

CASA CASUARINA

RETRACTABLE CANOPY
MIAMI BEACH, FLORIDA



LEGAL DESCRIPTION:

LOT 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION N°2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SCOPE OF WORK :

1. NEW RETRACTABLE CANOPY WITH ALUM. COLUMNS, ALUMN. BEAMS AND STEEL BASE PLATES UNDER GRASS CARPET AT POOL PATIO.
2. NEW CEILING FANS ON ALUM. BEAMS
3. NEW ELECTRIC POWER SUPPLY TO CANVAS OPENER MOTOR.

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COVER SHEET

1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA

FINAL SUBMITTAL

HPB FILE N°20-0388

SUBMITTAL DATE: 05-11-20



IMAGINATION DESIGN GROUP,
ARCHITECTURAL DESIGN SERVICES
LICENSE # AA2601627
3370 CORAL WAY
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WILFREDO AGURTO
AR# 0093855

**RETRACTABLE CANOPY
CASA CASUARINA
1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA**

HPB FILE NUMBER
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NOT TO BE USED FOR CONSTRUCTION
UNLESS STAMPED CONSTRUCTION SET
AND APPROVED BY ARCHITECT

REVISIONS

DATE	DESCRIPTION	#

DRAWING TITLE

SURVEY

SHEET NUMBER

A-2

2 SET OF 24

6Bxii TITLE COMMITMENT INFORMATION
THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5993762, HAVING AN EFFECTIVE DATE
OF NOVEMBER 6, 2016, REVISED NOVEMBER 16, 2016-REVISION C

**SHEET 1
OF 1**

6Bii TITLE DESCRIPTION
LOTS 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAN THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED
ABOVE.

6Diii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAD 29). BENCHMARKS 0-146 ELEVATION = 8.80' AND 3-318 ELEVATION = 8.17' PER MIAMI-DADE COUNTY VERTICAL CONTROL.
- THIS SURVEY WAS PERFORMED/PREPARED BASED ON TITLE COMMITMENTS DATED NOVEMBER 2016 PER THE CLIENT'S REQUEST. NO UPDATED TITLE HAS BEEN FURNISHED TO THE SURVEYOR PER THE DATE OF THIS SURVEY.
- PARTIAL VERTICAL RELIEF HAS BEEN ESTABLISHED AND DEPICTED PER THE CLIENT'S SPECIFICATIONS.

4 LAND AREA 19,500± SQUARE FEET 0.45± ACRES

6Biv BEARING BASIS
BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BLOCK 16 BEING
S 00°00'00" W, AN ASSUMED DATUM.

5f CEMETERY NOTE
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES
NO ONSITE PARKING OBSERVED

5Biii ACCESS TO PROPERTY
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL PEDESTRIAN ACCESS TO OCEAN DRIVE, 11TH STREET, AND PUBLIC ALLEY ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT
THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: GREENBERG TRAUBIG, P.A., WMSB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, VM SOUTH BEACH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, BANK HAPOLAM, S.M., AND CHICAGO TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5 (PARTIAL AS SPECIFIED), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 20, AND 21(CAD FILE) OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 3/16/2020, UPDATED 02/11/2020.
DATE OF PLAN OR MAP: 3/19/2020, UPDATED 02/12/2020.

PROFESSIONAL SURVEYOR & MAPPER NO: 4991
STATE OF FLORIDA
PROJECT NO: 2010094-25541 (UPDATE OF 1705369)

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASM-CORPORATE.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE REVISIONS TECH FIELD PW/CB DRAWING SCALE 1"= 10'

DATE	REVISIONS	TECH	FIELD	PW/CB	DRAWING SCALE	
9/29/16	UPDATE SURVEY	JD	11/29/16	TITLE/CERTS	JCT	DRAWN BY: BLI/LDE QC BY: IRL(12/1/16) TD(3/2/20)
10/25/16	ADD TITLE	JD	11/15/17	UPDATE SURVEY COMMENTS	JD	DRAWING NAME: 2010094-25541 MIAMI BCH FL.DWG
10/27/16	SURVEYOR COMMENTS	JD	02/06/20	UPDATE, ADD TOPO	RJD	

2020-02-11 10:45:00 AM



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- BUILDINGS APPEAR TO ENCR OACH INTO BUILDING SETBACK LINES AS SHOWN ON THE WEST AND NORTH LINES.
- 8" WIDE CONCRETE WALL ON NORTH LINE OWNERSHIP UNKNOWN.
- RAMP CROSSES ONTO PUBLIC ALLEY.
- IRON FENCE AND CONCRETE PAD CROSS ONTO PUBLIC RIGHT-OF-WAY.
- EAVE OVERHANG CROSSES WESTERLY BOUNDARY LINE INTO RIGHT OF WAY BY 2.0' AT MOST.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0317 L (MAP NO. 1206510317L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED.

6Diii LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	SQ.FT. SQUARE FEET
NO PARKING AREA	N/S NOT SPECIFIED
RECOVERED MONUMENT AS NOTED	N/A NOT APPLICABLE
UNDERGROUND WIRE PULL BOX	T3B TRAFFIC SIGNAL BOX
GENERATOR	P1V POST INDICATOR VALVE
AC AIR CONDITIONER	TYP TYPICAL
WM WATER METER	LB LICENSED BUSINESS
GM GAS METER	LS LICENSED SURVEYOR
FDC FIRE DEPARTMENT CONNECTOR	(C) CALCULATED
PER RECORD PLAT	EL ELEVATION
(M) MEASURED	OR. OFFICIAL RECORD
R/W RIGHT OF WAY LINE	BR. BOOK
LIGHT POLE	
SIGN	ELEVATION
FTE FINISHED FLOOR ELEVATION	
SPOT SHOT ELEVATION	AS SPECIFIED

6Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES
NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

- MATTERS ON THE PLAT OF OCEAN BEACH ADDITION NO. 2 RECORDED IN PLAT BOOK 2, PAGE 56. (AFFECTS, NOTHING TO PLOT)
- COVENANTS, CONDITIONS AND RESTRICTIONS IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 15983, PAGE 743. (AFFECTS, AS SHOWN)
- UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 3304. (AFFECTS, NOTHING TO PLOT)
- COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED IN OFFICIAL RECORDS BOOK 19267, PAGE 2761. (AFFECTS, NOTHING TO PLOT)
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 26105, PAGE 4413. (AFFECTS, AS SHOWN)



ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

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8 SUBSTANTIAL FEATURES OBSERVED
SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUGE ON THE SUBJECT PARCEL. PER THE DATE OF THIS SURVEY.

THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17-050 FOR A BOUNDARY SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	PW/CB	DRAWING SCALE	1"= 10'
9/29/16	UPDATE SURVEY	JD	11/29/16	TITLE/CERTS	JCT	DRAWN BY: BLI/LDE QC BY: IRL(12/1/16) TD(3/2/20)			
10/25/16	ADD TITLE	JD	11/15/17	UPDATE SURVEY COMMENTS	JD	DRAWING NAME: 2010094-25541 MIAMI BCH FL.DWG			
10/27/16	SURVEYOR COMMENTS	JD	02/06/20	UPDATE, ADD TOPO	RJD				

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION	
1	ADDRESS:	1116 OCEAN DRIVE MIAMI BEACH FLORIDA
2	BOARD AND FILE NUMBERS :	
3	FOLIO NUMBER (S):	02-3234-008-03 10
4	YEAR CONSTRUCTED:	1,930
5	BASIS FLOOD ELEVATION:	EA +8.0'
6	ADJUSTED GRADE (FLOOD+GRADE/2):	7.63'
7	LOT WIDTH:	150'
8	MINIMUM UNIT SITE	200 SF
9	EXISTING USE:	HOTEL

	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
10	HEIGHT	150'	40'	
11	NUMBER OF STORIES	150'	3 STORIES	
12	FAR	2.0	16,872 SF	
13	GROSS SQUARE FOOTAGE	150'	26,233 SF	
14	SQUARE FOOTAGE BY USE	N/A	N/A	
15	NUMBER OF UNITS RESIDENTIAL	N/A	N/A	
16	NUMBER OF UNITS HOTEL	N/A	10 ROOMS	
17	NUMBER OF SEATS	N/A	60 SEATS	
18	OCCUPANCY LOAD	N/A	299 PEOPLE	

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
SETBACKS				
SUBTERRANEAN:				
19	NUMBER OF STORIES			
20	FAR	2.0		
21	GROSS SQUARE FOOTAGE			
22	SQUARE FOOTAGE BY USE			
23	NUMBER OF UNITS RESIDENTIAL			
AT GRADE PARKING:				
24	NUMBER OF UNITS HOTEL			
25	NUMBER OF SEATS			
26	OCCUPANCY LOAD			
27	OCCUPANCY LOAD			
28	OCCUPANCY LOAD			
PEDESTAL:				
29	FRONT SETBACK	10'	22.8'	(33.70') CANOPY
30	SIDE SETBACK	5'	4.8'	
31	SIDE SETBACK	N/A	N/A	
32	SIDE SETBACK FACING STREET:	20'	5' (WITH VANANCE)	(34.10') CANOPY
33	REAR SETBACK:	0'	0'	
TOWER:				
34	FRONT SETBACK	50'	N/A	
35	SIDE SETBACK	7.5'	N/A	

CANOPY DATA:
 CANOPY SIZE: 55.5' x 28.5'
 CANOPY AREA: 1,581.75 SF
 CANOPY HEIGHT: 15.0'

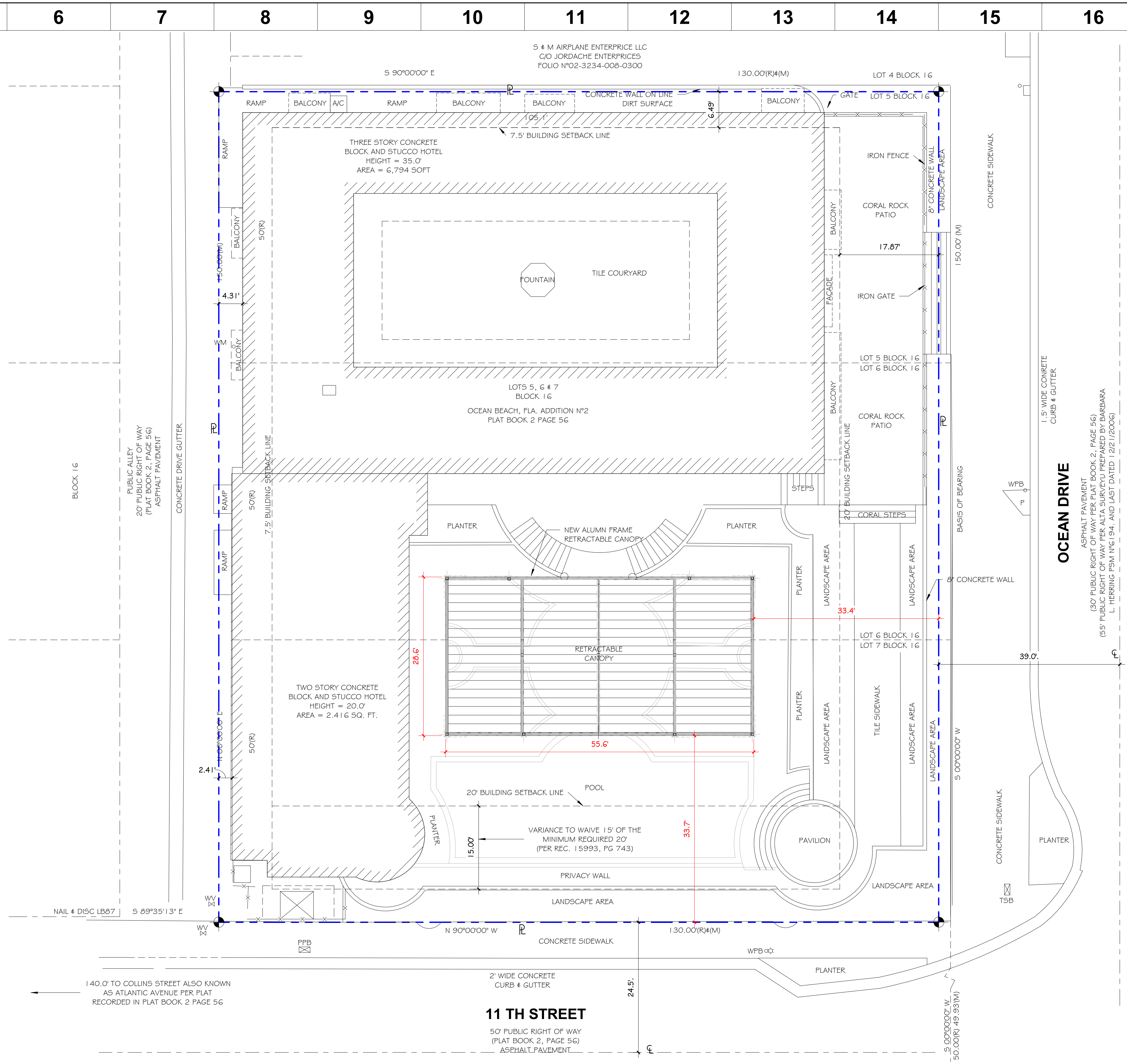
CANOPY SETBACKS:
 FRONT SETBACK: 33.70' (OCEAN DRIVE)
 STREET SIDE SETBACK: 34.07' (11TH STREET)

PROJECT DATA:

PROJECT SCOPE: SUPPLY OF RETRACTABLE CANOPY ON ROOFTOP OF THE VILLA CASA CASUARINA IN MIAMI, FLORIDA.
 CONSTRUCTION TYPES: TYPE II, FIRE RESISTIVE, (R-1) STRUCTURAL FRAME - 2 HR RATED

MATERIAL COMPLIANCE: ALL MATERIALS MEET FLORIDA BUILDING CODE SECTION 3105.4 FOR CANOPY MATERIALS.
 CANOPY IS TO BE CONSTRUCTED OF A RIGID FRAMEWORK WITH AN APPROVED COVERING THAT MEETS THE FIRE PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, AND IN ACCORDANCE WITH FLAME SPREAD INDEX NOT GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

NOTE: NO NEW CONSTRUCTION AREA OR INTERIOR REMODELING ADDED. RETRACTABLE CANOPY DO NOT AFFECT THE EXISTING FAR OR OCCUPANT LOAD.



