

AREA CALCULATION

UNIT #	GROSS FLOOR AREA	NET FLOOR AREA	COMMON FLOOR AREA	POOL AREA	TOTAL AREA
UNIT #1	820 SQ. FT.	780 SQ. FT.	120 SQ. FT.	0 SQ. FT.	900 SQ. FT.
UNIT #2	1200 SQ. FT.	1150 SQ. FT.	150 SQ. FT.	0 SQ. FT.	1300 SQ. FT.
UNIT #3	1000 SQ. FT.	950 SQ. FT.	150 SQ. FT.	0 SQ. FT.	1100 SQ. FT.
UNIT #4	1000 SQ. FT.	950 SQ. FT.	150 SQ. FT.	0 SQ. FT.	1100 SQ. FT.
COMMON AREAS	1000 SQ. FT.	1000 SQ. FT.	0 SQ. FT.	0 SQ. FT.	1000 SQ. FT.
POOL AREA	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	1000 SQ. FT.	1000 SQ. FT.
TOTAL	4020 SQ. FT.	3830 SQ. FT.	470 SQ. FT.	1000 SQ. FT.	5300 SQ. FT.

DECO GARDENS
APARTMENT BUILDING
1233 COLLINS AVE.
#1: #2: #3: #4
MIAMI BEACH, FL, 33139

SEAL

SCD CORPORATION PROF. ENG.
160 N.W. 176TH ST. #302-1
MIAMI, FL, 33196
Phone: # 786-285-9584
SUNDAY E. ENOCHIERU P.E. #41896

REVISIONS:

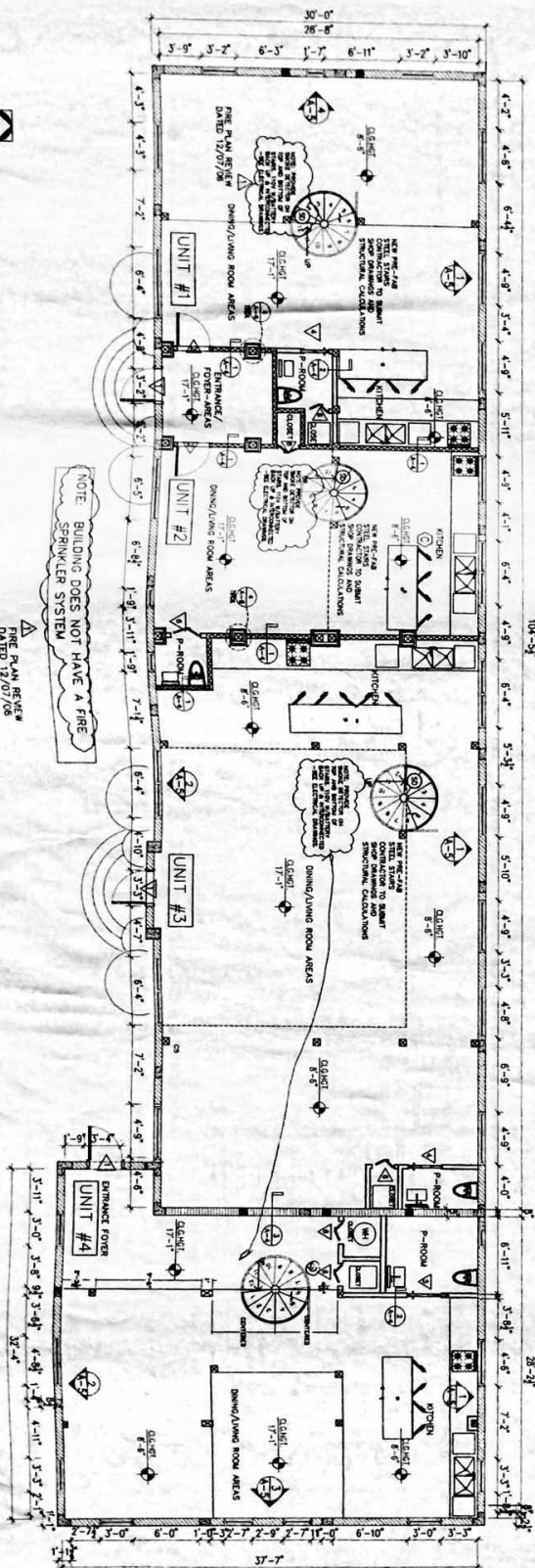
NO.	DESCRIPTION	DATE
1	1. SITE PLAN REVIEW DATED 12/07/08	12/07/08
2	2. BUILDING PLAN REVIEW DATED 04/08/09	04/08/09
3	3. BUILDING PLAN REVIEW MISC. CORRECTIONS 05/20/09	05/20/09
4	4. ZONING PLAN REVIEW DATED 06/02/09	06/02/09
5	5. SEWERING, WOOD/DRYWOOD CONSTRUCTION PATTERN CHANGE TO ONLY CONSTRUCTION	06/02/09
6	6. SEE STRUCTURAL DRAWINGS DATED 06/02/09	06/02/09

PROPOSED FLOOR PLAN - FIRST LEVEL

SCALE = 3/16" = 1'-0"

