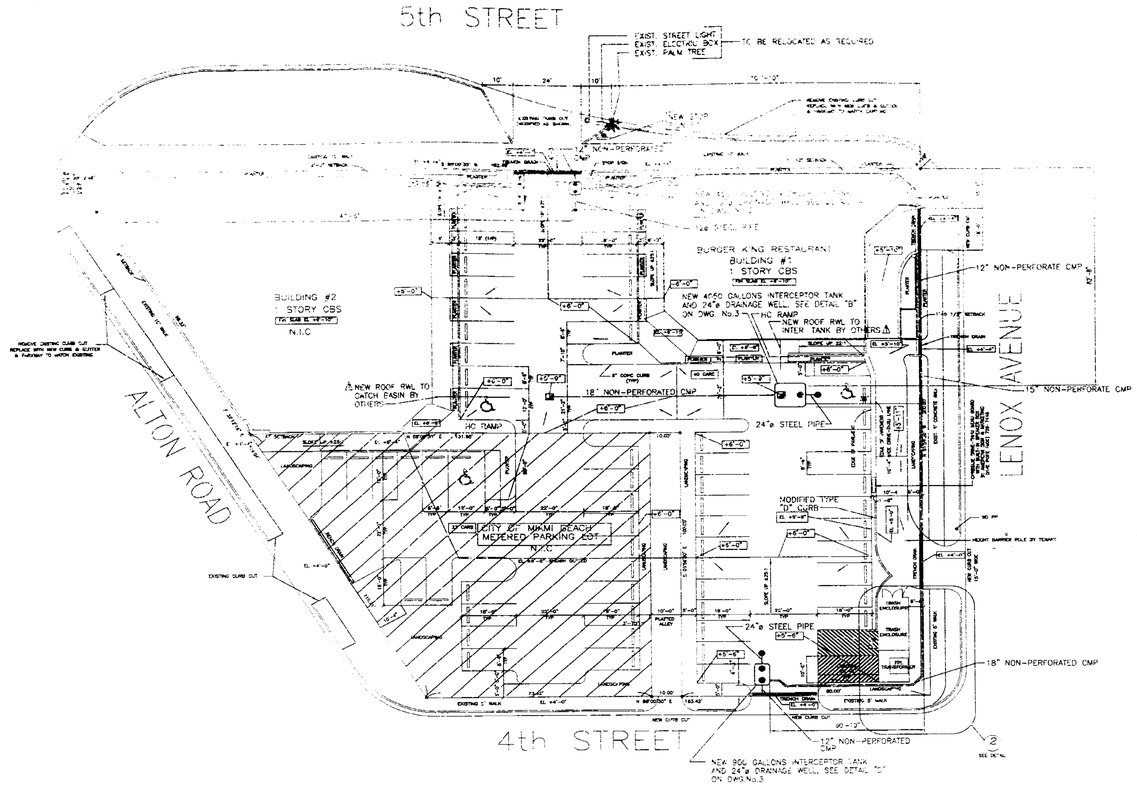
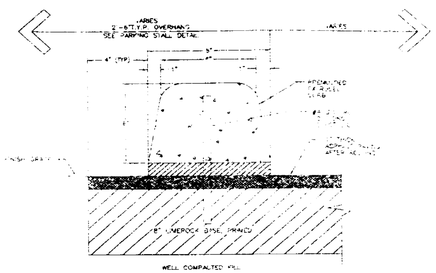


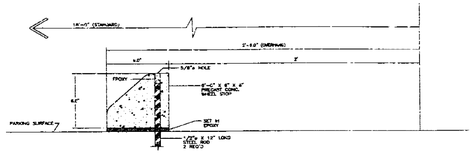
SITE PLAN

SCALE: 1"=20'



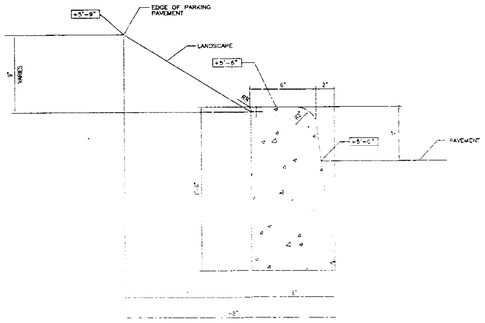
TYPICAL EXTRUDED CURB DETAIL

N.T.S.



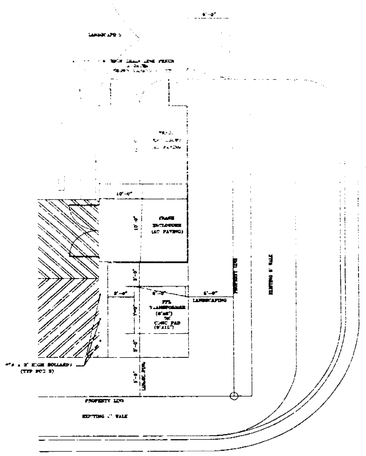
PRECAST CONCRETE WHEEL STOP

N.T.S.



MODIFIED TYPE "D" CURB

N.T.S.



TRASH ENCLOSURE DETAIL

3/16"=1'-0"

JOB COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

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

☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☒ APPROVAL SET
☐ BID SET
☐ CONSTRUCTION SET

SILVERSQUARE RETAIL CENTER
1100 5TH STREET MIAMI BEACH, FLORIDA

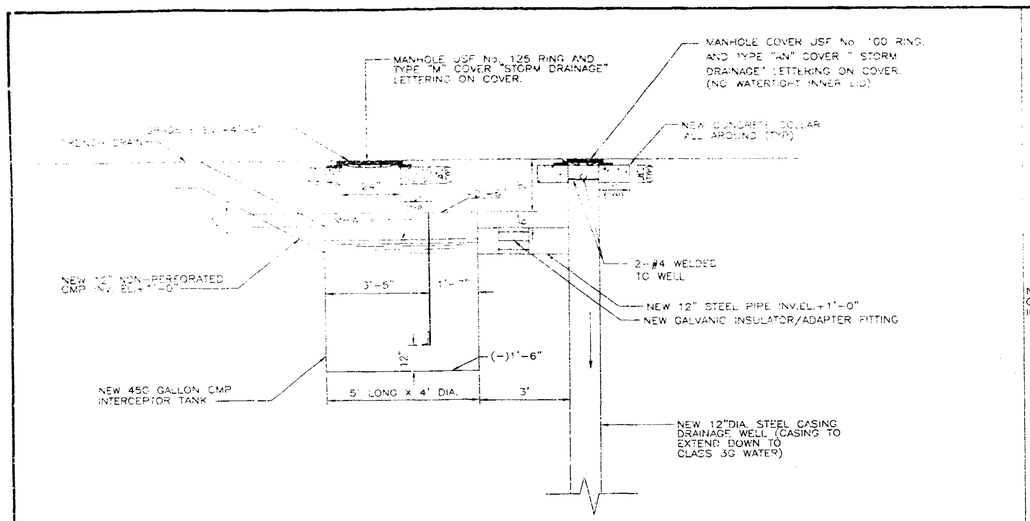
PROPOSED GRADING AND DRAINAGE

SCALE: AS SHOWN	FILE: C:\ACADR13\SILVERS	DRAWN BY: MP	
DATE: MAR., 1996	JOB No: 27.06	REVISED BY:	

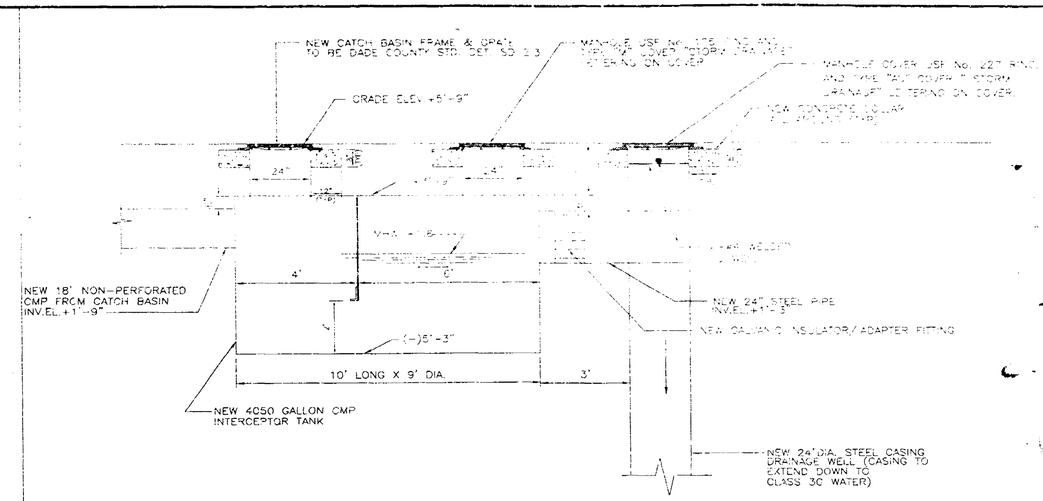
ARCHITECTURE, PLANNING, INTERIORS
1234 MERIDIAN AVENUE, SUITE 420 MIAMI BEACH, FL 33139
TEL: 305/672-1575 FAX: 305/672-2587

GRADING AND DRAINAGE SITE PLAN

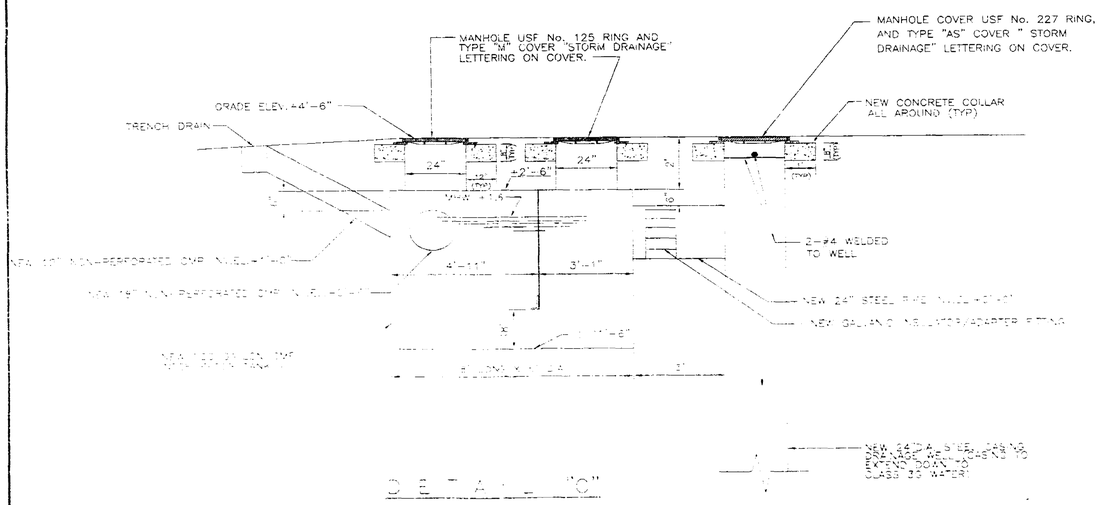
DRAWING NUMBER: 2 OF 3



DETAIL "A"



DETAIL "B"



DETAIL "C"

JOB COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

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

☐ PRELIMINARY
☐ NOT FOR CONSTRUCTION
☐ APPROVED FOR PERMIT
☐ BID SET
☐ CONSTRUCTION SET

SILVERSQUARE RETAIL CENTER
1170 5th STREET MIAMI BEACH, FLORIDA

PROPOSED GRADING & DRAINAGE

DETAILS

45

B9504334
BMS 60048

PERMIT NUMBER

B 9500334

BNS 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

JIM SILVERS 7/31/95

10

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PAUL A. GIOIA

JIM SILVERS 7/31/95

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

1100 5TH ST
Permit Number : B9500334
Status : PENDING

This type : APPLICATION BUILD
(This is NOT a PERMIT)
Parcel number : 4203-009-8200
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 : 12/20/95

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 : 1160 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 $ 30,680.88 [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

1100 5TH ST
Permit Number :B9500334

Project Number: A9515523

Fee description	Units	Fee/Unit	Ext fee	Data
MISCELLE/ CHANGE OF USE(SEE BELOW)> EN Y IF FULL IMP FEE IS APPLICABLE>				CHANGE USE Y
NET DADE COUNTY ROAD IMPACT FEE >	13			
TOTAL BLDG PERMIT FEE & SURCHARGES			2249.39	

*** Fees Required ***

Fees:	2,249.39
Adjustments:	.00
Total Fees:	2,249.39

*** 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

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

Miscellaneous Cash Receipt № 184275

CITY OF MIAMI BEACH

$ 2,517.86

19

Received of Gateway Development. Inc

Address 422 Lenox Ave

For Boarding-up bens against 402, 412 420-426 Lenox Ave Plata 1326, 1312

132.8000.345902 - 2351.80

132.8000.361.370 - 154.06

011.8000.369.999 - 12.00

6489 [illegible] 2517.86

11:06

By

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, 1989 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:

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

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

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

1100 5TH ST
Permit Number :B9500334
Status : PENDING

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

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

PAID
JUL 24 1995
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

SS NO OR TAXPAYER ID NO
BENEFIT DISTRICT NO. S

*** Activity Fees ***

Fee description	Units	Fee/Unit	Ext fee	Date
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> (MINIMUM FEE $30)>	12454.00			
SUBTOT FIRE SAFETY PROCESS FEE			118.35	
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	
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

