



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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SEAL:



PROPOSED
RENDERING
EUCLID AVE

CHECKED BY : WC	SHEET NO : <div style="font-size: 2em; font-weight: bold; text-align: center;">A-7.2</div>
DRAWN BY : RS	
SCALE: N.T.S.	
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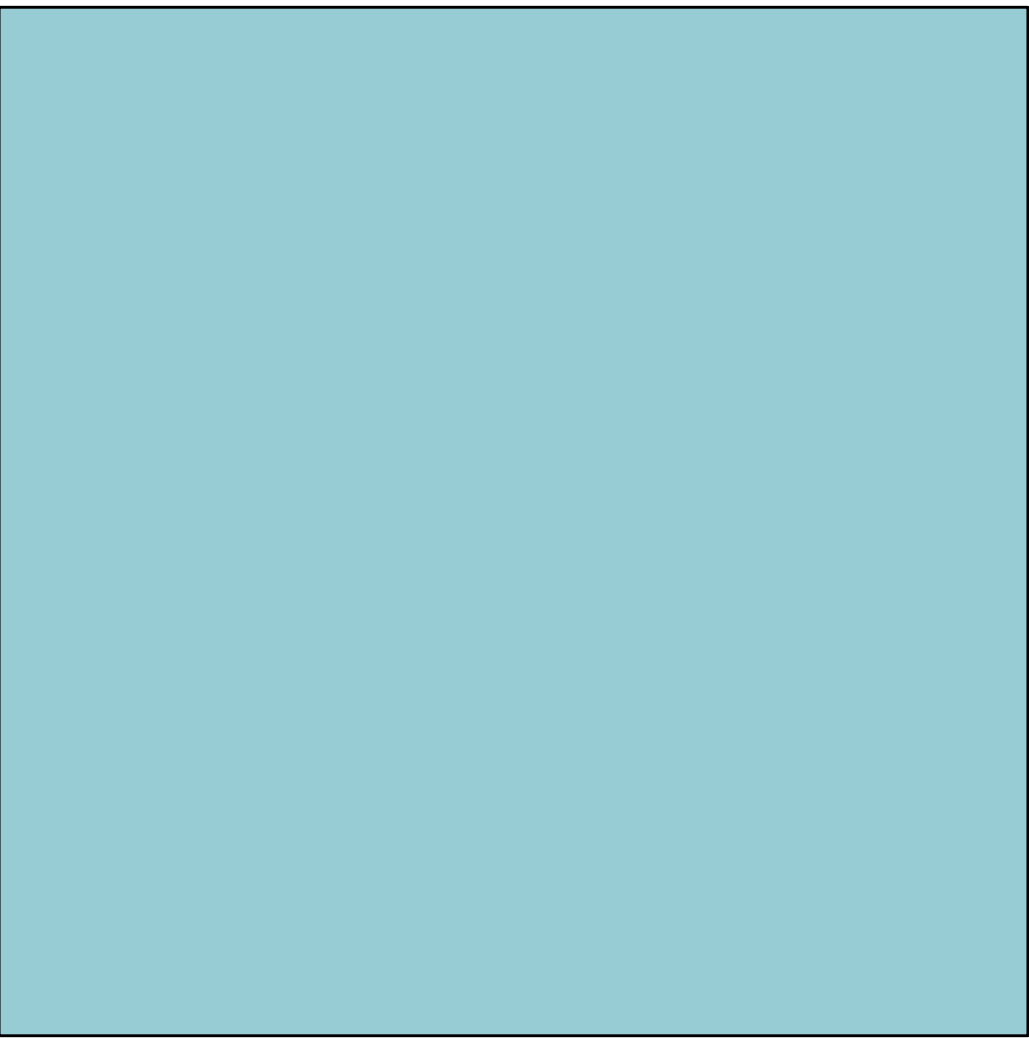
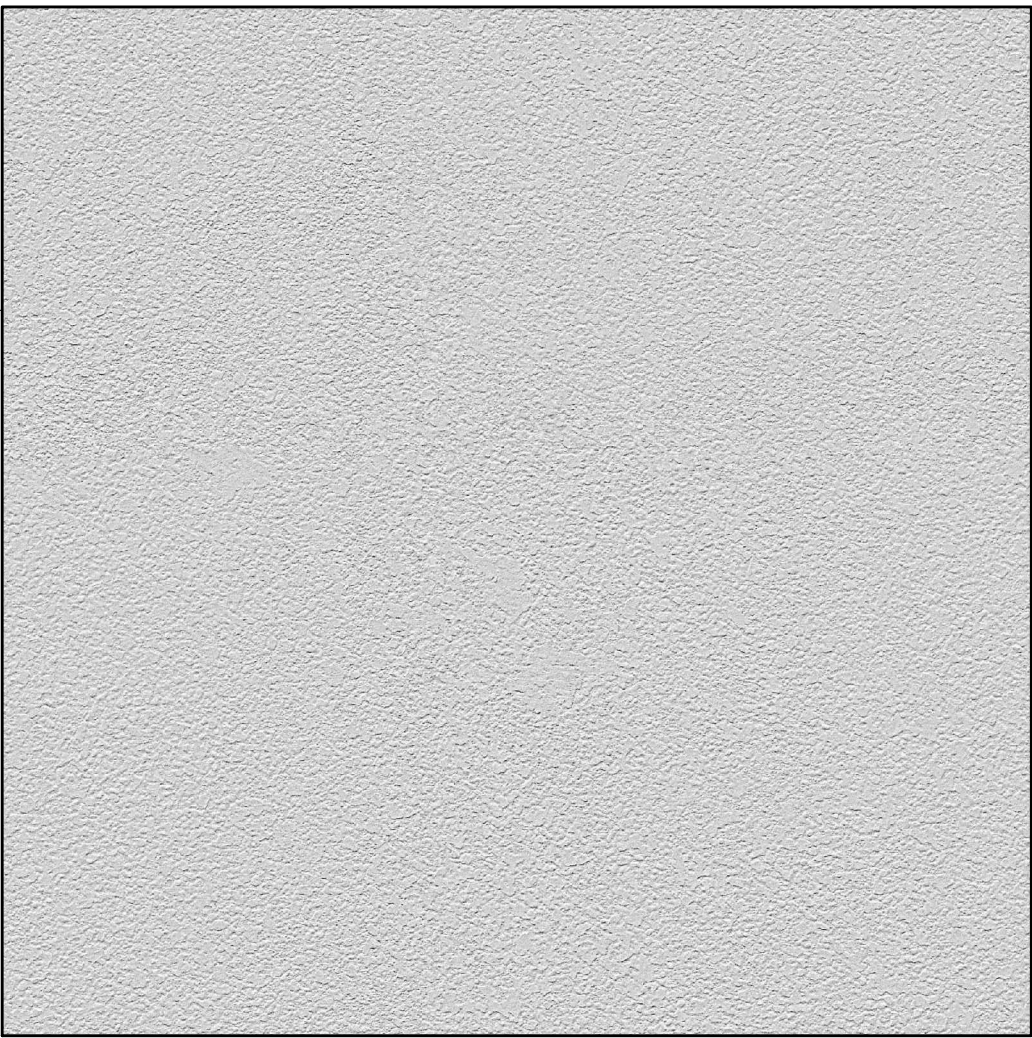
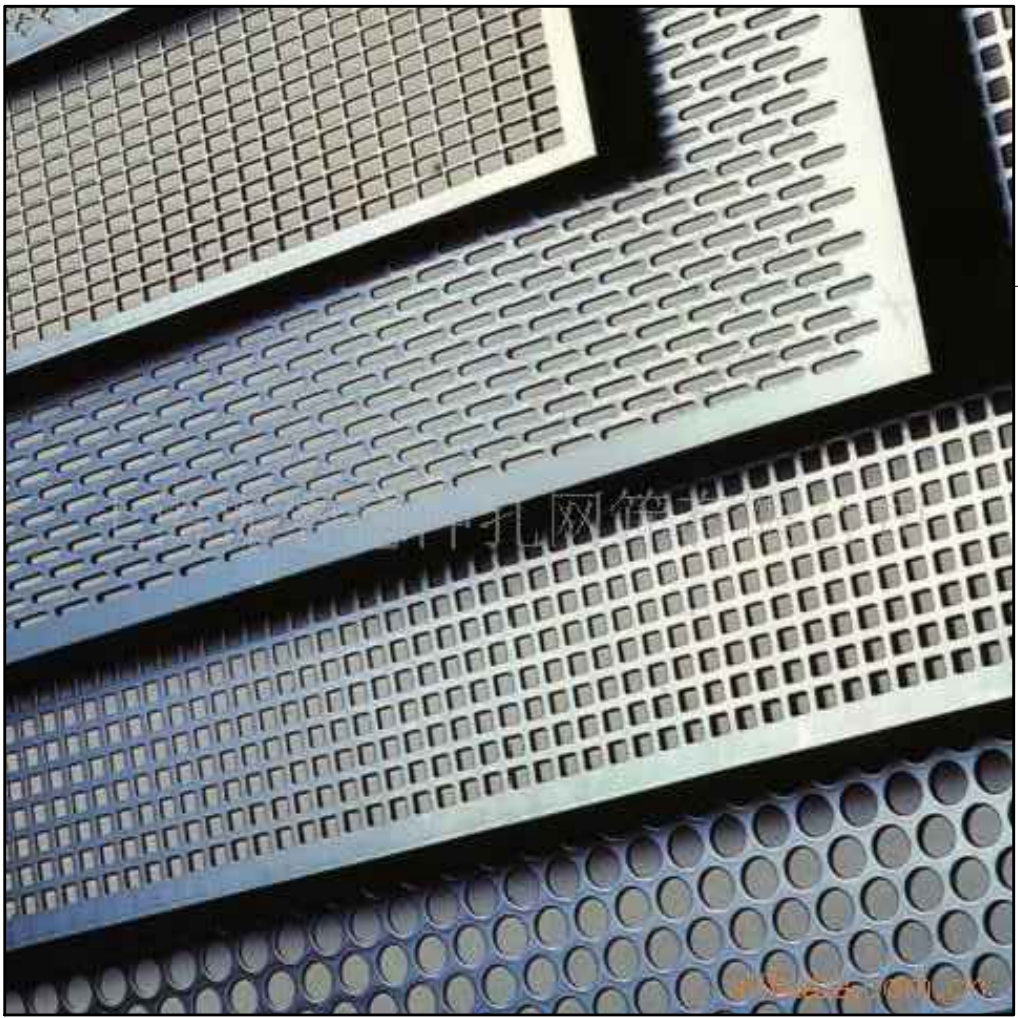
RENDERING FROM EUCLID AVE

