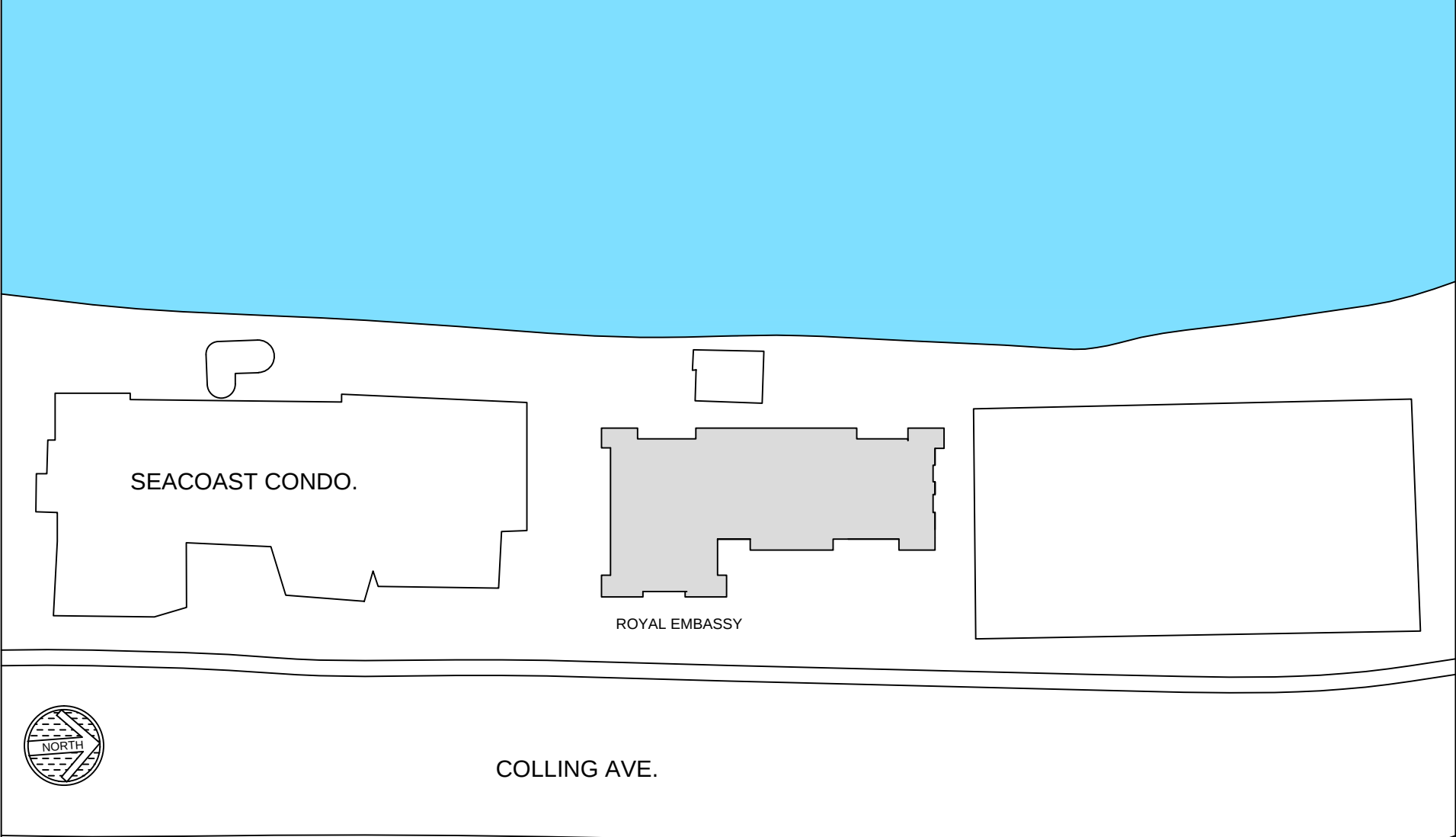
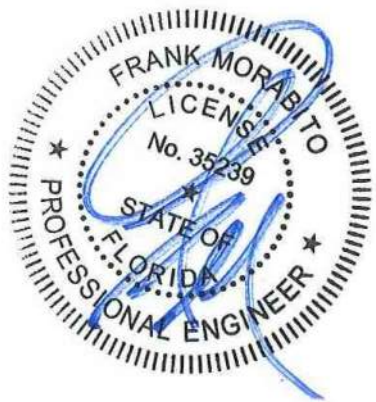


PROPOSED BALCONY GLASS FOR ROYAL EMBASSY CONDOMINIUM.

5750 COLLINS AVE. MIAMI FL, 33140



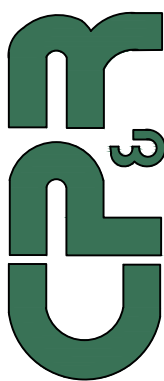
SITE PLAN



INDEX DRAWING

- GN-1 SITE PLAN
- GN-2 EAST ELEVATION PHOTOS
- GN-3 ELEVATION PHOTOS(5 Sheets)
- E-1 FLOOR PLAN 3RD-16TH LEVELS
- E-2 WEST ELEVATION
- E-3 EAST ELEVATION
- E-4 SOUTH ELEVATION
- E-5 NORTH ELEVATION
- D-1 DEMOLITION PLAN
- A-0 COLLINS AVENUE RENDERING
- A-1 FLOOR PLAN TYP. LEVEL
- A-2 EAST ELEVATION RENDERING
- A-3 WEST ELEVATION RENDERING
- A-4 SOUTH ELEVATION RENDERING
- A-5 NORTH ELEVATION RENDERING
- A-6 BALCONY ELEVATIONS EAST
- A-7 BALCONY ELEVATIONS WEST
- ORIGINAL DOCUMENTS
- F-1 COVER
- F-2 TYPICAL PLAN
- F-3 ELEVATIONS
- F-4 ELEVATIONS
- F-5 ELEVATIONS
- F-6 ELEVATIONS
- F-7 BALCONY DETAILS
- F-8 PERMIT
- F-9 PERMIT
- F-10 PERMIT
- F-11 PERMIT
- F-12 PERMIT
- F-13 PERMIT
- F-14 HISTORICAL 1968 ADVERTISEMENT

TOTAL OF BALCONIES: 130	
TOTAL OF PROPOSED BALCONIES: 130	
CONCRETE WALL DEMO	6,415.5 SF
	1833 LF
PREVIOUS PERMITTED	11,939 SF
APPROVED RAILS	3354 LF



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
SITE PLAN

SHEET NO:
GN-1



A



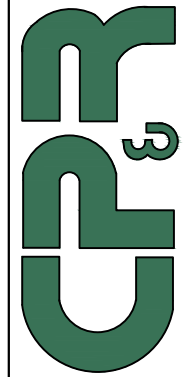
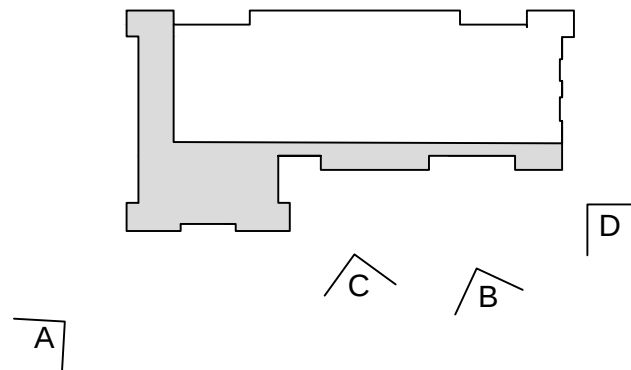
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C



D



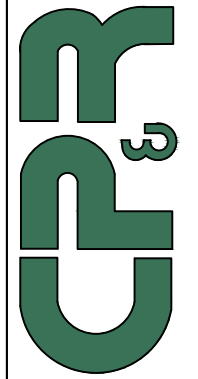
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
EAST ELEVATION PHOTOS

SHEET NO:
GN-2



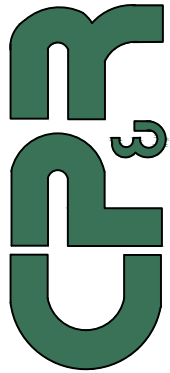
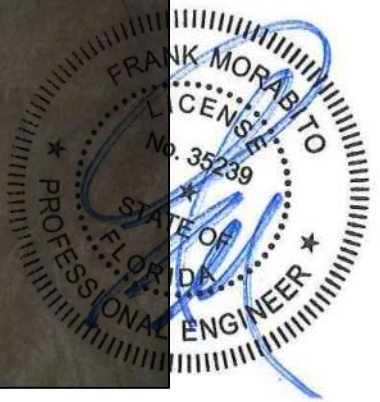
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

FINAL
SUBMITTAL
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SHEET NAME:
ELEVATION PHOTOS

SHEET NO:
GN-3



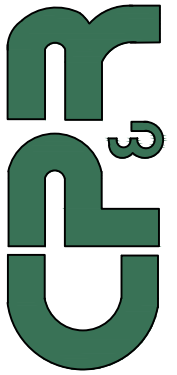
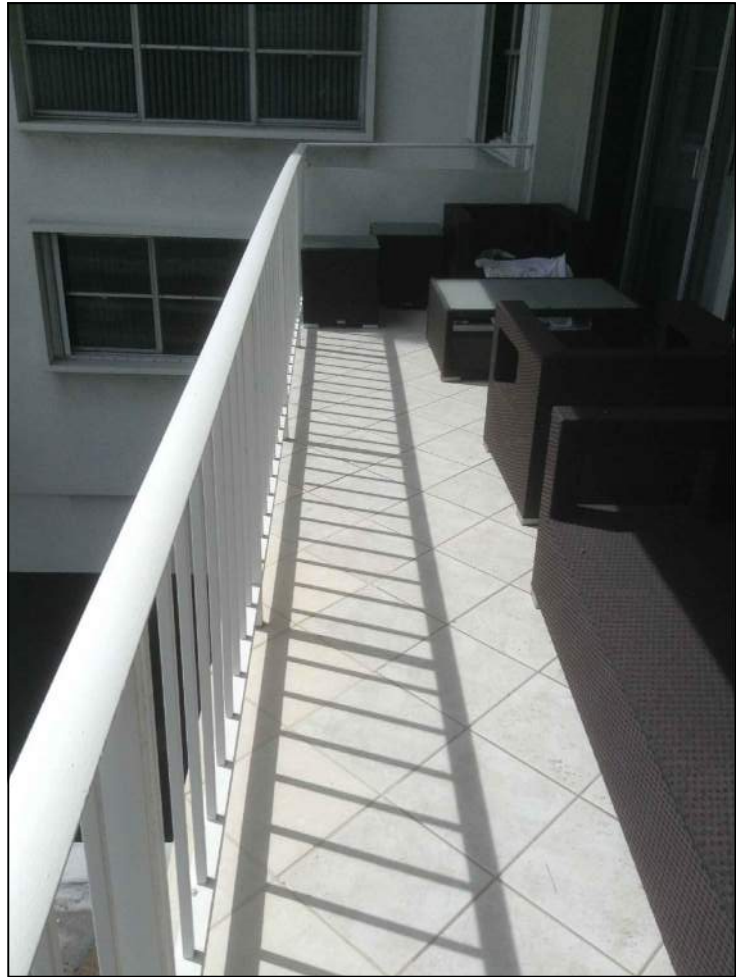
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami FL, 33140

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07/05/2017

SHEET NAME:
PHOTOS

SHEET NO:
GN-3



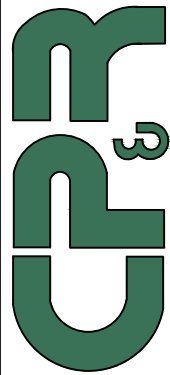
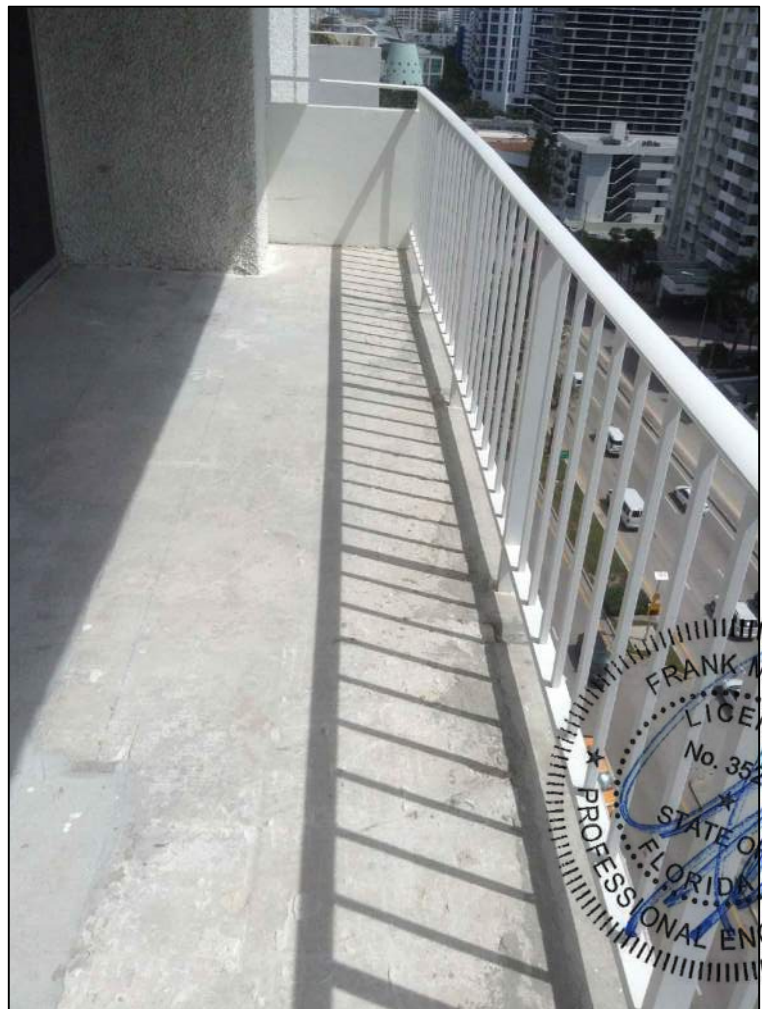
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
PHOTOS