2 SITE PLAN
 SCALE: 1" = 10'-0"



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DRAWING TITLE

SITE PLAN

SHEET NUMBER

A-3

3 SET OF 24

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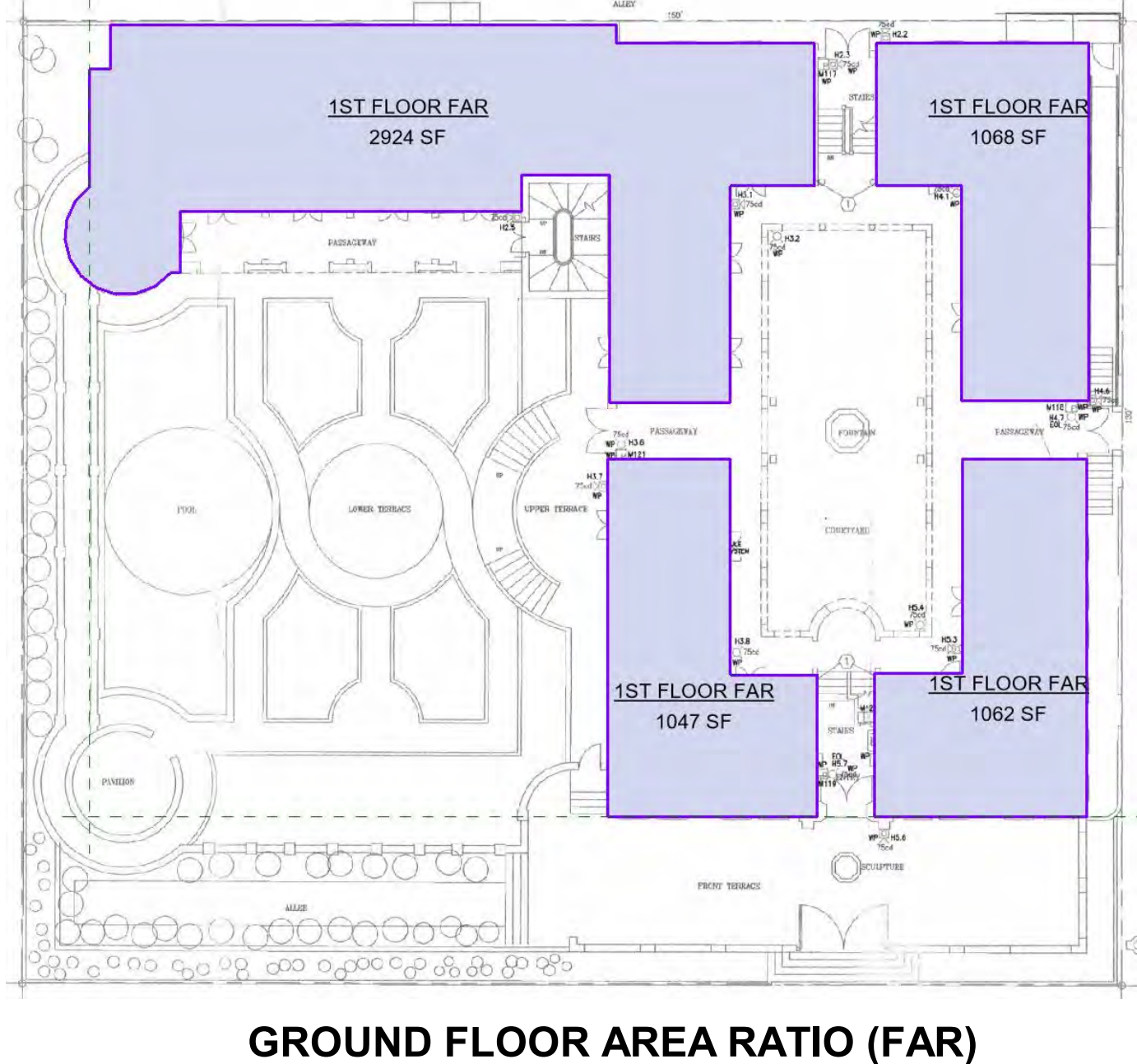
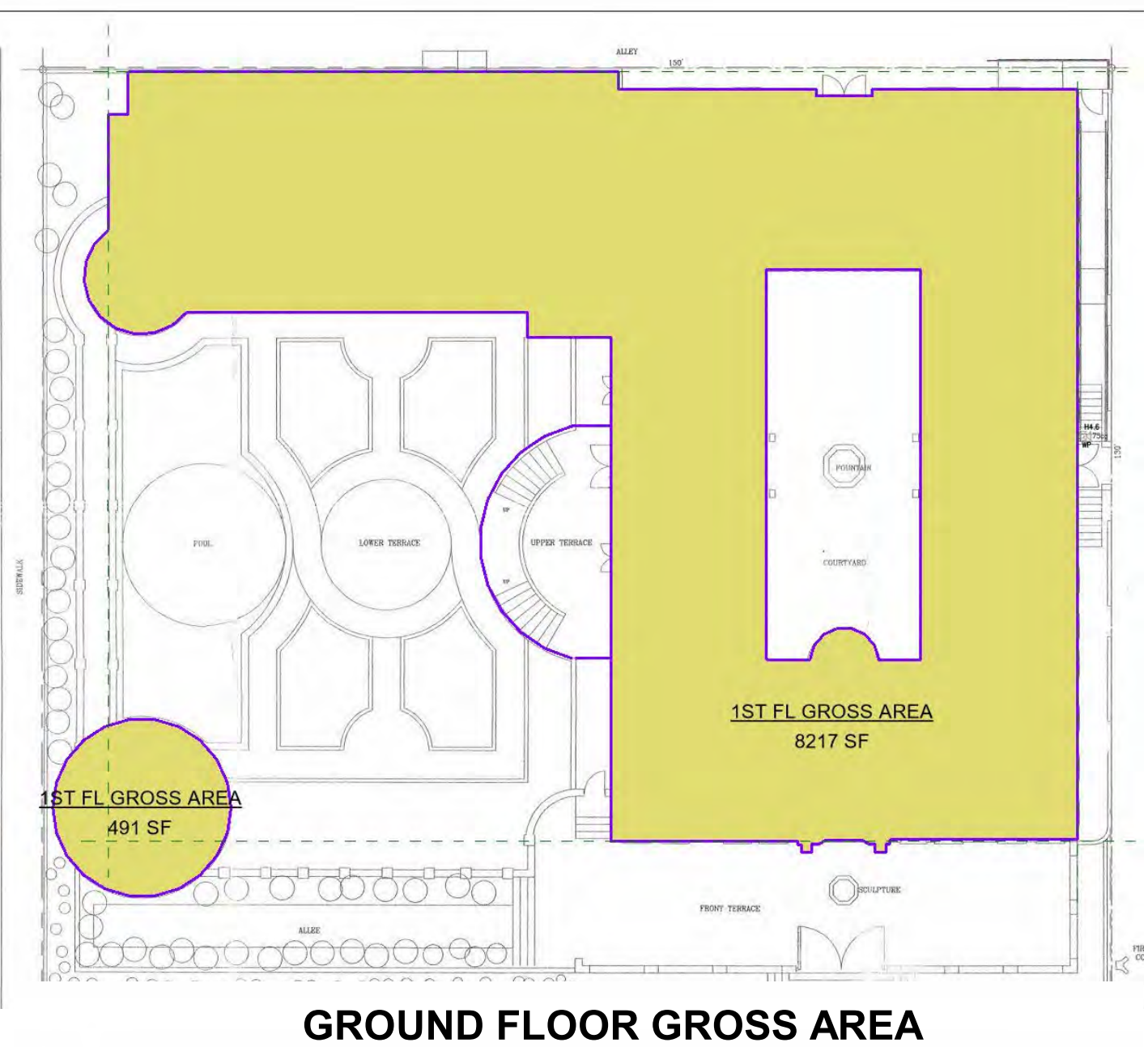
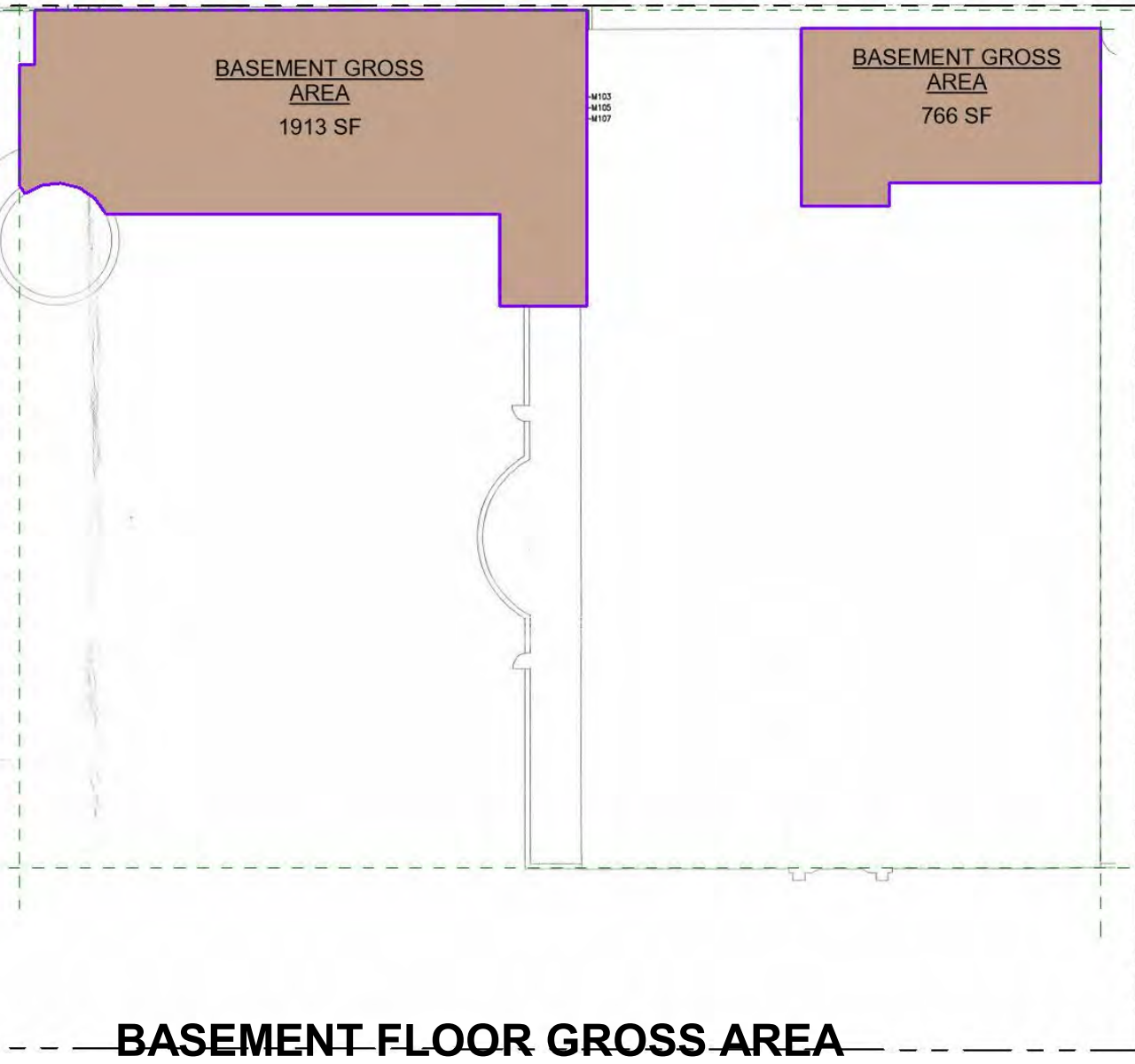
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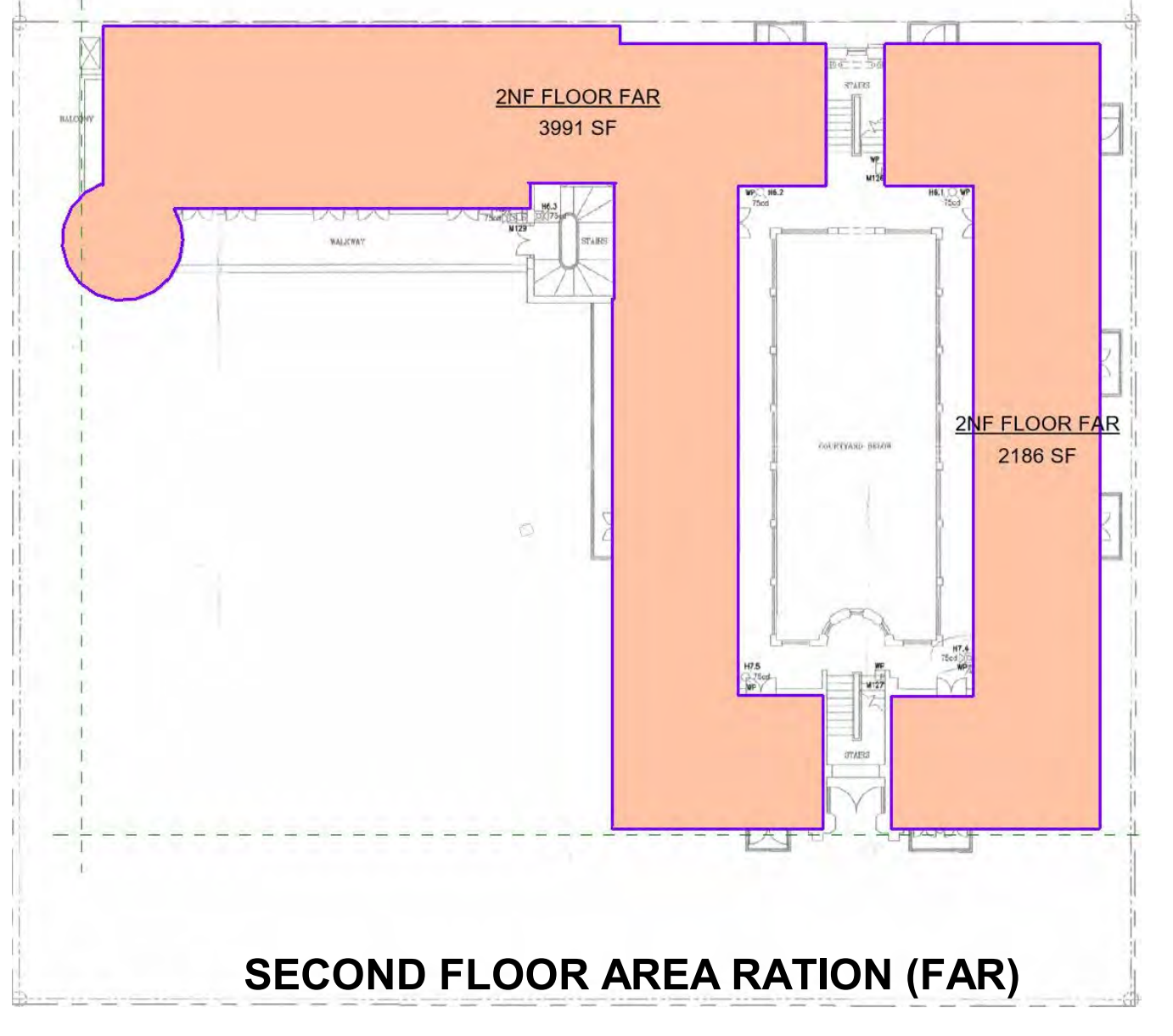
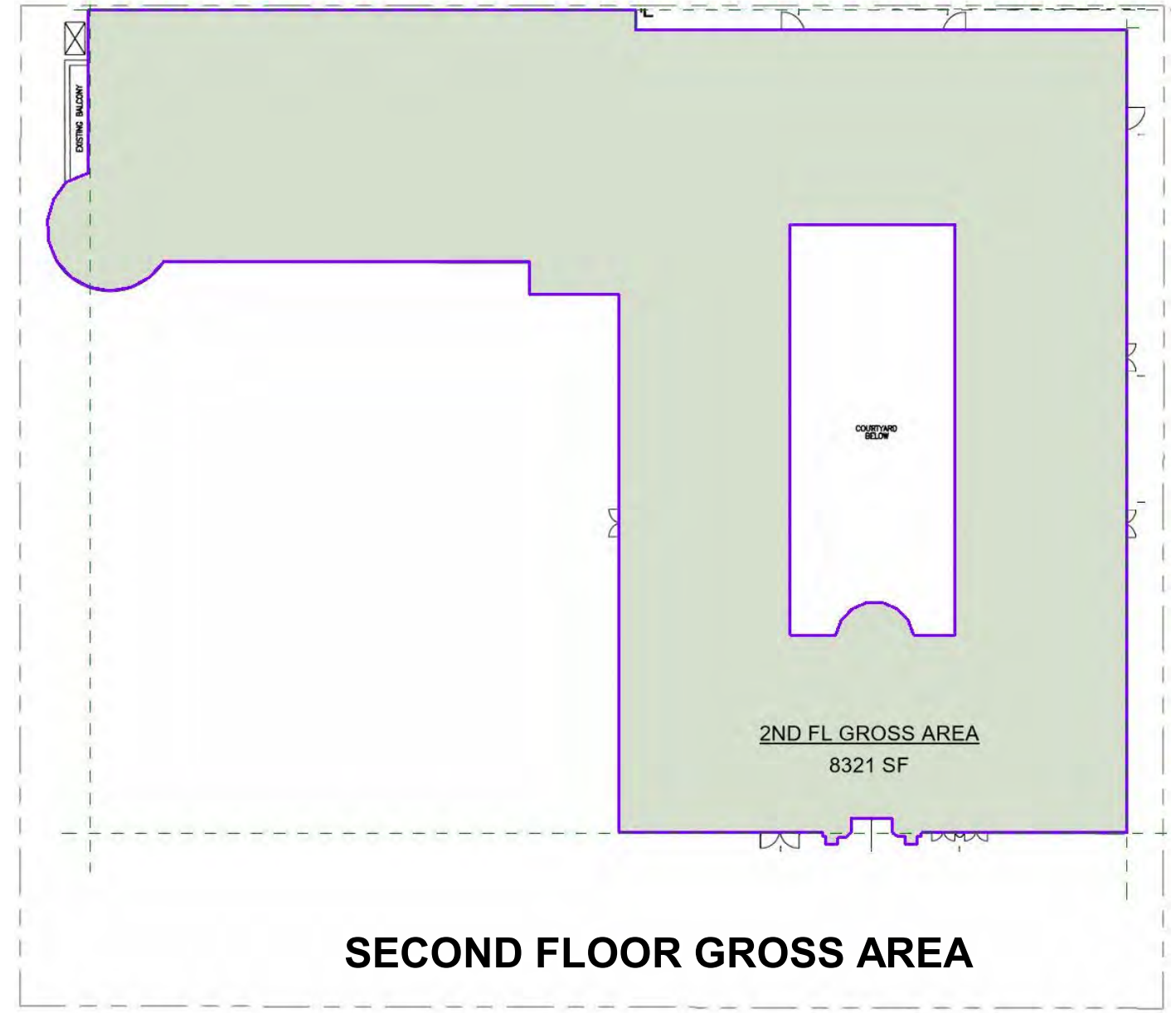
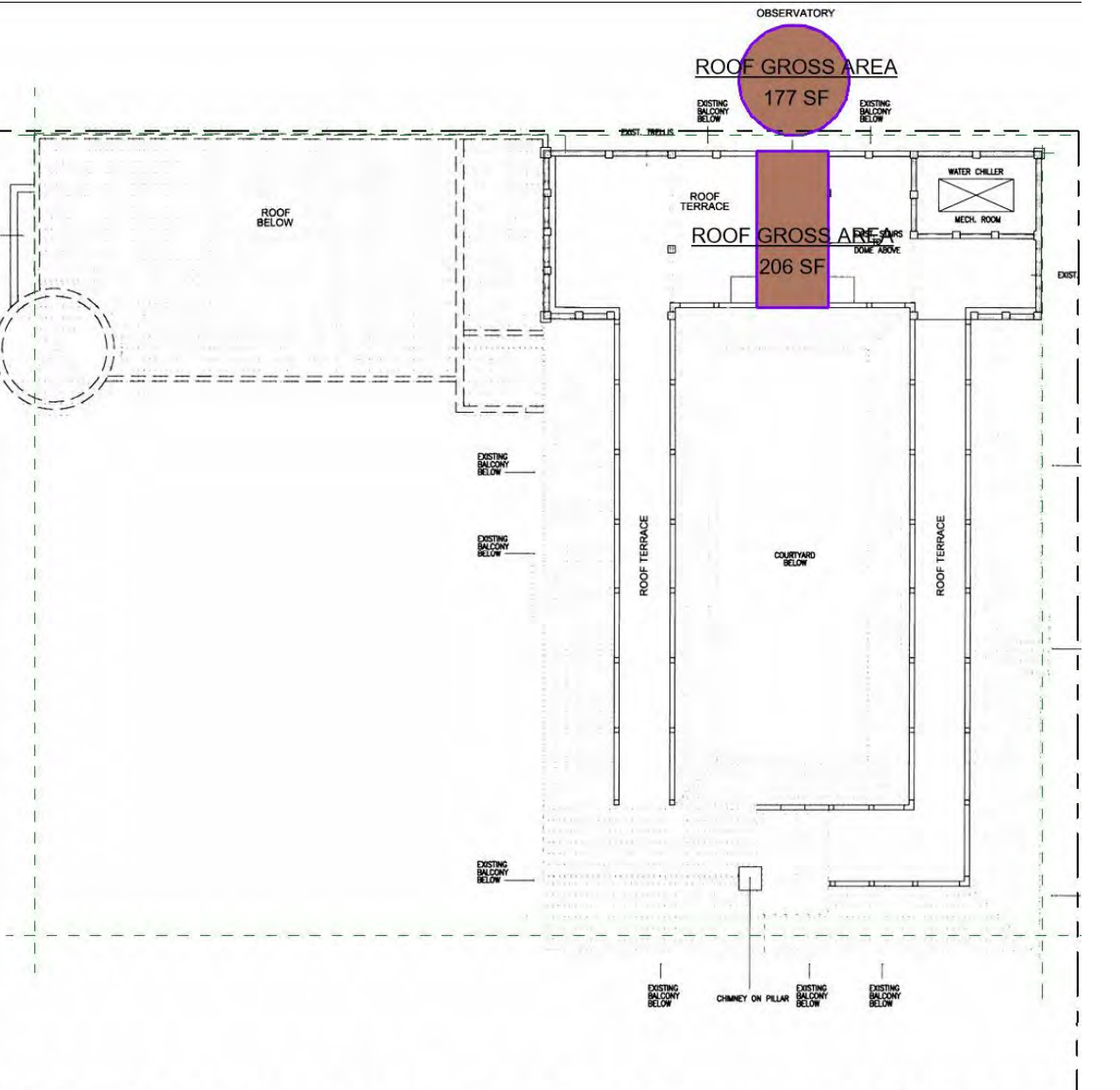


FAR AREA CALCULATION

GROUND FLOOR FAR	6,101 SF
SECOND FLOOR FAR	6,117 SF
THIRD FLOOR FAR	3,770 SF
TOTAL FAR	15,988 SF

GROSS AREA CALCULATION

BASEMENT FLOOR FAR	2,679 SF
GROUND FLOOR FAR	8,708 SF
SECOND FLOOR FAR	8,321 SF
THIRD FLOOR FAR	6,142 SF
ROOF FAR	383 SF
TOTAL GROSS AREA	26,233 SF



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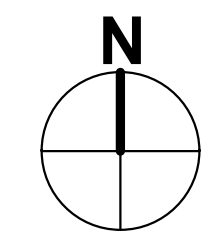
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AREA DIAGRAMS

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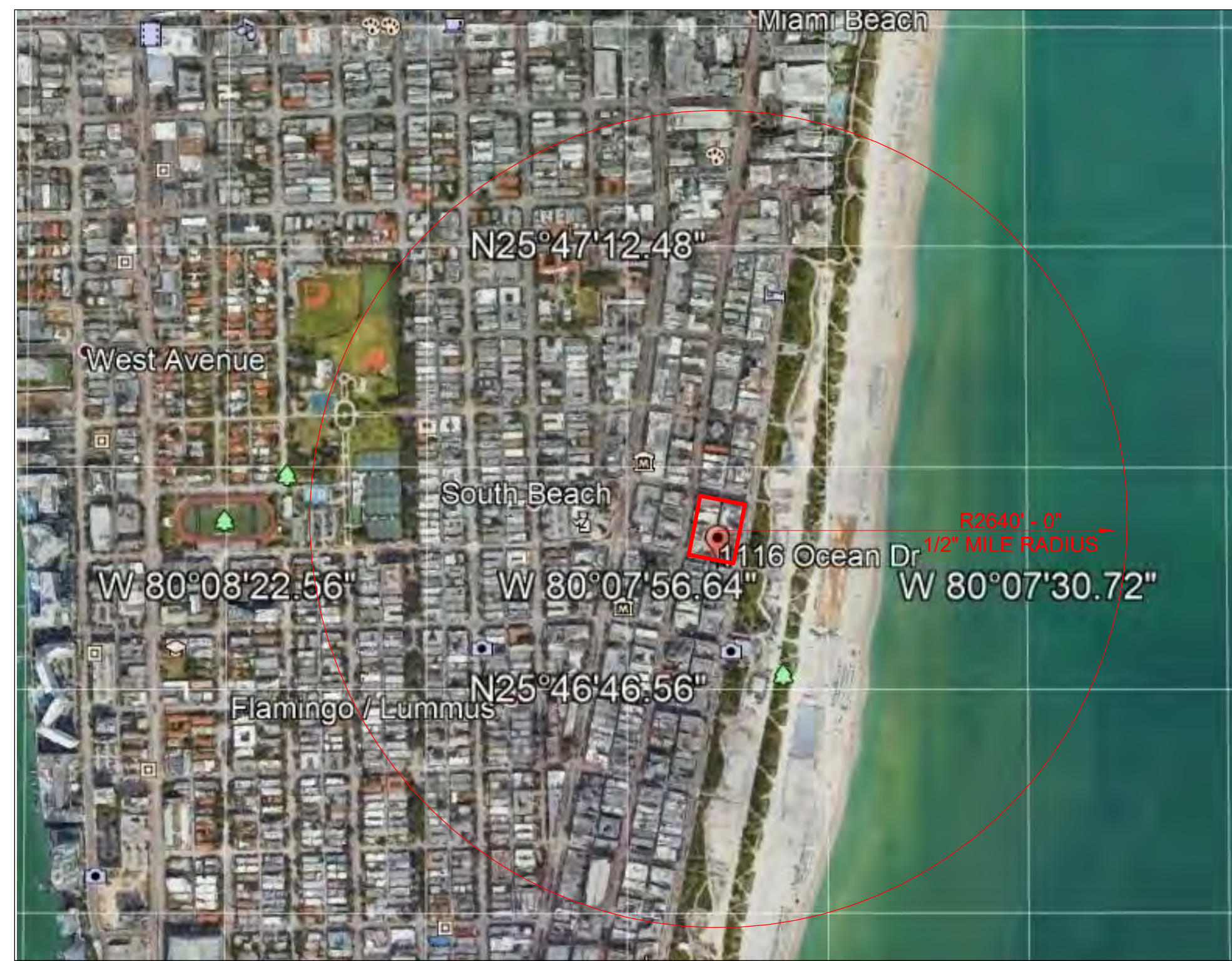
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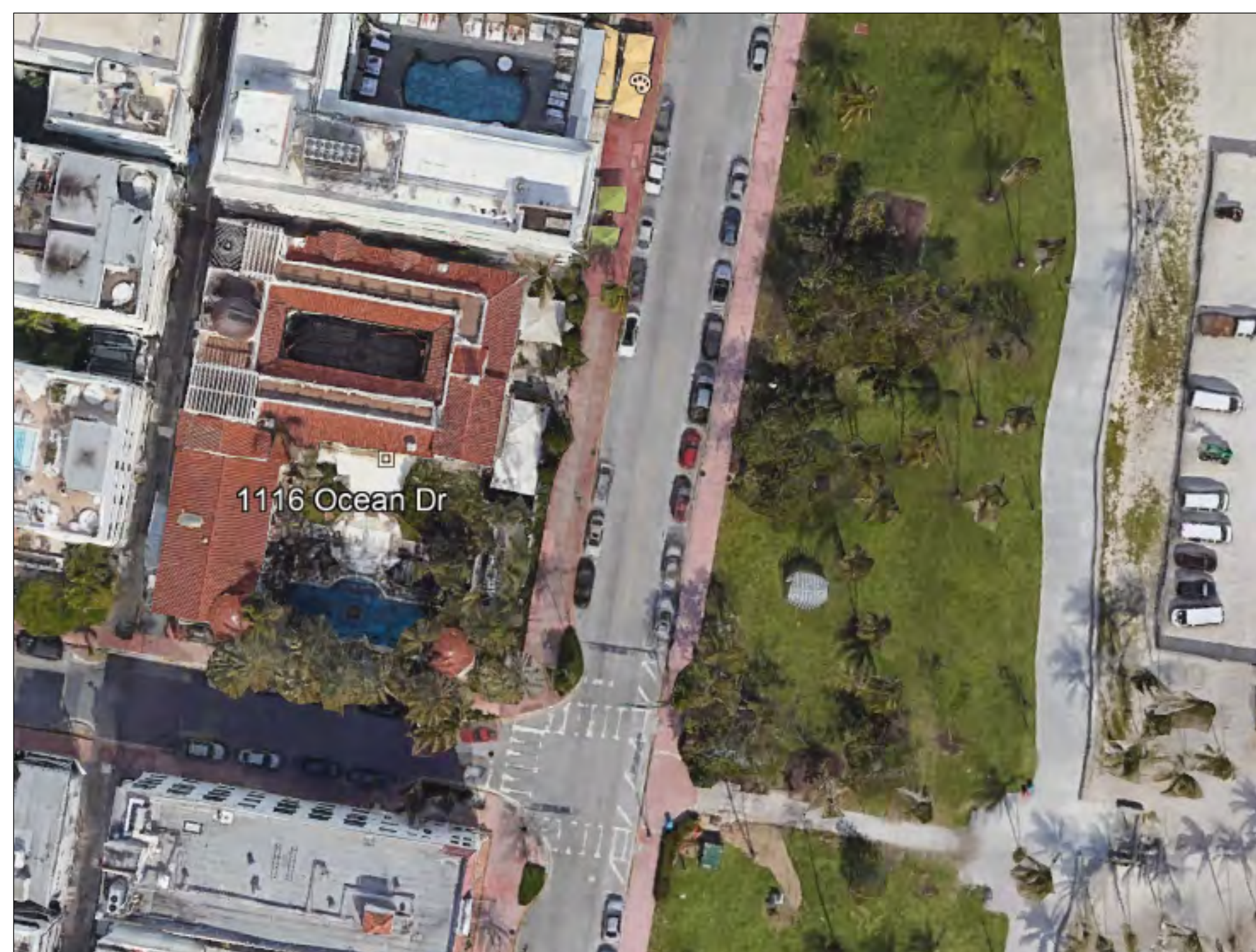
LATITUDE : 25° 46' 54.8566" LONGITUDE : -80° 07' 50.2784"



