

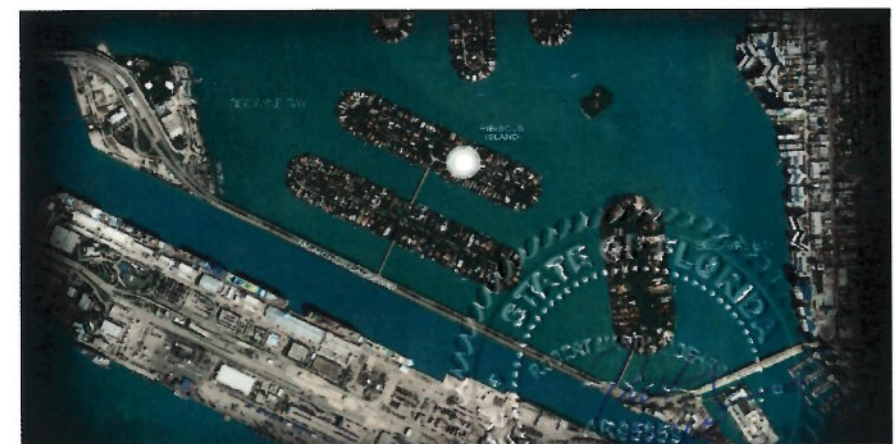
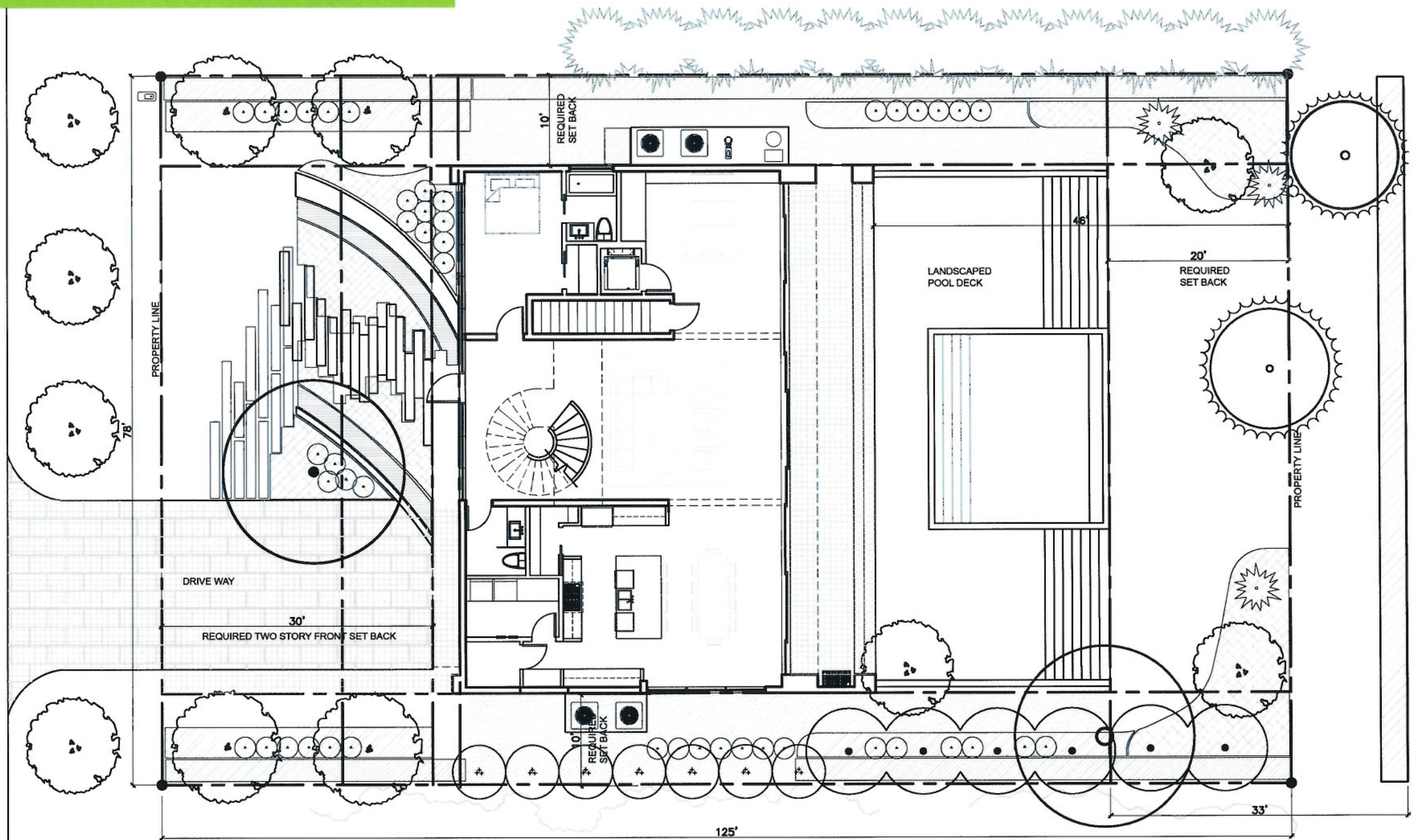
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	119 E 2ND CT MIAMI BEACH FL33139		
2	Folio number(s):	02-3232-005-0130		
3	Board and file numbers :			
4	Year built:	1941	Zoning District:	RS-4
5	Based Flood Elevation:	+10'-0"NGVD	Grade value in NGVD:	4.135'
6	Adjusted grade (Flood+Grade/2):	7.0675FT	Free board:	
7	Lot Area:	9,750 SQ.FT		
8	Lot width:	78'-0"	Lot Depth:	125'-0"
9	Max Lot Coverage SF and %:	2,438 SQ.FT (25%)	Proposed Lot Coverage SF and %:	2,427 SQ. FT (24.9%)
10	Existing Lot Coverage SF and %:	2,555 SQ.DT (26%)	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,133 SF (72.6%)	Rear Yard Open Space SF and %:	1,560 (100%)
12	Max Unit Size SF and %:	4,875 SQ.FT (50%)	Proposed Unit Size SF and %:	4,553 SQ. FT (46%)
13	Existing First Floor Unit Size:	2,555 SQ.DT (26%)	Proposed First Floor Unit Size:	2,126 SQ.FT (22%)
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,427 SQ. FT (46%)
15			Proposed Second Floor Unit Size SF and % :	2,427 SQ. FT (46%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	509 SQ. FT (23%)
		Required	Existing	Proposed
17	Height:	24'-0"	13'-0"	24'-0"
18	Setbacks:			
19	Front First level:	20'-0"	19'-6"	30'-0"
20	Front Second level:	30'-0"	N/A	30'-0"
21	Side 1:	10'-0"	10'-5"	10'-0"
22	Side 2 or (facing street):	10'-0"	10'-0"	10'-0"
23	Rear:	20'-0"	39'-3"	46'-0"
	Accessory Structure Side 1:	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A		N/A
26	Sum of Side yard :	20'-0"	10'-5"	10'-0"
27	Located within a Local Historic District?			no
28	Designated as an individual Historic Single Family Residence Site?			no
29	Determined to be Architecturally Significant?			no
Notes:				
If not applicable write N/A				
All other data information should be presented like the above format				

