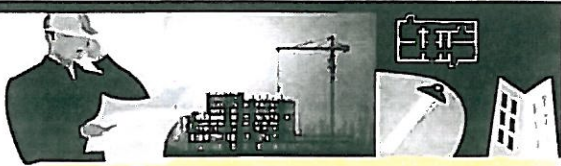


## DEPARTMENT OF PLANNING



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: Nov 17, 2016

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.

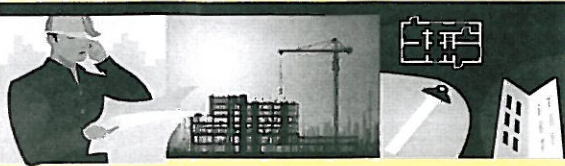
List Anyone Else Who Should Receive Notice of the Hearing: n/a

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](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: \_\_\_\_\_

Date: 11/17/16

PRINT NAME: MENACHEM TENENBAUMS

Date: 11/17/16

Signature of Consultant/Representative: \_\_\_\_\_

Date: 11-17-16

PRINT NAME: JOSEPH B. KALLER

Date: 11-17-16

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

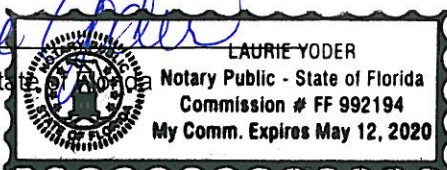
### CURRENT OWNER POWER OF ATTORNEY

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

Sworn to and subscribed before me

this 17th day of November 2016

Notary Public State of Florida



My Commission Expires: \_\_\_\_\_ (Check One)

SIGNATURE OF CURRENT OWNER

PRINT NAME

MENACHEM TENENBAUMS

✓ Personally known to me; OR \_\_\_\_\_

# **1350 HARRISON STREET**

CHABAD OF HOLLYWOOD / DANIA INC

## **PROPOSED PAINT CHIPS AND MATERIALS**



**Benjamin Moore**

**Snow White 2122-70**



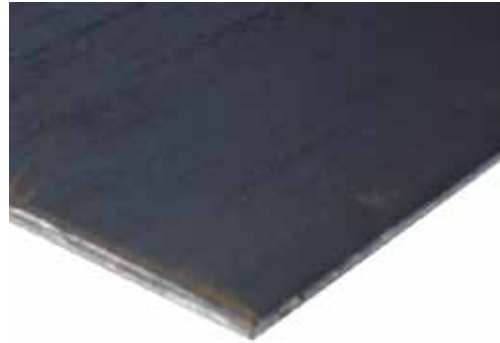
**Benjamin Moore**

**Universal Black 2118-10**

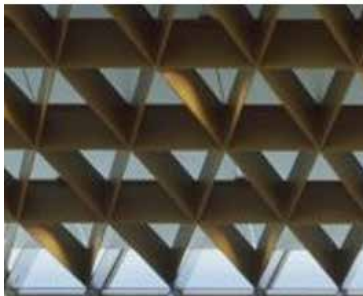
**Jerusalem Stone**



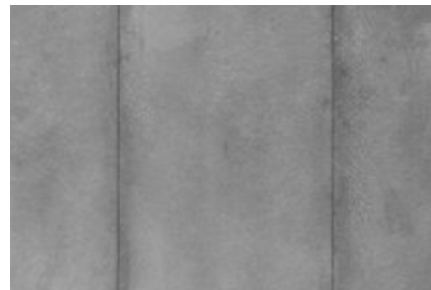
**Hot roll Steel**



**Decorative metal mesh**



**Concrete columns**





RJS APPRAISAL COMPANY  
REAL ESTATE APPRAISERS AND CONSULTANTS

File No. 15-130

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: 15-130

CHABAD OF NE HOLLYWOOD/DANIA INC  
1350 HARRISON STREET  
HOLLYWOOD, FL 33009

Borrower : CHABAD OF NE HOLLYWOOD/DANIA INC  
  
Invoice # : 15-130  
Order Date : 01/15/2015  
Reference/Case # :

**COST APPROACH APPRAISAL**

1350 HARRISON STREET  
HOLLYWOOD, FL 33009

APPRAISAL FEE (COST APPROACH)	\$	175.00
	\$	0.00
		-----
Invoice Total	\$	175.00
State Sales Tax @	\$	0.00
Deposit	(\$	175.00 )
		-----
Amount Due	\$	0.00

Terms: NET 30 DAYS

Please Make Check Payable To:

**RJS APPRAISAL COMPANY**  
4801 S.UNIVERSITY DRIVE, SUITE 244  
DAVIE, FL 33328

Fed. I.D. #: 20-4479348/E&O POLICY # ON FILE

THANK YOU FOR YOUR BUSINESS

COST APPROACH

ESTIMATED SITE VALUE = \$ 282,000

ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:

Dwelling 5,320 Sq. Ft. @ \$ 216.95 = \$ 1,154,174

Sq. Ft. @ \$ 0.00 = 0

= 0

Garage/Carport 0 Sq. Ft. @ \$ 0.00 = 0

Total Estimated Cost New = \$ 1,154,174

Less Physical Functional External

Depreciation 192,754 \$0 \$0 = \$ 192,754

Depreciated Value of Improvements = \$ 961,420

"As-is" Value of Site Improvements SITE IMPROVEMENT = \$ 10,000

INDICATED VALUE BY COST APPROACH = \$ 1,253,400

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):

FIGURES FOR THE COST APPROACH WERE OBTAINED FROM MARSHALL & SWIFT RESIDENTIAL COST ESTIMATOR (SEE ATTACHED REPORT). PHYSICAL DEPRECIATION CALCULATED BY AGE/LIFE METHOD. LAND TO VALUE RATIO AT 22% IS TYPICAL OF THE AREA, AND HAS NO ADVERSE AFFECT ON MARKETABILITY. (EFFECTIVE AGE = 10 YEARS / REMAINING ECONOMIC LIFE = 50 YEARS, BASED ON A 60 YEAR LIFE EXPECTANCY = 16.9% DEPRECIATION)

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
1350 HARRISON STREET		N/A - SALES COMPARISON ANALYSIS NOT DEVELOPED			N/A - SALES COMPARISON ANALYSIS NOT DEVELOPED			N/A - SALES COMPARISON ANALYSIS NOT DEVELOPED		
Address HOLLYWOOD										
Proximity to Subject		X			X			X		
Sales Price	\$ N/A	\$			\$			\$		
Price/Gross Liv. Area	\$ 0.00	\$ 0.00			\$ 0.00			\$ 0.00		
Data and/or Verification Sources	INSPECTION COUNTY REC.	X			X			X		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing		X			X			X		
Concessions		X			X			X		
Date of Sale/Time		X			X			X		
Location	GOOD	X			X			X		
Leasehold/Fee Simple	FEE SIMPLE	X			X			X		
Site	25614 SF.	X			X			X		
View	RESIDENTIAL	X			X			X		
Design and Appeal	COLONIAL	X			X			X		
Quality of Construction	GOOD	X			X			X		
Age	88 YEARS	X			X			X		
Condition	GOOD	X			X			X		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	12 6 4.5	X X X			X X X			X X X		
Gross Living Area	5,320 Sq.Ft.	X Sq.Ft.			X Sq.Ft.			X Sq.Ft.		
Basement & Finished	0 SQ.FT.	X			X			X		
Rooms Below Grade	N/A	X			X			X		
Functional Utility	SATISFACTORY	X			X			X		
Heating/Cooling	CENTRAL A/C	X			X			X		
Energy Efficient Items	NONE	X			X			X		
Garage/Carport	DRIVEWAY	X			X			X		
Porch, Patio, Deck, Fireplace(s), etc.	CV.PORCHES BALCONY	X X			X X			X X		
Fence, Pool, etc.	KNEE WALL	X			X			X		
Add'l features	ELEVATOR	X			X			X		
Net Adj. (total)		X + - \$ 0			+ - \$			+ - \$		
Adjusted Sales Price of Comparable		Gross: Net: \$			Gross: Net: \$			Gross: Net: \$		
Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc. ): AT THE CLIENT'S REQUEST, THE COST APPROACH BY "REPLACEMENT COST" WAS COMPLETED FOR THE SUBJECT PROPERTY. THE SUBJECT'S SQUARE FOOTAGE WAS BASED ON THE APPRAISER'S MEASUREMENTS AS TAKEN ON THE EFFECTIVE DATE OF INSPECTION. *THE CONSTRUCTION QUALITY IS RATED GOOD. *THE OVERALL CONDITION IS RATED GOOD. *PHYSICAL CHARACTERISTICS: CONCRETE BLOCK CONSTRUCTION. CLAY TILE ROOF. ONE CAR PAVED ASPHALT DRIVEWAY. *ADDITIONAL FEATURES INCLUDE: CENTRAL AIR CONDITIONING, SECURITY/SURVEILLANCE SYSTEM. TWO FIRST FLOOR COVERED PORCHES. ENCLOSED PORCH. SECOND FLOOR BALCONY. (*)DEFUNCT ELEVATOR, GIVEN NO VALUE.										
ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Date, Price and Data Source for prior sales within year of appraisal	NO PRIOR SALE NOTED W/IN 1Y. BWRD.TAX REC.									
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: (COST BREAKDOWN OF ADD'L FEATURES) - CENTRAL A/C = \$45,060. SECURITY/SURVEILLANCEALARM = \$5,000.00. KNEE HIGH RETAINING WALL = \$8,000. CVRD.PORCHES/ENCL.PORCH/BALCONY = \$64,565 = \$122,625.00, OF WHICH WAS RECOGNIZED IN THE TOTAL UNIT COST.										
INDICATED VALUE BY SALES COMPARISON APPROACH \$ N/A										
INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A										
This appraisal is made X "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.										
Conditions of Appraisal: NO CONDITIONS OR REPAIRS REQUIRED BY THE APPRAISER.										
Final Reconciliation: DEPRECIATION CALCULATED BY THE AGE/LIFE METHOD - 10/60 = 16.9% DEPRECIATION. EFFECTIVE AGE = 10 YEARS/REMAINING ECONOMIC LIFE = 50 YEARS, BASED ON A 60 YEARS LIFE EXPECTANCY. THE DEPRECIATION FIGURE REPORTED AT \$192,754.00 REPRESENTS THE ESTIMATED COST TO CURE THE DEPRECIATION TO BRING THE SUBJECT PROPERTY TO "NEW" CONDITION.										
The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 06/93 ).										
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF FEBRUARY 06, 2015 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ N/A.										
APPRaiser: Signature SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature										
Name BARRY S. LEVENBAUM/CERT.RES.RD3511 Name										
Date Report Signed MARCH 01, 2015 Date Report Signed										
State Certification # CERT.RES.RD3511 State FL State										
Or State License # State Or State License # State										

RECONCILIATION



## DIMENSION LIST ADDENDUM

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		

GROSS BUILDING AREA (GBA)		<u>5,320</u>
GROSS LIVING AREA (GLA)		<u>5,320</u>
Area(s)	Area	% of GLA      % of GBA
Living	<u>5,320</u>	<u>100.00</u>
Level 1	<u>2,728</u>	<u>51.28</u> <u>51.28</u>
Level 2	<u>2,592</u>	<u>48.72</u> <u>48.72</u>
Level 3	<u>0</u>	<u>0.00</u> <u>0.00</u>
Other	<u>1,400</u>	<u>26.32</u> <u>26.32</u>
Basement	<input type="checkbox"/> <u>0</u>	<u>          </u>
Garage	<input type="checkbox"/> <u>0</u>	<u>          </u>
	<input type="checkbox"/> <u>          </u>	<u>          </u>

Area Measurements					Area Type						
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
<u>17.00</u>	x	<u>8.00</u>	x	<u>1.00</u> = <u>136.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>73.00</u>	x	<u>32.00</u>	x	<u>1.00</u> = <u>2,336.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>32.00</u>	x	<u>8.00</u>	x	<u>1.00</u> = <u>256.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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<u>81.00</u>	x	<u>32.00</u>	x	<u>1.00</u> = <u>2,592.00</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		



FRONT VIEW  
OF SUBJECT PROPERTY



REAR VIEW  
OF SUBJECT PROPERTY



LEFT SIDE VIEW OF  
SUBJECT PROPERTY



RIGHT SIDE VIEW OF  
SUBJECT PROPERTY



Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		



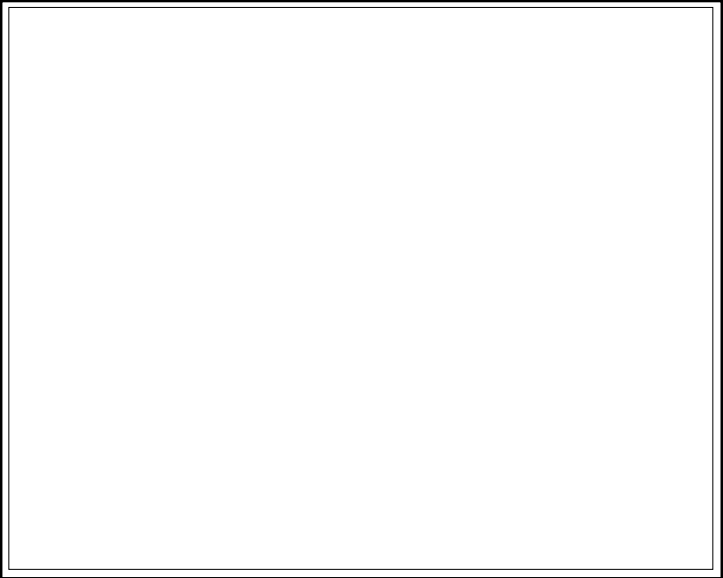
STREET SCENE  
LOOKING SOUTH ALONG S 14TH AVENUE



