

Lot 6, Block 43, OCEAN BEACH ADDITION NO. 3 according to the Plat thereof, as recorded in Plat Book 2, Page 81, of the Public Records of MIAMI-DADE County, Florida.

Community Number: 120651 Panel: 12086C0319 Suffix: L F.I.R.M. Date: 9/11/2009 Flood Zone: AE (NGVD 29) Field Work: 6/17/2013

Certified To:

MFK GROUP, LLC; OLD SCHOOL TITLE COMPANY

Property Address:

1020 PENNSYLVANIA AVENUE

MIAMI BEACH, FL 33139

Survey Number: 190009

LEGEND:

A/C AIR CONDITIONER
B.R. BEARING REFERENCE
B.M. BENCH MARK
C CENTERLINE
(C) CALCULATED
CATV CABLE RISER
C.B. CATCH BASIN
D.H. DRILL HOLE
D.E. DRAINAGE EASEMENT
D/W DRIVEWAY
Δ CENTRAL ANGLE/DELTA
C.M. CONCRETE MONUMENT
D.B. DEED BOOK
D. DESCRIPTION OR DEED
ESMT EASEMENT
E.O.W. EDGE OF WATER

XXX EXISTING ELEVATION
F.F. FINISHED FLOOR
F.I.P. FOUND IRON PIPE
FD. FOUND
W. WELL
W.C. WITNESS CORNER
F.P.K. FOUND PARKER-KALON NAIL
F.C.M. FOUND CONCRETE MONUMENT
F.I.R. FOUND IRON ROD
L LENGTH
L.A.E. LIMITED ACCESS EASEMENT
M.E. MAINTENANCE EASEMENT
M.H. MANHOLE
F.N. FOUND NAIL
N&D NAIL & DISC
N.R. NON RADIAL
N.T.S. NOT TO SCALE

L.M.E. LAKE MAINTENANCE EASEMENT
O.R. OFFICIAL RECORDS
O.R.B. OFFICIAL RECORDS BOOK
U.E. UTILITY EASEMENT
P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
T.B.M. TEMPORARY BENCH MARK
TEL. TELEPHONE FACILITIES
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.C.C. POINT OF COMPOUND CURVATURE
P.C. POINT OF CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.T. POINT OF TANGENCY
● PROPERTY CORNER
R.O.E. ROOF OVERHANG EASEMENT
R. RADIUS (RADIAL)

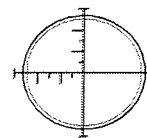
R.W. RIGHT OF WAY
S.I.R. SET IRON ROD & CAP
P.P. POWER POLE
T.O.B. TOP OF BANK
W.M. WATER METER
P.G. PAGE
(P) PLAT
P.B. PLAT BOOK
U.P. UTILITY POLE
(M) FIELD MEASURED
A.E. ANCHOR EASEMENT
O.H.L. OVERHEAD UTILITY LINES
P. PROPERTY LINE
CH CHORD
COVERED AREA
CONCRETE
WOOD FENCE
METAL FENCE

PAGE 1 OF 2 PAGES

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

LEGAL DESCRIPTION AND CERTIFICATION



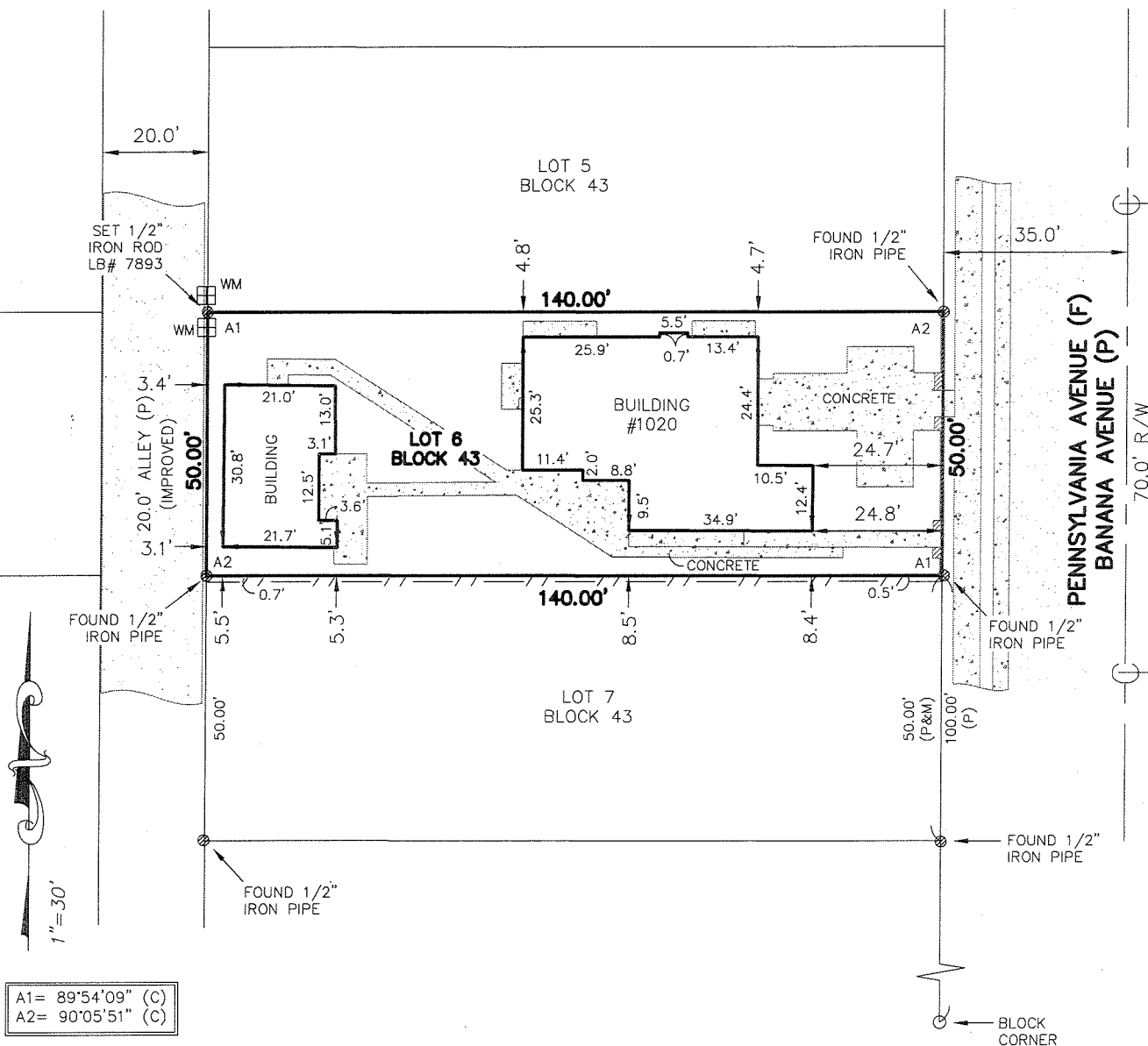
LB #7893
TARGET
SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

CONCRETE WALK CROSSING PROPERTY
BOUNDARY ON EASTERLY SIDE OF LOT

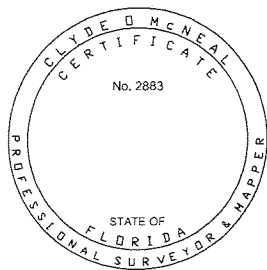
THERE ARE FENCES NEAR THE
BOUNDARY OF THE PROPERTY



PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

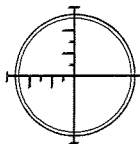
LB #7893



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Clyde McNeal

Digitally signed by Clyde McNeal
DN: CN = Clyde McNeal, C = US,
O = Target Surveying, Inc.
Date: 2013.06.19 15:31:47 -
04'00'



