

Attachment II
Second Revised
Application
Package

HOLLYWOOD RESIDENCE

834 POLK ST, HOLLYWOOD, FL 33019
FOLIO: 514214024271, HOLLYWOOD LAKES SECTION 1-32 B LOT 26 BLK 72



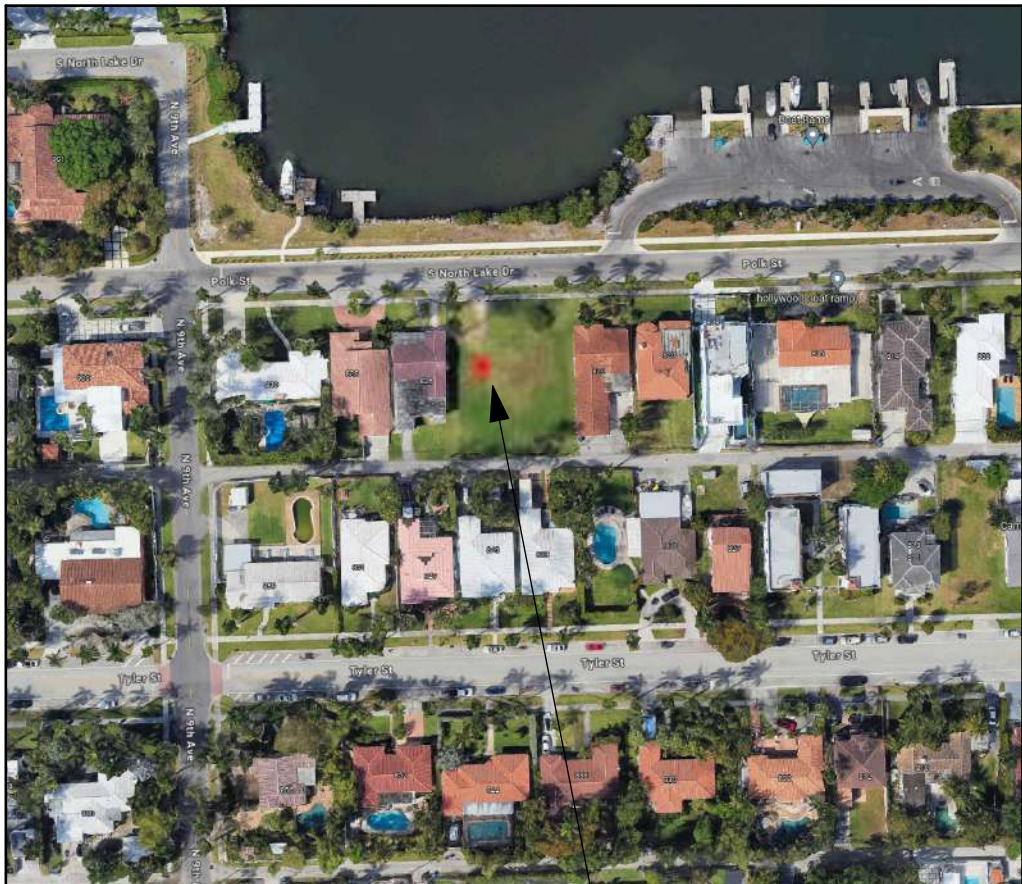
PROJECT TEAM

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DRAWING INDEX

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LOCATION MAP



AERIAL



BELLE COAST
LIFESTYLE PROPERTIES

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PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 10/14/2025

REVISION

DATE:
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SCALE:

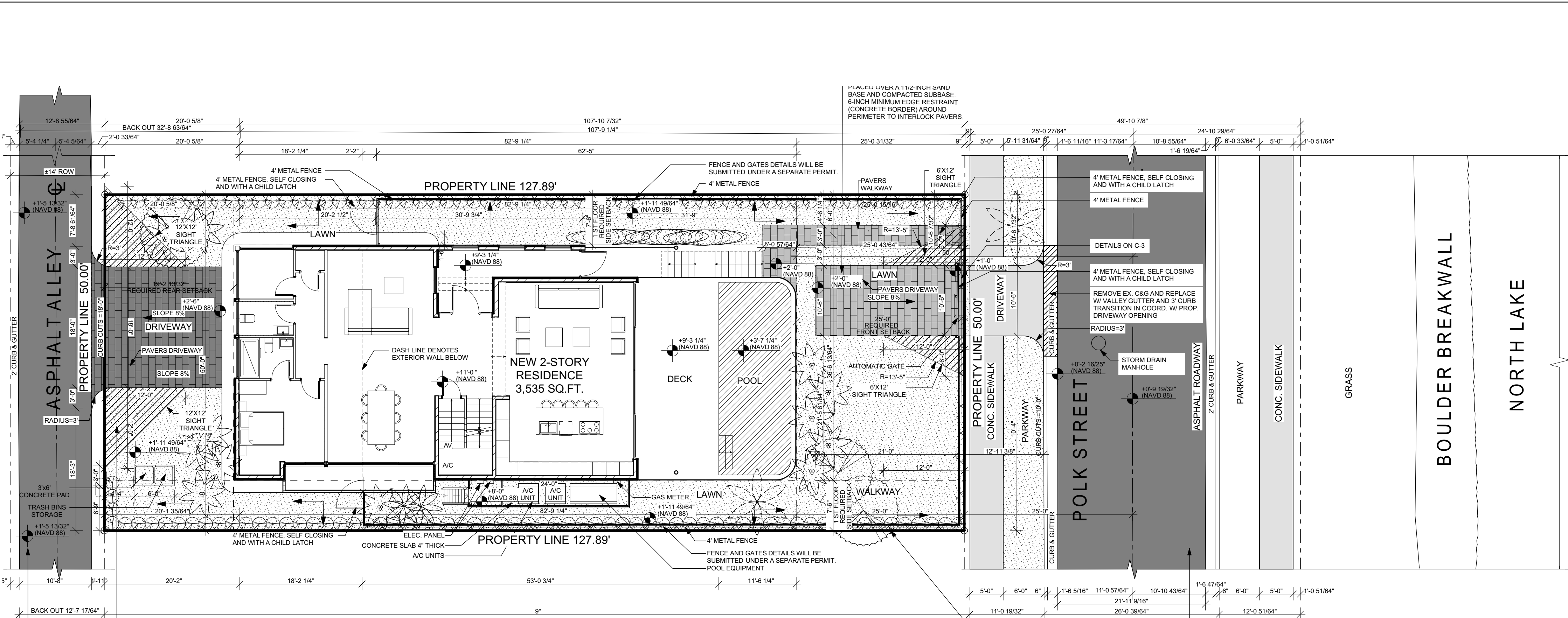
CONSULTANTS:

COVER SHEET +
PROJECT
INFORMATION

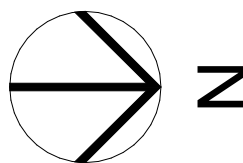
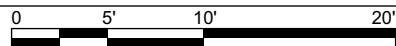
T-1

DRAWN BY:

B.C.



1 SITE PLAN
SP-1 SCALE: 1" = 10'



- NOTE:**
- LANDSCAPED AREA
 - PAVERS DRIVEWAY & WALKWAY
 - CONCRETE DRIVEWAY & SIDEWALK
 - VISIBILITY TRIANGLE
 - ROW

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

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.

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 MAINTAINED 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.

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.