NOTE: BUILDING DOES NOT HAVE A FIRE SPRINKLER SYSTEM

DATE: 12/07/06

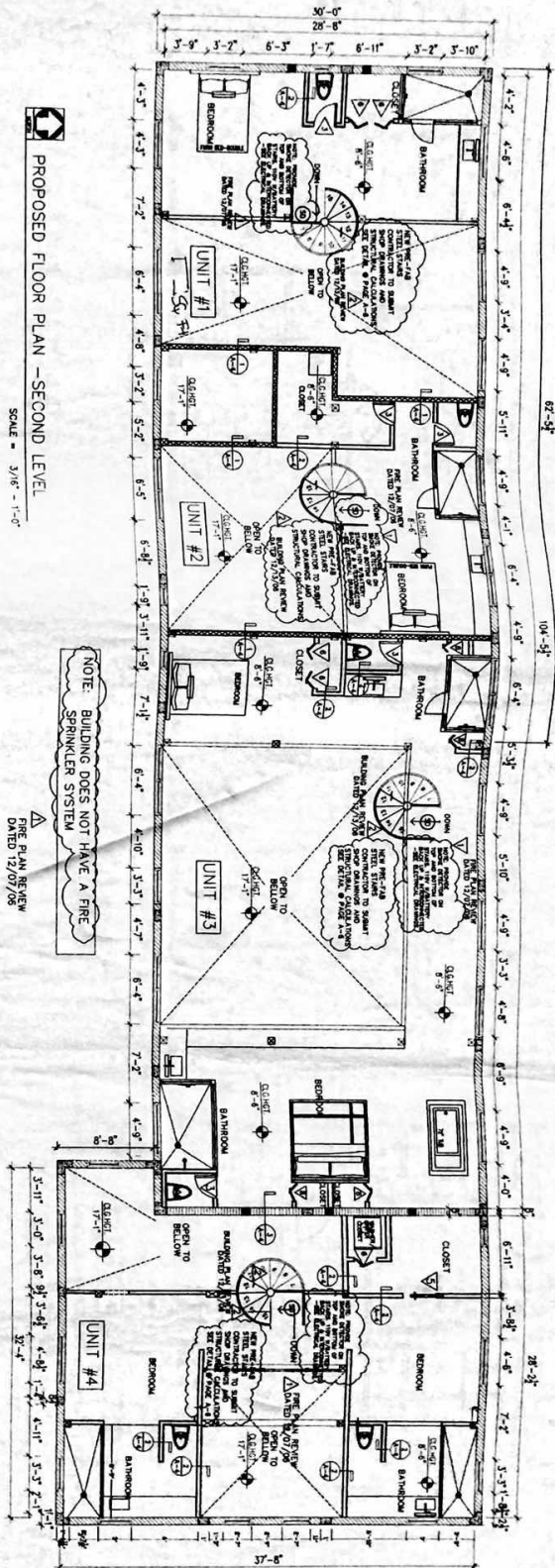


PROPOSED FLOOR PLAN - SECOND LEVEL

SCALE = 3/16" = 1'-0"

NOTE: BUILDING DOES NOT HAVE A FIRE SPRINKLER SYSTEM

DATE: 12/07/06



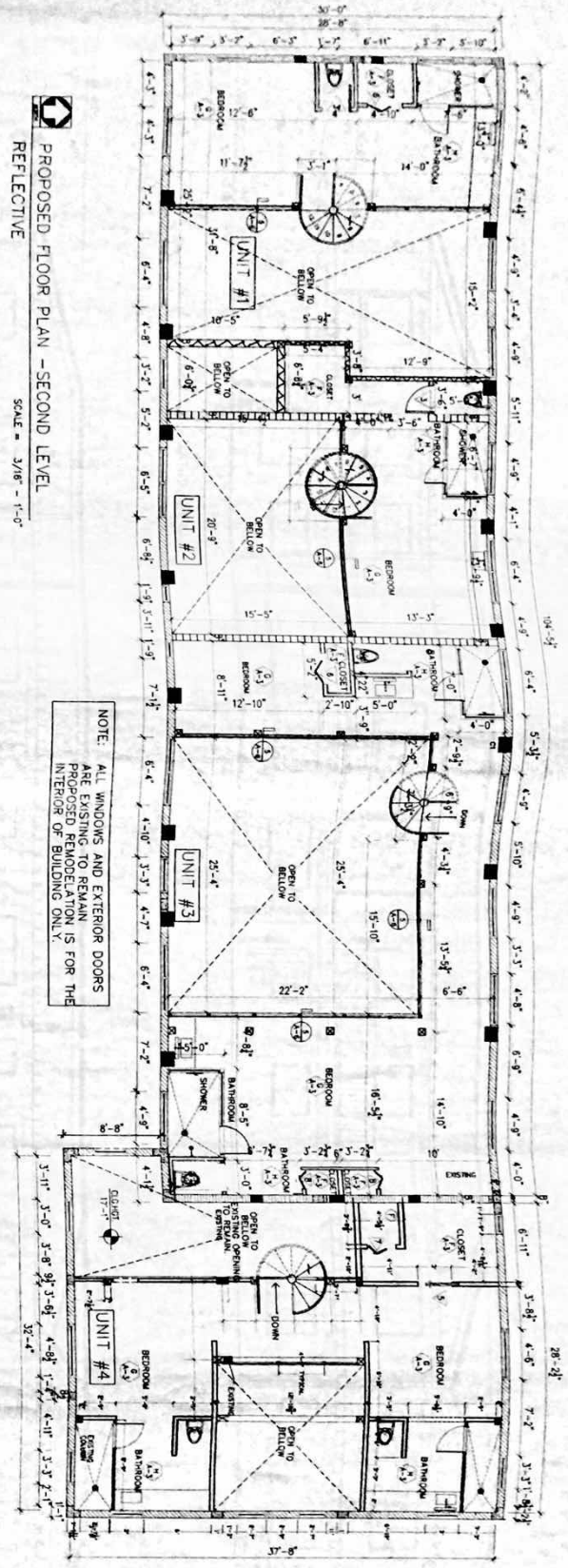
DECO GARDENS
APARTMENT BUILDING
1233 COLLINS AVE.
#1; #2; #3; #4
MIAMI BEACH, FL. 33139

