



NEW BUILDING REAR-ALLEY VIEW (EAST VIEW)



COURTYARD AND NEW BUILDING VIEW (SOUTH VIEW)

SKLARchitecture

2380 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.sklarchitect.com
AA 0002849
IB 0000894
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ARI L. SKLAR
LICENSE #AR1473

REVISIONS

HOME RENOVATION & NEW TOWNHOUSES FOR:
ROBIN ROSENBAUM & ANDREW ANDRADES
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:

Author

CHECKED BY:

ARI SKLAR

**INTERIOR COURTYARD &
REAR VIEW RENDERINGS**

A0.7

PROJECT #: 17-004

DATE: 05-30-17

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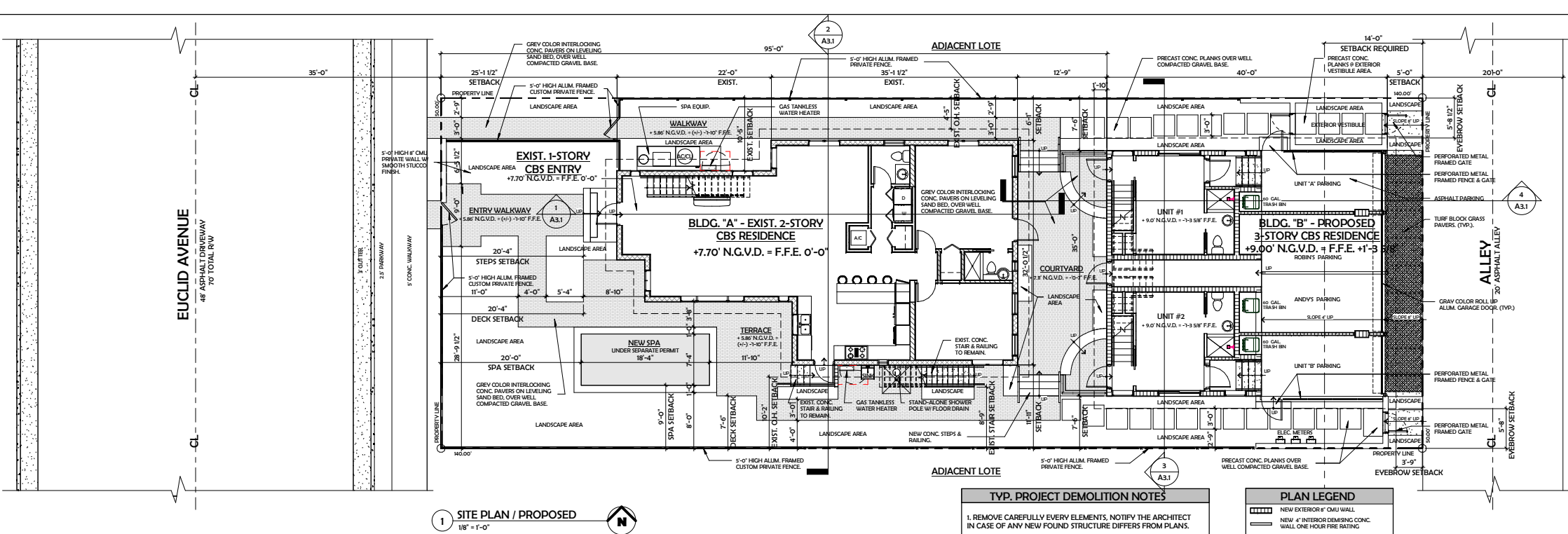
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**PROPOSED SITE PLAN
(ENLARGED)**

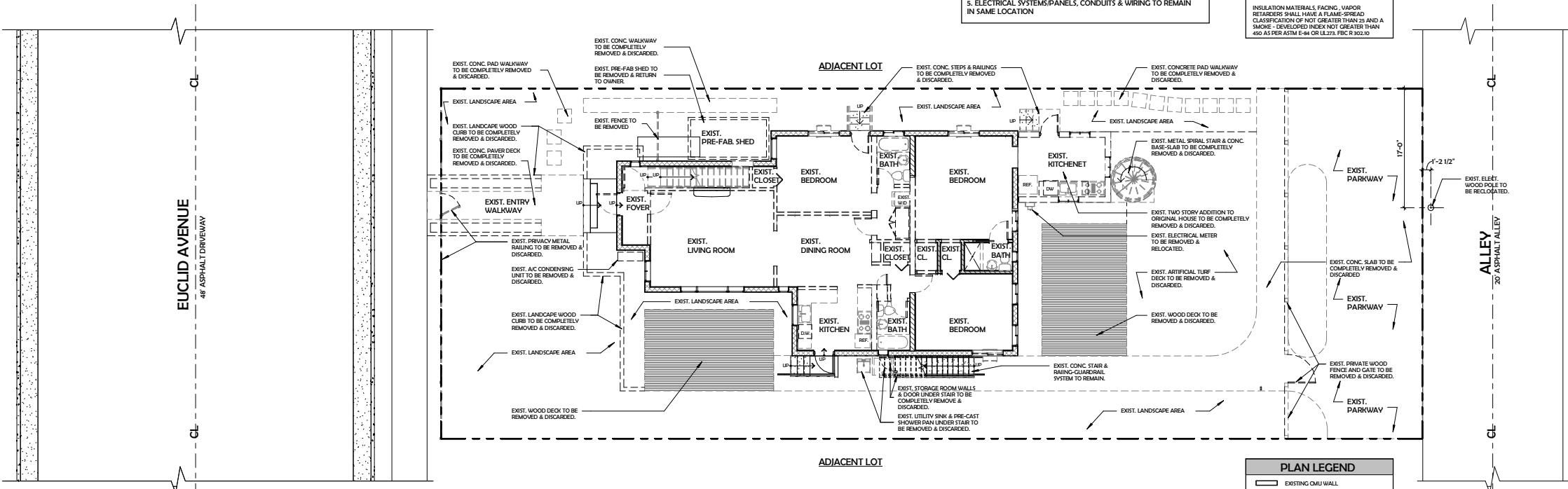
A1.0.1

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1 SITE PLAN / PROPOSED
1/8" = 1'-0"



2 SITE PLAN / EXISTING-DEMO
1/8" = 1'-0"

- TYP. PROJECT DEMOLITION NOTES**
1. REMOVE CAREFULLY EVERY ELEMENTS, NOTIFY THE ARCHITECT IN CASE OF ANY NEW FOUND STRUCTURE DIFFERS FROM PLANS.
 2. EXISTING BATHROOMS TO REMAIN - REMOVE AND DISCARD ALL PLUMBING FIXTURES, FLOOR TILE, WALL TILE, AND PREPARE BATHROOMS TO RECEIVE NEW TILE AND FIXTURES
 3. EXISTING PLASTER/GWB - REMOVE AND DISCARD AS INDICATED WITH A DASHED LINE ON DEMOLITION PLANS AND PREPARE FOR REPLACEMENT. DO NOT REMOVE ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER. PROVIDE TEMPORARY SHORING WHERE REQUIRED
 4. REMOVE ALL INACTIVE SANITARY, VENT & WATER PIPING & CAP BELOW FLOOR SLAB AS REQUIRED. PATCH HOLES IN FLOOR SLAB WITH CONCRETE, LEAVING A SMOOTH, LEVEL FLOOR
 5. ELECTRICAL SYSTEMS/PANELS, CONDUITS & WIRING TO REMAIN IN SAME LOCATION

PLAN LEGEND	
[Symbol]	NEW EXTERIOR 8" CMU WALL
[Symbol]	NEW 4" INTERIOR DEMISING CONC. WALL ONE HOUR FIRE RATING
[Symbol]	NEW EXTERIOR 4" CMU WALL
[Symbol]	NEW INTERIOR PARTITION
[Symbol]	EXISTING MASONRY WALL
[Symbol]	EXISTING INTERIOR PARTITION TO REMAIN
WALL & CEILING FINISHES	
FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. FINISHES SHALL BE TESTED IN ACCORDANCE W/ ASTM E 84 OR UL 723	
INSULATION MATERIALS	
INSULATION MATERIALS FACING, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL273, FBC R 302.10	

PLAN LEGEND	
[Symbol]	EXISTING CMU WALL
[Symbol]	EXISTING INTERIOR PARTITION
[Symbol]	WALL TO BE DEMOLISH
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Author
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ARI SKLAR

**EXISTING/DEMO &
PROPOSED SITE PLAN**

A1.0

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TYP. PROJECT DEMOLITION NOTES

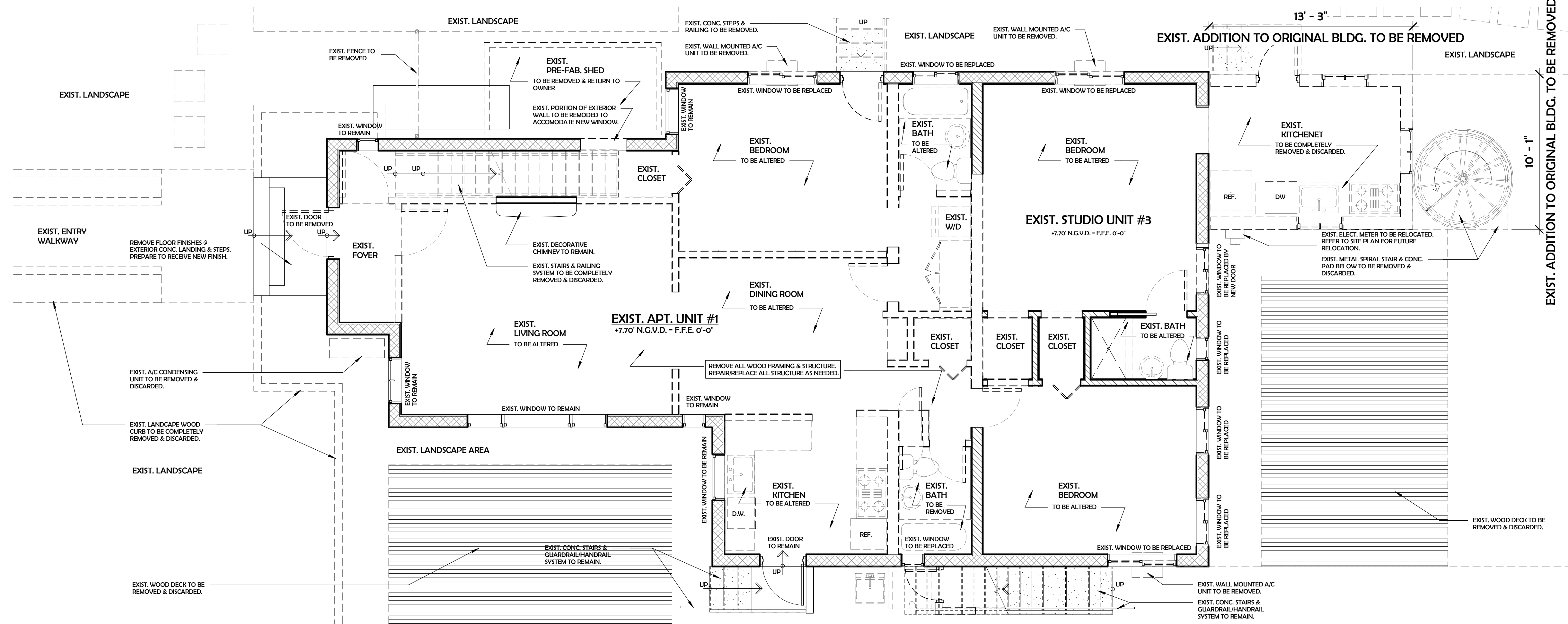
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1 EXISTING BUILDING GROUND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

