

# EXHIBIT A

1929 Aerial Photograph, City of Miami Beach Public Works Department



# EXHIBIT B

1024

Owner WENGROW HOTEL ELLIS HOTEL

Permit No.

Cost NO RECORD

'N 1/2 of Lot 15 Block 2 Subdivision OCEAN BEACH

Address 153 Collins

General Contractor

Bond No.

Architect

Engineer

Zoning Regulations:

Use

Area

Lot Size

Building Size:

Front

Depth

Height

Stories

Certificate of Occupancy No.

Use

Type of Construction

Foundation

Roof

Date

PLUMBING Contractor

Sewer Connection

Date

Temporary Water Closet

Water Closets

Swimming Pool Traps

Down Spouts

Lavatories

Steam or Hot Water Boilers

Wells

Bath Tubs

ROUGH APPROVAL

Showers

FINAL APPROVAL

Urinals

Sinks

Dish Washing Machine

GAS Contractor

Date

Laundry Trays

Gas Ranges

Gas Frylators

Laundry Washing Machines

Gas Water Heaters

Gas Pressing Machine

Drinking Fountains

Gas Space Heaters

Gas Vents for Stove

Floor Drains

Gas Refrigerators

Grease Traps

Gas Steam Tables

GAS Rough APPROVAL

Safe Wastes

Gas Broilers

GAS FINAL APPROVAL

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor

Date

OUTLETS Switches Lights Receptacles

Ranges Irons Refrigerators Fans

Temporary Service Neon Transformers Sign Outlets

HEATERS Water Space

Motors Appliances

Meter Change Centers of Distributions Service Violations

FIXTURES

Electrical Contractor

Date

FINAL APPROVAL

By

Date

**Building Permits:**

- #20363 Roofing - - Wilson Roofing Co. - - - - - \$200.00 July 9, 1945
- #30779 One awning over sidewalk - WITHOUT uprights in sidewalk - As per Awning ordinance #297 - A. C. Awning Co. **contr.** \$130.00 Sept. 16, 1949
- #35594 Stonekote on front of building - Stonekote Co. of Miami \$475.00 4/17/51
- #86737 Marks Bros. - DEMOLISH - demolish 1 story structure 2,500 sq. ft. \$2,000.00 5/21/71
- #86902 King Fence of Miami - 48' high chain link fence \$175.00 6/11/71
- #87040 Marks Bros. - pave lot install 10' drive 3250 sq. ft. \$1,500.00 6/24/71

#20761--Owner--Min Housing repairs--\$300.00--8/25/81

**Plumbing Permits:**

# EXHIBIT C

by J.A. Mino A.I.A.  
M 5-16-90  
METRO ORD. #75-34  
RECERTIFICATION DATE: 12/30/76

Owner THE FIVE ASSOCIATE, INC Mailing Address  
Lot 16 Block 2 Subdivision OCEAN BEACH

Permit No 1514 Cost \$ 45,000:  
Address 157 - 163 Collins Avenue  
124 - 138 Second Street

General Contractor J. G. LEINECKER

1028

Bond No.  
Engineer 4203-03-030

Architect  
Zoning Regulations: Use Area

Lot Size

Building Size: Front 50 Depth 130

Height 21 Stories 2

Certificate of Occupancy No.

Use STORES

Type of Construction Tile Stucco Foundation Concrete Roof Comp. Date Sept. 25, 1925

Plumbing Contractor J. G. Leinecker # 1973 Sewer Connection 1 Date Oct. 3, 1925

Temporary Closet

Plumbing Contractor # 2006 Leinecker - - - - 4 fixtures - - - - - Date Aug. 19, 1925

Water Closets Bath Tubs Floor Drains

Lavatories Showers Grease Traps

Urinals Sinks Drinking Fountains

Gas Stoves Gas Heater Rough Approved Date

Gas Radiators Gas Turn On Approved

Septic Tank Contractor Tank Size Date

Oil Burner Contractor Tank Size Date

Sprinkler System

Electrical Contractor # E. G. Little Address Date Nov. 4, 1925

Switch Range Motors Fans 2 Temporary Service

25---OUTLETS Light HEATERS Water 1 Receptacles Space Centers of Distribution

Ware Electric - Dec. 30, 1925 20 fixtures Refrigerators Landis Co- 4 fixtures - Dec. 30, 1925

Irons Sign Outlets E. Marshall-8 outlets, 1 heater- Feb. 15, 1927

No. FIXTURES 98 Electrical Contractor E. G. Little Date Nov. 4, 1925

FINAL APPROVED BY Date of Service

**Building Permits:**

#00158 - N. Glickman - exterior clean and paint \$300.00 12/1/71  
#03960-A & A Sign Co.-Sign painted-\$125-9-4-73  
#04196-Owner-Alterations and repairs-\$1000-10-3-73

FILE NO: 948 (Nathaniel Glickman, owner) APPEAL FROM ADMINISTRATIVE DECISION - Applicant requests permission to operate a restaurant and berr and wine bar with live entertainment at the subject location which has been out of operation for a six month period. BOARD OF ADJUSTMENT ON SEPTEMBER 13, 1974 APPROVED VARIANCE REQUEST WITHOUT LIVE ENTERTAINMENT.

Mechanical 3234-Sheet Metal Associates- 1 mechanical ventilation-3-26-75  
#08408-Owner-Fill cracks repairs to be made as in accordance with architect report-\$250-12-30-75  
157 Colling-#08617-Owner-Hanging ceiling and minor repairs-\$300-2-18-76  
124 2nd St-Owner- Put in drop ceiling-\$300-3-22-76  
138 2nd St-#13160-AW Roofing-Replace off oxx- 20 sqs-\$2000-5-9-78  
x 157-163 Collins Ave-#13802-Owner-Paint outside-\$300-9-6-78  
x 157 Collins Ave-#13894-Owner-Painting and paneling only-\$2000-9-20-78

FILE NO: 1224 BOARD OF ADJUSTMENT NOVEMBER 10, 1978 NATHANIEL GLICKMAN OWNER-APPLICANT 1. AN APPEAL FROM AN ADMINISTRATIVE DECISION: Applicant requests permission to open a place of business (restaurant, bar, live entertainment).  
2. Applicant requests waiving 50 of the required 50 parking spaces in order to operate a 200 seat restaurant and bar.  
3. Applicant requests waiving one (1) of the required one (1) off-street loading spaces in order to operate a restaurant and bar.  
DENIED AS REQUESTED. BOARD AUTHORIZED USE OF PROPERTY AS PERMITTED BY PREVIOUSLY GRANTED VARIANCE #948

ON SEPTEMBER 13, 1974. (See entry on upper part of page).

#25865 9/10/84 Lawrence F. Kaine patch stucco, repair and replace doors, exterior surface & wall repair, repair block wall and paint \$1,000.  
#27004 12/10/84 owner/bldger put in concrete wall and windows & railings (city comm #149-85) \$500.

#53459-Economy Plumbers- 1 heater-new installation, 1 run hot water line-2-24-76

#56439=A & T Plumbing- repair gas leak-9-18-78

#56438-Economy Plumbers-repipe gas lines, general repairs-9-18-78

#57460-S and R Plumbing- gas leak-7-18-79

#62750 7/28/86 A & T Plumb - 1 set sink pot/3 comp, 1 set sink 2 comp, repair flue

**Electrical Permits:**

x #75008-L Ocean Electric- 18 light outlets, removed violation -9-15-78

x #75068=10 receptacles-Ocean Electric, Inc. 10-3-78

#79032 11/23/83 Vega Elect - 1 generator repair

#81222 7/21/86 Vern Griffith Elec - repairs min



CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
12-30-88		REEROOF 6200sq. ft.	\$6,500.00					58880407

BUILDING PERMITS: #SB880467 - 12-30-88 - Arguelles & Arguelles - Reroof 6200 sq. ft. (163 Collins Ave.) - \$6,200.00 *CF*

PLUMBING PERMITS: #BP890975 - Sentry Plumbing - Water service repalce - 7-19-89 *CF*

Glickman Electrical Permits: # 7452 W.L. Austin: 5 fixtures Nov. 2, 1936  
 # 11849 1 switch, 2 light outlets, 1 fan -Final OK 11/23/ - Brown Nov. 19, 1938  
 124 Second St. # 13419 Unity Electric Co: 1 space heater, 2 motors, 3 centers of distribution-  
 Final OK HC Inman 10/3/ Sept. 28, 1939  
 Glasser # 13572 Lyon Electric: 3 motors, 4 centers of distribution, 1 service change-  
 Final OK HC Inman 10/19/ Oct. 19, 1939  
 Lascher's # 18131 Morgan Neon Sign Co: 1 neon transformer Dec. 17, 1941  
 163 Collins Ave. # 25068 Angler Electric: 6 switch outlets, 12 light outlets, 8 receptacles,  
 1 appliance outlet, 5 motors, 1 sign outlet, 1 center of distribution-10/28/47  
 163 Collins Ave. # 25132 Tropicalites: 12 fixtures, 4 neon transformers Nov. 3, 1947  
 161 Collins Ave. # 27886 Tropicalites: 2 neon transformers Dec. 13, 1948  
 124 2nd Street # 34964 Claude Southern Corp: 1 neon transformer Sep. 12, 1951  
 124 2nd Street # 35707 Emanuel Elec.Co: 3 switch outlets, 6 receptacles, 5 fixtures, 3 refrigerator  
 outlets, 1 appliance outlet(coffee urn), 1 service-equipment, 1 meter change-  
 163 Collins Avenue #43459 Neon Sign and Service : 6 neon transformers..Nov. 22, 1954 Dec. 11, 1951  
 122-130 - 2nd St. #50928 Astor Elec: 2 Centers of Distrib, 1 Service Equip, 1 Meter Change-9/25/57  
 126-2nd St. #50929 Astor Elec: 2 switch outlets, 2 receptacles, 1 light outlet, 1 fixture, 2 appliance  
 driers - Sept. 25, 1957  
 130 - 2nd St. #61467 Jonesey Elec: 2 receptacles; 1 water heater outlet; 2 fixtures - 9/24/64  
 163 Collins #61814 C. J. Kay Elec. Co.: 1 violation - 12/14/64  
 130 - 2nd St. #62056 Jonesey Elec. Co.: 1 violation - 3/5/65  
 124 second st. #65781 Astor Elect.: 1 service-equipment - 5/22/68  
 #68790 - Manuel de Jesue Perea - 1 motors 0-1 HP - 1 service change - 3 special outlet 5/12/71  
 157 Collins Ave-Ocean Electric- Remove violation-2-12-76

# EXHIBIT D

# Renovations to: BIG PINK

157 Collins Avenue

Miami Beach, Florida

## LIST OF DRAWINGS

### ARCHITECTURAL

- A-0 COVER SHEET
- A-1 GROUND LEVEL FLOOR PLAN
- A-2 GROUND LEVEL REFLECTED CEILING PLAN
- A-3 SECOND FLOOR PLAN
- A-4 SECOND FLOOR REFLECTED CEILING PLAN
- A-5 ROOF PLAN
- A-6 GENERAL NOTES
- A-7 INTERIOR ELEVATIONS AND DETAILS
- A-7a INTERIOR ELEVATIONS AND DETAILS
- A-8 ENLARGED PUBLIC RESTROOMS
- A-8a ENLARGED BATHROOMS
- A-9 ARCHITECTURAL DETAILS
- A-10 SCHEDULES AND SPECIFICATIONS

### EQUIPMENT

- Q-1 EQUIPMENT PLAN
- Q-2 PLUMBING ROUGH-IN
- Q-3 ELECTRICAL ROUGH-IN

### PLUMBING

- P-1 GROUND FLOOR PLUMBING PLAN
- P-2 SECOND FLOOR PLUMBING PLAN
- P-3 DIAGRAMS
- P-4 DIAGRAMS AND DETAILS

### ELECTRICAL

- E-1 GROUND FLOOR ELECTRICAL POWER PLAN
- E-2 SECOND FLOOR ELECTRICAL POWER PLAN
- E-3 GROUND FLOOR LIGHTING PLAN
- E-4 SECOND FLOOR LIGHTING PLAN
- E-5 PANELS, RISER
- E-6 NOTES

### MECHANICAL

- M-1 GROUND FLOOR HVAC PLAN
- M-2 SECOND FLOOR HVAC PLAN
- M-3 NOTES AND DETAILS

### STRUCTURAL

- S-1 FOUNDATION/GROUND FLOOR FRAMING PLAN
- S-2 SECOND FLOOR AND LOW ROOF FRAMING PLAN
- S-3 ROOF FRAMING PLAN
- S-4 STRUCTURAL BUILDING SECTIONS
- S-5 STRUCTURAL DETAILS

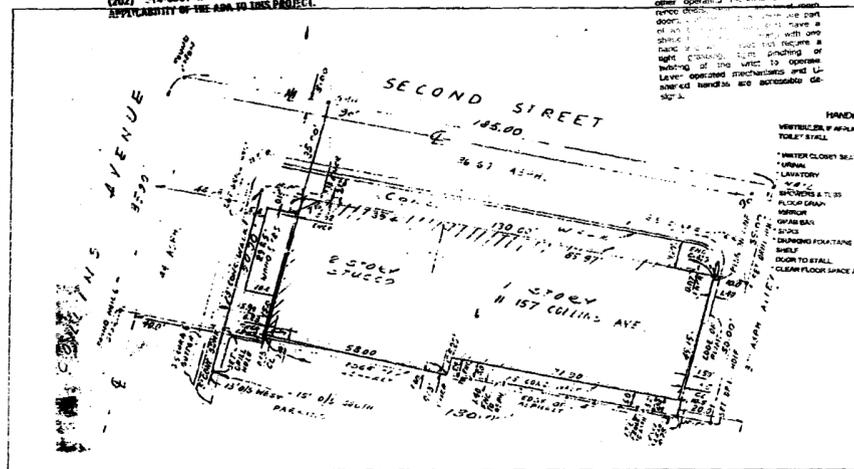
## OFFICE COPY CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY  
THE COMMISSIONER

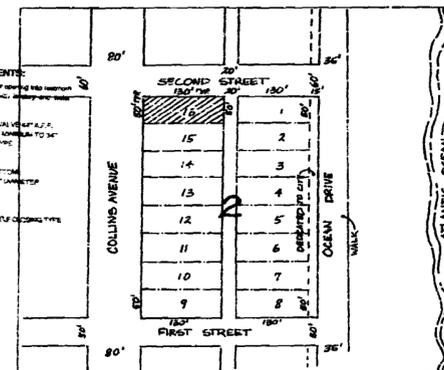
BUILDING: *[Signature]*  
ZONING: *[Signature]*  
PLUMBING: *[Signature]*  
ELECTRICAL: *[Signature]*  
MECHANICAL: *[Signature]*  
FIRE PREVENTION: *[Signature]*  
ENGINEERING: *[Signature]*  
PUBLIC WORKS: *[Signature]*  
STRUCTURAL: *[Signature]*  
ACCESSIBILITY: *[Signature]*  
ELEVATOR: *[Signature]*

**NOTICE TO OWNER, DESIGNER & CONTRACTOR**  
THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE PRESENT REQUIREMENTS OF THE SOUTH FLORIDA BUILDING CODE ONLY. PLEASE CONTACT THE OFFICE ON THE AMERICANS WITH DISABILITIES ACT (ADA) AT (305) 514-0301 IF YOU HAVE CONCERNS ABOUT THE APPLICABILITY OF THE ADA TO THIS PROJECT.

## SURVEY

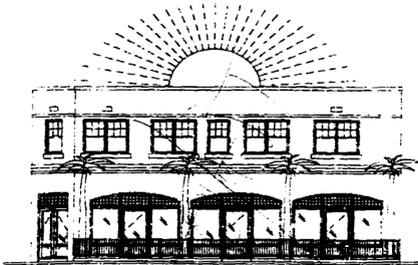


## LOCATION MAP



## LEGAL DESCRIPTION

LOT 16, BLOCK 2, OCEAN BEACH, FLORIDA SUBDIVISION, RECORDED IN PLAT BOOK 2 AT PAGE 38 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. AREA OF LOT IS 6500 SQ.FT. OR 0.149 Ac. ±



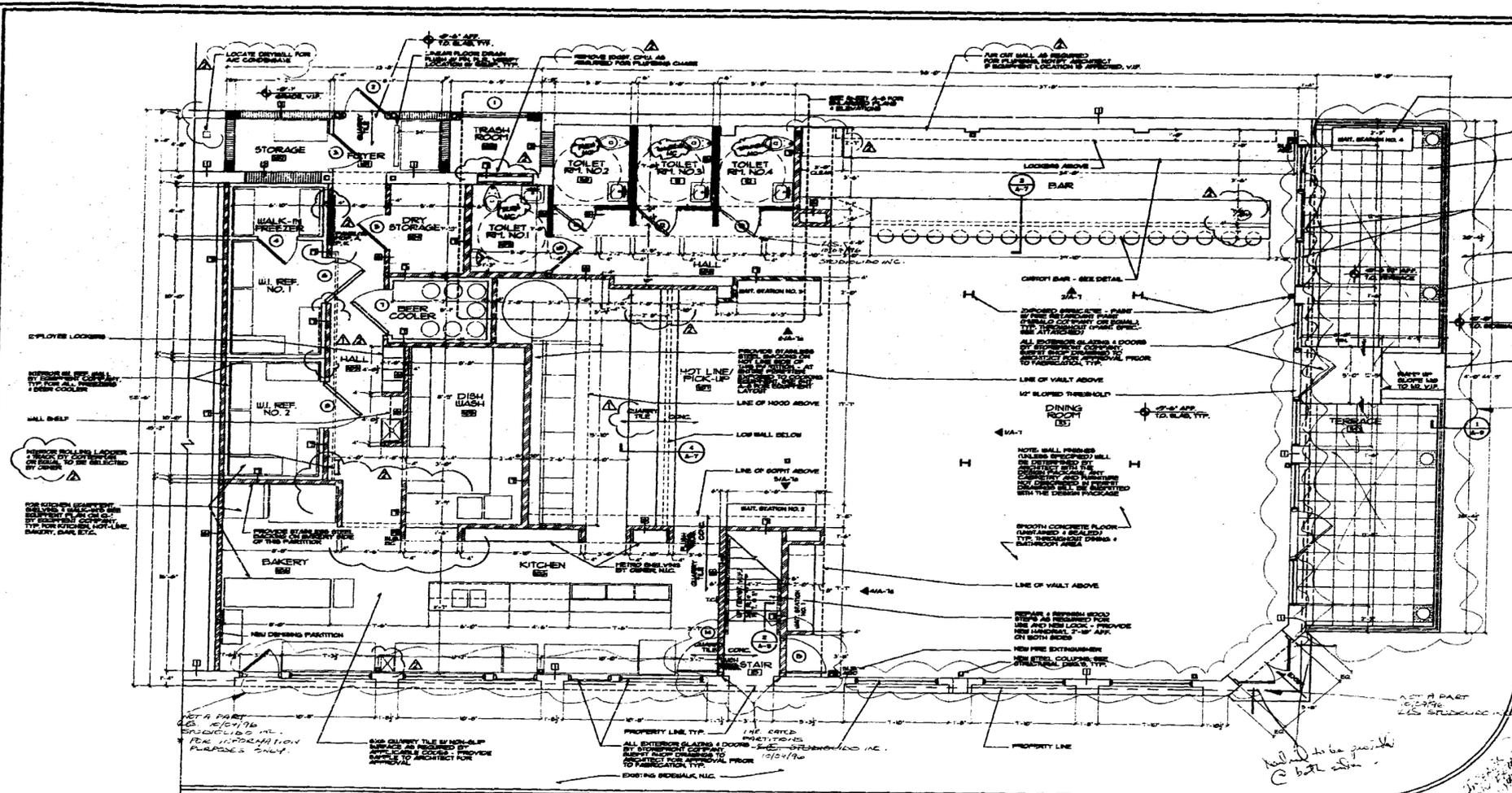
studiolido inc. • architecture • interiors • furniture • 940 Lincoln road • suite 314 • miami beach • florida 33139

STRUCTURAL ENGINEER  
ED LANDERS  
(305) 823-3938

M.E.P. ENGINEER  
DAVID PUGA & ASSOCIATES  
(305) 861-7700

SURVEYORS  
ZURWELLE-WHITAKER, INC.  
(305) 534-4658

EQUIPMENT BY ARROW INDUSTRIES  
RAUL PINERO  
(305) 635-6500



1. PROVIDE GUARDROCK WHERE REQUIRED FOR TILE INSTALLATION UNLESS OTHERWISE NOTED  
 2. PROVIDE PAINT FINISH AS PER ARCHITECT/OWNER INSTRUCTIONS  
 3. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS  
 4. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS  
 5. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS  
 6. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS  
 7. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS  
 8. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS  
 9. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS  
 10. DETAIL ALL JOINTS TO BE TYPED BY FABRICATOR TYPE AND CORROSION RESISTANT PARTS

