DEPARTMENT OF PLANNING



File No. (internal use only):_

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

SHOLLYWOOD, A	APPLICATION TYPE (CHECK ONE):
E TO E	Technical Advisory Committee
	City Commission
GOLD COAST	Date of Application: 12.21.2016
	Location Address: 2726 Van Buren Street, Hollywood, FL 33020
Tel: (954) 921-3471 Fax: (954) 921-3347	Lot(s): Lot 17, & Part of Lot 16 Block(s): 29 Subdivision: Hollywd Little Ranches
e e se heli line are y	Folio Number(s): 5142-16-02-2860
This application must be	Zoning Classification: MC-1 Land Use Classification: Regional Activity Center
completed in full and submitted with all documents	Existing Property Use: Vacant Property Sq Ft/Number of Units: N/A
to be placed on a Board or	Is the request the result of a violation notice? () Yes (KNo If yes, attach a copy of violation.
Committee's agenda.	Has this property been presented to the City before? If yes, check al that apply and provide File
	Number(s) and Resolution(s):
The applicant is responsible	Economic Roundtable
for obtaining the appropriate	City Commission
checklist for each type of	Explanation of Request: REQUESTING APPROVALEOR PROPOSED 5 026 SQ ET ONE-STORY
application.	
Applicant(s) or their	
authorized legal agent must be	Number of units/rooms: N/A Sq Ft: 5,026 SQ.FT.
Committee meetings.	Value of Improvement:\$1.5 MILLION Estimated Date of Completion:ULY 2017
in set by my for the	Will Project be Phased? () Yes (KNo If Phased, Estimated Completion of Each Phase
At least one set of the	
submitted plans for each	Name of Current Property Owner: 28 Avenue Facility, LLC
application must be signed and sealed (i.e. Architect or	Address of Property Owner: 6340 SUNSET DRIVE, MIAMI. FL 33143
Engineer).	Telephone:786-412-8741 Fax: Email Address: _ROSANNE47@AOL.COM
	Name of Consultant Representative enant (circle one): Rabbi C. Albert (Hlwd. Downtown Synagogue
Documents and forms can be	Address: 3728 N.E. 209th Terrace, Aventura, FL. 33180 Telephone: 786-234-0627
accessed on the only's website at	Fax: n/a Email Address: rcalbert18@gmail.com
http://www.hollywoodfl.org/	Date of Purchase: N/A Is there an option to purchase the Property? Yes () No (
DocumentCenter/Home/	If Yes, Attach Copy of the Contract.
View/21	List Anyone Else Who Should Receive Notice of the Hearing:IVAN FAJARDO (CIVICA, LLC)
0	Address:
THE A	8323 NW 12 STREET, #106, DORAL, FL 33126 Email Address: _ifajardo@civicagroup.com
	(tel: 305-593-9959) (fax: 305-593-9855)
M=	



GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

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: Wasanne Wright	Date: 12.16.16
PRINT NAME:ROSANNE WRIGHT	Date: <u>12.16.16</u>
Signature of Consultant/Representative:	Date:
PRINT NAME: Rabbi Chaim Albert	Date:
Signature of Tenant:	Date:
PRINT NAME:	Date:

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) <u>DOWTOWN HOLLYWOOD SYNAGOGUE</u> to my property, which is hereby made by me or I am hereby authorizing (name of the representative) <u>Rabbi Chaim Albert</u> to be my legal representative before the <u>TAC and ALL other City</u> (Board and/or Committee) relative to all matters concerning this application.

Wasanne n

SIGNATURE OF CURRENT OWNER

Sworn to and subscribed before me _ day of december. this 1 2016

Notary Public State of Florida Gema Marti My Commission FF 148101 Expires 08/27/2018

Kosanne

RINT NAME

My Commission Expires:_

Notary Public State of Florida

(Check One)

Personally known to me: OR



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HOLLYWOOD DOWNOWN SYNAGOGUE

RESPONSES TO TECHNICAL ADVISORY COMMITTEE COMMENTS

CITY OF HOLLYWOOD APPLICATION No. 16-DPS-78

Date of this Document	DEC 15, 2016
Comments Generated by	Ms. Alexandra Carcamo (Principal Planner) Mr. Terrence Comiskey, (Arch.) Mr. Dale Bryant, (Landscape Arch.) Ms. Lindsey Nieratka, (Env. Sust. Coord.) Mr. James Rusnak (P.E.) City Engineer Mr. Wilford Zephyrl (P.E.) City Engineer Mr. Philip Sauer (Chief Blgd Official) Mr. Luis Lopez, (P.E.) City Engineer Ms. Clarissa Ip, (P.E.) City Engineer Officer Janet Washburn, (Fire Prevention) Mr. Clay Milan, (Community Development) Mr. Eric Brown (Parks, Rec.) Mr. David Vazquez, (Parks, Rec) Officer Tracey Thomas, (Police Dept) Officer Doreen Avitabile,, (Police Dept) Ms. Karen Arndt (PWKS Assistant Director) Mr. Brian Rademacher (Economic Dev) Ms. Tamikia Bacon, (Parking Operations) Mr. Harold King, (Parking Operations)
Comments Addressed toAPPLICAN	T (Downtown Hollywood Synagogue, Corp.)
Review Subject	. Final TAC Review
Project Name	. Hollywood Downtown Synagogue
Project Address	. 2726 Van Buren Street
This Document Prepared by	Ivan Fajardo (Senior Project Manager)



SCOPE OF WORK:

The application is for 5,025 sq.ft. pre-fabricated building and parking lot, Proposed Synagogue use.

RESPONSES TO SECTION 'A' – APPLICATION SUBMITTALS (Alexandra Carcamo)

<u>Comment No.1</u>: Staff is evaluating the request for a Special Exception of the proposed Place of Worship. The applicant is encouraged to submit any additional justification for the request as it is being evaluated.

Response:

Will Comply, Please see attached special exception justification document (Exhibit No.1 at the end of this document).

<u>Comment No.2:</u> The property is zoned Multi-Family Residential Core (MC-1), not RM-18. Please revise all documents accordingly, i.e., general application, plans, survey, etc.

Response:

Will Comply, please see revised site plan and zoning table on A-020.

<u>Comment No.3:</u> Site Data shall include Legal Description and shall match O&E and Survey. Revise accordingly.

Response:

Will Comply, please see revised legal description on cover sheet and survey, all matching O&E document.

<u>Comment No.4:</u> Provide details of all regulatory signage and pavement markings. Work with the Engineering_Division to ensure signage provided will adequately serve proposed circulation.

Response:

Will Comply, please see revised C-8 with all required circulation markings. Please note that there shall be no signage proposed for this facility.

<u>Comment No.5:</u> All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

Response:

Will Comply, please revised drawings A-070 and A-080 with renditions emulating proposed landscaping for the project.



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<u>Comment No.6:</u> Staff encourages Applicant to meet with surrounding civic associations, if any and adjacent_homeowners. Please provide update with next submittal.

Response:

Will Comply, please note that attempts were made to reach out to the surrounding civic associations, and the adjacent homeowners, see attached mail receipts. (Please Exhibit No.2 at the end of this document).

Comment No.7: Provide written responses to all comments with next submittal.

Response:

Will Comply, written responses provided herein.

Comment No.8: Additional comments may be forthcoming.

Response: Will Comply, new comments to be addressed when available.

(END OF SECTION)

RESPONSES TO SECTION 'B' – ZONING (Alexandra Carcamo)

<u>Comment No.1:</u> A Place of Worship is not a use permitted by right in the Multi-Family Residential Core (MC-1) and is only permitted by Special Exception. Special Exception is defined as a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions. Provide justification for Special Exception criteria with next submittal.

Response:

Will Comply, will arrange for Special Exception process, and please see attached Special Exception Criteria and Justification (Exhibit No.1 at the end of this document).

Comment No.2: The side interior setbacks are 10 feet. Revise plans accordingly.

Response:

Will Comply, please see A-020 with revised 10' feet side-setbacks, please refer to revised zoning table on same sheet.

Comment No.3: Properly label uses and square footage for the building.

Response:

Will Comply, please see building floor plan on A-020 with added designation for each space and main square footage area.



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Comment No.4: Location of all utilities shall be coordinated with appropriate departments.

Response:

Will Comply, please see utilities depicted as the Fire Dept. and the Engineering Dept. on sheet C-10.

<u>Comment No.5:</u> Project is required to install electric vehicle charging station infrastructure, please see Ordinance_O-2016-02.

Response:

Will Comply, please see revised A-020 with stall for electric vehicle located on west side of parking lot. Please note that parking stall is identified by specialized asphalt / marking symbol.

(END OF SECTION)

RESPONSES TO SECTION 'C' – ARCHITECTURE & URBAN DESIGN (Alexandra Carcamo)

<u>Comment No.1:</u> Comments received at the Pre-Application Conceptual Overview (PACO) meeting shall be considered. Address the aesthetics of the building as the architectural language should be improved.

Response:

Will Comply, please note that the architect of record has met with the City Architect and both have generated a revision so as to improve the façade and accentuate the Van Buren Street elevation.

<u>Comment No.2</u>: For the parking lot, consider using material with high albedo to limit absorption of sunlight and reduce urban heat island effect or consider using permeable paving material which reduces runoff and increases water penetration.

Response:

Will comply, Please see C-5 with asphalt specifications for required FDOT rated type S-3 asphalt.



RESPONSES TO SECTION 'C' – DESIGN (Terrence Comiskey):

<u>Comment No.1:</u> The application describes the project as a "one story religious facility" but the title block states "Hollywood Downtown Synagogue". What is the intended use at the site? There appears to be classrooms but no rooms are labeled on the plan.

For convenience, please see FBC building analysis table on A-020 with proposed use A-3 "Place of Religious Worship" as per the FBC

Response:

Will Comply, please note that the proposed Hollywood Downtown Synagogue it is a one-story religious facility. Please see revised A-020 with labeled spaces and areas for the proposed building

<u>Comment No.2:</u> Sheet A-020: It appears that this may be a modular or prefabricated building just from how the walls are depicted and the wall hung HVAC units. Please describe the type of construction. Is this a permanent CBS building on a poured foundation?

Response:

Will Comply, please see revised A-020 with FBC building type information table. This proposed facility shall be a pre-fabricated modular building type-VB in compliance with the FBC.

Please see also revised A-030 indicating that the exterior of the facility shall have a stucco painted finish, the A/C units are also called out on the elevation details.

<u>Comment No.3:</u> There is more information and detail on the perimeter wall and fencing than on the building itself.

Response:

Will Comply, please see revised A-030 with notes regarding the building finishes, please see also revised renditions on A-070, and A-080.

<u>Comment No.4:</u> Sheet A-020: How is garbage collected at this project? A dumpster enclosure is not shown on the site plan.

Response:

Will Comply, the proposed facility and its use will generate very limited garbage. One (1) Standard garbage bins and One (1) Recycling bin will suffice. Please see revised A-020 with screened location for these bins on the south side of the property.



<u>Comment No.5</u>: Sheet A-020: The restrooms seem inadequate for 1,924 SF meeting room. There does not appear to be a janitorial room with a mop sink and cleaning supplies.

Response:

Will Comply, please see that the total occupancy for this facility is 229, the requirements for the aforementioned occupant load shall be as per below (FBC-P, 403.1):

4-waterclosets / 4-lavatories / 2-drinking fountains and 1-janitor room.

Please note that we are providing: 6-Waterclosers / 6-lavatories / 2-drinking fountain and 1-janitor room.

Please see revised A-030 with plumbing table analysis as per FBC-Plumbing 403.1

Please see also Janitor closet in proposed floor plan.

<u>Comment No.6:</u> Sheet A-030: Given that this is a house of worship the exterior is very bland and lacks any type of character. The North Elevation which fronts Van Buren Street is just a blank wall with an exit door. This should be the major front entry to the building with a pedestrian connection to the street. The exterior design needs a lot of work.

Response:

Will Comply, please see revised A-030, A-070, and A-080 depicting requested design changes as per meeting between Architect of Record and the City.

<u>Comment No.7:</u> Sheet A-070: The rendering indicates an additional parking lot to be constructed west of the site. is that also being proposed? It is also indicated on Sheet C6.

Response:

Will Comply, this parking is not being proposed; it shall be removed from the drawings for clarity.



Comment No. 8. How are you addressing Hollywood's Green Building Ordinance?

Response:

Will Comply, as the building ordinance, this commercial building under 20,000 sq.ft. shall implement at least 10-green building practices. Please refer to revised A-020 with "Green Building Design" enumerating the practices to be implemented.

(END OF SECTION)

RESPONSES TO SECTION 'D' –LANDSCAPING (Dale Bryant):

<u>Comment No.1</u>: Identify what 'FIP' callout is. Could not find in the plant schedule. **Response:** Will Comply, please see revised Plant Schedule on LP-1

<u>Comment No.2</u>: Correct minimum sizes of plant species to comply with minimum size standards.

Response: Will Comply, please see revised Plant Schedule on LP-1

<u>Comment No.3:</u> Correct 'Landscape Code Requirements' tabular data chart for accuracy to comply with Article 9 of the LDR and Landscape Manual. **Response:** Will Comply, please see revised Planting Plans

<u>Comment No.4</u>: Pervious open space square footage on 'Landscape Code Requirements' states 8,689 square feet of pervious area; Site Plan tabular data chart states 9,676 SF of pervious open space, which is just over 40% required open space. Please correct. If 8,689sf is correct, project may require a variance. If Site Plan data is correct, project will not need a variance for required open space in RM-18 zoning.

Response:

Will Comply, please note that the current pervious open space is 9,688 sq.ft. (40.05%). Also, the city has changed the zoning designation to MC-1



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<u>Comment No. 5</u>: Solitaire Palms are shown spaced at 4' on center. This is too tight of spacing for Solitaire and doesn't allow enough room for proper root development. Increase spacing for Solitaire Palms at no closer than 8' on center.

Response:

Will Comply, please see revised Planting plan LP-1 showing Alexander Palms.

<u>Comment No. 6:</u> Specify sod or groundcover to east landscape buffer behind proposed building. Mulch does not qualify as a stand-alone living landscape material treatment.

Response:

Will Comply, please see revised LP-1 showing sod on the east side of building

<u>Comment No. 7:</u> Correct 'Landscape Code Requirements' to include landscape buffers for parking lots adjacent to residential zoned properties, including 1 tree per 20lf of buffer.

Response:

Will Comply, please see revised LP-1 with revised table.

<u>Comment No. 8:</u> Cotoneaster is specified between parking stalls and concrete pedestrian walk servicing west side of structure. Aside from overhang concerns from vehicles, there is a concern with pedestrian foot traffic conflict of placing groundcover between parking stalls and sidewalks. Specify sod or another robust groundcover that will not exceed 6" in height.

Response:

Will Comply, please see revised LP-1 with removed landscaping from that area (Architects had to move the building, thus this buffer has been removed).

