

EXHIBIT A

1929 Aerial Photograph, City of Miami Beach Public Works Department



EXHIBIT B

1024

Owner <u>WENGROW HOTEL</u>		ELLIS HOTEL		Permit No.	Cost	NO RECORD
'N 1/2 of	Lot 15	Block 2	Subdivision	OCEAN BEACH		
General Contractor				Address 153 Collins		
Architect				Bond No.		
Zoning Regulations:				Engineer		
Building Size:		Use	Area	Lot Size		Stories
		Front	Depth	Height		
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		<div style="text-align: center;"> ROUGH APPROVAL FINAL APPROVAL </div>				
Showers						
Urinals						
Sinks		GAS Contractor		Date		
Dish Washing Machine		Gas Ranges		Gas Frylators		
Laundry Trays		Gas Water Heaters		Gas Pressing Machine		
Laundry Washing Machines		Gas Space Heaters		Gas Vents for Stove		
Drinking Fountains		Gas Refrigerators		<div style="text-align: center;"> GAS Rough APPROVAL GAS FINAL APPROVAL </div>		
Floor Drains		Gas Steam Tables				
Grease Traps		Gas Broilers				
Safe Wastes						
AIR CONDITIONING Contractor						
SEPTIC TANK Contractor						
OIL BURNER Contractor						
SPRINKLER Contractor						
ELECTRICAL Contractor				Date		
OUTLETS	Switches	Ranges		Temporary Service		
	Lights	Irons		Neon Transformers		
	Receptacles	Refrigerators		Sign Outlets		
HEATERS	Water Space	Fans		Meter Change		
		Motors		Centers of Distributions		
		Appliances		Service		
FIXTURES			Violations			
	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.
METRO ORD. #75-34
RECERTIFICATION DATE: 12/30/76

Owner THE FIVE ASSOCIATE, INC		Mailing Address		Permit No 1514	Cost \$ 45,000:
Lot 16	Block 2	Subdivision OCEAN BEACH		Address 157 - 163 Collins Avenue	
General Contractor J. G. LEINECKER		1028		Bond No.	
Architect				Engineer 4203-03-030	
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		Date	Aug. 19, 1925
Plumbing Contractor #	2006 Leinecker - - - - 4 fixtures - - - - -	Floor Drains			
Water Closets	Bath Tubs	Grease Traps			
Lavatories	Showers	Drinking Fountains			
Urinals	Sinks	Rough Approved		Date	
Gas Stoves	Gas Heater				
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	Fans	2	Temporary Service	
25---OUTLETS Light	Motors	Centers of Distribution			
Receptacles	HEATERS Water 1	Landis Co- 4 fixtures			Dec. 30, 1925
Ware Electric - Dec. 30, 1925	Refrigerators	E. Marshall-8 outlets, 1 heater-			Feb. 15, 1927
20 fixtures	Irons	Sign Outlets			
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
#03960-A & A Sign Co.-Sign painted-\$125-9-4-73

\$300.00

12/1/71

#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 onx- 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

Nordick Realty Co.
 Building Permits: # 2064 Addition - Petrolino, contractor \$ 1,500: Jan. 4, 1926
 # 1031 removing plate glass & putting in wood door-counter to be at least 18" from property line - Owner, builder \$ 200: Sept. 23, 1937
 Lascher's Place # 16626 Sign - Morgan Neon Sign Company \$ 100: Dec. 17, 1941
 163 Collins Ave. # 17794 Repairs & Alterations \$ 200: Nov. 19, 1943
 # 18981 Re-roofing - Acme Supply Company \$ 800: Sept. 20, 1944
 138 Second St. # 19437 Painting, repairs - Day Labor \$ 50: Dec. 1, 1944
 163 Collins Ave. # 21576 Painting- inside - Robert Reinzi, painter \$ 198: Dec. 10, 1945
 124 Second St. # 23374 Remodeling for restaurant- Owner \$ 100: Oct. 21, 1946
 157-163 Collins A. # 24446 Painting- J. Katz, painter \$ 400: May 8, 1947
 # 25410 Remodeling for Restaurant- Gerard Pitt, architect: Republic Builders (M M Pollack) contractor \$ 5,000: Sept. 23, 1947
 # 25909 Flat wall sign - Tropicalites- \$ 200: Nov. 3, 1947
 # 26137 Two stationary awnings & one canopy- A. C. Awning Co. \$ 600: Nov. 19, 1947
 126 Second Street # 28395 Replace roof and ceiling joists (fire damage)-J.A. Meyers & Sons \$2,000..Oct. 7, 1948
 126 Second Street # 28882 Painting - S. Mitchell, contractor \$ 300: Nov. 22, 1948
 161 Collins # 29088 Flat wall sign - Tropicalites Company, contr. \$ 150: Dec. 12, 1948
 128 & 130 2nd St. # 30548 Painting, interior - Don Baltron, contractor \$ 250: Aug. 15, 1949
 163 Collins Ave. # 31137 Painting, exterior - Owner \$ 60: Oct. 20, 1949
 163 Collins Ave. # 35977 Painting - A. Vetter's Sons, contr. \$ 200: May 31, 1951
 122 - 2nd St. # 37700 Gunitite- Watson Contracting Corp. \$ 600: Dec. 17, 1951
 163 Collins Ave # 46442 Neon Sign and Service...two flat wall signs, 60 square feet each: \$ 600..11/22/51
 163 Collins Ave. #52043 Fred Arnold: Painting \$ 300.00 11/8/56
 163 Collins #60748 Owner: Caulking & Painting - \$190 - Dec. 8, 1959
 163 Collins #73204 Owner, Nathaniel Glickman: Exterior painting - \$200 - 12/10/64
 163 Collins #85431 - Owner- Interior paint & repair \$1,200.00 11/2/70

 Plumbing Permits: # 12648 People's Water & Gas Co: 1 gas-Gas OK-T.J. Bell 11/4/39 Nov. 3, 1939
 124 Second St. # 12851 People's Water & Gas Co: 1 gas for lead pot- Miami Beach News Dec. 15, 1939
 157 Collins Ave. # 15031 O. Schweitzer: 1 lavatory, 1 shower Feb. 4, 1941
 163 Collins Ave. # 17260 Robertson: 1 floor drain, 1 gas range, 1 steam table Dec. 2, 1943
 138 Second St. # 17987 Stolpman: 1 water closet Dec. 21, 1944
 124 Second St. # 18845 Economy Plumbing Co: 1 sink Dec. 1, 1945
 124 Second St. # 19382 Schweitzer: 1 gas water heater Mar. 1, 1946
 163 Collins Ave. # 24577 Schweitzer: 1 safe waste drain, 1 gas range, 1 steam table Dec. 14, 1946
 122 Second St. # 24798 Economy Plumbing Co: 1 bake oven Feb. 12, 1947
 163 Collins Ave. # 25648 Schwartz: 1 water closet, 1 lavatory, 5 sinks, 1 urinal, 1 dish washing machine, 1 grease trap, 2 floor drains, 3 safe waste drains, 1 hot water boiler, 1 coffee urn, 3 gas ranges, 1 gas for dishwasher, 1 gas steam table- Sept. 29, 1947
 32 Second St. # 33693 N & R Plumbing Co: 1 gas range, 1 broiler - Aug. 1, 1952
 128-2nd St. #39859 Jaffe Plbg: 1 shower, 1 elec. water heater - Sept. 18, 1957
 28-2nd St. #39931 Jaffe Plbg: 1 Lavatory - October 8, 1957
 2-2nd St. #42475 Pitch & Morgan: 1 water closet, 160 OK Rothman 8/5/60
 #45088 Peoples Gas System: 1 ga - 12/20/65

CUMULATIVE COST OF CONSTRUCTION OF PLANTS 1958-1967

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 6200 sq. ft.	\$6,500.00					58880467

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

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

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

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

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

PLUMBING

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

MECHANICAL

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

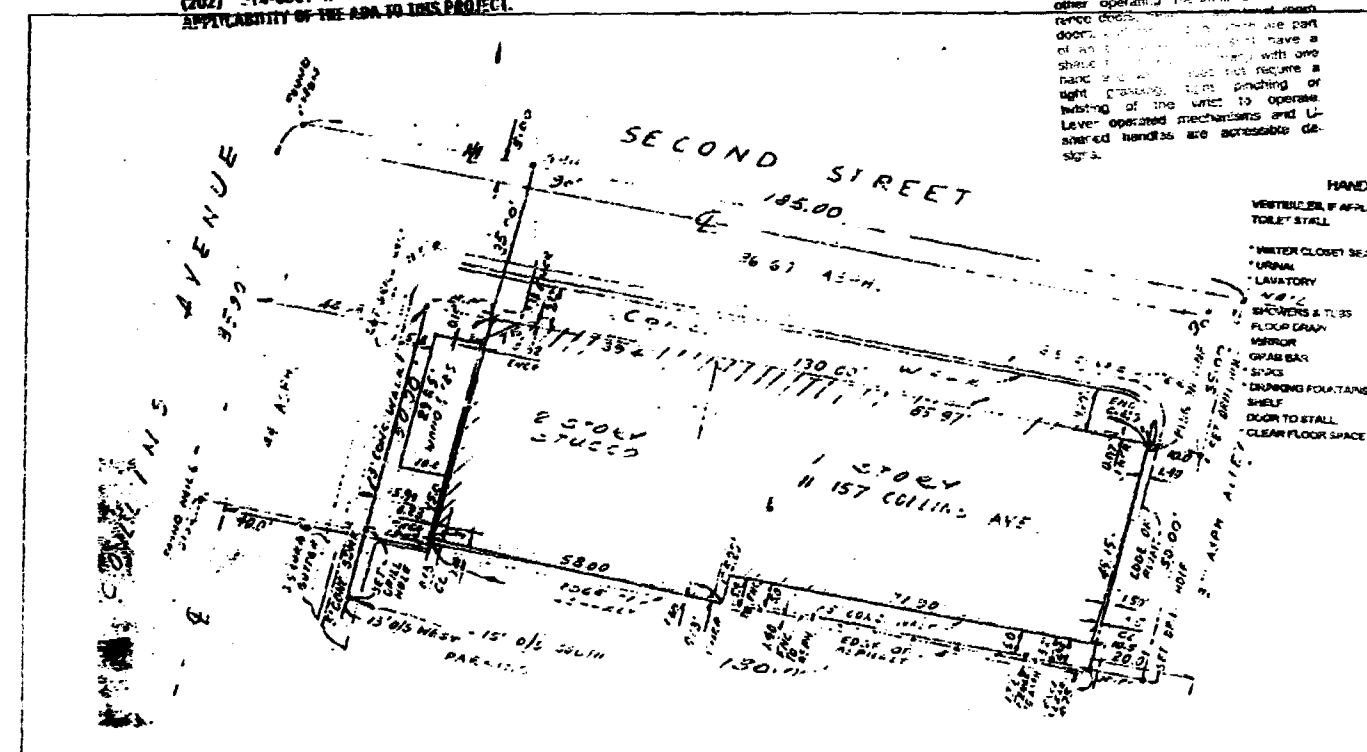
OFFICE COPY CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

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 OF THE AMERICANS WITH DISABILITIES ACT (ADA) AT (305) 514-0301 IF YOU HAVE CONCERNS ABOUT THE APPLICABILITY OF THE ADA TO THIS PROJECT.

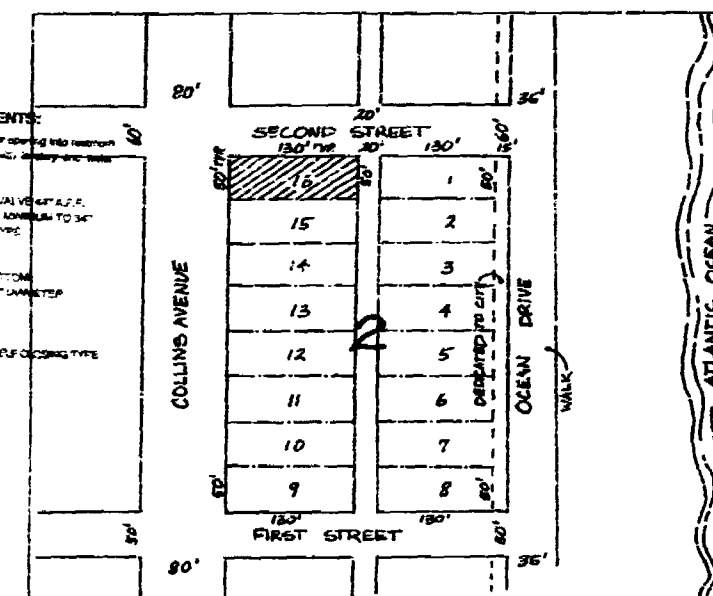
SURVEY



DOOR HARDWARE: (Specification)
HANDLES, PULLS, KNOBS AND OTHER OPERATING MECHANISMS ON EXTERIOR OPERABLE PARTS SHALL BE COMPLIANT WITH THE FOLLOWING:
1. OPERABLE PARTS SHALL BE LOCATED AT A MAXIMUM HEIGHT OF 48 INCHES ABOVE THE FINISHED FLOOR.
2. OPERABLE PARTS SHALL BE LOCATED AT A MINIMUM HEIGHT OF 34 INCHES ABOVE THE FINISHED FLOOR.
3. OPERABLE PARTS SHALL BE LOCATED AT A MINIMUM CLEARANCE OF 18 INCHES FROM THE FINISHED FLOOR.
4. OPERABLE PARTS SHALL BE LOCATED AT A MINIMUM CLEARANCE OF 18 INCHES FROM THE FINISHED FLOOR.
5. OPERABLE PARTS SHALL BE LOCATED AT A MINIMUM CLEARANCE OF 18 INCHES FROM THE FINISHED FLOOR.

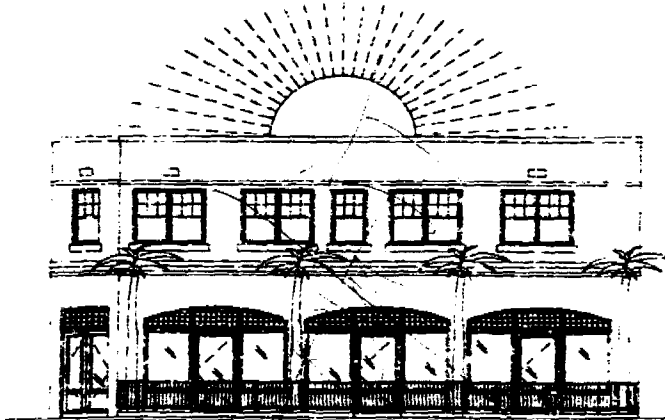
HANDICAP MINIMUM REQUIREMENTS:
VERTICAL CLEARANCE: Minimum 80 inches clear height for wheelchair passage.
TOILET STALL: Minimum 60 inches clear width and depth.
WATER CLOSET SEAT: Minimum 17 inches clear height.
URINAL: Minimum 17 inches clear height.
LAVATORY: Minimum 17 inches clear height.
SINK: Minimum 17 inches clear height.
FLOOR DRAIN: Minimum 17 inches clear height.
SHOWER: Minimum 60 inches clear width and depth.
ENTRYWAY: Minimum 36 inches clear width.
DOOR: Minimum 32 inches clear width.
DOOR THRESHOLD: Maximum 1/2 inch high.
DOOR TO STALL: Minimum 32 inches clear width.
CLEAN FLOOR SPACE: Minimum 60 inches clear width and depth.

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. ±



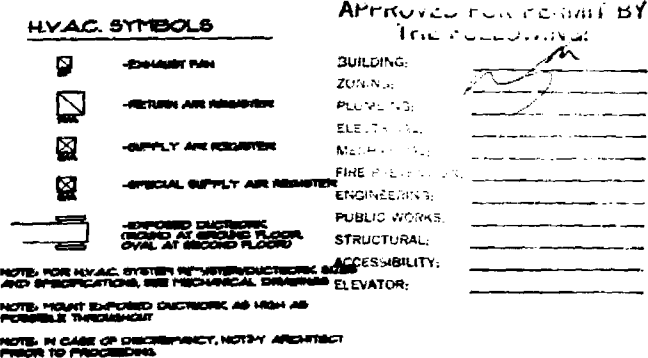
studiolido inc. • architecture • interiors • furniture • 940 Lincoln road • suite 314 • miami beach • florida 33139

STRUCTURAL ENGINEER
ED LANDERS
(305) 823-3838

M.E.P. ENGINEER
DAVID PUGA & ASSOCIATES
(305) 661-7700

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

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



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

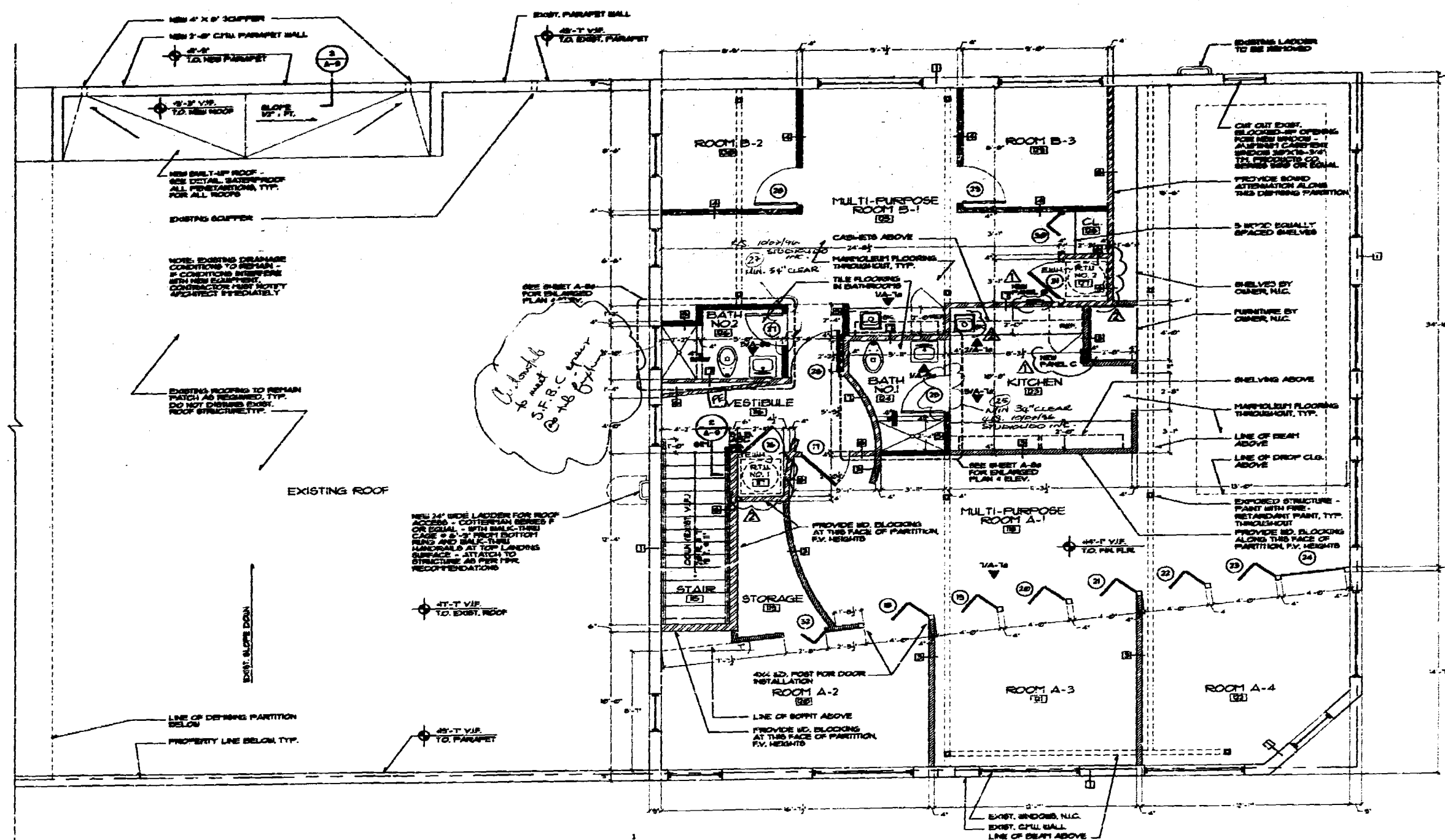
GROUND FLOOR
REFL. CLG. PLAN

revisions

△ 06-07-96

print date	07-08-96
project code/file name	BP
scale	1/4"=1'-0"
drawn by	V.B.
approved	

A-2



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

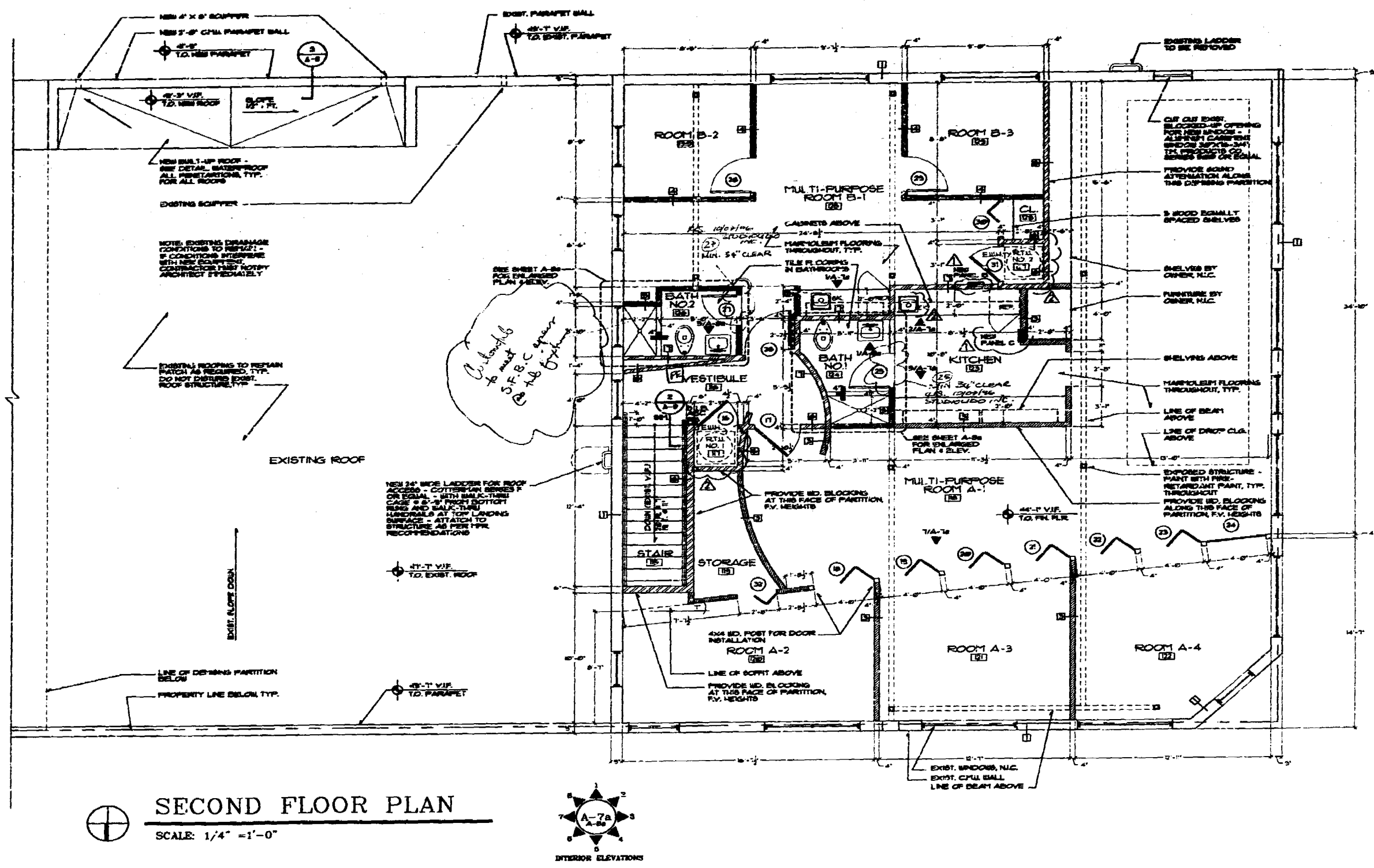


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THE FOLLOWING:

BUILDING:	_____
ZONING:	_____
PLANNING:	_____
ELECTRICAL:	_____
Mechanical:	_____
Fire:	_____
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	PRINT DATE: 07-08-96 PROJECT CODE/FILE NAME: BP SCALE: 1/4" = 1'-0" DRAWN BY: V.B. CHECKED BY:
A-3	

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IN WRITING FROM THE STATE OF FLORIDA.