**OFFICE COPY**  
 CITY OF MIAMI BEACH  
 APPROVED FOR THE CITY BY  
 THE FOLLOWING:  
 BUILDING: \_\_\_\_\_  
 ELECTRICAL: \_\_\_\_\_  
 MECHANICAL: \_\_\_\_\_  
 PLUMBING: \_\_\_\_\_  
 FIRE: \_\_\_\_\_  
 PUBLIC WORKS: \_\_\_\_\_  
 STRUCTURAL: \_\_\_\_\_  
 ACCESSIBILITY: \_\_\_\_\_  
 ELEVATOR: \_\_\_\_\_

**GROUND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**PARTITION TYPES**

[Symbol]	EXISTING 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED
[Symbol]	NEW PARTITION - 1/2" GYPSUM BOARD TO REMAIN - 1/2" SMOOTH SANDED BRUCO FINISH ON INTERIOR OF WALLS, MATCH EXTERIOR AS REQUIRED

RENOVATIONS TO:  
**BIG PINK**  
 157 Collins Avenue  
 Miami Beach, Florida 33139

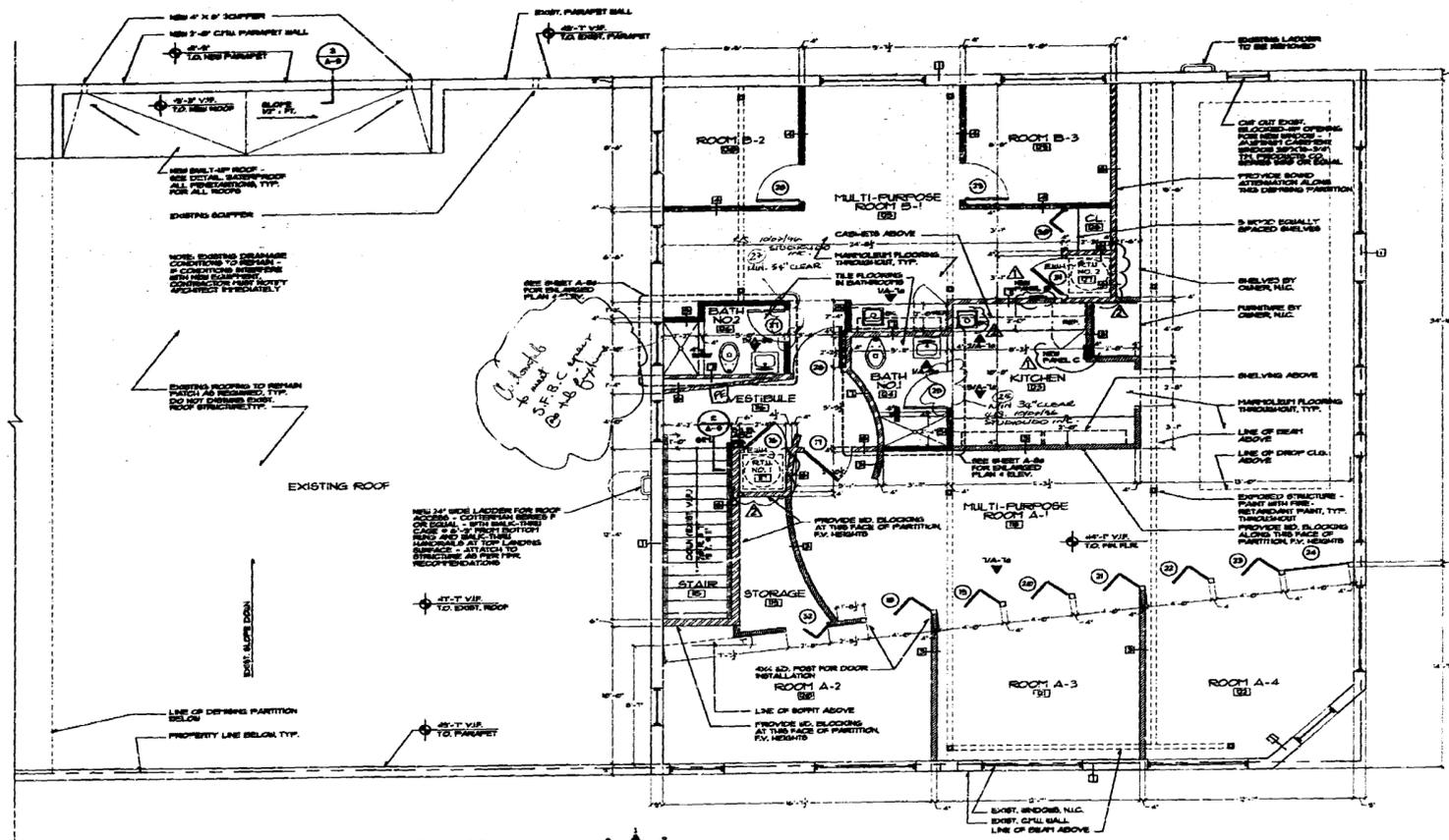
**GROUND FLOOR/SITE PLAN**

PREVIOUS: 01-19-96  
 08-07-96

PROJECT DATE: 07-08-96  
 STREET CREDITED TO: BP  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: V.B.  
 CHECKED BY:

A-1






**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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

BUILDING:	_____
ZONING:	_____
PLANNING:	_____
ELECTRICAL:	_____
Mechanical:	_____
Fire/Police:	_____
Engineering:	_____
Public Works:	_____
Structural:	_____
Accessibility:	_____
Elevator:	_____

RENOVATIONS TO:  
**BIG PINK**  
 157 Collins Avenue  
 Miami Beach, Florida 33139

SECOND FLOOR PLAN

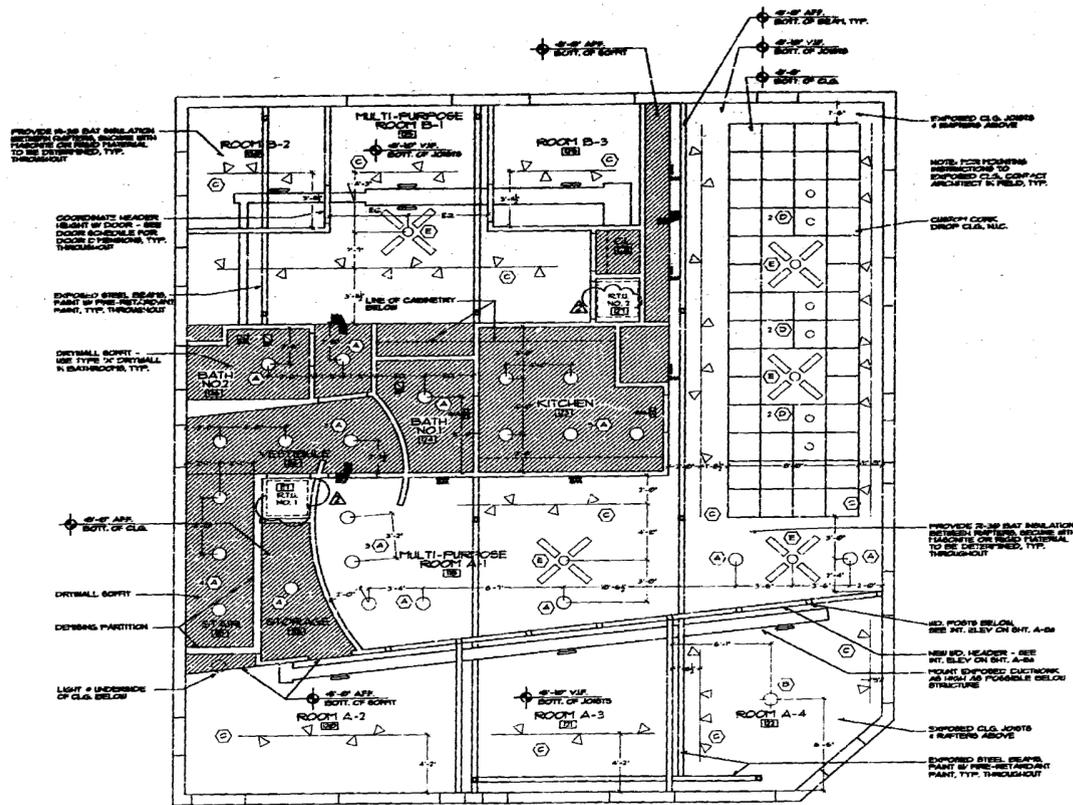
PERMIT NO. 07-19-96  
 08-07-96

PROJECT NO. 87-88-96  
 PROJECT CODE/TITLE NO. 88  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: V.B.  
 CHECKED BY:

A-3

© 1996 STATE OF FLORIDA  
 ALL RIGHTS RESERVED. THIS PLAN  
 IS THE PROPERTY OF THE ARCHITECT.  
 NO PART OF THIS PLAN MAY BE  
 REPRODUCED OR TRANSMITTED IN  
 ANY FORM OR BY ANY MEANS  
 WITHOUT THE WRITTEN PERMISSION  
 OF THE ARCHITECT.





REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

- LIGHTING SYMBOLS**
- (A) ○ SURFACE MOUNTED UTILITY HOUSING (18" DIA.)
  - (B) ○ SURFACE MOUNTED RECESSED FUTURE (18" DIA.)
  - (C) △ TRACK LIGHTING
  - (D) ○ 4" RECESSED CAN FUTURE
  - (E) ✕ CLG. BAR TYPE 1/2" RECESSED CAN FUTURE
- NOTE: SEE LIGHTING FIXTURE SCHEDULES ON SHEET A-10 FOR LIGHTING SPECIFICATIONS

- HVAC SYMBOLS**
- ☐ EXHAUST FAN
  - ☐ RETURN AIR REGISTER
  - ☐ SUPPLY AIR REGISTER
  - ☐ SPECIAL SUPPLY AIR REGISTER
  - ☐ SHIPPED CLG. JOISTS 4" RAFTERS ABOVE
  - ☐ EXPANDED STEEL REINFORCEMENT PAINT BY FIRE-RETARDANT PAINT, TYP. THROUGHOUT
- NOTE: FOR HVAC SYSTEM REQUIREMENTS, SEE MECHANICAL DRAWINGS AND SPECIFICATIONS, SEE MECHANICAL DRAWINGS
- NOTE: FURNISH EXPANDED DUCTWORK AS HIGH AS POSSIBLE THROUGHOUT
- NOTE: IN CASE OF DISCREPANCY, NOTIFY ARCHITECT PRIOR TO PROCEEDINGS

**OFFICE COPY**  
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

MUNICIPAL ENGINEER: \_\_\_\_\_

FIRE PREVENTION: \_\_\_\_\_

ENGINEERING: \_\_\_\_\_

PUBLIC WORKS: \_\_\_\_\_

STRUCTURAL: \_\_\_\_\_

ACCESSIBILITY: \_\_\_\_\_

ELEVATOR: \_\_\_\_\_

RENOVATIONS TO:  
**BIG PINK**  
157 Collins Avenue  
Miami Beach, Florida 33139

SECOND FLOOR  
REFL. CLG. PLAN

PERMIT NO. 08-07-96

DATE: 07-08-96

PROJECT CREDIT: CMB

SCALE: 1/4" = 1'-0"

DRAWN BY: V.B.

APPROVED: \_\_\_\_\_

A-4



Architectural general notes

DIVISION 1 - GENERAL REQUIREMENTS

- 1.1 Existing Work: The work consists of the renovation and remodeling of existing interior areas of the structure. All work shall be done in a safe manner and in accordance with all codes, rules and regulations and in compliance with law.
1.2 Construction: The contractor, subcontractors and others performing work on this project shall comply with the South Florida Building Code and all applicable local codes and regulations and any other authority having jurisdiction.
1.3 Means: The contractor shall submit the construction schedule to the project and comply with all requirements, safety conditions and conditions and comply the schedule of any and all other authority having jurisdiction.
1.4 Means: The contractor shall submit the construction schedule to the building owner.
1.5 Subcontractors: The contractor shall provide a schedule including the proposed sequence of operations for subcontractors to be used in the construction of the project.
1.6 Shop Drawings, Product Schedule, etc.: The contractor shall submit shop drawings for all work to be installed, including but not limited to, electrical, plumbing, mechanical, and other trades.
1.7 Temporary Facilities: The contractor shall pay for and maintain the temporary facilities for the use of power, telephone, water, heating, cooling, etc.
1.8 Safety: The contractor shall be responsible for the safety of all workers and the public.
1.9 Project Closeout: The contractor shall be responsible for the removal of all debris and materials from the site.

DIVISION 2 - ROOF WORK

- 2.1 Installation: Remove and install existing roof membrane and insulation in accordance with the manufacturer's instructions.
2.2 Flashing: Flashing shall be installed in accordance with the manufacturer's instructions.
2.3 Drainage: Drainage shall be installed in accordance with the manufacturer's instructions.
2.4 Protection: The roof shall be protected from damage during construction.
2.5 Safety: The contractor shall be responsible for the safety of all workers and the public.
2.6 Inspection: The contractor shall be responsible for the inspection of all work.

DIVISION 3 - WOOD AND PLASTER

- 3.1 Installation: Install wood and plaster in accordance with the manufacturer's instructions.
3.2 Finishing: Finish wood and plaster in accordance with the manufacturer's instructions.
3.3 Protection: The wood and plaster shall be protected from damage during construction.
3.4 Safety: The contractor shall be responsible for the safety of all workers and the public.

DIVISION 4 - METALS AND METAL FINISHES

- 4.1 Installation: Install metals and metal finishes in accordance with the manufacturer's instructions.
4.2 Finishing: Finish metals and metal finishes in accordance with the manufacturer's instructions.
4.3 Protection: The metals and metal finishes shall be protected from damage during construction.
4.4 Safety: The contractor shall be responsible for the safety of all workers and the public.

DIVISION 5 - DOORS AND WINDOWS

- 5.1 Installation: Install doors and windows in accordance with the manufacturer's instructions.
5.2 Finishing: Finish doors and windows in accordance with the manufacturer's instructions.
5.3 Protection: The doors and windows shall be protected from damage during construction.
5.4 Safety: The contractor shall be responsible for the safety of all workers and the public.

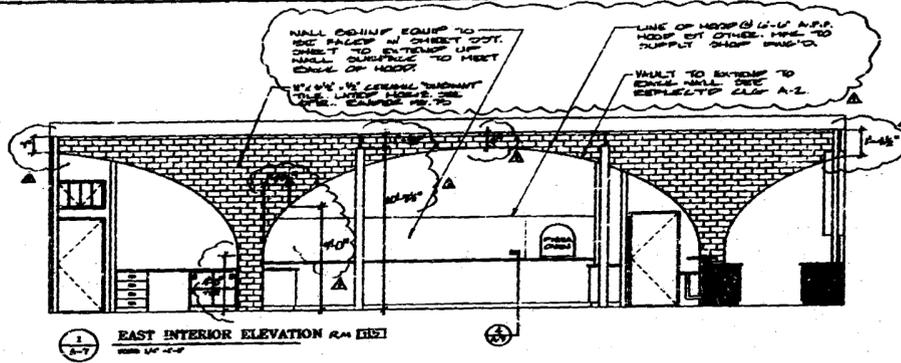
DIVISION 6 - FINISHES

- 6.1 Installation: Install finishes in accordance with the manufacturer's instructions.
6.2 Finishing: Finish finishes in accordance with the manufacturer's instructions.
6.3 Protection: The finishes shall be protected from damage during construction.
6.4 Safety: The contractor shall be responsible for the safety of all workers and the public.
6.5 All Conditions: All conditions shall be in accordance with the manufacturer's instructions.
6.6 Details: Details shall be in accordance with the manufacturer's instructions.
6.7 Materials: Materials shall be in accordance with the manufacturer's instructions.
6.8 Methods: Methods shall be in accordance with the manufacturer's instructions.
6.9 Quality: Quality shall be in accordance with the manufacturer's instructions.
6.10 Safety: Safety shall be in accordance with the manufacturer's instructions.
6.11 Other: Other shall be in accordance with the manufacturer's instructions.

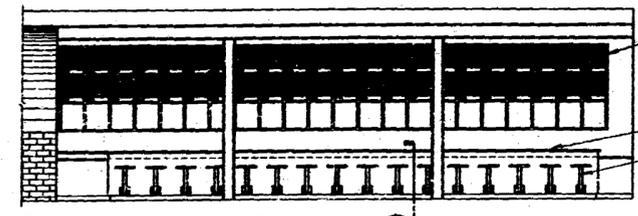
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR SUBMIT BY
[Signature]

Table with columns for BUILDING, ZONING, PLANNING, etc.

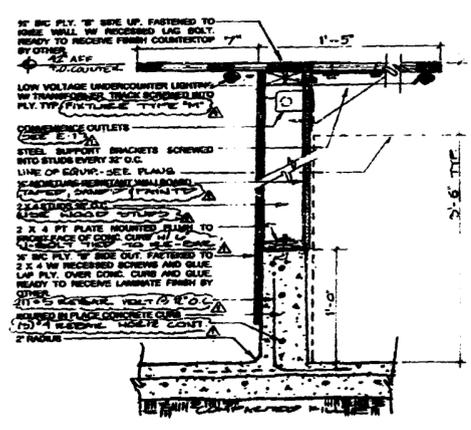
RENOVATIONS TO: BIG PINK
157 Collins Avenue
Miami Beach, Florida 33139
GENERAL NOTES
REVISIONS
DATE: 07-01-06
PROJECT: 0607710-000
SCALE:
DRAWN BY: V.B.
CHECKED BY:



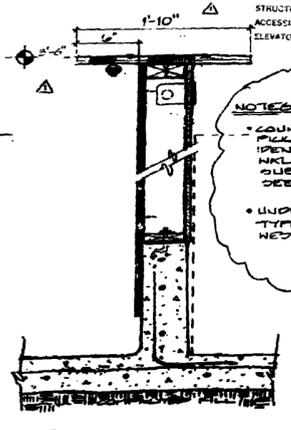
1 EAST INTERIOR ELEVATION  
SCALE 1/4" = 1'-0"



2 SOUTH INTERIOR ELEVATION  
SCALE 1/4" = 1'-0"



3 BAR WALL SECTION  
SCALE 1/4" = 1'-0"



4 PICK-UP WALL SECTION  
SCALE 1/4" = 1'-0"

**OFFICE COPY**  
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
ZONING:	
PLANNING:	
ELECTRICAL:	
Mechanical:	
FIRE & SAFETY:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

NOTES

- COUNTER DETAIL @ PICK-UP WALL TO BE IDENTICAL TO BAR WALL EXCEPT PLY. SIDE TOP TO BE 1/2" H. SIDE
- UNDERCOUNTER LIGHTING TYPE "M" TO BE ON WEST SIDE OF WALL ONLY.