1100 5TH ST
Permit Number :B9500334

Project Number: A9515523

*** Fees Required ***

Method	CHECK
Check #	1066
TOTAL THIS DATE	
Fees:	2,249.39
Adjustments:	.00
Total Fees:	2,249.39

*** Fees Collected & Credits ***

Receipt No.	Date	Payment
	07/24/95	375.00
	*********	375.00
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: 9001, PFBLDG01,em)

10

CITY OF MIAMI BEACH

B9500334

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

PHONE: (305) 673-7610
FAX: (305) 673-7857

ATTACH TO Demo

Ck # 1000

BD95C038

Upfront Fee 375.00

BUILDING WORK PERMIT APPLICATION

Date Applied: 07 Jan 1995 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: N/A 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
14:09

Parcel No: 4283-089-0020
Owner: GATEWAY DEVELOPMENT INC
Situs: 422 LENOX AV

No	Date	User	Notation	Type	Effective Date Range
01 *	09/21/94	BUILGARN	SECURED LIEN $237.60	2	09/21/94 - 12/31/99
02 *	09/21/94	BUILGARN	UNSECURED LIEN $1846.90	2	09/21/94 - 12/31/99

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

10

DSITE

** SITE ADDRESS DATA DISPLAY ** 07/29/95
14:10

Primary Addr: 408 LENOX AV
Addr Entered: 408 LENOX AV
Structure: Floor: Unit: Opt: I Lev: AD

Owner/Manager: IVAN RODRIGUEZ Phone:
Owner's Address: 1448 OCEAN DR
MIAMI BEACH, FL 33139

Primary Addr. Accums. only

Area:
Acres: .00
Also Know As:

Is this address Primary or Subordinate? P

If this is Subordinate, Enter Primary address:
Street No: Dir: Street Name: LENOX AV

10

** ASSESSORS ADDRESS INDEX SEARCH **

07/24/95
13:56

Address Entered: 1100 STH ST _____ Id: __ Index: Assessors

	Address		CC	Owner Name	Parcel Number
01	1100 STH ST	X	27	GATEWAY DEVELOPMENT INC	4203-009-0200 X
02	1101 STH ST		11	KAY DEPAOLO & JOHN K BAUER	4203-009-0351
03	1111 STH ST		10	VIC POTAMKIN CHEVROLET INC	4203-009-0320
04	1117 STH ST		11	VIC POTAMKIN CHEVROLET INC	4203-009-0330
05	1119 STH ST		11	VIC POTAMKIN CHEVROLET INC	4203-009-0340
06	1130 STH ST	X	00	GATEWAY DEVELOPMENT INC	4203-009-0190 X
07	1131 STH ST		12	ROBERT MCCANNA REILLY TR	4203-009-0360
08	1132 STH ST		10	VIC POTAMKIN CHEVROLET INC	4203-009-0380
09	11[illegible]		17	VIC POTAMKIN CHEVROLET INC	4203-009-0370
10	12[illegible]		82	THE MIA NCM REDEVELOPMENT	4203-009-9250
11	1[illegible]		81	[illegible]	3838-011-1360
12	111[illegible]		81	[illegible]	3838-011-1470
13	11[illegible]		81	[illegible] & W FRANCES	3838-011-1350
14	1[illegible]		81	[illegible] & W JOAN	3815-802-0781
15	[illegible]		81	[illegible] & W PHYLLI	3811-814-1170
16	[illegible]		81	[illegible]	3811-814-1160

Enter Choice: __ and Keyword: _____

Parking

2500.00

10

ASSR1 ** ASSESSOR'S FILE DISPLAY DATA ** 07/24/98
13:57

Parcel Number: 4803-019-0260

Situs: 1100 8TH ST Tax Rate Area: _____ Agency/Class: _____

Zone Code: _____
Owner(1): GATEWAY DEVELOPMENT INC
Owner(2): _____
Mail: [redacted]

Values		
Prior Land:	175,000	Year: 94
Prior Impr:	3,000	Year: 94
Exemption:	0	Type: I
Pers/Prop:	0	Key: _
Pers/P Exmp:	0	
Inventory:	85,000	
Invtry Exmp:	17,000	
Fixtures:	30,000	
Fix Exmp:	15,000	
H/O Exmp:	15,000	Key: ___
Real Est Ast:	258,774	

Ownr Chng: _____ Map Book No: _____
Tax Stat: _____ Color/Size Tr: 94
Assr Use: Res Tax Code: _
Need Appr: _ Sev'd Owned: _
Matr Zone: _____ Assess/Exempt: _
Acres: _____ 22

10

ASSR1 ** ASSESSOR'S FILE DISPLAY DATA ** 07/24/95
13:58

Parcel Number: 4203-009-0190

Tax Rate Area: Agency/Class:

Situs: 1130 8TH ST

Zone Code:

Owner(1): GATEWAY DEVELOPMENT INC

Owner(2):

Mail: 279 N HIBISCUS DR
MIAMI BEACH FL 33139

Values			
Prior Land:	308,750	Year:	94
Prior Impr:	5,000	Year:	94
Exemption:	0	Type:	I
Pers/Prop:	0	Key:	
Pers/P Exmp:	0		
Inventory:	209,950		
Invtry Exmp:	23,950		
Fixtures:	233,908		
Fix Exmp:	185,250		
H/O Exmp:	24,241	Key:	
Real Est Amt:	209,491		

Ownr Chng:
Tax Stat:
Assr Use:
Weed Abmt:
Mstr Zone:
Acres: .00

Map Book No:
Sold/State Yr: 94
Tax Code:
Gov't Owned:
Assess/Exempt:

10

ASSR2 ** ASSESSOR'S FILE DISPLAY DATA ** 07/24/95
13:58

Parcel Number: 4283-089-0190

Situs: 1130 8TH ST Agency/Class:

Legal Desc: OCEAN BEACH ADDN NO 3 PB 2-81 LOT 3 LESS E100FT & LESS EXT ARE OF CURVE IN NW CO R 30 S/W & LOT 4 1/4OF E142FT BLK 103 LOT SIZE 12000 SQ FT OR 16289-1282 0394 2 (4)

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

Building Data

Subject	Use Type	Class	Yr Bt	No/Units	Bedrms	Bathrms	Sq ft/Impr
Totals				*	*	*	*

10

ASSR2 ** ASSESSOR'S FILE DISPLAY DATA ** 07/24/95
13:59

Parcel Number: 4202-009-0200

Situs: 1100 8TH ST Agency/Class:

Legal Desc: OCEAN BEACH-ADDN NO 3 PB 2-81 E 100 FT O F LOT 3 BLK 103 LOT SIZE 100.000 X 50 OR 16290-1888 0304 E (4)

Last Sale Data		
Key	Amount	Date
2	800,000	10/00/96
5	0	06/00/88
2	1,150,000	03/00/94

Building Data

Subpart	Bldg/Type	Class	Yr Bl	No/Units	Bedrms	Bathrms	Sq ft/Impr
							1874
Totals				*	*	*	1874 *

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 2-81 E145.6FT O F LOT 4 BLK 103 LOT SIZE 50.000 X 146 OR 16289-1288 0394 2 (4)

Last Sale Data		
Key	Amount	Date
2	899,000	10/00/86
5	0	06/00/88
2	1,150,000	03/00/94

Building Data

Subparts	Usage/Type	Class	Yr	No/Units	Bedrms	Bathrms	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 CONTRO APPROVAL FOR A MUD-SET TILE DATED LATER THAN JUNE 1, 1993.

ENGINEERING CRITIQUE

EC01 - ENGINEERING PLANS REVIEW

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 5TH ST

EMT1 - 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 SL
IDING 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 windo
ws 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, S
ub-Section 2309.2 (b) of the South Florida Building Code, 19
86 Edition and any other applicable Federal, State, County o
r 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 AWNINGS:
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 AWNINGS 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) 14,040.00

1- Duplex (2484) 2,484.00

1- Body Shop 5000 SF (2.294) 11,470.00

1- Used Car Lot 1000 SF (5.384) 5,384.00

Rebate TOTAL 33,378.00

SF 4167 (2.294) = 9,559.10
8287 (2.294) = 19,010.38
28,569.48

Replacement 4167 x 8.826 = 37,069.63
− 14,367.62
→ 22,702.01

33,378.00
− 19,010.38
14,367.62

2:30 meeting

W Ruddy
R. Fric
Zoning
D Engineering
W Structural

10

EXHIBIT "A"

The legal description is as follows:

Parcel 1: Lot 3, less the East 100' thereof and less extension R of curve in the NW corner Right-of-Way, and Lot 4, less the East 142' thereof, of Block 103, of OCEAN BEACH ADDITION NO. 3, Plat Book 2 at Page 81, of the Public Records of Dade County, Florida, a/k/a 1130 5th Street, Miami Beach, Florida.

Parcel 2: The East 100' of Lot 3, and the East 142' of Lot 4, of Block 103, of OCEAN BEACH ADDITION NO. 3, Plat Book 2 at Page 81, of the Public Records of Dade County, Florida, a/k/a 1100 5th Street, Miami Beach, Florida.

Parcel 3: Lots 5, 6, 7, 8 and 9, of Block 103, of OCEAN BEACH ADDITION NO. 3, RE SUB., Plat Book 26 at Page 62, of the Public Records of Dade County, Florida, a/k/a _____, Miami Beach, Florida.

Parcel 1 contains a building with offices leased by Reliable Car Leasing Company. Parcel 2 contains a building currently leased to a body shop. Parcel 3 consists of a 2-bedroom house, one building with four (4) units, one building with five (5) units, and one building with six (6)units.

The total property consists of approximately 33,000 square feet of land, more or less.

This legal description may be modified to reflect the exact legal description as a result of a Survey or a Sketch of Survey, to be obtained by Buyer.

CLE 11 21-MAR-1989 334
ALAN COHEN
ORIGINAL 8TH ST. PROPERTIES
3-77 16 045
Pay to the Order of TEEL MAITERS INC. $ 3000.00
Three thousand
MAR 29 89 018
DRUMS-COUNTY MEMBER
NCNB NCNB National Bank of Florida Miami, Florida
4 BUILDINGS
PAID IN FULL DEMOLITION
⑆066005021⑈ 590201241 5⑈ 0334 ⑈0000300000⑈

TO: JIM Silvers

FROM: Alan

INITIAL 89

INITIAL

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

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

FLOODPROOFING CERTIFICATE

FOR NON-RESIDENTIAL STRUCTURES

e floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; owever, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential uilding does not alter a community's floodplain management elevation requirements or effect the insurance rating unless the ommunity has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed esidential 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
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	POLICY NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.)	COMPANY NAIC NUMBER

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. SILVERS	LICENSE NUMBER (or Affix Seal)	AR. 6279
TITLE	PRES.	COMPANY NAME	JAMES F. SILVERS & ASSOC. PA
ADDRESS	1130 - 5TH ST.	CITY / STATE / ZIP	7/28/95 / 672 0801
SIGNATURE		DATE / PHONE	

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

FEMA Form 81-65, MAY 90 REPLACES EDITION OF JUN 87, WHICH IS OBSOLETE.

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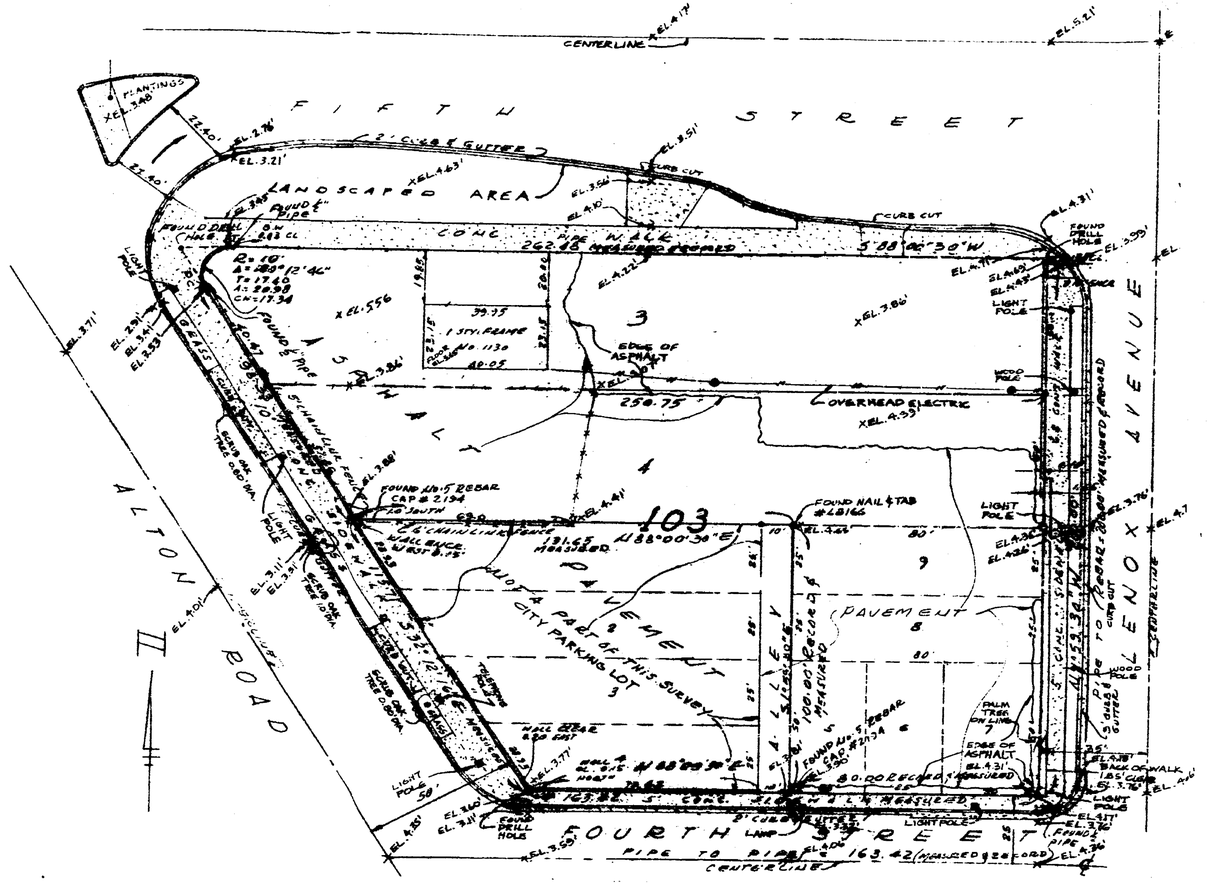
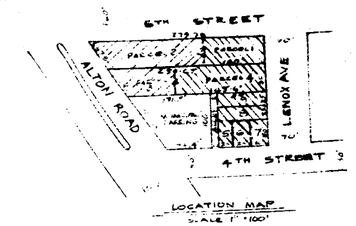
PAPERWORK BURDEN DISCLOSURE NOTICE

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.





