

ATTACHMENT A
Application Package

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

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LOCATION MAP



AERIAL



BELLE COAST
LIFESTYLE PROPERTIES

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DATE: 11/20/2025

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SCALE:

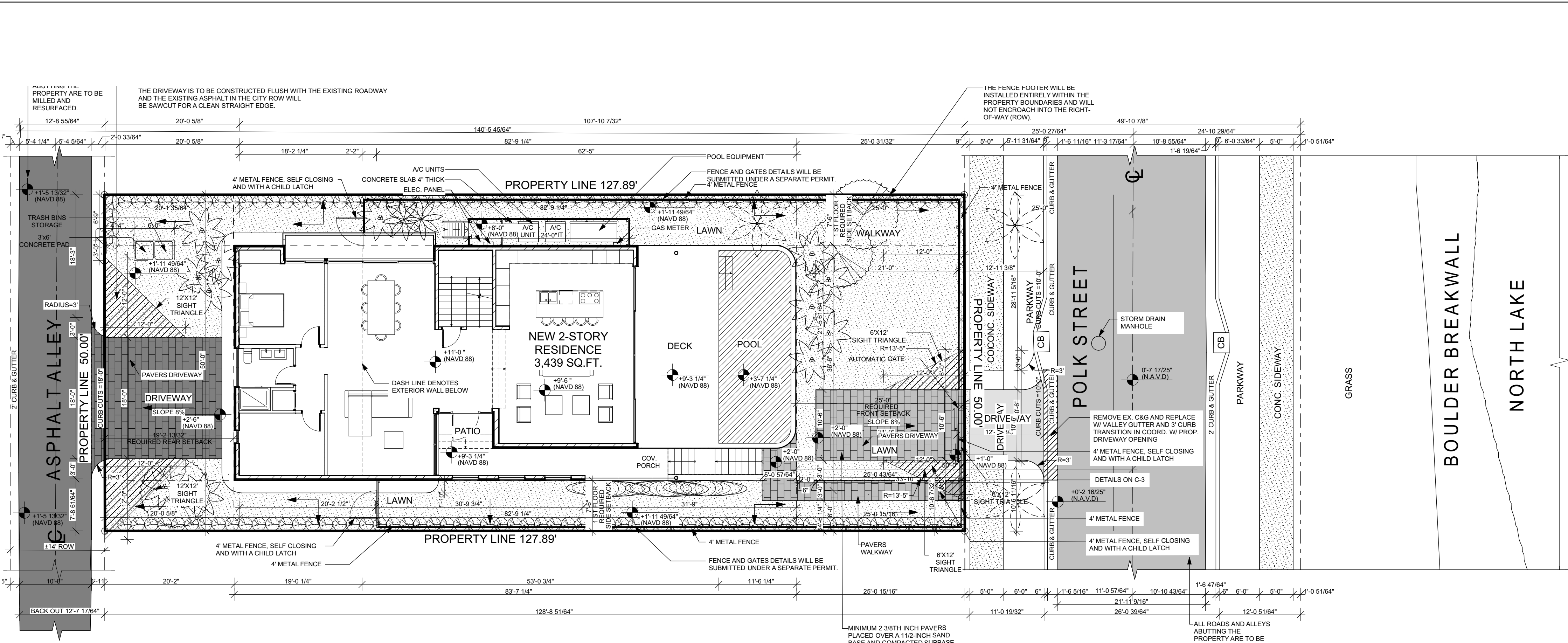
CONSULTANTS:

COVER SHEET +
PROJECT
INFORMATION

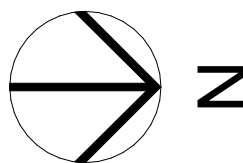
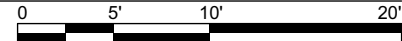
T-1

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 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	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
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%)	3022.00 SF (47.25%)
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

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



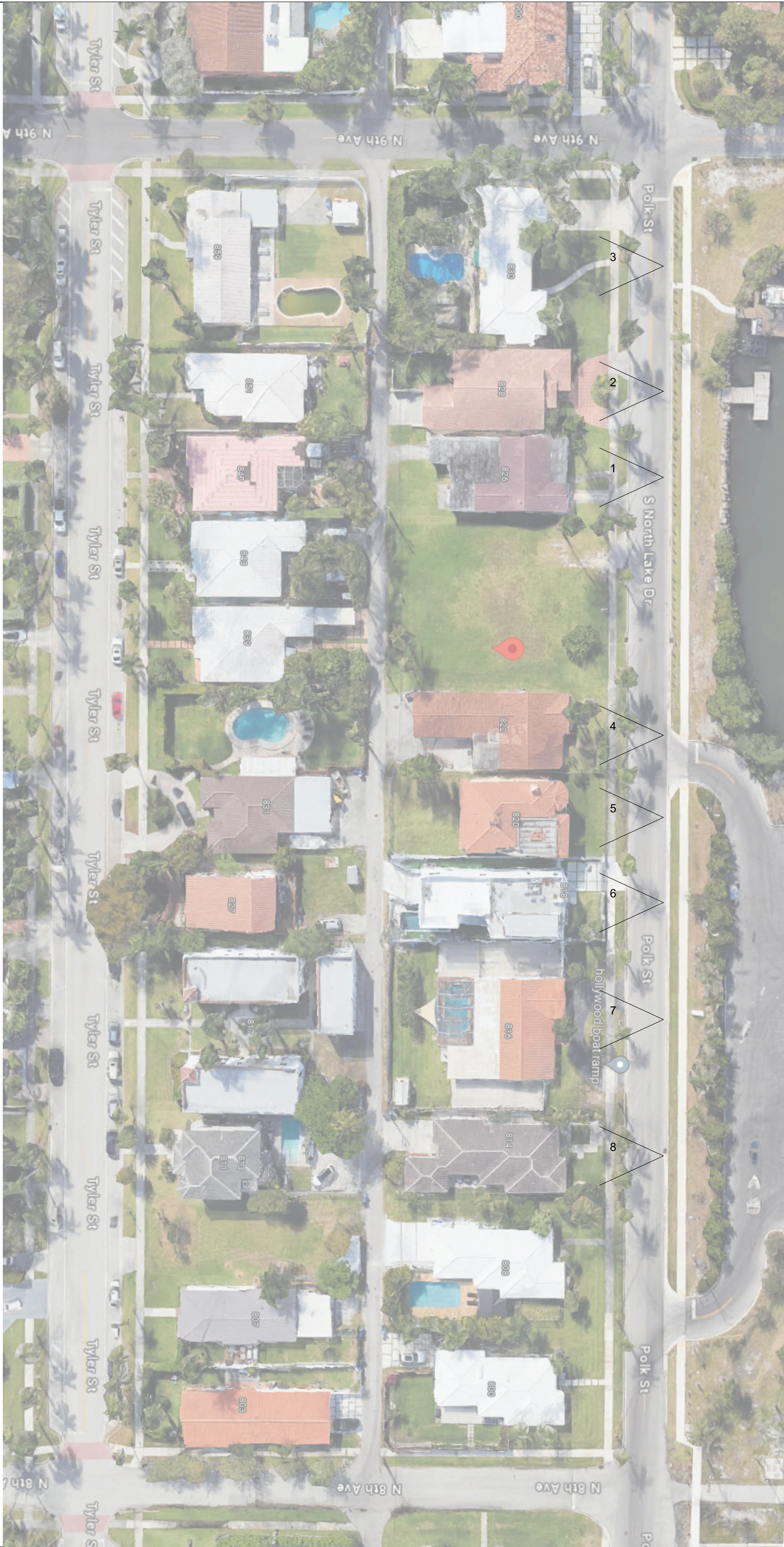
4 822 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