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APPROVED FOR PERMIT BY
THE FOLLOWING:

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

SECOND FLOOR PLAN

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



RENOVATIONS TO:

BIG PINK

157 Collins Avenue
Miami Beach, Florida 33139

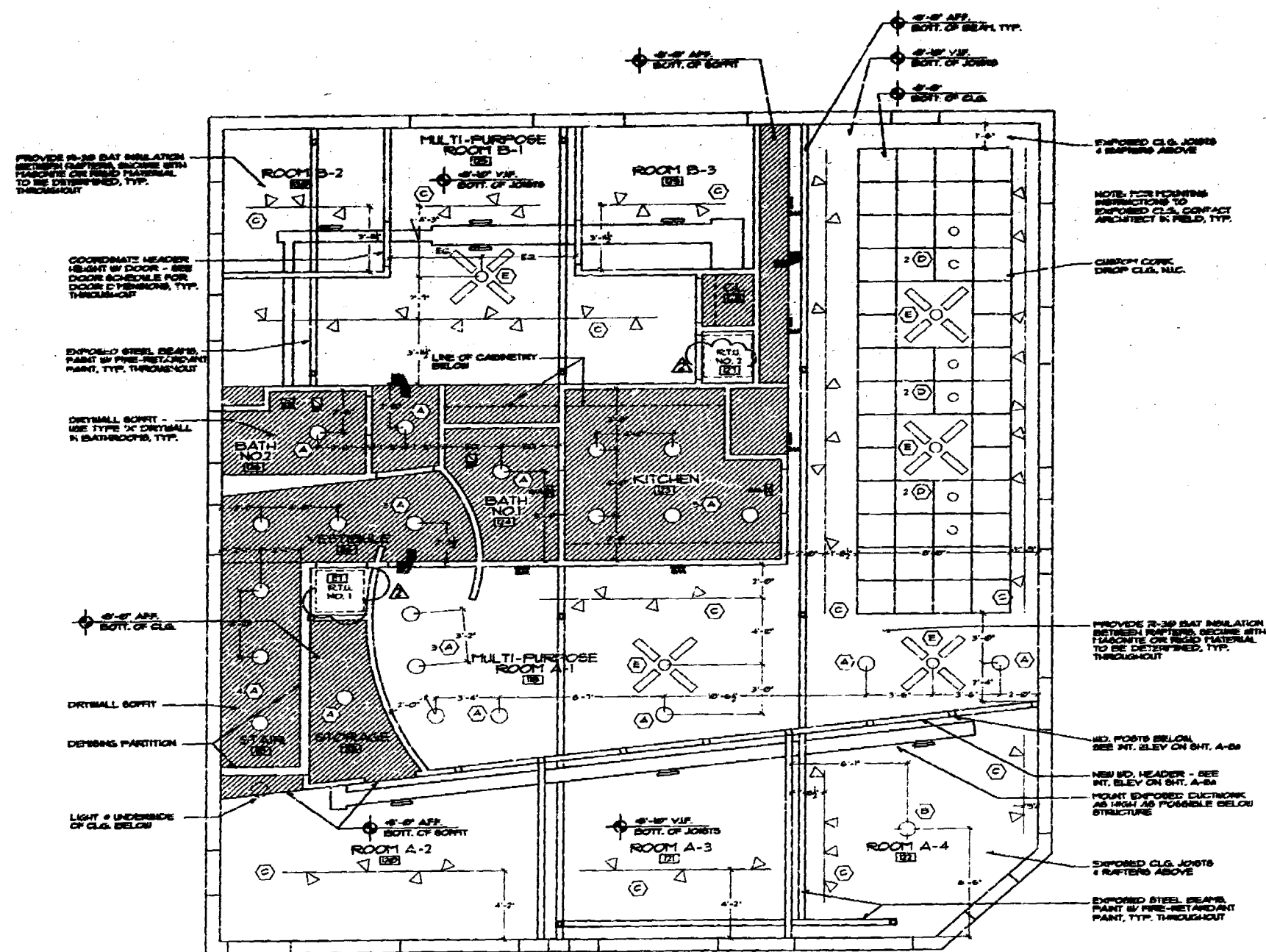
SECOND FLOOR
PLAN

REVISIONS:
07-15-96
08-07-96

SHEET NO. 07-09-96
PROJECT: CONCEPT NAME
SCALE: 1/4" = 1'-0"
DRAWN BY: V.B.
APPROVED:

A-3

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

- LIGHTING SYMBOLS**
- (A) ○ SURFACE MOUNTED UTILITY FIXTURE (18" DIA.)
 - (B) ○ SURFACE MOUNTED RECESSED FIXTURE (18" DIA.)
 - (C) △ TRACK LIGHTING
 - (D) ○ 4" RECESSED CAN FIXTURE
 - (E) X 6" x 6" x 1" RECESSED CAN FIXTURE
- 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
 - EXHAUST DUCTWORK
 - RETURN DUCTWORK
 - EXHAUST DUCTWORK
 - RETURN DUCTWORK
- NOTE: SEE HVAC SCHEDULES ON SHEET A-10 FOR HVAC SPECIFICATIONS

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING: _____
ELECTRICAL: _____
MECHANICAL: _____
FIRE PROTECTION: _____
ENGINEERING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

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

SECOND FLOOR
REFL. CLG. PLAN

DATE: 08-07-96

PROJECT: 08-07-96

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

Drawn by: V.B.

Approved: _____

A-4

EXPERIMENT 1: DESIGN OF AN OPTIMIZATION

- ### EXHIBIT 1. WIRE AND PLASTICS

- 2.1.1** Grade Categories:
- 2.1.1.1** Teacher and community shall be identifying by the growth levels of an assigned teacher grading category. These Grade Levels shall be INCLUSIVE AND EXCLUSIVE of all grades and sub-grades in the "National Standards for the Growth of the Teacher and the Profession," based upon, with 1200 FTE students in the building, and 1975 FTE students in the district.
- 2.1.2** Planning shall be done in a collaborative manner with all stakeholders:
- A.** All meeting shall comply with the Building Code of ethics standards.
 - B.** Parents shall be invited to all meetings.
 - C.** Setting of annual assessment standards shall be in accordance to the Building Code.
- 2.1.3** Planning of strategy with the school is 1200 FTE building or 1975 FTE.
- 2.1.4** Parents shall all be invited to contact with teachers or counselor, or parent "Anonymous Word Processor."
- 2.1.5** Parents shall be invited to contact with teachers or counselor, or parent "Anonymous Word Processor."
- 2.1.6** Parents shall be invited to contact with teachers or counselor, or parent "Anonymous Word Processor."

DIVISION 4 - THERMAL AND MOISTURE PROTECTION

- 4.1 **Summary:**
 4.1.1 **Shoring installation in tilt space**
 For the stated installation in view of new construction at both main and higher.

FIGURE 5. DIVERS AND VERSIONS

- [illegible]

EXERCISE 14.6 – SUBSTITUTION

- 4.1 **Initiator Left and Right:**
Provide drawing and both. Finish to match existing.
- 4.2 **Wings and Landing:**
Provide all drawing, hardware, in view, corner data, correct joints etc.
- 4.3 **Wings Detail:**
3/4" detail. Provide to have 5/8" dry-wall support and gusseted to match existing, except for tailfeathers. Reinforce to have 1/2" minimum plywood reinforced board input and apply to receive 1/8" (one piece for details).
- 4.4 **Antennae:**
Apply, patch, finish, and protect all work specified herein on per the particular manufacturer's policies, drawings or instructions.
- In case of remodeling, patch and plaster as required, finish to match existing.

- 4.5 **Air Conditioning:**
As per manufacturer recommendations, according to mechanical design.
- 4.6 **Cellular:**
As called out in plans and applicable drawings.
- 4.7 **Countertops:**
As called out in plans and applicable drawings.
- 4.8 **Flaming:**
As per plans.
- 4.9 **Painting:**
All areas of new construction and remodeling are to be painted with top
Leucoray or approved equal. Paint colors to be submitted by architect.
Provide one coat Primatone Ultra primer and two (2) finish coats on all steel.
- 4.10 **Tile:**
As called out in plans and applicable drawings.
- 4.11 **Wallpaper:**
As called out in plans.

- As per photo.
- 6.9 **Printing:**
All areas of new construction and remodeling are to be printed with top grade print (Print & Letterhead approved signs). Print colors to be selected by customer.
Provide one coat (Minutite Ultra primer and two (2) finish coats on all surfaces.
- 6.10 **Tile:**
As called out in plans not applicable elsewhere.
- 6.12 **Chalkboard:**
As called out in plans.

Approved: _____

BUILDING: _____
 ZONING: _____
 PLANNING: _____
 ELEVATION: _____
 MATERIALS: _____
 THE ARCHITECT: _____
 ENGINEER: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ACCESSIBILITY: _____
 ELEVATOR: _____

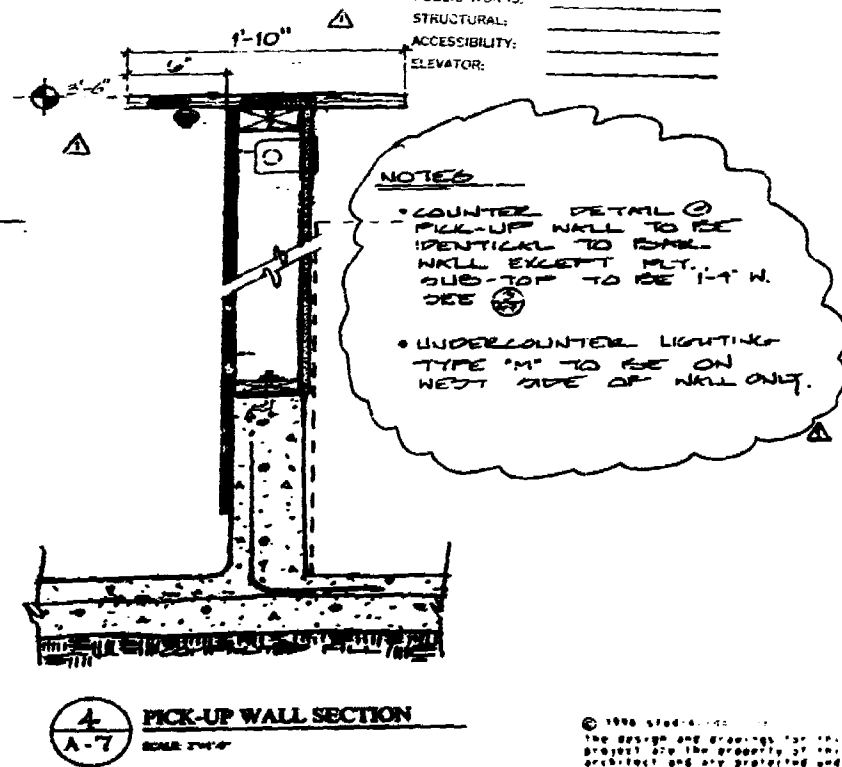
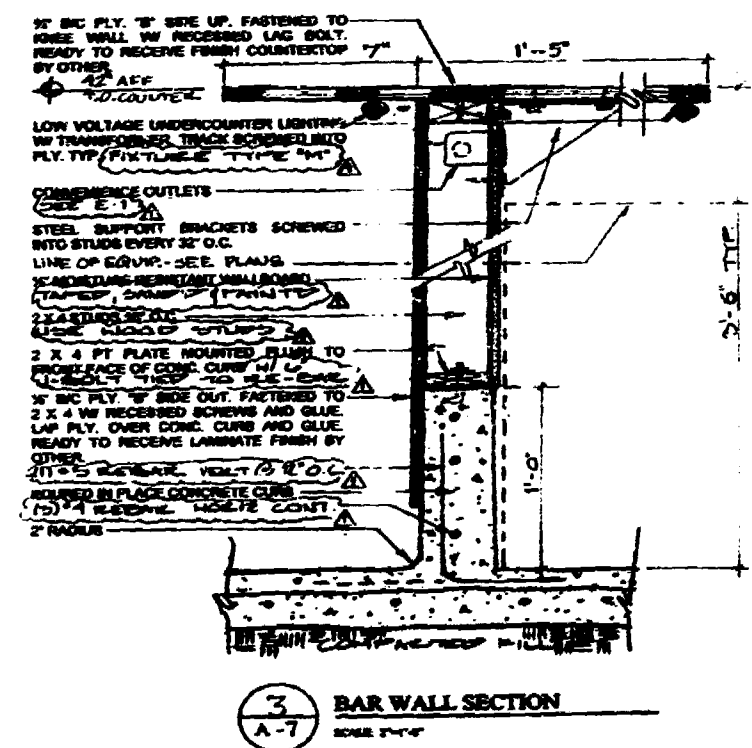
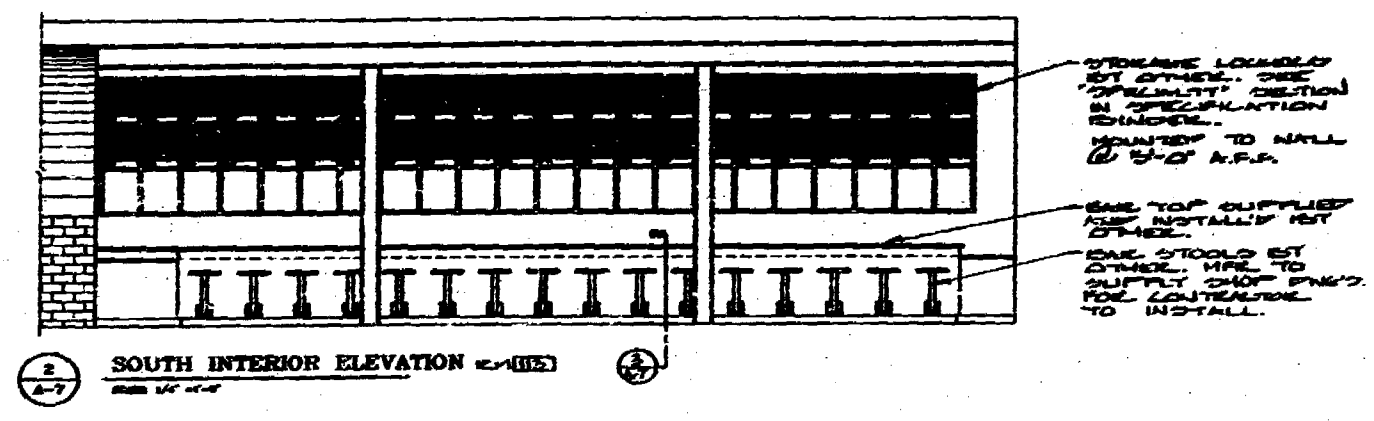
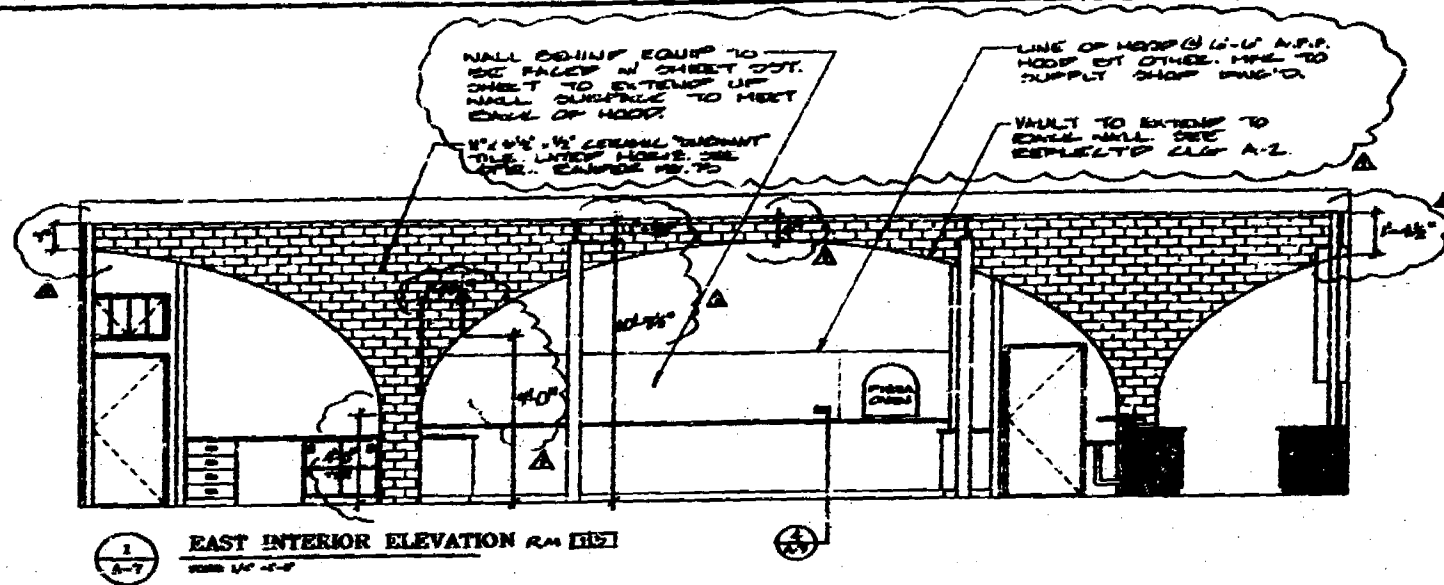
RENOVATIONS TO:
BIG PINK
157 Collins Avenue
Miami Beach, Florida 33139

GENERAL NOTES

revisio

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print date      07-02-96
project code/title name  DP
scale
drawn by        V.B.
approved
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A-6



OFFICE COPY CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY THE FOLLOWING:

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

NOTES:

- COUNTER DETAIL @ PICK-UP WALL TO BE IDENTICAL TO BAR WALL EXCEPT PLY. ONE TOP TO BE 1" x 10" PLY.
- UNDERCOUNTER LIGHTING TYPE "M" TO BE ON WEST SIDE OF WALL ONLY.

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

INT. ELEVATIONS AND DETAILS

DATE: 11 JULY 76

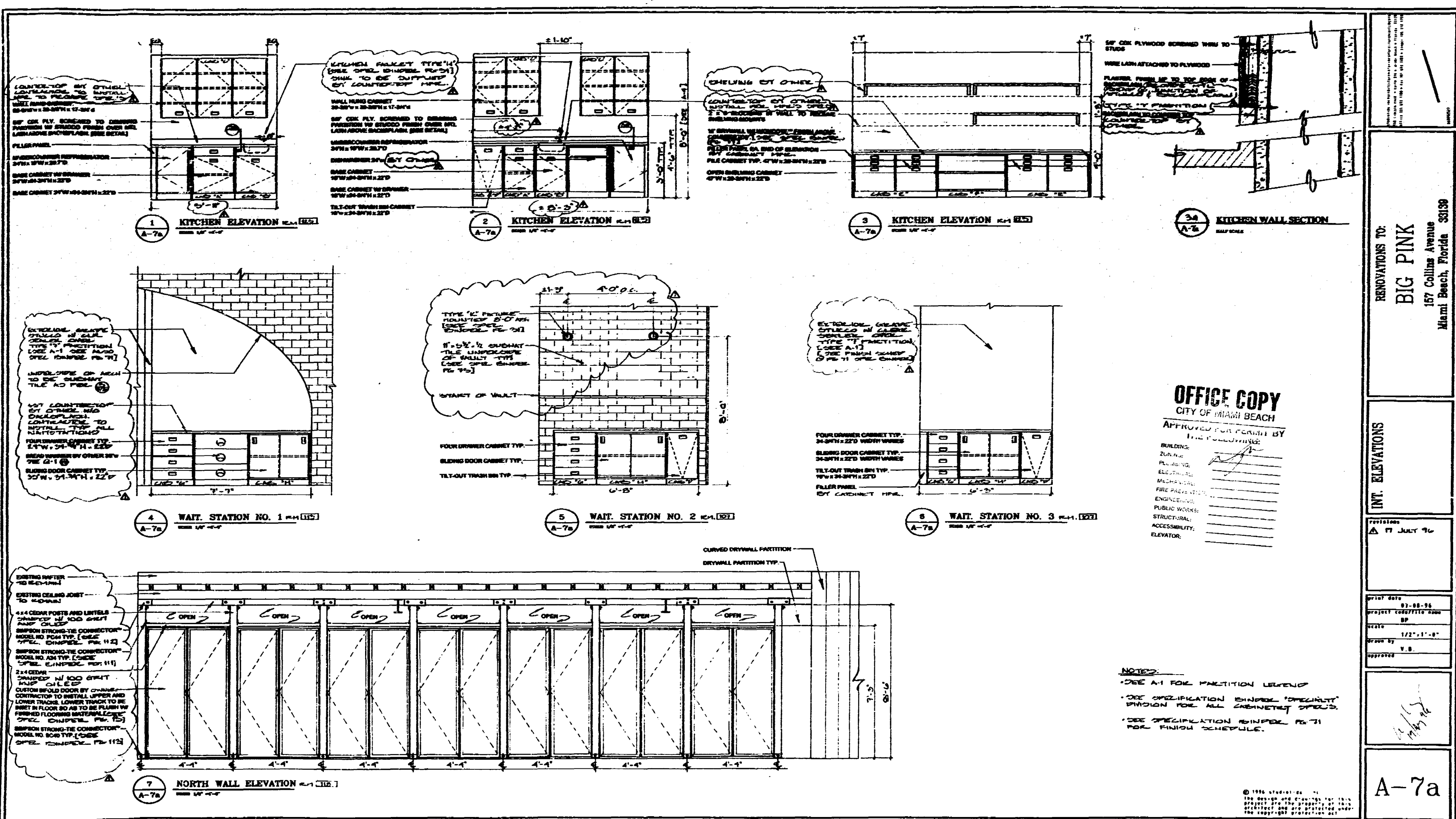
PROJECT: 11-76-00-00

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

BY: V.B.

APPROVED:

A-7



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

INT. ELEVATIONS

DATE: 11 JULY 96

PROJECT: 96-00-00

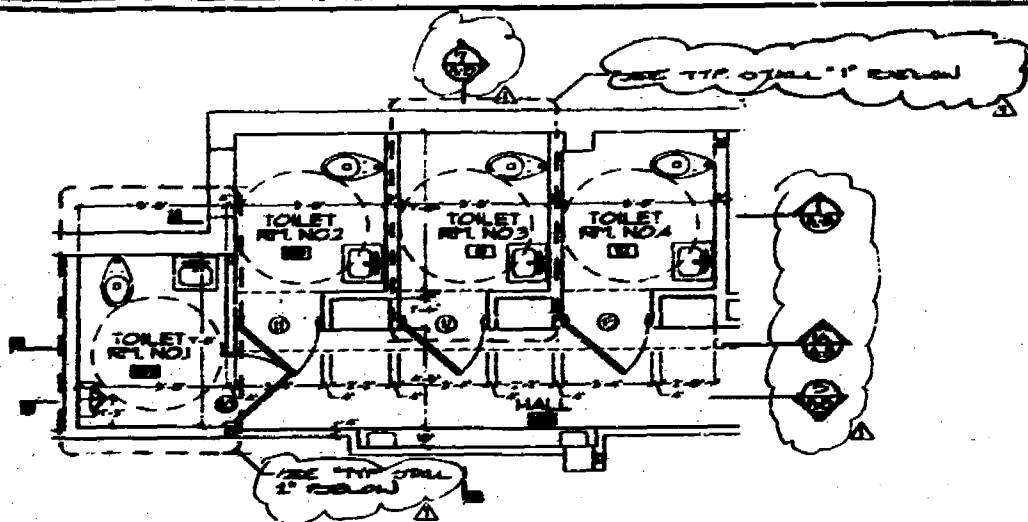
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BY: V.B.

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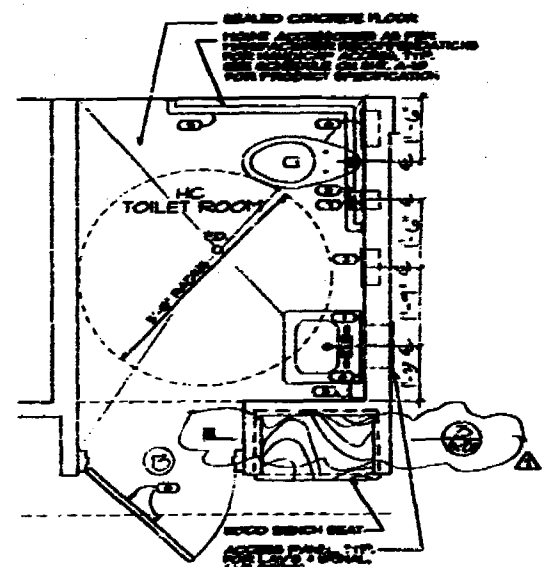
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A-7a



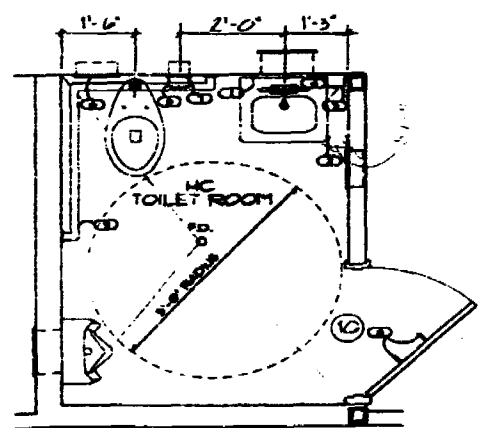
PUBLIC RESTROOMS

SCALE 1/4" = 1'-0"



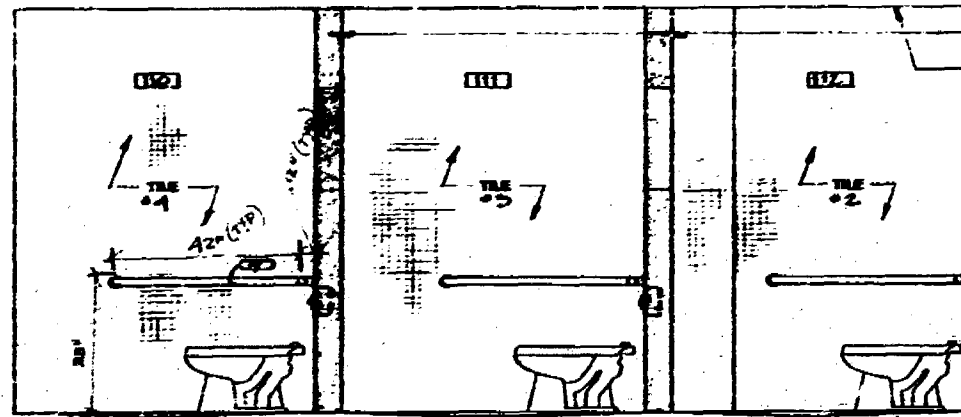
TYPICAL STALL 1

SCALE 1/2" = 1'-0"



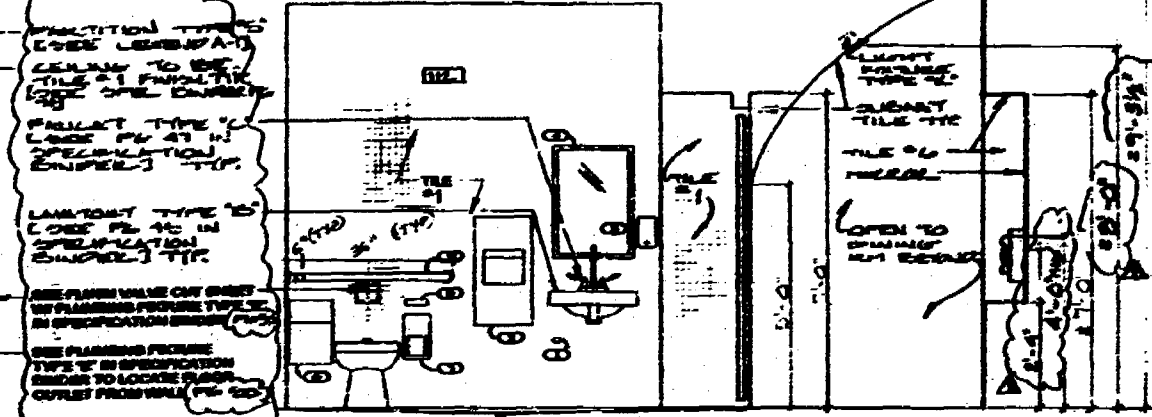
TYPICAL STALL 2

SCALE 1/2" = 1'-0"



