

NEW TOWNHOMES ADDITION & HISTORIC RENOVATION OF EXISTING BUILDING FOR:

EUCLID 1610 Inc.

1610 EUCLID AVENUE
MIAMI BEACH FL 33139

CLIENT CONTACT: MAURIZIO CAVALIERI (786)-201-1110

HPB FILE#:

PRELIMINARY SUBMITTAL

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

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

AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER:

Three60 Inc.

PRESIDENT: Maurizio Cavalieri

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

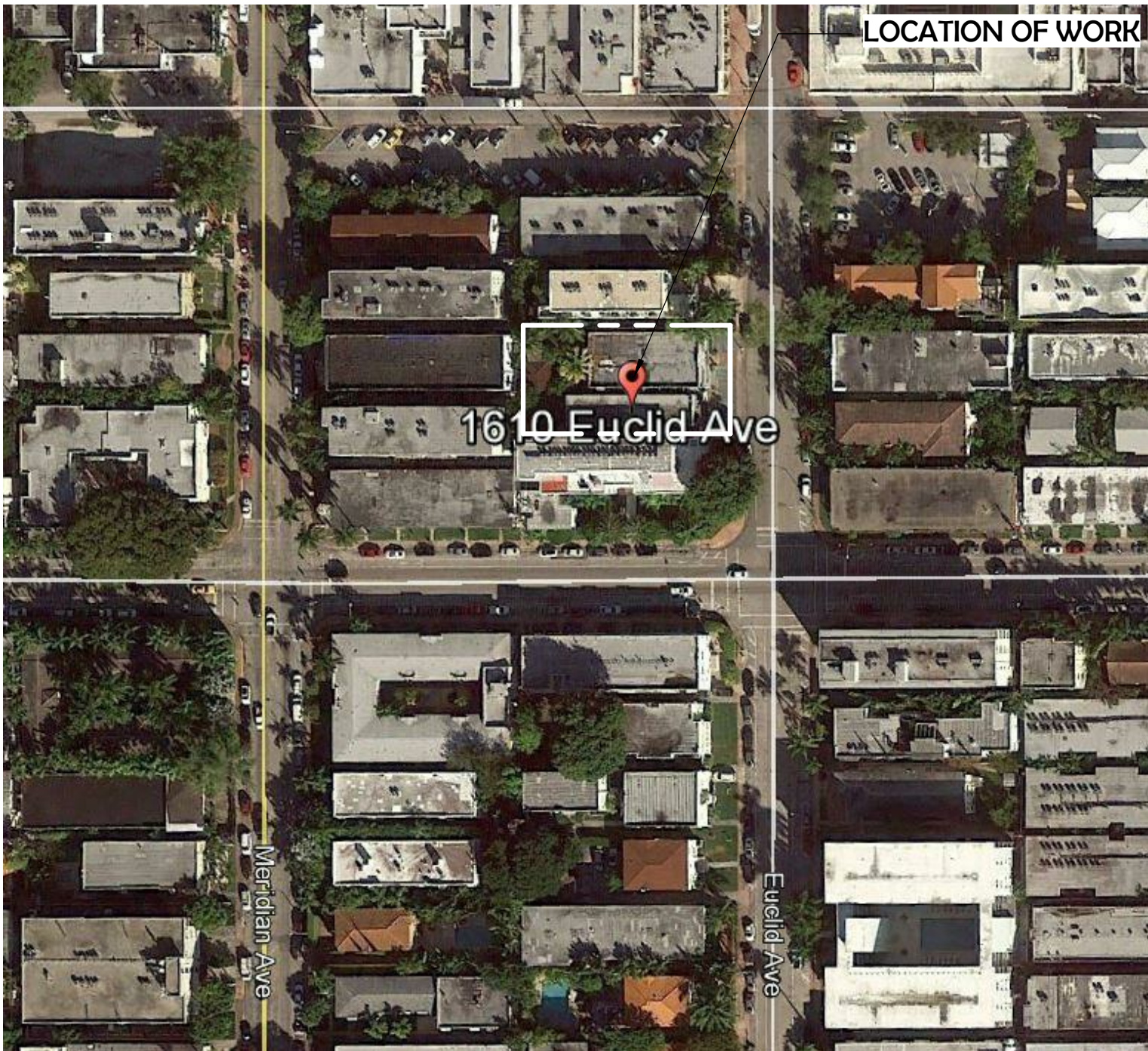
STRUCTURAL ENGINEER:

MEP ENGINEER:

PROJECT RENDERING



LOCATION MAP



SCOPE OF WORK

- 1 - Complete interior demolition of original 2 Stories Building A in order to accommodate 12 two stories townhomes. (about 6,534 sq. ft. total)
- 2 - Demolition of the west portion of existing building C (today connect with Building B)
- 3 - Brand new construction of 4 townhomes on the west part of the lot (about 2,800 sq. ft. total)
- 4 - Reconfiguration for remodeling of Building B (about 4,305 sq. ft. total)

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

LINCOLN SUP PB 9-69
LOT 3 & N1/2 LOT 2 BLK 50 A
LOT SIZE 75,000 X 150
OR 15912-4721 0593 1

FOLIO: 02-3234-002-0410

DRAWING INDEX

ARCHITECTURAL

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CODE ANALYSIS / PROJECT DATA

CONSTRUCTION TYPE

PLANS SHALL COMPLY WITH THE FOLLOWING:
FLORIDA BUILDING CODE (2014)
FLORIDA BUILDING CODE - RESIDENTIAL (2014)
FFPC NFPA 101 2012 ED
NFPA 72 2012 ED
NFPA 13 2012 ED

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

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)

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

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

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

MAX. AREA OF EXTERIOR WALL OPENINGS (TABLE 704.8)

