

HISTORIC PRESERVATION BOARD SUBMITTAL

SCOTT ROBINS COMPANIES
431 WASHINGTON AVE.
MIAMI BEACH, FL 33139



FINAL SUBMITTAL APRIL 13, 2017



OWNER:
SCOTT ROBINS COMPANIES
230 FIFTH STREET, MIAMI BEACH, FL 33139
TEL: 305-674-0600
EMAIL: Info@RobinsCompanies.com

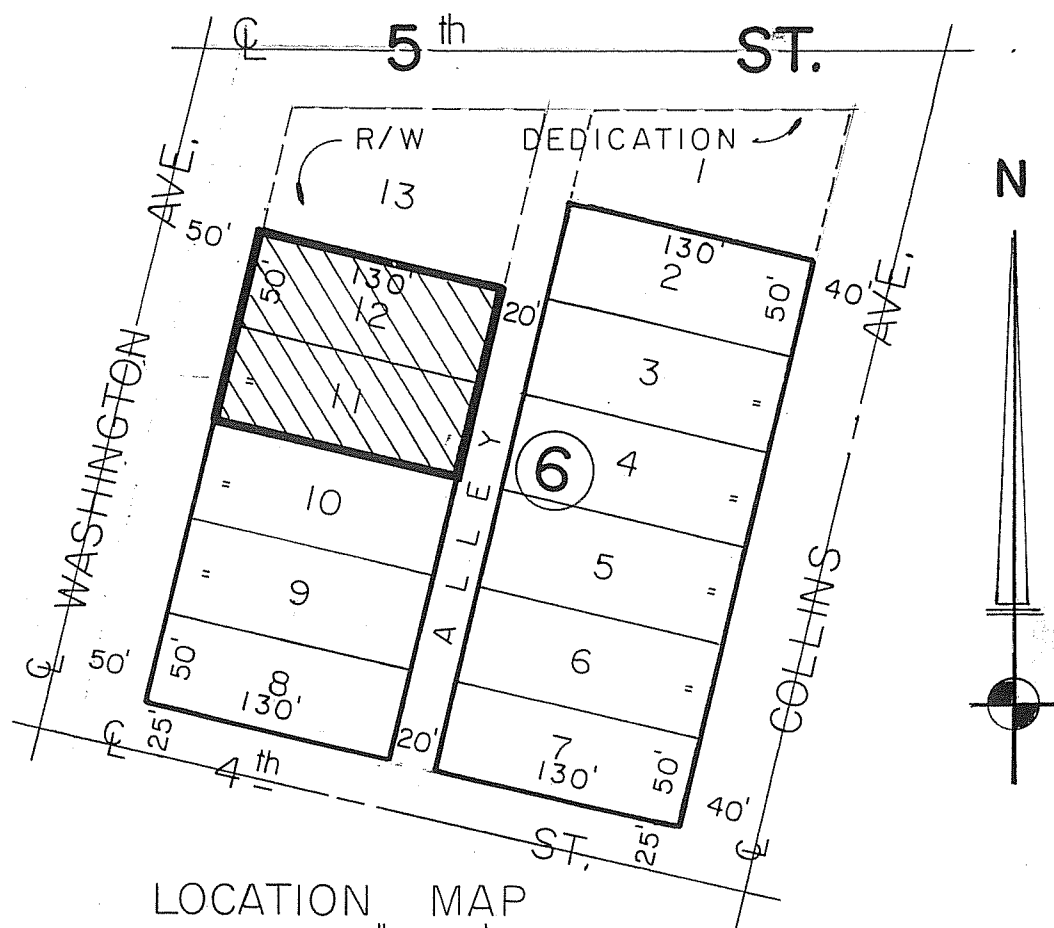
ARCHITECT:
JSK ARCHITECTURAL GROUP (AA 0003187)
137 GIRALDA AVENUE, CORAL GABLES, FL 33134
TEL: 305-448-1986 / FAX: 775-206-2139
JORGE S. KUPERMAN, AIA (AR 0016353)

INDEX OF DRAWINGS

ARCHITECTURE		PROPOSED SUBMITTAL	FINAL SUBMITTAL	DATE				
SHEET NO.	DESCRIPTION	PROPOSED SUBMITTAL	FINAL SUBMITTAL	DATE				
A-000	COVER SHEET	●	●					
	SURVEY	●	●					
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A-200	EXISTING FLOOR PLAN, REFLECTED CEILING PLAN & ELEVATION	●	●					
A-300	DEMOLITION FLOOR PLAN, REFLECTED CEILING PLAN & ELEVATION	●	●					
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SCOPE OF WORK

THE WORK DESCRIBED HEREIN INVOLVES: RELOCATE STOREFRONT FACADE BY
PUSHING IT BACK & CREATING A COVERED DINING AREA



LEGAL DESCRIPTION:

LOTS 11 AND 12, OF BLOCK 6, OF "OCEAN BEACH, FLA.", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SITUATED IN THE CITY OF MIAMI BEACH, FLORIDA.

ORDER NO. 12764
F.B. 486 PG. 28-29

DATE: JULY 12, 2001
SCALE: AS SHOWN

SURVEYOR'S CERTIFICATION: WE HEREBY CERTIFY: THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 472 OF THE FLORIDA STATUTES.

