PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 7/2/2018

Location Address: 7 SEACREST PARKWAY
Lot(s): 13 & 14 Block(s): — Subdivision: —
Folio Number(s): 514226100100 & 514226100110
Zoning Classification: RM-25 Land Use Classification: MHRES
Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: —
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): N/A

☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: DESIGN AND VARIANCE APPROVAL FOR A NEW (4) FOUR STORY PLACE OF WORSHIP BLDG IN EXIST. RM-25. ZONING.

Number of units/rooms: N/A Sq Ft: N/A
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: CHABAD OCEAN SYNAGOGUE, INC
Address of Property Owner: 7 SEACREST PKWY, HOLLYWOOD, FL
Telephone: _____ Fax: — Email Address: leibel@chabadoceandrive.co
Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER + ASSOCIATES P.
Address: 2417 HOLLYWOOD BLVD. Telephone: 954-9205746
Fax: 954-9262841 Email Address: joseph@kallerarchitects.com
Date of Purchase: — Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: KEITH M. POLIAKOFF
Address: 200 E. LAS OLAS BLVD. SUITE 1000. FT. LAUDERDALE, FL Email Address: keith.poliakoff@saul.com

PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 6/29/18

PRINT NAME: Menashe Kudan Date: 6/29/18

Signature of Consultant/Representative: Joseph B Kaller Date: 6/29/18

PRINT NAME: JOSEPH B. KALLER Date: 6/29/18

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 Preliminary Technical Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Preliminary TAC (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 29th day of June 2018.

Laurie Yoder
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # FF 992194
My Comm. Expires May 12, 2020

_____
Signature of Current Owner

Menashe Kudan
Print Name

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

Kaller
JOSEPH B. KALLER
+ ASSOCIATES PA
AA# 26001212

architecture - interiors - planning

July 2nd, 2018
City of Hollywood
Planning and Zoning Division
2600 Hollywood Blvd. Room 315
Hollywood, Fl 33022

Reference:	Project Name:	Chabad Ocean Jewish Center
	Project Address:	7 Seacrest Pkwy Hollywood, FL 33019
	Architect's Project #:	18067

JUSTIFICATION STATEMENT

To Whom It May Concern:

The above referenced project is for a proposed new 18,591 square feet (4) four story building to serve as a community Place of Worship and social gathering for the Jewish faith. The property is composed of (2) two lots within the RM-25 zoning district.

The project is set to have (11) eleven on-site parking spaces underneath a (3) three stories raised structure that would be host a community synagogue with direct access from Seacrest Pkwy.
The ground floor of the building is comprised of a main atrium, a lobby and a Mikvah, a wet room essential to the Jewish faith for certain rituals.
The second floor is comprised of the main sanctuary, administrative offices, library, classrooms along with restrooms and other accessory use spaces.
The third floor is comprised of a social area, kitchen, auxiliary space and classroom. The kitchen will be an important support of the described social room.
The fourth floor is comprised of two open terraces and an enclosed multipurpose room aimed to improving the community relationship through education & outreach, as well as gathering to celebrate special events.

The building has been designed with a contemporary style influenced by several concepts and traditions of the Jewish faith. The facades would be treated with Jerusalem stone and Hardie Plank lap siding accents over textured stucco to add contrast and visual interest. These proposed earthly colored finishes provide a warmth and a spirituality to the architecture. The easy accessibility to the Synagogue in conjunction with the new proposed landscape provides and promotes a pedestrian friendly environment.

2417 Hollywood Blvd.
Hollywood, Florida 33020-6605 (954) 920-5746 phone (954) 926-2841 fax
joseph@kallerarchitects.com
www.kallerarchitects.com

We are aware that the proposed building encroaches the required setbacks, therefore we are kindly requesting approval of the following special exemption and variances for the zoning regulations that do not comply with the City of Hollywood's Land Development Code.

Use: The project is located within the RM-25 residential district and we would like to request a special exemption to allow a Place of Worship.
Parking: Based on the use and property size, we are unable to meet this requirement, yet the synagogue has been able to reach an agreement with (2) two local adjacent buildings to use their parking lots on a valet type setup when needed. Please see attached supporting letters from the Hallmark of Hollywood Condominium Association and the Crowne Plaza Hollywood Beach hotel agreeing to such parking accommodation. Please note that the orthodox Judaic sect does not allow the use of vehicles on the sabbath, therefore all of the congregants would be required to walk to the synagogue. Considering that this is a community synagogue serving the immediate surrounding community, it is expected that the vehicular use would be minimum and mostly restricted to special events.
Setbacks: Based on the existing buildings along the corner of A1A and Seacrest Pkwy which are set on zero setback from property line and the more conservative building setback on the residential area on which our project is located, we would like to propose a smooth transition by setting back our building in between these two settings creating a staggered effect while providing generous landscaping promoting pedestrian circulation greatly enhancing the atmosphere of this community.

We appreciate your cooperation and assistance to bring this community project to reality.

Sincerely,

_____
Joseph B. Kaller AIA, LEED AP BD+C
Joseph B. Kaller + Associates, P.A.
President

JBK/jp

2417 Hollywood Blvd
Hollywood, FL 33020-6605
Ph: (954) 920-5746
Fax: (954) 926-2841
joseph@kallerarchitects.com
www.kallerarchitects.com

Detail by Entity Name

Florida Not For Profit Corporation
CHABAD OCEAN SYNAGOGUE, INC.

Filing Information

Document Number	N94000005298
FEI/EIN Number	65-0805511
Date Filed	10/26/1994
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/23/1998

Principal Address

7 SEACREST PARKWAY
HOLLYWOOD, FL 33019

Changed: 04/29/2011

Mailing Address

7 SEACREST PARKWAY
HOLLYWOOD, FL 33019

Changed: 04/30/2013

Registered Agent Name & Address

HODKIN, PETER M
2101 WEST COMMERCIAL BLVD
SUITE 4100
FORT LAUDERDALE, FL 33309

Address Changed: 04/23/1998

Officer/Director Detail

Name & Address

Title DP

KUDAN, DAVID
5 SEACREST PARKWAY
HOLLYWOOD, FL 33019

Title DVT

KUDAN, MENASHE L
7 SEACREST PARKWAY
HOLLYWOOD, FL 33019

Title S

LOKEINSKY, SHULAMIS
7 SEACREST PARKWAY
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2016	02/07/2016
2017	03/16/2017
2018	04/24/2018

Document Images

04/24/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
02/07/2016 -- ANNUAL REPORT	View image in PDF format
03/11/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
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06/29/2007 -- ANNUAL REPORT	View image in PDF format
08/15/2006 -- ANNUAL REPORT	View image in PDF format
03/24/2005 -- ANNUAL REPORT	View image in PDF format
05/05/2004 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
07/08/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
01/19/2001 -- ANNUAL REPORT	View image in PDF format
05/04/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
04/23/1998 -- REINSTATEMENT	View image in PDF format
08/09/1996 -- ANNUAL REPORT	View image in PDF format
05/16/1995 -- ANNUAL REPORT	View image in PDF format

CROWNE PLAZA®
HOLLYWOOD BEACH

4000 S. Ocean Drive
Hollywood, FL 33019
Tel: 954.454.4334
Fax: 954.454.0880
www.cphollywoodbeach.com

May 5, 2017

Sent via Hand Delivery

Ms. Leslie Del Monte
Planning Manager
City of Hollywood
Department of Planning & Development
2600 Hollywood Blvd., Suite 315
Hollywood, FL 33022-9045

Re: Parking Arrangements
Chabad Ocean Synagogue
5 & 7 Seacrest Parkway
Hollywood, Florida

Dear Ms. Del Monte:

I am the Manager of MHI Hospitality, LP, which is the owner of 4000 South Ocean Drive. We are pleased to have learned of Chabad Ocean Synagogue's ("Chabad Ocean") expansion plans. Chabad Ocean is located at adjacent property and a significant number of their members stay within our establishment during the holidays and throughout the year.

We understand that Chabad Ocean's site has some unique conditions, and their site configuration precludes construction of their own parking structure.

Therefore, we agree to allow congregants of Chabad Ocean Drive Synagogue (5-7 Seacrest Parkway, Hollywood) to make use of our Valet Parking services and to enter into a license agreement, if needed, in a form and format approved by the City, to provide Chabad Ocean with these parking arrangements.

Very Truly Yours,

Joseph A. Ruiz, CHA
Managing Director

MHI Hospitality, LP

THE HALLMARK

May 8, 2017

Leslie Del Monte
Planning Manager
City of Hollywood
Department of Planning & Development
2600 Hollywood Blvd., Suite 315
Hollywood, FL 33022

Re: **Chabad Ocean Synagogue 5&7 Seacrest Parkway**

Dear Ms. Del Monte:

I am President of The Hallmark of Hollywood Condominium Association, Inc. located at 3800 South Ocean Drive. The Chabad Ocean Synogogue, located at 5-7 Seacrest Parkway, is our esteemed neighbor.

I want to express to you my delight with Rabbi Leibel Kudan's plans to build a Chabad. I know that many Hallmark residents share my sentiments that we shall all benefit from this new development.

I am informed that Chabad Ocean's site has some unique conditions and limitations, one being that the parcel is too narrow to enable structured parking. Therefore, I have agreed that, should the City approve Chabad Ocean's plan, The Hallmark stands ready to permit a limited number of people visiting and attending the Chabad to make use of The Hallmark's extra available parking spaces, by patronizing our valet service. As the Rabbi and I discussed, the Chabad shall notify us in-advance of, and make suitable arrangements to hire an additional valet for, any occasion when arrival of more than twenty (20) guest vehicles is anticipated. I have also offered the Rabbi the opportunity to purchase Hallmark valet validations in-bulk, in advance, and at a discounted price, to furnish to their visitors. If you have any questions or concerns please contact The Hallmark's Property Manager, Sel Dibowitz, at 954-454-3176.

