

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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: SEP. 4, 2020

Location Address: 2718/20, 2723, 2742, 2741 POLK STREET

Lot(s): 11, 13 & 10, 12 Block(s): 31 & 32 Subdivision: LITTLE RANCHES

Folio Number(s): 5142-1602-3350, ...-3370, ...-3590, ...-3630

Zoning Classification: TRANS CORE TC-1 Land Use Classification: REG ACT CENTER - RAC

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 5

Is the request the result of a violation notice? () Yes (X) 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): NA

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

Explanation of Request: PROPOSE CONSTRUCTING 2 - 45 UNIT APT PROJECTS (ALL 1 BEDROOM) WITH PARKING

Number of units/rooms: 2 - 45 UNIT = 90 U. Sq Ft: _____

Value of Improvement: \$8 MILL. Estimated Date of Completion: 15 MO. AFTER PERMIT

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: S&B ENT, LLC SUNNY ISLES BCH,
Address of Property Owner: 17555 COLLINS AVE, STE 1606 FL 33160
Telephone: 917 912-0851 Fax: NA Email Address: benz1018@gmail.com

Name of Consultant/Representative/Tenant (circle one): TOM BENEDICT, ARCHITECT
Address: 1525 NW 3 ST #1, DRFLD BCH, FL 33442 Telephone: 954 570-9500
Fax: 954 570-9550 Email Address: tom@tkbg.net

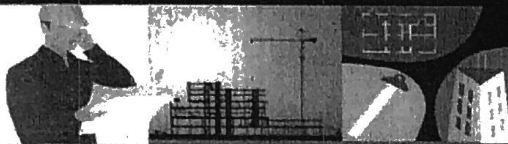
Date of Purchase: NOV. 2019 Is there an option to purchase the Property? Yes () No (X)
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

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. 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: _____

Date: 9/8/2020

PRINT NAME: _____

Date: _____

Signature of Consultant/Representative: _____

Date: 9-8-2020

PRINT NAME: THOMAS BENEDICT, ARCH.

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 Zoning approval to my property, which is hereby made by me or I am hereby authorizing Thomas Benedict to be my legal representative before the Board/committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 8 day of Sept, 2020

Notary Public
State of Florida



LIRIDA MIRABAL
Commission # GG 258211
Expires January 12, 2023
Bonded Thru Budget Notary Services

Ben Rasabi

Signature of Current Owner

Ben Rasabi

Print Name

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☒ Produced Identification R210-079-54-378-0



Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 8738741

Customer Reference Number O&E R2

Addressee:

Concorde Land Title Services, Inc.

134 S. Dixie Highway Suite 100

Hallandale Beach, FL 33009

305-356-8403 Ext.201

786-899-2720

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Broward County, Florida, ("Public Records"), from 04/24/1980, through 08/20/2020 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel 1

Lot 11, Less than South 7 .5 feet, Block 31, An Amended Plat of Hollywood Little Ranches, according to the map or plat thereof, as recorded in Plat Book I, Page(s) 26, of the Public Records of Broward County, Florida.

Parcel 2

The West 1/2 of Lot 12, in Block 32, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

S&B Ent LLC, a Florida limited liability company, by virtue of the Warranty Deed recorded under Clerk's File Number 116065940, of the Public Records of Broward County, Florida. (Parcel 1).

S&B ENT LLC, a Florida limited liability company, by virtue of the Warranty Deed recorded under Clerk's File Number 116534420, of the Public Records of Broward County, Florida. (Parcel 2).

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. There are no liens or mortgages of record as to parcel 1 and 2.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This

Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

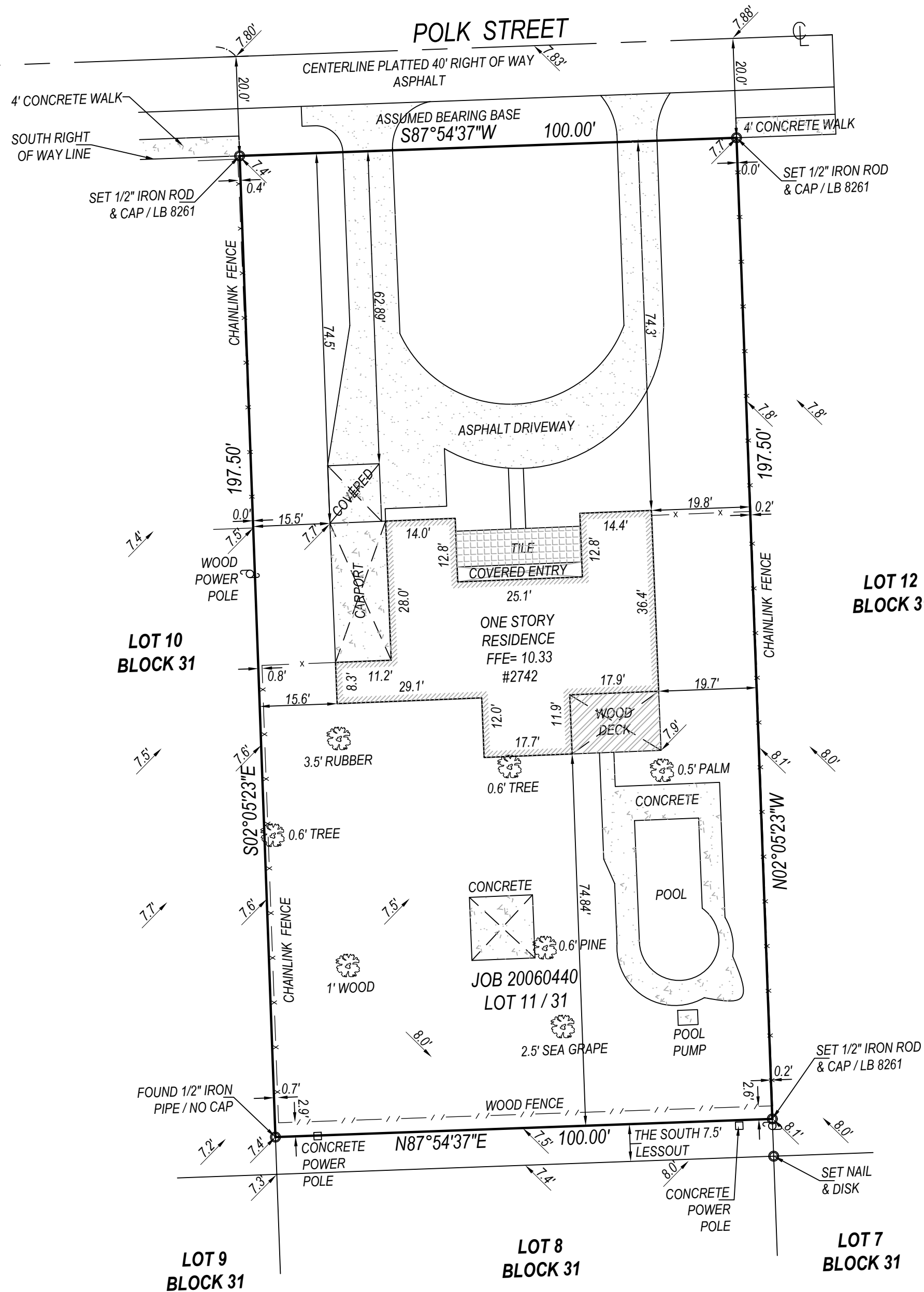
This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fidelity National Title Insurance Company

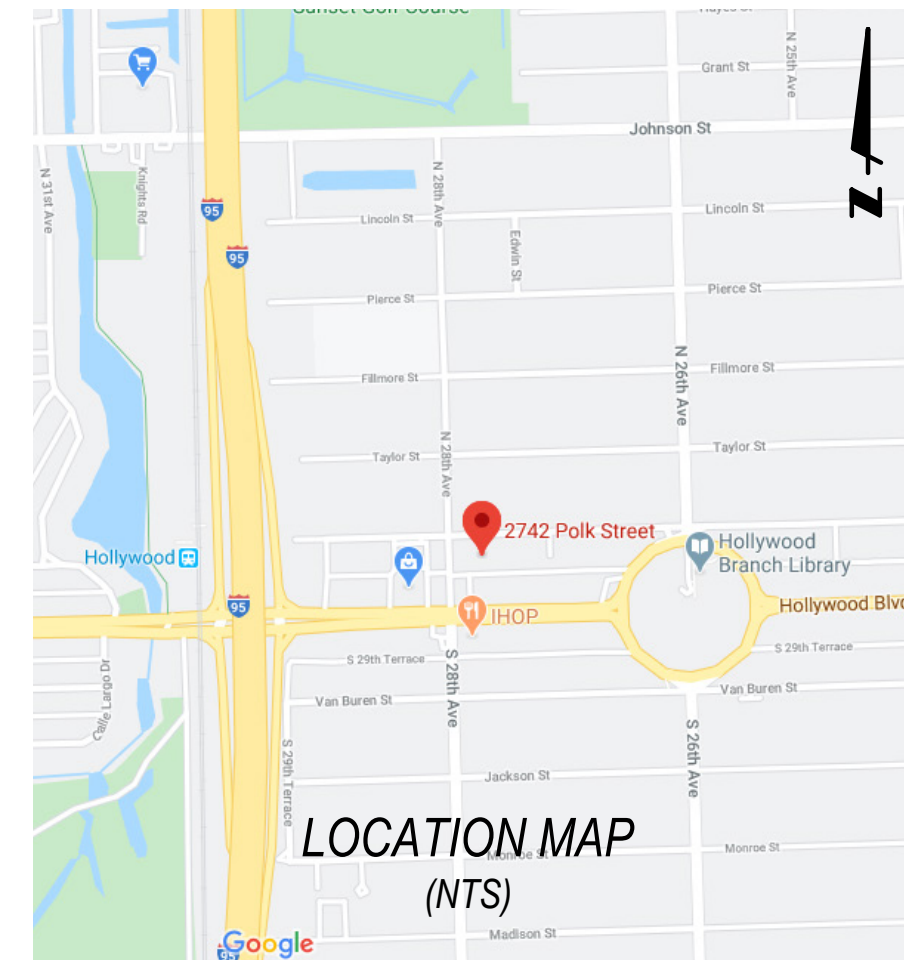
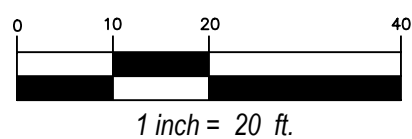
Juan Montalvo

