

RENDERING FROM EUCLID AVE

# CLIENT: **EUCLID APARTMENTS**

1560-1570 Euclid Avenue Miami Beach, FL 33139 Folio: 02-3234-002-1110 Folio: 02-3234-002-1120



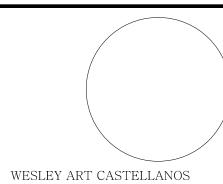
333 SE 2ND AVENUE, SUITE 2066 MIAMI, FL 33131 Tel: 786.218.5335 License #AA 26002467

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No.	DATE	ISSUED / REVISED
1	07 APR/16	HPB SUBMITTAL
		-

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WESLEY ART CASTELLANOS FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO: 2015-46

# PROPOSED RENDERING **EUCLID AVE**

DRAWN BY: RS

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# RENDERING FROM EUCLID AVE

# CLIENT: **EUCLID APARTMENTS**

1560-1570 Euclid Avenue Miami Beach, FL 33139 Folio: 02-3234-002-1110 Folio: 02-3234-002-1120



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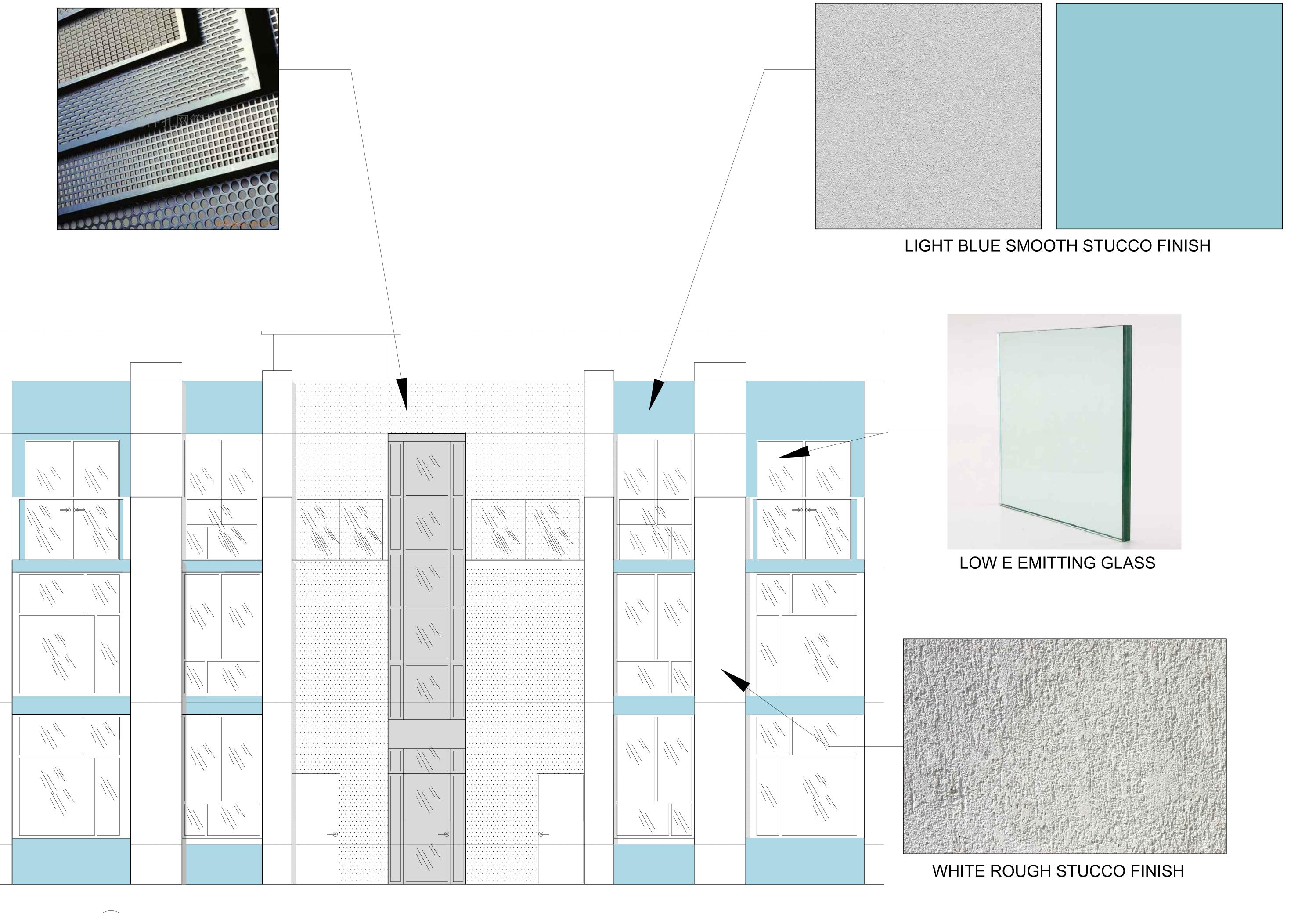
WESLEY ART CASTELLANOS FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO: 2015-46

PROPOSED RENDERING **EUCLID AVE** FORCED VIEW

DRAWN BY: RS

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EUCLID APARTMENTS

1560-1570 Euclid Avenue Miami Beach, FL 33139 Folio: 02-3234-002-1110 Folio: 02-3234-002-1120



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WESLEY ART CASTELLANOS FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO: 2015-46

