

SKLAR Architecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
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AA 0002849
IB 0000894
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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

SITE ANALYSIS &
CONTEXTUAL
RENDERING

A0.1B

PROJECT #: 16-029

DATE : 04-24-17



NEIGHBOR 9

NEIGHBORS
6, 7 & 8

SUBJECT
PROPERTY

NEIGHBOR 2

NEIGHBOR 3

NEIGHBOR 4

Neighbor 5 (419 2ND ST.)

NEIGHBOR 1

NEIGHBOR 5





Neighbor 9 (Same Block at 3rd street)



Neighbor 6, 7 & 8 (Same Block at Meridian Avenue)

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SITE ANALYSIS

A0.1C

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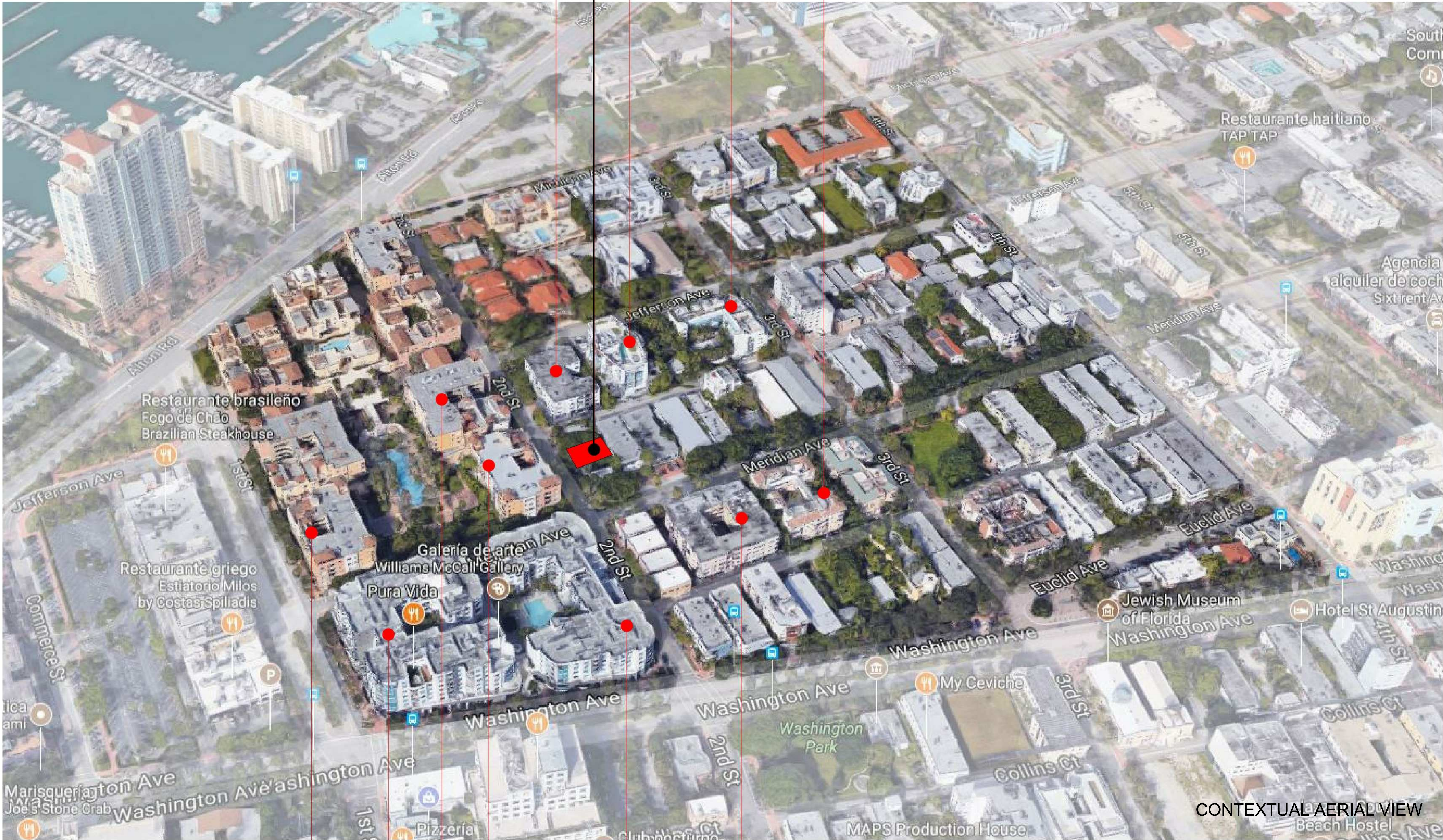
PROPERTY

Building - 5 stories

Building - 5 stories

Building - 5 stories

Building - 4 stories



Building - 5 stories

Building - 5 stories

Building - 5 stories

Building - 5 stories

Building - 4 stories

Building - 5 stories

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SITE
ANALYSIS-AERIAL

A0.1D

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3D DIAGRAM -
SURROUNDING BUILDINGS

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SITE ANALYSIS

A0.1E

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809 2nd street Aerial Layout



