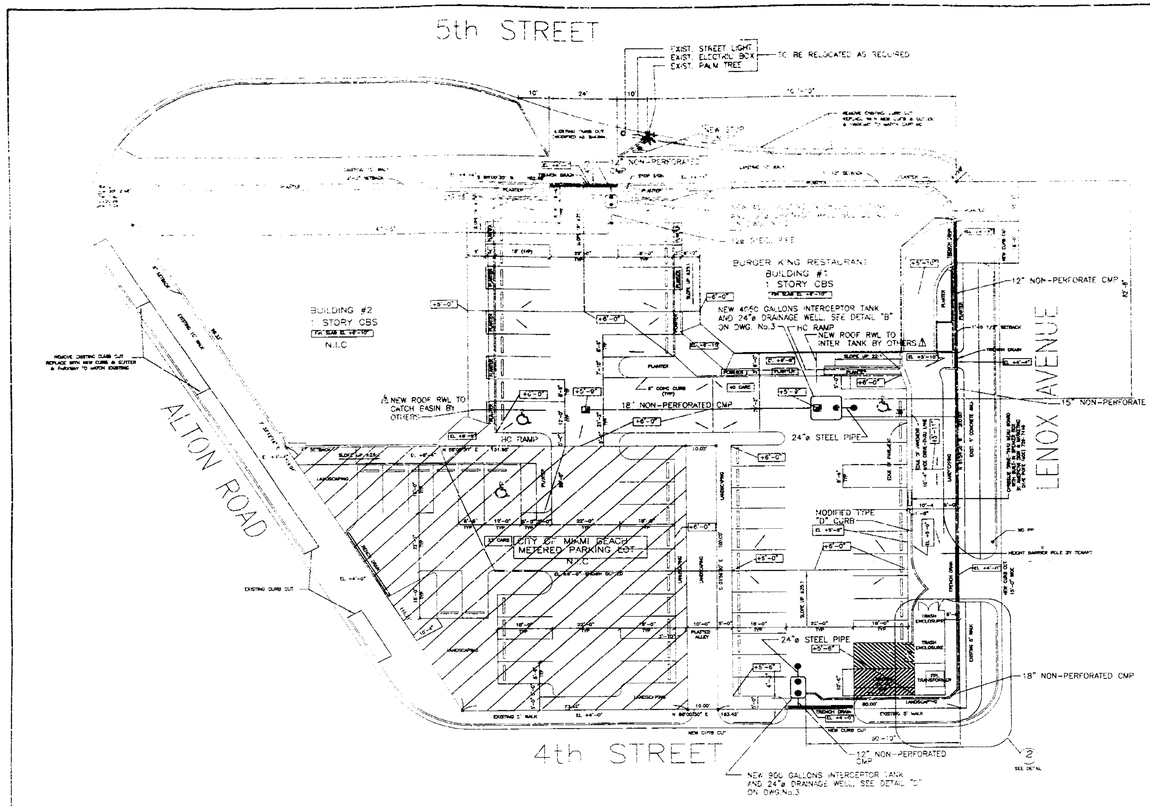
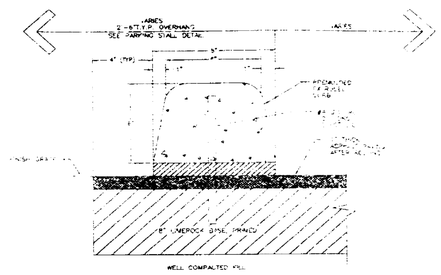
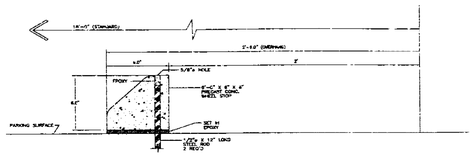



SITE PLAN

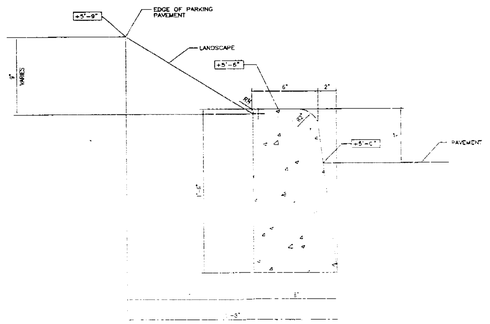
SCALE: 1"=20'

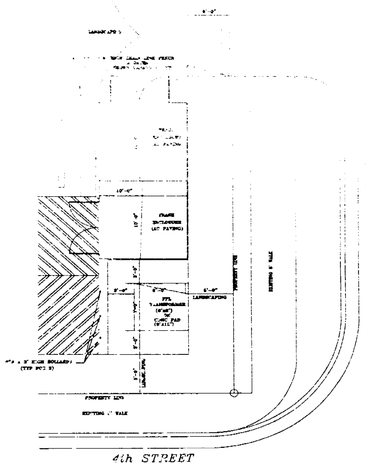



TYPICAL EXTRUDED CURB DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP
N.T.S.






TRASH ENCLOSURE DETAIL
3/16"=1'-0"

**JOB COPY**
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

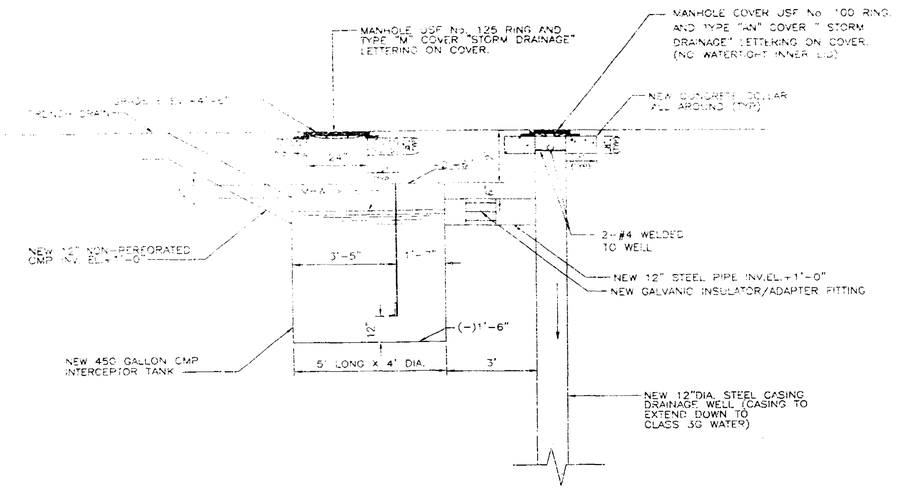
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