SEAL

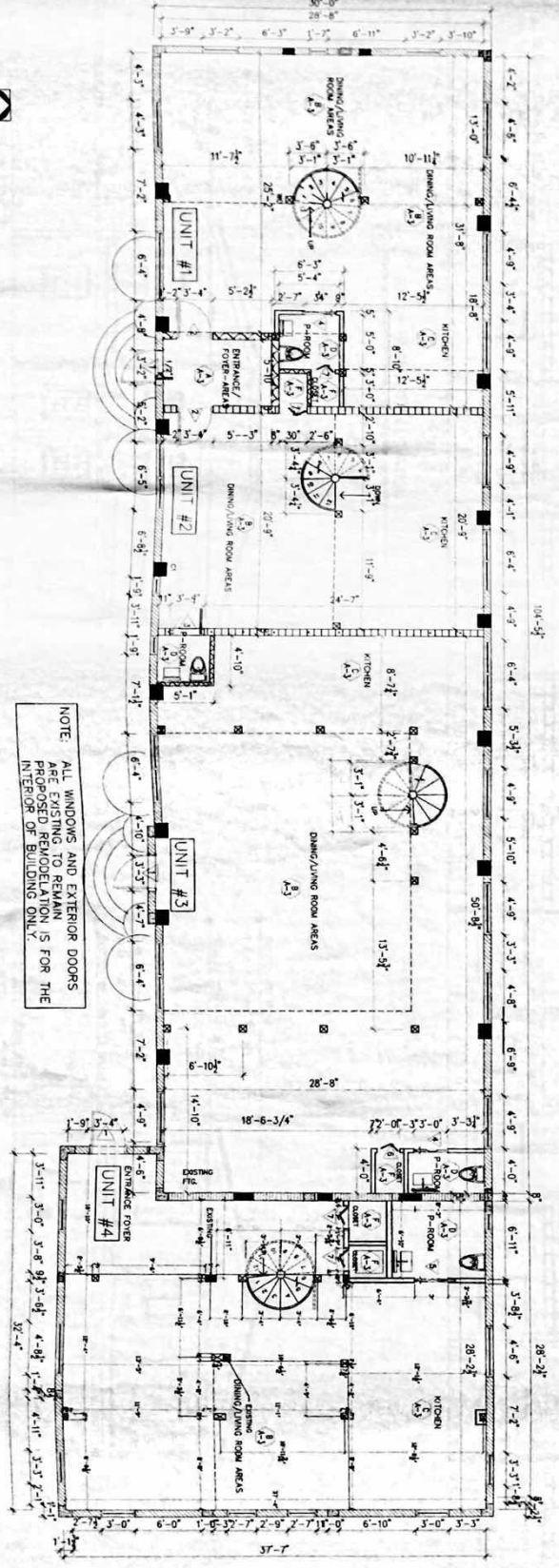
SCD CORPORATION PROF. ENG.
160 N.W. 176TH ST., #302-1
MIAMI, FL. 33196
Phone: # 786-285-9584
SUNDAY E. ENOGERU P.E. #41896

DRAWING DATE

A-2



PROPOSED FLOOR PLAN - SECOND LEVEL
SCALE = 3/16" = 1'-0"



PROPOSED FLOOR PLAN - FIRST LEVEL
SCALE = 3/16" = 1'-0"

Zone: C @ 11/10

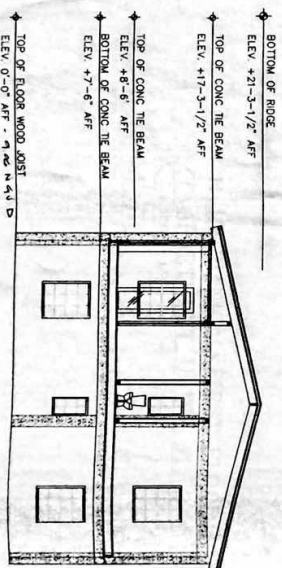
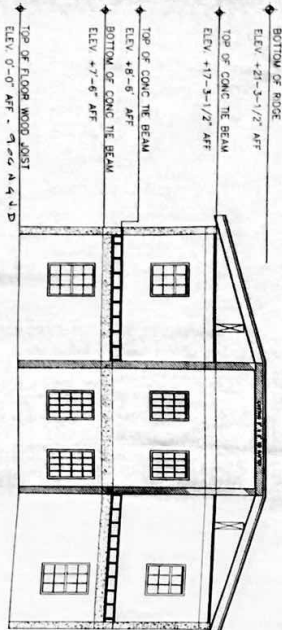
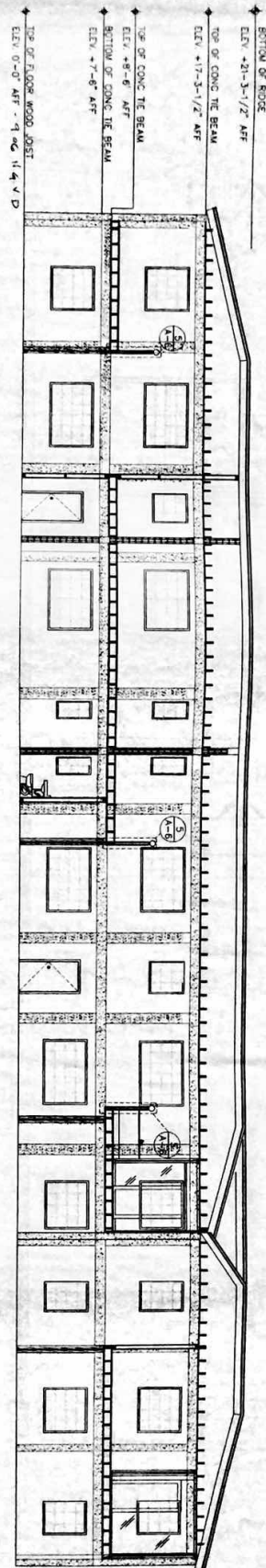
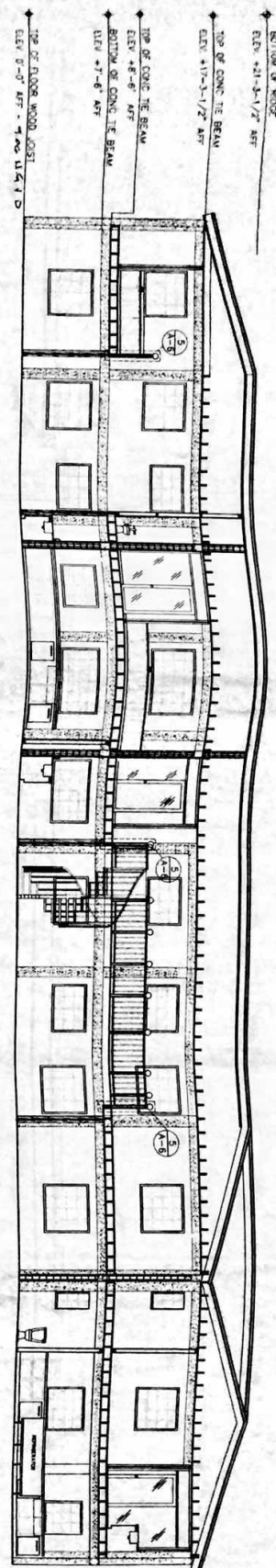
A-3