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STREET AERIAL
LAYOUT

A0.1F

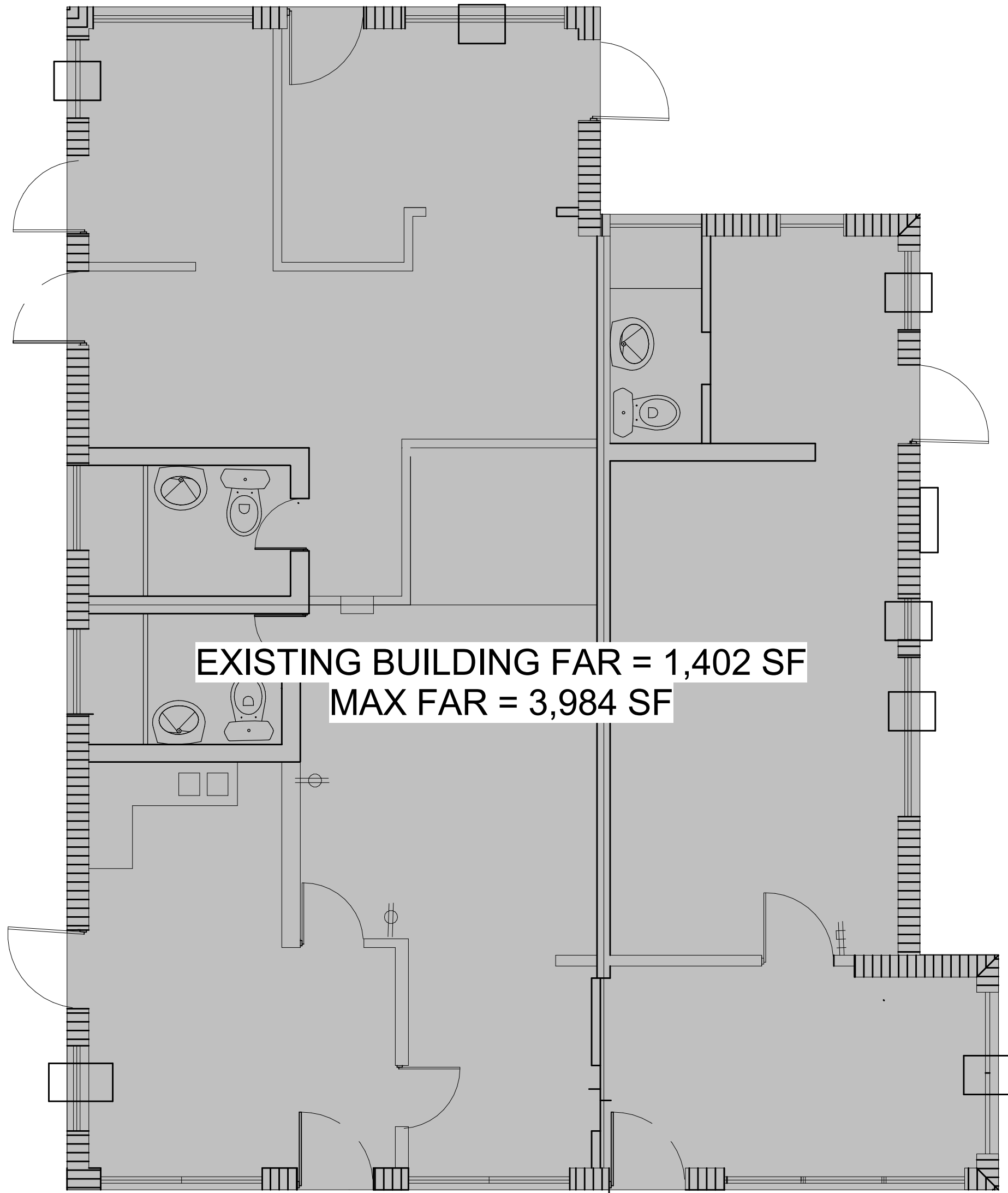
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F.A.R. EXISTING BUILDING
CALCULATIONS
1/4" = 1'-0"

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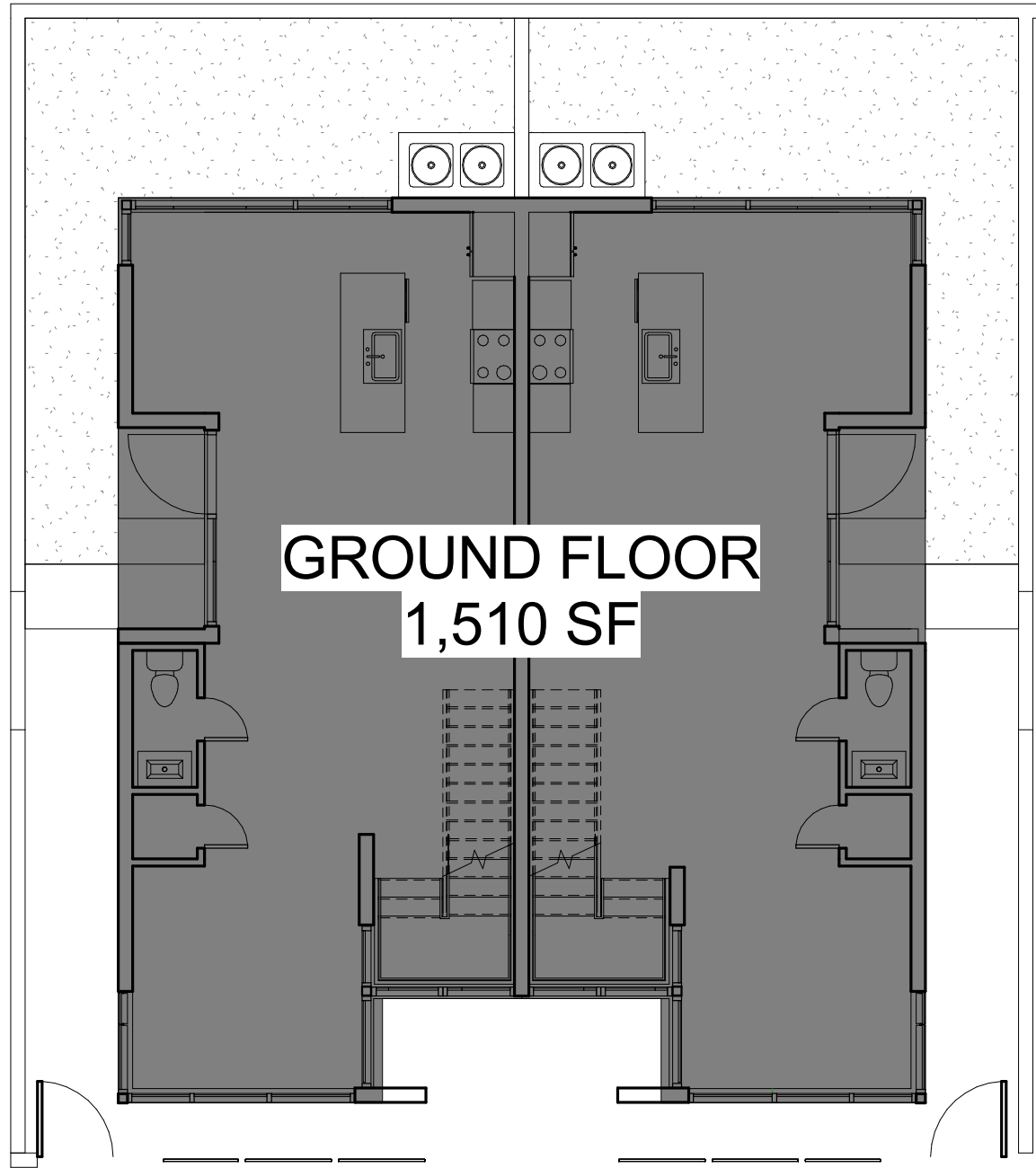
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F.A.R. EXISTING
BUILDING
CALCULATIONS

