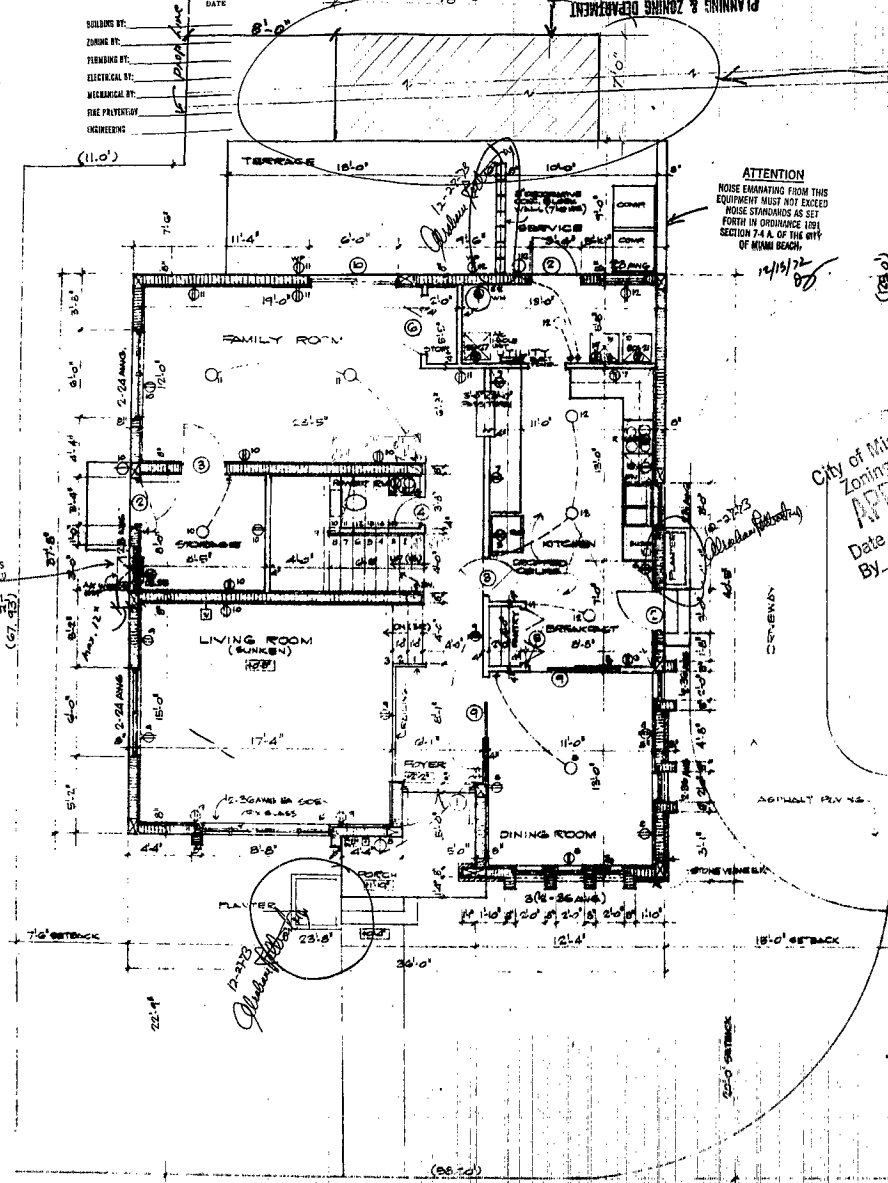


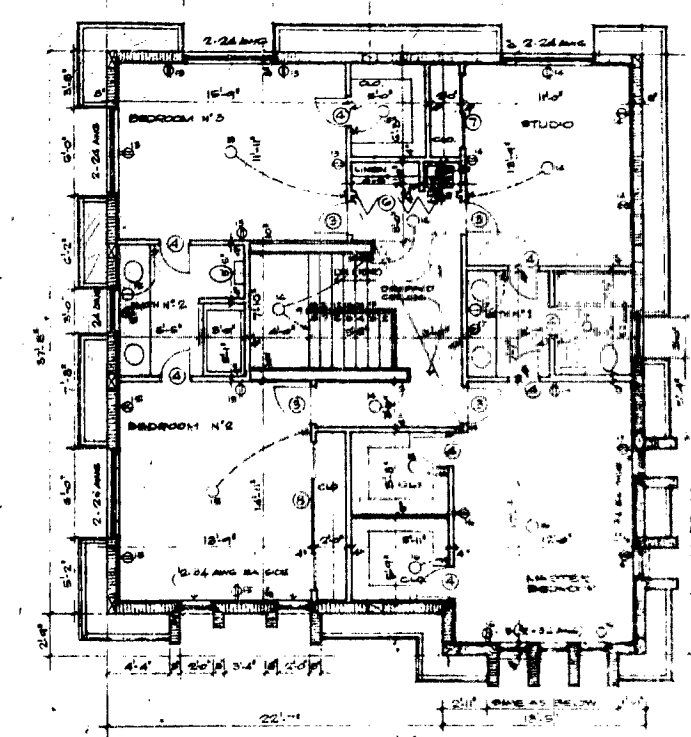
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NOV 1 1972
CITY OF MIAMI BEACH
PLANNING & ZONING DEPARTMENT
APPROVED



