

ATTACHMENT A

Application Package

PLANNING DIVISION



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: _____

Location Address: 1112 S NORTH LAKE DRIVE, Hollywood FL 33019
Lot(s): 20, 21, East 1st 22 Block(s): 41 Subdivision: HOLLYWOOD LAKES
Folio Number(s): 514214016990

Zoning Classification: RS-9 Land Use Classification: LR ES

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes (x) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PREVIOUSLY APPROVED 08-C-31; 08-V-34a

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

Explanation of Request: APPEAL TO ALLOW AN ADDITION TO THE EXISTING STRUCTURE TO ACCOMMODATE THEIR EXTENDED FAMILY: ADD 1 BEDROOM, BATH & GARAGE

Number of units/rooms: 6 Sq Ft: 19,720

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: MR & MRS ERIC SOMBERG
Address of Property Owner: 1112 S. NORTH LAKE DRIVE, Hollywood FL 33019
Telephone: 201-954-8268 Fax: _____ Email Address: SOMBELLE@aol.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: 7/27/2018 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Eric Sombere Date: 2.10.2021

PRINT NAME: Eric Sombere Date: 2.10.2021

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

MR & MRS SOMBERS will be ATTENDING MEETING.

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

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

PROJECT INFORMATION

PROJECT TITLE:

SOMBERG'S RESIDENCE RENOVATION

PROJECT LOCATION:

1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL 33019

LEGAL DESCRIPTION:

LOTS 20, 21 AND THE EAST 20 FEET OF LOT 22, EXCEPTING THE SOUTH 30 FEET OF SAID LOTS, IN BLOCK 41, HOLLYWOOD LAKES SECTION, AND INCLUDING ALL THAT PORTION OF AN ABANDONED 60 FOOT STREET LYING ADJACENT TO AND DIRECTLY NORTH OF SAID LOTS, AND INCLUDING ALL THAT PORTION OF AN ABANDONED PARKWAY LYING ADJACENT TO AND DIRECTLY NORTH OF THE ABOVE DESCRIBED PORTION OF AN ABANDONED STREET AND ALSO ABUTTING THE SOUTH SHORE OF NORTH LAKE; ALL THE ABOVE LOTS AND PARCELS ARE ACCORDING TO THE PLAT OF HOLLYWOOD LAKES SECTION, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCOPE OF WORK:

INTERIOR ALTERATION TO MASTER BATHROOM, TWO NEW ATTACHED ADDITIONS, EXTENSION OF EXISTING HOUSE TO INCLUDE TWO NEW DOUBLE GARAGE, 3 NEW BEDROOMS, 4 NEW BATHROOMS, LAUNDRY ROOM AND AN EXERCISE ROOM

Prepared by:
Nicole M. Villarroel, Esq.
Hackleman, Olive & Judd, P.A.
2426 East Las Olas Boulevard
Fort Lauderdale, FL 33301
954-334-2250
File Number: 18-17520

Record and return to:
SAUL EWING ARNSTEIN & LEHR LLP
200 E. Las Olas Blvd., Suite 1000
Fort Lauderdale, FL 33301
954-713-7668

INSTR # 115227543
Recorded 07/27/18 at 02:01 PM
Broward County Commission
2 Page(s)
Deed Doc Stamps: \$25900.00
#2

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of July, 2018 between Kenneth C. Brown and Elizabeth SanJuan, husband and wife whose post office address is 145 Northwest 15th Street, Delray Beach, Florida 33444, grantor, and Eric D. Somberg and Ellen R. Somberg, husband and wife whose post office address is 1112 S. Northlake Drive, Hollywood, FL 33019, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lots 20, 21 and the East 20 feet of Lot 22, excepting the South 30 feet of said Lots, Block 41, Hollywood Lakes Section, and including all that portion of abandoned 60 foot street lying adjacent to and directly North of said Lots, including all that portion of an abandoned parkway lying adjacent to and directly North of the above described portion of an abandoned street and also abutting the South shore of North Lake; all of the above lots and parcels according to the Plat of Hollywood Lakes Section, according to the plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nicole Villanore
Witness Name: Nicole Villanore

Samantha Rodriguez
Witness Name: Samantha Rodriguez

Nicole Villanore
Witness Name: Nicole Villanore

Samantha Rodriguez
Witness Name: Samantha Rodriguez

Kenneth C. Brown (Seal)

Elizabeth SanJuan (Seal)

State of Florida
County of Broward

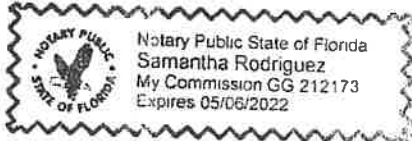
The foregoing instrument was acknowledged before me this 26 day of July, 2018 by Kenneth C. Brown and Elizabeth SanJuan, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Samantha Rodriguez
Notary Public

Printed Name: Samantha Rodriguez

My Commission Expires: _____





G3 ARCHITECTURE INTERIORS PLANNING
NEW YORK · NEW JERSEY · CONNECTICUT · FLORIDA

December 16, 2020

City of Hollywood
Historical Preservation Board
2600 Hollywood Blvd.
Hollywood, FL 33020

Reference: Criteria of Appropriateness for Design
Project Name: Somberg Residence
Project Address: 1112 S Northlake Drive
Hollywood, Florida 33019

1. Integrity of Location:

Analysis: the property is in the southern half of the Hollywood's Historic Lakes District, situated in a quiet neighborhood, Northside of S Northlake drive and the North Lake. The addition is calculated to be within the required front yard setbacks. The side and back setbacks will not be impacted.

2. Design:

Analysis:

- Addition Height- Both of the additions will maintain the existing height of the existing residence
- Modern style is compatible with in size, proportion, materials, texture and colors of the existing residence.

3. Setting:

Analysis: The existing residence is situated between a two-story residence on the west side and a single story residence on the east side. The new addition will add additional bedrooms and bathrooms, additional living areas and garage space required for the expanded family. The street façade is well articulated and consistent with the pattern of fenestration of the existing residence.

4. Materials

Analysis: The addition is being designed with Concrete Masonry Unit construction; wood trusses both floors and roof, impact Windows, doors and garage doors and a smooth stucco finish. All of these materials are consistent and compatible with the existing residence. The addition is to be painted white to match the existing residence.

5. Workmanship:

Analysis: The Somberg's are planning to use materials and colors that are consistent with the existing residence. This is their permanent residence and the purpose of the addition is to accommodate their extended family for the foreseeable future. The workmanship and quality of



construction will meet or exceed the standard in the area from licensed construction professionals.

6. Association:

Analysis: The elevation design and massing is consistent with the existing residence and the proposed design is compatible with the existing residence and provides a continuity to the new addition

Very truly yours,

Gregory A. Shunick

Fla Reg. # AR92551

GENERAL NOTES

1. ARCHITECT'S WRITTEN SPECIFICATIONS ACCOMPANY DRAWINGS AND ARE A PART OF THESE CONTRACT DOCUMENTS. ENGINEER'S SPECIFICATIONS ARE INCLUDED ON DRAWINGS AS NOTED ABOVE.
2. THE A.I.A. GENERAL CONDITIONS DOCUMENT "A201" LATEST EDITION, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL PREVAIL WHENEVER APPLICABLE.
3. CONTRACTOR MUST COMPLY WITH ALL APPROPRIATE FEDERAL, STATE AND LOCAL REGULATORY AGENCIES, CODES AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SECURING NECESSARY PERMITS.
4. CONTRACTOR MUST REVIEW AND CONFORM WITH BUILDING MANAGEMENT RULES, REGULATIONS AND STANDARD OPERATION PROCEDURES, INCLUDING DELIVERIES AND REMOVALS, USE OF ELEVATORS, CONSTRUCTION PRACTICES, ETC.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CUTS, SAMPLES, AND FINISHES FOR WRITTEN APPROVAL.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS.

HAZARDOUS MATERIALS NOTES

PRIOR TO THE COMMENCEMENT OF ANY WORK, THE OWNER SHALL BE OBLIGATED TO INFORM ALL PARTIES, INCLUDING BUT NOT LIMITED TO THE ARCHITECT AND CONTRACTOR, OF THE ACTUAL PRESENCE OF OR REASONABLY INFERABLE OR KNOWABLE PRESENCE OF ASBESTOS, LEAD, POLYCHLORINATED BIPHENYLS (PCB), OR OTHER TOXIC SUBSTANCE, HAZARDOUS WASTE OR HAZARDOUS MATERIALS.

IN THE EVENT OF THE DISCOVERY OF AND/OR EXPOSURE TO AND/OR SUBSTANTIAL RISK OF EXPOSURE TO ASBESTOS, LEAD, POLYCHLORINATED BIPHENYLS (PCB), OR OTHER TOXIC SUBSTANCE, HAZARDOUS WASTE OR HAZARDOUS MATERIAL BY THE CONTRACTOR DURING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER IN WRITING OF SAME. THE OWNER SHALL THEN HAVE THE DUTY TO INFORM THE ARCHITECT OF SAME.

IN THE EVENT OF THE DISCOVERY OF AND/OR EXPOSURE TO AND/OR SUBSTANTIAL RISK OF EXPOSURE TO ASBESTOS, LEAD, POLYCHLORINATED BIPHENYLS (PCB), OR OTHER TOXIC SUBSTANCE, HAZARDOUS WASTE OR HAZARDOUS MATERIAL BY THE ARCHITECT DURING WORK ON THE PROJECT, THE ARCHITECT SHALL, IN HIS SOLE DISCRETION, HAVE THE AUTHORIZATION TO SUSPEND WORK ON THE PROJECT.

THE OWNER SHALL HAVE THE DUTY TO PROMPTLY RETAIN AN INDEPENDENT QUALIFIED EXPERT TO REMOVE AND/OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS, LEAD, POLYCHLORINATED BIPHENYLS (PCB), OR OTHER TOXIC SUBSTANCE, HAZARDOUS WASTE OR HAZARDOUS MATERIAL AS MAY BE PRESENT IN A SAFE AND LEGAL MANNER.

THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT, HIS AFFILIATES AND SUBCONTRACTORS, AND THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH ENTITIES OR PERSONS, INCLUDING THE COST OF LEGAL FEES AND EXPENSES, AS SUCH FEES AND EXPENSES ARE INCURRED, WHICH MAY RESULT FROM THE EXPOSURE TO ASBESTOS, LEAD, POLYCHLOROBENZENE (PCB), OR OTHER TOXIC SUBSTANCE, HAZARDOUS WASTE OR HAZARDOUS MATERIALS ON THIS PROJECT.

BUILDING DEPARTMENT NOTES

1. THERE IS NO CHANGE IN USE OR OCCUPANCY UNDER THIS APPLICATION.
2. ALL INTERIOR FINISHES SHALL COMPLY WITH ALL APPLICABLE CODES.
3. THIS DRAWING IS FILED TO SHOW ADDITIONS AND ALTERATIONS. ALL EXISTING AND BASE BUILDING CONSTRUCTION PREVIOUSLY APPROVED.
4. MAXIMUM FOOT CANDLE AT ALL PROPERTY LINES DOES NOT EXCEED .5 FOOT CANDLE.

PROJECT INFORMATION

PROJECT TITLE:	SOMBERG'S RESIDENCE RENOVATION
PROJECT LOCATION:	1112 S NORTH LAKE DRIVE HOLLYWOOD, FL 33019
LEGAL DESCRIPTION:	LOTS 20, 21 AND THE EAST 20 FEET OF LOT 22, EXCEPTING THE SOUTH 30 FEET OF SAID LOTS, IN BLOCK 41, HOLLYWOOD LAKES SECTION, AND INCLUDING ALL THAT PORTION OF AN ABANDONED 60 FOOT STREET LYING ADJACENT TO AND DIRECTLY NORTH OF SAID LOTS, AND INCLUDING ALL THAT PORTION OF AN ABANDONED PARKWAY LYING ADJACENT TO AND DIRECTLY NORTH OF THE ABOVE DESCRIBED PORTION OF AN ABANDONED STREET AND ALSO ABUTTING THE SOUTH SHORE OF NORTH LAKE; ALL THE ABOVE LOTS AND PARCELS ARE ACCORDING TO THE PLAT OF HOLLYWOOD LAKES SECTION, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
OCCUPANT CLASSIFICATION:	R-3
TYPE OF CONSTRUCTION:	TYPE V
LEVEL OF ALTERATION:	ALTERATION LEVEL II AS DESCRIBED IN F.B.C. 2017 EDITION FOR EXISTING BUILDING.
USE:	SINGLE FAMILY DETACHED
SCOPE OF WORK:	INTERIOR ALTERATION TO MASTER BATHROOM, TWO NEW ATTACHED ADDITIONS, EXTENSION OF EXISTING HOUSE TO INCLUDE TWO NEW DOUBLE GARAGE, 3 NEW BEDROOMS, 4 NEW BATHROOMS, LAUNDRY ROOM AND AN EXERCISE ROOM.
APPLICABLE CODE:	FLORIDA BUILDING CODE EDITION 2017 FLORIDA FIRE PREVENTION CODE 2017 FLORIDA NFPA 101 2017 EDITION
STORIES:	(2) STORIES (EXISTING)
BUILDING AREA:	
1ST FLOOR:	4,407 S.F. (EXISTING)
2ND FLOOR:	2,750 S.F. (EXISTING)
PORCH:	951 S.F. (EXISTING)
ROOF HT.:	26'-0" (EXISTING PARAPET)
1ST FLOOR ADDITION:	1,601 S.F.
2ND FLOOR ADDITION:	1,662 S.F.
ROOF HT. ADDITION:	20'-6" (TO TOP OF PARAPET)
PARKING SPACES:	5 (FIVE)
EXISTING TOTAL SQ. FOOTAGE	7,157 S.F.
NEW 1st FLOOR SQ. FOOTAGE	6,008 S.F.
NEW 2nd FLOOR SQ. FOOTAGE	4,412 S.F.
NEW TOTAL SQ. FOOTAGE	10,420 S.F.

TERMITE PROTECTION NOTES

(PROVIDE TERMITE PROTECTION PER F.B.C.)

S1818.1.7 TERMITE PROTECTION ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

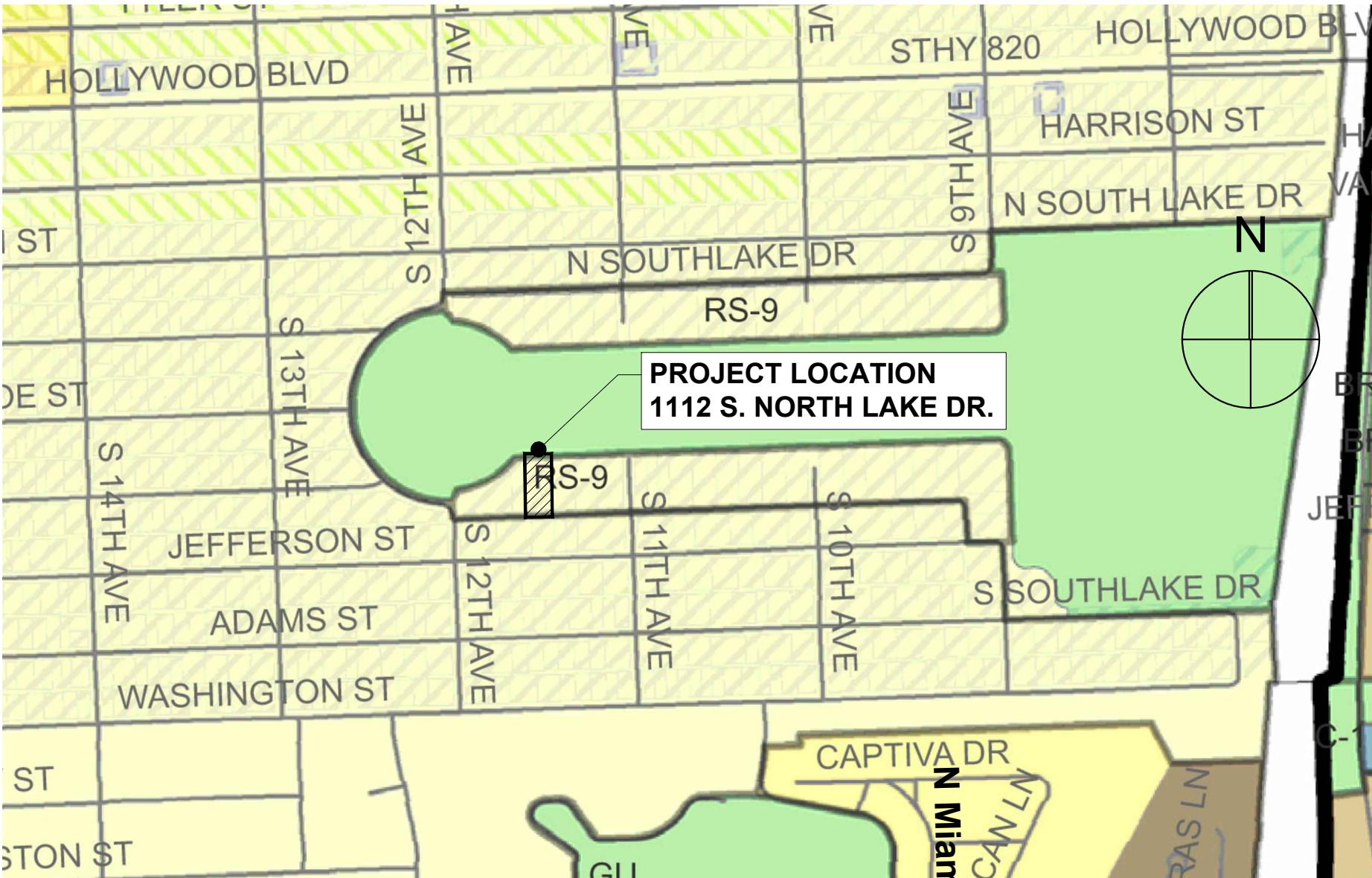
MISCELLANEOUS NOTES

1. SUBCONTRACTORS TO PROVIDE ALL SPECIAL INSPECTION SERVICES AS REQUIRED BY THE BUILDING DEPARTMENT.

DRAWING INDEX

T-001.00	DRAWING INDEX, LOCATION MAP & NOTES
G-001.00	EXISTING SURVEY
G-010.00	DIMENSIONED SITE PLAN
G-011.00	NEW GREEN SPACE AREA CALCULATION
G-012.00	DIMENSIONED SCHEMATIC PAVING, GRADING & DRAINAGE PLAN
G-013.00	COLOR SITE PLAN WITH LANDSCAPE
G-014.00	PROPOSED ADDITION COLORED RENDERING
G-015.00	ISOMETRIC VIEWS STUDY
A-001.00	1ST FLOOR DEMOLITION PLAN
A-002.00	2ND FLOOR DEMOLITION PLAN
A-101D.00	1ST FLOOR CONSTRUCTION DIMENSIONED PLAN
A-102D.00	2ND FLOOR CONSTRUCTION DIMENSIONED PLAN
A-203.00	ROOF CONSTRUCTION DIMENSIONED PLAN
A-601.00	EXTERIOR ELEVATIONS
A-602.00	EXTERIOR ELEVATIONS
A-603.00	EXISTING AND NEW EXTERIOR PROFILE VIEWS FROM STREET
A-604.00	EXISTING RESIDENCE VIEWS
1 of 2	LANDSCAPE / TREE DISPOSITION PLAN
2 of 2	LANDSCAPE DETAILS & SPECIFICATIONS