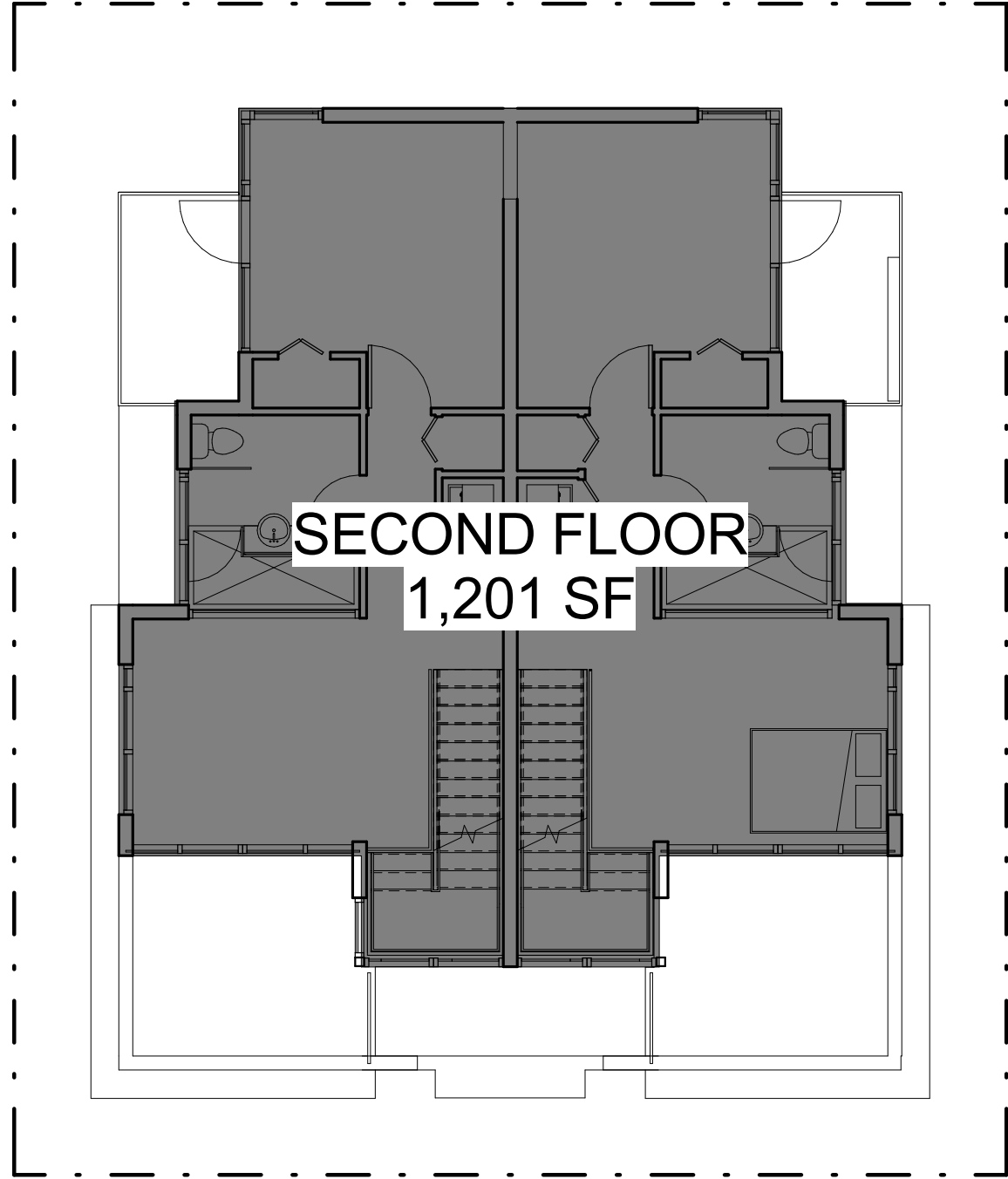
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PROJECT #: 16-029