TARGET SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

(SIGNED)

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

190009	SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name MFK GROUP, LLC		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 PENNSYLVANIA AVENUE		Company NAIC Number:
City MIAMI BEACH	State FL	ZIP Code 33139
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL		
A5. Latitude/Longitude: Lat. 25°46'51.43"N Long. 80°08'03.52"W		Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number 8		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) 3345 sq ft		a) Square footage of attached garage N/A sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 8		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 1344 sq in		c) Total net area of flood openings in A9.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No		d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number 120651		B2. County Name MIAMI-DADE		B3. State Florida	
B4. Map/Panel Number 12086C0319	B5. Suffix L	B6. FIRM Index Date 9/11/2009	B7. FIRM Panel Effective/Revised Date 9/11/2009	B8. Flood Zone(s) AE (NGVD 29)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: **W-310** Vertical Datum: **NGVD 1929**
Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

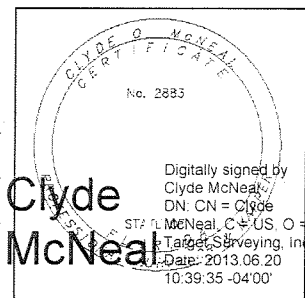
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.7	☒ feet ☐ meters
b) Top of the next higher floor	6.3	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet ☐ meters
d) Attached garage (top of slab)	N/A	☒ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☒ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.5	☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.7	☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. 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.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☐ Check here if attachments.

Certifier's Name Clyde O. McNeal	License Number 2883
Title Registered Professional Surveyor	Company Name TARGET SURVEYING, LLC
Address 6250 N Military Trail #102	City West Palm Beach State FL ZIP Code 33407
Signature 	Date 6/17/2013 Telephone (561)640-4800



ELEVATION CERTIFICATE, page 2

(190009) IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 PENNSYLVANIA AVENUE			Policy Number:
City MIAMI BEACH	State FL	ZIP Code 33139	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments GUEST HOUSE FF 5.2

Signature



Date 6/17/2013

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is ____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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G7. This permit has been issued for: ☐ New Construction ☐ Substantial ImprovementG8. Elevation of as-built lowest floor (including basement) of the building: ____ ☐ feet ☐ meters Datum ____G9. BFE or (in Zone AO) depth of flooding at the building site: ____ ☐ feet ☐ meters Datum ____G10. Community's design flood elevation: ____ ☐ feet ☐ meters Datum ____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

(190009) **IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1020 PENNSYLVANIA AVENUE

Policy Number:

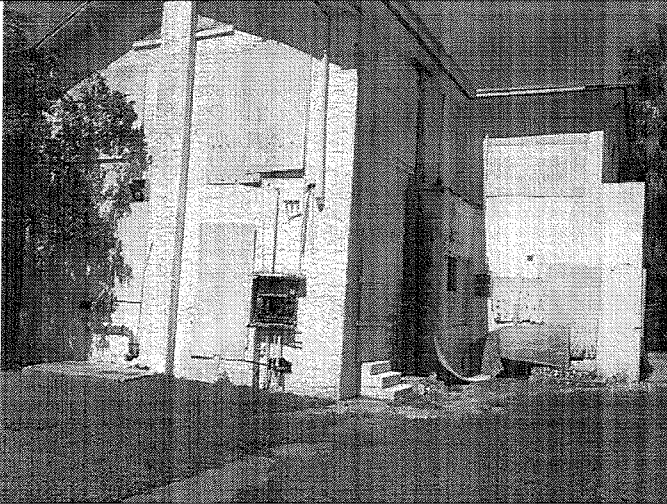
City MIAMI BEACH

State FL

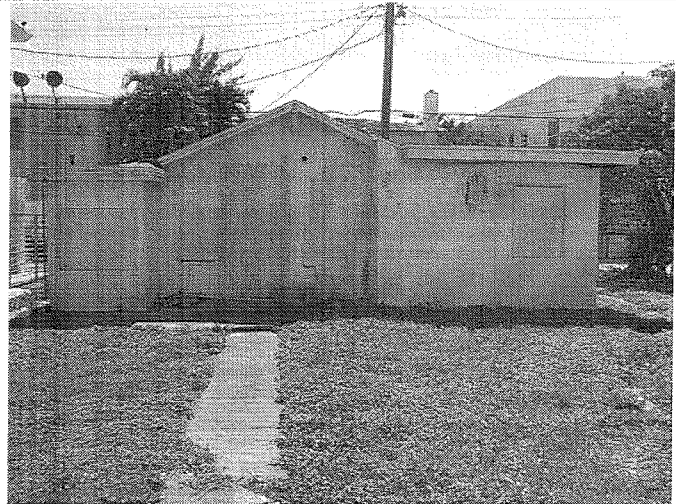
ZIP Code 33139

Company NAIC Number:

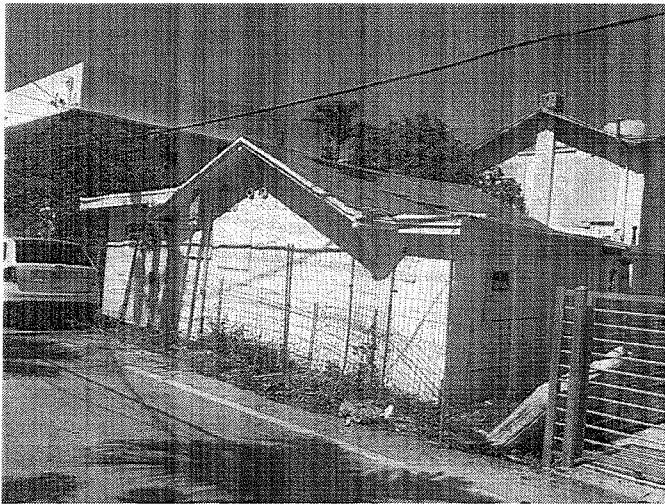
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



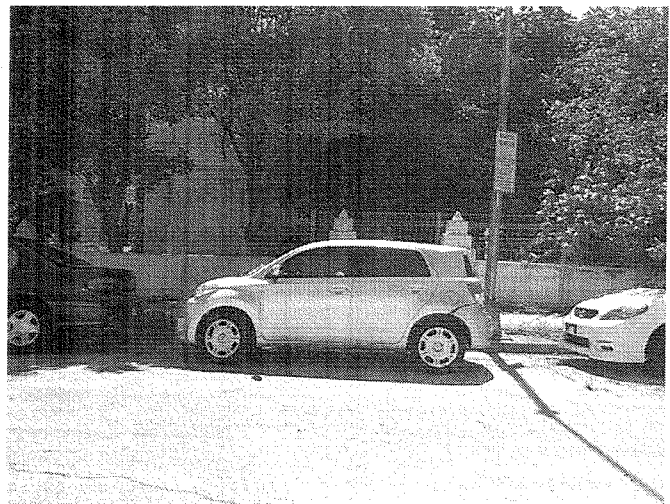
MAIN HOUSE



GUEST HOUSE



REAR STREET VIEW



FRONT STREET VIEW

Building Photographs

Continuation Page

(190009) **IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1020 PENNSYLVANIA AVENUE

Policy Number:

City MIAMI BEACH

State FL

ZIP Code 33139

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

1020 Pennsylvania Avenue

Miami Beach



Prepared for:

Mario Laricchia
LAR BRO LC
1020 Pennsylvania Avenue
Miami Beach, Florida

Report prepared December 28, 2004 by:

Allan T. Shulman Architect, P.A.
100 North East 38th Street, Space 2
Miami, Florida 33137

305-438-0609 **T**
305-438-0170 **F**
shulmanarchitect.com **E**

ADDRESS : 1020 PENNSYLVANIA AVE
LEGAL : L6, BK 43, OBA#3
FULL ADDRESS :
SECOND ADDRESS:

STATUS : HISTORIC

BUILDING NAME : APTS
PREVIOUS NAME :
BUILDER : WILLIAMS & CO
CONST. DATE : 1922
STYLE : VERNACULAR
EXT. FABRIC : STUCCO
ROOF : FLAT
DOORS : ALT
ALTERATIONS : Y

ORIGINAL NAME :
ORIG. ARCH. : NONE LISTED
ZONING : RM-1
BUILDING SHAPE: REC
STORIES : 2
WINDOWS : MIX
CONSTR. TYPE : CBS

FOLIO# :
DISTRICT: HP
HEIGHT :
PHOTO : Y

SPEC. FEATURES: WALLED FRNT YARD W/SPIRE ENTRANCE LAMPS ,SINGLE ROW GLASS BLOCK SURROUND

INTERIOR :

SITE :
SIGNAGE :

ADJACENT SITE :

STAT. SIGNIF. : SIMPLE BUILDING WITH DECO REFERENCES, PROF. ADDED.

ADDITION :
ADD. COMMENTS :
SURVEYED BY : CB
ORIG. USE/COST:

ADD. ARCH. :
RECORDING DATE: 08/02/89

ADD. DATE: 0
UPDATE :

COMMENTS : _____



Index

Introduction

Index
Preliminary Remarks

Historical Analysis

Historical Outline

Photo Survey

Under Separate Cover

Building Data

Microfilm Data (None Available)
Building Card

Preliminary Remarks

The present report and attached documents comprise a survey of 1020 Pennsylvania Avenue and its existing structures, which form contributing historic property in the Miami Beach Architectural District. This report has been prepared in anticipation of renovations and additions to the existing buildings.

The attached study provides an overview of the existing structures based on minimal, available documentation. It includes an historical narrative, and vintage maps and photos, as well as the City of Miami Beach Building Card documenting the permit history of the property.

1020 Pennsylvania Avenue
Miami Beach

Historical Analysis

Report, December 28, 2004
Allan T. Shulman Architect, P.A.

Historical Outline

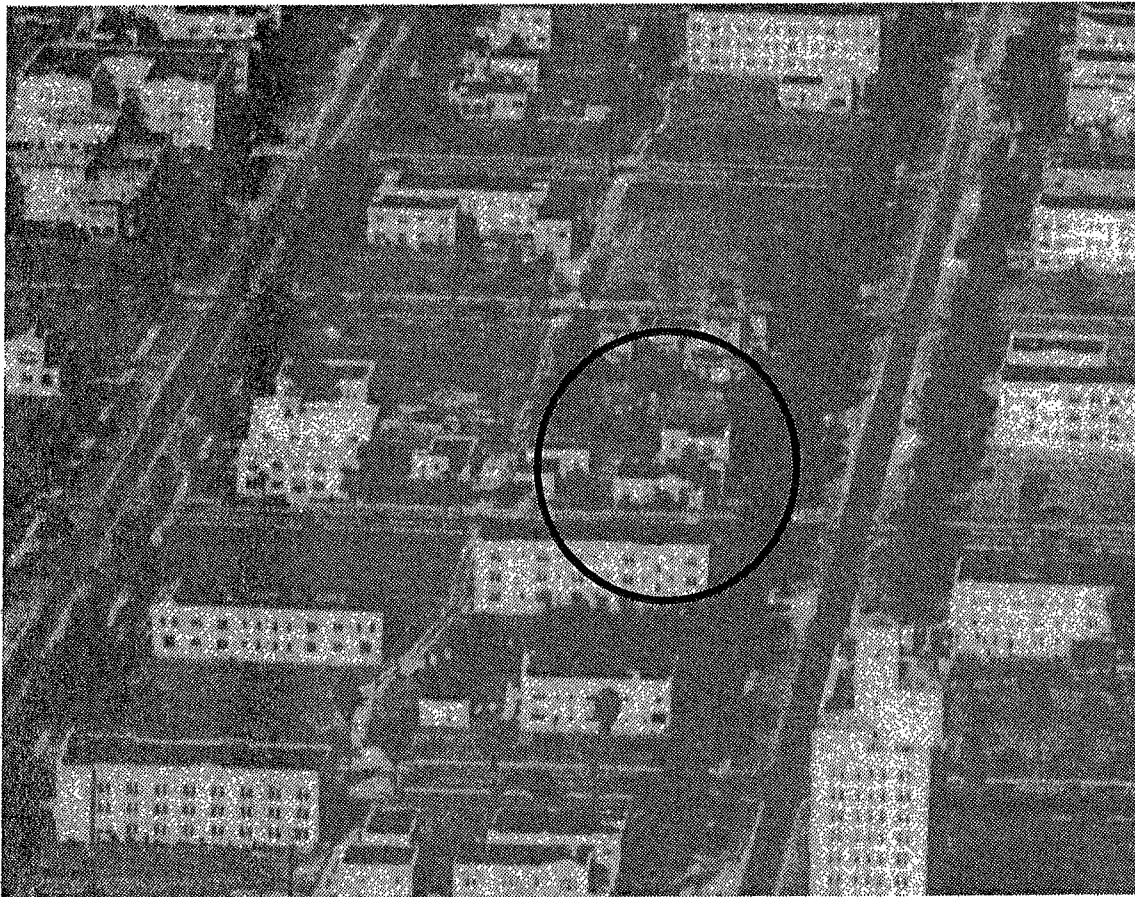
1020 Pennsylvania Avenue was first permitted by the City of Miami Beach in 1922, but was probably built earlier. The City of Miami Beach building card indicates that the masonry structure was constructed by John C. Williams Corp. as a two-story house for S. V. Wellner.

The two-story house had a gabled roof and protecting eaves with wood brackets at each gable. Although most evidence of original window openings has been lost through a series of expansions and renovations, the basic organization of the openings appears to have been formal and symmetrical. Early Sanborne maps indicate it had a front porch and a side porte-cochere. In the rear of the lot, on the alley, was a wood-constructed single-car garage.