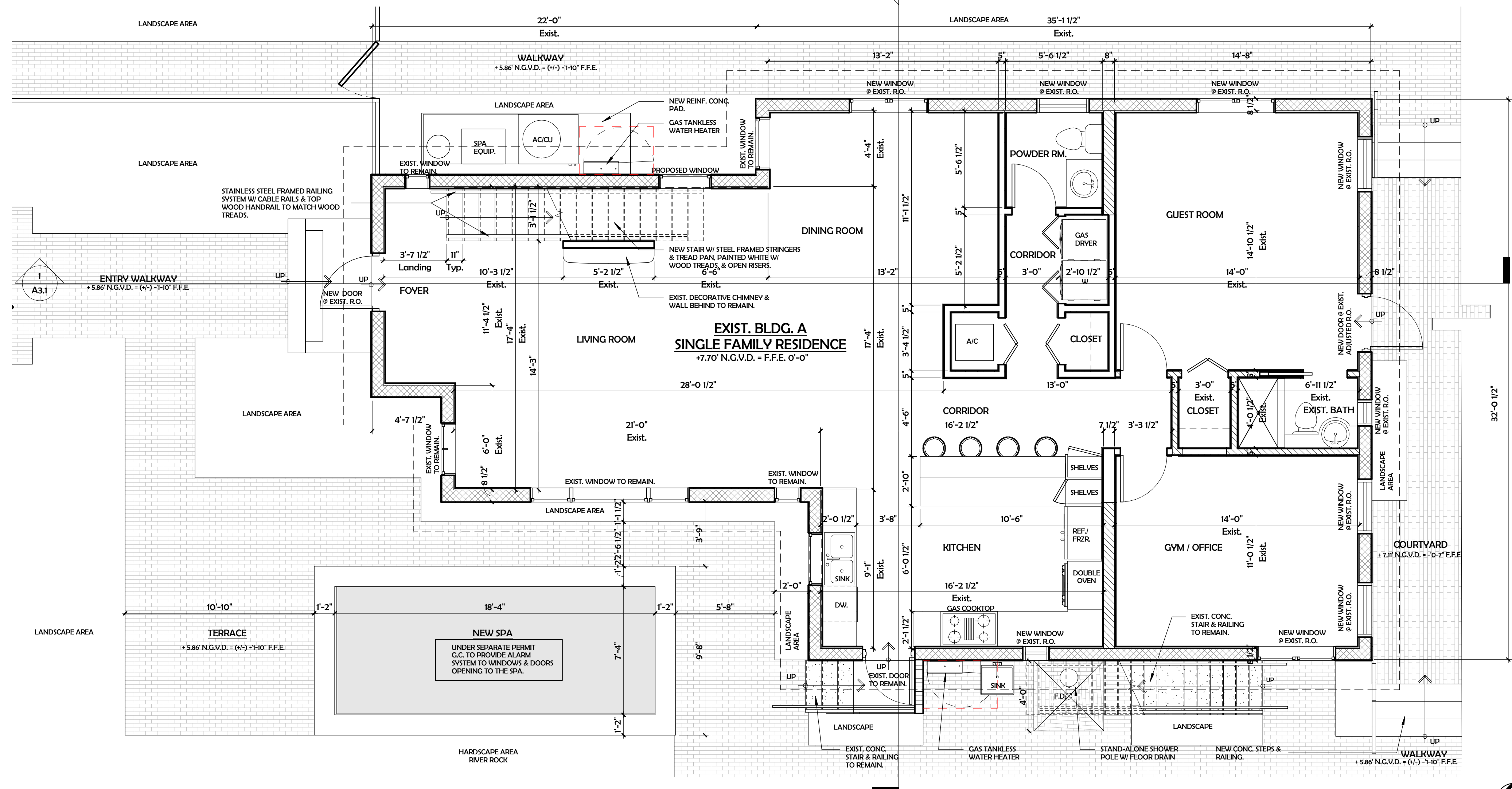


PLAN LEGEND

- NEW EXTERIOR 8" CMU WALL
- NEW 4" INTERIOR DEMISING CONC. WALL ONE HOUR FIRE RATING
- NEW INTERIOR 4" CMU WALL
- NEW INTERIOR PARTITION
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2 EXISTING BUILDING GROUND FLOOR PROPOSED

1/4" = 1'-0"



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DRAWN BY:

E.D.A.

CHECKED BY:

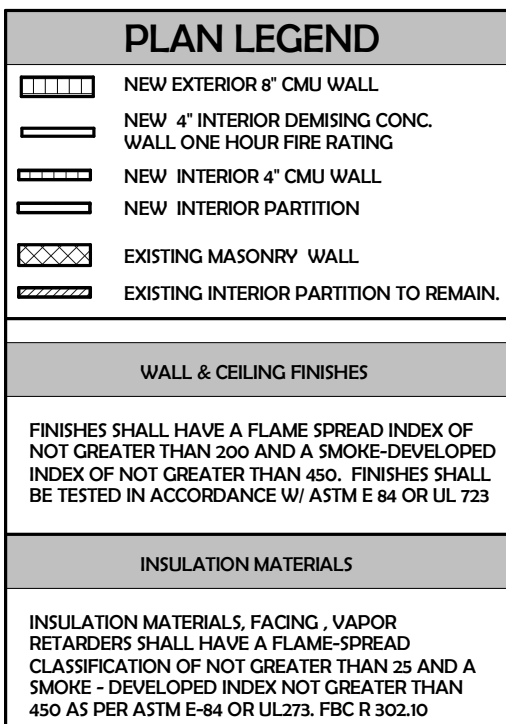
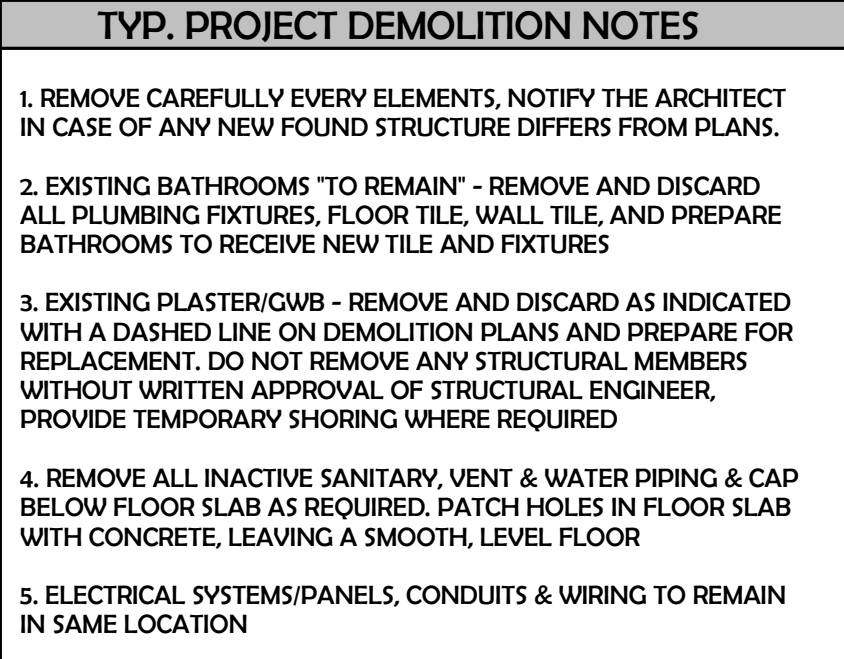
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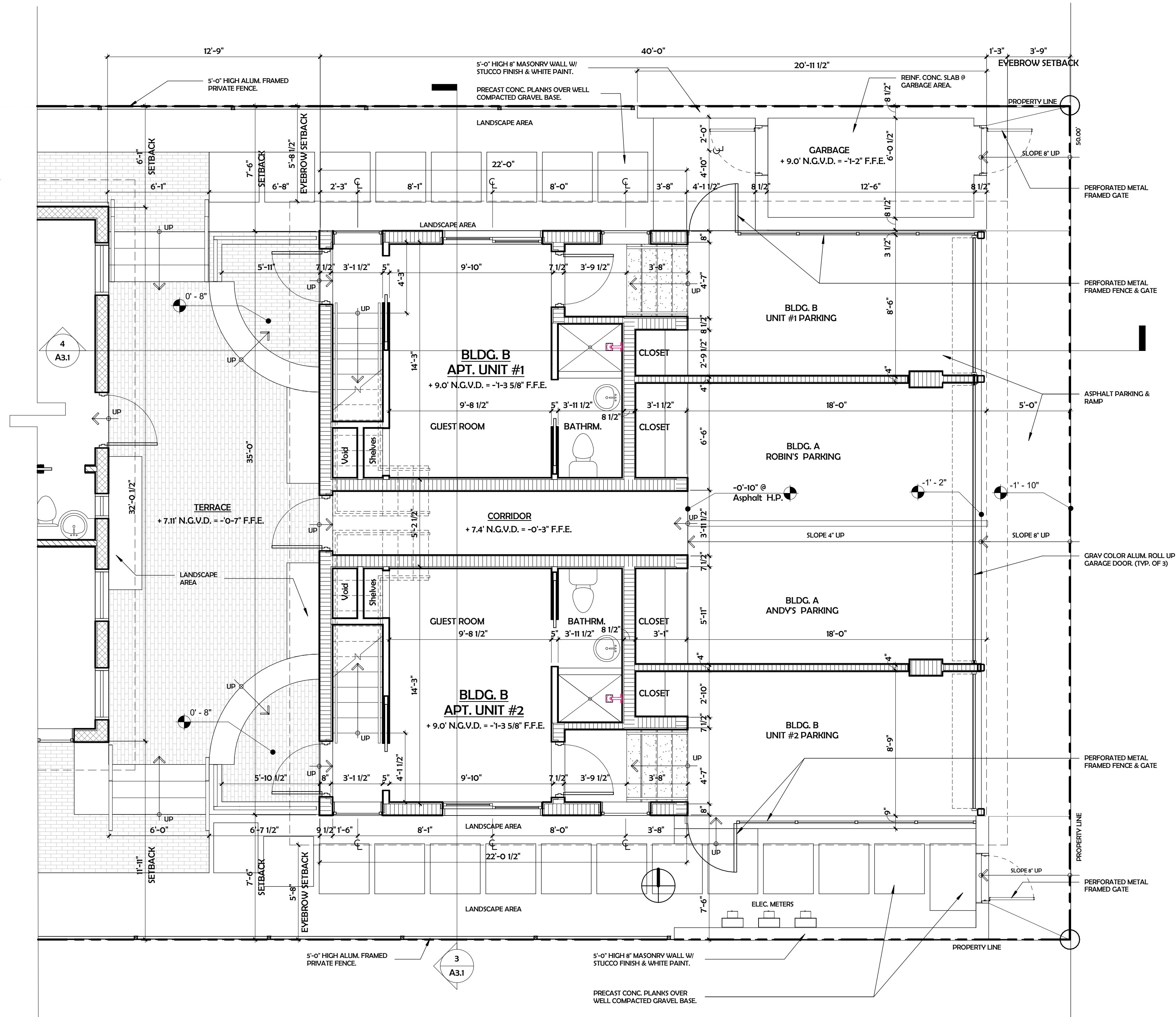
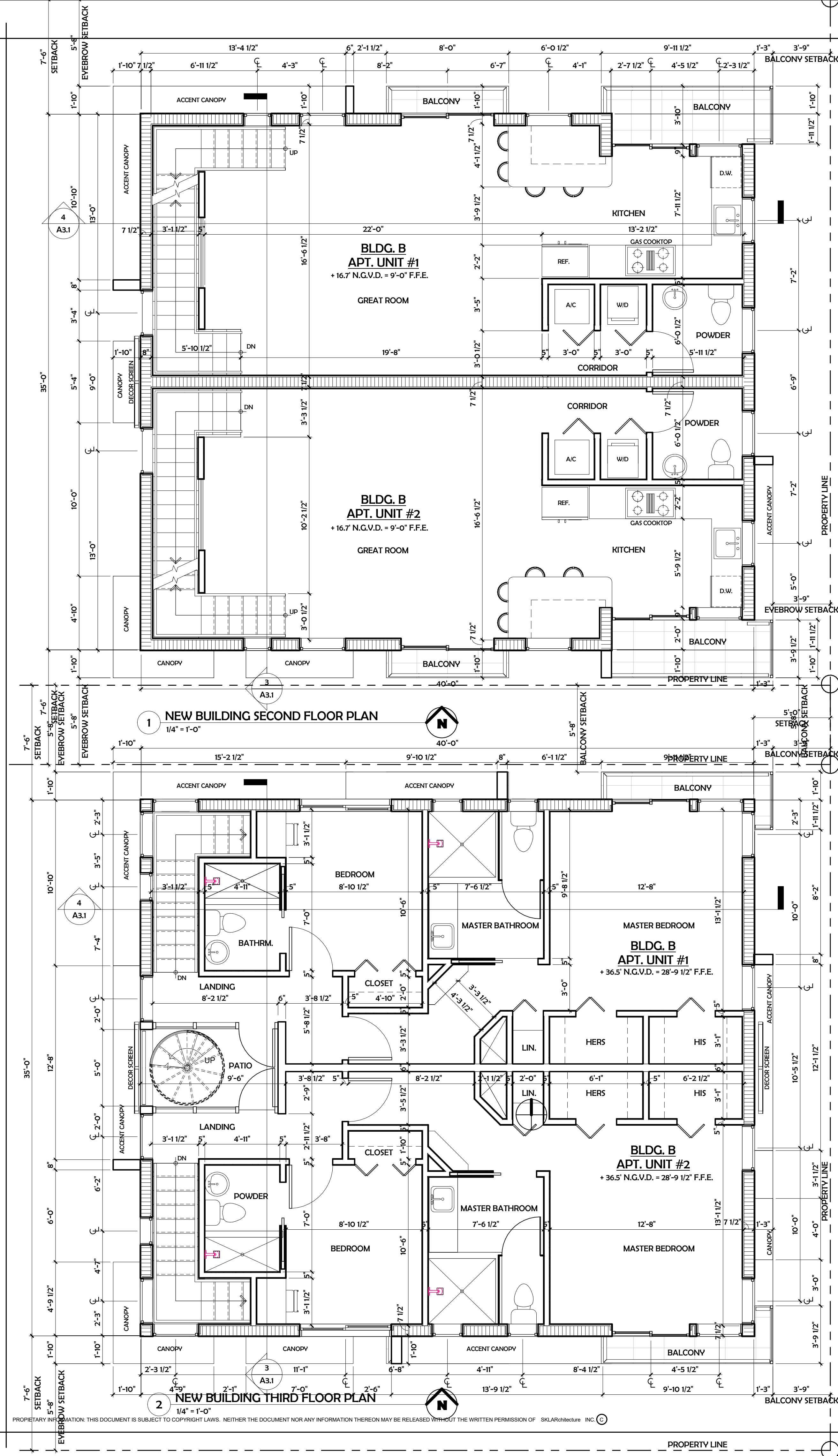
EXIST. BLDG. GROUND FLOOR DEMOLITION & PROPOSED FLOOR PLAN