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



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



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NEIGHBORS
PHOTOGRAPHY

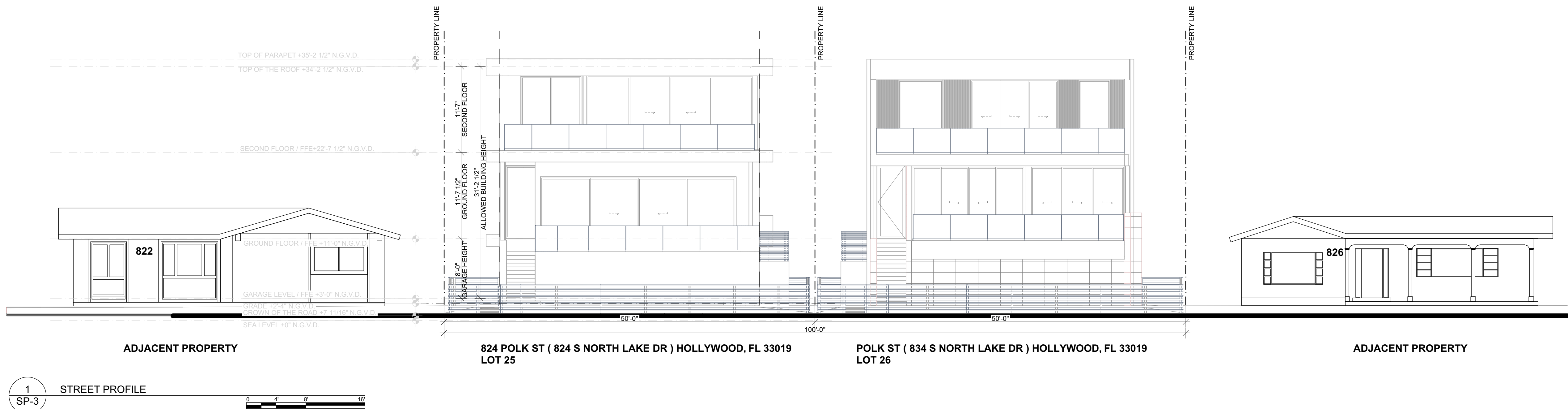
SP-2

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1 SOUTH-EAST - RENDER

2 SOUTH-WEST - RENDER



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CONSULTANTS:

STREET PROFILE VIEW

SP-3

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CONSULTANTS:



822 POLK STREET



824 POLK STREET



826 POLK STREET

STREET VIEW ALONG POLK STREET

STREET VIEW

SP-3.1

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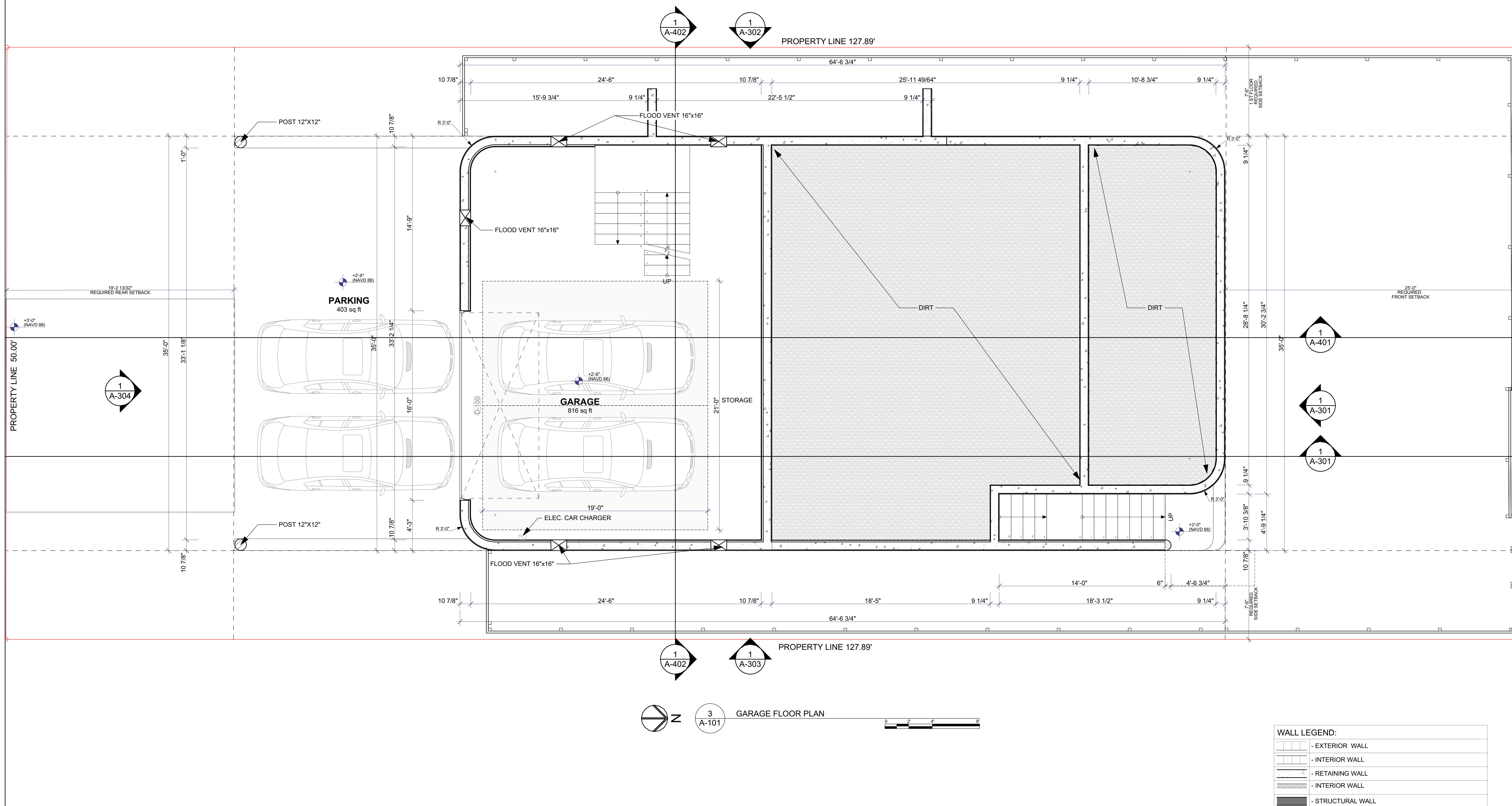
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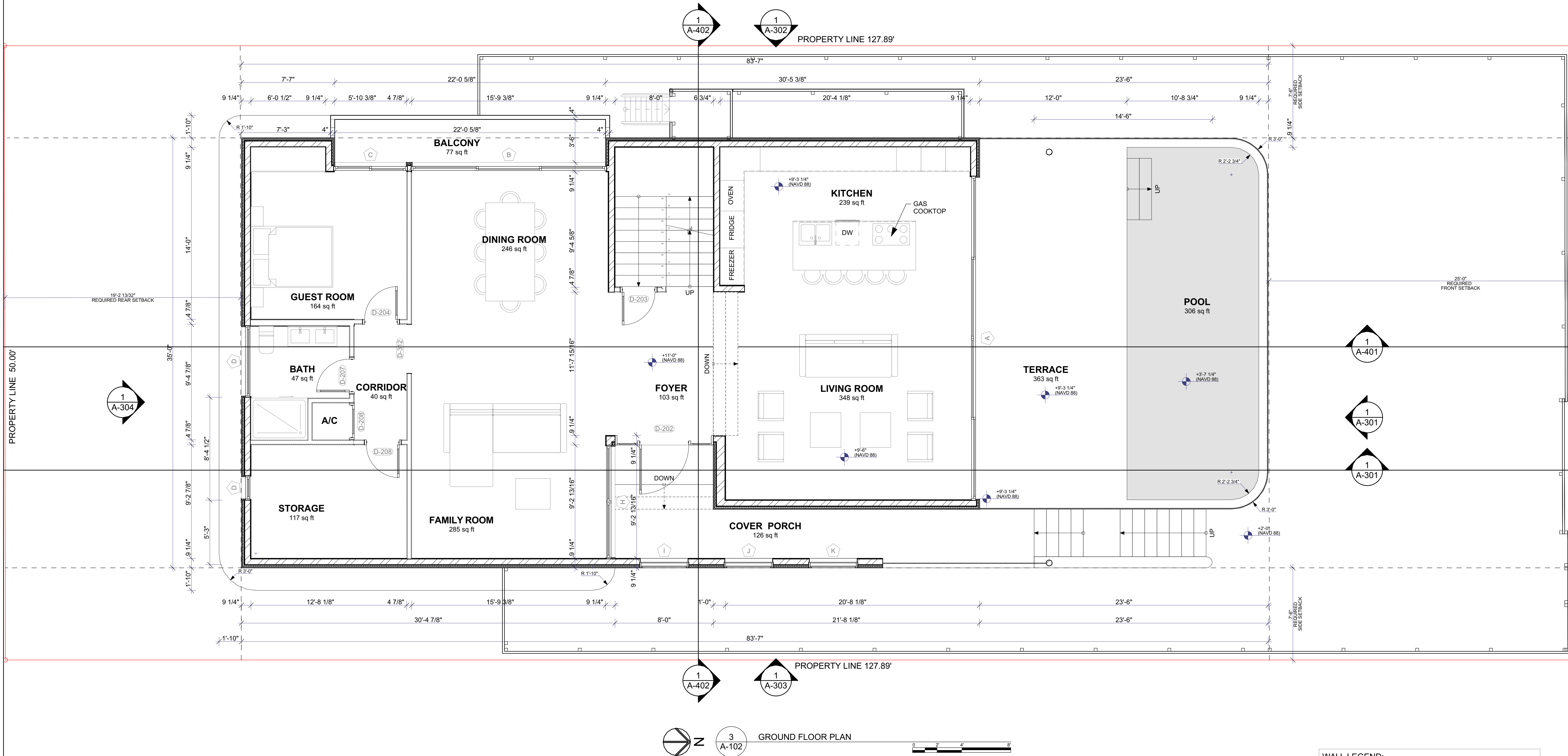
SUBJECT PROPERTY

