

Owner **JAMES HARDEN** Mailing Address
 2 10 Block 3 Subdivision **Flamingo Terr**
 General Contractor **Gunn & Goll, Inc.** Sub-
 Architect **Paist & Steward** **19023**
 Front 75-6 Depth 71-3 Height 18
 Type of construction **reinf. stucco** Cost **\$24,000.00**
 & Concrete blocks

Permit No. **F-14070**
8084
87542 **8000** **9/10/71**
 No. **3017** Street **Flamingo Drv** Date **Mar. 24-1936**
 Address **3226-02-023**
 Address
 Stories Use **Residence**
 Foundation **Piles (Concrete)** Roof **Tile**

See other side

Plumbing Contractor **ORR** #**9057**
 No. fixtures **20** Gas **9** Rough approved by
 No. Receptacles
 Plumbing Contractor
 No. fixtures set Final approved by
 Sewer connection **- 1 -** Septic tank

Address Date **May 23-1936**
 Date
 Date
 Date
 Date
 Address
 Make

METRO ORD. #75-34
RECERTIFICATION DATE: 2-6-80

Electrical Contractor **E. G. Little** #**6455**
 No. outlets **98** Heaters **1** Stoves **1** Motors **2** Fans
 Receptacles **37** meter **1** space heaters **3** Temporary service
 Rough approved by
 Electrical Contractor **Little** # **6887**
 No. fixtures set **50** **One-2-hp motor** Final approved by
 Date of service **July 29th-1936**

Address Date **Apr. 9-1936**
 Date
 Date
 Date
 Address Date **July 27-1936**
 Date

Alterations or repairs # **14765-** Building roof over existing terrace- \$ **490.** Date **Oct. 7-1940**
D. V. Goddard, contractor:

PLUMBING PERMIT # **31311** Alex. Orr: 1 dish washing machine- March 9, 1951

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits: #29168 9/17/86 owner resurface exist driveway \$4,000.

Plumbing Permits:

Electrical Permits:

LOT 10 BLOCK 3 SUBDIVISION Flamingo Terr Sub ADDRESS 3017 Flamingo Dr

ALTERATIONS & ADDITIONS

Building Permits:

#04431-Owner-Install 10 windows and 1 door-\$500-10-24-73

#88824-J. Puentes- 2 story addition to the central part of the existing house-\$20000-6-12-75

#89208-Owner-Addition of a walk in closet-\$3000-11-12-76

#10582-Roof 2 sqs-\$200-1-14-77

#10375-Owner-new cabinets in bath, marble flooring, painting, minor repairs, installing 6 x 6 sl.dr. in lieu of window-\$2500-3-2-77

#11672-Owner-CBS wall- 90 ln feet-\$500-7-7-77

Dr. Orlando Ramos

7/13/79 BOARD OF ADJUSTMENT FILE # 1260 - Applicant failed to appear: must re-file

Dr. Orlando Ramos
#1291 BOARD OF ADJUSTMENT, Meeting of 12/7/79 - AFTER THE FACT: (1) Applicant requests waiving 7.5 ft. of the required 7.5 ft. of the rear and side yard setbacks of the accessory structures on the north and south rear corners of the property; (2) Applicant requests waiving 10 ft. of the required 10.5 ft. side yard setback on the north side of the property for the existing structure; (3) Applicant requests waiving 10.5 ft. of the required 10.5 ft. side yard setback on the south side of the property for the existing structure. VARIANCES GRANTED WITH STIPULATIONS: (1) Applicant will retain qualified engineer or architect to certify soundness of towers; such certification to be completed within 45 days. If certification report indicates towers to be unsound, any repairs and/or improvements shall be made within 45 days, or variance approval becomes null and void; (2) Request eliminated; applicant will remove greenhouse (existing structure) on north side of property (concrete slab may be retained); (3) Request approved as submitted. * Such certification shall be in accordance with the ordinance governing 40 year old structures.

#17211-Extend existing n/wall -\$200-12-12-79

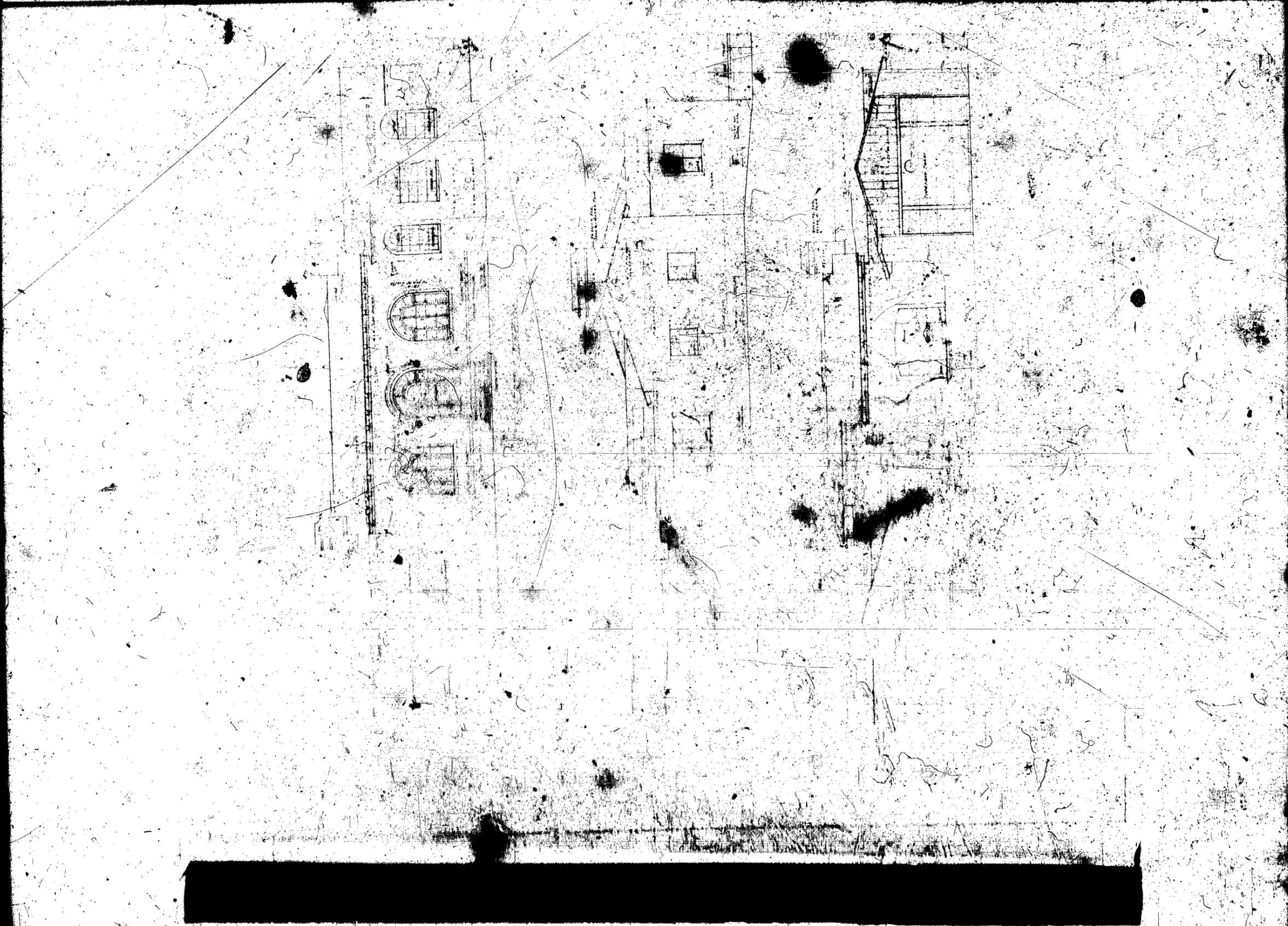
Electrical Permits:

#73847- P & L Electric- 10 switch outlets; 10 light outlets; 10 receptacles-2-8-77

#75324-Iro Electric- 1 service repair-2-9-79

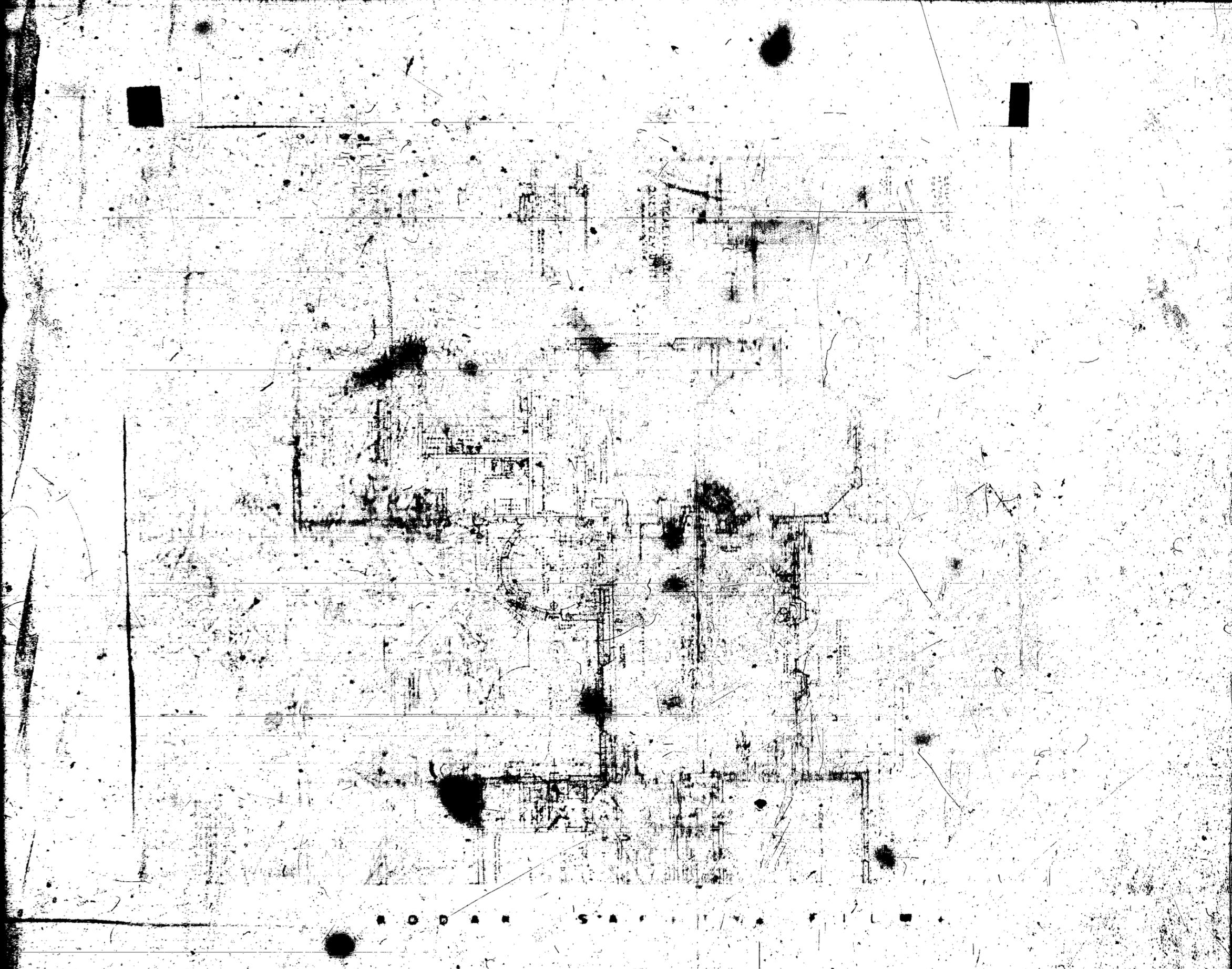
DR. ORLANDO C. RAMOS
BOARD OF ADJUSTMENT - FILE NO. 1306 - AFTER THE FACT - MARCH 7, 1980: Applicant requests waiving 10 ft. of the required 10.5 ft. side yard setback to retain 16 wood beams (5 inches x 1 1/2 inches, 11 1/2 ft. high) and metal framed glass door, on north side of property. CONTINUED, AT REQUEST OF APPLICANT, TO APRIL 4, 1980 MEETING. CONTINUED TO JUNE 5, 1980 - Board requested matter be resolved.

