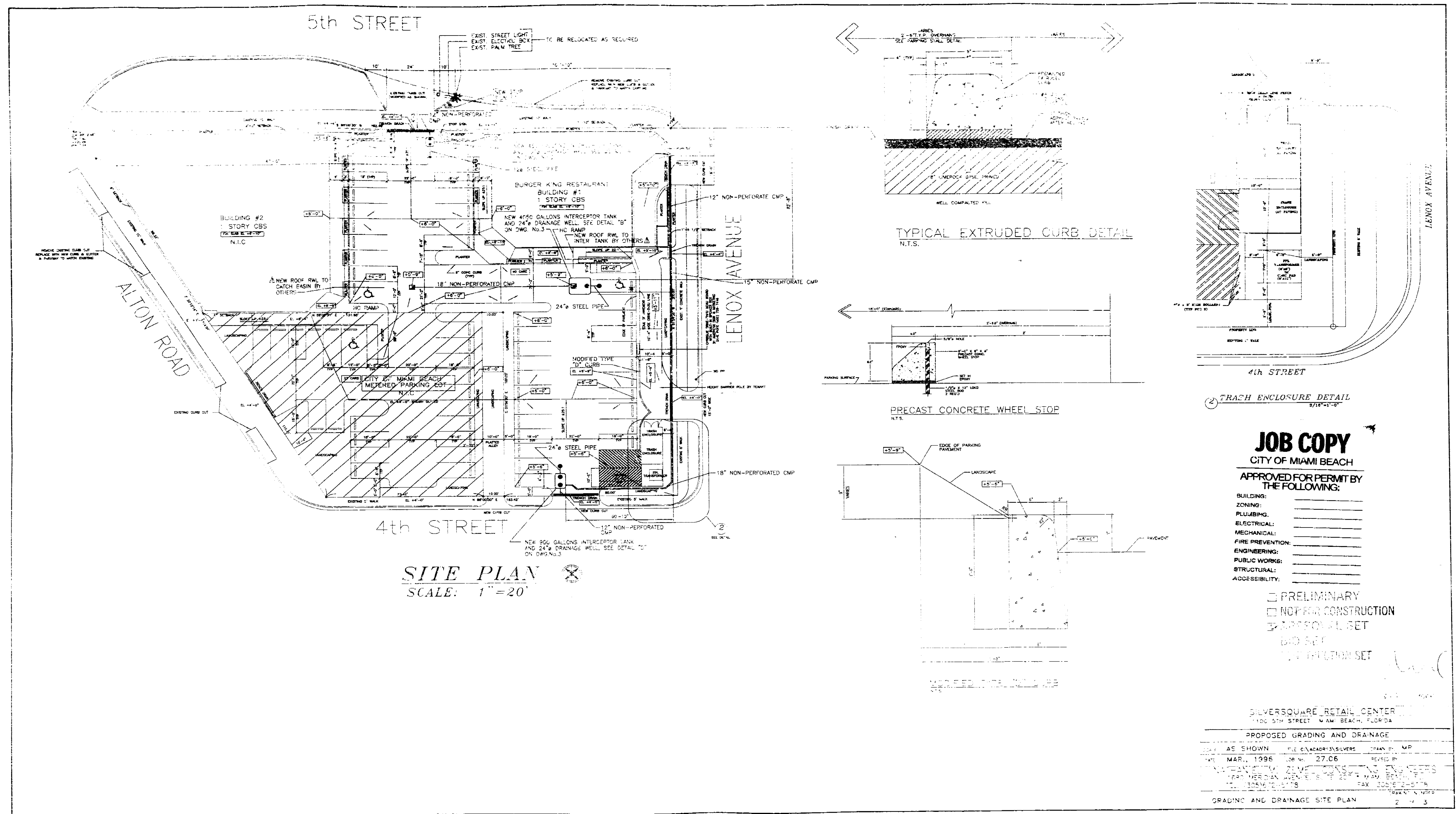




B9500334
BMS 60048

PERMIT NUMBER

B 9500334

BMS 60048

ADDRESS

10

10

302.3 (c) Complete plans shall be submitted in duplicate and with a third copy of the plot plan showing parking, landscaping and drainage; or such plans may be submitted in single copy where it is evident that Code interpretation is needed before final working drawings can be prepared.

(d) Plans for proposed construction, where such plans are not required to be prepared by and bear the impress seal of a licensed Architect or registered Professional Engineer, shall be submitted by the designer with the application as set forth in Subsection 302.1, hereinabove.

302.4 EXAMINATION OF PLANS:

(a) The Building Official shall examine all plans and amendments thereto.

(b) If the Building Official reasonably believes the plans conform to all pertinent laws the plans shall be marked "approved."

(c) If the Building Official reasonably believes that plans do not conform to all pertinent laws the plans shall be rejected and the plan examiner shall state the reasons for rejection in writing.

(d) Plans for which only minor correction is necessary may be corrected by notation on the prints with the approval of the designer.

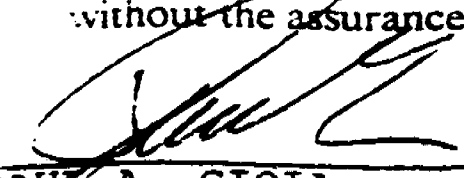
(e) Plans for which major correction is necessary shall be revised on the tracings by the designer and new corrected prints submitted.

(f) Plans the Building Official reasonably believes have been corrected to satisfy his/her rejections and to comply with all pertinent laws shall be marked "approved."

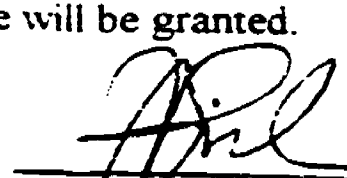
(g) When plans are approved, such plans shall become a part of the application prepared by and submitted by the qualified applicant for permit as set forth in Paragraph 302.1 (b), hereinabove.

(h) Approval of the permit shall not be given until plans as set forth herein, are approved.

302.5 **PARTIAL APPROVAL:** Pending the completion of detailed drawings and checking of plans and specifications, the Building Official, at his discretion, and upon payment of the total required fee, may authorize the issuance of a temporary permit for site preparation, excavation and construction below grade provided such drawings and specifications are presented in such detail as to show the design, extent and scope of the project, but the holder of such temporary permit shall proceed only at his own risk and without the assurance that a permit for the superstructure will be granted.


PAUL A. GIOIA

3-10


JIM SILVERS

7/31/95

10

302.3 (c) Complete plans shall be submitted in duplicate and with a third copy of the plot plan showing parking, landscaping and drainage; or such plans may be submitted in single copy where it is evident that Code interpretation is needed before final working drawings can be prepared.

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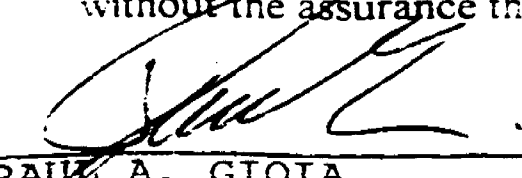
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PAUL A. GIOIA

5-10


JIM SILVERS

7/31/95

10

1100 5TH ST
Permit Number : 89500334
Status : PENDING
Project Number: A9515523
Validated by : CH
Inspector area: S
Date Applied : 07/24/95
Date Approved :
Date Completed:
Date To Expire: 12/20/95
This type : APPLICATION BUILD
(This is NOT a PERMIT)
Parcel number : 4203-009-8200
Group-occup/use: COMM
Owner : GATEWAY DEVELOPMENT INC
Applicant : TO BE APPOINTED
Applicant Addr :
Phone number :
Class code : NECOS
Valuation : 250,000
Construction : NEW
Permit to do : FOUNDATION FOR 2 BLDG SHELLS ONLY-COMM
Job Address : 1100 5TH ST

PAID
AUG 04 1995
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

SS NO OR TAXPAYER ID NO
BENEFIT DISTRICT NO. 8
CHANGE OF USE FROM APTS, DUPLEX, BODY SHOP
TO MERCANTILE + OFFICE
IMPACT FEE FOR NEW USE \$ 30,680.00 [SEE COMM]
CREDIT FOR EXISTING USE \$ 33,378.00 [SEE COMM]
SUBTOTAL ROAD IMPACT FEE 0000000000000000

*** Activity Fees ***				
Fee description	Units	Fee/Unit	Ext fee	Data
ENTER SQ FT NEW BUILDING OR ADDITN>	12454		1626.00	
IF WALK-THRU ENTER VALUAT (ZONING)>	250000		100.00	
SUBTOT BLDG PERMIT FEE + PENALTY			1726.00	
SUBTOTAL RADON FUND SURCHARGE				
TOTAL BUILD FEE+ZONING+RADON SURCG			1726.00	
ENTER SQ FT NEW BUILDING OR ADDITN>	12454.00			
(MINIMUM FEE \$30)>			118.35	
SUBTOT FIRE SAFETY PROCESS FEE				
TOTAL BUILDG FEE + RADON + FIRE FEE			1844.35	
EN SQFT NEW CON/ADD-SFBC VALUATION>	12454.00	45.00	560430.00	
ENT ABOVE VALUATION FOR SURCHARGE >	560430.00		280.50	
SUBTOT SFBC COMPLIANCE SURCHARGE	10		280.50	
EN SQ.FT. IN PERMIT FOR TRAING FEE>	12454	.01	124.54	
SUBTOTAL TRAINING FEE	11		124.54	
TOT BLD+RADN+FIRE+MRNE+COMP+TRN FEE			2249.39	

10

(APPL)
Printed: 08/04/95 11:15
Version: BUILD 9501

CITY OF MIAMI BEACH
Building Department
1680 Michigan Avenue, Suite 701
Miami Beach, Florida 33139
(305) 673-7610 Hours of Operation 8:30 to 5:00

Page 2 OF 2

1100 5TH ST
Permit Number : B9500334

Project Number: A9515523

Fee description	Units	Fee/Unit	Ext fee	Data
-----------------	-------	----------	---------	------

MISCELLE/ CHANGE OF USE(SEE BELOW)>				CHANGE USE
EN Y IF FULL IMP FEE IS APPLICABLE>				Y
NET DADE COUNTY ROAD IMPACT FEE >	13			

TOTAL BLDG PERMIT FEE & SURCHARGES	2249.39
*** Fees Required ***	*** Fees Collected & Credits ***

Method	Check #	Receipt No.	Date	Payment
CHECK	1066		07/24/95	375.00
CHECK	1176		08/04/95	1,874.39
TOTAL THIS DATE			*****	1,874.39
Fees:	2,249.39			
Adjustments:	.00			
Total Fees:	2,249.39			
		Total Credits:		.00
		Total Payments:		2,249.39
		Balance Due:		.00

Distribution: 1-Building Inspection Cop(with Cashier Stamp), 2-Building Inspector,
3-City Accounting Division, 4-Metro Dade Co.Tax Assesor Dept., 5-Applicant
(Rev: 9001, PFBLDG01,em)

10

PLATE 1311

SATISFACTION OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF MIAMI BEACH, FLORIDA, HEREINAFTER CALLED LIENOR, HOLDER OF A CERTAIN CLAIM OF LIEN FILED BY CITY OF MIAMI BEACH, FLORIDA AGAINST THE PROPERTY DESCRIBED BELOW IN DADE COUNTY, FLORIDA ALLEGED TO BE OWNED BY GATEWAY DEVELOPMENT INC AND RECORDED ON THE 23RD DAY OF JUNE, 1992 IN OFFICIAL. RECORDED BOOK 14156 AT PAGE 582 IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA TO WIT:

OCEAN BEACH ADD NO 3 PB 26-62
LOTS 5 THRU 9 WHITE & WOODWARD'S RESUB OF
LOTS 5 & 6 BLK 103
PUB REC DADE COUNTY FL

DOES HEREBY ACKNOWLEDGE SATISFACTION OF SAID CLAIM OF LIEN, AND HEREBY DIRECTS THE CLERK OF THE CIRCUIT COURTS TO CANCEL THE SAME OF RECORD. WITNESS MY HAND AND SEAL THIS 02ND DAY OF AUGUST, 1995.

CITY OF MIAMI BEACH

BY William Gonzalez
WILLIAM GONZALEZ LIEN SUPERVISOR
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139
(305) 673-7590

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME, THE UNDERSIGNED AUTHORITY, APPEARED WILLIAM GONZALEZ PERSONALLY KNOWN TO ME TO BE SUPERVISOR, LIEN DEPARTMENT, ACKNOWLEDGED TO AND BEFORE ME THIS 02ND DAY OF AUGUST, 1995. THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED, PURSUANT TO DUE AUTHORITY AND WHO DID NOT TAKE AN OATH.

Enilda J. Barinas
NOTARY PUBLIC, STATE OF FLORIDA
ENILDA J BARINAS
MY COMMISSION EXPIRES:

PREPARED BY: LAURENCE FEINGOLD, CITY ATTORNEY
CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FLORIDA 33139

OFFICIAL NOTARY SEAL
ENILDA J BARINAS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC479678
MY COMMISSION EXP. JULY 11, 1999

10

(APPL)
Printed: 07/24/95 14:56
Version: BUILD 9501

CITY OF MIAMI BEACH
Building Department
1680 Michigan Avenue, Suite 701
Miami Beach, Florida 33139
(305) 673-7610 Hours of Operation 8:30 to 5:00

Page 1 OF 2

1100 5TH ST
Permit Number : B9500334
Status : PENDING

This type : APPLICATION BUILD
(This is NOT a PERMIT)
Parcel number : 4263-009-8200
Group-occup/use: COMM

Project Number: A9515523
Validated by : CH
Inspector area: S
Date Applied : 07/24/95
Date Approved :
Date Completed:
Date To Expire:

Owner : GATEWAY DEVELOPMENT INC
Applicant : TO BE APPOINTED
Applicant Addr :

Phone number :
Class code : NEC98
Valuation : 250,000
Construction : NEW
Permit to do : FOUNDATION FOR 2 BLDG SHELLS ONLY-COMM
Job Address : 1100 5TH ST

PAID
JUL 24 1995
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

SS NO OR TAXPAYER ID NO
BENEFIT DISTRICT NO. 8

*** Activity Fees ***
Fee description

Units	Fee/Unit	Ext fee	Data
ENTER 80 FT NEW BUILDING OR ADDITN>	12454		
IF WALK-THRU ENTER VALUAT (ZONING)>	250000	1626.00	
SUBTOT BLDG PERMIT FEE + PENALTY		190.00	
SUBTOTAL RADON FUND SURCHARGE		1726.00	
TOTAL BUILD FEE+ZONING+RADON SURCG			
ENTER 80 FT NEW BUILDING OR ADDITN>	12454.00	1726.00	
(MINIMUM FEE \$30)>			
SUBTOT FIRE SAFETY PROCESS FEE		118.35	
TOTAL BUILDG FEE + RADON + FIRE FEE			
EN SQFT NEW CON/ADD-SFBC VALUATION>	12454.00	1844.35	
ENT ABOVE VALUATION FOR SURCHARGE >	560430.00	560430.00	
SUBTOT SFBC COMPLIANCE SURCHARGE	10	280.50	
EN SQ.FT. IN PERMIT FOR TRAIING FEE>	12454	280.50	
SUBTOTAL TRAINING FEE	11	124.54	
TOT BLD+RADN+FIRE+MRNE+COMP+TRN FEE		124.54	
		2249.39	

NET DADE COUNTY ROAD IMPACT FEE > 13
TOTAL BLDG PERMIT FEE & SURCHARGES

2249.39

10

(APPL)
Printed: 07/24/95 14:56
Version: BUILD 9501

CITY OF MIAMI BEACH
Building Department
1680 Michigan Avenue, Suite 701
Miami Beach, Florida 33139
(305) 673-7610 Hours of Operation 8:30 to 5:00

Page 2 OF 2

1100 5TH ST
Permit Number : B9500334

Project Number: A9515523

*** Fees Required ***		*** Fees Collected & Credits ***		
Method	Check #	Receipt No.	Date	Payment
CHECK	1060		07/24/95	375.00
TOTAL THIS DATE			*****	375.00
Fees:	2,249.39			
Adjustments:	.00			
Total Fees:	2,249.39			
		Total Credits:		.00
		Total Payments:		375.00
		Balance Due:		1,874.39

Distribution: 1-Building Inspection Cop(with Cashier Stamp), 2-Building Inspector,
3-City Accounting Division, 4-Metro Dade Co.Tax Assesor Dept., 5-Applicant
(Rev: 9/94, PFBLDC01,em)

10

CITY OF MIAMI BEACH

B9500334



BUILDING DEPARTMENT
1680 MICHIGAN AVE.
SUITE 701
MIAMI BEACH, FLORIDA 33139

ATTACH TO DEMO

1000

BD9500338

PHONE: (305) 673-7810
FAX: (305) 673-7357

BUILDING WORK PERMIT APPLICATION

W/ 375

Date Applied: 07/24/95 Construction Type: _____ (NEW/ALTERATION/REPAIR)

Description of Work To Be Done: FOUNDATION FOR (2) BLDGS. Shell - ONE
STORY - Warehouse Bldg. & RETAIL

Valuation: \$ 250,000.00 Square Foot: 12454 Lineal Foot: _____ Gallons: _____

Lowest Living Floor Elevation: _____ M S L Base Flood Elevation: _____ M S L

Proposed Type of Commercial Use (PLEASE SPECIFY): _____

JOB ADDRESS INFORMATION

Folio Number: _____

Street Address: 1100 5TH ST

No. of Buildings: _____ No. of Units: _____ Occupancy: COMM

OWNER INFORMATION

Name: GATEWAY DEVELOPMENT Phone: 672-0801

Mailing Address: 1130-5TH ST. MIAMI BEACH FLA.