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 concave to the Southeast tangent to the North line of said Lot 3 and tangent to the Southwesterly 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 Resubdivision Lots 5 and 6, Block 103, THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, recorded in Plat Book 25, at Page 62, of the Public Records of Dade County, Florida.

All of the above described property contains 33,008 Square Feet, more or less, or 0.758 Acres, more or less.

SURVEYORS CERTIFICATE:
I 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 thereon. Examination of the "Abstract of Title" will have to be made to determine recorded instruments, if any, which may affect this property. Location of Utilities or and/or adjacent to this property were not sought, 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 472.027, Florida Statutes and to Chapter 61G17 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 hereon.

Order No. 79507-94

Zurwelle-Whittaker, Inc.
By: James D. Reeves, President
P.L.S. No. 2194, Florida

NOTES:
1- The North Arrow and Bearings used hereon are referenced to those shown on the Erosion Control Line of the Atlantic Ocean, recorded in Plat Book 105 at Page 52, Dade County, Florida.
2- The Pipes shown on the corners have a P.L.S. Plug No. 2194 inserted in the top of each.
3- 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; C = Centerline; CH. = Chain; CONC. = Concrete; EL. = Elevation; ENCR. = Encroachment; P.C. = Point of Curve; P.T. = Point of Tangent; STY. = Story; R. = Radius; = Delta; T. = Tangent; A. = Arc; N. = North; S. = South; E. = East; W. = West.

3-16-94 CERTIFIED TO:
1- GATEWAY DEVELOPMENT, INC.
2- JAMES SILVERS, TRUSTEE
3- ATTORNEY TITLE INSURANCE FUND, INC.
4- WILLIAM A. ENGERSTY, P.A.

PH. #: 1-305-534-4668

SURVEY FOR:
JAMES SILVERS, TRUSTEE

ZURWELLE WHITTAKER, INC. - ESTAB 1930
CONSULTING ENGINEERS AND SURVEYORS
805 LINCOLN RD SUITE 400 MIAMI BEACH FLA 33139

DATE	SCALE	DRAWN BY	CHECKED BY
3-16-96	1-20'	E.R.	J.D.R.

REVISIONS | DESCRIPTION

NATIONAL FLOOD INSURANCE DATUM					
COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD EL. N.G.V.D.
120651	0192	J	3-2-94	AE	8.00'

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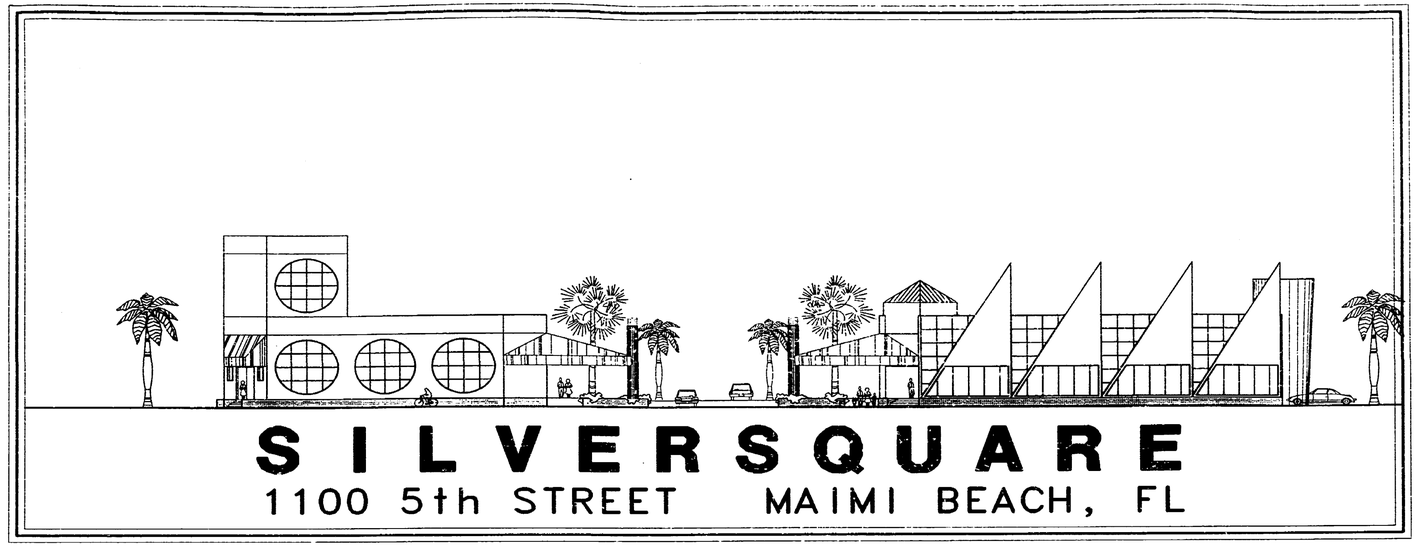


ZONING DATA

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

APPROVED BACK FLOW PREVENTION DEVICE REQUIRED.

FIRE FLOW
FEE REQ'D

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——.....——

Approved for foundation only

CITY OF MIAMI BEACH
RECEIVED
JUL 24 1995
BUILDING DEPARTMENT

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

Approved subject to unique

Approval is for compliance of fire suppression and life safety systems in accordance with SFBC chapter 9

Maintain effectiveness of fire suppression / life safety systems in accordance with SFBC chapter 9

Approved as approved structural plans relative to the building structure. Fire suppression and life safety systems shall be approved prior to occupancy of the building

Approved for plot check only
Shop drawings for plot check only

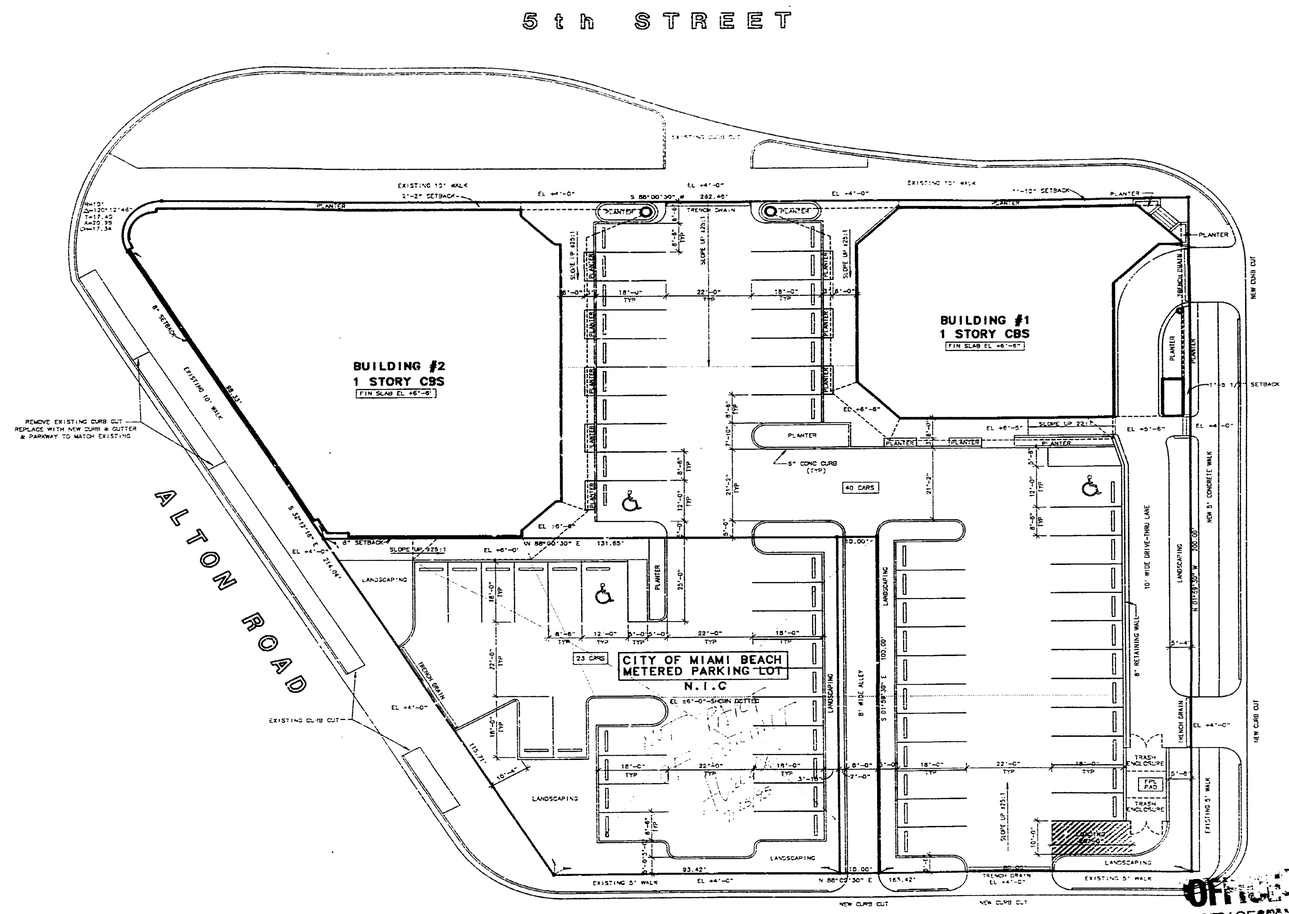
DATE: 24 JUL 95

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

SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
COVER SHEET

A1-0

10



1 SITE PLAN
1/16"=1'-0"

DESIGN REVIEW BOARD
BOARD APPROVAL:
DIRECTOR APPROVAL:
APPROVED WITH
CONDITIONS:
NOT APPROVED:
DATE:

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
SITE PLAN

A1-1

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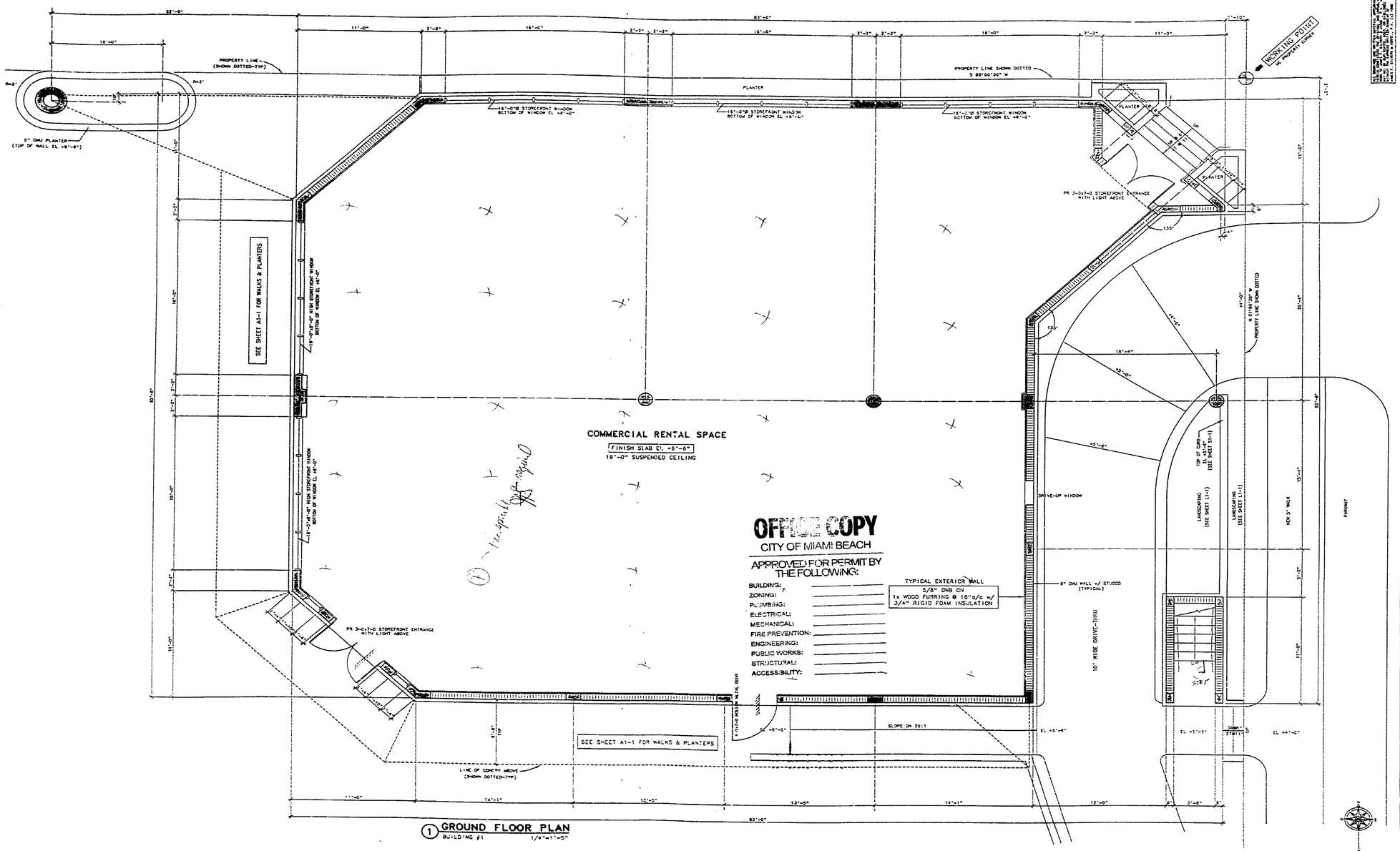


OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

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

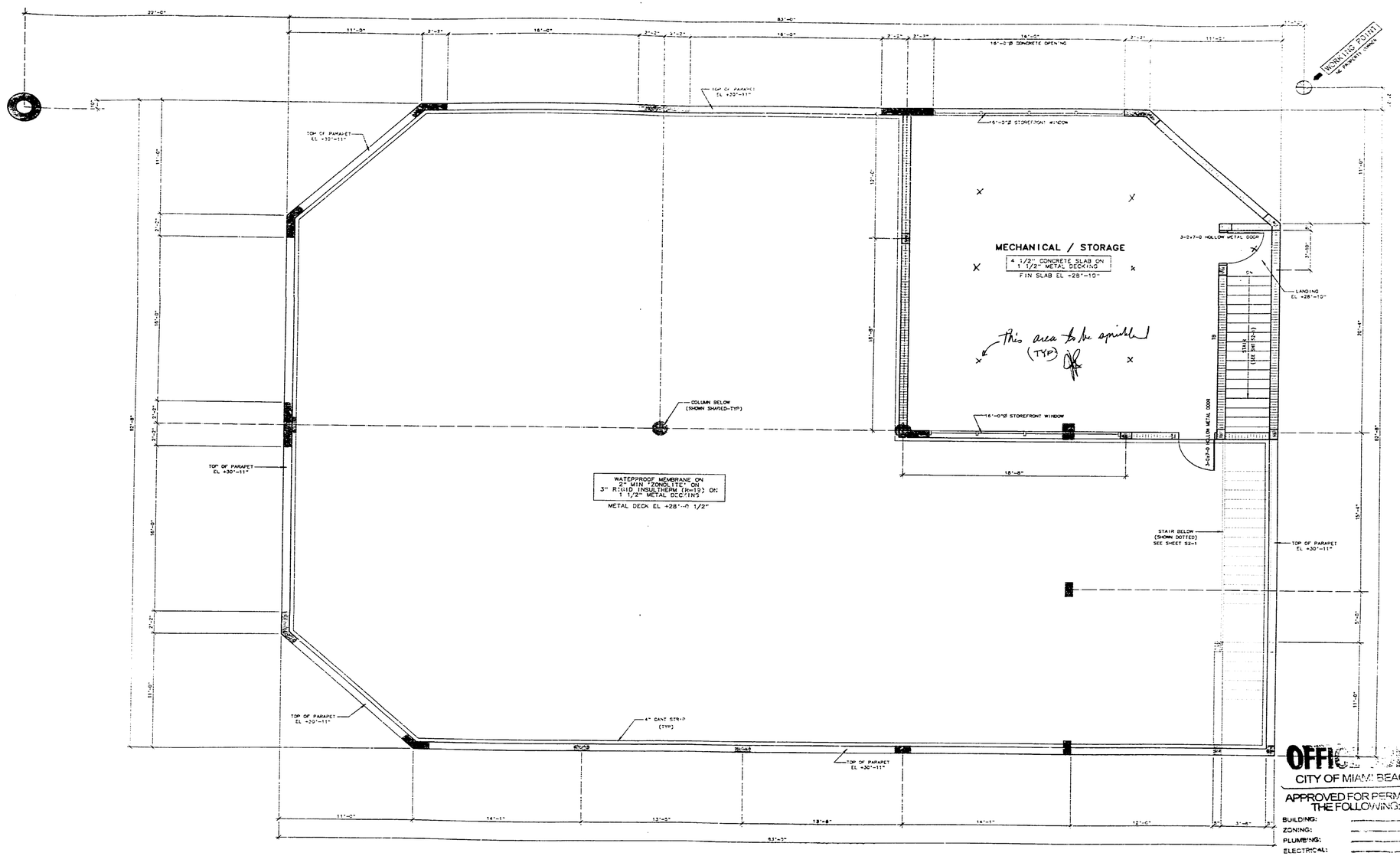
DATE: 24 JUL 95

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

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

A2-1

10



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

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

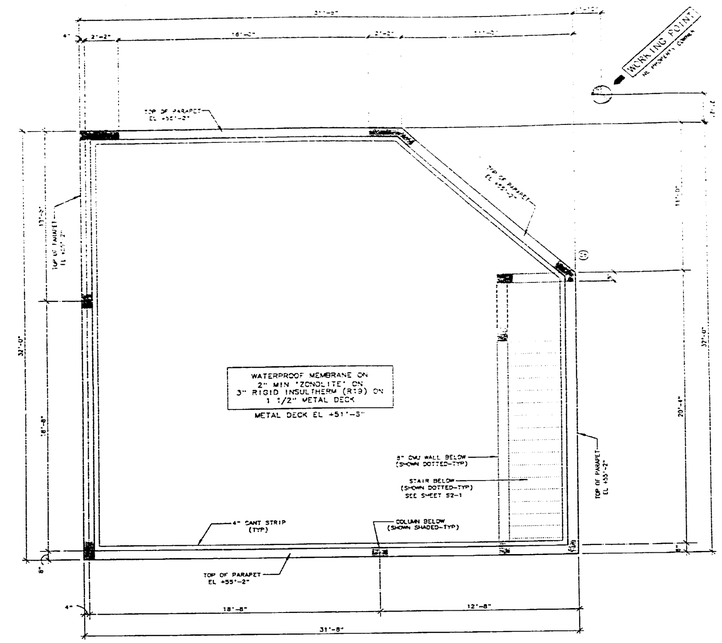
DATE: 24 JUL 95

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 MAIN ROOF & PH FLOOR PLAN

A2-2

10



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

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

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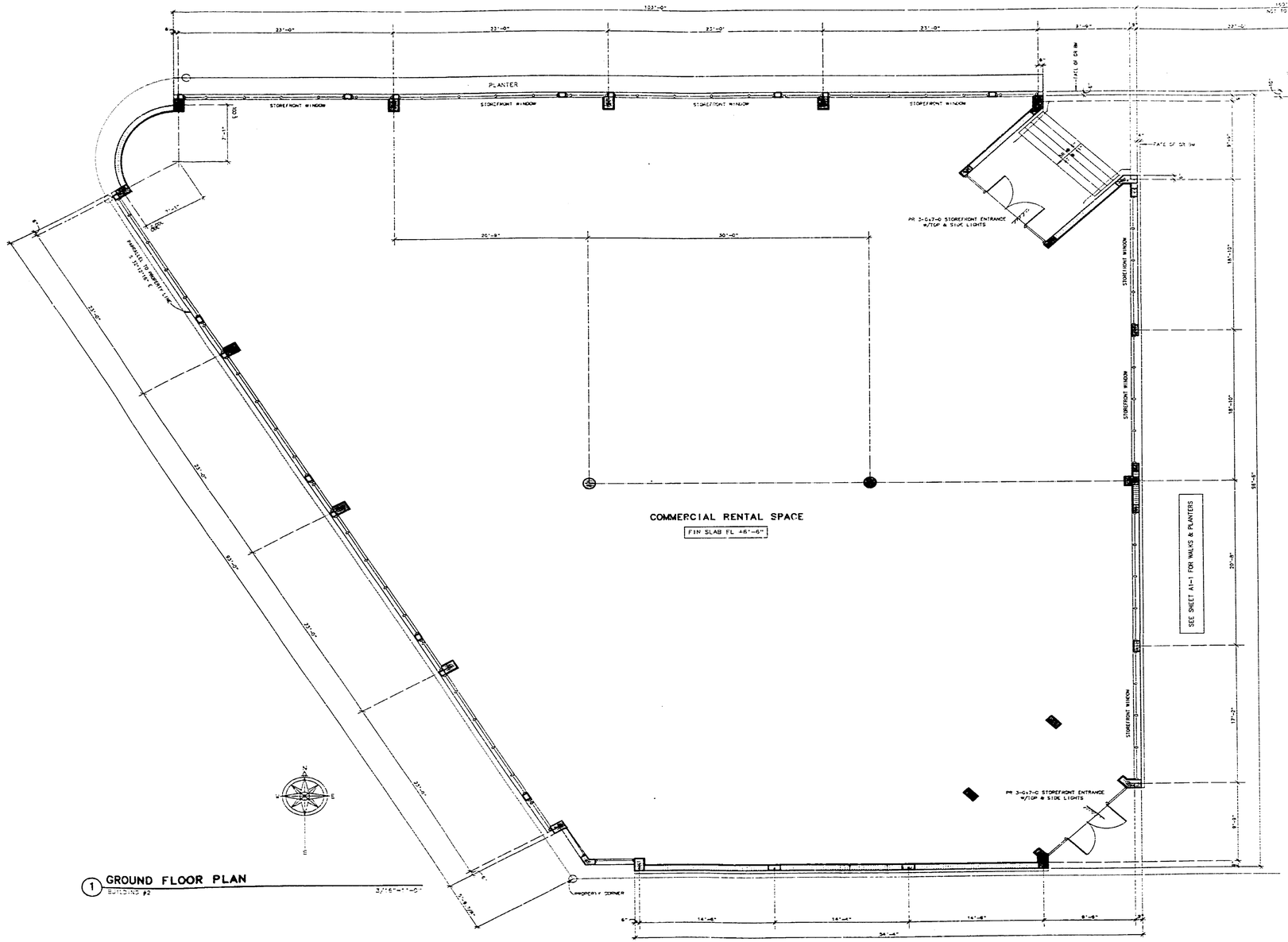
JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