FRONT VIEW



1 LOCATION MAP
SCALE: 3/16" = 1'-0"



SATELLITE VIEW



AERIAL VIEW



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LOCATION PLAN

SHEET NUMBER

A-5

5 SET OF 24

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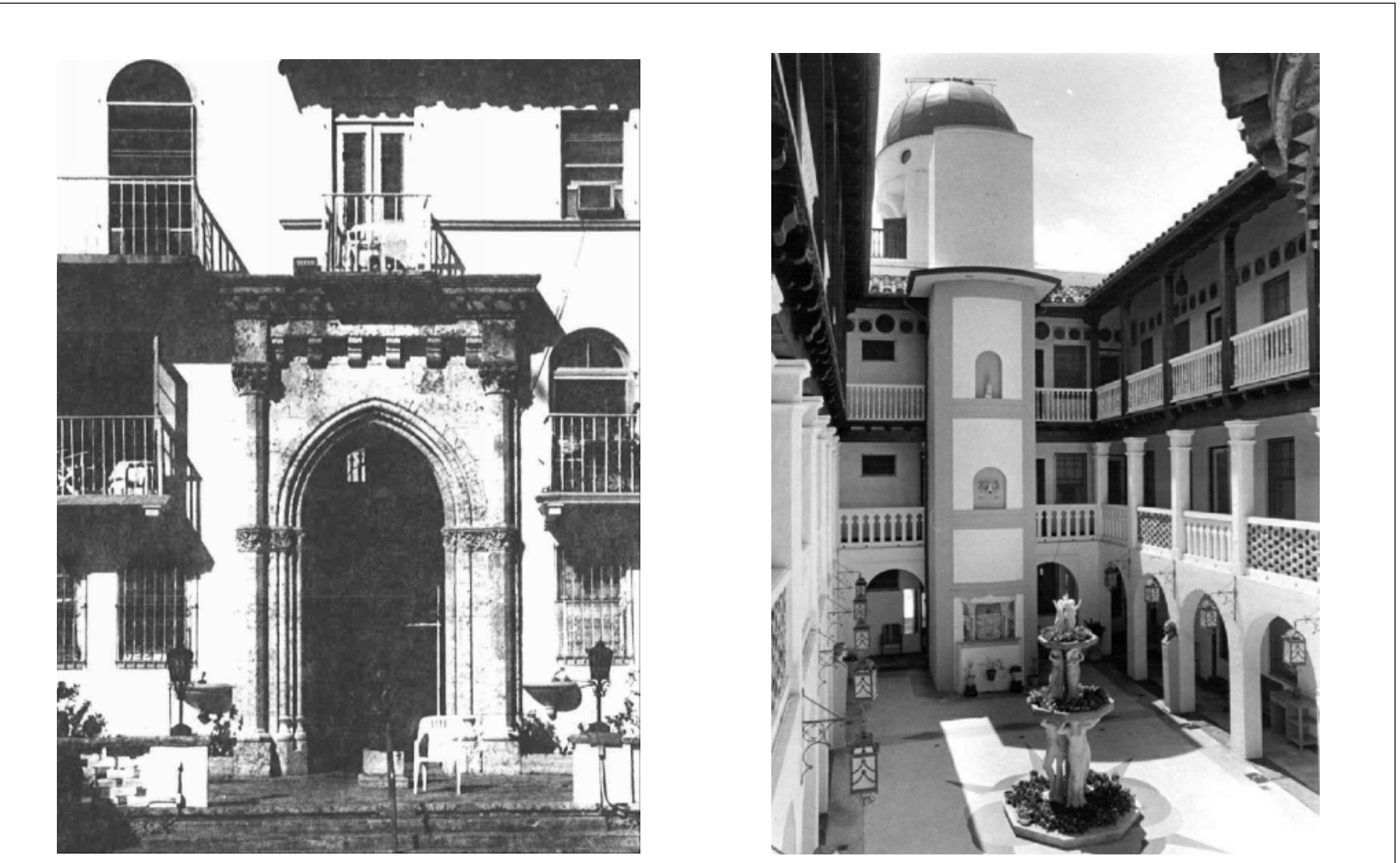
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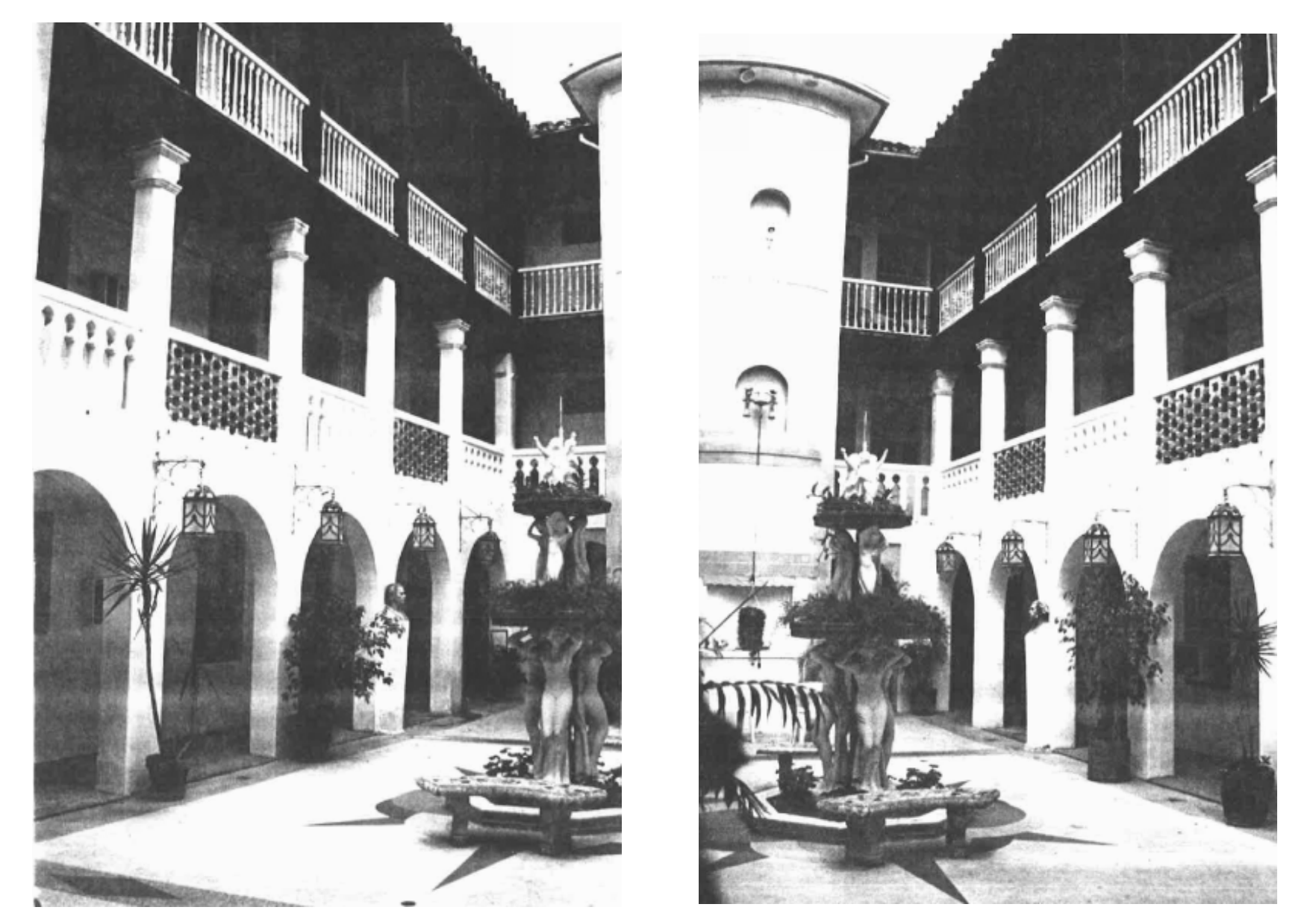
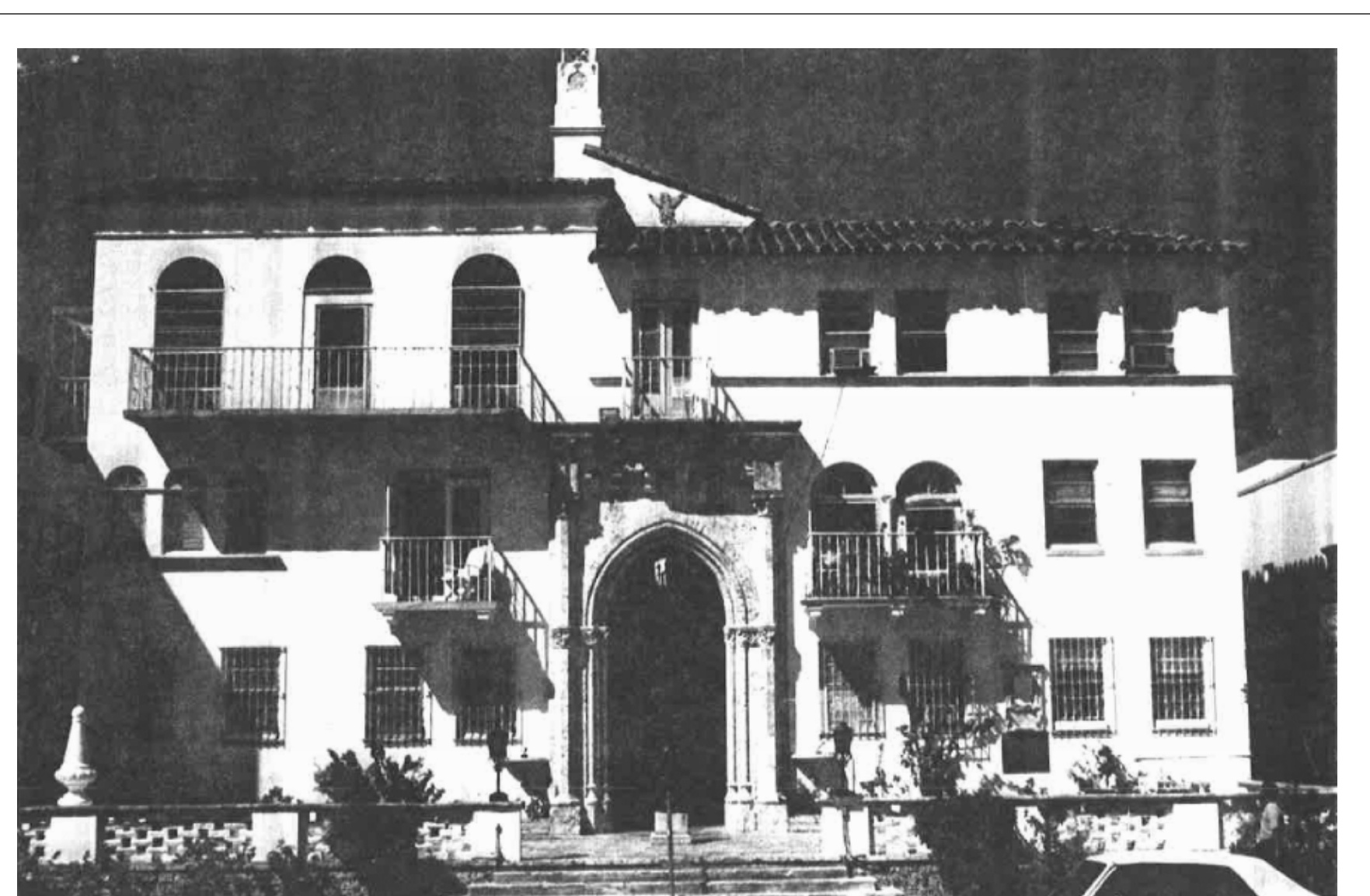


Casa Casurina (JPEG Image, 110.89 KB)

1930



1980's



1993



HISTORY

ADLEN FREEMAN

CASA CASUARINA WAS BUILT IN 1930 BY MAN NAMED ADLEN FREEMAN. ADLEN FREEMAN'S FATHER, JOEL FREEMAN WAS TREASURER OF THE STANDARD OIL TRUST (ALSO KNOWN AS ROCKEFELLER'S COMPANY) AND LEFT ADLEN A FABULOUS WEALTH WHEN HE PASSED AWAY.

THAT GAVE THE YOUNG AND WEALTHY ADLEN THE OPPORTUNITY TO RETIRE AT THE AGE OF 27 FROM BEING AN ARCHITECT AND TRAVEL ALL OVER THE WORLD. ADLEN WAS ALSO A DESCENDENT OF THE MAYFLOWER ON HIS MOTHER'S SIDE AND FELT A VERY STRONG TIE TO HISTORY. FREEMAN, ALWAYS WELL-TRAVELED AND VERY INTELLIGENT, LOVED THE ADVENTUROUS SPIRIT OF CHRISTOPHER COLUMBUS AND ON ONE OF HIS MANY TRIPS AROUND THE WORLD, WENT TO VISIT THE ALCÁZAR DE COLÓN IN SANTO DOMINGO (DOMINICAN REPUBLIC) WHICH WAS BUILT BY DIEGO COLUMBUS (CHRISTOPHER COLUMBUS'S SON) AND IS KNOWN FOR BEING THE OLDEST RESIDENCE IN THE WESTERN HEMISPHERE.

ADLEN WAS SO INSPIRED BY THE HOUSE THAT HE DECIDED TO BUILD HIS OWN HOME IN MIAMI BEACH AS HOMAGE TO THE ALCÁZAR DE COLÓN AND BOUGHT BACK 2 BRICKS FROM THE HOUSE. ONE SITS TO THE RIGHT HAND SIDE OF THE MAIN ENTRANCE AND ONE SITS IN HIS FORMER HOUSE IN THE CITY OF SANTA BARBARA, CALIFORNIA (NAMED THE "MONTARIOGOS") ESTATE, WHICH WAS LATER DONATED TO THE CITY AND WAS THEN RESTORED AND STUDIED BY THE PEARL CHASE SOCIETY OF SANTA BARBARA. ADLEN DREAMED OF LIVING IN A BOHEMIAN SOCIETY WITH ALL OF HIS FRIENDS FROM LOCAL AREAS SUCH AS COCONUT GROVE AND CORAL GABLES. IN ADDITION, ON HIS MANY TRIPS ABROAD HE WOULD MEET FASCINATING PEOPLE AND ALWAYS INVITE THEM TO HANG OUT IN HIS BEAUTIFUL HOME HERE IN MIAMI BEACH.

THE OCEANFRONT HOUSE WAS DESIGNED BY ARTHUR LAIDLER-JONES OF HENRY LA POINTE AND ARTHUR LAIDLER-JONES ARCHITECTS.

THE HUBBELL & HUBBELL COMPANY WAS THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF CASA CASUARINA. FT YOU LOOK DOWN, YOU WILL SEE THAT THE GROUND IS ORIGINAL KEY LIRNE CORAL, WHICH WAS PART OF THE ORIGINAL HOUSE DESIGNED BY NOTED 1920S INTERIOR DESIGNER ADDISON MIZNER WHO VIRTUALLY CREATED WEST PALM BEACH.

THE PROPERTY HAD A TOTAL OF 24 APARTMENTS. FREEMAN LIVED IN THE TOP-FLOOR-FRONT APARTMENT ON THE SOUTHEAST CORNER. THE REMAINING 23 APARTMENTS IN THE BUILDING WERE AVAILABLE FOR RENT AND TO HOUSE MANY OF FREEMAN'S FRIENDS THAT VISITED MIAMI BEACH.

ADLEN FREEMAN DIED AT CASA CASUARINA ON DECEMBER 29, 1937 FOLLOWING A PROLONGED ILLNESS. THE HOUSE WAS THEN SOLD TO JACQUE AMSTERDAM FOR \$100K, WHO CONTINUED TO RUN THE HOUSE AS AN APARTMENT COMPLEX THAT HE NAMED THE "AMSTERDAM PALACE. IN APRIL 1939, AMSTERDAM DID A SMALL RENOVATION OF THE HOUSE IN WHICH HE INSTALLED AN ELEVATOR SHAFT (WHERE THE CURRENT BELL IS LOCATED), REPLACED THE LILY POND IN THE COURTYARD WITH TERRAZZO FLOORING AND MOVED THE KNEELING APHRODITE STATUE TO THE FRONT TERRACE. ROOMS WERE RENTED FOR \$600/MONTH DURING WINTER SEASON AND \$300/MONTH IN THE SUMMER.

GIANNI VERSACE

IN 1992, WHILE ON VACATION WITH HIS FAMILY IN MIAMI BEACH, VERSACE TOOK A WALK DOWN OCEAN DRIVE AND WAS IMMEDIATELY ATTRACTED TO THE HOUSE BY THE "KNEELING APHRODITE" STATUE AND FELL IN LOVE WITH THE UNIQUE SPANISH ARCHITECTURE OF THE PROPERTY. OBSESSED WITH GREEK AND ROMAN MYTHOLOGY, VERSACE PURCHASED THE ORIGINAL HOUSE BUILT BY FREEMAN FOR \$2.95 MILLION AND THE LOT NEXT DOOR, AN OLD ART DECO HOTEL CALLED THE HOTEL REVERE. ALTHOUGH THIS NEIGHBORHOOD WAS PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN 1979 AND DESPITE STRONG OPPOSITION FROM THE MIAMI DESIGN PRESERVATION LEAGUE, VERSACE BOUGHT THE REVERE HOTEL NEXT DOOR FOR \$3.7 MILLION IN ORDER TO DEMOLISH IT AND PUT IN THE GARDEN, SWIMMING POOL AND SOUTH WING.

VERSACE INVESTED AN ADDITIONAL \$32 MILLION IN RENOVATIONS IN WHICH HE ADDED THE SOUTH WING, THE POOL AND GARDEN AND TURNED THE 24 APARTMENTS INTO 10 LARGE SUITES IN THE ORIGINAL HOUSE AND AN ADDITIONAL 2 NEW SUITES IN THE SOUTH WING. HE ALSO REMOVED THE ELEVATOR SHAFT IN THE COURTYARD, REPLACED THE FOUNTAIN AND ECONSTRUCTED THE OBSERVATORY, INCLUDING 4 NEW COPPER DOME. VERSACE HAD PLANNED TO BUY THE THEN-VACANT LOT NEXT DOOR TO THE NORTH IN ORDER TO PUT IN A SECOND GARDEN, BUT WHEN HIS DEATH INTERVENED IT BECAME PART OF THE VICTOR HOTEL.

THE RENOVATIONS TOOK ALMOST 3 YEARS TO COMPLETE AND IN JULY 15, 1997, ONLY 5 YRS AFTER PURCHASING THE HOME, VERSACE WAS KILLED ON THE FRONT STEPS OF THE HOUSE ON HIS USUAL MORNING WALK HOME FROM NEWS CAFE.

IN ADDITION TO GIANNI VERSACE, THE HOUSE WAS ALSO USED BY HIS MANY CLOSE FRIENDS AND FAMILY MEMBERS. HIS BROTHER SANTO'S BEDROOM IS NOW CALLED THE VENUS ROOM, HIS SISTER DONATELLA'S BEDROOM IS THE SIGNATURE SUITE.


SOME CONTENTS OF WHEN VERSACE LIVED HERE WERE AUCTIONED IN NEW YORK CITY IN APRIL OF 2001 FOR A REPORTED \$28 MILLION. WHAT STILL REMAINS HERE FROM THE VERSACE ERA ARE THE RICHLY DECORATED WALLS, FLOORS, CEILINGS, AND WINDOWS, AS WELL AS THE POOL, GARDEN, AND THE ENTIRE SOUTH WING.

THE HOUSE SAT EMPTY FOR ABOUT 3 YEARS AND IN SEPTEMBER OF 2000, DONATELLA FINALLY SOLD THE PROPERTY TO PETER LOFTIN, A TELECOMMUNICATIONS MAGNATE FROM RALEIGH, N.C. FOR \$19 MILLION. LOFTIN USED THIS HOUSE AS A PRIVATE RESIDENCE AS WELL AS A HOTEL, MEMBERSHIP CLUB AND PRIVATE EVENTS VENUE FROM 2001 TO THE END OF 2009.

BARTON G. WEISS

IN DECEMBER OF 2009, EVENTS IMPRESARIO AND RESTAURATEUR BARTON G. WEISS LEASED THE PROPERTY AND TOOK OVER THE MANSION, IMPRINTING HIS OWN SIGNATURE STYLE ON THE STORIED HOUSE AND REOPENED AS THE VILLA BY BARTON G. IN SEPTEMBER 2013 FLORIDA BUSINESS CONNECTED TO JORDACHE ENTERPRISES BOUGHT THE MANSION AT AUCTION WITH A WINNING BID OF \$41.5 MILLION.

LEGEND MAINTAINS THAT CASA CASUARINA WAS THE ORIGINAL NAME GIVEN TO THE HOUSE WHEN IT WAS BUILT IN 1930 AS HOMAGE TO THE ONLY REMAINING TREE IN THE LOT AFTER THE 1926 HURRICANE THAT HIT SOUTH FLORIDA. FREEMAN WAS FORCED TO CUT DOWN THE TREE IN ORDER TO MAKE ROOM FOR THE CONSTRUCTION OF HIS NEW HOUSE. CASUARINA ESQUISETIFOLIA IS THE BOTANICAL NAME OF THE TROPICAL TREE POPULARLY KNOWN AS THE "AUSTRALIAN PINE".