Thank you very much for your consideration of this matter.

Sincerely,

W. Armour

William T. Armour, Jr., President

The Hallmark of Hollywood Condominium
3800 South Ocean Drive, Hollywood, Florida 33019 • Broward (954) 457-8311 • Fax (954) 454-3176

PRELIMINARY TAC REVIEW (7.16.18) FOR:

CHABAD OCEAN JEWISH CENTER

7 SEACREST PKWY
HOLLYWOOD, FL 33019

PROJECT DATA

LEGAL DESCRIPTION:
LOT 13 AND 14, OF SEACREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (REFER TO SURVEY FOR FULL DESCRIPTION)

ADDRESS:
7 SEACREST PKWY
HOLLYWOOD, FL 33019

FOLIO NUMBER:
514226100100 - 514226100110

PROPERTY OWNER:
CHABAD OCEAN DRIVE SYNAGOGUE, INC,

JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

OWNER

CONTACT: CHABAD OCEAN SYNAGOGUE, INC.
ADDRESS: 5-7 SEACREST PKWY
HOLLYWOOD, FL 33019

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR. JOSEPH B. KALLER
PROJ. MANAGER: JOSEPH PAIPILLA
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: joseph@kallerarchitects.com

SURVEYOR

JOHN IBARRA & ASSOCIATES, INC.
CONTACT: JOHN IBARRA
ADDRESS: 771 NW 72ND AVE.
MIAMI, FL 33126
PHONE: (305) 262-0400
FAX: (305) 262-0401
EMAIL: jibarra@ibarralandsurveyors.com

DRAWING INDEX

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SU-1 BOUNDARY SURVEY
SP-1 NEW SITE PLAN
SL-1 SITE PHOTOMETRICS PLAN
SL-2 SITE PHOTOMETRICS SPECIFICATIONS
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A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 FOURTH FLOOR PLAN
A-5 ROOF PLAN
A-6 FRONT ELEVATION (NORTH)
A-7 REAR ELEVATION (SOUTH)
A-8 SIDE ELEVATION (EAST)
A-9 SIDE ELEVATION (WEST)
A-10 RENDERINGS

SITE DATA

1. ZONING: RM-25
2. EXISTING LAND USE: MHRES - MEDIUM HIGH RESIDENTIAL
3. PROPOSED USE: * PLACE OF WORSHIP
4. FLOOD ZONE: AE
5. BASE FLOOD LEVEL 7.0' NAVD
6. GROSS LOT AREA 11,934 S.F. (0.27 ACRES)
7. NET LOT AREA: 9,534 S.F. (0.22 ACRES)
8. SETBACKS

	REQUIRED	PROVIDED
FRONT	25'-0"	* 8'-5"
REAR	20'-0"	* 10'-0"
SIDE	15'-0"	* 10'-0"
SIDE	15'-0"	* 10'-0"

9. HEIGHT (STRUCTURE)

ALLOWED	PROVIDED
65'-0"	62'-0"

10. PARKING

	REQUIRED	PROVIDED
PLACE OF WORSHIP - 1/60 S.F.	1,380 S.F. / 60= 23 SPACES	* 11 SPACES (INCL. 1 ADA)
OFFICE - 1/250 S.F.	401 S.F. / 250= 1.6 SPACES	
TOTAL	25 SPACES	* 11 SPACES

11. LANDSCAPE

ALLOWED	PROVIDED
40% (3,814 S.F.)	* 38% (3,585 S.F.)

12. PERVIOUS AREAS ---------- 3,585 S.F. (38%)
13. IMPERVIOUS AREAS
    - CONC. SIDEWALKS + CURBING ---------- 797 S.F.
    - CONC. PAVEMENT ---------- 3,473 S.F.
    - WATER FOUNTAIN ---------- 171 S.F.
    - TOTAL ---------- 4,441 S.F. (46%)
14. F.A.R. ---------- 1,520 S.F. (16%)
15. SIGNAGE *
    - SIGN #1 ---------- 10 S.F.
    - SIGN #2 ---------- 10 S.F.

* SPECIAL EXCEPTIONS REQUESTED:
LAND USE, PROPERTY SETBACKS, LANDSCAPE, PARKING AND SIGNAGE REQUIREMENTS.

BUILDING DATA

GROSS AREAS:

NOTE: BUILDING AREAS PROVIDED AS GROSS (G.S.F.) MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS OR NET (N.S.F.) MEASURED TO THE INSIDE FACE OF INTERIOR WALLS (A/C AREAS).

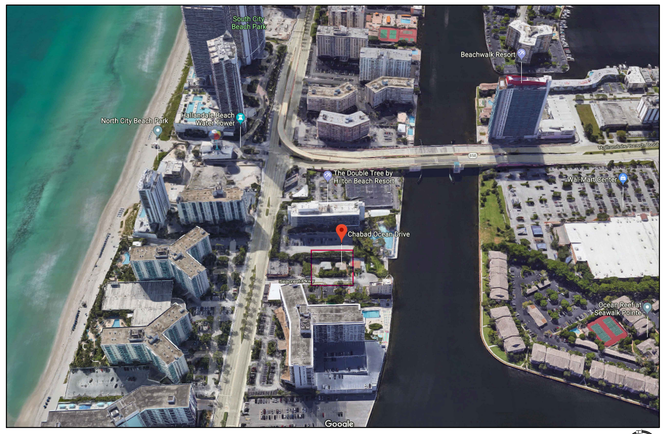
1. BUILDING AREA (GROSS)
    - GROUND ---------- 1,520 G.S.F.
    - SECOND ---------- 5,608 G.S.F.
    - THIRD ---------- 5,618 G.S.F.
    - FOURTH ---------- 5,845 G.S.F.
    - TOTAL ---------- 18,591 G.S.F.
2. BUILDING HEIGHT (STRUCTURE) ---------- 62'-0"

NET AREAS:

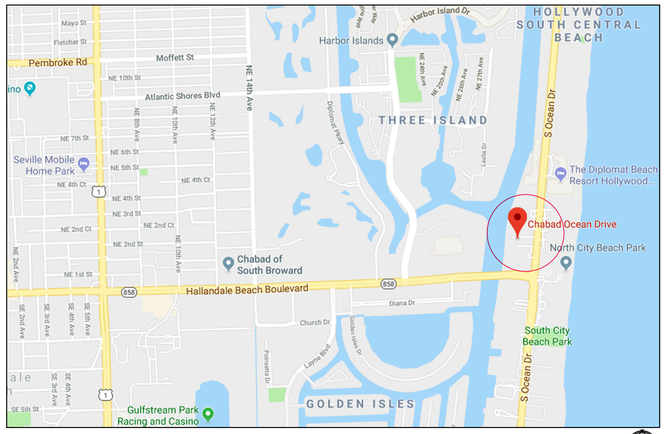
LOCATION	SPACE	AREA AC	AREA NON AC	TOTAL AREA AC	TOTAL AREA NON AC
1ST FLOOR	ATRIUM	406		977	309
	MIKVAH LOUNGE	82			
	MIKVAH	116			
	LAUNDRY ROOM	90			
	PREP ROOM	93			
	ELECTRICAL ROOM		39		
	ELEVATOR		89		
	STAIRWELLS	106	181		
	CORRIDORS	84			
2ND FLOOR	SANCTUARY	1,380		4,851	270
	CLASSROOMS/LIBRARY	1,354			
	OFFICES	509			
	STORAGE/ CLOSETS	148			
	RESTROOMS	360			
	ELEVATOR		89		
	STAIRWELLS	142	181		
	CORRIDORS	958			
3RD FLOOR	BALCONY	483		4,088	270
	OPEN ATRIUM	828			
	KIDDUSH ROOM	1,289			
	STORAGE/ CLOSETS	158			
	RESTROOMS	360			
	ELEVATOR		89		
	STAIRWELLS	133	181		
	CORRIDORS	837			
4TH FLOOR	MULTI-PURPOSE ROOM	1,949		2,239	3,461
	TERRACES		3,191		
	STORAGE/ CLOSETS	70			
	RESTROOMS	77			
	ELEVATOR		89		
	STAIRWELLS	143	181		
TOTAL NET AREAS				12,155	4,310

LOCATION MAP AND AERIAL VIEW

SCALE: NTS



AERIAL VIEW



LOCATION MAP

CONCEPTUAL RENDERING

Kaller

JOSEPH B. KALLER + ASSOCIATES
AA# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

COVER SHEET
PROJECT LOCATION
INDEX

REVISIONS

No.	DATE	DESCRIPTION

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

PROJECT No.:	18067
DATE:	07.02.2018
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET

T-1

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes no responsibility for errors of incomplete or preliminary sets of Bidding Documents. In the event of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

JOSEPH B. KALLER & ASSOCIATES, P.A. ALL RIGHTS RESERVED © 2018

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

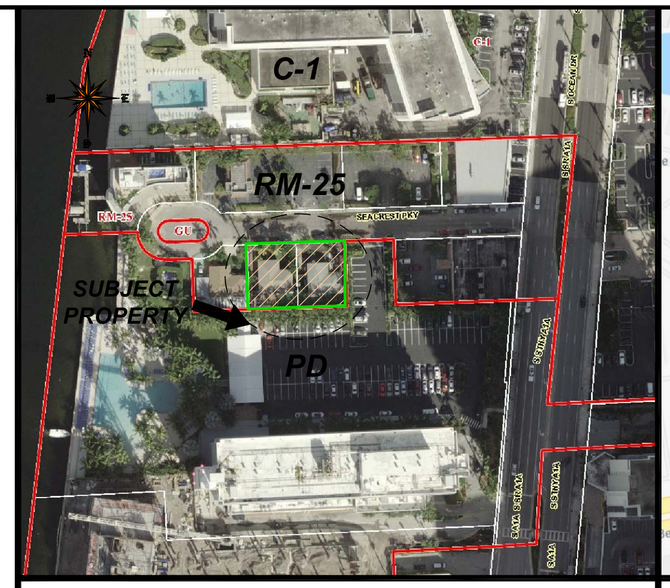
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