© 1970 STATE OF FLORIDA  
THE STATE BOARD OF ARCHITECTS HAS BEEN  
APPOINTED BY THE PROPERTY OF THIS  
ARCHITECT AND HIS SUCCESSORS AND  
THEir copyright protection are

RENOVATIONS TO:  
**BIG PINK**  
187 Collins Avenue  
Miami Beach, Florida 33139

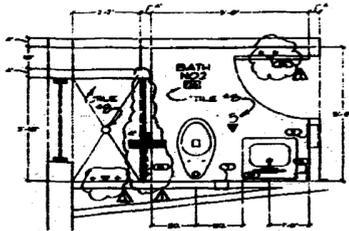
INT. ELEVATIONS  
AND DETAILS

DATE: 07-20-80  
PROJECT: RESTORATION  
BY: [Signature]  
SCALE: 1/4" = 1'-0"  
DRAWN BY: V.B.  
CHECKED BY: [Signature]

A-7

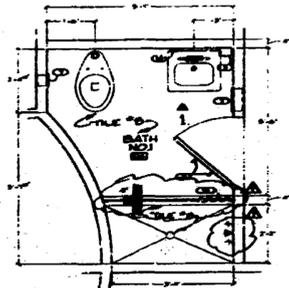






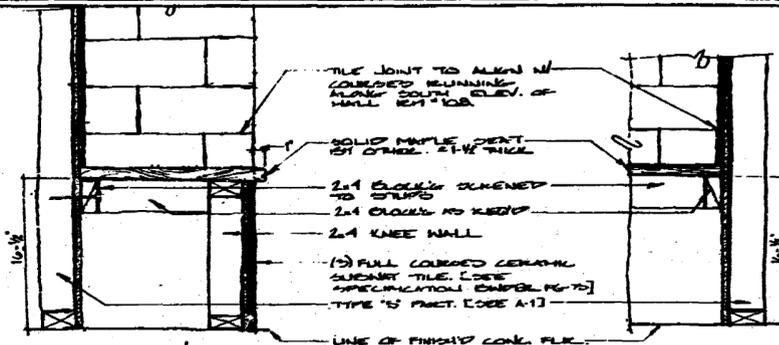
**BATHROOM NO.1**

SCALE: 1/2" = 1'-0"



**BATHROOM NO.2**

SCALE: 1/2" = 1'-0"

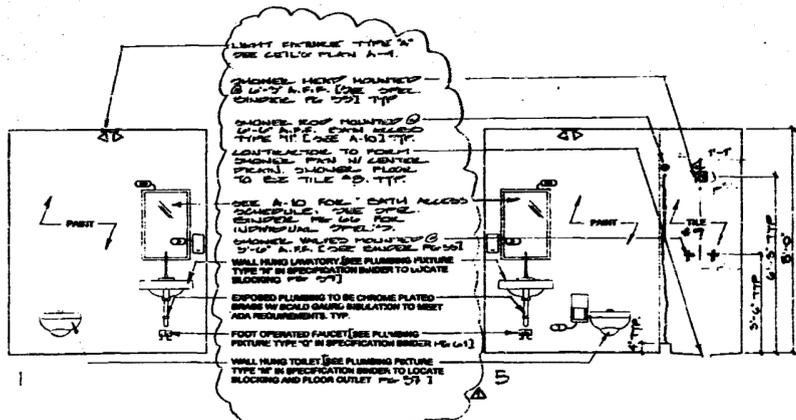


**BENCH SECTION**

SCALE: 2" = 1'-0"

**BENCH SECTION**

SCALE: 2" = 1'-0"



**INTERIOR ELEVATIONS**

SCALE: 1/2" = 1'-0"

**OFFICE COPY**  
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:	
PLUMBING:	
ELECTRICAL:	
Mechanical:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEVATOR:	

**NOTES**

- SEE A-1 FOR PARTITION LEGEND
- SEE A-18 FOR PLUMBING FIXTURE SCHEDULE
- SEE A-19 FOR BATHROOM ACCESSORY SCHEDULE
- SEE SPECIFICATION BINDER FOR BLOCKING REQUIREMENTS FOR EACH ITEM
- SEE FINISH SCHEDULE FOR FINISHES, COORDINATION, FINISH AND COLOR, TYPE, ETC. (REFER TO T-2)
- SEE A-2 FOR FIXTURE MOUNTING HEIGHTS

© 1996 SPECTRA, INC.  
THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF SPECTRA, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

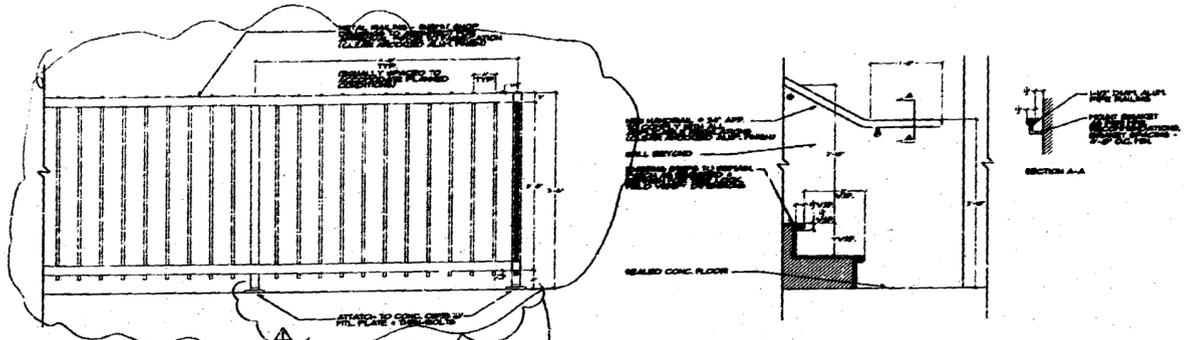
RENOVATIONS TO  
**BIG PINK**  
157 Collins Avenue  
Miami Beach, Florida 33139

INT. ELEVATIONS  
& DETAILS

DATE: 17 JULY 1996

PROJECT: 97-08-96

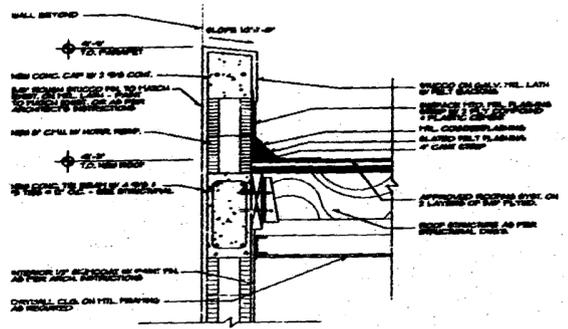
AS NOTED  
BY: V.B.  
A-8a



1  
A-9  
**RAILING DETAIL**  
SCALE 1" = 1'-0"

*Not part of this permit*

2  
A-9  
**RISER/RAILING DETAIL**  
SCALE 1" = 1'-0"



3  
A-9  
**PARAPET DETAIL**  
SCALE 1" = 1'-0"

**OFFICE COPY**  
CITY OF MIAMI BEACH

Approved for Permit by \_\_\_\_\_  
Date: \_\_\_\_\_

BUILDING	_____
ZONING	_____
PLUMBING	_____
ELECTRICAL	_____
Mechanical	_____
Fire Protection	_____
Structural	_____
Accessibility	_____
ELEVATOR	_____

RENOVATIONS TO  
**BIG PINK**  
157 Collins Avenue  
Miami Beach, Florida 33139

DETAILS

Permit No. **07-19-96**

Project Code/Title Code  
BP

Scale AS NOTED

Drawn by V.B.

Checked by \_\_\_\_\_

**A-9**

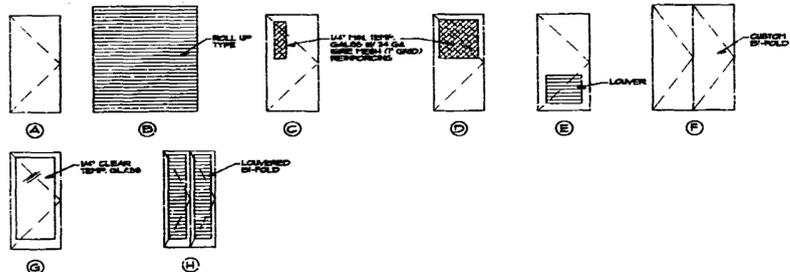
© 1996 by the City of Miami Beach. All rights reserved. This document is the property of the City of Miami Beach and is loaned to you for your use only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Miami Beach.

**DOOR SCHEDULE**

FLOOR	NO.	TYPE	DOOR SIZE	CORE MATERIAL	FRAME MATERIAL	FRAMES	THRESHOLD	CLOSER	DOOR	FINISH	REMARKS
GROUND FLOOR	1	B	7'-0" x 2'-6"	WOOD	WOOD						TRASH ROOM, 1B9 - REOL. UP DOOR
	2	A	6'-0" x 2'-6"	METAL	METAL						FOYER, UP - IN PREP. HOLE 6'-0" x 6'-0" AFF
	3	C	6'-0" x 2'-6"	METAL	METAL						STORAGE, 1P
	4										BY HWY. 1L FREEZER, BY KIT, BOMP. SUPPLIER
	5	A	6'-0" x 2'-6"	WOOD	WOOD						DRY STORAGE, 1D4
	6										BY HWY. 1L FREEZER, BY KIT, BOMP. SUPPLIER
	7										BY HWY. 1L FREEZER, BY KIT, BOMP. SUPPLIER
	8										BY HWY. 1L FREEZER, BY KIT, BOMP. SUPPLIER
	9										BY HWY. 1L FREEZER, BY KIT, BOMP. SUPPLIER
	10										BY HWY. 1L FREEZER, BY KIT, BOMP. SUPPLIER
SECOND FLOOR	11	A	6'-0" x 2'-6"	WOOD	WOOD						TOILET ROOM NO. 1, 1B9 - SAT. LOCK BOTH SIDES
	12	A	6'-0" x 2'-6"	WOOD	WOOD						TOILET ROOM NO. 2, 1B9 - SAT. LOCK BOTH SIDES
	13	A	6'-0" x 2'-6"	WOOD	WOOD						TOILET ROOM NO. 3, 1B9 - SAT. LOCK BOTH SIDES
	14	A	6'-0" x 2'-6"	WOOD	WOOD						TOILET ROOM NO. 4, 1B9 - SAT. LOCK BOTH SIDES
	15	D	7'-0" x 2'-6"	METAL	METAL						STAR, 1B - SHAPED FINISH
	16	D	7'-0" x 2'-6"	METAL	METAL						STAR, 1B - SHAPED FINISH
	17	E	6'-0" x 2'-6"	WOOD	WOOD						A/C CLOSET, 1T
	18	A	6'-0" x 2'-6"	WOOD	WOOD						VESTIBLE, 1A
	19	F	7'-0" x 4'-0"	WOOD	WOOD						ROOM A-2, 1B9 - CUSTOM, SEE SH. AT-A
	20	F	7'-0" x 4'-0"	WOOD	WOOD						ROOM A-3, 1B1 - CUSTOM, SEE SH. AT-A
	21	F	7'-0" x 4'-0"	WOOD	WOOD						ROOM A-3, 1B1 - CUSTOM, SEE SH. AT-A
	22	F	7'-0" x 4'-0"	WOOD	WOOD						ROOM A-4, 1B2 - CUSTOM, SEE SH. AT-A
	23	F	7'-0" x 4'-0"	WOOD	WOOD						ROOM A-4, 1B2 - CUSTOM, SEE SH. AT-A
	24	F	7'-0" x 4'-0"	WOOD	WOOD						ROOM A-4, 1B2 - CUSTOM, SEE SH. AT-A
	25	A	6'-0" x 2'-6"	WOOD	WOOD						BATH NO. 1, 1B4
	26	A	6'-0" x 2'-6"	WOOD	WOOD						VESTIBLE, 1A
	27	A	6'-0" x 2'-6"	WOOD	WOOD						BATH NO. 2, 1B6
	28	B	6'-0" x 2'-6"	WOOD	WOOD						ROOM 1B-2, 1B8
	29	B	6'-0" x 2'-6"	WOOD	WOOD						ROOM 1B-3, 1B5
	30	H	6'-0" x 2'-6"	METAL	METAL						CLOSET, 1B
	31	E	6'-0" x 2'-6"	WOOD	WOOD						A/C CLOSET, 1T
	32	H	6'-0" x 2'-6"	METAL	METAL						STORAGE, 1B

\* HARDWARE SETS A-G, REFER TO SPECIFICATIONS FOR HARDWARE DESCRIPTIONS

**DOOR TYPES**



NOTE: VERIFY ALL COLORS AND PAINT FINISHES WITH ARCHITECT PRIOR TO PURCHASES

**BATH ACCESSORY SCHEDULE**

TYPE	ROOM	DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	QUANTITY	REMARKS
1	TOILET ROOM	HOSE SPOT	CHICAGO FACET	7-20	POLISHED CHROME	4	ALSO LISTED IN PLUMBING FIXTURE SCHEDULE
2	TOILET ROOM	PAPER TOWEL DISPENSER	ROBBEROCK	8-3000	SANITARY	4	RECESSED
3	TOILET ROOM	SOAP DISPENSER	ROBBEROCK	8-300	SANITARY	4	RECESSED
4	TOILET ROOM	SLT FINISER	ROBBEROCK	8-200-1000	SANITARY	4	SURFACE MOUNTED
5	1. ROOM/HALL	ARMSTRONG	ROBBEROCK	8-300	SANITARY	4	SURFACE MOUNTED
6	TOILET ROOM	ANTIBACTERIAL DISPENSER	ROBBEROCK	8-300	SANITARY	4	RECESSED
7	TOILET ROOM	TOILET PAPER DISPENSER	ROBBEROCK	8-300	SANITARY	4	RECESSED
8	TOILET ROOM	CLOSED HOSE	ROBBEROCK	8-300	SANITARY	4	RECESSED
9	TOILET ROOM	GRAB BARS	ROBBEROCK	8-300	SANITARY	4	CONCEALED FINISHES
10	BATHROOM	SHOWER CABINET	ROBBEROCK	8-300	SANITARY	2	RECESSED
11	BATHROOM	SHOWER HEAD	ROBBEROCK	8-300	SANITARY	2	3'-0" x 4'-0" LENSING
12	BATHROOM	SHOWER HEAD	ROBBEROCK	8-300-2	SANITARY	2	
13	BATHROOM	SHOWER HEAD	ROBBEROCK	8-300-1	SANITARY	2	

**LIGHTING FIXTURE SCHEDULE**

TYPE	ROOM	DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	VOLTAGE	QUANTITY	REMARKS
A	GENERAL	GENERAL LIGHTING	RED DOT	L-80	GREY BRUSH	120V	11	SURFACE MOUNTED UTILITY LIGHT
B	ROOM A-1	RECESSED	TRAC	8000-100	TRAC	120V	1	
C	2ND FLOOR	TRACK LIGHTING	TRAC	TRAC	TRAC	120V	10	FOR LENSING - SEE REFL. GLA. PLAN
D	2ND FLOOR	RECESSED CAN	TRAC	TRAC	TRAC	120V	10	
E	2ND FLOOR	CYLIND FIN	TRAC	TRAC	TRAC	120V	10	HOSE DEPOT
F	HALLWAY	2' X 2' RECESSED	TRAC	TRAC	TRAC	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMPS
G	GROUND FLOOR	4' X 4' RECESSED	TRAC	TRAC	TRAC	120V	10	GRANDER 10000
H	GROUND FLOOR	GENERAL LIGHTING	TRAC	TRAC	TRAC	120V	10	GRANDER 10000
I	HOT LINE	RECESSED	TRAC	TRAC	TRAC	120V	10	GRANDER 10000
J	HOT LINE	RECESSED	TRAC	TRAC	TRAC	120V	10	GRANDER 10000
K	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
L	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
M	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
N	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
O	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
P	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
Q	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
R	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
S	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
T	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED
U	TOILET ROOM	TRANSFORMER	TRAC	TRAC	TRAC	120V	10	TRANSFORMER REPORTS LOCATION LAMP APPLIED

**PLUMBING FIXTURE SCHEDULE**

TYPE	ROOM	DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	QUANTITY	REMARKS
A	1B9-10	HOSE SPOT	CHICAGO FACET	7-20	POLISHED CHROME	4	REMOVABLE HANDLE
B	1B9-10	STAINLESS STEEL SPN.	BRADLEY	10-100	BATH	4	1/2" FN. FAUCET, REQUIRES REAR ACCESS PANEL
C	1B9-10	FAUCET	BRADLEY	10-10	CHROME	4	
D	1B9-10	STAINLESS URINAL	BRADLEY	10-20000	BATH STAINLESS	1	REQUIRES FLUSH VALVE BOX
E	1B9-10	STAINLESS TOILET	BRADLEY	10-20000	BATH STAINLESS	4	REQUIRES FLUSH VALVE BOX
F	1B9-10	FLOOR DRAIN	BRADLEY	10-200	STAINLESS STEEL	4	
G	1B9-10	ACCESS BOX	BRADLEY	10-200	BATH STAINLESS	4	
H	1B9-10	SHOWER HEAD	CHICAGO FACET	7-20	CHROME	2	WITHOUT DECK PLATE
I	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD ON ARM
J	2ND FLOOR	FLUSH VALVE	CHICAGO FACET	7-20	CHROME	2	
K	2ND FLOOR	FLUSH VALVE	CHICAGO FACET	7-20	CHROME	2	
L	2ND FLOOR	TOILET	AMERICAN STANDARD	2800	WHITE	2	SMALL EL. 16
M	2ND FLOOR	LAVATORY	AMERICAN STANDARD	1400	WHITE	2	
N	2ND FLOOR	LAV. FAUCET BRUSH	CHICAGO FACET	600-FC	CHROME	2	
O	2ND FLOOR	LAV. FAUCET VALVE	CHICAGO FACET	600-FC	CHROME	2	
P	2ND FLOOR	LAV. FAUCET DRAIN	CHICAGO FACET	600-FC	CHROME	2	
Q	2ND FLOOR	SHOWER DRAIN	CHICAGO FACET	600-FC	CHROME	2	
R	2ND FLOOR	SHOWER DRAIN	CHICAGO FACET	600-FC	CHROME	2	
S	1B9-10	FLUSH VALVE	CHICAGO FACET	600-FC	CHROME	4	STAINLESS STEEL FOR TOILET TYPE 'E'
T	1B9-10	FLUSH VALVE	CHICAGO FACET	600-FC	CHROME	4	FOR URINAL TYPE 'D'
U	1B9-10	FLUSH VALVE	CHICAGO FACET	600-FC	CHROME	4	

RENOVATIONS TO:  
**BIG PINK**  
167 Collins Avenue  
Miami Beach, Florida 33139

SCHEDULES & SPECIFICATIONS

DATE: 07-15-96  
BY: [Signature]

APPROVED FOR PERMIT BY:  
CITY OF MIAMI BEACH

PROJECT: 07-00-10  
SHEET: 01

DATE: 07-15-96

BY: [Signature]

DATE: 07-15-96

A-10





2000 NW 89TH STREET  
MIAMI, FLORIDA 33142 U.S.A.  
PHONE (305) 899 8800  
FAX (305) 899 8800

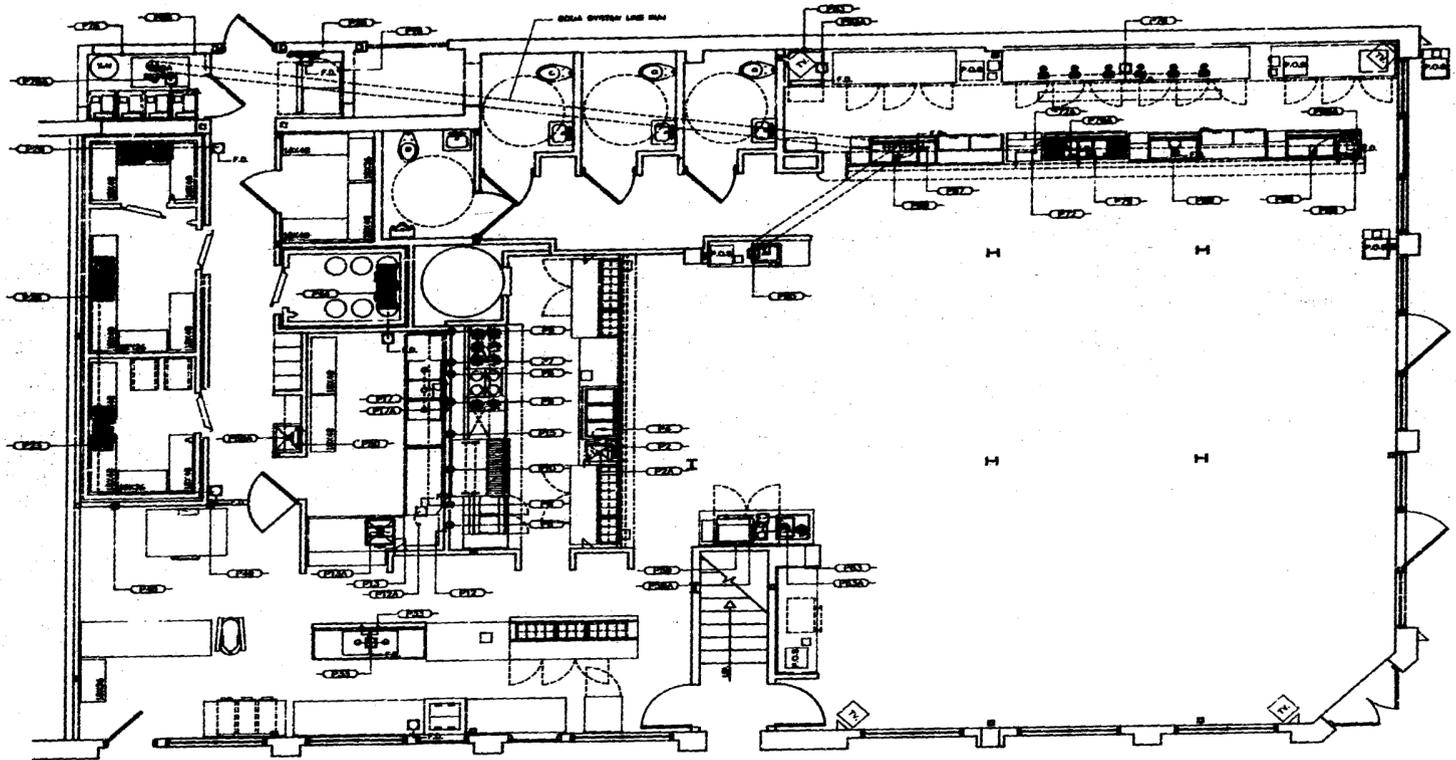
DATE	DESCRIPTION	NO.
REVISIONS		

BIG PINK

DATE: 8-3-88  
SCALE: 1/4"=1'-0"  
DRAWN BY: RPH  
JOB # 29621

SHEET TITLE  
**PLUMBING  
ROUGH-IN**

SHEET  
**Q-2**



**SCHEDULE OF SYMBOLS/NOTES**

P-2 = 1/2" HW.-CW. +4" AFF. (FOR ITEM #2 & #3)	P-80A = 1" LWASTE TO FLOOR DRAIN
P-2A = 2" LWASTE TO FLOOR DRAIN	P-80B = 1" LWASTE TO FLOOR DRAIN
P-4 = 1" LWASTE TO FLOOR DRAIN	P-72 = 1/2" HW.-CW. +12" AFF.
P-6 = 3/4" GAS CONN. 120 MBTU. +22" AFF.	P-72A = 1 1/2" LWASTE TO FLOOR DRAIN
P-7 = 3/4" GAS CONN. 155 MBTU. +30" AFF.	P-75 = 1/2" CW. +12" AFF.
P-8 = 3/4" GAS CONN. 120 MBTU. +20" AFF.	P-75A = 2" LWASTE TO FLOOR DRAIN
P-9 = 3/4" GAS CONN. 20 MBTU. +80" AFF.	P-76 = 2" LWASTE TO FLOOR DRAIN
P-10 = 3/4" GAS CONN. 100 MBTU. +25" AFF. (VERIFY)	P-79 = 1/2" HW.-CW. +12" AFF.
P-12 = 3/4" HW. @ 120 DG. MIN. +12" AFF. (RUN TO DISHWASHER)	P-78A = 2" LWASTE TO FLOOR DRAIN
P-12A = 2" LWASTE TO FLOOR DRAIN	P-83 = 1" LWASTE TO FLOOR SINK
P-13 = 1/2" HW.-CW. +12" AFF.	P-83A = 1/2" HW.-CW. +4" AFF.
P-13A = 2" WASTE +12" AFF.	P-85 = 1" WASTE TO FLOOR DRAIN
P-15 = 3/4" GAS CONN. 105 MBTU. +30" AFF.	P-86 = 1/2" CW. +12" AFF.
P-17 = 1/2" HW.-CW. +12" AFF.	
P-17A = 2" WASTE +12" AFF.	
P-19 = 1" LWASTE TO FLOOR DRAIN	
P-20 = 1/2" CW. +4" AFF.	
P-23 = 1" LWASTE TO FLOOR DRAIN	
P-26 = 1" LWASTE TO FLOOR DRAIN	
P-29 = 1" LWASTE TO FLOOR DRAIN	
P-33 = 1/2" HW.-CW. +4" AFF.	
P-33A = 2" WASTE TO FLOOR DRAIN	
P-44 = 1" LWASTE TO FLOOR DRAIN	
P-46 = (2) 3/4" GAS CONN. 85 MBTU. (EACH) +10" & 42" AFF.	
P-48 = 3/4" GAS CONN. 111 MBTU. +12" AFF.	
P-50 = 1/2" HW.-CW. +38" AFF.	
P-50A = 2" WASTE + (-8)" AFF.	
P-59 = 1/2" CW. +4" AFF.	
P-80A = 1" LWASTE TO FLOOR DRAIN	
P-83 = 1/2" CW. +12" AFF.	
P-83A = 1" LWASTE TO FLOOR DRAIN	
P-87 = 1" LWASTE TO FLOOR DRAIN	
P-88 = 1/2" HW.-CW. +12" AFF.	