"GROUND FLOOR PLAN"

ZONING DIVISION
REVISED SHEET
RECEIVED DATE 11/1/72 BY [Signature]
APPROVED BY [Signature]
(EXTENDING 17' FROM BACK)

City of Miami Beach
Zoning Division
APPROVED
Date 12/15/72
By [Signature]



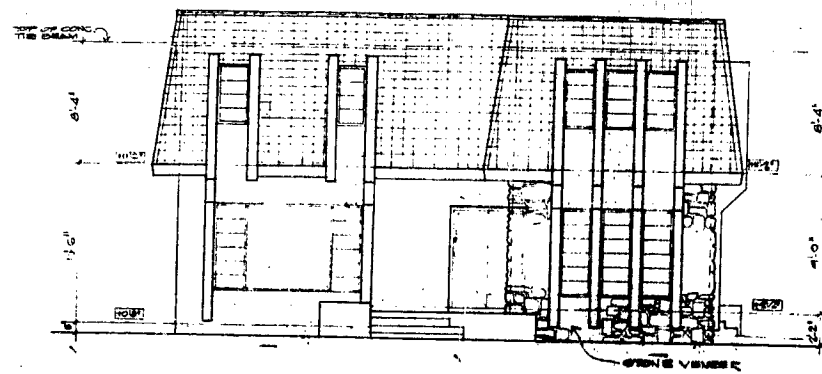
"SECOND FLOOR PLAN"

RECEIVED
DEC 1 4 1972
CITY OF MIAMI BEACH
PLANNING & ZONING DEPARTMENT
APPROVED

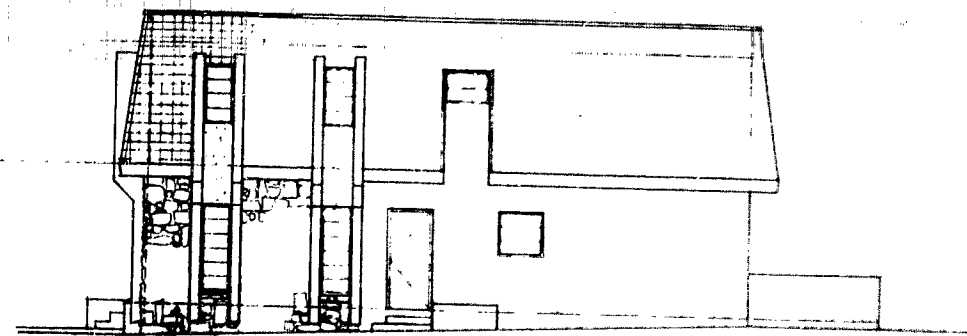
CITY OF MIAMI BEACH
APPROVED

NO.	DATE	DESCRIPTION
1	11/1/72	REVISION
2	12/15/72	REVISION

88197-02

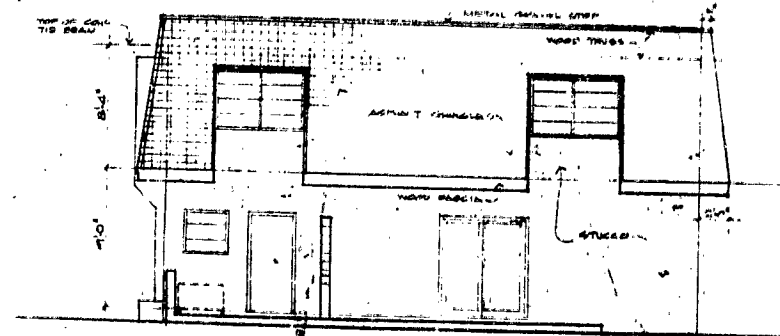


FRONT ELEVATION
(LARGER DR.)



