

ATTACHMENT D
Revised Version

HOLLYWOOD RESIDENCE

824 POLK ST, HOLLYWOOD, FL 33019
FOLIO: 514214024270 , HOLLYWOOD LAKES SECTION 1-32 B LOT 25 BLK 72



PROJECT TEAM

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DRAWING INDEX

ARCHITECTURAL

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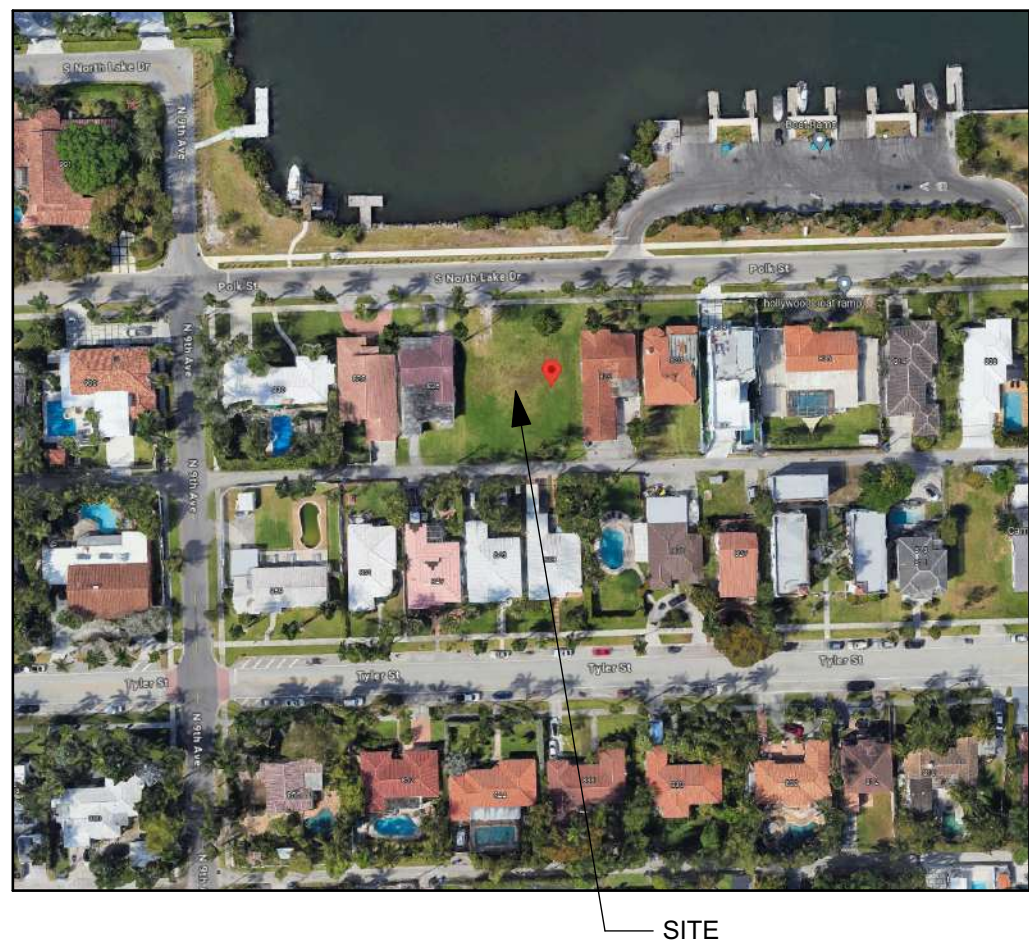
CIVIL

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AERIAL



BELLE COAST
LIFESTYLE PROPERTIES

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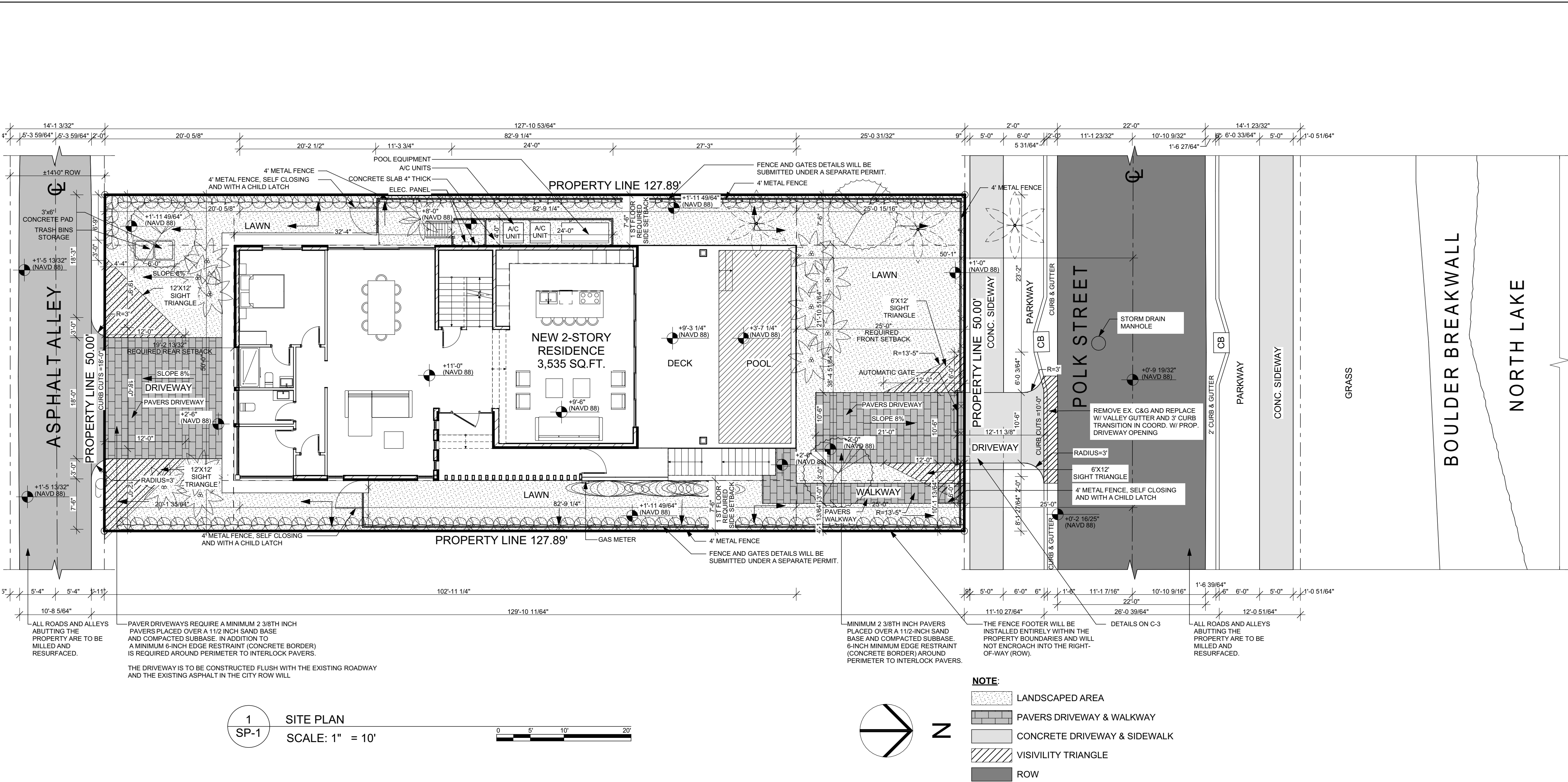
CONSULTANTS:

COVER SHEET +
PROJECT
INFORMATION

T-1

DRAWN BY:

B.C.



GREEN BUILDING PRACTICES FROM CITY OF HOLLYWOOD ORDINANCE #0-2015-06 1. RADIANT BARRIER ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE. WALLS - AL-FOIL REFLECTIVE 2. WINDOWS AND GLAZING LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.56, SHGC 0.25 3. DOORS INSULATED AND FIRE RATED 4. ENERGY STAR ROOFING SEALOFLEX COOL ROOF - REFLECTO WHITE. 5.PROGRAMMABLE THERMOSTATS 6. OCCUPANCY SENSORS 7. DUAL FLUSH TOILETS 8. 80% OF PLANT MATERIAL NATIVE 9. ENERGY EFFICIENT OUTDOOR LIGHTING 10. INSULATED PIPING 11. RECYCLING AREA 12. ENERGY STAR APPLIANCES 13. ONE LOW FLOW SHOWERHEAD 14. ENERGY EFFICIENT OUTDOOR LIGHTING 15. ENERY EFFICIENCY 10% BETTER THAN STANDARD ESTABLISHED BY ASHRAE. 16. MERV 8 AC FLITERS <tr><td> SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLYUSED AREAS. </td></tr> <tr><td> SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED AREAS. </td></tr>	SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLYUSED AREAS.	SITE LIGHTING NOTE: SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONE OR RESIDENTIALLYUSED AREAS.
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PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
NFPA 1(2015 EDITOR) CHAPTER 11.10 REQUIERS THAT MINIMUM RADIO SIGNAL STRENGTH FROM FIRE DEPARTMENT COMMUNICATIONS BE MAINTANED ATA LEVEL DETERMINED BY THE AHJ FROM ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYNG WITH NFPA T2 (2013 EDITOR) BDA SYSTEM MAY BE REQUIERED
A PRE-HEAT MAP PLAN, CONCEPTUAL DRAWINGS AND CUT SHEETS WILL BE REQUIRED TO BE SUBMITTED WITH THE MAIN SET OF ARCHITECTURAL DRAWINGS FOR THE BDA SYSTEM
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
FEMA NOTE: THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