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

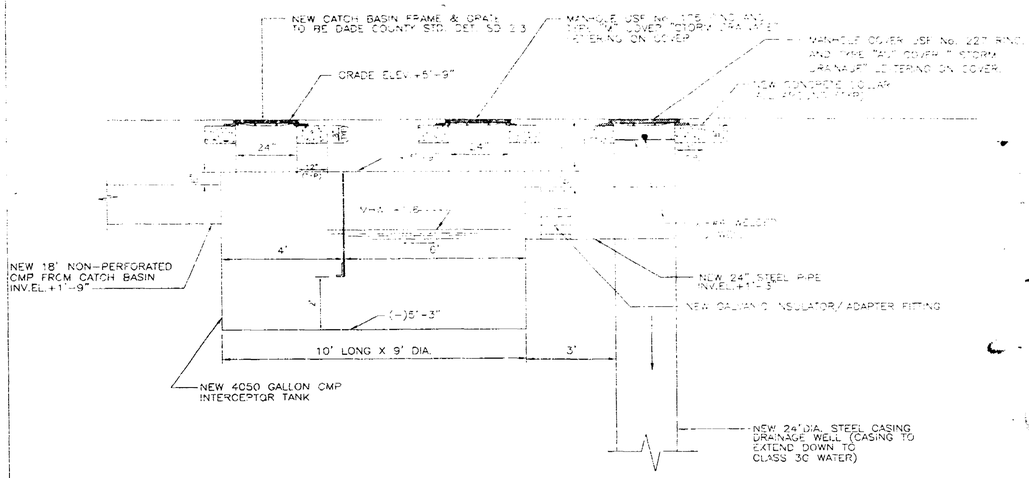
SILVERSQUARE RETAIL CENTER
1100 5TH STREET MIAMI BEACH, FLORIDA

PROPOSED GRADING AND DRAINAGE

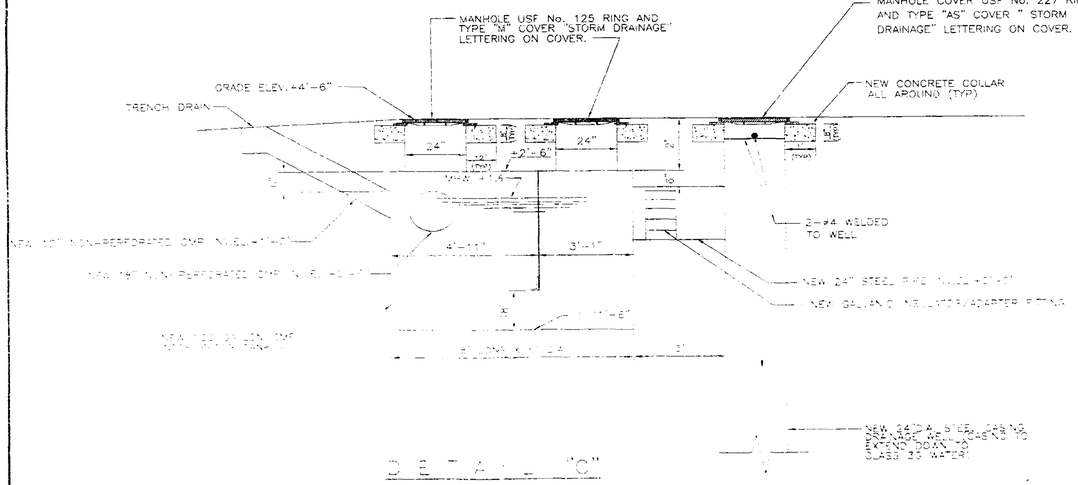
SCALE: AS SHOWN FILE G:\ACAD97\JS\SILVERS DRAWN BY: MP
DATE: MAR., 1998 JOB No: 27.06 REVISED BY:
ARCHITECTURAL ZONING CONSULTANTS
1750 MERIDIAN AVENUE, SUITE 201 MIAMI BEACH, FL 33139
TEL: 305/672-1177 FAX: 305/672-2577
GRADING AND DRAINAGE SITE PLAN DRAWING No. 2 OF 3




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
☐ BID SET
☐ CONSTRUCTION SET

SILVERSQUARE RETAIL CENTER
1100 5th STREET MIAMI BEACH, FLORIDA

PROPOSED GRADING & DRAINAGE

DETAILS

45

B9500334
BMS 60048

**PERMIT NUMBER**

B 9500334
BNS 60048

**ADDRESS**

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

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

Project Number: A9515523
Validated by : CH
Inspector area: S
Date Applied : 07/24/95
Date Approved :
Date Completed:
Date To Expire: 12/20/95

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

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 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 Credits: | .00 |
| Total Fees: | 2,249.39 | 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 liens against 402, 412, 420-426 Lenox Ave Plats 1316, 1312

132.8000.345902 - 2351.80

132.8000.361.370 - 154.06

011.8000.369.999 - 12.00

6489 11:06 2517.86

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 CITY OF MIAMI BEACH Page 1 OF 2
Version:BUILD 9501 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 : NEC96
Valuation : 250,000
Construction : NEW
Permit to do : FOUNDATION FOR 2 BLDG SHELLS ONLY-COMM
Job Address : 1100 5TH ST

SS NO OR TAXPAYER ID NO
BENEFIT DISTRICT NO. 8

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

*** 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> (MINIMUM FEE $30)> | 12454.00 | | 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 | |
| NET DADE COUNTY ROAD IMPACT FEE > | 13 | | | |
| TOTAL BLDG PERMIT FEE & SURCHARGES | | | 2249.39 | |

10

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 | 1866 |
| 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: 9004, PFBLDG01,em)

10

# CITY OF MIAMI BEACH

B9500338

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

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

ATTACH TO Demo

Ck # 1000

BD950038

Up front fee 375.00

## BUILDING WORK PERMIT APPLICATION

Date Applied: 07-26-95 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 Feet: _____ 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
14:09

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 $1846.99 | 2 | 09/21/94 - 12/31/99 |

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

10

DSITE ** SITE ADDRESS DATA DISPLAY ** 07/29/15
14:19

Primary Addr: 498 LENOX AV
Addr Entered: 498 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

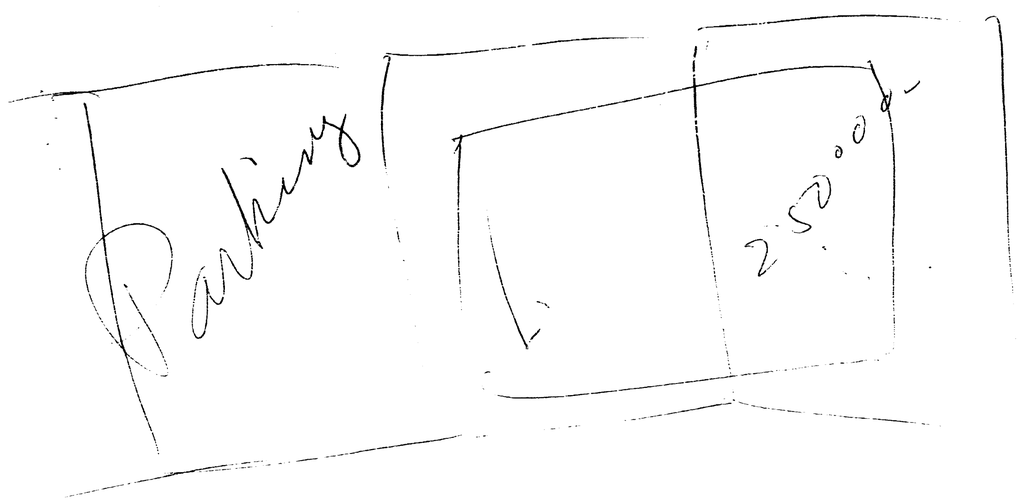
** ASSESSORS ADDRESS INDEX SEARCH **

07/24/95
13:56

Address Entered: 1100 5TH ST _____ Id: __ Index: Assessors

| | Address | CC | Owner Name | Parcel Number | |
|---|---|---|---|---|---|
| 01 | 1100 5TH ST | 27 | GATEWAY DEVELOPMENT INC | 4203-009-8200 | X |
| 02 | 1101 5TH ST | 11 | KAY DEPAOLO & JOHN K BAUER | 4203-009-8351 | |
| 03 | 1111 5TH ST | 10 | VIC POTAMKIN CHEVROLET INC | 4203-009-8320 | |
| 04 | 1117 5TH ST | 11 | VIC POTAMKIN CHEVROLET INC | 4203-009-8330 | |
| 05 | 1119 5TH ST | 11 | VIC POTAMKIN CHEVROLET INC | 4203-009-8340 | |
| 06 | 1130 5TH ST | 00 | GATEWAY DEVELOPMENT INC | 4203-009-8190 | X |
| 07 | 1131 5TH ST | 12 | ROBERT MCCANNA REILLY TR | 4203-009-8360 | |
| 08 | 1132 5TH ST | 10 | VIC POTAMKIN CHEVROLET INC | 4203-009-8380 | |
| 09 | 1140 5TH ST | 17 | VIC POTAMKIN CHEVROLET INC | 4203-009-8370 | |
| 10 | 1201 5TH ST | 82 | THE NIA NCH REDEVELOPMENT | 4203-009-9250 | |
| 11 | 1[illegible] | 01 | [illegible] | 3830-011-1360 | |
| 12 | 111[illegible] | 01 | [illegible] | 3830-011-1470 | |
| 13 | 11[illegible] | 01 | [illegible] | 3830-011-1350 | |
| 14 | 1[illegible] | 01 | [illegible] | 3815-002-0781 | |
| 15 | [illegible] | 01 | [illegible] | 3811-014-1170 | |
| 16 | [illegible] | 01 | [illegible] | 3811-014-1160 | |

Enter Choice: __ and Keyword: _____




10

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

Parcel Number: [redacted]

Situs: 1180 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: | 36,000 | | |
| Fix Exmp: | 36,000 | | |
| H/O Exmp: | 10,778 | Key: | ___ |
| Real Est Amt: | 232,778 | | |

Ownr Chng: _____ Map Book No: _____
Tax Stat: _____ Code/Prop Tr: 94
Assr Use: [redacted] Tax Code: _
Need Appr: _ _____ Sev'd Owned: _
Matr Zone: _____ Appeals/Exempt: _
Acres: _____ 12