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WILFREDO AGURTO
AR# 0093855

RETRACTABLE CANOPY
CASA CASUARINA
1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA

HPB FILE NUMBER
20-0388
FINAL SUBMITTAL
05-11-20

NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED CONSTRUCTION SET AND APPROVED BY ARCHITECT

REVISIONS

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DRAWING TITLE
HISTORIC RESOURCES REPORT

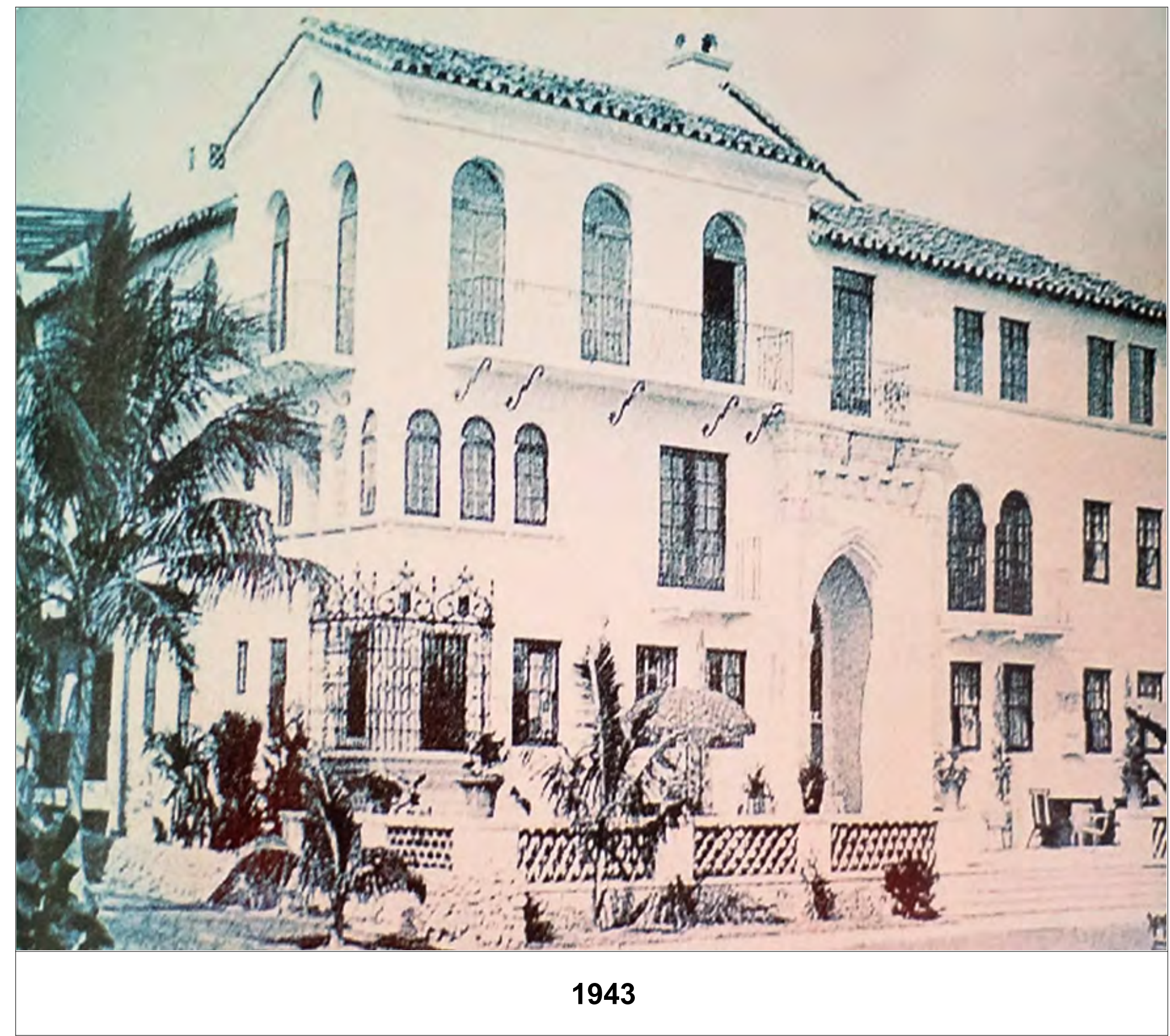
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6 SET OF 24

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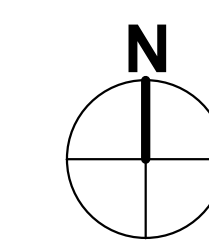
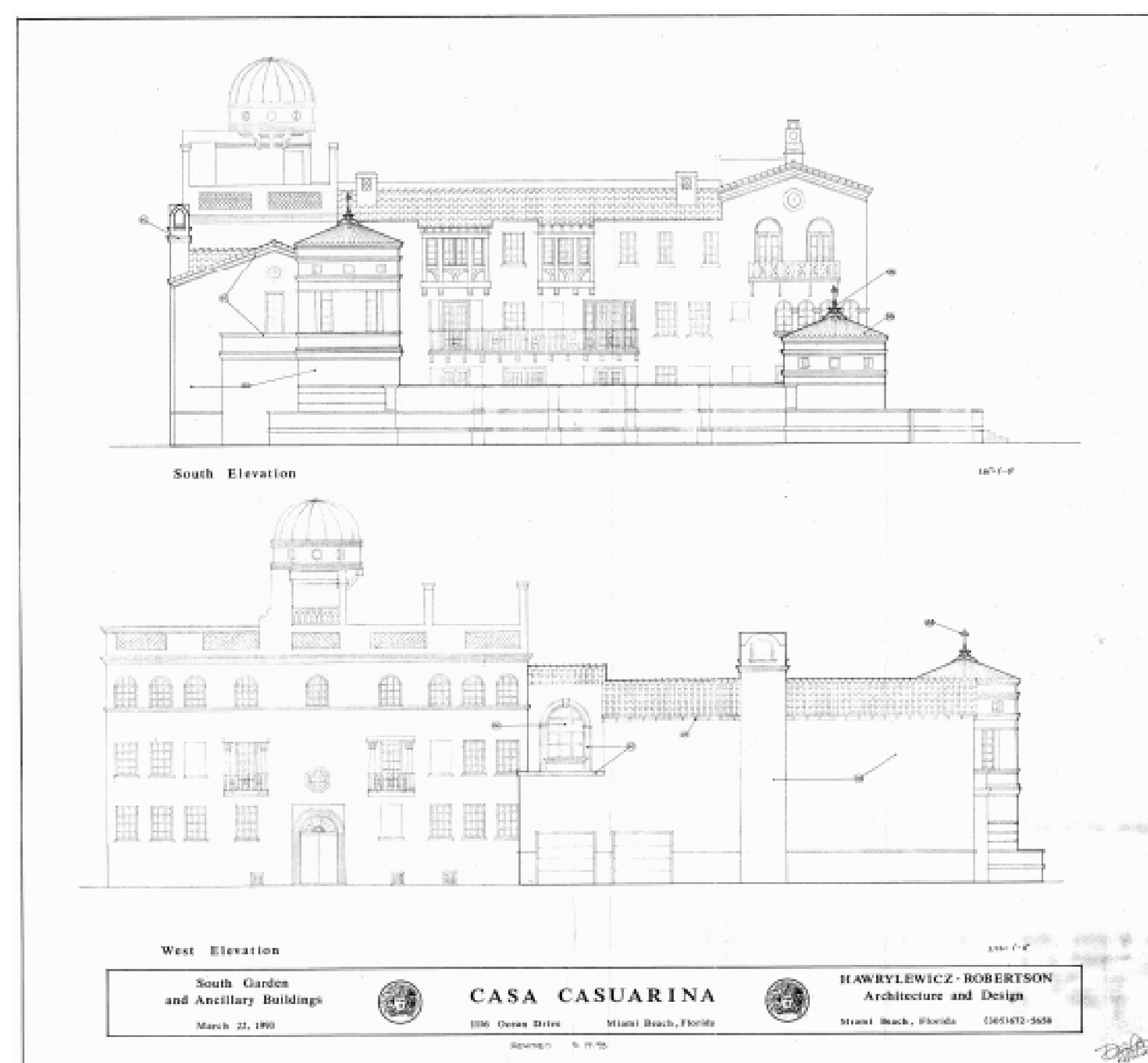
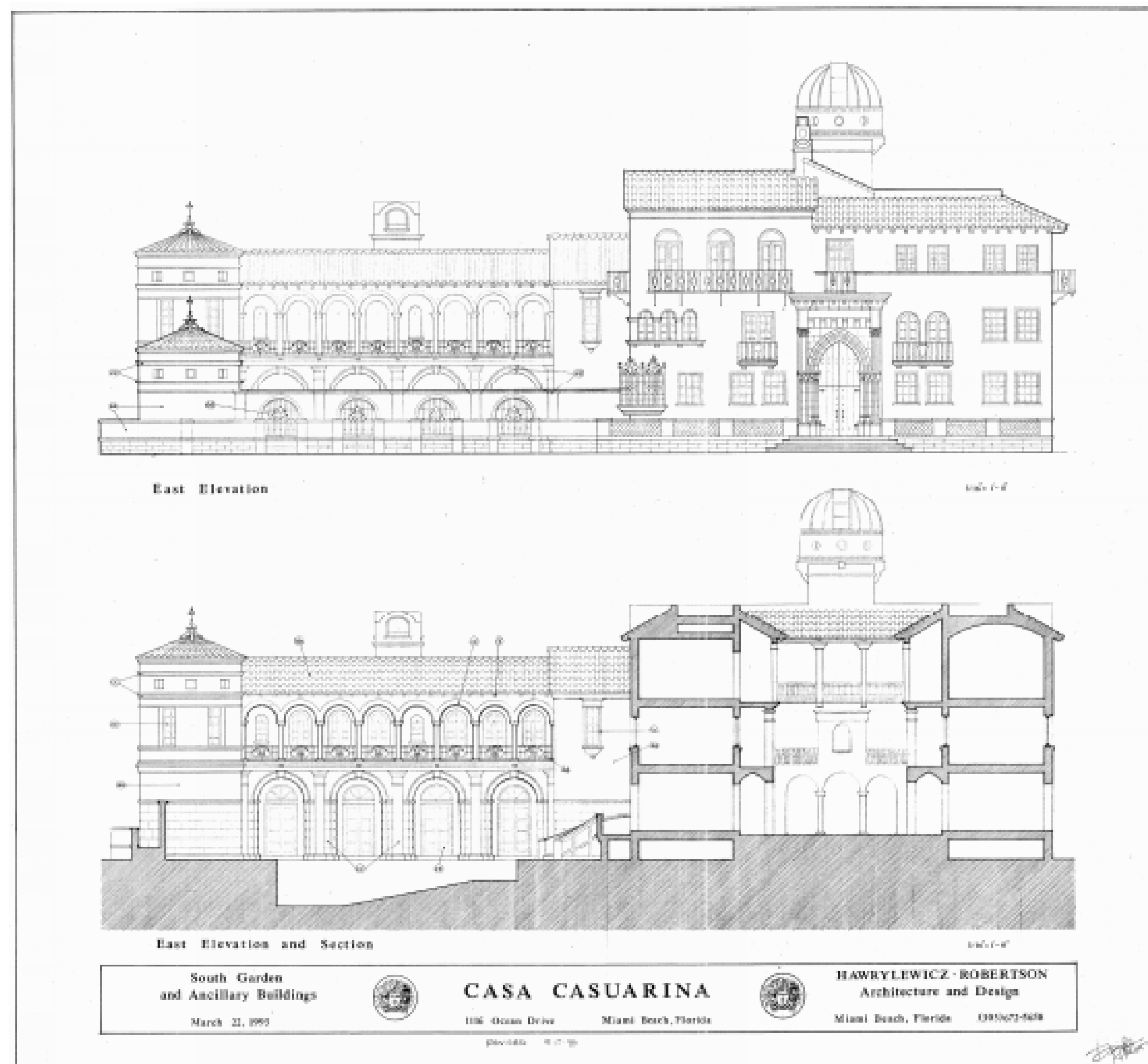
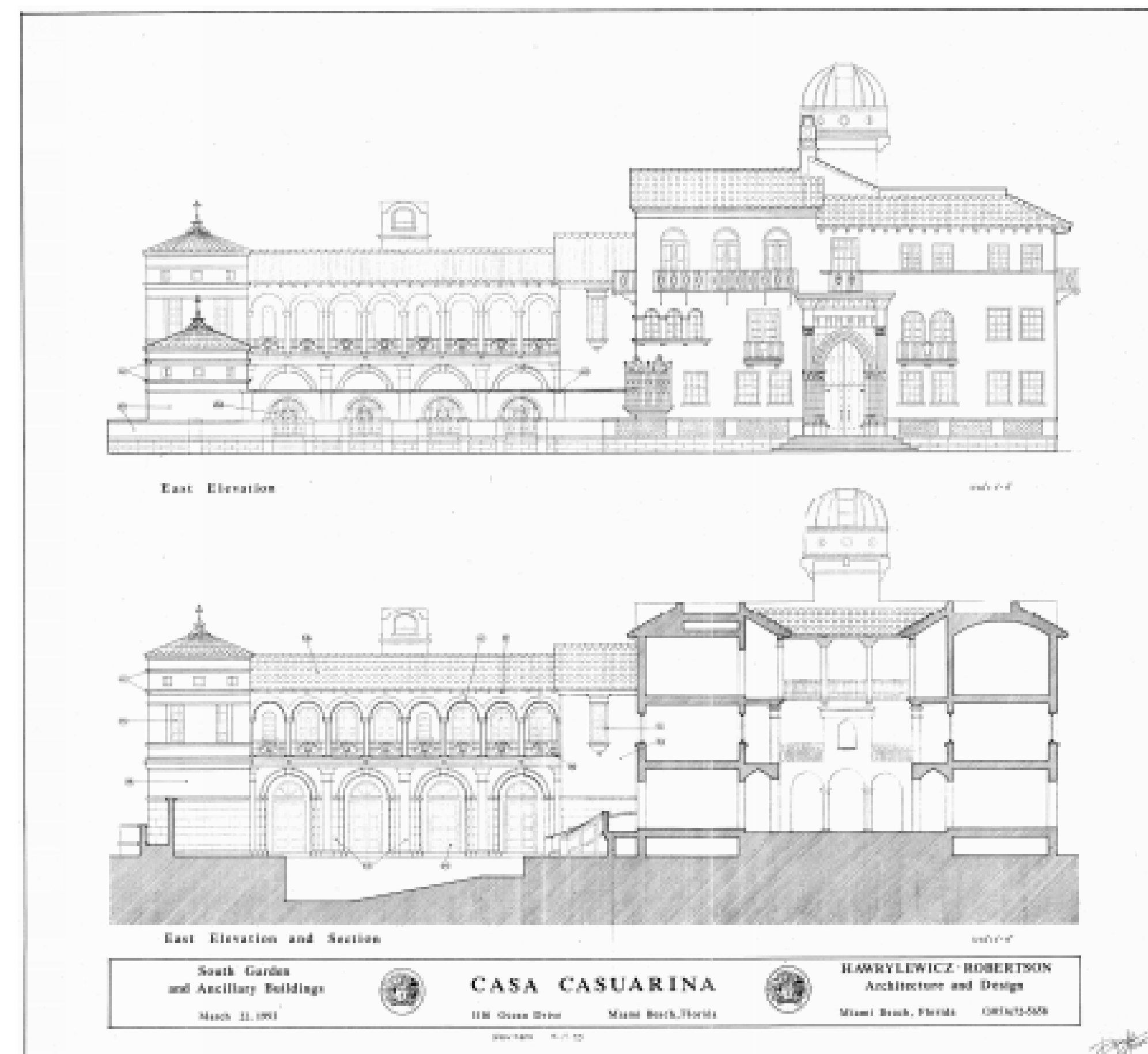
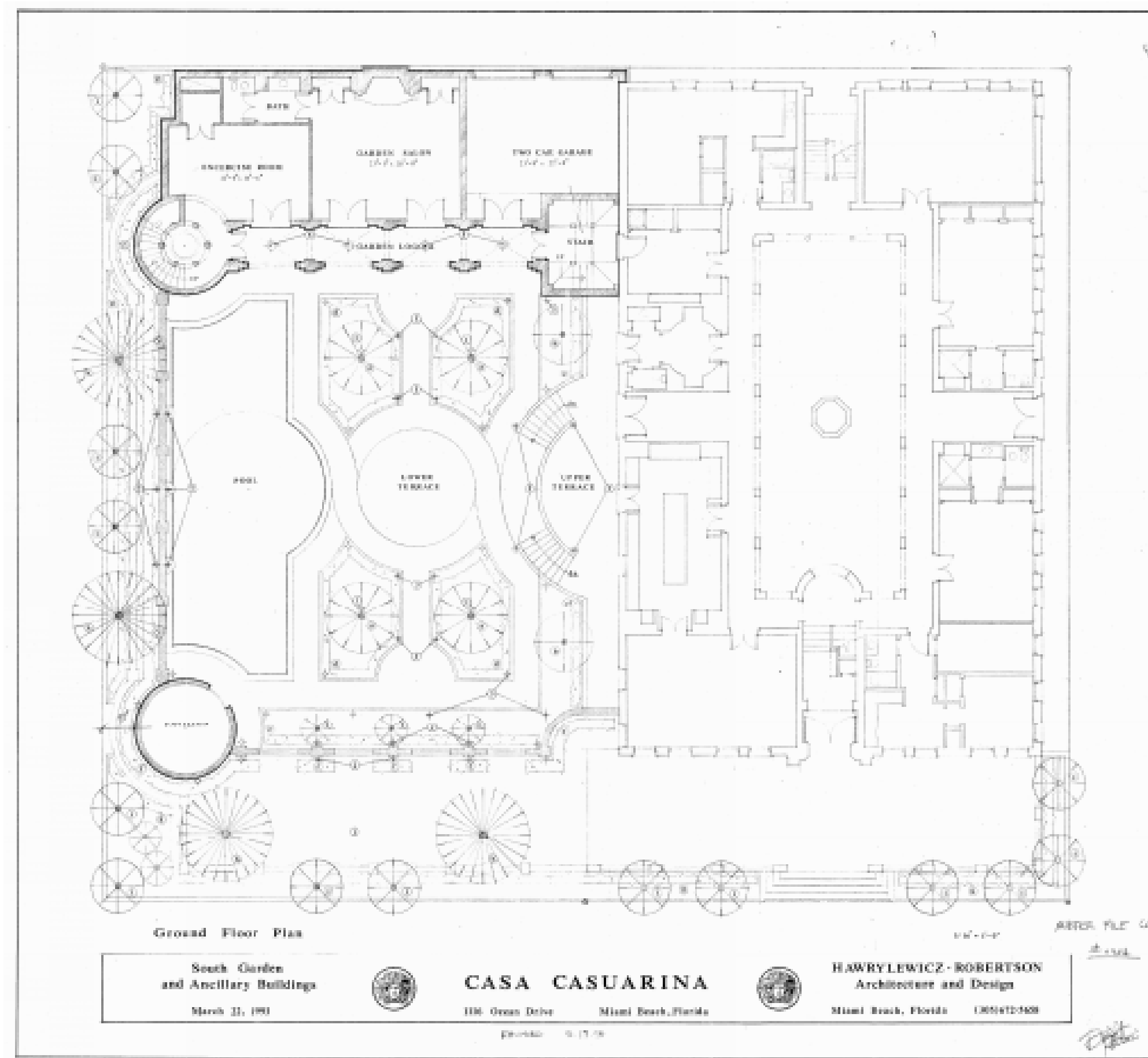
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**PREVIOUS BLDG
PERMIT &
DRAWINGS**
SHEET NUMBER
A-8

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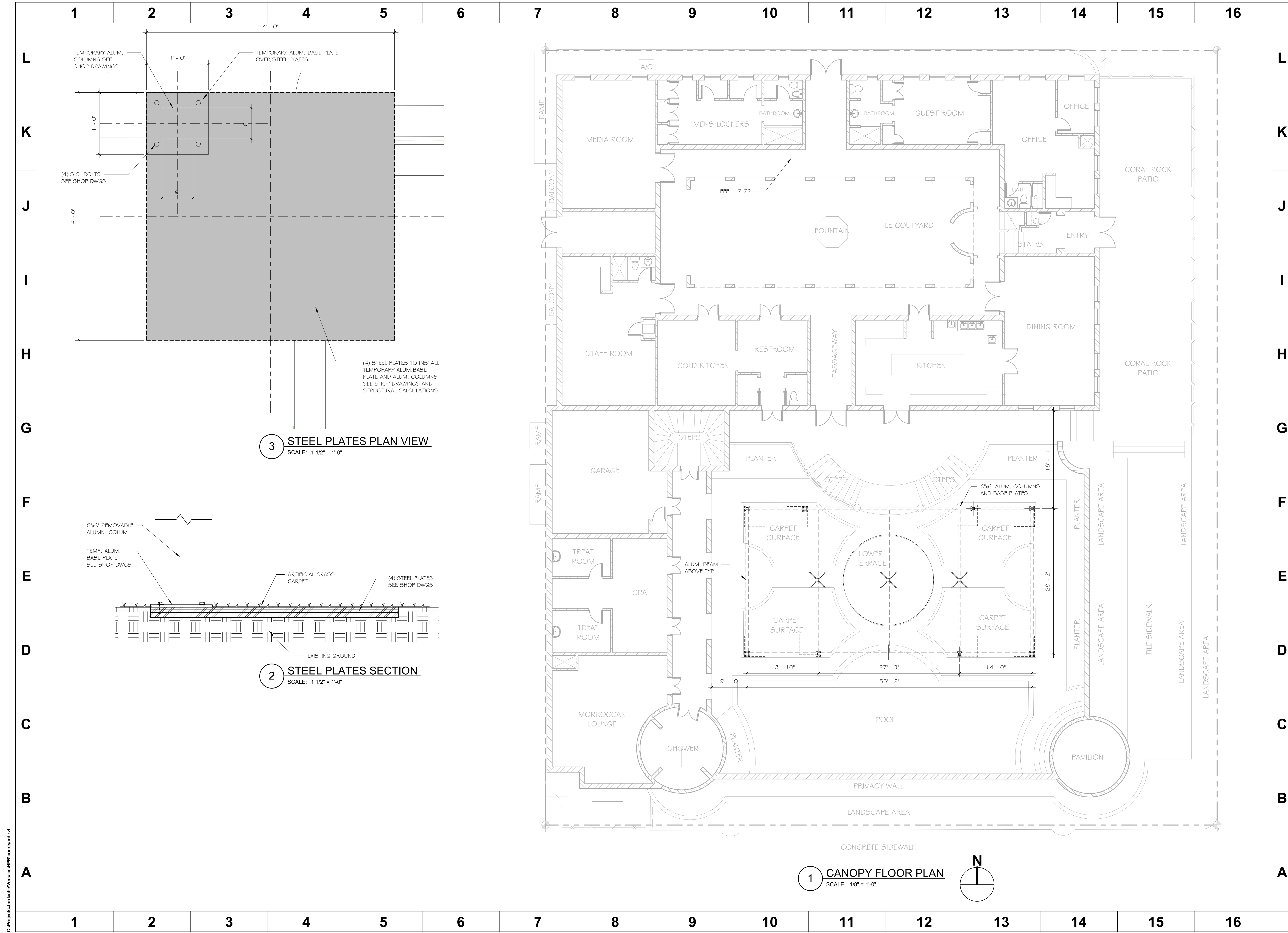
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DRAWING TITLE
CANOPY FLOOR PLAN