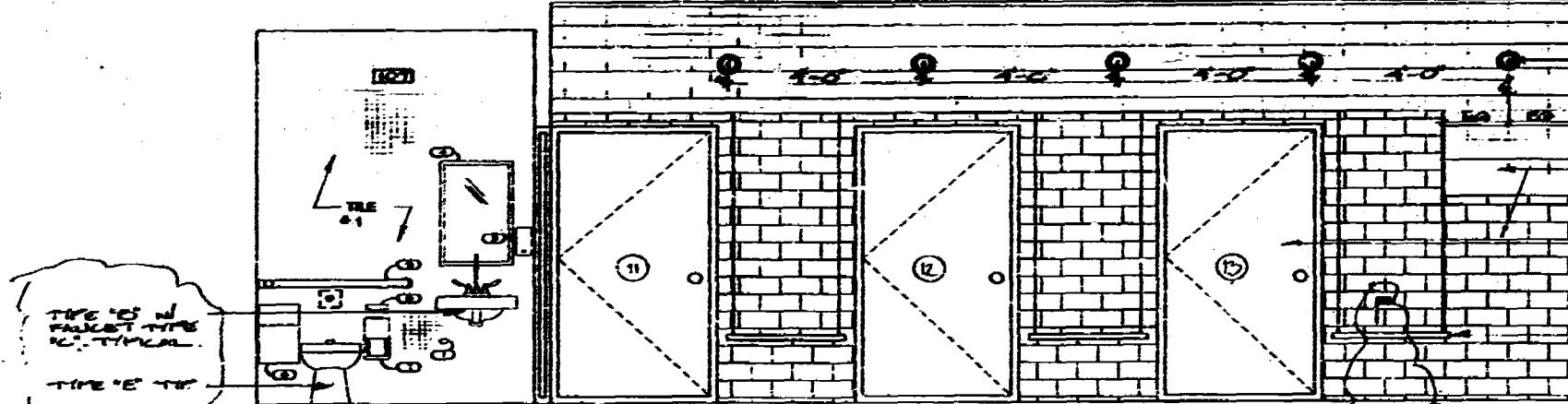
1 SECTION SOUTH

SCALE 1/2" = 1'-0"



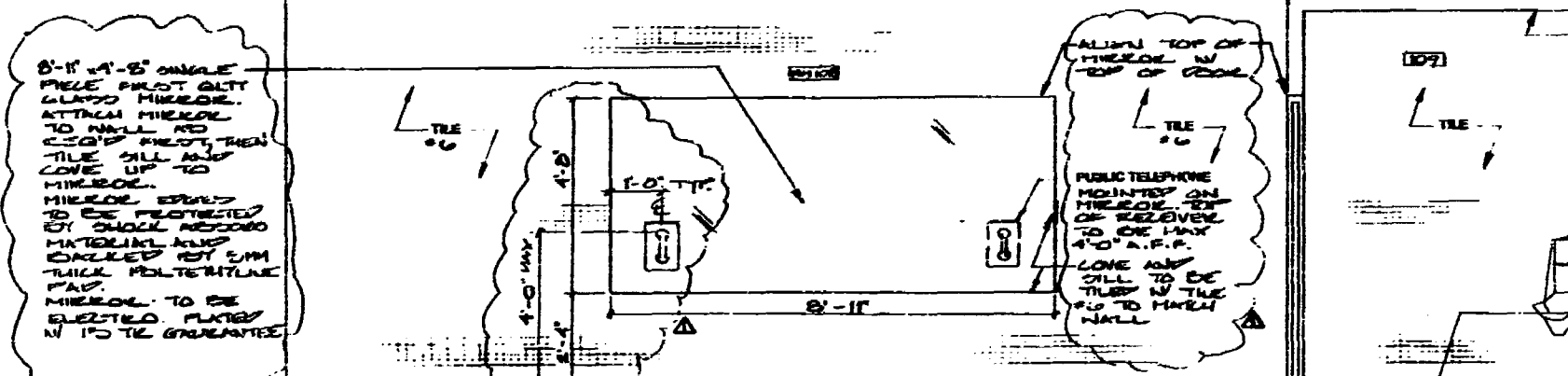
2 SECTION WEST

SCALE 1/2" = 1'-0"



3 SECTION THRU HALL SOUTH

SCALE 1/2" = 1'-0"

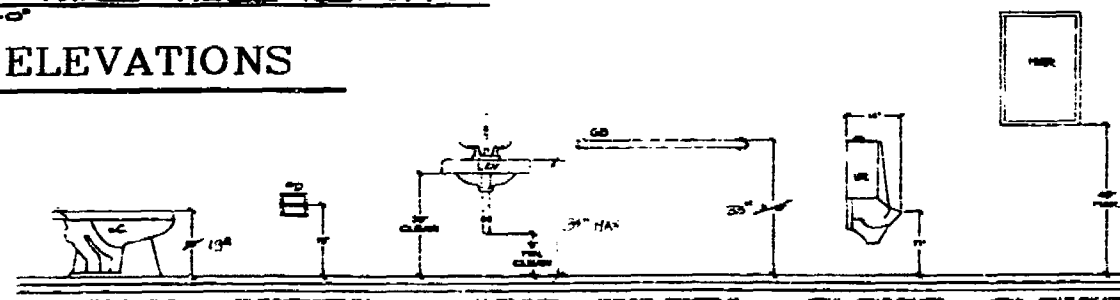


4 SECTION THRU HALL NORTH

SCALE 1/2" = 1'-0"

INTERIOR ELEVATIONS

SCALE 1/2" = 1'-0"



HANDICAP ACCESSIBLE PLUMBING FIXTURES

NOTE: TYPE 'A' WALL MOUNTED TOILET SEAT SHALL BE 18" HIGH. TYPE 'B' WALL MOUNTED TOILET SEAT SHALL BE 16" HIGH. TYPE 'C' WALL MOUNTED TOILET SEAT SHALL BE 14" HIGH. TYPE 'D' WALL MOUNTED TOILET SEAT SHALL BE 12" HIGH. TYPE 'E' WALL MOUNTED TOILET SEAT SHALL BE 10" HIGH. TYPE 'F' WALL MOUNTED TOILET SEAT SHALL BE 8" HIGH. TYPE 'G' WALL MOUNTED TOILET SEAT SHALL BE 6" HIGH. TYPE 'H' WALL MOUNTED TOILET SEAT SHALL BE 4" HIGH. TYPE 'I' WALL MOUNTED TOILET SEAT SHALL BE 2" HIGH. TYPE 'J' WALL MOUNTED TOILET SEAT SHALL BE 0" HIGH.

NOTE: TYPE 'A' WALL MOUNTED TOILET SEAT SHALL BE 18" HIGH. TYPE 'B' WALL MOUNTED TOILET SEAT SHALL BE 16" HIGH. TYPE 'C' WALL MOUNTED TOILET SEAT SHALL BE 14" HIGH. TYPE 'D' WALL MOUNTED TOILET SEAT SHALL BE 12" HIGH. TYPE 'E' WALL MOUNTED TOILET SEAT SHALL BE 10" HIGH. TYPE 'F' WALL MOUNTED TOILET SEAT SHALL BE 8" HIGH. TYPE 'G' WALL MOUNTED TOILET SEAT SHALL BE 6" HIGH. TYPE 'H' WALL MOUNTED TOILET SEAT SHALL BE 4" HIGH. TYPE 'I' WALL MOUNTED TOILET SEAT SHALL BE 2" HIGH. TYPE 'J' WALL MOUNTED TOILET SEAT SHALL BE 0" HIGH.

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OFFICE COPY

CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING

ZONING

PLUMBING

ELECTRICAL

FIRE AND ALARM

ENGINEERING

PUBLIC WORKS

STRUCTURAL

ACCESSIBILITY

ELEVATION

DATE

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FOR

PROJECT

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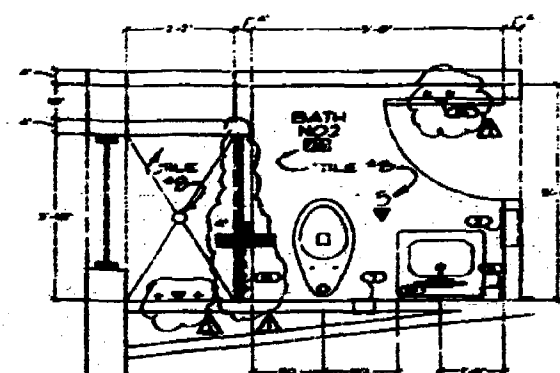
FOR

PROJECT

NO.

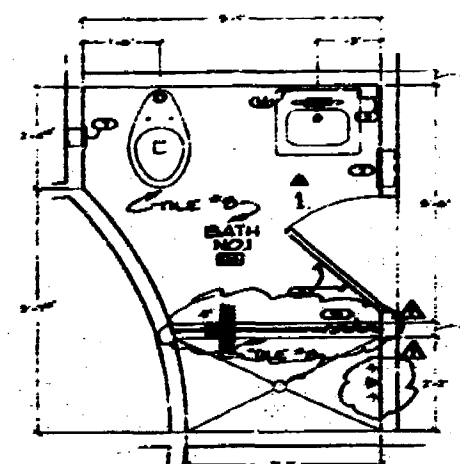
DATE

BY



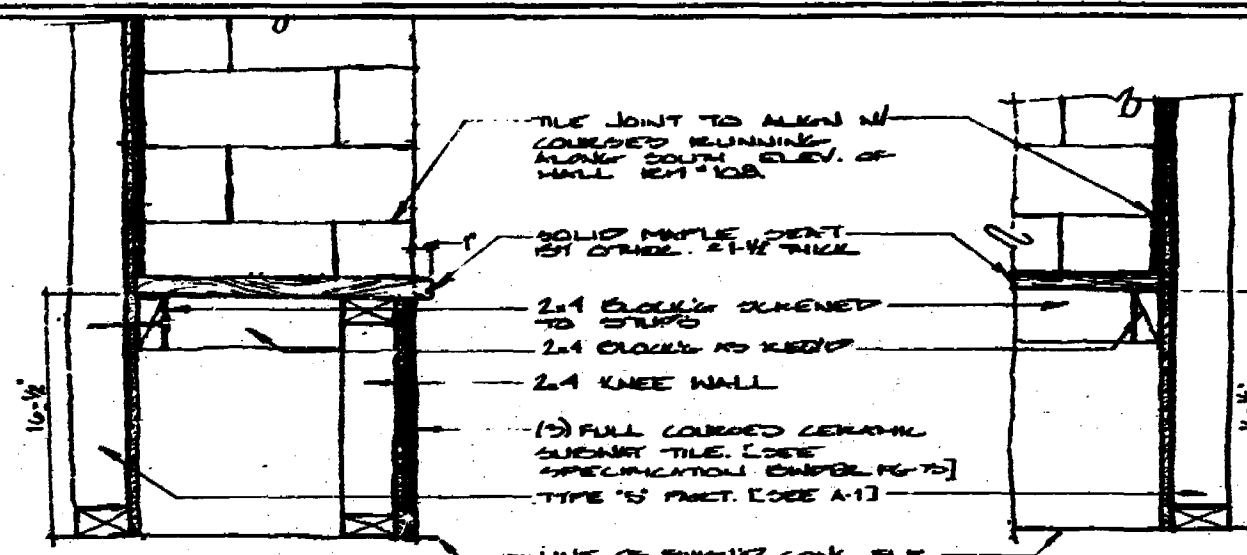
BATHROOM NO.1

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



BATHROOM NO.2

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

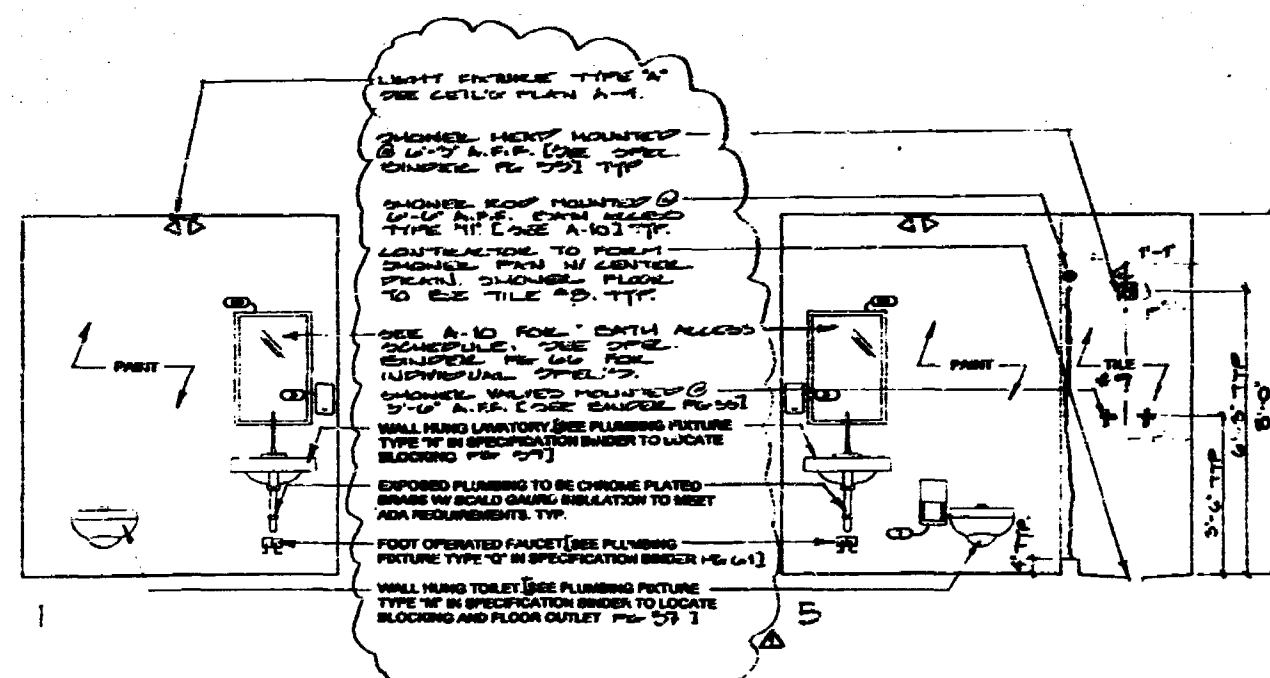


BENCH SECTION

SCALE: 2" = 1'-0"

BENCH SECTION

SCALE: 2" = 1'-0"



INTERIOR ELEVATIONS

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

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: _____
ELECTRICAL: _____
MECHANICAL: _____
PLUMBING: _____
PUBLIC WORKS: _____
STRUCTURAL: _____
ACCESSIBILITY: _____
ELEVATOR: _____

NOTES

- SEE A-1 FOR PARTITION LEGEND
- SEE A-10 FOR PLUMBING FIXTURE SCHEDULE
- SEE A-10 FOR BATHROOM ACCESSORY SCHEDULE
- SEE SPECIFICATION BOOK FOR BLOCKING REQUIREMENTS FOR EACH ITEM
- SEE FINISH SCHEDULE FOR FINISHES, COORDINATION, FINISH AND COLOR, TYPE, ETC. - SEE PG. 7-2
- SEE A-2 FOR FLOOR FINISHES

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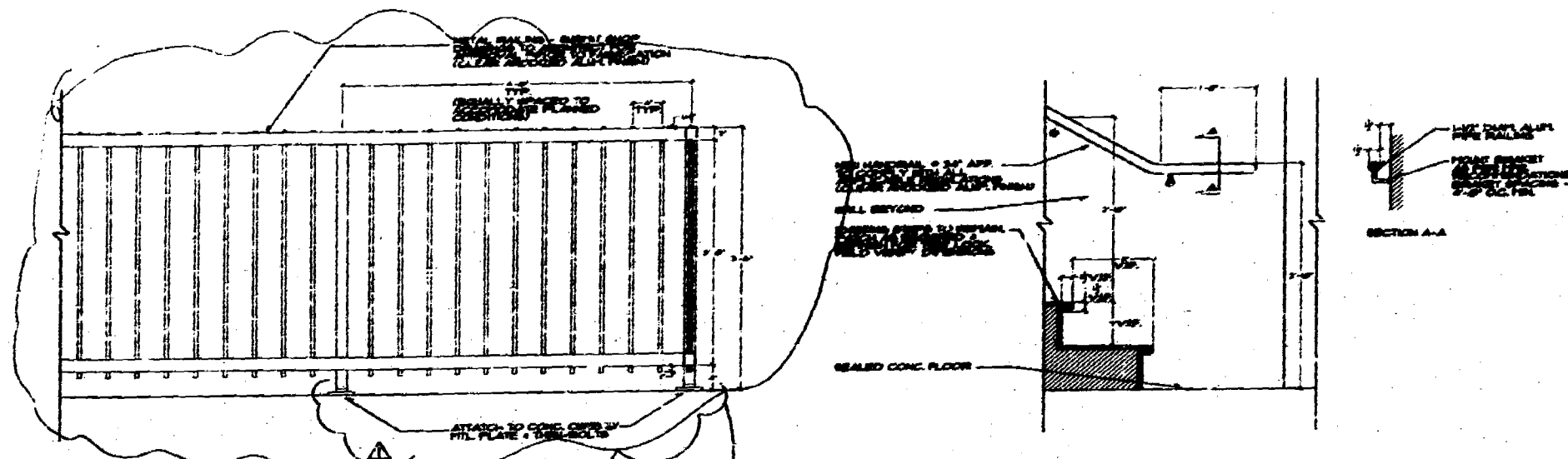
RENOVATIONS TO:
BIG PINK
157 Collins Avenue
Miami Beach, Florida 33139

INT. ELEVATIONS
& DETAILS

Permitted
17 JULY 1996

PRINT DATE: 07-08-96
PROJECT: 1007777777
SHEET: 01
AS NOTED
BY: V.B.
CHECKED: _____

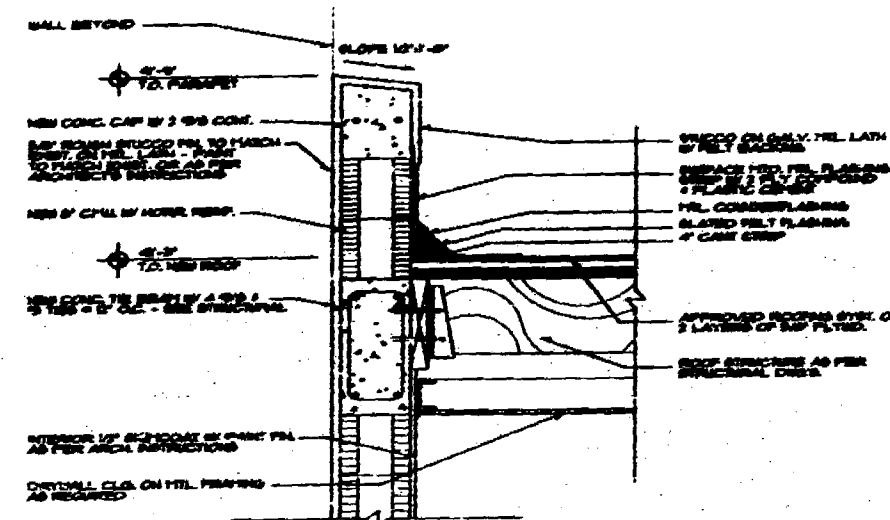
A-8a



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

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

Not part of
this permit



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

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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

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

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

DETAILS

POSITION
A-9 07-19-96

PROJECT CODE
07-08-96

PROJECT DESCRIPTION
BP

SCALE
AS NOTED

DESIGNED BY
V.B.

CHECKED BY

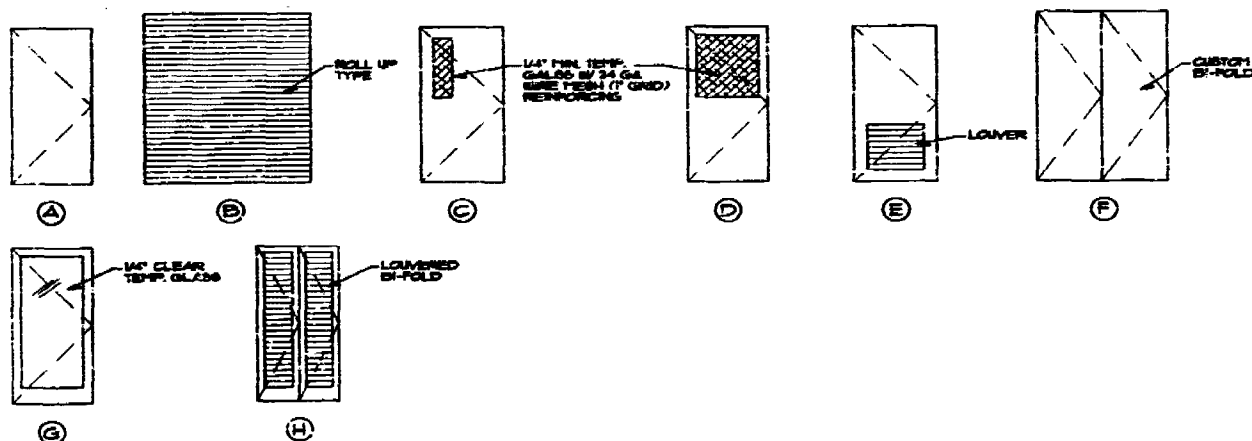
A-9

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the firm and its architect.

DOOR SCHEDULE														
FLOOR	NO.	TYPE	DOOR SIZE	DOOR MATERIAL	FRAME MATERIAL	FRAME TYPE	FRAME FINISH	FRAME TYPE	FRAME FINISH	FRAME TYPE	FRAME FINISH	FRAME TYPE	FRAME FINISH	REMARKS
1	B	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	TRASH ROOM, 1ST - REOL. UP DOOR
2	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	FOYER, 1ST - IN REOL. HOLE 6'-0" AFF
3	C	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	STORAGE, 1ST
4	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
5	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
6	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
7	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
8	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
9	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
10	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
11	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
12	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
13	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
14	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
15	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
16	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
17	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
18	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
19	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
20	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
21	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
22	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
23	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
24	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
25	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
26	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
27	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
28	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
29	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
30	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
31	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
32	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER
33	A	1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	BY FPL, 1ST FLOOR, BY KIT, EQUIP. SUPPLIER

* 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	BATH STAINLESS	4	RECEIVED		
3	TOILET ROOM	SOAP DISPENSER	ROBBEROCK	8-300	BATH STAINLESS	4	RECEIVED		
4	TOILET ROOM	STL THERM	ROBBEROCK	8-300-1000	BATH STAINLESS	4	SURFACE POLISHED		
5	TOILET ROOM	ASHTRAY	ROBBEROCK	8-300	BATH STAINLESS	4	SURFACE POLISHED		
6	TOILET ROOM	SHOWER HEAD	ROBBEROCK	8-300	BATH STAINLESS	4	RECEIVED		
7	TOILET ROOM	TOILET PAPER DISPENSER	ROBBEROCK	8-300	BATH STAINLESS	4	RECEIVED		
8	TOILET ROOM	CLOSED HOOK	ROBBEROCK	8-300	BATH STAINLESS	4	RECEIVED		
9	TOILET ROOM	SHOWER BAR	ROBBEROCK	8-300	BATH STAINLESS	4	CONCEALED FINISHES		
10	BATHROOM	SHOWER CABINET	ROBBEROCK	8-300	BATH STAINLESS	2	RECEIVED		
11	BATHROOM	SHOWER HEAD	ROBBEROCK	8-300	BATH STAINLESS	2	7'-0" x 7'-0" LENSING		
12	BATHROOM	SHOWER CURTAIN	ROBBEROCK	8-300-1	BATH STAINLESS	2			
13	BATHROOM	SHOWER CURTAIN	ROBBEROCK	8-300-1	BATH STAINLESS	2			

LIGHTING FIXTURE SCHEDULE									
TYPE	ROOM	DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	VOLTAGE	QUANTITY	REMARKS	
A	GENERAL	GENERAL LIGHTING	RED DOT	L-80	GREY BRASS	120V	21	SURFACE MOUNTED UTILITY LIGHT	
B	ROOM A-1	GENERAL LIGHTING	RED DOT	L-80	GREY BRASS	120V	1	FOR LENSING - SEE REF. CLG. PLAN	
C	2ND FLOOR	TRACK LIGHTING	HERBELL	TR-100	WHITE BRASS	120V	10	HOLE DETAIL	
D	2ND FLOOR	RECESSED CAN	AND	TC-100	WHITE BRASS	120V	10	HOLE DETAIL	
E	2ND FLOOR	RECESSED CAN	AND	TC-100	WHITE BRASS	120V	10	HOLE DETAIL	
F	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
G	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
H	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
I	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
J	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
K	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
L	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
M	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
N	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
O	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
P	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
Q	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
R	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
S	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
T	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	
U	2ND FLOOR	2" x 4" RECESSED CAN	HERBELL	TC-100	WHITE BRASS	120V	10	RECESSED, DAYLIGHT SPECTRUM LAMP	

PLUMBING FIXTURE SCHEDULE									
TYPE	ROOM	DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	QUANTITY	REMARKS		
A	1ST-12	HOSE SPOT	CHICAGO FACET	7-20	POLISHED CHROME	4	REMOVABLE HANDLE		
B	1ST-12	STAINLESS STEEL, 8"	BRADLEY	80-100	BATH	4	1/4" FAUCET, REQUIRES REAR ACCESS PANEL		
C	1ST-12	FAUCET	BRADLEY	80-100	CHROME	4	REQUIRES FLUSH VALVE BOX		
D	1ST-12	STAINLESS URINAL	BRADLEY	100-1000	BATH STAINLESS	1	REQUIRES FLUSH VALVE BOX		
E	1ST-12	STAINLESS TOILET	BRADLEY	100-1000	BATH STAINLESS	4	REQUIRES FLUSH VALVE BOX		
F	1ST-12	STAINLESS TOILET	BRADLEY	100-1000	BATH STAINLESS	4	REQUIRES FLUSH VALVE BOX		
G	1ST-12	ACCESS BOX	BRADLEY	100-1000	BATH STAINLESS	4	REQUIRES FLUSH VALVE BOX		
H	1ST-12	SHOWER HEAD	CHICAGO FACET	7-20	CHROME	2	WITHOUT DECK PLATE		
I	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
J	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
K	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
L	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
M	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
N	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
O	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
P	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
Q	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
R	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
S	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
T	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		
U	2ND FLOOR	SHOWER VALVE	CHICAGO FACET	7-20	CHROME	2	WITHOUT HEAD OR ARM		

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

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

SCHEDULES & SPECIFICATIONS

REVISIONS:
01-15-56
02-07-56

DATE: 07-08-56
PROJECT: COASTAL BLDG
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

A-10



3000 NW 87TH STREET
MIAMI, FLORIDA 33142 U.S.A.
PHONE (305) 899 8800
FAX (305) 899 8800

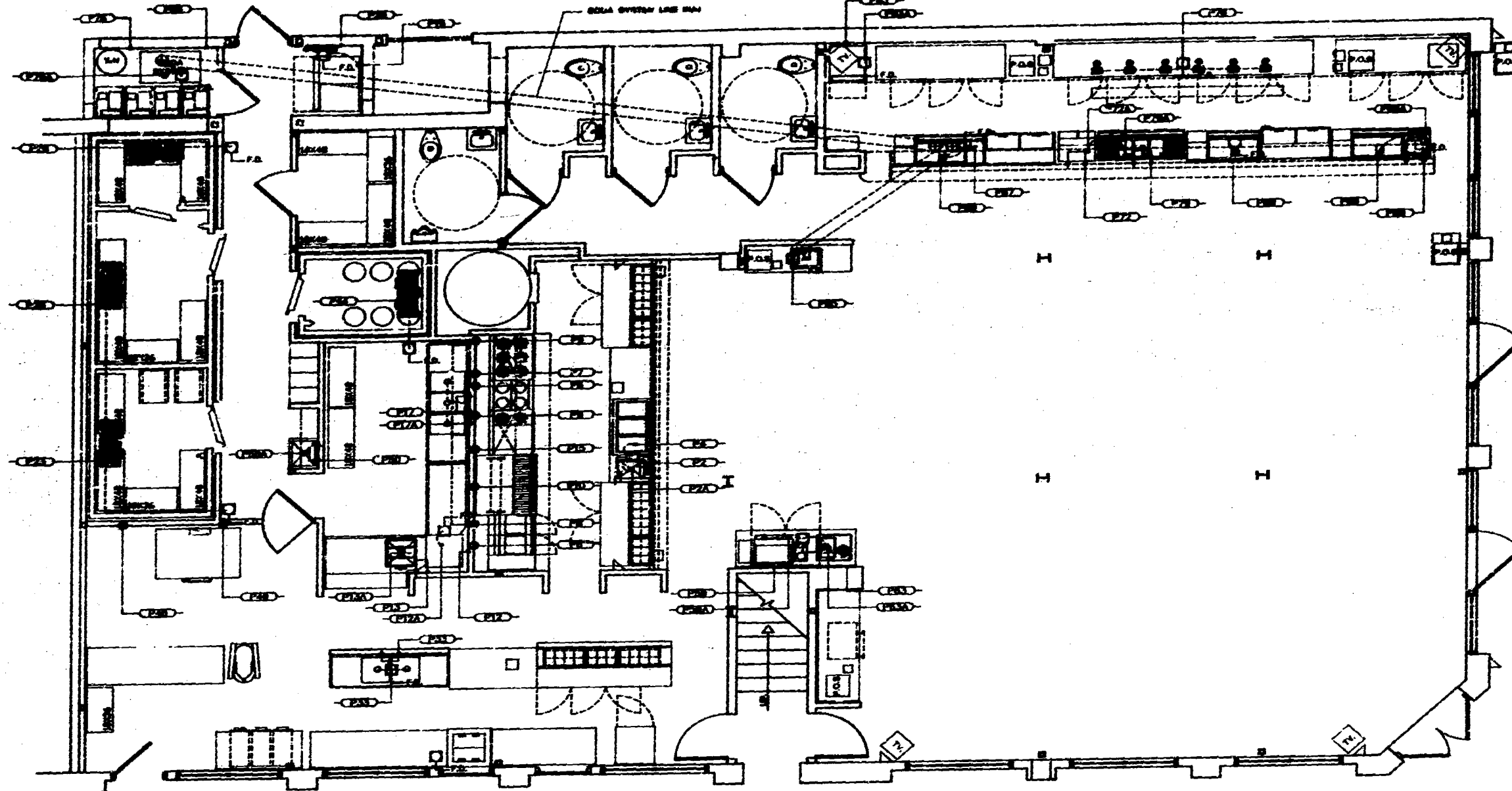
DATE	DESCRIPTION	NO.

