

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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: 08.14.19

Location Address: 1350 Harrison Street

Lot(s): 27,28,29,30 Block(s): 7 Subdivision: Hollywood Lakes

Folio Number(s): 514214011490

Zoning Classification: RS-6 Land Use Classification: Low (5) Residential

Existing Property Use: Residential Sq Ft/Number of Units: 5,790

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 all that apply and provide File Number(s) and Resolution(s): P.A.C.O on Nov 14, 2016

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

Explanation of Request: Technical Advisory Committee

Number of units/rooms: N/A Sq Ft: 10,470 total (Res. + Inst)

Value of Improvement: 400,000 Estimated Date of Completion: JUN - 2018

Will Project be Phased? () Yes (x) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Chabad of NE Hollywood / Dania Inc

Address of Property Owner: 1295 E Hallandale Beach Blvd, Hallandale Beach 33029

Telephone: (954)394.1884 Fax: _____ Email Address: chabadneh@gmail.com

Name of Consultant/~~Representative~~ Tenant (circle one): Joseph B. Kaller (Architect)

Address: 2417 Hollywood Blvd Telephone: (954) 920.5746

Fax: (954) 926.2841 Email Address: joseph@kallerarchitects.com

Date of Purchase: n/a Is there an option to purchase the Property? Yes () No (x)

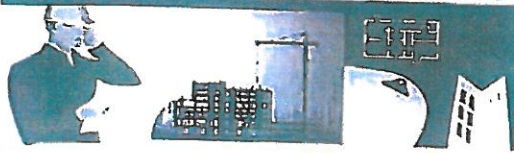
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: n/a

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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.

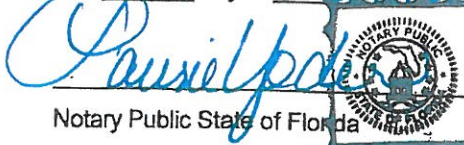
(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the 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: [Signature] Date: 3-11-19
 PRINT NAME: MENACHEM TENENHARTS / CHABAD OF WE H. H. H. Date: 3-11-19
 Signature of Consultant/Representative: [Signature] Date: 3-11-19
 PRINT NAME: JOSEPH P. KAULER Date: 3-11-19
 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) Final Technical Advisory Review of my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kauler to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 11th day of March 2019



Notary Public State of Florida

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

[Signature]
SIGNATURE OF CURRENT OWNER

MENACHEM TENENHARTS / CHABAD OF WE H. H. H.
PRINT NAME

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

CHABAD OF NORTH EAST HOLLYWOOD/DANIA, INC.

Filing Information

Document Number N04000009280
FEI/EIN Number 76-0767520
Date Filed 09/28/2004
State FL
Status ACTIVE

Principal Address

1295 E. HALLANDALE BEACH BLVD.
HALLANDALE, FL 33009

Changed: 04/12/2016

Mailing Address

1295 E. HALLANDALE BEACH BLVD.
HALLANDALE, FL 33009

Changed: 04/12/2016

Registered Agent Name & Address

TENNENHAUS, MENACHEM MRABBI
1295 EAST HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Address Changed: 01/15/2008

Officer/Director Detail

Name & Address

Title PD

TENNENHAUS, MENACHEM MRABBI
1295 E HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Title D

TENNENHAUS, NECHAMA D
1350 HARRISON STREET
HOLLYWOOD, FL 33019

Title D

TENNENHAUS, RAPHAEL RABBI
813 DIPLOMAT PARKWAY
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2017	01/12/2017
2018	03/08/2018
2019	02/08/2019

Document Images

02/08/2019 -- ANNUAL REPORT	View image in PDF format
03/08/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
02/02/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/02/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/12/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
01/15/2008 -- ANNUAL REPORT	View image in PDF format
01/18/2007 -- ANNUAL REPORT	View image in PDF format
01/05/2006 -- ANNUAL REPORT	View image in PDF format
02/02/2005 -- ANNUAL REPORT	View image in PDF format
09/28/2004 -- Domestic Non-Profit	View image in PDF format



Site Address	1350 HARRISON STREET, HOLLYWOOD FL 33019	ID #	5142 14 01 1490
Property Owner	CHABAD OF NE HOLLYWOOD/DANIA INC	Millage	0513
Mailing Address	1295 E HALLANDALE BEACH BLVD HALLANDALE BEACH FL 33009	Use	01
Abbr Legal Description	HOLLYWOOD LAKES SECTION 1-32 B LOT 27 TO 30 BLK 7		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$307,370	\$843,730	\$1,151,100	\$1,081,500	
2018	\$307,370	\$843,730	\$1,151,100	\$983,190	\$285.00
2017	\$307,370	\$803,710	\$1,111,080	\$893,810	\$222.00

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,151,100	\$1,151,100	\$1,151,100	\$1,151,100
Portability	0	0	0	0
Assessed/SOH	\$1,081,500	\$1,151,100	\$1,081,500	\$1,081,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	\$1,081,500	\$1,151,100	\$1,081,500	\$1,081,500
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/23/2011	DRR-T	\$100	47821 / 608	\$12.00	25,614	SF
3/2/2011	WD-Q	\$700,000	47777 / 1915			
12/20/2010	QCD-T	\$100	47600 / 923			
2/26/2004	QCD	\$100	36970 / 1786			
1/6/1995	QCD	\$100	23043 / 622			
				Adj. Bldg. S.F. (Card, Sketch)		5171
				Units/Beds/Baths		1/5/4
				Eff./Act. Year Built: 1942/1927		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

MEMO

TO:	Giovanni Muñoz	FROM:	Hector Guerra
COMPANY:	Joseph B. Kaller & Associates	DATE:	May 31, 2017
PHONE:	(954) 920-5746	PHONE:	(954) 551-5936
RE:	Chabad of Hollywood – Demolition and Addition	KEG FILE #:	17RL-0301

MESSAGE:

As requested by the City of Hollywood, KEG is providing the following documents for the demolition and addition at the Chabad of Hollywood:

- Determination from a licensed structural engineer that the structural integrity of the building will not be compromised by the demolition work (Survey of Existing Conditions)
- Structural report on the building's condition (Field Report # 1)
- Photographs of exterior elevations (Survey of Existing Conditions)
- Documentation demonstrating liability insurance

The following documents are being provided by Architect, Joseph B. Kaller & Associates:

- Survey
- Detailed site plans & elevations showing proposed demolition
- Architectural elevations

All aforementioned documents are attached in this package to be presented to the City of Hollywood.

Survey of Existing Conditions

May 31, 2017

Rabbi Mendy
Chabad of Hollywood - Demolition and Addition
1350 Harrison Street
Hollywood, FL 33019

RE: *Chabad of Hollywood - Survey and Demo*
1350 Harrison Street, Hollywood, FL 33019
KEG File# 17RL-0301

Dear Giovanni Muñoz:

As requested, an engineer from Karins Engineering Group, Inc. (KEG) visited the above referenced site on May 18, 2017, see Field Report # 1. The purpose of our visit was to observe the condition of the existing structural elements and to gather information that would enable us to make a determination that the structural integrity of the building, or portions thereof, will not be compromised by the demolition work. Our review was limited to visible surfaces of accessible areas. Neither our observations nor this report are intended to cover hidden defects, mechanical, electrical, architectural features or other areas of the building not specifically mentioned.

The structure was observed to be a 2-story building (see attached photographs) comprised of a hip roof with wood rafters supported by a reinforced concrete roof beam around the perimeter which transfer loads to reinforced concrete columns and loads are then transferred to the foundation. On the second floor, wood joists and masonry walls transfer loads to a reinforced concrete beam around the perimeter, to reinforced concrete columns and then to the foundation. Loads from masonry walls on the first floor are directly transferred to the foundation.



Site Aerial

Florida Certificate of Authorization Number 8371



South Elevation; Proposed demolition location



East Elevation; Proposed demolition location



North and West Elevations; Proposed demolition location

Demolition locations of the structure as proposed in architectural plans are the external wall at East elevation, a section of external wall at North elevation, and a section of internal walls at West elevation – see Field Report # 1 for partial demolition site plan. All load bearing points near demolition areas to be shored and supported during the demolition process.

In our professional opinion, partial demolition of the building as outlined in the architectural plans will not compromise the structural integrity of the existing building components.

Our statements referencing the structural integrity of the building are in reference to the original installation. Our statements are not intended to verify compliance with building codes or accepted construction techniques, except as noted herein. This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering Group, Inc.

Sincerely,
Karins Engineering Group, Inc.

Hector D Guerra
Hector Guerra, P.E.
Southeast Branch Manager
Florida Registration # 82169

APPENDIX:

1. Field Report # 1, 2017.05.18





5200 NW 33rd Ave. Suite 220
Fort Lauderdale, FL 33309
Tel: (954) 551-4936

TO:

Chabad of Hollywood
1350 Harrison St.
Hollywood, FL 33019

DATE	05-18-17	JOB NO.	17RL-0301
ARRIVE TIME:	11:30	DEPART TIME:	12:30
PROJECT NAME	Chabad of Hollywood		
LOCATION	Hollywood, FL		
CONTRACTOR	-	OWNER	Chabad of Hollywood/Dania Inc
WEATHER	Sunny	TEMPERATURE	± 85° F
PRESENT AT SITE	Douglas Castillo, Daniel Castillo, Rabbi Mendy		

PERMIT DATE:
PERMIT NUMBER:

REPORT: FR # 1

Page 1 of 6

The purpose of this visit was to conduct a structural assessment of existing conditions and architectural plans review for feasibility; refer to Figure 1 for locations of demolition. The following was noted:

- Vertical cracks in stucco which appear to be caused by connection of dissimilar construction materials, see Figure 2.
- Deflection at roof soffit on West side of building which may be due to deterioration of wood rafters caused by water intrusion, see Figure 3.
- Stucco patches from repairs at various locations, see Figure 4.
- Failure of wood girder support due to water intrusion. KEG believes this girder to only be supporting old flat roof structure and not the hip roof structure, see Figure 5.
- Cracks in roof soffit at various locations to be repaired in the future only where demolition will not occur, see Figure 6.

Following are some photos taken during our observation.

Inspected by: Douglas Castillo, PhD
Daniel Castillo, EI

COPIES TO:
Property Manager/Community Manager
Attendees

SIGNED:


FIELD REPORT # 1
Hector D. Guerra
2017.05.18
Hector D. Guerra P.E.
Florida Registration # 82169

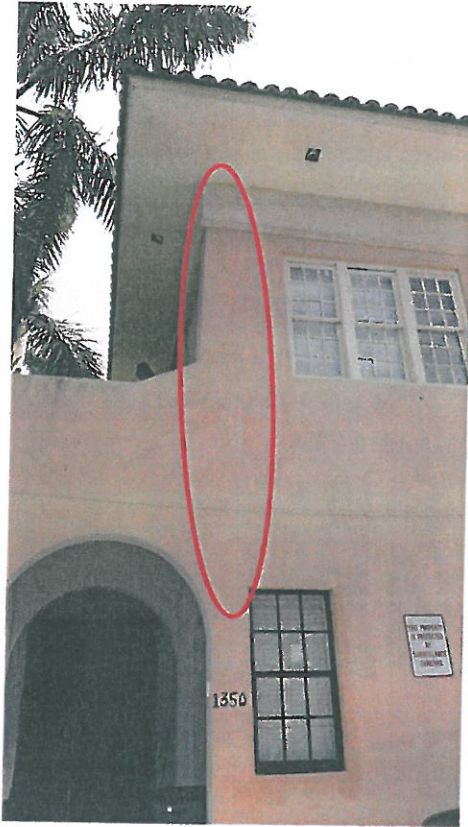


Figure 2: Existing Stucco Crack; South Elevation

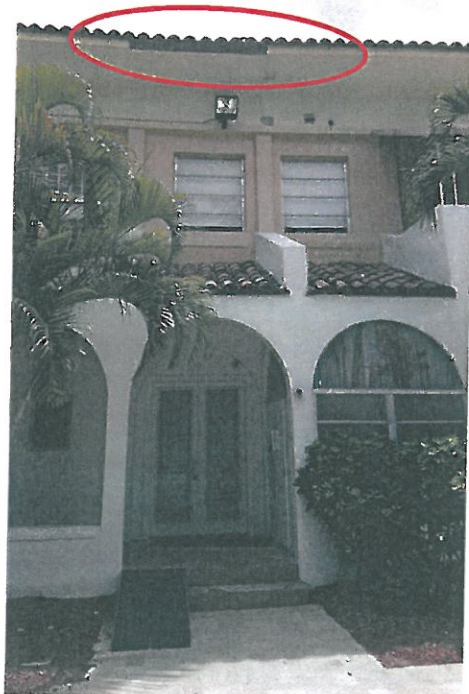


Figure 3: Existing Roof Deflection; West Elevation



Figure 4: Existing Stucco Patch; West Elevation



Figure 5: Existing Wood Girder Support Failure



Figure 6: Existing Roof Soffit Cracks; East Elevation

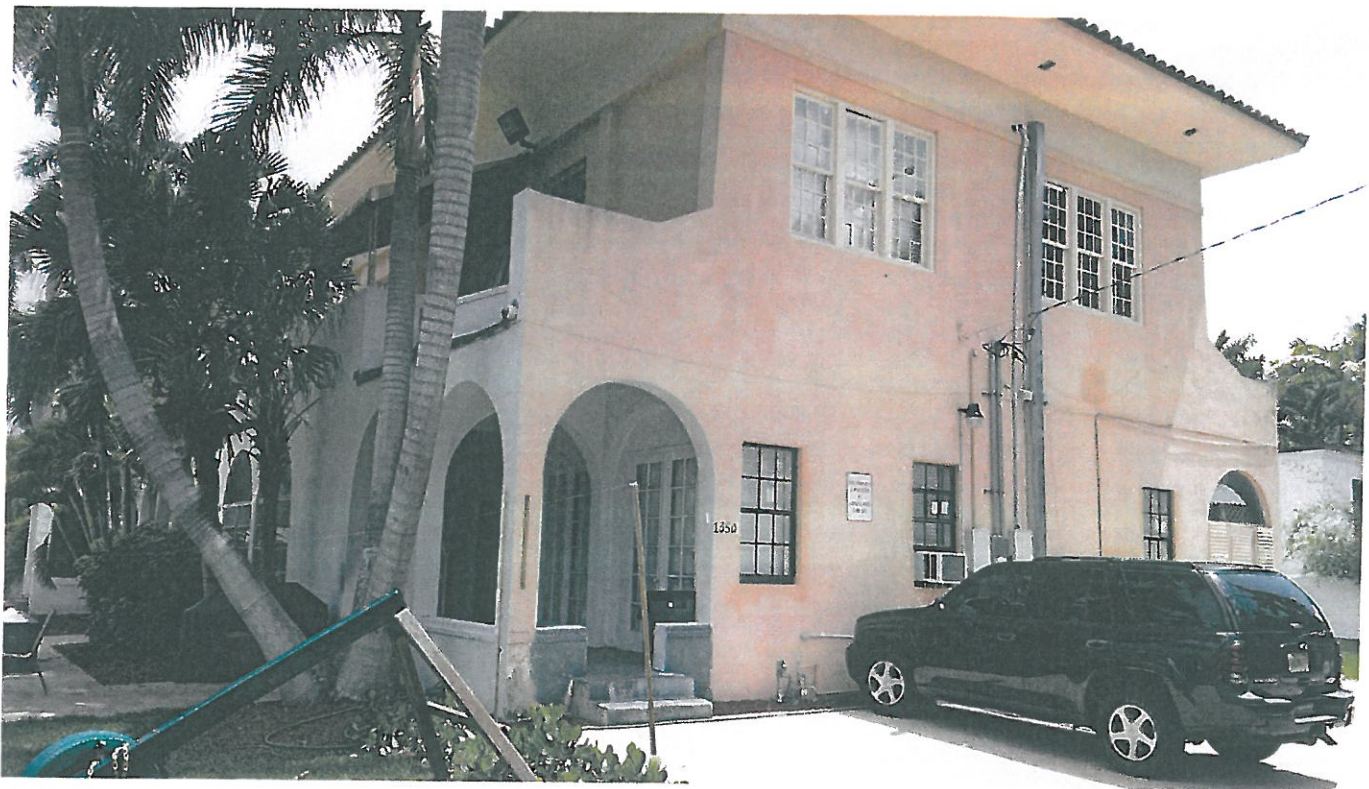


Figure 7: South Elevation



Figure 8: East Elevation



Figure 9: North and West Elevations

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/17/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC, 1715 N. Westshore Blvd. Suite 700 Tampa, FL 33607		CONTACT NAME: PHONE (A/C, No, Ext): 813 321-7500 E-MAIL: ADDRESS:		FAX (A/C, No):
INSURED Karins Engineering Group, Inc. 2017 Fiesta Drive Sarasota, FL 34231-3415		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Security National Insurance Co		19879
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
INSURER F:				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			SES1116244	06/14/2016	06/14/2017	\$1,000,000 per claim \$1,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional Liability coverage is written on a claims-made basis.

Re: Chabad of Hollywood - Survey and Demo. 1350 Harrison Street, Hollywood, FL 33019. KEG File # 17RL-0301.

CERTIFICATE HOLDER

CANCELLATION

Chabad of Hollywood - Demolition and Addition
 Attn: Rabbi Mendy
 1350 Harrison Street
 Hollywood, FL 33019

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

[Signature]

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LEGAL DESCRIPTION

LOTS 27, 28, 29, AND 30, BLOCK 7, "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

CHABAD OF NORTHEAST HOLLYWOOD/DANIA INC.
A FLORIDA NON PROFIT CORPORATION

PROPERTY ADDRESS
1350 HARRISON STREET
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
INVOICE # 35384U3
SURVEY DATE 02/17/11
UPDATED SURVEY DATE 03/17/15
UPDATED SURVEY DATE 07/26/16
UPDATED SURVEY DATE 10/25/16

FLOOD ZONE AE-6.0'
MAP DATE 08/18/14
MAP NUMBER 125113 0569H

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
E/F	END OF FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
OP	OPEN PORCH

SURVEYOR'S NOTES

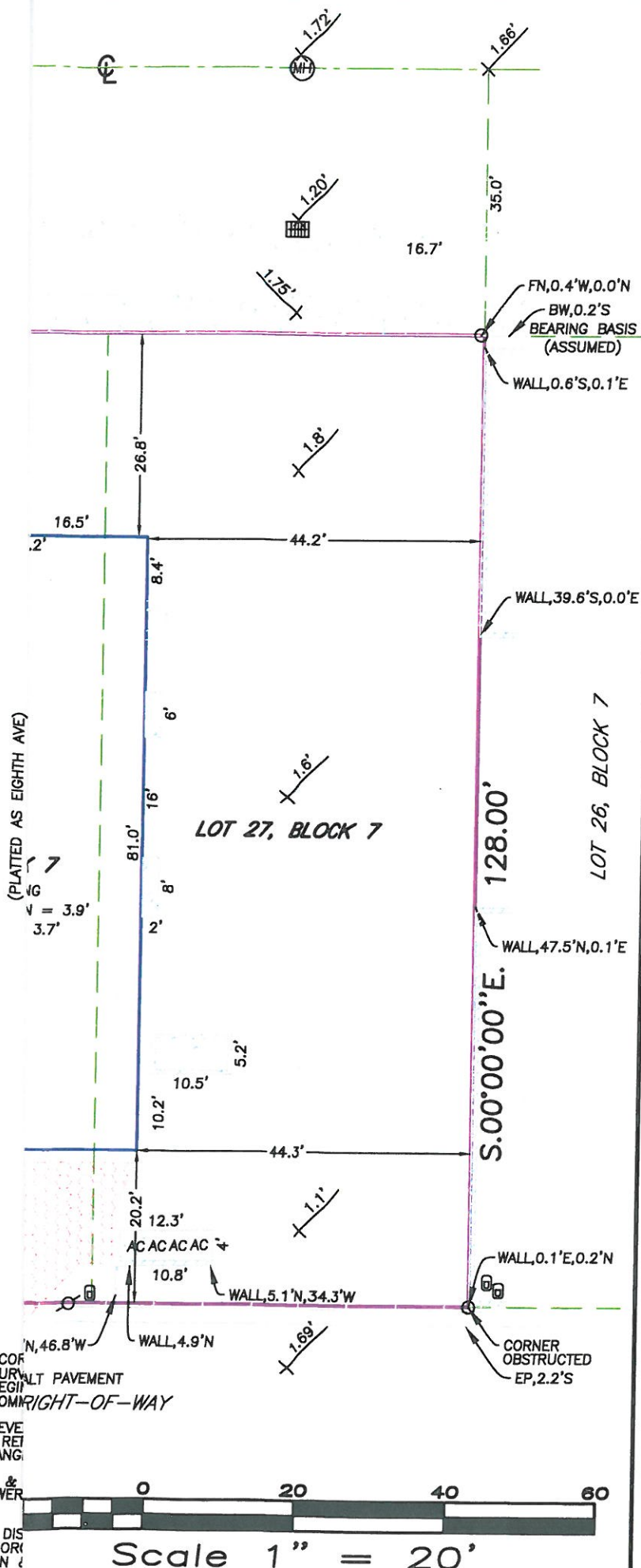
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.



Paul J. Stowell
PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

ABBREVIATIONS

ORB	OFFICIAL RECORD
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVISION
PRM	PERMANENT RECORD
PT	POINT OF TANGENCY
FN	FOUND NAIL
FN&D	FOUND NAIL & DIS
FP&L	FOUND POWER LINE
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DIS
SP	SCREENED PORT
SP&C	SET 1/2" PIN





KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

August 05, 2019

Re:
1350 Harrison Street
Hollywood, Florida
Architect's Project #09160

SPECIAL EXCEPTION CRITERIA
1350 Harrison Street – Chabad of Hollywood.

CRITERIA 1: The Proposed use must be consistent with the principals of the City's Comprehensive Plan.

ANALYSIS: The site is located at 1350 Harrison Street. It is in the Residential Single-Family District of RS-6 and is currently the home of Rabbi Mendy Tennanhaus and his wife and 7 children whom have had a tremendous positive impact in the community for the last decade. Through the years, the current home has hosted numerous events and social gatherings making it the perfect place for an expansion of the existing home to convert it into a Synagogue inclusive of the existing Single-Family dwelling unit, which will service the surrounding neighborhood of Hollywood and Dania naming it "Chabad of North East Hollywood and Dania".

The proposed use consists of a total addition of 5,839 sqft divided in two uses in two separate floors. Ground level addition 3,194 sqft which consists of a small Sanctuary and a Multipurpose room and restroom facilities. The second-floor addition will be a residential expansion of 1,993 sqft of the

existing home, adding 5 bedrooms and 3 bathrooms with a roof top area for private use of the Rabbi's family.

CRITERIA 2:

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

ANALYSIS: The original intent of the site was a Church built in 1925. After almost a century standing, multiple adjustments from past owner needs and after being abandoned in the mid 1930's it became a single-family dwelling unit today. The proposed use of place of Worship is consistent with the existing and original intent of the structure and the future use patterns of the vicinity such as other places of worship on the same street previously approved. An example is 1542 Harrison street just 900'-0" to the west where a Romanian Baptist Church presently as a house of worship which is compatible with the existing lands use pattern.

CRITERIA 3:

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

ANALYSIS: All provision for ease of pedestrian and vehicular movement to and from and within the site itself have been made. Designated area for accessible parking, and a one-way vehicular traffic flow have been incorporated into the site plan. The required parking has been provided to comply with parking count requirements containing it within the site, even though, the Synagogue is an Orthodox Judaism sect which does not allow driving or used of motorized vehicles during Sabbath, parking has been accommodated with no variances. With that said, pedestrian access will be the majority of the movement in / out of the building and a large paver walkway was proposed on the northern side of the existing building to celebrate the access from the walkway in to the original building's entrance through the front cover colonnade leading to the Synagogues new entrance giving a meaningful integration to the colonnade.

CRITERIA 4:

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

ANALYSIS: The proposed addition change of use sits on a residential district which calls for a minimum residential setback of: 7'-6" to the east and 25'-2" to the north which are being maintained. However due to the change of use from Residential to Commercial, the setbacks requirements increased from 7'-6" to 25'-0" on the east and from 50'-0" to 25'-0" which triggers a setback variance, justification attached. The required landscape buffers are being maintained throughout the entire property, additionally a perimeter wall complying with the required maximum height will add extra security to the synagogue yet enhancing the surrounding properties by making this wall an architectural feature detailed on sheet SP-3 & SP-4.

CRITERIA 5:

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

ANALYSIS: The proposed use of a Synagogue will not be detrimental to the neighborhood, as this was the original intent as a house of worship back in 1925 and though the years became a single family home in ownership of a Rabbi who's got the vision to rehab and re-shape the existing building bringing back its original condition and add a contemporary addition that will create and identity, a unique landmark due to its history and proposed addition, converting his own home in to a Sanctuary to serve the surrounding neighborhood.

CRITERIA 6:

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

ANALYSIS: The large size, location and shape of the proposed site perfectly suits the proposed use as this was the original intent of the building. The structure sits on a 200'-0" wide lot and accommodates perfectly the number of parking spaces required for such use and the addition itself, considering the fact the religion prohibits motorized during Sabbath the parking use and the required parking is adequate to accommodate the minimum required by code.

CRITERIA 7:

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

ANALYSIS: The proposed use is consistent with the definition of Special Exception. The Rehab of the original structure brings back the identity and intent of such, which is consistent with the principals of City's Comprehensive plan which proposes to benefit the physical environment of human activities.

Sincerely.

Giovanni Muñoz

NCARB – NAR – AIA assoc. | Associate



KallerArchitecture

August 05, 2019

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re:
1350 Harrison Street
Hollywood, Florida
Architect's Project #09160

**SIDE AND FRONT SETBACK VARIANCE REVIEW
1350 Harrison Street – Chabad of Hollywood.**

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS:

The setback variance is triggered by a change of use making it more restrictive almost physically impossible to develop the project which is the main reason the setback variance being requested to reduce the side setback to the east from the required 25'-0" to be 7'-6" to the east. (supporting letter from the eastern most affected neighbor attached) and the front setback requirement from 50'-0" to be 25'-2" where the existing house is at today. As identified on sheet A-9 (1,2&3) Street Profiles, the proposed addition will not affect the stability and appearance of the City, on the contrary, the proposed improvements to the property will provide a substantially improved street view.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The variance being requested will not affect the current use of the property and the proposed improvements to the property which will provide a better contiguous setback context

to all of the surrounding single family homes and the existing structure itself as it will be aligned with it making it and cohesive structure from the street.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city

ANALYSIS:

This Historic Lakes District showcases many styles of architecture, each of these represents a certain time in the early 1900's and each brings a special characteristic to the district. In order to truly preserve the specialness of the historic homes, it is important that any proposed improvement of existing homes respect the scale, height, and rhythm of fenestration that the setback which the surrounding historic homes provide. These are the objectives of the City of Hollywood's Comprehensive Plan and the Hollywood's Design Guidelines for historic properties preserving the past while allowing the future to be expressed in a creative way like this addition itself making it an iconic addition to the inventory of the Historic Lake District.

CRITERION 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS:

The requested variance is not economically based or self-imposed. It is a variance request born out of a social and communal responsibility to its neighbors, which the Chabad of Hollywood has decided to officially convert the Rabbi's current home into a place of worship and still maintaining the Rabbi's home in premises keeping the scale of the existing structure and surrounding neighborhood. The variance request does not harm the character of the street, in the contrary, it enhances the curb appeal of such prominent corner and the History that its original structure carries.

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

Sincerely.

Giovanni Muñoz

NCARB – NAR – AIA assoc. | Associate



KallerArchitecture

August 05, 2019

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re:
1350 Harrison Street
Hollywood, Florida
Architect's Project #09160

**CRITERIA OF APPROPRIATENESS FOR DEMOLITION
1350 Harrison Street – Chabad of Hollywood.**

**DECISIONS ON CERTIFICATES OF APPROPRIATENESS FOR (PARTIAL) DEMOLITION FOR EXISTING
STRUCTURE**

The Zoning and Land Development Regulations Section 5.5.F.4.e states the Historic Preservation Board shall consider the following Criteria in evaluating an Application for Certificate of Appropriateness for Demolition.

CRITERION 1: *The building, structure, improvement, or site is designated on either a National, State or Local level as a Historic Preservation District or an Architectural Landmark or Site.*

ANALYSIS: The Building is located in the Historic District of Hollywood Lakes on the South-East corner of the intersection of Harrison St and S.14th Av. Originally built as a Methodist Episcopal Church in 1925

CRITERION 2: *The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or expense.*

ANALYSIS: The eastern sun room of the Building that is proposed to be demolished is a wood frame structure that is in poor condition that is currently a hazard for the residents. It has no insulation and no air conditioning and is currently used as a storage room. The proposed addition replacing this area would be constructed with more rigorous system allowing for a smooth transition from the historic portion of the building to the new addition.

CRITERION 3: *The building, structure, improvement or site is one of the last remaining examples of its kind in the neighborhood, the county or the region*

ANALYSIS: The Building is one of many examples of Neoclassical Architecture in the Community. These original architectural characteristics of the Residence will remain.

CRITERION 4: *The building, structure, improvement or site contributes significantly to the Historic Character of a Historically Designated District.*

ANALYSIS: The Building does contribute to the Historical Character of the neighborhood and will continue to do so. The portion being demolished is located in the rear of the building.

CRITERION 5: *Retention of the building, structure, improvement or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage.*

ANALYSIS: The area or portion of the Building being demolished does not in any way add value to the structure or the Community. Its removal will help the transition between the Classical and the Modern addition come together.

CRITERION 6: *There are definite plans for reuse of the property if the proposed demolition is carried out, and those plans will adversely affect the historic character of the Historic District.*

ANALYSIS: The proposed addition is a 2-story modern design intended to contrast with the historical Building so as to preserve its special characteristics. The new modern addition will add more drama to the curb

appeal and the addition will be structurally superior to what is currently there.

CRITERION 7: *The Unsafe Structures Board has ordered the demolition of a structure or the feasibility study determines that the retention of the building would deny the Owner of all economically viable uses of the Property.*

ANALYSIS: This has not been reviewed by the Unsafe Structures Board.

CRITERION 8: *The information listed in the Historic Properties Database (a listing of historic and non-historic properties), as a guideline in determining whether a certification of Appropriateness for Demolition should be issued.*

ANALYSIS: There are no records of this house in archives.

Sincerely.

Giovanni Muñoz

NCARB – NAR – AIA assoc. | Associate

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

To whom it may concern,

I, Anthony Rolon & my family, live at 1340 Harrison Street, Hollywood Florida, on the property directly east of the Chabad Property on 1350 Harrison Street.

Rabbi Mendy Tennenhaus, Endi & his 7 children have been neighbors since 2011. They are terrific neighbors and we have only had great experiences with them & their Chabad.

The Rabbi showed us the plans to extend the existing building towards our house. We are in full support of their project and are willing to waive the setback requirements up to 7 ft of our property line. The upgrades to the building as proposed will bring back the original entrance and beautify the rest of the property and our Hollywood Lakes neighborhood. We wish them all the best with the project and encourage the City to also give them its support.

If I can provide any additional information, please feel free to reach me directly at 305-498-1505 or at anthony.rolon@gmail.com.

Thank you for your consideration.