SP-4

DRAWN BY:

B.C.





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

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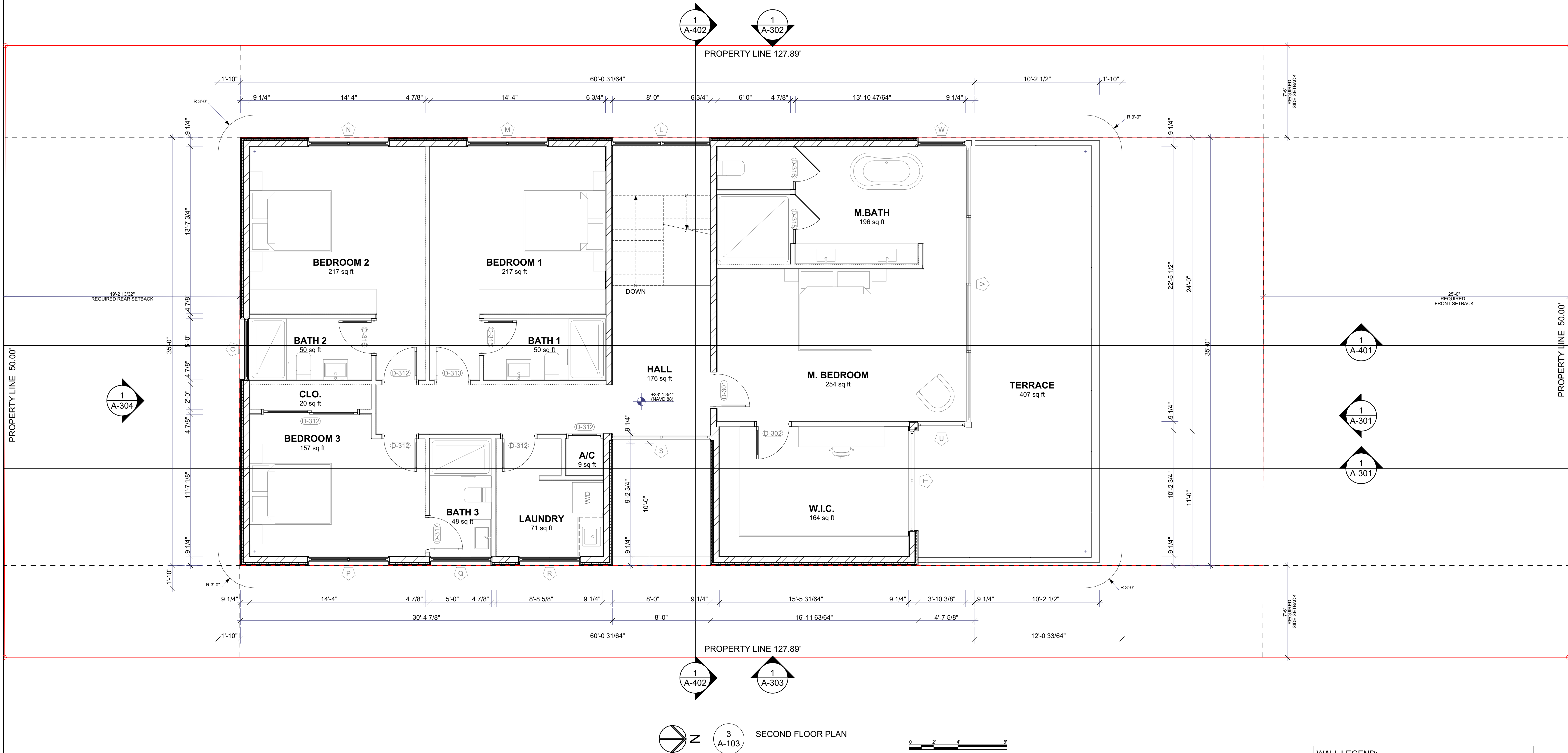
CONSULTANTS:

SECOND FLOOR
PLAN

A-103

DRAWN BY:

B.C.