STREET SCENE  
LOOKING WEST ON HARRISON STREET



AERIAL VIEW OF SUBJECT PROPERTY



INTENTIONALLY LEFT BLANK

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC	File No.: 15-130
Property Address: 1350 HARRISON STREET	Case No.:
City: HOLLYWOOD	State: FL Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC	



FIRST FLOOR KITCHEN



SECOND FLOOR KITCHEN #1



SECOND FLOOR KITCHEN #2



INTERIOR ROOM - FIRST FLOOR



Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		



INTERIOR ROOM - FIRST FLOOR



FIRST FLOOR BEDROOM

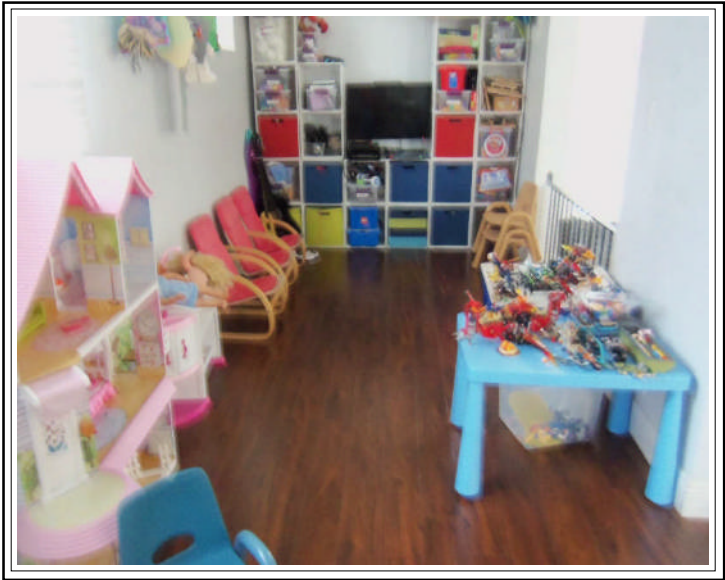


FIRST FLOOR BEDROOM



LIVING ROOM - SECOND FLOOR

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC	File No.: 15-130
Property Address: 1350 HARRISON STREET	Case No.:
City: HOLLYWOOD	State: FL Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC	



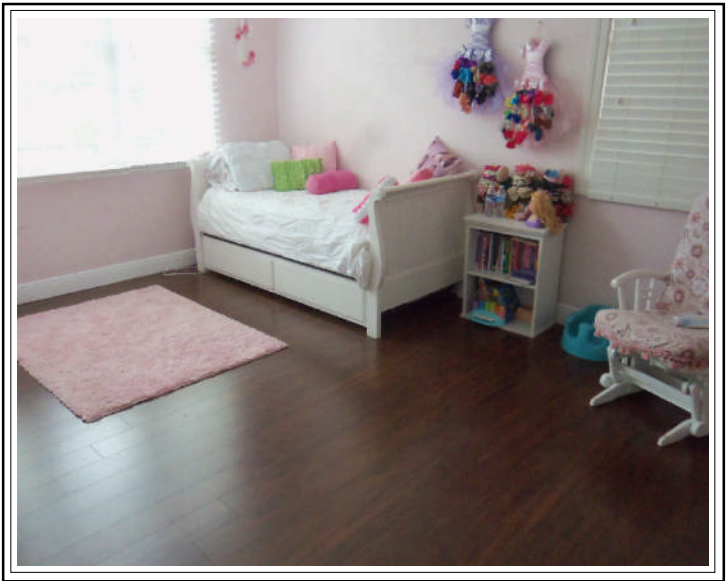
REC ROOM - SECOND FLOOR



BEDROOM - SECOND FLOOR



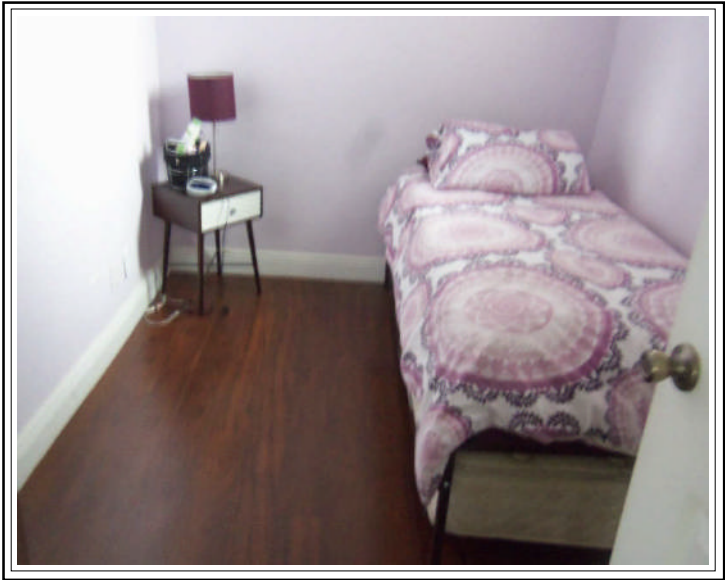
BEDROOM - SECOND FLOOR



BEDROOM - SECOND FLOOR



Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		



BEDROOM - SECOND FLOOR



HALF BATHROOM - FIRST FLOOR

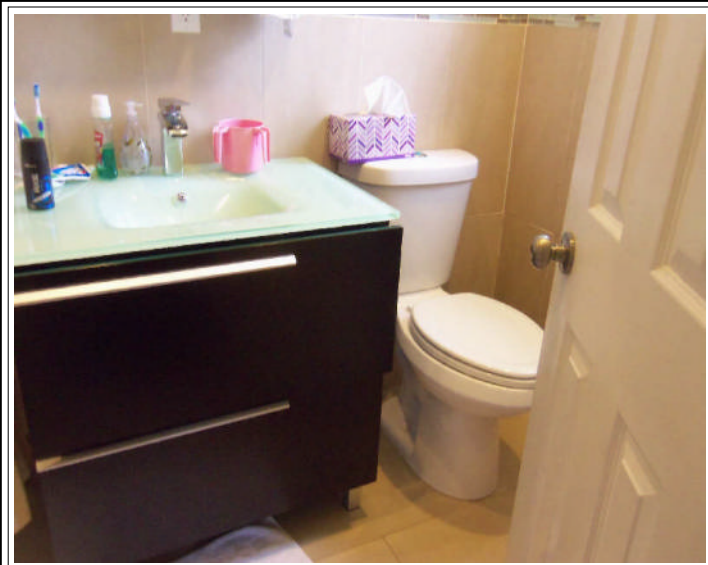


BATHROOM - FIRST FLOOR

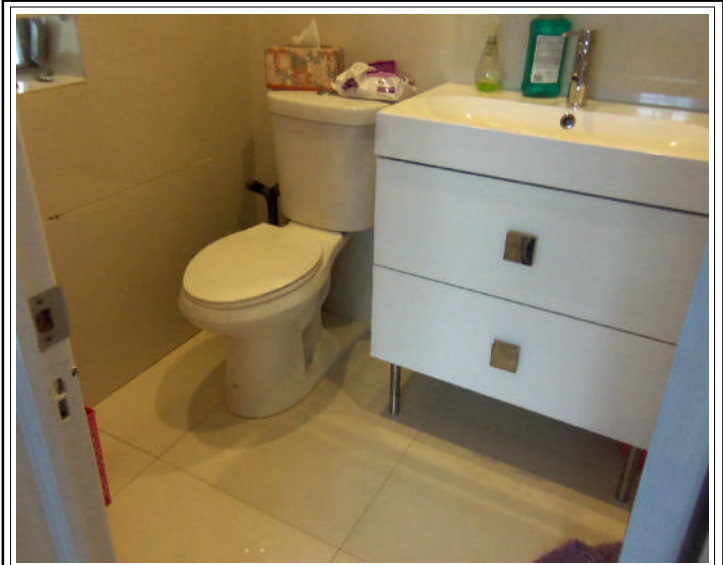


BATHROOM - SECOND FLOOR

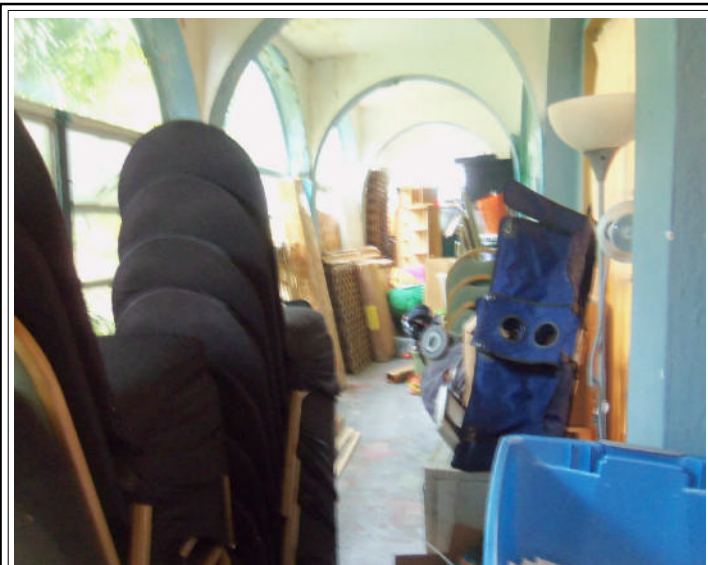
Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		