A1.1

PROJECT #: 17-004

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PLAN LEGEND	
	NEW EXTERIOR 8' CMU WALL
	NEW 4' INTERIOR DEMISING CONC. WALL
	NEW INTERIOR 4' CMU WALL
	NEW INTERIOR PARTITION
	EXISTING MASONRY WALL
	EXISTING INTERIOR PARTITION TO REMAIN
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HOME REINOVATION & NEW FLOWING ROOFS

ROBIN ROSENBAUM & ANDREW ANDRADES

Miami Beach, Florida 33139

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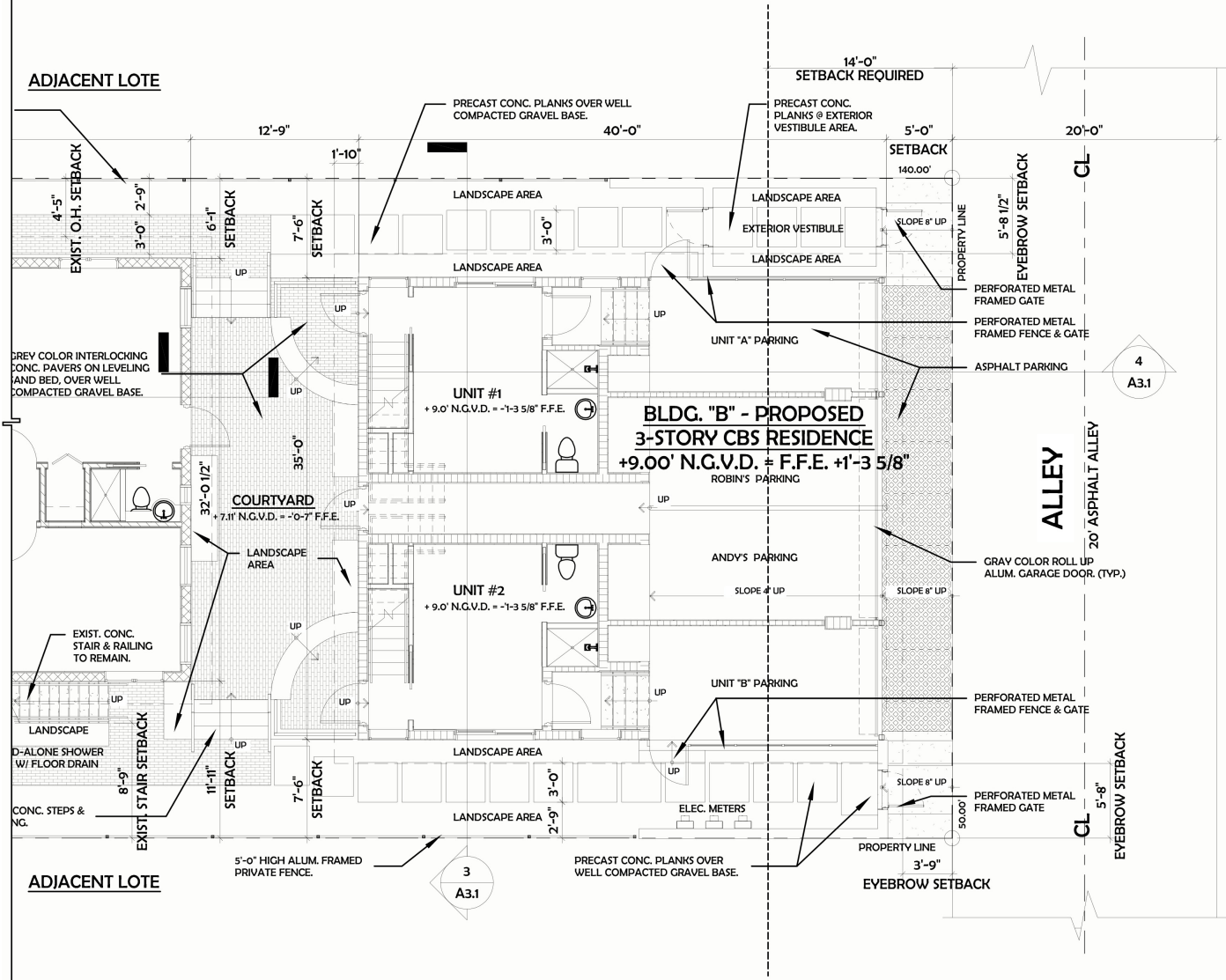
RAWN BY:
D.A.
HECKED BY:
RI SKLAR

**EXIST. ROOF PLAN & NEW
BLDG. ROOF DECK PLAN**

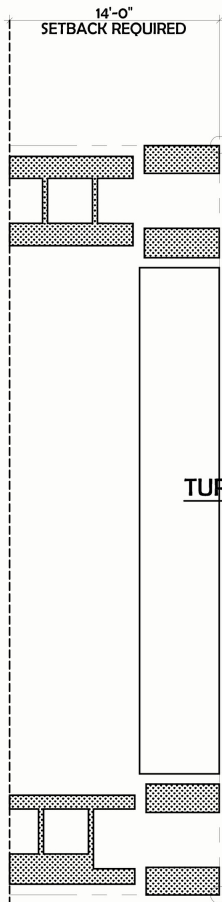
A1.4

PROJECT #: 17-004

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1 REAR SETBACK LANDSCAPE AREA CALCULATIONS
3/16" = 1'-0"



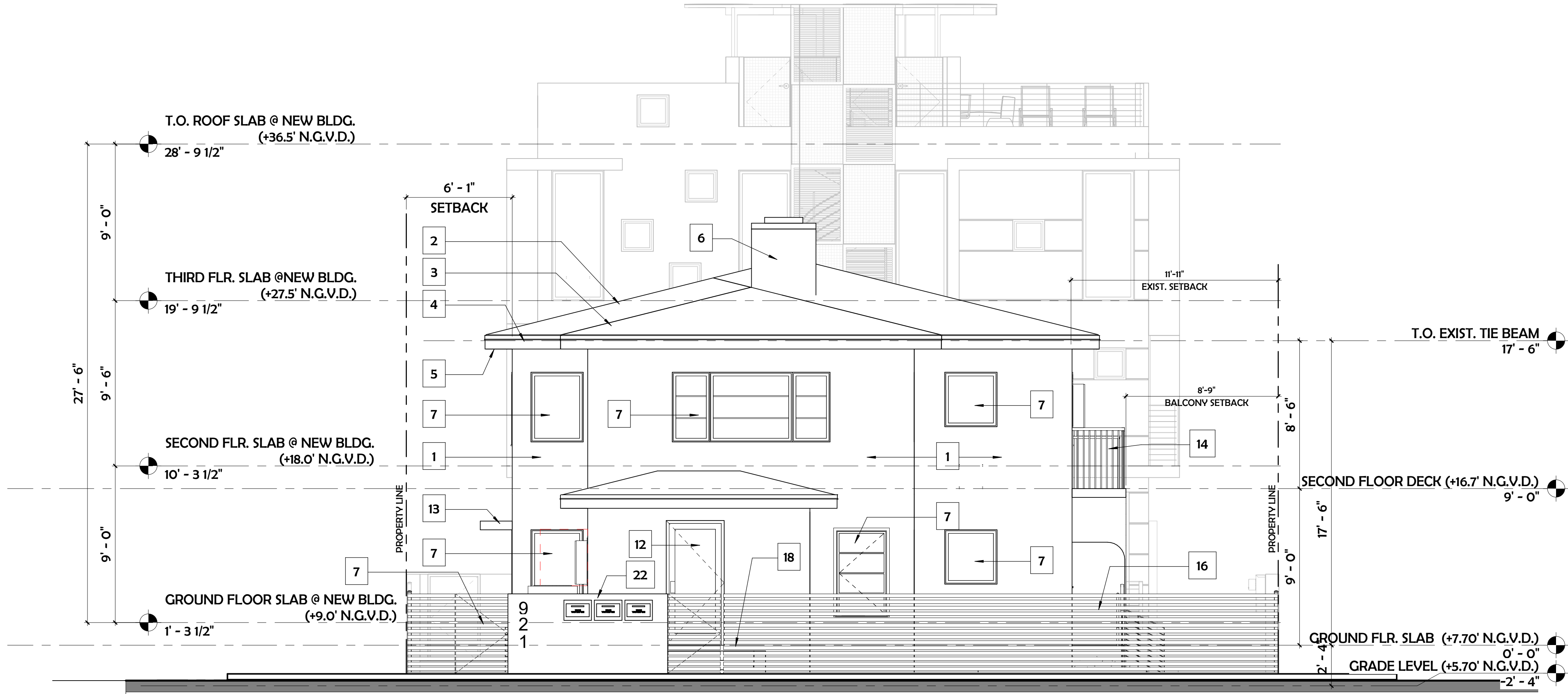
LANDSCAPE AREA
45 SQ.FT.

TURFBLOCK PAVER
AREA
176 SQ.FT.

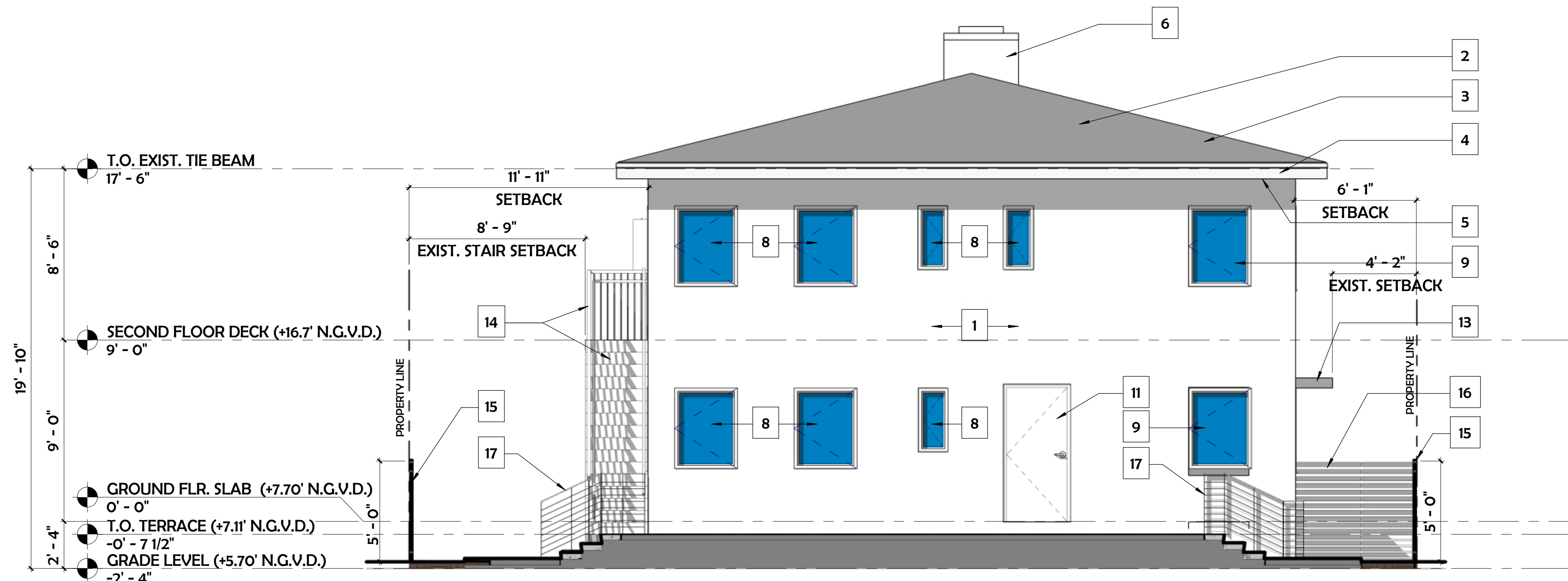
LANDSCAPE AREA
42 SQ.FT.