10

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

Parcel Number: 4203-009-0190

Situs: 1130 8TH ST Tax Rate Area: _____ Agency/Class: _____

Zone Code: _____
Owner(1): GATEWAY DEVELOPMENT INC
Owner(2): _____
Mail: 879 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: | 231,908 | | |
| Fix Exmp: | 185,250 | | |
| H/O Exmp: | 24,241 | Key: | ___ |
| Real Est Amt: | 209,491 | | |

Ownr Chng: _____ Map Book No: _____
Tax Stat: _ Sold/State Yr: 94
Assr Use: ___ Tax Code: _
Weed Abat: _ _____ Gov't Owned: _
Mstr Zone: _____ Assess/Exempt: _
Acres: _____

10

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

Parcel Number: 4283-082-0190

Situs: 1130 8TH ST Agency/Class:

Legal Desc: OCEAN BEACH ADDN NO 3 PB 2-81 LOT 3 LESS E186FT & LESS EXT ARE OF CURVE IN NW CO & SW S/4 & LOT 4 1/486 E142FT BLK 103 LOT SIZE IRREG 90 FT OR 16A89-1282 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 Bld | No/Units | Bedrms | Bathrms | Sq ft/Impr |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Totals | | | | * | * | * | * |

10

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

Parcel Number: 4202-009-8E00

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
[illegible]

----- 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

| Suppars | Bldg/Type | Class | Yr Bl | No/Units | Bedrms | Bathrms | Sq ft/Impr |
|---|---|---|---|---|---|---|---|
| | | | | | | | 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 2-81 E145.6FT O F LOT 4 BLK 103 LOT SIZE 50.000 X 146 OR 16282-1288 0794 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

| Subpara | Usage/Type | Class | Yr Blt | 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

(X) 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 **

DATE: 07/28/95
PAGE: 4

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

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 drivsn 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:
---

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** CONDITIONS OF PERMIT/APPROVAL **

DATE: 07/28/95
PAGE: 5

Permit No:: B95$00334 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

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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9

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 8.876 = 37,069.63
− 14,367.62
→ 22,702.01

33,378.00
− 19,010.38
14,367.62

2:30 mtg

W Ruddy
R. Frei
Zoning
Engineering
D
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.

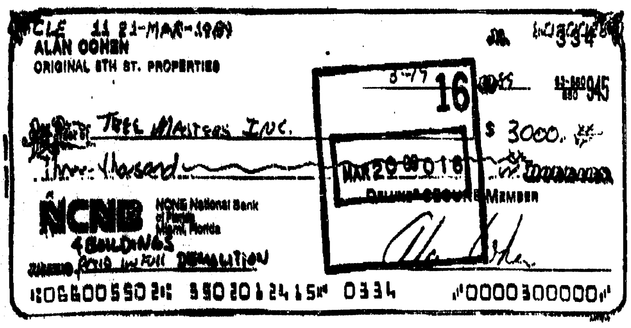
Parcel 2: The East 100' of Lot 3, and the East 142' of Lot 4, of Block 103, of OCEAN BEACH ADDITION NO. 3, Plat Book 2 at Page 81, of the Public Records of Dade County, Florida, a/k/a 1100 5th Street, Miami Beach, Florida.

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.




TO: JIM Silvers

FROM: Alan

INITIAL 3-89

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

*Flood proofing 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 |
| STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER: 1101 - 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** 9.0 **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** N/A **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. SILVERIO | | LICENSE NUMBER (or Affix Seal): AR. 6229 | |
| TITLE: PRES. | | COMPANY NAME: JAMES F. SILVERIO JASSOC. PA | |
| ADDRESS: 1130 - 5TH ST. | | CITY: 7/25/95 | STATE: 672 0801 ZIP |
| 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.

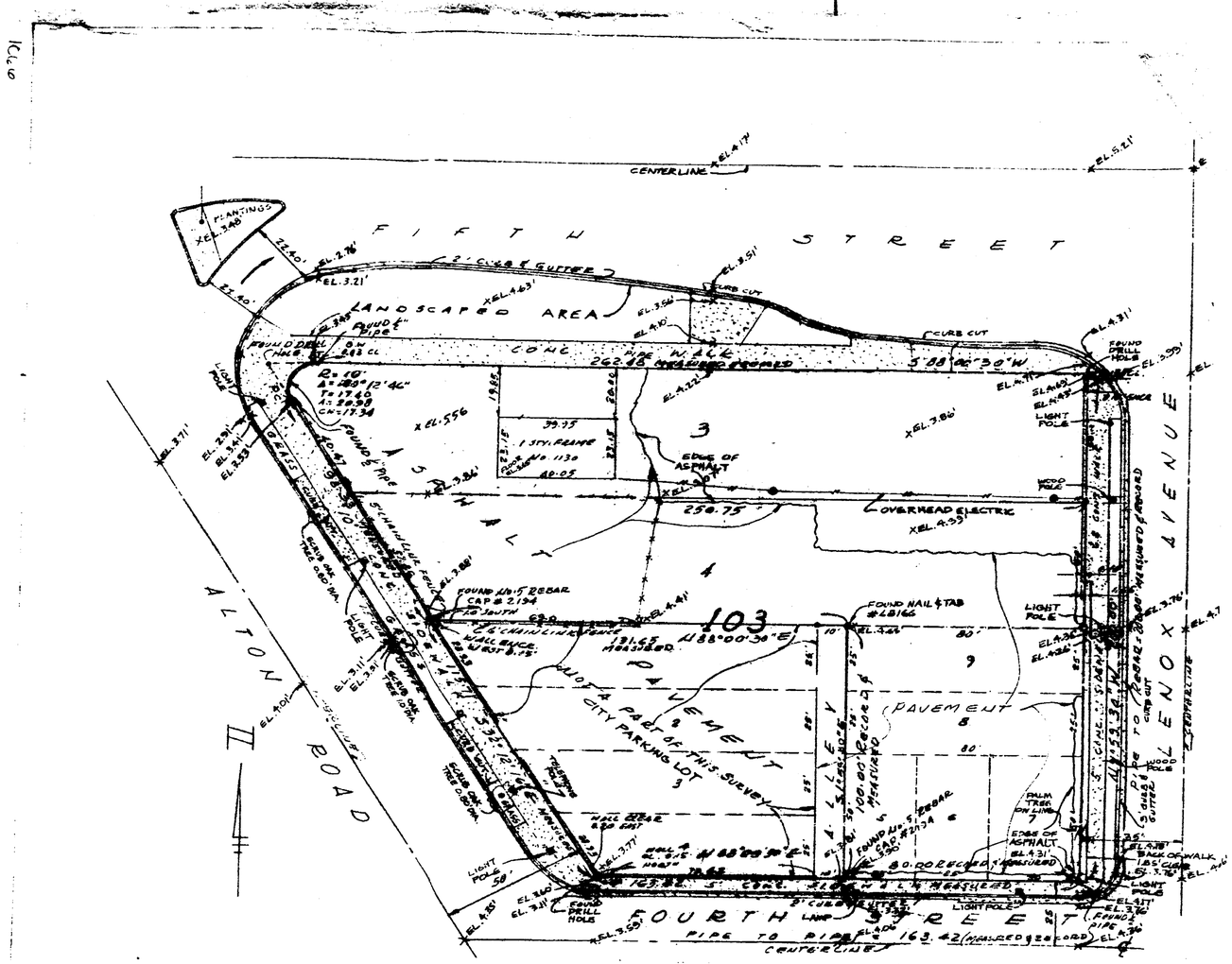
10

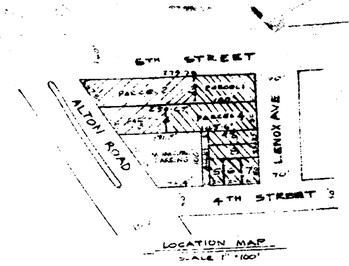
**PAPERWORK BURDEN DISCLOSURE NOTICE**

**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 10 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 42, 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 hereon. Examination of the "Abstract of Title" will have to be made by Surveyor regarding instruments, if any, which may affect this property. Location of Utilities or and/or adjacent to this property was not required. 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.

Surveyor: Whittaker, Inc.

