



ADDITIONS & RENOVATIONS TO: LANDEN RESIDENCE

1454 TYLER STREET
HOLLYWOOD, FLORIDA 33020

SCOPE OF WORK

ALTERATION	LEVEL 2
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- SELECTIVE DEMOLITION
- 1 STORY ADDITION - 2 LOCATION - TOTALING 1,087 S.F.
- INTERIOR RENOVATIONS

VARIANCE FOR 1.8' OF SIDE SETBACK
VARIANCE FOR 2 SPACES

LOCATION OF HOUSE



LOCATION MAP



PROJECT DATA

FOLIO NUMBER: 514215027400

LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK 83 OF, "HOLLYWOOD" ACCORDING TO THE
PLAN THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING CLASSIFICATION: RS-6
SITE SQUARE FOOTAGE: 9,974 S.F.

SETSBACKS	FRONT	SIDE	REAR
	25% LOT WIDTH		15% LOT DEPTH
	AVG 82.4 X 25 = 20.6'		W/ MIN 10'
	MIN 7.5' & 15' @ STREET		

	REQUIRED	25'	7.5'	15' (ST)	18.15'
EXISTING	34.9'	14.17'	11.5'	46.9'	
PROVIDED	29'	7.5'	11.5'	24.55' @ 0.89'	

SIDE SETBACK VARIANCE FOR 1.8'

BUILDING HT	GROUND	MEAN ROOF HEIGHT
EXISTING	+7.77' NGVD = 0'-0"	+18.77' NGVD = +11'-0"
PROVIDED	+7.77' NGVD = 0'-0"	+19.52' NGVD = +11'-8"
@ ADDITION		MATCH EXISTING

NOTE: BLDG HEIGHT ELEVATION @ 0" = 7.77' M.G.V.D.
FLOOD ZONE: AE BASE FLOOD ELEVATION +6' M.G.V.D.
BASED ON SURVEY BY AFA & CO., INC., DATED 4.30.07

SQ. FOOTAGE	TOTAL
EXISTING (95 S.F. LOCATED AT GARAGE)	1,760 S.F.
ADDITION	1,087 S.F.
GARAGE (DETACHED GARAGE)	485 S.F.

TOTAL (INCLUDING DETACHED GARAGE) 3,332 S.F.

PERVIOUS/ IMPERVIOUS AREAS	S.F.	% OF LOT
PERVIOUS	4,790	48.1%
IMPERVIOUS	5,175	51.9%

PARKING CALCULATIONS	SPACES
2 SPACES FOR 2,000 + 1 FOR EVERY 500 S.F. (UP TO 5 S.F. AVAILABLE SPACE = 2,240)	
REQUIRED @ 8' X 19' / SPACE	4 SPACES
PROVIDED @ 8.5' X 19' / SPACE	2 SPACES
VARIANCE FOR 2 SPACES	

DRAWING INDEX

ARCHITECTURAL

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HISTORIC PRESERVATION BOARD
SUBMITTED 5-15-2007