

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:

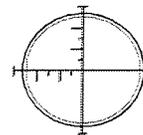
A/C	AIR CONDITIONER	XX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
CL	CENTERLINE	FD.	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W.	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CATV	CABLE RISER	W.C.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	PG.	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	UP	UTILITY POLE
D/W	DRIVEWAY	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
Δ	CENTRAL ANGLE/Delta	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	PL	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N&D	NAIL & DISC	●	PROPERTY CORNER	CA	COVERED AREA
E.O.W.	EDGE OF WATER	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CON	CONCRETE
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	W-F	WOOD FENCE
						M-F	METAL FENCE

LEGAL DESCRIPTION AND CERTIFICATION

GENERAL NOTES:

LB #7893

- 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.



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

ELEVATION CERTIFICATE

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

Important: Read the instructions on pages 1-9.

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.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>25°46'51.43"N</u> Long. <u>80°08'03.52"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>8</u>		
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) <u>3345</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>8</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>
c) Total net area of flood openings in A8.b <u>1344</u> sq in		c) Total net area of flood openings in A9.b <u>0</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

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

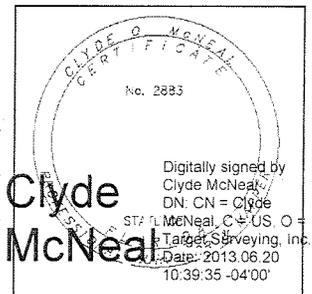
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>4.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>6.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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 <u>Clyde O. McNeal</u>		License Number <u>2883</u>	
Title <u>Registered Professional Surveyor</u>	Company Name <u>TARGET SURVEYING, LLC</u>		
Address <u>6250 N Military Trail #102</u>	City <u>West Palm Beach</u>	State <u>FL</u>	ZIP Code <u>33407</u>
Signature	Date <u>6/17/2013</u>	Telephone <u>(561)640-4800</u>	



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 Improvement
- G8. 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

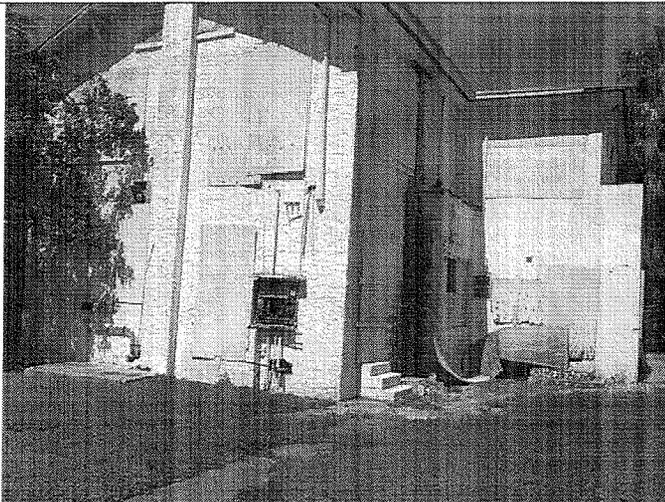
Policy Number:

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.



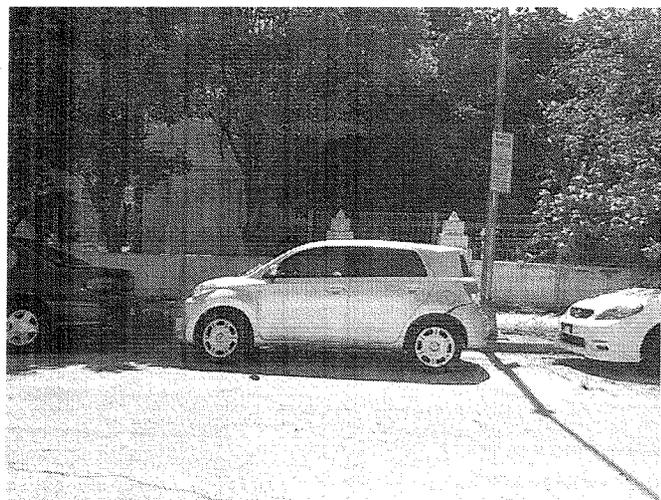
MAIN HOUSE



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:

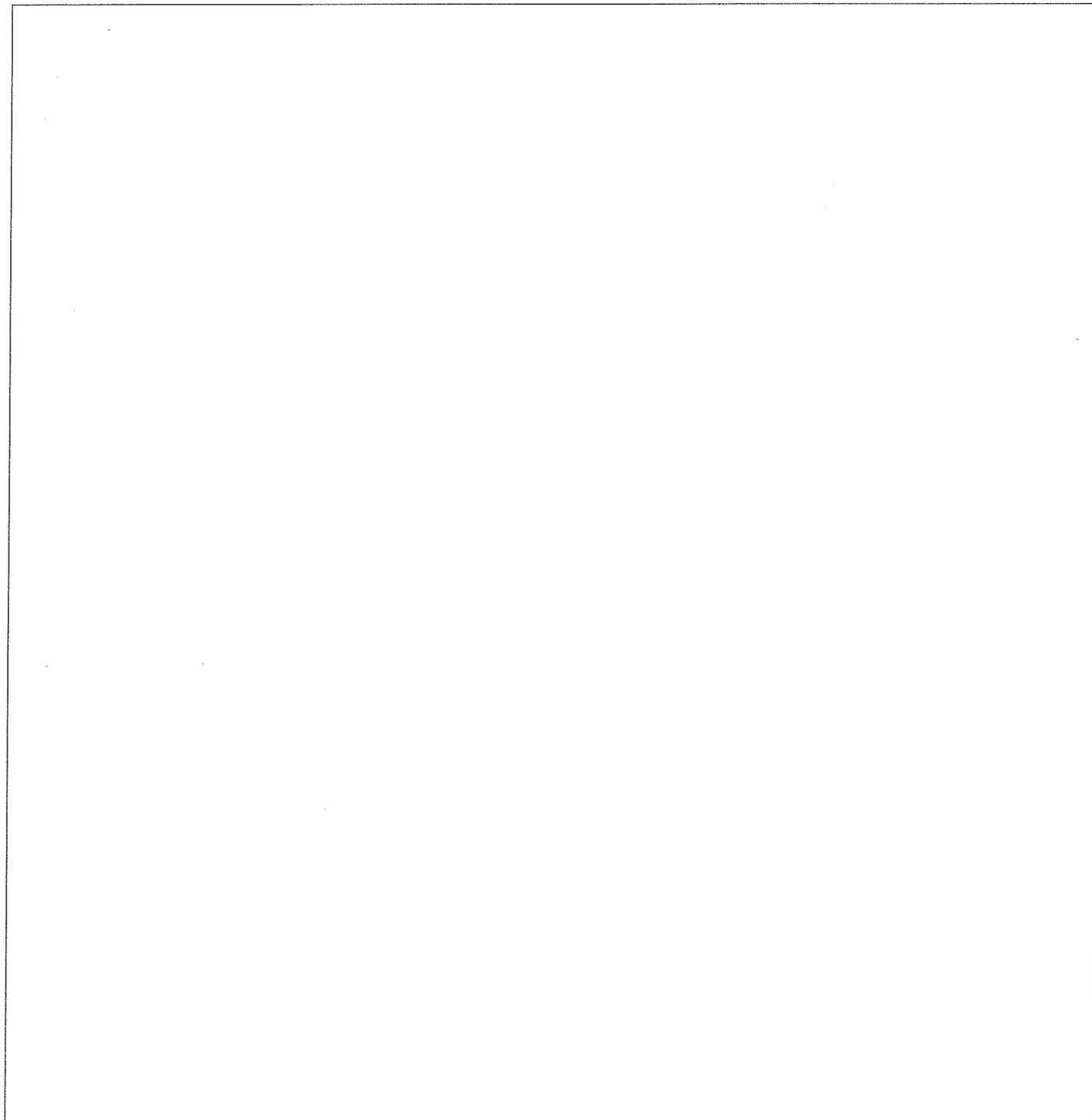
City MIAMI BEACH

State FL

ZIP Code 33139

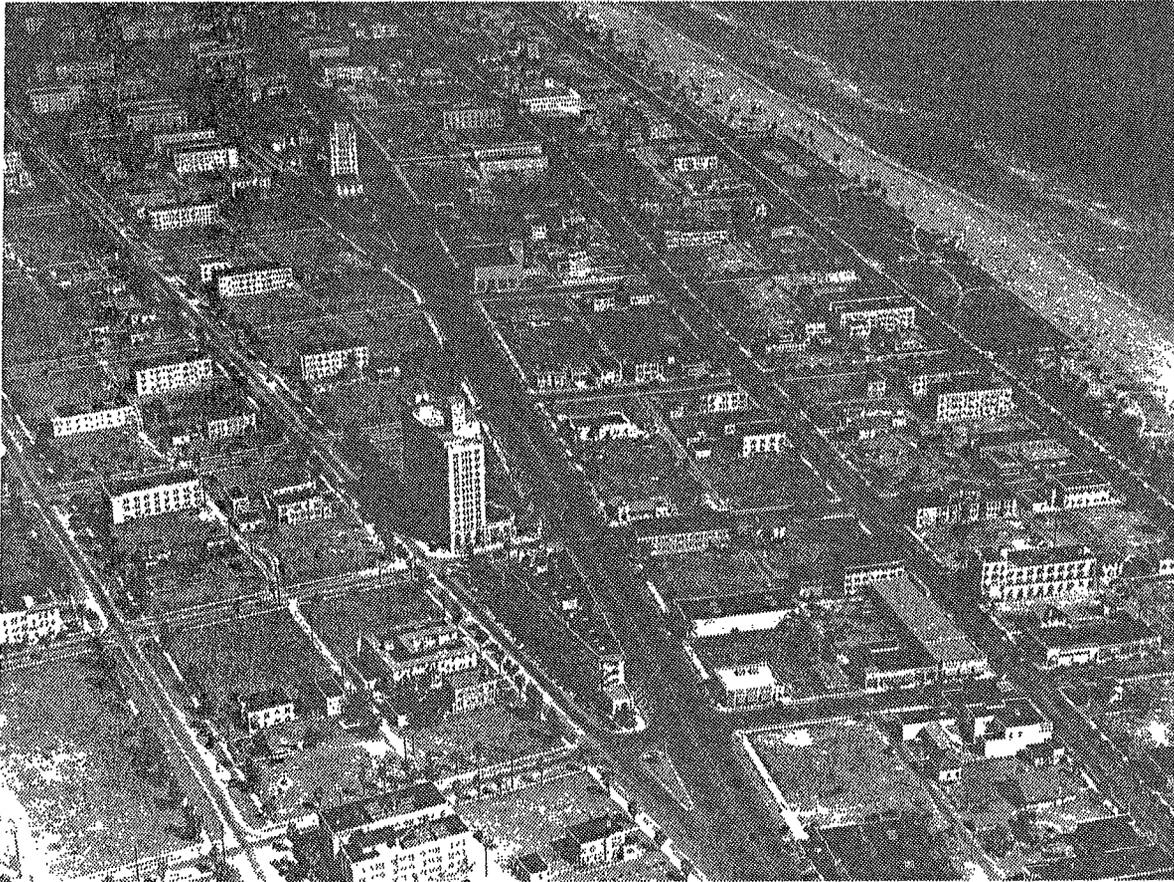
Company NAIC Number:

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 ORIGINAL NAME :
PREVIOUS NAME : ORIG. ARCH. : NONE LISTED
BUILDER : WILLIAMS & CO FOLIO# :
CONST. DATE : 1922 ZONING : RM-1 DISTRICT: HP
STYLE : VERNACULAR BUILDING SHAPE: REC
EXT. FABRIC : STUCCO STORIES : 2 HEIGHT :
ROOF : FLAT WINDOWS : MIX
DOORS : ALT CONSTR. TYPE : CBS
ALTERATIONS : Y 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. ARCH. : ADD. DATE: 0
ADD. COMMENTS :
SURVEYED BY : CB RECORDING DATE: 08/02/89 UPDATE :
ORIG. USE/COST:

COMMENTS : _____



Index

Introduction

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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