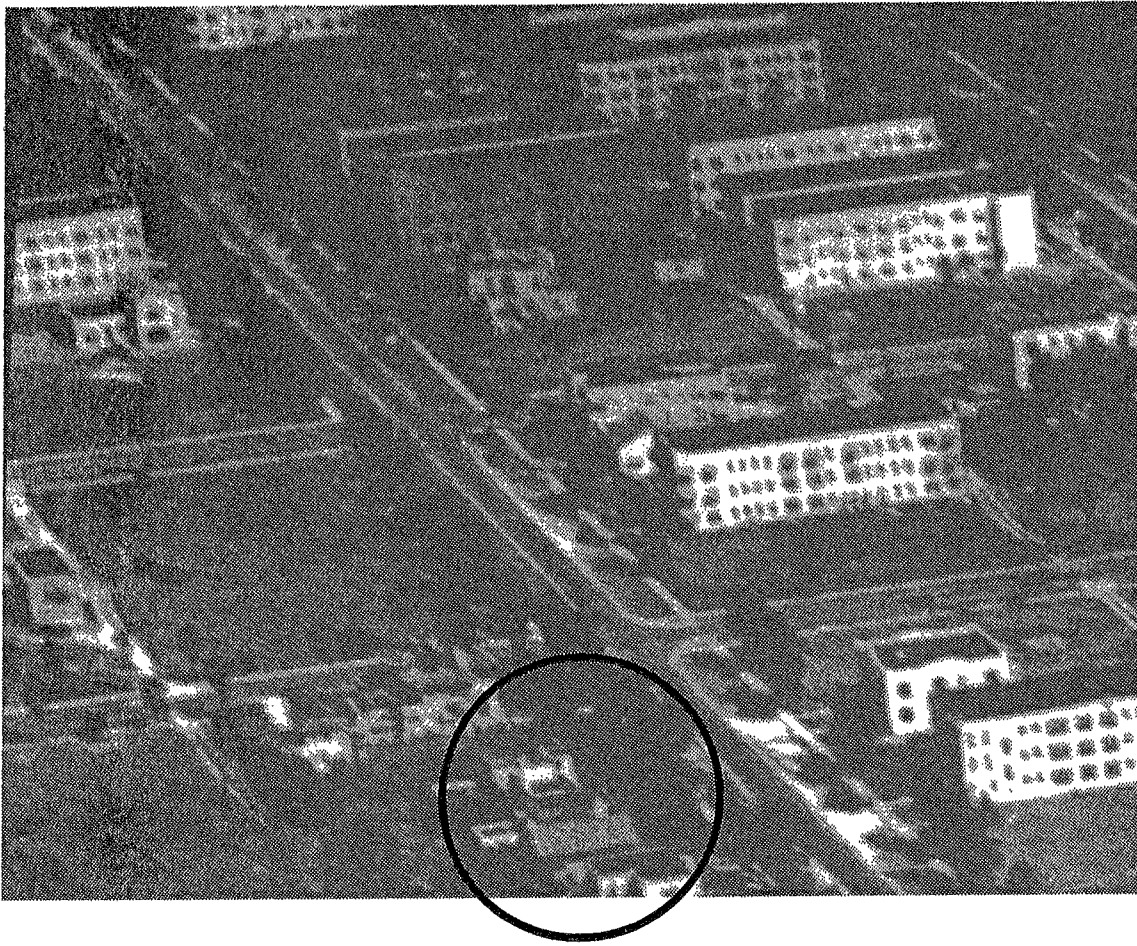
The house was converted to an apartment building in a series of additions and remodelings. The building card indicates that Mrs. Rudy was the first to remodel the house in 1937 by adding plumbing and electrical fixtures to the house, likely dividing it into 2 units.

Small repairs were made to the house throughout the years by other owners. The first significant change to the house was in 1949. A 2-story addition facing Pennsylvania Avenue was designed by architect T. Hunter Henderson and built by Reibel Construction, Inc. Soon after in 1952 the house was remodeled, creating an extra apartment, making three apartments in total. A sun room was added in 1954 over the porte-cochere, and by 1993 the initial two story house and garage had evolved into 9 apartment units with kitchens.

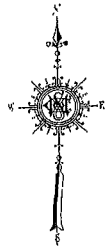
Although the masonry envelope and roof of the house are largely intact, the extensive changes have resulted in the loss of most original facades and facade details. Only the upper portion of the west facade, with its existing wood brackets and masonry openings, appears to maintain the logic of the original facade.



*Above: "Aerial View of Miami Beach," undated.
Courtesy of the Historical Museum of South Florida*



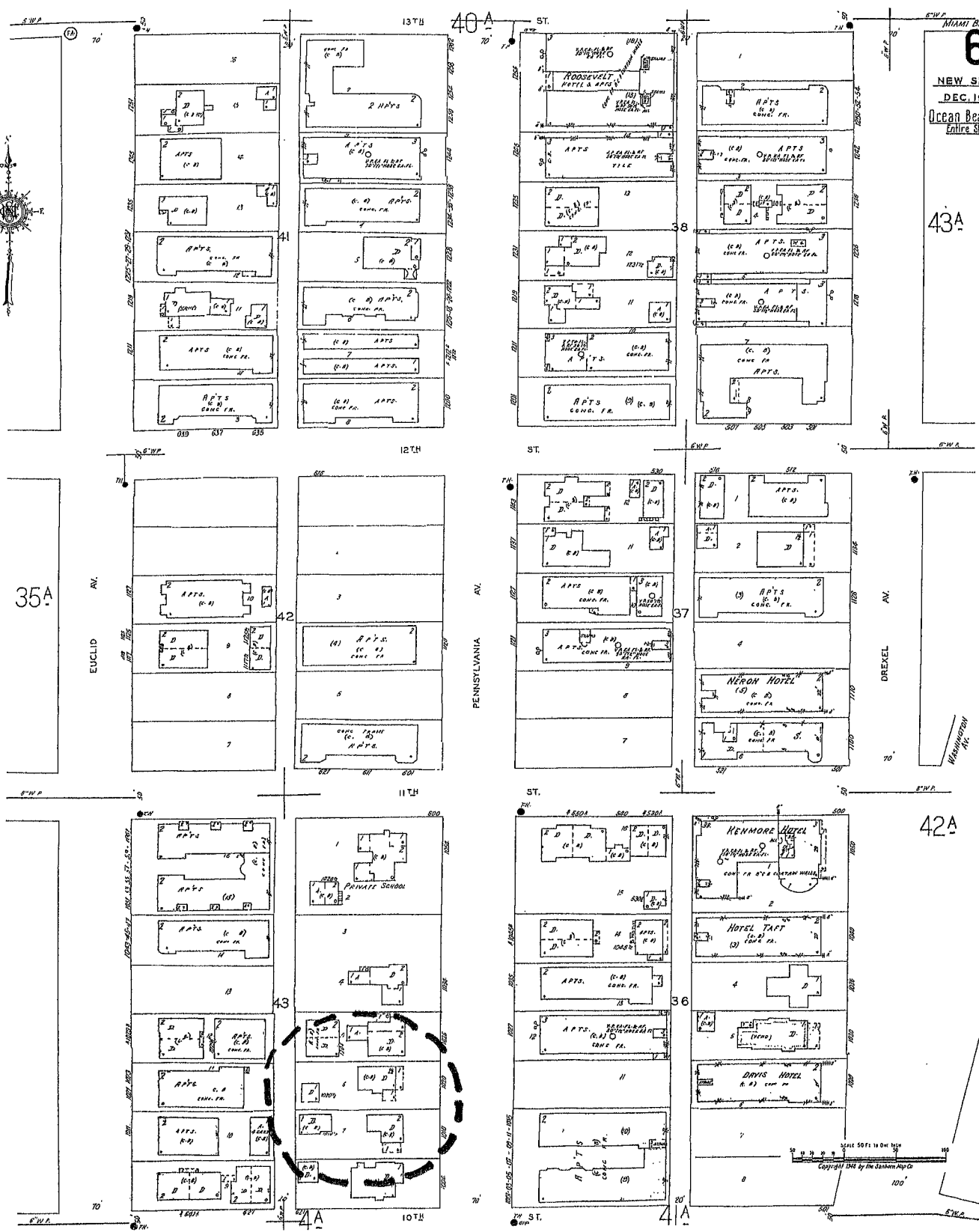
*Above: "Aerial View of Miami Beach," undated.
Courtesy of the Historical Museum of South Florida*



MIAMI BEACH, FLA.
6A
NEW SHEET
DEC. 1938
Ocean Beach Add.
Entire Sheet

43A

42A



1020 Pennsylvania Avenue
Miami Beach

Building Card

Report, December 28, 2004
Allan T. Shulman Architect, P.A.

unmarked

MRS. RUDY
Owner S. V. Wellner
Mailing Address
Permit No. 254 *JP*

Lot 6 Block 43 Subdivision Ocean Beach 3 No. 1020 Street Pennsylvania Date July 29-1922

General Contractor John C. Williams Corp. *457*
Address 4203-09-116

Architect
Address

Front Depth Height Stories 2 Use Residence & *garage*

Type of construction cem blks. Cost \$ 6,500.00
Appr. 5/19/93 9 units = 9 Apartment units with kitchen.