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

A2-3

10



1 GROUND FLOOR PLAN
BUILDING #2
3/16"=1'-0"

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

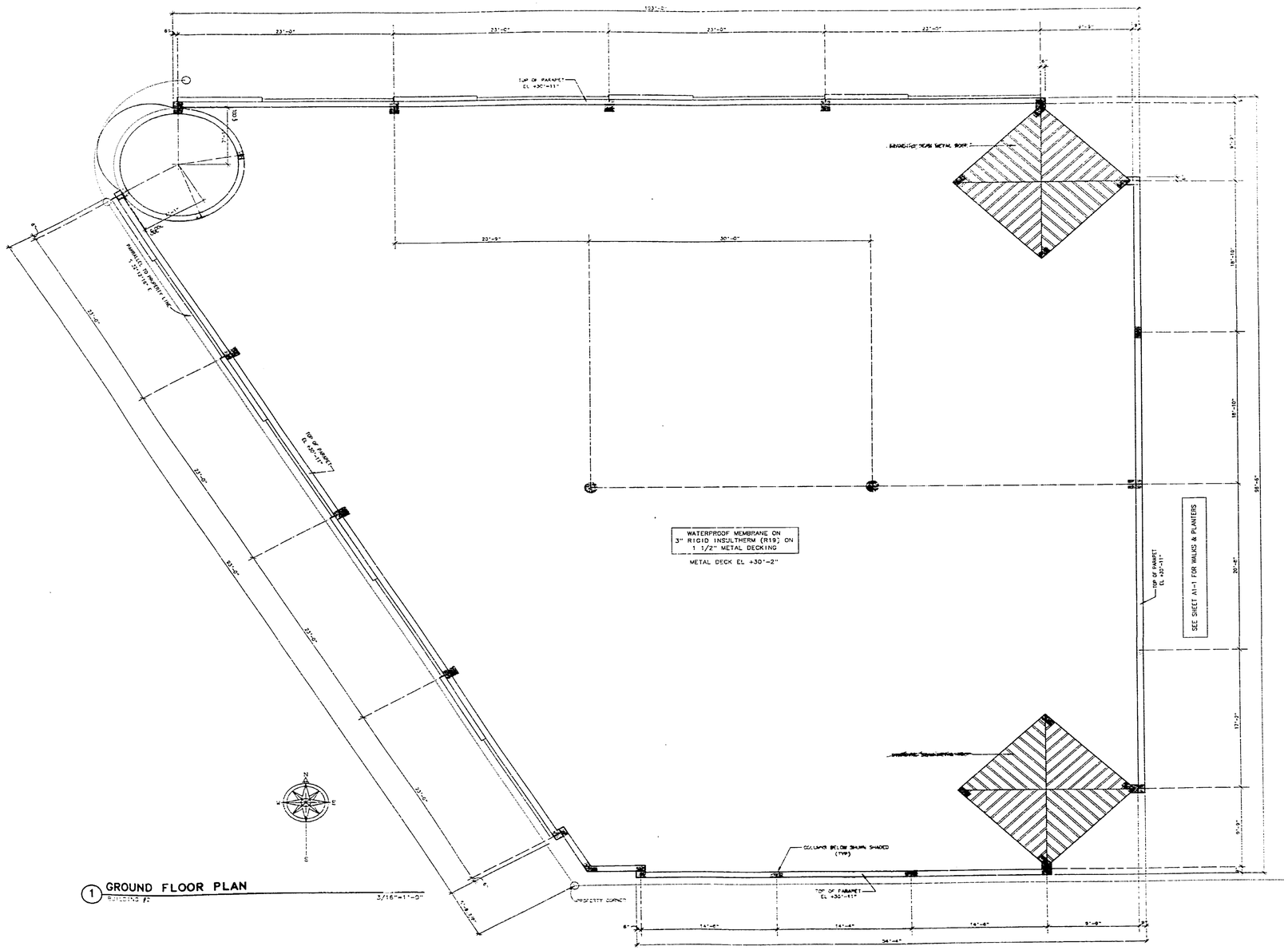
DATE: 24 JUL 93

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 #2 GROUND FLOOR PLAN

A2-4

10



1 GROUND FLOOR PLAN
BUILDING #2
3/16"=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:

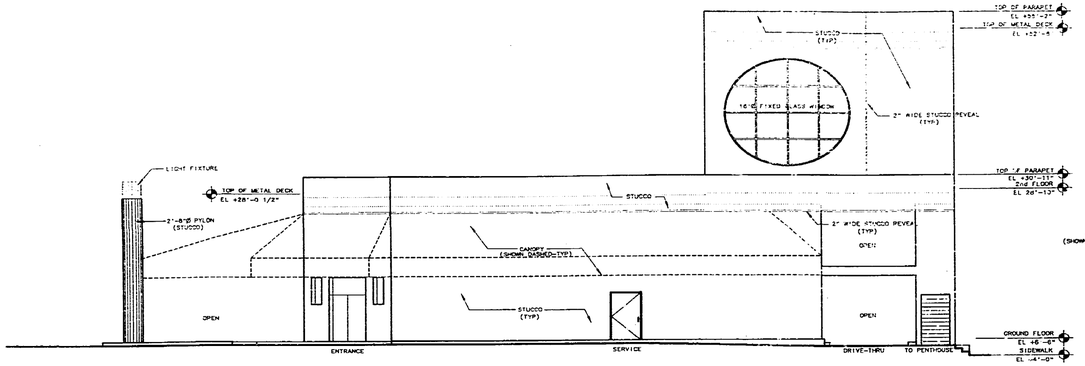
DATE: 24 JUL 95

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

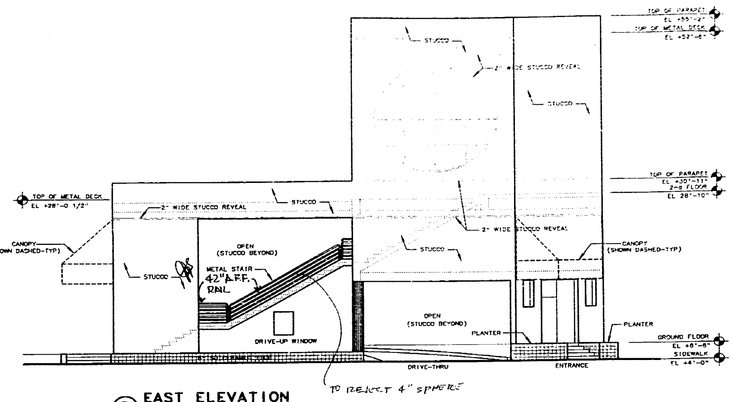
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #2 ROOF PLAN

A2-5

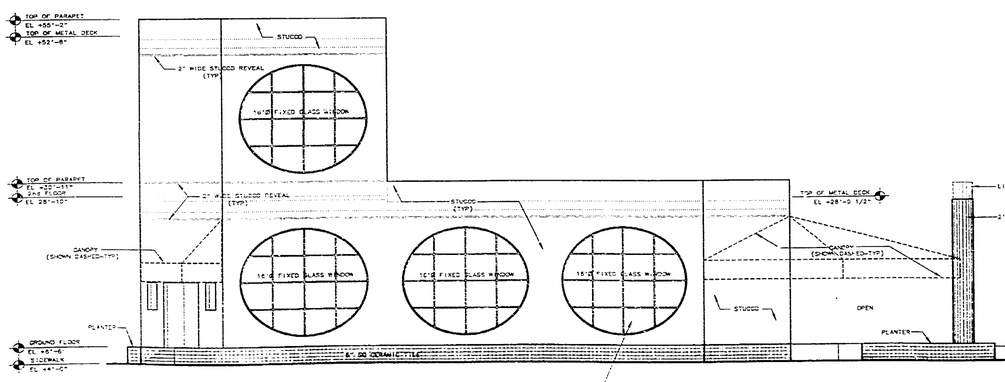
10



3 SOUTH ELEVATION
1/8"=1'-0"

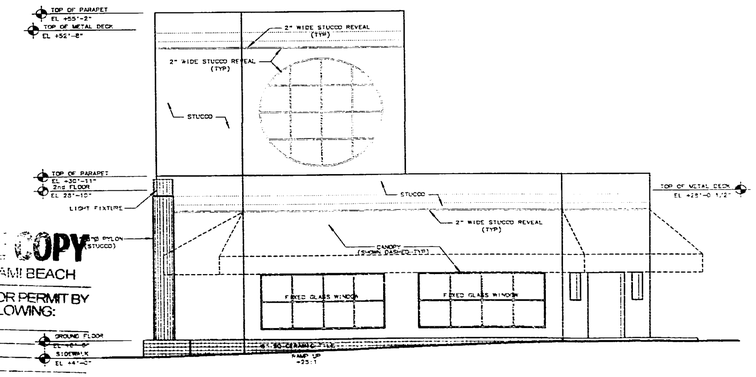


2 EAST ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"

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



1 WEST ELEVATION
1/8"=1'-0"

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

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

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

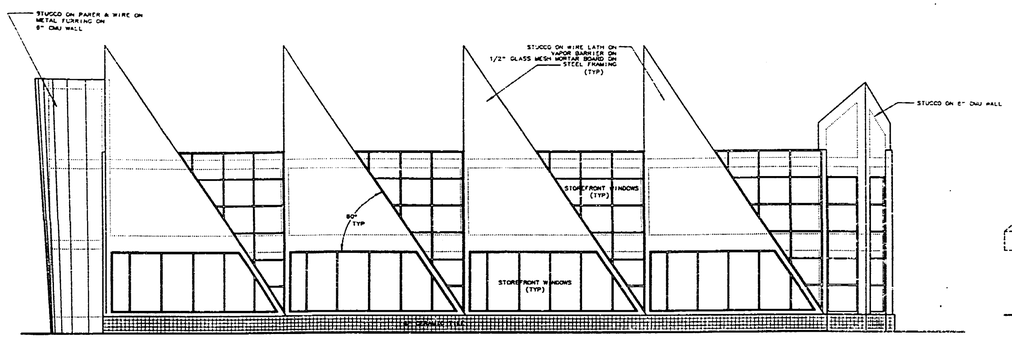
DATE: 24 JUL 93

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

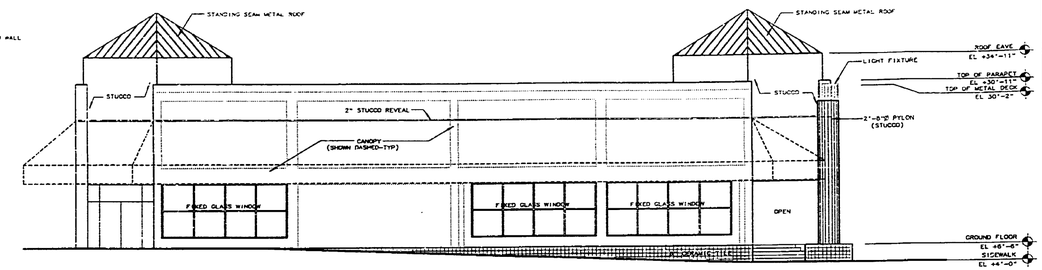
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #1 ELEVATIONS

A3-1

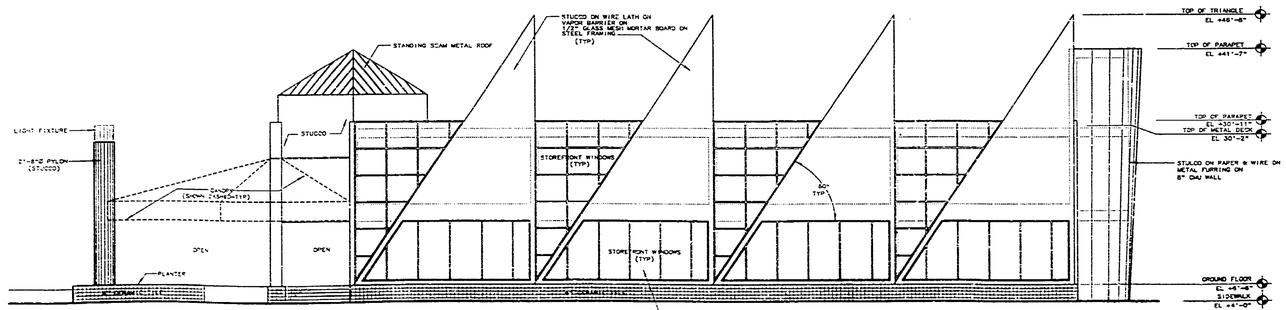
10



3 WEST ELEVATION
1/8"=1'-0"

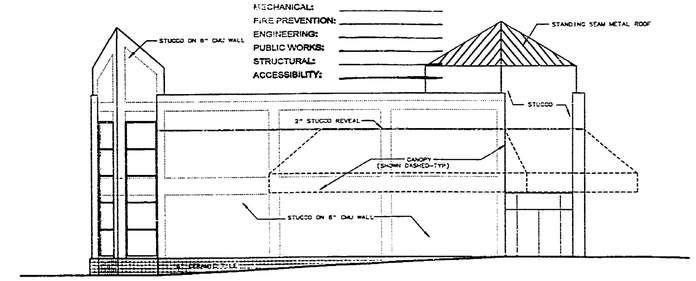


2 EAST ELEVATION
1/8"=1'-0"



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"

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
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ACCESSIBILITY:

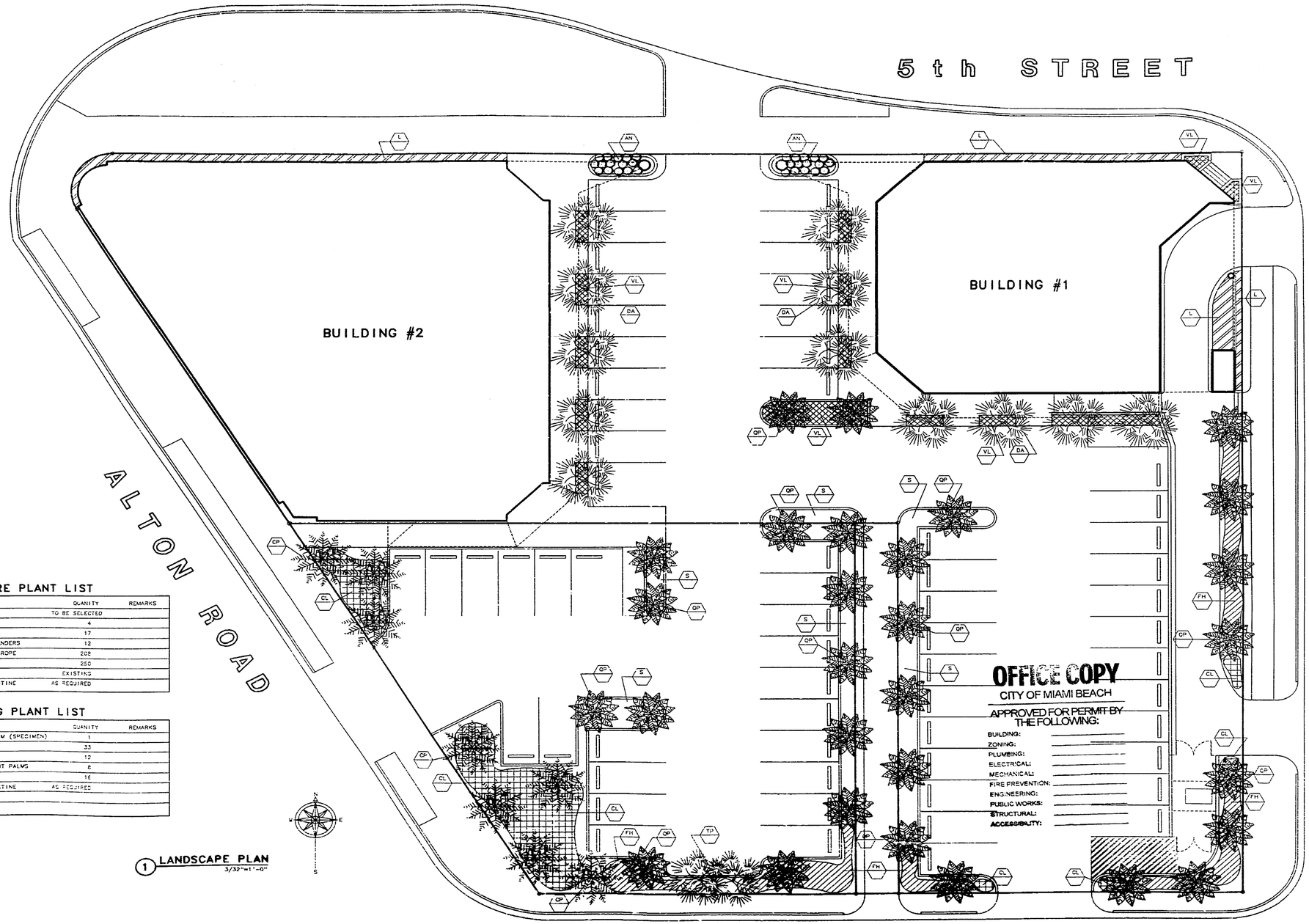
DATE: 24 JUL 95

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

SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #2 ELEVATIONS

A3-2

10



SILVERSQUARE PLANT LIST

MARK	PLANT NAME	QUANITY	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	FICUS HEDGE	EXISTING	
S	SOD-ST AUGUSTINE	AS REQUIRED	

CMB PARKING PLANT LIST

MARK	PLANT NAME	QUANITY	REMARKS
TP	TRAVELER PALM (SPECIMEN)	1	
CL	CRYNA LILLY	33	
QP	QUEEN PALMS	12	
CP	MAPAN COCONUT PALMS	8	
FH	FICUS HEDGE	16	
S	SOD-ST AUGUSTINE	AS REQUIRED	

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

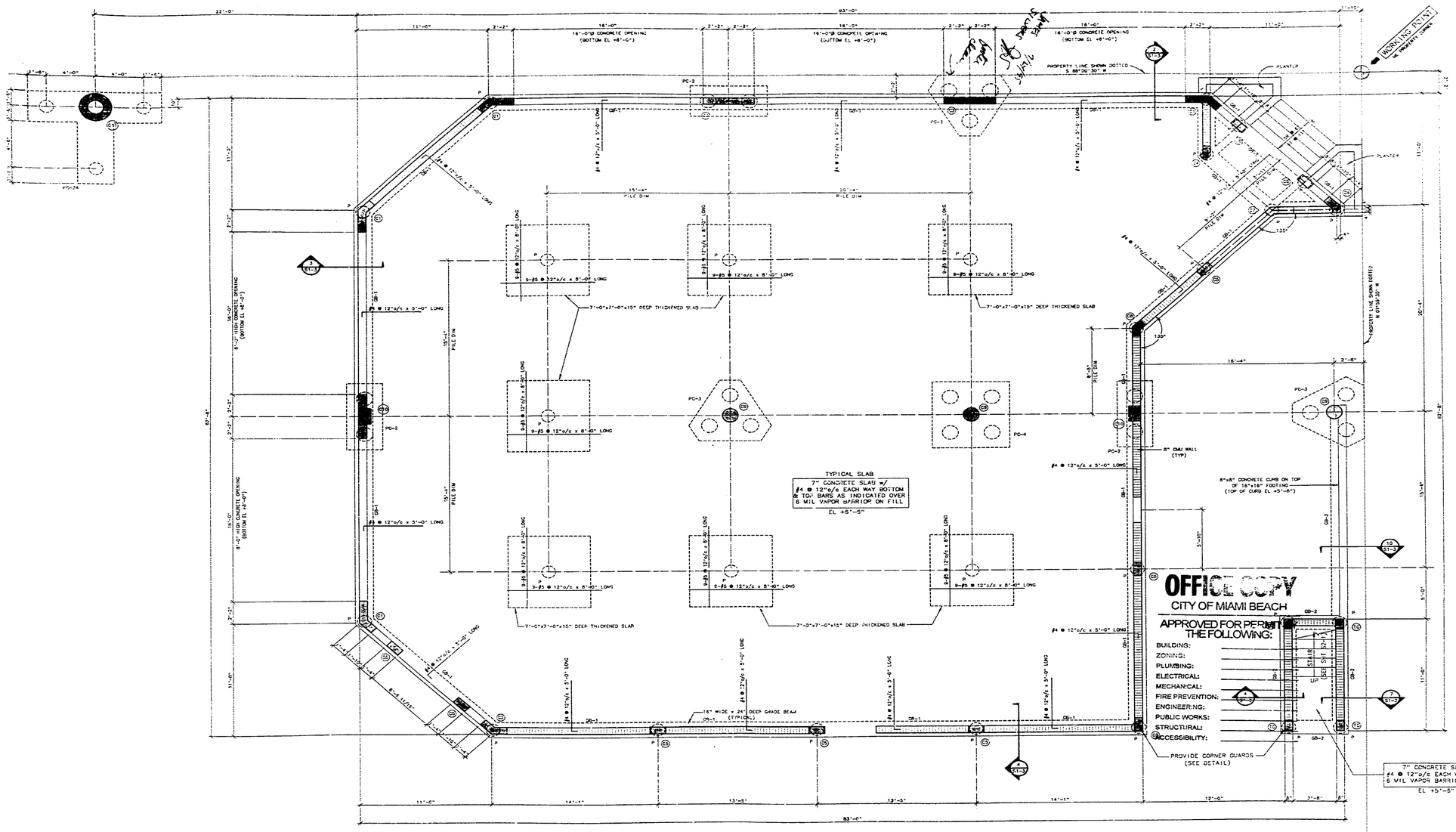
DATE: 24 JUL 95

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

SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
LANDSCAPE PLAN

L1-1

10



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

DATE: 24 JUL 95

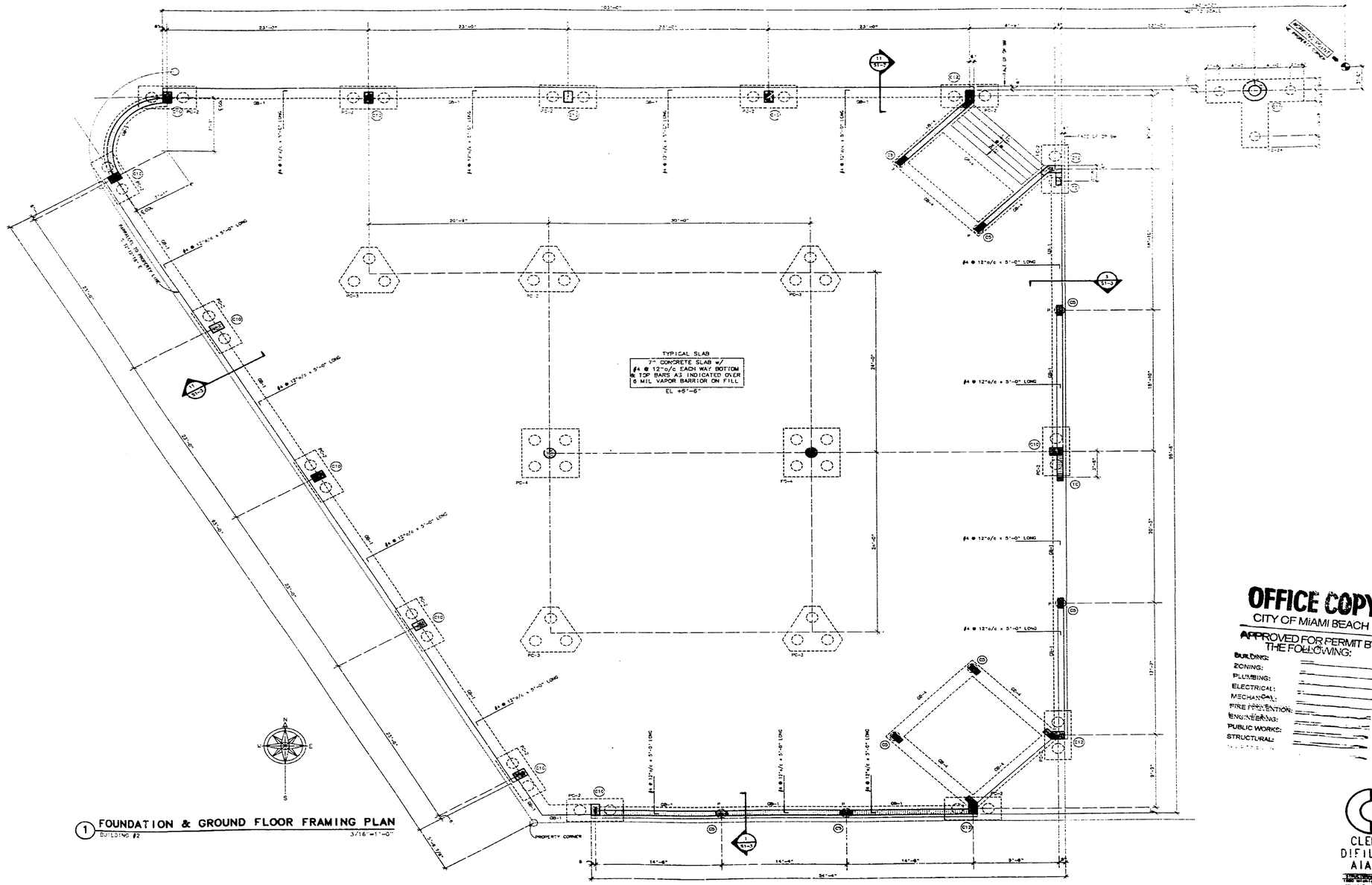
JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

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

CLEMENT DIFILLIPPO
AIA, PE

S1-1

10



1 FOUNDATION & GROUND FLOOR FRAMING PLAN
BUILDING #2 3/16"=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:

CLEMENT DIFILLIPPO
AIA, PE
STRUCTURAL - CONSULTING
1800 N. Bayshore Dr. Suite 810
Miami Beach, FL 33139
(305) 672-0312

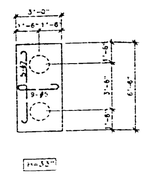
DATE: 24 JUL 93

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

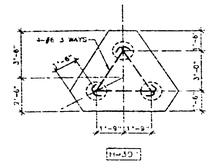
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #2 FOUNDATION

S1-2

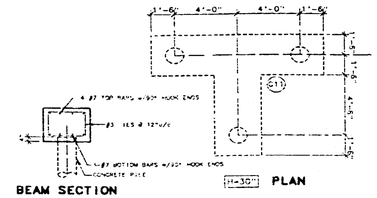
10



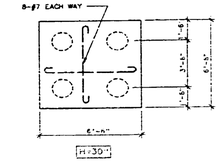
17 TYPICAL DETAIL AT PC-2 1/4"=1'-0"



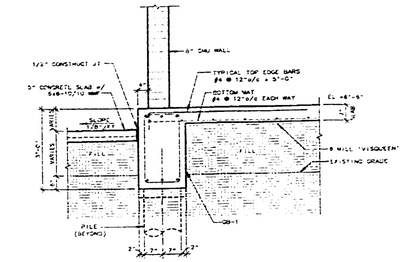
13 TYPICAL DETAIL AT PC-3 1/4"=1'-0"



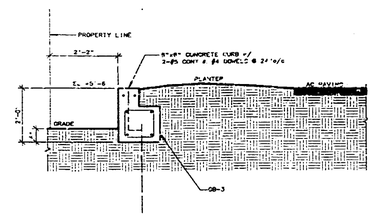
9 TYPICAL DETAIL AT PC-3A 1/4"=1'-0"



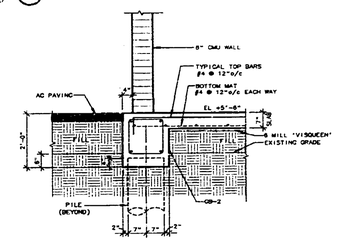
5 TYPICAL DETAIL AT PC-4 1/4"=1'-0"



