PUMP ISLAND PLAN
SECTION A
PLAN AT BUILDING
PLAN REMOTE
ELEVATION AT BUILDING
ELEVATION REMOTE
TRASH ENCLOSURE
WASH STALL
SPLASH WALL
PLAN
SECTION
PROPERTY LINE CURBS
ADDITIONAL STALL LIGHTS
PLAN
ELEVATION
ADDITIONAL STALL - "G3" COLONIAL
ELEVATION
ADDITIONAL STALL - R-13
FREE STANDING VENTS
PLAN
ELEVATION
REAR OVERHEAD DOOR
WATER HEATER & PLATFORM
ELEVATION
SECTION
PLAN
FUEL OIL TANK PIPING FOR HEATING SYSTEMS
REVISIONS
DETAILS
STANDARD SERVICE STATION
OPTIONS
0-1

79789 0-1

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FEB 12 1986

79789 U-1

SIGN (OWNER)
ROTATING UNIT AS MADE BY SPECIALTY ENGINEERING CMPY. CO.
APPROX. 16'-0"
PLAN
PLAN
STAKE
SECTION
SUGGESTED FORMING FOR EXPOSED PORTION OF SIGN POLE FOUNDATION
SECTION
FOUNDATION
10 FT WIDE A-4 PLASTIC INTERNALLY ILLUMINATED ROTATING SIGN

Sinclair
SIGN (OWNER)
ALTERNATE FOR ROTATING SIGN
OCTAGONAL POLE (OWNER) PAINT WHITE
SPICE HAND HOLE
GROUT
GRADE
CENTER-MOUNTED
OFFSET
7 FT WIDE A-4 PLASTIC INTERNALLY ILLUMINATED SIGNS
SIGN FACE
CENTER-MOUNTED
OFFSET
ERECTION NOTE - FOR 7 FT WIDE A-4 PLASTIC INTERNALLY ILLUMINATED SIGNS
SUGGESTED FORMING FOR EXPOSED PORTION OF SIGN POLE FOUNDATION
CONDUIT
PLAN
SECTION
FOUNDATION FOR 7 FT WIDE A-4 SIGNS
DETAIL "A"
CONDUIT & CONDUIT STEMS (OWNER) PAINT GREEN
SIGN (OWNER)
BOOSTER (OWNER) PAINT WHITE
OCTAGONAL POLE (OWNER) PAINT WHITE
SPICE HAND HOLE
GROUT
GRADE
CENTER-MOUNTED
SPAR
7 FT WIDE A-4 PORCELAIN ENAMEL SIGNS
5 FT WIDE A-4 PORCELAIN ENAMEL SIGN

79789 Y-1

LANDSCAPING SPECIFICATIONS
SOIL PREPARATION
MARBLE & STONE AREA
GRASS AREA
SHRUB PLANTING DETAILS
LEGEND
RECEIVED
FEB 13 1980
PROPERTY LINE
CONC. APPROACH
PAVED AREA
REVISIONS
TYPICAL LANDSCAPING (FLORIDA AREA)
990

70780 SK-990

SINGLE PRODUCT PUMPS or TWIN TWO PRODUCT PUMPS

SINGLE PRODUCT PUMPS or TWIN SINGLE PRODUCT PUMPS

NOTE
JUNCTION BOXES COVERS AND CABLE CONNECTOR TO BE WIRED SEALED. SEAL KIT FURNISHED WITH MARKETING SYSTEM.

SINGLE PRODUCT PUMP
or
TWIN SINGLE PRODUCT PUMP

TWIN TWO PRODUCT PUMP

DETAIL "A"
CONDUIT LOCATION - PLAN VIEW

PUMP ISLAND
JUNCTION BOXES

NOTES

ALL UNDERGROUD CONDUIT TO PUMP ISLANDS AND PUMPS TO BE 3/4"

FUTURE MARKETING SYSTEM WILL OPERATE ON LOW VOLTAGE ALL EQUIPMENT IS U.L. APPROVED, INCLUDING WEATHERPROOF JUNCTION BOXES SHOWN

TYPICAL LAYOUTS OF CONDUITS TO BE INSTALLED IN ALL NEW & COMPLETELY MODERNIZED SERVICE STATIONS, FOR POSSIBLE FUTURE INSTALLATION OF AN A.O. SMITH (OR EQUAL) MARKETING SYSTEM.

LEGEND
D - DINO
DS - DINO SUPREME

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REVISIONS			
NO	DATE	NATURE	APPVD
1	2-1-86	REDRAWN	

ELECTRICAL CONDUIT INSTALLATION - FUTURE MARKETING SYSTEM

79789 SK-978

GASOLINE & DIESEL (CONVENTIONAL SUCTION PUMP)
MANHOLE INSTALLATION AT FILL PIPE
IMPORTANT
MAKE CERTAIN TANK OPENINGS AND FILL PIPE ARE PLUMB. MANHOLES MUST BE INSTALLED CONCENTRICALLY AROUND FILL CAP.
PLAN ALL TANKS
VENT LINES
SUBMERGED PUMP
GASOLINE (REMOTE CONTROL DISPENSERS)
WASTE OIL
KEROSENE
AIR METER
AIR POST BASE
LIFT CONTROL
AIR COMPRESSOR
LIFT
SECTION
COLOR SCHEME
DIND SUPREME — RED
DIND — GREEN
DIESEL — BLUE
FUEL OIL — YELLOW
WASTE OIL — BLACK
KERO — NONE
PAINT SCHEDULE - FILL BOX MANHOLE COVER FOR U.G. STORAGE TANKS
DETAIL OF AIR SERVICE ON PUMP ISLAND
TANK SLAB
EXAMPLE #2
EXAMPLE #1
CATHODIC PROTECTION
SACRIFICIAL ANODE METHOD
RECEIVED
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SKETCH OF SURVEY

A PORTION OF A SUBDIVISION OF GOVERNMENT LOTS TWO(2) FIVE(5) AND SIX(6) OF FRACTIONAL SECTION ELEVEN(11) AND GOVERNMENT LOT ONE(1) AND A PORTION C. GOVERNMENT LOT FOUR(4) ALL IN TOWNSHIP FIFTY THREE(53) SOUTH, RANGE FOURTY TWO(42) EAST DADE COUNTY, FLORIDA.

prepared for
SINCLAIR REFINING COMPANY

prepared by
SCHWEBKE-SHISKIN and Assoc. Inc
Ord. # 89108
F.B. 1210-50 Nov. 30, 1967

LOCATION MAP
Scale: 1"=100'

NOTE:
Elevations shown hereon refer to City of Miami Beach Datum.
Subject property is zoned REE (Multiple Family)
Lines represent zoning a maximum of 70% of existing service station could be rebuilt, for more specific information contact the City of Miami Beach Building and Zoning Department.
Underground information was obtained from the City of Miami Beach

LEGAL DESCRIPTION:
The north 50 feet of lot 1 Block 7 Amended plat of Second Ocean Front Subdivision Miami Beach Company
and
Lot 2 and 3 Block 7 Amended plat of Second Ocean Front Subdivision Miami Beach Company Plat Book "B" Page 79 Public Records Dade County Florida

I HEREBY CERTIFY: That the attached Sketch of Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed and platted under my supervision.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.
By: Richard D. Shiskin
Reg. Land Surveyor No. 2113

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FEB 12 1968

TE-46

LIST OF DRAWINGS AND SPECIFICATIONS			
DWG NO.	DATE	REV.	TITLE
[illegible]	[illegible]		GENERAL CONDITIONS
[illegible]	[illegible]	[illegible]	SPECIAL CONDITIONS
[illegible]	[illegible]		SUBMERGED PUMPS
[illegible]	[illegible]		TRUCK [illegible]
[illegible]	[illegible]		CENTRAL VACUUM SYSTEM
[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

LIST OF MATERIAL FURNISHED BY OTHERS & INSTALLED BY CONTRACTOR

No.	ARO No.	QUAN.	DESCRIPTION
1	612-245	1	CHASSIS PUMP (50:1 RATIO) WITH CONNECTING HOSE
2	612-105	1	A.T.F. PUMP (2:1 RATIO) WITH CONNECTING HOSE
3	625-053	1	AIR LINE REGULATOR
4	1666	1	AIR LINE FILTER
5	614-001	1	CHASSIS REEL
6	614-021	1	A.T.F. REEL
7	614-011	1	AIR REEL
8	640-017	1	ELECTRIC LIGHT CORD REEL
9	614-473	1	MOUNTING CHANNEL & END PANEL (3 REEL)
10	Y161-15	2	5/8" O.D. TUBE x 1/2" F.P.T. CONNECTOR
11	Y174-1	1	3/8" F.P.T. x 1/2" M.P.T. REDUCING BUSHING
12	Y167-5	2	1/2" F.P.T. x 1/4" M.P.T. REDUCING CONNECTOR
13	Y162-15	4	5/8" O.D. TUBE x 1/2" M.P.T. CONNECTOR

ACCESS PANEL SIDE REEL

REEL HOOK UP DETAIL

LIGHT CORD MOUNTING

NOTES:

(A) CONNECTION FOR MOUNTING CHANNEL TO BE PER DETAIL SHOWN EXCEPT FOR THE FOLLOWING:
(1) C.S. BUILDINGS - SEE MOUNTING DETAIL IN BLDG. PLANS.
(2) BUILDINGS WITH PRECAST CONC. ROOFS - WELD CHANNEL TO MOUNTING PLATE PROVIDED ON STALL CEILING.

(B) USE 1/2" x 1 1/2" BOLTS, NUTS & WASHERS TO MOUNT. (BY CONTRACTOR)

PUMP HOOK UP

NO SCALE

REEL MOUNTING DETAIL

REVISIONS

NO.	DATE	REVISION	APPROVED

FLOOR PLAN
NOTES
SERVICE STALLS
STORAGE
SALES
TRASH ENCLOSURE
WASTE DISPOSAL
WATER DISTRIBUTION
PLUMBING RISER
SOAKAGE PIT DETAIL
PAINTING COLOR SCHEDULE
DOOR & WINDOW SCHEDULE
ROOM FINISH SCHEDULE
PUMP ISLAND
REVISIONS
FLOOR PLAN
DOOR & WINDOW SCHEDULE
ROOM FINISH SCHEDULE
PRESTIGE RANCH

79789 PR-3

ROOF FRAMING PLAN

GUTTER DETAIL

CANOPY DETAIL

FRONT GABLE ELEVATION DETAIL

REVISIONS

ROOF FRAMING PLAN DETAILS

PRESTIGE RANCH

SINCLAIR REFINING COMPANY
TAMPA, FLORIDA

ARCHITECTS

79789 PR-4

PYLON SECTION
FACIA DETAIL
NO WOOD
SERVICE STALL CROSS SECTION
PYLON SECTION
PYLON PLAN & FRAMING
WOOD TEMPLATE FOR SETTING ANCHOR BOLTS IN PYLON FOR TRADEMARK SIGN
Sinclair
PYLON SIGN DETAIL
HEAD
JAMB
RECEIVED
FEB 17 1970
PYLON DETAILS & WALL SECTIONS
PRESTIGE RANGE
SINCLAIR REFINING COMPANY
TAMPA, FLORIDA
ARCHITECT
PHILLIPS & GASTNER
PR-7

79789 PR-7

SIDE ELEVATION
PLAN @ PASS-THRU WINDOW
ELEV. @ PASS-THRU WINDOW
SECTION @ PASS-THRU WINDOW
FLASHING DET. @ MASONRY WALL
SIDE ELEVATION
ELEVATION @ INTERIOR
PLAN @ LADIES RM.
ELEVATION @ LADIES ROOM
ELEVATION @ MENS ROOM
WALL-CEILING DET. @ TOILETS + LADIES LOUNGE

79789 PR-6

FRONT ELEVATION
REAR ELEVATION
PLAN & STONE WALL
& SALES AREA
METAL FRAME DETAIL
DETAIL 1" JAMB
DETAIL 2" JAMB
DETAIL 3" JAMB
STORE FRONT DETAILS
DETAIL 4" MULLION
DETAIL 7" HEAD
DETAIL 5" HORI-BAR
DETAIL 6" TRANSOM
DETAIL 8" SILL
DETAIL 9" SILL
RECEIVED
REVISIONS
ELEVATIONS & DETAILS
PRESTIGE RANCH

79789 PR.5

FOUNDATION PLAN
LOCATION FOR AIR + GREASE LINES
NOT TO SCALE
PLUMBING LAYOUT PLAN
NOT TO SCALE
SECTION THRU PUMP ISLAND
DRAWING REFERENCE INDEX
SUBJECT OR TITLE
FOUNDATION PLAN & DETAILS
FLOOR PLAN-PLUMB. WINDOW FINISH
ROOF FRAMING PLAN & DETAILS
ELEVATIONS & STORE FRONT DETAILS
ELEVATIONS & INTERIOR DETAILS
PYLON SECTIONS & PLAN, WALL SECTIONS, SIGN DETAILS
SPECIFICATIONS
ELECTRICAL PLAN, DETAILS & SPECS.
A.R. CONDITIONING PLAN & SPECS.
REVISIONS
FOUNDATION PLAN DETAILS
PRESTIGE RANCH
SINCLAIR REFINING COMPANY
TAMPA, FLORIDA
PHILLIP LEONARD
RECEIVED

70780 PP-2

ITEM	DESCRIPTION	FINISH
1	TOP	PLASTIC LAMINATE TOP CHAMPAGNE
2	SIDES	CHAMPAGNE
3	SLIDING DOORS	SINCLAIR RED
4	LEGS	SATIN CHROME
5	DRAWERS	SINCLAIR RED

CASH REGISTER STAND SF-809
SCALE 3/4" = 1'-0"

GONDOLA SF-810
SCALE 3/4" = 1'-0"

STAND UP DESK SF-812
SCALE 3/4" = 1'-0"
FINISH: GRAY BAKED ENAMEL

WORK BENCH SF-808
SCALE 3/4" = 1'-0"
FINISH: GRAY BAKED ENAMEL

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REVISIONS		STANDARD OPTIONS

79789 E-3

CARES ABOUT YOUR CAR
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SERVICE
QUALITY
DEPENDABILITY
TIRE
BATTERIES
ACCESSORIES

79789 F-1

SPECIFICATIONS

W. ER SUPPLY - SEWER DISPOSAL & PLUMBING

WATER SUPPLY - SHALL BE (MIN.) PIPE FROM STREET MAIN TO CUT-OFF VALVE IN BUILDING (WITH REGULATION CURB BOX, METER, AND/OR METER PIT IF REQUIRED BY GOVERNMENTAL AUTHORITIES OR UTILITY CO.). 1/2" BRANCH LINES SHALL BE RUN TO ALL OUTLETS CALLED FOR (EXCEPT SERVICE SINK, HOSE BIBB, & HOT WATER HEATER, TO HAVE 3/4" LINES). EACH BRANCH LINE SHALL BE PROVIDED WITH SHUT-OFF VALVE JUST AHEAD OF EACH FIXTURE. ALL WATER PIPING TO BE TYPE K COPPER.

SEWER PIPING - 42 (MIN.) TILE, IF PERMITTED BY LOCAL CODE, FROM STREET SEWER TO CONNECTION 5'-0" OUTSIDE OF BUILDING. ALL SEWER PIPING UNDER BUILDING AND TO POINT 5'-0" OUTSIDE OF BUILDING SHALL BE CAST IRON.

PLUMBING FIXTURES - AMERICAN STANDARD (OR EQUAL)

MENS LAVATORY - STANDARD PLATE P-4505-20 W/D

RE CAST IRON ACID RESISTING WALL TYPE LAVATORY W/ 4" BACK, 20" X 18" FRONT OVERFLOW, WALL HANGERS;

INT - TRU N-2442 HERITAGE 22-IN COMBINATION FITTING W/ END TRIM, PERFORATED STRAINER W/ TAIL PIECE, R-2404 - 3/8" SUPPLY PIPE TO WALL W/ STOP & FLEXIBLE TUBE RISER, R-7000 1 1/4" CAST BRASS P-TRAP W/ CLEANOUT PLUG, 17 GAUGE EXTENSION TO WALL W/ ESCUTCHEON.

EMPLOYEES LAVATORY - SAME AS MENS LAVATORY

LADIES LAVATORY - LAVATORY WITH COMBINATION VANITY; CONTRACTOR TO FURNISH #K-2101-B "HERITAGE" TRIM, SUPPLY CONTROL STOP, ESCUTCHEON, REDUCING COUPLING, CHROMARD FINISH; #R-7000-14 1 1/4" INLET AND OUTLET, ADJUSTABLE P-TRAP WITH CLEAN OUT PLUG, SLIP INLET AND TURNS DRAIN TO WALL WITH ESCUTCHEON. (SEE NOTES BELOW)

WATER CLOSETS - (WALL HUNG TANK TYPE) STANDARD PLATE P-7094 "SUBWALL" VITREOUS CHINA, FULL SIPHON JET FLUSHING RIM, SPECIAL FITTINGS FOR SUBJET ACTION R-3504 3/8" SUPPLY PIPE, 1" TYPE CHUCK WITH SOLID PLASTIC SEAT (SEE EQUIPMENT NOTE BELOW). - JOSAM 6.08 UNDER FOR LEAD PIPE CONNECTION WITH NECESSARY ACCESSORIES.