SHEET NO:
GN-3



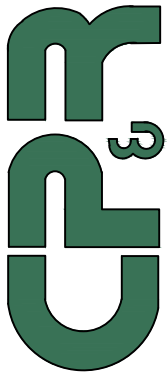
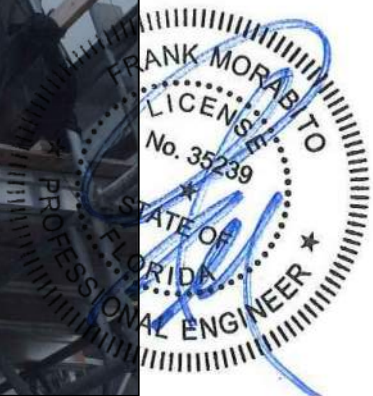
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

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SUBMITTAL
07/05/2017

SHEET NAME:
PHOTOS

SHEET NO:
GN-3



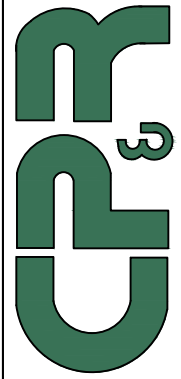
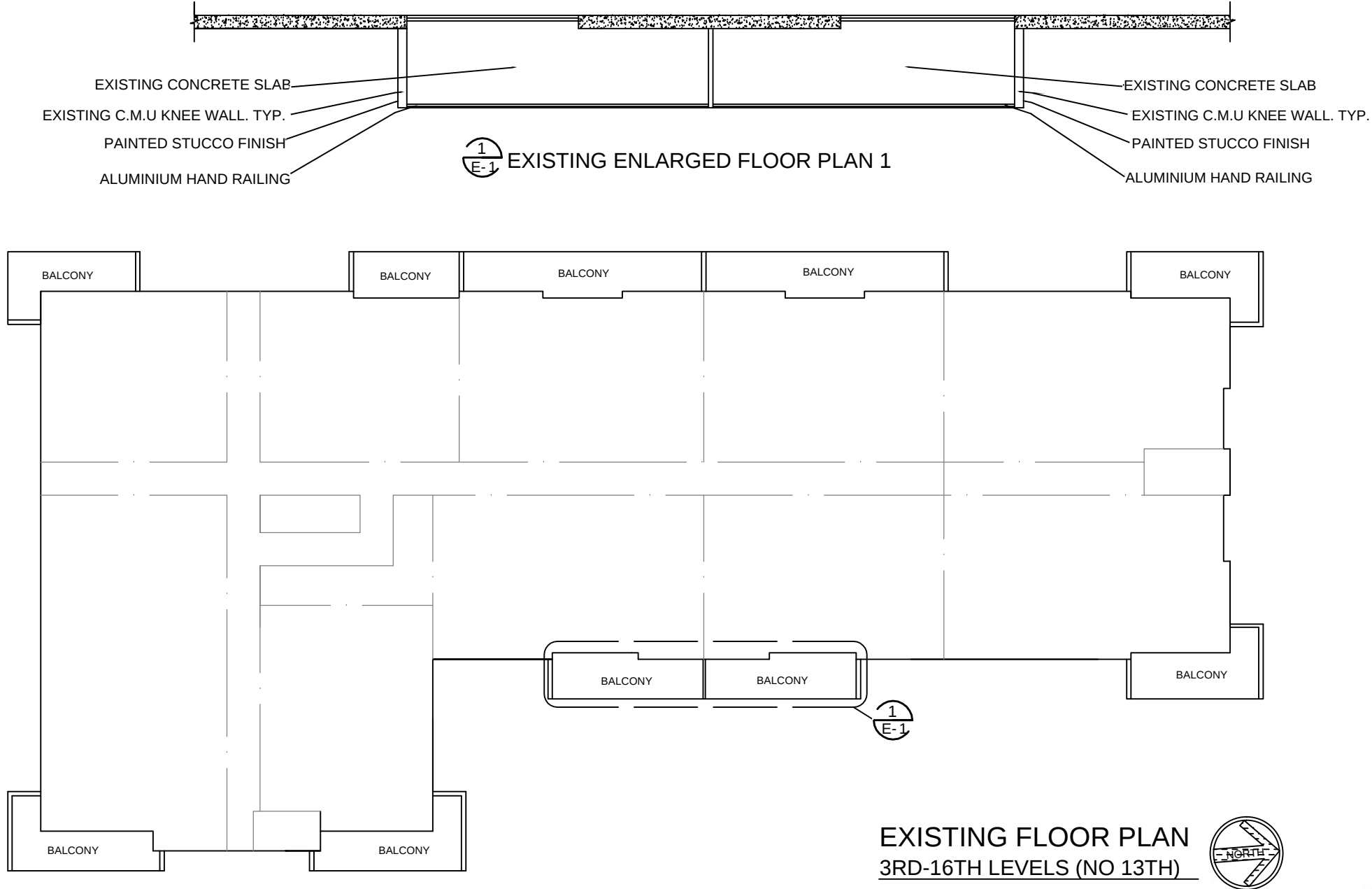
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami FL, 33140

FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
PHOTOS

SHEET NO:
GN-3



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

FINAL
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07/05/2017



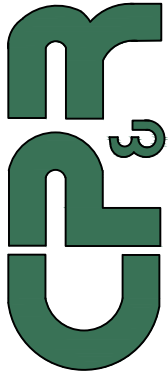
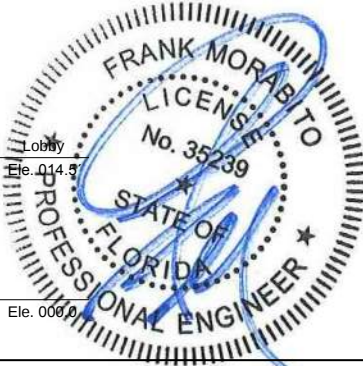
SHEET NAME:
FLOOR PLAN 3RD-16TH LEVELS
SHEET NO:
E-1



EXISTING WEST ELEVATION



Roof	Ele. 167.00'
	Ele. 154.00'
PH Floor	Ele. 144.25'
16th Floor	Ele. 134.5'
15th Floor	Ele. 125.75'
14th Floor	Ele. 117.00'
12th Floor	Ele. 108.25'
11th Floor	Ele. 099.5'
10th Floor	Ele. 090.75'
9th Floor	Ele. 082.00'
8th Floor	Ele. 073.25'
7th Floor	Ele. 064.5'
6th Floor	Ele. 055.75'
5th Floor	Ele. 047.00'
4th Floor	Ele. 038.25'
3rd Floor	Ele. 029.5'
Lobby	Ele. 014.5'
	Ele. 000.0'



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM 5750 COLLING AVE. Miami Fl, 33140	
FINAL SUBMITTAL 07/05/2017	
SHEET NAME:	WEST ELEVATION
SHEET NO:	E-2

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

6th Floor
Ele. 055.75'

5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

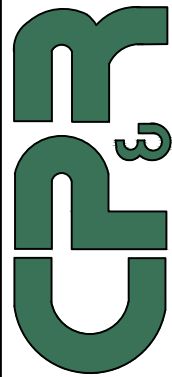
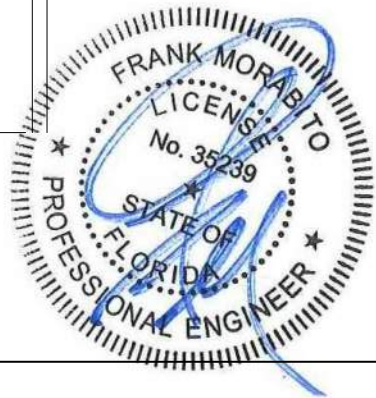
3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'

Ele. 000.0



EXISTING EAST ELEVATION



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami FL, 33140

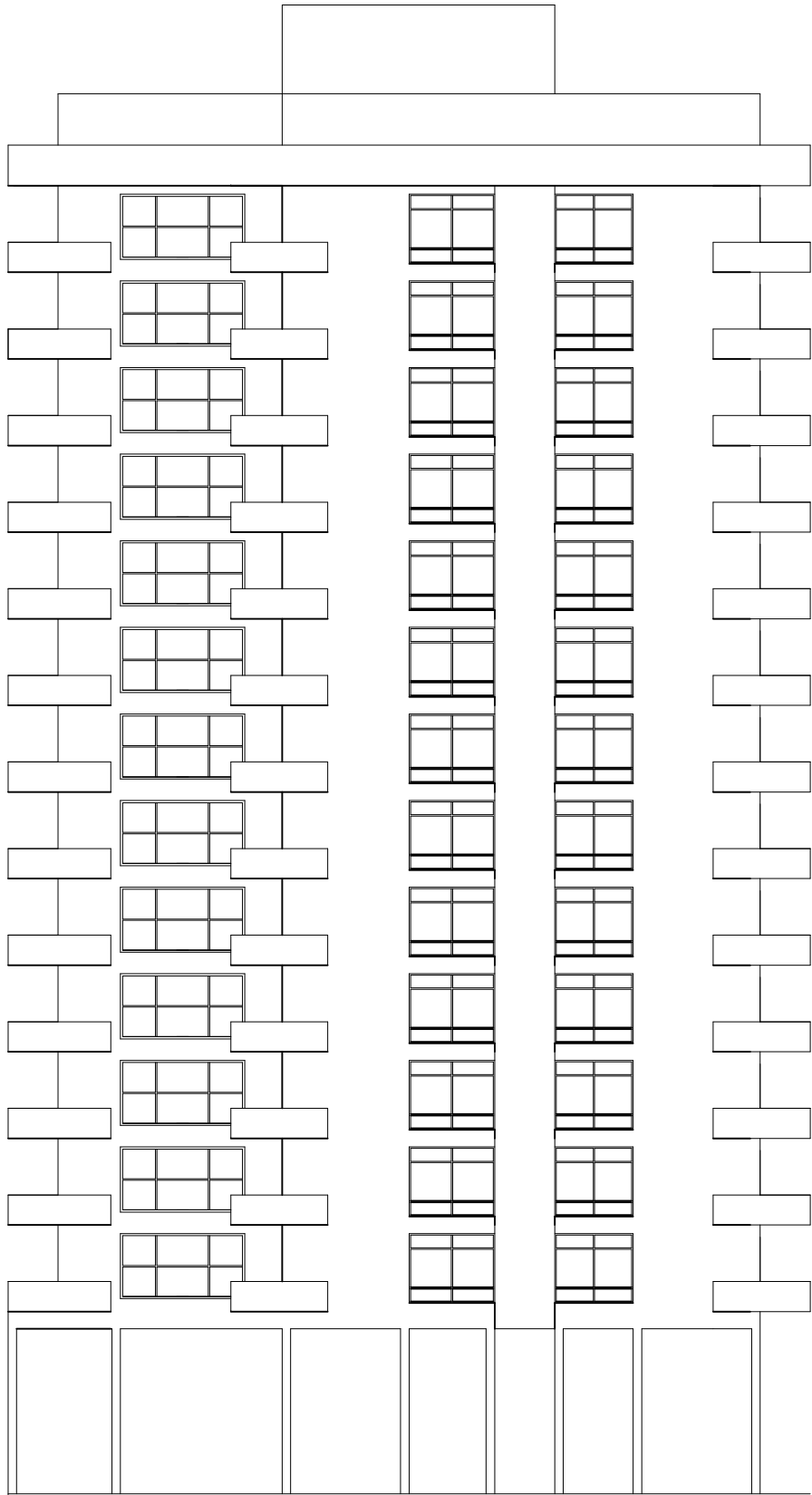
FINAL
SUBMITTAL
07/05/2017

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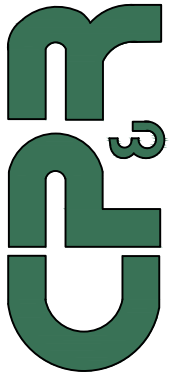
SHEET NO:

E-3

Roof
Ele. 167.00'
Ele. 154.00'
PH Floor
Ele. 144.25'
16th Floor
Ele. 134.5'
15th Floor
Ele. 125.75'
14th Floor
Ele. 117.00'
12th Floor
Ele. 108.25'
11th Floor
Ele. 099.5'
10th Floor
Ele. 090.75'
9th Floor
Ele. 082.00'
8th Floor
Ele. 073.25'
7th Floor
Ele. 064.5'
6th Floor
Ele. 055.75'
5th Floor
Ele. 047.00'
4th Floor
Ele. 038.25'
3rd Floor
Ele. 029.5'
Lobby
Ele. 014.5'
Ele. 000.0



EXISTING SOUTH ELEVATION



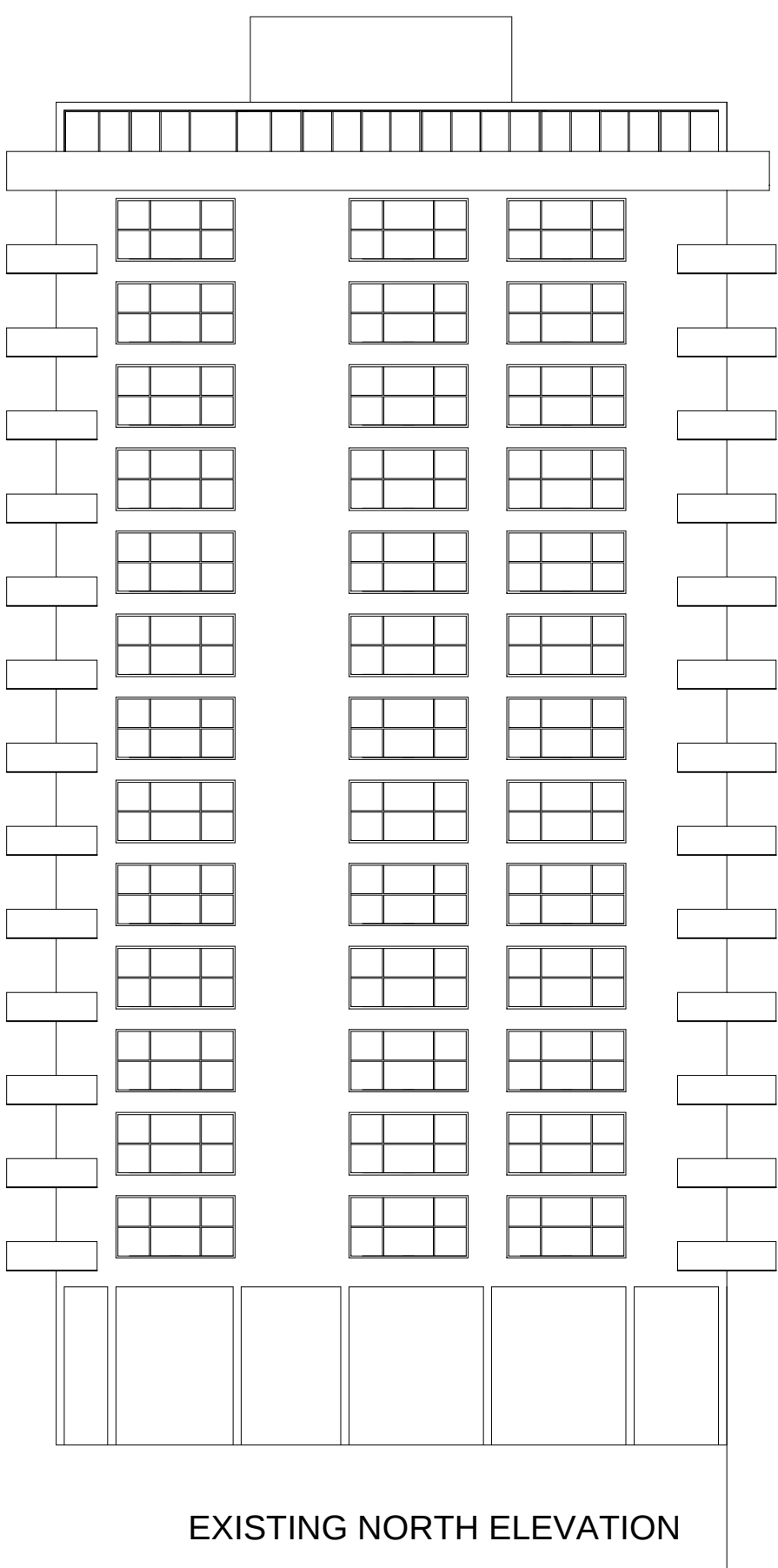
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

FINAL
SUBMITTAL
07/05/2017

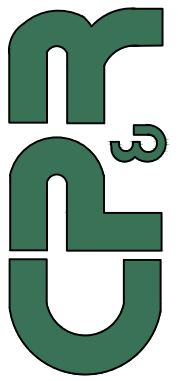
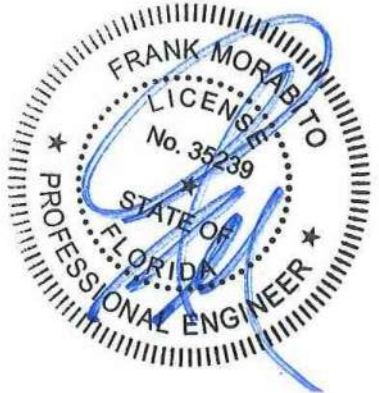
SHEET NAME:
SOUTH ELEVATION

SHEET NO:
E-4



EXISTING NORTH ELEVATION

Roof	Ele. 167.00'
	Ele. 154.00'
PH Floor	Ele. 144.25'
16th Floor	Ele. 134.5'
15th Floor	Ele. 125.75'
14th Floor	Ele. 117.00'
12th Floor	Ele. 108.25'
11th Floor	Ele. 099.5'
10th Floor	Ele. 090.75'
9th Floor	Ele. 082.00'
8th Floor	Ele. 073.25'
7th Floor	Ele. 064.5'
6th Floor	Ele. 055.75'
5th Floor	Ele. 047.00'
4th Floor	Ele. 038.25'
3rd Floor	Ele. 029.5'
Lobby	Ele. 014.5'
Datum	Ele. 000.0



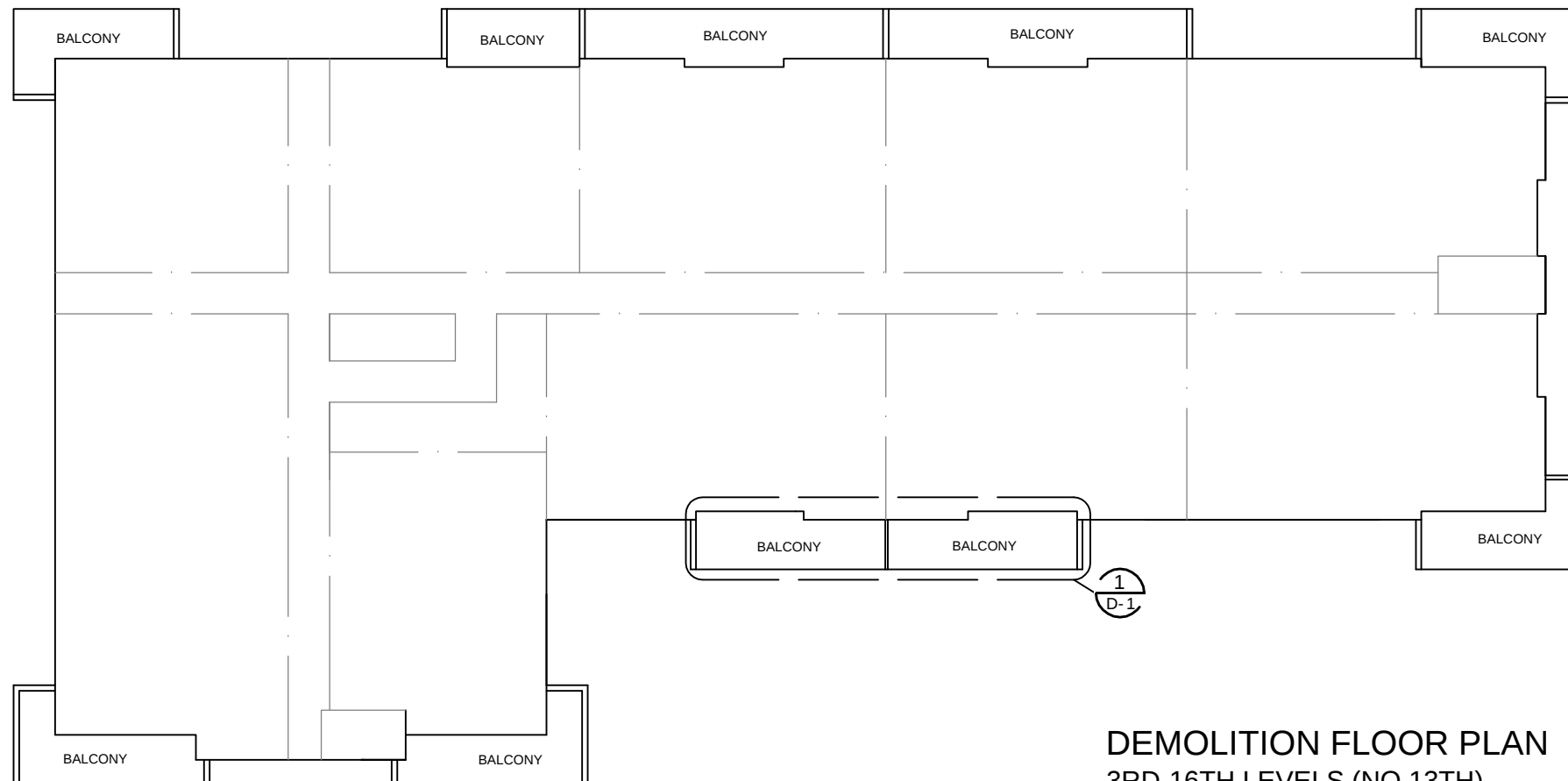
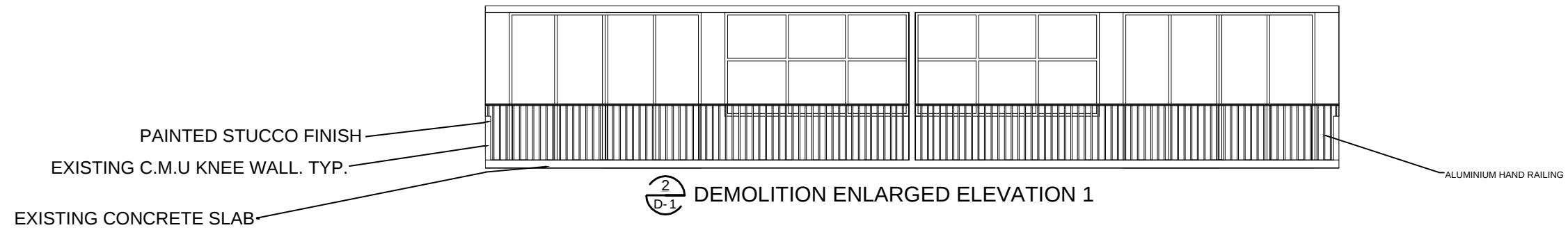
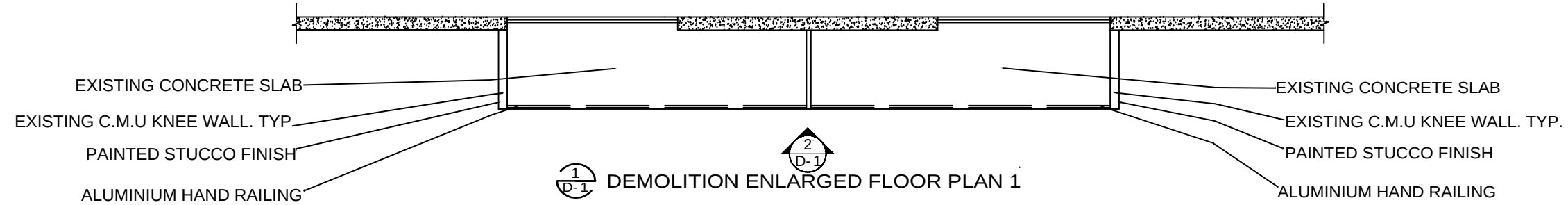
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami FL, 33140