<u>Comment No. 9:</u> The site has approximately 118' of street frontage requiring three street trees. At a minimum, move proposed Crape Myrtle east or west to allow for another Crape Myrtle in the right-of-way parkway planter. Do not place either where in conflict with utilities or clear sight areas. The third required street tree can be credited by one of the proposed Bridalveils.

Response:

Will Comply, please see revised LP-1 with the revised frontage.



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<u>Comment No. 10:</u> Perimeters are required to be heavily landscaped. There seems to be an opportunity to create a multi-tiered shrub and groundcover theme along at least three of the perimeters.

Response:

Will Comply, please see revised LP-1 with the multi-layered shrubbery.

<u>Comment No. 11:</u> The south perimeter has increased requirements due to the proximity to SF zoned property. Shrubs need to be a minimum of 48" at time of planting along south perimeter.

Response:

Will Comply, please see revised LP-1 as per reviewer's requirement

<u>Comment No. 12:</u> South perimeter abuts existing SF residential use property. South buffer also seems to have an excessive amount of sod treatment. Similar to new parking lot to the west of this site, use a multi-species combination of FPL-approved tree species and create a curvilinear, two-tier shrub and groundcover bed along with a dense planting of trees to properly buffer the adjacent SF use and reduce the use of turfgrass.

Response:

Will Comply, please see revised LP-1 with south buffer as requested.

<u>Comment No. 13:</u> Specify type of sod to be installed on the plans and specify 'grassing' in notes to be solid sod pieces, laid on min. 2" finely-graded amended soil mix with staggered, tight joints.

Response:

Will Comply, please see revised LP-2 with required note.

Comment No. 14: Specify DBH on single-trunk Bridalveil trees.

Response:

Will Comply, please see revised LP-1 requiring 2" caliper for this species.

<u>Comment No. 15:</u> Irrigation Plans will be required at time of Building Permit that comply with SFWMD and City of Hollywood irrigation standards and requirements.

Response:

Will Comply, irrigation shall be submitted during building permit process.



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<u>Comment No. 16:</u> Additional comments may be forthcoming.

Response:

Will Comply, will address as soon as new comments are generated.

(END OF SECTION)

RESPONSES TO SECTION 'E' – SIGNAGE (Alexandra Carcamo):

<u>Comment No.1:</u> For review, full signage package shall be provided, including signage details, signs illustrated on_Elevations, dimensions on Site Plan, etc.

Response:

There shall not be any signage for this facility. Only the building address as required by the Florida Fire Prevention Code. Any future signage will be routed through zoning.

<u>Comment No.2</u>: All signs, which are electrically illuminated by neon or other means, shall require a separate_electrical permit and inspection. Separate permits are required for each sign.

Response:

No signs being requested, separate permit will be obtained for any future illuminated signage accordingly.

(END OF SECTION)

RESPONSES TO SECTION 'F' – LIGHTING (Alexandra Carcamo) :

<u>Comment No.1:</u> All lights and lighting shall be designed and arrange as to not cause a direct glare into_residentially zoned property.

Response:

Will Comply, consistent with photometrics diagram on A-060. Please see additional notes added to "Site Lighting Notes" on A-020 and A-060



<u>Comment No.2</u>: Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

Response:

Will Comply, please note that as per submitted photometrics anlysis on A-060, the maximum spill at the residential property lines shall be 0.3 fc (foot/candle units).

Please see additional notes added to "Site Lighting Notes" on A-020 and notes added to sheet A-060.

(END OF SECTION)

RESPONSES TO SECTION 'G' – GREEN BUILDING – (Alexandra Carcamo):

<u>Comment No.1:</u> Work with Building Department to ensure compliance with Green Building Ordinance.

Response:

Will Comply, Please see revised A-020 with "Green Building Design" practices proposed.

(END OF SECTION)

RESPONSES TO SECTION 'H' – ENVIRONMENTAL SUSTAINABILITY (Lindsey Nieratka):

<u>Comment No.1:</u> In addition to reducing spill, make sure that light fixtures are full cutoff fixtures and do not allow_light above 90°

Response:

Will Comply, please see notes for this requirement added to A-020 and A-060



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<u>Comment No.2</u>: Swales/retention areas can be landscaped and utilized as bioretention.

Response: Will Comply, please see revised LP-1 with shrubs in retention areas.

Comment No.3: Consider incorporating permeable pavement.

Response:

Will Comply, will use type S-3 asphalt, please see C-7 for specifications.

Comment No.4: The roof should meet specifications as a "cool roof"

Response:

Will Comply, please see revised A-020, Green Practices Table, Item No.5 with this requirement as part of building practices.

<u>Comment No.5</u>: Please detail how the project will comply with the City's green building ordinances.

Response: Will Comply, please see revised A-020, Green Practices Table.

(END OF SECTION)

RESPONSES TO SECTION 'I' – UTILITIES (James Rusnak / Wilford Zephyr):

<u>Comment No.1:</u> Raise finish floor elevation to 11.50 ft NAVD. Code requires non-residential buildings to have a FFE at minimum 6 inches above highest adjacent crown of the road.

Response: Will Comply, please see revised C-4 with new FFE at 11.60' NAVD

Comment No.2: Provide drainage calculations. (pre and post).

Response:

Will Comply, please see drainage calculations attached to C-0 (Civil Eng Cover Sheet)



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Comment No.3: Broward County SWML will be required at time of building permit

Response: Will Comply, please see large note on A-020, will submit for outside agencies for building permits.

**Courtesy-Standard comments noted for the permit process.

(END OF SECTION)

RESPONSES TO SECTION 'J' – BUILDING (Philip Sauer):

<u>Comment No.1</u>: Even though the sanctuary area is exempt from ADA and the HC parking is correct for the attached educational or office rooms, it is recommended to make the HC parking also accessible to the front entrance of the sanctuary, in case the building changes use.

Response: Will Comply, please see revised A-020, and C-8 with ADA accessible parking spaces moved to the front entrance.

(END OF SECTION)

RESPONSES TO SECTION 'K' – ENGINEERING (Luis Lopez / Clarissa Ip):

Comment No.1: Provide floor plan with the uses and square footage for the building.

Response: Will Comply, please see revised A-020, with each space identified and with the square footage areas for each.



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<u>Comment No.2</u>: Sight triangle required is 12'x12', not 10'x10'; please revise.

Response:

Will Comply, please see revised A-020, with 12' x 12' triangle.

<u>Comment No.3</u>: Please indicate uses of the remaining square footage in the Parking Data Analysis table on Sheet A-020. Square footage is not consistent with building size per dimensions on plan and square footage shown on the application.

Response:

Will Comply, please note that the square footage shown on the application includes building areas that are not part of the parking calculations, i.e. bathrooms, cooridors, kitchen areas, etc.

The building areas used for parking are represented in revised A-020, and are consistent with the code requirements ("Sanctuary Seating Area" and "Office Areas")

<u>Comment No.4</u>: Clearly indicate finished ground materials such as asphalt, concrete, grass, paver, etc. for the project. Provide legend for the hatchings used.

Response:

Will Comply, please see revised C-7 for surface material designation.

<u>Comment No.5</u>: Provide sidewalk connectivity between the building and the public sidewalk on Van Buren Street.

Response:

Will Comply, please see revised A-020, A-070, A-080, and C-4 depicting sidewalk connection to the public ROW.

Comment No.6: Sidewalk concrete thickness thru driveways shall be 6".

Response:

Will Comply, please see revised A-020, with 6" concrete thickness note, and please see site plan note on sheet C-4.



<u>Comment No.7</u>: Provide information on how garbage will be handled. Garbage truck access and circulation need to be considered.

Response:

Will Comply, the proposed facility and its use will generate very limited garbage. One (1) Standard garbage bins and One (1) Recycling bin will suffice. Please see revised A-020 with screened location for these bins on the south side of the property.

<u>Comment No.8</u>: Sheet A-050, Van Buren Street is shown as two-way street, please revise to the current one-way traffic flow eastbound.

Response:

Will Comply, please see revised A-050 and C-8 indicating that Van Buren Street is a one-way artery.

<u>Comment No.9</u>: Update all plan sheets to show Van Buren Street as a one-way street eastbound. On Sheet C5, Pavement Markings and Signage Plan, provide pavement marking and signage accordingly for the one-way eastbound traffic flow on Van Buren Street. Item should include but limited to right turn only pavement marking and signage and one-way signage.

Response:

Will Comply, please see revised C-8 indicating traffic signage and asphalt markings for a Van Buren Street, one-way, eastbound flow. (C5 used for on-site parking lot profile).

<u>Comment No.10</u>: Survey shows part of an existing curb cut is within the project property. Show on plans for curb cut and apron to be eliminated properly and reconstruct with swale, sidewalk, curbing, etc. at the opening.

Response:

Will Comply, please refer to Sheet C3 showing demolition of existing curb, and swale to be reconstructed.

<u>Comment No.11</u>: On civil plans, improvements are being shown on the adjacent property to the west, remove or clearly indicate improvements are not part of this project.

Response:

Will Comply, Adjacent property has been removed from the plans



<u>Comment No.12</u>: On Sheet C5, clarify parking stall depth dimension in the Parking Stall detail. Be sure Sheet C5 and Sheet A-040 parking stall details are not consistent with the Site Plan.

Response:

Will Comply, please see note that parking stall depths are now consistent throughout, please see A020, A-040, and C-5

<u>Comment No.13</u>: For utility work within City rights-of-way, show any pavement restoration and updated City details required for connections within City rights-of-way. Full road width pavement restoration required. Provide City pavement restoration detail.

Response:

Will Comply, please see revised sheet C10 showing the location of pavement Restoration detail as per City of Hollywood Department of Public Utilities detail G-12.1 on sheet C-11.

<u>Comment No.14</u>: All outside agency permits must be obtained prior to issuance of building permit.

Response:

Will Comply, please see large note on top of revised sheet A-020, requiring outside agencies approval prior to building permit.

<u>Comment No.15</u>: More comments may follow upon receipt of the requested information.

Response: Will Comply, will revise drawings again when new comments are available.

(END OF SECTION)



RESPONSES TO SECTION 'L' – FIRE (Janet A. Washburn):

<u>General Comment:</u> There's not enough information on the plan for a complete TAC review. It's unknown if a fire sprinkler and fire alarm system will be required based on the plan submitted. If so, more requirements may be needed such as civil drawings showing the connection from the water main to the building, location of fire department connection, etc. Therefore, this review is limited to water supply only. At time of building permit application, a complete review will be done using the 5th edition Florida Fire Prevention Code, and Broward Amendments.

Response:

Will Comply, Will submit reviewable plans during the building permit phase, please note that as per revised sheet A-030, this assembly building facility shall have around 229 occupants, it shall be fully sprinklered, and shall be protected by a monitored fire alarm system.

Please see large notes on revised A-030

<u>Comment No.1:</u> The building must meet the fire flow requirements found in NFPA 1, 18.4.5. In order to determine the fire flow requirements a hydrant flow test is required. Contact underground utilities at 954-921-3046 to schedule. Once that information has been determined, show on the next submission the calculations showing compliance meeting the fire flow requirements.

Response:

Will Comply, a fire flow test has been requested and calculations will be generated upon completion. Please note that this is only a one-story, 5,020 sq.ft. facility. And flow requirements may be reduced as per NFPA-1, 18.5.2.1.

Please see Fire Dept. notes provided on revised drawing A-030.

<u>Comment No.2:</u> Show all new (if required) and existing fire hydrants on civil drawings on the next submittal.

Response:

Will Comply, please see revised A-020 and C-10 for location of existing fire-hydrant, within 100' from building. (Please see north-east corner of site).



Comment No.3: A Knox-box will be required at the front door per NFPA 1, 18.2.2.1

Response: Will Comply, Please see revised A020 with site plan notes requirements for City of Hollywood Knox-box at vehicular gate and building main entrance.

(END OF SECTION)

RESPONSES TO SECTION 'M' – COMMUNITY DEVELOPMENT (Clay Milan):

NO Comments Received

Response: NO ACTION REQUIRED

(END OF SECTION)

RESPONSES TO SECTION 'N' – PARKS AND CULTURAL ARTS (E. Brown / D. Velazquez):

Application is Substantially Compliant

Response: NO ACTION REQUIRED

(END OF SECTION)



RESPONSES TO SECTION 'O' – POLICE DEPT. (Tracey Thomas / Doreen Avitabile):

<u>Comment No.1</u>: Reference the "Proposed Site Lighting & Photometric Study" – A-060 page: *It is in question how does the lighting foot candles averages equal up?* Per the blueprints – page – A-060 the following is listed:

Average foot candles = 1.71 Maximum foot candles = 2.9 Minimum foot candles = 0.5 Avg./Min. foot candles = 3.42 Max./Min. foot candles = 5.80

Response:

In Compliance, as per "Calculation Summary" table on A-060, On-Site Average is 1.71 fc. The Spill Average is 0.14 fc. Both values are in compliance with the City of Hollywood Code of Ordinances.

<u>Comment No.2</u>. Note: With the Max= 2.9 and Min= 0.5, *how is the Avg/Min= 3.42 and the Max/Min= 5.80?*

Response:

In Compliance for both items, please see below:

- Please note that the AVG / MIN = 3.42 is correct. This number is produced by taken the Average -> (1.71 fc), and then dividing it by the Minimum ->(0.5 fc) = 3.42 (confirmed)
- Please note that the MAX / MIN = 5.80 is also correct. This number is produced by taken the *Maximum ->* (2.9 fc), and then dividing it by the *Minimum->* (0.5 fc) = 5.80 (confirmed)

Please note that these values are used to calculate the differences between the "hottest" (brightest) and the "coldest" (darkest) spots of light within the same locus. For instance, although the parking lot could comply with the city ordinances, it is not desirable to have abrupt variations between the maximum and the minimum values, this allows for a better factor of UNFORMITY (i.e. MAX / MIN).

8323 NW 12th St / Suite 106 / Doral, Fl 33126 v.305.593.9959 / f.305.593.9855 www.civicagroup.com

<u>General Comments:</u> Police Department Suggestions for External lighting, Landscaping, Landscaping per blueprint, Building(s) perimeter doors, Fencing, Non-Pedestrian Building Entry Points, Signage.

Response:

In Compliance and Will Comply, please note that:

- The site illumination has been provided, but also the city requires 0.4 fc at property lines.
- The landscaping design has been fully coordinated with lighting fixtures so as to avoid future shadows; City staff has requested additional perimeter landscaping.
- The building shall be equipped with anti-burglay alarm door contacts and motion detectors, and all doors shall have closers.
- There is a 6'-0" high concrete fence on three sides of the property already, the front will have a 6' high metal fence with vertical pickets.
- There shall be no gas service for this property.
- This property shall have its address fronting Van Buren Street as required by the Florida Fire Prevetion Code, and will have Knox-box access keys for the City of Hollywood Fire Department on the front door and vehicular gates.