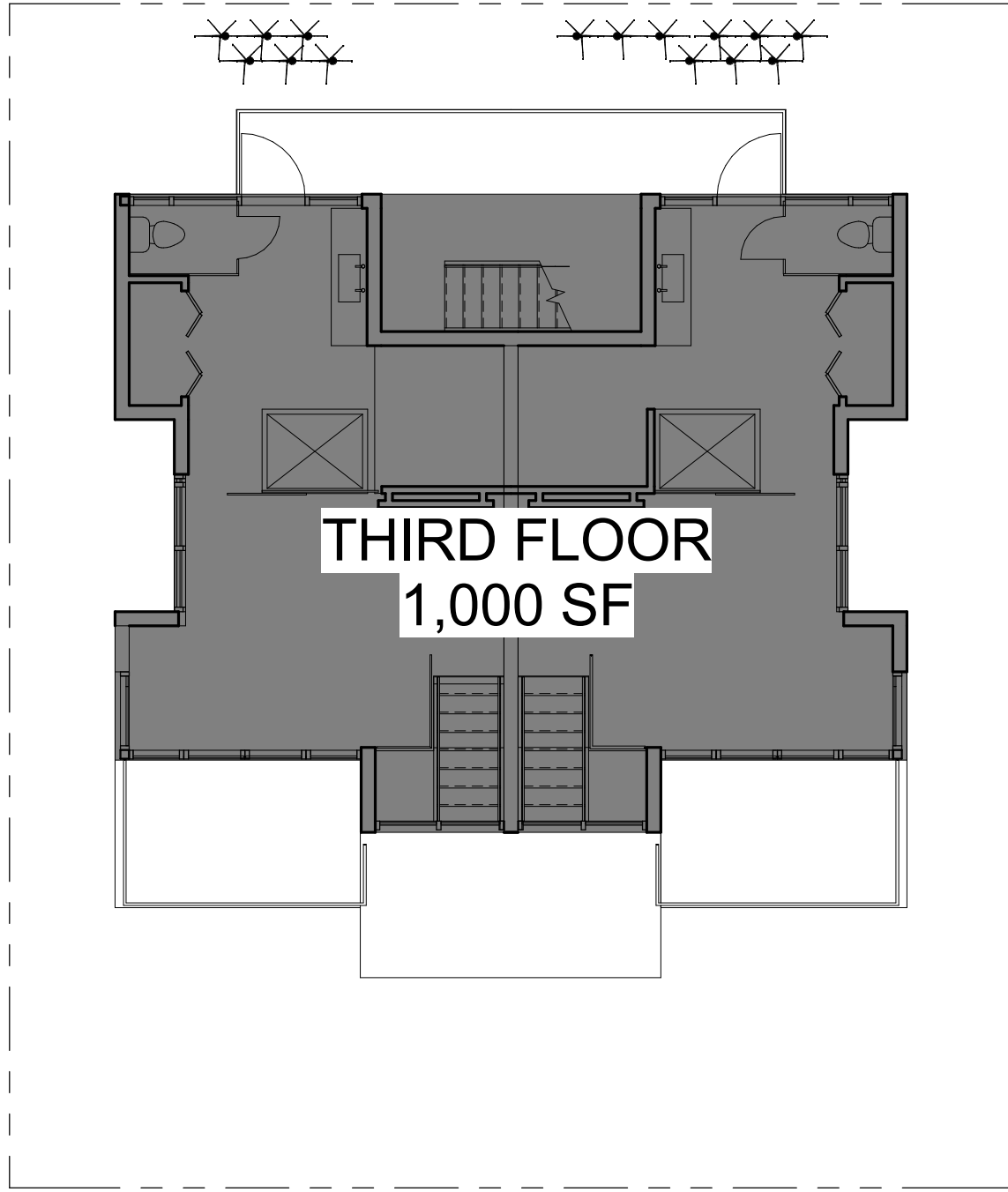
DATE : 04-24-17



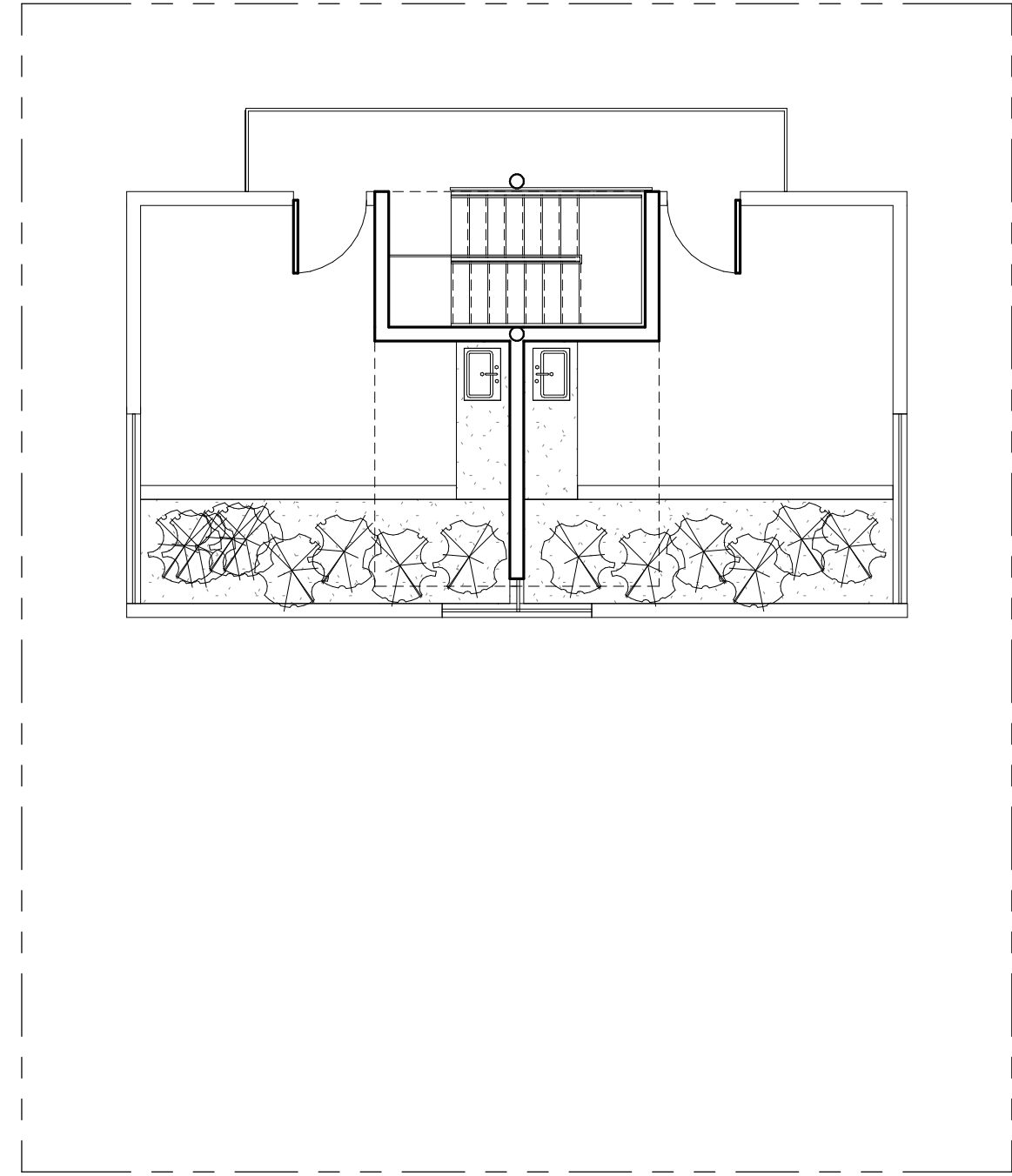
1 FAR GROUND FLOOR
1/8" = 1'-0"