MATERIAL SAMPLES

CHECKED BY : WC SF

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PROPOSED NORTH ELEVATION

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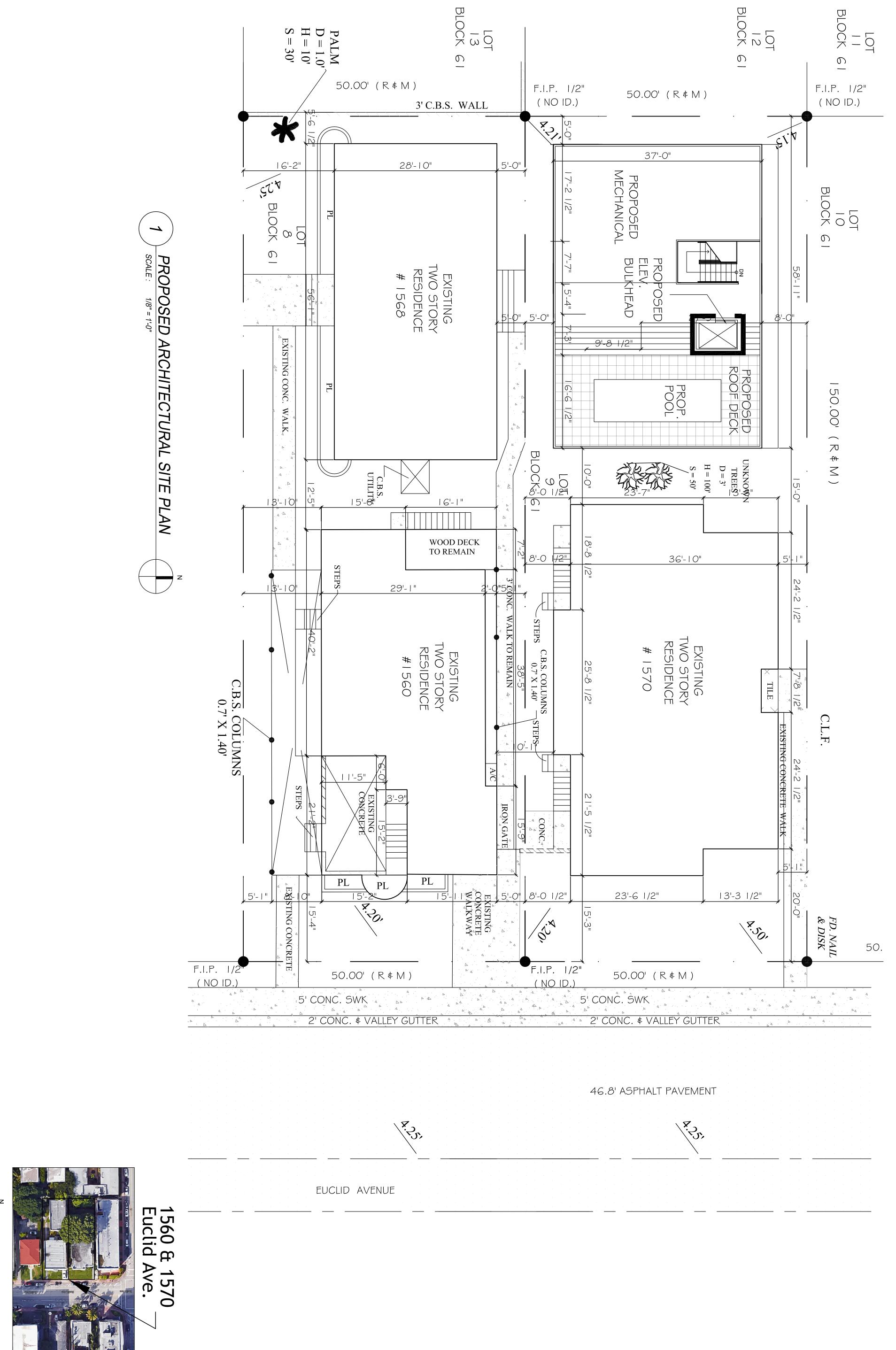


**EUCLID** 



CHECKED BY : WC
DRAWN BY : RS
SCALE: N.T.S.
© 2015 BY CDS COVER SHEET BACK

WESLEY ART CASTELLANOS FLORIDA ARCHITECT LICENSE AR 96133 3CT NO: 2015-46



SCALE: LOCATION PLAN

CHECKED BY:

SITE PLAN

ARCHITECTURAL PROPOSED

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EUCLID

**APARTMENTS** 

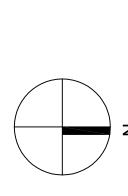
SITE

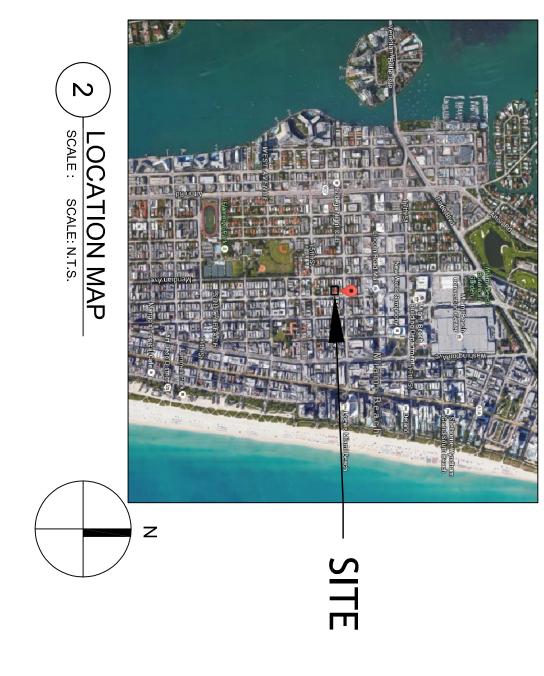
**LOCATION MAPS** 

ZONING

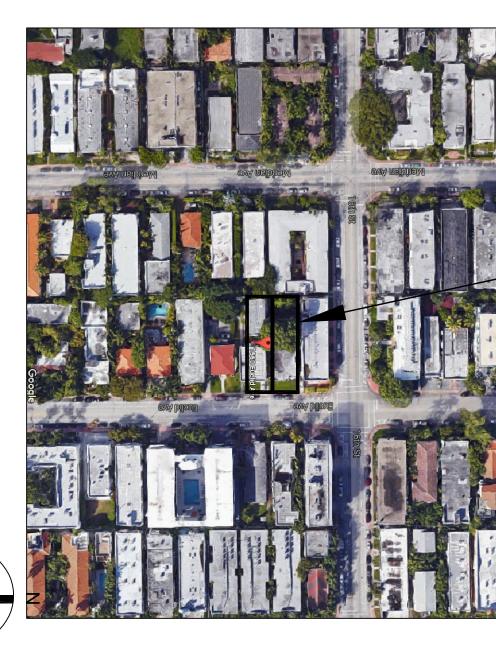
INFORMATION TO EXISTING STRUCTURE







# AREA OF WORK







A	TO DESCRIPTION OF THE PROPERTY	The second secon	
		Totals:	
2000年			



50.