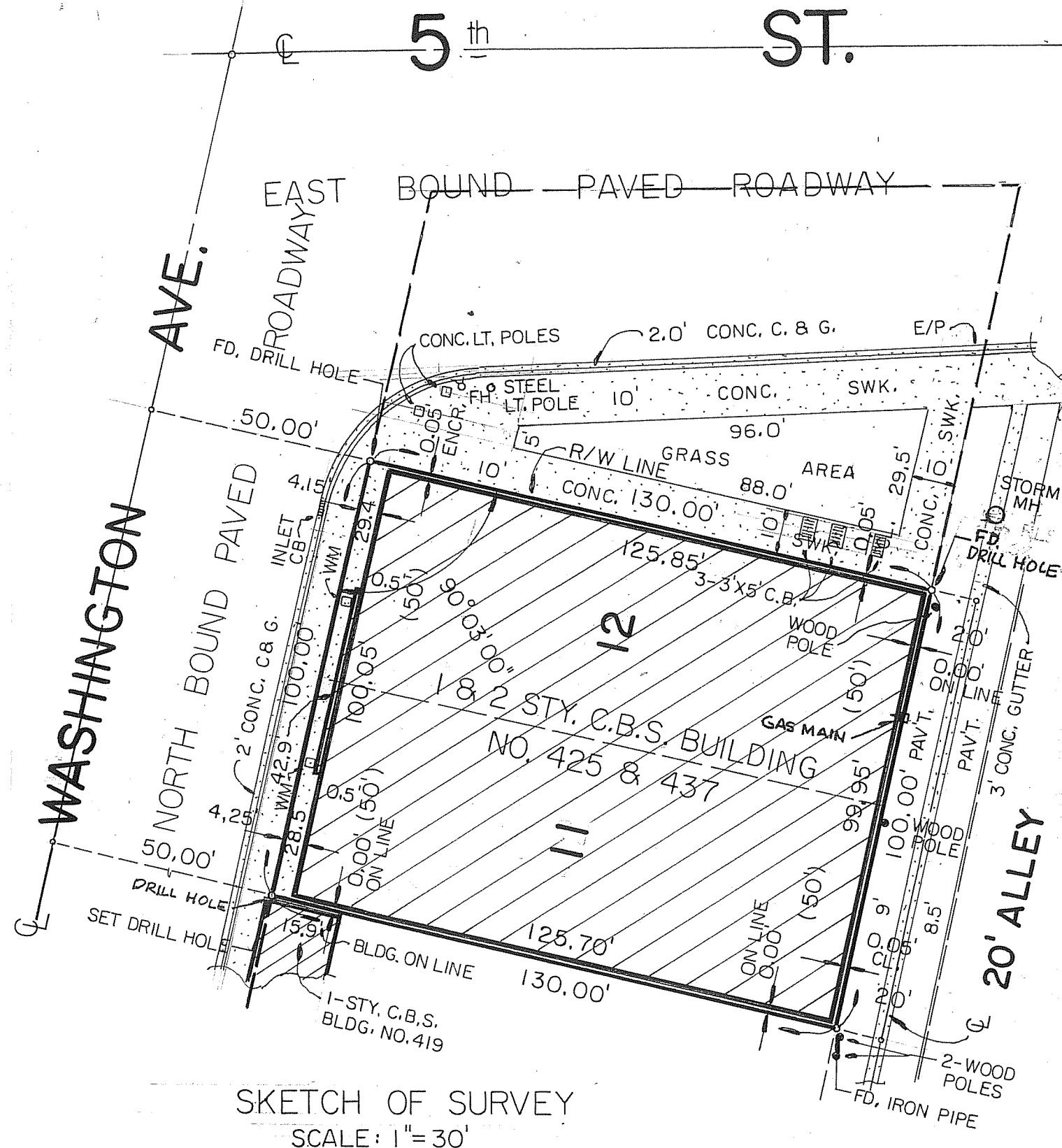
A.R. TOUSSAINT & ASSOCIATES INC.
LAND SURVEYORS

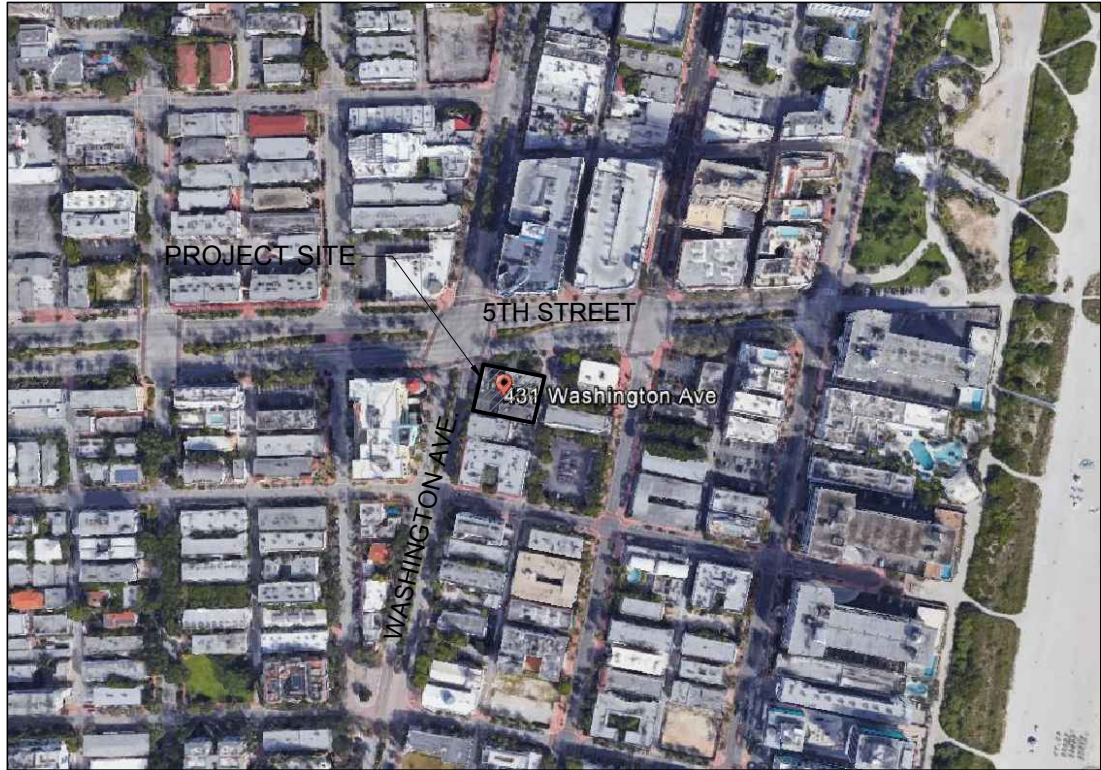
620 NE 126th STREET NORTH MIAMI FLORIDA 33161
phone 305-891-7340 fax 305-893-0325

BY: Albert R. Toussaint PRES.

ALBERT R. TOUSSAINT
REGISTERED ENGINEER NO. 8939
REGISTERED SURVEYOR AND MAPPER NO. 907
STATE OF FLORIDA
FLORIDA CERTIFICATE OF AUTHORIZATION LB-273

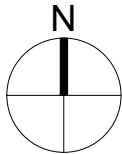
ORDER NO. 14443 REVISED THIS 2nd DAY OF JAN, 2009 TO UP-DATE SURVEY. FB 486, PGS. 28 & 29.





LOCATION MAP

SCALE: N.T.S.