SCALE: N/A



A-7.

A-7.3



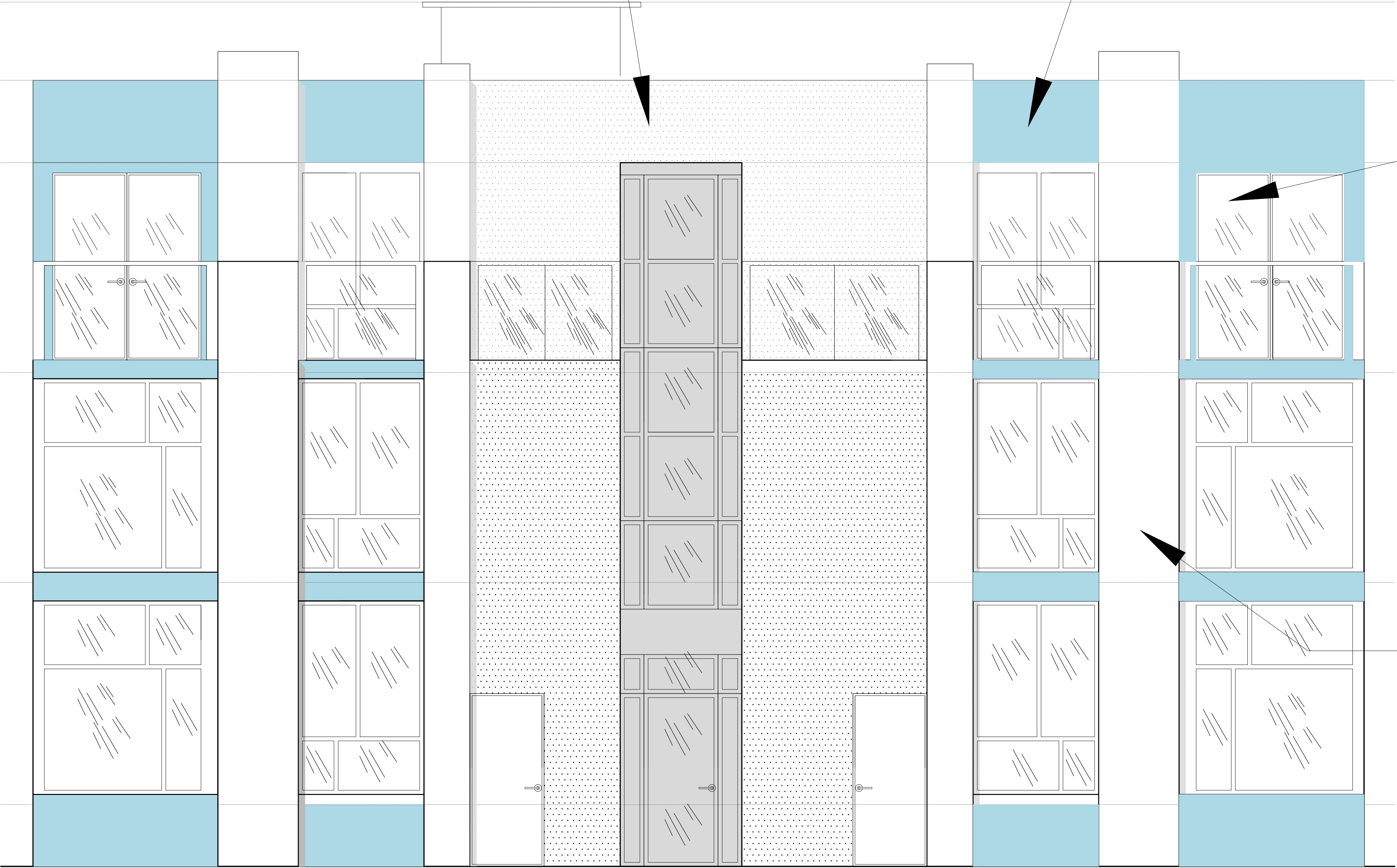
LIGHT BLUE SMOOTH STUCCO FINISH



LOW E EMITTING GLASS



WHITE ROUGH STUCCO FINISH



CLIENT :

EUCLID
APARTMENTS

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CDS
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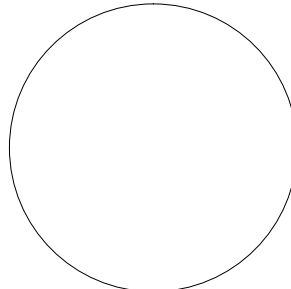
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No. DATE ISSUED / REVISED

1 07 APR/16 HPB SUBMITTAL

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-46

MATERIAL
SAMPLES

CHECKED BY : WC

SHEET NO :

DRAWN BY : RS

SCALE: N.T.S.

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A-7.4

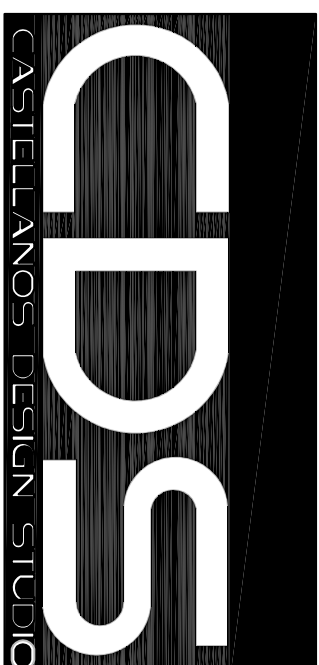
1

PROPOSED NORTH ELEVATION

SCALE : 3/8" = 1'-0"

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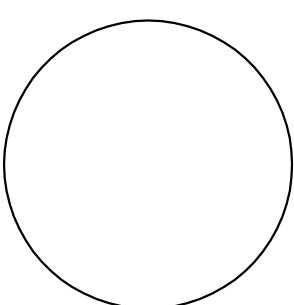
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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-44

