

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: MARCH 18TH, 2019

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): TAC / JUN, 2017

- ☐ 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: 11,080 total (Res. + Inst)

Value of Improvement: 400,000 Estimated Date of Completion: JUN - 2021

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



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Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 3-11-19

PRINT NAME: MENACHEM TENNEHARTS / CHABAD OF WE Hollywood Date: 3-11-19

Signature of Consultant/Representative: [Signature] Date: 3-11-19

PRINT NAME: JOSEPH B. KALLER Date: 3-11-19

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Preliminary Technical Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 11th day of March 2019

SIGNATURE OF CURRENT OWNER

MENACHEM TENNEHARTS / CHABAD of Hollywood Dania
PRINT NAME

Notary Public State of Florida



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



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

Detail by Entity Name

Florida Not For Profit Corporation

CHABAD OF NORTH EAST HOLLYWOOD/DANIA, INC.

Filing Information

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

Principal Address

1295 E. HALLANDALE BEACH BLVD.
HALLANDALE, FL 33009

Changed: 04/12/2016

Mailing Address

1295 E. HALLANDALE BEACH BLVD.
HALLANDALE, FL 33009

Changed: 04/12/2016

Registered Agent Name & Address

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

Address Changed: 01/15/2008

Officer/Director Detail

Name & Address

Title PD

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

Title D

TENNENHAUS, NECHAMA D
1350 HARRISON STREET
HOLLYWOOD, FL 33019

Title D

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

Annual Reports

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

Document Images

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



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

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

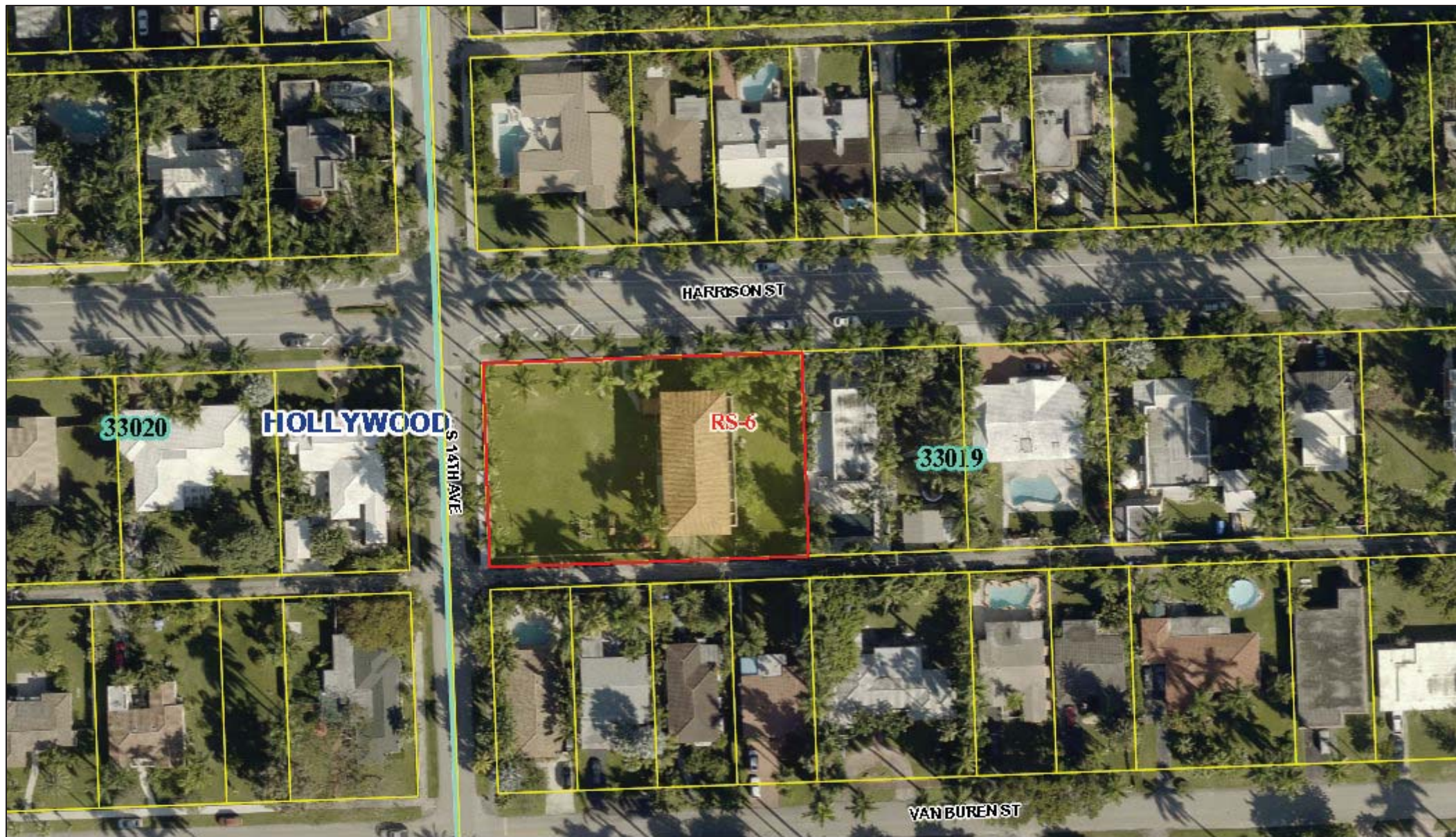
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$307,370	\$843,730	\$1,151,100	\$1,081,500	
2018	\$307,370	\$843,730	\$1,151,100	\$983,190	\$285.00
2017	\$307,370	\$803,710	\$1,111,080	\$893,810	\$222.00

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

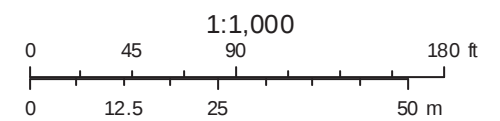
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/23/2011	DRR-T	\$100	47821 / 608	\$12.00	25,614	SF
3/2/2011	WD-Q	\$700,000	47777 / 1915			
12/20/2010	QCD-T	\$100	47600 / 923			
2/26/2004	QCD	\$100	36970 / 1786			
1/6/1995	QCD	\$100	23043 / 622			
				Adj. Bldg.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

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

Property Id: 514214011490

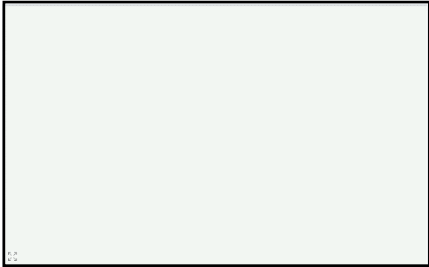


August 16, 2016



1350 HARRISON STREET

PROPOSED PAINT CHIPS AND MATERIALS



Benjamin Moore

Snow White 2122-70



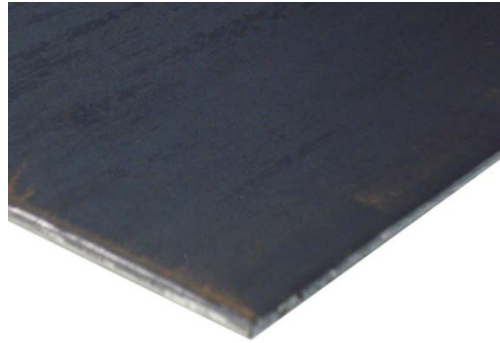
Benjamin Moore

Universal Black 2118-10

Jerusalem Stone



Hot roll Steel



Concrete columns



LEGAL DESCRIPTION

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

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

PROPERTY ADDRESS
1350 HARRISON STREET
HOLLYWOOD, FL 33020

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

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

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

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



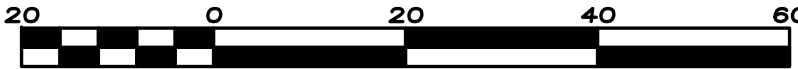
Paul J. Stowell
PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

ABBREVIATIONS
ORB OFFICIAL 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
R RECORD
RAD RADIAL
SN&D SET NAIL & DISC # 5495
SP SCREENED PORCH
SP&C SET 1/2" PIN & CAP # 5495

