

ATTACHMENT D
Revised Version

HOLLYWOOD RESIDENCE

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



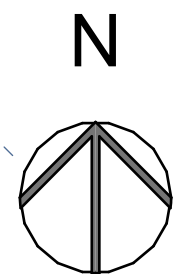
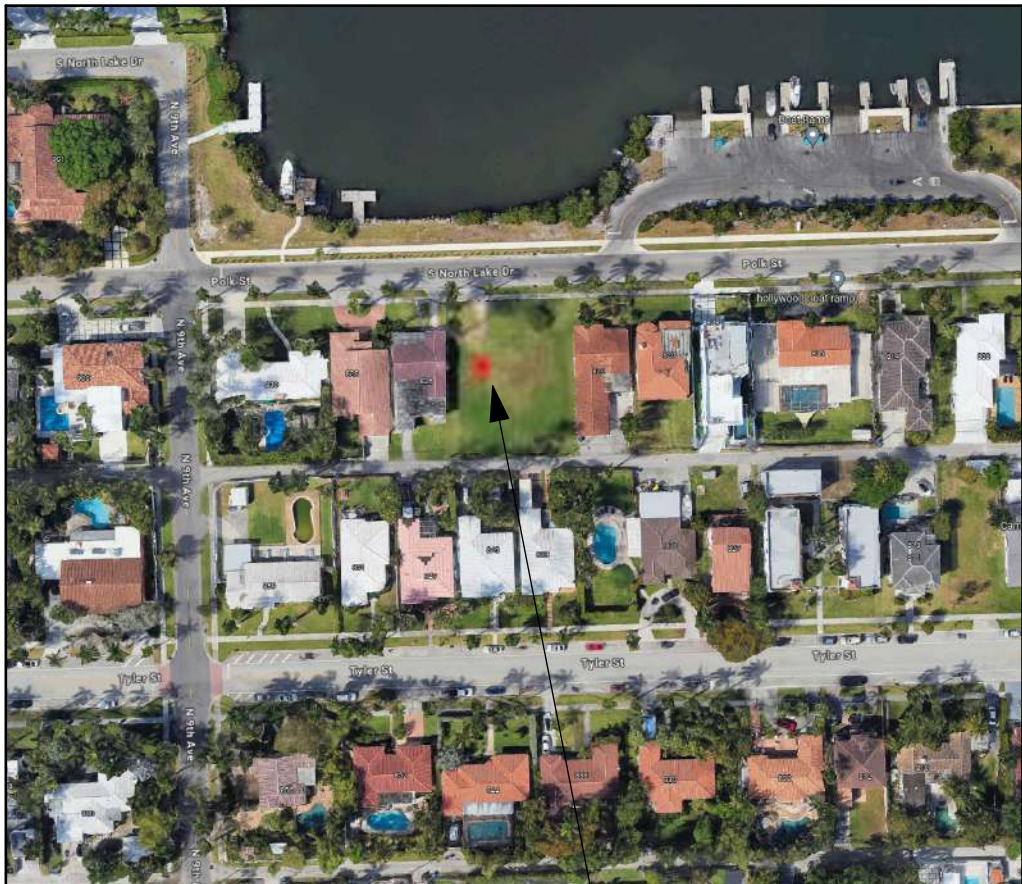
PROJECT TEAM

- DESIGNER**
BELLE COAST GROUP, Inc.
Yoann Andreu
1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecteam.com
(786) 218-3072
- ARCHITECT OF RECORD**
Dennis Lytkine
lytkinedennis@gmail.com
16 Monroe St #J003
New York, NY 10002
(347) 830-5763
License #AR102136
- CIVIL ENGINEER**
Catarina Engineering, LLC
Enelise Michaels
6330 N Andrews Ave #271
Fort Lauderdale, FL 33309
emichaels@catarinaengineering.com
(561) 929-0876
License #84162
- LANDSCAPE ARCHITECT**
Flora Landscape Architecture, Inc.
Shaylin Castillo
11431 Northwest 21st Street
Pembroke Pines, FL 33026
ShayC@floraladesign.com
(786) 660-1097
License #LA6667593

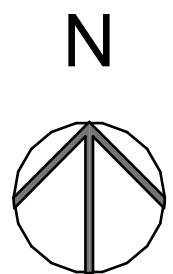
DRAWING INDEX

- ARCHITECTURAL**
- T-1 COVER SHEET + PROJECT INFORMATION
 - SP-1 SITE PLAN AND SITE DATA
 - SP-2 NEIGHBORS PHOTOGRAPHY
 - SP-3 STREET PROFILE VIEW
 - SP-3.1 STREET VIEW
 - SP-4 SUBJECT PROPERTY
 - A-101 GARAGE FLOOR PLAN
 - A-102 GROUND FLOOR PLAN
 - A-103 SECOND FLOOR PLAN
 - A-104 ROOF PLAN
 - A-301 NORTH ELEVATIONS
 - A-302 WEST ELEVATION
 - A-303 EAST ELEVATION
 - A-304 SOUTH ELEVATION
 - A-401 SECTION VIEWS
 - A-402 SECTION VIEWS
 - A-501 RENDERINGS
 - A-502 RENDERINGS
 - A-503 MATERIAL SCHEDULES
 - A-504 MID-CENTURY MODERN INSPIRATIONS
- CIVIL**
- C-1 EROSION CONTROL PLAN
 - C-2 ENGINEERING PLAN & SECTIONS
 - C-3 CONSTRUCTION NOTES & DETAILS
 - C-4 CONSTRUCTION NOTES & DETAILS
- LANDSCAPE**
- TD-1 TREE DESPOSITION PLAN
 - L-1 PROPOSED LANDSCAPE PLAN
 - L-2 TYPICAL LANDSCAPE DETAILS
 - L-3 COLORED LANDSCAPE PLAN

LOCATION MAP



AERIAL



BELLE COAST
LIFESTYLE PROPERTIES

THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellecteam.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 10/14/2025

REVISION

DATE:
DRAFTED BY:
SCALE:

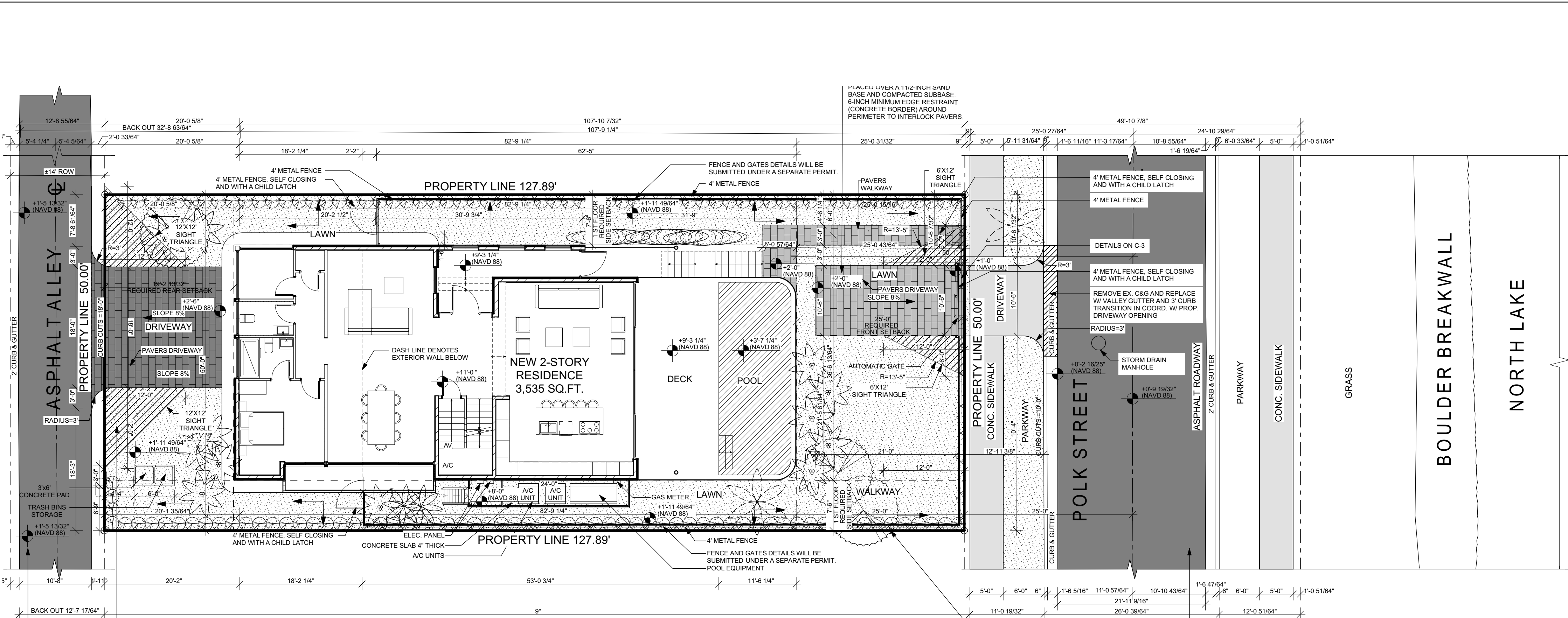
CONSULTANTS:

COVER SHEET +
PROJECT
INFORMATION

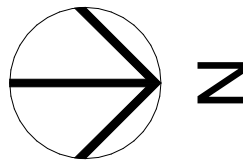
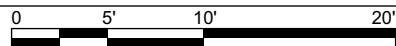
T-1

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 AT A 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:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS.AT THE TIME OF BUILDING PERMIT THE FEMABASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLAINT

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

BELLE COAST
LIFESTYLE PROPERTIES

THE DRAWINGS AND INFORMATION CONTAINED ARE PROPERTY OF BELLE COAST GROUP, INC. THE USE OF THIS INFORMATION IS RESTRICTED TO AUTHORIZED PARTIES ONLY FULL OR PARTIAL REPRODUCTION OF THIS MATERIALS REQUIRES WRITTEN CONSENT OF ITS OWNER AND SHOULD BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

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



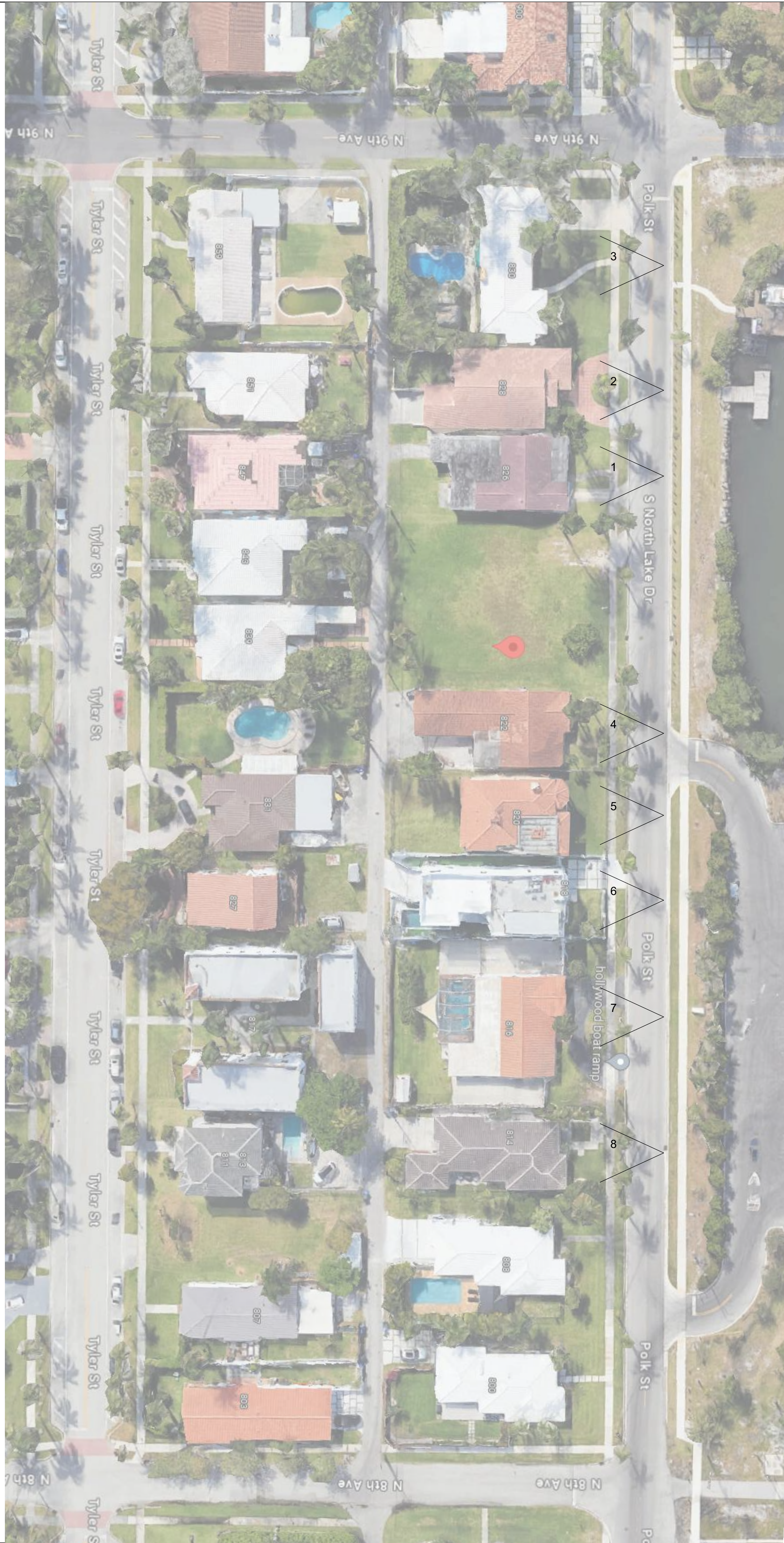
4 822 S NORTH LAKE DR, HOLLYWOOD, FL 33019
NTS



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



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



BELLE COAST

LIFESTYLE PROPERTIES

THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

NEIGHBORS PHOTOGRAPHY

SP-2

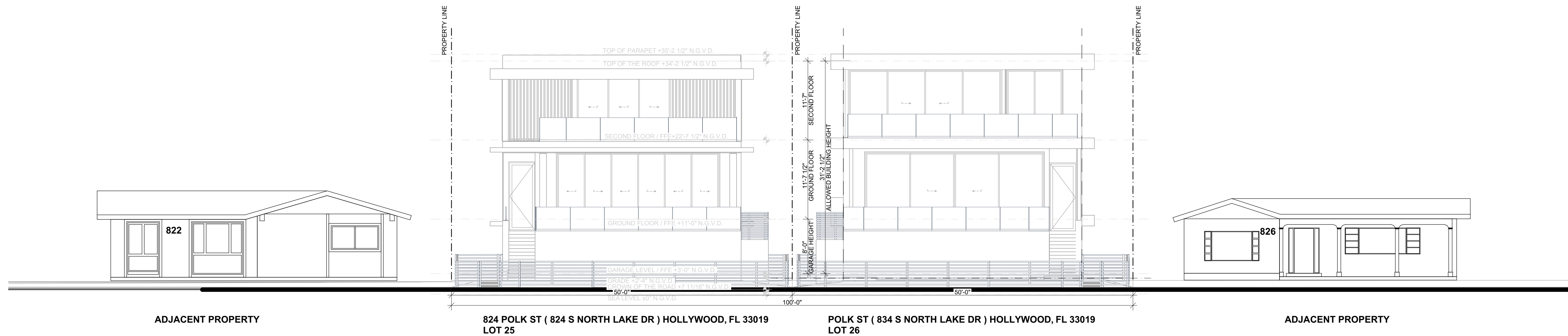
DRAWN BY:

B.C.



1 SOUTH-EAST - RENDER

2 SOUTH-WEST - RENDER



BELLE COAST

LIFESTYLE PROPERTIES

THE DRAWINGS AND INFORMATION CONTAINED ARE PROPERTY OF BELLE COAST GROUP, INC. THE USE OF THIS INFORMATION IS RESTRICTED TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL REPRODUCTION OF THIS MATERIALS REQUIRES WRITTEN CONSENT OF ITS OWNER AND SHOULD BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION	

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

STREET PROFILE VIEW

SP-3

DRAWN BY: B.C.

THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

STREET VIEW

SP-3.1

DRAWN BY:

B.C.