ARCHITECT INFORMATION

Name: JAMES SILVERS & ASSOC. PA Phone: 672-0801

Address: 1130-5TH ST. M.B. FLA 33139

License #: 6229

ENGINEER INFORMATION

Name: CLEM DIFILLIPPO PE. Phone: 672-6312

Address: 1680 MICHIGAN AVE M.B. FLA 33139

License #: 20321

APPLICANT INFORMATION TO BE APPOINTED

Name: _____ Phone: _____

Address: _____

Qualifier Name: _____ Municipal CC#: _____

10

**** HOLD MAINTENANCE FOR PARCELS ****

07/24/95
14:02

Parcel No: 4203-002-0000 Situs: 422 LENOX AV
Owner: GATEWAY DEVELOPMENT INC

No	Date	User	Notation	Type	Effective Date Range
01 *	09/21/94	BULLSARN	SECURED LIEN 9237.60	2	09/21/94 - 12/31/99
02 *	09/21/94	BULLSARN	UNSECURED LIEN 91846.90	2	09/21/94 - 12/31/99

Enter ~~Notation~~: _____ Type: _ (type: 0=Warning, 1=Soft hold, 2=Hard hold)
Effective date range: _____ thru _____
Or Enter no. to delete: _ (Only delete Holds notated by '*') 2=Hard hold)

10

DSITE
Primary Addr: 400 LENOX AV
Addr Entered: 400 LENOX AV
Structure: Floor: Unit: Opt: I Lev: AD

07/20/75
14:10

Owner/Manager: IVAN RODRIGUEZ
Owner's Address: 1442 OCEAN DR
MIAMI BEACH, FL 33139
Area: Primary Addr. Accums. only
Also Know As:

Is this address Primary or Subordinate? I

If this is Subordinate, Enter Primary address:

Street No: Street Name: LENOX AV

10

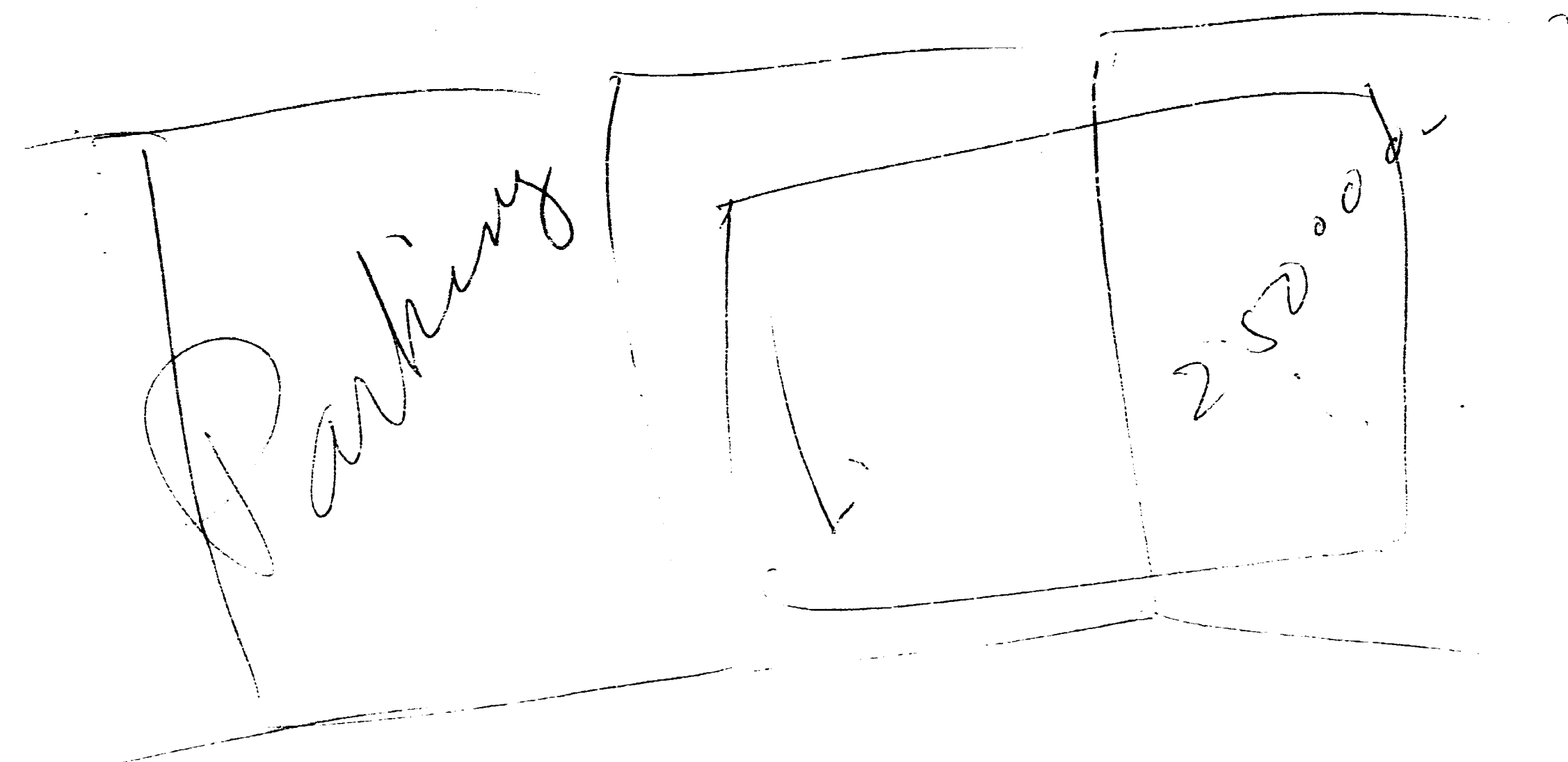
** ASSESSORS ADDRESS INDEX SEARCH **

07/24/95

Address Entered: 1100 5TH ST

Address	CC	Owner Name	Index: Assessors Parcel Number
01 1100 5TH ST X	27	GATEWAY DEVELOPMENT INC	4203-009-0200 X
02 1101 5TH ST	11	KAY DEPAOLO & JOHN K RAVER	4203-009-0351
03 1111 5TH ST	10	VIC POTANKIN CHEVROLET INC	4203-009-0320
04 1117 5TH ST	11	VIC POTANKIN CHEVROLET INC	4203-009-0330
05 1119 5TH ST	11	VIC POTANKIN CHEVROLET INC	4203-009-0340
06 1130 5TH ST X	00	GATEWAY DEVELOPMENT INC	4203-009-0190 X
07 1131 5TH ST	12	ROBERT MCCANNA REILLY TR	4203-009-0360
08 1133 5TH ST	10	VIC POTANKIN CHEVROLET INC	4203-009-0380
09 1140 5TH ST	17	VIC POTANKIN CHEVROLET INC	4203-009-0370
10 1200 5TH ST	02	THE DIA SCH REDEVELOPMENT	4203-009-0250
11 100 5TH ST	01	HEATH & BROS	3232-011-1360
12 111 5TH ST	01	SAVING BANK	3232-011-1470
13 112 5TH ST	00	JOHN F. BENTLEY & FRANCES	3232-011-1350
14 1010 5TH ST	01	JOHN A. BENTLEY & FRANCES	3232-007-0781
15 1011 5TH ST	01	JOHN A. BENTLEY & FRANCES	3232-014-1170
16 412 5TH ST	01	JOHN A. BENTLEY & FRANCES	3211-014-1160

Enter Choice: ___ and Keyword: _____



10

ADJESION'S FILE DISPLAY DATA

07724299

13:51

Tax Rate Area:

Agency/Class:

Situe: 1100 BIRN ST

Zone Code:

Owner(1): SALEMAY DEVELOPMENT INC.

Owner (2) :

File 1: [REDACTED]

- v a l u e s

Prior Land: 175,000 Year: 24

Prior Impr: 3.000 Year: 24

Exemption: Type: I

Pers/Prop: _____ **Key:** _____

Perf/P Exp: 0

Inventory: 85.000

Invtry Exp: 11.518

Fixtures: 2.50

FILE NUMBER: 75-262

FILED: 12-11-12
 H/O: 12-779

WFOG 0400Z
R0401 0400Z

CONFIDENTIAL

... ..

THE STATE:

1990

1964

1990

10-10-68

[illegible]

Not a
Not a

100

FROM: [REDACTED]
TO: [REDACTED]
SUBJECT: [REDACTED]

A large, bold, black number '10' is centered on a white background. The '1' is a simple vertical stroke, and the '0' is a thick, slightly irregular circle. The number is positioned in the lower half of the page, below the '9' and above the '11'.

ASSR1

** ASSESSOR'S FILE DISPLAY DATA **

07/24/95

13:58

Parcel Number: 4203-009-0120

Situs: 1130 ETH ST

Tax Rate Area:

Agency/Class:

Zone Code:

Owner(1): GATEWAY DEVELOPMENT INC

Owner(2):

Mail: 879 N MIRISCUS DR

MIAMI BEACH FL 33139

Ownr Chng:

Tax Stat:

Assr Use:

Used Abat:

Natr Zone:

Acres:

Map Book No:

Sold/State Yr: 24

Tax Code:

Gov't Owned:

Assess/Exempt:

V a l u e s

Prior Land: 308,750

Year: 24

Prior Impr: 5,000

Year: 24

Exemption: 0

Type: I

Pers/Prop: 0

Key: -

Pers/P Exmp: 0

Inventory: 209,950

Invtry Exmp: 23,958

Fixtures: 231,208

Fix Exmp: 185,250

H/O Exmp: 24,241

Key: -

Real Est Amt: 209,491

10

ASSR2

** ASSESSOR'S FILE DISPLAY DATA **

07/24/95
13:58

Parcel Number: 4227-029-0100

Situs: 1130 STM ST

Agency/Class: _____

Legal Desc: OCEAN BEACH ADDN NO 3 PR 2-81 LOT 3 LESS
E100FT & LESS EXT ARE OF CURVE IN NW CO
E 1/4 2/4 & LOT 4 LESS E142FT BLK 103 LOT
S1/2 12222 00 FT OR 12227-1222 0394 2 (

----- Last Sale Data -----
Key Amount Date
2 800,000 10/00/86
5 0 06/00/88
2 1,150,000 03/00/94

----- B u i l d i n g D a t a -----
Subpart Prop Type Class Yr No/Units Bedrms Bathrms Sq Ft/Impr

Totals

10

ASSR2

ASSESSOR'S FILE DISPLAY DATA

07/04/95
13:59

Parcel Number: 4202-009-0000

Situs: 1100 5TH ST

Agency/Class:

Legal Desc: OCEAN BEACH-ADDN NO 2 PB 2-S1 E 100 FT 0
P LOT 3 B M 123 LOT SIZE 100.000 X 50 OR
1000-1000 0704 S (4)

Last Sale Data		
Key	Amount	Date
2	800.000	10/00/86
2	0	06/00/88
2	1,150.000	03/00/94

Building Data							
Outpar	Area Type	Class	Yr	No/Units	Bedrms	Bathrms	Sq ft/Impr
			81				1674
Totals							1674

10

ASSR2

** ASSESSOR'S FILE DISPLAY DATA **

07/24/95

14:12

Parcel Number: 4203-009-0220

Situs: 422 LENOX AV

Agency/Class:

Legal Desc: OCEAN BEACH ADDN NO 3 PB 2-21 E145.6FT 0
 F LOT 4 BLK 123 LOT SIZE 50.000 X 146 OR
 14202-1222 2324 2 (4)

Last Sale Data		
Key	Amount	Date
2	888,000	10/00/86
5	0	06/00/88
2	1,150,000	03/00/94

Building Data							
Subpara	Area/Type	Class	Yr	No/Units	Sqft/Impr	Bathrs	Sq ft/Impr
			88				
Totals.....							

10

**** CONDITIONS OF PERMIT/APPROVAL ****

DATE: 07/28/95
PAGE: 3

Permit No.: B9500334 TYPE: BUILD
Location: 1100 5TH ST

- 0017 - THIS ROOFING PERMIT IS ISSUED BASED UPON THE CONTRACTORS STATEMENT THAT HE (THE CONTRACTOR) WILL TEAR OFF THE OLD (EXISTING) ROOF DOWN TO THE BARE WOOD OR BARE CONCRETE DECK. IF OTHER CONDITIONS SHALL EXIST, THEN THIS PERMIT SHALL BE NULL AND VOID.
- 0018 - THE USE OF ROOFING SPECIAL INSPECTORS IS NOT ACCEPTABLE UNLESS APPROVED AT THE TIME OF ISSUANCE OF THE ROOFING PERMIT. THE USE OF A ROOFING SPECIAL INSPECTOR (IF SO APPROVED) SHALL BE AT THE REQUEST OF THE PROPERTY OWNER, AND THE PROSPECTIVE SPECIAL INSPECTOR SHALL PROVIDE THE BUILDING OFFICIAL OF MIAMI BEACH SUFFICIENT EVIDENCE AS TO WHY SAID SPECIAL INSPECTOR IS QUALIFIED TO INSPECT ROOFS. (BEING A PE OR AN ARCHITECT IN ITSELF WILL NOT BE CONSIDERED SUFFICIENT)
- 0019 - ALL ROOFING TILES MUST BE NAIL SET UNLESS THE ROOFER CAN PRODUCE A DADE COUNTY PRODUCT CONTROL APPROVAL FOR A MUD-SET TILE DATED LATER THAN JUNE 1, 1993.

ENGINEERING CRITIQUE

EC01 -

ENGINEERING PLANS REVIEW

NEA
7/28/95

- ☒ APPROVED
☐ NOT APPROVED
☐ HOLD/PENDING FIELD CHECK

EC03 - LEGAL ADDRESS:
1100 5TH ST

EC04 - PLAN DESCRIPTION:
FOUNDATION PERMIT FOR NEW COMMERCIAL BUILDING

ECG0 - GARBAGE FACILITIES:

ECG1 - To provide adequate facilities.

ECG4 - Requires garbage room with floor drain with backflow preventer valve, hose-bib, sprinklers, 6'-0" door opening and minimum floor area of:

ECG7 - Garbage room to be air-conditioned.

ECS0 - SANITARY SEWER:

DERM SEWER ALLOCATION APPROVAL IS REQUIRED

10

**** CONDITIONS OF PERMIT/APPROVAL ****

Permit No.: B9500334 TYPE: BUILD
Location: 1100 5TH ST

DATE: 07/28/95
PAGE: 4

- ECS1 - To use existing facilities.
- ECS4 - Garbage disposal units not permitted.
- ECW0 - WATER:

- ECW3 - Contact Public Services Department (673-7645) for water service.
- ED00 - DRAINAGE:

- ED02 - Side yards to be sloped so as to not shed water to neighboring properties.
- ED04 - All drainage to be contained within property.
- ED05 - A/C condensate to be piped to driven drainage well to be shown inside property and dimensioned from two property lines.
- EGE0 - GRADES/ELEVATIONS:

+6.6 NGVD
- EGE2 - Federal Base Flood Elevation :
+8.00 NGVD
- EGE3 - All electrical equipment, outlets, electric meter, heating equipment, hot water tanks, air conditioning equipment, must be at or above:
- EGE4 - Must submit elevation certificate when finished floor construction is completed and prior to tie beam inspection.
- EGE5 - Must submit water proofing statement prior to obtaining a certificate of occupancy.
- EGF2 - All openings below FEMA base flood elevation to be provided with water-tight, water-proof gasketed shutters, to an elevation of one foot above base flood elevation. Shutters to be stored on site.
- EMT0 - ENCROACHMENTS/EASEMENTS:

10

**** CONDITIONS OF PERMIT/APPROVAL ****

DATE: 07/28/95
PAGE: 5

Permit No.: B9500334 TYPE: BUILD
Location: 1100 STH ST

ENT1 - None

ENC0 - GENERAL COMMENTS:

ENC1 - Public Services Department street permit required for work
done on City Property.

ENC6 - Certificate of occupancy required.

ENC8 - Subject to approval of proper governmental agencies.