(END OF SECTION)

RESPONSES TO SECTION 'P' – PUBLIC WORKS:

NO Comments Received

Response: Will Comply, NO ACTION REQUIRED

(END OF SECTION)



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RESPONSES TO SECTION 'Q' – ECONOMIC DEVELOPMENT (Brian Redemacher):

Application is Substantially Compliant

Response: NO ACTION REQUIRED

(END OF SECTION)

RESPONSES TO SECTION 'R' – DOWNTOWN AND BEACH CRA (J. Camejo / S. Goldberg):

Not Appliacble

Response: NO ACTION REQUIRED

(END OF SECTION)

RESPONSES TO SECTION 'S' – PARKING & INTER GOV. AFFAIRS (T. Bacon / H. King):

Application is Substantially Compliant

Response: NO ACTION REQUIRED

(END OF SECTION)



RESPONSES TO SECTION 'T' – ADDITIONAL COMMENTS (Alexandra Carcamo):

1. Additional Comments may be forthcoming.

Response:

Will Comply, will revise drawings and provide responses as comments are generated

(END OF SECTION)

Dear Ms. Carcamo, thanks to you and to your staff for the kind assistance provided and detailed comments, we trust that the responses provided herein have not only addressed your concerns but have also further explained the project. Should you have any additional questions or concerns, please contact me via telephone at the CIVICA offices at 305.593.9959 or via electronic mail at IFAJARDO@CIVCAGROUP.COM

Respectfully Submitted

IVAN A. FAJARDO Senior Project Manager

CIVICA, LLC Architecture + Urban Design

Exhibit "1"

<u>The Hollywood Downtown Synagogue, Corp. Justification for Special Exception</u> <u>to Operate a Synagogue at 2726 Van Buren Street</u>

Hollywood Downtown Synagogue, Corp. ("Developer") intends to operate the Hollywood Downtown Synagogue ("Synagogue") at 2726 Van Buren St. ("Property") in the City of Hollywood (City). The Synagogue will provide people in the neighboring Community an opportunity to be part of a new, invocative, caring and welcoming Jewish Synagogue. Rabbi Chaim Albert, the President of the Hollywood Downtown Synagogue, Corp., will lead the new Synagogue in an under-served area. Rabbi Albert has been the congregational leader of Young Israel of Aventura and has a track record of outstanding leadership and vision for this new and growing Jewish Synagogue. The Property is proposed for construction on land that is zoned MC-1. In order to operate a Synagogue on the Property, a Special Exception must be granted. As outlined below, the granting of this Special Exception request will adhere to the review criteria set forth in **Section 5.3.G.2** of the City's Land Development Code ("Code")¹:

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

The proposed use is consistent with the principles of the City's Comprehensive Plan in that the construction of the Synagogue will allow the use of a vacant property that has no landscaping and temporary fencing (the vacant lot was created by the demolition of an existing eyesore), provide a significant religious opportunity for the residents in the City, promote beautification of the area and increase the City's tax base. The Comprehensive plan calls for improvements to the City in many different ways. If approved as proposed the Synagogue will revitalize the area and encourage redevelopment through the provision of an upscale use and an investment in the City's urban core as encouraged by the Neighborhood Master Plan, and in accordance with the City's comprehensive Plan. Additionally, Policy CW.44 of the City's City-Wide Master Plan provides as follows: "Foster economic development through creative land use, zoning and development regulations, City service sand City policies." Clearly, the addition of the Synagogue to the neighborhood will compliment the existing Church and Schools on the Van Buren Street between 26th and 28th Avenues. In addition the City has long followed the policy to approve Places of Worship to attract and retain families to the City and has consistently approved Places of Worship to implement those goals.

¹ The Developer reasonably believes that the Special Exception criteria are facially unconstitutional, and unconstitutional as-applied to this Project since the City advised of its final decision to apply the Code to this Project. Because the criteria contain ill-defined, un-defined, or vague terms for which the City cannot provide an objective definition, the Developer is attempting in good faith to comply, while reserving all of its rights to challenge the Code, its criteria and the City's application thereof to this Project.

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

The proposed use is compatible with the existing land use pattern and other real properties in the vicinity. Specifically, as the Property is 82 ft. from an existing Church as well as a variety of community uses (i.e. Schools, day care facility, doctor's office). The Property is also adjacent to a residential neighborhood. The Synagogue is a perfect addition to the area. The proposed use will improve the tax base of the area, and encourage redevelopment to an urban infill area. The City's Comprehensive Plan provides that one *Land Use Element Goal* is to "Promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property." The Synagogue is consistent with this goal because it is compatible with the existing church and schools nearby and the nursery school in the immediate area. The compliment of Religious Facilities and schools (nursery, middle or high) will continue to attract and keep families in the area, which in turn will continue to increase property values in the neighborhood. The Synagogue will market to young families, especially those in Hollywood who want to be part of a new, invocative, caring and welcoming Jewish Community.

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

As evidenced by the traffic study prepared by Kimley Horn in connection with the site plan for The Hollywood Downtown Synagogue (see Attachment "A"), the Developer would provide a safe and efficient traffic pattern for the Synagogue. Specifically the report states, "... traffic generated by the proposed synagogue use will be minimal and will not have any measurable impact on the surrounding roadway network, particularly during the weekday peak hours when the surrounding roadway network experiences its peak volumes. Therefore, this project will not generate any adverse traffic impacts and is a complementary use from a traffic generation perspective because its peak activity period occurs on weekends, outside of the peak traffic weekday volume periods on the surrounding roadways."

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

As proposed the Synagogue will more than adequately address all potential nuisances. In fact, all of the proposed setback, lighting and landscaping requirements are met or exceed what is required by the City's Code. Further, the building's main entrance will be far from the rear of the building, so Van Buren Street will not be negatively impacted. Any potential nuisances will also be mitigated through the provision of a 6 ft. solid concrete block wall around South, East and West boundaries of the site in addition to lush landscaping along the site perimeter. NO variances are being requested or required on the proposed Property.

e. The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any 1 or more of the following: the number, area, location, orientation, intensity or relation to the neighborhood or other adjacent uses.

The proposed use will not be detrimental to the neighborhood. The scale of the Synagogue is in keeping with the surrounding neighborhood. The orientation of the building North/South is a benefit because there is less of an impact on Van Buren St. Further, as previously stated, the construction of the Synagogue will cause a vacant lot with a temporary fence to make way for the construction of a new facility, which will enhance the neighborhood.

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

The subject parcel is adequate in shape and size to accommodate the proposed use. In fact, because of the size of the parcel, the Developer was able to orient the building in a way that reduced the impact to Van Buren Street. Further, given the buffering at the rear of the Property, and the amount of open space that separates the parking area from the neighbors to the south, the site is perfect for the proposed use. As proposed, the Synagogue will benefit the neighborhood through a design plan that is aesthetically pleasing, efficient, landscaped, buffered and safe.

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

According to the Code, Places of Worship are allowed and have consistently been approved in zoning categories like MC-1 by a Special Exception. It is a use that is appropriate if it is consistent with the review criteria set forth herein. Considering the Synagogue's proximity to residential development, and the proximity to an existing Church, this location appears to be appropriate for the proposed use. If approved, residents of the City and future residents of the City who want a new, invocative, caring and welcoming Jewish Community will benefit from the placement of the Synagogue on the Property.

Attachment "A"

Kimley »Horn

December 14, 2016

Rabbi Chaim Albert c/o Downtown Hollywood Synagogue Corp. 3728 NE 209th Terrace Aventura, FL 33180

RE: Hollywood Downtown Synagogue – Traffic Statement Hollywood, Florida

Dear Rabbi Albert:

As requested, Kimley-Horn and Associates, Inc. has prepared a traffic impact statement for the proposed synagogue facility to be located at 2726 Van Buren Street in Hollywood, Florida. The development program includes a one-story synagogue facility with a total building area of 4,527 square feet. Figure 1 illustrates the site location. As shown in the attached site plan, vehicular access will be provided via one full-access driveway on Van Buren Street.

Trip Generation Determination

A trip generation determination was prepared to determine the volume of trips generated by the proposed synagogue. To perform this calculation, rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual*, 9th Edition were used to determine the trip generation potential of the proposed synagogue. Rates and equations for Synagogue (ITE Land Use 561) were used for the trip generation calculations. To provide a conservative analysis, the "peak hour of generator" rates were used instead of "peak hour of adjacent street traffic". During the weekday PM peak hour, the peak hour of adjacent street traffic coincides with the peak hour of generator. *Table 1* summarizes the trip generation calculation for this project for weekday conditions and *Table 2* summarizes the trip generation calculation for weekend conditions.

Kimley »Horn

	WEI HOL	ekday peał Lywood e	TABLE 1 < HOUR TR OOWNTOW	IP GENERA /N SYNAG	ATION GOGUE			
Land Lico	Intonsity		AM Peak Hour			PM Peak Hour		
	intensity	sity	Total	In	Out	Total	In	Out
Synagogue	4,527	sq. ft.	2	1	1	8	4	4
Net New External Trips			2	1	1	8	4	4
Trip generation was calcu	lated using t	he followin	<u>g data:</u>					
AM Peak Hour Trip Ger	neration							
Synagogue	ITE [561]	=	T = 0.42 tr	rips per 1,	000 SF (56	5% in / 449	% out) *	
PM Peak Hour Trip Ger	neration							
Synagogue	ITE [561]	=	T = 1.69 tr	rips per 1,	000 SF (47	7% in / 539	% out) **	
Notes: * Used AM peak hour	ofgenerator	to provide	conservati	ve analys	is			

** PM peak hour of generator is same as PM peak hour of adjacent street traffic

	WEI HOL	EKEND PEAH LYWOOD E	TABLE 2 (Hour Tr)0wntow	IP GENERA /N SYNAG	NTION Ogue				
Land Lico	Weekend Peak Hour						Intensity		
Lanu Use	Inter	intensity		ln	Out				
Synagogue	4,527	sq. ft.	34	17	17				
Net New External Trips			34	17	17				
Trip generation was calcu	llated using t	he followin	<u>g data:</u>						
Weekend Peak Hour Trip Generation									
Synagogue	ITE [561]	=	T = 7.58 tr	ips per 1,	000 SF (49	9% in / 51% out) *			
<u>Notes:</u>									
* Based on Sunday pe	ak hour of ge	enerator							

k:\wpb_tpto\85294\cwh\2016\van buren street synagogue\[van buren synagogue trip gen.xls]table 1 fri_tgen 12/8/2016 10:47

As shown in *Table 1*, the proposed synagogue has the potential to generate 2 AM peak hour trips and 8 PM peak hour trips on a typical weekday peak hour basis. This impact is considered to be *de minimis* and would not have any measurable impact on level of service on the surrounding roadway network. As shown in Table 2, during the peak the weekend hour, the site has the potential to generate a total of 34 peak hour trips. This volume is also a low impact and is substantially lower than the traffic generated by the nearby schools on Van Buren Street during the weekday peak hours. Because school is not in session on weekends and therefore background volumes on Van Buren Street are significantly lower than they are prior to school arrival and dismissal, the synagogue's traffic prior to and after services will be accommodated without adverse impacts on the surrounding transportation network.

Kimley »Horn

As shown, traffic generated by the proposed synagogue use will be minimal and will not have any measurable impact on the surrounding roadway network, particularly during the weekday peak hours when the surrounding roadway network experiences its peak volumes. Therefore, this project will not generate any adverse traffic impacts and is a complementary use from a traffic generation perspective because its peak activity period occurs on weekends, outside of the peak traffic weekday volume periods on the surrounding roadways.

Please contact me via telephone at (561) 840-0248 or via e-mail at <u>chris.heggen@kimley-horn.com</u> should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Attachment

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Project Site

FIGURE 1 SITE LOCATION HOLLYWOOD DOWNTOWN SYNAGOGUE



1 PROPOSED SYNAGOGUE SITE PLAN (A02

1207	 	
_		

OWNER.

Code Requirement	Parking Required	Parking Provided			
I Pkg per e.a. 60 sq.R. of seating area	1,259 sq.ft. / 60 sq.ft.	-	21 Spaces		
I pkg per e.a. 250 sq.0. of office space	110 sq.ft. / 250 sq.ft.	-	I Spaces	22 Spaces	ď
TOTAL PARKING	(21 Sanctuary) + (1 Office)	-	22 Spaces		IN COMPLIA

ROLANDO LLANES AR - 0013160

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10.21.16

PROPOSED SITE PLAN AND SITE DATA

SHEET NUMBER A-020

Exhibit "2"
From: **Rabbi Chaim Albert** <<u>rcalbert18@gmail.com</u>> Date: Mon, Nov 28, 2016 at 10:07 AM Subject: Meeting request re Hollywood Downtown Synagogue To: <u>highlandgardens7@bellsouth.net</u>

To whom it may concern:

I am the President of the Hollywood Downtown Synagogue. We are the contractual owners of 2726 Van Buren St. We have submitted to the City of Hollywood a proposal to build The Downtown Hollywood Synagogue on 2726 Van Buren St. You can view the proposed Downtown Hollywood Synagogue at the City of Hollywood's web site: <a href="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-A207-69F666591466&Options=&Search="https://hollywoodfl.legistar.com/Legistar.com/Legistar.com/Legistar.com/Legistar.

Thank You.

Clan Chek

--Bracha V'Hatzlacha

Rabbi Chaim Albert President, DHS (786) 234-0627

--Bracha V'Hatzlacha

Rabbi Chaim Albert President, Torah Advancement Program & CJE (786) 234-0627 From: **Rabbi Chaim Albert** <<u>rcalbert18@gmail.com</u>> Date: Mon, Nov 28, 2016 at 10:08 AM Subject: Meeting request re Hollywood Downtown Synagogue To: <u>helenandred@gmail.com</u>, <u>brownbear6123@aol.com</u>

To whom it may concern:

I am the President of the Hollywood Downtown Synagogue. We are the contractual owners of 2726 Van Buren St. We have submitted to the City of Hollywood a proposal to build The Downtown Hollywood Synagogue on 2726 Van Buren St. You can view the proposed Downtown Hollywood Synagogue at the City of Hollywood's web site: https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning Staff">https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning Staff">https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning">https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning">https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning">https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning">https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning Staff">https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning Staff">https://hollywood/l.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4AA6-4207-69F666591466&Options=&Search="https://hollywood Planning Staff">https://hollywood/l.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E27938D-85B2-4A6-4207-69F666591466&Options=&Search="https://hollywood"

Thank You,

Ch-Cott

Bracha V'Hatzlacha

Rabbi Chaim Albert President, DHS (786) 234-0627

Bracha V'Hatzlacha

Rabbi Chaim Albert President, Torah Advancement Program & CJE (786) 234-0627

Rabbi Chaim Albert 3728 NE 209th Terrace Aventura, Florida 33180

11/31/16

Eduardo Cortecero 2723 Jackson St. Hollywood, FL 33020

Dear Mr. Cortecero,

I am the President of the Hollywood Downtown Synagogue. We are the contractual owner of 2726 Van Buren St., which abuts the north boundary of your property. We have submitted to the City of Hollywood a proposal to build The Downtown Hollywood Synagogue on 2726 Van Buren St. You can view the proposed Downtown Hollywood Synagogue at the City of Hollywood's web site: <u>https://hollywoodfi.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E279</u> <u>38D-85B2-4AA6-A207-69F666591466&Options=&Search</u>=. You may also want to speak with staff at the City of Hollywood's Planning Department 954-921-3471. The City of Hollywood Planning Staff has requested that we attempt to meet with you to discuss the proposed Synagogue. If you would like to meet to discuss the proposed Synagogue please respond by calling 786-234-0627.