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

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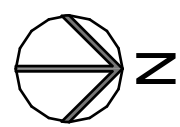
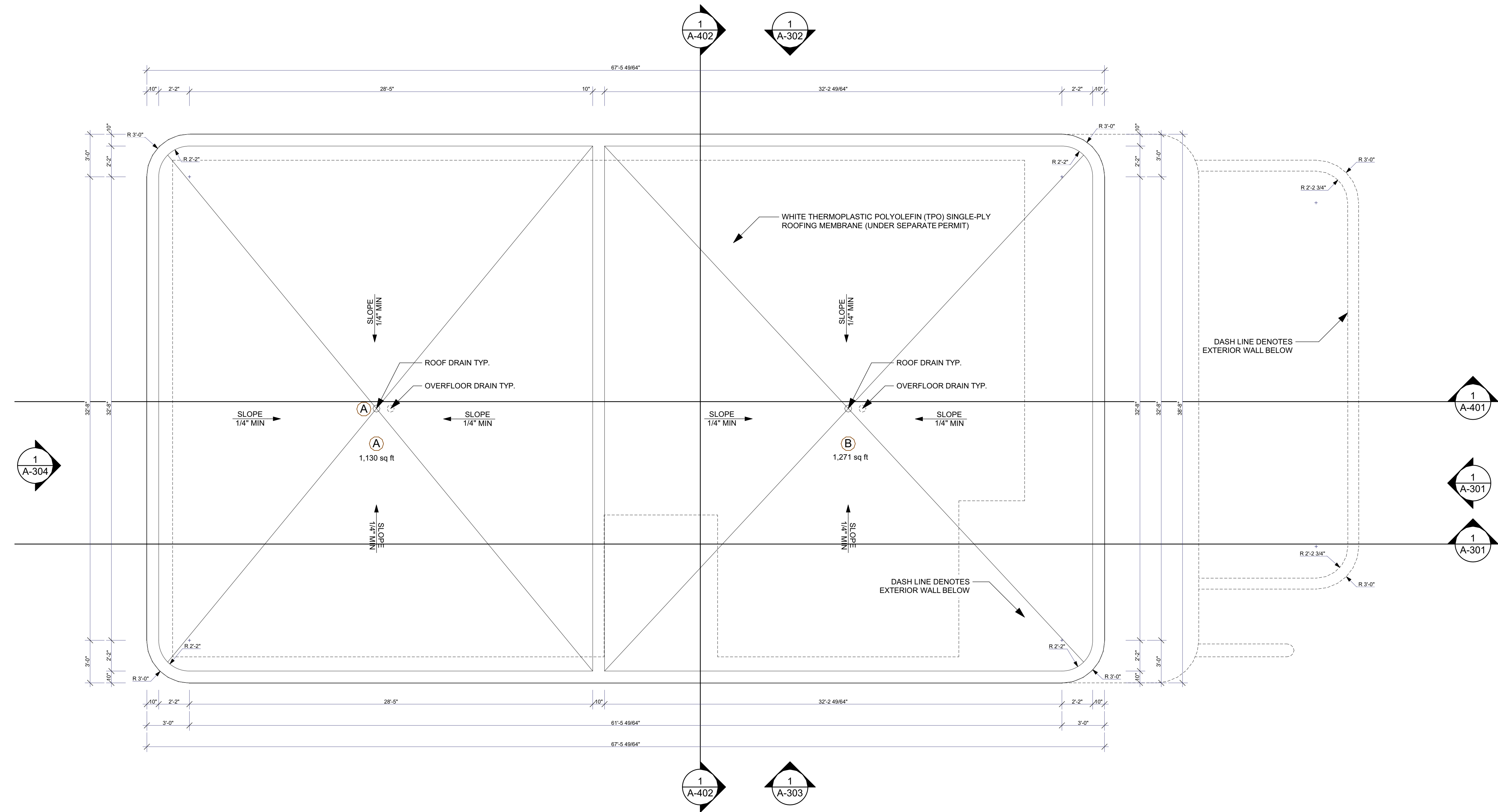
CONSULTANTS:

ROOF PLAN

A-104

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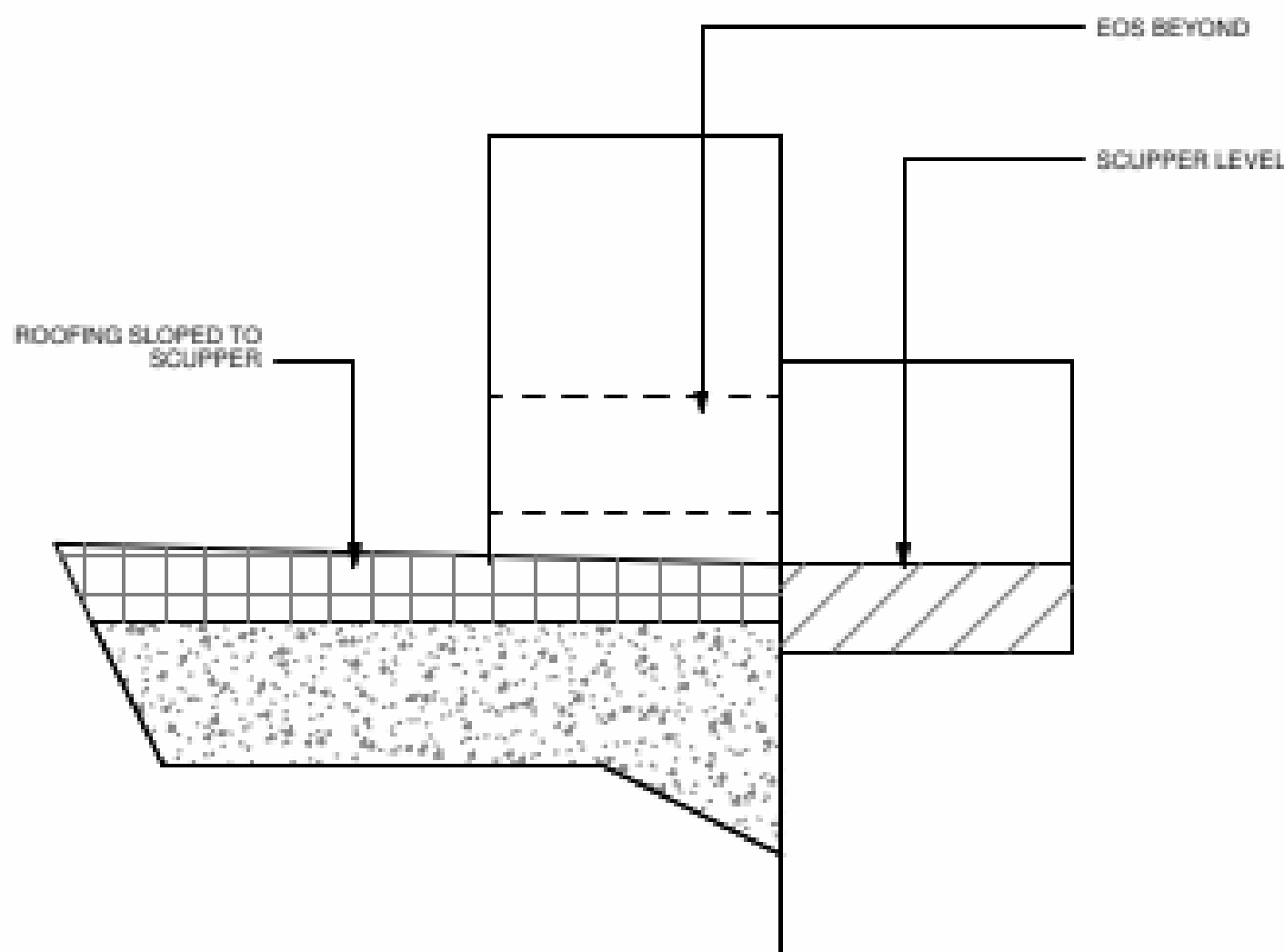
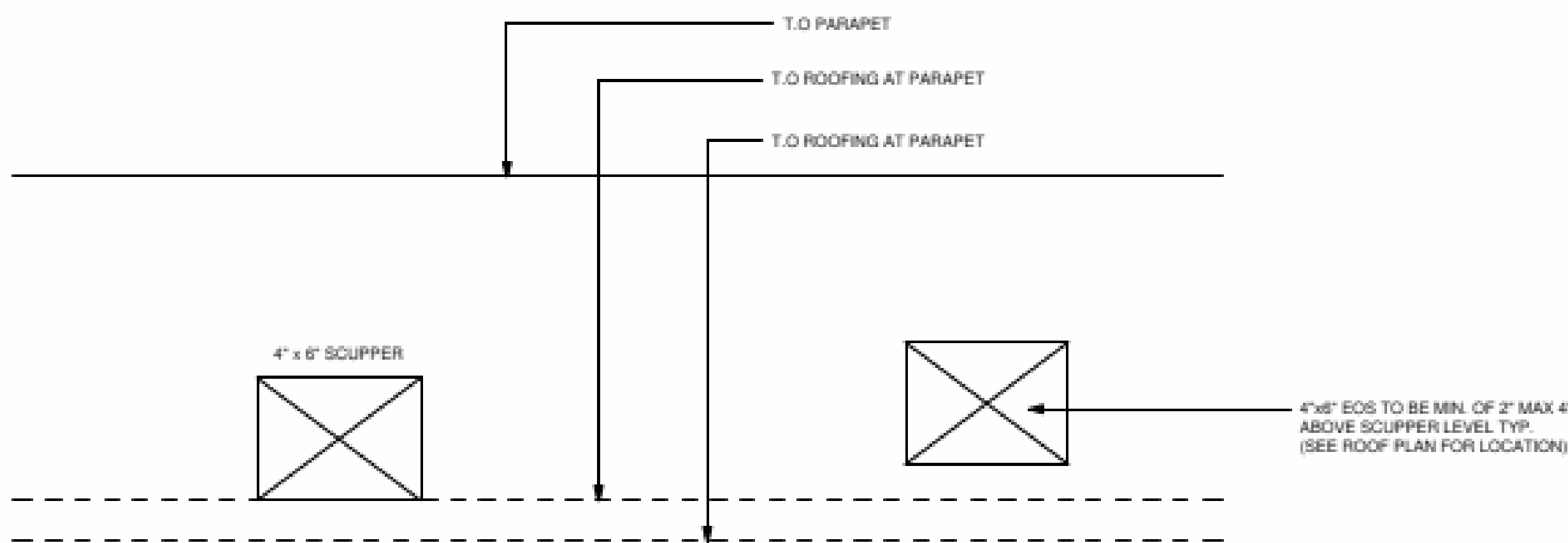
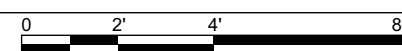
B.C.