ZONING LEGEND

	REQUIREMENTS	EXISTING	PROPOSED
ZONING	RM-1	RM-1	RM-1
HISTORICAL DISTRICT:	FLAMINGO PARK LOCAL DISTRICT		
ADDRESS:	1610 EUCLID AVE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-3234-002-0410		
YEAR CONSTRUCTED:	BLDG A 2 STORY CONSTRUCTED IN 1926 (TO BE RENOVATED). BLDG B 2 STORY CONSTRUCTED IN 1967 NOT DESIGNATED WITH HISTORIC VALUE (TO BE RENOVATED). BLDG C 1 STORY CONSTRUCTED IN 1955 NOT DESIGNATED WITH HISTORIC VALUE (TO BE DEMOLISHED).		
BASE FLOOD ELEVATION:	8' NGVD	EXISTING BLDG A 6.19' NGVD EXISTING EXISTING BLDG B 6.21' NGVD EXISTING EXISTING BLDG C 6.21' NGVD EXISTING	RENOVATED BLDG A 6.19' (NO CHANGE) RENOVATED BLDG B 6.21' (NO CHANGE) NEW BLDG C 6.19' NGVD
ADJUSTED GRADE (FLOOD + GRADE2):	N/A		
GRADE VALUE IN NGVD (CENTER OF SIDEWALK OR PROVIDED BY PW):	N/A		
LOT WIDTH: LOT DEPTH: LOT AREA:	75 FT 150 FT 11,250 SQ. FT.		
MINIMUM UNIT SIZE:	500 SF (NEW) 400 SF (REHABILITATED)	EXISTING BLDG A: 206 SQFT EXISTING BLDG B: 311 SQFT EXISTING BLDG C (RESIDENCE): 1150 SQFT	RENOVATED BLDG A: 497 SQFT RENOVATED BLDG B: 348 SQFT NEW BLDG C: 1,014 SQFT
AVERAGE UNIT SIZE:	800 SF (NEW) 550 SF (REHABILITATED)	EXISTING BLDG A: 323 SQFT EXISTING BLDG B: 469 SQFT EXISTING BLDG C (RESIDENCE): 1150 SQFT	RENOVATED BLDG A: 916 SQFT ** RENOVATED BLDG B: 838 SQFT *** NEW BLDG C: 1,078 SQFT
FAR:	1.25 MAX 1.25 X 11,250 SF = 14,063 SF MAX	EXISTING BLDG A: 6,333 SQ. FT. EXISTING BLDG B: 3,182 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT. TOTAL: 10,665 SQ. FT.	RENOVATED BLDG A: 8,833 SQ. FT. RENOVATED BLDG B: 3,182 SQ. FT. NEW BLDG C: 4,305 SQ. FT. TOTAL: 16,320 SQ. FT.
HEIGHT: T/O FLAT ROOF MID POINT T/O SLOPED ROOF TAKEN FROM FLOOD ELEVATION		IF EXISTING STRUCTURE IS TWO STORIES OR HIGHER, THE PROPOSED ADDITION SHALL NOT EXCEED 3 STORIES AND 35FT. EXISTING BLDG A: 27'-6"FT EXISTING BLDG B: 27'-0"FT EXISTING BLDG C: 11'-0"FT	RENOVATED BLDG A: 27'-6"FT RENOVATED BLDG B: 26'-8"FT NEW BLDG C: 34'-0"FT
NUMBER OF STORIES:	MAX 3 STORIES (35FT)	(2) STORY EXISTING BLDG A (2) STORY EXISTING BLDG B (1) STORY EXISTING BLDG C	(2) STORY RENOVATED BLDG A (2) STORY RENOVATED BLDG B (2) STORY NEW BLDG C
GROSS SQ FOOTAGE (FOOTPRINT):		EXISTING BLDG A: 3,267 SQ. FT. EXISTING BLDG B: 1,591 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT.	RENOVATED BLDG A: 3,267 SQ. FT. RENOVATED BLDG B: 1,591 SQ. FT. NEW BLDG C: 1,438 SQ. FT.
NUMBER OF RESIDENTIAL UNITS:		EXISTING BLDG A: 16 UNITS EXISTING BLDG B: 6 UNITS EXISTING BLDG C: 1 UNIT TOTAL: 23 UNITS	RENOVATED BLDG A: 12 UNITS RENOVATED BLDG B: 6 UNITS NEW BLDG C: 4 UNITS TOTAL: 22 UNITS
OCCUPANCY LOAD:	FOR R-2 200 PER SQ. FT.	BLDG A: 6,553 SQ. FT. / 200= 32.7 OCCUPANTS BLDG B: 3,184 SQ. FT. / 200= 15.92 OCCUPANTS BLDG C: 4,305 SQ. FT. / 200= 21.52 OCCUPANTS TOTAL: 70 OCCUPANTS	
PEDESTAL:			
FRONT SETBACK (EAST):	20'-0"	EXISTING BLDG A: 14.81' EXISTING BLDG B: 19.91'	EXISTING BLDG A: 14.81' (NO CHANGE) EXISTING BLDG B: 19.91' (NO CHANGE)
SIDE SETBACK (NORTH):	7'-6"	EXISTING BLDG A: 3.14' EXISTING BLDG C: 2.89'	EXISTING BLDG A: 3.14' (NO CHANGE) NEW BLDG C: 7.4'
SIDE SETBACK (SOUTH):	7'-6"	EXISTING BLDG B: 4.91' EXISTING BLDG C: 4.91'	EXISTING BLDG B: 4.91' NEW BLDG C: 7.4'
REAR SETBACK (WEST):	10% X 150' = 15'-0" 10% of lot depth	EXISTING BLDG C: 4.95' (AVERAGE) 4.85' (NORTH END) 5.65' (SOUTH END)	NEW BLDG C: 5'-0" ****
PARKING:			
PARKING DISTRICT:	1.5 per unit 1.5 X 12 units (EXISTING Bldg A) = 18 1.5 X 5 units (EXISTING Bldg B) = 9 1.5 X 4 units (NEW Bldg C) = 6 TOTAL: 33 NEW REQUIRED: 6	8 PARKING SPACES (TO BE REMOVED)	NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT
LOADING ZONES AND TRASH COLLECTION AREAS:	N/A		

- * BUILDING B MINIMUM UNIT SIZE VARIANCE REQUEST: 52 SF VARIANCE REQUEST (348 SF MIN. UNIT SIZE)
- ** BUILDING A AVERAGE UNIT SIZE VARIANCE REQUEST: 32 SF VARIANCE REQUEST (516 SF AVERG. UNIT SIZE)
- *** BUILDING B AVERAGE UNIT SIZE VARIANCE REQUEST: 21 SF VARIANCE REQUEST (529 SF AVERG. UNIT SIZE)
- **** NEW BLDG C REAR SETBACK VARIANCE REQUEST: 10 FT VARIANCE REQUEST (5 FT FROM PROPERTY LINE)

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REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
THREE60 INC. 1610 EUCLID AVE. MIAMI BEACH
1610 Euclid Avenue,
Miami Beach FL 33139

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

SUBMITTAL DATE: 06-09-16

DRAWN BY:

Author

CHECKED BY:

ARI SKLAR

COVER

A0.0

PROJECT #: 16-006

DATE: 03-29-16



BUILDING C SOUTH EAST (FRONT)



BUILDING C NORTH EAST (FRONT)



BUILDING C COURTYARD



BUILDING C NORTH EAST (FRONT)

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DRAWN BY:
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CHECKED BY:
ARI SKLAR