4851 TAMIAMI TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664

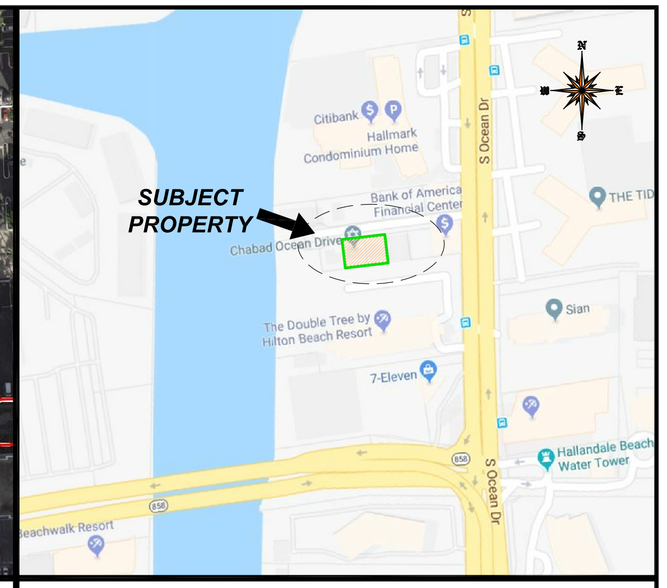
ALTA/NSPS Land Title Survey

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

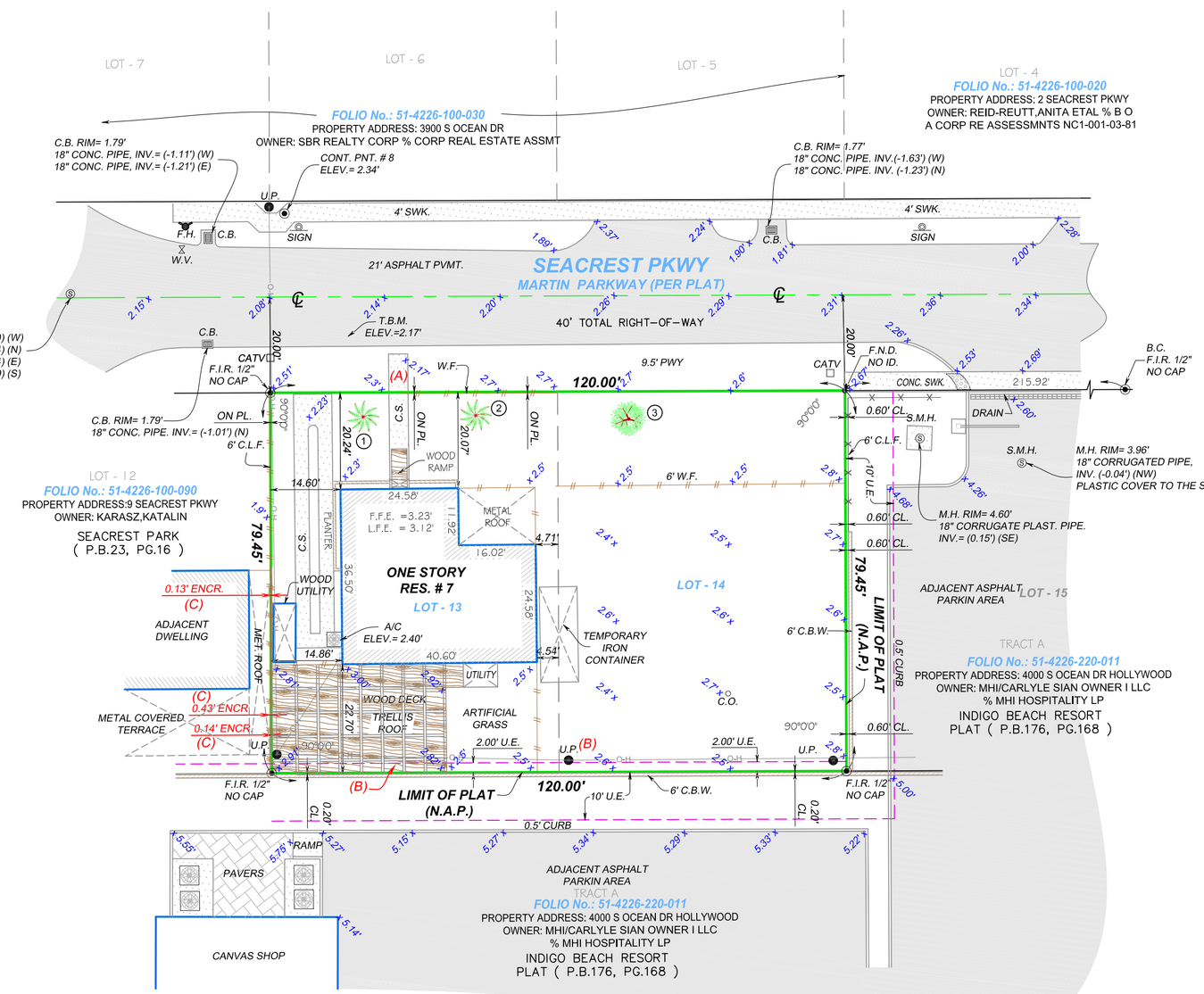
PRELIMINARY



ZONING SKETCH
SCALE = N.T.S.



LOCATION SKETCH
SCALE = 1" - 300'



ABBREVIATIONS

A	= ARC
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
IN.&EG.	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
'	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
U/TL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

SURVEYOR'S CERTIFICATE:

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 MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE 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/NSPS LAND TITLE SURVEYS."

2. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-25, BEACH RESORT. SETBACKS ARE AS PER CITY OF HOLLYWOOD:

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

	Front	Side/Interior	Side/Street	Rear
(1) Pedestal	25 ft.; except Retail uses shall provide 0 ft. setback.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with ,00 side yard less than 10 ft., whichever is greater. Retail uses shall provide 0 ft. setback.	15 ft. minimum; except retail uses shall provide 0 ft. setback.	1 story bldg.- 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min. 50 ft. maximum.
(2) Tower	25 ft. + 1 ft. increase for each ft. of height above 50 ft. Setback not to exceed 50 ft.	The required pedestal setback plus 15% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	The required pedestal setback plus 15% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	Oceanfront lots;* - 25% of lot depth. Non-oceanfront lots - 15% of lot depth. No setback less than pedestal setback.
(3) Setbacks are measured from the base building line pursuant to Article 3.				
(4) See § 4.3 for RM-WET Multiple Family Wetlands District Regulations.				
(5) See § 4.3 for NBDO North Beach Development District Regulations.				

* Oceanfront Lots are properties that have the erosion control line as a property line.

3. THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS SEACREST PKWY.

4. 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.

5. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

6. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO. 0751, SUFFIX "H", AND HAVING A BASE FLOOD OF 7 FEET, BEARING AN EFFECTIVE DATE OF 08/18/2014.

7. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±9,534 SQUARE FEET OR ±0.218 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

8. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 1,291 SQUARE FEET.

9. THERE ARE NO REGULAR PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988: BROWARD BENCH MARK #: A1A81; ELEVATION IS 4.22 FEET OF N.G.V.D. OF 1929; CONVERTED TO NAVD (88) BY USING CORPSCON.

11. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

12. FLOOR ELEVATION OF EXISTING BUILDING IS 3.23 FEET.

13. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 14, SEACREST PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.*
- *THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- *BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*

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 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT POLICY NUMBER OF6-4003672, AGENT'S FILE REFERENCE: 14-0279, DATED JANUARY 15, 2015, AT 2:24 P.M.;

ITEM NO. 3 ALL MANORS CONTAINED ON THE PLAT OF SEACREST PARK, AS RECORDED IN PLAT BOOK 23, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT THE PROPERTY. LOT LINES, EASEMENTS, ROAD LINES AS SHOWN ON PLAT.

ITEM NO. 4 CITY OF HOLLYWOOD ORDINANCE 0-72-39 RECORDED IN O.R. BOOK 7489, PAGE 390, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND IS NOT PLOTTABLE.

LEGEND

- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- 0.00 = EXISTING ELEVATIONS

ENCROACHMENT NOTES:

A. NORTH SIDE OF THE SUBJECT PROPERTY. CONCRETE WALK IS ENCROACHING INTO THE RIGHT OF WAY OF MARTIN PARKWAY.
B. SOUTH SIDE OF THE SUBJECT PROPERTY: TRELLIS AND WOOD DECK ARE ENCROACHING INTO THE 2 FOOT UTILITY EASEMENT AND UTILITY POLE LIES INTO THE SUBJECT PROPERTY.
C. WEST SIDE OF THE SUBJECT PROPERTY. ROOF METAL IS ENCROACHING INTO THE SUBJECT PROPERTY AND WOOD FENCE IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY.