Sincerely,

Chn Cloth

Rabbi Chaim Albert CHA/jed

Rabbi Chaim Albert 3728 NE 209th Terrace Aventura, Florida 33180

11/31/16

Jason and Suzanne Keffer 2727 Jackson St. Hollywood, FL 33020

Dear Mr. and Mrs. Keffer,

I am the President of the Hollywood Downtown Synagogue. We are the contractual owner of 2726 Van Buren St., which abuts the north boundary of your property. We have submitted to the City of Hollywood a proposal to build The Downtown Hollywood Synagogue on 2726 Van Buren St. You can view the proposed Downtown Hollywood Synagogue at the City of Hollywood's web site: <u>https://hollywoodfi.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E279</u> <u>38D-85B2-4AA6-A207-69F666591466&Options=&Search</u>=. You may also want to speak with staff at the City of Hollywood's Planning Department 954-921-3471. The City of Hollywood Planning Staff has requested that we attempt to meet with you to discuss the proposed Synagogue. If you would like to meet to discuss the proposed Synagogue please respond by calling 786-234-0627.

Sincerely,

Ch Ctk

Rabbi Chaim Albert

CHA/jed

Rabbi Chaim Albert 3728 NE 209th Terrace Aventura, Florida 33180

11/31/16

Bonnie White 2735 Jackson St. Hollywood, FL 33020

Dear Ms. White,

I am the President of the Hollywood Downtown Synagogue. We are the contractual owner of 2726 Van Buren St., which abuts part of the north boundary of your property. We have submitted to the City of Hollywood a proposal to build The Downtown Hollywood Synagogue on 2726 Van Buren St. You can view the proposed Downtown Hollywood Synagogue at the City of Hollywood's web site: <u>https://hollywoodfl.legistar.com/LegislationDetail.aspx?ID=2880724&GUID=2E279</u> <u>38D-85B2-4AA6-A207-69F666591466&Options=&Search</u>=. You may also want to speak with staff at the City of Hollywood's Planning Department 954-921-3471. The City of Hollywood Planning Staff has requested that we attempt to meet with you to discuss the proposed Synagogue. If you would like to meet to discuss the proposed Synagogue please respond by calling 786-234-0627.

Sincerely,

Ch Cht

Rabbi Chaim Albert

CHA/jed





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DEVELOPMENT SURFACE WATER MANAGEMENT AND DRAINAGE REPORT

PROJECT NAME: HOLLYWOOD DOWNTOWN SYNAGOGUE City of Hollywood, Broward County, Florida

PROJECT NUMBER: 201620

PREPARED FOR:

CIVICA, LLC

PREPARED BY:



2737 NE 30th Place Fort Lauderdale, Florida 33306 (954) 491-7811

December 13, 2016

Carlos J. Ballbe Registered Engineer No.41811 State of Florida



HOLLYWOOD DOWNTOWN SYNAGOGUE

Project No. 201620

1. Project Summary:

Location:City of Hollywood, Broward County, FloridaProposed Use:ComercialProposed Zoning:

2. Land Use Breakdown:

Breakdown	Areas (ac.)	Percentage (%)
Lake	0.000	0.00%
Building	0.118	21.61%
Pavement & Others	0.208	38.10%
Green Areas	0.220	40.29%
Total	0.546	100.00%

3. Water Quality Calculations Computations:

a. Water Quality (per SFWMD Criteria):

The first inch of runoff from the entire developed site	=	0.046 ac-ft	
2.5 inches times the percentage of impervious area	=	0.055 ac-ft	
Water Quality Volume to be treated in Exfiltration Trench	=	0.028 ac-ft	
Exfiltration trench length provided for water quality	=	37 ft	
Exfiltration trench storage provided	=	0.14 ac-ft	

Since the exfiltration trench storage provided is greater than the water quality volume to be treated , the water quality requirement for the site has been met.

4. Summary of Elevations:

FEMA Flood (Zone X)	=	- ft. (NAVD)
Broward County 100 Year Flood Criteria	=	8.50 ft. (NAVD)
Average October Water Table Elev.	=	0.50 ft. (NAVD)



5. Rainfall Data:

Storm Frequency	1-Day	3- Day
10 Year	7.50	-
25 Year	-	14.00
100 Year	-	-
100 Year	-	16.00

6. Propose Finished Floor Elevation Criteria:

=	11.57 ft. (NAVD)
=	8.50 ft. (NAVD)
=	- ft. (NAVD)
	=

Since the proposed minimum building finish floor elevation is +11.60 NAVD., the proposed minimum building finish floor elevation is acceptable.

7. **Proposed Property Perimeter Elevation:**

25 Year 3-Day Peak Stage (Zero Discharge)	=	11.37 ft. (NAVD)
Proposed Minimum Perimeter Elev.	=	<u>11.45 ft. (NAVD)</u>

Since the proposed minimum perimeter elevation is greater than the 25 year peak stage proposed minimum perimeter elevation is acceptable.

8. Proposed Parking Lot Elevation:

Broward County 10 year 10 Year - Day Peak Stage (Zero Discharge)	=	7.00 ft. (NAVD) 10.52 ft. (NAVD)
Proposed Minimum Crown of Road Elev.	=	<u>10.75 ft. (NAVD)</u>

Since the proposed minimum crown of road elevation is greater than the 10 year peak stage proposed minimum crown of road is acceptable.

PRE-DEVELOPMENT SURFACE WATER MANAGEMENT AND DRAINAGE CALCULATIONS

PROJECT NAME:

HOLLYWOOD DOWNTOWN SYNAGOGUE City of Hollywood, Broward County, Florida

PROJECT NUMBER:

201620

PREPARED FOR:

CIVICA, LLC

PREPARED BY:



2737 NE 30th Place Fort Lauderdale, Florida 33306 (954) 491-7811

December 13, 2016

Carlos J. Ballbe Registered Engineer No.41811 State of Florida



Date:	December 13, 2016
Project Name:	HOLLYWOOD DOWNTOWN SYNAGOGUE (PRE-DEVELOPMENT CALCULATIONS)
Project Number:	201620
Prepared By:	ADM

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

5.	Total =	<u>0.555</u> ac.
4.	Green Areas =	0.428 ac.
3.	Pavement & Others =	0.049 ac.
2.	Buildings =	0.078 ac.
1.	Lake Area =	0.000 ac.

- B. OTHER:
 - 1. Present zoning

TND

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

- 1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
- 2. If a dry detention system, then 75% of the volume required for the wet detention system.
- 3. If a retention system, then 50% of the volume required.
- 4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
- 5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Quality: Frequency: 3 year Duration: 1 hour Amount: inches
- b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria): Frequency: 10 year Duration: 1 day Amount: 7.50 inches

Discharge Elevation:
25 year
3 day
14.00 inches

d.	Design Event for Minin	mum Finish Floor Elevation:
	Frequency:	100 year
	Duration:	3 day
	Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

(Note: Proposed minimum road elevation must be at least 2 feet above the wet seas	son water
table or control elevation.)	
b. Drainage Basin / Canal Number: -	
c. Receiving Body Regulated Stage Elevation:	NAVD
d. Design Storm Allowable Discharge: 0.00	0 inches per day
e. Time of Concentration: 0.20	0 hour
f. Minimum Discharge:	
Residential projects shall have systems with the calculated ability to discharge	
by surface flow or subsurface percolation at least 3/8 inch per day.	

III. COMPUTATIONS:

C. STAGE ELEVATION INFORMATION:

Item:			Alta	LOW	High	1	U	Total Area
	Description:	type	ac.	ft.	ft.	%	%	%
1	Lake Area	V						0.00
2	Lake Bank	L						0.00
3	Detention Areas	V						0.00
4	Detention Bank Areas	L						0.00
5	Pool & Patio Area	V						0.00
6	N/A	L						0.00
7	Green Area	L	0.428	10.30	10.70	0	50	77.12
8	Roadway & Sidewalks	L	0.049	10.20	10.50	100	100	8.83
9	Driveways	L						0.00
10	N/A	L						0.00
11	Buildings	V	0.078	12.00	12.05	100	100	14.05
	Total:		0.56	10.20	12.05	22.88	61.44	100.0
	$ \begin{array}{r} 1 \\ 2 \\ 3 \\ 4 \\ 5 \\ 6 \\ 7 \\ 8 \\ 9 \\ 10 \\ 11 \\ \\ \\ 11 \\ \\ 7 \\ 8 \\ 9 \\ 10 \\ 11 \\ \\ 7 \\ 8 \\ 9 \\ 10 \\ 11 \\ \\ 7 \\ 8 \\ 9 \\ 10 \\ 11 \\ \\ 7 \\ 8 \\ 9 \\ 10 \\ 11 \\ 7 \\ 7 \\ 7 \\ 7 \\ 8 \\ 9 \\ 10 \\ 11 \\ \\ 7 \\ 7 \\ 7 \\ 7 \\ 7 \\ 7 \\ 7 \\ 7 \\ 7 \\ 9 \\ 100 \\ 11 \\ 7 $ 7 7 7 7 7 7 7 7 7 7 7	1 Lake Area 2 Lake Bank 3 Detention Areas 4 Detention Bank Areas 5 Pool & Patio Area 6 N/A 7 Green Area 8 Roadway & Sidewalks 9 Driveways 10 N/A 11 Buildings Total:	1Lake AreaV2Lake BankL3Detention AreasV4Detention Bank AreasL5Pool & Patio AreaV6N/AL7Green AreaL8Roadway & SidewalksL9DrivewaysL10N/AL11BuildingsVTotal:	1Lake AreaV2Lake BankL3Detention AreasV4Detention Bank AreasL5Pool & Patio AreaV6N/AL7Green AreaL8Roadway & SidewalksL9DrivewaysL10N/AL11BuildingsV0.56	1Lake AreaV2Lake BankL3Detention AreasV4Detention Bank AreasL5Pool & Patio AreaV6N/AL7Green AreaL8Roadway & SidewalksL9DrivewaysL10N/AL11BuildingsV0.5610.20	1 Lake Area V Image: constraint of the system of the	1 Lake Area V Image: constraint of the system of the	1 Lake Area V Image: constraint of the system of the

* Abbreviations:

S = Storage; (V = Vertical Storage & L = Linear Storage)

I = Impervious

C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type:

<u>2</u> <u>FLATWOODS</u>

Depth to Water Table ft.	Cumulative Water Storage (PreDev.) in.	Compacted Water Storage in.
1	0.76	0.57
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75

2. Available Soil Storage Calculation:

		Ave.		Р	Volume
		Elev.	S	Area	Stored
Item:	Description:	ft.	in.	acres	ac-in
1	Lake Area	0.00	0.00	0.000	0.00
2	Lake Bank	0.00	0.00	0.000	0.00
3	Detention Areas	0.00	0.00	0.000	0.00
4	Detention Bank Areas	0.00	0.00	0.000	0.00
5	Pool & Patio Area	0.00	0.00	0.000	0.00
6	N/A	0.00	0.00	0.000	0.00
7	Green Area	10.50	9.00	0.428	3.85
8	Roadway & Sidewalks	10.35	9.00	0.000	0.00
9	Driveways	0.00	0.00	0.000	0.00
10	N/A	0.00	0.00	0.000	0.00
11	Buildings	12.03	9.00	0.000	0.00
	Total:	10.50	27.00	0.428	3.85

* Abbreviations:

S = Soil Storage P = Pervious

3. Moisture Storage Calculation (S):

= Available soil storage / Total Site Area

- = 3.85 ac-in / 0.555 acres
- = <u>6.94</u> inches
- 4. SCS Curve Number Calculation (CN):

= 1000 / (S + 10)

- = 1000 / (6.941 + 10)
- = <u>59</u>

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

		STORAGE										
_	_	(ac-ft)										
Stage	Item:	1	2	3	4	5	6	7	8	9	10	Total
ft.		ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
0.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.50		0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.00	0.00	0.03
11.00		0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.03	0.00	0.00	0.25
11.50		0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.06	0.00	0.00	0.48
12.00		0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.08	0.00	0.00	0.72

* Abbreviations: T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event: = 16.00 in.

9.91 inches of runoff

2. Compute inches of runoff, Q: = (P - (0.2 S)) $^{2} / (P + (0.8 X S))$ = (16.00 in. - (0.2 X

16.00 in. - (0.2 X) = in. $)^{2}/(16.00 in. + (0.8 X = in.))$

3. Compute volume of runoff:

=

- = (Inches of Runoff) X (Project Area)
- = 9.91 inches X 0.555 acres X (1 foot / 12 inches)
- = <u>0.46</u> ac-ft of storage required (zero discharge)

4.	From the stage vs storage curve,	0.46 ac-ft corresponds to elevation	<u>11.45</u> NAVD
----	----------------------------------	-------------------------------------	-------------------

F. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

- 1. The rainfall amount for the 25-Year, 3-Day storm event: = <u>14.00 in.</u>
- 2. Compute inches of runoff, Q: $= (P - (0.2 S))^{2} / (P + (0.8 X S))$ = (14.00 in. - (0.2 X 6.94 in.))^2/(14.00 in. + (0.8 X 6.94 8.14 inches of runoff = 3. Compute volume of runoff: = (Inches of Runoff) X (Project Area) =
 - 8.14 inches 0.555 acres X (1 foot / 12 inches) Х
 - = 0.38 ac-ft of storage required (zero discharge)
- **0.38** ac-ft corresponds to elevation 4. From the stage vs storage curve, 11.27 NAVD

POST-DEVELOPMENT SURFACE WATER MANAGEMENT AND DRAINAGE CALCULATIONS

PROJECT NAME: HOLLYWOOD DOWNTOWN SYNAGOGUE City of Hollywood, Broward County, Florida

PROJECT NUMBER: 201620

PREPARED FOR:

CIVICA, LLC

PREPARED BY:



2737 NE 30th Place Fort Lauderdale, Florida 33306 (954) 491-7811

December 13, 2016

Carlos J. Ballbe Registered Engineer No.41811 State of Florida



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Date:	December 13, 2016
Project Name:	HOLLYWOOD DOWNTOWN SYNAGOGUE (POST-DEVELOPMENT CALCULATIONS)
Project Number:	201620
Prepared By:	ADM

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

5.	Total =	<u>0.55</u> ac.
4.	Green Areas =	0.22 ac.
3.	Pavement & Others =	0.21 ac.
2.	Buildings =	0.12 ac.
1.	Lake Area =	0.00 ac.