BIG PINK

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

SHEET TITLE
PLUMBING
ROUGH-IN

SHEET
Q-2
OF 3 SHEETS



SCHEDULE OF SYMBOLS/NOTES

P-2 = 1/2" HW.-CW. +4" AFF. (FOR ITEM #2 & #3)	P-68A = 1" LWASTE TO FLOOR DRAIN
P-2A = 2" LWASTE TO FLOOR DRAIN	P-68 = 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. +20" AFF. (VERIFY)	P-78 = 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. +40" AFF.	
P-22 = 1" LWASTE TO FLOOR DRAIN	
P-26 = 1" LWASTE TO FLOOR DRAIN	
P-28 = 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. 55 MBTU. (EACH) +10" & 42" AFF.	
P-48 = 3/4" GAS CONN. 111 MBTU. +12" AFF.	
P-50 = 1/2" HW.-CW. +36" AFF.	
P-50A = 2" WASTE + (-8)" AFF.	
P-52 = 1/2" CW. +40" AFF.	
P-58A = 1" LWASTE TO FLOOR DRAIN	
P-63 = 1/2" CW. +12" AFF.	
P-63A = 1" LWASTE TO FLOOR DRAIN	
P-67 = 1" LWASTE TO FLOOR DRAIN	
P-68 = 1/2" HW.-CW. +12" AFF.	

LEGEND

1/2" CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
3/4" GAS CONN.	3/4" HW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE
1/2" HW.-CW.	1/2" HW.-CW.	1" LWASTE	2" WASTE

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 HEIGHTS 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 FURNISH COMPLETE WORKING UP EQUIPMENT FROM POINT OF CONNECTION TO ROOM-IN AS SHOWN ON THESE PLANS WILL BE DONE MECHANICAL (PLUMBING) CONTRACTOR.
- 3) WATER PRESSURE IN EQUIPMENT AREA SHOULD NOT EXCEED 2.5 KG/CMS (30 PSI) IN BOTH THE MAIN HOT AND COLD WATER LINES. THE WATER PRESSURE TO DISHWASHER AND ROOSTERS SHOULD NOT EXCEED 2.5 KG/CMS (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 REQUIREMENTS.
- 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 SOFTENED TO A MAXIMUM OF 17-51 PPM (0-3 GRAMS/GAL). MECHANICAL CONTRACTOR TO SUPPLY INSTALL AND CONNECT FILTERS AND SOFTENING PLANT.
- 6) ONLY THIS DRAWING MUST BE USED IN CONJUNCTION WITH MECHANICAL DRAWINGS FOR OTHERS REQUIRED UTILITIES.

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CITY OF MIAMI BEACH

APPROVED FOR SUBMITTAL BY

DATE: 8-3-88

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

DRAWN BY: RPH

JOB # 29621

SHEET TITLE

PLUMBING

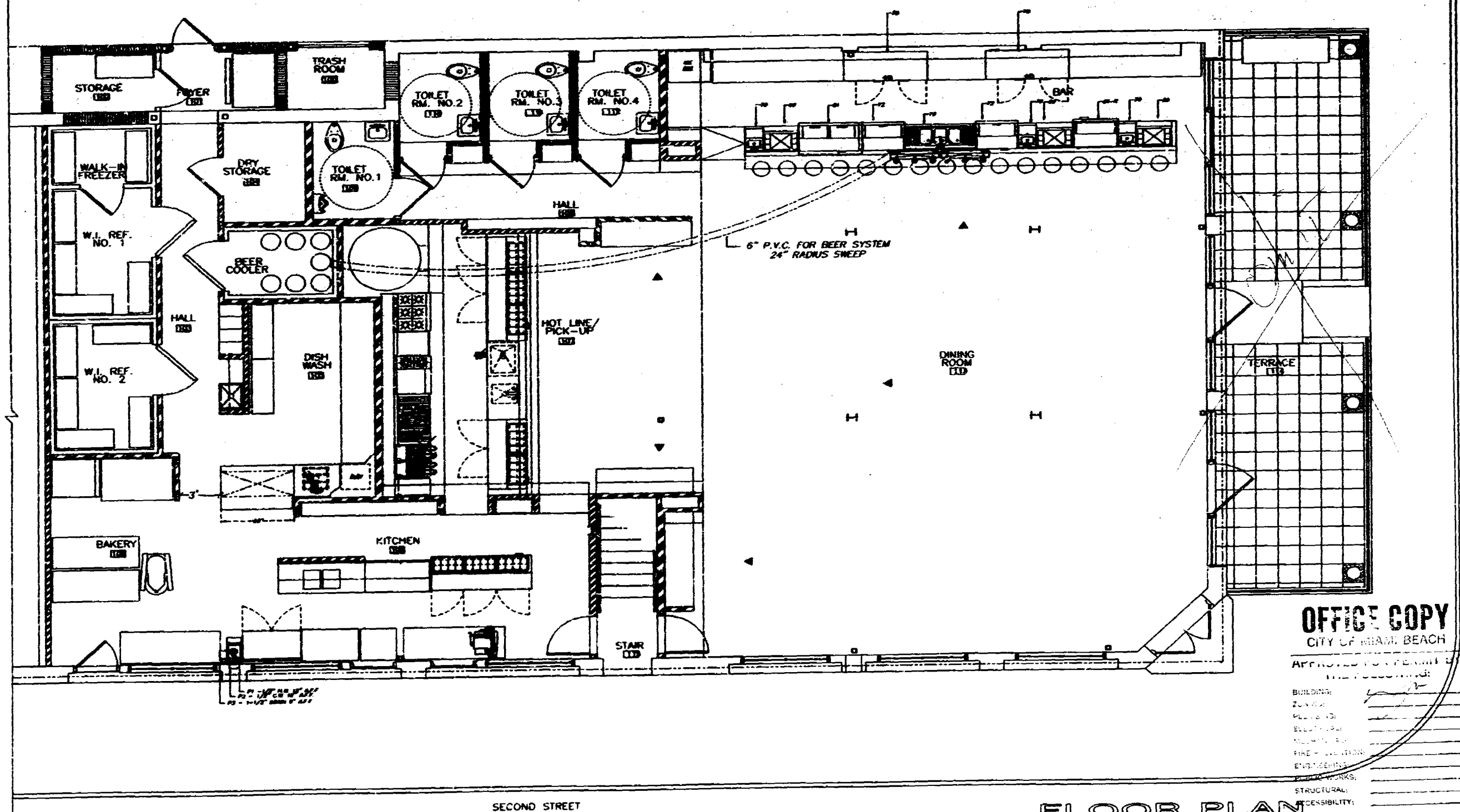
ROUGH-IN

SHEET

Q-2

OF 3 SHEETS





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

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT
DATE: 07/29/96

BUILDING
ZONING
PLANNING
ELECTRICAL
MECHANICAL
FIRE PROTECTION
ENVIRONMENTAL
LANDSCAPE
STRUCTURAL
CIVIL

COLLINS AVENUE

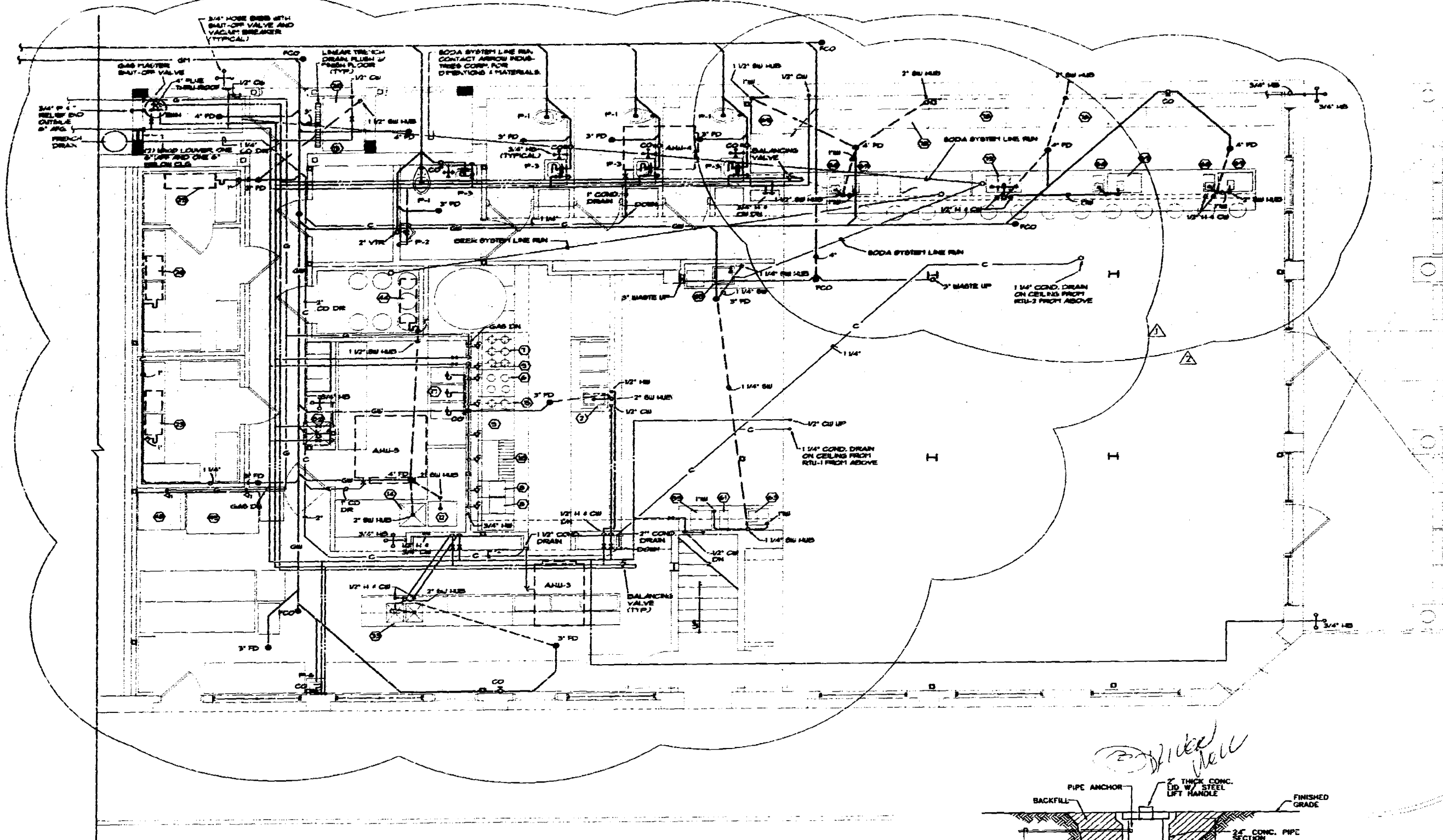
REV.	DATE	BY	APP.
1	07/29/96	J. RAUCH	


JOB NAME:
BIG PINK
COLLINS AVE. & SECOND STREET

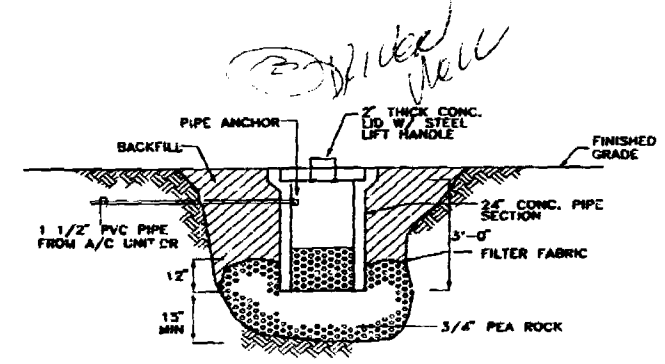
LEE EQUIPMENT CO.
1000 PEMBROKE ROAD
HALLANDALE, FLORIDA 33008 USA
Tel #: (954) 486-7800
Fax #: (954) 486-7888

DATE:
07/29/96
DRAWING #:
729-96R
FOOD SERVICE DESIGNER:
J. BRANDT
EQUIPMENT LAYOUT
K-2
SHEET 2 OF 2

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





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

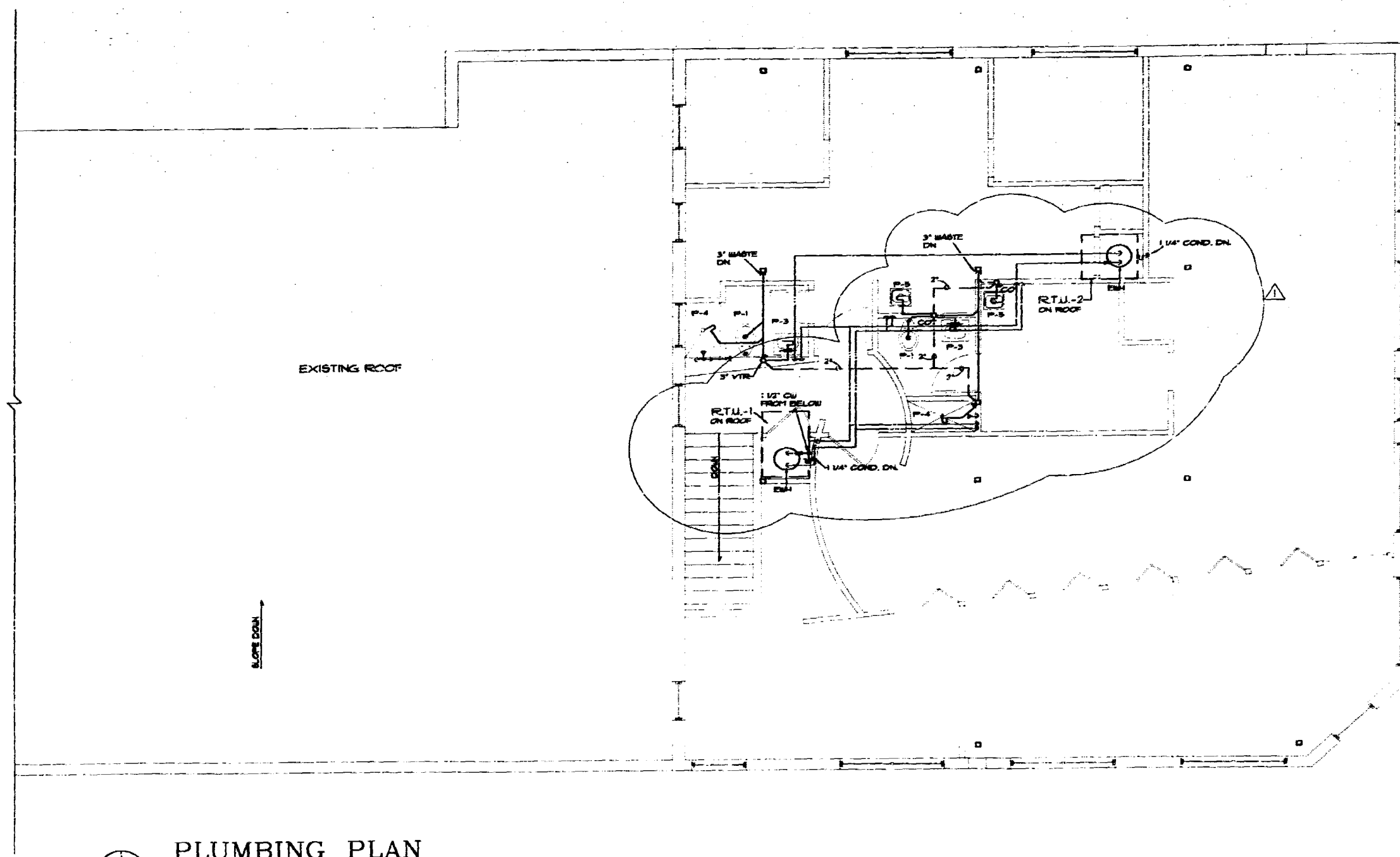



COND. FRENCH DRAIN DETAIL
 R.T.A.

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR RECORD BY
 (Signature)
 BUILDING DEPT.
 DATE: 07-08-96
 PROJECT: 00000000
 SHEET: 1/1
 ENGINEER: P. J. JAMES
 PUBLIC WORKS
 STRUCTURAL
 ACCESSIBILITY:


Page and Associates, Inc.
 Engineers/Consultants
 # 33 000000
 4870 S.W. 72 Avenue, #107
 Miami, Florida 33155
 (305) 681-7700

RENOVATIONS TO: BIG PINK 157 Collins Avenue Miami Beach, Florida 33139	
GROUND FLOOR PLUMBING PLAN	
REVISIONS: 1. 8-8-96 2. 8-16-96	DATE: 07-08-96 PROJECT: 00000000 SHEET: 1/1 ENGINEER: P. J. JAMES PUBLIC WORKS STRUCTURAL ACCESSIBILITY:
P-1	





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

OFFICE COPY
CITY OF MIAMI BEACH

Approved for record by
the following:

SUBMITTER: _____
 DESIGNER: _____
 REVIEWER: _____
 ENGINEER: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ACCESSIBILITY: _____
 ELEVATOR: _____


Page and Associates, Inc.
 Engineers/Consultants
 4570 S.W. 72 Avenue, #107
 Miami, Florida 33155
 (305) 661-7700

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

SECOND FLOOR
 PLUMBING PLAN

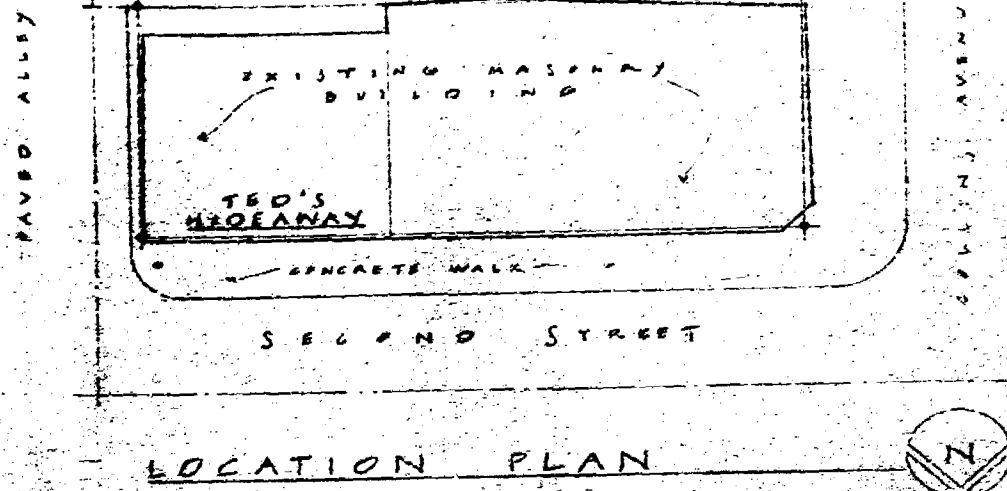
REVISIONS
 8-8-96

DATE: 07-06-96
 PROJECT: 157 Collins Avenue
 SHEET: 20
 SCALE: 1/4" = 1'-0"
 DRAWN BY: E.T.
 CHECKED BY:



P-2

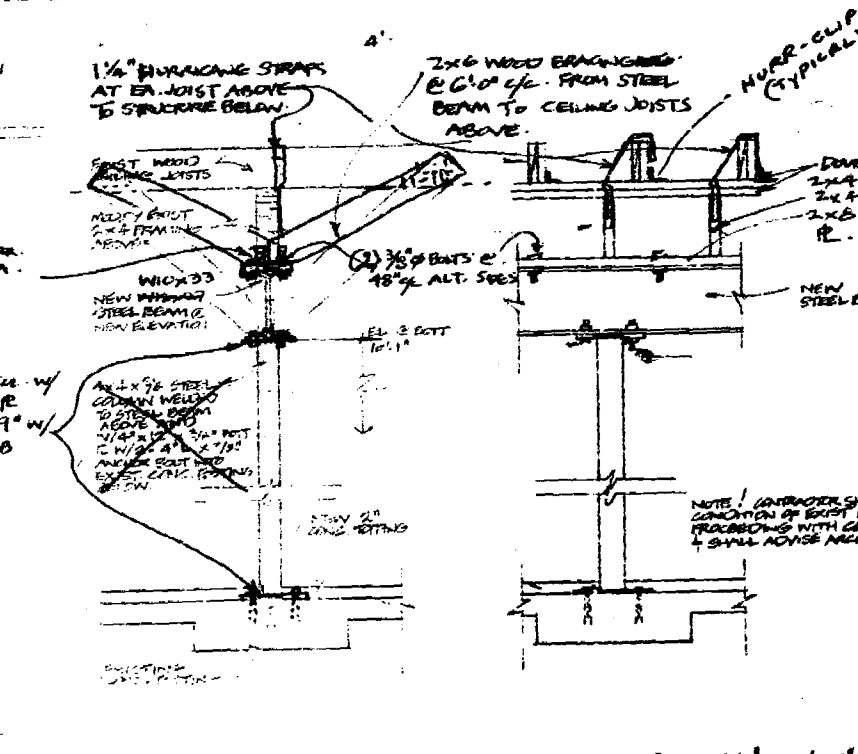
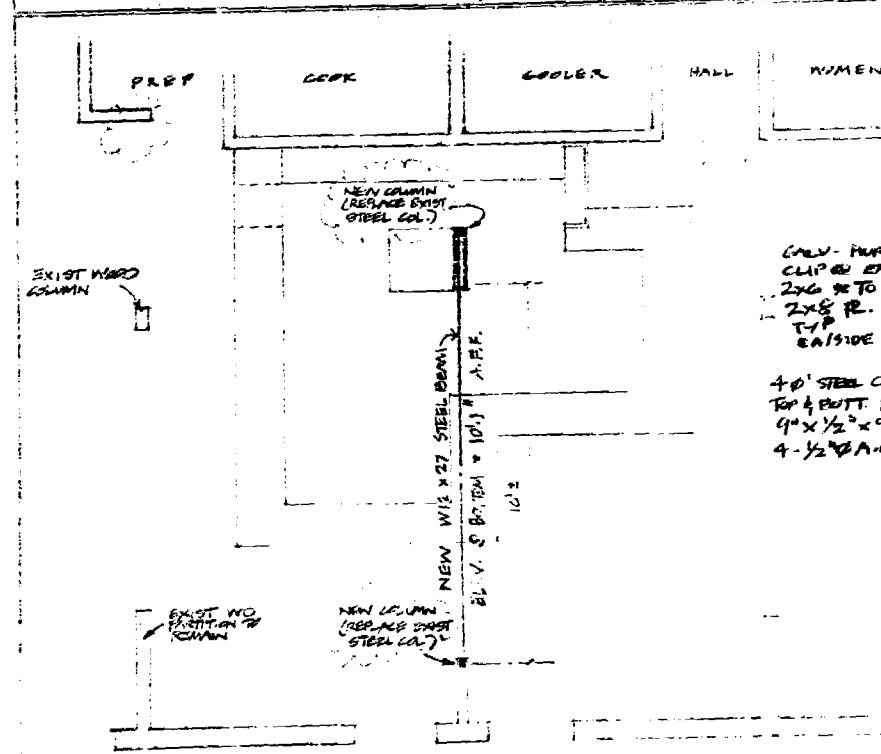
EXHIBIT E