ENT2 - *D.O.T. PERMIT IS REQUIRED*

SIGNATURE _____

COMPANY _____

PHONE: _____

DATE: _____

10

**** CONDITIONS OF PERMIT/APPROVAL ****

DATE: 07/28/95
PAGE: 1

Permit No.: B9500334 TYPE: BUILD
Location: 1100 5TH ST

SPECIAL BLDG PERMIT CONDITIONS

- 0001 - THIS CONDITION APPLIES TO THE INSTALLATION OF WINDOWS AND SLIDING DOORS IN BUILDINGS OF ONE AND TWO STORIES ONLY:
By the action of supplying and or installing the windows and or sliding doors for which this permit is being issued, the supplier and or the installer are certifying that this windows and or sliding doors are structurally adequate for their use within a coastal construction zone, and for the location in the building where used, in accordance with Chapter 23, Sub-Section 2309.2 (b) of the South Florida Building Code, 1988 Edition and any other applicable Federal, State, County or City Ordinance.
- 0002 - FOR ALL WINDOWS, SLIDING GLASS DOORS, STOREFRONT & GLAZING CONTRACTOR SHALL SUBMIT COMPLETE DADE COUNTY PRODUCT CONTROL APPROVAL LETTERS FOR EACH TYPE USED TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT PRIOR TO INSTALLATION.
- 0003 - FOR ALL TRUSSES
Contractor shall submit shop drawings signed and sealed by a Professional Engineer, to the City of Miami Beach Building Department for approval prior to installation.
- 0005 - THIS PERMIT IS ISSUED ON THE FOLLOWING CONDITIONS:
THIS PERMIT IS FOR FOUNDATION AND SUBSURFACE WORK ONLY.
- 0007 - ALL HANDRAIL, STAIRRAIL AND SAFETY RAIL SHALL MEET SOUTH FLORIDA BUILDING CODE SECTIONS 516, 2303 & 3103
- 0008 - FOR ALL FABRIC AWNINGS
CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE CITY OF MIAMI BEACH BUILDING DEPT. FOR APPROVAL PRIOR TO THE BEGINING OF CONSTRUCTION.
1. SIGNED AND SEALED SHOP DRAWINGS FOR THE PROPOSED WORK.
2. A SAMPLE OF THE FABRIC USED.
3. A FLAME PROOF CERTIFICATE FOR THE FABRIC USED.
- 0009 - FOR ALL WINDOWS, SLIDING GLASS DOORS, STORE FRONTS, SKYLITES AND OTHER GLAZED STRUCTURES:
CONTRACTOR SHALL SUBMIT TO THE CMB BLDG DEPT. COMPLETE ENGINEERED DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A P.E.-OR- A COMPLETE DADE COUNTY PRODUCT CONTROL APPROVAL LETTER AND A CERTIFICATE SIGNED AND SEALED BY A FLA. P.E. STATING THAT HE/SHE HAS EVALUATED THE PROPOSED INSTALATION AND CERTIFIES THAT SAID INSTALLATION COMPLIES WITH THE REQUIREMENTS OF SOUTH FLORIDA BUILDING CODE CHAPTERS 23 & 35 FOR USE IN THE COASTAL CONSTRUCTION AREA AT THE ELEVATION AND IN THE LOCATION ON THE BUILDING INDICATED.

10

**** CONDITIONS OF PERMIT/APPROVAL ****

DATE: 07/28/95
PAGE: 2

Permit No.: B9500334 TYPE: BUILD
Location: 1100 5TH ST

- 0010 - FOR ALL FABRIC AWININGS:
CONTRACTOR SHALL SUBMIT COMPLETE ENGINEERED DRAWINGS SIGNED AND SEALED BY A FLORIDA P.E., A FABRIC SAMPLE AND A CERTIFICATE FROM THE MANUFACTURER OF THE FABRIC ATTESTING TO THE FLAME PROOF TREATMENT APPLIED TO THE SAID CLOTH. SAID SUBMITTAL SHALL BE TO THE CMB BUILDING DEPARTMENT AND NO INSTALLATION OF THESE AWININGS SHALL BE STARTED UNTIL APPROVAL HAS BEEN OBTAINED.
- 0011 - FOR ALL ROOFING PROJECTS WHICH USE A PROPRIATORY OR NEW ROOFING MATERIAL, THE CONTRACTOR SHALL SUBMIT TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT, A COPY OF THE COMPLETE DADE COUNTY PRODUCT CONTROL APPROVAL LETTER AND A COPY OF THE MANUFACTURERS RECOMMENDATIONS FOR THE INSTALLATION OF THIS MATERIAL PRIOR TO INSTALLATION.
- 0012 - FOR ALL REROOFING JOBS WHERE THERE IS NO TEAR DOWN TO BARE WOOD, THE CONTRACTOR SHALL PROVIDE TEST REPORTS BY A CERTIFIED LABORATORY, AS FOLLOWS.
A. THE MOISTURE CONTENT OF THE EXISTING ROOFING.
B. THE UPLIFT RESISTANCE OF THE EXISING ROOFING, ONE TEST FOR EACH 2500 SF OR ANY PART THERE OF.
SAID TESTS TO BE CERTIFIED BY A P.E. AND SUBMITTED PRIOR TO THE INSTALLATION OF ANY NEW ROOFING.
- 0013 - A SOIL STATEMENT IS REQUIRED.
UNLESS BASED UPON SOIL BORINGS AND OTHER TESTS,
1. NO SOIL BEARING VALUE HIGHER THAN 2000 PSF MAXIMUM WILL BE ACCEPTABLE.
2. THE DESIGN PROFESSIONAL SHALL VISIT THE SITE WHILE CONSTRUCTION IS IN PROGRESS AND BEFORE THE FIRST SITE INSPECTION AND OBSERVE THE TYPE AND NATURE OF THE SOIL AND SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE SUBJECT SOIL HAS A BEARING CAPACITY SUFFICIENT TO SUPPORT THE PROPOSED CONSTRUCTION.
- 0014 - THE FOLLOWING ITEMS ARE SPECIFICALLY OMITED FROM THIS PERMIT
ALL SUPERSTRUCTURE AND ABOVE GROUND WORK.
- 0016 - FOR ALL PILING:
1. SIGNED AND SEALED DRIVE LOGS SHALL BE SUBMITTED TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT FOR APPROVAL PRIOR TO THE FIRST IN GROUND INSPECTION.
2. NON DRIVEN PILES REQUIRE A LOAD TEST TO VERIFY CAPACITY SUBMITT SIGNED AND SEALED TEST RESULTS TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT FOR APPROVAL PRIOR TO THE FIRST IN GROUND INSPECTION.

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15 Apts. (936) 14,090⁰⁰

1- Duplex (2484) 2484⁰⁰

1- Body Shop 5000 SF = (2,274) 11,470⁰⁰

2- Used Car Lot 10000 SF = (5,384) 5384⁰⁰

Rebate Total 33,378⁰⁰

SF 4167 (2,274) = 9,558.10
8287 (2,274) = 19,010.38
28,569.48

Rebates 4167 x 8.826 = 37,069.63
- 14,367.62
22,702.01

33,378.00
- 19,010.38
14,367.62

2:30 min

W. R. 1001
K. 1001
L. 1001
P. 1001

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOODPROOFING CERTIFICATE
FOR NON-RESIDENTIAL STRUCTURES

O.M.B. No 3067-0077
Expires May 31, 1993

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or effect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

BUILDING OWNER'S NAME GATEWAY DEVELOPMENT INC.	FOR INSURANCE COMPANY USE POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 1100-1130-5TH ST. MIAMI BEACH FLA 33139	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.)	
CITY	STATE ZIP CODE

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (in AO Zones, use depth)
------------------	--------------	--------	--------------------	-----------	--

SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation Information:

Building is floodproofed to an elevation of 7.0 feet NGVD. (Elevation datum used must be the same as that on the FIRM.)

Height of floodproofing on the building above the lowest adjacent grade is 4.0 feet.

(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

SECTION III CERTIFICATION (By a Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

I certify that based upon development and/or review of structural design, specifications, and plans for construction that the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME JAMES F. SILVER	LICENSE NUMBER (or Affix Seal) AKL 6229
TITLE PAE	COMPANY NAME JAMES F. SILVER & ASSOC. PA
ADDRESS 1130-5TH ST.	CITY MIAMI BEACH
SIGNATURE <i>[Signature]</i>	STATE FL
	DATE 7/24/95
	PHONE 622 0801

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

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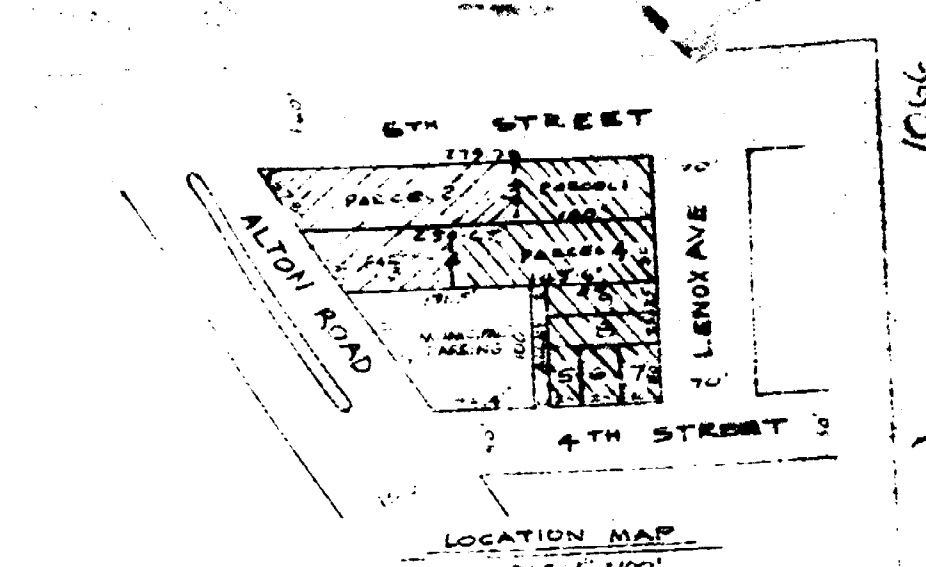
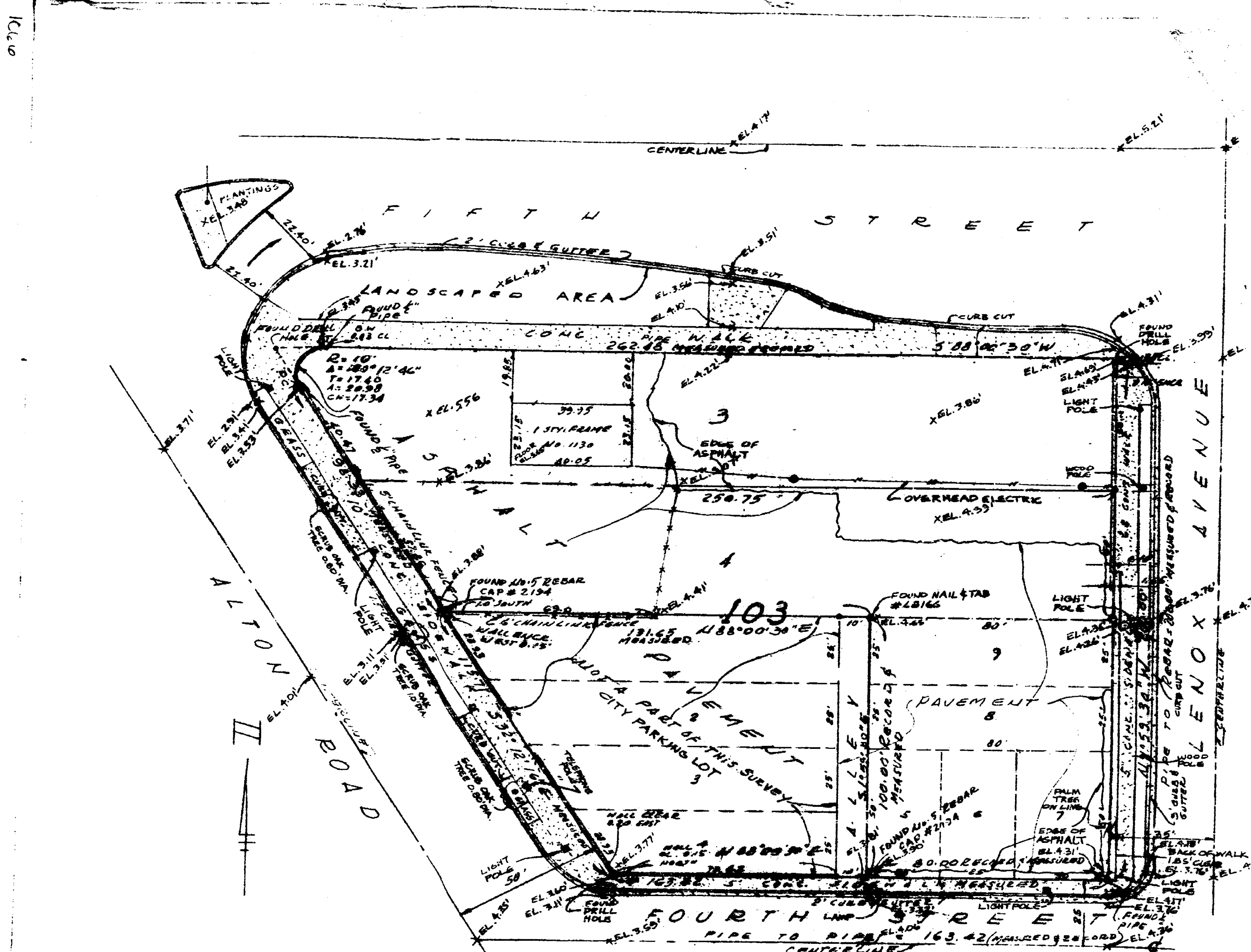
PAPERWORK BURDEN DISCLOSURE NOTICE

GENERAL - This information is provided pursuant to Public Law 96-511, (The Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

AUTHORITY - Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320

DISCLOSURE OF BURDEN - Public reporting burden for the collection of information entitled "Post-Construction Elevation Certificate/Floodproofing Certificate" (FEMA Form 81-31 and 81-65) is estimated to average 12 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden, to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, S.W. 20472; and to the Office of Management and Budget, Paperwork Reduction Project (3067-0077), Washington, D.C. 20503.

10



THIS IS A SKETCH OF AN AS-BUILT SURVEY OF:

PARCEL 1:
The East 100 feet of Lot 3, of Block 103, of OCEAN BEACH, FLA., ADDITION NO. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida.

PARCEL 2:
Lot 3, less the East 100 feet thereof and less that portion thereof which lies within the external arc formed by a 18 foot radius arc commencing at the Southeast tangent to the North line of said Lot 3 and tangent to the Southeast line of said Lot 3, of Block 103, of OCEAN BEACH, FLA., ADDITION NO. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida.

PARCEL 3:
Lot 4, less the East 145.6 feet thereof, of Block 103, of OCEAN BEACH, FLA., ADDITION NO. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida.

PARCEL 4:
The East 145.6 feet of Lot 4, of Block 103, of OCEAN BEACH, FLA., ADDITION NO. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida.

PARCEL 5:
Lots 5, 6, 7, 8 and 9, of Subdivision Lots 5 and 6, Block 103, of OCEAN BEACH, FLA., ADDITION NO. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida.

All of the above described property contains 33,000 Square Feet, more or less, or 0.758 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, **WILLIAM A. HENCKERT, P.E.**, do hereby certify that the "Sketch of Survey" of the above described property is true and correct to the best of my knowledge and belief, as recently surveyed under my direction; also that there are no visible encroachments, unless shown to be herein. Examination of the "Abstract of Title" will have to be made to determine recorded encroachments, if any, which may affect this property. Location of Utilities or, and/or adjacent to this property were not located, as such information was not requested. Ownership of this property is subject to an "Opinion of Title". This survey meets the minimum technical standards for Land Surveys in the State of Florida, pursuant to Section 471.027, Florida Statutes and to Chapter 61G77 of the Florida Administrative Code, as adopted by the Department of Professional Regulation, Board of Land Surveyors. This "Sketch of Survey" is not valid unless the raised embossed seal of the undersigned is affixed hereto.

Order No. 79507-94

By: **James D. Reeves, President**
P.L.S. No. 2194, Florida

NOTES:

- The North Arrow and Bearings used herein are referenced to those shown on the Erosion Control Line of the Atlantic Ocean, recorded in Plat Book 103 at Page 42, Dade County, Florida.
- The Pipes shown on the corners have a P.L.S. Plug No. 2194 inserted in the top of each.
- The Elevation information shown is referenced to 0.00 feet, National Geodetic Vertical Datum (N.G.V.D.), 1929.

LEGEND: B.W. = Back of Walk; F. = Centerline; CH. = Chain; CONC. = Concrete; EL. = Elevation; B.C. = Benchmark; P.C. = Point of Curve; P.T. = Point of Tangent; STY. = Story; R. = Radius; Δ = Delta; T. = Tangent; A. = Arc; N. = North; S. = South; E. = East; W. = West.

3-16-94 CERTIFIED TO:

- CATERY DEVELOPMENT, INC.
- JAMES SILVERS, TRUSTEE
- ATTORNEY VIVIAN THOMPSON FORD, INC.
- WILLIAM A. HENCKERT, P.E.