Sincerely yours,



Anthony Rolon

SIMMONS & WHITE
2581 Metrocentre Boulevard West Suite 3
West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



TRAFFIC GENERATION & PARKING STATEMENT

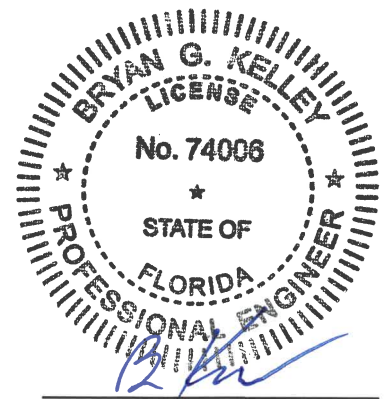
CHABAD OF HOLLYWOOD
HOLLYWOOD, FLORIDA

Prepared for:

Chabad of NE Hollywood/Dania, Inc.
1295 E. Hallandale Beach
Hallandale, Florida 33009

Job No. 19-073

Date: June 11, 2019



Bryan G. Kelley, P.E.
FL Reg. No. 74006

1.0 SITE DATA

The subject parcel is located at in the southeast corner of Harrison Street and S. 14th Avenue in the City of Hollywood, Florida. The proposed plan of development consists of a 11,080 S.F. synagogue inclusive of the existing single-family dwelling unit. Site access is proposed via a full access driveway connection to Harrison Street. Note that 3 parking spaces also exist in the alley on the south side of the property. For additional information on site layout, please refer to the Site Plan prepared by Kaller Architecture.

2.0 TRAFFIC GENERATION

The traffic generation for the proposed site has been calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the existing use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed development may be summarized as follows:

Proposed Development

Weekday Daily Traffic Generation	=	86 tpd
A.M. Peak Hour Traffic Generation	=	5 pht (2 In/3 Out)
P.M. Peak Hour Traffic Generation	=	6 pht (3 In/3 Out)

It should be noted that ITE Land Use #560 (Church) was used instead of ITE Land Use #561 (Synagogue) since the Synagogue land use only had one sample study which greatly limits reliability. Further, the trip generation shown above is for weekday utilization which is mostly administrative. The proposed Synagogue will be an Orthodox Judaism sect which prohibits driving and motorized vehicle use on the Sabbath. As with most Orthodox Judaism Synagogues, the congregation will consist of local residents who will walk to the Synagogue on the Sabbath. Therefore, little to no traffic will be generated by the proposed site during peak utilization of the facility.

3.0 PARKING ANALYSIS

As previously stated, the proposed Synagogue will be of the Orthodox Judaism sect which does not allow driving or use of motorized vehicles during the Sabbath. Therefore, the congregation will walk to the Synagogue during peak utilization. The ITE Parking Generation, 4th Edition was reviewed for parking demand rates. However, all studies and rates published in the ITE Parking Generation, 4th Edition for church or synagogues are based on vehicle transportation to the worship service which is not consistent with the proposed development. Therefore, the ITE Parking Generation, 4th Edition was not utilized as part of the study.

It should be noted that the majority of synagogue parking will be provided on grass. However, the parking provided is based on the City code standards which does not account for the specific operations of this site; notably, the non-use of vehicles on the Sabbath. Therefore, provided paved parking will be sufficient for the daily administrative purposes and the majority of uses on the site. The grass parking will only be required on occasion.

4.0 CONCLUSION

The attached tables document the daily, A.M. peak hour and P.M. peak hour traffic generation for the proposed development. The proposed development will generate 86 daily trips, 56 A.M. peak hour trips, and 6 P.M. peak hour trips. Based on the findings of this report, the proposed development will generate an insignificant amount of traffic on the surrounding roadway network and therefore no additional analysis is required.

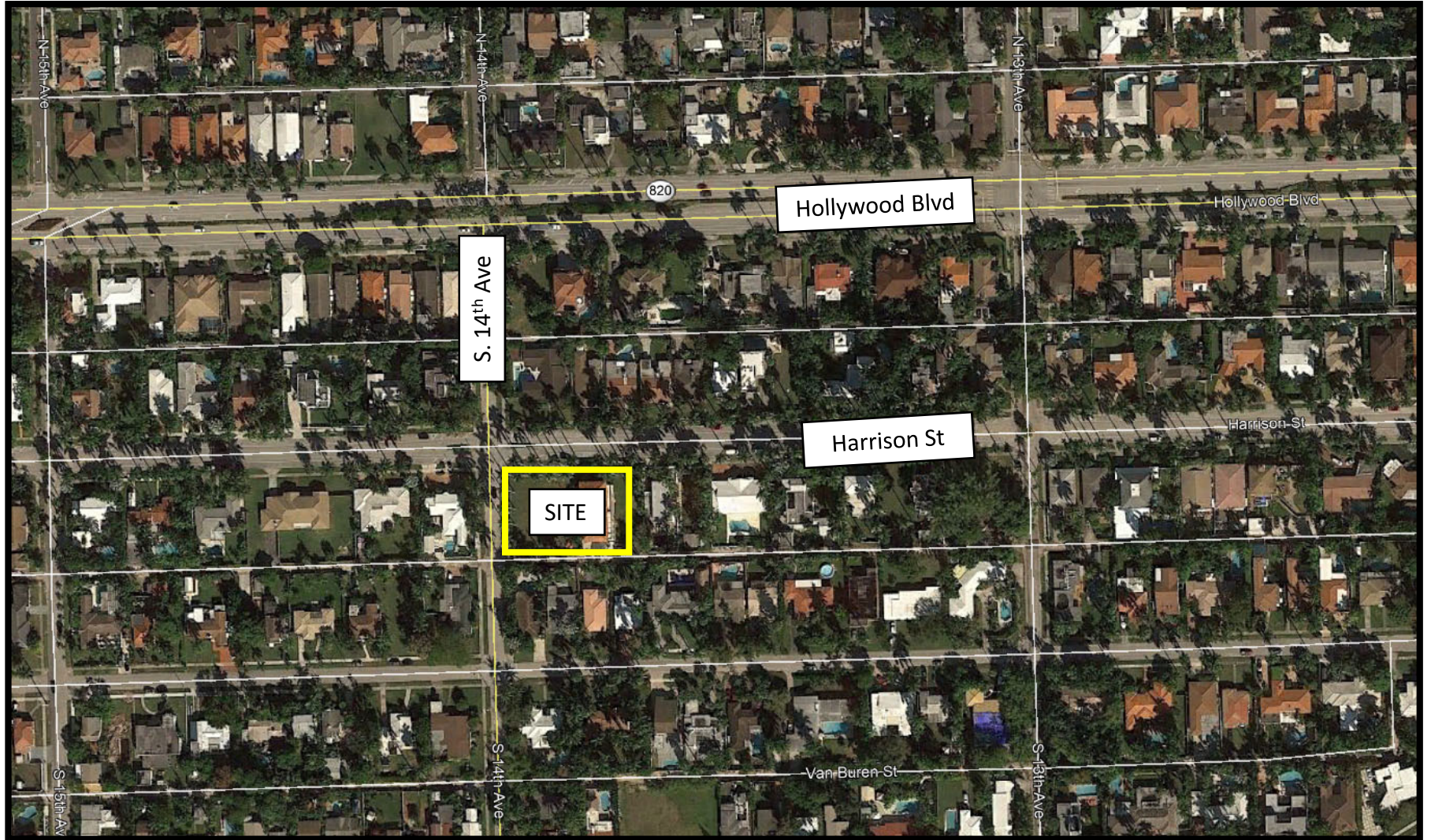


Figure 1 – Site Location Map
Chabad of Hollywood
Project # 19-073

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips	Internalization % Total	External Trips	Pass-by % Trips	Net Trips
Single Family Detached	210	1 Dwelling Units	9.44		9		9	0% 0	9
Church/Synagogue	560	11,080 S.F.	6.95		77		77	0% 0	77
Grand Totals:					86	0.0% 0	86	0% 0	86

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
Single Family Detached	210	1 Dwelling Units	0.74	0.25 0.75	0 1 1	0.0% 0 0 0	0 1 1	0% 0	0 1 1
Church/Synagogue	560	11,080 S.F.	0.33	0.6 0.4	2 2 4	0.0% 0 0 0	2 2 4	0% 0	2 2 4
Grand Totals:					2 3 5	0.0% 0 0 0	2 3 5	0% 0	2 3 5

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In Out	Gross Trips In Out Total	Internalization % In Out Total	External Trips In Out Total	Pass-by % Trips	Net Trips In Out Total
Single Family Detached	210	1 Dwelling Units	$\ln(T) = 0.96 \ln(X) + 0.20$	0.63 0.37	1 0 1	0.0% 0 0 0	1 0 1	0% 0	1 0 1
Church/Synagogue	560	11,080 S.F.	0.49	0.45 0.55	2 3 5	0.0% 0 0 0	2 3 5	0% 0	2 3 5
Grand Totals:					3 3 6	0.0% 0 0 0	3 3 6	0% 0	3 3 6

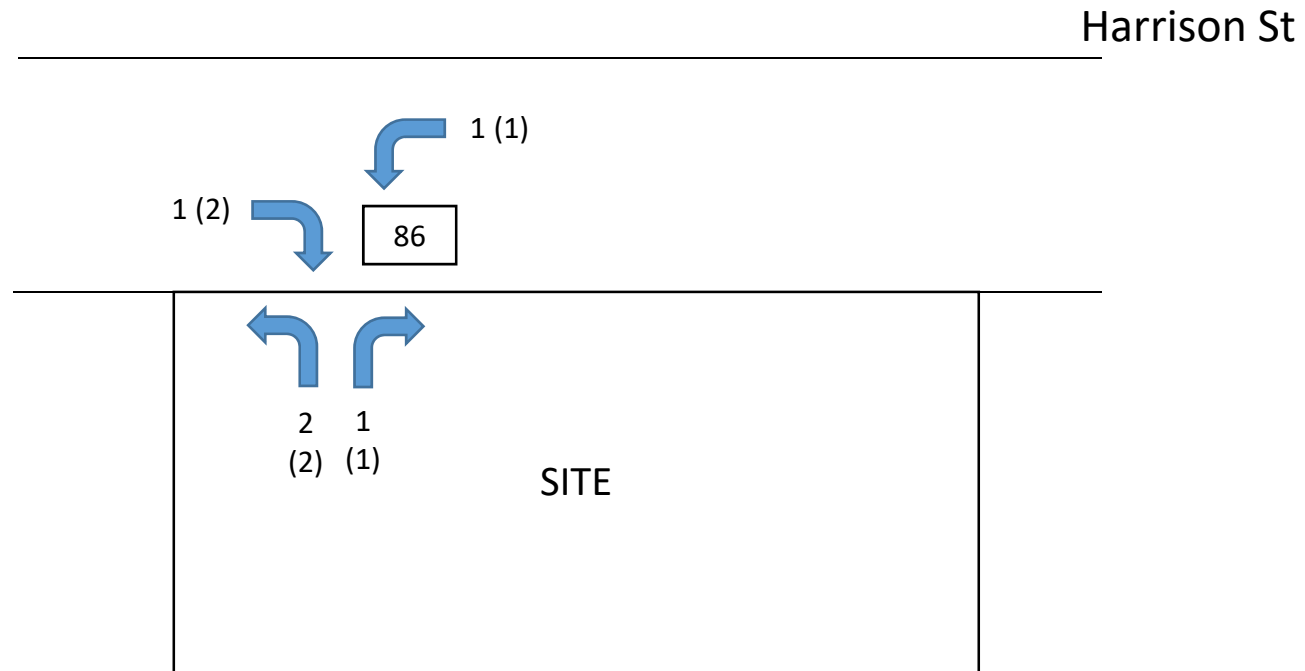
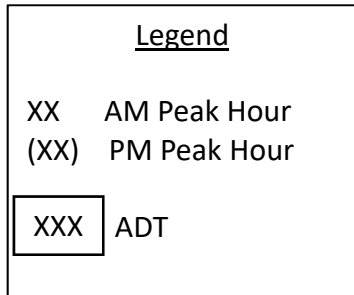


Figure 2 – Driveway Trips
Chabad of Hollywood
Project # 19-073

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159

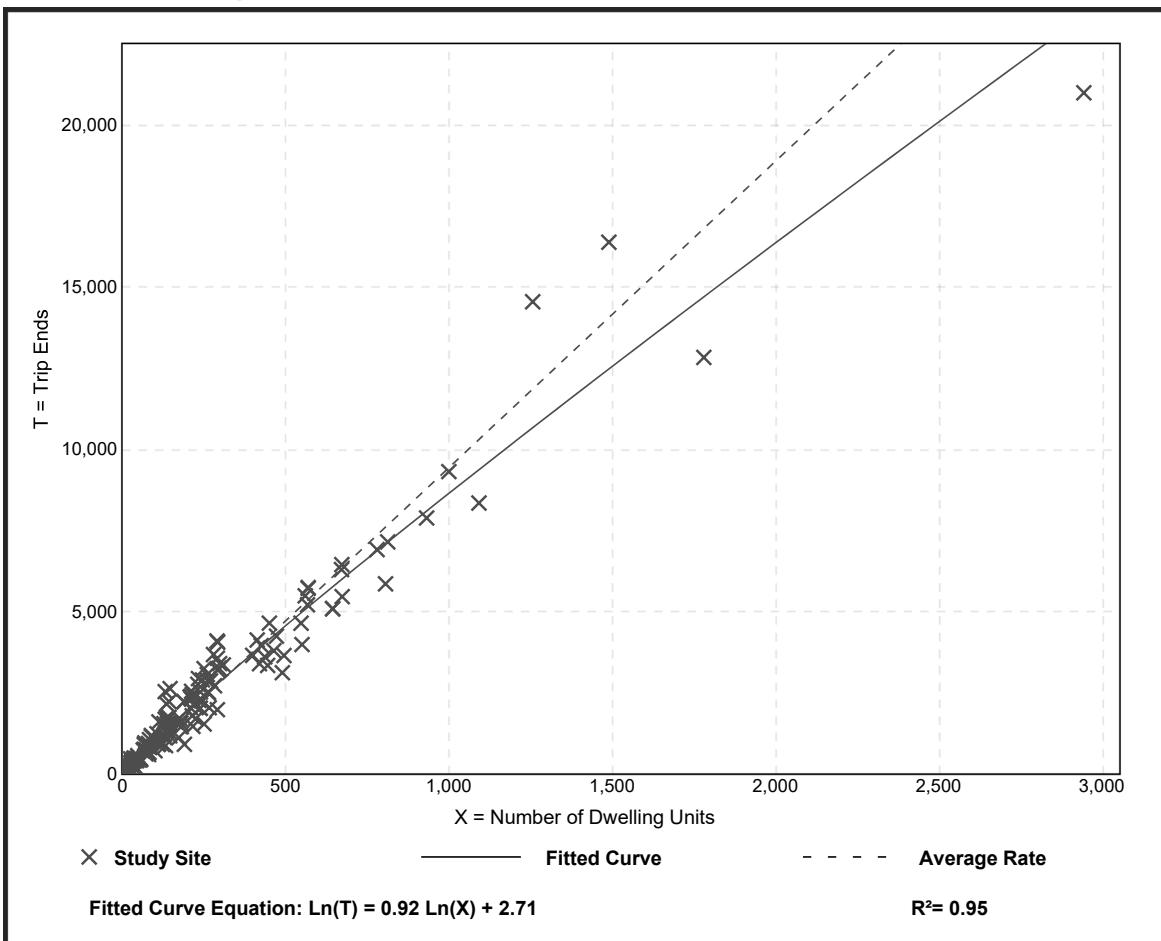
Avg. Num. of Dwelling Units: 264

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

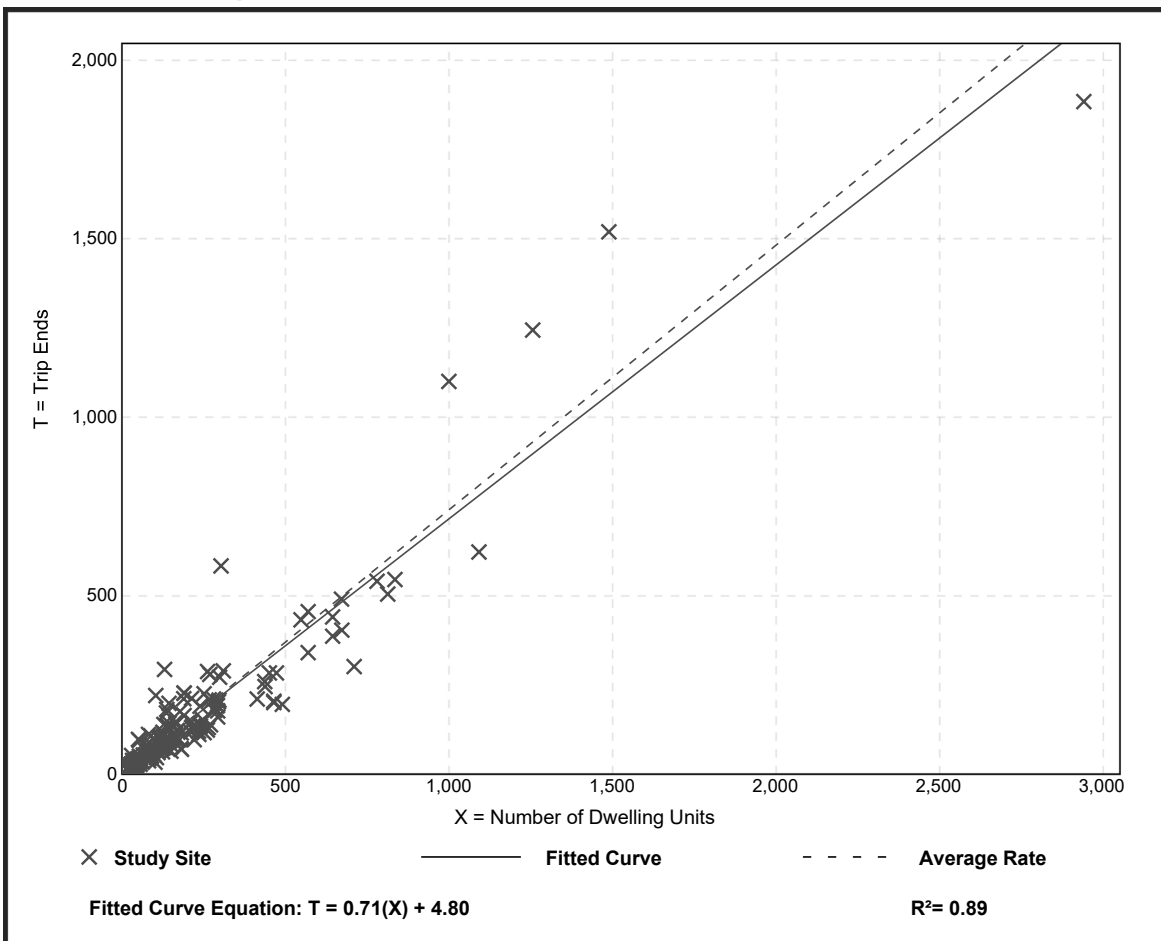
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

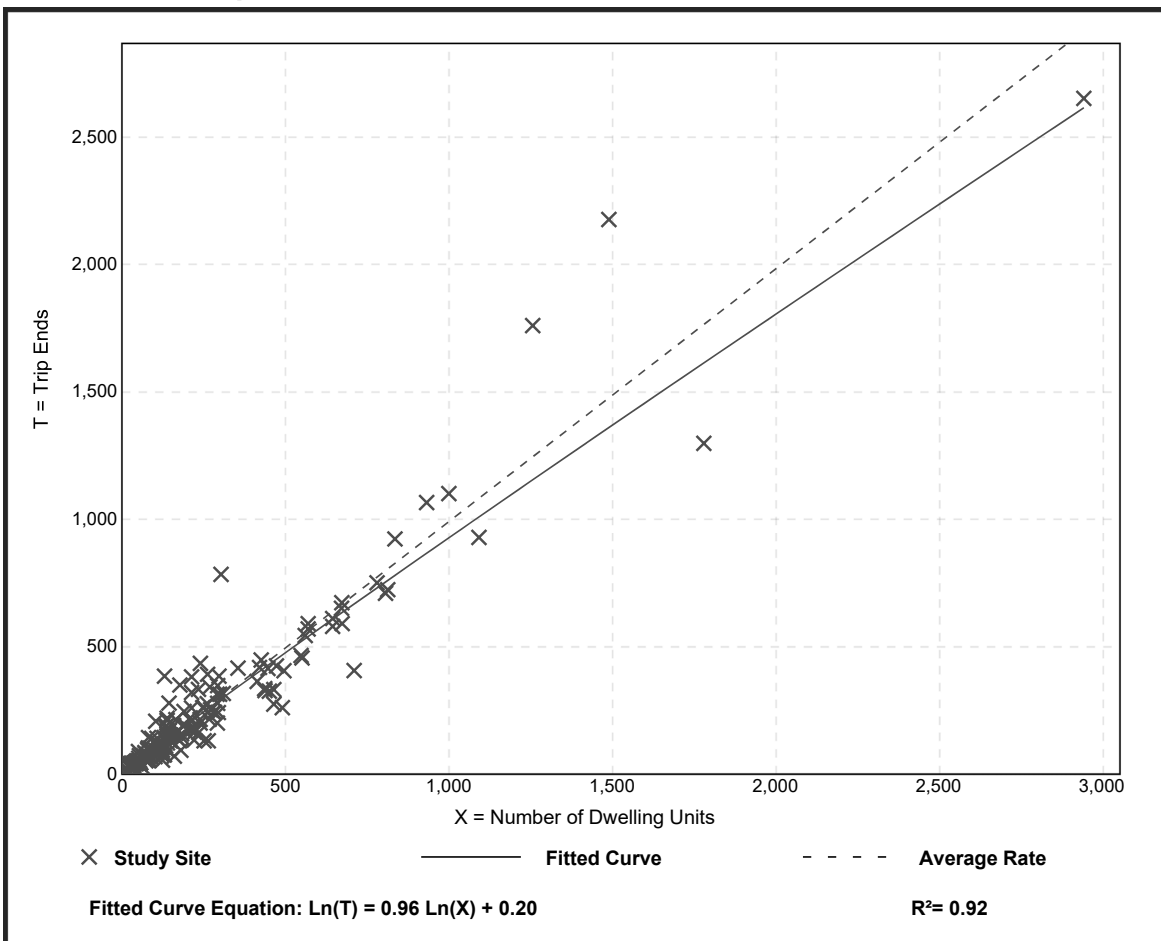
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Church (560)

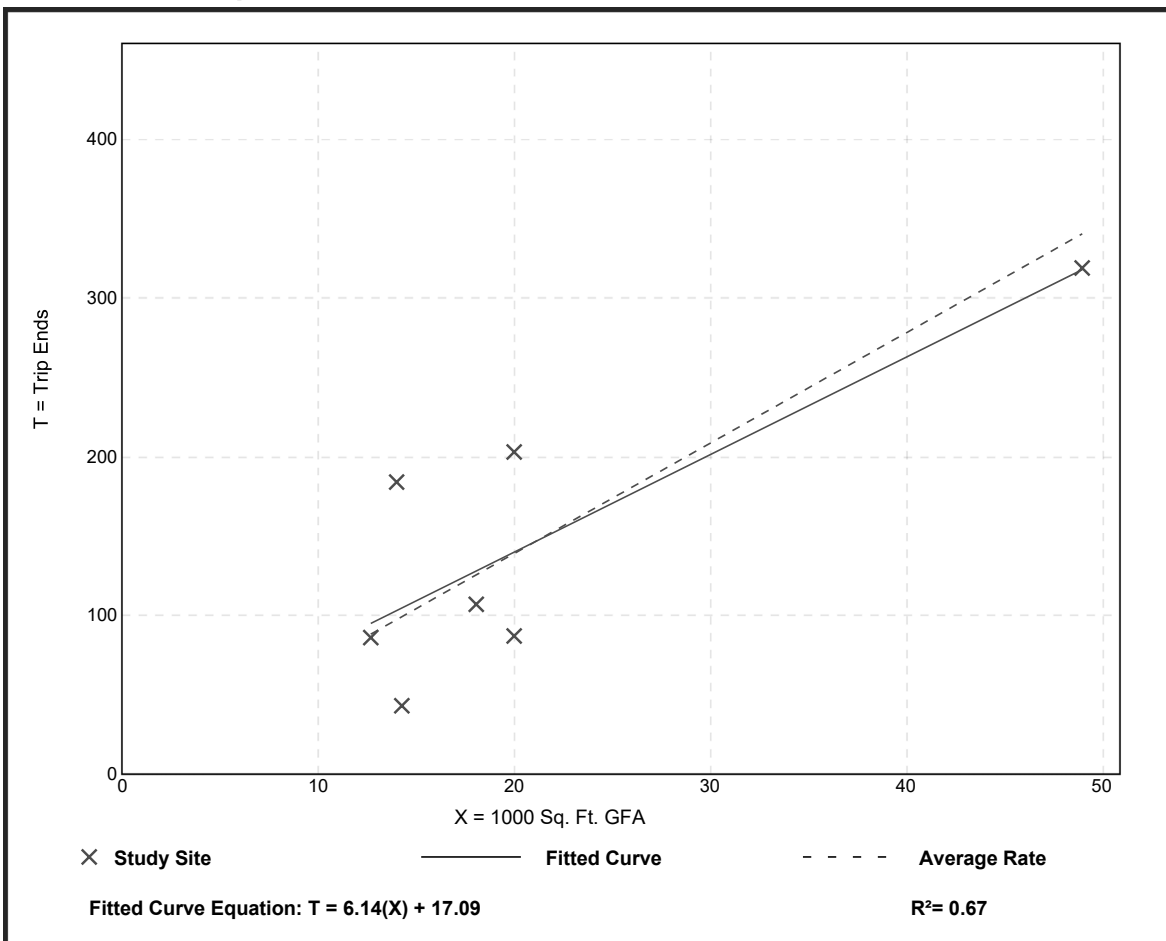
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.95	3.01 - 13.14	2.98

Data Plot and Equation



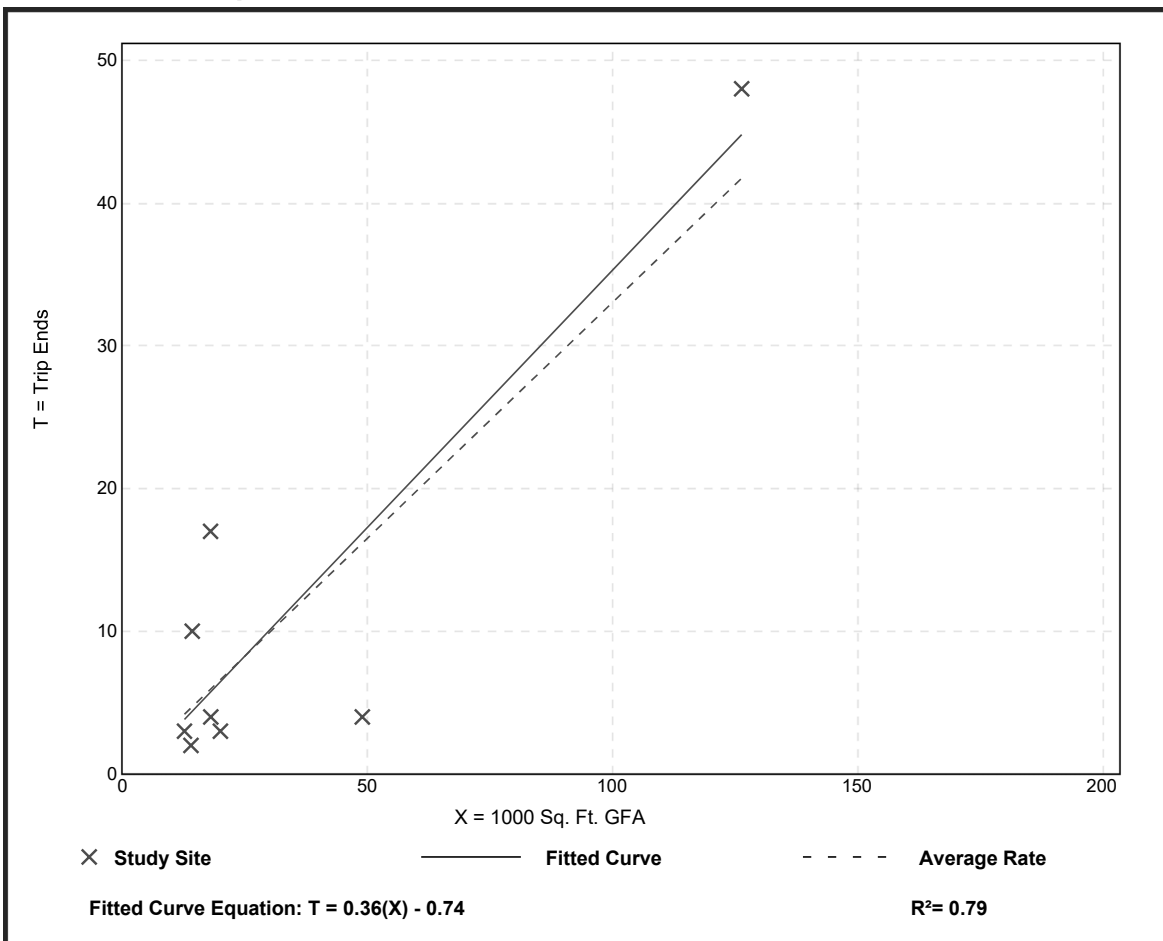
Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 8
 Avg. 1000 Sq. Ft. GFA: 34
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.33	0.08 - 0.94	0.24

Data Plot and Equation



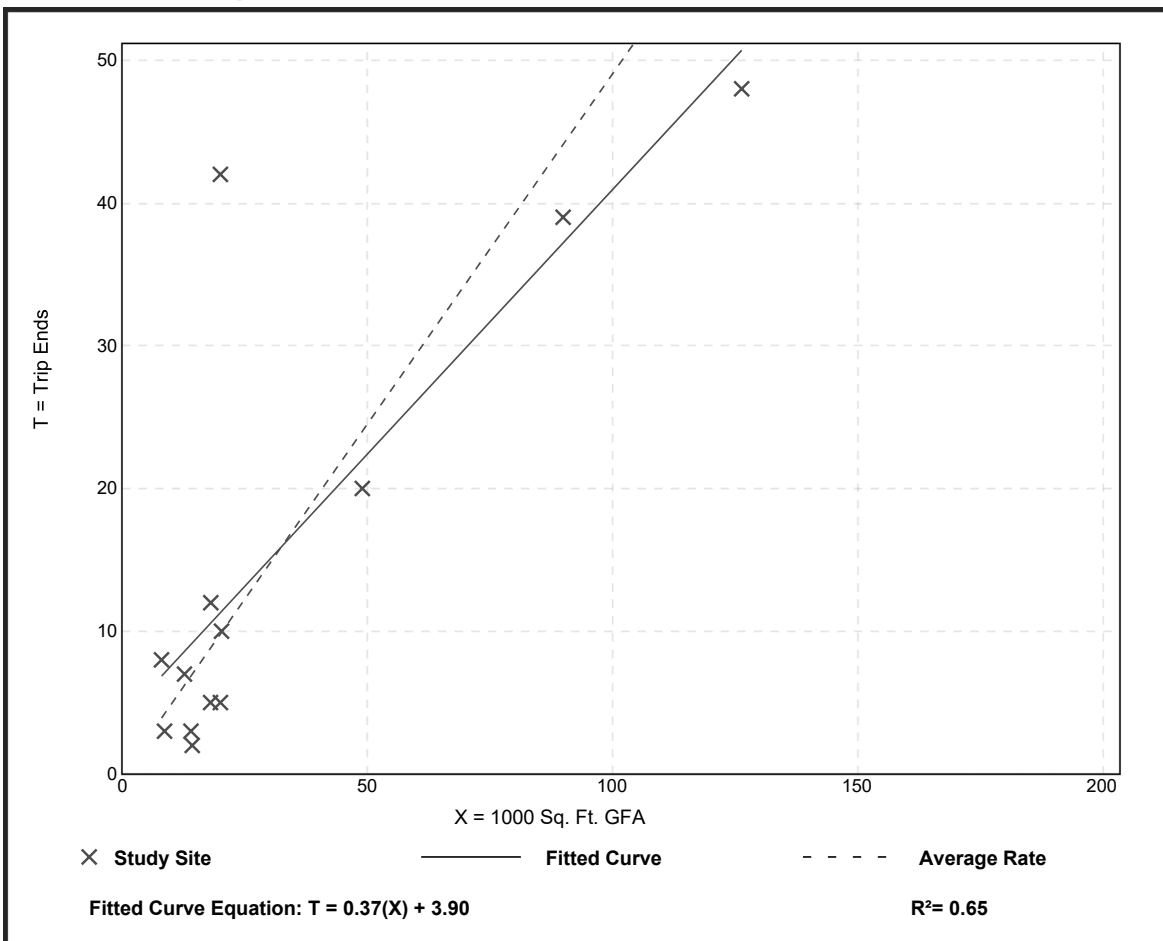
Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 13
 Avg. 1000 Sq. Ft. GFA: 32
 Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.14 - 2.10	0.40

Data Plot and Equation



Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

1350 Harrison St.

Date:04/18/2019	Time: 8:46 AM	Static Pressure - 	63
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH001310	1400 Harrison St.	F-1 Only 	F-2 Only 
		63	63
		F-1& F-2 Both 	63
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH001567	1501Van Buren ST.	GPM	
		1130	
F-2 Hydrant (Individual) FH000332	1254 Harrison St.	GPM	
		800	
F-1 Hydrant (Both Flowing)		GPM	
		1130	
F-2 Hydrant (Both Flowing)		GPM	
		800	

DRAINAGE CALCULATION

FOR

**CHABAD OF HOLLYWOOD
1350 HARRISON STREET
HOLLYWOOD, FLORIDA**

JUNE, 2019

Prepared By:

**Gator Engineering Associates, Inc.
11390 Temple Street
Cooper City, Florida 33330**

GEC Project No. 19001

Signed: 

Regina Bobo-Jackson, P.E.