1306 - BOARD OF ADJUSTMENT - DR. ORLANDO C. RAMOS - AFTER THE FACT: (1) Applicant requests waiving 10 ft. of the required 10.5 ft. side yard setback to retain 16 wood beams (5 inches x 1 1/2 inches, 11 1/2 ft. high) and metal framed glass door, on north side of property. MATTER HEARD ON JUNE 5, 1980 - FILE CLOSED. APPLICANT AGREED TO REMOVE ALL OF THE ABOVE WITHIN 30 DAYS. (Harold Rosen, Attorney)



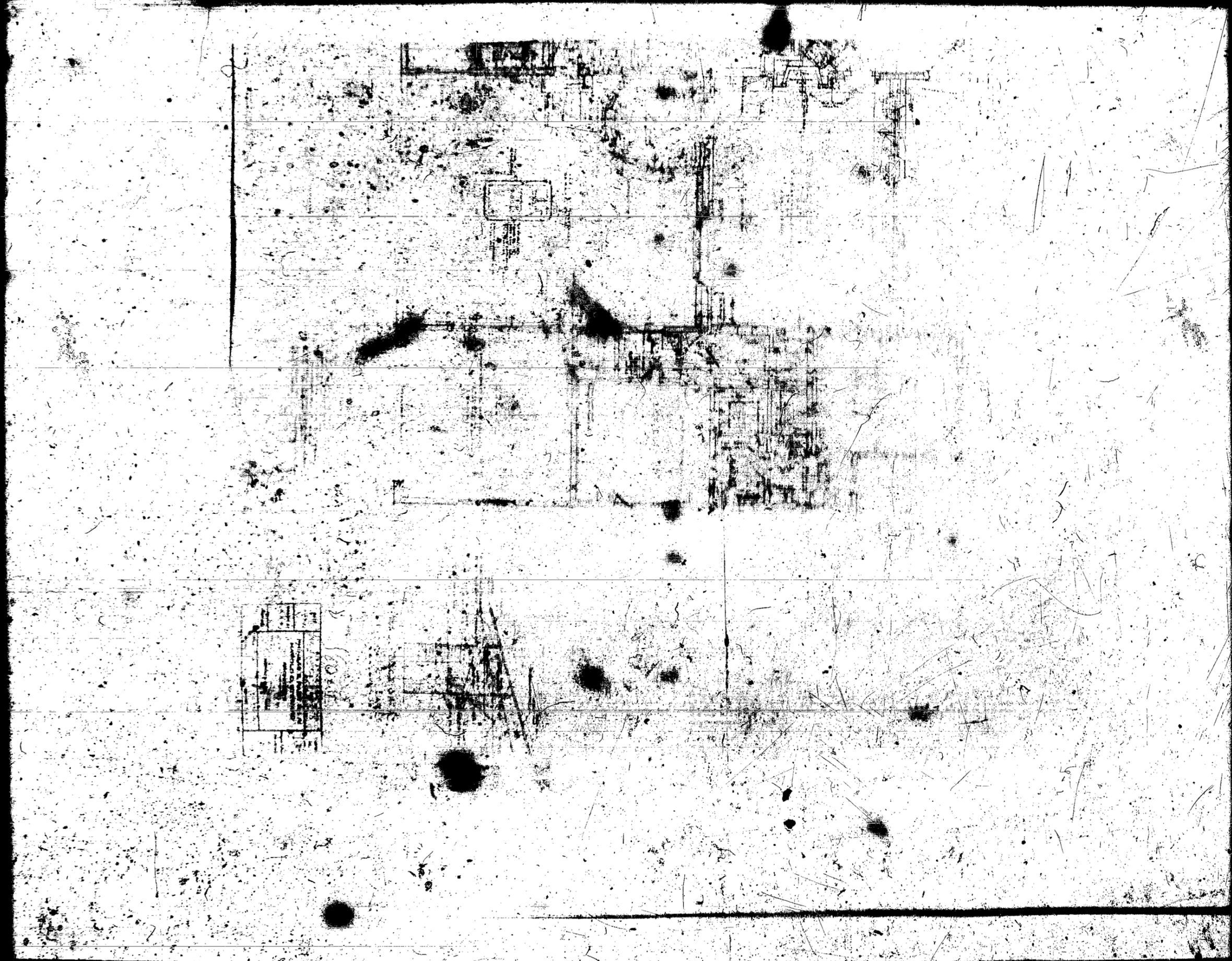
NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
NO. 29	NO. 30
NO. 31	NO. 32
NO. 33	NO. 34
NO. 35	NO. 36
NO. 37	NO. 38
NO. 39	NO. 40
NO. 41	NO. 42
NO. 43	NO. 44
NO.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

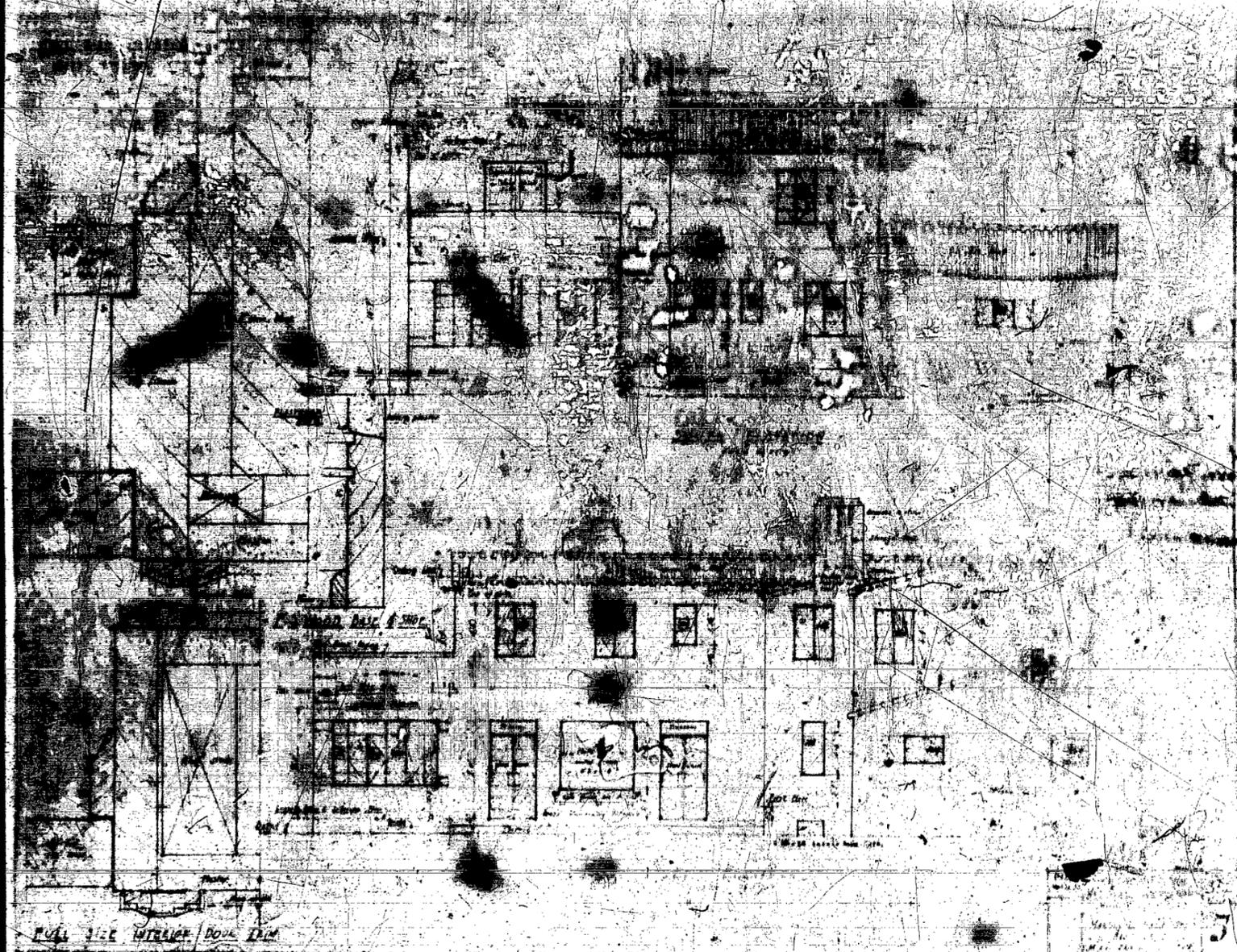
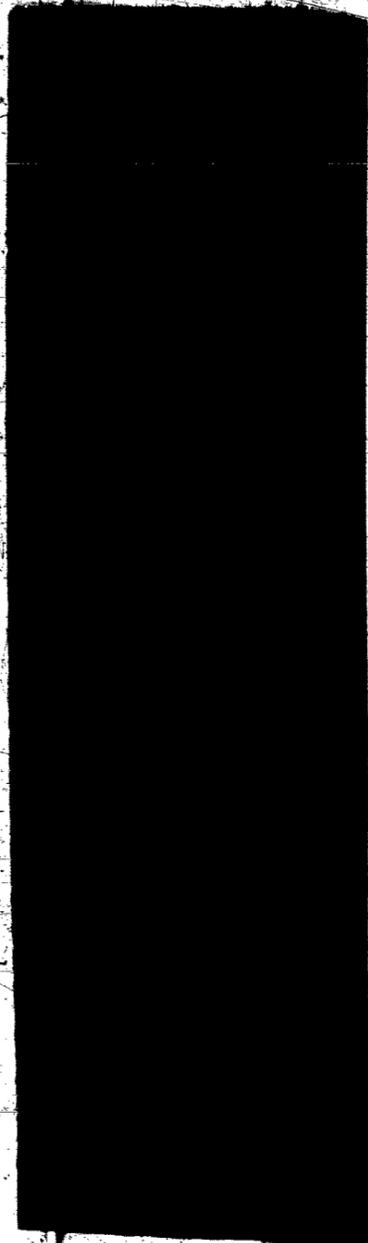