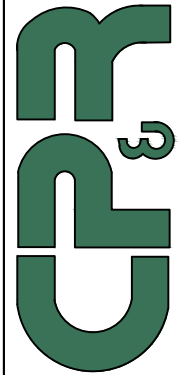
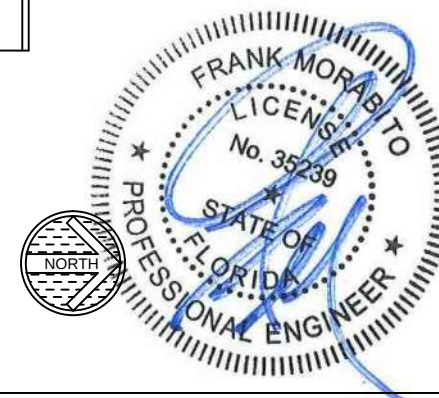
FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
NORTH ELEVATION

SHEET NO:
E-5



DEMOLITION FLOOR PLAN
3RD-16TH LEVELS (NO 13TH)



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

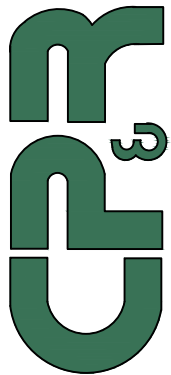
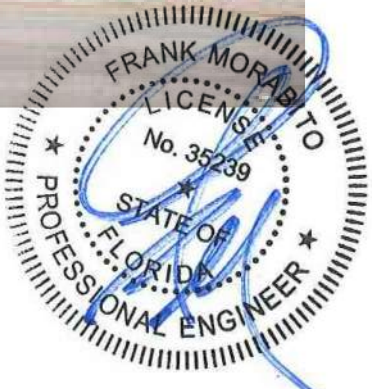
FINAL
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07/05/2017

SHEET NAME:
FLOOR PLAN 3RD-16TH LEVELS

SHEET NO:
D-1



COLLINS AVENUE RENDERING



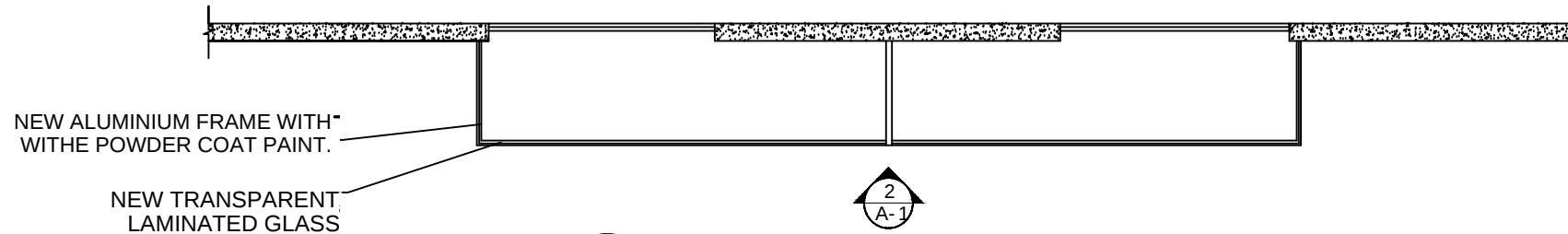
CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

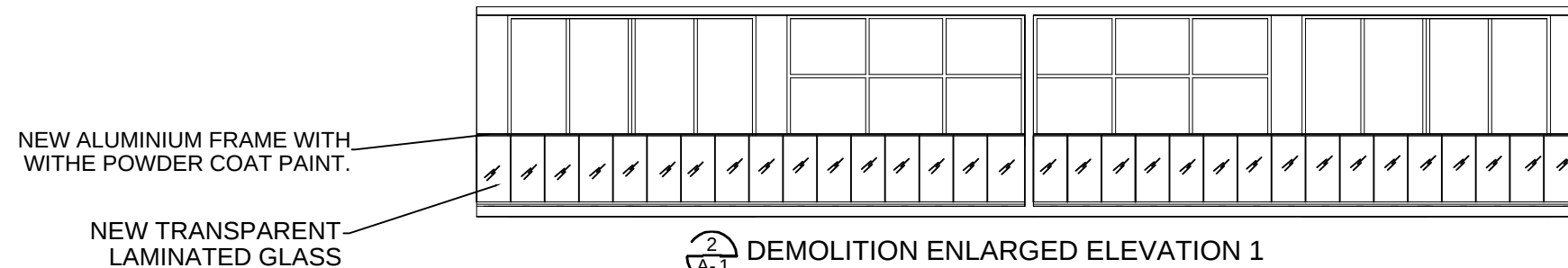
FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
ELEVATION PHOTOS

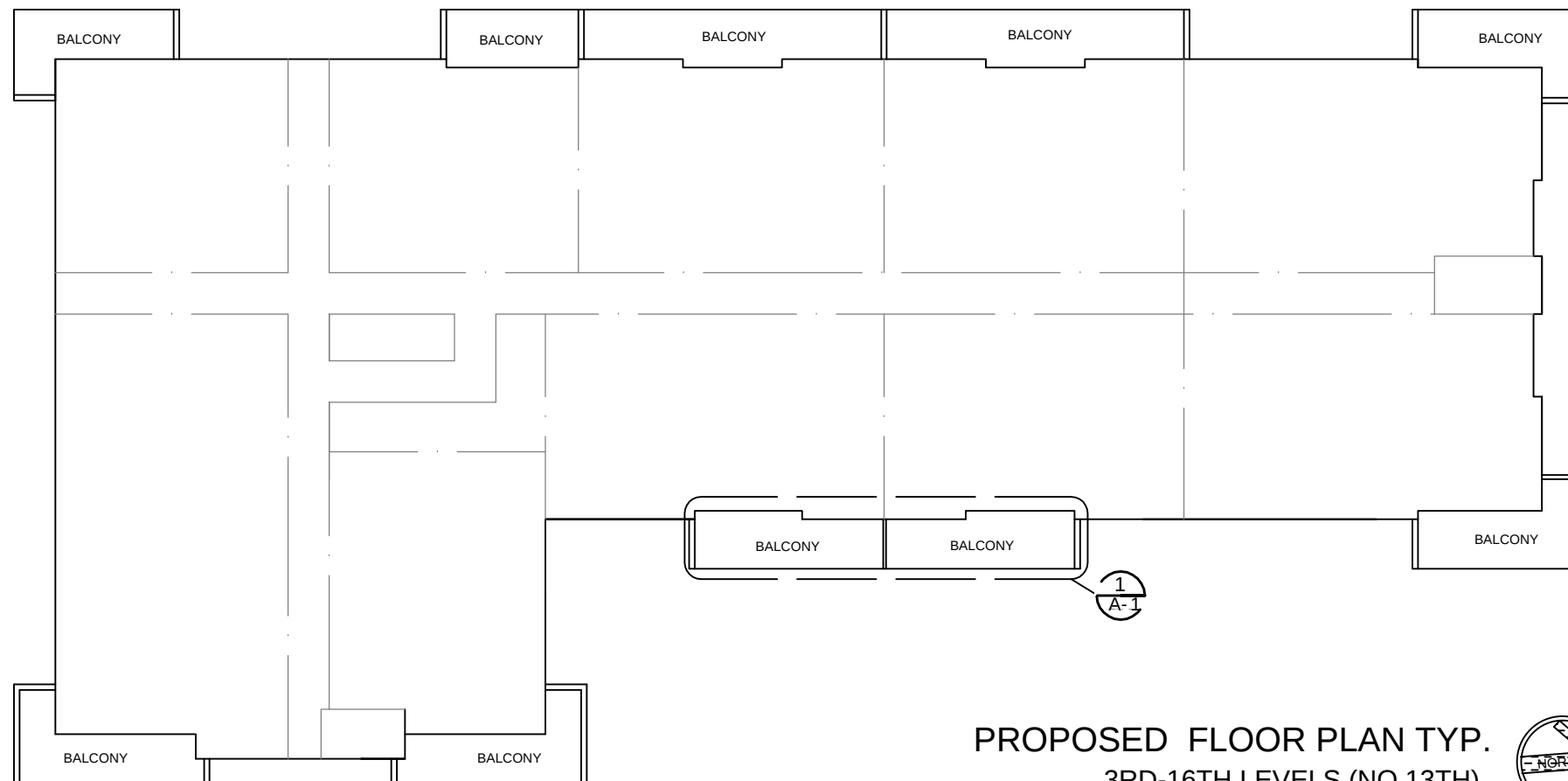
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A-0



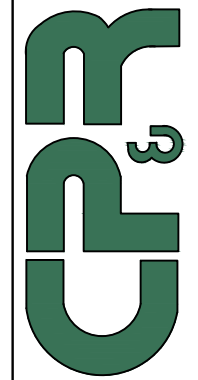
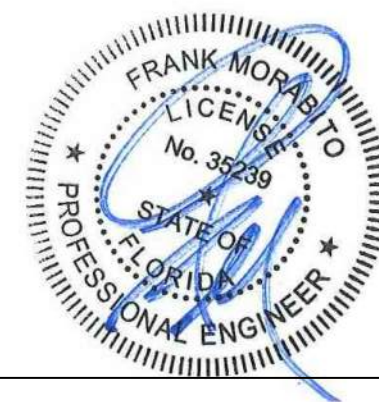
1 A-1 PROPOSED ENLARGED FLOOR PLAN 1



2 A-1 DEMOLITION ENLARGED ELEVATION 1



PROPOSED FLOOR PLAN TYP.
3RD-16TH LEVELS (NO 13TH)



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

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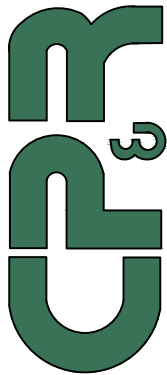
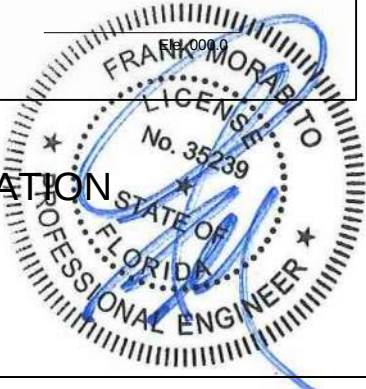
SHEET NAME:
FLOOR PLAN TYP. LEVEL

SHEET NO:
A-1



Ele. 154.00'
PH Floor Ele. 144.25'
16th Floor Ele. 134.5'
15th Floor Ele. 125.75'
14th Floor Ele. 117.00'
12th Floor Ele. 108.25'
11th Floor Ele. 099.5'
10th Floor Ele. 090.75'
9th Floor Ele. 082.00'
8th Floor Ele. 073.25'
7th Floor Ele. 064.5'
6th Floor Ele. 055.75'
5th Floor Ele. 047.00'
4th Floor Ele. 038.25'
3rd Floor Ele. 029.5'
Lobby Ele. 014.5'

EAST COLORED ELEVATION



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

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07/05/2017

SHEET NAME:
WEST ELEVATION RENDERING
SHEET NO:
A-2



Ele. 154.00'
PH Floor Ele. 144.25'
16th Floor Ele. 134.5'
15th Floor Ele. 125.75'
14th Floor Ele. 117.00'
12th Floor Ele. 108.25'
11th Floor Ele. 099.5'
10th Floor Ele. 090.75'
9th Floor Ele. 082.00'
8th Floor Ele. 073.25'
7th Floor Ele. 064.5'
6th Floor Ele. 055.75'
5th Floor Ele. 047.00'
4th Floor Ele. 038.25'
3rd Floor Ele. 029.5'

Lobby
Ele. 014.5'

Ele. 000.0'

WEST COLORED ELEVATION



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami FL, 33140

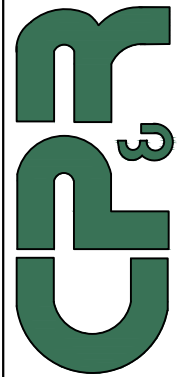
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SHEET NAME:
EAST ELEVATION RENDERING

SHEET NO:
A-3



SOUTH COLORED ELEVATION



CONCRETE PROTECTION & RESTORATION.