Juan Montalvo

N 28th AVENUE



GRAPHIC SCALE



PROPERTY ADDRESS:
2742 POLK STREET
HOLLYWOOD FLORIDA 33020

FLOOD ZONE: "AH"9"
PANEL NO: 12011C 0568H
DATE: AUGUST 18, 2014

CERTIFIED TO:
1. S&B ENT LLC

LEGAL DESCRIPTION:
LOT 11, LESS THAN SOUTH 7.5 FEET, BLOCK 31, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
8. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

TITLE REVIEW:
A REVIEW OF THE TITLE REPORT BY CONCORDE LAND TITLE SERVICES DATED OCTOBER 2, 2019 WAS PERFORMED BY THIS OFFICE. EXCEPTIONS CONTAINED THEREIN ARE AS FOLLOWS:
EXCEPTION 2, IF PROVIDED AND OR FOUND IN THE FIELD, ALL ITEMS HAVE BEEN DEPICTED.
EXCEPTIONS 1,3-7 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED.
NO SCHEDULE B-II IS INCLUDED IN THE TITLE REPORT PROVIDED FOR REVIEW.

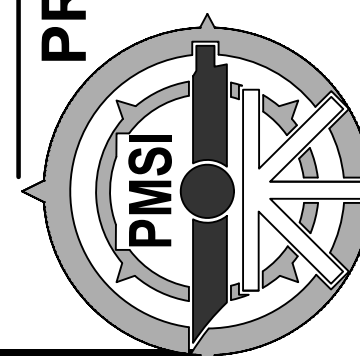
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a),7(b)(1), 7(c),8,9,11(a),14,16,17, AND 18 OF TABLE 'A' THEREOF.

SIGNED: 
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

DATE: 08-28-20

ALTANSPS LAND
TITLE AND
TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN
SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

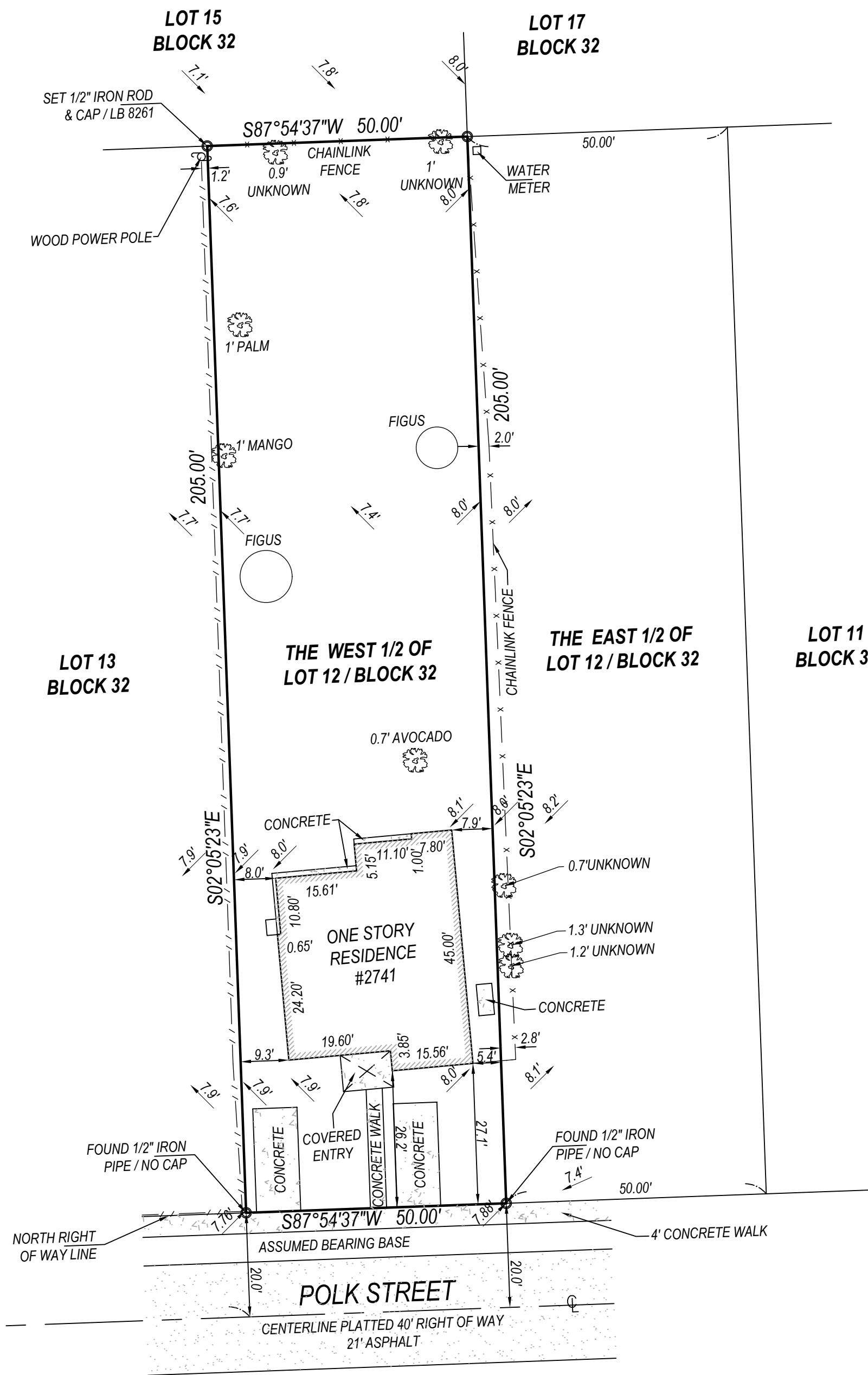
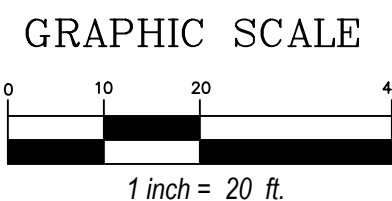