P.E. No. 0038550

Dated: 6/14/19

Pages 1-25

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2. PRE-DESIGN STAGE STORAGE COMPUTATIONS.....	4
3. POST-DESIGN STAGE STORAGE COMPUTATIONS.....	13
4. SUMMARY	25

INTRODUCTION

I. PROJECT INFORMATION

The project, Chabad of Hollywood, is proposed on a 25,293 square feet (0.53 Ac) site located at within the City of Hollywood, Broward County, Florida. The project proposes a 2 story addition of 5,187 sf of residential and assembly use to expand the existing facility of the same use. The existing facility's finish floor is below the FEMA flood criteria and the expansion which is proposed at not more than a 50% increase will maintain the same elevation.

The site drainage is design to satisfy the Broward County Surface Water Management Division and SFWMD drainage criteria and regulations.

II. GIVEN PARAMETERS

- The average wet season water table is 1.5' NAVD per the FCAWSG map.
- Flood Zone: "AE"
Map No.: 125113 0569H
Base Flood Elevation: 7' NAVD
- The average existing site grade is 2.30' NAVD
- Site elevations

Road Crown (Harrison Street)	Highest Elevation = 2.67' NAVD
Road Crown (S 14 TH Avenue)	Highest Elevation = 2.70' NAVD
Proposed Finish Floor	Elevation = 4.45' NAVD

III. SITE BREAKDOWN

	EXISTING	PROPOSED
• Total	(0.58 Ac)	(0.58 Ac)
• Impervious		
Buildings	(0.08 Ac)	(0.15 Ac)
Pavement and Walkways	(0.07 Ac)	(0.15 Ac)
• Pervious	(0.43 Ac)	(0.28 Ac)

PRE DEVELOPMENT STAGE STORAGE CALCULATIONS

STORM WATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Pre- Development Condition
Project Number: 19001

Designed:	LK
Checked:	RBJ

I. Site Data

A. Acreage

Total	0.580 ac
1. Impervious	
a. Pavement	0.060 ac
b. Sidewalk	0.010 ac
c. Building	0.080 ac

Total Impervious 0.150 ac

2. Water Management	
a. Lake	0.000 ac
b. Dry Retention	0.000 ac
c. Swale	0.000 ac

Total Water Management 0.000 ac

3. Pervious

a. Grass area	0.430 ac
b. Green area Perimeter	0.000 ac
c. Green area near LME	0.000 ac
d. Lake Bank	0.000 ac
e. L.M.E.	0.000 ac
f. N/A	0.000 ac
g N/A	0.000 ac
Total Pervious	0.430 ac

B. Minimum elevations

1. Roads and Parking	2.70 ft-NAVD
2. Finished Floor	4.45 ft-NAVD
3. FEMA Flood Elevation	7.00 ft-NAVD

C. Allowable discharge

1. For the C-18 Canal (No Connection)	0.00 CSM
2. Allowable discharge for this project	0.0000 CFS

D. Water level elevation

1. Wet season water table	1.50 ft-NAVD
2. Control elevation	1.50 ft-NAVD
3. Receiving body water level	N/A ft-NAVD

E. Rainfall amounts

1. Design Storm (10-year 1 day)	9.20 inches
2. Design Storm (25-year 3 day)	15.00 inches
3. Finish Floor (100-year 3 day)	18.00 inches

STORM WATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Pre- Development Condition
Project Number: 19001

Designed:	LK
Checked:	RBJ

II. Water Quality Computations

1. Compute the first inch of runoff from the developed project
 - = 1 in X total area X (1ft/12in)
 - = 0.048 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percentage of imperviousness
 - a. Site area for water quality pervious/impervious calculations only:
 - = Total project - (water surface + roof)
 - = 0.500 ac of site area for water quality pervious/impervious
 - b. Impervious area for water quality pervious/impervious calculation only:
 - = (site area for water quality pervious/impervious) - pervious
 - = 0.070 ac if impervious area for water quality pervious/impervious
 - c. Percentage of imperviousness for water quality:
 - = (Impervious area for water quality/site area for water quality) 100%
 - = 14.00 % impervious
 - d. For 2.5 inches times the percentage impervious:
 - = 2.5 X percent impervious
 - = 0.35 inches to be treated
 - e. Compute volume required for water quality detention:
 - = Inches to be treated X (total site - Lake)
 - = 0.017 ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the
 - 0.048 ac-ft for the first inch of runoff is greater than
 - 0.017 ac-ft for the 2.5 inches times the percentage imperviousness
 - 0.05 ac-ft controls**

Storage (ac-ft)	Stage (ft)
0.00	2.00
0.05	2.40
0.06	2.50

STORM WATER MANAGEMENT AND SOIL STORAGE CALCULATION

Project Name: 1350 Harrison Street - Pre- Development Condition
Project Number: 19001

Designed: LK
Checked: RBJ

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4	10.90	8.18	9.00	6.75	6.80	5.10

- (1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.
(2) Water tables 15"-40" - Immokalee series is representative
(3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

- A. From the calculation the average depth to the water table is
B. The Soil Type is
C. Assuming 25% compaction
D. Inches of moisture stored under pervious area

2.01 ft
Flatwoods

Depth to Water Table (feet)	Compacted Water Storage (inches)
2.00	1.88
2.01	1.90
3.00	4.05

STORMWATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Pre- Development Condition
Project Number: 19001

Designed:	LK
Checked:	RBJ

III. SCS Curve Number

1. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Pavement	0.0600	6.00	0.36
Sidewalk	0.0100	3.30	0.03
Building	0.0800	7.37	0.59
Lake	0.0000	0.00	0.00
Green area near LME	0.0000	0.00	0.00
Green area Perimeter	0.0000	0.00	0.00
Grass area	0.4300	2.45	1.05
N/A	0.0000	0.00	0.00
N/A	0.0000	0.00	0.00
Lake Bank	0.0000	0.00	0.00
L.M.E.	0.0000	0.00	0.00
Total	0.5800		2.04
Weighted Site Grade			3.51 ft-NGVD

2. Average depth to water table will be

= Average site grade - average water table/control elevation
= 2.01 ft

3. Soil type Flatwoods

4. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is:

1.90 inches

5. Compute available soil storage

= Storage available X pervious area
= 0.07 ac-ft available soil storage onsite

6. Convert available soil storage to site-wide moisture storage, S

= Available soil storage onsite/site area
= 1.41 inches of site-wide storage, S

7. SCS Curve Number, CN

= $1000/(S+10)$
= 88 SCS Curve Number

SOUTH FLORIDA WATER MANAGEMENT DISTRICT FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Pre- Development Condition
Project Number: 19001

Designed: LK
Checked: RBJ

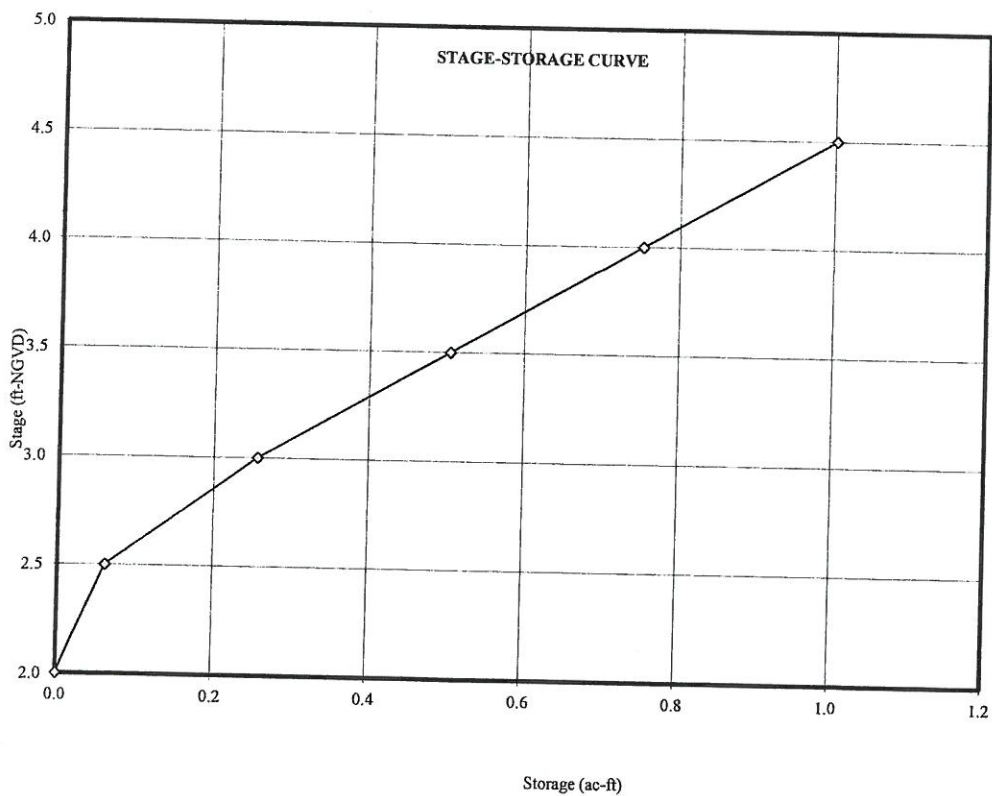
III. Computations

C. Project surface storage

Land use	Start ft	End ft	Area Acres
Pavement	2.48	2.90	0.06
Sidewalk	2.22	4.38	0.01
Building	4.45	4.45	0.08
Green area Perimeter	0.00	0.00	0.00
Grass area	2.00	2.90	0.43
Green area near LME	0.00	0.00	0.00
Berm	0.00	0.00	0.00
N/A	0.00	0.00	0.00
Lake	0.00	0.00	0.00
Lake Bank	0.00	0.00	0.00
L.M.E.	0.00	0.00	0.00

2. For Stage-Storage curve data, please refer to table attached.

3. Stage-Storage curve.



Gator Engineering Associates, Inc.

11390 Temple Street, Cooper City, FL-33330

Tel 954.434.5905 - Fax 954.434.5904

STORM WATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

STAGE - STORAGE CALCULATION

Project Name: 1350 Harrison Street - Pre- Development Condition

Project Number: 19001

Stage-Storage Curve Data

Stage Storage Curve Data									
Sub area	Grass area		Lake		Sidewalk		Pavement		Total Storage ac- ft
Low El.	2.00		0.00		2.22		2.48		
High El.	2.90		0.00		4.38		2.90		
Area (ft^2)	18730.80		0.00		435.60		2613.60		
Area (acres)	0.430		0.000		0.010		0.060		
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	
1.50	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
2.50	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
3.00	0.19	0.04	0.00	0.00	0.00	0.00	0.01	0.01	0.26
3.50	0.19	0.26	0.00	0.00	0.00	0.00	0.01	0.04	0.50
4.00	0.19	0.47	0.00	0.00	0.01	0.00	0.01	0.07	0.75
4.50	0.19	0.69	0.00	0.00	0.01	0.00	0.01	0.10	1.00

Project Name: 1350 Harrison St

Reviewer: RBJ

Project Number: 19001

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 15 inches

Area: 0.58 acres

Ground Storage: 1.41 inches

Time of Concentration: 0.1 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.06
3.00	0.26
3.50	0.50
4.00	0.75
4.50	1.00

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Project Site	3.80	73.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Project Site	0.65	0.00	0.00	0.00	0.65	0.00

Project Name: 1350 Harrison St

Reviewer: RBJ

Project Number: 19001

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 100 year
 3 Day Rainfall: 18 inches
 Area: 0.58 acres
 Ground Storage: 1.41 inches
 Time of Concentration: 0.1 hours
 Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.06
3.00	0.26
3.50	0.50
4.00	0.75
4.50	1.00

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Project Site	4.09	73.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Project Site	0.79	0.00	0.00	0.00	0.79	0.00

POST DEVELOPMENT STAGE STORAGE CALCULATIONS

STORM WATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

Designed:	LK
Checked:	RBJ

I. Site Data

A. Acreage

Total	0.580 ac
--------------	----------

1. Impervious

a. Pavement	0.130 ac
b. Sidewalk	0.020 ac
c. Building	0.150 ac

Total Impervious	0.300 ac
-------------------------	----------

2. Water Management

a. Lake	0.000 ac
b. Dry Retention	0.000 ac
c. Swale	0.000 ac

Total Water Management	0.000 ac
-------------------------------	----------

3. Pervious

a. Front Grass Area	0.200 ac
b. Front Grass Area Slope	0.040 ac
c. Swale Area A Slopes	0.040 ac
d. Green Areas	0.000 ac
e. Other Green Areas	0.000 ac
f. N/A	0.000 ac
g. NA	0.000 ac

Total Pervious	0.280 ac
-----------------------	----------

B. Minimum elevations

1. Roads and Parking	2.70 ft-NAVD
2. Finished Floor	4.45 ft-NAVD
3. FEMA Flood Elevation	7.00 ft-NAVD

C. Allowable discharge

1. No Waterbody Connection	0.00 CSM
2. Allowable discharge for this project	0.0000 CFS

D. Water level Elevation

1. Wet season water table	1.50 ft-NAVD
2. Control elevation	1.50 ft-NAVD
3. Receiving body water level	NA ft-NAVD

E. Rainfall amounts

1. Design Storm (10-year 1 day)	9.20 inches
2. Design Storm (25-year 3 day)	14.00 inches
3. Finish Floor (100-year 3 day)	18.00 inches

STORM WATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

Designed
Checked:

III. Computations

1. Compute the first inch of runoff from the developed project
 - = 1 in X total area X (1ft/12in)
 - = 0.048 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percentage of imperviousness
 - a. Site area for water quality pervious/impervious calculations only:
 - = Total project - (water surface + roof)
 - = 0.430 ac of site area for water quality pervious/impervious
 - b. Impervious area for water quality pervious/impervious calculation only:
 - = (site area for water quality pervious/impervious) - pervious
 - = 0.150 ac if impervious area for water quality pervious/impervious
 - c. Percentage of imperviousness for water quality:
 - = (Impervious area for water quality/site area for water quality) 100%
 - = 34.88 % impervious
 - d. For 2.5 inches times the percentage impervious:
 - = 2.5 X percent impervious
 - = 0.87 inches to be treated
 - e. Compute volume required for water quality detention:
 - = Inches to be treated X (total site - Lake)
 - = 0.042 ac-ft for the 2.5 inches times the percentage imperviousness
3. Since the
 - 0.048 ac-ft for the first inch of runoff
 - 0.042 ac-ft for the 2.5 inches times the percentage imperviousness
 - 0.048 ac-ft controls**

is greater than the

Storage (ac-ft)	Stage (ft)
0.066	2.50
0.048	2.44
0.221	3.00

Water quality for the site is provided by the proposed lake.

4. Pretreatment

If the project discharges directly to a sensitive receiving body and is over 40% impervious, or the project is zoned commercial or industrial, then 0.5 inches of dry retention or detention pretreatment must be provided

Compute 0.5 inch of pretreatment

- = 0.5 in X (total area - lakes)
- = 0.024 ac-ft required for pretreatment

Storage (ac-ft)	Stage (ft)
0.00	1.50
0.024	3.90
0.01	2.00

Interpolating from the stage storage table, pre-treatment volume is met at a stage of=

3.90 ft

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

Designed
Checked:

Pre-treatment volume provided by exfiltration trench =
0.54 ac-in
0.05 ac-ft

Since pre treatment volume provided is equal to the amount required, system meets SFWMD requirements

STORM WATER MANAGEMENT AND SOIL STORAGE CALCULATION

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

Designed: LK
Checked: RBJ

Depth to Water Table (feet)	Coastal (1)		Flatwoods (2)		Depressional (3)	
	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)	Cumulative Water Storage (inches)	Compacted Water Storage (inches)
1	0.60	0.45	0.60	0.45	0.60	0.45
2	2.50	1.88	2.50	1.88	2.10	1.58
3	6.60	4.95	5.40	4.05	4.40	3.30
4	10.90	8.18	9.00	6.75	6.80	5.10

- (1) Sandy Soil 0-40" thick with water tables dropping below 40" - St. Lucie series is representative.
 (2) Water tables 15"-40" - Immokalee series is representative
 (3) Water tables above ground - 15" - Riviera and Pompano series are representative

* 4 feet is the maximum depth of percolation assumed possible in three days for any soil.

- A. From the calculation the average depth to the water table is
 B. The Soil Type is
 C. Assuming 25% compaction
 D. Inches of moisture stored under pervious area

1.52 ft
Flatwoods

Depth to Water Table (feet)	Compacted Water Storage (inches)
1.00	0.45
1.52	1.19
2.00	1.88

STORMWATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

Designed:	LK
Checked:	RBJ

III. Computations

B. SCS Curve Number

2. Average site finished grade

Land use	Area-A (ac)	Grade-G (ft)	A X G
Pavement	0.1300	2.45	0.32
Sidewalk	0.0200	3.30	0.07
Building	0.1500	4.45	0.67
Lake	0.0000	0.00	0.00
Swale Area A Slopes	0.0400	2.55	0.10
Front Grass Area Slope	0.0400	2.20	0.09
Front Grass Area	0.2000	2.55	0.51
N/A	0.0000	0.00	0.00
NA	0.0000	0.00	0.00
Green Areas	0.0000	0.00	0.00
Other Green Areas	0.0000	0.00	0.00
Total	0.5800		1.75
Weighted Site Grade			3.02 ft-NGVD

3. Average depth to water table will be

= Average site grade - average water table/control elevation
= 1.52 ft

4. Soil type Flatwoods

5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is:

1.19 inches

6. Compute available soil storage

= Storage available X pervious area
= 0.03 ac-ft available soil storage onsite

7. Convert available soil storage to site-wide moisture storage, S

= Available soil storage onsite/site area
= 0.58 inches of site-wide storage, S

6. SCS Curve Number, CN

= $1000/(S+10)$
= 95 SCS Curve Number

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FLOOD ROUTING CALCULATIONS**

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

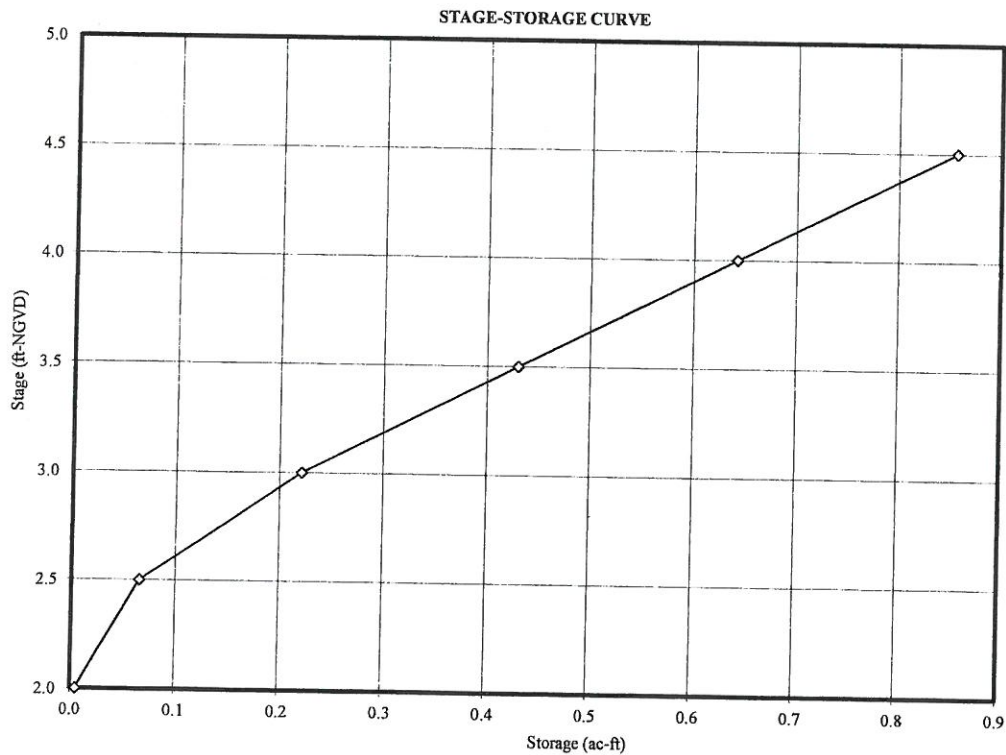
Designed: LK
Checked: RBJ

III. Computations

C. Project surface storage

Land use	Start	End	Area
Pavement	2.00	2.90	0.1300
Sidewalk	2.22	4.38	0.0200
Building	4.45	4.45	0.1500
Front Grass Area Slope	2.00	3.10	0.0400
Front Grass Area	2.00	3.10	0.2000
Swale Area A Slopes	1.50	2.90	0.0400
N/A	0.00	0.00	0.0000
NA	0.00	0.00	0.0000
Lake	0.00	0.00	0.0000
Green Areas	0.00	0.00	0.0000
Other Green Areas	0.00	0.00	0.0000

2. For Stage-Storage curve data, please refer to table attached.
3. Stage-Storage curve.



Gator Engineering Associates, Inc.

11390 Temple Street, Cooper City, FL-33330

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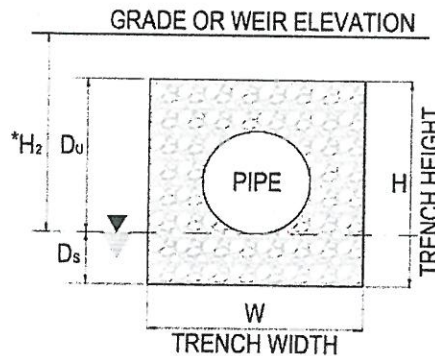
STORM WATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

Designed:	LK
Checked:	RBJ

A. Exfiltration Trench Basin

Vwq =	0.045	Required pre-treatment Volume in ac-ft
GW =	1.50	(October Average Groundwater Level, ft., NAVD)
WIDTH =	6.00	(Exfiltration Trench Width, ft.)
H =	2.00	
TOP EL.	2.50	(Exfiltration Trench Top Elev., ft., NAVD)
BOT. EL.	0.50	(Exfiltration Trench Bottom Elev., ft., NAVD)
d =	0.67	(Exfiltration Trench Diameter, ft.)
INV. EL.	1.33	(Exfiltration Trench Pipe Invert Elev., ft., NAVD)
Du =	1.00	(Volume of runoff that can be stored)
Ds =	1.55	(Depth of Trench below the Water table)
H2 =	1.50	Height of ground surface above the design water table)



K-Value:

K_{AVG}	3.60E-04	* DEPTH OF EFFECTIVE HEAD
		Assumed

K = 0.000360 Hydraulic Conductivity, cfs/cu. Ft. head

FS =	2						
%WQ =	0.5						
Vwq =	0.045	ac-ft	=	0.54	ac-in		
Vadd =	0.000	ac-ft	=	0.000	ac-in		

Exfiltration Trench Length formula, L =

$$L = \frac{FS((\%WQ)(Vwq) + Vadd)}{K(H_2 W + 2H_2 D_U - D_U^2 + 2H_2 D_S) + (1.39 \times 10^{-4})WD_U}$$

Required Exfiltration length L = 83.49 LF

Project Name: 1350 Harrison Street - Post Development Condition
 Project Number: 19001

Designed	LK
Checked:	RBJ

If $D_u > D_s$ or Width $> 2H$, use the formula below

Exfiltration Trench Length formula, $L = \frac{FS((\%WQ)(V_{wq}) + V_{add})}{K(2H_{2D_u} - DU_2 + 2H_{2D_s}) + (1.39 \times 10^{-4})WD_u}$

Required Exfiltration length $L = 167.29$

Width = 6.00 $2H = 3$

Since width of trench is not greater than $2H$, required exfiltration trench = **83.49** ft

Provided Exfiltration length $L = 85.00$ ft

Gator Engineering Associates, Inc.

11390 Temple Street, Cooper City, FL-33330

Tel 954.434.5905 - Fax 954.434.5904

STORM WATER MANAGEMENT AND FLOOD ROUTING CALCULATIONS STAGE - STORAGE CALCULATION

Project Name: 1350 Harrison Street - Post Development Condition
Project Number: 19001

Designed: LK
Checked: RBJ

Stage-Storage Curve Data

Sub Area	Front Grass Area		Lake		Sidewalk		Pavement		Other Green Areas		Green Areas		Exfiltration Trench		Front Grass Area Slope		Swale Area A Slopes		Total Storage ac-ft
Low El.	2.00		0.00		2.22		2.00		0.00		0.00		1.50		2.00		1.50		
2*	3.10		0.00		4.38		2.90		0.00		0.00		2.50		3.10		2.90		
Area (ft^2)	8712.00		0.00		871.20		5662.80		0.00		0.00		510.00		1742.40		1742.40		
Area (acres)	0.200		0.000		0.020		0.130		0.000		0.000		0.012		0.040		0.040		
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Total Storage ac-ft
1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	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	0.00	0.001	0.00	0.00	0.00	0.00	0.00	
2.50	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.006	0.00	0.00	0.00	0.00	0.00	
3.00	0.09	0.00	0.00	0.00	0.00	0.00	0.06	0.01	0.00	0.00	0.00	0.00	0.006	0.00	0.02	0.00	0.03	0.00	
3.50	0.11	0.08	0.00	0.00	0.01	0.00	0.06	0.08	0.00	0.00	0.00	0.00	0.006	0.00	0.02	0.02	0.03	0.02	
4.00	0.11	0.18	0.00	0.00	0.01	0.00	0.06	0.14	0.00	0.00	0.00	0.00	0.006	0.00	0.02	0.04	0.03	0.04	0.64
4.50	0.11	0.28	0.00	0.00	0.02	0.00	0.06	0.21	0.00	0.00	0.00	0.00	0.006	0.00	0.02	0.06	0.03	0.06	0.86

Project Name: 1350 Harrison Street

Reviewer: RBJ

Project Number: 19001

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 15 inches

Area: 0.58 acres

Ground Storage: 0.74 inches

Time of Concentration: 0.1 hours

Initial Stage: 0 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.01
2.50	0.07
3.00	0.22
3.50	0.43
4.00	0.64
4.50	0.86

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Project Site	4.10	73.20	0.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Project Site	0.68	0.00	0.00	0.00	0.68	0.00

Project Name: 1350 Harrison Street

Reviewer: RBJ

Project Number: 19001

Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Project Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18 inches

Area: 0.58 acres

Ground Storage: 0.74 inches

Time of Concentration: 0.1 hours

Initial Stage: 0 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.01
2.50	0.07
3.00	0.22
3.50	0.43
4.00	0.64
4.50	0.86

User Specified Rainfall Distribution: User1

Time (hr)	Rainfall (percent)
0.00	0.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Project Site	4.43	73.00	0.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Project Site	0.83	0.00	0.00	0.00	0.83	0.00

SUMMARY

a. Stage-Storage Computations

Stage storage was calculated for the pre-design and post-design (no discharge). The 25 year, 3 day – No discharge and the 100 year, and the 3 day – No discharge flood routing was calculated for both the pre and post-design. The results are listed below.

Design Storm	Pre Development	Post Development
	Stage (ft) (NAVD)	Stage (ft) (NAVD)
5-Year 3-day storm	3.80'	4.10'
100-Year 3-day storm	4.09'	4.43'

Based on the Cascade model for the Post design storm events, it is clear the storm management system will be sufficient to handle runoff from the 25 year 3 day storm and 100 year 3 day events.

The Finish Floor elevation of the existing and proposed building is at 4.45 NAVD which is just slightly higher than the 100 year 3day stage elevation of 4.43' NAVD.

The perimeter of the site is defined by the perimeter wall which is higher than the 25 year storm elevation of 4.10' NAVD.

There is no discharge from the proposed site and all runoff will be maintained on site.



KallerArchitecture

PLANNING AND ZONING DIVISION

Aug 08th , 2019

City of Hollywood
Building Department
2600 Hollywood, FL 33020

Re: **T.A.C. Submittal**

1350 Harrison St
Hollywood, FL, 33020
Architect's Project #: 09160

File Number: 19-DPS-16

RESPONSE COMMENTS

A. APPLICATION SUBMITTAL

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. A Place of Worship is not a use permitted by right in this zoning districts 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: Note and attached.

2. Plans as designed do not meet several regulations such as but not limited to, setbacks, and parking requirements. Consider reducing the number of variances as the proposed use is considered a Special Exception Use.

Response: Variances to be applied for will be 1) special exception use and 2) Setback variances due to the change of use. Please see updated variance box sheet T-1.

3. Provide Parking and Traffic Analysis regarding unpaved parking and reduced parking spaces.

Response: Traffic study attached reflecting insignificant amount of additional traffic.

4. Request will require a Joint Board hearing of the Planning and Development Board and the Historic Preservation Board. A Certificate of Appropriateness for Demolition and Design is required. Respond to criteria for such requests. Furthermore, a Certificate of Appropriateness for Demolition requires additional documents at time of Board submittal. Refer to the City website for the checklist.

Response: Noted and attached.

5. Ownership & Encumbrance Report shall include listing and hard copy of any type of encumbrance abutting the property boundary necessary for legal access to the property (if none, state so)

Response: Updated O&E attached.

6. ALTA Survey shall:

a. Be based on and dated after O&E with a note on survey stating such. b. State whether property size in square feet and acreage is "Net" or "Gross". Both shall be provided.

Response: Noted and revised.

7. Indicate current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Noted and revised, see T-1

8. Provide documentation that application was signed by authorized individuals.

Response: Sunbiz page attached showing Rabbi Tennenhaus Menachem as authorized registered agent.

9. Tabular Data shall be provided on Site Plan.

Response: Noted and revised.

10. Provide material samples with next submittal.

Response: Attached.

11. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.

Response: Noted. We've attempted multiple time to request meeting but as of today no response. We will follow up as the process moves forward.

12. Additional comments may be forthcoming.

Response: Noted.

13. Provide written responses to all comments with next submittal.

Response: Noted.

B. ZONING

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Provide variance box that identifies all requested variances, and provide justification for any requested variances. Additional documentation may be required for some variances.

Response: Noted and revised.

2. New commercial or residential structure are required to construct the infrastructure necessary for future installation of an electric vehicle-charging station. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate; or a fully functional electric vehicle-charging station. Indicate location on plans.

Response: Noted and revised sheet SP-1 clouded delta # 2.

