

NEW TOWNHOMES FOR:

809 2ND STREET

809 2ND STREET
MIAMI BEACH FL 33139

CLIENT CONTACT: Alan Wasserstei
Watercup Investmetns LLC.

HPB FILE#: 17-00096

FINAL SUBMITTAL
DEADLINE DATE: 04-24-17

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ZONING LEGEND

GENERAL	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	RPS-2	RPS-2	RPS-2
HISTORICAL DISTRICT:	OCEAN BEACH HISTORIC DISTRICT		
ADDRESS:	809 2ND ST MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-4203-009-5372		
YEAR CONSTRUCTED:	EXISTING BUILDING: 1 STORY CONSTRUCTED IN 1951.		
BASE FLOOD ELEVATION:	8' NGVD	EXISTING BLDG 5.0' NGVD	NEW BUILDING 9.0' NGVD
ADJUSTED GRADE(FLOOD +GRADE/2):	N/A		
GRADE VALUE IN NGVD (CENTER OF SIDEWALK OR PROVIDED BY PW:	N/A		
LOT WIDTH:	50 FT	47.44 FT * ¹	47.44 FT
LOT DEPTH:	-	56.00 FT	56.00 FT
LOT AREA:	5,750.0 SQ. FT.	2,656.65 SQ. FT. * ²	2,656.65 SQ. FT.
MINIMUM UNIT SIZE:	650 SF (NEW) 400 SF (REHABILITATED)	EXISTING BUILDING UNIT A: 458 SF EXISTING BUILDING UNIT B: 341 SF EXISTING BUILDING UNIT C: 466 SF	NEW UNIT A: 1,791 SF NEW UNIT B: 1,791 SF
AVERAGE UNIT SIZE:	900 SF (NEW) 550 SF (REHABILITATED)	EXISTING BUILDING: 422 SF	NEW BUILDING: 1,791 SF
FAR:	1.50 MAX 1.50 X 2,656.64 SF = 3,984.96 SF MAX	EXISTING BLDG: 1,373 SQ. FT.	NEW BUILDING:3,711 SQ. FT.
HEIGHT: T/O FLAT ROOF MID POINT T/O SLOPED ROOF TAKEN FROM FLOOD ELEVATION	LOTS 50 FEET WIDE OR LESS - 40 FT.	EXISTING BUILDING: 10FT	NEW BUILDING: 30FT ROOF DECK BULCKHEAD: 34.5 FT
NUMBER OF STORIES:	LOTS 50 FEET WIDE OR LESS - 4 STORIES.	EXISTING BUILDING: 1 STORY	NEW BUILDING: 3 STORIES
GROSS SQ FOOTAGE (FOOTPRINT):		EXISTING BUILDING: 1,373 SF	NEW UNIT A: 1,791 SF NEW UNIT B: 1,791 SF TOTAL BUILDING: 3,582 SF
NUMBER OF RESIDENTIAL UNITS:		EXISTING BUILDING: 3 UNITS	NEW BUILDING: 2 UNITS
PEDESTAL:			
FRONT SETBACK (SOUTH):	5.00'	EXISTING BLDG: 8.30'	NEW BUILDING: 5.00'
SIDE SETBACK (WEST):	5.00'	EXISTING BUILDING: 4.34'	NEW BUILDING: 5.00'
SIDE SETBACK (EAST):	5.00'	EXISTING BUILDING: 7.70'	NEW BUILDING: 5.00'
REAR SETBACK (NORTH): 10% OF LOT DEPTH	10% X 56.00'= 5.60'	EXISTING BUILDING: 3.50'	NEW BUILDING: 9.00'
OPEN SPACE REQUIREMENTS:			
OPEN SPACE (CODE 142-192)	MIN. OPEN SPACE: 65% OF THE SITE AREA. MIN. OPEN SPACE REQUIREMENT: 1,726.8 SF SITE AREA: 2,656.65 SF 65% x 2,656.65 = 1,726.8 SF	EXISTING OPEN SPACE: 1,184.0 SF OPEN SPACE %: 44.5%	OPEN SPACE: 958 SF OPEN SPACE %: 36%
LANDSCAPE AREA ON THE ROOF (CODE 142-704)	MIN. LANDSCAPE AREA ON THE ROOF: 25% OF THE ROOF DECK AREA. MIN. LANDSCAPE AREA ON THE ROOF REQUIREMENT: 235 SF ROOF DECK: 940 SF 25% x 940 = 235 SF	N/A	OPEN SPACE 708 SF LANDSCAPE 180 SF OPEN SPACE %: 25.4%
TOTAL OPEN SPACE:	1,726.8 SF REQUIRED (65%)	1,184 SF EXISTING (44.5%)	1,666 SF PROPOSED (62.71%)
PARKING:			
PARKING DISTRICT:	2 SPACES FOR EACH UNIT PLUS 1 DESIGNATED GUEST SPACE PER 5 UNITS. 2 SPACES x 2 UNITS (NEW BUILDING) = 4 TOTAL: 4	2 ON-STREET PARKING	NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT
	NEW REQUIRED: 4		
1. LOT WIDTH VARIANCE REQUEST 2. UNDERSIZED LOT VARIANCE REQUEST			

