

Property address: 700 LINCOLN RDBoard: HPBDate: 6-3-2020**BOARD APPLICATION CHECK LIST**

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CSS First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CSS to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CSS (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CSS First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

| ITEM # | FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE. | Required |
|--------|--|----------|
| 1 | Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment. | X |
| 2 | Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report). | |
| 3 | Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting. | X |
| 4 | Completed Board Application, Affidavits & Disclosures of Interest (original signatures). | X |
| 5 | Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 44, 45 & 46). | X |
| 6 | Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items. | X |
| 7 | Copies of all current or previously active Business Tax Receipts if applicable. | |
| 8 | Copies of previous recorded final Orders if applicable. | |
| 9 | School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal | |
| 10 | Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations. | X |
| 11 | Architectural Plans and Exhibits (must be 11"x 17") | X |
| a | Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. | X |
| b | Copy of the original survey included in plan package. See No. 10 above for survey requirements | X |
| c | All Applicable Zoning Information (Use Planning Department zoning data sheet format). | X |
| d | Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images) | X |
| e | Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly). | X |
| f | Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable. | X |
| g | Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable. | X |

* 30 day lead time from first submittal for projects requiring traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: MB

Property address: 700 LINCOLN RD

| | | |
|----|---|--------------|
| h | Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths). | X |
| i | Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images) | X |
| j | Current, color photographs, dated, Min 4"x6" of interior space (no Google images) | X |
| k | Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images) | X |
| l | Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable | X |
| m | Demolition Plans (Floor Plans & Elevations with dimensions) | X |
| n | Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. <u>See #14</u> | X |
| o | Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) | X |
| p | Proposed Section Drawings | X |
| q | Color Renderings (elevations and three dimensional perspective drawings). | X |
| 12 | Landscape Plans and Exhibits (must be 11"x 17") | |
| a | Tree Survey | |
| b | Tree Disposition Plan | |
| c | Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information. | |
| d | Hardscape Plan, i.e. paving materials, pattern, etc. | |
| e | Landscape lighting | |
| 13 | Copy of original Building Permit Card, & Microfilm, if available. | |
| 14 | Copy of previously approved building permits. (provide building permit number). | X |
| 15 | Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. | |
| 16 | Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept. | |
| 17 | Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property. <u>(CONFIRM w/ D. TACKETT)</u> | ✓ |
| 18 | Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). | |
| 19 | Line of Sight studies. | |
| 20 | Structural Analysis of existing building including methodology for shoring and bracing. | |
| 21 | Proposed exterior and interior lighting plan, including photometric calculations. | |
| 22 | Exploded Axonometric Diagram (showing second floor in relationship to first floor). | |
| 23 | Neighborhood Context Study. (Planning will provide guidance if necessary for application.) | |
| 24 | Required yards open space calculations and shaded diagrams. | |
| 25 | Required yards section drawings. | |
| 26 | Variance and/or Waiver Diagram. | |
| 27 | Schematic signage program | |
| 28 | Detailed sign(s) with dimensions and elevation drawings showing exact location. | X |
| 29 | Elevation drawings showing area of building façade for sign calculation (Building ID signs). | |
| 30 | Daytime and nighttime renderings for illuminated signs. | X |
| 31 | Floor Plan Indicating area where alcoholic beverages will be displayed. | |
| 32 | Survey showing width of the canal (Dimension shall be certified by a surveyor) | |
| 33 | Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc. | |

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| | | |
|-----------|---|----------|
| 34 | Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored. | |
| 35 | DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended. | |
| 36 | Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present. | |
| 37 | Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line. | |
| 38 | Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). | |
| 39 | Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width). | |
| 40 | Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) | |
| 41 | Sound Study report (Hard copy) with 1 CD. | |
| 42 | Site Plan (Identify streets and alleys) | |
| a | Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____ | |
| b | # parking spaces & dimensions _____ Loading spaces locations & dimensions _____ | |
| c | # of bicycle parking spaces _____ | |
| d | Interior and loading area location & dimensions _____ | |
| e | Street level trash room location and dimensions _____ | |
| f | Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____ | |
| g | Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____ | |
| h | Indicate any backflow preventer and FPL vault if applicable | |
| i | Indicate location of the area included in the application if applicable | |
| j | Preliminary on-street loading plan | |
| 43 | Floor Plan (dimensioned) | |
| a | Total floor area | |
| b | Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____ | |
| c | Occupancy load indoors and outdoors per venue _____ Total when applicable _____ | |
| 44 | The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code. | X |
| 45 | The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows: | X |
| a | Section 118-353 (d) of the City Code for each Variance. | X |
| 46 | The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows: | |
| a | For Conditional Use -Section 118-192 (a)(1)-(7) | |
| b | CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9) | |
| c | CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (5)(a)-(k) & (6)(a)-(g) | |
| d | CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11) | |
| e | CU - Religious Institutions - Section 118-192 (c) (1)-(11) | |
| f | For Lot Splits - Section 118-321 (B) (1)-(6). Also see Item # 47 | |
| 47 | Lot Splits | |
| a | Conceptual masing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed. | |
| b | A survey showing the existing lot configuration and individual surveys per each proposed lot. | |
| c | Conceptual Site Plan for each lot showing compliance with zoning regulations. | |
| d | Submit opinion of title | |

Indicate N/A If Not Applicable

Initials: MB

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property Address: 700 LINCOLN RD

Notes: The applicant is responsible for checking above referenced sections of the Code.

| ITEM # | FINAL SUBMITTAL (via CSS & PAPER) | Required |
|--------|--|----------|
| | Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete. | |
| 48 | Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CSS). | |
| | PAPER FINAL SUBMITTAL: — Follow procedures for electronic Final — contact planning dept. prior to final for latest guidance. | |
| 49 | Original application with all signed and notarized applicable affidavits and disclosures. | X |
| 50 | Original of all applicable items. | X |
| 51 | One (1) signed and sealed 11"X17" bound, collated set of all the required documents. | X |
| 52 | 14 collated copies of all required documents | X |
| 53 | One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions. | X |
| 54 | Traffic Study (Hard copy) | |
| 55 | Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider. | X |

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. ** Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.
- D. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- E. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- F. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Sam Goedecke

Applicant's or designee's Name



Applicant's or designee's signature

8/14/20

Date

Indicate N/A If Not Applicable

Initials: MS

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

| Application Information | | | |
|--|----------------------------|--|-----------------------|
| FILE NUMBER | | | |
| <input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision | | <input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance | |
| <input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map | | <input checked="" type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input checked="" type="checkbox"/> Variance | |
| <input type="checkbox"/> Other: | | | |
| Property Information – Please attach Legal Description as “Exhibit A” | | | |
| ADDRESS OF PROPERTY 1646 Euclid Avenue | | | |
| FOLIO NUMBER(S) 02-3234-003-0010 | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT | | | |
| ADDRESS 15499 WEST DIXIE HWY | CITY N MIAMI BEACH | STATE FL | ZIPCODE 33162-6031 |
| BUSINESS PHONE | CELL PHONE 305-216-4324 | EMAIL ADDRESS jay@usacommercial-residential.net | |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME Lori Roozen, Design Manager, Amazon Specialty Retail Stores | | | |
| ADDRESS PO Box 81226 | CITY Seattle | STATE WA | ZIPCODE 98108-1226 |
| BUSINESS PHONE 206-251-0741 | CELL PHONE | EMAIL ADDRESS lroozen@amazon.com | |
| Summary of Request | | | |
| PROVIDE A BRIEF SCOPE OF REQUEST Because of the limited exterior signage that is proposed, Amazon would like permission to install a visual display monitor within ten feet of the storefront glazing. | | | |

| Project Information | | | |
|--|----------------------------|--|--|
| Is there an existing building(s) on the site? | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does the project include interior or exterior demolition? | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Provide the total floor area of the new construction. | | 0 | SQ. FT. |
| Provide the gross floor area of the new construction (including required parking and all usable area). | | 0 | SQ. FT. |
| Party responsible for project design | | | |
| NAME Martin Hill | | <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____ | |
| ADDRESS 1809 7th Ave, Suite 700 | | CITY Seattle | STATE WA ZIPCODE 98101 |
| BUSINESS PHONE 206-224-3335 | CELL PHONE | EMAIL ADDRESS gdg.amazon@graphitedesigngroup.com | |
| Authorized Representative(s) Information (if applicable) | | | |
| NAME Matt Ramos | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS 8370 Wilshire Blvd, 330 | | CITY Beverly Hills | STATE CA ZIPCODE 90211 |
| BUSINESS PHONE 310-275-7774 | CELL PHONE 323-795-8172 | EMAIL ADDRESS matt@permitadvisors.com | |
| NAME Matt Marek | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS 1809 7th Ave, Suite 700 | | CITY Seattle | STATE WA ZIPCODE 98101 |
| BUSINESS PHONE 206-519-5132 | CELL PHONE | EMAIL ADDRESS matt.marek@graphitedesigngroup.com | |
| NAME Sam Goedecke | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS 1809 7th Ave, Suite 700 | | CITY Seattle | STATE WA ZIPCODE 98101 |
| BUSINESS PHONE 206-519-5138 | CELL PHONE | EMAIL ADDRESS sam.goedecke@graphitedesigngroup.com | |

Please note the following information:

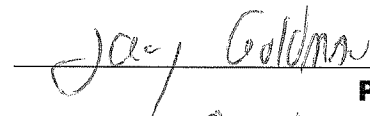
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property☒ Authorized representative

SIGNATURE

PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

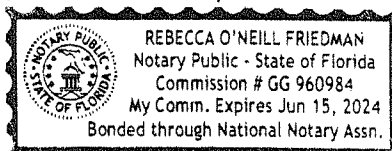
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Jay Goldman ^{prop-manager} (print title) of Seven Hundred Twenty One (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 7 day of August, 2020. The foregoing instrument was acknowledged before me by Jay Goldman, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 6-15-24**PRINT NAME**

Seven Hundred Realty Corp
15499 West Dixie Highway
North Miami Beach, Florida 33162

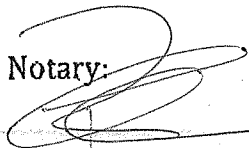
Dated May 15th 2020

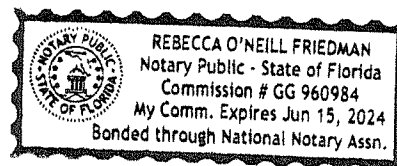
To Whom it May Concern:

Seven Hundred Realty Corp, Hereby authorizes its managing agent Jay S Goldman full authority to sign on its behalf any and all permits required by the City Of Miami Beach building department, as well as any Department within the city of Miami Beach, and to execute legal agreements relating to the property for the Historic preservation board.

Nathan R. Silverstein, President.

Nathan R. Silverstein, Pres.
Seven Hundred Realty Corp.

Notary: 



Witness: 

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

Amazon Corporate (publicly traded company)
NAME OF CORPORATE ENTITY

| NAME AND ADDRESS | % OF OWNERSHIP |
|-------------------------------|----------------|
| Amazon Corporate, Seattle, WA | 0 |
| | |
| | |
| | |
| | |
| | |
| | |

NAME OF CORPORATE ENTITY

| NAME AND ADDRESS | % OF OWNERSHIP |
|------------------|----------------|
| | |
| | |
| | |
| | |
| | |
| | |

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

| TRUST NAME | |
|-------------------|------------|
| NAME AND ADDRESS | % INTEREST |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

| NAME | ADDRESS | PHONE |
|-------|---------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Florida

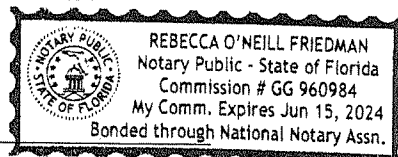
COUNTY OF Miami-Dade

I, Jay Goldman, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 3 day of September, 2020. The foregoing instrument was acknowledged before me by Jay Goldman, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 6-15-24

[Signature]
NOTARY PUBLIC

Rebecca O'Neill Friedman
PRINT NAME

September 7, 2020

Historic Preservation Board
City of Miami Beach
1700 Convention Center Dr.
Miami Beach, FL 33139

To the members of the Historic Preservation Board,

Amazon is excited and eager to join the Lincoln Road retail area. Our real estate team targeted Lincoln Road as a premier shopping experience for its unique environment and undeniable energy.

One of our main goals for this new Amazon 4-star location is to honor the historical presence of the building and to stay authentic to the experience of Lincoln Road in South Beach. We understand that South Beach was the country's first twentieth-century architectural district to be placed on the National Register of Historic Places. The property at 700 Lincoln Road was designed in 1938 by Lawrence Murray Dixon, one of the great Art Deco Masters, who was essential to the creation of Tropical Art Deco style. This building and its façade are of great value to the area. And what an incredible part of history that this was the location of his studio.

For all retail locations, Amazon prioritizes our initiative to reflect local culture and community and puts incredible value into the historical integrity of South Miami Beach. We have great understanding for preserving the original design of this area.

That being said, we took extra consideration when designing the Lincoln Road location. The interior layout greatly veers from our typical store design to provide exposure to the exterior and allow an abundance of natural light as typical of the South Beach design culture. We are also honoring the historical nature of the façade by locating signage as it was originally, along the curve above the overhang. Our total exterior signage package is vastly under capacity for allowable signage area, only using 37% of the permitted signage area.

While it is a priority to reflect the historic importance of the exterior façade, locating our main signage along the curved entry, this limits our exposure to the main customer traffic corridor along Lincoln Road. We are seeking a mitigating response to this issue by including a smaller digital monitor, humbly positioned in a corner window along Lincoln Road. We purposely designed the storefront so that the most prominent portion of the façade, the expansive curved glazing, would remain open to view. The proposed monitor is very static in nature – only switches every 30 seconds, but is a key component as it provides the latest information to our customers.

And at Amazon, we are obsessed with our customers. Amazon constantly strives to provide the best shopping experience, including the unique feature of real-time information. Our store is outfitted with technology that displays the most current pricing and opportunities that shoppers can come by. Though the monitor is small, it too will offer the latest information to passersby, playing a key role in our customers' journey.

It is plain to see that we are all experiencing unprecedented times for retail. With thousands of Amazon users in the Miami area, we are confident that Amazon 4-star will be a catalyst to bringing customers to the Lincoln Road retail area. The Amazon 4-star retail experience will be a great addition to the eclectic shopping and culture provided by Lincoln Road to locals and visitors alike.

I look forward to connecting with each of you to answer any questions and provide additional information as needed.

All the best,

A handwritten signature in black ink, appearing to read 'Lori J. Roozen', with a stylized, flowing script.

Lori J Roozen, Registered Architect, NCARB, LEED AP
Amazon – Senior Store Designer



September 3, 2020

Historic Preservation Board
City of Miami Beach
1700 Convention Center Dr, 2nd Floor
Miami Beach, FL 33139

Re: Amazon's Letter of Intent for a Variance Request

Dear Board Members,

Amazon will be opening a new retail store at the corner of Lincoln Rd and Euclid Ave in the Historic District of Miami Beach. Amazon is limiting its signage along both street frontages to preserve the historic qualities of the building and neighborhood. Due to this hardship, Amazon seeks a variance to Section 138-5(m) restricting the installation of visual display monitors within ten feet of the storefront glazing.