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	COCONUT	0.90	30	15
2	COCONUT	1.00	30	12
3	GUMBOLIMBO	2.00	20	20

Project Address:
7- 5 SEACREST PARKWAY., HOLLYWOOD FL, 33019

Project Location: BROWARD COUNTY

SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 51-4226-100-100, 51-4226-100-110

DRAWN BY: TB/KEVIN

Job Number: 16-002121-2

CHABAD OCEAN SYNAGOGUE, INC.,
A FLORIDA NON-PROFIT CORPORATION
5-7 SEACREST PKWY., HOLLYWOOD, FL 33019

BASED UPON TITLE COMMITMENT FILE NUMBER OF6-4003672
AGENT'S FILE REFERENCE: 14-0279,
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JANUARY 15, 2015 AT 2:24 PM

SURVEYOR'S CERTIFICATION

TO: CHABAD OCEAN SYNAGOGUE, INC., A FLORIDA NON-PROFIT CORPORATION, GUARANTEED FLORIDA TITLE, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),7(B-1),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS CONPLETED ON JUNE 29, 2018:

06/29/2018
(DATE OF SURVEY)

CARLOS IBARRA
PROFESSIONAL LAND SURVEYOR NO.: 6770 ***STATE OF FLORIDA*** *(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).*
REVISED SURVEY:

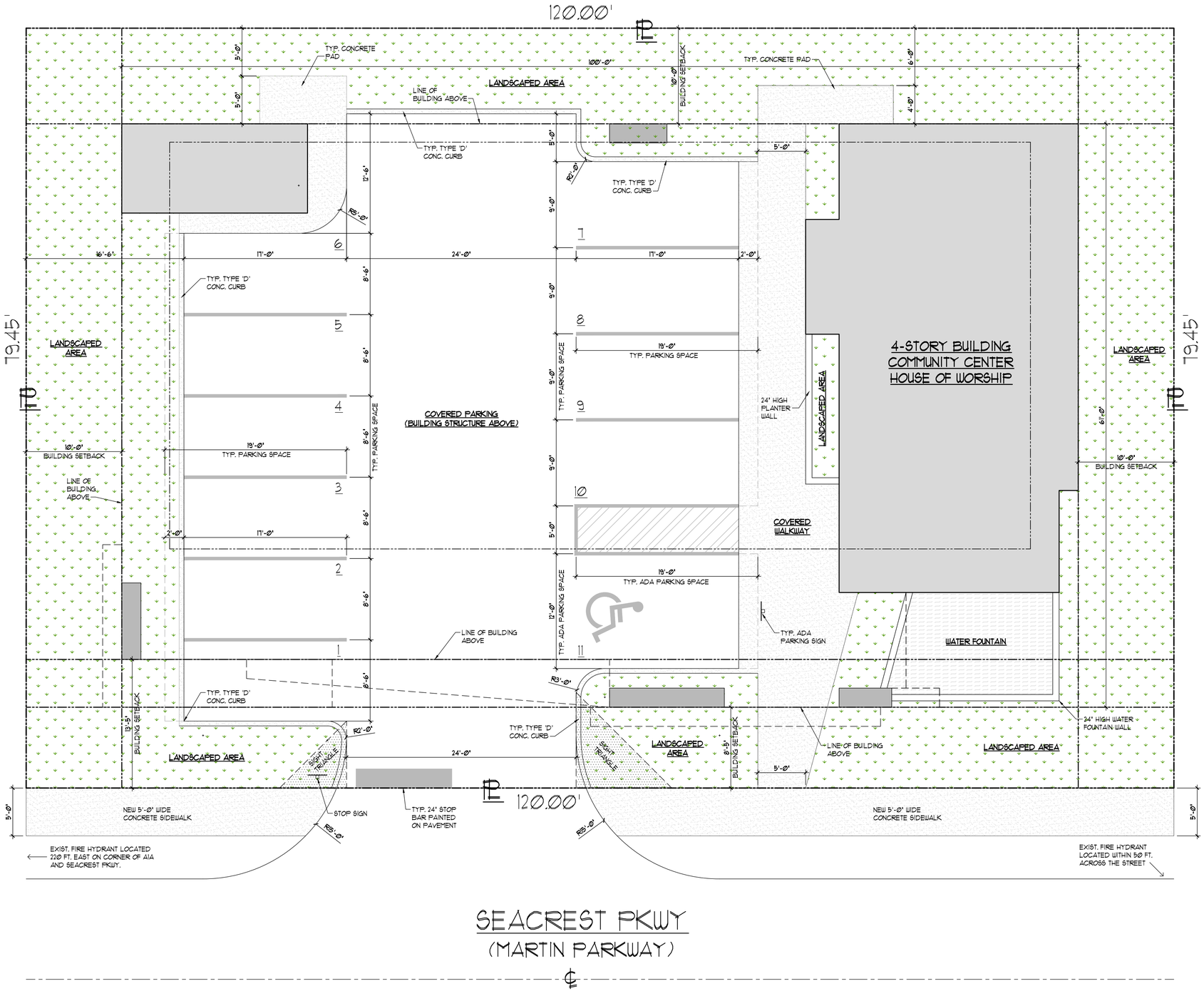
I HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

777 N.W. 72nd AVENUE SUITE3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assor.,Inc.
LAND SURVEYORS
L.B.# 7806

CARLOS IBARRA CERTIFICATE NO. 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
SEAL



1 NEW SITE PLAN
3/16" = 1'-0"

Kaller

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joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

PROPOSED SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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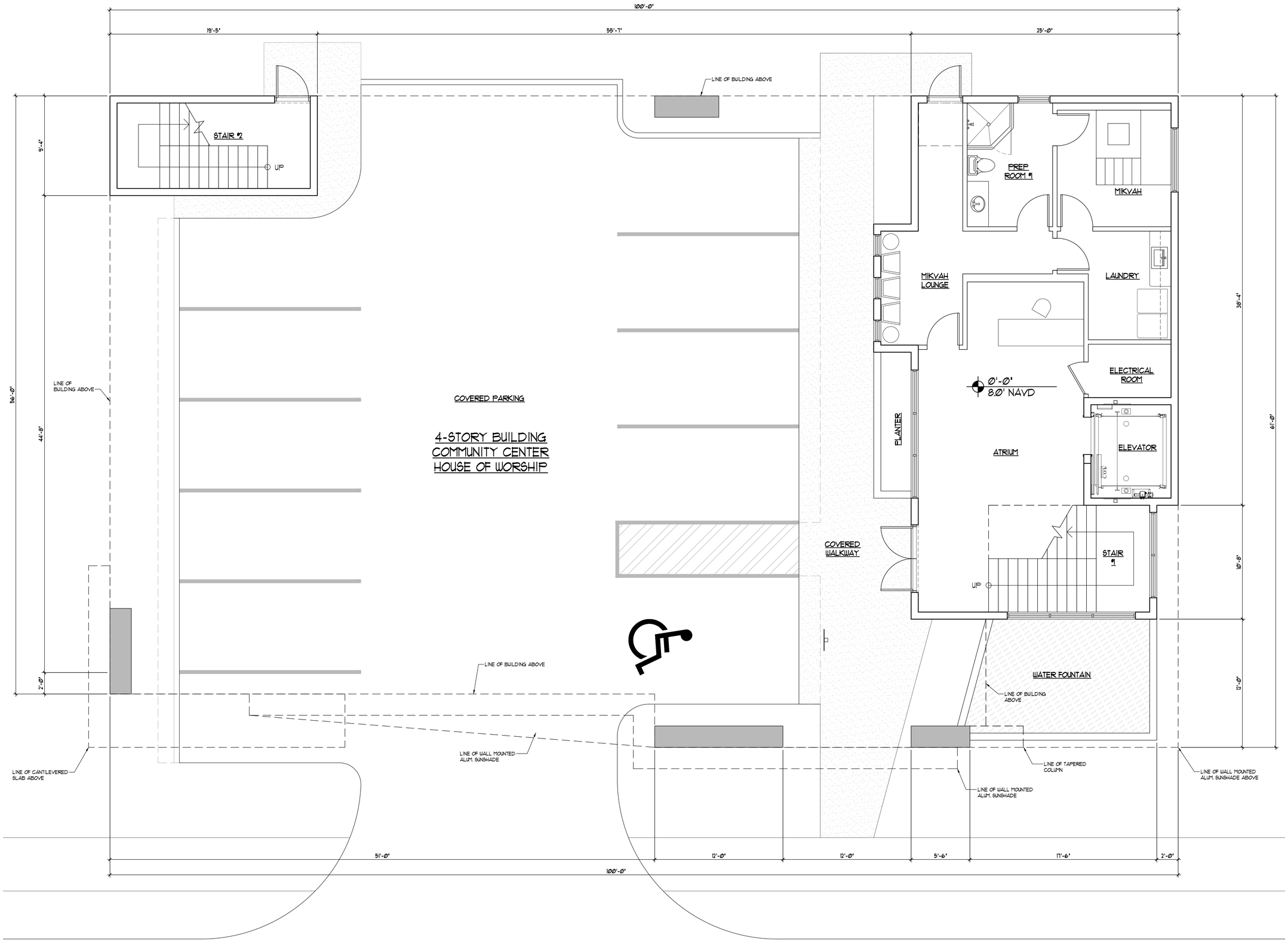
PROJECT No.:	18067
DATE:	07.02.2018
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET

SP-1

Bidders must use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or piecemeal sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to satisfy the entire intent of the Contract Documents and reasonably inferable items from them as being necessary to produce the intended results.