BACK
COVER
SHEET

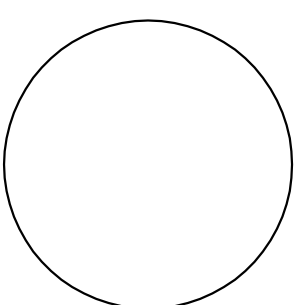
CHECKED BY : WC SHEET NO

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BACK COVER SHEET - LEFT INTENTIONALLY BLANK

SEAL



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2015-44

BACK
COVER
SHEET

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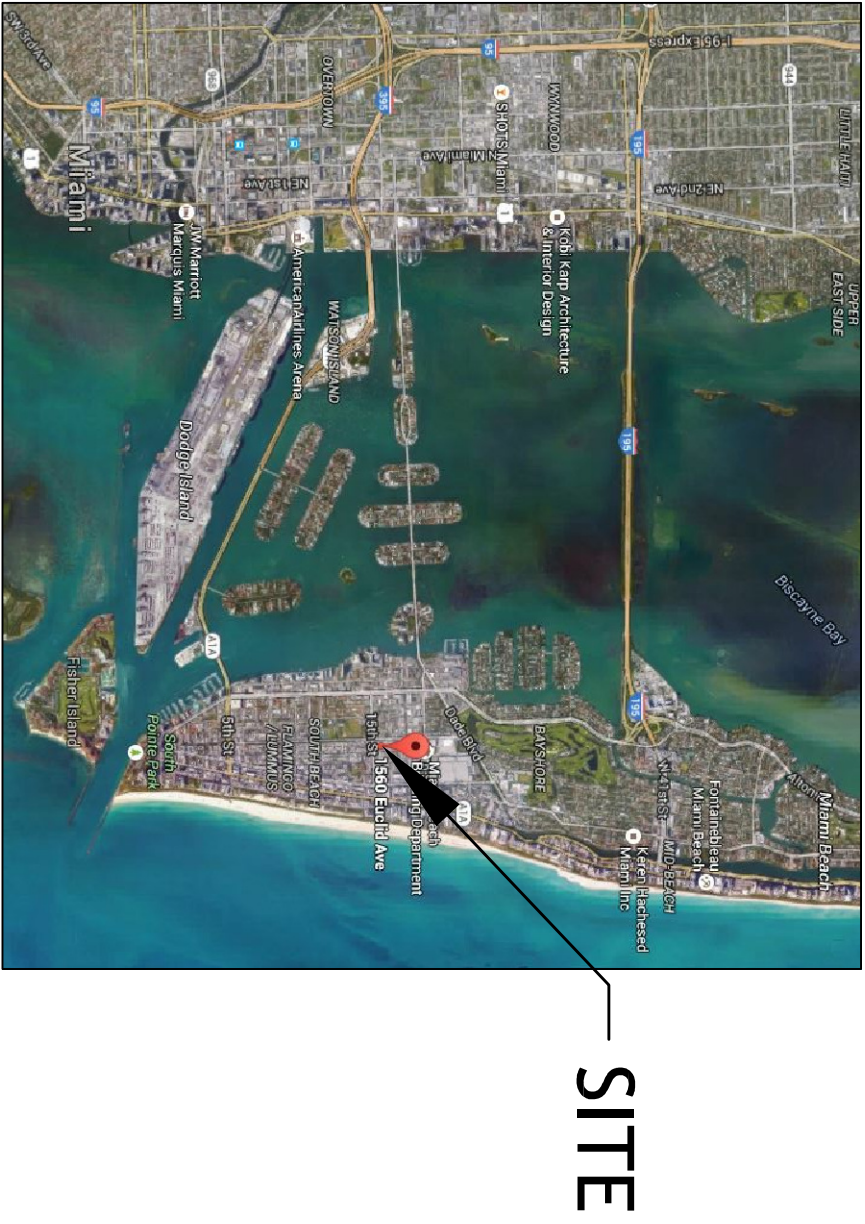
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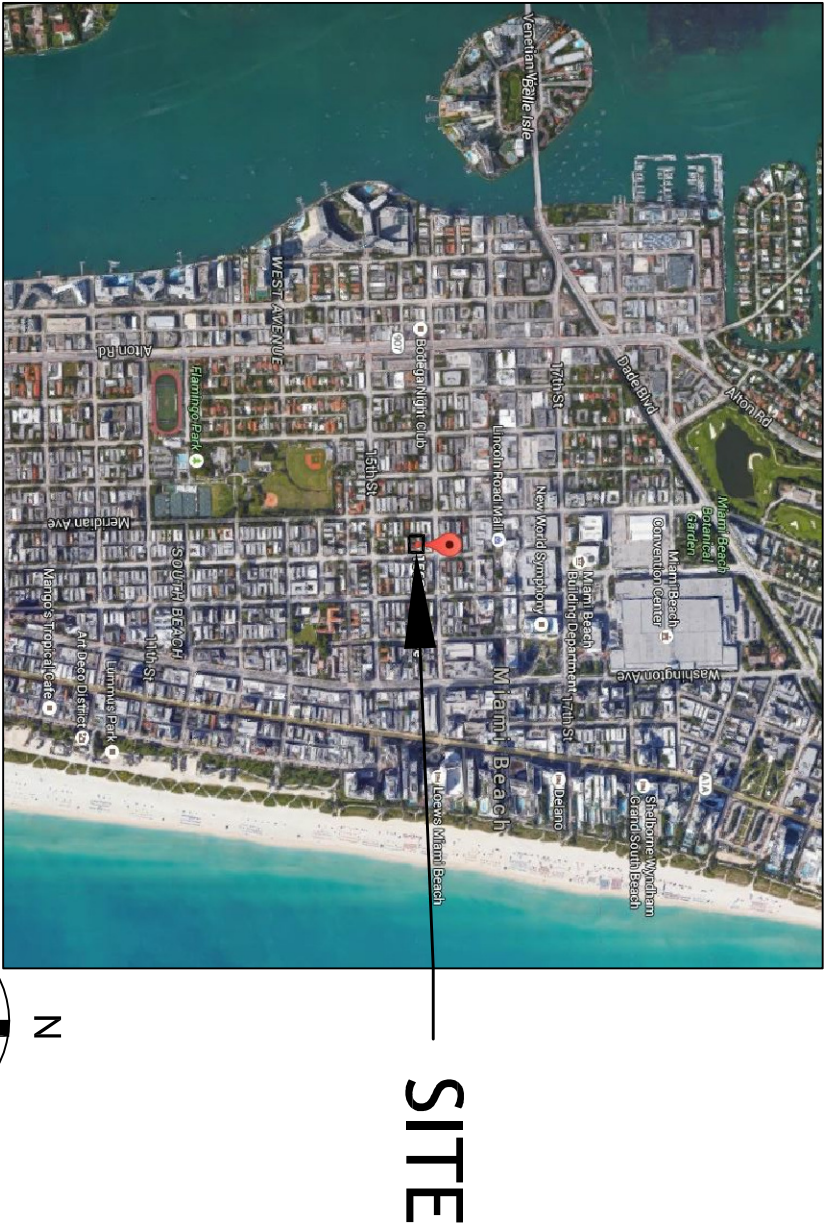
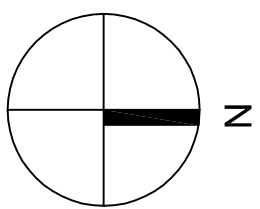
SITE LOCATION MAPS