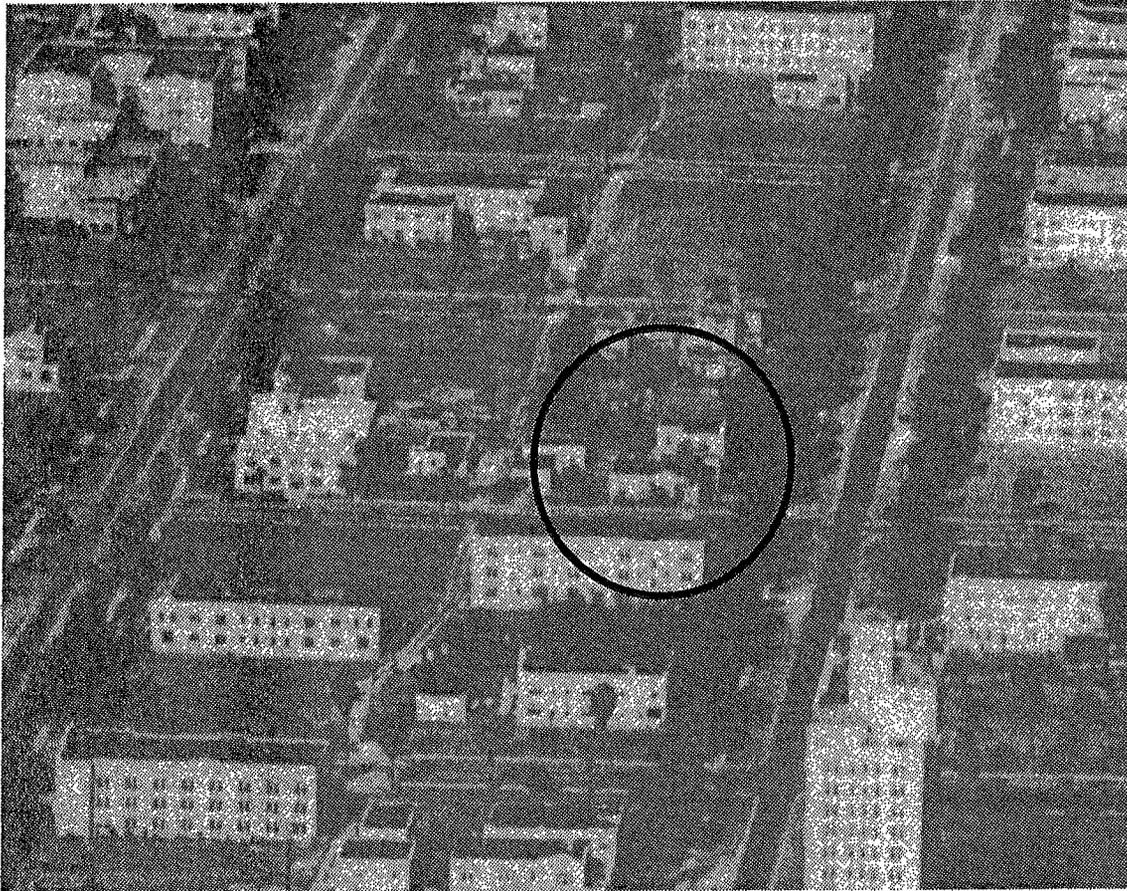
1020 Pennsylvania Avenue was first permitted by the City of Miami Beach in 1922, but was probably built earlier. The City of Miami Beach building card indicates that the masonry structure was constructed by John C. Williams Corp. as a two-story house for S. V. Wellner.

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.