LOCATION MAP



ONE SE THIRD AVE
SUITE 2990
MIAMI, FL 33131

T 786.316.0455
F 786.316.0454
E G3ARCH.COM

ARCHITECTURE
INTERIORS
PLANNING

PROJECT DIRECTORY

ARCHITECT OF RECORD

Gregory A. Shunick, RA
41 West 25th Street
7th Floor
New York, NY 10010
State Registration No. AR92551
G3 Registration No. G05227700186

T: 212.627.9400
F: 212.604.9300

KEY PLAN

AREA OF WORK

ARCHITECT'S WRITTEN SPECIFICATIONS ACCOMPANY DRAWINGS & ARE A PART OF THESE CONTRACT DOCUMENTS. ENGINEER'S SPECIFICATIONS ARE INCLUDED ON DRAWINGS.		
4	TO HISTORIC PRESERVATION BOARD	02.08.2021
3	TO HISTORIC PRESERVATION BOARD	12.15.2020
2	TO HISTORIC PRESERVATION BOARD	11.23.2020
1	TO HISTORIC PRESERVATION BOARD	10.22.2020
No.	Issue	Date
PROJECT		
SOMBERG'S RESIDENCE ADDITION & ALTERATIONS 1112 S NORTH LAKE DRIVE HOLLYWOOD, FL.		
DRAWING TITLE		
DRAWING INDEX, LOCATION, MAP, NOTES		
JOB NO.	SHEET NO.	
20908	T-001.00	
	PAGE	OF

BOUNDARY SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X 7.00'	=	ELEVATIONS BASED ON N.A.V.D. 1988
N	=	NORTH	-148	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHIEE
F.F.	=	FINISHED FLOOR	F.F.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
⊗	=	VALVE	□	=	UTILITY BOX
⊙	=	MANHOLE	⊕	=	HYDRANT
⊞	=	BASIN	⊕	=	UTILITY POLE
⊕	=	WELL	⊗	=	VAULT
⊕	=	WATER METER	☆	=	LIGHT
⊕	=	MONITORING WELL	•	=	BOLLARD
○	=	PROPERTY CORNER	⊞	=	AIR CONDITIONER
— — — — —	=	CHAIN LINK FENCE	— — — — —	=	PARKING STRIPE
— — — — —	=	WOOD FENCE	— — — — —	=	OVERHEAD UTILITY LINES
— — — — —	=	METAL FENCE	— — — — —	=	6" CONCRETE WALL
— — — — —	=	PVC FENCE	— — — — —	=	COVERED AREA
			— — — — —	=	CONCRETE
			— — — — —	=	BRICK PAVERS
			— — — — —	=	TILE
			— — — — —	=	ASPHALT
			— — — — —	=	CONCRETE FENCE
			— — — — —	=	WIRE FENCE

STREET ADDRESS:
1112 South Northlake Drive Hollywood, FL 33019

LEGAL DESCRIPTION:

Lot 20, 21 and the East 20 feet of lot 22, excepting the South 30 feet of said lots, Block 41, Hollywood Lakes Section and including all that portion of abandoned 60 foot street lying adjacent to and directly North of said lots, including all that portion of an abandoned parkway lying adjacent to an directly North of the above described portion of an abandoned street also abutting the South shore of North Lake; all of the above lots and parcels, according to the plat of Hollywood Lakes Section, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the public records of Broward County, Florida.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are based on Plat Book 1, Page 32, Broward County records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
- Printed copies of this Survey and Map report are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- PDF copies of this Survey and Map report are not valid without the digital signature and seal of a Florida licensed Surveyor and Mapper and must be verified.

FLOOD INFORMATION:

Community name and number: City of Hollywood 125113
Map and panel number: 12011C0569-H
Panel date: 08/14/2014
Index date: 08/14/2014
Flood zone: AE
Base flood elevation: 5' NAVD

BENCHMARK INFORMATION:

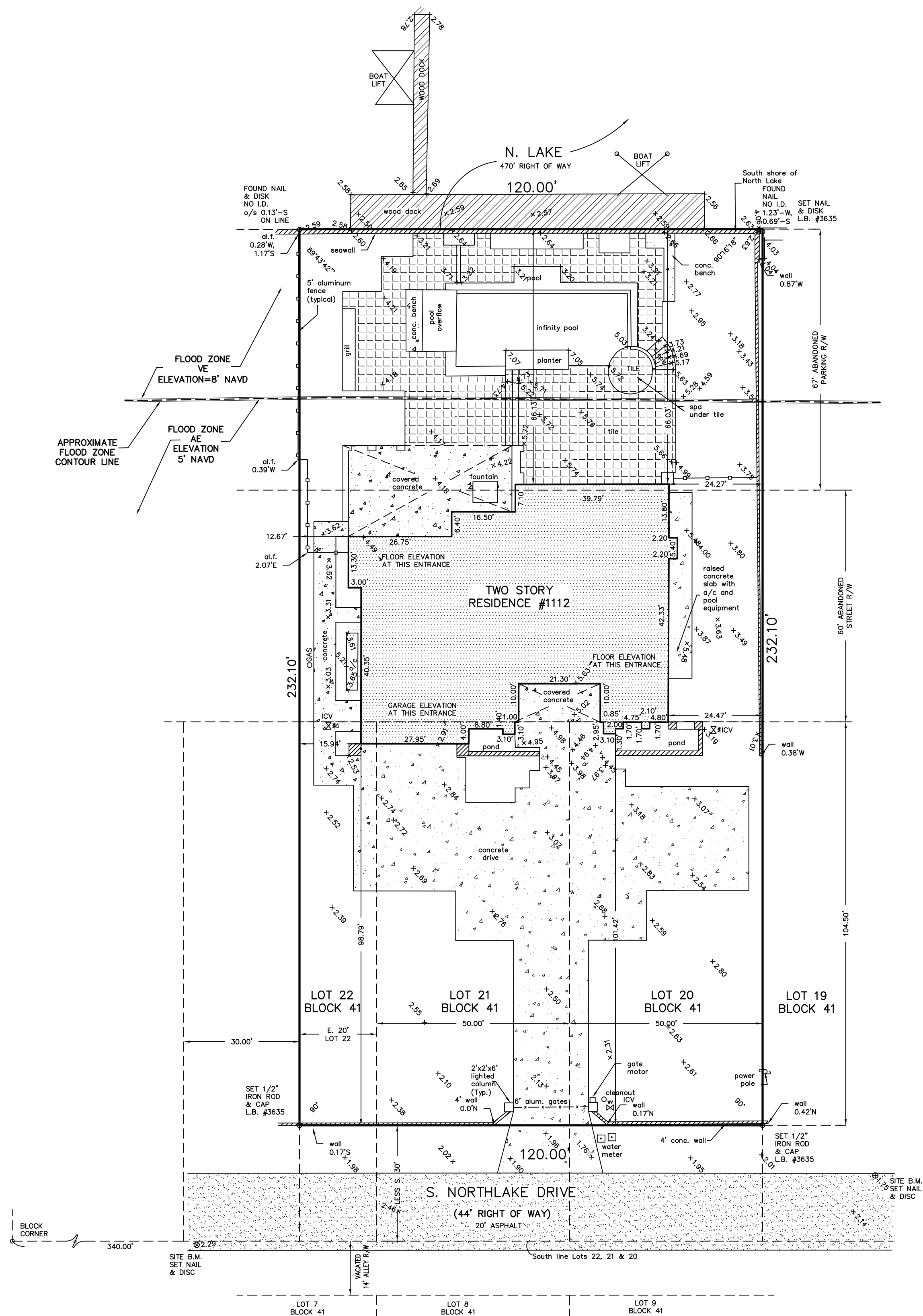
City of Hollywood Benchmark P.K. Nail & Disc. 5' +/- North
of centerline of Polk Street and 11th Avenue Elevation= 1.32' NAVD

CERTIFY TO:

Eric Somberg and Elen Somberg, Husband and Wife

CERTIFICATION:

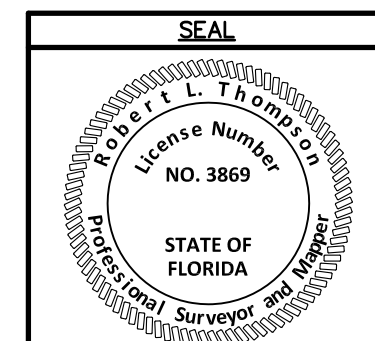
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

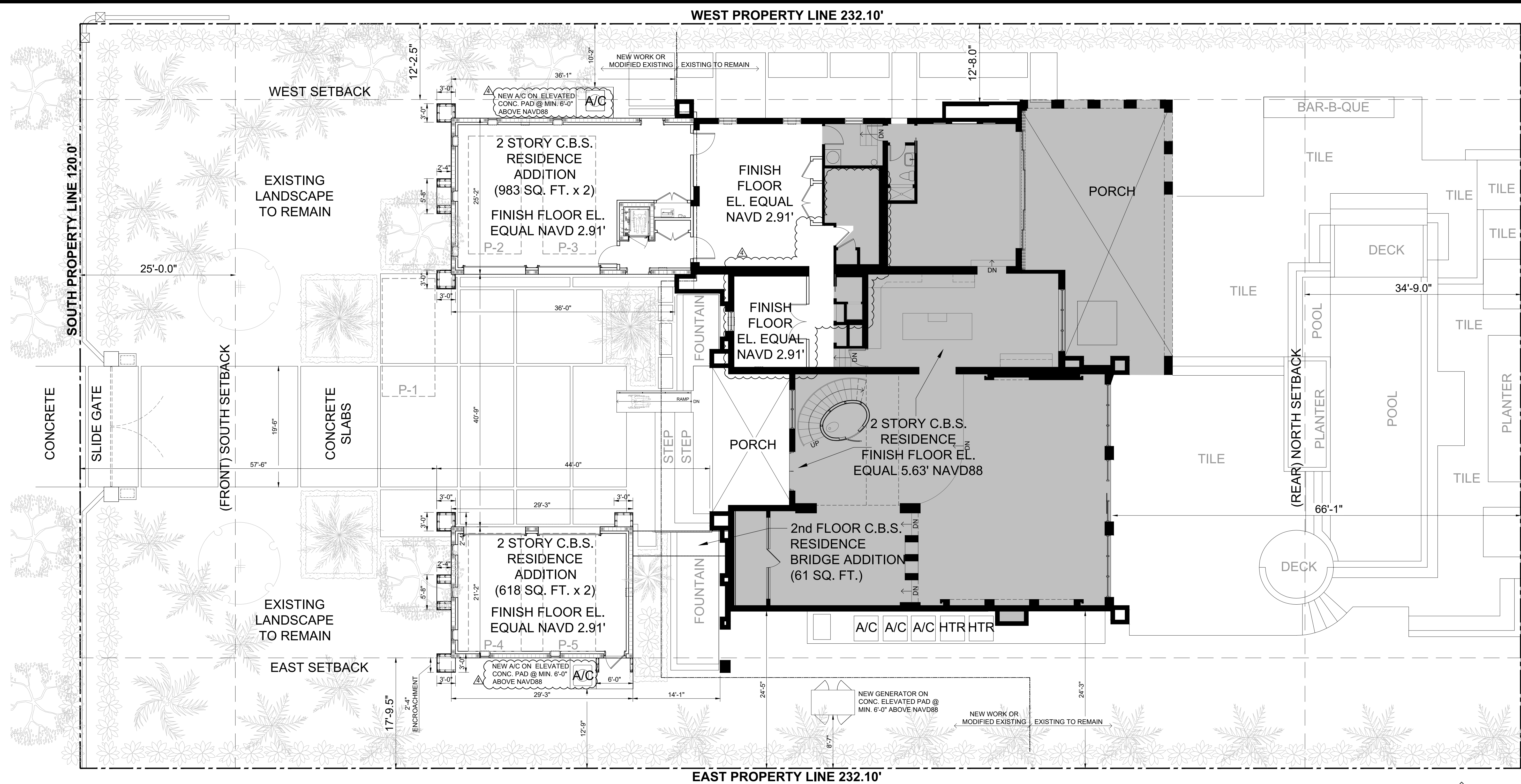


ORIGINAL DATE OF FIELD SURVEY: 06-20-2018	DRAWN BY: O.I.W.
FIELD BOOK: ALS-SU-18-1898	CHECKED BY: C.C.C.
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY
UPDATE SURVEY SU-20-2714	12-15-2020
UPDATE SURVEY SU-20-0560	03-26-2020

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-18-1898





PROJECT INFORMATION

PROJECT TITLE:	SOMBERG'S RESIDENCE ADDITION & ALTERATIONS
PROJECT LOCATION:	1112 S NORTH LAKE DRIVE HOLLYWOOD, FL 33019
LEGAL DESCRIPTION:	LOTS 20, 21 AND THE EAST 20 FEET OF LOT 22, EXCEPTING THE SOUTH 30 FEET OF SAID LOTS, IN BLOCK 41, HOLLYWOOD LAKES SECTION, AND INCLUDING ALL THAT PORTION OF AN ABANDONED 80 FOOT STREET LYING ADJACENT TO AND DIRECTLY NORTH OF SAID LOTS, AND INCLUDING ALL THAT PORTION OF AN ABANDONED PARKWAY LYING ADJACENT TO AND DIRECTLY NORTH OF THE ABOVE DESCRIBED PORTION OF AN ABANDONED STREET AND ALSO ABUTTING THE SOUTH SHORE OF NORTH LAKE; ALL THE ABOVE LOTS AND PARCELS ARE ACCORDING TO THE PLAT OF HOLLYWOOD LAKES SECTION, AS RECORDED IN PLAT BOOK 1, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
OCCUPANT CLASSIFICATION:	R-3
TYPE OF CONSTRUCTION:	TYPE V
LEVEL OF ALTERATION:	ALTERATION LEVEL II AS DESCRIBED IN F.B.C. 2017 EDITION FOR EXISTING BUILDINGS SECTION 504
USE:	SINGLE FAMILY DETACHED
SITE DATA:	ZONING CLASSIFICATION..... RS-9 LOT AREA PROVIDED..... 27,852 SQ. FT.
SCOPE OF WORK:	INTERIOR ALTERATION TO MASTER BATHROOM, NEW ATTACHED ADDITION AND NEW DETACHED GARAGE WITH EXERCISE ROOM ABOVE; EXTENSION OF EXISTING HOUSE TO INCLUDE NEW DOUBLE GARAGE, 3 NEW BEDROOMS, 3 NEW BATHROOMS & LAUNDRY ROOM.
APPLICABLE CODE:	FLORIDA BUILDING CODE RESIDENTIAL EDITION 2017 FLORIDA FIRE PREVENTION CODE 2017 FLORIDA NFPA 101 2017 EDITION

STORIES: (2) STORIES (EXISTING)

BUILDING AREA:

1ST FLOOR:	4,407 S.F. (EXISTING)
2ND FLOOR:	2,750 S.F. (EXISTING)
PORCH:	951 S.F. (EXISTING)
ROOF HT.:	26'-0" (EXISTING PARAPET)
1ST FLOOR ADDITION:	1,601 S.F.
2ND FLOOR ADDITION:	1,662 S.F.
ROOF HT. ADDITION:	20'-6" (TO TOP OF PARAPET)
PARKING SPACES:	5 (FIVE) (P-1 - P-5)
EXISTING TOTAL SQ. FOOTAGE	7,157 S.F.
NEW 1st FLOOR SQ. FOOTAGE	6,008 S.F.
NEW 2nd FLOOR SQ. FOOTAGE	4,412 S.F.
NEW TOTAL SQ. FOOTAGE	10,420 S.F.