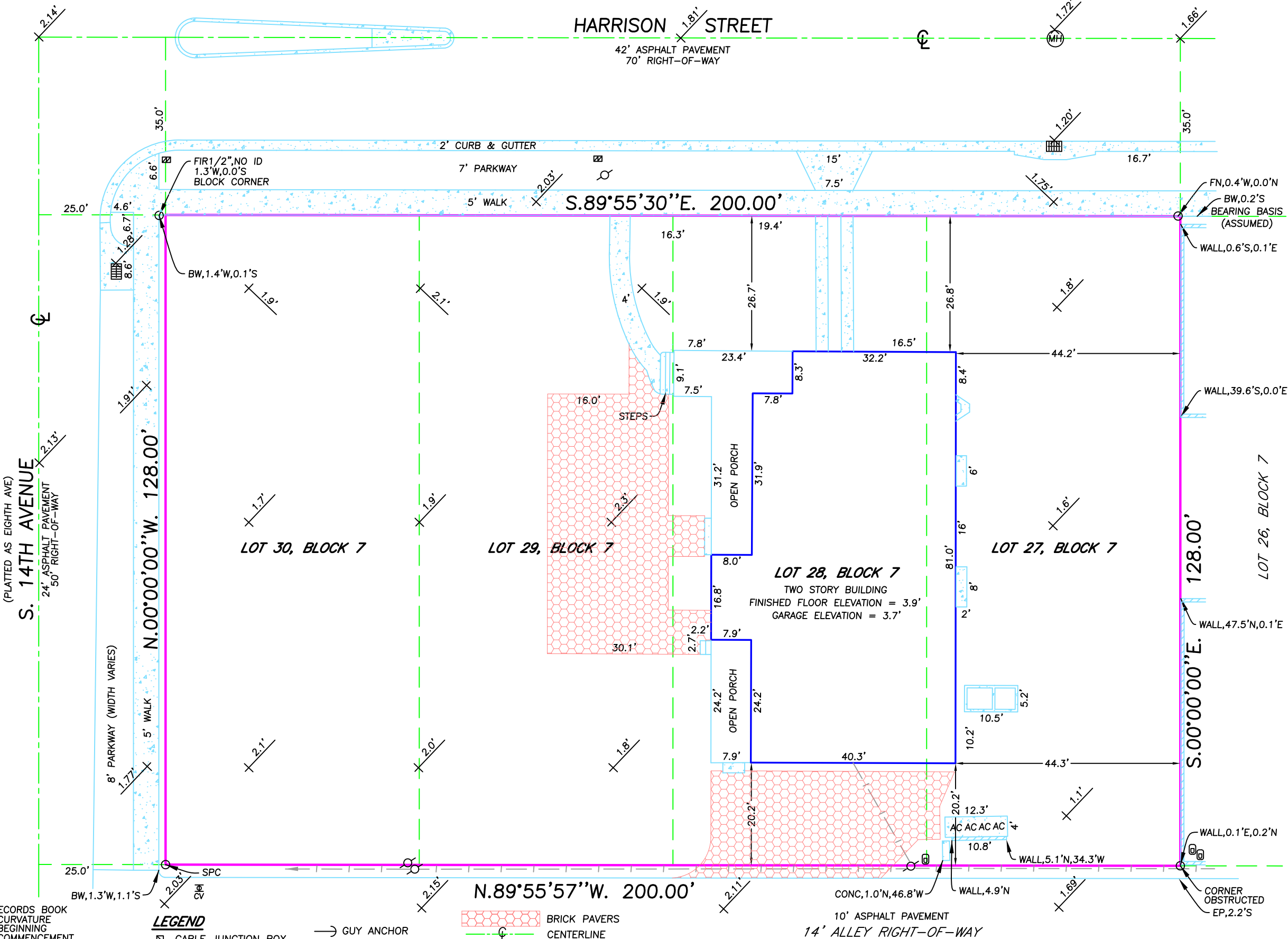
LEGEND
CABLE JUNCTION BOX
CATCH BASIN
CLEAN OUT
CONTROL VALVE
ELECTRIC SERVICE
FIRE HYDRANT
FP&L PAD
GUY ANCHOR
MANHOLE
POOL EQUIPMENT
POWER/LIGHT POLE
SPRINKLER SYSTEM
WATER METER
WATER VALVE
WELL

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)

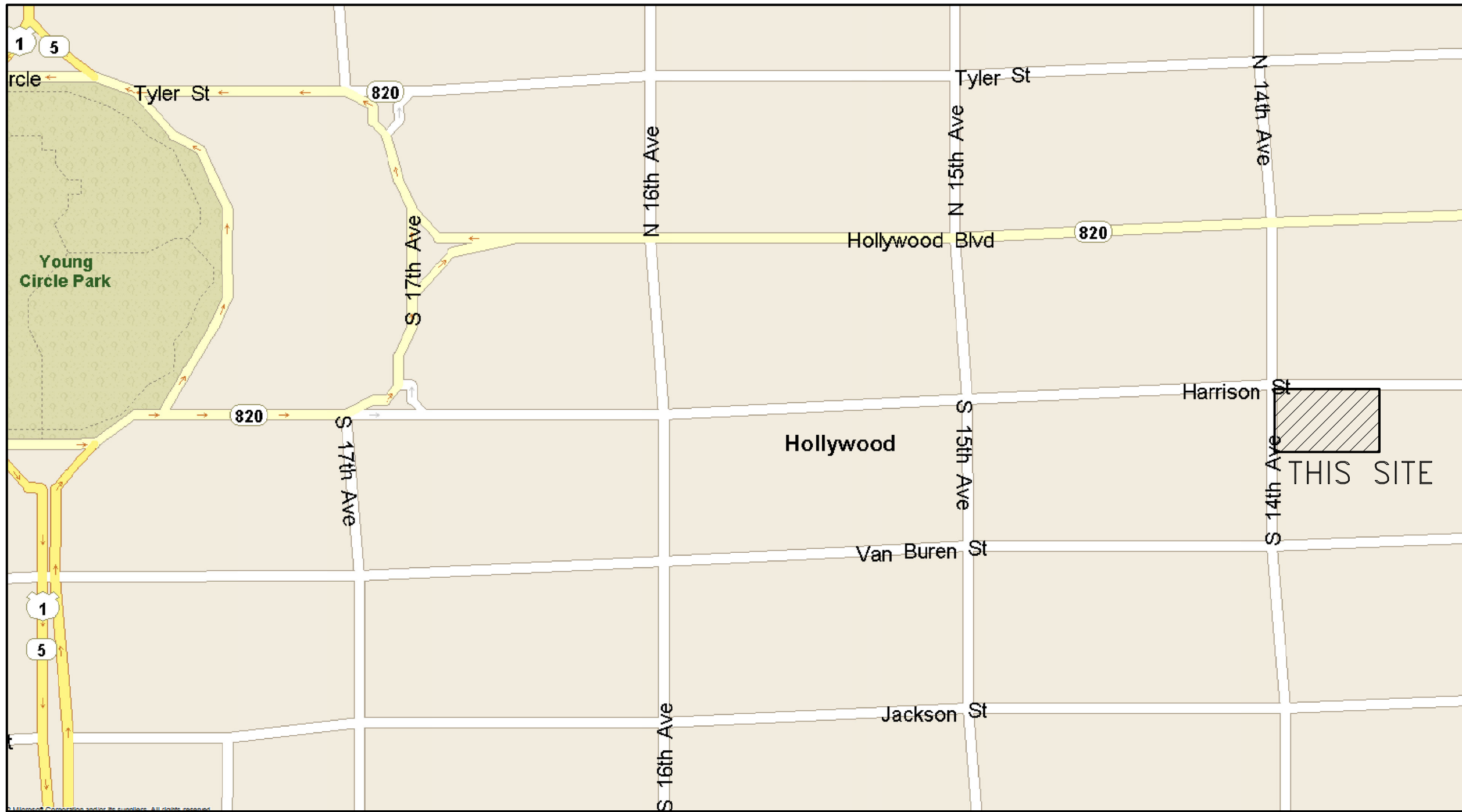
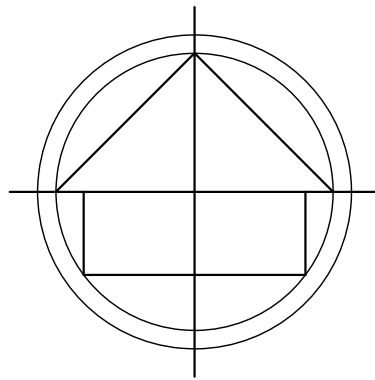
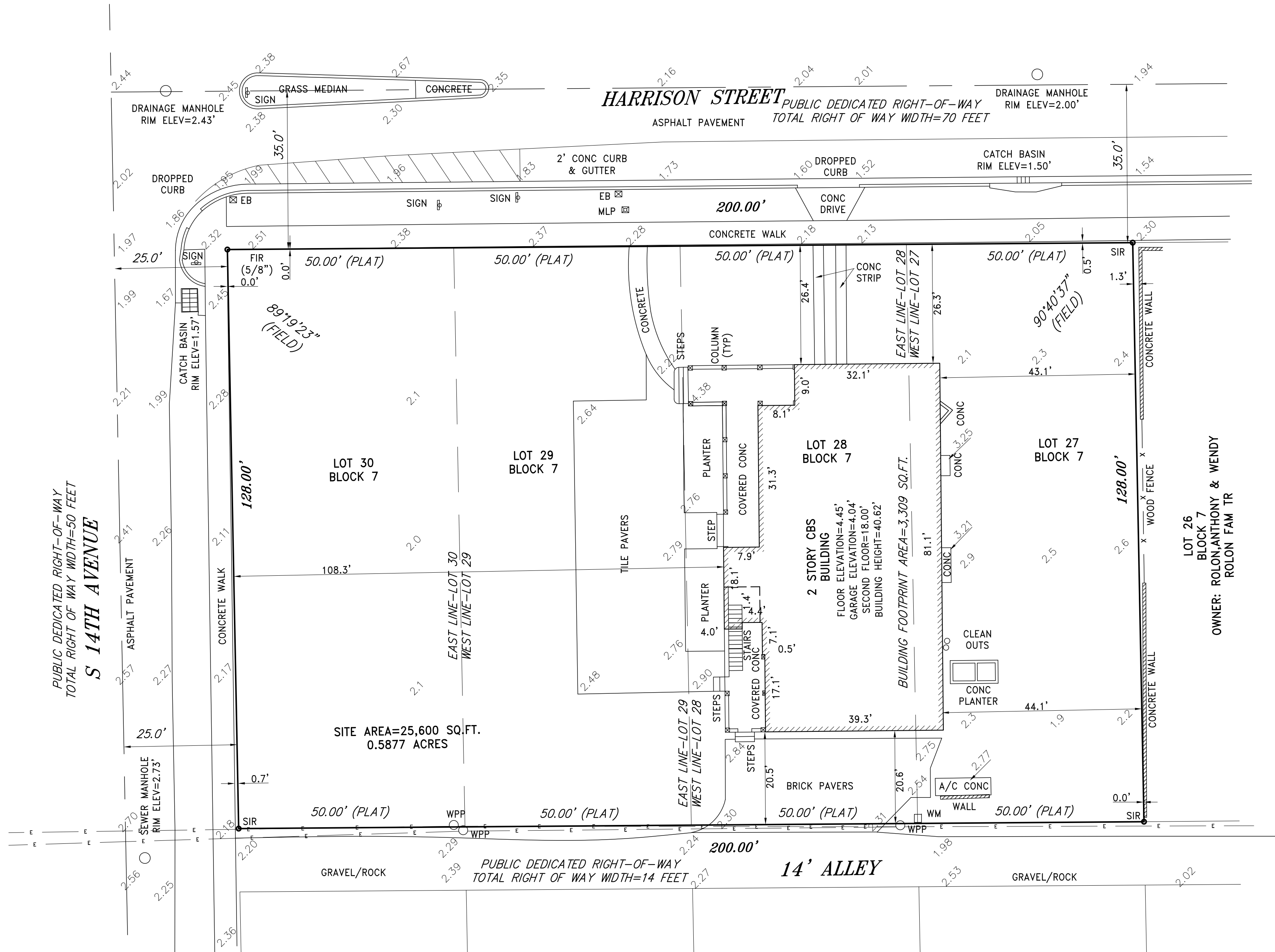


Scale 1" = 20'





ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

LAND DESCRIPTION:

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

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	AE
BASE FLOOD ELEV	7
EFFECTIVE DATE	08/18/14

LEGEND:

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

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON MARCH 13, 2019.