DOOR SCHEDULE

NO.	WIDTH	HEIGHT	THICK	FRAME	WHL	TYPE	REMARKS
1	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	FLUSH	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR
2	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	FLUSH	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR
3	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	PANEL	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR
4	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	PANEL	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR
5	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	PANEL	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR
6	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	PANEL	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR
7	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	PANEL	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR
8	2'-0"	6'-8"	1 3/4"	WOOD	WOOD	PANEL	REPLACE EXIST. DOOR & FRAME 1 1/2" BR. DOOR

NOTES:
 1. HANDRAILS SHALL HAVE FINISHED BRASS FINISH (MINIMUM 1/2" DIA. BRASS)
 2. METALLIC LAMINATE DOOR HANDRAILS & DOOR CLOSING IS FRONT ENTRY DOOR
 3. HANDRAILS AT GUEST ROOMS DOORS SHALL BE 1 1/2" x 3/4" x 1/4" W/ FINISHED WOODS



WOOD HEADER MODIFICATION DETAILS

BRASS PLATE ARE REQUIRED FOR
 FIRE ALARM AND LIFE SAFETY SYSTEMS
 BRASS AND SIGNED BY A STATE OF
 FLORIDA S.E.
 JURISDICTION REQUIREMENTS SHALL BE
 COMPLIED WITH PER 90A.05

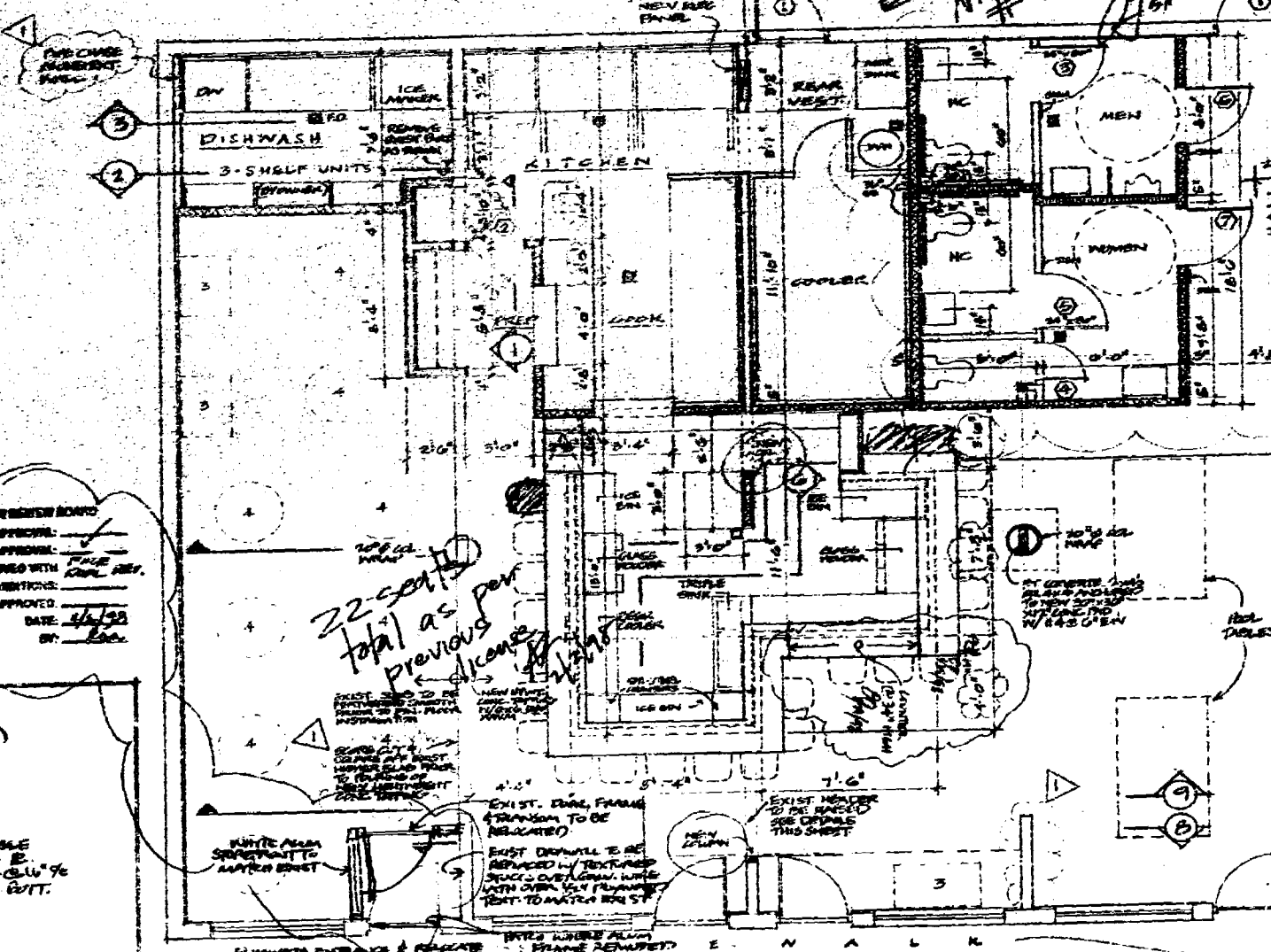
MAINTAIN EFFECTIVENESS OF
 FIRE SUPPRESSION / LIFE
 SAFETY SYSTEMS IN
 ACCORDANCE WITH SFBC
 CHAPTER 38.

APPROVAL IS CONTINGENT
 ON PERFORMANCE OF FIRE
 SUPPRESSION / LIFE SAFETY
 SYSTEMS IN ACCORDANCE
 WITH SFBC CHAPTER 38

FIRE STOPPING REQUIREMENT
 Penetrations thru walls and floors shall be
 sealed with a material capable of withstanding the
 design fire resistance and not less than 1/2\"/>

"SHOP DRAWINGS ARE
 REQUIRED FOR FIRE ALARMS,
 FIRE SPRINKLERS, AND LIFE
 SAFETY SYSTEMS. SEALS AND
 SIGNED BY A STATE OF FLORIDA
 P.E."

CONTINGENT ON APPROVED
 CONTRACT LOST MARK OR
 REMOVED TO THE BUILDING
 DEPARTMENT. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR
 THE REMOVAL OF THE
 MARK.



FLOOR PLAN

- GENERAL NOTES**
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL & NATIONAL
 GOVERNING AGENCIES AND PROVISIONS INCLUDING BUT NOT
 LIMITED TO THE FLORIDA BUILDING CODE, 1994 EDITION,
 N.E.C., N.F.P.A., CITY OF MIAMI BEACH, AND MIAMI-DADE COUNTY.
 - ALL CONTRACTORS & THEIR SUBCONTRACTORS SHALL BE FULLY LICENSED
 & QUALIFIED TO PERFORM THE CITY OF MIAMI BEACH AND SHALL
 OBTAIN A CONTRACT REGISTRATION & LIABILITY INSURANCE AS REQUIRED
 BY CITY.
 - REVISIONS 22 2/28/98
 - NEW FINISHES IN EXISTING PARTITIONS SHALL BE FINISHES MIN.
 CLASS 100 FINISH.
 - ALL EXISTING FINISHED PARTITIONS SHALL BE REMOVED WITH
 NEW 2x4 BR. 2x4 STUDS AS DIRECTED BY THE ARCHITECT.
 - NEW PARTITIONS SHALL BE 2x4 BR. 2x4 STUDS AS DIRECTED BY THE ARCHITECT.
 NEW PARTITIONS SHALL BE 2x4 BR. 2x4 STUDS AS DIRECTED BY THE ARCHITECT.
 NEW PARTITIONS SHALL BE 2x4 BR. 2x4 STUDS AS DIRECTED BY THE ARCHITECT.
 - EXISTING & NEW PARTITIONS SHALL BE FINISHED WITH
 FINISHES AS DIRECTED BY THE ARCHITECT.

**EXTERIOR DOORS
 UNDER SEPARATE
 PERMIT**

**OFFICE COPY
 CITY OF MIAMI BEACH**

APPROVED FOR PERMIT BY
 THE FOLLOWING:
 BUILDING: [Signature]
 PLUMBING: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 FIRE PREVENTION: [Signature]
 ENGINEERING: [Signature]
 PUBLIC WORKS: [Signature]
 STRUCTURAL: [Signature]
 ACCESSIBILITY: [Signature]
 ELEVATOR: [Signature]

REVISIONS
 1. JANUARY 20, 1998

**OVIDIO
 OXIOS, A.I.A.**
 Architecture Design Services
 118 West 3rd Street, Miami Beach, FL 33139
 Phone: 305.352.0000
 Fax: 305.352.0000
 Date: December 28, 1997
 Sheet A-1

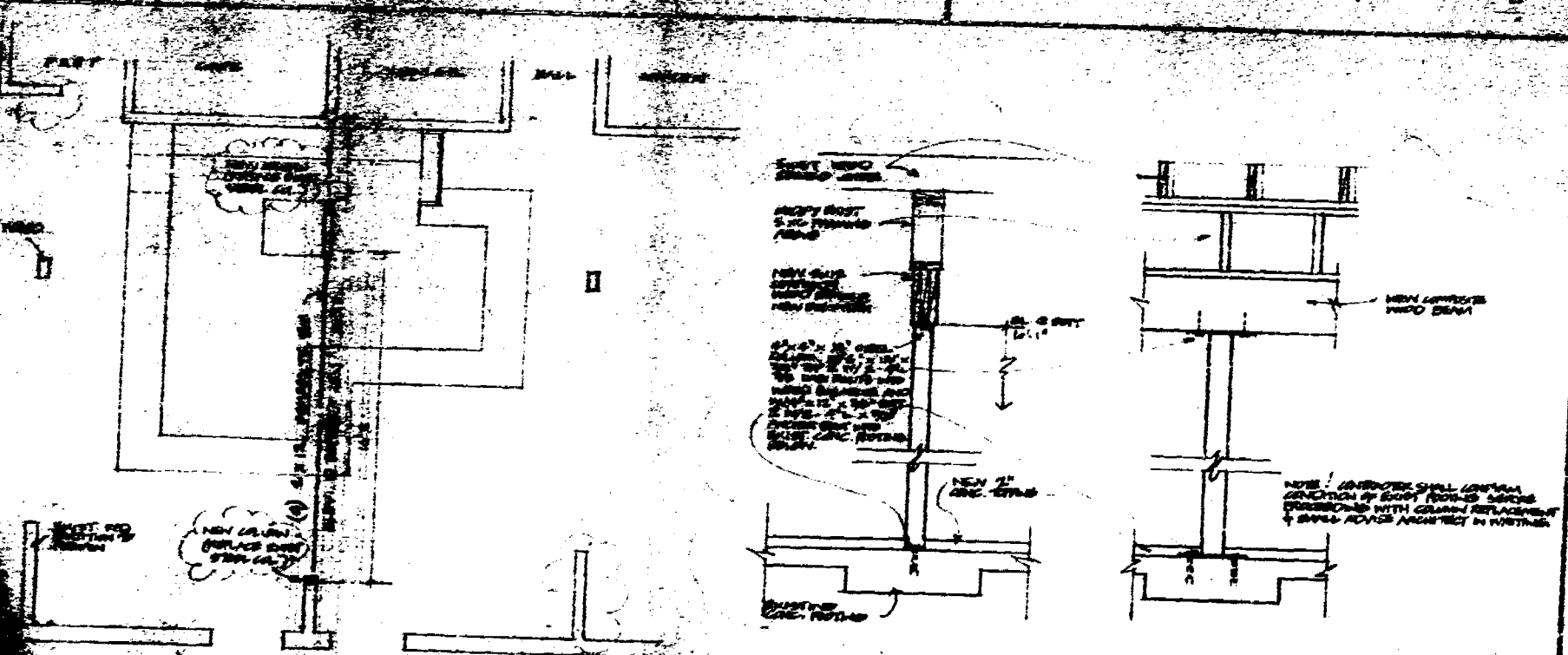
00405

PROJECT: [illegible]
 DRAWN BY: [illegible]
 DATE: [illegible]

WALL PLAN

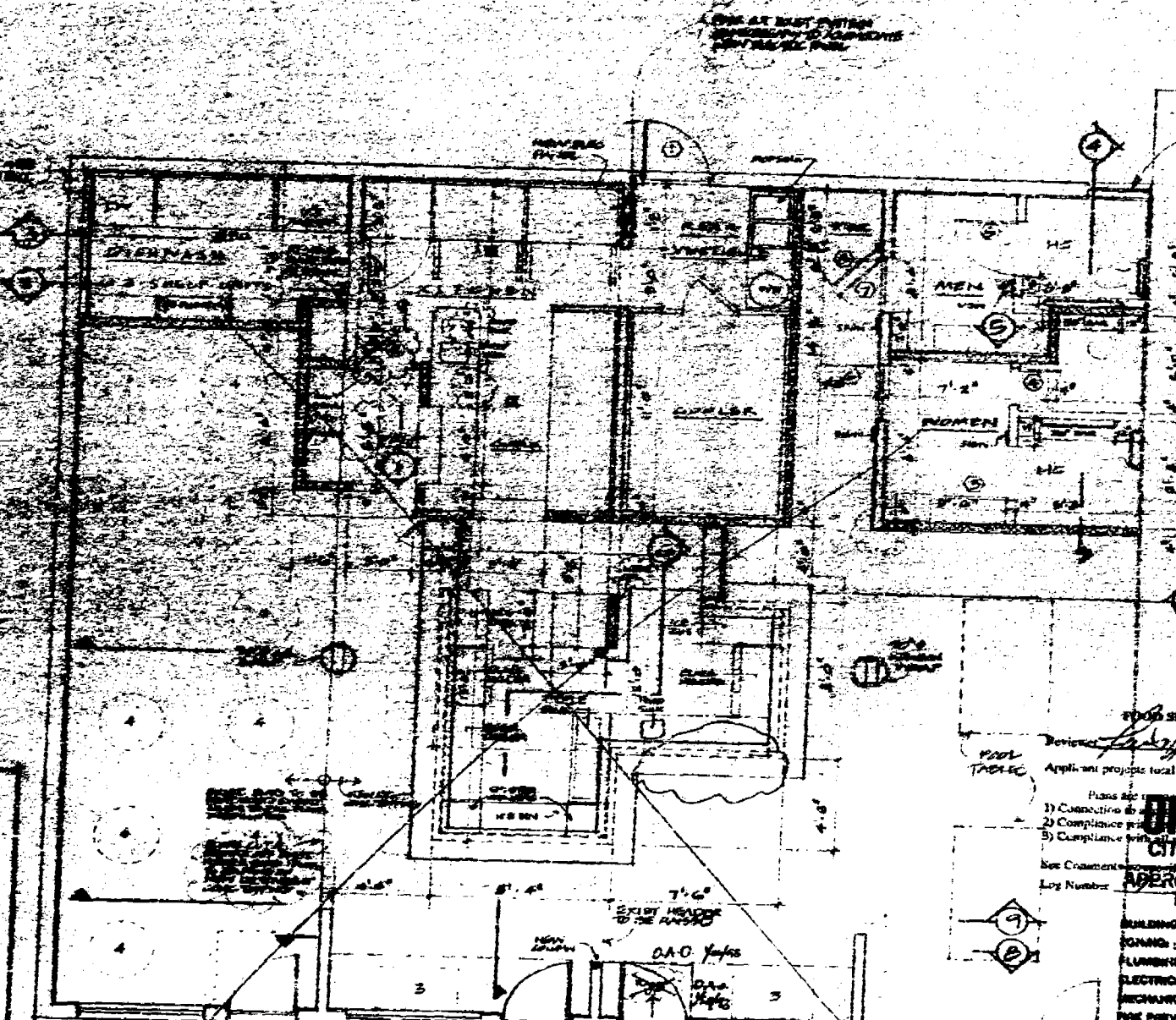
WALL SCHEDULE

NO.	DESCRIPTION	THICKNESS	FINISH	NOTES
1	WALL	8"	CONCRETE	
2	WALL	8"	CONCRETE	
3	WALL	8"	CONCRETE	
4	WALL	8"	CONCRETE	
5	WALL	8"	CONCRETE	
6	WALL	8"	CONCRETE	
7	WALL	8"	CONCRETE	
8	WALL	8"	CONCRETE	
9	WALL	8"	CONCRETE	
10	WALL	8"	CONCRETE	
11	WALL	8"	CONCRETE	
12	WALL	8"	CONCRETE	
13	WALL	8"	CONCRETE	
14	WALL	8"	CONCRETE	
15	WALL	8"	CONCRETE	
16	WALL	8"	CONCRETE	
17	WALL	8"	CONCRETE	
18	WALL	8"	CONCRETE	
19	WALL	8"	CONCRETE	
20	WALL	8"	CONCRETE	



SECTION DETAILS 1/4" = 1'-0"

WALL LEADER MODIFICATION DETAILS



FLOOR PLAN 1/4" = 1'-0"

- ### GENERAL NOTES
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL & NATIONAL BUILDING CODES AND REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE, 1997 EDITION, AS AMENDED, CITY OF MIAMI BEACH, AND MIAMI Dade COUNTY.
 - ALL STRUCTURES & THEIR SUBSTRUCTURES SHALL BE FULLY LICENSED & DESIGNED TO PERFORM IN THE CITY OF MIAMI BEACH AND SHALL COMPLY WITH THE CITY OF MIAMI BEACH AND MIAMI Dade COUNTY PERMITS, ORDINANCES & UNIFORMITY REQUIREMENTS.
 - PERMITS:

DESIGN	45
CONSTRUCTION	55
TOTAL	100
 - NEW STRUCTURES & EXISTING STRUCTURES SHALL REMAIN AND BE REINFORCED WITH NEW REINFORCING BARS.
 - ALL EXISTING FOUNDATION SHALL BE REINFORCED WITH NEW REINFORCING BARS.
 - NEW STRUCTURES SHALL BE 100% REINFORCED WITH NEW REINFORCING BARS.
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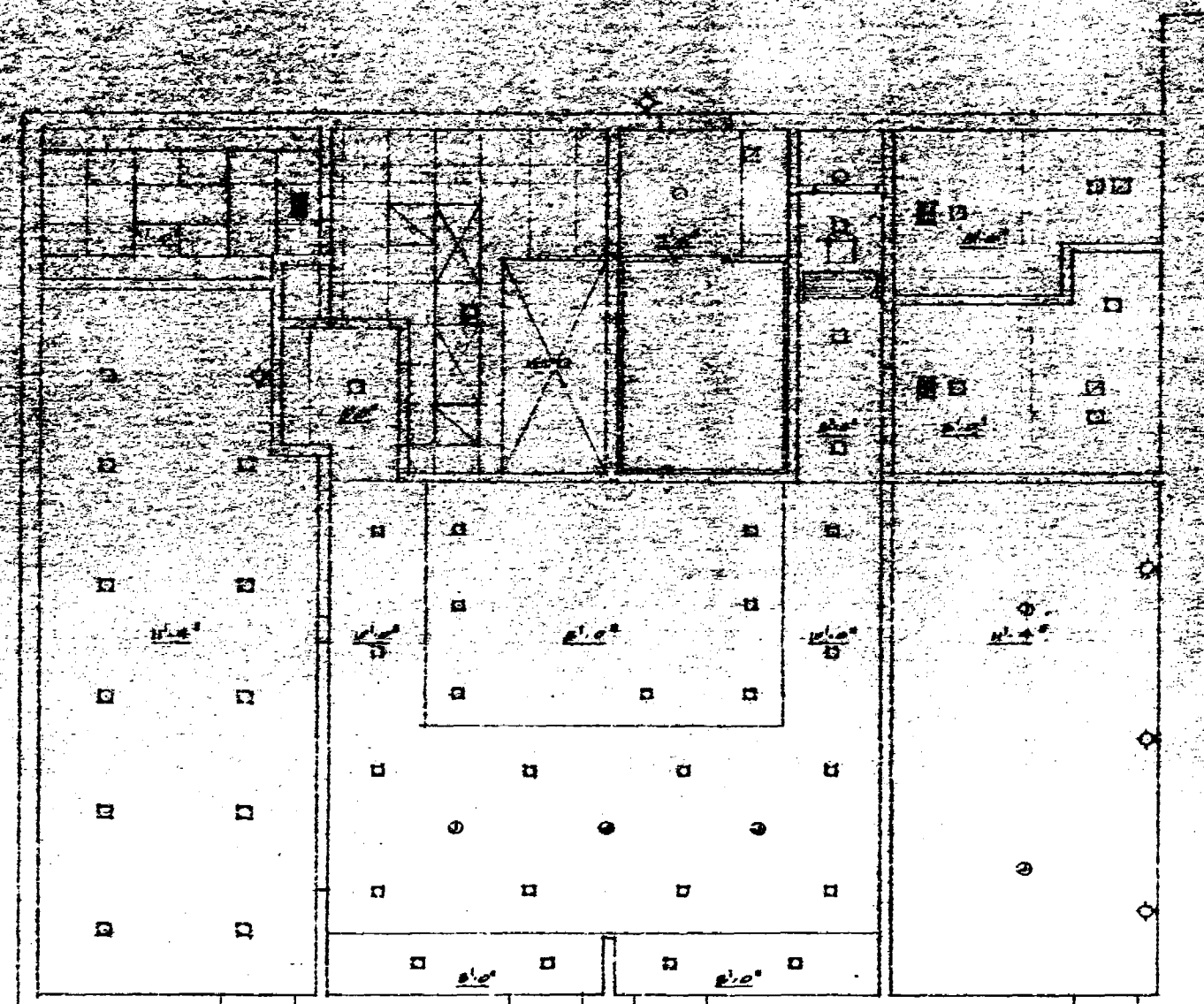
BUILDING
 PLUMBING
 ELECTRICAL
 MECHANICAL
 FIRE PREVENTION
 ENGINEERING
 PUBLIC WORKS
 STRUCTURAL
 CIVIL
 LANDSCAPE

VOID

OXIDIO
 OXIDIO, AIA
 Architecture - Design Services
 115 NW 5th Ave, Suite 1100
 Miami, FL 33136
 305.581.0000

TED'S HIDEAWAY
 175 5th Street
 Miami, FL 33136
 305.581.0000

000406



REFLECTED CEILING PLAN

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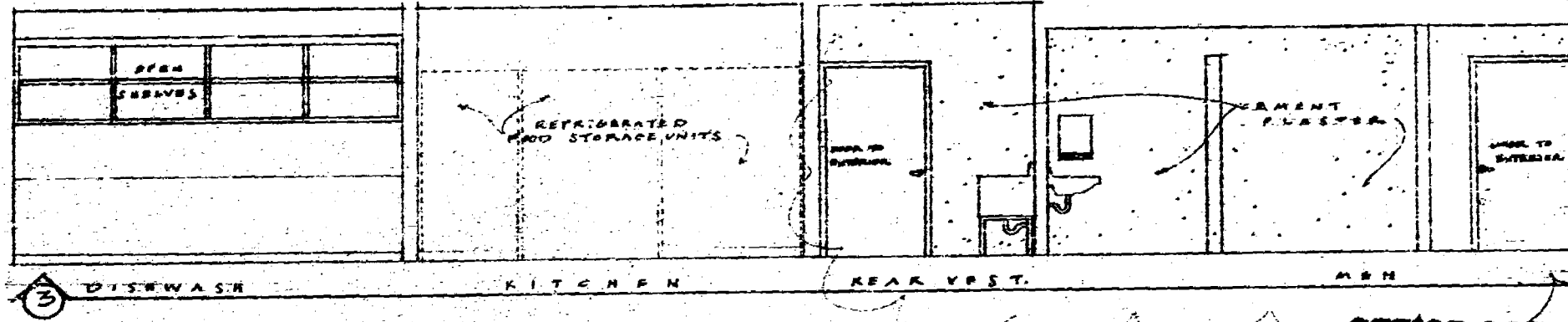
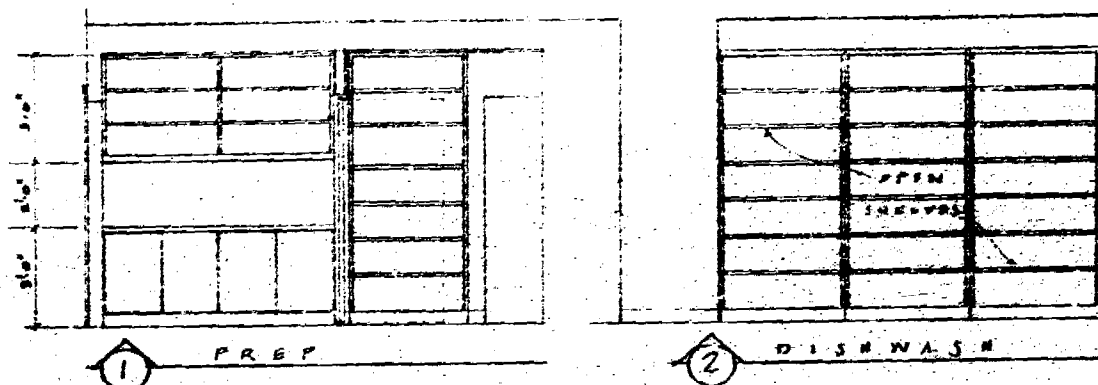
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ZONING	<i>[Signature]</i>
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MECHANICAL	<i>[Signature]</i>
FIRE PREVENTION	<i>[Signature]</i>
SPRINKLING	<i>[Signature]</i>
PUBLIC WORKS	<i>[Signature]</i>
STREETS	<i>[Signature]</i>
SEWERAGE	<i>[Signature]</i>
WATER	<i>[Signature]</i>