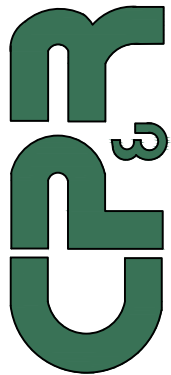
ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
SOUTH ELEVATION RENDERING
SHEET NO:
A-4



NORTH COLORED ELEVATION



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami Fl, 33140

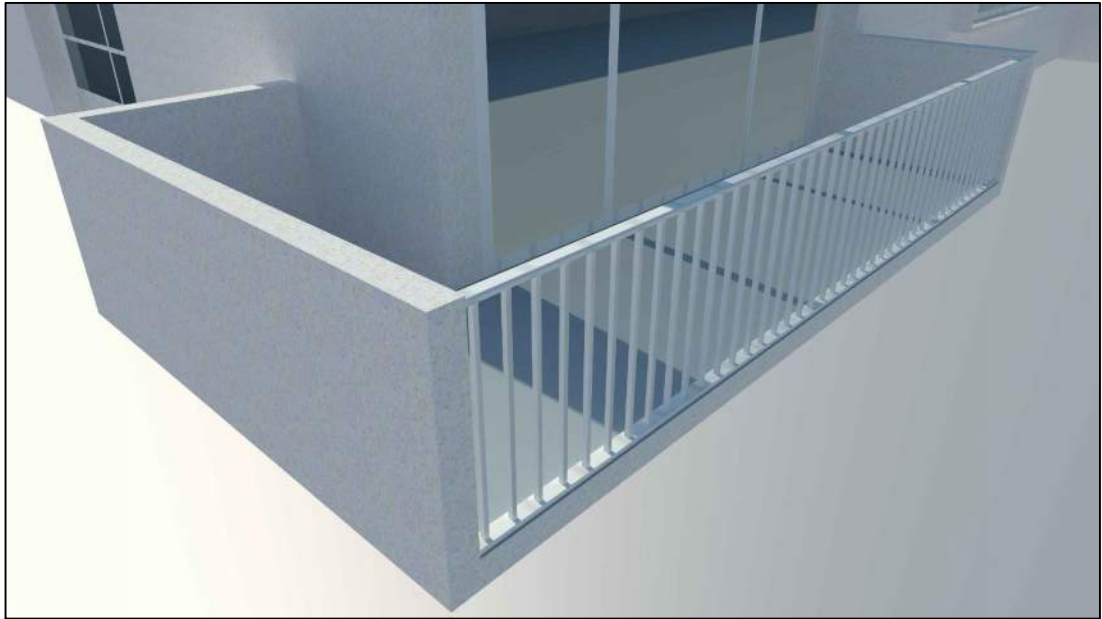
FINAL
SUBMITTAL
07/05/2017

SHEET NAME:
NORTH ELEVATION RENDERING
SHEET NO:

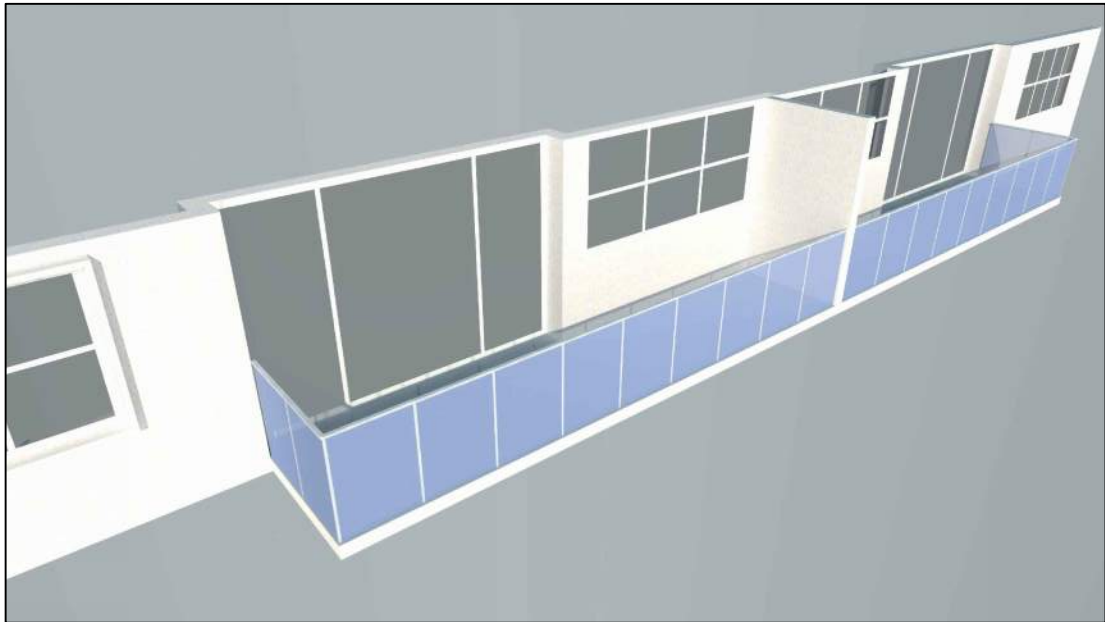
A-5



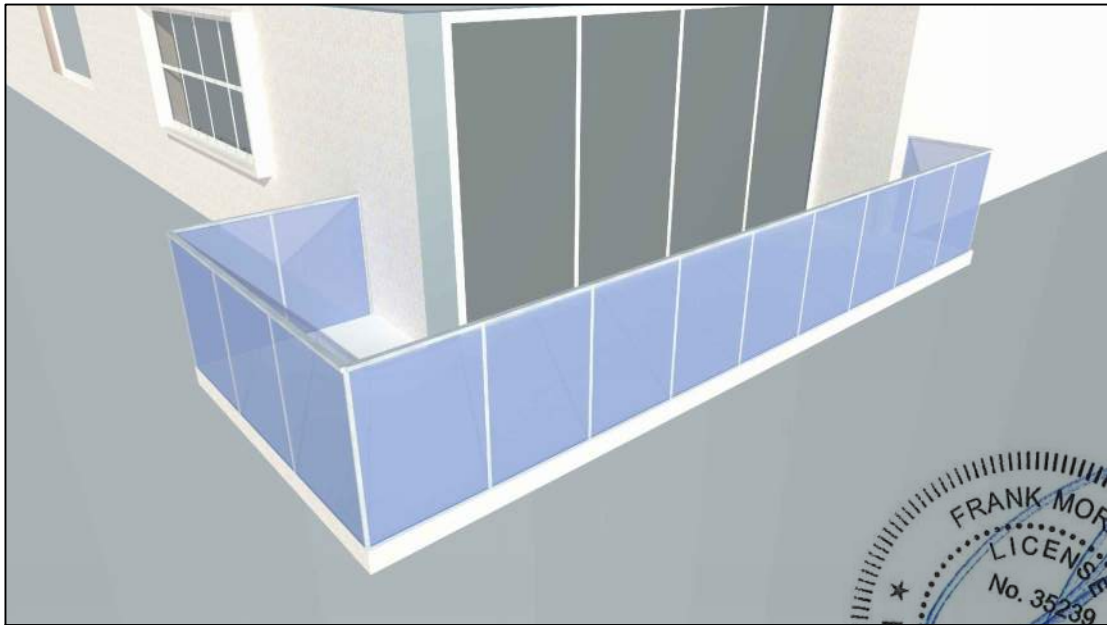
EXISTING AXONOMETRIC VIEW EAST



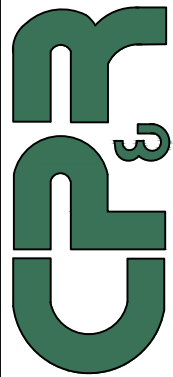
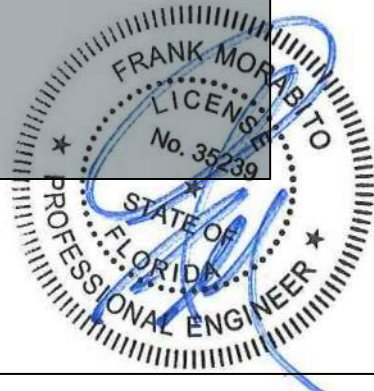
EXISTING ELEVATION EAST



PROPOSED AXONOMETRIC VIEW EAST



PROPOSED ELEVATION EAST



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
5750 COLLING AVE.
Miami FL, 33140

FINAL
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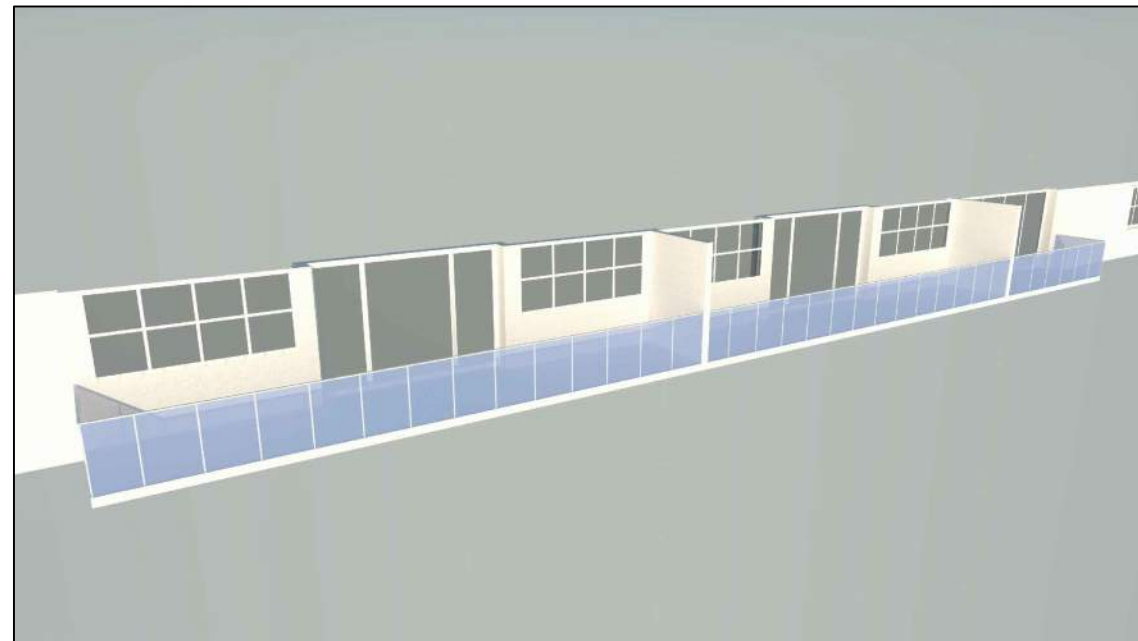
SHEET NAME:
BALCONY ELEVATIONS EAST
SHEET NO:
A-6



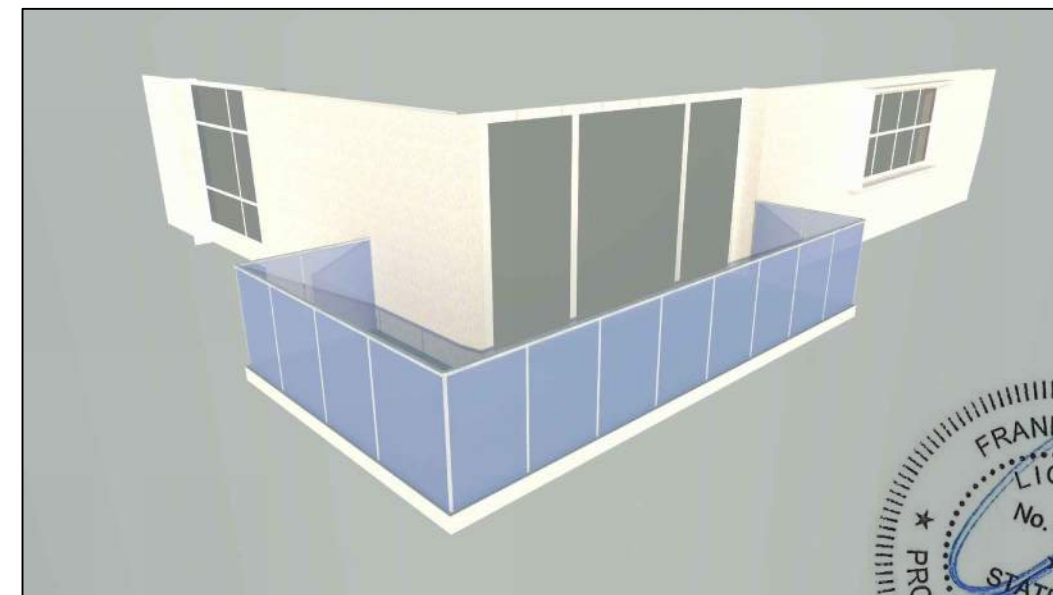
EXISTING AXONOMETRIC VIEW WEST



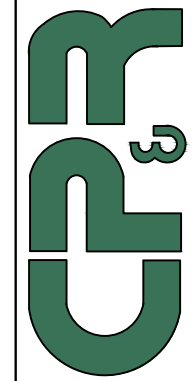
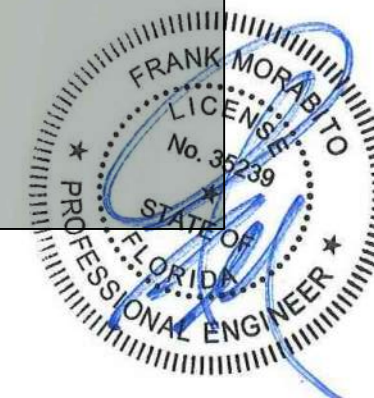
EXISTING ELEVATION WEST



PROPOSED AXONOMETRIC VIEW WEST



PROPOSED ELEVATION WEST



CONCRETE PROTECTION & RESTORATION.