CD DRAFT
JPM/DS FIELD
BOUNDARY SURVEY PURPOSE
S20060440 JOB#
07-07-20 DATE

NORTH 28th AVENUE



1"=20'



PROPERTY ADDRESS:
2741 POLK STREET
HOLLYWOOD FLORIDA 33020

FLOOD ZONE: "AH" 9'
PANEL NO: 12011C 0568H
DATE: AUGUST 18, 2014

CERTIFIED TO:
1. JOSE PENÄ

LEGAL DESCRIPTION:
THE WEST 1/2 OF LOT 12, IN BLOCK 32, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

TITLE REVIEW:
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EXCEPTION 2, PLAT BOOK 1, PAGE 26, ALL PLOTTABLE MATTERS OF PLAT AFFECTING SUBJECT PROPERTY ARE DEPICTED.
EXCEPTIONS 1,3-7 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED.
NO SCHEDULE B-II IS INCLUDED IN THE TITLE REPORT PROVIDED FOR REVIEW.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a),7(b)(1), 7(c),8,9,11(a),14,16,17, AND 18 OF TABLE 'A' THEREOF.

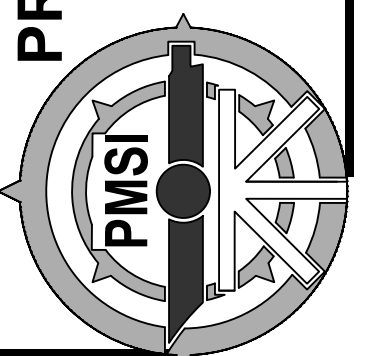
SIGNED: 
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

DATE: 08-28-20

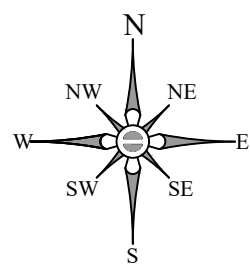
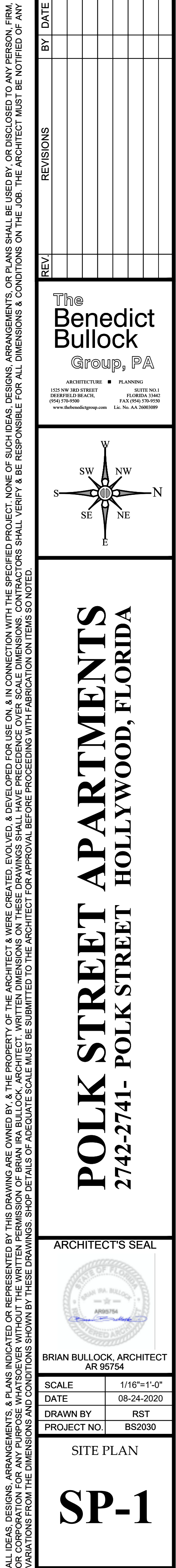
PRINCIPAL MERIDIAN

ALTA/NSPS LAND
TITLE AND
TOPOGRAPHIC SURVEY

SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764



07-13-20 DATE
CD DRAFT
JPM FIELD
BOUNDARY SURVEY PURPOSE
S20080439 JOB#



<u>LEGAL DESCRIPTION</u>	
2741	THE WEST OF 1/2 LOT 12, IN BLOCK 32 OF HOLLYWOOD LITTLE RANCHES ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2742	LOT 11 LESS THE SOUTH 7.5 FEET THERE OF, BLOCK 31, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OCCUPANCY : R2 CONSTRUCTION : TYPE Va
SPRINKLERED