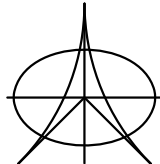
FOR THE FIRM BY: *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY INSURANCE COMPANY. EFFECTIVE DATE: . ORDER NO.:
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ ADAMS STREET & 13TH AVENUE. ELEVATION=2.09' (NAVD88)

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

COUSINS SURVEYORS & ASSOCIATES, INC.



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

CLIENT :

CHABAD OF
NE HOLLYWOOD/DANIA INC.

1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33019

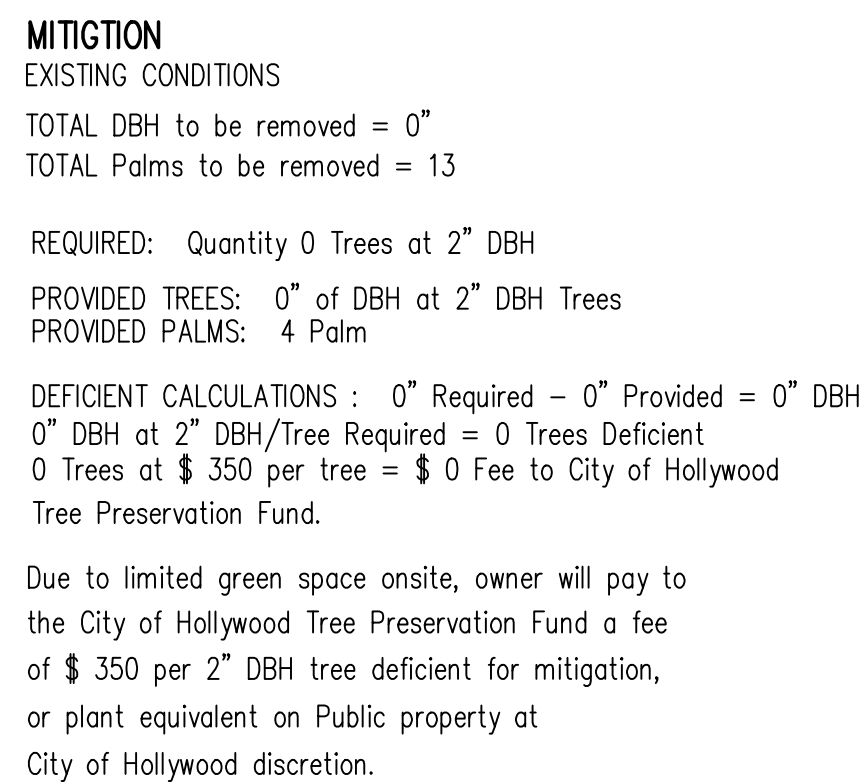
ALTA/NSPS LAND TITLE SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY				03/13/19	SKETCH	AM	REC

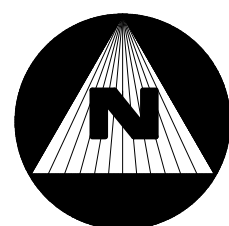
PROJECT NUMBER : 8927-19

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET



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



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

SEAL

PROJECT NO. 16-156

DRAWN BY WKTDESIGNED BY WKT

CHECKED BY WKT

DATE : 02-20-19

DWG. NO. LE-1

SHT. NO. 1 of 1

REVISIONS : _____

DRWG. TITLE : TREE DISPOSITION PLAN

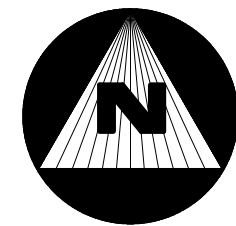
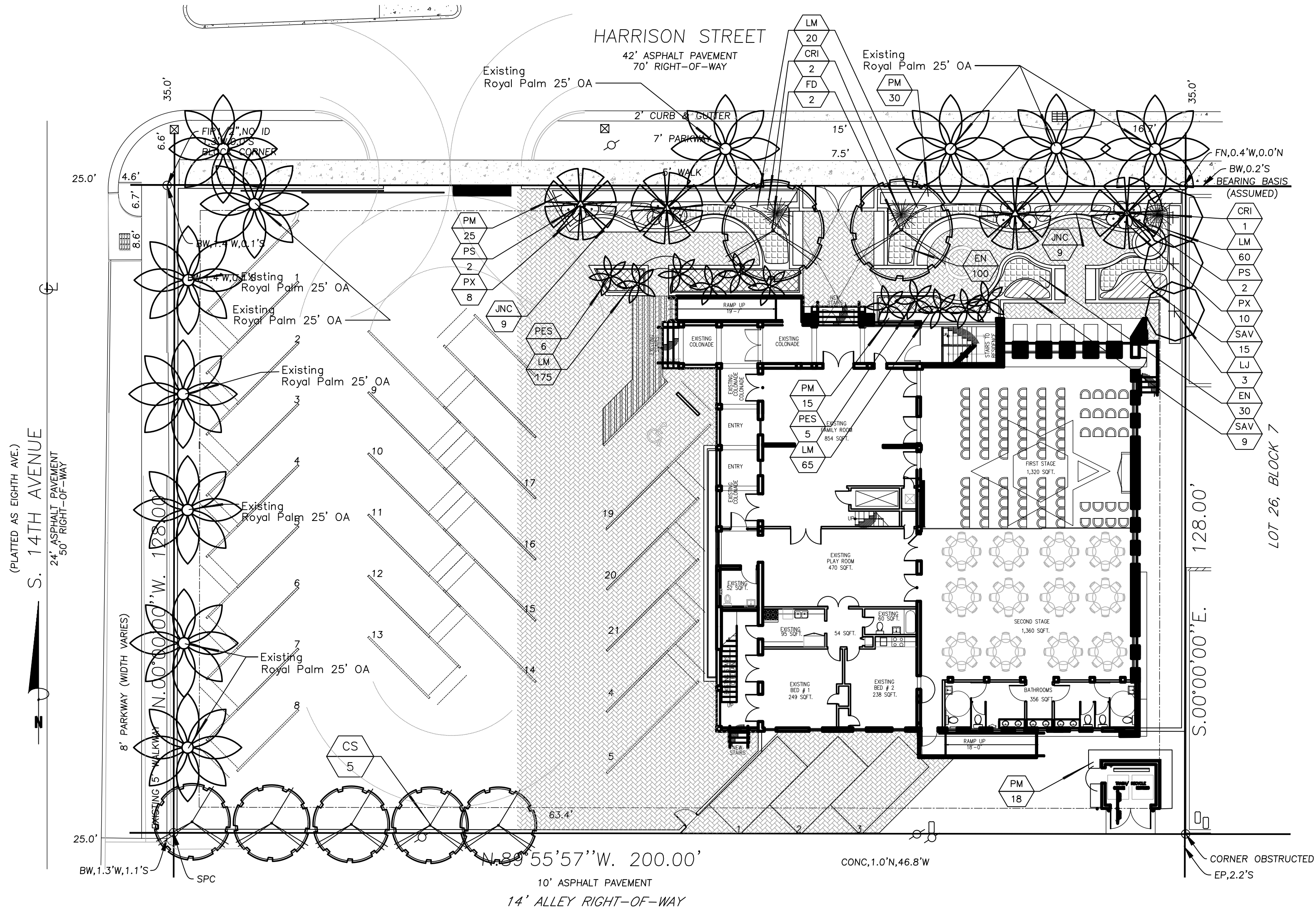
PROJECT : 1350 HARRISON STREET

1350 HARRISON SIREI
HOLLYWOOD, FLORIDA 33131

CLIENT :