SHEET NUMBER
A-9

9 SET OF 24



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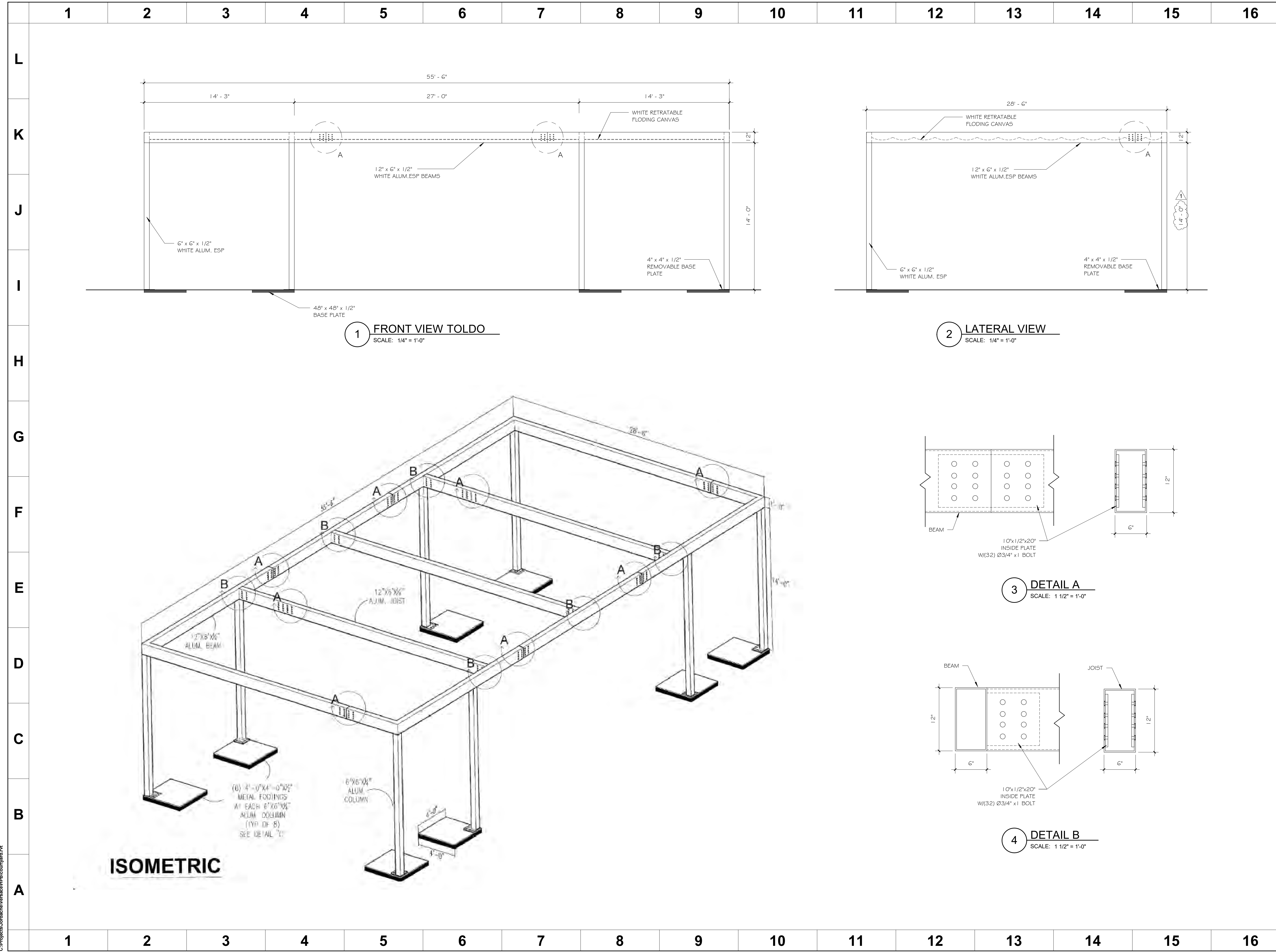
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RETRACTABLE CANOPIE DETAILS
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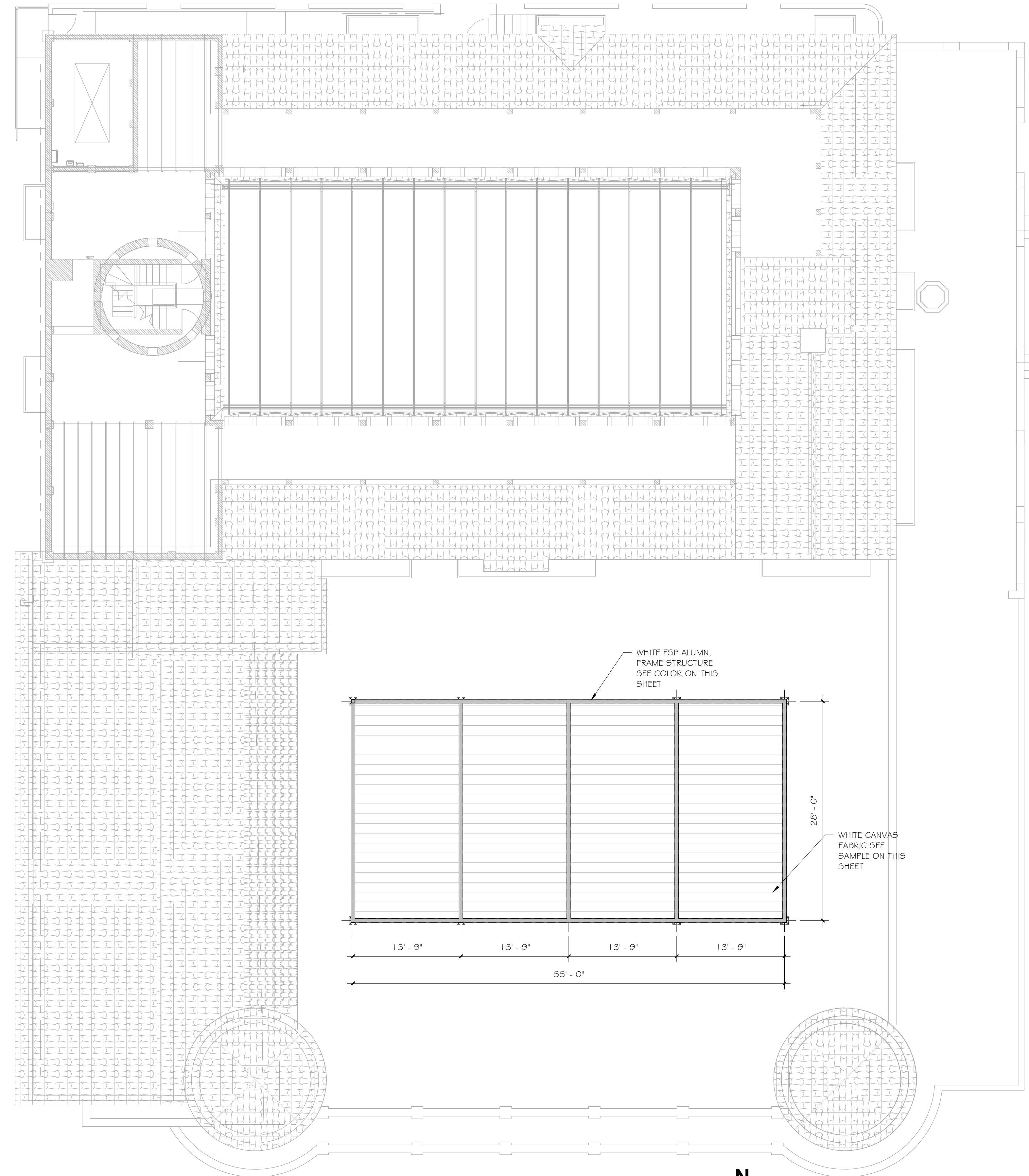
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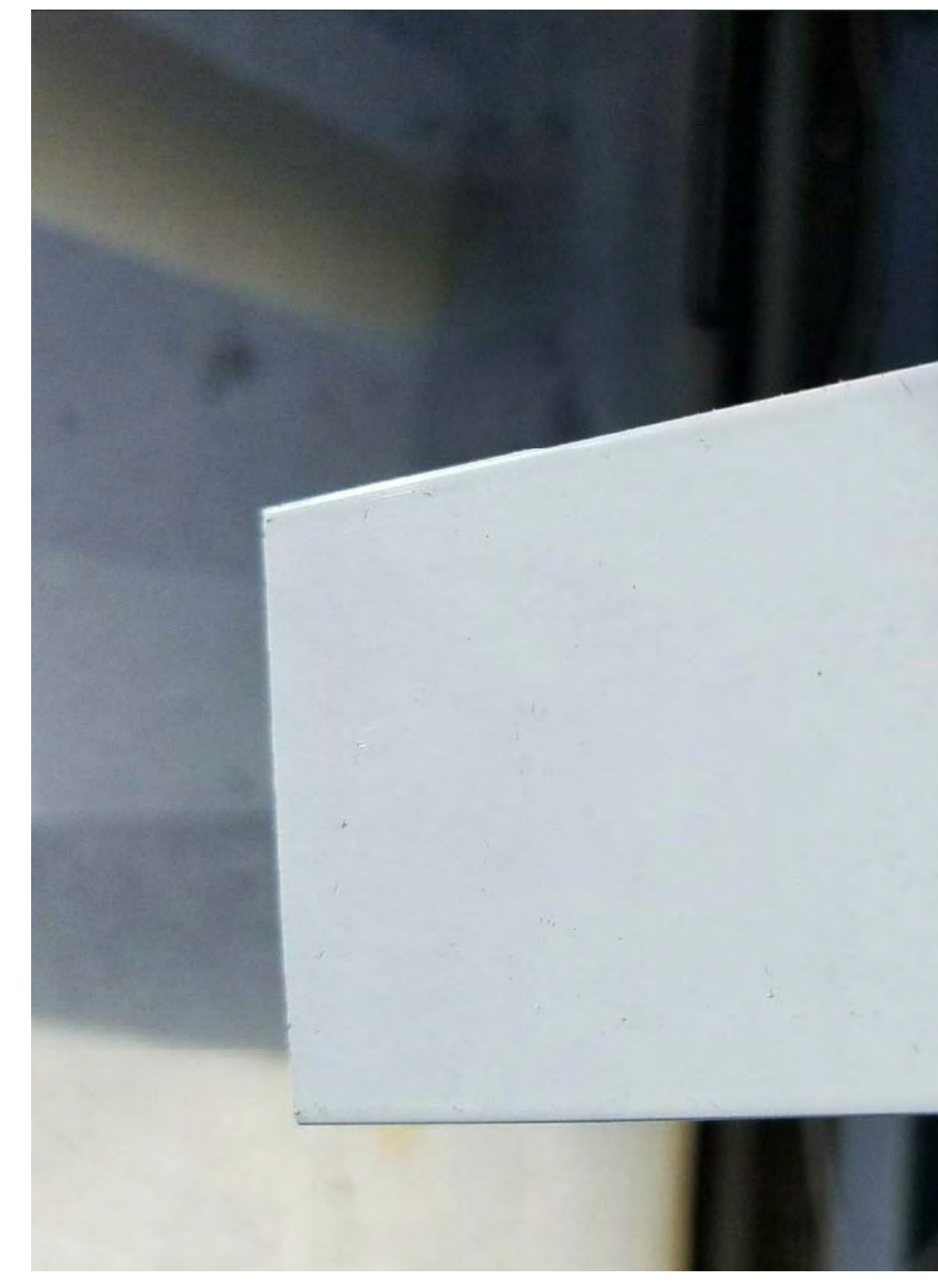
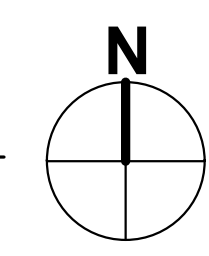
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CANOPY ROOF PLAN

SHEET NUMBER
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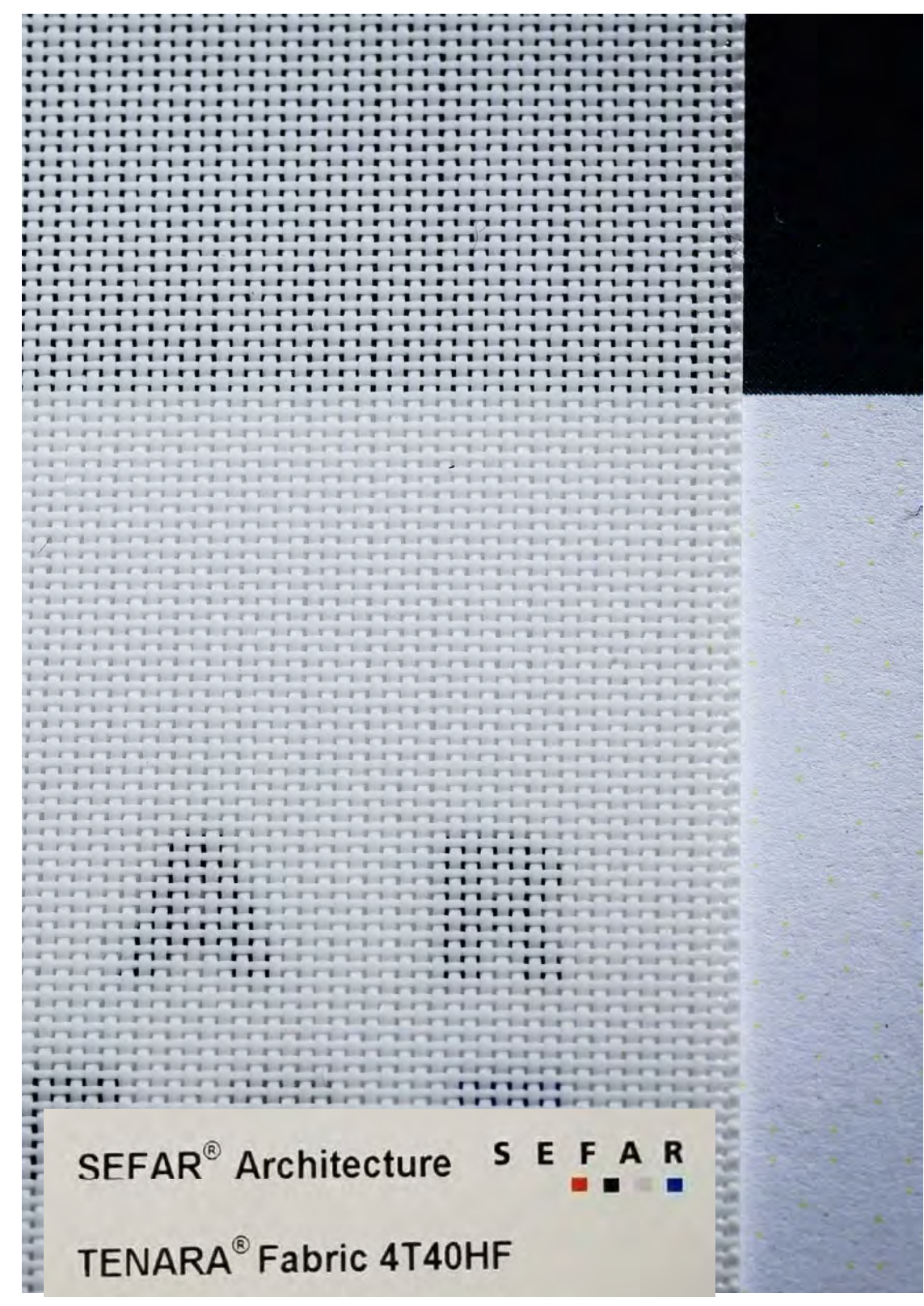
11 SET OF 24



1 CANOPY ROOF PLAN
 SCALE: 1/8" = 1'-0"

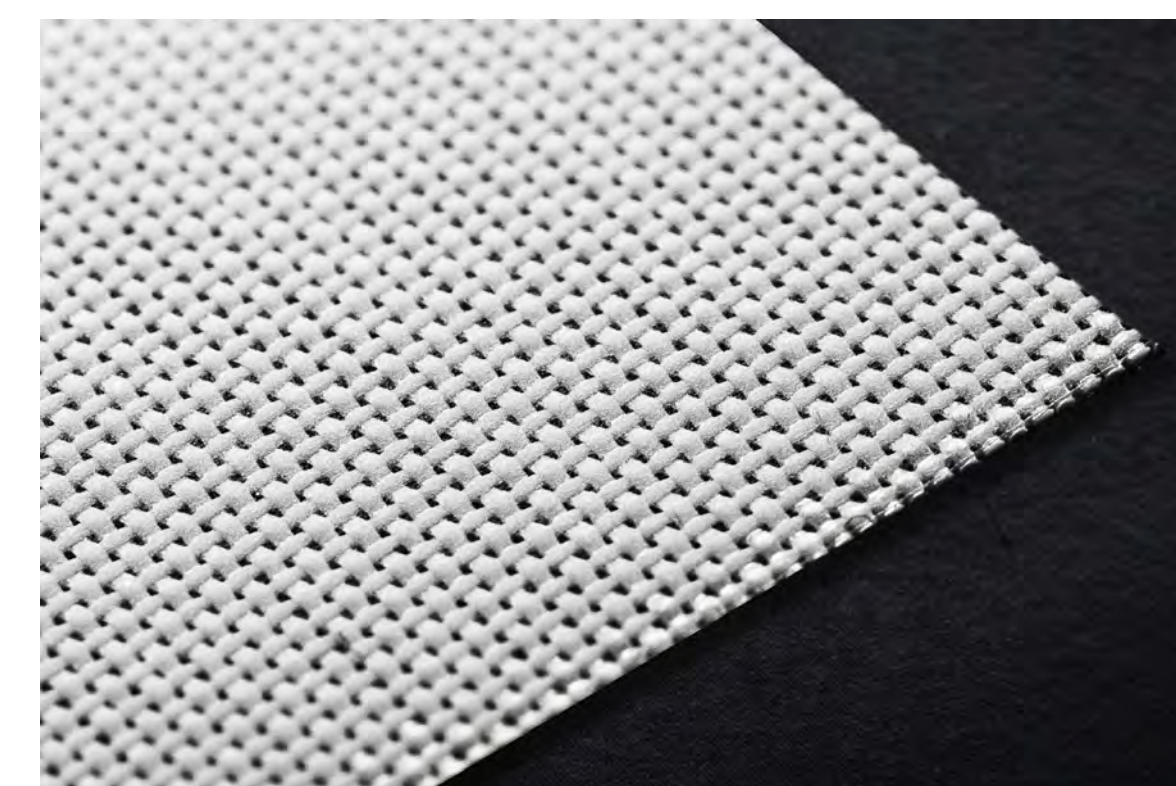


WHITE ALUMINIUM FRAMES AND BREAK METAL



SEFAR® Architecture S E F A R
TENARA® Fabric 4T40HF

FABRIC COLOR



TRUE TENSILE MEMBRANE STRUCTURE

Tenara.
 Architecture Fabrics

Fabric Designation:
SEFAR® Architecture TENARA® Fabric 4T40HF

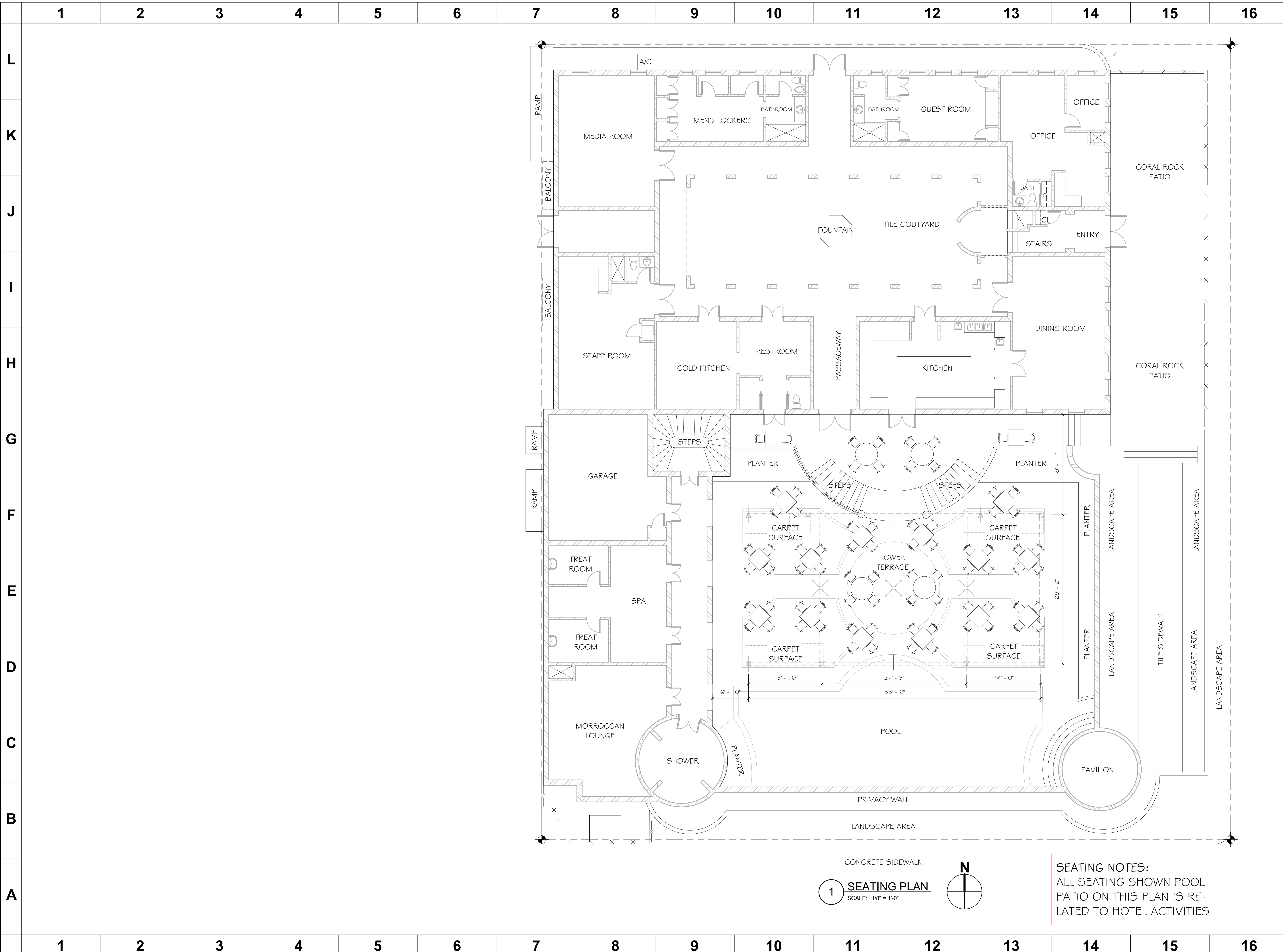
Material of Construction:	Fluoropolymer-coated fabric woven from 112. ticer
Fabric Weight:	1080 grams per square meter 31.9 ounces per yard
Thickness:	0.45 mm/0.022 inch
Width:	1.575 meter/62.0 inch
Tensile Strength* (ASTM D4851)	Warp: 4000 Newtons/5cm 456 pounds/inch Hil: 4000 Newtons/5cm 456 pounds/inch
Trapezoidal Tear: (ASTM D4851)	Warp: 798 Newtons/179 pounds Hil: 752 Newtons/169 pounds
Light Transmission: (ASTM E903, Avg 450-650 nm)	38%
Flammability:	EN 13501 B-s1, DO ASTM E84 - Class A NFPA 701 - Small Scale - Pass

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 info@sefer.com

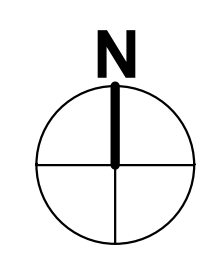
FABRIC SPECIFICATIONS

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1 SEATING PLAN
SCALE: 1/8" = 1'-0"



SEATING NOTES:
ALL SEATING SHOWN POOL
PATIO ON THIS PLAN IS RE-
LATED TO HOTEL ACTIVITIES



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**RETRACTABLE CANOPY
CASA CASUARINA
1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA**