RIGHT SIDE ELEVATION
(W 53RD ST)

City of Miami Beach
Zoning Division
APPROVED
Date 12/15/22
By [Signature]



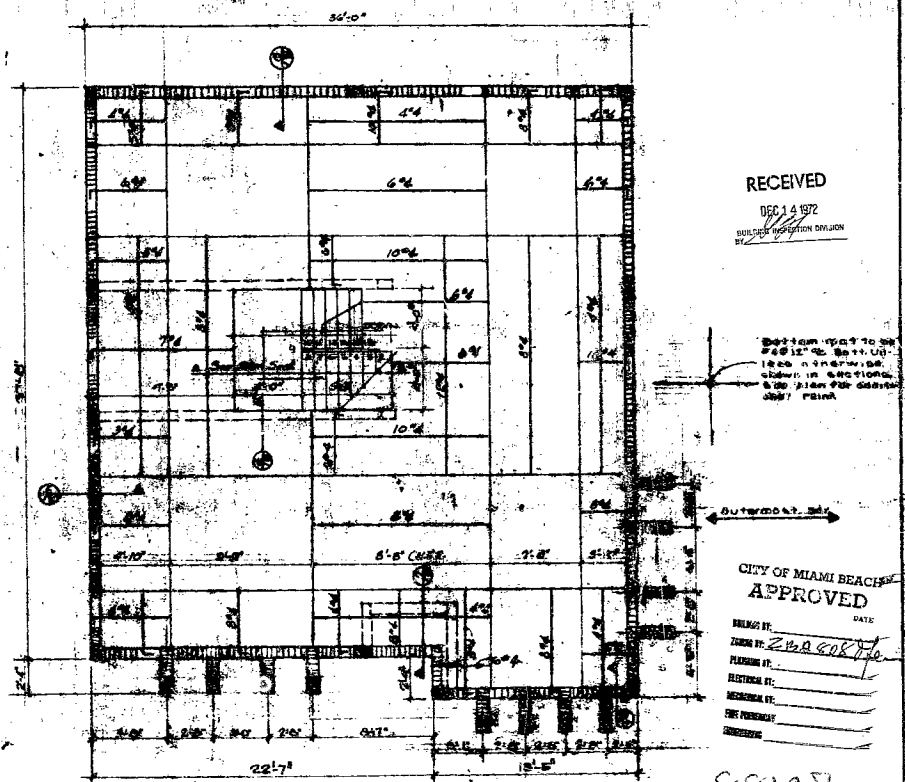
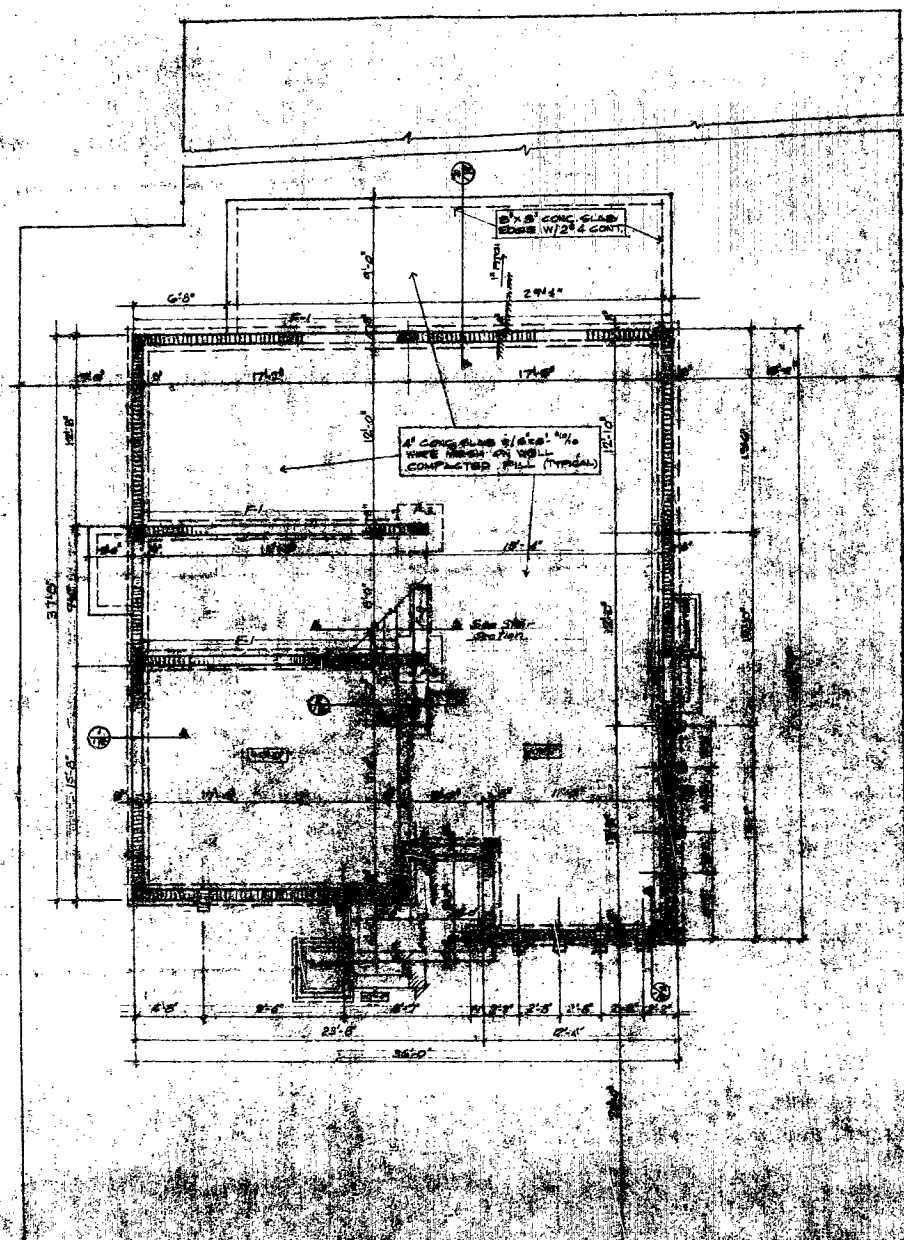
LEFT SIDE ELEVATION