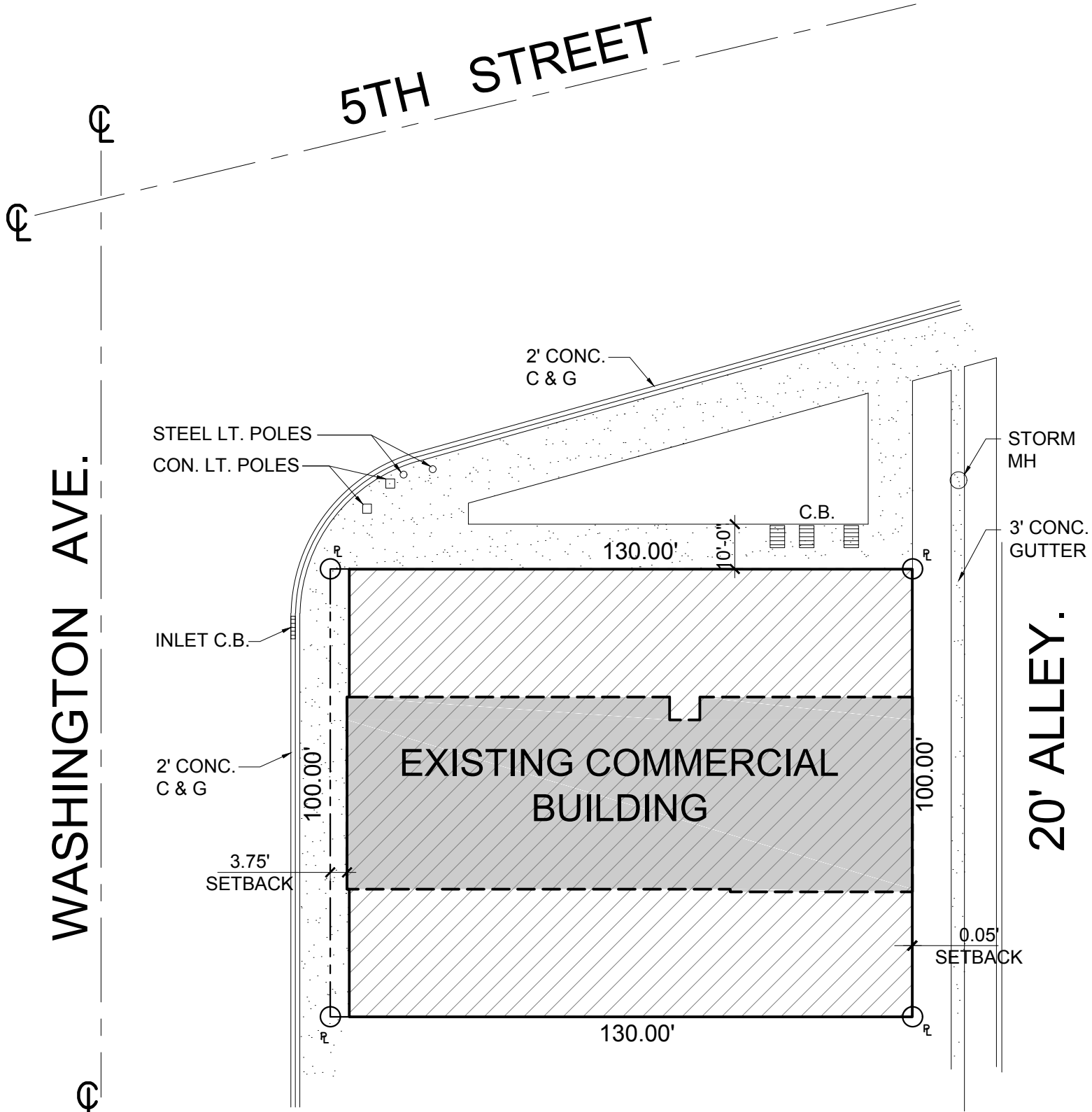


LEGAL DESCRIPTION

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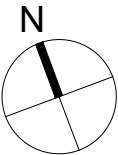
ZONING DESCRIPTION

USE:	COMMERCIAL	
ZONING:	C-PS2	
AREAS		EXISTING
GROSS LOT AREA:		13,000 S.F.
BUILDING AREA:		12,600 S.F.
SETBACKS	REQUIRED	EXISTING
FRONT STREET:	0.00'	3.75'
REAR:	0.00'	0.05'
SIDE:	0.00'	0.00'
PARKING		
PARKING REQUIRED: 0 SPACES		
PARKING PROVIDED: 0 SPACES		



EXISTING SITE PLAN

SCALE: 1" = 30'



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**431 WASHINGTON AVE
MIAMI BEACH, FL 33139**

**FINAL
SUBMITTAL**

REVISIONS	DATE

PROJECT NUMBER
2017-005

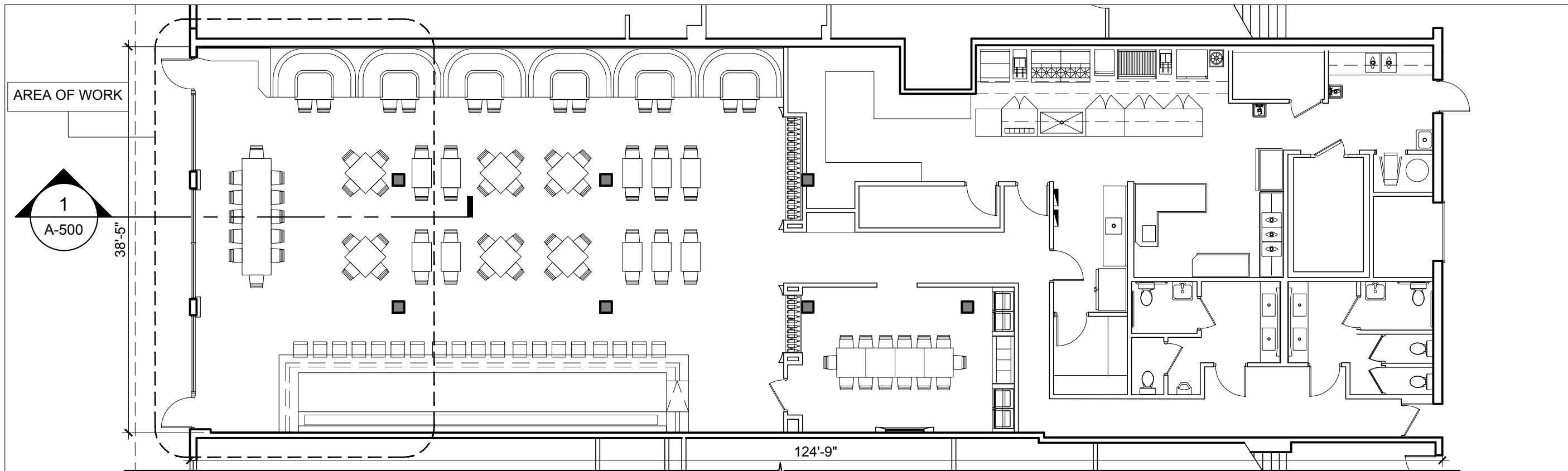
DATE
04/13/2017

SHEET TITLE
EXISTING SITE PLAN

DRAWN BY
E.L.V.

CHECKED BY
J.S.K.

