

HEBREW ACADEMY - MARGATE

EXPANSION AND REMODEL

1500 N SR 7

MARGATE, FLORIDA

BUILDING DATA

NAME OF PROJECT: HEBREW ACADEMY OF MARGATE

ADDRESS: 1500 NORTH STATE ROAD 7

PROPOSED USE: EXPANSION AND REMODEL

OWNER/CONTACT PERSON: SHLOMO DENBURG

CODE ENFORCEMENT:

Florida Building Code (FBC) 7th Edition  
Florida Mechanical Code 7th Edition (FMC)  
Florida Plumbing Code 7th Edition (FPC)  
Florida Accessibility Code 7th Edition (FAC)  
Florida Fire Prevention Code 7th Edition (FFPC)  
Florida Energy Conservation Code 7th Edition (FECC)  
Florida Fuel Gas Code 7th Edition (FFGC)  
NFPA 1, 2015 Edition, "Fire Code"  
NFPA 101, 2015 edition, "Life Safety Code"  
NFPA 72, 2013 Edition, "National Fire Alarm Code"  
2015 "National Electric Code" (NFPA-70)  
Fair Housing Act Accessibility Guidelines (FHAAG)  
Uniform Federal Accessibility Standards (UFAS)  
Automatic Sprinkler System (NFPA 13-10)  
National Fire Alarm & Signaling Code (NFPA-72)

EXISTING USE: SCHOOL

NEW ADDITION: NEW CLASSROOMS AND LUNCHROM

EXISTING CONSTRUCTION TYPE:

N.F.P.A. 101 2015 TABLE 13.1.6 TYPE II (000)  
F.B.C. TYPE II B

EXISTING BUILDING WORK CLASIFICATION:

ADDITION: SECTION 507 & ALTERATION: LEVEL 2 SECTION 304 OF  
EXIST. BUILDING F.B.C. 7th EDITION

OCCUPANCY CLASSIFICATION AND LOAD: A-3

EXISTING BUILDING FOOTPRINT AREA:

EXISTING FIRST FLOOR 19,437 S.F.  
NEW EXPANSION 2,659 S.F.  
NEW FOOTPRINT = 22,096 S.F.

SCOPE OF WORK:

THIS IS AN ADDITION OF CLASSROOMS ON THE SECOND FLOOR OF THE BUILDING AND REMODEL OF THE EXISTING CLASSROOMS.

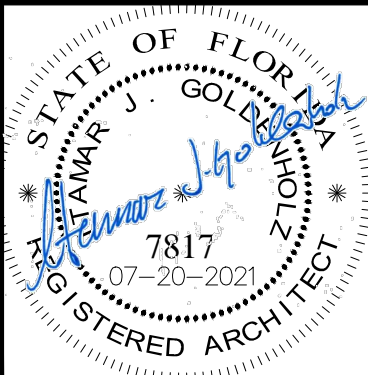
1500 NORTH STATE ROAD 7  
MARGATE, FLORIDA - 33063

THE PROJECT CONSISTS OF NEW PLUMBING, ELECTRICAL POWER & LIGHTING AND NEW HVAC SYSTEM.

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GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.

3122 NORTH PINE ISLAND ROAD, SUNRISE, FLORIDA 33351 TEL. (954) 742-0797 FAX (954) 742-3093



DATE:02-04-2021

06-15-2021

07-20-2021MASTER SITE  
PLAN SUBMITAL

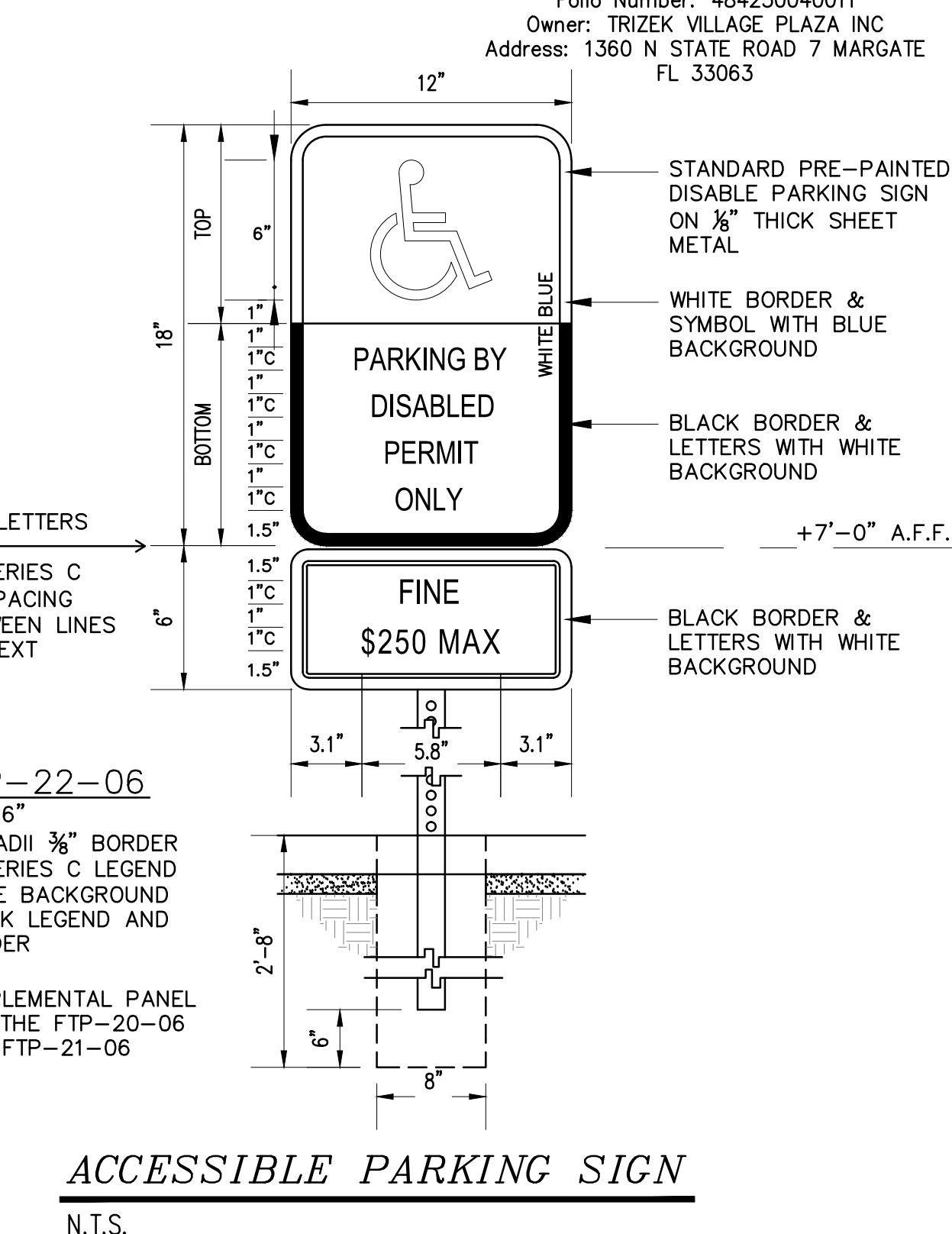
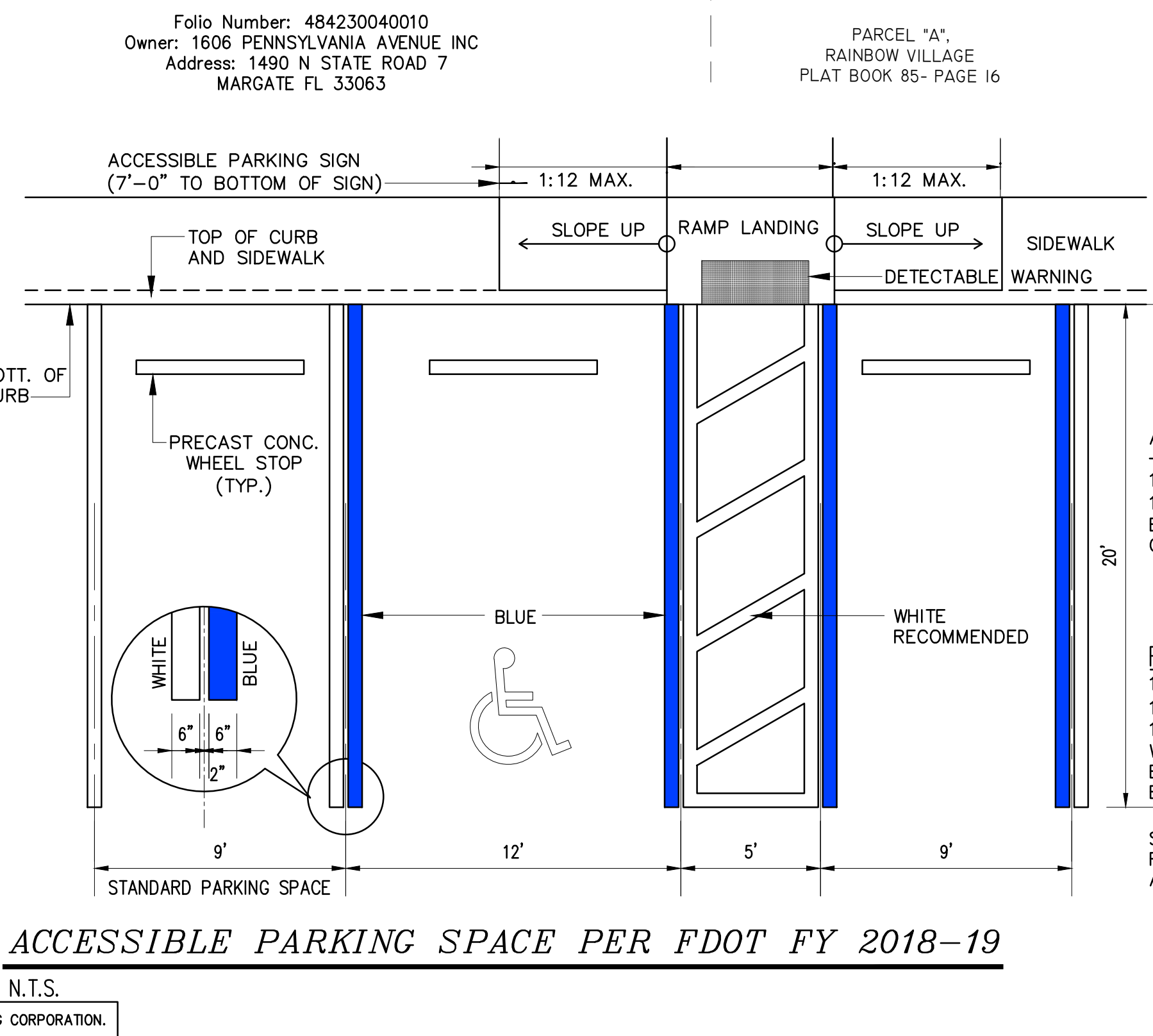
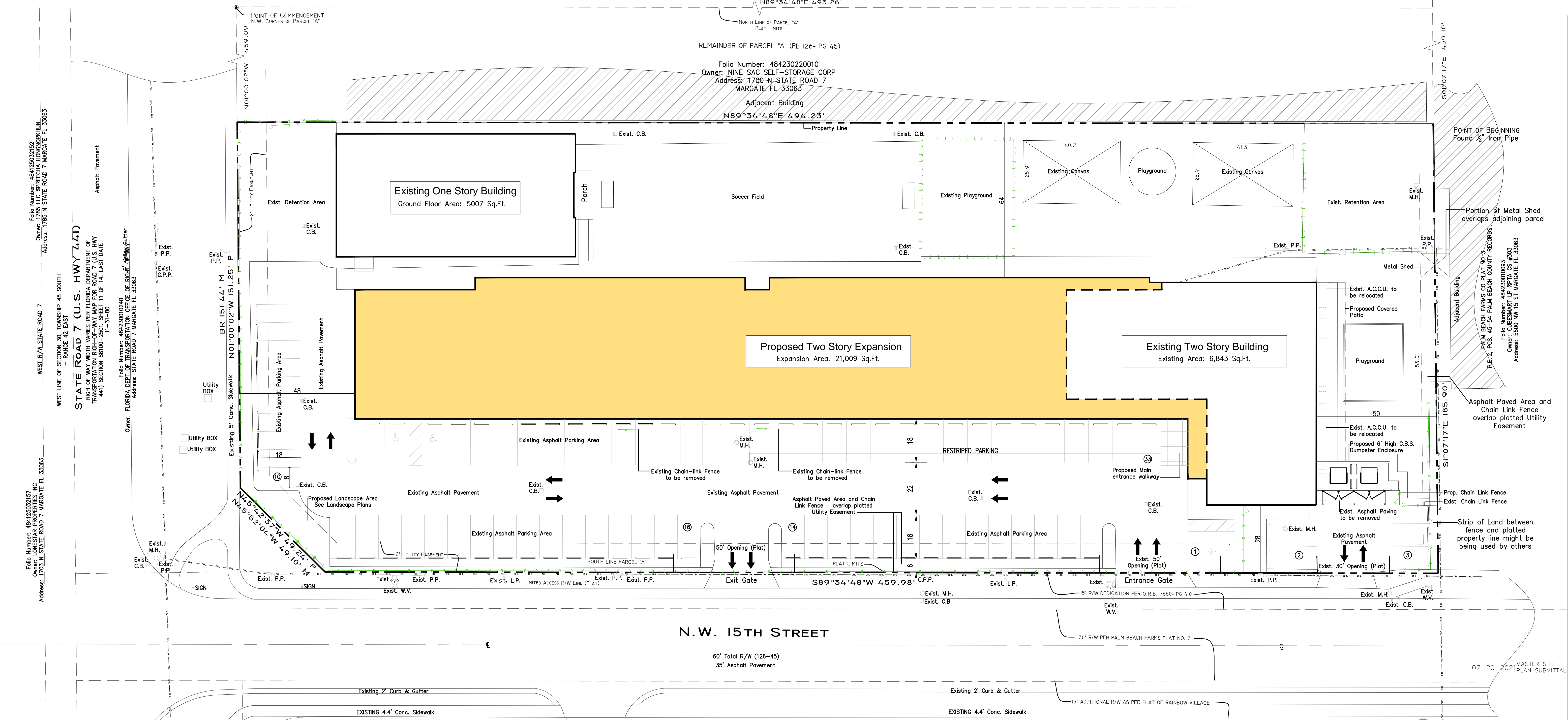
PROJECT No. 20005

SHEET NO. A-0









**PROPOSED MASTER SITE PLAN**

SCALE = 1" = 20'

**SITE DATA:**

LAND AREA	91,306 S.F. (±)	2.09 ACRES (±)
EXISTING ZONING	CF-1 (COMMUNITY FACILITIES DISTRICT)	
EXISTING USE	SCHOOL	
PROPOSED USE	SCHOOL	
NUMBER OF STORIES	2 STORY	
EXIST. EAST WING	2 STORY	
PROP. EAST WING	2 STORY	
EXIST. WEST WING	2 STORIES	
PROP. WEST WING	2 STORIES	

BUILDING FOOTPRINT	19,437 S.F. (±)	(21.28%)	PROPOSED	22,096 S.F. (±)	(24.19%)
BUILDING AREAS					
FIRST FLOOR	23,296 S.F. (±)	(25.51%)	24,571 S.F. (±)	(26.91%)	
SECOND FLOOR	6,837 S.F. (±)	(7.48%)	26,571 S.F. (±)	(29.10%)	
AGGREGATE BLDG. COVERAGE	5,165 S.F. (±)	(5.65%)	5,165 S.F. (±)	(5.65%)	
GREEN SPACE	28,602 S.F. (±)	(31.33%)	28,623 S.F. (±)	(30.35%)	
VEHICULAR USE AREAS	27,978 S.F. (±)	(30.64%)	27,824 S.F. (±)	(30.47%)	
RETENTION AREAS					
NORTH EAST RETENTION	2,263 S.F. (±)	(2.47%)	2,263 S.F. (±)	(2.47%)	
NORTH WEST RETENTION	2,876 S.F. (±)	(3.14%)	2,876 S.F. (±)	(3.14%)	
IMPERVIOUS AREA	62,704 S.F. (±)	(68.67%)	62,683 S.F. (±)	(68.65%)	
PERVIOUS AREA	28,602 S.F. (±)	(31.33%)	28,623 S.F. (±)	(31.35%)	
TOTAL	91,306 S.F. (±)	(100%)	91,306 S.F. (±)	(100%)	

**FLOOD PLAIN INFORMATION**  
AS OF THE DATE OF THIS SURVEY AND ACCORDING TO CURRENT FEDERAL INSURANCE RATE MAP (FIRM) INFORMATION IN PANEL 0355, SUFFIX H, COMMUNITY NUMBER 120047 (CITY OF MARGATE), MAP INDEX AND MAP REVISED ON AUGUST 18TH, 2014, THIS PARCEL FALLS IN DESIGNATED ZONE "X". THIS IS AN AREA OF MINIMAL FLOOD HAZARD, OUTSIDE THE SFHA (SPECIAL FLOOD HAZARD AREA) AND HIGHER RISK AREA BEING EQUAL TO 1 FOOT IN 10,000 FEET.

**LEGAL DESCRIPTION:**  
A PORTION OF PARCEL A, OF ABUNDANT LIFE CHRISTIAN CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 89°34'48" EAST ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 493.26 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 01°07'17" EAST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 459.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°07'17" EAST ALONG SAID LINE A DISTANCE OF 185.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 89°34'48" WEST ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 459.98 FEET; THENCE NORTH 45°42'37" WEST A DISTANCE OF 49.42 FEET TO THE WEST LINE OF SAID PARCEL A; THENCE NORTH 01°00'01" WEST ALONG SAID LINE A DISTANCE OF 151.25 FEET; THENCE NORTH 89°34'48" EAST A DISTANCE OF 494.23 FEET TO THE POINT OF BEGINNING.

**HEBREW ACADEMY**  
EXPANSION AND REMODEL  
1500 N.R 7  
MARGATE, FLORIDA 33065

**PROPOSED MASTER SITE PLAN**

05-14-2020  
11-12-2020  
01-05-2021  
01-20-2021  
01-28-2021  
02-01-2021  
02-02-2021  
02-09-2021  
05-26-2021  
06-01-2021  
06-09-2021  
06-17-2021  
07-09-2021

07-20-2021 MASTER SITE PLAN SUBMITTAL

architects planners p.a.

3122 n. pine island road, sunrise, florida 33351

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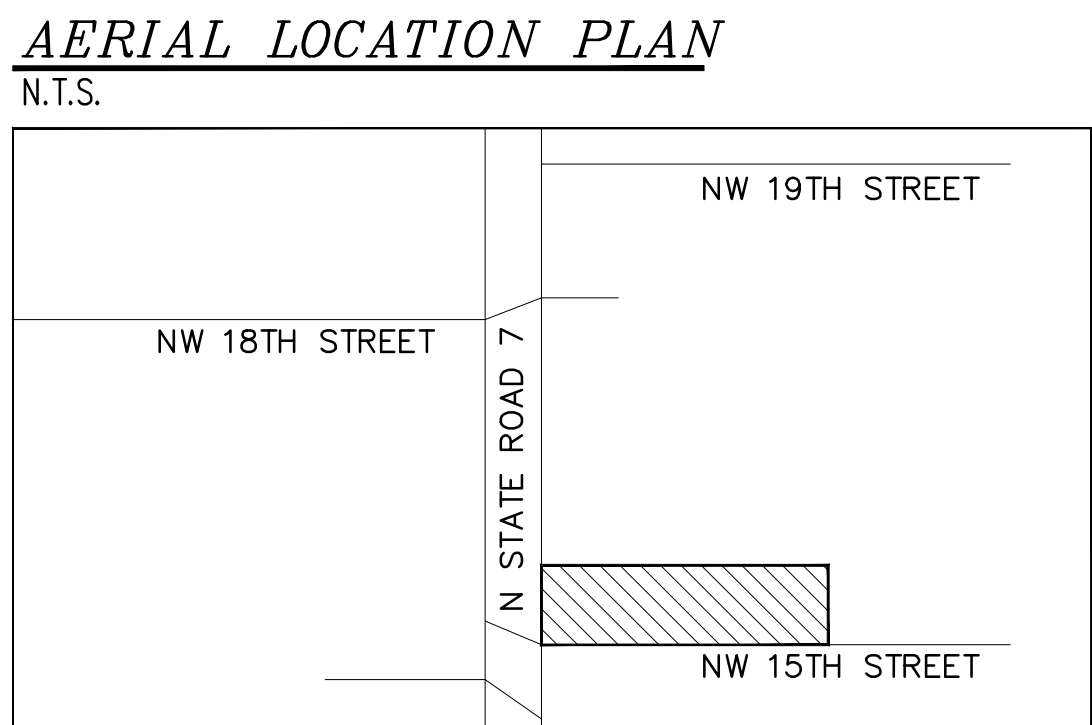
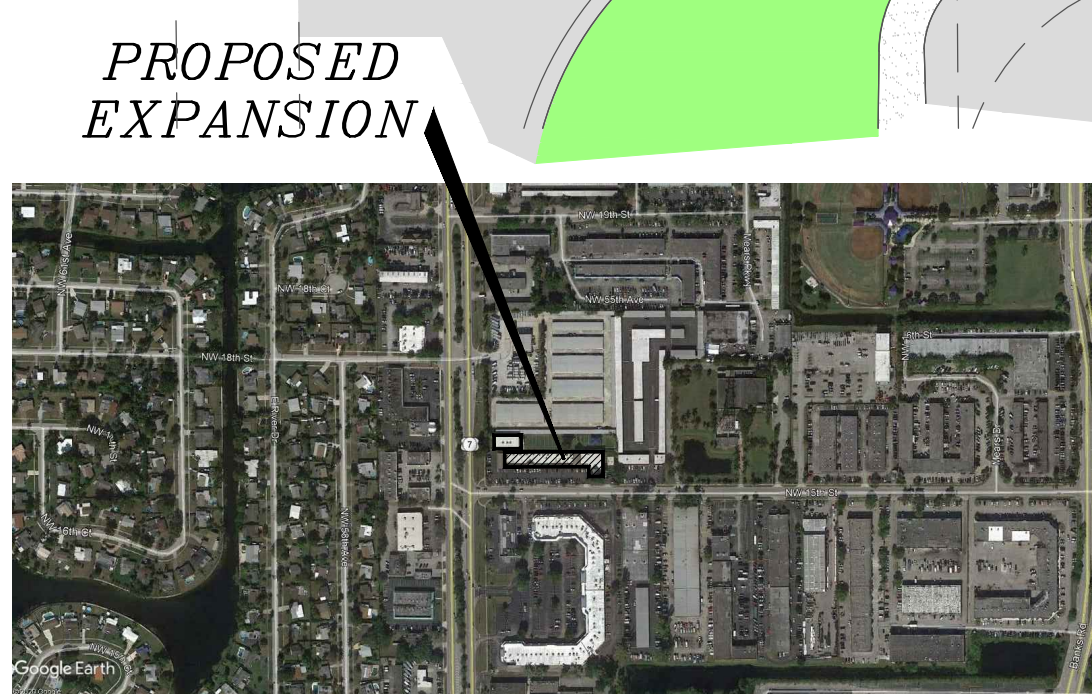
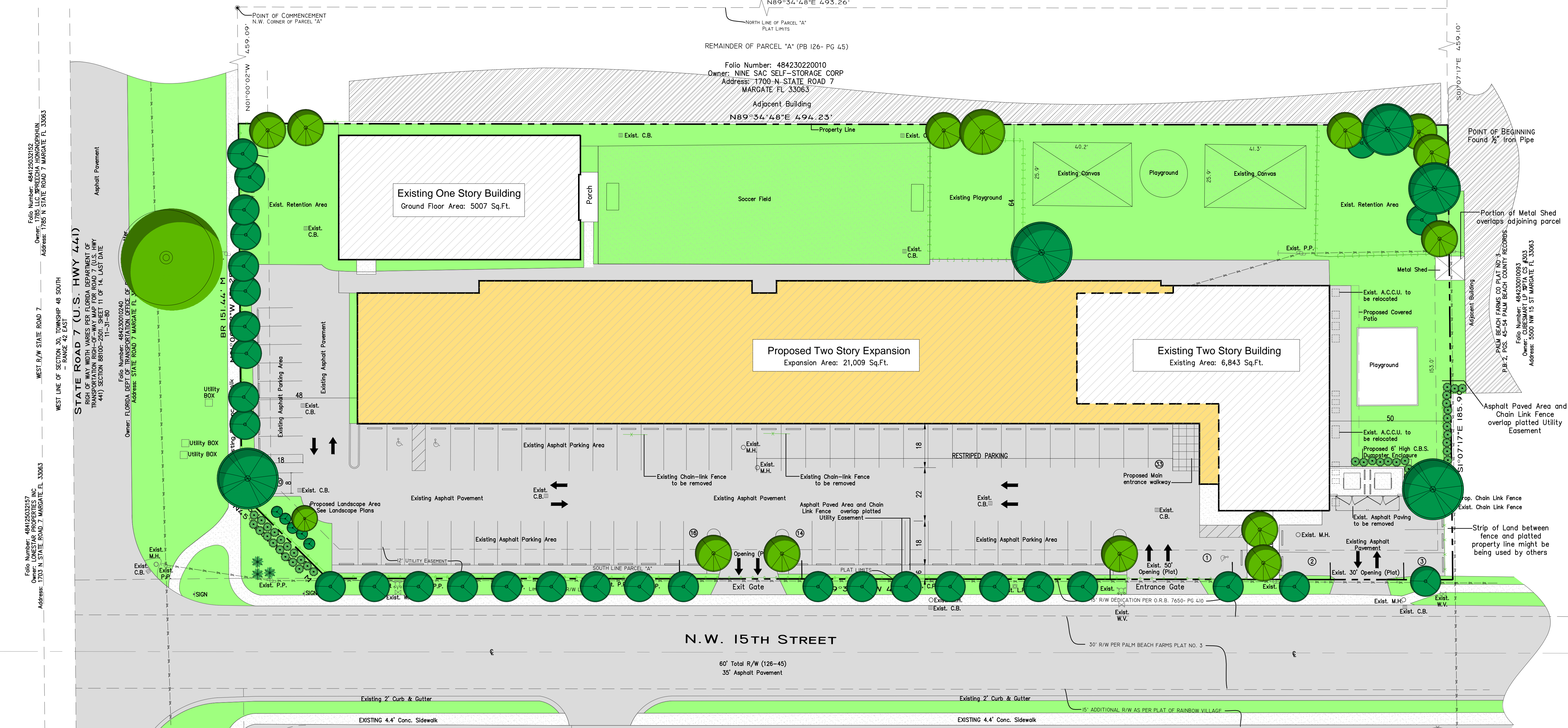
goldenholz & associates