RECEIVED
DEC 14 2022
[Signature]

CITY OF MIAMI BEACH
APPROVED

DATE	12/15/22
BY	[Signature]
FOR	ARCHITECT
PROJECT	88197-03

88197-03



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DEC 1 4 1972
BUILDING DEPARTMENT DIVISION

CITY OF MIAMI BEACH
APPROVED
DATE
DRAWN BY: Z. B. GORR
PLANNING BY:
ELECTRICAL BY:
MECHANICAL BY:
CIVIL ENGINEER

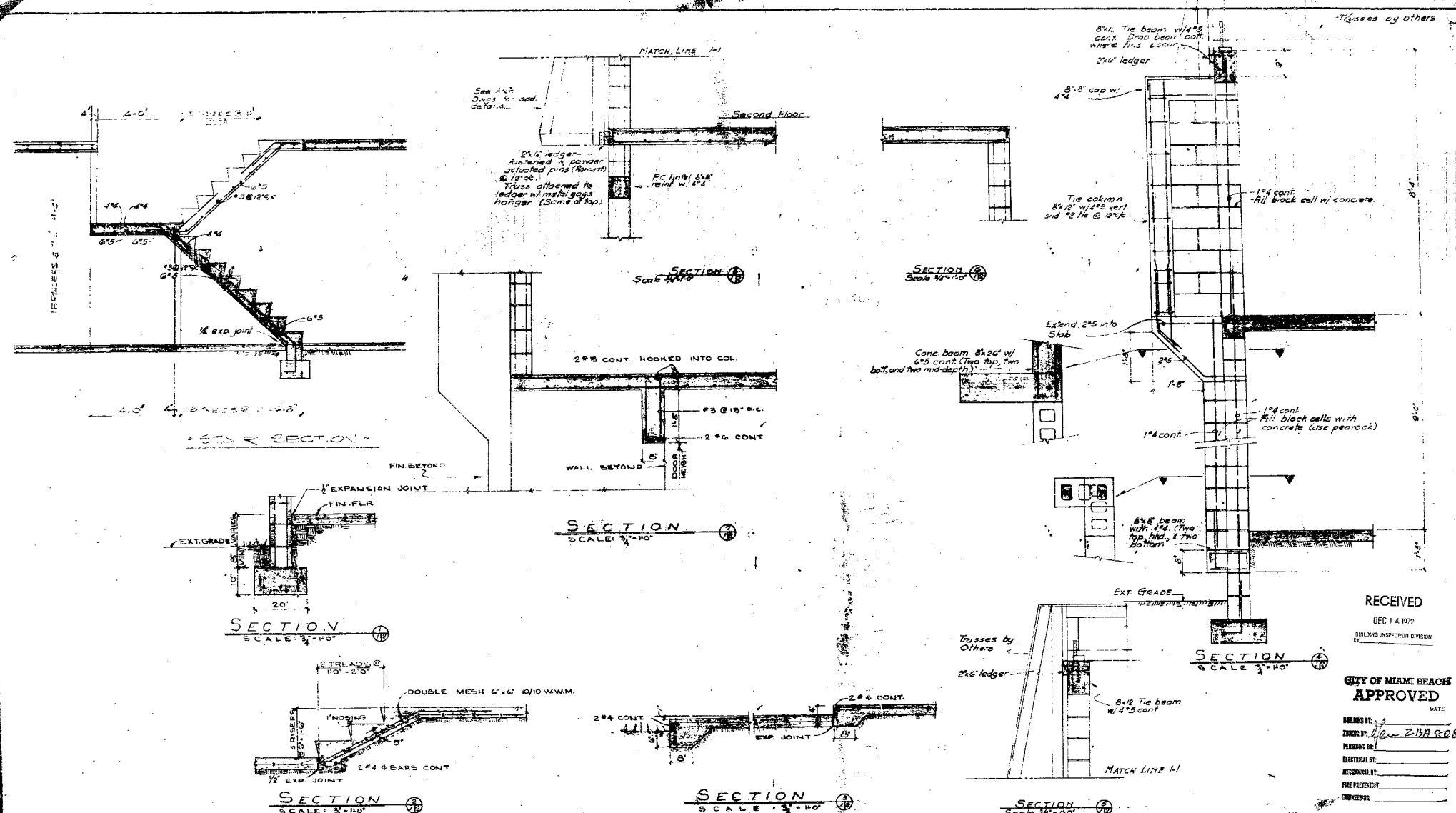
88197

SECOND FLR FRAMING PLAN

31870 - 1st FLR FRAMING PLAN - 12/1/72
31871 - 2nd FLR FRAMING PLAN - 12/1/72

GRANA-LOPEZ ASSOC. CONSULTING ENGINEERS MIAMI	ROBERTO J. GARCIA AIA Arch. 1940 N. MIAMI AVE. MIAMI, FL 33136
	RESIDENCE
	1200 N. MIAMI AVE.
	MIAMI, FL 33136