04/17/17

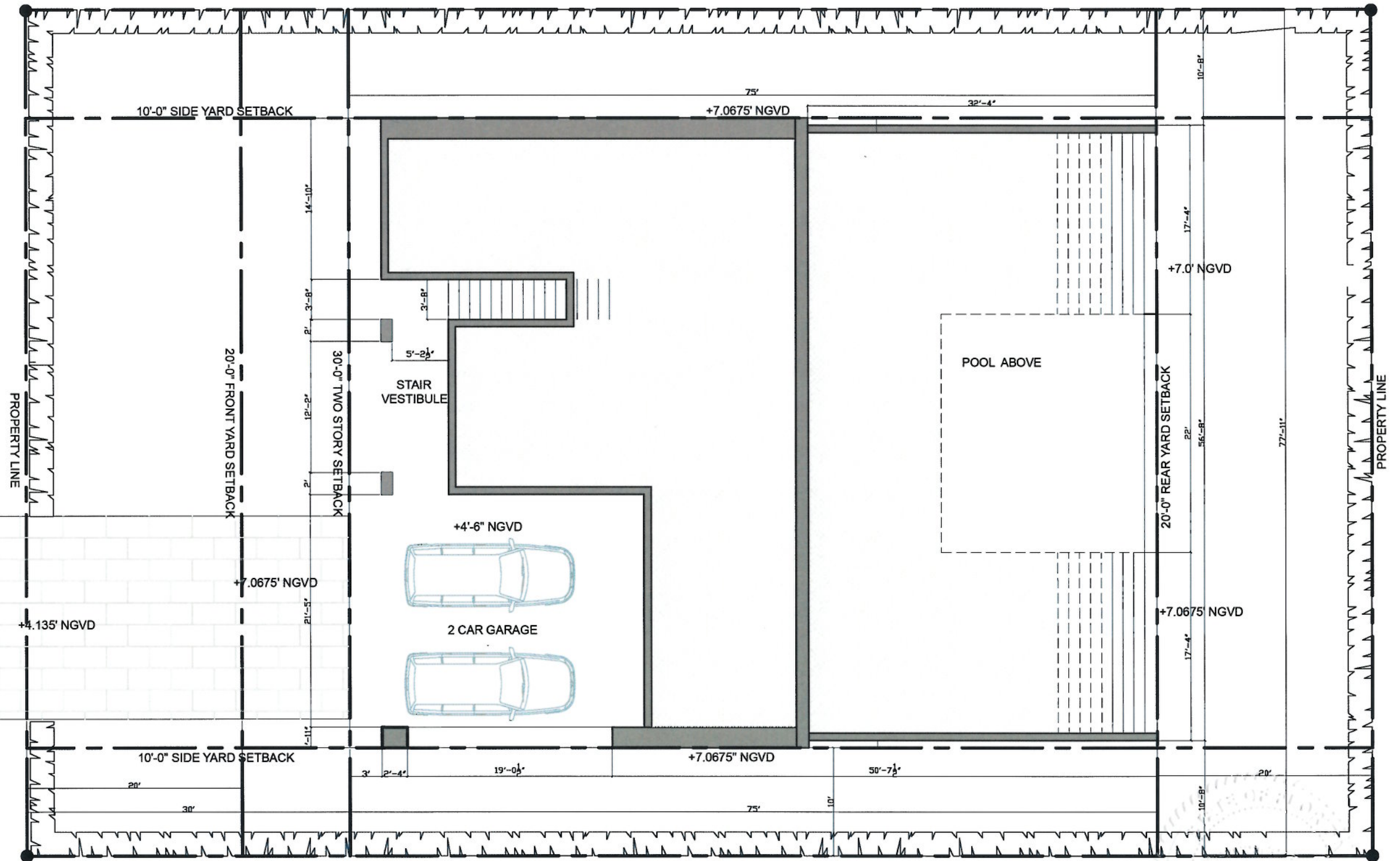
PROPOSED BUILDING - SITE PLAN

EAST 2ND COURT

17' ASPHALT PAVEMENT



PROPOSED BUILDING - GROUND FLOOR PLAN

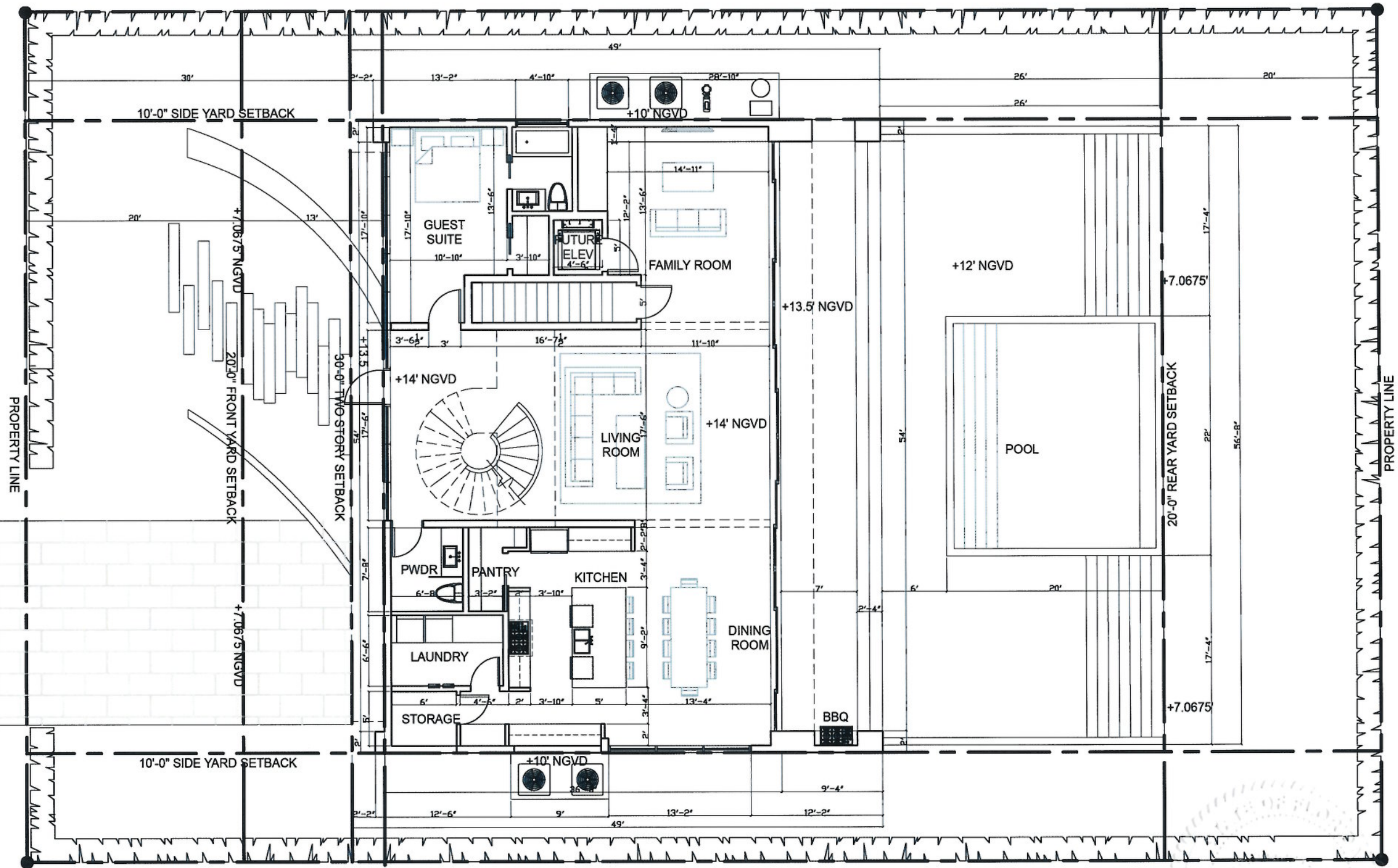


EAST 2ND COURT

17' ASPHALT PAVEMENT

PROPOSED BUILDING - FIRST FLOOR PLAN

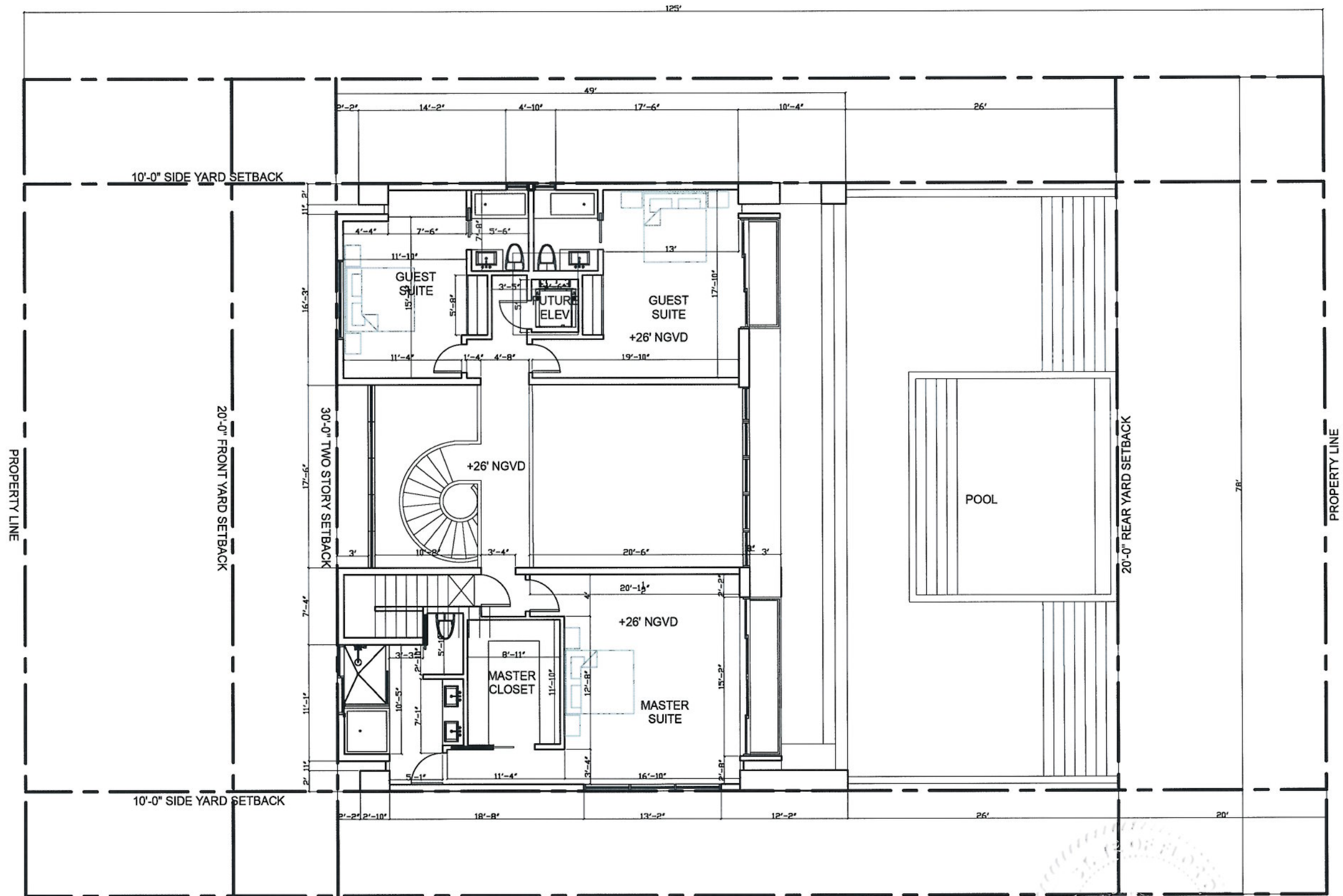
EAST 2ND COURT
17' ASPHALT PAVEMENT



Printed
08/10/17

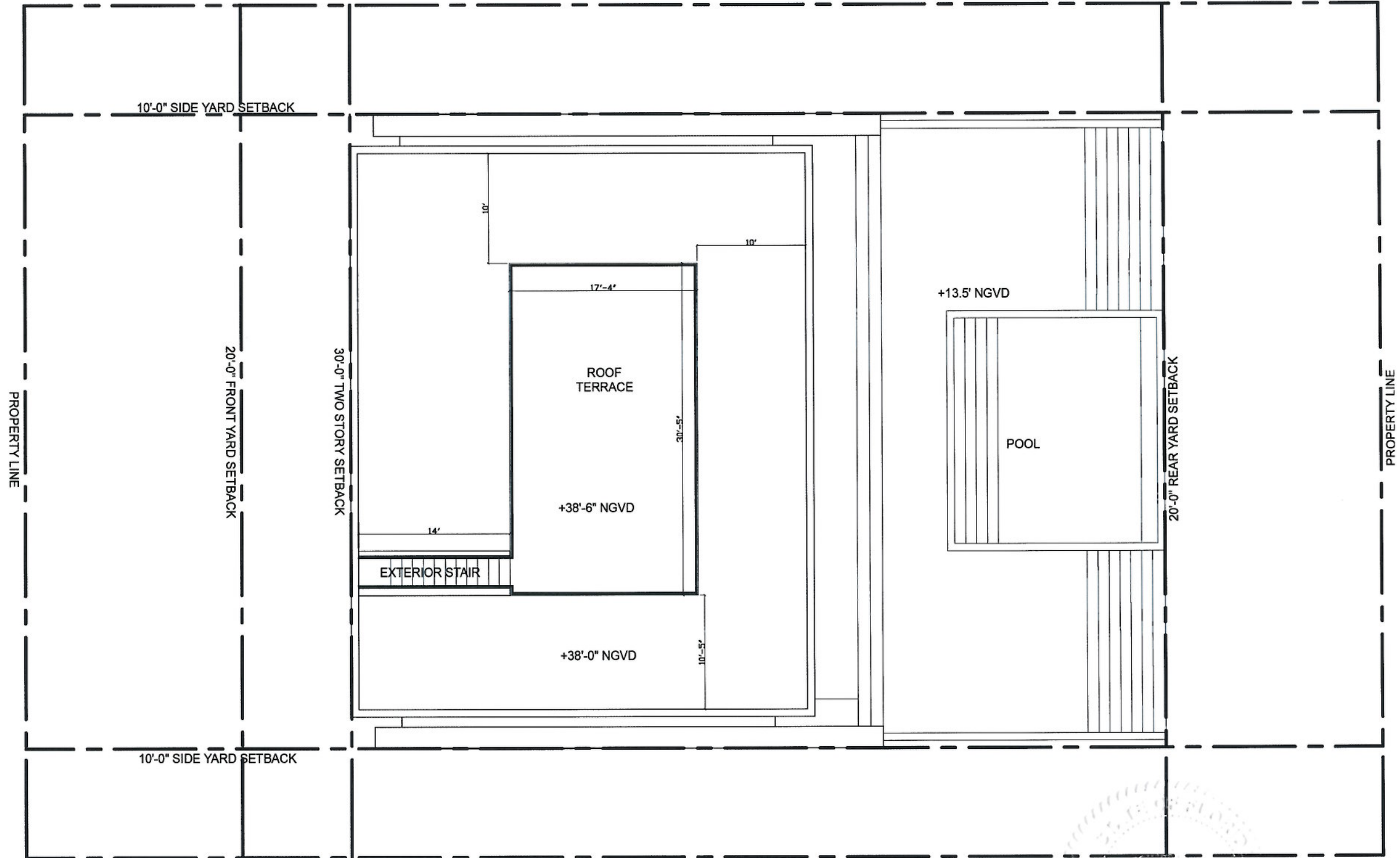