1 GROUND FLOOR PLAN
1/4" = 1'-0"

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE
GROUND FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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PROJECT No.: 18067
DATE: 07.02.2018
DRAWN BY: JP
DESIGNED BY: JP
CHECKED BY: JBK

SHEET
A-1

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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SEAL

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PROJECT TITLE

CHABAD OCEAN
JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

SECOND FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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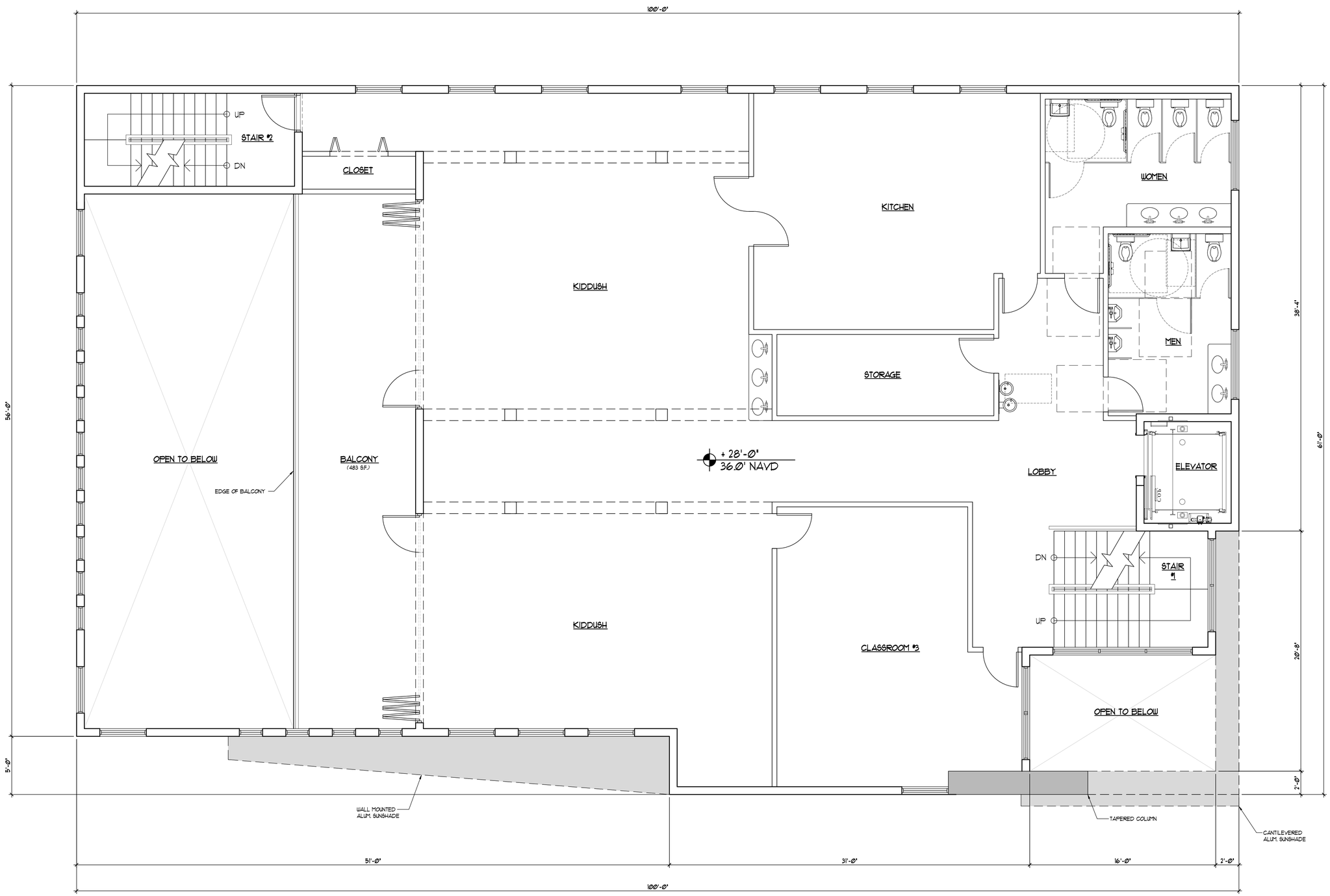
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET

A-2

Before start of work, contractor shall verify all dimensions and conditions. The work by the Contractor, The Contract Documents are complimentary, and what is required by one shall be as binding as if required by all. Contractor shall be responsible for the proper execution and coordination of the entire work. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the intended results.

Bidders must use complete sets of Bidding Documents in preparing bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The Contractor shall be responsible for any and all errors relating to the preparation of working drawings and specifications by the Contractor or his agents and employees, subcontractors and suppliers, and of any other persons performing any of the work or furnishing any of the materials or supplies for the construction of the work.



1 THIRD FLOOR PLAN
1/4" = 1'-0"

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PROJECT TITLE
CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE
THIRD FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION

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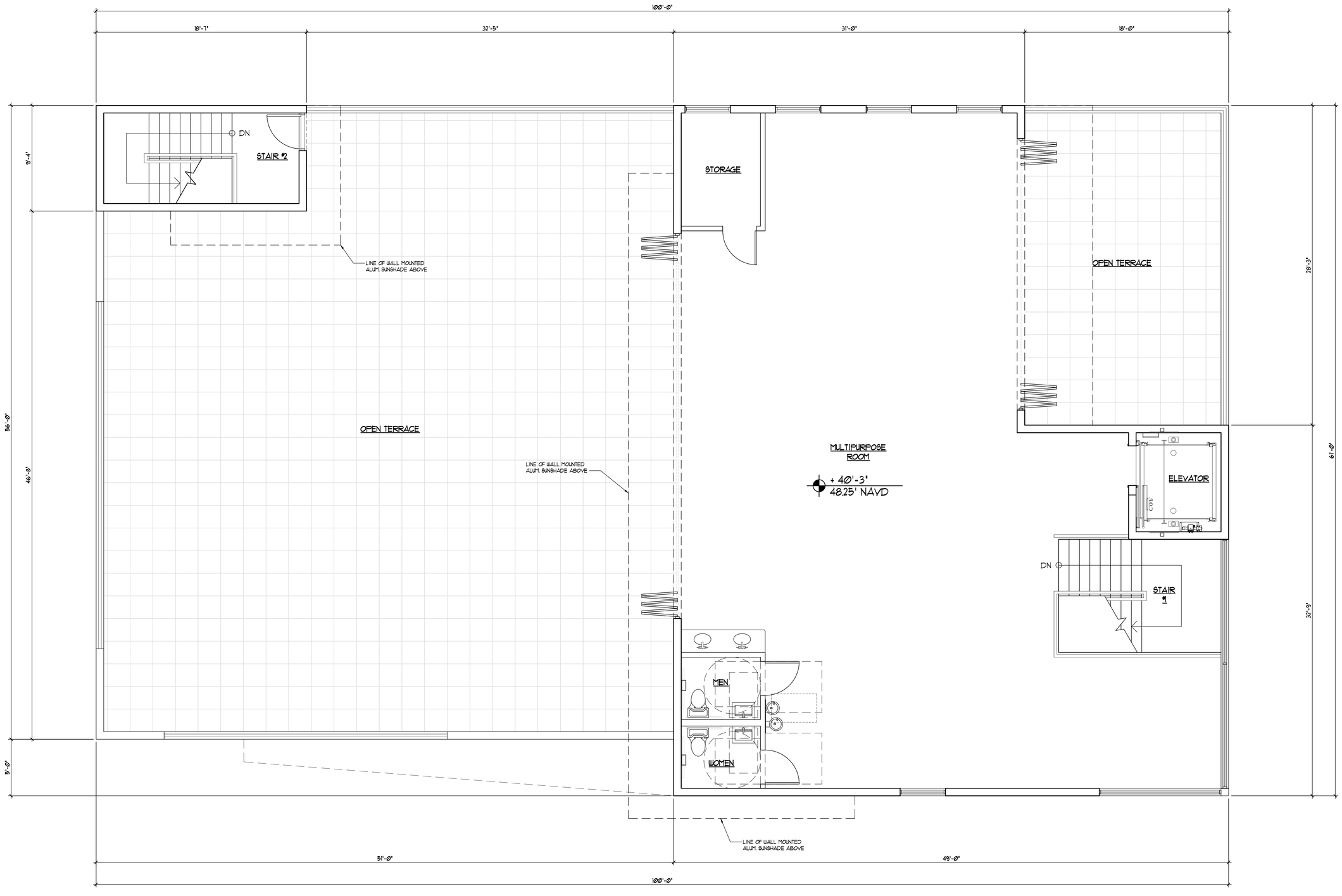
DATE:	07.02.2018
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET
A-3

Bidders shall examine complete sets of Bidding Documents in preparing bids, neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completing of the work by the Contractor. The Contractor shall be required to provide all as is required by all performance by the Contractor shall be required to provide the intended results.