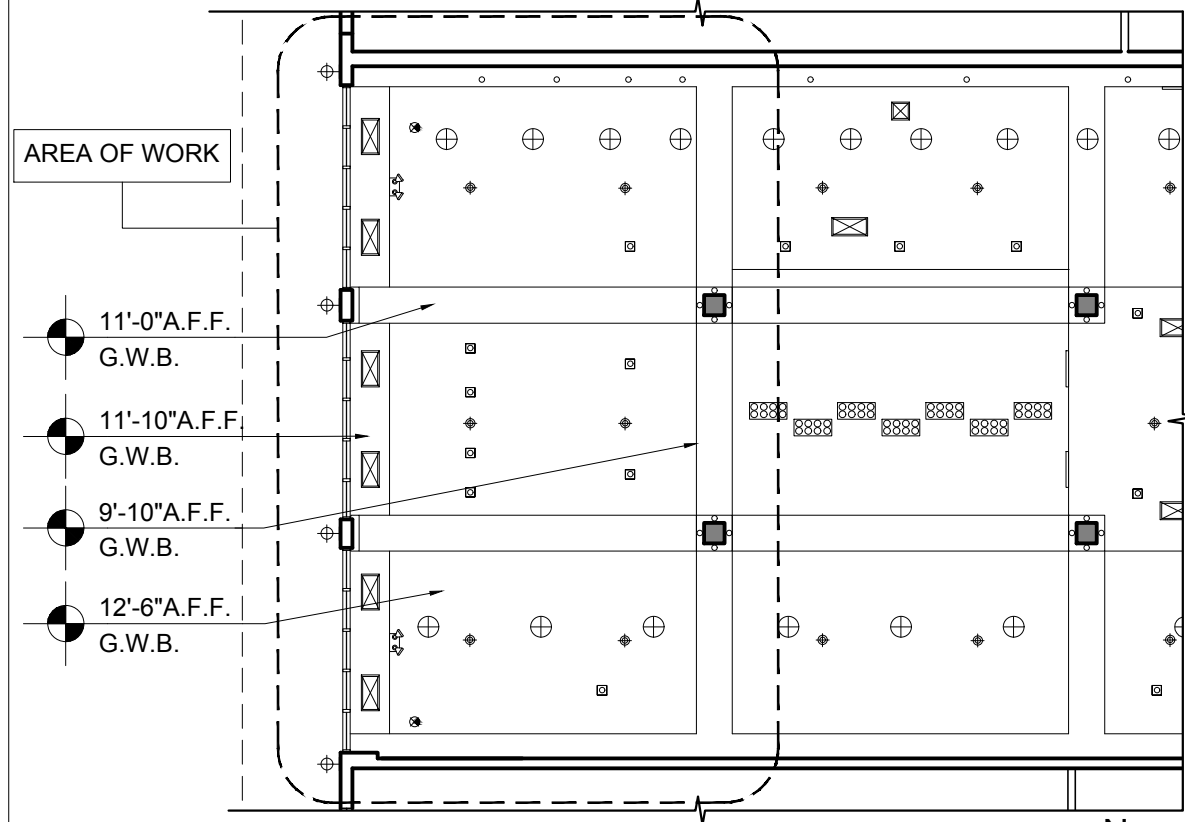
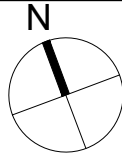
SHEET NUMBER
A-100



1
A-500

EXISTING FLOOR PLAN

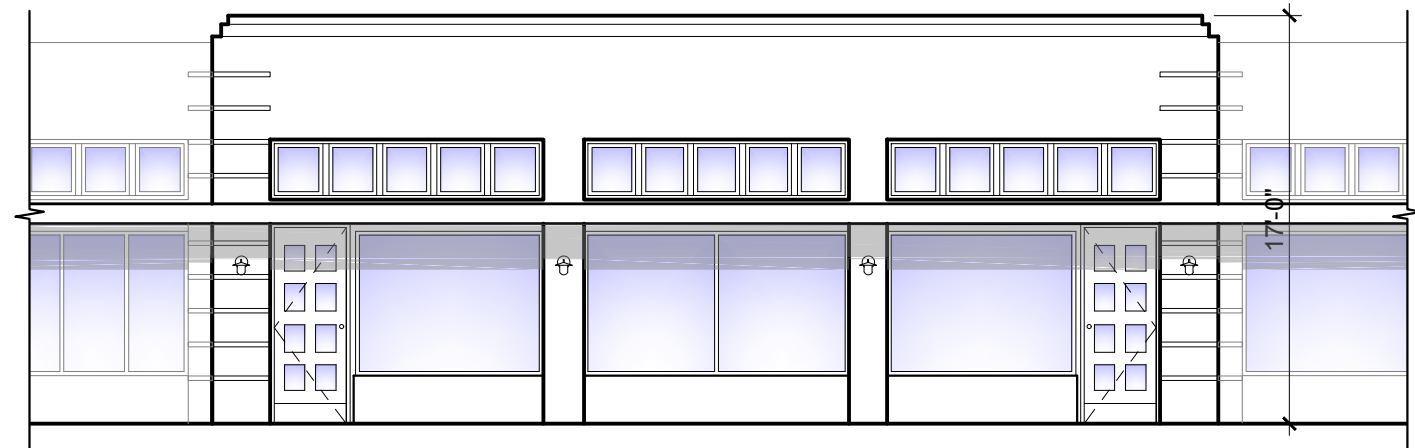
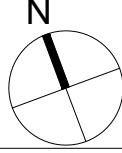
SCALE: 3/32"=1'-0"



2
A-200

EXISTING PARTIAL CEILING PLAN

SCALE: 3/32"=1'-0"



3
A-200

EXISTING FRONT ELEVATION

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



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2017-005

DATE
04/13/2017

SHEET TITLE
EXISTING FLOOR, REFLECTED
CEILING PLAN & ELEVATION

DRAWN BY
E.L.V.

CHECKED BY
J.S.K.

SHEET NUMBER
A-200



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[illegible]