SITE DATA:

ZONING CLASSIFICATION..... RS-9

LOT AREA PROVIDED..... 27,852 SQ. FT.

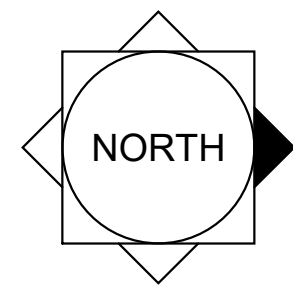
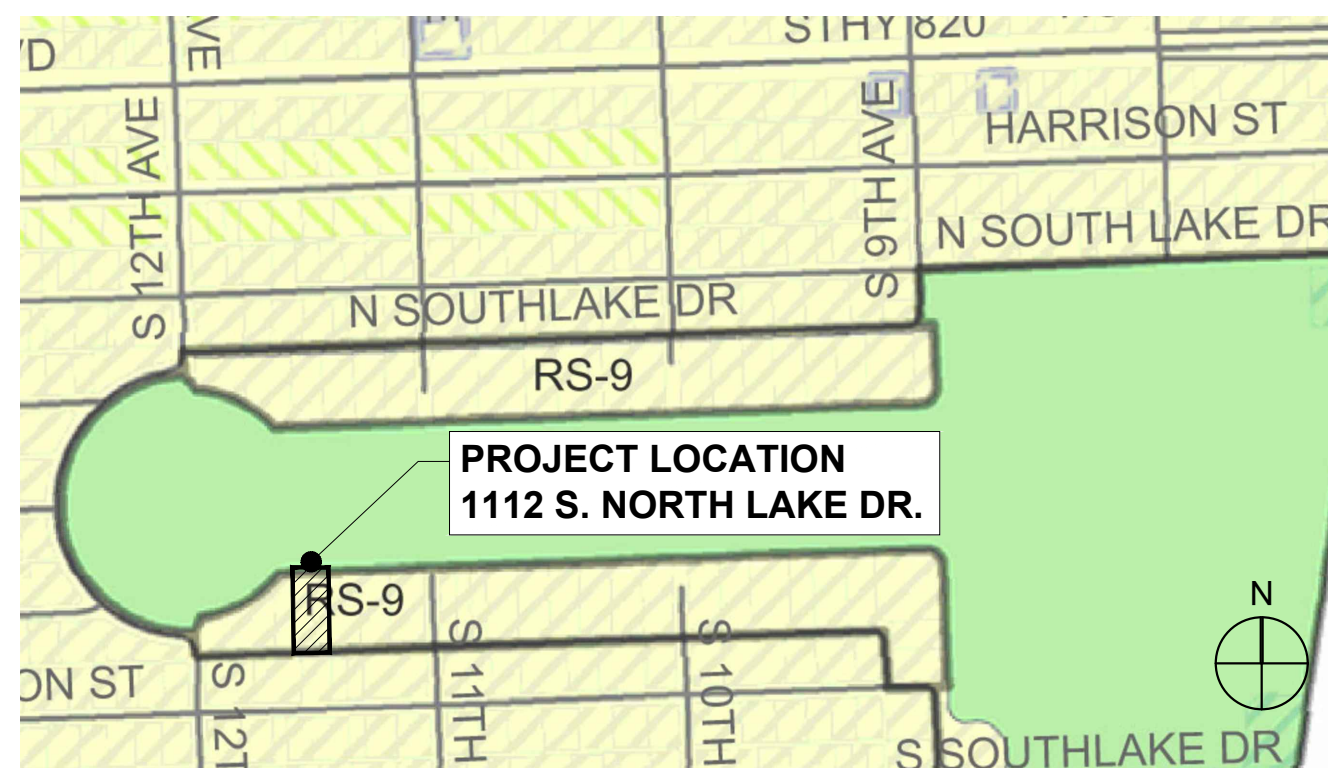
PERMEABLE SPACE PROVIDED..... 12,442.7 SQ. FT.

PERMEABLE SPACE REQUIRED..... 11,141 SQ. FT.

BUILDING HEIGHTS	EXISTING	PROPOSED
EXISTING MAIN ENTRY PARAPET	26'-0"	EXISTING TO REMAIN
EXISTING PARAPET	23'-10"	EXISTING TO REMAIN
NEW EAST BUILDING AND ENCLOSED BRIDGE PARAPET	-	20'-6"
NEW WEST BUILDING PARAPET	-	20'-6"

SETBACKS	ALLOWED	EXISTING	PROVIDED
FRONT	25'	101'-5"	57'-6"
REAR	15% OF LOT DEPTH 232.1' x 1.5 = 34'-9"	66'-1"	66'-1" (NO WORK ADDED, EXISTING REMAINS)
SIDE	25% OF LOT WIDTH 120' x 2.5 = 30'-0" * ALLOWED ENCROACHMENT= 6'-0"	WEST SIDE: 12'-8" EAST SIDE: 24'-3" TOTAL: 36'-11"	WEST SIDE: 12'-8" EAST SIDE: 17'-9.5" TOTAL: 30'-5.5"
* ZONING AND LAND DEVELOPMENT REGULATIONS SECTION 4.23.13 SUPPLEMENTAL SETBACK REGULATIONS FOR ALLOWABLE ENCROACHMENT. 25% OF THE REQUIRED SETBACK. MAX. ENCROACHMENT 6'-0"			
AREA SUMMARY			
	EXISTING	PROPOSED	REMARKS
LOT AREA	27,852 SF	27,852 SF	
BUILDING GROSS AREA	4,407 SF	5,929 SF	
NON PERMEABLE AREA (EXTERIOR WALKWAYS & DECKS)	9,606.1 SF	8,485.4 SF	
NON PERMEABLE AREA, COVERED PORCH W/ OPEN WALL	951 SF	951 SF (EXISTING)	
TOTAL NON-PERMEABLE AREA	14,964.1 SF	15,385.4 SF	
TOTAL PERMEABLE AREA	12,887.9 SF	12,486.6 SF	40% OF LOT AREA REQUIRED, 12,486.6 SF PERMEABLE AREA = 44.8% = OK
RAINWATER SHALL BE RETAINED WITHIN PROPERTY LINE (OR ON SITE) FIVE PARKING SPACES HAVE BEEN PROVIDED			
SOIL STATEMENT: THE SOIL HAS BEEN OBSERVED TO BE SAND AND ROCK WITH A BEARING CAPACITY OF 2000 PSF. A SIGNED AND SEALED STATEMENT WILL BE SUBMITTED TO THE CHIEF BUILDING OFFICER AFTER THE GROUND HAS BEEN BROKEN ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN BASED			

LOCATION MAP



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P-# PARKING SPACE NUMBER

NOTE

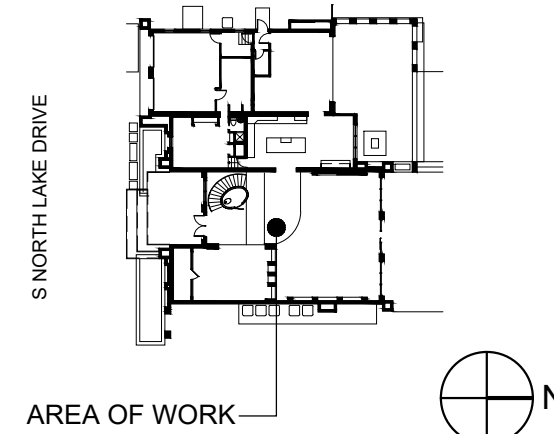
ALL ELEVATIONS REFERENCE NAVD 1988

ARCHITECT OF RECORD

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G3 Registration No. G05227700186

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KEY PLAN



ARCHITECT'S WRITTEN SPECIFICATIONS ACCOMPANY DRAWINGS & ARE A PART OF THESE CONTRACT DOCUMENTS. ENGINEER'S SPECIFICATIONS ARE INCLUDED ON DRAWINGS.

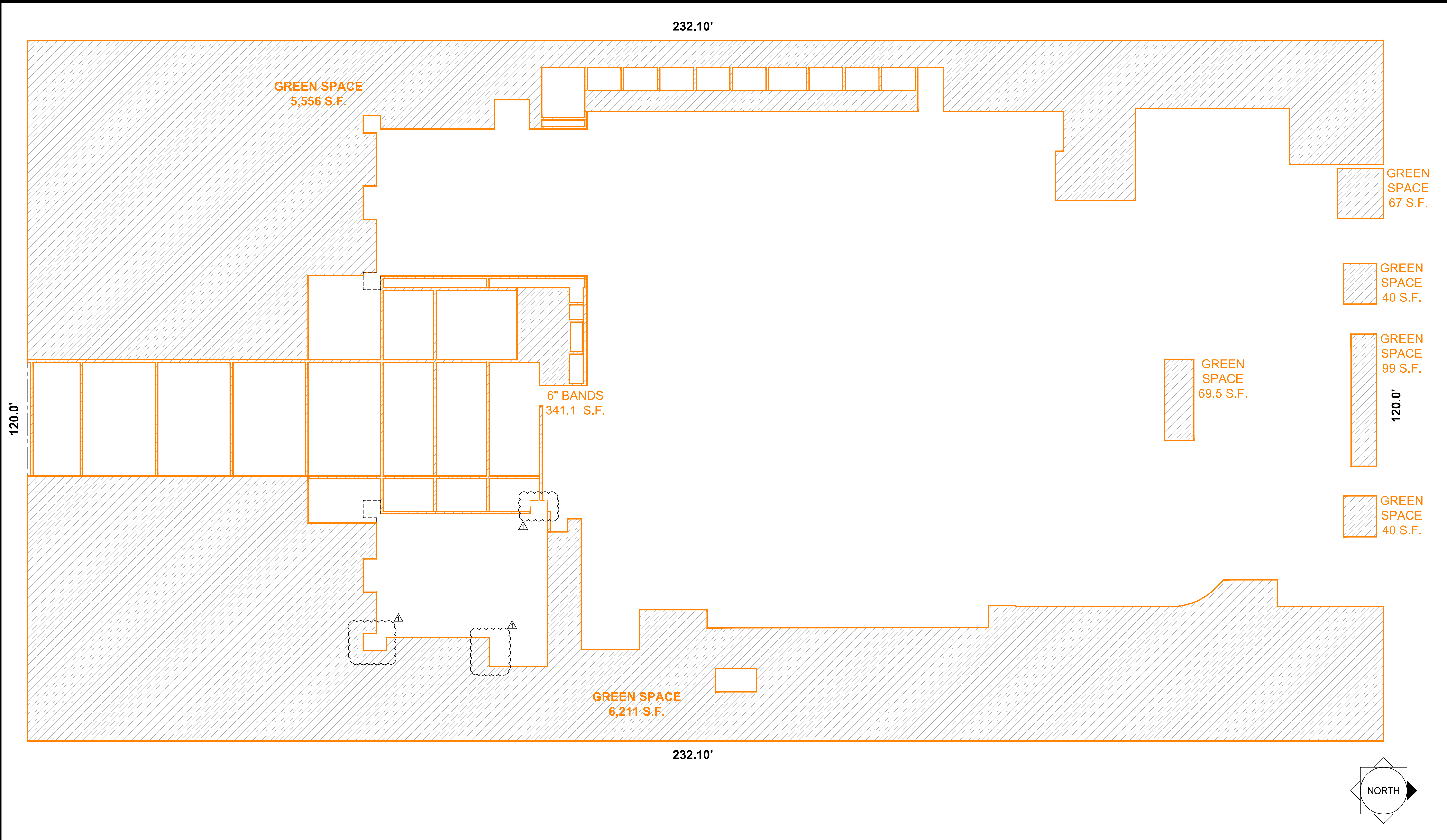
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6	TO HISTORIC PRESERVATION BOARD	02.10.2021
5	TO HISTORIC PRESERVATION BOARD	02.08.2021
4	TO HISTORIC PRESERVATION BOARD	02.01.2021
3	TO HISTORIC PRESERVATION BOARD	12.15.2020
2	TO HISTORIC PRESERVATION BOARD	11.23.2020
1	TO HISTORIC PRESERVATION BOARD	10.22.2020

PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE

DIMENSIONED SITE PLAN

JOB NO. 20908
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PAGE OF



PLAN INFORMATION

LOT SIZE: 27,940 S.F.

TOTAL NEW GREEN SPACE: 12,486.6 S.F.

44.8% OF OPEN AREA

LEGEND

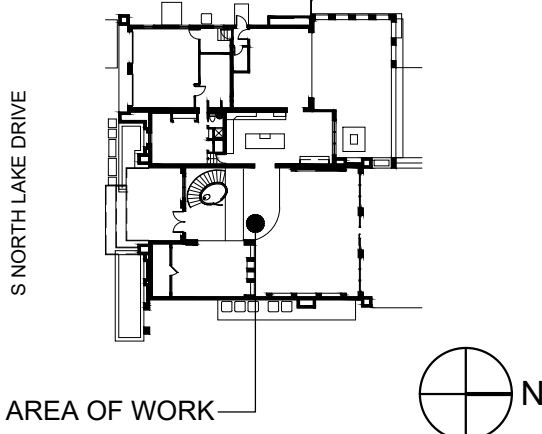
GREEN AREAS

ARCHITECT OF RECORD

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No.	Issue	Date
3	TO HISTORIC PRESERVATION BOARD	12.15.2020
2	TO HISTORIC PRESERVATION BOARD	11.23.2020
1	TO HISTORIC PRESERVATION BOARD	10.22.2020

PROJECT

SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

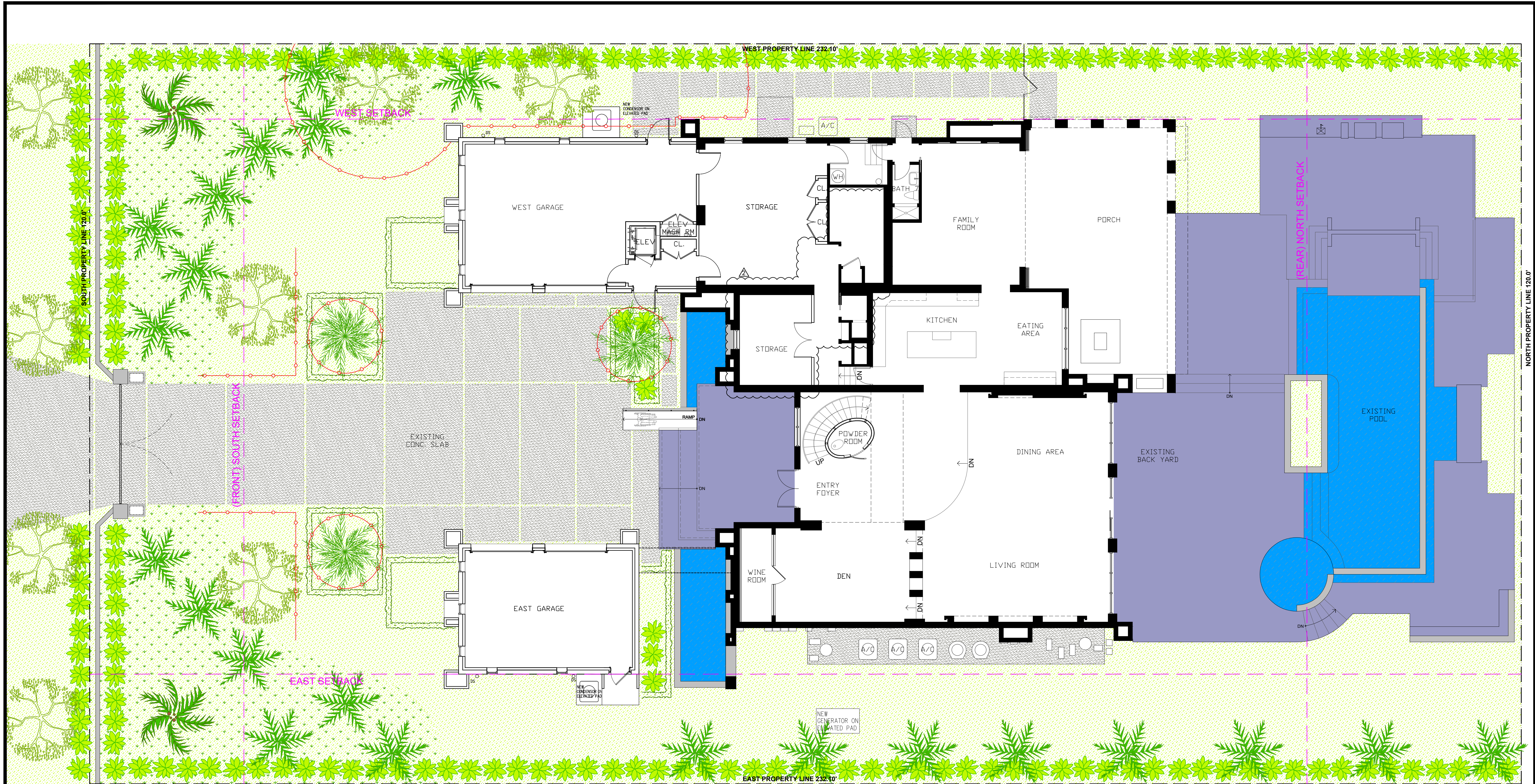
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NEW GREEN SPACE PLAN CALCULATION