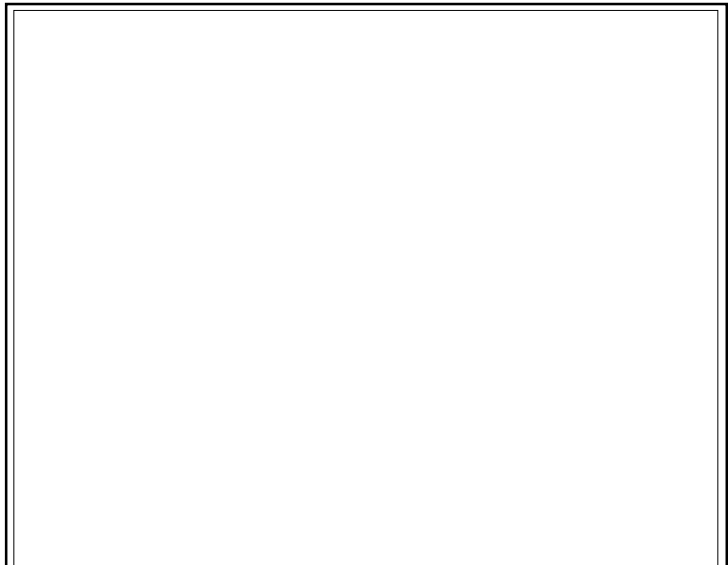
BATHROOM - SECOND FLOOR



BATHROOM - SECOND FLOOR



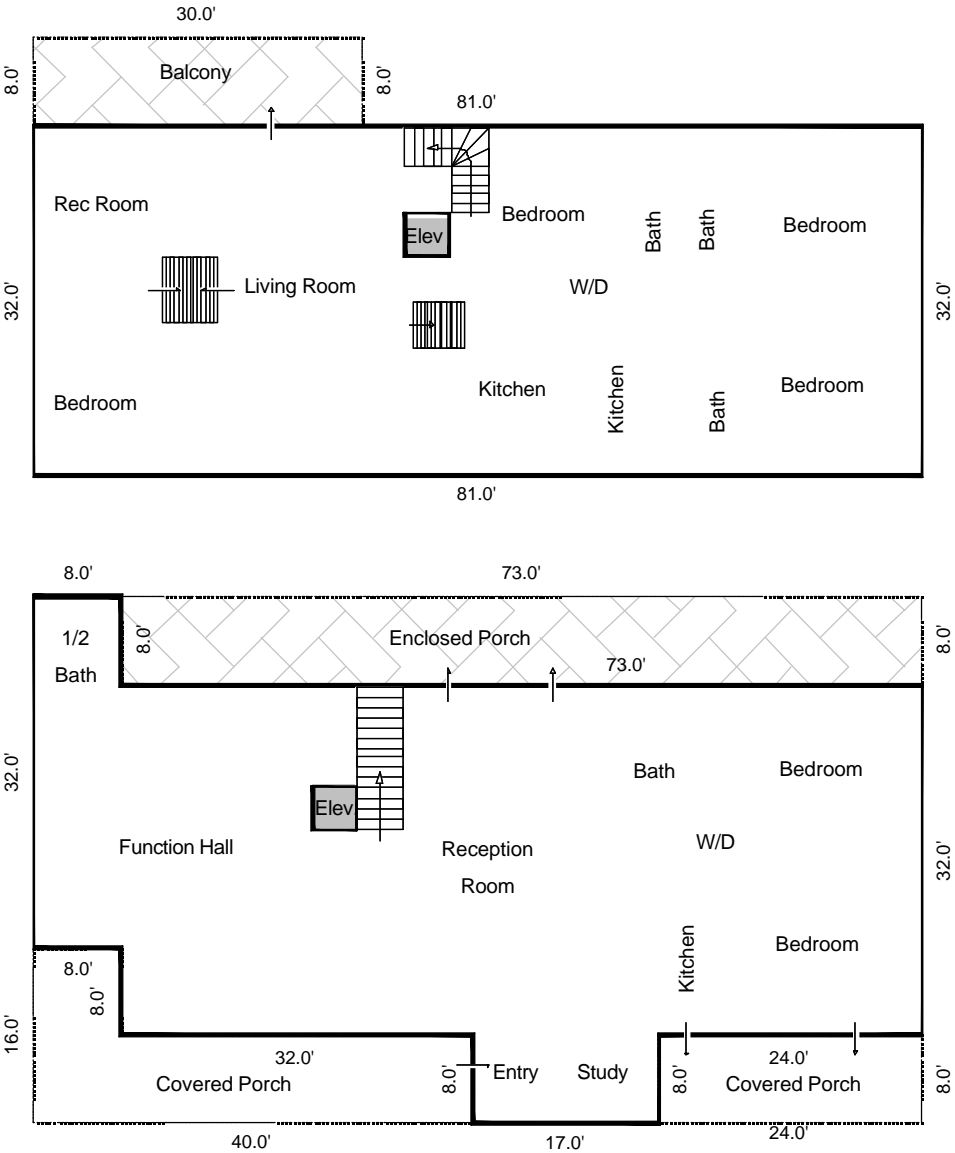
ENCLOSED PORCH



INTENTIONALLY LEFT BLANK

FLOORPLAN SKETCH

BORROWER: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		



Seabhy/ApeX/™

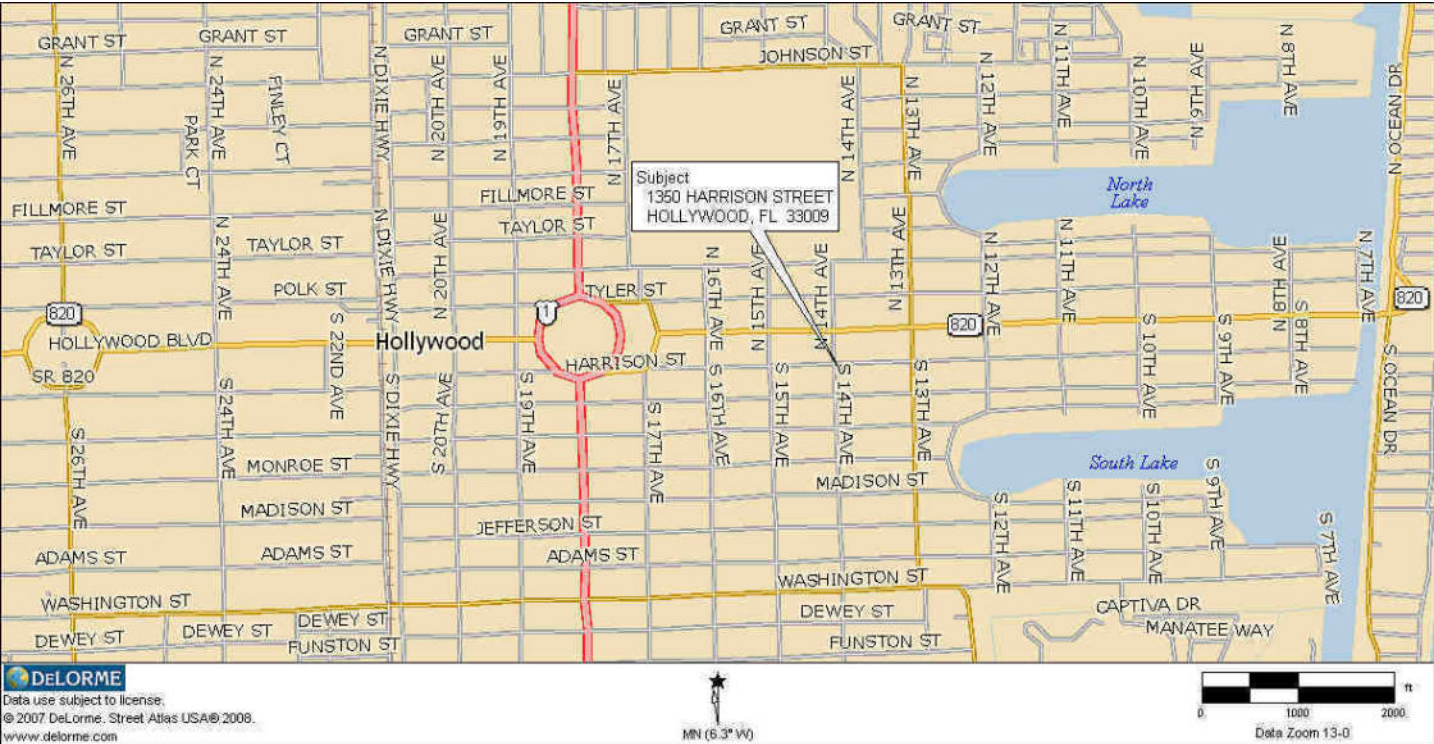
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2728.0	2728.0
GLA2	Second Floor	2592.0	2592.0
P/P	Covered Porch	384.0	
	Covered Porch	192.0	
	Enclosed Porch	584.0	
	Balcony	240.0	1400.0
Net LIVABLE Area		(Rounded)	5320

LIVING AREA BREAKDOWN			Subtotals
Breakdown			
First Floor			
8.0	x	17.0	136.0
32.0	x	73.0	2336.0
8.0	x	32.0	256.0
Second Floor			
32.0	x	81.0	2592.0
4 Items			(Rounded) 5320

LOCATION MAP

BORROWER: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		





# STANDARD REPORT

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC	File No.: 15-130
Property Address: 1350 HARRISON STREET	Case No.:
City: HOLLYWOOD	State: FL
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC	Zip: 33009

<https://www.swiftestimator.com/main/re/reports/html.asp>

## Standard Report

Estimate ID	Harrison Street
Property Owner	Chabad of NE Hollywood/Dania
Address	1350 Harrison Street
City	Hollywood
State/Province	FL
ZIP/Postal Code	33009
Surveyed By	RJS Appraisal Company
Survey Date	2/6/2015
Appraisal For	Replacement Cost - New
Single-family Residence	Floor Area 5320 Square Feet
Effective Age	10
Cost as of	03/2015
Style	Two Story
Exterior Wall	Masonry, Concrete Block 100%
Plumbing Fixtures	14
	Quality 4 Good
	Condition 4 Good

### Cost Data

Description	Units	Unit Cost	Total
Base Cost	5,320	\$112.61	\$599,085
Plumbing Fixtures	14	\$4,326.00	\$60,564
Clay Tile	5,320	\$14.21	\$75,597
Raised Subfloor	5,320	\$24.21	\$128,797
Floor Cover Allowance	5,320	\$14.56	\$77,459
Floor Cover Allowance	5,320	\$14.56	\$77,459
Forced Air Furnace	5,320	\$8.47	\$45,060
Appliance Allowance	1	\$12,669.00	\$12,669
Basic Structure Total Cost	5,320	\$202.39	\$1,076,690
Raised Slab Porch	576	\$28.40	\$16,358
Enclosed Porch, Knee Walls w/ Glass	584	\$104.71	\$61,151
Subtotal Extras			\$77,509
Replacement Cost New	5,320	\$216.95	\$1,154,199
Physical + Functional Depreciation 16.7%			\$192,754
Total Depreciated Cost			\$961,445
Total			\$961,445

Cost data by Marshall & Swift, L.P.

### Remarks

The subject consists of good construction quality, and is deemed to be in overall good condition. Clay tile roof, kitchens, bathrooms, flooring, electrical, plumbing & air conditioning, all replaced within the past four (4) years as per homeowner.

\*\*\*Except for items and costs listed under "Addition Details," this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.\*\*\*



# DATA ENTRY REPORT

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC	File No.: 15-130
Property Address: 1350 HARRISON STREET	Case No.:
City: HOLLYWOOD	State: FL
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC	Zip: 33009

<https://www.swiftestimator.com/main/re/reports/html.asp>

## Data Entry Report

Estimate ID	Harrison Street
Property Owner	Chabad of NE Hollywood/Dania
Address	1350 Harrison Street
City	Hollywood
State/Province	FL
ZIP/Postal Code	33009
Surveyed By	RJS Appraisal Company
Survey Date	2/6/2015
Appraisal For	Replacement Cost - New

### Comment

Replacement Cost New \$1,154,199  
Total Depreciated Cost \$961,445  
Total \$961,445

### Building Data

Residence Type	Single-family Residence
Style	Two Story
Total Floor Area	5320
Quality	4 Good
Condition	4 Good
Type	Age/Life (Straight Line)
Cost as of	03/2015
Effective Age	10

### Component Data

Component	Units / %	Quality	Depreciation
Exterior Walls	100		
163 Masonry, Concrete Block			
Roofing	100		
203 Clay Tile			
Heating/Cooling	100		
309 Forced Air Furnace			
Floor Cover		4	
402 Automatic Floor Cover Allowance			
402 Automatic Floor Cover Allowance			
Appliances			
502 Automatic Appliance Allowance			
Miscellaneous	14		
601 Plumbing Fixtures (#)	100		
622 Raised Subfloor (% or SF)			
Porch/Deck	576		
902 Raised Slab Porch (SF)	584		
908 Enclosed Porch (SF), Knee Walls w/ Glass			

### Remarks

The subject consists of good construction quality, and is deemed to be in overall good condition. Clay tile roof, kitchens, bathrooms, flooring, electrical, plumbing & air conditioning, all replaced within the past four (4) years as per homeowner.

### Additions

Type	Description	Units	Cost	Depreciation	LM	Trend	Base Date
------	-------------	-------	------	--------------	----	-------	-----------

### Cost Adjustment

Local Multiplier	2	Local Multiplier Adjustment	0 (Default)
Architect's Fees	3.6 (Default)	Rounding Value	0 (Default)

DEPRECIATION REPORT

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
Lender: CHABAD OF NE HOLLYWOOD/DANIA INC		

<https://www.swiftestimator.com/main/re/reports/html.asp>

Depreciation Report

Single-family Residence	Floor Area 5320 Square Feet
Effective Age 10	Quality 4 Good
Cost as of 03/2015	Condition 4 Good
Style Two Story	
Exterior Wall Masonry, Concrete Block 100%	
Plumbing Fixtures 14	

Cost Data	Units	Unit Cost	Cost New	Depr	Depr Cost
Description					
Base Cost	5,320	\$112.61	599,085	100,049	\$499,036
Plumbing Fixtures	14	\$4,326.00	60,564	10,114	\$50,450
Clay Tile	5,320	\$14.21	75,597	12,625	\$62,972
Raised Subfloor	5,320	\$24.21	128,797	21,509	\$107,288
Floor Cover Allowance	5,320	\$14.56	77,459	12,936	\$64,523
Floor Cover Allowance	5,320	\$14.56	77,459	12,936	\$64,523
Forced Air Furnace	5,320	\$8.47	45,060	7,525	\$37,535
Appliance Allowance	1	\$12,669.00	12,669	2,116	\$10,553
Basic Structure Total Cost	5,320	\$202.39	1,076,690	179,810	\$896,880
Raised Slab Porch	576	\$28.40	16,358	2,732	\$13,626
Enclosed Porch, Knee Walls w/ Glass	584	\$104.71	61,151	10,212	\$50,939
Subtotal Extras			77,509	12,944	\$64,565
Replacement Cost New	5,320	\$216.95	1,154,199		
Physical + Functional Depreciation 16.7%				192,754	\$961,445
Total Depreciated Cost				192,754	\$961,445
Total			1,154,199	192,754	\$961,445

Cost data by Marshall & Swift, L.P.

Remarks

The subject consists of good construction quality, and is deemed to be in overall good condition. Clay tile roof, kitchens, bathrooms, flooring, electrical, plumbing & air conditioning, all replaced within the past four (4) years as per homeowner.

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COST BASIS WORKSHEET

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC

File No.: 15-130

Property Address: 1350 HARRISON STREET

Case No.:

City: HOLLYWOOD

State: FL

Zip: 33009

Lender: CHABAD OF NE HOLLYWOOD/DANIA INC

<https://www.swiftestimator.com/main/re/reports/1007.asp?t=142526...>



SQUARE FOOT APPRAISAL FORM

For subscribers using the Residential Cost Handbook and/or Estimating Pro

Estimate Number: Harris

Property Owner Chabad of NE Hollywood/Dania

Date 2/6/2015

Address 1350 Harrison Street

Surveyed By RJS Appraisal Company

City Hollywood

Cost as of March, 2015

State/Province FL

Zip/Postal Code 33009

Appraisal For Replacement Cost - New

Type Single-family Residence

Quality 4.00 Good

Total Floor Area

Style Two Story 100%

Number of Units

Exterior Walls Masonry, Concrete Block 100%

Interior Wall Height

Basement Depth

				Region I Western I Central I Eastern			
Age	10	Condition	4.00 Good	Factor	Quantity	Cost	Ext
1. COMPUTE RESIDENCE BASIC COST				Wall height Factor X Floor Area X Selected Sq. Ft. Cost	1.000	5,320	80.94 \$
Square Foot and Lump Sum Adjustments							+ -
2. Roofing Clay Tile					5,320	4.59	+ -
3. Energy <input type="checkbox"/> Mild   Moderate   Extreme   Superinsulated					5,320	(1.49)	-
4. Foundation <input type="checkbox"/> Mild   Moderate   Extreme Hillside: <input type="checkbox"/> Flat   Moderate   Steep					5,320	(2.14)	-
5. Seismic <input type="checkbox"/> None   1   2   3   4 Wind: <input type="checkbox"/> No   Yes							
6. Subfloor Raised Subfloor							
7. Floor Insulation <input type="checkbox"/> Mild   Moderate   Extreme							
8. Floor Cover see detail sheet					10,640	7.07	+ -
9. Plaster Interior							
10. Heating/Cooling Forced Air Furnace							
11. Plumbing Fixtures Total 14 Base 11					3	2,100.00	+ -
12. Plumbing Rough-ins Total 0 Base 1					(1)	670.00	-
13. Dormers							
14. Fireplaces							
15. Built-in Appliances Appliance Allowance							
16. SUBTOTAL: ADJUSTED RESIDENCE COST: Total of Lines 1 to 15.					5,320	98.25	\$
17. Basement							
18. Porches, Decks, Breezeways, etc. see detail sheet					1,160	32.44	+ -
19. Balconies							
20. Exterior Stairways							
21. SUBTOTAL RESIDENCE COST: Total of lines 16 and 20.					5,320	105.33	\$
22. Garages/Carports							
23. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Total of Lines 21 and 22.					5,320	105.33	\$
24. Multipliers Current Cost (1.03) X Local (2.00) X Other (1.00)							
25. Additional Components							
26. TOTAL BUILDING COST NEW: Total of Line 23 x Line 24 + Line 25.					5,320	216.97	\$
27. Depreciation: Physical and Functional							
28. External and/or Excessive Functional Obsolescence							
29. Additional Depreciation							
30. TOTAL DEPRECIATED COST: Line 26 - line 27 to 29.					5,320	180.74	\$
31. Yard Improvements							
32. Miscellaneous							
33. Land/Site Value							