2 FAR SECOND FLOOR
1/8" = 1'-0"

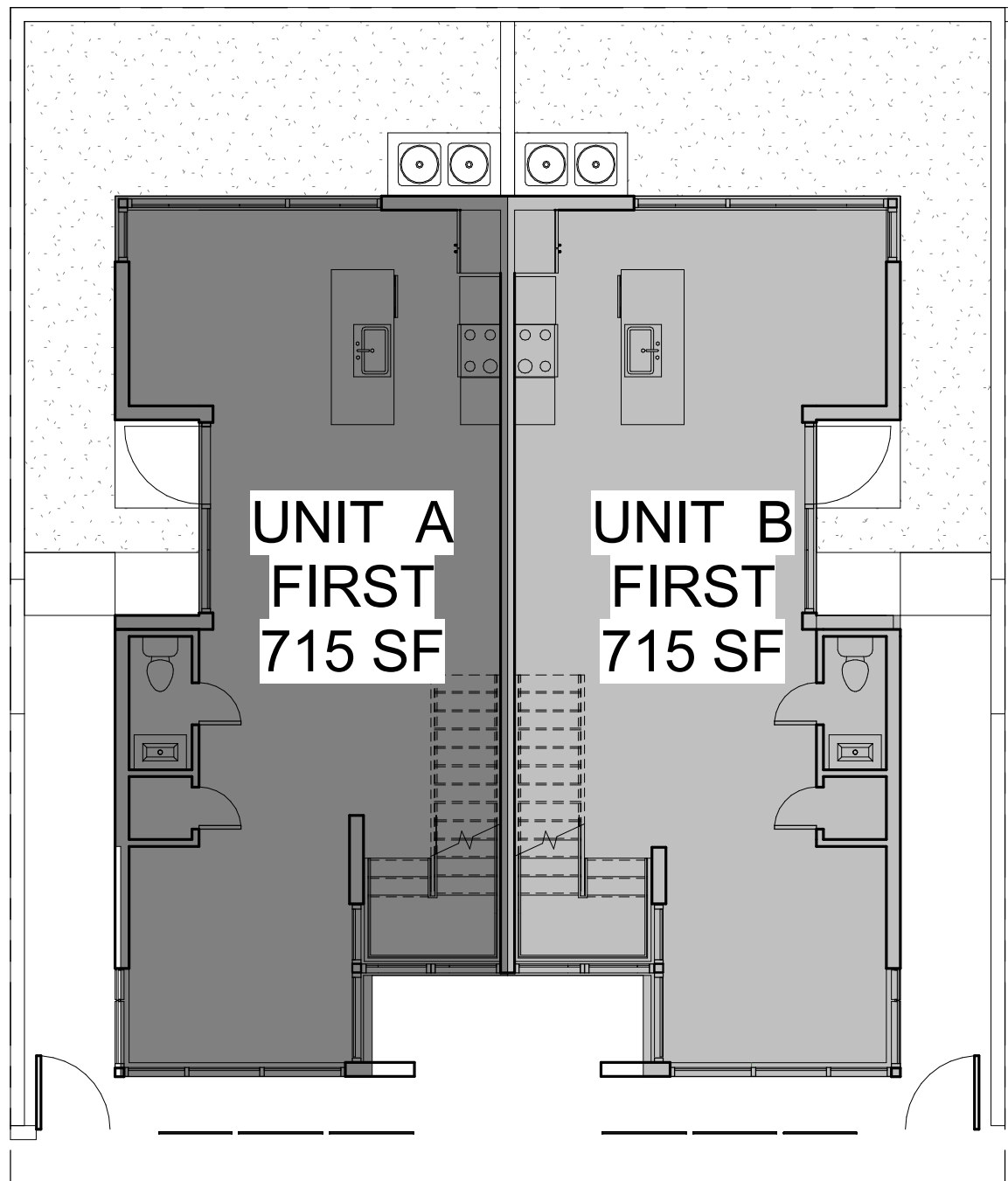


4 FAR THIRD FLOOR
1/8" = 1'-0"

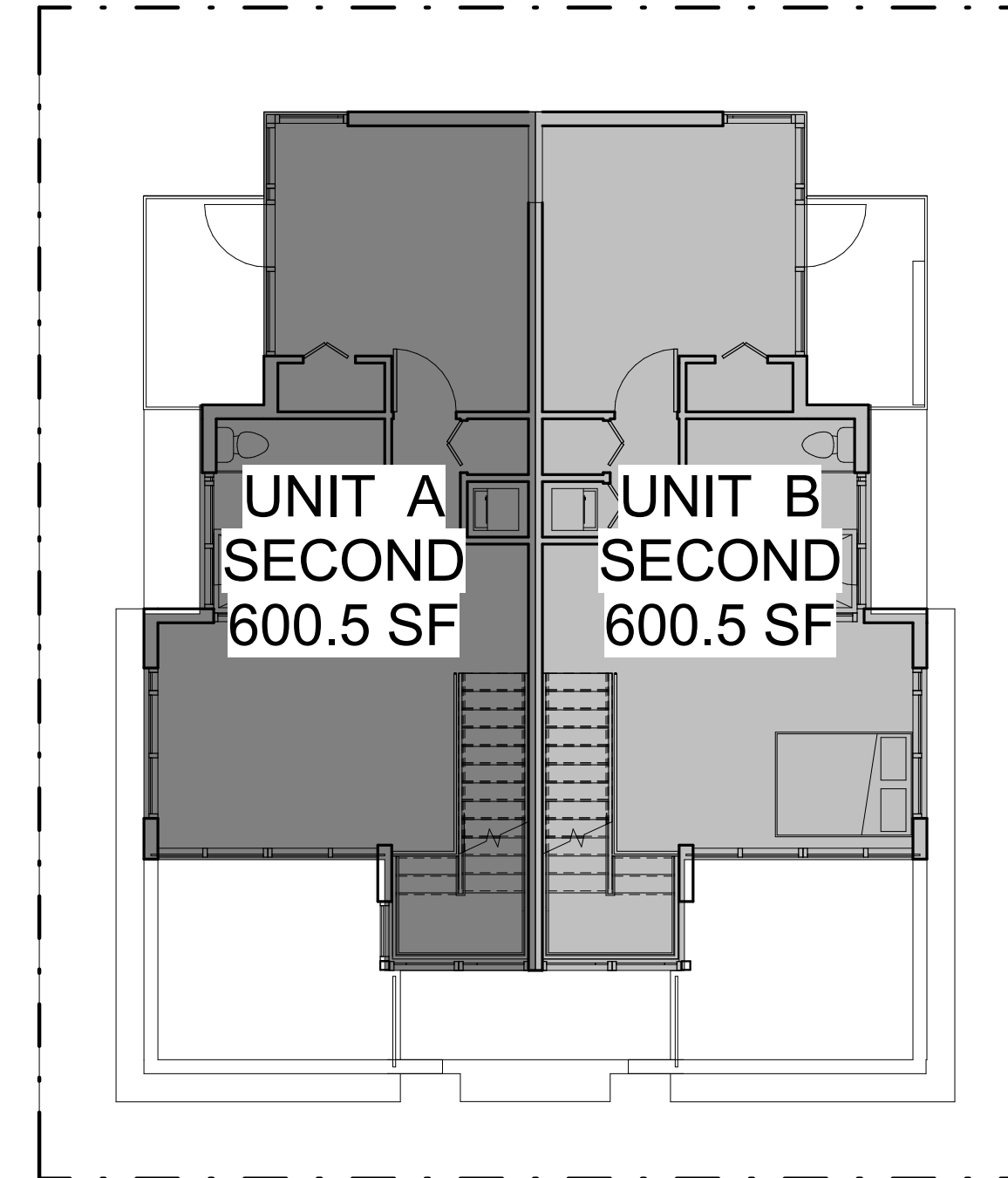