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2017-005

04/13/2017

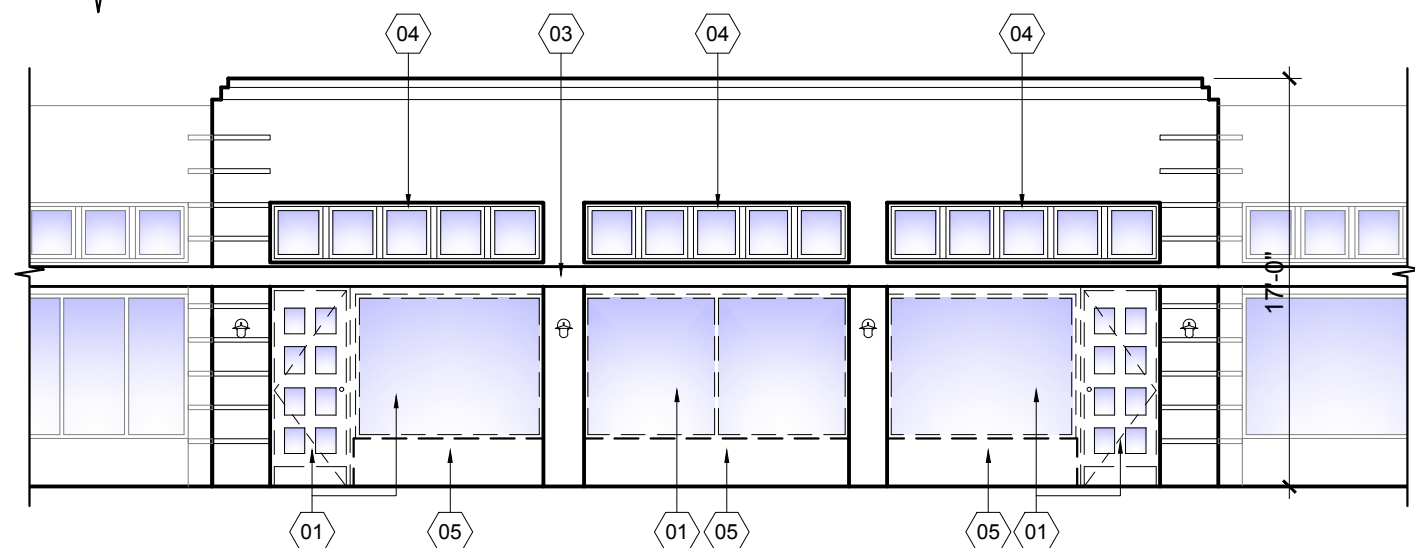
HEET TITLE
DEMOLITION FLOOR, REFLECTED
CEILING PLAN & ELEVATION

RAWN BY
E.L.V.

HECKED BY
J.S.K.

SHEET NUMBER

A-300



DEMOLITION FRONT ELEVATION

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

DEMOLITION KEY NOTES & LEGEND

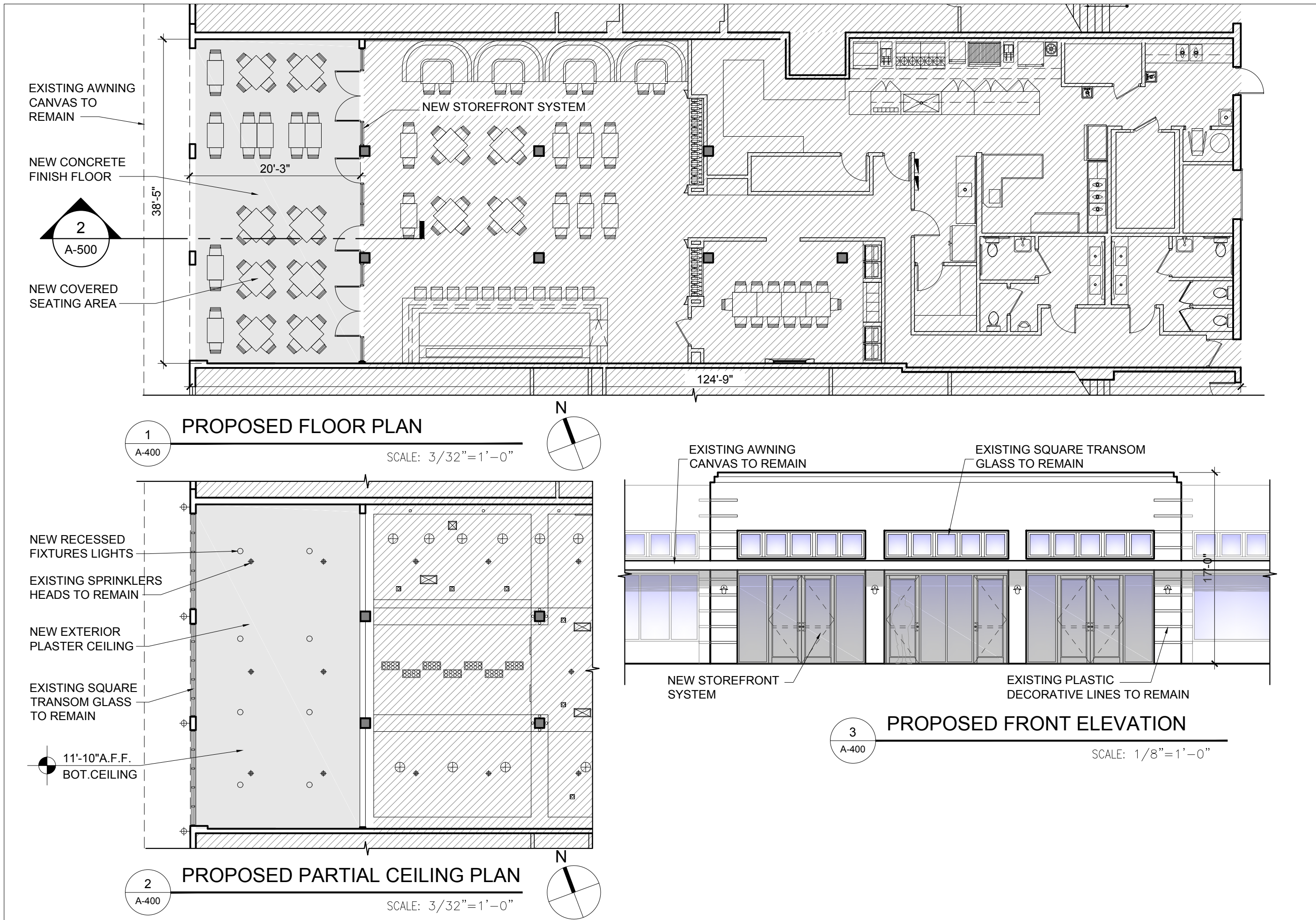
- | | | | |
|----|---|----|--|
| 01 | -REMOVE EXISTING STOREFRONT DOOR AND WINDOW. | 08 | -EXISTING GWB CEILING TO REMAIN. |
| 02 | -REMOVE EXISTING GWB CEILING AND BULKHEAD ON THIS AREA | 09 | -EXISTING EXT. LIGHT FIXTURE TO REMAIN. |
| 03 | -EXISTING AWNING CANVAS TO REMAIN. | 10 | -EXISTING A/C DIFFUSER AND RETURN TO REMAIN. |
| 04 | -EXISTING SQUARE TRANSOM GLASS TO REMAIN. | 11 | -EXISTING SOFFIT TO BE REMOVED. |
| 05 | -REMOVE EXISTING KNEW WALL | 12 | -REMOVE EXISTING A/C DIFFUSER AND LIGHT FIXTURES ON THIS AREA. |
| 06 | -REMOVE PORTION OF EXISTING SERVICE COUNTER AS INDICATED. RELOCATE EXISTING CIRCUITS AS REQ'D. PATCH AND REPAIR ALL SURFACES TO REMAIN FOR "LIKE NEW" FINISH. | | |
| 07 | -REMOVE EXISTING SEATING @ DINING AREA. | | |
- EXISTING ITEMS TO REMAIN

- - - - - EXISTING ITEMS TO BE REMOVED

EXISTING AREA TO REMAIN. NOT PART OF THIS PROJECT

EXISTING ELECTRICAL PANELS TO REMAIN.