88197-04



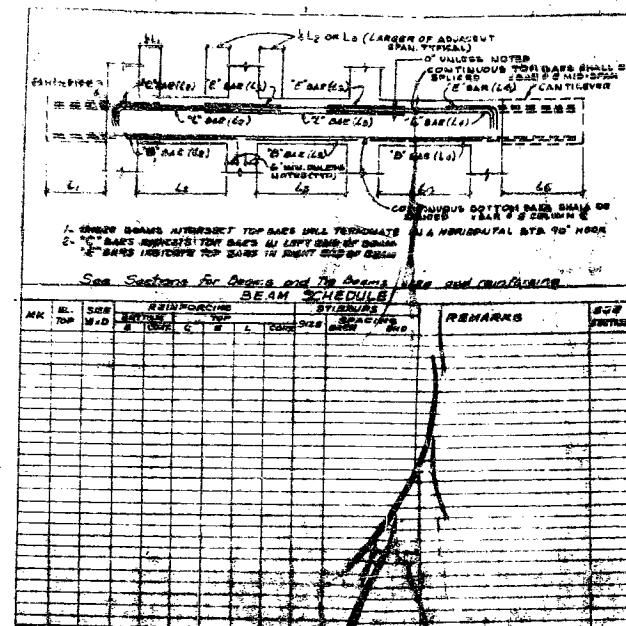
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DEC 14 1977
BUILDING INSPECTION DIVISION

CITY OF MIAMI BEACH
APPROVED
DATE
DESIGNED BY
DRAWN BY J. J. ZBARAK
CHECKED BY
ELECTRICAL BY
MECHANICAL BY
FIRE PROTECTION
ENGINEER

88197

GRANA-LOPEZ & ASSOC. CONSULTING ENGINEERS MIAMI, FLORIDA		PROJECT NO. 88-197 PROJECT NAME PROJECT LOCATION PROJECT DATE PROJECT STATUS
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88197-05



COLUMN SCHEDULE

NO.	SIZE & MATERIAL	REINFORCING		REMARKS
		V. BARS	TIES	

All columns shown must be 6" x 6" min. w/ 4 #5 vert. & 2 #5 @ 12" unless otherwise shown.