Order No. 79507-94

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; Δ = 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. ENGERBY, P.A.

| NATIONAL FLOOD INSURANCE DATUM | | | | | |
|---|---|---|---|---|---|
| COMMUNITY NO. | PANEL NO. | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD EL. N.G.V.D. |
| 120651 | 0192 | J | 9-2-94 | AE | 8.00' |

PH #: 1-305-534-4668

SURVEY FOR:
JAMES SILVERS, TRUSTEE

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

| DATE | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|
| 5-16-96 | 1-20' | E.R. | J.D.R. |

| REVISIONS | DESCRIPTION |
|---|---|
| 6-10-96 | ADD ELEVATIONS |
| 7-1-96 | ADD ELEVATIONS |
| 7-15-96 | ADD ELEVATIONS |

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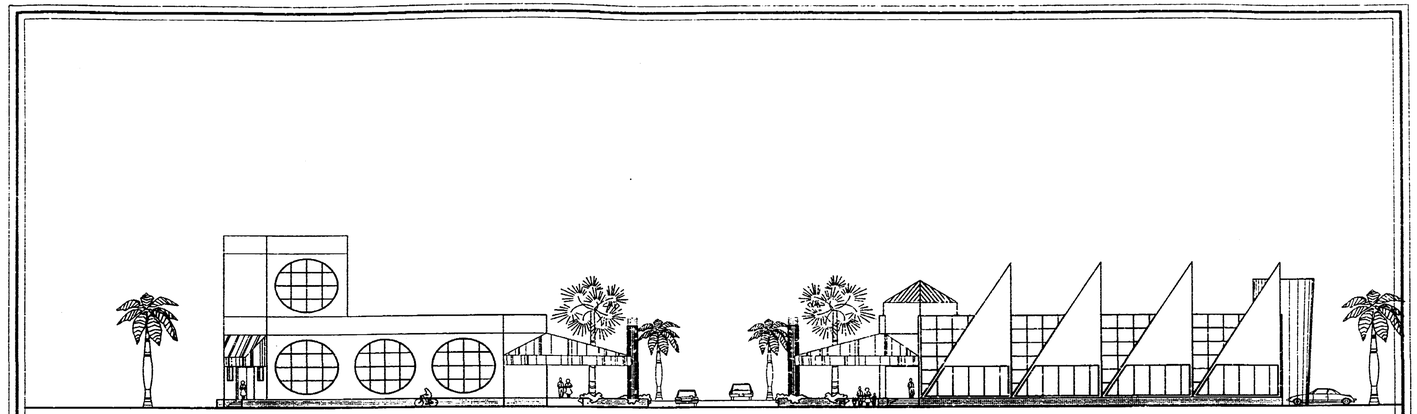

# SILVERSQUARE

## 1100 5th STREET MAIMI BEACH, FL

### 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——.....——



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


DATE: 24 JUL 95

SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
COVER SHEET

A1-0

Eng. drawings for flood shield original

CITY OF MIAMI BEACH
RECEIVED
JUL 24 1995
BUILDING DEPARTMENT

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 7/28/95
ZONING: 7/28/95
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: 7/31/95
ENGINEERING: APPROVED SUBJECT TO
PUBLIC WORKS: CHECK OF 7/25
STRUCTURAL:
ACCESSIBILITY:

Transfer only

APPROVAL IS CONTINGENT ON PERFORMANCE OF FIRE SUPPRESSION / LIFE SAFETY SYSTEMS TO COMPLY WITH S.F.P.C. CHAPTER 17

APPROVED BACK FLOW PREVENTION DEVICE REQUIRED.

FIRE FLOW FEE REQ'D

FIRE STOPPING DETAILS REQUIRED

PERMANENT OR APPROVED EMERGENCY LIGHTING SYSTEM TO BE PROVIDED IN THIS BUILDING

MAINTAIN EFFECTIVENESS OF FIRE SUPPRESSION / LIFE SAFETY SYSTEMS IN ACCORDANCE WITH S.F.P.C. CHAPTER 17

10

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

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

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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:

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

10

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

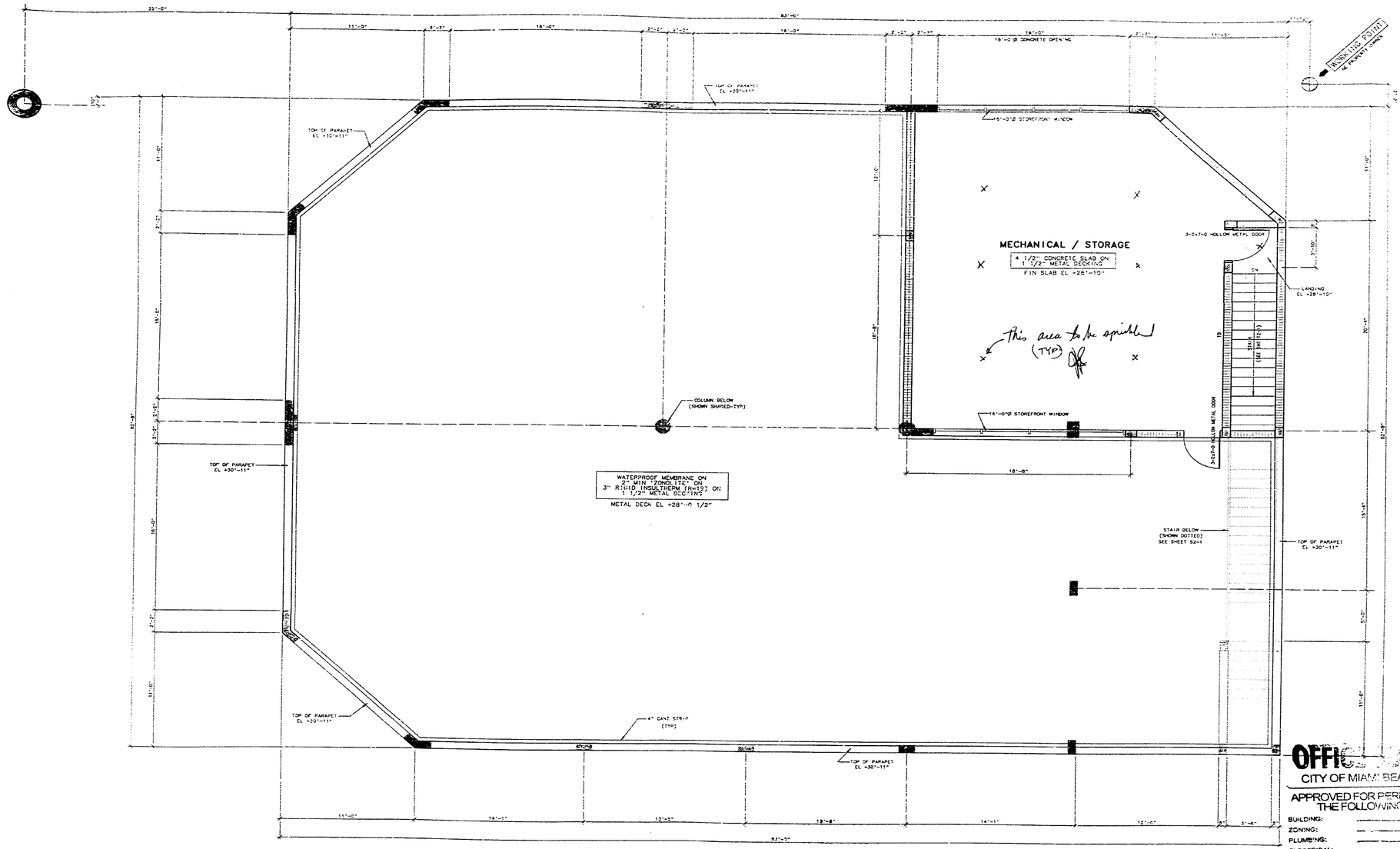
DATE: 24 JAN 95

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"

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

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
BLDG #1 MAIN ROOF & PH FLOOR PLAN

A2-2

10

1 PENTHOUSE ROOF PLAN
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:

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

A2-3

10

1 GROUND FLOOR PLAN
BUILDING #2

3/16"=1'-0"