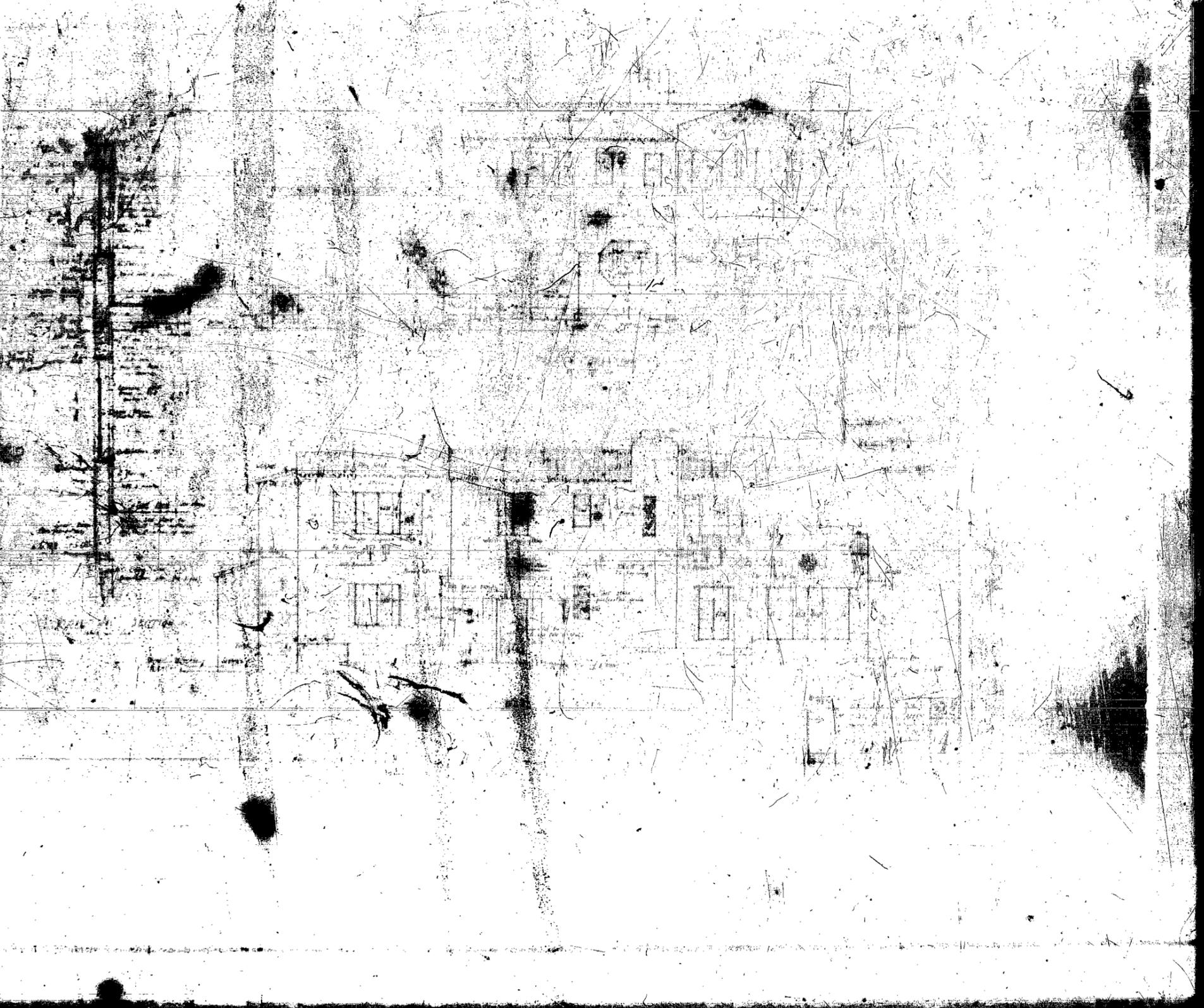
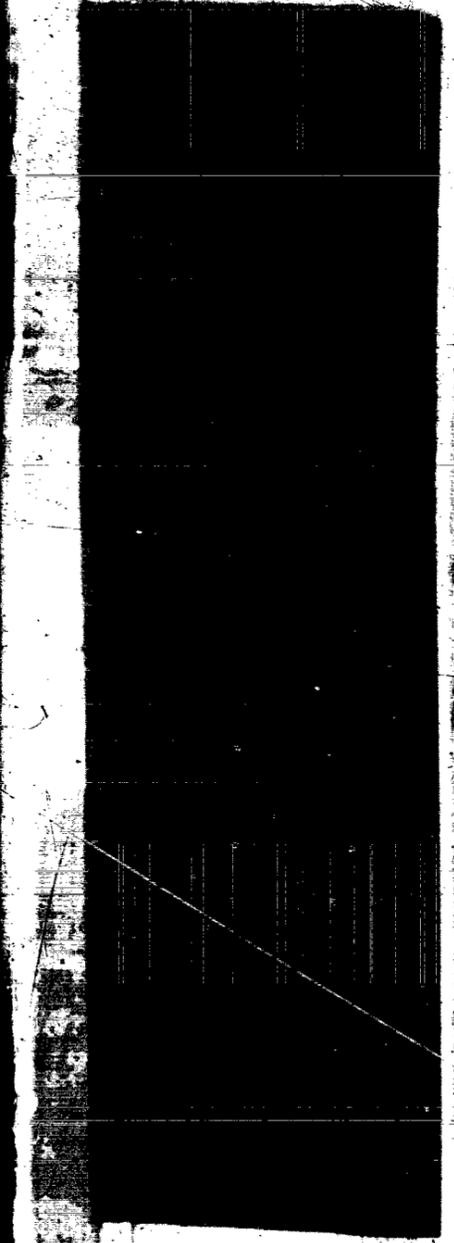
PHICAL VILLAGE
QUESTIONS