3. New construction of, and a major renovation to, a structure (other than a single-family detached dwelling or duplex) with not more than 20,000 square feet of total floor area shall include a minimum of ten green building practices. Indicate on Site Plan ten (10) green building practices as approved in Chapter 151 of the Code of Ordinances. As the request is for a Place of Worship the regulations shall apply.

Response: Noted and revised, see sheet SP-1 clouded delta # 2.

4. Parking calculation as provided on plans do not accurately reflect total number of stalls required. Revise according.

Response: Noted and revised to comply, see sheet SP-1 clouded delta # 2.

5. Appropriate curbing shall be provided in parking area. Revise accordingly.

Response: Noted and revised to comply, see sheet SP-2 detail # 2.1

6. New area of proposed pavers do not meet setbacks. Revise accordingly.

Response: Noted and revised to comply with 5'-0" landscape buffer.

7. Provide detail of dumpster enclosure. Dumpster enclosure design shall be consistent with design of the existing and proposed structure.

Response: See sheet SP-2 detail # 1.

8. Work with Engineering to ensure that all parking areas as proposed are appropriate.

Response: Noted

C. ARCHITECTURE AND URBAN DESIGN

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Consider enhancing flow of existing home to create harmonious relationship and distinction between place of worship and single-family home.

Response: Noted. The intent of the addition is to highlight the contrast between the old and the new to celebrate both structures independently but meticulously balancing each another. The new addition's geometry has been updated to satisfy the comment.

2. Ensure that all area of the existing home and proposed addition are labeled accurately.

Response: Noted and revised.

3. Ramp in the rear of addition does not connect to an improved surface for ideal pedestrian access.

Response: Noted and revised, see sheet SP-1 clouded delta # 2.

4. Reconsider metal mesh screening for something more compatible with existing and proposed elements.

Response: Noted. Metal mesh is no longer part of the design as the geometry of the addition itself has been updated.

5. Provide clarification for the introduction of staircase on front façade along Harrison Street that leads straight up to the second floor of the single-family home.

Response: Front stair has been removed.

6. Provide clarification if there is a kitchen in room labeled “bedroom #2”.

Response: There is an existing mini bar in bedroom 2. However, there is an existing Passover kitchen on the ground floor adjacent to bedroom1 & 2.

7. Provide detail of proposed concrete wall and clearly illustrate location and height of proposed wall. Refer to Historic Guidelines to ensure that the proposed is consistent with the guidelines.

Response: Perimeter wall details on sheet SP-3 & SP-4

8. Provide clarification if raised planters are intended to run the entire perimeter of the property near the addition. Work with the City’s Landscape Reviewer to ensure sustainability of proposed plants.

Response: Raised planters have been removed from perimeter.

9. Provide clarification as to the proposed use of the roof top area.

Response: Roof top area to be use by single family residence on second floor as amenity.

10. Provide detail of proposed screening for mechanical equipment on roof.

D. SIGNAGE

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Clarify if any signage is proposed. If so, full signage package shall be provided for review.

Response: Noted. No signage being proposed at this time.

2. Include note indicating all signage shall be in compliance with the Zoning and Land Development

Response: Noted. No signage being proposed at this time.

Regulations.

3. 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: Noted. No signage being proposed at this time.

E. LIGHTING

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 allowed).

Response: Note added on SP-1 clouded delta # 2

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. No comments received.

Response: Notes added on sheet SP-1 clouded delta # 2

G. ENGINEERING

Luis Lopez, City Engineer (llopez@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. For the proposed driveway opening on Harrison Street, indicate its width at the property line.

Response: Noted. See sheet SP-1 clouded delta # 2

2. Provide drive aisle/parking lot dimensions adjacent to the access from Harrison Street. Parking, circulation and entry/exit movements are in conflict.

Response: Loop is one way south bound. Arrows shown in site plan.

3. Parking on grass (unpaved) surface is not permitted.

Response: The Synagogue is an Orthodox Judaism sect which does not allow driving or use of motorized vehicles during Sabbath. The "parking" shown on grass is to comply with the required parking based on sqft, however, it does not mean it will be utilized with the purpose of parking on a continual basis. Additionally, the project is in a residential neighborhood and the use of landscape is supported by zoning.

4. In the Project Data, indicate the total square footage of residential and the total square footage of commercial, existing and proposed. Provide breakdown of how parking required is being calculated respectively.

Response: Refer to sheet SP-1 under building information.

5. Provide dimensions for the ADA accessible route.

Response: Refer to sheet SP-2 detail # 7

6. Provide details such as clear widths, ramp slopes, etc. for the ramp from the ADA parking.

Response: Refer to sheet A-1

7. Provide civil plans with drainage improvements for the proposed parking lot.

Response: See civil sheets

8. Will new water connection in the rights-of-way for fire line or fire hydrant be required?

Response: There is an existing hydrant located in the SW corner of S14th av and the rear alley.

9. Provide details for proposed perimeter wall. Wall footing shall not be in the rights-of-way.

Response: Noted, please refer to sheet SP-3 and SP-4

10. Provide and indicate vehicle turning radii, pavement marking and signage plans and details.

Response: Refer to sheet SP-2

11. Indicate on plans the permit number, B16-101506, for the approval of the existing resident parking along the alley.

Response: Noted and revised

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide revised landscape plan by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan

that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, utility lines, lot dimensions, center line and monument line and comply with all planning and development board and historic preservation board requirements and irrigation plans. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR and section 6 landscape Plan details and specifications for technical review process. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type and what is provided for tree mitigation if any. As per submitted clarity is required in provided city of Hollywood minimum landscape code required trees per zone and the required mitigated thirteen (13) palms. Substitute provided mitigation palms species to be 1:1 as per approved single trunk 8'CT substantial species ex: madjools, sylvesters sables, foxtails, coconuts, washingtonias. Substitute both Orange Geiger, Japanese fern trees and Ligustrums for substantial canopy shade tree species, single trunk florida #1 proven available 2" DBH 12' HT. Tree species proposed not available at 3"DBH nor will meet the shade canopy large tree requirements for the site final inspection. Provide shade at interior parking with tree islands as per interior parking requirements.

Response:

2. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

Response: Understood. Note on landscape plan calls for irrigation plans to be prepared for building permit.

3. No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.

Response:

4. Additional comments may be forthcoming at Building permit submittal.

Courtesy comment: Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org

I. UTILITIES

Wilford Zephyr, Engineer (wzephyr@hollywoodfl.org) 954-924-2985

Alicia Vereas-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. Submit preliminary drainage calculations meeting Broward County and SFWMD requirements for pre/post development and soils report to ensure water will be retained on site.

Response: Provided.

2. This property resides within FEMA FIRM Zone AH with Base Flood Elevation (BFE) = 9', the Finished floor elevations (FFE) and bottom of equipment elevation must conform with section 154.50 of the City's Code of Ordinances. That is, lowest FFE and bottom of a/c and other equipment serving the building must be set at a minimum of 18-inches above the highest adjacent crown of road elevation OR at meet BFE + 1' = 10' NAVD 88.

Response: The finished floor elevations is proposed to match the existing floor elevation due to the fact the improvement of the home does not exceed 50% of the structure value.

3. Provide civil plans showing how stormwater runoff will be retained onsite. Plans must include existing elevations as shown on the survey.

Response: Provided.

4. Provide cross sections across all property lines.

Response: Cross sections have been provided at each property line.

5. Show FEMA FIRM Zone delineations on plans.

Response: There is only one FEMA firm zone which covers the site therefore no delineation required.

6. Indicate how roof drainage will be collected and retained onsite.

Response: Noted.

7. Provide plans showing how water and sewer services will be provided. Water and sewer demand calculations are to appear on water and sewer plans.

Response: A water and sewer demand table has been provided on civil plan.

8. Include the City's latest standard water and sewer details. These can be obtained from Mike Zaske at 954-921-3930 or mzaske@hollywoodfl.org

Response: No water or sewer improvements are proposed.

9. Landscape architect should coordinate with civil plans to ensure there aren't any conflicts with drainage system and landscaping.

Response: Landscape plans have been coordinates with the Civil plans.

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025

1. Application is substantially compliant.

Response: Noted.

K. FIRE

Janet A. Washburn, Fire Marshal/Division Chief (jwashburn@hollywoodfl.org) 954-921-3554

Fire review for TAC is limited to fire department access and maximum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. It's unclear on pg. SP-1 if the intent for fire dept. access is through the parking lot or staging in the street. If staging in the street, a minimum 50' distance must be met to the front door per NFPA 1, 18.2.3.2.1. Otherwise, the width of the parking lot entrance must be a minimum of 20' per NFPA 1, 2.3.4.1.1 and our turning radius must be met.

Response: Setup area will be on Harrison street; therefore, the turning radius in the property will not be needed.

2. A Knox box will be required for fire department access at the parking lot gates and the front door. Please show locations at the next submittal.

Response: Knox box shown on SP-1

a. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the *calculations* using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for the building. Please note, no civil drawings were turned in.

Response: Noted. Flow test attached

3. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

Response: Noted.

4. If the building is required to be fire sprinklered, show locations of FDC, fire main, and size up to the building and provide a note on the plan underground fire main work is required to be completed by a contractor I, II, of V per FS 633.102.

Response: Noted. Building is not required to be sprinklered, total combined commercial and residential use is 11,080 sqft.

5. It's unclear at this time how many families will be living in this building and the occupant load of the assembly areas including how the assembly area will be used? Please see NFPA 101, 30.3.5 for fire sprinkler requirements and NFPA 101, 12.3.5.2. if the assembly areas fall under the uses of NFPA 101, 12.3.5 those occupant loads would apply.

Response: Not required to be sprinklered. Only one family resides in the property. Yes, there are two kitchens, however, Passover kitchen on the ground floor is only used once a year for 7 days due to cultural requirements. Additionally, the Rabbi resides in the property and has 9 children.

PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (lassiter@hollywoodfl.org) 954-967-4207

1. No comments received.

Response: Noted.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. No comments received.

Response: Noted.

N. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

1. Sheet LE-1: There's a reference to first and second stages on the drawing. Does this denote phased construction?

Response: It will not be phased construction. What is reflected in the plans is what will be built.

2. Sheet SP-D: As proposed, parking in the rear will require vehicles to exit eastbound through the alley. It's likely that vehicles entering/exiting the parking lot on the west side will also travel through the alley. All entry/exit of vehicles should occur through driveway connecting to Harrison Street.

Response: The parking spaces showing backing up in to the alley are existing to remain as is (no change)

3. Sheet A-1/SP-1: Parking on unpaved surface is prohibited.

Response: The Synagogue is an Orthodox Judaism sect which does not allow driving or use of motorized vehicles during Sabbath. The "parking" shown on grass is to comply with the required parking based on sqft, however, it does not mean it will be utilized with the purpose of parking on a continual basis. Additionally, the project is in a residential neighborhood and the use of landscape is supported by zoning.

a. Show the width of driveway off Harrison Street.

Response: Noted and shown.

b. Curbing is suggested on the west side and at rear to prevent vehicles from making contact with the building.

Response: Noted. Curbing and landscape has been provided.

4. Seek input about the proposed project from the Hollywood Lakes Civic Association, Terry Cantrell, President, at info@hollywoodlakes.com

Response: Noted. We've reached out to Terry in a few occasions for conversation. He provided comments and they have been addressed.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

1. Application is substantially compliant.

Response: Noted.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. Provide clear border definition of controlled space; Examples: may include fences, shrubbery of signs, paving patterns in exterior areas. Provide clearly marked transitional zones which indicate movement from public to semi-public to private space.

Response: Noted and provided. See SP-2, SP-3, SP-4.

2. The effects of good exterior lighting can be generally summarized as safety, security, identification, attraction, beautification, environmental integrity and utility. It is essential to bear in mind that all of these effects are influenced by fixture and system design. Lighting will allow for natural surveillance to the

building, therefore provide visibility and help define the border definition for the property at night. Lighting will also allow for spillover light to the existing property.

Response: Noted. Photometric note added on sheet SP-1.

External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- Parking Lots 3-5 foot candles
- Walking Surfaces 3 foot candles
- Recreational Areas 2-3 foot candles
- Building Entryways 5 foot candles

Response: Noted.

- o Exterior lighting should be controlled by automatic devices (preferably by photocell).
- o Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- o Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- o Light fixtures below 10’ in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
- o Light fixtures should be protected by casual vandalism by means of vandal resistant materials and design.
- o The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- o Illuminate entrances, exits, fire escapes, parking lots, etc.
- o Research types of Security Lighting, such as LED, Metal Halide, etc.
- o A system of lighting fixture identification should be developed.
- o If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
- o Try to position light fixtures whereas not to obstruct the illumination.
- o Proper maintenance of lighting fixtures is recommended to preserve visibility.

Response: Noted.

Landscaping:

- o Landscaping should be well maintained and trimmed.
- o Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
- o Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- o Plant growth within three feet of any walking surface (including informal pathways), parking lots or areas, recreation areas or building entryways should not exceed two feet in height. (Recommended)
- o Ground cover plant materials, low planters and forms of hostile landscape should be used to discourage persons from standing near windows, small alcoves, corners of buildings, and the edges of parking lots.
- o Trees should be trimmed at least seven feet from the lowest foliage to the ground.

- o Shrubs/bushes should be no higher than 2 feet from the ground.

Response: Noted.

Building(s) Perimeter Doors

- o Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- o Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the main office.

Response: noted.

Non-Pedestrian Building Entry Points

- o Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- o Locations where gas and electric utilities enter buildings should be well lighted.
- o Electrical service disconnects and gas valves should be equipped with locking devices.

Response: Noted.

Natural Surveillance:

- o Maintain clear visibility from the interior to the exterior of the property.
- o Design loading areas to avoid creating hiding places and it is recommended to have deliveries made during the daytime hours.
- o Place all entrance/exit ways under visual surveillance, monitored electronically if necessary.
- o Public entrance/exit ways should be clearly defined by walkways and signage.
- o Convex mirrors are recommended to be used to allow employees/members to monitor blind spots and unmonitored areas located inside the building.
- o Parking areas should be visible from the windows and side parking areas should be visible from the street. Also make sure the exterior is well lit.
- o There should be no open area under first level of stairs.

Response: Noted .

Natural Access Control:

- o Signs should be posted stating “Authorized Personnel Only” and “No Loitering”.
- o All entrance door locks should have deadbolt locks and should be double cylinder so that it can be opened by a key only.
- o Make private areas harder for non-employees/members to access.
- o Use signage to direct patrons to parking, entrance/exit ways.
- o Pedestrian walkways should be clearly defined with curbs, sidewalks, or raised or striped walkways.
- o Parking should be available close to property for members of Chabad of Hollywood, especially in the evening hours.
- o Closed Circuit Television (CCTV) is recommended to view areas without natural sight view and in low or zero visibility arrears without natural surveillance.

Response: Noted.

Fencing

o (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Response: Noted.

Notes

o Observed opened area so those on stairs can see out.

o Observed ADA accessible ramp.

3. The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Response: Noted.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

1. Not applicable.

Response: Noted.

R. PARKING

Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549

Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

1. Application is two parking spaces short and notes developer will request variance.

Response: Parking calculations has been revised and the parking variance is no longer needed.

S. ADDITIONAL COMMENTS

Deandrea Moise, Planning Administrator (dmoise@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

Response: Noted.

Thank you.

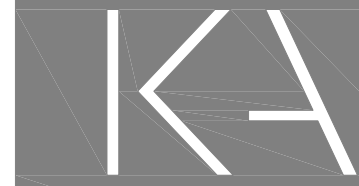
Sincerely.

Giovanni Muñoz

NCARB – NAR – AIA assoc. | Associate

CHABAD OF HOLLYWOOD

1350 HARRISON STREET
HOLLYWOOD FL 33019

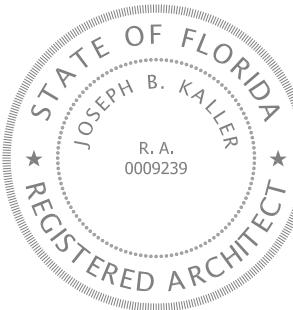


KallerArchitecture

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Joseph@kallerarchitects.com

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SEAL



JOSEPH B. KALLER
FLORIDA R.A., # 0009239

PROJECT TITLE
**CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION**
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

SHEET TITLE
COVER SHEET

REVISIONS			
No.	DATE	DESCRIPTION	
1	05.06.19	CITY COMMENTS	
2	08.14.19	T.A.C. COMMENTS	
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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.: 09160
DATE: 02-25-19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

T-1.0

PROJECT DATA

LEGAL DESCRIPTION:

HOLLYWOOD LAKES SECTION I-32 B LOT 21 TO 30 BLK 1

JURISDICTION:

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROPERTY ADDRESS:

1350 HARRISON STREET
HOLLYWOOD, FL 33019

FLOOD ZONE

AE 6 FT NAVD88

ELEVATION



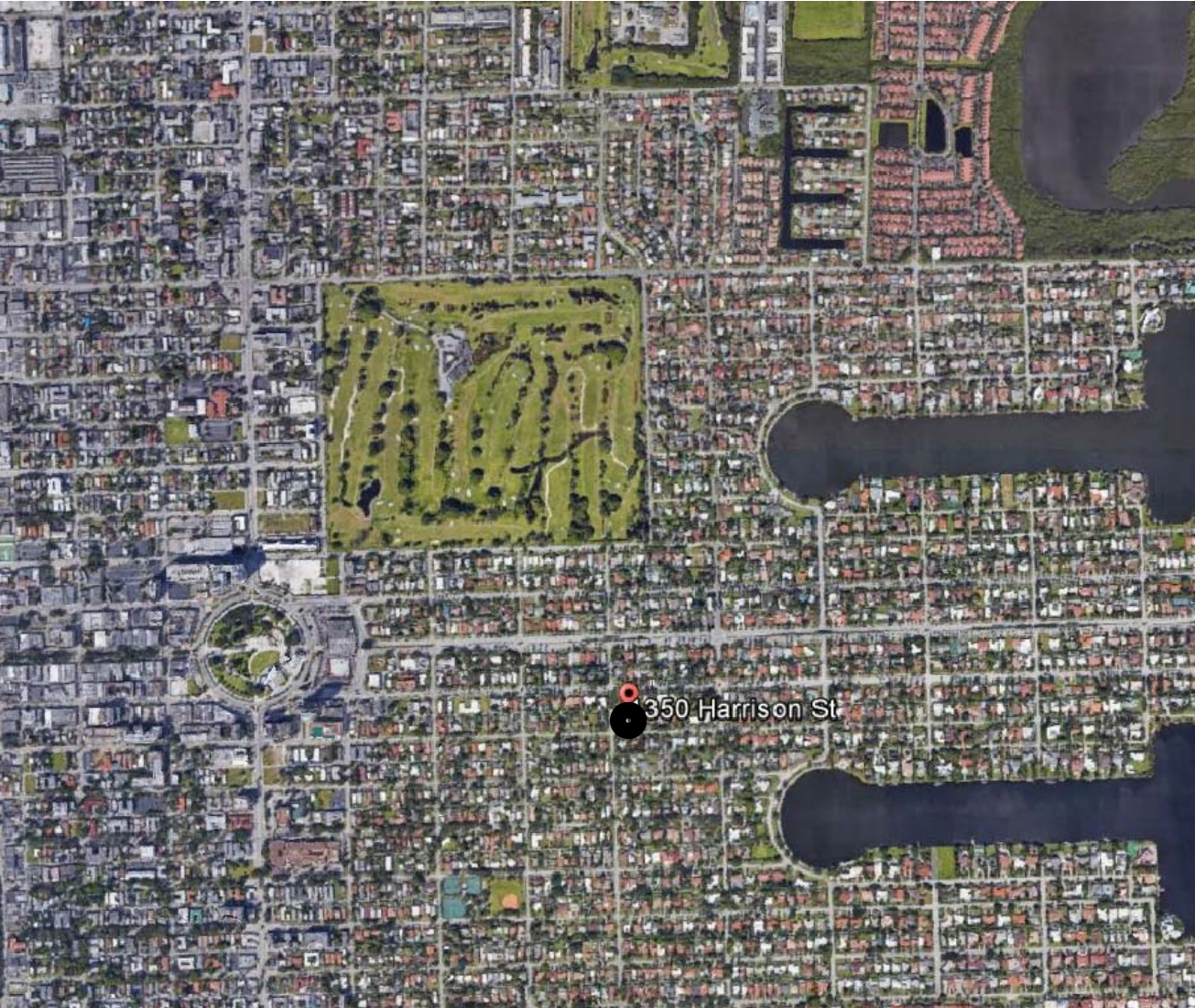
VARIANCE BOX

	REQUIRED PERMITTED	PROVIDED
1. SPECIAL EXCEPTION SETBACK	5'-0" / 25'-0"	25'-2" / 7'-1"
2. SPECIAL EXCEPTION USE	RESIDENTIAL	PLACE OF WORSHIP / RESIDENTIAL

MEETING DATES

PRELIMINARY TAC MEETING DATE : APRIL 4 / 19
FINAL TAC MEETING DATE : SEP 16 / 19
PLANNING AND ZONING MEETING DATE : TBD

LOCATION MAP



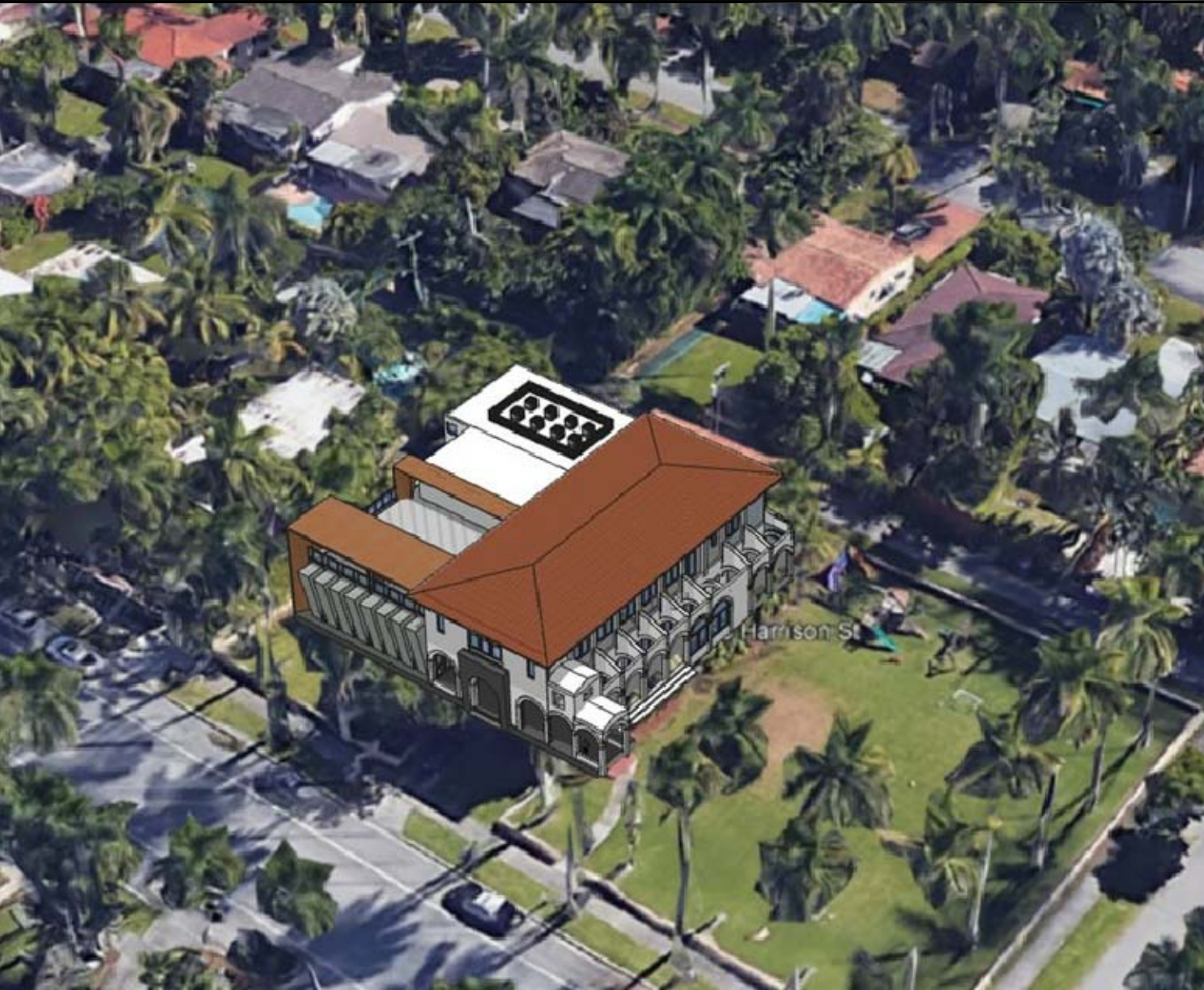
1350 HARRISON STREET
HOLLYWOOD FL
33019

AERIAL VIEW



1350 HARRISON STREET
HOLLYWOOD FL
33019

3D SITE PLAN



1350 HARRISON STREET
HOLLYWOOD FL
33019

DRAWING INDEX

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LP-1	LANDSCAPE PLAN
C-1	EROSION AND SEDIMENT CONTROL
C-2	PAVING, GRADING AND DRAINAGE PLAN
C-3	DETAILS
SP-D	EXISTING SITE PLAN
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SP-2	SITE DETAILS
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A-11	PHOTOGRAPHS OF EXISTING STRUCTURE

PROJECT TEAM

OWNER:
CHABAD OF HOLLYWOOD/DANIA INC
ADDRESS: 1350 HARRISON STREET
HOLLYWOOD FL FL 33019

MAILING ADDRESS : 1295 E HALLANDALE
BEACH BLVD,
HALLANDALE BEACH, FL 33009

ARCHITECT:
JOSEPH B. KALLER AND ASSOCIATES, P.A.

CONTACT: MR. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954) 920-5146
FAX: (954) 920-2841
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SURVEYOR:
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CIVIL

GATOR ENGINEER ASSOCIATES, INC

CONTACT: REGINA BOBOJACKSON
ADDRESS: 1390 TEMPLE STREET
COOPER CITY, FL 33330
PHONE: 954.434.5905
FAX: 954.434.5904
EMAIL: gator-ec@bellsouth.net

LANDSCAPE

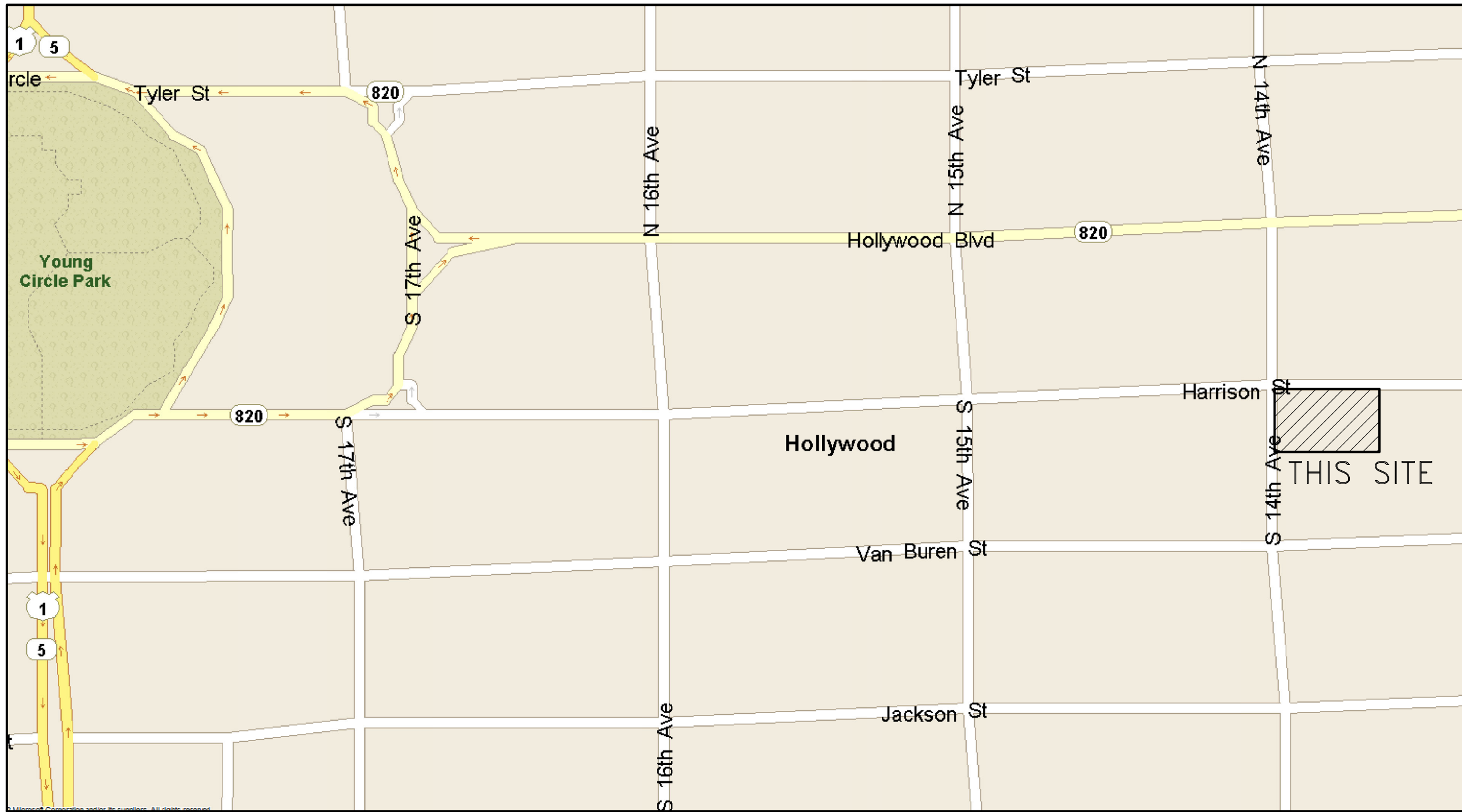
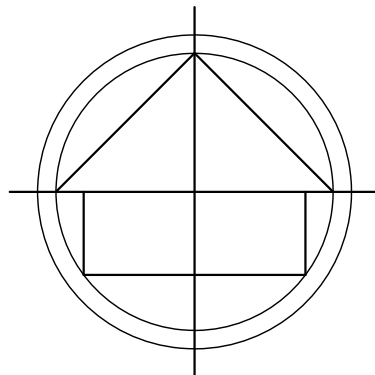
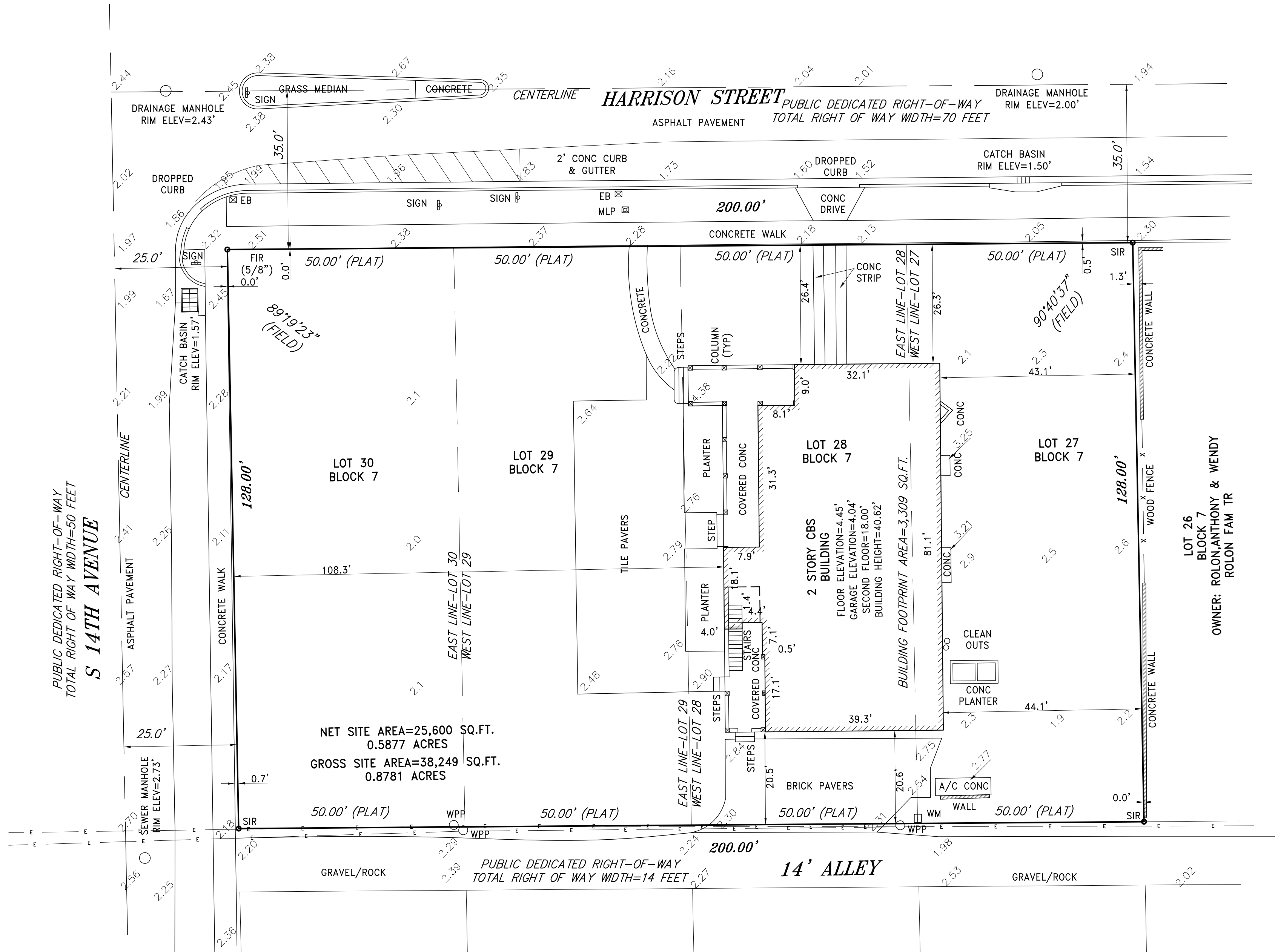
TONNING AND ASSOCIATES, INC

CONTACT: WAYNE TONNING
ADDRESS: 4855 NW 92 TERRACE
CORAL SPRINGS
FL 33067
PHONE: 561.414.8269

EMAIL: WTONNING@TONNINGANDASSOCIATES.COM



ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

LAND DESCRIPTION:

LOTS 27, 28, 29 AND 30, BLOCK 7 OF "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ADELSON LAW FIRM COVERING THE PERIOD FROM THE BEGINNING TO MAY 02, 2019.