FEMA NOTE:
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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

834 POLK STREET
HOLLYWOOD, FL 33019

FOLIO

514214024271

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B LOT 26 BLK 72

SITE INFORMATION	EXISTING	PROPOSED
ZONING	RS-6	RS-6
SUB-DISTRICT	N/A	N/A
BUILDING USE	VACANT LOT	SINGLE FAMILY HOME
LAND USE DESIGNATION	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION	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	N/A	N/A
A/C AREA	1000 SF	3439.00 SF
BUILDING FOOTPRINT	N/A	2898.00 SF
PROPOSED DWELLING	1	1
NUMBER OF FLOORS	2	2
BUILDING HEIGHT	30'-0"	26'-3"

PARKING CALCULATION	REQUIRED	PROVIDED
PARKING SPACE	5	5

SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH)	25'-0"	25'-0"
REAR (SOUTH)	19.17'	19.17'
EAST SIDE 1ST FLOOR	6'-0"	7'-6"
EAST SIDE 2ND FLOOR	7'-6"	7'-6"
WEST SIDE 1ST FLOOR	6'-0"	7'-6"
WEST SIDE 2ND FLOOR	7'-6"	7'-6"

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, WALKWAYS & DRIVEWAYS	N/A	3602.00 SF (56.32%)
PERVIOUS AREA LANDSCAPE AREAS	2238.25 SF (40%)	3078.00 SF (48.13%)
FRONT LANDSCAPE AREA	250.00 SF (20%)	923.00 SF (73.84%)

BUILDING AREA	REQUIRED	PROVIDED
FIRST FLOOR (A/C AREA)	N/A	1,719.00 SF
SECOND FLOOR (A/C AREA)	N/A	1,720.00 SF
TOTAL (A/C AREA)		3439.00 SF

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SCALE:

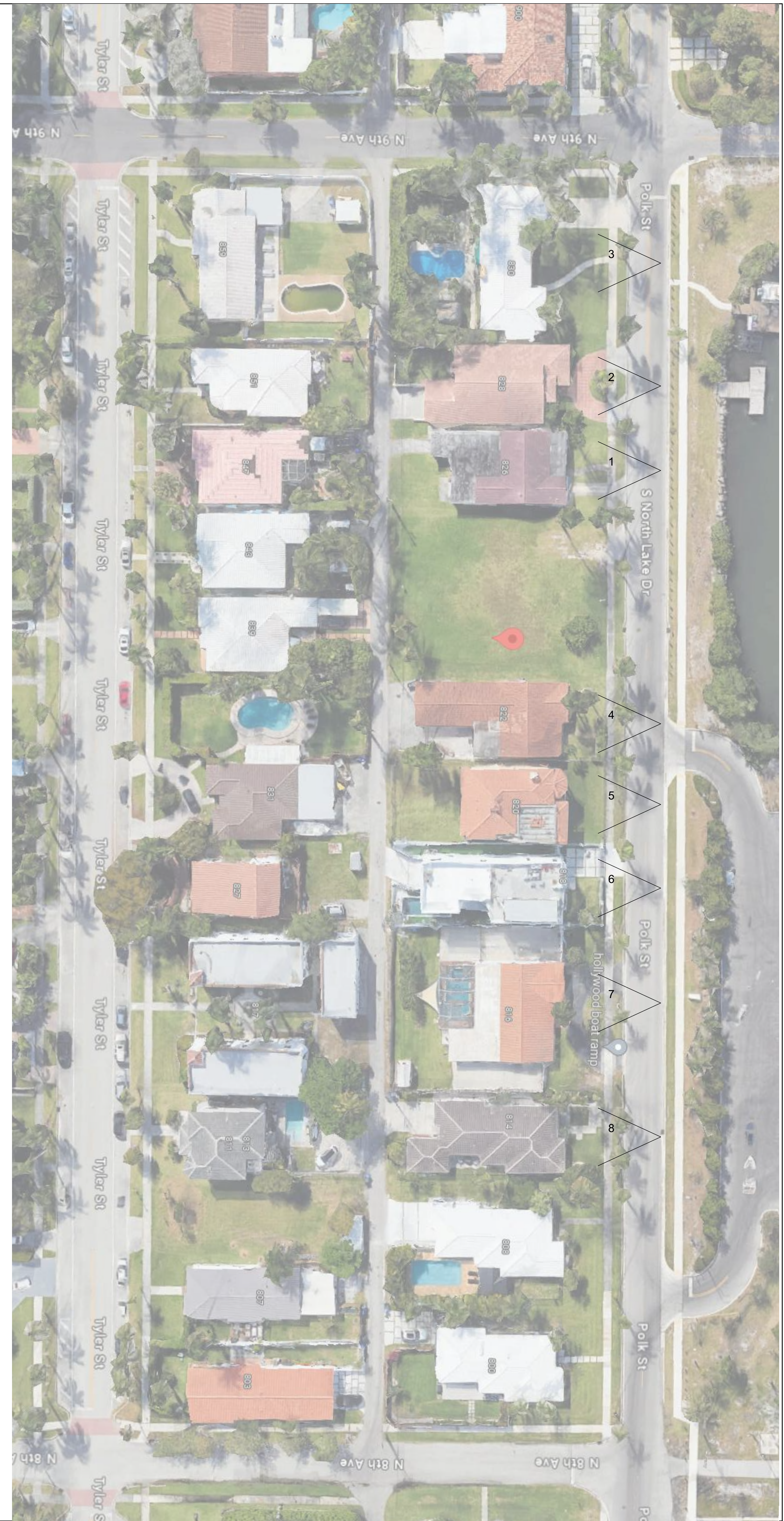
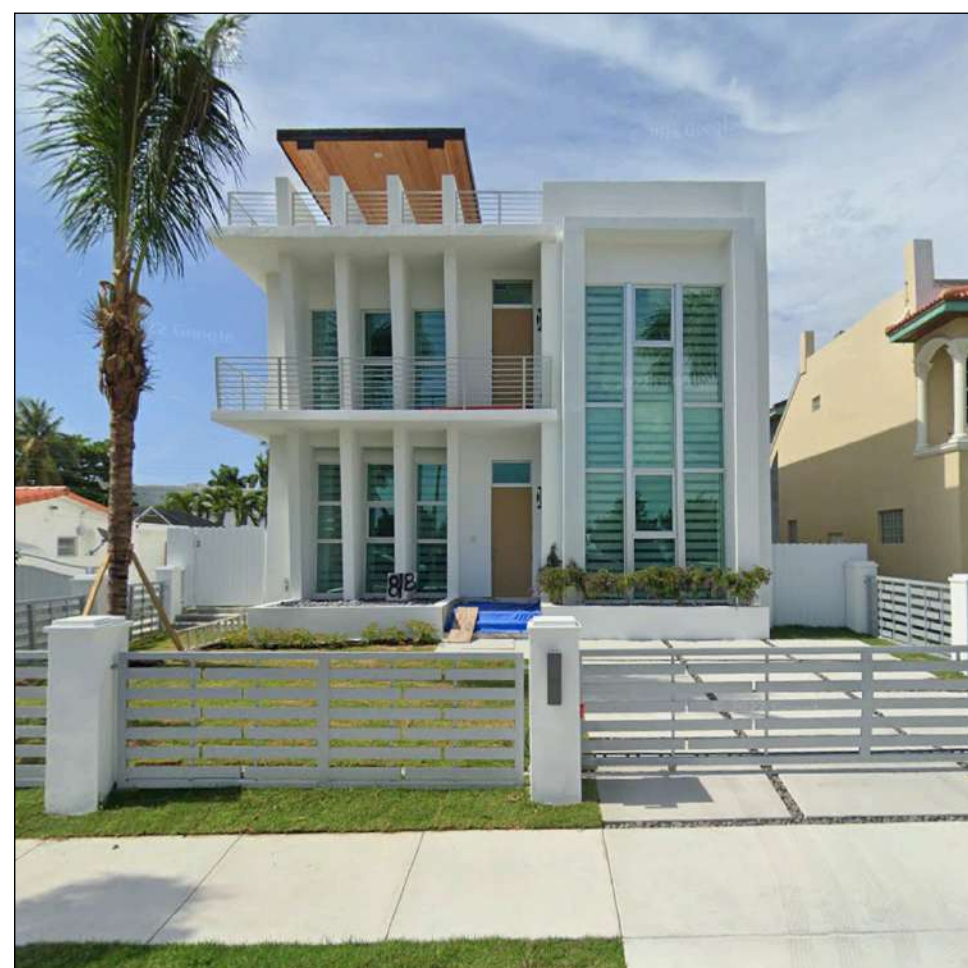
CONSULTANTS:

SITE PLAN AND SITE
DATA

SP-1

DRAWN BY:

B.C.



