



**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** June 27, 2017 **FILE:** 16-C-86

**TO:** Historic Preservation Board

**VIA:** Alexandra Carcamo, Principal Planner 

**FROM:** Deandrea Moise, Associate Planner 

**SUBJECT:** Anthony Handley request a Certificate of Appropriateness for Design for an addition to an existing single-family home located at 845 N. Northlake Drive, within the Lakes Area Historic Multiple Resource Listing District.

**APPLICANT'S REQUEST**

Certificate of Appropriateness for Design for an addition to an existing single-family home located within the Lakes Area Historic Multiple Resource Listing District.

**STAFF'S RECOMMENDATION**

Certificate of Appropriateness for Design: Approval, with the following conditions:

- A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O).
- A Declaration of Covenants be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O) stating that the no part of the home shall be converted into a separate unit eligible for rent.

**BACKGROUND**

The existing two-story home was constructed in 1977 (based on Broward County records) on an approximately 0.21 acre lot located at 845 N. Northlake Drive. The building permit research does not indicate any major changes to the original design. Although the structure does not exemplify any particular architectural style; the home presents a modest mix of Post War Modern architectural characteristics. The Design Guidelines states that these homes were erected in mass to home a wave of new residents. This style popular with builders were relatively inexpensive, and used simple materials. The modern evolution of the style was commonly seen after World War II, these homes were built in order to provide functionality and durability.

**REQUEST**

The Applicant is requesting a Certificate of Appropriateness for Design for an addition to an existing single-family home. The existing home is modest, including three bedrooms, two bathrooms, and essential spaces such as the kitchen and dining room; however, this home does not include a garage, nor

are there improvements in the rear such as a pool, or patio area. The Applicant wishes to enhance and increase the value of the home by making renovations to the interior, adding a pool/patio area in the rear, and constructing an addition in the rear. The proposed addition adds 1,073 sq. ft. to the existing 1,864 sq. ft. floor plan for a proposed total of 2,937 sq. ft.

The proposed addition in the rear will add a two-car garage, and two new living spaces; one located above the garage and the other located between the garage and existing home. Furthermore the Applicant is proposing a new paver block driveway in the rear, and to replace the existing asphalt driveway in the front with a paver block driveway. A total of four parking spaces are required, and will be accommodated through the existing driveway in the front and the proposed two-car garage in the rear. The exterior features of the addition will match the design and style of the home today, including the roof material, and pitch. Overall, the design proposal to the addition does not detract from its existing architectural unity and offers compatible architectural and site elements. Furthermore, the addition complies with all Zoning regulations, including the pervious area requirement (42 %).

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

## **SITE BACKGROUND**

<b>Applicant/Owner:</b>	Anthony Handley
<b>Address/Location:</b>	845 N. Northlake
<b>Size of Property:</b>	0.21 acre
<b>Present Zoning:</b>	Single-Family Residential (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>Present Use of Land:</b>	Low Residential
<b>Year Built:</b>	1977 (Broward County Property Appraiser)

## **ADJACENT ZONING**

<b>North:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>South:</b>	Government Use District (GU)
<b>East:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)
<b>West:</b>	Single-Family Residential District (RS-6) Lakes Area Multiple Resource Listing District (HMPRLD-1)

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.*

The proposed design is consistent with the scale and massing of the adjacent neighborhood; while allowing the Applicant to maximize the living area of their property. By allowing the Applicant to construct the addition and make other improvements, the City is accomplishing the desired reinvestment in the Lakes Area Historic Multiple Resource Listing District.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood. The proposed additions and improvements are sensitive to the character of the Historic Lakes Section through its design which is similar to existing structures in the surrounding neighborhood.

**Policy 2.46:** *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

**Policy CW.15:** *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.* The project has minimal impact on the current streetscape while enhancing the landscaping.

## CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

Although, the existing two-story home was constructed in 1977 it does not represent any distinct historic architectural features, and it is not a prime example of any specific Period of Significance as indicated by the Design Guidelines for Historic Properties and Districts. Therefore, the proposal for an addition will not adversely affect the integrity of the Historic District.

## APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

### CRITERION: INTEGRITY OF LOCATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The intent of the Applicant is to extend the livable space of the home by creating an addition, while complying with regulations including pervious requirement, height, and setbacks. The proposed addition as well as other improvements preserve and enhance the architectural style of the home and does not adversely affect the character of the neighborhood. Because the home is located on more than one lot, Staff recommends a **Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).**

**FINDING:** Consistent.

### CRITERION: DESIGN

**ANALYSIS:** The Historic District Design Guidelines encourages additions to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment. The proposed addition will not impact with any

architectural feature of the home, as the proposed design incorporated similar massing and materiality to the existing home.

**FINDING:** Consistent

**CRITERION:** SETTING

**ANALYSIS:** As stated in the Design Guidelines, "...setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood." The addition as proposed demonstrates the compatibility between the existing home and neighborhood and does not disrupt the relationship. Furthermore, as the addition is proposed at the back, there is a minimal impact on the character of the front façade. The proposed addition and other improvements further the compatibility of the home within the Lakes Historic District and surrounding homes. As the home is located in a Single Family District, Staff recommends, a **Declaration of Covenants be submitted prior to the issuance of Building Permits, and recorded by the City of Hollywood, in the Broward County Public Records prior to Certificate of Completion (C/C) or Certificate of Occupancy (C/O) stating that the no part of the home shall be converted into a separate unit eligible for rent.**

**FINDING:** Consistent.

**CRITERION:** MATERIALS

**ANALYSIS:** Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The materials as proposed are similar to what has been established with the existing home. The Applicant proposes to continue the existing stucco finish and maintain the same roof material and pitch.

**FINDING:** Consistent.

**CRITERION:** WORKMANSHIP

**ANALYSIS:** The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. Materials of the addition are consistent with the existing structure and are sensitive in design and nature to the home and adjacent properties. The applicant is maintaining the existing style which stays more in character with the surrounding neighborhood. The design of the proposed addition for the single-family home is consistent with current workmanship styles and methods.

**FINDING:** Consistent.

**CRITERION:** ASSOCIATION

**ANALYSIS:** Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.* Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood. It is enhanced by a formal landscape plan which provides approximately 42 percent pervious areas and includes an array of native trees, palms, and shrubs. Required parking is accommodated in the driveway and proposed garage.

**FINDING:** Consistent.



**ATTACHMENTS**

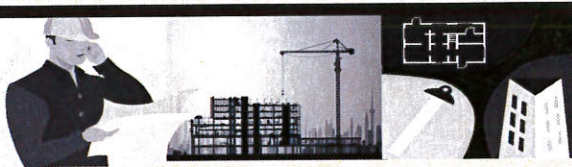
ATTACHMENT A: Application Package  
ATTACHMENT B: Aerial Photograph  
ATTACHMENT C: Supplemental Documents 6/12/2017

# ATTACHMENT A

## Application Package

# DEPARTMENT OF PLANNING

RECEIVED



File No. (internal use only): \_\_\_\_\_

DEC 12 2016

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

CITY OF HOLLYWOOD  
OFFICE OF PLANNING



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: 12/12/16

Location Address: 845 N. Northlake DR

Lot(s): 3 & THE EAST 1/2 LOT 2 Block(s): 69 OF HUB LAKES Subdivision: \_\_\_\_\_

Folio Number(s): \_\_\_\_\_

Zoning Classification: 12 Land Use Classification: \_\_\_\_\_

Existing Property Use: 12 1975 Sq Ft/Number of Units: 1

Is the request the result of a violation notice? ( ) Yes (✓) 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): \_\_\_\_\_

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

Explanation of Request: new Addition / Pool / Landscaping

Number of units/rooms: 3 Sq Ft: 15

Value of Improvement: 110K Estimated Date of Completion: 8/17

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

Name of Current Property Owner: Anthony Handley

Address of Property Owner: 845 N. Northlake DR.