In terms of the hardship, the signage area available along the Euclid and Lincoln frontages is limited by the character of the building and neighborhood architecture. Amazon is proposing two exterior sign locations: one sign along Euclid Ave and another above the main entrance on the corner of Lincoln Rd & Euclid Avenue. As shown on page 2 of Exhibit B: Exterior Signage, each sign has an area of 21.5sf for a total of 43sf of area. (These areas represent a rectangle drawn around the greatest extent of the signs features—the actual area of the signs is much less.)

The zoning for this property is CD-3. Regarding signs, Chapter 138 of the City Code limits the area of signage in this zone to 0.75sf per foot of linear frontage. As illustrated in the elevations on Page 9 of the Variance Request Drawings, Amazon's total linear frontage is 155.83 ft. With this frontage, Amazon is allowed 116.88 sf of total signage area. However, to avoid saturating the façade with signage, Amazon is proposing to use only 37% of this permitted area. It is also the desire of both Amazon and the Property Owner to provide signage at the corner of Euclid and Lincoln. This location is obscured by the existing entry overhang, and Amazon's brand is not visible from approaching vantage points along Lincoln Rd. (Please see the perspective drawing on Page 11 of the Variance Request Drawings for a visual example of this hardship.) For this reason, Amazon seeks to supplement the exterior



signage with a visual display monitor inside the storefront glazing along Lincoln Rd. The monitor is shown in the perspectives on Pages 11, 12, & 13 of the Drawings.

The proposed visual display monitor has a 55" (10.3 sf) screen, is oriented vertically, and is suspended from above. As illustrated in the Floor Plan on Page 8 of the Variance Request Drawings, the proposed location for the monitor is 14" inside the storefront glazing. The monitor will feature a stationary graphic that rotates about every 30 seconds and is an essential aspect of Amazon's customer experience journey. Please find examples of this imagery on Page 14 of the Drawings.

Amazon believes the board should approve this variance request as it demonstrates the requirements set forth in Section 118-353 (d) as follows:

- 1) *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:*

Amazon's tenant space is unique for two reasons. First, the corner signage location is directly above an overhang and is not visible from many vantage points along Lincoln Rd. Second, the frontage along Euclid Ave is 119'-8", and providing the maximum allowed signage along this elevation would overwhelm the building's historic architecture.

- 2) *The special conditions and circumstances do not result from the action of the applicant:*

Amazon is not proposing any changes to the building's exterior. The conditions outlined in Item 1 are existing.

- 3) *Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;*

The other retail tenants along Lincoln Rd have exterior signage along this frontage but Amazon will not. As such, the proposed monitor should be considered a historic consideration rather than a special privilege.



- 4) *Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;*

With signs along Euclid and at the street corner, Amazon will have no visible signage from the adjacent sidewalk on Lincoln Rd. The other retail establishments along Lincoln Rd do not have this burden.

- 5) *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;*

The single proposed 55" visual display monitor will identify Amazon's brand to potential customers along Lincoln Rd. Without the monitor Amazon will have no visible branding as people approach the store on the adjacent sidewalk.

- 6) *The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and*

The goal of the variance request is to maintain the historic character of the building by not oversaturating the facades with signage. As such Amazon believes this variance request exemplifies the goals of Miami Beach's historic preservation regulations.

- 7) *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. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request.*

Similar to the above response to item (6), this proposal is consistent with the comprehensive plan due to the nature of its goal of historic preservation. We acknowledge that additional documentation may be requested.



- 8) *The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.*

As this proposal does not include any exterior building construction or alteration, the provisions of the sea level rise and resiliency review criteria should not apply.

In summary, Amazon is sensitive to the historic context of this store location. Adding additional exterior signage or increasing the proposed signage size will overwhelm the building's historic façade. Amazon wishes to keep its entry sign at the historic location on the corner of Lincoln and Euclid, but this limits the visibility of Amazon's brand along Lincoln. As such, Amazon is seeking approval to install a visual display monitor to supplement the lack of signage along the Lincoln Rd frontage. We hope that you will consider this request for the reasons outlined above.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Jay Roozen".

Lori Jay Roozen, RA, NCARB, LEED AP
Amazon – Senior Store Designer

Attachments:

- Variance Request Drawings
- Exhibit A: Land Survey
- Exhibit B: Exterior Signage
- Exhibit C: Historic Resources Report

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ATTACHED DOCUMENTS

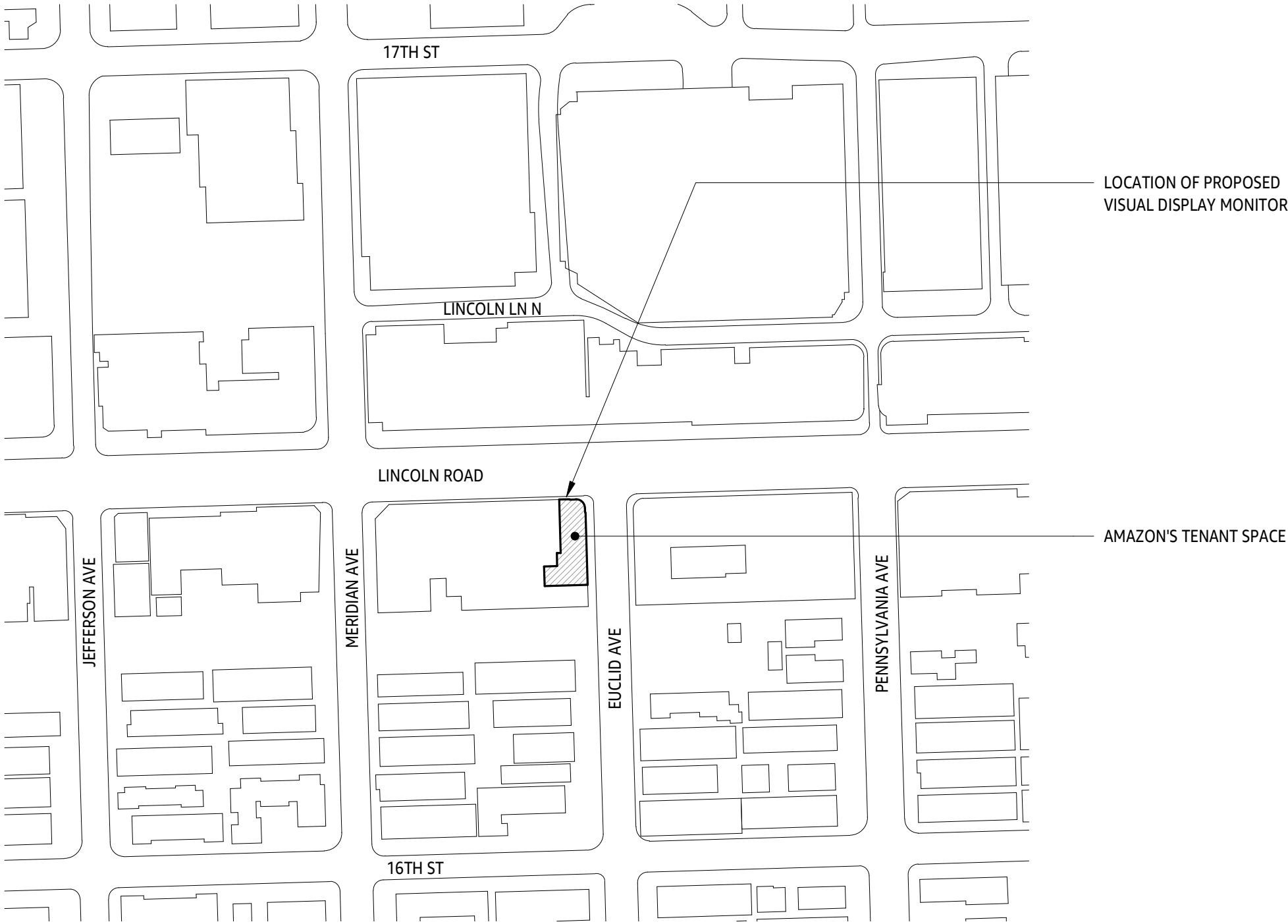
- LETTER OF INTENT
- EXHIBIT A: LAND SURVEY
- EXHIBIT B: EXTERIOR SIGNAGE
- EXHIBIT C: HISTORIC RESOURCES REPORT

SCOPE OF REQUEST

INSTALLATION OF AN INTERIOR VISUAL DISPLAY MONITOR WITHIN TEN FEET OF STOREFRONT GLAZING

PROPERTY INFORMATION

| | |
|-----------------------|---|
| ADDRESS: | 1646 EUCLID AVE |
| ZONING: | CD-3 FLA FLAMINGO PARK HISTORIC DISTRICT |
| FOLIO NUMBER: | 02-3234-003-0010 |
| LEGAL DESCRIPTION: | SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT |
| SHELL PERMIT NUMBER: | BC1911865 RV2012524 |
| TENANT PERMIT NUMBER: | BC2013103 |

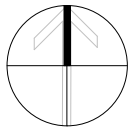


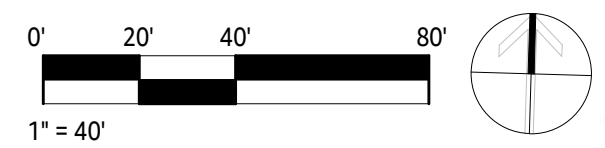
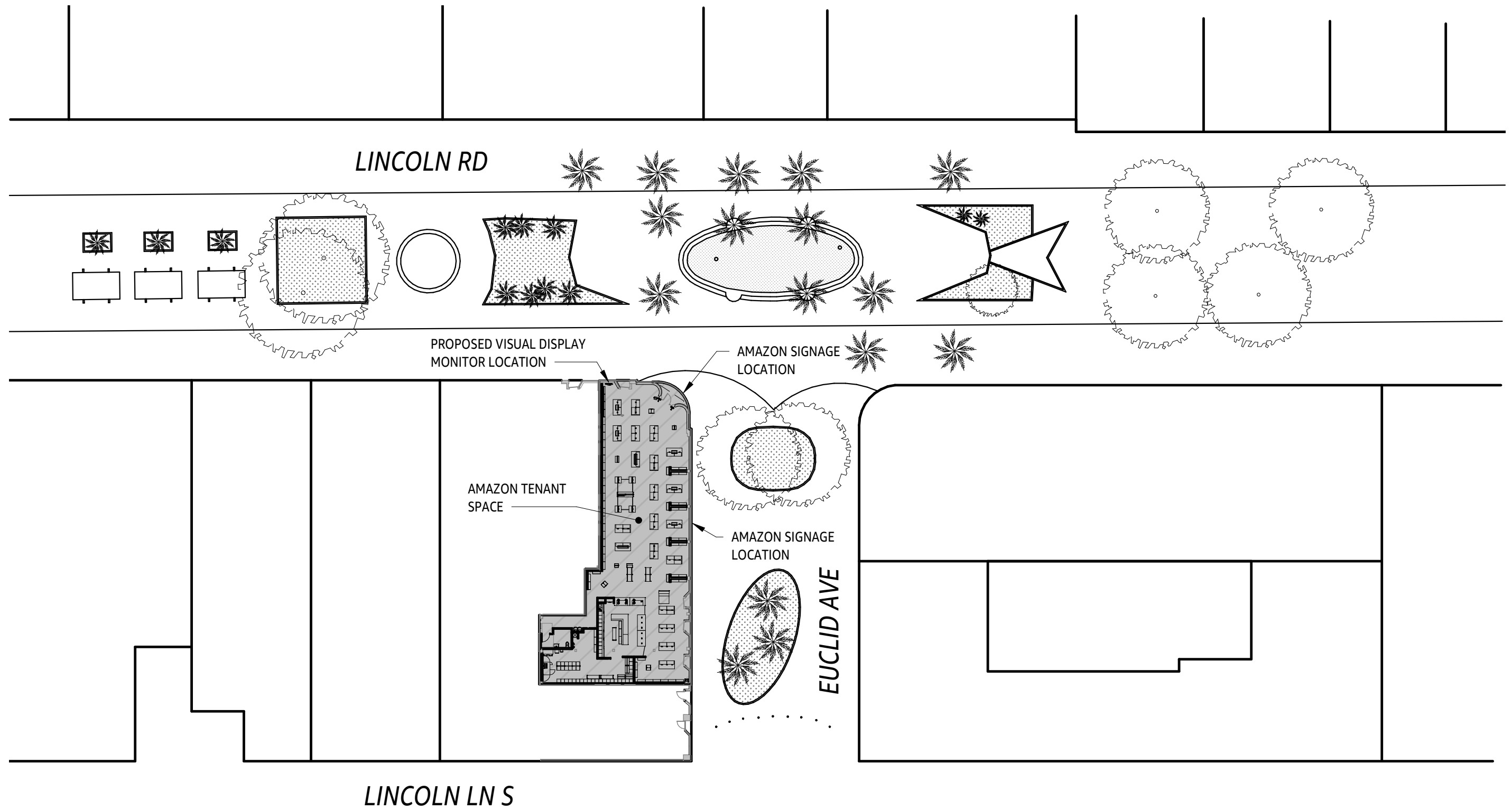
700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