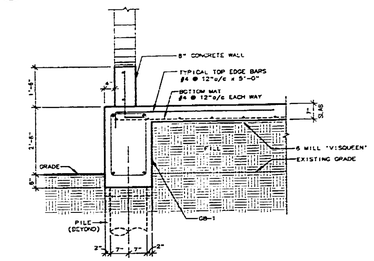
1 TYPICAL DETAIL AT GRADE BEAM GB-1
AT SLOPING WALKS SOUTH CMU WALLS 1/2"=1'-0"



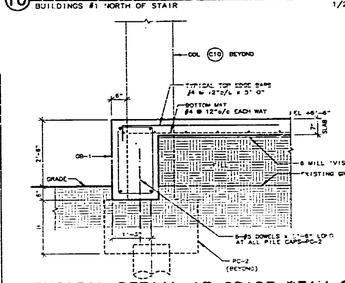
10 TYPICAL DETAIL AT GRADE BEAM GB-3
BUILDINGS #1 NORTH OF STAIR 1/2"=1'-0"



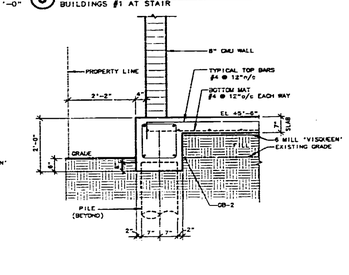
6 TYPICAL DETAIL AT GRADE BEAM GB-2
BUILDINGS #1 AT STAIR 1/2"=1'-0"



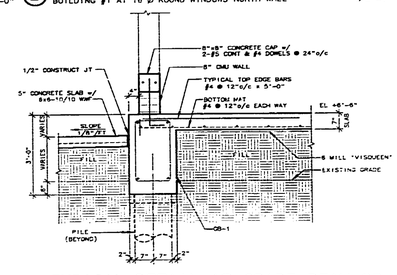
2 TYPICAL DETAIL AT GRADE BEAM GB-1
BUILDING #1 AT 16'Ø ROUND WINDOWS NORTH WALL 1/2"=1'-0"



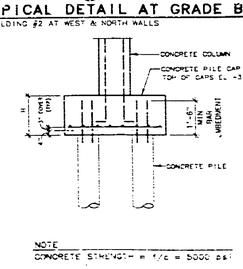
11 TYPICAL DETAIL AT GRADE BEAM GB-1
BUILDING #2 AT WEST & NORTH WALLS 1/2"=1'-0"



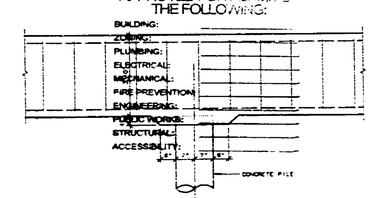
7 TYPICAL DETAIL AT GRADE BEAM GB-2
BUILDINGS #1 AT STAIR 1/2"=1'-0"



3 TYPICAL DETAIL AT GRADE BEAM GB-1
BUILDINGS #1 & #2 AT 8'x16' WINDOWS 1/2"=1'-0"



12 TYPICAL PILE CAP SECTION NOT TO SCALE



8 TYPICAL DETAIL AT GRADE BEAM GB-1
AT PILE "P" WITHOUT PILE CAP 1/2"=1'-0"

GENERAL NOTES

GENERAL:

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 Dade County Building Code and other codes and/or standards as referenced therein.

1. SUPERIMPOSED (DEAD LOAD) IN DESIGN:
   A. Roof (L.L. = 30 psf) (DL = 15 psf).....45 psf
   B. Building #1 (L.L. = 80 psf) (DL = 25 psf).....105 psf
   C. Building #2 (L.L. = 50 psf) (DL = 25 psf).....75 psf

2. DESIGN STANDARDS:
   A. South Florida Building Code (SFBC),1994 Edition
   B. ACI Building Code 318-89
   C. AISC Steel Construction Manual 8th Edition

3. FOUNDATIONS:
   A. The Geotechnical Report submitted by Wingerter Laboratories shall be followed for all foundation ratings, soil improvements, testing, as required.
   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. Sidewalks 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 A615, Grade 60, U.N.O. 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 80 ksi. Header slabs shall conform to ASTM A108 with 65 ksi minimum tensile strength and shall be automatically machine welded.
   D. Concrete Protection for Reinforcement (U.N.O.):
      1. Concrete poured against earth.....3"
      2. Concrete poured in forms but exposed to weather or earth:
         a. #5 bars or smaller.....1 1/2"
         b. Bars larger than #5.....2"
      3. Columns, girders and spandrels (ties, reinforcing, stirrups, etc.).....1 1/2"
      4. Slabs and walls not exposed to weather or earth.....3/4"
      5. Slabs and walls exposed to weather or earth.....1"
      6. Balcony slabs (epoxy coated rebars).....3/4"
   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.O. on the drawings. Wire fabric reinforcement must lap one full mesh plus 2" at side and end around 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 no. face) at 2'-0" c/s, radius around all openings in concrete slabs and walls, U.N.O.
   I. Slabs on grade shall have wire mesh SYE-M1.4xM1.4 WWF as minimum reinforcing and placed over a vapor barrier. 6 mil in thick. Solid slabs shall be placed over well compacted fill with density test made at each fill layer (95 comply with the geotechnical report). Slab sections shall be poured in areas not exceeding 900 square feet and provided with keyed edges, expansion material, 1/2" thick, shall be placed against adjacent walls, columns, and all similar adjacent edges.
   J. Provide 5x5-W1.4xW1.4 WWF as minimum reinforcing in mechanical pads. See mechanical drawings for exact locations, pad sizes and pads requiring greater reinforcing.

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 Eighth Edition of AISC "Manual of Steel Construction and AISC Code of Standard Practice".
   C. All welding and welds shall meet the Structural Welding Code ANSI/AWS D1.1-88. All field welds shall be cleaned, inspect and painted. The precast erector subcontractor shall provide a Florida P.E. certification that all welds meet code standards.
   D. All welders shall have evidence of passing the AWS standard qualification tests.
   E. Minimum fillet weld shall be 3/16" continuous fillet weld, unless note 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
      S.....1800 psi
      N.....750 psi
      O.....350 psi
   C. Wall Types (masonry):

	Mortar Type (minimum)
Below grade foundation walls	(full bedded joints)
Retaining walls	(full bedded joints)
Exterior and load bearing walls	(full bedded joints)
Parapet walls	(full bedded joints)

   D. Wall reinforcing: (Wall panels shall not exceed 200 s.f.)
      Horizontal joints.....Dur-O-Wal, #9 galv. wire @ 16" c/c (Truss Type)
      Dovetail Anchors.....Galv. 16 ga. @ 16"o/c to match Dur-O-Wal (at concrete columns & walls)
      Grouting.....Take of walls to underside of concrete (pack tightly)
   E. Lintels 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. Lintels spanning greater than six feet must be approved by the Engineer.
      Lintels shall bear 8" at each end with the end cells filled. If a precast lintel 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 contractors.

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 lateral loads. 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.

GRADE BEAM SCHEDULE

MARK	SIZE	REINFORCING BARS						TIE SPACING			REMARKS
	WxH	B	T	S	I	EC	E	BAR	EA END	MIDDLE	
GB-1	18x36	2#7	3#7					#3	12"	16"	
GB-2	18x24	2#7	2#7					#3	10"	18"	
GB-3	16x16	2#6	2#6					#3	10"	12"	
GB-4	16x36	3#7	3#7					#3	12"	16"	
GB-5	8x35	2#7	2#7					#3	12"	16"	

CITY OF MIAMI BEACH
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BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

CLEMENT DIFILLIPPO AIA, PE

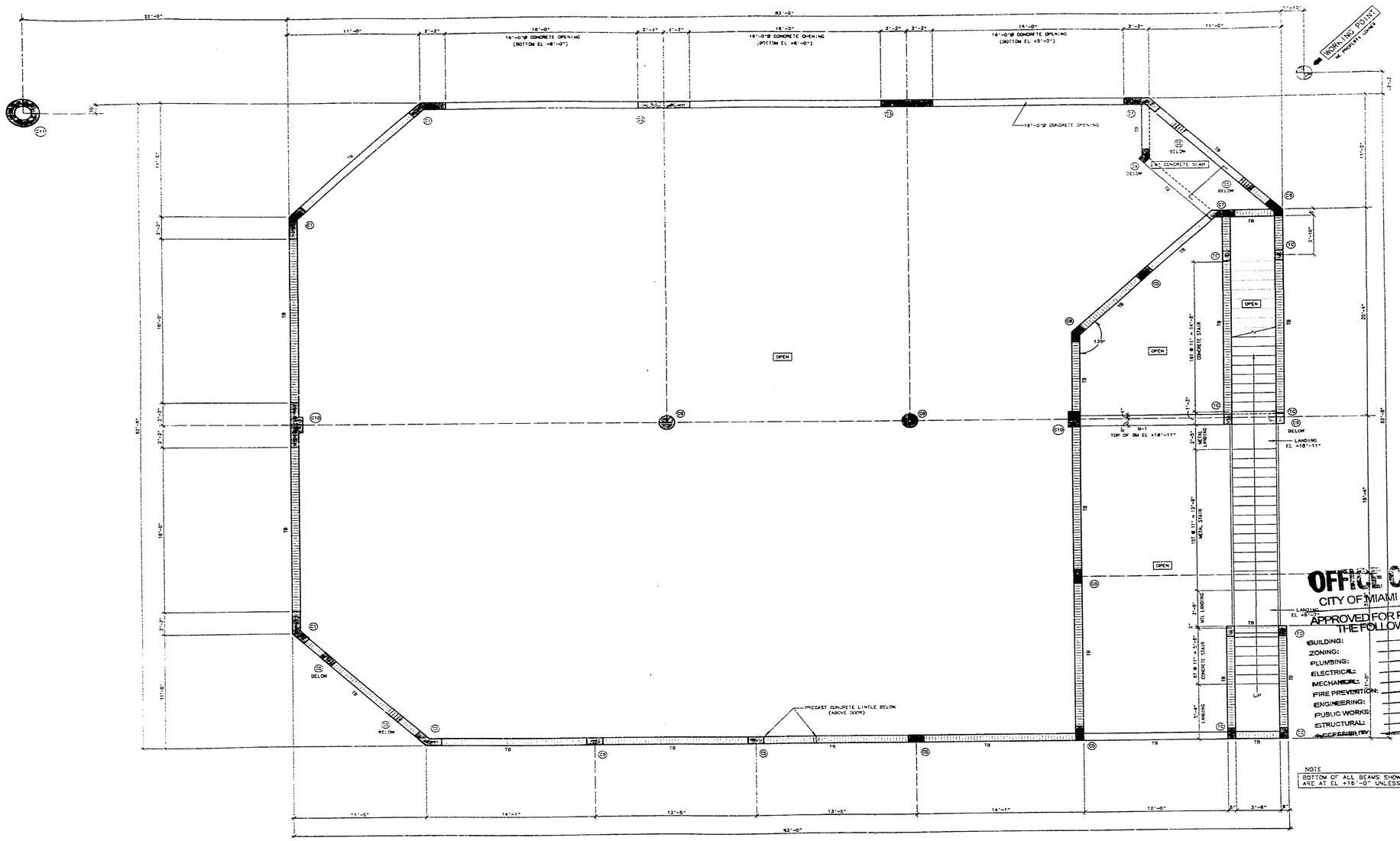
DATE: 24 JUL 95

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

SILVERSQUARE
1100 5TH STREET MIAMI BEACH, FLORIDA
FOUNDATION DETAILS

S1-3

10



1 FRAMING PLAN ABOVE INTERMEDIATE TIE BEAM
BUILDING #1 1/4"=1'-0"

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APPROVED FOR PERMIT BY THE FOLLOWING:
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PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

NOTE
BOTTOM OF ALL BEAMS SHOWN ON THIS PLAN ARE AT EL +16'-0" UNLESS NOTED OTHERWISE

CLEMENT DIFILLIPPO
AIA, PE
ARCHITECT - DEVELOPER
1545 Alton Road Suite 215
Miami Beach, FL 33139
(305) 672-2312