## COST BASIS WORKSHEET

Borrower: CHABAD OF NE HOLLYWOOD/DANIA INC

File No.: 15-130

Property Address: 1350 HARRISON STREET

Case No.:

City: HOLLYWOOD

State: FL

Zip: 33009

Lender: CHABAD OF NE HOLLYWOOD/DANIA INC

<https://www.swiftestimator.com/main/re/reports/1007.asp?t=142526...>

Estimate Number: Harr

[illegible]

## NOTES AND COMPUTATIONS

\*\*\*Except for items and costs listed under "Addition Details," this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.\*\*\*

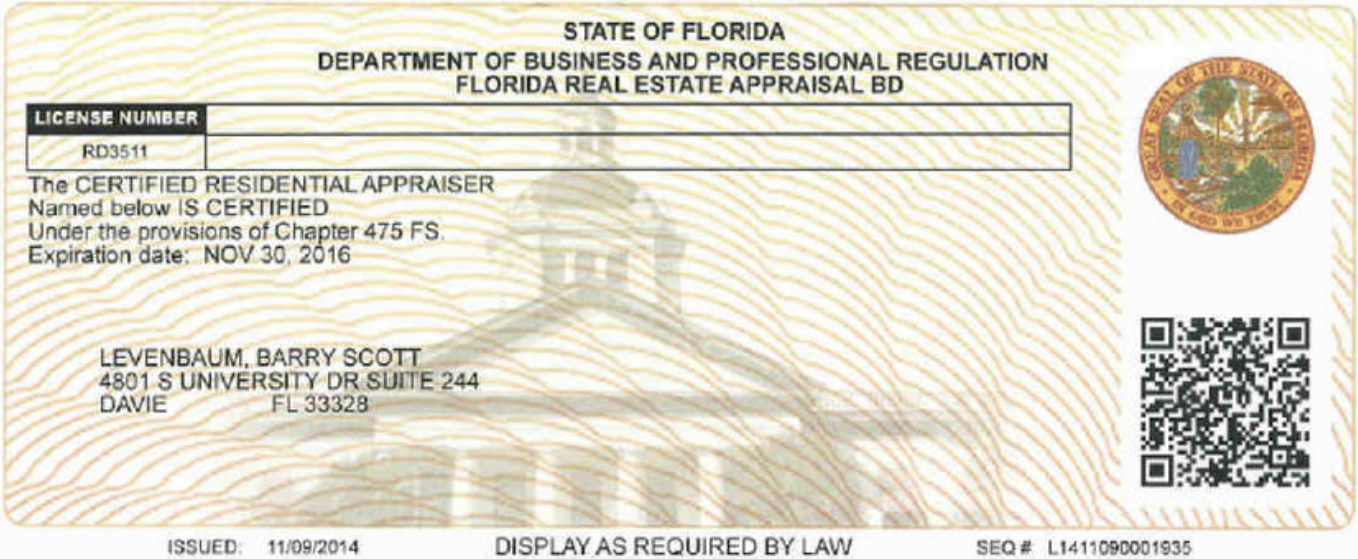
APPRAISER'S LICENSE #RD3511

BORROWER: CHABAD OF NE HOLLYWOOD/DANIA INC		File No.: 15-130
Property Address: 1350 HARRISON STREET		Case No.:
City: HOLLYWOOD	State: FL	Zip: 33009
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RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY





# CHABAD OF HOLLYWOOD

COLORED ELEVATION

A colored architectural elevation drawing of a building. The building features a mix of materials including brick, stone, and wood. It has a prominent arched entrance with a wooden door, several arched windows, and a large arched window on the right side. A person is visible sitting on a bench in the foreground on the right.

## An aerial photograph of a city grid, likely San Francisco, showing a dense arrangement of buildings and streets. A red pin is placed on the grid, with the text "350 Harrison St." next to it. The surrounding area includes a large green park-like area and a body of water.

CONTACT: MR. JOSEPH B. KALLER  
ADDRESS: 2417 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33019  
PHONE: (954) 920-5746  
FAX: (954) 926-2841  
EMAIL: joseph@kallerarchitects.com

# T-1.0



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 WALL  
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**  
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 RECORDS BOOK  
PC POINT OF CURVATURE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PG PAGE  
PRC POINT OF REVERSE CURVE  
PRM PERMANENT REFERENCE MONUMENT  
PT POINT OF TANGENCY  
FN FOUND NAIL  
FN&D FOUND NAIL & DISC  
FP&L FLORIDA POWER AND LIGHT RECORD  
RAD RADIAL  
SN&D SET NAIL & DISC # 5495  
SP SCREENED PORCH  
SP&C SET 1/2" PIN & CAP # 5495

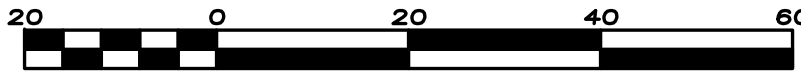
LEGEND

☐ CABLE JUNCTION BOX  
☐ CATCH BASIN  
● CLEAN OUT  
⊗ CONTROL VALVE  
⊗ ELECTRIC SERVICE  
⊗ FIRE HYDRANT  
☐ FP&L PAD

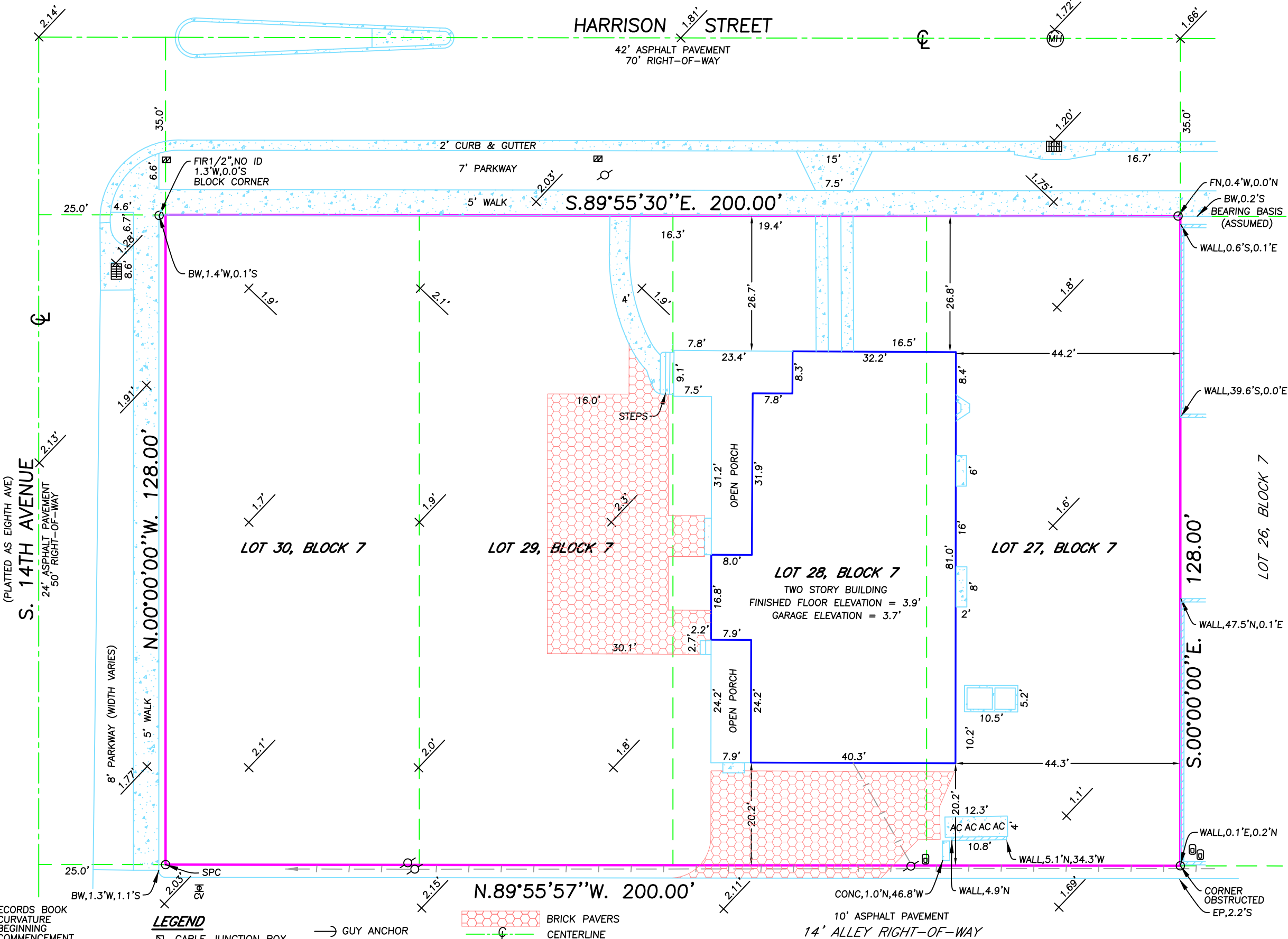
→ GUY ANCHOR  
⊗ MANHOLE  
☐ POOL EQUIPMENT  
⊗ POWER/LIGHT POLE  
⊗ SPRINKLER SYSTEM  
⊗ WATER METER  
⊗ WATER VALVE  
⊗ WELL

BRICK PAVERS  
CENTERLINE  
CONCRETE/CHAT  
CONCRETE WALL  
ELEVATION  
METAL FENCE  
OVERHEAD WIRES  
WOOD DECK/DOCK  
WOOD FENCE

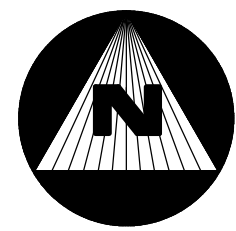
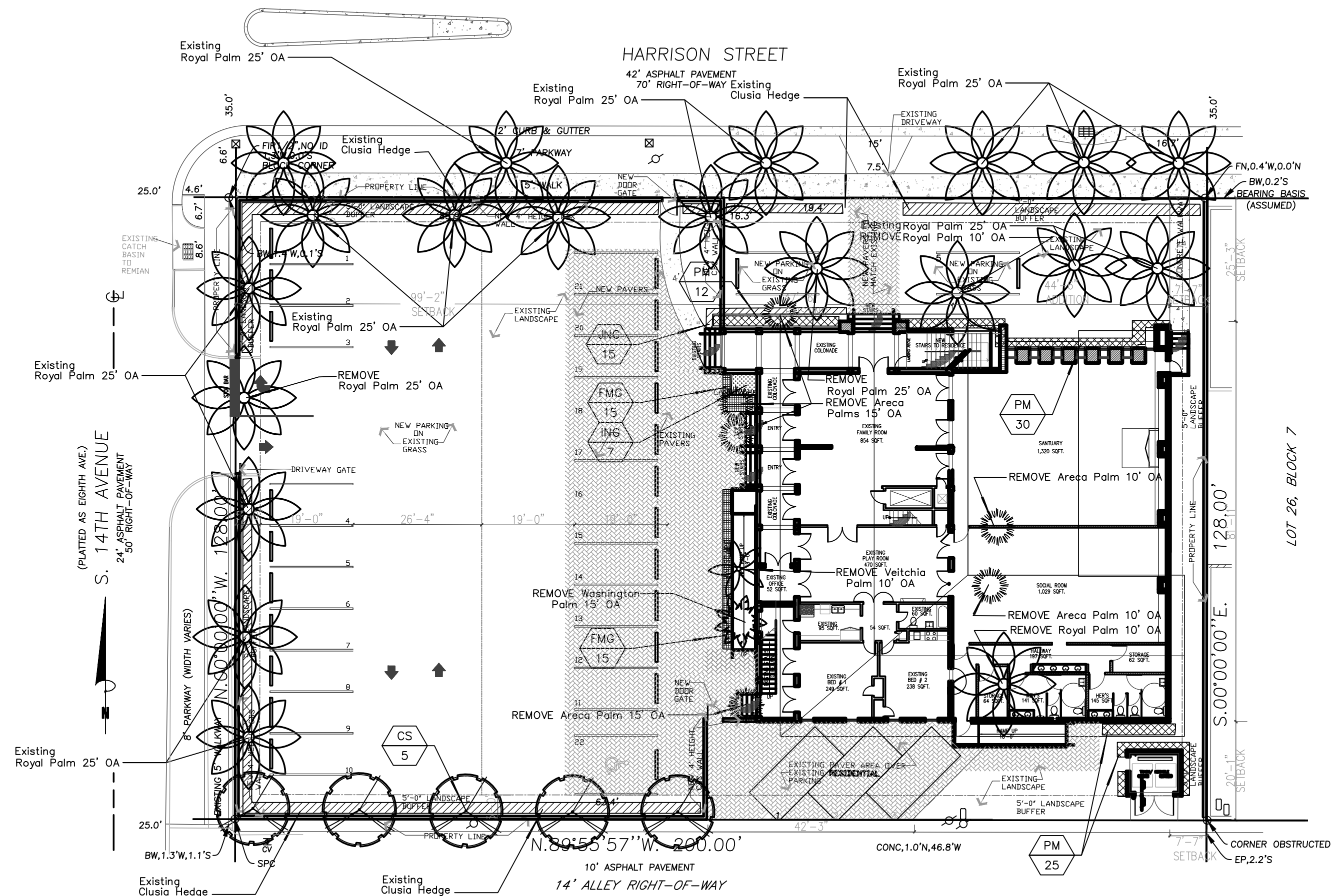
**BENCHMARK OF ORIGIN:**  
BROWARD COUNTY ENGINEERING  
DEPARTMENT BENCHMARK #1915  
ELEVATION = 1.67' (NAVD 88)