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

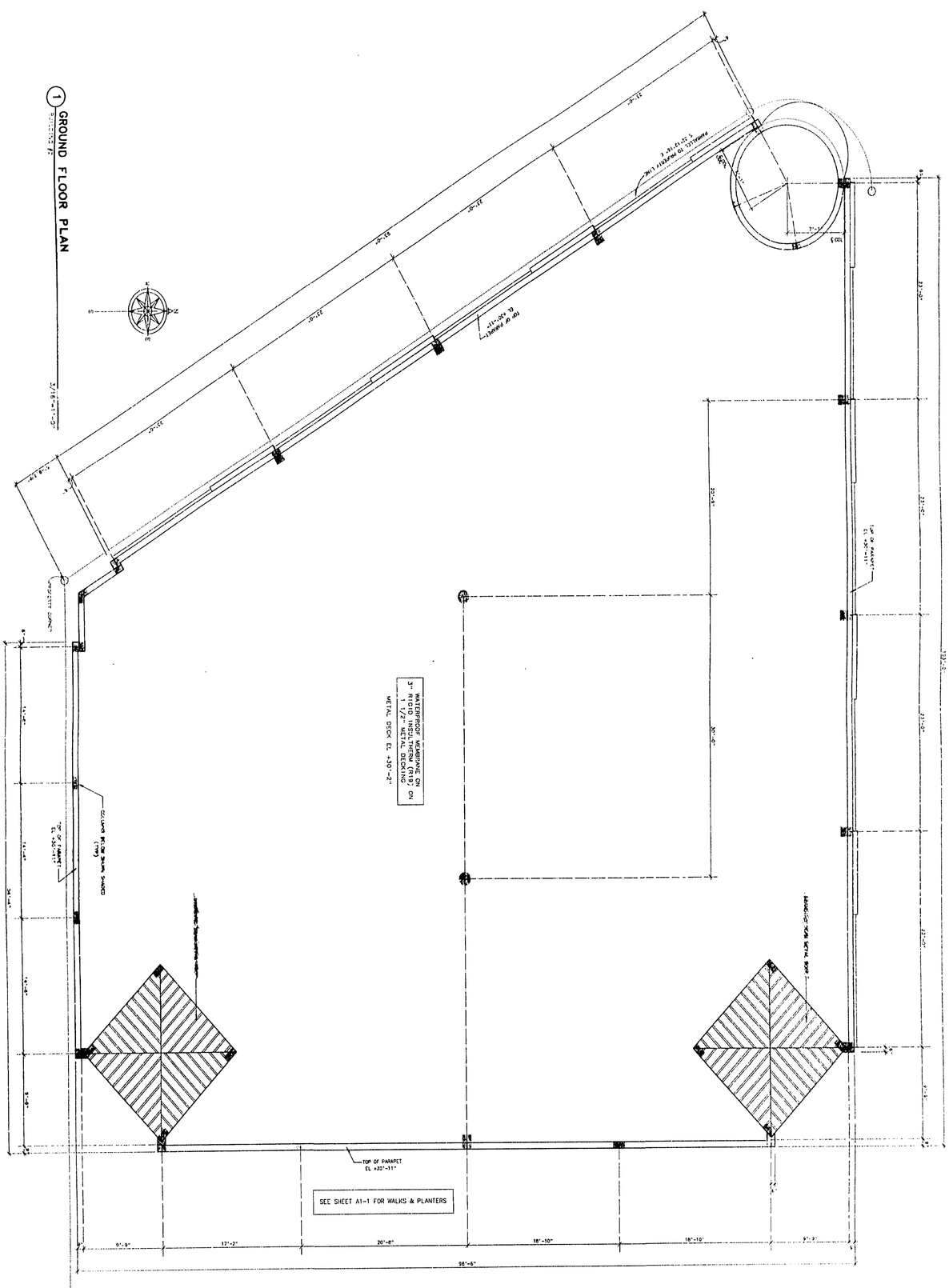
DATE: 24 JUL 95

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 GROUND FLOOR PLAN

A2-4

10

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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
CONCURRENCY:

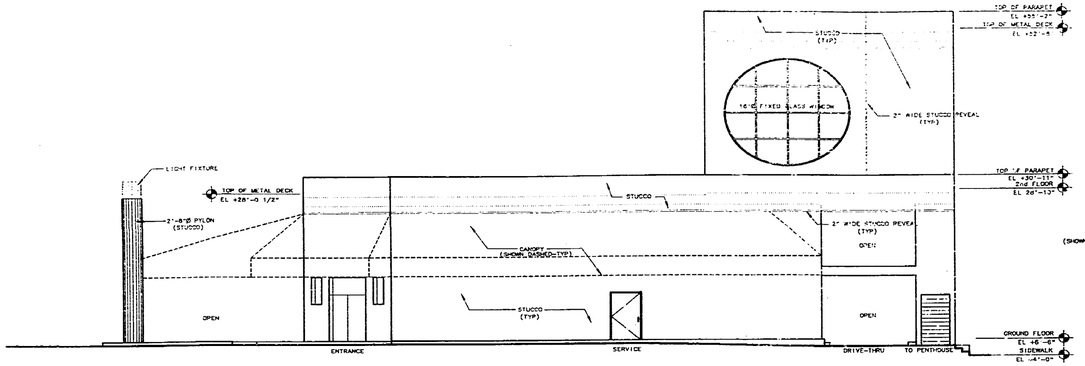
A2-5

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

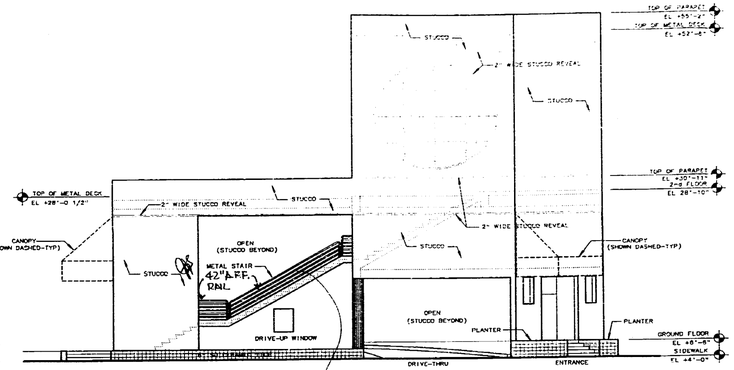
**JAMES F. SILVERS & ASSOC., P.A.**
1130-5TH STREET MIAMI BEACH, FLA.
ARCHITECT/DEVELOPER 305/672-0801

DATE: 24 JUL 95

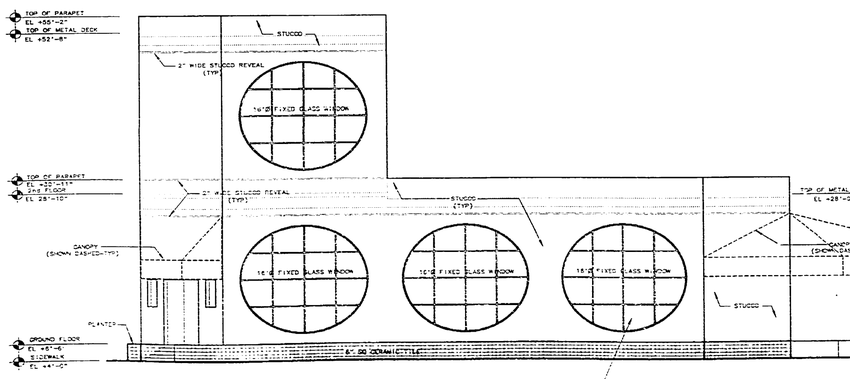
10




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

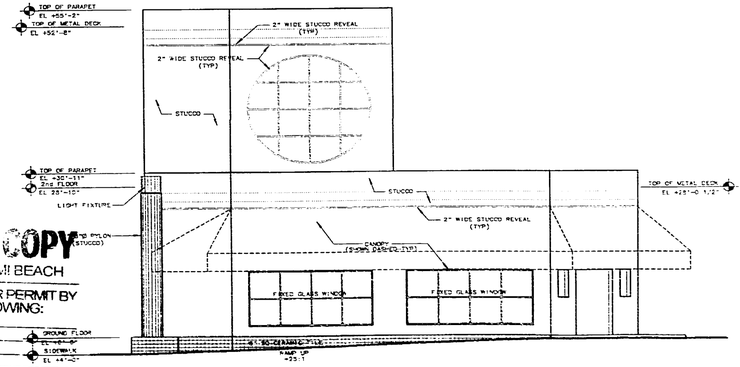



2 EAST ELEVATION
1/8"=1'-0"




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.