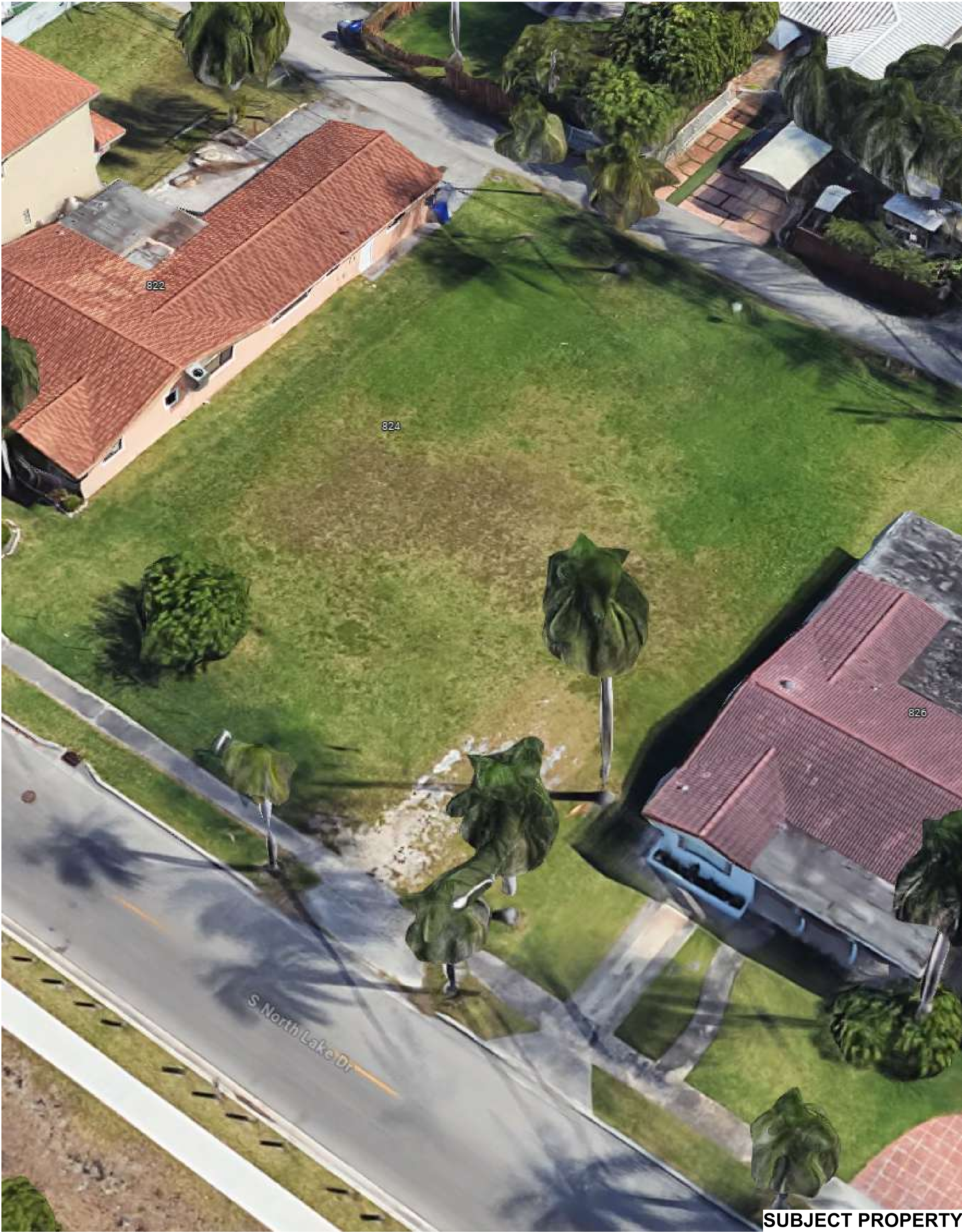
822 POLK STREET

824 POLK STREET

834 POLK STREET

826 POLK STREET

STREET VIEW ALONG POLK STREET



THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

SUBJECT PROPERTY

SP-4

DRAWN BY:

B.C.

THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

(786) 218-3072

PROJECT:

DATE: 1/14/2025

REVISION

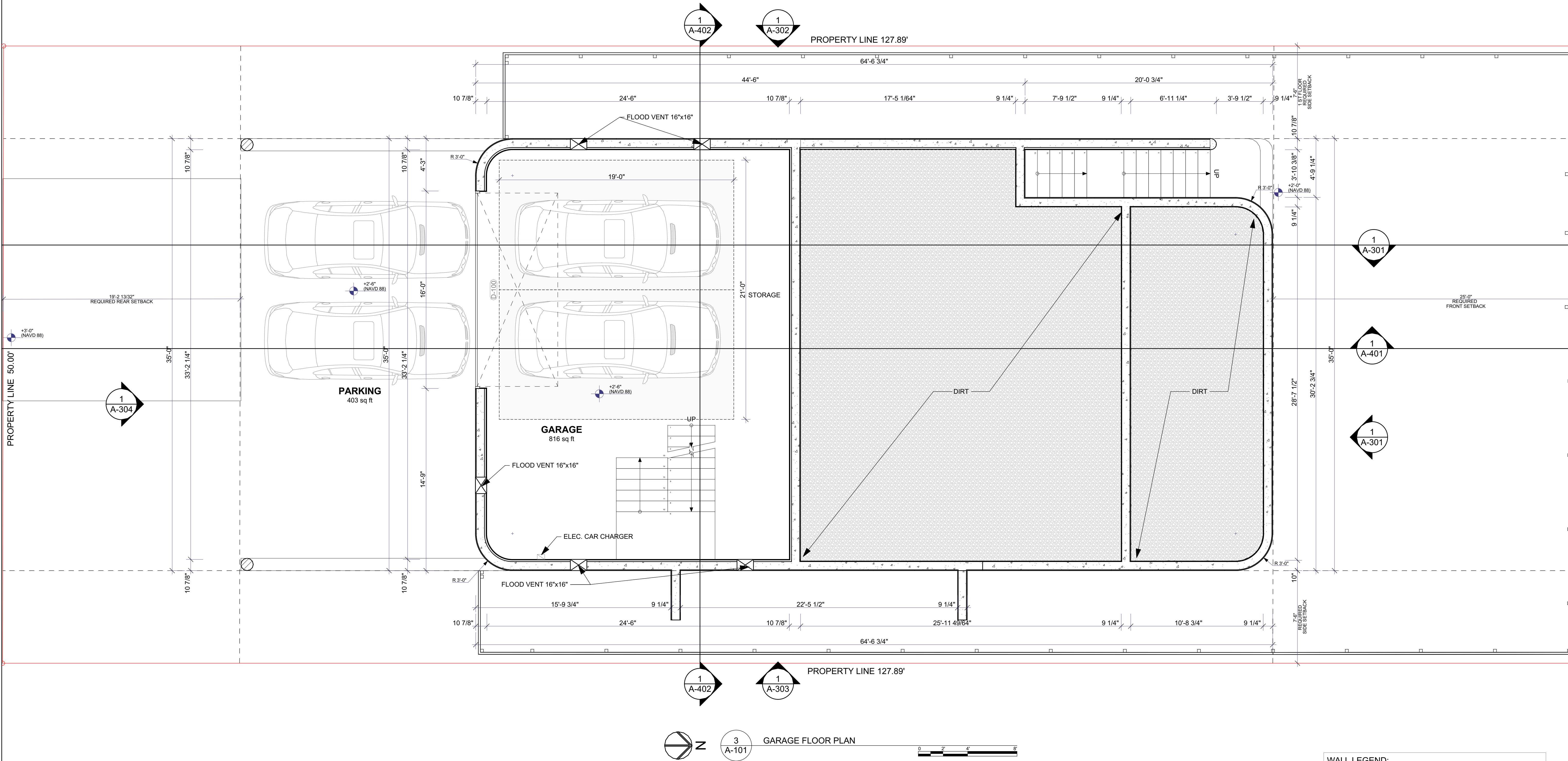
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

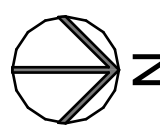
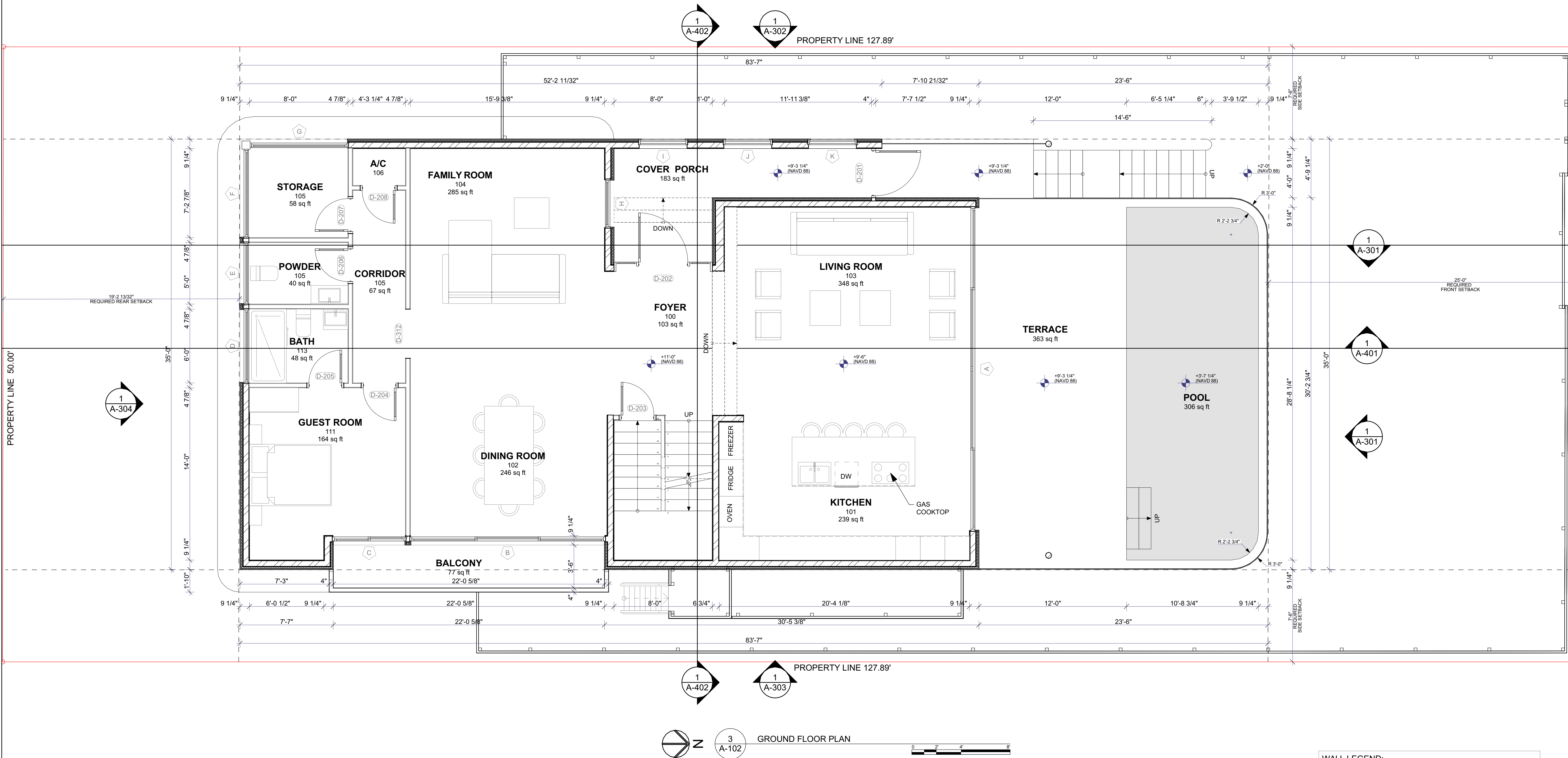
GARAGE FLOOR
PLAN

A-101

DRAWN BY: B.C.