Plumbing Contractor A. F. Dulbs
Date Sept. 14-1922

No. fixtures 5 Rough approved by
Date

No. Receptacles
Date

Plumbing Contractor
Address

No. fixtures set
Final approved by
Date

Sewer connection
Dulbs-
1- 5/28th. 1926
Septic tank one
Make Miami Sanitar Jno. Williams
Date Nov. 29-1922
18-23-28

Electrical Contractor Dade Electric Co.
Address
Date Sept. 19-1922

No. outlets 17 Heaters 1 Stoves 1 Motors
Fans Temporary service

Rough approved by
Date

Electrical Contractor
Address
Date

No. fixtures set
Final approved by
Date

Date of service

*Mrs. Rudy
Alterations or repairs # 10444 - REMODELING (Glickman, contractor) \$ 700.00 Date Oct. 18-1937

Plumbing permit # 10481 - Acme Plumbing Company - 3 fixtures - Oct. 12-1937
" # 10510 " 4 fixtures - 1 sewer - 2 gas (gas OK JUF-1025) Oct. 25-1937

Electrical permit # 9716 - Larkins - 5 switch, 6 light outlets; 4 receptacles; 2 centers - Oct. 29-1937
" # 9953 " 7 fixtures - (final ok Inman 11-22) - Nov. 22-1937

Electrical permit # 12091 - 1 light outlet - 2 receptacles - Final - 12-22-Brown Dec. 17-1938

Plumbing permit # 13439 - Schweitzer - 1 water closet - 1 lavatory - 1 shower - 5-15-1940

BUILDING PERMIT # 22345 Roof repairs Keene Roofing Co: \$ 230..... April 25, 1946

27563 Level up roof on 2nd floor: Owner builds: \$ 100.... June 16, 1948
29996 Addition - no car porte-T. Hunter Henderson, architect: Reibel Construction Inc., contractor: 36' x 7' X 22-2 story \$ 2,500... May 23, 1949

* # 38517 Remodeling into one extra apartment making three (3) apartments in all-Owner \$ 2,000... May 20, 1952

OK, Cox 6/2/54 # 44522 Sid Hyman: Addition of Second Story for sun Room: Concrete Columns: \$920: May 10, 19

44714 Palmer Roofing: Roofing: \$ 100: May 25, 1954
44724 Sidney Hyman: Install 14 Jalousie Windows enclosing bath room: \$1000: 5/25/54

55844 Sidney A. Hyman: New location for sink & enlarge kitchen - \$1000 - April 7, 1958

58860 Owner: Painting exterior of building - \$150.00 - April 27, 1959

59974 Sears, Roebuck & Co: 1 - 1 HP window air conditioner - \$300 - Sept. 8, 1959

74977 Palmer Roofing Co.: Reroof - \$644 - 10/12/65

76839 Mrs. Annabel Alexander, Owner: Touch up exterior painting - \$200 - 8/12/66
89581=Owner-Fire damage, stair way exit-\$2500-4-14-78

PLUMBING PERMIT # 26900 Schweitzer: 1 water closet, 1 lavatory, 2 showers- July 7, 1948

33527 Parker Plumbing Co: 1 water closet, 1 lavatory, 1 bath tub, 1 sink, 1 gas ran June 24, 195

(Alexander) #36053 Economy Plumbing: 1 Water closet, 1 Lavatory, 1 Shower, 5/11/1954 OK, Rothman 6/11/51

40514 Service Plbg: 1 sink, 1 elec. water heater, 1 gas range, 1 gas refrigerator-4/24/58

40530 Service Plumbing: 1 water closet, 1 lavatory, 1 bath tub May 1, 1958

ELECTRICAL PERMIT # 30542 Wallman: 5 switch outlets, 4 receptacles, 5 light outlets, 5 fixtures, 1 refrigerator, 1 iron outlet - Jan. 4, 1950

37173 W.L.Austin Elec.: 6 switch outlets, 9 receptacles, 5 light outlets, 5 fixtures, 1 refrigerator outlet, 1 iron outlet, 1 space heater(bath), 3 centers of distribution, 1 service equipment, 1 water change- 8-1-52

OK- HOR 11/20/1952

51877

Kenny Electric: 2 switches, 4 receptacles, 2 light outlets, 1 water heater outlet, May 1, 1958 OK Fidler

MRS. RUDY

Owner S V. Wellner

Mailing Address

Permit No. 254 JP

Lot 6 Block 43

Subdivision Ocean Beach 3

No. 1020 Street Pennsylvania Date July 29-1922

General Contractor John C. Williams Corp.

Address

Architect

Address

Front Depth

Height

Stories 2

Use ~~Residence & garage~~

Type of construction cem blks. Cost \$ 6,500.00

Foundation Reinf. concrete Roof Comp. *Appr. 5/19/93 9 Units = 9 Apartment units with Kitchens.* (PA)

Plumbing Contractor A. F. Dulbs

Address

Date Sept. 14-1922

No. fixtures 5

Rough approved by

Date

No. Receptacles

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection Dulbs- Septic tank One one
1- 5/28th. 1926

Make Miami Saniter Jno. Williams

Date Nov. 21-1922
Aug. 31-1922

Electrical Contractor Dade Electric Co.

Address

Date Sept. 19-1922

No. outlets 17 Heaters 1

Stoves 1

Motors

Fans

Temporary service

Rough approved by

Date

Electrical Contractor

Address

Date

No. fixtures set

Final approved by

Date

Date of service

*Mrs. Rudy

Alterations or repairs # 10444 - REMODELING (Glickman, contractor) \$ 700.00 Date Oct. 18-1937

Plumbing permit # 10481- Acme Plumbing Company - 3 fixtures- - - - - Oct. 12-1937

" " # 10510 " " 4 fixtures- 1 sewer - 2 gas (gas OK JUF-10) Oct. 25-1937

Electrical permit # 9716- Larkins- 5 switch, 6 light outlets; 4 receptacles; 2 centers - Oct. 29-1937

" " # 9953 " 7 fixtures- (Final OK Inman 11-19) - - - - - Nov. 22-1937

Electrical permit # 12091- 1 light outlet- 2 receptacles- Final- 12-22-Brown Dec. 17-1938

Plumbing permit # 13439- Schweitzer - 1 water closet - 1 lavatory - 1 shower - 5- 15- 1940