1223 MGMT INC.
APARTMENT BUILDING
1233 COLLINS AVE.
APARTMENT #1; #2; #3; #4
MIAMI BEACH, FLORIDA 33139

SEAL
[Signature]

SCD CORPORATION PROF. ENG
160 N.W. 176TH ST. #302-1
MIAMI, FL 33196
Phone: # 786-285-9584
SUNDAY E. ENOGERU P.E. #41896

DRAWING DATE



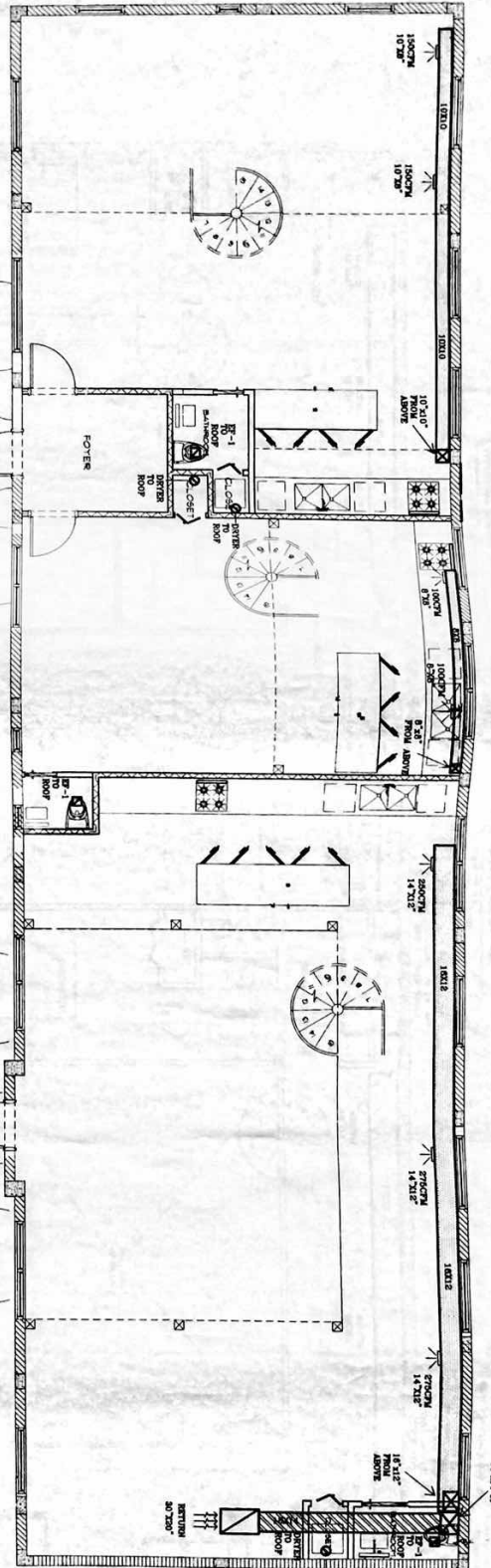
2001. For reference only 8/21/03

UNIT #1

UNIT #2

UNIT #3

N
MECHANICAL FIRST FLOOR PLAN
APARTMENT UNITS #1, 2, 3
SCALE: 1/4" = 1'



M-1

CAD FILE

1223 MANAGEMENT INC.
1223 COLLINS AVE.
MIAMI BEACH, FL. 33139

SEAL



DANIEL F. GUTIERREZ, P.E.
LIC. #041098

DFG

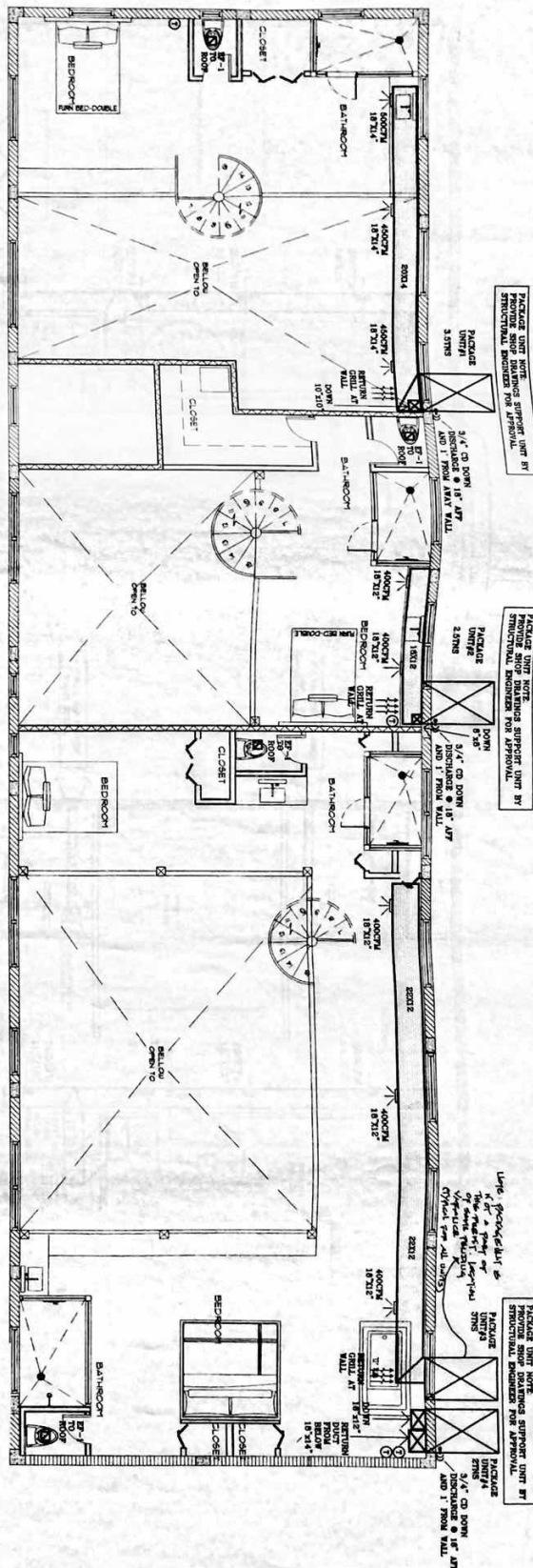
CONSULTING ENGINEERS, INC.