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PROJECT:

34 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

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CONSULTANTS:

NEIGHBORS
PHOTOGRAPHY

SP-2

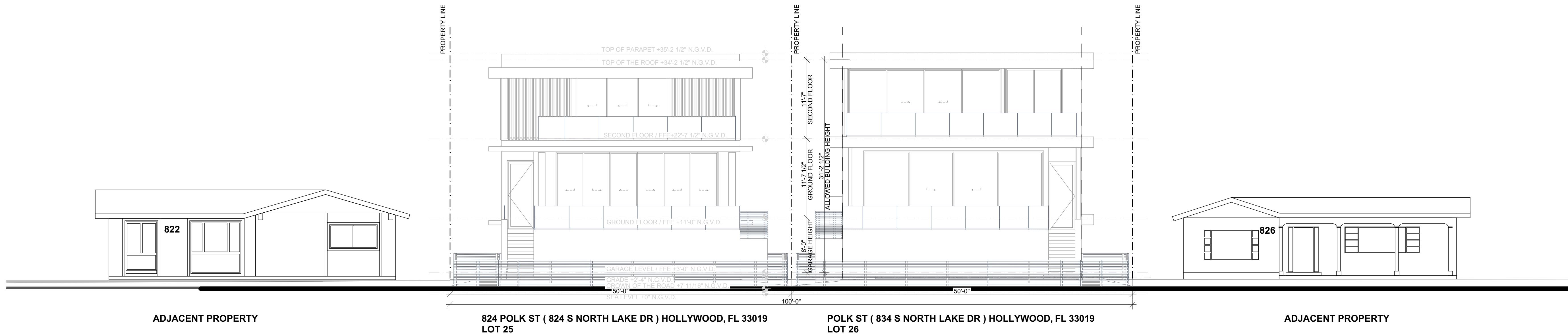
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1 SOUTH-EAST - RENDER

2 SOUTH-WEST - RENDER



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SCALE:

CONSULTANTS:

STREET PROFILE
VIEW

SP-3

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CONSULTANTS:

STREET VIEW

SP-3.1

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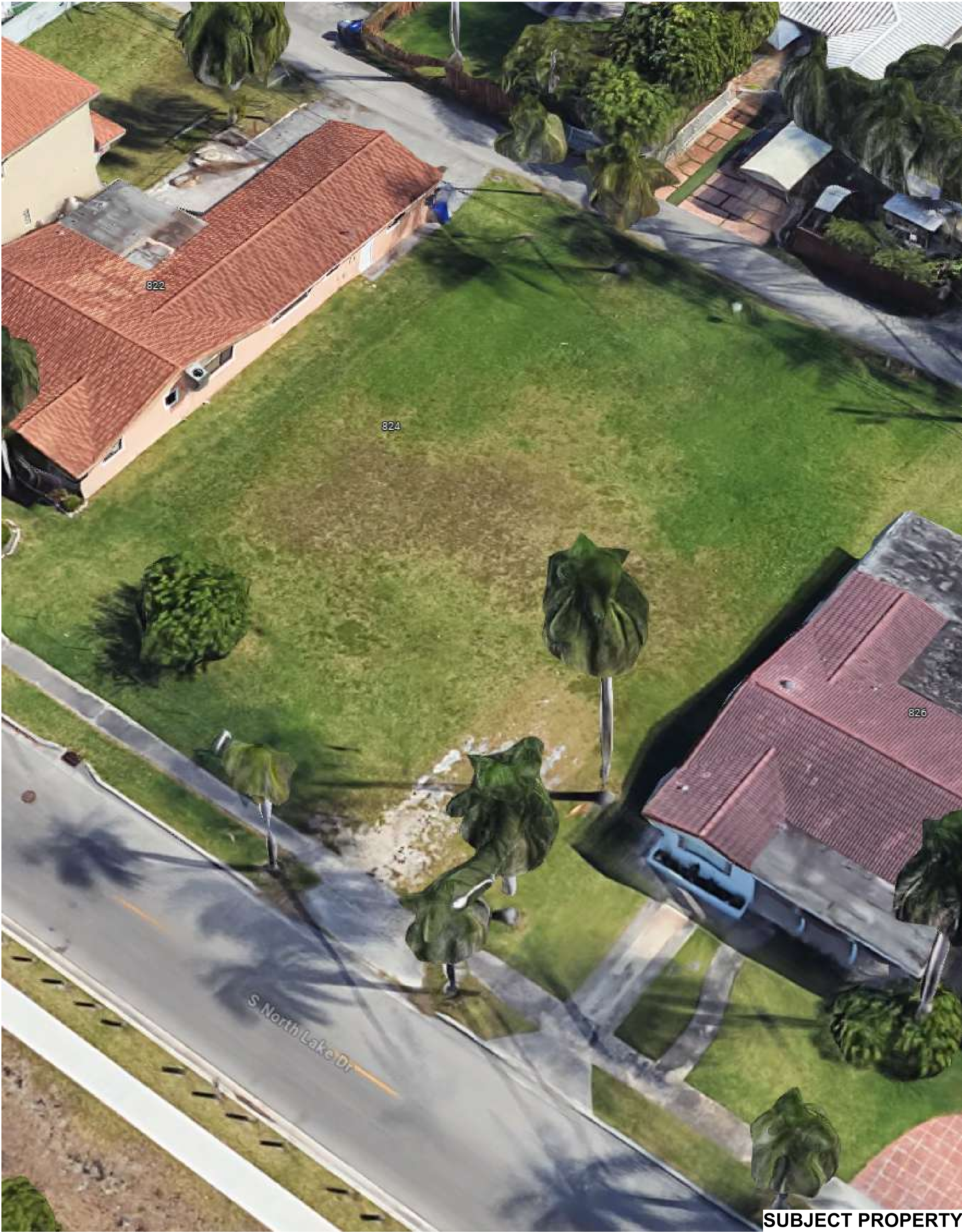
822 POLK STREET

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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DATE: 1/14/2025