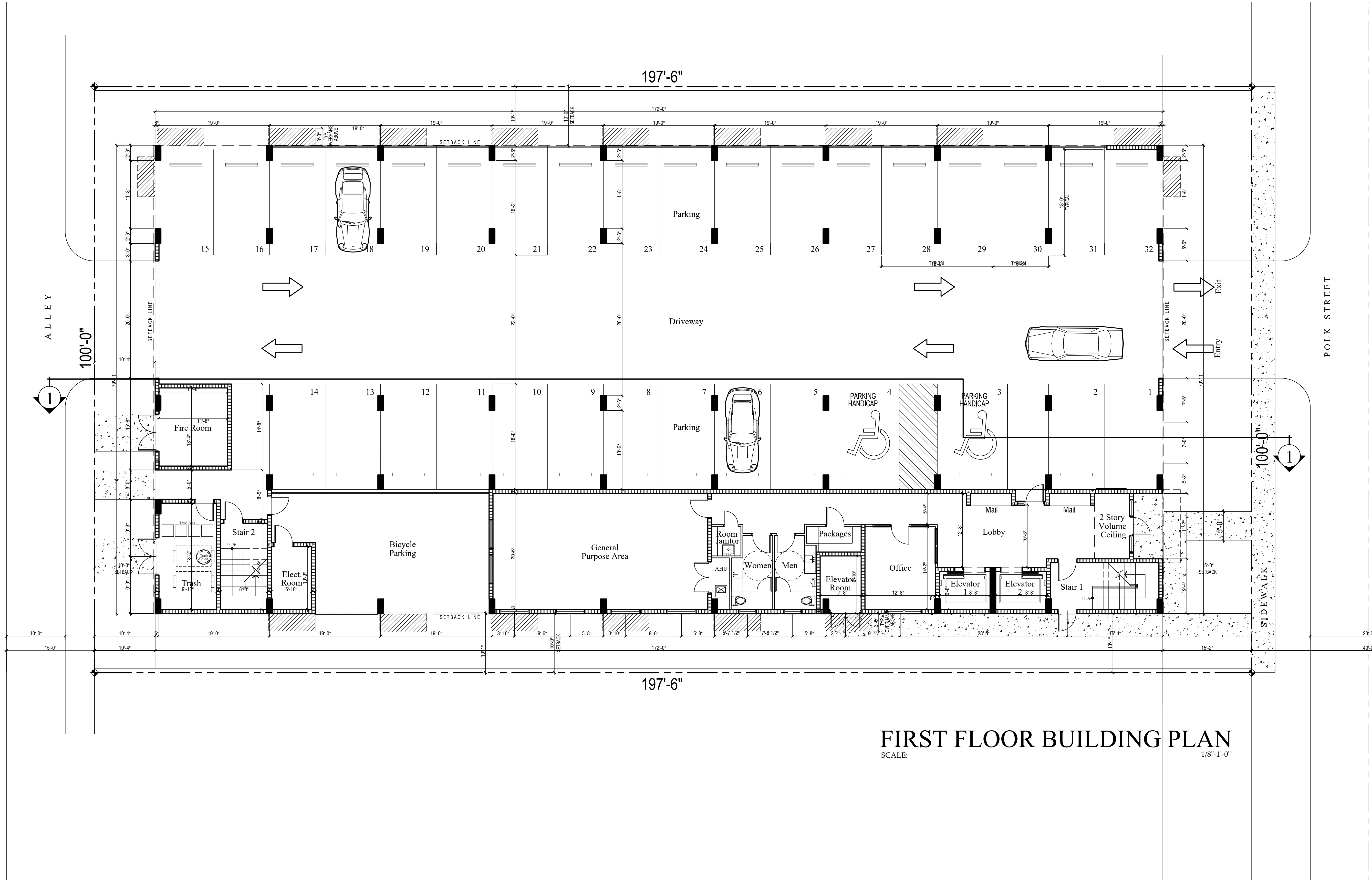
CODES AND REFERENCES :

* THE FLORIDA BUILDING CODE, 2017 EDITION*

INDEX OF DRAWINGS

SP-1	SITE PLAN & LOCATION MAP
A-1	FIRST FLOOR BUILDING PLAN
A-2	TYPICAL FLOOR 2ND THRU 4TH BUILDING PLAN
A-3	ROOF POOL DECK PLAN
A-4	ELEVATIONS
A-5	ELEVATION & SECTION