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NCARB
CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #AR1473

REVISIONS

WATERCUP INVESTMENTS LLC.
809 2ND STREET- TOWNHOMES
809 2ND STREET, MIAMI BEACH-
FLORIDA 33139

Drawn By:
M.V
Checked By:
ARI SKLAR

COVER

A0.0

PROJECT #: 16-029

DATE : 04-24-17

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

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NCARB CERTIFIED

OWNER:

Watercup Investments LLC.
PRESIDENT: Alan Wasserstein

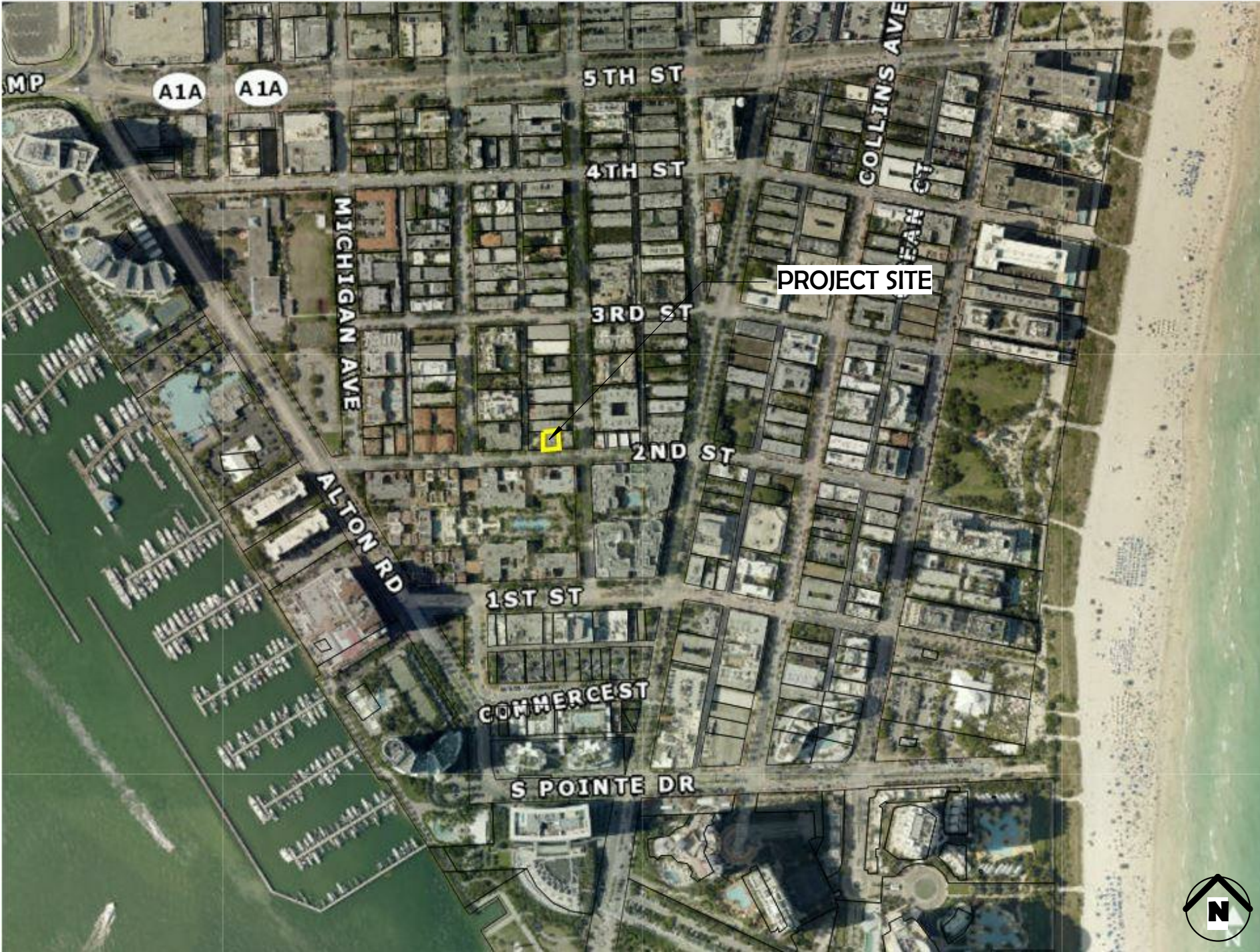
LANDSCAPE ARCHITECT:

KIMBERLY MOYER, RLA
LANDSCAPE ARCHITECTURE
954.492.9609

PROJECT RENDERING



LOCATION MAP



SCOPE OF WORK

- 1 – Demolition of existing one story residential building.
2 – Brand new construction of 2 townhomes (about 3,900 sq. ft. total).

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

The West 47.44 feet of the East 92.06 feet of Lot 8, and West 47.44 feet, East 92.06 feet, South 6 feet of Lot 7, Block 77, OCEAN BEACH, FLA. ADDITION No.3, according to the Plat thereof as recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

FOLIO: 02-4203-009-5372