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-1130 SF x 0.0520 = 58.76 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

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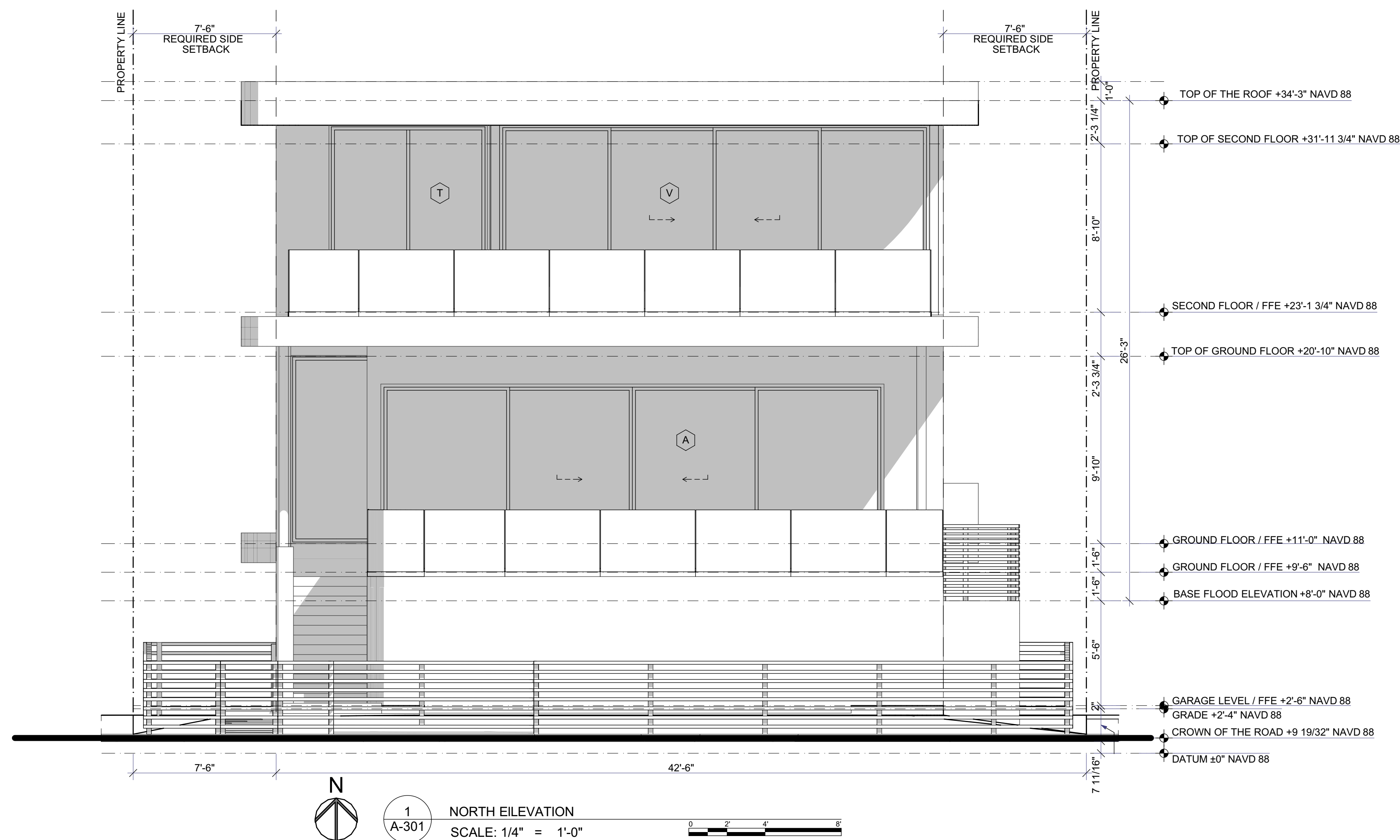
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CONSULTANTS:

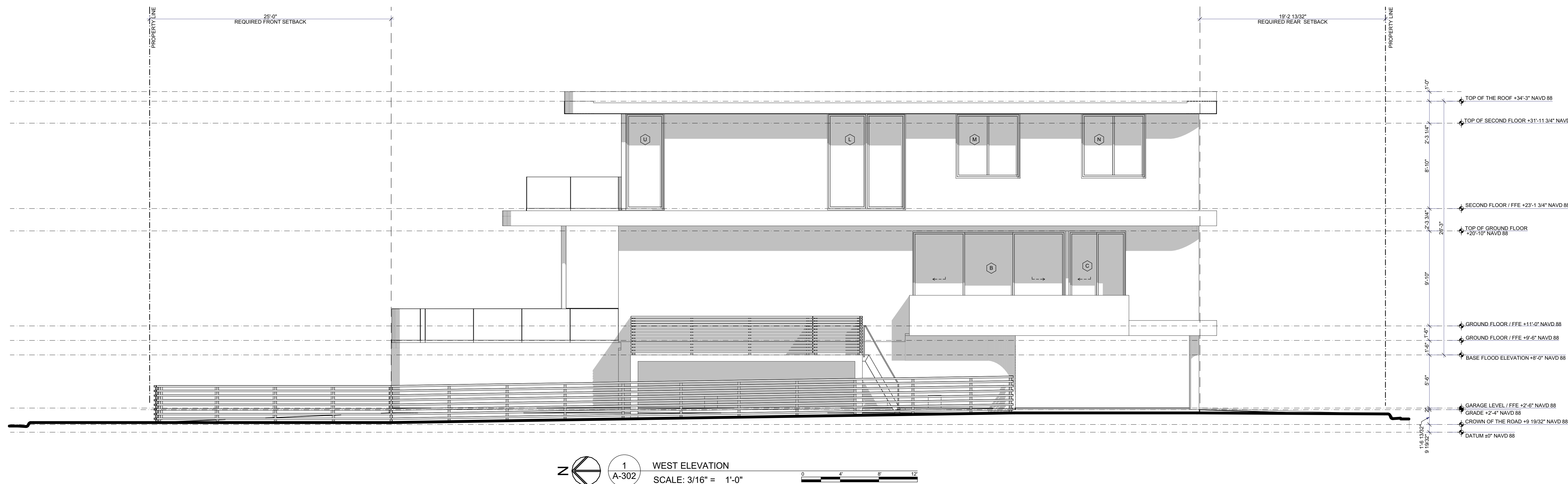
NORTH ELEVATIONS

A-301

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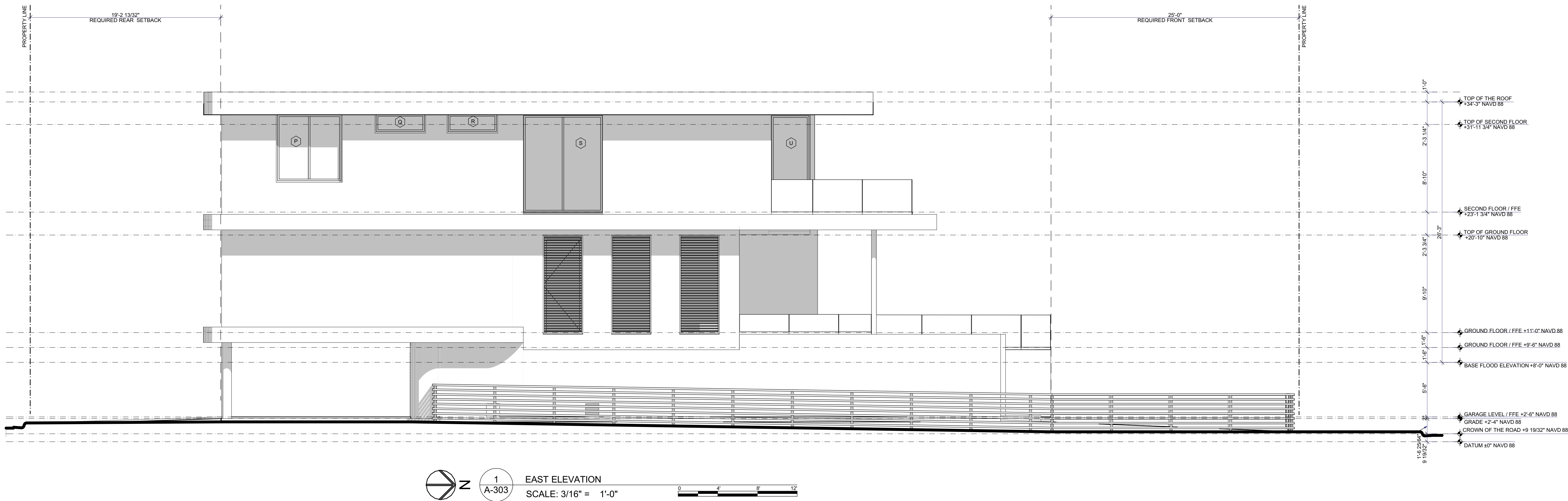
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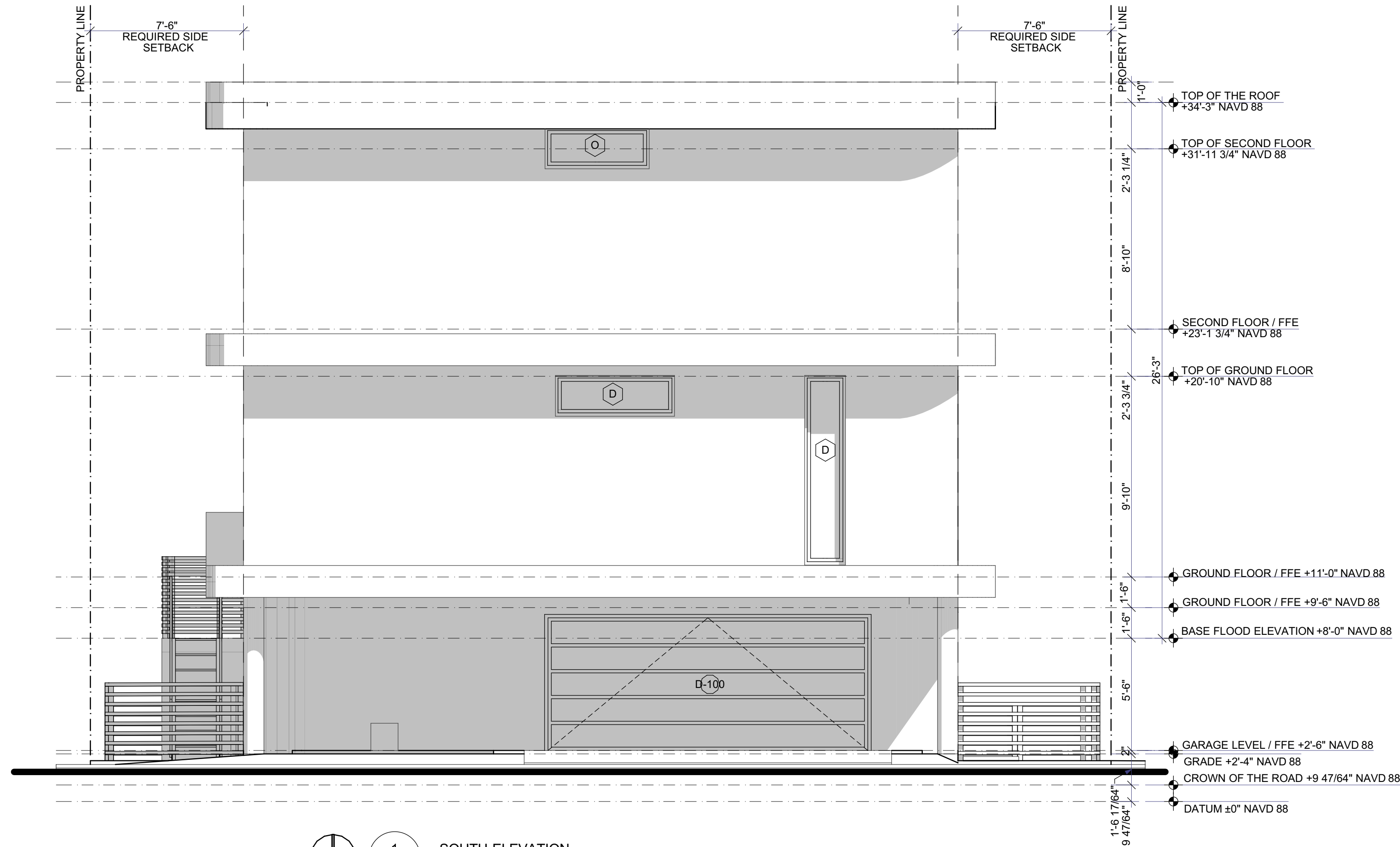
EAST ELEVATION