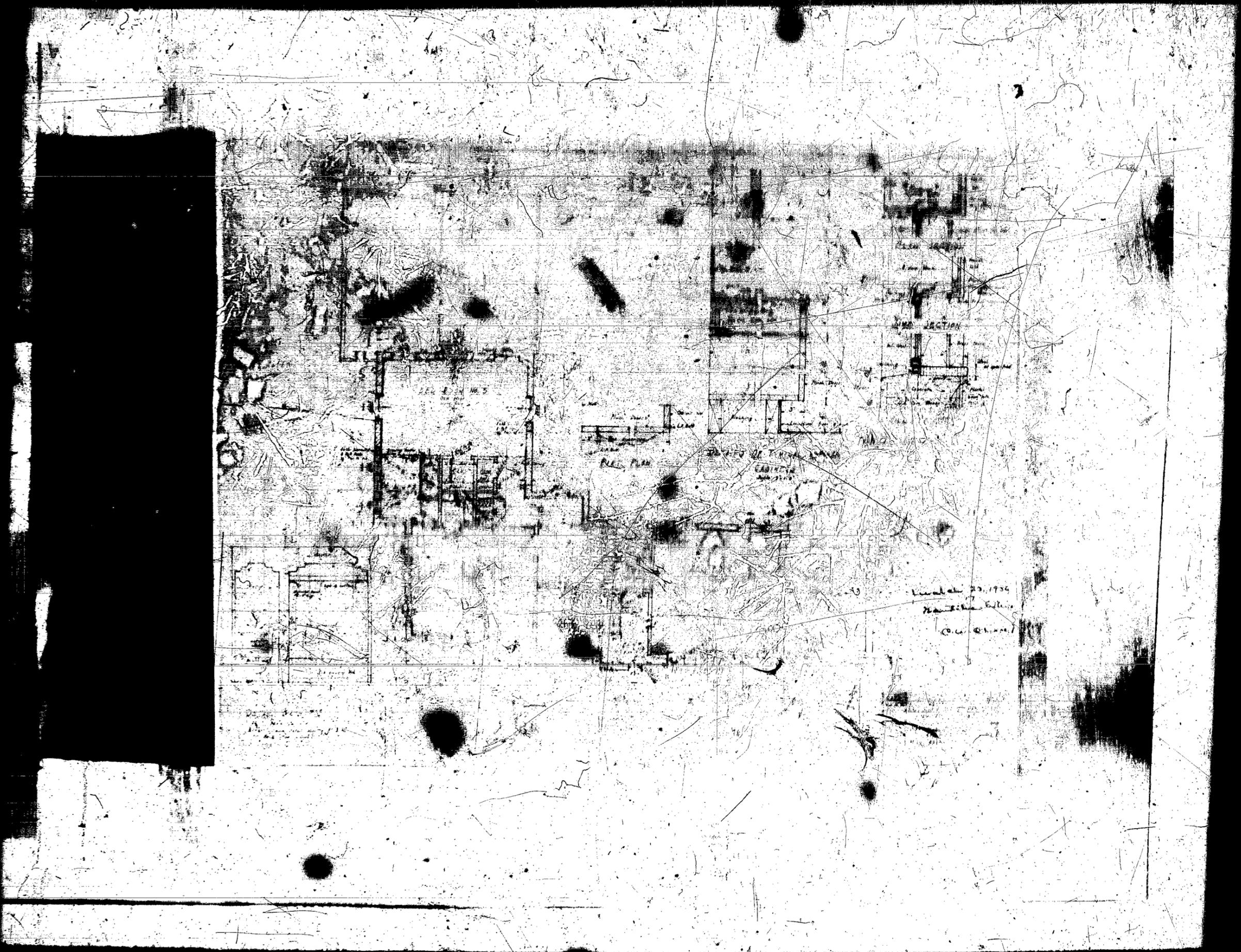
RODAN SA... FILE





PULL 3-C INTRAC/DOOR PLAN





FLOOR PLAN

SECTION NO. 5

PLAN

PLAN

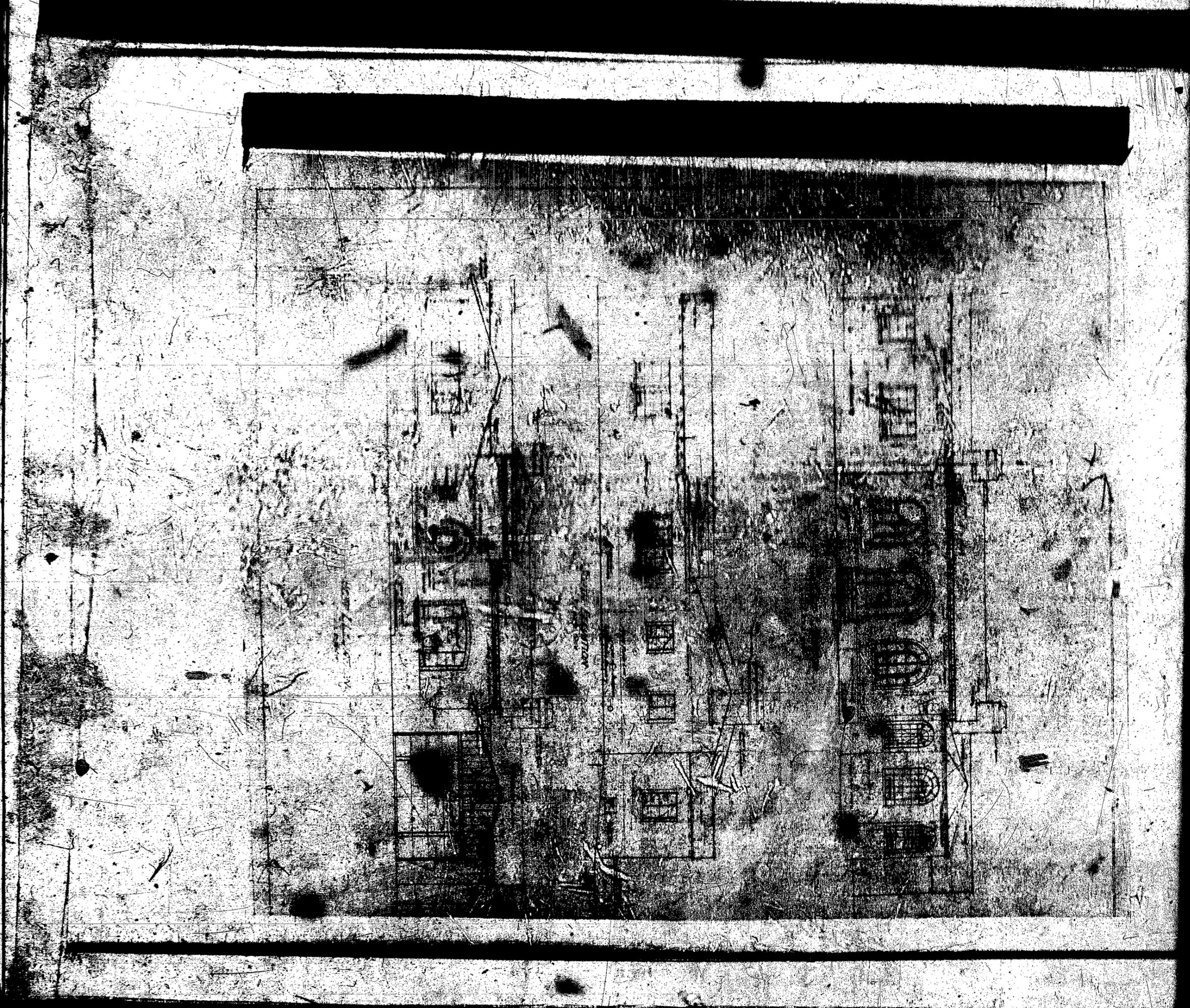
SECTION OF TOWER

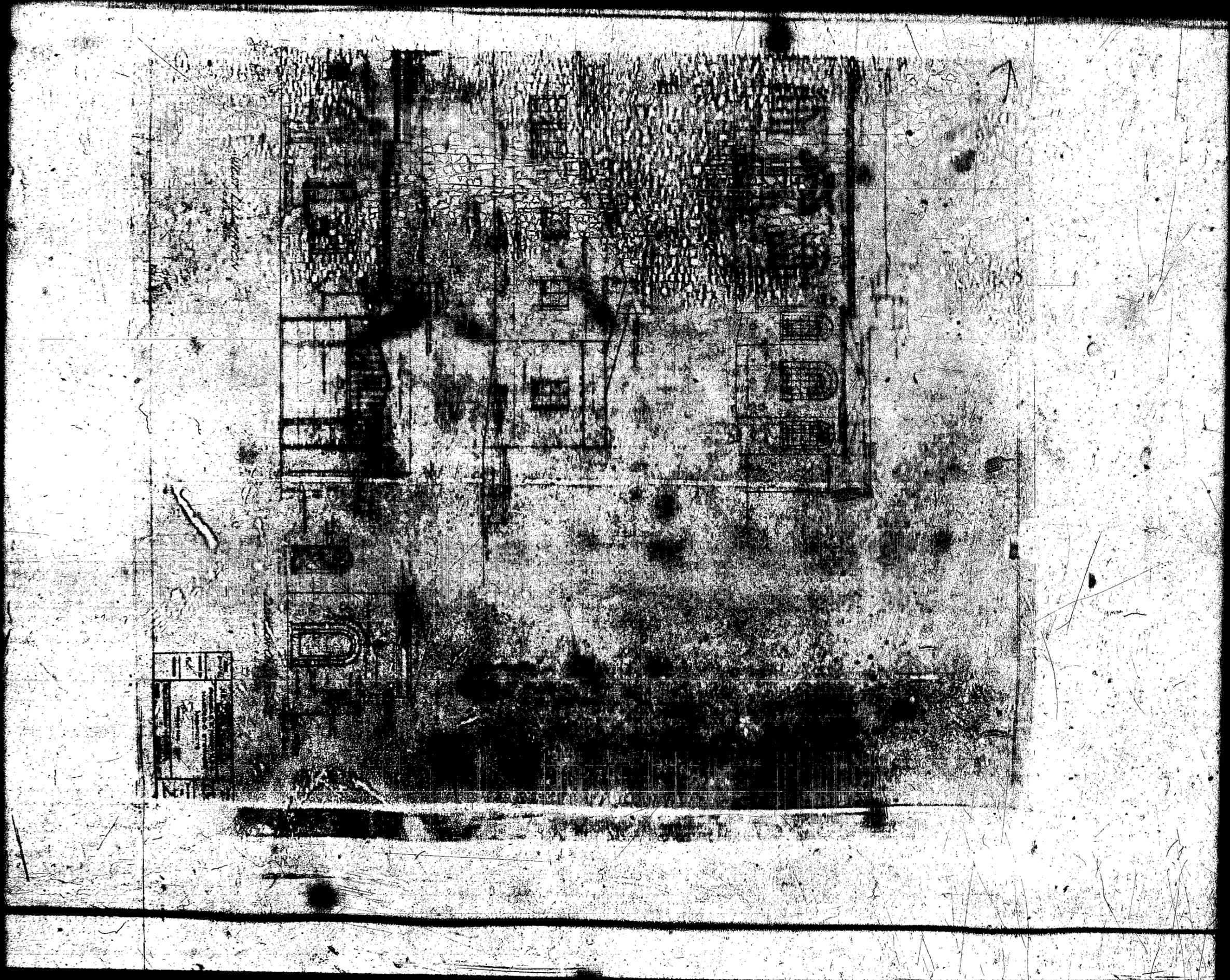