NOTE: BUILDING TO COMPLY WITH CHAPTER 108 REGARDING ALL MARINE TURTLE PROTECTION
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE MC-1 ZONING DISTRICT. SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.
NOTE: PRIOR TO POURING THE FIRST FLOOR TIE BEAM A SPOT SURVEY OF THE FINISHED FLOOR ELEVATION MUST BE SUBMITTED TO THE BUILDING DEPT.
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TWO WAY RADIO COMPLIANCE: BUILDING WILL BE IN COMPLIANCE WITH N.F.P.A. 1, 11.10 AND BROWARD COUNTY CODE AMENDMENT 118.2 FOR TWO WAY RADIO COMMUNICATION.
NOTE: TRASH AND RECYCLE BIN TO BE INDIVIDUAL PER UNIT
ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE HOLLYWOOD LAKES SECTION 1-32 B LOT 12.13 BLK 74 RS-6 ZONING DISTRICT

PROPERTY ADDRESS 824 POLK STREET HOLLYWOOD, FL 33019 FOLIO # 514214024270 LEGAL DESCRIPTION HOLLYWOOD LAKES SECTION 1-32 B LOT 25 BLK 72		
SITE INFORMATION	EXISTING	PROPOSED
ZONING SUB-DISTRICT BUILDING USE	RS-6 N/A VACANT LOT	RS-6 N/A SINGLE FAMILY HOME
LAND USE DESIGNATION COUNTY USE DESIGNATION	RESIDENTIAL RESIDENTIAL	RESIDENTIAL RESIDENTIAL
NET LOT AREA	6,395 SQFT- 0.146 ACRES 6,395 SQFT- 0.146 ACRES	6,395 SQFT- 0.146 ACRES 6,395 SQFT- 0.146 ACRES
BASE FLOOD ZONE	AE - 8'-0" NAVD	
BUILDING INTENSITY	ALLOWED	PROVIDED
FAR A/C AREA BUILDING FOOTPRINT PROPOSED DWELLING NUMBER OF FLOORS BUILDING HEIGHT	N/A 1000 SF N/A 1 2 30'-0"	N/A 3535.00 SF 2909.00 SF 1 2 26'-2 1/2"
PARKING CALCULATION	REQUIRED	PROVIDED
PARKING SPACE	5	5
SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH) REAR (SOUTH) EAST SIDE 1ST FLOOR EAST SIDE 2ND FLOOR WEST SIDE 1ST FLOOR WEST SIDE 2ND FLOOR	25'-0" 19.17' 6'-0" 7'-6" 6'-0" 7'-6"	25'-0" 19.17' 7'-6" 7'-6" 7'-6" 7'-6"
LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, WALKWAYS & DRIVEWAYS PERVIOUS AREA LANDSCAPE AREAS FRONT LANDSCAPE AREA	N/A 2238.25 SF (40%) 250.00 SF (20%)	3601.00 SF (56.31%) 3022.00 SF (47.25%) 923.00 SF (73.84%)
BUILDING AREA	REQUIRED	PROVIDED
FIRST FLOOR (A/C AREA) SECOND FLOOR (A/C AREA) TOTAL (A/C AREA)	N/A N/A	1,764.00 SF 1,771.00 SF 3535.00 SF

BELLE COAST
LIFESTYLE PROPERTIES

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DRAFTED BY:
SCALE:

CONSULTANTS:

SITE PLAN AND SITE DATA

SP-1

DRAWN BY: B.C.



1 826 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



3 830 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



5 820 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



7 816 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



2 828 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



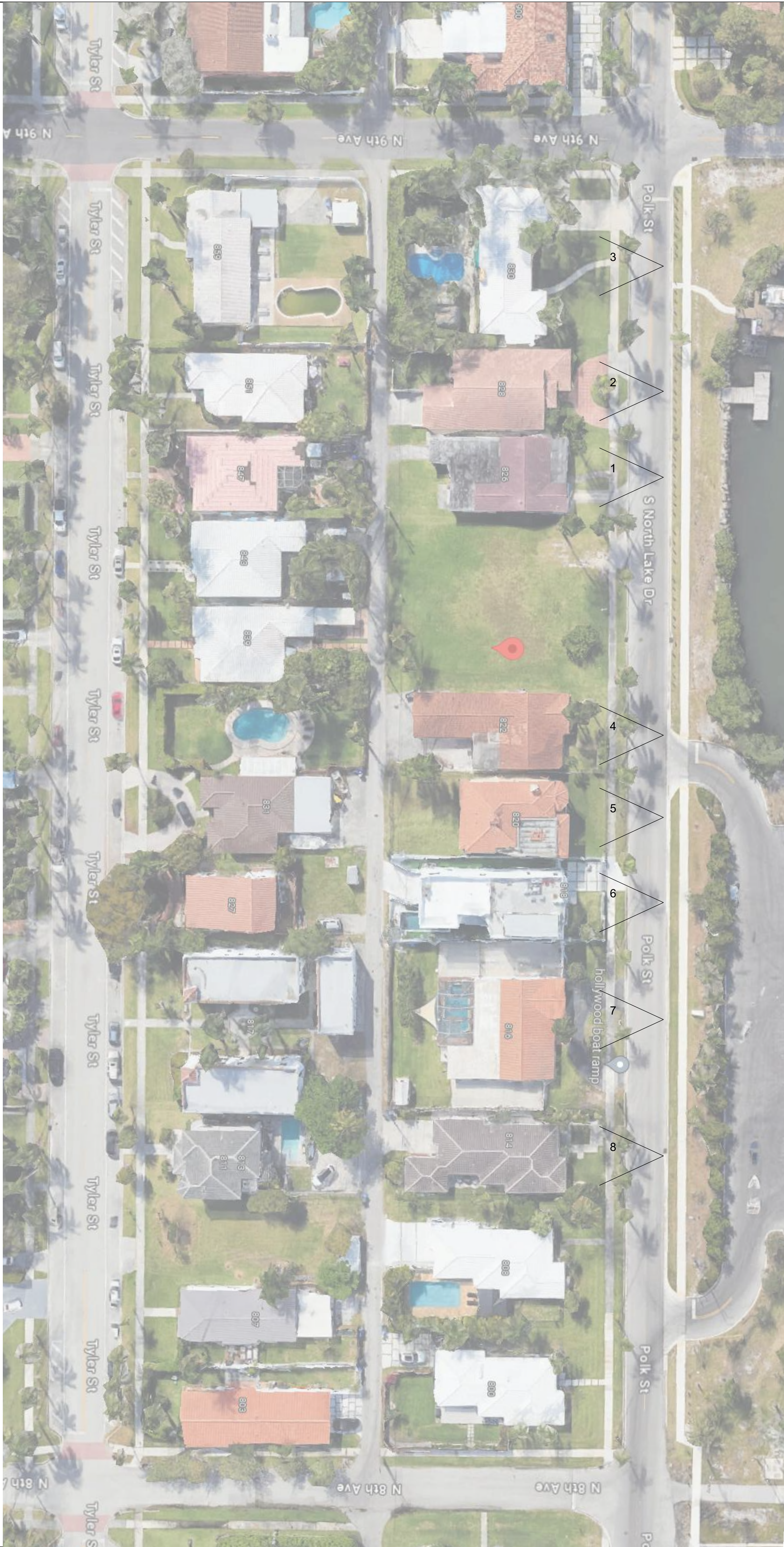
4 822 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



6 818 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



8 814 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



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CONSULTANTS:

NEIGHBORS
PHOTOGRAPHY

SP-2

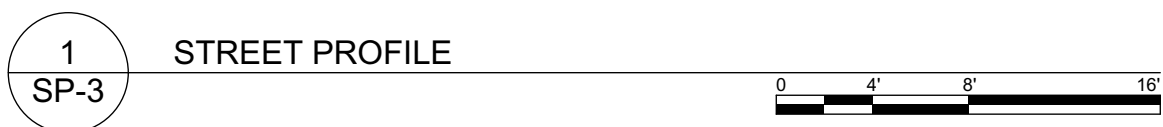
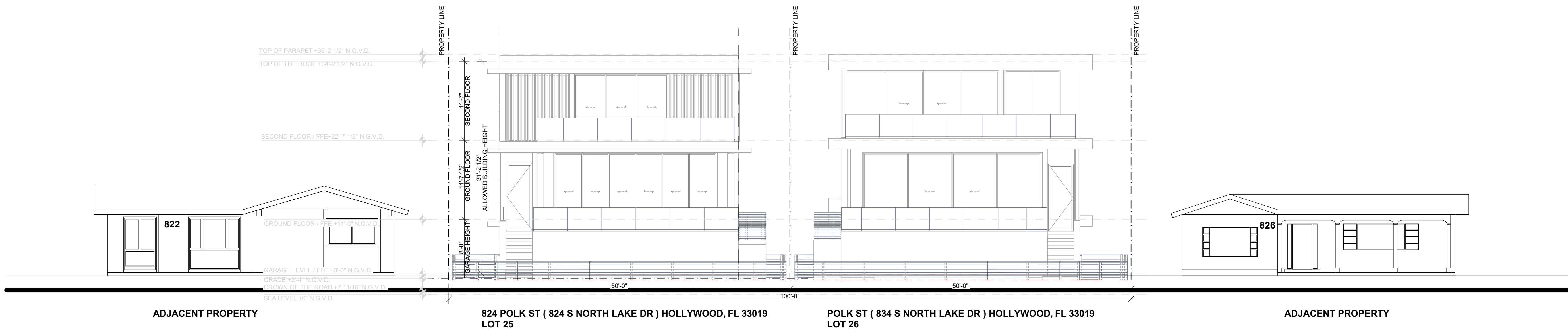
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1 SOUTH-EAST - RENDER

2 SOUTH-WEST - RENDER



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CONSULTANTS:

STREET PROFILE
VIEW

SP-3

DRAWN BY: B.C.