Telephone: 954. 600.3540 Fax: 954 2122300 Email Address: Tonyh652@gmail.com

Name of Consultant/Representative/Tenant (circle one): N/A

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

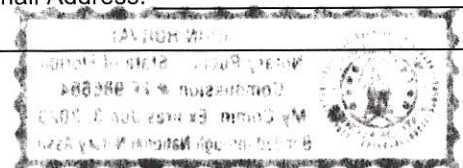
Date of Purchase: 1992 Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_





# DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Anthony Handley

Date: 12/12/16

PRINT NAME: Anthony Handley owner

Date: 12/12/16

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

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

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

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

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) New addition & Pool to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

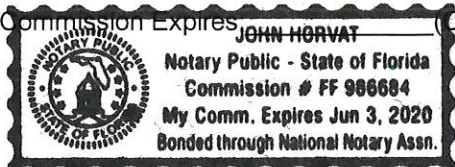
this 12 day of December 2016

John Horvat  
Notary Public State of Florida

SIGNATURE OF CURRENT OWNER

PRINT NAME

My Commission Expires JOHN HORVAT (Check One) Personally known to me; OR \_\_\_\_\_



Permit # \_\_\_\_\_

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

## LOT COVERAGE INFORMATION

If you are the applicant for a building permit for a SINGLE FAMILY RESIDENCE, please be aware that the following information is needed in order to process your request for any additions or accessory structures, including pools, decks, and the like:

1. 9,375 SQUARE FEET OF YOUR LOT (length x width)
2. 1,975 SQUARE FEET OF YOUR HOUSE
3. 2,300 SQUARE FEET OF ALL EXISTING IMPERVIOUS SURFACES (e.g. Driveways, walkways, decks, pools, storage sheds, etc.)
4. 1,535 SQUARE FEET OF THE ADDITION, AND OR...
5. 2,388 SQUARE FEET OF THE PROPOSED ACCESSORY STRUCTURES, DRIVEWAYS, PAVEMENT, DECKS, ETC.
6. 5402 TOTAL SQUARE FEET OF THE IMPERVIOUS AREA ON YOUR LOT (Add Nos. 2 + 3+ 4+ 5)...
7. 58% PERCENTAGE OF IMPERVIOUS LOT COVERAGE (Divide No.6 by No. 1)

**RECEIVED**

DEC 12 2016

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

7 permits were found for  
**845 N NORTHLAKE DR**

View	Process #	Permit #	Description	Appl. Date	Permit Date
<a href="#">Details</a>		<b>E 16-102247</b>	ELECTRICAL WORK	9/13/2016	
<a href="#">Details</a>		<b>B15-101613</b>	REROOF - COMPOSITION SHINGLES	3/31/2015	<b>3/31/2015</b>
<a href="#">Details</a>		<b>P14-101041</b>	PLUMBING WORK	9/8/2014	<b>9/8/2014</b>
<a href="#">Details</a>		<b>E 13-102053</b>	ELECTRICAL WORK	2/24/2014	<b>2/24/2014</b>
<a href="#">Details</a>		<b>B13-105279</b>	WINDOW &/OR DOOR REPLACEMENT	11/15/2013	<b>12/13/2013</b>
<a href="#">Details</a>		<b>B13-104040</b>	ALTERATIONS- EXTERIOR & INTERIOR	8/29/2013	<b>1/24/2014</b>
<a href="#">Details</a>		<b>B10-101601</b>	FENCE-CHAIN LINK &/OR WOOD	4/14/2010	



June 6<sup>th</sup> 2017

**City of Hollywood Historic Preservation Board.**

Re: Criteria Statement 845 N. Northlake Drive

Dear Ladies and Gentlemen

Thank you for taking the time to review my application for the addition to my Hollywood home.

**Criteria Statement:**

The proposed addition to 845 N. Northlake home remains in the same contemporary design and does not change the style or character of the home. In addition, the design of the home, materials and finishes is in concert with the neighborhood.

**Integrity Location**

The design of the home and proposed addition is consistent with the surrounding homes in the neighborhood.

**Design**

The addition and pool will take advantage of the completely empty and blank back yard.

**Materials**

The new addition will use materials and finishes that are identical to those of the existing residence and homes in the neighborhood.

**Workmanship:**

The materials chosen for the proposed addition will be high quality materials and workmanship.

**Setting:**

As stated above the new addition does not alter the relationship of the residences in the neighborhood or the surrounding environment and site.

Sincerely,



Tony Handley  
Owner

GAMMILL ARCHITECTURE, LLC  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458  
305.773.4011

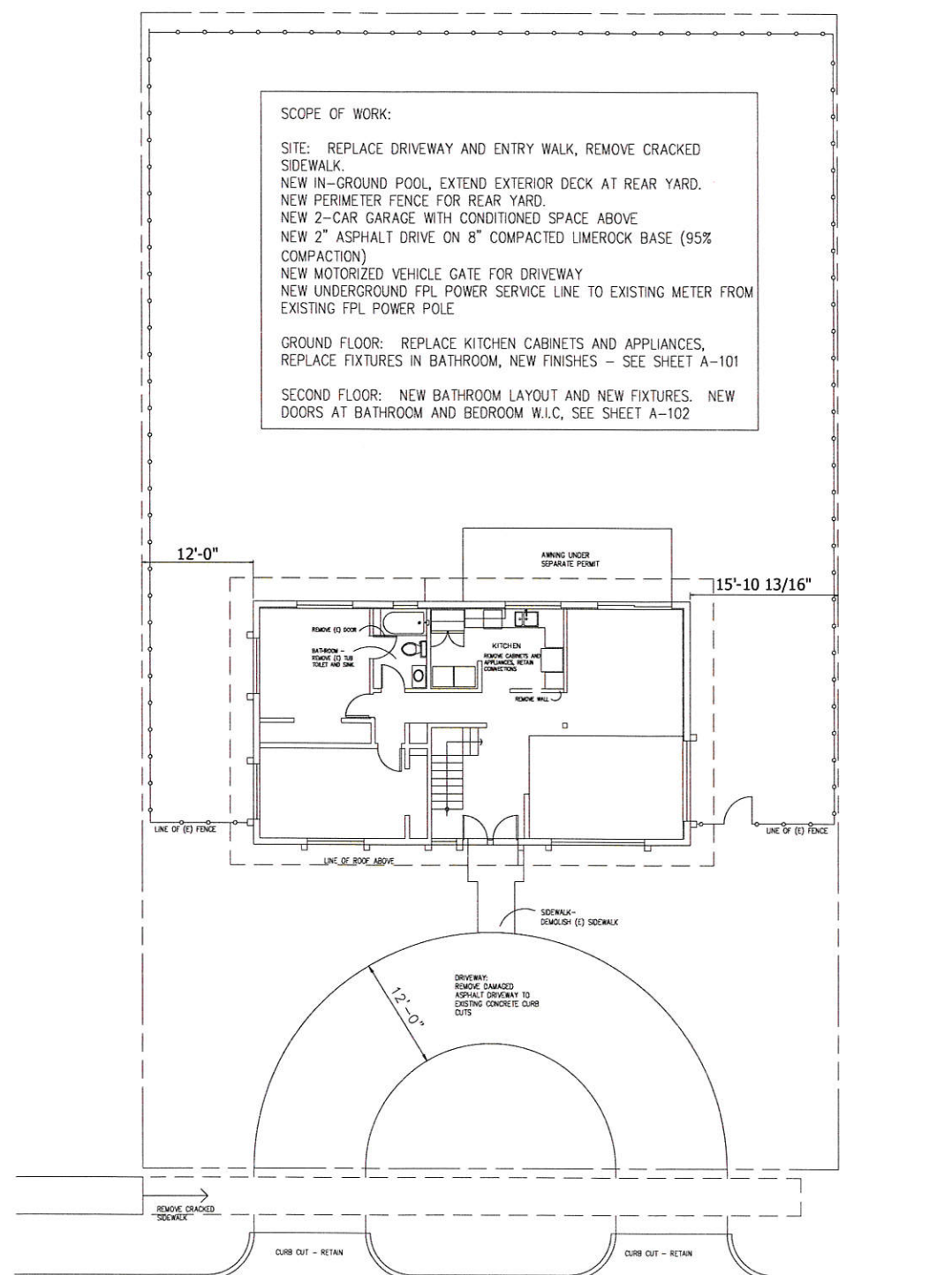
REVISIONS :		
NO.	DATE	DESCRIPTION
5	03-20-17	REV. PER HPB (ENGINEERING
6	05-09-17	REV. PER HPB COMMENTS

COPYRIGHT: All rights reserved. No part of this drawing may be reproduced without the expressed consent of GAMMILL ARCHITECTURE, LLC. Infringements of the concepts and design ideas presented on these drawings is not permitted and violators will be prosecuted.