Racks

N N

Collection Areas

ı				
-	Address:	1556 & 1560 Euclid Avenue	Euclid Avenue	
•	Board and File numbers:	Historic Prese	Historic Preservation Board - HPB No. 7638	7638
•	Folio Numbers: (	(1560 & 1556) 0:	(1560 & 1556) 02-3234-002-1110	
•	Year Constructed: (	(1556)1939 (156	(1556)1939 (1560)1930 Zoning District: RM-1	RM-1
•	Base Flood Elevation:	8'-0" + 1'-0"	Grade value in NGVD: 5'-6"	5'-6"
-	Adjusted grade (Flood+Grade/2):	9'-0"	Lot Area:	7,500 s
•	Lot width:	50'-0"	Lot Depth:	160'-0"
-	Minimum Unit Size s.f. (1560	))418(1556)645	(1560)418(1556)645 Average Unit Size s.f.	631 66
•	Existing Use:	R2	Proposed Use:	R2

	ī					
Folio Numbers:         (1550) & 1559) Q:2-3234-002-1110         Year Constructed:         (1556) & 1559) Q:2-3234-002-1110         The Constructed:         (1556) & 1559) Q:2-3234-002-1110         5-6°           Base Flood Elevation:         8-0°+1-0°         G-60°         G-70°         G-70°         Col Mares:         760°         760°         Col Ares:         760°         7	V) <del>_</del>	<ul><li>Address:</li><li>Board and File</li></ul>	1556 & 156 Historic Pre	© Euclid Aver	1	. 7638
Base Hood Elevation:   (LOD)  1503 ( JOD)  1504 ( JOD)	<u>(1)</u>	Folio Numbers:	(1560 & 1556	) 02-3234-00:	2-1110	
Adjusted grade (Flood+Grade/Z):         9-0"         Lot Area:         7-0"         10-0 Area:         7-0"         10-0 Area:         7-0"         10-0 Area:         10-0 Area:<	ַ ת) נ		8'-0" + 1'-	Grade val	ue in NGVD:	5'-6"
Minimum Unit Size s.f. (1560)416(1556)645   Average Unit Size s.f. 631 6   Existing Use:   R2	70			Lot Area: Lot Depth		7,500 s.f. 160'-0"
Height	က္က	Minimum Unit Size s.f.  Existing Use:	56		nit Size Jse:	631 669 R2
Inumbre of Stories         32-0-0         32-0-0         32-0-0         Number of Stories         33-0-0         Number of Stories         33-0-0         Number of Stories         Applies of Stories         Existing None Residential         Number of Litis Residential         9,375 s.f.         7,165 s.f.         Existing None Residential         None Residential         9-0         None None None           Occupant Load         N/A         9-9         None         None           Occupant Load         N/A         N/A         N/A         None           Side Setbacks         N/A         N/A         N/A         None           Side Setback         N/A         N/A         N/A         N/A           Side Setback setback facing street:         N/A         N/A         N/A         N/A           Side Setback (South):         N/A         N/A <td><u> </u></td> <td></td> <td>Maximum</td> <td>Existing</td> <td>Proposed</td> <td>Deficiencies</td>	<u> </u>		Maximum	Existing	Proposed	Deficiencies
FAR (1.25) FAR (1.25) FAR (1.25) FOR Subare Footage S. F. by Use "A" "B" R2 both Number of Units Residential Setbacks Number of Units Residential Setbacks Setbacks Subtraneam: NVA NVA Side Setback: NVA Rear Setback Side Setback (North): NVA Front Setback (North): NVA Rear Setback (North): NVA Side Setback (North): NVA Side Setback (North): NVA Side Setback (North): NVA Rear Setback (North): NVA Side Setback (North): NVA Rear Setback (North): NVA Rear Setback (North): NVA Rear Setback (North): NVA Rear Setback (South): NVA Rear Setba		Number of	ی ر	2 -0	2 Eylarii iA	Zona d
Gross Square Footage S. F. by Use "A" + "B" RZ both Number of Units Residential         9,375 s.f. 9         7,156 s.f. 9         Existing 9         Mone None           Number of Units Hotel Number of Seats         0         0         0         0         0         None           Occupant Load         N/A         N/A         N/A         None         None         None           Number of Seats         N/A         N/A         N/A         N/A         None         None           Cocupant Load         N/A		FAR (1.25)	9,375 s.f.	7,156 s.f.	Existing	None
Number of Units Residential         9         9         None           Number of Seats         N/A         0         0         0         None           Occupant Load         N/A         N/A         None         None         None           Occupant Load         N/A         N/A         None         None <t< td=""><td></td><td>S. F. by Use "A" + "B"</td><td>9,3/3 s.f. Ex. Bldg "A</td><td>(3,871) +</td><td>_</td><td><b>7</b></td></t<>		S. F. by Use "A" + "B"	9,3/3 s.f. Ex. Bldg "A	(3,871) +	_	<b>7</b>
Number of Seats         NUM         Under Coupant Load         NUA         NUA         None           Occupant Load         NIA         Required         Existing         Proposed         Deficie           Subtracks         NIA         NIA         Side Seback         NIA         Side Seback         NIA         Side Seback         NIA         Side Seback facing street:         NIA         NIA		Number of Units		9 9		
Setbacks         N/A         V/IA           Setbacks         Required         Existing         Proposed         Deficie           Subterranean: N/A         N/A         N/A         Vale         Side Setback:         N/A         Vale         Side Setback:         N/A         Vale         Side Setback:         N/A         Vale			0/A	0	0	None
Setbacks         Required         Existing         Proposed         Deficie           Subterranean: NI/A         NI/A         NI/A         NI/A         NI/A         NI/A         Side Setback:         NI/A         NI/A         Side Setback:         NI/A         NI/A         Side Setback:         NI/A         Side Setback facing street:         NI/A         NI/A         Side Setback facing street:         NI/A         NI/A         Side Setback facing street:         NI/A         Side Setback (North):         NI/A         Side Setback (North):         NI/A         Side Setback (North):         NI/A         NI/A         Setback (North):         NI/A         NI/A         Setback (North):         NI/A         NI/A         NI/A         None         None         Setback (North):         NI/A         NI/A         None         None         Setback (North):         NI/A         None         None         Side Setback (North):         NI/A         None         None         Side Setback (North):         NI/A         None         None         None         None         Side Setback (North):         NI/A         None		_	N/A			
Subterranean: N/A         N/A           Side Setback:         N/A           Side Setback:         N/A           Side Setback:         N/A           Side Setback facing street:         N/A           Side Setback facing street:         N/A           At Grade Parking (New)         N/A           Front Setback (North):         N/A           Side Setback (North):         N/A           Side Setback (North):         N/A           Pedestal (New Structure):         7-6"         5-0"         Existing         None           Side Setback (North):         7-6"         5-0"         Existing         None           Side Setback (North):         7-6"         5-0"         Existing         None           Side Setback (South):         7-6"         5-0"         Existing         None           Side Setback (South):         7-6"         5-0"         Existing         None           Side Setback (South):         7-6"         5-0"         Existing         None           Side Setback (North):         7-6"         5-0"         Existing         None           Side Setback (North):         7-6"         5-0"         Existing         None           Side Setback (North):         7-6"			Required	Existing	Proposed	Deficiencies