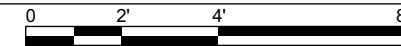


WALL LEGEND:	
	- EXTERIOR WALL
	- INTERIOR WALL
	- RETAINING WALL
	- INTERIOR WALL
	- STRUCTURAL WALL



3
A-102

GROUND FLOOR PLAN



WALL LEGEND:

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

THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

(786) 218-3072

PROJECT:

DATE: 1/14/2025

REVISION

DATE:
DRAFTED BY:
SCALE:

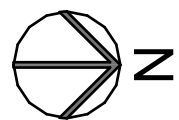
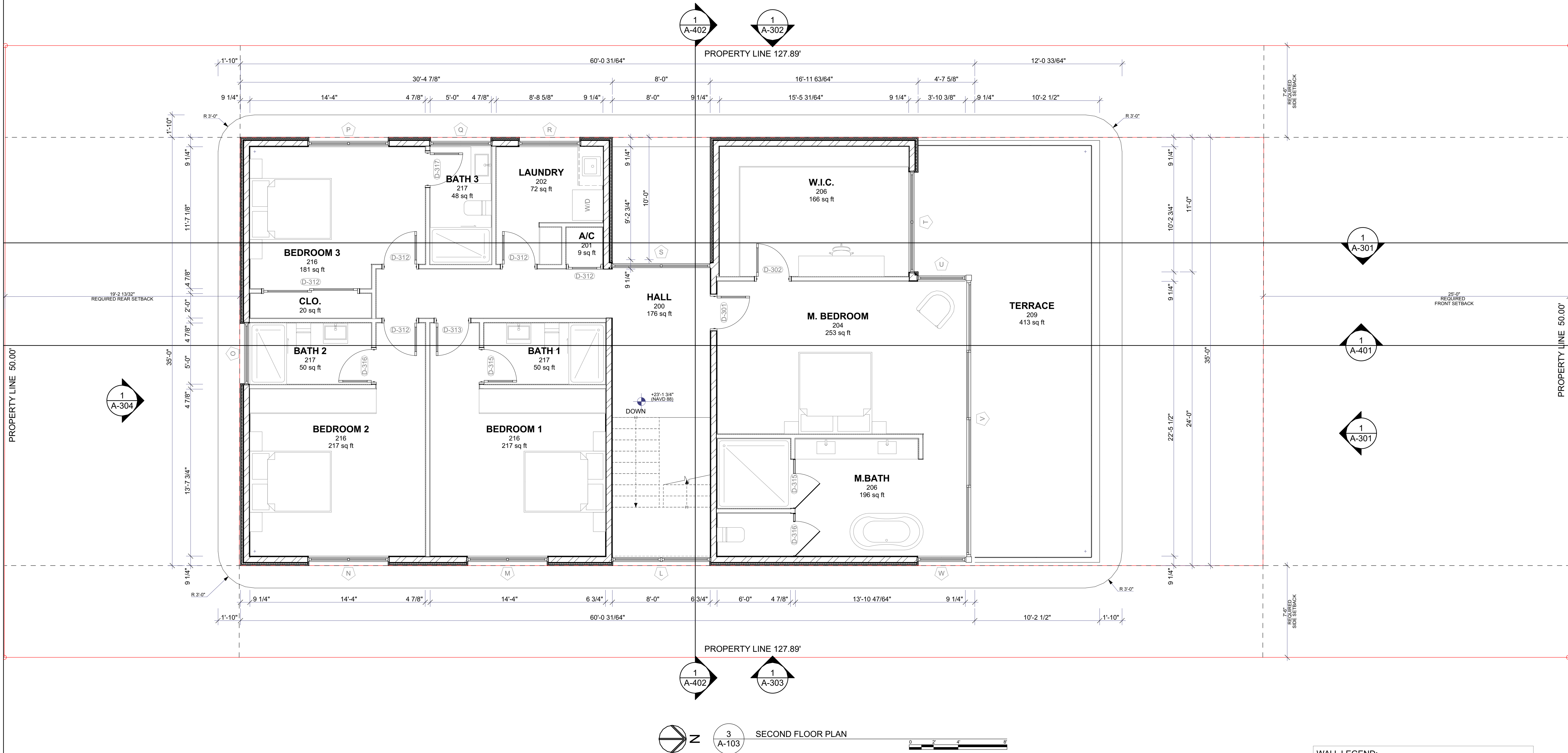
CONSULTANTS:

SECOND FLOOR
PLAN

A-103

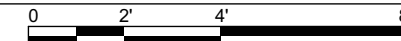
DRAWN BY:

B.C.



3
A-103

SECOND FLOOR PLAN



WALL LEGEND:

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

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellicoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

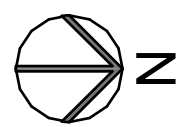
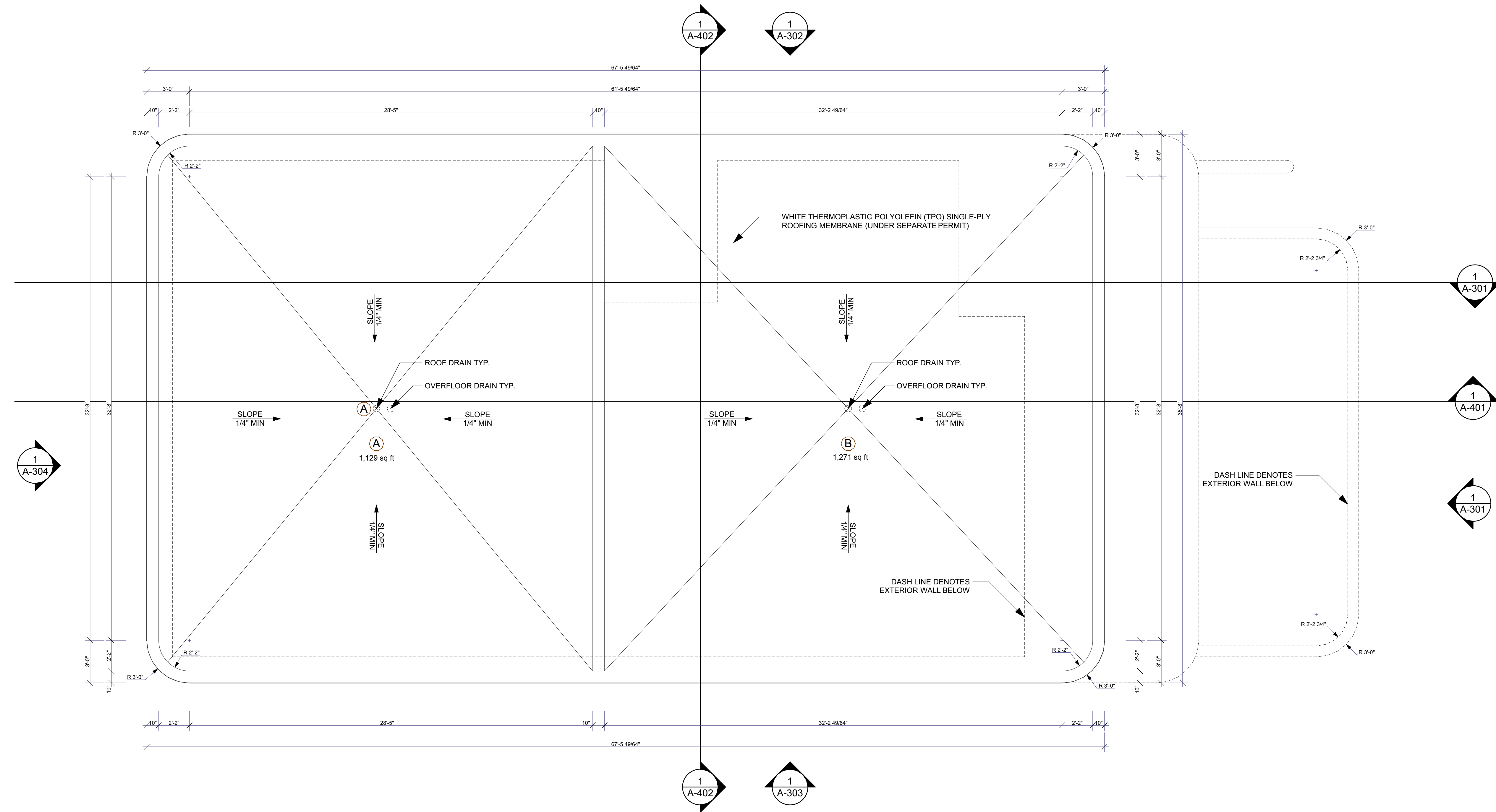
CONSULTANTS:

ROOF PLAN

A-104

DRAWN BY:

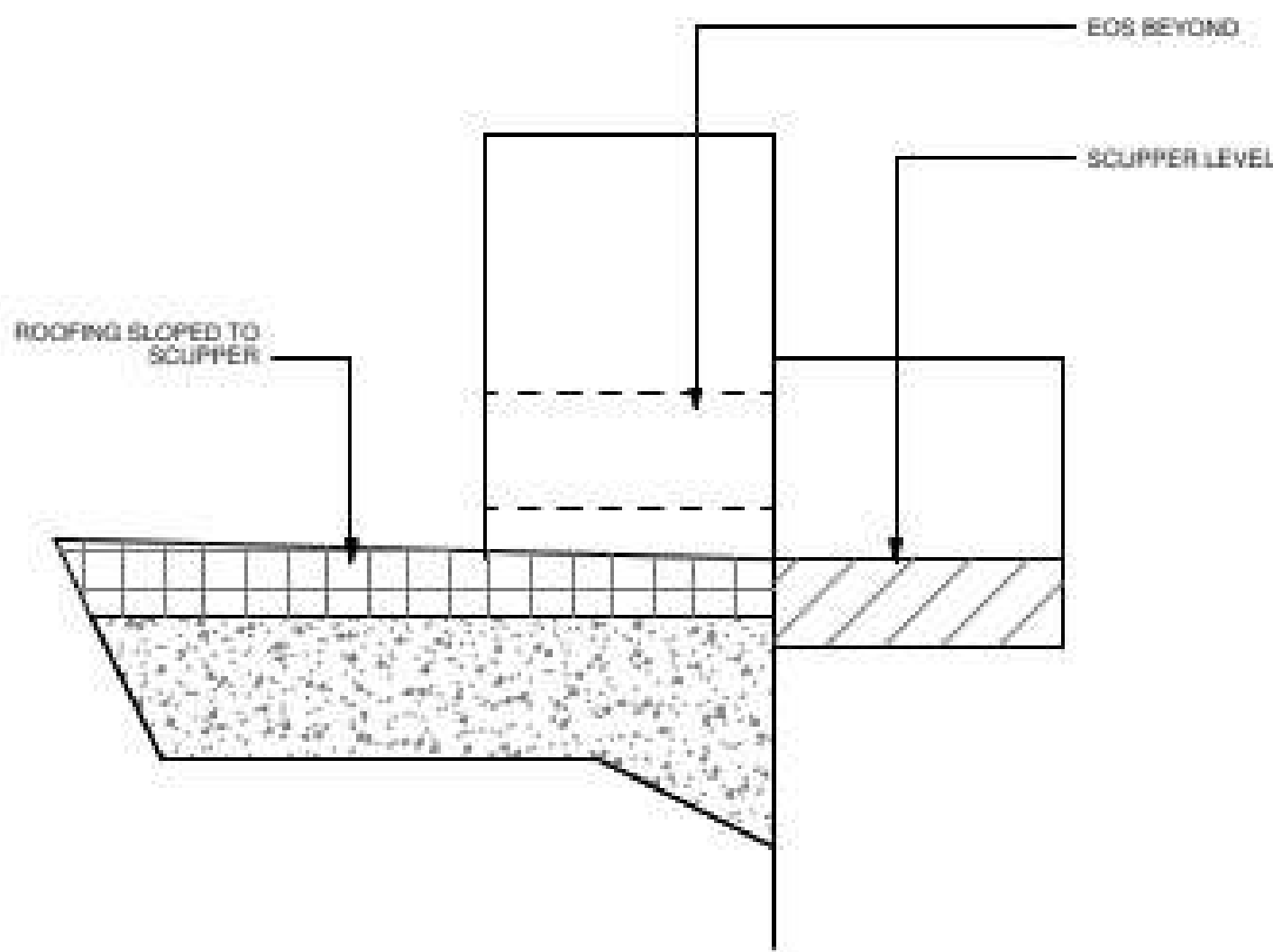
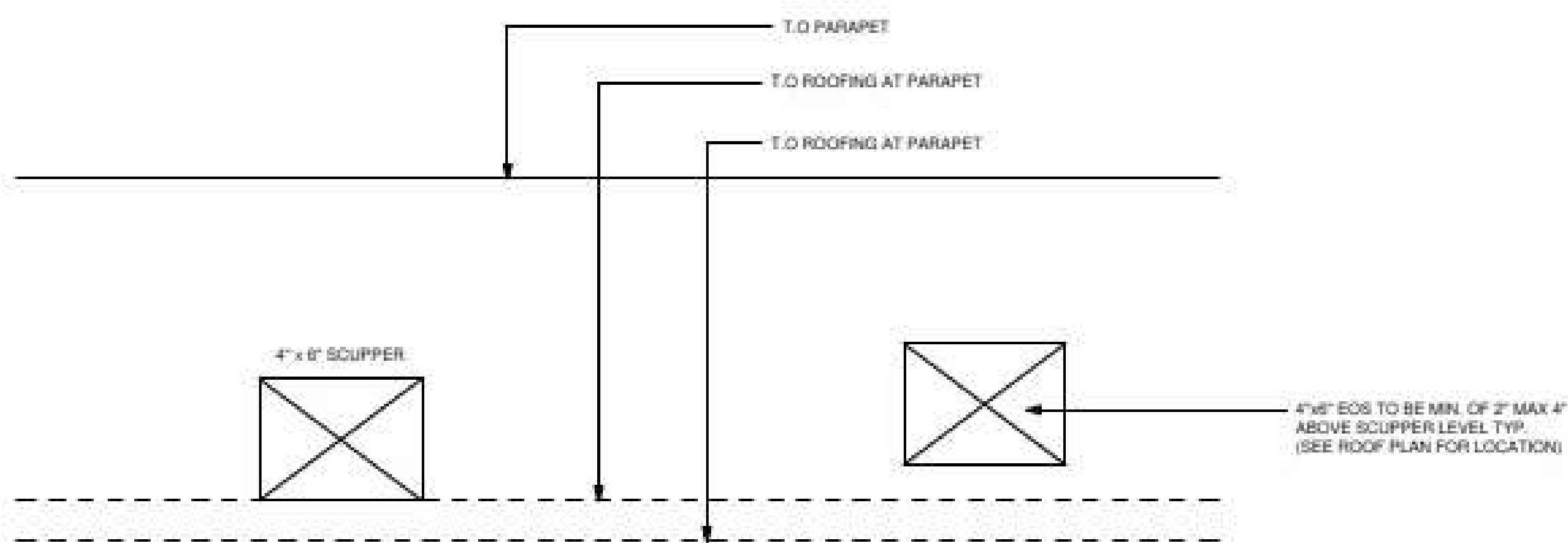
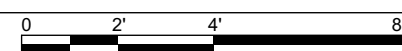
B.C.



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:

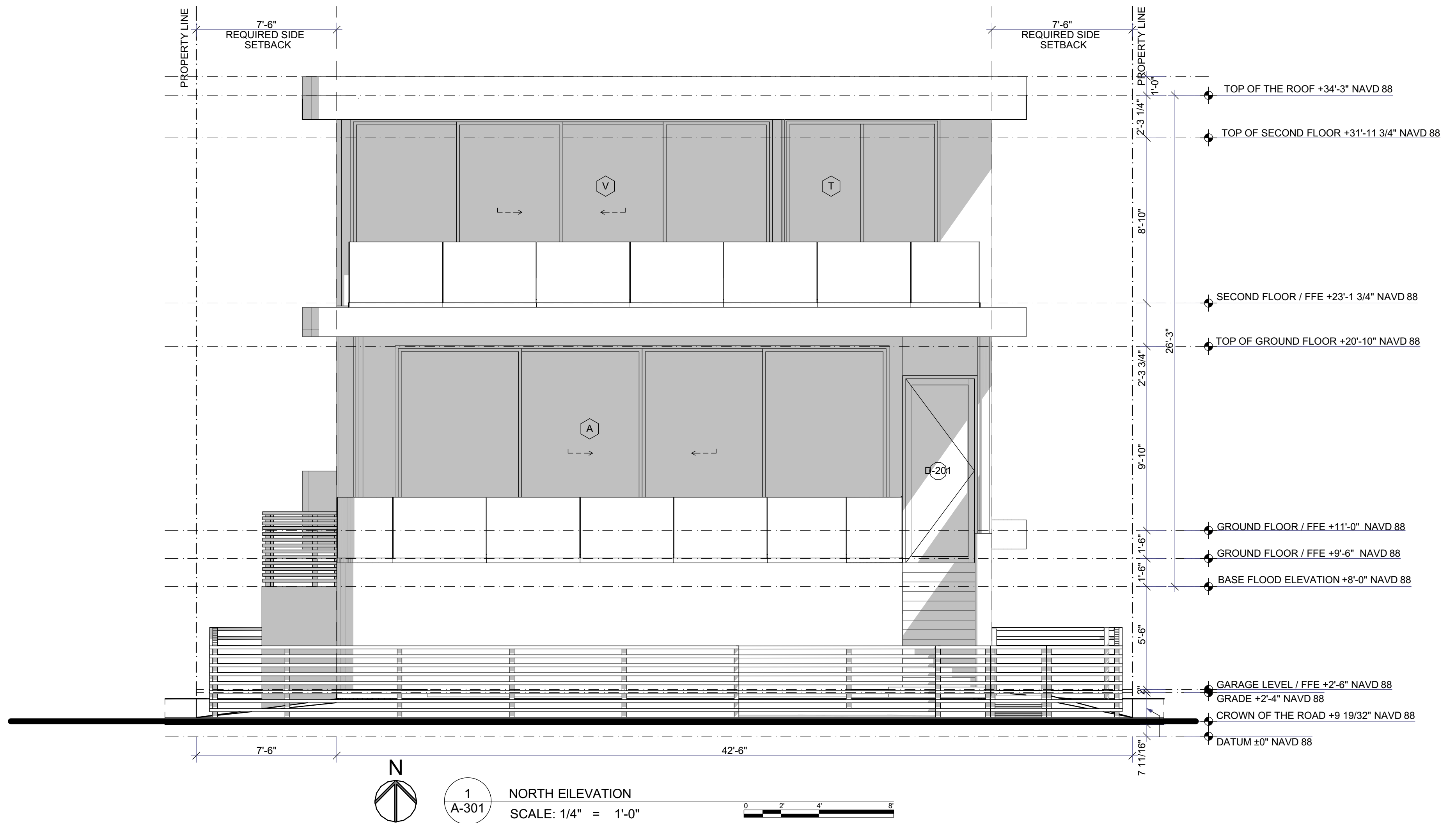
ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE AS PER ASCS 4.6.

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



THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

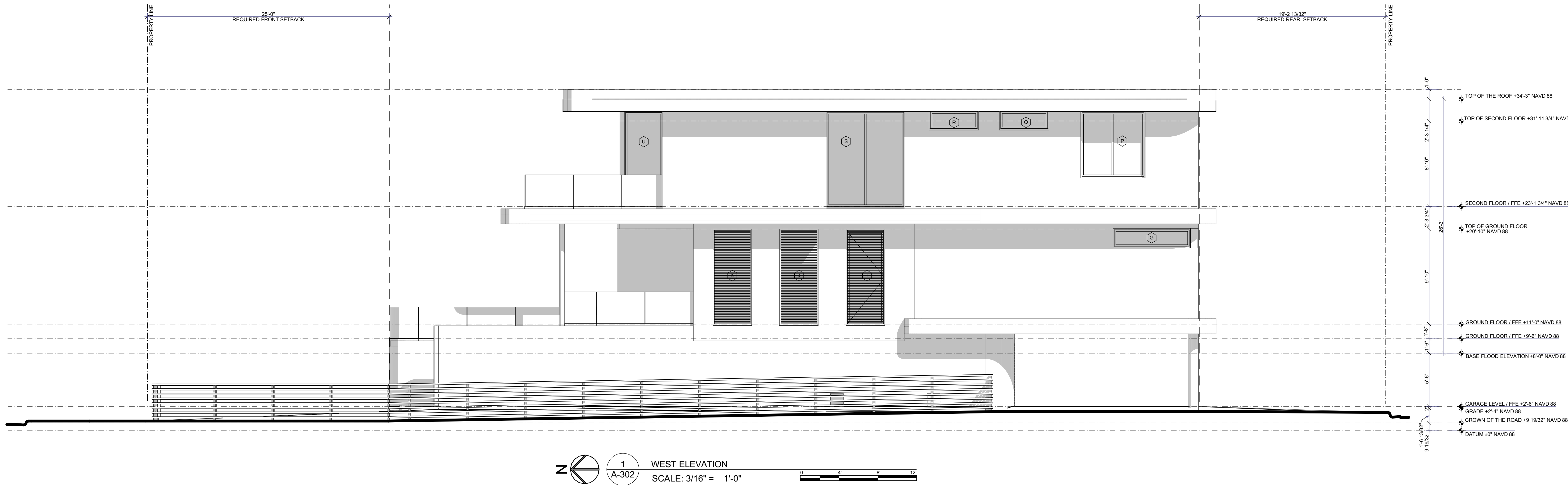
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

WEST ELEVATION

A-302

DRAWN BY: B.C.



THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

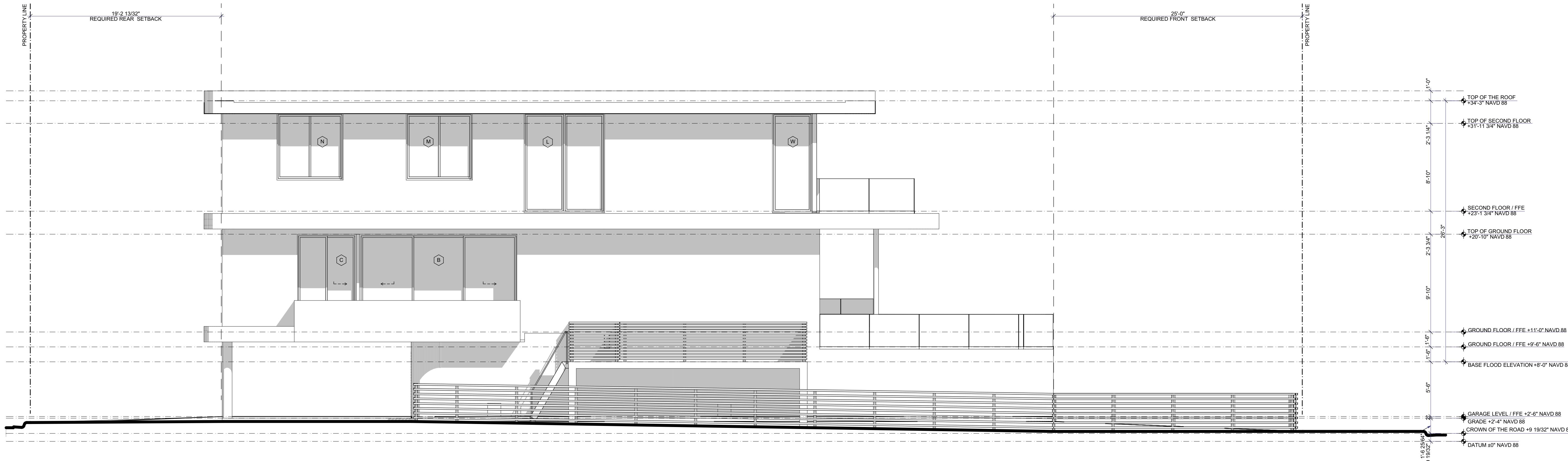
DATE:
DRAFTED BY:
SCALE:

CONSULTANTS:

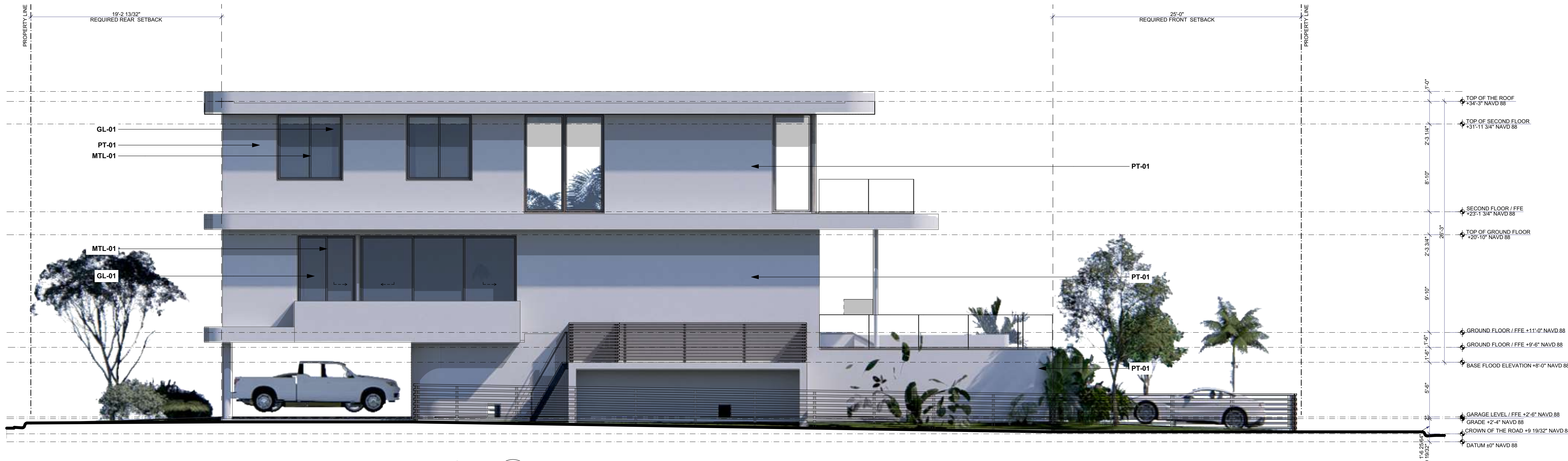
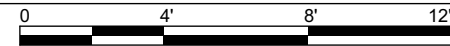
EAST ELEVATION

A-303

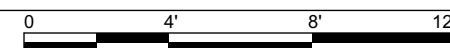
DRAWN BY: B.C.