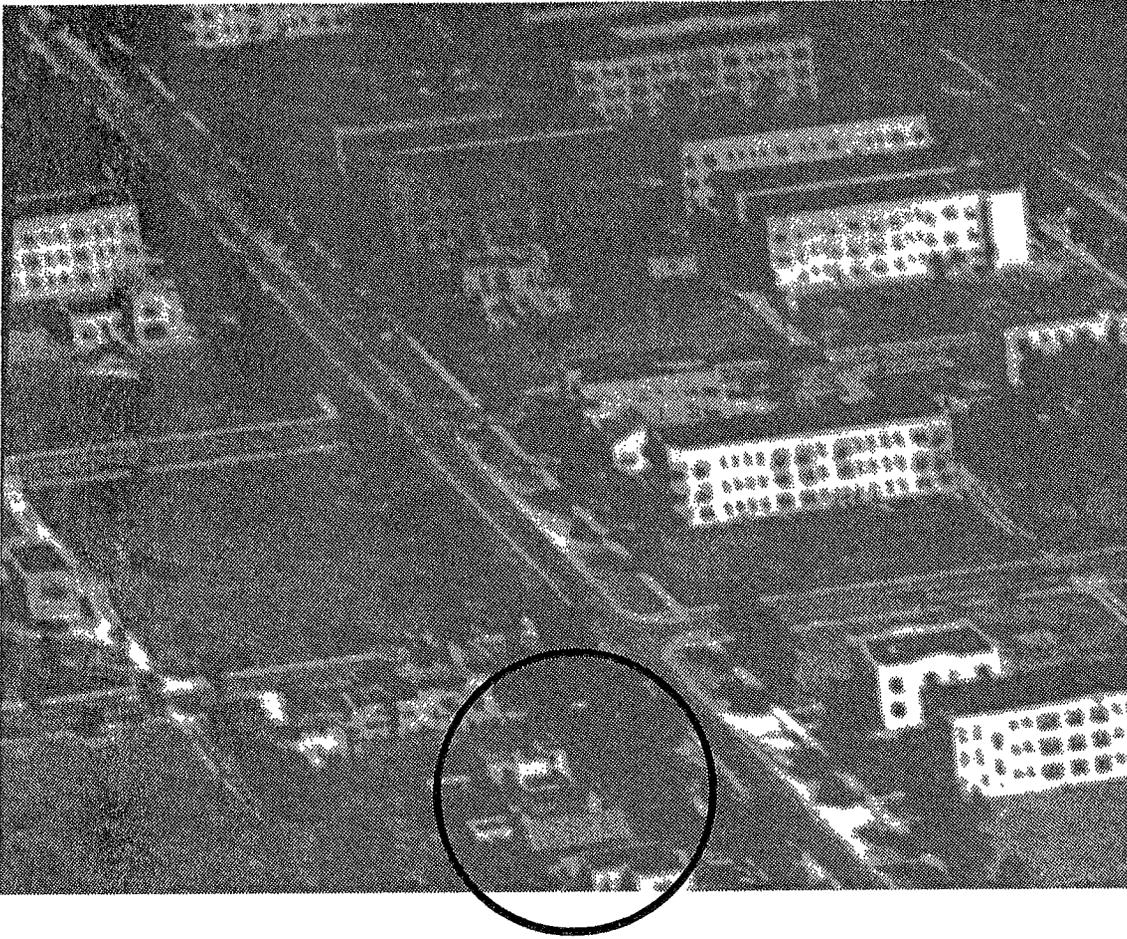
Small repairs were made to the house throughout the years by other owners. The first significant change to the house was in 1949. A 2-story addition facing Pennsylvania Avenue was designed by architect T. Hunter Henderson and built by Reibel Construction, Inc. Soon after in 1952 the house was remodeled, 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*

1020 Pennsylvania Avenue
Miami Beach



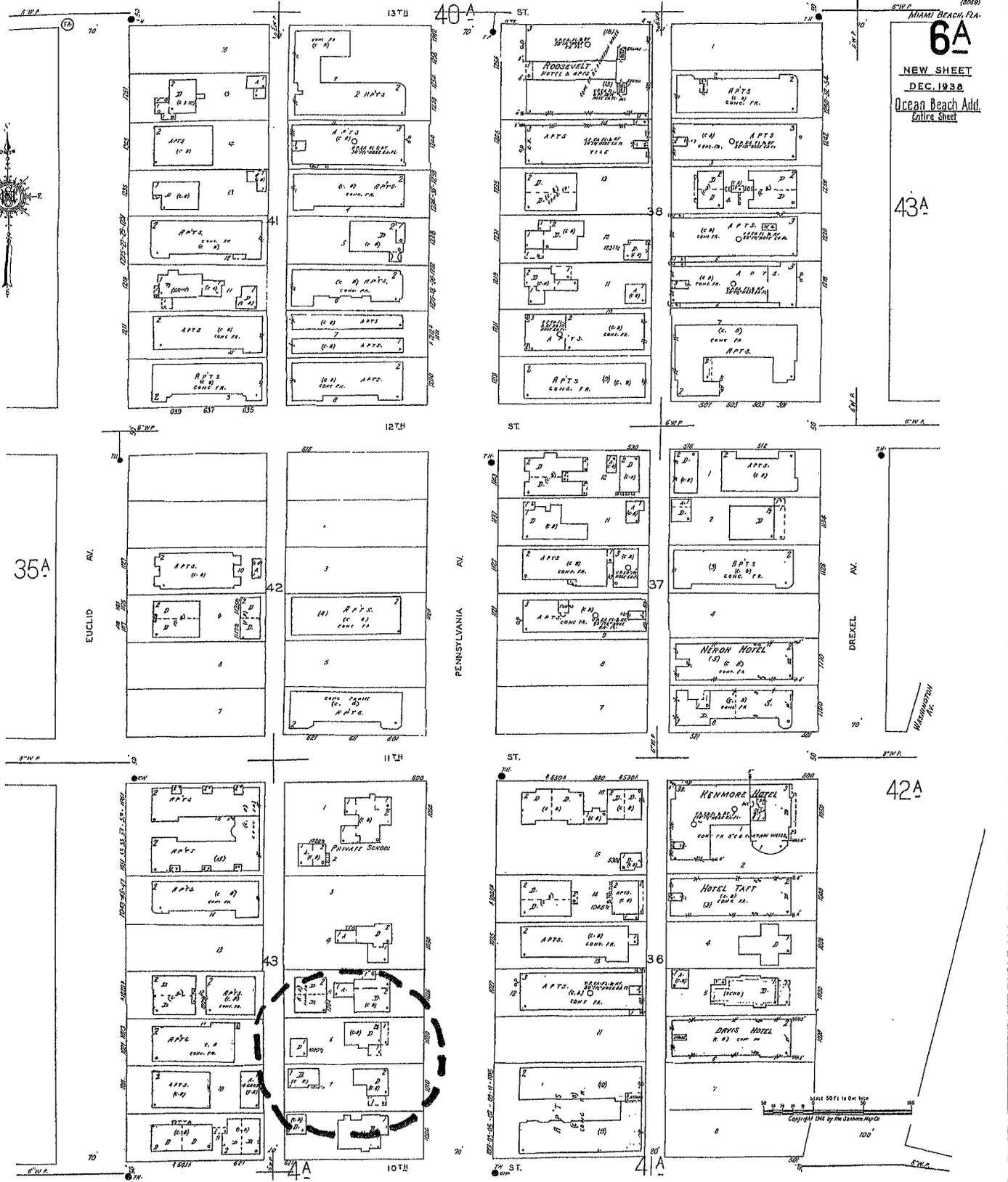
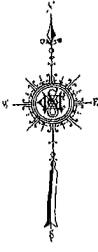
*Above: "Aerial View of Miami Beach," undated.
Courtesy of the Historical Museum of South Florida*