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FL. LIC. AR0007817

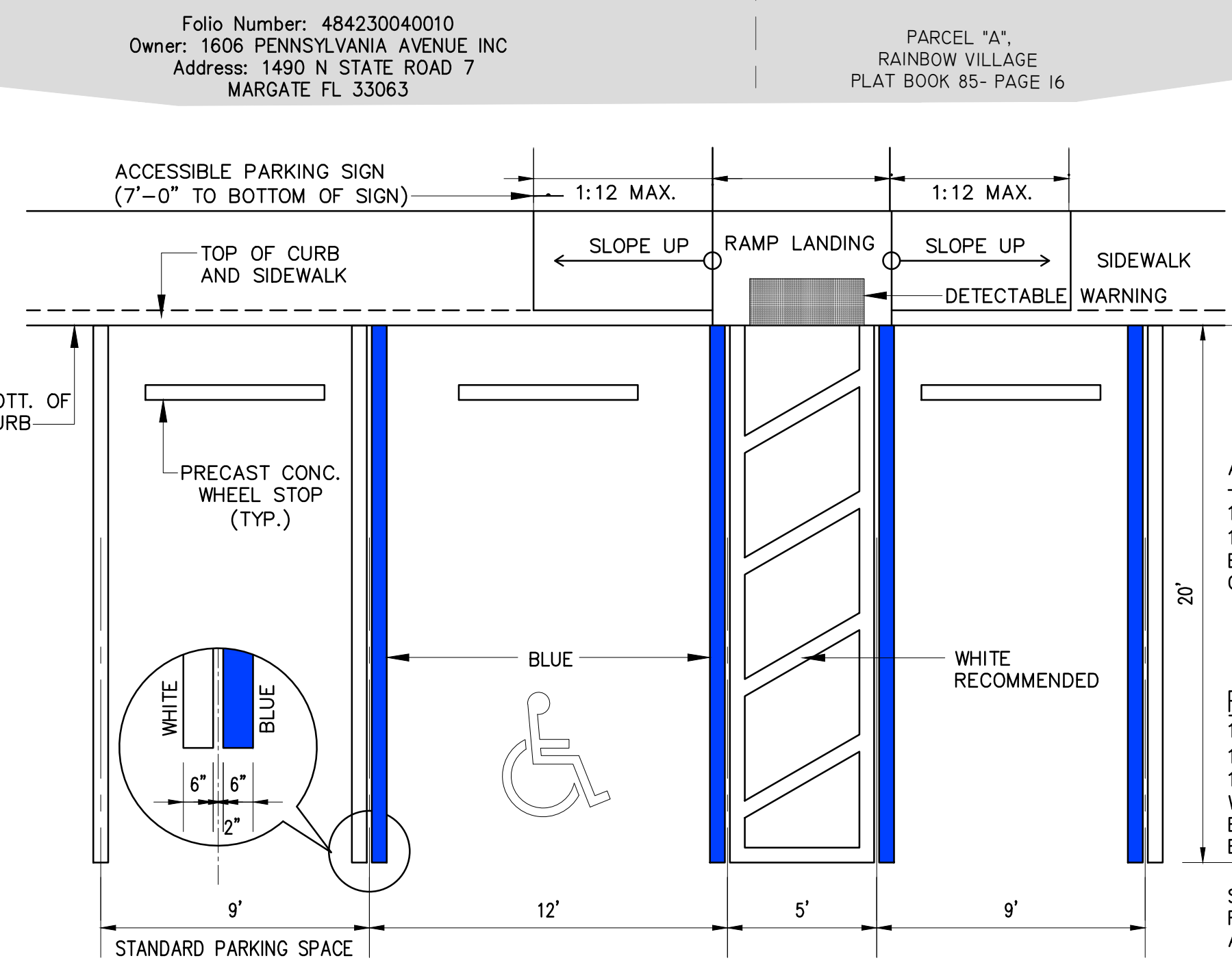
**SP-2**

p.n. 20005

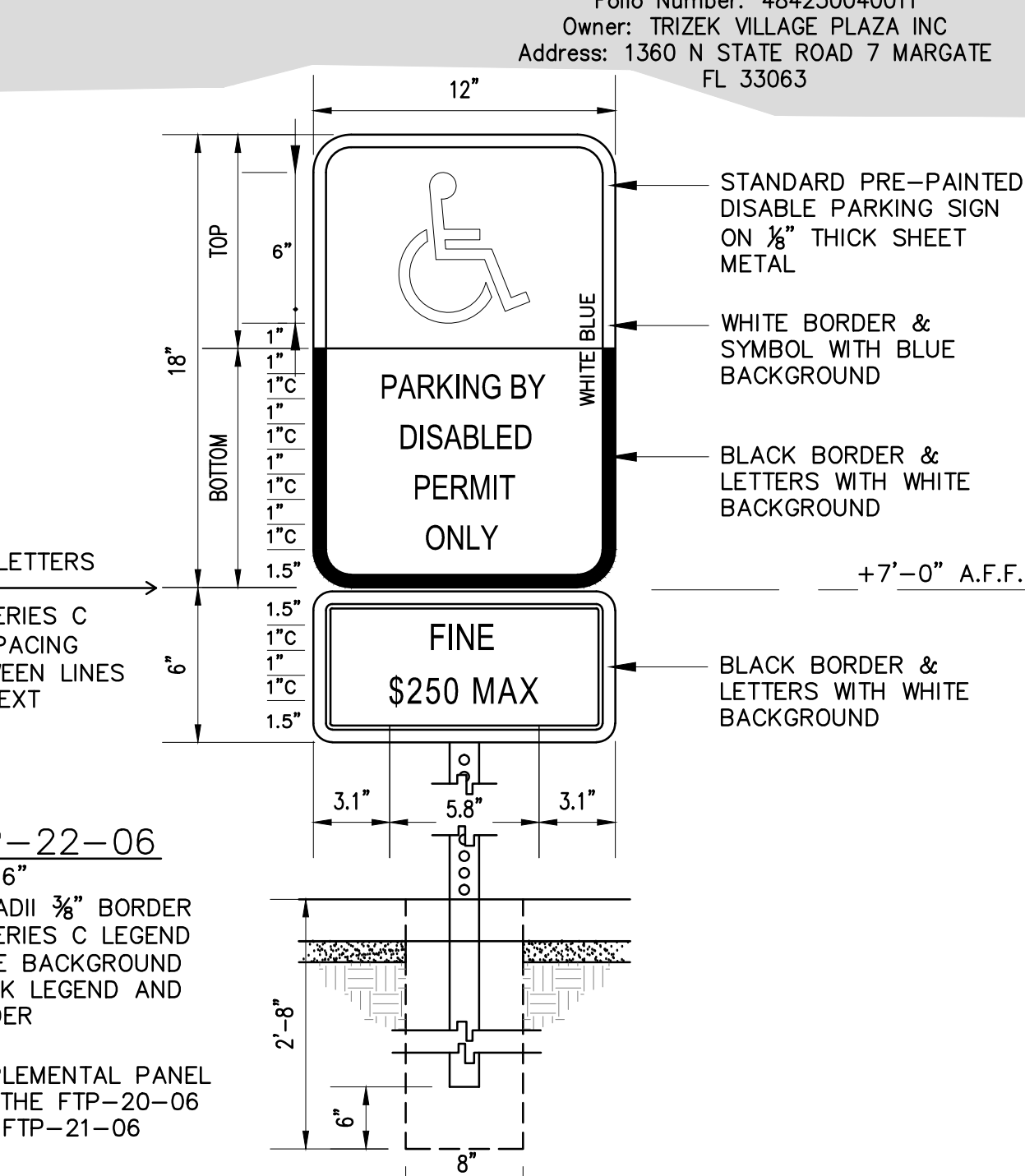




LOCATION MAP  
N.T.S.



ACCESSIBLE PARKING SPACE PER FDOT FY 2018-19  
N.T.S.



ACCESSIBLE PARKING SIGN  
N.T.S.

PROPOSED MASTER SITE PLAN			
SCALE = 1" = 20'			
SITE DATA:			
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EXISTING ZONING	CF-1 (COMMUNITY FACILITIES DISTRICT)		
EXISTING USE	SCHOOL		
PROPOSED USE	SCHOOL		
EXIST. EAST WING	2 STORY		
EXIST. WEST WING	1 STORY		
PROP. EAST WING	2 STORIES		
PROP. WEST WING	2 STORIES		
EXIST. PERMITTED NUMBER OF STUDENTS	450		
PROPOSED NUMBER OF STUDENTS	450		
BUILDING FOOTPRINT	19,437 S.F. (±)	(21.28%)	
BUILDING AREAS			
FIRST FLOOR	23,296 S.F. (±)	(25.51%)	
SECOND FLOOR	6,837 S.F. (±)	(7.48%)	
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HEBREW ACADEMY  
EXPANSION AND REMODEL  
1500 N SR 7  
MARGATE, FLORIDA 33065

PROPOSED COLOR MASTER SITE PLAN

05-26-2021  
05-27-2021  
06-01-2021  
06-10-2021  
06-17-2021  
07-13-2021  
07-20-2021

MASTER SITE  
PLAN SUBMITTAL

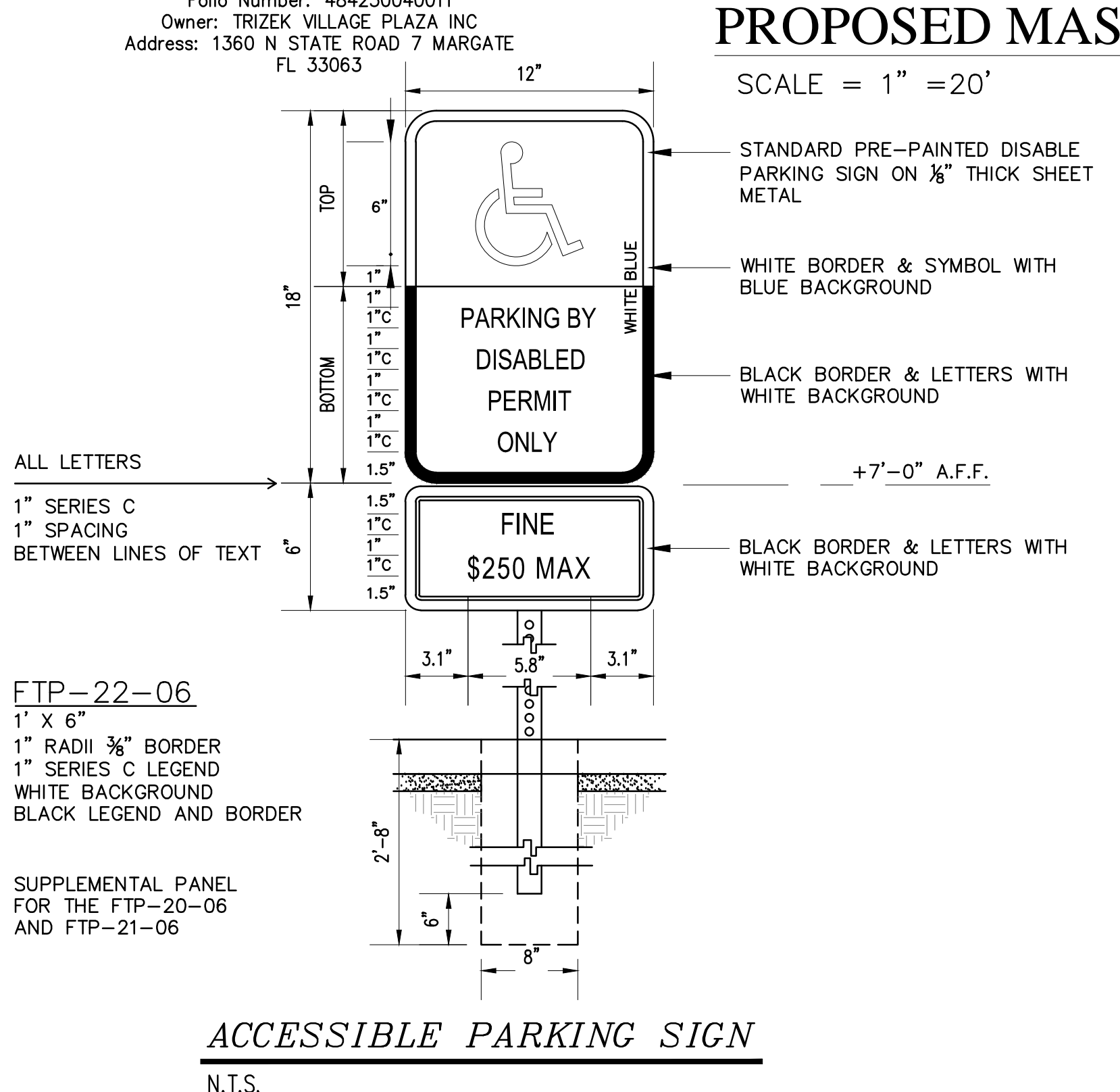
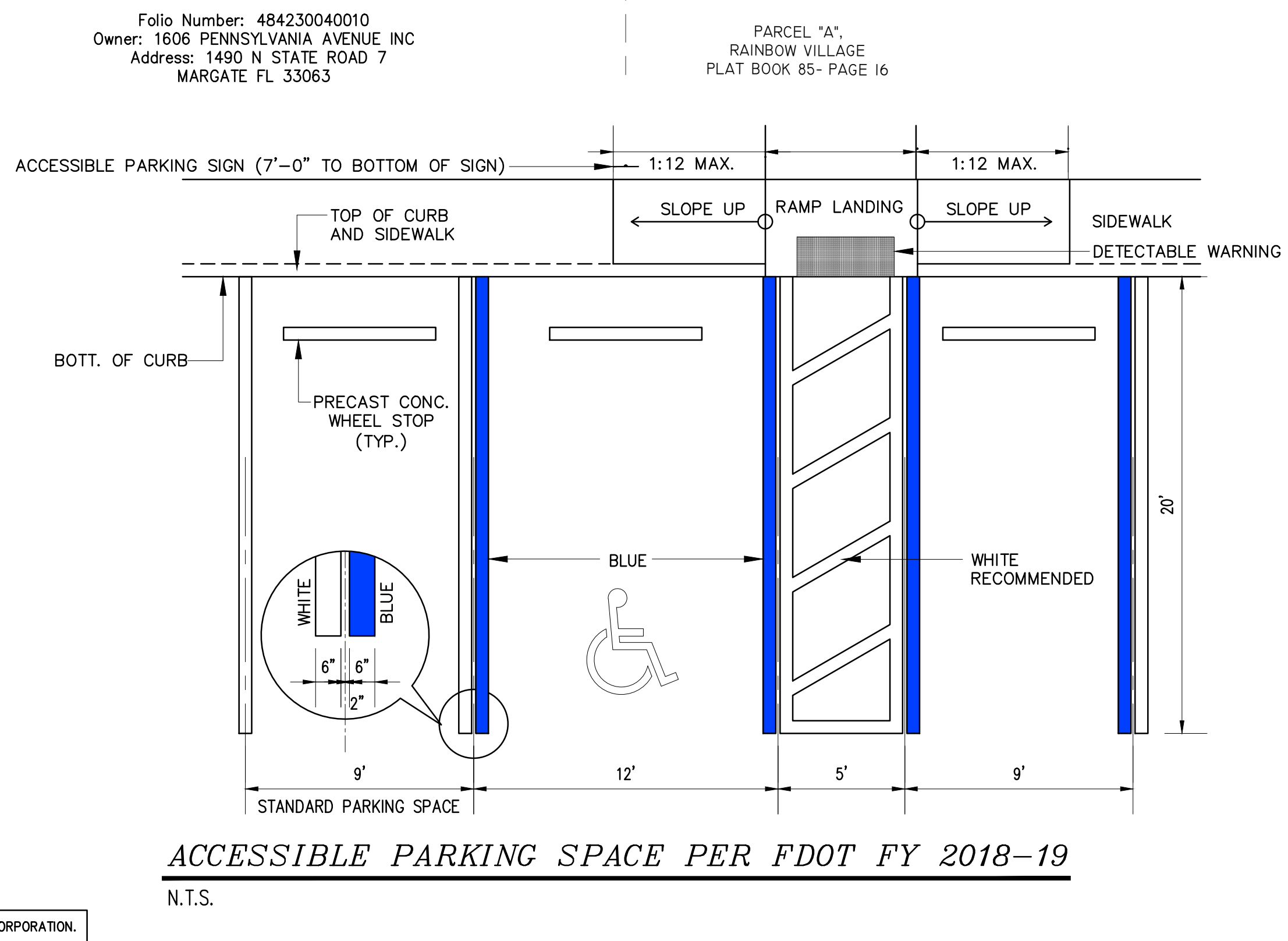
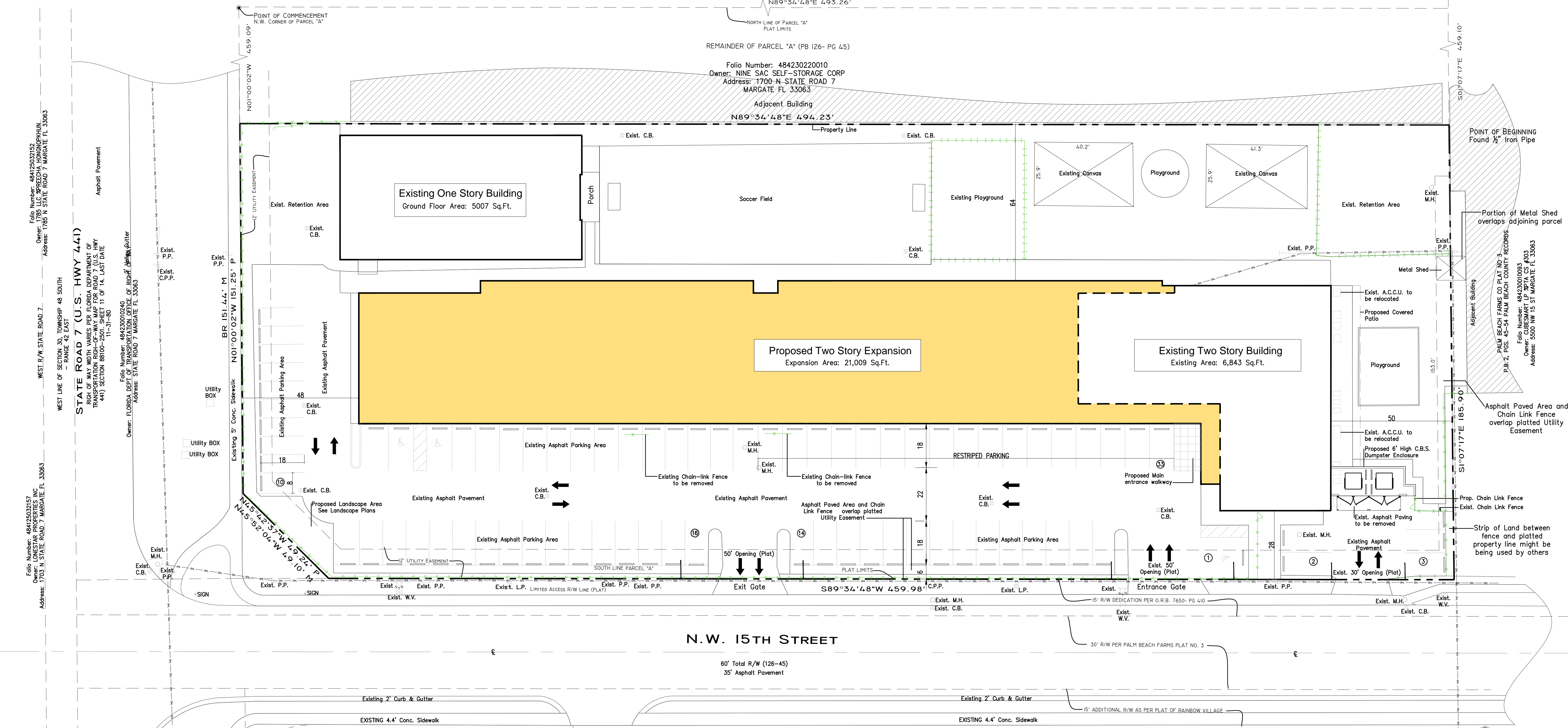
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SP-3

p.n. 20005

goldenholz & associates  
architects planners p.a.  
3122 n. pine island road, sunrise, florida 33351  
TEL. (954) 742-0797 fax (954) 742-3093





**PARKING DATA:**

LAND AREA	91,306 S.F. (±)	2.09 ACRES (±)
EXISTING ZONING	CF-1	(COMMUNITY FACILITIES DISTRICT)
EXISTING USE	SCHOOL	
PROPOSED USE	SCHOOL	
EXISTING BUILDING SF.	30,133 S.F.	
PROP. EXPANSION SF.	21,009 S.F.	
TOTAL PROP. BLDG. SF.	51,142 S.F.	

**NUMBER OF STUDENTS**

PERMITTED	400 STUDENTS
PROPOSED	400 STUDENTS

**PARKING CALCULATIONS**  
PROPOSED PARKING IS 0.13 PER STUDENT PER ITE DATA

	REQUIRED	EXISTING	PROPOSED
REGULAR PARKING SPACES	59	73	76
H/C PARKING SPACES		3	3
TOTAL	59	76	79

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**HEBREW ACADEMY**  
**EXPANSION AND REMODEL**  
1500 N.SR 7  
MARGATE, FLORIDA 33065

**PROPOSED MASTER PARKING PLAN**

07-19-2021 MASTER SITE  
07-20-2021 PLAN SUBMITTAL

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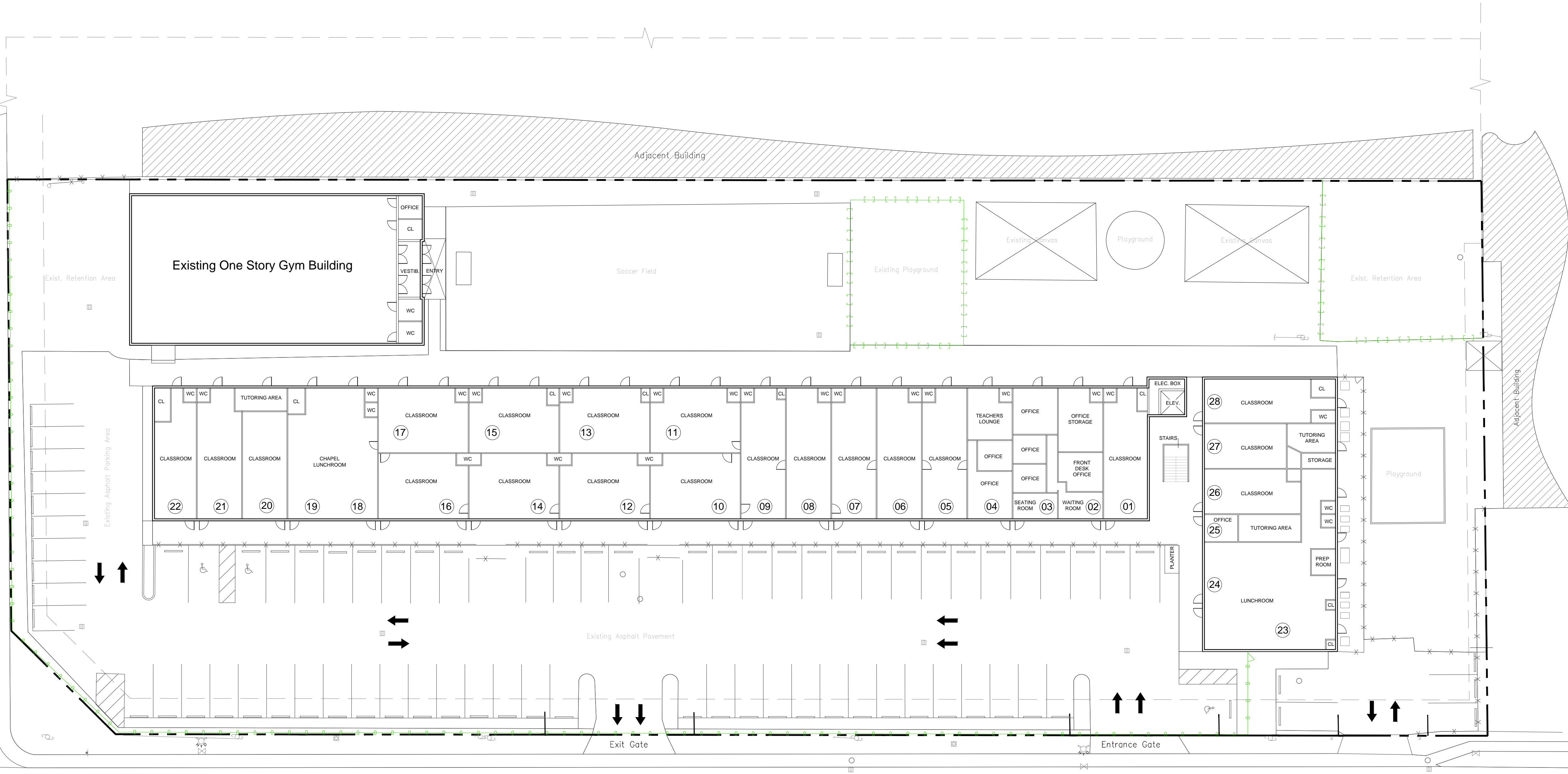
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**SP-4**

p.n. 20005



STATE ROAD 7 (U.S. HWY 441)



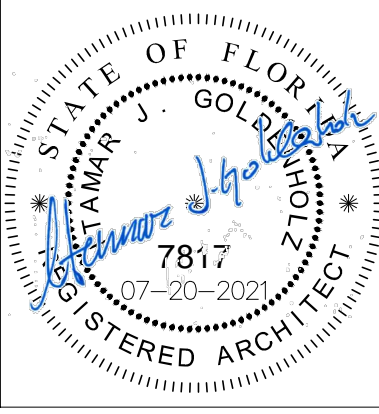
N.W. 15TH STREET

EXISTING FIRST FLOOR PLAN  
SCALE = 1" = 20'

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SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS  
AND CONDITIONS OF EXISTING CONDITIONS IN THE  
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WRITING BEFORE PROCEEDING WITH WORK.