PROJECT INFORMATION



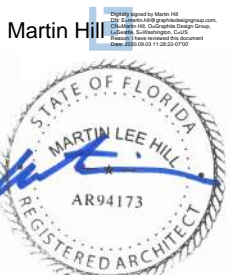


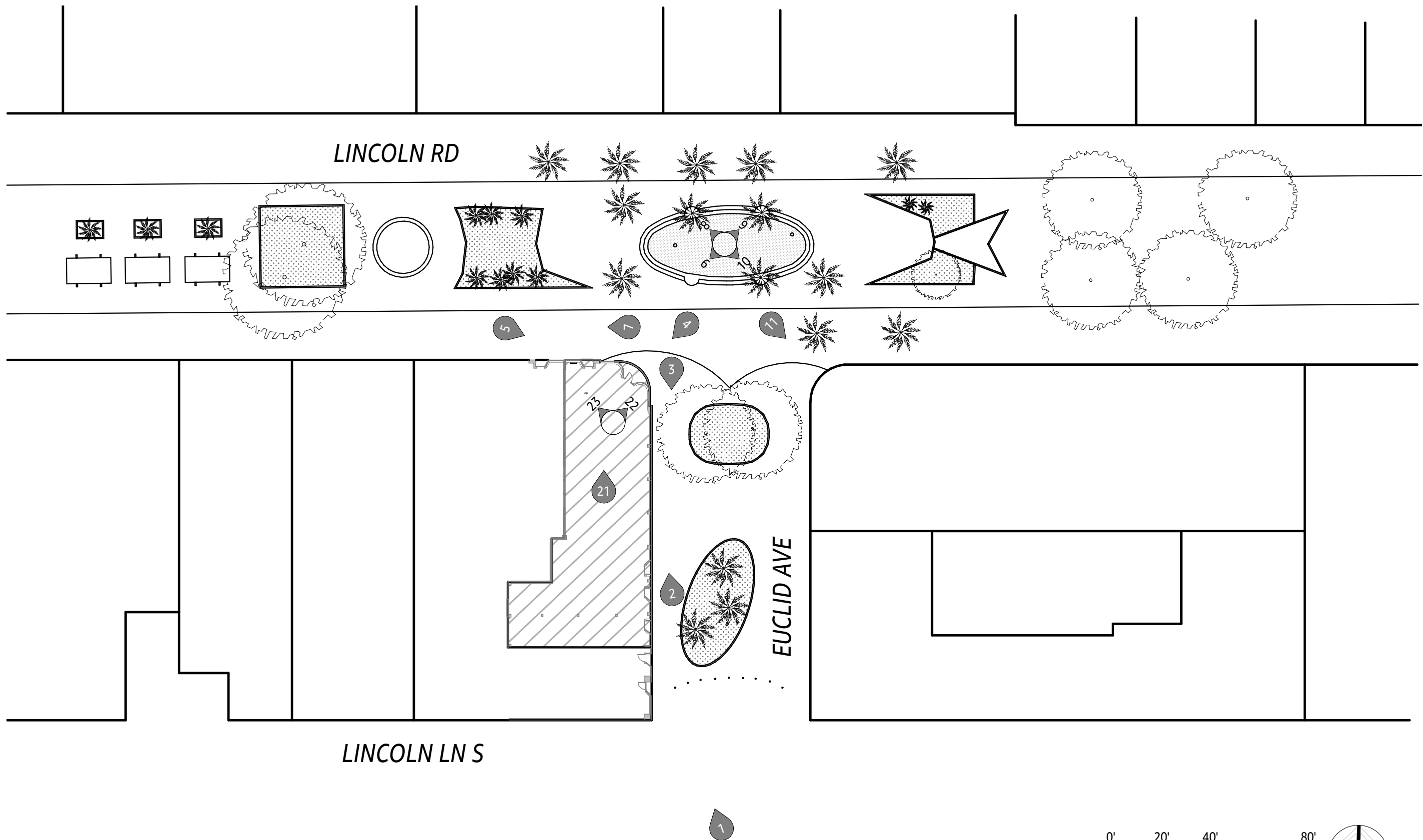
700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

SITE PLAN



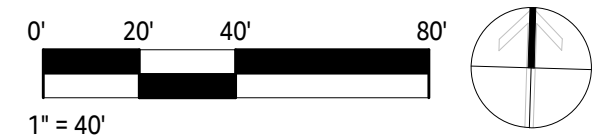


700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

PHOTO PLAN



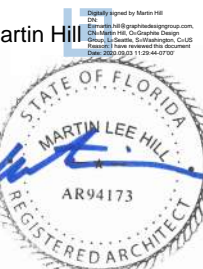


700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

EXTERIOR PHOTOS



5



6



7



8



700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

EXTERIOR PHOTOS

5



9



10



11



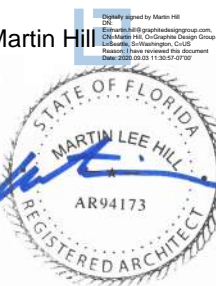
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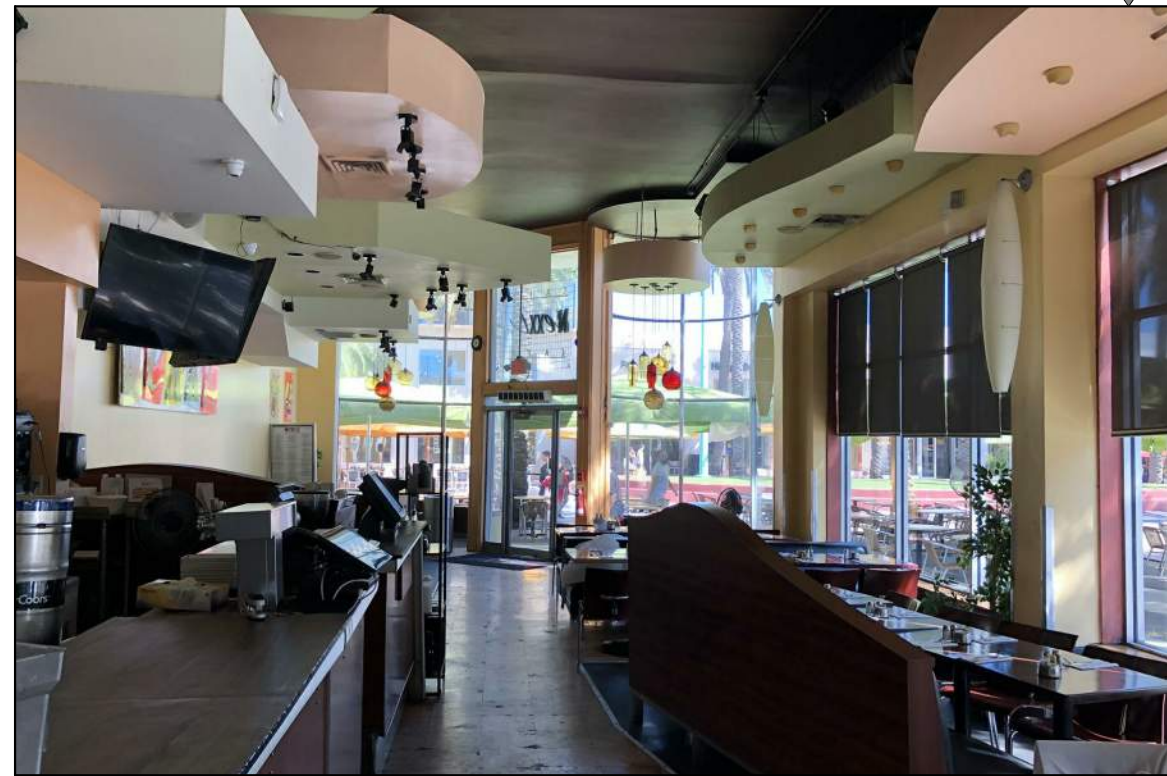
9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

EXTERIOR PHOTOS

6

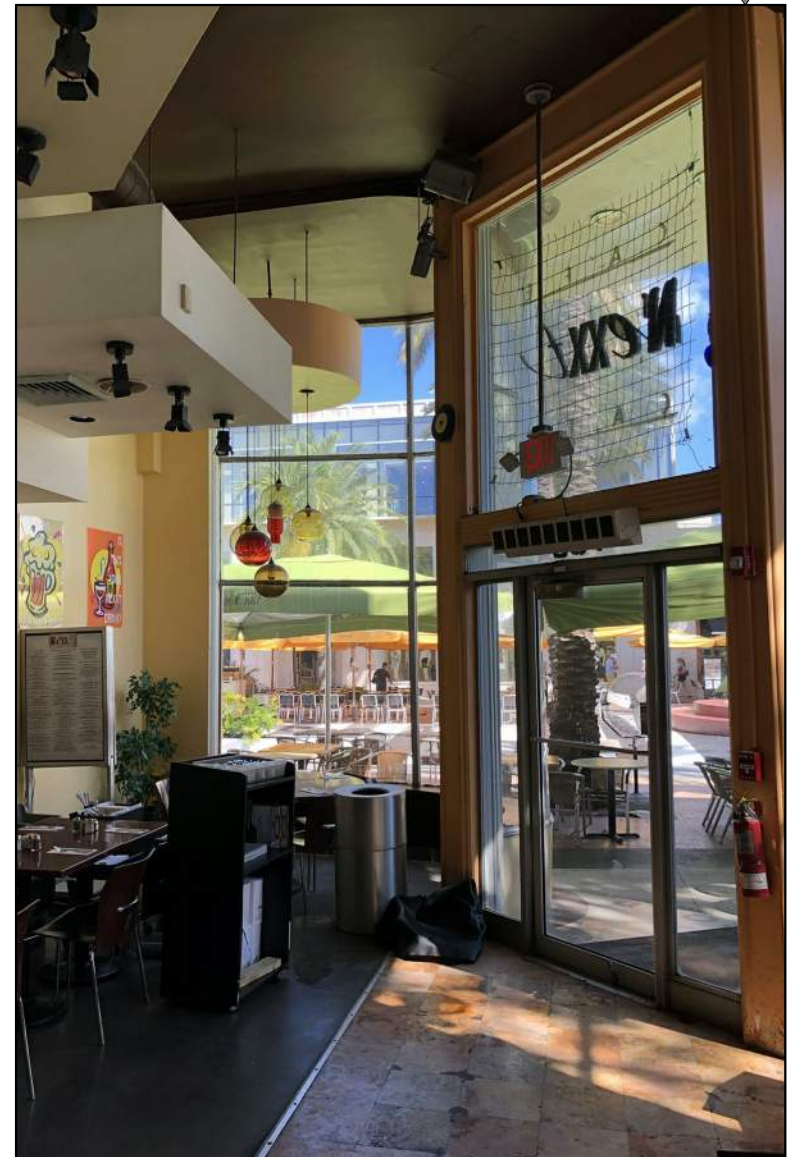




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22



23



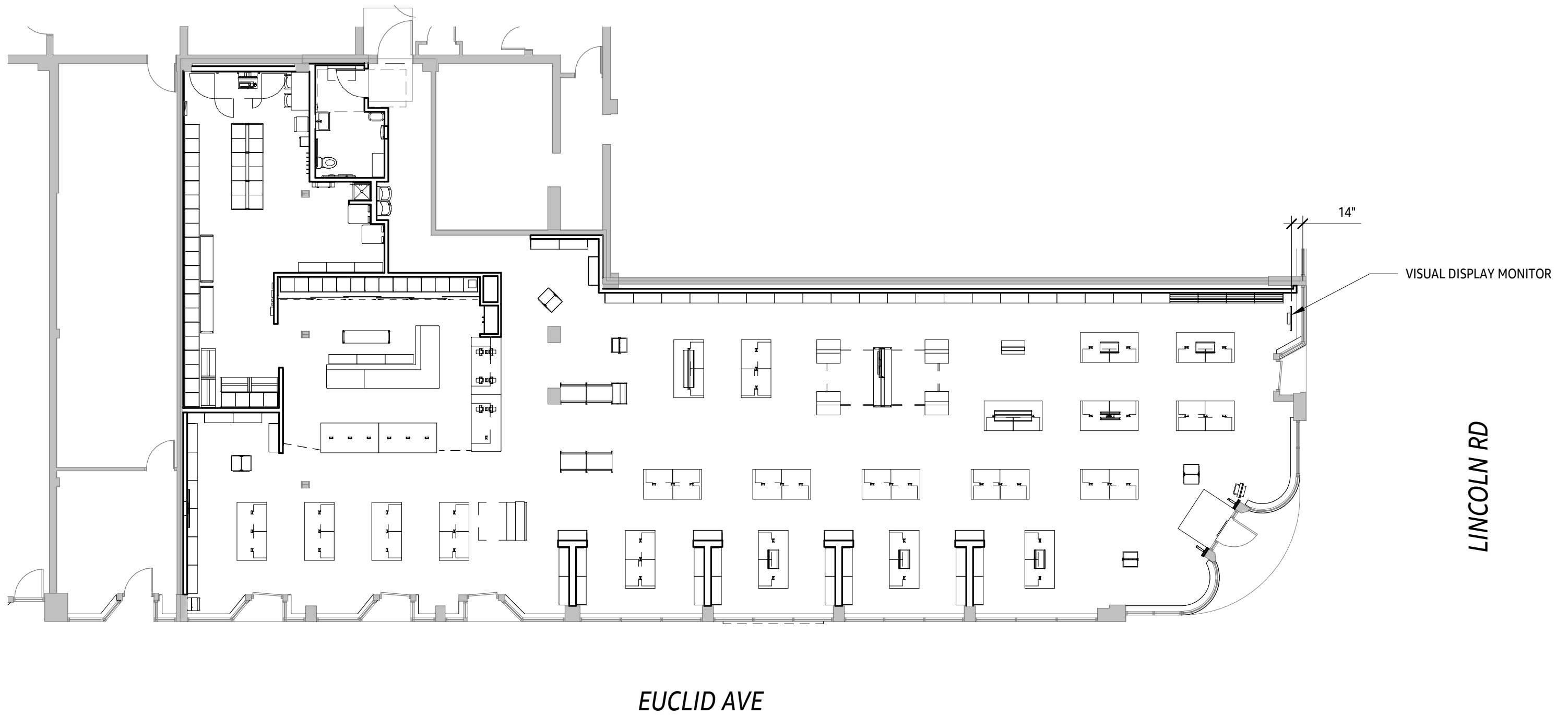
700 Lincoln Road

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VARIANCE REQUEST
FINAL SUBMITTAL

INTERIOR PHOTOS





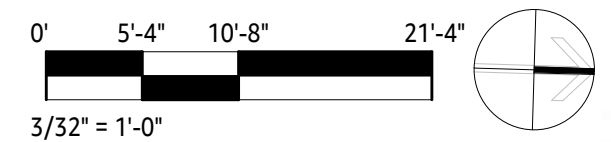
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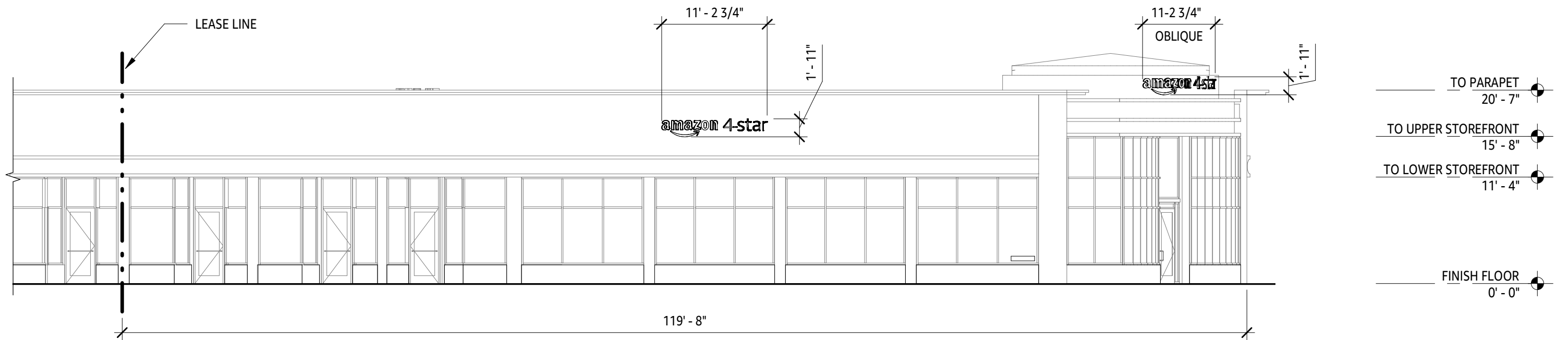
9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

FLOOR PLAN

8





2

EUCLID ELEVATION

SCALE: 3/32" = 1'-0"

SIGNAGE CALCULATIONS

ZONING DISTRICT CD-3 IS ALLOWED 0.75 SF OF SIGNAGE PER FRONTAGE

SIGNAGE AREA = 21.5 SF PER SIGN (SEE EXHIBIT %%%%%%%%%%)