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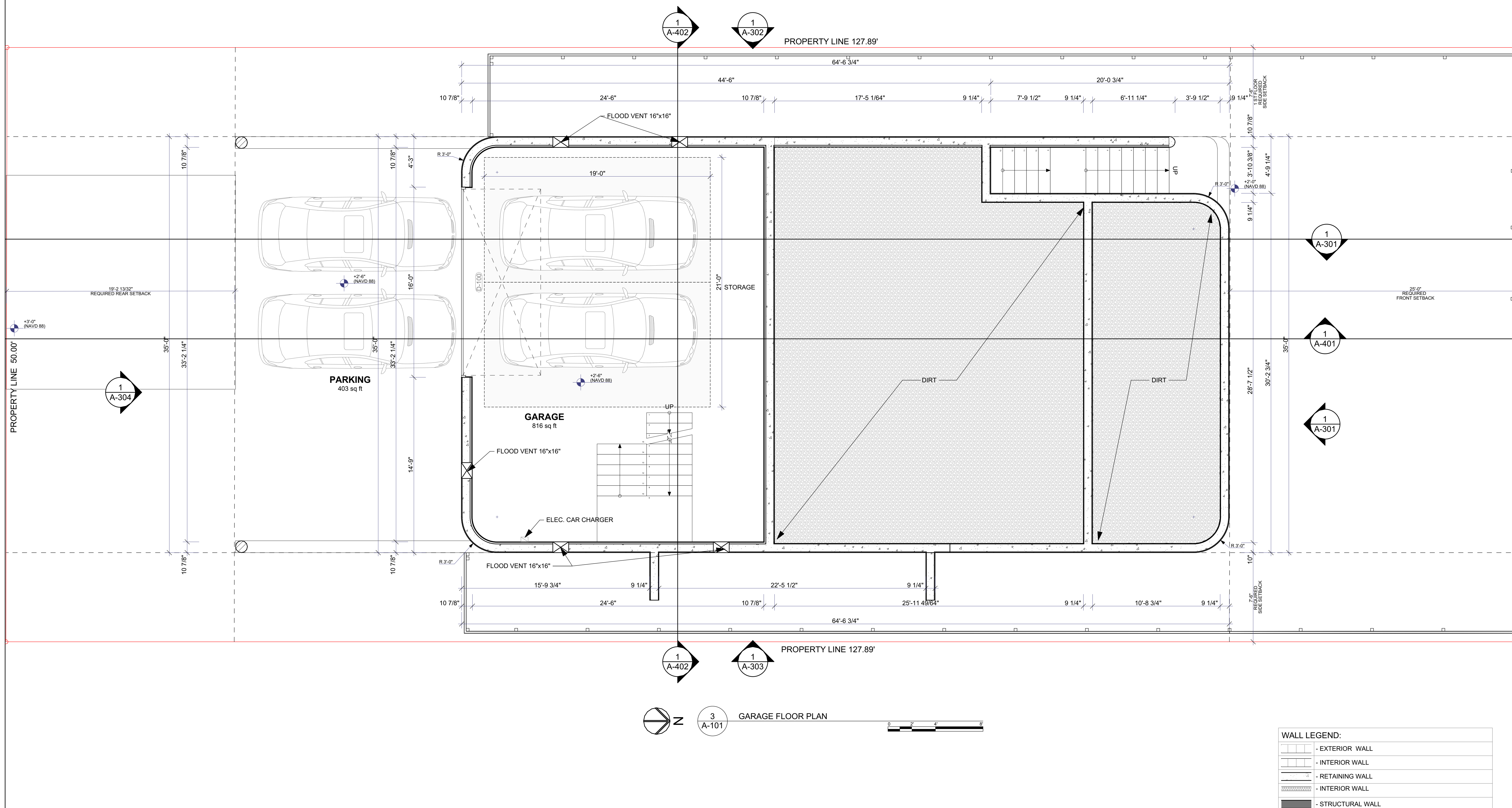
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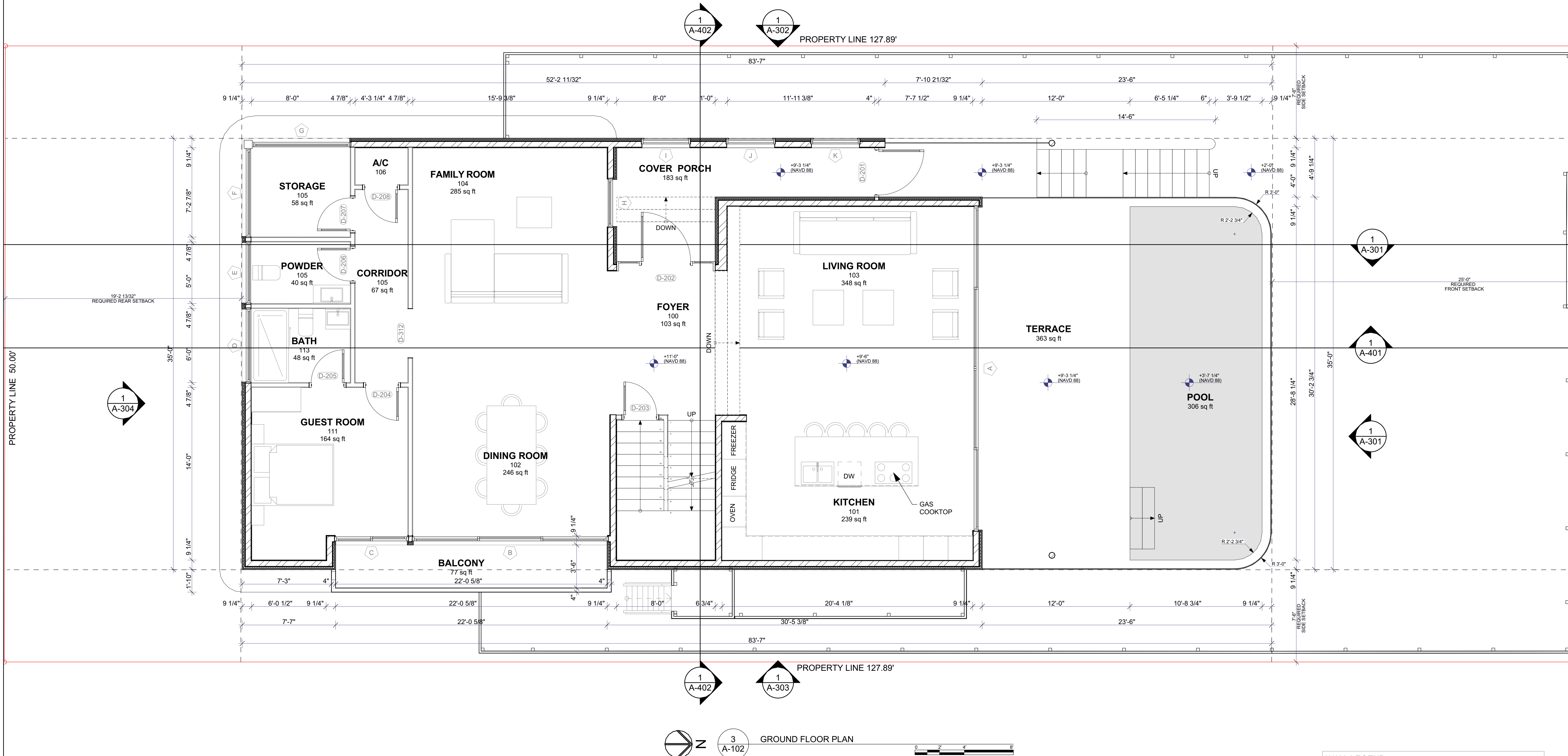
CONSULTANTS

GARAGE FLOOR
PLAN

A-101

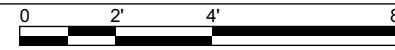
DRAWN BY: B.C





3
A-102

GROUND FLOOR PLAN



WALL LEGEND:

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

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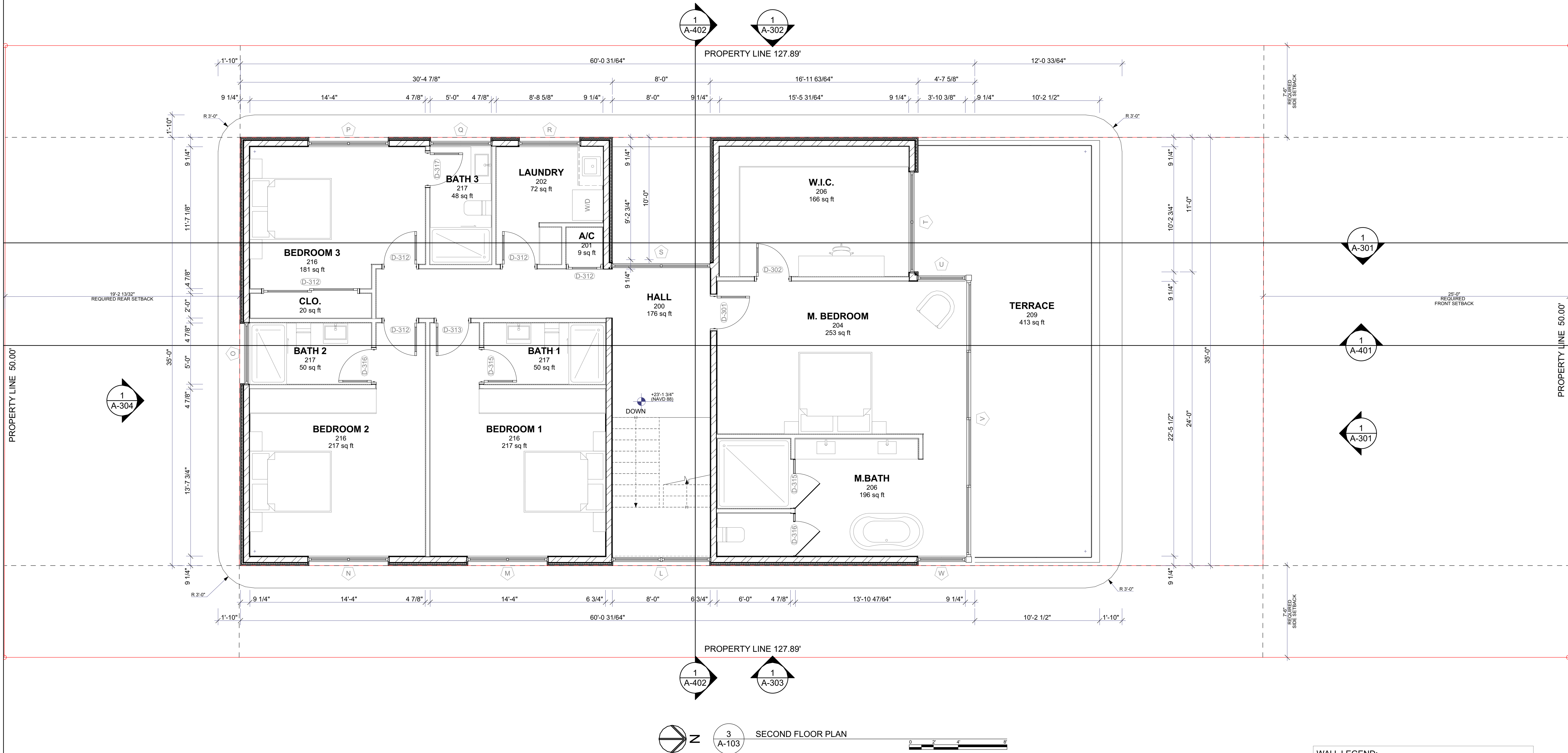
CONSULTANTS:

SECOND FLOOR
PLAN

A-103

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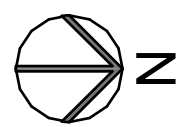
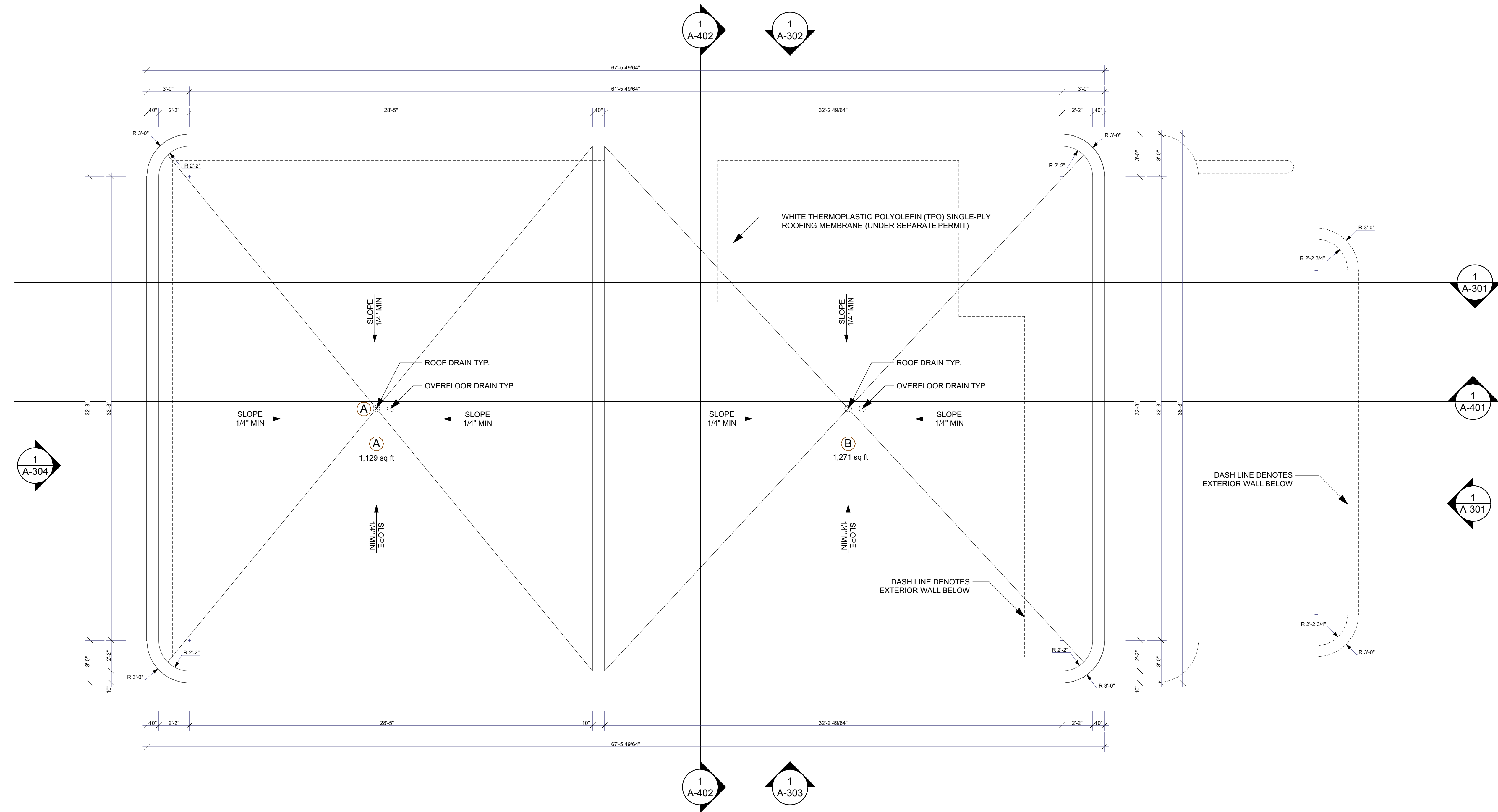
CONSULTANTS:

ROOF PLAN

A-104

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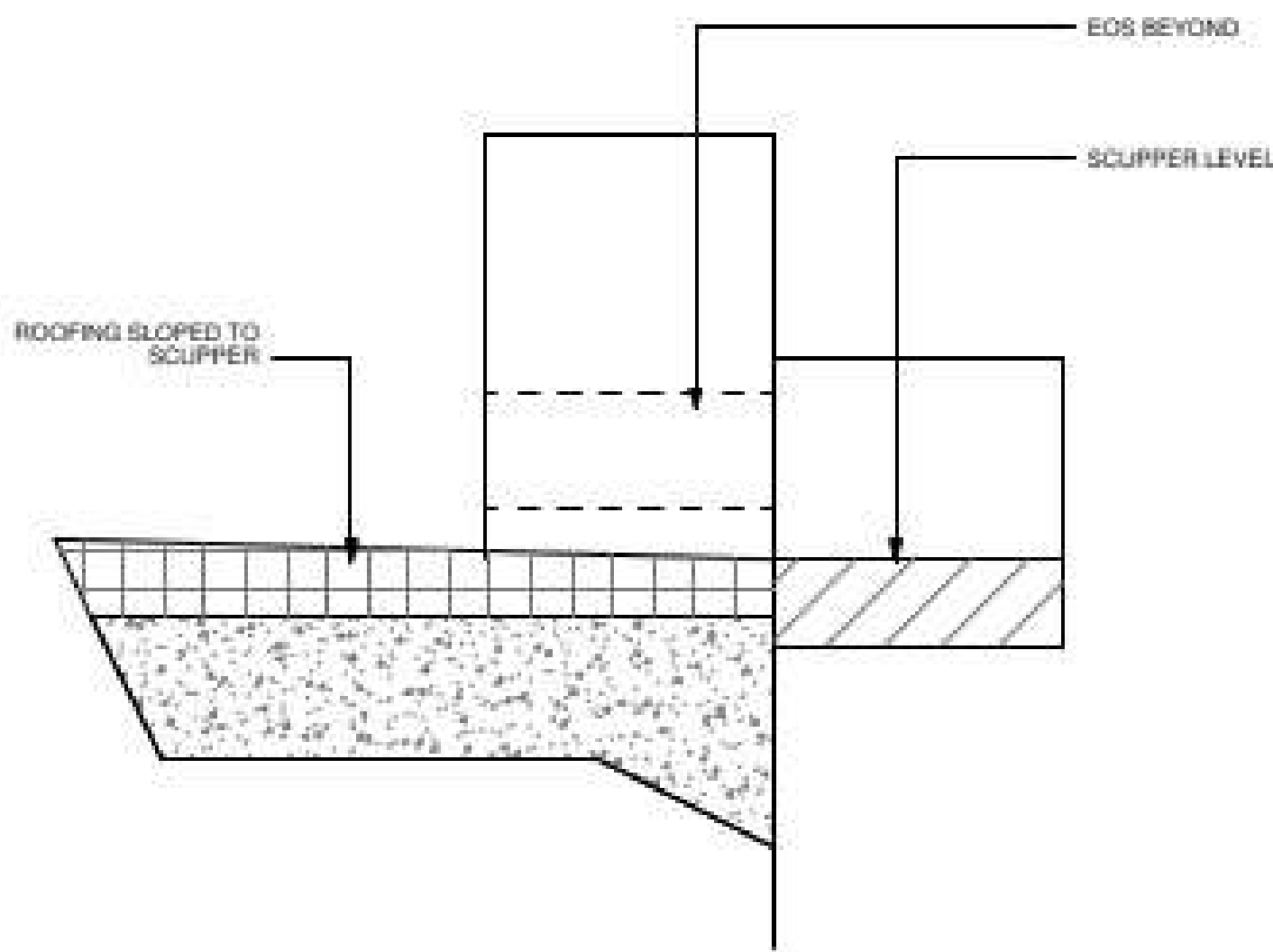
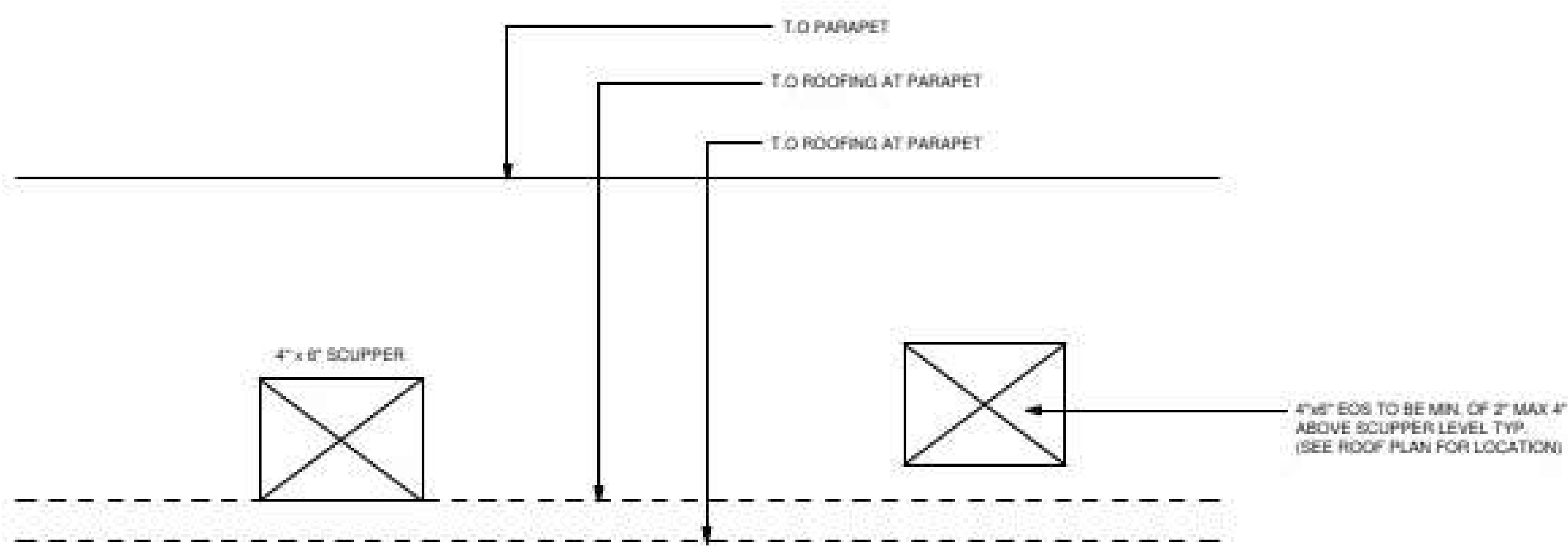
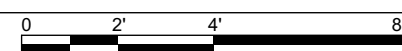
B.C.



1
A-104

ROOF PLAN

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



ROOF DRAINAGE CALCULATIONS
(100 YEAR, 1-HOUR RAINFALL - 5 INCHES AS PER PFBC2020) 5 INCHES = 0.0520 GPM PER 1 SQ.FT. HORIZONTAL 1/4" PER LF
ROOF AREA A-1229 SF x 0.0520 = 58.71 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
ROOF AREA B-1271 SF x 0.0520 = 66.09 GPM PROVIDED: 6" DIA. HORIZONTAL 487 GPM
PER TABLE 1106.7, ROOF AREAS A,B,C, "4h x 6w" SCOOPE 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 ASCE 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

REVISION	



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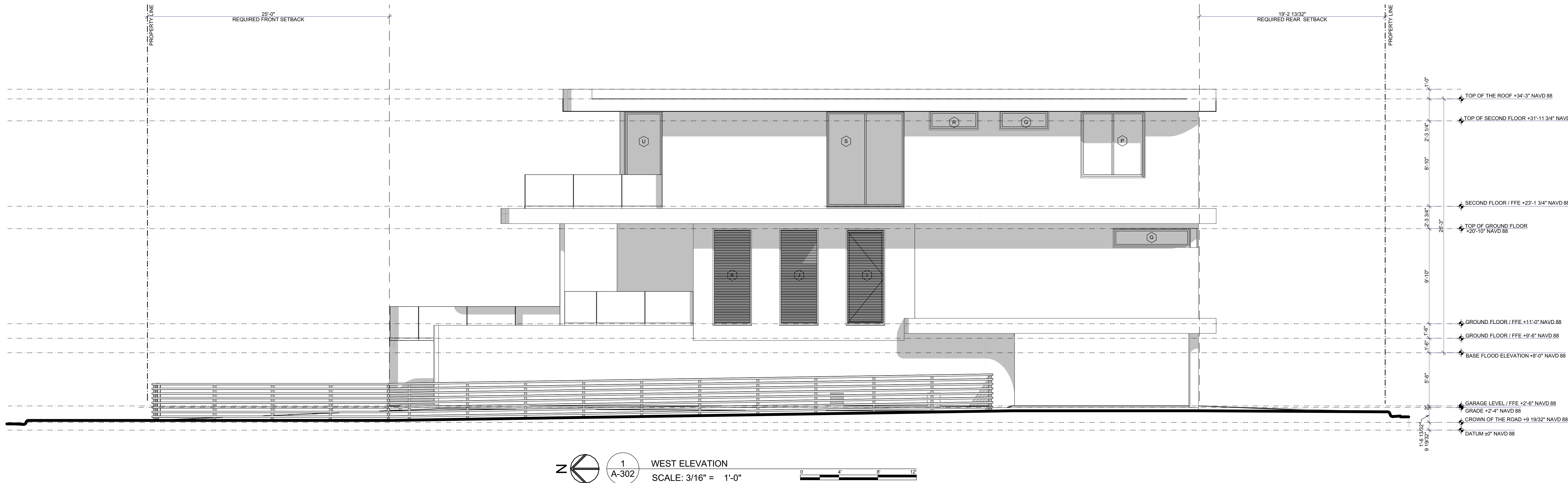
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CONSULTANTS:

WEST ELEVATION

A-302

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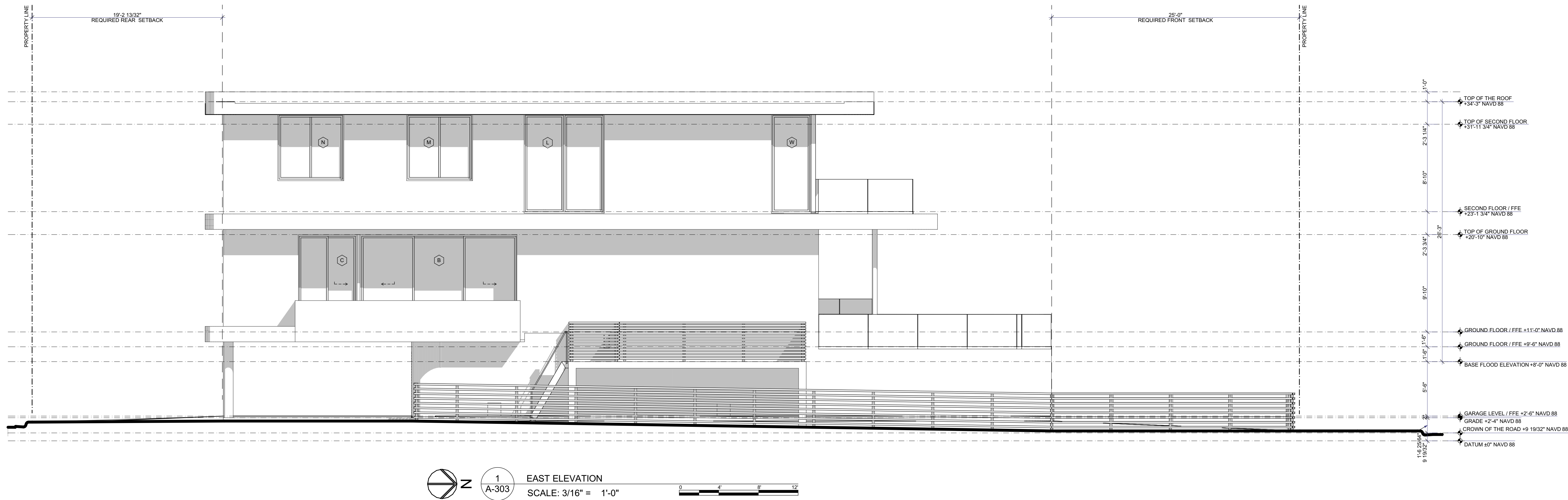
CONSULTANTS:

EAST ELEVATION

A-303

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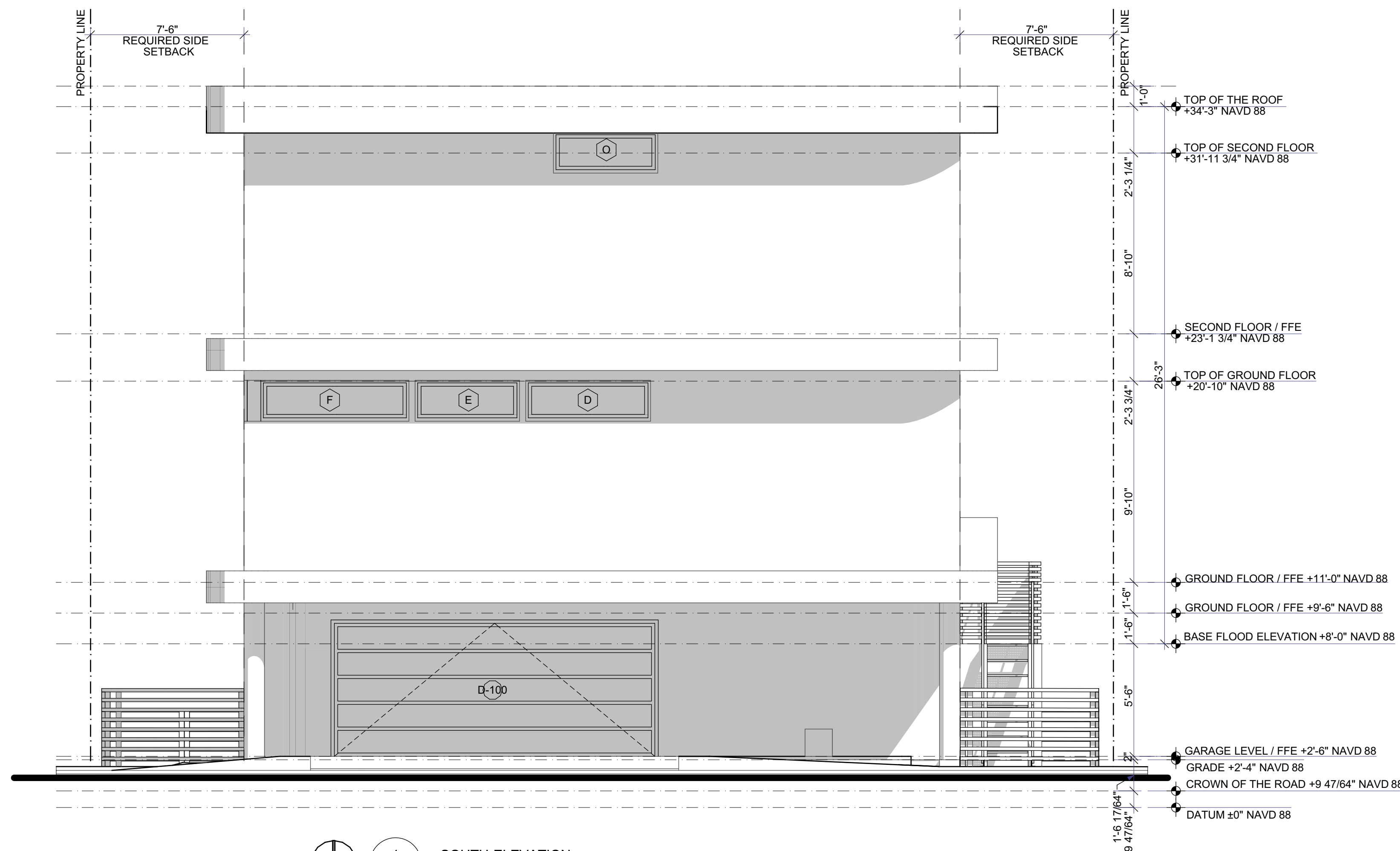
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CONSULTANTS

SOUTH ELEVATION

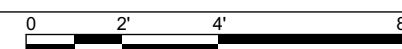
A-304

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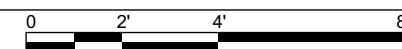


N

1 SOUTH ELEVATION
A-304 SCALE: 1/4" = 1'-0"



2 SOUTH COLORED ELEVATION
A-304 SCALE: 1/4" = 1'-0"



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PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