SITE

1 LOCATION MAP

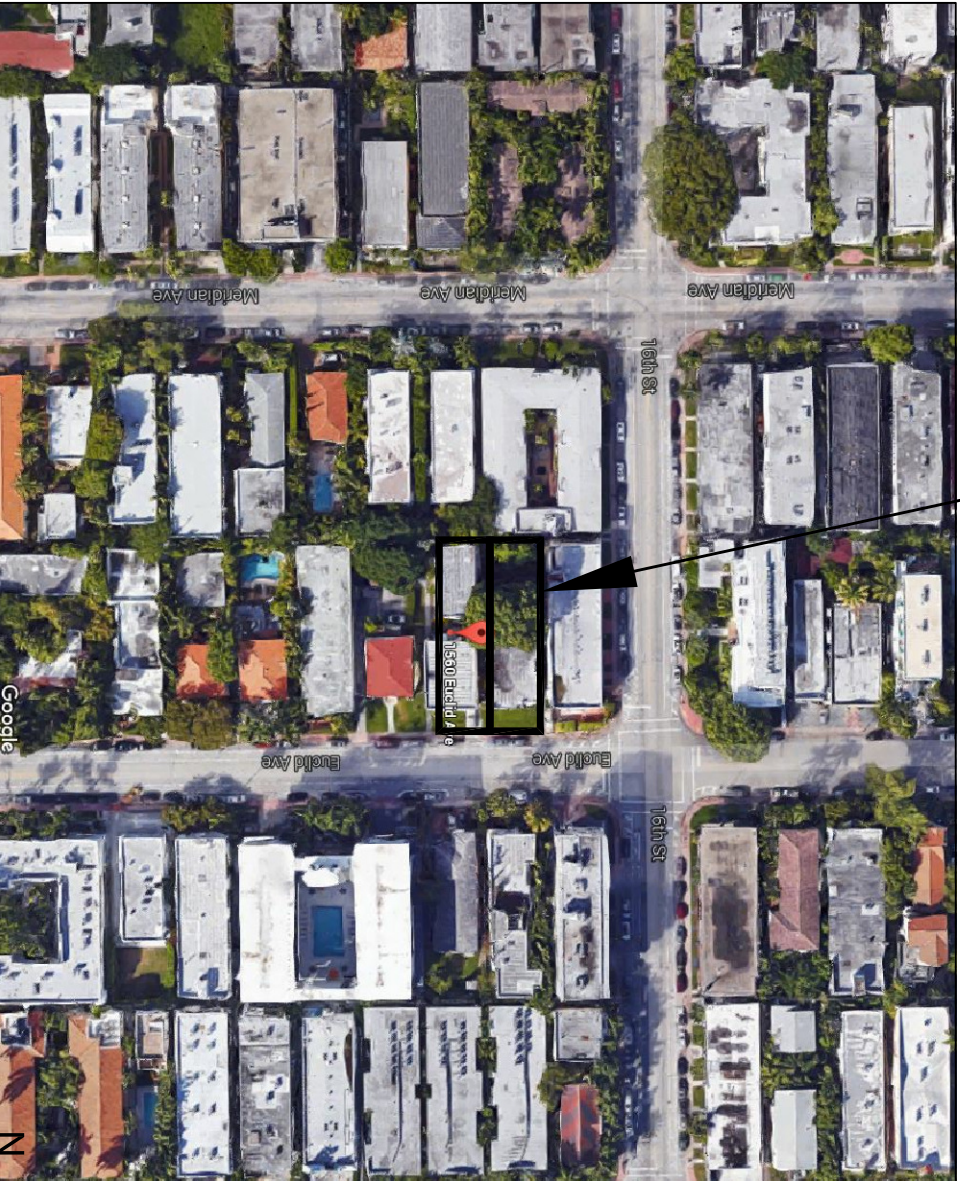
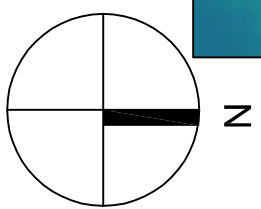
SCALE: SCALE N.T.S.