DESIGN - INSPECTIONS

2500 CORAL WAY
SUITE 200 MIAMI, FL 33146
PH: (305) 481-3176
FAX: (305) 481-8829

REVISIONS

DATE: 11/13/03



UNIT #1

UNIT #2

UNIT #3

N
MECHANICAL SECOND FLOOR PLAN
APARTMENT UNITS #1, 2, 3
SCALE: 1/4" = 1'

M-2

1223 MANAGEMENT INC.
1233 COLLINS AVE.
MIAMI BEACH, FL. 33139

SEAL

DAVID F. GUTTERMAN, P.E.
LIC. #049088

DFG

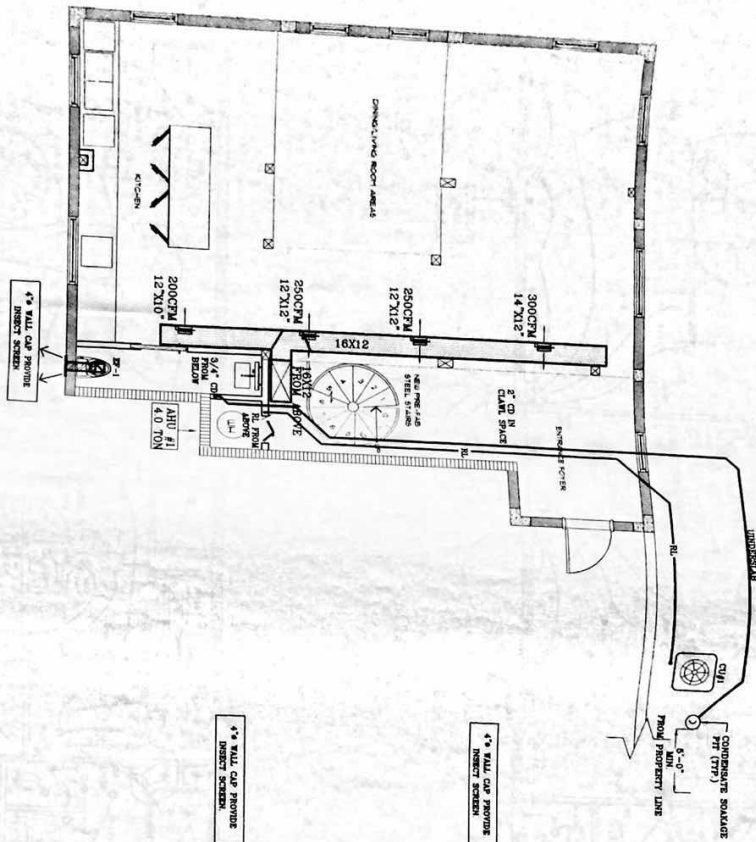
CONSULTING ENGINEERS, INC.

DESIGN - INSPECTIONS

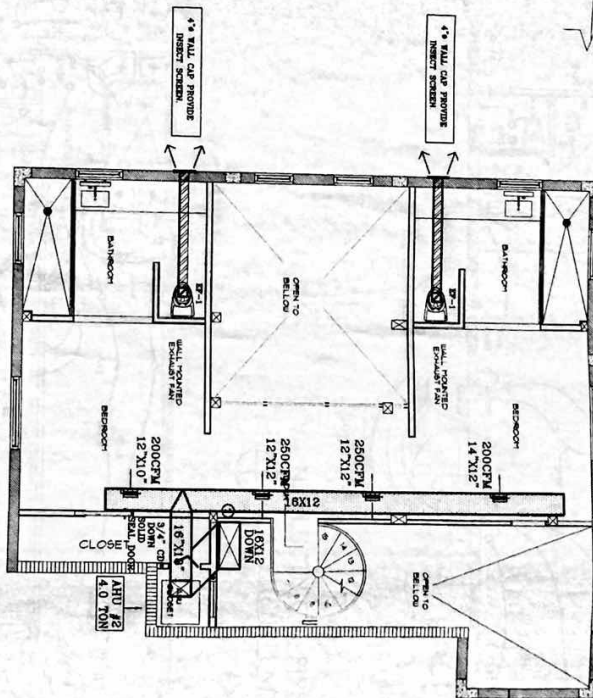
REVISIONS:

DATE: 12/12/03

3200 CORAL WAY
SUITE 200 MIAMI BEACH, FL 33139
TEL: (305) 441-5176
FAX: (305) 441-5177



N
MECHANICAL FIRST FLOOR PLAN
APARTMENT UNIT #4
SCALE 1/4" = 1'



N
MECHANICAL SECOND FLOOR PLAN
APARTMENT UNIT #4
SCALE 1/4" = 1'