TOTAL LANDSCAPE
AREA + TURFBLOCK
PAVER AREA =
263 SQ.FT. = 37.6% OF
TOTAL SETBACK AREA

TOTAL AREA SETBACK
14'-0" X 50'-0"
= 700 SQ.FT.
LANDSCAPE REQUIRED
70% = 490 SQ.FT.



1 WEST ELEVATION (FRONT) EXIST. BLDG.
1/4" = 1'-0"



2 EAST ELEVATION (REAR) EXIST. BLDG.
1/4" = 1'-0"

EXISTING RENOVATION ELEVATION NOTES BLDG "A"

1. EXISTING LIGHT TEXTURED STUCCO FINISH TO REMAIN IN ORDER TO SAVE ITS FORM AND INTEGRITY. PATCH & REPAIR AFFECTED AREAS DUE TO DEMOLITION WORK.
2. NEW CEMENT ROOF TILE, COLOR MEDIUM GRAY (TYP.).
3. EXIST. ROOFING SYSTEM TO BE REPLACED. G.C. TO VERIFY EXIST. PLVWOOD DECKING CONDITIONS & REPLACE IF NECESSARY.
4. NEW 2"X 8" WOOD FASCIA & CONT. GALV. METAL DRIP EDGE TO MATCH EXIST. BLDG. STANDARD. PAINT WD. FASCIA & DRIP EDGE WHITE COLOR (TYP.).
- 5- NEW T&G WOOD OVERHANG SOFFIT OVER EXIST. WOOD TRUSSES TO MATCH EXIST. BUILDING STANDARD. PAINT WD. SOFFIT WHITE COLOR.
6. EXISTING DECORATIVE/INOPERABLE CHIMNEY TO REMAIN IN ORDER TO SAVE ITS FORM AND INTEGRITY. RESTORE CHIMNEY CAP.
7. EXISTING ALUMI./GLASS DOORS & WINDOWS PREVIOUSLY PERMITTED AT THE FRONT / SIDE OF THE STREET FACADE TO REMAIN.
8. NEW ALUMI. FRAMED WINDOW @ EXIST. ROUGH OPENING TO MATCH WINDOWS THAT WILL REMAIN AT THE FRONT/SIDE OF THE STREET FACADE.
9. NEW ALUMI. FRAMED WINDOW @ EXIST./ALTERED ROUGH OPENING TO MATCH WINDOWS THAT WILL REMAIN AT THE FRONT /SIDE OF THE STREET FACADE.
10. NEW ALUMI. FRAMED WINDOW @ NEW SAW-CUT OPENING TO MATCH WINDOWS THAT WILL REMAIN AT THE FRONT /SIDE OF THE STREET FACADE.
11. NEW FLUSH ALUMI. DOOR @ EXIST./ALTERED WINDOW ROUGH OPENING. REPAIR & PATCH ADJACENT AREAS TO MATCH EXISTING BLDG. STANDARDS.
12. NEW ALUMI. & FROSTED GLASS ENTRY DOOR @ EXIST. DOOR ROUGH OPENING.
13. EXISTING CONC. CANOPY W/ LIGHT TEXTURED STUCCO FINISH TO REMAIN. PATCH AND REPAIR AS NEEDED.
14. EXISTING CONC. STAIRS & GUARDRAIL/HANDRAIL SYSTEM TO REMAIN.
15. 5'-0" HIGH ALUMI. FRAMED PRIVATE PICKET FENCE PAINT WHITE.
16. 5'-0" HIGH ALUMI. FRAMED CUSTOM FENCE& GATE PAINT WHITE.
17. STAINLESS STEEL FRAMED RAILING SYSTEM W/ CABLE RAILS.
18. EXISTING CONCRETE STEPS @ ENTRY TO REMAIN IN ORDER TO SAVE THE FORM AND INTEGRITY. REPLACE EXISTING TILE FINISH.
19. PROPOSED LOCATION FOR THE GAS TANKLESS WATER HEATER.
20. PROPOSED LOCATION FOR THE AIR CONDITIONING COMPRESSOR UNIT. PROVIDE GALV. STEEL STRUCTURE OVER REINF. CONC. PAD TO ELEVATE UNIT TO COMPLY WITH FLOOD REQUIREMENTS.
21. PROPOSED LOCATION FOR THE SPA EQUIPMENT. PROVIDE GALV. STEEL STRUCTURE OVER REINF. CONC. PAD TO ELEVATE EQUIPMENT TO COMPLY WITH FLOOD REQUIREMENTS.
22. PROPOSED 5'-0" HIGH, 8" MASONRY PRIVACY WALL @ STREET FRONT, TO ALLOCATE MAILBOXES & PROPERTY STREET NUMBER.
23. 8" REINF. CMU MASONRY IN-FILL @ OPENING OF EXISTING WINDOW TO BE REMOVED. FINISH AND PAINT TO MATCH EXISTING ADJACENT AREAS.

HOME RENOVATION & NEW TOWNHOUSES FOR:

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DRAWN BY:
E.D.A.

CHECKED BY:
ARI SKLAR

**WEST ELEVATION (FRONT) &
EAST ELEVATION (REAR)
EXIST. BLDG.**

A2.1

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PROPOSED ELEVATION NOTES BLDG "B"

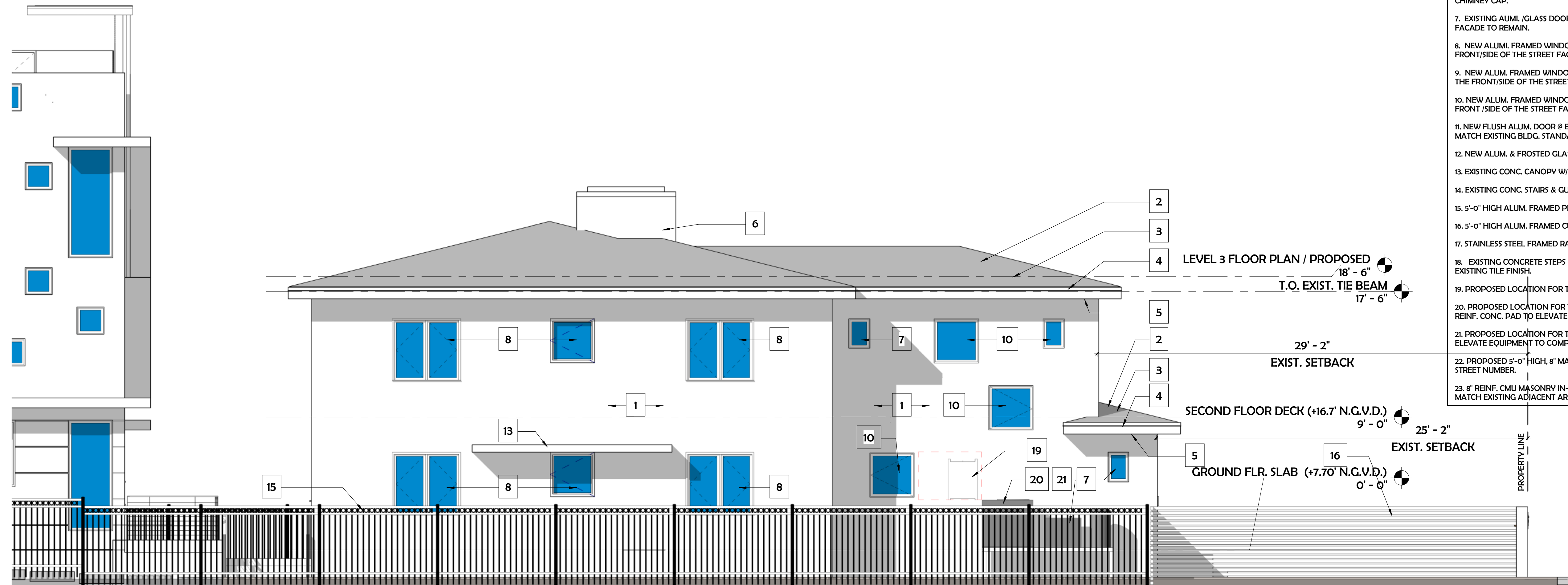
- 3/4" THICK SMOOTH STUCCO FINISH, WHITE PAINT.
- 3/4" THICK HORIZ. STUCCO REVEAL, RANDOM SPACING AS SHOWN.
- ALUM. FRAMED / GLASS WINDOWS & DOORS, WHITE PAINT FINISH. SEPARATE PERMITS, SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
- 42" HIGH STAINLESS STEEL GUARDRAIL SYSTEM W/ CABLE RAILS. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
- 8" REINF. CONC. CANOPY @ WINDOW, FINISH W/ 3/4" SMOOTH STUCCO, PAINT WHITE, (TYP.).
- CONT. 8" REINF. 'ACCENT' CANOPY & VERTICAL WALLS, FINISH W/ 3/4" STUCCO, PAINT WHITE.
- 42" HIGH x 8" MASONRY ROOF PARAPET W/ CONTINUOUS STUCCO CAP, PAINT WHITE.
- ALUM. FRAMED DECORATIVE VERTICAL SCREEN W/ PERFORATED METAL PANELS, ALTERNATING HORIZONTAL GRILL PATTERN & INTERPERSE CIRCULAR PATTERN. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
- ALUM. FRAMED DECORATIVE PRIVATE FENCE & GATE W/ PERFORATED METAL PANELS, INTERPERSE CIRCULAR PATTERN.
- ALUM. FRAMED DECORATIVE BALCONY SCREEN W/ PERFORATED METAL PANELS, INTERPERSE CIRCULAR PATTERN.
- 5'-0" HIGH A.F.F. ALUM. FRAMED PRIVACY GATE W/ PERFORATED METAL PANEL, INTERPERSE CIRCULAR PATTERN.
- 8" LOW MASONRY PRIVACY WALL AT ROOF DECK W/ TOP PERFORATED METAL PANELS, INTERPERSE SQUARE PATTERN.
- STRUCT. STEEL FRAMED CANOPY W/ 50% PERFORATED METAL ROOF PANELS, ALTERNATING HORIZONTAL GRILL PATTERN & INTERPERSE CIRCULAR PATTERN.