MENS URINAL - STANDARD PLATE P-5400 "ALBRICKY" 20 X 18 GENUINE VITREOUS CHINA WALL TYPE, FULL SIPHON JET FLUSHING RIM URINAL WITH EXTENDED LIP, 2" BACK OUTLET AND TOP SUPPLY FITTED WITH 1" BODY SLOAN ROYAL FLUSH VALVE WITH NON-HOLD OPEN PEATURES AND VANDAL PROOF TRIM, WALL HANGERS AND LAG SCREWS.

SERVICE SINK - STANDARD PLATE P-5475-24 X 20 X 12 "AKRON" CAST IRON ACID-RESISTING VITREOUS SINK 24, 9" INTERNAL BACK ROLLED RIM AND SIDE SHELVES, ALL HANGERS; FITTED W/ 2-37 S RIM GUARD BOLTED TO RIM FRONT; SLOAN R-3007-16 COMB FITTING W/ SCREW DRIVER STOPS, VACUUM BREAKER HOSE END & 3/4 HOSE, P-7198 P-TRAP STANDARD ENAMELED 1 1/4 OD & W/ R-4551-1 PLUG & GRD. TAPED FOR 3/4" P. CLEANOUT PLUG

HOSE BIBBS - AMERICAN STANDARD (OR EQUAL) #R-4411 INTERNAL FLUSH THREADED 1/2" INSIDE, W/HOSE END

TEST ROOM & VENTING AREA FLOOR DRAINS - JOSAM #304 - 12" FLOOR DRAIN W/ REMOVABLE TOP & VANDAL PROOF SCREWS.

WATER COOLER - GREENLAY - HAYES (OR EQUAL) "SENTINEL" MODEL #WA-8 (SEMI WALL HUNG STYLE W/ FRONT & SIDE STAINLESS STEEL PANELS.

EQUIPMENT - UNLESS OTHERWISE SPECIFIED THE FOLLOWING ITEMS (IDENTIFIED AS "OWNER") WILL BE FURNISHED BY OTHERS, BUT INSTALLED BY CONTRACTOR - SEE PLOT PLAN AND/OR SPECIAL CONDITIONS FOR DIRECT RESPONSIBILITY FOR FURNISHING THE EQUIPMENT.

AIR COMPRESSOR
UNIT (3)
PORTABLE BATTERY CHARGER
TIRE CHANGER
LOOSE TOOLS & LUBRICATING ACCESSORIES

NOTE: - MENS LAVATORY AND VANITY COMBINATION TO BE FURNISHED BY GENERAL CONTRACTOR. - LOCKS WATER CLOSET TO BE COMBINATION "SOLITE - CLOSETOLIT" SEAT.

MENS LAVATORY - CONTRACTOR SHALL FURNISH AND INSTALL LAVATORY W/ VANITY - LAVATORY TO BE LEDGELYN NO. P-3210, 19" X 16" COAT IRON - ACID RESISTING WITH FRONT OVERFLOW AND FITTING LEDGE FOR VANITY. (SEE NOTE UNDER PLUMBING FIXTURES)

SOAP ACCESSORIES - (BOBRICK OR EQUAL)

MENS REST ROOM - EMPLOYEES REST ROOM:
1) RECESSED UNIT SANITARY NAPKIN, TOWEL DISPENSER, UTILITY SHELF & SOAP DISPENSER. UNIT NO. B-380
2) RECESSED WASTE RECEPTACLE - UNIT NO. B-344

WOMENS REST ROOM:
1) RECESSED PAPER TOWEL DISPENSER - UNIT NO. B-311
2) RECESSED FEMININE NAPKIN DISPOSAL - SHOCK UNIT NO. B-353
3) RECESSED WASTE RECEPTACLE - UNIT NO. B-344
4) SOAP DISPENSER - STAINLESS STEEL LIQUID SOAP UNIT NO. B-111
5) MIRROR (30" HIGH x 40" WIDE) 1/4" PLATE GLASS ONE UNIT.
6) WALL MIRROR (20" x 60") 1/4" PLATE GLASS AS SHOWN. (MIRRORS TO HAVE ATTACHMENT HARD WARE) (LOCATE 30" x 40" MIRROR AS DIRECTED)

REST ROOM PARTITIONS - VITREOUS WALL HUNG PARTITIONS AND DOORS W/ RECESSED PAPER HOLDER, COLOR #34 SANTAN, MANUFACTURED BY HENRY VOGT MFGR. CO., ELKHART, IND.

REST ROOM CERAMIC TILE FLOORS (1" X 1") UNGLAZED TILE TO SAND CEMENT GROUT OVER 3" THICK ROUGH CONCRETE BASE. WALLS 4'-0" X 4'-0" BEGINNING AT 4'-0" X 4'-0" COVED BASE LAID IN SAND CEMENT GROUT. ALL JOINTS TO BE GROUTED WITH WHITE CEMENT. (OPTIONAL TILE LISTED BELOW)

AMERICAN OLEAN CO. - FLOORS - RANDOM BLEND, 40% SEPIA, 60% BUCKSKIN. WALLS - NO. 46 BUCKWHEAT (FACE TRIM LINE) NO. 70 BUCKSKIN.

MARAZZI TILE CO. - FLOORS - RANDOM BLEND, 60% NO. 1651, 40% NO. 1652. WALLS - NO. 1600 (FLOOR TO CEILING)

REST ROOM CEILINGS.
INSULATE OR SOUNDPROOF TO BE ON 3/4" FURRING CHANNELS 16" O/C WIRED TO 1 1/2" FURRER CHANNELS 4'-0" O/C, CEILING TO BE 8'-8" ABOVE FLOOR.

NOTICE TO CONTRACTORS

FOR LOCATION OF BUILDINGS & OTHER IMPROVEMENTS ON SITE AND EXTENT OF WORK TO BE INCLUDED IN GENERAL BUILDING CONTRACT (INCLUDING RESPONSIBILITIES FOR FURNISHING & INSTALLING CERTAIN ITEMS OF EQUIPMENT) SEE SEPARATE PLOT PLAN AND SPECIAL CONDITIONS TO SPECIFICATIONS CONTAINING INDIVIDUAL PROJECT.

GENERAL PROVISIONS

FOOTINGS ARE DESIGNED FOR MAXIMUM SOIL BEARING CAPACITY. ROOF DESIGNED FOR LIVE LOAD OF 30 LBS/SQ. FT. CONCRETE FOR STAIRS & COLUMNS, TIE BEAMS, AND TIE COLUMNS SHALL BE 3000 P.S.I. 28 DAY TEST. FLOOR SLABS, WALKS, AND DRIVES TO BE 2500 P.S.I. CONCRETE 28 DAY TEST. ALL WORKMANSHIP, MATERIALS, DEVICES, AND EQUIPMENT AS FURNISHED BY CONTRACTOR SHALL BE FIRST QUALITY. BRAND NAMED ARTICLES AND TYPES OF MATERIALS AS SPECIFIED SHALL BE PROVIDED UNLESS OWNER GIVES CONTRACTOR PRIOR WRITTEN APPROVAL OF SUBSTITUTION.

BUILDING WALLS AND PARTITIONS

UNLESS OTHERWISE SPECIFIED, BUILDING WALLS AND PARTITIONS SHALL BE CONCRETE BLOCK WITH VENEER AS SHOWN. CONCRETE BLOCKS SHALL BE FIRST QUALITY, STANDARD SIZE, SOUND, QUALITY OF STONE VENEER (PRESENT STONE PILES), BRICK VENEER & CONCRETE BLOCK SHALL BE SUBJECT TO OWNERS APPROVAL. INTERIOR PARTITIONS SHALL BE 4'-8"-16" OR 3'-8"-16" HOLLOW CONCRETE BLOCK WHERE SHOWN. ALL CONCRETE BLOCK AND BRICK VENEER SHALL BE ACCURATELY LAID TO LINES, LEVEL & PLUMB IN LEVEL COURSES WITH PROPER STAGGERED JOINTS AND BONDING. BRICK AND STONE VENEER ON BUILDING SHALL BE BONDED WITH GALVANIZED CORRUGATED WALL TIES 16" APART AND 2' AND INTERVAL EVERY 2ND OF CONCRETE BLOCK & BRICK WHERE SHALL BE OF 16" FOR WIDTH AND ENTIRELY FILLED WITH MORTAR. ALL BUILDING DIMENSIONS MUST CHECK WITH THOSE CALLED FOR ON DRAWINGS WHERE PORCELAIN ENAMEL PANELS IS TO BE APPLIED.

BRICK VENEER - AS SELECTED

2" STONE VENEER AS SELECTED

4" STONE VENEER AS SELECTED

PRECAST STONE PANELS OPTION - AS SELECTED

OVERHEAD DOORS

SHALL BE OVERHEAD DOOR CO. (OR EQUAL), ALUMINUM, "PANORAMIC" HIGHLIFT TYPE WITH DOUBLE TORSION SPRINGS AND WITH ALL HARDWARE (INCLUDING CYLINDER LOCKS) INSTALLED IN ACCORDANCE WITH MFGRS. INSTRUCTIONS. BOTTOM OF DOORS TO HAVE RUBBER WEATHERSTRIP.

ALUMINUM ENTRANCES - (KAWNEER OR EQUAL)

SALES AND VENDING AREA DOORS TO BE NO. 190 HARROW STYLE COMPLETE WITH ONE PAIR BUTT HINGES, PUSH BAR, DOOR PULL, DEADLOCK, OVERHEAD CLOSER SERIES 320, FIXED HOLDER, AND THRESHOLD. SECTIONS SHALL BE EXTRUDED FROM 6063-T5 ALUM. ALLOY, ALL EXPOSED ALUMINUM SHALL RECEIVE AN ALCOA ALUMILITE FINISH 204-A1-R1 SANDMILLED (ALUMINUM ASSOCIATION M21C22A31) EXCEPT THE THRESHOLD; THRESHOLD TO HAVE A MILL FINISH.

SHOW WINDOW ALUMINUM SASH FRAMES (KAWNEER OR EQUAL)

SASH FRAME MATERIAL SHALL BE KAWNEER 4000 SERIES SYSTEM. SECTIONS TO BE AS SHOWN ON THE DRAWINGS OF EXTRUDED ALUMINUM ALLOY, NO. 6063-T5. ALL EXPOSED ALUMINUM SHALL RECEIVE AN ALUMILITE 204-A1 FINISH.

CAULKING

ALL JOINTS AROUND DOOR FRAMES, WINDOWS, ALUMINUM PLATE GLASS WINDOW SASH, OVERHEAD DOOR TRIM, ETC., SHALL BE THOROUGHLY CLEANED BY BRUSHING AND THEN CAREFULLY CAULKED WITH APPROVED CAULKING COMPOUND TO PROVIDE AIR & WATER TIGHT SEAL. CAULKING SHALL BE FINISHED SMOOTH AND FLUSH WITH ADJOINING SURFACES.

OFFICE FLOORS AND VENDING AREA QUARRY TILE FLOORS

FLOOR TO HAVE 6" X 6" X 1/2" RED QUARRY TILE FLOOR, COLOR TO BE CANYON RED AS MADE BY CLEAN TILE COMPANY, OR EQUAL. ALL QUARRY TILE IS TO BE INSTALLED IN ACCORDANCE TO AMERICAN STANDARD ASSOCIATION & A-108.5 AND CONSTRUCTION DRAWINGS.

SIGNS AND LETTERING

PLASTIC INTERNALLY ILLUMINATED TRADEMARK SIGNS WILL BE FURNISHED BY SINCLAIR AND SHALL BE INSTALLED BY CONTRACTOR.

PROPELLAIN TRADEMARK SIGNS WILL BE FURNISHED BY SINCLAIR AND SHALL BE INSTALLED BY CONTRACTOR.

PLASTIC LETTERS (SURFACE MOUNTED) WILL BE FURNISHED BY SINCLAIR AND SHALL BE INSTALLED BY CONTRACTOR. SIGN INSTALLATION INSTRUCTIONS DWGS. WILL BE FURNISHED WITH PACKAGES OF LETTERS.

STEEL CHANNELS

"PEERLESS" (OR EQUAL) AS MANUFACTURED BY PEERLESS METAL FABRICATORS CO. 3600 SPEAR AVE., MEMPHIS 12, TENN., SHALL BE 16 GAUGE 4" OR 12" WIDE AS REQUIRED.

STRUCTURAL STEEL

ERECTION, MATERIAL, FABRICATION & CONNECTIONS, SHALL BE IN ACCORDANCE WITH RECOMMENDED PRACTICES ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL FIELD WELDING SHALL BE 100% CONTINUOUS FILLET WELD. ALL STEEL SHALL BE SHOP PRIMED.

LUMBER

LUMBER SHALL BE SEASONED (SEASONED), FREE FROM KNOTS AND IMPERFECTIONS AND SHALL BE WELL SEASONED WOOD. SHIM TO STRAIGHT LINE INSTALLATION. PAD WOOD

ROOFING

SHALL BE "CAREY" SPECIFICATIONS 2-A2 (HOT APPLIED) (OR EQUAL) 15 YEAR BURNABLE ASPHALTIC ROOF, AGGREGATE TO BE WHITE MARBLE CHIPS 3/8" TO 3/4" SIZE, FREE OF DUST, 400 LB. PER 100 SQ. FT. OF ROOF AREA. ALL FLASHING, GRAVEL STOPS, AND LEADERS TO BE COPPER.

SUBSTITUTIONS

FOR ITEMS MARKED (OR EQUAL) IN SPECIFICATIONS, ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE SINCLAIR REFINING CO. FOR APPROVAL.

SERVICE STATION CONCRETE FLOOR TOPPING

SERVICE STATION SHALL AREAS TO BE FINISHED WITH A COLORED NON-METALLIC FLOOR HARDENER AS INDICATED ON DRAWINGS. COLOR SHALL BE MASTER BUILDERS COLOR-CRON (OR EQUAL). COLOR-NILE GREEN. TO BE APPLIED AT A RATE OF 1 POUND OF COLOR-CRON PER 100 FT. OF FLOOR SURFACE. AS SOON AS CONCRETE SURFACE HAS HARDENED IT SHALL BE CURED WITH MASTER BUILDERS FLOOR COAT OF SAME COLOR AS FLOOR. PREPARATION, APPLICATION, PROCEDURES AND PRECAUTIONS SHALL BE PERFORMED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CEMENT GROUT TREATMENT FOR PAINTED MASONRY WALLS

ALL INTERIOR & EXTERIOR MASONRY SURFACES THAT ARE NOT TO BE COVERED WITH STUCCO, PLASTER, OR WAINSCOTING BUT THAT ARE TO BE PAINTED, SHALL RECEIVE ONE COAT GROUT TREATMENT TO PROVIDE A SMOOTH SURFACE FOR PAINTING. GROUT SHALL BE ONE PART CEMENT AND ONE PART SAND MIXED TO THIN PASTE CONSISTENCY AND CAREFULLY APPLIED BY SPONGE FLOAT TO FILL PIT HOLES IN BLOCK SURFACES AND TO LEVEL OFF MORTAR JOINTS.

PAINTING

GENERAL REQUIRED - PAINT IDENTIFICATION NUMBERS ARE FROM SINCLAIR REFINING COMPANY'S PAINT MANUAL. EXCEPT WHERE SPECIFIED OTHERWISE, PAINTING SHALL BE TWO COAT LATEX WORK (PLUS SPECIAL PRIMING OR REQUIRED SURFACING). NO PAINT SHALL BE APPLIED WHEN TEMPERATURE IS 50°, OR MAY WITHIN 24 HOURS BECOME COLDER THAN 40° F. ALL DIRT, RUST, SCALE, AND GREASE SHALL BE REMOVED FROM SURFACES BEFORE PRIMER OR PAINT COATS ARE APPLIED. ALL PAINTS SHALL BE APPLIED AS PACKAGED WITHOUT BEING THINNED.

SURFACES THAT ARE TO HAVE SPECIAL PRIMING - STRUCTURAL AND OTHER STEEL SURFACES SHALL RECEIVE ONE COAT #802 STEEL PRIMER IN ADDITION TO ANY SHOP COATS. ALL NEW WOOD SURFACES SHALL RECEIVE ONE COAT #807 OIL BASE WHITE UNDERCOATER.

COLORS - INTERIOR - 2 COATS OF COLORS SHOWN ON PAINTING SCHEDULE & NOTES.

EXTERIOR - 2 COATS OF COLORS SHOWN ON PAINTING SCHEDULE & NOTES.

HARDWARE SCHEDULE

DOOR E:
1 PR. HINGES BB 1279 US 32D 3 1/2 X 3 1/2 SEP
1 SET LOCKS A8070 LUN US26D 2 3/8" BS
1 EA. CLOSER 4034 AL TBCH x PTMS
1 EA. SUMPER W8050X US26D
1 EA KICK PLATE 10 X 34 US32D

DOOR D:
1 1/2 PR. HINGES BB 1279 US 32D 3 1/2 X 3 1/2 SEP
1 EA CLOSER 4034 AL TBCH x PTMS
1 EA PULL PLATE 9104-US32D
1 EA PUSH PLATE 167 US32D
1 EA. KICK PLATE 8 X 28 US32D
1 EA. BUMPER W8050X US26D

DOOR F:
1 1/2 PR. HINGES 1279 US32D 3 1/2 X 3 1/2 SEP
1 SET LOCKS A8070 LUN US26D 2 3/8" BS
1 EA. HOLDER C/S 974 US26D TBX PTMS

NOTE - PROVIDE 3 SILENCERS GASKET FOR JAMB. SET DOOR CLOSERS FOR FULL OPEN OPENING AND NOT USED AS A STOP.