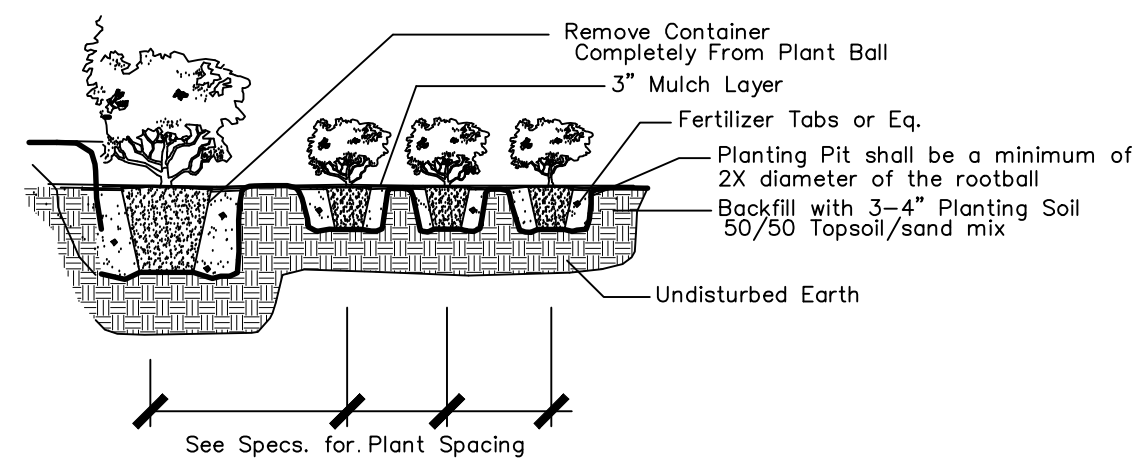
JOSEPH B KALLER AND ASSOCIATES

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



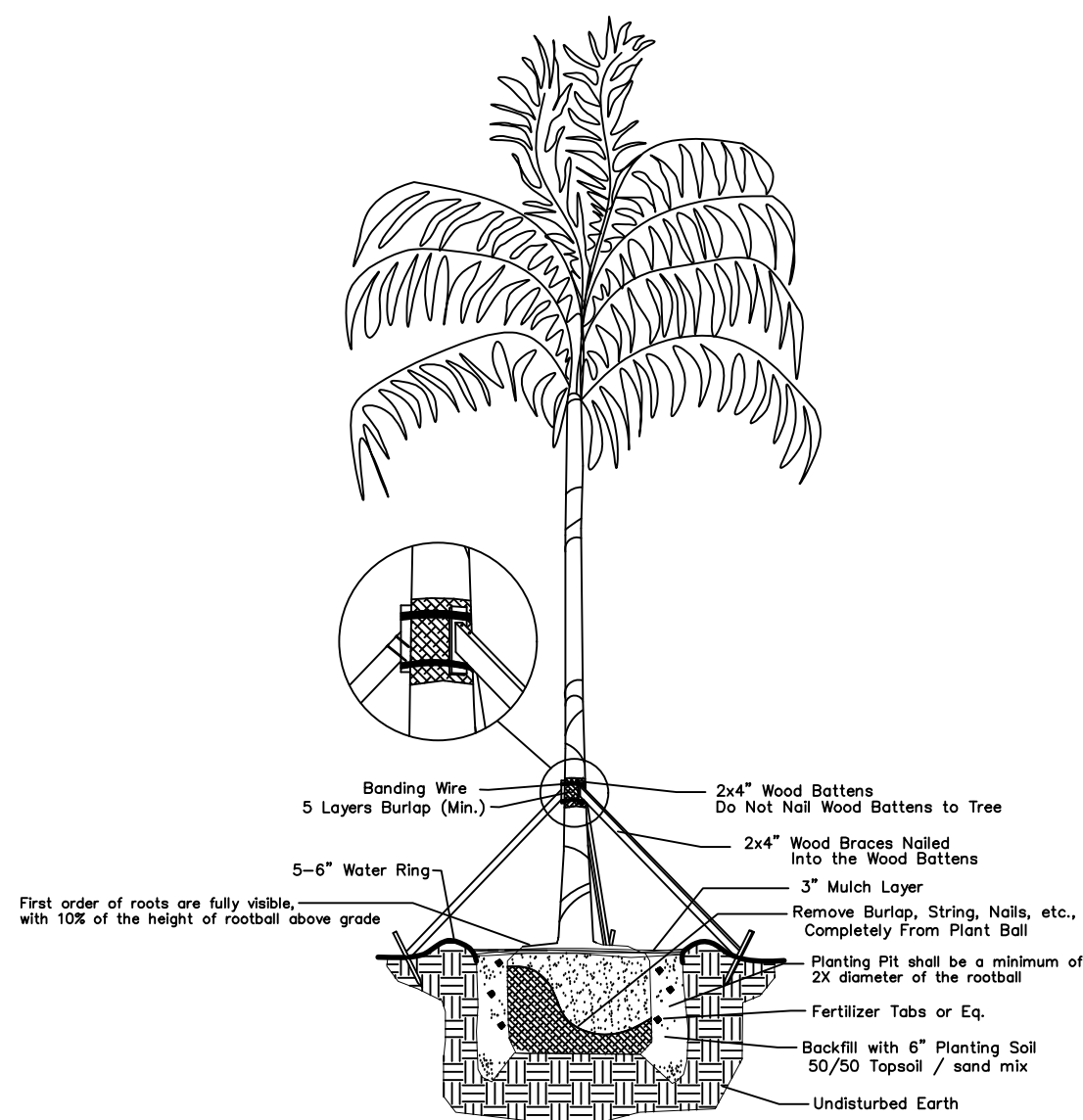
PROPOSED LANDSCAPE PLAN

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



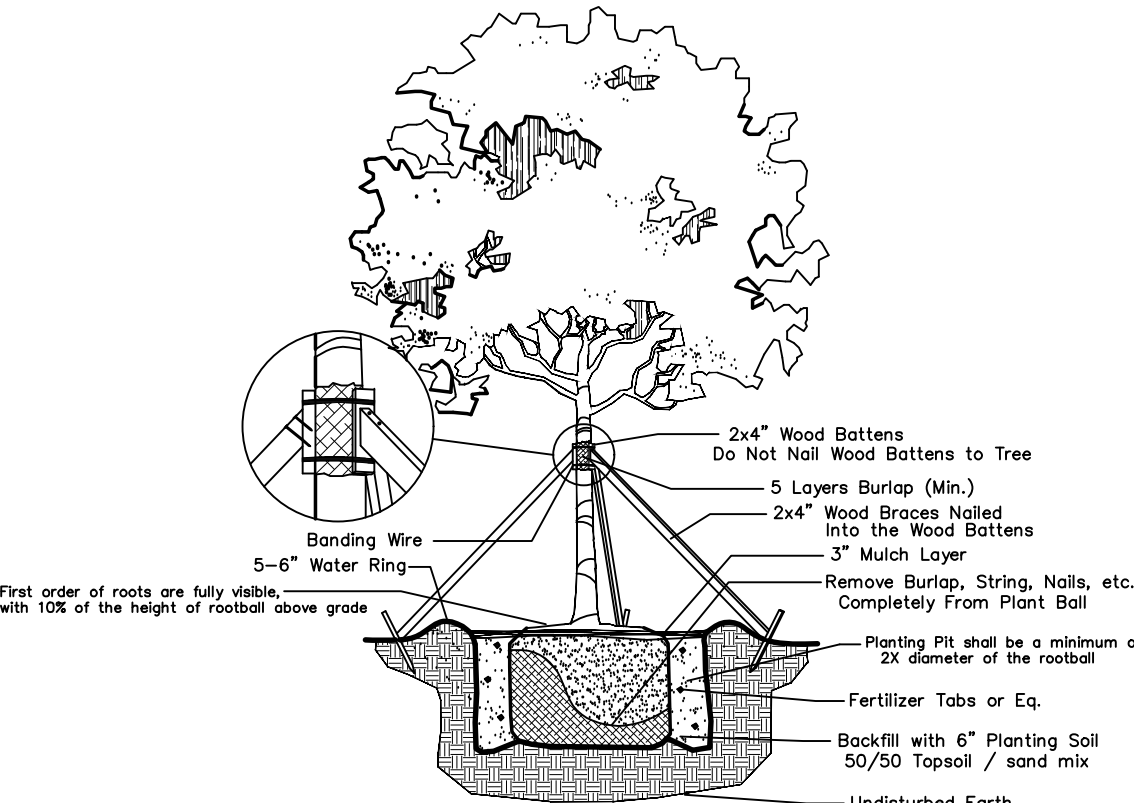
Shrub & Ground Cover Planting Detail

NTS



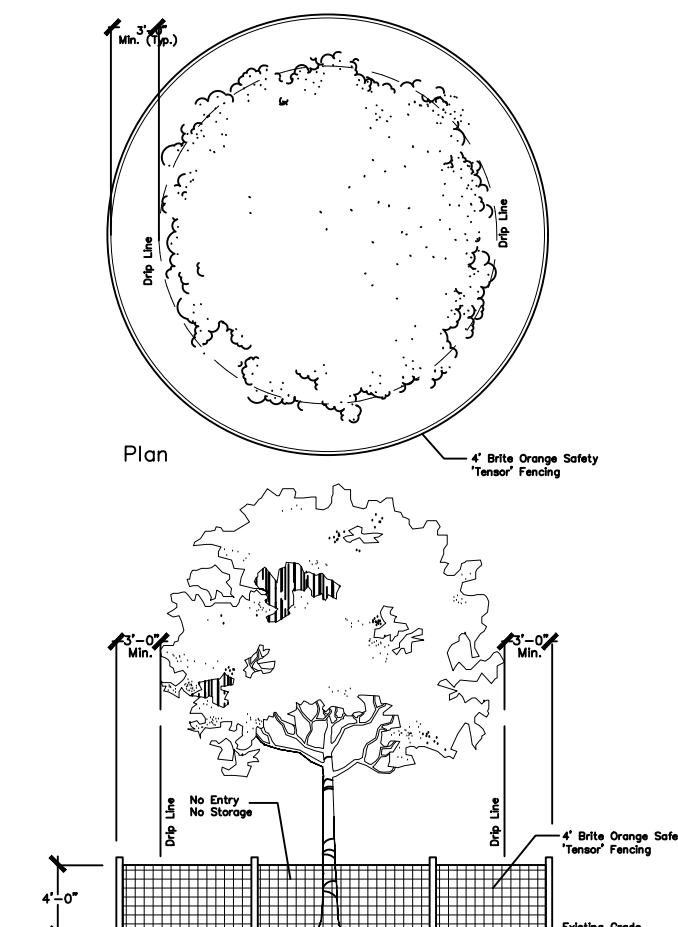
Palm Planting Detail

Not to Scale



Large Tree Planting Detail

NTS



Existing Tree(s) Protection Detail

NTS

PROPOSED PLANT LIST TREES / PALMS

Code	Drought	QTY.	Botanical Name / Common Name
CS (N)	V	5	Cordia sebestena / Orange Geiger
FD	V	2	Felcium decipiens / Japanese Fern Tree
LJ	V	3	Ligustrum japonicum / Tree Ligustrum
PES	V	11	Ptychosperma elegens / Solitaire Palm
PS	V	4	Phoenix sylvestris / Sylvester Palm