FOUNDATION SCHEDULE

MARK	SIZE			REINFORCING			REMARKS
	W	L	D	S.W.	C.W.	E.W.	
F-1	20"	12"	12"	2 #5			
F-2	16"	12"	10"	2 #5			
F-3	20"	12"	10"	2 #5			
F-4							
F-5							
F-6							
F-7							
F-8							

GENERAL NOTES

- DESIGN: Design of structure is based on post-tensioning (ultimate strength) section of A.C.I. Code. See in particular Secs. C-8.
- CONCRETE: Concrete to reach desired strength in 28 days (minimum compressive strength to be 3000 p.s.i.). All concrete shall be ready-mixed and in accordance with A.C.I. 308.3-64. Slump and air content tests shall be made by an independent testing laboratory. All concrete to be "prime weight" and scheduled.
- REINFORCING STEEL: Reinforcing steel shall be deformed, non-splittable (ASTM A-615 Grade 60) and shall have a minimum yield strength of 60,000 p.s.i. and a tensile strength of 75,000 p.s.i. Reinforcing to be domestic, conforming to all specifications and placed in accordance with A.C.I. 308.3-64.
- FOOTINGS: a) Footings shall be excavated to clean soil, free of vegetation and deleterious matter, and concrete shall be placed on an undisturbed base. b) If expansive soil having capacity of 8000 p.s.i. was used for design of footings, this was arrived at through soil inspection, test holes, and soil borings.
- FILL: Any fill to be compacted in 9" layers to a minimum density not less than 95% specified as a percentage of max. density, to be determined by laboratory method of test for the compaction and density of soil (ASTM T-99). Test to be verified by Engineer.
- DRAINAGE: Contractor to verify all dimensions in field and with architect and drainage, prior to construction. Notify Architect of any discrepancies.
- SLAB ON FILL: a) Inferior concrete slabs poured on fill to be cast waterproof membrane. All slabs to be reinforced with 3" x 6" rebar mesh. b) 4" concrete walls to have 6" x 6" - 180 mesh.
- WELDING: Welding to be done by certified welder using E6010 electrodes.
- STEEL JOISTS: Shall be size and spacing as shown on these drawings and shall be fabricated in accordance with S.I.I. Specifications.
- CONSTRUCTION JOINTS: Construction joints in slabs and beams to occur at points of zero moment. Construction joints in walls shall be at least 4' apart. Provide waterstops in all construction joints. Refer to grade in P.C. walls. (Elevator pits, mechanical pits, etc.).

PRECAST NOTES

- Floor deck to be a composite ribbed slab system made by precast prestressed concrete joists with a poured in place 3" slab.
- Concrete for precast prestressed joists shall be designed to attain a minimum 28 day compressive strength of 6000 p.s.i.
- Prestressing to be made with seven-wire uncoated stress relieved strands conforming to ASTM-A-270 Grade 270.

SLAB NOTES

- Bar layout: Top reinforcing bars (2" apart) extend 1/4 of span. Bottom reinforcing bars (2" apart) extend 1/4 of span.
- Steel fabricator to submit shop drawings showing slab reinforcement plan, section, and detail.

RECEIVED

DEC 14 1972

BUILDING DEPARTMENT DIVISION

CITY OF MIAMI BEACH

APPROVED

DESIGNED BY: _____

REVIEWED BY: _____

PREPARED BY: _____

ELECTRICAL BY: _____

Mechanical BY: _____

DATE PREPARED: _____

ENGINEERING: _____

ROBERTO J. GAMBACH, AIA ARCHITECT

3000 PINE AVENUE, MIAMI BEACH, FLORIDA 33139

3000 PINE AVENUE, MIAMI BEACH, FLORIDA 33139

3000 PINE AVENUE, MIAMI BEACH, FLORIDA 33139

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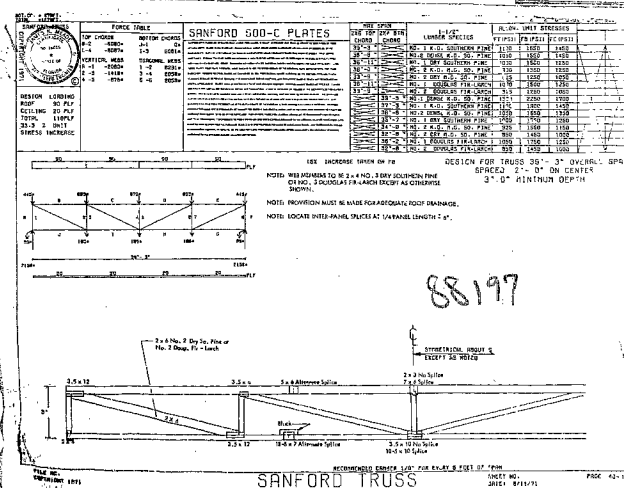
3000 PINE AVENUE, MIAMI BEACH, FLORIDA 33139

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3000 PINE AVENUE, MIAMI BEACH, FLORIDA 33139

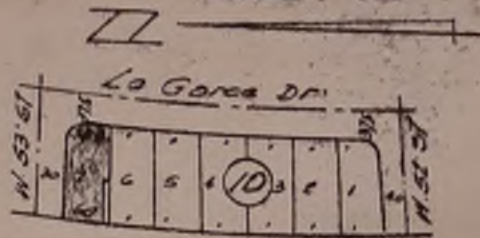
3000 PINE AVENUE, MIAMI BEACH, FLORIDA 33139

88197-06



LOCATION SKETCH

SCALE: 1"=100'



Lot 7 less the South 11.0' feet of the West 57.06' feet thereof, Block 10, BEACH VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9 at Page 158 of the Public Records of Dade County, Florida.