1 EAST ELEVATION
SCALE: 3/16\"/>



2 EAST COLORED ELEVATION
SCALE: 3/16\"/>



THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:
DRAFTED BY:
SCALE:

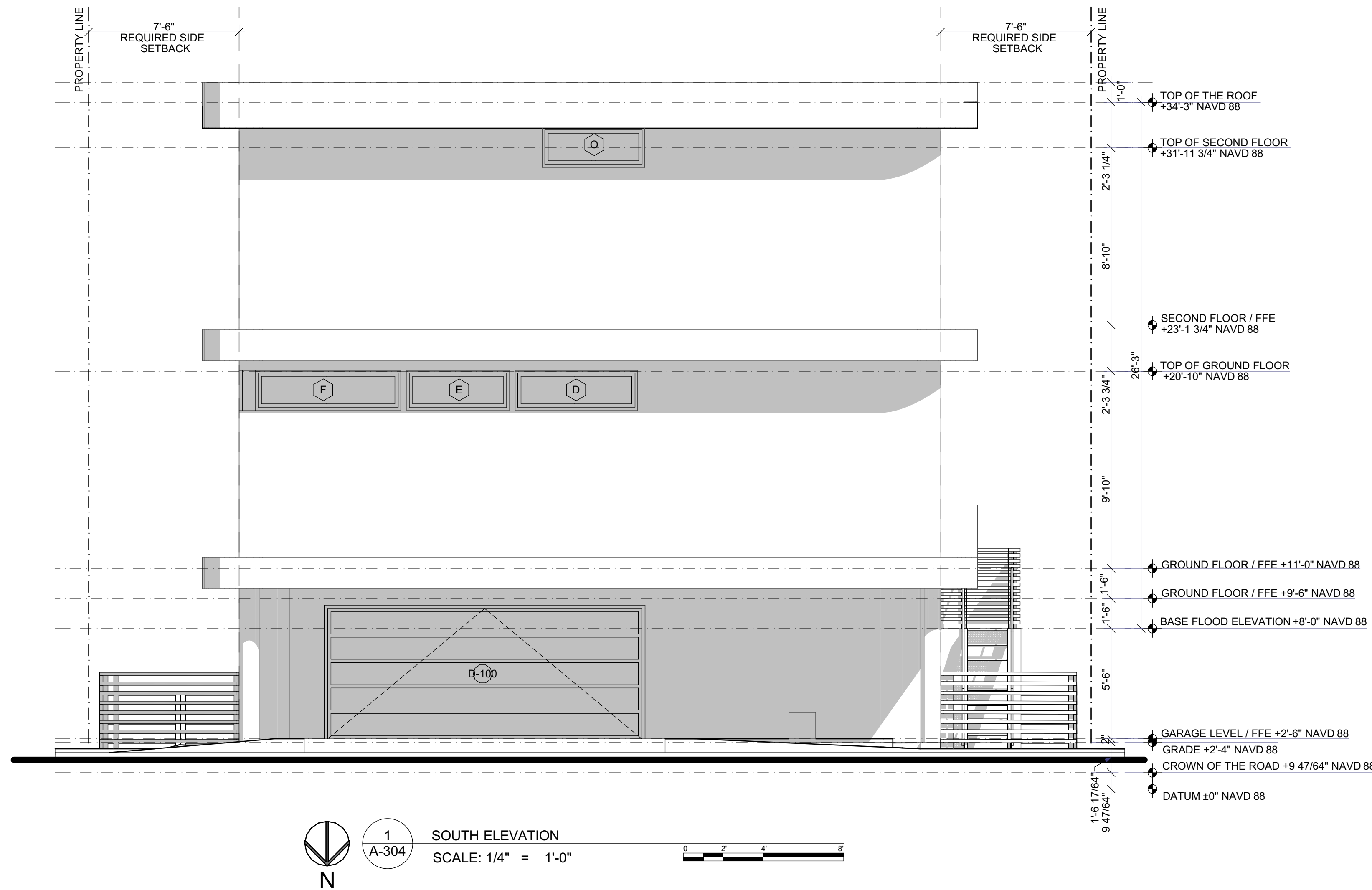
CONSULTANTS:

SOUTH ELEVATION

A-304

DRAWN BY:

B.C.



THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellearcoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

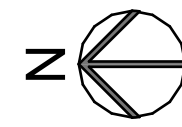
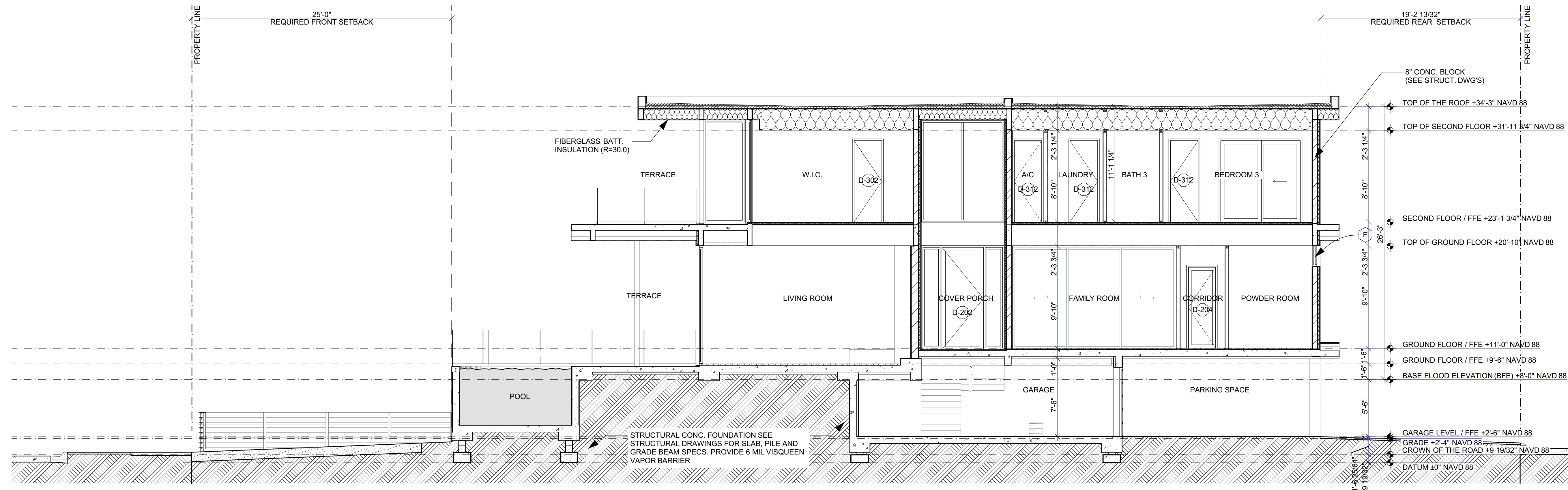
CONSULTANTS:

SECTION VIEWS

A-401

DRAWN BY:

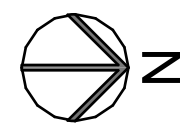
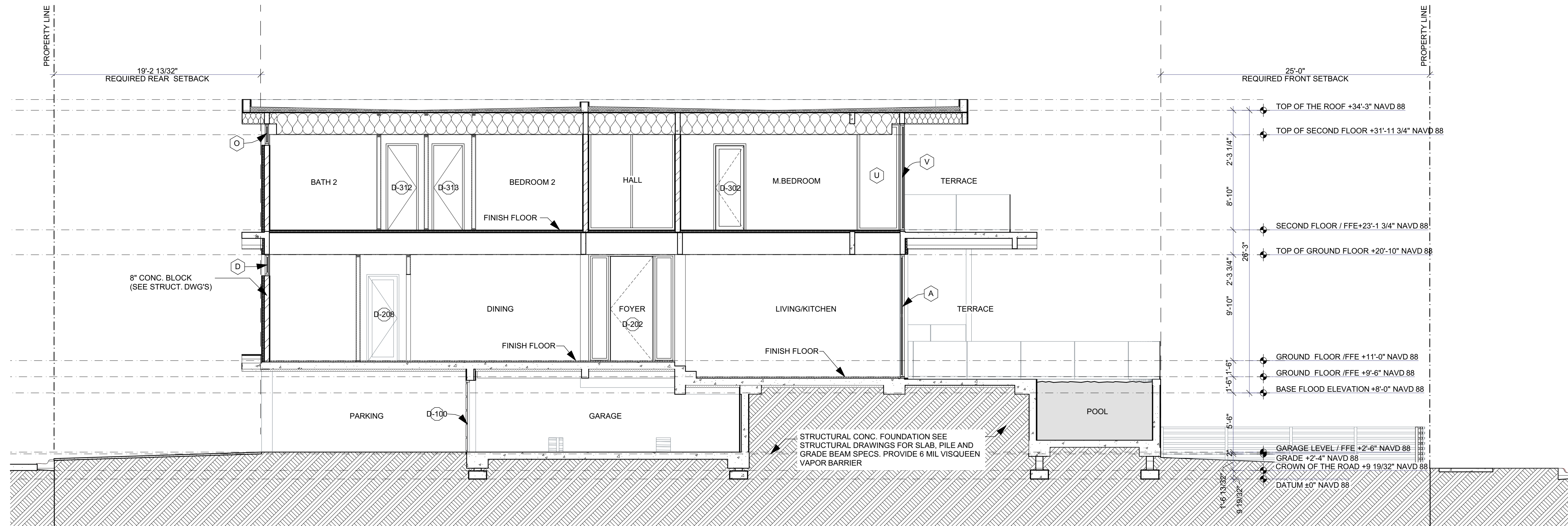
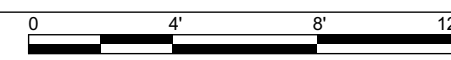
B.C.



2
A-401

BUILDING SECTION A

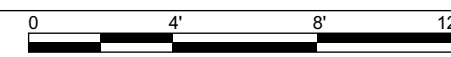
SCALE: 3/16" = 1'-0"



1
A-401

BUILDING SECTION C

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



THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

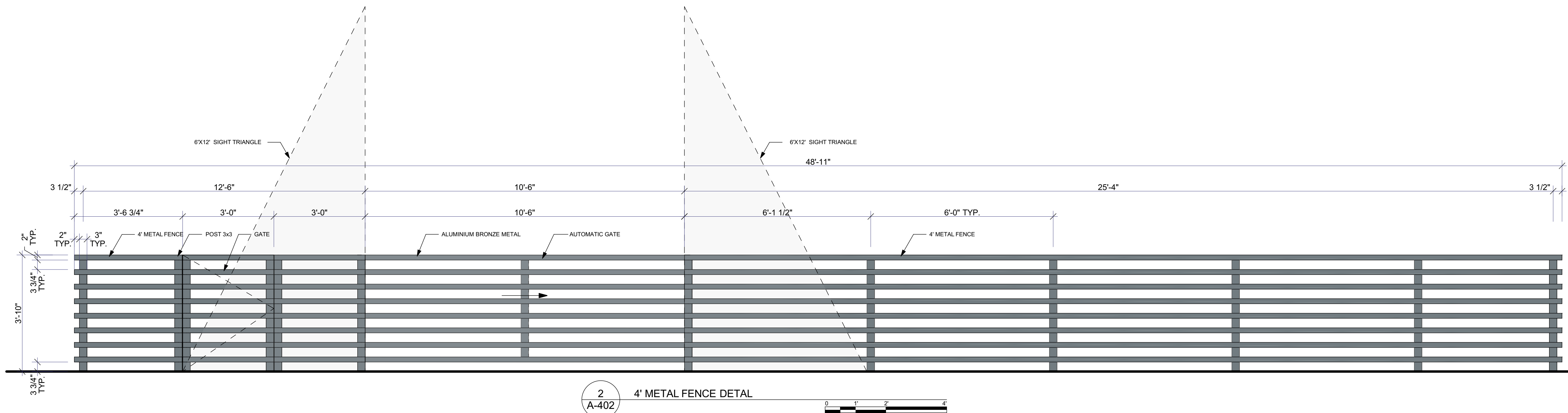
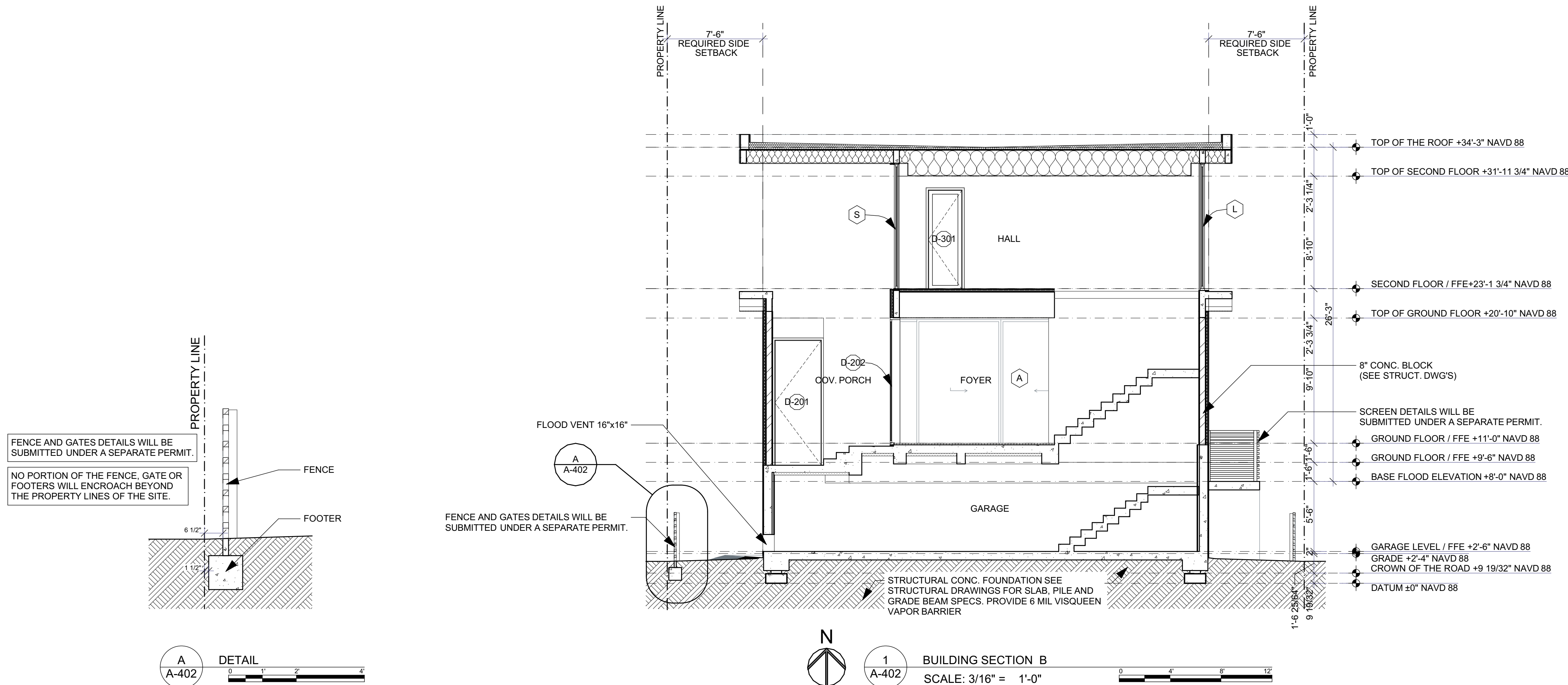
CONSULTANTS:

SECTION VIEW

A-402

DRAWN BY:

B.C.





THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

RENDERINGS

A-501

DRAWN BY:

B.C.



THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF BELLE COAST GROUP, INC.
THE USE OF THIS INFORMATION IS RESTRICTED
TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL
REPRODUCTION OF THIS MATERIALS REQUIRES
WRITTEN CONSENT OF ITS OWNER AND SHOULD
BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

RENDERINGS

A-502

DRAWN BY:

B.C.



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.



THE DRAWINGS AND INFORMATION CONTAINED ARE PROPERTY OF BELLE COAST GROUP, INC. THE USE OF THIS INFORMATION IS RESTRICTED TO AUTHORIZED PARTIES ONLY. FULL OR PARTIAL REPRODUCTION OF THIS MATERIALS REQUIRES WRITTEN CONSENT OF ITS OWNER AND SHOULD BE RETURNED WHEN REQUESTED.

BELLE COAST GROUP, Inc.

1025 92nd St #701
Bay Harbor Islands, FL 33154
andreu@bellectoast.com
(786) 218-3072

PROJECT:

834 POLK ST
HOLLYWOOD, FL 33019

FOLIO NUMBER: 514214024271

DATE: 1/14/2025

REVISION

DATE:

DRAFTED BY:

SCALE:

CONSULTANTS:

MID-CENTURY
MODERN
INSPIRATIONS

A-504

DRAWN BY:

B.C.