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

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.

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. 1457
Address 4203-09-116

Architect
Address

Front Depth Height Stories 2 Use Residence & Garage

Type of construction cem blks. Cost \$ 6,500.00
Foundation Reinf. concrete Roof Comp. *PA*

Appl. 5/19/23 9 units = 9 Apartments 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 One
Make Miami Sanitar
Jno. Williams
Date Nov. 29-1922

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 JIF-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

MEMO ORD. # 75-34
REVISION DATE 12-22-38

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

OF, 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 - \$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 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

51877 Kenny Electric: 2 switches, 4 receptacles, 2 light outlets, 1 water heater outlet, May 1, 1958 OK Fidler

Handwritten initials

MRS. RUDY

Owner S V. Wellner

Mailing Address

Permit No. 254 *MP*

Lot 6 Block 43

Subdivision Ocean Beach 3

No. 1020 Street Pennsylvania Date July 29-1922

General Contractor John C. Williams Corp.

Address

4203 - 09-116

Architect

Address

Front Depth

Height

Stories 2

Use ~~Residence & garage~~

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

Foundation Reinf. concrete Roof Comp. *(PA)*

Apprx. 5/19/93 9 Units = 9 Apartment units with Kitchens.

Plumbing Contractor A. F. Dulbs

Address

Date Sept. 14-1922

No. fixtures 5

Rough approved by

H. S. Williams

Date

No. Receptacles

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection Dulbs-

1- 5/28th. 1926

Septic tank

One one

Make Miami Seiter 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. 16-1937

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

" " # 10510 " " 4 fixtures- 1 sewer - 2 gas (gas OK JUF-10.7) 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

METRO ORD. # 75-34
REGISTRATION DATE: 12-25-87
4-26-87

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: Feibel 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

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

#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 meter 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

Handwritten signature



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.



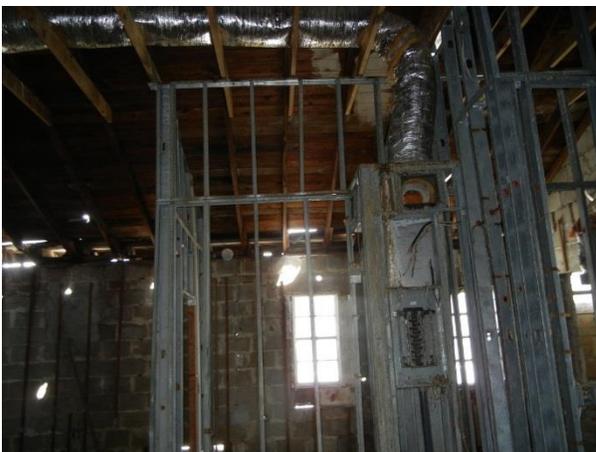
- The roof rafters are in fair condition for the most part. However, the roof sheathing evidence progressive deterioration.