HPB FILE NUMBER
20-0388
FINAL SUBMITTAL
05-11-20

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DATE	DESCRIPTION	#

DRAWING TITLE

SEATING PLAN

SHEET NUMBER

A-12

12 SET OF 24



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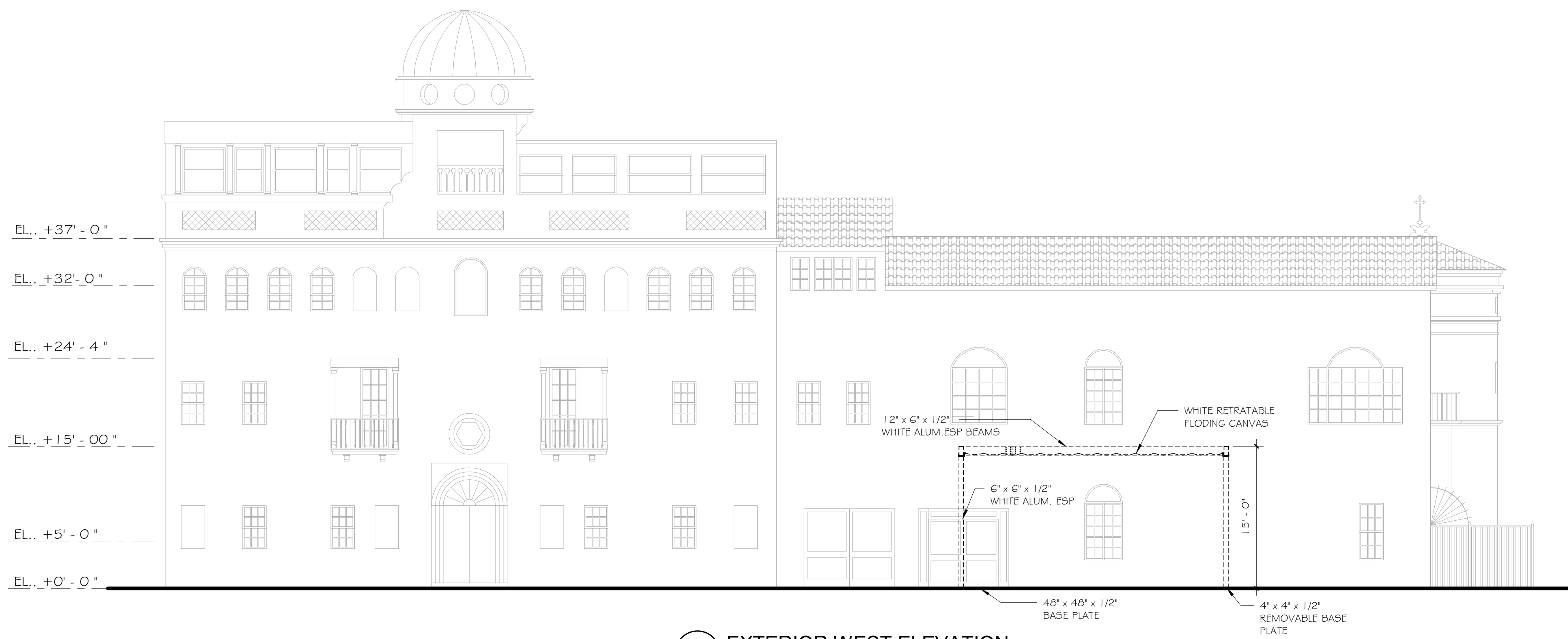
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DATE	DESCRIPTION	#

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EXTERIOR ELEVATIONS

SHEET NUMBER
A-13

13 SET OF 24



1 EXTERIOR WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 EXTERIOR SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATION

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14 SET OF 24



EAST ELEVATION OCEAN DRIVE

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DRAWING TITLE
INTERIOR ELEVATIONS

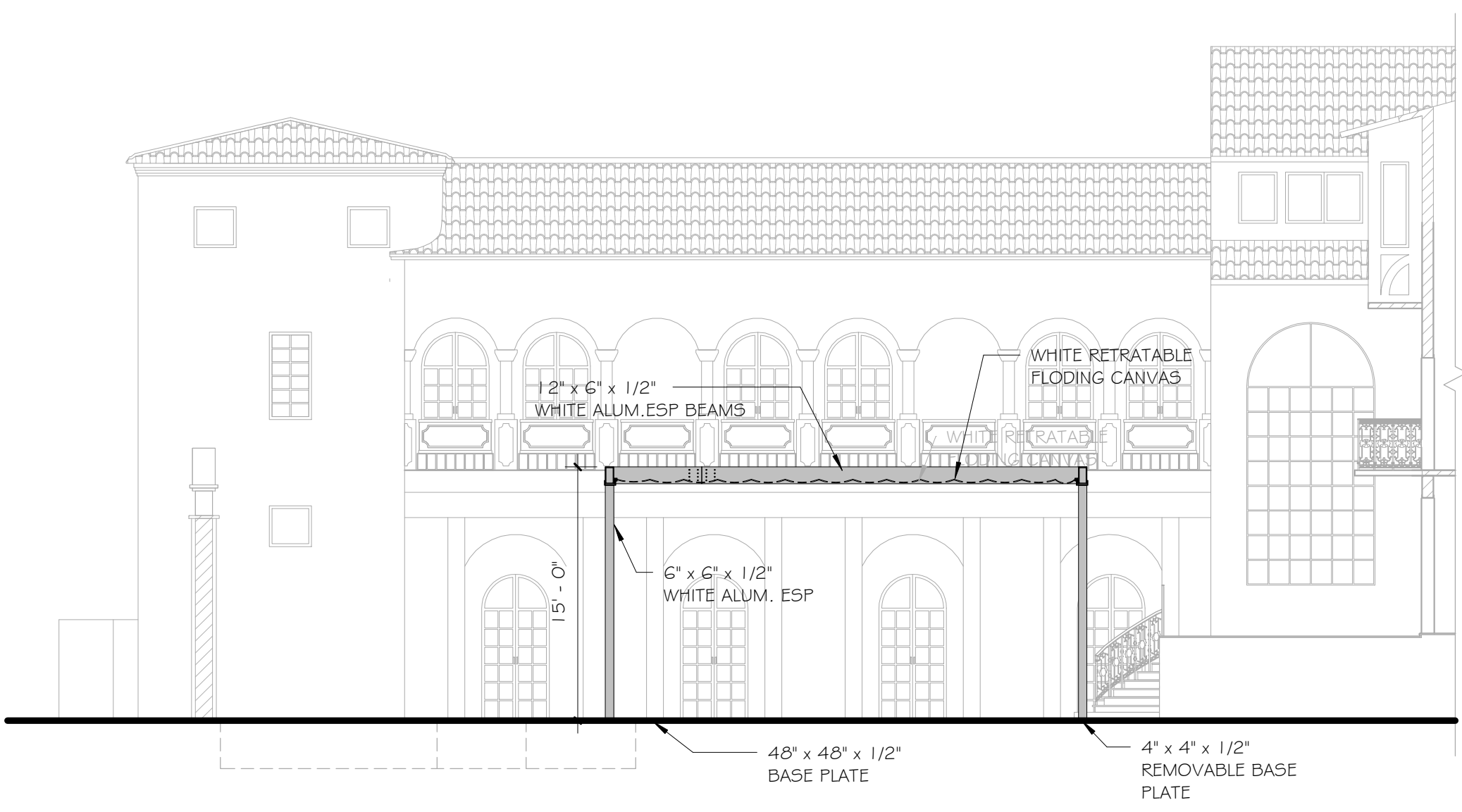
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15 SET OF 24

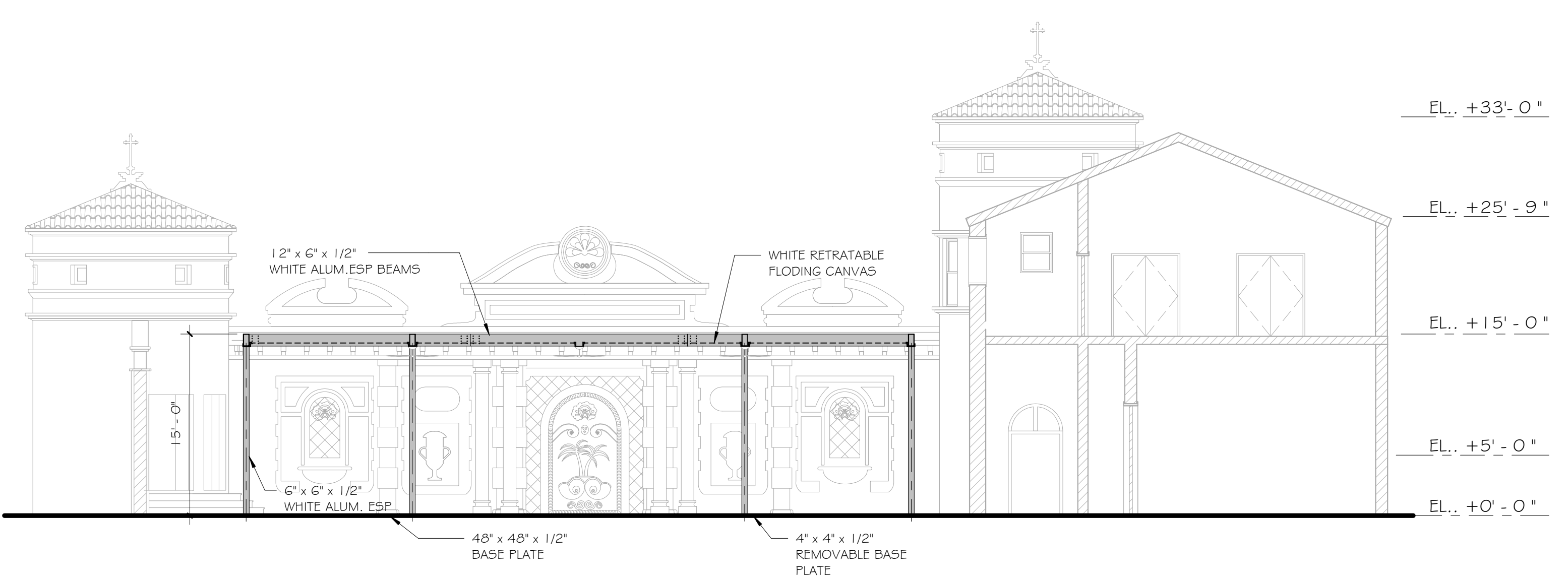
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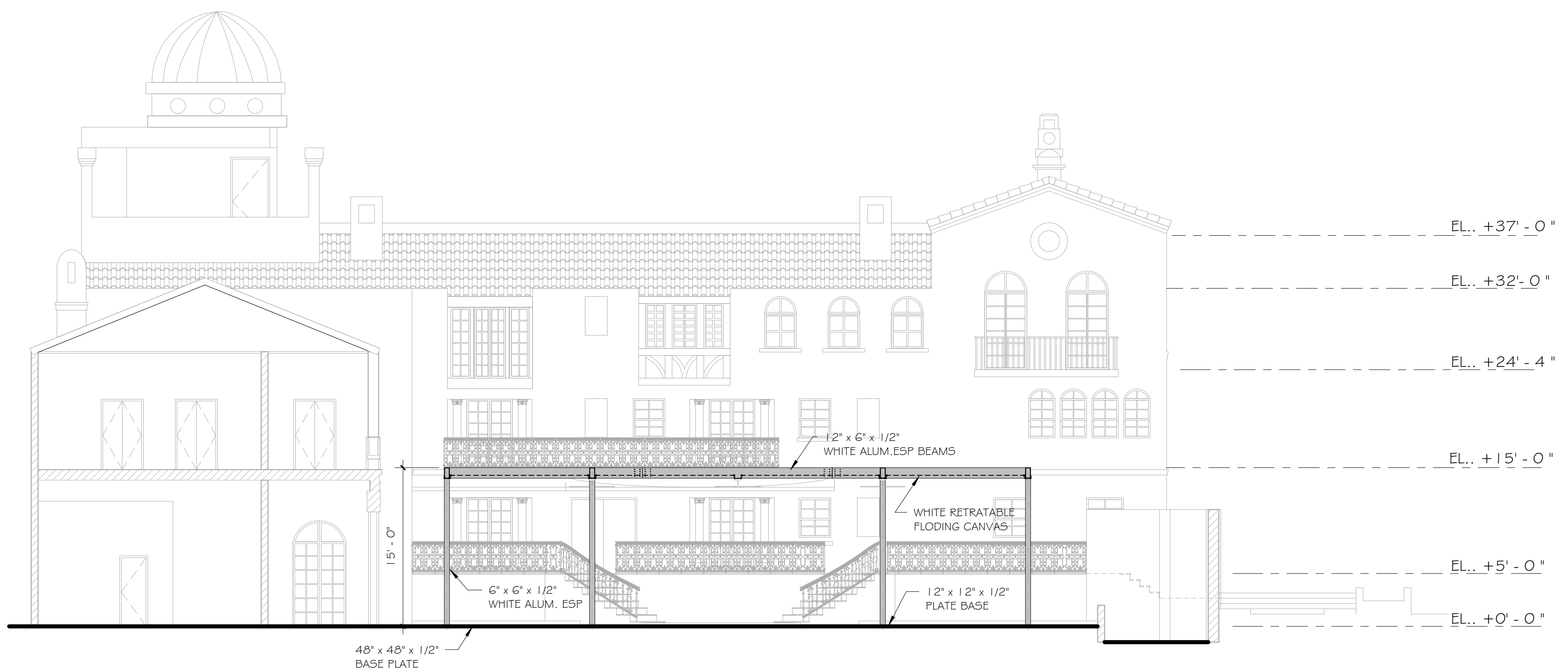
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1 INTERIOR WEST ELEVATION
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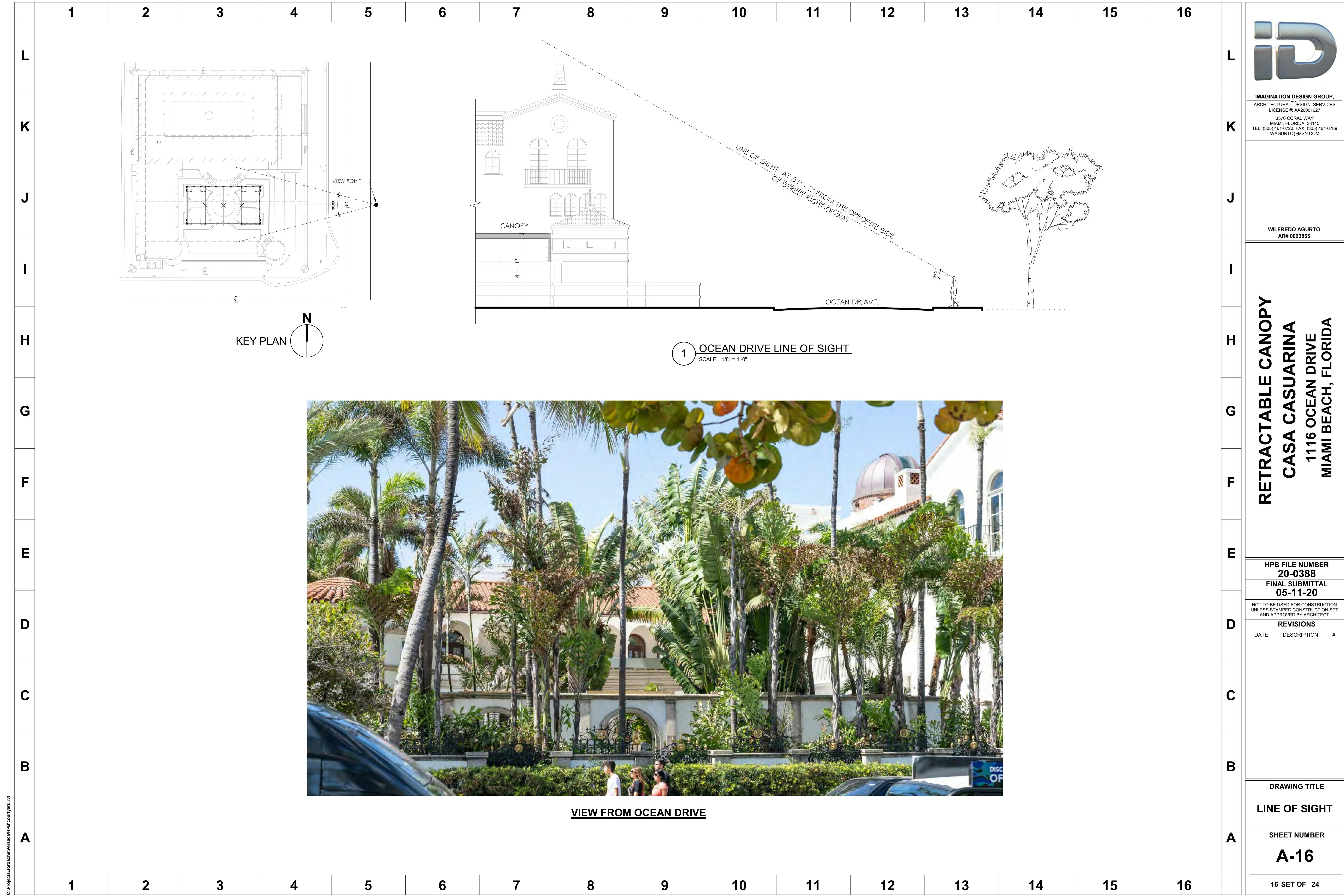


2 INTERIOR NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 INTERIOR SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



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LINE OF SIGHT

SHEET NUMBER

A-16

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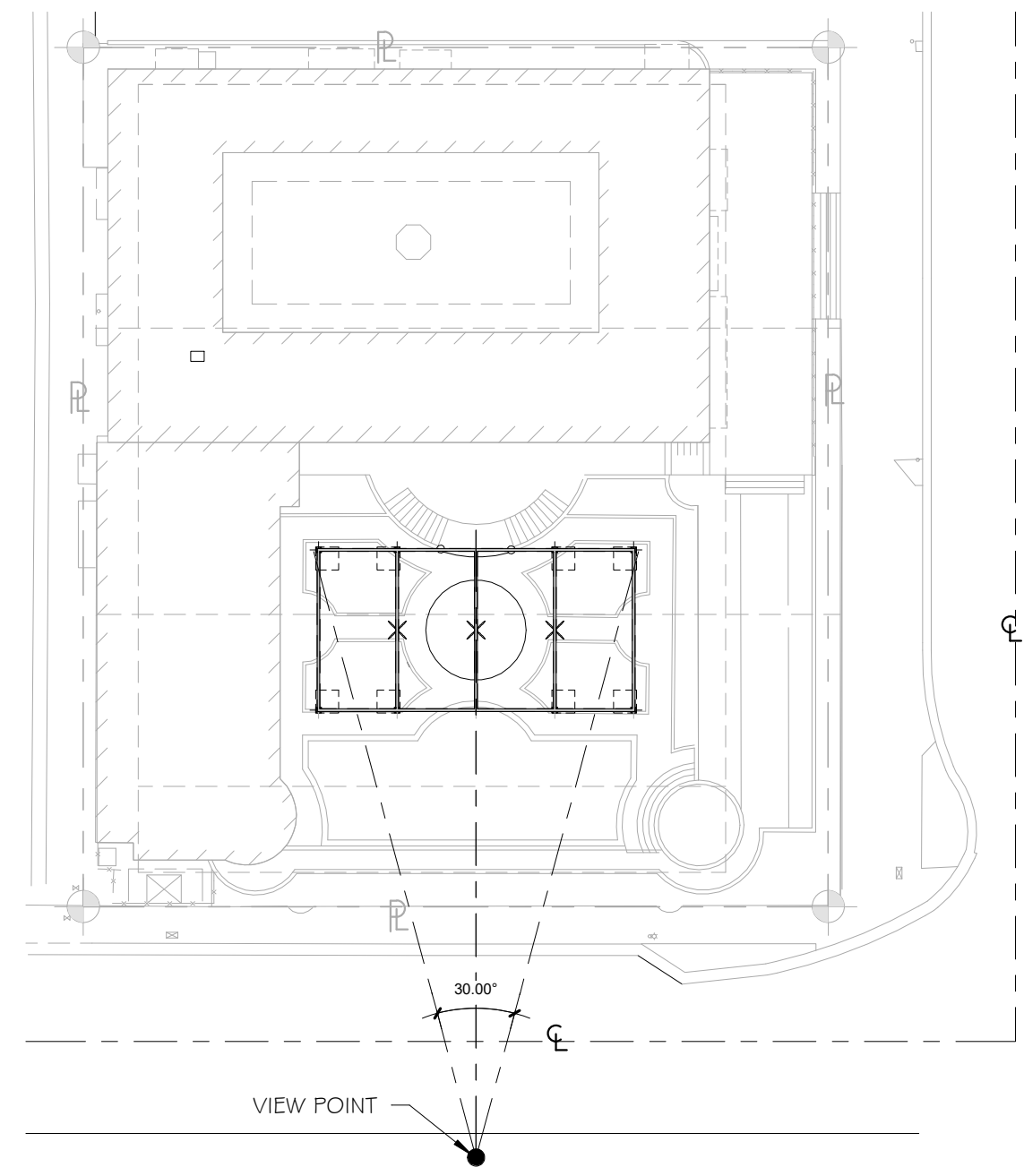
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LINE OF SIGHT

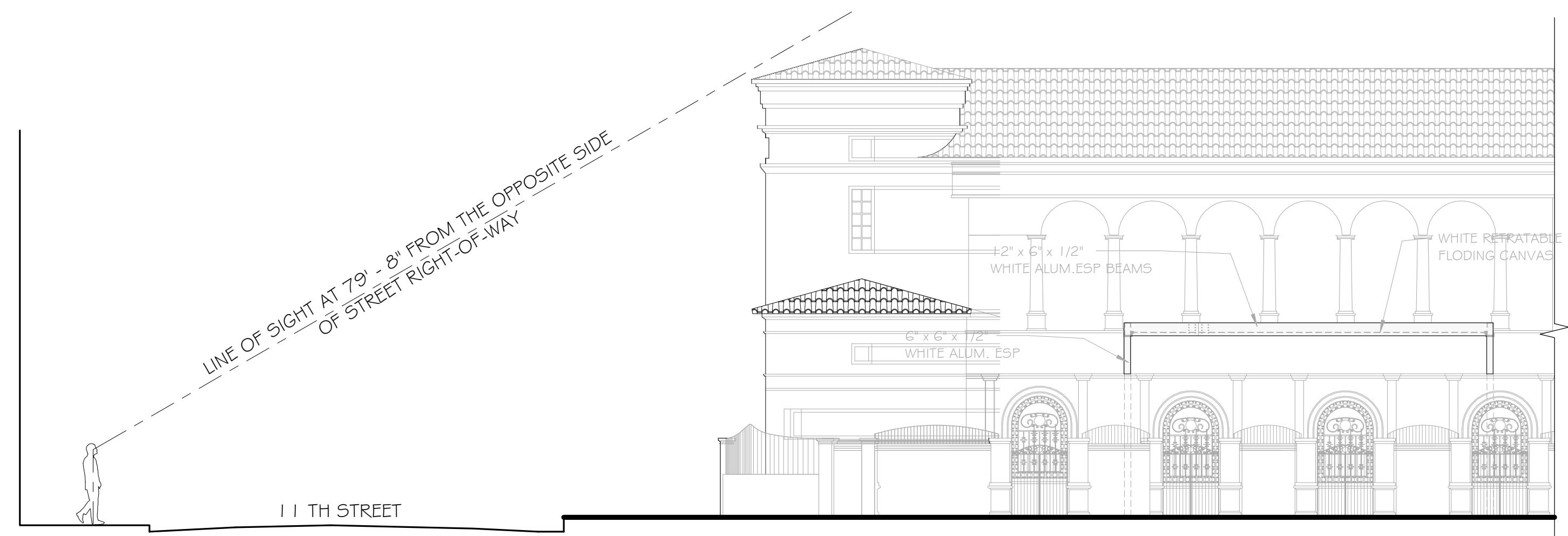
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A-17

17 SET OF 24



KEY PLAN.