3 FAR ROOF
1/8" = 1'-0"

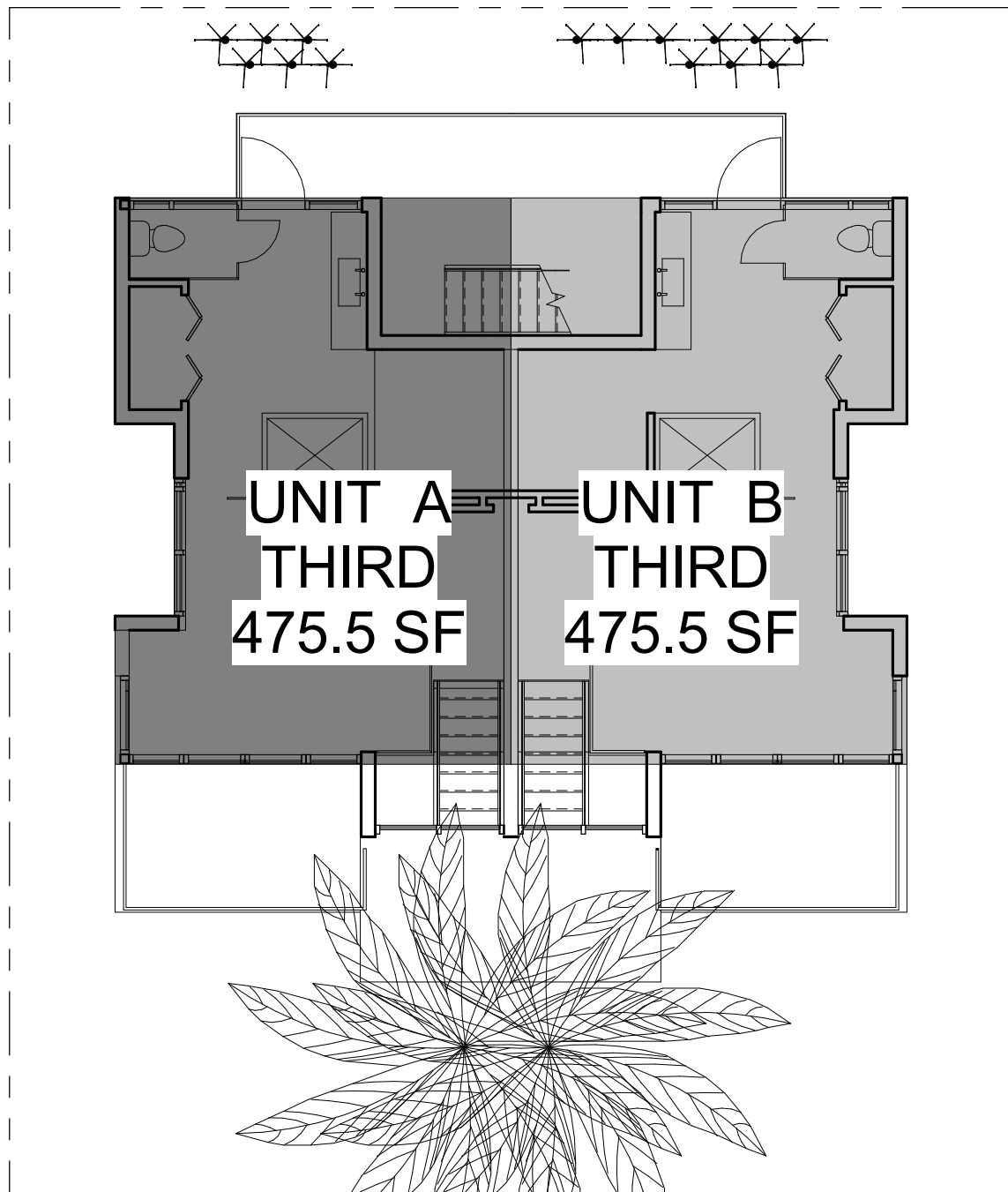
FAR TOTAL : 3,711 SF
FAR MAX ALLOWED: 3,984 SF