HEBREW ACADEMY  
EXPANSION AND REMODEL  
1500 N. SR 7  
MARGATE, FLORIDA 33065  
EXISTING FIRST FLOOR

05-14-2020  
06-16-2021  
07-08-2021  
07-20-2021  
MASTER SITE  
PLAN SUBMITTAL



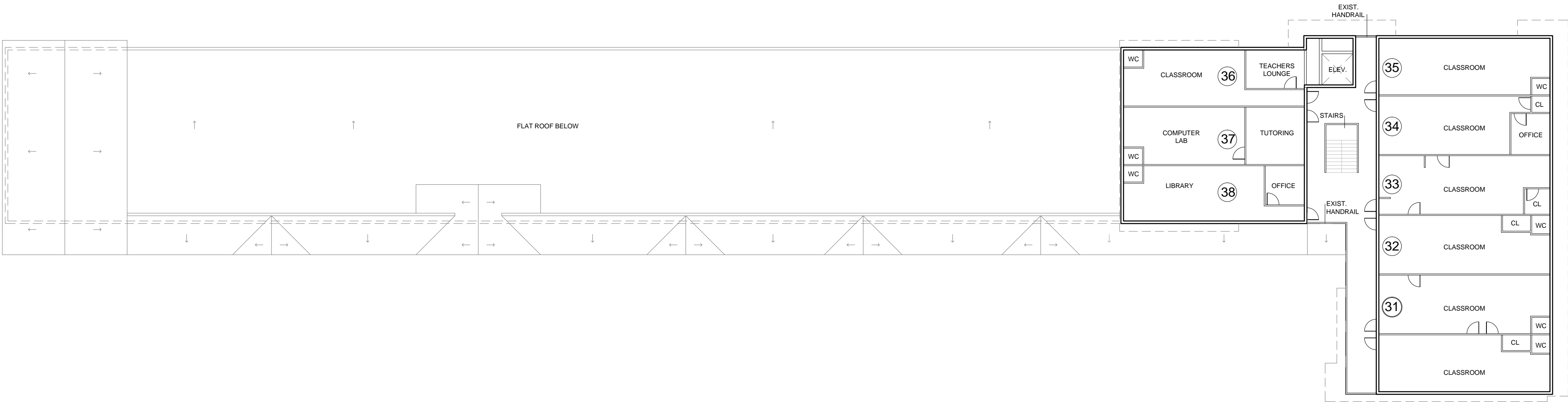
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A-1  
p.n. 20005

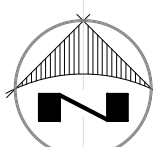
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EXISTING SECOND FLOOR PLAN

SCALE = 1" =20'

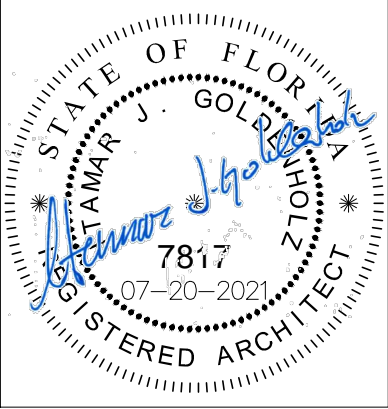


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MARGATE, FLORIDA 33065

EXISTING SECOND FLOOR

05-14-2020  
06-16-2021  
07-09-2021  
07-20-2021 MASTER SITE PLAN SUBMITTAL

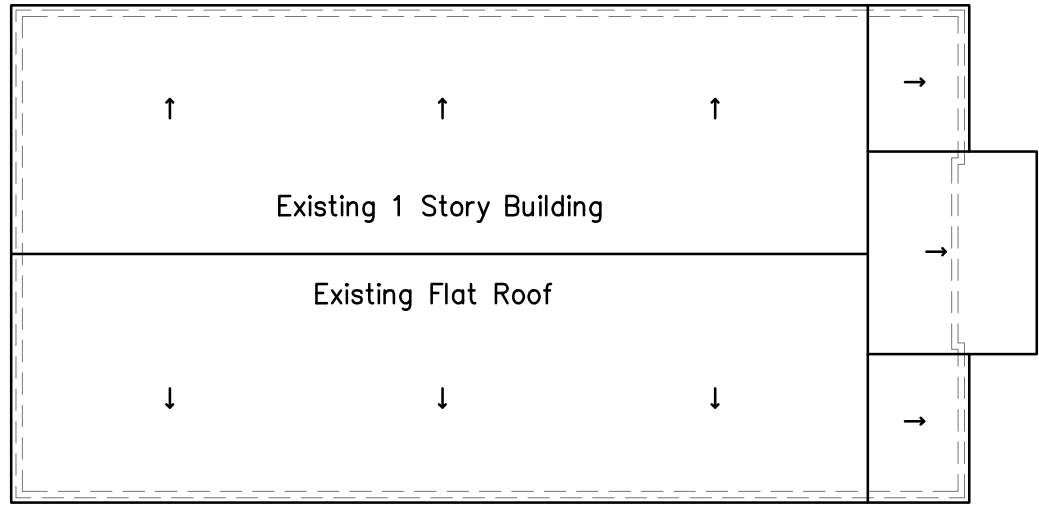
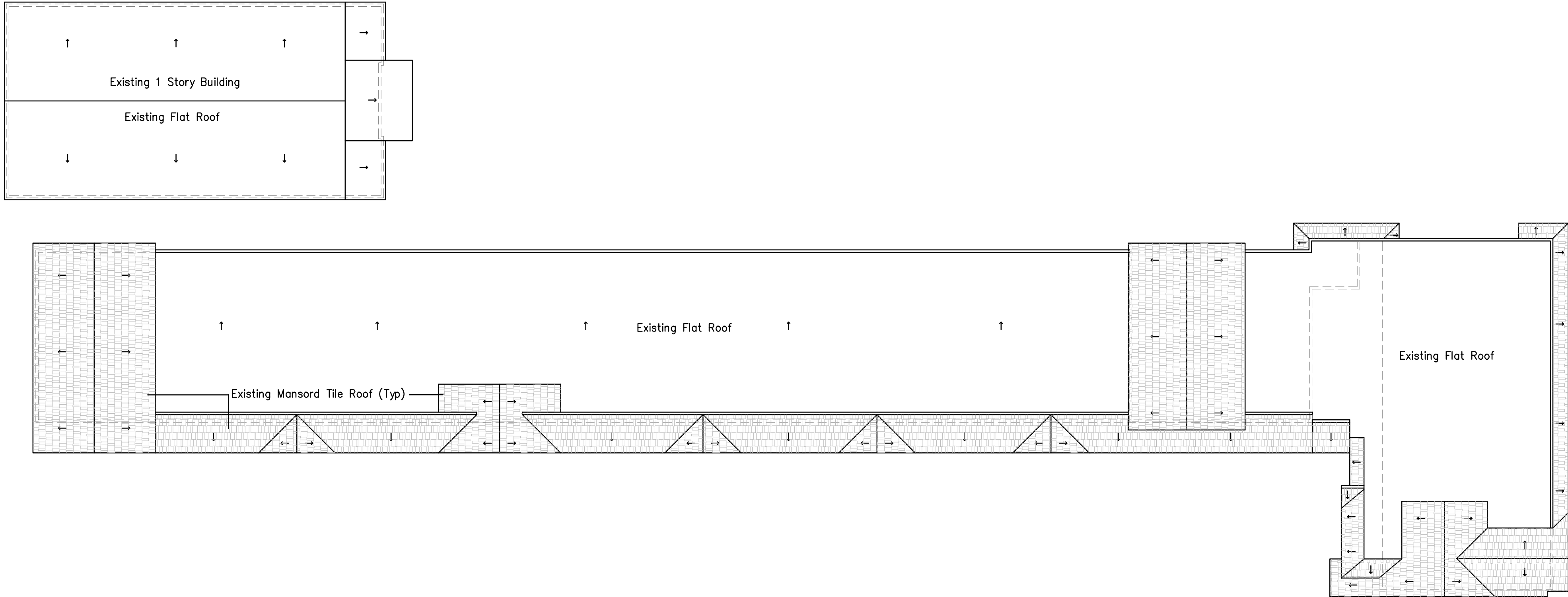
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A-2

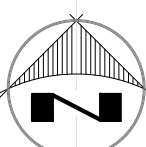
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EXISTING ROOF PLAN

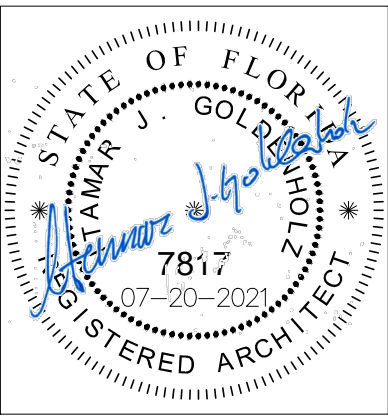
SCALE = 1" =20'



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MARGATE, FLORIDA 33065  
EXISTING ROOF PLAN

05-14-2020  
06-14-2021  
07-12-2021  
07-20-2021 MASTER SITE PLAN SUBMITTAL



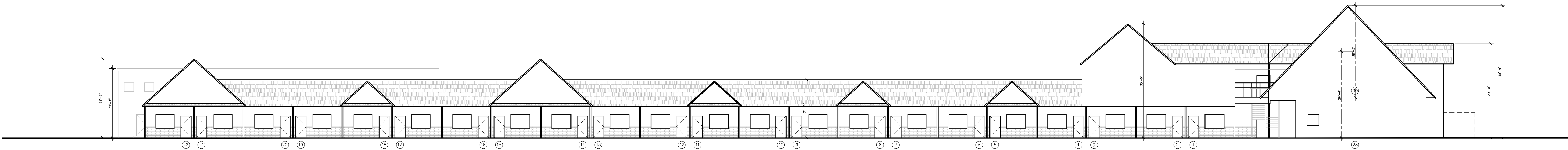
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A-3

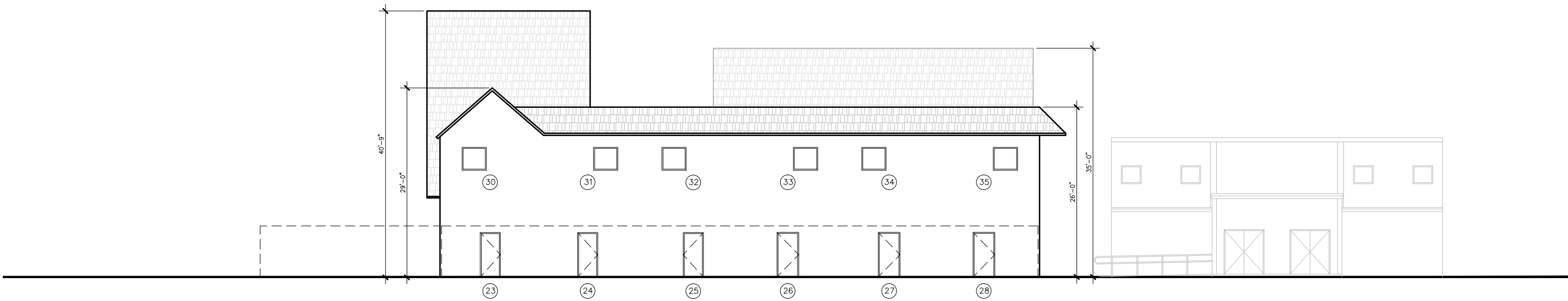
p.n. 20005





EXISTING SOUTH ELEVATION (#1)

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



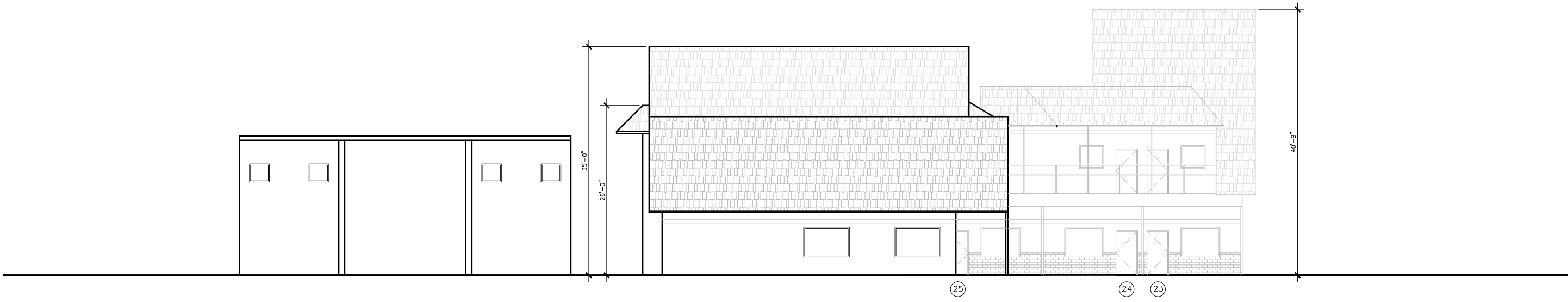
EXISTING EAST ELEVATION (#2)

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



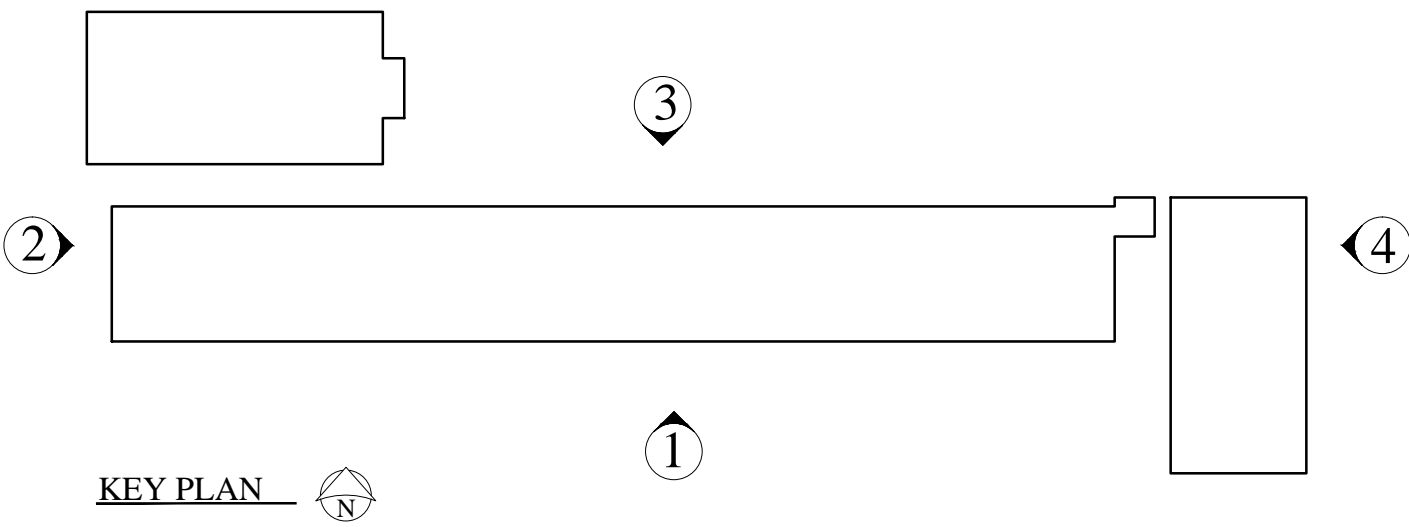
EXISTING NORTH ELEVATION (#3)

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



EXISTING WEST ELEVATION (#4)

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



KEY PLAN

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DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER  
SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS  
ON THE DRAWINGS AND SPECIFICATIONS AND OBTAIN OUR APPROVAL IN  
WRITING BEFORE PROCEEDING WITH WORK.

HEBREW ACADEMY  
EXPANSION AND REMODEL  
1500 N. SR 7  
MARGATE, FLORIDA 33065

EXISTING ELEVATIONS

05-14-2020  
06-11-2021  
07-20-2021 MASTER SITE  
PLAN SUBMITTAL



ITAMAR GOLDENHOLZ  
FL. LIC. AR0007817



A-4

p.n. 20005

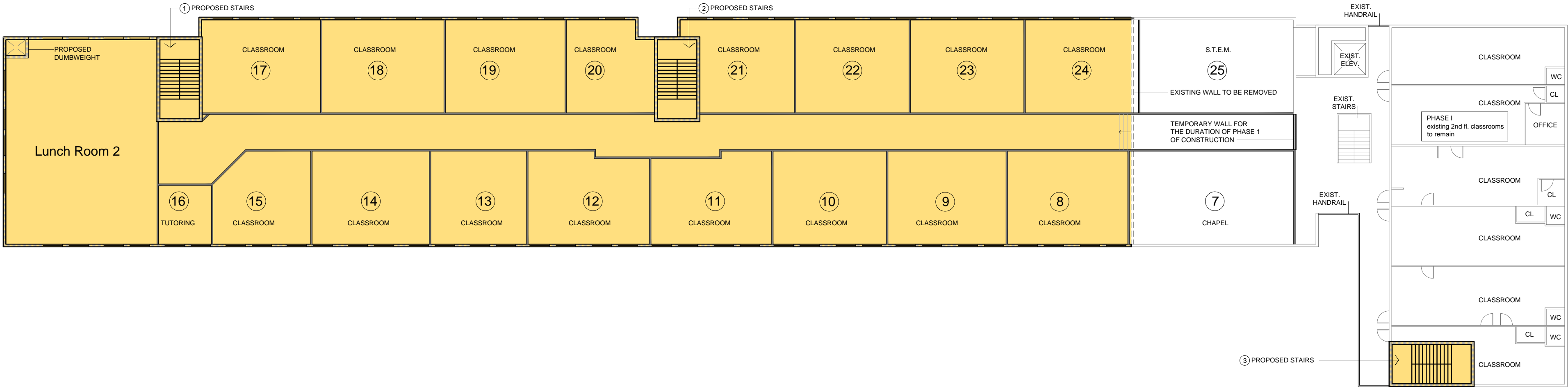
goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 TEL. (954) 742-0797 fax (954) 742-3093





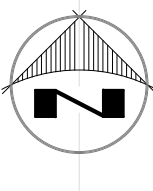


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PROPOSED SECOND FLOOR PLAN - PHASE I

SCALE = 1" = 20'

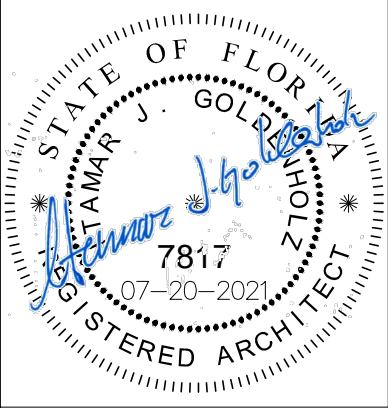


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HEBREW ACADEMY  
EXPANSION AND REMODEL  
1500 N.SR 7  
MARGATE, FLORIDA 33065

PROPOSED SECOND FLOOR PLAN - PHASE I

05-14-2020
11-12-2020
12-31-2020
02-02-2021
02-09-2021 DRC SUBMITTAL
06-11-2021
06-17-2021
06-28-2021
07-09-2021
07-20-2021 MASTER SITE PLAN SUBMITTAL



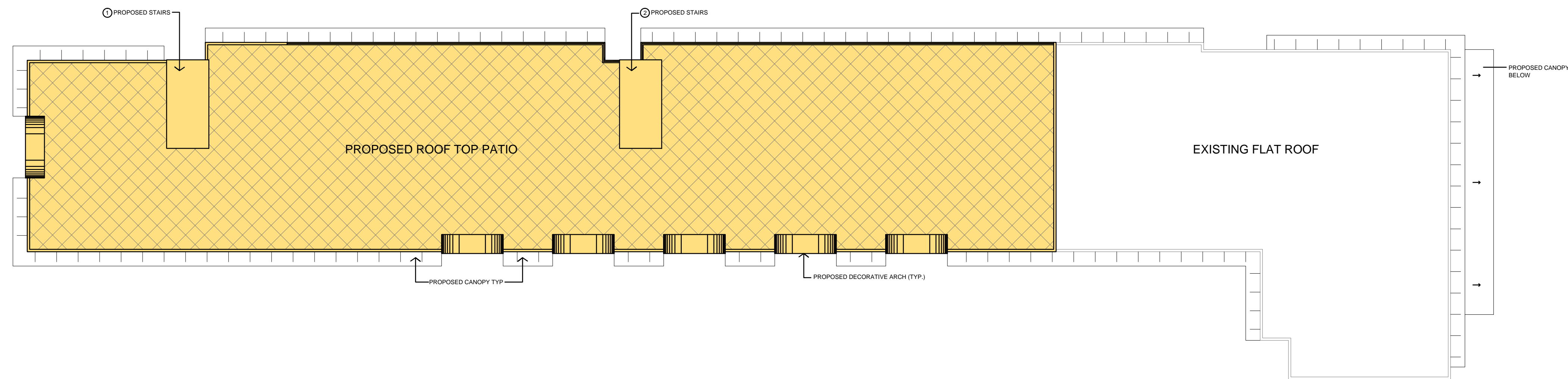
ITAMAR GOLDENHOLZ  
FL. LIC. AR0007817



A-6

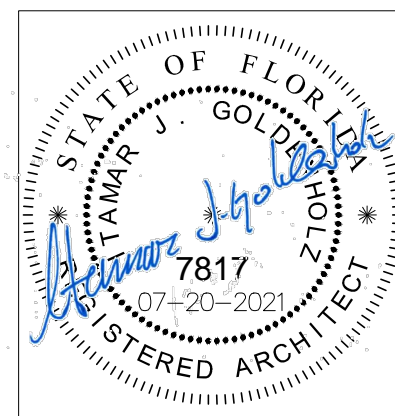
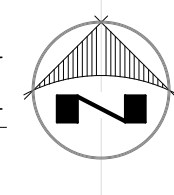
p.n. 20005





PROPOSED ROOF PLAN - PHASE I

SCALE = 1" = 20'



ITAMAR GOLDENHOLZ  
FL. LIC. AR0007817



A-7

p.n.	20005
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EXPANSION AND REMODEL  
1500 N.SR 7  
MARGATE, FLORIDA 33065

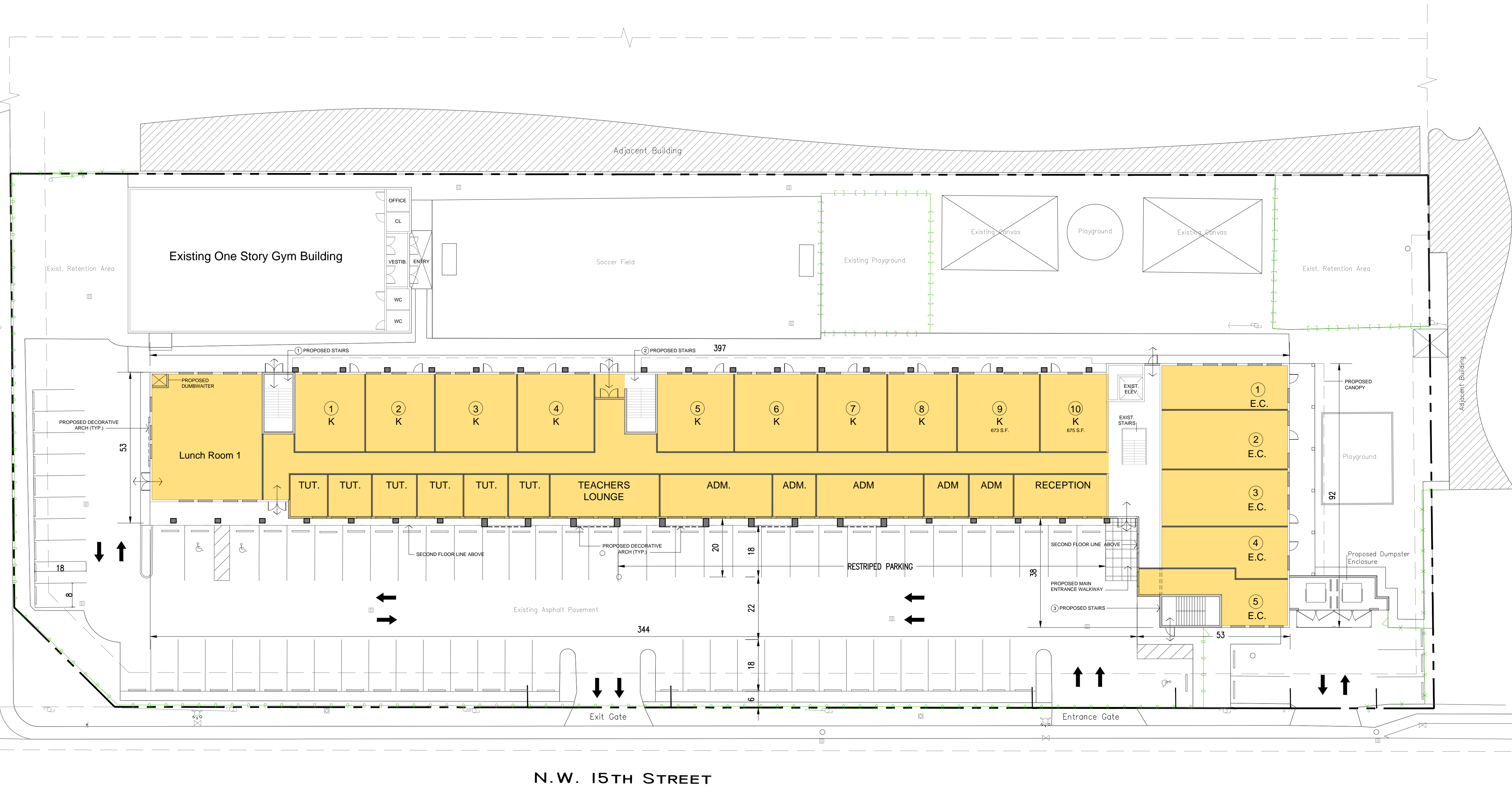
## PROPOSED ROOF PLAN

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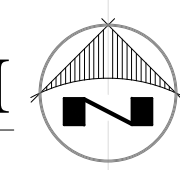


STATE ROAD 7 (U.S. HWY 441)



## PROPOSED FIRST FLOOR PLAN - PHASE II

SCALE = 1" = 20'



HEBREW ACADEMY  
EXPANSION AND REMODEL

1500 N.SR 7

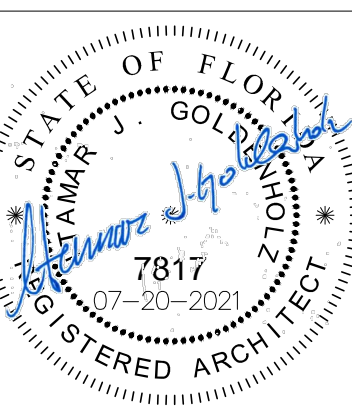
MARGATE, FLORIDA 33065

## PROPOSED FIRST FLOOR PLAN - PHASE II

5-14-2020
1-12-2020
1-28-2021
2-09-2021
6-03-2021
6-14-2021
6-17-2021
7-13-2021
7-20-2021

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ITAMAR GOLDENHOLZ  
FL. LIC. AR0007817