PROPOSED BUILDING - SECOND FLOOR PLAN

EAST 2ND COURT
17' ASPHALT PAVEMENT



PROPOSED BUILDING - ROOF PLAN

17' ASPHALT PAVEMENT

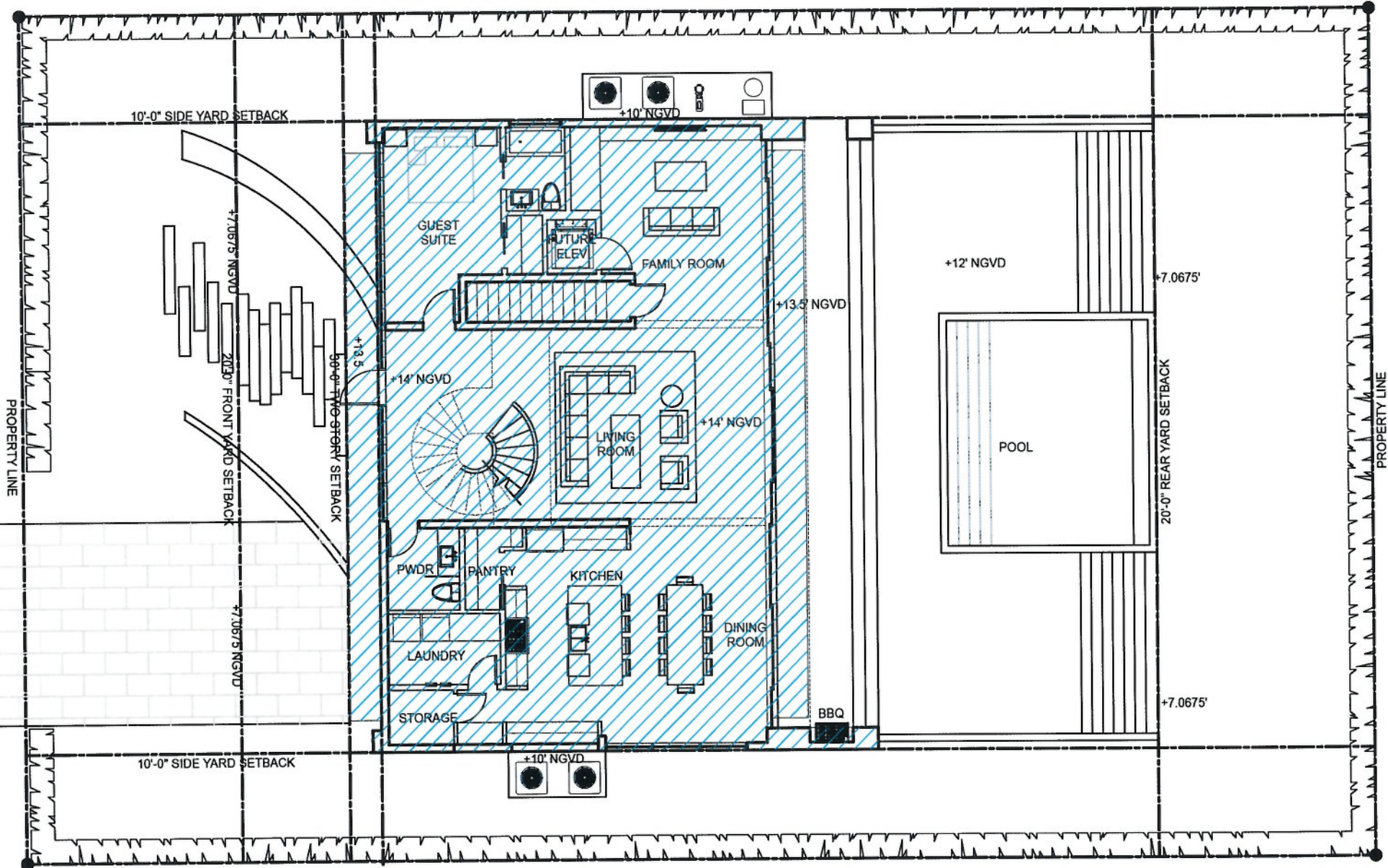


Paul H.
07/17/17

ZONING DIAGRAM - LOT COVEAGE

EAST 2ND COURT

17' ASPHALT PAVEMENT



LOT SIZE
9,750 SQ.FT
LOT COVERAGE
2,427 SQ. FT (24.9%)

119 E 2 COURT, MIAMI BEACH FL

FIRST FLOOR PLAN

LOT COVERAGE Legend:

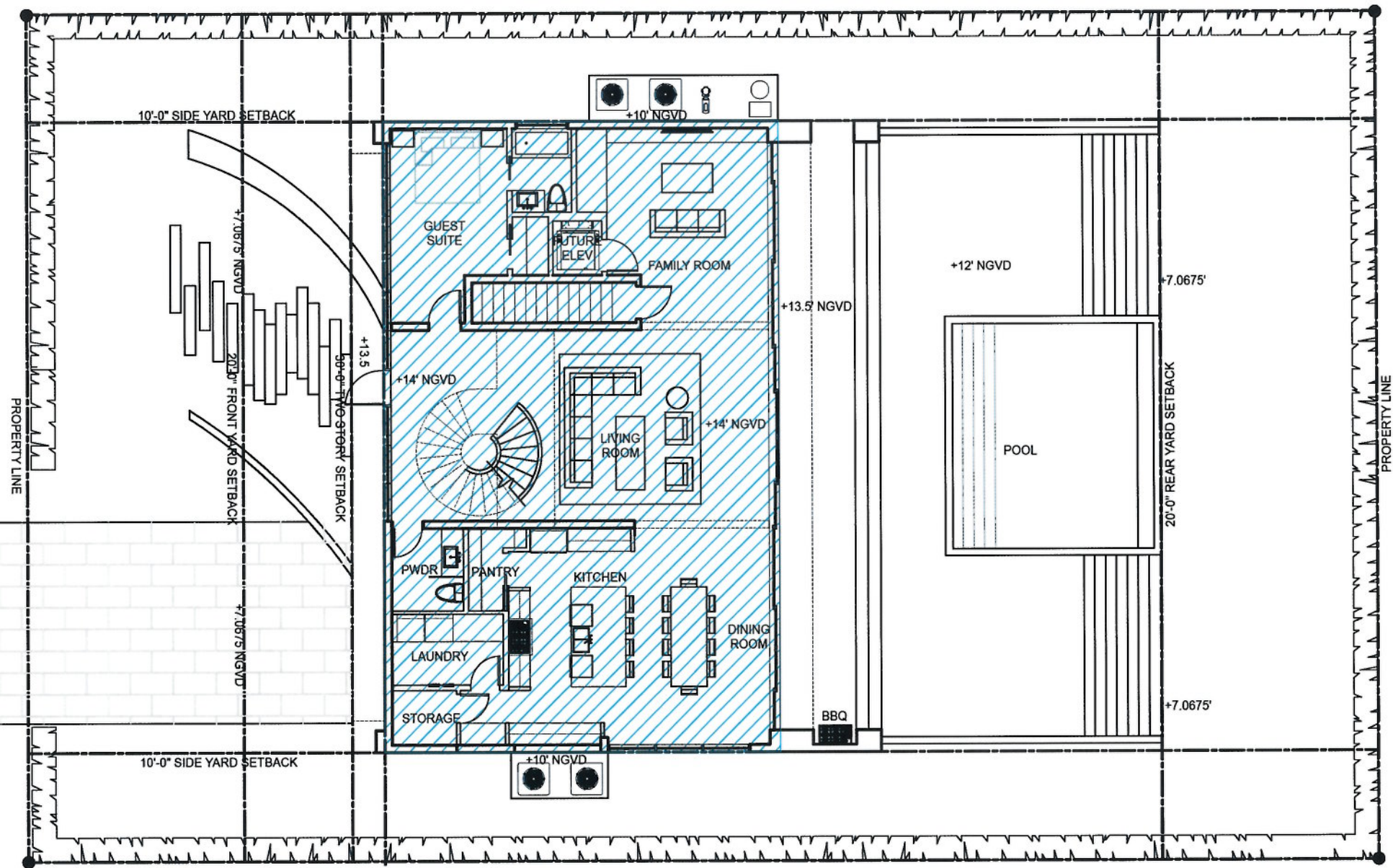
	RESIDENCE (BUILDING LOT COVERAGE)
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Palmiter
04/17/17

ZONING DIAGRAM - UNIT SIZE

EAST 2ND COURT

17' ASPHALT PAVEMENT



UNIT SIZE DIAGRAM
9,750 SQ.FT LOT
FIRST FLOOR: 2,126 SQ.FT
SECOND FLOOR: 2,427 SQ.FT
TOTAL: 4,553 SQ.FT (46%)

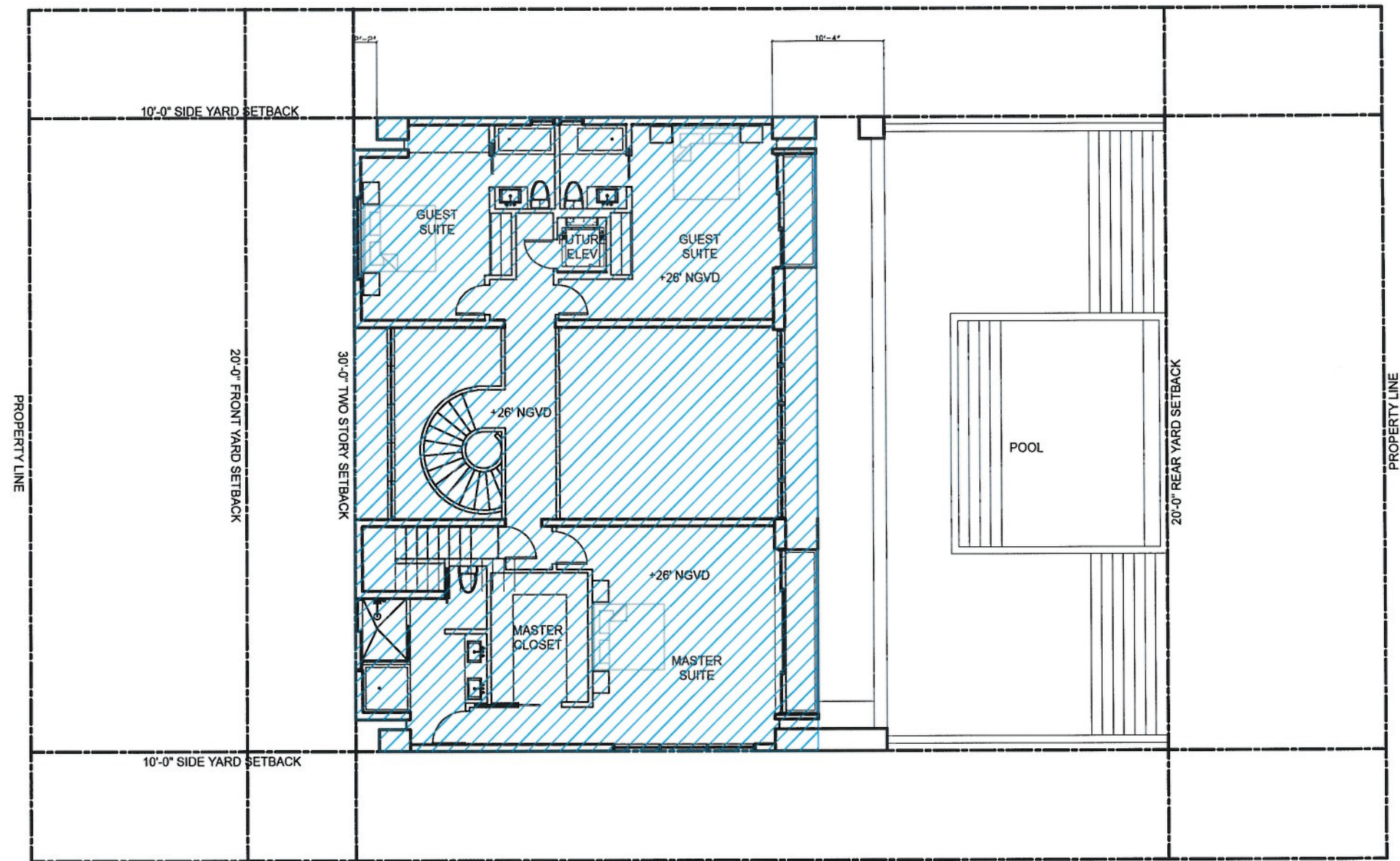
119 E 2 COURT, MIAMI BEACH FL

LOT COVERAGE Legend:			
	RESIDENCE (UNIT SIZE)		POOL/PONDS
	COVERED TERRACES (BUILDING LOT COVERAGE)		DRIVEWAY/WALKS/ POOL DECK
			LANDSCAPING