1 FOURTH FLOOR PLAN
1/4" = 1'-0"

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SEAL

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PROJECT TITLE

CHABAD OCEAN
JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

FOURTH FLOOR PLAN

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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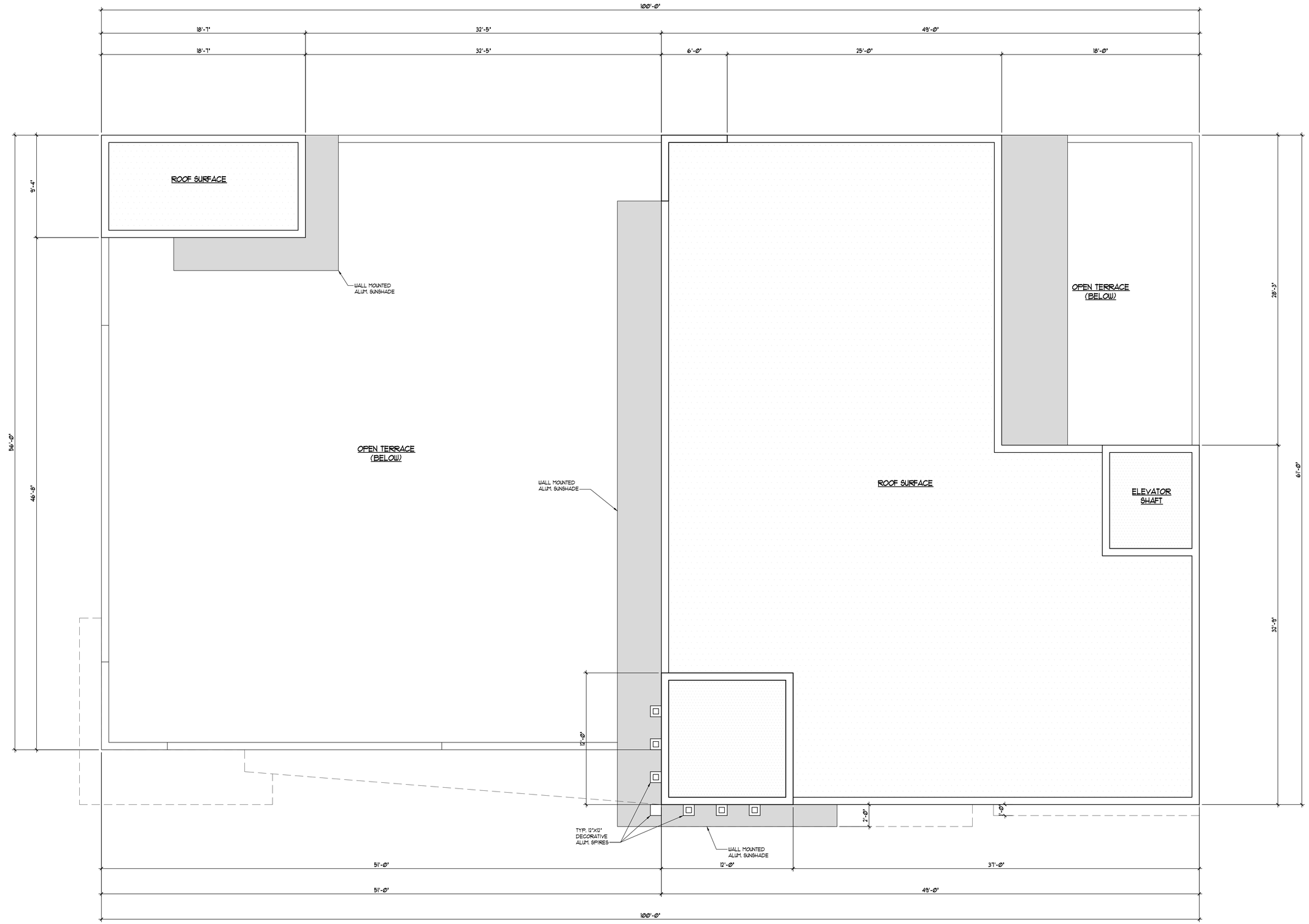
PROJECT No.:	18067
DATE:	07.02.2018
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET

A-4

Bidders shall be complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 ROOF PLAN
1/4" = 1'-0"

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SEAL

JOSEPH B. KALLER
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PROJECT TITLE

CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

ROOF PLAN

REVISIONS

No.	DATE	DESCRIPTION

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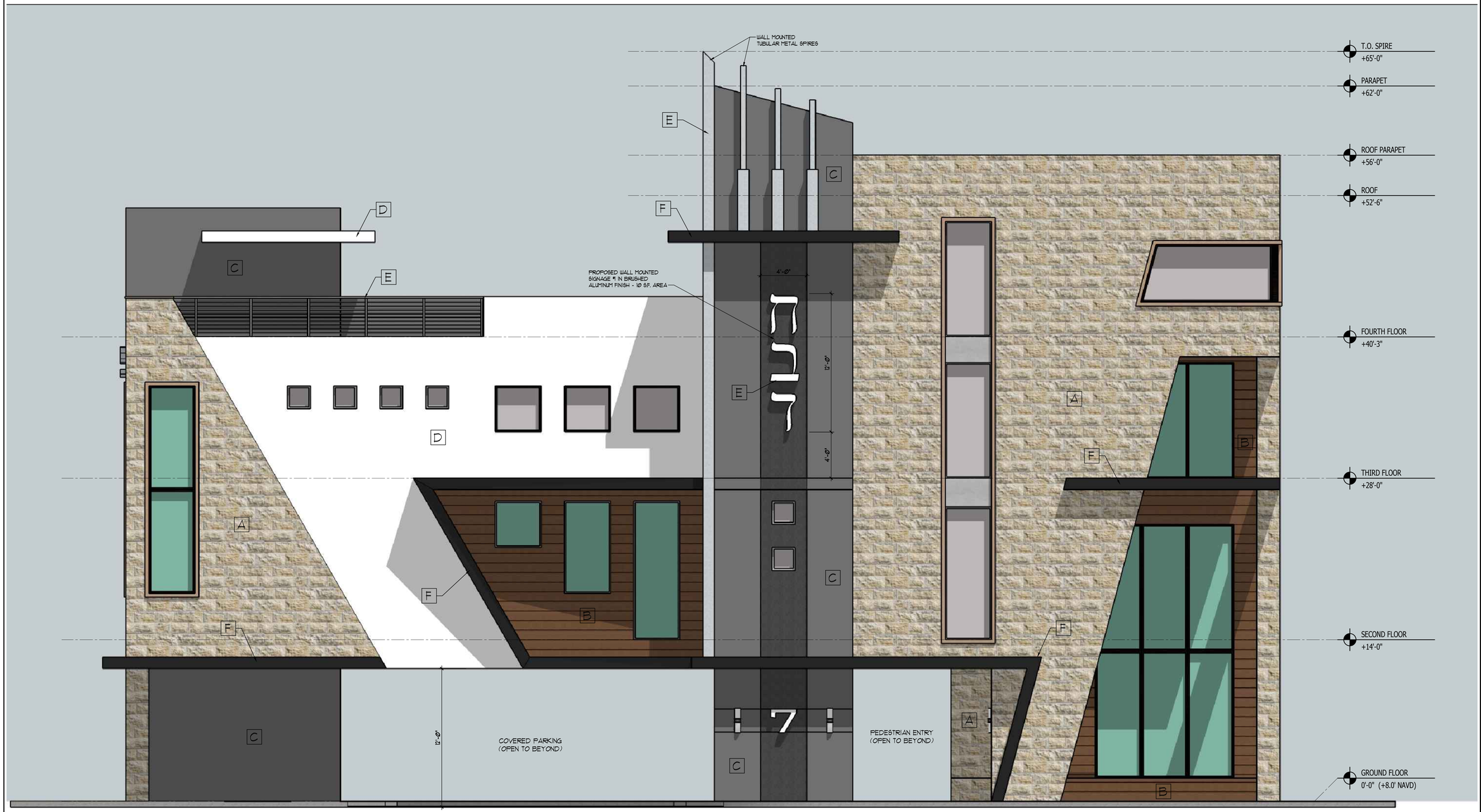
PROJECT No.:	18067
DATE:	07.02.2018
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET

A-5

Vendors shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completing of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



MATERIAL / COLOR PALETTE:

- A JERUSALEM STONE
- B JAMES HARDIE - HARDIE PLANK LAP SIDING SELECT CEDARMILL IN CHESTNUT BROWN COLOR
- C HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7047 PORPOISE COLOR BY SHERWIN WILLIAMS
- D HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7100 ARCADE WHITE COLOR BY SHERWIN WILLIAMS
- E BRUSHED ALUMINUM
- F DARK BRONZE ALUMINUM

1 FRONT ELEVATION (NORTH)
1/4" = 1'-0"

Kaller

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

FRONT ELEVATION (NORTH)

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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PROJECT No.:	18067
DATE:	07.02.2018
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET

A-6

MATERIAL / COLOR PALETTE:

- A JERUSALEM STONE
- B JAMES HARDIE - HARDIE PLANK LAP SIDING SELECT CEDARMILL IN CHESTNUT BROWN COLOR
- C HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7047 PORPOISE COLOR BY SHERWIN WILLIAMS
- D HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7100 ARCADE WHITE COLOR BY SHERWIN WILLIAMS
- E BRUSHED ALUMINUM
- F DARK BRONZE ALUMINUM

2 REAR ELEVATION (SOUTH)
1/4" = 1'-0"

Kaller

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE
REAR ELEVATION (SOUTH)

REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.:	18067
DATE:	07.02.2018
DRAWN BY:	JP
DESIGNED BY:	JP
CHECKED BY:	JBK

SHEET
A-7

Before bids are accepted and all Bidding Documents is prepared by the Owner or Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

MATERIAL / COLOR PALETTE:

- A JERUSALEM STONE
- B JAMES HARDIE - HARDIE PLANK LAP SIDING SELECT CEDARMILL IN CHESTNUT BROWN COLOR
- C HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7047 PORPOISE COLOR BY SHERWIN WILLIAMS
- D HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7008 ARCADE WHITE COLOR BY SHERWIN WILLIAMS
- E BRUSHED ALUMINUM
- F DARK BRONZE ALUMINUM

3 SIDE ELEVATION (EAST)
1/4" = 1'-0"

Kaller

JOSEPH B. KALLER + ASSOCIATES
AA# 26001212
2417 Hollywood Blvd. Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

CHABAD OCEAN
JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

SIDE ELEVATION (EAST)

REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.:	18067
DATE:	07.02.2018
DRAWN BY:	JP
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SHEET

A-8

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MATERIAL / COLOR PALETTE:

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- B JAMES HARDIE - HARDIE PLANK LAP SIDING SELECT CEDARMILL IN CHESTNUT BROWN COLOR
- C HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7047 PORPOISE COLOR BY SHERWIN WILLIAMS
- D HORIZONTAL LACE TEXTURE PAINTED STUCCO IN SW 7100 ARCADE WHITE COLOR BY SHERWIN WILLIAMS
- E BRUSHED ALUMINUM
- F DARK BRONZE ALUMINUM

4 SIDE ELEVATION (WEST)
1/4" = 1'-0"

Kaller

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CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

SIDE ELEVATION (WEST)

REVISIONS

No.	DATE	DESCRIPTION

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SHEET

A-9

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1 FRONT VIEW (NORTHEAST)
N.T.S.