<u>B.</u> OTHER:

1. Present zoning <u>TND</u>

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

- 1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
- 2. If a dry detention system, then 75% of the volume required for the wet detention system.
- 3. If a retention system, then 50% of the volume required.
- 4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
- 5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.



B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

a.	Design Event for Quality:				
	Frequency:	3 year			
	Duration:	1 hour			
	Amount:	inches			

 b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria): Frequency: 10 year Duration: 1 day Amount: 7.50 inches

c.	Design Event for Minimum Discharge Elev					
	Frequency:	25 year				
	Duration:	3 day				
	Amount:	14.00 inches				

d.	Design Event for Minin	mum Finish Floor Elevation:
	Frequency:	100 year
	Duration:	3 day
	Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

a.	Design Water / Control Elevation:	0.50 NAVD
	(Note: Proposed minimum road elevation must be at least 2 fee	et above the wet season water
	table or control elevation.)	
b.	Drainage Basin / Canal Number:	-
c.	Receiving Body Regulated Stage Elevation:	0.00 NGVD.
d.	Design Storm Allowable Discharge:	0.00 inches per day
e.	Time of Concentration:	0.20 hour
f.	Minimum Discharge:	
	Residential projects shall have systems with the calculated abil	ity to discharge
	by surface flow or subsurface percolation at least 3/8 inch per d	lay.



III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

- 1. Compute the first inch of runoff from the entire developed project site: = 1.00 inch Х 0.546 acres Х (1 foot / 12 inches)= 0.046 ac-ft for the first inch of runoff 2. Compute 2.5 inches times the percent impervious for the developed project site: Site area for water quality pervious / impervious calculations only: a. = Total Project - (Lake Area + Buildings) += 0.546 acres - (0.000 acres 0.118 acres) = 0.428 acres of site area for water quality calculations b. Impervious area for water quality pervious / impervious calculations only: = Site area for water quality - Pervious area = 0.428 acres 0.220 acres = 0.208 acres of impervious area for water quality calculations c. Percentage of impervious area for water quality: = Impervious area for water quality / Site area for water quality X 100% = 0.208 acres / 0.428 acres Х 100% = 48.60 % Impervious d. For 2.5 inches times the percentage of impervious area: 2.5 inches Х 48.60 % = = 1.215 inches to be treated e. Compute volume required for quality detention: = Inches to be treated X (Total Site Area - Lake Area) = 1.215 inches X (0.546 acres 0.000 acres) X (1 foot / 12 inches) = 0.055 ac-ft required for detention storage 0.046 ac-ft 3. The first inch of runoff from the entire developed site = 2.5 inches times the percentage of impervious area = 0.055 ac-ft The volume of 0.055 ac-ft controls
- 4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

=	<u>0.023 ac-ft requ</u>	ired t	<u>for pre-treatment</u>				
=	0.5 inches X		(0.546 acres	-	0.000 acres) X	(1 foot / 12 inches)
=	0.5 inches	Х	(Total Site Area - Lake	e Area)			



- 5. Compute credit for using one of the following systems:
 - a.1 Wet detention volume to be provided (without pretreatment):
 - = Total required detention volume X 100% =
 - 0.055 ac-ft Х 100%
 - 0.055 ac-ft of volume required for wet detention =
 - a.2 Wet detention volume to be provided (with pretreatment):
 - = Total required detention Pre-treatment
 - = 0.055 ac-ft -0.023 ac-ft
 - = 0.033 ac-ft of volume required for wet detention
 - Dry detention volume to be provided (75% of the total required detention volume): b.
 - = Total required detention volume X 75%= 75%
 - 0.055 ac-ft Х
 - = 0.041 ac-ft of volume required for dry detention
 - c. Dry retention volume to be provided (50% of the total required detention volume):
 - = Total required detention volume X 50%
 - = 0.055 ac-ft Х 50%
 - = 0.028 ac-ft of volume required for dry retention
 - d. Exfiltration trench volume to be provided (50% of the total required detention volume):
 - = Total required detention volume X 50%
 - 0.055 ac-ft Х 50%
 - = 0.028 ac-ft of volume required for dry retention

SUMMARY OF WATER QUALITY COMPUTATIONS: B.

=

Item:	Description:	Quantity
A.1	First inch of runoff from entire project site =	0.046 ac-ft
A.2	2.5 inches times percent impervious =	0.055 ac-ft
A.3	Volume to be treated =	0.055 ac-ft
A.4	Pre-treatment required for commercial site =	0.023 ac-ft
A.5.a.1	Wet detention volume required (w/o Pretreatment) =	0.055 ac-ft
A.5.a.2	Wet detention volume required (w/ Pretreatment) =	0.033 ac-ft
A.5.b	Dry detention volume required =	0.041 ac-ft
A.5.c	Dry retention volume required =	0.028 ac-ft
A.5.d	Exfiltration trench volume required =	0.028 ac-ft



C. STAGE ELEVATION INFORMATION:

		S	Area	Low	High	Ι	С	Total Area
Item:	Description:	type	ac.	ft.	ft.	%	%	%
1	N/A	V						0.00
2	N/A	L						0.00
3	Detention Areas	V	0.03	9.62	9.62	0	50	4.76
4	Detention Bank Areas	L	0.02	9.62	10.62	0	50	4.40
5	N/A	V						0.00
6	N/A	L						0.00
7	Green Area	L	0.17	9.62	11.00	0	50	31.14
8	Roadway & Sidewalks	L	0.21	10.50	11.20	100	100	38.10
9	N/A	L						0.00
10	N/A	L						0.00
11	Buildings	V	0.12	11.50	11.50	100	100	21.61
	Total:		0.55	9.62	11.50	59.71	79.85	100.0

* Abbreviations:

 $S=Storage;\ (\ V=Vertical\ Storage\ \&\ L=Linear\ Storage\)$

I = Impervious

C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type:

2 FLATWOODS

Depth to Water Table ft.	Cumulative Water Storage (PreDev.) in.	Compacted Water Storage (Post -Dev.) in.
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75



2. Available Soil Storage Calculation:

		Ave.		Р	Volume
		Elev.	S	Area	Stored
Item:	Description:	ft.	in.	acres	ac-in
1	N/A	0.00	0.00	0.000	0.00
2	N/A	0.00	0.00	0.000	0.00
3	Detention Areas	9.62	6.75	0.026	0.18
4	Detention Bank Areas	10.12	6.75	0.024	0.16
5	N/A	0.00	0.00	0.000	0.00
6	N/A	0.00	0.00	0.000	0.00
7	Green Area	10.31	6.75	0.170	1.15
8	Roadway & Sidewalks	10.85	6.75	0.000	0.00
9	N/A	0.00	0.00	0.000	0.00
10	N/A	0.00	0.00	0.000	0.00
11	Buildings	11.50	6.75	0.000	0.00
	Total:	10.21	33.75	0.220	1.49

* Abbreviations:

S = Soil Storage P = Pervious

3. Moisture Storage Calculation (S):

- = Available soil storage / Total Site Area
- = 1.49 ac-in / 0.546 acres
- = <u>2.72</u> <u>inches</u>
- 4. SCS Curve Number Calculation (CN):
 - = 1000 / (S + 10)
 - = 1000 / (2.720 + 10)
 - = <u>79</u>



E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

		STORAGE												
							(ac-ft)							
Stage	Item:	1	2	3	4	5	6	7	8	9	10	11	Т	Total
ft.		ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
0.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
2.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.04
3.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.06
4.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.08
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.11
6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.13
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.14
8.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.14
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.14
9.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.14
10.00		0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.14	0.16
10.50		0.00	0.00	0.02	0.01	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.14	0.22
11.00		0.00	0.00	0.04	0.02	0.00	0.00	0.12	0.04	0.00	0.00	0.00	0.14	0.35
11.50		0.00	0.00	0.05	0.03	0.00	0.00	0.20	0.14	0.00	0.00	0.00	0.14	0.56

* Abbreviations:

T = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event: =<u>16.00 in.</u> 2. Compute inches of runoff, Q: $= (P - (0.2 S))^{2} / (P + (0.8 X S))$ = (16.00 in. - (0.2 X $2.72 \text{ in.})^{2}/(16.00 \text{ in.} + (0.8 \text{ X} 2.72 \text{ in.}))$ **<u>13.14</u>** inches of runoff = 3. Compute volume of runoff: = (Inches of Runoff) X (Project Area) 0.546 acres X (1 foot / 12 inches) = 13.14 inches Х = 0.60 ac-ft of storage required (zero discharge) 4. **<u>0.60</u>** ac-ft corresponds to elevation <u>11.57</u> NAVD. From the stage vs storage curve, The proposed building finish floor elevation is 9.00 NAVD and is above the 100 stage

The proposed building finish floor elevation is 9.00 NAVD and is above the 100 stage thus the design is acceptable



G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

	1.	The rainfall amount for the 25-Year, 3-Day storm event: = $\underline{14.00 \text{ in.}}$
	2.	Compute inches of runoff, Q: = (P - (0.2 S))^2/(P + (0.8 X S)) = (14.00 in (0.2 X 2.72 in.))^2/(14.00 in. + (0.8 X 2.72 in.)) = <u>11.19</u> inches of runoff
	3.	Compute volume of runoff: = (Inches of Runoff) X (Project Area) = 11.19 inches X 0.546 acres X (1 foot / 12 inches) = <u>0.51</u> ac-ft of storage required (zero discharge)
	4.	From the stage vs storage curve, $\underline{0.51}$ ac-ft corresponds to elevation $\underline{11.37}$ NAVD.
		Since the proposed minimum perimeter elevation is greater than the 25 year peak stage proposed minimum perimeter elevation is acceptable.
<u>H.</u>	MINIM	IUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):
	1.	The rainfall amount for the 10-Year, 1-Day storm event: = 7.50 in.
	2.	Compute inches of runoff, Q: = (P - (0.2 S))^2/(P + (0.8 X S)) = (7.50 in (0.2 X 2.72 in.))^2/(7.50 in. + (0.8 X 2.72 in.)) = <u>5.00</u> inches of runoff
	3.	Compute volume of runoff: = (Inches of Runoff) X (Project Area) = 5.00 inches X 0.546 acres X (1 foot / 12 inches) = <u>0.23</u> ac-ft of storage required (zero discharge)
	4.	From the stage vs storage curve, $\underline{0.23}$ ac-ft corresponds to elevation $\underline{10.52}$ NAVD.
		Since the proposed minimum crown of road elevation is greater than the

10 year peak stage proposed minimum crown of road is acceptable.



I. EXFILTRATIOIN TRENCH CALCULATIONS:

1. Design Formula: $L = FS((\%WQ)(Vwq)+Vadd) / (K((H2*W) + (2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39x10^{-4}*W*Du))$

2. Design Information:

3.

4.

5.

7.

L =Trench Length (ft)			
FS = Factor of Saftey:	2.00		
%WQ = Percent Reduction in			
Treatment Volume Based on			
Method of treatment:	0.50 Treatment Type =	<u>3</u>	DRY RETENTION
V_{wq} = Volume of WQ Treatment:	0.66 ac-in		
W = Trench Width:	6.00 ft.		
K = Hydraulic Conductivity:	1.02E-04 cfs/sq-ft per ft head		
H2 = Effective Head on the Saturated Surface:	9.12 ft.		
Du = Non-Saturated Trench Depth:	6.00 ft.		
Ds = Saturated Trench Depth:	0.00 ft.		
Exfiltration Trench Required For Water Quality:	<u>37 ft.</u>		
Exfiltration Trench Provided For Water Quantity:	<u>115 ft.</u>		
	1.70.6		
I otal Exhibition Trench Provided:	<u>152 It.</u>		
Enfiltentian Tranch Stanson Durvidad	1.70	0.1	4
Eximitation Trench Storage Provided:	<u>1./0</u> <u>ac-m</u> or	0.1	14 ac-11







LP-1

LP-2

of the Public Records of Broward County, Florida. BASED ON O&E BY Fidelity National Title Insurance Company: Order No. 6014112

		,	
		INDEX	
		COVER	
	ALTA S	SURVEY	
		A-010	AERIAL AND CON
		A-020	PROPOSED SITE
		A-030	FLOOR PLAN & B
$C \mathbf{D}_{\text{output}} = (\mathbf{D}_{\text{output}} 1) \mathbf{D}_{\text{output}} = 2016$		A-040	MISCELLANEOUS
C Responses (REV-1) Dec-2016		A-050	SITE PHOTOGRA
		A-060	SITE LIGHTING P
		A-070	PROJECT RENDI
		A-080	PROJECT RENDI
		CIVIL-1	COVER SHEET-S
		CIVIL-2	GENERAL NOTES
		CIVIL-3	CIVIL DEMOLITIO
		CIVIL-4	ON-SITE PAVING
		CIVIL-5	ON-SITE PAVING
		CIVIL-6	ON-SITE PAVING
		CIVIL-7	ON-SITE PERVIO
		CIVIL-8	PAVEMENT MAR
		CIVIL-9	MARKINGS & SIG
		CIVIL-10	WATER & SEWEF
		CIVIL-11	WATER & SEWER

NTEXT PLAN E PLAN & ZONING DATA BLDG ELEVATIONS JS SITE DETAILS APHS & STREET PROFILE PLAN & PHOTOMETRIC STUDIES ITIONS ITIONS

SITE IMPROVEMENTS S & SPECS ON SITE PLAN & DRAINAGE SYSTEM & DRAINAGE DETAILS & DRAINAGE DETAILS DUS AND IMPERVIOUS BREAKOUT **RKINGS & SIGNAGE** GNAGE - STANDARD DETAILS R CIVIL UTILITIES PLAN LAYOUT R STANDARD DETAILS

LANDSCAPE PLANTING PLAN LANDSCAPE NOTES & DETAILS FOR CITY OF HOLLYWOOD STAFF: MEETING DATE: BOARD / COMMITTEE:







REVIS 1– 2– 3– 4– 5– 6– 7–		ALTA / ACSM SURVEY for 28th AVE. FACILITY, LLC 2726 VAN BUREN ST, HOLLYWOOD FL 33020								B PROF 122 tel: 30	TCI, Ir ESSIONAL LAND SURVE 11 SW 129th CT. 05.316.8474 fax: 305.37	E\ N '8.
FEMA:	FLOOD ZONE: "X"	COMMUNITY PANEL NUMBER: 125113	COMMUNITY NAME: CITY OF HOLLYWOOD	MAP NUMBER: 12011C0568	SUFFIX: H	EFFECTIVE DATE: 08/18/2014	BENCH MARK:	bench mark name: M-312	elevation: 13.44	DESCRIPTION:	HOLLYWOOD CITY HALL	

PROFESSIONAL LAND SURVEYORS AND MAPPERS



NOT TO SCALE

DATE OF COMPLETION:

LEGAL DESCRIPTION:

04-23-2015

THIS LEGAL DESCRIPTION IS PER TITLE COMMITMENT ORDER NO. TITLE INSURANCE COMPANY AND IS AS FOLLOWS: The East 18 feet of Lot 16 and all of Lot 17, Block 29, HOLLY LITTLE RANCHES, according to the Plat thereof as filed in Plat Book 1, page 26, of the Public Records of Broward County, Florida. Ownership & Encumbrance Report No. 6014112 by Fidelity National Insurance Company: Dated 09-26-2016

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO:

28th AVE. FACILITY, LLC, a Florida Limited Liability Company

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I)IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REOUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1.2.3.4.5.6(A),7(A).7(B),8.9.10.11(A),13.14.16.18.19 OF TABLE A THEREOF, AND(II)PURSUANT TO THE ACCURACY STANDARDS DETAIL AND REOUIREMENTS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND AMERICAN CONGRESS OF SURVEYING AND MAPPING AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE; 1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR

SURVEYS MEASREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS;" OR 1C. PROPER FIELD PROCEDURES. INSTRUMENTATION AND ADEOUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH

CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS. 2. THE SURVEY WAS MADE ON THE GROUND ON APRIL 23rd, 2015 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY. THE LOCATION AND TYPE OF ALL BUILDING, STRUCTURES AND OTHER

IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS AND FENCES) SITUATED ON THE SUBJECT PROPERTY 3. THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY

STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY

4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE THE GROUND AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT ORDER NO. 5155759. DATED FEBRUARY 19, 2015, AT 05:00 PM, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY. TOGETHER WITH APPROPRIATED RECORDING REFERENCE. TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED. THERE IS A STATEMENT AS TO WHY NOT. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

5. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-18, MEDIUM HIGH DENSITY MULTIPLE FAMILY. SETBACKS ARE AS PER CITY OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

(RM-18) FRONT = 20 FEET

SIDE = 20% OF LOT WIDTH TOTAL. 7.5 MINIMUM FEET REAR = 20 FEET

6. THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREET KNOWN AS VAN BUREN STREET.

7. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

8. THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES. STRUCTURAL SUPPORT OR INGRESS & EGRESS

9. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 125113 CITY OF HOLLYWOOD, MAP NO. 12011C 0568, SUFFIX H, EFFECTIVE DATE: AUGUST 18, 2014 AND A FIRM INDEX DATE OF AUGUST 19, 2014.

10. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL $\pm 24,190$ SQUARE FEET OR ± 0.56 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION. 11. THE LAND IS VACANT AND DOES NOT HAVE ANY STRUCTURE ERECTED INSIDE OF IT.

12. THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY. 13. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988 AS PER N.G.S. (NATIONAL GEODETIC SURVEY) VERTICAL

CONTROL POINT M-312 (PID AD2500), WITH ELEVATION 13.44 FEET. 14. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

15. THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A WASTE DUMP.

16. THERE IS NO EVIDENCE OF WETLANDS ON THE PROPERTY. NO MAPS WERE PROVIDED.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF TITLE COMMITMENT ORDER NO. 5155759 DATED FEBRUARY 19, 2015; AT 5:00 P.M. ITEMS NO. 6 ORDINANCE #76 CHANGING THE NAME OF STREETS IN HOLLYWOOD, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 8136

PAGE 244. NOTHING TO SHOW ON SURVEY. ITEMS NO. 7 ORDINANCE 2002-61, DOES NOT AFFECT THE SUBJECT PROPERTY, REGARDING THE BROWARD COUNTY WETLANDS MAP, AS RECORDED IN O.R.B. 34145 PAGE 1891. NOTHING TO SHOW ON SURVEY.

ITEMS NO. 8 ORDINANCE 2005-18, AFFECTS THE SUBJECT PROPERTY, REGARDING THE REGIONAL ACTIVITY CENTER, AS RECORDED IN O.R.B. 40082 PAGE 1783, NOTHING TO SHOW ON SURVEY

ITEMS NO. 9 ORDINANCE 2005-19, AFFECTS THE SUBJECT PROPERTY, REGARDING THE REGIONAL ACTIVITY CENTER, AS RECORDED IN O.R.B. 40082 PAGE 1789. NOTHING TO SHOW ON SURVEY.

LIPON ADIOINING PROPERTIES STREETS ALLEYS FASEMENTS OR RIGHT-OF-WAY OR (B) BY THE IMPROVEMENTS ON ANY ADIOINING PROPERTIES.



LOCATION MAP SCALE: 1"=300' SECTION 16, TOWNSHIP 53 S., RANGE 41 E.

FLOOD INSURANCE RATE MAP DATA (FIRM):

Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number: 12011C / City of Hollywood 125113 Map No. 0568 Suffix H, Effective Date: August 18, 2014

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 12011C, MAP NO. 0568, SUFFIX H, EFFECTIVE DATE: 08-18-2014

LOT SQUARE FOOTAGE

24,190 sq.ft. 0.56 acres

NOTE:

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF VAN BUREN STREET, WITH AN ASSUMED BEARING OF N87°54'43"E, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "ALTA/Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "ALTA/Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc., a Florida Corporation Florida Certificate of Authorization Number LB7799

\ e/1 Rolando Ortiz

Registered Surveyor and Mapper LS4312 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

2013-17



FS

RO

DWG INFO:



15-827

1"=20'

1 OF 1









8323 NW 12th Street Suite No.106 Doral, FL 33126 tel: 305.593.9959 fax: 305.5939855 AA #26001093

PROJECT:

DOWNTOWN HOLLYWOOD SYNAGOGUE

2726 VAN BUREN ST. HOLLYWOOD, FL 33020

APPLICANT:

Downtown Hollywood Synagogue, Corp.

3728 N.E. 209th Ter Aventura, FL. 33180

ISSUED FOR: FINAL TAC APPROVAL

CIVICA PROJECT No: 150108

No	DATE	REVISION	BV
110.	DAIL	INE VISION	
$\underline{1}$	11.21.16	TAC COMMENTS	IAF
DRAW	'N BY	APPROVE	D BY
IAF			
DATE		SCALE:	
2016		AS SHO	WN

SEAL/SIGNATURE

12.16.2016

ROLANDO LLANES AR - 0013160

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SHEET TITLE

PROPOSED AERIAL CONTEXT

SHEET NUMBER

A-010



GREEN BUILDING DESIGN

*BUILDING DESIGN SHALL COMPLY WITH THE CITY OF HOLLYWOOD GREEN BUILDING ORDINANCE AS APPLICABLE.

SAMPLE OF PROPOSED GREEN PRACTICES:

- 1) Central air conditioner of 18 SEER or higher.
- 2) Radiant barrier Energy Star qualified applied to attic or crawlspace.
- 3) Energy efficient (Low e) windows. All windows shall conform to the Energy Star rating criteria for South Florida as approved by the NFRC (National Fenestration Rating Council).
- 4) Energy efficient doors. All doors shall conform to the Energy Star rating criteria for South Florida.
- 5) Energy Star approved roofing materials. White Cool-Roof TOP system by GAF. 6) Programmable thermostats.
- 7) Occupancy/vacancy sensors.
- 8) Dual flush toilets.
- 9) All energyefficient outdoor lighting.
- 10) All hot water pipes insulated. 11) Electric vehicle charging station infrastructure.

IN COMPLIANCE

 \frown

ALL REQUIRED COUNTY AND STATE RELATED PERMITTS SHALL BE OBTAINED PRIOR TO CITY OF HOLLYWOOD BDLG DEPT PERMIT ISSUANCE

PROPOSED SYNAGOGUE SITE PLAN

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

PARKING DATA ANALYSIS

PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES.

Code Requirement	Parking Required			Parking Provided
1 Pkg per e.a. 60 sq.ft. of seating area	1,259 sq.ft. / 60 sq.ft.	=	21 Spaces	
1 pkg per e.a. 250 sq.ft. of office space	114 sq.ft. / 250 sq.ft.	=	1 Spaces	22 Spaces
TOTAL PARKING	(21 Sanctuary) + (1 Office)	=	22 Spaces	

* 2 ACCESSIBLE PARKING SPACES PROVIDED IN COMPLIANCE W/ FBC-Chaper-11 (ADA)

	TAC INENT
	CONNUL C2 No. C1, C2
ON & CONSTRUCT	ION TYPE DATA - FBC-2014 EDITION & FFPC-NFPA 101
)UP: (SEC-303.4)	A-3 (ASSEMBLY)
4 (SEC-6.1.3)	PLACES OF RELIGIOUS WORSHIP
ГҮРЕ: (TABLE-601) (602.5) 4 (SEC - 8.2.1.2)	TYPE-VB
ON SYSTEM:	BUILDING PROTECTED BY AUTOMATED WATER BASED FIRE SUPPRESSION SPRINKLER SYSTEM AND FULL-TIME MONITORED FIRE ALARM
IPTIONS FOR TYPE-VB (MODULAR BUILDING)	CLASSIFICATION AREA COMPLIANCE
RED AND PROVIDED FOR	R TYPE-VB CONSTRUSTION AS PER FBC TABLE 601

- PRIMARY STRUCTURAL FRAME RATING0 HRS - BEARING EXTERIOR AND INTERIOR WALLS0 HRS - NON-BEARING WALLS AND PARTITIONS0 HRS - FLOOR CONSTRUCTION (INCL BEAM & JOISTS)......0 HRS - ROOF CONSTRUCTION (INCL BEAM & JOISTS)......0 HRS

CIVICA

ARCHITECTURE & URBAN DESIGI

8323 NW 12th Street Suite No.106 Doral, FL 33126 tel: 305.593.9959 fax: 305.5939855 AA #26001093

PROJECT:

DOWNTOWN HOLLYWOOD SYNAGOGUE

2726 VAN BUREN ST. HOLLYWOOD, FL 33020

APPLICANT

Downtown Hollywood Synagogue, Corp.

3728 N.E. 209th Ter Aventura, FL. 33180

ISSUED FOR: FINAL TAC APPROVAL

CIVICA PROJECT No: 150108

No.	DATE	REVISION	BY
$\underline{1}$	11.21.16	TAC COMMENTS	IAF
DRAW	N BY	APPROVE	D BY
AF			
DATE		SCALE:	
2016		AS SHO	WN

SEAL/SIGNATURE

12.16.2016

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SHEET TITLE

PROPOSED SITE PLAN AND SITE DATA

SHEET NUMBER A-020

TYPICAL CHAINLINK FENCE DETAIL 4 A040

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

FINISH NOTE: PROVIDE FENCING ASSEMBLY "BLACK" FINISH MATCHING 13-DPVS-47 APPROVAL OR CITY OF HOLLYWOOD COLOR WHEEL EQUIVALENT (TYP)

ARCHITECTURE & URBAN DESIGN

8323 NW 12th Street Suite No.106 Doral, FL 33126 tel: 305.593.9959 fax: 305.5939855 AA #26001093

PROJECT:

DOWNTOWN HOLLYWOOD SYNAGOGUE

PASTEL COLOR, CITY OF HOLLYWOOD COLOR WHEEL EQUIVALENT (SW-7551 "GREEK VILLA")

2726 VAN BUREN ST. HOLLYWOOD, FL 33020

APPLICANT:

Downtown Hollywood Synagogue, Corp.

3728 N.E. 209th Ter Aventura, FL. 33180

> ISSUED FOR: FINAL TAC APPROVAL

CIVICA PROJECT No: 150108

No.	DATE	REVISION	BY
DRAW	/N BY	APPROVE	D BY
IAF			
DATE		SCALE:	
2016		AS SHOWN	

SEAL/SIGNATURE

12.16.2016

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SHEET TITLE

A-040

SHEET NUMBER

2726 VAN BUREN (EXISTING CONDITION - VACANT LAND)

A050

SCALE: 3/8" = 1'-0"

2717 VAN BUREN (EXISTING CONDITION - CITY OF HOLLYWOOD CONSTRUCTION STAGING AREA)

.O.W. LINE

ARCHITECTURE & URBAN DESIGN

8323 NW 12th Street Suite No.106 Doral, FL 33126 tel: 305.593.9959 fax: 305.5939855 AA #26001093

PROJECT:

2726 VAN BUREN ST. HOLLYWOOD, FL 33020

APPLICANT:

Downtown Hollywood Synagogue, Corp.

3728 N.E. 209th Ter Aventura, FL. 33180

> ISSUED FOR: FINAL TAC APPROVAL

CIVICA PROJECT No: 150108

No.	DATE	REVISION	BY
1	11.21.16	TAC COMMENTS	IAF
DRAWN BY		APPROVED BY	
AF			
DATE		SCALE:	
2016		AS SHOWN	

SEAL/SIGNATURE

2717 Van Buren St.

(Existing Parking Lot

Construction Material)

OWNER: CITY OF HOLLYWOOD DEPT. OF

COMMUNITY & ECONOMIC DEVELOPMENT

—**–**→ N

12.16.2016

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SHEET TITLE

SITE Photographs AND PROPOSED STREET PROFILE

SHEET NUMBER

A-050


									\downarrow
SCALE: 1/10	6" = 1'-0"								
Luminaire	Schedule								
Symbol	C	Qty	Label	Arrangement	[MANUFAC]	Description	Total Lamp Lumens	LLF	Lum. Watts
_	→ 4	4	S4HS	SINGLE	Lithonia Lighting	KSF2 250M R4SC	19000	0.720	288

₋abel	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.71	2.9	0.5	3.42	5.80
Spill	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.



ARCHITECTURE & URBAN DESIGN

8323 NW 12th Street Suite No.106 Doral, FL 33126 tel: 305.593.9959 fax: 305.5939855 AA #26001093

PROJECT:

DOWNTOWN HOLLYWOOD SYNAGOGUE

2726 VAN BUREN ST. HOLLYWOOD, FL 33020

APPLICANT:

Downtown Hollywood Synagogue, Corp.

3728 N.E. 209th Ter Aventura, FL. 33180

> ISSUED FOR: FINAL TAC APPROVAL

CIVICA PROJECT No: 150108

No.	DATE	REVISION	BY			
1	11.21.16	TAC COMMENTS	IAF			
DRAWN BY		APPROVED BY				
AF						
DATE		SCALE:				
2016		AS SHO	WN			

SEAL/SIGNATURE

12.16.2016

ROLANDO LLANES AR - 0013160

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SHEET TITLE

LIGHTING SITE PLAN & PHOTOMETRICS

A-060

SHEET NUMBER

TAC COMMENT NO.F1, F2, 1

SITE PLAN NOTES:

- 1) SITE LIGHTING SHALL NOT EXCEED 0.5 FOOT-CANDLES ADJACENT TO RESIDENTIAL PROPERTIES
- 2) ILLUMINATION LAYOUT SHALL BE ARRANGED SO AS NOT TO PRODUCE ANY DIRECT GLARE INTO ADJACENT RESIDENTIAL PROPERTIES.
- 3) PROVIDE "VICER" CUT-OFF SO AS TO RESTRICT LIGHTING SPILLAGE ABOVE 90 DEGREES.