REVISIONS					SPECIFICATIONS
NO.	DATE	NATURE	APV'D		
1	11-7-69	REV. AER APV. DR. 8-8			PRESTIGE RANCH
					SINCLAIR REFINING COMPANY TAMPA, FLORIDA
ARCHITECTS: PHILLIPS & GASTNER FORT LAUDERDALE, FLORIDA					DATE 9-10-69 · DRAWN K.E. · CHECKED · APV'D · DWG. NO. PR-8

79789 PR-8

ELECTRIC PANEL SCHEDULE

CIR. NO	USE & LOCATION	BREAKER	WIRE	LOAD
C-1	CONV. OUTLET - SERVICE STALL FRONT WALL	1P-20A	#12	2.6-A
C-2	EAVE LIGHTS	1P-20A	#12	4.8A
C-3	EAVE LIGHTS	"	"	4.8A
C-4	EAVE LIGHTS	"	"	1.6A
C-5	EAVE LIGHTS	"	"	3.6A
C-6	EAVE LIGHTS	"	"	2.1A
C-7	EAVE LIGHTS	"	"	2.1A
C-8	EAVE LIGHTS	"	"	2.1A
C-9	EAVE LIGHTS	"	"	2.1A
C-10	EAVE LIGHTS	"	"	4.1A
C-11-12	AIR COMPRESSOR	2P-40A	#8	28.0A
C-12-14	AIR HANDLING UNIT	2P-30A	#12	6.9A
C-15	SIGN - ILLUMINATED TRADE MARK SIGNS (2) ON PYLON	1P-20A	#12	4.9A
C-16	LIGHTS - SERVICE STALLS	"	"	4.2A
C-17	" - "	"	"	3.9A
C-18	" - CANOPY	"	"	3.2A
C-19	" - "	"	"	3.2A
C-20	" - SALES	"	"	5.9A
C-21	" - OFFICE - REST ROOMS	"	"	3.6A
C-22-29	CONVENIENCE OUTLETS	"	"	46.0A
C-30-31	YARD LIGHTS	"	"	8.3A
C-32-33	SUBMERSIBLE PUMPS (CLASS 1)	2P-20	"	6.0A
C-34-35	CONV. OUTLETS - PUMP AREA	"	"	2.0A
C-36-39	DISPENSING UNITS	"	"	8.0A
C-40-42	SPARES			9.0A
	AIR COMPRESSOR 240 V 1Φ	2P-60	#6	28.0A
	FUTURE WATER HEATER			15.0A
			TOTAL	230.9A

ELECTRICAL PLAN

LIGHT FIXTURE SCHEDULE

SYMBOL	MODEL NO. (OR EQUAL)	QUANT.	REMARKS
A	1PB 8COR. 1PB	1	
B	4B 8COR. 1PB	1	
C	2B 8COR. 1PB	1	
D	24 8COR. 1PB	4	
E	14 8COR. 1PB	1	
F	8 1AB 1PB	4	
G	24 1AB 1PB	3	
H	20 8SC 1PB	6	
I	16 8SC 1PB	2	
J	2 8HC 8PB	10	FLUORESCENT
K	4 1AB 1PB	3	
L	2 8WT 8PB	1	FLUORESCENT
M			
N			

OPTIONAL FIXTURES

SYMBOL	MODEL NO. (OR EQUAL)	QUANT.	REMARKS

SPECIFICATIONS :

ELECTRICAL WORK
SHALL COMPLY WITH LOCAL CODES AND IN NO CASE BE INFERIOR TO THE NATIONAL BOARD OF FIRE UNDERWRITERS REQUIREMENTS. ALL UNDERGROUND WIRING IN 3/4" OR LARGER STANDARD GALVANIZED CONDUIT WORK ABOVE GROUND SHALL BE IN THE WALL CONDUIT (EMT). WIRING FOR SALES DISPLAY, VENDING AREA & TOILET ROOMS TO BE CONCEALED. RIGID CONDUIT & CONDUCTORS FROM PANEL TO ALL YARD FACILITIES REQUIRING CURRENT FOR LIGHT & POWER. WIRING TO BE R.W.

PANEL BOARD
SEE PLOT PLAN & LUGS (OR EQUAL).
CIRCUIT NO. 1, 30 AMP BREAKER, ALL OTHER BREAKERS 20 AMP UNLESS OTHERWISE SPECIFIED. (SURFACE MOUNTED) NO COMPRESSOR, 40 AMP BREAKER.

SWITCHES
(10) FUSED DISCONNECT SWITCHES. SEE TYPE TH-HD-TYPE 3R OR 1. (OR EQUAL) AS SPECIFIED.
WALL SWITCHES - HUBBELL (OR EQUAL) #1201, 10 AMP, 125 V FULL CHROME PLATE. RESTRAINT - TRIM & BROILER (OR EQUAL) #4521 IOT WITH BRACKETED COVER PLATE.

CONVENIENCE OUTLETS - HUBBELL (OR EQUAL)
FIXTURE - ONE BOX #7733 SINGLE TYPE 3 WIRE GROUNDED RECEPTICLE WITH CHROME SPECIAL PLATE. ALL OTHERS TO BE 15 AMP #5242 DUPLEX TYPE, 3 WIRE GROUNDED RECEPTICLES WITH CHROME SPECIAL PLATES.

LAMPS
CONTRACTOR SHALL FURNISH & INSTALL COMPLETE SET OF LAMPS THRU-OUT BUILDING. FOR YARD LIGHTING & EQUIPMENT SEE SHEET # A-2.

GENERAL NOTE
CONTRACTOR SHALL CLEARLY & LEGIBLY POST CIRCUIT SCHEDULE IN PANEL BOX FOR TOTAL CIRCUITS REQUIRED, INCLUDING YARD. SEE PLOT PLAN AND/OR SPECIAL CONDITIONS.

MARKETING SYSTEM CONDUITS
SEE PLOT PLAN & SPECIAL CONDITIONS FOR INSTALLING 3/4" CONDUITS TO PUMP ISLANDS AND 1" CONDUIT TO PANEL BOARD FROM REAR OF BUILDING FOR FUTURE MARKETING SYSTEM.

EAVE LIGHTING
FIXTURES, TUBES AND HARDWARE SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.

SIGN AND AREA LIGHTING
ALL UNDERGROUND WIRING SHALL BE MINIMUM NO. 14 CONDUCTORS WITH TYPE RR INSULATION.

BUILDING LIGHTING FIXTURES
DRAGER FLUORESCENT CORP. - P.O. BOX 57142, JACKSONVILLE, FLA. PH. 724-8551 - (SEE LIGHT FIXTURE SCHEDULE)

NOTES
1) CONTRACTOR TO SEE PLOT PLAN DRAWING FOR YARD LIGHTS, SIGNS, GAS PUMPS, & PUMP ISLAND CIRCUITS REQUIRED.
2) HOT WATER HEATER CIRCUIT 40 AMP, 220 VOLT WIRE DIRECT TO MAIN SWITCH WHEN REQUIRED. (SEE SPECIAL CONDITIONS.

RECEIVED
FEB 12 1973

REVISIONS			
NO.	DATE	NATURE	APPR.
1			

ELECTRICAL PLAN DETAILS

PRESTIGE RANCH

SINCLAIR REFINING COMPANY
TAMPA, FLORIDA

DATE	DRAWN	DESIGNED	APPR.	PROJ. NO.
1-16-67				17-9-A

70789 PR-9

TRASH ENCLOSURE
4 - SERVICE STALLS
SALES
STORAGE
OFFICE
LOUNGE
VENDING AREA
MEN
LADIES
8" CONC ROOF SLAB
SPRING VIBRATION ISOLATOR
3/8" ø ROD W/ WASHERS & NUTS
A.H.U.
A.C. EQUIPMENT SCHEDULE
AIR HANDLING UNIT
CONDENSING UNIT
EXHAUST FAN
AIR CONDITIONING NOTES
1. DIFFUSERS TO BE ALL ALUMINUM CONSTRUCTION W/ REMOVABLE CORE & O.B.D. - TITUS TMDC-S4 OR EQUAL.
2. RETURN AIR GRILLE ALL ALUMINUM EGGCRATE W/ FILTER FRAME - TITUS 4H 50 OR EQUAL.
3. SUPPLY & RETURN DUCTWORK TO BE OWENS CORNING FIBERGLASS DUCT SYSTEM (HD). FABRICATED & INSTALLED PER MANUFACTURER'S RECOMENDATIONS.
4. OUTSIDE AIR & EXHAUST DUCT WORK TO BE SHEET METAL FABRICATED & INSTALLED ACCORDING TO THE LATEST EDITION OF THE ASHRAE 'GUIDE'.
5. OUTSIDE AIR LOUVER TO BE EXTRUDED ALUMINUM WEATHERPROOF W/ALUM. BIRDSCREEN.
6. DOOR GRILLES TO BE 20 GA STEEL W/AUXILARY FRAME (FINISH BY ARCHITECT) TITUS
7. REFRIGERANT PIPING - TYPE L COPPER W/ CAST BRONZE OR COPPER FITTINGS. INSULATE REFRIGERANT & CONDENSATE LINES W/ 3/4" ARMAFLEX.
8. HANG AHU W/ 3/8" ø RODS FASTENED INTO CONCRETE SLAB W/ POURED IN INSERTS OR PHILIPS "PRO HEAD" INSERTS
9. AHU TO HAVE SPRING HANGER VIBRATION ISOLATORS TO PROVIDE 87% EFFICIENCY.
10. PROVIDE ROOM TYPE THERMOSTAT W/ FAN OFF-ON SWITCH & SUMMER-WINTER SWITCH. ROBERTSHAW, OR EQUAL.
REVISIONS
PHILIP E. BEAUBIEN CONSULTING ENG.
FT. LAUDERDALE, FLA.
ARCHITECT

79789 PR-10

TYPICAL INSTALLATION INSTRUCTIONS FOR BENNETT MODELS 270-1000 & 273-1000

CAUTION: DO NOT START PUMP MOTOR WITHOUT ADEQUATE LIQUID IN STORAGE TANKS

JOHN WOOD COMPANY BENNETT PUMP DIVISION MUSKEGON, MICHIGAN, U.S.A.

SEE PLOT PLAN FOR LOCATION OF TANKS.
SEE PLOT PLAN FOR LOCATION OF EXCAVATION OR CONSTRUCTION JOINTS.

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

STANDARD SKETCH

CONCRETE TANK ANCHOR INSTALLATION

SINCLAIR REFINING COMPANY
SOUTHEASTERN DISTRICT OFFICE
ATLANTA, GEORGIA

OPERATING DEPARTMENT

DATE	DRAWN	CHECKED	APP'D	DWG. NO.
8/6/57	J.W.A.	[illegible]	[illegible]	SS-49

TYPICAL FLOOR PLAN

REVISIONS			
NO.	DATE	NAME	APPR.

INSTALLATION DETAILS
CENTRAL VACUUM SYSTEM
SERVICE STATIONS
SINCLAIR REFINING COMPANY

79789 1-

LIST OF MATERIAL FURNISHED BY OTHERS & INSTALLED BY CONTRACTOR

No.	ARO No.	QUAN.	DESCRIPTION
1	612-248	1	CHASSIS PUMP (100:1 RATIO) WITH CONNECTING HOSE
2	612-109	1	A.T.F. PUMP (2:1 RATIO) WITH CONNECTING HOSE
3	658-059	1	AIR LINE REGULATOR
4	1666	1	AIR LINE FILTER
5	614-001	1	CHASSIS REEL
6	614-021	1	A.T.F. REEL
7	614-011	1	AIR REEL
8	640-017	1	ELECTRIC LIGHT CORD REEL
9	614-473	1	MOUNTING CHANNEL & END PANEL (5 REEL)
10	Y161-18	2	3/8" O.D. TUBE x 1/2" F.P.T. CONNECTOR
11	Y174-1	1	3/8" F.P.T. x 1/2" M.P.T. REDUCING BUSHING
12	Y167-5	2	1/2" F.P.T. x 1/4" M.P.T. REDUCING CONNECTOR
13	Y162-15	4	3/8" O.D. TUBE x 1/2" M.P.T. CONNECTOR

ACCESS PANEL SIDE OF REELS

LIGHT CORD MOUNTING

REEL HOOK UP DETAIL

NOTES:

(A) CONNECTION FOR MOUNTING CHANNEL TO BE PER DETAIL SHOWN EXCEPT FOR THE FOLLOWING:
(1) C-3 BUILDINGS - SEE MOUNTING DETAIL IN BLDG. PLANS.
(2) BUILDINGS WITH PRECAST CONC. ROOFS - WELD CHANNEL TO MOUNTING PLATE PROVIDED ON STALL CEILING.

(B) USE 1/2" x 1 1/2" BOLTS, NUTS & WASHERS TO MOUNT (BY CONTRACTOR)

PUMP HOOK UP

REEL MOUNTING DETAILS

NO SCALE

REVISIONS				
NO	DATE			LUBRICATION SYSTEM & REELS MOUNTING DETAILS (NOTE UNIT)

3/30/61

Sinclair Refining Company
Eastern Region
Operations Department
P. O. Box [illegible]
Atlanta, Georgia

GENERAL CONDITIONS AND SPECIFICATIONS
FOR COMPLETE BUILD, OR MODERNIZATION OF,
SERVICE STATIONS.

NOTE

These general conditions and specifications are a part of Contract Form 1529 and are incorporated therein [illegible] part thereof.

DEFINITIONS

The word "Sinclair" as used herein refers to Sinclair Refining Company. The word "Superintendent" refers to Sinclair's inspector who shall visit the work site from time to time. The word "Contractor" refers to party (individual, partnership or corporation) who has entered into Contract Form 1529 with Sinclair and, when "Contractor" is referred to by pronoun, the singular neuter pronoun will be used.

INSPECTION OF WORK SITE

Contractor acknowledges that it has inspected the work site and is familiar with all the conditions under which the work is to be done.

RIGHT TO DO ADDITIONAL WORK

Sinclair reserves the right to let or do additional work not provided for in drawings and specifications and Contractor shall permit such work to be done without hindrance in any manner.

LABOR, EQUIPMENT AND FOREMAN

Contractor shall furnish all labor, tools, rigging, temporary heat, drop cloths, tarpaulins and other construction apparatus necessary to complete the work promptly and properly in a workmanlike manner. Contractor shall, during all working hours, maintain a competent foreman to direct the work and receive instructions from Superintendent. All work shall be done to the satisfaction of Superintendent and his decision concerning same shall be final.

SUB-CONTRACTS

If Contractor shall sub-contract any portion of the work, such sub-contracting shall not relieve Contractor of responsibility for such work. Contractor and sub-contractors shall render all reasonable assistance to each other as the work may require.

BUSINESS DURING CONSTRUCTION

In certain cases work will be done at a location where regular business must continue during construction. In such instances Contractor shall adjust its operations so as to interfere as little as possible with such business and Contractor shall observe all precautions to avoid creating or contributing to any fire or other hazard. In such operations no apparatus using fire, flame, sparks or arcs shall be used without Sinclair's prior written consent thereto.

In the event merchandise is stored at the work site prior to completion of work, Contractor shall not be responsible for such merchandise and, in the event the premises may be opened for regular business before Contractor's work is completed, such action shall not be construed as Sinclair's final acceptance of any portion of the work.

DRAWINGS AND SPECIFICATIONS

The drawings and specifications applicable to the work hereunder consist of certain standard drawings and specifications prepared for use in constructing service stations of a general type and are supplemented by plot plans, special drawings and special conditions to specifications which are applicable only to this contract. Such supplementary drawings and special conditions shall prevail over the standard drawings and specifications in the event of conflict between same.

In connection with manufactured or fabricated parts of the work, Contractor, when requested by Sinclair to do so, shall furnish promptly complete, legible shop drawings, in triplicate, for approval by Sinclair, and no such parts shall be manufactured or installed until Sinclair's prior written approval of same has been obtained. Such approval shall not be considered an acceptance of any defective work or material or authorize the omission of any parts originally called for.

OWNERSHIP AND RETURN OF DOCUMENTS

All documents related to the work, including without limitation, drawings, plans, specifications, permits, approvals and copies thereof furnished by Sinclair, as well as all permits,

approved licenses, approval documents, receipts for fees paid and similar instruments obtained by Contractor, either before the work is started or while the work is in progress, shall be the property of Sinclair. With the exception of Contractor's executed copy of Contract Form 1529, all such documents shall be returned to Sinclair when work is completed. Such plans and specifications are not to be used by Contractor for other work.

CHANGES IN THE WORK

When an ordinance, a law, or the latest recommendations of the National Board of Fire Underwriters, require a change in the work Contractor shall do the work in accordance with such ordinance, law or recommendations without additional cost to Sinclair. No such change shall be made, however, without Sinclair's prior written consent to same. Any such change in the work shall not lower the work quality originally specified.