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CONSULTANTS:

STREET VIEW

SP-3.1

DRAWN BY:

B.C.



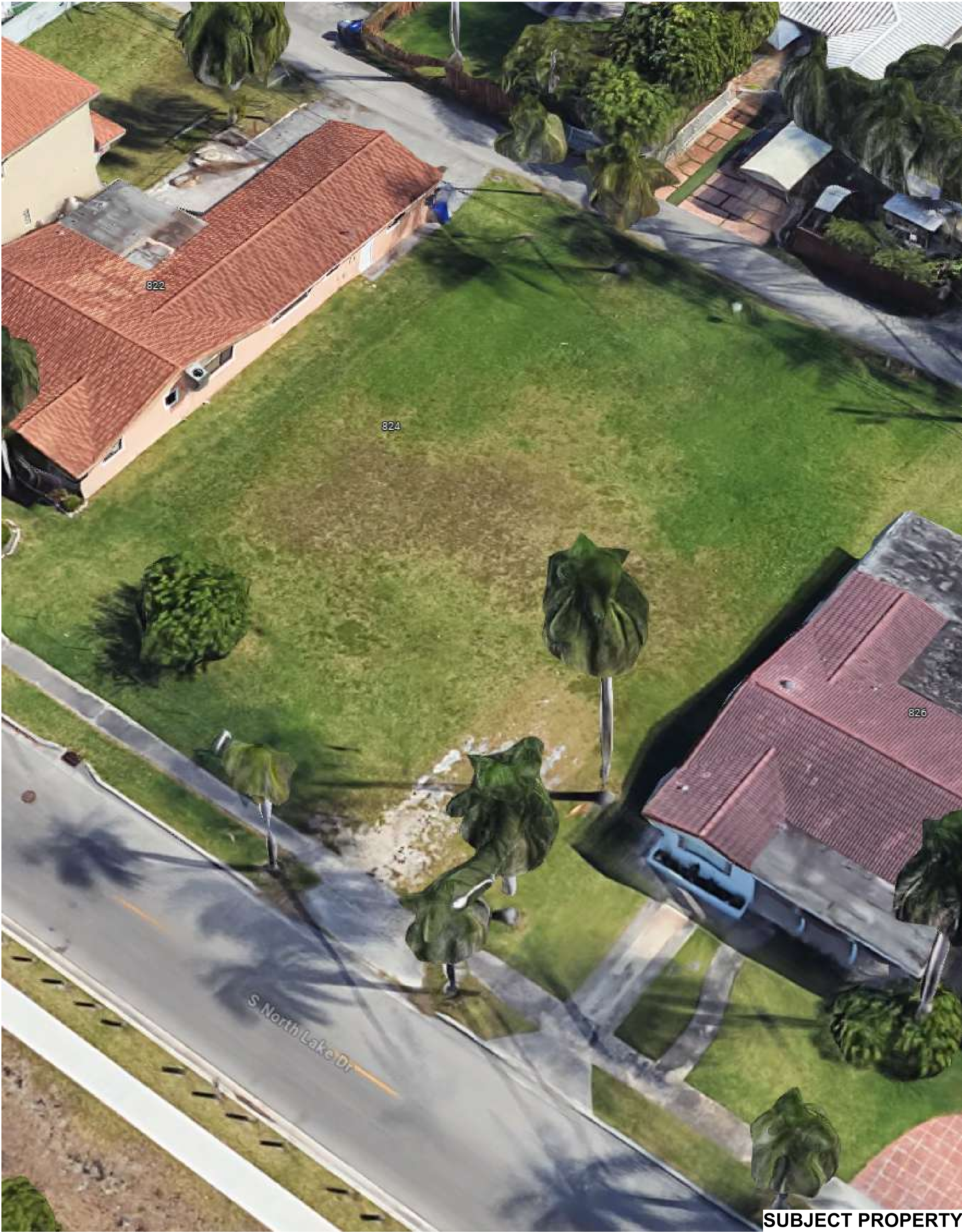
822 POLK STREET

824 POLK STREET

834 POLK STREET

826 POLK STREET

STREET VIEW ALONG POLK STREET



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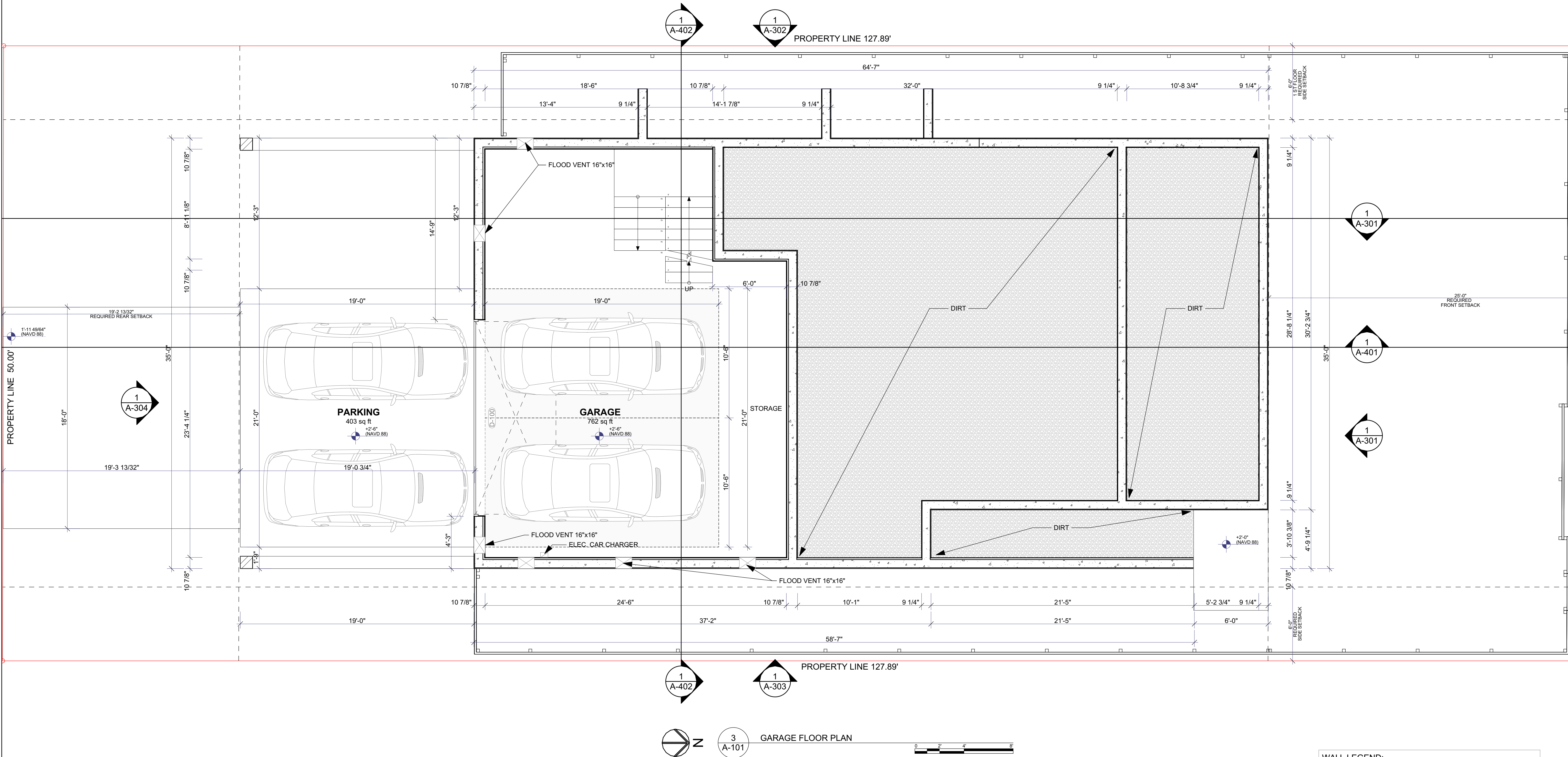
CONSULTANTS:

SUBJECT PROPERTY

SP-4

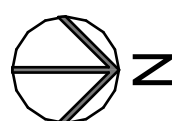
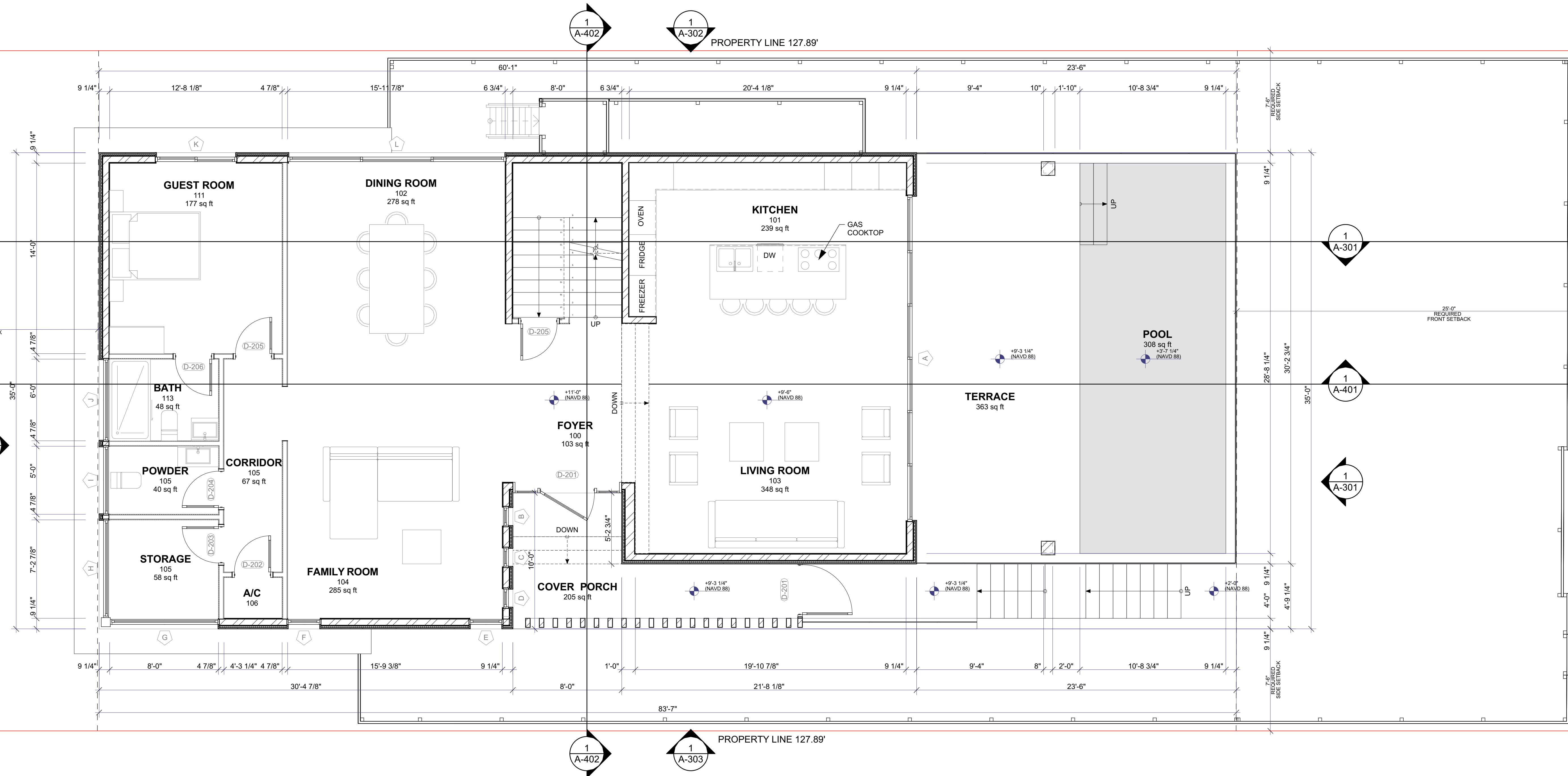
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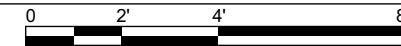
FLOOD VENTS SCHEDULE					
SIZE	AREA	TOTAL SQ. FT.	QTY	SQ.IN. OPENING REQUIRED	SQ.IN. OPENING PROVIDED
FLOOD VENTS 16"x8"	POOL EQUIPMENT	135	2	135	256
FLOOD VENTS 16"x16"	GARAGE & STORAGE	1256	6	1256	1536

WALL LEGEND:	
	- EXTERIOR WALL
	- INTERIOR WALL
	- RETAINING WALL
	- INTERIOR WALL
	- STRUCTURAL WALL



3
A-102

GROUND FLOOR PLAN



WALL LEGEND:

- EXTERIOR WALL
- INTERIOR WALL
- RETAINING WALL
- INTERIOR WALL
- STRUCTURAL WALL

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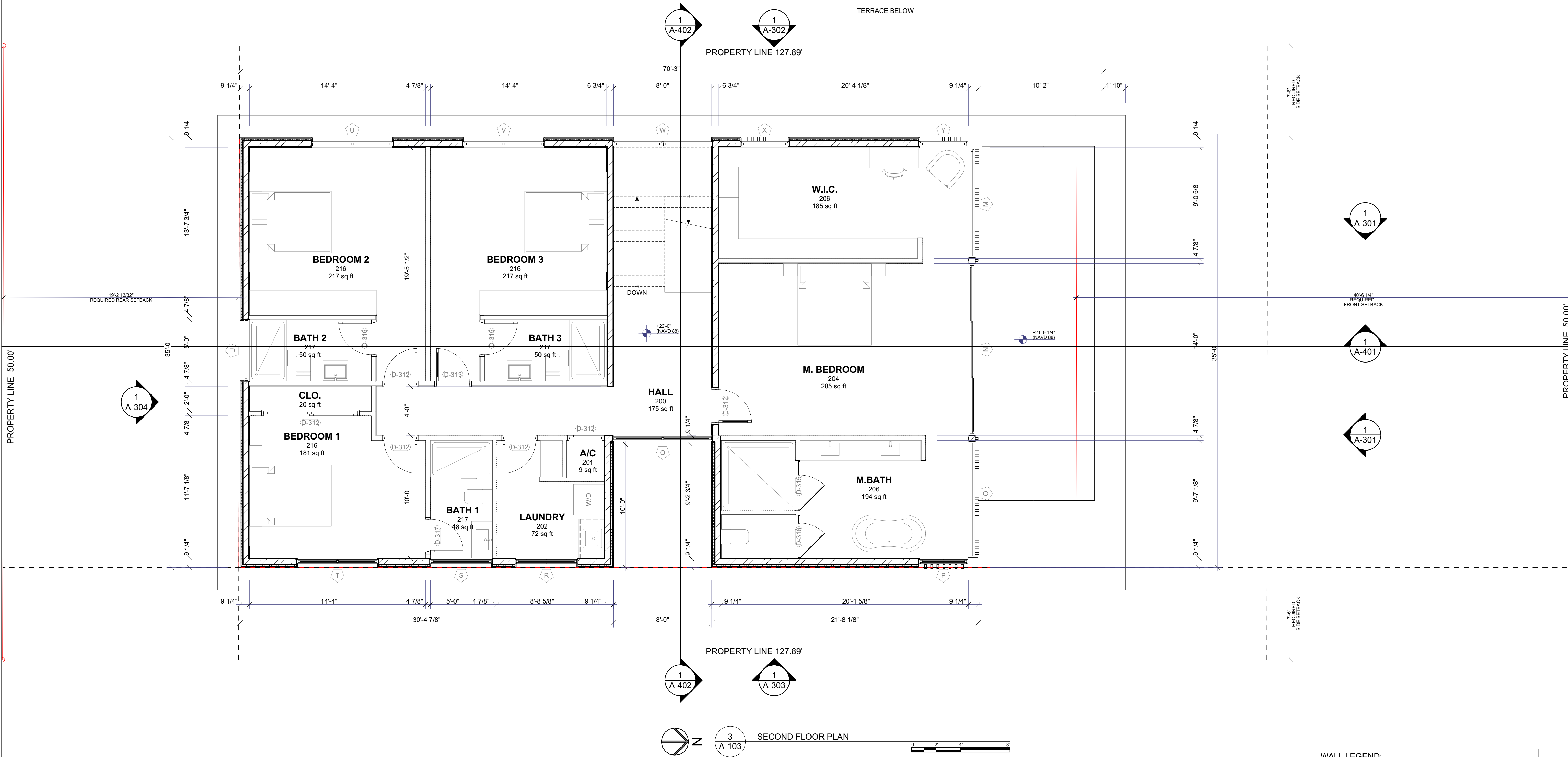
CONSULTANTS:

SECOND FLOOR
PLAN

A-103

DRAWN BY:

B.C.



WALL LEGEND:	
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	- RETAINING WALL
	- INTERIOR WALL
	- STRUCTURAL WALL

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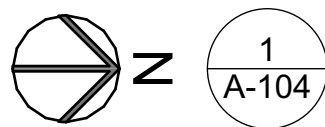
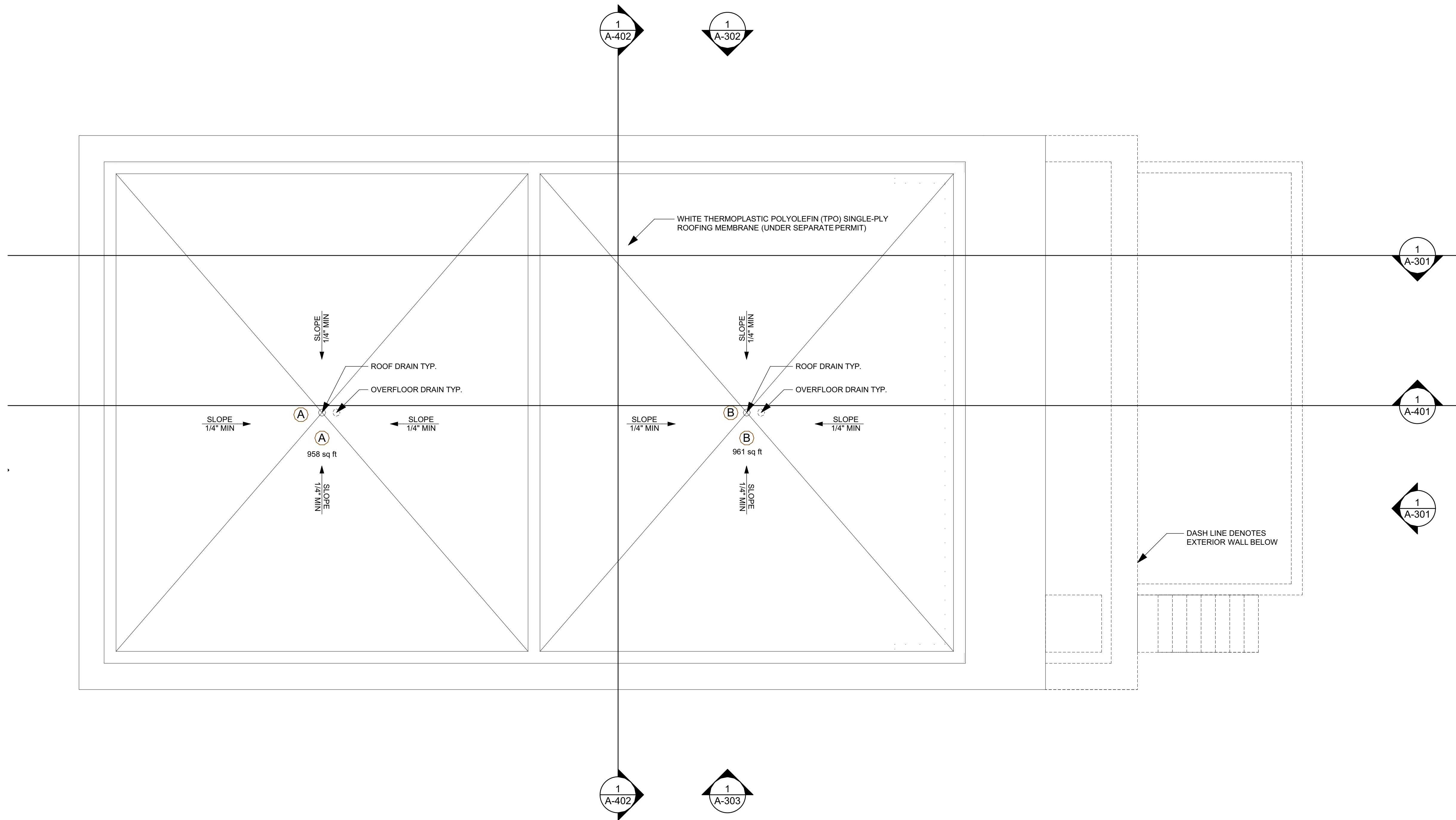
CONSULTANTS:

ROOF PLAN

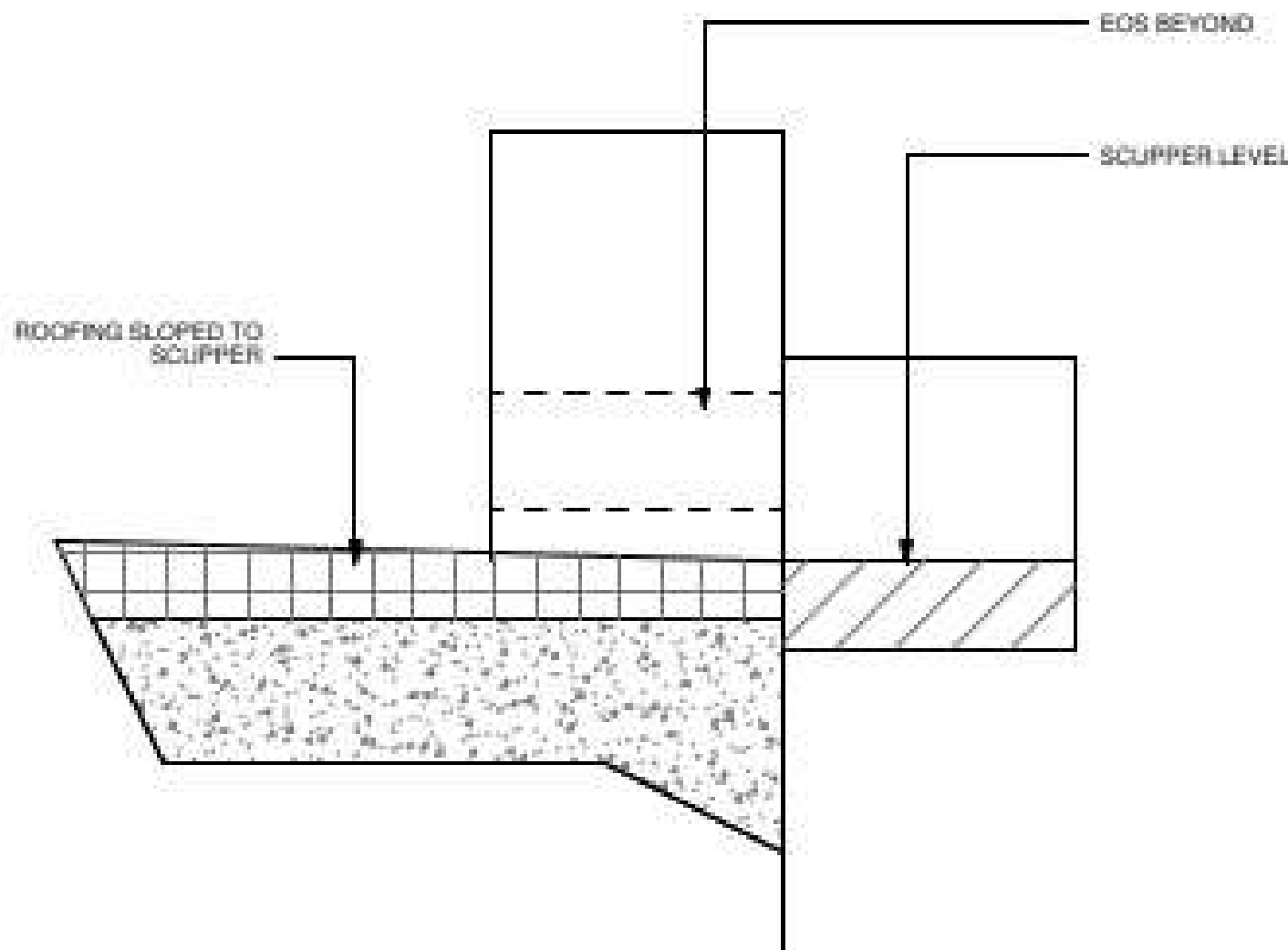
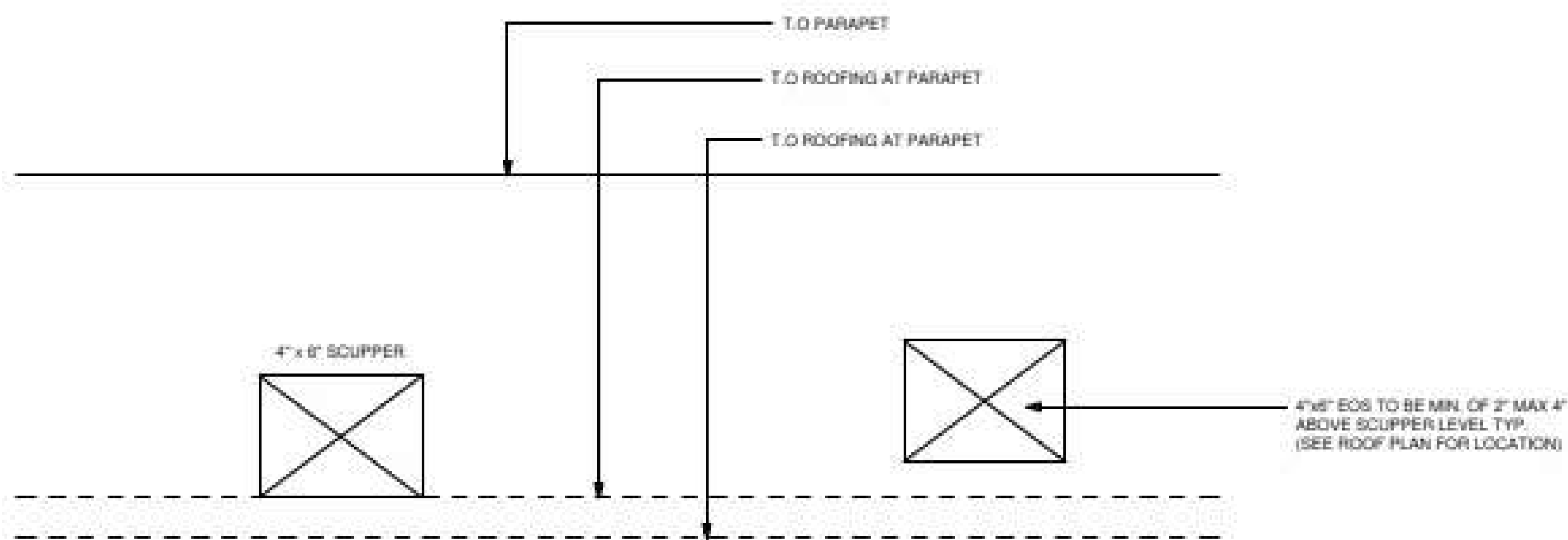
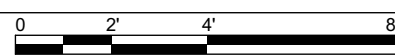
A-104

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B.C.



ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF DRAINAGE CALCULATIONS

(100 YEAR, 1-HOUR RAINFALL - 5 INCHES AS PER PFC2020)
5 INCHES = 0.0520 GPM PER 1 SQ.FT. HORIZONTAL 1/4" PER LF

ROOF AREA A-958 SF x 0.0520 = 49.81 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM

ROOF AREA B-961 SF x 0.0520 = 49.97 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM

PER TABLE 1106.7, ROOF AREAS A,B,C. "4h x 6w"
SCOOPEE DRAINS W/4h x 6w EMERGENCY SCUPPER DRAINS.