JOB NO. 20908

SHEET NO. G-011.00

PAGE OF



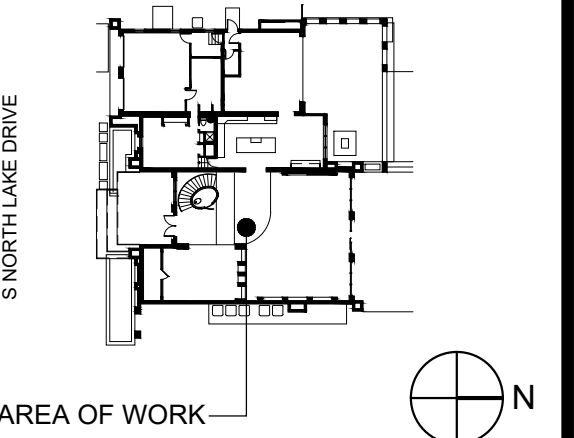
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PROJECT
**SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS**
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
COLOR SITE & LANDSCAPE PLAN

JOB NO. **20908** SHEET NO. **G-013.00**
PAGE OF



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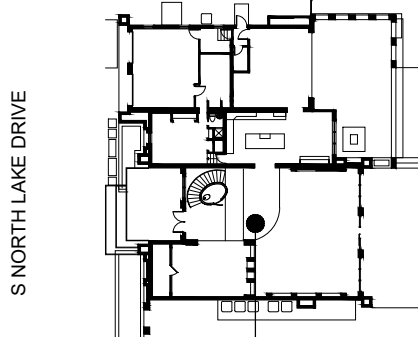
LEGEND

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KEY PLAN



AREA OF WORK

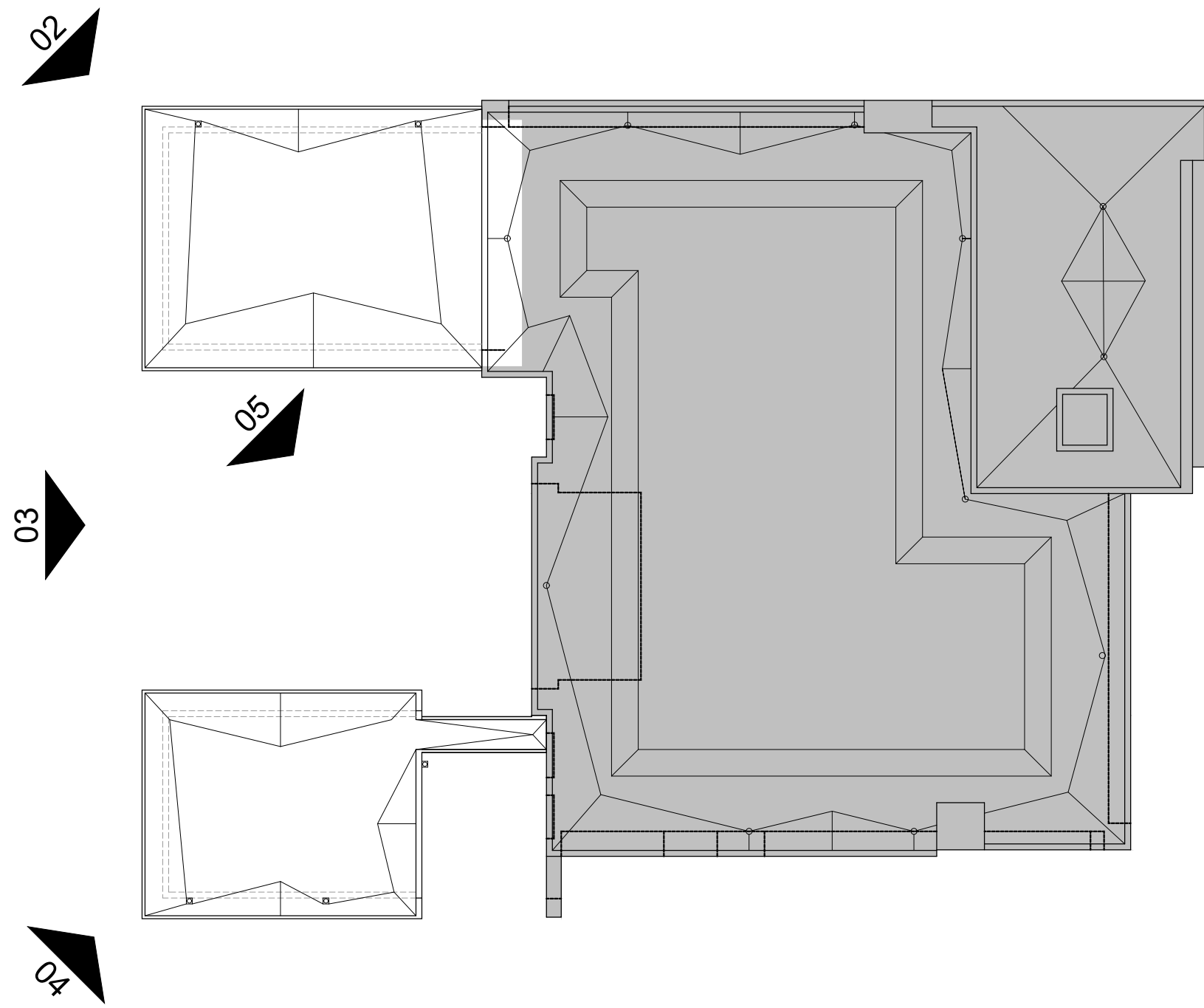
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No.	Issue	Date

PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
PROPOSED HOUSE ADDITION
RENDERING

JOB NO. SHEET NO.
20908 G-014.00
PAGE OF



① ISOMETRIC VIEWS KEY PLAN
N.T.S.



② ISOMETRIC VIEW OF EXISTING & NEW ADDITION
N.T.S.



③ ISOMETRIC VIEW OF EXISTING & NEW ADDITION
N.T.S.



④ ISOMETRIC VIEW OF EXISTING & NEW ADDITION
N.T.S.



⑤ ISOMETRIC VIEW OF NEW ADDITION
N.T.S.

LEGEND

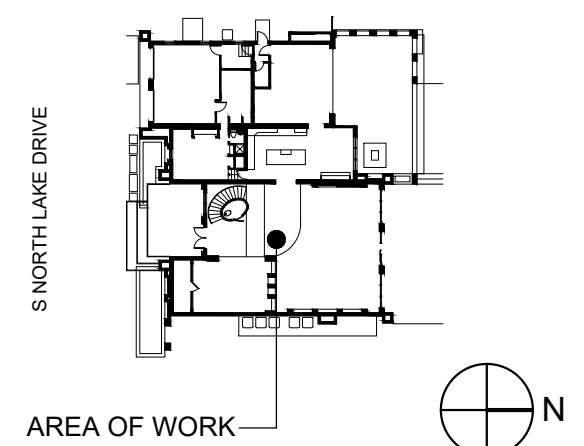
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- SHEET WHERE SHOWN
NUMBER OF ELEVATION
- DIRECTION OF SECTION CUT
- SHEET WHERE SHOWN
SECTION NUMBER

ARCHITECT OF RECORD

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KEY PLAN



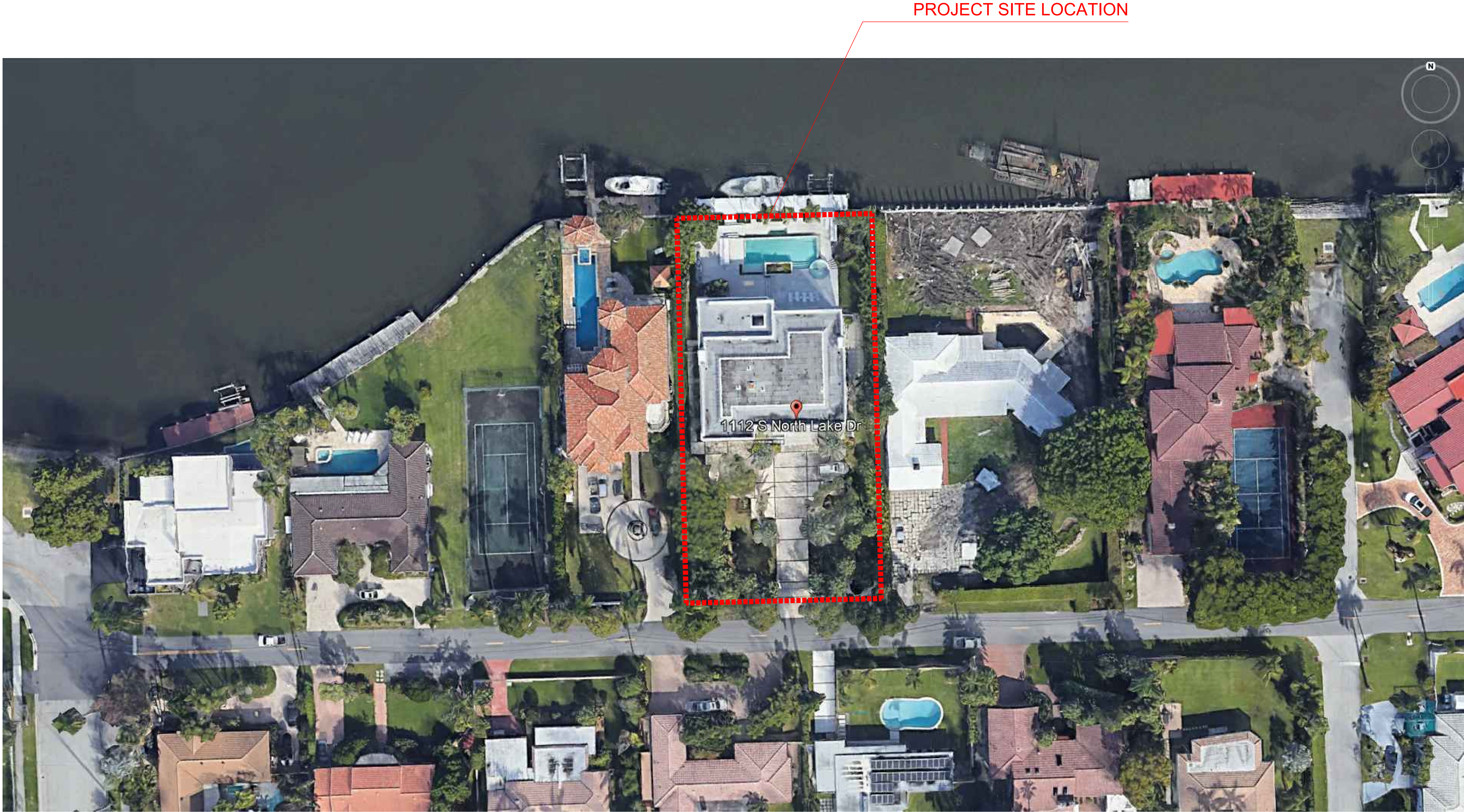
ARCHITECT'S WRITTEN SPECIFICATIONS
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PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
ISOMETRIC VIEWS STUDY

JOB NO. **20908** SHEET NO. **G-015.00**
PAGE OF



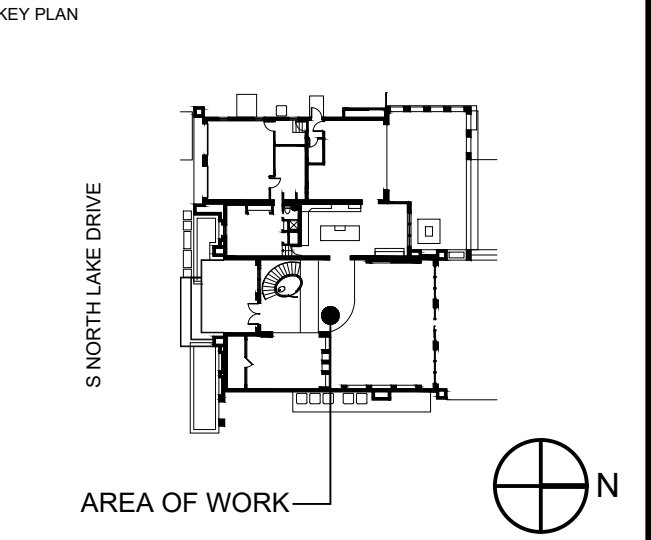
PROJECT SITE LOCATION

LEGEND



ARCHITECT OF RECORD
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1	TO HISTORIC PRESERVATION BOARD	11.23.2020
No.	Issue	Date

PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
COLORED SITE &
ADJACENT PROPERTIES
JOB NO. SHEET NO.
20908 G-016.00
PAGE OF



DEMOLITION GENERAL NOTES

- BEFORE BEGINNING AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITIONS OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.
- BEFORE BEGINNING WORK AT SITE, INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF THE EXISTING FINISHED , SPECIALTIES, CASEWORK EQUIPMENT AND OTHER ITEMS WHICH MUST BE REMOVED AND REINSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREA WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH CONTRACT REQUIREMENT, AT NO ADDITIONAL COST.
- DO NOT DRILL OR CUT EXISTING FLOOR JOISTS, BEAMS, BEARING WALLS COLUMNS OR OTHER STRUCTURAL ELEMENTS, UNLESS SPECIFICALLY INDICATED, DRILL SLABS WHERE APPROVED MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENING.
- PROTECT EXISTING WORK NOT PART OF THE DEMOLITION TO REMAIN FROM DAMAGE.
- REPAIR PATCH, AND FINISH, OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES, THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
- WHERE CUTTING OF EXISTING SURFACES OR REMOVAL OF EXISTING FINISHES IS REQUIRED TO PERFORM THE WORK UNDER THIS CONTRACT, AND A NEW FINISH IS NOT INDICATED, FILL RESULTING OPENINGS AND PATCH THE SURFACE AFTER DOING THE WORK, AND FINISH TO MATCH ADJACENT EXISTING SURFACES.
- PROVIDE LINTELS OVER EVERY NEW OPENING IN BOTH NEW AND EXISTING WALLS AND PARTITIONS.
- USE SAW CUTS TO REMOVE MASONRY WHERE REMAINING MASONRY IS TO BE EXPOSED.
- JUNCTURES BETWEEN EXISTING MASONRY AND PATCHES OR EXTENSIONS SHALL BE MADE TO CLEAN - CUT LINES OR NEATLY TOOTHED IN.
- NO EXISTING STRUCTURAL ELEMENT BE REMOVED WITHOUT PRE-CONSULTATION WITH ARCHITECT / ENGINEER UNLESS INDICATED ON PLANS TO BE REMOVED.
- CONTRACTOR TO COORDINATE WITH OTHER SUBCONTRACTORS, AND OBTAIN PERMITS FOR ALL SUB SPECIALTIES OF CONSTRUCTION THAT MAY BE NEEDED.

DEMOLITION PLAN KEY NOTES

- EXISTING CONCRETE SLABS ON FRONT COURT YARD SHALL BE REMOVED WHERE SHOWN TO OPEN SPACE FOR NEW HOUSE ADDITION. REFER TO SHEET 102.00 FOR ADDITIONAL INFORMATION.
- EXISTING LANDSCAPING, SPRUCES AND PLANTS SHALL BE REMOVED WHERE NEW ADDITION IS TO BE BUILT. PROTECT ALL OTHERS AS REQUIRED.
- EXISTING GARAGE DOORS AND HARDWARE SHALL BE REMOVED AND DISCARDED.
- REMOVE EXISTING SIDING INSIDE GARAGE WALLS AND PREPARE SURFACE FOR NEW FINISH.
- REMOVE EXISTING PARTITION AND/OR DOOR TO OPEN SPACE FOR NEW LAYOUT. REFER TO SHEET 102.00 FOR ADDITIONAL INFORMATION.
- REMOVE PORTION OF EXISTING CONC. SLAB NECESSARY TO PLACE THE FOUNDATION OF NEW RAMP.
- EXISTING TRACK LIGHTING TO BE REMOVED AND DISCARDED.
- EXISTING MEDJOOOL DATE PALM TO BE REMOVED.