SPECIAL EXCEPTIONS:

ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD LAKES SECTIONS, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA *(AFFECTS/PLOTTED)*

RESTRICTIONS RECORDED IN DEED BOOK 85, PAGE 279, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA *(DOES NOT AFFECT/NOT PLOTTABLE)*

RESTRICTIONS IN DEED BOOK 31, PAGE 263, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA *(DOES NOT AFFECT/NOT PLOTTABLE)*

- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ ADAMS STREET & 13TH AVENUE. ELEVATION=2.09' (NAVD88)

- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO HARRISON STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 32, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WPP	WOOD POWER POLE
CO	CLEAN OUT
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
PM	PARKING METER
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
-E-	OVERHEAD WIRES

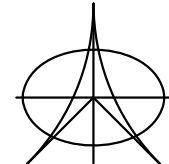
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "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, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2019.

FOR THE FIRM BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



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

CLIENT :

CHABAD OF
NE HOLLYWOOD/DANIA INC.

1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

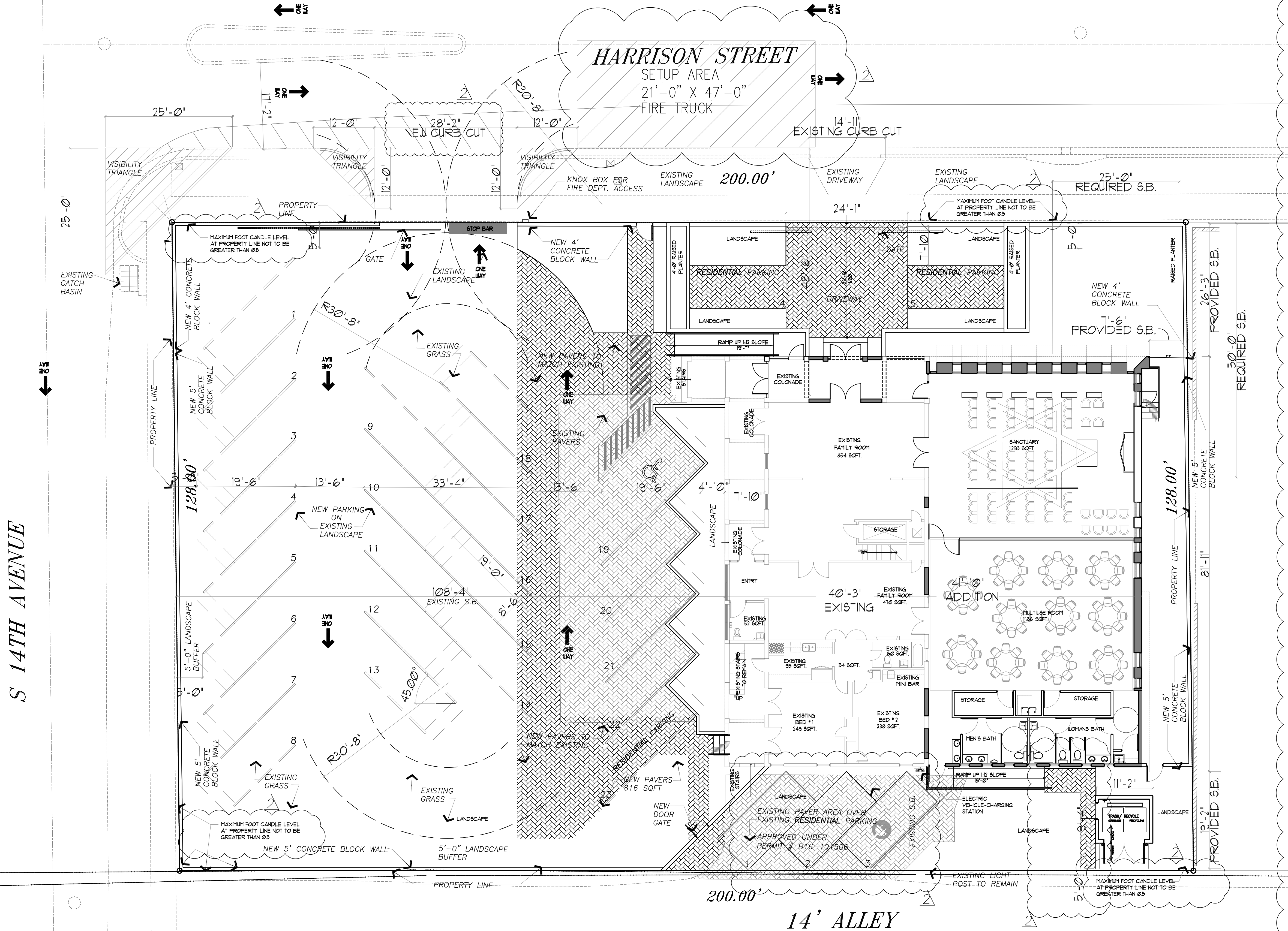
ALTA/NSPS LAND TITLE SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY				03/13/19	SKETCH	AM	REC
UPDATE PER COMMENTS AND O&E REPORT				05/08/19	-----	AM	REC

PROJECT NUMBER : 8927-19

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET



LEGAL DESCRIPTION:
HOLLYWOOD LAKES SECTION 1-32 B LOT 21 TO 30 BLK 7
JURISDICTION:
CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA
PROPERTY ADDRESS:
1350 HARRISON STREET
HOLLYWOOD, FL 33019
FLOOD ZONE
AE 6 FT NAVD88
SITE INFORMATION

1. ZONING	R8-6
2. EXISTING OCCUPANCY	RESIDENTIAL
3. PROPOSED OCCUPANCY	RESIDENTIAL 4 ASSEMBLY
4. LAND USE DESIGNATION	RESIDENTIAL - SINGLE FAMILY
5. TYPE OF CONSTRUCTION	TYPE III B
6. BUILDING HEIGHT	ALLOWED 2 STORIES 30'-0" - PROVIDED 2 STORIES 21'-5"
7. NUMBER OF STORIES	2 STORIES ALLOWED - 2 STORIES PROVIDED
8. PARKING	

RESIDENTIAL 5 SPACES REQUIRED - 5 SPACES PROVIDED

BASED ON 1 PER 60 SQ OF 1293 SQFT : COMMERCIAL 22 SPACES REQUIRED - 23 SPACES PROVIDED

TOTAL 21 SPACES REQUIRED - 28 SPACES PROVIDED (INCLUDING 1 HANDICAP)

9. LOADING ZONE:	NOT AFFICABLE
10. NET LOT AREA	25,293 SQ. FT. ---- 0.58 ACRES
11. GROSS LOT AREA	30,041 SQFT. ----- 0.81 ACRES
12. PERVIOUS/IMPERVIOUS:	

IMPERVIOUS LOT AREA:
BUILDING FOOT PRINT/WALKWAYS : 1,139 SQFT.
PAVERS : 5,802 SQFT.
CONCRETE CURVES + PERM. WALL 1,119 SQFT.
TOTAL : 12,941 SQFT. ----- 51.1%

PERVIOUS LOT AREA: 12,352 SQFT. ----- 48.83 %
TOTAL 25,293 SQ. FT. ----- 100%

13. BUILDING INFORMATION	
EXISTING AREA	
EXISTING BUILDING FOOTPRINT ---	3,931 SQFT
EXISTING FIRST FLOOR -----	3,208 SQFT
EXISTING SECOND FLOOR ----	2,621 SQFT
EXISTING TOTAL -----	5,829 SQFT

ADDITION AREA
FIRST FLOOR ----- 3,194 SQFT (COMMERCIAL)
SECOND FLOOR ----- 1,939 SQFT (RESIDENTIAL)
PROPOSED TOTAL ADDITION ---- 5,131 SQFT

EXISTING AND ADDITION TOTAL : - 11,080 SQFT

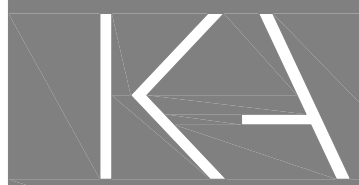
13. SETBACKS		
THE SUM OF THE YARD SETBACKS SHALL BE AT LEAST 25% OF THE LOT WIDTH, BUT NOT TO EXCEED 50' WITH NO SIDE YARD LESS THAN 15 FT		

15. 15% OF THE LOT DEPTH, 15 FT MIN	REQUIRED	PROVIDED
FRONT	25'-0"	25'-3"
SIDE / INTERIOR	1'-6"	1'-1"
SIDE / STREET	15'-0"	99'-2"
REAR	19'-2"	20'-1"

RESIDENTIAL GREEN BUILDING PRACTICES:

HOLLYWOOD CODE OF ORDINANCE CHAPTER 151.01 & 151.05

- ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE RESIDENCE THAT CAN BE ENERGY STAR RATED MUST BE SO RATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, STOVE, WASHING MACHINE, DRYER, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS, ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR IN SITE AT FINAL INSPECTION.
- NO SHOWER WITH MORE THAN ONE SHOWER HEAD, AND ALL LOW FLOW SHOWER HEADS. LOW FLOW HEADS ARE RATED AT A MAX FLOW OF 2.5 GALLONS PER MINUTE AT 80 PSI WATER PRESSURE.
- PROVIDE AN ULTRA-HIGH SUN-REFLECTANT ENERGY STAR APPROVED ROOFING MATERIALS
- 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)
- PROGRAMMABLE THERMOSTATS
- PERVIOUS PAVEMENT / PAVERS
- DUAL FLUSH TOILETS, THESE TOILETS WHEN FLUSHED USE LESS THAN 1gal TO FLUSH LIQUID & 1.6gal OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
- ALL HOT WATER PIPES SHALL BE INSULATED. ALL HOT WATER PIPES SHALL HAVE A MIN 1/2" INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION) ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION
- CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
- ENERGY EFFICIENT OUTDOOR LIGHTING (LED-TYPE FIXTURE)
- 80% OF PLANTS, TREES & GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS

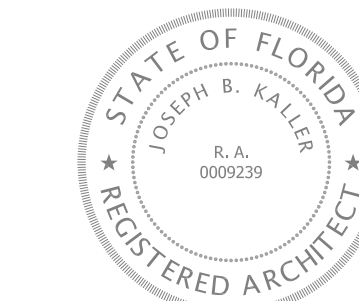


KallerArchitecture

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SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

SHEET TITLE
SITE PLAN

REVISIONS

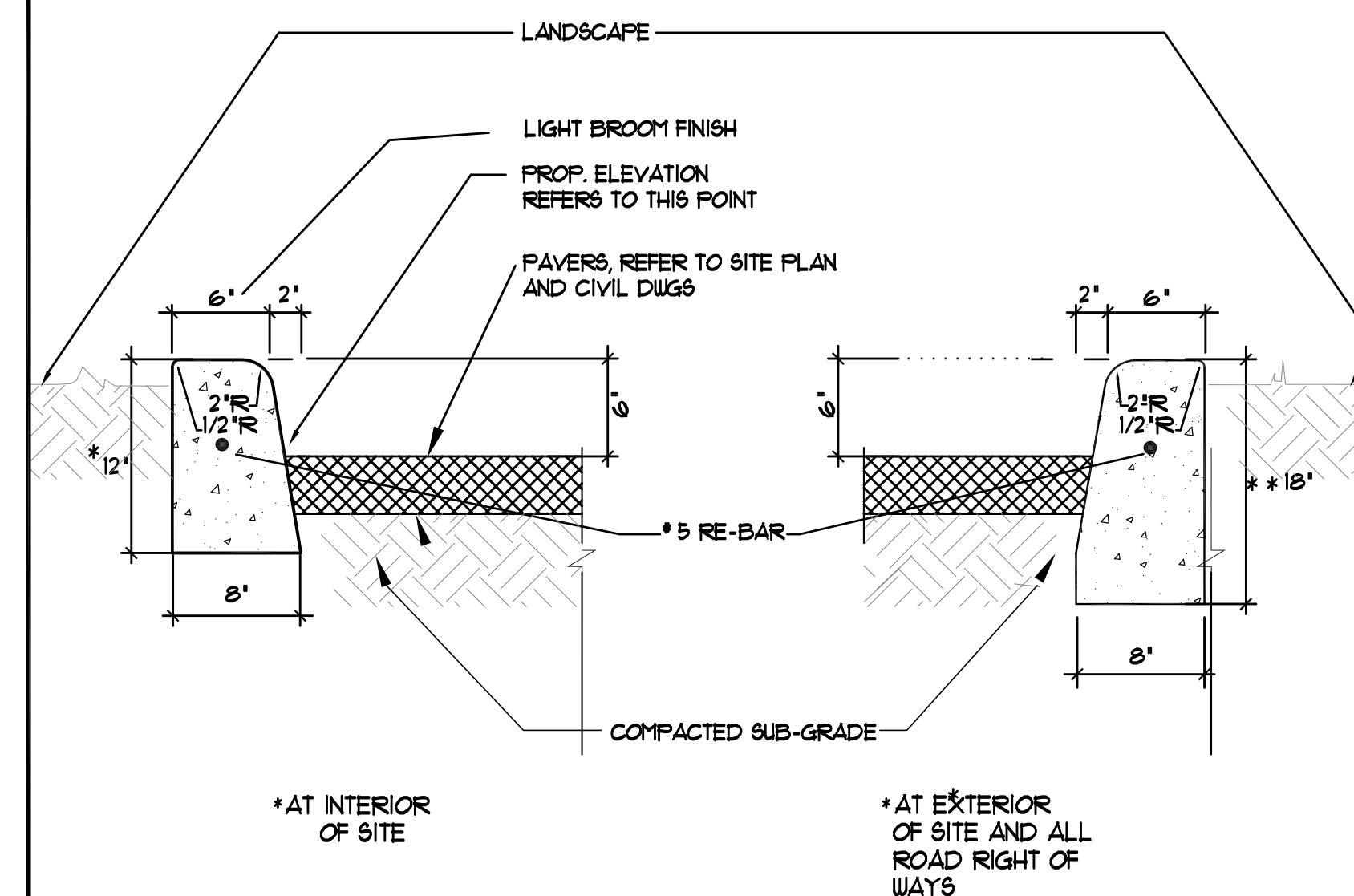
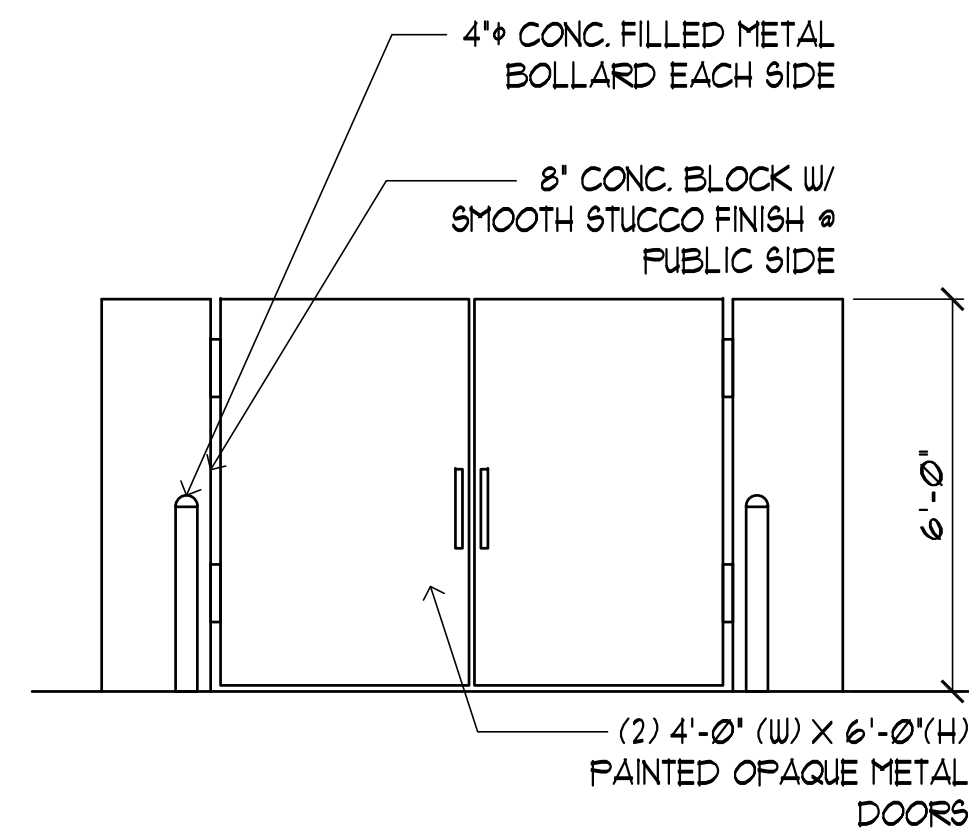
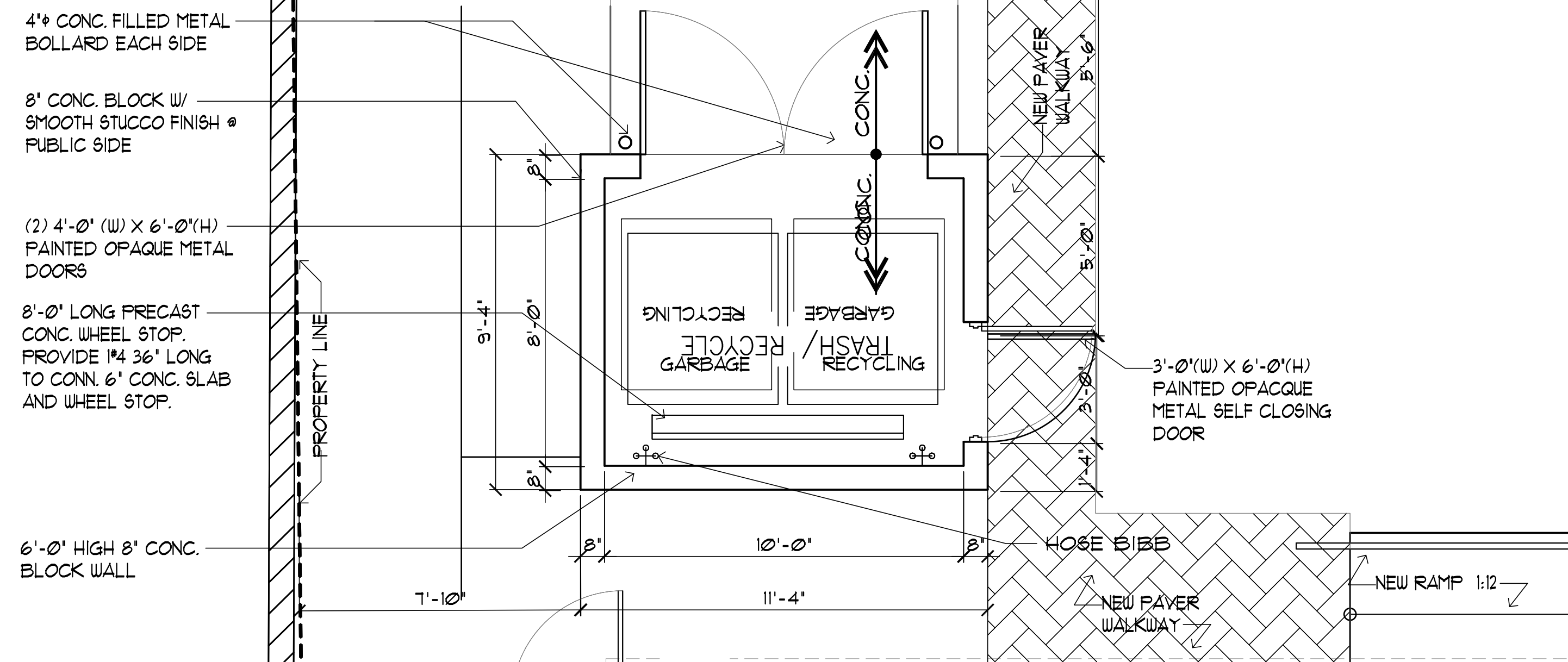
No.	DATE	DESCRIPTION
1	05.08.19	CITY COMMENTS
2	08.08.19	CITY COMMENTS

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PROJECT No.: 09160
DATE: 02-25-19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

SP-1



1 DUMPSTER ENCLOSURE BLOW UP

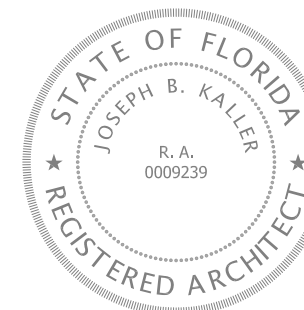
(NTS)

2 DUMPSTER ENCLOSURE ELEVATION

(NTS)

2.1 TYPICAL "D" CURB DETAIL

SEARCH



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

**CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION**
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

SITE PLAN DETAILS

SHEET TITLE

REVISIONS

No.	DATE	DESCRIPTION
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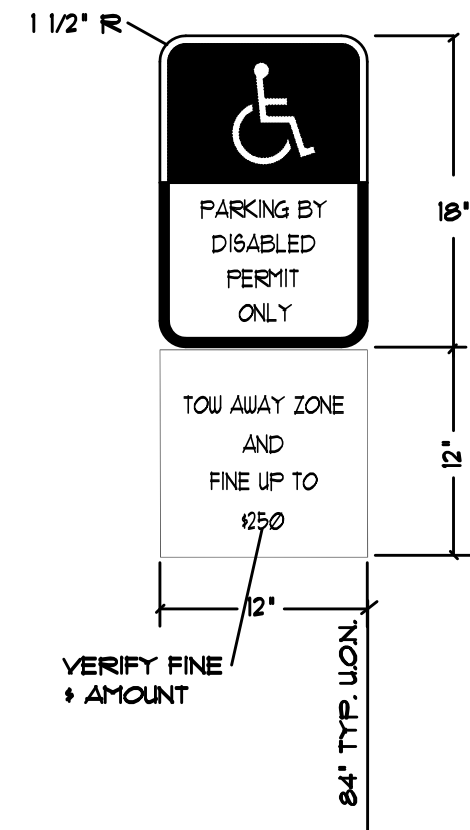
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PROJECT No.: 09160
DATE: 02-25
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

SP-2

NOTES:



1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLACK BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 10' FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR IF MOUNTED ON POST. WHERE SIGN IS MOUNTED ON BLDG. SIGN SHALL BE MOUNTED ON BUILDING WALL AT LOCATIONS DEPICTED ON SITE PLAN.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

3 SITE ACCESSIBILITY NOTES

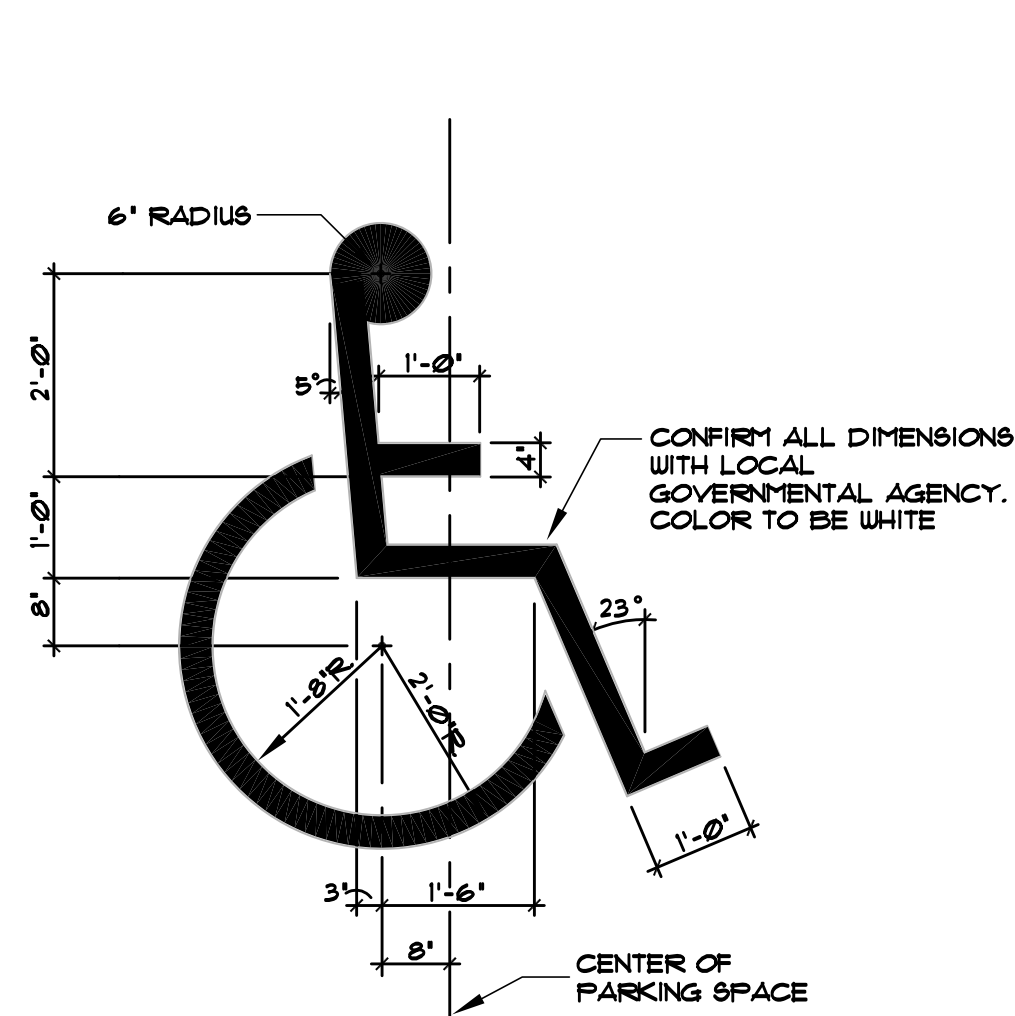
4 PAINTED H.C. SPACE SYMBOL

(NTS)

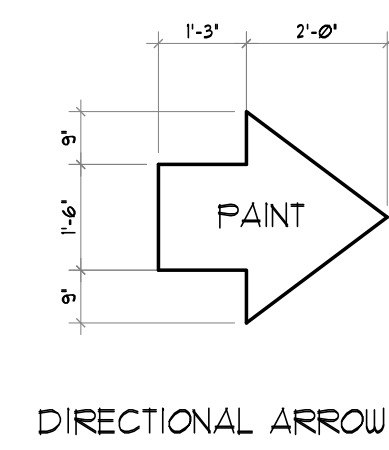
5 TURNING SIGN DETAIL

(NTS)