EUCLID ELEVATION

ALLOWED SIGNAGE: 119'-8" x 0.75 = 89.75 SF

PERMITTED SIGNAGE: 21.5 SF + 1/2 x 21.5 SF = 32.25 SF

LINCOLN ELEVATION

ALLOWED SIGNAGE: 36'-2" x 0.75 = 27.12 SF

PERMITTED SIGNAGE: 1/2 x 21.5 SF = 10.75 SF

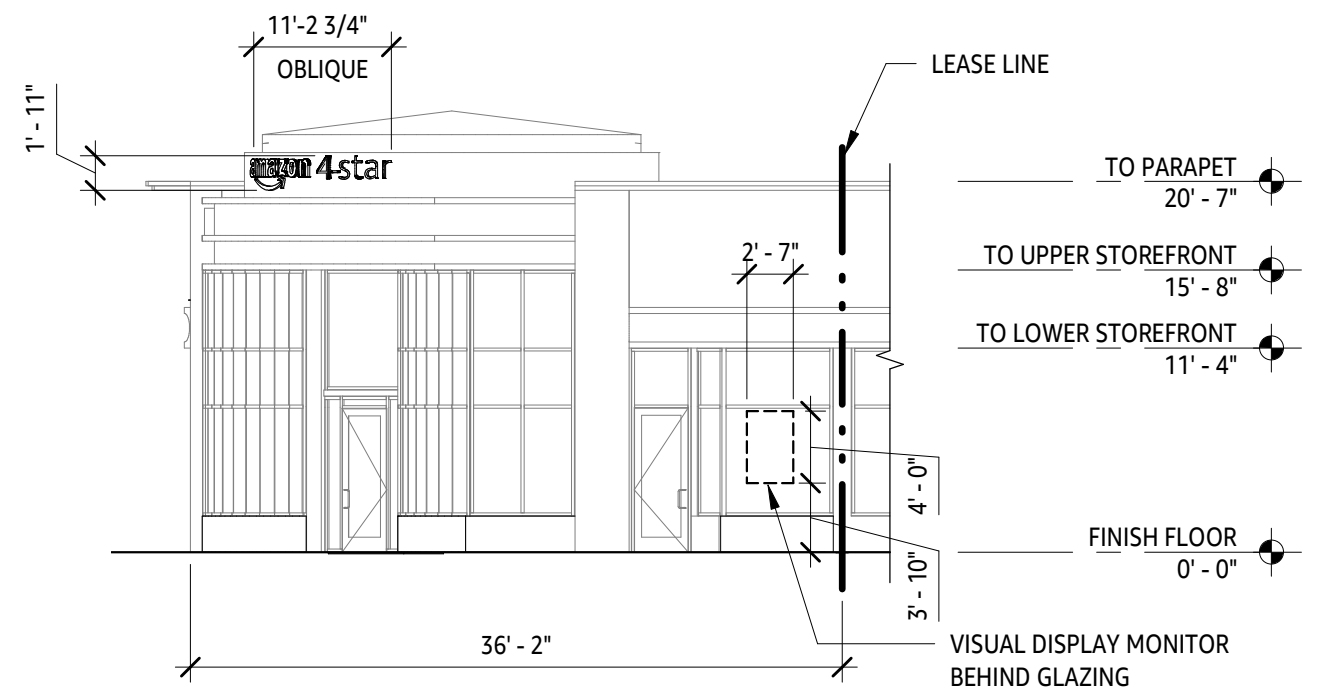
TOTAL

TOTAL FRONTAGE = 119'-8" + 36'-2" = 155'-10" = 155.83

ALLOWED SIGNAGE: 155.83 x 0.75 = 116.88 SF

PERMITTED SIGNAGE: 2 x 21.5 SF = 43 SF

UTILIZATION OF ALLOWED SIGNAGE = 37%



1

LINCOLN ELEVATION

SCALE: 3/32" = 1'-0"



700 Lincoln Road

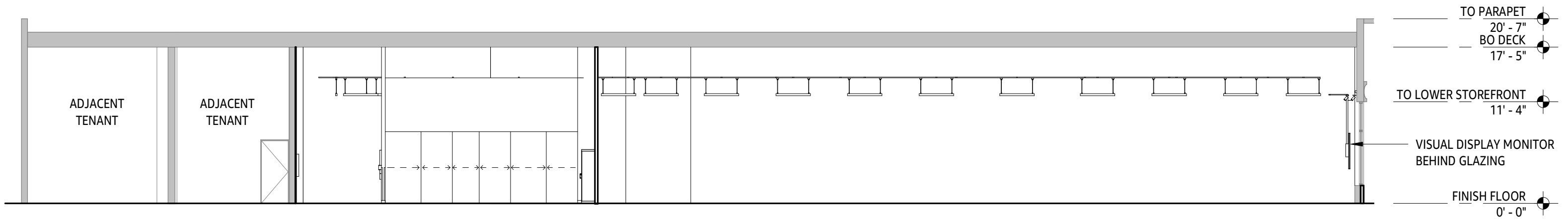
9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

ELEVATIONS

9

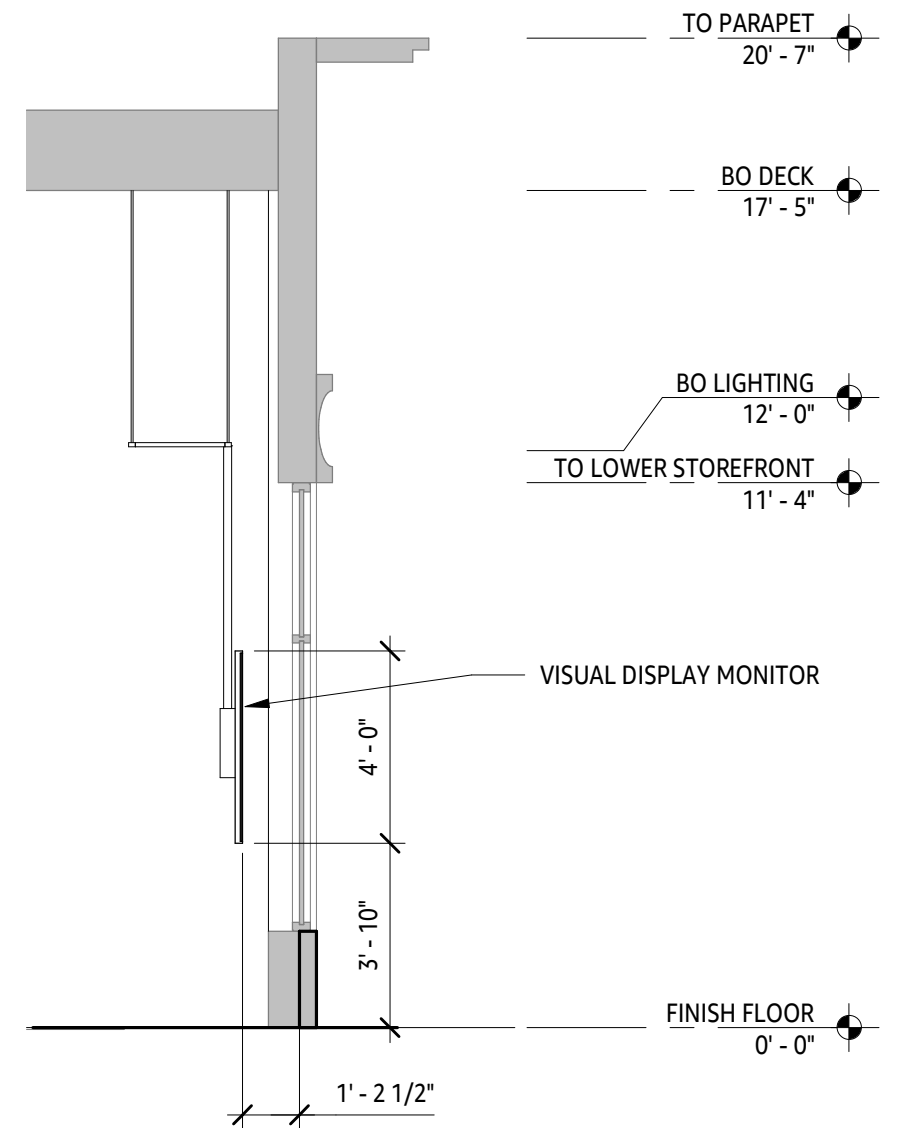




1

BUILDING SECTION LOOKING WEST

SCALE: 3/32" = 1'-0"



3

WALL SECTION AT VISUAL DISPLAY MONITOR

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



700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

SECTIONS

10

Martin Hill
REGISTERED ARCHITECT
AR94173



AMAZON SIGNAGE IS
NOT VISIBLE FROM
LINCOLN RD



700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

PERSPECTIVES

Martin Hill
Digitally signed by Martin Hill
DN: cn=Martin Hill, o=Graphic Design Group, ou=Graphic Design Group, email=Martin.Hill@graphicdesigngroup.com, c=US
Reason: I have reviewed this document
Date: 2020.09.03 11:34:00-0700





700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

PERSPECTIVES





700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

PERSPECTIVES





700 Lincoln Road

9/4/20

VARIANCE REQUEST
FINAL SUBMITTAL

VISUAL DISPLAY MONITOR IMAGERY

Today's Deals
Save \$40
Fire HD 8 Kids Edition



~~\$129.99~~
\$89.99

All-new
Echo devices



echo plus
echo show
echo dot

Get an
Amazon Smart Plug
Free



with the purchase of an
All-new Echo Dot

Find the
Perfect Card
for Mom



Mother's Day is May 12th

WHAT'S ON
TREASURE TRUCK
TODAY?



TREASURE TRUCK
An unexpected way to shop with Amazon

New &
Trending



Becoming
by Michelle Obama





- [illegible]

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



LOCATION MAP
NOT TO SCALE



Standard Recommendation Book

Amazon 4-star-JMI2
700 Lincoln Rd.
Miami Beach FL 33139

QID# 20-49189

Designer
Brian Sowder

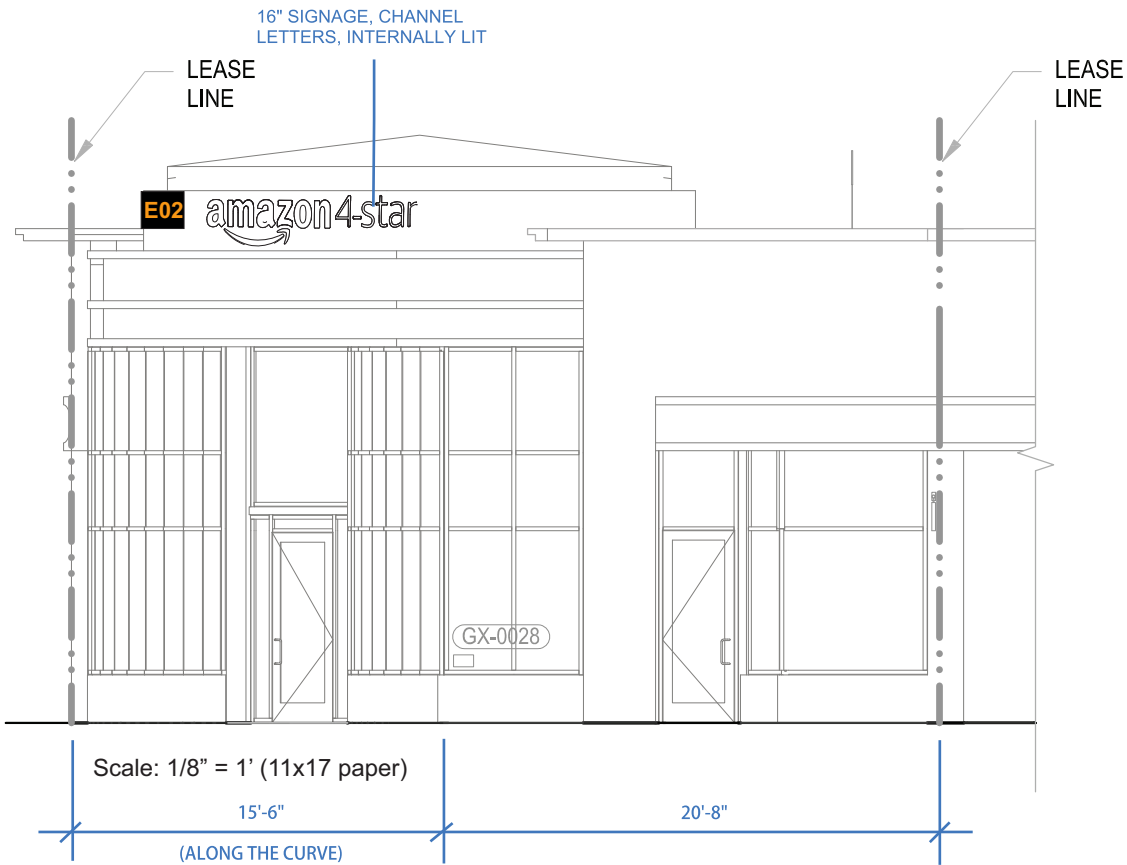
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2-3-20

ELEVATION

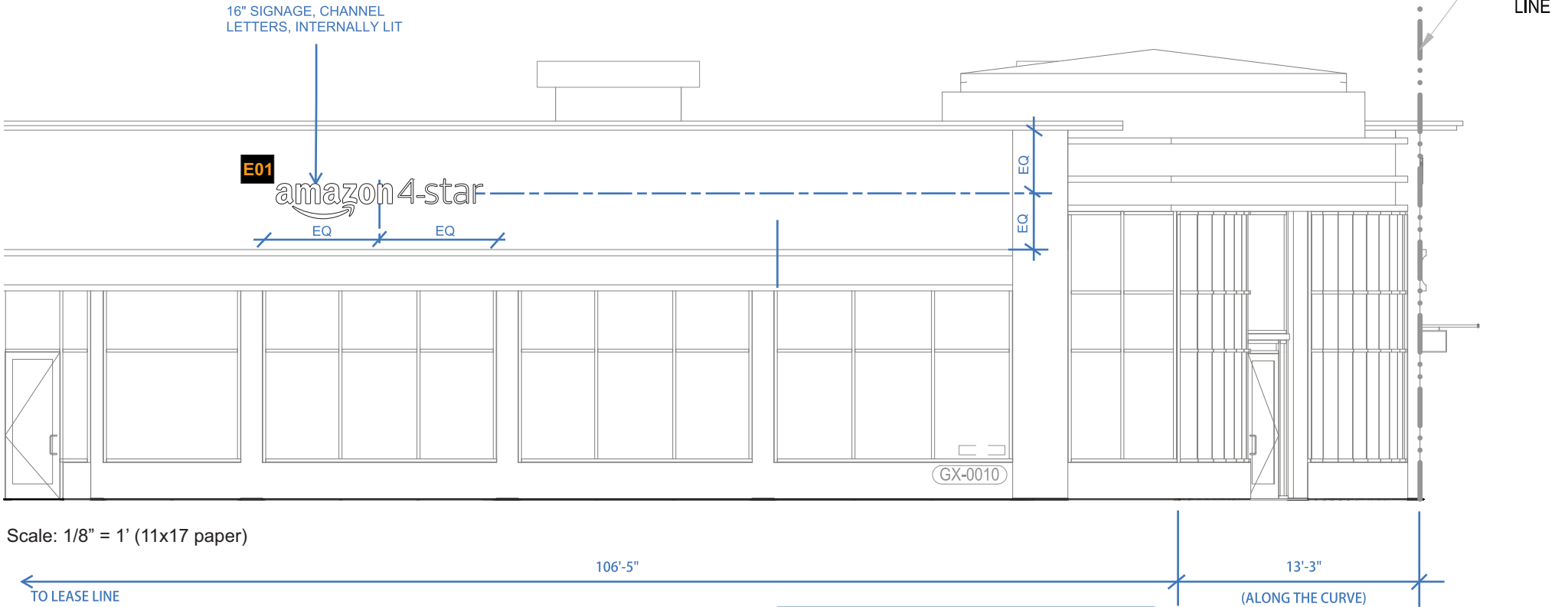


Miami Beach FL - Sign Legend

- E01 ILLUMINATED CHANNEL LETTERS
- E02 ILLUMINATED CHANNEL LETTERS



JMI2 LINCOLN ROAD - SIGNAGE PROPOSAL
NORTH ELEVATION
01.20.2020



Scale: 1/8" = 1' (11x17 paper)