SITE

2 LOCATION MAP

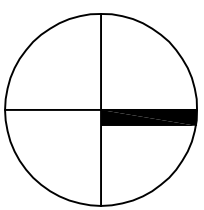
SCALE: SCALE N.T.S.



AREA OF WORK

3 AERIAL PLAN

SCALE: SCALE N.T.S.



ZONING INFORMATION TO EXISTING STRUCTURE

1. Address:	1556 & 1560 Euclid Avenue
2. Board and File numbers:	Historic Preservation Board - HPB No. 7638
3. Folio Numbers:	(1560 & 1556) 02-3234-002-1110
4. Year Constructed:	(1556)1939 (1560)1930 Zoning District: RM-1
5. Base Flood Elevation:	8'-0" + 1'-0" Grade value in NGVD: 5'-6"
6. Adjusted grade (Flood+Grade/2):	9'-0" Lot Area: 7,500 s.f.
7. Lot width:	50'-0" Lot Depth: 160'-0"
8. Minimum Unit Size s.f.	(1560)418(1556)645 Average Unit Size s.f. 631 669
9. Existing Use:	R2 Proposed Use: R2

	Required	Existing	Proposed	Deficiencies
Setbacks				
Subterranean: N/A				
19. Front Setback:	N/A			
20. Side Setback:	N/A			
21. Side Setback:	N/A			
22. Side Setback facing street:	N/A			
23. Rear Setback:	N/A			
At Grade Parking (New)				
24. Front Setback:	N/A			
25. Side Setback (North):	N/A			
26. Side Setback (South):	N/A			
27. Side Setback driveway:	N/A			
28. Rear Setback:	N/A			
Pedestal (New Structure):				
29. Front Setback:	25'-0"	15'-4"	Existing	None
30. Side Setback (North):	7'-6"	5'-0"	Existing	None
31. Side Setback (South):	7'-6"	13'-10"	Existing	None
32. Side Setback facing street:	N/A			
33. Rear Setback:	15'-0"	5'-0"	Existing	
Tower: (New Structure)				
34. Front Setback:	25'-0"	15'-4"	Existing	None
35. Side Setback (North):	7'-6"	5'-0"	Existing	None
36. Side Setback (South):	7'-6"	13'-10"	Existing	None
37. Side Setback facing street:	N/A			
38. Rear Setback:	15'-0"	5'-0"	Existing	None
Parking:				
39. Parking District:	Required RM-1	Existing RM-1	Proposed RM-1	Deficiencies None
40. Total # of parking spaces	14	0	0	Existing
41. # of Parking spaces per use (Provide a separate chart for a breakdown calculation	R-2 (14)	0	0	Existing
42. # of parking spaces per level (Provide a separate chart for a breakdown calculation				
43. Parking Space Dimensions	N/A			
44. Parking Space Configurations (450, 600, 900, parallel)	N/A			
45. ADA Spaces	0	0	0	
46. Tandem Spaces	0	0	0	
47. Drive Aisle width	N/A			
48. Valet Drop Off and Pick up	N/A			
49. Loading zones and Trash Collection Areas	N/A			
50. Racks	N/A			

Restaurant, Cafe, Bars, Lounges, Nightclubs	Required	Existing
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51. Type of Use		
52. Total # of seats		
53. Total # of seats per venue		
54. Total occupant content		
55. Occupant content per venue		
56. Is this a Contributing building?	Yes	
57. Located within a Local Historic District?	Yes	

Variance are based on 1570 Folio and New Structure. Please review to 1570 Euclid Data Sheet GN-1B

DATA TABLE OF RENOVATED 1560 EUCLID TWO STORY BLDG EXISTING

Sq.Ft. BY FLOOR		
GROUND FLOOR	1,711	Sq. Ft.
SECOND FLOOR	2,160	Sq. Ft.
TOTAL SQUARE FOOTAGE	3,871	Sq. Ft.
4 APARTMENTS		
1 - 3 BED/ 2 BATH ON GROUND FLOOR	1,444	Sq. 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.