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

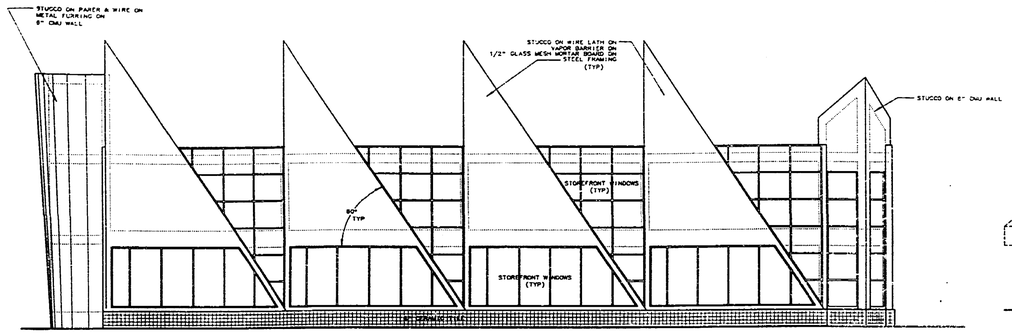
DATE: 24 JUL 93

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

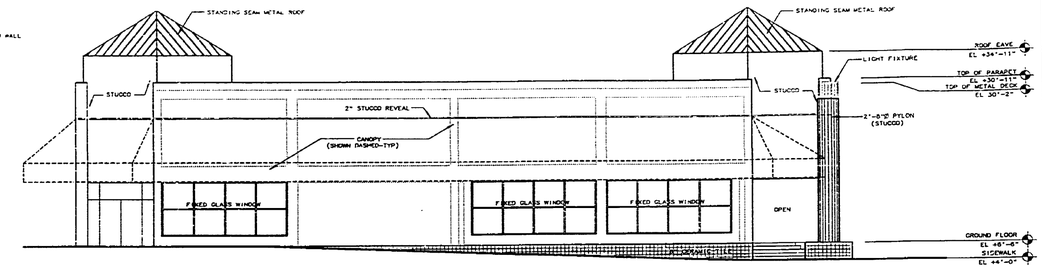
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #1 ELEVATIONS

A3-1

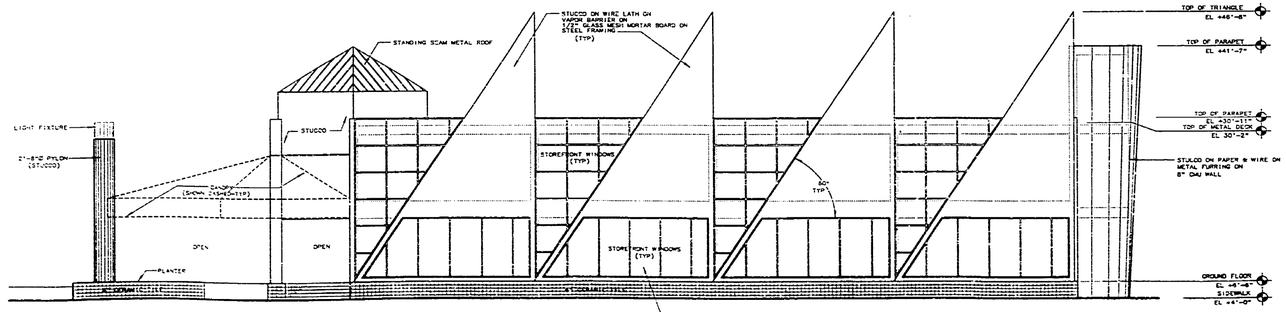
10




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

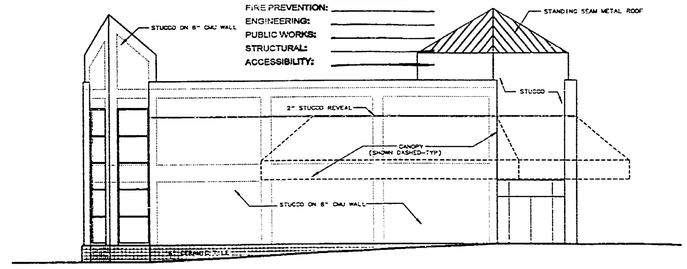



2 EAST ELEVATION
1/8"=1'-0"




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:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

ALL DRAWINGS ON THIS PERMIT SET ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE LETTER DATED [illegible] FROM THE [illegible] DEPARTMENT

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 | VERTIGATED 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 | MARAN COCONUT PALMS | 8 | |
| FH | FICUS HEDGE | 16 | |
| S | SOD-ST AUGUSTINE | AS REQUIRED | |

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

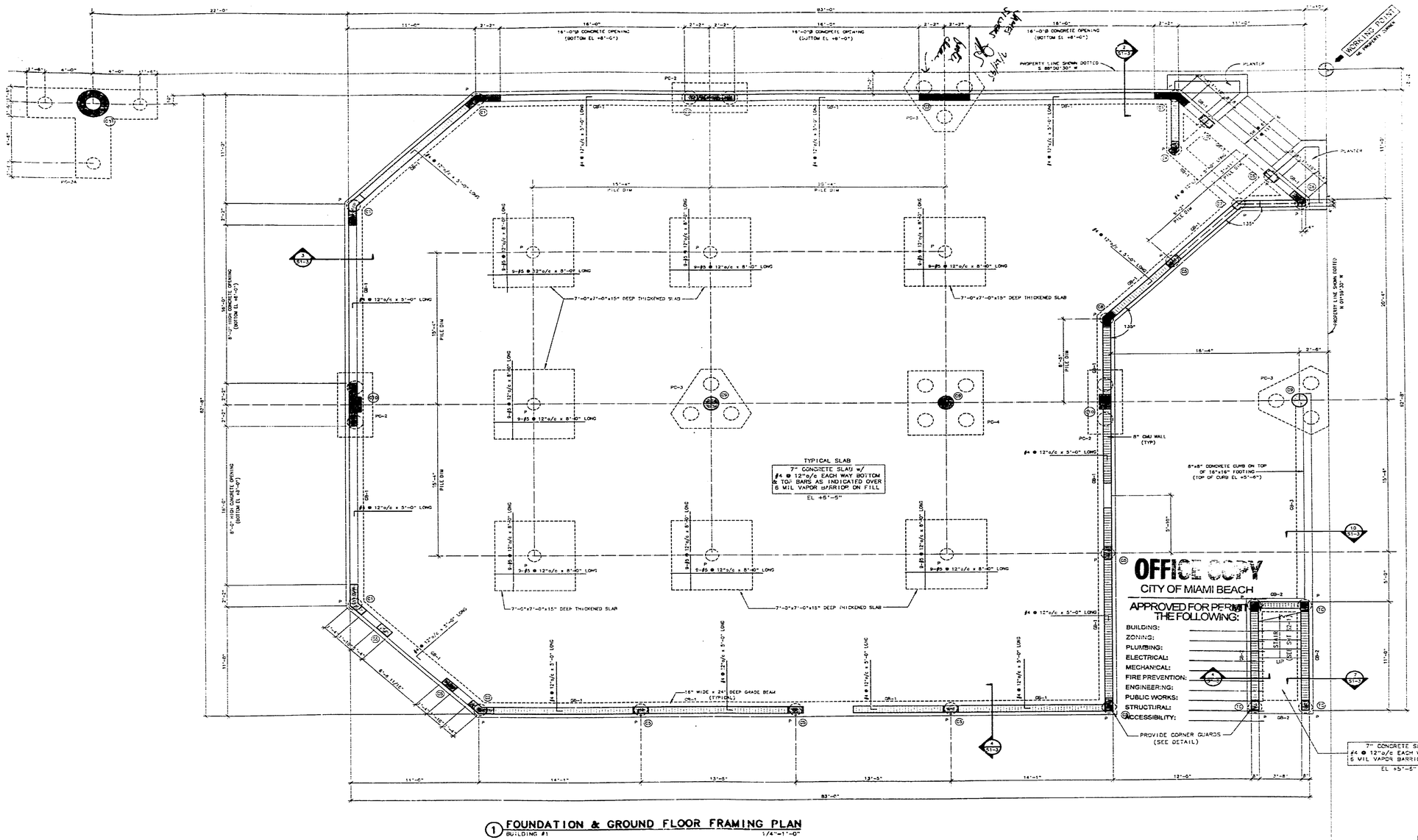
DATE: 24 JUL 85

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

SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
LANDSCAPE PLAN

L1-1

10




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

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

DATE: 24 JUL 85

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"

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

CLEMENT DIFILLIPPO AIA, PE

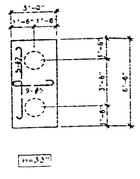
DATE: 24 JUL 95

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

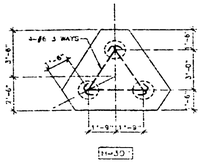
**SILVERSQUARE**
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #2 FOUNDATION