**EXISTING BUILDING C
IMAGES**

A0.10

PROJECT #: 16-006

DATE: 03-29-16



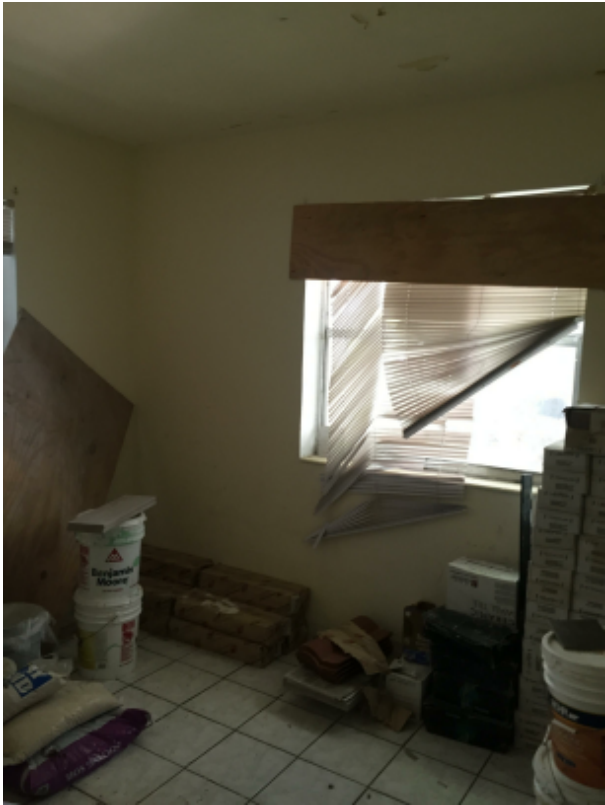
EXISTING CONNECTION BETWEEN BUILDINGS B AND C



BUILDING C ENTRY PORCH



BUILDING C INTERIOR VIEW



BUILDING C INTERIOR VIEW



BUILDING C NORTH-FACING WALL
(NORTH SIDE)

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**EXISTING BUILDING C
IMAGES**

A0.11

PROJECT #: 16-006

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BUILDING C INTERIOR



BUILDING C VIEW LOOKING SOUTH



BUILDING C WEST-FACING WALL
(REAR SIDE)



BUILDING C INTERIOR VIEW LOOKING TOWARDS ENTRY



BUILDING C INTERIOR VIEW LOOKING TOWARDS LIVING AREA

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**EXISTING BUILDING C
IMAGES**

A0.12

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DATE: 03-29-16

ZONING LEGEND			
	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	RM-1	RM-1	RM-1
HISTORICAL DISTRICT:	FLAMINGO PARK LOCAL DISTRICT		
ADDRESS:	1610 EUCLID AVE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-3234-002-0410		
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BASE FLOOD ELEVATION:	8' NGVD	EXISTING BLDG A 6.19' NGVD EXISTING EXISTING BLDG B 6.21' NGVD EXISTING EXISTING BLDG C 6.21' NGVD EXISTING	RENOVATED BLDG A 6.19' (NO CHANGE) RENOVATED BLDG B 6.21' (NO CHANGE) NEW BLDG C 8.00' NGVD
ADJUSTED GRADE (FLOOD +GRADE/2):	N/A		
GRADE VALUE IN NGVD (CENTER OF SIDEWALK OR PROVIDED BY PW:	N/A		
LOT WIDTH: LOT DEPTH: LOT AREA:	75 FT 150 FT 11,250 SQ. FT.		
MINIMUM UNIT SIZE:	550 SF (NEW) 400 SF (REHABILITATED)	EXISTING BLDG A: 206 SQFT EXISTING BLDG B: 311 SQFT EXISTING BLDG C (RESIDENCE): 1150 SQFT	RENOVATED BLDG A: 497 SQFT RENOVATED BLDG B: 348 SQFT * NEW BLDG C: 1,014 SQSF
AVERAGE UNIT SIZE:	800 SF (NEW) 550 SF (REHABILITATED)	EXISTING BLDG A: 323 SQFT EXISTING BLDG B: 469 SQFT EXISTING BLDG C (RESIDENCE): 1150 SQFT	RENOVATED BLDG A: 516 SQFT ** RENOVATED BLDG B: 529 SQFT *** NEW BLDG C: 1,076 SQFT
FAR:	1.25 MAX 1.25 X 11,250 SF = 14,063 SF MAX	EXISTING BLDG A: 6,533 SQ. FT. EXISTING BLDG B: 3,182 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT. TOTAL: 10,865 SQ. FT.	RENOVATED BLDG A: 6,533 SQ. FT. RENOVATED BLDG B: 3,182 SQ. FT. NEW BLDG C: 4,305 SQ. FTG. TOTAL: 14,020 SQ. FT.
HEIGHT: T/O FLAT ROOF MID POINT T/O SLOPED ROOF TAKEN FROM FLOOD ELEVATION	IF EXISTING STRUCTURE IS TWO STORIES OR HIGHER, THE PROPOSED ADDITION SHALL NOT EXCEED 3 STORIES AND 35FT.	EXISTING BLDG A: 27'-6"FT EXISTING BLDG B: 22'-8"FT EXISTING BLDG C: 13'-0"FT	RENOVATED BLDG A: 27'-6"FT RENOVATED BLDG B: 28'-8"FT NEW BLDG C: 34'-0"FT
NUMBER OF STORIES:	MAX 3 STORIES (35FT)	(2) STORY EXISITING BLDG A (2) STORY EXISITING BLDG B (1) STORY EXISITING BLDG C	(2) STORY RENOVATED BLDG A (2) STORY RENOVATED BLDG B (3) STORY NEW BLDG C
GROSS SQ FOOTAGE (FOOTPRINT):		EXISTING BLDG A: 3,267 SQ. FT. EXISTING BLDG B: 1,591 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT.	RENOVATED BLDG A: 3,267 SQ. FT. RENOVATED BLDG B: 1,591 SQ. FT. NEW BLDG C: 1435 SQ. FT.
NUMBER OF RESIDENTIAL UNITS:		EXISTING BLDG A: 16 UNITS EXISTING BLDG B: 6 UNITS EXISTING BLDG C: 1 UNIT TOTAL : 23 UNITS	RENOVATED BLDG A: 12 UNITS RENOVATED BLDG B: 6 UNITS NEW BLDG C: 4 UNITS TOTAL: 22 UNITS
OCCUPANCY LOAD:	FOR R-2 200 PER SQ.FT.	BLDG A: 6,553 SQ. FT. / 200= 32.7 OCCUPANTS BLDG B: 3,184 SQ. FT./200= 15.92 OCCUPANTS BLDG C: 4,305 SQ. FT./200= 21.52 OCCUPANTS TOTAL: 70 OCCUPANTS.	
PEDESTAL:			
FRONT SETBACK (EAST):	20'-0"	EXISTING BLDG A: 14.81' EXISTING BLDG B: 19.91'	EXISTING BLDG A: 14.81' (NO CHANGE) EXISTING BLDG B: 19.91' (NO CHANGE)
SIDE SETBACK (NORTH):	7'-6"	EXISTING BLDG A: 3.14' EXISTING BLDG C: 2.65'	EXISTING BLDG A: 3.14' (NO CHANGE) NEW BLDG C: 7'-6"
SIDE SETBACK (SOUTH):	7'-6"	EXISTING BLDG B: 4.91' EXISTING BLDG C: 4.91'	EXISTING BLDG B: 4.91' NEW BLDG C: 7'-6"
REAR SETBACK (WEST):	10% X 150'= 15'-0" 10% of lot depth	EXISTING BLDG C: 4.95' (AVERAGE) 4.85' (NORTH END) 5.05' (SOUTH END)	NEW BLDG C: 5'- 0" ****
PARKING:			
PARKING DISTRICT:	1.5 per unit 1.5 x 12 units (EXISTING bldg A) = 18 1.5 X 6 units (EXISTING bldg B) = 9 1.5 X 4 units (NEW bldg C) = 6 TOTAL: 33 NEW REQUIRED: 6	8 PARKING SPACES (TO BE REMOVED)	NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT
LOADING ZONES AND TRASH COLLECTION AREAS:	N/A		
* BUILDING B MINIMUM UNIT SIZE VARIANCE REQUEST: 52 SF VARIANCE REQUEST (348 SF MIN. UNIT SIZE) ** BUILDING A AVERAGE UNIT SIZE VARIANCE REQUEST: 32 SF VARIANCE REQUEST (516 SF AVERG. UNIT SIZE) *** BUILDING B AVERAGE UNIT SIZE VARIANCE REQUEST: 21 SF VARIANCE REQUEST (529 SF AVERG. UNIT SIZE) **** NEW BLDG C REAR SETBACK VARIANCE REQUEST: 10 FT VARIANCE REQUEST (5 FT FROM PROPERTY LINE)			