Scale 1" = 20'

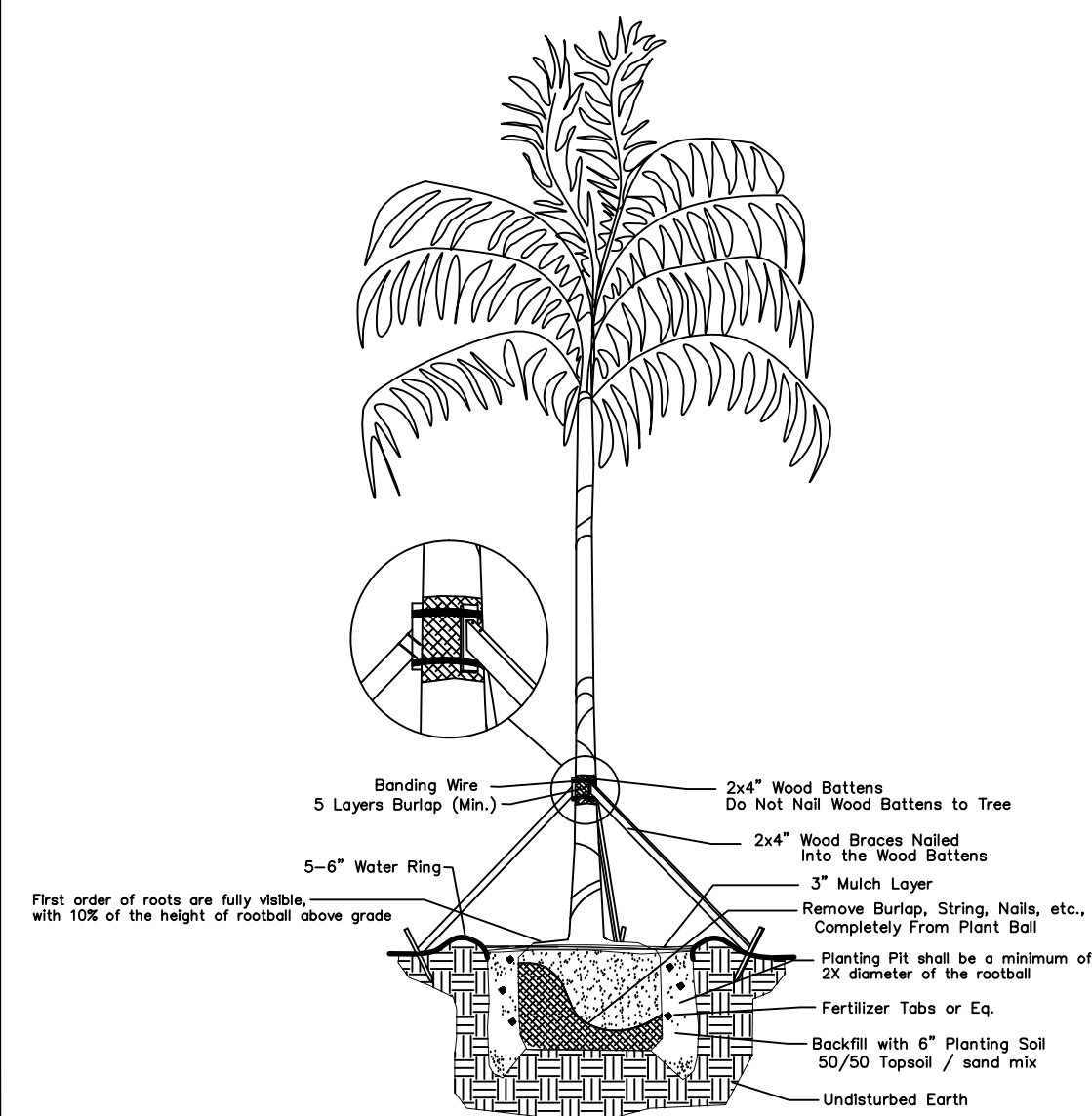






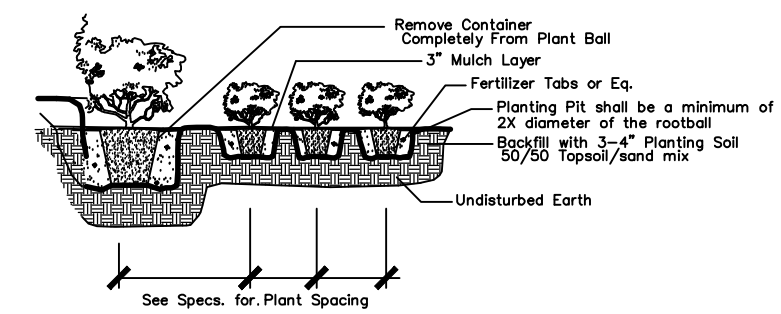
## PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'



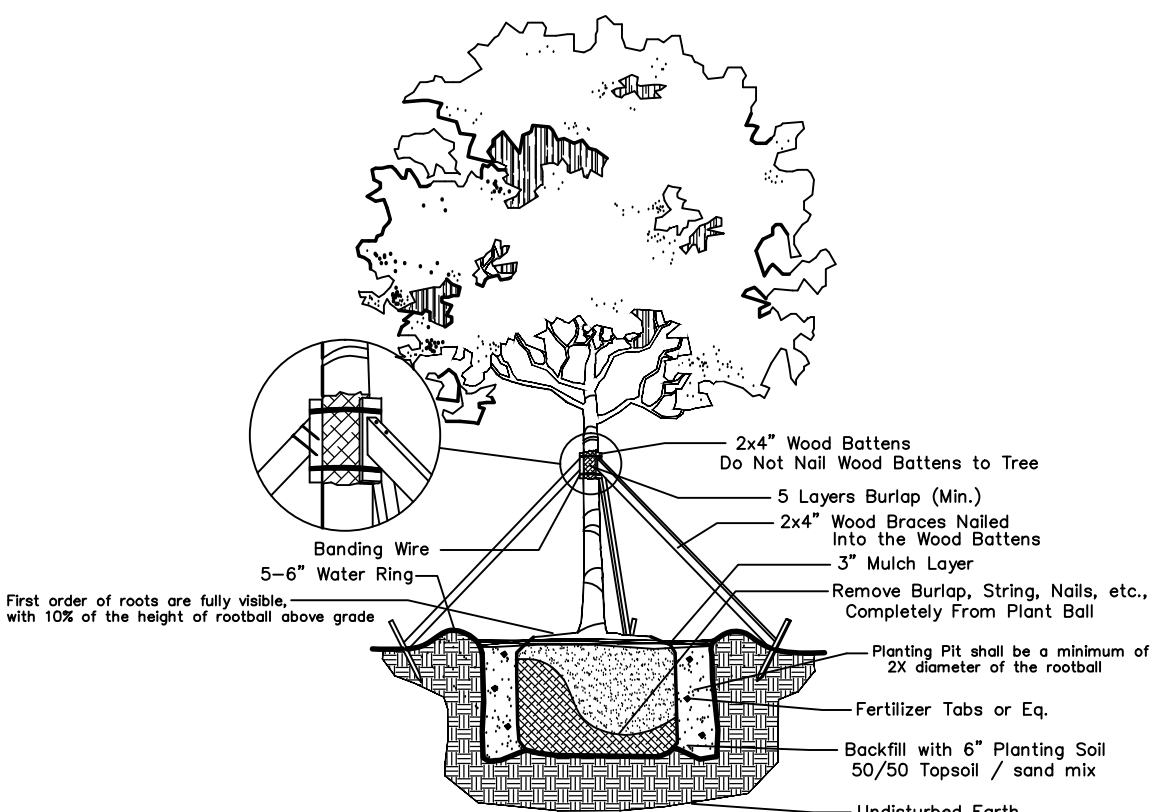
Palm Planting Detail

Not to Scale



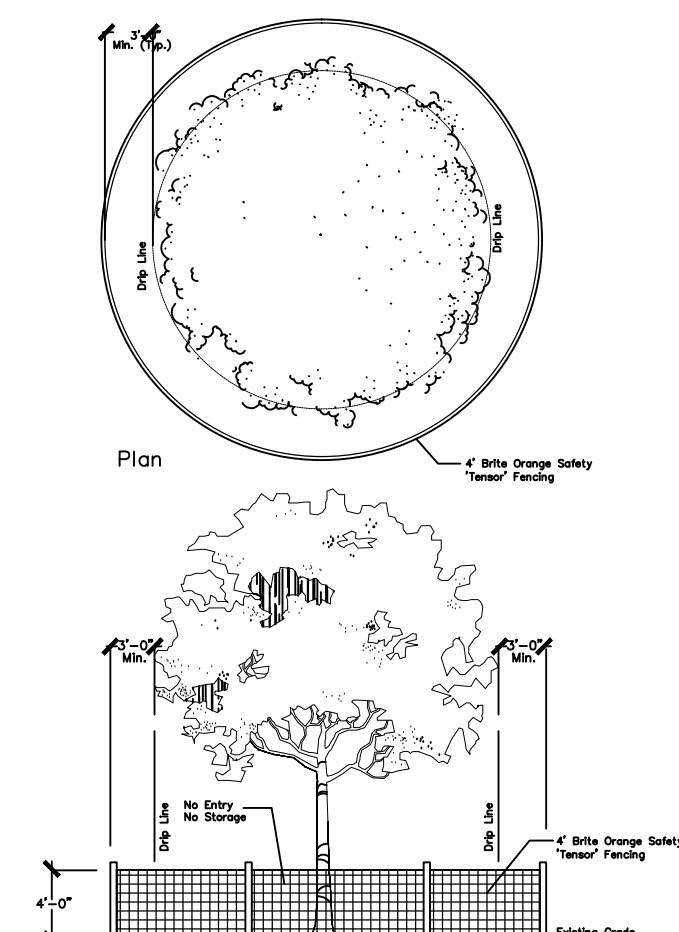
Shrub & Ground Cover Planting Detail

NTS



Large Tree Planting Detail

NTS



Existing Tree(s) Protection Detail

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, 2-1/2" Cal, 10-12' OA

## ACCENTS / SHRUBS / GROUND COVERS

ING		V	7	Ixora 'nora grant' / Ixora	3 Gal., 24" OA, 2' OC
FMG		V	30	Ficus macrocarpa Green Island / Green Island Ficus	3 Gal., 24" OA, 2' OC
JNC	(N)	V	15	Juniperus conferta / Blue Rug Juniper	3 Gal., 24" OA, 2' OC
PM		V	67	Podocarpus macrophyllus / Podocarpus	3 Gal., 24" OA, 2' OC

## MISCELLANEOUS

SOD			Stenotaphrum secundatum / St. Augustine 'Floratan'	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 warranted 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 'Floratan' 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.