QUALITY OF MATERIALS AND SUBSTITUTIONS

Certain materials to be incorporated in the work may be designated in the drawings and specifications by a particular brand name, "or equal", to same. Where a brand is named and not qualified by "or equal", there shall be no substitution. In the event a brand is qualified by the term "or equal", Contractor, subject to Sinclair's approval, may furnish a product of any other reputable and generally recognized manufacturer provided such product is equal in quality to the brand specified. Sinclair shall be the sole judge of such quality.

GUARANTY

Upon completion of the work Contractor shall give Sinclair a written guaranty providing that all material furnished and work performed by Contractor are of the quality specified and that any defect in materials, or resulting from workmanship, discovered within one (1) year after completion by Contractor and acceptance of the work by Sinclair will be replaced by Contractor without cost to Sinclair. Such guaranty for roofing and sheet metal work shall be for a term of fifteen (15) years.

DEMOLITION WORK

Unless otherwise provided for in the special conditions, Contractor shall demolish to grade and remove from the work site any existing buildings or structures which will interfere with the work. In addition to the foregoing, Contractor shall demolish and remove any foundations or other structures below grade and all existing trees, stumps, roots, bushes and any other obstructions

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which will interfere with the work. Contractor shall arrange with the owners thereof for the removal or relocation of all utility services which will interfere with the work including, but not limited to, such utilities as telephone, telegraph, lighting and trolley poles, fire alarm boxes, mail boxes and sewer manholes, and Contractor shall bear any costs arising therefrom not borne by said owners.

ENTRANCE RAMPS

After pure demolition work and moving of utilities as may be required has been completed, and prior to proceeding with any other work hereunder, Contractor shall install street entrance ramps as shown on the drawings and specifications. In the event Contractor is unable to secure permits for such ramps, Contractor shall immediately inform Sinclair of same, stating what changes will be required and obtain Sinclair's approval thereof before proceeding with the work. The installation of entrance ramps as the first step of construction is of the utmost importance. Any change in the position, size, type, slope or any other particular of an entrance ramp from that shown on the drawings may require changes in the location or grade of the building or other improvements. Contractor shall notify Sinclair when such ramps are completed and obtain Sinclair's acceptance of same before proceeding with other work. Contractor shall be liable for the costs of any revisions in the work arising out of incorrect location or construction of ramps.

If governmental agencies require that ramps be constructed by their own work forces, or require ramps of heavier construction or different specifications of materials, Contractor shall comply with such requirements without additional cost to Sinclair.

EXCAVATION, GRADING AND FILLING

Contractor shall do all excavating, grading and fill required for the work and shall bring work site to finished elevations as shown. All surplus materials shall be removed from such site and disposed of by Contractor. Filling materials shall be hard clay and/or sand and/or gravel. LOAM, ASHES OR REFUSE SHALL NOT BE USED FOR FILL. Holes and depressions shall be filled carefully and tamped thoroughly and flooded in layers not more than one foot in thickness.

Unless otherwise provided for in the drawings and specifications, Contractor shall furnish and install any sheet piling, shoring and water pumping equipment made necessary by existing soil conditions or the elements.

For the paved portions of the work on which floors, driveways, walks and entrance ramps will be located, Contractor shall do the necessary excavating or filling to obtain a solid earth surface free from sod, peat, bog or other objectionable matter, trim to proper grades for paving and shall sprinkle and roll thoroughly the prepared surface with a roller not less than 5 tons in weight, or tamp it thoroughly by hand. Excavation or fill for the unpaved portions of the work shall be the same as required for the paved portions, but rolling or tamping of same will not be required.

Should solid ledge rock or boulders larger than one cubic yard be encountered in the excavation, Contractor shall be responsible for the removal of the first 5 cubic yards of same without added compensation. If more than 5 cubic yards of such rock or boulder excavation are encountered, Contractor shall notify Sinclair of this fact and Sinclair and Contractor shall then agree upon a fair additional price to be paid to Contractor by Sinclair for such excess over the first 5 cubic yards. Additional compensation for rock and boulder excavation will not be paid unless Sinclair has been notified of the need therefor before the work is done and agrees in writing to such additional compensation.

CONCRETE MATERIALS AND MIX

All cement shall be fresh Portland. Sand shall be clean, sharp, washed bank sand. Crushed rock shall be clean and sharp, free from excessive dust, and free from all loam, clay, or other foreign matter. If crushed rock is not reasonably obtainable in the locality, sharp crushed gravel may be substituted if specifically approved by Sinclair, but no round or uncrushed gravel shall be used for concrete.

In all localities where reasonably available, all concrete shall be delivered in transit-mix-trucks. All such concrete shall have a mix that will produce a minimum 28-day strength of 2,500 pounds per square inch.

In localities where plant mixed concrete is not reasonably available, concrete may be job-mixed, in which case all concrete shall be mixed thoroughly in an adequate power mixer, using the ingredients specified above, and using the very minimum of water that will permit proper handling and placing. For job-mixed concrete the proportions shall not be leaner than: one part cement, two parts sand, four parts stone or crushed gravel (by volume).

No calcium chloride or other freeze depressants shall be used. When necessary during cold weather, to assure satisfactory results, materials must be warmed before mixing, and properly protected thereafter.

CONCRETE WORK

Contractor shall furnish and place all concrete, anchor bolts and steel reinforcing as specified, including all foundations, pits, walls, slabs, driveway paving, ramps, pump islands, bases for poles, lifts, and other equipment, concrete sills, pilaster caps, copings, curbs and bumpers.

All concrete shall be finally placed as quickly as possible after mixing and rammed in place. All concrete shall be watercured properly for one week and protected from rain, sun and freezing until fully set. Any frozen or otherwise defective concrete shall be removed and replaced properly at Contractor's expense. Contractor shall take complete responsibility for and provide adequate barricades to insure safe setting of all concrete before traffic is allowed upon it (ten days minimum for slabs).

No concrete work shall be done in or over frozen or frosty ground, and if any frost is in the ground, Contractor shall thaw it out thoroughly before such work is started. Ground shall be kept frost-free until entire work is completed and concrete has set beyond frost damage.

MORTAR

Cement and sand for mortar shall be the same as specified for concrete. All mortar shall be mixed: one part cement, three parts sand -- (by volume) - with nine pounds of hydrated lime for each sack of cement. The same precautions against freezing and prohibition of freeze depressants as provided for concrete shall apply to mortar work.

BUILDING WALLS AND PARTITIONS

Contractor shall furnish all labor and materials for construction of masonry building walls and partitions as specified.

STEEL SASH

Contractor shall furnish and install all steel sash as specified.

STRUCTURAL STEEL

Contractor shall furnish and install all structural steel work as specified.

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CARPENTRY, MILLWORK, SHELVING, TIRE RACKS AND HARDWARE

Sinclair shall furnish, delivered to the work site (without cost to Contractor), the factory-made metal parts required for storeroom shelving, sales room and lube room tire racks, shelving and display cabinets (together with the light fixtures for same) as specified. Contractor is to assemble and install same.

Contractor shall furnish and install all structural carpentry, millwork, gypsum board, rough and finished hardware, ceiling registers, aluminum thresholds and joist anchors; also all anchor bolts, expansion shields, frame anchors and such other items as are required for proper attachment of structural lumber and millwork, shelving, display cabinets, tire racks, and all grounds, cant strips, wood bucks and backing as specified.

EXTERIOR AND INTERIOR GROUT, STUCCO AND PLASTER

Contractor shall furnish all labor and materials for exterior and interior grout, stucco and plaster as specified.

Cement and sand for grout, stucco and plaster shall be the same as specified for concrete. The same precautions against freezing and prohibition of freeze depressants as provided for concrete shall apply to grout, stucco and plaster work.

ROOFING AND SHEET METAL WORK

Contractor shall furnish and install all composition roofing, sheet metal flashing, hanging gutters and downspouts, as specified. If corrugated aluminum ceiling and galvanized metal fascia for canopy are provided for, Contractor shall furnish and install same.

GLAZING, SALES ROOM SILL TILE AND ALUMINUM SHOW WINDOW SETS

Contractor shall furnish and install all glazing, sales room sill tile and aluminum show window sets as specified.

TOILET ROOM TILING

Contractor shall furnish and install all wall and floor tiling, shelves, metal partitions, toilet paper holders and mirrors in the toilet rooms, as specified.

PAINTING

Sinclair will furnish and deliver to the work site (without cost to Contractor) all primer and color paint required for the work, except as noted on the plans.

Contractor shall furnish all labor, brushes, drop cloths, scaffolding, putty, brush cleaning material and other equipment and supplies (except primer and color paint materials which Sinclair is to furnish) for complete paint job, as specified; Contractor shall also furnish toilet room wall fabric above tile wainscot, if provided for.

PLUMBING AND SEWERAGE

Contractor shall furnish and install complete water supply system and sewerage system, as specified.

ELECTRICAL WORK

Contractor shall furnish and install electric service (120/240 V, 60 cycle, single phase), main switch (properly metered), all wiring in the building and to outside facilities, all fixtures and lamps for all inside and outside outlets, ventilating fan (if specified), and any island and yard light poles, as provided for, all wiring for sign poles, gasoline pumps and air compressor.

Contractor shall be responsible for setting the voltage change-over terminals in all motors for the voltage to be used, and shall be responsible for any damage due to wrong voltage settings.

After all work is installed, Contractor shall make adjustments at night of all area lights, to produce the most effective illumination from these facilities. The final adjustment of same shall be done in the presence and to the satisfaction of Superintendent.

EQUIPMENT TO BE FURNISHED BY SINCLAIR

Sinclair will furnish and deliver to the work site (without cost to the Contractor) gasoline, kerosene, diesel fuel, waste oil tanks, fuel oil tanks and high rise sign and poles, if specified. All other equipment furnished by Sinclair will be delivered to the nearest Bulk Plant and will be the responsibility of the contractor to transfer to the job site.

HEATING, VENTILATING AND AIR CONDITIONING

Contractor shall furnish and install, in accordance with applicable governmental and utility company regulations, a heating and air conditioning system as called for on the plot plan or in the special conditions, including all ducts, grills, registers, electrical work and control connections necessary for same. Contractor shall determine the specifications of the electrical current to be provided before ordering any electrical apparatus.

For oil-fired systems, Sinclair will furnish and deliver to the work site (without cost to the Contractor), the fuel oil tank (usually 1000 gallon capacity underground type), fill cap, manhole with cover and vent head, as specified. Contractor shall furnish and install the specified heater and/or air conditioning unit and install and pipe the tank complete.

For gas-fired systems, Contractor shall furnish and install the specified heater and/or air conditioning unit and all necessary accessories and provide a gas service branch line from street main into the heater and/or air conditioning units. The gas service branch line shall be laid below lowest known local frost line and properly pitched for drainage. Where metered service is required, or offers more favorable rates than unmetered service, contractor shall provide and install a suitable meter. All gas piping shall be properly tested and made tight by the Contractor.

Contractor is not responsible for the adequacy of the specified size of the heating and air conditioning units and ducts, or for the heating or cooling performance of same. Contractor shall be responsible for the proper installation and mechanical operation of all parts of the system.

Sinclair Refining Company
Operations Dept.
3253 N. Kennedy Blvd.
Tampa, Fla.

Date: September 14, 1967 Rev. Jan. 17,1968

Page 1

SPECIAL CONDITIONS TO SPECIFICATIONS
6348 Collins Avenue
MIAMI BEACH, FLA.

NOTICE TO BIDDERS:

Bidding contractors are required to return with their bids, all plans and specifications.

PERMITS:

Building permits to be furnished by Sinclair; all other permits to be included in bids. See General Conditions and Specifications, page 4, paragraph titled "Entrance Ramps" for permits governing this phase of the work.

DEMOLITION NOTE:

Existing facilities are not to be disturbed until all final permits and approvals have been obtained.

All existing facilities, including foundations are to be removed, unless noted otherwise on Plot Plan (Dwg. #1).

All materials except service station equipment, resulting from demolition, are to be completely removed from site. All service station equipment removed (such as tanks, pumps, lifts, air compressor, signs, etc.) and not reused shall be delivered to Sinclair Refining Company Terminal, Port Everglades, Fort Lauderdale, Fla.

Continued Service Station Operations: Contractor shall keep service station open for operation of business throughout construction. When necessary to demolish existing service station building, contractor shall provide a temporary frame shelter 10' x 10' x 7' - 8" high, one (1) door

79789

[illegible] x [illegible] Metal [illegible] with [illegible] Doors.

One (1) Photographic Paper Cabinet.

One (1) Darkroom Chemical Cabinet.

[illegible] Darkroom processing equipment.

Two (2) Non-illuminated Sign Cabinets

Sixteen (16) Tank Anodes (17-IM).

Exterior Tank Coating.

All primers and paints, except as noted on Dwg. No. [illegible], B-W Shelving as follows:

One	(1) SF-300	Sales Unit
Three	(3) SF-301	Stall Unit
Four	(4) SF-311	Fixture
One	(1) SF-303	Desk
One	(1) SF-310	Gondola
Five	(5) SF-304	Chairs

SPECIAL NOTES TO CONTRACTOR:

Furnish and install underground electrical conduits, for future wiring and installation of Darkroom System, per details on Dwg. #SK-978. Contractor shall determine the details that apply to fit Plot Plan and make the installation accordingly.

Contractor shall verify location of available utilities at the site and assume full responsibility for connections and/or relocation of such facilities that may be required for this project.

CONCRETE COLOR TOPPING:

Concrete areas to be finished with a colored non-metallic floor hardener as indicated on Plot Plan Dwg. #1. Color shall be Master Builder's Colorcron (or equal). Color - Nile Green - to be applied at a rate of one (1) pound of Colorcron per sq. ft. of concrete surface. As soon as concrete surface has hardened, it shall be cured with Master Builder's floor coat of same color as concrete surface. Preparation, application procedures and precautions shall be performed in strict compliance with manufacturer's recommendations. (Contractor shall arrange for a representative to be present at time of application

GENERAL NOTES:

1. Site is located inside city limits.
2. All utilities are available.
3. All poles, trees, and obstructions are to be removed from approaches and other construction areas.

and one (1) electric light and temporarily reconnect existing air compressor. Contractor shall also arrange for temporary electric service to pump and yard lights. Location of temporary shelter shall be directed by Sinclair's Construction Superintendant. Contractor shall make such temporary hook-up as necessary to provide for continual sale of gasoline. Time for transfer of business operations from present to temporary facilities shall be based upon actual agreement between Sinclair and contractor.

All temporary facilities are to be completely removed by contractor after serving their purpose.

ALTERNATE #1:

Contractor shall state in his proposal, separate and apart from General Contract Bid, the amount he will deduct if Sinclair elects to stop service station business completely during course of new construction work.

BUILDING:

This building is to be a prestige ranch 4 stall type service station constructed from Florida plans, with 3 rest rooms and canopy.

DEVIATIONS FROM STANDARD DRAWINGS:

(1) Contractor shall furnish and install an Electric Water Heater and all necessary piping. Type and Size of water heater to be determined by Sinclair's Construction Superintendent. Hot water piping to run to service sink and rest rooms. Location of water heater to be determined by Sinclair's Constr. Supt.

(2) Contractor to furnish and install concrete tank anchors per Dwg. No. SS-49, in lieu of standard tank anchors.

(3) Contractor shall furnish and install a central vacuum system per Dwg. No. ER-104.

(4) Each lift is to be on a separate ½" air line from manifold at air compressor.

OPTIONS TO THE STANDARD DRAWINGS:
The following options shall be included:

Drawing No. C-1.

(A) Concrete Paving Details.
(B) Property Line Curbs.
(C) Free Standing Vents.

WALL:

Contractor shall cap and face the inside of the existing block wall with stone of the same type used on the service station building. Contractor shall build new wall as required to match that shown on plot plan Dwg. No. 1.

NOTE:
Contractor shall relocate existing 7' A-4 sign to new location shown on Dwg. No. 1. Contractor to install Rotator Unit on sign.
(2) Contractor to provide a roof over the Air Compressor.

YARD DRAINS, AND SEWAGE DISPOSAL:

These yard facilities are to be per local code, located as shown on Dwg. No. 1. (Sewage line hook-up to be per local code).

LANDSCAPING & SOD:

The General Contractor is to allow $3,000.00 in his bid to cover the cost of landscaping and sod. The exact amount is to be established by negotiations with General Contractor and Sinclair Refining Company. See Dwg. No. 1 and Dwg. No. SK-990 for areas to be landscaped or sodded. For landscaping and sodding specifications and details see Dwg. No.

SK-990. Sod is to be "No-Mow" or equal. Landscaping contractor to submit planting schedule and design plan at time of negotiations. Final plan to be approved by Sinclair Refining Company.

NOTE: All Shrubbery planted shall be of good healthy stock, suitable to area climate. Each plant to be properly fertilized at time of planting, watered as required until job is accepted by Sinclair Refining Company.

INSTALLATION OF EQUIPMENT: (Furnished by Sinclair Refining Co.)

All tanks will be delivered F.O.B. site, by Sinclair Refining Company.