EXISTING RENOVATION ELEVATION NOTES BLDG "A"

- EXISTING LIGHT TEXTURED STUCCO FINISH TO REMAIN IN ORDER TO SAVE ITS FORM AND INTEGRITY. PATCH & REPAIR AFFECTED AREAS DUE TO DEMOLITION WORK.
- NEW CEMENT ROOF TILE, COLOR MEDIUM GRAY (TYP.).
- EXIST. ROOFING SVSTEM TO BE REPLACED. G.C. TO VERIFY EXIST. PLVWOOD DECKING CONDITIONS & REPLACE IF NECESSARY.
- NEW 2"X 8" WOOD FASCIA & CONT. GALV. METAL DRIP EDGE TO MATCH EXIST. BLDG. STANDARD, PAINT WD. FASCIA & DRIP EDGE WHITE COLOR (TYP.).
- NEW T&G WOOD OVERHANG SOFFIT OVER EXIST. WOOD TRUSSES TO MATCH EXIST. BUILDING STANDARD, PAINT WD. SOFFIT WHITE COLOR.
- EXISTING DECORATIVE/INOPERABLE CHIMNEY TO REMAIN IN ORDER TO SAVE ITS FORM AND INTEGRITY. RESTORE CHIMNEY CAP.
- EXISTING ALUMI. /GLASS DOORS & WINDOWS PREVIOUSLY PERMITTED AT THE FRONT / SIDE OF THE STREET FACADE TO REMAIN.
- NEW ALUMI. FRAMED WINDOW @ EXIST. ROUGH OPENING TO MATCH WINDOWS THAT WILL REMAIN AT THE FRONT/SIDE OF THE STREET FACADE.
- NEW ALUM. FRAMED WINDOW @ EXIST./ALTERED ROUGH OPENING TO MATCH WINDOWS THAT WILL REMAIN AT THE FRONT/SIDE OF THE STREET FACADE.
- NEW ALUM. FRAMED WINDOW @ NEW SAW-CUT OPENING TO MATCH WINDOWS THAT WILL REMAIN AT THE FRONT /SIDE OF THE STREET FACADE.
- NEW FLUSH ALUM. DOOR @ EXIST./ALTERED WINDOW ROUGH OPENING, REPAIR & PATCH ADJACENT AREAS TO MATCH EXISTING BLDG. STANDARDS.
- NEW ALUM. & FROSTED GLASS ENTRY DOOR @ EXIST. DOOR ROUGH OPENING.
- EXISTING CONC. CANOPY W/ LIGHT TEXTURED STUCCO FINISH TO REMAIN. PATCH AND REPAIR AS NEEDED.
- EXISTING CONC. STAIRS & GUARDRAIL/HANDRAIL SYSTEM TO REMAIN.
- 5'-0" HIGH ALUM. FRAMED PRIVATE PICKET FENCE PAINT WHITE.
- 5'-0" HIGH ALUM. FRAMED CUSTOM FENCE& GATE PAINT WHITE.
- STAINLESS STEEL FRAMED RAILING SVSTEM W/ CABLE RAILS.
- EXISTING CONCRETE STEPS @ ENTRY TO REMAIN IN ORDER TO SAVE THE FORM AND INTEGRITY, REPLACE EXISTING TILE FINISH.
- PROPOSED LOCATION FOR THE GAS TANKLESS WATER HEATER.
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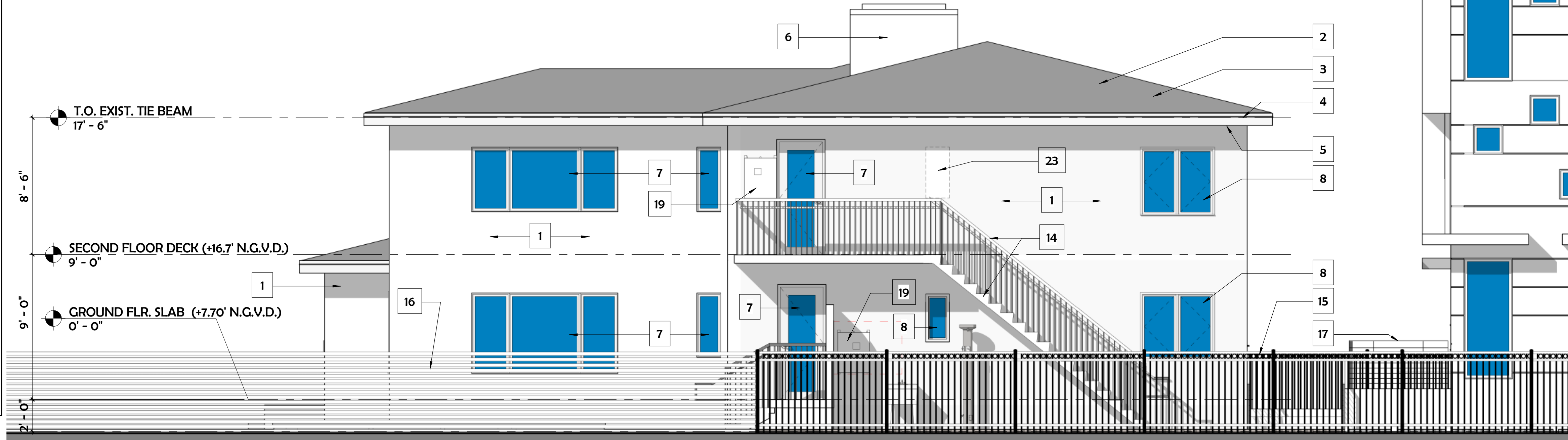
2 PARTIAL NORTH ELEVATION (LEFT SIDE) NEW BLDG.
1/4" = 1'-0"



1 PARTIAL NORTH ELEVATION (LEFT SIDE) EXIST. BLDG.
1/4" = 1'-0"

EXISTING RENOVATION ELEVATION NOTES BLDG "A"

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4. NEW 2"x 8" WOOD FASCIA & CONT. GALV. METAL DRIP EDGE TO MATCH EXIST. BLDG. STANDARD. PAINT WD. FASCIA & DRIP EDGE WHITE COLOR (TYP.).
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19. PROPOSED LOCATION FOR THE GAS TANKLESS WATER HEATER.
20. PROPOSED LOCATION FOR THE AIR CONDITIONING COMPRESSOR UNIT. PROVIDE GALV. STEEL STRUCTURE OVER REINF. CONC. PAD TO ELEVATE UNIT TO COMPLY WITH FLOOD REQUIREMENTS.
21. PROPOSED LOCATION FOR THE SPA EQUIPMENT. PROVIDE GALV. STEEL STRUCTURE OVER REINF. CONC. PAD TO ELEVATE EQUIPMENT TO COMPLY WITH FLOOD REQUIREMENTS.
22. PROPOSED 5'-0" HIGH, 8" MASONRY PRIVACY WALL @ STREET FRONT, TO ALLOCATE MAILBOXES & PROPERTY STREET NUMBER.
23. 8" REINF. CMU MASONRY IN-FILL @ OPENING OF EXISTING WINDOW TO BE REMOVED. FINISH AND PAINT TO MATCH EXISTING ADJACENT AREAS.



1 PARTIAL SOUTH ELEVATION (RIGHT SIDE) EXIST. BLDG.
1/4" = 1'-0"



2 PARTIAL SOUTH ELEVATION (RIGHT SIDE) NEW BLDG.
1/4" = 1'-0"

PROPOSED ELEVATION NOTES BLDG "B"

1. 3/4" THICK SMOOTH STUCCO FINISH, WHITE PAINT.
2. 3/4" THICK HORZ. STUCCO REVEAL, RANDOM SPACING AS SHOWN.
3. ALUM. FRAMED / GLASS WINDOWS & DOORS, WHITE PAINT FINISH. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
4. 42" HIGH STAINLESS STEEL GUARDRAIL SYSTEM W/ CABLE RAILS. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
5. 8" REINF. CONC. CANOPY @ WINDOW. FINISH W/ 3/4" SMOOTH STUCCO, PAINT WHITE. (TYP.).
6. CONT. 8" REINF. "ACCENT" CANOPY & VERTICAL WALLS. FINISH W/ 3/4" STUCCO, PAINT WHITE.
7. 42" HIGH x 8" MASONRY ROOF PARAPET W/ CONTINUOUS STUCCO CAP, PAINT WHITE.
8. ALUM. FRAMED DECORATIVE VERTICAL SCREEN W/ PERFORATED METAL PANELS, ALTERNATING HORIZONTAL GRILL PATTERN & INTERPERSE CIRCULAR PATTERN. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
9. ALUM. FRAMED DECORATIVE PRIVATE FENCE & GATE W/ PERFORATED METAL PANELS, INTERPERSE CIRCULAR PATTERN.
10. ALUM. FRAMED DECORATIVE BALCONY SCREEN W/ PERFORATED METAL PANELS, INTERPERSE CIRCULAR PATTERN.
11. 5'-0" HIGH A.F.F. ALUM. FRAMED PRIVACY GATE W/ PERFORATED METAL PANEL, INTERPERSE CIRCULAR PATTERN.
12. 8" LOW MASONRY PRIVACY WALL AT ROOF DECK W/ TOP PERFORATED METAL PANELS, INTERPERSE SQUARE PATTERN.
13. STRUCT. STEEL FRAMED CANOPY W/ 50% PERFORATED METAL ROOF PANELS, ALTERNATING HORIZONTAL GRILL PATTERN & INTERPERSE CIRCULAR PATTERN.

- ☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

SUBMITTAL DATE: 05-30-17

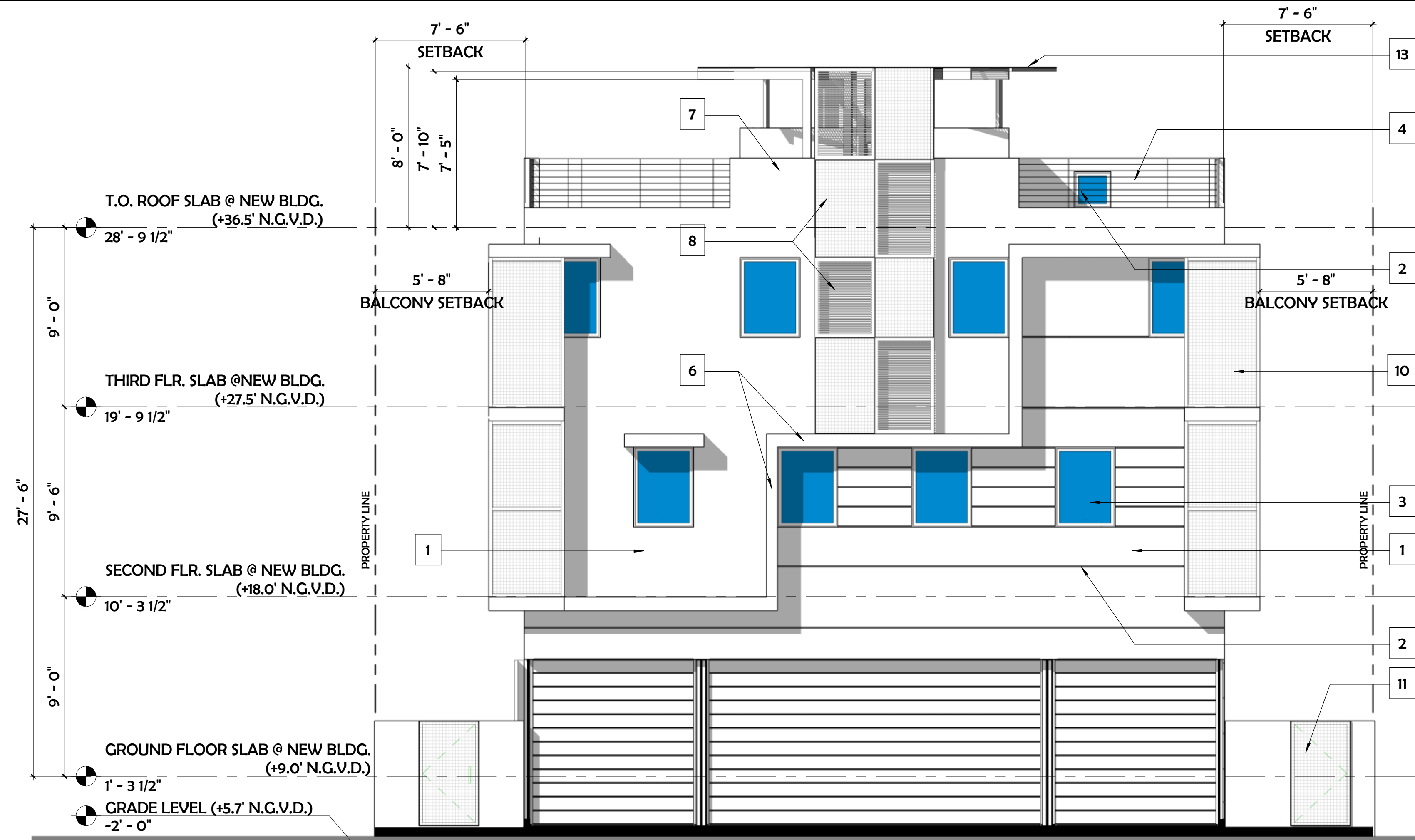
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E.D.A.
CHECKED BY:
ARI SKLAR

SOUTH ELEVATION (RIGHT SIDE)

A2.3

PROJECT #: 17-004

DATE: 05-30-17



1 EAST ELEVATION (REAR) NEW BLDG.
1/4" = 1'-0"



2 WEST ELEVATION (INTERIOR) NEW BUILDING
1/4" = 1'-0"

PROPOSED ELEVATION NOTES BLDG "B"