CAPITOL

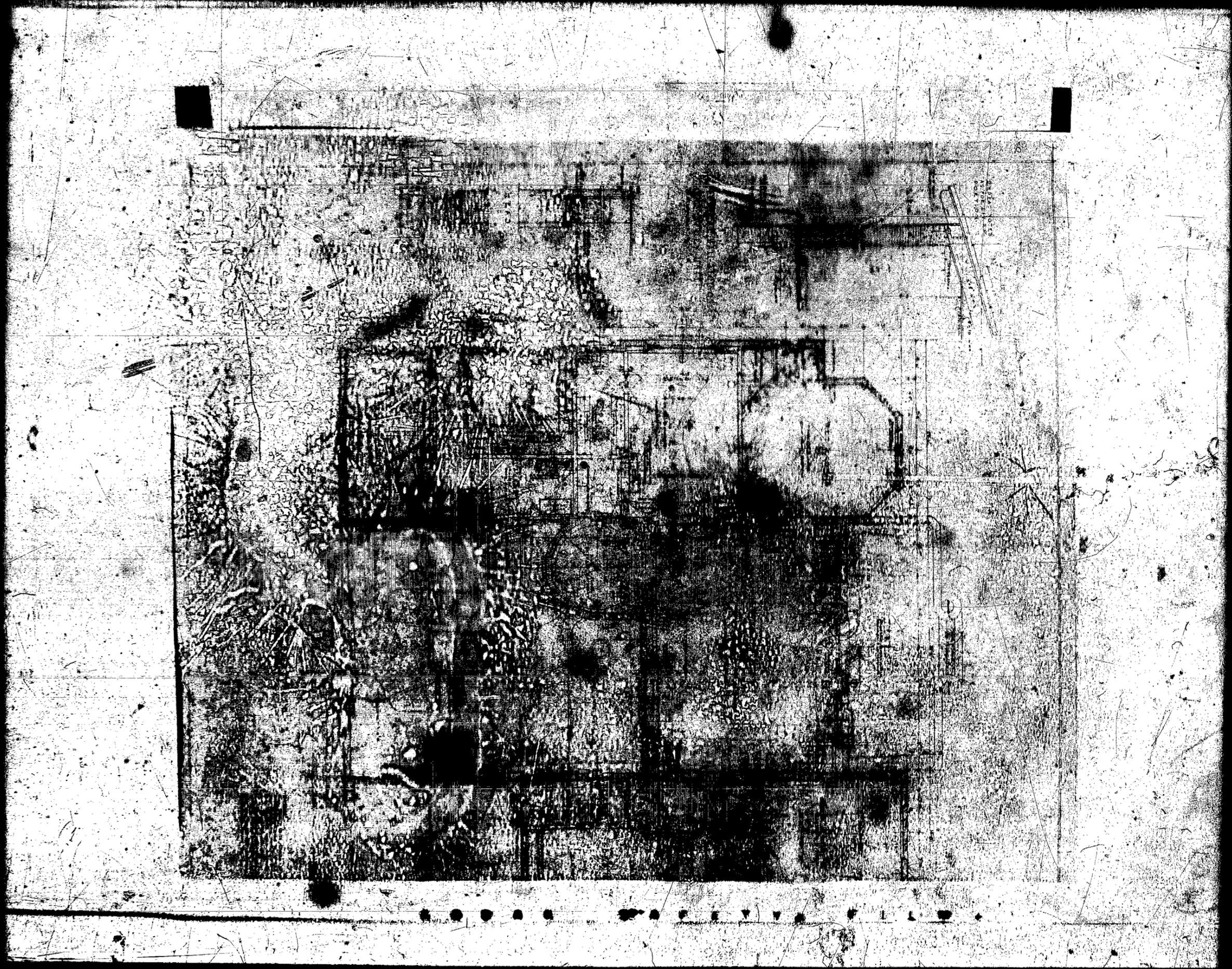
March 23, 1934

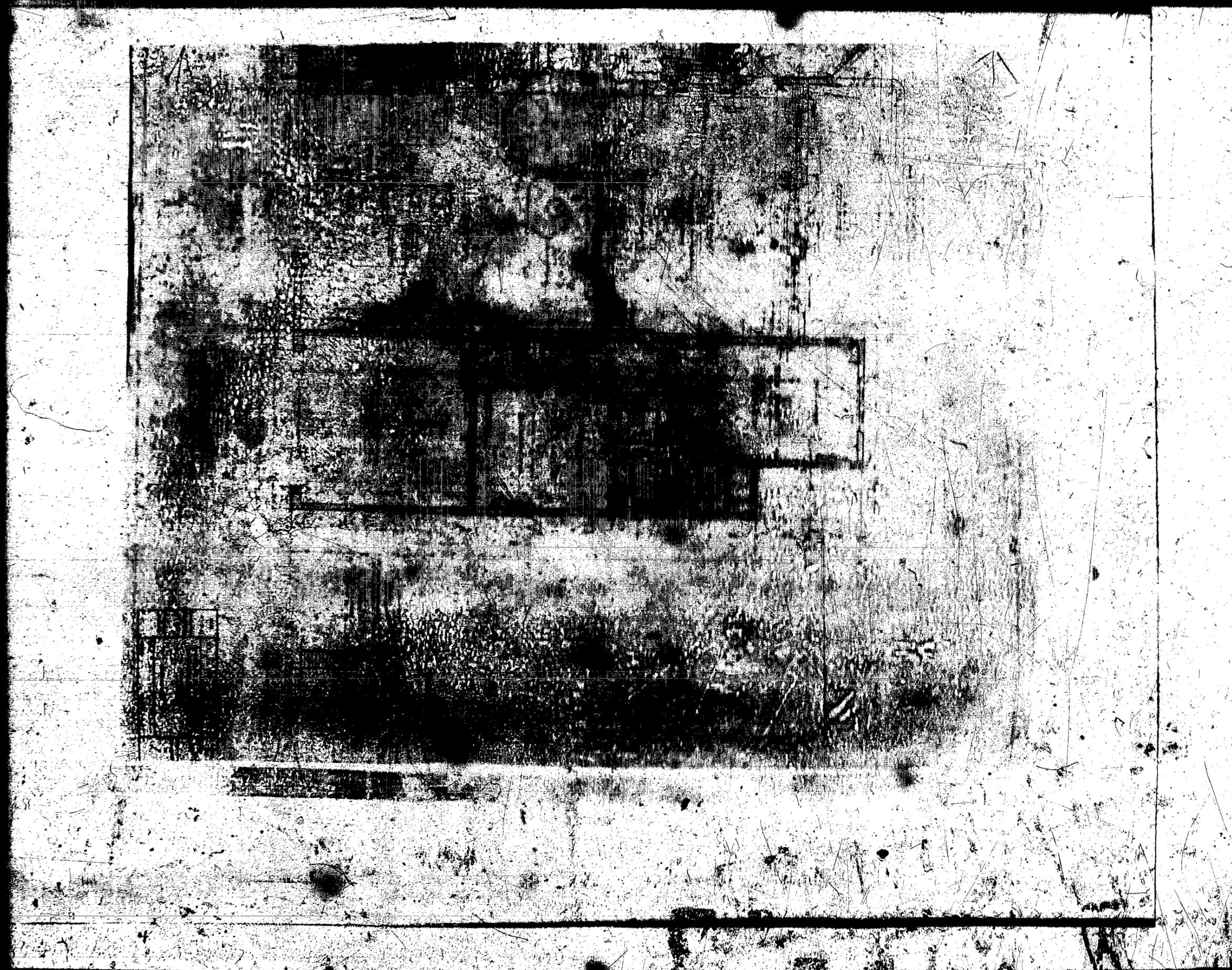
Washington, D.C.

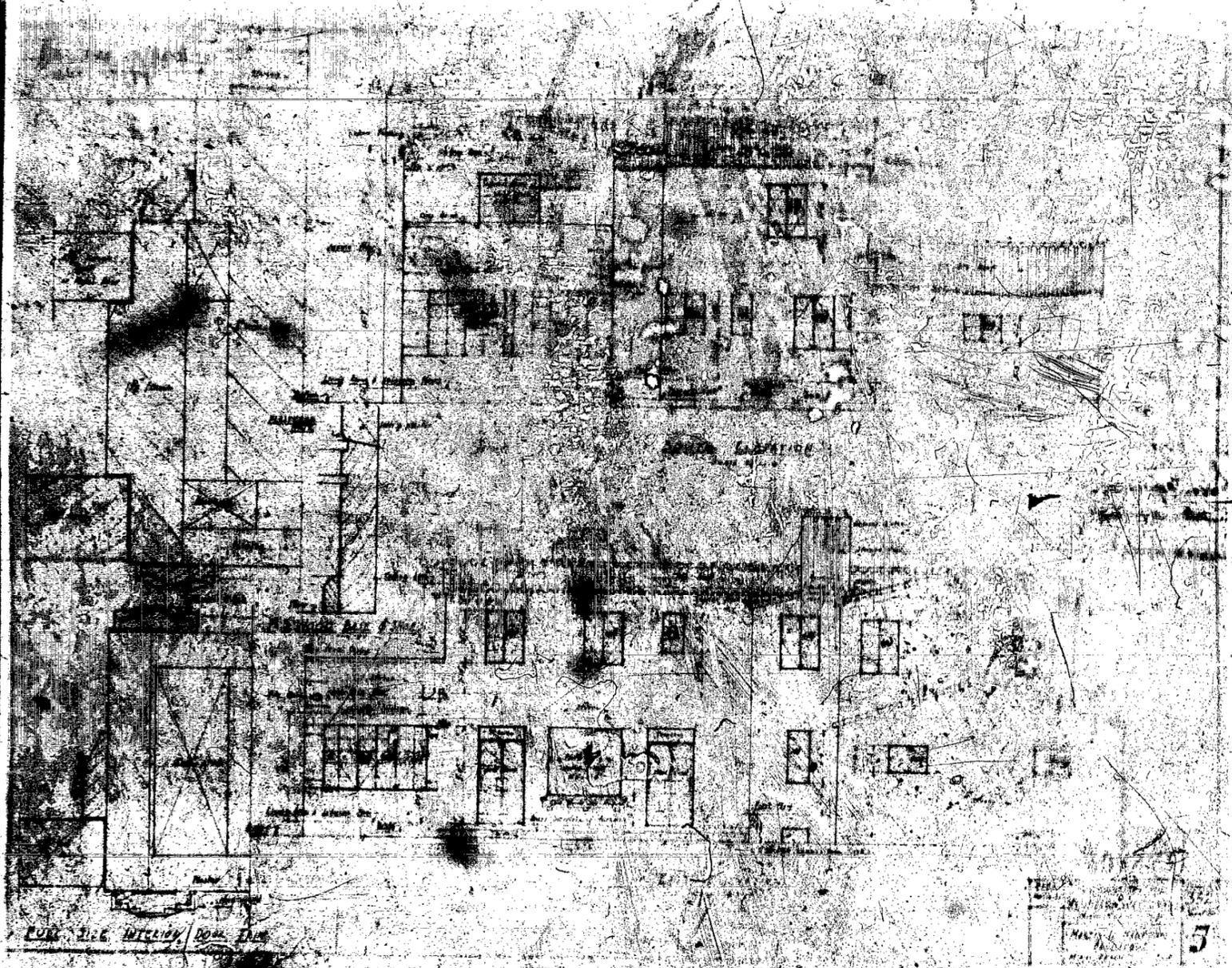
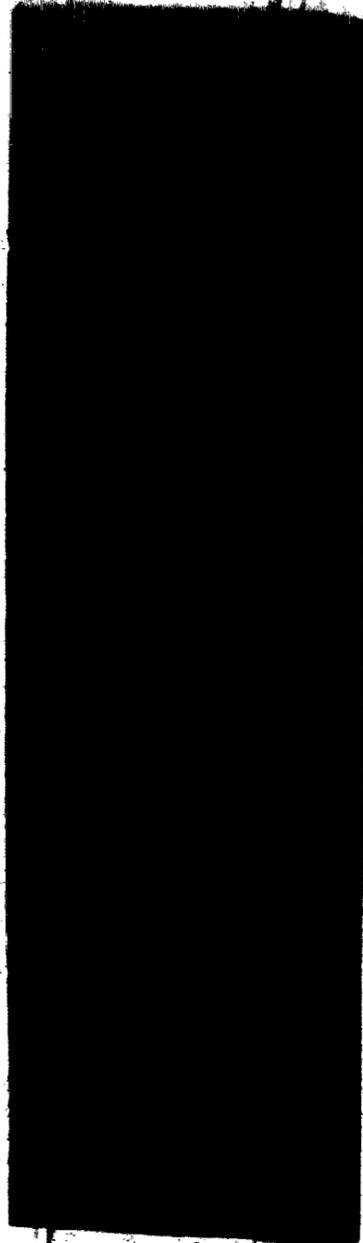
O. C. ...