ACCENTS / SHRUBS / GROUND COVERS

CRI (N)	V	3	Crinum asiaticum / Purple Crinum
EN	V	130	Evolvulus nuttallinus / Blue Daze
JNC (N)	V	18	Juniperus conferta / Blue Rug Juniper
LM	V	320	Liriope muscari / Liriope
PM	V	88	Podocarpus macrophyllus / Podocarpus
PX	V	18	Philodendron xanadu / Xanadu
SAV	V	24	Schefflera aboricola / Trinette

MISCELLANEOUS

SOD	Stenotaphrum secundatum / St. Augustine 'Floratum'	Solid application - no gaps between seams
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M	Moderate Drought Tolerance
(N)	Florida Native Plant Species
L	Low Drought Tolerance
V	Very Drought Tolerant

Special Note

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

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

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

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

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

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



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

LANDSCAPE PLAN
1350 HARRISON STREET
HOLLYWOOD, FLORIDA 33131
JOSEPH B KALLER AND ASSOCIATES

DRWG. TITLE :
PROJECT :
CLIENT :

SEAL

PROJECT NO. 16-156

DRAWN BY WKT

DESIGNED BY WKT

CHECKED BY WKT

DATE : 10-02-16

DWG. NO. LP-1

SHT. NO. 1 of 1

REVISIONS : 10-28-16

11-17-16

06-22-17

05-06-18

02-20-19

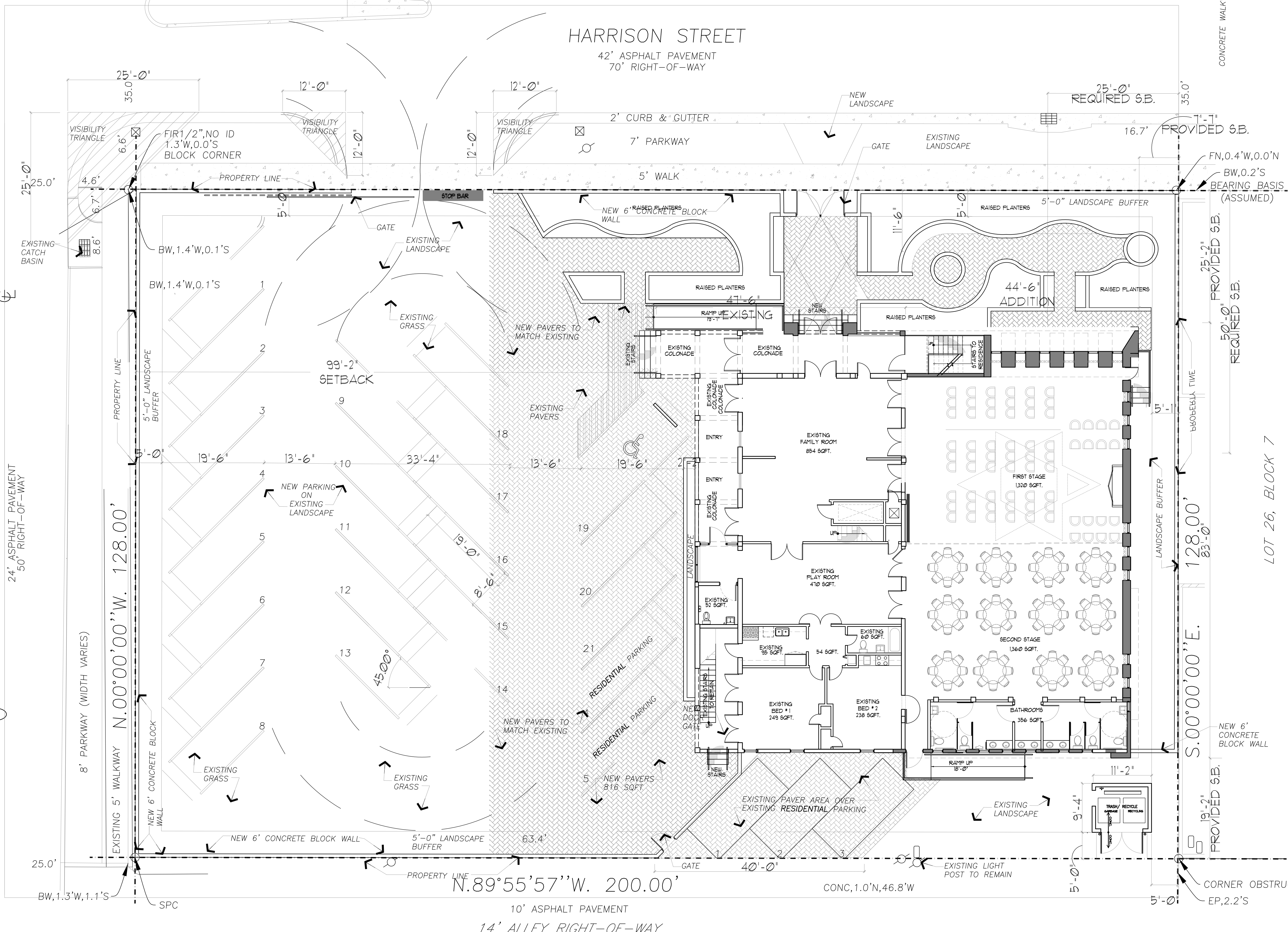
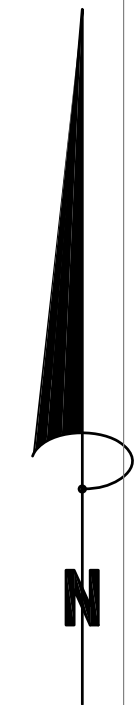
WAYNE K. TONNING, RLA
RLA #6666709

- REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH MATCH ADJACENT FINISHES.
1. FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
 2. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD SHOULD A CONFLICT BE ENCOUNTERED BETWEEN THE EXISTING CONDITIONS AND THOSE CONDITIONS SPECIFIED ON THESE PLANS.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE REMOVAL OF THE EXISTING STRUCTURE. CONTRACTOR'S RESPONSIBILITY DETERMINE ERECTION PROCEDURES & SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, OR PROP TIEDOWNS.



KA KallerArchitecture AA# 26001212 2417 Hollywood Blvd. Hollywood Florida 33020 954-920-5746 joseph@kallerarchitects.com www.kallerarchitects.com		
SEAL		
STATE OF FLORIDA JOSEPH B. KALLER R.A. 0009239 REGISTERED ARCHITECT JOSEPH B. KALLER FLORIDA R.A., # 0009239		
PROJECT TITLE	CHABAD OF HOLLYWOOD EXTERIOR ALTERATION 1350 HARRISON STREET HOLLYWOOD, FLORIDA 33019	
SHEET TITLE	SITE PLAN DEMO	
REVISIONS		
No.	DATE	DESCRIPTION
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PROJECT NO.:	09160	
DATE:	02-25-19	
DRAWN BY:	GMV	
CHECKED BY:	JBK	
SHEET		
SP-D		

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



HARRISON STREET
42' ASPHALT PAVEMENT
70' RIGHT-OF-WAY



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
Joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL
STATE OF FLORIDA
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R.A.
0009239
REGISTERED ARCHITECT
JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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