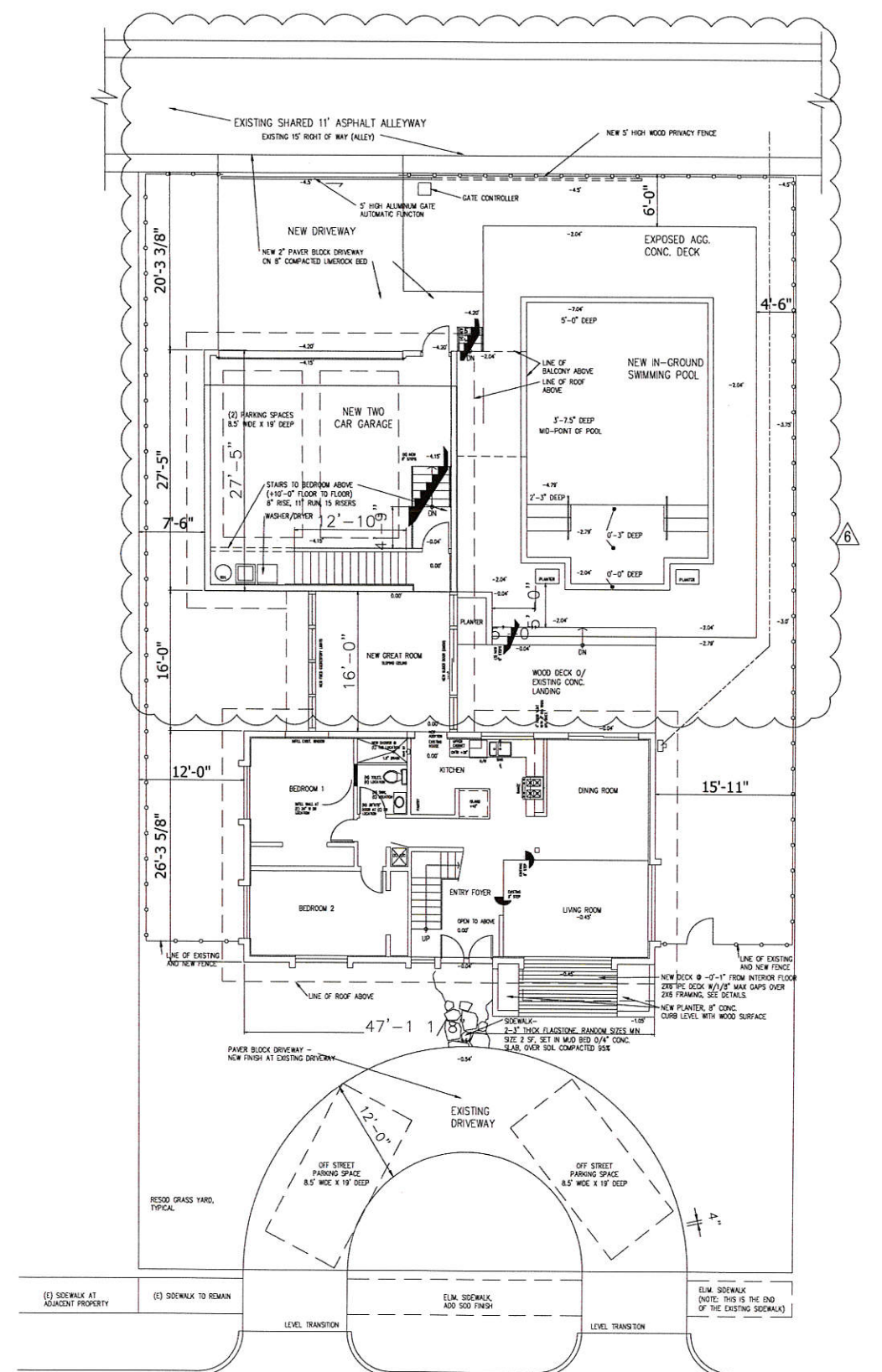
ISSUED FOR : <b>PERMIT</b>	
ISSUE DATE : <b>051214</b>	SHEET NO.:
PROJECT NO : <b>2014-0501</b>	SCALE : <b>AS NOTED</b>
SHEET TITLE :	

