HOME RENOVATION & NEW TOWNHOUSES FOR:

ROBIN ROSENBAUM & ANDREW ANDRADES

921 EUCLID AVE.
MIAMI BEACH, FL, 33139

FIRST SUBMITTAL

SUBMITTAL DEADLINE:
05-31-17

REVISIONS

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

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

AA 0002849
IB 0000894
NCARB CERTIFIED

MEP ENGINEER:

ONE STORY RETAIL TENANT INTERIOR BUILD-OUT,
APPROXIMATELY 10,357 SQ FT

WORK INCLUDES:

1. INTERIOR DEMOLITION OF EXISTING LAYOUT TO ALLOW FOR NEW RETAIL STORE LAYOUT

2. REMOVAL OF EXISTING SHED AND ENLARGING TO CORNER WINDOWS TO THE GROUND

3. INTERIOR BUILD-OUT FOR RETAIL STORE INCLUDING RESTROOMS, ALL FINISHES, AND STORE FIXTURES.

PROJECT RENDERING

LOCATION MAP

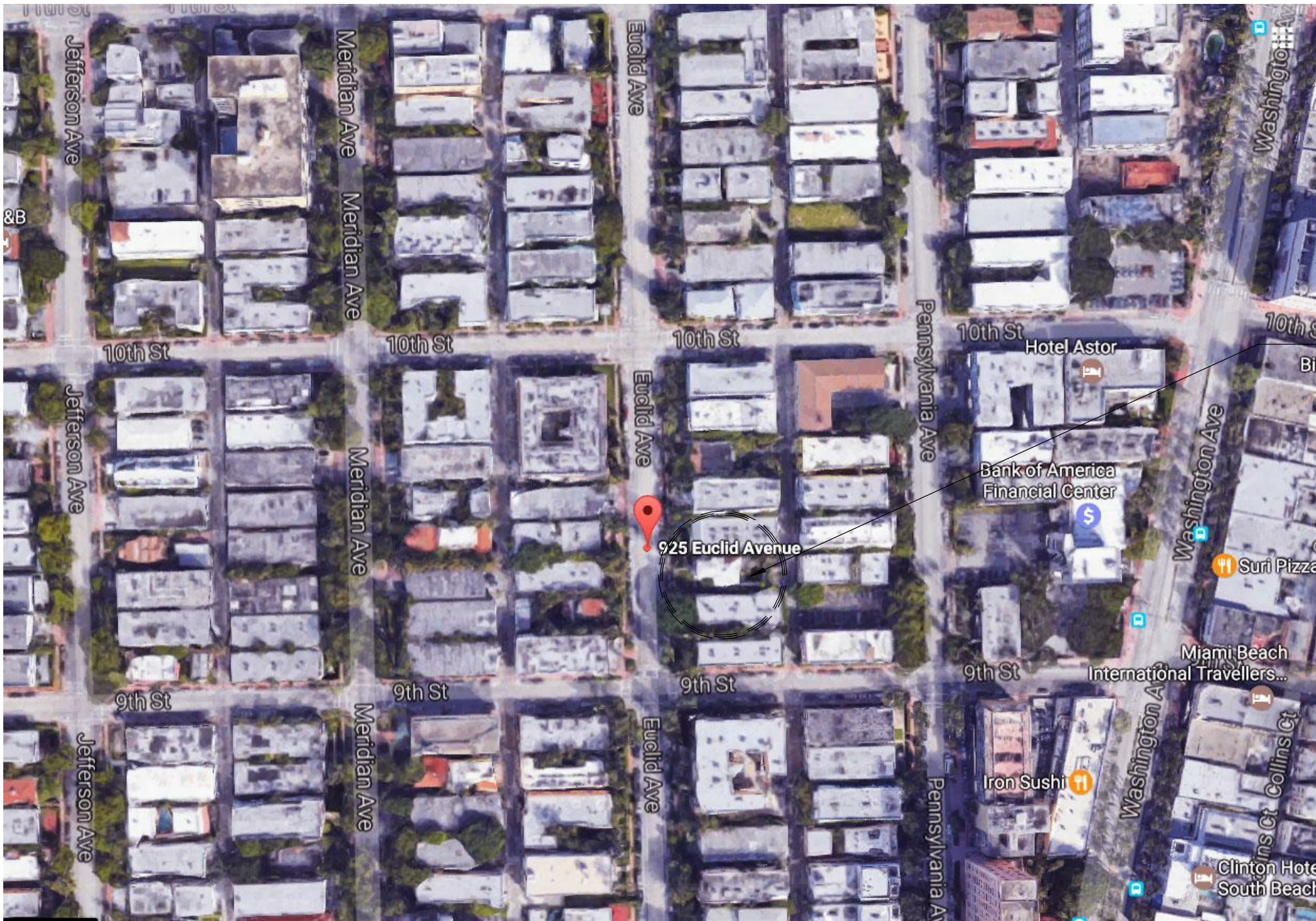LOCATION OF WORK

925 Euclid Avenue

SCALE: N.T.S.

DRAWING INDEX

SCOPE OF WORK

1 – Interior demolition & improvements to an original 2 –Story Building "A" subdivided into one residential unit per story, in order to accommodate its original use of one single family residence (about 6,534 sq. ft. total)

2 – Complete demolition of a 2-story addition attached to the rear of the original residence.

3 – Brand new construction of a 3-story, 2-units Building "B", on the east part of the lot (about 2,937sq. ft. total)

4 – New construction of a spa & deck at the front of the original residence, west side of the lot.

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

Lot 11, Block 44, Ocean Beach Addition No. 3, According to the Plat Thereof, as Recorded in the Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

CODE ANALYSIS / PROJECT DATA

CONSTRUCTION TYPE

PLANS SHALL COMPLY WITH THE FOLLOWING:
FLORIDA BUILDING CODE (2014), 5th ED.
FLORIDA BUILDING CODE – RESIDENTIAL (2014)
FFPC NFPA 101 2012 ED.
NFPA 72 2012 ED.
NFPA 13 2012 ED.

RENOVATION OF (2) 2-STORY EXISTING BUILDING AND (1) NEW 3-STORY TOWNHOUSE
R-2 OCCUPANCY
EXISTING BLDG A MIXED CONCRETE WOOD
NEW CONSTRUCTION ALL CONCRETE
TYPE III-B CONSTRUCTION

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)

GROUP	TYPE	ALLOWED		PROVIDED	
		HGT	AREA (SQ. FT.)	HGT	AREA (SQ. FT.)
R-2	III-B	3 STORIES (35')	1600 SQ. FT	3 STORIES	3900 SQ. FT

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

TYPE III-B
STRUCTURAL FRAME	0 HR
BEARING WALLS (EXT.& INT)	2 HR EXT. & 0 HR INT.
NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

MAX. AREA OF EXTERIOR WALL OPENINGS (TABLE 704.8)

☐ REVIEW SET
☒ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRV RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-30-17

DRAWN BY:
E.D.A.
CHECKED BY:
ARI SKLAR

COVER

A0.0

PROJECT #: 17-004

DATE : 05-30-17

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