ZONING DIAGRAM - UNIT SIZE

EAST 2ND COURT

17' ASPHALT PAVEMENT



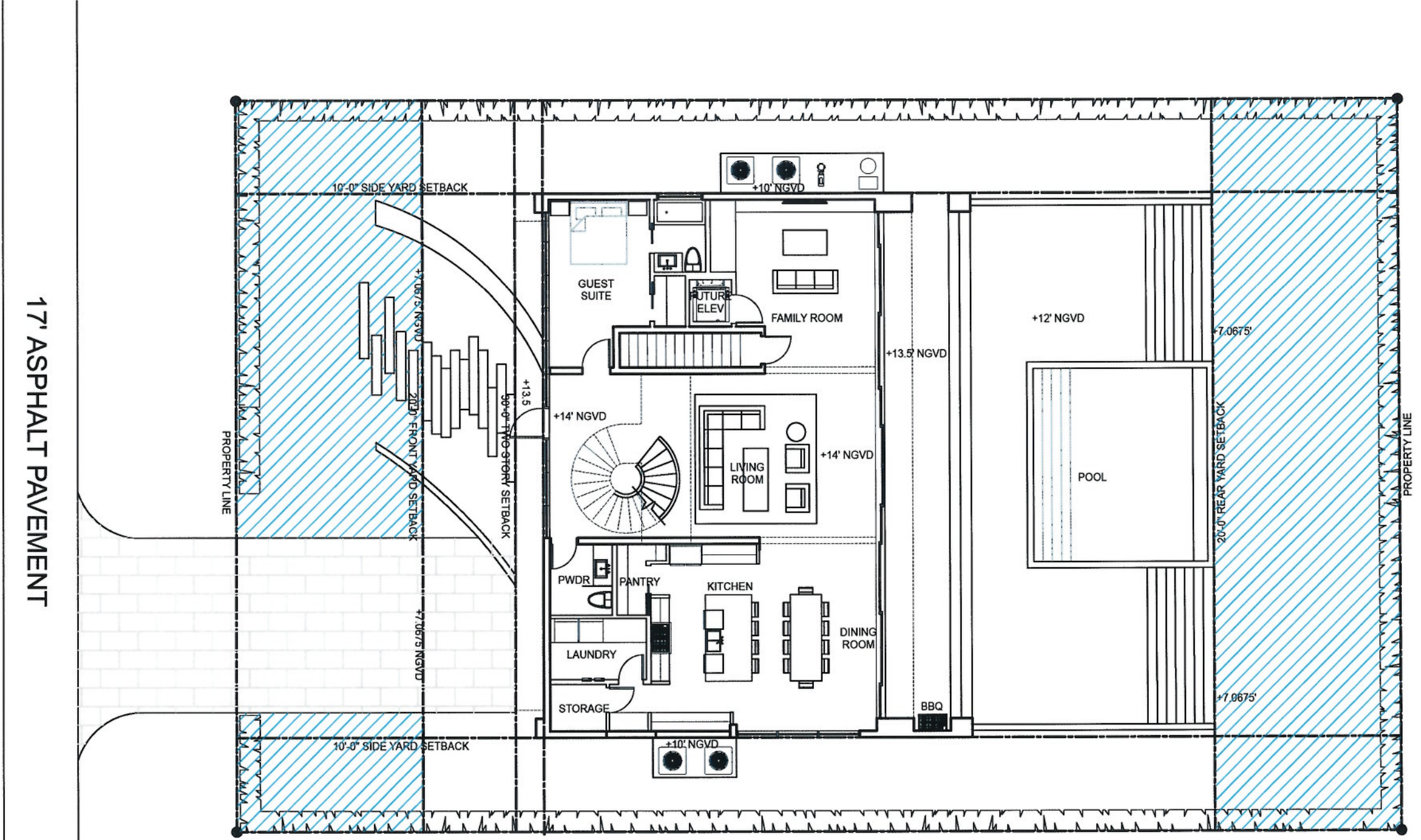
UNIT SIZE DIAGRAM
9,750 SQ.FT LOT
FIRST FLOOR: 2,126 SQ.FT
SECOND FLOOR: 2,427 SQ.FT
TOTAL: 4,553 SQ.FT (46%)

119 E 2 COURT, MIAMI BEACH FL

SECOND FLOOR PLAN

LOT COVERAGE Legend:			
	RESIDENCE (BUILDING UNIT SIZE)		POOL/PONDS
	COVERED TERRACES (BUILDING LOT COVERAGE)		DRIVEWAY/ WALKS/ POOL DECK
			LANDSCAPING

ZONING DIAGRAM - OPEN SPACE



FRONT YARD OPEN SPACE
TOTAL AREA: 1,560 SQ.FT
OPEN SPACE: 1,133 SQ.FT (72.6%)