**LEGEND**

○	WATER
○	COLD WATER
○	HOT WATER
○	SEWER
○	VENT
○	EXHAUST
○	CONDENSATE
○	LIQUID
○	GAS
○	STEAM
○	REF. COOLING
○	REF. CONDENSATE
○	REF. HOT WATER
○	REF. EXHAUST
○	REF. VENT
○	REF. LIQUID
○	REF. GAS
○	REF. STEAM

**MECHANICAL NOTES**

- 1) THE DRAWING LOCATES MECHANICAL POINTS OF CONNECTION FOR EACH ITEM OF FOOD SERVICE EQUIPMENT. THE DESIGN OF SYSTEMS TO ACCOMMODATE THIS REQUIREMENT IS BY OTHERS AND IS TO BE IN ACCORDANCE WITH ALL LOCAL CODES AND MEET THE APPROVAL OF ALL GOVERNING AUTHORITIES. LOCATION, SIZE AND HEIGHT ABOVE FLOOR ARE APPROXIMATELY AS SHOWN ON THESE PLANS WILL BE DONE MECHANICAL (PLUMBING) CONTRACTOR.
- 2) ALL PLUMBING MATERIALS, TRAPS, VALVES SHUT OFF, REDUCING VALVES, GAUGES AND FITTINGS NECESSARY TO FORM COMPLETE HOODING UP EQUIPMENT FROM POINT OF CONNECTION TO ROUGH-IN AS SHOWN ON THESE PLANS WILL BE DONE MECHANICAL (PLUMBING) CONTRACTOR.
- 3) WATER PRESSURE IN EQUIPMENT AREA SHOULD NOT EXCEED 2.5 KG/CM2 (30 PSI) IN BOTH THE MAIN HOT AND COLD WATER LINES. THE WATER PRESSURE TO DISHWASHER AND HOODERS SHOULD NOT EXCEED 2.5 KG/CM2 (30 PSI). IF PRESSURE EXCEEDS ABOVE LIMITS, MECHANICAL CONSULTANT SHALL SUPPLY AND CONNECT PRESSURE REDUCING VALVES. ANY PRESSURE REDUCING VALVE SHOULD MEET MANUFACTURER'S PLUMBING RECOMMENDATIONS.
- 4) RECOMMENDED HOT WATER TEMPERATURE IN KITCHEN: 60 C (140 F).
- 5) HOT AND COLD WATER SUPPLY TO DISHWASHER AREA AND ICE MACHINES SHOULD BE TREATED AND SUPPLIED TO A MINIMUM OF 17-51 PSI (0-3 BAR/PSI) MECHANICAL CONTRACTOR TO SUPPLY INSTALL AND CONNECT FILTERS AND SOFTENING PLANT.
- 6) ONLY THE DRAWING MUST BE USED IN CONJUNCTION WITH MECHANICAL DRAWINGS FOR OTHERS REQUIRED UTILITIES.

**OFFICE COPY**

CITY OF MIAMI BEACH

APPROVED AND SEALED BY

DATE: 8-3-88

SCALE: 1/4"=1'-0"

DRAWN BY: RPH

JOB # 29621

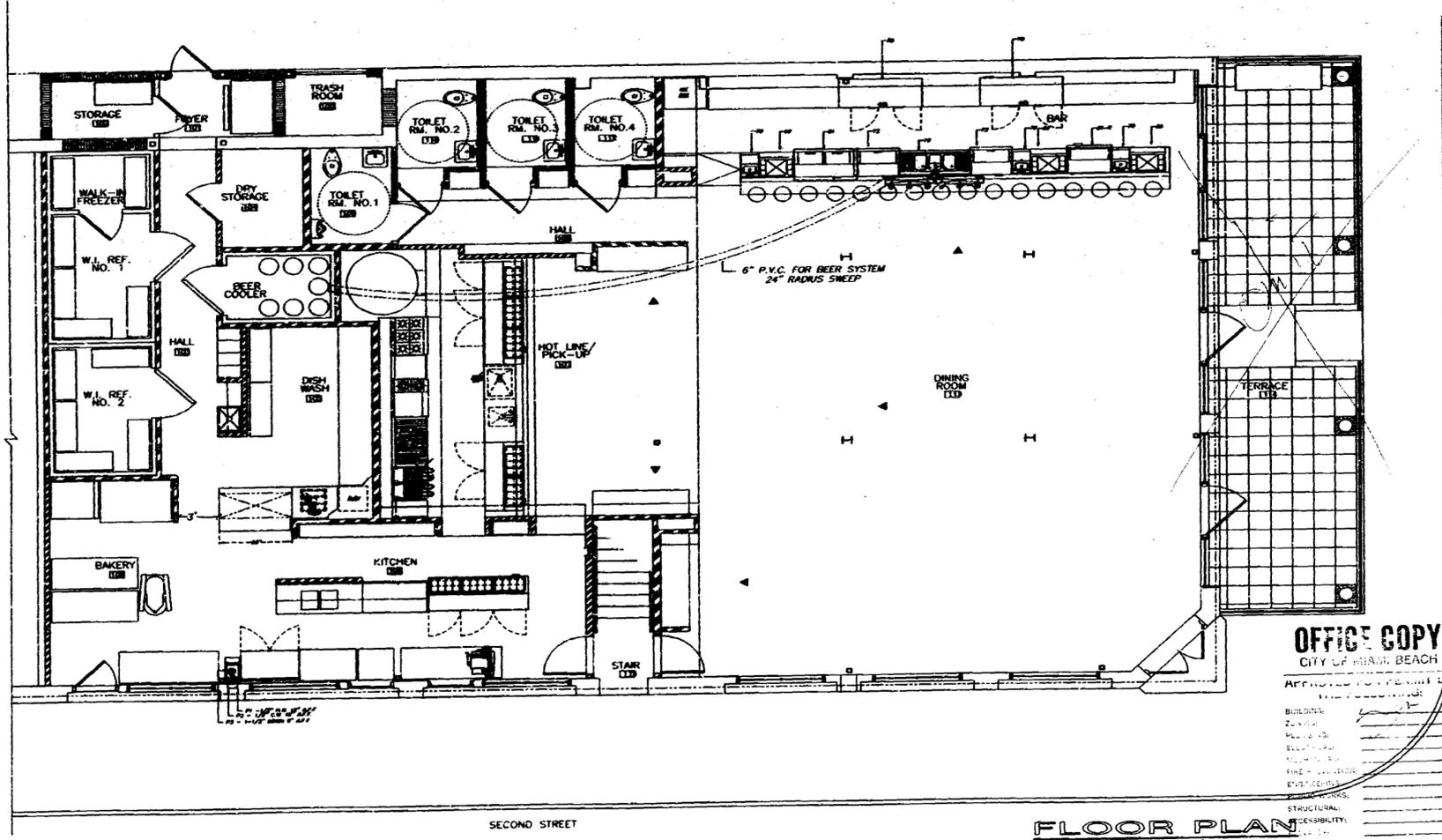
SHEET TITLE

**PLUMBING  
ROUGH-IN**

SHEET

**Q-2**





COLLINS AVENUE

REV.	DATE	DESCRIPTION
1	07/29/96	ISSUE FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

**JOB NAME :**  
**BIG PINK**  
 COLLINS AVE. & SECOND STREET

**LEE EQUIPMENT CO.**  
 1000 PEMBROKE ROAD  
 HALLANDALE, FLORIDA 33008 USA  
 Tel #: (954) 488-7500  
 Fax #: (954) 488-7888

**DATE :**  
 07/29/96  
**DRAWING #:**  
 729-96R  
**FOOD SERVICE DESIGNER:**  
 J. BRANDT

**EQUIPMENT LAYOUT**  
**K-2**  
 SHEET 2 OF 2

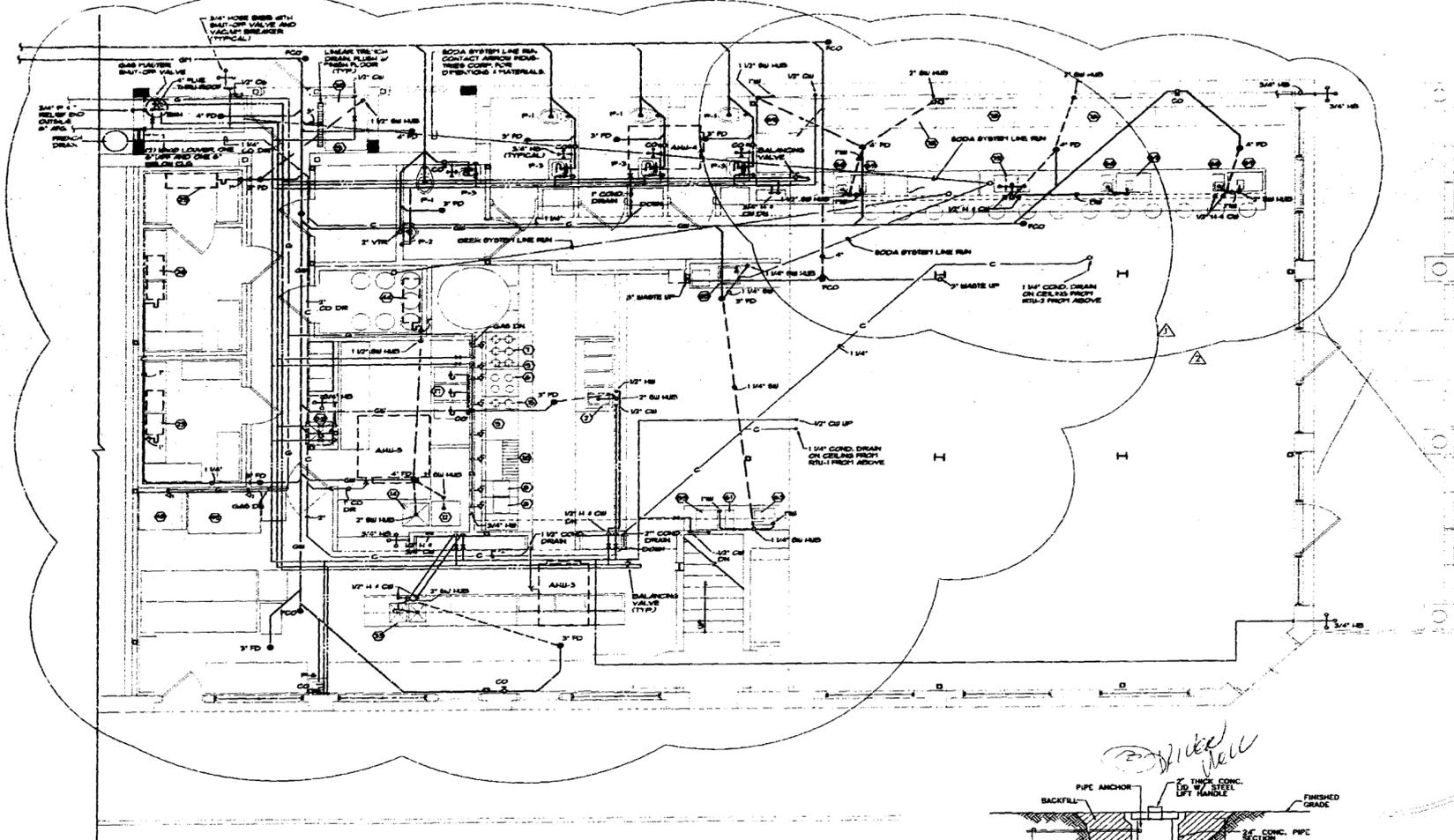
**OFFICE COPY**  
 CITY OF BEACH BEACH  
 APPROVED FOR PERMIT

BUILDING	
ZONING	
MECHANICAL	
ELECTRICAL	
PLUMBING	
FIRE PROTECTION	
ENVIRONMENTAL	
WORKS	
STRUCTURAL	
DESIGNER	

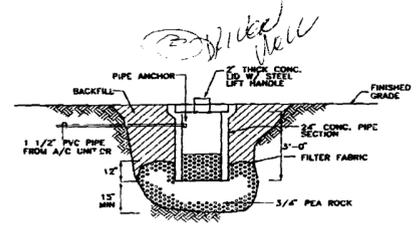
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

SECOND STREET

○ CAD. BY J. RAUCH LEE EQUIPMENT COMPANY ○ ○ ○




**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0" GROUND FLOOR



**COND. FRENCH DRAIN DETAIL**  
 N.T.S.

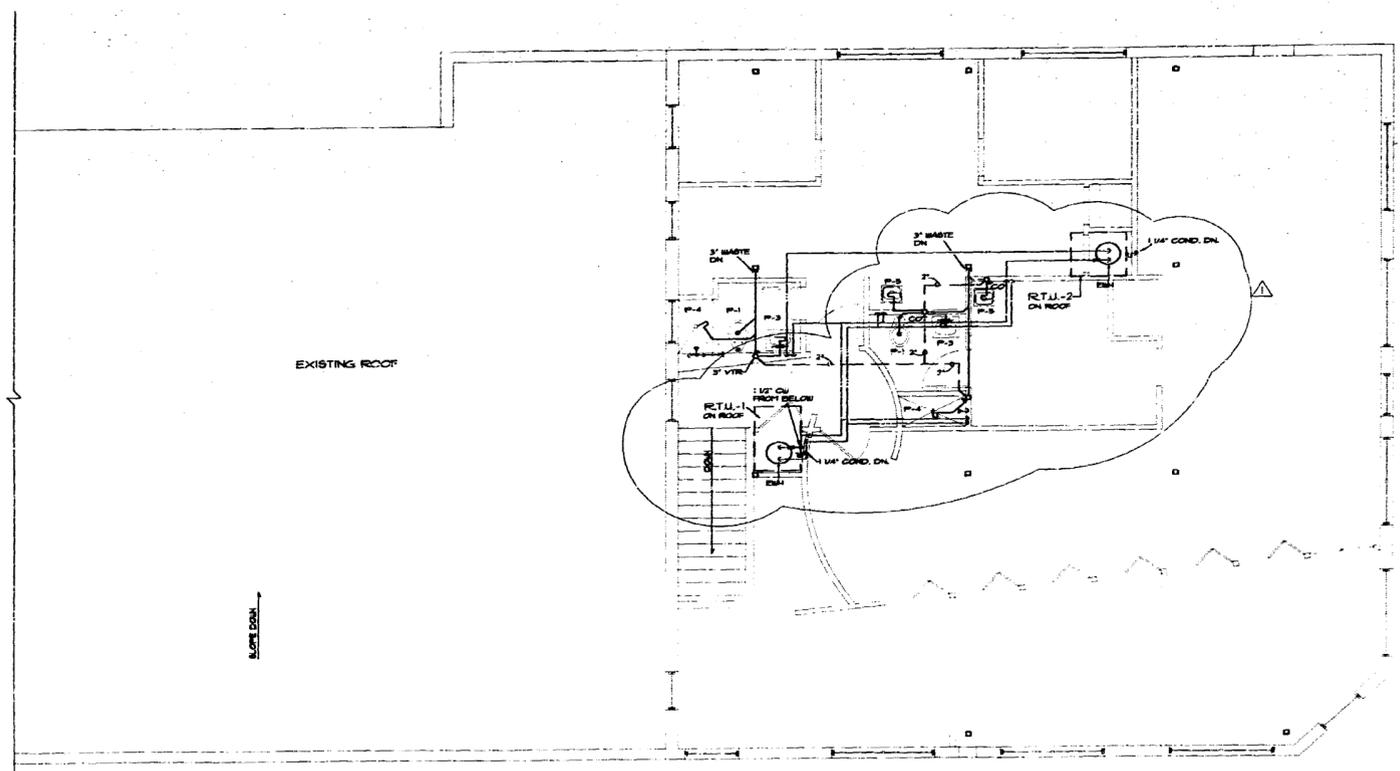
**OFFICE COPY**

CITY OF MIAMI BEACH  
 APPROVED FOR PERMIT BY  
 (Signature)  
 BUILDING  
 ELECTRICAL  
 MECHANICAL  
 PLUMBING  
 FIRE & ALARM  
 ENGINEERING  
 PUBLIC WORKS  
 STRUCTURAL  
 ACCESSIBILITY  
 Etc.


**Page and Associates, Inc.**  
 Engineers/Consultants  
 # 22 000513  
 4870 S.W. 72 Avenue, #107  
 Miami, Florida 33155  
 (305) 681-7700

RENOVATIONS TO: <b>BIG PINK</b> 157 Collins Avenue Miami Beach, Florida 33139
<b>GROUND FLOOR PLUMBING PLAN</b>
REVISIONS: 8-8-96 8-16-96
Print date: 07-08-96 Project code: 16-1000 Scale: BP Drawn by: J/Cat-07 Checked by:

P-1




**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"      SECOND FLOOR

**OFFICE COPY**  
 CITY OF MIAMI BEACH  
 Approved for record by  
 the following:  
 SUBJECT: \_\_\_\_\_  
 DRAWING NO: *070666*  
 DATE: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
 PUBLIC WORKS: \_\_\_\_\_  
 STRUCTURAL: \_\_\_\_\_  
 ACCESSIBILITY: \_\_\_\_\_  
 ELEVATOR: \_\_\_\_\_


**Page and Associates, Inc.**  
 Engineers/Consultants  
 # 23 000513  
 4970 S.W. 72 Avenue, #107  
 Miami, Florida 33155  
 (305) 661-7700

© 1996 Page and Associates, Inc.  
 All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Page and Associates, Inc.