- 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.

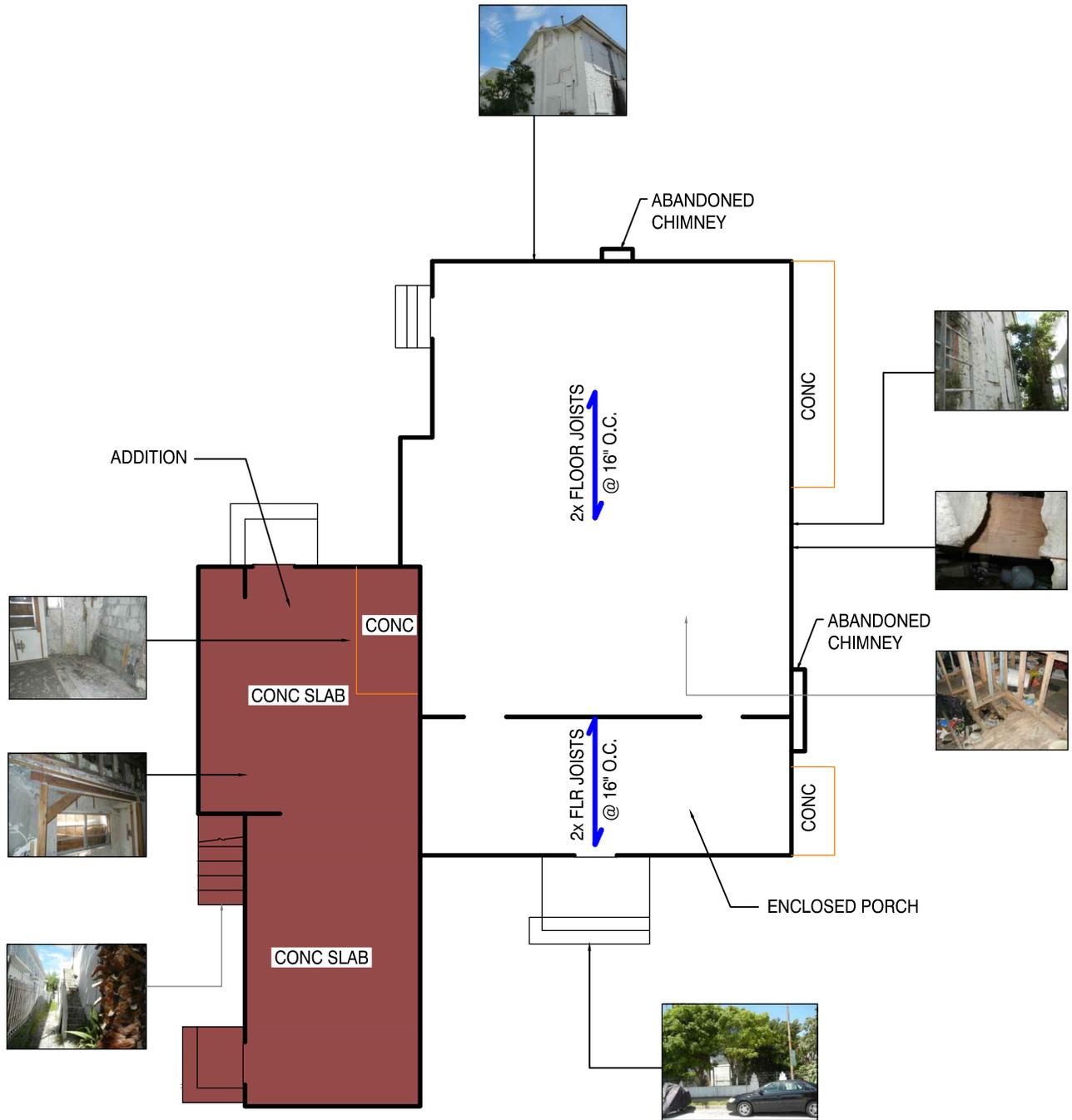
The statements and opinions rendered in this report herein are to the best of my professional knowledge upon physical observations and condition of the building at the time of our inspection.