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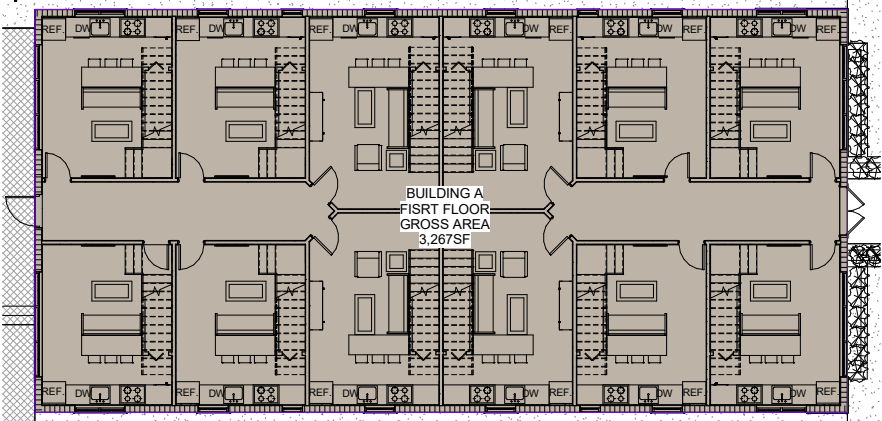
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Author
CHECKED BY:
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ZONING LEGEND TABLE

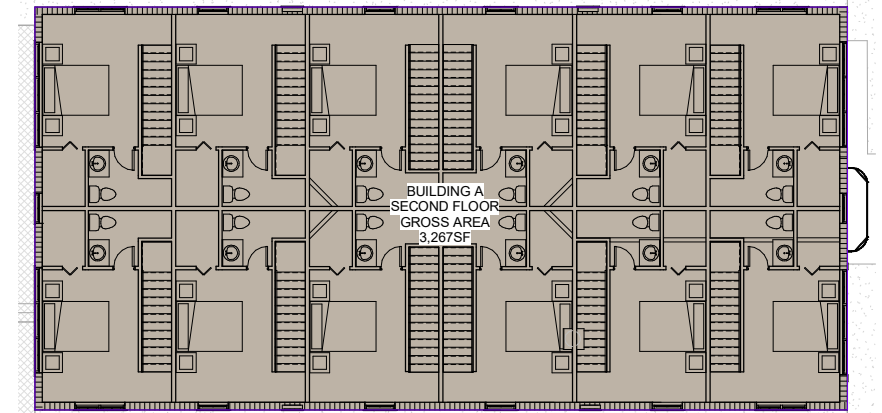
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PROJECT #: 16-006

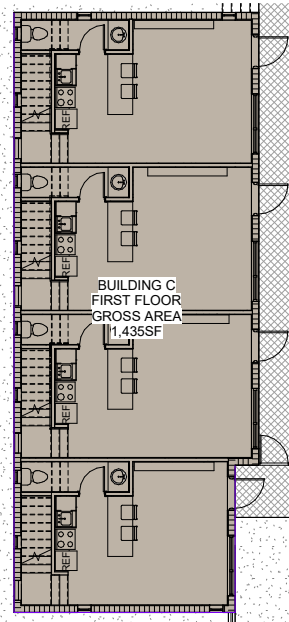
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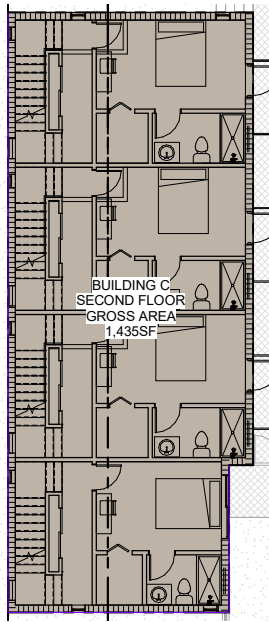
2 BLDG A GROSS AREA FIRST FLOOR
1/8" = 1'-0"



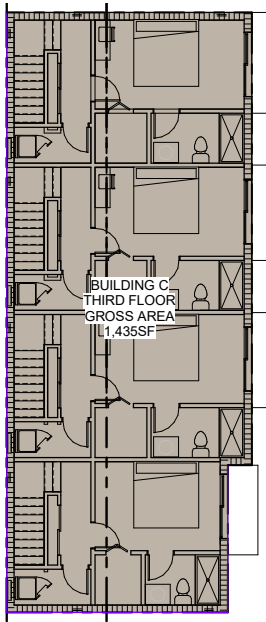
3 BLDG A GROSS AREA SECOND FLOOR
1/8" = 1'-0"



6 BLDG C GROSS AREA FIRST FLOOR
1/8" = 1'-0"



7 BLDG C GROSS AREA SECOND FLOOR
1/8" = 1'-0"



8 BLDG C GROSS AREA THRID FLOOR
1/8" = 1'-0"

GROSS AREA CALCULATIONS BUILDING A	
NAME	AREA
FIRST FLOOR	3,267 SF
SECOND FLOOR	3,267 SF
TOTAL	6,534 SF

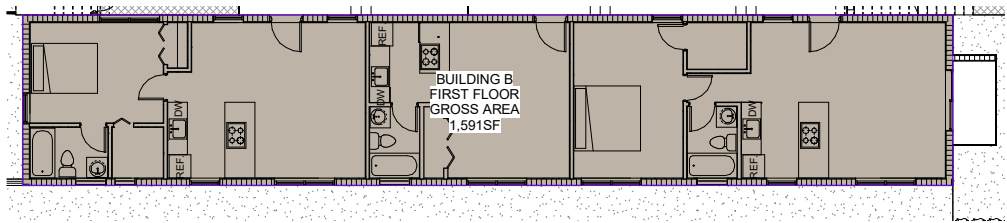
GROSS AREA CALCULATIONS BUILDING B	
NAME	AREA
FIRST FLOOR	1,591 SF
SECOND FLOOR	1,591 SF
TOTAL	3,182 SF