2 FRONT VIEW (NORTHWEST)
N.T.S.

3 REAR VIEW (SOUTHWEST)
N.T.S.

4 REAR VIEW (SOUTHEAST)
N.T.S.

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JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE

RENDERINGS

REVISIONS

No.	DATE	DESCRIPTION

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SHEET

A-10

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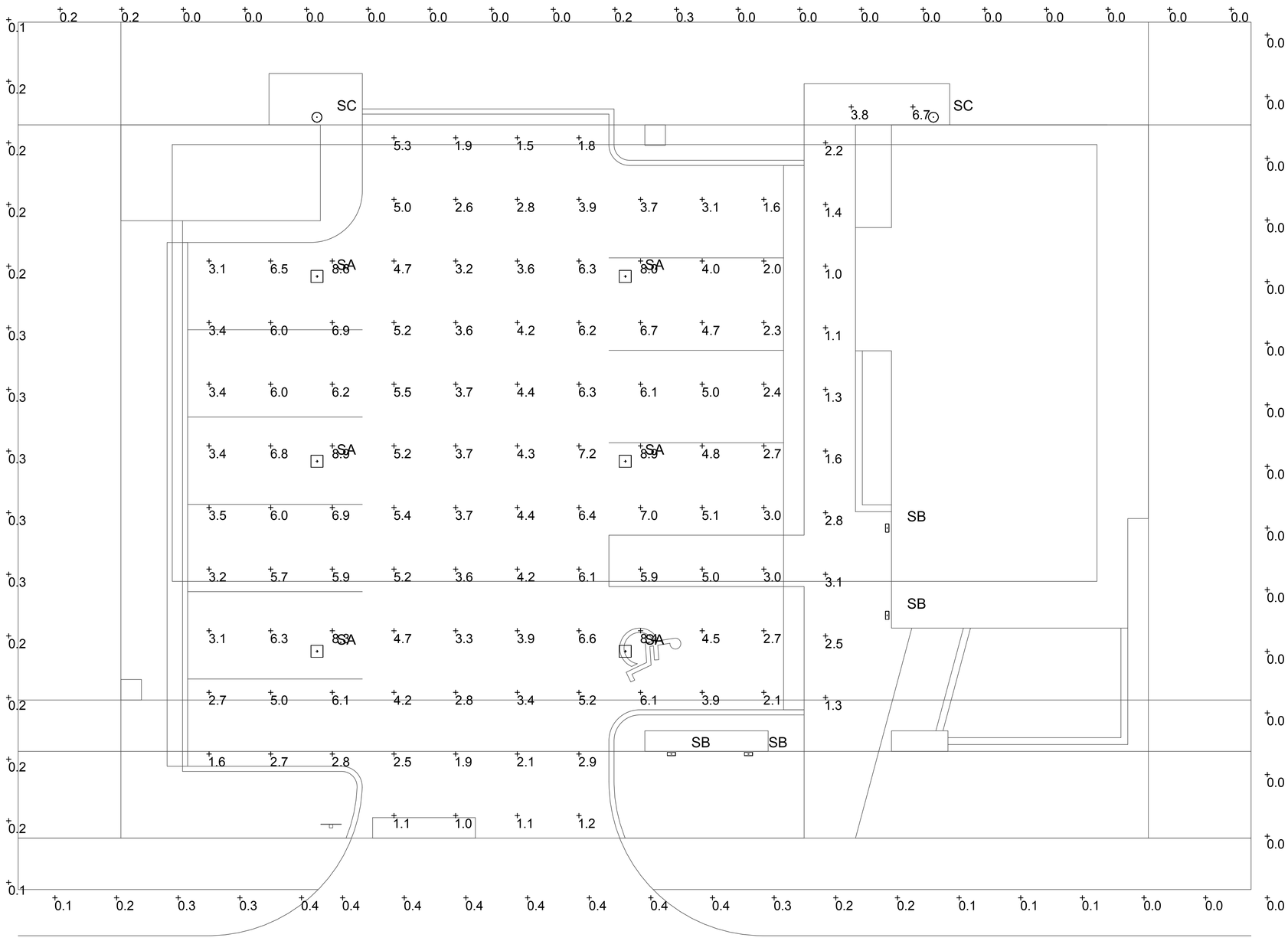

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
	6	SA	CREE LTG#: IG-NM-5S-A-40K-UL-WH / MTD AT 9' AFG	0.900	3910
	4	SB	LIGHTWAY #: DKAW-10-LED-U-14W / WALL MTD AT 7' AFF	0.900	1143
	2	SC	DECO LTG#: D460-LED-D-20W-40K-UNV / WALL MTD AT 7' AFF	0.900	2309

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	Illuminance	Fc	4.42	8.9	1.0	4.42	8.90
PROPERTY LINES	Illuminance	Fc	0.13	0.4	0.0	N.A.	N.A.
WALKWAY AREAS	Illuminance	Fc	2.40	6.7	1.0	2.40	6.70

1 SITE PHOTOMETRICS PLAN
3/16" = 1'-0"

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SEAL

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FLORIDA R.A. # 0009239

PROJECT TITLE
CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PHOTOMETRICS PLAN

REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.: 18067
DATE: 07.02.2018
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SHEET
SL-1

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JOB: CHABAD OCEAN SYNAGOGUE   TYPE: SA   IG-A-NM-5S-A-40K-UL-WH-XX-WH

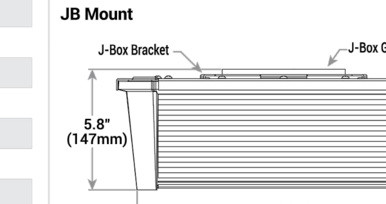
IG Series
LED Parking Garage Luminaire

Product Description
Cree innovates again to reset the performance benchmark in parking garage applications with the IG Series featuring WaveMax™ Technology, our innovative optical waveguide platform. Available in 33 watt and 65 watt, two lumen packages are offered to satisfy IESNA RP20-14 Basic and IESNA Security Zone G-1-03 requirements for environments seeking higher light levels for improved safety and security. The streamlined design breaks away from dated traditional designs, blending form and function, to deliver superior low-glare illumination.
Applications: Parking garages

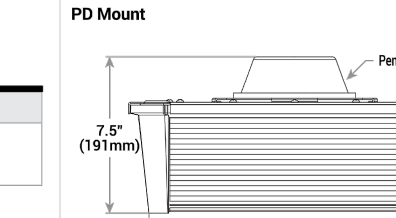
Performance Summary
- Utilizes Cree WaveMax™ Technology
- **Initial Delivered Lumens:** 3,910 or 7,500 lumens
- **Input Power:** 33 or 65 watts
- **Efficacy:** 118 or 115 LPW
- **Optic:** Type V Short Distribution
- Made in the U.S.A. of U.S. and imported parts
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K)
- **CRI:** Minimum 80 CRI
- **Limited Warranty**[†]**:** 10 years on luminaire

[†] See www.cree.com/lighting/products/warranty for warranty terms

JB Mount



PD Mount



Weight
10 lbs (4.5kg)

Accessories

Field-Installed
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information
Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** IG-JB WH + **Luminaire:** IG A NM 5S A 40K-UL WH PML

Mount (Luminaire must be ordered separately)	
IG-	WH
IG-JB Junction Box **IG-PD** Pendant — SPECIFY	**Color Options:** WH White

Luminaire (Mount must be ordered separately)									
IG	A	NM	5S			–		WH	
Product	Version	Mounting	Optic	Input Power Designator	CCT	–	Voltage	Color	Options
IG	A	NM No Mount	5S Type V Short	A 33W, 3,910 lumens - 118 LPW J 65W, 7,500 lumens -115 LPW	40K 4000K 57K 5700K	–	UL 120-277V 34 347V	WH White	PML Programmable Multi-Level - Refer to PML spec sheet for details

cULus   Rev. Date: V1 04/24/2015   CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

IG Series LED Parking Garage Luminaire

Product Specifications

CREE WAVEMAX™ TECHNOLOGY
Featuring up to 90% optical efficiency and precise control, Cree WaveMax™ Technology provides unmatched comfort and decreased LED source luminance by smoothly spreading brightness over a broader area. When integrated with luminous surfaces made of a polymer medium engineered with DiamondFacet™ microlenses, extremely high efficacy luminaires are the result- ultimately creating more visually comfortable and appealing environments while exceeding illumination performance.

CONSTRUCTION & MATERIALS
- Impact resistant white polycarbonate housing and acrylic lenses
- Corrosion resistant anodized aluminum top plate
- Low profile, lightweight design provides ease of intallation
- J-Box mounting bracket mounts directly over existing 4" (102mm) square, rectangular or octagonal junction boxes only
- Pendant mount includes 66" (1,676mm) wires out of luminaire and is intended to be mounted by 3/4" IP pendant (by others)
- **Weight:** 10 lbs. (4.5kg)

OPTICAL SYSTEM
- WaveMax™ Technology that improves optical control, optical efficiency, energy efficiency and the overall visual experience
- Acrylic Lenses with DiamondFacet™ Microlenses
- Unmatched low-glare comfort and decreased LED source luminance by smoothly spreading brightness over the optical lenses
- 8% Uplight

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- **Input Power:** Stays constant over life
- **Operating Temperature Range:** -40˚C - + 40˚C (-40˚F - + 104˚F)
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS
- Pending cULus Listing
- Suitable for wet locations
- Suitable for operation in ambient not exceeding 40˚C (104˚F)
- Pending IP66 enclosure rating per IEC 60529
- Pending 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current 120V	208V	240V	277V	347V
A	33	35	0.34	0.20	0.17	0.15	0.12
J	65	69	0.67	0.39	0.33	0.29	0.25

* Electrical data at 25˚C (77˚F)

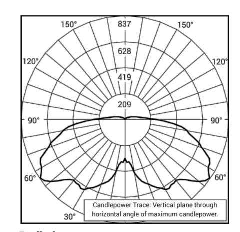
Recommended IG Series Lumen Maintenance Factors (LMF)[1]

Ambient	Input Power Designator	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	A / J	1.04	1.00	0.97	0.95	0.92
10˚C (50˚F)	A / J	1.03	0.99	0.96	0.94	0.91
15˚C (59˚F)	A / J	1.02	0.98	0.95	0.93	0.90
20˚C (68˚F)	A / J	1.01	0.97	0.94	0.92	0.89
25˚C (77˚F)	A / J	1.00	0.96	0.93	0.91	0.88
30˚C (86˚F)	A / J	0.99	0.95	0.92	0.90	0.87
35˚C (95˚F)	A / J	0.98	0.94	0.91	0.89	0.86
40˚C (104˚F)	A / J	0.97	0.93	0.90	0.88	0.85