NOT FOR CONSTRUCTION



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REVISIONS	DATE

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2017-005

DATE
04/13/2017

SHEET TITLE
PROPOSED FLOOR, REFLECTED CEILING PLAN & ELEVATION

DRAWN BY
E.L.V.

CHECKED BY
J.S.K.

SHEET NUMBER
A-400



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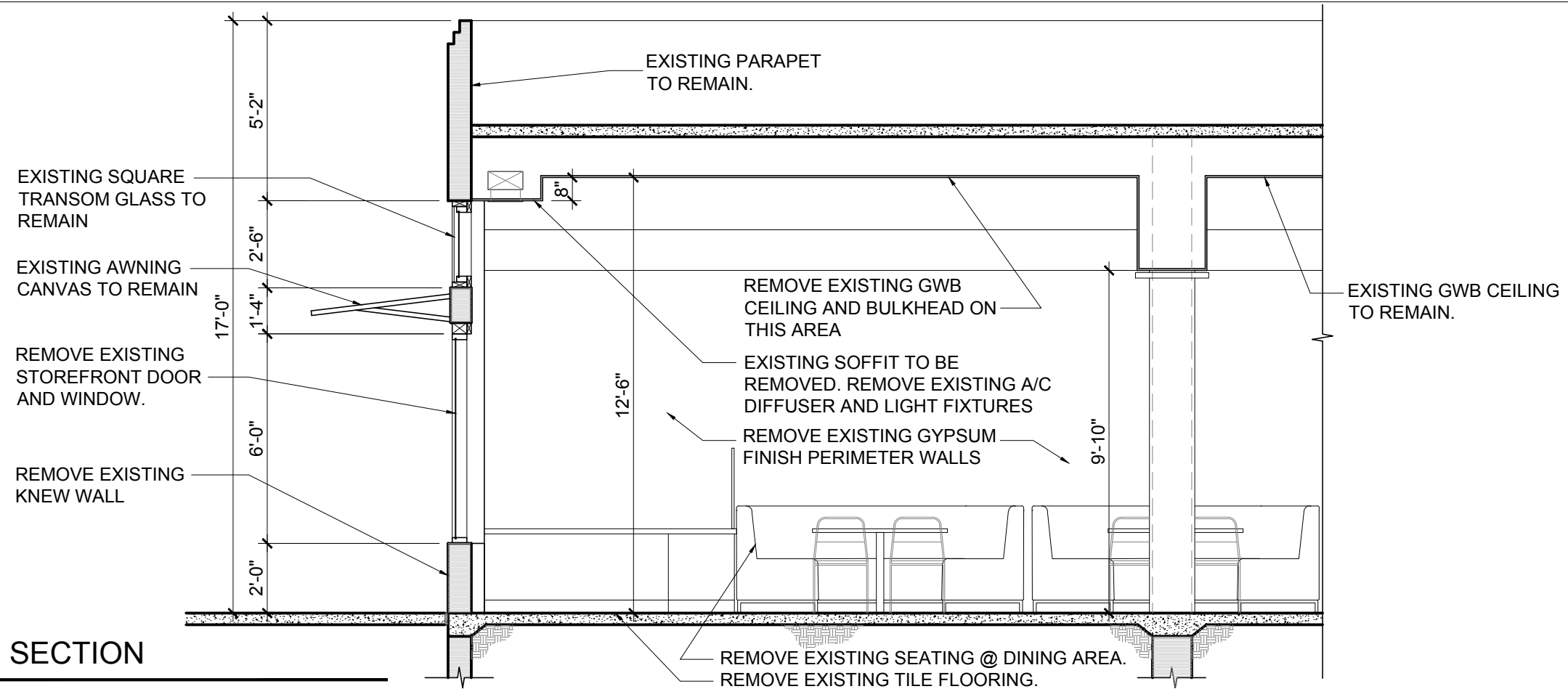
DATE
04/13/2017

SHEET TITLE
EXISTING AND PROPOSED
SECTION

DRAWN BY
E.L.V.

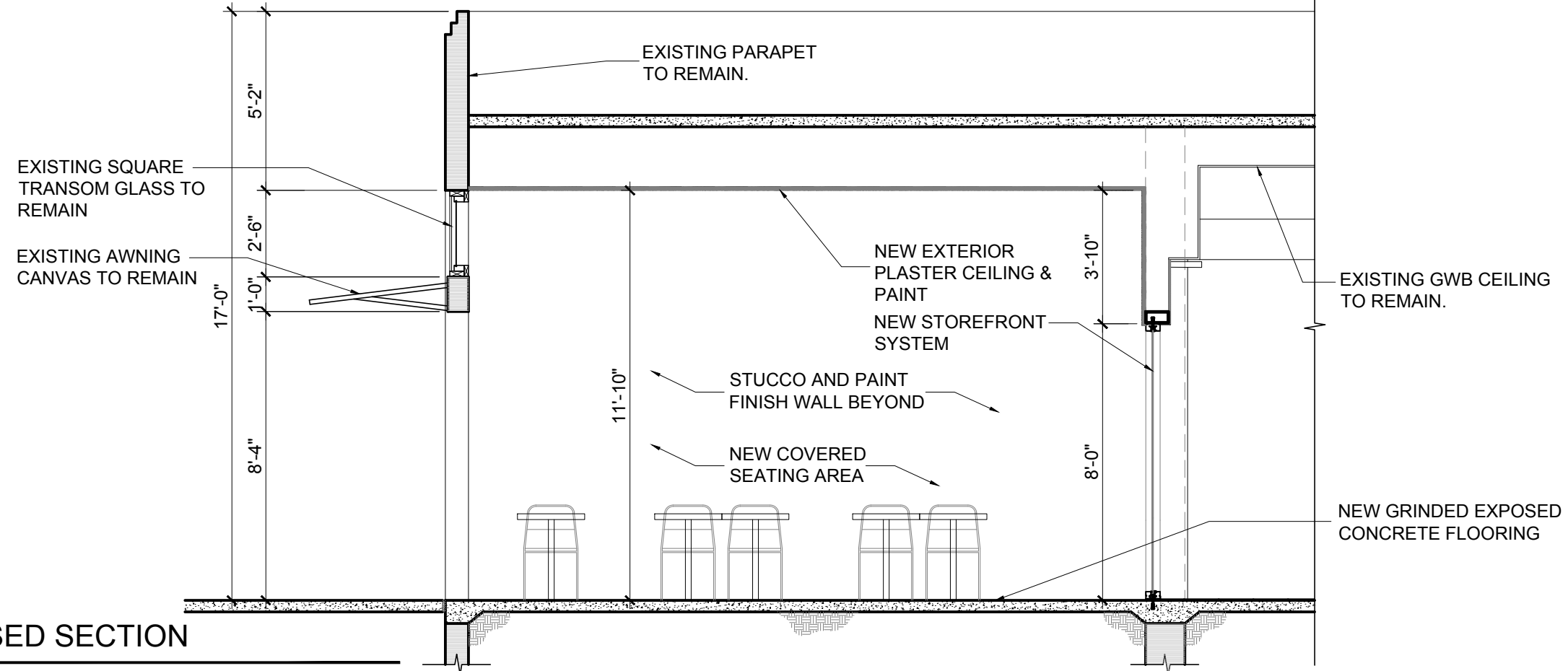
CHECKED BY
J.S.K.