ZONING INFORMATION			
	REMARKS	REQUIRED/ALLOWED	PROVIDED
ZONE	TC-1		
LAND USE	REGIONAL ACTIVITY CENTER RAC		
LOT SIZE	BLDG. LOT - 197.5'x100', PARKING LOT205' x 50'		
LOT AREA	BLDG. LOT - 197.5' x 100'= 19,750 SQ.FT.		
LOT AREA	PARKING LOT - 205' x 50' = 10,250 SQ.FT.		
TOTAL AREA OF LOTS	30,000 SQ.FT. = 0.69 ACRES		
F.A.R.	30,000 x 1.5 =	45,000 SQ.FT.	42,228 SQ.FT.
FRONT SETBACK		15 Ft. MIN.	15'-2"
SIDE SETBACK		10 Ft. MIN.	10'-1"
REAR SETBACK		10 Ft. MIN.	10'-4"
PERVIOUS & IMPERVIOUS	2742 SEE PLAN		1,078 SQ. FT. PERVIOUS 9,172 SQ.FT. IMPERVIOUS
HEIGHT OF STRUCTURE		50 Ft.	42'-0"
PARKING	50 REGULAR PARKING SPACES + 2 HANDICAP PARKING	GARAGE PARKING (9'-6" x 18'-0") OPEN PARKING (8'-6" x 18'-0")	52 SPACES
LIGHTING LEVEL	MAX. 0.5 FOOT-CANDLE AT ALL PROPERTY LINES		
NO. OF UNITS			45
UNIT SIZE	AIRCONDITIONED SPACE	400 SQ. FT. MIN.	637 SQ. FT.
BALCONY SIZE	END UNITS = 105 SQ. FT. INTERIOR UNITS = 81 SQ. FT.		
AREA TABULATION			
FIRST FLOOR	GARAGE NON-A/C =1,561 SQ.FT. A/C AREA = 2,170 SQ.FT.		13,731 SQ. FT.
TYPICAL FLOOR (2ND THRU 4TH)	A/C AREA = 12,356 SQ.FT. NON A/C AREA = 1,722 SQ.FT		14,078 SQ. FT.
RECREATION LEVEL	A/C AREA = 2,990 SQ.FT ROOF AREA = 13,677 SQ.FT	30% OF ROOF= 4,013 SQ.FT.	3,964 SQ. FT. (29.0%)
TOTAL A/C AREA			42,228 SQ.FT.
TOTAL BUILDING LENGTH			172'-0"
STRUCTURE HEIGHT		50 Ft.	34'-8"

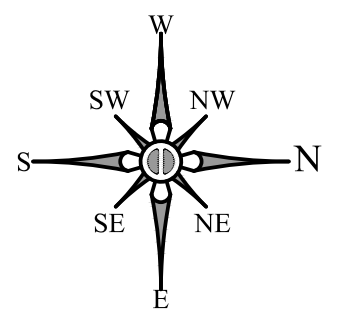


FIRST FLOOR BUILDING PLAN
SCALE: 1/8"=1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR ORGANIZATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REV	REVISIONS	BY	DATE

The Benedict Bullock Group, PA
ARCHITECTURE PLANNING
1521 NW 180 STREET SUITE NO. 1
DORSETT, FL 33428
(850) 570-0500 FAX (850) 570-0550
www.benedictbullockgroup.com Lic. No. AC 20002009



POLK STREET APARTMENTS
2742-2741- POLK STREET HOLLYWOOD, FLORIDA

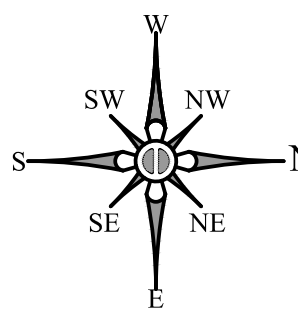
ARCHITECT'S SEAL	
BRIAN BULLOCK, ARCHITECT AR 95754	
SCALE	1/8"=1'-0"
DATE	08-24-2020
DRAWN BY	RST
PROJECT NO.	BS2030

[illegible]

[illegible]

The
**Benedict
Bullock**
Group, PA

1525 NW 3RD STREET SUITE NO.
DEERFIELD BEACH, FLORIDA 334
(954) 570-9500 FAX (954) 570-95
www.theheredictgroup.com Lic. No. AA 2600306