Certified to: Florida Federal Savings and Loan Association
Property address: 5262 La Gorce Dr.
Miami, Beach, Fl.
Property owner: Bruce Reich

Flood zone: A-10

J.N. 3640
P.B. 97-30

W. DE LA TORRE,
2525 S. W. 8th St.
Miami, FL. 33135

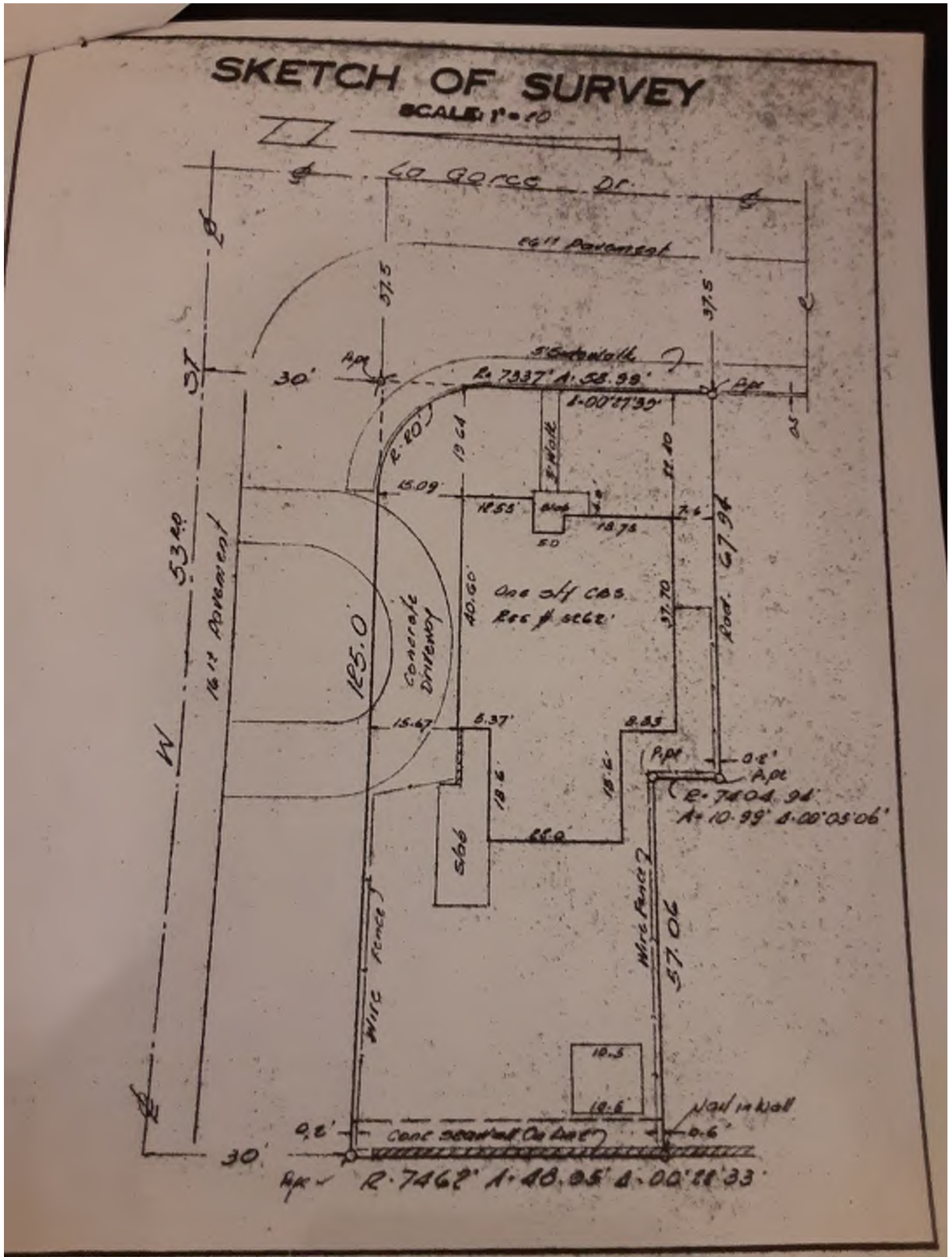
Phone: 541-4722
Scale as Shown.