1 11 STREET LINE OF SIGHT
 SCALE: 1/8" = 1'-0"



VIEW FROM 11 STREET

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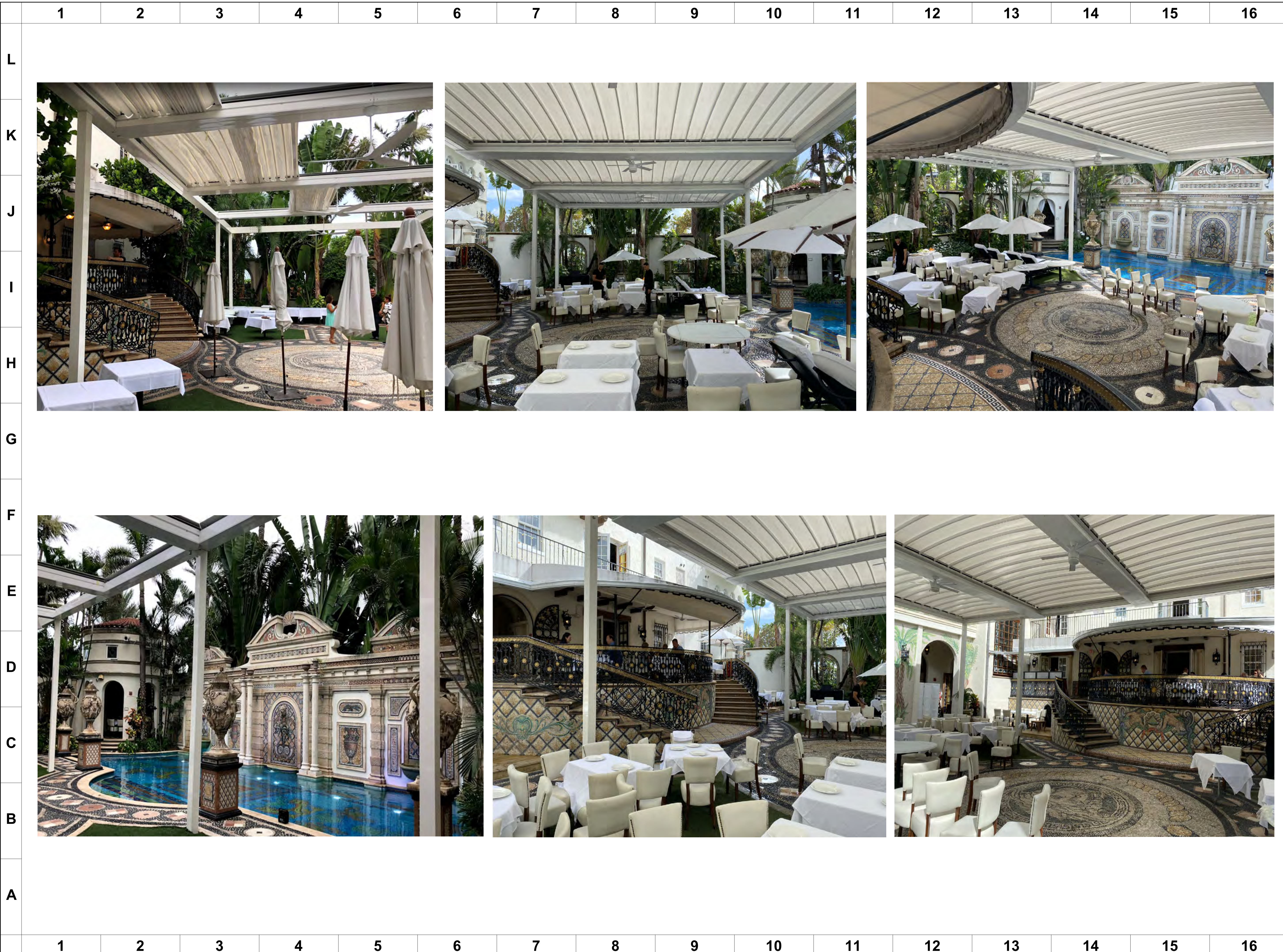
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DRAWING TITLE

LINE OF SIGHT

SHEET NUMBER

A-18



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WILFREDO AGURTO
 AR# 0093855

RETRACTABLE CANOPY
CASA CASUARINA
 1116 OCEAN DRIVE
 MIAMI BEACH, FLORIDA

HPB FILE NUMBER
20-0388
 FINAL SUBMITTAL
05-11-20

NOT TO BE USED FOR CONSTRUCTION
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 AND APPROVED BY ARCHITECT

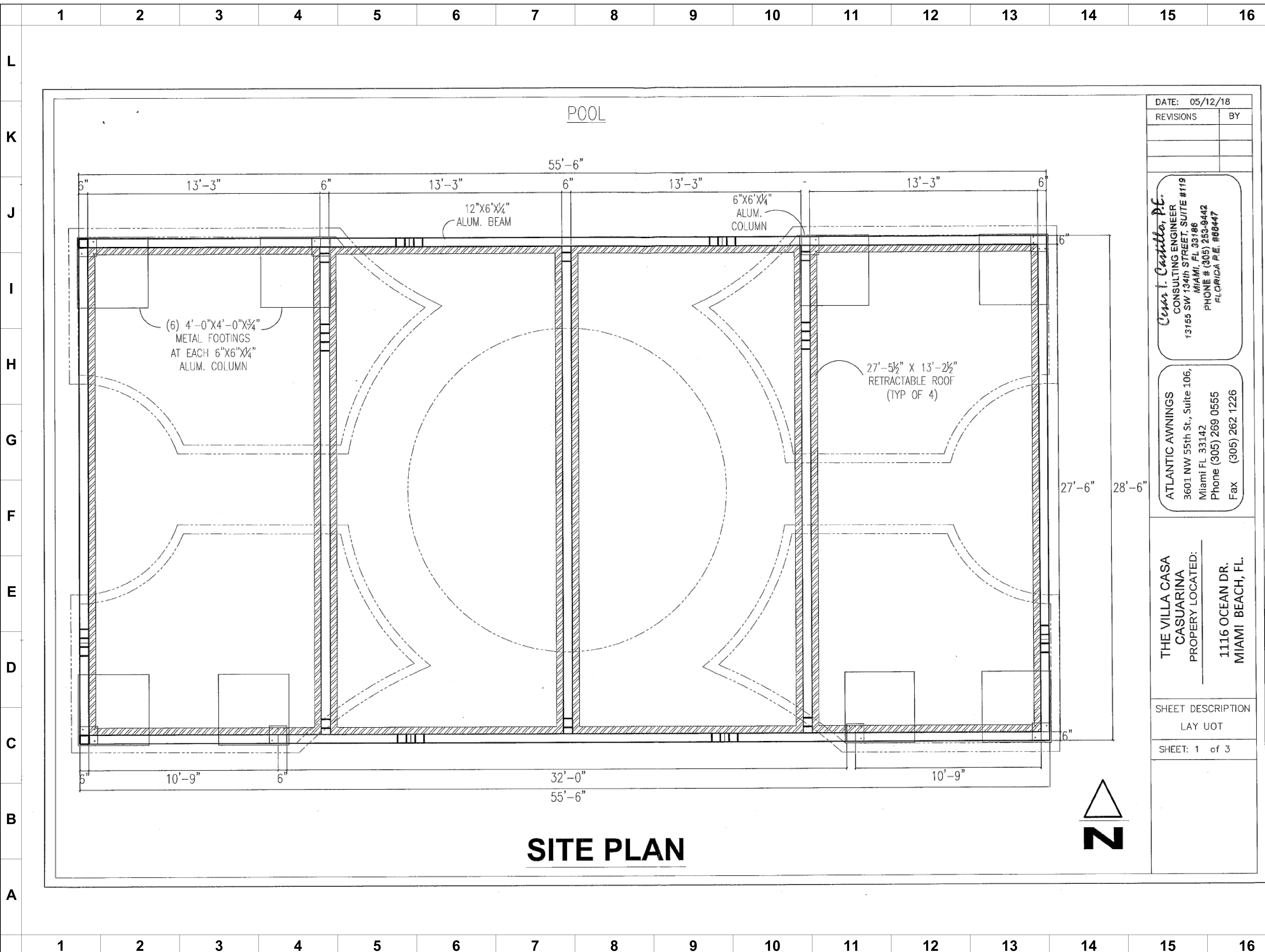
REVISIONS

DATE	DESCRIPTION	#

DRAWING TITLE
**CANOPY
 PICTURES**

SHEET NUMBER
A-19

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SITE PLAN

DATE: 05/12/18

REVISIONS	BY

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 FLORIDA P.E. #68447

ATLANTIC AWNINGS
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 Miami FL 33142
 Phone (305) 269 0555
 Fax (305) 262 1226

THE VILLA CASA CASUARINA
 PROPERTY LOCATED:
 1116 OCEAN DR.
 MIAMI BEACH, FL.

SHEET DESCRIPTION
 LAY UOT
 SHEET: 1 of 3

JAN 25 2019



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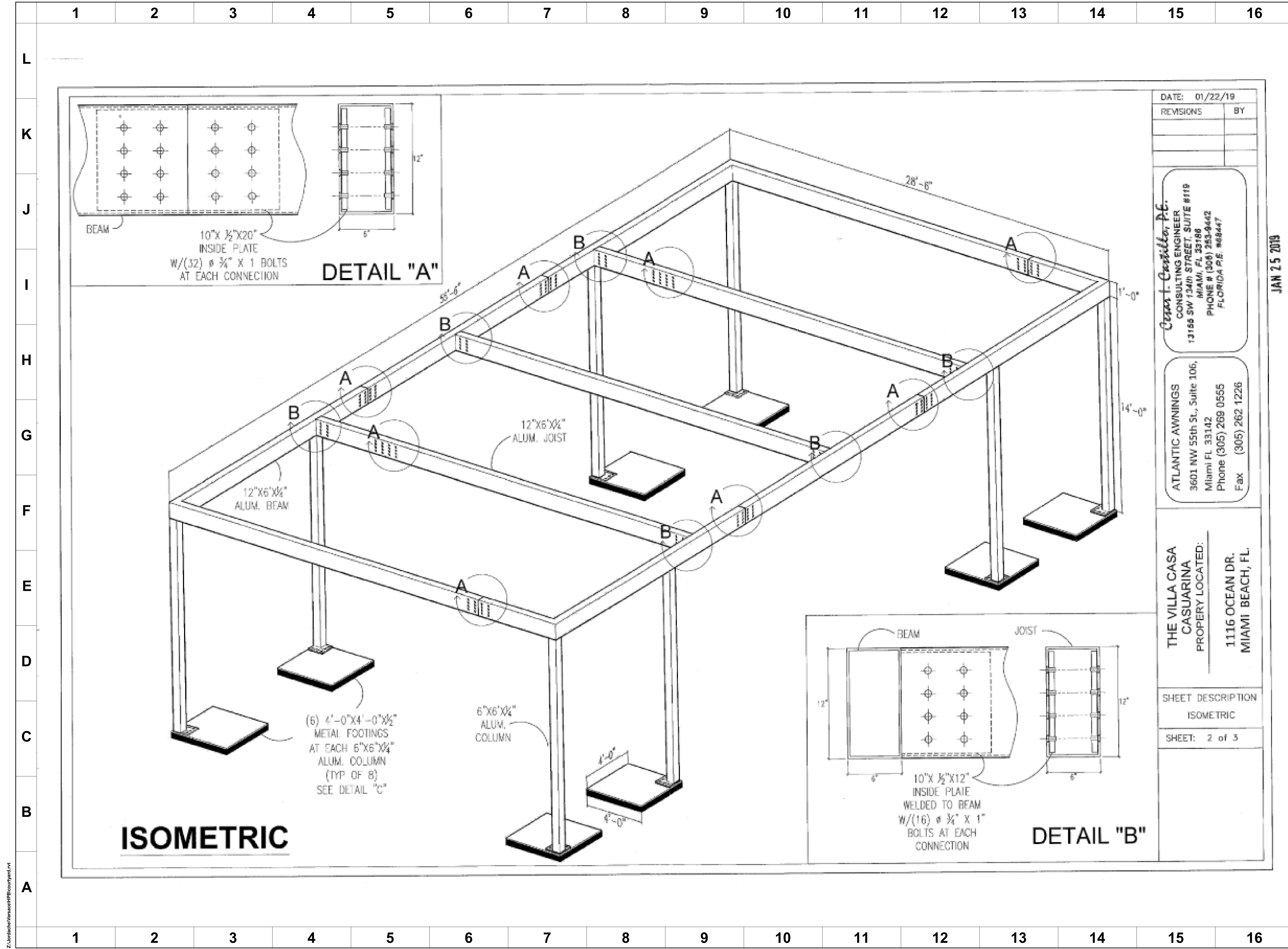
REVISIONS

DATE	DESCRIPTION	#

DRAWING TITLE
**CANVAS DETAIL
 PLAN**

SHEET NUMBER
S-1

1 SET OF 5



DATE: 01/22/19

REVISIONS	BY

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THE VILLA CASA CASUARINA
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 MIAMI BEACH, FL

SHEET DESCRIPTION
 ISOMETRIC
 SHEET: 2 of 3

JAN 25 2019



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 DATE DESCRIPTION #

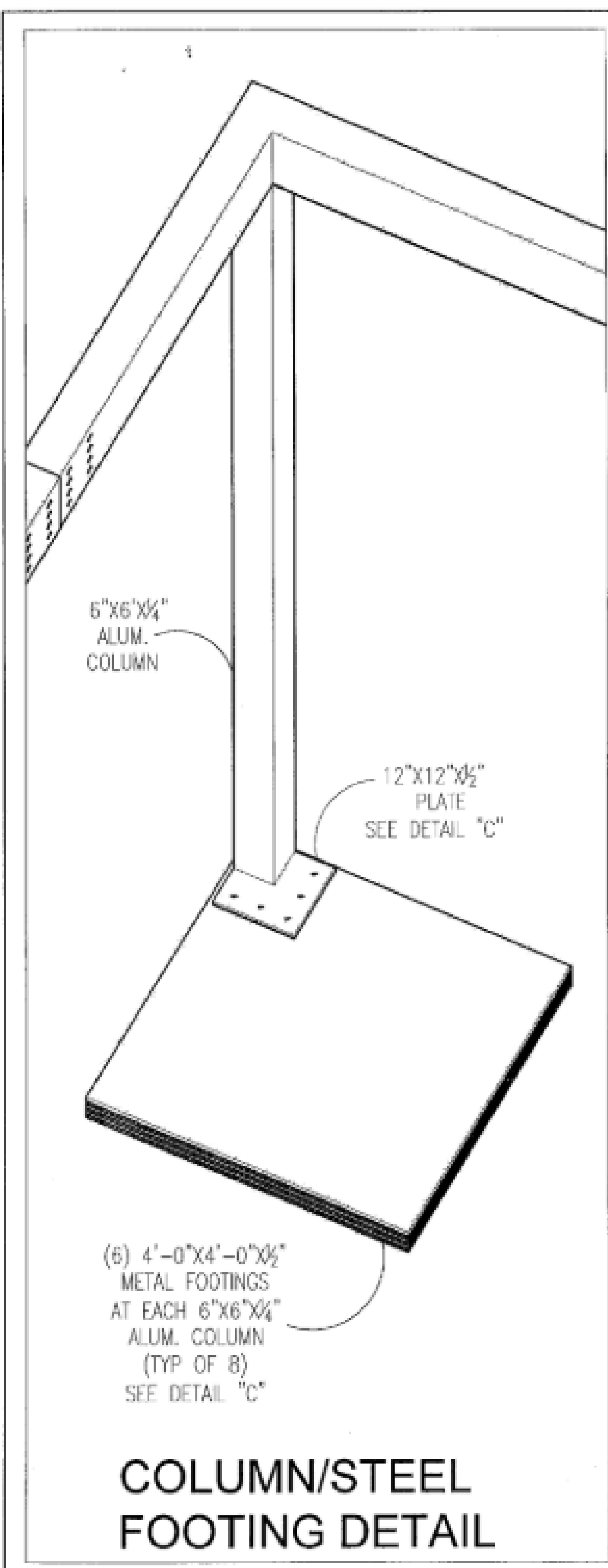
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CANVAS DETAIL PLAN

SHEET NUMBER
S-2

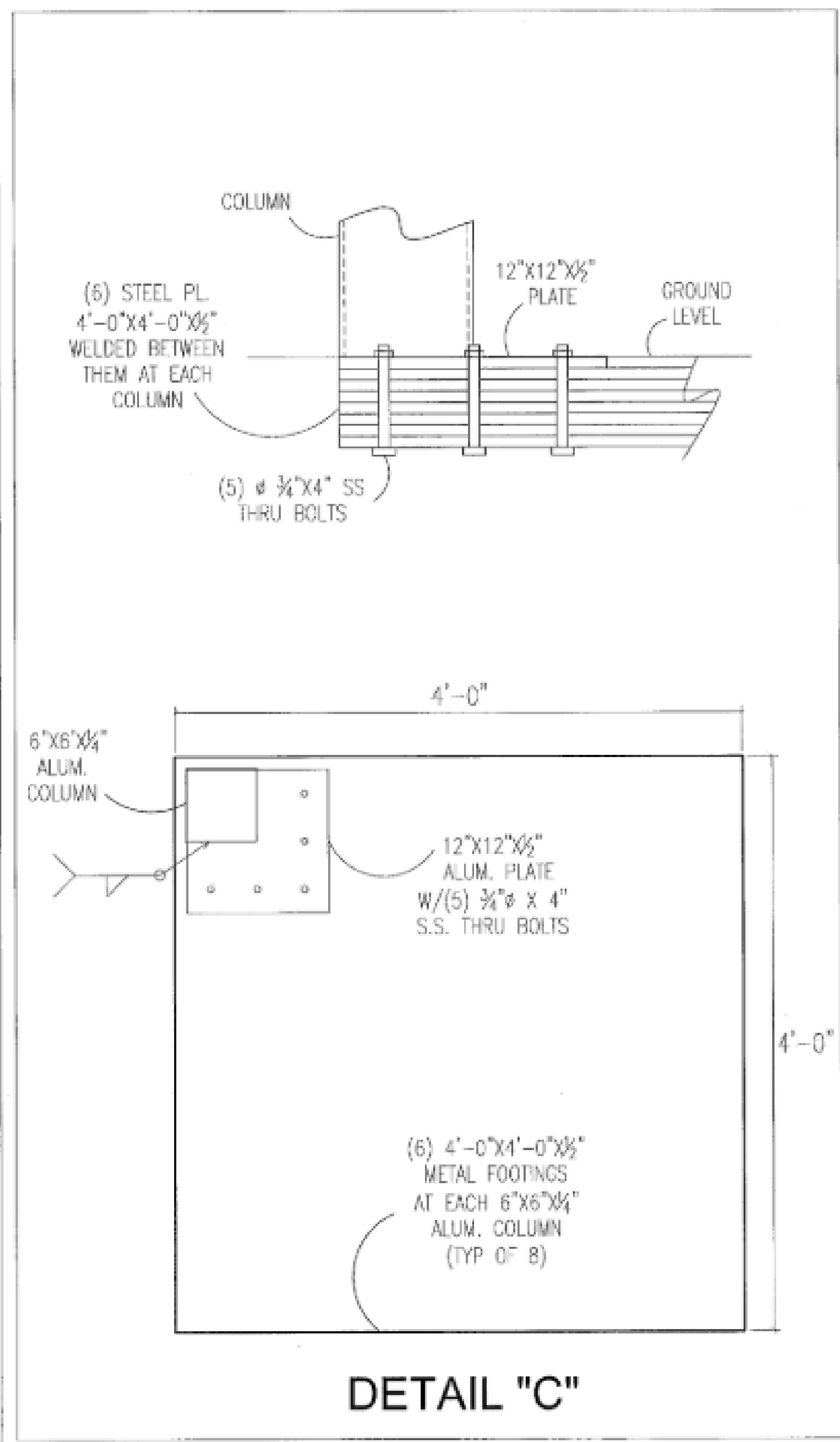
2 SET OF 5

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COLUMN/STEEL FOOTING DETAIL



DETAIL "C"

ALUMINUM GENERAL NOTES (If applicable) :

- ALL STRUCTURAL ELEMENTS TO BE SCH. 40 ALUMINUM 6061-T6.
- ALL CONNECTIONS TO BE FULLY WELDED $\frac{3}{16}$ "-ERS356
- ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
- ALL STRUCTURES DESIGNED IN ACCORDANCE WITH: F.B.C 2017 A.S.C.E 7-10 EXPOSURE "D" - V= 105 MPH ALUMINUM DESIGN MANUAL 2005

D.L.=5 psf
LL=5 psf

- NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD BEFORE PROCEEDING WITH THE WORK.
- ALUMINUM SURFACES IN CONTACT WITH CONCRETE OR MASONRY MATERIALS

DATE:	01/22/19
REVISIONS	BY

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THE VILLA CASA CASUARINA
PROPERTY LOCATED:
1116 OCEAN DR.
MIAMI BEACH, FL.