POLK STREET APARTMENTS
2742-2741- POLK STREET HOLLYWOOD, FLORIDA

ARCHITECT'S SEAL

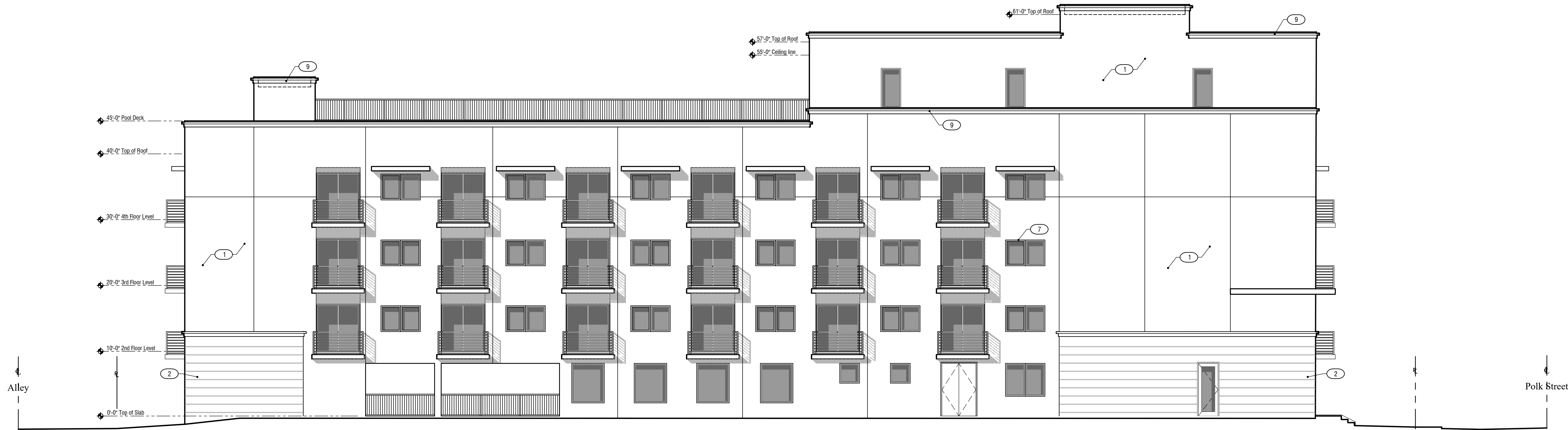


ARIAN BULLOCK, ARCHITECT
AR 95754

SCALE	1/8"=1'-0"
DATE	08-24-2020
DRAWN BY	RST
PROJECT NO.	BS2030

ROOF PLAN

A-3

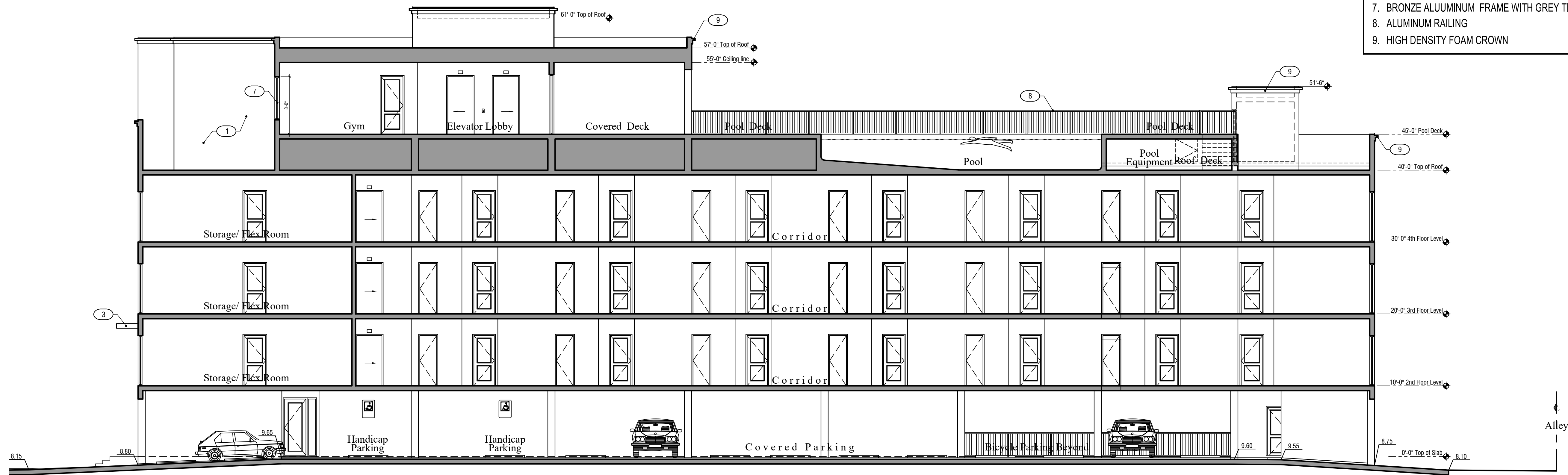


EAST ELEVATION

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

ELEVATION NOTES

1. LIGHT TEXTURE STUCCO
2. HORIZONTAL PORCELAIN TILES
3. CONCRETE EYEBROW
4. VINYL REGLET
5. ALUMINUM FRENCH DOOR WITH SIDELITES
6. STEEL DOOR
7. BRONZE ALUUMINUM FRAME WITH GREY TINT
8. ALUMINUM RAILING
9. HIGH DENSITY FOAM CROWN



SECTION - 1

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

The
Benedict
Bullock
Group, PA

ARCHITECTURE ■ PLANNING
1225 NW 38th STREET
DESIGNED BY ARCHITECTS
(754) 575-0000
www.benedictbullockgroup.com

SUITE 101
FLORIDA 33402
FAX: (754) 575-0000
Lic. No. PA 3809389

POLK STREET APARTMENTS
2742-2741- POLK STREET HOLLYWOOD, FLORIDA

ARCHITECT'S SEAL



BRIAN BULLOCK, ARCHITECT
AR 95754

SCALE 1/8"=1'-0"