## EXISTING AND PROPOSED SITE PLANS

A-1.00

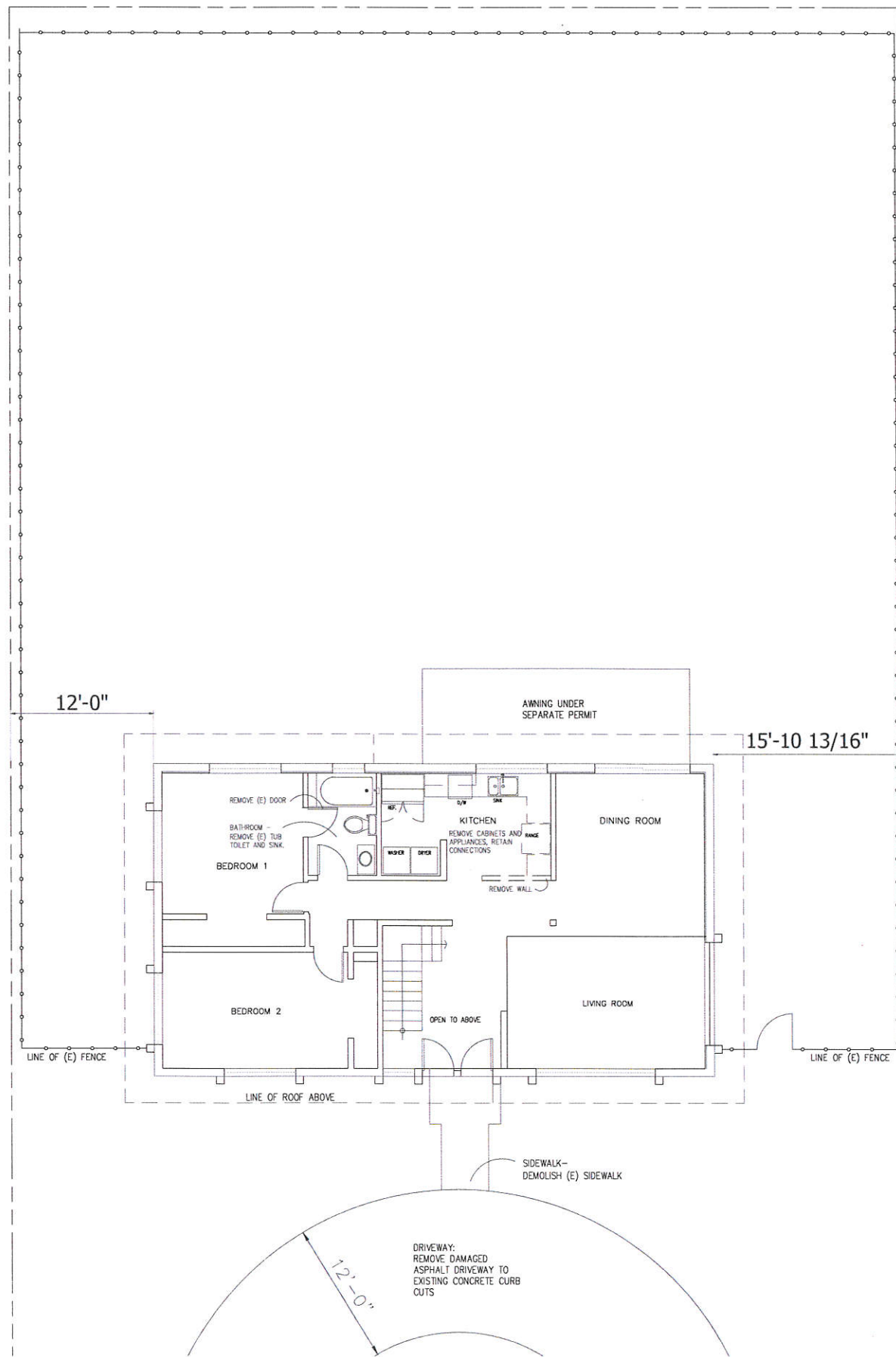


1 EXISTING SITE  
SCALE: 1/8" = 1'-0"



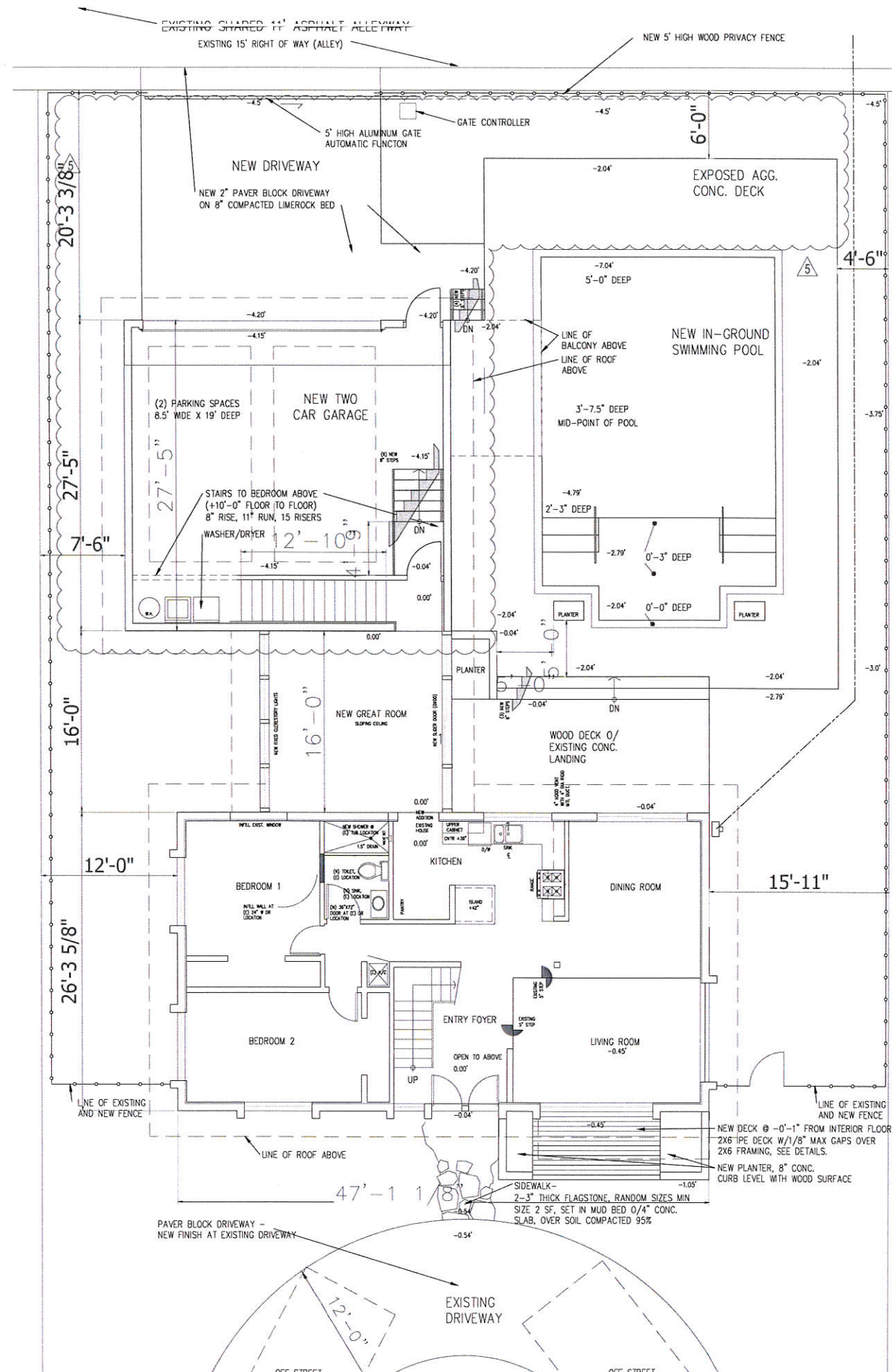
## 2 SITE - NEW WORK





1 EXISTING FIRST FLOOR

SCALE: 3/16" = 1'-0"



2 FIRST FLOOR - NEW WORK

SCALE: 3/16" = 1'-0"

HANDLEY  
RESIDENCE  
845 NORTHLAKE DRIVE  
HOLLYWOOD, FL

GAMMILL ARCHITECTURE, LLC

807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458

305.773.4011

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	10-17-14	AS BUILTS
4		
5	03-20-17	DRIVEWAY & POOL DECK
6	06-05-17	REVISED PLANTERS

COPYRIGHT: All rights reserved. No part of this drawing may be reproduced without the expressed consent of GAMMILL ARCHITECTURE, LLC. Infringements of the concepts and design ideas presented on these drawings is not permitted and violators will be prosecuted.

ISSUED FOR:

PERMIT

ISSUE DATE:

051214

PROJECT NO:

2014-0501

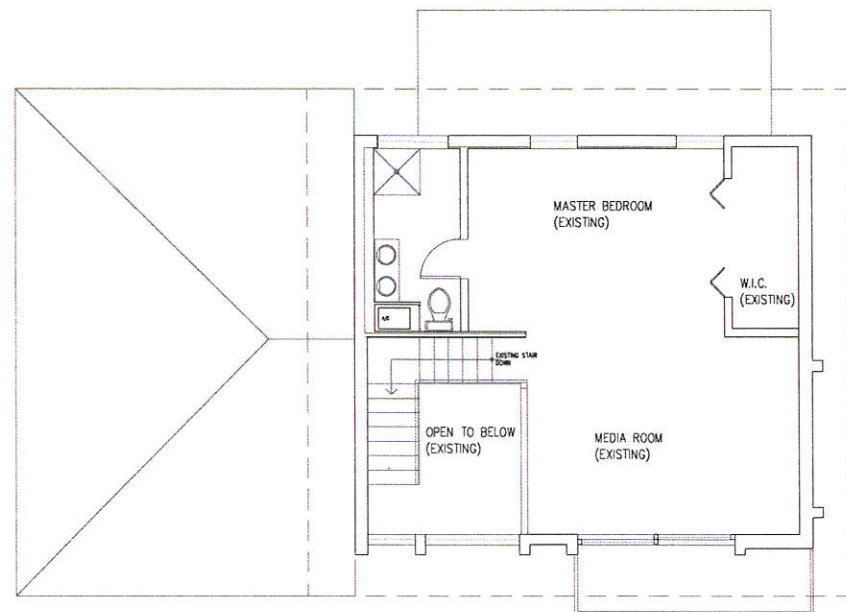
SHEET TITLE:

EXISTING AND PROPOSED  
GROUND FLOOR PLANS

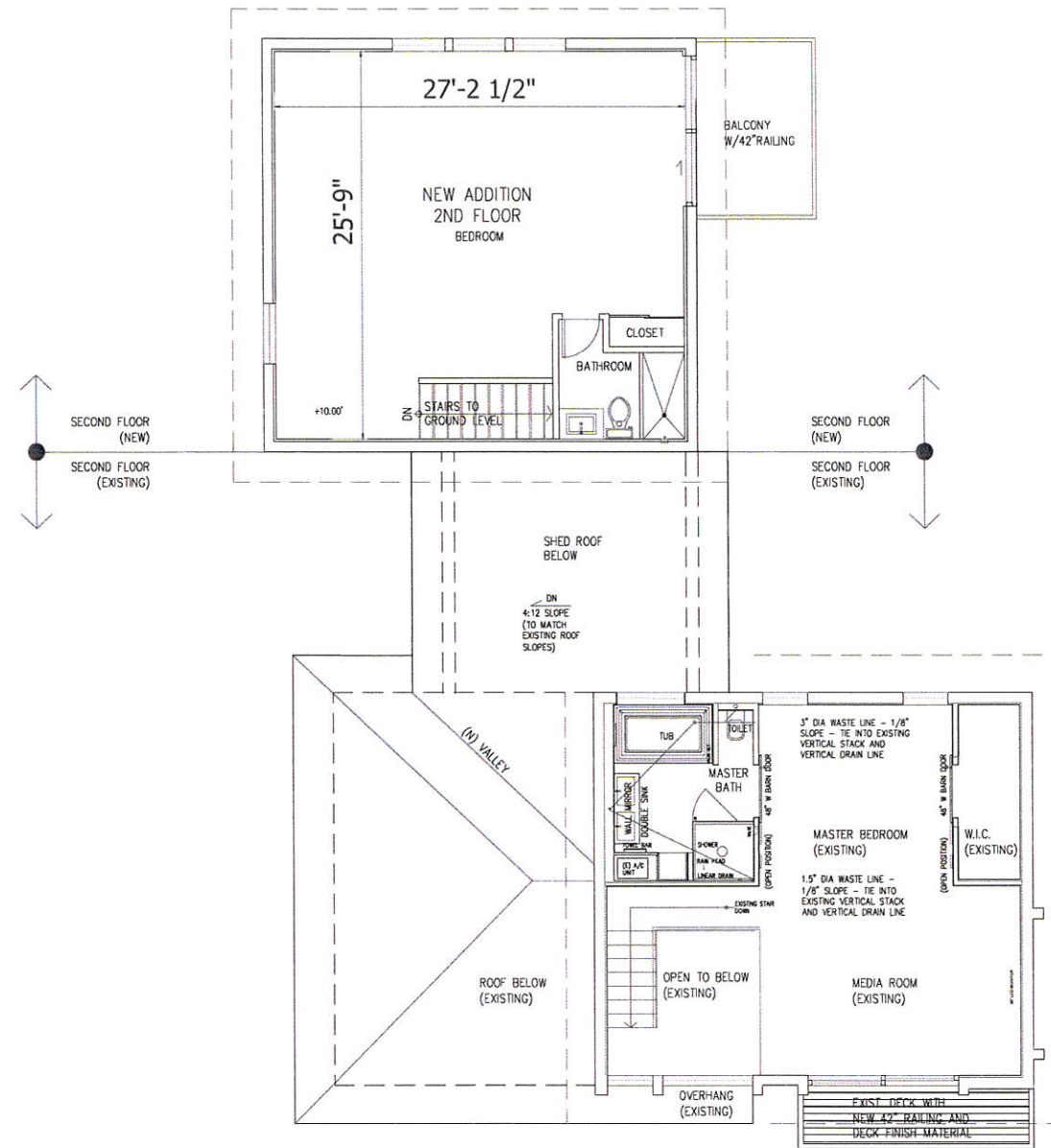
A-1.01

**GAMMILL ARCHITECTURE, LLC**  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458  
305.773.4011

SHOWER - DRAIN IS 1.5" DIA, WITH 2" X 1/2" TROUGH AT FLOOR, TIE INTO EXISTING VERT. VENT AND DRAIN LINE, SLOPE 1/8" TO DRAIN, FAUCET IS KOHLER 'STANCE' THERMOSTATIC VALVE TRIM 1/2" SUPPLY, K-T14781.