ROYAL EMBASSY CONDOMINIUM
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SHEET NAME:
BALCONY ELEVATIONS WEST

SHEET NO:
A-7



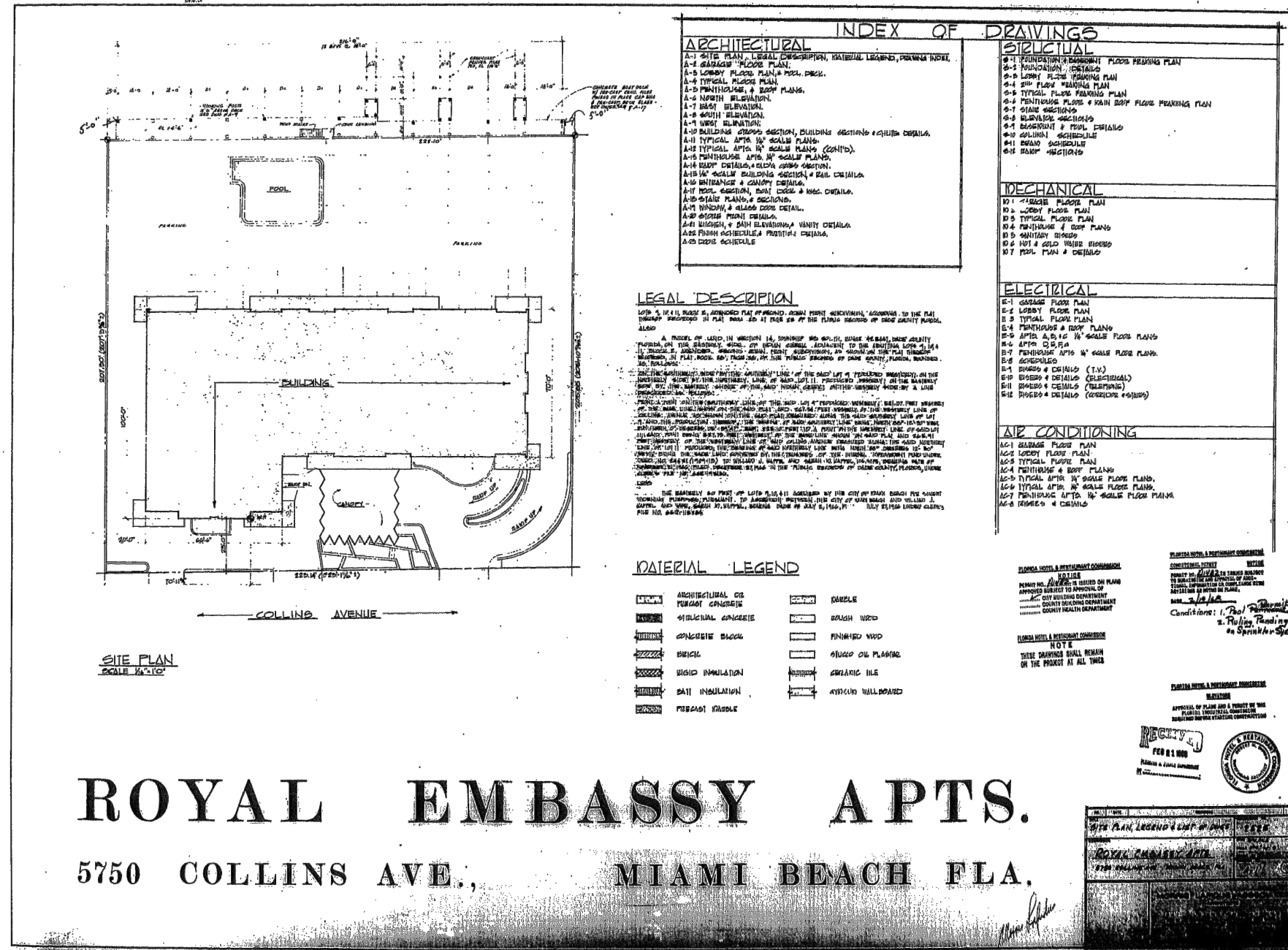
ROYAL EMBASSY CONDOMINIUM

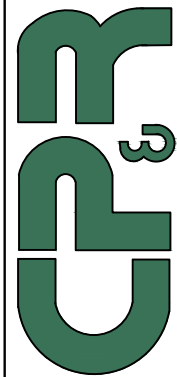
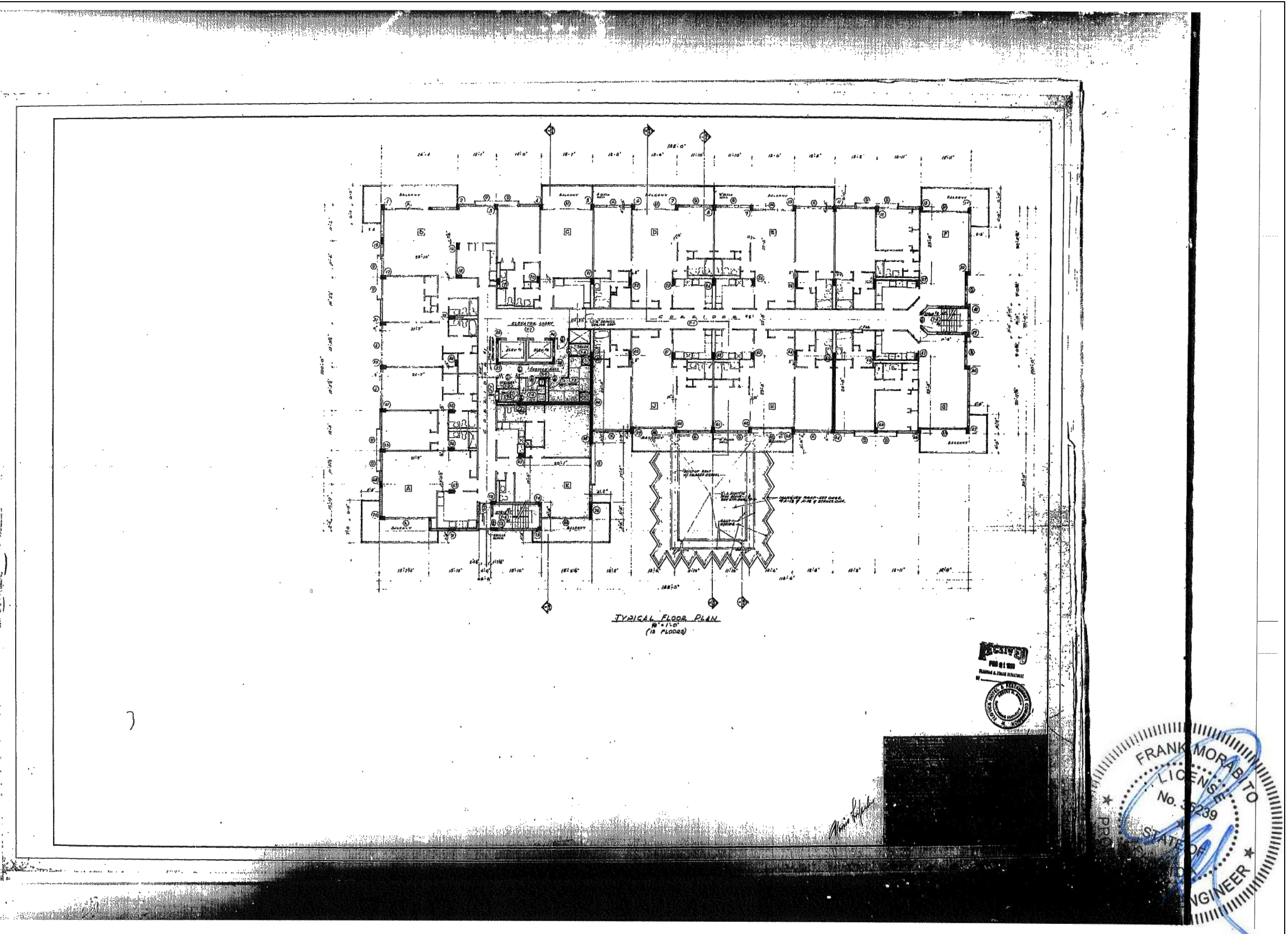
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SHEET NAME: COVER

SHEET NO: F-1





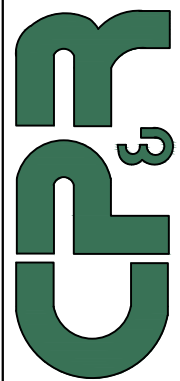
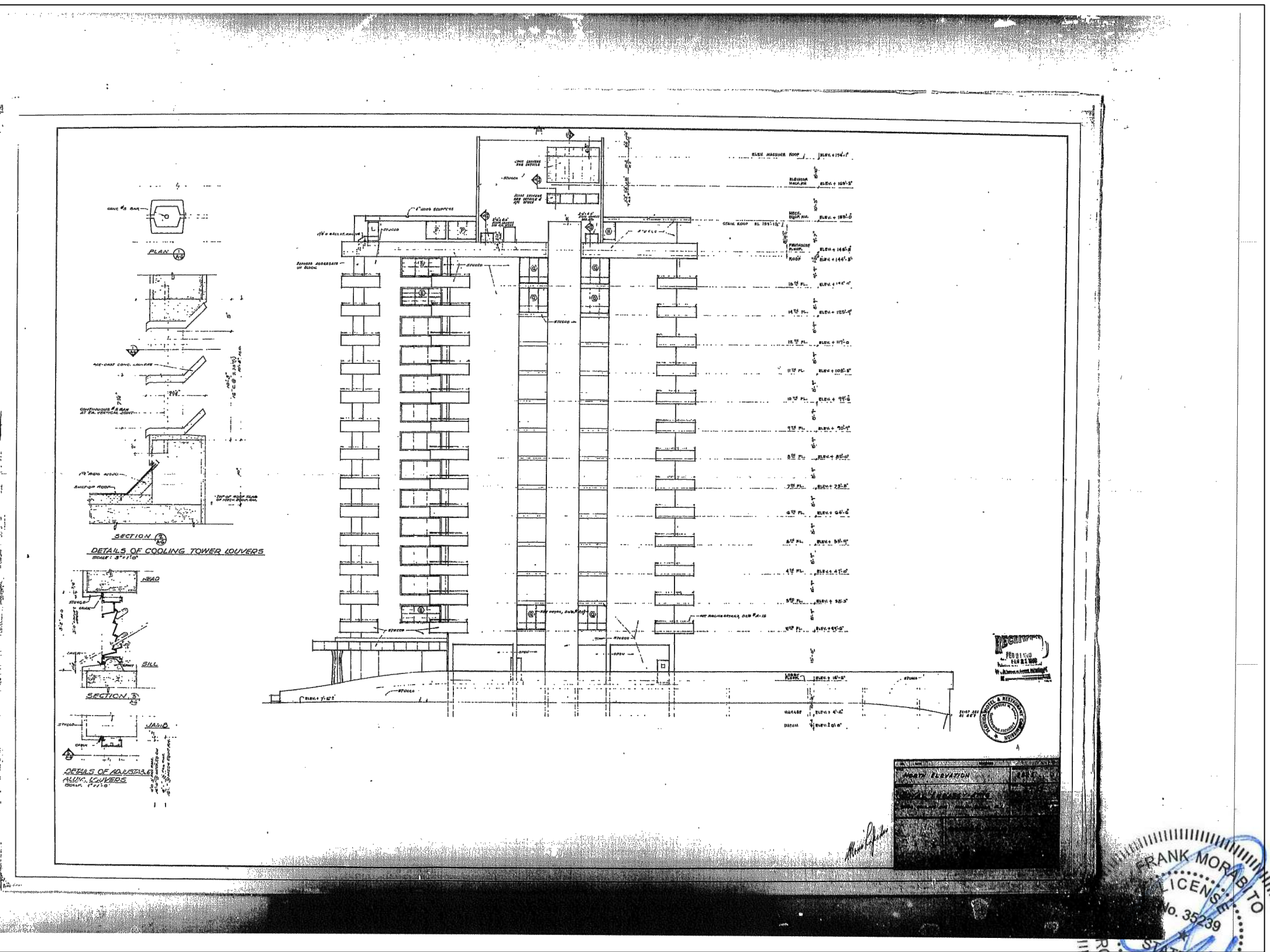
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SHEET NAME:
TYPICAL PLAN