PH. 1-205-534-4668

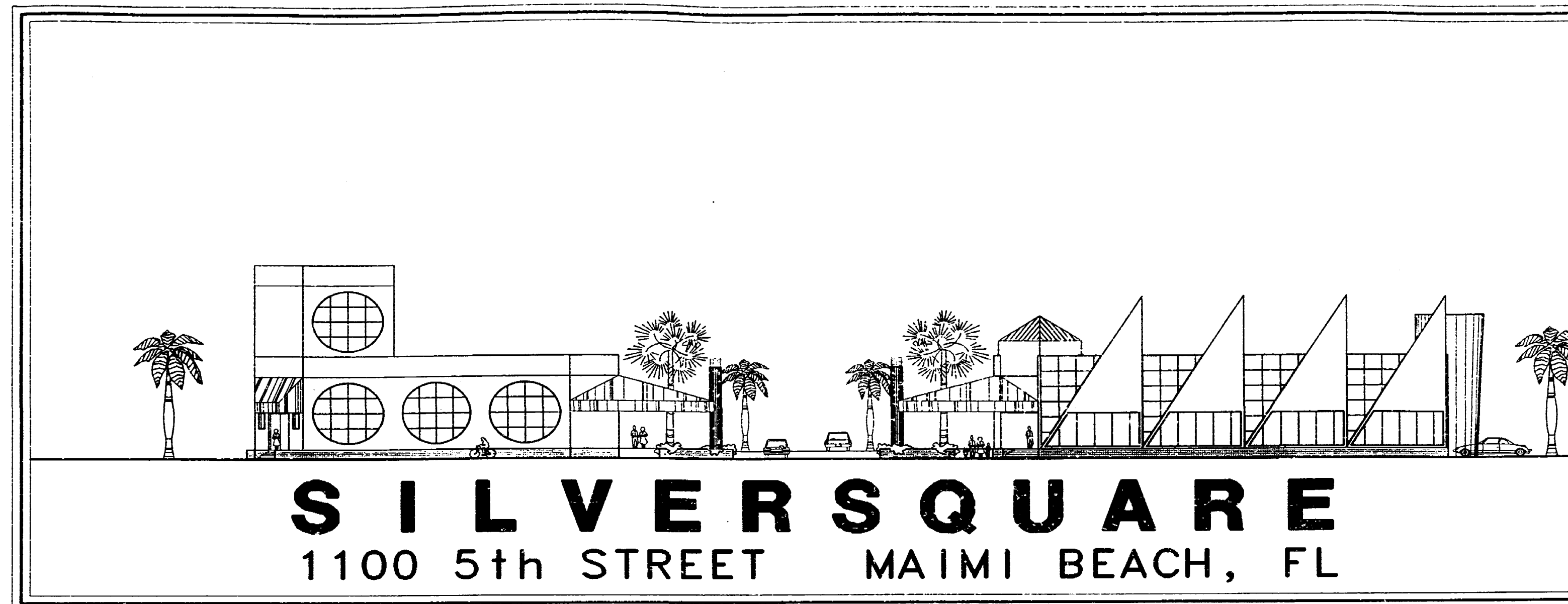
SURVEY FOR:
JAMES SILVERS, TRUSTEE

ZURWELLE WHITTAKER, INC. - EST. 1930
CONSULTING ENGINEERS AND SURVEYORS
605 LINCOLN RD. SUITE 200, OCEAN BEACH, FLA. 33139

DATE 5-16-96	SCALE 1"=20'	DRAWN BY E.R.	CHECKED BY J.D.R.
REVISIONS		DECLARATION	
5-16-96		5-16-96	
5-16-96		5-16-96	
5-16-96		5-16-96	

NATIONAL FLOOD INSURANCE DATUM

COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM NAME	ENGINEER'S NAME
120691	0192	J	5-2-94	A.E.	W.A.H.



ZONING DATA

ZONING.....C-PS2
LOT AREA.....0.76 AC = 33,000 SF
FAR (MINIMUM ALLOWED).....2.0 = 66,000 SF
FAR (MAXIMUM ALLOWED).....2.5 = 82,500 SF
FAR (PROPOSED).....0.38 = 12,454 SF
PARKING REQUIRED.....SUBJECT TO MIXED USE
PARKING PROVIDED.....40 SPACES

BUILDING DATA

BUILDING #1
GROSS ENCLOSED FLOOR AREA.....4,167 SF
BUILDING HEIGHT ALLOWED.....75 FT
BUILDING HEIGHT PROPOSED.....
MAIN ROOF.....24'-10"
PENTHOUSE ROOF.....48'-6"
BUILDING #2
GROSS ENCLOSED FLOOR AREA.....8,287 SF
BUILDING HEIGHT ALLOWED.....75 FT
BUILDING HEIGHT PROPOSED.....26'-3" FT

SHEET INDEX

ARCHITECTURAL

A1-0.....COVER SHEET
A1-1.....SITE PLAN
A2-1.....BUILDING #1 GROUND FLOOR PLAN
A2-2.....MAIN ROOF & PENTHOUSE PLAN
A2-3.....PENTHOUSE ROOF PLAN
A2-4.....BUILDING #2 GROUND FLOOR PLAN
A2-5.....BUILDING #2 ROOF PLAN
A3-1.....BUILDING #2 ELEVATIONS
A3-2.....BUILDING #1 ELEVATIONS
A4-1.....SECTIONS

STRUCTURAL

S1-1.....BUILDING #1 FOUNDATION PLAN
S1-2.....BUILDING #2 FOUNDATION PLAN
S1-3.....FOUNDATION DETAILS
S2-1.....BUILDING #1 FRAMING PLAN
S2-2.....BUILDING #1 MAIN ROOF FRAMING PLAN
S2-3.....BUILDING #1 PH ROOF FRAMING PLAN
S2-4.....BUILDING #2 FRAMING PLAN
S2-5.....BUILDING #2 MAIN ROOF FRAMING PLAN
S3-1.....ELEVATIONS
S4-1.....SECTIONS

LANDSCAPING

L1-1.....LANDSCAPE PLAN

MECHANICAL

M.....

ELECTRICAL

E.....

PLUMBING

P.....

CIVIL

C.....

APPROVAL IS CONTINGENT
ON PERFORMANCE OF FIRE
EXPRESSION AND SAFETY
SYSTEMS IN ACCORDANCE
WITH A.B.C. CHAPTER 31

APPROVED BACK FLOW
PREVENTION DEVICE REQUIRED.

FIRE FLOW
FEE \$500

FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS
FIRE STOPPING REQUIREMENTS

CONSTRUCTION OF APPROVED
FIRE SUPPRESSION / LIFE
SAFETY SYSTEMS IN
ACCORDANCE WITH A.B.C.
CHAPTER 31

MAINTAIN EFFECTIVENESS OF
FIRE SUPPRESSION / LIFE
SAFETY SYSTEMS IN
ACCORDANCE WITH A.B.C.
CHAPTER 31

*Approved
for permit for fire
stopping device*

CITY OF MIAMI BEACH
RECEIVED
JUL 24 1995
BUILDING DEPARTMENT

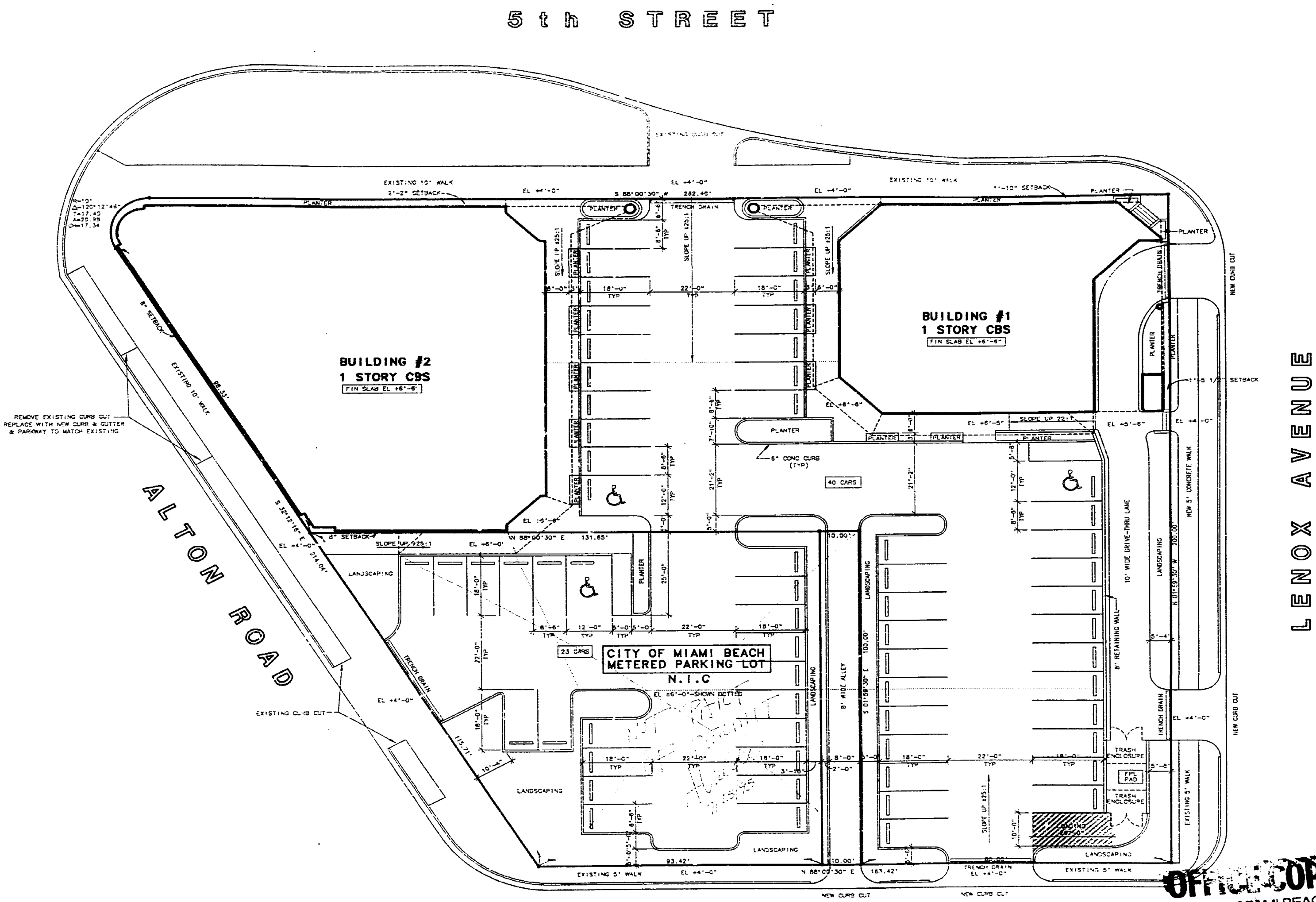
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: *7/24/95 for Dept*
ZONING: *7/23/95*
PLUMBING: *7/23/95*
ELECTRICAL: *7/23/95*
MECHANICAL: *7/23/95*
FIRE PREVENTION: *7/23/95*
ENGINEERING: *7/23/95*
PUBLIC WORKS: *7/23/95*
STRUCTURAL: *7/23/95*
ACCESSIBILITY: *7/23/95*

JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

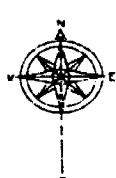
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
COVER SHEET

41-0



① SITE PLAN
1/15/11-1/01

4th STREET



DESIGN REVIEW BOARD
 BOARD APPROVAL: _____
 DIRECTOR APPROVAL: _____
 APPROVED FOR PERMIT BY THE FOLLOWING:
 CONSTRUCTION: _____
 NOT APPROVED: _____
 DATE: 5-15-11
 BY: [Signature]

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:
 BUILDING: _____
 ZONING: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ACCESSIBILITY: _____

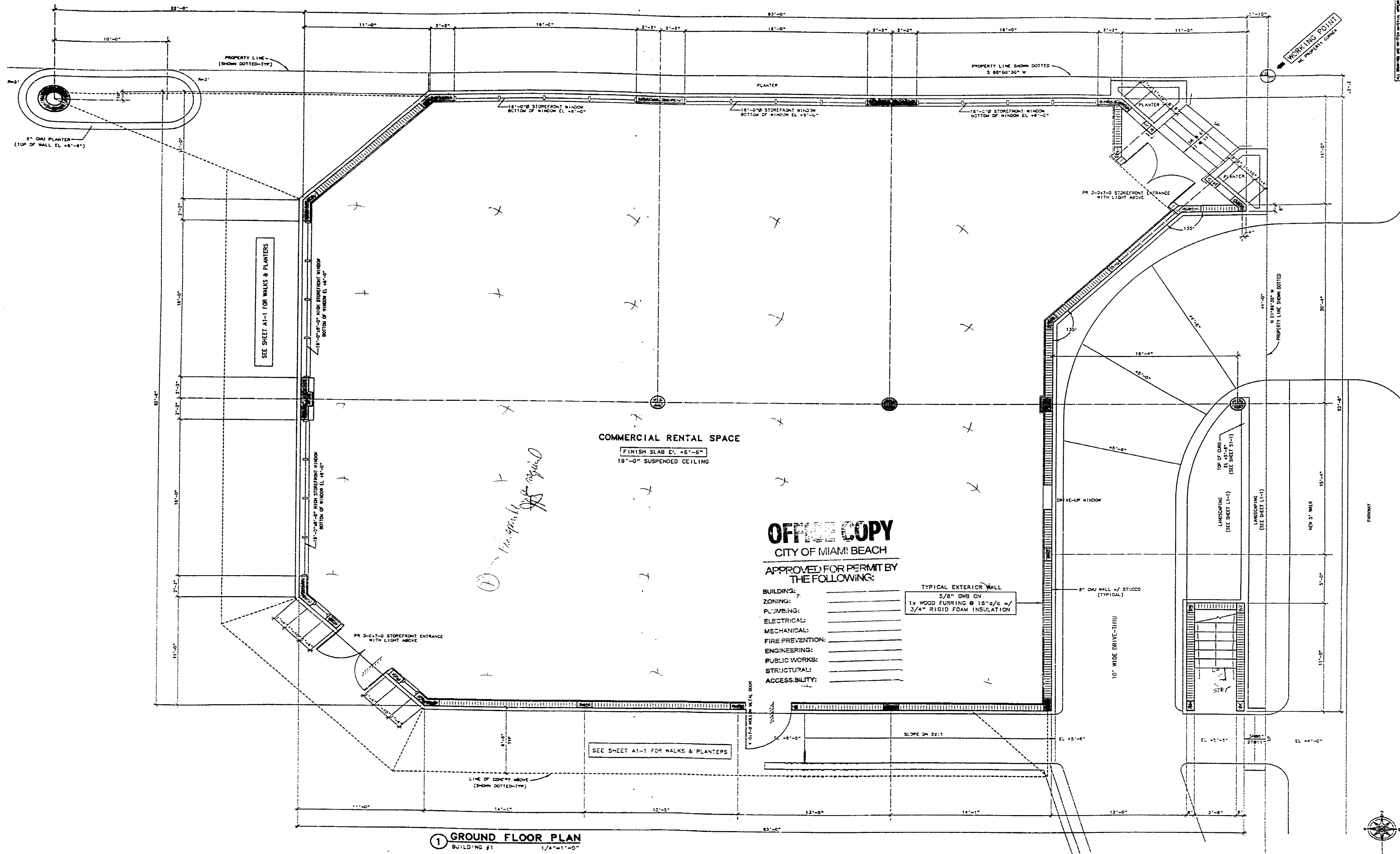
DATE: 24 JUL 95

JAMES F. SILVERS & ASSOC., P.A.
 1130-5TH STREET MIAMI BEACH, FLA.
 ARCHITECT/DEVELOPER 305/672-0801

[Signature]

SILVER SQUARE
 1100 5th STREET MIAMI BEACH, FLORIDA
 SITE PLAN

41-1

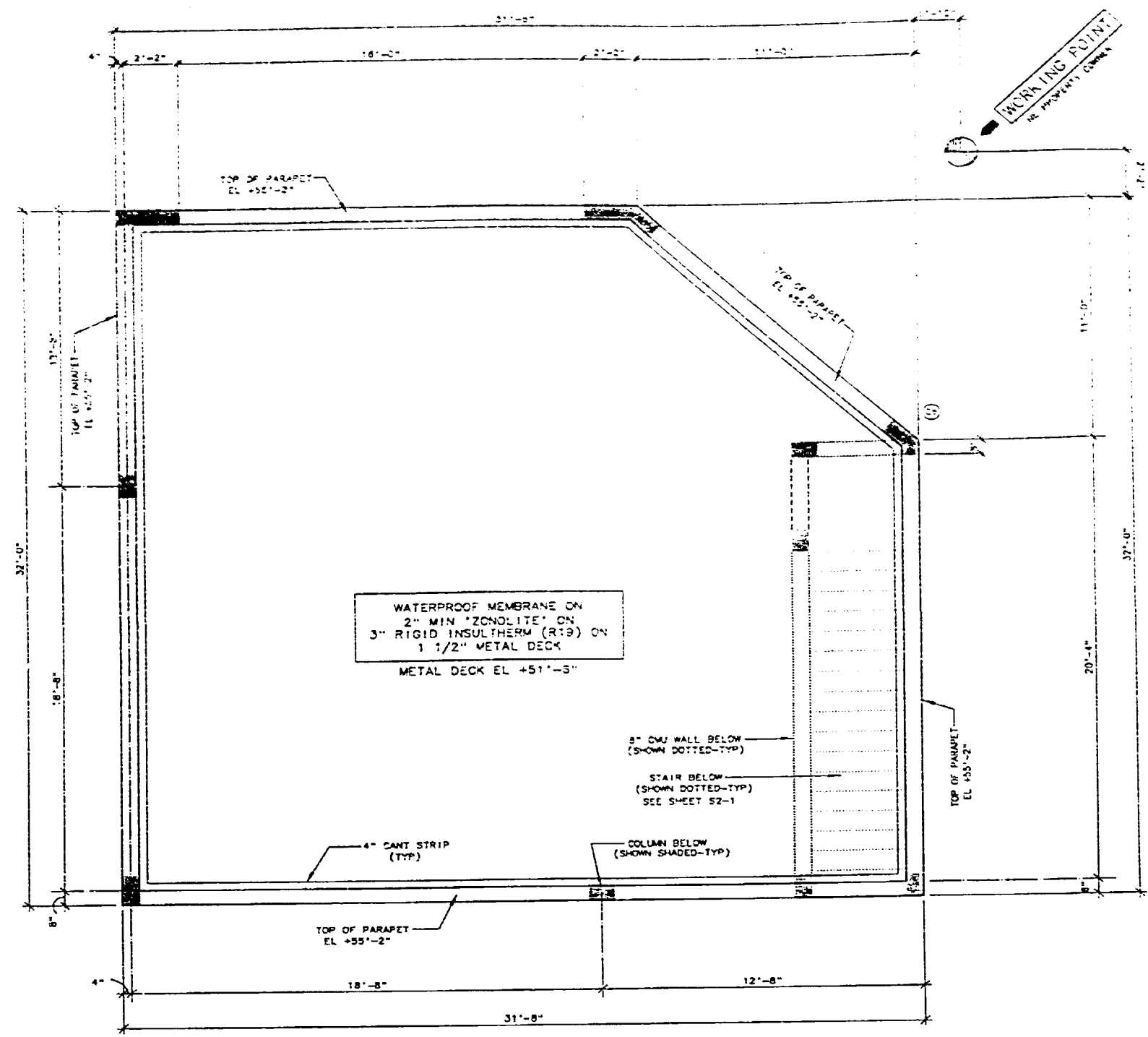


JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

[Signature]

SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #1 GROUND FLOOR PLAN

A2-1



① PENTHOUSE ROOF PLAN
1/4"=1'-0"

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

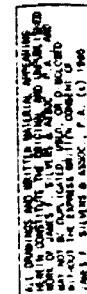
BUILDING:	_____
ZONING:	_____
PLUMBING:	_____
ELECTRICAL:	_____
MECHANICAL:	_____
FIRE PREVENTION:	_____
ENGINEERING:	_____
PUBLIC WORKS:	_____
STRUCTURAL:	_____
ACCESSIBILITY:	_____

DATE: 24 JUL 95

JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

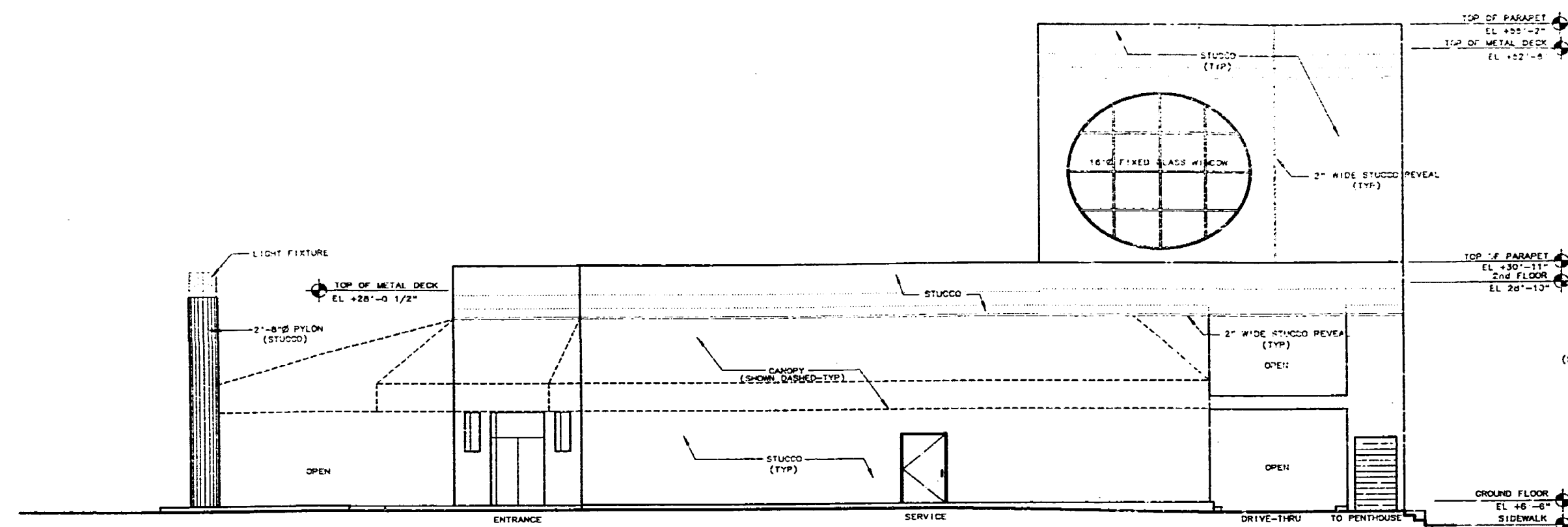
SILVERSQUARE
1100 5TH STREET MIAMI BEACH, FLORIDA
BLDG #1 PENTHOUSE ROOF PLAN

42-3

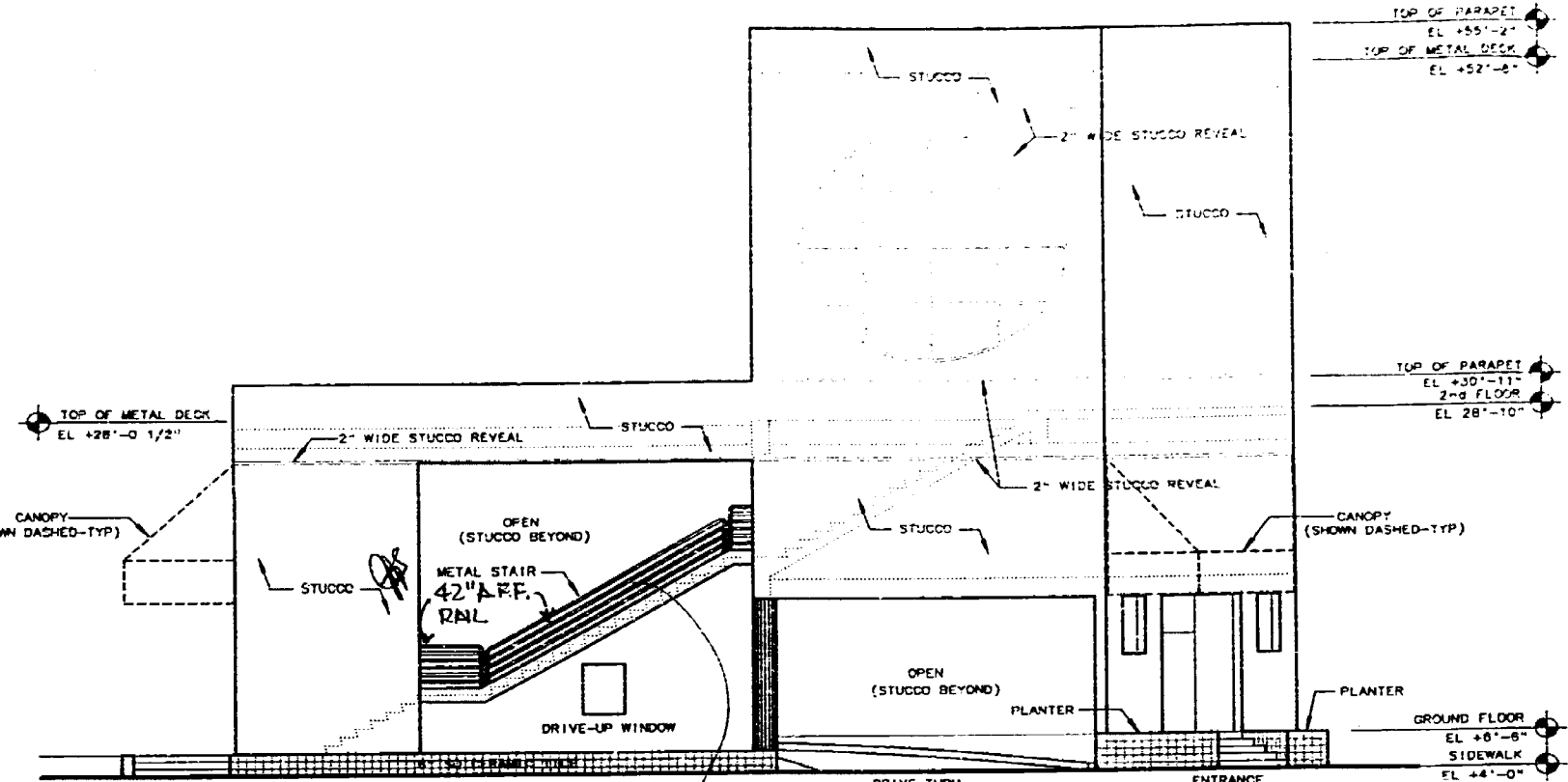


A2-4

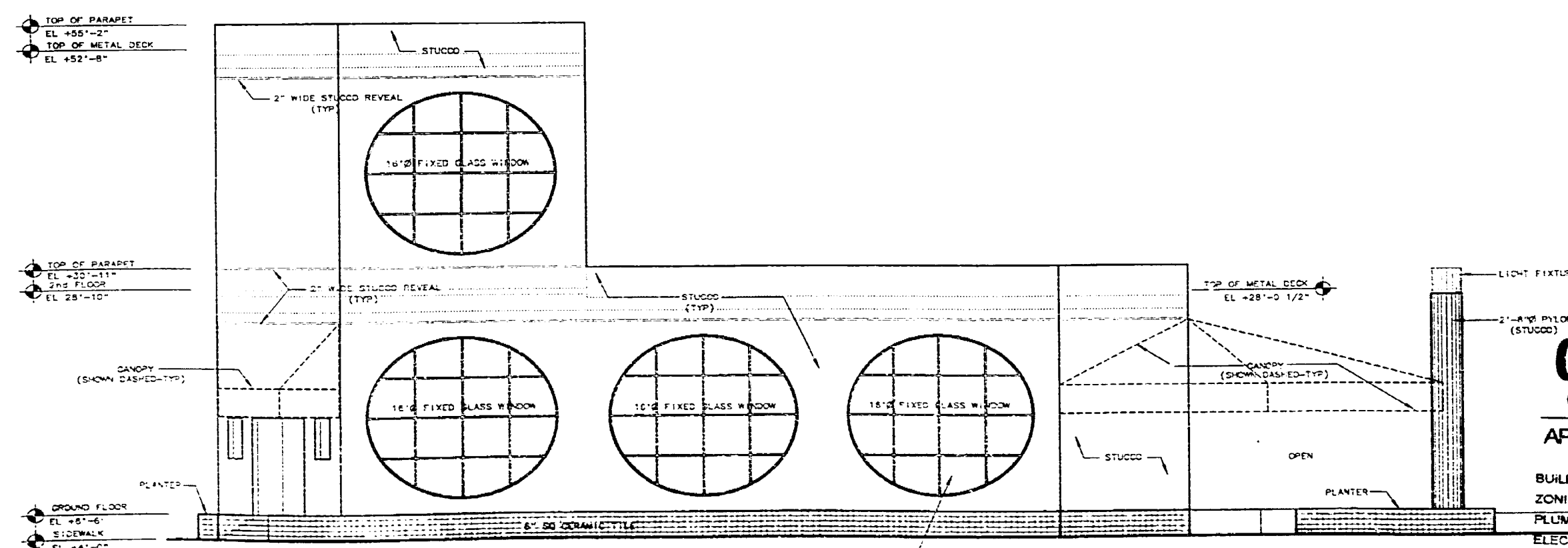
BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____



③ SOUTH ELEVATION
1/8"=1'-0"



② EAST ELEVATION
1/8"=1'-0"

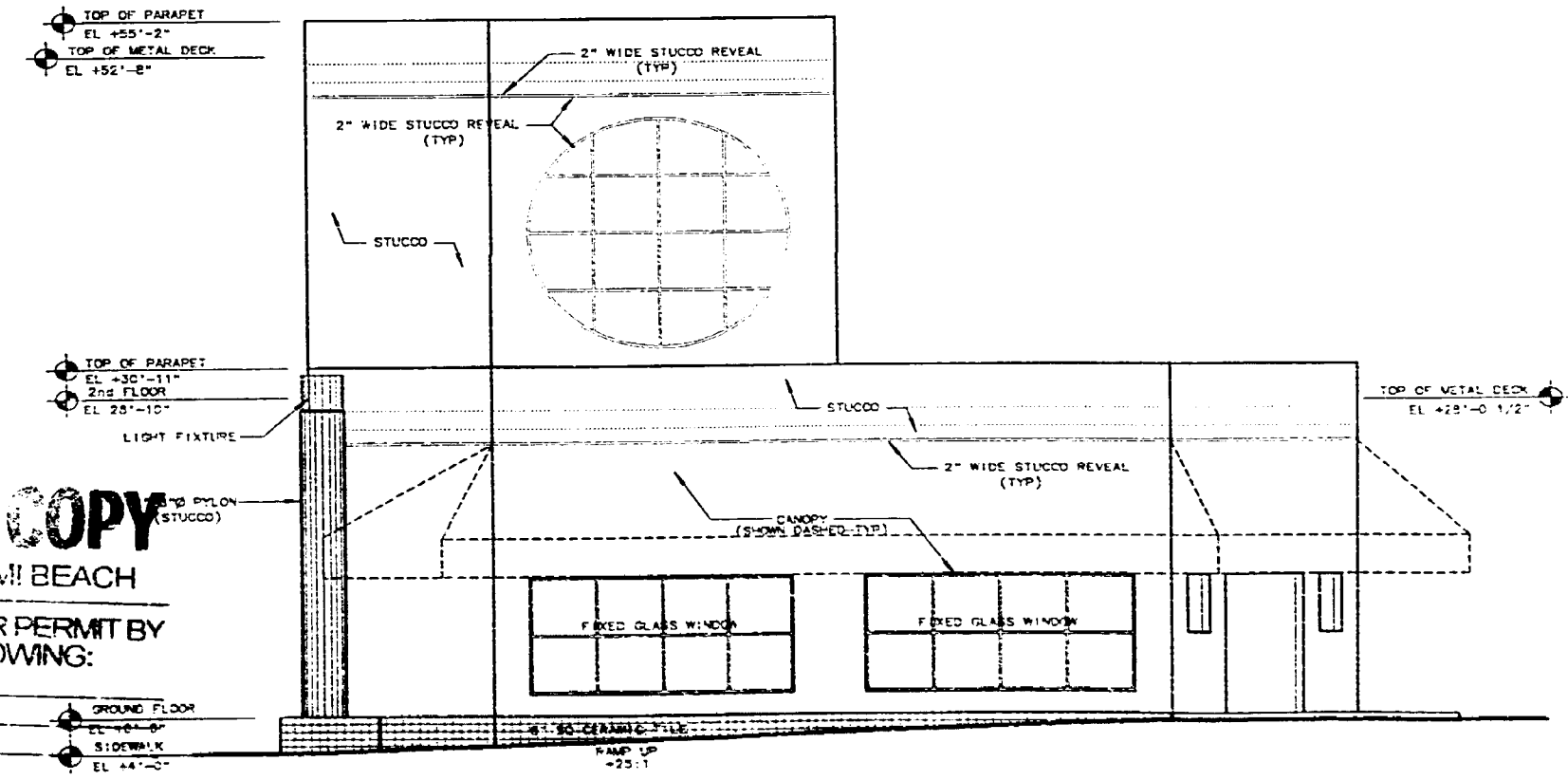


④ NORTH ELEVATION
1/8"=1'-0"

NOTE
PROVIDE FOR DADE COUNTY APPROVED STORM SHUTTERS FOR ALL WINDOWS AS REQUIRED.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:



① WEST ELEVATION
1/8"=1'-0"

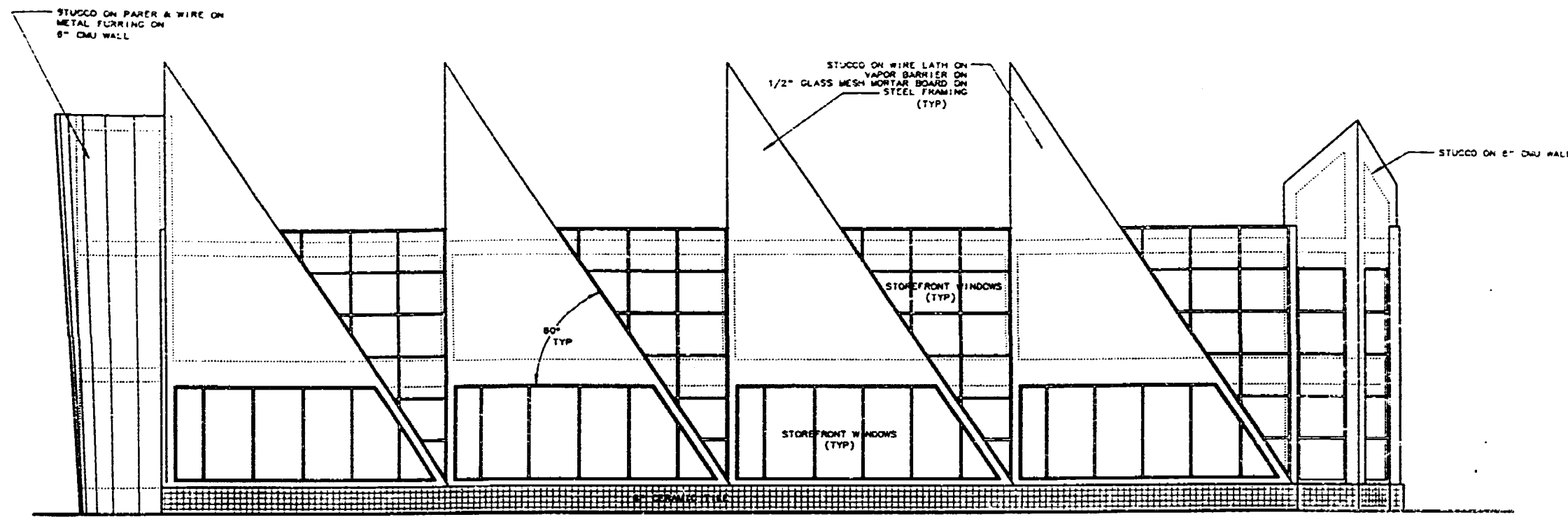
NOTE
FLOOD PROOF ALL WALLS BELOW EL +9'-0" AS REQUIRED.

JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

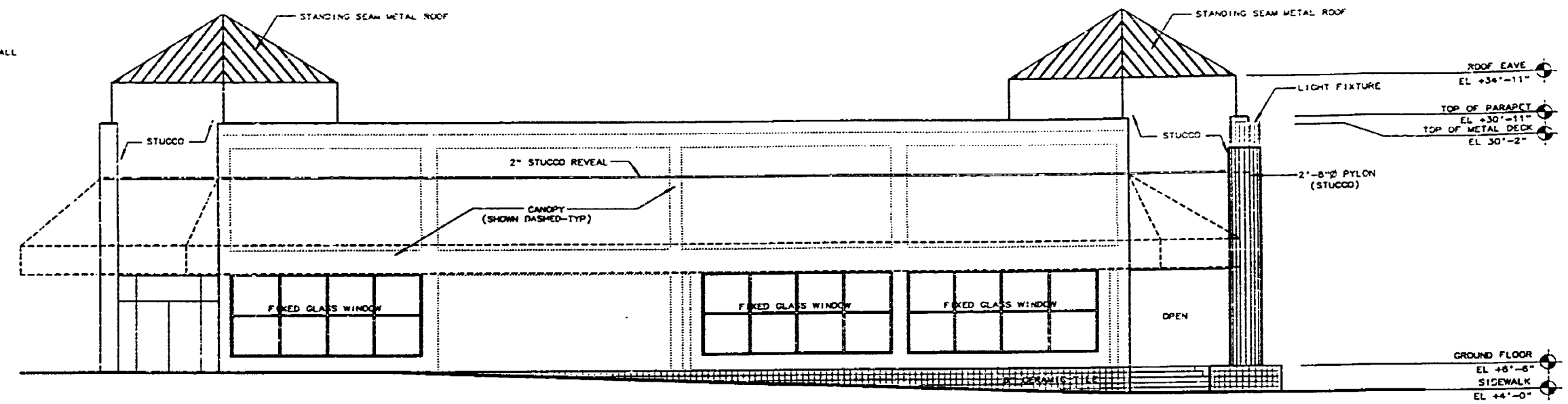
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #1 ELEVATIONS

43-1

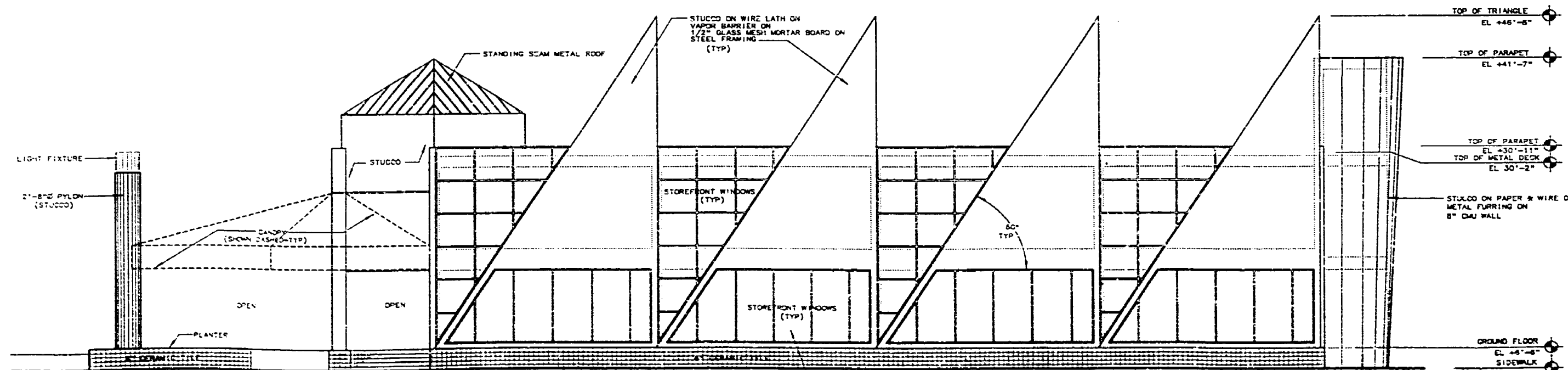
10



③ WEST ELEVATION
1/8"=1'-0"

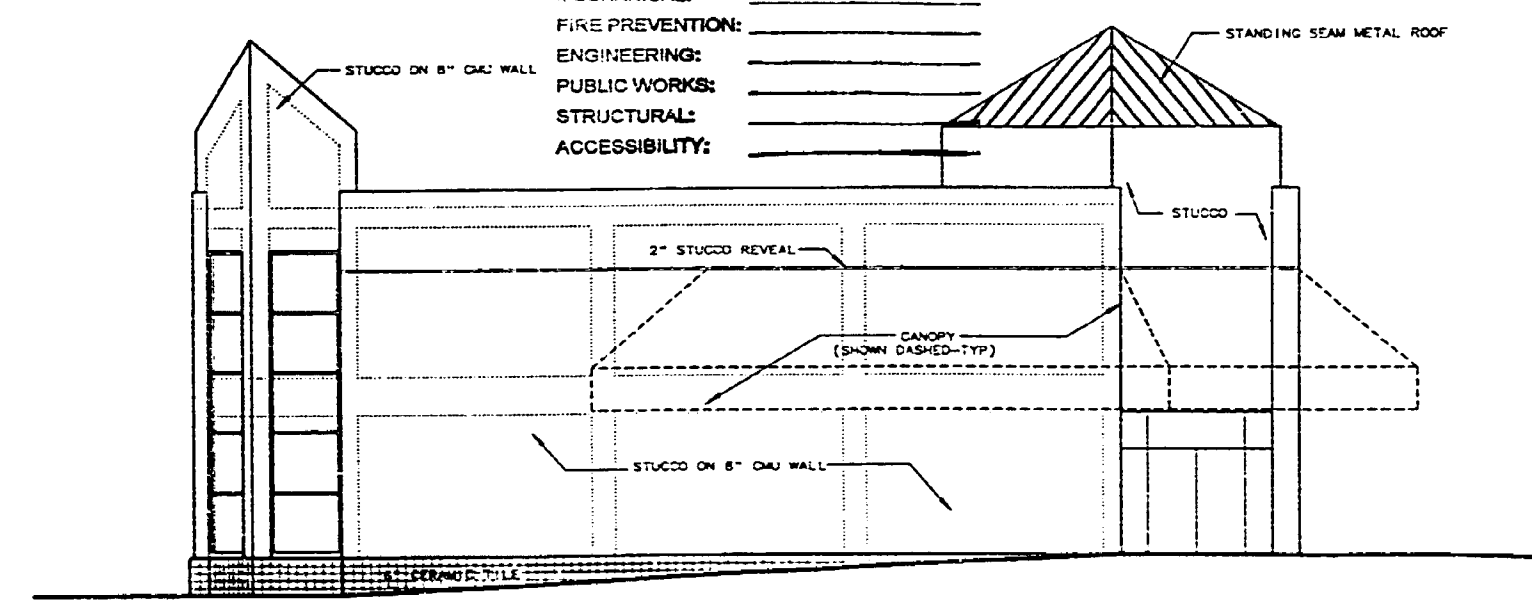


② EAST ELEVATION
1/8"=1'-0"



④ NORTH ELEVATION
1/8"=1'-0"

NOTE
PROVIDE FOR DADE COUNTY APPROVED STORM
SHUTTERS FOR ALL WINDOWS AS REQUIRED.



① SOUTH ELEVATION
1/8"=1'-0"

OFFICE COPY CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____

JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

SILVER SQUARE
1100 5TH STREET MIAMI BEACH, FLORIDA
BUILDING #2 ELEVATIONS

43-2

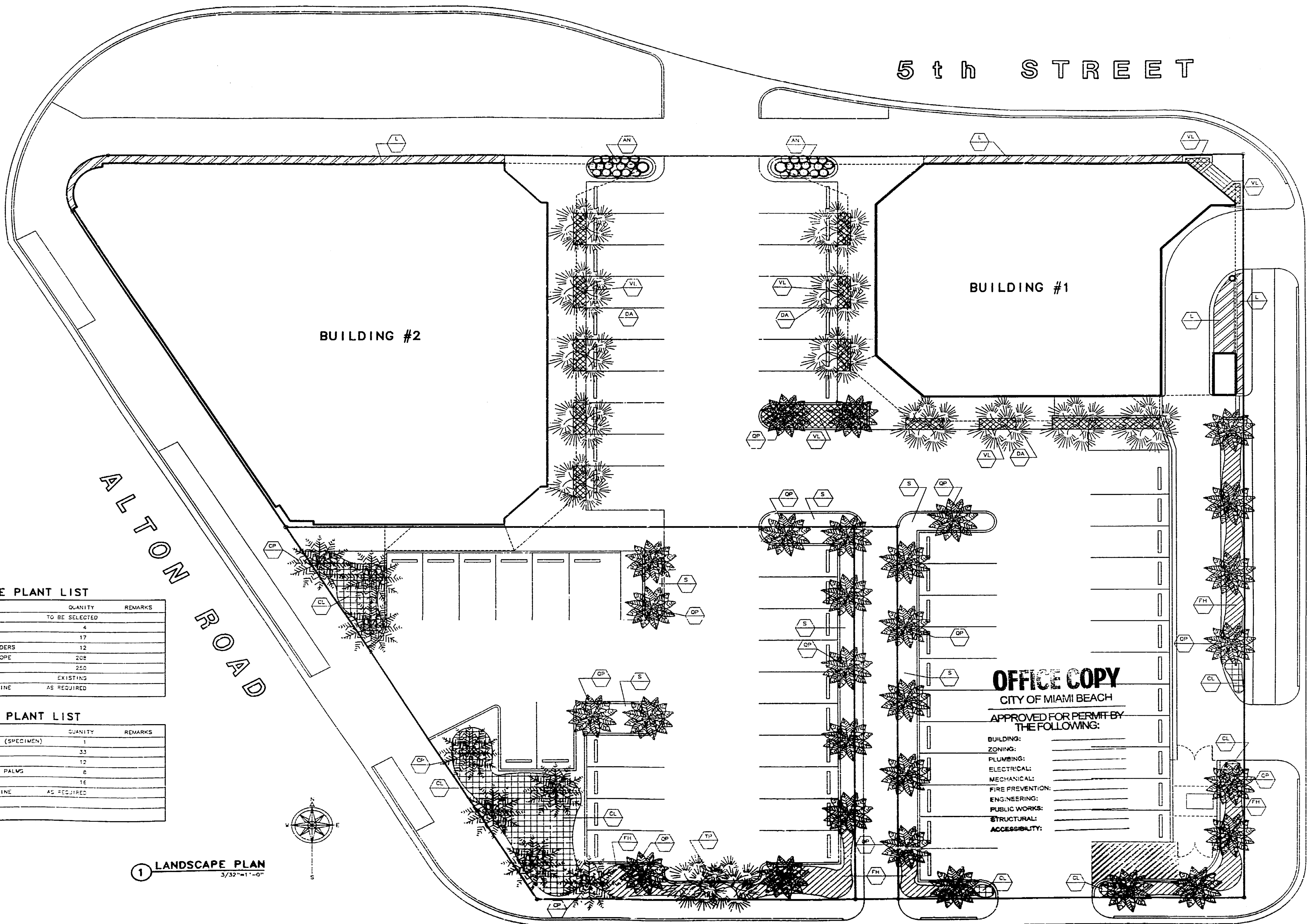
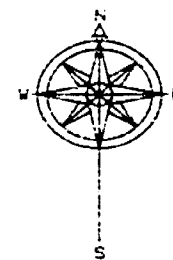
SILVERSSQUARE PLANT LIST

MARK	PLANT NAME	QUANTITY	REMARKS
A	ANNUALS	TO BE SELECTED	
CL	CRYNA LILLY	4	
QP	QUEEN PALMS	17	
DA	DOUBLE ALEXANDERS	12	
VL	VERIGATED LIROPE	208	
L	LIROPE	250	
FH	FIGUS HEDGE	EXISTING	
S	SOD-ST AUGUSTINE	AS REQUIRED	

CMB PARKING PLANT LIST

MARK	PLANT NAME	QUANTITY	REMARKS
TP	TRAVELER PALM (SPECIMEN)	1	
CL	CRYNA LILLY	33	
QP	QUEEN PALMS	12	
GP	WAPAN COCONUT PALMS	6	
FH	FIGUS HEDGE	16	
S	SOD-ST AUGUSTINE	AS REQUIRED	

1 LANDSCAPE PLAN
3/32"=1'-0"



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CITY OF MIAMI BEACH

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THE FOLLOWING:

BUILDING: _____
ZONING: _____
PLUMBING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PREVENTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____

LENOX AVENUE

5th STREET

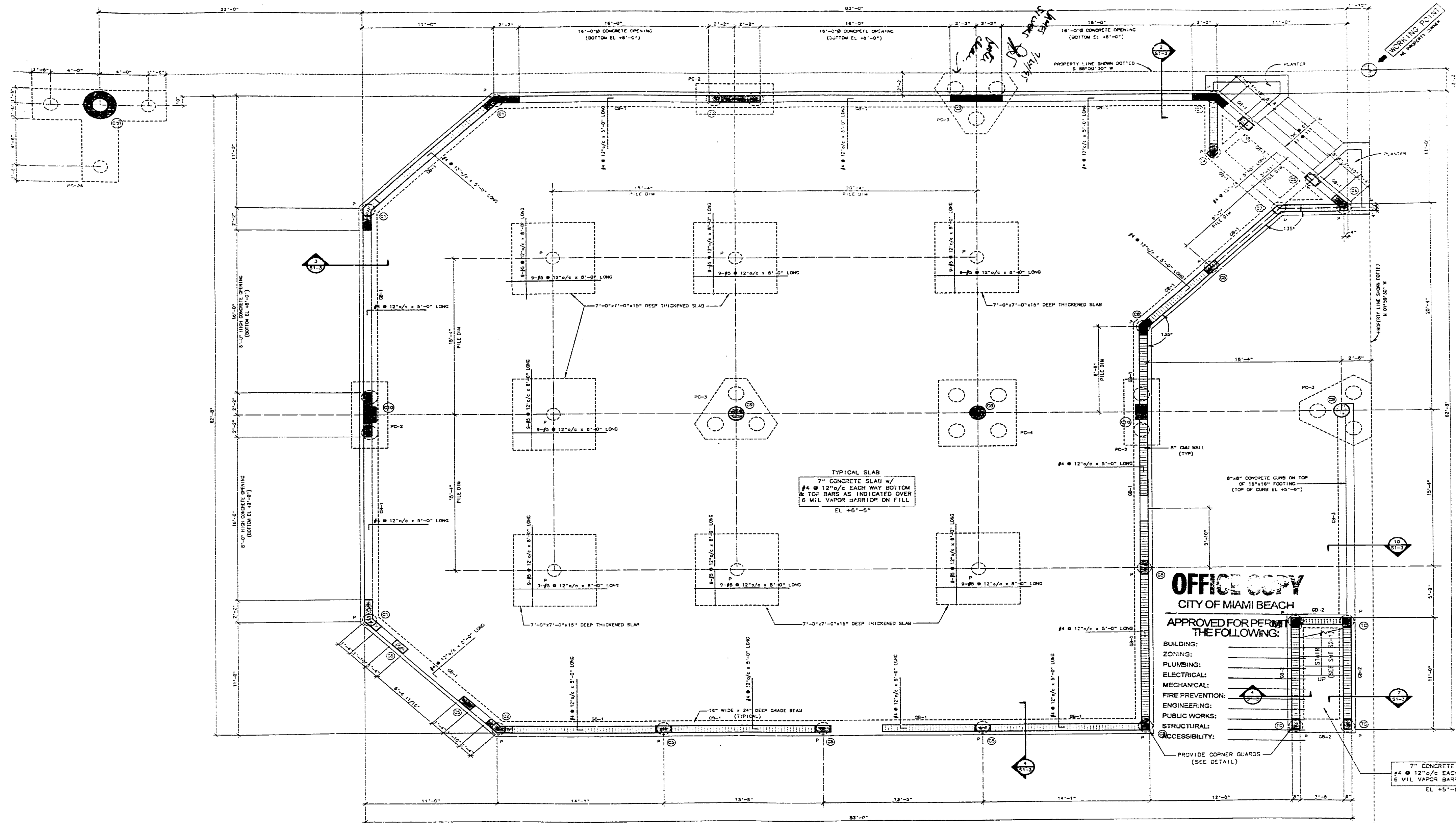
BUILDING #2

BUILDING #1

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ARCHITECT/DEVELOPER 305/672-0801

SILVERSSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
LANDSCAPE PLAN

L7-1



① FOUNDATION & GROUND FLOOR FRAMING PLAN
 BUILDING #1
 1/4"=1'-0"

CLEMENT
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 AIA, PE
 1100 5th STREET MIAMI BEACH, FLORIDA
 (305) 672-0801