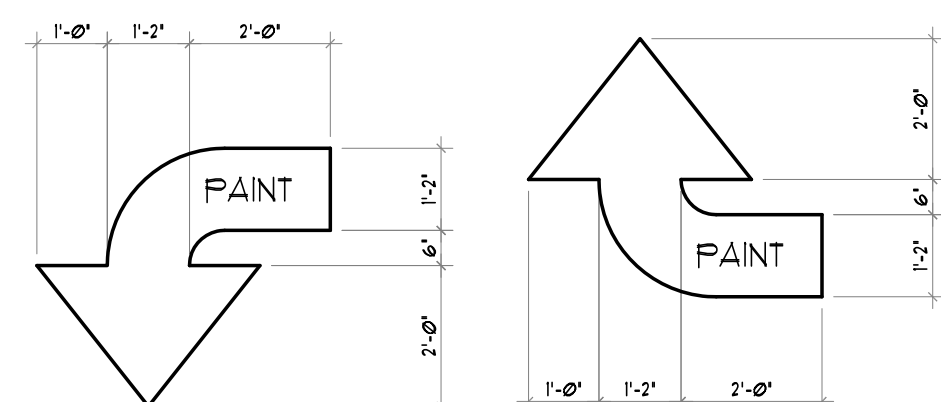
6 | DETECTABLE WARNING



NOTE: SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL 'DIRECTIONAL' DRIVEWAY PAVING DETAILS



DIRECTIONAL ARROW



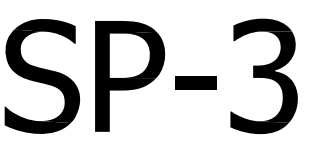
TURNING SIGN DETAIL

7 ADA PARKING SPACE DETAILS (NTS) AND ACCESSIBLE ROUTE

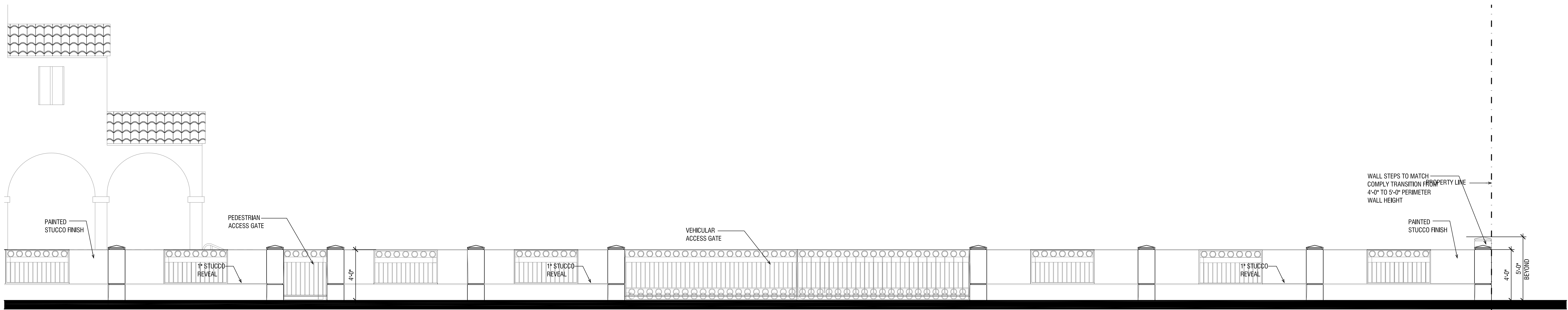
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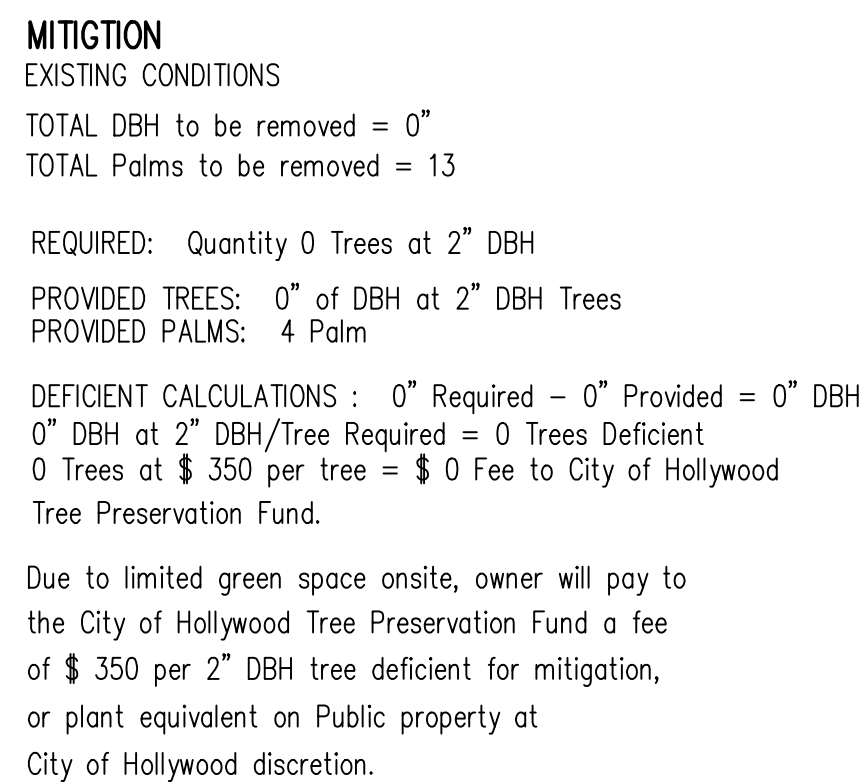
8 | HANDICAPPED SIGNAGE DETAIL

(NTS)

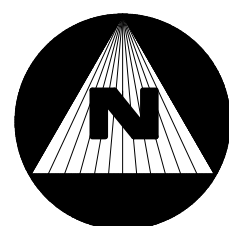


2.1 PROPOSED NORTH PERIMETER WALL ELEVATION
3/16" = 1'-0"





PROPOSED DEMOLITION PLANT LIST				
TREE #	SPECIES	DBH	DISTRIBUTION	CONDITION
1	Royal Palm	24"	REMAIN	FAIR/GOOD
2	Royal Palm	24"	REMAIN	FAIR/GOOD
3	Royal Palm	24"	REMAIN	FAIR/GOOD
4	Royal Palm	24"	REMAIN	FAIR/GOOD
5	Royal Palm	24"	REMAIN	FAIR/GOOD
6	Royal Palm	24"	REMAIN	FAIR/GOOD
7	Royal Palm	24"	REMAIN	FAIR/GOOD
8	Royal Palm	24"	REMOVE	FAIR/GOOD
9	Royal Palm	24"	REMOVE	FAIR/GOOD
10	Royal Palm	24"	REMOVE	FAIR/GOOD
11	Royal Palm	24"	REMOVE	FAIR/GOOD
12	Royal Palm	24"	REMAIN	FAIR/GOOD
13	Royal Palm	24"	REMAIN	FAIR/GOOD
14	Royal Palm	24"	REMAIN	FAIR/GOOD
15	Royal Palm	24"	REMAIN	FAIR/GOOD
16	Royal Palm	24"	REMOVE	FAIR/GOOD
17	Royal Palm	24"	REMOVE	FAIR/GOOD
18	Royal Palm	24"	REMOVE	FAIR/GOOD
19	Royal Palm	24"	REMAIN	FAIR/GOOD
20	Areca Palm	12"	REMOVE	FAIR/GOOD
21	Areca Palm	12"	REMOVE	FAIR/GOOD
22	Areca Palm	12"	REMOVE	FAIR/GOOD
23	Washington Palm	18"	REMOVE	FAIR/GOOD
24	Areca Palm	12"	REMOVE	FAIR/GOOD
25	Royal Palm	12"	REMOVE	FAIR/GOOD
26	Areca Palm	12"	REMAIN	FAIR/GOOD
27	Areca Palm	12"	REMAIN	FAIR/GOOD



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

SEAL

PROJECT NO. 16-156

DRAWN BY WKTDESIGNED BY WKT

CHECKED BY WKT

DATE : 02-20-19

DWG. NO. LE-1

SHT. NO. 1 of 1

REVISIONS : _____

DRWG. TITLE : TREE DISPOSITION PLAN

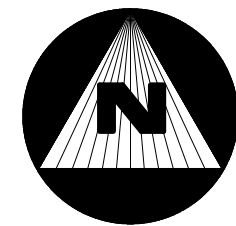
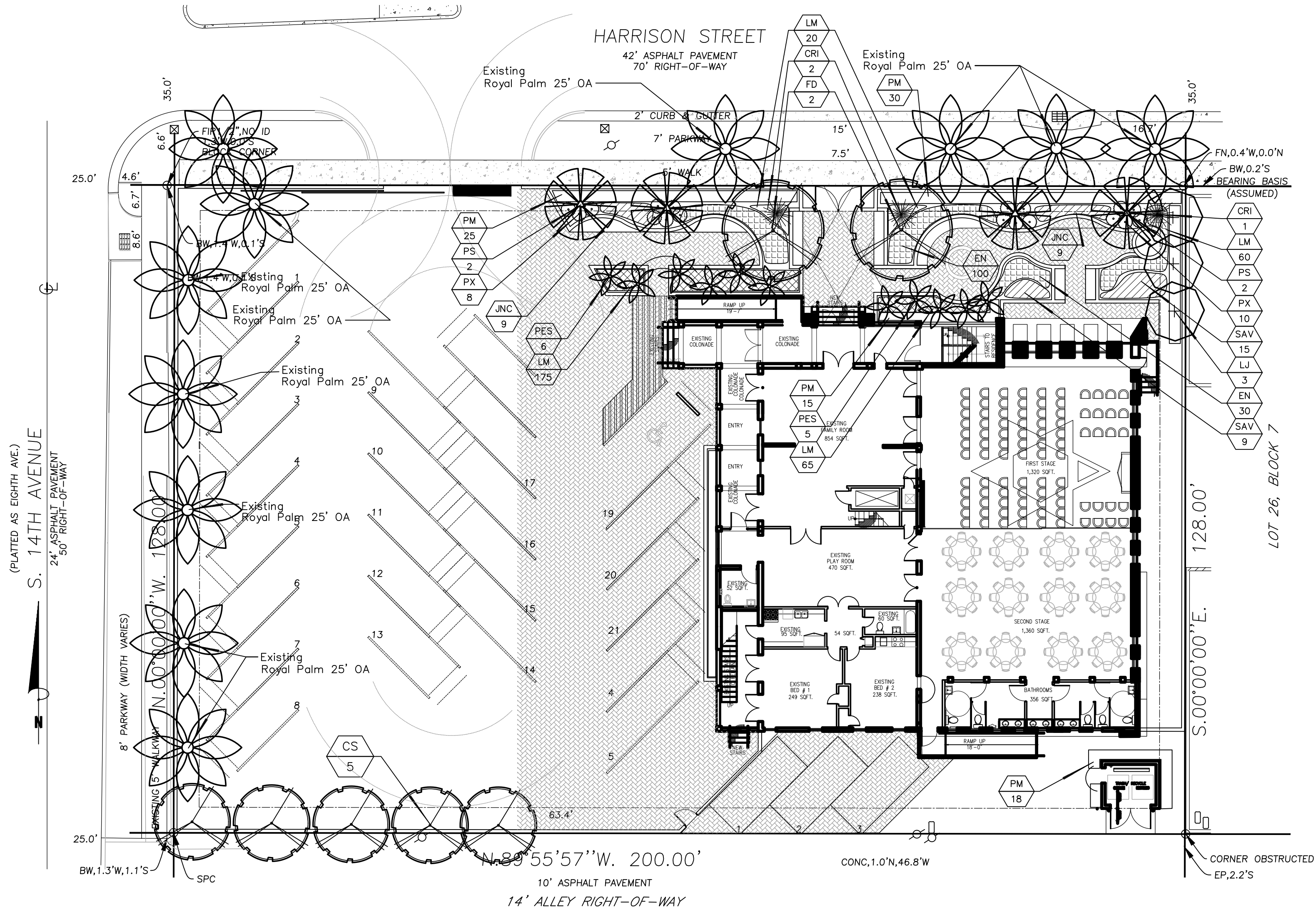
PROJECT : 1350 HARRISON STREET

1350 HARRISON SIREI
HOLLYWOOD, FLORIDA 33131

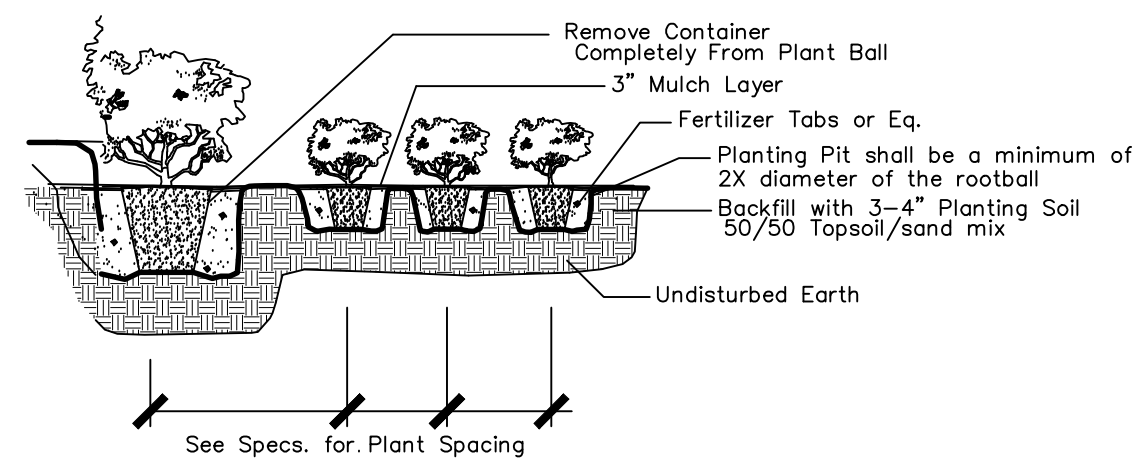
CLIENT :

JOSEPH B KALLER AND ASSOCIATES

Landscaping & Irrigation
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269 Email: wtonning@tonningandassociates.com

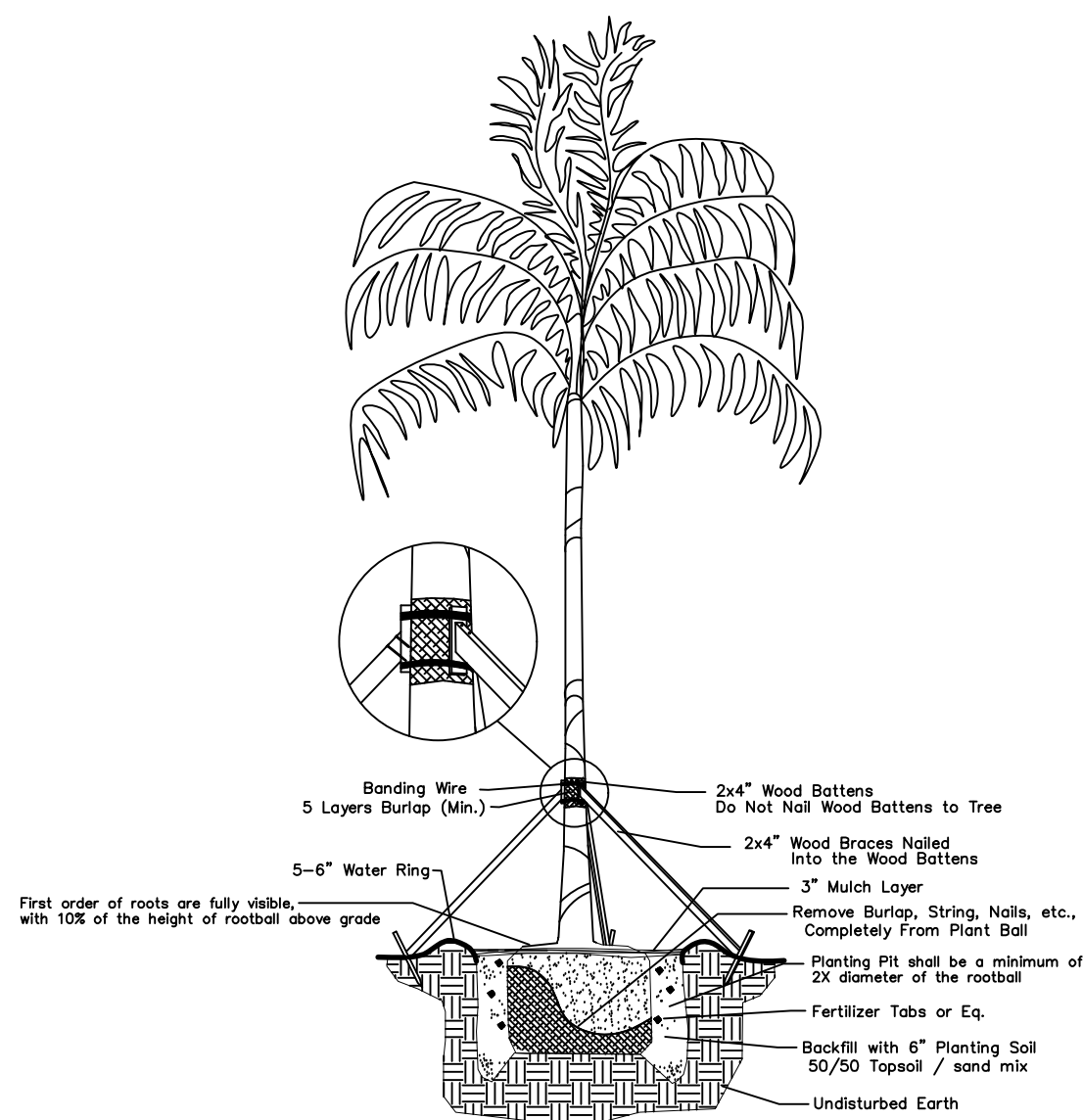


PROPOSED LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



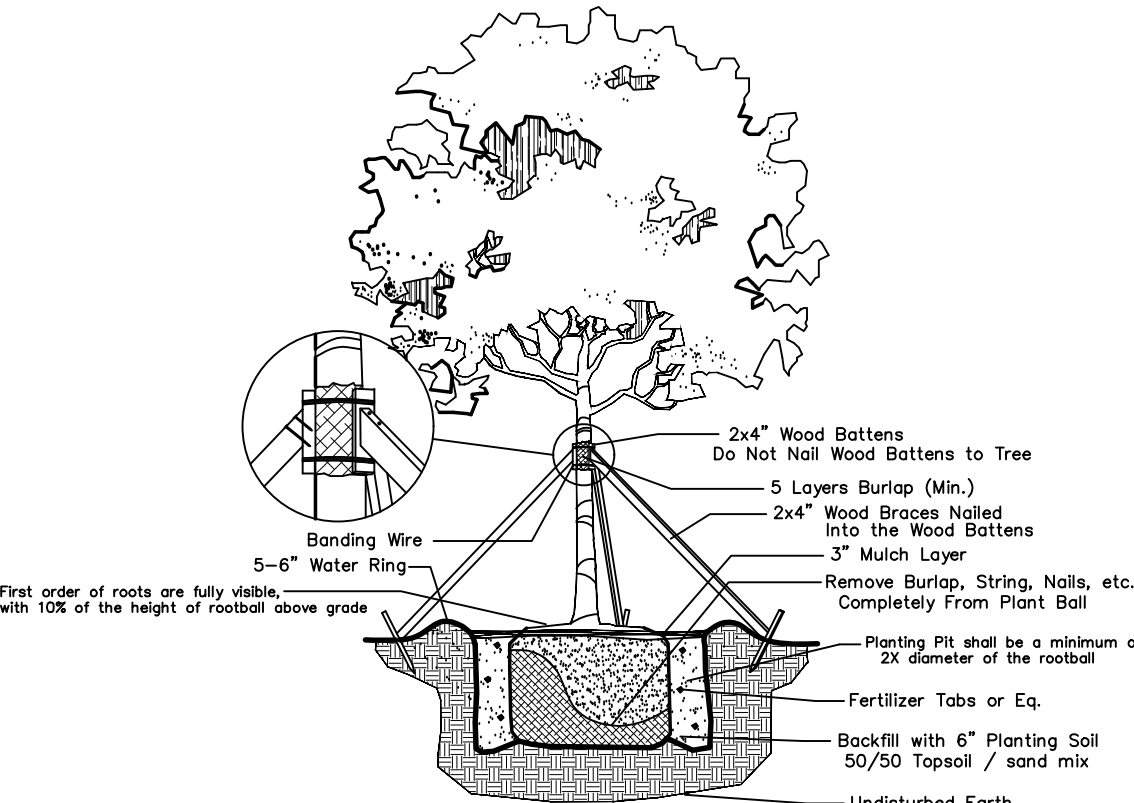
Shrub & Ground Cover Planting Detail

NTS



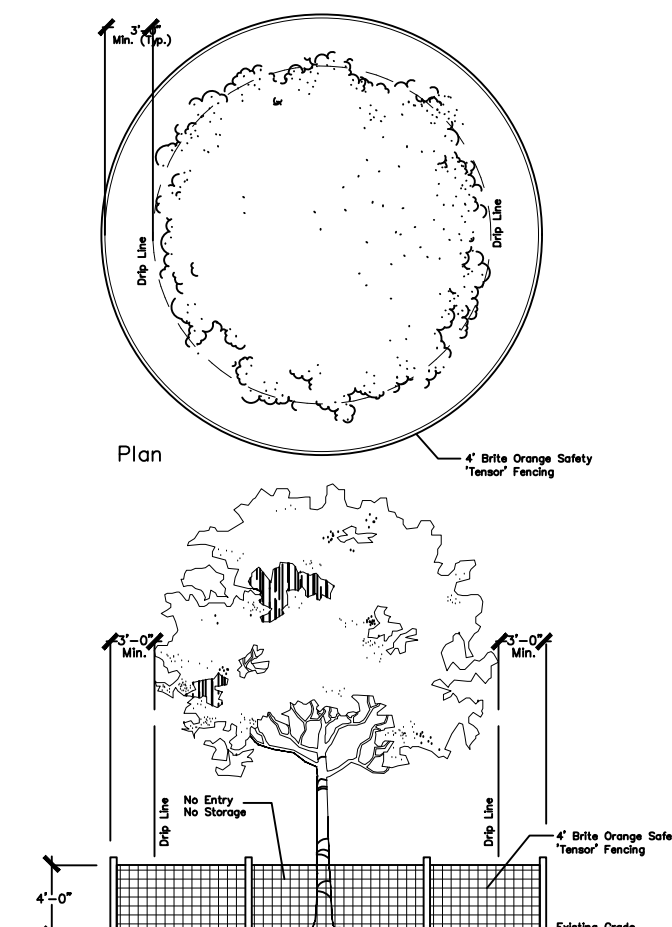
Palm Planting Detail

Not to Scale



Large Tree Planting Detail

NTS



NTS

PROPOSED PLANT LIST
TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CS (N)	V	5	Cordia sebestena / Orange Geiger	B&B Field Grown, 3" DBH, 12' OA
FD	V	2	Felcium decipiens / Japanese Fern Tree	B&B Field Grown, 3" Cal, 12' OA
LJ	V	3	Ligustrum japonicum / Tree Ligustrum	B&B Field Grown, 2" Multi trunk Cal, 8' OA
PES	V	11	Ptychosperma elegens / Solitaire Palm	B&B Field Grown, 8' CT, 12' OA
PS	V	4	Phoenix sylvestris / Sylvester Palm	B&B Field Grown, 12' CT, 18' OA
ACCENTS / SHRUBS / GROUND COVERS				
CRI (N)	V	3	Crinum asiaticum / Purple Crinum	7 Gal., 36" OA, 2' OC
EN	V	130	Evolvulus nuttallinus / Blue Daze	1 Gal., 12" OA, 1' OC
JNC (N)	V	18	Juniperus conferta / Blue Rug Juniper	3 Gal., 24" OA, 2' OC
LM	V	320	Liriope muscari / Liriope	1 Gal., 12" OA, 1' OC
PM	V	88	Podocarpus macrophyllus / Podocarpus	3 Gal., 24" OA, 2' OC
PX	V	18	Philodendron xanadu / Xanadu	3 Gal., 24" OA, 2' OC
SAV	V	24	Schefflera aboricola / Trinette	3 Gal., 24" OA, 2' OC
MISCELLANEOUS				
SOD			Stenotaphrum secundatum / St. Augustine 'Floratum'	Solid application - no gaps between seams

M	Moderate Drought Tolerance
(N)	Florida Native Plant Species
L	Low Drought Tolerance
V	Very Drought Tolerant

NOTES:

GENERAL PLANTING REQUIREMENTS

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

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

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

Special Note

No items to be stored higher than the screening wall or fence.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tinning, RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Landscaping Architect & Land Planning
Landscape Architect - Florida License #6666709
4855 NW 92 Terrace, Florida 33067
Tel: 561-414-8269 Email: wtkinning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN
PROJECT : 1350 HARRISON STREET
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33131
CLIENT : JOSEPH B KALLER AND ASSOCIATES

SEAL

PROJECT NO. 16-156
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 10-02-16
DWG. NO. LP-1
SHT. NO. 1 of 1
REVISIONS :
10-28-16
11-17-16
06-22-17
05-06-18
02-20-19

WAYNE K. TONNING, RLA
RLA #6666709

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).

3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATION.

9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.

12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.

13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.

16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

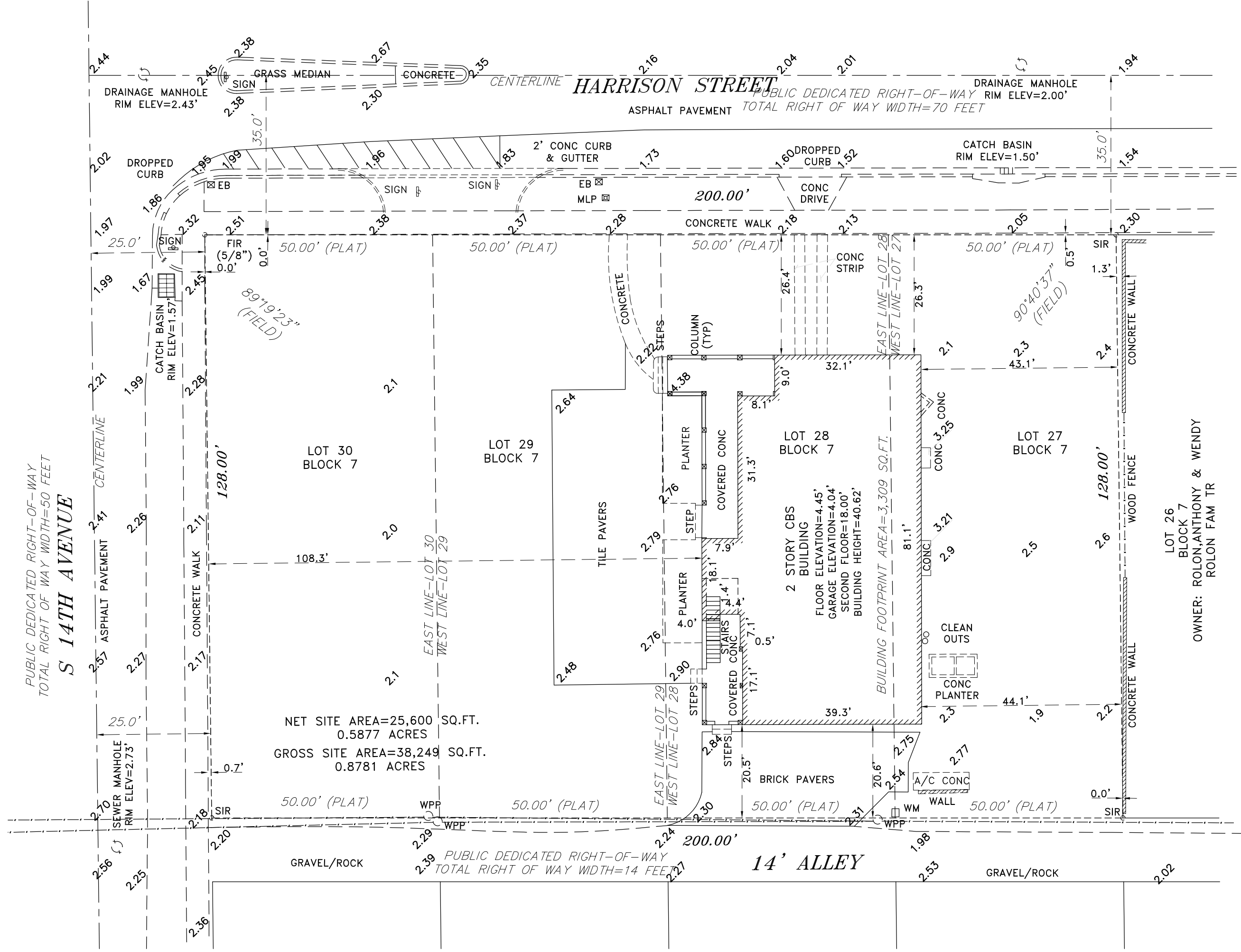
19. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.

DEMOLITION NOTES

1. CLEAR AND GRUB SITE AS MAY BE REQUIRED AND REMOVE ITEMS AS INDICATED ON THE PLANS FOR DEMOLITION.

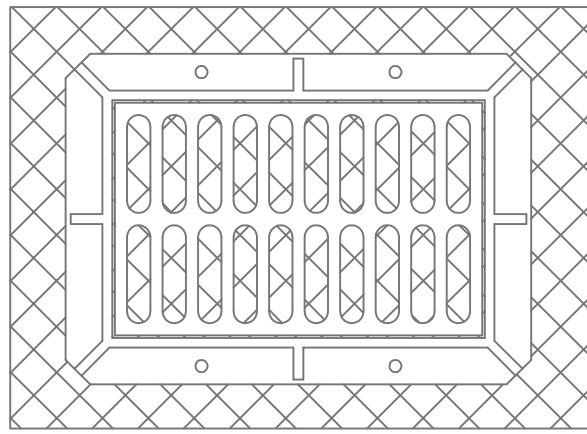
2. ALL REMOVED MATERIAL ARE THE PROPERTY OF THE CONSTRCTOR AND SHALL BE PROPERLY DISPOSED OF AS SOON AS POSSIBLE.

3. CONTRACTOR IS TO MAINTAIN A CLEAN SITE AT ALL TIMES.

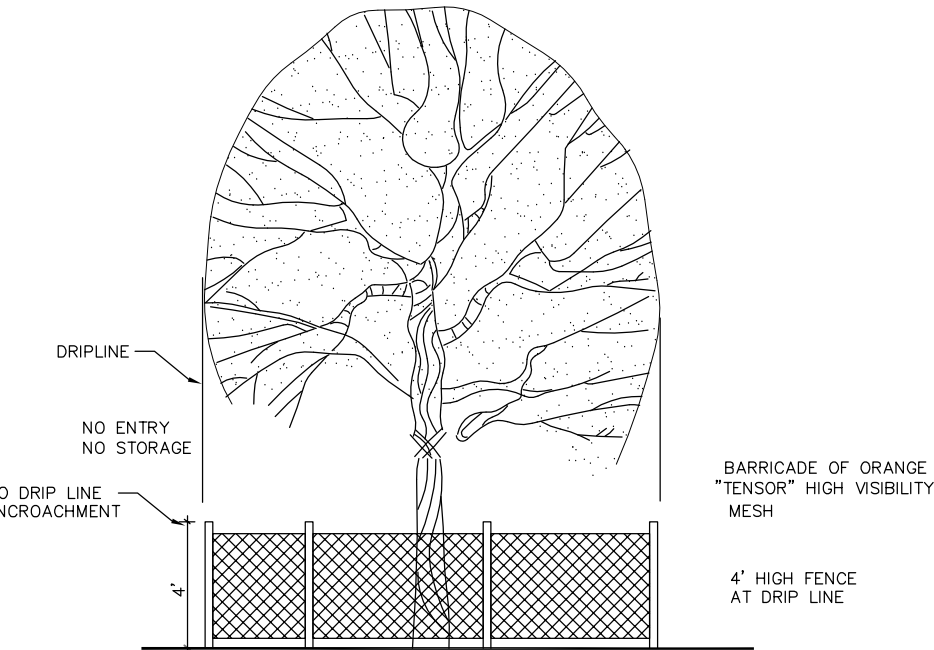


EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

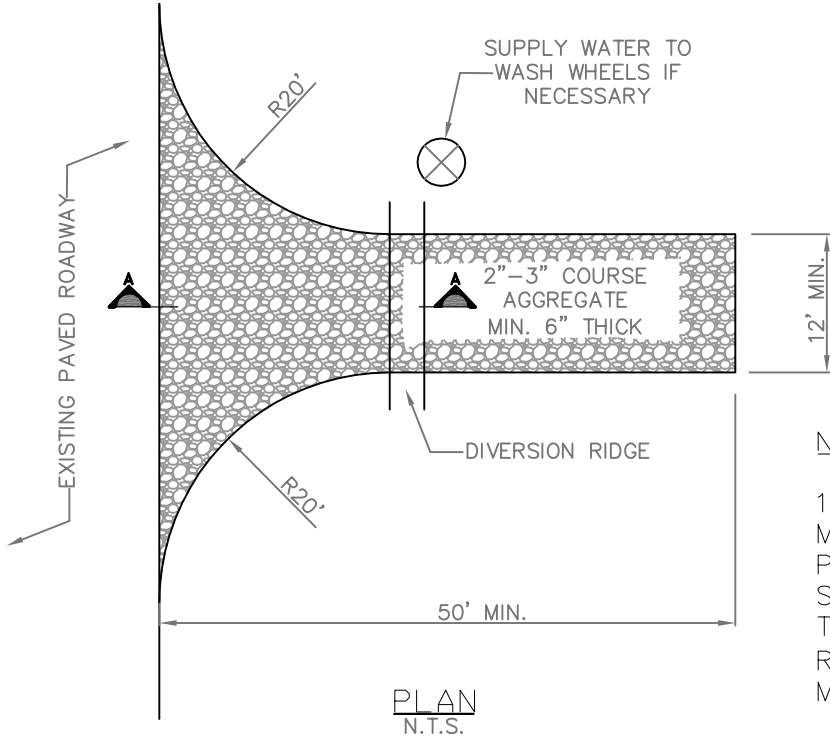


INLET PROTECTION
N.T.S.