SHEET NUMBER
A-500



1
A-500
EXISTING SECTION

SCALE: 1/4" = 1'-0"



2
A-500
PROPOSED SECTION

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



EXISTING BUILDING PHOTOS



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DATE
04/13/2017

SHEET TITLE
PHOTOS SHEET

DRAWN BY
E.L.V.

CHECKED BY
J.S.K.

SHEET NUMBER
A-600



EXISTING CONTEXTUAL PHOTOS



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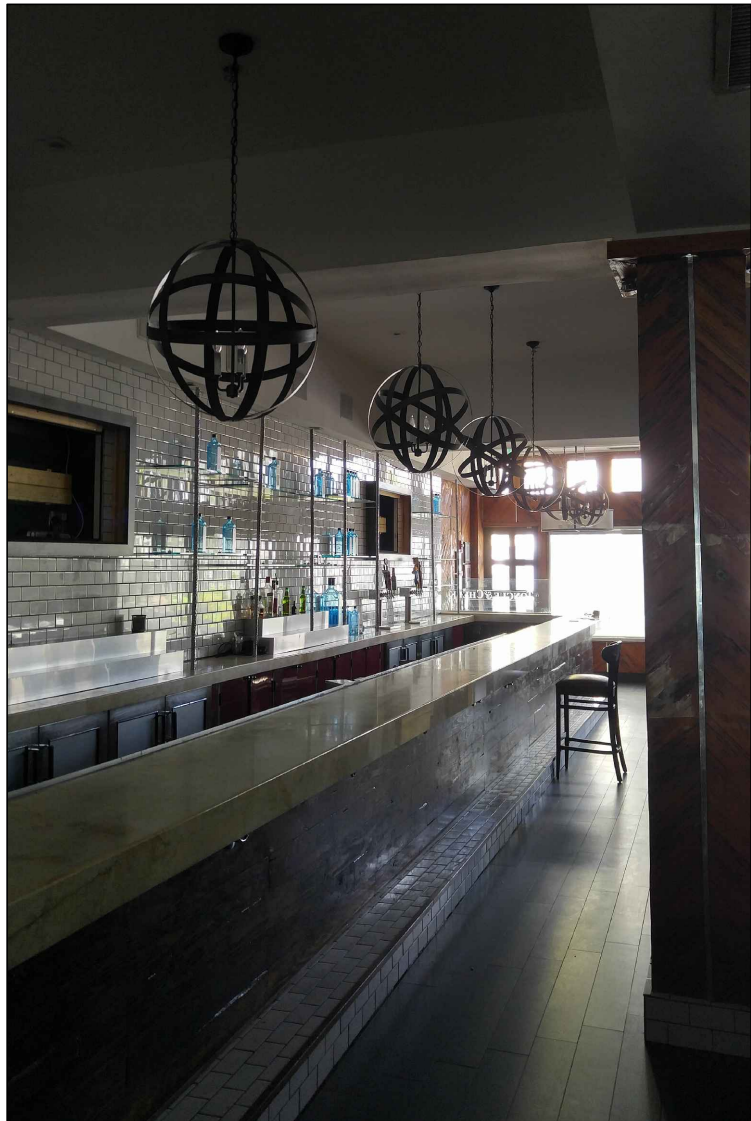
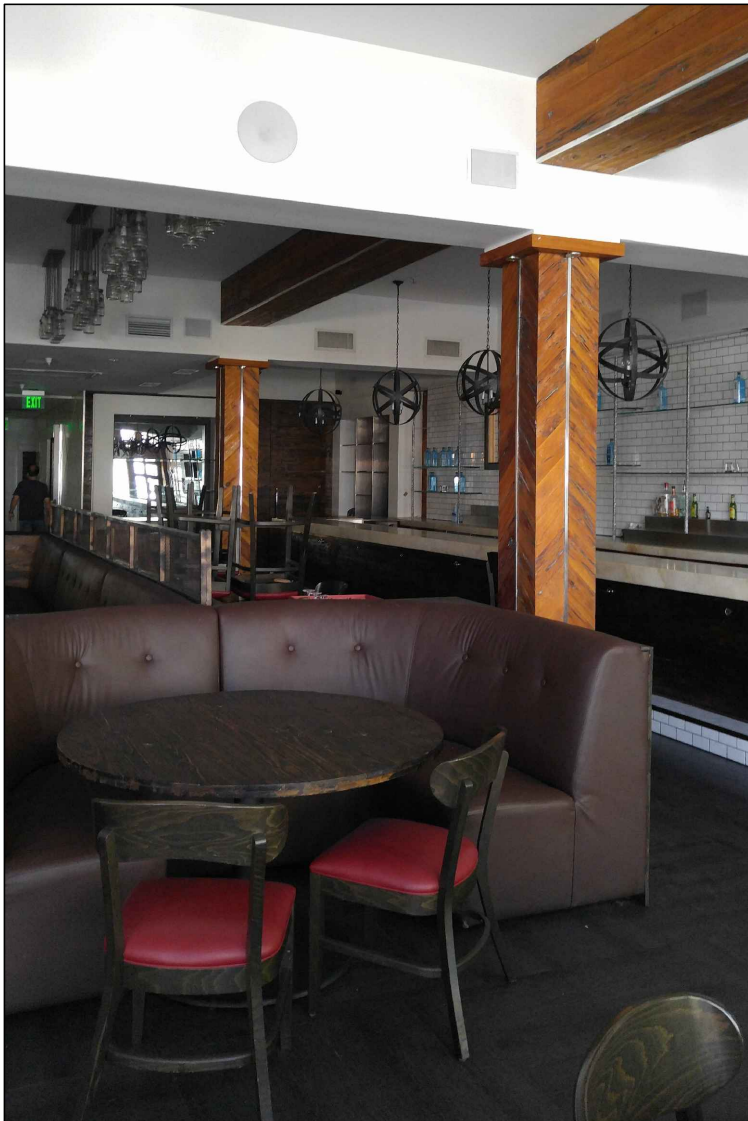
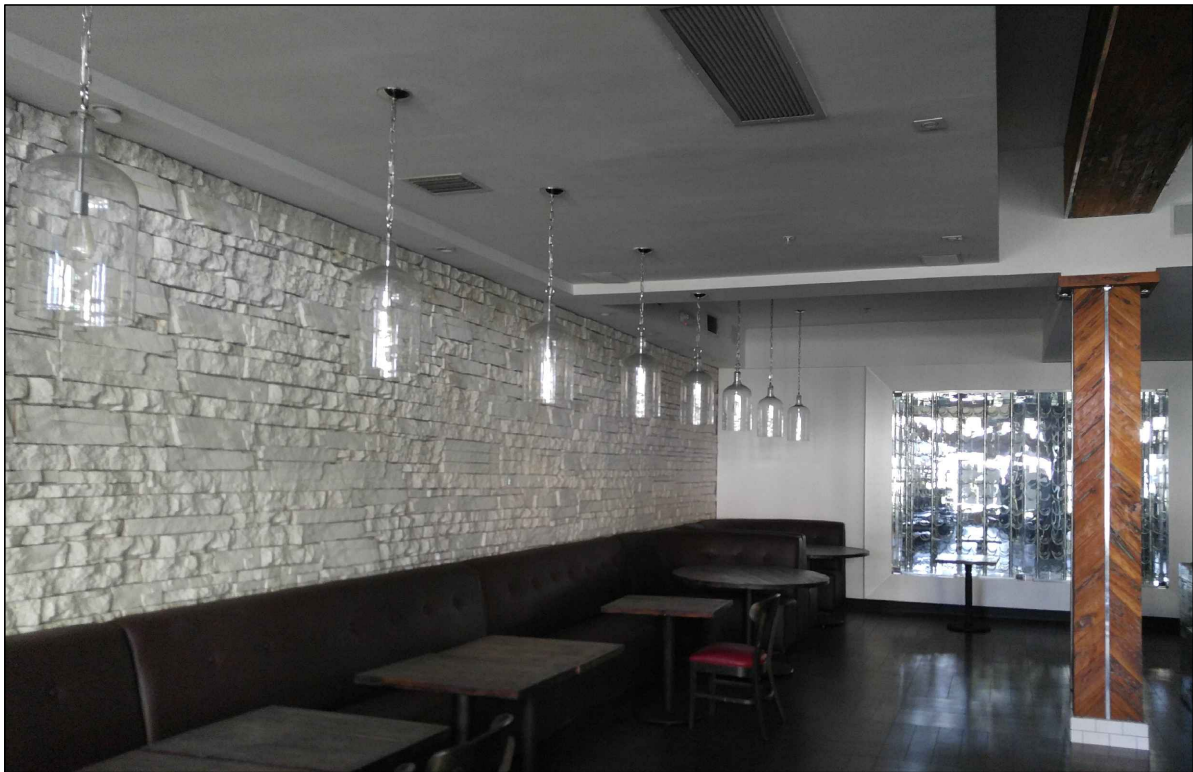