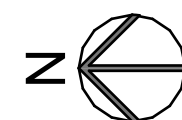
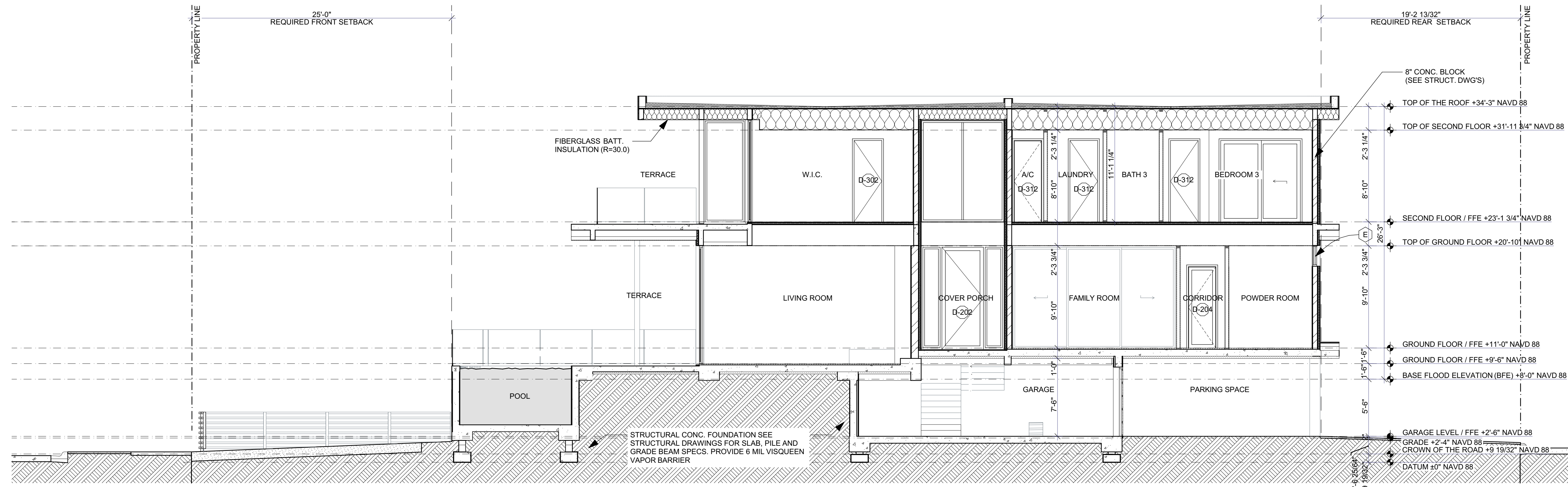
CONSULTANTS:

SECTION VIEWS

A-401

DRAWN BY:

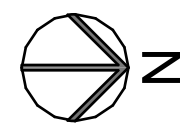
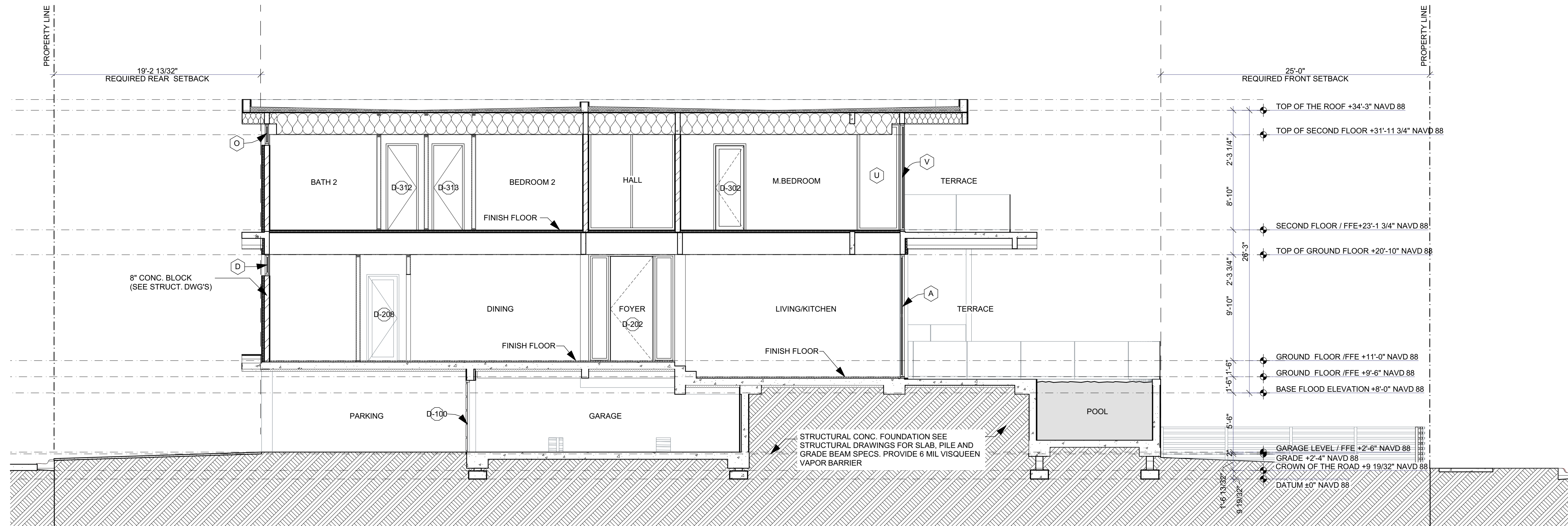
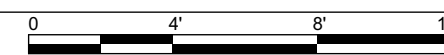
B.C.



2
A-401

BUILDING SECTION A

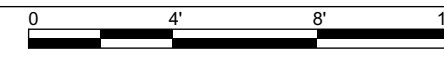
SCALE: 3/16" = 1'-0"

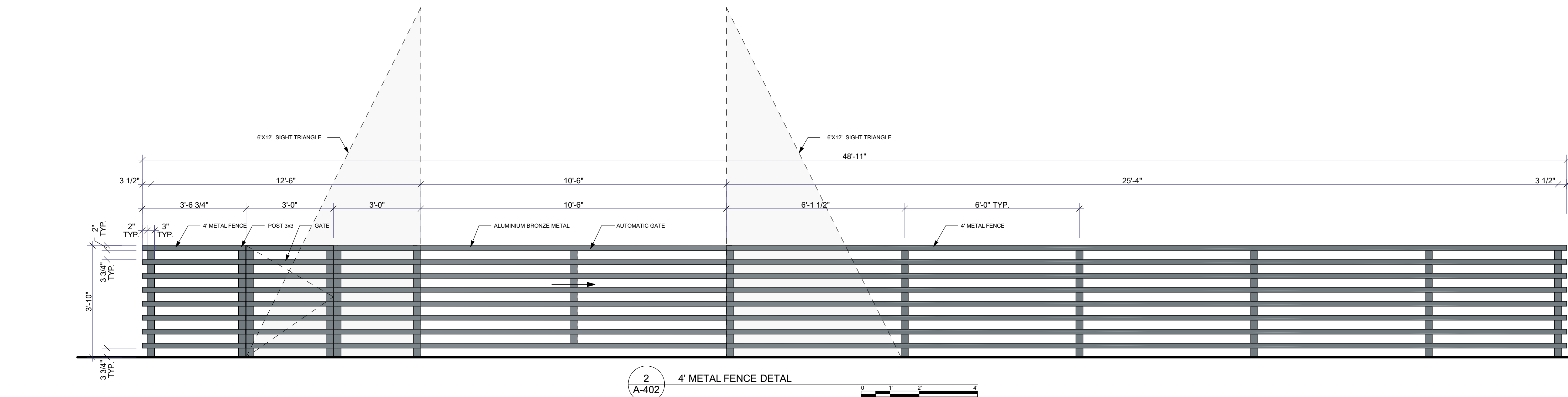


1
A-401

BUILDING SECTION C

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







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BELLE COAST GROUP, Inc.

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SCALE:

CONSULTANTS:

RENDERINGS

A-501

DRAWN BY:

B.C.



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SCALE:

CONSULTANTS:

RENDERINGS

A-502

DRAWN BY:

B.C.



06 - PAVERS DRIVEWAY



NOTE:

- **Flat Roof:** The clean, flat roof reflects Mid-Century Modern’s emphasis on simplicity and straight lines, giving the building a sleek, low-profile look.
- **Angled Concrete Columns:** The bold, angled concrete columns add a sculptural and dynamic element, inspired by Mid-Century Modern’s use of strong geometric forms.
- **Large Black-Framed Windows:** Expansive glass windows with black frames emphasize clean, linear aesthetics and create a sharp contrast, enhancing the modern look while connecting indoor and outdoor spaces—a key Mid-Century Modern principle.
- **Neutral Tones & Travertine Stone Accents:** The use of travertine stone introduces natural warmth and texture, aligning with Mid-Century Modern’s preference for organic materials that integrate harmoniously with the surroundings.

This concept reinterprets Mid-Century Modern’s distinct style, combining bold, innovative architecture with materials and details that respect the district’s historic character.



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SCALE:

CONSULTANTS:

MID-CENTURY
MODERN
INSPIRATIONS

A-504

DRAWN BY:

B.C.