TREE PRESERVATION
BARRICADE FENCING DETAIL
N.T.S.

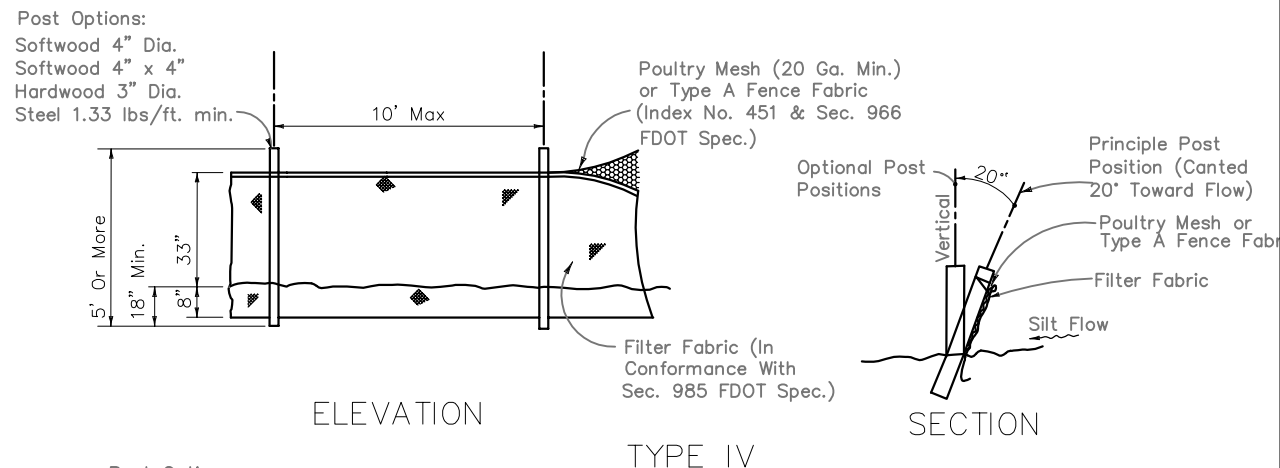
NOTE: INSTALL FILTER FABRIC UNDER ALL GRATES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM ENTERING THE SYSTEM.



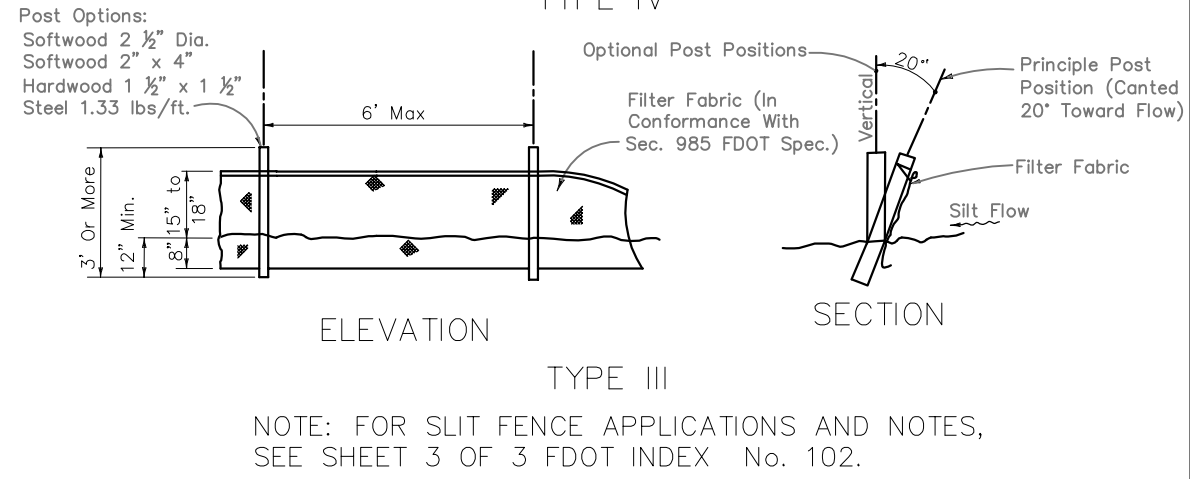
TEMPORARY GRAVEL CONTRUCTION ENTRANCE
N.T.S.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



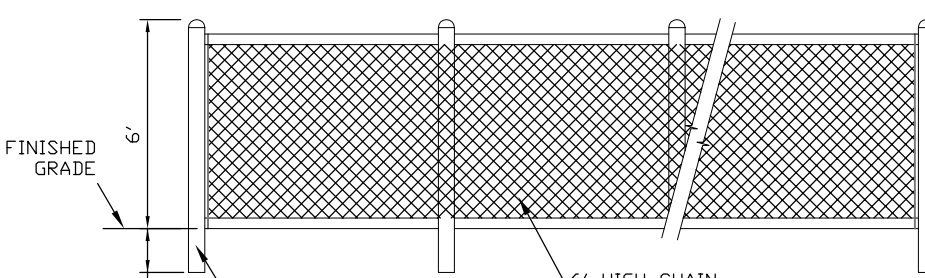
ELEVATION
TYPE IV
SECTION
N.T.S.



ELEVATION
TYPE III
SECTION
N.T.S.

NOTE: FOR SILT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

SILT FENCE DETAIL



CONSTRUCTION FENCE DETAIL
N.T.S.



GATOR ENGINEERING
ASSOCIATES, INC.
1180 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (884) 434-5885 FAX: (884) 434-5804
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE: 05-20-2019
REG. NO. 18550
FL. E. NO. 38550

CHABAD OF HOLLYWOOD
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

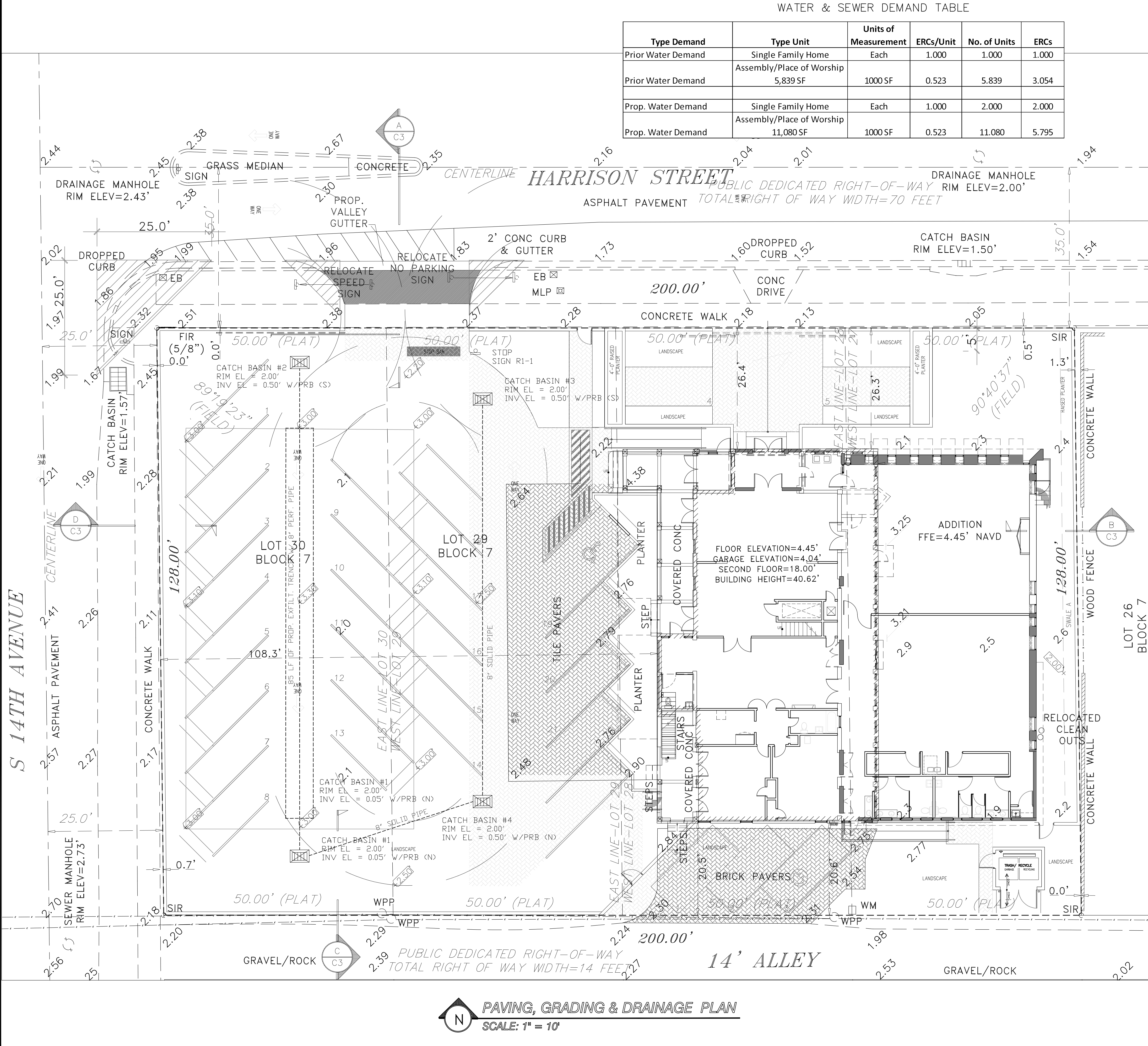
REVISIONS	DESCRIPTION
No.	DATE

GEA PROJECT NO.: 19001
DATE: 05-20-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

EROSION AND
SEDIMENT CONTROL
& DEMOLITION
PLAN

C1 OF 3



Type Demand	Type Unit	Units of Measurement	ERCs/Unit	No. of Units	ERCs
Prior Water Demand	Single Family Home	Each	1.000	1.000	1.000
Prior Water Demand	Assembly/Place of Worship 5,839 SF	1000 SF	0.523	5.839	3.054
Prop. Water Demand	Single Family Home	Each	1.000	2.000	2.000
Prop. Water Demand	Assembly/Place of Worship 11,080 SF	1000 SF	0.523	11.080	5.795

- LEGAL DESCRIPTION**
- LOT 27, 28, 29 AND 30 BLOCK 7, "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 1 PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
- GENERAL NOTES:**
1. BASE SURVEY WAS PROVIDED BY COUSINS SURVEYORS & ASSOCIATES, INC.
 2. ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).
 3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
 4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ANY DISTURBED EXISTING MANHOLES, VALVE BOXES, BLOW-OFF RISERS OR ANY OTHER POINT OF ACCESSIBILITY TO UTILITIES, AND TO MATCH ASPHALT GRADES, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.
 7. TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATIONS, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK, THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRONEOUS OR INCONSISTENT DIMENSIONS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.
 8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
 9. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MAKERS.
 11. CONTRACTOR SHALL COORDINATE THIS PLAN WITH THE PLUMBING AND LANDSCAPE PLANS.
 12. ALL ROAD CUTS FOR UTILITIES OR CURB CUTS WITHIN IN THE CITY RIGHT-OF-WAY SHALL BE RESTORED TO FULL LANE WIDTH AS SHOWN ON PLANS.

- SPECIFIC NOTES:**
1. DRAINAGE SYSTEM SHALL BE INSTALLED AS DETAILED.
 2. CONSTRUCTOR IS TO ENSURE ROOF RUNOFF FLOW TO THE DRAINAGE STRUCTURE.
 3. ALL DRAMAGED PAVEMENT, WALKWAY AND PAVERS SHALL BE RESTORED OR REPLACE TO MATCH THE EXISTING AS MAY BE REQUIRED.

SITE CALCULATIONS:

	EXISTING	PROPOSE
BUILDING FOOTPRINT & WALKWAYS	3,931.00 SQ FT	7,139 SQ FT
PAVERS & PADS	2,842.32 SQ FT	5,802 SQ FT
PERVIOUS AREA	18,519.68 SQ FT	12,352 SQ FT
TOTAL LOT AREA	25,293.00 SQ FT	25,293 SQ FT

LEGEND

- PROPERTY LINE
- 2.30 EXISTING GRADE
- 3.00 PROPOSED GRADE
- WM EXIST. WATER METER
- WPP WOOD POWER POLE
- Sign SIGN

11380 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (854) 434-6905 FAX: (854) 434-5804
CERTIFICATE OF AUTHORIZATION NUMBER 30230

DATE: REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 35555

CHABAD OF HOLLYWOOD
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

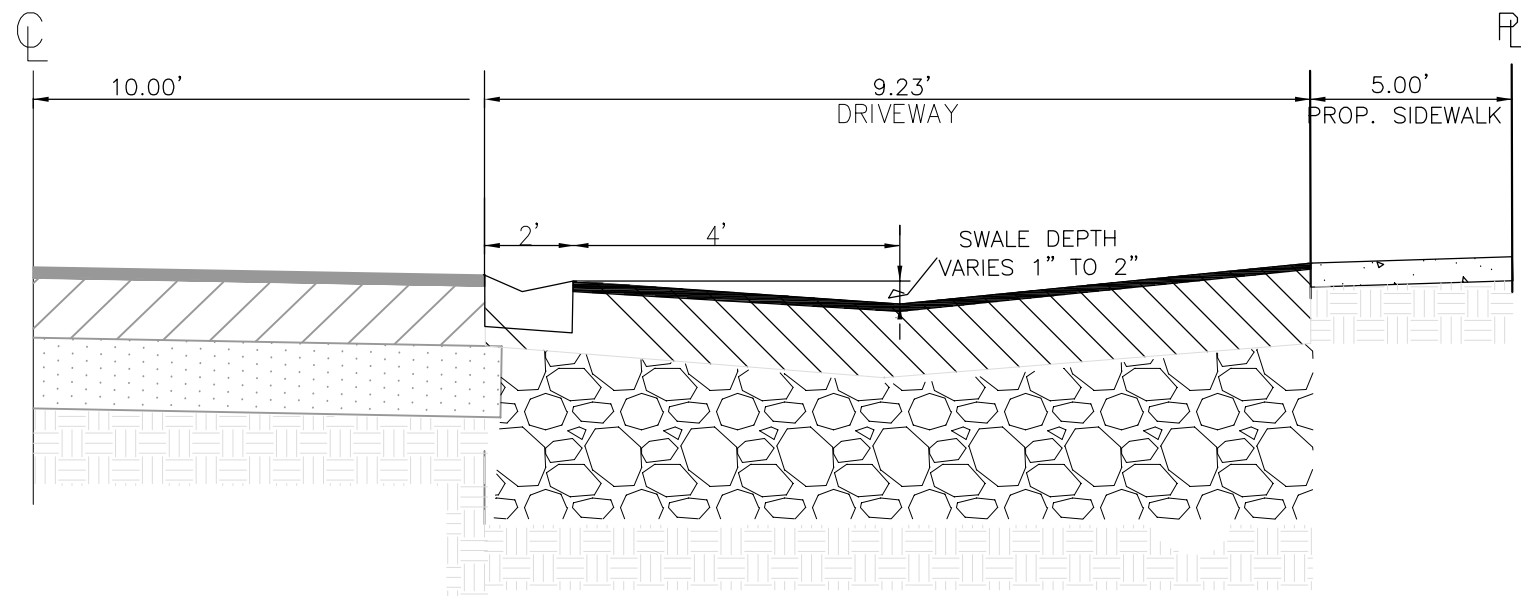
REVISIONS

NO.	DATE	DESCRIPTION

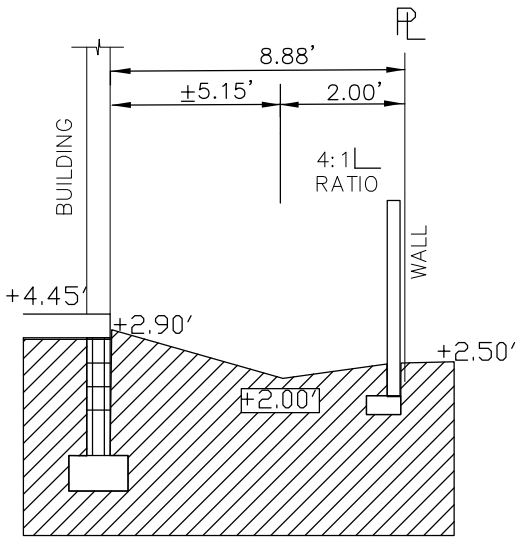
GEA PROJECT NO.: 19001
DATE: 05-20-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE

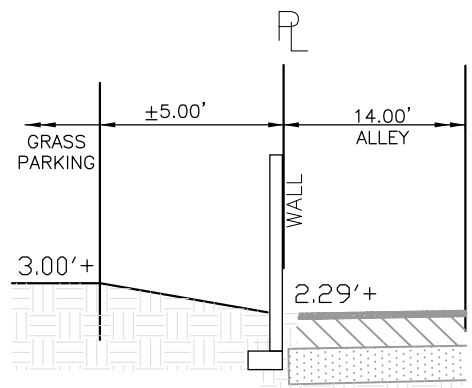
PAVING, GRADING & DRAINAGE PLAN
C2 OF 3



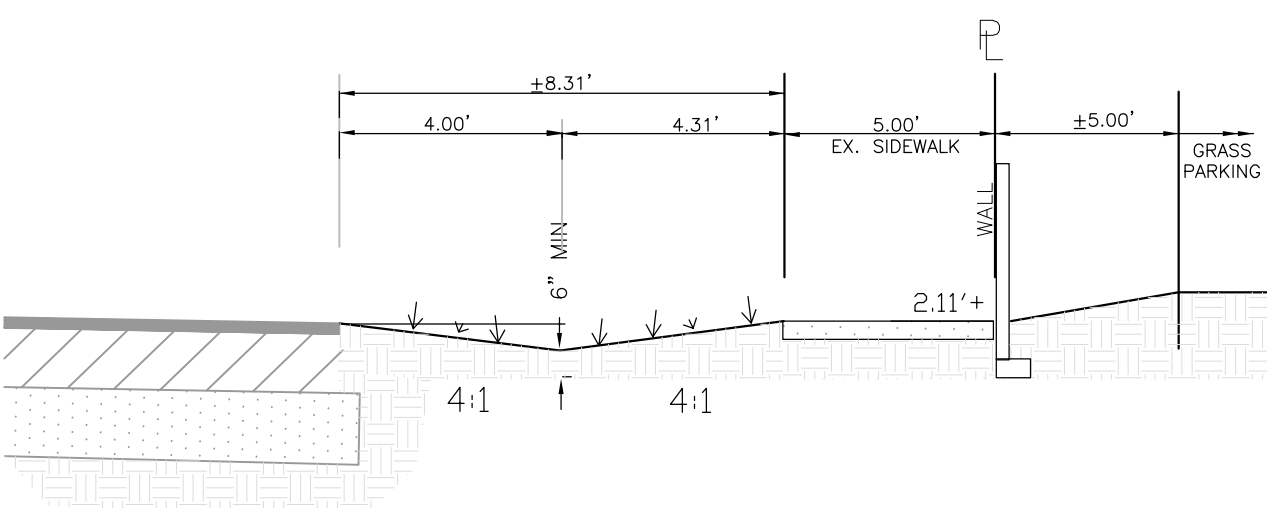
SECTION A-A
NTS



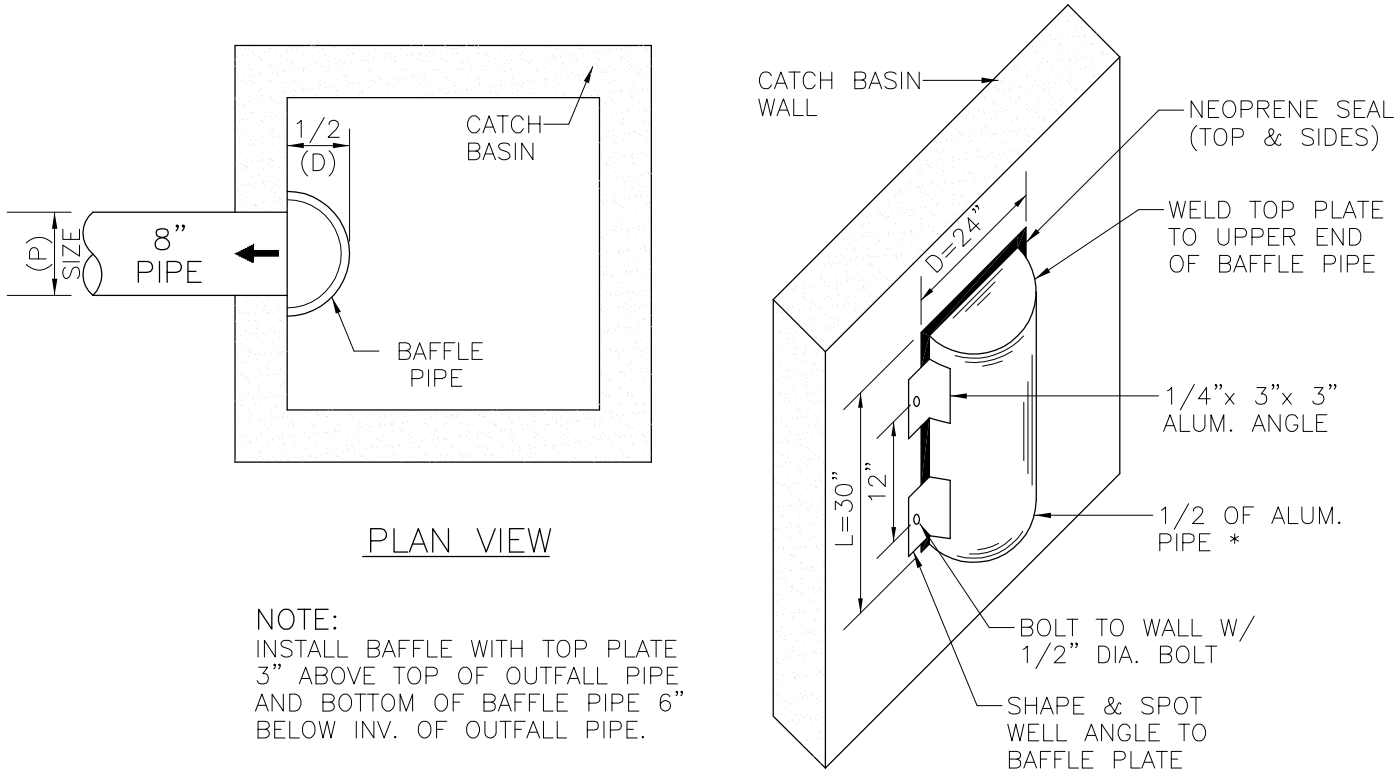
SECTION B-B
NTS



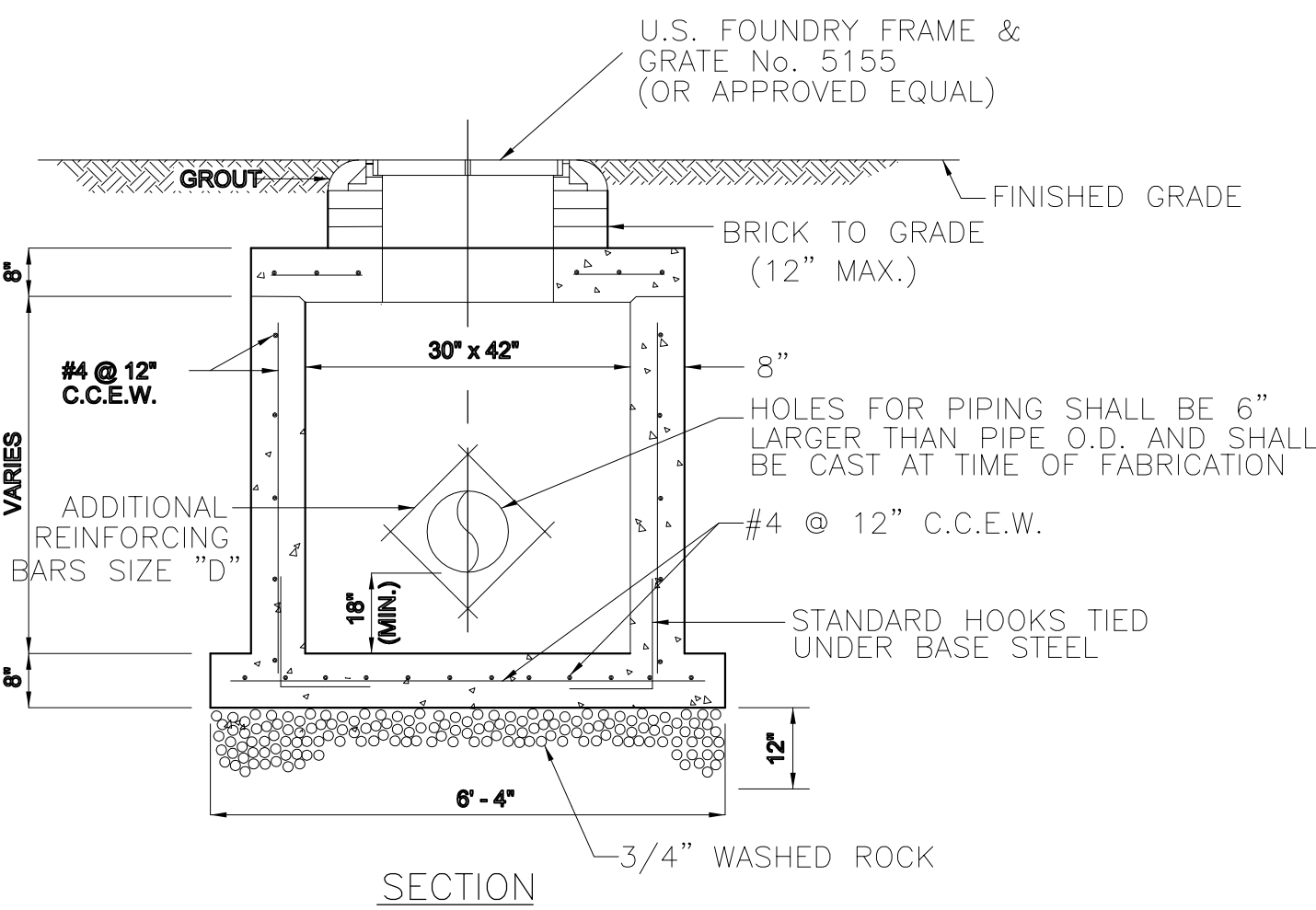
SECTION C-C
NTS



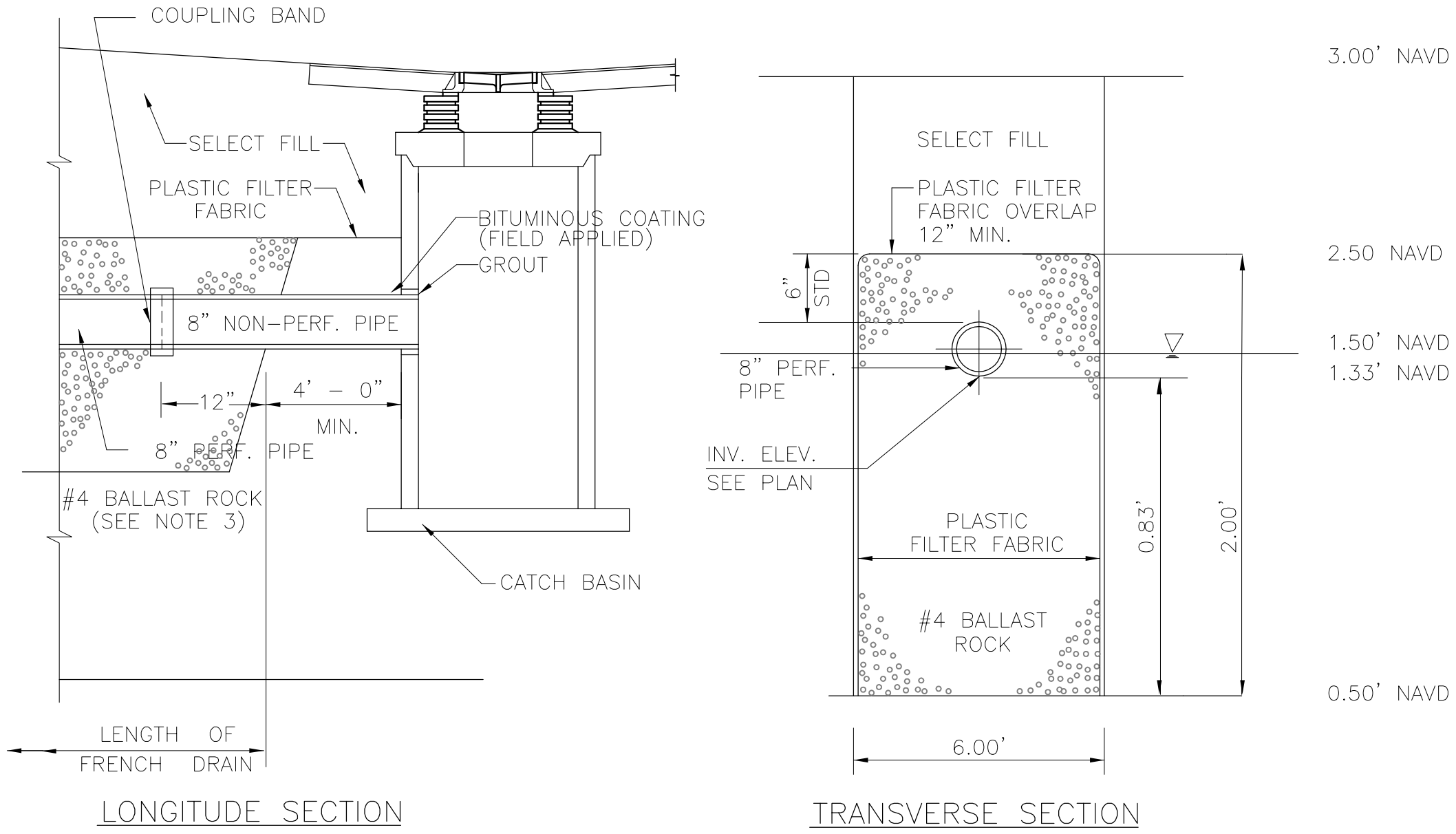
SECTION D-D



POLLUTION RETARDENT BAFFLE (PRB)
N.T.S.

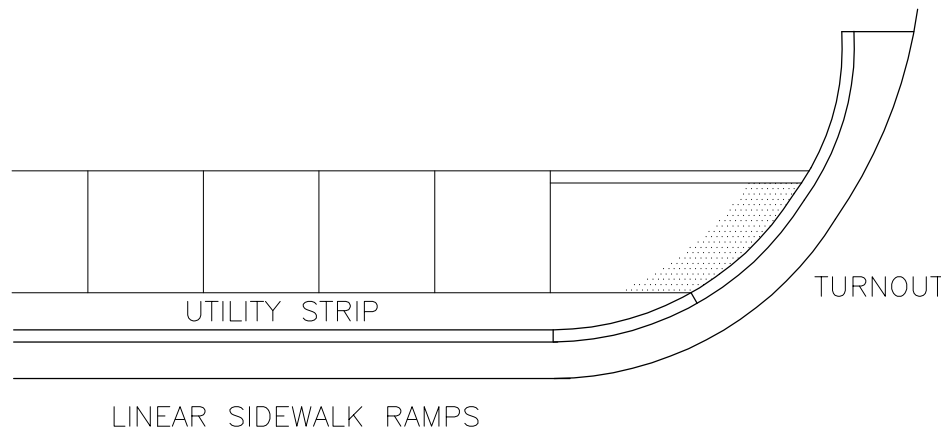


PRECAST DRAINAGE CATCH BASIN
N.T.S.