1 EXISTING SECOND FLOOR  
SCALE: 3/16" = 1'-0"



## 2 SECOND FLOOR - NEW WORK

[illegible]

COPYRIGHT: All rights reserved. No part of this drawing may be reproduced without the expressed consent of GAMBILL ARCHITECTURE, LLC. Infringements of the concepts and design ideas presented on these drawings is not permitted and violators will be prosecuted.

ISSUED FOR :	
PERMIT	
ISSUE DATE :	SHEET NO:
051214	
PROJECT NO :	SCALE :
2014-0501	AS NOTED
SHEET TITLE :	

### EXISTING AND PROPOSED SECOND FLOOR PLANS

A-1.02

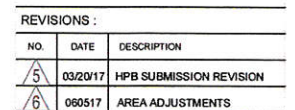


**GAMMILL ARCHITECTURE, LLC**  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458  
305.773.4011



Square Footage Calculation		
<b>Ground Floor</b>		
Existing	Conditioned	1,277
	Unconditioned	0
Proposed	Conditioned	3,811
	Unconditioned	7,111
<b>Second Floor</b>		
Existing	Conditioned	6,000
	Unconditioned	0
Proposed	Conditioned	6,000
	Unconditioned	0
Total Existing Conditioned Space		1,277
Total Existing and Proposed Conditioned Space		2,811

2 SECOND FLOOR - SQUARE FOOTAGE  
SCALE 1/8" = 1'-0"



COPYRIGHT: All rights reserved. No part of this drawing may be reproduced without the expressed consent of GAMBILL ARCHITECTURE, LLC. Infringements of the concepts and design ideas presented on these drawings is not permitted and violators will be prosecuted.

ISSUED FOR :  
**PERMIT**

---

ISSUE DATE : SHEET NO :  
**012917**

---

PROJECT NO : SCALE :  
**2014-0501 AS NOTED**

---

SHEET TITLE :

### EXISTING + PROPOSED SF CALCULATIONS

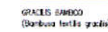
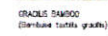
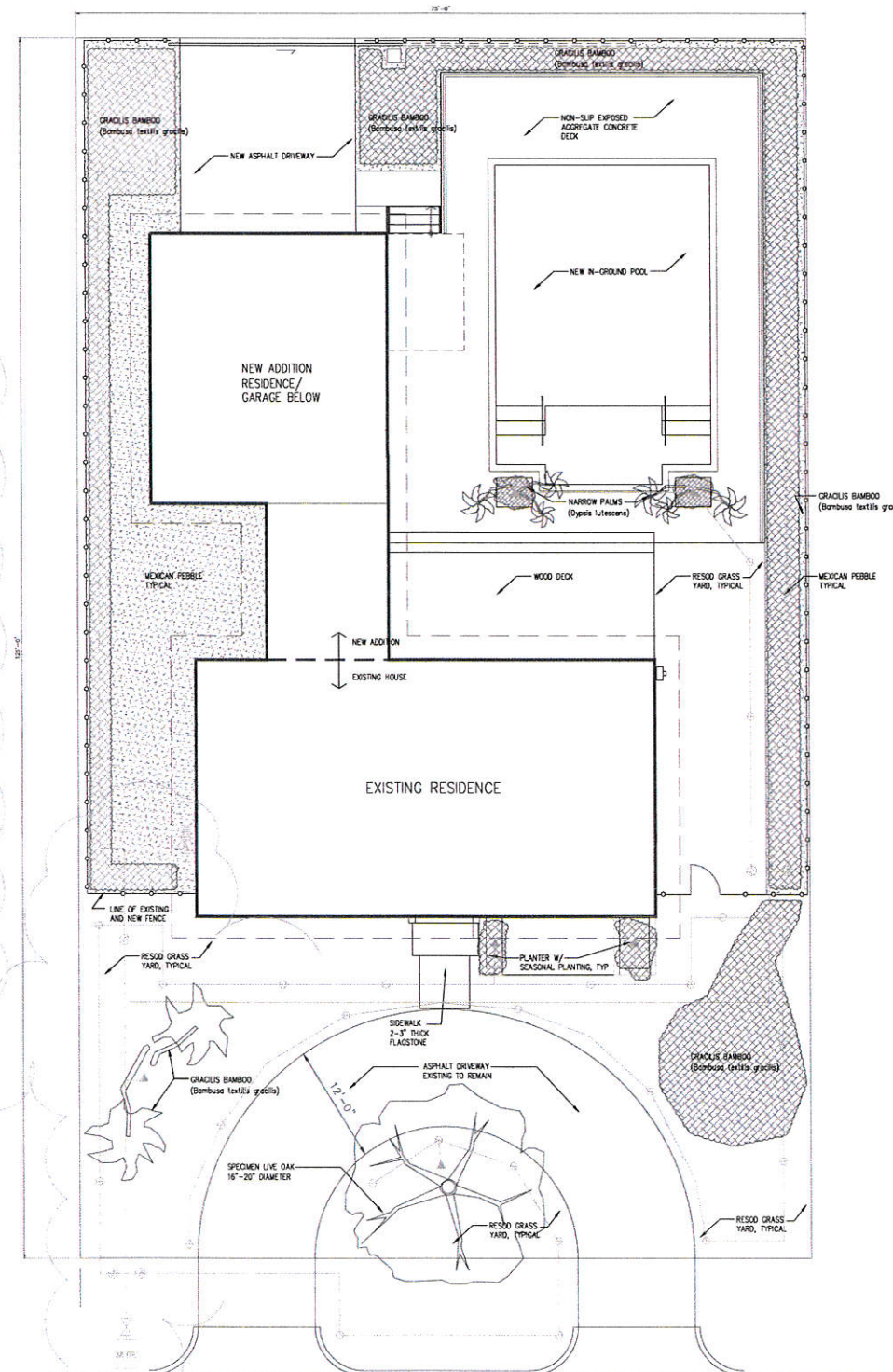
A-1.03



**GAMMILL ARCHITECTURE, LLC**  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458  
305.773.4011

### IRRIGATION LEGEND

- 
- CONTROL VALVE

[illegible]

SHEET TITLE:

# LAND



## GAMMILL ARCHITECTURE, LLC

305.773.401

[illegible]

ISSUED FOR :	
HISTORIC PRESERVATION BOARD	
ISSUE DATE :	SHEET NO.:
05/11/17	
PROJECT NO.:	SCALE :
2014-0501	AS NOTED
SHEET TITLE :	

A-2.01

305.773.401



A-2.02



GAMMILL ARCHITECTURE, LLC  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458  
305.773.4011



**COPYRIGHT:** All rights reserved. No part of this drawing may be reproduced without the expressed consent of GAMBILL ARCHITECTURE, LLC. Infringements of the concepts and design ideas presented on these drawings is not permitted and violators will be prosecuted.

ISSUE DATE : SHEET NO:

PROJECT NO:                      SCALE:

SHEET TITLE :

A-2.03

**GAMMILL ARCHITECTURE, LLC**  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458  
305.773.4011



**COPYRIGHT:** All rights reserved. No part of this drawing may be reproduced without the expressed consent of GAMMILL ARCHITECTURE, LLC. Infringements of the concepts and design ideas presented on these drawings is not permitted and violators will be prosecuted.

EXISTING & PROPOSED  
NORTH FACADE

A-2.04



TYPE OF SURVEY: BOUNDARY  
93-4011, TOPO

JOB NUMBER: SU-17-0925

LEGAL DESCRIPTION:

LOT 3 AND THE EAST 1/2 OF LOT 2, BLOCK 69 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.

ADDRESS: 845 N. NORTHLAKE DRIVE HOLLYWOOD, FL 33019

FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 5'NAVD  
CONTROL PANEL NUMBER: 125113-0588-H  
EFFECTIVE: 8/18/2014 REVISED: 8/18/2014

LOWEST FLOOR ELEVATION: SEE SURVEY  
GARAGE FLOOR ELEVATION: SEE SURVEY  
LOWEST ADJACENT GRADE : SEE SURVEY  
HIGHEST ADJACENT GRADE : SEE SURVEY

REFERENCE BENCH MARK: SEE COMMENTS

CERTIFY TO:

1. ANTHONY HANDLEY
- 2.
- 3.
- 4.
- 5.
- 6.

COMMENTS: CITY OF HOLLYWOOD NORTH RIM ON SEWER MANHOLE AT CENTERLINE OF N.N LAKE DRIVE & 9TH AVE. (N.N. LAKE DR.) EL=1.71'NAVD

NOTES:

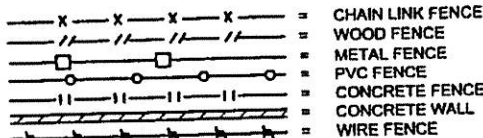
1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
FH	=	FIRE HYDRANT
o/s	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE

SQ. FT.	=	SQUARE FEET
P.C.P.	=	PERMANENT CONTROL POINT
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P	=	PLAT
N&D	=	NAIL & DISC
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
A/C	=	AIR CONDITIONER
FND.	=	FOUND
CHATT.	=	CHATTahoochee
F.P.L.	=	FLORIDA POWER & LIGHT
ELEV.	=	ELEVATION
MH	=	MANHOLE
ESMT.	=	EASEMENT
ELEC.	=	ELECTRIC

LEGEND OF ABBREVIATIONS:

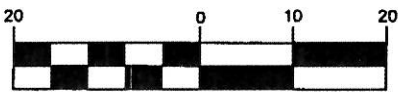
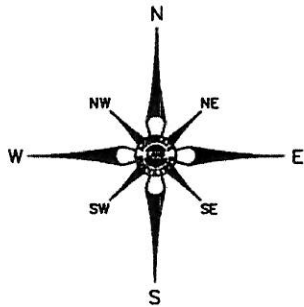
ELEVATIONS BASED ON NAVD 1988  
MAINT. = MAINTENANCE  
B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = DADE COUNTY RECORDS  
P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
F.F. = FINISHED FLOOR  
ENCH. = ENCROACH



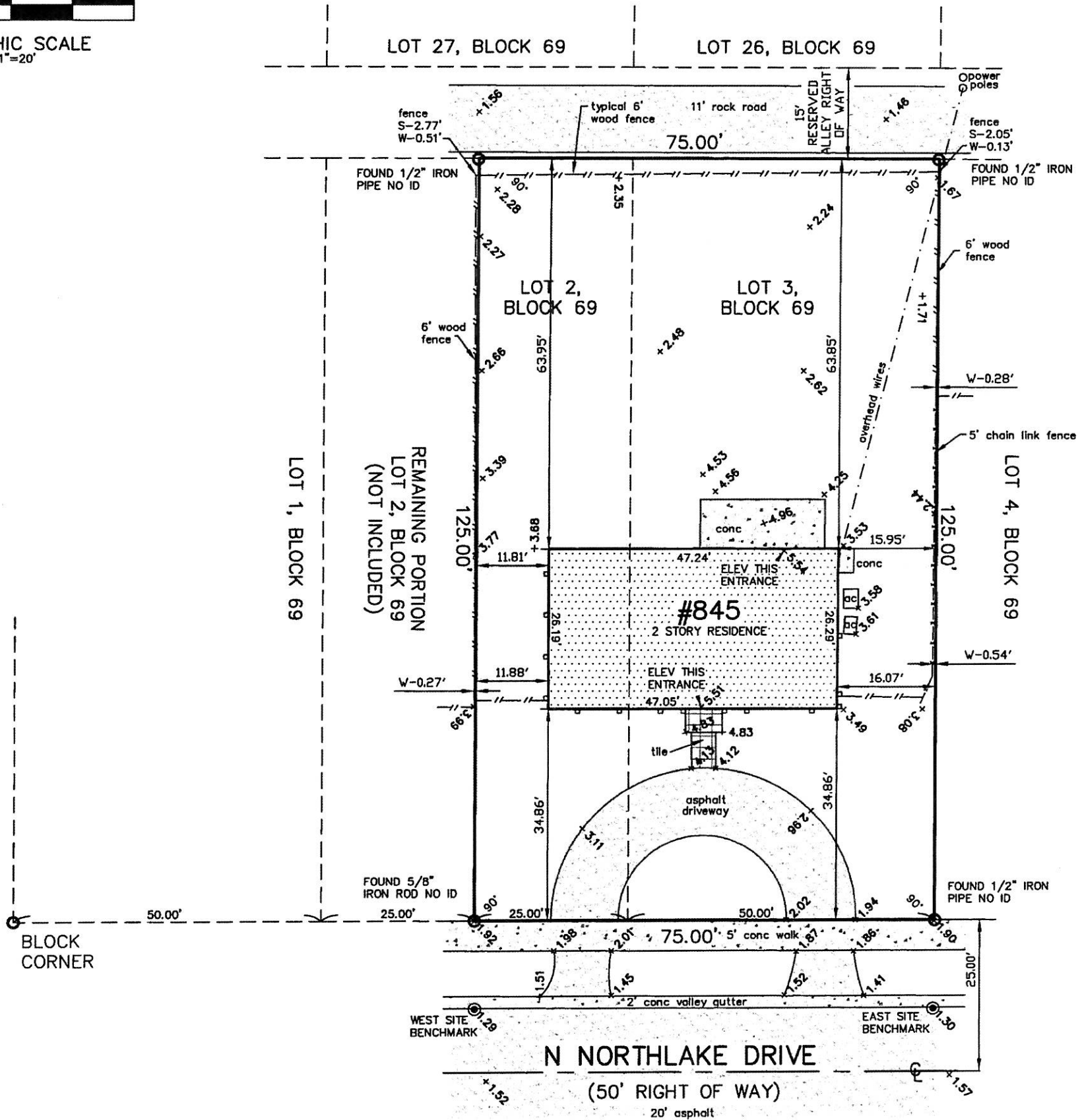
BROWARD COUNTY NAVD1988

D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
WF	=	WOOD FENCE
BLVD.	=	BOULEVARD
AD	=	ASSUMED DATUM
I.M.	=	IRON PIPE
I.R.	=	IRON ROD
GAR.	=	GARAGE
CL	=	CENTERLINE
(M)	=	MEASURED
LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM 1988





GRAPHIC SCALE  
1"=20'



ELEVATIONS SHOWN THUS + 5.00 REFER TO NAVD

NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.

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.

*Robert L. Thompson* 3-31-17  
ROBERT L. THOMPSON (PRESIDENT)

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



DATE OF SURVEY 03-28-2017	DRAWN BY ER	CHECKED BY RLT	FIELD BOOK 17-0925	SCALE 1"=20'	SKETCH NUMBER SU-17-0925
------------------------------	----------------	-------------------	-----------------------	--------------	-----------------------------