SHEET NO:
F-2



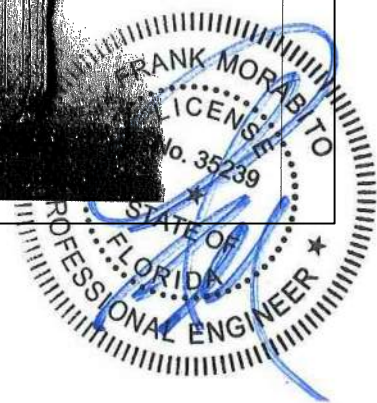
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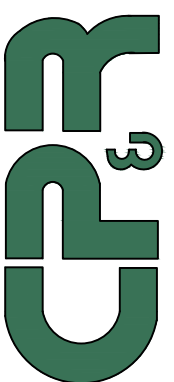
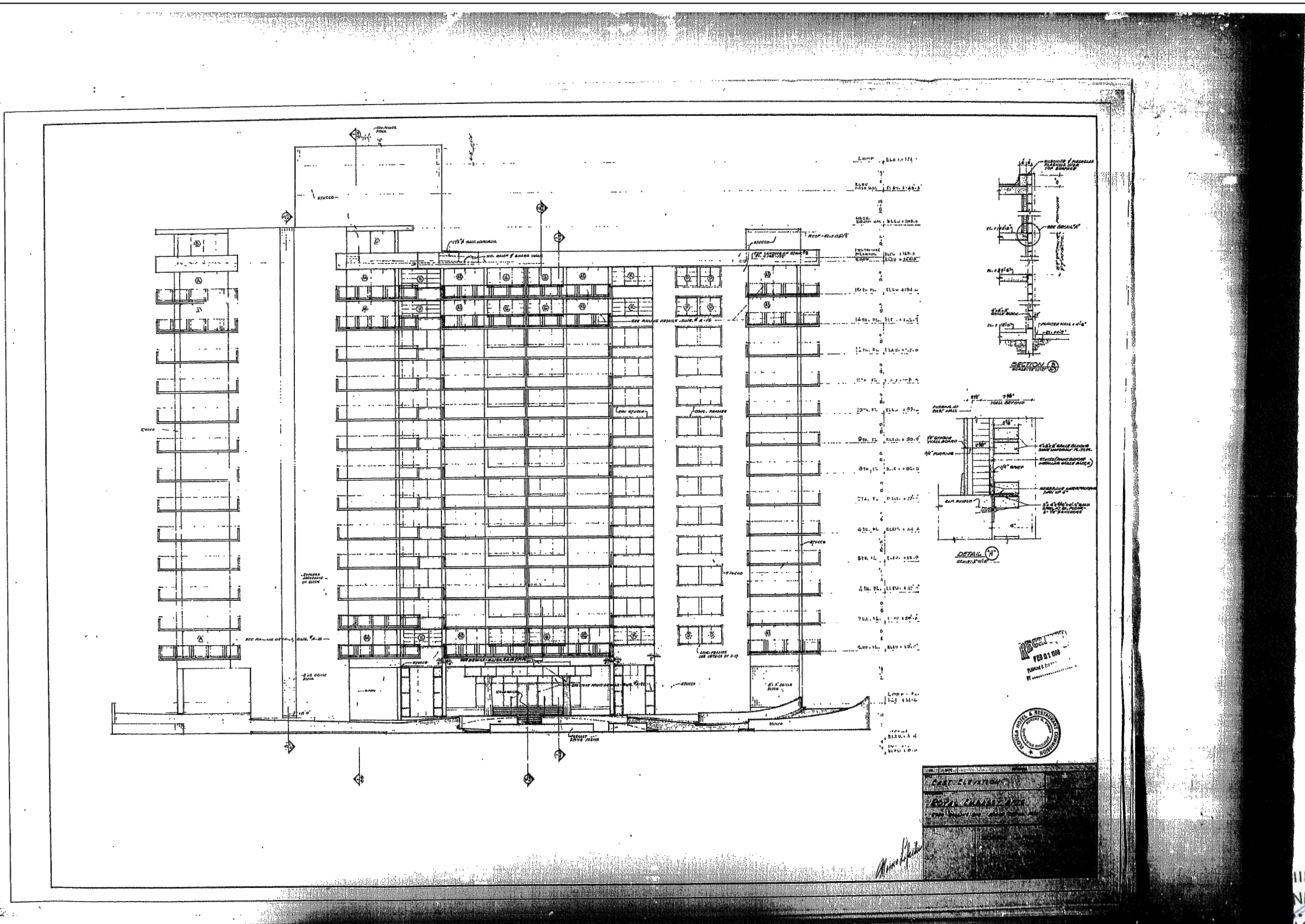
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SHEET NAME:
ELEVATIONS

SHEET NO:
F-3





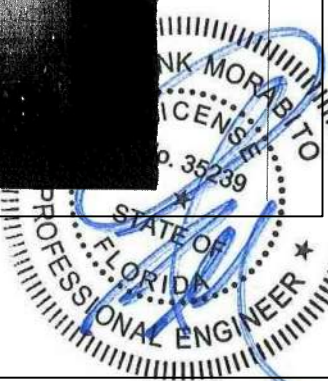
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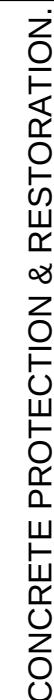
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5750 COLLING AVE.
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SHEET NAME:
ELEVATIONS

SHEET NO:
F-4





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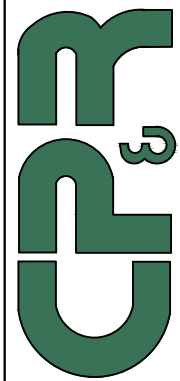
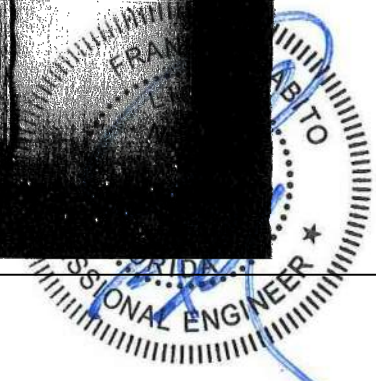
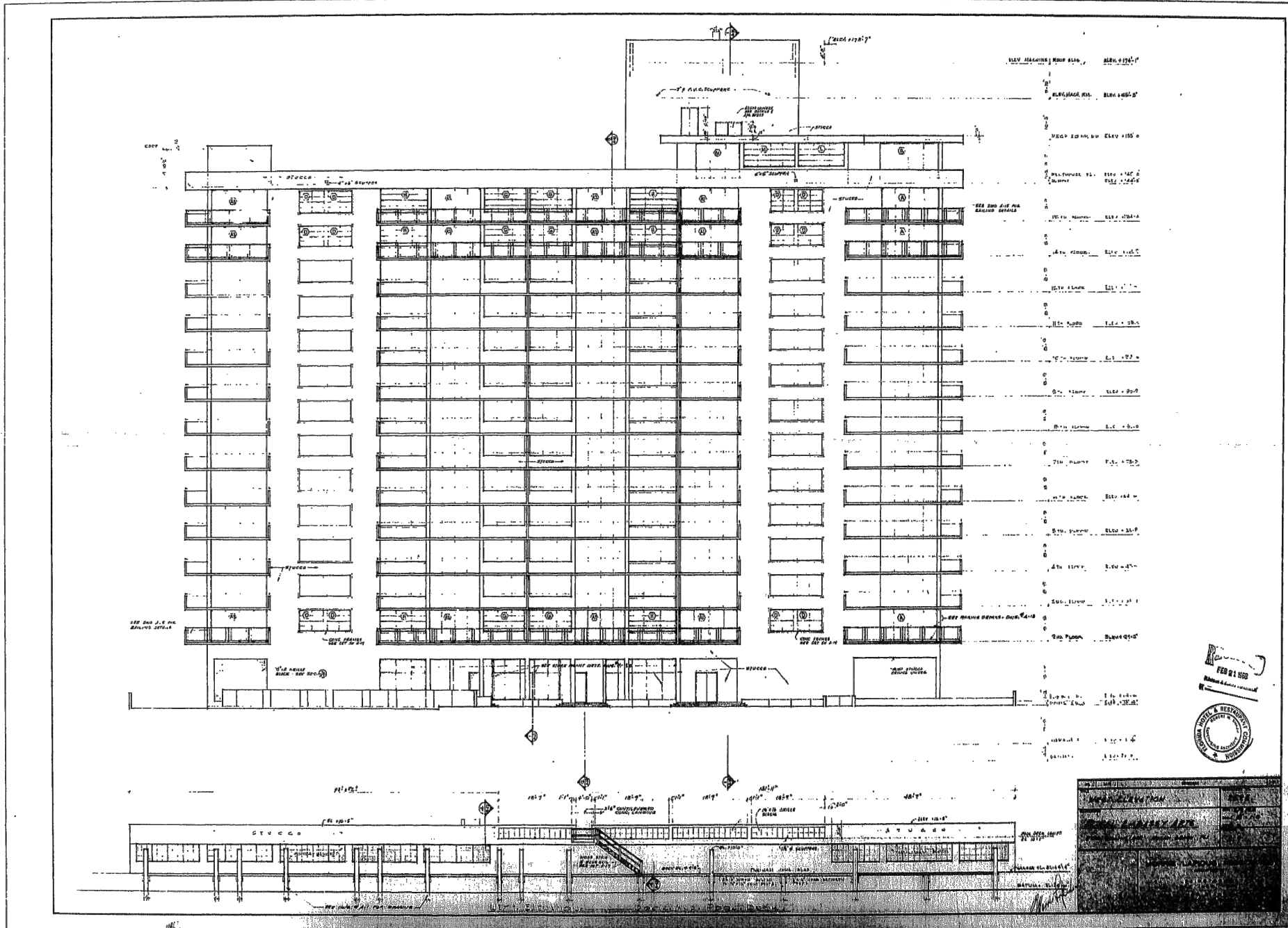
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SHEET NAME:

ELEVATIONS

SHEET NO:

F-5



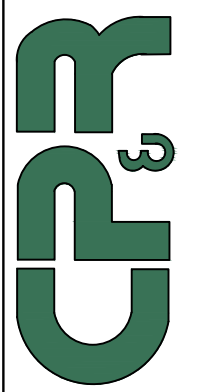
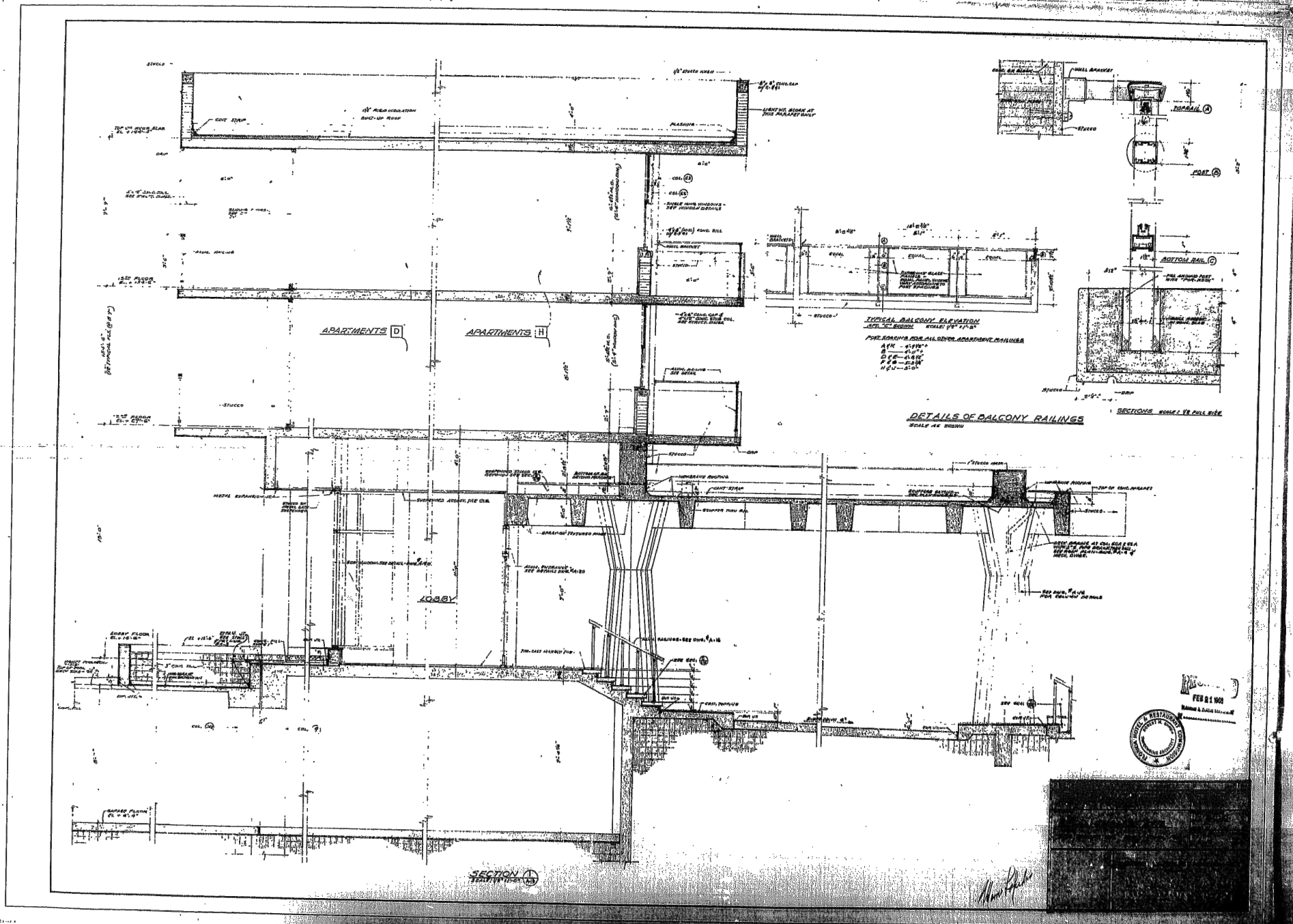
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ROYAL EMBASSY CONDOMINIUM
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Miami Fl, 33140

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SHEET NAME:
ELEVATIONS

SHEET NO:
F-6



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ROYAL EMBASSY CONDOMINIUM
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SHEET NAME:
BALCONY DETAILS
SHEET NO:
F-7

Emanuel Edelstein, Joseph Kracauer, &
George Goldbloom.