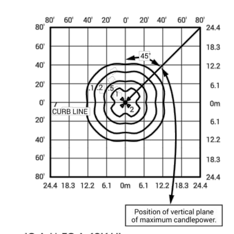
[1] Lumen maintenance values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

Photometry
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting

5S



Preliminary
RESTL Test Report #: PL05614-001
IG A ** 5S A 40K-UL
Initial Delivered Lumens: 3,696



IG A ** 5S A 40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 3,910
Initial FC at grade

Type V Short Distribution

Input Power Designator	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
A	3,910	B2 U3 G2	3,910	B2 U3 G2
J	7,500	B3 U3 G3	7,500	B3 U3 G3

* Initial delivered lumens at 25˚C (77˚F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

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US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

JOB: CHABAD OCEAN SYNAGOGUE   TYPE: SB   DKAW-10LED-U-14W-4-XX-WSA-DIM

DKAW-LED

Construction:
- Steel housing, chassis and cage
- Shield design offset from lens
- Diffuser is .10" thick extruded white acrylic

Light Source:
- LED
- Dimming (0 - 10v) to 10% **Included**

Notes:
- Integral mounting plate; keyhole slots left and right
- Top and bottom white acrylic lens- standard
- Optional photocell (21) increases fixture depth 1 ½"
- Optional battey backup (Excluding DKAW-10)
- UL and CUL listed **WET** location
- LED Components
  - Replaceable Module
  - CRI > 80
  - Integral Power Supply
  - 5-Year Warranty on LED Components

Type:	
Job Name:	

WALL | CEILING | PENDANT | OUTDOOR

DIMMABLE | cULus LISTED | MADE IN AMERICA

DKAW-10	DKAW-16	DKAW-22	DKAW-26
Height - 10"	Height - 16"	Height - 22 ¼"	Height - 26½"
Width - 9"	Width - 9"	Width - 9"	Width - 9"
Depth - 6"	Depth - 6"	Depth - 6"	Depth - 6"

ORDERING INFORMATION

Example: DKAW-26-LED-U-42W-3-B1-WSA

Model	Cage	Voltage	Lamping	Kelvin	Finish (SPECIFY)	Diffuser	Options
DKAW-10-LED DKAW-16-LED DKAW-22-LED DKAW-26-LED		U 120 - 277	14w LED / 1600lm (114 lm per watt) 21w LED / 2450lm (117 lm per watt) 18w LED / 2000lm (111 lm per watt) 29w LED / 3431lm (118 lm per watt) 36w LED / 4000lm (111 lm per watt) 21w LED / 2450lm (111 lm per watt) 42w LED / 4900lm (117 lm per watt)	2 3000K 3 3500K 4 4000K	B1 Satin Black Z1 Satin Bronze Z3 Text Bronze Optional (See Price List) W1 Yolk W2 Gloss White W3 Text White B2 Text Black T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige P2 Brushed Alum P9 Brushed Nickel M16 Antique Brass	WSA White Smooth Acrylic	DIM LED dimming driver (0 - 10v) Dimming to 10% (Included) 21 Photocell - *See Notes* -01 120 volt -02 277 volt 42 All Aluminum Construction Battery Backup Options (*Excludes DKAW-10*) BB10 10 Watts (1170lm) for 90-Minutes

28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 /661-257-0286• fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com
Lightway

JOB: CHABAD OCEAN SYNAGOGUE   TYPE: SC   D460-LED-20W-40-UNV-XX   DECO® | LIGHTING

D460-LED
Directional Wall Luminaire

Client: Order #:
Project Name: Type: Qty:

Performance Data
CRI
80+

CCT
4000K, 5000K

Projected Lifetime
0-10V Dimming Standard, 10% to 100%

Dimming
0-10V Dimming Standard, 10% to 100%

Operating Temperature
-40°C to +55°C Ambient

CSA Listed
Suitable for dry, damp, wet locations

10 Yr Warranty Including Labor | USA Buy American Act Compliant

Description
The D460-LED Directional Wall Luminaire can be used in both interior and outdoor settings. This fixture features an extruded aluminum housing with die cast ballast housing, internal aluminum reflector, and clear tempered glass lenses. Typical locations are in commercial and retail spaces that contain walls and/or columns that require directional lighting.

Features
- Constructed from a round, one piece high grade aluminum extrusion.
- Die cast arm.
- Powder coat finish with Anodized aluminum reflector.
- Includes a mounting bracket for installation to an electrical junction-box.
- Clear tempered glass lens and silicone gasket.
- Faceplate is secured to the housing by three captive, tamper resistant, stainless steel screws.
- Full cutoff (less than 5 lumens above 90°) in down-only position.
- CSA Listed for wet locations, IP65
- Standard color is bronze; also available in black and white. Contact factory for custom finishes.
- Works with a 4" Octagonal Junction Box

D460-LED (A) ___ (B) ___ (C) **40** (D) **UNV** (E) ___ (F) ___ (G)

Ordering Information

A FIXTURE SERIES
- D460-LED — Directional Wall Luminaire

B DISTRIBUTION
- D — Downlight
- UD — Uplight/Downlight Combo

C WATTAGE/LUMENS (DOWNLIGHT)
- 20 — 20W/2308[2]

(UPLIGHT/DOWNLIGHT COMBO)
- 40 — 40W/4380[2] (20W Up | 20W Down)

D CCT
- 40 — 4000K

E VOLTAGE
- UNV — 120-277V

F FINISH — SPECIFY
- BZ — Bronze[1]
- BL — Black

G OPTIONS
- E — Emergency
- PC1 — Photocell (120V only)
- PC2 — Photocell (277V only)
- WSF — Wired Single Fuse
- WDF — Wired Double Fuse

[1] Standard for fixture
[2] Delivered Lumens (4000K)

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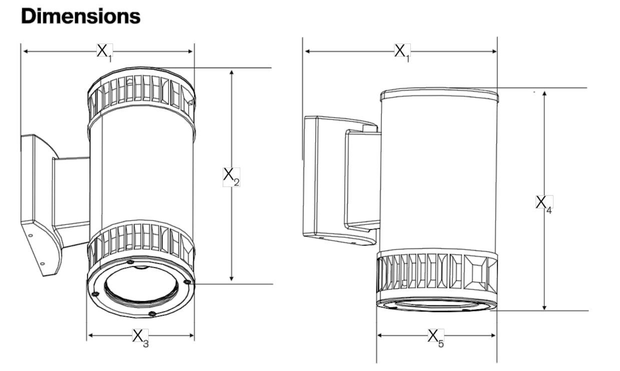
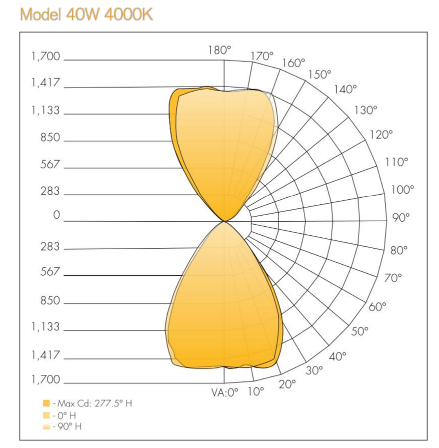
D460-LED Directional Wall Luminaire   Digitize *your light.*

Dimensions



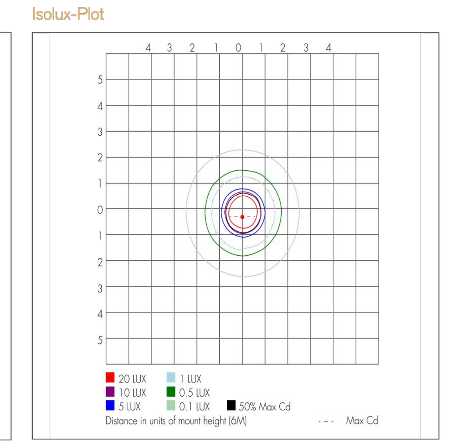
	Inches
X_1	8.875
X_2	12.50
X_3	5.75
X_4	10.25
X_5	5.75

Photometrics
Model 40W 4000K



Delivered Lumens: 1539
CRI: 80

Isolux-Plot



Zonal Lumen Summary

Zone	Lumens	%Luminaire
0-30	1,225.7	28%
0-40	1,771.8	40.5%
0-60	2,187.3	50%
60-90	113.0	2.6%
70-100	42.4	1%
90-120	100.3	2.3%
0-90	2,300.2	52.6%
90-180	2,076.1	47.4%
0-180	4,376.4	100%

Lumen Output

Distribution	Wattage	4000K
Downlight or Uplight (D)	20	2308
Uplight/Downlight Combo (UD)	40 (20/20)	4380

Photocell

LED Battery Backup
- Provides 90 mins of backup power.
- 100-277/50-60Hz Input Voltage
- Operation Temp Range: 0°-50°C
- Green LED Indicator for Stand-by Mode
- Optional Test Switch
- Short-Circuit, Overload, and No Load Protection
- Low Battery Shutdown to Protect Battery From Deep-Discharging
- RoHS Compliant

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CHABAD OCEAN JEWISH CENTER
7 SEACREST PKWY
HOLLYWOOD, FL 33019

SHEET TITLE
SITE PHOTOMETRICS SPECIFICATIONS

REVISIONS

No.	DATE	DESCRIPTION
-	-	-

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PROJECT No.: 18067
DATE: 07.02.2018
DRAWN BY: JP
DESIGNED BY: JP
CHECKED BY: JBK

SHEET
SL-2