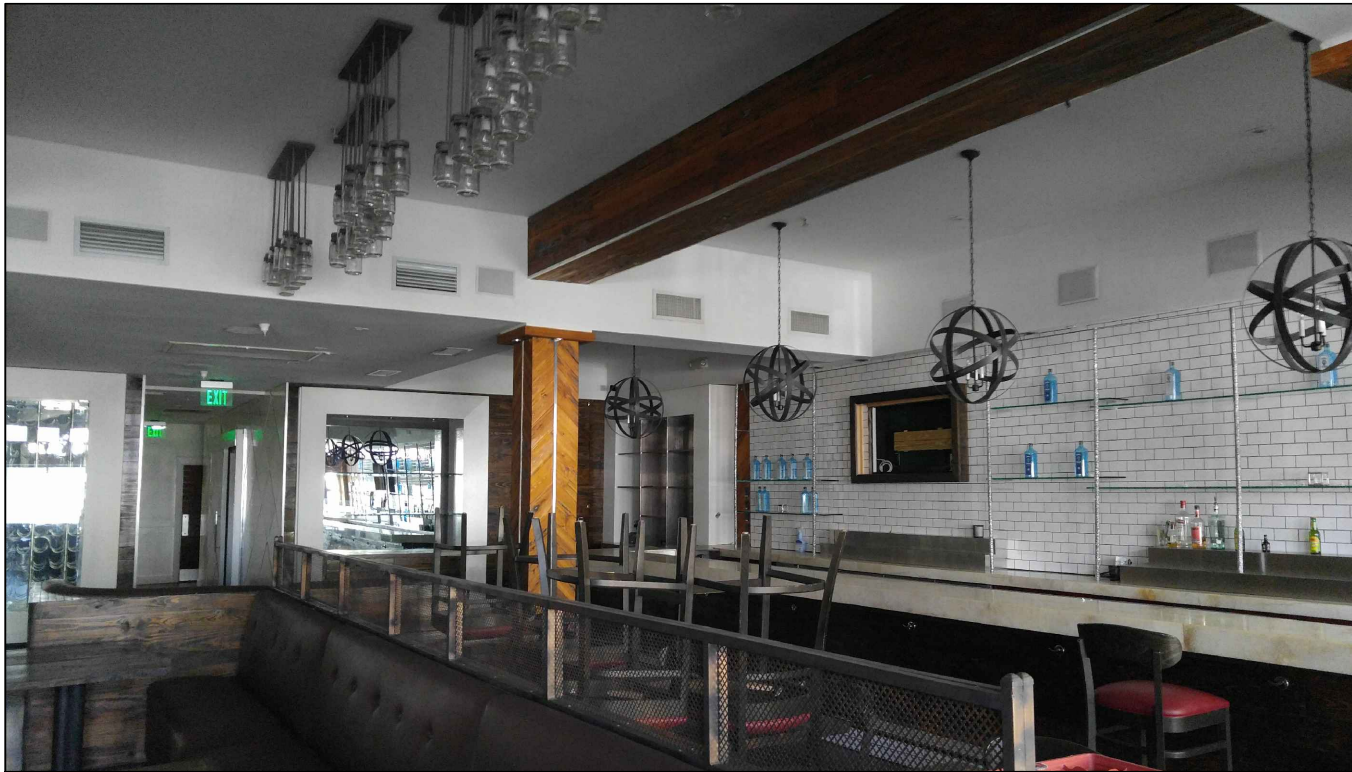
DATE
04/13/2017

SHEET TITLE
PHOTOS SHEET

DRAWN BY
E.L.V.

CHECKED BY
J.S.K.

SHEET NUMBER
A-601



EXISTING INTERIOR SPACE PHOTOS



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SHEET TITLE
PHOTOS SHEET

DRAWN BY
E.L.V.

CHECKED BY
J.S.K.

SHEET NUMBER
A-602



PROPOSED THREE DIMENSIONAL PERSPECTIVE



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SHEET TITLE
PROPOSED THREE DIMENSIONAL
PERSPECTIVE

DRAWN BY
E.L.V.

CHECKED BY
J.S.K.

SHEET NUMBER
A-700