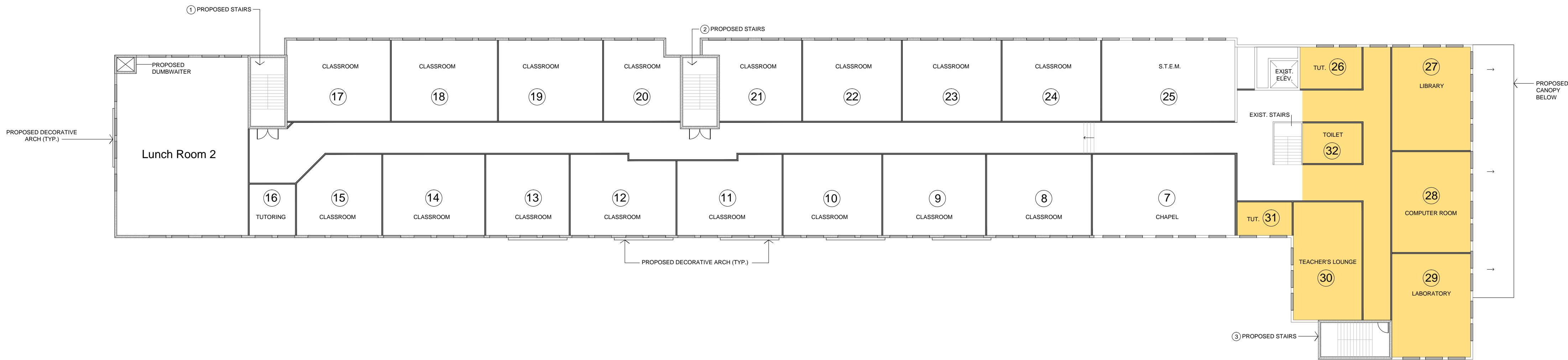
A-8

p.n.	20005
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TEL. (954) 742-0797 fax (954) 742-3093





PROPOSED SECOND FLOOR PLAN - PHASE II

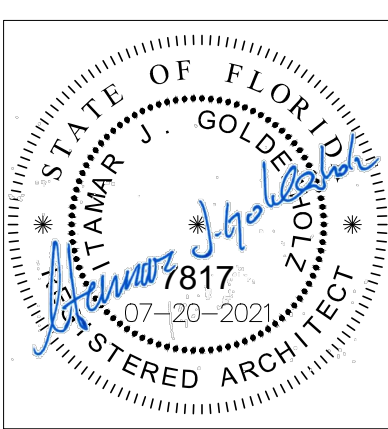
SCALE = 1" =20'

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HEBREW ACADEMY  
EXPANSION AND REMODEL  
1500 N.SR 7  
MARGATE, FLORIDA 33065

PROPOSED SECOND FLOOR PLAN - PHASE II

05-14-2020
11-12-2020
12-31-2020
06-02-2021
06-14-2021
06-17-2021
07-13-2021
07-20-2021 MASTER SITE PLAN SUBMITTAL

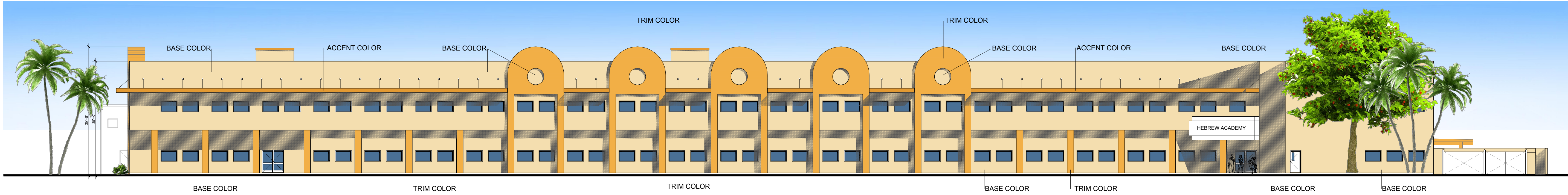


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FL. LIC. AR0007817





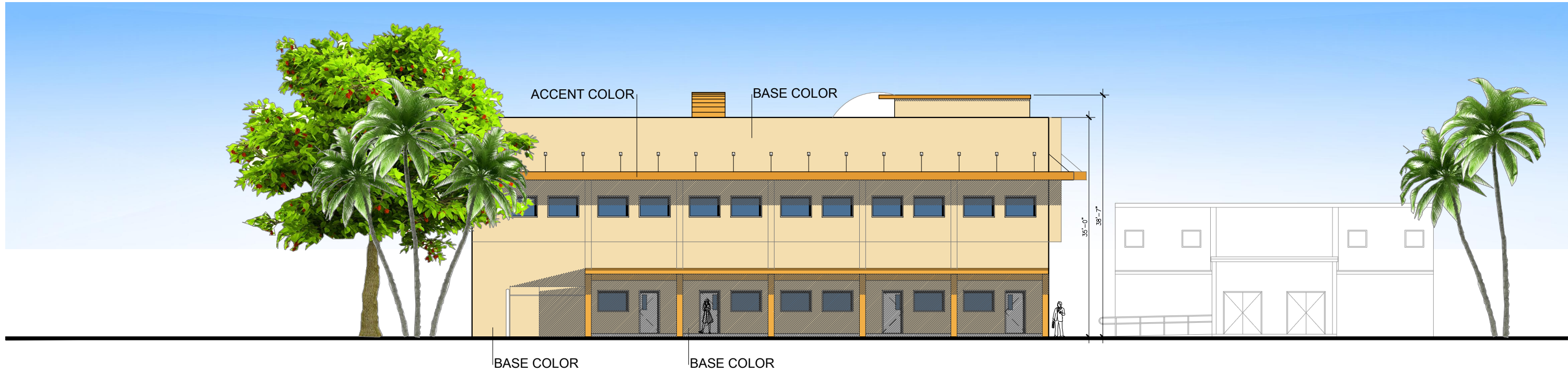
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ROOF  
+28'-07"  
2ND FLOOR  
+15'-11"  
1ST FLOOR  
+0'-0"  
FIN. FLOOR  
+0'-0"



PROPOSED SOUTH ELEVATION 1

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

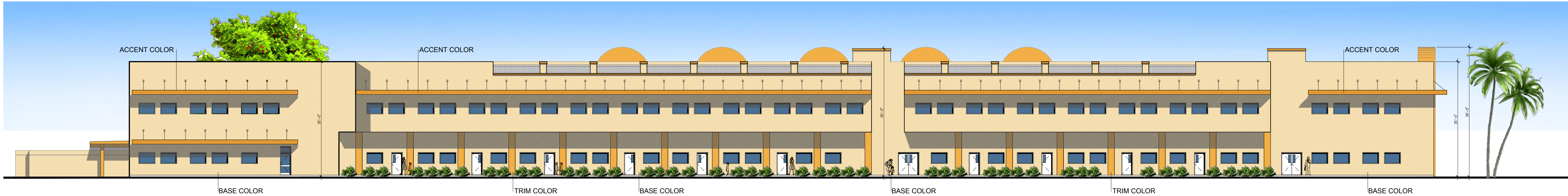
STAIRWELL  
+29'-07"  
ROOF  
+28'-07"  
2ND FLOOR  
+15'-11"  
1ST FLOOR  
+0'-0"  
FIN. FLOOR  
+0'-0"



PROPOSED EAST ELEVATION 4

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

STAIRWELL  
+29'-07"  
ROOF  
+28'-07"  
2ND FLOOR  
+15'-11"  
1ST FLOOR  
+0'-0"  
FIN. FLOOR  
+0'-0"

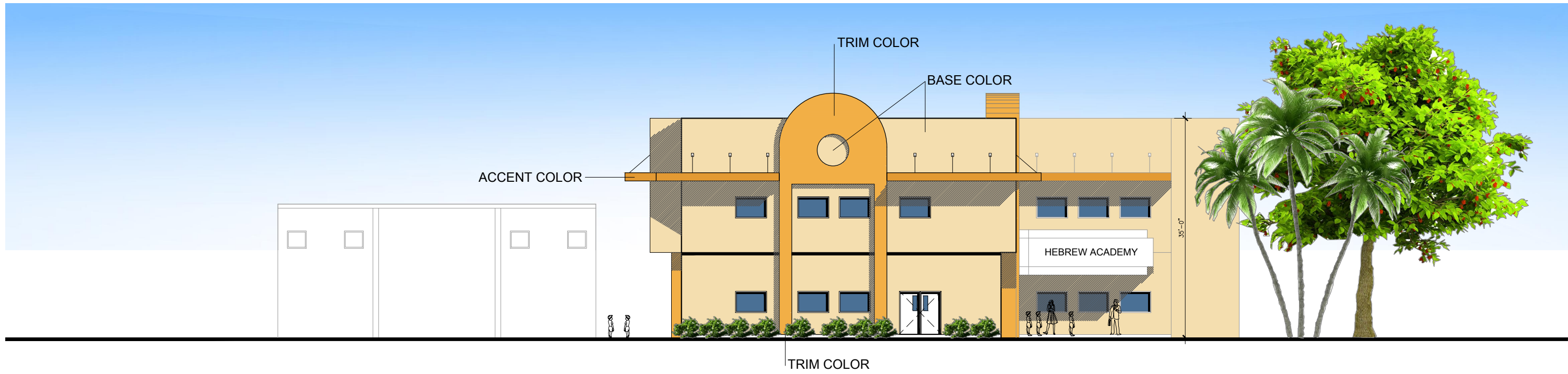


PROPOSED NORTH ELEVATION 3

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

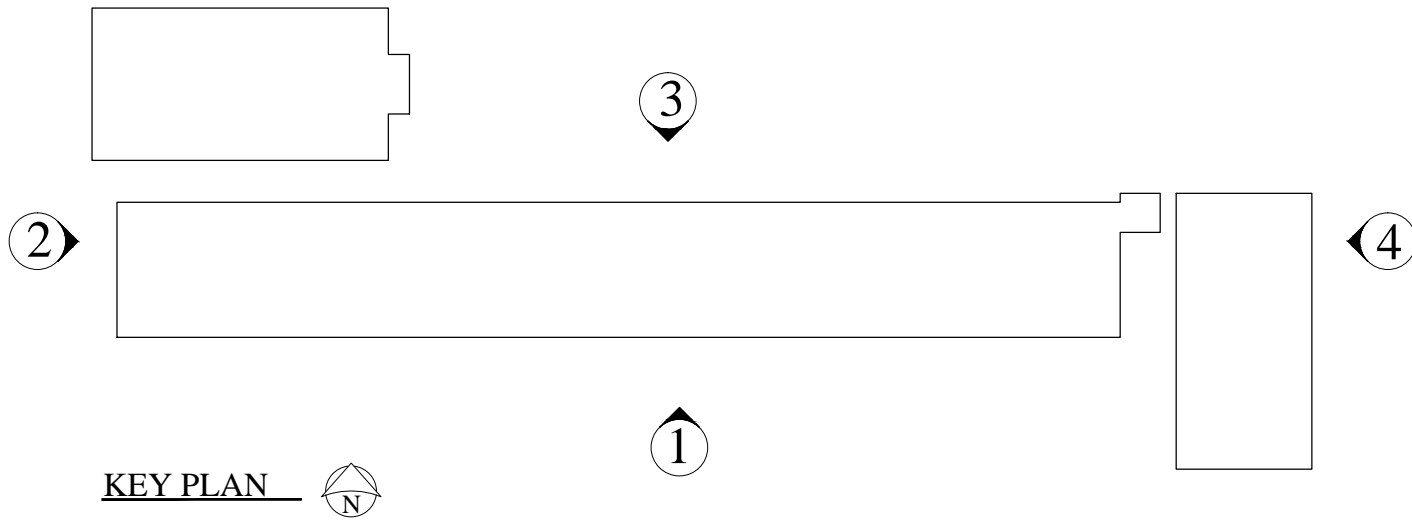
COLOR PALATTE			
CARD No. 97			
BASE COLOR	SW 6673		BANANA CREAM
TRIM COLOR	SW 6676		BUTTERFIELD
ACCENT COLOR	SW 6678		SUNFLOWER

STAIRWELL  
+29'-07"  
ROOF  
+28'-07"  
2ND FLOOR  
+15'-11"  
1ST FLOOR  
+0'-0"  
FIN. FLOOR  
+0'-0"



PROPOSED WEST ELEVATION 2

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



KEY PLAN

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AND CONDITIONS OF THE PROJECT BEFORE PROCEEDING WITH THE  
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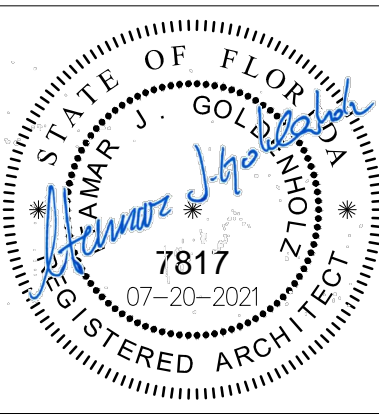
HEBREW ACADEMY  
EXPANSION AND REMODEL

1500 N. SR 7

MARGATE, FLORIDA 33065

PROPOSED ELEVATIONS

01-11-2021  
02-03-2021  
06-28-2021  
07-13-2021  
07-20-2021  
MASTER SITE  
PLAN SUBMITTAL



ITAMAR GOLDENHOLZ  
FL. LIC. AR0007817

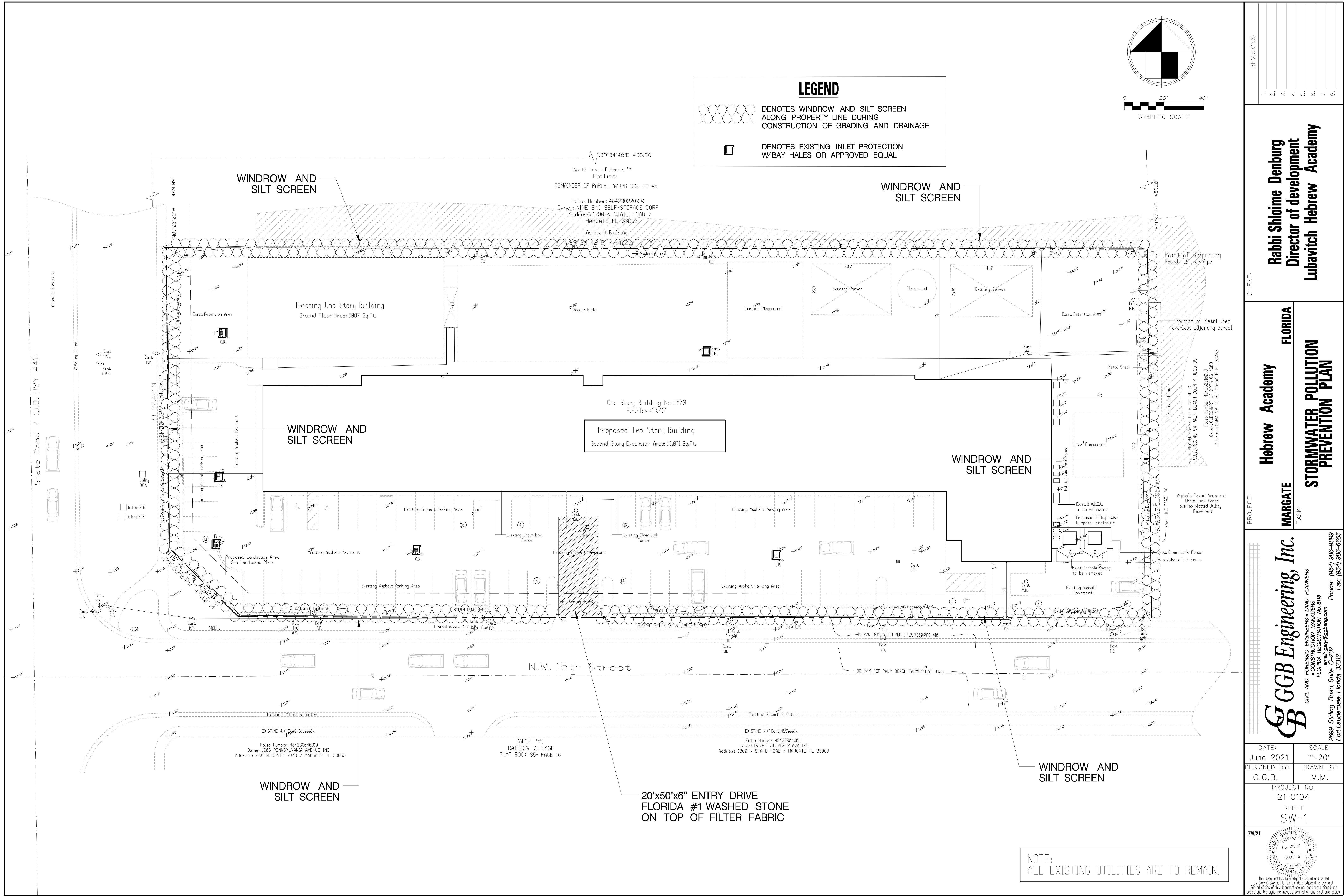


A-10

p.n. 20005

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REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CUSTOMER:

Rabbi Shlomo Denburg  
Director of development  
Lubavitch Hebrew Academy

PROJECT:

FLORIDA  
Hebrew Academy  
MARGATE  
TASK: STORMWATER POLLUTION PREVENTION PLAN

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
• FLORIDA REGISTRATION NO. 818  
2899 Stirling Road, Suite 202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

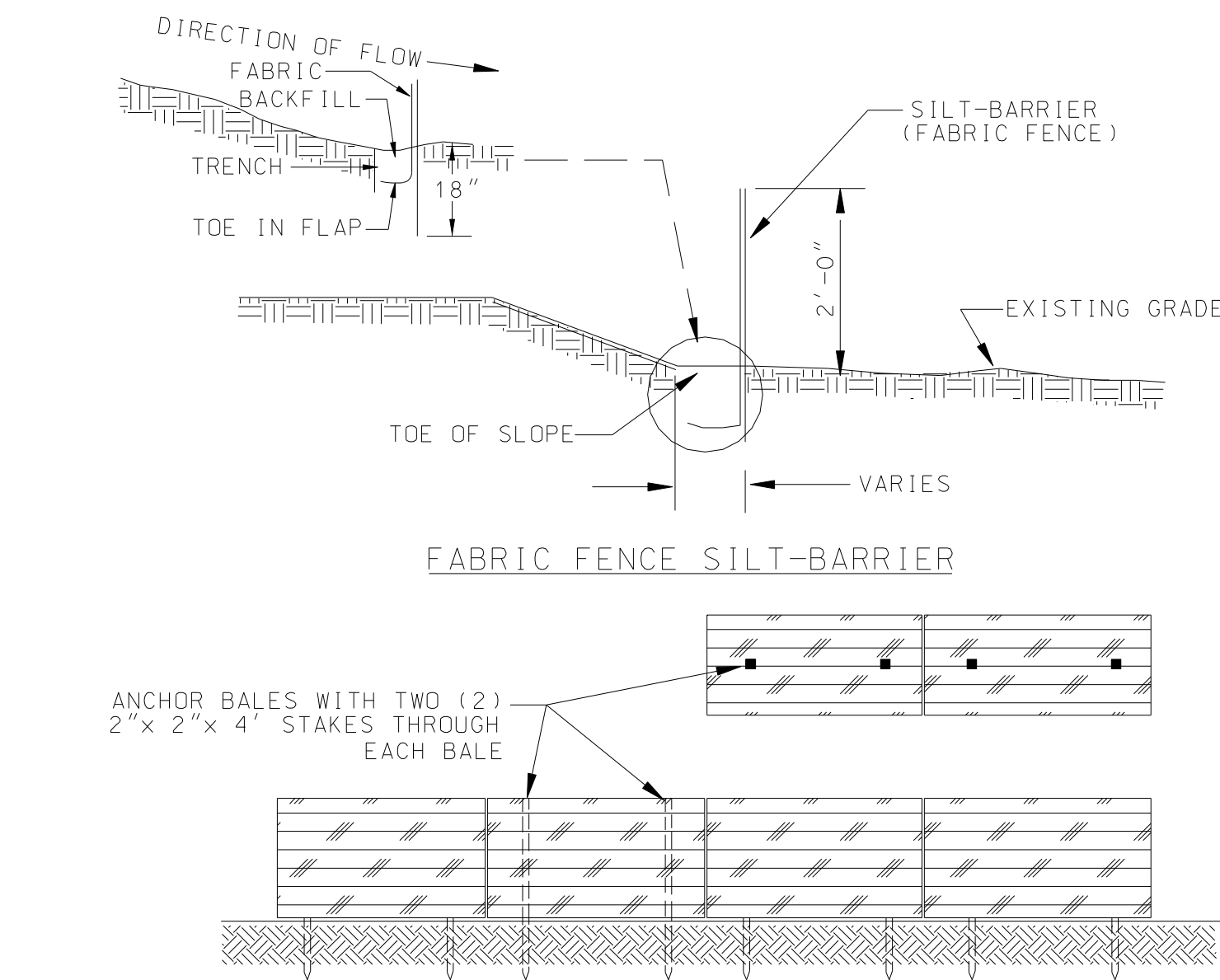
DATE: June 2021  
DESIGNED BY: C.G.B.  
PROJECT NO.: 21-0104  
SHEET SW-1  
7/9/21

SCALE: 1"=20'  
DRAWN BY: M.M.

NOTED:  
ALL EXISTING UTILITIES ARE TO REMAIN.

This document has been digitally signed and sealed by Cory G. Bloom, P.E. On the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



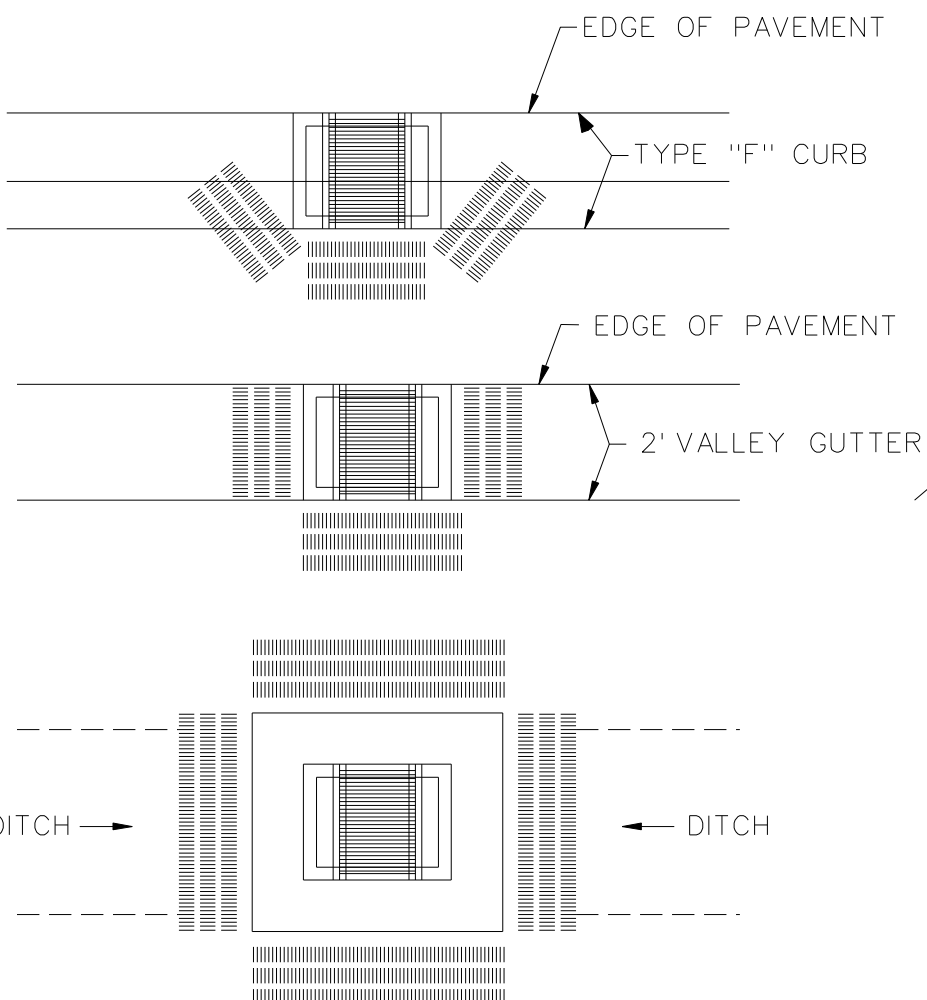


BALED HAY SILT-BARRIER  
PERIMETER EROSION AND SEDIMENT CONTROL

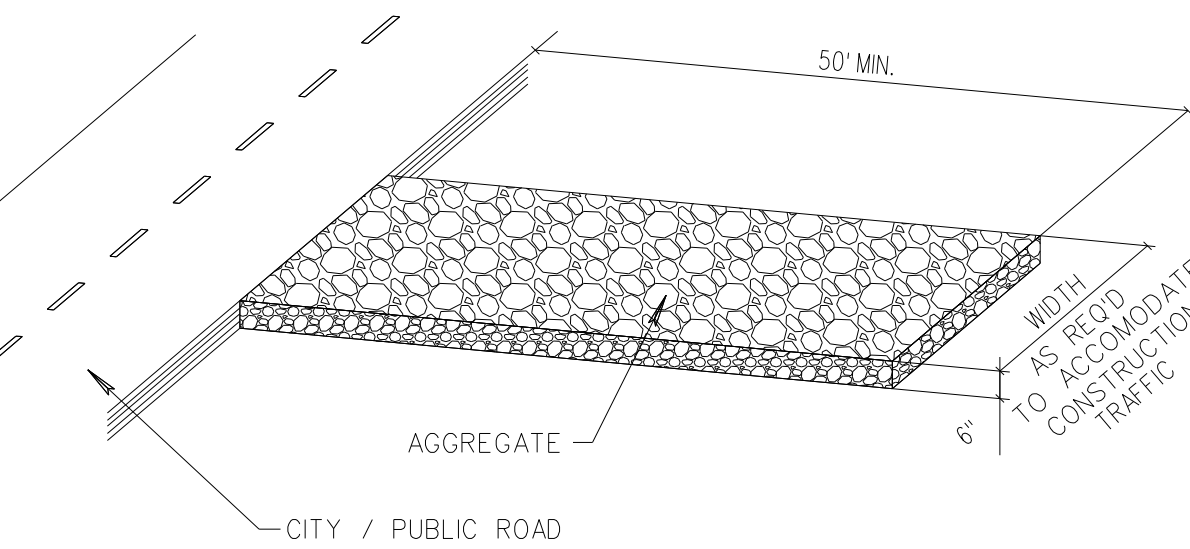
NOTES:

1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

SILT BARRIER DETAIL



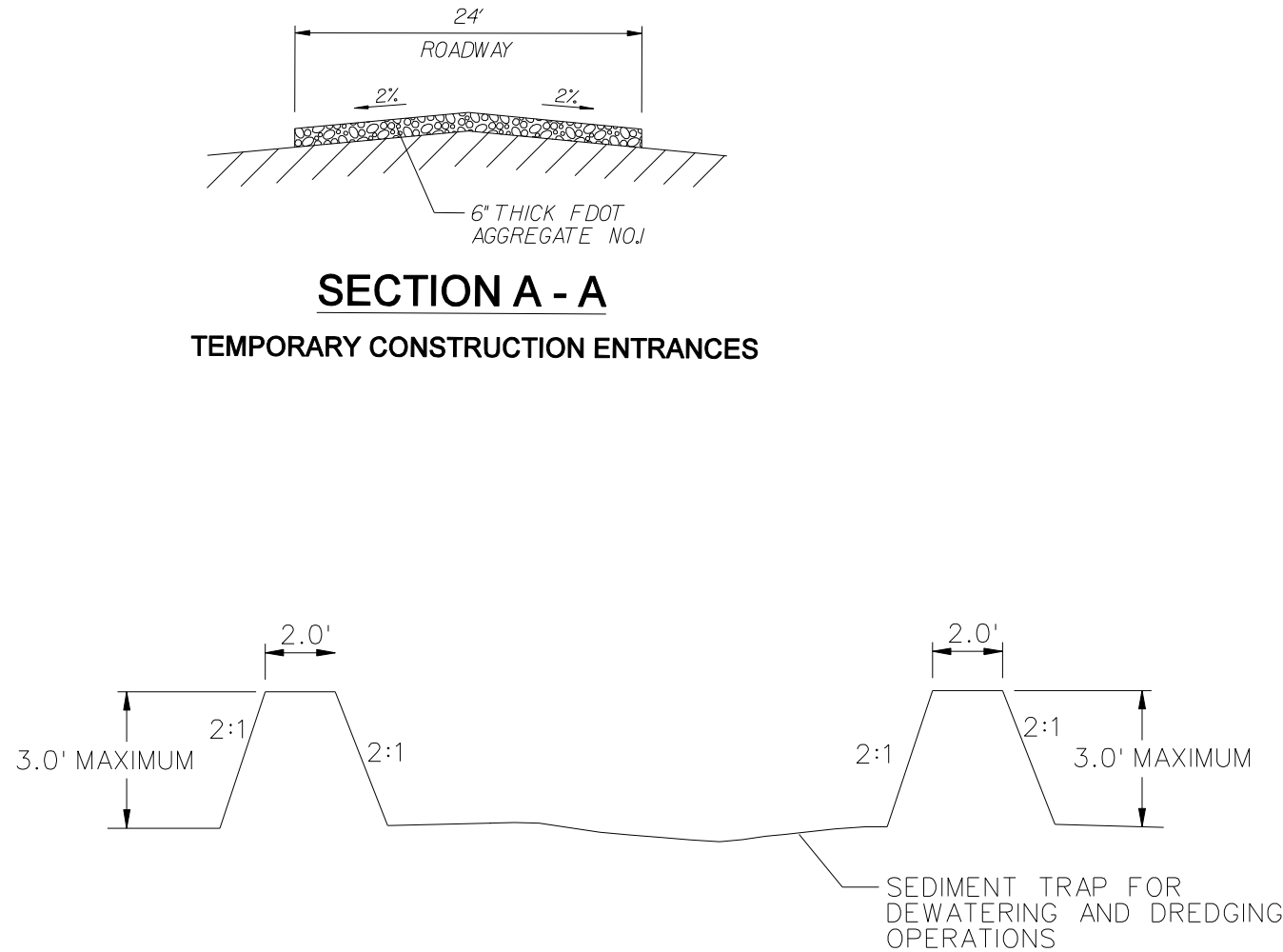
ANCHOR BALES WITH 2- 2'x2"x4' STAKES PER BALE  
PER FDOT INDEX No. 102



NOTE:

A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

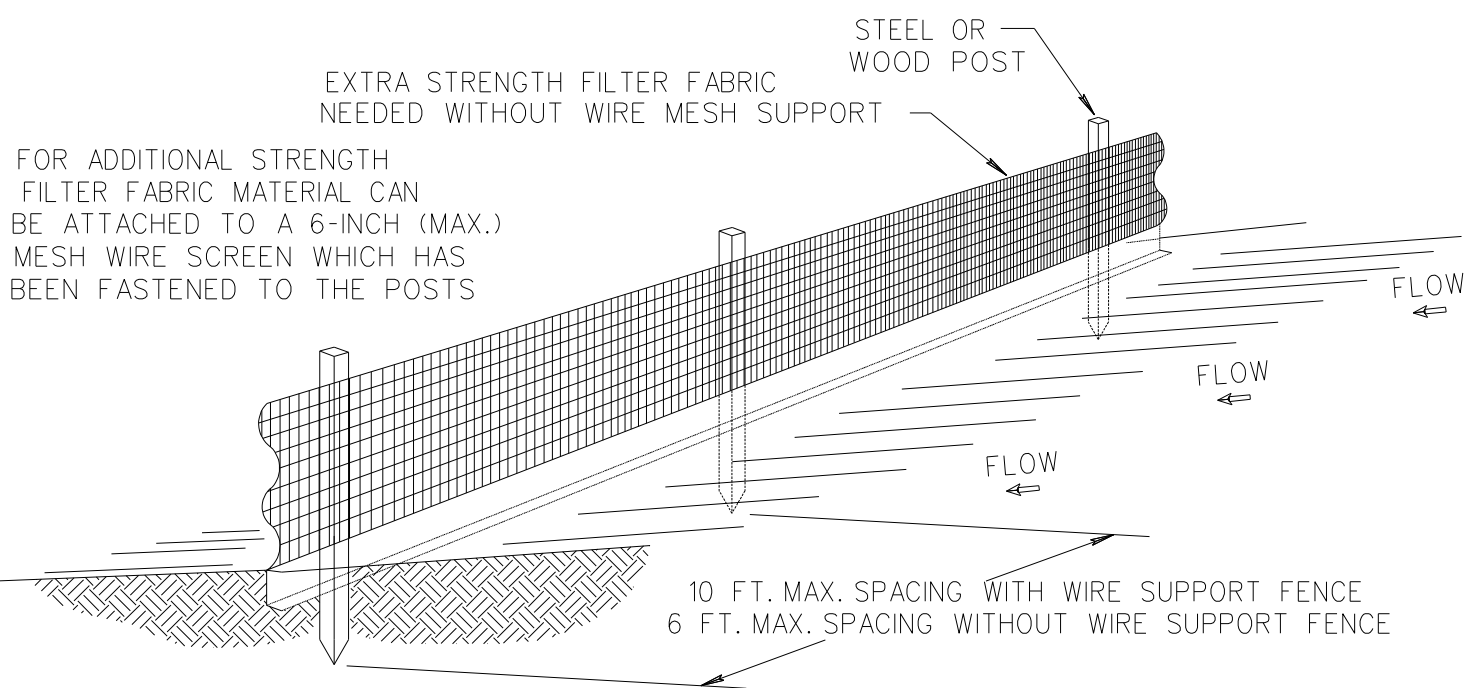
STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



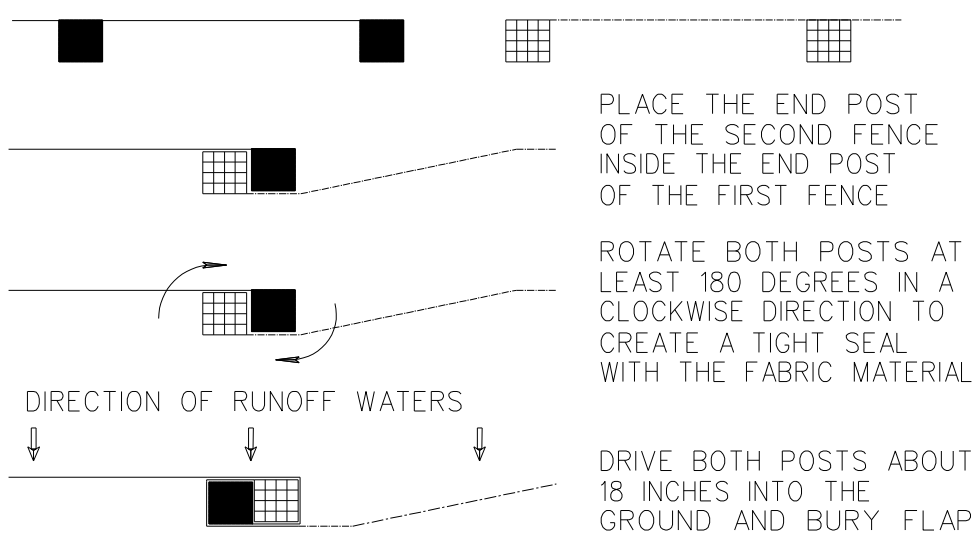
LOCATION OF TEMPORARY SEDIMENT TRAPS  
TO BE DETERMINED BY CONTRACTOR

EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
5. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
6. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTRIBUTING ACTIVITIES.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER, DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
8. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
9. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDC NOS. 101, 102 AND 103 OF FDOT ROWWAY AND TRAFFIC DESIGN STANDARDS.
10. THE ENGINEER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.
11. FILTER FABRIC SHALL BE INSTALLED ON ALL DRAINAGE INLET TOPS AND SOD SHALL BE PLACED AROUND DITCH BOTTOM INLETS TO PREVENT DEBRIS AND SILTATION FROM ENTERING DRAINAGE SYSTEM DURING CONSTRUCTION.
12. SILT FENCES OR STRAW BALES SHALL BE UTILIZED AT INLETS AND ALONG PROPERTY LINES TO RETAIN SEDIMENT ON THE SITE. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND FOUR INCHES DEEP. EACH BALE SHALL BE ANCHORED BY AT LEAST TWO STAKES.
13. WATER TRUCKS SHALL BE UTILIZED TO MINIMIZE WIND EROSION.
14. A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO. 1) AT LEAST SIX INCHES THICK. IT MUST EXTEND TO THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET.
15. IF THE CONDITIONS ON THE SITE ARE SUCH THAT MUD IS NOT REMOVED BY THE VEHICLES TRAVELING OVER THE GRAVEL ENTRANCE ROAD, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT.
16. THE LIMEROCK SHALL BE INSTALLED IMMEDIATELY AFTER THE FINISHED GRADING IS COMPLETE ON THE ROAD AND PARKING LOT SUBGRADE.
17. LAKE BANKS SHALL BE SEED AND MULCHED OR SODDED IMMEDIATELY AFTER FINAL GRADING.
18. TRUCKS ENTERING AND EXITING THE SITE WITH FILL MATERIAL SHALL BE COVERED.
19. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.
20. EXPOSED SOIL SHALL BE PLANTED WITH VEGETATIVE MATERIAL OR COVERED WITH PROTECTIVE GROUND COVER AS SOON AS PRACTICAL UPON COMPLETION OF CONSTRUCTION ACTIVITIES.



SILT FENCE SECTION  
NOT TO SCALE



ATTACHING TWO SILT FENCES  
NOT TO SCALE

NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a  
Sheet 1 of 2

SILT FENCE INSTALLATION DETAIL D 9.1b  
Sheet 2 of 2

PROJECT: \_\_\_\_\_

STORM WATER POLLUTION PREVENTION PLAN  
INSPECTOR AND MAINTENANCE REPORT FORM  
TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF  
A RAINFALL EVENT OF ONE INCH OR MORE

INSPECTION DATE: \_\_\_\_\_

INSPECTOR'S QUALIFICATIONS: \_\_\_\_\_

DAYS SINCE LAST RAINFALL: \_\_\_\_\_ HOURS OF LAST RAINFALL: \_\_\_\_\_ HOURS

STABILIZATION MEASURES:

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	IS STABILIZED? YES/NO	STABILIZED WITH VEGETATION	COMMENTS

STABILIZATION REQUIRED: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

PAGE 1 OF 4

PROJECT: \_\_\_\_\_

STORM WATER POLLUTION PREVENTION PLAN  
INSPECTOR AND MAINTENANCE REPORT FORM  
SEDEMENT BARR

DEPTH OF SEDIMENT IN BARR	DEPTH OF SEDIMENT SIDE BARR	ANY EVIDENCE OF OVERTOPPING OF THE BARRIERS?	CONDITION OF INSTALLATION SEDIMENT BARR

MAINTENANCE REQUIRED FOR SEDIMENT BARR: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

OTHER COMMENTS:

DOES HIGH SEDIMENT SET TRAPSED ON TO ROAD?	IS THE DRAINAGE CLEAR OR IS IT CLOGGED WITH SEDIMENT?	DOES ANY TURF OR THE STABILIZED ENTRANCE BARRIERS LEAVE THE SITE?	IS THE SEDIMENT BARRIERS BARRIERS OF ANY USE?

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

PAGE 2 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM IMPROVEMENT STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

REVISIONS:

1.	
2.	
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CLIENT:

Rabbi Shlome Denburg  
Director of development  
Lubavitch Hebrew Academy

PROJECT:

Hebrew Academy  
MARGATE  
FLORIDA

TASK:

STORMWATER POLLUTION  
PREVENTION PLAN

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
• FLORIDA REGISTRATION NO. 818  
2899 Stirling Road, Suite 200  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

DATE:

June 2021

SCALE:

N.T.S.

DESIGNED BY:

G.C.B.

DRAWN BY:

M.M.

PROJECT NO.

21-0104


SHEET

SW-2

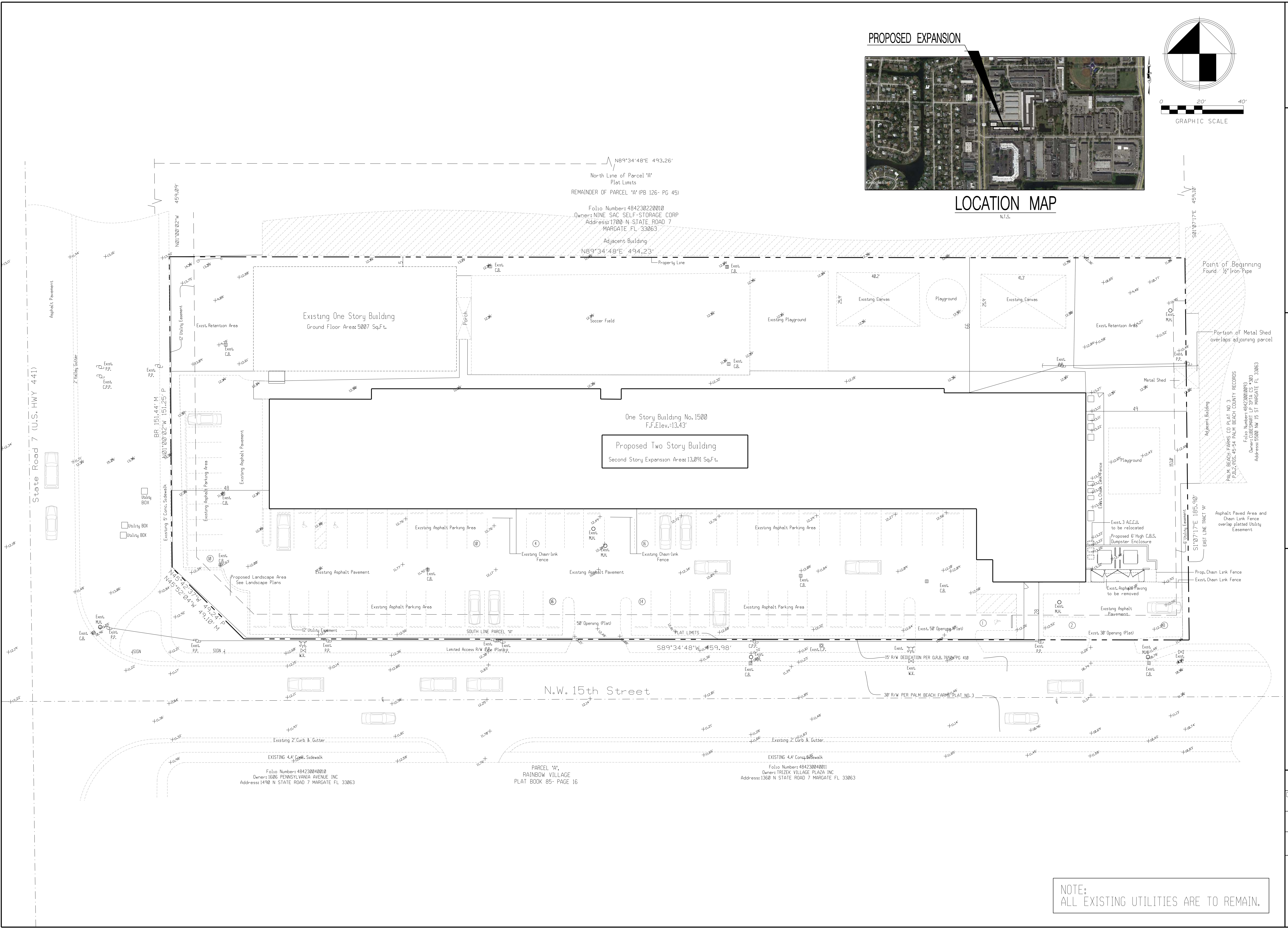
7/9/21

This document has been digitally signed and sealed  
by Gary C. Bloom, P.E. On the date adjacent to the seal.  
Printed copies of this document are not considered signed and  
sealed and the signature must be verified on any electronic copies.



 <p><b>GGB Engineering, Inc.</b>          CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS          • CONSTRUCTION ENGINEERS • CONSTRUCTION MANAGERS          FLORIDA REGISTRATION NO. 8118          email: gyan@ggbenr.com</p>	<p>PROJECT:</p> <p><b>MARGATE</b></p> <p><b>FLORIDA</b></p> <p>TASK:</p> <p><b>STORMWATER POLLUTION PREVENTION PLAN</b></p>		<p>CLIENT:</p> <p><b>Rabbi Shloime Denburg</b>  <b>Director of development</b>  <b>Lubavitch Hebrew Academy</b></p>
	<p>DATE: June 2021</p> <p>DESIGNED BY: G.G.B.B.</p>	<p>SCALE: N.T.S.</p> <p>DRAWN BY: M.M.</p>	
<p>PROJECT NO. 21-0104</p> <p>SHEET SW-3</p>			

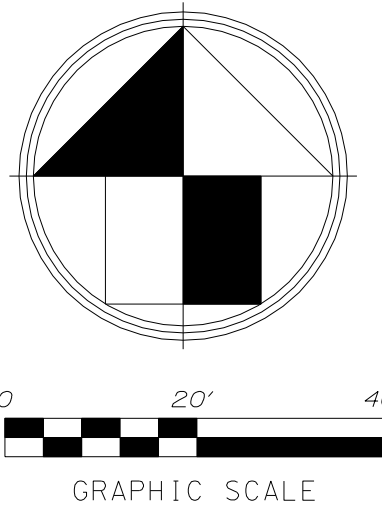




PROPOSED EXPANSION



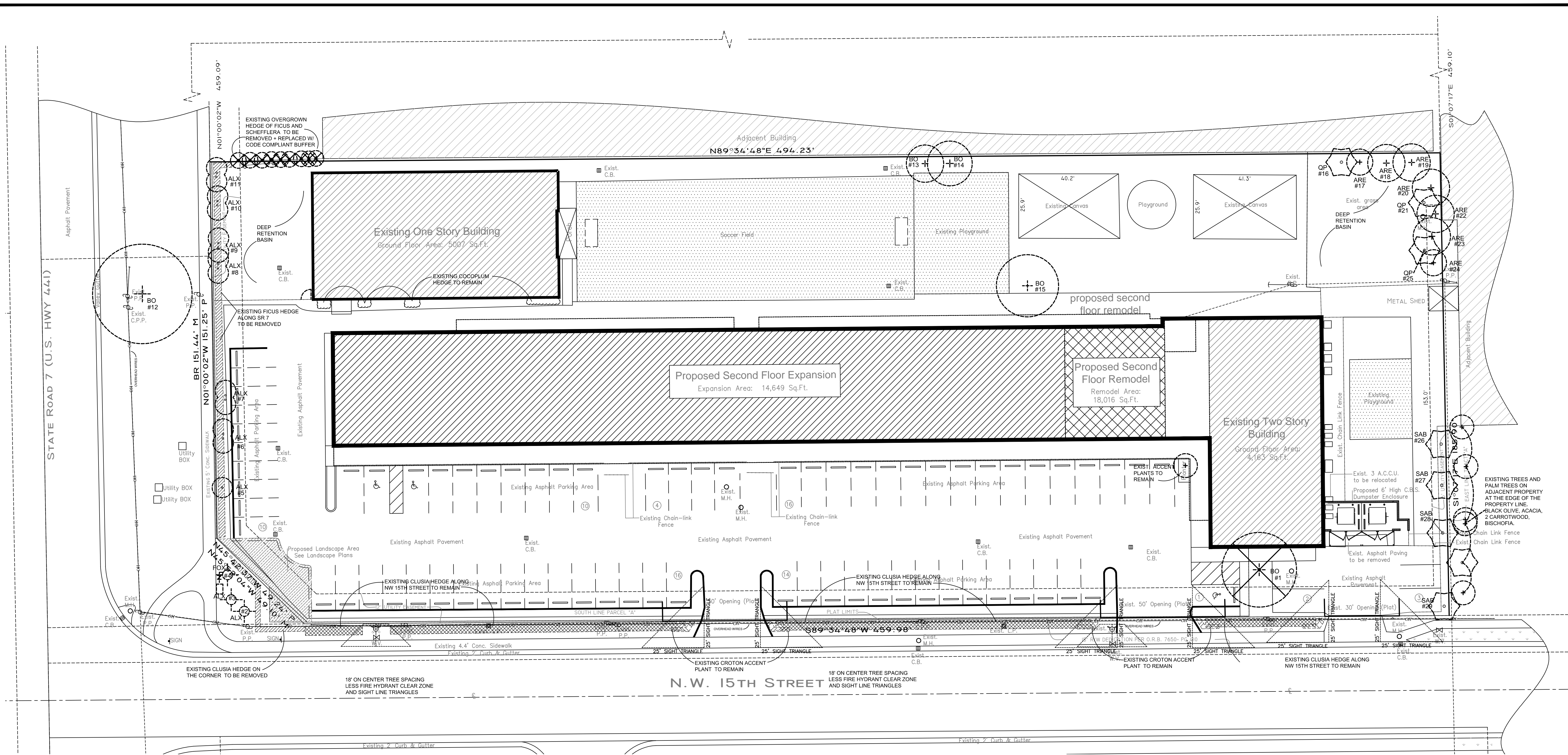
LOCATION MAP  
N.T.S.



REVISIONS:	
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8.	
CLIENT: <b>Rabbi Shlome Denburg</b> <b>Director of development</b> <b>Lubavitch Hebrew Academy</b>	
PROJECT: <b>Hebrew Academy</b>	TASK: <b>FLORIDA</b>
<b>MARGATE</b>	
<b>ENGINEERING PLAN</b>	
<b>GGB Engineering, Inc.</b> CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS • CONSTRUCTION MANAGERS FLORIDA REGISTRATION No. 818 2699 Stirling Road, Suite 202 Fort Lauderdale, Florida 33312 Phone: (954) 986-9899 Fax: (954) 986-8655	
DATE: <b>June 2021</b>	SCALE: <b>1"=20'</b>
DESIGNED BY: <b>G.C.B.</b>	DRAWN BY: <b>M.M.</b>
PROJECT NO. <b>21-0104</b>	
SHEET <b>C-1</b>	
7/9/21	
This document has been digitally signed and sealed by Gary C. Bloom, P.E. On the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	

NOTE:  
ALL EXISTING UTILITIES ARE TO REMAIN.

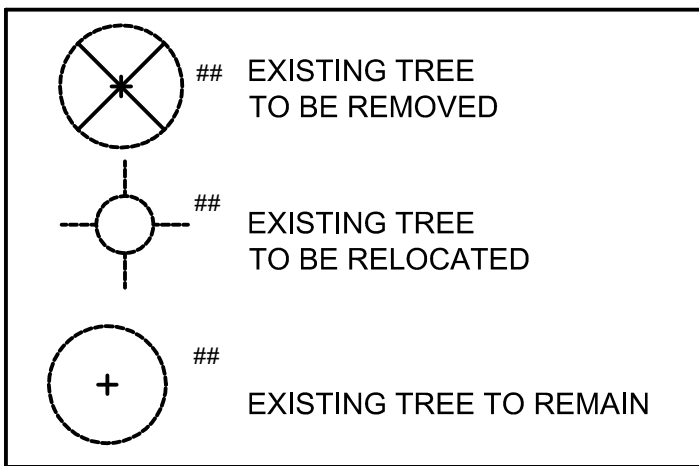




#### EXISTING TREE SURVEY

#	BOTANICAL NAME	COMMON NAME	CALIPER D.B.H. INCHES	APPROX. HEIGHT IN FEET or CLEAR TRUCK	APPROX. CANOPY DIAMETER IN FEET	CONDITION Excellent = 100% Good = 80% Fair = 60% Poor = 40% Very Poor = 20%	DESCRIPTION	PLAN ACTION
1	Bucida buceras	BLACK OLIVE	36	50	30	20%		REMOVE
2	Ptychosperma elegans	ALEXANDER PALM double	3	7 CT		60%		RELOCATE
3	Ptychosperma elegans	ALEXANDER PALM triple	5	11 CT		60%		RELOCATE
4	Wodyetia bifurcata	FOXTAIL PALM	8	15 CT		60%		RELOCATE
5	Ptychosperma elegans	ALEXANDER PALM single		20 + 20 CT				REMAIN
6	Ptychosperma elegans	ALEXANDER PALM double		12 + 20 CT				REMAIN
7	Ptychosperma elegans	ALEXANDER PALM double		14 + 15 CT				REMAIN
8	Ptychosperma elegans	ALEXANDER PALM double		12 + 20 CT				REMAIN
9	Ptychosperma elegans	ALEXANDER PALM double		20 + 20 CT				REMAIN
10	Ptychosperma elegans	ALEXANDER PALM double		20 + 20 CT				REMAIN
11	Ptychosperma elegans	ALEXANDER PALM double		9 + 19 CT				REMAIN
12	Bucida buceras	BLACK OLIVE	40	40	60	60%	City tree	REMAIN
13	Bucida buceras	BLACK OLIVE	4	20	15	60%		REMAIN
14	Bucida buceras	BLACK OLIVE	6	24	18	60%		REMAIN
15	Bucida buceras	BLACK OLIVE	14	36	25	60%		REMAIN
16	Syagrus romanzoffiana	QUEEN PALM	10	12 CT		40%		REMAIN
17	Dypsis lutescens	ARECA PALM		12 O.A.		60%	6 stems	REMAIN
18	Dypsis lutescens	ARECA PALM		25 O.A.		60%	15 stems	REMAIN
19	Dypsis lutescens	ARECA PALM		25 O.A.		60%	15 stems	REMAIN
20	Dypsis lutescens	ARECA PALM		25 O.A.		60%	15 stems	REMAIN
21	Syagrus romanzoffiana	QUEEN PALM	10	18 CT		40%		REMAIN
22	Dypsis lutescens	ARECA PALM		25 O.A.		60%	15 stems	REMAIN
23	Dypsis lutescens	ARECA PALM		25 O.A.		60%	15 stems	REMAIN
24	Dypsis lutescens	ARECA PALM		12 O.A.		60%	6 stems	REMAIN
25	Syagrus romanzoffiana	QUEEN PALM	10	20 CT		40%		REMAIN
26	Sabal palmetto	SABAL PALM	12	10 CT		60%		REMAIN
27	Sabal palmetto	SABAL PALM	12	10 CT		60%		REMAIN
28	Sabal palmetto	SABAL PALM	12	8 CT		60%		REMAIN
29	Sabal palmetto	SABAL PALM	12	10 CT		60%		REMAIN

#### GRAPHIC KEY



NORTH



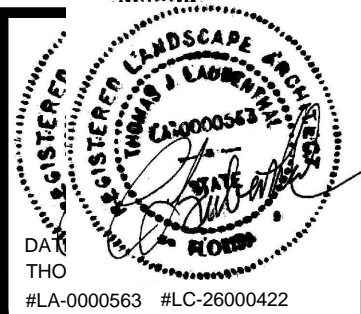
**LAC**  
**LANDSCAPE ARCHITECT CONSULTANTS**  
1830 N. University Drive, #351  
Plantation, Florida 33322  
P (954) 581-1110 F (9) 581-7118  
L.A. 000563  
Thomas J. Laubenthal, RLA  
TOM@LACFL.COM  
L.A. 000563

DATE	REVISIONS:

DATE: 1-26-21  
SCALE: 1" = 20'  
DRAWING BY: L.V. / T.J.L.  
DESIGNED BY: L.V. / T.J.L.