- 3/4" THICK SMOOTH STUCCO FINISH, WHITE PAINT.
- 3/4" THICK HORZ. STUCCO REVEAL, RANDOM SPACING AS SHOWN.
- ALUM. FRAMED / GLASS WINDOWS & DOORS, WHITE PAINT FINISH. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
- 42" HIGH STAINLESS STEEL GUARDRAIL SYSTEM W/ CABLE RAILS. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
- 8" REINF. CONC. CANOPY @ WINDOW. FINISH W/ 3/4" SMOOTH STUCCO, PAINT WHITE. (TVP).
- CONT. 8" REINF. "ACCENT" CANOPY & VERTICAL WALLS. FINISH W/ 3/4" STUCCO, PAINT WHITE.
- 42" HIGH x 8" MASONRY ROOF PARAPET W/ CONTINUOUS STUCCO CAP, PAINT WHITE.
- ALUM. FRAMED DECORATIVE VERTICAL SCREEN W/ PERFORATED METAL PANELS, ALTERNATING HORIZONTAL GRILL PATTERN & INTERPERSE CIRCULAR PATTERN. SEPARATE PERMITS; SUBMIT SHOP DRAWINGS AND NOA TO ARCHITECT FOR APPROVAL.
- ALUM. FRAMED DECORATIVE PRIVATE FENCE & GATE W/ PERFORATED METAL PANELS, INTERPERSE CIRCULAR PATTERN.
- ALUM. FRAMED DECORATIVE BALCONY SCREEN W/ PERFORATED METAL PANELS, INTERPERSE CIRCULAR PATTERN.
- 5'-0" HIGH A.F.F. ALUM. FRAMED PRIVACY GATE W/ PERFORATED METAL PANEL, INTERPERSE CIRCULAR PATTERN.
- 8" LOW MASONRY PRIVACY WALL AT ROOF DECK W/ TOP PERFORATED METAL PANELS, INTERPERSE SQUARE PATTERN.
- STRUCT. STEEL FRAMED CANOPY W/ 50% PERFORATED METAL ROOF PANELS, ALTERNATING HORIZONTAL GRILL PATTERN & INTERPERSE CIRCULAR PATTERN.

HOME RENOVATION & NEW TOWNHOUSES FOR:

ROBIN ROSENBAUM & ANDREW ANDRADES

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

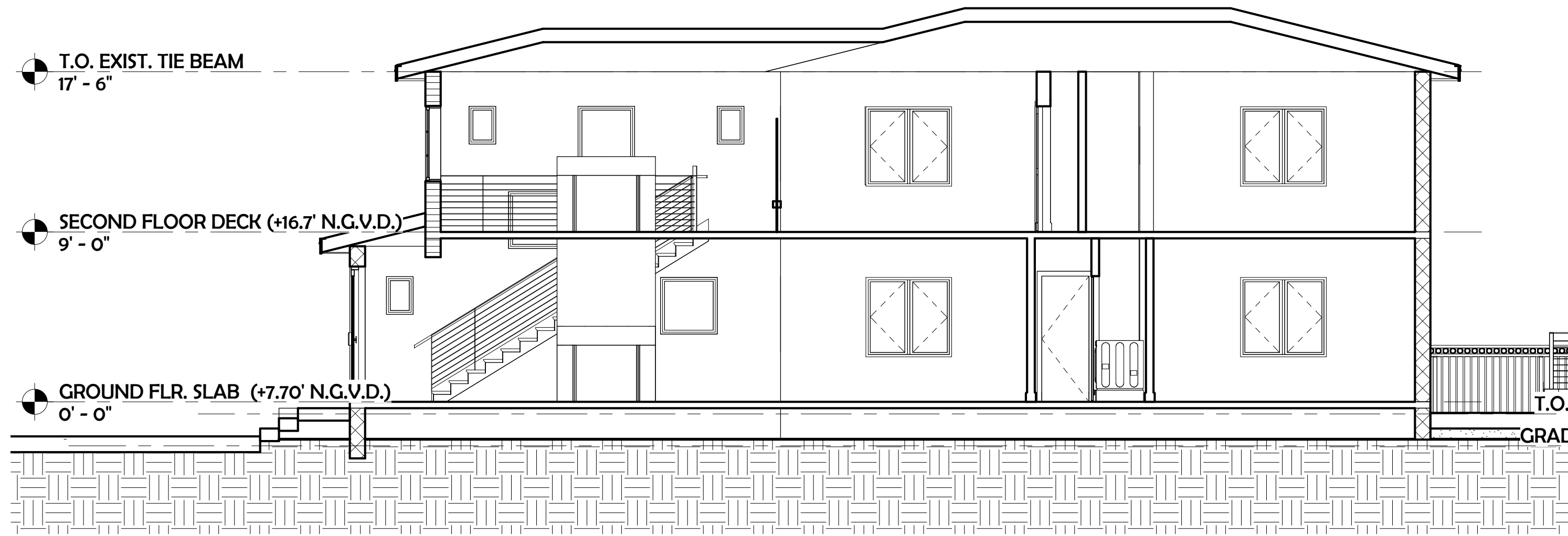
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E.D.A.
CHECKED BY:
ARI SKLAR

EAST ELEVATION (REAR) &
WEST ELEVATION
(INTERIOR) NEW BLDG.

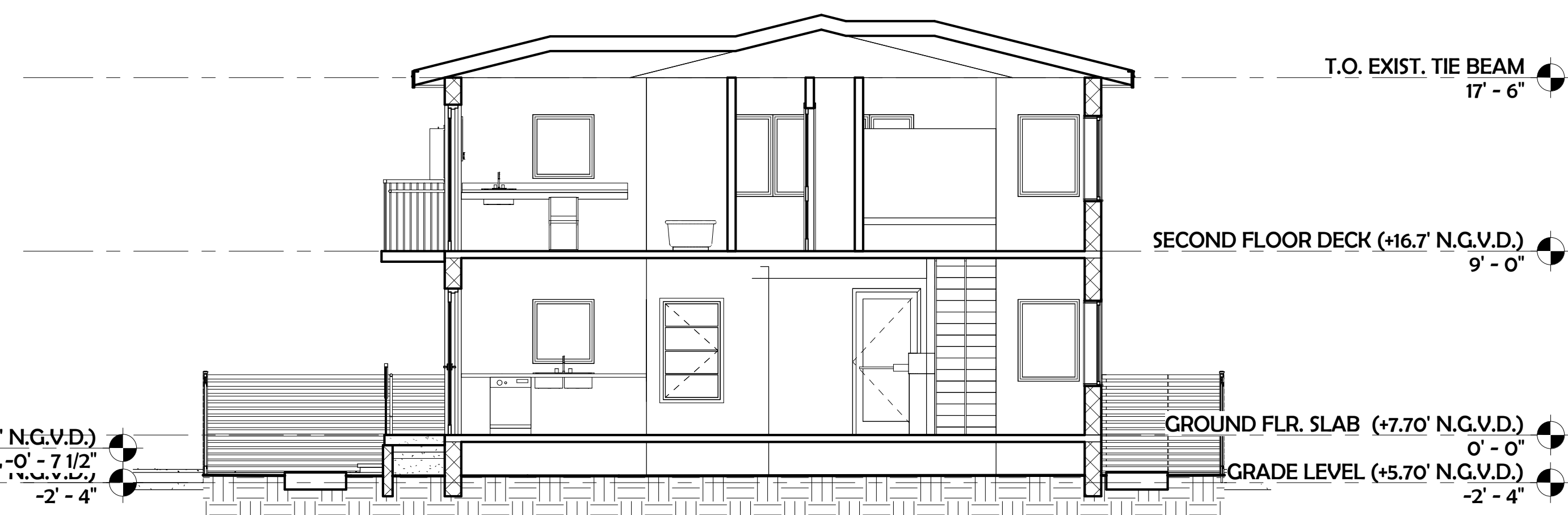
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PROJECT #: 17-004

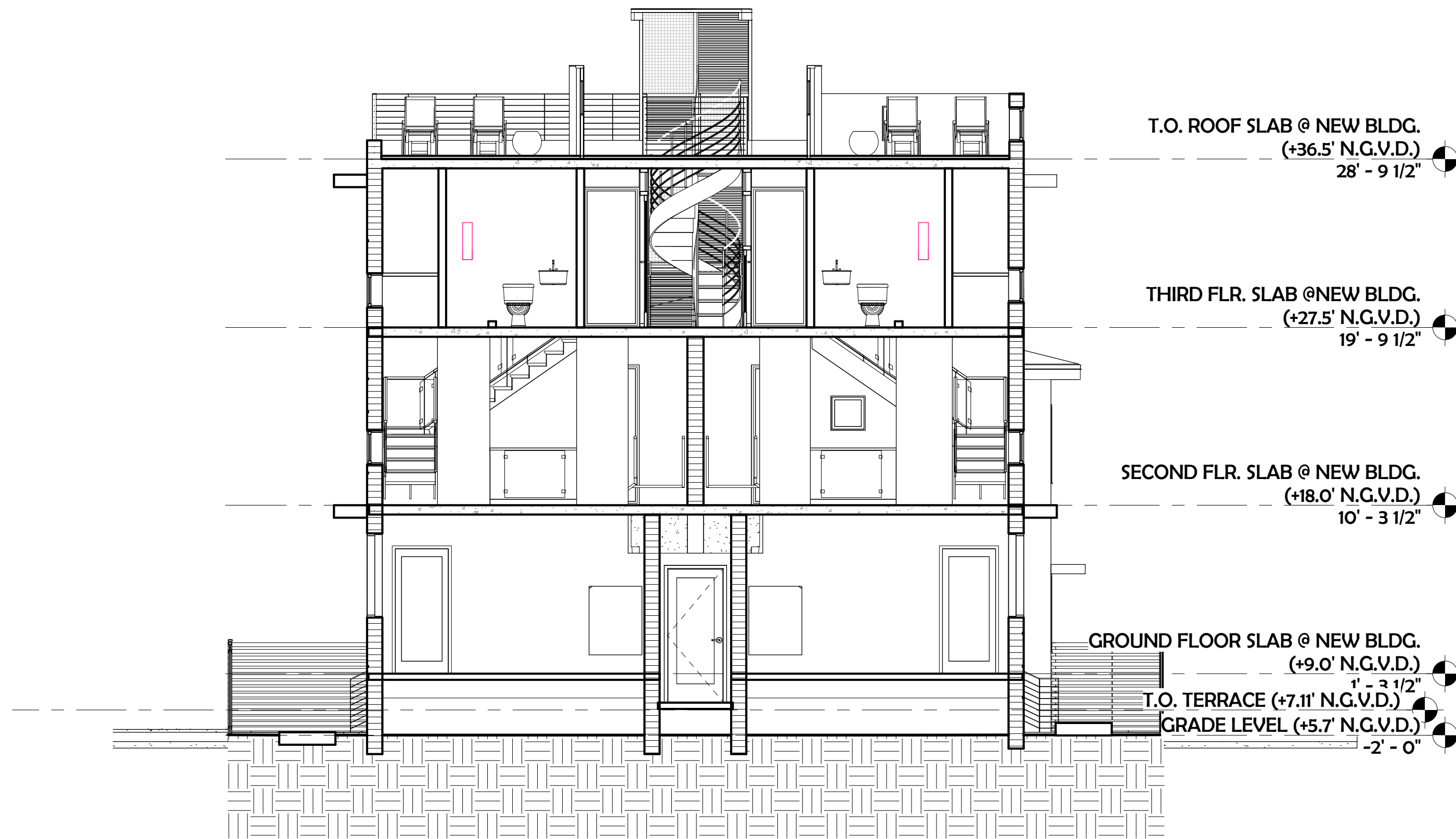
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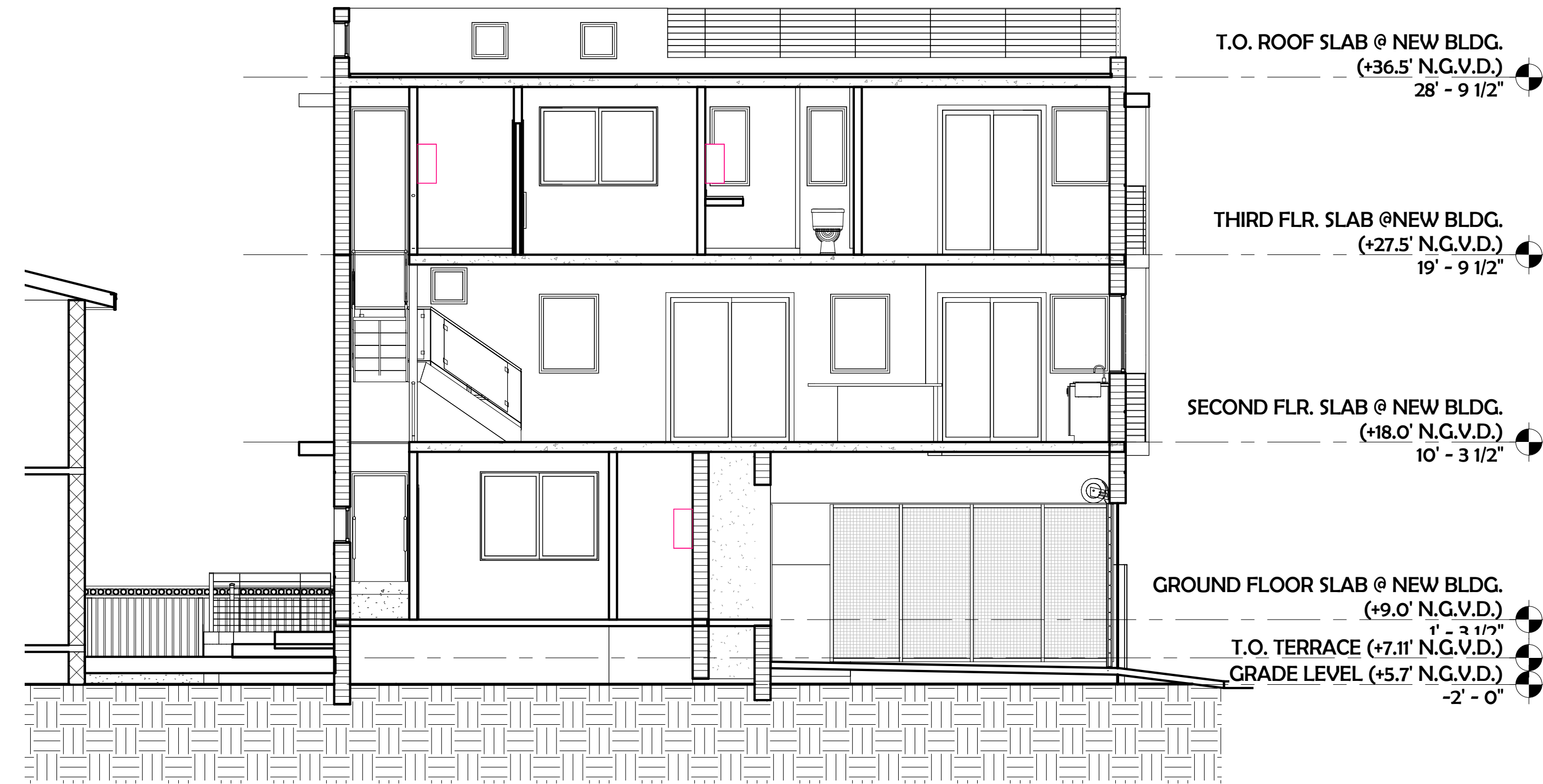
1 EXIST. BLDG. "A" SECTION 1
3/16" = 1'-0"