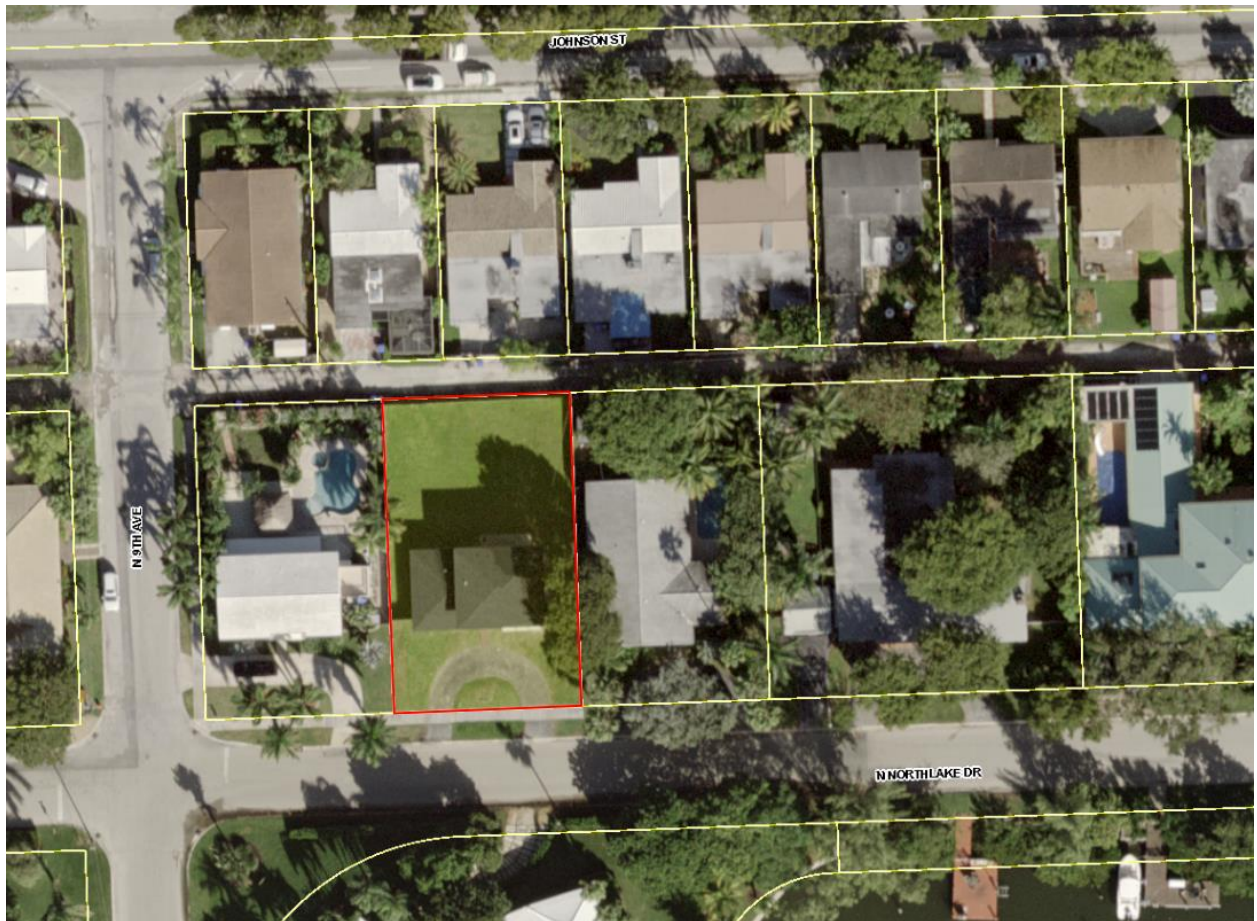


**ATTACHMENT B**

**Aerial Photograph**

# Aerial Photograph

## 845 N. Northlake Drive

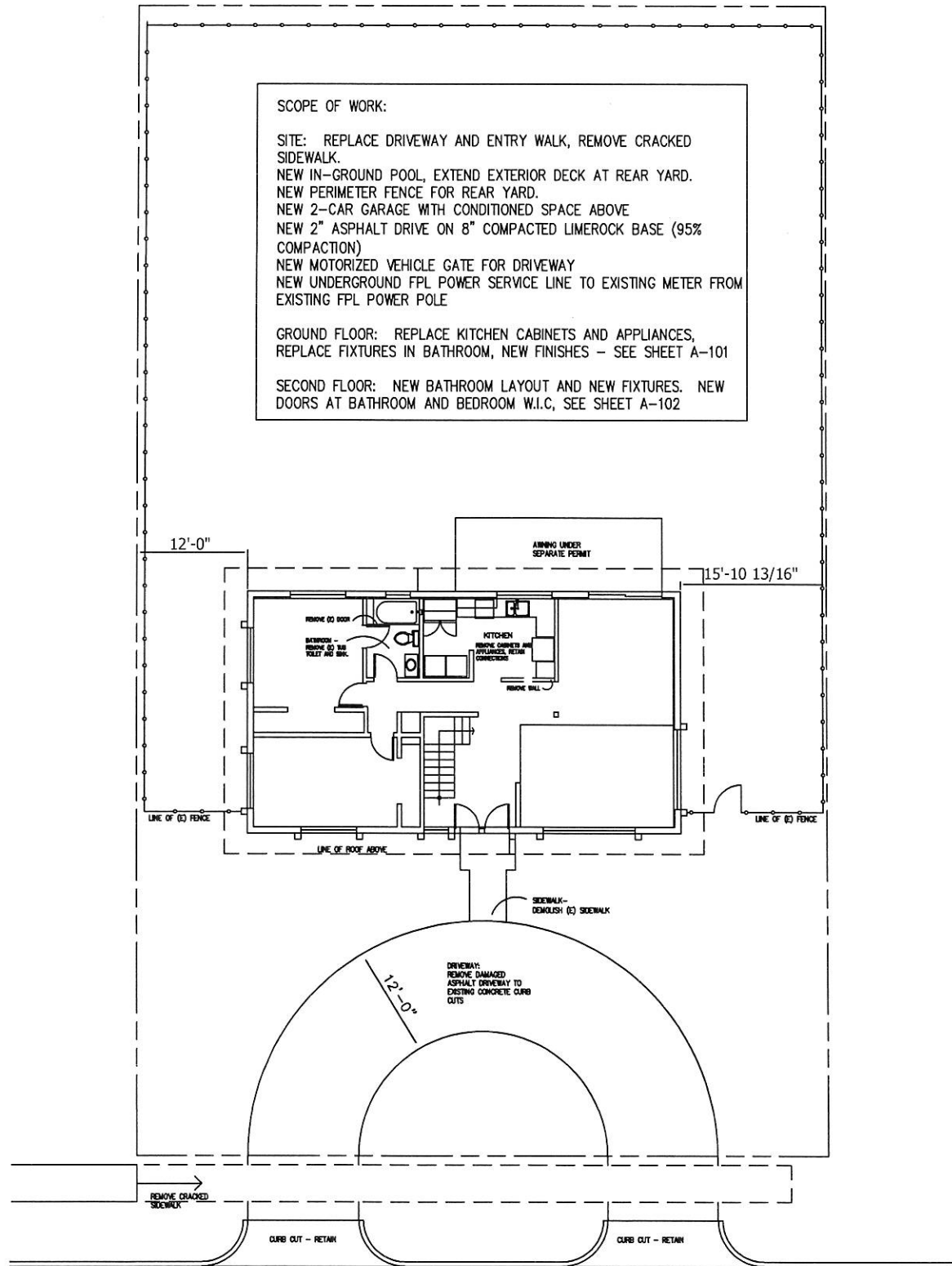


# ATTACHMENT Ô

Ù ¨ ] ] | ^ { ^ } æ Å [ & ¨ { ^ } • Á  
~~À Á Â Ã Ä Å Æ Ç È É Ê Ë~~

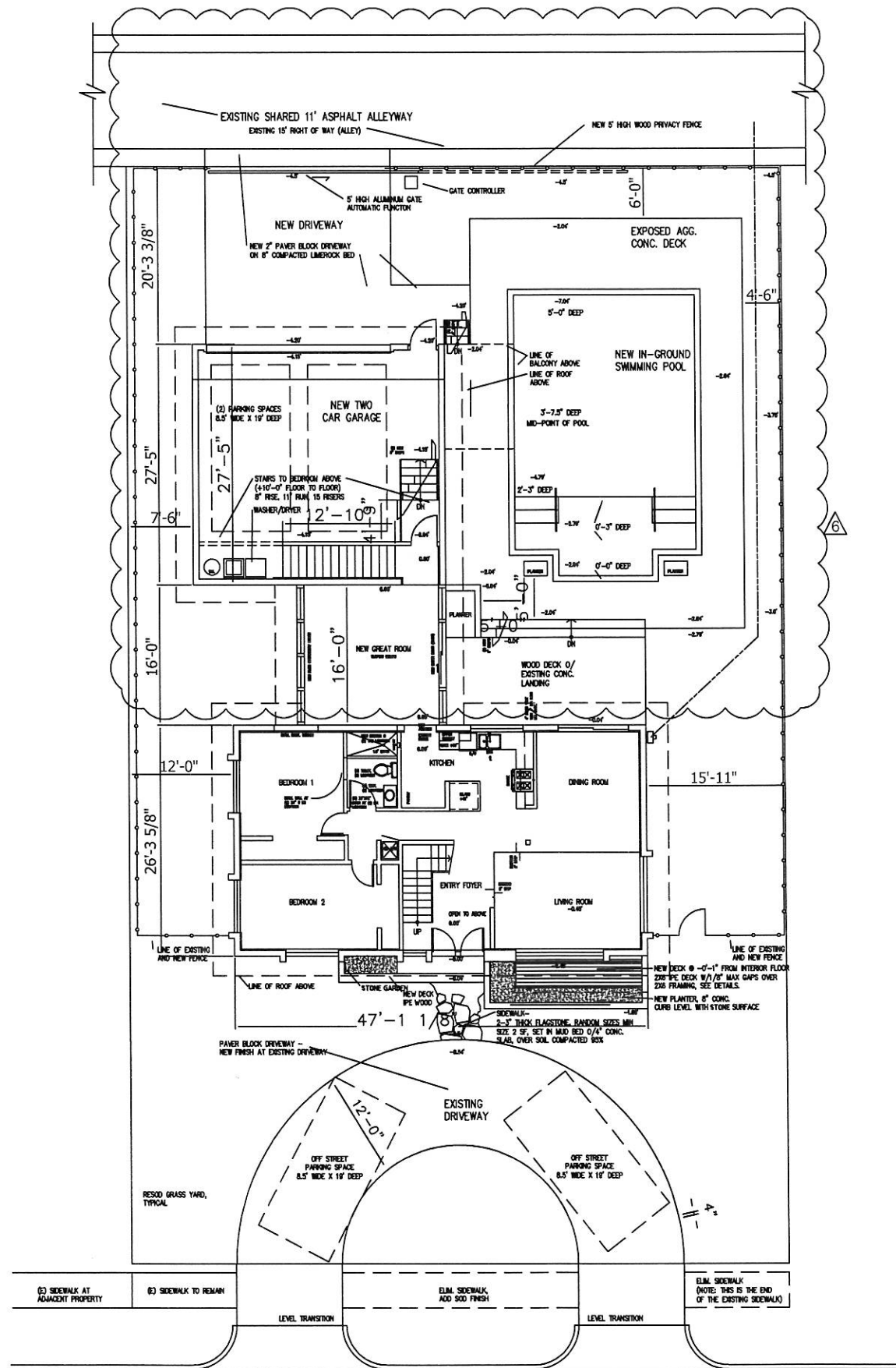






1 EXISTING SITE

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



2 SITE - NEW WORK

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

HANDLEY  
RESIDENCE  
845 NORTHLAKE DR  
HOLLYWOOD, FL

GAMMILL ARCHITECTURE  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458

305.773.4011

REVISIONS:

NO.	DATE	DESCRIPTION
5	03-20-17	REV. PER HPB (ENGINEERING)
6	05-09-17	REV. PER HPB COMMENTS

ARCHITECTURE, LLC. Infringements of the concepts and design  
be prosecuted.