DOWNTOWN HOLLYWOOD SYNAGOGUE





DOWNTOWN HOLLYWOOD SYNAGOGUE

11.21.16 TAC COMMENTS IAF





HOLLYWOOD DOWNTOWN SYNAGOGUE CIVICA, LLC BROWARD COUNTY, FLORIDA



LOCATION MAP SCALE: 1"=100'

PROJECT LOCATION



2737 Northeast 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 491-7811 Authorization No. EB-26343

SITE IMPROVEMENTS

INDEX OF SHEETS:

DESCRIPTION:	SHEET NO .:
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GENERAL NOTES AND SPECIFICATIONS	C2
DEMOLITION - PLAN	С3
PAVING AND DRAINAGE SYSTEM - PLAN	<i>C4</i>
PAVING AND DRAINAGE SYSTEM - SECTIONS	<i>C5</i>
PAVING AND DRAINAGE SYSTEM - DETAILS	C6
PERVIOUS IMPERVIOUS BREAK OUT - PLAN	C7
PAVEMENT MARKINGS AND SIGNAGE - PLAN	C8
PAVEMENT MARKINGS AND SIGNAGE - DETAILS	С9
WATER AND SEWER - PLAN	CIO
WATER AND SEWER SYSTEM - DETAILS	CII

LEGAL DESCRIPTION:

LOTS 16 AND 17, BLOCK 29 OF HOLLYWOOD LITTLE RANCHES, ACOORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Engineer of Record:	CARLOS J. BALLI	<i>BE'</i> Project Number:
	D-to: 12/13/2	201620
Registered Engineer State of Florida	Number: <u>4/8//</u>	Sheet Number:

GENERAL NOTES:

- I. ALL MATERIALS AND CONSTRUCTION WITHIN THE LIMITS OF THE SUBJECT PROPERTY SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF THE CITY OF HOLLYWOOD AND BROWARD COUNTY, FLORIDA.
- 2. IT SHALL BE THE DUTY OF THE CONTRACTOR, UPON EXECUTION OF THE CONTRACT, TO INFORM ALL PUBLIC SERVICES COMPANIES, INDIVIDUALS, AND ANY OTHERS OWNING OR CONTROLLING AND FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE PROJECT WHICH MAY CONFLICT WITH CONSTRUCTION OF THIS PROJECT, INCLUDING U.N.C.L.E. AT (800) 432-4770. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, SURVEY MARKERS AND OTHER FACILITIES. ALSO. CONTRACTOR SHALL INSPECT SITE AND VERIFY IF OTHER UTILITIES/STRUCTURES ARE PRESENT ON THE SITE OTHER THAN THOSE SHOWN ON THE PLANS.
- 3. THE CONTRACTOR IS REQUIRED TO FULLY INFORM HIMSELF CONCERNING THE LOCATIONS OF PUBLIC AND PRIVATE FACILITIES AND STRUCTURES ON, UNDER, OR OVER THE PROJECT WHICH MAY OR MAY NOT REQUIRE RELOCATION, ADJUSTMENT, AND/OR RECONSTRUCTION, AND WHICH MAY INTERFERE WITH HIS OPERATIONS. ALSO, CONTRACTOR SHALL PREPARED HIS BID AND ENTERED INTO THE CONTRACT IN FULL UNDERSTANDING OF THE CONDITIONS TO BE ENCOUNTERED AND HIS RESPONSIBILITY THEREWITH. ENGINEER HAS SHOWN ON THE DRAWINGS SUCH FACILITIES AND STRUCTURE THAT ARE OBVIOUS FROM A VISIT TO THE SITE, THE LOCATIONS OF WHICH HAVE BEEN OBTAINED FROM EXISTING MAPS AND RECORDS AND ARE, THEREFOR, SHOWN IN APPROXIMATE LOCATIONS. SUCH INDICATIONS ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY IN THIS RESPECT. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY OMISSION OR FAILURE TO GIVE NOTICE TO THE CONTRACTOR OF ANY FACILITY OR STRUCTURE ON, UNDER, OR OVER THE PROJECT.
- 4. CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, EXISTING TREES, SHRUBS AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADE SATISFACTORY TO THE ENGINEER. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION CARRIED ON WITHIN 4 FEET OF ANY TREE TO BE SAVED OR WITHIN THE TREE PROTECTION FENCE.
- 5. THE CONTRACTOR SHALL SAVE HARMLESS THE OWNER FROM ANY EXPENSES INCURRED IN THE RELOCATION, PRESERVATION, OR RECONSTRUCTION OF AND SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- 6. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, SIZE, MATERIAL AND ELEVATION OF THE EXISTING FACILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE ENGINEER-OF-RECORD SHOULD THERE BE ANY DISCREPANCIES WITH THE APPROVED CONSTRUCTION DRAWINGS.
- 7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY, COUNTY. OWNER. CONTRACTOR. DRAINAGE DISTRICT. ENGINEER AND ALL INTERESTED PARTIES INVOLVED WITH THE CONSTRUCTION OF THE IMPROVEMENTS. CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON-SITE. THE PLANS ARE TO BE MADE AVAILABLE TO THE CITY ENGINEER OR HIS DESIGNEE UPON REQUEST.
- 8. THE CONTRACTOR SHALL SAFEGUARD ALL EXISTING LANDSCAPING WHEN POSSIBLE. SOD RESTORATION IS NOT PART OF THIS CONTRACT, HOWEVER THE CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA SO THAT IT CAN BE SODDED WITHOUT ADDITIONAL WORK BEING REQUIRED. SOD AND LANDSCAPING WORK SHALL BE COORDINATED BY THE LANDSCAPE ARCHITECT.
- 9. CONTRACTOR SHALL INFORM ALL COMPANIES, INDIVIDUALS AND OTHER OWNING OR CONTROLLING FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE WORK WHICH HAVE TO BE RELOCATED, ADJUSTED OR RECONSTRUCTED IN SUFFICIENT TIME FOR THE UTILITY OR ORGANIZATION TO PERFORM SUCH WORK IN CONJUNCTION WITH OR IN ADVANCE OF THE CONTRACTOR'S OPERATION.
- IO. CONTRACTOR SHALL PROVIDE TO OWNER AND ENGINEER WITH AS-BUILT INFORMATION PERTAINING TO THE LOCATION AND ELEVATION OF PROPOSED IMPROVEMENTS BY A FLORIDA REGISTERED SURVEYOR & MAPPER. AS-BUILT INFORMATION SHALL INCLUDE ALL STRUCTURES, PIPE, FITTINGS, SUBGRADE. BASE AND PAVEMENT. COMPACTION TESTING SHALL BE PERFORMED BY A FLORIDA STATE CERTIFIED SOILS TESTING LABORATORY.
- II. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE OWNER, ENGINEER-OF-RECORD AND PERMITTING AGENCIES WITH JURISDICTION ON THE WORK PRIOR TO THE WORK BEING PERFORMED.
- 12. CONTRACTOR MUST NOTIFY OWNER. ENGINEER, AND CITY AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION AND ANY REQUIRED INSPECTIONS AND TESTING
- 13. ALL UNDERGROUND IMPROVEMENTS MUST BE INSPECTED BY THE ENGINEER AND PERMITTING AGENCIES PRIOR TO BACKFILLING.
- 14. A COPY OF THE FOLLOWING PUBLICATIONS MUST BE AVAILABLE AT THE SITE DURING CONSTRUCTION: a. FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
- b. FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST REVISION.

C. UNITED STATES DEPARTMENT OF TRANSPORTATION - FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION.

								Designed by:	CJB	Date:	5/2016
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	<u>PA VING</u>	AND	DRAINAGE	SYSTEM	NOTES:
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- I. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD ENGINEERING DEPARTMENT, THE BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
- 2. ALL DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (R.C.P) MEETING THE REQUIREMENTS OF ASTM SPECIFICATION C76-850, UNLESS OTHERWISE NOTED ALL DRAINAGE PIPE SHALL CONFORM TO F.D.O.T. INDEX NO. 205.
- 3. THE DRAINAGE SYSTEM HAS BEEN DESIGNED FOR THE USE OF R.C.P. PIPE DIAMETERS AND INVERT ELEVATIONS SHOWN ON THE PLANS ARE FOR R.C.P.
- 4. MINIMUM COVER FOR ALL PIPE CULVERTS SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS (INDEX NO. 205).
- 5. ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO PLACING THE LIMEROCK BASE MATERIAL.
- 6. THE FOLLOWING INSPECTIONS ARE REQUIRED:
- CLEARING AND DEMUCKING FILLING STORM DRAINS/UTILITIES - LAMPING
- SUBGRADE
- ROCK BASE PRIME COAT
- ASPHALT
- FINAL
- PAVEMENT MARKINGS HORIZONTAL CONTROL POINTS AND PAVEMENT REFERENCE MONUMENTS.
- 7. DENSITY TESTS FOR SUBGRADE MUST BE SUBMITTED TO AND APPROVED BY THE CITY. DENSITY TESTS AND AS-BUILTS FOR LIMEROCK BASE MUST BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 8. PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478 AND 64T FOR CONCRETE STRENGTH, STEEL REINFORCEMENT, AREA, PLACEMENT AND APPEARANCE WHEN MANUFACTURED. ENGINEERING TESTING LABORATORY, SIGNED AND DATED, CERTIFYING THAT THEY MEET THE REQUIREMENTS OF ASTM C-478 FOR CONCRETE STRENGTH, STEEL REINFORCEMENT AREA AND PLACEMENT, AND APPEARANCE MANHOLES MUST BE INSPECTED BY THE ENGINEER BEFORE UNLOADING.
- 9. MINIMUM WALL AND BASE THICKNESS FOR PRECAST MANHOLES AND CATCH BASINS SHALL BE 8 INCHES. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, A-305, A-185 AND A-497 LATEST REVISION. SPLICES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS. MINIMUM COVER OVER REINFORCING STEEL SHALL BE 3 INCHES. ALL DRAINAGE STRUCTURES SHALL MEET FDOT SPECIFICATION.
- IO. ALL OPENINGS IN PRECAST MANHOLES AND CATCH BASINS SHALL BE CAST AT THE TIME OF MANUFACTURE.
- II. PRECAST MANHOLE AND CATCH BASIN SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- 12. ALL MANHOLES AND CATCH BASINS SHALL BE SET PLUMB TO LINE AND GRADE, AND SHALL REST ON A FIRM, CAREFULLY GRADED SUBGRADE, WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.
- 13. MANHOLE AND CATCH BASIN SECTIONS SHALL BE JOINTED WITH A MASTIC COMPOUND PRODUCING A WATER TIGHT BOND (RAM-NEK FLEXIBLE GASKETS BY K.T. SNYDER CO., INC. AND PRIMED WITH RAM-NEK PRIMER OR APPROVED EQUAL). THE REMAINING SPACE SHALL BE FILLED WITH CEMENT MORTAR AND FINISHED SO AS TO PRODUCE A SMOOTH CONTINUOUS SURFACE INSIDE AND OUTSIDE THE WALLS SECTIONS.
- 14. CONCRETE FOR PRECAST MANHOLES SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4.000 PSI AT 28 DAYS. ALL CONCRETE AND MORTAR USED IN MANHOLE CONSTRUCTION SHALL HAVE TYPE II CEMENT.
- 15. ALL SPACES AROUND PIPES ENTERING OR LEAVING MANHOLES SHALL BE COMPLETELY FILLED WITH EMBECO MORTAR (NON-METALLIC), NON-SHRINKING OR APPROVED EQUAL.
- 16. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER AND THE CITY OF TAMARAC FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISED OR UNACCEPTABLE MATERIALS INSTALLED OR ORDERED WITHOUT AN APPROVED SHOP DRAWING. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED:
- A. MANHOLES / CATCH BASINS B. PIPF
- . FRAME & GRATES (COVERS)

D. HEADWALLS

- 17. ALL P.C.P. OR R.P.M. SHOWN ON THE PLAT SHALL BE RAISED TO FINAL GRADE
- IF THEY ARE LOCATED IN PAVEMENT OR CONCRETE DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO CITY ACCEPTANCE, IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- 18. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY.
- 19. CONCRETE SIDEWALKS SHALL BE FOUR (4) INCHES THICK, EXCEPT AT DRIVEWAYS WHERE THEY SHALL BE SIX (6) INCHES THICK. SIDEWALK SUBGRADE SHALL BE GRUBBED, COMPLETELY DEMUCKED AND COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-I80. OPEN TYPE EXPANSION JOINTS SHALL BE USED. SIDEWALK MUST BE SEPARATE FROM THE TRAVEL WAY AND CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC.

20.REAR YARD DRAIN PIPE MATERIALS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE AASHTO M294, TYPES S, N-12 PROFILE ULTRA OR APPROVED EQUAL.

21. REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR 18"X18"X6" MINIMUM.



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1. <u>VERTICAL CROSSINGS:</u>

2. HORIZONTAL SEPERATIONS:

SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

WHERE EVER EITHER ARE NOT PHYSICALLY POSSIBLE. THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPERATION DISTANCE POSSIBLE AND EITHER LAID:

2. <u>CONFLICTS:</u>

Engineer of Record: CARLOS J. BALLE

Registered Engineer Number:

State of Florida

SPECIFICATIONS FOR PVC SURFACE DRAINAGE PRODUCTS

PVC SURFACE DRAINAGE INLETS SHALL INCLUDE THE INLINE DRAINS, DRAIN BASINS, AND CATCH BASINS AS INDICATED ON THE CONTRACT DRAWINGS AND REFERENCED WITHIN THE CONTRACT SPECIFICATIONS. THE CAST IRON GRATES FOR EACH OF THESE FITTINGS IS TO BE CONSIDERED AND INTEGRAL PART OF THE SURFACE DRAINAGE INLET AND SHALL BE FURNISHED BY THE SAME MANUFACTURER. THE SURFACE DRAINAGE INLETS SHALL BE AS MANUFACTURED BY NYLOPLAST, USA, INC. OR PRIOR APPROVED EQUAL.

2. <u>MATERIALS:</u> THE INLINE DRAINS, DRAIN BASINS, AND CATCH BASINS REQUIRED FOR THIS CONTRACT SHALL BE MANUFACTURED FROM PVC PIPE STOCK, UTILIZING A THERMO-MOLDING PROCESS TO REFORM THE PIPE STOCK TO THE FURNISHED CONFIGURATION, THE DRAINAGE PIPE CONNECTION STUBS SHALL BE MANUFACTURED FROM PVC PIPE STOCK AND FORMED TO PROVIDE A WATERTIGHT CONNECTION WITH THE PIPING SYSTEM SPECIFIED. THIS JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212. THE PIPE CONNECTION STUBS SHALL BE JOINED TO THE MAIN BODY OF THE DRAIN BASIN OR CATCH BASIN UTILIZING A WATERTIGHT, GASKETED, SWEDGED - TYPE CONNECTION.