SHEET TITLE
SITE PLAN

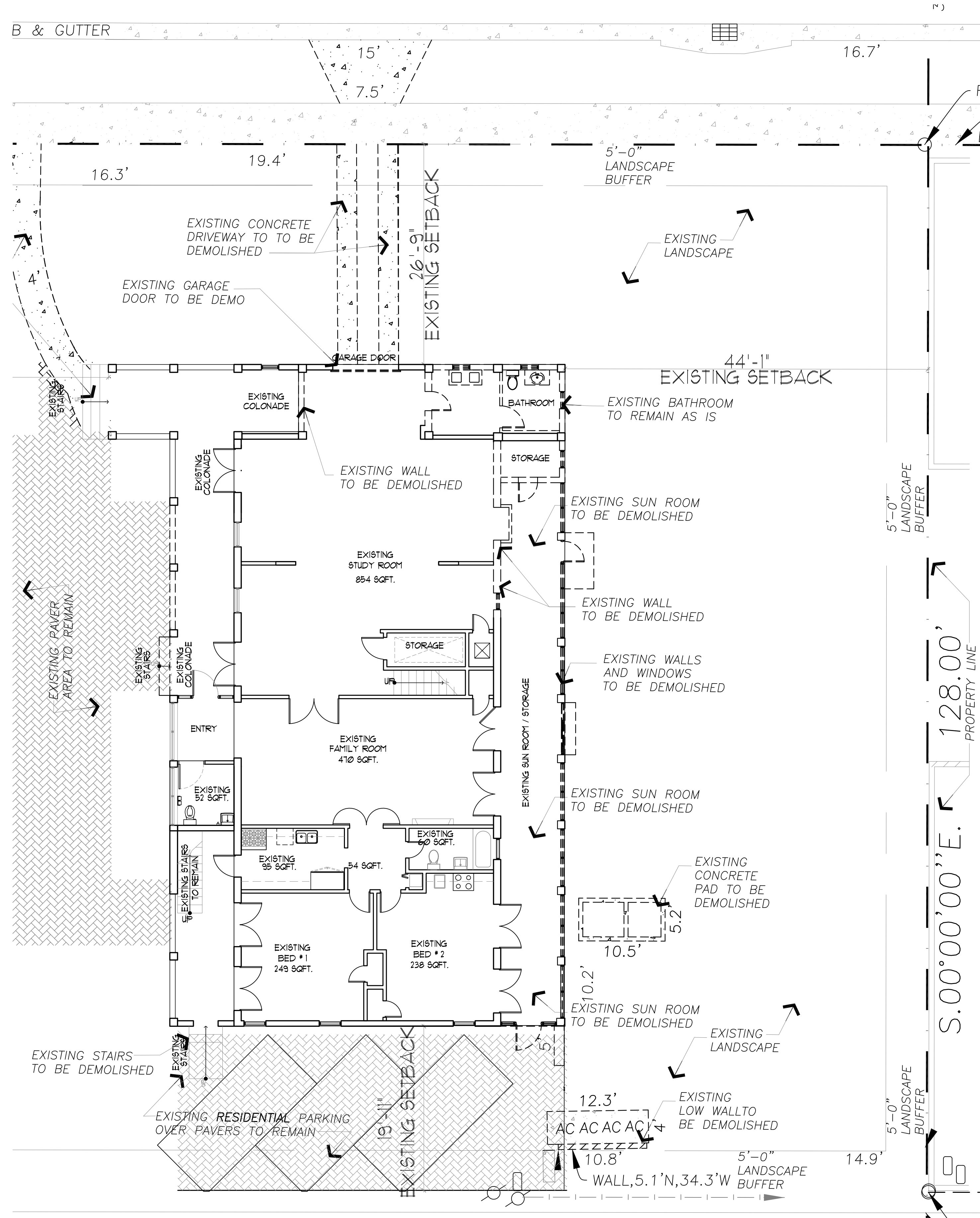
REVISIONS		
No.	DATE	DESCRIPTION

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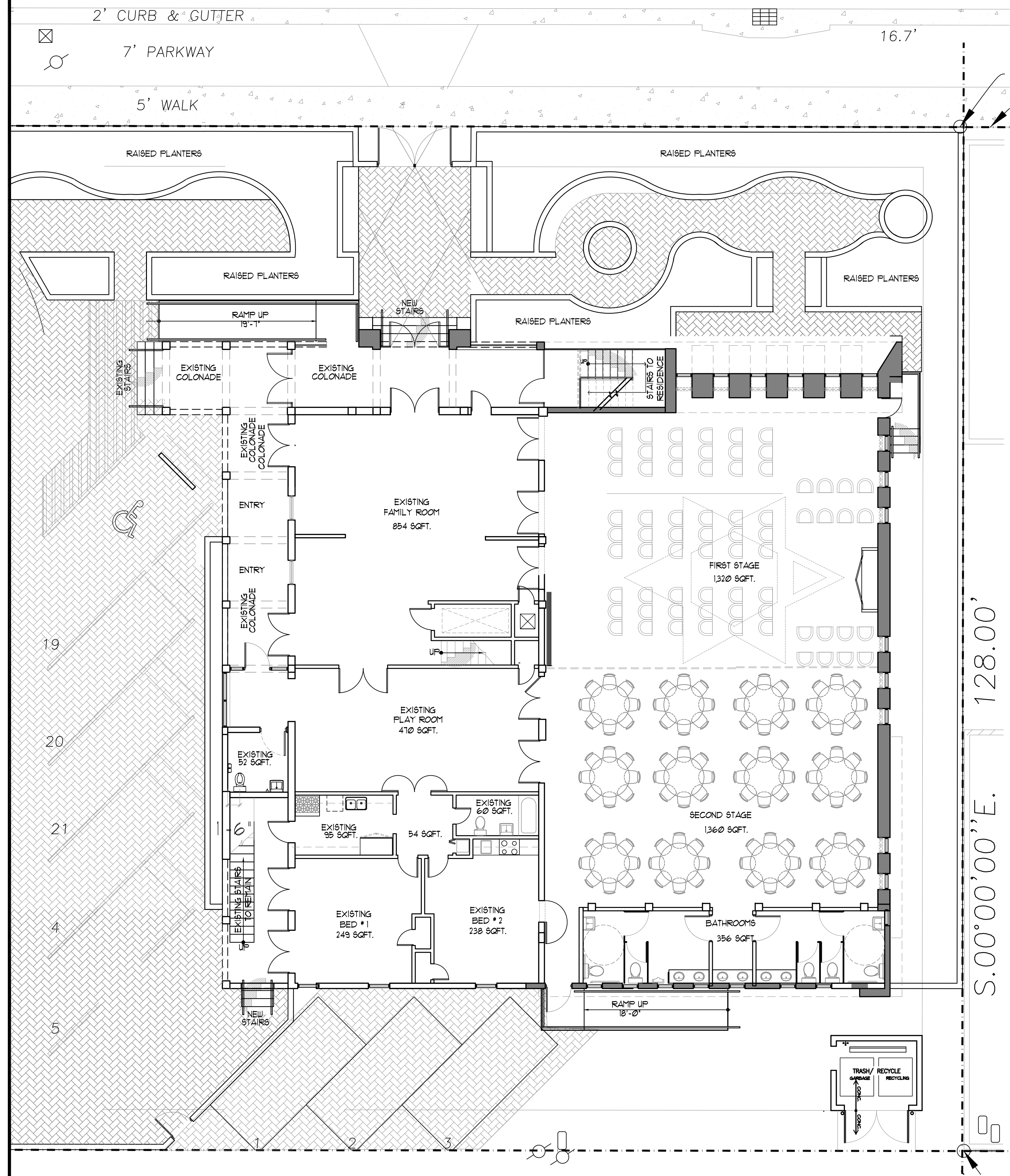
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SP-1



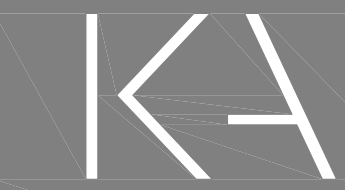
1 EXISTING GROUND FLOOR PLAN
1/8"=1'-0"

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



2 PROPOSED GROUND FLOOR PLAN
1/8"=1'-0"

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

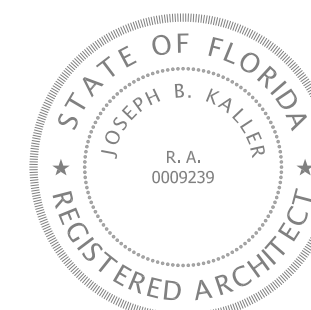


KallerArchitecture

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

www.kallerarchitects.com

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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
**CHABAD OF HOLLYWOOD
EXTERIOR ALTERATION**
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SHEET TITLE
GROUND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION

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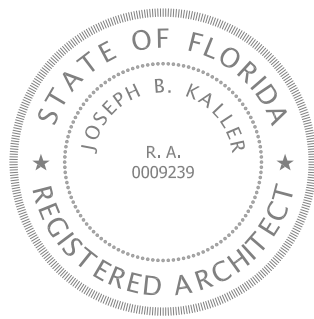
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**Kaller**Architecture