NOTES:

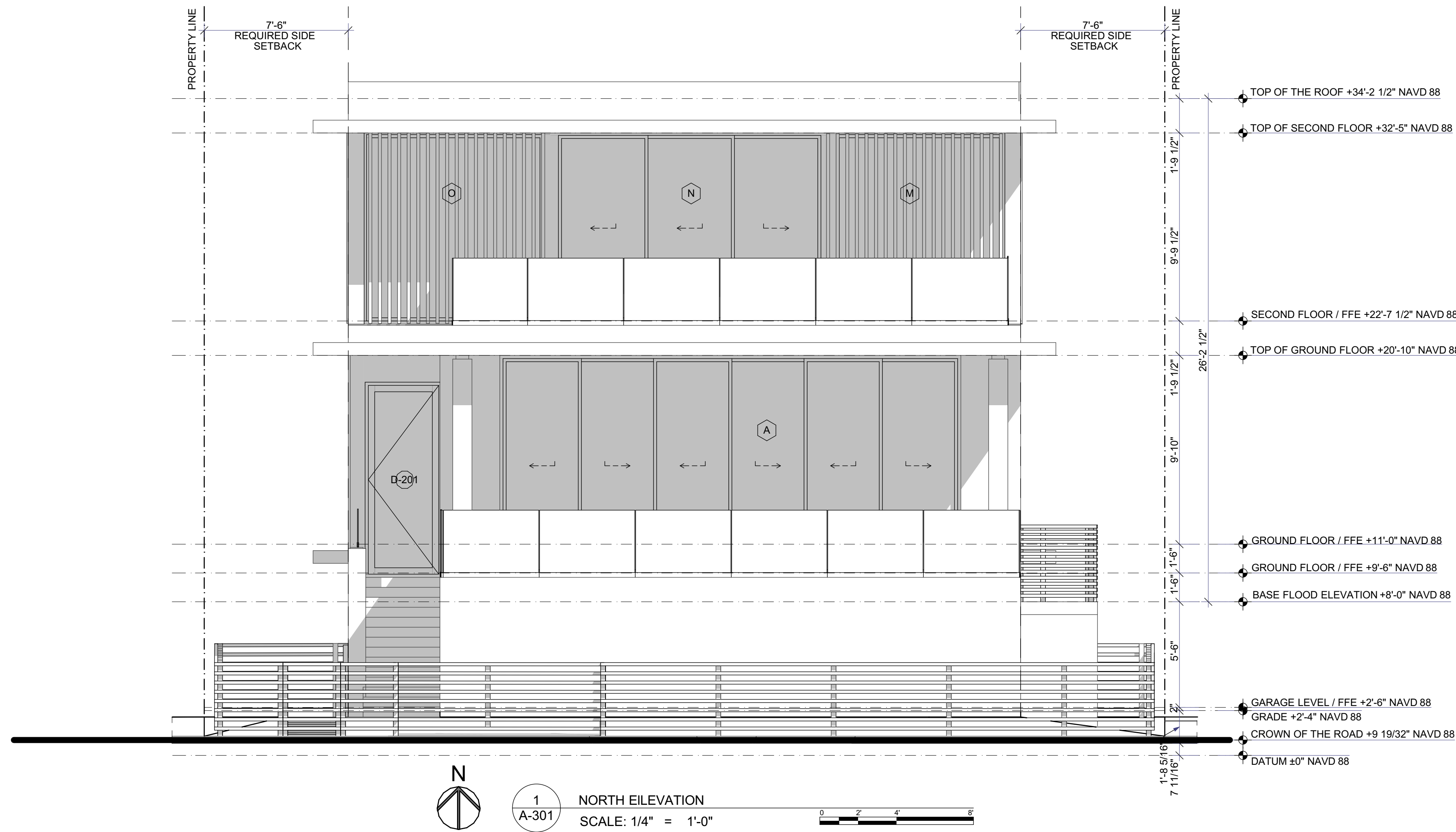
ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE AS PER ASCC 4.6.

ROOFING SYSTEM NOTES:

ALL ROOFING SYSTEM SHALL BE PAINTED "WHITE" AS PER URBAN HEAT ISLAND ORDINANCE.

WATERPROOFING NOTE:

- WATERPROOFING TESTED SHALL BE FLOOD TESTED IN ACCORDANCE WITH ASTM D5957.
- WATERPROOFING WILL COMPLY WITH F.B.C. 1519.16.6
- WATERPROOFING WILL BE SUBMITTED WITH A SEPARATE PERMIT
- FLASHING SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURERS PUBLISHED STANDARD DETAILS, SPECIFIC DETAILS, APPROVED BY THE MANUFACTURE; AND SHALL COMPLY WITH F.B.C. 1519.16



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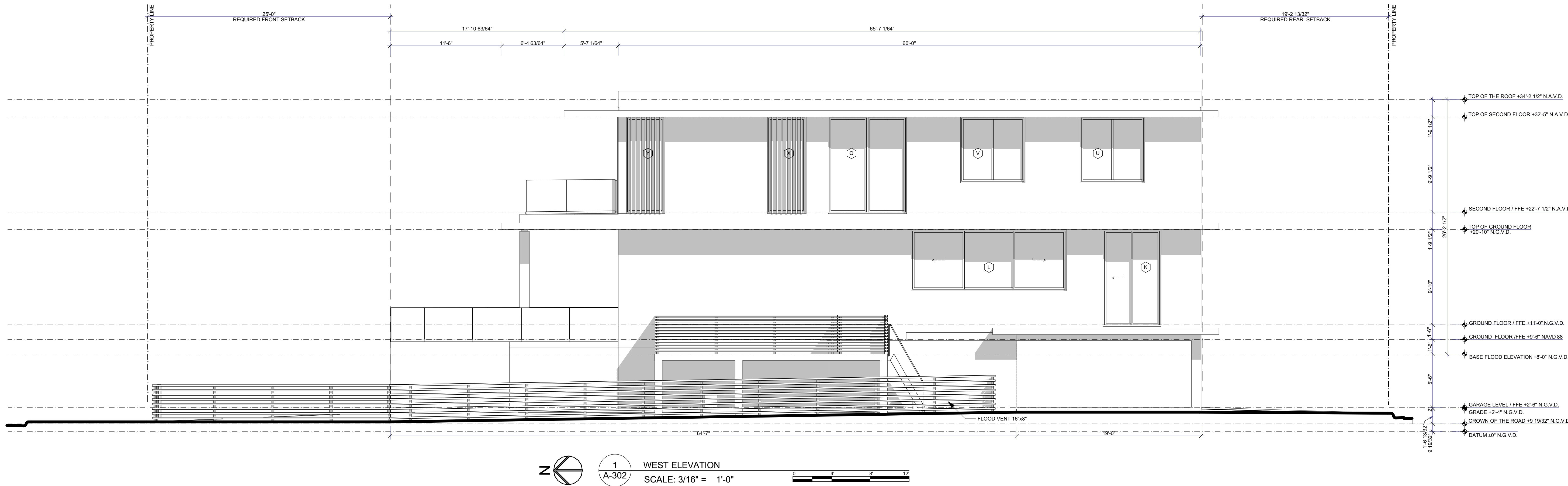
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CONSULTANTS:

WEST ELEVATION

A-302

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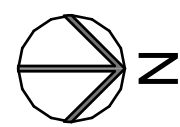
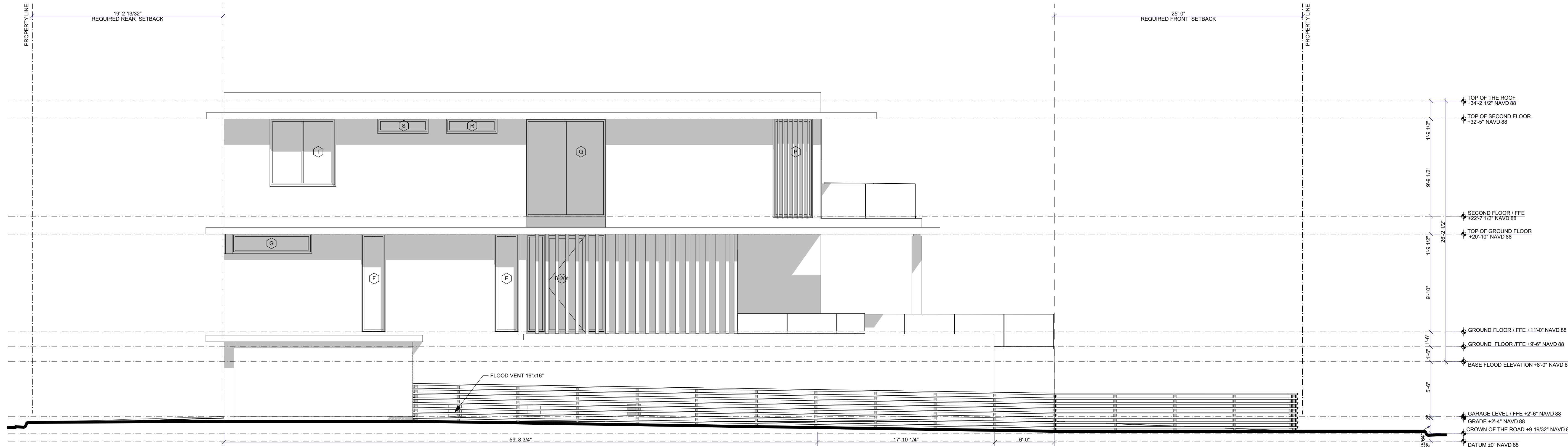
CONSULTANTS:

EAST ELEVATION

A-303

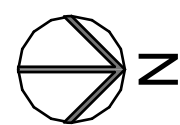
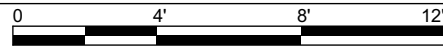
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B.C.



1
A-303

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



2
A-303

EAST COLORED ELEVATION
SCALE: 3/16" = 1'-0"



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BELLE COAST GROUP, Inc.