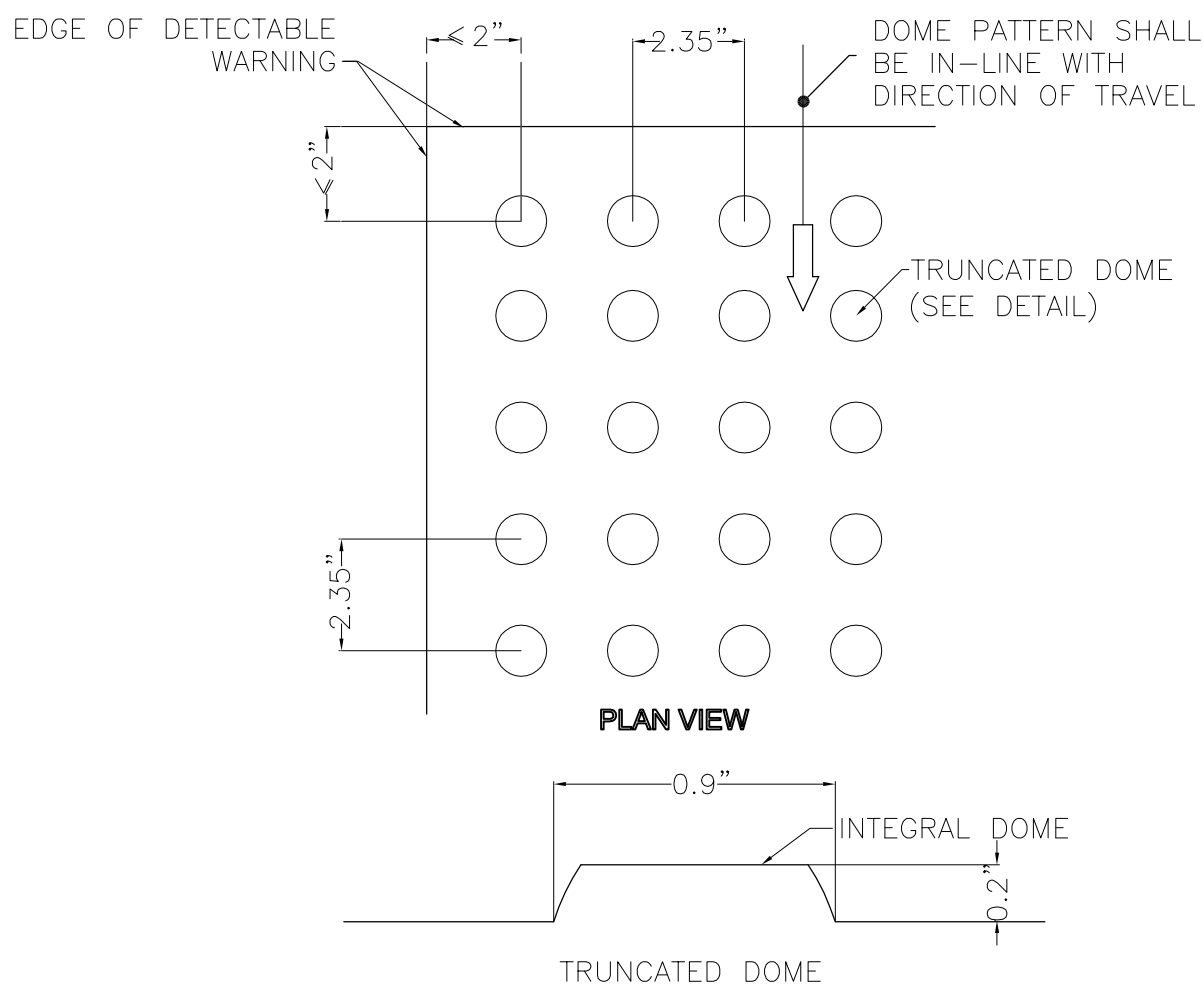


- NOTES:
1. PLASTIC FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
 2. THE DEPTH OF THE EXFILTRATION TRENCH SHALL BE 2.00 FEET.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

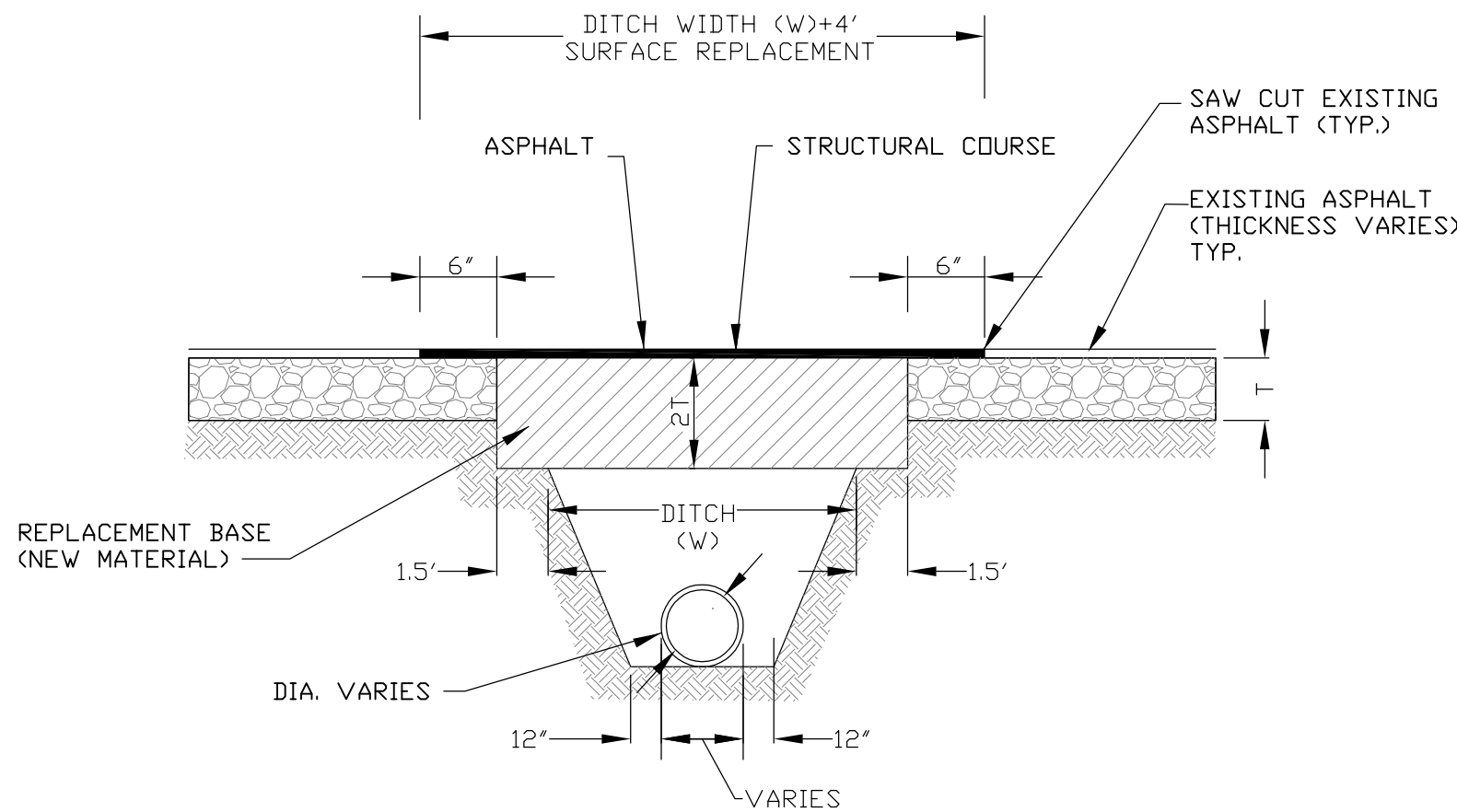
TYPICAL DETAIL - EXFILTRATION TRENCH
N.T.S.



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTENDS THE FULL WIDTH OF THE RAMP AND THE DIRECTION OF TRAVEL 36 INCHES FROM THE BACK OF CURB, PER BROWARD COUNTY BUILDING CODE.



CURB RAMP DETECTABLE WARNING
N.T.S.



1. BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-190.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE MATERIAL.
5. BASE MATERIAL SHALL HAVE A MINIMUM CARBONATE OF 70% (60% FOR LOCAL STREETS).
6. SUB GRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
7. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
8. FOR STATE ROADS REFER TO FDOT SPECIFICATIONS AND REQUIREMENTS.

RESTORATION OF ROADWAY CUT
N.T.S.



GATOR ENGINEERING ASSOCIATES, INC.
11380 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (854) 434-6905 FAX: (854) 434-5804
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL
DATE: BOBO-JACKSON, P.E.
REGINA
FL P.E. NO.: 38550

CHABAD OF HOLLYWOOD
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

REVISIONS	DATE	DESCRIPTION
NO.		

SEA PROJECT NO.: 19001
DATE: 05-20-2019
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

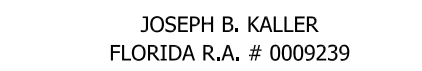
SHEET TITLE
DETAILS



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

www.kallerarchitects.com

SEAL



CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

PROJECT TITLE

SHEET TITLE

PROPOSED
SECOND FLOOR

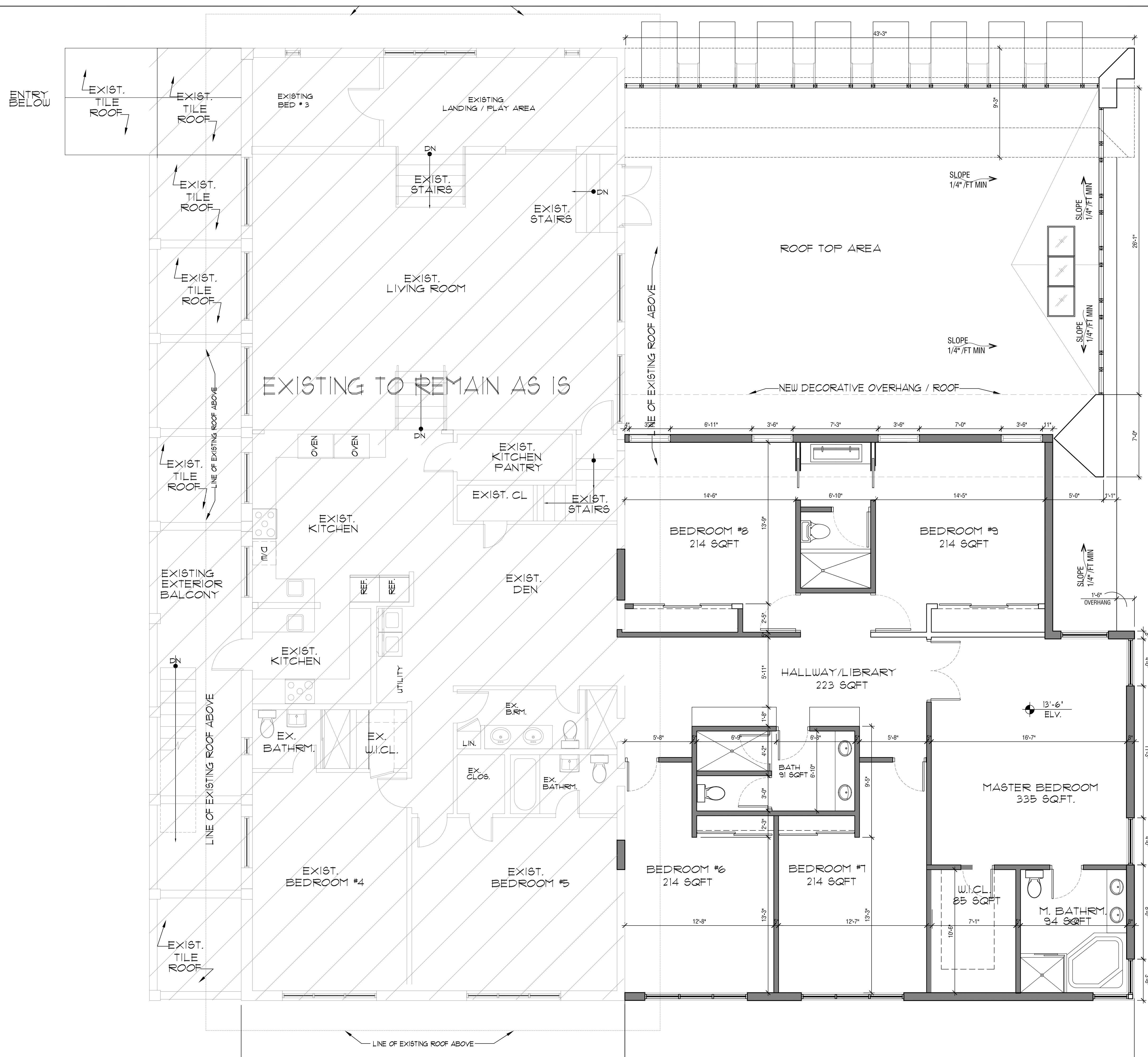
[illegible]

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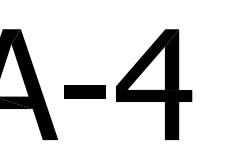
PROJECT No.: 09160
DATE: 02-25-19
DRAWN BY: GMV
CHECKED BY: JBK

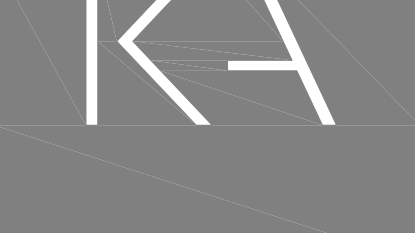
SHEET

A-2



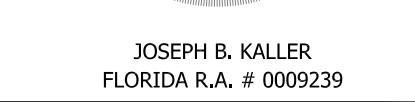
1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"





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

SEAL

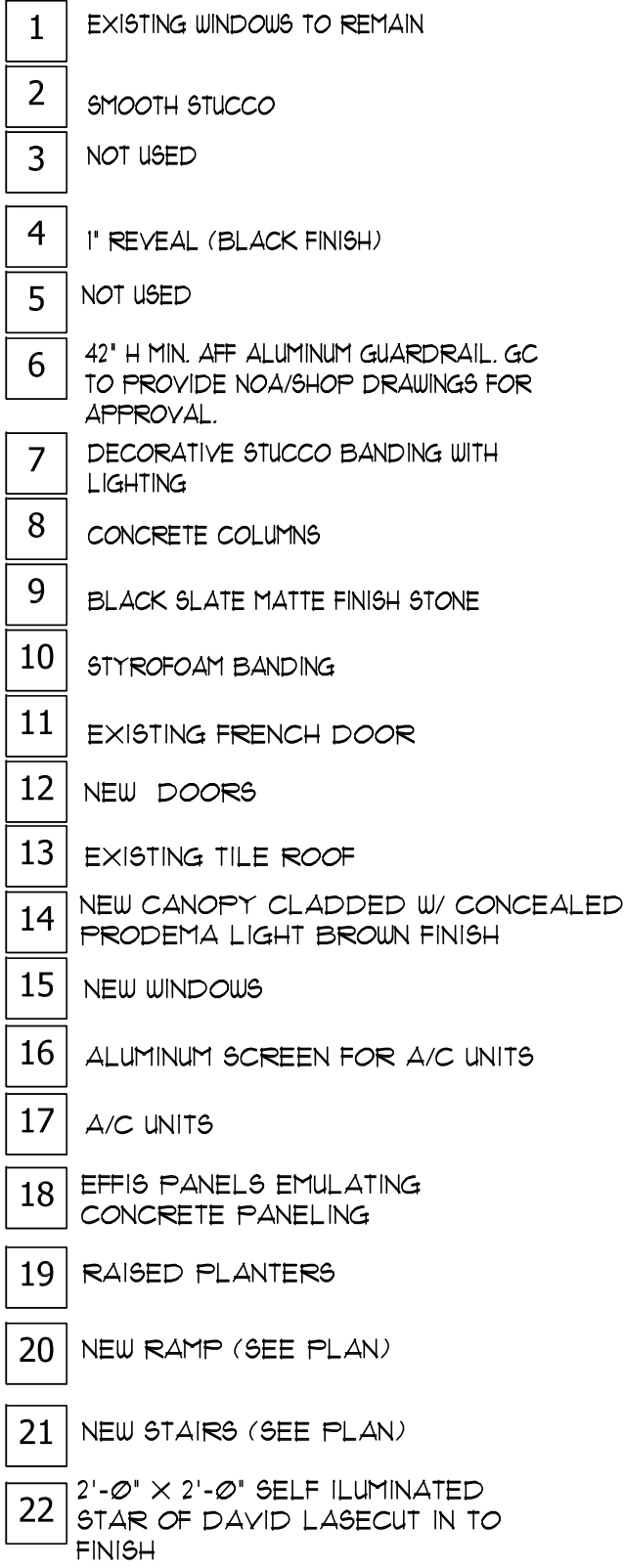


PROJECT TITLE

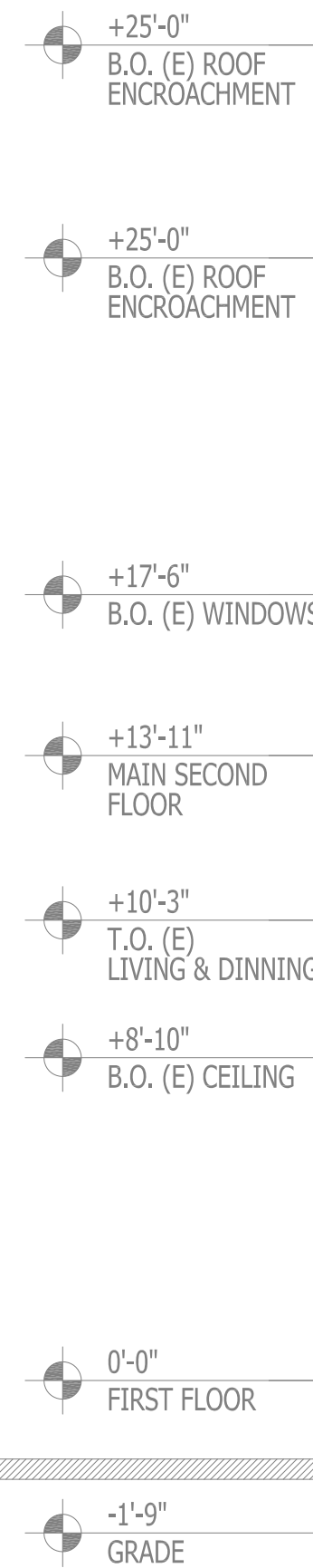
SHEET TITLE

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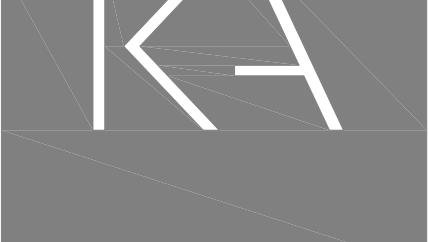
SHEET



1 | PROPOSED NORTH ELEVATION
1/4" = 1'-0"

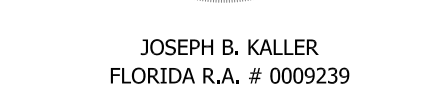


1	EXISTING NORTH ELEVATION 3/16"=1'-0"
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Hollywood Florida 33020
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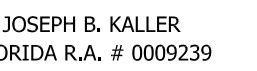
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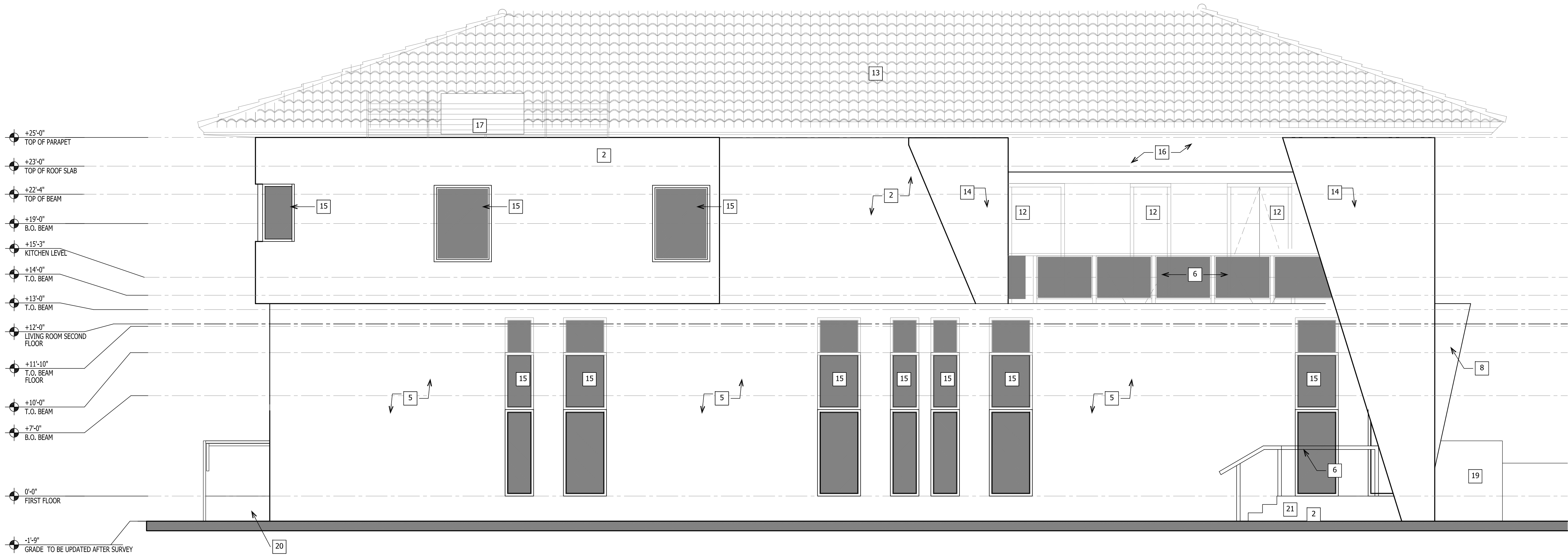
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HEET

A-6



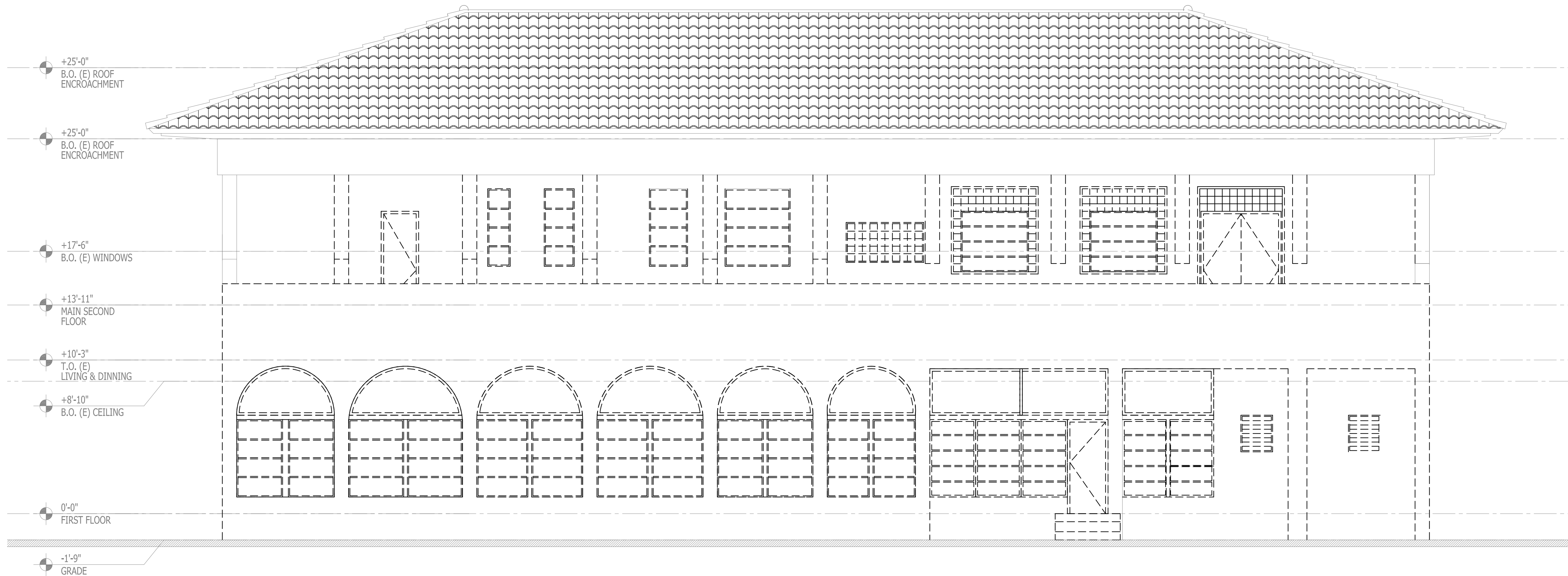
1	EXISTING SOUTH ELEVATION 3/16"=1'-0"
---	---



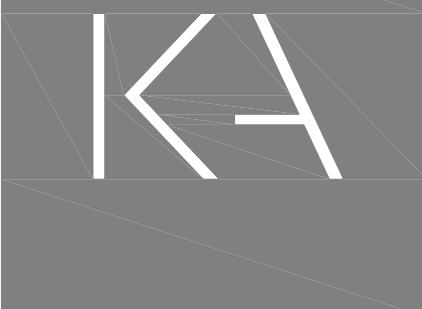
- 1 EXISTING WINDOWS TO REMAIN
- 2 SMOOTH STUCCO
- 3 NOT USED
- 4 1" REVEAL (BLACK FINISH)
- 5 NOT USED
- 6 42" H MIN. AFF ALUMINUM GUARDRAIL GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL
- 7 DECORATIVE STUCCO BANDING WITH LIGHTING
- 8 CONCRETE COLUMNS
- 9 BLACK SLATE MATTE FINISH STONE
- 10 STYROFOAM BANDING
- 11 EXISTING FRENCH DOOR
- 12 NEW DOORS
- 13 EXISTING TILE ROOF
- 14 NEW CANOPY CLADDIED W/ CONCEALED PRODEMA LIGHT BROWN FINISH
- 15 NEW WINDOWS
- 16 ALUMINUM SCREEN FOR A/C UNITS
- 17 A/C UNITS
- 18 EFFIS PANELS EMULATING CONCRETE PANELING
- 19 RAISED PLANTERS
- 20 NEW RAMP (SEE PLAN)
- 21 NEW STAIRS (SEE PLAN)
- 22 2'-0" X 2'-0" SELF ILLUMINATED STAR OF DAVID LASECUT IN TO FINISH

1 EXISTING WINDOWS TO REMAIN

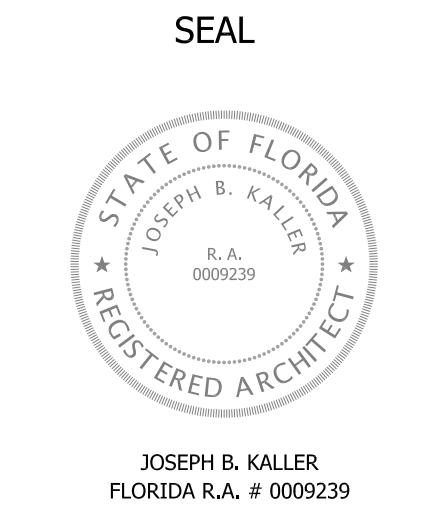
1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



1 EXISTING EAST ELEVATION
3/16"=1'-0"



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PROJECT TITLE
CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

SHEET TITLE
PROPOSED AND EXISTING
EAST ELEVATION

REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 09160
DATE: 02-25-19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A-8

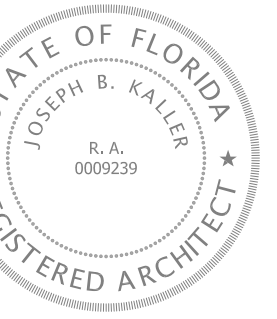


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EAL



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CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

STREET'S PROFILE
HARRISON STREET
14TH AV AND ALLEY

REVISIONS

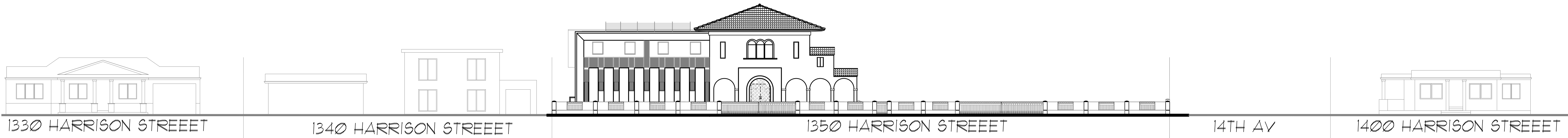
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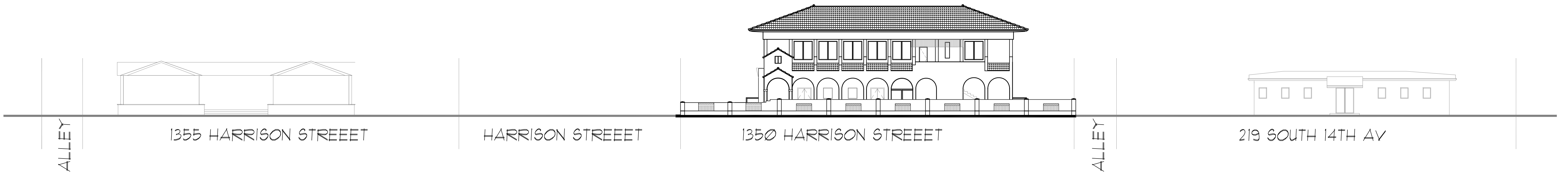
ECT No.: 09160
: 02-25-19
WN BY: GMV
KED BY: JBK

SHEET

A9



1 STREET PROFILE (HARRISON STREET)
1/16"=1'-0"



2 STREET PROFILE (14TH AV)
1/16"=1'-0"



3 STREET PROFILE (ALLEY)
1/16"=1'-0"



1

NTS



3

NTS



4

NTS



2

NTS



5

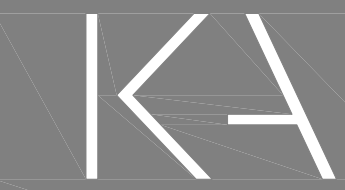
NTS



16

SUBJECT PROPERTY

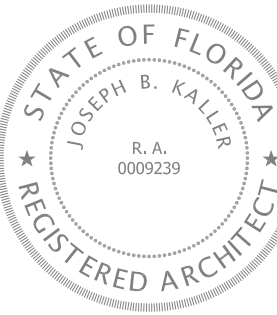
NT:

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SEAL



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PROJECT TITLE
CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

PROJECT TITLE

SHEET TITLE

1350 HARRISON ST
PICTURES

[illegible]

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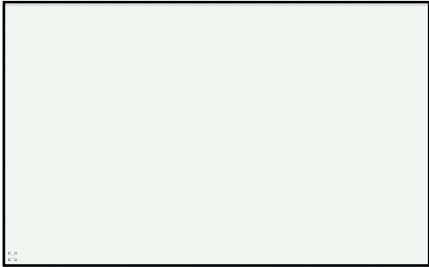
PROJECT No.: 09160
DATE: 02-25-19
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

A-11

1350 HARRISON STREET

PROPOSED PAINT CHIPS AND MATERIALS



Benjamin Moore

Snow White *2122-70*



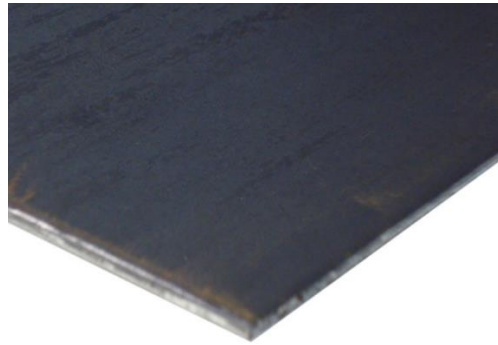
Benjamin Moore

Universal Black *2118-10*

Light brown concealed Prodema “wood”



Hot roll Steel details



Concrete columns