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

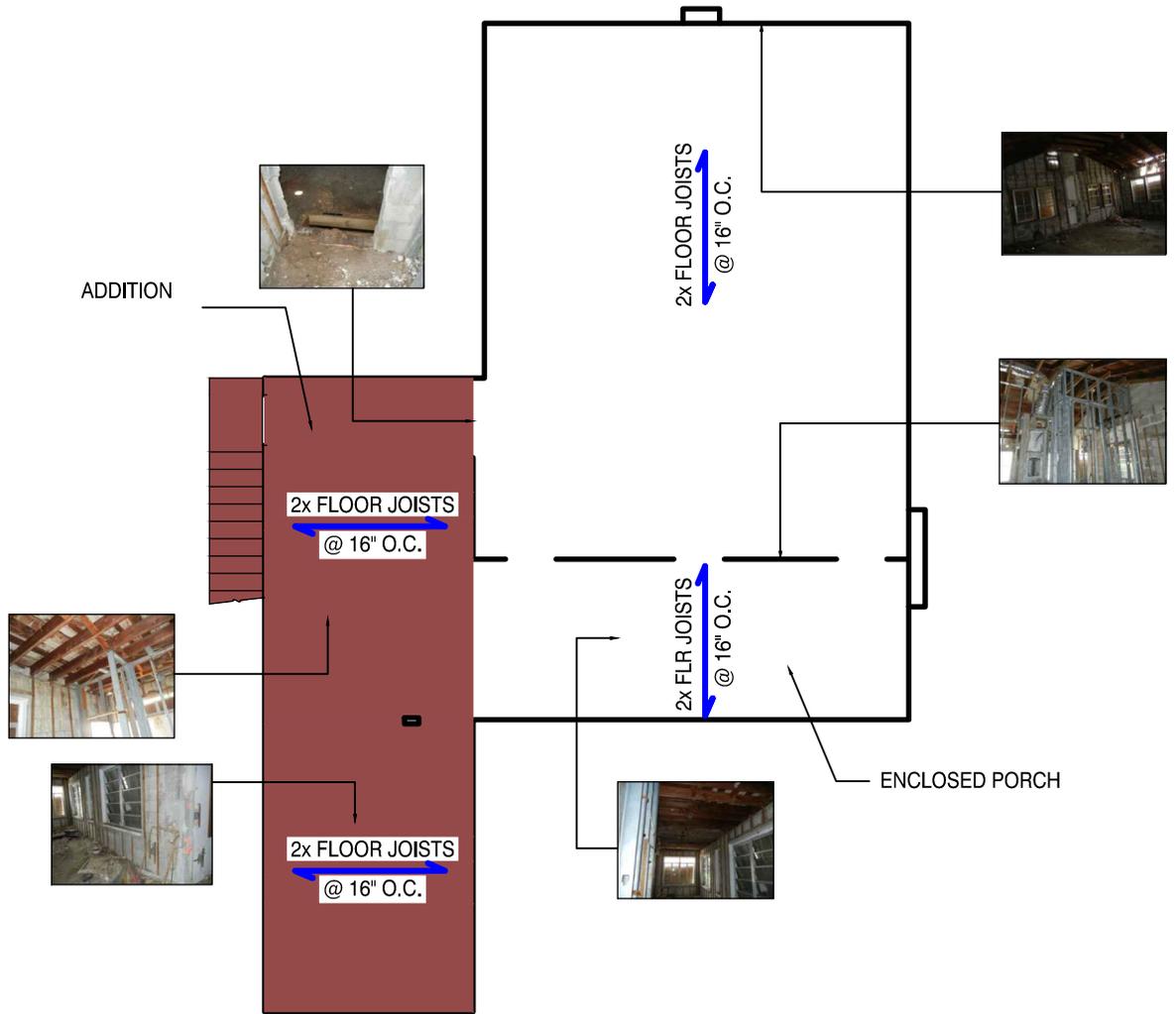
Existing Floors and Roof Diagrams



FIRST FLOOR PLAN

NILSON

LEGEND :	 RV ENGINEERS INC STRUCTURAL ENGINEERING <small>18435 SW 62ND ST MIAMI, FLORIDA 33176</small> <small>PHONE: 786 271 0541 305 456 2929</small>	SITE VISIT: 8/29/13	SCALE: 3/32"=1'-0"
		FILE #: --	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: 786.271.0511	SITE VISIT:	SCALE:
		3/29/13	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

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[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](#)

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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