Side Setback:         N/A           Side Setback:         N/A           Side Setback:         N/A           N/A         N/A           Side Setback facing street:         N/A           At Grade Parking (New)         N/A           Front Setback:         N/A           Side Setback (North):         N/A           Side Setback (North):         N/A           Side Setback (North):         7-6"           Pedestal (New Structure):         7-6"           Front Setback:         7-6"           Front Setback (North):         7-6"           Side Setback (North):         7-6"           Side Setback (North):         7-6"           Side Setback (South):         7-6"           Side Setback (North):         7-6"           Side Setback (South):         7-6"           Side Setback (North):         7-6"           Side Setback (South):         7-6"           Side Setback (North):         5-0"	_	Subterranean: Front Sethack	N/A			
Sice Setback:         N/A           Sice Setback facing street:         N/A           Rear Setback:         N/A           Sice Setback (North):         N/A           Pedestal (New Structure):         7-6"           Front Setback:         15-0"           Pedestal (New Structure):         7-6"           15-0"         Existing           N/A         N/A           Rear Setback (South):         7-6"           15-0"         Existing           None         Side Setback (North):           15-0"         Existing           None         Existing           None         Existing	N		N/A			
Rear Setback:         N/A           At Grade Parking (New)         N/A           Front Setback (North):         N/A           Side Setback (North):         N/A           Side Setback (South):         N/A           Side Setback (Index Structure):         N/A           Pedestal (New Structure):         7-6"         5-0"         Existing           Pedestal (North):         7-6"         5-0"         Existing         None           Side Setback (North):         7-6"         13'-10"         Existing         None           Side Setback (South):         7-6"         15'-4"         Existing         None           Side Setback (South):         7-6"         15'-4"         Existing         None           Front Setback:         15'-0"         Existing         None           Side Setback (South):         7'-6"         5'-0"         Existing         None           Side Setback (North):         7'-6"         15'-4"         Existing         None           Side Setback (North):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Existing:         None         Existing         N	/) V.	Side Setback facing	N/A			
At Grade Parking (New)  Front Setback:  Side Setback (South):  Side Setback (South):  N/A  Rear Setback (South):  Pedestal (New Structure):  Front Setback:  F	N	Rear Setback:	N/A			
Side Setback (North):         N/A           Side Setback (South):         N/A           Side Setback (North):         N/A           Rear Setback:         25-0"         15-4"         Existing         None           Pedestal (New Structure):         7-6"         5'-0"         Existing         None           Side Setback (North):         7-6"         13'-10"         Existing         None           Side Setback facing street:         N/A         Existing         None           Side Setback facing street:         N/A         Existing         None           Side Setback facing street:         N/A         Existing         None           Side Setback (North):         25-0"         15'-4"         Existing         None           Side Setback (North):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Parking:         Frequired         Existing         None           Parking:         Frequired		At Grade	N/A			
Side Setback (South):         N/A           Rear Setback:         N/A           Pedestal (New Structure):         7-6"         5'-0"         Existing         None           Front Setback:         25'-0"         15'-4"         Existing         None           Side Setback (North):         7'-6"         13'-10"         Existing         None           Side Setback (South):         15'-0"         5'-0"         Existing         None           Side Setback (South):         25'-0"         15'-4"         Existing         None           Side Setback (North):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         5'-0"         Existing         None           Parking Spaces per use         Required         Existing         None           Porting Space Spaces per use         Real Coult	1 (7	Side	N/A			
Side Setback driveway:         N/A           Rear Setback:         N/A           Pedestal (New Structure):         25-0"         15-4"         Existing         None           Side Setback (North):         7-6"         5-0"         Existing         None           Side Setback (South):         7-6"         13-10"         Existing         None           Side Setback (South):         15-0"         5-0"         Existing         None           Side Setback (South):         25-0"         15-4"         Existing         None           Side Setback (North):         7-6"         5'-0"         Existing         None           Side Setback (North):         7'-6"         13'-10"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Parking:         N/A         N/A         N/A         None           Parking Spaces per level (Provide a separate chart for a breakdown calculation         R-2 (14)         0         0         Existing           Parking Space Configurations         N/A         N/A         N/A         N/A           Valet Drop Off	) N)		N/A			
Pedestal (New Structure):         25'-0"         15'-4"         Existing         None           Side Setback (North):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         5'-0"         Existing         None           Side Setback (South):         None         15'-0"         Existing         None           Rear Setback:         15'-0"         5'-0"         Existing         None           Side Setback (North):         25'-0"         15'-4"         Existing         None           Side Setback (North):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Side Setback facing street:         N/A         N/A         Existing         None           Rear Setback facing street:         N/A         15'-0"         Existing         None           Parking District:         Required         Existing         None           Total # of parking spaces per level         RM-1         RM-1         RM-1         None           Parking Space Spaces per level         RM-1<	V) V.		N/A			