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

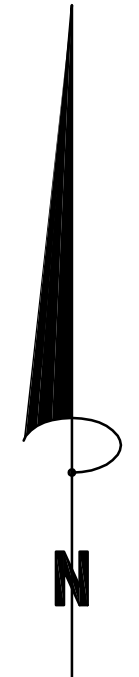
11-17-16



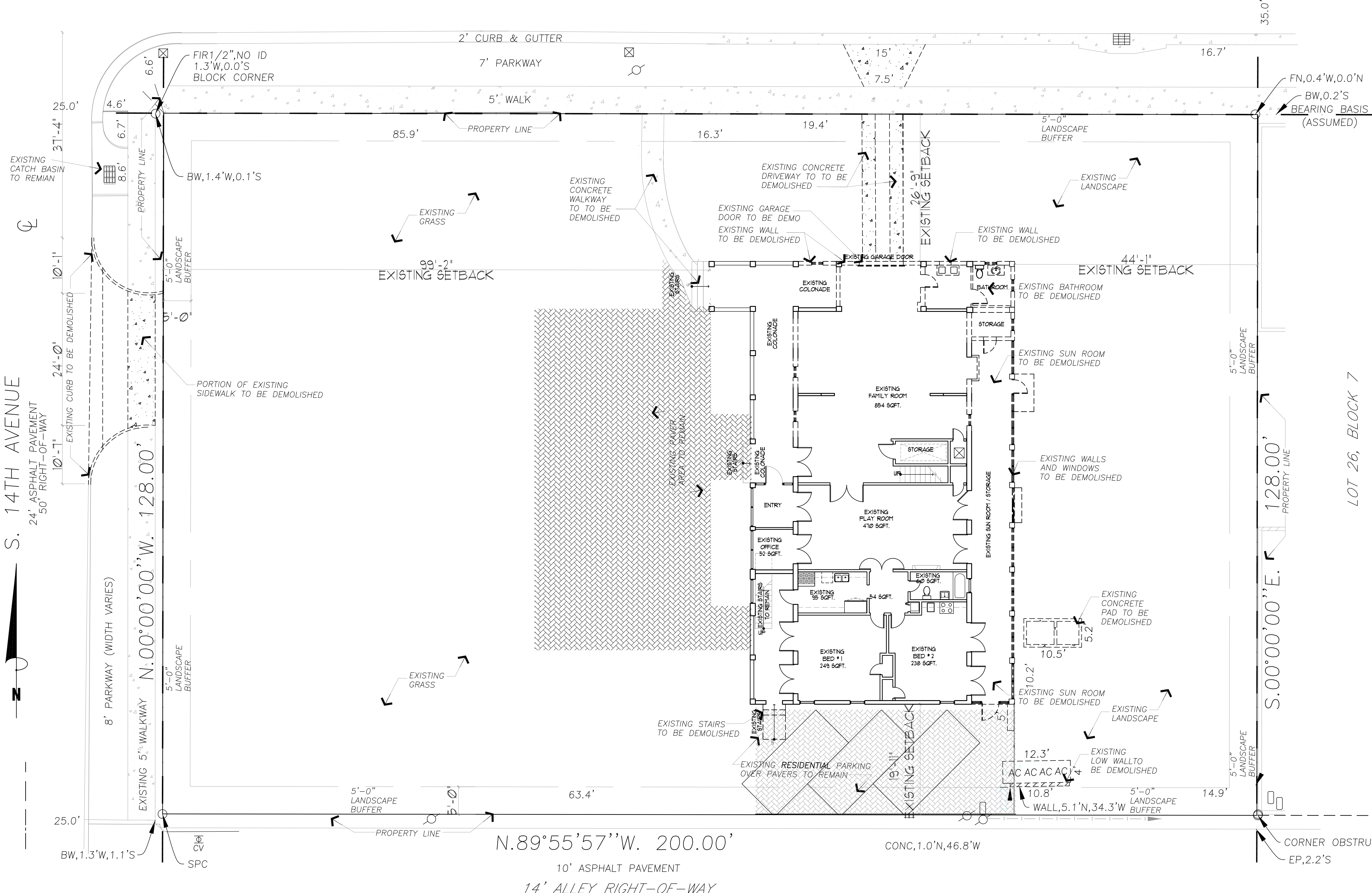
TONNING & ASSOCIATES, INC.  
Landscape Architecture & Land Planning  
Landscape Architect - Florida License #6666709  
4855 NW 92 Terrace  
Coral Springs, Florida 33067  
Tel. 561-414-8269 Email: wtonning@tonningandassociates.com



(PLATTED AS EIGHTH AVE.)  
**S. 14TH AVENUE**  
24' ASPHALT PAVEMENT  
50' RIGHT-OF-WAY



EXISTING  
CATCH BASIN  
TO REMIAN



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**NOT FOR  
CONSTRUCTION**

JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE  
**1350 HARRISON STREET  
HOLLYWOOD, FLORIDA  
33019**

SHEET TITLE  
**SITE PLAN DEMO**

REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 09160  
DATE: 06-17-16  
DRAWN BY: GMV  
CHECKED BY: JBK

SHEET

**SP-D**





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





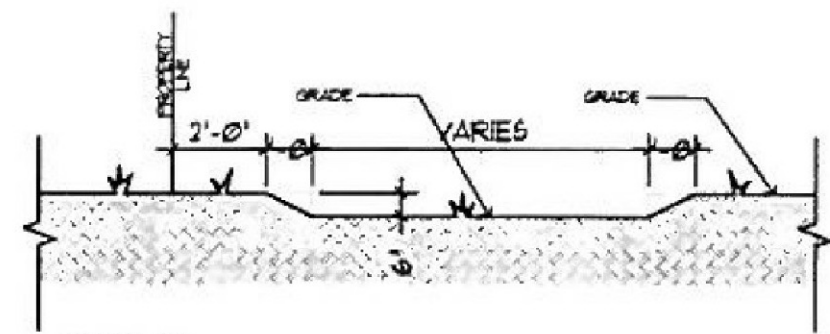
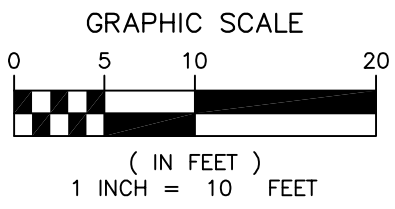


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(PLATED AS EIGHTH AVE.)  
S. 14TH AVENUE  
24' ASPHALT PAVEMENT  
50' RIGHT-OF-WAY

HARRISON STREET

42' ASPHALT PAVEMENT  
70' RIGHT-OF-WAY



DETAIL 1  
DRY-RETENTION AREA CROSS SECTION

1 DETAIL 1  
N.T.S.

LEGAL DESCRIPTION:

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

PROPERTY ADDRESS:

1350 HARRISON STREET  
HOLLYWOOD, FL 33019

AREA CALCULATIONS

1)- TOTAL SITE	25,600 SF.
2)- BUILDING FOOTPRINT	3,928 SF.
PROPOSED PAVERS	(3,928 SF. / 2) = 1,964 SF.
3)- PERVIOUS/IMPERVIOUS:	
IMPERVIOUS LOT AREA:	5,505 SF. 21.16 %
PERVIOUS LOT AREA:	19,100 SF. 78.84 %
TOTAL 25,293 SQ. FT.	100.00 %

DRAINAGE REQUIRED

1)- 1/2" RAINFALL OVER ENTIRE SITE  
25,600 X 0.41 = 10,576 CF.  
STORAGE REQUIRED = 10,576 CF.  
PROVIDED STORAGE = 10,576 CF.

GENERAL NOTES:

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PLANTATION, FDOT, AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE. THE CONTRACTOR SHALL FOLLOW ALL PERMIT REQUIREMENTS.

CONTRACTOR TO BE TOTALLY RESPONSIBLE FOR MAINTENANCE OF TRAFFIC AND SAFETY OF MOTORISTS AND PEDESTRIANS USING THE SITE, ADJACENT STREETS, SIDEWALKS, AND ROADWAYS, DURING CONSTRUCTION. MAINTENANCE AND SAFETY PROCEDURES SHALL CONFORM TO MUTCD AND OSHA REQUIREMENTS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND OBTAIN A SUNSHINE CERTIFICATION NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

THE LOCATION, SIZE AND MATERIAL OF THE EXISTING FACILITIES AND TOPOGRAPHY HAVE BEEN RECORDED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES AND TOPOGRAPHY SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL VERIFY THROUGH VACCUUM EXTRACTION AND TEST HOLE METHODS, THE ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES SHOWN OR NOT SHOWN PRIOR TO BEGINNING CONSTRUCTION, SUFFICIENTLY AHEAD OF HIS CONSTRUCTION SCHEDULE. ANY AND ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER SUFFICIENTLY AHEAD OF CONSTRUCTION, TO ALLOW THE ENGINEER AMPLE RE-DESIGN TIME. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR TO SPOT-DIG AND LOCATE EXISTING UTILITIES AS DIRECTED BY THE ENGINEER, AT NO ADDITIONAL COST.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL LINES AND GRADES TOGETHER WITH ALL REFERENCE POINTS AS REQUIRED UNDER THIS CONTRACT. ALL REQUIRED LAYOUT SHALL BE DONE USING A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE LINES AND GRADES SHALL BE SUBJECT TO ANY CHECKING THE OWNER OR ENGINEER MAY DECIDE NECESSARY. NO SEPARATE COST ITEM IS PROVIDED FOR THIS WORK, THE COST OF WHICH SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE BID PRICE.

THE CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ANY ERRORS OR CONFLICTS TO THE ENGINEER.

THE CONTRACTOR SHALL REPLACE IN KIND ALL ITEMS DAMAGED BY HIS OPERATIONS, TO THE SATISFACTION OF THE ENGINEER, AT NO COST.

ALL INFORMATION REGARDING EXISTING CONDITIONS SHOWN ON THESE CONSTRUCTION DRAWINGS WAS FROM THE SURVEY DONE BY ATLANTIC COAST SURVEYING, INC., DATED 6/25/01.

THE ENGINEER RESERVES THE RIGHT TO CHANGE THE DESIGN. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS IS DISCOVERED DURING THE COURSE OF CONSTRUCTION.

PAVEMENT TO BE REMOVED SHALL BE CUT IN A STRAIGHT LINE WITH SMOOTH EDGES WITH A POWER SAW.

THE SUBGRADE SHALL BE 12" THICK WITH A MIN. LBR OF 40. THE SUBGRADE SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180.

THE LIMEROCK BASE SHALL BE 8" THICK WITH A MIN. LBR OF 100, SHALL BE OF THE MIAMI FORMATION, AND SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180.

THE ASPHALT SURFACE SHALL BE 1-1/2" THICK APPLIED IN TWO 1" LIFTS WITH TACK COAT USED BETWEEN THE PAVING COURSES.

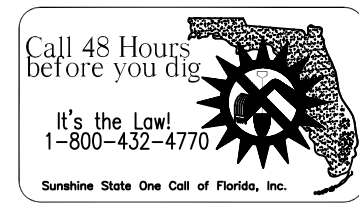
IN LANDSCAPE AREAS, ELEVATIONS SHOWN ARE TO THE TOP OF SOD/LANDSCAPE.

LANDSCAPE GROUND ADJACENT TO ROADWAY/PAVEMENT HAVING RUNOFF SHALL BE GRADED SO THAT THE FINISHED TOP OF LANDSCAPE GRADE IS A MINIMUM OF 1/2 INCH LOWER THAN THE EDGE OF PAVEMENT.

SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.

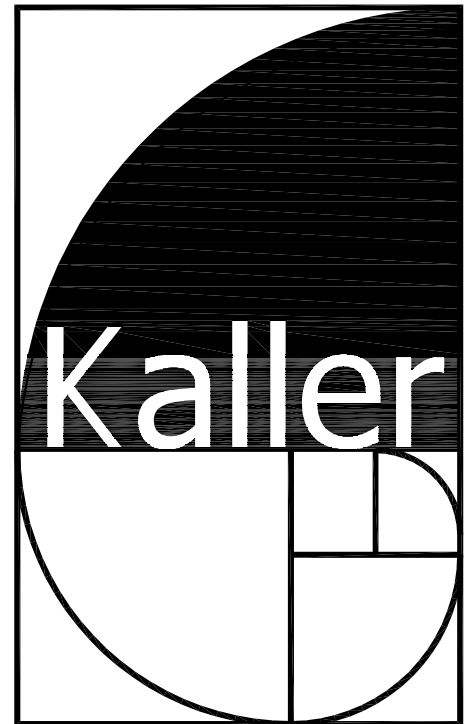
UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.



NOTES:

- CONTRACTOR TO VERIFY EXISTING AND PROPOSED ELEVATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION.
- NEW SIDEWALK CONSTRUCTION WITHIN THE R.O.W. TO BE TO THE NEAREST JOINT.
- LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. CONTRACTOR TO PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.



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JOSEPH B. KALLER  
FLORIDA R.A. # 0009239

PROJECT TITLE

1350 HARRISON STREET  
HOLLYWOOD, FLORIDA  
33019

SHEET TITLE

DRAINAGE AND WATER  
RETENTION SITE PLAN

REVISIONS

No. DATE DESCRIPTION

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PROJECT No.: 09160  
DATE: 06-17-16  
DRAWN BY: GMV  
CHECKED BY: JBK

SHEET

C-1

1 SITE PLAN -- WATER RETENTION PLAN  
3/32"=1'-0"







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1350 HARRISON STREET  
HOLLYWOOD, FLORIDA  
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**SHEET TITLE**

**SECOND FLOOR PLAN**

## REVISIONS

REVISIONS		
No.	DATE	DESCRIPTION

[illegible]