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

www.kallerarchitects.com

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FLORIDA R.A. # 0009239

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

PROJECT TITLE

SHEET TITLE

ROOF PLAN

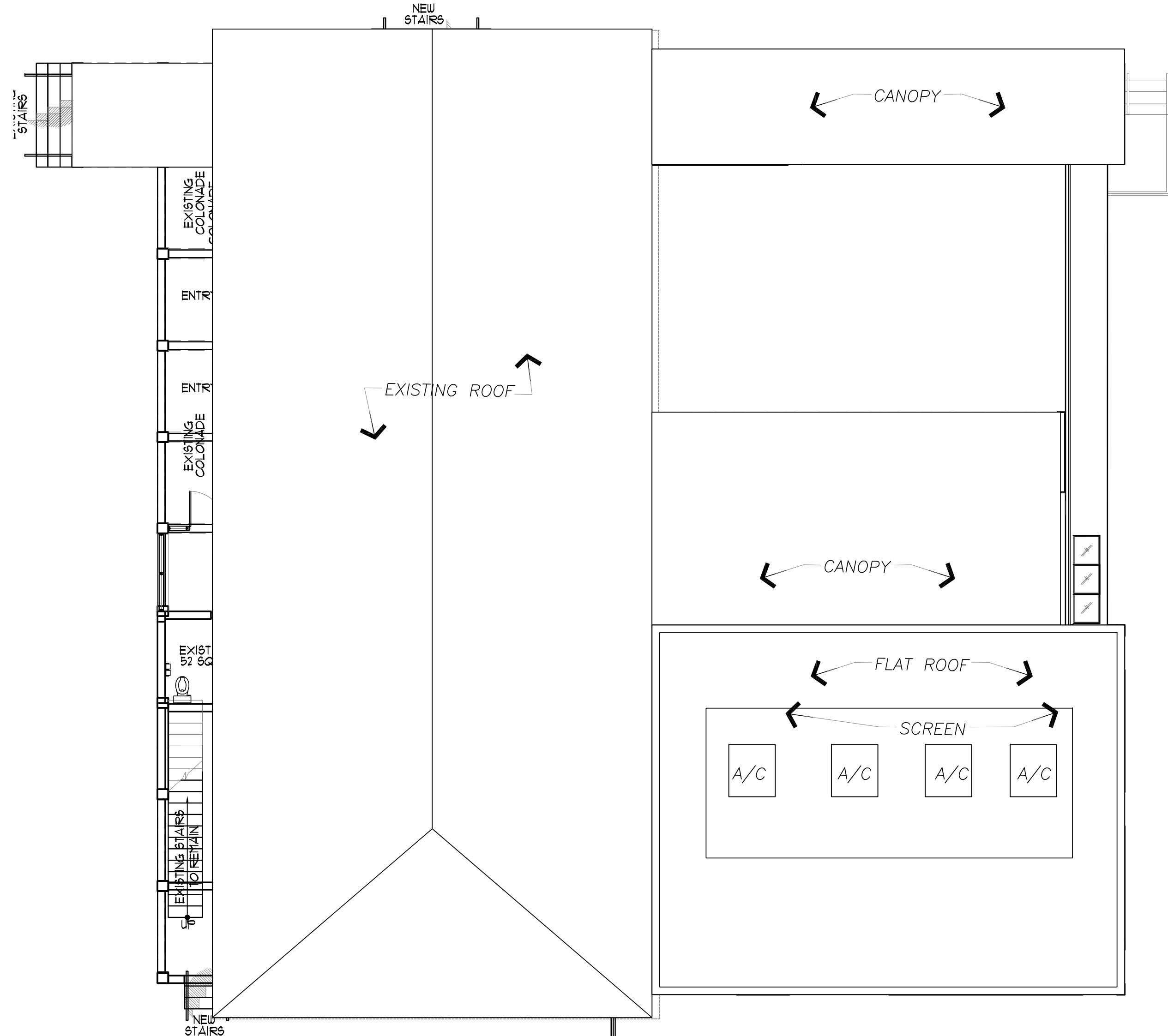
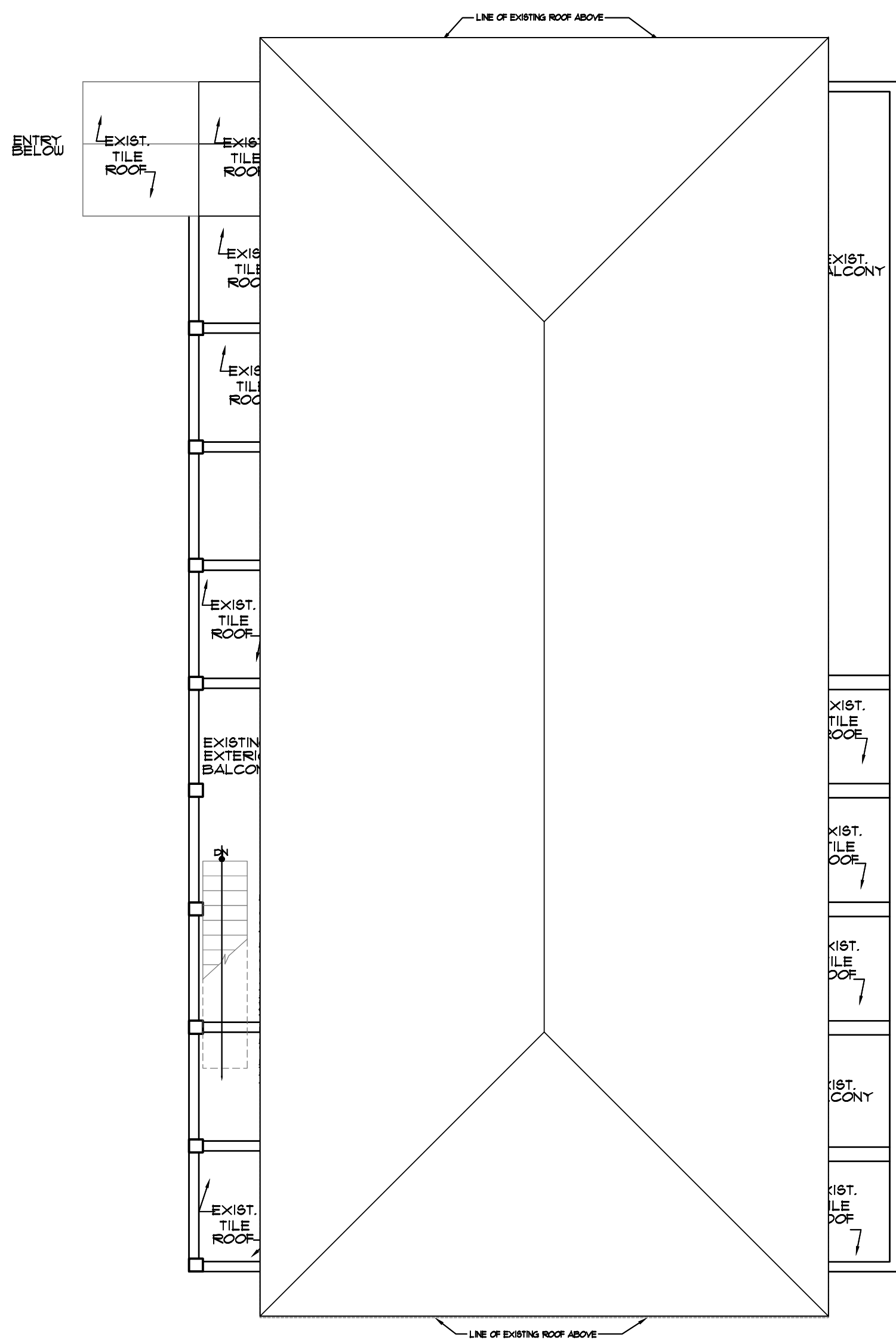
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DATE: 02-25-19
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CHECKED BY: JBK

SHEET

A-3



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

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

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

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

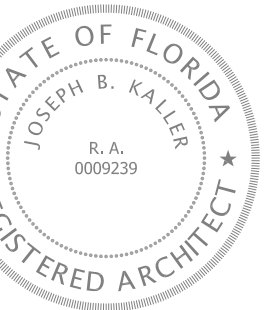
1	EXISTING NORTH ELEVATION 3/16"=1'-0"
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AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
oseph@kallerarchitects.com

www.kallerarchitects.com

AL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

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

.....

11

WEST ELEVATION

[illegible]

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SHEET

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| 1 | EXISTING WINDOWS TO REMAIN |
| 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 FINISH |
| 10 | STYROFOAM BANDING |
| 11 | EXISTING FRENCH DOOR |
| 12 | NEW FRENCH DOORS |
| 13 | EXISTING TILE ROOF |
| 14 | NEW CANOPY |
| 15 | NEW WINDOWS |
| 16 | ALUMINUM SCREEN |
| 17 | A/C UNITS |
| 18 | EFFIS PANELS EMULATING CONCRETE PANELING |

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



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

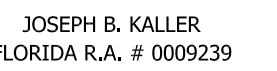
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AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
oseph@kallerarchitects.com

www.kallerarchitects.com

EAL



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

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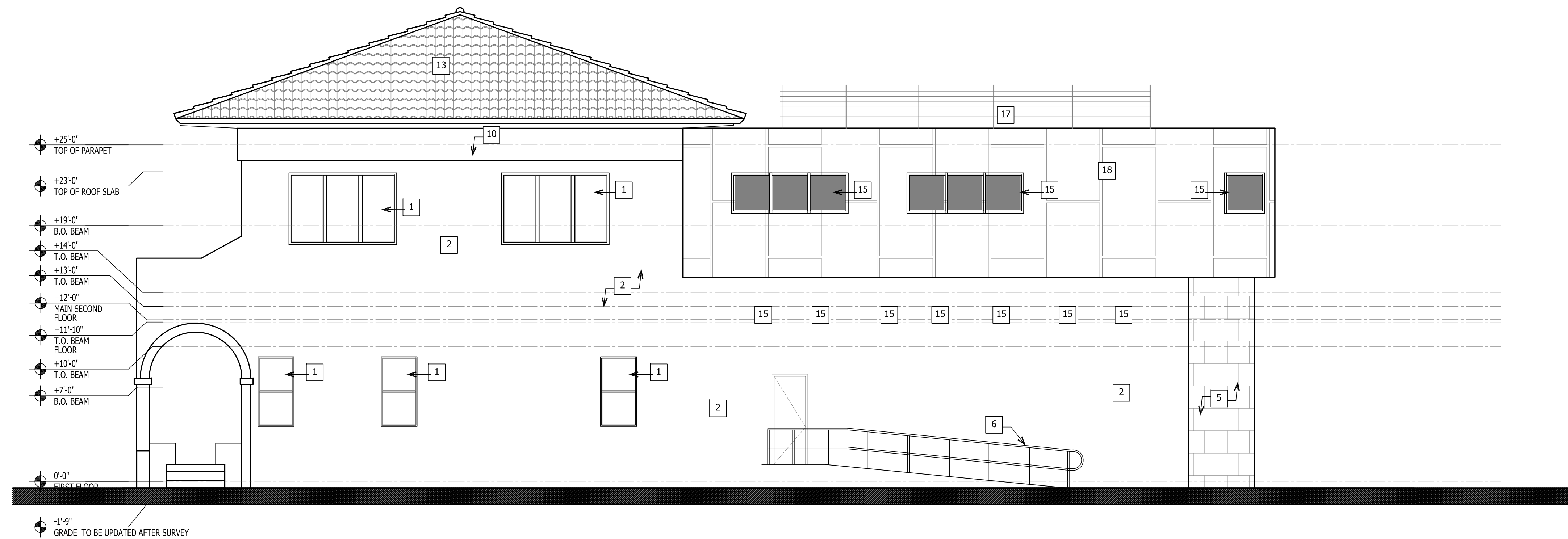
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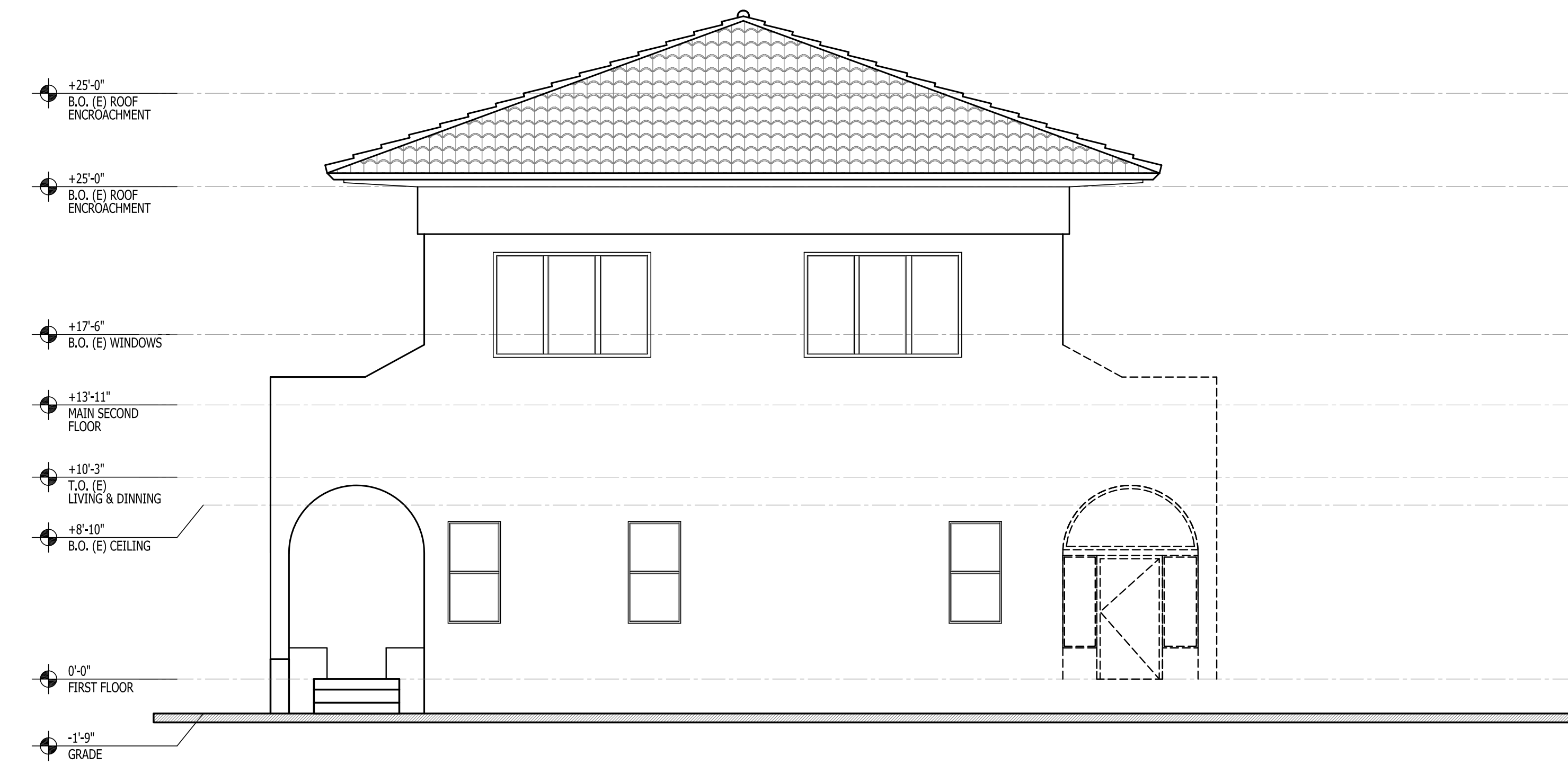
SHEET