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LEGEND

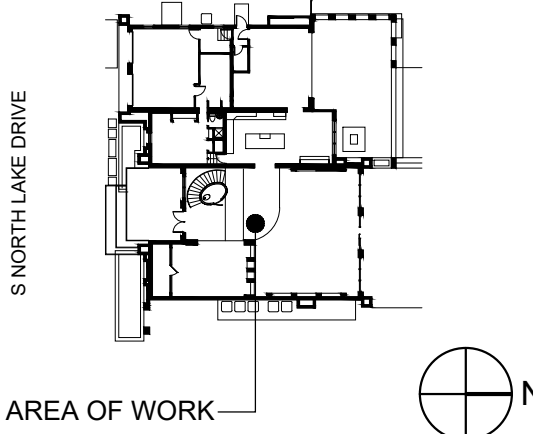
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- KEY NOTE LISTED ON DWG.
- REVISION NUMBER
REVISION BUBBLE
- EXISTING CONSTRUCTION TO
BE DEMOLISHED
- EXISTING CONSTRUCTION TO
REMAIN
- SEE ALT. 1
ALTERNATE/ SEPARATE
PRICING

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KEY PLAN



ARCHITECT'S WRITTEN SPECIFICATIONS
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3	TO HISTORIC PRESERVATION BOARD	12.15.2020
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No.	Issue	Date

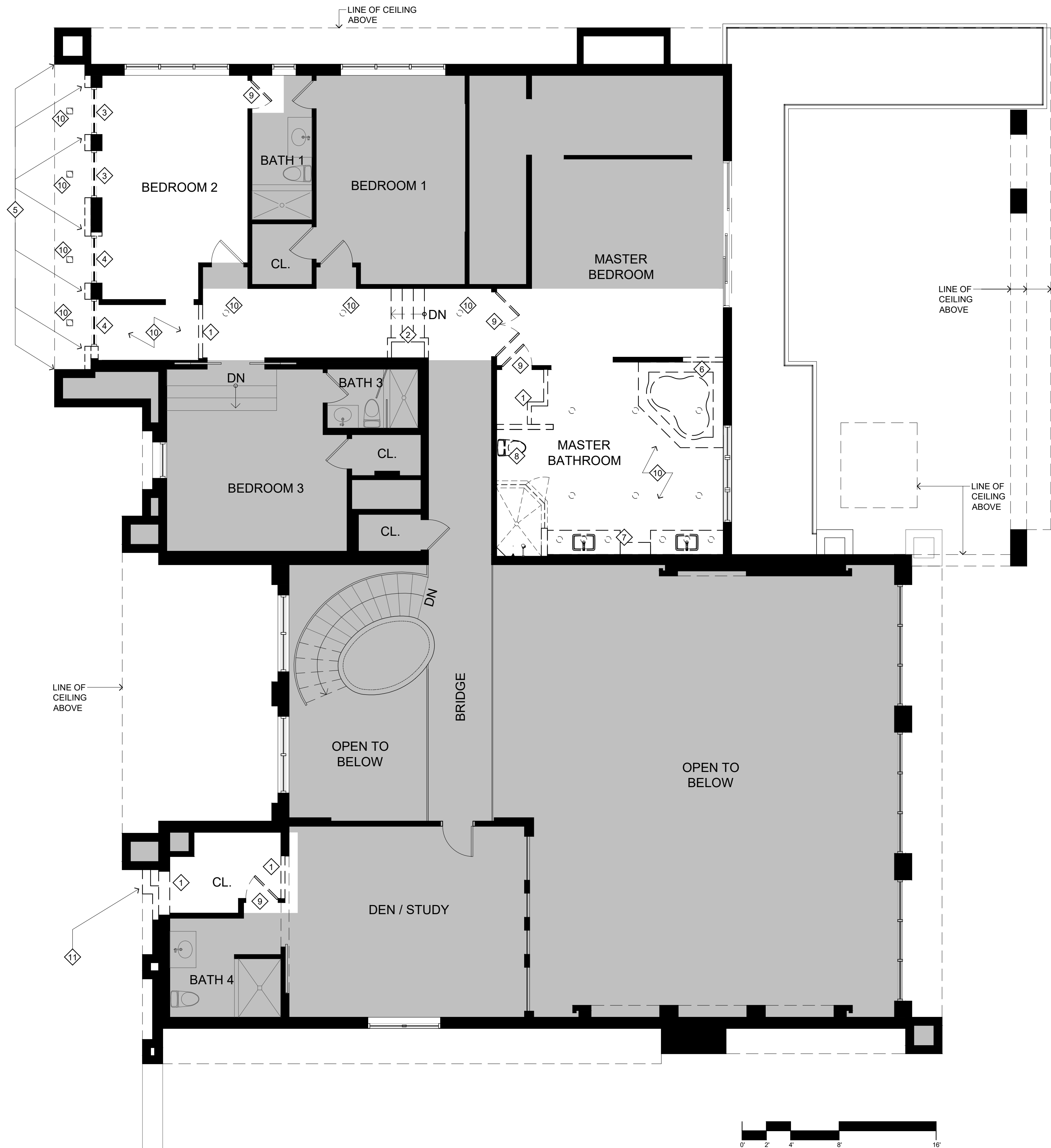
PROJECT
**SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS**
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
1st FLOOR
DEMOLITION PLAN

JOB NO.
20908

SHEET NO.
A-001.00

PAGE OF



DEMOLITION GENERAL NOTES

1. REFER TO SHEET A-001.00 FOR DEMOLITION GENERAL NOTES.

DEMOLITION PLAN KEY NOTES

- 1 REMOVE EXISTING PARTITION TO OPEN SPACE FOR NEW LAYOUT. REFER TO SHEET 102.00 FOR ADDITIONAL INFORMATION.
- 2 REMOVE EXISTING STAIR AND ADJACENT PARTITION TO MAKE ROOM FOR NEW RAMP/STAIR. REFER TO SHEET A102.00 FOR ADDITIONAL INFORMATION.
- 3 REMOVE EXISTING EXTERIOR WINDOWS.
- 4 REMOVE EXISTING WINDOW AND PARTITION BELOW DOWN TO EXISTING FLOOR DECK TO OPEN SPACE FOR NEW OPENING. REFER TO SHEET A-102.00 FOR ADDITIONAL INFORMATION.
- 5 AT EXTERIOR FACADE FURRING WALL SHALL BE REMOVED DOWN TO CMU BLOCK TO MAKE ROOM FOR NEW HOUSE ADDITION. REFER TO SHEET A-101 & A-102 FOR ADDITIONAL INFORMATION.
- 6 REMOVE EXISTING BATHTUB, ITS ENCLOSURE AND PORTION OF EXISTING PARTITION. CUT BACK PLUMBING BACK TO SOURCE.
- 7 REMOVE EXISTING SINK, FAUCET, MILLWORK AND MIRROR.
- 8 REMOVE EXISTING TOILET.
- 9 REMOVE EXISTING DOOR, HARDWARE & FRAME.
- 10 REMOVE EXISTING RECESSED DOWNLIGHTS AND DISCARD THEM. REWIRE AND RELOCATE JUNCTION BOX & CONDUITS AS NECESSARY TO INCORPORATE NEW LIGHTING LAYOUT, REFER TO SHEET A-202.00 FOR ADDITIONAL INFORMATION.
- 11 AT EXTERIOR FACADE FURRING WALL SHALL BE REMOVED DOWN TO CMU BLOCK ENOUGH TO MAKE ROOM FOR NEW BRIDGE ADDITION. REFER TO SHEET A-102 FOR ADDITIONAL INFORMATION.

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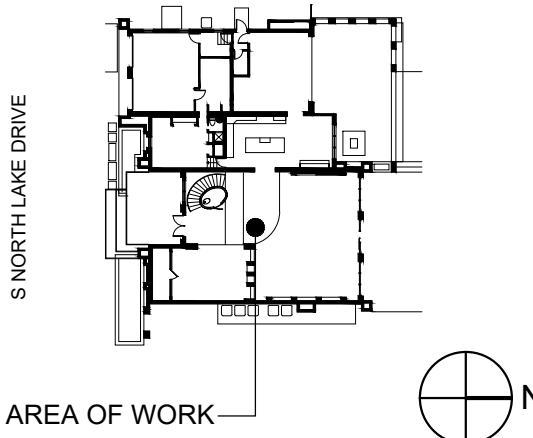
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REVISION BUBBLE
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BE DEMOLISHED
- EXISTING CONSTRUCTION TO
REMAIN
- ALTERNATE/ SEPARATE
PRICING
- SEE ALT. 1

ARCHITECT OF RECORD

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KEY PLAN



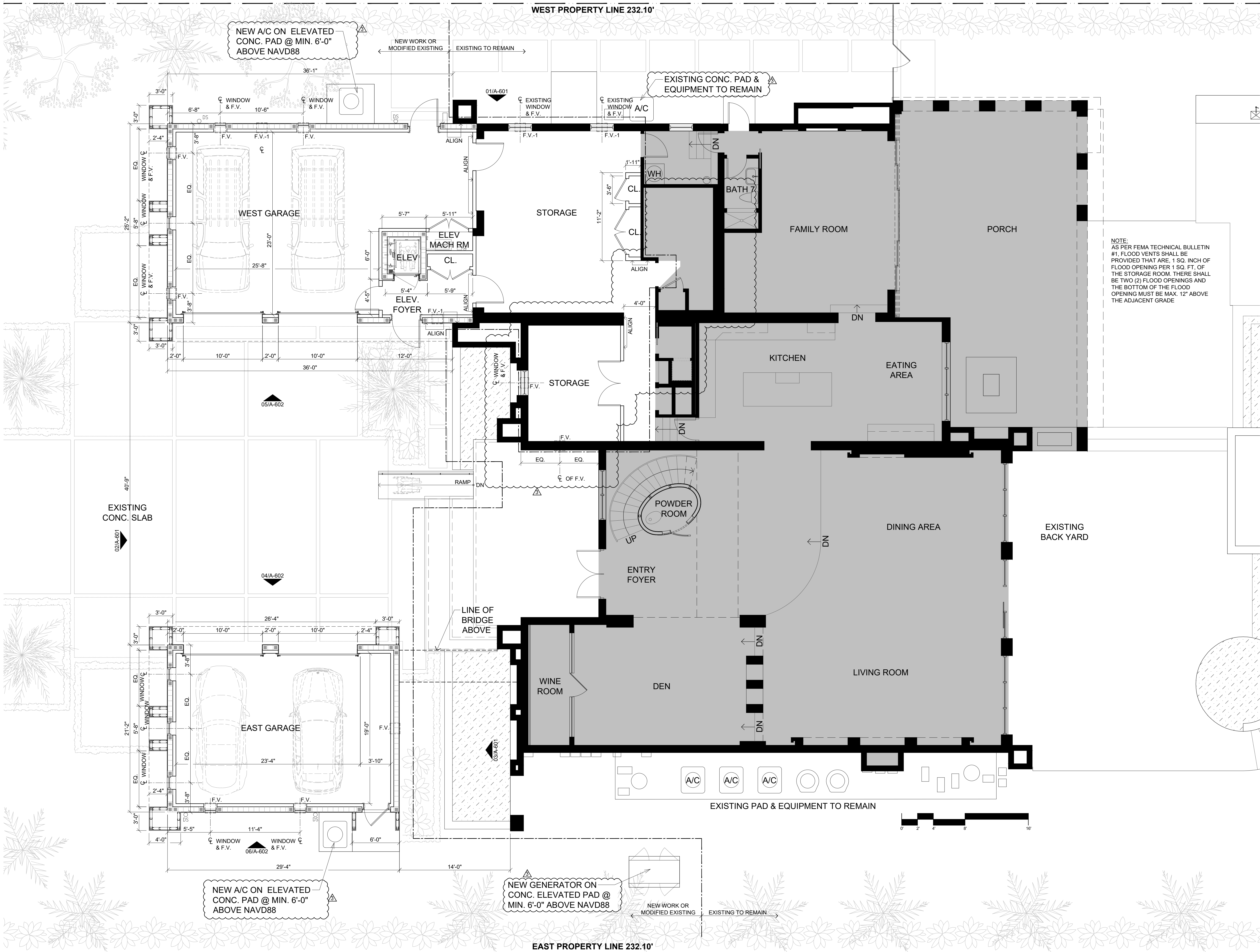
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PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
2nd FLOOR
DEMOLITION PLAN

JOB NO.
20908
SHEET NO.
A-002.00
PAGE OF



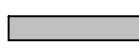


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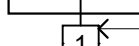
LEGEND




NOT IN CONTRACT (N.I.C.)




EXISTING CONSTRUCTION TO REMAIN



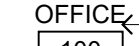
NEW CONSTRUCTION INDICATES WALL TYPE NO.




NEW MILLWORK




KEY NOTE LISTED ON DWG.




OFFICE ROOM/AREA IDENTIFICATION ROOM NUMBER



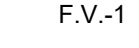
REVISION NUMBER



REVISION BUBBLE



F.V. FLOOD VENT SMART VENT 16"x8" (FLOOD COVERAGE 200 SQ. FT.)



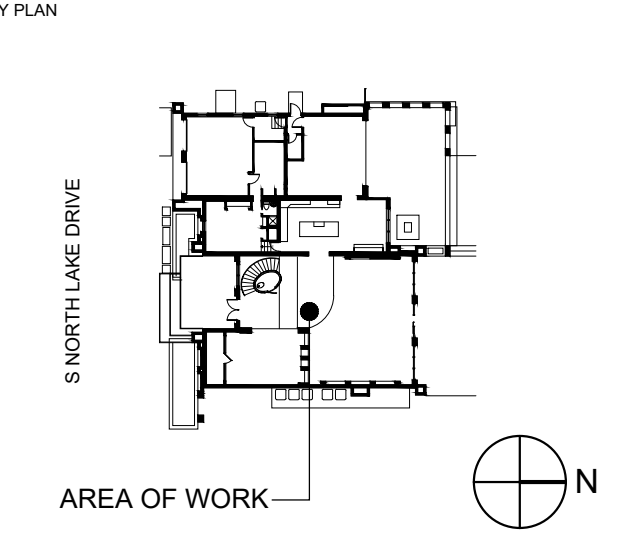
F.V.-1 FLOOD VENT SMART VENT 16"x16" (FLOOD COVERAGE 400 SQ. FT.)

ARCHITECT OF RECORD

Gregory A. Shunick, RA
41 West 25th Street
7th Floor
New York, NY 10010
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G3 Registration No. G05227700186

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KEY PLAN



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No.	Issue	Date
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1	TO HISTORIC PRESERVATION BOARD	10.22.2020

PROJECT

SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE

1st FLOOR

CONSTRUCTION DIMENSION PLAN

JOB NO.

20908

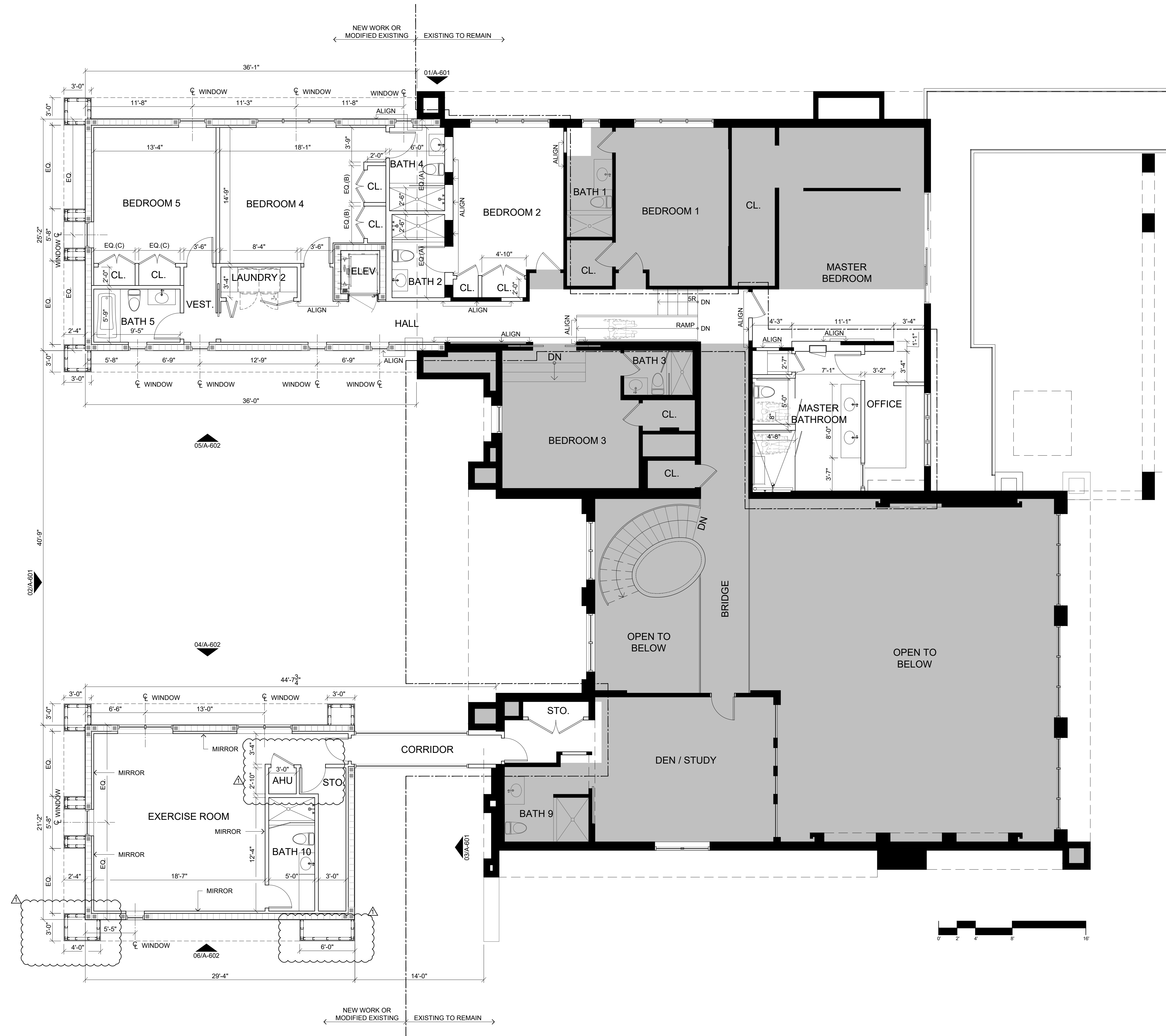
SHEET NO.