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PROJECT No.: 09160

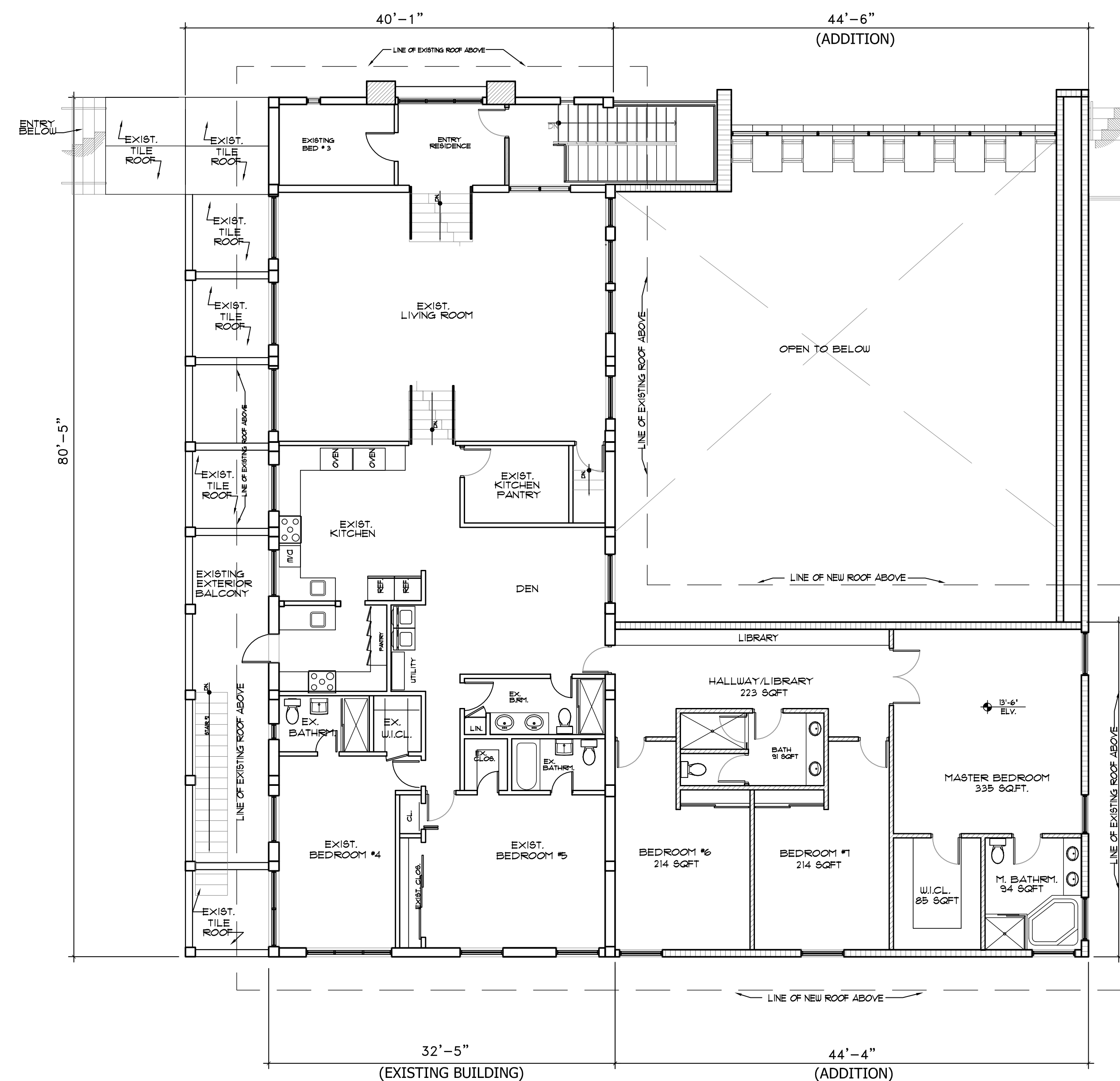
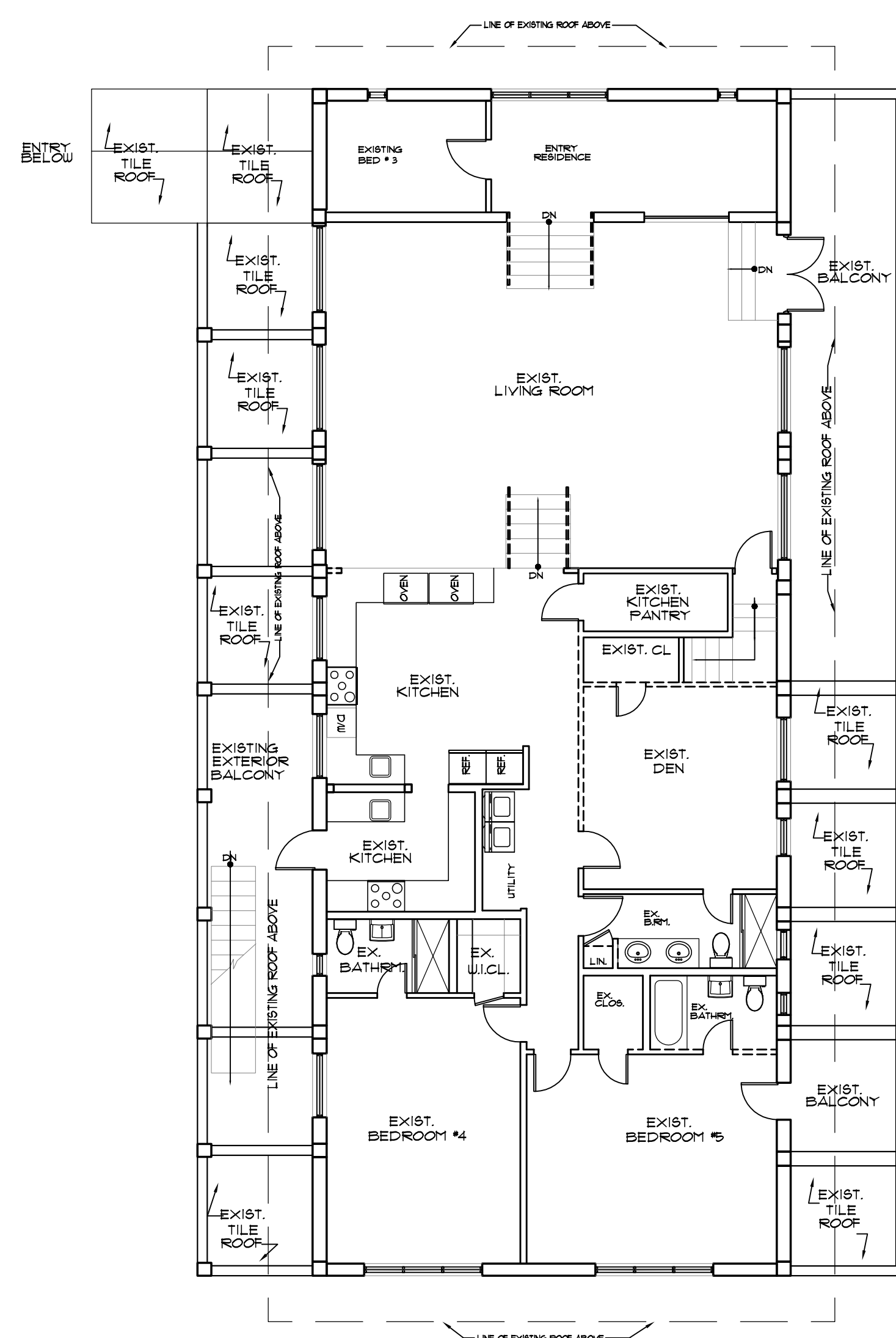
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# A-2





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**SHEET TITLE**

ROOF PLAN

REVISIONS	
DATE	DESCRIPTION

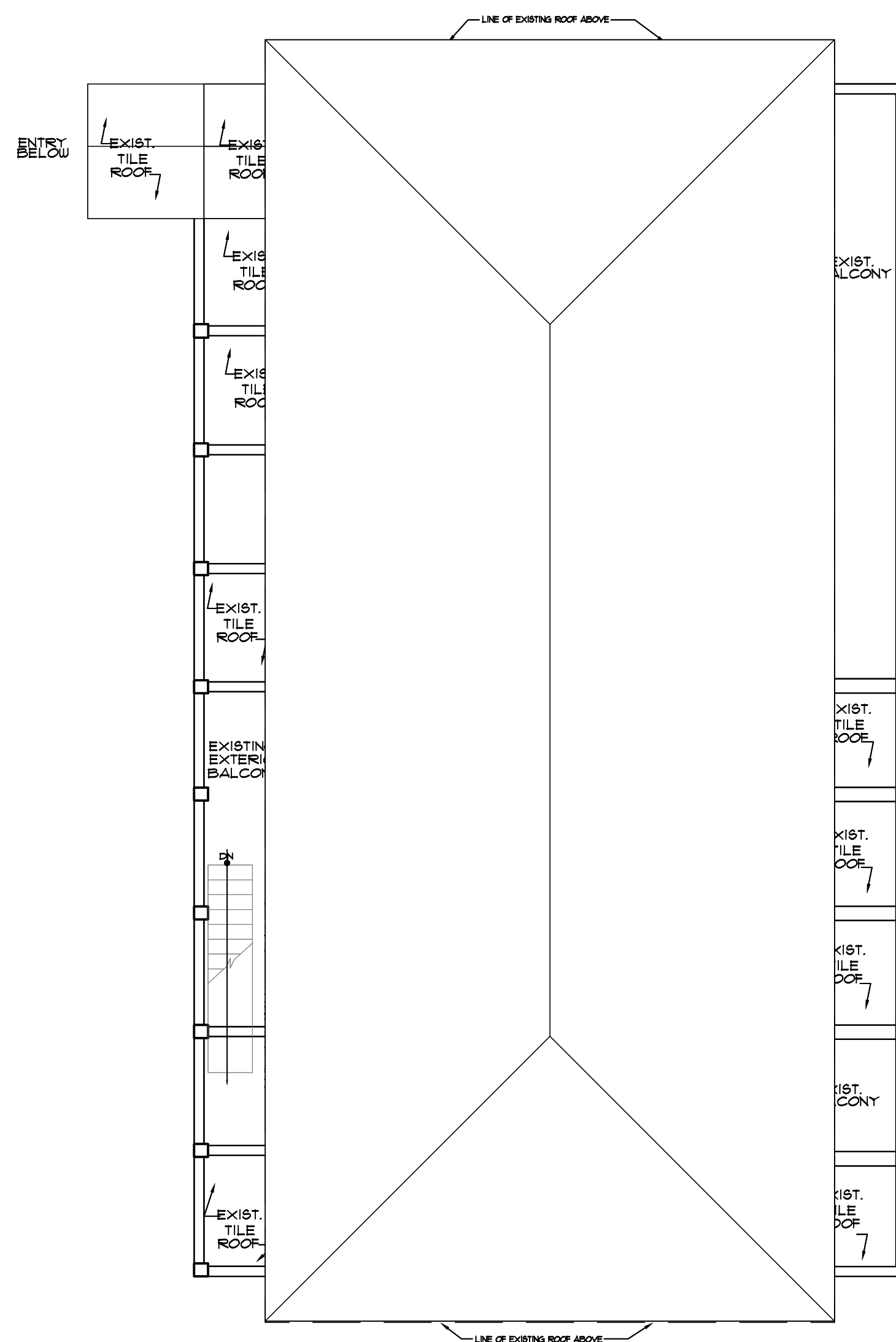
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SHEET

# A-3



1

EXISTING ROOF PLAN  
1/8"=1'-0"

2

PROPOSED ROOF PLAN  
1/8"=1'-0"

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

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1	PROPOSED NORTH ELEVATION N.T.S.
---	------------------------------------



2	SECTION 1 N.T.S.
---	---------------------



3	SECTION 2 N.T.S.
---	---------------------



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**PROJECT TITLE**  
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33019

**SHEET TITLE** **PROPOSED ELEVATION**

<b>REVISIONS</b>		
No.	DATE	DESCRIPTION

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**SHEET**

# A-4



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**PROJECT TITLE**  
1350 HARRISON STREET  
HOLLYWOOD, FLORIDA  
33019

**SHEET TITLE**

NORTH ELEVATION

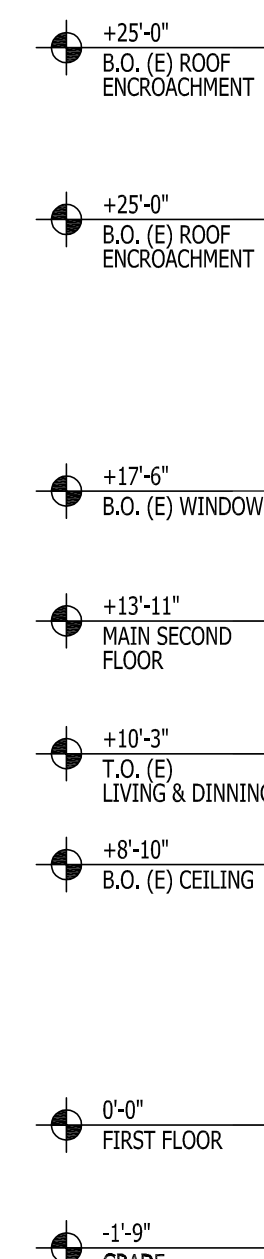
No.	DATE	DESCRIPTION
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**SHEET**

1	IMPACT RESISTANT TINTED SAFETY GLASS ALUMINUM WINDOW GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL
2	SMOOTH STUCCO
3	DECORATIVE METAL MESH GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL
4	1" REVEAL (BLACK FINISH)
5	JERUSALEM STONE
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 HOT ROLL STEEL
10	STYROFOAM BANDING
11	FRENCH DOOR
12	TILE ROOF
13	EXISTING TILE ROOF

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



PROJECT No.: 09160  
DATE: 06-17-16  
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HOLLYWOOD, FLORIDA  
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PROJECT TITLE