Owner Royal Embassy Apts.,

Lot 9, 10, 11 Block 2

Subdivision 2nd. Ocean Front

General Contractor L. W. Le Grand

Architect Morris Lapidus & Assoc.

Zoning Regulations: Use REA

Building Size: Front 185'

Area 52

Depth 85'

Certificate of Occupancy No. TEMP. 4332 12/20/68

Type of Construction I 4343 2/28/69 Foundation

*Temporary Permit #78942 (for found. only)

Permit No. 79820 - 2/26/68 Cost \$3,000,000.00

Address 5750 Collins Ave.

Bond No.

Engineer Bliss & Nyitray

Lot Size 206x225

Height 150'

Stories 14

Use APT. BLDG.-total of 132 units:
104 2-bdrm units, 26 1-bdrm units, 2 3-bdrm units, 198 pkg. sp. Roof
*Sept. 14, 1967 Date

PLUMBING Contractor Alco Plumbing #46318

Alco Plbg. #46509 4/12/68

Sewer Connection

Date 12/19/67

Temporary Water Closet

- | | | | |
|-------|---------------|-------------------------|------------------------------|
| 280 1 | Water Closets | 1 san. sewer 4" | Swimming Pool Traps |
| 280 1 | Lavatories | 1 water service | 2 Steam or Hot Water Boilers |
| 134 | Bath Tubs | 2 san sewer 8" | |
| 116 | Showers | 2 storm sewers 10", 12" | ROUGH APPROVAL |
| 2 | Urinals | 12 slop sinks | FINAL APPROVAL |
| 133 | Sinks | 2 water service | |

- 4 Down Spouts
Wells

Dish Washing Machine swimming pool piping
14 Laundry Trays sprinkler system

GAS Contractor 1 gas service
Gas Ranges 2 gas outlets

Date

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

- | | | |
|----|--------------------------|---------------------|
| 27 | Laundry Washing Machines | 1 |
| 2 | Drinking Fountains | 2 fire standpipes |
| 20 | Floor Drains | 24 air cond. drains |
| 1 | Grease Traps | 3 sumps |
| | Safe Wastes | 2 heat exchanges |

Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

GAS Rough APPROVAL
GAS FINAL APPROVAL

AIR CONDITIONING Contractor #79601 Dublin Co.: Install 11 tons of package a/c/ on roof - \$3500 - 1/17/68

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor J. H. Gresham, Inc.

Date 12/21/67 12/21/67

OUTLETS Switches
Lights
Receptacles

Ranges
Irons
Refrigerators
Fans
Motors
Appliances

1 Temporary Service OK Fidler
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions
Service
Violations

HEATERS Water
Space

FIXTURES

Electrical Contractor

Date

FINAL APPROVAL
CITY OF MIAMI BEACH

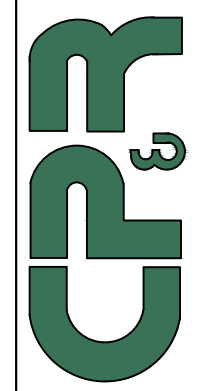
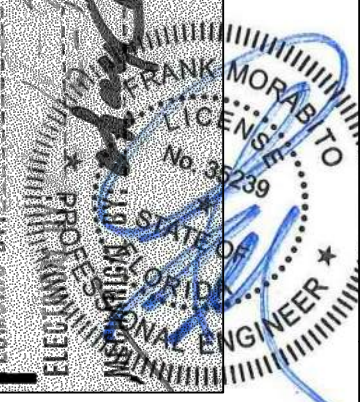
BY APPROVED

Date BUILDING BY: 2/28/69

ZONING BY: 2/28/69

PLUMBING BY: 2/28/69

ELECTRICAL BY: 2/28/69



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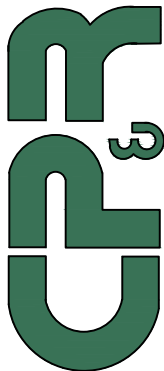
SHEET NAME:
PERMIT

SHEET NO:
F-8

Building Permits:

#84343 - Owner - Tea Room as per plan. \$4,999.00 6/3/70
#04836-Tile Service, Inc.-Add brick to repair broken front drive-\$4500-1-2-74
#12293-Gelfand Roofing-Re-roof 135 sqs- two decks-\$5000-11-3-77
#17100-A B Martin Roofing-Re-roof 6 sqs-\$600-11-20-79
#29504 12/2/86 Capital Roof - reroof 5 sqs \$5,300.

Plumbing Permits:



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PERMIT

SHEET NO:
F-9

Building Permits:

~~#79691 The Dublin Co. XXXXX~~

~~#65587 XXXX Cresham, Inc. XXXX partial permit XXX/21/68~~

#80278 The Dublin Co.: Installation of 348 tons of A/C central and related ventilation - \$140,000
5/16/68

#80319 The Dublin Co.: Installation of 2 boilers - \$5,000 - 5/22/68

#80324 L. W. LeGrand, Inc.: Concrete Dock 18' X 206', Permit subject to approval of governmental
agencies - \$5000 - 5/23/68

#80425 Westinghouse Electric Corp. Installation of two elevators as per plan \$47,470.00 6/7/68

#80891 Window Master Corp. Install 134 glass sliding doors 356 operating window units \$71,000.00 8/22/68

#81457 L.W. Le Grand 34' x 28' swimming pool 44,000 Gal. \$30,000.00 11/26/68

#81603 Neon Sign & Service Sign ROYAL EMBASSY APARTMENT HOTEL, Double Face Sign Total 56 Sq. Ft. Council Approved -
12/18/68 File #1773 ~~XXXX~~ \$1,200.00, 12/23/68.

#15814-La Roma Painting-Paint exterior-\$10,000-10-16-79

#15901-Brookman, Inc.-Add stone to existing planters in front, remove planters and wall in rear-\$5000-10-31-79

#17236-La Roma Painting-Interior painting-\$6500-12-18-79

#90024 - Brookman Inc. - renovate (see scope of work on plans) 50,000. 1/7/80

#17689 Acolite Sign Co. Detached pole sign \$3000. 3-17-80

#M04653 The Dublin Company Remodel coffee shop A.C. system. \$5400. 5-12-80

#24745 11/16/83 Alexander Construct - 1 st fl garage, topping of concrete deck approx 20 yards 2'2-3" deep, 2" only
(double fee) \$10,000.

#91370 9/5/84 Sun Stream Builders - aluminum gates for garage \$2,000.

#26449 1/23/85 Capital Roof - reroof 10 sqs SFBC 3403.2 \$15,475.

#26683 3/19/85 Artistic Remodeling 2,000 sq ft suspended ceiling lakon 950 \$3,000.

#27094 7/3/85 Aqua-Shield pressure clean exrerior only, no painting \$3,000.

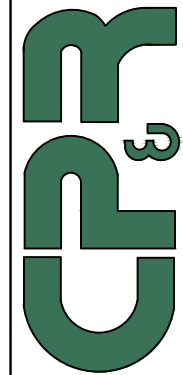
#27098 7/5/85 Aqua-Shield Corp - repaint exterior 10A \$29,000.

#27364 8/30/85 Capital Roof - reroof 14 sqs SFBC 3403.2 \$1,100.

#27651 11/18/85 Metro Sandblasting sandblasting & sarblette pool \$3,000.

#M08053 4/21/86 Alltemp Inc - 1-200 ton air cond central replacement chiller

Plumbing Permits:



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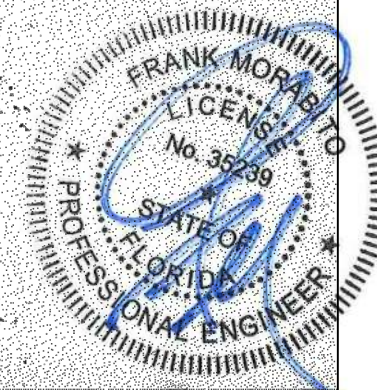
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SHEET NAME:

PERMIT

SHEET NO:

F-10



#57845-.W W Gunn- 1 main replace, 23 pipe, 198 hot water pipe-11-5-79

Electrical Permits:

#65287 J. H. Gresham, Inc.: 1 service-temporary - 11/29/67

#65587 J. H. Gresham, Inc.: Partial permit 3/21/68

#66528 J.H. Gresham inc. 6860 Light Outlets, 6 Water heater outlets, 1750 Fixtures, 130 Range Outlets
260 Motors 0-1 H.P., 2 Motors, 11-25 H.P., 2 Motors over 25 H.P., 147 Appliance Outlets,
1 Service Equipment 3200A,1/6/69

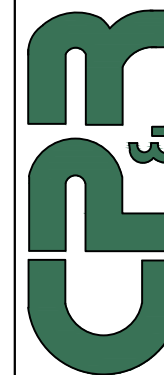
#75770-Dan, Inc.-6 receptacles-10-10-79

#75821-Summit Electric- 4 switch outlets,10 light outlets, 15 receptacles, 1 oven, 80 fixtures-10-30-79

#76147 Acolite Sign Co. 12 tubes, 6 ballasts 3-17-80

#79479 6/19/84 Gresham Elect - remove and extend recept

#80031 2/12/85 Holbert Elect - 50 fixtures



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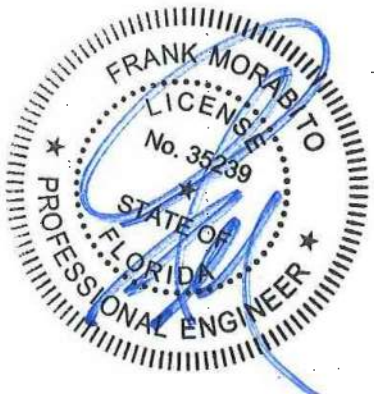
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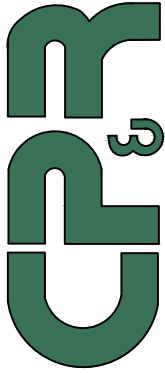
SHEET NO:

F-11

BUILDING PERMITS: #32121 - 4-8-88 - Hernando Acosta - Set jacuzzi unit and wood deck and terrace-
pent house level - \$3,500.00
#M9963 - Delta Tech. - 80 ton A/C central - 4-12-88
#BM890842 - All temp In-. - 1 240ton Cooling towers - 6-21-89
#BS892072 - 9-13-89 - Li-Jen Products Crop. - Replace kitchen cabinets/counter top-Apt. 14K-\$6,500.0
#BS890048 - 10-12-89 - Johnson's Marine Const. Co. - Redeck existing wood dock - \$15,000.00

ELECTRICAL PERMITS: #E8801427 - Zimy Electronics - 2 Fire alarm pane (master), 334 devices - 9-8-88





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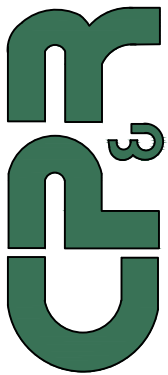
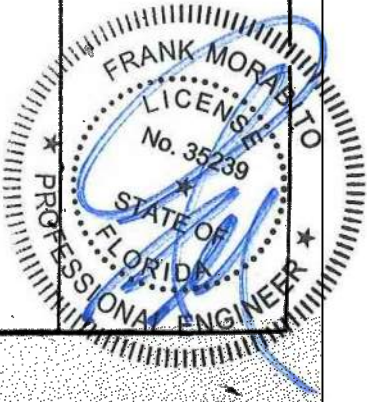
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PERMIT

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F-13

COASTAL CONTROL ZONE
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
4-8-88		Set jacuzzi unit + wood deck + terrace.	\$3,500.00					32121
9-13-89		Replace Kitchen Cabinets/counter top - Apt 14K	\$6,500.00					B5892072
10-12-89		Redeck existing wood dock.	15,000.00					B5890048



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HISTORICAL 1968 ADVERTISEMENT