A-101D.00

PAGE

OF

WEST PROPERTY LINE 232.10'



EAST PROPERTY LINE 232.10'

LEGEND

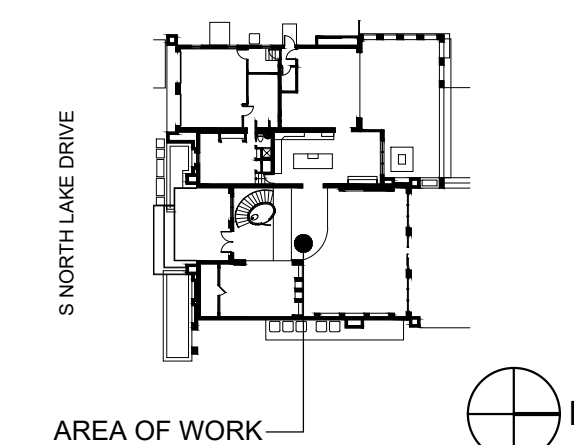
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- NEW CONSTRUCTION INDICATES WALL TYPE NO.
- NEW MILLWORK
- KEY NOTE LISTED ON DWG.
- OFFICE ROOM/AREA IDENTIFICATION ROOM NUMBER
- REVISION NUMBER
- REVISION BUBBLE

ARCHITECT OF RECORD

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KEY PLAN



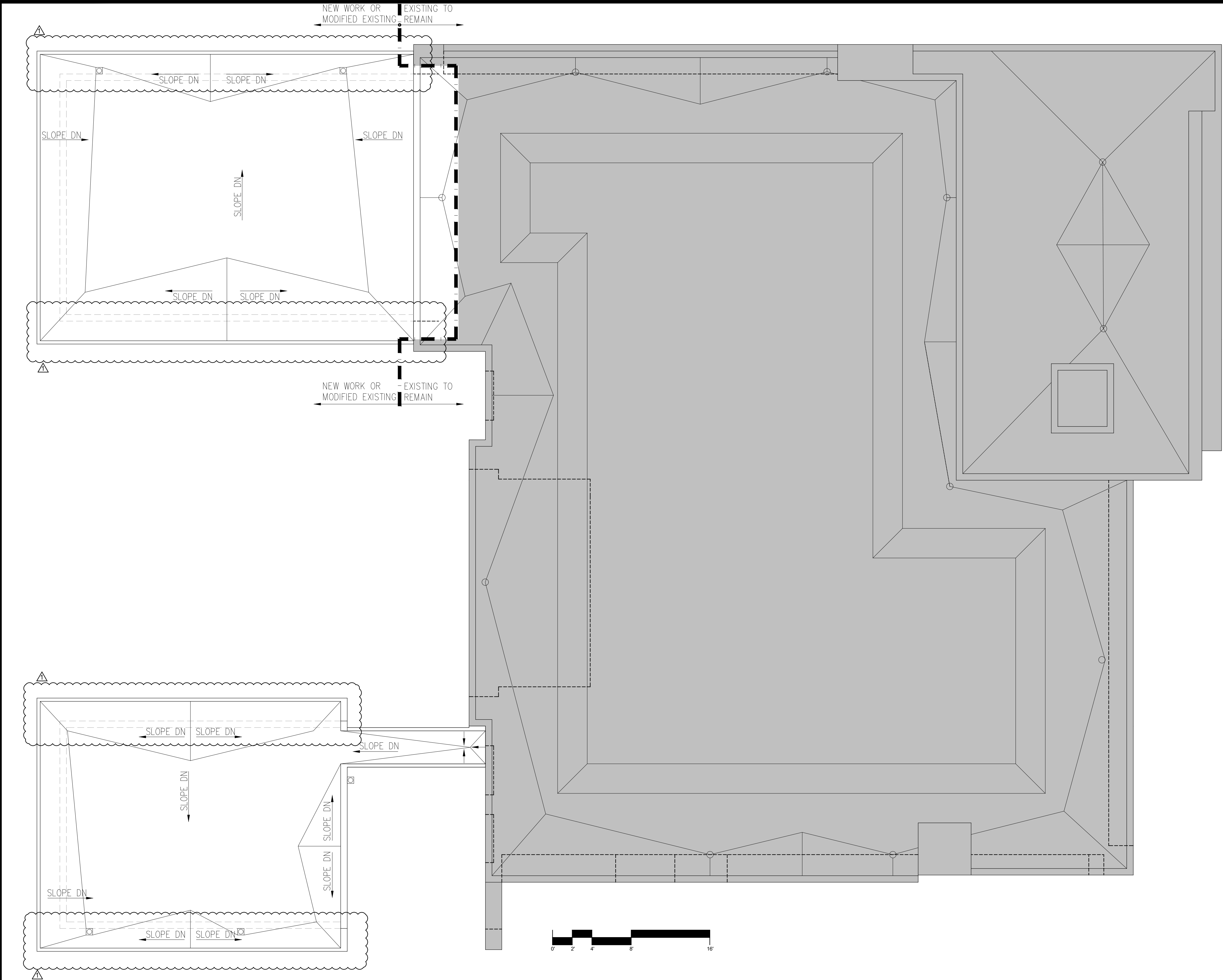
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PROJECT
**SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS**
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
2nd FLOOR
CONSTRUCTION DIMENSION PLAN

JOB NO.
20908
SHEET NO.
A-102D.00
PAGE OF



GENERAL NOTES

ROOF PLAN KEY NOTES






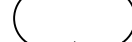

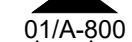




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MIAMI, FL 33131

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F 786.316.0454
E G3ARCH.COM

**ARCHITECTURE
INTERIORS
PLANNING**

LEGEND

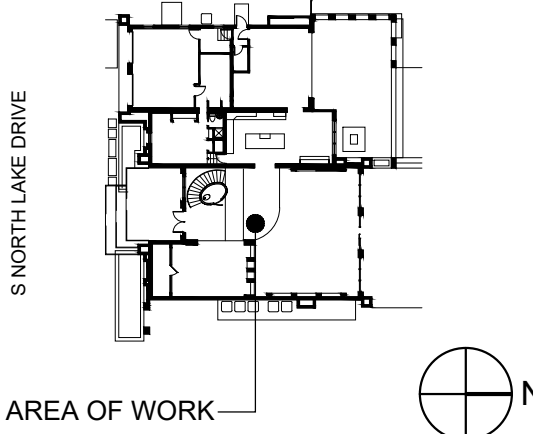
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-  EXISTING CONSTRUCTION TO REMAIN
-  KEY NOTE LISTED ON DWG.
-  REVISION NUMBER
REVISION BUBBLE
-  DIRECTION OF ELEVATION
-  SHEET WHERE SHOWN
NUMBER OF ELEVATION
-  DIRECTION OF SECTION CUT
-  SHEET WHERE SHOWN
SECTION NUMBER
-  CIRCLE AREA TO BE DETAILED
-  SHEET WHERE SHOWN
DETAIL NUMBER

ARCHITECT OF RECORD

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PROJECT
**SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS**
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
ROOF PLAN

JOB NO. 20908
SHEET NO. A-203.00
PAGE OF

- Existing Main Entry Parapet +26'-0"
- Existing Parapet +23'-10"
- Existing 2nd Floor Ceiling +17'-4 1/2"
- Existing Second Floor +9'-5"
- Existing Bedroom 2 +7'-1"
- Existing Bedroom 3 +5'-7"
- Existing Main Entrance 0'-0" (5.63' as per NAVD 1988)
- FLOOD_ZONE:AE - BASE FLOOD EL 5'-0" (as per NAVD)
- Existing Family Rm -1'-0"
- Existing Garage -2'-8.75" (2.91' as per NAVD 1988)
- Primary Tidal Bench mark (0'-0" as per NAVD 1988)

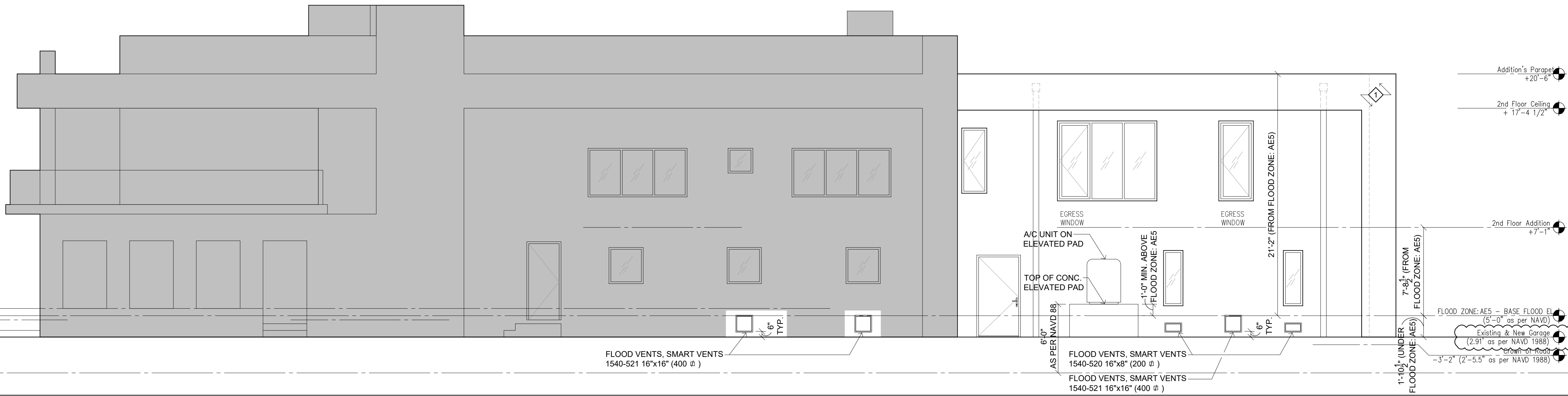
11 WEST ELEVATION
3/16"x1'-0"

- Existing Main Entry Parapet +26'-0"
- Existing Parapet +23'-10"
- Facade Demolition Stop Here +20'-6"
- Existing 2nd Floor Ceiling +17'-4 1/2"
- Existing Second Floor +9'-5"
- Existing Bedroom 2 +7'-1"
- Existing Bedroom 3 +5'-7"
- Existing Main Entrance 0'-0" (5.63' as per NAVD 1988)
- FLOOD_ZONE:AE5 - BASE FLOOD EL 5'-0" (as per NAVD)
- Existing Garage -2'-8.75" (2.91' as per NAVD 1988)
- Crown of Road -3'-2" (2'-5.5" as per NAVD 1988)
- Primary Tidal Bench mark (0'-0" as per NAVD 1988)

20 SOUTH ELEVATION : EXISTING AND DEMOLITION
3/16"x1'-0"

- Existing Main Entry Parapet +26'-0"
- Existing Parapet +23'-10"
- Addition's Parapet +20'-6"
- Existing 2nd Floor Ceiling +17'-4 1/2"
- Second Floor - Addition +7'-1"
- Existing Main Entrance 0'-0" (5.63' as per NAVD 1988)
- FLOOD_ZONE:AE5 - BASE FLOOD EL 5'-0" (as per NAVD)
- Existing & New Garage -2'-8.75" (2.91' as per NAVD 1988)
- Crown of Road -3'-2" (2'-5.5" as per NAVD 1988)
- Primary Tidal Bench mark (0'-0" as per NAVD 1988)

12 SOUTH ELEVATION : NEW
3/16"x1'-0"



13 NORTH ELEVATION
3/16"x1'-0"

LEGEND

- NOT IN CONTRACT (N.I.C)
- KEY NOTE LISTED ON DWG.
- REVISION NUMBER
- REVISION BUBBLE
- ELEVATION HEIGHT TAG

KEY NOTES

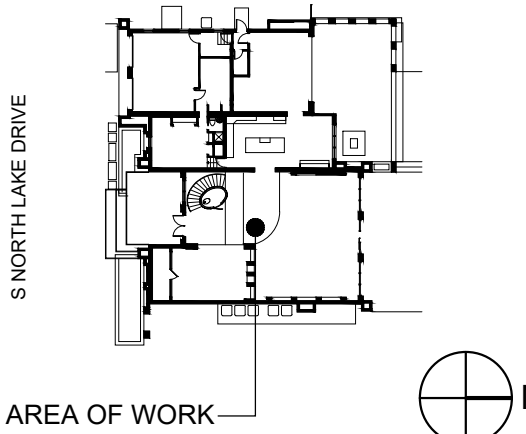
- PORTLAND CEMENT STUCCO OVER STEEL REINFORCED CMU OR POURED IN IN PLACE CONCRETE, PRIMED & PAINTED WHITE.
- ALL ELEVATIONS REFERENCE NAVD 1988

ARCHITECT OF RECORD

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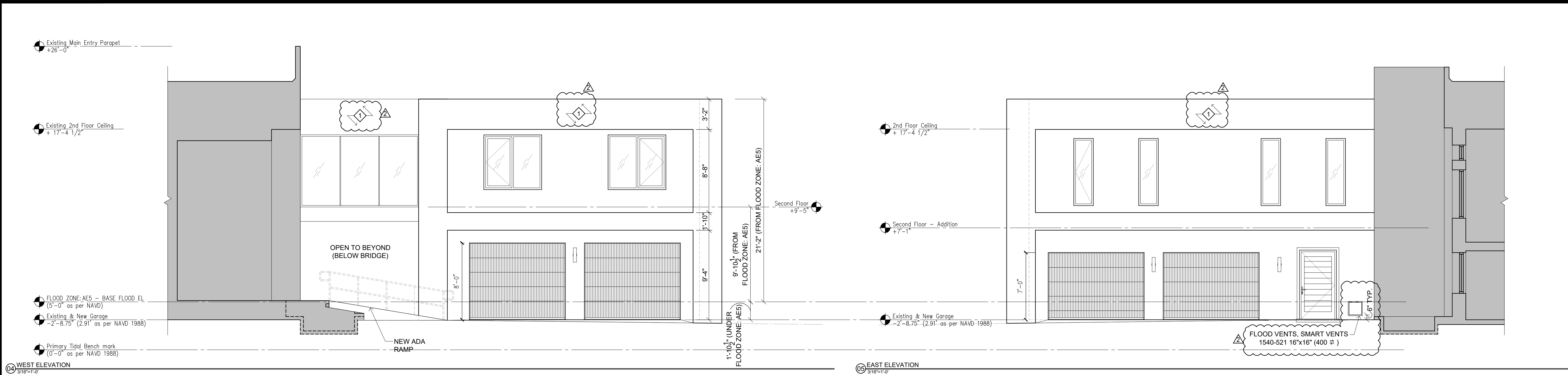
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PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE

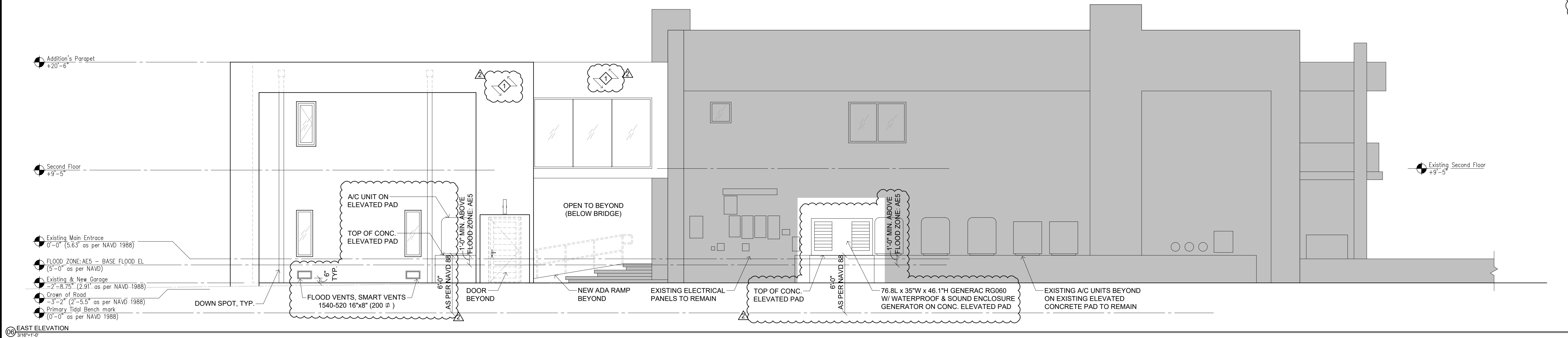
EXTERIOR ELEVATIONS

JOB NO. **20908** SHEET NO. **A-601.00**
PAGE OF



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

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



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

LEGEND

- NOT IN CONTRACT (N.I.C.)
- KEY NOTE LISTED ON DWG.
- DOOR NUMBER
- WINDOW NUMBER
- REVISION NUMBER
REVISION BUBBLE
- ELEVATION HEIGHT TAG