A-303

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SOUTH ELEVATION

A-304

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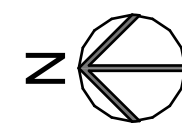
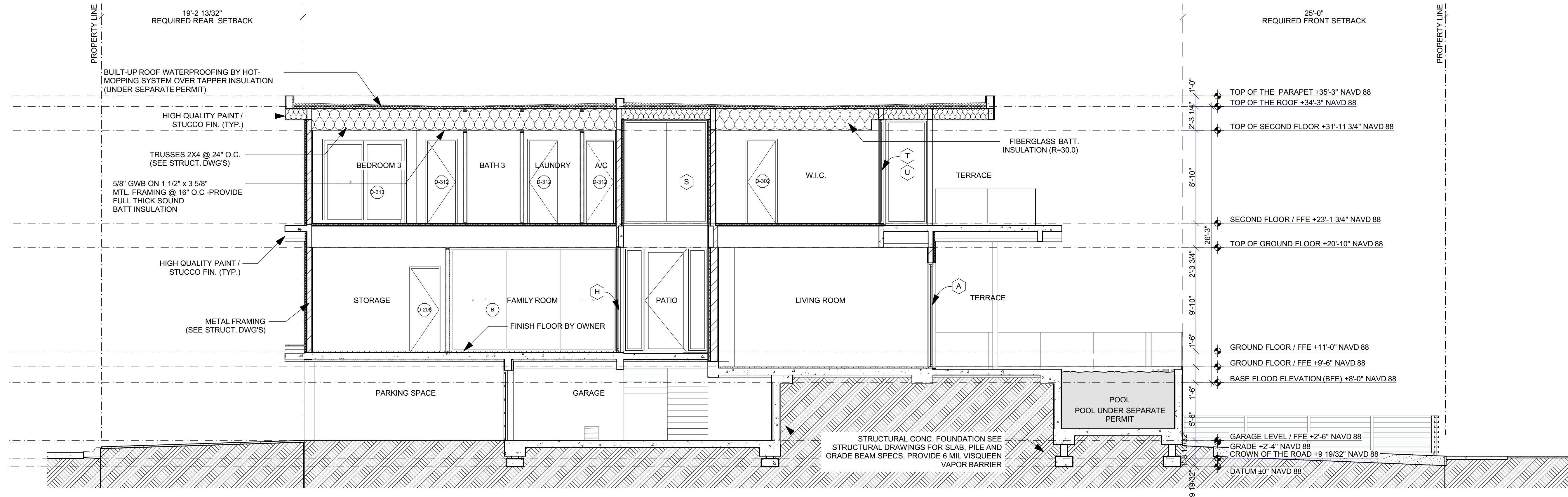
CONSULTANTS:

SECTION VIEWS

A-401

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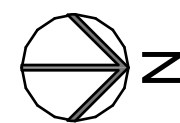
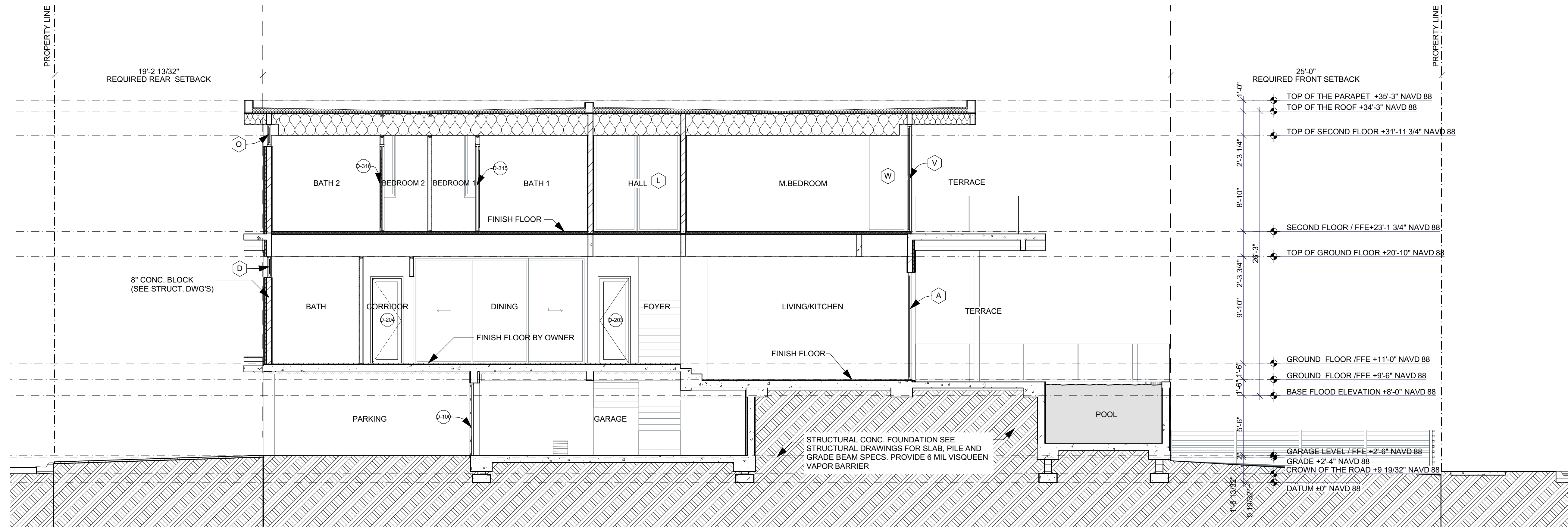
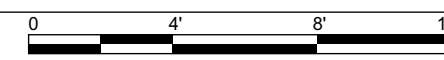
B.C.



2
A-401

BUILDING SECTION A

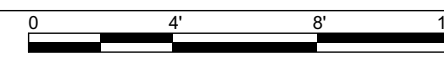
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1
A-401