DATE 08-24-2020

DRAWN BY RST

PROJECT NO. BS2030

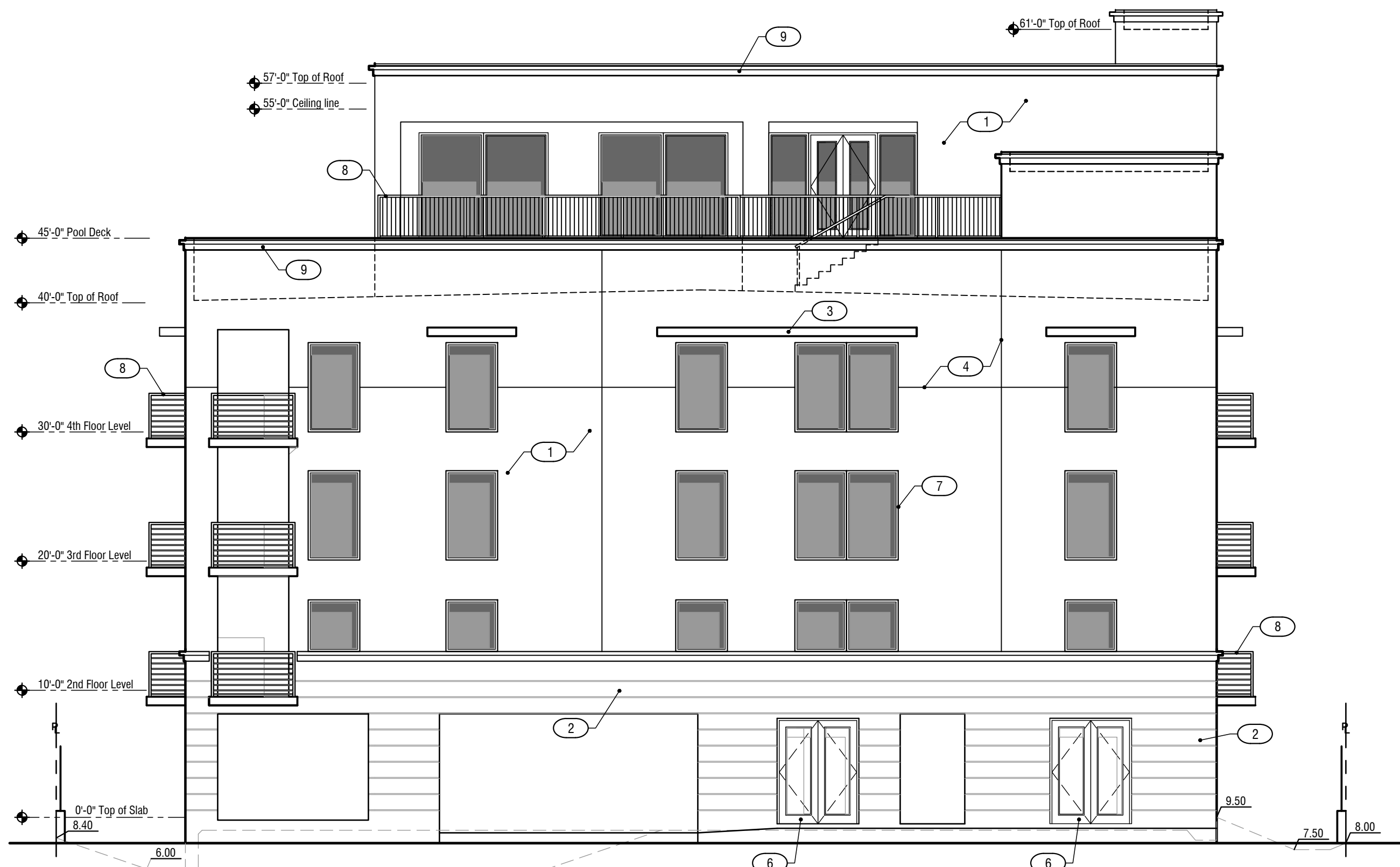
ELEVATION &
SECTION

A-5

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN P. BULLOCK. ARCHITECTS' WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS PRIOR TO PROCEEDING WITH FABRICATION UNLESS SO NOTED.



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



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

- ELEVATION NOTES
- 1. LIGHT TEXTURE STUCCO
 - 2. HORIZONTAL PORCELAIN TILES
 - 3. CONCRETE EYEBROW
 - 4. VINYL REGLET
 - 5. ALUMINUM FRENCH DOOR WITH SIDELITES
 - 6. STEEL DOOR
 - 7. BRONZE ALUMINUM FRAME WITH GREY TINT
 - 8. ALUMINUM RAILING
 - 9. HIGH DENSITY FOAM CROWN



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

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ARCHITECT'S SEAL



BRIAN BULLOCK, ARCHITECT
AR 95754

SCALE

DATE

DRAWN BY

PROJECT NO.

1/8"=1'-0"

08-24-2020

RST

BS2030

ELEVATIONS

A-4

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BY

DATE

REVISIONS

THE BENEDICT BULLOCK GROUP, P.A.

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POLK STREET APARTMENTS

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