All other equipment listed below will be furnished by Sinclair Refining and will be delivered to Sinclair's Terminal at Port Everglades, Fort Lauderdale, Florida. It will be the general contractor's responsibility to transfer equipment from the terminal to the site.

The general contractor will be responsible for complete installation of all equipment furnished by Sinclair Refining Company,

Four (4) 3000 Gal. U/G Tanks for Gasoline

One (1) 550 Gal. U/G Tank for Waste Oil

Special fittings for tanks and pumps & installation as called for on Dwg. U-1 and Dwg. No. SS-57B.

Four (4) Dispensers (Twin)

Two (2) Submerged Pumps (including control boxes 18" x 18" strant box and cover and 2-syphon systems.

Three (3) Lifts, Frame Contact

One (1) 5 H.P. Air Compressor, 120 Gal. Vertical tank (220 volts, 60 cycle) Three phase motor.

Two (2) 7'x 10' Plastic Internally Illuminated Pylon Building Signs.

Four (4) 6CB-4PO-3D Yard Light Fixtures with 3" horizontal adapters.

One (1) Rotator for 7' A-4 Sign

79789

LAIR REFINING COMPANY

Owner J.C. Martinez Mailing Address Permit No. 2011 Date Nov. 22-1926

N 50' LOT 1 and DEMOLITION DEMOLITION DEMOLITION DEMOLITION

Lot 2 & ~~W 20'~~ Block 7 Subdivision Second Ocean Front Address 6348 Collins avenue

N 50' LOT 1

General Contractor L.P. Smith (superintendent) Address

Architect 21107 Address

Front 20' Depth 10' Height Stories 1 Use FILLING STATION

Type of construction c/b/s/ & frame Cost $ 3,000.00 Foundation Reinf. concrete Roof Composition

---

Plumbing Contractor White Address Date Dec. 1- 1926

Plumbing Fixtures 4 Rough approved by Date

Gas Stoves

Gas Heaters Address Date

Jan. 19th-1927 Final approved by Date

Sewer connection 1-(White) Septic tank 1 Make Sanatar Date Dec. 1- 1926

Electrical Contractor Lyon & Street Address Date Dec. 28- 1926

Switch Range Motors 1 Fans Temporary service

OUTLETS Light 15 HEATERS Water

Receptacles Space Centers of Distribution

Electrical Contractor Address Date

No. fixtures set Final approved by Date

Date of service

Alterations or repairs 12199- Painting (owner) $ 100.00- Date Jan. 23- 1939

Plumbing permit # 12943-- McCaughan - 1 Sewer connection - - - - - - - - - Jan. 15- 1940

Over

SINCLAIR REFINING COMPANY

LOT 2 - BLOCK 7 - SECOND FRONT — ALTERATIONS & ADDITIONS

6348, Collins ave:

Bond 2945

Building Permits: 16153- Remodeling existing building and ADDITION of wings on north, south & east (see copy of permit Survey file) Harry O. Nelson, architect: John H. Mann & Son, contractor: 49'10 X 42' X 16 - Approved- Board of Adjustment May 20, 1941 cost $ 11,100: Sept.22,1941 - - - - - See performance Bond in Survey File

BUILDING PERMIT # 18890 -- Painting - owner - - - - - $ 300..... Aug.30,1944

23759 Painting* Owner - - - - - - - - - - - - - - - - - $ 300.....Dec. 9, 1946

24260 - 169 lin ft of Wall - 5 ft high - Paving on both lots - 18 lin ft of curb on south side - L.C. Morris, contractor: $ 4,186.50 April 9, 1947

24813 Install four 2,000 gallon gasoline tanks, move pump stand, Zoning approved by City Council May 20, 1947, L. C. Morris, contractor $ 1,990..... June 27, 1947

49168 Oscar Sandstrom: Painting $ 600 Nov. 14, 1955

#52020 Installation: Four (4) three thousand gallon gasoline tanks to replace four two thousand gallon tanks which are to be filled with sand (Gas station is non-conforming). Sinclair Co. $3500.00 November 7, 1956

~~#24859 Neon Sign and Service: Replace pole sign damaged in storm $150 6/1/65~~

Plumbing Permits: # 16112- J.B.Forbes- 3 water closets - 3 lavatories - 2 drinking fountains- 1 oil trap- Oct.29,1941

Electrical Permits: #17872 - Lowry Electric- 10 switch, 21 light outlets, 7 receptacles; 21 fixtures; 3 motors - 3 centers of distribution - October 30, 1941 - - - - - - -

#17908 Lowry Electric- 1 temporary service- Nov. 4, 1941

22064-Neonite- 2 neon transformers-----1-22-46

25968 Elder Electric: 1 light outlet(fixed) - March 10, 1948

27361 Elder Electric. u.g. extension - Oct. 11, 1948

27516 Elder Electric: 3 motors - Oct. 28, 1948 -- Woodmansee Nov.5,1948

40477 Elder Electric: 3 Motors (1 HP): Sept 25, 1953 OK, Elder Inc.

43948 Elder Electric Co....2 motors...hand dryers...December 2, 1954

45184 Astor Electric Service: one center of distribution, 1 motor July 26, 1955

47953 Astor Electric Service: one appliance outlet July 19, 1956

#48957 Jonesey Electric: 2 Light Outlets, 2 Fixtures, 1 Center of Distribution, 4 Motors, 0-1 H. P. OK Meginniss 2/22/57 November 21, 1956

5/8/57 AP #49071 Ace Electric: 3 Motors, 0-1 H.P.: December 7, 1956

#61153 Metropolitan Elec. Co.: 6 fixtures - 7/16/64

Owner SINCLAIR REFINING COMPANY | Permit No. 79789 | Cost $60,000.

N 50' of Lot 1, 2, 3, Block 7 | Subdivision SECOND OCEAN FRONT | Address 6348 COLLINS AVENUE

21107

General Contractor DUFFY CONSTRUCTION COMPANY | Bond No.

Architect JOSEPH E. PHILLIPS | Engineer

Zoning Regulations: Use R-EE | Area 39 | Lot Size 95' X 123'

Building Size: Front 84'2" | Depth 31'4" | Height 18' | Stories 1

Certificate of Occupancy No. 4313 Issued: 8/28/68 | Use SERVICE STATION

Type of Construction ONE | Foundation SPREAD FOOTING | Roof GABLE | Date 2/20/68

PLUMBING Contractor Hanlon Plbg. Co. #46529 | Sewer Connection | Date 4/25/68

Temporary Water Closet

4 Water Closets — 1 san. sewer 4"
3 Lavatories — 1 slop sink
Bath Tubs — 1 gas & oil
Showers
1 Urinals
Sinks
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
1 Drinking Fountains
8 Floor Drains
Grease Traps
Safe Wastes
AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL

6 Down Spouts
Wells

GAS Contractor | Date
Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL
GAS FINAL APPROVAL

BUILDING OK 7/1/68

ELECTRICAL Contractor Clarence Grimm Elect. Co. | Date 3/29/68 1). 65606

OUTLETS: 60 Switches, Lights, Receptacles
Ranges
Irons
Refrigerators
1 Fans
2 Motors 0-1 hp, 2 2-5 hp.
Appliances

1 Temporary Service 2). 65610
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions
1 Service 300A
Violations

HEATERS: Water, Space

FIXTURES 108 | Electrical Contractor | Date

ZONING
PLUMBING OK 7-19-68
ELECTRICAL OK 7-19-68
HOUSING
FIRE

FINAL APPROVAL
By
Date

Alterations or Repairs—Over

#74476-77

ALTERATIONS & ADDITIONS

Building Permits:

#80283 S & S Air Conditioning: Installation of 5 ton central system - $3,300 - 5/16/68 OK-Sitterly 7/18/68

#80298 Sutton Oil Equipment Co.: Install four three thousand gallon tanks, fire permit #0147 $3,000 5/20/68 ok HW 7/12/68

N MAY 15, 1968 CITY COUNCIL APPROVED REQUEST ~~KEK~~ BY CLAUDE SOUTHERN CORP. FOR ERECTION OF SIGN AT 6348 OLLINS AVENUE

#80350 Claude Southern Corp. Remove & replace two sided pole sign No turning no flashing SINCLAIR $700.00 - 5/27/68 ok HW 8/26/68

ON JULY 21, 1967, Z.B.A. GRANTED VARIANCE TO PERMIT DEMOLITION OF EXISTING NON CONFORMING SERVICE STATION AND CONSTRUCTION OF NEW SERVICE STATION IN ACCORDANCE WITH ONE PAGE PLAN ON FILE, WITH THE CONDITION THAT PUMP ISLAND BE MOVED BACK SO THAT IT WILL BE AT LEAST 20' FROM COLLINS AVENUE. CITY COUNCIL APPROVED ~~[illegible]~~ VARIANCE ON JULY 25, 1967. File no. 491

Plumbing Permits:

#86769 - McNeil Signs - sign 3x6x3x6 wall sign $150.00 5/24/71

#04082-Bengis Associates-Sign-$200-9-18-73

PLUMBING PERMITS:

Electrical Permits:

#65797 - Claude Southern - 10 Lamps 5/27/68

#66002 Jones Elect. Emerg. Ser. Inc. 1 Tel. Booth $1.50 7/23/68

#68821 - Mcneil Signs 1 sign outlet - 2 lamps 5/24/71

#79002 11/9/83 Pieco Miami Inc - 3 motors 0-1 hp, remove and repace gas (6) dispensers, install self serv computor

BUILDING PERMITS CONTINUED #M06446 3-10,000 underground tanks

BUILDING PERMITS - (continued)

FILE NO: 1635 - AUGUST 3, 1984 BOARD OF ADJUSTMENT HEARING - APPLICANT REQUEST THE FOLLOWING VARIANCE IN ORDER TO INSTALL A DOUBLE-FACED POLE SIGN.

1. APPLICANT REQUESTS PERMISSION TO EXCEED BY 40 SQ. FT. THE MAXIMUM PERMITTED SIGN AREA OF 10 SQ. FT., IN ORDER TO INSTALL A DOUBLE-FACED (ECLIPSE SHAPE) POLE SIGN WITH A TOTAL AREA OF 50 SQ. FT. RELATED TO A NON-CONFORMING COMMERCIAL USE.

APPROVED - SUBJECT TO CONDITIONS AS SET FORTH BY THE ACTING DIRECTOR OF PLANNING DEPARTMENT.

21107

LOT: 1, 2, 3 BLOCK: 7 SUBDIVISION: Kim O F ADDRESS: 6348 Colin Ave

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#91357 8/23/84 owner remodeling (city attys letter attached) $2,500.
#25940 9/20/84 Ernest B. Hunt install pole sign "Amoco" 50 sq ft Variance #1635 $2,400.
#MO9023 6/17/87 Air Custom 1-4 ton air cond central

PLUMBING PERMITS

ELECTRICAL PERMITS

#79704 9/14/84 P. & Sons Elect - 10 switch outlets, 10 light outlets

BUILDING PERMITS: #M8900427 - Biscayne A/C - 10kw Central heating, 4ton a/c central - 2-22-89

ELECTRICAL PERMITS: #E8900701 - Coastline Electrical - 1 Air condition and heater - 3-10-89

A Portion of Lot 54, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION - MIAMI BEACH BAY SHORE COMPANY (28-28)

PLAT OF SURVEY

DESCRIPTION OF PROPERTY

A Portion of Lot 54, Block 7

AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION
MIAMI BEACH BAY SHORE COMPANY

(as described in METES AND BOUNDS DESCRIPTION below)

according to the plat thereof filed in Plat Book 28 at Page 28
of the public records of Dade County, Florida

Prepared for MARTINIQUE HOTEL CORPORATION

VICINITY SKETCH

Scale: 1 inch —200 feet

SURVEY SKETCH

Scale: 1 inch —4 feet

METES AND BOUNDS DESCRIPTION

Commence at the SouthEast Corner of Lot 54 in Block 7 of the AMENDED PLAT C[illegible] OCEAN FRONT SUBDIVISION - MIAMI BEACH BAY SHORE COMPANY according to the plat [illegible] filed in Plat Book 28 at Page 28 of the public records of Dade County, Florida; run in a Northerly direction along the East line of said Lot 54 for a distance [illegible] teen (15) feet; thence run in a Westerly direction and parallel to the South l[illegible] said Lot 54 for a distance of Fifteen (15) feet; thence run in a Southerly dir[illegible] and parallel to the East line of said Lot 54 for a distance of Fifteen (15) fe[illegible] point on the South line of said Lot 54; thence run in an Easterly direction [illegible] along the South line of said Lot 54 for a distance of Fifteen (15) feet back t[illegible] point of beginning; situate in the City of Miami Beach, D[illegible] County, Florida.

CERTIFICATE

This is to certify that the above survey sketch conforms with a survey made under my direction on DECEMBER 5, 1959 ....of property described above; that said sketch is true and correct to the best of my knowledge and belief; that there are no visible encroachments.[illegible]

Ray Gordon

RAY GORDON, Registered Land Surveyor No. 557, State of Florida

SURVEY SKETCH

ENGINEER'S CERTIFICATE:- I hereby certify that the attached sketch of Lot 9 of Block 7 of Second Ocean Front Subdivision according to the Amended plat thereof recorded in Plat Book 28 at Page 28 of the Public Records of Dade County, Florida is true and correct to the best of my knowledge and belief according to a recent survey of said property made under my direction.

October 15, 1948

Karl Squires

Registered Land Surveyor, Florida # 97

ENGINEER'S CERTIFICATE:- I hereby certify that the attached sketch of Lot 9 of Block 7 of Second Ocean Front Subdivision according to the Amended plat thereof recorded in Plat Book 28 at Page 28 of the Public Records of Dade County, Florida is true and correct to the best of my knowledge and belief according to a recent survey of said property made under my direction.

October 15, 1948

Karl Squires

Registered Land Surveyor, Florida # 87

OK
3-5-66
JWL

Scale: 1"=150'

Order #45656
F.B.#1448-77
WE HEREBY CERTIFY: That on November 10, 1965, the attached "SKETCH OF SURVEY" was revised to show location of building.
BISCAYNE ENGINEERING COMPANY
BY J.J. Bennett, Pres.
J.J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

SKETCH OF SURVEY

Lot 46, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the plat thereof recorded in Plat Book 28, at Page 28, of the Public Records of Dade County, Florida.

FOR

Israel Solondz

BISCAYNE ENGINEERING COMPANY
Civil Engineers
Miami, Florida

Order #44941
F.B. #1448-42

April 5, 1965
Scale: Shown

WE HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction; also that there are no encroachments unless shown thereon.

BISCAYNE ENGINEERING COMPANY

By J.J. Bennett, Pres.
J.J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

ENGINEER'S NOTE:
Elevations shown are relative to an assumed elevation of 10.00' at the intersection of the centerline of 65th Street and the centerline of Indian Creek Drive.

80-55-08

C.B.S. Wall
Pk. Nail
Util. Pole
Pipe
60.08'
Wall 2.95' Enc. and 0.05' South of North Line Lot 46
60.30'
2 Sty. C.B.S. Bldg.
37.66'
37.15'
5.29'
7.5' Swk. & Curb
146.80'
115.82'
Bldg. under Const.
53.72'
Four planters Enc.
Walk 5.8' Enc.
Walk 3.6'
Conc. Terrace
44.50'
Swimming Pool
25.2'
0.68'
Swk. 0.19 Cir.
Swk. 0.26 Cir.
R=4255.06'
60.20' Ch.
7.2' Swk. & Curb
Pipe
R=12.5'
31' Pavey
65th Street
Indian Creek Drive
℄ plot
Scale: 1" = 20'
Parkway

Scale 1"=30'

LOCATION PLAN.
Scale 1"=200'

SURVEY OF LOTS 30 AND 31 BLOCK 7 OF THE AMENDED PLAT OF 2nd OCEAN FRONT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

M. W. CARRIS — CIVIL AND CONSULTING ENGINEER
APRIL 29th, 1948 — MIAMI, FLORIDA.

I hereby certify that the attached sketch of survey shows a true survey of Lots 30 and 31 of Block 7 of the AMENDED PLAT OF 2nd OCEAN FRONT SUBDIVISION according to the plat thereof recorded in plat book 28 at page 28 of the public records of Dade County, Florida.
That the boundaries of the above described property have been marked as shown on the attached sketch.
That the building located on lot 31 stands within the title lines thereof as shown.
That the power lines are located as shown.
That there are no encroachments on this property by any structure.
Signed this 29th day of April A. D. 1948 at Miami, Fla.

Registered Civil Engineer No. 321
" Land Surveyor No. 49
State of Florida.