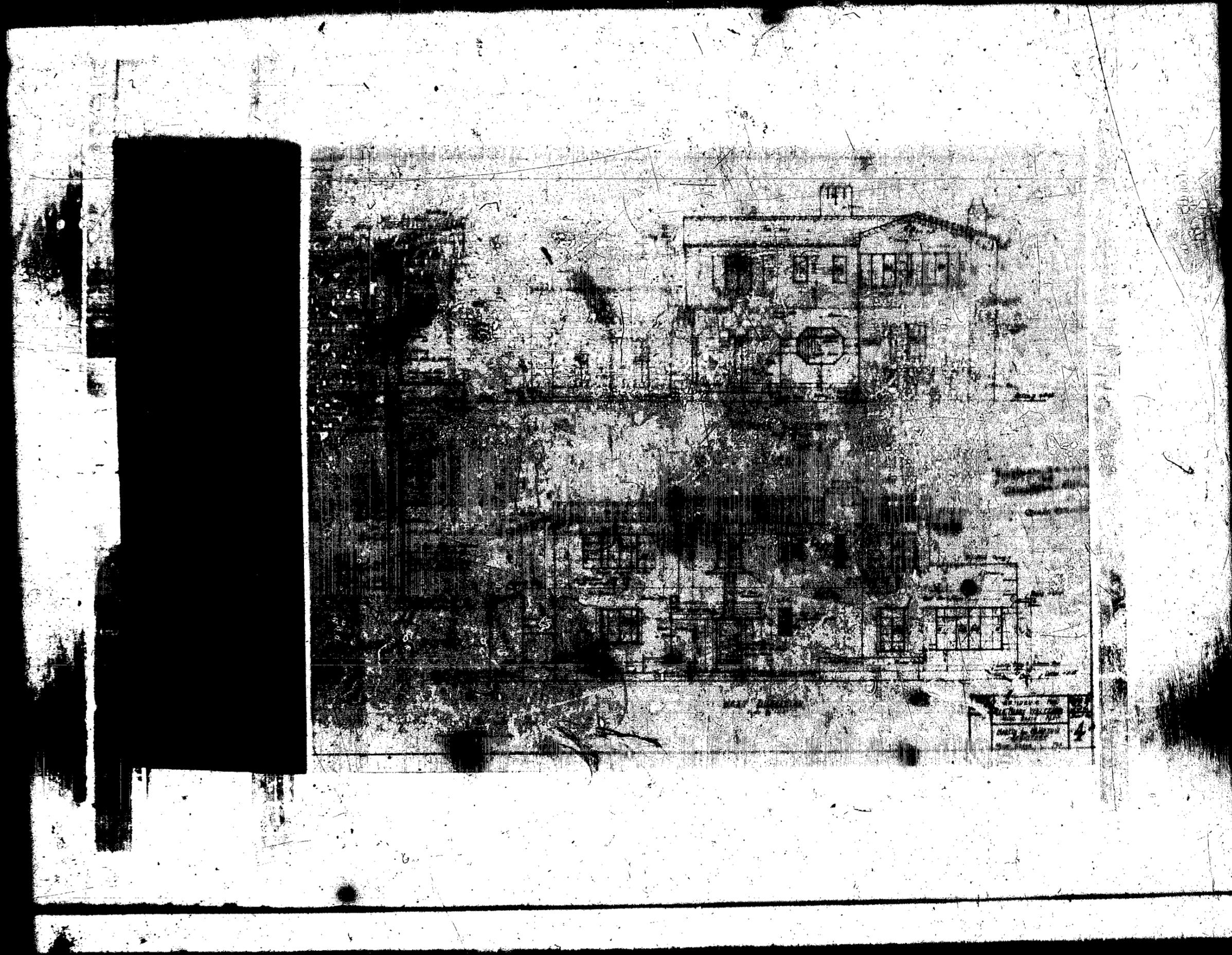


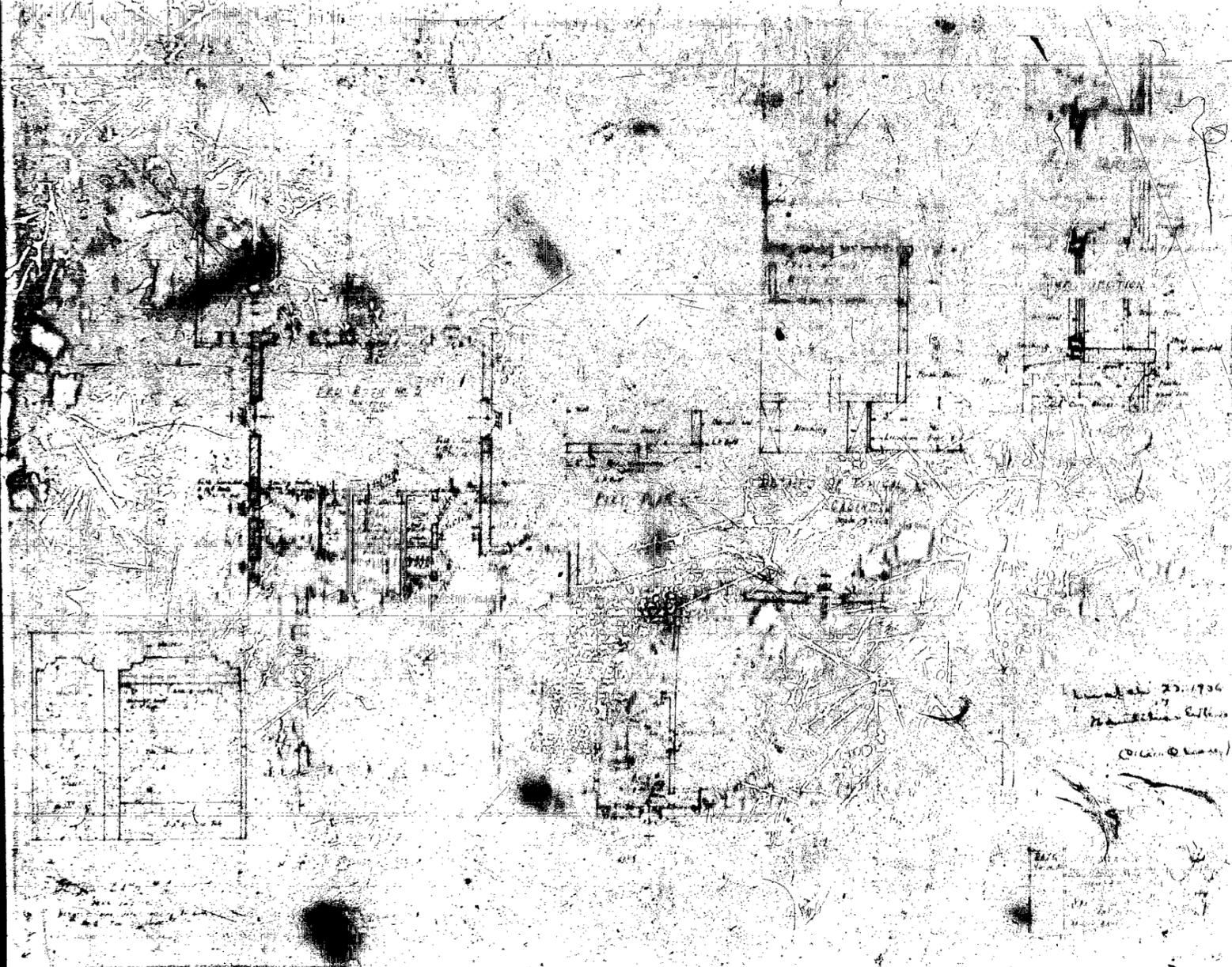




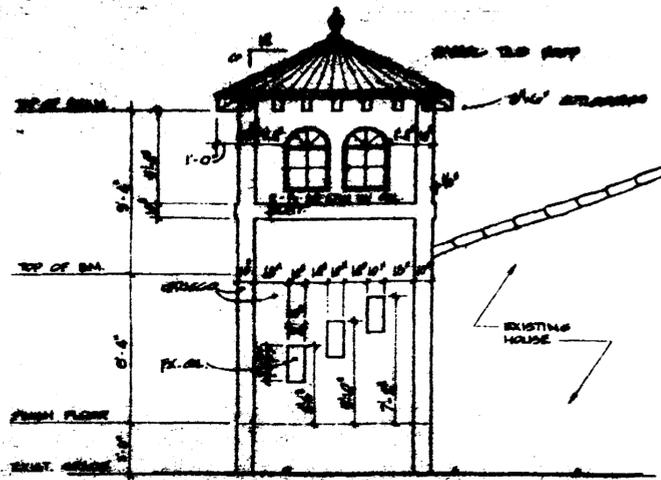
COG. 116. 11111111 1000 1111

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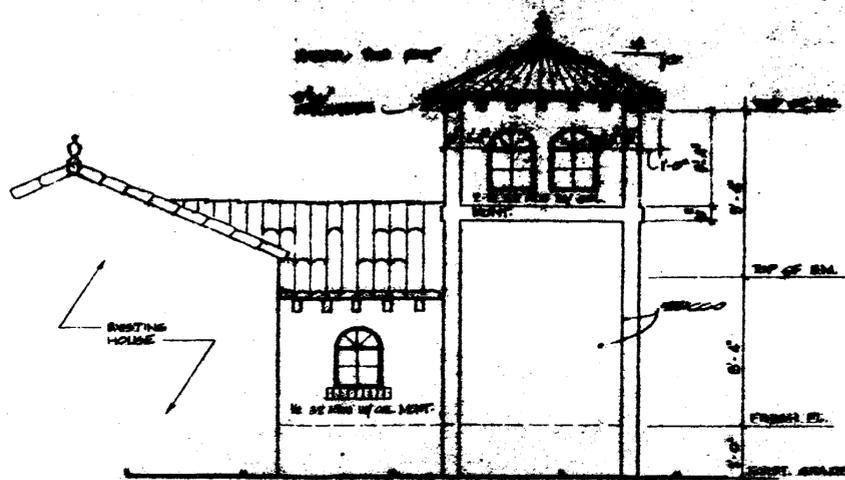




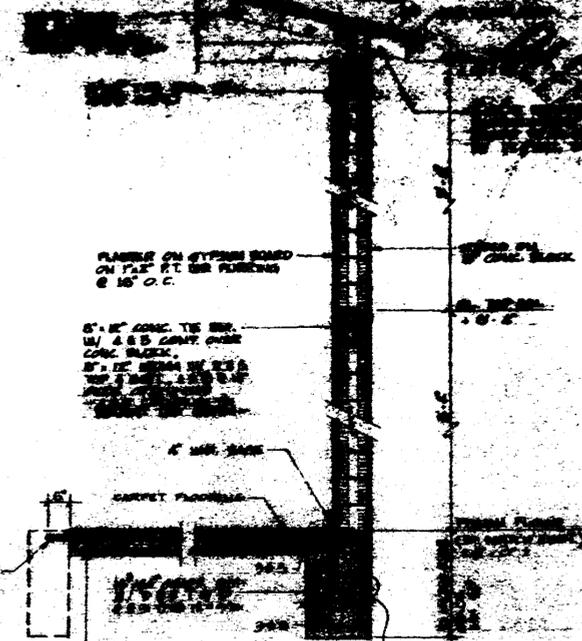
March 23, 1936
H. H. H. H. H.
C. H. H. H. H.



EAST ELEVATION 1/4"



SOUTH ELEVATION 1/4"



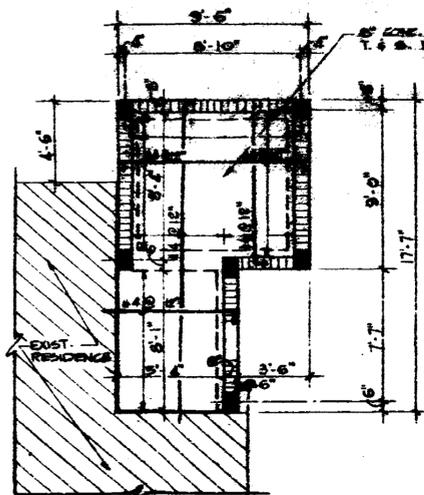
TYPICAL WALL SECTION 1/2"

NOTES:

- GENERAL: CONTRACTOR TO EXAMINE ALL EXISTING CONDITIONS PRIOR TO STARTING WORK. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES, ERRORS & OMISSIONS FOUND BY HIM.
- STRUCTURAL: CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. REINFORCING SHALL CONFORM TO THE A.C.I. CODE FOR CONCRETE. SOIL BEARING CAPACITY: 1500 P.S.F. BY VARIOUS TESTS.
- ELECTRICAL: EXISTING WIRING TO REMAIN IN EXISTING 150 AMP PANEL.
- PLUMBING: NO PLUMBING REQUIRED ON THIS JOB.