PROJECT: **HEBREW ACADEMY**  
BROWARD COUNTY  
MARGATE, FLORIDA  
TREE INVENTORY PLAN:

PROJECT NO.  
**21-004**  
SHEET:  
**TS-1 of 1**







**LANDSCAPE  
ARCHITECT  
CONSULTANTS**

1830 N. University Drive, #351  
Plantation, Florida 33322  
P (954) 581-1110 F (9) 581-7118  
LC-26000422

Thomas J. Laubenthal, RLA  
TOM@LACFL.COM  
LA-000563

**DATE REVISIONS:**

DATE	REVISIONS:

DATE: I-26-21

SCALE: 1" = 20'

DRAWING BY: L.V. / T.J.L.

DESIGNED BY: L.V. / T.J.L.

MARGATE, FLORIDA

PROJECT: HEBREW ACADEMY

BROWARD COUNTY

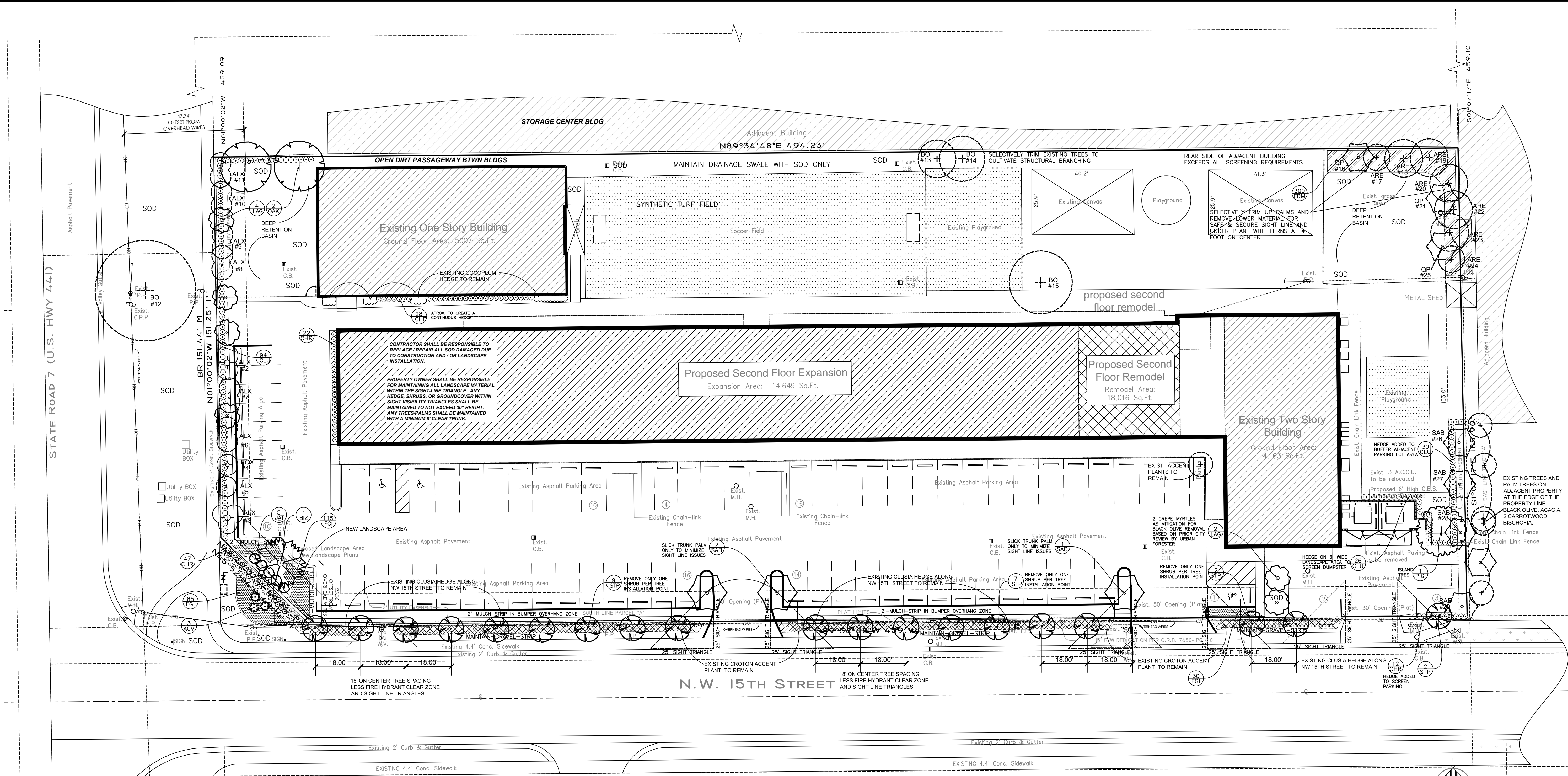
**LANDSCAPE PLAN:**

PROJECT NO.

21-004

SHEET:

LP-1 of 2



**SITE DATA**

LAND AREA	91,306 S.F. (+/-) 2.09 ACRES (+/-)
EXISTING ZONING	CF-1 (COMMUNITY FACILITY DISTRICT)
IMPERVIOUS AREA	66,497 S.F. (+/-) 78.83 %
PERVIOUS AREA	24,809 S.F. (+/-) 27.17 %

Sec. 23-6.  
(B) Required landscaping abutting rights-of-way:  
(3)Where overhead utilities are pre-existing and in conflict with the installation of required trees, a smaller category of tree may be planted at an increased frequency in lieu of the category 1 shade tree requirement, in accordance with subsection 23-6(C) and as follows:

- a. One (1) category 2 tree, as provided in appendix 1 of chapter 23 of this Code (Category 2 = 8 feet min height), shall be planted for every eighteen (18) lineal feet of frontage; or
- b. One (1) category 3 tree, as provided in appendix 1 of chapter 23 of this Code (Category 3 = 6 feet min height), shall be planted for every twelve (12) lineal feet of frontage.

	Required	Provided
N.W. 15th Street	355 L.F. / 18' O.C. = 19 Trees	19 Simpson's Stopper 10' Height
State Road 7	94 L.F. / 18' O.C. = 6 Trees	4 Grape Myrtle 12' Height + 10 existing Alexander palms

Sec. 23-7. - Required landscaping adjacent to other perimeters.  
Abutting properties, provide a perimeter landscape strip not less than five (5) feet in width along parcel lines that do not directly abut a public right-of-way or residential property.  
One (1) shade tree along the common property line every for seventy-five (75) lineal feet or fractional part thereof. Such shade trees shall be located with consideration given to the trees provided by the abutting property, so that adequate spacing is provided between the trees.

	Required	Provided
North perimeter	494 L.F. / 75' O.C. = 6 Trees	2 New Oaks + 2 existing Black Olives + 3 Areca palms
East perimeter	185 L.F. / 75' O.C. = 3 Trees	3 existing Areca palms + 4 existing Sabal palms

Sec. 23-8. - Parking area and interior landscaping.

(A) Off-street parking areas shall provide at least 20 square feet of interior landscaping for each parking space. Interior landscaping shall be located within the vehicular use area. Each such interior landscaping area shall contain at least 100 square feet with a least dimension of 7 feet.

	Required	Provided
72 PARKING SPACES X 20 = 1,440 S.F.	1,500 S.F.	

(B) There shall be 1 shade tree and 5 shrubs per 200 S.F., or fraction thereof, of interior landscaping.

	Required	Provided
1,000 S.F. / 200 = 5 TREES	4 Simpson's Stoppers + 1 existing Black Olive	
5 x 5 = 25 Shrubs	50 Shrubs	

Sec. 23-9. - Dumpster and other screening requirements.

(A) A combination of hedges and ground covers shall be planted on 3 sides of the enclosure, in a planting bed not less than 3' wide.

Hedges Required	Hedges Provided

**PLANT LIST**

KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
BIZ	Bismarckia nobilis Bismarck Palm FPL APPROVED LARGE PALM SPP. (AVE. FROND LENGTH (7') + 2" MIN. CLEARANCE FROM DRIVE + MIN. 6' CLEAR)	10' O.A. Ht. 4' CT. - full head.	1
LAG	Lagerstroemia indica "Natchez" Natchez White Crape Myrtle FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH 15' SETBACK)	12' ht x 6" Spr. 6" CT, Standard. 2.5" cal. trunk	6
OAK	Quercus virginiana Live Oak FPL APPROVED LARGE TREE SPP. (MINIMUM 30' SETBACK FROM DRIVE)	12' ht x 6" Spr. 5' CT, 2.5" caliper (ROOT GROWERS PLUS)	2
PIG	Coccoloba diversifolia Pigeon Plum FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED UNDER TO DRIVE WITH NO SETBACK REQUIRED)	12' ht x 6" Spr., 3" caliper 6' Clear Trunk	1
STP	Myrcianthes fragrans Simpson's Stopper FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED UNDER TO DRIVE WITH NO SETBACK REQUIRED)	10' OA ht x 4" spr. TREE STANDARD, 2" caliper	19
SAB	Sabal palmetto Cabbage Palm FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED UNDER TO DRIVE WITH NO SETBACK REQUIRED)	12' Clear Trunk Ht Single Palm Slick Trunk Only	3

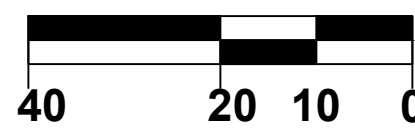
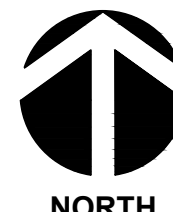
\*PLANS TAKE PRECEDENCE OVER PLANT LIST

KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
AGV	Furcraea foetida Giant False Agave FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH NO SETBACK REQUIRED)	36" ht x 36" spr 10 gal.	3
CHR	Chrysobalanus icaco "Red Tip" Red Tip Cocoplum FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH NO SETBACK REQUIRED)	24" Ht X 24" Spr. 24" O.C. sp.	109
CLU	Clusia guttifera Small Leaf Clusia FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH NO SETBACK REQUIRED)	24" Ht X 24" Spr. 24" O.C. sp.	162
FGI	Ficus microcarpa "Green Island" Green Island Ficus FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH NO SETBACK REQUIRED)	18" Ht X 18" Spr. 18" O.C. sp.	230
FRN	Nephrolepis falcata Macho Fern FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH NO SETBACK REQUIRED)	24" Overall, 3 Gal 5" OC Spacing	300
JAT	Jatropha integrerrima Peregrina FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH NO SETBACK REQUIRED)	5' ht x 3" Spr. . 2" CT, 1.5" caliper	5
SOD	Stenotaphrum secundatum "Palmetto" St. Augustine Grass FPL APPROVED SMALL TREE SPP. (CAN BE PLANTED ADJACENT TO DRIVE WITH NO SETBACK REQUIRED)	Solid sod tight joints, weed free	as needed
MULCH	All areas not covered by Sod shall be Mulched in 3" continuous layer including new and existing trees.	Mulch shall be clean recycled.	as needed