46 J / 122

4

7-48-36 8/125 28/28

APPROVED - BOARD OF ADJUSTMENT May 20, 1941

BUILDING PERMIT

File: Purvey file

CITY OF MIAMI BEACH
OFFICE OF BUILDING INSPECTOR

Miami Beach, Florida September 22, 19 41

Owner of Building SINCLAIR REFINING COMPANY

Architect HARRY O. [illegible]

Contractor or Builder JOHN H. HAIR & SON

№ 16153

Area Reg. 14 Use Reg. RD Lot Size: [illegible] x 122

No.	Street	Part of Lot	Lot	Block	Subdivision
6348	Collins ave		2	7	[illegible]

Type and Size of Footings: Concrete Pile

DESCRIPTION OF BUILDING

[illegible] island to remain as is - [illegible] not to be dual [illegible]

Front	Depth	Height	Stories	Type of Construction	Building to be used for	Roof	Cost of Building	Permit Fee
49-10	42	16		REMODELING EXISTING BUILDING & ADDITION [illegible] FRAME, TILE, CONCRETE, C.B.S.	RESIDENCE, APTS., STORES, HOTEL		$ 1[illegible],100	$ 12.50

Wings on north, south & east sides

This permit is hereby issued to _____ To _____ the building above described, as per application heretofore filed in this office. This permit is granted upon the express condition that all facts stated in the application are true and that the construction will comply strictly with the plans and specifications submitted, and in accordance and compliance with the building laws of the state of Florida and the building ordinances, Zoning Ordinance Number 289, and amendments thereto of the City of Miami Beach, and rules and regulations of the building department of the City of Miami Beach shall be complied with whether herein specified on plans or not. This permit may be revoked at any time by the building inspector upon the violation of any provisions of said laws, ordinances or rules and regulations, or upon any change in the plans and specifications.

Bond No. 2945

Building Inspector

Receipt is hereby acknowledged of the permit fee mentioned above.

City Clerk

In consideration of the issuance to me of the building permit I hereby agree to do the proposed construction in strict conformity with the application and plans and specifications thereof heretofore by me submitted, and in compliance with all provisions of all building laws of the State of Florida, all the building ordinances of the City of Miami Beach and all rules and regulations of the building department of the City of Miami Beach.

Dated 9/22/41, 19____

(SEAL)

This job shall substantially conform with the pen & ink sketches attached to plans and the revised sketches of plot plan & floor plan as approved by the Zoning Board of Adjustment and signed, dated [illegible] 1-12, 41, & sheets [illegible] 24 as revised 5-19-41. Also conformance of permit issued by the Board of Adjustment and [illegible] by City Attorney.

PHONE 9-6481

P. O. BOX 429

B & W ELECTRIC

555 NORTH MIAMI AVENUE
MIAMI 3, FLORIDA

December 17, 1956

Mr. Paul Meginniss
Electrical Inspection Department
City of Miami Beach, Florida

Dear Sir: RE: Rowe Hotel

This is to acknowledge our responsibility to complete the electrical installation to your satisfaction, at the above premises in return for your permission to have the current turned on before the final inspection is made.

Thanking you for the favor, we remain,

Very truly yours,

B & W ELECTRIC

Harold A. Silvers

Harold A. Silvers
President

HAS:k

BLISS ASSOCIATES, INC.
CONSULTING ENGINEERS
1320 WASHINGTON AVENUE
MIAMI BEACH, FLA.

EDWIN C. BLISS
REG. ENGINEER 4177
STATE OF FLORIDA

SUITE 312
PHONE JE 8-9731

March 7, 1958

Mr. O.M. Pushkin
Chief Building Inspector
City of Miami Beach
Miami Beach, Florida

Re: 6618 Collins Avenue

Alterations to Restaurant

Dear Sir:

Please be advised that I have performed the structural engineering design for the alterations to the above structure and the design is based on recognized engineering methods in accordance with the American Concrete Institute, both for the standard construction and thin shell concrete desigh.

I have been retained by Mr. Francis R. Hoffman, Architect, for structural supervision as the work progresses at the site. Progress Reports will be sent to your office weekly or as the prosecution of the work requires.

Very truly yours,

BLISS ASSOCIATES, INC.

Edwin C. Bliss

Edwin C. Bliss, President

ECB/m

SKETCH OF SURVEY

Lots 47 and 48, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the plat thereof recorded in Plat Book 28, at Page 28, of the Public Records of Dade County, Florida.

For

Isobel, Inc.

BISCAYNE ENGINEERING COMPANY
Civil Engineers
Miami Florida

Order #30356
F. B. #1085-48

June 7, 1954
Scales shown

1275-55-10

WE HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction; also that there are no encroachments unless shown thereon.

BISCAYNE ENGINEERING COMPANY

By J. J. Bennett Sec'y.

J. J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

Order #45656
F.B.#1448-77
WE HEREBY CERTIFY: That on November 10, 1965, the attached "SKETCH OF SURVEY" was revised to show location of building.
BISCAYNE ENGINEERING COMPANY
By J.J. Bennett, Pres.
J.J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

SKETCH OF SURVEY

Lot 46, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the plat thereof recorded in Plat Book 28, at Page 28, of the Public Records of Dade County, Florida.

FOR

Israel Solondz

BISCAYNE ENGINEERING COMPANY
Civil Engineers
Miami, Florida

Order #44941
F.B.#1448-42

April 5, 1965
Scale: Shown

WE HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction; also that there are no encroachments unless shown thereon.

BISCAYNE ENGINEERING COMPANY

By J.J. Bennett, Pres.
J.J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

ENGINEER'S NOTE:
Elevations shown are relative to an assumed elevation of 10.00' at the intersection of the centerline of 65th Street and the centerline of Indian Creek Drive.

Order #46047
F.B.#1455-39

WE HEREBY CERTIFY: That on March 22, 1966, the above "SKETCH OF SURVEY" was revised to show location of building.
BISCAYNE ENGINEERING COMPANY
By J.J. Bennett, Pres.
J.J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

1887-SS-02

C.B.S. Wall
Util. Pole
Pipe
60.09'
Nail 0.95 Ex. mod
37.66
146.30'
31.0'
Conc. Tot.
Swimming Pool
65th
Street
30.02'
0.19 Clr.
Swk. 0.05 Clr
R=1255.06
60.20' Ch.
7.2' Swk. / Curb
Pipe
30'
45
Indian
Creek
Drive
Scale: 1" = 20'
Parkway

LEGAL

LOT 34 BLOCK 7
AMENDED PLAT OF
SECOND OCEAN FRONT
SUBDIVISION. BK 28-P 23
DADE CO. FLA.

SURVEY MADE BY
TIRE J KELLEY
REG. NO. 2161

PROPOSED
PARKING LOT FOR
LES CHATEAUX HOTEL
6437 INDIAN CREEK DR.
11-12-59

DADE COUNTY PLANNING, ZONING & BUILDING DEPARTMENT

TO Miami Beach Bldg Dept.

ADDRESS Miami Beach City Hall

Attention Mr. Ellis

We are in receipt of Test Reports from Laboratory _____

_____ which indicate a ( ) failure ( ) possible failure to meet code requirements for compressive strength for concrete which you placed in _____ located at _____

location of structure

Sea Enclosure

on Date _____.

We call your attention to the following paragraph, from Building Officials Committee of South Florida on Handling and Testing Concrete.

VII

N O N-C O M P L Y I N G C O N C R E T E - Procedure Where Poured

Where 7 day concrete test reports under any of the foregoing procedures indicate possibility of 28-day failure of concrete, the BUILDER shall immediately be notified of such failure in writing by the Building Department concerned.

Criteria for determination of failure shall be as designated in A.S.T.M. Designation c - 94. If the BUILDER elects not to remove such concrete, but to continue construction, and the 28-day concrete test reports show failure, the builder is responsible and can core-test, re-design to compensate for non-complying concrete, repour, strengthen or remove any part of the structure in question. Whatever alternative is chosen, it must meet with the approval of the Building Department of the jurisdiction concerned.

Unless and until arrangements satisfactory to this Department are made, no further inspection on the structure concerned will be made.

Please contact the Building Division. Phone 3-2889. 3-12.

Signed M. Zeller

cc:

Will send you 28 day cyl. rept

M. Z.

0-87405-MP
10-3-56

WINGERTER LABORATORIES, INC.

Engineer's Laboratory and Inspection Service

244 N. W. 71st STREET
MIAMI 50, FLORIDA

Bldg. Permit No. 51085
Miami Beach

REPORT OF TESTS OF CONCRETE CYLINDERS

CLIENT: Kimco Concrete, Inc.
REPORT No. 168
CONTRACTOR: Gaffney Construction Company
ORDER No. 1111.2
PROJECT: Addition to Eden Hotel at 6600 Collins Ave., Miami Beach, Fla.
LOCATION: Lobby stairs at first landing

REPORTED TO: Kimco Concrete, Inc., 5801 N. W. 7th Street, Miami, Florida

Lab. No.	106206	106207	106208			
Sample No.	448	449	450			
Specified Strength	3000 p.s.i.	in 28 days	- - - - - -			
Mix	Not given	Not given	Not given			
Brand of Cement	Not given	Not given	Not given			
Fine Aggregate	Seminole Co. Mud Road Pit	- - - -				
Coarse Aggregate	Seminole Co. Mud Road Pit	- - - -				
Slump in ins.	4.25"	4.25"	4.25"			
Gals. Water to Sack / Batch	Not given	Not given	Not given			
Admixture	Not given	Not given	Not given			
		INFORMATION FURNISHED BY LABORATORY				
Condition of Cylinder	Good	Good	Good			
Dia. of Cylinder	6.0"	6.0"	6.0"			
Area in sq. ins.	28.27	28.27	28.27			
Total Load in lbs.	46,000	46,000	46,000			
Unit Load per sq. in.	1,627	1,627	1,627			
Wt. of Cylinder, Lbs.	27.50	27.50	27.25			
Age of Specimen	7 days	7 days	7 days			
Type of Break	#3	#3	#3			
Cylinder Received	9-27-56	9-27-56	9-27-56			
Curing Field / Lab.	Lab cured @ 70° ± 2°		F. Humidity 99%			
Cylinder Made	9-26-56	9-26-56	9-26-56			
3 Day-Tested						
7 Day-Tested	10-3-56	10-3-56	10-3-56			
28 Day-Tested						

Indicate failure over angle

Copies Issued to

2 - Kimco Concrete Inc.
1 - Mr. R. F. Gaff
1 - Mr. K. C. Kerr

REMARKS: Strength Requirement

Information furnished by: Our inspector GR
Weather condition: Partly cloudy 83°
Concrete furnished by: Kimco Concrete Co.
Transit Mix
Test cylinders made at: 11:30 AM from 5th yd.
Ticket No. 2457
Truck No. 554
8.5 Cubic Yard
Time Batched 9:27 AM
Air Content

WINGERTER LABORATORIES, INC.

Leo E. Wingerter

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

WINGERTER LABORATORIES, INC.

Engineer's Laboratory and Inspection Service

244 N. W. 71st STREET
MIAMI 50, FLORIDA

0-36516-PJ
9-19-56

Bldg. Permit No. _____

REPORT OF TESTS OF CONCRETE CYLINDERS

CLIENT: Gaffney Construction Company
CONTRACTOR: Gaffney Construction Company
PROJECT: Hotel Rome, 6600 Collins Avenue
LOCATION: Grade Beam, North Wall

REPORT No. 2
ORDER No. 783.4

REPORTED TO: Gaffney Construction Company, 126 Minorca Ave., Coral Gables, Florida

Lab. No.	101323	101324	101325	101321	101322	101320
Sample No.	4	5	6	1	2	3
Specified Strength	3000 p.s.i.	in 28 days	- - - - - -			
Mix	Not given	Not given	Not given			
Brand of Cement	Not given	Not given	Not given			
Fine Aggregate	Not given	Not given	Not given			
Coarse Aggregate	Not given	Not given	Not given			
Slump in ins.	5.75	5.75	5.75			
Gals. Water to Sack / Batch	Not given	Not given	Not given			
Admixture	Not given	Not given	Not given			
INFORMATION FURNISHED BY LABORATORY						
Condition of Cylinder	Good	Good	Good			
Dia. of Cylinder	6.0"	6.0"	6.0"			
Area in sq. ins.	28.27	28.27	28.27			
Total Load in lbs.	100,000	101,500	103,000	89,000	87,000	63,000
Unit Load per sq. in.	3,536	3,591	3,641	3,148	3,077	2,278
Wt. of Cylinder, Lbs.	27.25	27.25	27.25			
Age of Specimen	28 days	28 days	28 days	7 days	7 days	3 days
Type of Break	1	1	1			
Cylinder Received	9-21-56	9-21-56	9-21-56			
Curing Field / Lab.	Lab. curved @ 70° ± 2°		F. humidity 99%			
Cylinder Made	9-22-56	9-22-56	9-22-56	8-22-56	8-22-56	8-22-56
3 Day Tested						8-25-56
7 Day Tested				8-29-56	8-29-56	
28 Day Tested	9-19-56	9-19-56	9-19-56			

Copies issued to

2 - Gaffney Construction Company
1 - Mr. J. D. Tushmin, Building Inspector

REMARKS: Strength Requirement DOES NOT FAIL

Information furnished by Our inspector J. O.

Weather condition Fair 72°

Concrete furnished by Kinco Concrete, Inc.

Test cylinders made at 3:30 PM from 2 yards

Ticket No. 2192 Truck No. 650

6 Cubic Yard Time Batched 2:12 PM

Air Content _____

WINGERTER LABORATORIES, INC.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

BOND FOR PERFORMANCE OF BUILDING PLANS AND SPECIFICATIONS

KNOW ALL MEN BY THESE PRESENTS:

That we, SINCLAIR REFINING COMPANY, a Maine corporation, (hereinafter called the Principal) as Principal, and UNITED STATES GUARANTEE COMPANY, a New York corporation, (hereinafter called the Surety) as Surety, are held and firmly bound unto CITY OF MIAMI BEACH, a municipal corporation of the State of Florida, (hereinafter called the Obligee) in the penal sum of One Thousand ($1,000.00) Dollars, (which sum is hereby agreed to be the maximum liability hereunder) lawful money of the United States of America, well and truly to be paid and for the payment of which we and each of us hereby bind ourselves, our successors and assigns, jointly and severally, firmly by these presents.

DATED this 20th day of September, 1941.

WHEREAS, said Principal is the owner of Lot 2, Block 7, SECOND OCEAN FRONT SUBDIVISION of Miami Beach, Florida, according to Plat thereof recorded in Plat Book 8, at page 125, of the Public Records of Dade County, Florida, otherwise known as No. 6348 Collins Avenue, Miami Beach, Florida, upon which there is at the present time a filling station, and it is the desire of said Principal to remodel, repair, alter or reconstruct said filling station, and the Zoning or Planning Board of the City of Miami Beach, Florida, has approved such action; and

OK
Ben Stern
City Attorney

WHEREAS, said Principal has submitted certain plans and specifications to alter, repair, remodel, reconstruct or rebuild said filling station, and said plans and/or specifications have been or are about to be approved by E. M. Hancock, Assistant Building Inspector of the City of Miami Beach, Florida, and a permit to alter, repair, remodel, reconstruct or rebuild said

filling station has been or is about to be issued by said E. M. Hancock, Assistant Building Inspector of the City of Miami Beach, Florida, and it is the desire, intent and purpose of the said Principal and said Obligee that the said Principal should alter, repair, remodel, reconstruct or rebuild said filling station substantially pursuant to said plans and specifications as approved (or which are about to be approved) by said Assistant Building Inspector, which said plans and specifications are hereby referred to and made a part hereof specifically by reference;

NOW, THEREFORE, THE CONDITION OF THIS INSTRUMENT IS SUCH that if the Principal substantially performs by altering, repairing, reconditioning, remodelling, rebuilding or reconstructing said filling station in substantial accordance with said plans and specifications as approved by E. M. Hancock, Assistant Building Inspector of the City of Miami Beach, Florida; and failing to do so, if the Principal expends such sums of money upon the written demand of the Obligee in order to meet a substantial compliance as aforesaid all within a period of six (6) months from the date hereof, then this instrument shall be void; otherwise to remain in full force and effect so that the proceeds derived from any judgment rendered in favor of the Obligee upon this bond may be used by the obligee so far as the same may be necessary for the purpose of compelling the Principal to meet a substantial compliance as aforesaid, and any surplus left over from said judgment shall be returned by the Obligee to the Principal and the Surety as their interests may appear.

IN WITNESS WHEREOF, the said Principal has caused this Bond to be signed in its name, by its duly authorized agent, and the said Surety has caused this Bond to be signed in its name, by

its duly authorized Agents, and its seal to be affixed, at Miami, Florida, this 20th day of September, 1941.

SINCLAIR REFINING COMPANY,

By J. A. Meacham
Agent.

PRINCIPAL.

UNITED STATES GUARANTEE COMPANY
~~By NEWMAN-BUTLER-MACVEIGH CO.~~
BY L. E. Thomas
Attorney-in-fact.
and
By Raymond W. Butler
Attorney-in-fact. ~~Agents~~

SURETY.

Local Agents at
Miami, Florida,
NEWMAN-BUTLER-MACVEIGH COMPANY,
By L. E. Thomas

STATE OF FLORIDA
COUNTY OF DADE } ss.