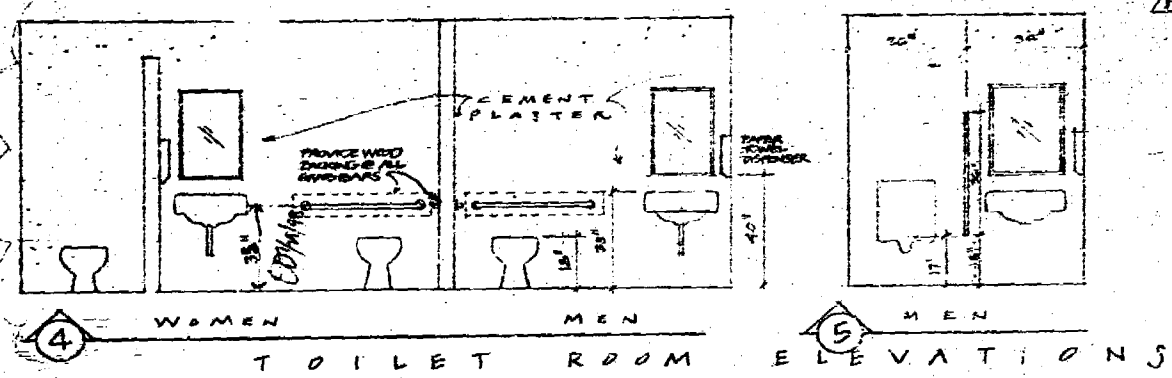
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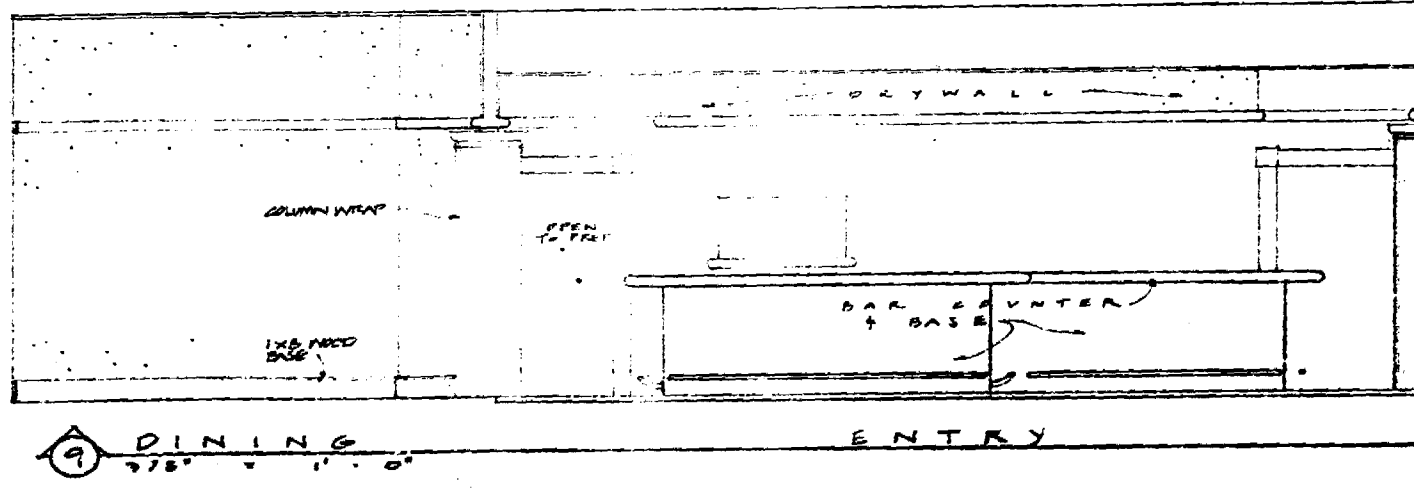
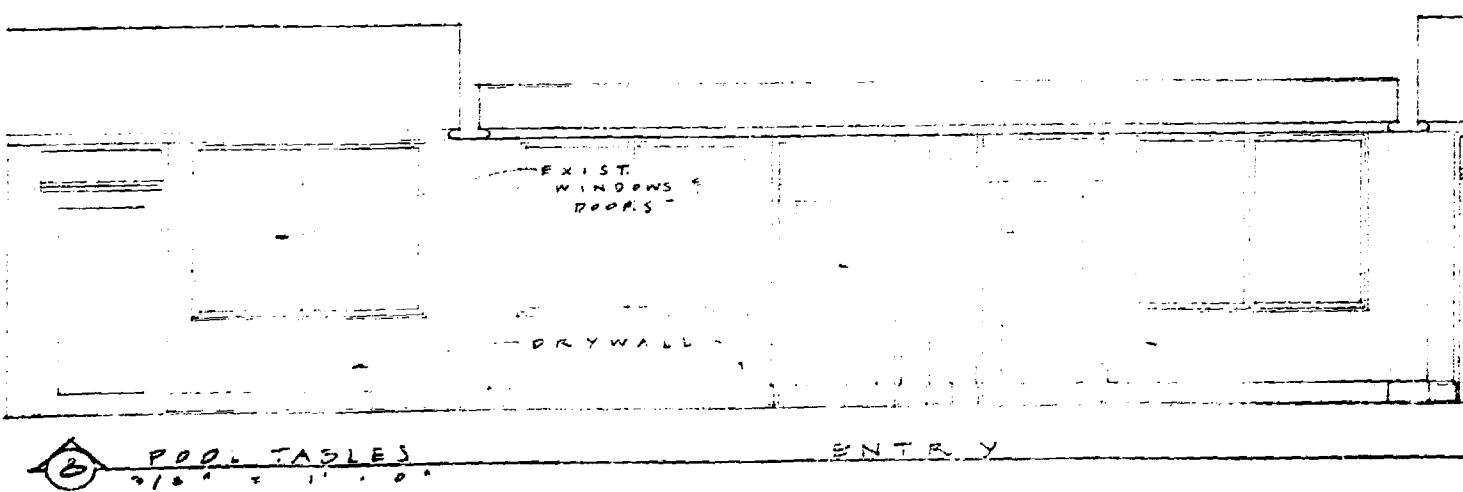
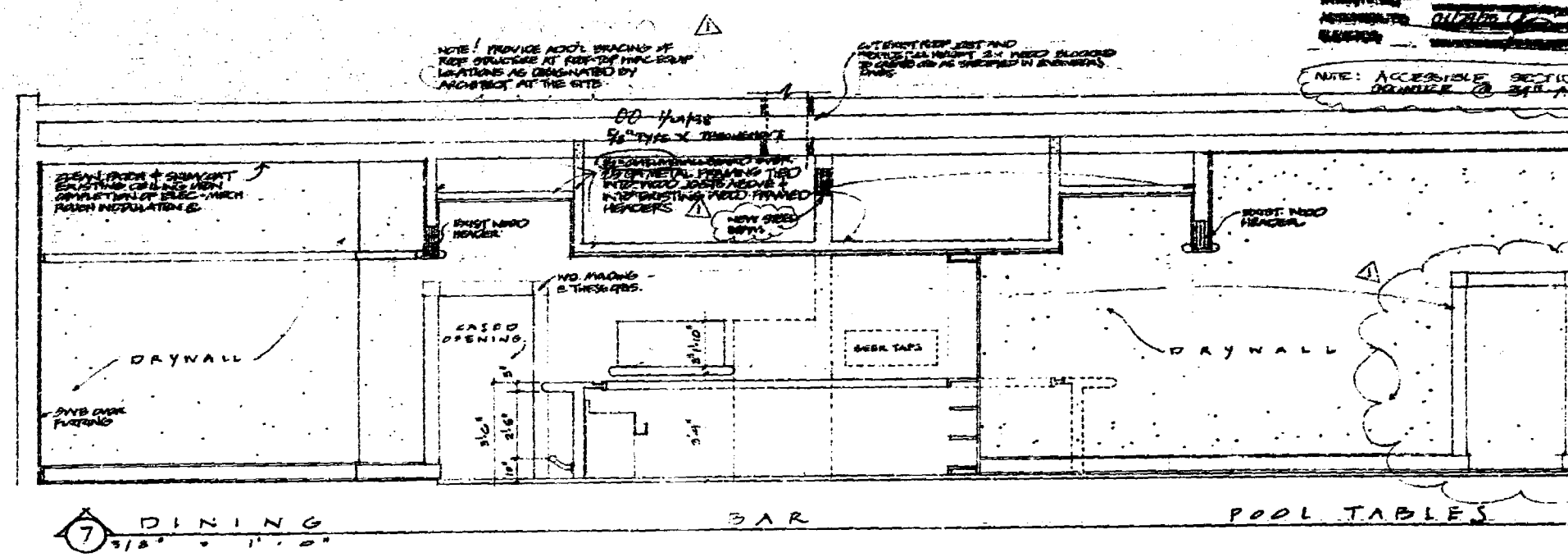
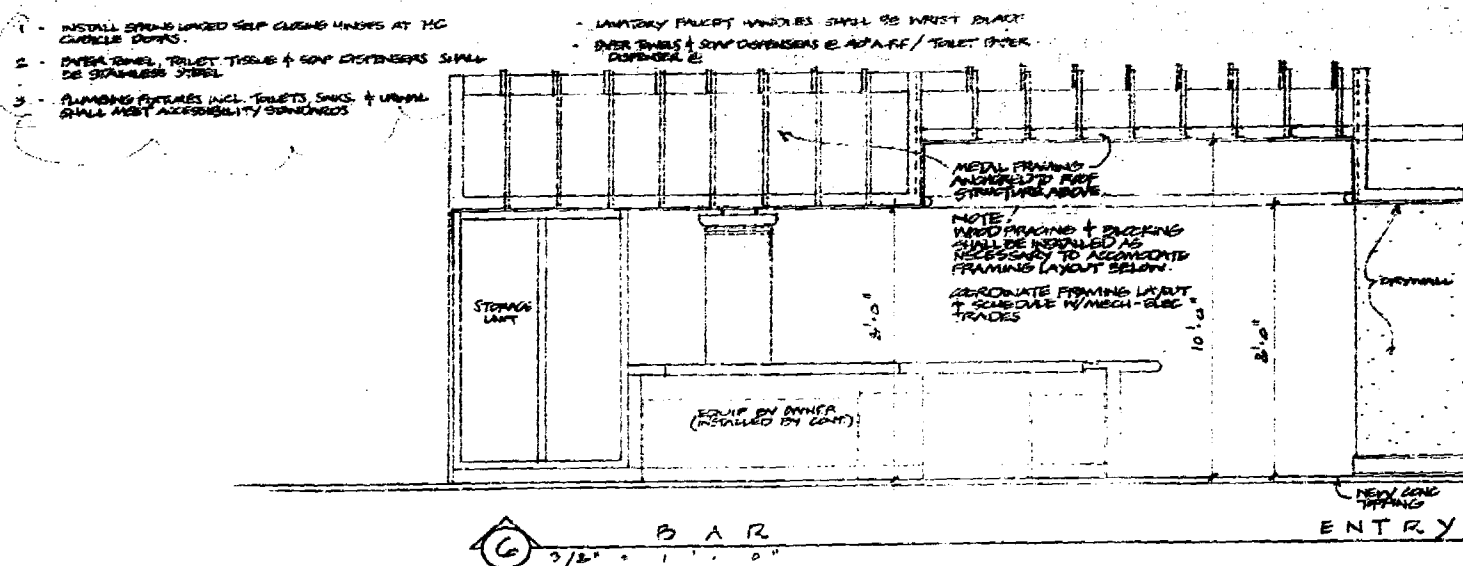
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CITY OF MIAMI BEACH

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THE FOLLOWING:

ENGINEER: [Signature]
PLANNING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PROTECTION: [Signature]
INSPECTION: [Signature]
PUBLIC WORKS: [Signature]
REGULATORY: [Signature]
REVISIONS: [Signature]



TOILET ROOM ELEVATIONS



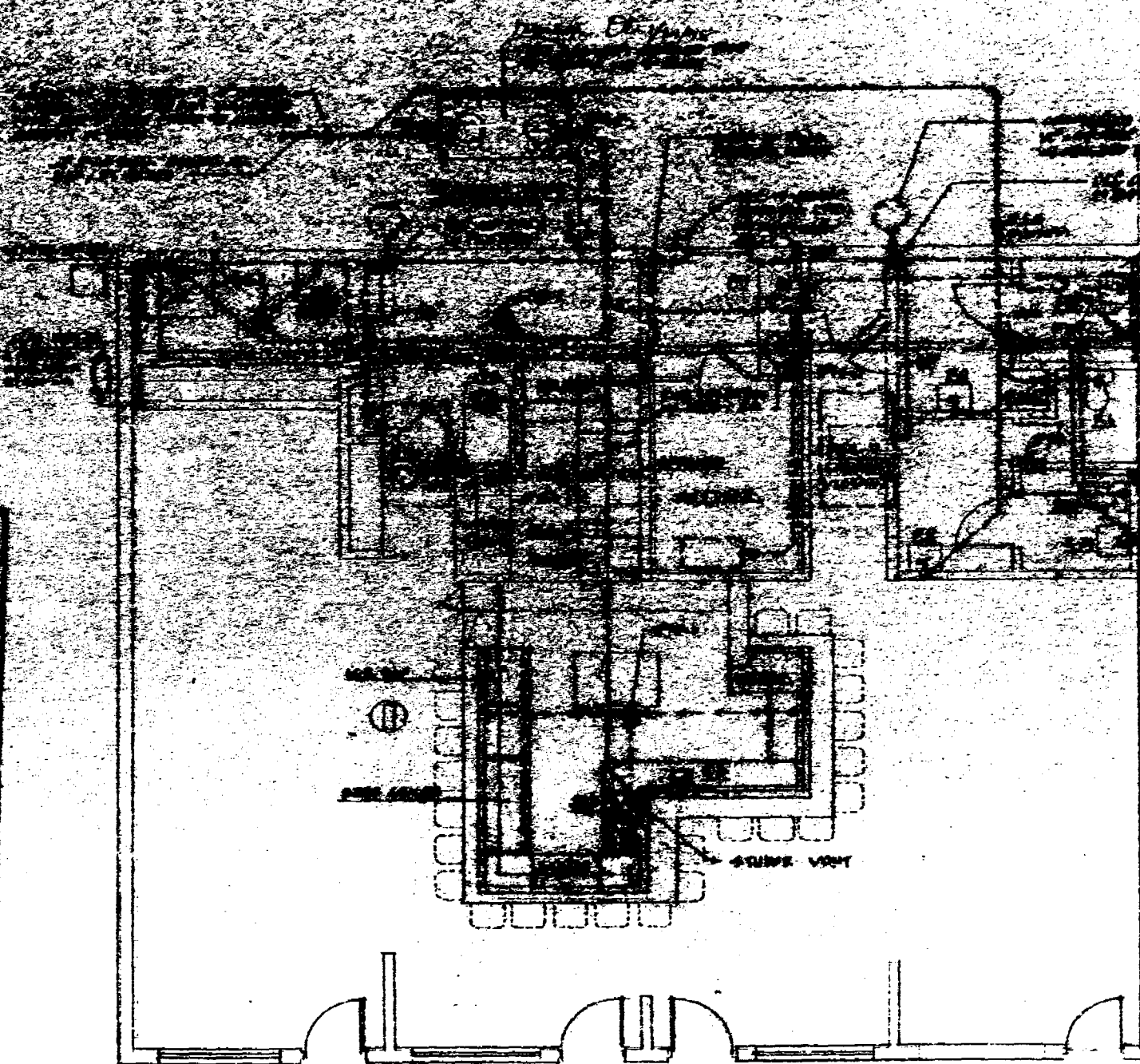
REVISIONS
January 26, 1978
OVIDIO
OXIOS, AIA.
Architecture - Design Services
110 West 24th Street, Suite 100
Miami Beach, Florida 33139
Tel: 375-1234
Interior Remodeling for
TED'S HIDEAWAY
1500 S.W. 15th Street - Miami Beach
Date: December 20, 1977
Sheet A-3 of 3

NOTES:

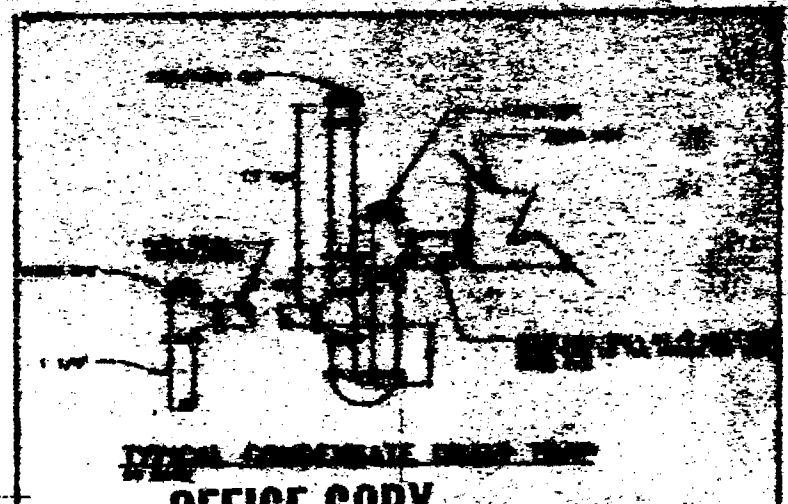
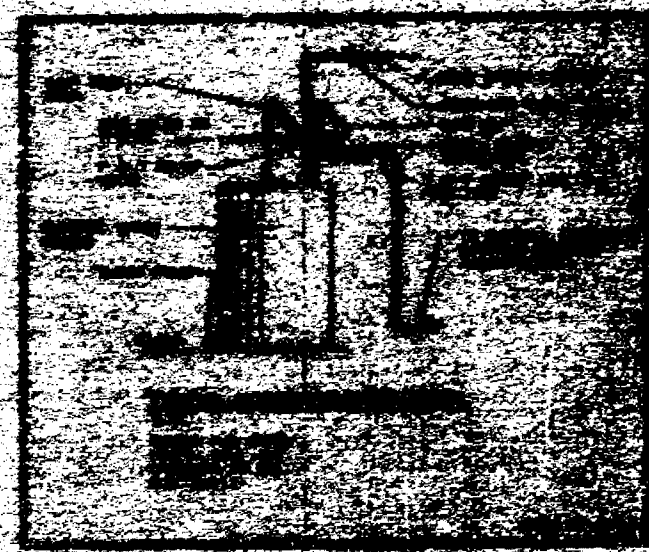
1. All plumbing work shall be in accordance with the City of Miami Beach Plumbing Code.
2. All plumbing work shall be installed in accordance with the City of Miami Beach Building Code.
3. All plumbing work shall be installed in accordance with the City of Miami Beach Electrical Code.
4. All plumbing work shall be installed in accordance with the City of Miami Beach Fire Prevention Code.
5. All plumbing work shall be installed in accordance with the City of Miami Beach Mechanical Code.
6. All plumbing work shall be installed in accordance with the City of Miami Beach Public Works Code.
7. All plumbing work shall be installed in accordance with the City of Miami Beach Structural Code.
8. All plumbing work shall be installed in accordance with the City of Miami Beach Accessibility Code.
9. All plumbing work shall be installed in accordance with the City of Miami Beach Elevator Code.
10. All plumbing work shall be installed in accordance with the City of Miami Beach Sign Code.
11. All plumbing work shall be installed in accordance with the City of Miami Beach Tree Code.
12. All plumbing work shall be installed in accordance with the City of Miami Beach Utility Code.
13. All plumbing work shall be installed in accordance with the City of Miami Beach Water Code.
14. All plumbing work shall be installed in accordance with the City of Miami Beach Sewer Code.
15. All plumbing work shall be installed in accordance with the City of Miami Beach Stormwater Code.
16. All plumbing work shall be installed in accordance with the City of Miami Beach Solid Waste Code.
17. All plumbing work shall be installed in accordance with the City of Miami Beach Air Quality Code.
18. All plumbing work shall be installed in accordance with the City of Miami Beach Noise Code.
19. All plumbing work shall be installed in accordance with the City of Miami Beach Light Code.
20. All plumbing work shall be installed in accordance with the City of Miami Beach Traffic Code.
21. All plumbing work shall be installed in accordance with the City of Miami Beach Safety Code.
22. All plumbing work shall be installed in accordance with the City of Miami Beach Health Code.
23. All plumbing work shall be installed in accordance with the City of Miami Beach Animal Code.
24. All plumbing work shall be installed in accordance with the City of Miami Beach Plant Code.
25. All plumbing work shall be installed in accordance with the City of Miami Beach Cultural Code.
26. All plumbing work shall be installed in accordance with the City of Miami Beach Historic Code.
27. All plumbing work shall be installed in accordance with the City of Miami Beach Landmarks Code.
28. All plumbing work shall be installed in accordance with the City of Miami Beach Parks Code.
29. All plumbing work shall be installed in accordance with the City of Miami Beach Recreation Code.
30. All plumbing work shall be installed in accordance with the City of Miami Beach Sports Code.
31. All plumbing work shall be installed in accordance with the City of Miami Beach Entertainment Code.
32. All plumbing work shall be installed in accordance with the City of Miami Beach Media Code.
33. All plumbing work shall be installed in accordance with the City of Miami Beach Information Code.
34. All plumbing work shall be installed in accordance with the City of Miami Beach Communication Code.
35. All plumbing work shall be installed in accordance with the City of Miami Beach Transportation Code.
36. All plumbing work shall be installed in accordance with the City of Miami Beach Energy Code.
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38. All plumbing work shall be installed in accordance with the City of Miami Beach Climate Code.
39. All plumbing work shall be installed in accordance with the City of Miami Beach Weather Code.
40. All plumbing work shall be installed in accordance with the City of Miami Beach Natural Code.
41. All plumbing work shall be installed in accordance with the City of Miami Beach Artificial Code.
42. All plumbing work shall be installed in accordance with the City of Miami Beach Hybrid Code.
43. All plumbing work shall be installed in accordance with the City of Miami Beach Mixed Code.
44. All plumbing work shall be installed in accordance with the City of Miami Beach Integrated Code.
45. All plumbing work shall be installed in accordance with the City of Miami Beach Sustainable Code.
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47. All plumbing work shall be installed in accordance with the City of Miami Beach Smart Code.
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49. All plumbing work shall be installed in accordance with the City of Miami Beach Network Code.
50. All plumbing work shall be installed in accordance with the City of Miami Beach Cloud Code.
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52. All plumbing work shall be installed in accordance with the City of Miami Beach Connected Code.
53. All plumbing work shall be installed in accordance with the City of Miami Beach Automated Code.
54. All plumbing work shall be installed in accordance with the City of Miami Beach Intelligent Code.
55. All plumbing work shall be installed in accordance with the City of Miami Beach Adaptive Code.
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57. All plumbing work shall be installed in accordance with the City of Miami Beach Proactive Code.
58. All plumbing work shall be installed in accordance with the City of Miami Beach Predictive Code.
59. All plumbing work shall be installed in accordance with the City of Miami Beach Prescriptive Code.
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61. All plumbing work shall be installed in accordance with the City of Miami Beach Instructive Code.
62. All plumbing work shall be installed in accordance with the City of Miami Beach Informative Code.
63. All plumbing work shall be installed in accordance with the City of Miami Beach Motivational Code.
64. All plumbing work shall be installed in accordance with the City of Miami Beach Persuasive Code.
65. All plumbing work shall be installed in accordance with the City of Miami Beach Inspirational Code.
66. All plumbing work shall be installed in accordance with the City of Miami Beach Visionary Code.
67. All plumbing work shall be installed in accordance with the City of Miami Beach Creative Code.
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69. All plumbing work shall be installed in accordance with the City of Miami Beach Entrepreneurial Code.
70. All plumbing work shall be installed in accordance with the City of Miami Beach Leadership Code.
71. All plumbing work shall be installed in accordance with the City of Miami Beach Management Code.
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79. All plumbing work shall be installed in accordance with the City of Miami Beach Procedure Code.
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81. All plumbing work shall be installed in accordance with the City of Miami Beach Protocol Code.
82. All plumbing work shall be installed in accordance with the City of Miami Beach Program Code.
83. All plumbing work shall be installed in accordance with the City of Miami Beach Project Code.
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93. All plumbing work shall be installed in accordance with the City of Miami Beach Replacement Code.
94. All plumbing work shall be installed in accordance with the City of Miami Beach Upgrade Code.
95. All plumbing work shall be installed in accordance with the City of Miami Beach Modernization Code.
96. All plumbing work shall be installed in accordance with the City of Miami Beach Renovation Code.
97. All plumbing work shall be installed in accordance with the City of Miami Beach Restoration Code.
98. All plumbing work shall be installed in accordance with the City of Miami Beach Rehabilitation Code.
99. All plumbing work shall be installed in accordance with the City of Miami Beach Refurbishment Code.
100. All plumbing work shall be installed in accordance with the City of Miami Beach Refinishing Code.

ITEM	DESCRIPTION	QUANTITY	UNIT
1	1/2" CPVC Pipe	100	FT
2	1/2" CPVC Elbow	10	EA
3	1/2" CPVC Tee	5	EA
4	1/2" CPVC Cap	5	EA
5	1/2" CPVC Coupling	10	EA
6	1/2" CPVC Adapter	5	EA
7	1/2" CPVC Union	5	EA
8	1/2" CPVC Flange	5	EA
9	1/2" CPVC Gasket	5	EA
10	1/2" CPVC Bolt	10	EA
11	1/2" CPVC Nut	10	EA
12	1/2" CPVC Washer	10	EA
13	1/2" CPVC Sealant	10	EA
14	1/2" CPVC Tape	10	EA
15	1/2" CPVC Glue	10	EA
16	1/2" CPVC Primer	10	EA
17	1/2" CPVC Solvent	10	EA
18	1/2" CPVC Cleaner	10	EA
19	1/2" CPVC Lubricant	10	EA
20	1/2" CPVC Lubricant	10	EA

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19	1/2" CPVC Lubricant	10	EA
20	1/2" CPVC Lubricant	10	EA



PLUMBING FLOOR PLAN
SCALE: 1/4" = 1'



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CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY

THE FOLLOWING:

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

VOID

BY _____

DATE _____



004

EXHIBIT F

REVISIONS	BY
3-12	
4-12	

JOHN C. SHIELDS, AIA
LANDSCAPE ARCHITECT
MIAMI, FLORIDA

- LANDS OF
FRAN
"CAL 1" = 1040"

ALLAN IRD BASS - ARCHITECT
8445 SW 120 ST MIAMI, FLORIDA

2517.
125 COLLINS AVE.
MIAMI BEACH, FL.