S1-2

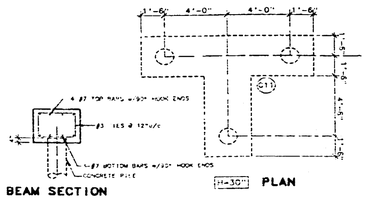
10



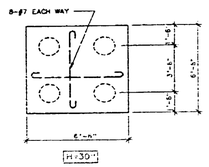
17 TYPICAL DETAIL AT PC-2
1/4"=1'-0"



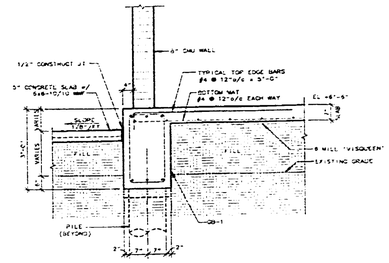
13 TYPICAL DETAIL AT PC-3
1/4"=1'-0"



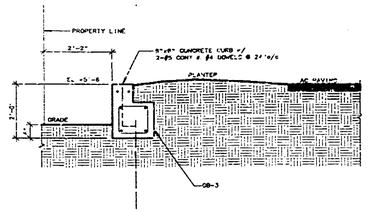
9 TYPICAL DETAIL AT PC-3A
1/4"=1'-0"



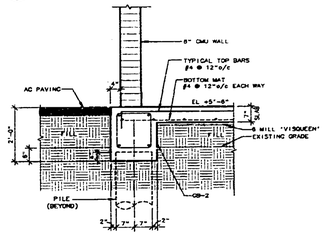
5 TYPICAL DETAIL AT PC-4
1/4"=1'-0"



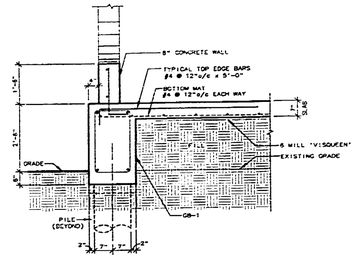
1 TYPICAL DETAIL AT GRADE BEAM GB-1
AT SLOPING WALKS SOUTH CMU WALLS
1/2"=1'-0"



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 16'0 ROUND WINDOWS NORTH WALL
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 LOADS USED 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 318-83
   C. AISC Steel Construction Manual 8th Edition

3. FOUNDATIONS:
   A. The Geotechnical Report published by Wingerter Laboratories shall be followed for all foundation pilings, soil improvements, testing, as required and specified in these 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. Stairwells 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 60 ksi. Header studs 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 ties or spirals reinforcing.....1 1/2"
      4. Slabs, walls and joists not exposed to weather or earth.....3/4"
      5. Interior slab and walls exposed to weather or earth.....1 1/2"
      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 and must be tied or clipped or 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. faces) at 2'-0" on center around all openings in concrete slabs and walls, U.N.O.
   I. Slabs on grade shall have wire mesh 6x6W1.4xW1.4 WWF as minimum reinforcing and if placed over a vapor barrier, 6 mil thick. Said slabs shall be placed over well compacted fill with density test made at each fill layer (95 comp.) with the geotechnical report. All sections shall be poured in strips not exceeding 300 square feet and provided with keyed edges. Expansion material 1/2" thick shall be placed against adjacent walls, columns, and at similar adjacent edges.
   J. Provide 6x6xW1.4xW1.4 WWF as minimum reinforcing in mechanical pads. See mechanical drawings for exact sections, 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 D1.1-86. All field welds shall be cleaned, inspected 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 test.
   E. Minimum fillet shall be 3/16" continuous fillet weld, unless note otherwise on the drawings.

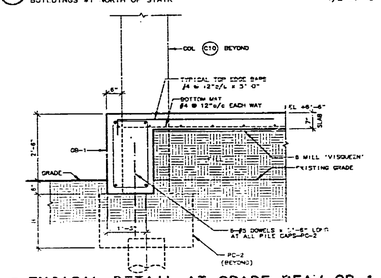
6. MASONRY:
   A. All masonry block units shall conform to ASTM C90 standards with block classification (N-1) for 8" C.M.U.
   B. Mortar strength types are as follows:
      TYPES: M.....2500 psi
      S.....1800 psi
      N.....750 psi
      O.....350 psi
   C. Wall Types (masonry):

| | 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) |

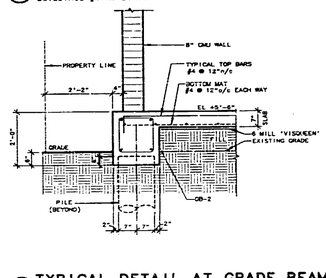
   D. Wall reinforcing: (wall panels shall not exceed 200 sf)
      Horizontal joints.....Dur-O-Wal, #9 galv. wire @ 16" O/c (Truss type)
      Dovetail Anchors.....Galv. 16 ga. @ 16"o/c to match Dur-O-Wal (at concrete columns & walls)
      Grouting.....Tops of walls to underside of concrete (pack tightly)
   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 bar is called for in the lintel, then the adjacent cell shall also be filled and a vertical bar installed.

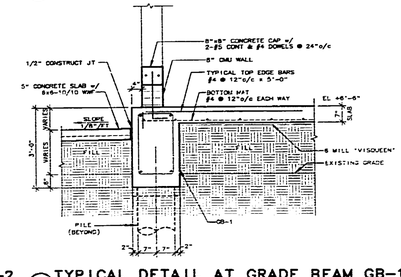
7. All dimensions on structural drawings shall be checked against architectural.
8. Engineer's approval must be secured for all substitutions.
9. Verify all openings through floor, roof and walls with mechanical and electrical contractors.
10. During erection of the building, the contractor shall be responsible for temporary bracing to resist all loads to which the structure may be subjected, including lateral loads. The structure is not self-supporting. 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.



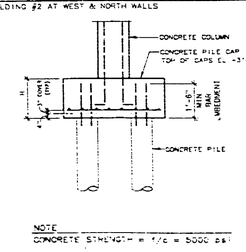
11 TYPICAL DETAIL AT GRADE BEAM GB-1
BUILDING #2 AT WEST & NORTH WALLS
1/2"=1'-0"



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

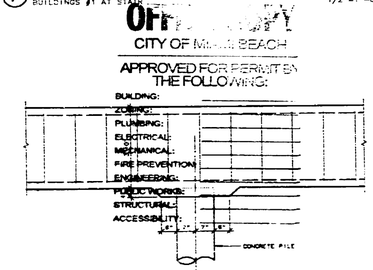


3 TYPICAL DETAIL AT GRADE BEAM GB-1
BUILDINGS #1 & #2 AT 8'x16' WINDOWS
1/2"=1'-0"



NOTE
CONCRETE STRENGTH = f'c = 5000 psi

12 TYPICAL PILE CAP SECTION
NOT TO SCALE



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

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

## GRADE BEAM SCHEDULE

| MARK | SIZE W | SIZE H | REINFORCING BARS T | S | ⋮ | EC | E | TIE SPACING BAR | END | MIDDLE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| GB-1 | 18x36 | 2#7 | 2#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 | 2#7 | 2#7 | | | | | #3 | 12" | 16" | |
| GB-5 | 8x36 | 2#7 | 2#7 | | | | | #3 | 12" | 16" | |