On this 20th day of September 19 41 before me personally came L. E. Thomas to me known and by me known to be an Attorney-in-Fact of the UNITED STATES GUARANTEE COMPANY, the corporation described in and which executed the annexed Performance Bond on behalf of Sinclair Refining Company and the said L. E. Thomas being by me duly sworn, did depose and say that he resides in the City of Miami in the State of Fla.; that he is an Attorney-in-Fact of said UNITED STATES GUARANTEE COMPANY, and knows the corporate seal thereof; that the seal affixed to said annexed instrument is such corporate seal, and was thereto affixed by authority of the Power of Attorney of said Company of which a certified copy is hereto attached, and that he signed said annexed instrument as an Attorney-in-Fact of said Company by like authority; and that he is acquainted with Raymond W. Butler and knows him to be also an Attorney-in-Fact of said Company and that the signature of said Raymond W. Butler subscribed to said annexed instrument is in the genuine handwriting of said Raymond W. Butler and was thereto subscribed by like authority and in deponent's presence; that the assets of said Company, unencumbered and liable to execution, exceed its debts, claims and liabilities of every nature by more than the sum of three million dollars, and that he believes the attached statement of said Company's assets and liabilities, signed by deponent, is true and correct.

Subscribed, Acknowledged and Sworn to before me on the date above written.

L. E. Thomas
Deponent's Signature

W. K. Andrews Jr.
(Officer's Signature, Description and Seal)

My Commission Expires Dec. 19, 1942.

(Certified Copy POWER OF ATTORNEY authorizing execution of Bonds.)

POWER OF ATTORNEY

Know All Men by these Presents, that the UNITED STATES GUARANTEE COMPANY of New York City, New York, a corporation of the State of New York, has constituted and appointed, and does hereby constitute and appoint Raymond W. Butler, L. E. Calloway and L. E. Thomas of Miami, Florida - each its true and lawful Attorney-in-Fact to execute jointly with either of the others, under such designation in this Company's name and to affix its corporate seal to and deliver for and on its behalf, as surety thereon or otherwise, bonds or obligations of either of the following classes, to-wit:

1. Bonds or obligations required on bids or proposals made by any bidder, or to secure the performance of contracts made by any contractor, for furnishing supplies to, or for furnishing labor and materials and performing any work for, the United States of America, or any State, City, Town, Village, Board, or others;
2. Bonds to the United States of America which are required or permitted under laws or regulations relating to the Customs or Internal Revenue;
3. Bonds for Notaries Public within the State of Florida and bonds required by the laws, ordinances or regulations of any State, City, Town, Village, Board or other body or organization, public or private, for obtaining a License or Permit for exercising any privilege or doing or carrying on any work, business or occupation;
4. Bonds to Transportation Companies to secure payment of transportation charges, or for delivery of freight prior to surrender of Bill of Lading;
5. Bonds and undertakings (except bonds on behalf of fiduciaries) required or permitted by law to be given or filed in any suit, matter or proceeding in any Court of the United States, or in any State or other Court, or given to or filed with any Sheriff or Magistrate within any State, for the doing or not doing of anything specified in such Bond or Undertaking, in which the penalty of the bond or liability incurred under such undertaking does not exceed twenty-five thousand dollars ($25,000);
6. Any other bond or undertaking, the execution of which shall be authorized by letter addressed to either of said Attorneys-in-Fact, signed by George H. Reaney, President, or John T. Jones or William E. Schenck or James G. Cannon or Nathan Mobley, Vice-Presidents of this Company, and sealed with this Company's corporate seal, attested by its Secretary or one of its Assistant Secretaries;

—and the execution of any and all such bonds and undertakings by any two of such Attorneys-in-Fact, in this Company's name and on its behalf as surety thereon or otherwise, under its corporate seal, in pursuance of the authority hereby conferred shall, upon delivery thereof, be valid and binding upon this Company.

IN WITNESS WHEREOF, the said UNITED STATES GUARANTEE COMPANY has, pursuant to its By-Laws, caused these presents to be signed by its Vice-President and Assistant Secretary and its corporate seal to be hereto affixed this 14th day of July 19 41

UNITED STATES GUARANTEE COMPANY,

By

JAMES G. CANNON,
Vice-President

WARD E. FLAXINGTON
Assistant Secretary [CORP. SEAL]

Form 176

STATE OF NEW YORK }
County of New York } ss.

On this 14th day of July 19 38 before me personally came Ward E. Flaxington, to me known and by me known to be Assistant Secretary of the UNITED STATES GUARANTEE COMPANY, the corporation described in and which executed the foregoing Power of Attorney to Raymond W. Butler, I. H. Galloway and L. E. Thomas- -

and the said Ward E. Flaxington being by me duly sworn, did depose and say that he resides in the City of New York, in the State of New York; that he is Assistant Secretary of the UNITED STATES GUARANTEE COMPANY and knows the corporate seal thereof; that the seal affixed to the foregoing Power of Attorney is such corporate seal and was thereto affixed by authority of the By-Laws of said Company, and that he signed said Power of Attorney as Assistant Secretary of said Company by like authority; that he is acquainted with James G. Cannon and knows him to be Vice-President of said Company and that the signature of said James G. Cannon subscribed to said Power of Attorney is in the genuine handwriting of said James G. Cannon and was thereto subscribed by authority of said By-Laws and in deponent's presence.

Subscribed, Acknowledged and Sworn to before me on the date above written.

WARD E. FLAXINGTON.

THOMAS M. REILLY

[NOTARIAL SEAL]

NOTARY PUBLIC, QUEENS COUNTY No. 2434
Queens County Register No. 5773
N. Y. Co. Clerk No. 301, Register No. 9 R 219
Commission Expires March 30, 1939

CITY AND COUNTY OF NEW YORK: ss.

I, Ward E. Flaxington, Assistant Secretary of the UNITED STATES GUARANTEE COMPANY, do hereby certify that the following is a true excerpt from the By-Laws of said Company as adopted by its Board of Directors on February 6th, 1929, and that the same has not since been amended or rescinded, to-wit:

"ARTICLE VII. EXECUTION OF BONDS, ETC.

Sec. 1. All bonds, undertakings, contracts, powers of attorney and other instruments for and on behalf of the Company which it is authorized by law or its charter to execute, may and shall be executed in the name and on behalf of the Company by its President, or a Vice-President, jointly with its Secretary, or an Assistant Secretary, under their respective designations, except that:

(a) any officer or officers, agent or agents, attorney-in-fact or attorneys-in-fact designated in any resolution of the Board of Directors or Executive Committee adopted either before or after the making of this By-Law, or in any power of attorney executed as provided for in this section, may execute in the manner prescribed in such resolution or power of attorney any such bond, undertaking or other obligation which he or they shall be empowered to execute by such resolution or power of attorney."

And I further certify that I have compared the foregoing copy of the POWER OF ATTORNEY with the original thereof executed by said United States Guaranty Company to Raymond W. Butler, et al dated July 14, 1938 and the same is a correct and true copy of the whole of said original Power of Attorney and that said Power of Attorney has not been revoked.

And I further certify that said UNITED STATES GUARANTEE COMPANY is duly licensed to transact fidelity and surety business in the State of Florida and is also duly licensed to become sole surety on bonds, undertakings, etc., permitted or required by the laws of the United States.

Given under my hand and the seal of said Company at New York City, N. Y., this 18th day of September, 19 41.

Ward E. Flaxington
Assistant Secretary

FINANCIAL STATEMENT

OF THE

UNITED STATES GUARANTEE COMPANY

90 JOHN STREET, NEW YORK, N. Y.

as of *June 30, 1941*

ASSETS

United States Government Bonds		$ 5,472,933.29
State and Municipal Bonds		504,295.77
Railroad Bonds and Stocks		569,457.39
Public Utility Bonds and Stocks		1,035,998.08
Industrial, etc. Bonds and Stocks		5,899,721.75
TOTAL BONDS AND STOCKS		$13,482,406.28
Cash in Banks	$5,396,267.20	
Cash in Office	10,792.27	5,407,059.47
Premiums, not over three months due		224,898.37
Reinsurance Receivable		163,023.79
Accrued Interest		34,985.79
Other Assets		136,423.06
TOTAL ADMITTED ASSETS		$19,448,796.76

LIABILITIES

Reserve for Unearned Premiums		$ 4,002,372.81
Reserve for Losses and Claims		2,927,366.92
Reserve for Loss Adjustment Expenses		93,888.25
Reinsurance Reserves		1,283,227.94
Funds held under Reinsurance Treaties		435,786.50
Commissions and Brokerage		51,369.04
Federal, State and Other Taxes		532,325.72
Accounts Payable		— 42,171.07
Voluntary Special Reserve		13,743.21
Voluntary Contingency Reserve		1,250,000.00
		$10,547,909.32
Capital Paid In	$2,000,000.00	
Surplus	6,900,887.44	
Surplus to Policyholders		8,900,887.44
TOTAL LIABILITIES		$19,448,796.76

Bonds and Stocks are valued in accordance with requirements of State of New York Insurance Department.

On the basis of June 30, 1941 market quotations for all bonds and stocks owned, this company's Total Admitted Assets and its Surplus would be increased by $301,382.97.

Securities carried at $1,051,192.80 in the above statement are deposited as required by law.

A CORRECT STATEMENT:

L. E. Thomas,

Attorney-in-fact

64'-0"
111'-0"
8" BLOCK WALL 5' HIGH
BITUMINOUS
46'-5"
64'-0"
62'-0"
113'-3"
37'-3"
103'-0"
8" BLOCK WALL 5' HIGH
52'-0"
BITUMINOUS
50'-0"
OPEN STALLS, NO DOORS, 18'
VENTS
STORAGE
DO LIFT
2' OVERHANG
WASH
GEN
MEN
SALES ROOM
LADIES
28'-6"
LOT POLE
EDGE CONC
2' OVERHANG
LOT POLE
LOT POLE
EDGE CONC
REINF CONC (RED)
REINF CONC (RED)
CANTILEVER CANOPY
EXISTING 3000 GAL TANKS
LEAKY TANK FILL WITH SAND
4-3000 GAL U.G. GAS TANKS
4-REINF CONC SLAB
42'-2"
15'-0"
15'-0"
APPROACH (RED CONC)
APPROACH (RED CONC)
APPROACH (RED CONC)
APPROACH (RED CONC)
CURB
CURB
CURB
CURB
31'-0"
6'
41'-0"
6'
30'-0"
10'-0"
30'-6"
18'-0"
24'-6"
COLLINS AVENUE BLACKTOP
N
1.30
OK
Capt. Fitzpatrick
52020 = 11/7/66
REVISED: TO SHOW NEW LOCATION OF 4-3000 GAL. TANKS.
NOTE
THIS SKETCH TO BE USED FOR INSTALLATION OF NEW TANKS
EXISTING FACILITIES SKETCH
FEE A-2014 MIAMI BEACH, FLA.
63RD ST. & COLLINS AVENUE
SINCLAIR REFINING COMPANY
7-16-56 RF
EF 244

SPECIFY
FLORIDA
CEMENTS

BUILDING PERMIT. 13850

LOU GOODWIN JOB

1545 INDIAN CREEK.

LOT N.52. OF 43

BLK 7.

2.O.F.

MR C. CLENMETS 5-3413

GARAGE, SHOWES, 5-0 FROM LOT LINE

GARAGE BUILT 2-0 FROM LOT LINE.

JOB STOPPED 8-2-40 = 8:30 A.M.

CITY ATTORNEY HAS AGREEMENT OF
5-0 FROM NEXT LOT NORTH
O.K. FOR JOB TO GO AHEAD
11:00 AM.

6555 INDIAN CREEK DRIVE

REVISED PLOT PLAN
SHOWING NEW SOUTH PROPERTY LINE
RESIDENCE FOR MR & MRS LOU GOODWIN
WILLIAM A. MCCALLY ARCHT

4-24-41

6505 Indian Creek Drive, Miami Beach, Florida
Lots 47 and 48, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, MIAMI BEACH BAY SHORE COMPANY (28-28)

PLAT OF SURVEY

DESCRIPTION OF PROPERTY

Lots 47 and 48 Block 7

AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION
MIAMI BEACH BAY SHORE COMPANY

according to the plat thereof filed in Plat Book 28 at Page 28
of the public records of Dade County, Florida

Prepared for Mr. Max Fern

VICINITY SKETCH

Scale: 1 inch — 100 feet

SURVEY SKETCH

Scale: 1 inch — 30 feet

RAY GORDON
REGISTERED LAND SURVEYOR
No. 557
STATE OF FLORIDA

CERTIFICATE

This is to certify that the above survey sketch conforms with a survey made under my direction on DECEMBER 3, 1951 of property described above; that said sketch is true and correct to the best of my knowledge and belief; that there are no visible encroachments other than shown.

Ray Gordon

RAY GORDON, Registered Land Surveyor No. 557, State of Florida

Scale: 1" = 100'

SKETCH OF SURVEY

The North 50 feet of Lot 1, Block 7 AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION MIAMI BEACH COMPANY, AND: Lot 2, and 3, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION MIAMI BEACH COMPANY, according to the plat thereof, as recorded in Plat Book 28 at Page 28 of the Public Records of Dade County, Florida.

Order No. 90894 Date July 22, 1968

F. B. No. Sketch Scales Shown

I HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of my knowledge and belief as recently surveyed and platted under my direction.

[illegible] ASSOCIATES, INC.

V. Pres.

Registered Land Surveyor # 975
State of Florida

REVISIONS

Order No.	Date	Field Book	Signature
			Reg. Land Surveyor # State of Fla
			Reg. Land Surveyor # State of Fla
			Reg. Land Surveyor # State of Fla
			Reg. Land Surveyor # State of Fla.

Scale: 1" = 20'

RECEIVED
JUL 31 1968
PLANNING & ZONING DEPARTMENT
BY

6630-A 8

PREPARED ON ORDER FOR:

MR. MILTON STEINHARDT.
(1544 Washington Ave)

PLAT OF SURVEY
OF

LOT 1 less the North 50.0 feet of BLOCK 7 of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION according to the Plat thereof filed in Plat Book 28 at Page 28 of The Public Records of Dade County, Florida.
4 AUGUST 1947 SCALE 1" -- 20'

CHARLES G. HANNOCK.

ENGINEER.

I HEREBY CERTIFY:
That the attached sketch represents a survey made under my direction on the above date and is true and correct to the best of my knowledge and belief. There are no encroachments.

Chas. G. Hannock

Chas. G. Hannock.
Registered Land Surveyor No.110
State of Florida.

ON FEBUARY 11th, 1948:
The Structure was located as shown hereon and there are no encroachments.

Chas. G. Hannock

Chas. G. Hannock.
Registered Land Surveyor No.110
State of Florida.

6630-A 2

PREPARED ON ORDER FOR:

MR. MILTON STEINHARDT.
(1544 Washington Ave)

PLAT OF SURVEY
OF

LOT 1 less the North 50.0 feet of BLOCK 7 of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION according to the Plat thereof filed in Plat Book 28 at Page 28 of The Public Records of Dade County, Florida.
4 AUGUST 1947 SCALE 1" -- 20'

CHARLES G. HANNOCK.

ENGINEER.

I HEREBY CERTIFY:
That the attached sketch represents a survey made under my direction on the above date and is true and correct to the best of my knowledge and belief. There are no encroachments.

Chas. G. Hannock

Chas. G. Hannock.
Registered Land Surveyor No.110
State of Florida.

GEO. ST.

ON FEBUARY 11th, 1948:
The Structure was located as shown hereon and there are no encroachments.

Chas. G. Hannock

Chas. G. Hannock.
Registered Land Surveyor No.110
State of Florida.

BK 1
2nd OF

Stephen - Faster Hatch

NEWDOC

Second Ocean Front

Block 7.

LOTS 30 & 31 BLOCK 7

AMD PLAT OF SECOND OCEAN FRONT SUBDIVISION

MIAMI BEACH, FLA.

SURVEY SKETCH

OF

LOTS 30 & 31 BLOCK 7

AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION

According to Record Plat thereof recorded in Plat Book 28 Page 28

MIAMI BEACH FLORIDA

DEC. 28, 1948

REVISED OCT. 20, 1950

SURVEY FOR

PANAW, INC.

ZURVELLE-WHITTAKER INC, STRUCTURAL ENGRS. & SURVEYORS

605 Lincoln Road Miami Beach, Fla.

SURVEYORS CERTIFICATE

This is to certify that the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever and that the said sketch is accurate and correct to the best of our knowledge and belief

ZURVELLE-WHITTAKER INC.

By Wilbur D. Davidson

WILBUR D. DAVIDSON, Pres.

Registered Surveyor No. 151

State of Florida

RE SURVEY FOR

DR. HARRY ZUKERNICK

FB 17 C - P. 13

LOTS 30 & 31 BLOCK 7

AMD PLAT OF SECOND OCEAN FRONT SUBDIVISION

MIAMI BEACH, FLA.

Scale 1" = 20'

RE SURVEY FOR
MR. HARRY ZUKERNICK

VICINITY SKETCH
Scale 1" = 100'

SURVEY SKETCH
OF
LOTS 30 & 31 BLOCK 7
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION
According to Second Plat thereof recorded in Plat Book 28 Page 28
MIAMI BEACH FLORIDA
DEC. 28, 1948
REVISED OCT. 26, 1950

SURVEY FOR
PANAW, INC.

ZURVELLE-WHITTAKER INC. STRUCTURAL ENGRS. & SURVEYORS
645 Lincoln Road Miami Beach, Fla.

SURVEYOR'S CERTIFICATE

This is to certify that the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever and that the said sketch is accurate and correct to the best of our knowledge and belief.