RENOVATIONS TO: <b>BIG PINK</b> 157 Collins Avenue Miami Beach, Florida 33139
SECOND FLOOR PLUMBING PLAN
REVISIONS 1 8-8-96
DATE: 07-26-96 DRAWN: [Signature] CHECKED: [Signature] SCALE: 1/4" = 1'-0" SHEET NO: P-2

P-2



# EXHIBIT E

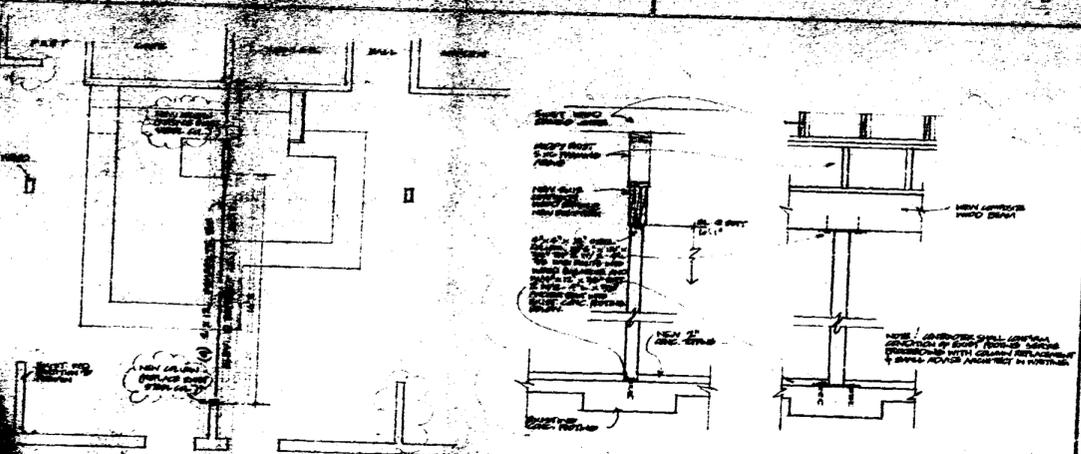


PROJECT: [Illegible]  
 DATE: [Illegible]

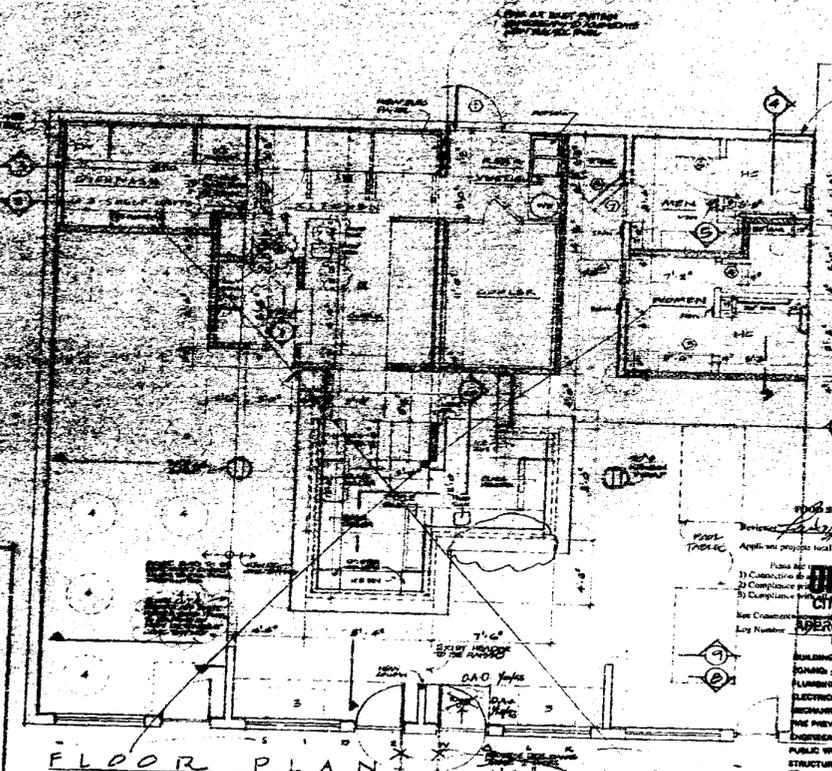
**WALKER PLAN**

**MECHANICAL SCHEDULE**

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...
51	...	...	...	...	...
52	...	...	...	...	...
53	...	...	...	...	...
54	...	...	...	...	...
55	...	...	...	...	...
56	...	...	...	...	...
57	...	...	...	...	...
58	...	...	...	...	...
59	...	...	...	...	...
60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
67	...	...	...	...	...
68	...	...	...	...	...
69	...	...	...	...	...
70	...	...	...	...	...
71	...	...	...	...	...
72	...	...	...	...	...
73	...	...	...	...	...
74	...	...	...	...	...
75	...	...	...	...	...
76	...	...	...	...	...
77	...	...	...	...	...
78	...	...	...	...	...
79	...	...	...	...	...
80	...	...	...	...	...
81	...	...	...	...	...
82	...	...	...	...	...
83	...	...	...	...	...
84	...	...	...	...	...
85	...	...	...	...	...
86	...	...	...	...	...
87	...	...	...	...	...
88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	...
91	...	...	...	...	...
92	...	...	...	...	...
93	...	...	...	...	...
94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...



**SECTION DETAILS 1/8\"/>
**WORD LEADER MODIFICATION DETAILS****



**FLOOR PLAN**

**GENERAL NOTES**

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL & NATIONAL BUILDING CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE, FIRE ALARM, AND LIFE SAFETY CODE, CITY OF MIAMI BEACH, AND MIAMI DADE COUNTY.
2. ALL CONTRACTORS & TRADE SUBCONTRACTORS SHALL BE FULLY LICENSED & QUALIFIED TO PERFORM IN THE CITY OF MIAMI BEACH AND SHALL OBTAIN NECESSARY PERMITS & LICENSES FROM THE CITY OF MIAMI BEACH.
3. **SECURITY:**

DOORS	46
WALLS	24
ROOF	6
<b>TOTAL</b>	<b>76</b>
4. NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
5. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
6. NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
7. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
8. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
9. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
10. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
11. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
12. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
13. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
14. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
15. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
16. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
17. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
18. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
19. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.
20. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC.

APPROVED FOR PERMIT BY THE FOLLOWING:

**OFFICE COPY**  
 CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

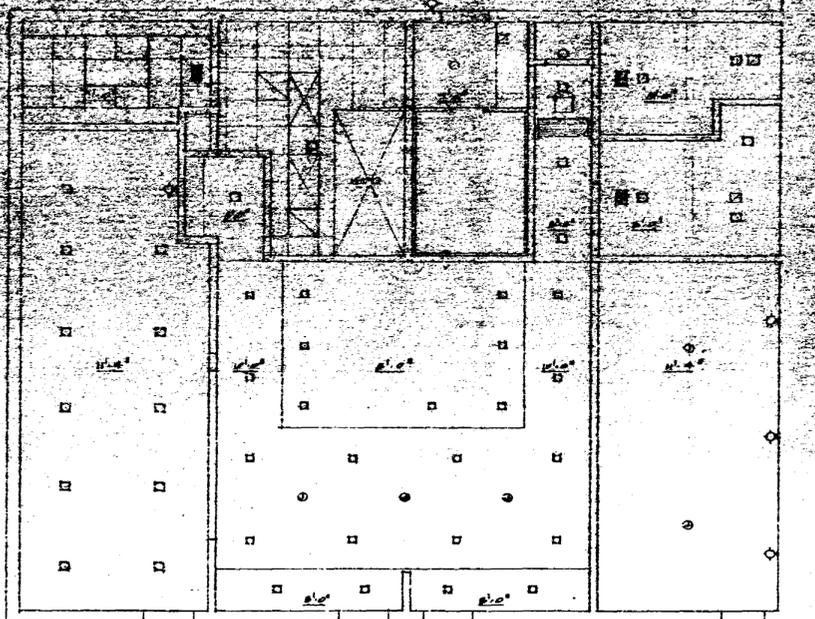
MECHANICAL: [Signature]  
 ELECTRICAL: [Signature]  
 PLUMBING: [Signature]  
 FIRE PREVENTION: [Signature]  
 PUBLIC WORKS: [Signature]  
 STRUCTURAL: [Signature]

**VOID**

OXIDIO OXIOS, AIA  
 Architecture Design Services  
 118 West 5th Court - Miami Beach, FL 33139  
 Phone: 305.371.1111  
 Fax: 305.371.1112

Sealed & Transmitted for  
**TED'S HIDEAWAY**  
 170 5th Street  
 Miami Beach, FL 33139  
 Order Number: [Illegible]  
 Sheet A1 of 1

000406



REFLECTED CEILING PLAN

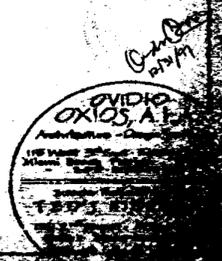
**OFFICE COPY**

CITY OF MIAMI BEACH

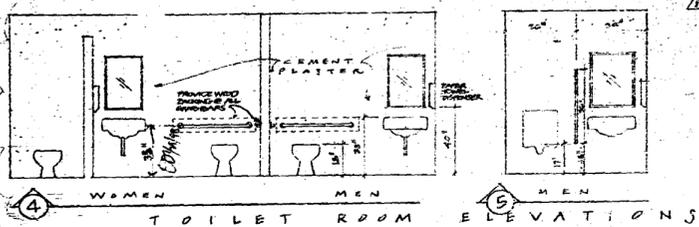
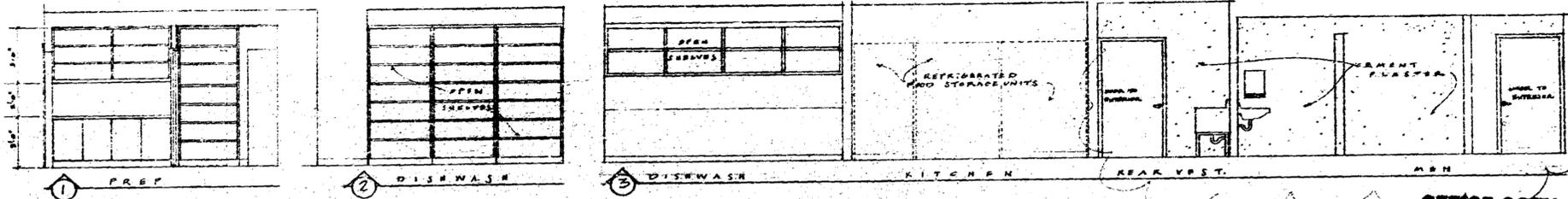
APPROVED FOR PERMIT BY

THE FOLLOWING:

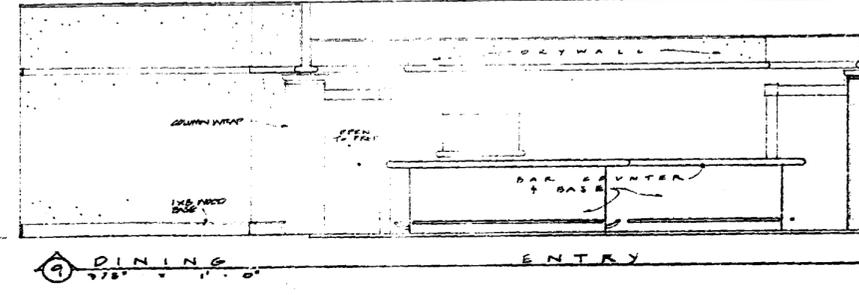
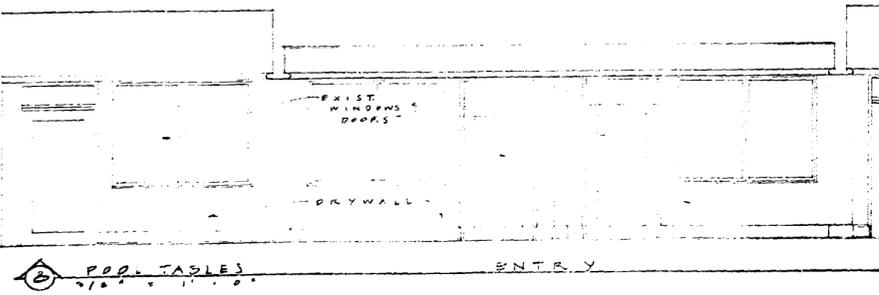
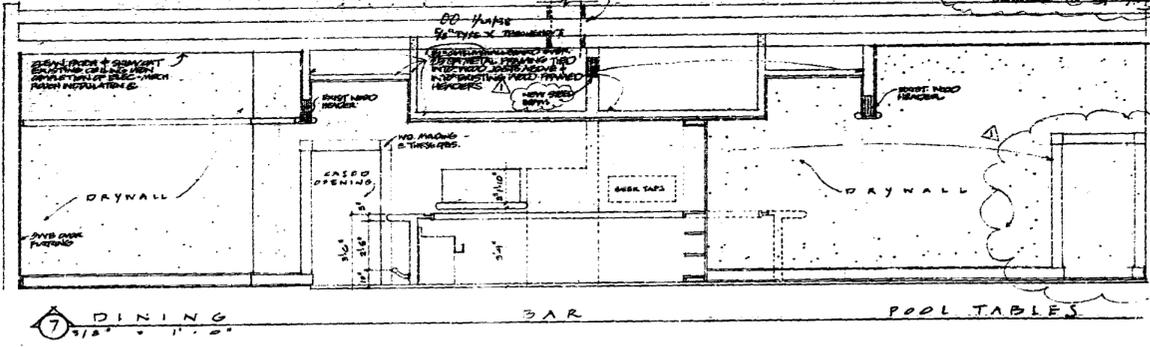
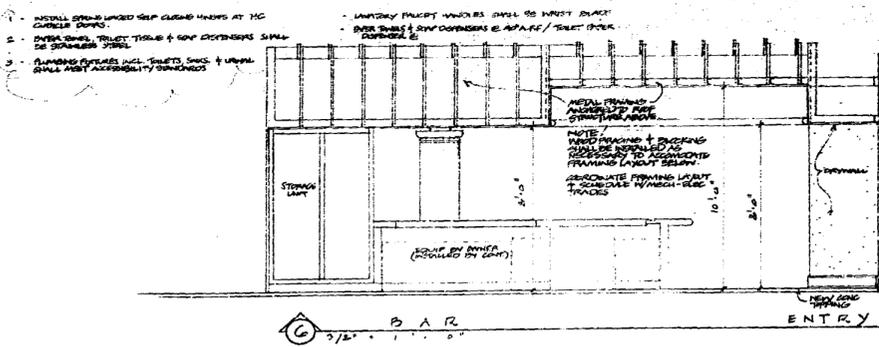
- BUILDING: *[Signature]*
- ZONING: *[Signature]*
- ELECTRICAL: *[Signature]*
- MECHANICAL: *[Signature]*
- FIRE PREVENTION: *[Signature]*
- ENGINEERING: *[Signature]*
- PUBLIC WORKS: *[Signature]*
- STREETS: *[Signature]*
- PLUMBING: *[Signature]*
- TELEPHONE: *[Signature]*
- TRAFFIC: *[Signature]*



000407



TOILET ROOM ELEVATIONS



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

DRAWING	2/1/80
DESIGN	2/1/80
PLANNING	2/1/80
ELECTRICAL	2/1/80
Mechanical	2/1/80
FIRE PROTECTION	2/1/80
Structural	2/1/80
Public Works	2/1/80
Sanitation	2/1/80
Water	2/1/80
Stormwater	2/1/80
Other	2/1/80

NOTE: ACCESSIBLE SECTION SEE DRAWING 3-341-A

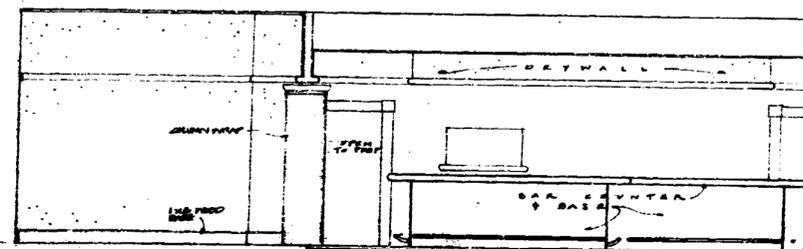
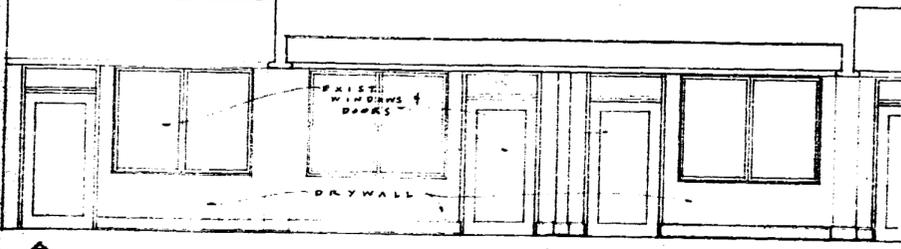
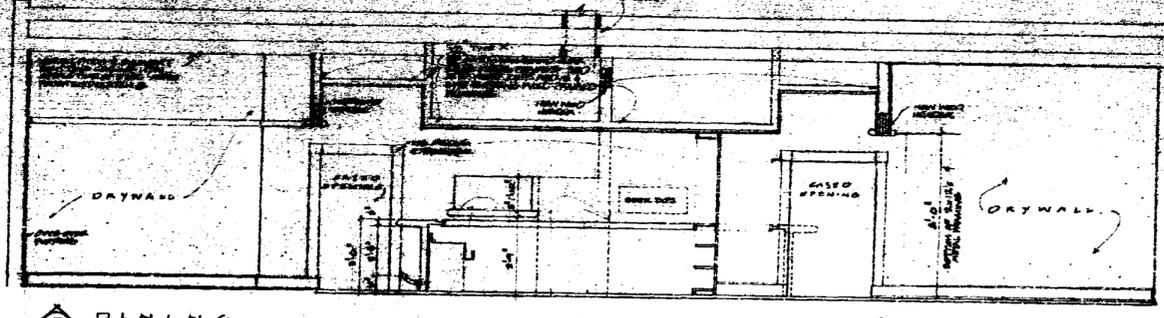
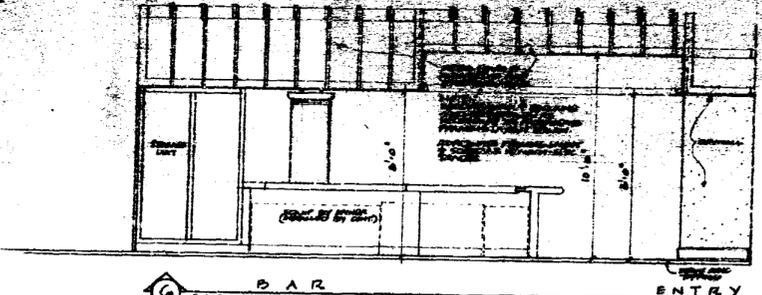
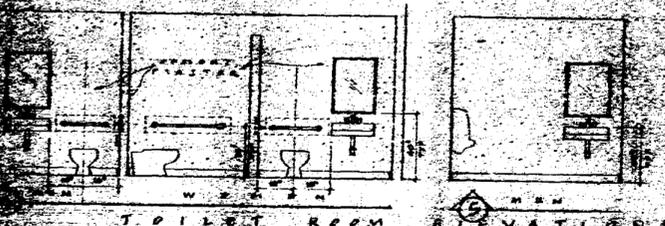
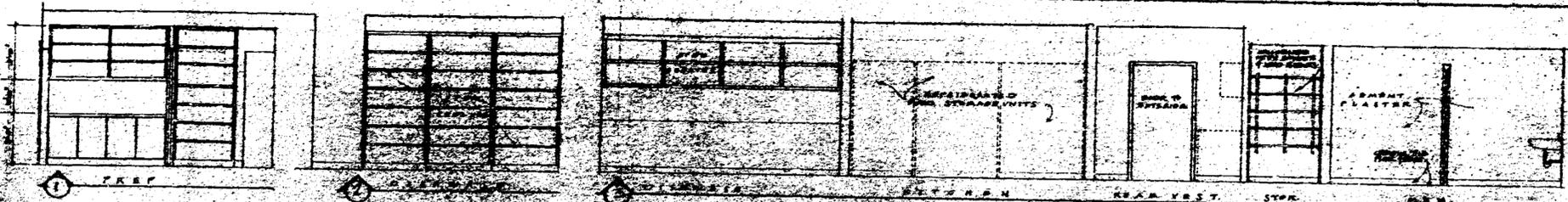
**REVISIONS**  
January 26, 1980

**VOID**

**OVIDIO OXIOS, AIA.**  
Architecture - Design Services  
110 West 24th Street, 11th Floor  
Miami Beach, Florida 33139  
Tel: 305-358-0000

Interior Remodeling for  
**TED'S HIDEAWAY**  
120 24th Street - Miami Beach  
Date: December 20, 1977  
Sheet A-3 of 3

00408



**OFFICE COPY**

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

PLUMBING	
ELECTRICAL	
Mechanical	
Structural	
Fire	
Public Works	
Sanitation	
Health	
Police	
Fire	
Public Works	
Sanitation	
Health	
Police	

