

LEGAL DESCRIPTION:
 THE NORTH ONE-HALF LOT 2, BLOCK 1, OF "HOLLYWOOD BEACH", BEING A SUBDIVISION OF LAND AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
 1211B SURF ROAD
 HOLLYWOOD BEACH, FL 33019

SITE INFORMATION/ BUILDING SUMMARY:

- 1)- ZONING: DM-25-HE-C (BROADWAY HISTORIC DISTRICT COMMERCIAL)
- LAND USE DESIGNATION: GENERAL BUSINESS
- 2)- SETBACKS: 1.75M SQUARE FEET
- 3)- PARKING: 0 SPACES RETAIL/RESTAURANT, 2 SPACES RESIDENTIAL
- 4)- SETBACKS:

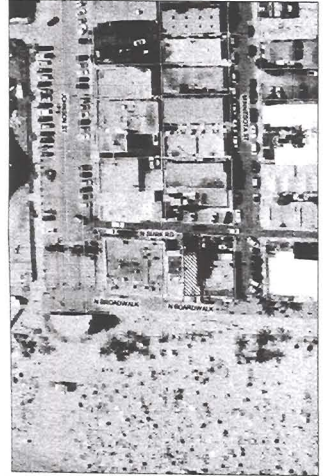
	REQUIRED	PROPOSED	TOTAL
(a) SIDEWALK	5'-0"	15'-0"	6'-0" (EXISTING)
(b) FRONT SET	5'-0"	5'-0"	5'-0" (EXISTING)
(c) SIDEWALK	5'-0"	5'-0"	5'-0" (EXISTING)
(d) SIDEWALK	5'-0"	15'-0"	6'-0" (EXISTING)

BUILDING SUMMARY:

	EXISTING	PROPOSED	TOTAL
1)- BUILDING HEIGHT:	40'-0"	27'-0" (PROPOSED)	27'-0" (PROPOSED)
2)- BUILDING AREAS:			
FIRST FLOOR:			
TOTAL FLOOR AREA	538 SF	282 SF	538 SF (EXISTING)
COVERED PATIO	144 SF	144 SF	440 SF
BALCONY	NA	NA	NA
SECOND FLOOR:			
TOTAL FLOOR AREA	1414 SF	282 SF	1414 SF (EXISTING)
BALCONY	177 SF	282 SF	459 SF
TOTAL FLOOR:			
TOTAL FLOOR AREA	222 SF	282 SF	222 SF (EXISTING)
BALCONY	188 SF	282 SF	188 SF (EXISTING)

VARIANCE:

	REQUIRED	PROPOSED
FRONT SETBACK	5'-0"	0'-0"



PROJECT TITLE:
 COVERED SEATING AREA ADDITION
 SAHARA RESTAURANT
 1211B N. SURF ROAD
 HOLLYWOOD BEACH, FLORIDA

ARCHITECT:
 JOSEPH B. KELLER & ASSOCIATES, P.A.
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DATE: 7/8/09
SCALE: 1/8" = 1'-0"

SHEET TITLE:
 SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	7/8/09	FORWARD CONTRACT
2	7/23/09	FORWARD CONTRACT

PROJECT NO.: 08120
DATE: JUNE 8, 2009
DESIGNER: MKS
CHECKER: MKS

SHEET:
 SP-1
 2 OF 2