- | | |
|-------------|--|
| | |
| le 1"=10'0" | |
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| et 1 | |
| 2 Sheets | |

TREE AND SHRUB PLANTING DETAIL

1. ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.
2. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO.1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS 1998 EDITION. ALL TREES DESIGNATED AS SINGLE TRUNK TREES SHALL HAVE SINGLE DOMINANT LEADER AND STRAIGHT TRUNK. THE PROPER STRUCTURE OF TREES IS MOST IMPORTANT. ALL TREES DESIGNATED AS MULTI-TRUNK TREES (3) ALL TREES WITH AT LEAST THREE (3) TRUNKS WITH EQUAL CALIPERS ORIGINATING AT THE BASE OF THE TREES AND WITH ANGLES NO LESS THAN 45 DEGREES. TREES WITH BARK INCLUSION AND CODOMINANT TRUNKS AT ANY HEIGHT WILL NOT BE ACCEPTED. ALL TREES AND PALMS MUST BE GUINED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. WE RECOMMEND THAT THE TREES BE STAKED WITH NATURAL HEMP IN LIEU OF WIRE OR OTHER SYNTHETIC MATERIAL. NAILING INTO TREES AND PALMS IS PROHIBITED. ALL STAKING SHALL BE REMOVED APPROX. SIX (6) MONTHS AFTER PLANTING OR AT TIME OF ESTABLISHMENT OF THE TREE. TREE STRAPS SHALL NOT BE WRAPPED TO EXCESSIVE TIGHTNESS SO AS TO CAUSE GIRDLING AS THE TREES INCREASES IN DIAMETER.
3. IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
4. ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCRoACHMENT BY CURBING OR OTHER DURABLE BARRIERS.
5. ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING HOLES SHALL BE EXCAVATED TO A DEPTH OF 2 1/2 FEET TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOL PH, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORRO OR WIRE BASKETS SHALL BE REMOVED BEFORE PLANTING. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TREES BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREE IS BACK FILLED.
6. ALL PLANT MATERIALS SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION. ALL PLANTING BASKETS SHALL HAVE A MINIMUM OF 6" OF PLANTING SOIL AND ALL SODDED AREAS SHALL HAVE 3" OF PLANTING SOIL. THIS SOIL SHALL BE TILED INTO EXISTING SOIL ON SITE. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT.
7. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING AND NO DRYPLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE AND/OR EQUAL TO THE DEPTH OR ORIGINAL PLANTING.
8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 80% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.
9. ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOT COVERED BY SOD SHALL BE COVERED WITH EUCALYPTUS MULCH, TO A MINIMUM DEPTH OF TWO (2) INCHES AND A MAXIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED AT A DIAMETER OF 3-4 FEET AROUND TREE. ALL MULCH SHALL BE KEPT 6" FROM THE BASE OF ALL PLANT MATERIAL. THE WATER BASIN PARTICULARLY ON OAKS SHALL REMAIN FOR AT LEAST THREE (3) MONTHS.
10. SOD SHALL BE (AS NOTED) SOLID SOD, AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING.
11. ALL LANDSCAPE AREA SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP.
12. ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.
13. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
14. ALL NEW LANDSCAPED AREAS ADJACENT TO EXISTING PAVEMENT SHALL BE EXCAVATED OF ALL ROAD ROCK DOWN TO A DEPTH 8" BELOW PAVEMENT.
15. CONTRACTOR SHALL PROVIDE SOD AND IRRIGATION TO EDGES OF RIGHT OF WAYS AND ALL PROPERTY LINES.
16. ALL FREE STANDING UTILITIES AND SITE EQUIPMENT MUST BE SCREENED ON THREE (3) SIDES WITH SHRUB MATERIAL 30" IN HEIGHT AT TIME OF PLANTING.
17. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
18. CYPRESS MULCH & RED COLORED MULCH ARE NOT PERMITTED.

MAINTENANCE

Water in plants by thorough soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for a period of one month after installation of each section of the planting installed.

Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucers and other necessary operations as determined by the Landscape Architect and good nursery practice.

Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

Watering of field-grown plants: The following water schedule and amount of water per application shall be followed during the maintenance period. If climatic or soil conditions warrant a variation of this schedule, the Contractor shall be responsible to notify the Landscape Architect and receive his approval.

The following amount of water shall be applied around the rootball of each

plant at each watering:		FREQUENCY OF WATER	
<u>AMOUNT OF WATER</u>			
- up to 4 inch trunk caliper for trees and large shrubs	10 gallons	Daily for 1st week 3 x per week for the weeks 2-4	
- from 5 to 8 inch caliper:	25 gallons	2 x per week for weeks 5-8 1 x per week for weeks 9-12	

FERTILIZING

.. Add fertilizer on top of the surface three (3) weeks after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

Trees & Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

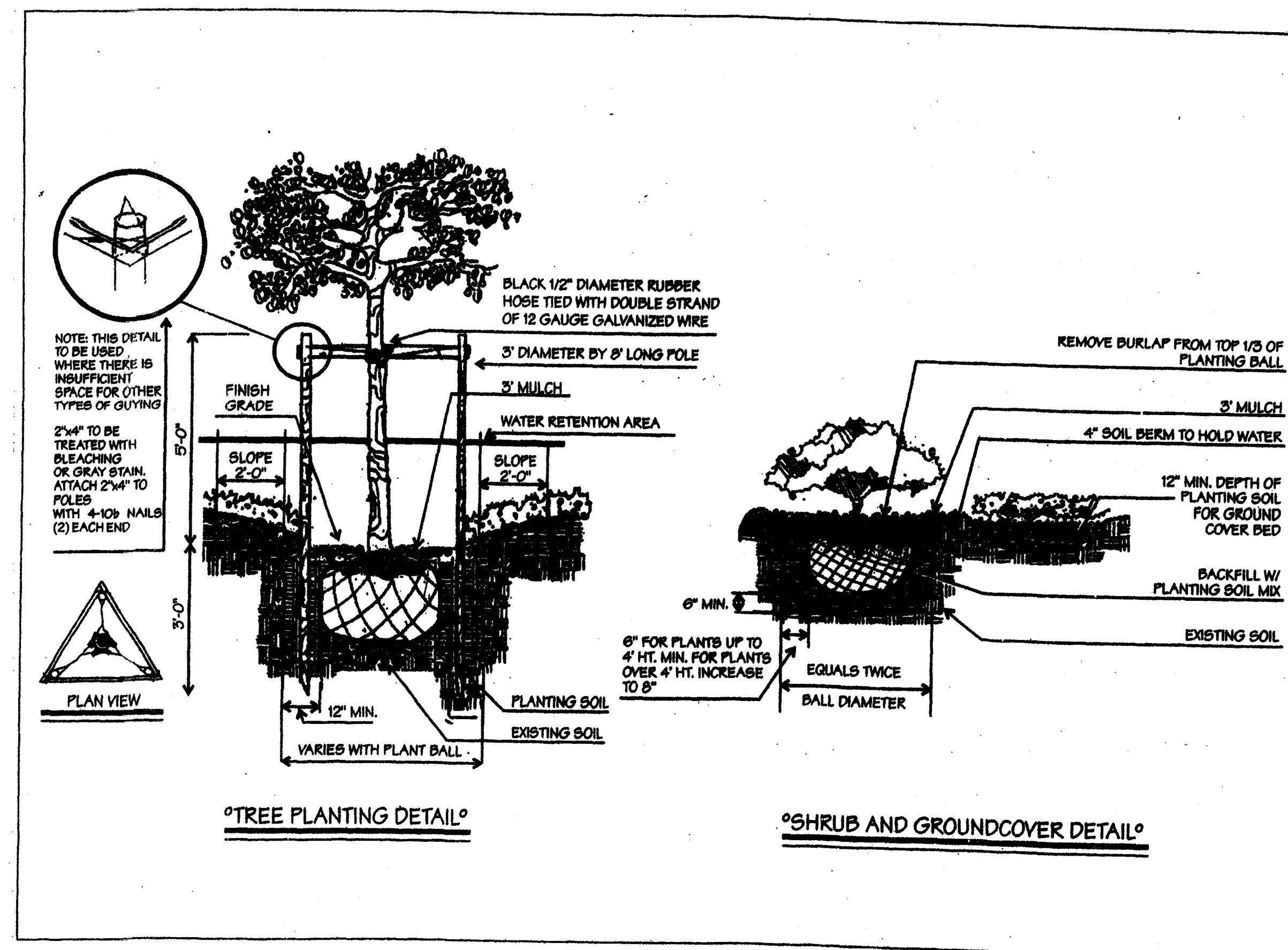
Shrubs: One half (½) handful per shrub, spread evenly over the root ball

Sod: 12 pounds per 1000 sq ft. Fertilize within 2 days from date of installation. Wash fertilizer off blades immediately after spreading.

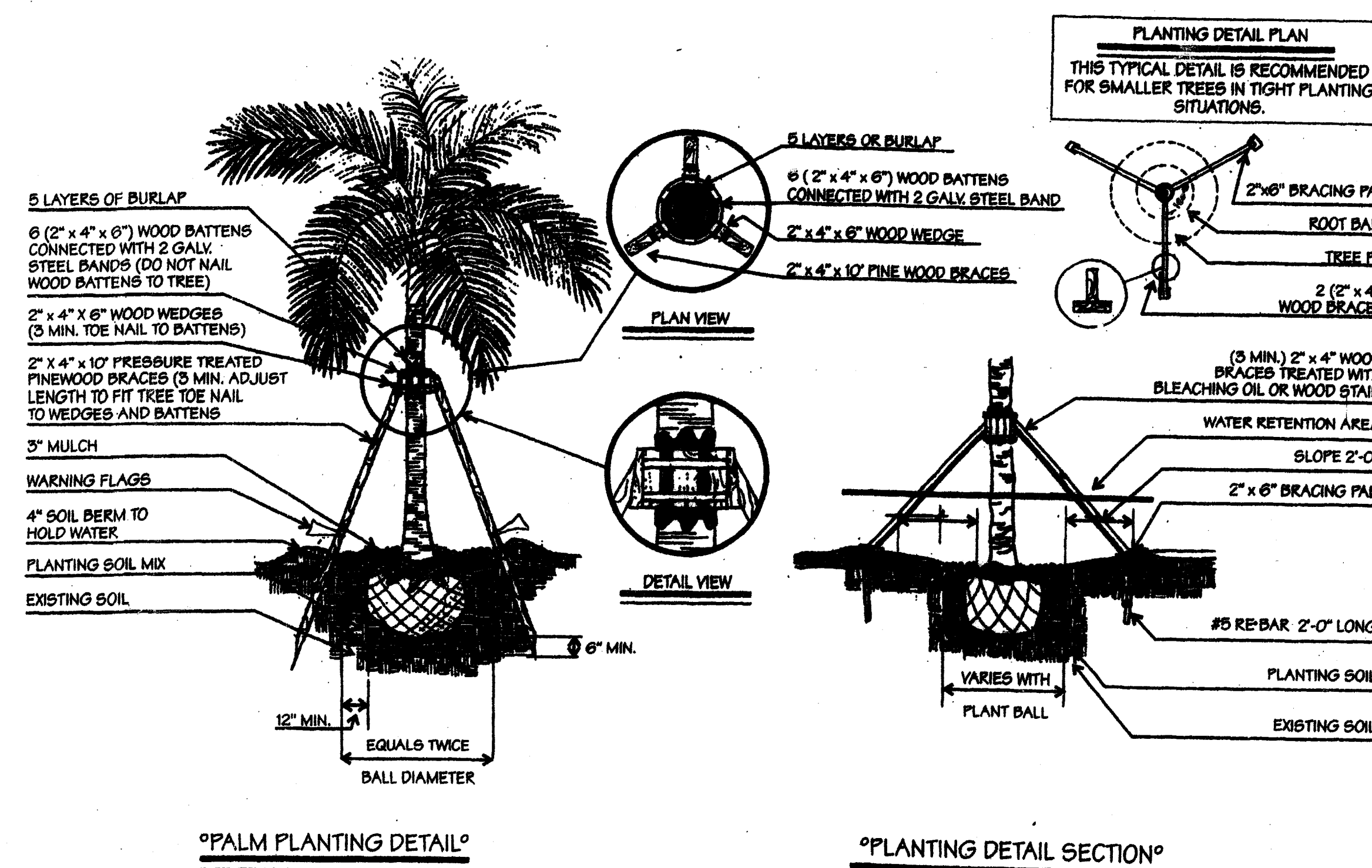
• Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special (1-3-13) or equal, Sulfur coated with iron and other minor elements and made up of 20% calcium, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

3-6.6 MULCHING

a. Spread mulch 2 to 3 inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in soil, 3" deep. Keep mulch away from contact with



PALM PLANTING DETAIL



Wong. *[Signature]* 6/13/12

[illegible]

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.

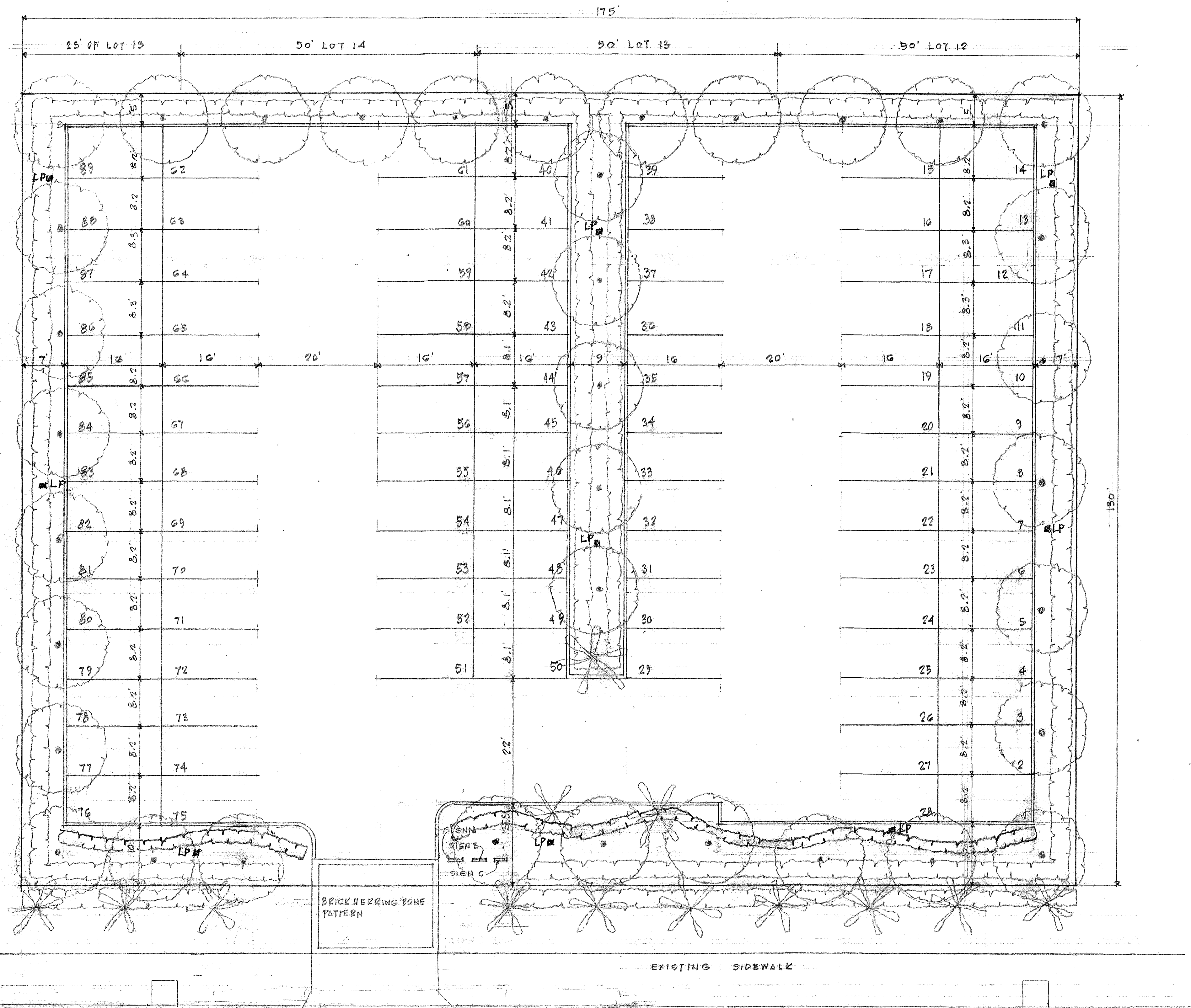
3'-4"
PRIVATE PARKING LOT
SELF PARKING TO 6PM
VALET PARKING AFTER 6PM
NAME OF OPERATOR
PHONE NUMBER

SIGN C NTS

2'-6"
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.

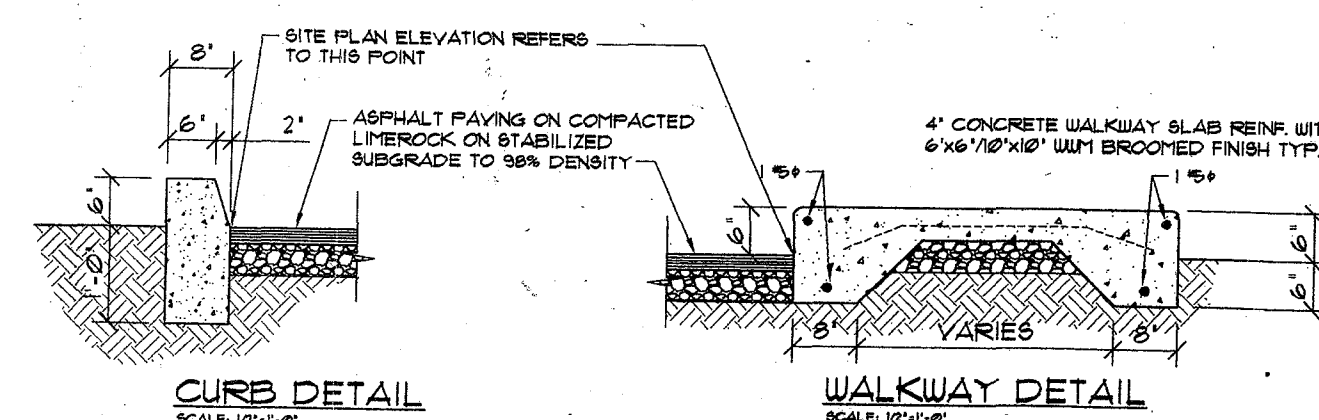
SIGN A NTS
AS PER MIAMI BEACH SPECS

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



LIST OF DRAWINGS

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



COLLINS AVENUE
VALET PARKING TALLING 89 SPACES
FOR LANDSCAPING SEE SHEETS 1 & 2. DO NOT USE THIS SHEET FOR LANDSCAPING
PARKING STRIPES SHALL BE PAINTED WHITE.

Drawn: J. H. 6/19/12
Checked: J. H. 4-11-12

REVISIONS	BY
8.8.11	
1.12	

AR 7124

786 242-1949

SITE PLAN

Kaine Parking

125 Collins Avenue Miami Beach, Florida

3
SHEETS

Architect
Allan Ira Bass
Miami, Florida

8445 sw 120 Street

AREA A Drainage Calculations

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

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

Length of trench required:

$$L = \frac{V}{K(H_2W + 2H_2DU - DU^2 + H_2D^2) + (1.39 \times 10^{-4}) WDU}$$

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

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

AREA B Drainage Calculations

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

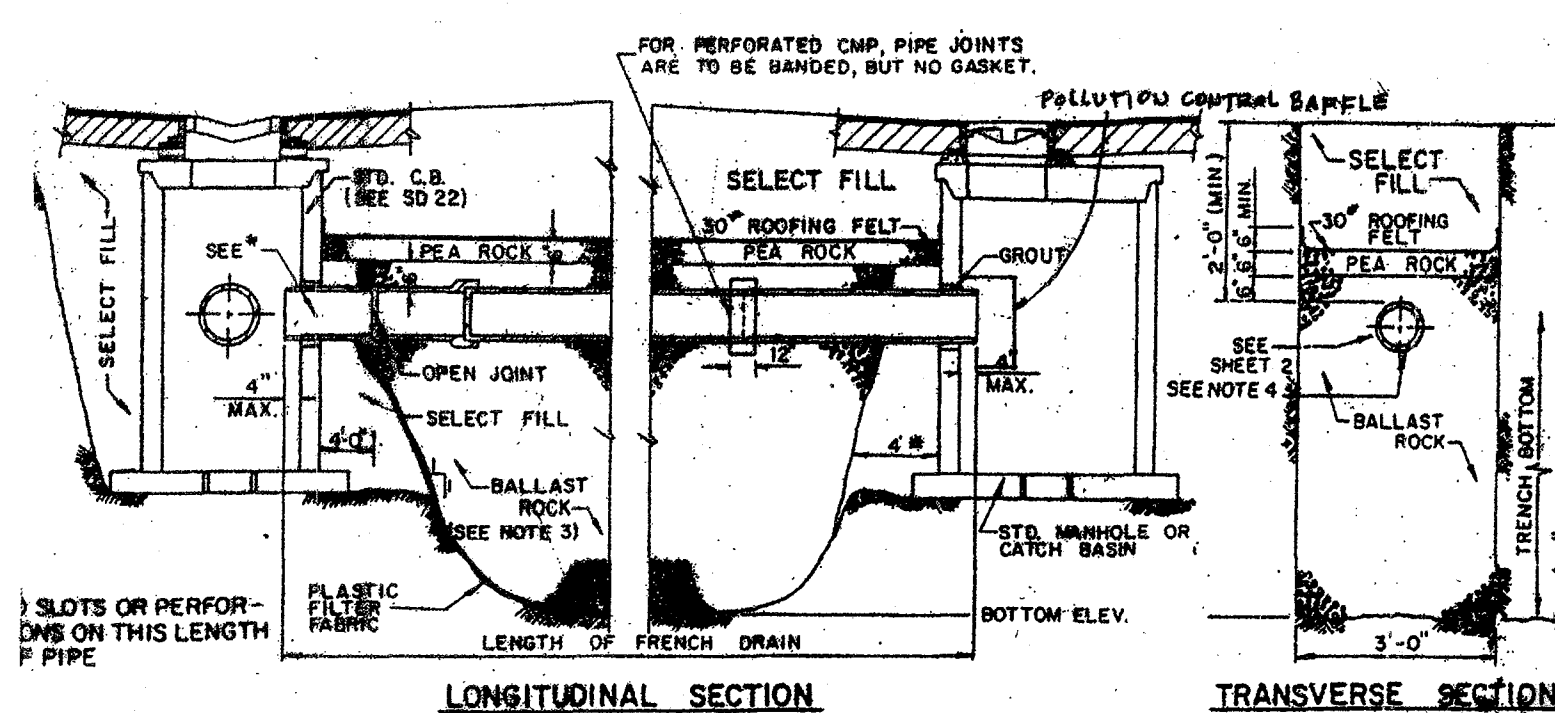
$$V = CIA = (.90)(6.2)(.07723) = .4309434$$

Length of trench required:

$$L = \frac{V}{K(H_2W + 2H_2DU - DU^2 + H_2D^2) + (1.39 \times 10^{-4}) WDU}$$

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

$$L = \frac{.4309434}{.0111706 + .003159} = .014296 = 30.073631 \text{ ft; USE 30 ft.}$$

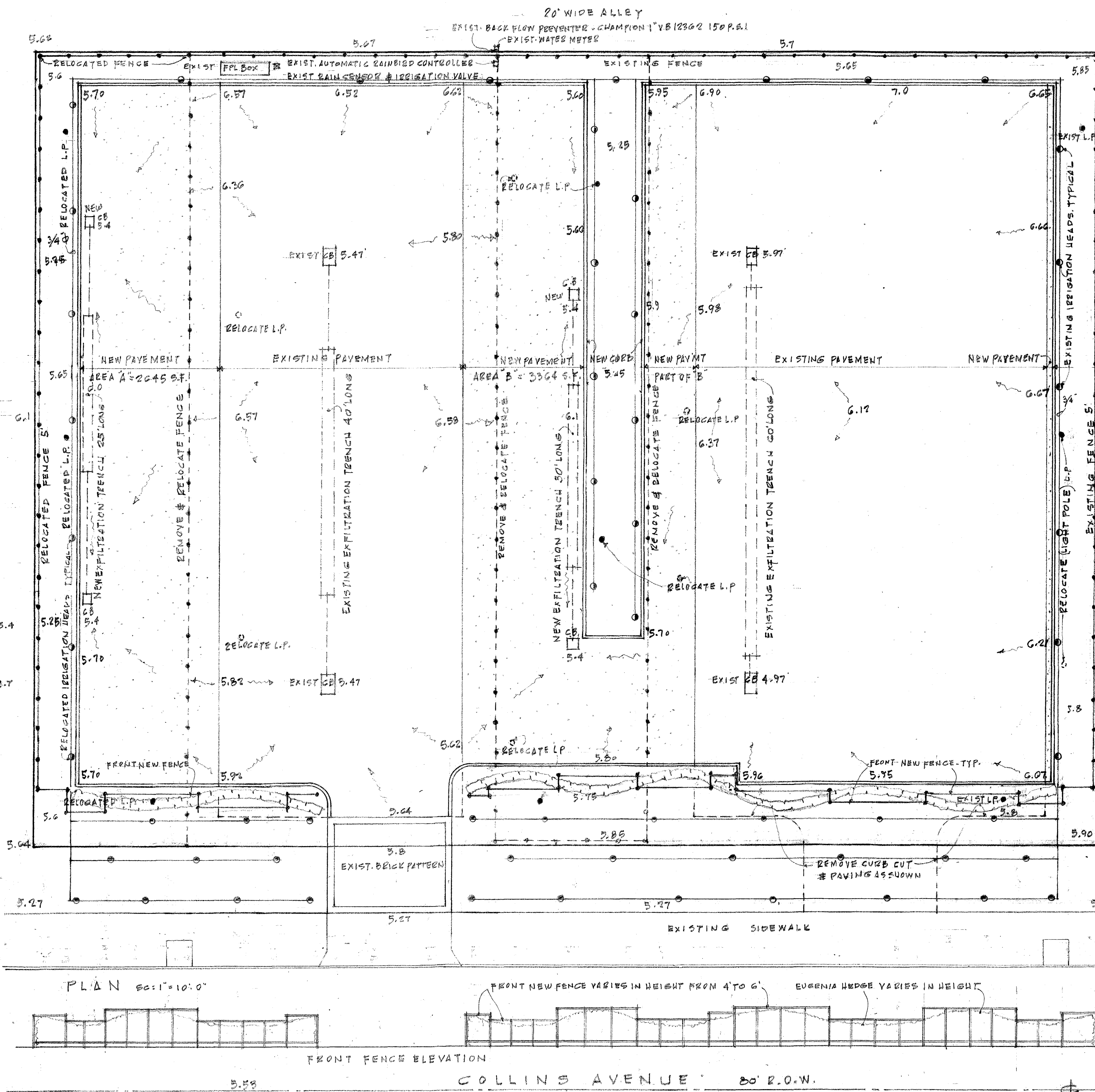


NOTES:
1. PLASTIC FILTER FABRIC (AT EA SIDE) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE INFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT. IF ANY OCCURS, IT SHALL BE REPAIRED. ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION. THE INFILTRATION TRENCH SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAIL. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL).