2 EXIST. BLDG. "A" SECTION 2
3/16" = 1'-0"



3 PROPOSED BLDG. "B" SECTION 1
3/16" = 1'-0"



4 PROPOSED BLDG. "B" SECTION 2
3/16" = 1'-0"

HOME RENOVATION & NEW TOWNHOUSES FOR:
ROBIN ROSENBAUM & ANDREW ANDRADES
921 Euclid Avenue
Miami Beach, Florida 33139

- ☐ REVIEW SET
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- ☐ BID SET
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SUBMITTAL DATE: 05-30-17

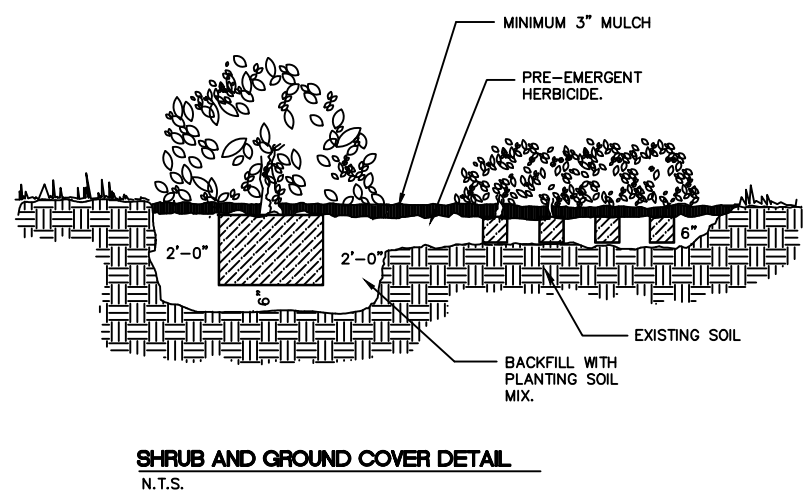
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Author
CHECKED BY:
ARI SKLAR

BUILDING SECTIONS

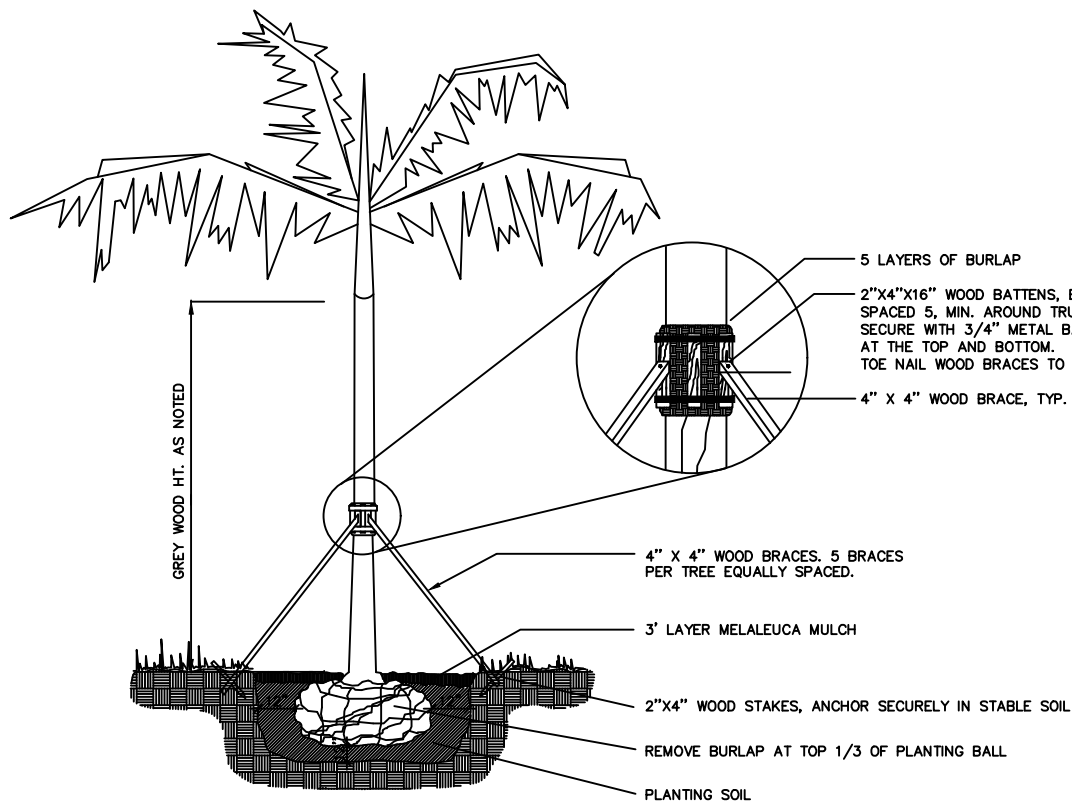
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PROJECT #: 17-004

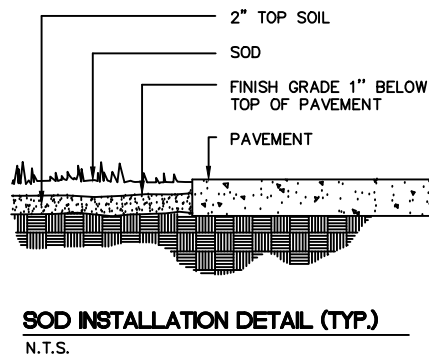
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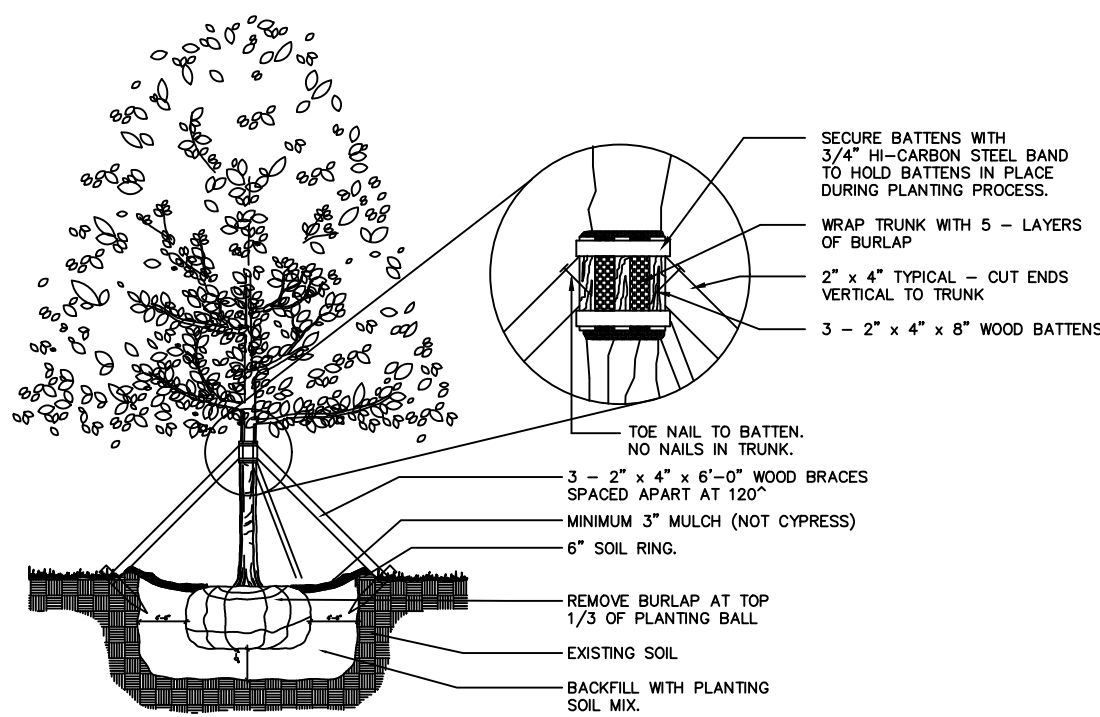
LAND-25