BUILDING SECTION C

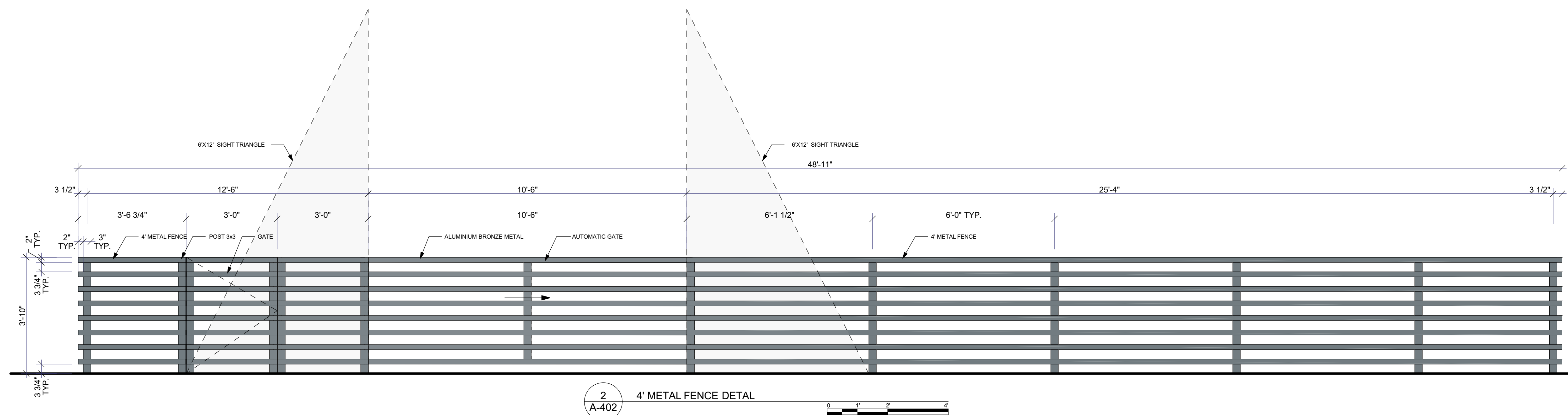
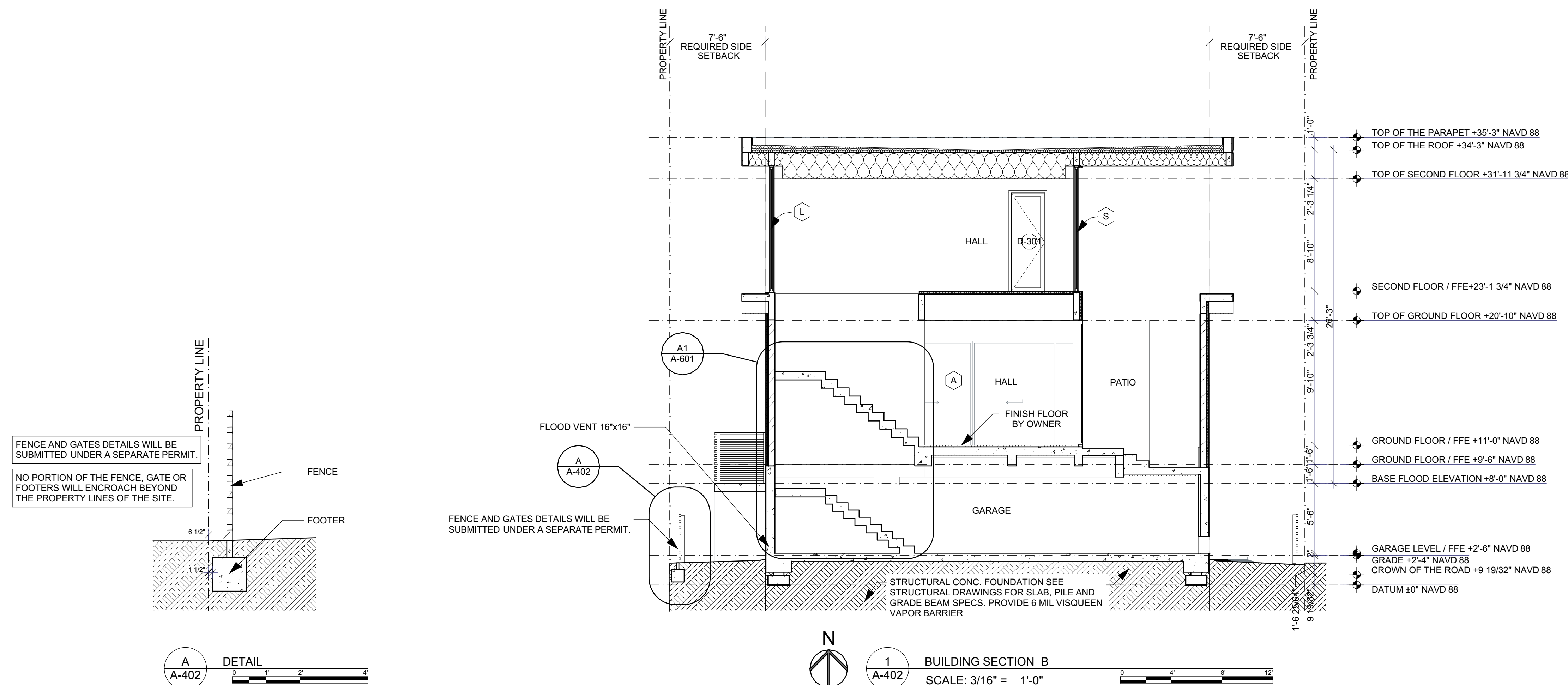
SCALE: 3/16" = 1'-0"



REVISION	

SCALE:

CONSULTANTS





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PROJECT:

824 POLK ST
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FOLIO NUMBER: 514214024270

DATE: 11/20/2025

REVISION

DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

RENDERINGS

A-501

DRAWN BY: B.C.



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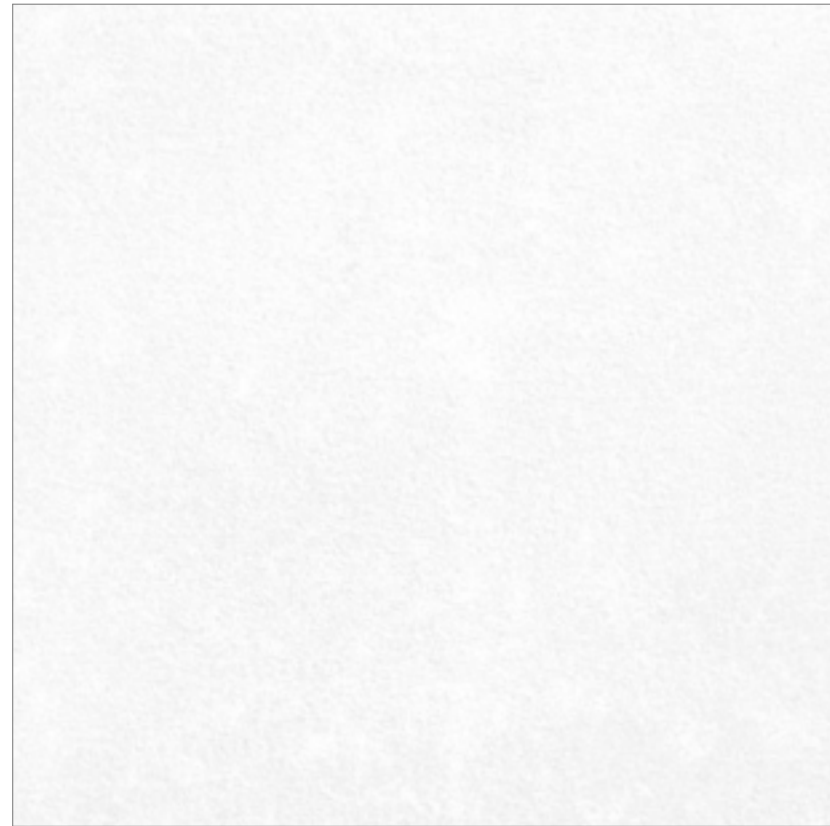
CONSULTANTS:

RENDERINGS

A-502

DRAWN BY:

B.C.



01 WHITE STUCCO



02 - OAK COMPOSITE WOOD



03 - GREY IMPACT GLASS



04 - CLEAR IMPACT GLASS



05 - PAVERS DRIVEWAY

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