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Bay Harbor Islands, FL 33154
andreu@bellescoast.com
(786) 219-3072

PROJECT:

824 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024270

DATE: 1/14/2025

REVISION

DATE:
DRAFTED BY:
SCALE:

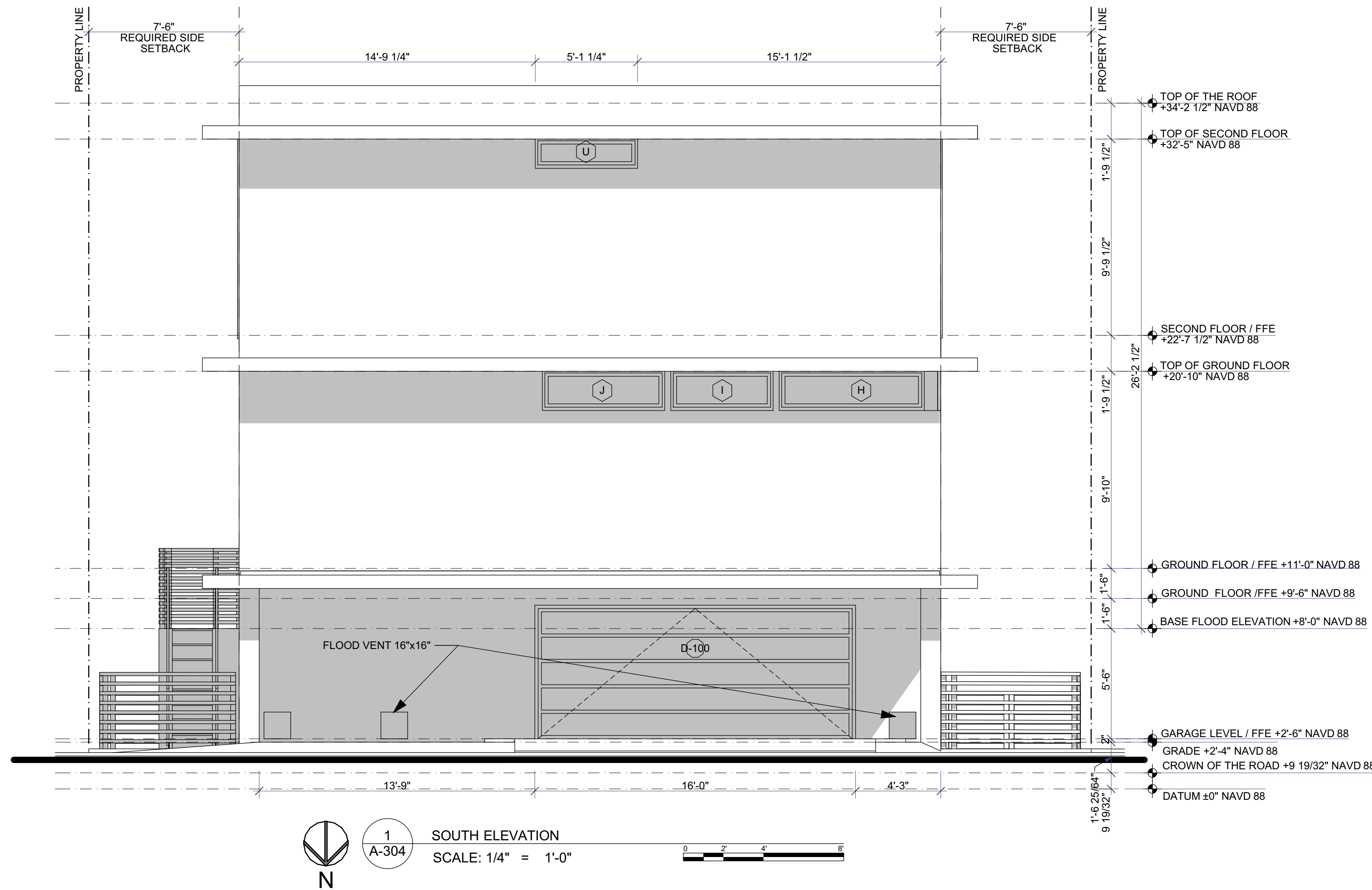
CONSULTANTS:

SOUTH ELEVATION

A-304

DRAWN BY:

B.C.



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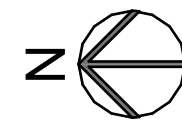
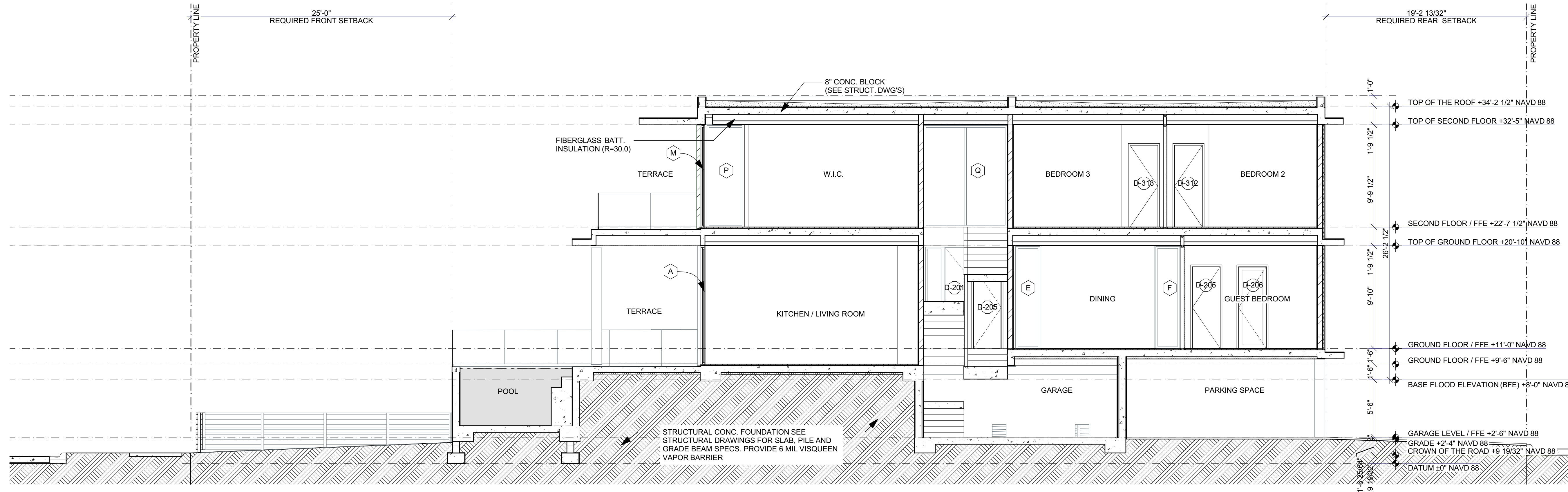
CONSULTANTS:

SECTION VIEWS

A-401

DRAWN BY:

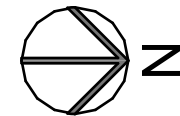
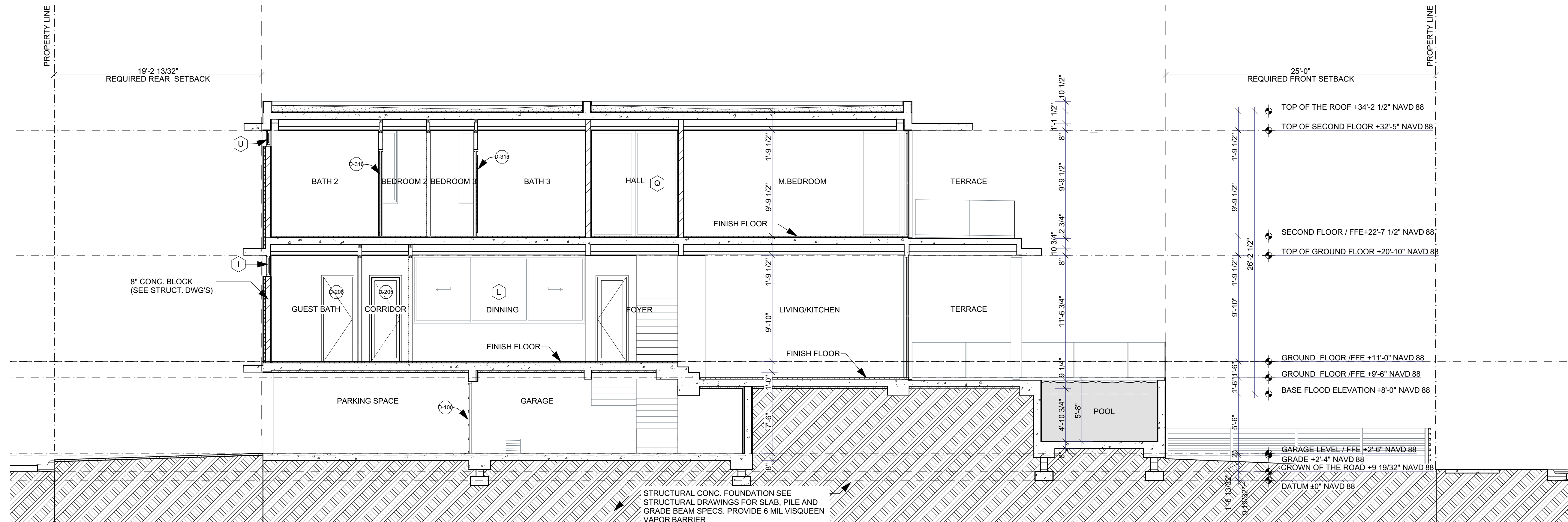
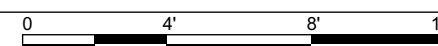
B.C.