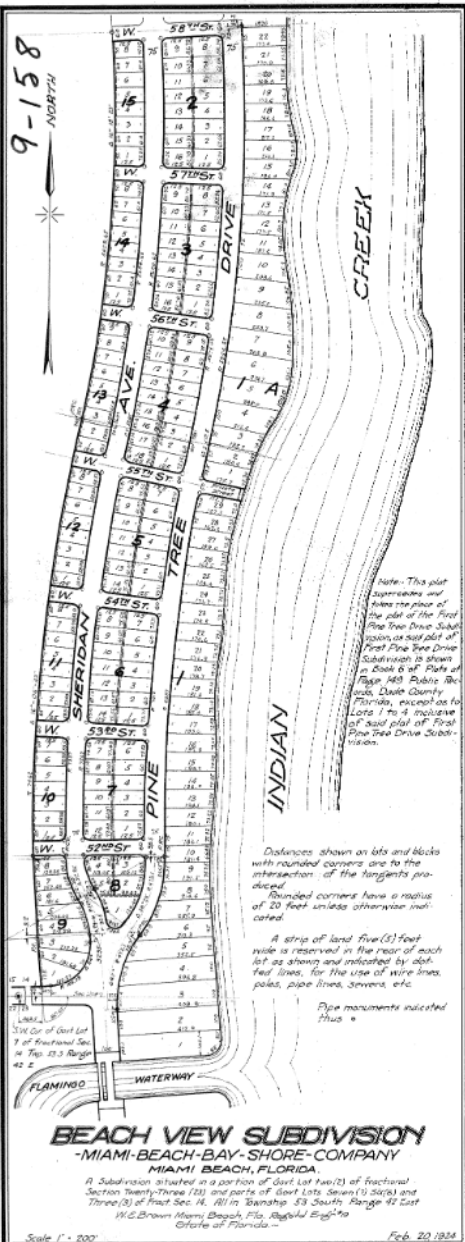
Date: April 6, 1984
Updated April 26, 1986.

I HEREBY CERTIFY: That 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, also that the survey represented hereon meets the minimum technical standards for land surveyors in the State of Florida rule 21 HH-6

NOTE: NOT VALID UNLESS SEALED WITH
THE EMBOSSED SURVEYOR'S SEAL

Wilson De La Torre
By: Wilson De La Torre
Professional Land Surveyor No. 1870
State of Florida.





Know all men by these presents:-

That the Miami Beach Bay Shore Company, a corporation duly organized and existing under the laws of the State of Florida hereby files this plat of the property to be known as "Beach View Subdivision"; situated in Dade County, Florida, and more particularly described as follows: to wit:- A portion of Government Lot Two (2) of Fractional Section Twenty-Three (23) and parts of Government Lots Seven (7), Six (6) and Three (3) of Fractional Section Fourteen (14), all in Township 53 South, Range 42 East.

In Witness Whereof: the said Miami Beach Bay Shore Company has caused its name to be signed by its President and its corporate seal to be affixed by its Secretary this 23rd day of April A.D. 1924.

MIAMI BEACH BAY SHORE CO.

Corey Fisher
President
Corey Fisher
Secretary

Executed in the presence of:-

W. H. Williams
W. H. Williams

State of Florida, SS:-
County of Dade

I hereby certify that on this 23rd day of April, A.D. 1924 personally appeared before me Carl G. Fisher and C.W. Chappin, President and Secretary respectively of the Miami Beach Bay Shore Company a corporation duly organized and existing under the laws of the State of Florida, to me well known and known to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed, as such officers, and that they affixed hereto the official seal of said corporation at Miami Beach, Dade County, Florida the day and year above written.

W. H. Williams
Notary Public State of Florida
at large

My Commission Expires 12-31-24

This is to certify that the attached plat was made in conformity with a survey of the property and is accurate and correct to the best of my knowledge and belief.

W. H. Williams
Registered Engineer No. 19
State of Florida

Examined and approved for record.

Robert H. Hatcher
County Engineer Dade County.

This plat was approved by a vote passed and adopted by the City Council of Miami Beach Florida this 22 day of May A.D. 1924.

Joseph H. Hatcher
President City Council

Attest *W. H. Williams*
City Clerk

OK *W. H. Williams*
City Clerk

18998'

18998'

18998'

18998'

18998'