A-7



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|----|---|
| 1 | EXISTING WINDOWS TO REMAIN |
| 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 FINISH |
| 10 | STYROFOAM BANDING |
| 11 | EXISTING FRENCH DOOR |
| 12 | NEW FRENCH DOORS |
| 13 | EXISTING TILE ROOF |
| 14 | NEW CANOPY |
| 15 | NEW WINDOWS |
| 16 | ALUMINUM SCREEN |
| 17 | A/C UNITS |
| 18 | EFFFS PANELS EMULATING CONCRETE PANELING |

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



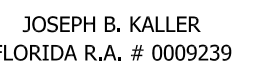
1	EXISTING SOUTH ELEVATION 3/16"=1'-0"
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AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
oseph@kallerarchitects.com

www.kallerarchitects.com

AL



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

ELEVATION

VISIONS

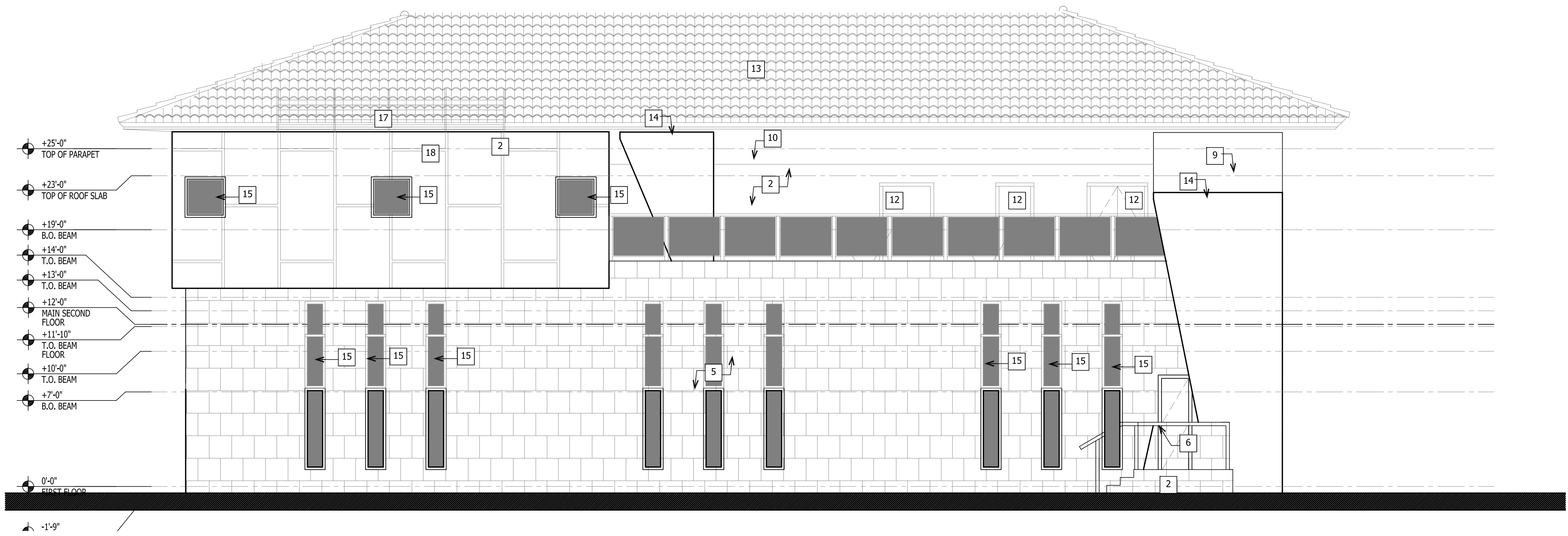
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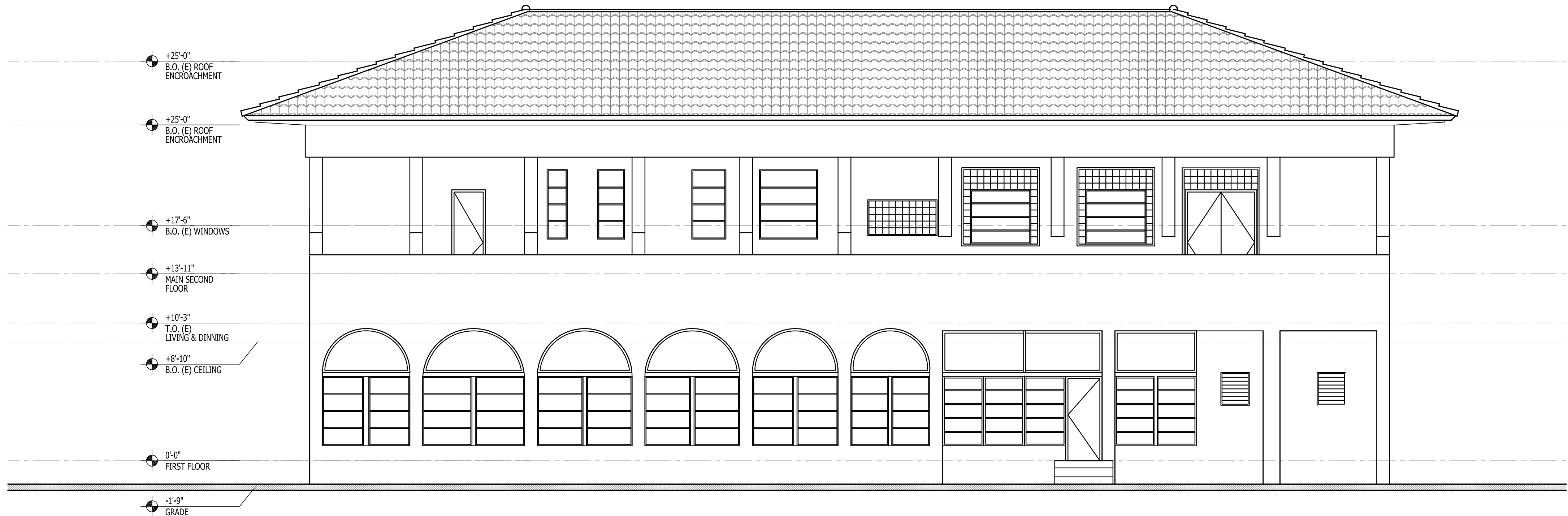
SHEET

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- | | |
|----|--|
| 1 | EXISTING WINDOWS TO REMAIN |
| 2 | SMOOTH STUCCO |
| 3 | DECORATIVE METAL MESH. GC TO PROVIDE NOA/SHOP DRAWINGS FOR APPROVAL. |
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| 14 | NEW CANOPY |
| 15 | NEW WINDOWS |
| 16 | ALUMINUM SCREEN |
| 17 | A/C UNITS |
| 18 | EFFIS PANELS EMULATING CONCRETE PANELING |

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



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