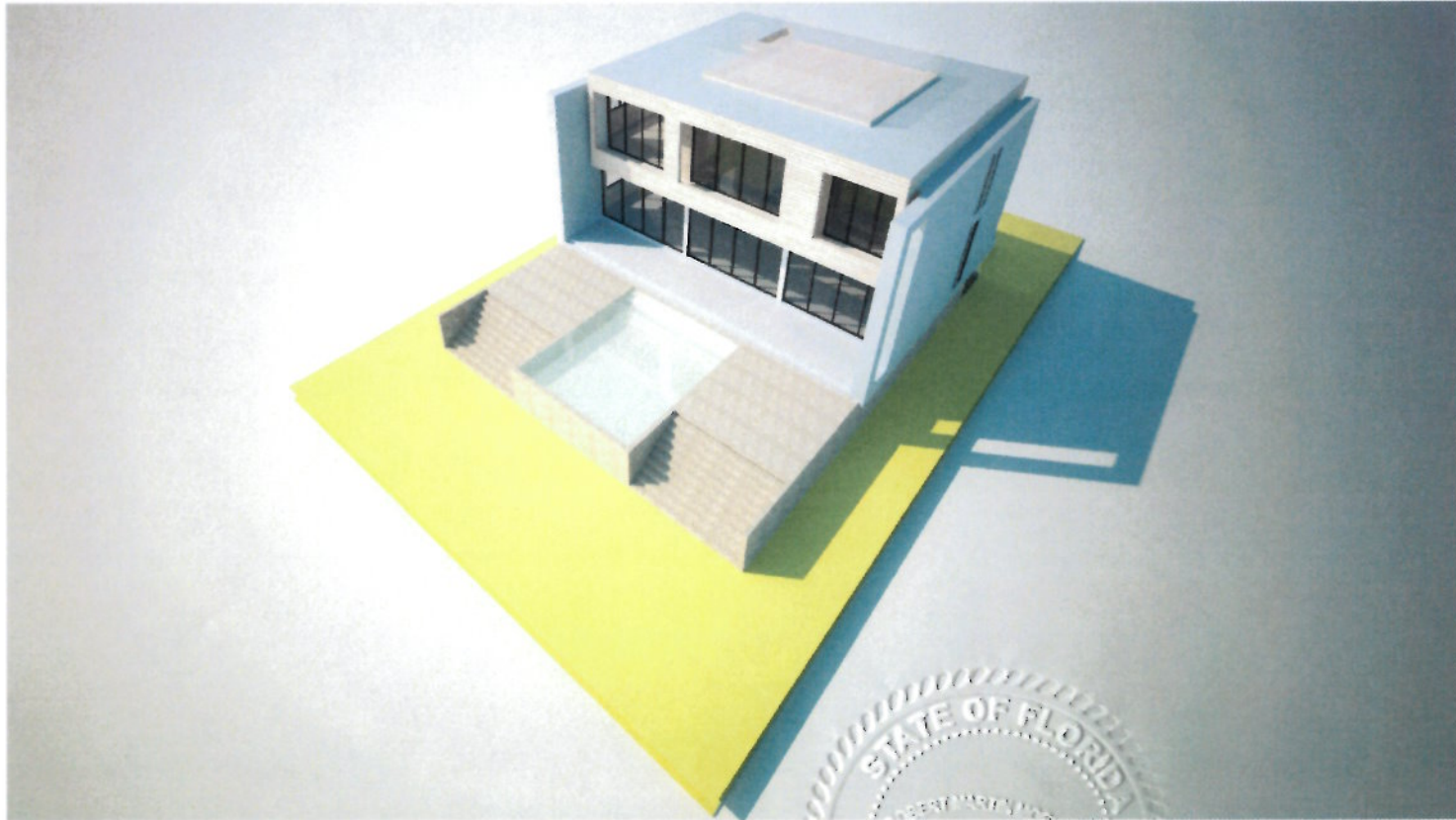
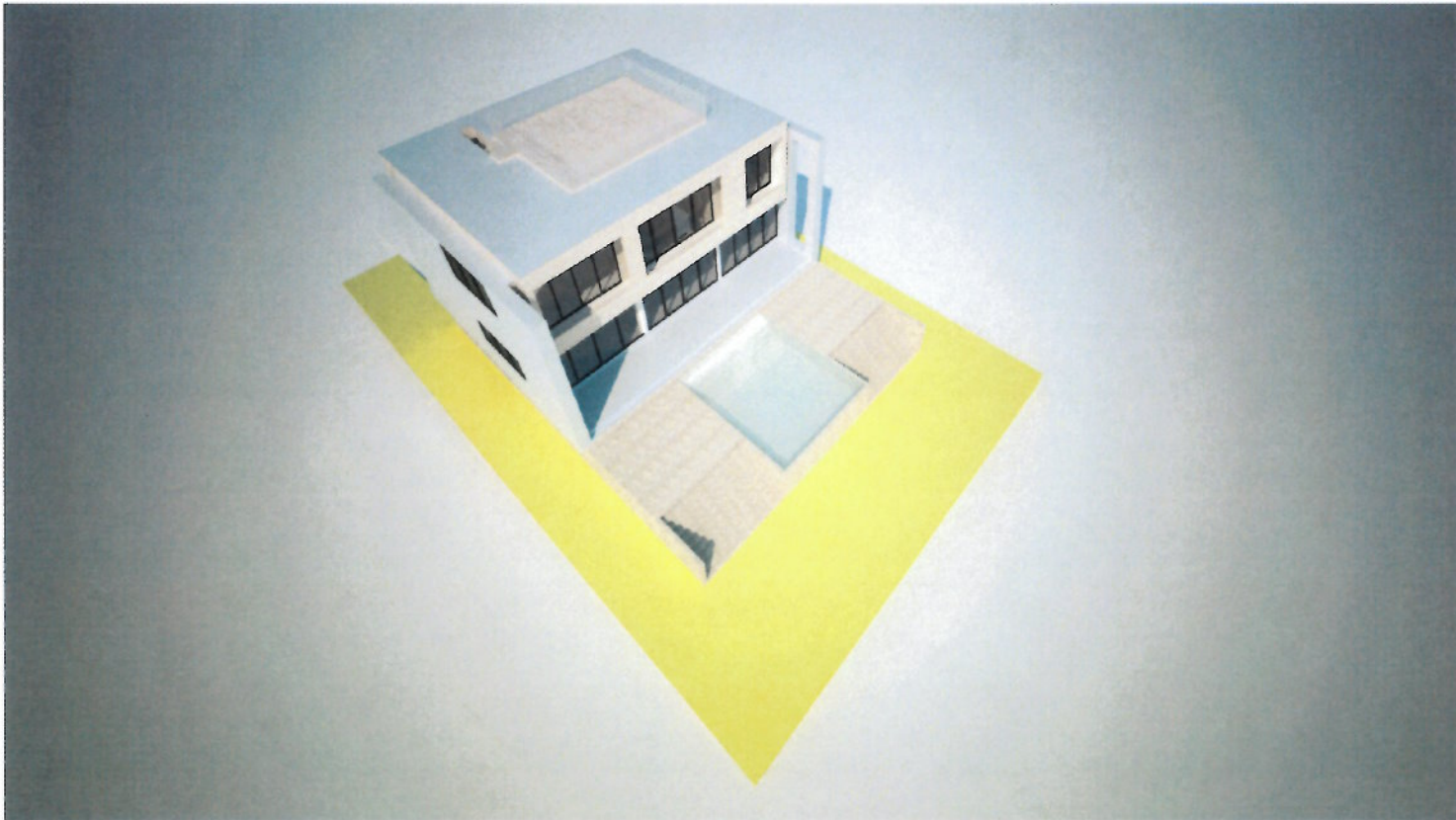
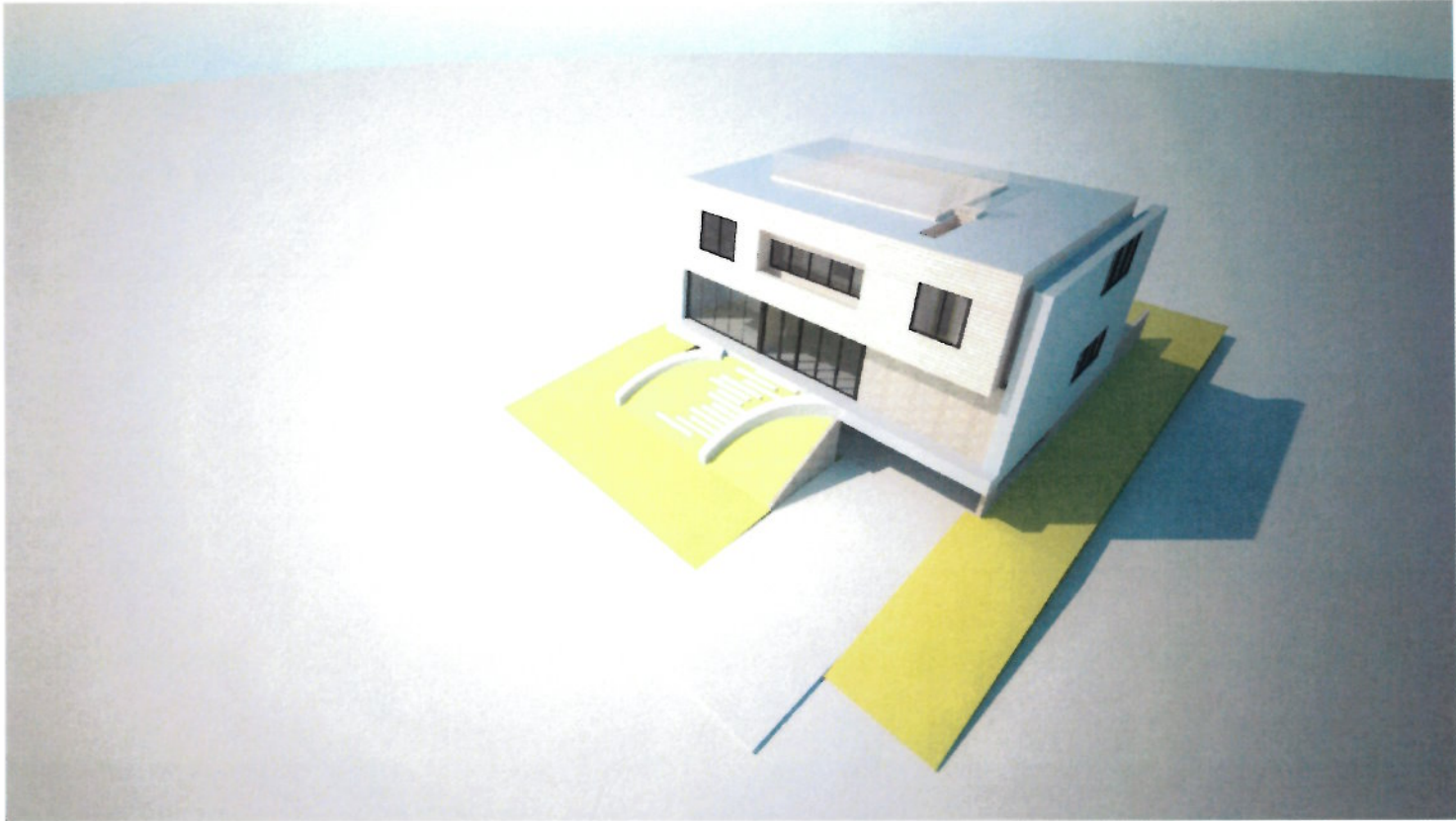
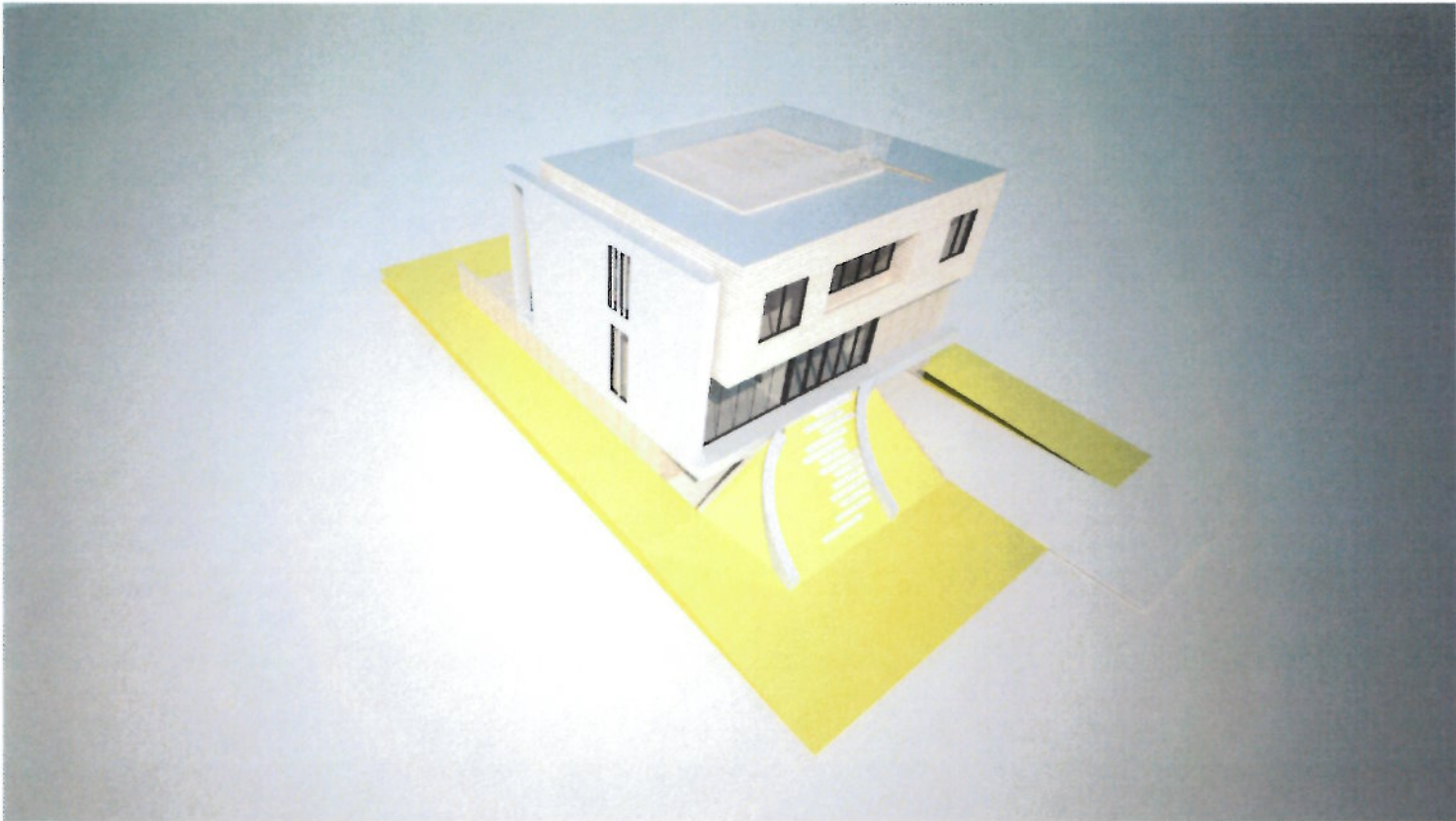
Legend:

 OPEN AREA

REAR YARD OPEN SPACE
TOTAL AREA: 1,560 SQ.FT
OPEN SPACE: 1,1560 SQ.FT (100%)

Phil M...
04/17/17

3D VIEWS



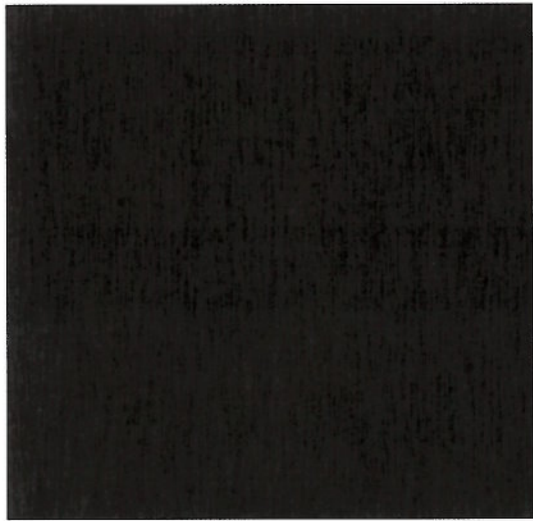
MATERIAL BOARD



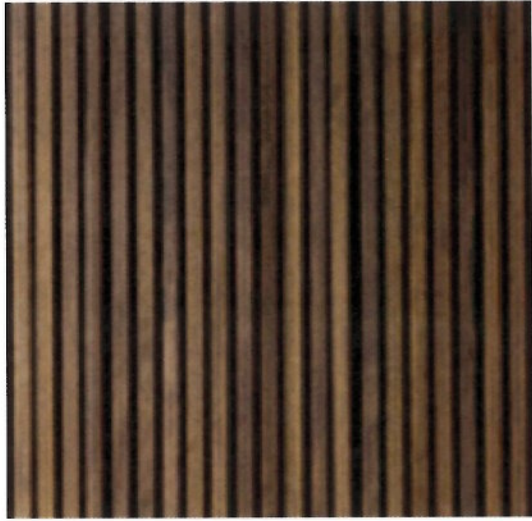
POLISHED CONCRETE



CORAL STONE



BRONZE METAL



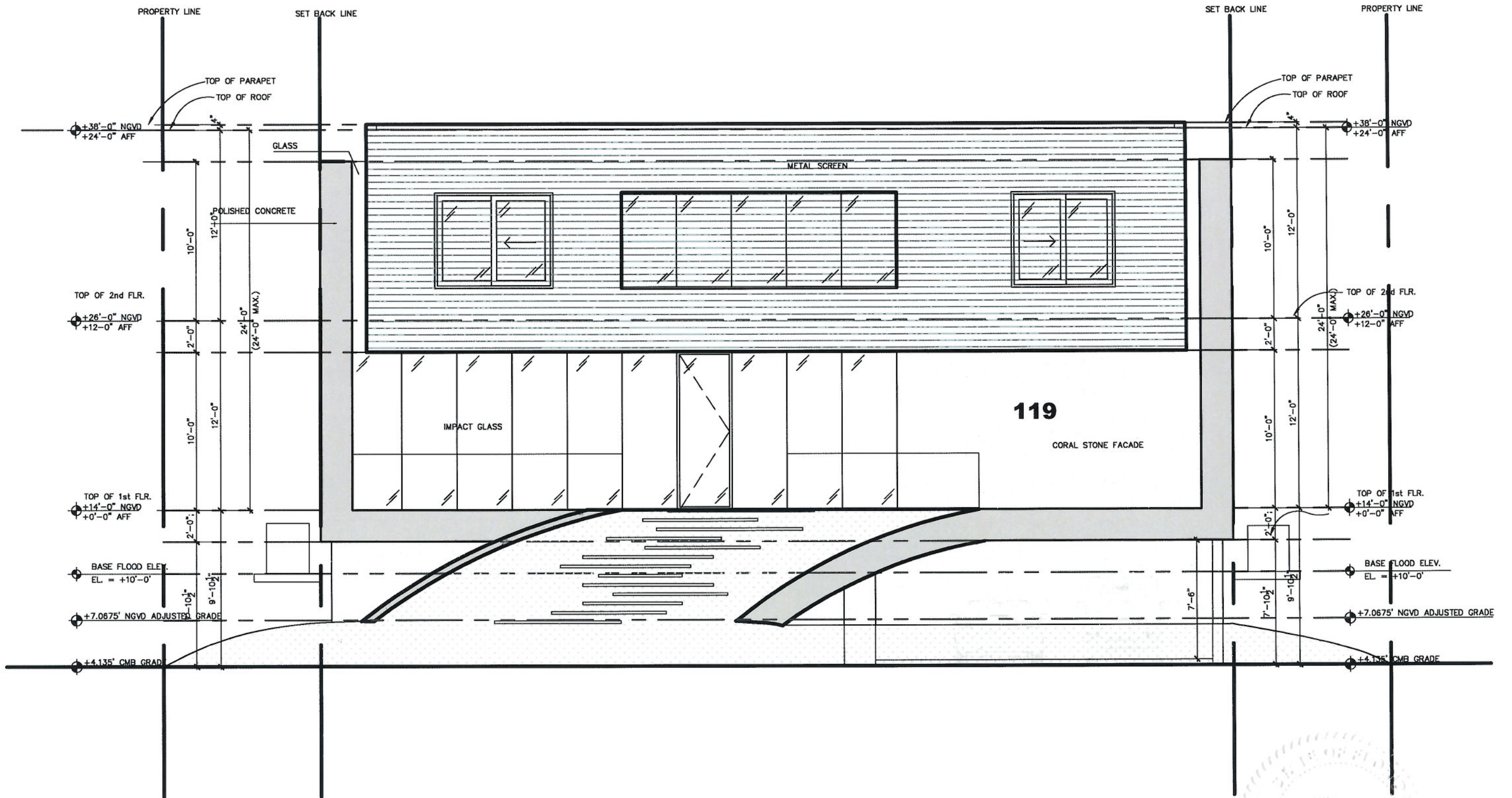
WOOD



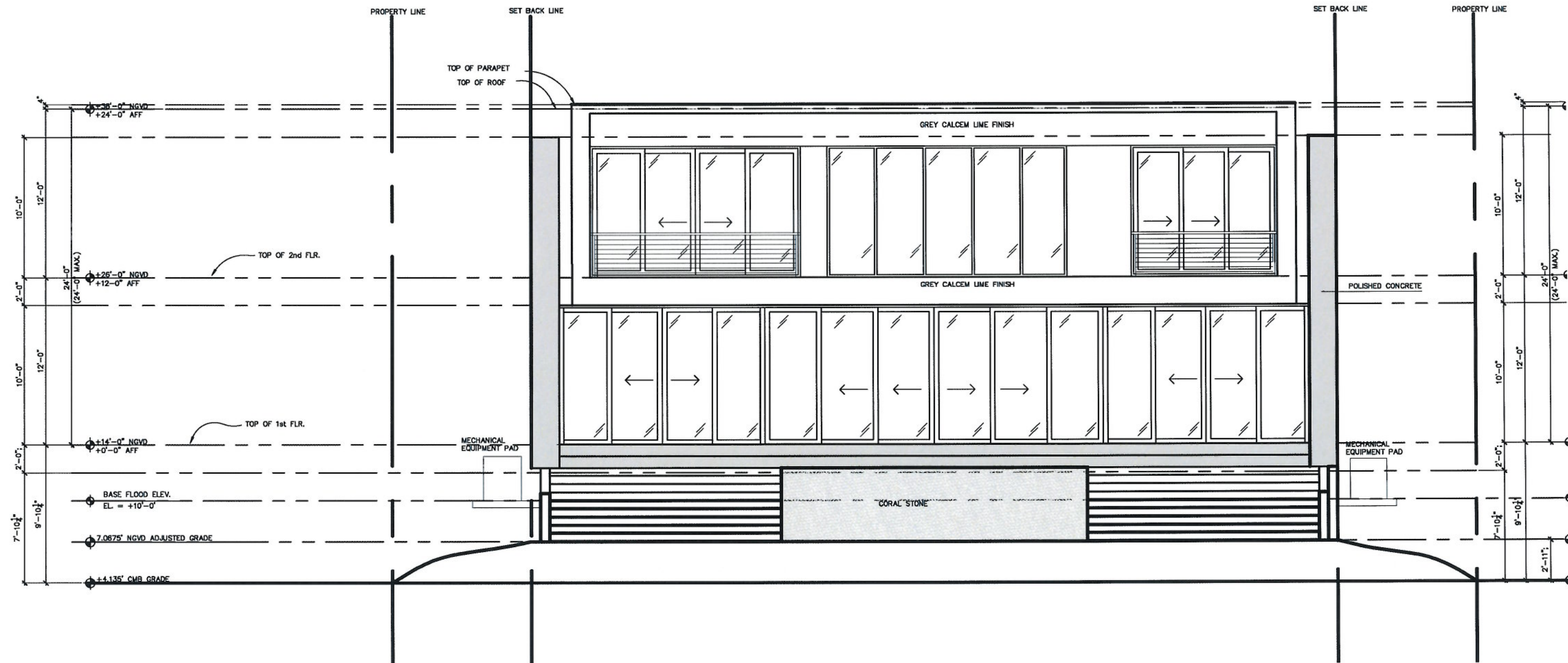
GLASS



ELEVATIONS - WEST

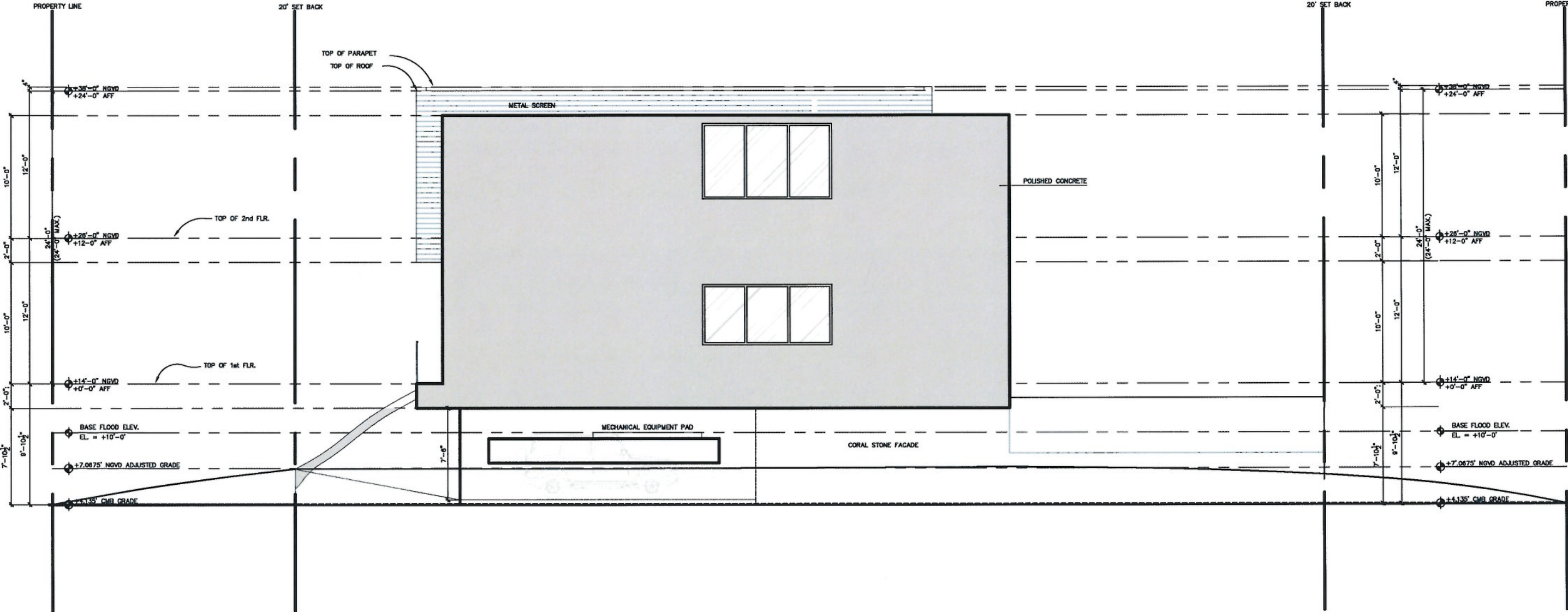


ELEVATIONS - EAST



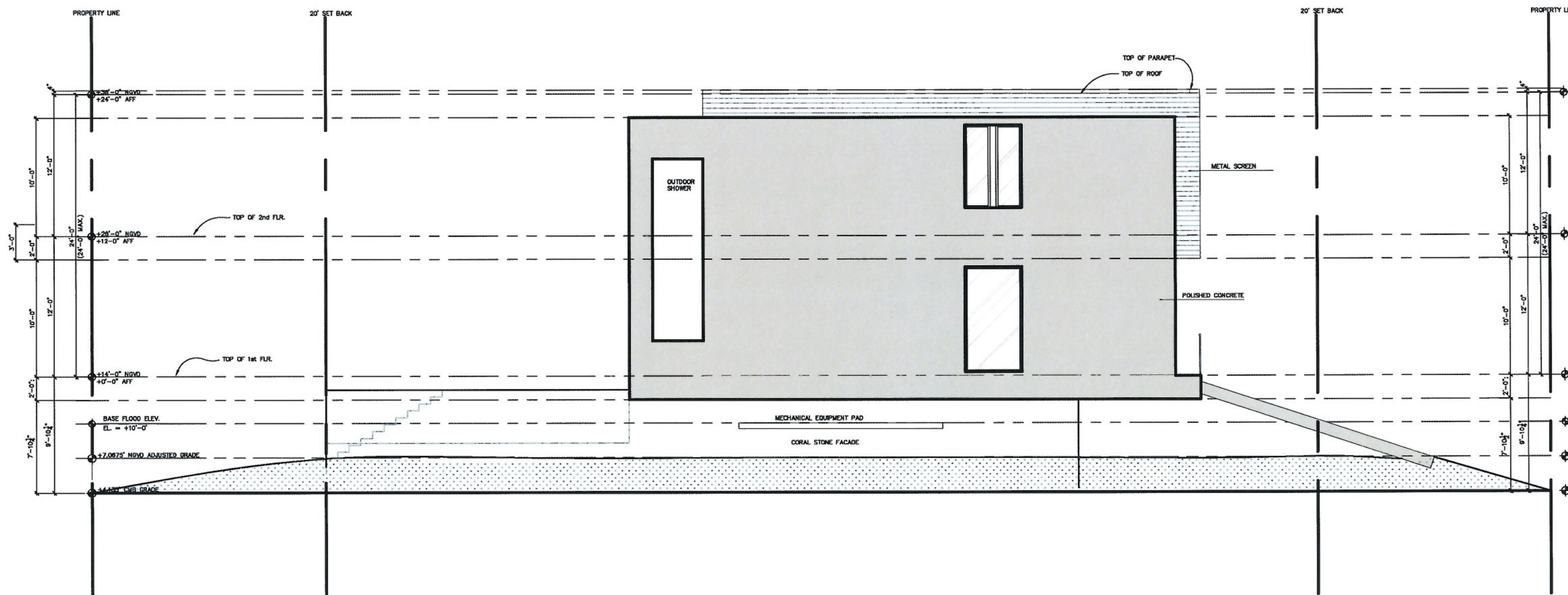