\*PLANS TAKE PRECEDENCE OVER PLANT LIST

**GRAPHIC KEY**

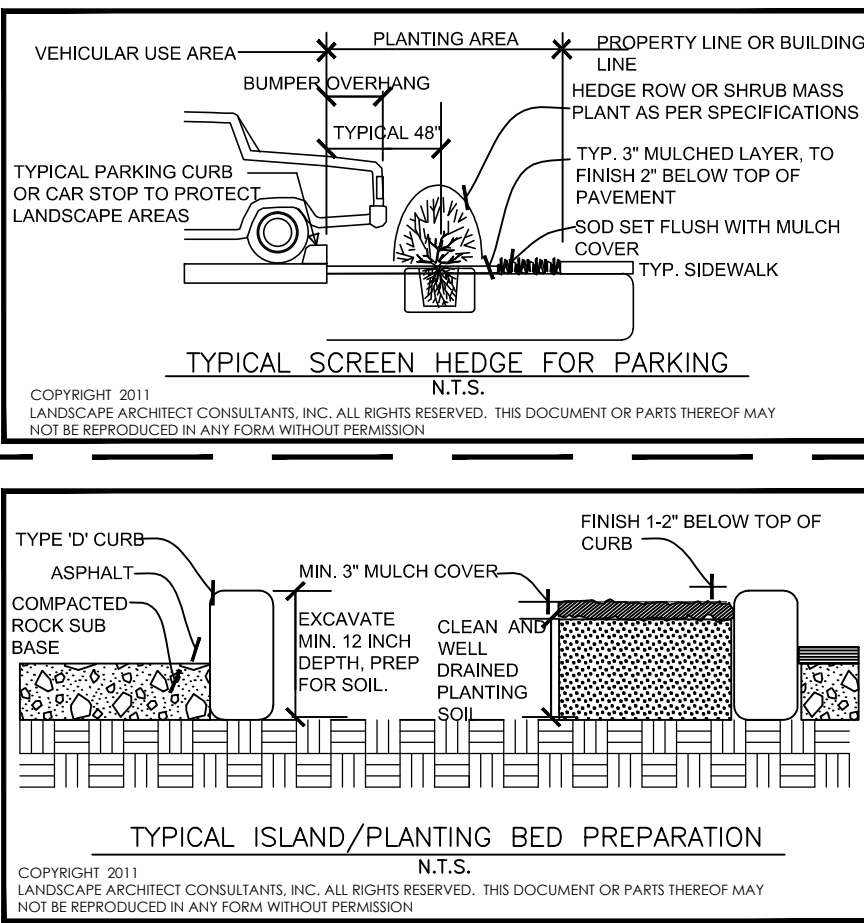
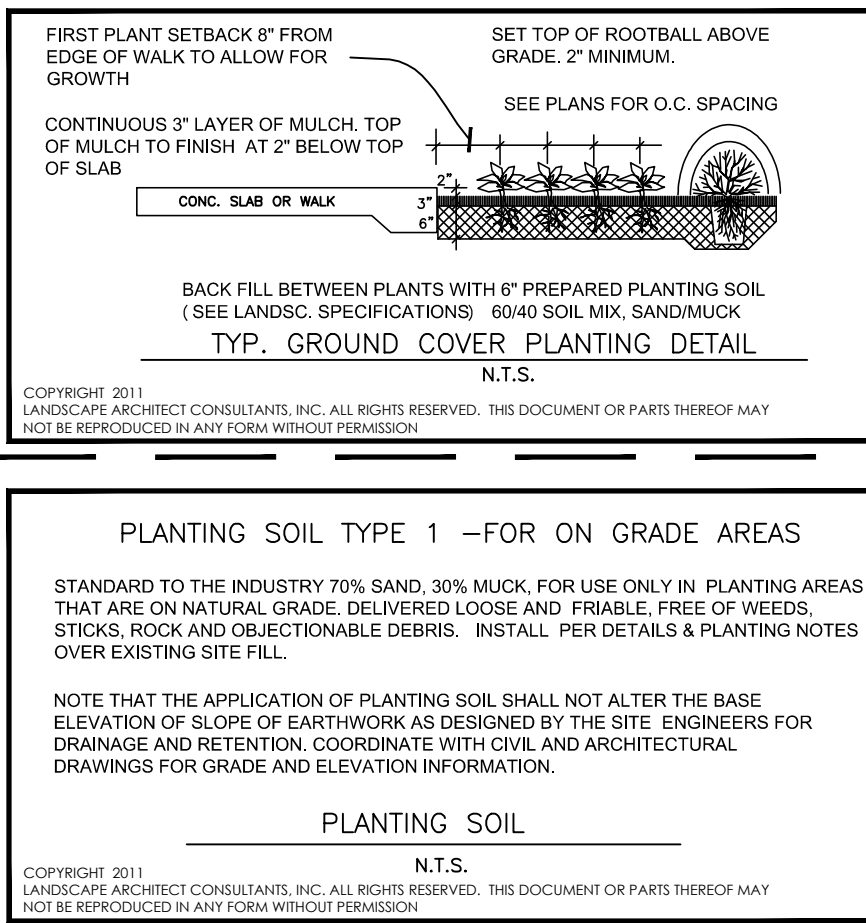
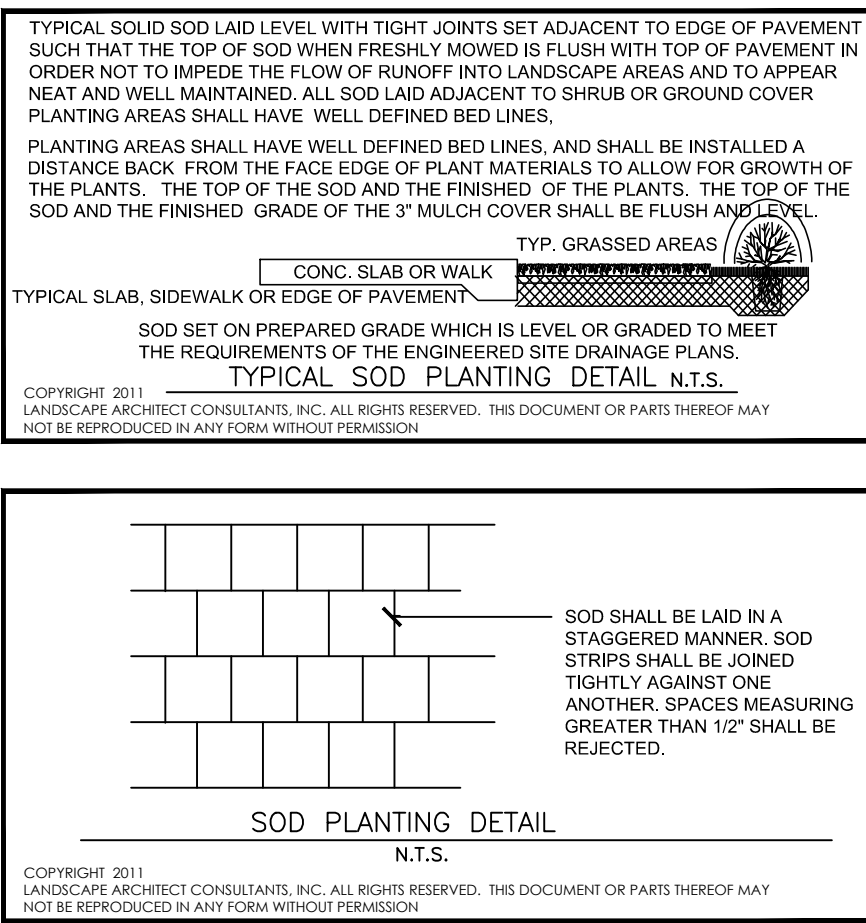
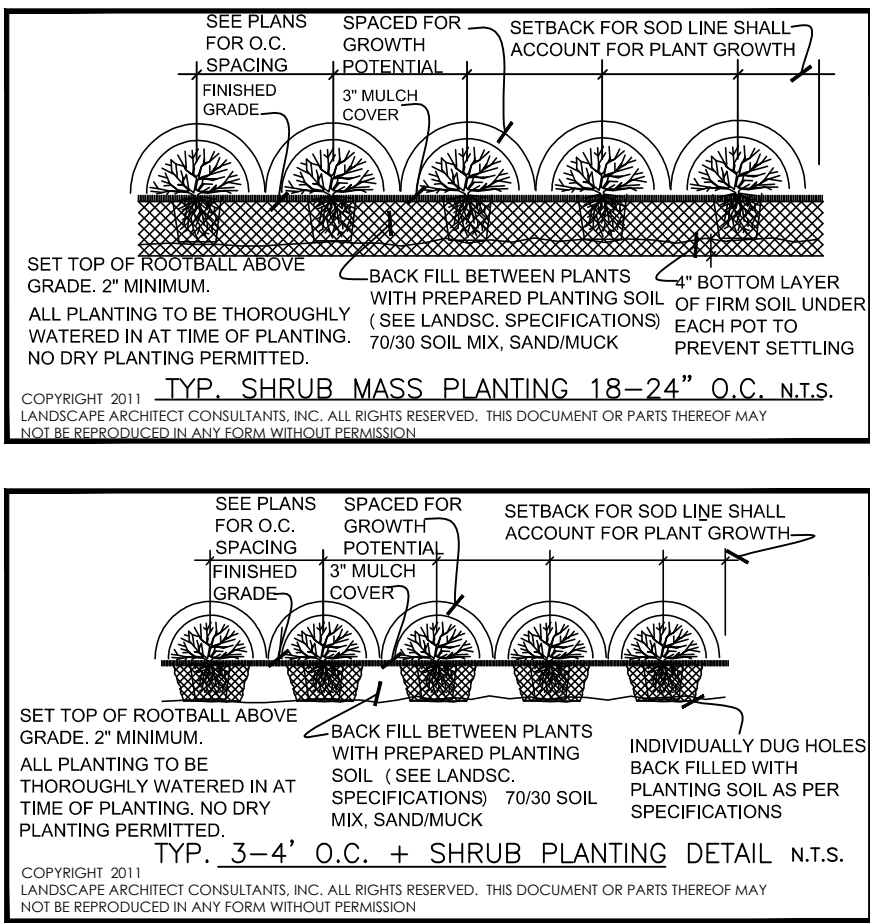
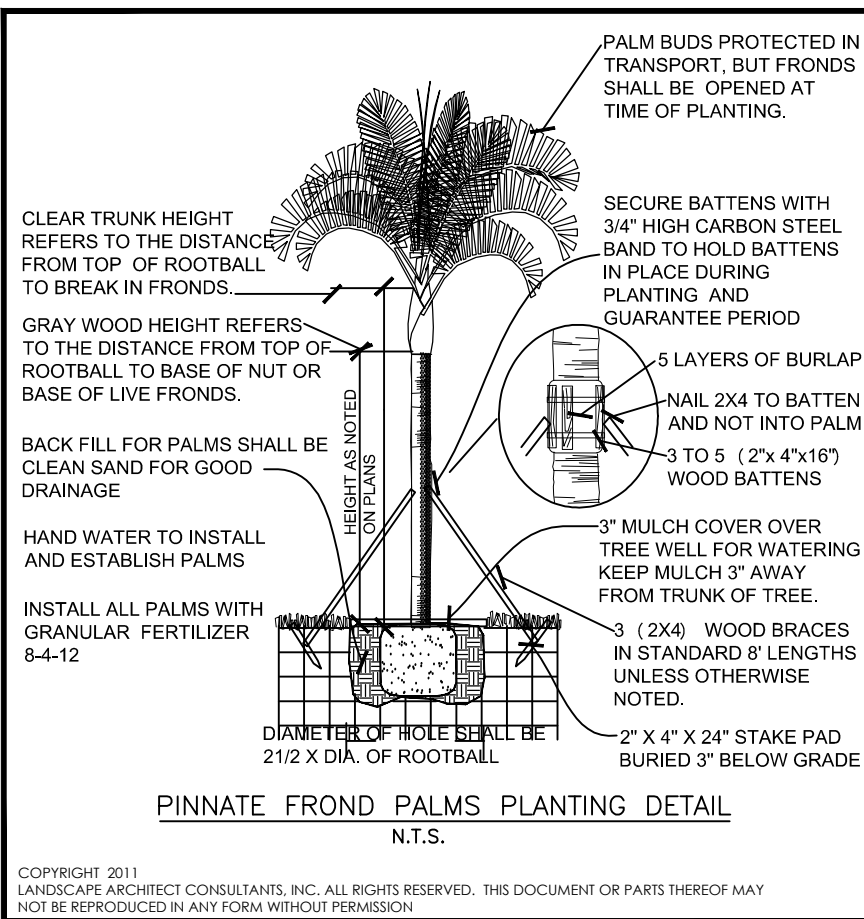
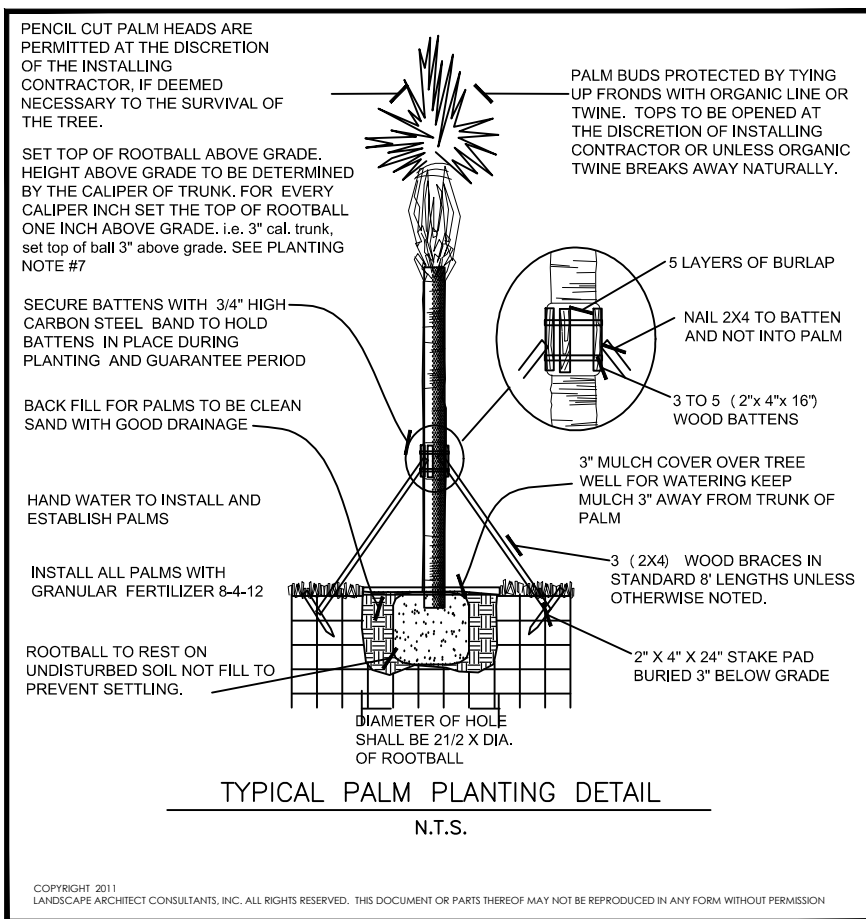
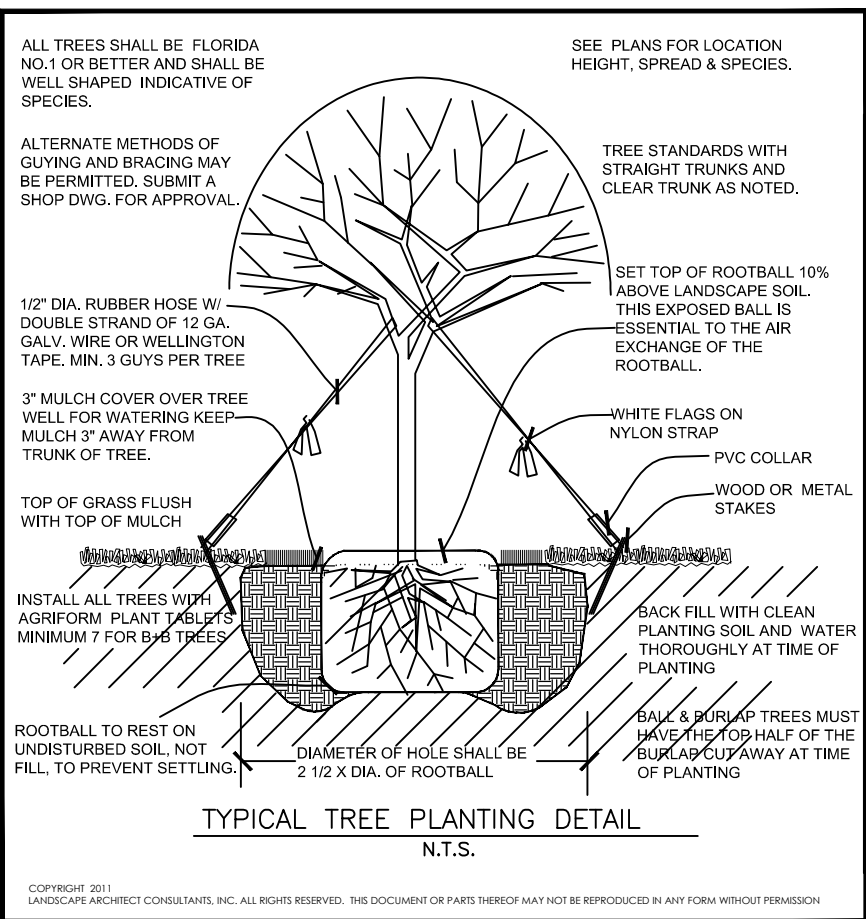
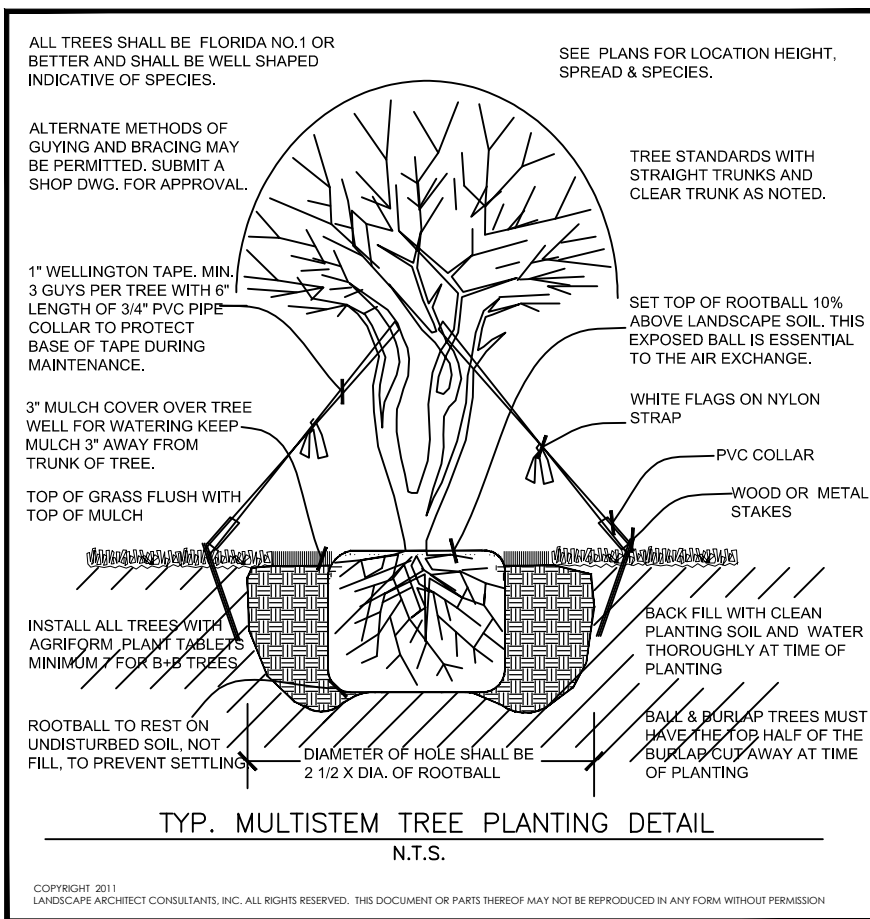
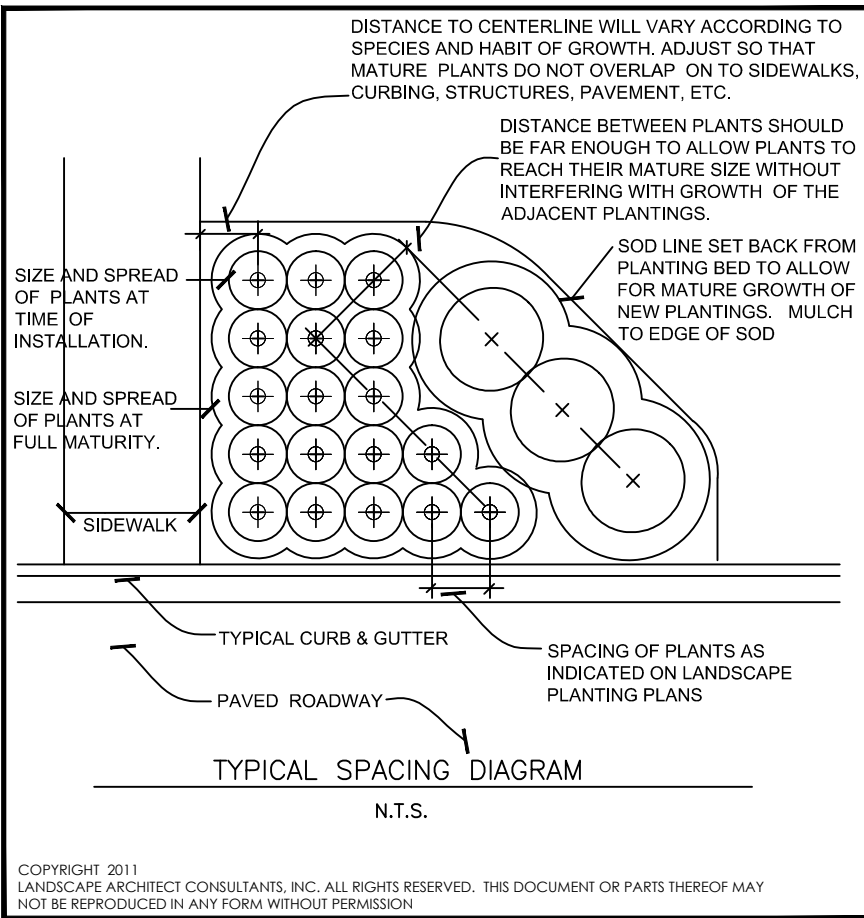
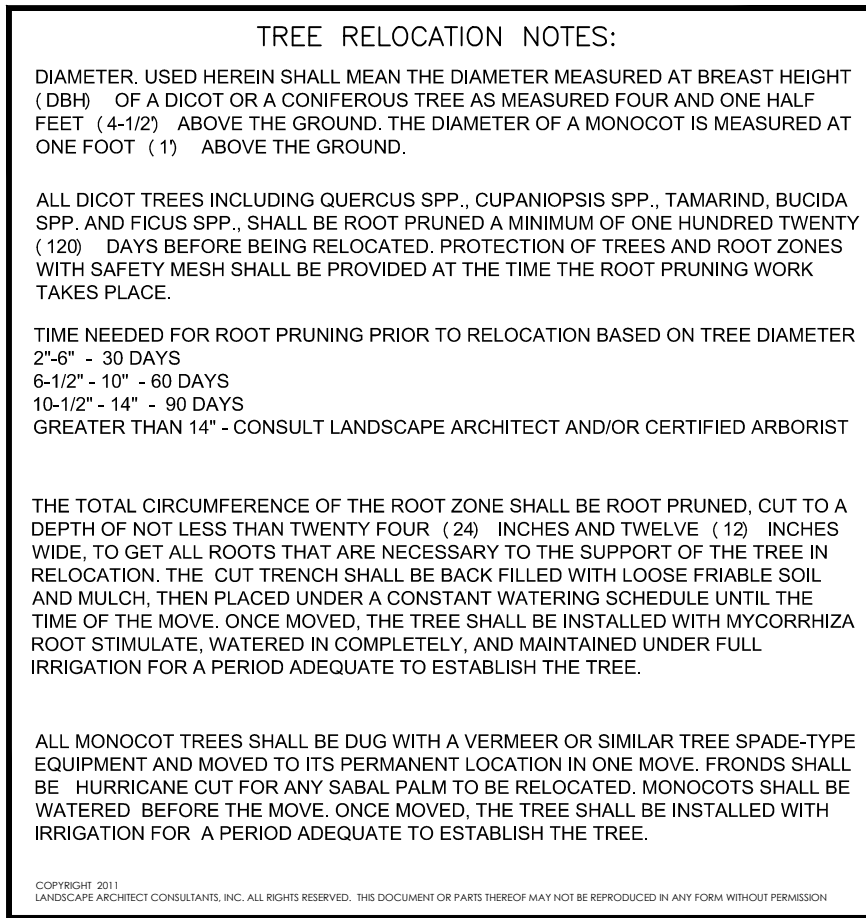
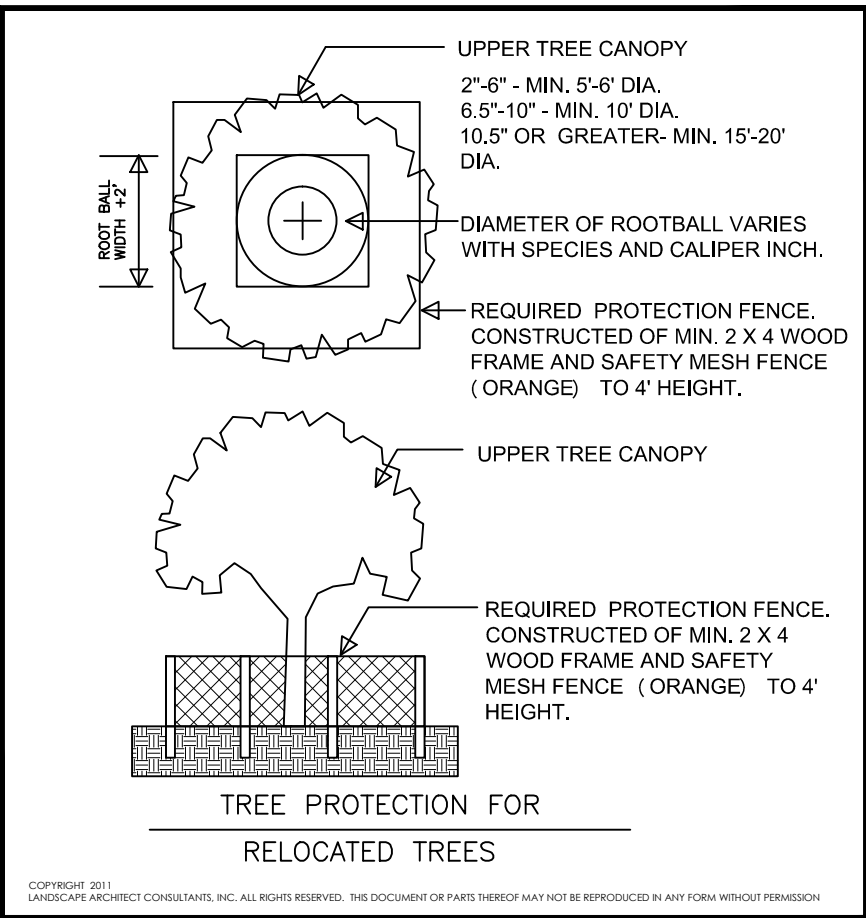
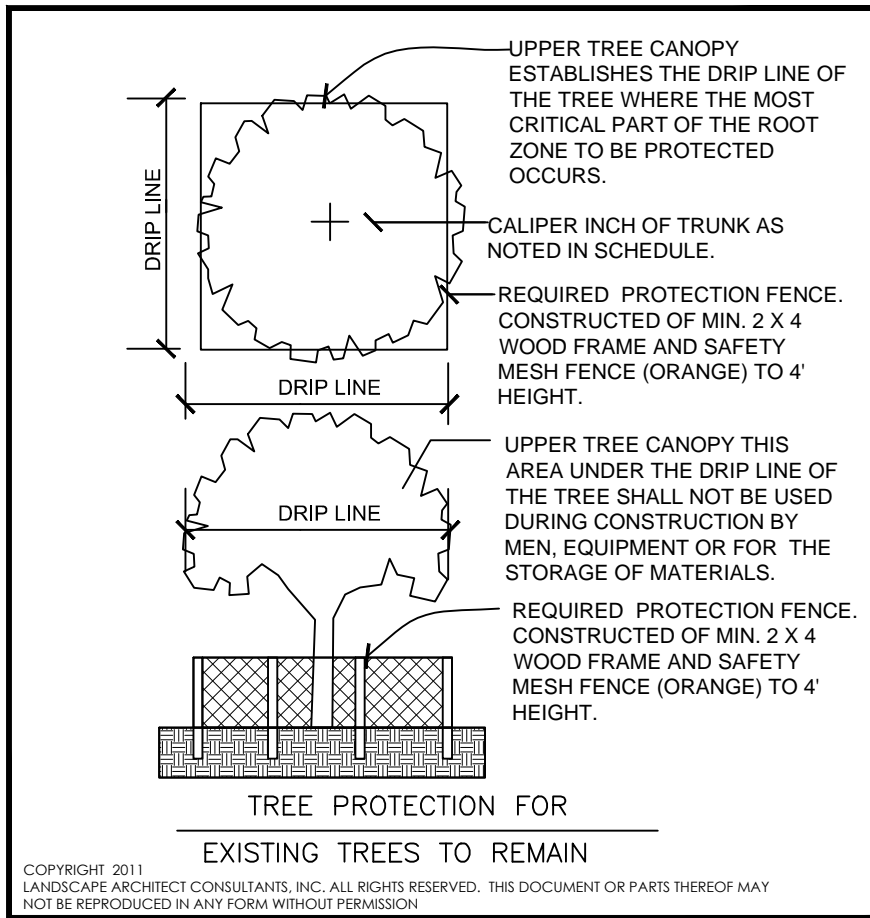
+	##	EXISTING TREE TO REMAIN
⊙	##	NEW LOCATION OF EXISTING TREE TO BE RELOCATED
⊥		FIRE HYDRANT CLEAR ZONE



ALL PLANTING CONFORM TO CURRENT FPL GUIDELINES

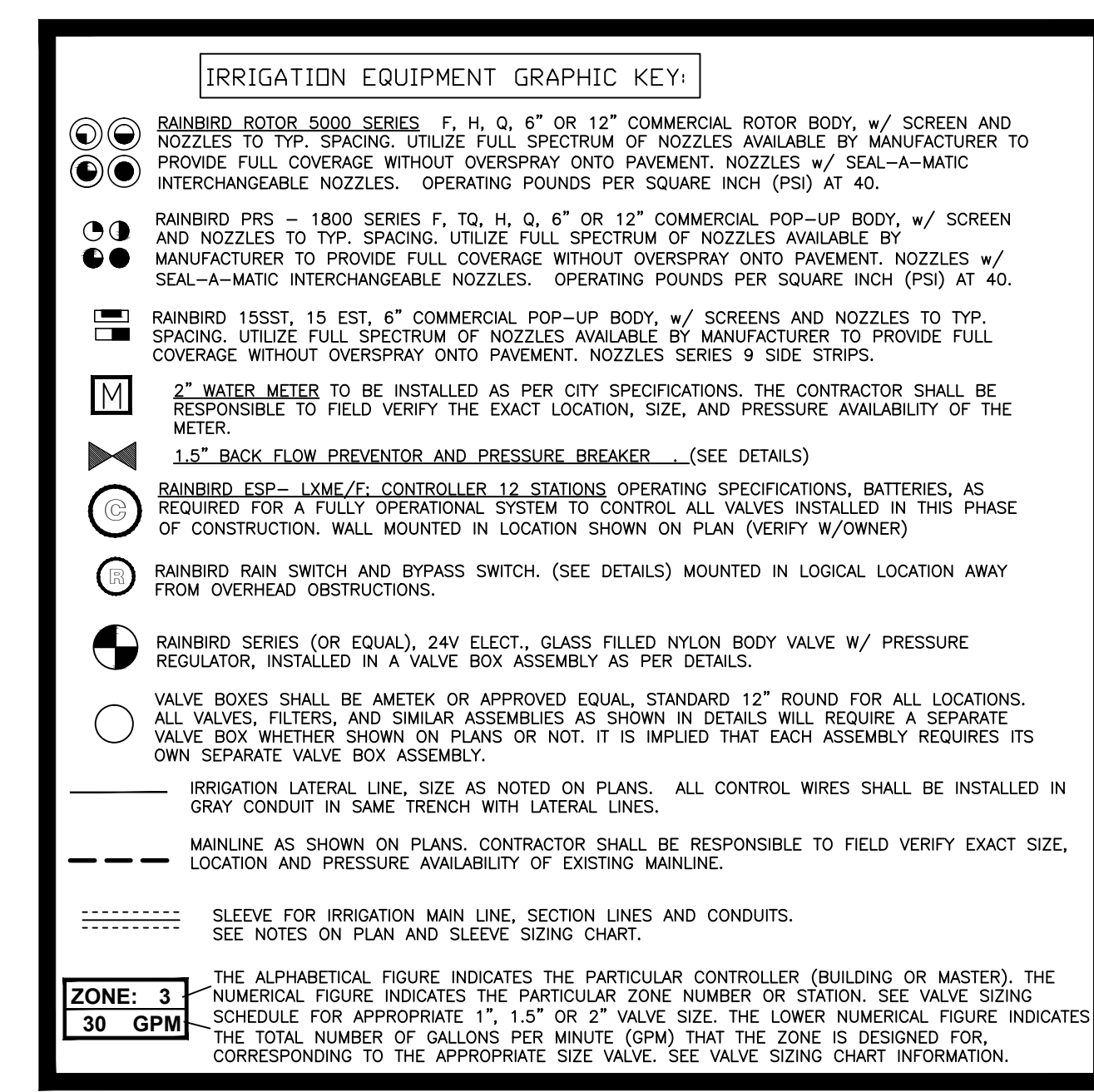


## PLANTING NOTES



1. All sizes for plant material shown on plan are to be considered as minimums. All plant material must meet or exceed all minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for final acceptance.
2. All plant material furnished by the Landscape Contractor shall be Florida No.1 or better, unless otherwise specified , and shall be installed as specified in the most current edition of Grades and Standards for Nursery Plants, Part I by the Florida Department of Agriculture, Consumer Services Division, State Plant Board of Florida.
3. Landscape Design and installation shall conform to xeriscape landscape principles as included in the South Florida Water Management District's xeriscape Principle Guide II, updated version. Xeriscape requirements apply to all materials required by code. Additional plantings over and above code are provided to develop a higher aesthetic than code requires, and are not bound by these minimum standards.
4. In addition to these requirements all local landscape codes and requirements shall be met as a part of this base bid and contract in order to satisfy the review and approval of the governing municipality.
5. Quantities for landscape materials as noted on plans supersede any quantities listed in summary tables or lists.
6. All landscaping scheduled to occur in vehicular use areas shall be protected from vehicular encroachment by curbing or other durable barriers.
7. All planting holes shall have a minimum diameter of  $2\frac{1}{2}$  times the diameter of the plant ball and have a minimum of 12" of soil on all sides of the plant ball. All planting holes shall be excavated to remove all objectionable materials, such as asphalt, sub-base, concrete, rock, caustic materials with an excessive soil Ph, or similar materials not suited for landscape planting. Planting hole(s) shall be dug to a depth that is 90% the height of the root ball, with the installed root ball resting on undisturbed soil. Top of root ball to be 10% above final grade. For small caliper trees of 4" or less, plant the root ball above grade 1" for every 1" caliper. (i.e. if you have a 3" caliper tree plant the rootball 3" above grade. For all shrubs and ground cover plant the rootball minimum 2" above grade.
8. All plant material shall be installed in planting soil that is delivered to the site in a clean, loose and friable condition. All soil shall have well draining characteristics. Soil must be free of all rocks, sticks, objectionable debris including weeds and weed seed. Minimum soil depth requirements may vary with each municipality. See details and local codes for clarification.
9. All plant materials shall be thoroughly watered in at the time of planting. No dry planting shall be permitted.
10. Local codes require specific formulas for the use of native plants, as well as calculations for required number of code size trees by type and caliper inch. See code calculation tables provided with plan drawings.
11. Plans and new plantings shall be required to provide for safe sight lines at all access and egress points from the site, as well as intersections. All emergency equipment such as fire hydrants shall be maintained as visible and accessible, free of obstruction by new plantings. Trees require setbacks from lighting poles and fixtures. The contractor is required to field adjust the location of plant materials to meet these standards as work in contract.
12. Fertilizer shall be applied directly to the surface of the plant bed immediately after installation and prior to mulching.
  - Turf Areas - Sunniland Fertilizer 16-4-8, applied per mfg. recommendation noted on the bag.
  - Shrub Areas - Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag.
  - Canopy Trees - Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag.
  - Palm Trees - Atlantic Fertilizer Palm Mix 8-4-12 plus Minors, applied per mfg. recommendation noted on the bag.
13. All landscape areas not covered by shrubs or ground cover shall be planted with sod, and conversely all areas not covered sod shall be covered with mulch to a minimum depth of (3) three inches of cover when settled. Mulch shall be kept 3" away from the face of the trunk (tree or palm). Eco-Cypress mulch or Eco-Melaleuca mulch shall be used; see natural mulch products at [www.mulchingsolutions.com](http://www.mulchingsolutions.com) for product information or call 561-499-8148.
14. Sod shall be (as noted) solid sod, and shall be laid on a smooth planting base which has been graded to meet the drainage characteristics of the site. All sod shall be laid with closely fitted joints, and shall be in a green and healthy growing condition at planting. Sod shall be free of disease, debris, sticks, rocks and weeds. Variety as specified in plans. Where sod is abutting shrub and/or ground cover beds, the sod line shall be cut in a clean smooth line (radial or straight) free of any jagged or crooked edges.
15. All landscape areas shall be finished graded such that they are flush and level with the surrounding paved surfaces as not to impede the flow of drainage into landscape areas and to prevent the back wash of mulch and debris onto paved areas.
16. All new landscaped areas shall be excavated of all road rock, existing site fill down to a depth of 12" minimum from top of curb. SEE DETAIL THIS SHEET FOR SPECIFICS.
17. All landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage. All heads shall be adjusted to minimum 100% overlap.
18. The irrigation system shall be equipped with a rain sensor shutoff device, hard wired to over ride the time clock, controller pump station in the event of rain or equally wet conditions. This requirement conforms to the County and SFWMD ordinance.
19. Any existing trees and their root zones on site shall be protected from damage during construction. All trees/palms to be removed or relocated shall require proper permitting and documentation of size, species, condition and proposed action. Established values for mitigation is required in the case of removals. Trees to be relocated shall be free of any hazardous defects and/or characteristics including but not limited to: Girdling roots, codominant leaders with bark inclusions, active trunk decay, stub cuts, open trunk wounds and broken leader(s). All permitting and review processes must be completed prior to work being done. Any relocation's shall be root pruned in advance except for palm species. Palm fronds shall be hurricane in advance for any Sabal Palms to be relocated.
20. All selective trimming of existing and/or relocated trees on site, shall be done applying the standards of the American National Standards Institute, ANSI 300, 2001.
21. All new trees and relocated trees shall be guyed and braced applying the Standards of the National Arborist Association Guide Lines 1988 edition or most current.
22. All trees and palms shall be setback from roadways, walks and utility clear zones as required to conform to safety standards of the local municipality, FDOT and/or the utility companies, whether the plans show dimensions or not. These standards shall supersede all plan documents and are included in the work required by the contractor to complete the project.
23. Any substitutions to plant materials for areas addressed on the plans shall be approved by the governing municipality prior to work performed.
24. Landscape materials shall be maintained during construction as part of this base contract and any materials that die or decline below grades and standards shall be replaced immediately for final acceptance.
25. All landscape materials are guaranteed for full replacement including the material and labor for a period of one year from the time of final acceptance. This applies to any materials which are dead or have declined below grades and standards. The guarantee is void only in cases of 75 mph hurricane force winds at the site and/or a freeze below 35 degrees when established by the weather bureau as effecting the project location.
26. Medium and large maturing palms shall be planted at least 3' (feet) from all hardscapes and at least their typical frond length from a building or light pole.
27. Medium and large maturing trees shall be planted at least 5' (feet) from all hardscapes (e.g. sidewalks, driveways, paver curbs, etc.) They shall be planted a minimum of 10' (feet) from a building or light pole.