JMI2 LINCOLN ROAD - SIGNAGE PROPOSAL
EAST ELEVATION
01.20.2020

Zoning District: CD-3 Total storefront length: 155'-10" LF
Total allowable area (SF): .75 x 155'-10" =112.75 SF
Total area of signage proposed: 21.5 SF x 2 signs =43 SF

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

QID 20-49189

JOB NAME

Amazon 4-star

LOCATION

700 Lincoln Rd.
Miami Beach FL 33139

CUSTOMER CONTACT

SALESMAN / PM

Joe Nolasco

DESIGNER

Brian Sowder

DWG. DATE

2-3-20

REV. DATE / REVISION

7-16-20 BS / 7-27-20 BS

SCALE

As Noted

FILE

2020/Amazon 4-star/
Miami Beach FL/20-49189/
AM4 Miami Beach FL 20-49189

DESIGN SPECIFICATIONS ACCEPTED BY:

| | |
|---------|-----------|
| EST: | CLIENT: |
| SLS/PM: | LANDLORD: |

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

UL

Underwriters Laboratories Inc.

DRY
DAMP
WET

FACE/EDGE ILLUMINATED LETTERS

AM4S-20-49189-tbd

Qty. 1

E01



Front View

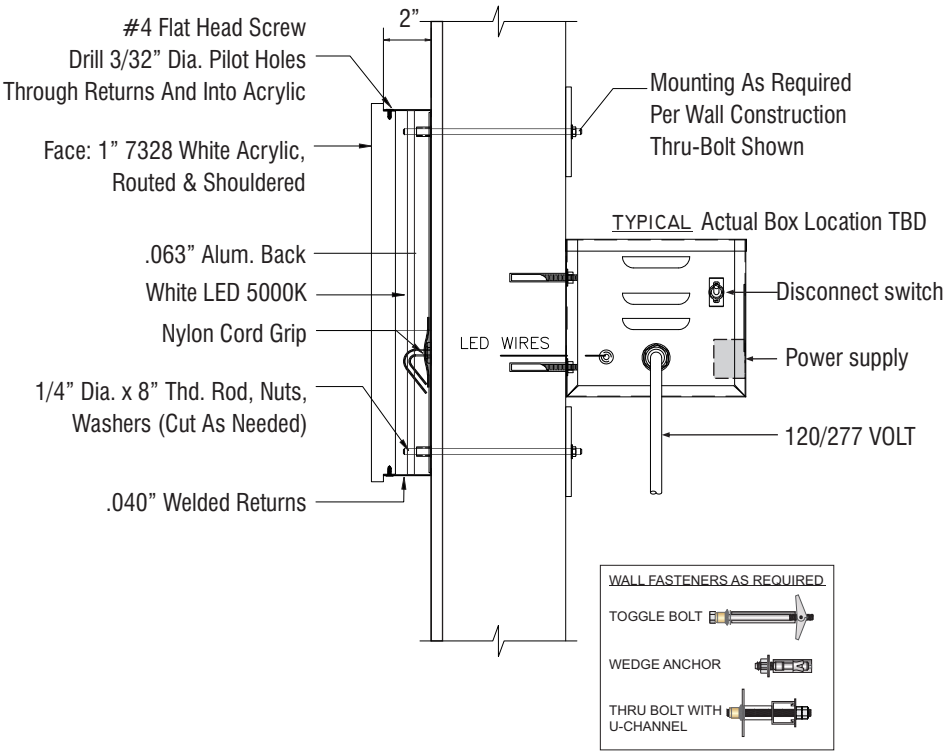
Scale: 1/2" = 1' (11x17 paper)

Specifications:

“amazon” and logo smile will be fabricated aluminum face lit / edge lit channel letters with .063 aluminum painted black returns. Faces to be 1” thk. 7328 white acrylic faces and will front & edge illuminate, using white LED 5000K

“4-star” & “smile” logo will be fabricated aluminum face lit / edge lit channel logo with .063 aluminum painted returns matching PMS 144C. Faces to be 1” thk. 7328 white acrylic faces with 1st Surface translucent digitally printed vinyl matching PMS 144C & will front & edge illuminate, using white LED 5000K

Letters & Logo to mount flush to fascia



| COLOR LEGEND | | |
|--|---|-------------------|
| | | |
| LED Illumination GE tetra LED tape 5000K | “Amazon yellow” Digitally printed to match PMS 144i when illuminated | PMS Black 100% |



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UL

Underwriters
Laboratories Inc.

DRY

DAMP

WET

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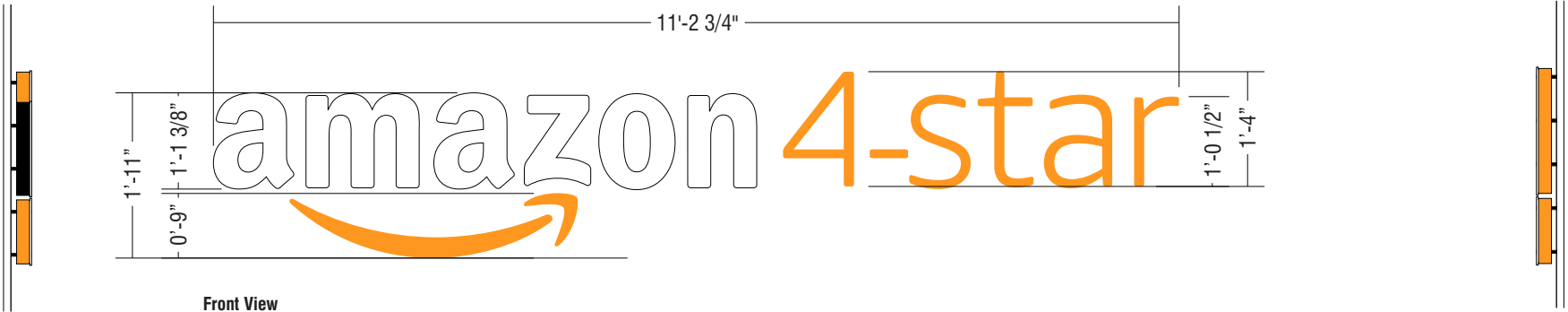
FACE/EDGE ILLUMINATED LETTERS

AM4S-20-49189-tbd

Qty. 1

E02

* NOTE: LETTERS MOUNT TO CURVED FASCIA



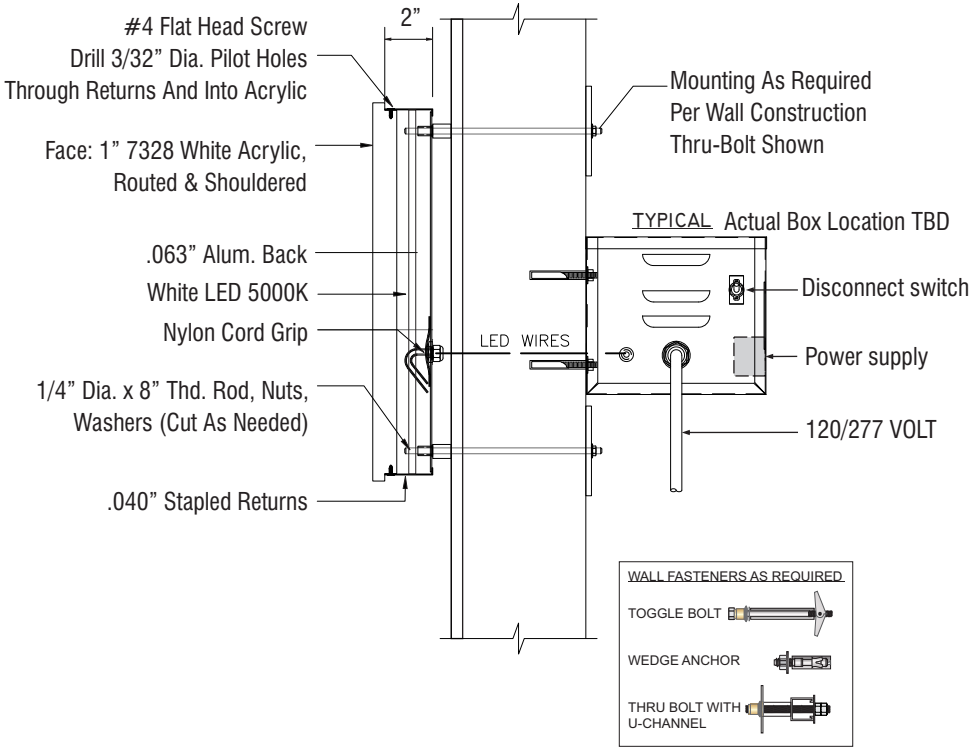
Front View
Scale: 1/2" = 1' (11x17 paper)

Specifications:

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Letters & Logo to mount with 3/4” spacers finished to match the fascia



| COLOR LEGEND | | |
|--|---|-------------------|
| | | |
| LED Illumination GE tetra LED tape 5000K | “Amazon yellow” Digitally printed to match PMS 144i when illuminated | PMS Black 100% |



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FACE/EDGE ILLUMINATED LETTERS



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JOB NAME

Amazon 4-star

LOCATION

700 Lincoln Rd.
Miami Beach FL 33139

CUSTOMER CONTACT

SALESMAN / PM

Joe Nolasco

DESIGNER

Brian Sowder

DWG. DATE

2-3-20

REV. DATE / REVISION

7-16-20 BS / 7-27-20 BS

SCALE

As Noted

FILE

2020/Amazon 4-star/
Miami Beach FL/20-49189/
AM4 Miami Beach FL 20-49189

DESIGN SPECIFICATIONS ACCEPTED BY:

| | |
|---------|-----------|
| EST: | CLIENT: |
| SLS/PM: | LANDLORD: |

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





QID 20-49189

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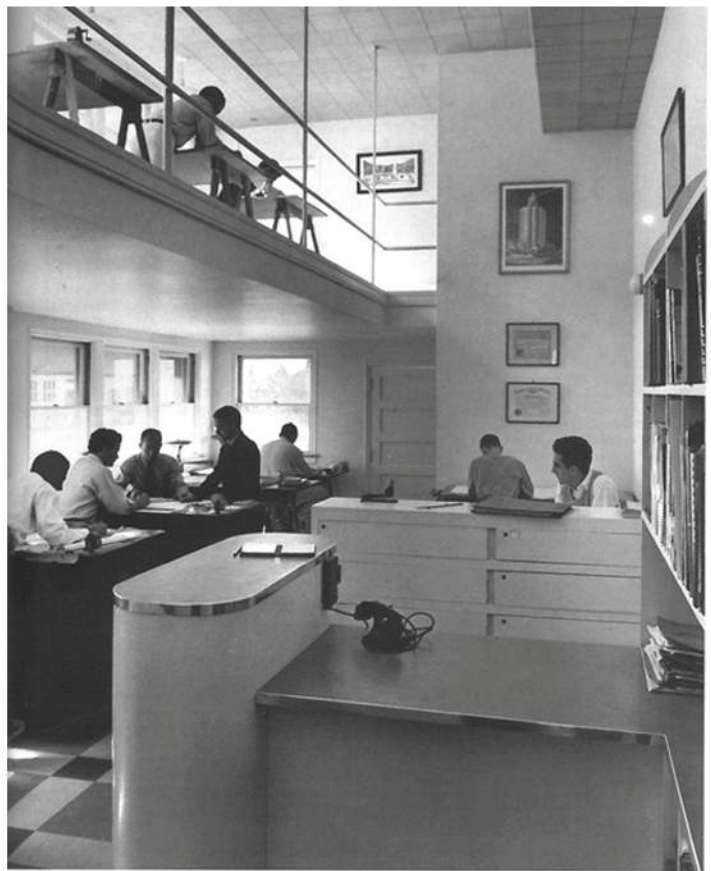
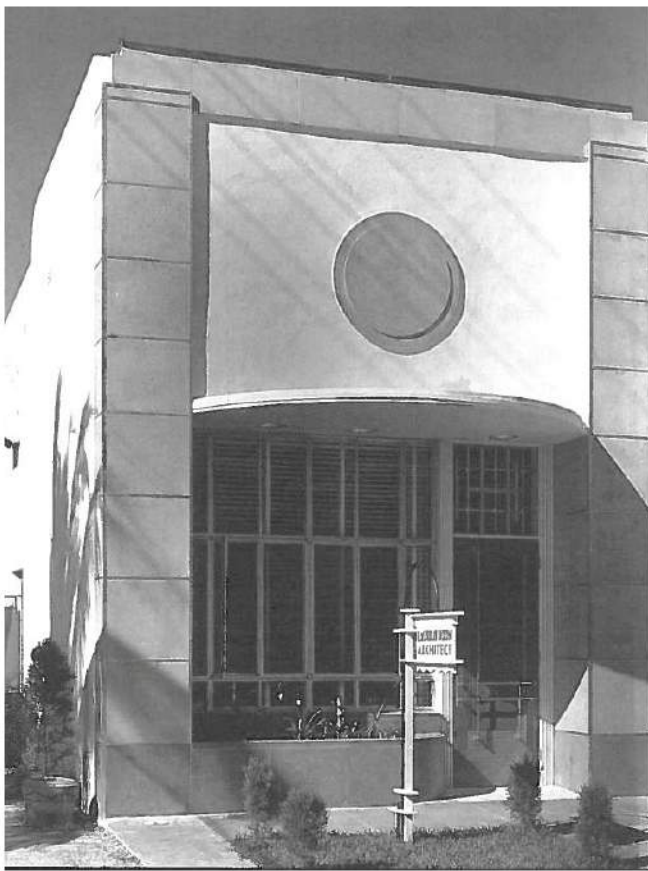
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BEILINSON
GOMEZ

1646 EUCLID AVE.

ARCHITECTS *pa*



BEILINSON
GOMEZ

1646 EUCLID AVE.

ARCHITECTS *pa*



June 8, 2020

Historic Resources Report
Seymour Building – Goldwasser's Shops
700-712 Lincoln Road, 1630-1646 Euclid Avenue
Miami Beach, FL 33139

Legal Description: Lots 1 and 2 , Block 50, of "Second Commercial, Subdivision of the Alton Beach Realty Company", according to the Plat thereof as recorded in Plat Book 6, at Page 33 of the public records of Miami-Dade County, Florida

Year Built: 1937

Original Architect: L. Murray Dixon

Lawrence Murray Dixon (1901–1949) was born in Live Oak, Florida. He undertook architectural studies at Georgia School of Technology. After graduation he worked in New York City for the office of Schultze & Weaver, where he honed his craft for six years. After his move to Miami Beach in 1929 he became one of the most skilled and prolific architects of the Art Deco period.