BUILDING PERMIT # 22345 Roof repairs Keene Roofing Co: \$ 230..... April 25, 1946
 # 27563 Level up roof on 2nd floor: Owner builds: \$ 100.... June 16, 1948
 # 29996 Addition - no car porte- T. Hunter Henderson, architect: Reibel Construction Inc., contractor: 36' x ? X 22-2 story \$ 2,500... May 23, 1949
 # 38517 Remodeling into one extra apartment making three (3) apartments in all-Owner \$ 2,000... May 20, 1952

OK, Cox 6/2/54 # 44522 Sid Hyman: Addition of Second Story for sun Room: Concrete Columns: \$920: May 10, 1952

#44714 Palmer Roofing: Roofing: \$ 100: May 25, 1954

#44724 Sidney Hyman: Install 14 Jalousie Windows enclosing bath room: \$1000: 5/25/54

#55844 Sidney A. Hyman: New location for sink & enlarge kitchen - \$1000 - April 7, 1958

#58860 Owner: Painting exterior of building - \$150.00 - April 27, 1959

#59974 Sears, Roebuck & Co: 1 - 1 HP window air conditioner - \$200 - Sept. 8, 1959

#74977 Palmer Roofing Co.: Reroof - \$644 - 10/12/65

#76839 Mrs. Annabel Alexander, owner: Touch up exterior painting - \$200 - 8/12/66

#89581=Owner-Fire damage, stair way exit-\$2500-4-14-78

PLUMBING PERMIT # 26900 Schweitzer: 1 water closet, 1 lavatory, 2 showers- July 7, 1948

33527 Parker Plumbing Co: 1 water closet, 1 lavatory, 1 bath tub, 1 sink, 1 gas range June 24, 1952

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ok- HOR 11/20/1952

#51877

Kenny Electric: 2 switches, 4 receptacles, 2 light outlets, 1 water heater outlet, May 1, 1958 OK Fidler



RV ENGINEERS INC

10435 SW 92nd St
Miami, FL 33176

Property: Pennsylvania Building
Address: 1220 Pennsylvania Avenue
Miami Beach, Florida

Regarding: Visual Structural Evaluation
Date: August 31, 2013

Prepared For: MFK Group
Attn: Manfred Knoll
President

Raul Vivas, P.E.
Senior Project Engineer
Florida Reg. No. 57260

September 2, 2013

INTRODUCTION

On August 29, 2013, Mr. Victor Rodriguez, on behalf of Mr. Manfred Knoll president of MFK Group, retained Raul Vivas, P.E. to inspect and evaluate the Pennsylvania property located at 1220 Pennsylvania Avenue in Miami Beach, Florida. The purpose of our inspection and evaluation was to determine the existing condition of the structure and serviceability for human occupancy. Our professional opinions are based upon observations and knowledge of structural behavior of a masonry bearing wall construction.

BASIS OF REPORT

This report and our opinions discussed herein are based on the following information:

- Interview with Mr. Victor Rodriguez who provided us basic information of the history of the building herein addressed.
- Inspection and photo documentation of interior, exterior conditions, specifically in the areas where we considered are a concern of stability of the structure.

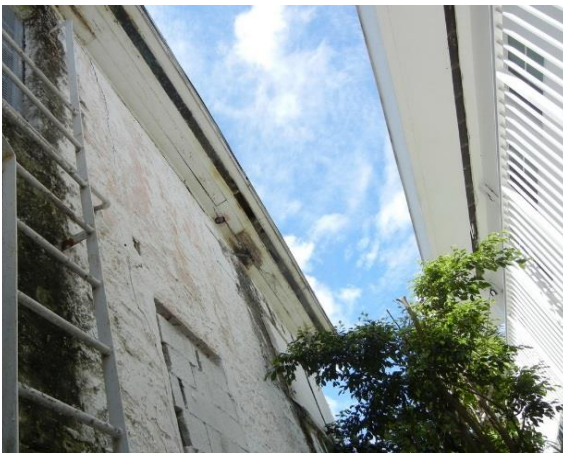
PROPERTY DESCRIPTION

The Pennsylvania building is a two-story structure constructed in 1923 (90 years old) with concrete masonry exterior walls, conventional 2x wood roof rafter framing, conventional 2x floor joist framing, supported on a shallow foundation system. The roof system is gable type in the main structure layout and a section of flat roof at the west and south side of the structure. The roof sheathing is tongue and groove 1x covered with asphalt shingles or asphalt rolls.

OBSERVATIONS

Following are some of the pertinent observations made during our inspection of the property:

- The perimeter masonry bearing wall present several areas of patching or repairs. Is visible masonry cracks, opening masonry in-fills





- Floor joists and floor sheathing are deteriorated by termites and humidity. The floor framing is placed raised over a crawl space which does not have proper ventilation.



- Some openings in the masonry wall show unstable condition caused by lack of reinforcement. No proper or adequate retrofit procedure were provided at the time the openings were created. Interior CMU walls depict an original structural layout which in some degree were altered on its role as part of the building envelope. Besides, the portion of the building structure located at the east and south of the structure that we considered was an addition at certain time of the life of the structure, uses the area under the stairs that access to the second floor. To extend the area of the addition a portion of the perimeter bearing wall was demolished and reached the exterior face of the stair wall. That opening shows no reinforcement or retrofit to count for gravity loads from second and roof levels.



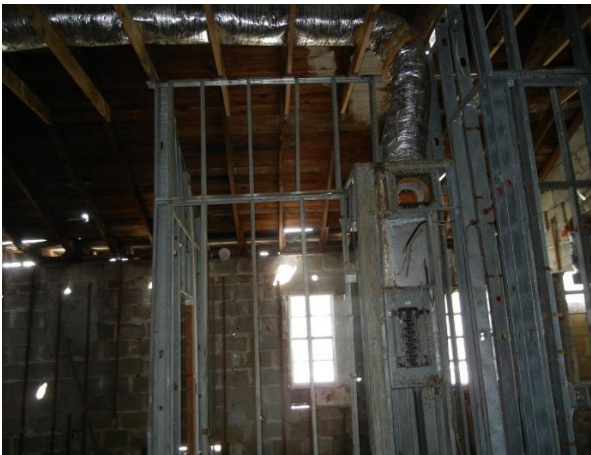
- A substantial number of floor joists in the second floor present sign of deterioration caused by termites and humidity. Also the floor sheathing is severely damaged or deteriorated by the same source of joist damage.



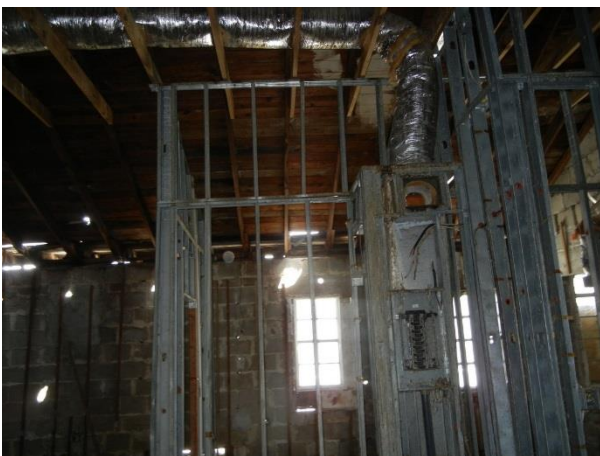
- The roof rafters are in fair condition for the most part. However, the roof sheathing evidence progressive deterioration.



- The masonry walls throughout the structure layout do not have concrete tie beams. The floor joists have been placed in pockets created into the masonry built-up. The roof rafters have been placed on top of the masonry wall final grout.



- Second floor walls at the west and north side walls are considered high walls. We assumed those walls are unreinforced. Cracks are evident in the exterior side of the wall.