GROSS AREA CALCULATIONS BUILDING C	
NAME	AREA
FIRST FLOOR	1,435 SF
SECOND FLOOR	1,435 SF
THIRD FLOOR	1,435 SF
TOTAL	4,305 SF

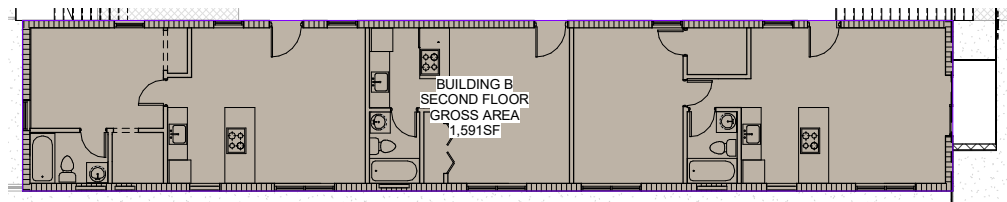
TOTAL GROSS AREA	
NAME	AREA
BUILDING A	6,534 SF
BUILDING B	3,182 SF
BUILDING C	4,305 SF
TOTAL	14,021SF

ZONING LEGEND			
	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	RM-1	RM-1	RM-1
HISTORICAL DISTRICT:	FLAMINGO PARK LOCAL DISTRICT		
ADDRESS:	1610 EUCLID AVE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	03-3234-002-0410		
YEAR CONSTRUCTED:	BLDG A 2 STORY CONSTRUCTED IN 1926 (TO BE RENOVATED). BLDG B 2 STORY CONSTRUCTED IN 1967 NOT DESIGNATED WITH HISTORIC VALUE (TO BE RENOVATED). BLDG C 1 STORY CONSTRUCTED IN 1968 NOT DESIGNATED WITH HISTORIC VALUE (TO BE RENOVATED).		
BASE FLOOD ELEVATION:	8' NGVD	EXISTING BLDG A 6' 19" NGVD EXISTING EXISTING BLDG B 6' 21" NGVD EXISTING EXISTING BLDG C 6' 21" NGVD EXISTING	RENOVATED BLDG A 6' 19" (NO CHANGE) RENOVATED BLDG B 6' 21" (NO CHANGE) NEW BLDG C 6' 19" NGVD
ADJUSTED GRADE (FLOOD + GRADE/2):	N/A		
GRADE VALUE IN NGVD (CENTER OF SIDEWALK OR PROVIDED BY PW):	N/A		
LOT WIDTH LOT DEPTH LOT AREA:	75 FT 150 FT 11,250 SQ. FT.		
MINIMUM UNIT SIZE:	500 SF (NEW) 400 SF (REHABILITATED)	EXISTING BLDG A: 338 SQ FT EXISTING BLDG B: 311 SQ FT EXISTING BLDG C (RESIDENCE): 1150 SQ FT	RENOVATED BLDG A: 497 SQ FT RENOVATED BLDG B: 348 SQ FT NEW BLDG C: 1,014 SQSF
AVERAGE UNIT SIZE:	500 SF (NEW) 500 SF (REHABILITATED)	EXISTING BLDG A: 338 SQ FT EXISTING BLDG B: 469 SQ FT EXISTING BLDG C (RESIDENCE): 1150 SQ FT	RENOVATED BLDG A: 516 SQ FT RENOVATED BLDG B: 529 SQ FT NEW BLDG C: 1,016 SQFT
FAR:	1.25 MAX 1.25 X 11,250 SF = 14,063 SF MAX	EXISTING BLDG A: 6,533 SQ. FT. EXISTING BLDG B: 3,182 SQ. FT. EXISTING BLDG C: 1,195 SQ. FT. TOTAL: 10,910 SQ. FT.	RENOVATED BLDG A: 6,533 SQ. FT. RENOVATED BLDG B: 3,182 SQ. FT. NEW BLDG C: 4,305 SQ. FT. TOTAL: 14,021 SQ. FT.
HEIGHT: TO FLAT ROOF MD POINT TO SLOPED ROOF TAKEN FROM FLOOD ELEVATION	IF EXISTING STRUCTURE IS TWO STORIES OR HIGHER, THE PROPOSED ADDITION SHALL NOT EXCEED 3 STORIES AND 35 FT.	EXISTING BLDG A: 27'-6" FT EXISTING BLDG B: 22'-8" FT EXISTING BLDG C: 13'-0" FT	RENOVATED BLDG A: 27'-6" FT RENOVATED BLDG B: 26'-8" FT NEW BLDG C: 34'-0" FT
NUMBER OF STORIES:	MAX 3 STORIES (35 FT)	(2) STORY EXISTING BLDG A (2) STORY EXISTING BLDG B (1) STORY EXISTING BLDG C	(2) STORY RENOVATED BLDG A (2) STORY RENOVATED BLDG B (2) STORY NEW BLDG C
GROSS SQ FOOTAGE (F FOOTPRINT):		EXISTING BLDG A: 3,267 SQ. FT. EXISTING BLDG B: 1,591 SQ. FT. EXISTING BLDG C: 1,195 SQ. FT.	RENOVATED BLDG A: 3,267 SQ. FT. RENOVATED BLDG B: 1,591 SQ. FT. NEW BLDG C: 4,305 SQ. FT.
NUMBER OF RESIDENTIAL UNITS:		EXISTING BLDG A: 16 UNITS EXISTING BLDG B: 6 UNITS EXISTING BLDG C: 1 UNIT TOTAL: 23 UNITS	RENOVATED BLDG A: 12 UNITS RENOVATED BLDG B: 12 UNITS NEW BLDG C: 4 UNITS TOTAL: 28 UNITS
OCCUPANCY LOAD:	FOR R-2 200 PER SQ. FT.	BLDG A: 6,533 SQ. FT. / 200 = 32.7 OCCUPANTS BLDG B: 3,184 SQ. FT. / 200 = 15.92 OCCUPANTS BLDG C: 4,305 SQ. FT. / 200 = 21.52 OCCUPANTS TOTAL: 70 OCCUPANTS	
PEDESTAL:			
FRONT SETBACK (EAST):	20'-0"	EXISTING BLDG A: 14.81' EXISTING BLDG B: 19.91'	EXISTING BLDG A: 14.81' (NO CHANGE) EXISTING BLDG B: 19.91' (NO CHANGE)
SIDE SETBACK (NORTH):	7'-0"	EXISTING BLDG A: 3.14' EXISTING BLDG C: 2.45'	EXISTING BLDG A: 3.14' (NO CHANGE) NEW BLDG C: 7'-0"
SIDE SETBACK (SOUTH):	7'-0"	EXISTING BLDG B: 4.91' EXISTING BLDG C: 4.91'	EXISTING BLDG B: 4.91' NEW BLDG C: 7'-0"
REAR SETBACK (WEST):	10% X 150' = 15'-0" 10% of lot depth	EXISTING BLDG C: 4.95' (AVERAGE) 4.95' (NORTH END) 5.05' (SOUTH END)	NEW BLDG C: 9'-0" ***
PARKING:			
PARKING DISTRICT:	1.5 per unit 1.5 x 12 units EXISTING BLDG A = 18 1.5 x 6 units EXISTING BLDG B = 9 TOTAL: 33 NEW REQUIRED: 6	8 PARKING SPACES (TO BE REMOVED)	NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT
LOADING ZONES AND TRASH COLLECTION AREAS:	N/A		