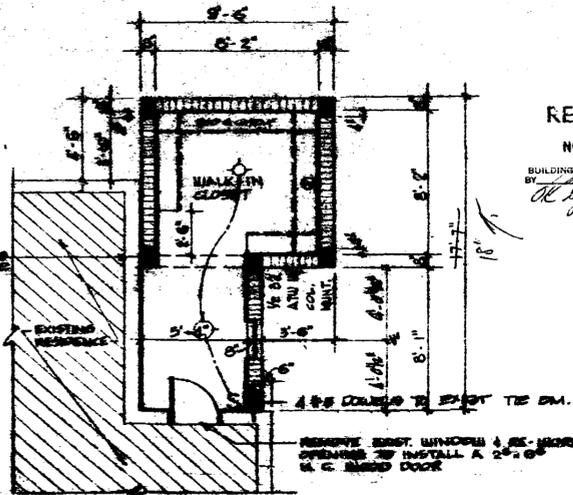
City of Miami Beach
Zoning Division
APPROVED

Date 11/12/76
By [Signature]



FOUNDATION PLAN 1/4"

NOTE: ALL COLUMNS TO BE 12\"/>

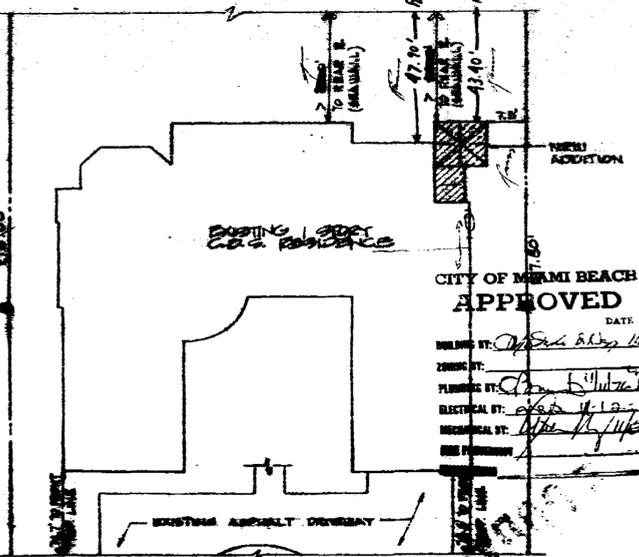


FLOOR PLAN 1/4"

RECEIVED

NOV 12 1976

BUILDING INSPECTION DIVISION
BY [Signature]



PLOT PLAN 1/4"

LOT 10, BLOCK 3, FLAMINGO TERRACE SUBDIVISION, WEST BEACH, D. PALM BEACH, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

OFFICE COPY

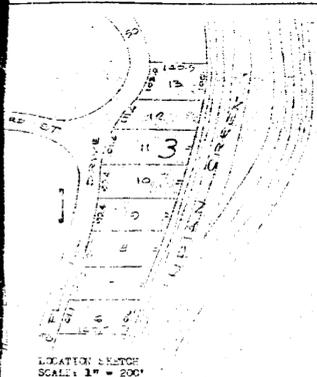
ADDITION OF THE HOUSE OF
DR. ORLANDO RANGOS
3017 FLAMINGO DR., MIAMI BEACH, FLA.

DATE: 11-1-76
DRAWN: M.C.P.
REVISION: J.P.

1 of 2

89208

22:I

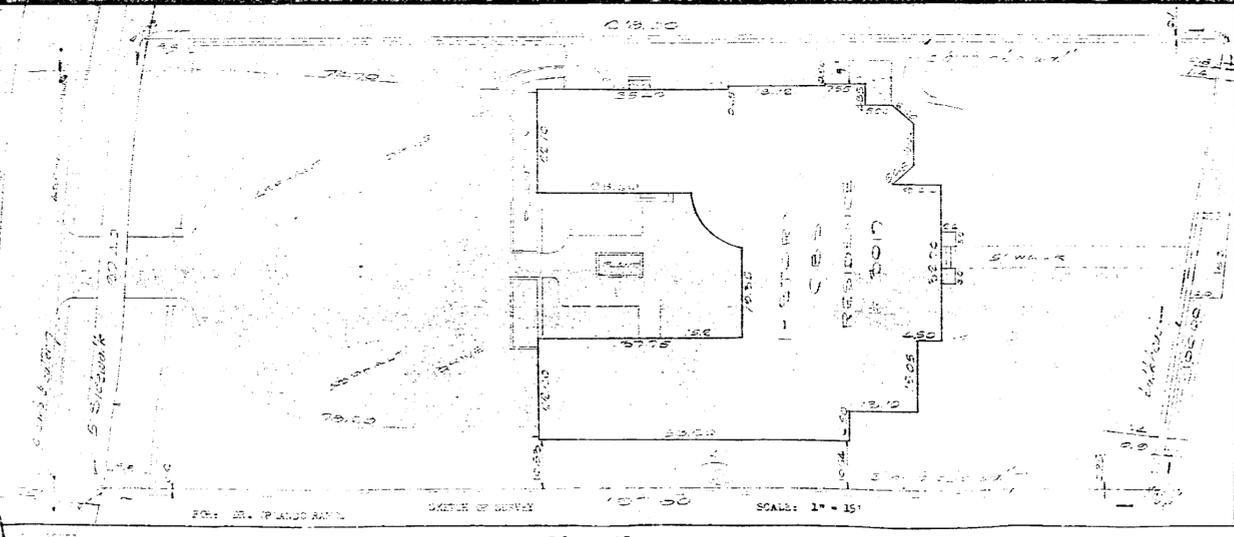


I HEREBY CERTIFY that the information shown herein represents a Survey made under my direction and is true and correct to the best of my knowledge and belief.
 J. W. FORD CO.

C. W. Hadd
 C. W. Hadd # 1230
 Registered Land Surveyor
 State of Florida

Survey of
 Lot 10,
 Block 1,
 PALM BEACH ESTATES, INC. SUBDIVISION,
 According to the Plat thereof as recorded in Plat Book 10, at Page 3
 of the Public Records of Dade County, Florida.
 Dated: May 26, 1971

J. P. SCOTT CO.
 2000 N.W. 10th Street
 Miami, Fla. 33142
 Phone: 325-4241, 4242



FOR MR. PALMCO APT. 10
 DATE OF SURVEY
 SCALE: 1" = 15'

89208

G. V. PIREZ ASSOCIATES, INC.
CONSULTING ENGINEERS
145 MADIRA AVENUE • CORAL GABLES, FLORIDA 33134
NOV 11 PM 4:12

Nov. 10, 1976

Miami Beach Building & Zoning Dept.
1700 Conv. Ctr. Dr.
Miami Beach, Fla.

RE: Proposed addition to the residence
of Dr. Orlando Ramos, at 3017
Flamingo Dr., Miami Beach, Fla.

TO WHOM IT MAY CONCERN:

We have made a field inspection to the site of the proposed addition on Nov. 9, 1976, in order to visually estimate the existing soil bearing capacity, since due to site restrictions it is impossible to perform test borings. An inspection pit was opened to a depth of about 8 ft. below existing grade; in addition a piece of 3" x 4" tubing was manually driven about 10 extra feet.

The open pit indicates the presence of medium dense tan silica sand. The driving of the tubing was hard (about 12 to 15 blows per foot) and no loss of bearing was observed at all.

It can be concluded that the existing sand layer is able to support the weight of the proposed structure without any differential settlement and with a minimum bearing capacity of 1,500 P.S.F.

It is recommended that the foundation be stiffened with a peripheral grade beam and tied to the existing residence by means of drilled dowels. Also, a minimum slab thickness of 8 in. reinforced with #4 bars @ 12" on center both ways, top and bottom be used, for the ground floor slab.

G. V. PIREZ ASSOCIATES, INC.
CONSULTING ENGINEERS
145 MADIRA AVENUE • CORAL GABLES, FLORIDA 33134

-2-

If these requirements are met, this addition will be in accordance with all ACI and the South Florida Building Code requirements.

Very truly yours,

GVP
George V. Pirez, P.E.

GVP/mc

G. V. PIREZ ASSOCIATES, INC.
CONSULTING ENGINEERS
145 MADIRA AVENUE • CORAL GABLES, FLORIDA 33134
NOV 11 PM 4:12

Nov. 10, 1976

City of Miami Beach
Building and Zoning Department
1700 Conv. Ctr. Dr.
Miami Beach, Florida

ATTN: Mr. Modesto De La Vega

RE: Proposed addition to the residence
of Dr. Orlando Ramos, located at
3017 Flamingo Drive, Miami Beach, Fla.

Dear Mr. De La Vega:

We have performed all necessary calculations for the proposed work.

Soil bearing stresses are 1060 P.S.F. if we consider only the base of the grade beam and ignore the additional bearing area of the 8 in. slab.

Therefore, we certify that this work meets all requirements of the South Florida Building Code.

Very truly yours,

GVP
George V. Pirez, P.E.

GVP/mc

89208

PUBLIC WORKS DEPARTMENT - BUILDING DIVISION
DATE 6/12/75 11/12/76

TO: PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
LEGAL DESCRIPTION: Lot 10, Block 3, Flamingo Terrace
LEGAL ADDRESS: 3017 Flamingo Drive
TYPE OF BUILDING: Addition to residence

A plan for this building has been submitted to this Division. Please list any corrections below and return to Building Division.

GARBAGE FACILITIES: To use existing facilities
SANITARY SEWER: To use existing facilities
WATER: To use existing facilities

DRAINAGE: As shown
GRADES: As shown

ENCROACHMENTS - EASEMENTS: None

Public Works Department Permits required for work done on City Property.

COMMENTS: Complete sections of sidewalk and curb and gutter to be removed and replaced where necessary.

Orlando C. Ramos
ORLANDO C. RAMOS (owner)

OK for permit subject to above corrections:
Sent to Building Division 6/12/75 F. Aymonin DR: sr
(Date) ENGINEERING DIVISION

G. V. Pirez Associates, Inc.
Consulting Engineers
145 Madira Avenue
CORAL GABLES, FLORIDA 33134

JOB: De La Vega
SHEET NO.:
CALCULATED BY: GVP DATE: Nov 76
CHECKED BY: DATE:
SCALE: 1/4" = 1'-0"

PROPOSED ADDITION TO THE RESIDENCE OF DR. ORLANDO RAMOS, MIAMI BEACH, FLA.

WALL LOADING (GRAVITY)

200# 6.0' x 80 P.S.F.	2000#
TIE BM	100
3 FT OF GRADE	420
INTER. TIE BM	100
2 FT OF SLAB	420
GRND. BM (2400#)	600
TOTAL LOADING	2120#

Bearing Capacity: 1500 P.S.F.

WIDTH OF GRADE BM REQUIRED: $\frac{2120}{1500} = 1.41$ FT
USE 2.0 FT

WIND ANALYSIS:

QUALIFYING MOMENT:

$$M_x = (2)(2)(10) + 2(10)(10) + 4(5)(10) = 300 + 200 + 400 = 900 \text{ FT-LBS} \times 9.8 = 8820 \text{ FT-LBS}$$

$$M_y = 2(10)(5)(4.5) + 2(10)(4.5)(10) = 180 + 270 = 450 \text{ FT-LBS} \times 9.8 = 4410 \text{ FT-LBS}$$

F.S. = $\frac{8820}{4410} = 2.0$

PROVIDE 3" x 3" TOP & BOTTOM CONT. FOR GRADE BM
2" CONC. SLAB w/ #4 BARS TOP & BOTTOM EA.