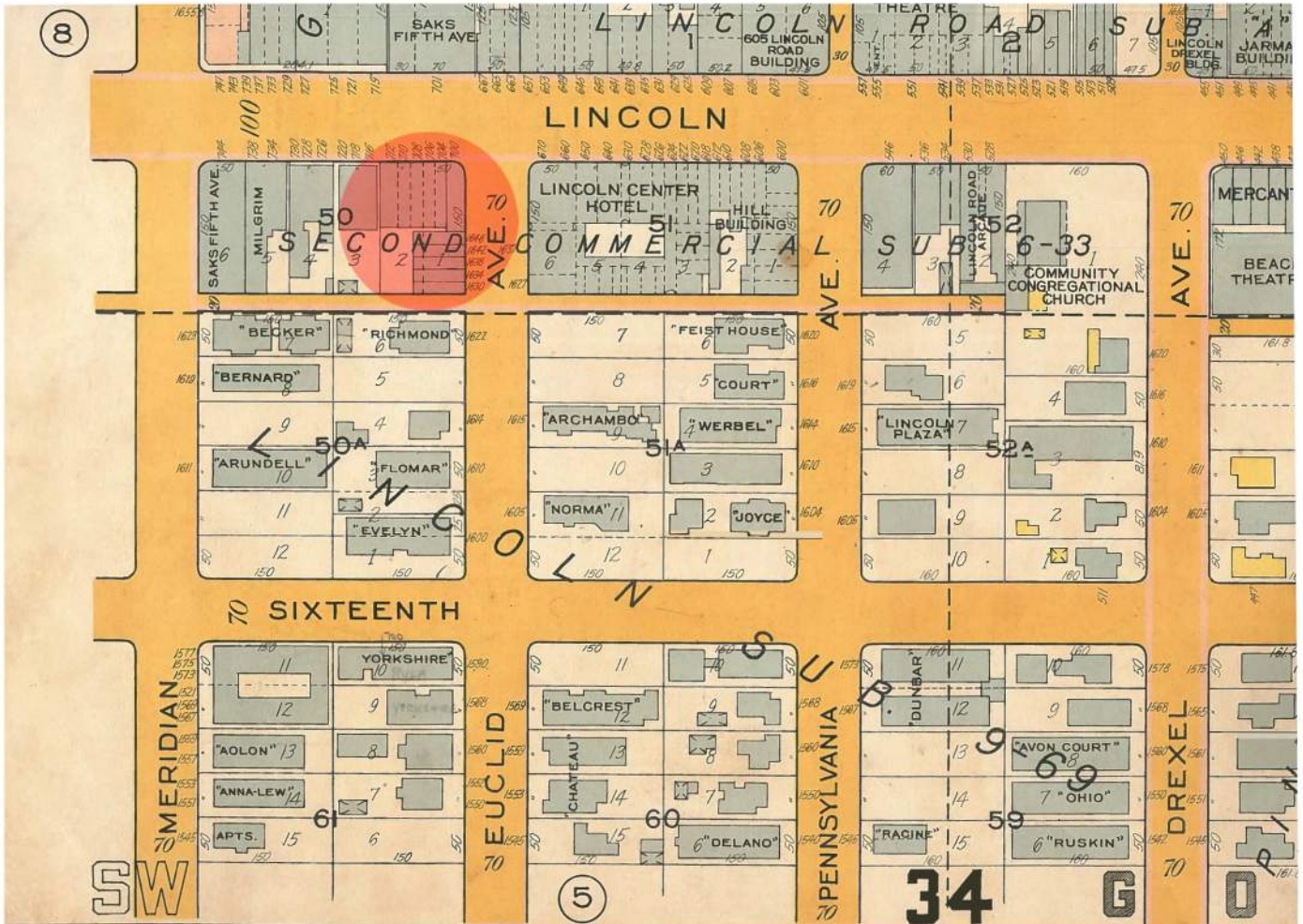
Though some of his buildings have been demolished, some prime examples of his work remain. One of them is the low-slung Seymour Building. When it opened in 1937 it housed Goldwasser's clothing store and, tucked back in the rear at 1630 Euclid Avenue was the office where Dixon worked.

Among his major Miami Beach architectural contributions Mr. Dixon was responsible for the design of hotels such as The Victor, The Tides and The Raleigh.

In 2003, there was an exhibition of Mr. Dixon's work at the Bass Museum in Miami Beach. His work was published in The American Architect and Architecture in 1936.

Building Description: The Seymour is a 1-story corner commercial/retail building which was Mr. Dixon's first design in the Streamline Moderne style. The style is defined by horizontal lines and a rounded corner façade from Lincoln Road to Euclid Avenue creating a free flowing façade that increased the horizontality and displays a strong compositional feature. The flat undecorated walls and the modernist corner built of curved panes of glass was the first of its kind in Miami Beach.

The building is constructed of steel, concrete masonry and stucco. The foundation was wood pilings designed for three stories. Construction was by L & H Miller Company.



1943 PLAT BOOK, CITY OF MIAMI BEACH

1646 EUCLID AVE.

BEILLINSON
GOMEZ

ARCHITECTS pa

SEYMOUR BUILDING

Owner SEYMOUR SYNDICATE, INC. Mailing Address

Lot 1 & 2 Block 50

Subdivision 2nd COMMERCIAL

Address 700, 704, 706, 708, 710, 712 Lincoln Rd
and 1630, 1634, 1638, 1640, 1642 Euclid Ave
Bond No.

General Contractor L. & H. Miller Company

Architect L. Murray Dixon

Engineer R.A. Belsham

Zoning Regulations: Use BAA

Area 19

Lot Size

Building Size: Front 100'

Depth 150'

Height

Certificate of Occupancy No.

Use STORES (11)

Type of Construction CBS

Foundation Designed for 3 stories Roof Flat

Date June 23, 1937

Plumbing Contractor #10252 Fixzit

Sewer Connection 1,

Date July 26, 1937

Plumbing Contractor

25 Fixtures - 11 Gas outlets

Temporary Closet

Date

Water Closets

Bath Tubs

Floor Drains

Lavatories

Showers

Grease Traps

Urinals

Sinks

Drinking Fountains

Gas Stoves

Gas Heater

Rough Approved

Date

Gas Radiators

Gas Turn On Approved

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor # 9160 George LaVigne

Address

Date Aug. 18, 1937

Switch 64

Range

Fans

Temporary Service - June 26, 1937
#8878 - LaVigne

OUTLETS Light 128

HEATERS Water

Receptacles 61

Space (#1630 Euclid south store - O.K. Inman, Oct. 11, 1937)

#9529-LaVigne-12 Fixtures, Oct. 11, 1937

Refrigerators

Date

#9860-LaVigne-Window lights-Nov. 15, 1937

Sign Outlets

Date

No. FIXTURES

Electrical Contractor

Date

FINAL APPROVED BY

Date of Service

METRO ORD. #75-34

RECEIPT DATE: 6-10-37

Permit No 10003

Cost \$ 45,000.

3234-03-0010

#710 Building Permits: # 37159 Flat wall sign-24 sq.ft.-Claude Southern Corp. \$ 200... Oct. 15, 1951
 #710 # 37613 Air conditioning- 5 tons- Stuart Cooling Corp. \$1,980... Dec. 4, 1951
 #1630-36 Euclid & 700-20 Lin.Rd.#38002 Re-roofing - Giffen Industries, Inc. \$3,995... Feb. 18, 1952
 #706 # 38179 Air conditioning Unit-5 tons- Miami Beach Air Condition Corp.\$2,195...3/28/52
 #1642 PINTO FURS # 38190/ ONE 5-ton Air Condition unit: Miami Beach Air Conditioning Co.\$2,185 Apr. 1, 1952
 #710 Lincoln Road # 38482 Air conditioning room - 10' x 12' x 8' - #1 CBS- Flat roof- Air Controlled Homes, contr. \$ 500.....May 16, 1952
 #700 Lincoln Road ok # 44368 Install 1 - 10 Ton A. C. Units: Biscayne A. C. \$ 3000.....April 20, 1954
 Plaag 4/28/54 --
 704 Lincoln Road # 47542 Biscayne A. C. Co: Install one - 5 ton A. C. Unit and one - 5 ton cooling tower OK, Plaag 7/18/1955 \$ 1 500 May 18, 1955
 1646 Euclid #53034 Appliance Consumer: 1-2 ton window air conditioner-\$400-4/15.57OK 6/12/57 Plaag
 1638 Euclid #54315 Installations, Inc: Installation of 2-1 ton window air conditioners - \$400.00 - August 28, 1957 OK 5/26/58 Plaag
 1642 Euclid #55372 Owner: Lath & plaster partition, cut door thru existing partition, block stairwell - \$200.00 - January 16, 1958
 700 Linc. Rd. #64325 The Mackle Co: Revamp office installing new partitions & ceiling- Jas. Vensel & Herbert Savage-Architects - \$4,000 - March 1, 1961 Compl. Saperstein 4/2/62
 700 Linc #64427 Calderwood Co: Reroute duct work - \$200 - March 17, 1961 OK Plaag 4/17/61
 700 Linc #64512 Buck Neon: Flat wall neon sign 30 x 24' - 60 sq.ft., using transformers from old sign-"Florida Property, Mackle - Gen. Development" - \$300.00 - March 31, 1961
 704 Linc.: Durable Awning Co. #66166 - Canvas awning with stakes in sidewalk; approved by City Mgr. Office 10/19/61. Sketch filed with permit No. 66164. - \$1400. - 10/19/61
 1632 Euclid Ave. (Louis Sherry) Twin City Glass Co.: Relocate glass windows - \$200. - 6/28/63
 1634 Euclid Ave. #44142 Peoples Gas: 1 gas range - 1/30/64
 706 Linc. Rd. #73171 Viking Maint. & Const. Co. Inc.: Remodel store and store front - \$4,000 - 12/8/64 OK Brown 3/15/65
 700 Linc. Rd. #74483 Acollite Neon Sign Co.: Flat wall sign 12' x 3' (WIGS) - \$200 - 7/20/65
 710 Linc. Rd. #76714 Rudy Glass: Replace store front - \$1800 - 7/25/66
 710 Linc. Rd. #76862 Yoya Land Corp.: New paneling, floor and paint interior - \$825 - 8/16/66
 710 Linc. Rd. #76987 Bengis Assoc.: Replace sign copy - \$100 - 9/7/66
 700 Linc. Rd. #77005 Owner, Harry Brown, Inc.: Remodel store interior - \$1500 - 9/9/66 OK McLaughlin 12/6/66
 710 Linc. Rd. #77111 Miami Coca Cola Bottling Co.: Flat wall sign, OASIS FRUIT SHIPPERS COCO COLA" - \$150 - 10/5/66
 710 Linc. Rd. #77373 Federal Sign and Signal Corp.: 4' x 15' flat wall sign - HARRY BROWN FURS - \$550 - 11/15/66
 700 Linc. Rd. #77594 C. A. Davis: Remodel store - \$2000 - 12/22/66
 714 Linc. Rd. #78657 D & J Sheet Metal Co.: Install one 2 1/2 ton A.C. unit - \$500 - 7/27/67 - OK - SHERREY - 7/24/68
 700 Linc. Rd. #81247 Amos L. Harrel: Interior alterations \$1000 10/28/68
 1630 Euclid Ave. Dewey Hawkins 1 - 2 H.P. Air Cond., 1 - 1 H.P. 10/30/68 OK SHERREY - 7/24/68
 700 Linc. #81745 Flutie Neon Signs Flat wall sign FREEPORT GRAND BAHAMA LUCAYA INFORMATION 60 Sq. Ft.
 Council Approval 1/15/69 File #1847 \$1,200.00 1/20/69

Plumbing 1 permit.

#33190 Leverett Pump Sales: 1 Drain well (2") (Must be on owner's property) 4-3-1952
#35998 Levi Plumbing: 1 safe waste drain: April 22, 1954 OK, Rothman 4/26/54

#36349 Serota Plumbing: 1 gas water heater: 6/31/54

#49190-People Gas System- 1 Nat Meter Set; 1 Gas Outlet, Moulding Oven-6-6-72

Buildig Permit 07395- 706 Lincoln Rd-Change of copy on existing plastic signs-\$220-6-5-75

BUILDING PERMITS CONTD: #87726 - J. Miller Const. - painting and repairs \$800.00 10/14/71

#1806 - 1 - 7½ ~~Max~~ HP - air cond central ~~xxxxxx~~ Acric Corp. 10/28/71

#87857 - Acolite Sign Co. - install wall sign as per drawing \$400.00 11/1/71

#02389-A & A Sign Co.-Repaint of existing sign-\$100-1-12-73

Electrical Permits# 27238 Astor Electric: 2 receptacles, violations - Sept. 23, 1948

708 Lincoln Rd # 35164 Gray & Co: 2 Centers of distribution, 1 Meter change, 1 motor, Oct.5,1951HR-4/22/52
710 Lincoln " # 35243 Claude Southern Corp: 1 Neon transformer, Oct. 15,1951

710 Lincoln Rd.# 35423 Emanuel Electric: 4 switch outlets, 7 light outlets, 12 fixtures-Nov. 6, 1951

710 Lincoln Rd.# 35971 Lyon Electric Co.: 15 center s of distribution, 1 service-equipment - Jan.16, 1952
PM 2/26/52 OK

706 Lincoln Rd.# 36308 B. Haskell Co.: 1 motor - April 2, 1952

642 Euclid Ave # 36309 B. Haskell Co.: 1 motor- April 2, 1952

1642 Euclid Ave: #38024 Gulf Electric Co: 6 Fixtures Nov.10,1952 OK 11-13-52 HOR

700 Lincoln #41786 Jonesey Electric: 1 center of distribution, 1 service, 1 motor LHP, 1 motor: 4/22/54

704 Lincoln #44580 Jonesey Electric: 1 meter change, 1 motor,0-lhp, 1 motor,2-5hp May 24, 1955 -
OK, Fidler 12/22/1955

1642 Euclid Ave 47072 Hart Electric: one motor, 0-lhp March 28, 1956 OK, Fidler 3/29/56

OK Rosser 1/15/57

OK 9 Fixtures:

January 14, 1957

fixtures, 1 iron cut

OK-Plaag 4/22/54

ALTERATIONS OR REPAIRS

| | | | |
|---------------------------|--|----------|-----------------|
| Building Permits: # 10778 | 1 Canopy awning: Dade Awning Co: | \$ 125 | Dec. 15, 1937 |
| French Shop: # 13114 | Remodeling for drug store: Owner | \$ 1,400 | Oct. 17, 1939 |
| Breedings # 13622 | SIGN 78 sq ft: Neon Sign & Display | \$ 325 | Jan. 11, 1939 |
| # 14787 | Removing partitions & toilets - making new store front: | \$ 500 | Oct. 9, 1940 |
| # 14906 | Addition of cold storage box: Belcher Industries: | \$ 1,000 | Oct. 26th, 1940 |
| # 15835 | Garbage Bin: 8 x 12 x 7'6 (concrete) | \$ 100 | June 23, 1941 |
| # 16392 | Addition - interior mezzanine for toilet room: | \$ 500 | Oct. 30, 1941 |
| # 16522 | Flat wall sign: Morgan Neon Sign Co: | \$ 80 | Nov. 25, 1941 |
| # 18117 | Flat wall sign: 7'x2 1/2' Neon Sign & Service: | \$ 150 | Feb. 28, 1944 |
| # 19034 | Replacing partition: Day labor: | \$ 200 | Oct. 2, 1944 |
| # 19037 | Making new store front: General Building Repairs | \$ 900 | Oct. 3, 1944 |
| # 19269 | Setting store fixtures: General Building Repairs | \$ 150 | Nov. 3, 1944 |
| # 19292 | Canopy of indirect lighting troughs: A Kaplan, | \$ 400 | Nov. 8, 1944 |
| # 19567 | Awning: Miami Beach Awning Company | \$ 675 | Jan. 2, 1945 |
| # 19657 | Sign - Max Landesman, sign writer: | \$ 50 | Jan. 25, 1945 |
| # 21031 | Painting - C. D. Hatter, painter: | \$ 300 | Oct. 19, 1945 |
| # 23676 | Wall lettering: Jack Green, painter: | \$ 25 | Nov. 22, 1946 |
| # 25211 | New fixtures - Lee-Fischler, | \$ 1,000 | Aug. 22, 1947 |
| # 25442 | DEMOLITION - BRICK WALL - Joseph Langner, Inc. | \$ 150 | Sept. 26, 1947 |
| # 25518 | Flat wall sign: Flash Neon | \$ 390 | Oct. 4, 1947 |
| # 25729 | Repairing fire damage: Joseph Langner, contractor: | \$ 300 | Oct. 22, 1947 |
| # 30871 | Store fixtures - Owner (Sylvia White) | \$ 300 | Sept. 26, 1949 |
| # 31905 | Re-roofing - Giffen Roofing Company, contr. | \$ 248 | Jan. 24, 1950 |
| # 37062 | Replace partition approx. 8' x 8' - 2" x 4" studs, rocklath and 3/4" plaster both sides - shelving - Norman Rubinson, contr. | \$ 150 | Oct. 2, 1951 |
| # 37075 | Alter show windows at front per attached sketch, Adler constr. Co. Corp., contractor: | \$ 1,000 | Oct. 4, 1951 |

See other side

Plumbing Permits:

| | |
|-------------------|---|
| #700 - Breedings: | # 12597(?) 1 water closet: 2 sinks, 1 grease traps, 3 sand traps, 1 gas stove, 4 gas heaters, October 24, 1939 Gas OK T.J. Bell 10/31st |
| # 15024 | Alex. Orr, Jr: 2 lavatories, 1 gas water heater: February 1, 1941 |
| # 15872 | Stolpmann: 1 water closet: 1 lavatory: September 18, 1941 |
| # 16130 | Herman March: 1 water closet: 1 lavatory: 1 sink: 1 grease trap: 1 floor drain: 5 safe waste drains: 1 gas range: November 3, 1941 |
| # 16278 | Herman March: Take plumbing out of beauty parlor: November 26, 1941 |
| # 17018 | Alex. Orr, Jr: 1 gas heater: May 1, 1943 |
| # 17289 | C. Ray Martin: 5 Lavatories, 1 gas water heater: December 14, 1943 |
| # 17360 | C. Ray Martin: 3 Lavatories, January 6, 1944 |
| Shop: # 18527 | C. Ray Martin: 6 Lavatories, 1 water heater, (elec) Sept. 24, 1945 |
| # 32165 | Hurst Drilling & Equipment Co: 2" drain well: Aug. 16, 1951 |

See other side -----

LOT: 142 BLOCK: 50 SUBDIVISION: _____

ADDRESS: _____

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#M08654 12/18/86 Julio Castaveda 1-5 ton air cond wind, duct work only

PLUMBING PERMITS

ELECTRICAL PERMITS #81700 1/22/87 Electric & Work Corp - 1-5 ton air cond

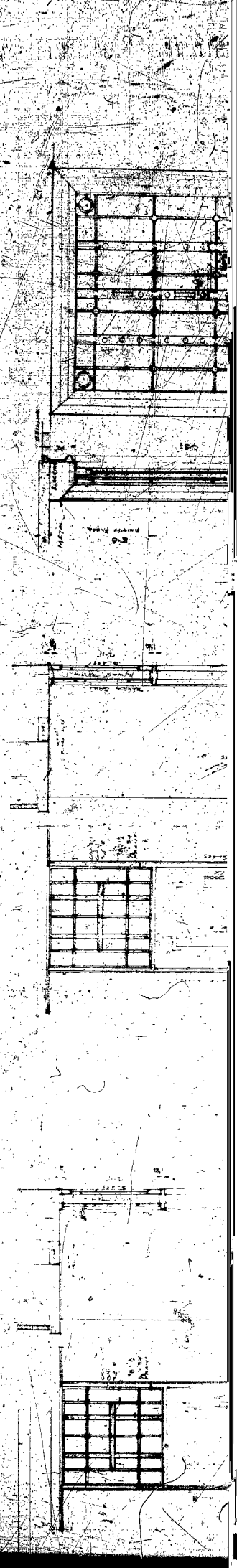
Electrical Permits:

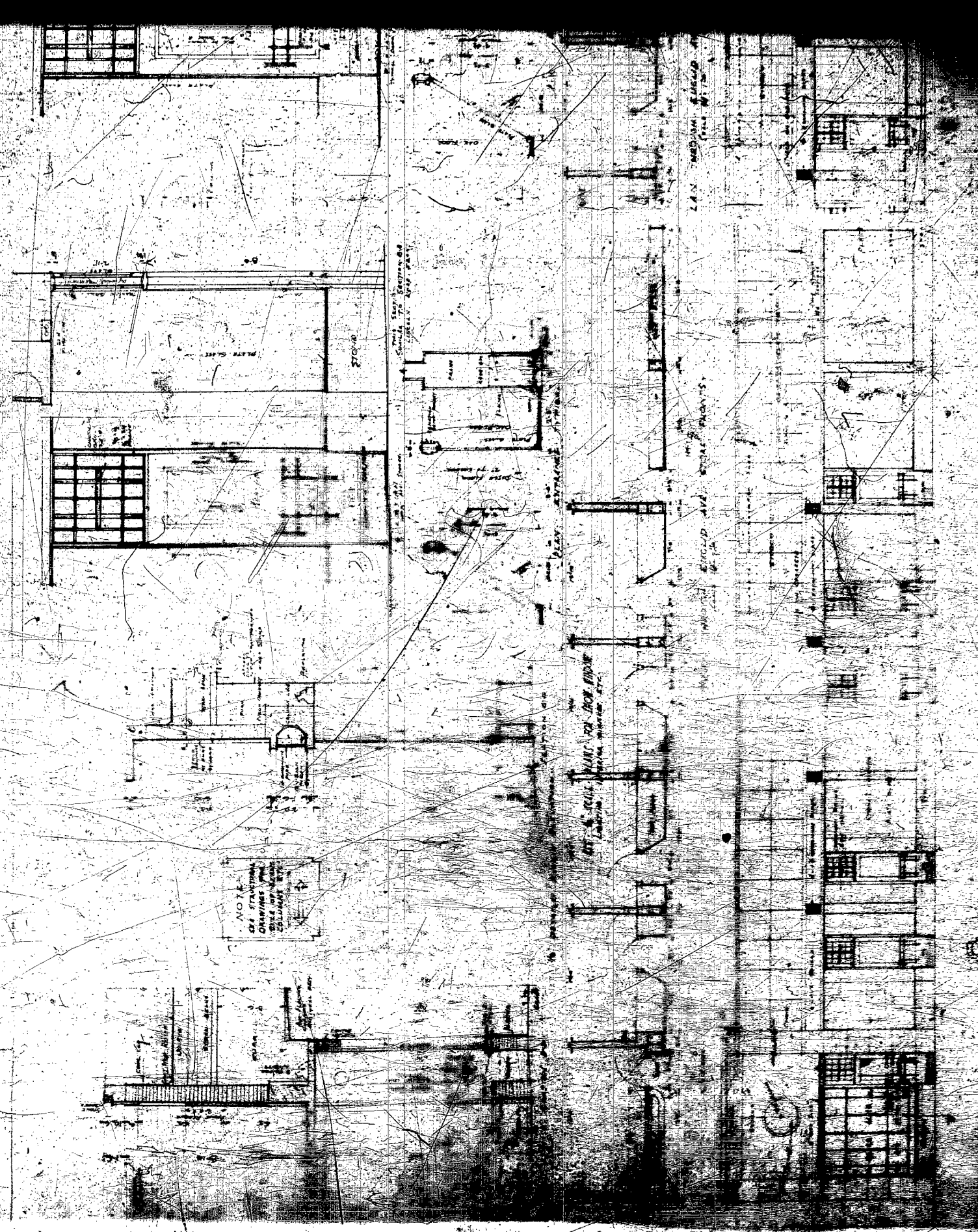
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|-----------------------------|--|
| Pinto #1642 Euclid: # 9937 | Martin: 4 outlets, 1 receptacle, 1 refrigerator, 2 irons, 2 centers, 11-20-37 |
| #1642 Euclid: # 9938 | Martin: 15 Fixtures, November 19, 1937: O.K. Inman |
| #710 Lincoln: # 9980 | 8 Fixtures, November 24, 1947: O.K. Inman Nov. 26th |
| #708 Lincoln: #10008 | 12 Fixtures, November 29, 1937: O.K. Inman Nov. 29th |
| #714 Lincoln: #10085 | 17 Fixtures, December 3, 1937: O.K. Inman Dec. 6th |
| #700 Lincoln: #10205 | 4 Fixtures, 20 Reflectors, December 19, 1937: O.K. Inman, Dec 20th |
| #706 Lincoln: #10374 | 21 Fixtures, January 7, 1938: O.K. Inman Jan. 8th |
| #704 Lincoln: #10403 | 5 Fixtures, January 11, 1938 O.K. Inman Jan. 11th |
| BREEDINGS | Unity Electric: 1 light outlet, 2 receptacles, 1 iron, January 9, 1939 |
| | Lyon Electric: 3 switch outlets, 10 light outlets, 15 receptacles, |
| | 3 motors, 6 centers of distribution, 1 service change: Nov. 7, 1939 |
| PINTO | Abbott Electric: 10 Receptacles, 3 Fixtures, February 5, 1941 |
| | Abbott Electric: 1 iron outlet, February 14, 1941 - O.K. Feb. 19th |
| | F.C. Ast Electric: 1 switch outlet, 3 light outlets, 5 receptacles, |
| | 5 fixtures, 1 fan, 3 motors, 3 centers, Nov. 13, 1941 - O.K. Brown 11- |
| Lincoln Delicatessen #18569 | Morgan Neon: 1 Neon transformer: November 25, 1941 |
| #143354 | Neon Sign & Display: 4 neon transformers, January 11, 1940 * |
| #19454 | Lyon Electric: 2 appliance outlets, April 29, 1943 |
| #19946 | F. C. Ast: 6 Light outlets, 10 Fixtures, 11 appliance outlets, Jan. 4, 1944 |
| #20025 | F. C. Ast: 4 light outlets, 2 fixtures, 5 appliances, Jan. 22, 1944 |
| #20109 | Neon Sign & Service: 1 neon transformer: February 28, 1944 |
| #20655 | Astor Electric: 25 switch outlets, 44 light outlets, 10 receptacles, |
| | 44 fixtures, 1 iron outlet, 4 centers, October 6, 1944 |
| #20611 | B & W Electric: 5 Switch outlets, 4 light outlets, November 1, 1944 |
| #20644 | Ace Electrical Service: 3 Switch outlets, 1 motor, 41 fluorescent transformers |
| | 1 service, November 15, 1944 |
| #20984 | Ace Electrical Service: 6 Fixtures, 1 Temporary service: December 6, 1944 |
| #21372 | Lyon Electric: 1 motor, April 20, 1945 |
| | Lyon Electric: 3 Switch outlets, 18 receptacles, 4 fixtures, 1 water heater |
| | 1 center of distribution, 1 service equipment, October 5, 1945 |
| #22104 | Astor Electric: 1 appliance outlet, January 30, 1946 |
| #22248 | Ace Electrical Service: 10 receptacles, 2 centers of distribution, February 1946 |
| | Final OK Woodmansee 5/26th |
| #22528 | Lyon Electric: 6 light outlets, 10 fixtures, May 5, 1946 |
| #24725 | Astor Electric: 2 light outlets, 5 fixtures, 5 iron outlets, 1 center, 8-26-4 |
| #24909 | Flash Neon: 1 neon transformer: October 4, 1947 |
| #24988 | Toby Electric: 30 light outlets, October 20, 1947 |
| #25305 | Astor Electric: 18 light outlets, 18 fixtures, November 24, 1947 |
| #26070 | Lyon Electric: 1 motor, April 5, 1948 |

See other

side-----

- 704 Linc. #61125 Astor Elec. Service: 1 cent. of dist. - 7/24/64
- 706 Linc. #61809 Astor Elec. Serv. Inc.: 60 fixtures - 12/11/64
- 708 Linc. #61889 C. J. Kay Elec. Co.: 5 fixtures - 1/11/65
- 1630 Euclid #63783 C. J. Kay Elec. Co.: 1 motor, 2-5 hp - 8/5/66
- 710 Linc. Flash Electric: 17 light outlets; 6 receptacles; 17 fixtures - 8/10/66
- 700 Linc. #63966 Bennett Elec. Co.: 2 switch outlets; 5 receptacles; 1 motor, 6-10 hp - 9/27/66
- 710 Linc. #64081 Acolite Sign Co.: 2 fixtures - 10/31/66
- 700 Linc. #64143 Federal Sign & Signal Corp.: 3 neon transformers - 11/15/66 - Bldg. Perm. #77373
- 1630 Euclid #66222 Brothers Electric 1 Motor 0-1 H.P., 2 Motors 2 H.P. 9/26/68
- 700 Lincoln Rd. Lyon Electrical Co. 1 Switch Outlet, 5 Light Outlets, 6 Receptacles, 5 Fixtures, 10/30/68
- 00 Linc. Flutie Neon Signs 3 Neon Transformers 1/20/69
- #69188 - Elect Power and Service - 16 fixtures lights 10/18/71
- #69229 - Acolite Sign - 6 fluor lamps 11/1/71
- #69267 - Electric Power & Service - 1 - 3 ton air cond 11/11/71
- 1642 Euclid-Iro Electric #70241- 5 receptacles-1-4-73
- 1634 Euclid Avenue-#75857-Ocean Electric Co.- 100 amps feeder, 1 a/c window, violation removed-11-15-79
- #78006 6/7/82 Maximum Elect - 125 service size in amps
- #81521 10/30/86 Feliu Elec - spec purpose receptacle 10