ZURVELLE-WHITTAKER INC.
By Wilbur D. Davidson
WILBUR D. DAVIDSON, Pres.
Registered Surveyor No. 151
State of Florida

F.B. 17 - P. 13

SKETCH OF SURVEY

Lots 47 and 48, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the plat thereof recorded in Plat Book 28, at Page 28, of the Public Records of Dade County, Florida.

For

Isobel, Inc.

BISCAYNE ENGINEERING COMPANY
Civil Engineers
Miami Florida

Order #31166
F. B. #1085-48 & 52

November 17, 1954
Scales shown

WE HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction; also that there are no encroachments unless shown thereon.

BISCAYNE ENGINEERING COMPANY

By J. J. Bennett
J. J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

D.M.M.

BI-124.

SKETCH OF SURVEY

Lots 47 and 48, Block 7, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the plat thereof recorded in Plat Book 28, at Page 28, of the Public Records of Dade County, Florida.

For

Isobel, Inc.

BISCAYNE ENGINEERING COMPANY
Civil Engineers
Miami Florida

Order #31166
F. B. #1085-48 & 52

November 17, 1954
Scales shown

WE HEREBY CERTIFY: That the attached "SKETCH OF SURVEY" of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction; also that there are no encroachments unless shown thereon.

BISCAYNE ENGINEERING COMPANY

By J. J. Bennett
J. J. Bennett
Registered Engineer #145
Registered Surveyor #46
STATE OF FLORIDA

RECEIVED
OCT 13 1961
BUILDING DEPARTMENT

DMM.

BI-124.

LOT 32 BLOCK 7
AMD PLAT OF SECOND OCEAN FRONT SUBDIVISION
MIAMI BEACH, FLA.

SURVEY SKETCH
OF
LOT 32 BLOCK 7
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION

According to Record Plat thereof recorded in Plat Book 28 Page 28

MIAMI BEACH FLORIDA

AUG. 27, 1948
REVISED SEPT. 9, 1948
REVISED JAN. 8, 1949

SURVEY FOR
MR. M. A. WALLY

NOTE: Measurements shown 6-22-49 are to concrete columns.

ZURVELLE-WHITTAKER INC. STRUCTURAL ENGRS. & SURVEYORS
665 Lincoln Road, Miami Beach, FLA.

SURVEYORS CERTIFICATE

This is to certify that the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever except where shown, and that the said sketch is accurate and correct to the best of our knowledge and belief.

ZURVELLE-WHITTAKER INC.
Wilbur D. Davidson
By WILBUR D. DAVIDSON, V. Pres.
Registered Surveyor No. 151
State of Florida

REVISED JUNE 22, 1949
RE SURVEY FOR
E.P.D. CORP.

FB 193-P16 & FB. 17-CP9

Lots 30 & 31 Block 7

Amd. Plat of Second Ocean Front Subdivision

Miami Beach, Fla.

Vicinity Sketch

Scale 1" = 100'

Survey Sketch

of

Lots 30 & 31 Block 7

Amended Plat of Second Ocean Front Subdivision

According to Plat thereof recorded in Plat Book 28 Page 72

Miami Beach Florida

Dec. 18, 1943

Survey For

Panaw, Inc.

Zurwelle-Whittaker Inc. Structural Engrs. & Surveyors

Sections in Back Miami Beach, Fla.

Surveyors Certificate

This is to certify that the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever and that the said sketch is accurate and correct to the best of our knowledge and belief.

Zurwelle-Whittaker Inc.

By Wilbur D. Davidson

Wilbur D. Davidson Jr. Registered Surveyor No. 151 State of Florida

F.B. 11 C - P. 13

~ Vicinity Sketch. ~
Scale: 1" = 100'

Survey Sketch of

The Easterly One-Third of Lot 64 ~ Block 7 ~ Amended Plat of Second Ocean Front Subdivision, as recorded in Plat Book 28, at Page 28, of the Public Records of Dade County, Florida, more particularly described as follows; to wit:

Beginning at the Northeasterly corner of Lot 64, Block 7, as shown on a Plat entitled "Amended Plat of Second Ocean Front Subdivision," as recorded in Plat Book 28, at Page 28, of the Public Records of Dade County, Florida, run N. 89° 14'-30" W. along the dividing line between Lots 63 and 64, Block 7, a distance of 32.36 feet to a point; thence run S. 16° 00'-34.87" W. along a line parallel to and 31.22 feet distant Northwesterly from the dividing line between Lots 1 and 64 of said Block 7, a distance of 106.59 feet to a point on a radial line of said Lot 64, Block 7; thence run S. 16° 15'-37.5" W. along a line parallel to and 31.22 feet distant Northwesterly from the dividing line between Lots 1 and 64 of Block 7, a distance of 120.62 feet Record ~ (should be 116.28) ~ to the intersection of the arc of a curve forming the Southwesterly line of Lot 64, Block 7; thence run Southeasterly along the arc of a curve deflecting to the left, having a radius of 119.93 feet, a distance of 31.59 feet to the Southeasterly corner of Lot 64, Block 7; thence run N. 16° 15'-37.5" E. along the dividing line between Lots 1 and 64, Block 7, a distance of 119.93 feet to the center of a circle, having a radius of 119.93 feet, said center being on the dividing line between Lots 1 and 64, Block 7; thence run N. 16° 00'-34.87" E. along the dividing line between Lots 1 and 64, Block 7, a distance of 115.72 feet to the Point of Beginning of the parcel of land herein described, containing 0.166 acres, more or less.

Survey for
RIO HOTEL

Scale: 1" = 20'.

July 8th 1960.

Zurwelle ~ Whittaker, Inc.
Structural Engineers & Surveyors,
605 Lincoln Road, Miami Beach,
Florida.

Surveyor's Certificate:

This is to certify: that the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever except where shown ~ and that the said sketch is accurate and correct to the best of our knowledge and belief.

Zurwelle ~ Whittaker, Inc.

By: Wilbur D. Davidson
Wilbur D. Davidson, President.
Registered Surveyor #151.
State of Florida.

F.B. 17-H/P. 20.

The Miami Beach Zoning Board of Adjustment, at their meeting on July 12, 1956, granted a variance to permit construction of a building having a setback of 10' from the front property line of Lot 27, Block 7, Amended Second Ocean Front Subdivision, as shown on this plan.

Claude A. Renshaw, Chairman,
Zoning Board of Adjustment

RECEIVED
MAY 31 1956
BUILDING DEPARTMENT
BY.....

SITE PLAN

SCALE: 1" = 10'-0"

LOTS 27, 28, 29, 37, & 38 BLOCK NO. 7
AMENDED SECOND OCEAN FRONT SUBDIVISION
MIAMI BEACH, FLORIDA.

PROPOSED REMODELING & ADDITIONS FOR
THE ROWE HOTEL
MIAMI BEACH, FLORIDA.

JOB NO.	THE OFFICE OF	DWG. NO.
5640	CARLOS B. SCHOEPPL ARCHITECT 2701 BISCAYNE BLVD. MIAMI, FLORIDA.	

LOCATION

DETAIL
SCALE 1-10'

SKETCH OF SURVEY
LOT 29 BLOCK 7
AMENDED PLAT SECOND OCEAN FRONT SUBDIVISION
MIAMI BEACH, FLORIDA

Engineers Certificate: I hereby certify that the attached Sketch of Survey of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed by me and that there are no encroachments unless shown or noted hereon.

August DeWinkler
Reg. Engr. Soc. Registered Surveyor # 68, State of Florida.

All according to Plat Book 28, Page 28 of the Public Records of Dade Co. Florida.

August De Winkler Civil Engineer
620 NE 125th St North Miami,
Florida.

C3-14

March 30, 1949 Paul Rowe

1557

~Vicinity Sketch.~
Scale: 1" = 100'

SURVEY SKETCH
of
Lots 27, 28, 29, 37 & 38 ~ Block 7 ~ Amended Plat of SECOND OCEAN FRONT SUBDIVISION.

According to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Dade County, Florida.

MIAMI BEACH - FLORIDA.

for

Mr. & Mrs. Paul Rowe

Scale: 1" = 20'

June 20th 1956

Zurwalle ~ Whittaker, Inc.
Structural Engineers & Surveyors,
605 Lincoln Road, Miami Beach,
~ Florida. ~

Surveyors Certificate:

This is to certify: That the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever except where shown hereon & that the said sketch is accurate and correct to the best of our knowledge and belief.

Zurwalle ~ Whittaker, Inc.

by: Wilbur D. Davidson V.Pres.
Wilbur D. Davidson, Vice-Pres.,
Registered Surveyor #131.
~ State of Florida. ~

RECEIVED
JUN 28 1956
BUILDING DEPARTMENT
BY.....

G.C.I.
F.B. 17-H/P.14.3.

SURVEY SKETCH of

LOTS 27, 28, 29, 37, 38, 39 & 40

Block 7 - Amended Plat of 2nd Ocean Front Subdivision.

According to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Dade County, Florida.

MIAMI BEACH - FLORIDA.

for

Scale 1" = 20'

Mr. & Mrs. Paul Rowe

Sept. 17, 1964

Zurwelle - Whittaker, Inc. Revised: Nov. 3, 1964

Structural Engineers & Surveyors,
605 Lincoln Road, Miami Beach,
~ Florida ~

Surveyors Certificate:

This is to certify: That the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever except where shown hereon & that the said sketch is accurate and correct to the best of our knowledge and belief

Zurwelle - Whittaker, Inc.

Spot Survey Ok 11-6-64 JJ

by: Wilbur D. Davidson

Wilbur D. Davidson, Pres.
Registered Surveyor #151
~ State of Florida ~

FB 17-H, P 11

FB 17-J-P 30 FB 17-H, P 11

SURVEY SKETCH

of

LOTS 27, 28, 29, 37, 38, 39 & 40

Block 7 – Amended Plat of 2nd Ocean Front Subdivision.

According to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Dade County, Florida.

MIAMI BEACH – FLORIDA.

for

Scale 1"=20'

Mr. & Mrs. Paul Rowe

Sept. 17, 1964

Zurwalle – Whittaker, Inc.

Structural Engineers & Surveyors,
605 Lincoln Road, Miami Beach,
~ Florida ~

Surveyors Certificate:

This is to certify: That the sketch shown hereon conforms with a survey of the described property and that there are no visible encroachments whatsoever except where shown hereon & that the said sketch is accurate and correct to the best of our knowledge and belief.

Zurwalle – Whittaker, Inc.

by: Wilbur D. Davidson

Wilbur D. Davidson, Pres.
Registered Surveyor #181
~ State of Florida ~

9-23-64

FB 17-J-P 40 FB 17-H, P 11

ROOM FINISH SCHEDULE (BLDG "A")

ROOM	FLOOR	BASE	WALLS	CEILING	1st SILLS	REMARKS
FIRST FLOOR						
GARBAGE REF. RM.	SMOOTH CEM. FIN		STUCCO	STUCCO		
BATHERS TOILETS	" "		"	"		
STORE ROOM	" "		"	"		
KITCHEN AREA	QUARRY TILE	GLAZED TILE	GLAZED TILE 6'-0" HIGH PLASTER ABOVE	ACOUSTICAL TILE		RANDOM PERFORATIONS IN ACOUS. TILE
COFFEE SHOP	TERRAZZO	TERRAZZO	PLASTER	ACOUS. TILE & PLAS.		SEE DRAWINGS FOR GRILL - FIGURED MINERAL A.T.
LOBBY	"	"	"	"	"	" " " "
OFFICE	"	WOOD	PLASTER	ACOUS. TILE	GLAZED TILE	RANDOM PERF. ON ACOUSTICAL TILE.
OFFICE TOILET	"	GLAZED TILE	GLAZED TILE 4'-0" HIGH PLASTER ABOVE	PLASTER		
OFFICE CLOSET	"	WOOD	PLASTER	PLASTER		
AUDITOR	"	WOOD	PLASTER	ACOUS. TILE	GLAZED TILE	
REGISTRY	"	TERRAZZO	PLASTER	PLASTER		
MENS TOILET	CERAMIC TILE	GLAZED TILE	GLAZED TILE 4'-0" HIGH PLASTER ABOVE	PLASTER		
WOMENS TOILET	CERAMIC TILE	GLAZED TILE	"	"		
CLOSET	ASPHALT TILE	WOOD	PLASTER	PLASTER		
REMODELED STORE	TERRAZZO	WOOD	PLASTER	ACOUSTICAL TILE	GLAZED TILE	FIGURED MINERAL ACOUST. TILE
NEW STORE	TERRAZZO	WOOD	PLASTER	" "	"	" " " "
TOILET IN NEW STORE	"	WOOD	PLASTER	PLASTER	GLAZED TILE	
CLOSET IN NEW STORE	"	WOOD	PLASTER	PLASTER		
SECOND FLOOR						
TYPICAL ROOMS	1/4" PLYWOOD	WOOD	PLASTER	EXPOSED BMS. *	GLAZED TILE	PREPARE FL. FOR CARPET - REDW'D SILLS AT ROOM FRONTS
CLOS. IN TYP. ROOMS	" "	WOOD	PLASTER	PLASTER		PREPARE FL. FOR CARPET.
BATH IN TYP. ROOMS	CERAMIC TILE	GLAZED TILE	GLAZED TILE 4'-0" HIGH PLASTER ABOVE	PLASTER		SEE BATH ELEVATIONS.
CORRIDOR NO. 1	1/4" PLYWOOD	WOOD	PLASTER	PLASTER		PREPARE FLOOR FOR CARPET
CORRIDOR NO. 2	" "	"	PLASTER	EXPOSED BEAMS		" " " "
FOYER	"	"	"	PLASTER		" " " "
T.V. ROOM	"	"	"	EXPOSED BEAMS		" " " "
CARD ROOM	"	"	"	" "	ALUMINUM	" " " "
GENERAL STORAGE	ASPHALT TILE	WOOD	PLASTER	" "		ASPHALT TILE ON 1/4" PLYWOOD
BALCONY	CEMENT FIN.		STUCCO	1"x6" B.&V. JOINT REDWOOD.		

* PLASTER CEIL'G IN SUITE

SITE PLAN

SCALE - 1" = 16'-0"

LOTS 27, 26, 29, 37, & 36 BLOCK NO. 7
AMENDED SECOND OCEAN FRONT SUBDIVISION
MIAMI BEACH, FLORIDA.

DOOR SCHEDULE (BLDG. "A")

NO.	SIZE	MATERIAL	REMARKS
1	2'-8" X 6'-8" X 1 3/8"	GUM	FLUSH PANEL
2	2'-0" X 6'-8" X 1 3/8"	"	" " UNDERCUT 1/2"
3	2-2'-6" X 6'-8" X 1 3/8"	"	FLUSH PANEL BY PASS W/ SLIDING HARDWARE
4	3'-0" X 6'-8" X 1 3/8"	"	FLUSH PANEL
5	3'-6" X 6'-8" X 1 3/8"	"	FLUSH PANEL "POCKET" W/ SLIDING HARDWARE
6	2'-6" X 6'-8" X 1 3/8"	"	FLUSH PANEL
7	3'-0" X 6'-8" X 1 3/4" ***	FIR	FLUSH PANEL W/ 12" X 12" GLASS PANEL
8	2'-6" X 6'-8" X 1 3/4" ***	"	FIXED WOOD LOUVERS W/ SCREEN
9	2'-8" X 6'-8"	ALUM. FRAME & THRESH.	PITTSBURGH TUBE-LITE OR LUMIDOR - 1/4" POL. PL. GLASS
10	3'-0" X 6'-8"	" " "	" " " "
11	3'-6" X 6'-8"	" " "	" " " "
12	3'-0" X 6'-8" *	" " "	" " " "
13	2-2'-6" X 6'-8" *	" " "	" " " "
14	3'-0" X 6'-0"		"JAMISON" INSULATED COLD STORAGE DOOR
15	3'-0" X 6'-8" X 1 3/4" **	GUM	FLUSH PANEL W/ 12" X 12" GLASS VISION PANEL DOUBLE ACTING
16	3'-0" X 6'-8" X 1 3/4"	FIR	FLUSH PANEL W/ 12" X 12" GLASS VISION PANEL
17	3'-0" X 6'-8" X 1 3/4" ***	FIR	FLUSH PANEL
18	2'-8" X 6'-8" X 1 3/4" ***	REDWOOD	WOOD JALOUSIE
19	2'-8" X 6'-10" X 1 3/4" ***	FIR	GLASS JALOUSIE
20	3'-0" X 6'-10" X 1 3/4" ***	FIR	GLASS JALOUSIE
21	2'-8" X 6'-8" X 1 3/4"	FIR	FIXED WOOD LOUVRES W/ SCREEN

* DOUBLE ACTING W/ FITTED OR DOOR-O-MATIC FLOOR CLOSER & ALUM. THRESH.
** 3'-0" X 1'-0" STAINLESS STEEL KICKPLATE ON SIDE OF DOOR.
*** ALUMINUM THRESHOLD & WEATHERSTRIPPING

PROPOSED REMODELING & ADDITIONS FOR
THE ROWE HOTEL
MIAMI BEACH, FLORIDA

JOB NO.	THE OFFICE OF	DWG. NO.
5640	CARLOS B. SCHOEPPU ARCHITECT 2701 BISCAYNE BLVD. MIAMI, FLORIDA.	