Front Setback (North):         25-0"         15-4"         Existing None           Side Setback (South):         7'-6"         5'-0"         Existing None           Side Setback (South):         7'-6"         13'-10"         Existing None           Rear Setback (South):         15'-0"         5'-0"         Existing None           Trower: (New Structure)         25'-0"         15'-4"         Existing None           Side Setback (North):         7'-6"         5'-0"         Existing None           Side Setback (South):         7'-6"         13'-10"         Existing           Rear Setback:         15'-0"         Existing         None           Total # of parking spaces per use         R-2 (14)         0         0         Existing		I				
Side Setback (South):         7-6"         13'-10"         Existing         None           Side Setback (South):         7-6"         13'-10"         Existing         None           Side Setback facing street:         N/A         15'-0"         5'-0"         Existing         None           Front Setback:         25'-0"         15'-4"         Existing         None           Side Setback (North):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         5'-0"         Existing         None           Side Setback (South):         7'-6"         13'-10"         Existing         None           Side Setback (South):         N/A         8         Existing         None           Side Setback (South):         15'-0"         Existing         None           Parking:         Parking Stack (South):         15'-0"         Existing         None           Total # of parking spaces per level         RM-1         RM-1         RM-1         None           (Provide a separate chart for a breakdown calculation         N/A         Existing         Existing           (45o, 60o, 90o, parallel	ט א	Front Setback	7' 6"	קי מ"	Existing	None
Side Setback facing street:         N/A         Image: New Structure of Existing Street:         N/A         Incompanient Setback:         Incomp	co c	Side Setback	7'-6"	13'-10"	Existing	None
Tower: (New Structure) Tower: (New Structure) Front Setback: Side Setback (North): Side Setback (South): Side Setback (South): T'-6" Side Setback (South): Side Setback (South): T'-6" Side Setback (South): Side Setback facing street: N/A Rear Setback (South): T'-6" T'-0" Existing None Existing None Existing None Existing None Parking District: RM-1 RM-1 RM-1 RM-1 RM-1 RM-1 RM-1 RM-1	n (n		15. O.	ַת ס	Π <u>&lt;</u> Σ	
Front Setback: 25'-0" 15'-4" Existing None Side Setback (North): 7'-6" 5'-0" Existing None Side Setback (South): 7'-6" 13'-10" Existing Side Setback facing street: N/A Rear Setback: 15'-0" 5'-0" Existing None Parking: Required Existing None Total # of parking spaces per use or parking spaces per level (Provide a separate chart for a breakdown calculation Parking Space Dimensions N/A Parking Space Configurations N/A Parking Space Configurations N/A NDA Spaces None N/A Valet Drop Off and Pick up N/A Valet Drop Off and Pick up N/A N/A None N/A NA Na N/A Na N/A Na N/A Na Na N/A Na Na N/A Na N/A Na Na N/A Na N/A Na N/A Na Na Na N/A N/A Na N/A Na N/A N/A Na N/A N/A Na N/A N/A Na N/A				(		
Side Setback (North):     7-6"     5-0"     Existing     None       Side Setback (South):     7-6"     13-10"     Existing     None       Side Setback facing street:     N/A     13-10"     Existing     None       Rear Setback:     15-0"     5'-0"     Existing     None       Parking:     Required     Existing     Proposed     Deficient       Parking District:     RM-1     RM-1     RM-1     None       Total # of parking spaces     14     0     0     Existing       # of Parking spaces per level     R-2 (14)     0     0     Existing       (Provide a separate chart for a breakdown calculation     N/A     N/A     Existing       Parking Space Configurations     N/A     N/A     Existing       (45o, 60o, 90o, parallel)     N/A     0     0     0       ADA Spaces     N/A     N/A     0     0     0       Tandem Spaces     0     0     0     0       Tandem Spaces     0<	C	Fro	25'-0"	15'-4"	Existing	None
Side Setback (South): 7-6 N/A  Side Setback facing street: N/A  Rear Setback: 15-0" 5'-0" Existing None  Parking: Required Existing Proposed Deficient  Parking District: RM-1 RM-1 None  Total # of parking spaces per use Provide a separate chart for a breakdown calculation # of parking spaces per level (Provide a separate chart for a breakdown calculation Parking Space Dimensions N/A  Parking Space Configurations N/A  ADA Spaces  Tandem Spaces  O  Tandem Spaces  O  N/A  N/A  N/A  N/A  N/A  N/A  N/A	) (A)	Side Setback	7'-6"	5'-0"	Existing	ne
Rear Setback: 15'-0" 5'-0" Existing  Parking: Required Existing Proposed Parking District: RM-1 RM-1 RM-1  Total # of parking spaces 14 0 0  (Provide a separate chart for a breakdown calculation # of parking spaces per level (Provide a separate chart for a breakdown calculation Parking Space Dimensions N/A  Parking Space Configurations N/A  Parking Space Configurations N/A  ADA Spaces 0 0 0 0  Tandem Spaces 0 0 0 0  Drive Aisle width N/A  Valet Drop Off and Pick up N/A  N/A  N/A  Existing Proposed Existing Proposed RM-1 RM-1  Existing Proposed Existing Proposed RM-1 RM-1  RM-1  RM-	יט ני		N/A	13'-10"	Exist	
Parking: Parking District: RM-1 RM-1 RM-1 RM-1 RM-1 RM-1 RM-1 RM-1	(A) (	Rear	15'-0"	5'-0"	Existing	None
Parking District:  RM-1 RM-1 RM-1 RM-1 RM-1 RM-1 RM-1 RM-		Parking:	Required	Existing	Proposed	Deficiencies
# of Parking spaces per use (Provide a separate chart for a breakdown calculation # of parking spaces per level (Provide a separate chart for a breakdown calculation	<b>S</b> (2)	Parking D	RM-1	RM-1	RM-1	None
(Provide a separate chart for a breakdown calculation  # of parking spaces per level (Provide a separate chart for a breakdown calculation  Parking Space Dimensions  Parking Space Configurations  (45o, 60o, 90o, parallel)  ADA Spaces  Tandem Spaces  Tandem Spaces  O  Drive Aisle width  Valet Drop Off and Pick up  N/A  Loading zones and Trash  N/A		1. # of	R-2 (14)	0	0	Existing
,# of parking spaces per level (Provide a separate chart for a breakdown calculation Parking Space Dimensions N/A Parking Space Configurations N/A (45o, 60o, 90o, parallel)  ADA Spaces O Tandem Spaces Drive Aisle width Valet Drop Off and Pick up N/A Loading zones and Trash N/A  N/A		chart for				
breakdown calculation  Parking Space Dimensions  N/A  Parking Space Configurations  (450, 600, 900, parallel)  ADA Spaces  Tandem Spaces  Drive Aisle width  Valet Drop Off and Pick up  N/A  Loading zones and Trash  N/A		, # of				
Parking Space Dimensions N/A Parking Space Configurations N/A (45o, 60o, 90o, parallel)  ADA Spaces O Tandem Spaces O Drive Aisle width Valet Drop Off and Pick up N/A Loading zones and Trash N/A N/A		ב				
(45o, 60o, 90o, parallel)  ADA Spaces  Tandem Spaces  Drive Aisle width  Valet Drop Off and Pick up  N/A  Loading zones and Trash  N/A  N/A			Z/A			
ADA Spaces  Tandem Spaces  Drive Aisle width  Valet Drop Off and Pick up  N/A  Loading zones and Trash  N/A  N/A	L	-	3			
Drive Aisle width  Valet Drop Off and Pick up  N/A  Loading zones and Trash  N/A		. ADA Sp	0			
Valet Drop Off and Pick up Loading zones and Trash	1 2		N/A		C	
Loading zones and Irash			N/A			
_	4	<b>_</b>	N/A			