Handwritten signature and date:
Ruffman
09/07/17

ELEVATIONS - SOUTH

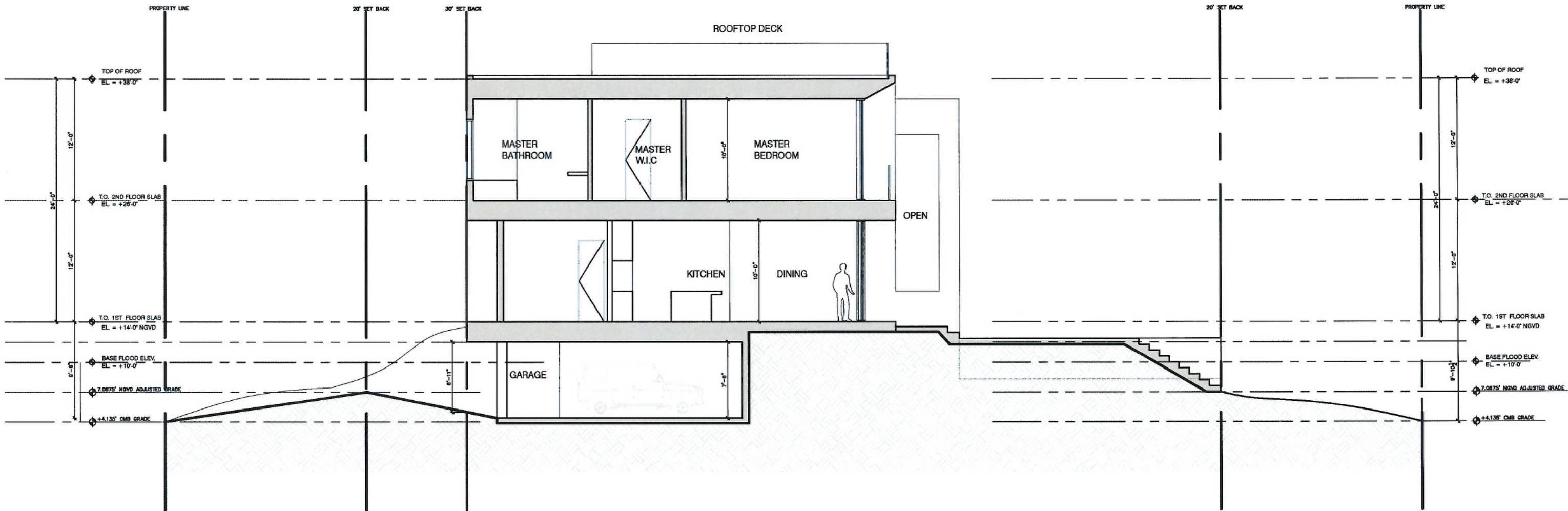


04/17/17

ELEVATIONS - NORTH



SECTIONS



24' 12" OF FLOOD
Rout 119
04/17/17



MAIN ENTRY VIEW

119 E 2ND CT.
MIAMI BEACH FL 33139

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

PAID
07/17/17
R. M. M. M.



REAR YARD VIEW

119 E 2ND CT.
MIAMI BEACH FL 33139

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

DATE OF FLOW
04/17/17