

HOME RENOVATION & NEW TOWNHOUSES FOR:

ROBIN ROSENBAUM & ANDREW ANDRADES

921 EUCLID AVE.
MIAMI BEACH, FL, 33139

FIRST SUBMITTAL

SUBMITTAL DEADLINE:
05-31-17

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
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AA 0002849
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NCARB CERTIFIED

SEAL
ARI L. SKLAR
LICENSE #ARI473

REVISIONS

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

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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



DRAWING INDEX

ARCHITECTURAL

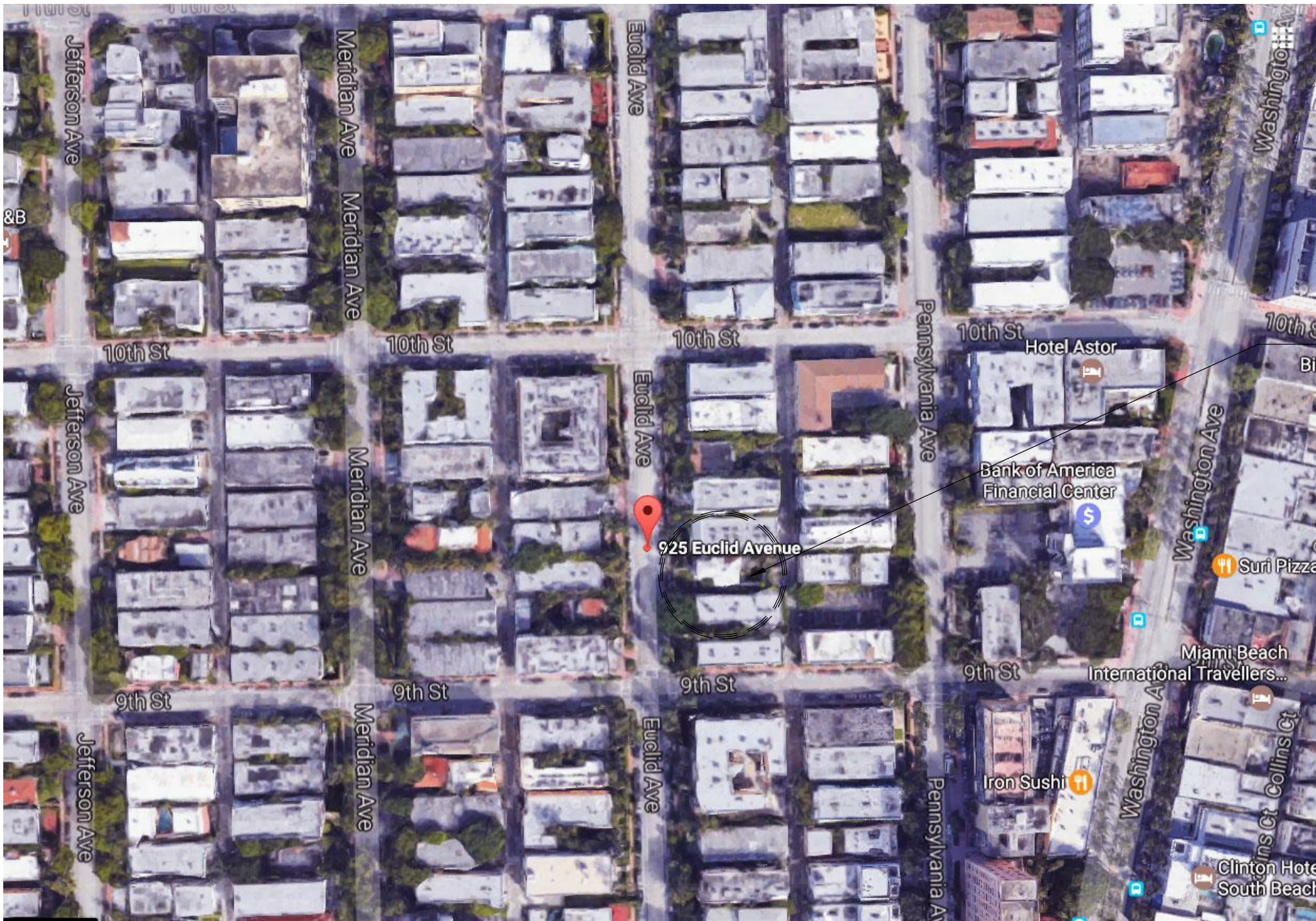
- A0.0 COVER
- A0.1 SITE ANALYSIS
- A0.2 ZONING DIAGRAMS
- A0.3 EXISTING BUILDING IMAGES - EXTERIOR
- A0.4 EXISTING BUILDING IMAGES - INTERIORS
- A0.5 CONTEXTUAL ELEVATIONS
- A0.6 STREET VIEW RENDERING
- A0.7 INTERIOR COURTYARD & REAR VIEW RENDERINGS
- A1.0 EXISTING/DEMO & PROPOSED SITE PLAN
- A1.0.1 PROPOSED SITE PLAN (ENLARGED)
- A1.1 EXIST. BLDG. GROUND FLOOR DEMOLITION & PROPOSED FLOOR PLAN
- A1.2 EXIST. BLDG. SECOND LEVEL DEMOLITION & PROPOSED PLANS
- A1.3 NEW BUILDING GROUND FLOOR, SECOND & THIRD LEVEL FLOOR PLANS
- A1.4 EXIST. ROOF PLAN & NEW BLDG. ROOF DECK PLAN
- A2.1 WEST ELEVATION (FRONT) & EAST ELEVATION (REAR) EXIST. BLDG.
- A2.2 NORTH ELEVATION (LEFT SIDE)
- A2.3 SOUTH ELEVATION (RIGHT SIDE)
- A2.4 EAST ELEVATION (REAR) & WEST ELEVATION (INTERIOR) NEW BLDG.
- A3.1 BUILDING SECTIONS

LANDSCAPE

- L-1 PLANTING PLAN
- L-2 LIGHTING LOCATION PLAN

SURVEY

LOCATION MAP



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)

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.

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921 Euclid Avenue
Miami Beach, Florida 33139

- ☒ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY 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