_	0 Folio ar	Variance are based on 1570 Folio and New Structure. Please rev
		Yes
I	57. Located within a Local Historic	istoric
	56. Is this a Contributing building?	lding? Yes
<u>e</u>	55. Occupant content per venue	nue
54. Total occupant content		
	53. Total # of seats per venue	Je Oliver
Lounges, Nightclubs		Required
<u>മ</u>	Restaurant, Cafe, Bars,	rs,

1560-1570 Euclid Avenue Miami Beach, FL 33139 Folio: 02-3234-002-1110 Folio: 02-3234-002-1120

**APARTMENTS** 

**EUCLID** 

Data view to 1570 Euclid

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DG EXISTING		DATA TABLE OF RENOVATED 1570 EUCLID TWO STORY BI
Sq. Ft.	872 872 821	4 APARTMENTS 2 - 2 BED/ 1 BATH ON GROUND FLOOR 2 - 2 BED/ 1 BATH ON SECOND FLOOR 2 - 2 BED/ 1 BATH ON THIRD FLOOR
Sq. Ft.	6,380	TOTAL SQUARE FOOTAGE
Sq. Ft.	2,000 70	ROOF DECK
	2,155	SECOND FLOOR
	ב ב ב	Sq.Ft. BY FLOOR
UILDING NEW	TORY BUI	DATA TABLE OF PROPOSED 1570 EUCLID THREE STORY B
\$4. E.	661 645 677 693	4 APARTMENTS  1 - 2 BED/ 1 BATH ON GROUND FLOOR EAST  1 - 2 BED/ 1 BATH ON GROUND FLOOR WEST  1 - 2 BED/ 1 BATH ON SECOND FLOOR EAST  1 - 2 BED/ 1 BATH ON SECOND FLOOR WEST
Sq. Ft.	3,285	TOTAL SQUARE FOOTAGE
Sq. Ft. Sq. Ft.	1,657 1,628	GROUND FLOOR SECOND FLOOR
		Sq.Ft. BY FLOOR
EXISTING	ORY BLDG	DATA TABLE OF RENOVATED 1556 EUCLID TWO STORY BLI
•		

Sq. Ft.	=17,808	TOTAL BUILDING AREA (EXIS. & PROPOSED)
1	$ \infty $	PROPOSED BUILDING AREA
	7	
Sq. Ft.	00	EXISTING BUILDING AREA TO BE DEMLOISHED
ρ <sub>Ω</sub> <u>Π</u>		MAX ALLOWABLE FAR
Sq. Ft.	15,000	LOT SIZE
		FAR CALCULATIONS
		DATA TABLE - FAR
Sq. Ft.	470	1 - 1 BED/ 1 BATH ON SECOND FLOOR
SQ. T.T.	ထ ထ ပာ ပ ယ ပ	1 - 2 BED/ 1 BATH ON SECOND FLOOR
ھِ اھا	470	1 - 1 BED/ 1 BATH ON GROUND FLOOR
Sq. Ft.	853	BATH ON
<u>Ω</u> Π	899	1 - 2 BED/ 1 BATH ON GROUND FLOOR
		6 APARTMENTS
Sq. Ft.	4,271	TOTAL SQUARE FOOTAGE
Sq. Ft.	2,135	SECOND FLOOR
	2,135	GROUND FLOOR

Sq.Ft. BY FLOOR GROUND FLOOR SECOND FLOOR

INFORMATION	DATA &	PROJECT

WESLEY ART CASTELLANOS FLORIDA ARCHITECT LICENSE AR 96133 CT NO: 2015-46

DRAWN BY : RS

HECKED BY :