SHEET DESCRIPTION
DETAILS
SHEET: 3 of 3

JAN 25 2019



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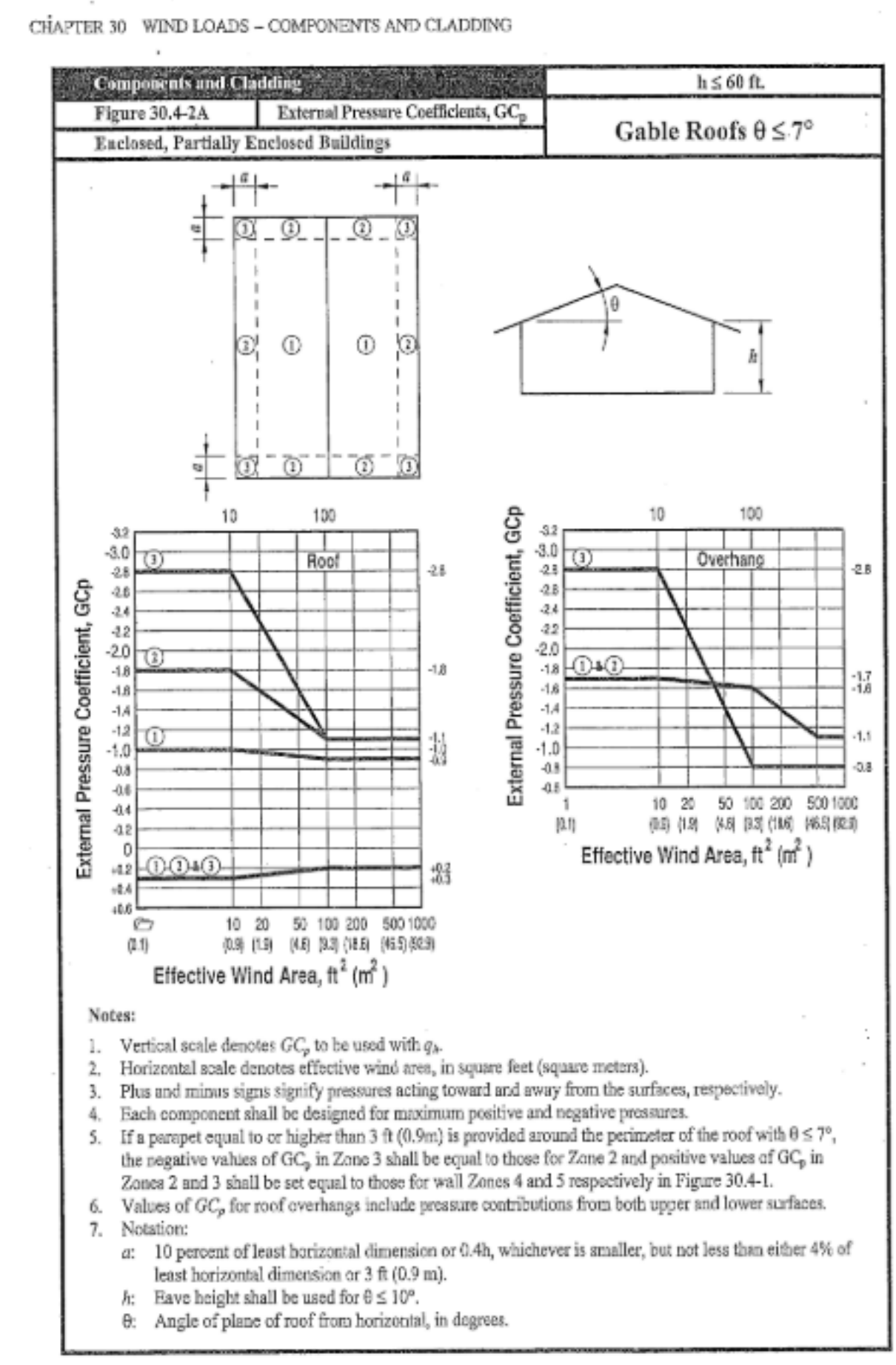
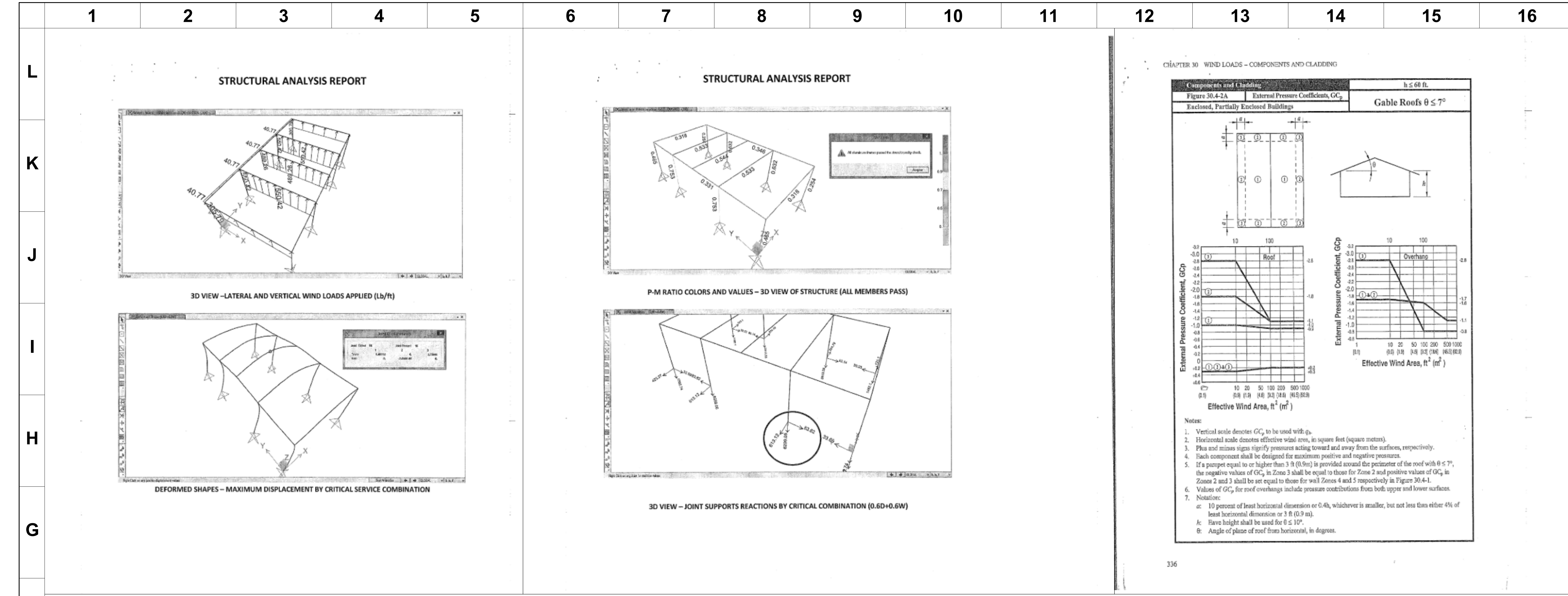
REVISIONS

DATE	DESCRIPTION	#

DRAWING TITLE
CANVAS DETAIL PLAN

SHEET NUMBER
S-3

3 SET OF 5



WEDGE-BOLT ANCHOR - ADJUSTABLE LENGTH

TABLE No. 1	Anchor	Anchor Diameter	Anchor Length	Anchor Weight	Anchor Volume	Anchor Surface Area	Anchor Moment of Inertia	Anchor Section Modulus	Anchor Tensile Strength	Anchor Yield Strength	Anchor Modulus of Elasticity
1	W	1/2"	12"	0.12	0.001	0.000	0.000	0.000	0.000	0.000	0.000
			18"	0.18	0.002	0.000	0.000	0.000	0.000	0.000	0.000
			24"	0.24	0.004	0.000	0.000	0.000	0.000	0.000	0.000
			30"	0.30	0.006	0.000	0.000	0.000	0.000	0.000	0.000
			36"	0.36	0.008	0.000	0.000	0.000	0.000	0.000	0.000
			42"	0.42	0.010	0.000	0.000	0.000	0.000	0.000	0.000
			48"	0.48	0.012	0.000	0.000	0.000	0.000	0.000	0.000
			54"	0.54	0.014	0.000	0.000	0.000	0.000	0.000	0.000
			60"	0.60	0.016	0.000	0.000	0.000	0.000	0.000	0.000
			66"	0.66	0.018	0.000	0.000	0.000	0.000	0.000	0.000
			72"	0.72	0.020	0.000	0.000	0.000	0.000	0.000	0.000
			78"	0.78	0.022	0.000	0.000	0.000	0.000	0.000	0.000



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REVISIONS

DATE	DESCRIPTION	#

DRAWING TITLE
STRUCTURAL
CALCULATION

SHEET NUMBER
S-4

4 SET OF 5

Cesar I. Castillo P.E.
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Cover Sheet
Structural Calculations

PROJECT: ALUMINUM RETRACTABLE AWNING
 CASA CAUSARINA - 1116 OCEAN DRIVE, MIAMI BEACH, FLORIDA

CUSTOMER: ATLANTIC AWNINGS

DESIGNER: Cesar Castillo PE
 STATE OF FLORIDA REG. # 68447

CODES AND SPECIFICATIONS:
 ALUMINUM DESIGN MANUAL 2005
 FLORIDA BUILDING CODE 2017
 A.S.C.E 7-10

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JAN 25 2019

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DESIGN CRITERIA & APPLICABLE CODES

- F.R.C. 2017
 - ALUMINUM DESIGN MANUAL 2005
 - A.S.C.E 7-10

WIND LOAD CALCULATIONS - Z < 60 ft

WIND CODE= ASCE 7-10
 WIND SPEED= 105 MPH - FBC 2017 - 3105.4.2.1
 MEAN ROOF HEIGHT= 15.50 ft
 EXPOSURE CATEGORY= D - FBC 2017 - 3105.4.2.1
 EFFECTIVE AREA= 29.00 ft²
 Kz= 1.00 Section 26.8-2 ASCE 7-10
 Kd= 0.85 Table 26.6-1 ASCE 7-10
 Kz= 1.03 Table 30.3-1 ASCE 7-10
 q= 0.0059 * Kz * Kd * K_e * V² Section 30.3-1
 = 24.71 psf

Apd= -1.10 Fig. 30.4-2A - Uting 210 SOF
 GCp(1)= 0.56 Table 26.11-1 - Partially Open Buildings
 P design = qh * (GCp - GCp1) psf - CRITICAL
 = -40.77 psf

CHECKING LOADS COMBINATIONS - ASCE 7-10

Live Load - L= 5 psf - DESIGN LOADS PER ASCE 7-10
 Dead Load - D= 5 psf - DESIGN LOADS PER ASCE 7-10
 Wind Load - W= -40.8 psf - DESIGN LOADS PER ASCE 7-10

1- D
 2- D+L
 3- D+H 75L
 4- D+H 84W
 5- D+H 84+0.6W
 6- 0.6D+0.6W

LOADS ON MIDDLE BEAM

Live Load - L= 5.0 psf * 12.00 ft
 Dead Load - D= 5.0 psf * 12.00 ft
 Wind Load - W= -46.77 psf * 12.00 ft
 = -561.26 lb/ft

LOADS ON INTERNAL FRAMES

Live Load - L= 5.0 psf * 13.50 ft
 Dead Load - D= 5.0 psf * 13.50 ft
 Wind Load - W= -40.77 psf * 13.50 ft
 = -550.42 lb/ft

LOADS ON BORDER FRAMES

Live Load - L= 5.0 psf * 7.50 ft
 Dead Load - D= 5.0 psf * 7.50 ft
 Wind Load - W= -40.77 psf * 7.50 ft
 = -305.76 lb/ft

DESIGN OF COMPLETE STRUCTURE
 SEE SAP2000 REPORT ATTACHED

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JAN 25 2019

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VERIFY CRITICAL BASE PLATE CONNECTION - SHEAR & TENSION

1- CHECKING THRU BOLTS

Tension= 6299.05 lbs Per Each Plate SEE SAP2000 REPORT ATTACHED
 Shear= 813.12 lbs Per Each Plate SEE SAP2000 REPORT ATTACHED

Try using (5) 3/4" DIAM THRU BOLTS S.S ON ALUMINUM BASE PLATE

Ru= 800 x 5 = 4000 lbs < 6299 lbs O.K.
 Ru= 4420 x 5 = 22100 lbs < 813 lbs O.K.

CHECKING RIVAL STRESSES

Tension= 6299 / 44000 = 0.143
 Shear= 813 / 22000 = 0.037
 = 0.17 < 1 O.K.

Then use : (5) 3/4" DIAM THRU BOLTS S.S ON ALUMINUM BASE PLATE

2I- CHECKING STEEL PLATES SUPPORT

Tension= 6299.05 lbs Per Each Plate SEE SAP2000 REPORT ATTACHED
 Weight of (1) Steel plate 1/2" x 4'-0" x 4'-0" = 3580.00 lbs
 Weight of (5) Steel plate 1/2" x 4'-0" x 4'-0" = 17900.00 lbs
 = 21480 lbs > 6299.05 lbs

SAP 2000 ATTACHEMENTS:
 3D VIEWS OF THE MODEL
 ELEVATION VIEWS OF THE COMPONENTS - DESIGN SECTIONS
 3D VIEWS OF THE MODEL - LOADS APPLIED
 3D VIEW OF THE MODEL - DEFORMED SHAPE BY CRITICAL SERVICE COMBINATION
 P-M RATIO COLORS AND VALUES - DESIGN OF ELEMENTS
 3D VIEW - JOINTS SUPPORT REACTIONS BY CRITICAL COMBINATION

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JAN 25 2019

STRUCTURAL ANALYSIS REPORT



SAP2000 Analysis Report

Prepared by
 JHB

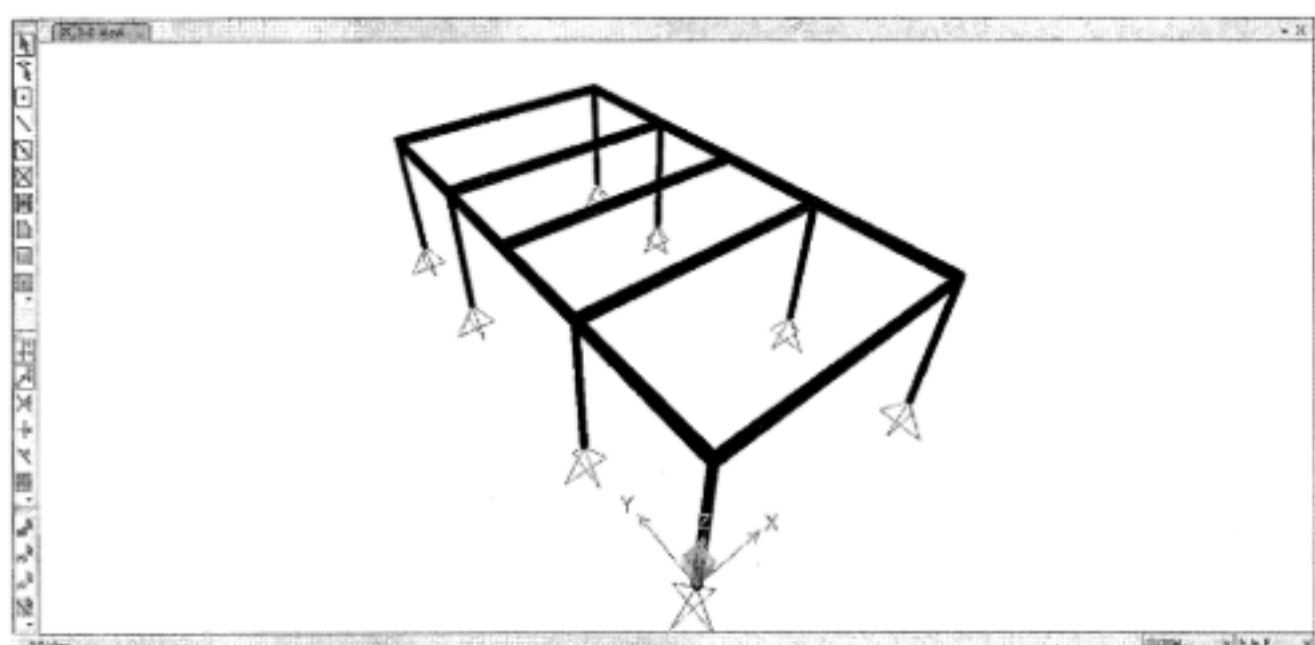
Model Name: CANOPY 54'x28'.SDB

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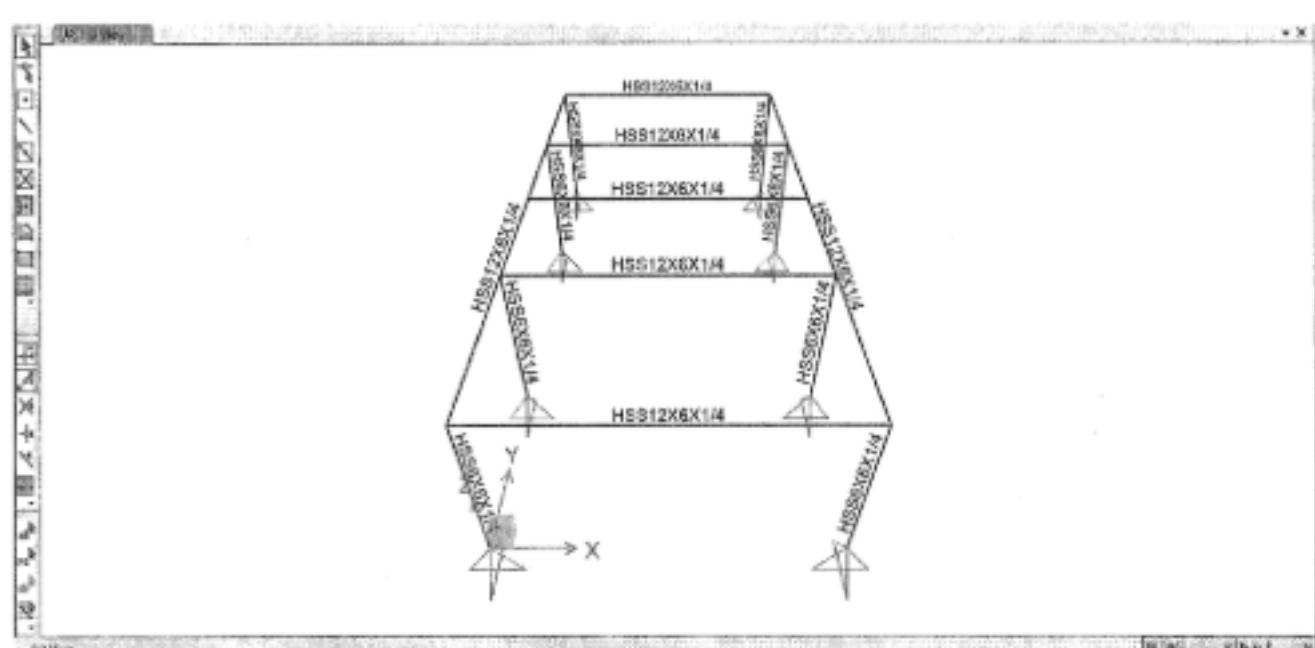
3 May, 2018

JAN 25 2019

STRUCTURAL ANALYSIS REPORT

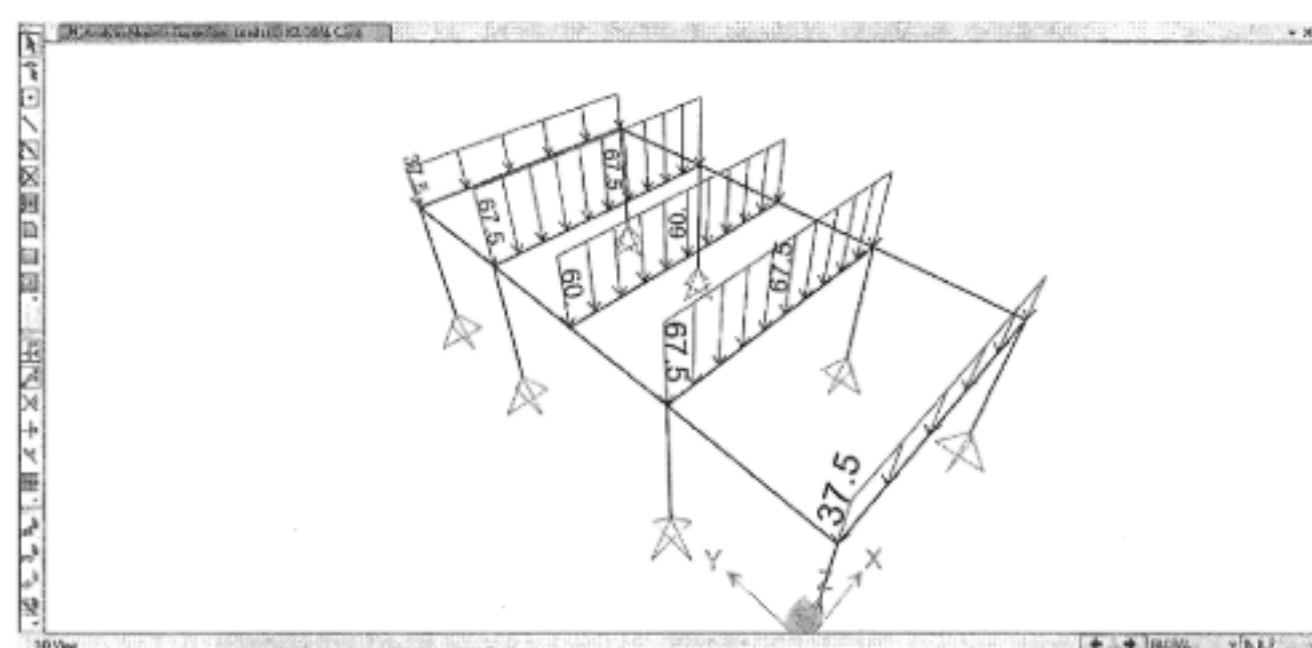


3D EXTRUDE VIEW OF THE MODEL

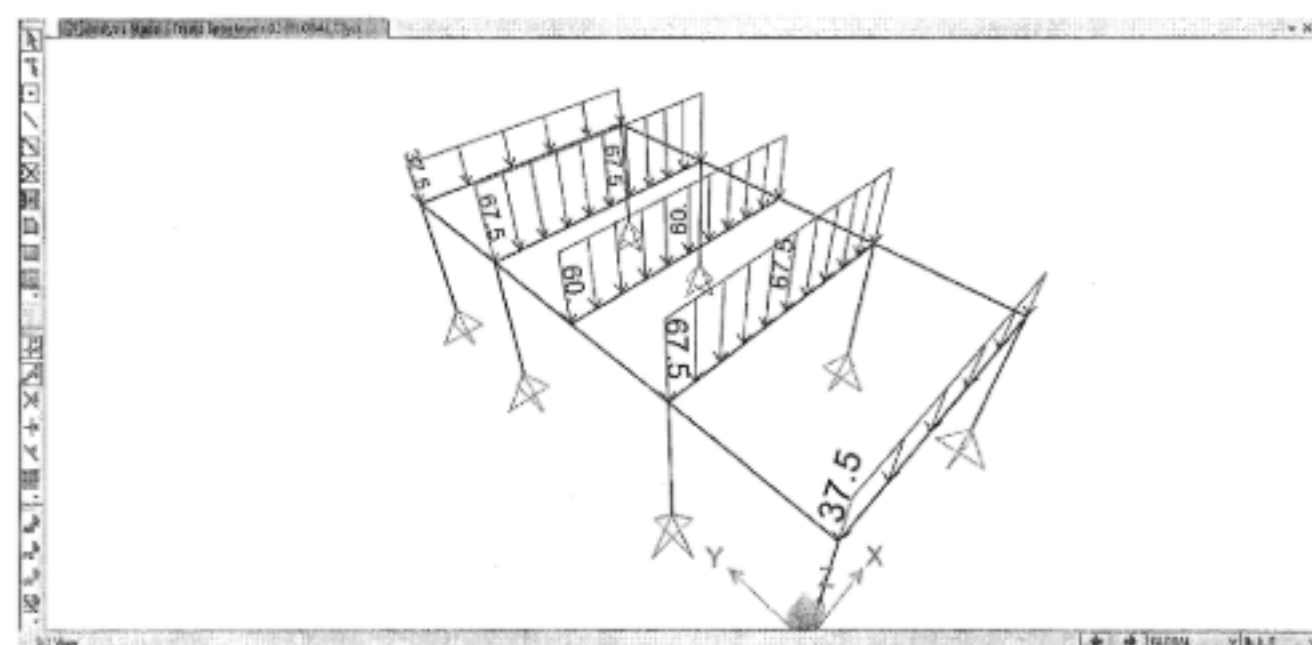


3D VIEW OF STRUCTURE - DESIGN SECTIONS

STRUCTURAL ANALYSIS REPORT



3D VIEW - DEAD LOADS APPLIED (Lb/ft)



3D VIEW - LIVE LOADS APPLIED (Lb/ft)



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5 SET OF 5

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