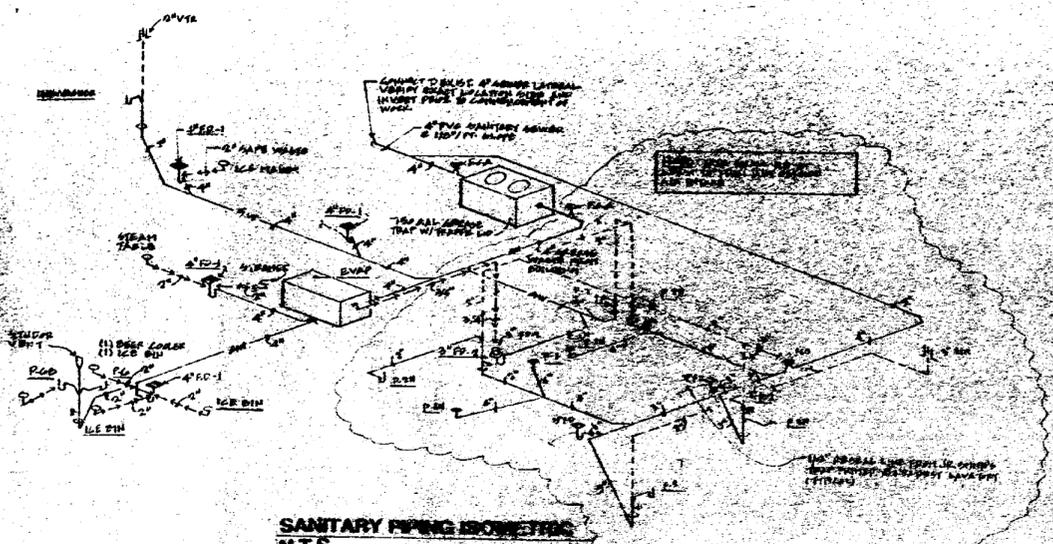
**VOID**

**OIDIO OKIOS, AIA**  
 Architect - Design  
 2215 N.W. 1st St., Suite 100  
 Miami, FL 33136  
 Phone: 305-375-1111  
 Interior Remodeling  
**TED'S RIDGE**  
 11/11/97

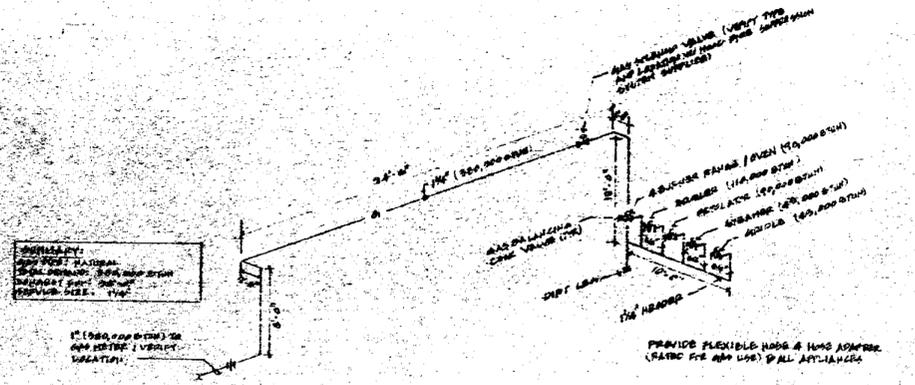
000409



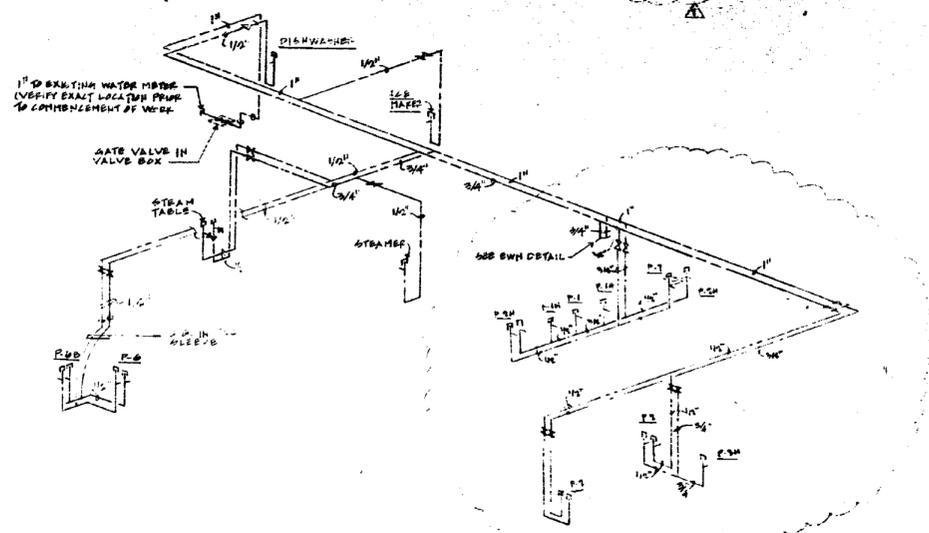




**SANITARY PIPING ISOMETRIC  
N.T.S.**



**GAS PIPING ISOMETRIC  
N.T.S.**



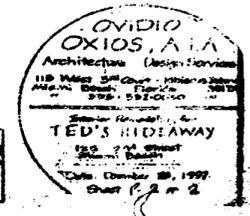
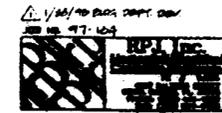
**WATER PIPING ISOMETRIC  
N.T.S.**

000412

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

ENGINEER	_____
PLUMBER	_____
ELECTRICIAN	_____
Mechanical	_____
Fire Protection	_____
Structural	_____
Accessibility	_____
Electrician	_____

*Handwritten signature*



# EXHIBIT F

REVISIONS	BY
3-12	
4-12	

**PLANT LIST:**

**SHRUBS:**

- 90 GREEN ISLAND FLOPS (3 GAL) (2' TALL) @ 2' O.C. (FICUS MICROCARPA)
- 75 EUGENIA (5 GAL) (5' TALL) @ 2' O.C. (EUGENIA COMPACTA) (TODIARY)
- 250 SILVER BUTTWOOD HEDGE (3 1/2" 5' TALL) @ 2' O.C. (CONOCARPUS ERECTUS VAR. SERICEUS)

**TREES:**

- 9 GREEN BUTTWOOD TREES (B&B) (10-12' TALL) (CONOCARPUS ERECTUS)
- 5 BULNESIA TREES (B&B) (10-12' TALL) @ 18' O.C. (BULNESIA ARBOREA)

**PALMS:**

- 3 CHRISTMAS PALMS (B&B) (10-12' TALL) (ADONIDIA MERRILLI)
- 8 COCONUT PALMS (B&B) (14-16' TALL) @ 15' O.C. (COCOS NUCIFERA 'GREEN MALAYAN' (10' O.C.))

**GROUND COVER:**

- 560 FLAX LILY (1 GAL) (12" TALL) @ 12" O.C. (DIANELLA ENSIIFOLIA)
- 200 PENTAS (1 GAL) (RED/PURPLE) (2' TALL) @ 12" O.C. (PENTAS LAUCEOLATA)

**MATERIAL:**

- 30 CU. YD. EUCALYPTUS MULCH
- 12 CU. YD. TOPSOIL (MIXED 50/50)

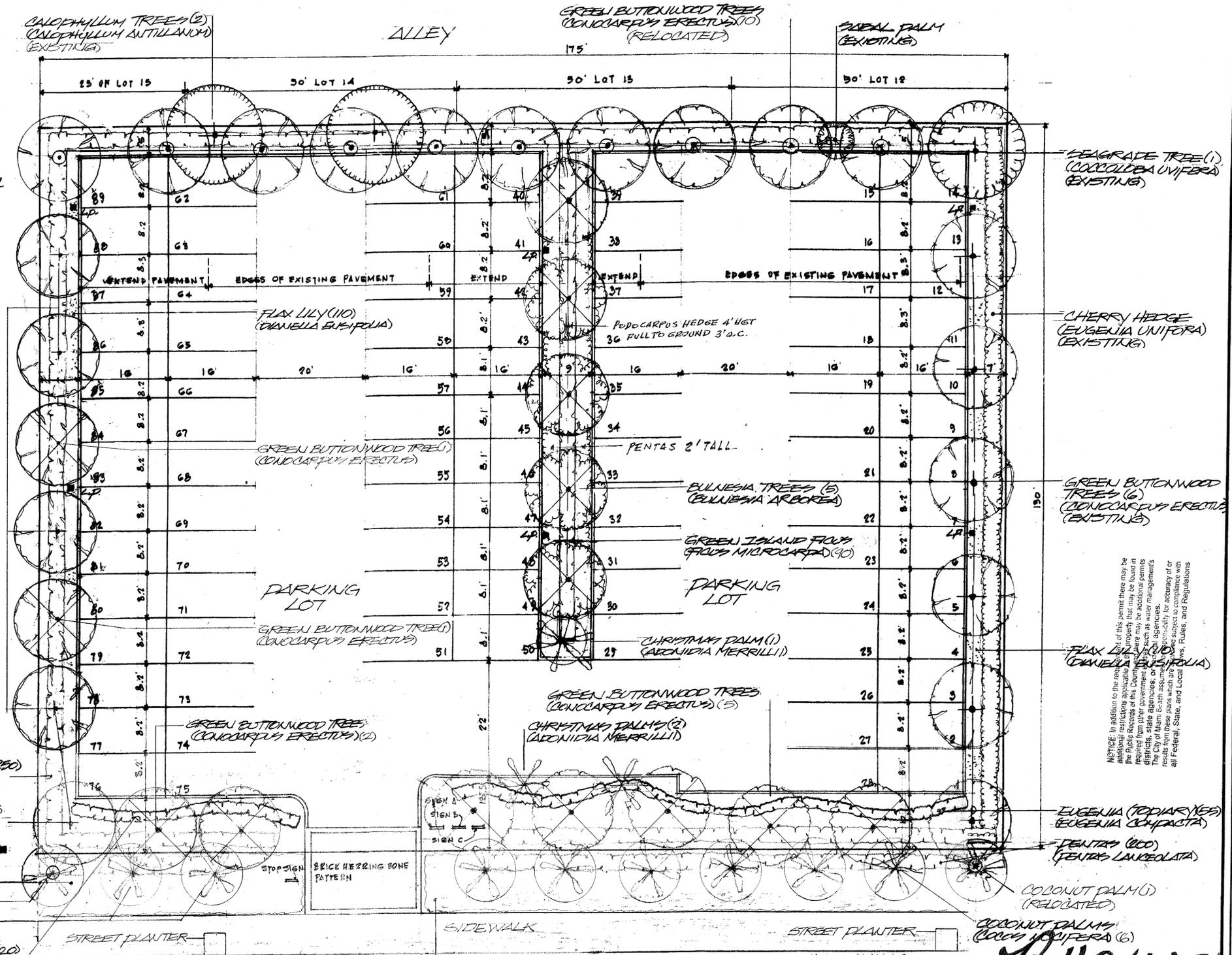
**LEGEND:**

- DROOPED TREE
- EXISTING TREE
- RELOCATED TREE

- SILVER BUTTWOOD HEDGE (250) (CONOCARPUS ERECTUS VAR. SERICEUS)
- GREEN BUTTWOOD TREES (CONOCARPUS ERECTUS) (5) (EXISTING)
- FLAX LILY (50) (DIANELLA ENSIIFOLIA)
- COCONUT PALM (1) (RELOCATED)
- COCONUT PALM (2) (COCOS NUCIFERA)
- EUGENIA (TODIARY) (20) (EUGENIA COMPACTA)

**SPECIAL NOTE:**

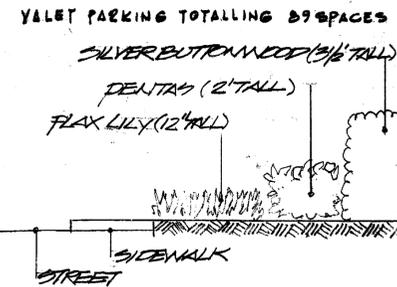
- RESERVE, PROTECT & MAINTAIN ALL EXISTING TREES & PALMS ON SITE
- IF EXISTING TREES INDICATED TO BE RELOCATED ARE NOT FLORIDA #1 OR BETTER PLEASE REPLACE WITH NEW TREE



**LANDSCAPING DATA:**

LANDSCAPED AREA REQUIRED = 20% OF LOT = 175' x 130' = 22750 S.F. x 20% = 4550 S.F. REQUIRED  
 LANDSCAPED AREA PROVIDED = 5145 S.F. OR 22.6% OF LOT AREA  
 INTERIOR LANDSCAPING REQUIRED = 5% OF NET INTERIOR = 120' x 130' = 15720 S.F. x 5% = 936 S.F. REQUIRED  
 INTERIOR LANDSCAPING PROVIDED = 1798 S.F. OR 9.6%  
 TREES REQUIRED ADJACENT TO PUBLIC E.O.W. 1 PER 50 L.F. = 6 REQUIRED; 6 PROVIDED  
 INTERIOR LANDSCAPE TREES REQUIRED 1 PER 100 S.F. = 10 REQUIRED; 10 PROVIDED  
 SIDE & REAR TREES REQUIRED 1 PER 40 L.F. = 11 REQUIRED; 22 PROVIDED

**VALET PARKING TOTALING 39 SPACES**



WESTERN LANDSCAPE (ENTRANCE)

NOTICE: In addition to the requirements of this permit there may be other applicable laws, rules, and regulations of the City of Miami Beach, State of Florida, and the United States of America. The City of Miami Beach shall not be responsible for the accuracy of or compliance with any laws, rules, and regulations of any other agency.

3104174  
 EUGENIA (TODIARY) (5) (EUGENIA COMPACTA) H.T. VARIETY TO 6'  
 FENCE (DROOPED) (5' TALL)  
 APPROVED FOR PERMIT BY THE FOLLOWING:  
 [Signature] 6/18/12

JOHN C. SHIELDS, AIA  
 LANDSCAPE ARCHITECT  
 MIAMI, FLORIDA

LANDSCAPE PLAN  
 SCALE: 1" = 10'-0"

786 242-1949 ART 124  
 ALLAN IRI BASS, ARCHITECT  
 8445 SW 120 ST. MIAMI, FLORIDA

KAINE PARKING  
 125 COLLINS AVE.  
 MIAMI BEACH, FL.

Date	
Scale	1" = 10'-0"
Drawn	JCY
Job	
Sheet	1
Of 2	Sheets



**SCOPE OF WORK**

The purpose of this project is to expand the existing parking lots. As the parking lots are new having been completed in 2010 it is the intention to incorporate as many of the existing elements as practical. The following describes the scope of work:

**Curb cuts**  
It is intention to utilize the existing easterly 22' wide curb cut that was built in accordance with Miami Beach standards of red brick and concrete borders. The westerly curb cut will be removed and landscaped as shown on the landscape drawings.

**Paving**  
The existing paving shall remain in place and shall be extended as indicated on the drawings. Some small areas shall be removed to accomplish the final layout. Upon completion of the paving the entire lot shall be recoated and restriped in accordance with the parking layout.

**Curbing**  
Provide a 6" concrete curb around all asphalt paved areas adjoining landscaped areas.

**Drainage**  
There currently exists four catch basins and seepage pits that drain the existing paving that shall remain as is. Provide additional drainage as shown on the drawings.

**Fencing**  
Relocate portions of existing green picket fencing as indicated on the drawings. Remove all chain link fencing.

**Lighting**  
Several light poles and light fixtures shall remain in place. Provide new site lighting poles and fixtures as shown on the drawings. Utilize existing electrical service and equipment and repair and maintain as required.

**Irrigation**  
Extend and relocate as required sprinkler heads, piping, and all components and connect to existing water supply and equipment to achieve the irrigation system as shown on the drawings.

**Landscaping**  
Relocate portions of existing landscaping as indicated on the detailed landscape drawings and add new landscaping as shown on the drawings. Watering, mulching, fertilizing, pesticide applications, pruning, trash pickup and irrigation shall be done on an as needed basis to insure a well maintained site with healthy and neat landscaping.

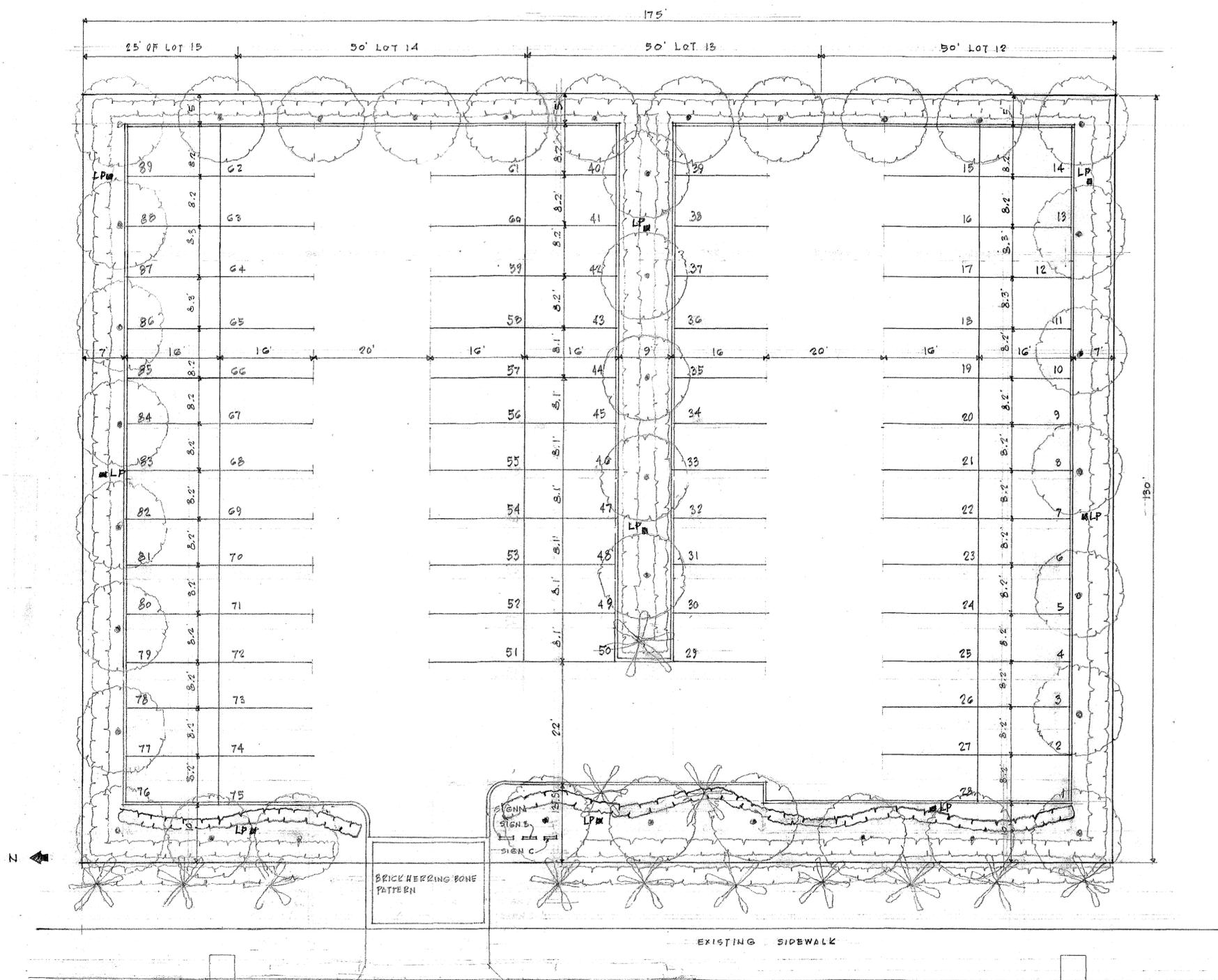
**GENERAL NOTES**

All work performed shall comply with all requirements of the latest edition of the Florida Building Code & the Zoning ordinance of the City of Miami Beach

Contractor and all subcontractors doing work on this project shall carry liability, property damage and workmens compensation insurance against accidents and owner shall be furnished with certificates of insurance.

Contractor and all subcontractors shall check all dimensions and conditions at job site and be responsible for checking same. Any discrepancies shall be reported to the Architect before proceeding with the work.

All equipment and products shall be installed and maintained as required.



3'-4"  
PRIVATE PARKING LOT  
SELF PARKING TO 6PM  
VALET PARKING AFTER 6PM  
NAME OF OPERATOR  
PHONE NUMBER

SIGN C NTS

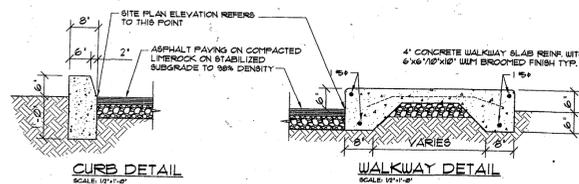
2'-0"  
**NOTICE**  
Section 46-161  
of the Code of  
the City of  
Miami Beach  
permits your  
car to be towed  
or  
fines imposed  
if your car  
alarm system is  
activated  
improperly.