DATE: 24 JUL 95

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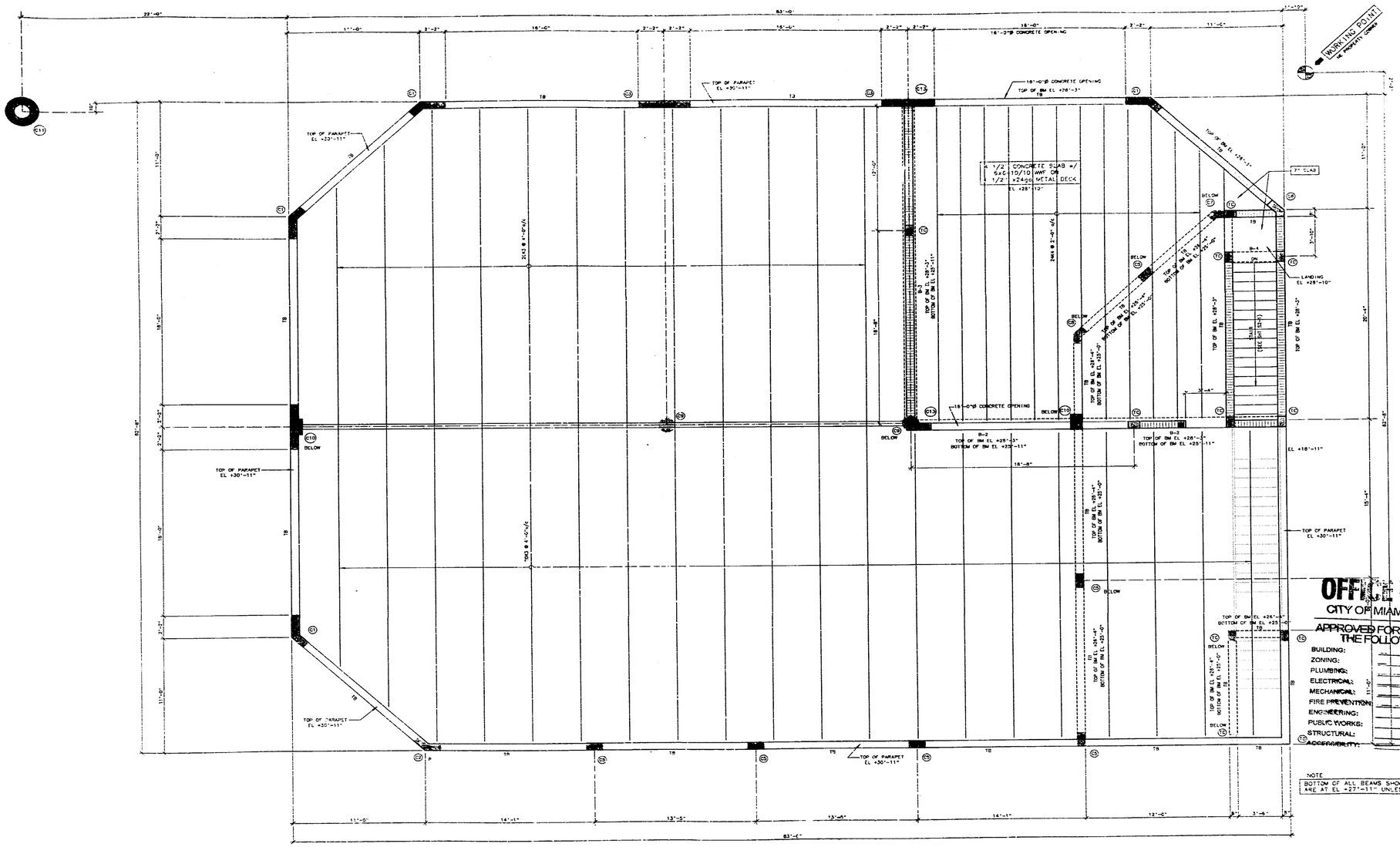
ARCHITECT/DEVELOPER 305/672-0801

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

S2-1

10



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

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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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ARCHITECT/DEVELOPER 305/672-0801

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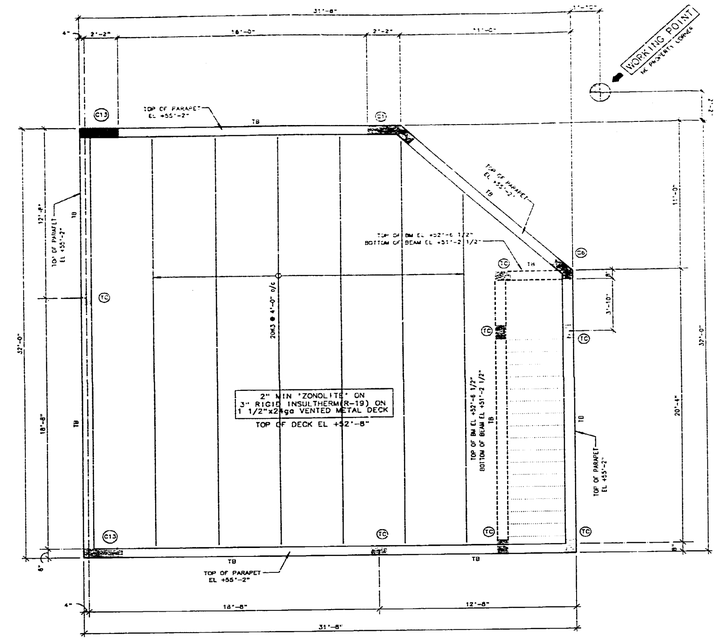
BLDG #1 MAIN ROOF & PH FRAMING PLAN

S2-2

10



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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CLEMENT DIFILLIPPO
AIA, PE
STRUCTURAL - CIVIL - MECHANICAL
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(305) 672-6312

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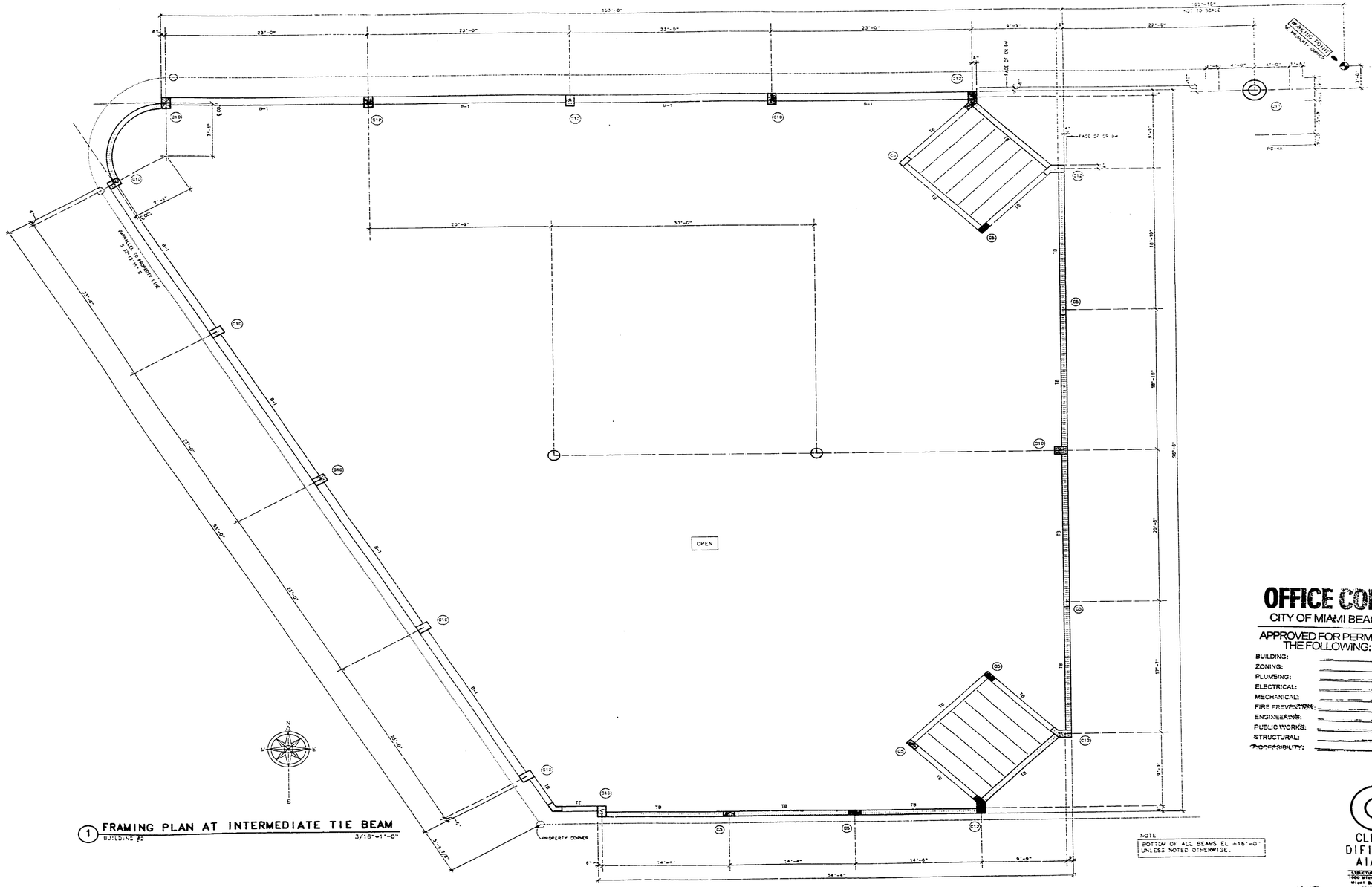
JAMES F. SILVERS & ASSOC., P.A.
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

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

S2-3

10



1 FRAMING PLAN AT INTERMEDIATE TIE BEAM
BUILDING #2
3/16"=1'-0"

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PLUMBING:
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CLEMENT DIFILLIPPO AIA, PE
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1000 Sixth Street, Suite 202
Miami Beach, FL 33139
(305) 672-6312

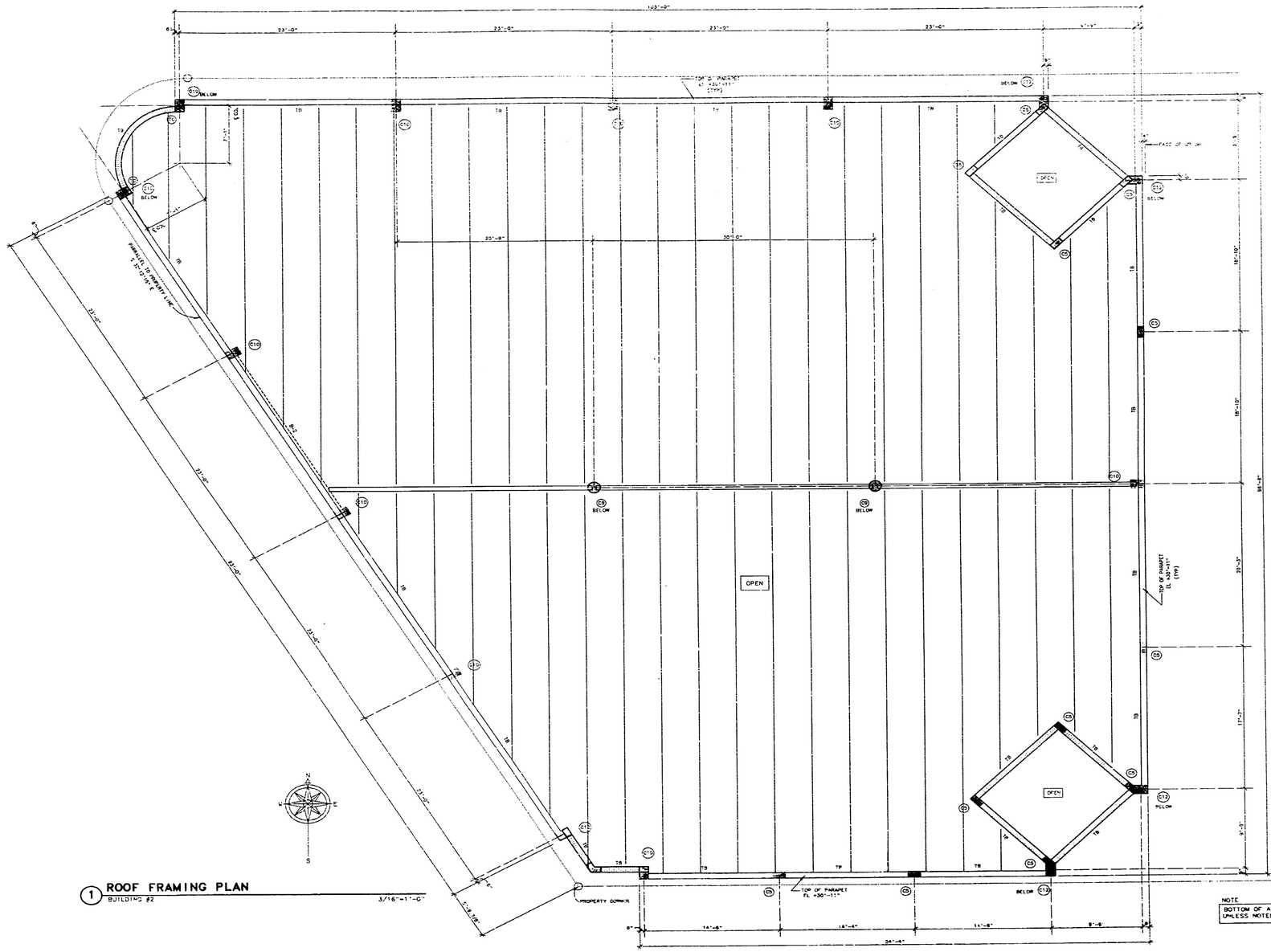
DATE: 24 JUL 85

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 #2 FRAMING PLAN

S2-4

10



1 ROOF FRAMING PLAN
BUILDING #2 3/16"=1'-0"

NOTE:
BOTTOM OF ALL BEAMS EL +16'-0" UNLESS NOTED OTHERWISE.

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

CLEMENT DIFILLIPPO
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ARCHITECTURE ENGINEERING
1680 Meridian Avenue, Suite 919
Miami Beach, FL 33139
(305) 672-0212

DATE: 24 JUL 95

JAMES F. SILVERS & ASSOC., P.A.
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ARCHITECT/DEVELOPER 305/672-0801

SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #2 ROOF FRAMING PLAN

S2-5

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