* BUILDING B MINIMUM UNIT SIZE VARIANCE REQUEST: 52 SF VARIANCE REQUEST (348 SF MIN. UNIT SIZE)
** BUILDING A AVERAGE UNIT SIZE VARIANCE REQUEST: 32 SF VARIANCE REQUEST (516 SF AVERG. UNIT SIZE)
*** BUILDING B AVERAGE UNIT SIZE VARIANCE REQUEST: 21 SF VARIANCE REQUEST (529 SF AVERG. UNIT SIZE)
**** NEW BLDG C REAR SETBACK VARIANCE REQUEST: 10 FT VARIANCE REQUEST (5 FT FROM PROPERTY LINE)



4 BLDG B GROSS AREA FIRST FLOOR
1/8" = 1'-0"



5 BLDG B GROSS AREA SECOND FLOOR
1/8" = 1'-0"

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REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
THREE60 INC. 1610 EUCLID AVE. MIAMI BEACH
1610 Euclid Avenue,
Miami Beach, FL 33139

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET
SUBMITTAL DATE: 06-09-16

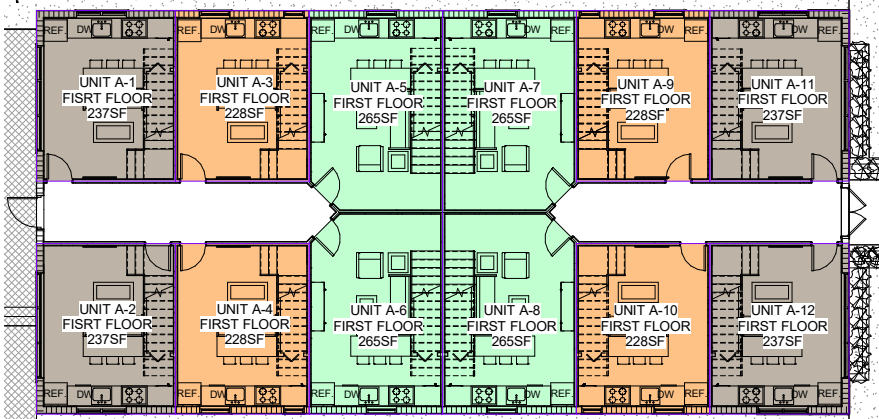
DRAWN BY:
Author
CHECKED BY:
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FLOOR AREA
CALCULATIONS

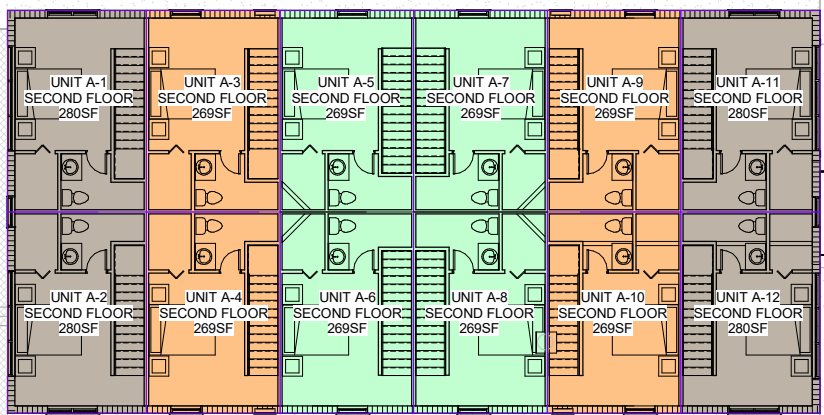
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PROJECT #: 16-006

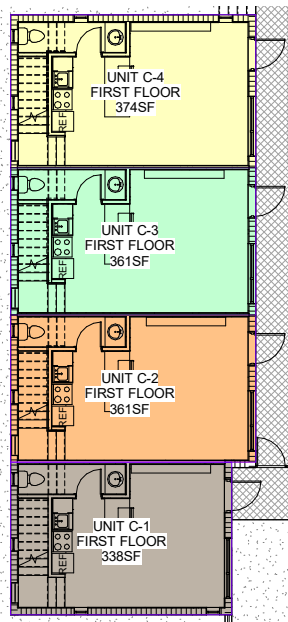
DATE: 03-29-16



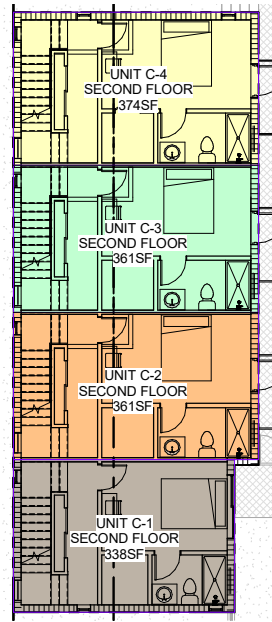
1 BLDG A UNIT AREA FIRST FLOOR
1/8" = 1'-0"



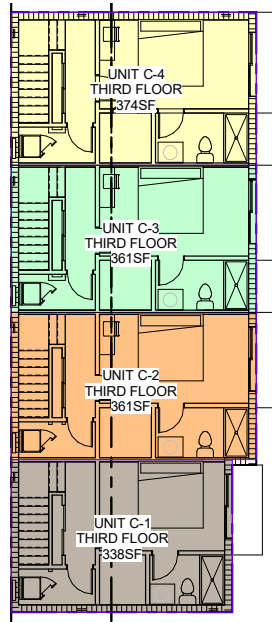
3 BLDG A UNIT AREA SECOND FLOOR
1/8" = 1'-0"



6 BLDG C UNIT AREA FIRST FLOOR
1/8" = 1'-0"



7 BLDG C UNIT AREA SECOND FLOOR
1/8" = 1'-0"



8 BLDG C UNIT AREA THRID FLOOR
1/8" = 1'-0"

UNIT AREA CALCULATIONS BUILDING A	
NAME	AREA
UNIT A-1	517 SF
UNIT A-2	517 SF
UNIT A-3	497 SF
UNIT A-4	497 SF
UNIT A-5	534 SF
UNIT A-6	534 SF
UNIT A-7	534 SF
UNIT A-8	534 SF
UNIT A-9	497 SF
UNIT A-10	497 SF
UNIT A-11	517 SF
UNIT A-12	517 SF
TOTAL	6,192 SF
AVERAGE AREA	6,192/12 = 516 SF

UNIT AREA CALCULATIONS BUILDING B	
NAME	AREA
UNIT B-1	651 SF
UNIT B-2	348 SF
UNIT B-3	588 SF
UNIT B-4	651 SF
UNIT B-5	348 SF
UNIT B-6	588 SF
TOTAL	3,174 SF
AVERAGE AREA	3,174/6 = 529 SF