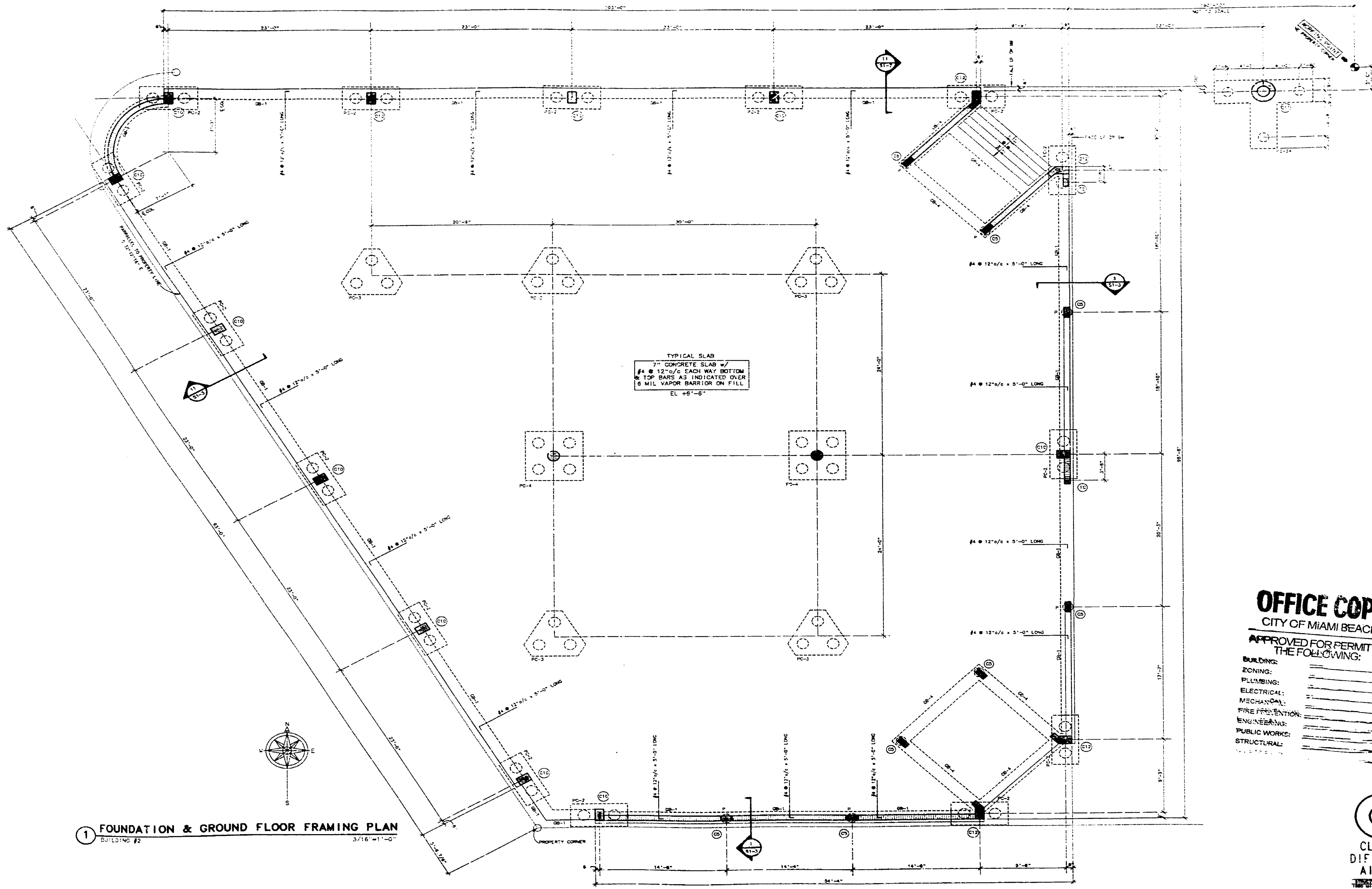
DATE: 24 JUL 95

JAMES F. SILVERS & ASSOC., P.A.
 1130-5TH STREET MIAMI BEACH, FLA.
 ARCHITECT/DEVELOPER 305/672-0801

SILVER SQUARE
 1100 5th STREET MIAMI BEACH, FLORIDA
 BUILDING #1 FOUNDATION

SILVER SQUARE
 1100 5th STREET MIAMI BEACH, FLORIDA
 BUILDING #1 FOUNDATION

S1-1



1 FOUNDATION & GROUND FLOOR FRAMING PLAN
BUILDING #2
3/16\"/>

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	_____
ZONING:	_____
PLUMBING:	_____
ELECTRICAL:	_____
MECHANICAL:	_____
FIRE PREVENTION:	_____
ENGINEERING:	_____
PUBLIC WORKS:	_____
STRUCTURAL:	_____

CLEMENT
DIFILLIPPO
AIA, PE
1800 S.W. 8TH ST., SUITE 202
MIAMI BEACH, FL 33139
(305) 875-8812

51-2

SILVER SQUARE
 1100 5th STREET MIAMI BEACH, FLORIDA
 BUILDING #2 FOUNDATION

JAMES F. SILVERS & ASSOC., P.A.
 1130-5TH STREET MIAMI BEACH, FLA.
 ARCHITECT/DEVELOPER 305/672-0801

17 TYPICAL DETAIL AT PC-2

18 TYPICAL DETAIL AT PC-3

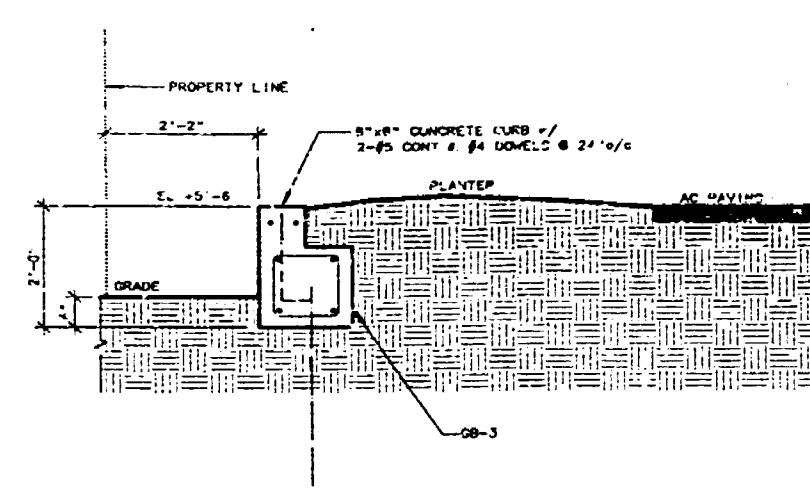
19 TYPICAL DETAIL AT PC-3A

20 TYPICAL DETAIL AT PC-4

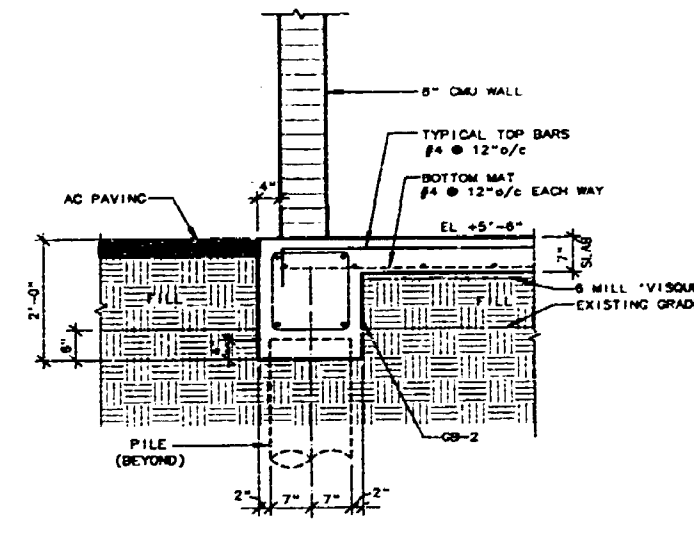
21 TYPICAL DETAIL AT GRADE BEAM GB-1

GENERAL NOTES

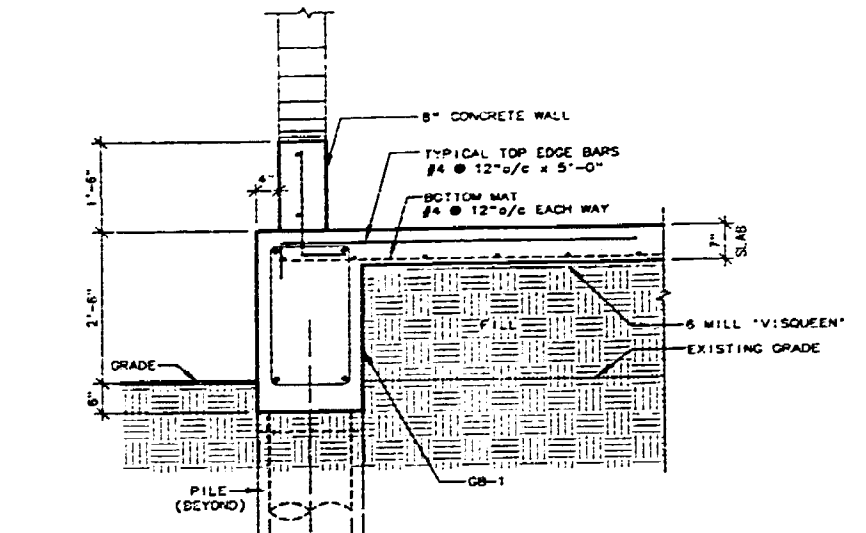
- The Contractor shall review all drawings and report any changes or corrections to the Architect before proceeding with the work. All construction shall conform to the South Florida Building Code and other codes and/or standards as referenced therein.
- 1. SUPERIMPOSED LOADS USED IN DESIGN:**
 - A. Roof (S.F. = 30 psf) (DL = 15 psf)
 - B. Building #1 (S.F. = 80 psf) (DL = 25 psf)
 - C. Building #2 (S.F. = 80 psf) (DL = 25 psf)
 - 2. DESIGN STANDARDS:**
 - A. South Florida Building Code (SFBC), 1994 Edition
 - B. ACI Building Code 318-85
 - C. AISC Steel Construction Manual 8th Edition
 - 3. FOUNDATIONS:**
 - A. The Geotechnical Report submitted by Wingert Laboratories shall be followed for all foundation piling, soil improvements, testing, as required, and procedures for work specifications.
 - B. The Geotechnical Engineer shall field check and approve all pile foundations and/or soil testing as required and the contractor shall not proceed without said approvals.
 - 4. CONCRETE:**
 - A. Poured-in-place concrete shall have at least the following strength after 28 days, unless noted otherwise:
 1. Slabs and miscellaneous concrete: 3000 psi
 2. All others: 4000 psi
 - B. Concrete tests shall be made and reports submitted as per Code.
 - C. All reinforcing bars shall be ASTM A616, Grade 60, U.N.C. Welded wire fabric shall conform to ASTM A185. Welded wire fabric for slabs on grade and for walls shall have a minimum tensile yield strength of 60 ksi. Measured studs shall conform to ASTM A108 with 60 ksi minimum tensile strength and shall be automatically machine welded.
 - D. Concrete Protection for Reinforcement (U.N.C.):
 1. Concrete poured against earth: 3/4" thick
 2. Concrete poured in forms but exposed to weather or earth: 1/2" thick
 3. Columns, girders and beams: 1/2" thick
 4. Slabs and walls not exposed to weather or earth: 1/2" thick
 5. Slabs and walls exposed to weather or earth: 3/4" thick
 6. Balcony slabs (exposed to weather or earth): 3/4" thick
 - E. No splices of reinforcement shall be made and no welding to reinforcing shall be permitted except as detailed or authorized by the structural engineer. Lap splices, where permitted, shall be a minimum 36 bar diameters (U.N.C.) on the drawings. Wire fabric reinforcement must have one full mesh plus 2" at wide and end ground corners or provide corner bars of equal size and spacing.
 - F. Detail bars in accordance with the latest editions of ACI Detailing Manual and ACI Building Code Requirements for Reinforced Concrete.
 - G. Provide all accessories necessary to support reinforcing at positions shown on the drawings.
 - H. Place 2-#5 bars (1 ea. face) w/ 12" high projection around all openings in concrete slabs and walls, U.N.C.
 - I. Slabs on grade shall have wire mesh (6x6x1/4x1/4) w/ 4" w/ 4" spacing. Reinforcing and piling over 2" vapor barrier, 6" w/ 4" thick. Solid slabs shall be placed over well compacted fill with density test made per code. For the protection of the concrete, slabs shall be placed in areas not exceeding 300 square feet and covered with 2" heavy gauge, 1/2" thick, 1/2" thick, shall be placed against adjacent walls, columns, and at smaller adjacent edges.
 - J. Provide 2-#5 bars (1 ea. face) w/ 12" high projection around all openings in concrete slabs and walls, U.N.C.
 - K. Slabs on grade shall have wire mesh (6x6x1/4x1/4) w/ 4" w/ 4" spacing. Reinforcing and piling over 2" vapor barrier, 6" w/ 4" thick. Solid slabs shall be placed over well compacted fill with density test made per code. For the protection of the concrete, slabs shall be placed in areas not exceeding 300 square feet and covered with 2" heavy gauge, 1/2" thick, 1/2" thick, shall be placed against adjacent walls, columns, and at smaller adjacent edges.
 - L. Provide 2-#5 bars (1 ea. face) w/ 12" high projection around all openings in concrete slabs and walls, U.N.C.
 - 5. STEEL:**
 - A. All structural steel shall conform to ASTM A36, except tube columns which shall conform to ASTM A500, Grade B, Fy=46 ksi.
 - B. Structural steel shall be detailed, fabricated and erected in accordance with the 8th Edition of the Manual of Steel Construction and AISC Code of Standard Practice.
 - C. All welding and welds shall meet the Structural Welding Code AWS D1.1-B. All field welds shall be cleaned, inspected and approved. The precast concrete subcontractor shall provide a Florida P.E. certification that all welds meet code standards. All welders shall have evidence of passing the AWS standard qualification test.
 - D. Minimum weld size shall be 3/16" continuous fillet weld, unless noted otherwise on the drawings.
 - 6. MASONRY:**
 - A. All masonry block units shall conform to ASTM C90 standards with block classification (N-1) for 8" C.M.U.
 - B. Mortar strength types are as follows:
 - TYPE M: 2500 psi
 - TYPE S: 1800 psi
 - TYPE N: 1500 psi
 - C. Wall types (Masonry):
 1. Below grade foundation walls: (full bedded joints)
 2. Retaining walls: (full bedded joints)
 3. Exterior and load bearing walls: (full bedded joints)
 4. Pierced walls: (full bedded joints)
 - D. Wall reinforcing: (wall panels shall not exceed 200 sq ft)
 1. Horizontal joints: 2-#4 bars w/ 16" o/c
 2. Vertical joints: 2-#4 bars w/ 16" o/c
 3. Dovetail Anchors: 2-#4 bars w/ 16" o/c to match Dur-O-Wall
 4. Grouting: (all concrete columns & walls)
 5. Grouting: (top of walls to underside of concrete block tightly)
 - E. Linets shall be placed over all wall openings, not exceeding six feet, and can be 8" x 8" precast or poured in place with 2-#4 bottom reinforcement. Linets spanning greater than six feet must be approved by the Engineer.
 - F. Linets shall bear 8" at each end with the end cells filled. If a precast linet is used and the end cell requires a vertical bar, the adjacent cell shall also be filled and a vertical bar installed.
 - 7. All dimensions on structural drawings shall be checked against architectural.**
 - 8. Engineer's approval must be secured for all substitutions.**
 - 9. Verify all openings through floor, roof and walls with mechanical and electrical contractor.**
 - 10. During erection of the building, the contractor shall be responsible for temporary bracing to withstand all loads to which the structure may be subjected, including (crane) loads, stockpiles of material and equipment. Such bracing shall be left in place as long as may be required for safety and until all structural framing and diaphragms are in place with connections completed.**