# SITE **LOCATION MAPS**

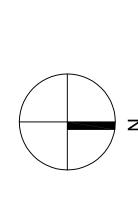
ZONING INF

**ORMATION TO** 

**EXSITNG** 

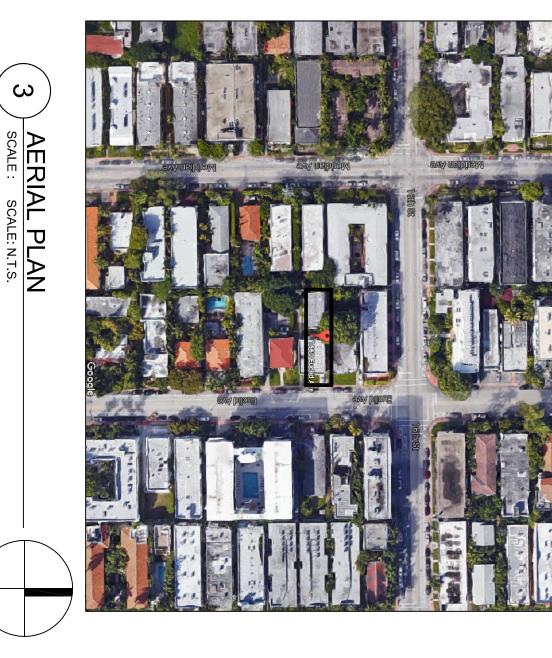


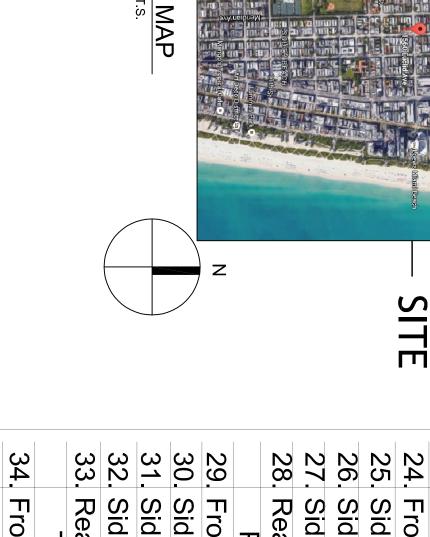






# AREA OF WORK





Sq.Ft. BY FLOOR GROUND FLOOR

DATA TABLE OF PROPOSED 1570 EL

JCLID THREE STORY BUILDING NEW

4 APARTMENTS
1 - 2 BED/ 1 BATH ON GROUND FLOOR EAST
1 - 2 BED/ 1 BATH ON GROUND FLOOR WEST
1 - 2 BED/ 1 BATH ON SECOND FLOOR EAST
1 - 2 BED/ 1 BATH ON SECOND FLOOR WEST

661 645 677 693

Sq. Ft. Sq. Ft.

SCALE: N.T.S.				Google	ST VICTORY		1	evA bilor		NSOURCE J. J. C									
48. 47.	4 4 6 5	46.	46.	1.	_ π		44.	43.	_		42,			41.	40.	39.		38.	
Tandem Spaces Drive Aisle width Valet Drop Off and Pick up Loading zones and Trash	Tandem Spaces Drive Aisle width Valet Drop Off and Pick up	Tandem Spaces Drive Aisle width	Tandem Spaces	ADA Spaces	<b>^ フ ^                                 </b>	(45o, 60o, 90o, parallel)	44. Parking Space Configurations	Parking Space Dimensions	breakdown calculation	(Provide a separate chart for a	# of parking spaces per level	breakdown calculation	(Provide a separate chart for a	# of Parking spaces per use	Total # of parking spaces	Parking District:	Parking:	38. Rear Setback:	

N N N

FAR CALCULATIONS
LOT SIZE
MAX ALLOWABLE FAR

DATA TABLE - FAR

EXISTING BUILDING AREA (4) STRUEXISTING BUILDING AREA TO BE DI

JCTURES )EMLOISHED

11,566 - 139

15,000 × 1.25 = 18,750

Sq.

Sq. Ft.

PROPOSED BUILDING AREA
TOTAL BUILDING AREA (EXIS. & PROPOSED BUILDING AREA)

(OPOSED)

= 11,427 + 6,308 =17,808

 Sq. Ft.

 Sq. Ft.

 Ft.

N/A

	           	•		
<ol> <li>Address:</li> <li>Board and File numbers:</li> </ol>	15/0 Euclid Historic Pre	reservation Bo	Board - HPB No.	7638
	(1570)1936	Grade	Zoning District:	7-8"
	9'-0"			- 1 (3
<ul><li>7. Lot width:</li></ul>	50'-0"	Lot Depth:		160'-0"
<ul><li>8. Minimum Unit Size s.f.:</li><li>9. Existing Use:</li></ul>	N:821 Ex:470 R2	) Ave. Unit Proposed	Size s.f.	N:855 Ex:740 R2
10 Height	Maximum	Existing	Proposed	Deficiencies None
	ω	2	ω	None
FAR (1.25)	9,375 s.f.	4,271 s.f.	10,651 s.f	Unity of Title
_		4,271 s.f.	P <sub>I</sub> S	f. None
Number of Units Resid	12	4 12		None
16. Number of Units Hotel	0	0	0	None
	N/A			
Setbacks Subterranean: N/A	Required	Existing	Proposed	Deficiencies
Front	N/A			
Side				
21. Side Setback facing street:	N/A			
	N/A			
At Grade Parking (New)  24 Front Setback:	20'-0"	15'-4"	15'-4"	None
25. Side Setback (North):	7'-6"	5'-0"	5'-0"	None
Side Setback (South):	7'-6"	5'-0"	5'-0"	Unit of Title
27. Side Setback Corner Lot:  28. Rear Setback:	15'-0"	ם. סי	בי-0" בי-0"	Variance#1
		(	(	
Fr	N/A			
Side Setback	N/A			
	Z/A			
33. Rear Setback:	N/A			
	25'-0"	15'-3"	91'-0"	None
35. Side Setback (North):	7'-6"	8 J	8-3	None
	N/A			
₽ Re	15'-0"	5'-0"	5'-0"	None
	Required	Existing	Proposed	Deficiencies
	RM-1	RM-1	RM-1	None
40. Total # of parking spaces  41 # of Parking spaces per use	R-2 (9)		0 0	
(Provide a separate		(	•	(
(Provide a separate chart for a				

Sq.Ft. BY FLOOR GROUND FLOOR SECOND FLOOR

TOTAL SQUARE FOOTAGE

3,285

Sq. Ft.