UNIT AREA CALCULATIONS BUILDING C	
NAME	AREA
UNIT C-1	1,014 SF
UNIT C-2	1,083 SF
UNIT C-3	1,083 SF
UNIT C-4	1,122 SF
TOTAL	4,302 SF
AVERAGE AREA	4,302/4 = 1,076 SF

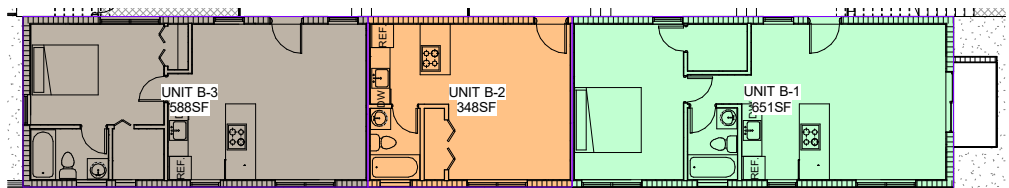
UNIT AREA CALCULATIONS TOTAL SITE	
NAME	AREA
MINIMUM UNIT SIZE	348 SF
AVERAGE UNIT SIZE	621 SF

UNIT AREA CALCULATIONS TOTAL REHAB	
NAME	AREA
BUILDING A TOTAL	6,192 SF
BUILDING B TOTAL	3,174 SF
TOTAL	9,366 SF
MINIMUM A & B	348 SF
AVERAGE A & B	9,366/18 = 520 SF

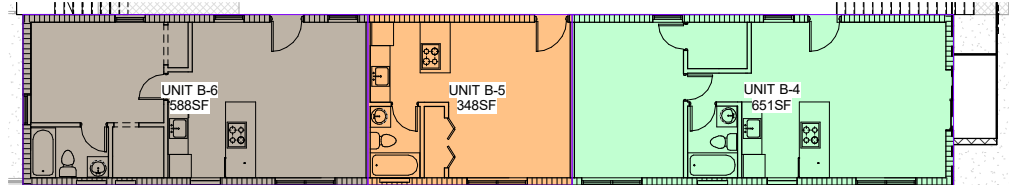
UNIT AREA CALCULATIONS TOTAL NEW	
NAME	AREA
BUILDING C MIN.	1,014 SF
BUILDING C AVERAGE	1,076 SF

ZONING LEGEND			
	REQUIREMENTS	EXISTING	PROPOSED
ZONING:	RM-1	RM-1	RM-1
HISTORICAL DISTRICT:	FLAMINGO PARK LOCAL DISTRICT		
ADDRESS:	1610 EUCLID AVE MIAMI BEACH, FL 33139		
FOLIO NUMBER:	02-3234-003-0410		
YEAR CONSTRUCTED:	BLDG A 2 STORY CONSTRUCTED IN 1926 (TO BE RENOVATED) BLDG B 2 STORY CONSTRUCTED IN 1967 NOT DESIGNATED WITH HISTORIC VALUE (TO BE RENOVATED) BLDG C 1 STORY CONSTRUCTED IN 1965 NOT DESIGNATED WITH HISTORIC VALUE (TO BE DEMOLISHED)		
BASE FLOOD ELEVATION:	# NVD	EXISTING BLDG A 6.10' NVD EXISTING EXISTING BLDG B 6.21' NVD EXISTING EXISTING BLDG C 6.21' NVD EXISTING	RENOVATED BLDG A 6.10' (NO CHANGE) RENOVATED BLDG B 6.21' (NO CHANGE) NEW BLDG C 6.00' NVD
ADJUSTED GRADE (FLOOD + GRADE(S)):	N/A		
GRADE VALUE IN NVD (CENTER OF SIDEWALK OR PROVIDED BY PW):	N/A		
LOT WIDTH: LOT DEPTH: LOT AREA:	75 FT 150 FT 11,250 SQ. FT.		
MINIMUM UNIT SIZE:	550 SF (NEW) 400 SF (REHABILITATED)	EXISTING BLDG A: 200 SQFT EXISTING BLDG B: 311 SQFT EXISTING BLDG C: (RESIDENCE) 1150 SQFT	RENOVATED BLDG A: 487 SQFT RENOVATED BLDG B: 348 SQFT NEW BLDG C: 1,014 SQFT
AVERAGE UNIT SIZE:	800 SF (NEW) 550 SF (REHABILITATED)	EXISTING BLDG A: 323 SQFT EXISTING BLDG B: 400 SQFT EXISTING BLDG C: (RESIDENCE) 1150 SQFT	RENOVATED BLDG A: 516 SQFT RENOVATED BLDG B: 529 SQFT NEW BLDG C: 1,076 SQFT
FIR:	1.25 MAX 1.25 X 11,250 SF = 14,063 SF MAX	EXISTING BLDG A: 6,533 SQ. FT. EXISTING BLDG B: 3,181 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT. TOTAL: 10,865 SQ. FT.	RENOVATED BLDG A: 6,533 SQ. FT. RENOVATED BLDG B: 3,181 SQ. FT. NEW BLDG C: 4,302 SQ. FT. TOTAL: 14,020 SQ. FT.
HEIGHT:	TO FLAT ROOF MID POINT TO SLOPED ROOF TAKEN FROM FLOOD ELEVATION	IF EXISTING STRUCTURE IS TWO STORIES OR HIGHER, THE PROPOSED ADDITION SHALL NOT EXCEED 3 STORIES AND 35 FT. EXISTING BLDG A: 27'-6" FT EXISTING BLDG B: 22'-8" FT EXISTING BLDG C: 17'-8" FT	RENOVATED BLDG A: 27'-6" FT RENOVATED BLDG B: 22'-8" FT NEW BLDG C: 34'-4" FT
NUMBER OF STORES:	MAX 3 STORES (SFT)	(2) STORY EXISTING BLDG A (2) STORY EXISTING BLDG B (1) STORY EXISTING BLDG C	(2) STORY RENOVATED BLDG A (2) STORY RENOVATED BLDG B (1) STORY NEW BLDG C
GROSS SQ FOOTAGE (FOOTPRINT):		EXISTING BLDG A: 3,367 SQ. FT. EXISTING BLDG B: 1,981 SQ. FT. EXISTING BLDG C: 1,150 SQ. FT.	RENOVATED BLDG A: 3,367 SQ. FT. RENOVATED BLDG B: 1,981 SQ. FT. NEW BLDG C: 1,014 SQ. FT.
NUMBER OF RESIDENTIAL UNITS:		EXISTING BLDG A: 10 UNITS EXISTING BLDG B: 6 UNITS EXISTING BLDG C: 1 UNIT TOTAL: 17 UNITS	RENOVATED BLDG A: 15 UNITS RENOVATED BLDG B: 6 UNITS NEW BLDG C: 2 UNITS TOTAL: 23 UNITS
OCCUPANCY LOAD:	FOR R-2 200 PER SQ. FT.	BLDG A: 6,533 SQ. FT. / 200 = 32.7 OCCUPANTS BLDG B: 3,181 SQ. FT. / 200 = 15.92 OCCUPANTS BLDG C: 4,302 SQ. FT. / 200 = 21.51 OCCUPANTS TOTAL: 70 OCCUPANTS	
PEDESTAL:			
FRONT SETBACK (EAST):	20'-0"	EXISTING BLDG A: 14'-8" EXISTING BLDG B: 15'-9"	EXISTING BLDG A: 14'-8" (NO CHANGE) EXISTING BLDG B: 15'-9" (NO CHANGE)
SIDE SETBACK (NORTH):	7'-6"	EXISTING BLDG A: 3'-14" EXISTING BLDG C: 2'-8"	EXISTING BLDG A: 3'-14" (NO CHANGE) NEW BLDG C: 7'-6"
SIDE SETBACK (SOUTH):	7'-6"	EXISTING BLDG B: 4'-9" EXISTING BLDG C: 4'-9"	EXISTING BLDG B: 4'-9" NEW BLDG C: 7'-6"
REAR SETBACK (WEST):	10% X 150' = 15'-0" 10% OF 60' = 6'-0"	EXISTING BLDG C: 4'-9" (AVERAGE) 4'-8" (NORTH END) 5'-5" (SOUTH END)	NEW BLDG C: 8'-0" ****
PARKING:			
PARKING DISTRICT:	1.5 per unit 1.5 x 12 units (EXISTING BLDG A) = 18 1.5 x 6 units (EXISTING BLDG B) = 9 1.5 x 4 units (NEW BLDG C) = 6 TOTAL: 33 NEW REQUIRED: 6	8 PARKING SPACES (TO BE REMOVED)	NO PARKING PROVIDED. IMPACT FEE WILL BE PAID AT TIME OF PERMIT
LOADING ZONES AND TRASH COLLECTION AREAS:	N/A		