CONCLUSIONS AND REPAIR RECOMMENDATIONS

Based on our observations and evaluation of conditions observed at the 1020 Pennsylvania property, following is a summary of our findings and opinions as to the scope of repairs necessary to return to a serviceable condition:

Per 2010 Florida Building Code for repairs in existing buildings, Section 506.2.2: The building has been evaluated by Raul Vivas, registered professional engineer in the State of Florida. The evaluation established that the repairs would comply with the provisions of the Florida Building Code for existing structure where repairs will take in place. The extent of the repairs will determine the compliance of the code provisions.

At the time of the inspection the CMU block walls were safely standing in place. We did not note settlement of the structure based upon cursory observation of the soil/structure interface and corners of the structure. However, existing condition of floor framing in the first and second floor is clear indication that the structure is not in serviceable condition for human occupancy. The floor framings shall be replaced and repaired where acceptable. New floor sheathing shall be installed. The floor framing shall be connected to the masonry bearing wall. The existing bearing walls do not have concrete tie beam; appropriate shoring shall be designed and provided to allow implementation and construction of new concrete tie beam. The concrete tie beam shall be placed

in the second floor line of the floor diaphragm and on top of the masonry wall that will accept the roof diaphragm.

The building openings will require new impact windows. The existing openings do not present adequate construction condition to accept new window frames and transmit forces to the building diaphragms. The existing masonry openings shall be reinforced and retrofitted accordingly. The new reinforcement of the opening jambs shall frame to a new concrete tie beam.

In many areas of the perimeter masonry walls we consider that the piers between openings are unreinforced. Those piers shall be fastened to a substrate structure to accept out of plane forces induced by wind pressures. Consequently, the masonry piers shall be considered as cladding elements that would require special analysis and condition for proper structural attachment.

Summarizing the following are the items that will be either replaced or repaired as necessary:

- Roof sheathing and roofing; these items shall be replaced according to FBC 2010, section 606.3.2
- Second floor framing replacement or retrofitted accordingly and floor sheathing replacement, first floor framing and sheathing shall be replaced; these item shall be constructed or implemented in compliance with existing structures FBC 2010, section 707.4
- Wall openings shall be addressed and filled with impact resisting windows. In addition, the openings shall be reinforced and retrofitted structurally to transfer wind pressure loads to floor and roof diaphragms. These items shall be implemented in compliance with existing structures FBC 2010, section 606.4
- Concrete tie beams at floor and roof diaphragm line. Rational analysis shall be performed by a registered professional engineer

- The second floor west wall is considered high wall. It requires to be reinforced and retrofitted performing a rational analysis and design to resist forces induced by wind pressures according to FBC 2010, chapter 16
- Unreinforced masonry piers shall be fastened to the structure or substrate structure for out of plane forces induced by wind pressures according to FBC 2010, chapter 16.
- High walls in the west and north side of the second floor shall be reinforced to resist wind forces produced by wind pressures according to FBC 2010, chapter 16
- Substrate structure shall be implemented and designed to accept cladding elements, which are either existing masonry piers or non-structural elements as part of the existing building
- If necessary, for maintaining the existing perimeter walls as part of the façade of the building and not part of the structural building envelope, a new structure within the shell shall be designed. Further investigation shall be performed for new foundation to suit new building design.

The repairs, reinforcement, retrofitting of the existing structure and replacement of structural elements goes away more than 50% of the whole structure. It is our professional opinion that the sole cost of the repairs and implementations to bring the structure up to code and to a serviceable condition will be much greater than building a new structure from scratch. The construction and retrofit of the existing structure will not be cost efficient and will not be justifiable to maintain the existing architectural feature with the corresponding structural interface.

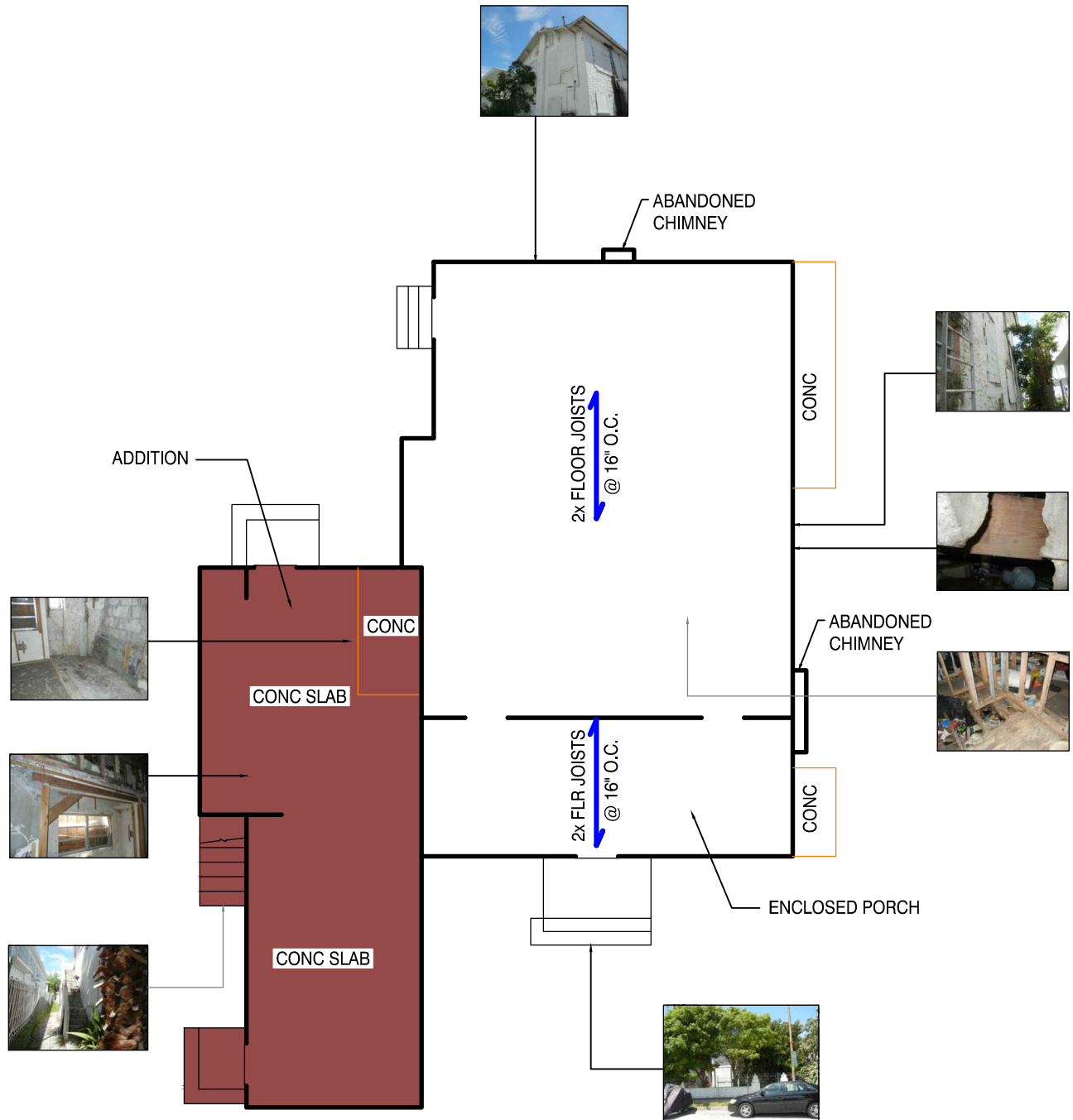
The statements and opinions rendered in this report herein are to the best of my professional knowledge upon physical observations and condition of the building at the time of our inspection.