KEY NOTES

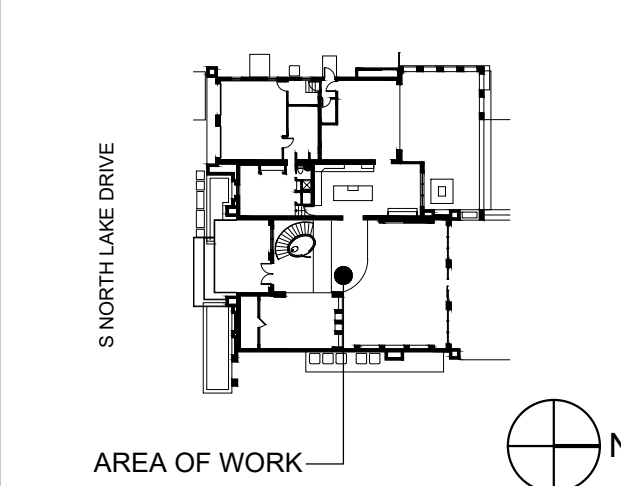
- PORTLAND CEMENT STUCCO OVER STEEL REINFORCED CMU OR POURED IN PLACE CONCRETE, PRIMED & PAINTED WHITE.
- ALL ELEVATIONS REFERENCE NAVD 1988

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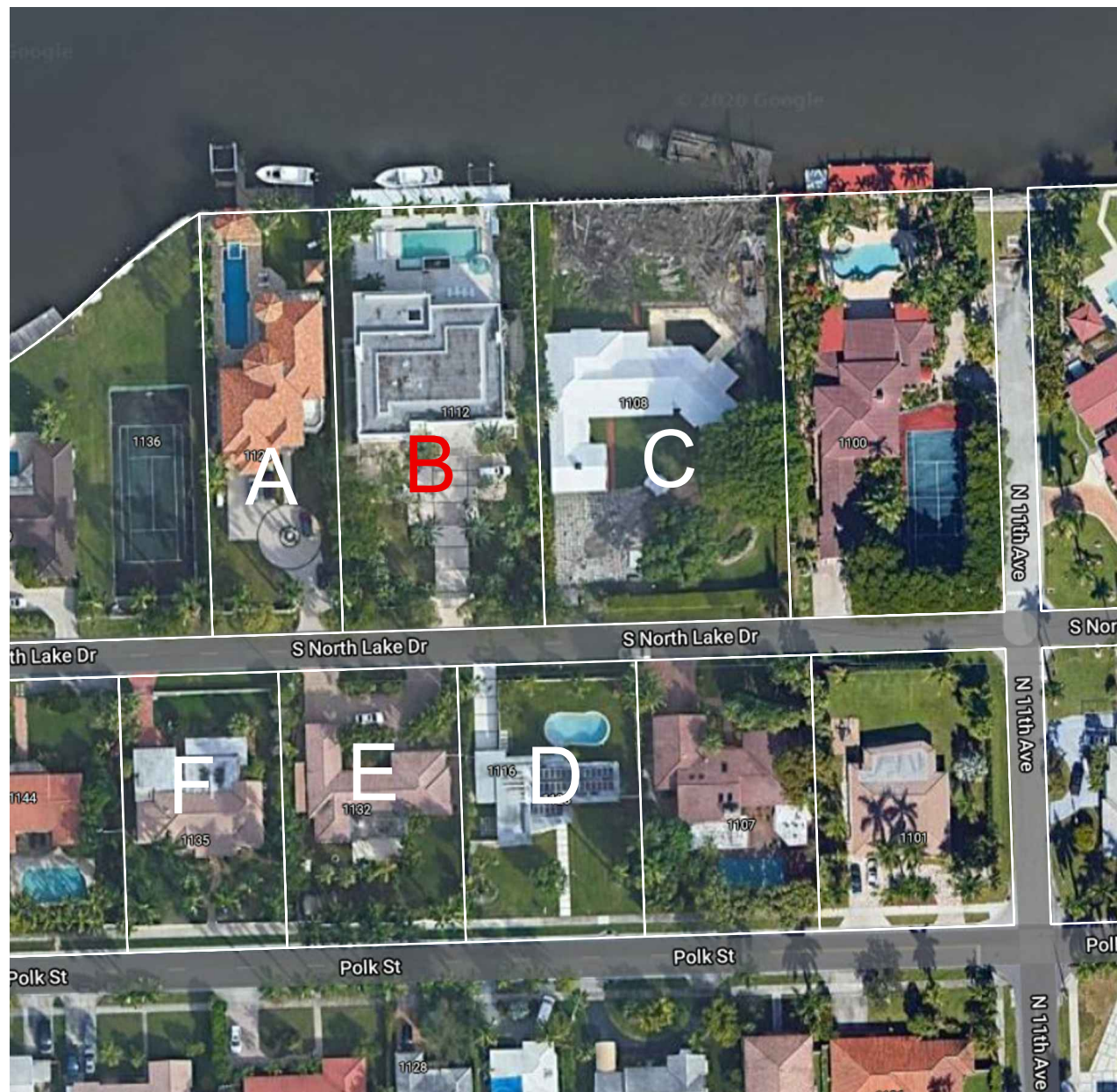
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PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
EXTERIOR ELEVATIONS

JOB NO.	SHEET NO.
20908	A-602.00
PAGE OF	



AREA MAP
N.T.S.



1120 S NORTHLAKE DR.
N.T.S.



EXISTING 1112 S NORTHLAKE DR.
N.T.S.



1108 S NORTHLAKE DR.
N.T.S.



1123 S NORTHLAKE DR.
N.T.S.



1132 S NORTHLAKE DR.
N.T.S.



1135 S NORTHLAKE DR.
N.T.S.

LEGEND

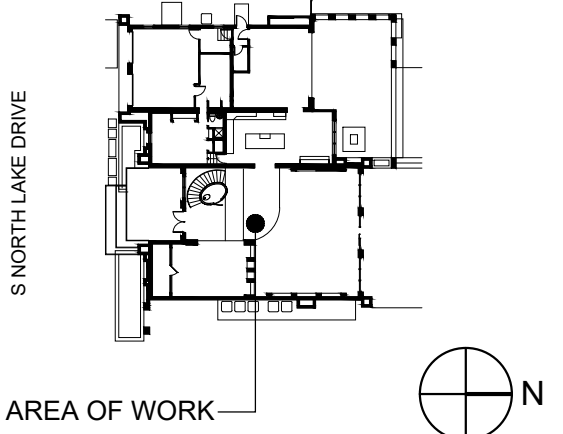
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REVISION BUBBLE
- ELEVATION HEIGHT TAG

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PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTH LAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
**EXISTING EXTERIOR
PROFILE VIEWS FROM STREET**

JOB NO. **20908**
SHEET NO. **A-603.00**
PAGE OF



1 1120 S NORTHLAKE DR. STE VIEW
N.T.S.



2 1120 S NORTHLAKE DR. - SOUTHWEST - SOUTH - SOUTHEAST - VIEWS
N.T.S.



3 1123 S NORTHLAKE DR. - NORTHEAST - NORTH - NORTHWEST - VIEWS
N.T.S.

LEGEND

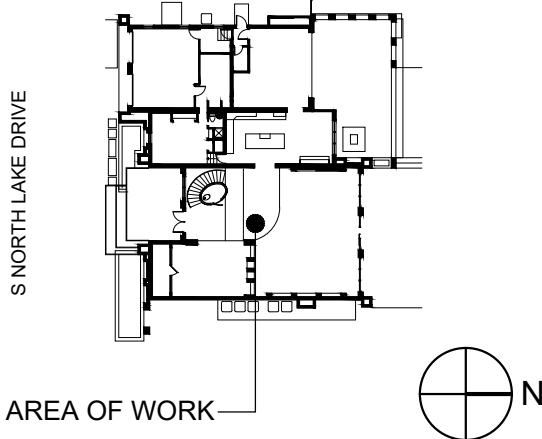
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- KEY NOTE LISTED ON DWG.
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ARCHITECT OF RECORD

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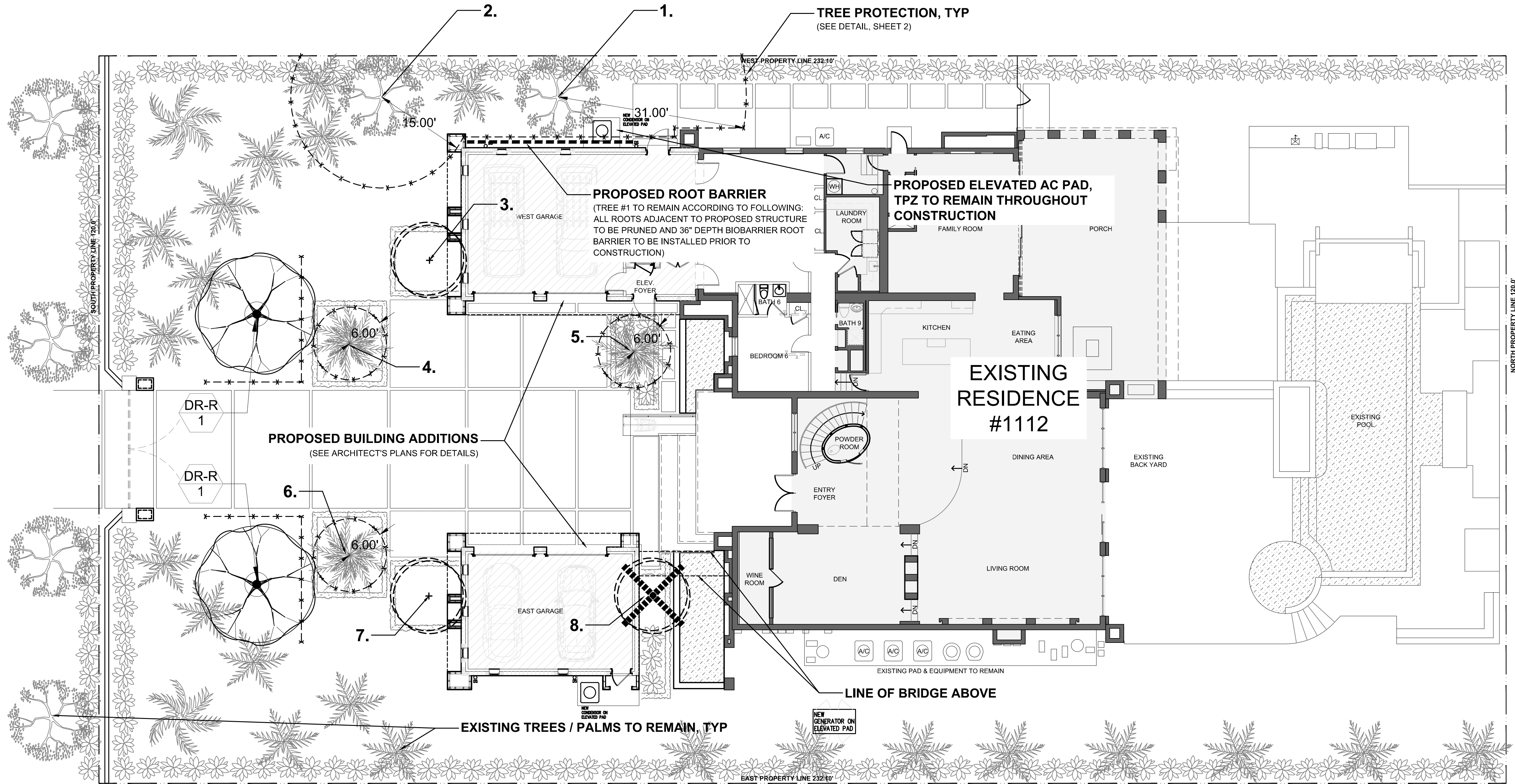
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No.	Issue	Date

PROJECT
SOMBERG'S
RESIDENCE ADDITION & ALTERATIONS
1112 S NORTHLAKE DRIVE
HOLLYWOOD, FL.

DRAWING TITLE
EXISTING RESIDENCE PHOTOGRAPHS

JOB NO.	SHEET NO.
20908	A-604.00
	PAGE OF

S NORTH LAKE DRIVE



Landscape Data:

Single Family Districts (RS)	Required	Provided
Perimeter Landscape One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (120.00'/50')	4 Trees (Existing Pink Tabebuias)
Open Space A minimum of 20% of the required front yard area shall be landscaped pervious open space. All pervious areas are to be sodded or landscaped with living plant material such as ground cover and/or shrubs. One tree per 1,250 sq. ft. (including any fraction) of front yard area.	6 Trees (7,022 SF)	8 Trees (4 Existing Royal Poinciana Trees, 4 Existing Medjool Date Palms)
Mitigation Requirements All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.	1 Palm Tree	\$350 Payment to City Tree Fund (Equivalent to 1 Palm Owed)

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- **Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.**
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Existing Trees to be Removed:

8. *Phoenix dactylifera* 'Medjool', Medjool Date Palm, 25' Height

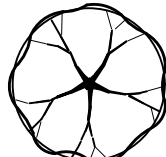
Existing Trees to be Relocated:

3. *Delonix regia*, Royal Poinciana, 18" DBH
7. *Delonix regia*, Royal Poinciana, 15" DBH

Existing Trees to Remain:*

1. *Delonix regia*, Royal Poinciana, 31" DBH
2. *Delonix regia*, Royal Poinciana, 32" DBH
4. *Phoenix dactylifera* 'Medjool', Medjool Date Palm, 25' Height
5. *Phoenix dactylifera* 'Medjool', Medjool Date Palm, 25' Height
6. *Phoenix dactylifera* 'Medjool', Medjool Date Palm, 25' Height
*Note: all other trees to remain on-site, not included in project scope.

Plant Schedule:

RELOCATED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	DR-R	2	Delonix regia	Royal Poinciana	Relocated on Site



Know what's below.
Call before you dig.

Project Team

Landscape Architect:

LAS

LANDSCAPE
ARCHITECTURAL
SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

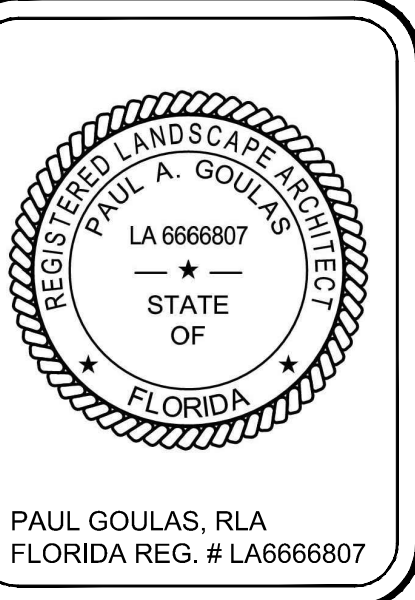
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Somberg Residence Alterations

1112 S North Lake Drive, Hollywood, FL 33019

Landscape / Tree Disposition Plan

Revisions		
Date	Init.	Description
05.05.20	BW	Initial Submittal
11.20.20	BW	Revised per Site Plan
12.15.20	BW	Revised per Site Plan

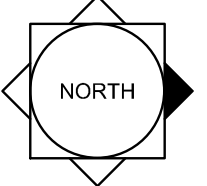


Drawn By: BW

Checked By: PG

Municipal Project:

Scale:



NORTH

SCALE: 1" = 10'

0 5' 10' 20'

1 of 2

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:

- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:

- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:

- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:

- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:

- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:

- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:

- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:

- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:

- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

- B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:

- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:

- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:

- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:

- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:

- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION:

- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:

- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

- B. Plants with broken, damaged or insufficient rootballs will be rejected.

- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:

- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:

- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:

- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:

- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:

- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

3.01 DIGGING:

- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:

- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:

- A. Planting shall take place during favorable weather conditions.

- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil.
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

- J. All flagging ribbon shall be removed from trees and shrubs before planting.

- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:

- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

- C. Trees shall not be poled or topped.

- D. Remove all trimmings from site.

3.05 GUYING:

- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

- D. Stake & Brace all trees larger than 12" oa. See Detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:

- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

- B. See General Notes of Landscape Plan for water source.

3.07 SOD:

- A. The Landscape Contractor shall sod all areas indicated on the drawings.

- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:

- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:

- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:

- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:

- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

- C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

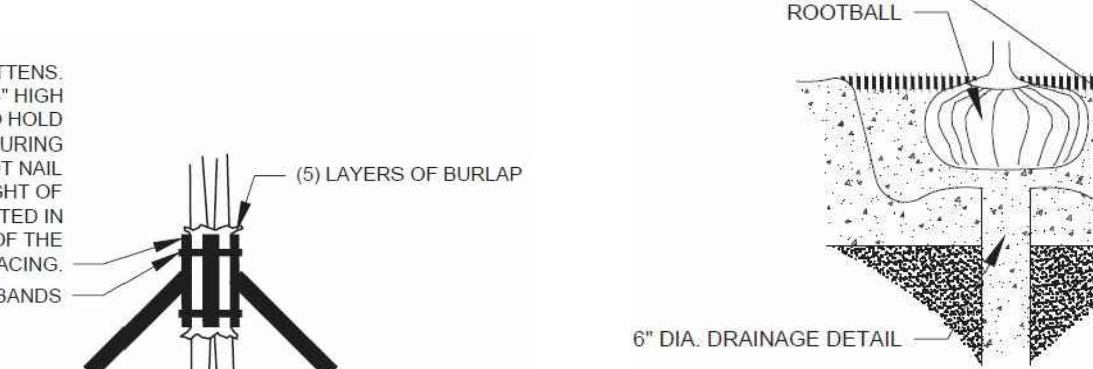
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

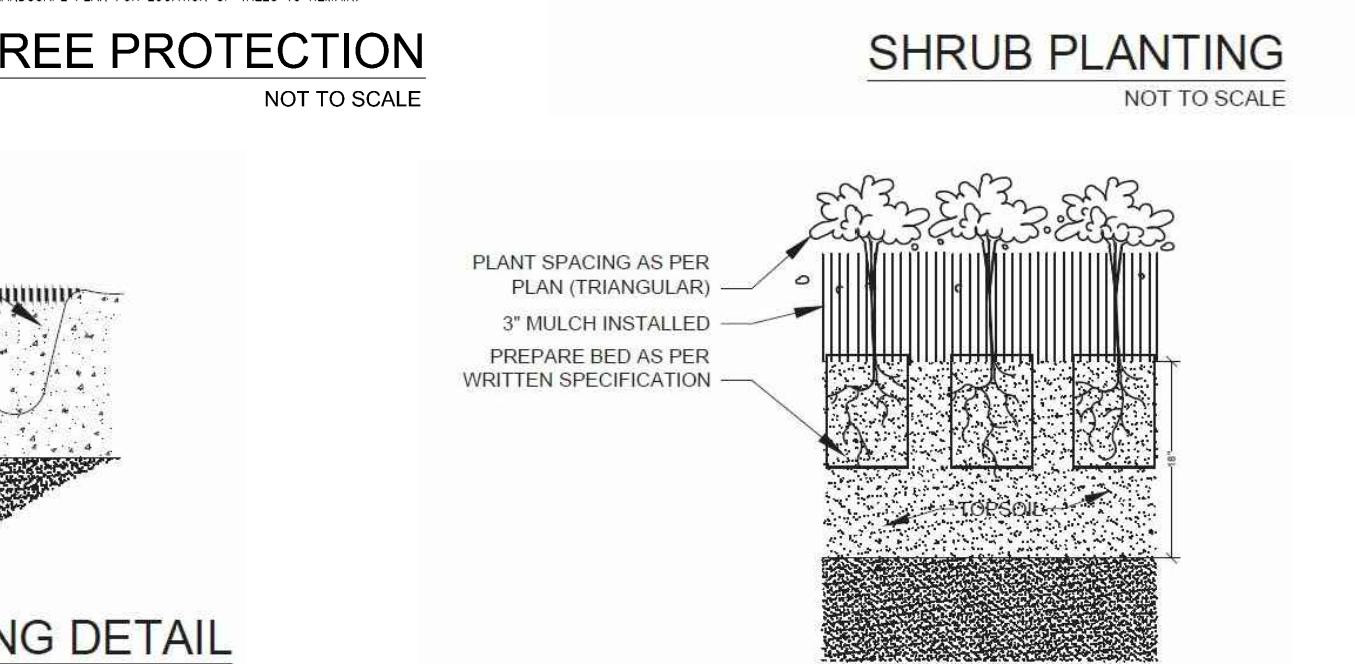
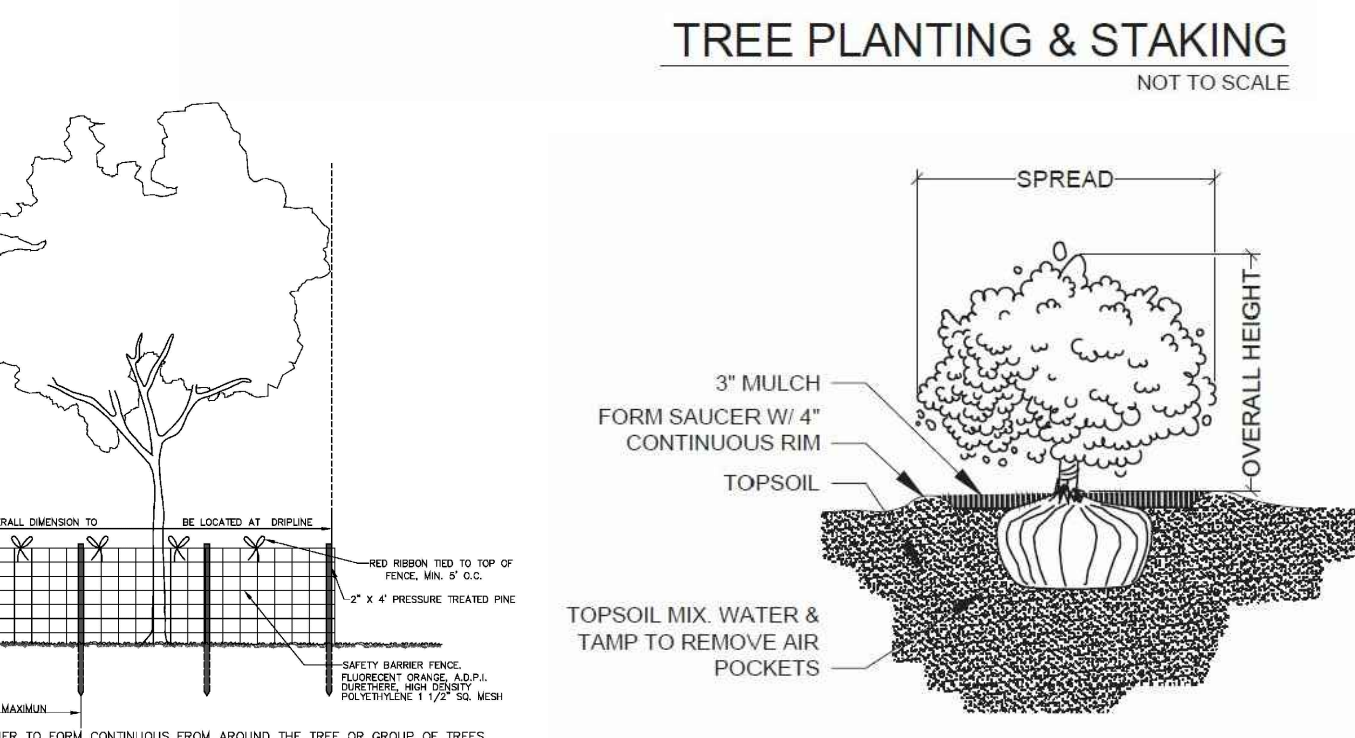
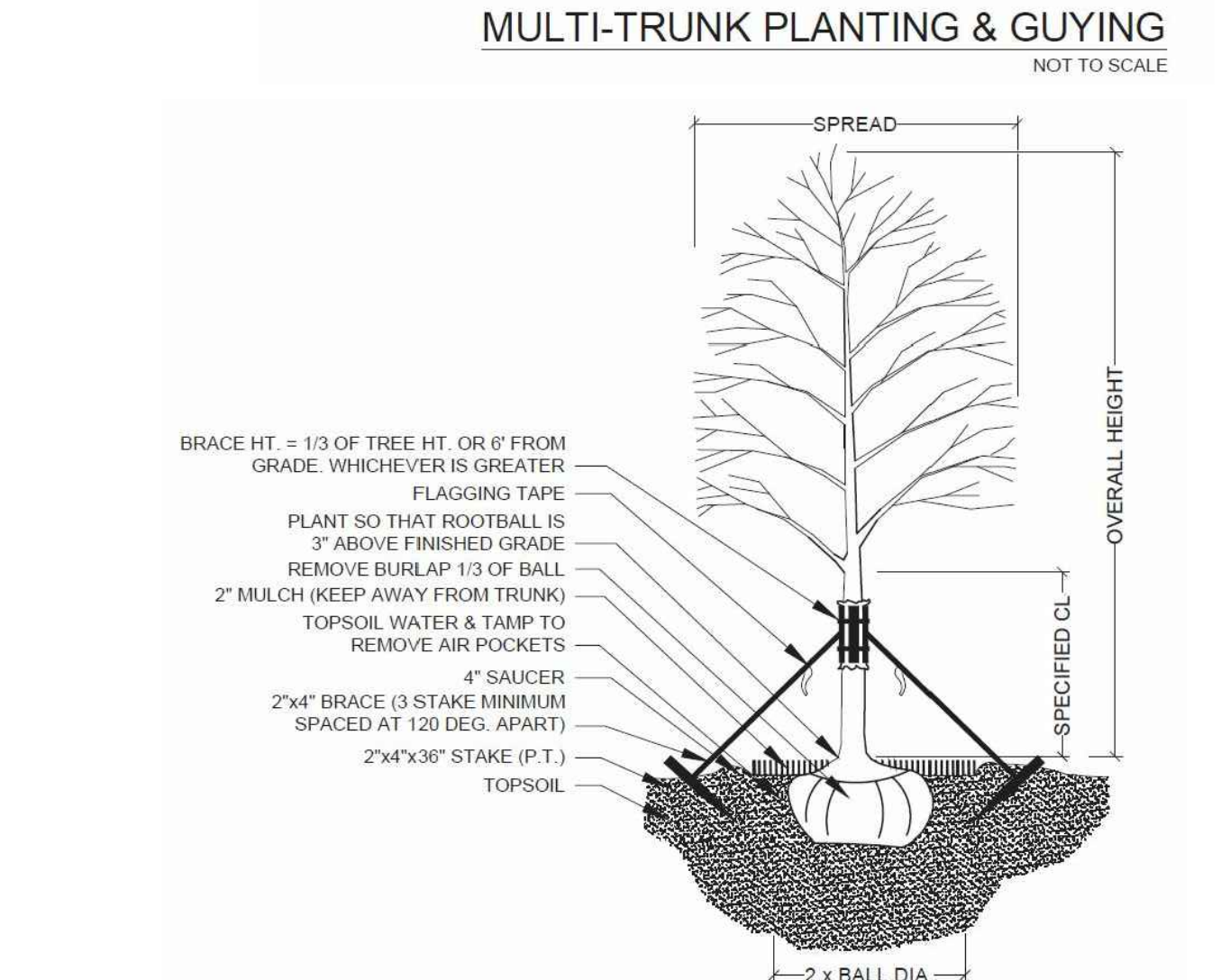
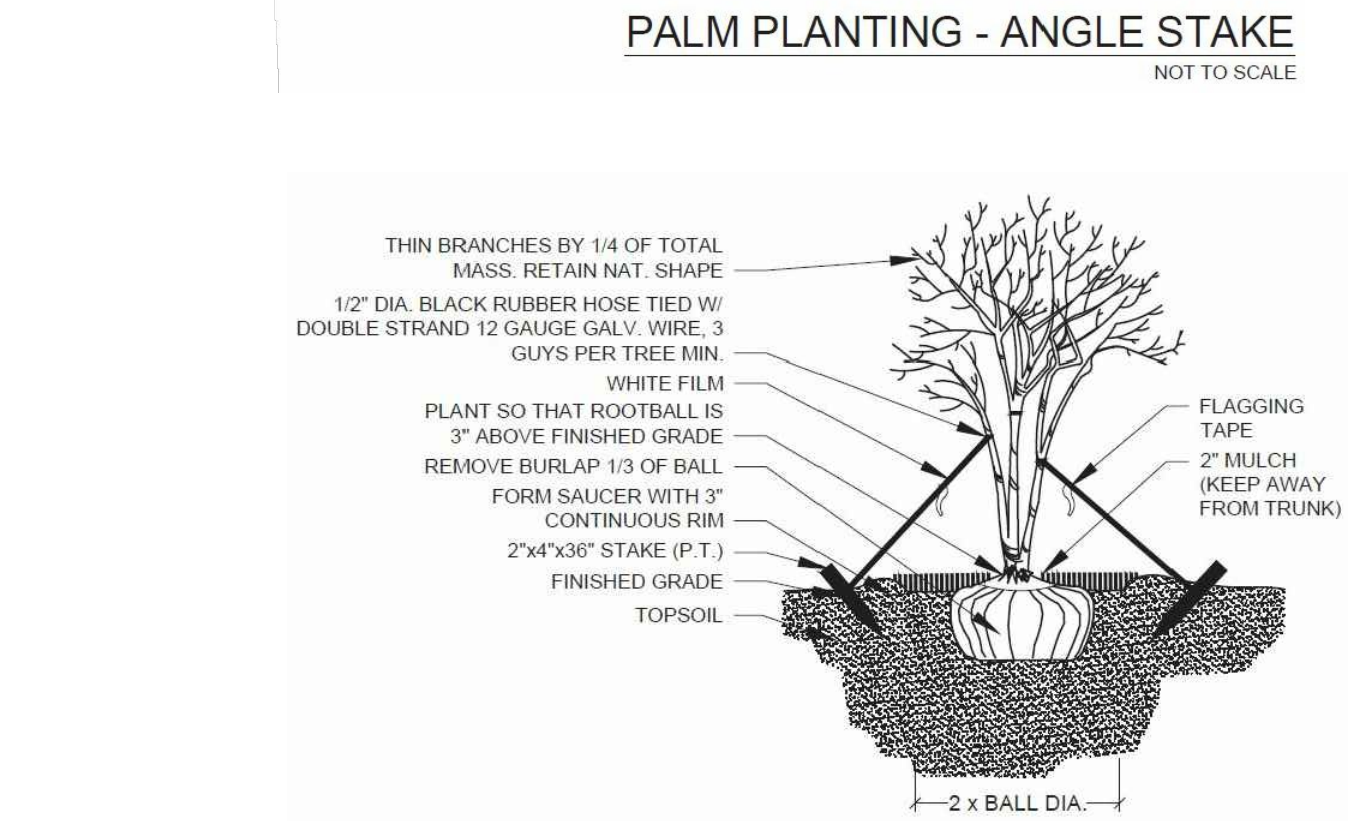
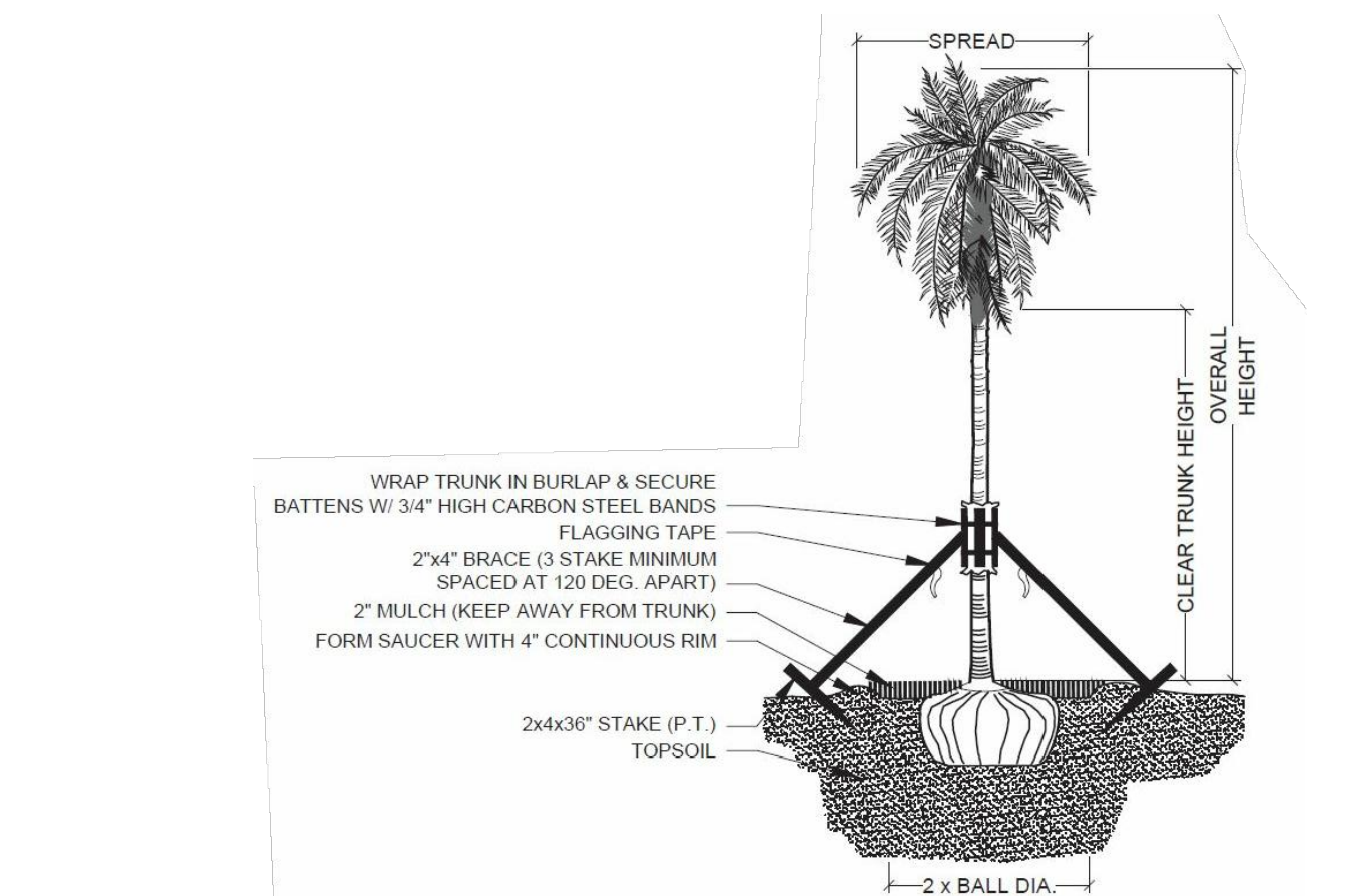
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



BRACING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Somberg Residence Alterations

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Landscape Details & Specifications

Revisions		
Date	Init.	Description
05.05.20	BW	Initial Submittal
11.20.20	BW	Revised per Site Plan
12.15.20	BW	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6668907

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6668907

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

2 of 2