3. THE PIPE STOCK USED TO MANUFACTURE THE MAIN BODY AND PIPE STUBS OF THE SURFACE DRAINAGE INLETS SHALL MEET EITHER ASTM D3034 OR ASTM D679. THE SWEDGE GASKET MATERIAL AND THE GASKETS USED TO FORM THE CONNECTING JOINT WITH THE PIPE STUB SHALL MEET THE REQUIREMENTS OF ASTM F477. SURFACE DRAINAGE PRODUCTS SHALL MEET THE MECHANICAL PROPERTY REQUIREMENTS FOR FABRICATED FITTINGS AS DESCRIBED IN ASTM F794, F979, AND F1336.

4. THE GRATES FURNISHED FOR ALL SURFACE DRAINAGE INLETS SHALL BE CAST IRON AND SHALL BE MADE SPECIFICALLY FOR EACH FITTING. GRATES FOR 12" AND LARGER CATCH BASINS AND INLINE DRAINS SHALL BE CAPABLE OF SUPPORTING H-20 WHEEL LOADING. GRATES FOR CATCH BASINS AND INLINE DRAINS INLETS SMALLER THAN 12" SHALL BE CAPABLE OF SUPPORTING LIGHT WHEEL LOAD TRAFFIC. METAL USED IN THE MANUFACTURE OF THE CASTING SHALL CONFORM TO ASTM A-48-83 CLASS 30B FOR GRAY IRON. THE CASTING SHALL BE FURNISHED WITH A BLACK PAINT.

5. <u>INSTALLATION:</u> THE SPECIFIED PVC SURFACE DRAINAGE INLETS SHALL BE INSTALLED USING CONVENTIONAL FLEXIBLE PIPE BACKFILL MATERIALS AND PROCEDURES. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR 2 MATERIAL AS DEFINED IN ASTM D232I. THE SURFACE DRAINAGE INLETS SHALL BE BEDDED AND BACKFILLED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

BROWARD COUNTY D.P.E.P. NOTES ON WATER - SEWER SEPARATION

SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE NVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.

WHERE IT IS PHYSICALLY POSSIBLE:

A. IN A SEPERATE TRENCH.; B. ON AN UNDISTURBED EARTH SHELF;

WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1) AND 2). THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY TH DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

J. BALLBE	GENERAL NOTES AND SPECIFICATIONS	Project Number: 201620
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<u>41811</u>	CIVICA, LLC	C2

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Engineer of Record:	CARLOS	J. B	PALLBE
Registered Engineer Nu State of Florida	mber:	Date	<u>12/13</u> 41

Feet *|" = 20'*

<u>NOTES:</u> 1. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN

3E	DEMOLITION PLAN	Project Number: 201620
3/2016	HOLLYWOOD DOWNTOWN SYNAGOGUE	Sheet Number:
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40'	<i>,61</i>	
-	-	

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION





Engineer of Record: CAR	Engineer of Record: CARLOS J. BALLBE	PAVING AND DRAINAGE SYSTEM PLAN				
	Registered Engineer Number: Date: 12/13/2016 State of Florida 41811	HOLLYWOOD DOWNTOWN SYNAGOGUE CIVICA, LLC	Sheet Number: C4			

Feet /" = 20'

TYPE "C" INLET W/ USF 4155-6210 R.E. 10.50 I.E. 4.85 S (PRB).

TYPE "C" INLET <u>W/ USF 4155-6210</u> (2 **/** R.E. 10.50 I.E. 4.85 N (PRB), S (PRB).

 TYPE "C" DITCH BOTTOM INLET

 W/ USF 620 GRATE
R.E. 9.62 I.E. 4.85 N (PRB).

<u>NOTES:</u> 1. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN









PAVEMENT NOTES:

I. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE ROADWAYS, RIGHT-OF-WAYS AND UTILITY/DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL

2. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUBGRADE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE APPROXIMATELY ONE DENSITY FOR EVERY 7000 SQUARE FEET OF ROAD.

3. LIMEROCK BASE SHALL BE 8" PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATE (LBR) OF IOO, SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 60, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVED AREAS.

4. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION IN THE VICINITY HAS BEEN INSTALLED, TESTED AND ACCEPTED.

5. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARDS SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.

6. THE WEARING SURFACE SHALL BE 1.5 APPLIED IN TWO $\frac{3}{4}$ INCH LIFTS AND SHALL BE ASPHALT CONCRETE TYPE S-3 WITH TACK COAT USED BETWEEN PAVING COURSES AS PER F.D.O.T. MINIMUM STANDARDS.

7. THE FIRST LIFT OF ASPHALT SHALL BE INSTALLED 1/2 INCH BELOW THE LIP OF CURB. THE SECOND LIFT OF ASPHALT TO BE 1/4 INCH ABOVE THE LIP OF CURB. THE SECOND LIFT SHALL NOT BE APPLIED UNTIL A MINIMUM OF 80% OF THE HOUSES HAVE BEEN CONSTRUCTED OR AS DIRECTED BY THE

8. ALL GRADES SHOWN ARE FINISH ASPHALT PAVEMENT GRADES (2ND LIFT) UNLESS OTHERWISE NOTED.

9. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.

IO. ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.

II. LABORATORY PROCTOR COMPACTION TEST (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD.

BE	PAVING AND DRAINAGE SYSTEM SECTIONS	Project Number: 201620
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	STAND	ARD DIMEN	NSIONS	
	PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES
	10"	15"	16	15"
	15"	24"	16	21"
	18"	30"	16	27"
	24"	36"	16	33"
	30"	42"	14	39"
	36"	48"	14	45"
	42"	54"	14	51"
1				

NOTES:

1∕4"LIR

ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.

BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.

3. NEOPRENE GASKET (3/8"x 2") SHALL BE INSTALLED AT ALL BAFFLES.

DATE: 02/04/97	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL
DRAWN: RAQ/JCM APPROVED:	POLLUTION RETARDANT BAFFLE DETAIL





2737 Northeast 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 491-7811 Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBE

Registered Engineer Number: State of Florida

Date: 12/13/ ____4/8







1. CONCRETE SHALL BE 3000 PSI STRENGTH @ 28 DAYS.



Ξ	PAVING AND DRAINAGE SYSTEM DETAILS	Project Number: 201620
/2016	HOLLYWOOD DOWNTOWN SYNAGOGUE	Sheet Number:
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VOOD COMMENTS Checked b			REVISED PER CITY OF HOLLYWOOD COMMENTS	A.M.	5/27/2015	<u>/i.</u>
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Designed by: CJB Date: 2/2015 Drawn by: ADM Date: 2/2015	2737 Northeast 30th Place Fort Lauderdale, Florida 33306	Engineer of Record: CARLOS J. BALLBE		PERVIOUS AND IMPERVIOUS BREAKOUT	Project Number: 201620
Checked by: <u>CJB</u> Date: <u>2/2015</u> Checked by: <u>CJB</u> Date: <u>2/2015</u> Civil Engineering • Planning • Surveying	Phone: (954) 491-7811 Authorization No. EB-26343	Registered Engineer Number: State of Florida	Date: <u>/2//3/20/6</u> <u>4/8//</u>	HOLLYWOOD DOWNTOWN SYNAGOGUE CIVICA, LLC	Sheet Number: C7



						PR PR	REN ST VAY EASTBOUND) ROP. FENCE W/ SLIDING GATE (BY OTHERS) OP. ACCESSIBLE PARKING (REFER TO DETAIL)
						PR	OP. ACCESSIBLE PARKING IREFER TO DETAIL)
NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION











2737 Northeast 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 491-7811 Authorization No. EB-26343

Engineer of Record:	CARLOS	J.	BALLB
Registered Engineer Nu State of Florida	mber:	Da	ite: <u>12/9</u> , 4



4	EDGE LINE DETAILS	7 T	YF
	2"6" SOLID WHITE OR YELLOW		
	EDGE OF PAVEMENT		
5	CHEVRON DETAILS		
	DIRECTION OF TRAVEL		,
	COLORLESS/RED RPM's COLORLESS/RED RPM's 8" SOLID WHITE 18" SOLID WHITE 18" SOLID WHITE (SEE DOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)	0 0	_
		9 2	, -
6	STREET NAME BLADE DETAILS		
	D-3'8 SHALL HAVE 6" BLADES WITH A 3/8" WHITE BORDER AND 4" SERIES "C" HIGHWAY GOTHIC LETTERS EXCEPT ON COLLECTOR/LOCAL STREETS WHERE COLLECTOR IS 40 MPH AND GREATER, BLADE SHALL BE 9" WITH A 1/2" WHITE BORDER FOR THE LOCAL ROAD AND 6" SERIES "C" HIGHWAY GOTHIC LETTERS.		



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION



Engineer of Record: CARLOS J. BALLBE	WATER AND SEWER PLAN	Project Number: 201620
Registered Engineer Number: Date: 12/13/2016 State of Florida 4/8//	HOLLYWOOD DOWNTOWN SYNAGOGUE CIVICA, LLC	Sheet Number: CIO

Feet /" = 20'

<u>NOTES:</u> 1. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN



at the LYNOOD ST.	ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/201
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THE REAL PROPERTY OF	APPROVED): XXX	THROST BLOCK DESIGN	G-10

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Date: 5/20/3 Designed by: AH Date: 5/20/3 AM Checked by: <u>AH</u> Date: <u>5/20/3</u>



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Engineer of Record: CARLOS J. BALLBÉ

Registered Engineer Number: State of Florida

WATER AND SEWER SYSTEM Project Number: 201620 DETAILS Date: 5/07/2015 HOLLYWOOD DOWNTOWN SYNAGOGUE Sheet Number: 41811 CII CIVICA, LLC

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	DRAWING NO.
DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014



PLANT SCHEDULE

TREES	<u>CODE</u>	<u>aty</u>	BOTANICAL NAME	COMMON NAME	SIZE
	CG	I	Caesalpinia granadillo	Bridal Veil Tree	12' min., 2" cal,
	CE	٦	Conocarpus erectus Sericeus	Silver Buttonwood	12' oah, min.
	EF	6	Eugenia foetida	Spanish Stopper	12' oah
	LT	2	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	12' oah, min.
	LL	6	Lysiloma latisiliqua	Wild Tamarind	12' high, 5' spr
Θ	QV	2	Quercus virginiana	Live Oak	2.5" cal., 5' spr. min.
PALM TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE
	BN	2	Bismarckia nobilis 'Sil∨er'	Silver Bismarck Palm	12' oah
S.S.	PE	12	Ptychosperma elegans	Alexander Palm	16' \$ 18' oah
SHRUBS	<u>CODE</u>	<u>aty</u>	BOTANICAL NAME	COMMON NAME	SPACING
Land and a second	АСН	13	Acalypha hispida	Chenille Plant	As Shown
	BOU	I	Bougainvillea hybrid	Purple Bougainvillea	4' oah, staked
یں ۲۰ ۲۰	СНА	٦	Chamaedorea cataractarum	Cat Palm	7 gal
\odot	CR2	44	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3 gal
	DOM	2	Dombeya x seminole	Pink Dombeya	15 gal
\odot	FUR	6	Furcraea foetida	Giant False Agave	7 gal
	GAR	I	Gardenia jasminoides 'Miami Supreme'	Gardenia	15 gal
MUNICIPALITY OF THE OWNER	RHE	з	Rhapis excelsa	Lady Palm	As Shown
ર્સ્ડ	ST2	24	Strelitzia reginae	Orange Bird of Paradise	7 gal, 3' - 4' oah
SHRUB AREAS	<u>CODE</u>	<u>aty</u>	BOTANICAL NAME	COMMON NAME	SPACING
	FIM	119	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal
	HAP	57	Hamelia patens 'Compacta'	Dwarf Fire Bush	7 gal
	LOR	186	Loropetalum chinese rubrum Razzleberri	Razzleberri	3 gal
	SAG	52	Schefflera arboricola	Dwarf Green Arboricola	3 gal
	SPB	265	Spartina bakeri	Sand Cord Grass	gal
	THE	62	Thunbergia erecta	King's Mantle	3 gal

SOD TO BE ST. AUGUSTINE 'FLORTAM' UNLESS NOTED OTHERWISE

COMMENTS	NATIVE
Full symmetrical heads	Moderate Water Needs
Multi-trunk	Native & Drought Tolerant
2" standard	Native & Drought Tolerant
Multi-trunk, full	Drought Tolerant
3" caliper	Native & Drought Tolerant
14' - 16' oah	Native & Drought Tolerant
COMMENTS	NATIVE
Straight trunk, intact branches	Drought Tolerant
Place on angle away from bldg	Drought Tolerant
<u>COMMENTS</u>	NATIVE
7 gal, 36" full	Drought Tolerant
w/trellis, train up wall/fence	Drought Tolerant
4' × 4' Full	Drought Tolerant
24" ht.x 20" spr.,2' oc.	
4' × 4' Full	Moderate Water neds
As shown	Drought Tolerant
Grafted, Full	Moderate Water Needs
4' <i>oa</i> h	Drought Tolerant
6 stem minimum	Native & Drought Tolerant
COMMENTS	FIELD3
10" X 10" staggered 24" oc	Drought Tolerant
42" X 30", 3' oc staggered	Native & Depression Areas
10" X 10" Stag. 20" oc	Drought Tolerant
20" x 20" staggered 2' oc	Drought Tolerant
9" X 9" stag 18" oc	Native & Depression Areas
20" x 20" staggered 2' oc	Moderate Water Needs



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GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards" for Nursery Plants" of the state of Florida, Department of Agriculture. 2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.

3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.

4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.

5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions. 7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.

8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas. 9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details. 10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict.

All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

II. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

12. Contractor shall be responsible for providing final grading of all associated planting areas.

13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8). 15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.

16. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal 4 disposal of staking after establishment period.

17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.

18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.



ARCHITECTURE & URBAN DESIGN 8323 NW 12th Street

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PROJECT:

HOLLYWOOD DOWNTOWN SYNAGOGUE

2726 VAN BUREN ST. HOLLYWOOD, FL 33020

APPLICANT: Hollywood Downtown Synagogue

1041 N.E. 176th Terrace North Miami Beach, FL 33162

ISSUED FOR:

CITY of HOLLYWOOD ZONING DEPT

CIVICA PROJECT No: 150108

No.	DATE	REVISION	BY
1	12.14.16	PER CITY	JBC
DRAW	'N BY	APPROVE	D BY

DATE 2016

SCALE: AS SHOWN

blanning & design

planning & design planning, landscape architecture & sustainable design 1312 Majesty Terrace 🛛 Weston, Florida 33327 (954) 802-6292 🗆 www.jbcplanning.com

SEAL/SIGNATURE



12.14.16

Name: JILL COHEN FL RLA - # 0001600

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SHEET TITLE

SHEET NUMBER

LP-2

LANDSCAPE NOTES AND DETAILS



20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.

21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted. 22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise

damaged. 23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

24. Root-prune all trees a minimum of (8) weeks prior to planting.

25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.

26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.

feet of a light pole. 28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.

29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk

31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant. 32. Sod to be installed in solid pieces, laid on min. 2" finely graded amended soil mix with staggered tight .

27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6

joints.