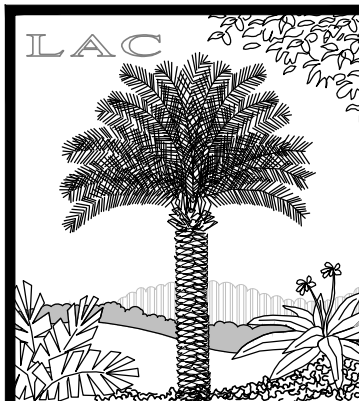
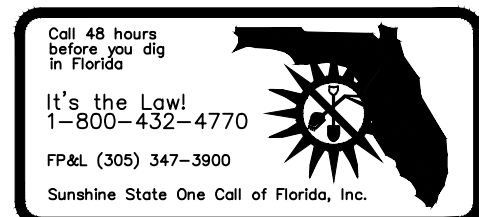
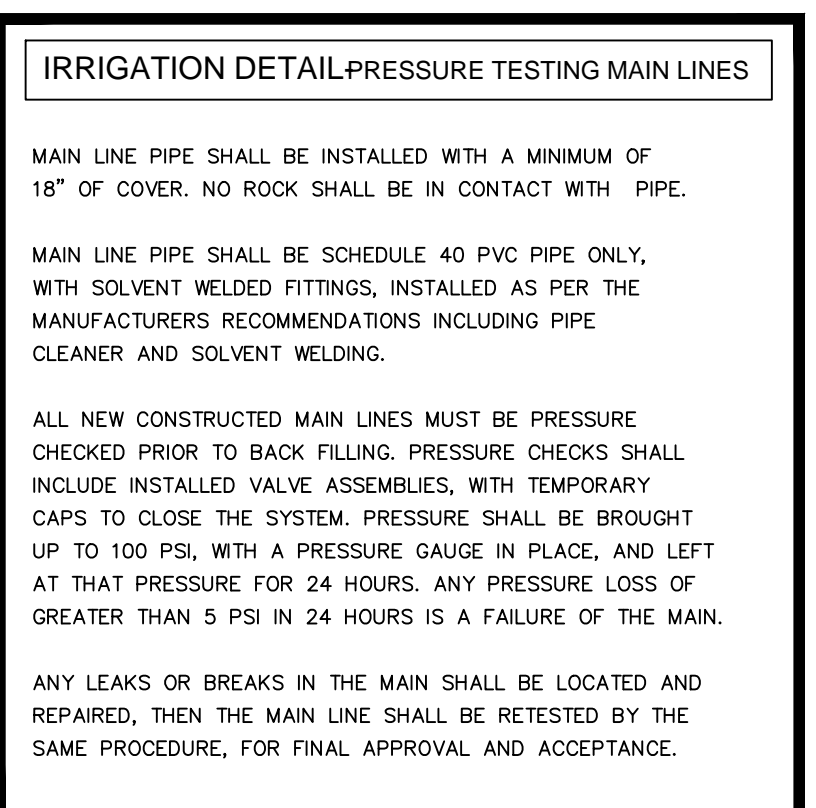
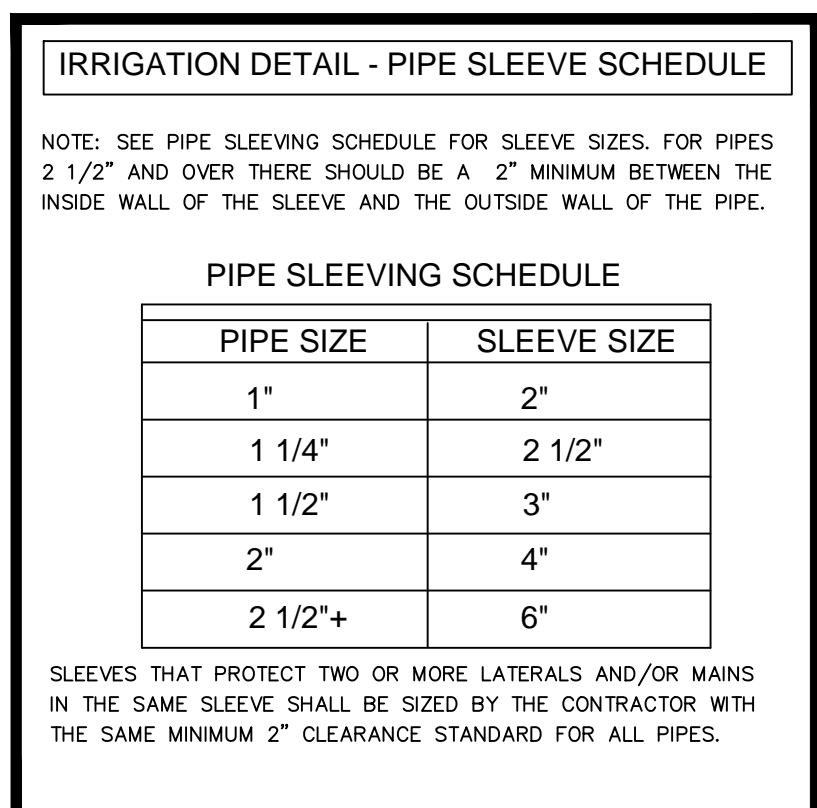
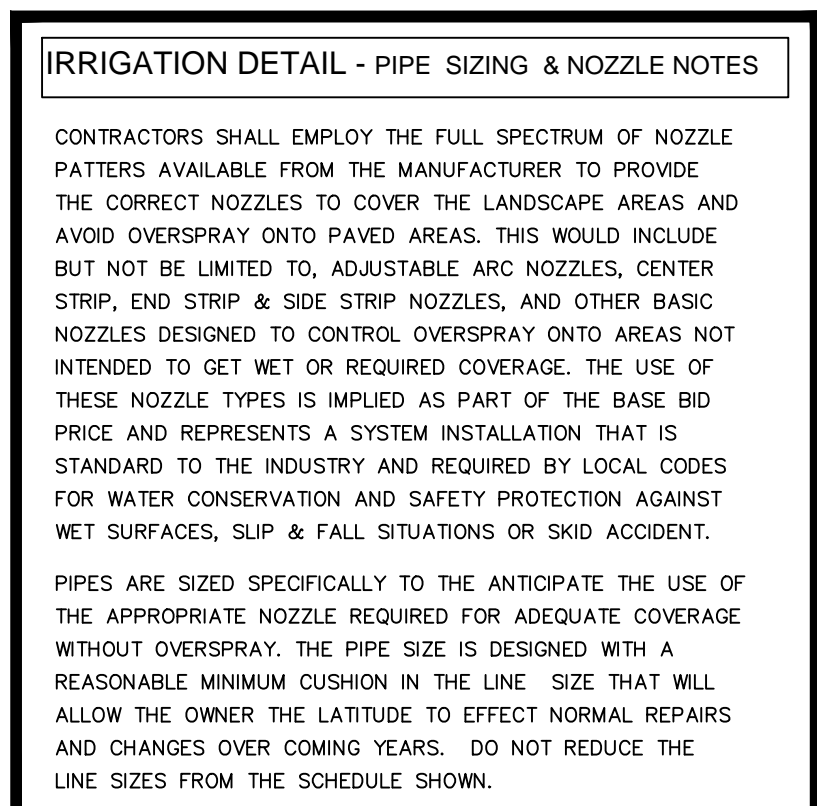
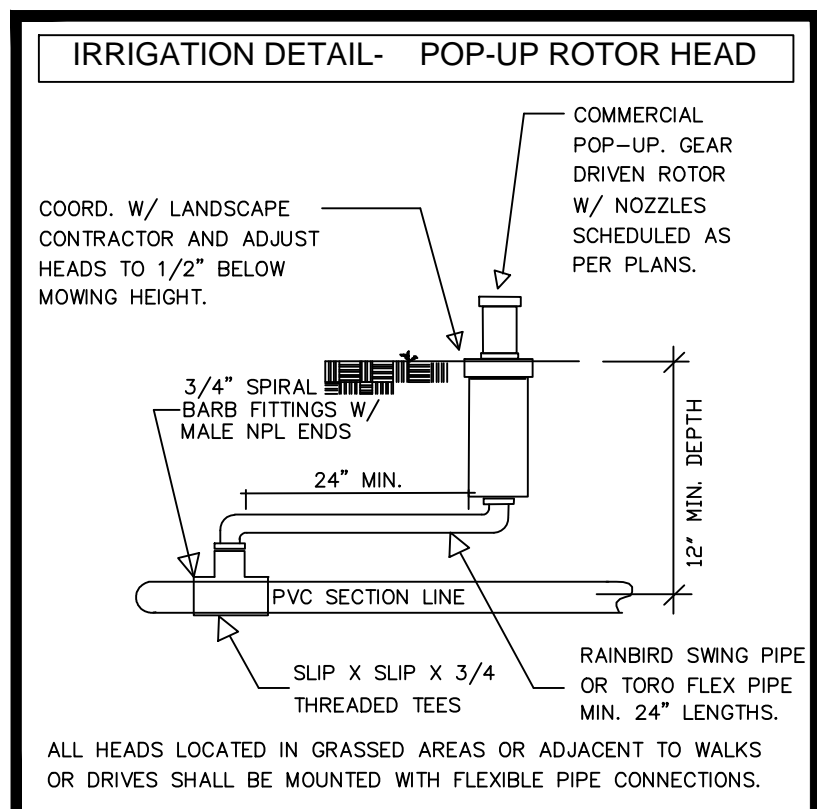
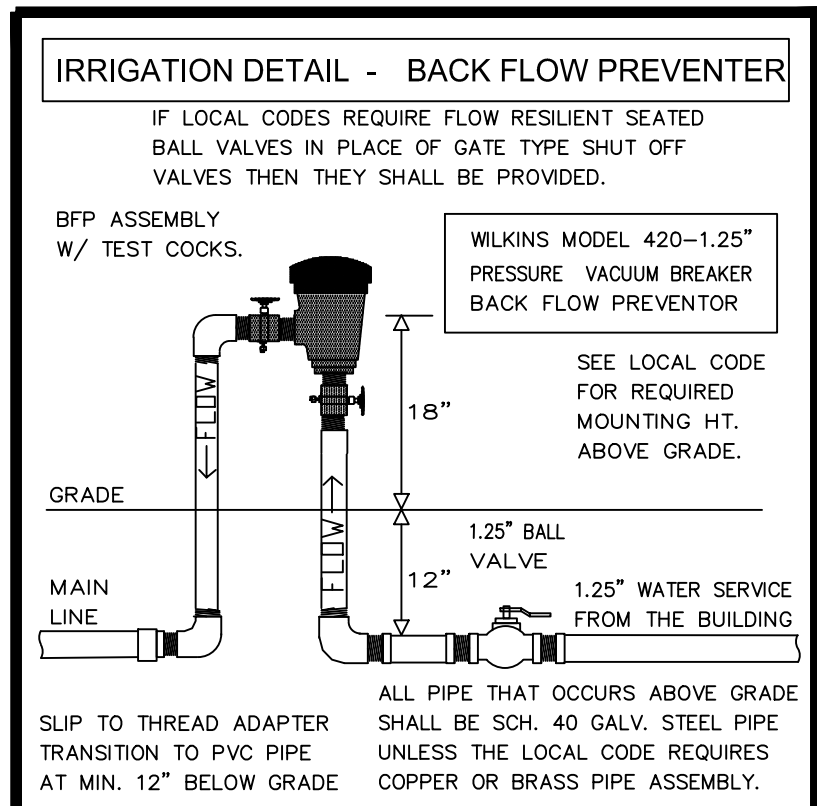
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DATE 12/1/2014  
THOMAS J. LAUBENTHAL  
#LA-0000563 #LC-26000422

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1. IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL OTHER DRAWINGS OF THE PROJECT TO RESOLVE COORDINATION AND POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND PIPES AND UTILITIES OR WORK BY OTHERS, PRIOR TO ANY WORK BEING DONE. MOST MAIN LINES SHARE ALIGNMENT WITH PERIMETER UTILITY EASEMENTS & SIGNIFICANT LANDSCAPE BUFFER PLANTINGS. AVOID CONFLICTS WITH ROOTBALL AREA OF TREES.
2. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO CALL FOR LOCATIONS AND TO COORDINATE WITH LOCAL AGENCIES TO IDENTIFY LINES, PIPES, CABLES OF EASEMENTS WITHIN THE EFFECTED AREAS, PRIOR TO WORK. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE PLUMBING SECTION, APPENDIX F FOR IRRIGATION.



1830 N. University Drive, #351  
Plantation, Florida 33322

(954) 581-1110 F (9) 581-7111  
LC-26030422

Thomas J. Laubenthal, RLA  
TOM@LACFL.COM  
LA-0000563

[illegible]

DATE: 1-26-21

SCALE: N.T.S.

DRAWING BY: L.V./ T.J.L

DESIGNED BY: L.V. / T.J.L

MARGATE, FLORIDA

PROJECT 1: HEBREW ACADEMY  
 BROWARD COUNTY

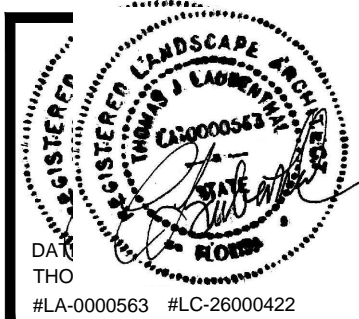
IRRIGATION NOTES

PROJECT NO.

21-004

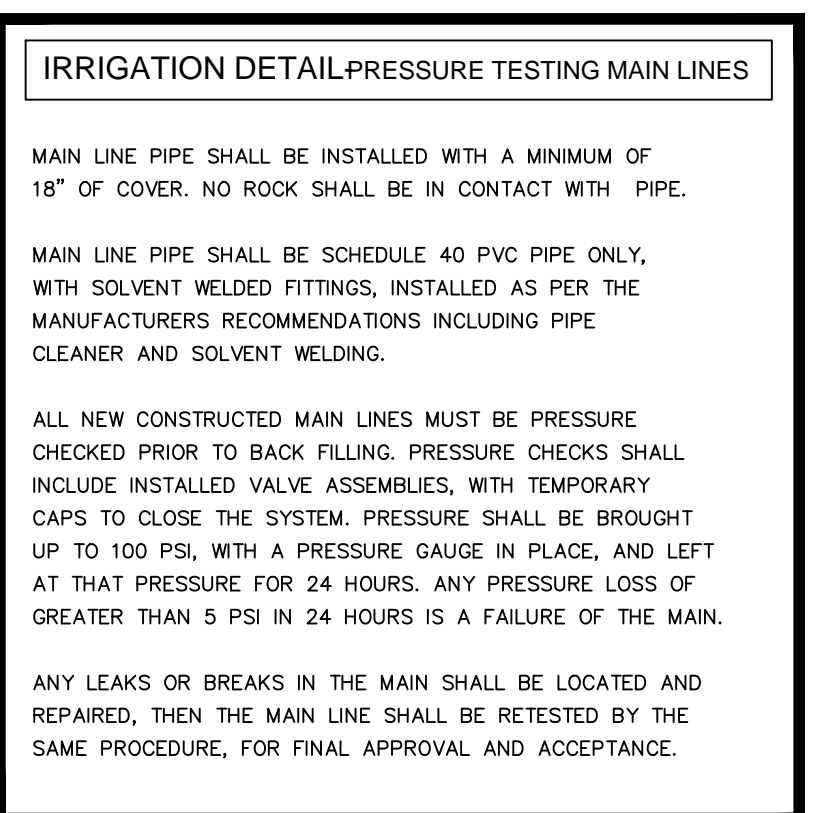
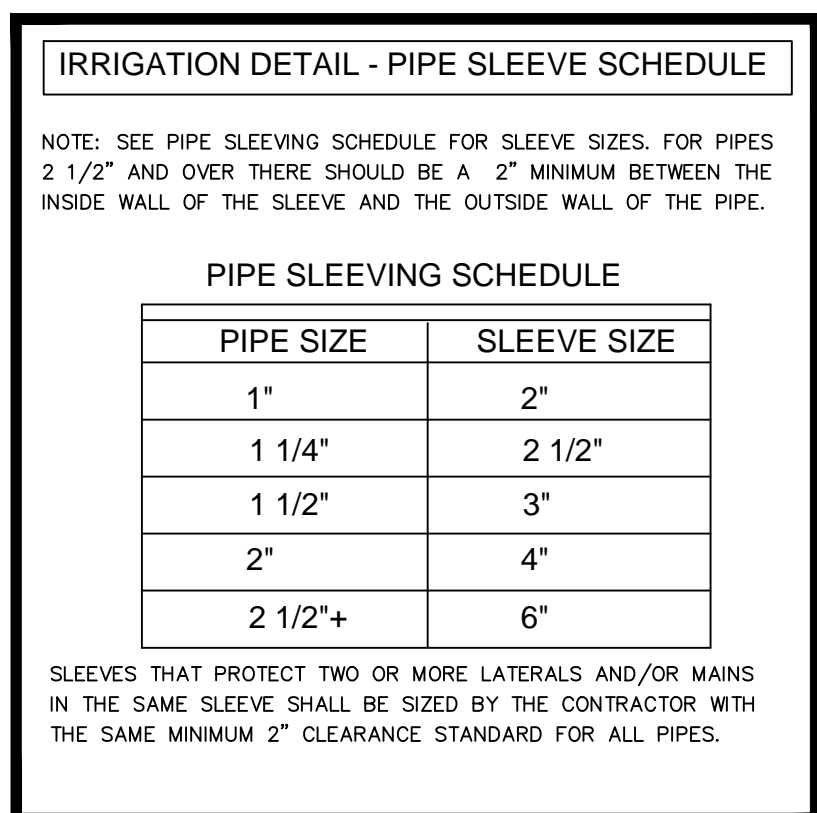
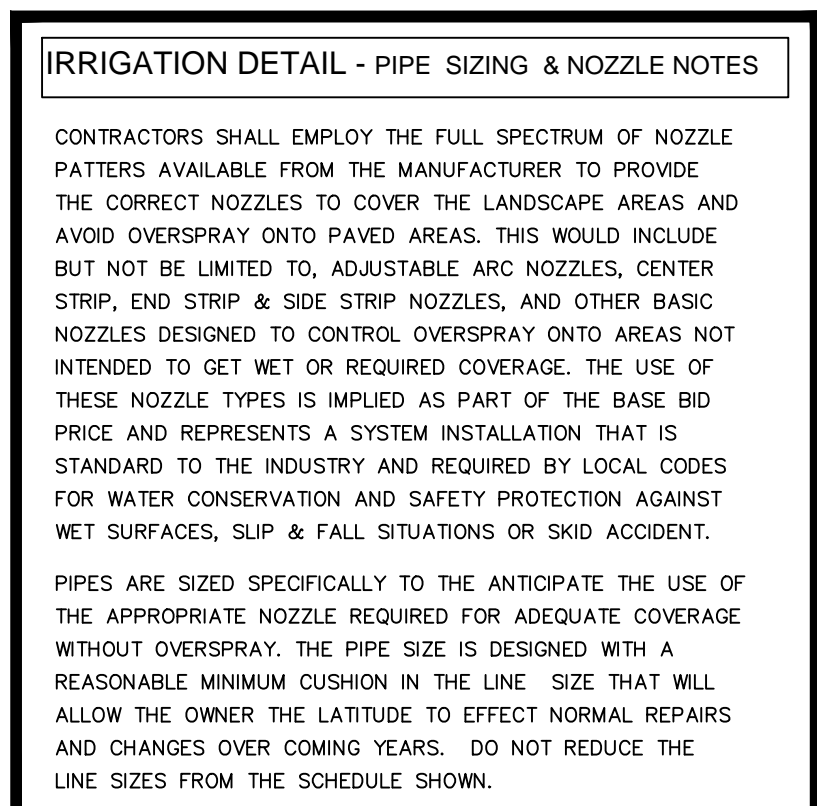
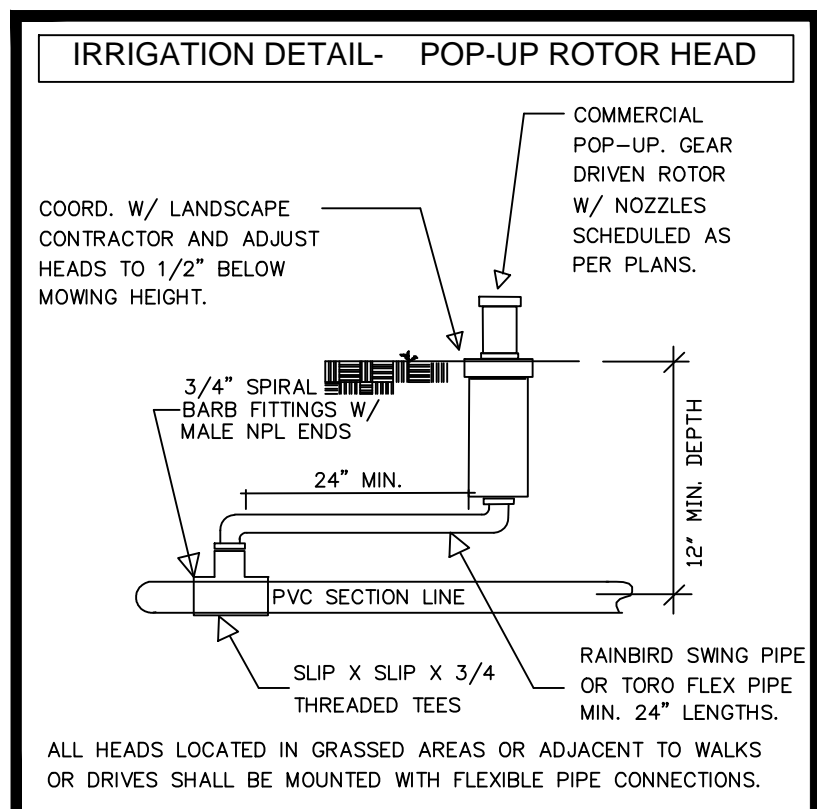
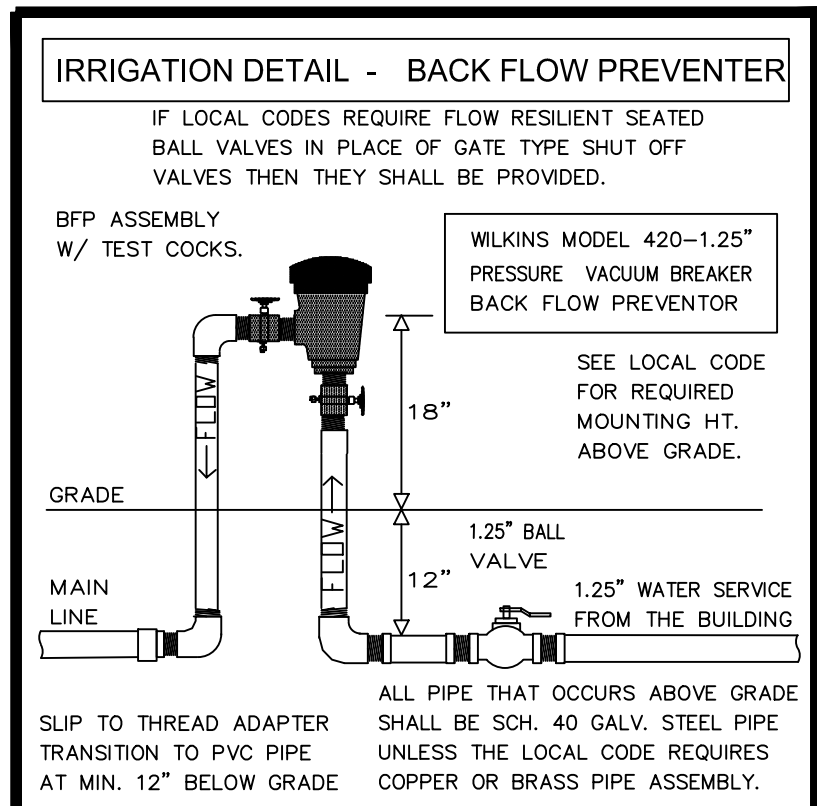
SHEET:

IR-2 of 2





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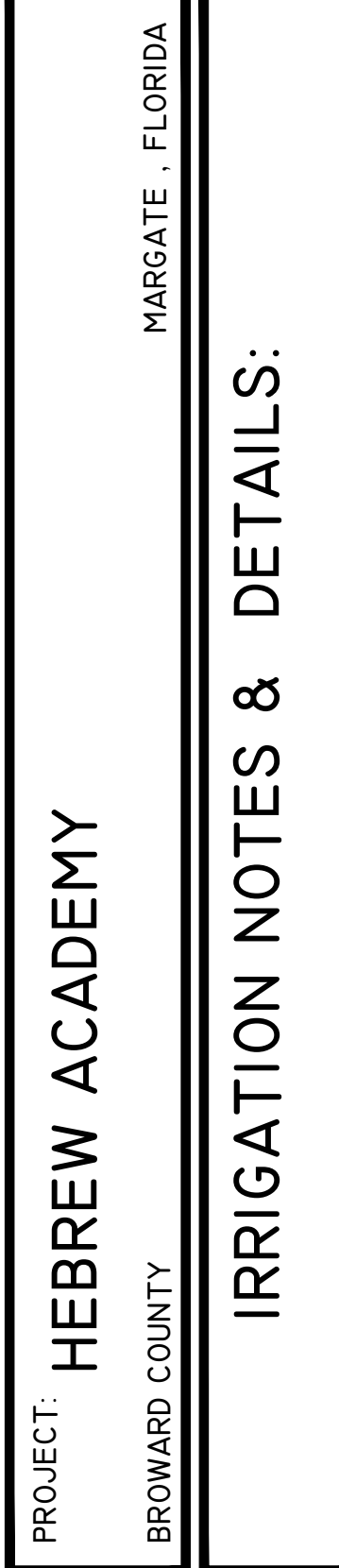


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REGISTERED LANDSCAPE ARCHITECT  
 DANIEL H. THOMA  
 STATE OF CALIFORNIA  
 LICENSE NO. 40000563  
 EXPIRATION DATE 12/31/2024



LHA Photometric Survey (#210101)  
1/3/21 @ 6:30-7:15pm

Existing Wall Light

Existing Light Pole

FC represents not sufficient illumination

Hebrew Academy  
Community School

1500 FL-7,  
Margate, FL 33063

.36 FC  
.61 FC  
.79 FC

.90 FC  
1.76 FC  
2.56 FC

.47 FC  
1.14 FC  
2.05 FC

.77 FC

.38 FC

.18 FC

1.01 FC

.69 FC

.35 FC

2.94 FC

2.67 FC

5.01 FC

1.31 FC

1.15 FC

1.18 FC

.73 FC

.6 FC

.41 FC

1.13 FC

.75 FC

.50 FC

1.63 FC

1.08 FC

.73 FC

2.41 FC

2.23 FC

4.12 FC

1.1 FC

1.07 FC

1.23 FC

3.16 FC

2.12 FC

1.61 FC

.29 FC

.32 FC

.56 FC

.80 FC