M-3

CAD FILE

1223 MANAGEMENT INC.
1233 COLLINS AVE.
MIAMI BEACH, FL. 33139

SEAL

6/10/07

DANIEL F. GUTIERREZ, P.E.
LIC. #042088

DFG

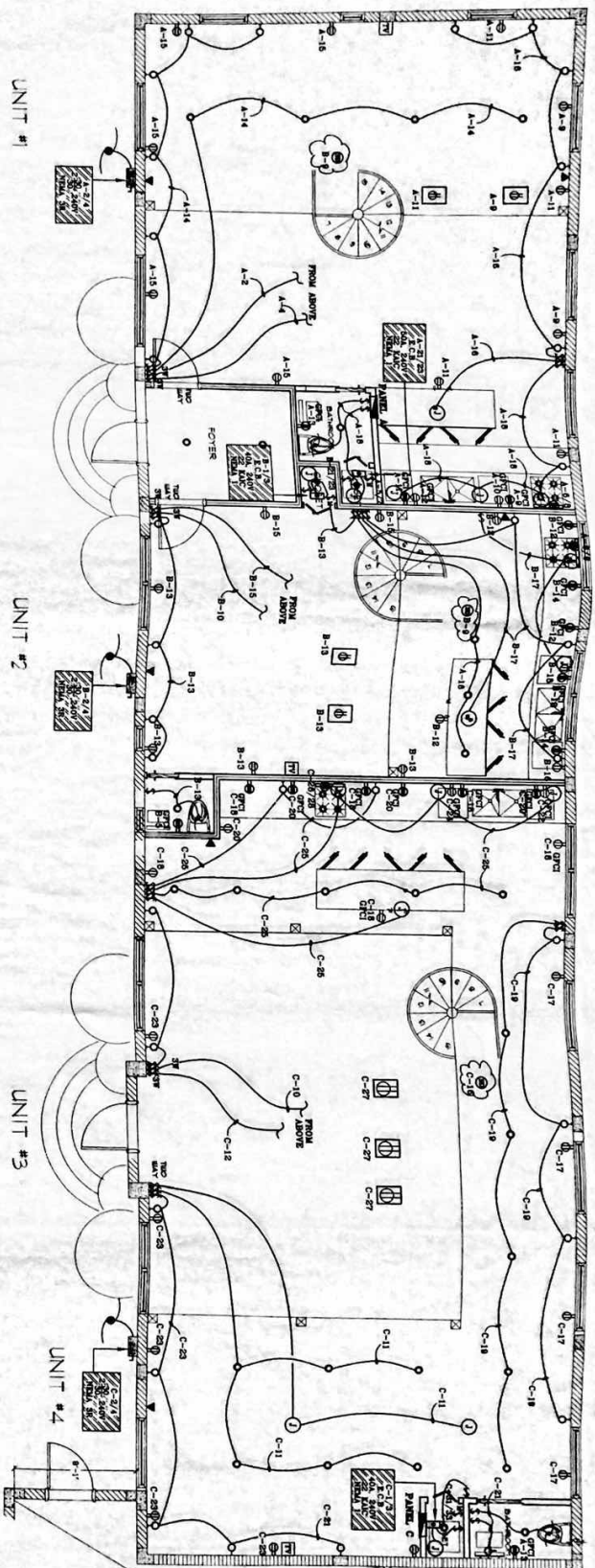
CONSULTING ENGINEERS, INC.

DESIGN - INSPECTIONS

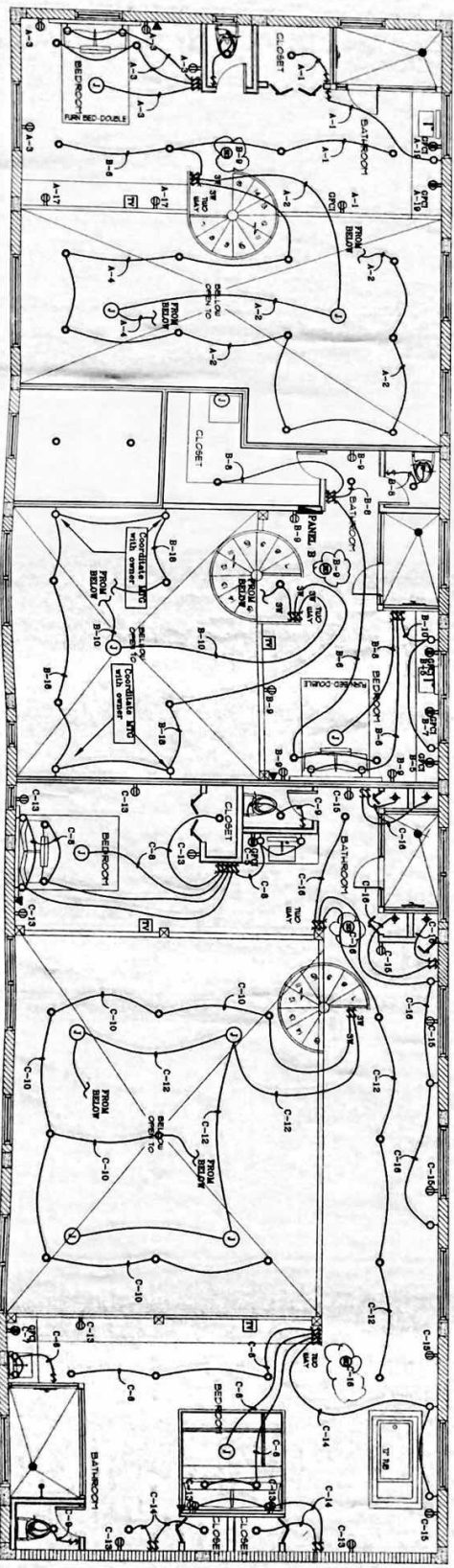
3200 CORAL WAY
SUITE #2 MIAMI, FL 33145
PH (305) 461-5174
FAX (305) 461-8029

REVISIONS:

DATE: 11/12/09



N ELECTRICAL FIRST FLOOR PLAN
APARTMENT UNITS #1, 2, 3
SCALE: 1/4" = 1'



N ELECTRICAL SECOND FLOOR PLAN
APARTMENT UNITS #1, 2, 3
SCALE: 1/4" = 1'

1223 MANAGEMENT INC.
1223 COLLINS AVE.
MIAMI BEACH, FL. 33139

SEAL

DANIEL F. GUTIERREZ, P.E.
LIC. #049085

DFG

CONSULTING ENGINEERS, INC.