2'-0"  
**NOTICE**  
**NO  
HORN  
HONKING  
-OR-  
TIRE  
SCREECHING**

SIGN A NTS  
AS PER MIAMI BEACH SPECS  
SIGN B NTS

**LIST OF DRAWINGS**

- 1 Landscape Plan
- 1a TREE SUEVEY
- 2 Landscape Notes and Details
- 3 Site Plan
- 4 Paving, Fencing, Irrigation & Drainage
- 5 Electrical and Photometrics
- 6 Survey



COLLINS AVENUE  
VALET PARKING TOTALLING 39 SPACES  
FOR LANDSCAPING SEE SHEETS 1 & 2. DO NOT USE THIS SHEET FOR LANDSCAPING  
PARKING STRIPES SHALL BE PAINTED WHITE.

*Wm. Bass 4/11/12*  
*A. I. Bass 4-11-12*

REVISIONS	BY
8-8-11	
1-12	

AR 7124  
786 242-1949  
**Allan Ira Bass** \* **Architect**  
8445 sw 120 Street  
Miami, Florida

SITE PLAN  
**Kaine Parking**  
125 Collins Avenue Miami Beach, Florida

DRAWN	A.I.B.
CHECKED	A.I.B.
DATE	4-19-11
SCALE	AS SHOWN
JOB NO.	
SHEET	<b>3</b>
OF	SHEETS

AREA A Drainage Calculations

Parking Lot = 2645 s.f. = .06072 Acre

$V = CIA = (.90)(6.2)(.06072) = .3388176$

Length of trench required:

$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + H_2D_s) + (1.39 \times 10^{-4}) W D_u}$

$L = \frac{.3388176}{.000104(3.7 \times 3 + 2 \times 3.7 \times 2.7 - 2.7^2 + 2 \times 3.7 \times 11.3 + .00039 \times 3 \times 2.7)}$

$L = \frac{.3388176}{.0111706 + .003159} = .0143296 = 23.644595 \text{ ft. USE 25 ft.}$

AREA B Drainage Calculations

Parking Lot = 3364 s.f. = .07723 Acre

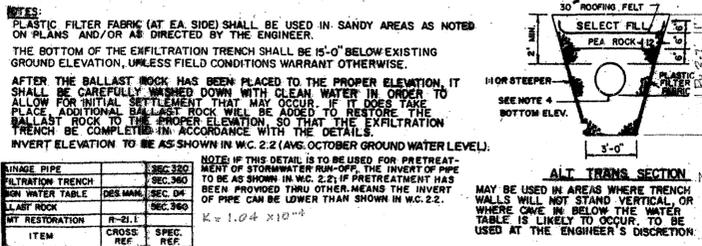
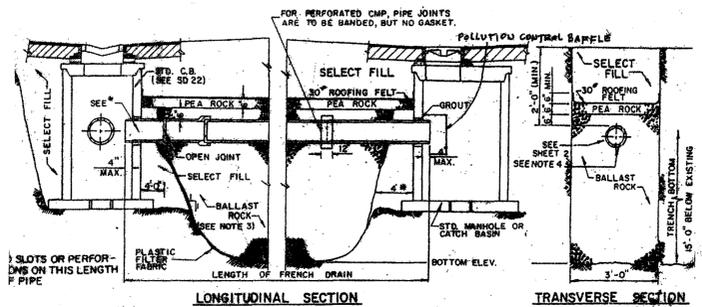
$V = CIA = (.90)(6.2)(.07723) = .4309434$

Length of trench required:

$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + H_2D_s) + (1.39 \times 10^{-4}) W D_u}$

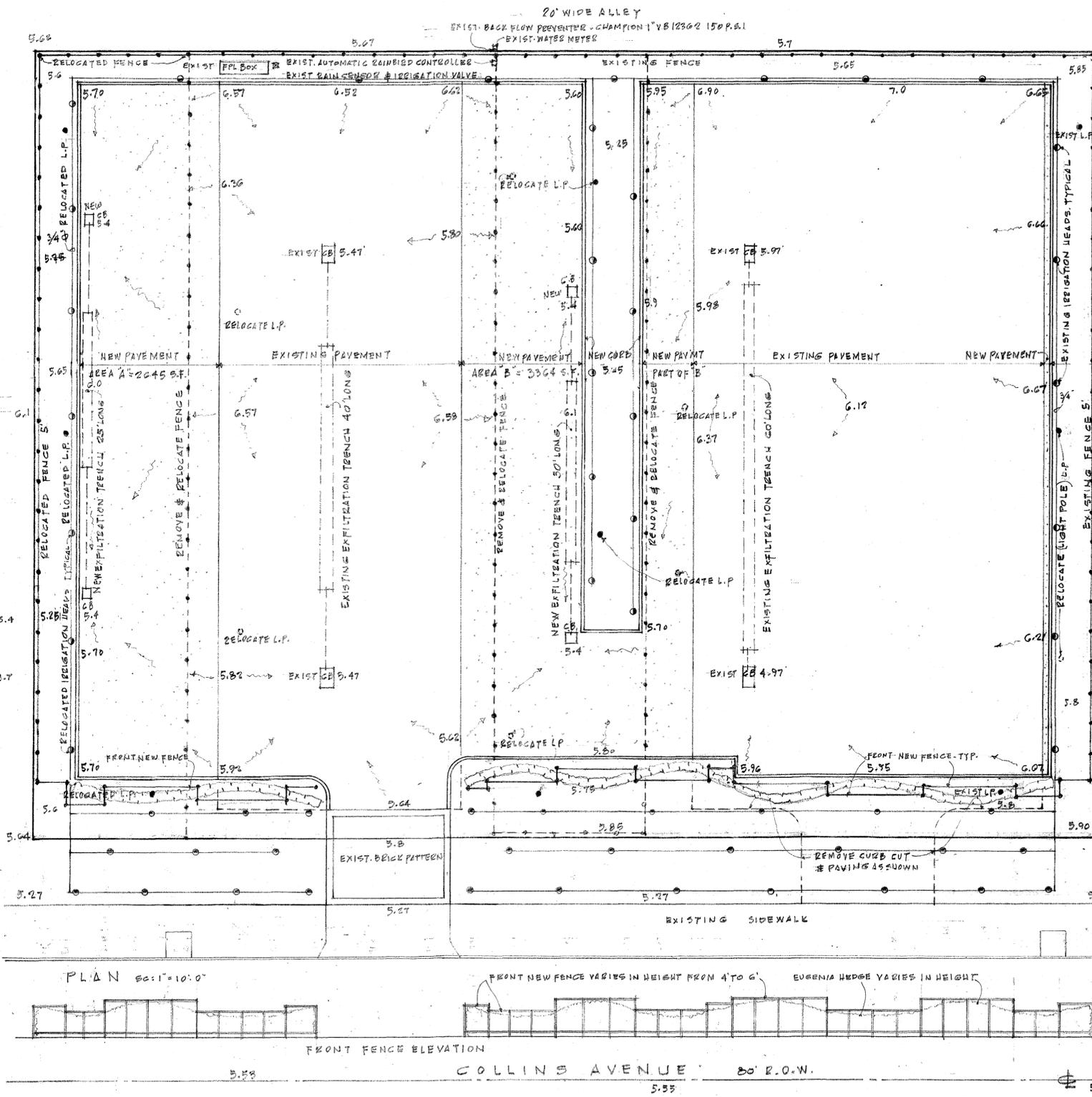
$L = \frac{.4309434}{.000104(3.7 \times 3 + 2 \times 3.7 \times 2.7 - 2.7^2 + 2 \times 3.7 \times 11.3 + .00039 \times 3 \times 2.7)}$

$L = \frac{.4309434}{.0111706 + .003159} = .014296 = 30.073651 \text{ ft. USE 30 ft.}$



EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT COORDINATES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
- FOOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
- IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
- BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
- BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
- THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
- EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR'S DRIVEN THROUGH THE BALE.
- LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.
- HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMITS(S) FOR THIS PROJECT.
- FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.



**NOTES:**

- ANY WORK AND/OR IMPROVEMENTS FROM TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING & IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPT. RIGHT OF WAY PERMIT
- CONTRACTOR SHALL INSPECT AND UPGRADE THE EXISTING IRRIGATION SYSTEM TO INSURE THAT A 100% COVERAGE & AN AUTOMATIC RAIN SENSOR EXISTS IN ORDER TO RENDER THE SYSTEM INOPERATIVE IN THE EVENT OF RAIN. ALL LANDSCAPED SHALL BE INCLUDED INCLUDING R.O.W AREAS
- R.O.W. LANDSCAPING SHALL BE COORDINATED WITH CURRENT C.I.P PROGRAM
- LANDSCAPING MAINTENANCE: FERTILIZE EVERY THREE MONTHS; PRUNE TREES ANNUALLY PRUNE UNDERSTORY PLANTING EVERY THREE WEEKS; TRASH PICKUP DAILY; PESTICIDE EVERY SIX MONTHS; MULCH EVERY THREE MONTHS TO INSURE 3" THICKNESS.
- ALL CONSTRUCTION &/OR USE OF EQUIPMENT IN THE RIGHT OF WAY REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT CONSTRUCTION PERMIT.
- EXISTING PAVEMENT & DRAINAGE HAS BEEN PERMITTED, COMPLETED & APPROVED
- THE CALCULATIONS & DETAILS PERTAIN TO THE NEW WORK.

Umy J. Williams  
 6-7-12

REVISIONS	BY
7-11	
8-11	

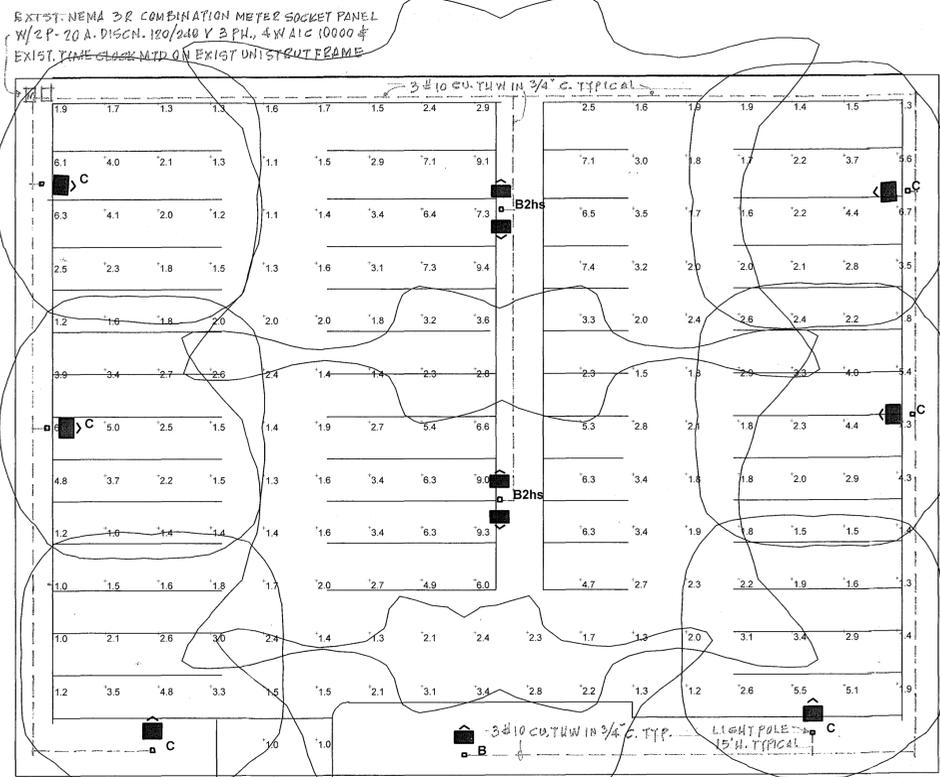
AR 7124  
 786 242-1949  
**Alan Ira Bass \* Architect**  
 8445 sw 120 Street  
 Miami, Florida

Paving, Fencing, Irrigation & Drainage  
**Kaine Parking**  
 125 Collins Avenue Miami Beach, Florida

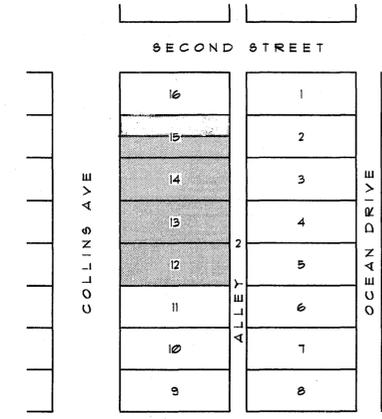
DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
A.I.B.	A.I.B.	6-11	AS SHOWN		4

ELECTRICAL NOTES

1. General
  - A. All work performed under this contract shall comply with all national, state and local codes having jurisdiction and with the requirements of the utility companies whose services shall be used. All modifications required by these codes shall be made by this contractor without additional charge.
  - B. Drawings: Refer to all drawings for coordination of the electrical work.
  - C. Arrange and pay for all permits, licenses, inspections and tests. Obtain the required certificates and present to owner.
  - D. Guarantee: The completed installation shall be fully guaranteed against defective materials and/or improper workmanship for minimum of one year for material and labor.
2. Contractor is directed to review the building plans and specifications for limitations of materials and products, definition of workmanship. This contractor shall include his bid proposal all costs necessary for a complete and operational installation and shall visit the job site prior to a bid date. Contractor needs to establish a field liaison with project supervisor, prior to commencing work.
3. All required insurance shall be provided for protection against public liability and property damage for duration of the work.
4. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The electrical contractor shall be expected to furnish and install all items for a complete electrical system and provide all requirements necessary for equipment to be placed in proper working order.
5. Electrical contractor shall not scale drawings. Contractor shall refer to architectural plans and elevations for exact locations of all equipment unless otherwise noted.
6. All conduit runs are shown diagrammatically. Exact routing shall be determined in the field, unless otherwise noted.
7. Electrical contractor shall visit the job site and verify all conditions, locations, dimensions and counts as shown and/or noted on the drawings. This shall include any and all fabrications prior to installations.
8. As a minimum, all equipment shall meet applicable standards, for the type of equipment and intended use, of the following:
  - a. American National Standards Institute (ASTM).
  - b. Illuminating Engineers Society (IES).
  - c. American Society for Testing and Materials (ASTM)
  - d. National Electrical Manufacturer's Association (NEMA).
 Note: These standards are subordinate to codes, and standards set by UL.
9. All electrical equipment, devices, wire, ect. shall be listed, for the intended use, with Underwriter laboratories, inc. (UL), where standards have been established by UL.
10. As-built drawings shall be furnished to the owner upon completion of work.
11. Wiring devices to be spec. grade.
12. Where more than one devices is indicated at any location, these shall be ganged under one common cover plate.
13. Contractor shall coordinate with electric and telephone utility for service entrance location and any other requirements.

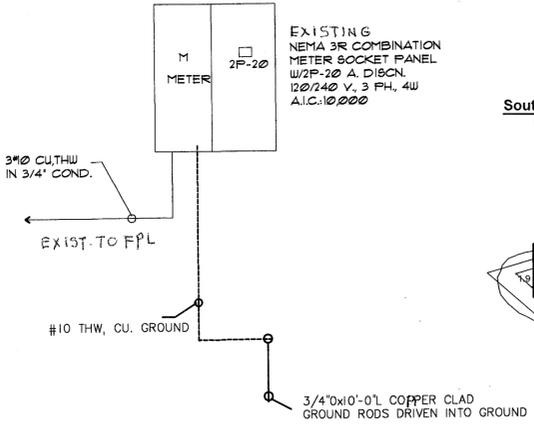


Plan View  
Scale 1" = 16'

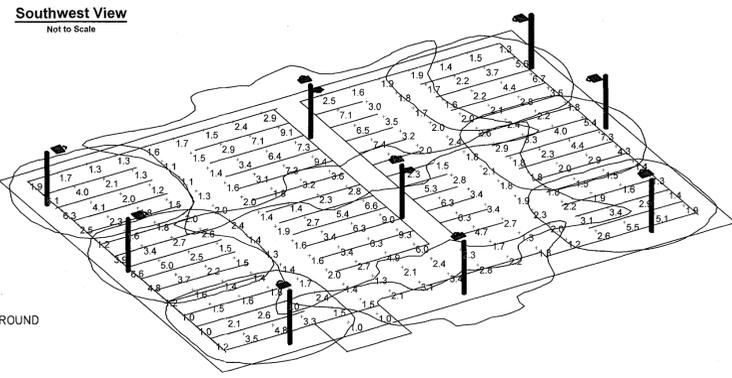


LOCATION PLAN  
1" = 200'

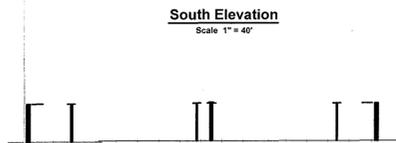
0 50' 100' 200'  
SCALE: 1" = 200'



EXISTING ELECTRICAL RISER DIAG. NTS



Southwest View  
Not to Scale

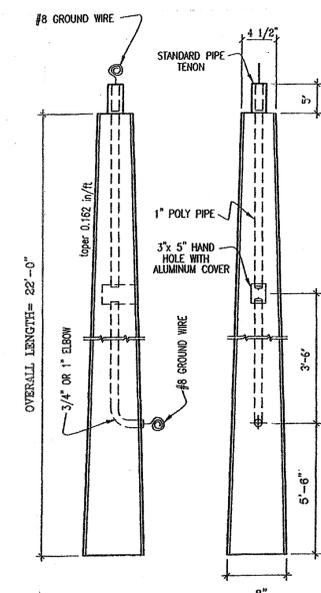


South Elevation  
Scale 1" = 40'

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #7	+	2.9 fc	9.4 fc	1.0 fc	9.4:1

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF Watts
■	B	1	CR1-H17-H3-HS	CIMARRON RECTANGULAR AREA LIGHT TYPE III REFLECTOR CLEAR FLAT LENS INTERNAL HOUSE SHIELD	150W CLEAR ED-28 METAL HALIDE HORIZONTAL POSITION	12500 0.72 210
■	C	6	CR1-H17-H4-HS	CIMARRON RECTANGULAR AREA LIGHT TYPE IV REFLECTOR CLEAR FLAT LENS INTERNAL HOUSE SHIELD	150W CLEAR ED-28 METAL HALIDE HORIZONTAL POSITION	12500 0.72 210
■	B2hs	2	CR1-H17-H3-HS	CIMARRON RECTANGULAR AREA LIGHT TYPE III REFLECTOR CLEAR FLAT LENS INTERNAL HOUSE SHIELD	150W CLEAR ED-28 METAL HALIDE HORIZONTAL POSITION	25000 0.72 420

LUMINAIRE LOCATIONS										
No.	Label	X	Y	MH	Orientation	Tilt	X	Y	Aim	
1	C	5.0	120.0	15.0	93.8	0.0	6.2	119.9		
2	C	6.0	74.0	15.0	90.0	0.0	7.2	74.0		
3	C	25.9	13.0	15.0	-0.3	0.0	25.9	14.2		
4	C	169.0	118.0	15.0	267.9	0.0	167.8	118.0		
5	C	170.0	76.0	15.0	-90.0	0.0	168.8	76.0		
6	C	151.0	16.0	15.0	0.0	0.0	151.0	17.2		
7	B2hs	91.7	60.3	15.0	180.0	5.0				
8	B2hs	92.0	115.0	15.0	-0.2	5.0				
9	B	85.0	12.0	15.0	0.0	0.0	85.0	13.1		



LENGTH OF POLE	22 FT.
EMBEDMENT SPECIFIED	7 FT.
HEIGHT ABOVE GROUND	15 FT.
WEIGHT	900 LBS.
WIND VELOCITY (mph)	160 170 180
MAXIMUM EPA* (sq. ft.)	5.3 3.5 1.4

Above embedment shown in Sand. Other embedment depth may be required for other soil condition.

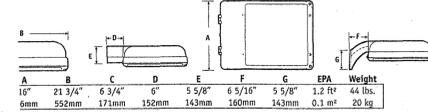
STANDARD PIPE TENON SIZE	
Nominal Diameter (in)	Outside Diameter (in)
2"	2 3/8"
2 1/2"	2 7/8"
3"	3 1/2"
3 1/2"	4"
4"	4 1/2"

Please order tenon by nominal diameter.

22 ft. TYPE I-0 POLE

1380 N.E. 48th Street  
Pompano Beach, FL 33064  
PHONE: (954) 781-4040  
(800) 749-4041  
FAX: (954) 781-3539 SALES & ADMINISTRATIVE

Pre-Cast Specialties, Inc.  
Precast and Prestressed Concrete



LIGHT FIXTURE NTS

REVISIONS	BY
412	

AR 7124  
786 242-1949  
Allan Ira Bass \* Architect  
Miami, Florida  
8445 sw 120 Street  
ELECTRICAL & PHOTOMETRICS  
Kaine Parking  
125 Collins Avenue Miami Beach, Florida

DRAWN	
A.L.B.	CHECKED
A.L.B.	DATE
3-11	SCALE
AS SHOWN	JOB NO.
SHEET	
5	
OF SHEETS	

Uom. 6/19/12  
Apr 11 4-11-12



# EXHIBIT G



CFN 2011R0487759  
DR Bk 27766 Pgs 2286 - 2294 (9pgs)  
RECORDED 07/22/2011 14:31:02  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 125-151 Collins Avenue

**FILE NO:** 1495

**IN RE:** The application by Kaine Parking 125, LLC, requesting the modification of a previously approved Conditional Use approving the expansion of the existing permanent parking lot, approving the expanded lot to operate after midnight, and approving the change of the name to reflect the current property owner.