Closure

This report was prepared for the exclusive use of MFK Group and is not intended for any other purpose. Raul Vivas, P.E. assumes no responsibility whatsoever for the use of this report by any third party. This report is based upon our inspection, information available to us at this time and the professional knowledge and experience of the engineer in the forensic analysis of residential/commercial buildings and components. Should additional information be presented or discovered, we reserve the right to review and, if necessary, revise this report and our conclusions in light of any new information obtained. The scope of this report extends only to items observed upon availability during physical inspection of the 1020 Pennsylvania property. Furthermore, this engineering report should not be considered a warranty or guarantee of any kind.

ATTACHMENT

Existing Floors and Roof Diagrams



FIRST FLOOR PLAN



LEGEND :



RV ENGINEERS INC.
STRUCTURAL ENGINEERING

19435 SW 50ND ST
MIAMI, FLORIDA 33176

PHONE: 786.271.0541
305.456.2559

SITE VISIT:

8/29/13

SCALE:

3/32"=1'-0"

FILE #:

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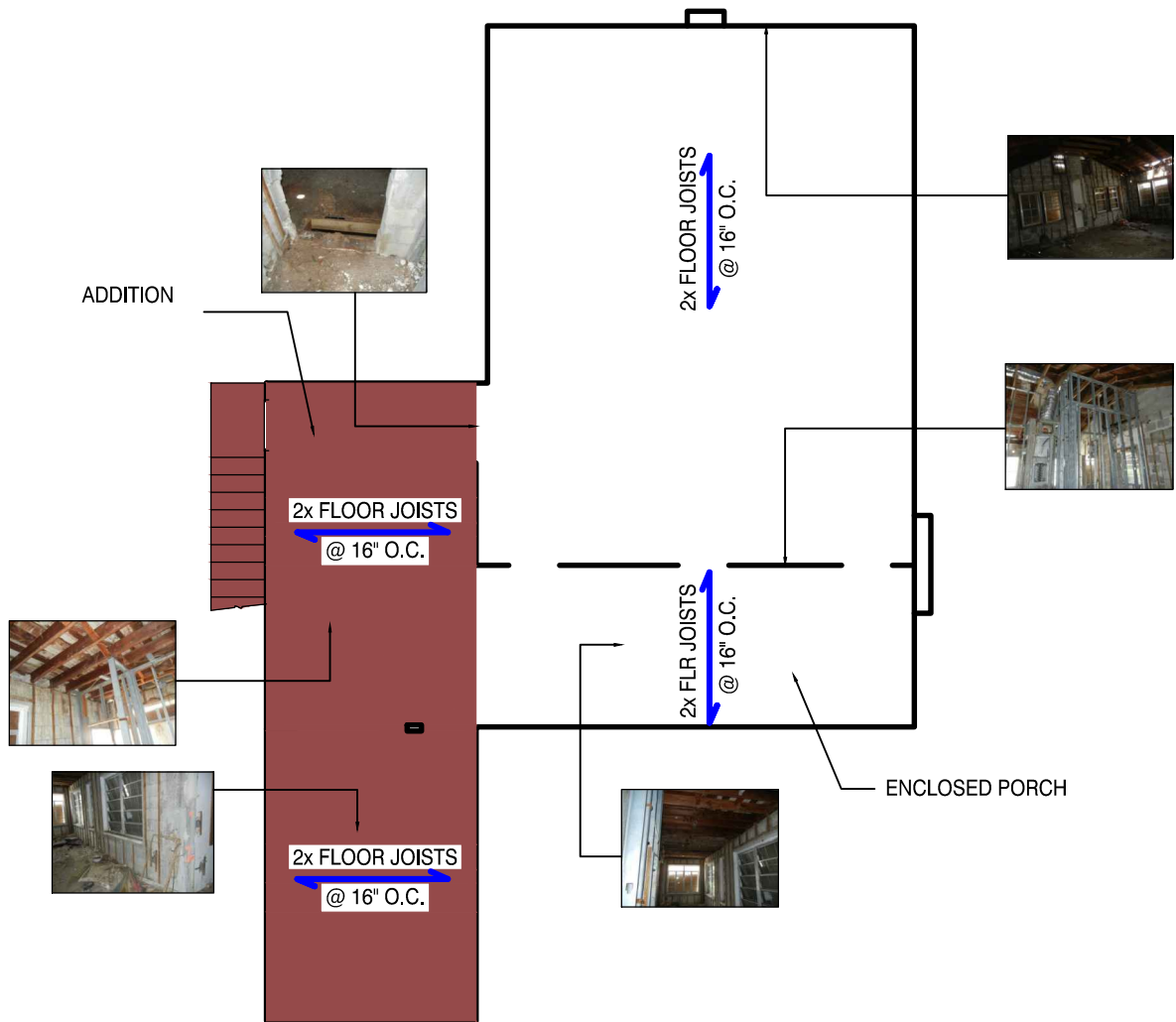
SHEET:

1 OF 1

ENGINEER: RAUL VIVAS, P.E.

PROJECT DESCRIPTION: PENNSYLVANIA PROPERTY

PROPERTY LOCATION: 1020 PENNSYLVANIA AVENUE, MIAMI BEACH, FLORIDA



SECOND FLOOR PLAN



LEGEND :	 RV ENGINEERS INC STRUCTURAL ENGINEERING 10435 SW 92ND ST MIAMI, FLORIDA 33176 PHONE: 786.271.0541	SITE VISIT: 3/29/13	SCALE: 3/32"=1'-0"
		FILE #: --	SHEET: 2 OF 2
	ENGINEER : RAUL VIVAS, P.E.	PROJECT DESCRIPTION: PENNSYLVANIA PROPERTY	
	PROPERTY LOCATION: 1020 PENNSYLVANIA AVENUE, MIAMI BEACH, FLORIDA		

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Permit Manager

Welcome to Miami Beach, Florida



City of Miami Beach Building Department

[Detail](#)[Info](#)
[Inspections](#) [Status](#) [Payment History](#)

Case / Application / Permit Number	BV13000988
Type / Classification	BVIO ENGINEER: Engineering VIO: Building Violations
Address	1020 PENN AV Miami Beach, FL 33139
Parcel Number	<u>42030091160</u>
File Date	2013-07-30
Status	RESTRICTED
Status Date	N/A
Valuation	\$0.00
Fees	\$0.00
Payments	\$0.00
Balance	\$0.00
Description	NOTICE OF VIOLATION ISSUED. Violation BV05001564 not in compliance, therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (3) the property is deemed unsafe if a 40 Year Recertification report is not completed. You must have the 40 Year Rec. processes completed within thirty calendar days from the posting of this notice. Sec. 8-5. - Unsafe Structures (3) Incomplete buildings commenced without a permit or for which the permit has expired, or completed buildings commenced without a permit or for which the permit has expired, prior to completion and no Certificate of Occupancy has been issued, shall be presumed and deemed unsafe and a permit shall be obtained to demolish the structure or bring the building into compliance with the applicable codes as provided herein.

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

[Contacts](#)

8/1/13

Accela Citizen Access(tm)

Name	DORON MAROM
Business	N/A
Relationship	APPLICANT
Phone	N/A

Name	DORON MAROM
Business	N/A
Relationship	OWNER
Phone	N/A

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