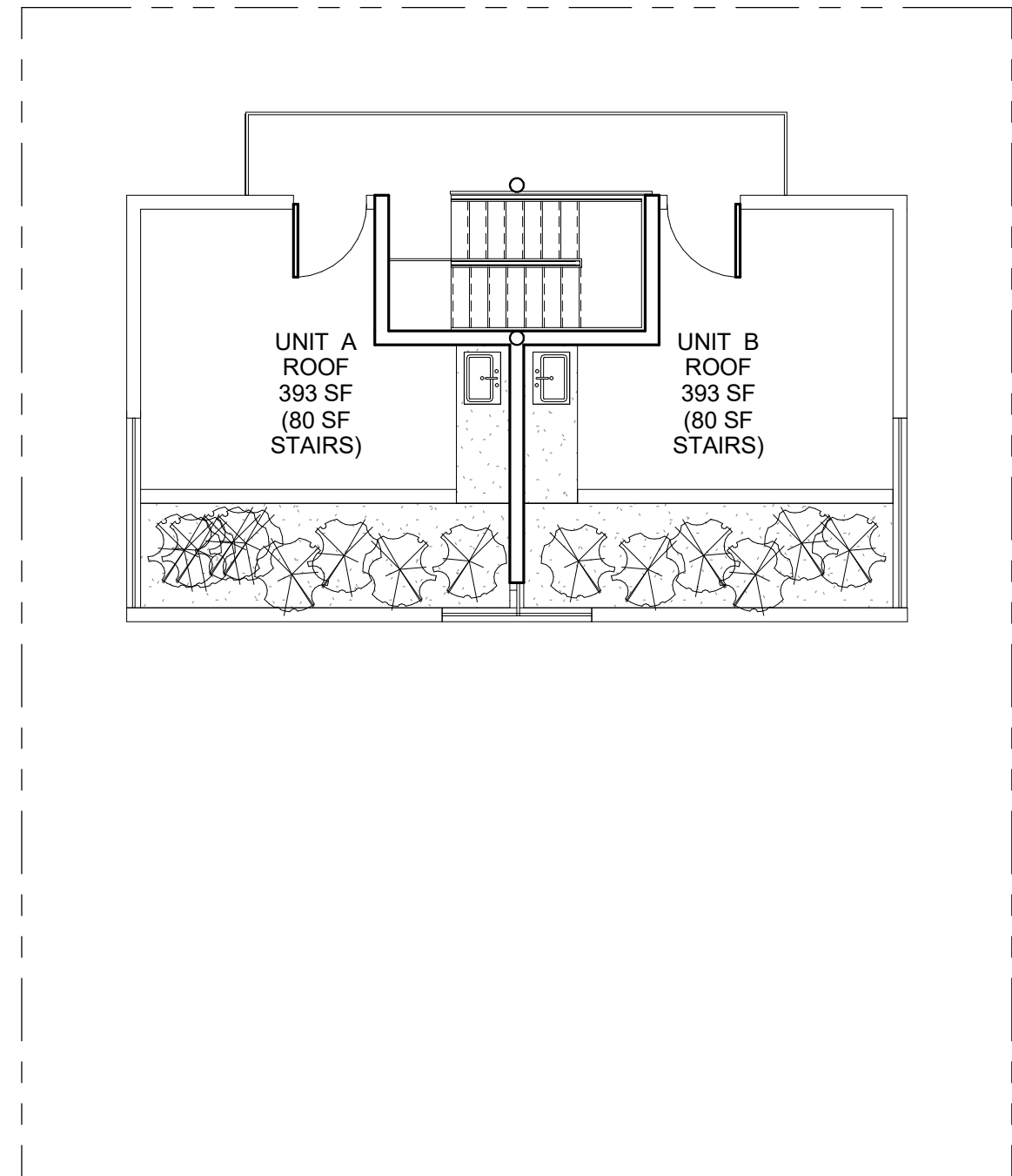
5 UNIT SIZE GROUND
1/8" = 1'-0"



6 UNIT SIZE SECOND
1/8" = 1'-0"



7 UNIT SIZE THIRD
1/8" = 1'-0"



8 UNIT SIZE ROOF
1/8" = 1'-0"

UNIT A TOTAL : 1,791 SF
UNIT B TOTAL : 1,791 SF

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F.A.R CALCULATIONS

A0.3

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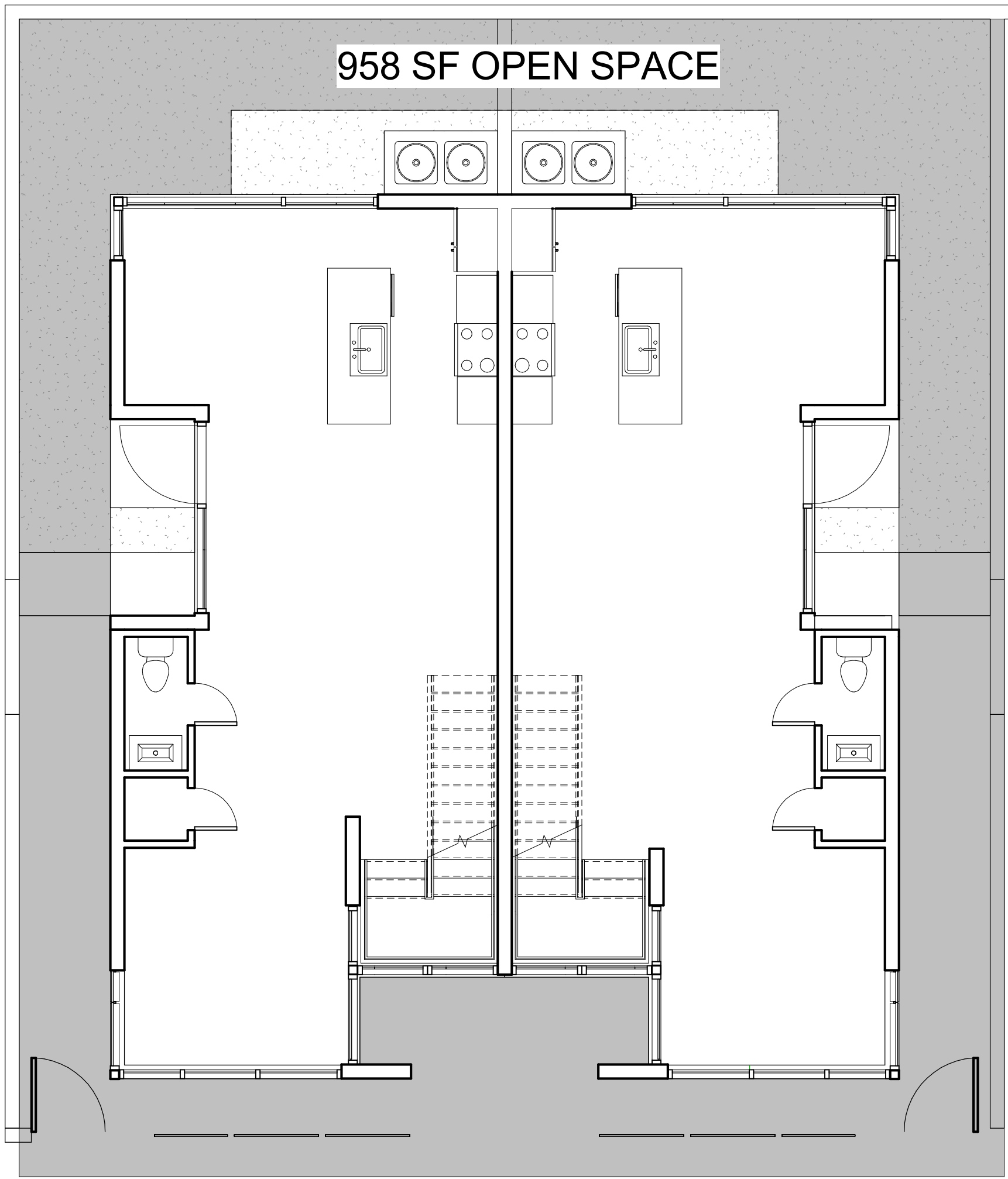
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OPEN SPACE
CALCULATIONS