LAND-14

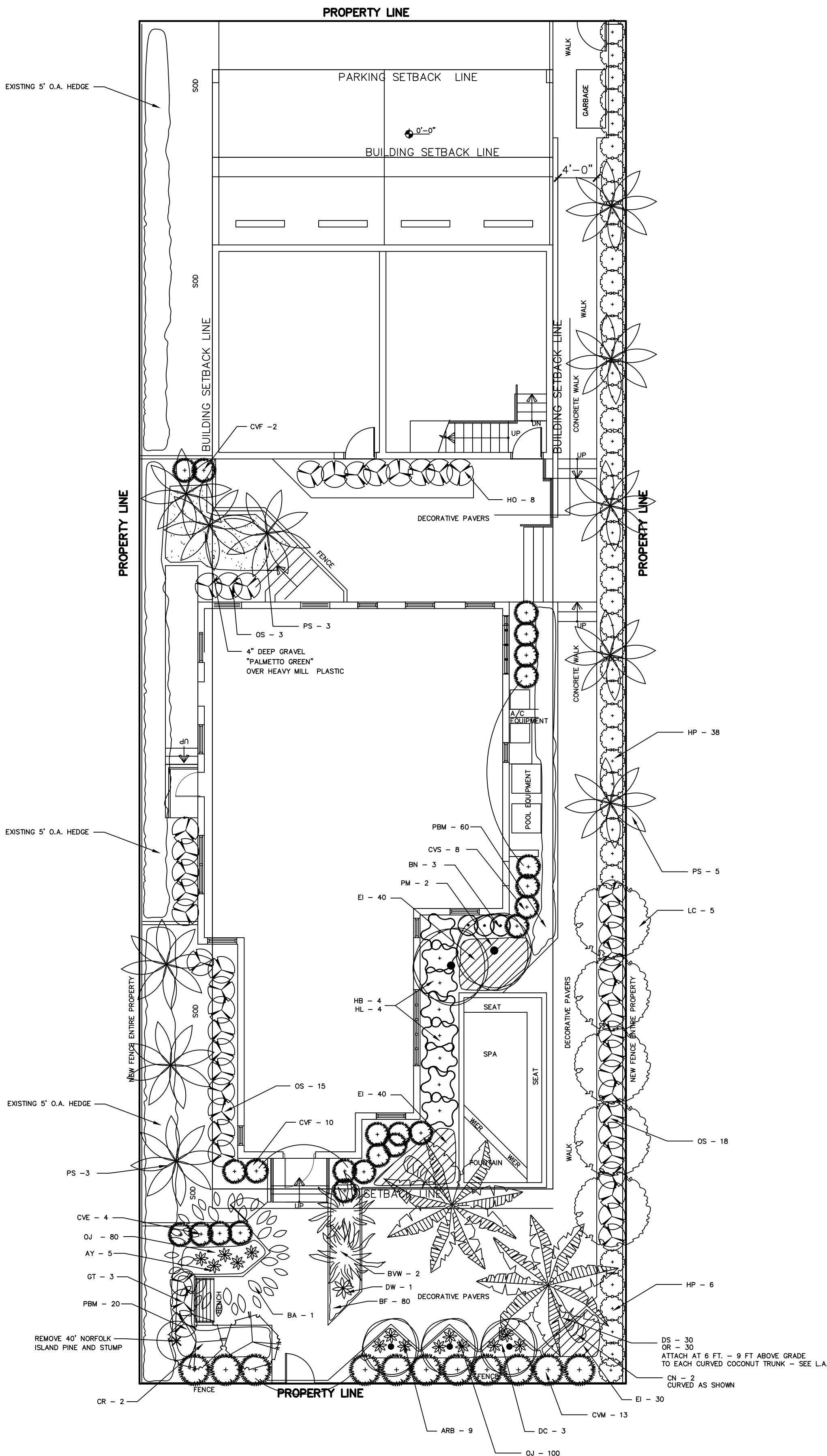


LAND-18



PLANTING SCHEDULE

TREES AND LARGE PALMS				
CODE	NO.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
BA	1	BULNESIA ARBOREA	VERA	14' X 6' B&B
BVM	2	BAMBUSA VULGARIS "WAMIN"	WAMIN BAMBOO	12" O.A. 6 CANE MIN. CLUMP – SEE L.A. FOR SOIL REQ.
CN	2	COCOS NUOIFERA "GREEN MALAYAN"	GREEN MALAYAN COCONUT	10 G.W. CURVED SPECIMENS
CR	2	THRINAX RADIATA	GREEN THATCH PALM	8, 6', 4" TRIPLE SPECIMENS
DC	3	DYPSSIS CABADAE	SAME	12" O.A. 6 MAIN CANE MINIMUM CLUMP
LC	5	LIVSTONA CHINENSIS	CHINESE FAN PALM	10', 7', 5' O.A. TRIPLE B & B SPECIMENS
PM	2	PTYCHOSPERMA MAGARTHURI	SAME	14' O.A. 8 CANE MINIMUM SPECIMENS
PS	11	PTYCHOSPERMA SCHEFFERI	SAME	10' O.A. 6 CANE MINIMUM SPECIMENS
SHRUBS AND GROUND COVERS				
ARB	9	AECHMEA "ROYAL BURGANDY"	SAME	6 " POT
AY	5	AECHMEA "YANG"	SAME	6 " POT
BF	80	BULBINE FRUTESCENS	SAME	1 GAL FULL @ 12 IN O.C.
BN	3	BRUNFELSIA NITIDA	LADY OF THE NIGHT	3 GAL FULL
CVE	4	CODIAEUM VARIEGATUM "ELENOR ROOSEVELT"	SAME	7 GAL 30 IN. X 24 IN
CVF	12	CODIAEUM VARIEGATUM "FRANKLIN ROOSEVELT"	SAME	7 GAL 30 IN. X 24 IN
CVM	13	CODIAEUM VARIEGATUM "MAMMEY"	SAME	5' X 3' B & B
CVS	8	CODIAEUM VARIEGATUM "STOPLIGHT"	SAME	7 GAL 30 IN. X 24 IN
DS	30	DENDROBIUM SPECIES	SAME	BARE ROOT – TIE TO PALM – SEE L.A.
DW	1	DASYLIRON WHEELERI	SPOON FLOWER	15 GAL FULL
EI	110	EPIDENDRUM IBAQUENSE	ORANGE GROUND ORCHID	BARE ROOT
GT	3	GARDENIA TAITENSIS	TAHITIAN GARDENIA	3 GAL – 24" X 18"
HB	4	HELICONIA BIHAI "JAQUINI"	SAME	15 GAL – 5' O.A. FULL – ADD PEAT MOSS SEE L.A.
HL	4	HELICONIA LINGULATA	SAME	15 GAL – 5' O.A. FULL – ADD PEAT MOSS SEE L.A.
HO	8	HELICONIA ORTHOTRICA	SAME	30 GAL – 2' O.A. FULL – ADD PEAT MOSS SEE L.A.
HP	44	HAMELIA PATENS COMPACTA	DWARF FIREBUSH	3 GAL – 24" X 18"
OJ	180	OPHIPOGON JAPONICUS	MONDO GRASS	6" POT FULL @ 10 IN. O.C.
OS	37	ODONTENEMA STRICTA	RED FIRESPIKE	3 GAL – 24" X 18" @ 24 IN. O.C.
OR	30	ONCIDIUM SP. ORCHID	SAME	BARE ROOT – TIE TO PALM – SEE L.A.
PBM	80	PHILODENDRON "BURL MARK"	PHILODENDRON "BURL MARK"	1 GAL – 12" X 12" @ 18 IN. O.C.
SOD		ST. AUGUSTINE SOD	CONTRACTOR TO FIELD MEASURE ALL AREAS FOR SOD AND SUBMIT IN BID	
CONTRACTOR TO REMOVE LARGE 40 FT. NORFOLK ISLAND PINE AT FRONT OF PROPERTY			CONTRACTOR TO PROVIDE A SCALED PLAN FOR APPROVAL SHOWING AN AUTOMATIC IRRIGATION SYSTEM WITH 100% OVERLAP. ALL SCHED 40 PIPE AND RAIN SENSOR. SYSTEM TO BE DESIGNED AND CONSTRUCTED ACCORDING TO THE CITY OF MIAMI BEACH CODES, AND REGULATIONS OF THE SFWM.	
**** NOTE: CHECK QUANTITIES AND LEGEND ITEMS. PLAN NUMBERS WILL TAKE PRECEDENCE OVER LIST.				



STRELKOW ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

4474 WESTON ROAD SUITE 144 DAVIE, FL 33331

PHONE 954.434.9100 FAX 954.434.8980

E-MAIL: STRELKOW@BELLSOUTH.NET

T C E J O R P
C E J O R P
921 EUCLID
MIAMI BEACH, FLORIDA
L O C A T I O N

REVISIONS

S & S

SCALE 1" = 30'

DESIGNED BY PFS

DRAWN BY

DATE

DRAWING TITLE

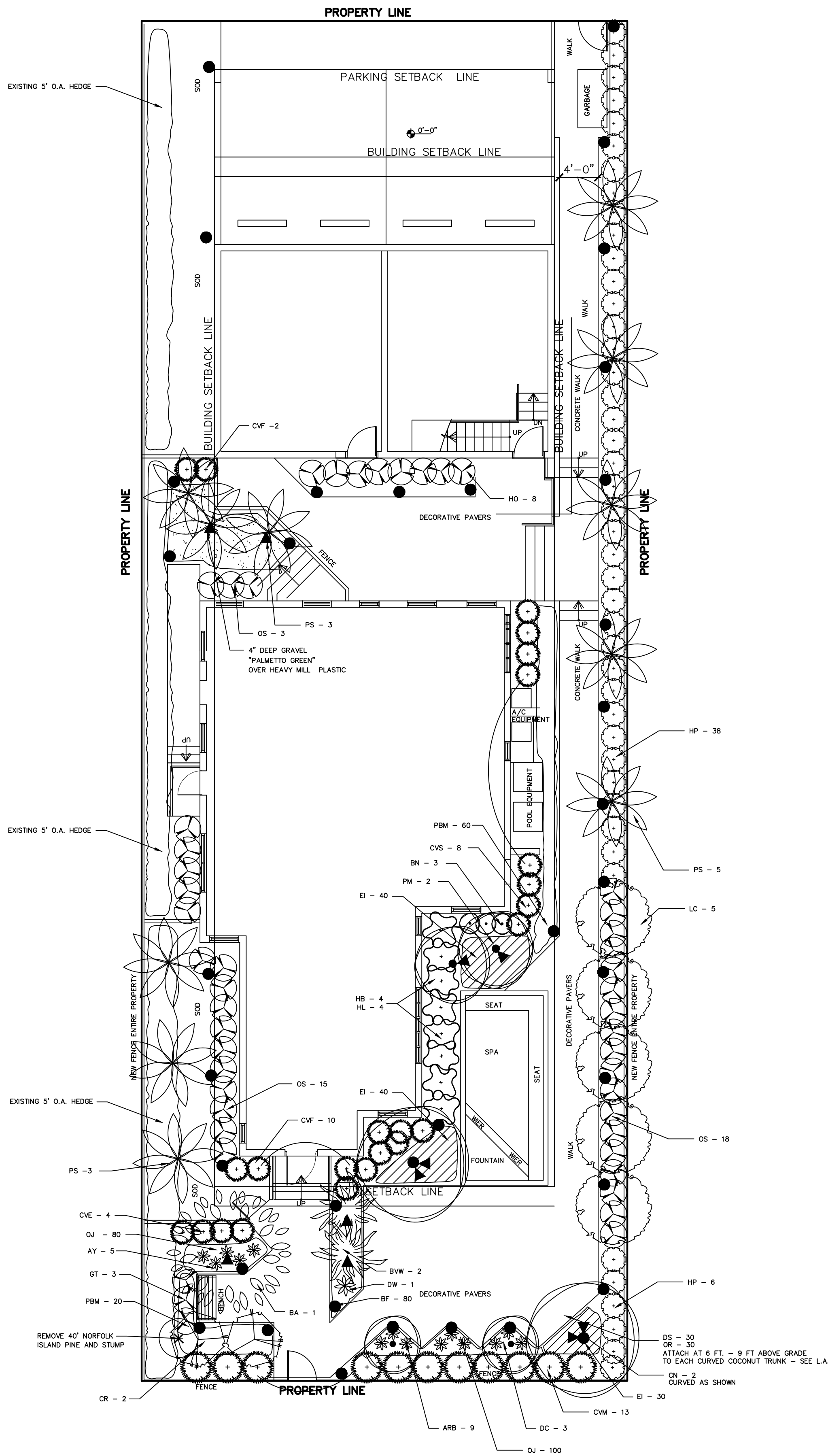
PLANTING PLAN

SHEET NUMBER

L - 1

x of x

LIGHTING FIXTURE SCHEDULE		
SYMBOL	NO.	
●	36	DOWNLIGHT FIXTURE HIGH VOLTAGE 110 FIXTURE (BY OWNER)
▲	11	UPLIGHT FIXTURE HIGH VOLTAGE (110) FIXTURE (BY OWNER)
NOTES: SYSTEM TO BE INSTALLED BY LICENSED ELECTRICIAN. ALL UNDERGROUND CONDUIT TO BE SCHEDULE 80 ALL STATE AND LOCAL CODES MUST BE FOLLOWED SEE LANDSCAPE ARCHITECT FOR APPROVAL OF LAYOUT PRIOR TO ANY WORK COMMENCING.		



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T C E J O R P

921 EUCLID

MIAMI BEACH, FLORIDA

L O C A T I O N

REVISIONS

S & S

SCALE 1" = 30'

DESIGNED BY PFS

DRAWN BY

DATE

DRAWING TITLE

LIGHTING LOCATION PLAN

SHEET NUMBER

L - 2

x of x