DESIGN - INSPECTIONS

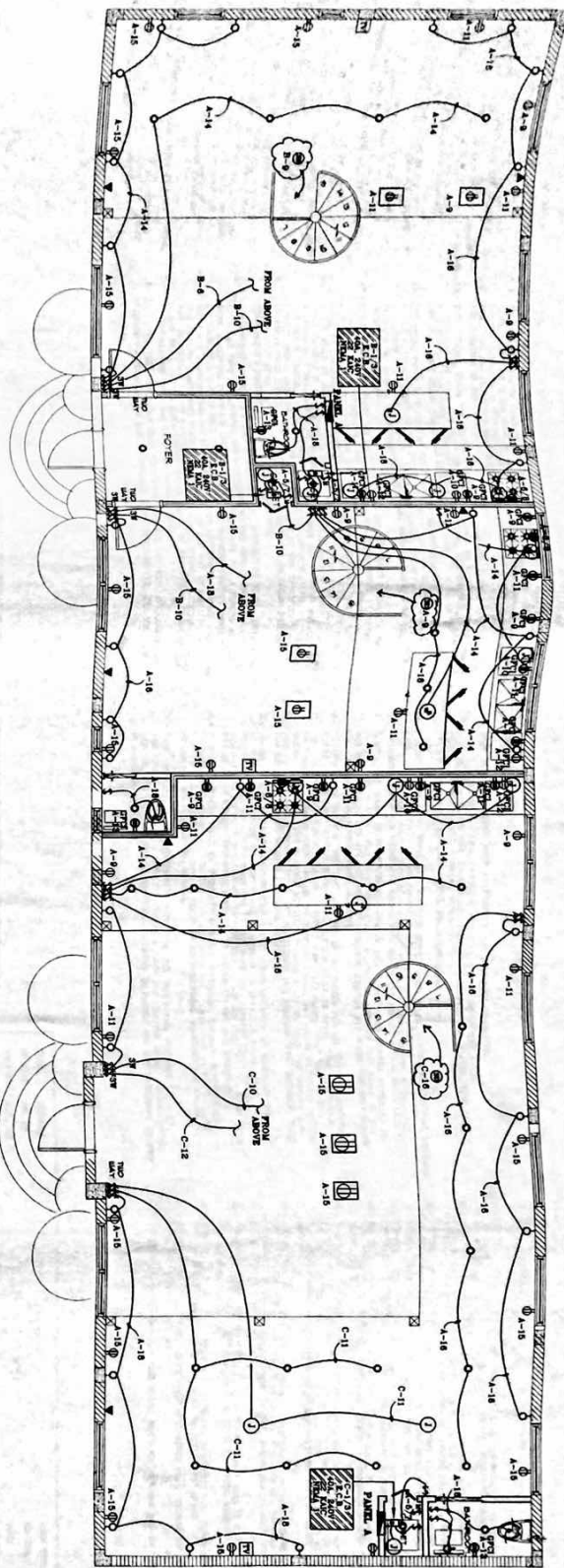
3965 CORAL WAY
SUITE 200
MIAMI BEACH, FL. 33140
PH: (305) 481-5378
FAX: (305) 481-8229

REVISIONS:

DATE: 04/05/97

E-1

CAD FILE

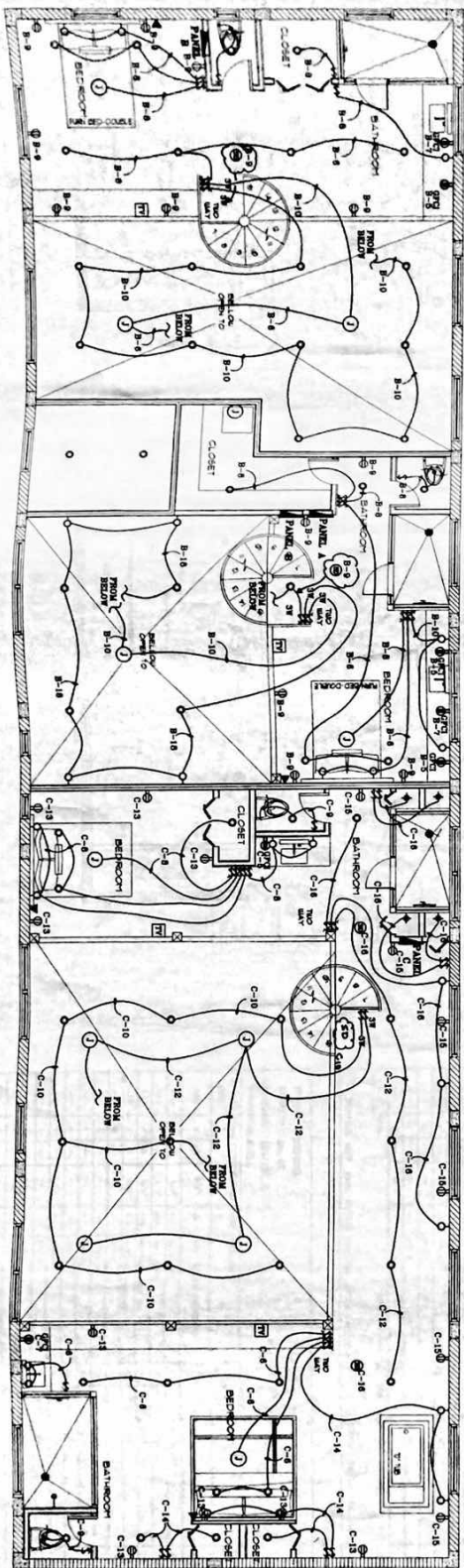


UNIT #1

UNIT #2

UNIT #3

N ELECTRICAL FIRST FLOOR PLAN
APARTMENT UNITS #1, 2, 3
SCALE: 1/4" = 1'



N ELECTRICAL SECOND FLOOR PLAN
APARTMENT UNITS #1, 2, 3
SCALE: 1/4" = 1'