PERMIT #

B0104954

05

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

Building Work Permit

Activity Number: 0918054
Status: APPROVED
Date Applied: 09/23/04 Date Issued: 11/07/04 Estimated By: BURLIONE
Date Completed: 05/07/05
Address: 3077 FLAMINGO BRIDGE
Lot #: 5220000230 Balance Due: \$0.00
Valuation: \$5,000.00
Applicant: SUZYSHER MARINE CONSTR. INC. Owner: NATIONAL REALTY LTD
P.O. BOX 44974 P.O. BOX 7 0870
MIAMI BEACH FL 33541 FRIEFORT GRAND BAHAMA ISLAND 08000
305-861-0764

Description: CONSTRUCTION OF 20X25' WOOD DOCK W/9 PILES

Payments made for this receipt:

Method Description	Amount
Method Made:	Accepted By:
Amount Paid: .00	Payee:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

Description	Account Code	Tot Fee	Paid	PRVY. Fee	Cur. Fee
00 Building Permit	0118000222100	115.00	115.00	115.00	.00
00 Surveys	0118000222500	15.00	15.00	15.00	.00
00 Sealing	0118000222610	15.00	15.00	15.00	.00
00 STC Compliance Fee	0017000222721	1.50	1.50	1.50	.00
00 Pre-Planing	0017000222751	1.50	1.50	1.50	.00
00 Simulation Impact Fee	0118000222781	20.00	20.00	20.00	.00

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

APPENDIX 11

1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139

Phone: (305) 675-7610
Fax: (305) 675-7357

DATE: 9/26/04 SPECIAL INSPECTOR

ATTENTION: Building Official

I, the undersigned, a Professional Engineer, Registered ATTENTION, registered in the State of Florida, have been retained by the owner, National Realty LTD, of the property located at 3077 Flamingo Dr., Miami Beach, FL, to perform all the duties of a Special Inspector, as defined in Section 905.3 of the South Florida Building Code.

This office will be responsible to the Building Official of the City of Miami Beach for the inspection of the structural elements of the building, including all enclosures, floors, foundations, all reinforced concrete and structural steel, and will file written weekly reports for the same as to the progress, compliance or non-compliance with the plans and the South Florida Building Code. In the event of non-compliance, the Building Official shall be notified immediately so that appropriate action can be taken. The pile logs and all concrete test reports will be submitted to the Building Official within one week after their completion.

All mandatory inspections, as required by the South Florida Building Code, MUST be performed by the City of Miami Beach when the special inspector is hired by the owner. The City building inspections must be called for on ALL MANDATORY inspections performed by the special inspector hired by the owner and IN ADDITION to the mandatory inspections performed by the City.

Upon completion of the structure, I will submit to the City of Miami Beach a certificate of compliance with the South Florida Building Code and approved plans.

ENGINEER/ARCHITECT SIGNATURE & SEAL: Robert N. Tracy

ENGINEER/ARCHITECT (PRINTED): ROBERT N. TRACY, P.E.

License Number: 11283

CONTACT PHONE NUMBER: 305-861-0764

BUILDING PERMIT NUMBER: 04-03-0024

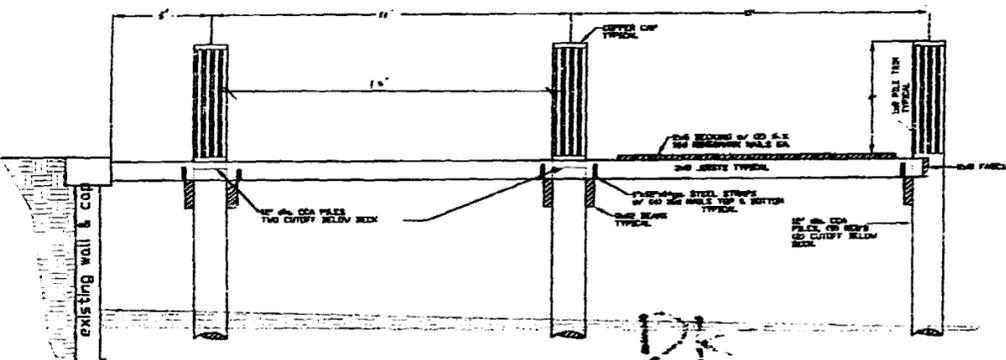
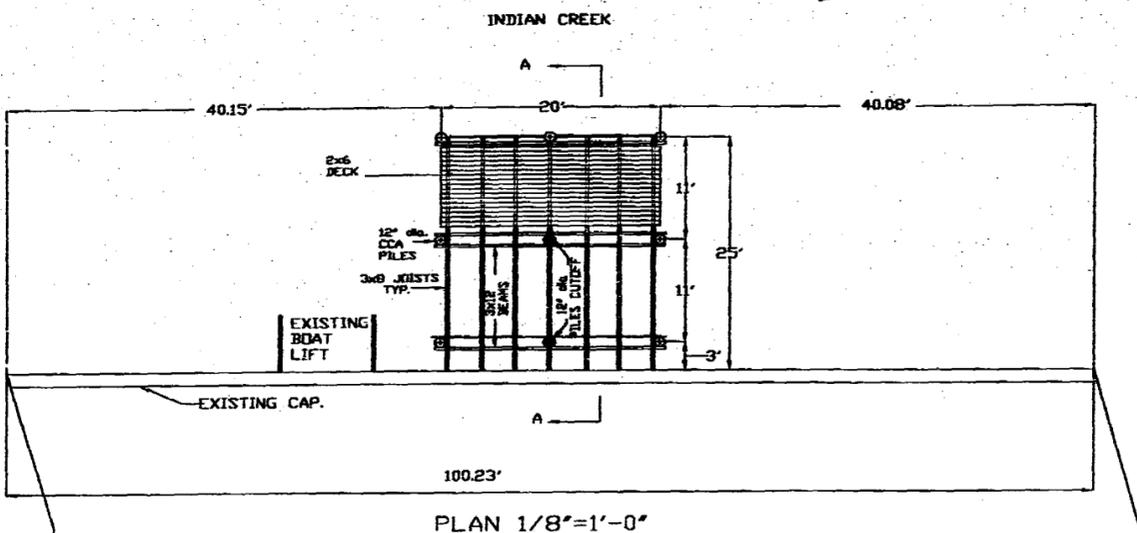
Owner Agent Signature: [Signature]

Owner Agent (Printed): Robert N. Tracy

BUILDING DEPARTMENT, Accepted by: [Signature]

DATE: 9/26/04

05



NAME: *[Signature]*
 DATE: *[Date]*
 CITY OF MIAMI BEACH APPROVAL
Prior to Excavating Contractor shall call for Location of Underground Utilities.
 City of Miami Beach
 305-673-6770
 305-673-7680

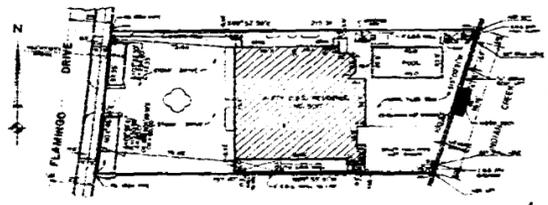
OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR DEPOSIT IN THE FOLLOWING:
 BUILDING: _____
 ZONING: _____
 DRB/SP: _____
 CONCURRENCY: _____
 PLUMBING: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 FIRE PREVENTION: _____
 ENGINEERING: _____
 PUBLIC WORKS: _____
 STRUCTURAL: _____
 ACCESSIBILITY: _____
 ELEVATOR: _____

TRACY CONSULTANTS INC.
 6600 SW 126th Ave., Ft. Lauderdale, FL., 33330-2382

GENERAL NOTES

- PILE NOTES:**
 ALL WOOD PILES TO BE SOUTHERN PINE AND COMPLY WITH A.S.T.M. 242-79 AND BE PRESSURE TREATED W/CCA FEDERAL SPECIFICATIONS 11-B-SW-11 OR 11-B-4000(1) AND AW1400-4. PILES TO HAVE A MIN. DIA. OF 12".
 MINIMUM PENETRATION OF ALL PILES TO BE AS FOLLOWS:
 INTO BEDROCK - 4" MIN.
 INTO YIELDING MATERIAL - 18" MIN.
 MINIMUM SAFE BEARING - 10 TONS WOOD PILE
STRUCTURAL LUMBER: ALL DIMENSIONAL LUMBER SHALL BE PRESSURE TREATED #2 SP GRADE OR BETTER AND COMPLY WITH A.S.T.M. 169-99 SPECIFICATIONS.
HARDWARE: ALL HARDWARE TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A-153-98, UNLESS OTHERWISE SPECIFIED.
NOTE: ALL MACHINE BOLTS TO BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A307-82A.
FASTENING NOTES:

- A. 3x12 BEAM TO PILES: TWO 1/2" DIA. THRU-BOLTS EA.
 B. 2x8 JOISTS TO BEAMS: 1"x12"x1/4" STRAP W/FOUR 16d NAILS TOP & BOTTOM, 8d NAIL SPACING JOISTS.
 C. 2x6 FASCIA TO MEMBERS: TWO 16d NAILS EA.
 D. 2x6 DECKING: TWO 16d S.S. RINGSHANK NAILS EA. MEMBER.
 DOCK DESIGN: SEE DRAWING 01-070, NATIONAL REALTY, LTD., 3017 FLAMINGO DR., MIAMI BEACH, FL.
 LOADING: 50 PSF SUPERIMPOSED LOAD.
 A 20' DOCK PROJECTS 26 FEET FROM THE EXISTING CONG. CAP WITH THE PILE SPACING OF 10' FOR BEAMS AND 11' FOR JOISTS.
 1. 508/55 x 4-1/2" / 12' x 27.18' ON A 2x6 DECK BOARD.
 $M = 27.18(3.17) \frac{4.78}{8} = 34.4$, $S_{yy} req'd = 34/125 = 0.27 \frac{1}{2}$
 $2x6$, $S_{yy} = 2.06 \frac{1}{2}$ OK
 ATTACHED TO JOISTS W/ TWO 3-1/2" S.S. RINGSHANK NAILS EA.
 2. 3x12 BEAMS MAX. SPAN 10 FEET. THE LOAD ON THIS BEAM IS $50(11/21) = 2718/21 = 129.4$ LBS. $M = 2718 \times 10/2 = 13590$, $S_{yy} req'd = 13590/1250 = 10.87$
 S_{yy} OF 3x12 IS 57.86 $\frac{1}{2}$ OK
 EACH BEAM REACTION ON PILES IS $2718(10/2) = 13590$, TWO 3/4" DIA. THRU-BOLTS TO PILES, OR BY INSPECTION.
 3. 2x8 JOISTS: MAX. SPAN 10' $50(11/21) = 2718/21 = 129.4$ LBS. $M = 2718 \times 10/2 = 13590$, $S_{yy} req'd = 13590/1250 = 10.87$
 S_{yy} OF 2x8 IS 24.61 $\frac{1}{2}$ OK, ATTACHED TO BEAMS WITH 1" WIRE A-100, STRAPS WITH FOUR 16d NAILS TOP & BOTTOM. NO SEE THROUGH JOISTS.
 4. 2x6 FASCIA TO JOISTS - TWO 16d NAILS EACH, OR BY INSPECTION.
 100 206



CALL 48 HOURS PRIOR TO PILE INSTALLATION.
 SUBMITTER AND CITY OF MIAMI BEACH FOR LOCATION OF UNDERGROUND UTILITIES.
NATIONAL REALTY LIMITED
 3017 FLAMINGO DRIVE, MIAMI BEACH
 SCALE: 1/4" = 1'-0"
 DATE: 7/26/01
PROPOSED DOCK REPLACEMENT
 SOUTHERN MARINE CONSTRUCTION
 MIAMI, FL.
 DRAWING NUMBER: 01-070

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3017 FLAMINGO
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