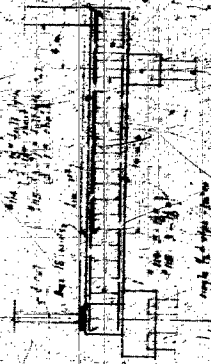
NOTE:
SEE STRUCTURAL
DRAWINGS FOR
DETAILS OF
CONCRETE WORK

SEE 100% PLAN FOR EXACT DIMENSIONS
Lobby

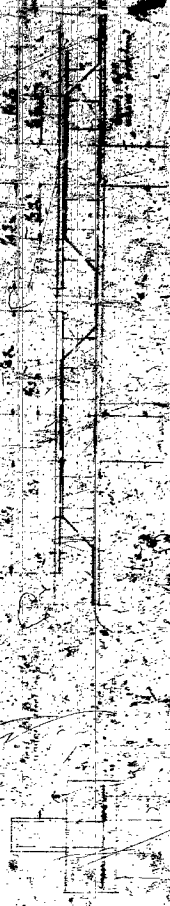
2nd FLOOR
PLAN

SEE 100% PLAN FOR EXACT DIMENSIONS
Lobby

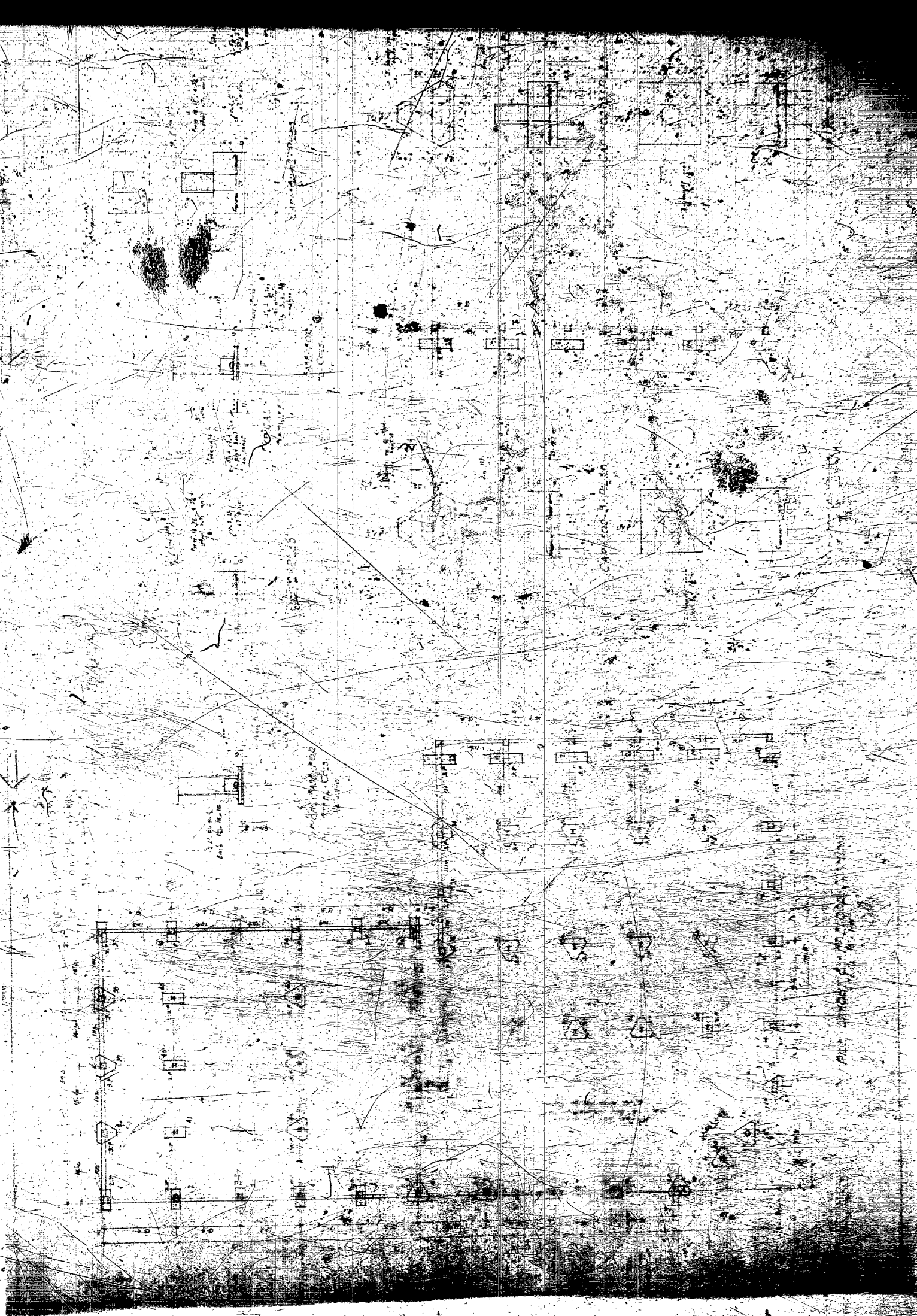
| ITEM | QTY | UNIT | PRICE | TOTAL |
|------|-----|------|-------|--------|
| 1 | 100 | YD | 1.50 | 150.00 |
| 2 | 50 | YD | 1.50 | 75.00 |
| 3 | 25 | YD | 1.50 | 37.50 |
| 4 | 10 | YD | 1.50 | 15.00 |
| 5 | 5 | YD | 1.50 | 7.50 |
| 6 | 2 | YD | 1.50 | 3.00 |
| 7 | 1 | YD | 1.50 | 1.50 |
| 8 | 1 | YD | 1.50 | 1.50 |
| 9 | 1 | YD | 1.50 | 1.50 |
| 10 | 1 | YD | 1.50 | 1.50 |
| 11 | 1 | YD | 1.50 | 1.50 |
| 12 | 1 | YD | 1.50 | 1.50 |
| 13 | 1 | YD | 1.50 | 1.50 |
| 14 | 1 | YD | 1.50 | 1.50 |
| 15 | 1 | YD | 1.50 | 1.50 |
| 16 | 1 | YD | 1.50 | 1.50 |
| 17 | 1 | YD | 1.50 | 1.50 |
| 18 | 1 | YD | 1.50 | 1.50 |
| 19 | 1 | YD | 1.50 | 1.50 |
| 20 | 1 | YD | 1.50 | 1.50 |
| 21 | 1 | YD | 1.50 | 1.50 |
| 22 | 1 | YD | 1.50 | 1.50 |
| 23 | 1 | YD | 1.50 | 1.50 |
| 24 | 1 | YD | 1.50 | 1.50 |
| 25 | 1 | YD | 1.50 | 1.50 |
| 26 | 1 | YD | 1.50 | 1.50 |
| 27 | 1 | YD | 1.50 | 1.50 |
| 28 | 1 | YD | 1.50 | 1.50 |
| 29 | 1 | YD | 1.50 | 1.50 |
| 30 | 1 | YD | 1.50 | 1.50 |
| 31 | 1 | YD | 1.50 | 1.50 |
| 32 | 1 | YD | 1.50 | 1.50 |
| 33 | 1 | YD | 1.50 | 1.50 |
| 34 | 1 | YD | 1.50 | 1.50 |
| 35 | 1 | YD | 1.50 | 1.50 |
| 36 | 1 | YD | 1.50 | 1.50 |
| 37 | 1 | YD | 1.50 | 1.50 |
| 38 | 1 | YD | 1.50 | 1.50 |
| 39 | 1 | YD | 1.50 | 1.50 |
| 40 | 1 | YD | 1.50 | 1.50 |
| 41 | 1 | YD | 1.50 | 1.50 |
| 42 | 1 | YD | 1.50 | 1.50 |
| 43 | 1 | YD | 1.50 | 1.50 |
| 44 | 1 | YD | 1.50 | 1.50 |
| 45 | 1 | YD | 1.50 | 1.50 |
| 46 | 1 | YD | 1.50 | 1.50 |
| 47 | 1 | YD | 1.50 | 1.50 |
| 48 | 1 | YD | 1.50 | 1.50 |
| 49 | 1 | YD | 1.50 | 1.50 |
| 50 | 1 | YD | 1.50 | 1.50 |
| 51 | 1 | YD | 1.50 | 1.50 |
| 52 | 1 | YD | 1.50 | 1.50 |
| 53 | 1 | YD | 1.50 | 1.50 |
| 54 | 1 | YD | 1.50 | 1.50 |
| 55 | 1 | YD | 1.50 | 1.50 |
| 56 | 1 | YD | 1.50 | 1.50 |
| 57 | 1 | YD | 1.50 | 1.50 |
| 58 | 1 | YD | 1.50 | 1.50 |
| 59 | 1 | YD | 1.50 | 1.50 |
| 60 | 1 | YD | 1.50 | 1.50 |
| 61 | 1 | YD | 1.50 | 1.50 |
| 62 | 1 | YD | 1.50 | 1.50 |
| 63 | 1 | YD | 1.50 | 1.50 |
| 64 | 1 | YD | 1.50 | 1.50 |
| 65 | 1 | YD | 1.50 | 1.50 |
| 66 | 1 | YD | 1.50 | 1.50 |
| 67 | 1 | YD | 1.50 | 1.50 |
| 68 | 1 | YD | 1.50 | 1.50 |
| 69 | 1 | YD | 1.50 | 1.50 |
| 70 | 1 | YD | 1.50 | 1.50 |
| 71 | 1 | YD | 1.50 | 1.50 |
| 72 | 1 | YD | 1.50 | 1.50 |
| 73 | 1 | YD | 1.50 | 1.50 |
| 74 | 1 | YD | 1.50 | 1.50 |
| 75 | 1 | YD | 1.50 | 1.50 |
| 76 | 1 | YD | 1.50 | 1.50 |
| 77 | 1 | YD | 1.50 | 1.50 |
| 78 | 1 | YD | 1.50 | 1.50 |
| 79 | 1 | YD | 1.50 | 1.50 |
| 80 | 1 | YD | 1.50 | 1.50 |
| 81 | 1 | YD | 1.50 | 1.50 |
| 82 | 1 | YD | 1.50 | 1.50 |
| 83 | 1 | YD | 1.50 | 1.50 |
| 84 | 1 | YD | 1.50 | 1.50 |
| 85 | 1 | YD | 1.50 | 1.50 |
| 86 | 1 | YD | 1.50 | 1.50 |
| 87 | 1 | YD | 1.50 | 1.50 |
| 88 | 1 | YD | 1.50 | 1.50 |
| 89 | 1 | YD | 1.50 | 1.50 |
| 90 | 1 | YD | 1.50 | 1.50 |
| 91 | 1 | YD | 1.50 | 1.50 |
| 92 | 1 | YD | 1.50 | 1.50 |
| 93 | 1 | YD | 1.50 | 1.50 |
| 94 | 1 | YD | 1.50 | 1.50 |
| 95 | 1 | YD | 1.50 | 1.50 |
| 96 | 1 | YD | 1.50 | 1.50 |
| 97 | 1 | YD | 1.50 | 1.50 |
| 98 | 1 | YD | 1.50 | 1.50 |
| 99 | 1 | YD | 1.50 | 1.50 |
| 100 | 1 | YD | 1.50 | 1.50 |



DETAIL - NO. 1000 (1/2) 1/5

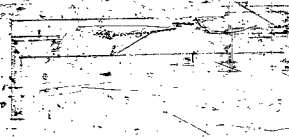
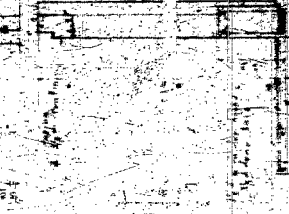
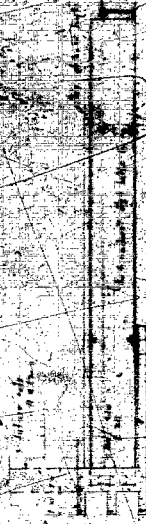


DETAIL - NO. 1000 (1/2) 1/5



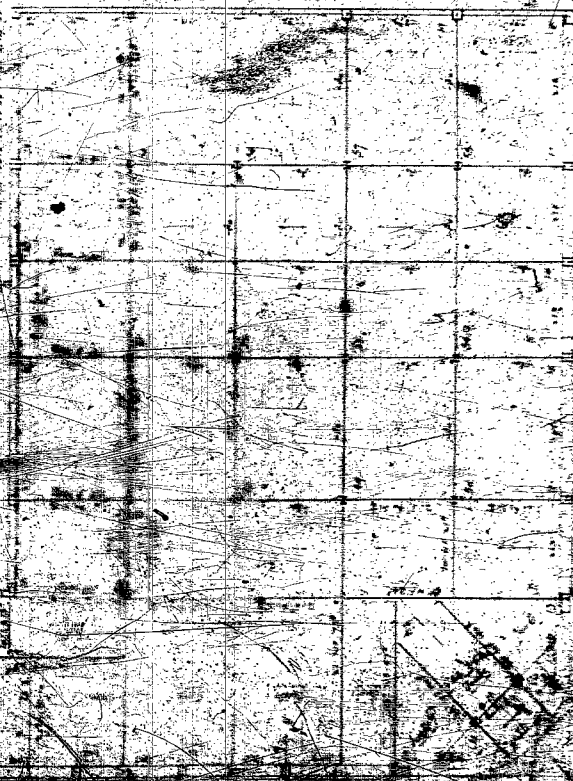
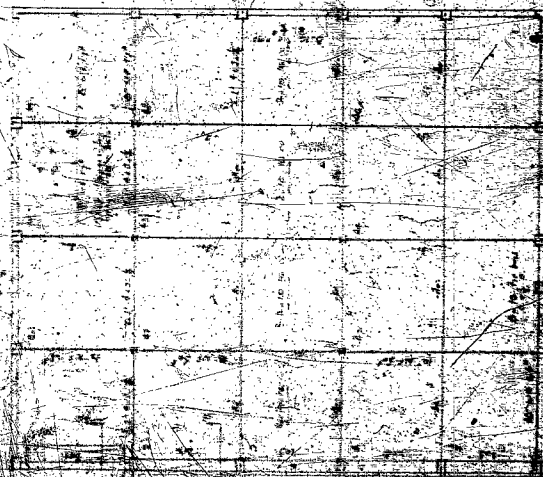
CONC-GLASS

| Concrete | |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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Notes:
1. All dimensions are in feet and inches.
2. All reinforcement is #4 unless otherwise noted.
3. All reinforcement is to be placed in accordance with the ACI Code.
4. All reinforcement is to be placed in accordance with the ACI Code.



1000

[illegible]

1. The first thing I noticed when I stepped out of the plane was the cold. It was a sharp contrast to the warm, humid air of the tropics. The sky was a pale blue, and the clouds were wispy and white. I felt a sense of freedom, of being in a new world.

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