DATA TABLE OF RENOVATED 1556 EUCLID TWO STORY BLDG EXISTING

Sq.Ft. BY FLOOR		
GROUND FLOOR	1,657	Sq. Ft.
SECOND FLOOR	1,628	Sq. Ft.
TOTAL SQUARE FOOTAGE	3,285	Sq. Ft.
4 APARTMENTS		
1 - 2 BED/ 1 BATH ON GROUND FLOOR EAST	661	Sq. Ft.
1 - 2 BED/ 1 BATH ON GROUND FLOOR WEST	645	Sq. Ft.
1 - 2 BED/ 1 BATH ON SECOND FLOOR EAST	677	Sq. Ft.
1 - 2 BED/ 1 BATH ON SECOND FLOOR WEST	693	Sq. Ft.

DATA TABLE OF PROPOSED 1570 EUCLID THREE STORY BUILDING NEW

Sq.Ft. BY FLOOR		
GROUND FLOOR	2,155	Sq. Ft.
SECOND FLOOR	2,155	Sq. Ft.
THIRD FLOOR	2,000	Sq. Ft.
ROOF DECK	70	Sq. Ft.
TOTAL SQUARE FOOTAGE	6,380	Sq. Ft.
4 APARTMENTS		
2 - 2 BED/ 1 BATH ON GROUND FLOOR	872	Sq. Ft.
2 - 2 BED/ 1 BATH ON SECOND FLOOR	872	Sq. Ft.
2 - 2 BED/ 1 BATH ON THIRD FLOOR	821	Sq. Ft.

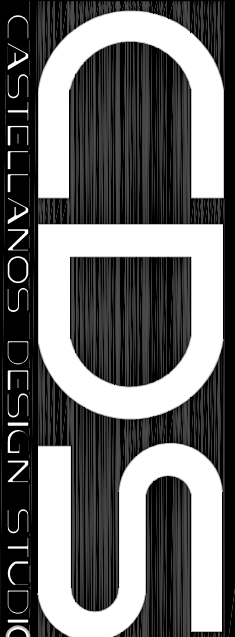
DATA TABLE OF RENOVATED 1570 EUCLID TWO STORY BLDG EXISTING

Sq.Ft. BY FLOOR		
GROUND FLOOR	2,135	Sq. Ft.
SECOND FLOOR	2,135	Sq. Ft.
TOTAL SQUARE FOOTAGE	4,271	Sq. Ft.
6 APARTMENTS		
1 - 2 BED/ 1 BATH ON GROUND FLOOR	899	Sq. Ft.
1 - 2 BED/ 1 BATH ON GROUND FLOOR	853	Sq. Ft.
1 - 1 BED/ 1 BATH ON GROUND FLOOR	470	Sq. Ft.
1 - 2 BED/ 1 BATH ON SECOND FLOOR	899	Sq. Ft.
1 - 2 BED/ 1 BATH ON SECOND FLOOR	853	Sq. Ft.
1 - 1 BED/ 1 BATH ON SECOND FLOOR	470	Sq. Ft.

DATA TABLE - FAR	
FAR CALCULATIONS	
LOT SIZE	15,000 Sq. Ft.
MAX ALLOWABLE FAR	x 1.25 = 18,750 Sq. Ft.
EXISTING BUILDING AREA (4) STRUCTURES EXISTING BUILDING AREA TO BE DEMOLISHED	11,566 Sq. Ft. - 139 Sq. Ft. = 11,427 Sq. Ft.
PROPOSED BUILDING AREA	+ 6,308 Sq. Ft.
TOTAL BUILDING AREA (EXIS. & PROPOSED)	= 17,808 Sq. Ft.

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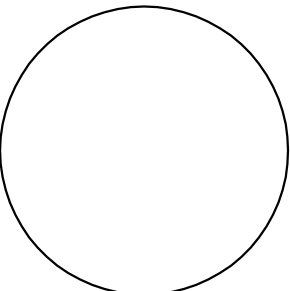


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DESIGNER AND ARCHITECT: WESLEY ART CASTELLANOS
PROJECT NO.: 2015-16
PLANNING ARCHITECT LICENSE: AR 90133
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PROJECT DATA & INFORMATION

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SCALE: N.T.S.
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GN-1A