A0.3A

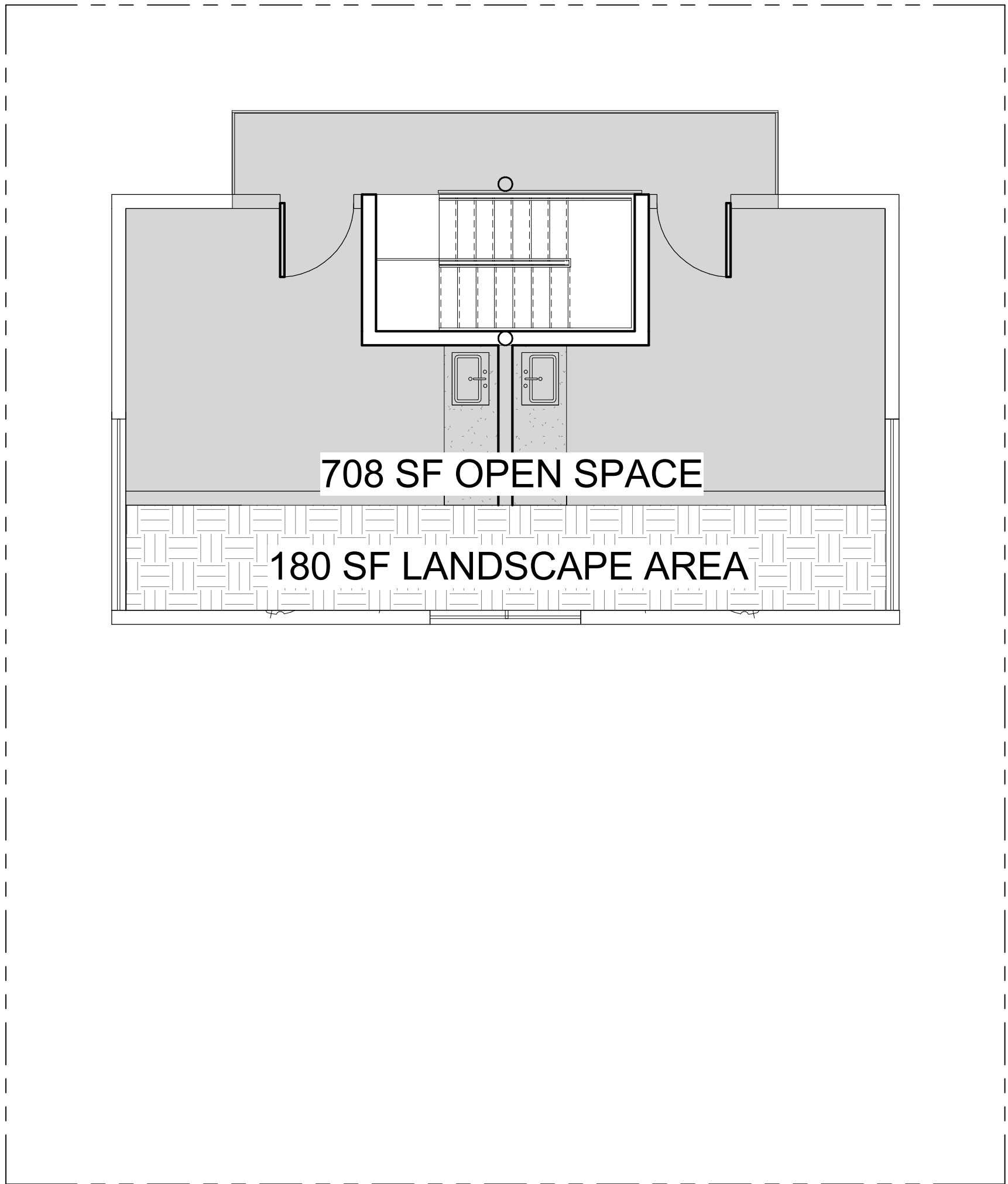
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OPEN SPACE GROUND FLOOR: 958 SF
TOTAL SITE AREA : 2,656.65 SF

① OPEN SPACE GROUND FLOOR
3/16" = 1'-0"



OPEN SPACE ROOF : 708 SF
25% LANDSCAPE AREA ON ROOF : 177 SF.

② OPEN SPACE ROOF
3/16" = 1'-0"





Neighbor 5 (419 2ND ST.)



809 2ND ST. SOUTH FACADE



809 2ND ST. EAST ELEVATION (FROM NORTH)



809 2ND ST. EAST ELEVATION (FROM SOUTH)

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EXISTING HOUSE
IMAGES

A0.4

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809 2ND ST. EAST ELEVATION (FROM NORTH)



809 2ND ST. WEST ELEVATION (FROM NORTH)



809 2ND ST. NORTH ELEVATION (REAR)

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EXISTING HOUSE
IMAGES

A0.5

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809 2ND ST. SOUTH-WEST CORNER



809 2ND ST. SOUTH ELEVATION (FROM EAST)



809 2ND ST. EAST ELEVATION (NORTH END)



809 2ND ST. SOUTH FACADE

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EXISTING HOUSE
IMAGES

A0.6

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EXISTING BUILDING INTERIOR VIEW AT LIVING ROOM



EXISTING BUILDING INTERIOR VIEW AT BEDROOM



EXISTING BUILDING INTERIOR VIEW AT KITCHEN



EXISTING BUILDING INTERIOR VIEW AT BEDROOM



EXISTING BUILDING INTERIOR VIEW AT BATHROOM

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EXISTING BUILDING
INTERIOR IMAGES

A0.7

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