ISSUED FOR:  
PERMIT

ISSUE DATE:  
051214

PROJECT NO:  
2014-0501

SHEET TITLE:

EXISTING AND PROPOSED  
SITE PLANS

A-1.00



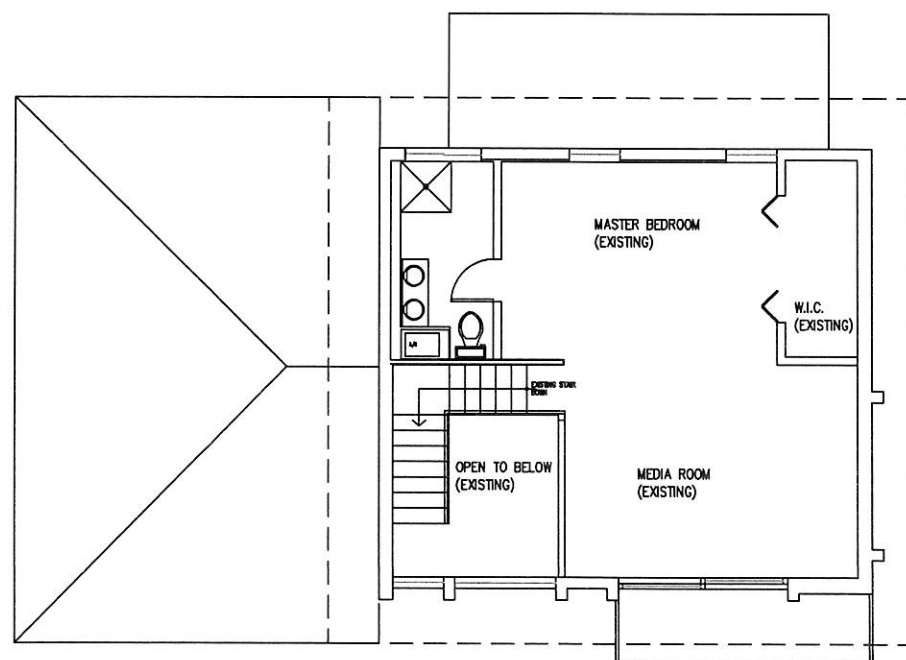
GAMMILL ARCHITECTURE, LLC  
807 UNIVERSITY DRIVE 104  
JUPITER, FL 33458  
305.773.4011

TUB - SPA EQUIP INFINITY EDGE DROP IN TUB #MTIES ON PT WOOD SUPPORT WITH DUROCK CLADDING AND 3/4" STONE IN MUD BED. PROVIDE 18" X 24" ACCESS PANEL IN SOUTH PLATFORM WALL FOR ACCESS TO EQUIPMENT. THERMOSTATIC DECK VALVE TO PROVIDE WATER TO CEILING MOUNTED KOHLER 1/2" LENTICULAR TUB FILLER.  
ROUTE NEW 1.5" DIA. DRAIN LINE AT 1/8" SLOPE TO EXISTING VERTICAL VENT/DRAIN LINE.

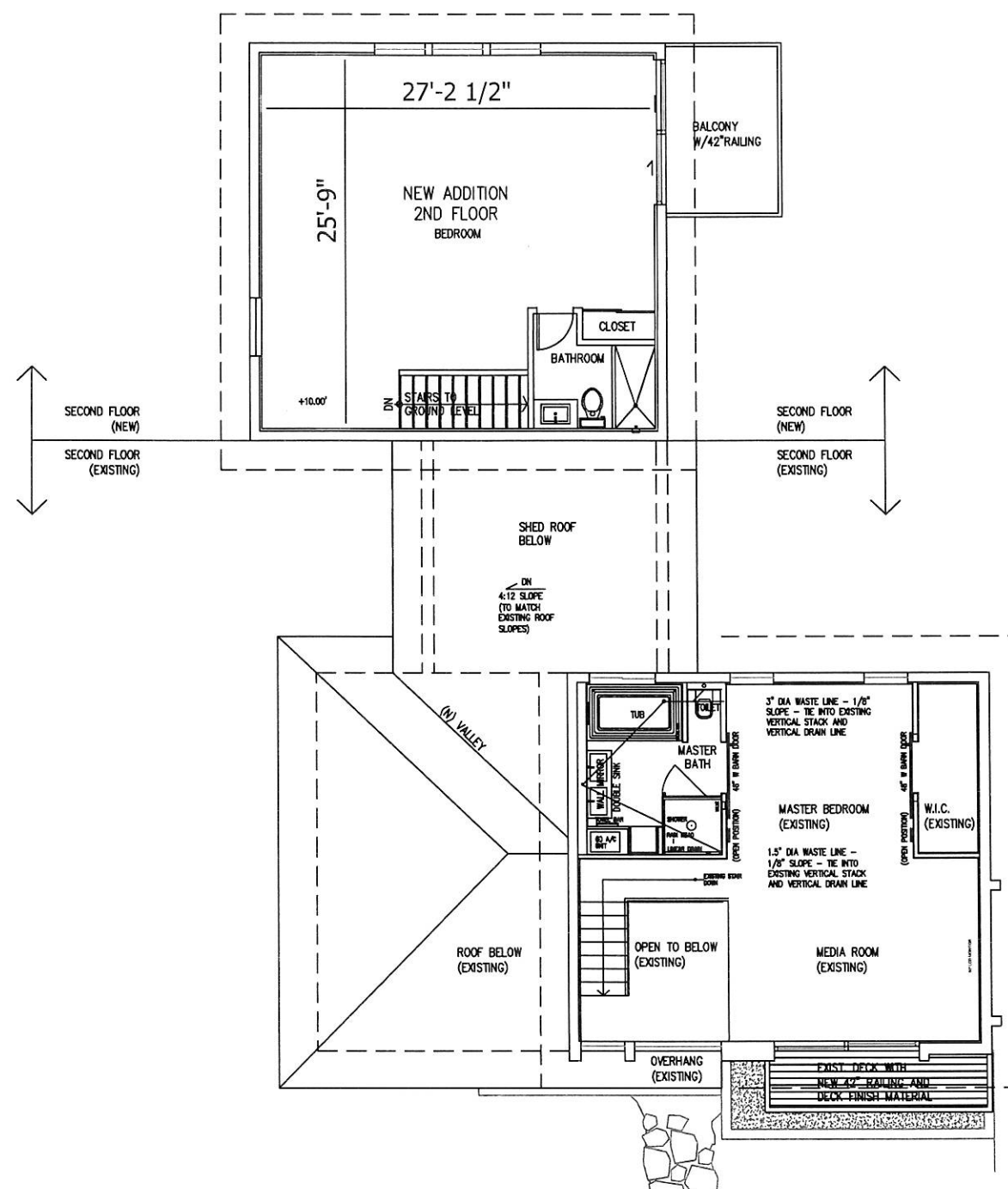
TOILET - WALL MOUNTED DURAVIT 'IN WALL' TOILET FRAME, WITH  
3" DIA WASTE LINE AND INTEGRATED DUAL-RATE FLUSH LEVER,  
SUPPORTING DURAVIT TOILET MODEL #255009 'HAPPY D', CONNECT  
3" LATERAL TO EXISTING VERTICAL LINE, SLOPE 1/8" MIN.

SINK - DUAL BASIN FRESCA FVN8040TK LARGO, TEAK WALL MOUNTED VANITY, PORCELAIN DUAL BASINS, FAUCET SETS: FRESCA BC1863536 VERSA SINGLE HANDLE. SUPPLY AND DRAIN CONNECT TO EXISTING, PROVIDE SINK TRAP AND SLOPE DRAIN 1/8" / FT.

SHOWER - DRAIN IS 1.5" DIA, WITH 2" X 1/2" TROUGH AT FLOOR, TIE INTO EXISTING VERT. VENT AND DRAIN LINE, SLOPE 1/8" TO DRAIN, FAUCET IS KOHLER 'STANCE' THERMOSTATIC VALVE TRIM 1/2" SUPPLY, K-T14781.



1 EXISTING  
SCALE: 3/16" = 1'-0"



2 SCALE: 3/16" = 1'-0"

[illegible]

COPYRIGHT: All rights reserved. No part of this drawing may be reproduced without the expressed consent of GAMMA L ARCHITECTURE, LLC. Infringements of the concepts and design be prosecuted.

ISSUED FOR :		PERMIT
ISSUE DATE :	SHEET NO :	051214
PROJECT NO :	SCALE :	2014-0501 AS NOTED
SHEET TITLE :		

## EXISTING AND PROPOSED SECOND FLOOR PLANS

~~A-1.02~~



~~A-2.01~~