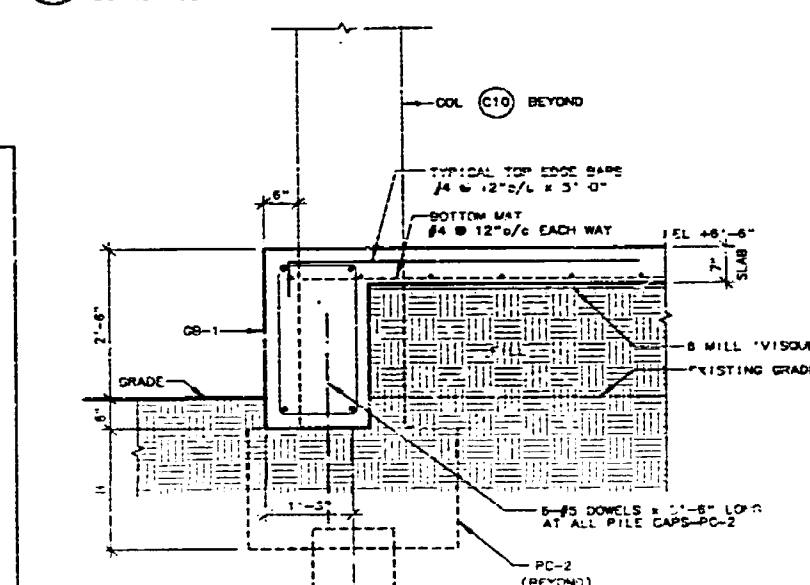
10 TYPICAL DETAIL AT GRADE BEAM GB-3



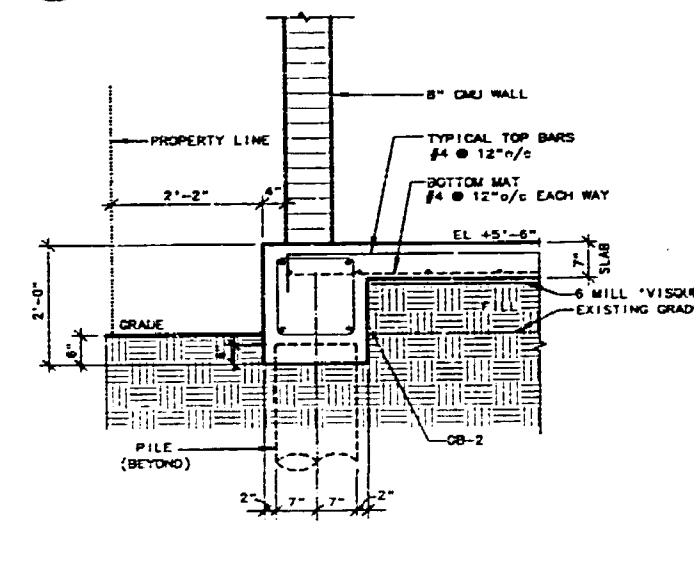
6 TYPICAL DETAIL AT GRADE BEAM GB-2



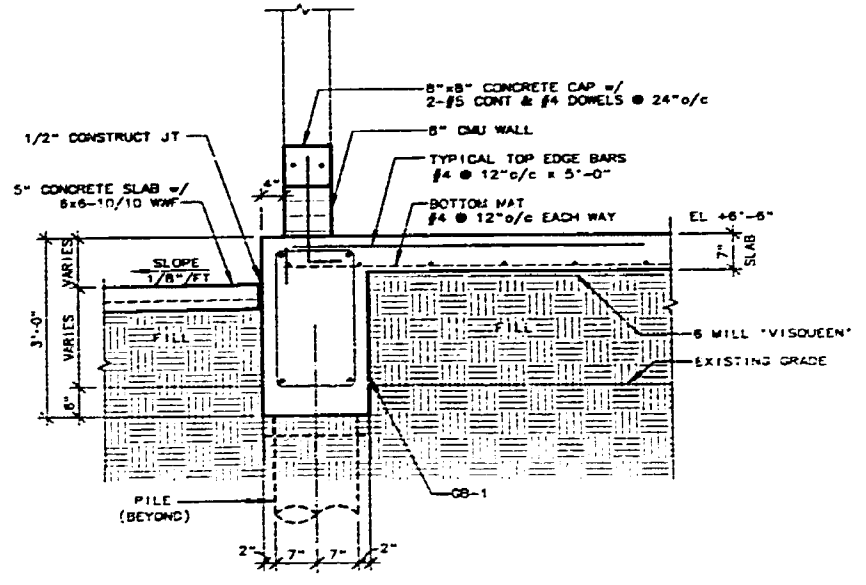
2 TYPICAL DETAIL AT GRADE BEAM GB-1



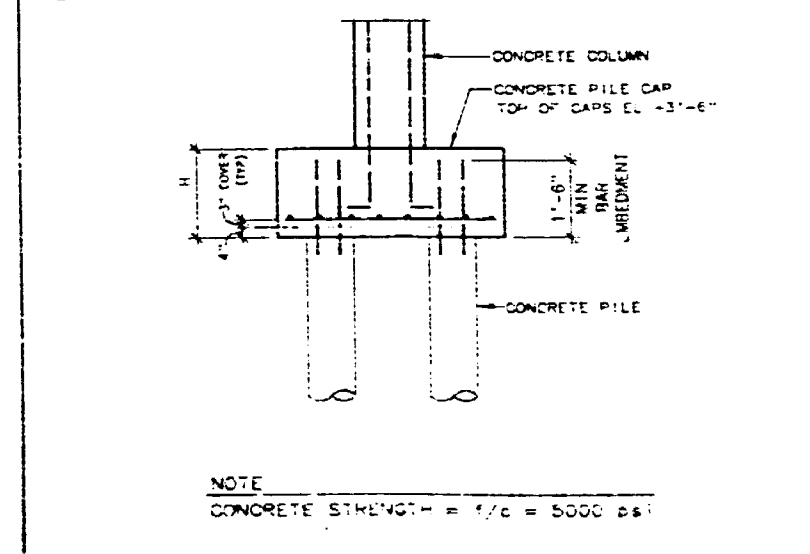
11 TYPICAL DETAIL AT GRADE BEAM GB-1



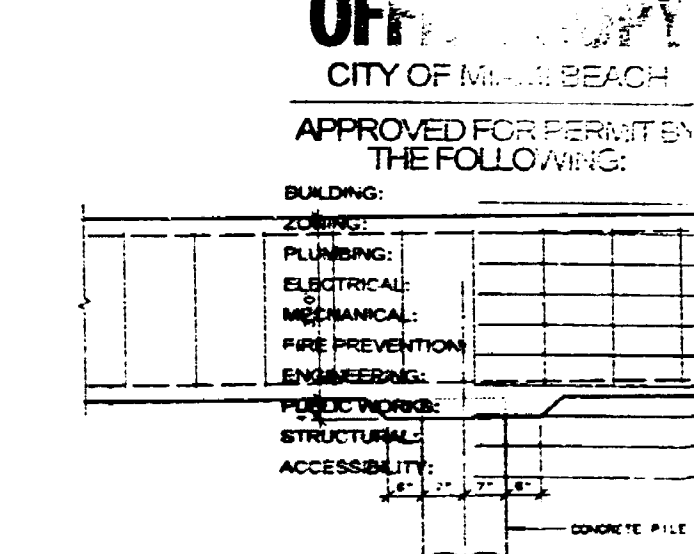
7 TYPICAL DETAIL AT GRADE BEAM GB-2



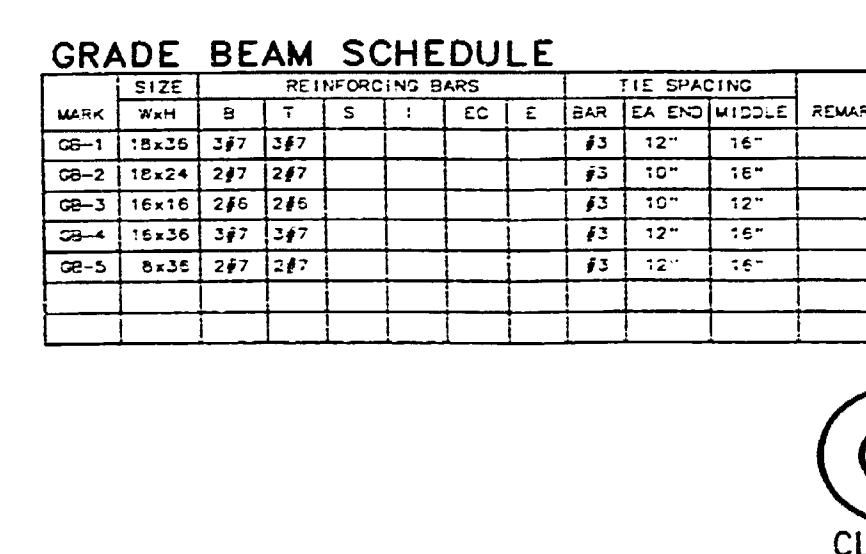
3 TYPICAL DETAIL AT GRADE BEAM GB-1



12 TYPICAL PILE CAP SECTION



8 TYPICAL DETAIL AT GRADE BEAM GB-1



3 TYPICAL DETAIL AT GRADE BEAM GB-1

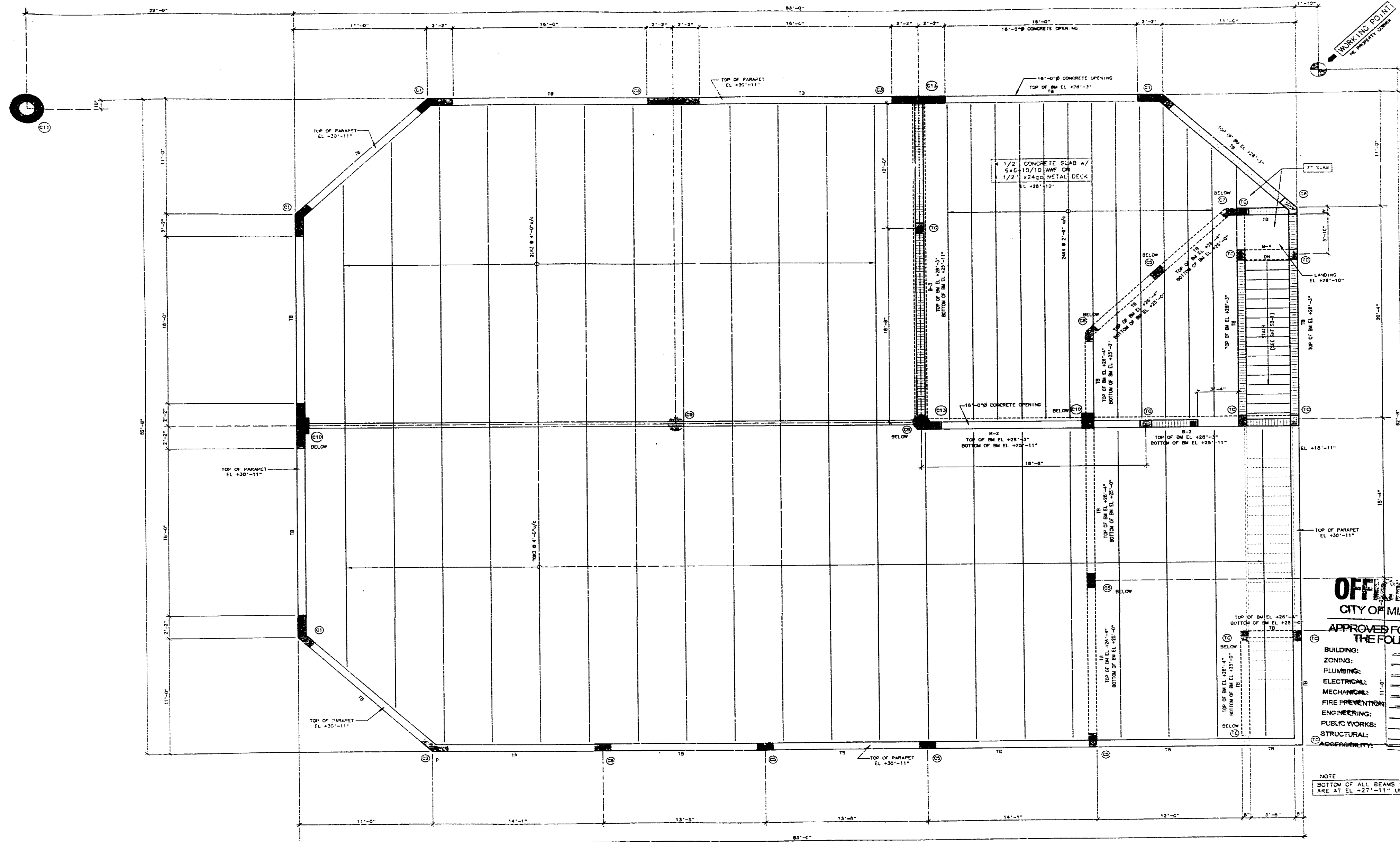
GRADE BEAM SCHEDULE									
MARK	SIZE	W	B	T	S	I	EC	E	BAR
GB-1	18x36	3#7	3#7						#3 12" 16"
GB-2	16x24	2#7	2#7						#3 10" 16"
GB-3	16x16	2#6	2#6						#3 10" 12"
GB-4	16x36	3#7	3#7						#3 12" 16"
GB-5	8x36	2#7	2#7						#3 12" 16"

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ARCHITECT/DEVELOPER 305/672-0801

SILVERSQUARE
1100 5TH STREET MIAMI BEACH, FLORIDA
FOUNDATION DETAILS

ST-3



1 MAIN ROOF & PENTHOUSE FRAMING PLAN
BUILDING #1
1/4"=1'-0"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	
ZONING:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	

NOTE:
BOTTOM OF ALL BEAMS SHOWN ON THIS PLAN
ARE AT EL +27'-11" UNLESS NOTED OTHERWISE.

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33139
(305) 672-0801

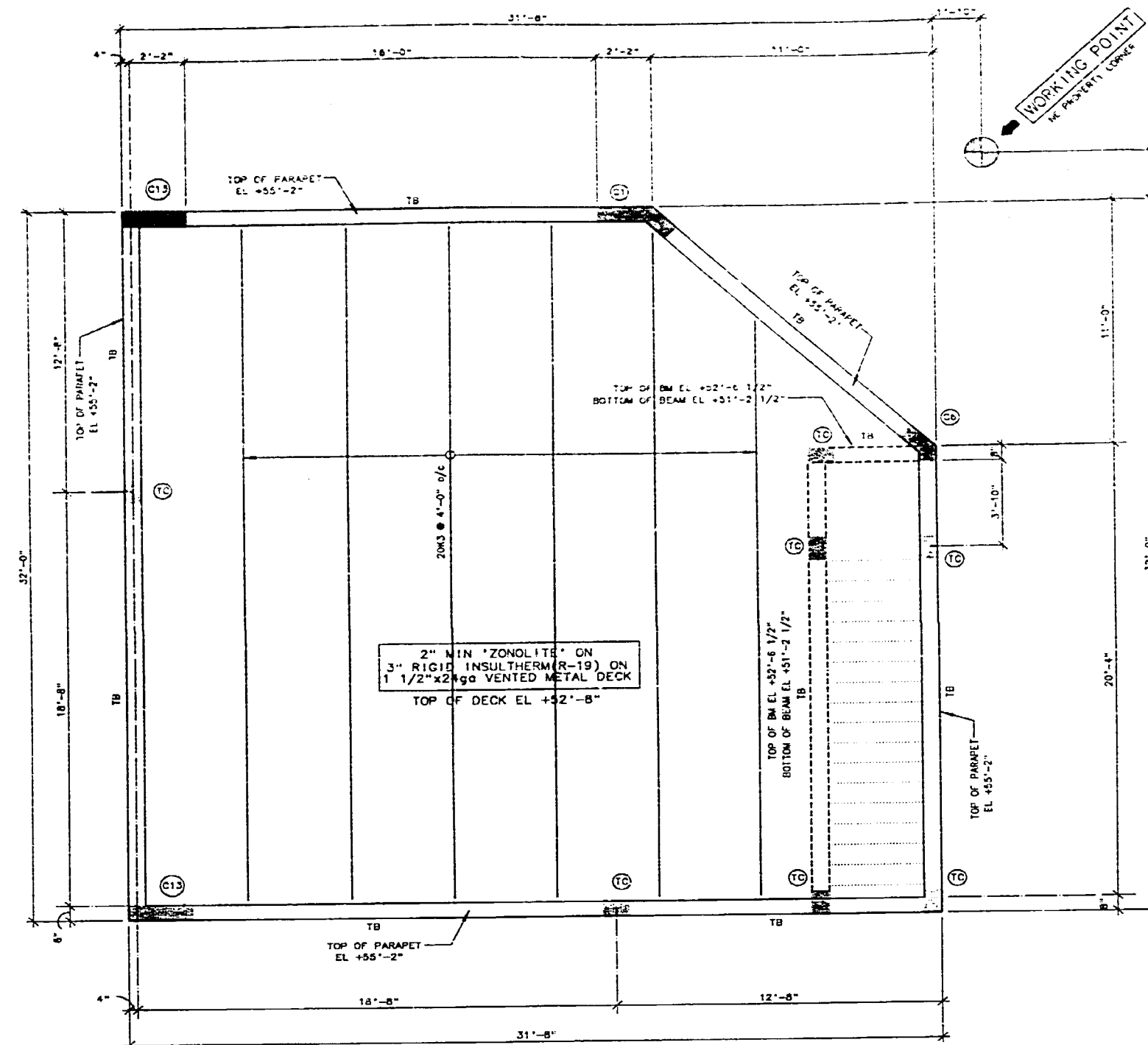
DATE: 24 JUL 95

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1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

SILVER SQUARE
1100 5TH STREET MIAMI BEACH, FLORIDA
BLDG #1 MAIN ROOF & PH FRAMING PLAN

SILVER SQUARE
1100 5TH STREET MIAMI BEACH, FLORIDA
BLDG #1 MAIN ROOF & PH FRAMING PLAN

S2-2



① PENTHOUSE ROOF FRAMING PLAN
1/4"=1'-0"

NOTE
BOTTOM OF ALL BEAMS SHOWN ON THIS PLAN
ARE AT EL +50'-10" UNLESS NOTED OTHERWISE.

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THE FOLLOWING:

BUILDING:	_____
ZONING:	_____
PLUMBING:	_____
ELECTRICAL:	_____
MECHANICAL:	_____
FIRE PREVENTION:	_____
ENGINEERING:	_____
PUBLIC WORKS:	_____
STRUCTURAL:	_____
ACCESSIBILITY:	_____

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1800 S.W. 8th Street, Suite 210
Miami Beach, FL 33139
(305) 672-6312

DATE: 24 JUL 95

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SILVER SQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BLDG #1 PENTHOUSE ROOF FRAMING PLAN

S2-3

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