1,657 1,628

Sq. Ft.

DATA TABLE OF RENOVATED 1556 EUCLID TWO STORY BLDG EXISTING

2 WITH NEW STRIICTHE	Restaurant, Cafe, Bars,		
	Lounges, Nightclubs	Required	Existing
Avenue	51. Type of Use		
servation Board - HPB No. 7638	52. Total # of seats		
234-002-1120	53. Total # of seats per venue		
Zoning District: RM-1	54. Total occupant content		
Grade value in NGVD: 5'-8"	55. Occupant content per venue		
Lot Area: 7,500 s.f.	56. Is this a Contributing building?	Yes	
Lot Depth: 160'-0"	57. Located within a Local Historic		
Ave. Unit Size s.f. N:855 Ex:740	District?	Yes	
Proposed Use: R2	Variances Requesting for Approval:	<u>.</u>	1

1560-1570 Euclid Avenue Miami Beach, FL 33139 Folio: 02-3234-002-1110 Folio: 02-3234-002-1120

**APARTMENTS** 

EUCLID

Variance request approval for rear setback reduced to 5'-0"	c reduce	d to 5'-0"
DATA TABLE OF RENOVATED 1560 EUCLID TWO STORY BL	TORY BLD	_DG EXISTING
Sq.Ft. BY FLOOR		
GROUND FLOOR	1,711	Sq. Ft.
SECOND FLOOR	2,160	Sq. Ft.

Variance request approval for rear setback reduced to 5'-0"	reduced	d to 5'-0"
DATA TABLE OF RENOVATED 1560 EUCLID TWO STORY BLI	ORY BLD	DG EXISTING
Sq.Ft. BY FLOOR		
GROUND FLOOR	1,711	Sq. Ft.
SECOND FLOOR	2,160	Sq. Ft.
TOTAL SQUARE FOOTAGE	3,871	Sq. Ft.
5 APARTMENTS 1 - 3 BED/ 2 BATH ON GROUND FLOOR	1.444	Sa. Ft.
1 - 1 BED/ 1 BATH ON SECOND FLOOR	446	Sq Ft
1 - 1 BED/ 1 BATH ON SECOND FLOOR	429	Sq. Ft.
2 - 1 BED/ 1 BATH ON SECOND FLOOR	418	Sq. Ft.

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GROUND FLOOR	2,155	
SECOND FLOOR	2,155	
THIRD FLOOR	2,000	
ROOF DECK	70	Sq. Ft.
TOTAL SQUARE FOOTAGE	6,380	Sq. Ft.
4 APARTMENTS 2 - 2 BED/ 1 BATH ON GROUND FLOOR	872	
2 - 2 BED/ 1 BATH ON SECOND FLOOR 2 - 2 BED/ 1 BATH ON THIRD FLOOR	872 821	Sq. Ft.
DATA TABLE OF RENOVATED 1570 EUCLID TWO STORY BLI	ORY BLD	G EXISTING
Sq.Ft. BY FLOOR		
GROUND FLOOR SECOND FLOOR	2,135 2,135	Sq. Ft. Sq. Ft.
TOTAL SQUARE FOOTAGE	4,271	Sq. Ft.
6 APARTMENTS 1 - 2 BED/ 1 BATH ON GROUND FLOOR	899	
1 - 2 BED/ 1 BATH ON GROUND FLOOR	470	
1 - 2 BED/ 1 BATH ON SECOND FLOOR	8 8 5 9 3 9	Sa Ft
BED/ 1 BATH	470	

	ALL DRAWN VIN MELLING MALLER TO THE SOLE
PROPEI	PROPERTY OF CASTELLANOS DESIGN STUDIO, LLC. AND MAY NOT BE
DUPLIC	DUPLICATED, PUBLISHED, DISCLOSED OR USED WITHOUT EXPRESS WRITTEN
CONSE	CONSENT OF CASTELLANOS DESIGN STUDIO, LLC.
THE DI	THE DRAWINGS ARE SCOPE DOCUMENTS WHICH INDICATE THE GENERAL
SCOPE	SCOPE OF WORK, AND SUCH, DO NOT NECESSARILY DESCRIBE ALL WORK
REQUIF	REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK.
GENER	GENERAL CONTRACTOR IS TO FURNISH AND INSTALL ALL ITEMS REQUIRED
FOR TI	FOR THE PROPER COMPLETION OF ITS WORK WITHOUT ADJUSTMENT TO
THE CO	THE CONTRACT AMOUNT UNLESS SCOPE OF WORK CHANGES FROM THAT
INDICA	INDICATED ON THE DRAWINGS, IN THE EVENT OF A CONFLICT WITHIN OR
AMONO	AMONG THE CONTRACT DOCUMENTS, THAT DOCUMENT PLACING THE
GREAT	GREATEST BURDEN UPON GENERAL CONTRACTOR SHALL GOVERN. THE
GENER	GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL
DRAWII	DRAWINGS, REPORTING ANY ERROR, INCONSISTENCY OR OMISSION HE MAY
DISCOV	DISCOVER AND REPORT TO CDS AND IN NO CASE SHALL PROCEED IN
UNCER	UNCERTAINTY.

WE: FLORIDA	SEAL:	
WESLEY ART CASTELLANOS FLORIDA ARCHITECT LICENSE AR 96133		
ANOS E AR 96133		

**INFORMATION** PROJECT DATA &

CHECKED BY

AWN BY : RS