ITEM	DESCRIPTION	QTY	UNIT
1	INFILTRATION TRENCH	1	LINEAL FOOT
2	30" ROOFING FELT	1	SHEET
3	SELECT FILL	1	CY
4	15" BALLAST ROCK	1	CY
5	15" PLASTIC FILTER FABRIC	1	SHEET

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 CORNERS 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 DRIVEN THROUGH THE BALE.
- LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE TO 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 PERMIT(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:
1. 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.
2. ALL CONSTRUCTION &/OR USE OF EQUIPMENT IN THE RIGHT OF WAY REQUIRES A SEPARATE PUBLIC WORKS DEPARTMENT CONSTRUCTION PERMIT.
3. EXISTING PAVEMENT & DRAINAGE HAS BEEN PERMITTED, COMPLETED & APPROVED.
4. THE CALCULATIONS & DETAILS PERTAIN TO THE NEW WORK.
5. 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 E.O.W. AREAS.
6. E.O.W. LANDSCAPING SHALL BE COORDINATED WITH CURRENT C.I.P. PROGRAM.
7. 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.
8. LIGHTPOLES ON THE INTERIOR SIDES OF THE LOT & WITHIN THE REQUIRED SETBACKS SHALL NOT EXCEED 10' IN HEIGHT.

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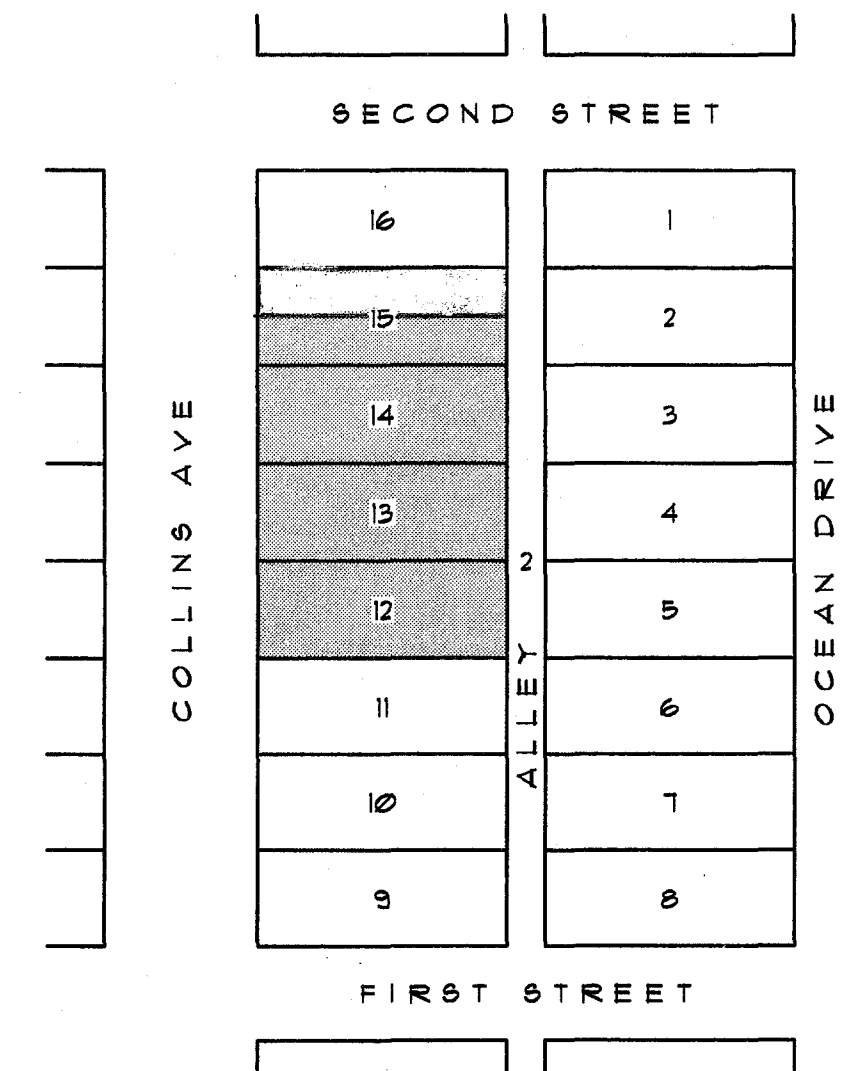
AR 7124
786 242-1949
Allan Ira Bass * Architect
8445 sw 120 Street
Miami, Florida

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

DRAWN	A.I.B.
CHECKED	A.I.B.
DATE	3-11
SCALE	AS SHOWN
JOB NO.	
SHEET	4
OF	SHEETS

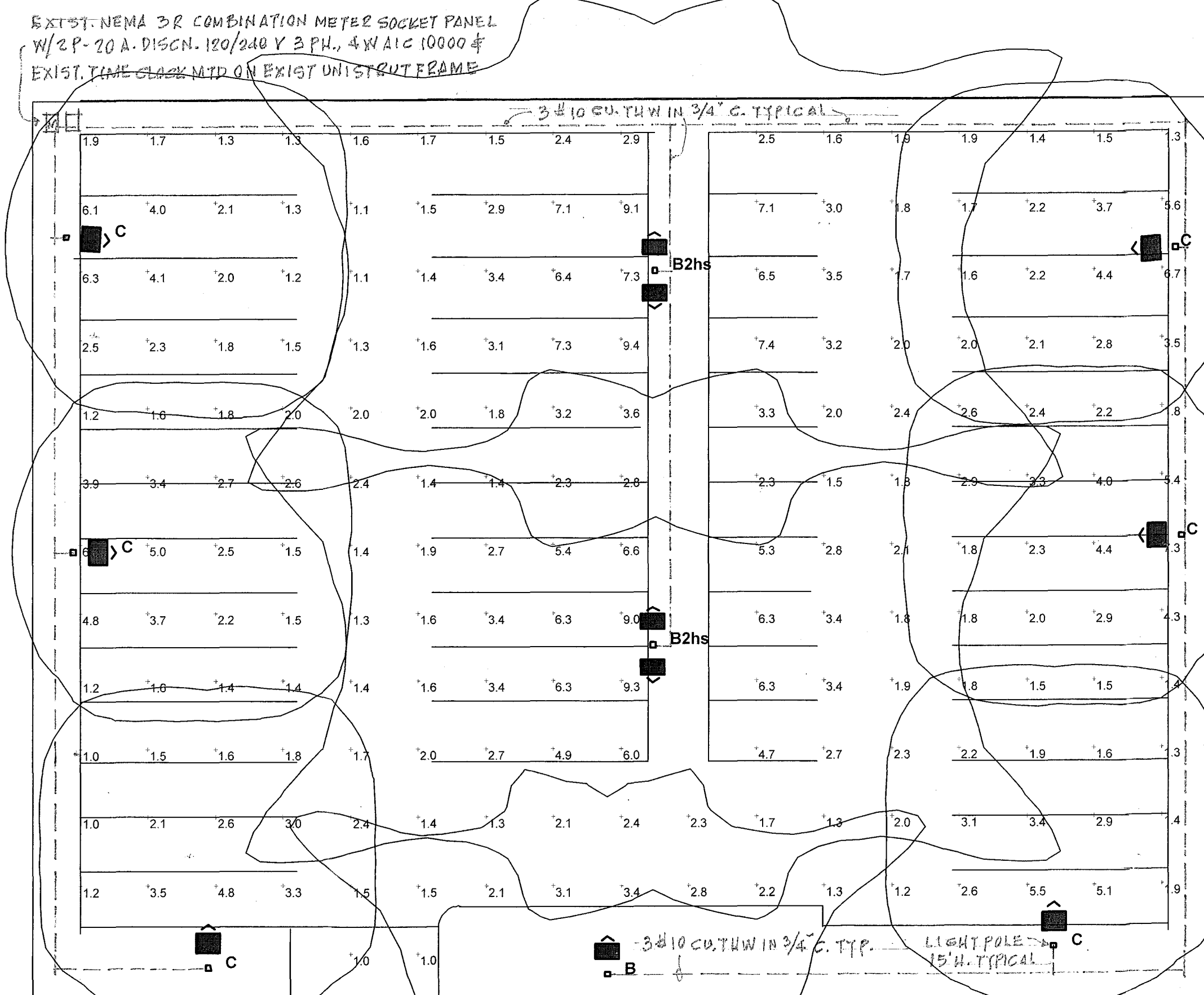
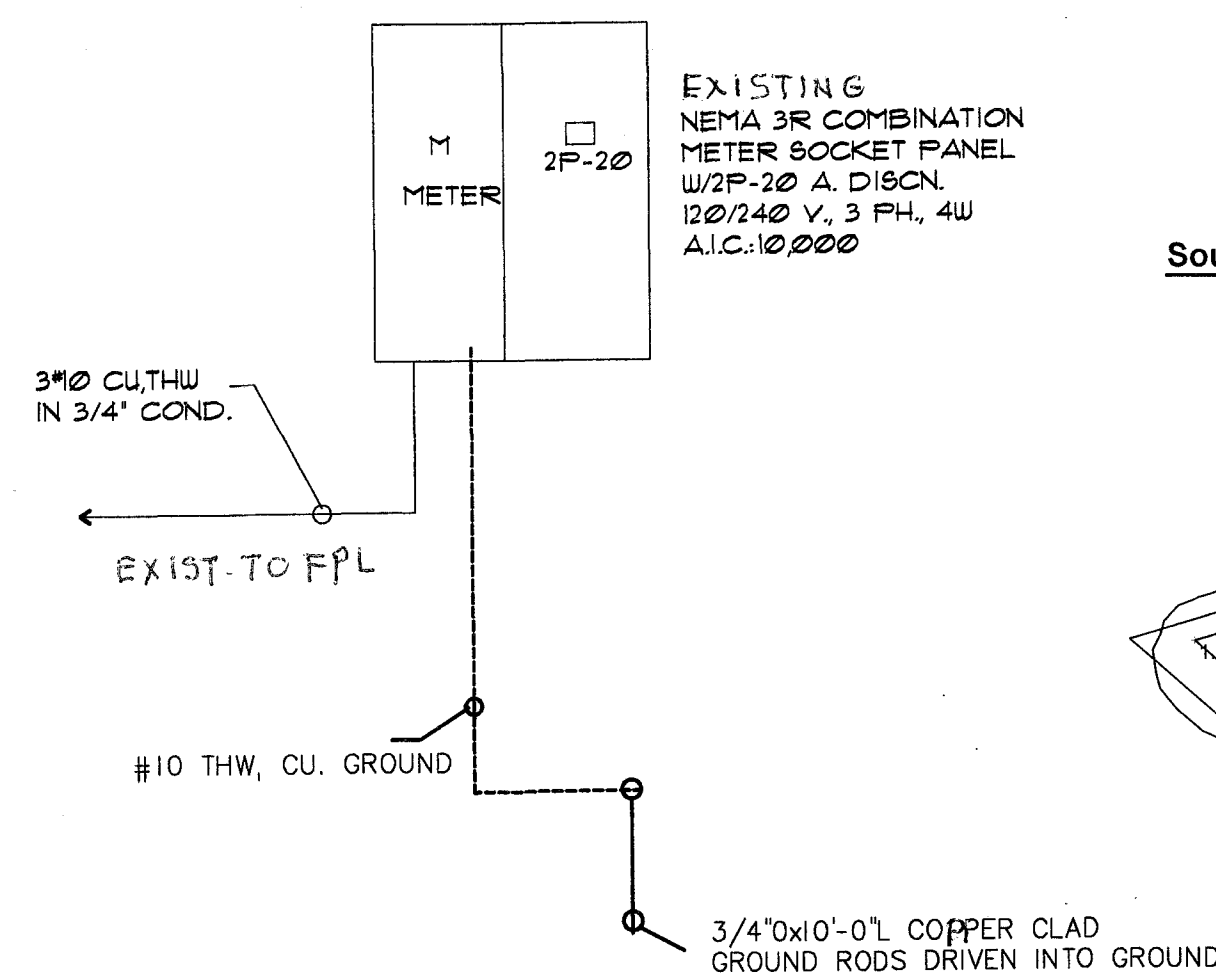
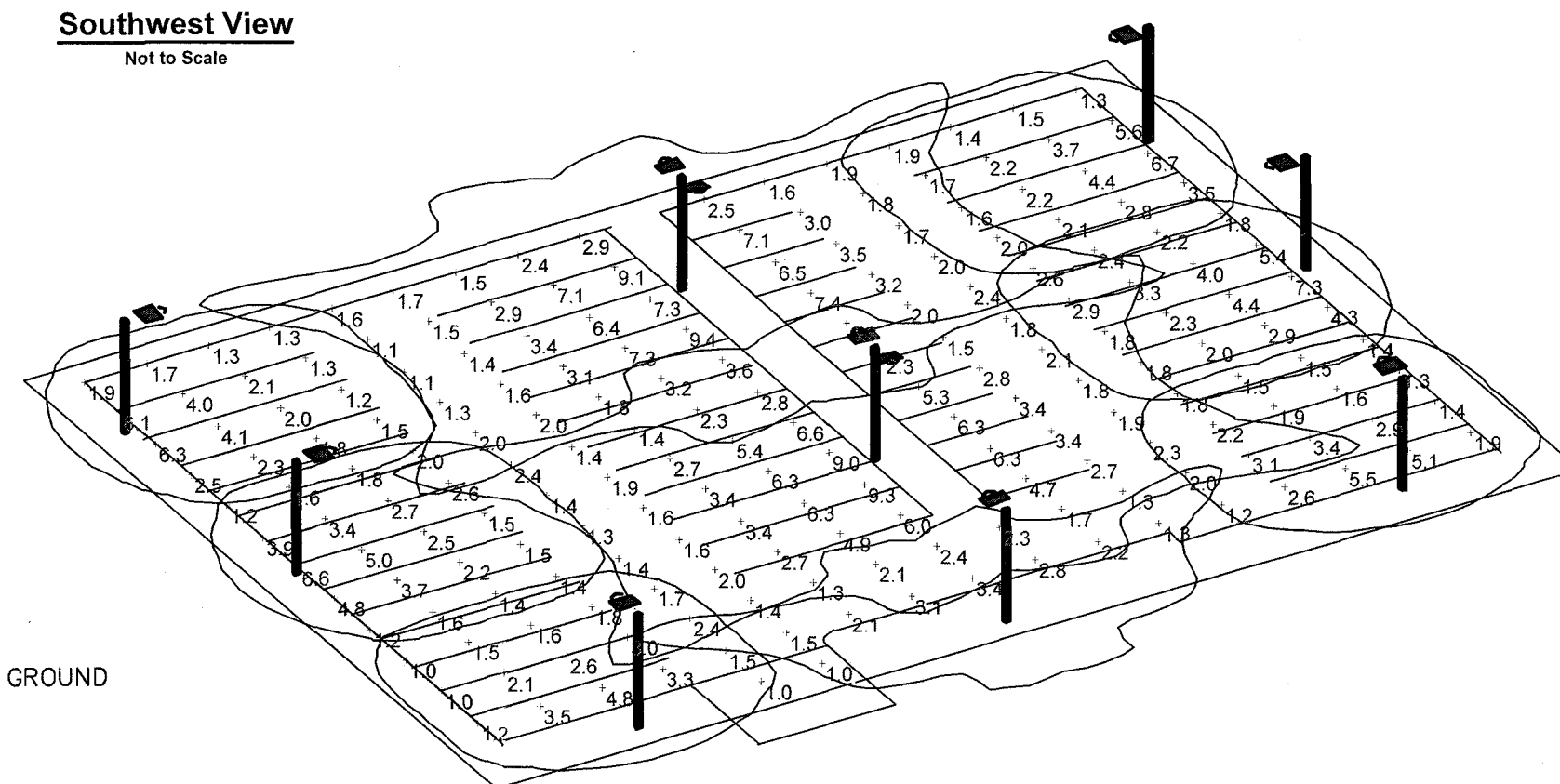
ELECTRICAL NOTES

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 Manufacturers 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 device 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.



LOCATION PLAN

1" = 200'

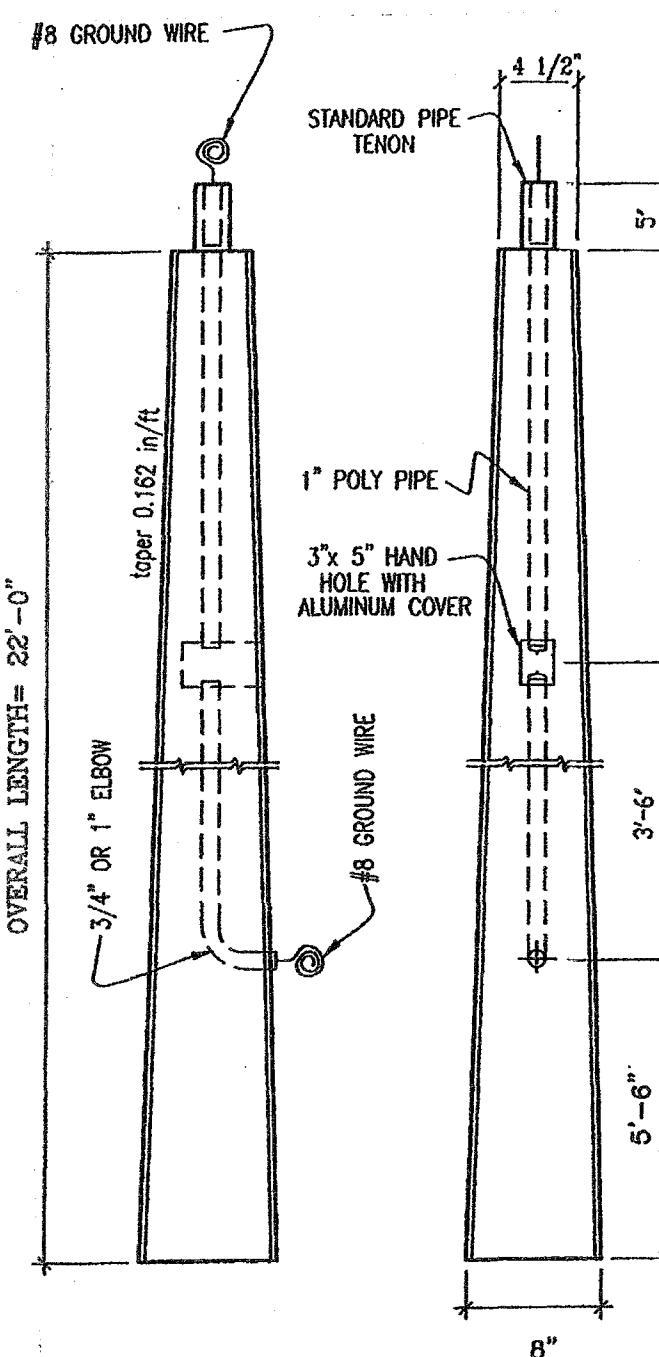
0 50' 100' 200'
SCALE: 1" = 200'Plan View
Scale 1" = 16'Southwest View
Not to ScaleSouth Elevation
Scale 1" = 40'

STATISTICS

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

LUMINAIRE LOCATIONS

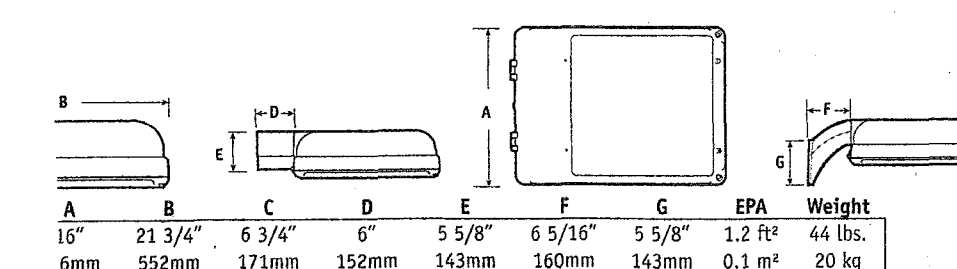
No.	Label	Location X	Y	MH	Orientation	Tilt	Aim X	Y
1	C	5.0	120.0	15.0	93.8	0.0	6.2	119.9
2	C	6.0	74.0	15.0	90.0	0.0	7.2	74.0
3	C	25.9	13.0	15.0	-0.3	0.0	25.9	14.2
4	C	169.0	118.0	15.0	267.9	0.0	167.8	118.0
5	C	170.0	76.0	15.0	-90.0	0.0	168.8	76.0
6	C	151.0	16.0	15.0	0.0	0.0	151.0	17.2
7	B2hs	91.7	60.3	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



22 ft. TYPE I-O 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

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.

EXISTING ELECTRICAL RISER DIAG. NTS

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

REVISIONS	BY
4-12	

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

ELECTRICAL & PHOTOMETRICS
Kaine Parking
125 Collins Avenue Miami Beach, Florida

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

24 X 36 PRINTED ON NO. 1000H CLEARPRINT

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 ½ 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.

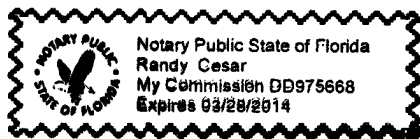
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: 

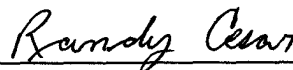
Richard G. Lorber AICP, LEED AP Acting
Planning Director for the Chairman

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}



Notary:

Print Name Randy Cesar

Notary Public, State of Florida

My Commission Expires: 3/28/2014

Commission Number:

Approved As To Form:
Legal Department (9/16/2011)

F:\PLAN\SPLB\2011\5-24-2011\1495 - 125-151 Collins Ave CU Pkg lot\1495 - 125-151 Collins 5-24-11 CU.docx

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 10th 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]

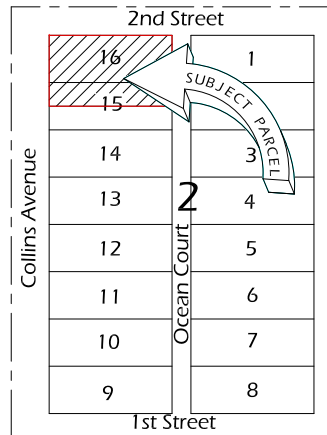
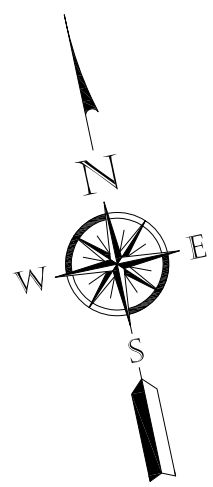
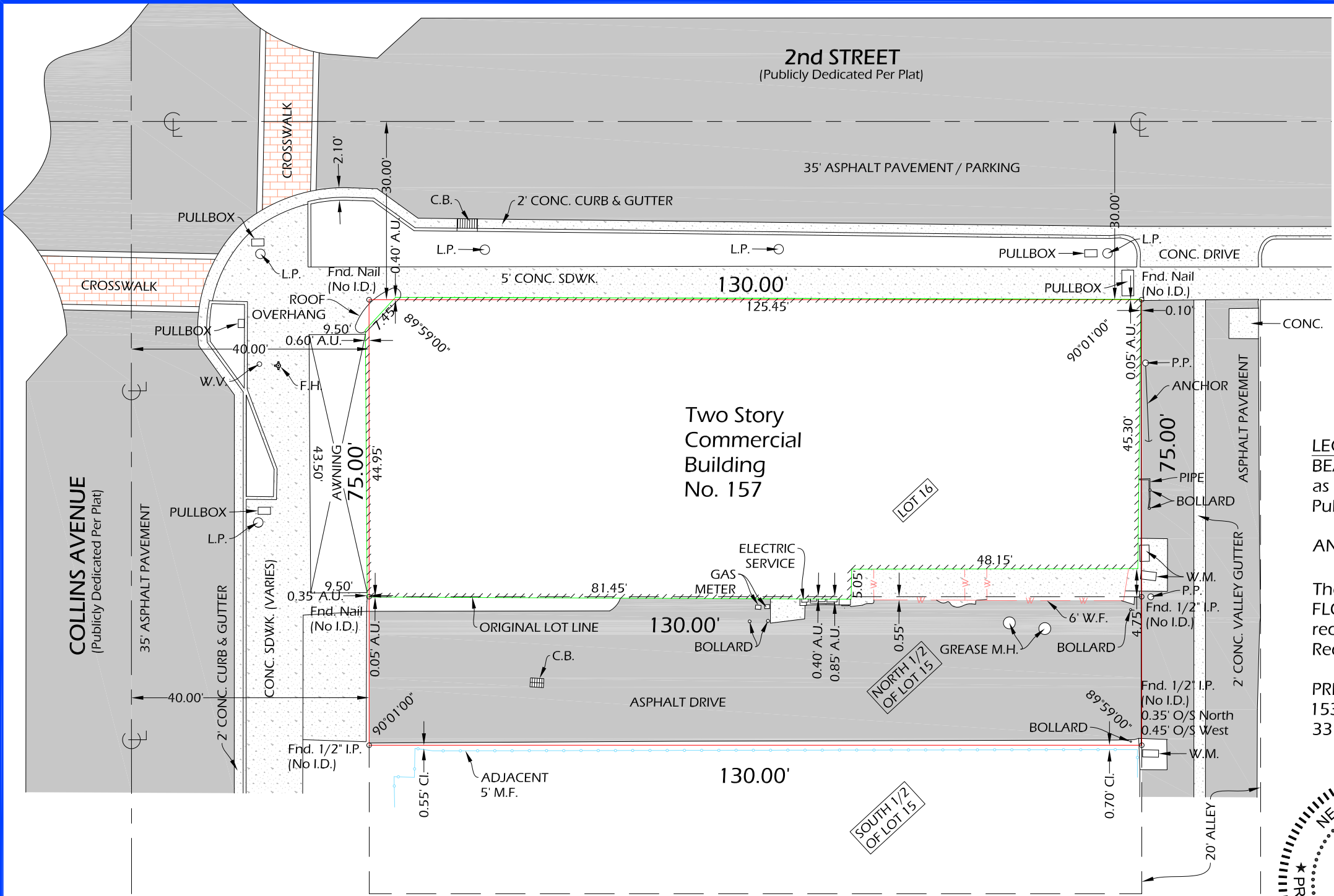
My Commission Expires:

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



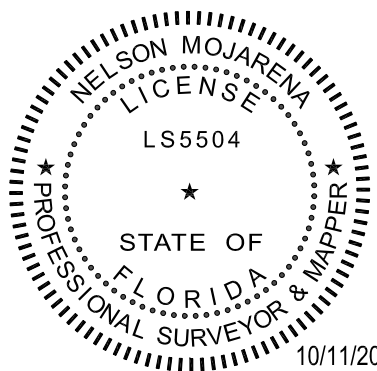
Location Sketch
NTS

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



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
CL	= Center Line
CLF	= Chain Link Fence
Cl.	= Clear
Conc.	= Concrete
D	= Deed
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easmt
Easmt	= 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
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
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
Sdwk	= 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

- 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.

SURVEYOR'S SEAL 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.		BOUNDARY SURVEY		MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, FL 33256-0126 (305) 278-2494	
REVISED:		 NELSON MOJARENA Registered Surveyor & Mapper No. 5504 State of Florida		FLOOD ZONE: AE	
				DATE: 10-05-22	SCALE: 1" = 20'
				BASE: 8	
				DWN. BY: N.M.	JOB NO.: 22-0170A