**LEGAL**

**DESCRIPTION:** Lots 12, 13, 14 and south 1/2 of lot 15, Ocean Beach Subdivision Block 2 according to the plat thereof as recorded in Plat Book 2 at page 38 of the Public Records of Miami Dade County, Florida

**MEETING DATE:** May 24, 2011

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, Kaine Parking 125, LLC filed an application with the Planning Director for a Modification to a Conditional Use Permit pursuant to Section 118-195, "Amendment of an approved Conditional Use," of the City Code. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

That the property in question is located in the RPS-3, Residential Performance Standard Medium-High Density.

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions below, which have been accepted by the applicants:

1. This Modified Conditional Use Permit is issued to Kaine Parking 125, LLC, the applicant, and owner of the subject lots. Any change of management or ownership shall require review by the Planning Board as a modification to this Modified Conditional Use Permit. Subsequent owners and managers shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
2. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
3. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. ~~The applicant shall come back to the Board within 60 days of the date of obtaining an Occupational License and provide a progress report.~~ If deemed necessary, at the request of the Planning Director, the applicant shall give a written progress report to the Board. The Board reserves the right to modify this Modified Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Modified Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
4. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include policing all trash from the lot not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system (including by the valet attendants) and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns, shall be posted on the site so they are plainly visible by, and legible to, users of the facility. (See attached examples).
5. ~~This Conditional Use Permit shall have a term limit of five (5) years from the date of a Certificate of Completion, Certificate of Occupancy, or Occupational License, whichever may be applicable for this project. The applicant shall apply to the Planning Board for an extension of time, should one be desired, before the expiration of the term limit.~~
6. ~~A building permit shall be obtained within one (1) year of this public hearing, and the project completed in accordance with the requirements of the South Florida Building Code.~~

7. ~~The operator shall be responsible for operating these facilities in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.~~
8. Pursuant to Section 130-70 of the City Code, one sign per street frontage shall be permitted. The maximum size of each sign shall not exceed five square feet per 50 feet of street frontage. The signs shall also include copy that indicates the name of the operator, the phone number of operator to report complaints, and who can use the parking facility; i.e., whether it is open to the general public, private, valet or self-parking.
9. Vehicular access to the parking lot through Ocean Court (the alley behind and east of the lot) shall be prohibited for queuing, parking, or waiting, by customers, employees, contractors, or anyone else under the direct or indirect control of the applicant. This shall be prevented by physical barriers, which shall be subject to review and approval by staff. Valet attendants shall regularly police Ocean Court and, if any vehicles are queued, parked, or waiting there, shall advise drivers that all such activities are prohibited there.
10. ~~A revised site plan shall be submitted; at a minimum, said plan shall incorporate the following: Before the issuance of a building permit, the applicant shall submit a revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan to staff for review and approval. that satisfies and substantiates the following requirements:- At a minimum, such plan shall incorporate the following: The applicant shall submit a revised landscape plan that satisfy and substantiate the following requirements:~~
  - a. A landscape plan, prepared, signed and sealed by a Florida Registered Landscape Architect shall be required. The plan shall specify and quantify the plant material inclusive of mature shade trees, hedge material and ground cover and the use of mulch material that is other than cypress mulch.
  - b. ~~A ficus hedge five (5) feet in height at time of planting, and 24" O.C., shall be installed on the south, east and north sides of both parking lots.~~
  - c. ~~Two Coconut Palms of a resistant variety shall be planted on the front of both sites, replacing the proposed Silver Buttonwood; these Coconut Palms shall have a minimum of eight (8) feet of clear trunk.~~
  - d. ~~A perimeter metal picket fence, with a maximum height of five (5) feet shall be required; the design shall be reviewed and approved by the design review staff, and shall be installed on the south, east and north property lines of each site. A continuous curb shall be required around all the planting areas.~~

- ~~f. An irrigation plan shall be required; said plan shall also indicate the use of a rain sensor.~~
- ~~g. The height of the light poles shall be a maximum of fifteen (15) feet above grade, inclusive of light fixtures diffusing light downward.~~
- b. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- i. The applicant shall provide an architectural screening / physical topiary structure, CMU wall or similar material, along the west side of the property, in a manner to be approved by staff. Such wall or topiary shall include movement, as well as variations in height. The final design details, location, materials and dimensions of such wall or topiary shall be subject to the review and approval of staff.
  - ii. A lighting plan that satisfies the City and the Building Codes. Pursuant to Section 142-1132(k) all light from light poles shall be contained on-site or on any public right-of-way as required by the City Code.
  - iii. Light poles proposed to be installed on site shall not exceed 15 feet from grade, in a manner to be reviewed and approved by staff.
  - iv. A plan for a recurring maintenance schedule that includes, but is not limited to, cleaning the lot, clipping of hedge material, removing and replacement of dead plant material, fertilization and irrigation shall be submitted to the Planning Department for review and approval, prior to the issuance of a Business Tax Receipt.
  - v. Concrete pavers shall be installed at the lot entrance/exit from Collins Avenue and within the required front setback in a manner to be approved by staff. Pavers color shall complement the standard 'Miami Beach Red' sidewalk color required by the Public Works Department. An 8" concrete band shall be provided around the periphery in order to better contain and define the paver area, subject to the review and approval of staff.
  - vi. A 6" raised curb around the periphery of the entire lot and landscape areas shall be provided in order to protect landscape areas, in a manner to be reviewed and approved by staff.
  - vii. Chain link fences shall not be permitted. Any fence that may be proposed for the subject site shall be a metal picket fence, subject to the review and approval of staff.

- viii. The planting areas within the required front setback shall be further developed with a variety of plant species in order to enhance the range of textures and colors.
  - ix. Parking stripes shall be painted white.
  - x. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - xi. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
- ~~5. Improvements shall be made and a maintenance plan shall be implemented prior to the issuance of an occupational license or certificate of use as follows:~~
- ~~a. The wheel stops shall all be consistent in color and material and placed evenly on each parking stall; missing ones shall be replaced.~~
  - ~~b. Newly planted areas shall be watered twice daily to ensure viability of the landscaping.~~
  - ~~c. The existing trellis fence located at the front of the parking facilities shall be removed.~~
  - ~~d. A plan for a recurring maintenance schedule that includes, but is not limited to, cleaning the lot, clipping of hedge material, removal and replacement of dead plant material, fertilization and irrigation and removal of debris and trash on a regular basis. This landscape maintenance plan shall be approved by Planning staff prior to the issuance of an occupational license or a certificate of use and shall be adhered to by the applicant.~~
- ~~6. Two curb cuts, as necessary for ingress and egress for the proposed parking lots shall be permitted on Collins Avenue. The remaining existing curb cuts shall be eliminated and the sidewalk, curb and gutter shall be repaired and restored.~~
- ~~7. The surface of the ingress/egress ramp(s) to the parking lots shall be differentiated from the paving material used on the entire lots. Pavers set on sand, in a color variation that will mark the entrance shall be used~~
11. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

12. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
13. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
14. Self-parking and hybrid/self parking, as proposed by the applicant, shall be permitted until 6:00 p.m. at all the two parking facilities approved under this Modified Conditional Use Permit; after 6:00 p.m. these facilities shall be operated as "valet only." The valet operator shall keep control of all vehicles at all times. No patrons shall be allowed to drive vehicles within the lot after 6:00 p.m., except to enter and exit the lot.
15. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facilities.
- ~~16. The two parking facilities approved under this Conditional Use Permit, shall be maintained clean and litter free at all times. Trash and litter shall be picked up periodically, as necessary.~~
17. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- ~~18. This Modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Certificate of Use, Certificate of Occupancy or Occupational License, whichever occurs first; compliance with the aforesaid conditions shall be a prerequisite to obtaining a Certificate of Occupancy.~~
19. Within a reasonable time after receipt of this Modified Conditional Use Permit, as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at the expense of the applicant and return it to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
20. The establishment and operation of this Modified Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to

enforcement procedures set forth in Section 114 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Modified Conditional Use permit.

- 21. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

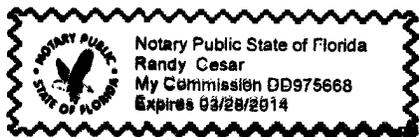
Dated this 17 day of June, 2011.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Richard G. Lorber AICP, LEED AP Acting  
Planning Director for the Chairman

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 17 day of June, 2011, by Richard G. Lorber, AICP, LEED AP Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

[Signature: Randy Cesar]  
Notary:  
Print Name Randy Cesar  
Notary Public, State of Florida  
My Commission Expires: 3/28/2014  
Commission Number:

Approved As To Form:  
Legal Department (g/ced 6-7-2011)

**NOTICE**

**NO**

**HORN**

**HONKING**

**-or-**

**TIRE**

**SCREECHING**

# **NOTICE**

**Section 46-161  
of the Code of  
the City of  
Miami Beach  
permits your  
car to be towed  
or  
fines imposed  
if your car  
alarm system is  
activated  
improperly.**

# EXHIBIT H

**BEFORE THE  
BOARD OF ADJUSTMENT  
OF THE CITY OF MIAMI BEACH, FLORIDA**

CFN 2011R0487730  
DR Bk 27766 Pgs 2190 - 2193; (4pgs)  
RECORDED 07/22/2011 14:27:39  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

IN RE: The application of  
**KAINE PARKING 125, LLC**  
**125-151 COLLINS AVENUE**  
**LOTS 12, 13, 14 AND THE SOUTH ½ OF LOT 15,**  
**IN BLOCK 2, OF OCEAN BEACH FLORIDA,**  
**PLAT BOOK 2, PG 38;**  
**MIAMI-DADE COUNTY, FLORIDA**

**MEETING DATE: JUNE 3, 2011**  
**FILE NO. 3511**

**ORDER**

The applicant, Kaine Parking 125, LLC, filed an application with the Planning Department for variances in order to expand and redesign the existing at-grade permanent parking lot, as follows:

1. A variance to waive 3'-0" of the minimum required interior side yard of 10'-0" in order to provide 7'-0" from the edge of the parking to the north and south interior property lines.
2. A variance to waive 2'-0" of the minimum required two-way drive width of 22'-0" in order to provide a 20'-0" two-way drive.
3. A variance to waive 2'-0" of the minimum required two-way interior drive aisle width of 22'-0" in order to provide a 20'-0" wide interior drive aisle.
4. A variance to waive 2'-0" of the required parking space length of 18'-0" in order to provide parking spaces at 16'-0".
5. A variance to waive a range between 3" and 5" of the required parking space width of 8'-6" in order to provide parking spaces with a width between 8'-3" and 8'-1".

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made.

THE BOARD FINDS that the property in question is located in the R-PS3 Zoning District.

THE BOARD FURTHER FINDS, based upon evidence, testimony, information and documentation presented to the Board, and portions of the staff report and recommendations, as applicable, which are incorporated herein by this reference, that with regard to the requested variance when conditioned as provided for in this Order:

*That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;*

*That the special conditions and circumstances do not result from the action of the applicant;*

*That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;*

*That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;*

*That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;*

*That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and*

*That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.*

IT IS THEREFORE ORDERED, by the Board, that the variances be APPROVED as requested and set forth above; with the following conditions to which the applicant has agreed:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. A landscape plan for the entire site, prepared by a Professional Landscape Architect, inclusive of street trees as per the City of Miami Beach Master Street Tree Plan, shall be submitted to and approved by staff before a building permit is issued for construction.
3. The applicant shall comply with all conditions imposed by the Public Works Department.

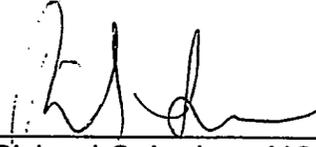
4. The applicant shall obtain a full building permit within eighteen months (18) months from the date of this hearing. If the full building permit is not obtained within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.
5. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
6. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
7. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance granted herein.
8. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Kaine Parking", as prepared by Allan Ira Bass, Architect, dated April 19, 2011, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by the Building Department on or before December 3, 2012 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a permit shall be processed and approved (subject to compliance with the conditions hereof) in accordance with and pursuant to the ordinances of the City of Miami Beach.

Board of Adjustment of  
The City of Miami Beach, Florida

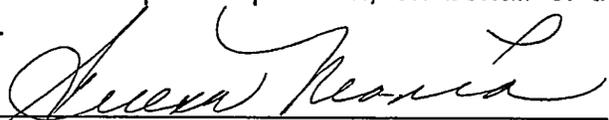
By:   
Richard G. Lorber, AICP, LEED AP  
Acting Planning Director  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

STATE OF FLORIDA        )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2011, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA  
MY COMMISSION # DD 928148  
EXPIRES: December 2, 2013  
Bonded Thru Budget Notary Services

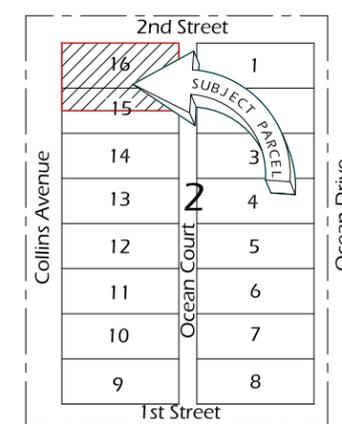
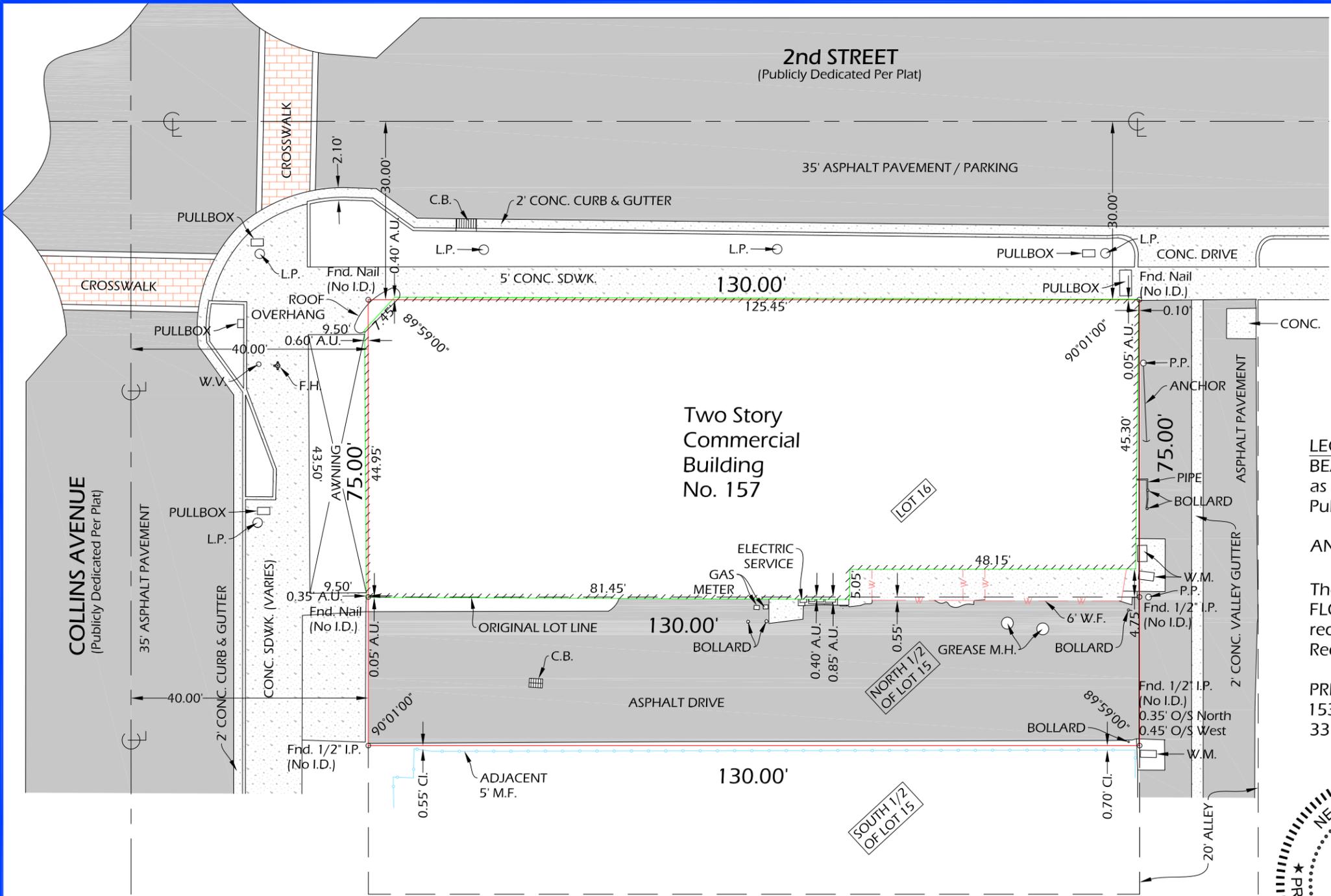
  
Notary:  
Print Name: TERESA MARIA  
Notary Public, State of Florida

[NOTARIAL SEAL]  
My Commission Expires:

Approved As To Form:  
Legal Department (Filed 6-8-2011)

Filed with the Clerk of the Board of Adjustment on 6/10/11 

# EXHIBIT I



Location Sketch  
NTS

**LEGEND**

- Δ = Central Angle
- A.U. = Apparent Usage
- A/C = Air Conditioner
- BBQ = Barbecue
- C = Calculated
- CB = Catch Basin
- CBS = Concrete Block Structure
- C.E. = Covered Entry
- CH = Chord
- Chatta. = Chattahoochee
- € = Center Line
- CLF = Chain Link Fence
- Cl. = Clear
- Conc. = Concrete
- D = Deed
- Ø = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easmt
- Easm't = Easement
- Enc. = Encroachment
- F.H. = Fire Hydrant
- FIP = Found 1/2" Iron Pipe
- FPL = Florida Power & Light
- I.C.V. = Irrigation Control Valve
- ID = Identification
- I.P. = Iron Pipe
- LB = Licensed Business
- LME = Lake Maintenance Easement
- L.P. = Light Pole
- M = Measured
- ME = Maintenance Easement
- M.F. = Metal Fence
- Mon. = Monument Line
- Mon. = Monument
- N/A = Not Applicable
- N/D = Nail & Disc
- N" = Number
- NTS = Not to Scale
- O/S = Offset
- O.U.L. = Overhead Utility Lines
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- PCP = Permanent Control Point
- P.E. = Pool Equipment
- P.I. = Point of Intersection
- PKWY = Parkway
- PL = Property Line
- PL = Planter
- PLS = Professional Land Surveyor
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- PRC = Point of Reverse Curvature
- PRM = Point of Reference Monument
- PT = Point of Tangency
- R = Radius
- Res. = Residence
- R.L.S. = Registered Land Surveyor
- RNG = Range
- R/R = Railroad
- RSM = Registered Surveyor & Mapper
- R/W = Right-of-Way
- Sdwb = Sidewalk
- Sec. = Section
- T = Tangent
- TWP = Township
- U.E. = Utility Easement
- UTIL = Utility
- W.F. = Wood Fence
- W.M. = Water Meter
- WME = Wall Maintenance Easement

**LEGAL DESCRIPTION:** Lot 16, Block 2, OCEAN BEACH FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of MIAMI-DADE County, Florida.

AND  
The North 1/2 of Lot 15, Block 2, OCEAN BEACH FLORIDA, according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of MIAMI-DADE County, Florida.

PREPARED FOR: 157 Collins Avenue, LLC,  
153-157 Collins Avenue, Miami Beach, FL  
33139



- Surveyor's Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
  - Underground structures, if any, not located.
  - Bearings, if shown, are based on assumed meridian or Plat of Record.
  - Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
  - Legal description provided by client.
  - This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
  - There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
  - This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
  - This survey was based on the monuments found on the field.

<p><b>SURVEYOR'S SEAL</b></p> <p>This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	<p><b>BOUNDARY SURVEY</b></p> <p style="text-align: center;"><i>Nelson Mojarena</i></p> <p style="text-align: center;"><b>NELSON MOJARENA</b> Registered Surveyor &amp; Mapper No. 5504 State of Florida</p>	<p style="text-align: center;"><b>MOJARENA &amp; ASSOCIATES, INC.</b> Land Surveyors &amp; Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, FL 33256-0126 (305) 278-2494</p>
<p>REVISSED:</p>	<p>FLOOD ZONE: AE</p> <p>DATE: 10-05-22</p>	<p>BASE: 8</p> <p>DWN. BY: N.M.</p> <p>SCALE: 1" = 20'</p> <p>JOB NO.: 22-0170A</p>