2
A-401

BUILDING SECTION A

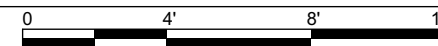
SCALE: 3/16" = 1'-0"



1
A-401

BUILDING SECTION C

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



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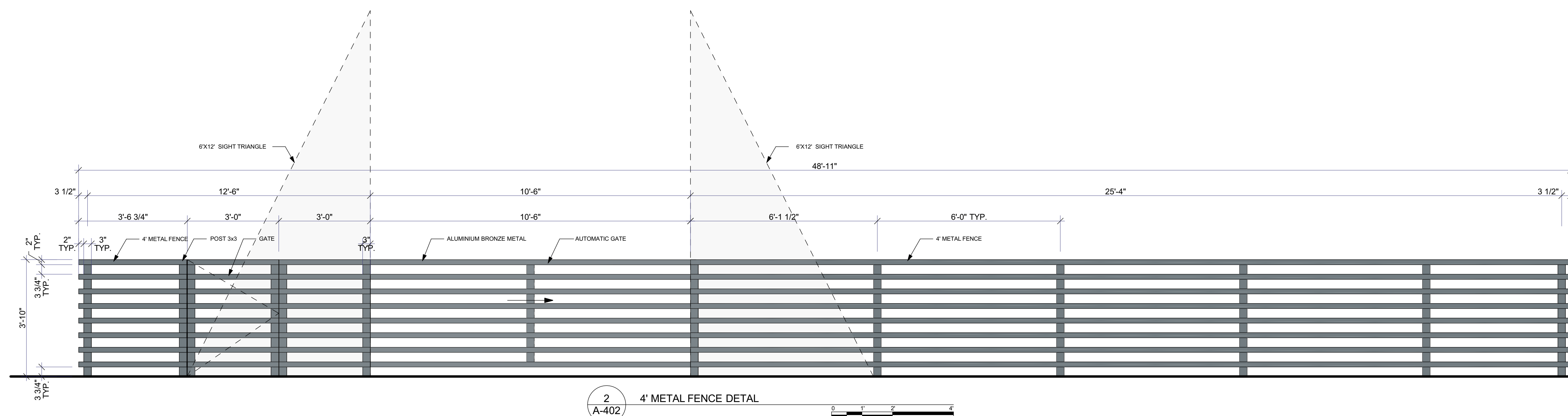
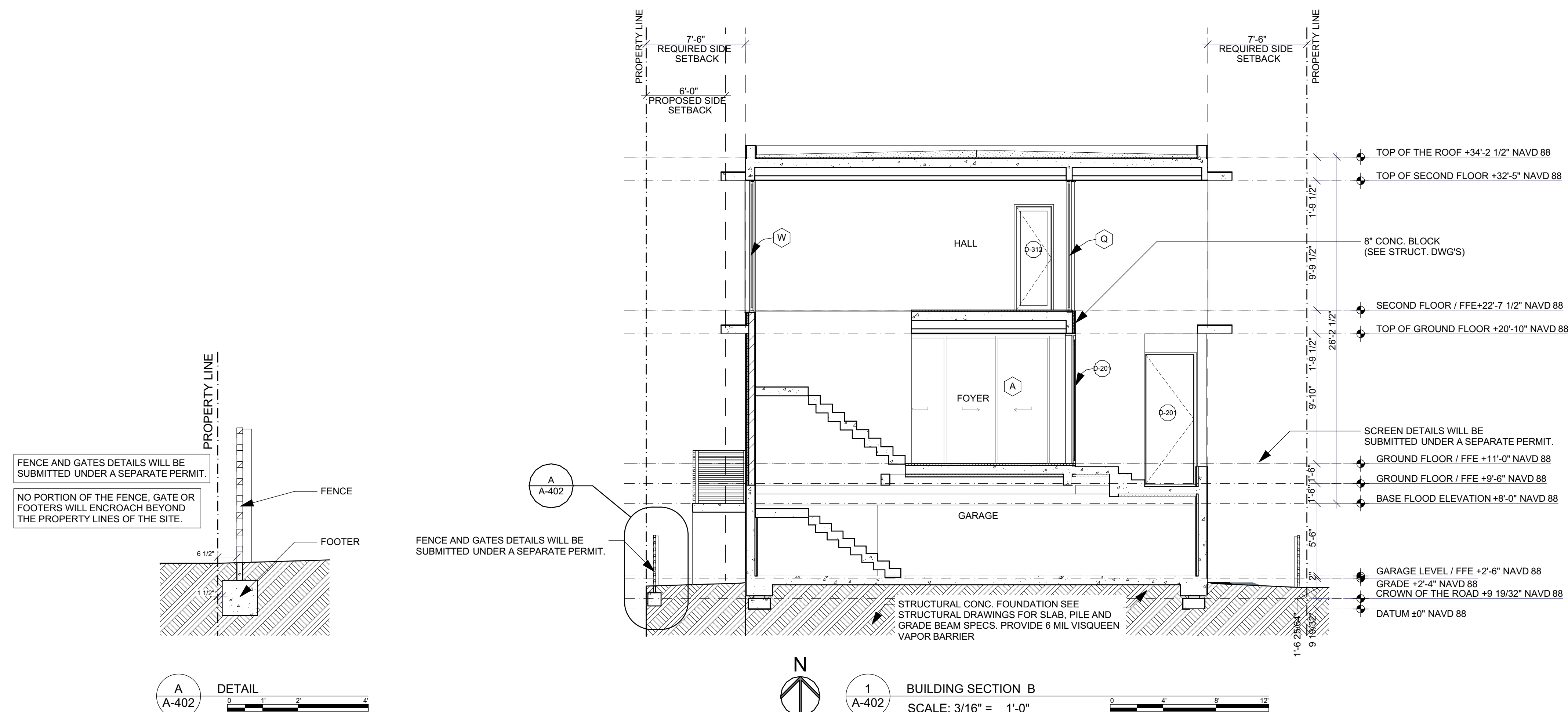
REVISION	

DATE:
DRAFTED BY:
SCALE:

SECTION VIEW

A-402

DRAWN BY: B.C



NOTE:
THE HORIZONTAL FENCING ON THE MOVING GATE AND FIXED FENCE, WHEN OPEN
WILL NOT BLOCK VISIBILITY FOR A CAR TO INGRESS/EGRESS TO THE SITE.



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DRAFTED BY:

SCALE:

CONSULTANTS:

RENDERINGS

A-501

DRAWN BY:

B.C.



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SCALE:

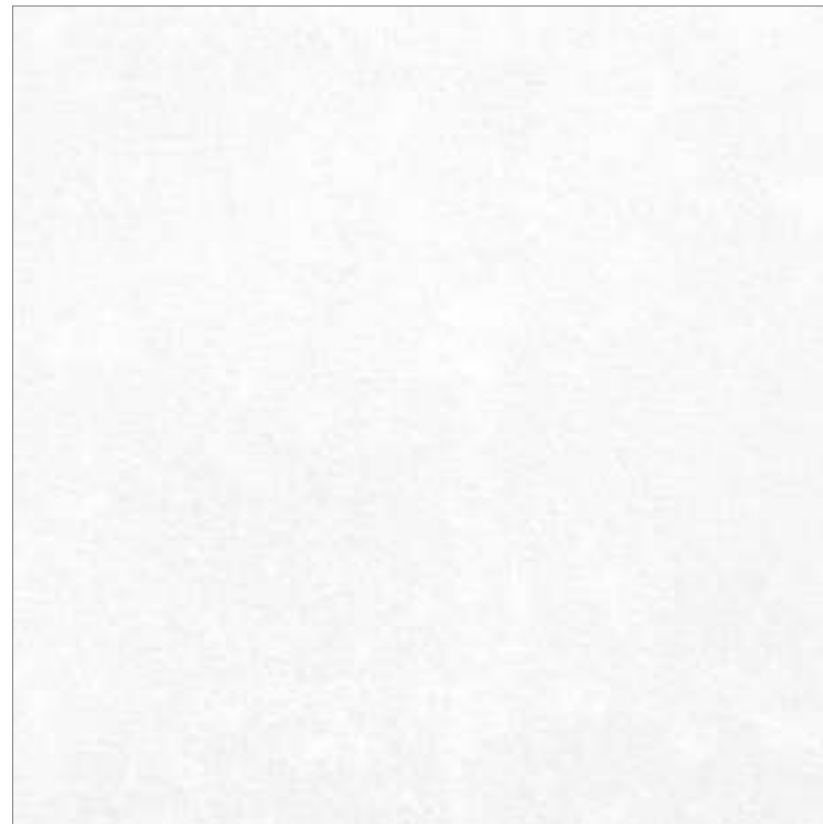
CONSULTANTS:

RENDERINGS

A-502

DRAWN BY:

B.C.



01 WHITE STUCCO



02 - BEIGE LIMESTONE



03 - OAK COMPOSITE WOOD



04 - BRONZE ALUMINIUM



05 - GREY IMPACT GLASS



06 - CLEAR IMPACT GLASS



07 - PAVERS DRIVEWAY

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SCALE:

CONSULTANTS:

MATERIAL
SCHEDULES

A-503

DRAWN BY:

B.C.



NOTE:

- **Flat Roof:** The clean, flat roof is a defining feature of Mid-Century Modern architecture, minimizing visual clutter and emphasizing horizontal lines.
- **Large Rectangular Volume in Cantilever:** The cantilevered rectangular volume creates a striking, modern silhouette that reflects Mid-Century Modern's architectural boldness, adding both functionality and visual interest.
- **Thin Metal Columns:** Inspired by Mid-Century Modern's minimalist approach, these slender columns provide structural support while maintaining an open, airy aesthetic.
- **Large Windows:** Expansive glass is a hallmark of Mid-Century design, connecting indoor and outdoor spaces seamlessly and enhancing natural light.
- **Neutral Tones & Natural Materials:** The use of muted colors and natural materials, like wood, reflects Mid-Century Modern's emphasis on simplicity and harmony with nature.

This concept brings a subtle Mid-Century Modern influence, creating a structure that respects the historic district's aesthetic without overwhelming it.



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SCALE:

CONSULTANTS:

MID-CENTURY
MODERN
INSPIRATIONS

A-504

DRAWN BY:

B.C.