* BUILDING B MINIMUM UNIT SIZE VARIANCE REQUEST: 52 SF VARIANCE REQUEST (348 SF MIN. UNIT SIZE)
 ** BUILDING A AVERAGE UNIT SIZE VARIANCE REQUEST: 32 SF VARIANCE REQUEST (516 SF AVERG. UNIT SIZE)
 *** BUILDING B AVERAGE UNIT SIZE VARIANCE REQUEST: 21 SF VARIANCE REQUEST (529 SF AVERG. UNIT SIZE)
 **** NEW BLDG C REAR SETBACK VARIANCE REQUEST: 10 FT VARIANCE REQUEST (5 FT FROM PROPERTY LINE)



4 BLDG B UNIT AREA FIRST FLOOR
1/8" = 1'-0"



5 BLDG B UNIT AREA SECOND FLOOR
1/8" = 1'-0"

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 B 0000984
 NCARB CERTIFIED

SEAL
 ARI L. SKLAR
 LICENSE #AR1473

REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
THREE60 INC. 1610 EUCLID AVE. MIAMI BEACH
 1610 Euclid Avenue
 Miami Beach, FL 33139

☐ REVIEW SET
☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ DRY RUN PERMIT SET
☐ PERMIT SET
☐ BID SET
☐ FINAL SUBMITTAL

SUBMITTAL DATE: 06-09-16

DRAWN BY:
 Author
 CHECKED BY:
 ARI SKLAR

UNIT AREA CALCULATIONS

A0.5

PROJECT #: 16-006

DATE: 03-29-16



Neighbor 1- 1614 EUCLID AVE



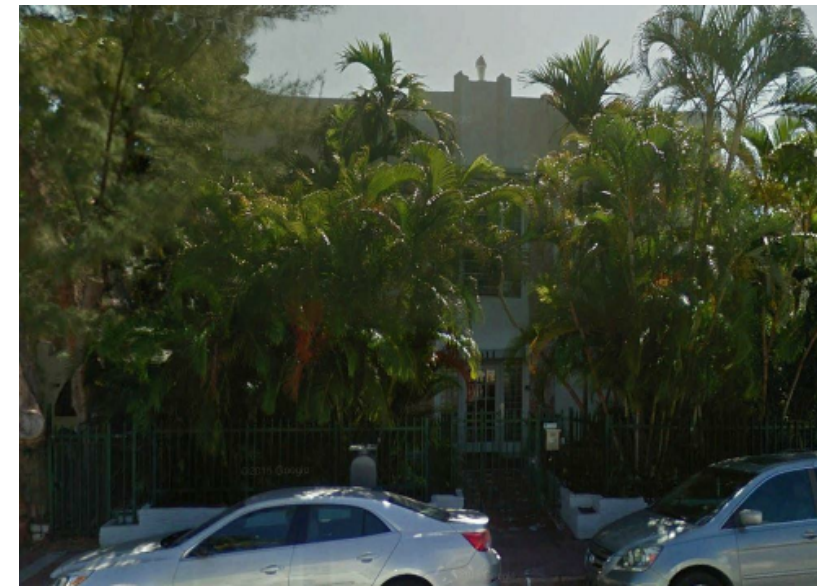
Neighbor 5- 1605 EUCLID AVE



Neighbor 2- 1600 EUCLID AVE



Neighbor 3- 1615 EUCLID AVE



Neighbor 4- 1611 EUCLID AVE

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REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
THREE60 INC. 1610 EUCLID AVE. MIAMI BEACH
1610 Euclid Avenue,
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SUBMITTAL DATE: 06-09-16

DRAWN BY:
Author
CHECKED BY:
ARI SKLAR

SITE ANALYSIS

A0.6

PROJECT #: 16-006

DATE: 03-29-16



BUILDING A EAST (FRONT)



BUILDING B SOUTH EAST (FRONT)



BUILDING A NORTH EAST (FRONT)

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REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
THREE60 INC. 1610 EUCLID AVE. MIAMI BEACH
1610 Euclid Avenue,
Miami Beach, FL 33139

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- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 06-09-16

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Author
CHECKED BY:
ARI SKLAR

**EXISTING BUILDING FRONT
IMAGES**

A0.7

PROJECT #: 16-006

DATE: 03-29-16



BUILDING A EAST (FRONT)



BUILDING A WEST (REAR)



BUILDING A SOUTH (SIDE)

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REVISIONS

NEW TOWNHOMES & HISTORIC RENOVATION OF EXISTING BUILDING FOR
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1610 Euclid Avenue,
Miami Beach, FL 33139

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- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 06-09-16

DRAWN BY:
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CHECKED BY:
ARI SKLAR

**EXISTING BUILDING A
IMAGES**

A0.8

PROJECT #: 16-006

DATE: 03-29-16



BUILDING B EAST (FRONT)



BUILDING B SOUTH (SIDE)

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REVISIONS

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☐ CONSTRUCTION SET
SUBMITTAL DATE: 06-09-16

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CHECKED BY:
ARI SKLAR

**EXISTING BUILDING B
IMAGES**

A0.9

PROJECT #: 16-006

DATE: 03-29-16