CLEMENT DIFILLIPPO AIA, PE


DATE: 24 JUL 95


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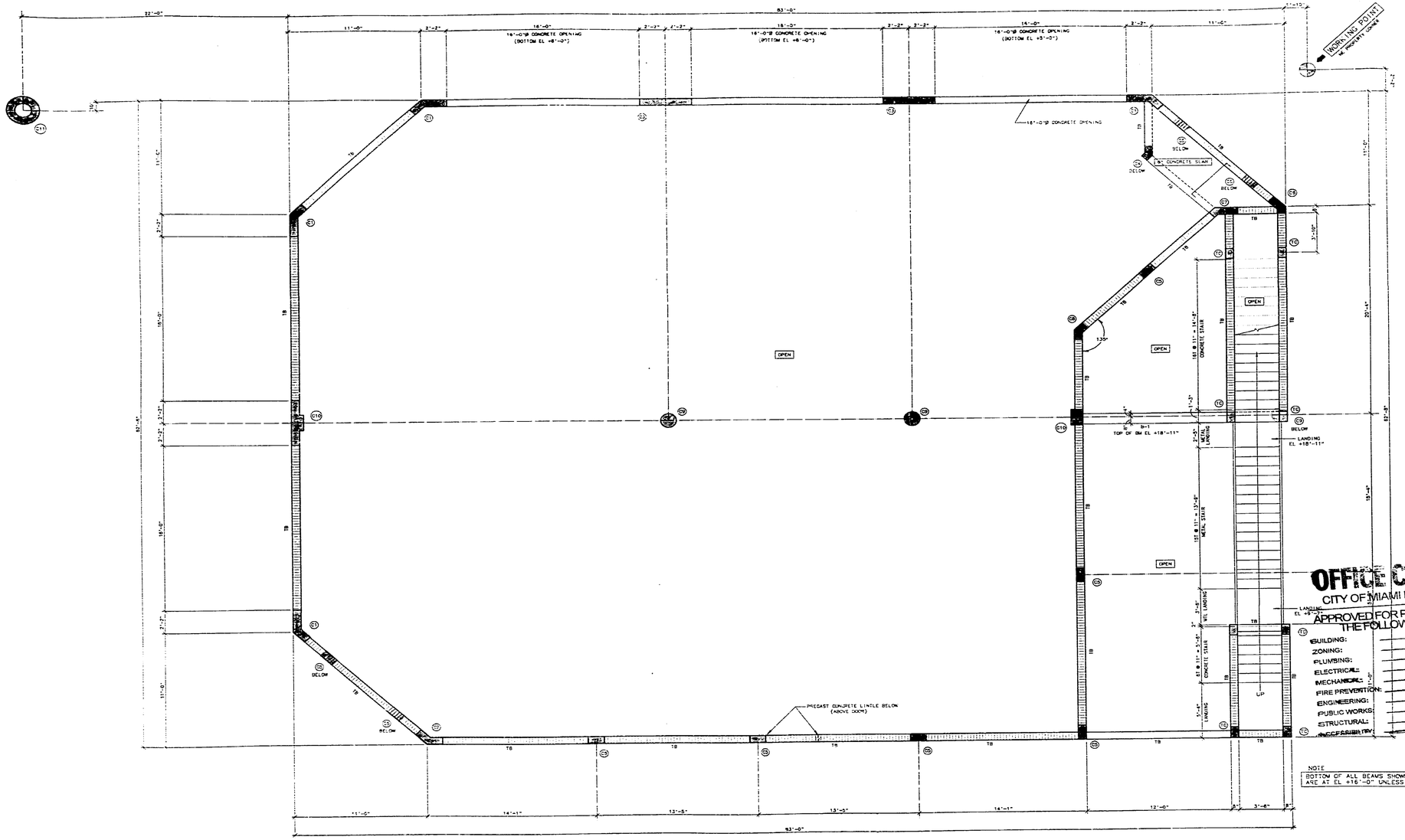
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
FOUNDATION DETAILS

S1-3




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

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

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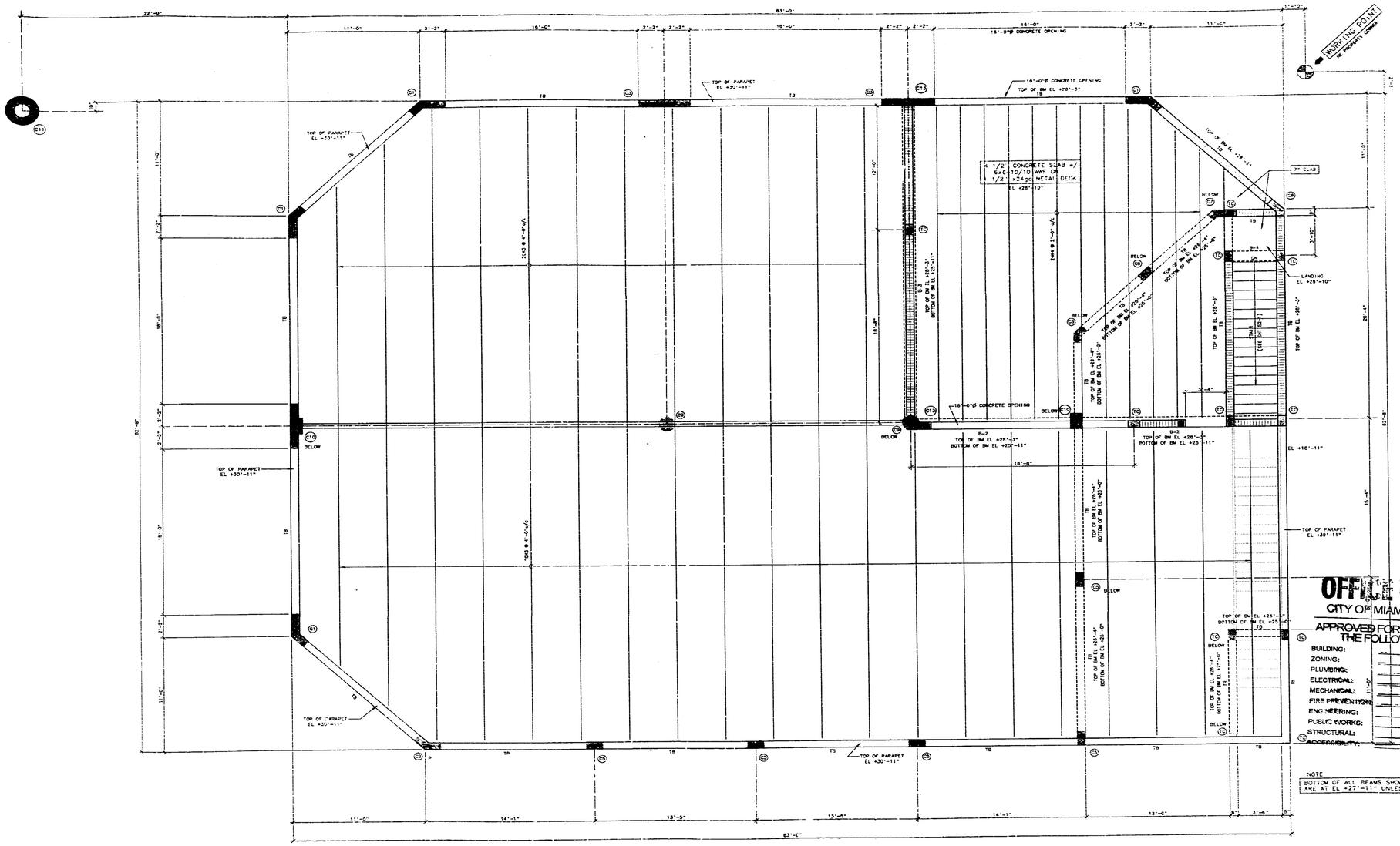
SILVERSQUARE
1100 5th STREET MIAMI BEACH, FLORIDA
BUILDING #1 FRAMING PLAN

S2-1


WORKING POINT
ALL PROPERTY CORNERS
TOP OF PARAPET EL +30'-11"
TOP OF PARAPET EL +29'-11"
18'-0"x8'-0" CONCRETE OPENING
TOP OF BM EL +28'-3"
1/2" CONCRETE SLAB w/ 5x5x10/10 WWF ON 1/2" x24ga METAL DECK EL +28'-10"
7" SLAB
LANDING EL +28'-10"
TOP OF BM EL +28'-3"
BOTTOM OF BM EL +25'-11"
TOP OF BM EL +28'-3"
BOTTOM OF BM EL +23'-0"
TOP OF BM EL +28'-3"
BOTTOM OF BM EL +25'-11"
TOP OF BM EL +28'-3"
BOTTOM OF BM EL +25'-11"
TOP OF BM EL +28'-3"
BOTTOM OF BM EL +25'-11"
TOP OF BM EL +28'-3"
BOTTOM OF BM EL +23'-0"
TOP OF BM EL +28'-3"
BOTTOM OF BM EL +25'-11

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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PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

CLEMENT DIFILLIPPO AIA, PE
1800 N.W. 49th St. Suite 210
Miami Beach, FL 33126
(305) 672-8312

DATE: 24 JUL 85

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

SILVERSQUARE
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BLDG #1 PENTHOUSE ROOF FRAMING PLAN

S2-3

10

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

NOTE
BOTTOM OF ALL BEAMS EL 416'-0" UNLESS NOTED OTHERWISE.

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MECHANICAL:
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ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
CONCURRENCY:

CLEMENT DIFILLIPPO AIA, PE
STRUCTURAL ENGINEER
1100 5th St. Suite 302
Miami Beach, FL 33139
(305) 672-4312

DATE: 24 JUL 95

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ARCHITECT/DEVELOPER 305/672-0801

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

S2-4

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

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PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

CLEMENT DIFILLIPPO AIA, PE

DATE: 24 JUL 95

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ARCHITECT/DEVELOPER 305/672-0801

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

S2-5

10

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