

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

DRAWING INDEX

ARCHITECTURAL		A1.2	EXISTING BUILDING DEMO PLANS
A0.0	COVER	A2.0	PROPOSED GROUND AND SECOND FLOOR PLAN
A0.1	SITE ANALYSIS	A2.1	PROPOSED THIRD FLOOR PLAN AND ROOF PLAN
A0.1B	SITE ANALYSIS & CONTEXTUAL RENDERING	A4.0	PROPOSED SOUTH & WEST ELEVATIONS
A0.2	F.A.R. EXISTING BUILDING CALCULATIONS	A4.1	PROPOSED NORTH & EAST ELEVATIONS
A0.3	F.A.R. CALCULATIONS	A6.0	BUILDING SECTIONS
A0.3A	OPEN SPACE CALCULATIONS	A6.1	BUILDING SECTIONS
A0.4	EXISTING HOUSE IMAGES	A7.0	3D VIEWS
A0.5	EXISTING HOUSE IMAGES	LANDSCAPE	
A0.6	EXISTING HOUSE IMAGES	TD-1	TREE DISPOSITION PLAN
A0.7	EXISTING BUILDING INTERIOR IMAGES	L-1	LANDSCAPE PLAN
A0.8	CONTEXTUAL ELEVATION	L-2	LANDSCAPE PLAN
A0.9	COLOR RENDERING	SURVEY	
A0.9B	COLOR RENDERING		
A1.0	EXISTING SITE PLAN		
A1.1	PROPOSED SITE PLAN		

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: 1,888 SF NEW UNIT B: 1,888 SF
AVERAGE UNIT SIZE:	900 SF (NEW) 550 SF (REHABILITATED)	EXISTING BUILDING: 422 SF	NEW BUILDING: 1,888 SF
FAR:	1.50 MAX 1.50 X 2,656.64 SF = <u>3,984.96 SF MAX</u>	EXISTING BLDG: 1,373 SQ. FT.	NEW BUILDING: 3,855 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: 38 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: 1,888 SF NEW UNIT B: 1,888 SF TOTAL BUILDING: 3,776 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: 957 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 940 SF LANDSCAPE 235 SF OPEN SPACE %: 35.38%
TOTAL OPEN SPACE:	1,726.8 SF REQUIRED (65%)	1,184 SF EXISTING (44.5%)	1,897 SF PROPOSED (71.38%)
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		

- LOT WIDTH VARIANCE REQUEST
- UNDERSIZED LOT VARIANCE REQUEST

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitecture.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER:

Watercup Investments LLC.
PRESIDENT: Alan Wasserstein

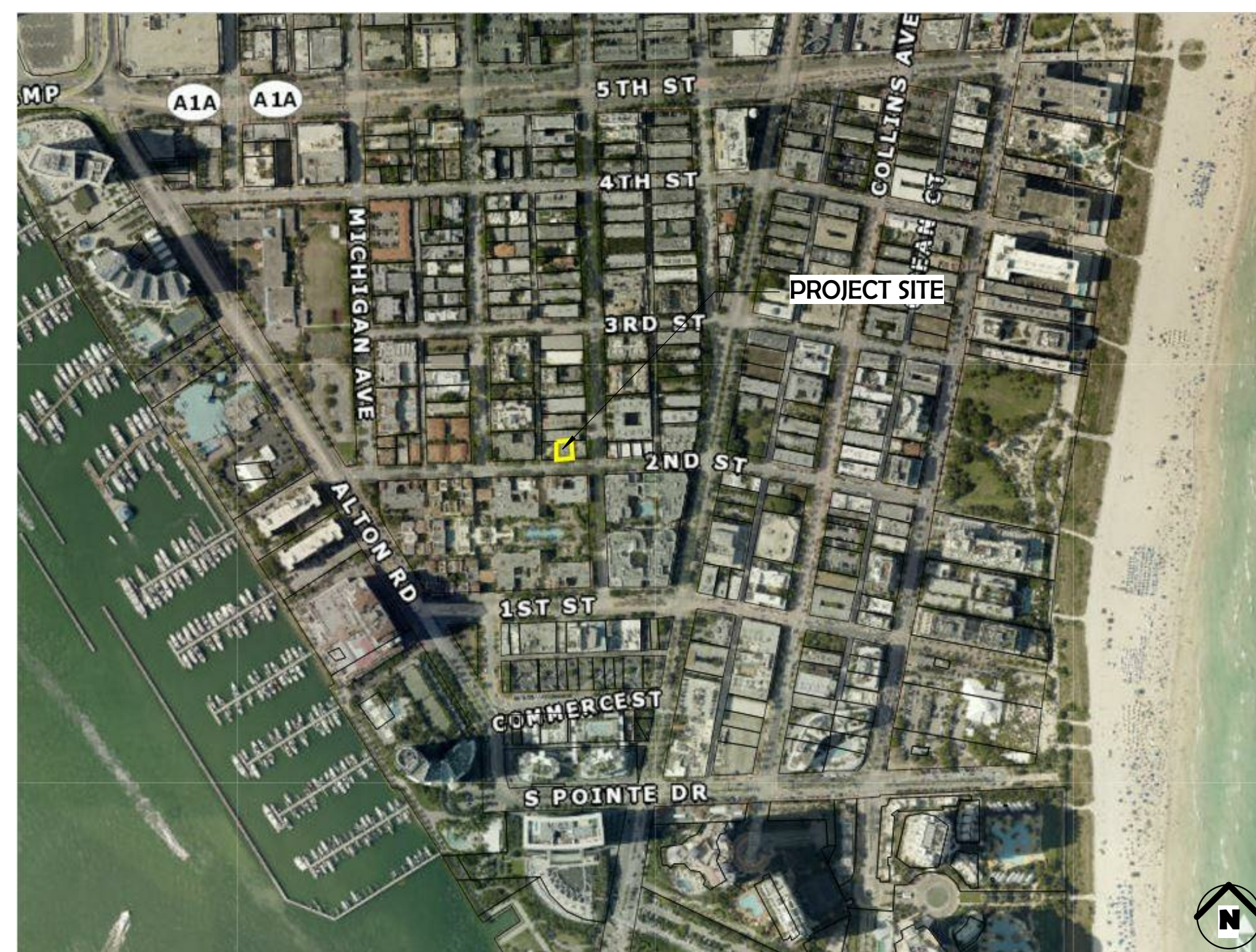
LANDSCAPE ARCHITECT:

KIMBERLY MOYER, RLA
LANDSCAPE ARCHITECTURE
954.492.9609

PROJECT RENDERING



LOCATION MAP



SCOPE OF WORK

- Demolition of existing one story residential building.
- 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

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitecture.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
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