**SHEET TITLE**

WEST ELEVATION

REVISIONS	
DATE	DESCRIPTION

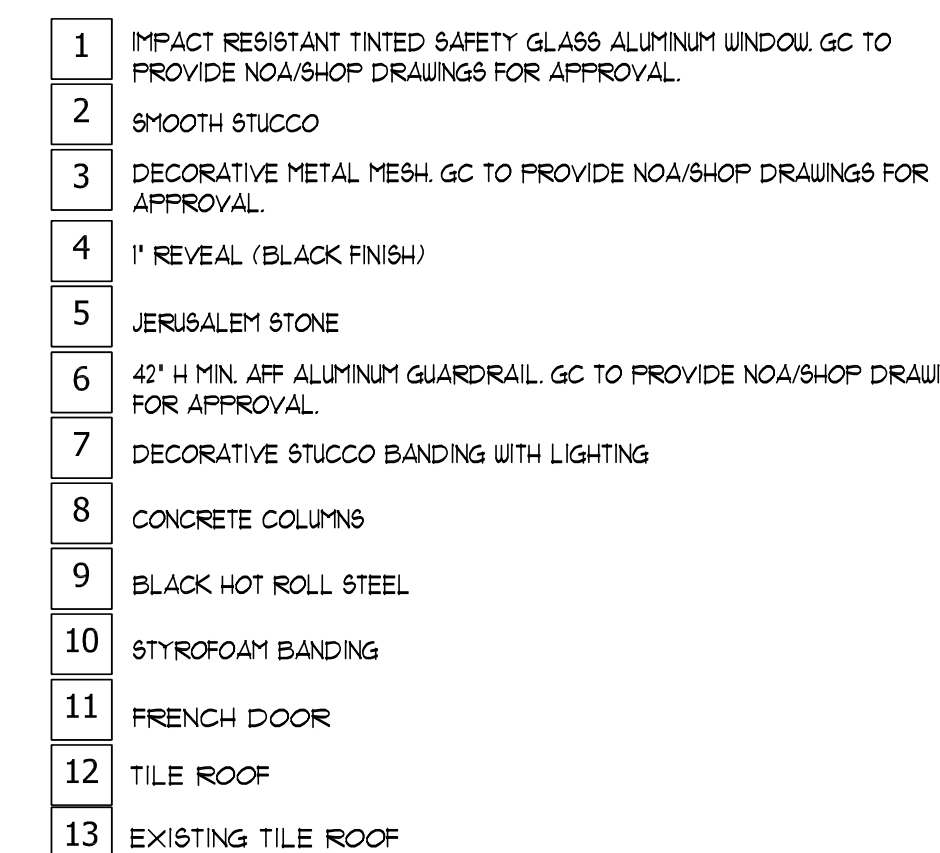
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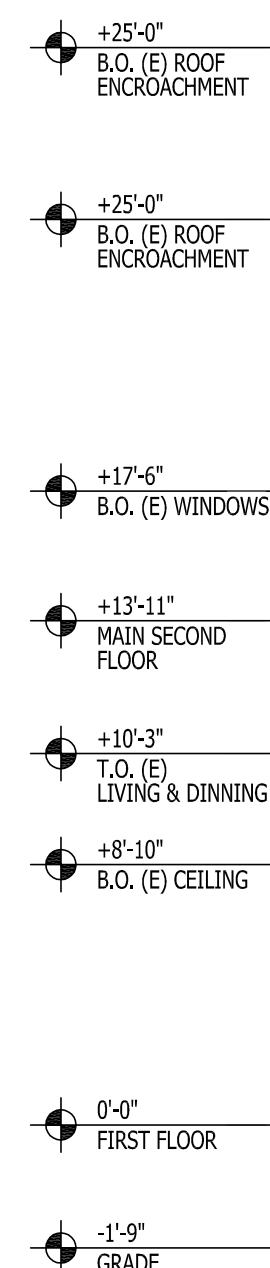
PROJECT No.: 09160  
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DRAWN BY: GMV  
CHECKED BY: JBK

SHEET

# A-6



1	PROPOSED WEST ELEVATION 3/16" = 1'-0"
---	--



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



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HOLLYWOOD, FLORIDA  
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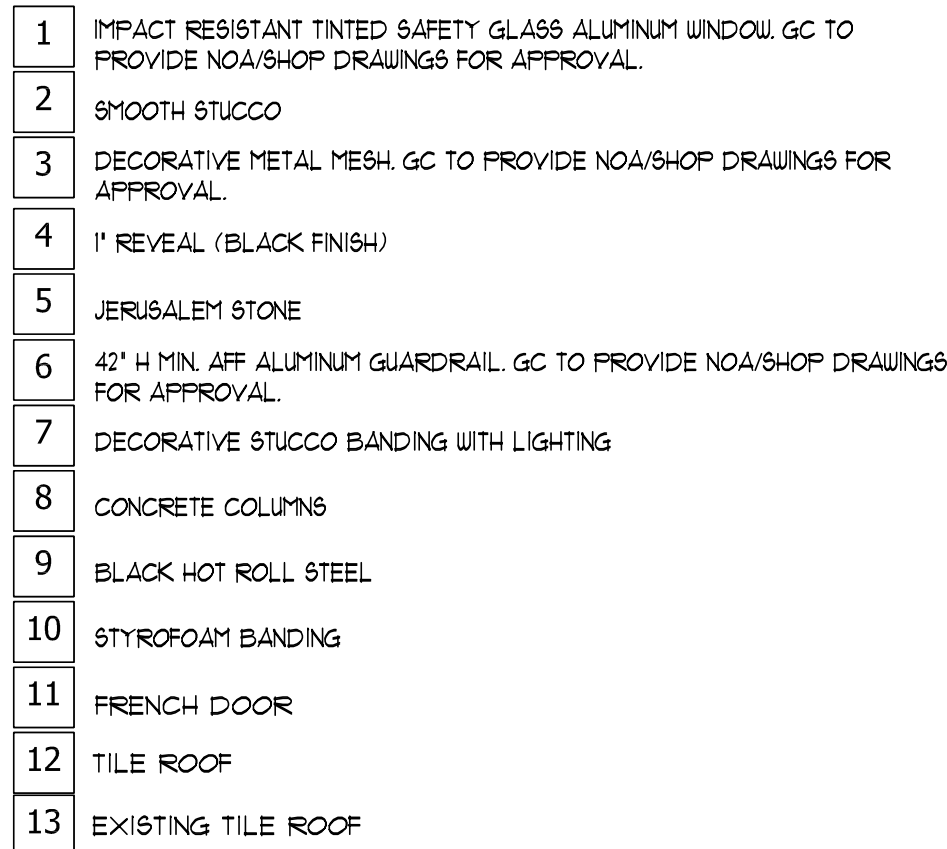
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SOUTH ELEVATION

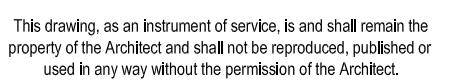
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DATE: 06-17-16  
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**A-7**



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



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





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HOLLYWOOD, FLORIDA  
33019

**SHEET TITLE**

## EAST ELEVATION

REVISIONS	
DATE	DESCRIPTION

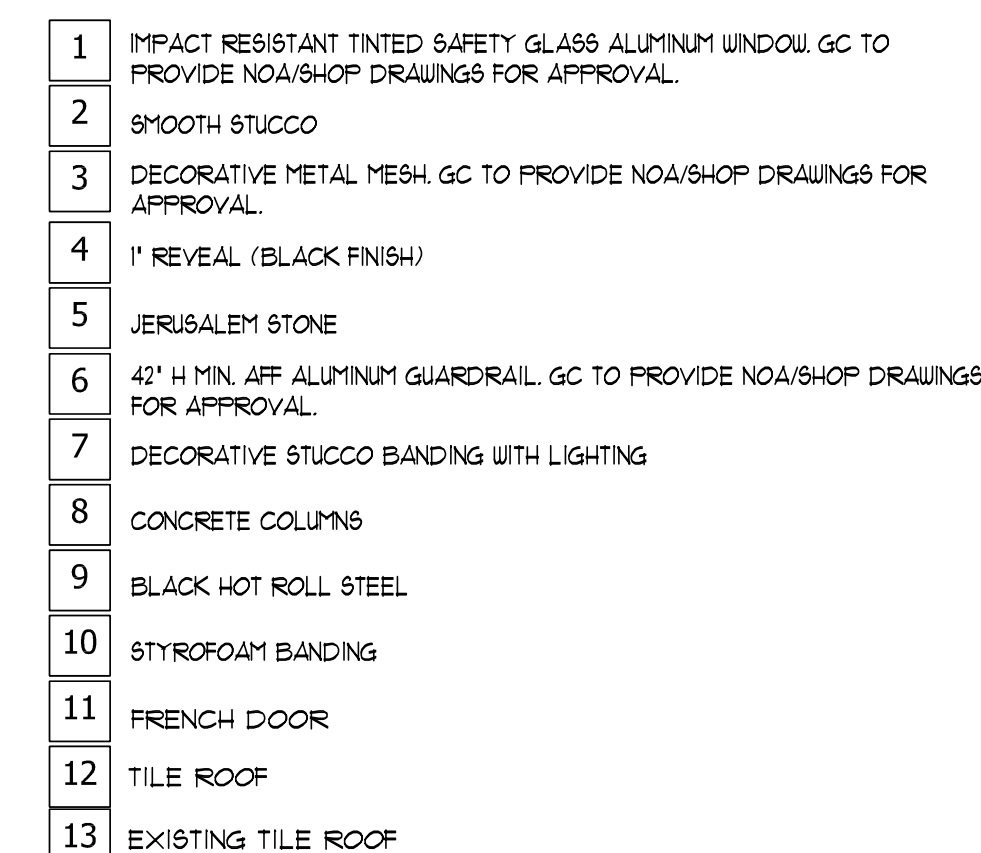
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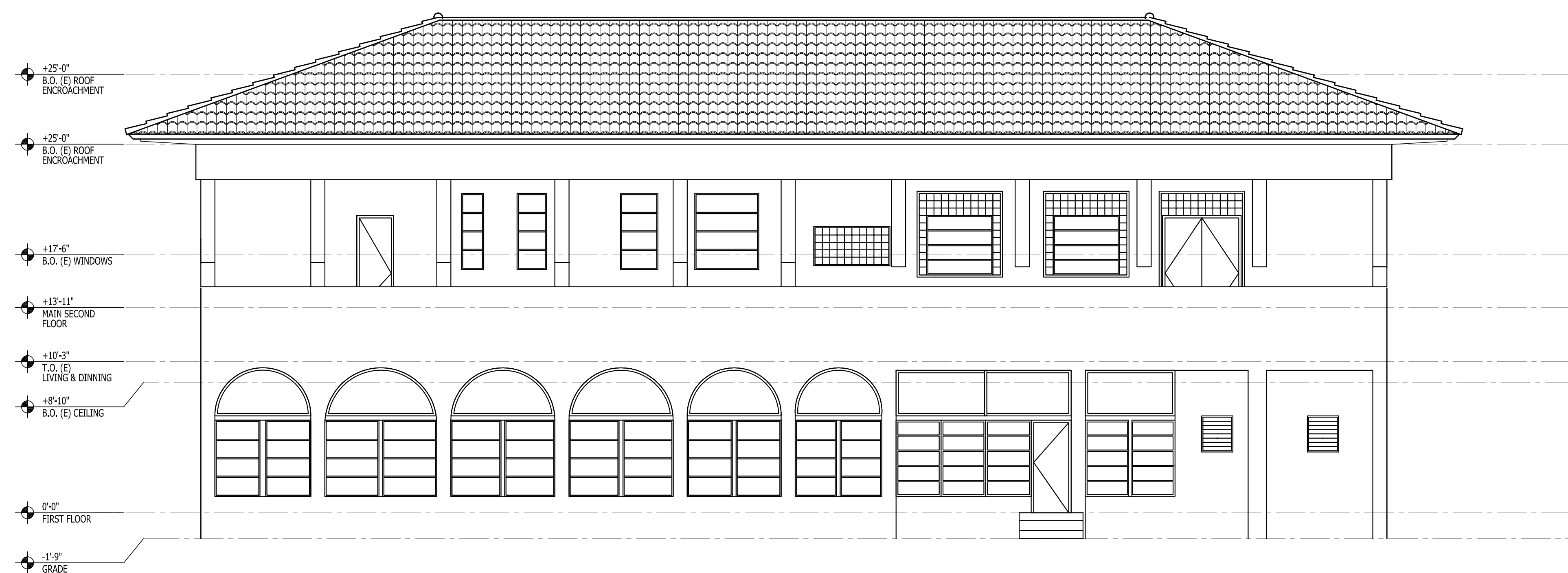
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DATE:	06-17-16
DRAWN BY:	GMV
CHECKED BY:	JBK

SHEET

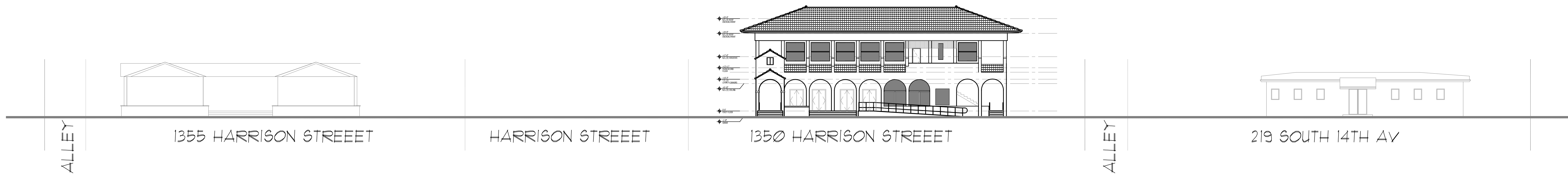
**A-8**



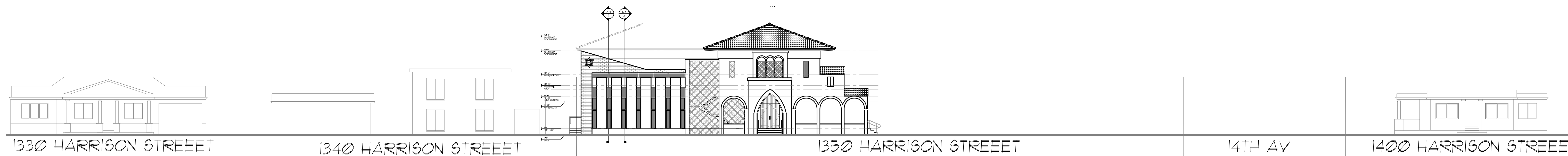
1	PROPOSED EAST ELEVATION 3/16" = 1'-0"
---	--



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



1	STREET PROFILE (14TH AV) 1/8"=1'-0"
---	--



1	STREET PROFILE (HARRISON STREET) 1/8"=1'-0"
---	--



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HOLLYWOOD, FLORIDA  
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**SHEET TITLE**

STREET PROFILE  
14TH AV AND  
HARRISON STREET

[illegible]

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SHEET

A9