E-1

CAD FILE

1223 MANAGEMENT INC.
1233 COLLINS AVE.
MIAMI BEACH, FL. 33139

SEAL

DANIEL F. CUTLER, P.E.
LIC. #040008

DFG

CONSULTING ENGINEERS, INC.
DESIGN - INSPECTIONS

2000 CORAL WAY
SUITE 200 MIAMI, FL 33145
PH: (305) 441-5576
FAX: (305) 441-5599

REVISIONS

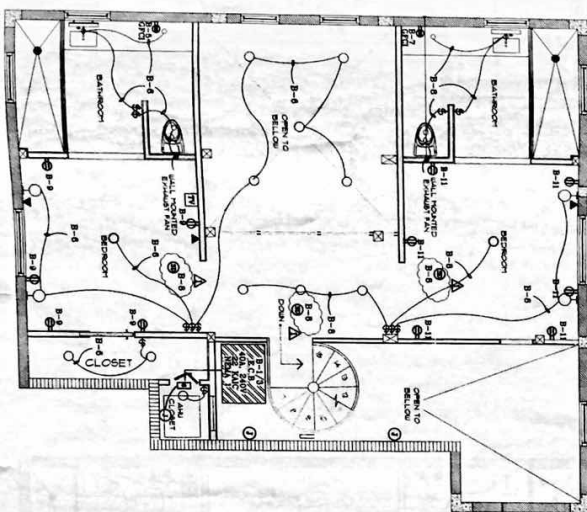
DATE: 10/12/03

PART 1 - GENERAL

- [illegible]

PART 3 - EXECUTION

- [illegible]



SCALE: 1/4" = 1'

APARIMET
SCALE: 1/4" = 1"

[illegible]

PART I - GENERAL

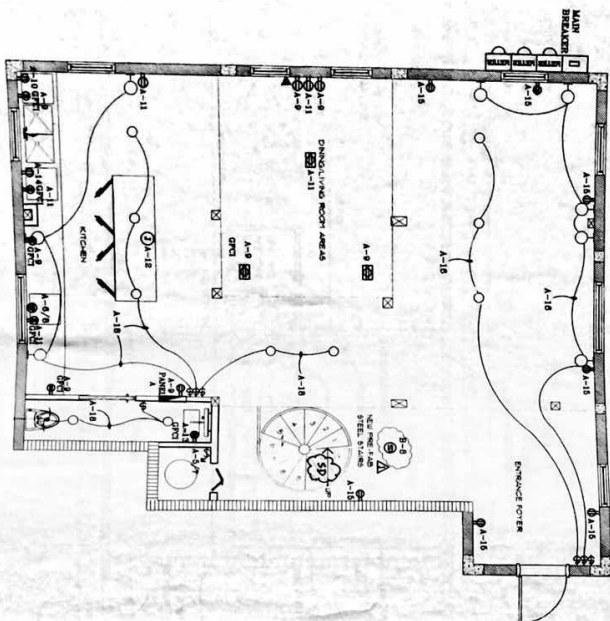
9. PERMIT. CONTRACTOR SHALL OBTAIN AND PAY FOR THE INSTALLATION OF A CONDUCTOR'S PERMIT FROM THE CITY OF LOS ANGELES. THE PERMIT SHALL REQUIRE THE CONTRACTOR TO PROVIDE ELECTRICAL SYSTEMS AS OUTLINED AND SHOWN ON PLANS, SPECIFICATIONS AND ALL REQUIRED CITY ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMITATION OF THE WORK.
10. INTERFERENCES. PLANTING AND CONSTRUCTION OF OTHER UTILITIES AND THE CONTRACTOR SHALL COORDINATE AND OBTAIN THE NECESSARY PERMITS FOR ALL EXISTING AND PROPOSED UTILITIES AND WORK WITH OTHER TRADES IN CONJUNCTION WITH THE CONTRACTOR'S ELECTRICAL WORK.
11. STABILIZATION. PRIOR TO PLACING THE FOUNDATION AND BEFORE INSTALLATION, SOILS FOR THE FOUNDATION SHALL BE STABILIZED TO THE DEPTH OF THE FOUNDATION. THE CONTRACTOR SHALL OBTAIN LITERATURE ON PROPER SPECIFICATIONS AND MOISTURE, SHIP SPECIFICATIONS, AT APPROVAL, MATERIALS SHALL BE SUBMITTED TO THE CITY OF LOS ANGELES FOR TESTING AND APPROVAL. THE CONTRACTOR SHALL OBTAIN AND FOLLOW ALL CITY ORDINANCES AND REGULATIONS. ALL DIRECTIONS SHALL BE FOLLOWED OF THE CONTRACTOR'S SPECIFICATIONS.
12. STABILIZATION. PROPERTIES AND MATERIALS CLAIMED TO BE STABLE SHALL BE OBTAINED. CATASTROPHIC DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR ALL EXISTING AND PROPOSED UTILITIES AND WORK WITH OTHER TRADES IN CONJUNCTION WITH THE CONTRACTOR'S ELECTRICAL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR ALL EXISTING AND PROPOSED UTILITIES AND WORK WITH OTHER TRADES IN CONJUNCTION WITH THE CONTRACTOR'S ELECTRICAL WORK.
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1.- SHOP DRAWINGS: SUBMIT

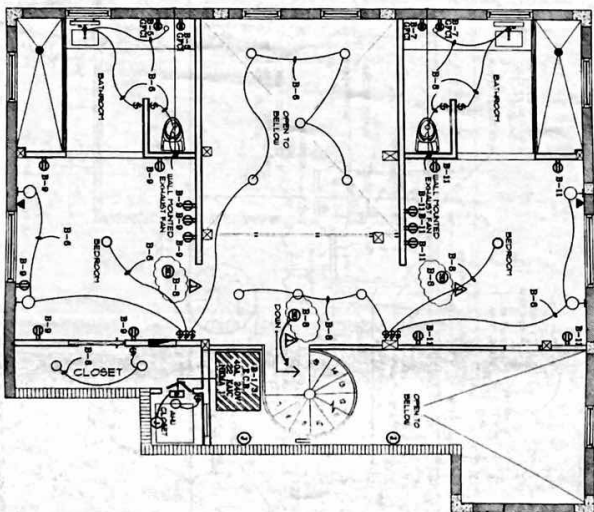
- [illegible]

CONDUIT RUNS, FACTORY/

- [illegible]



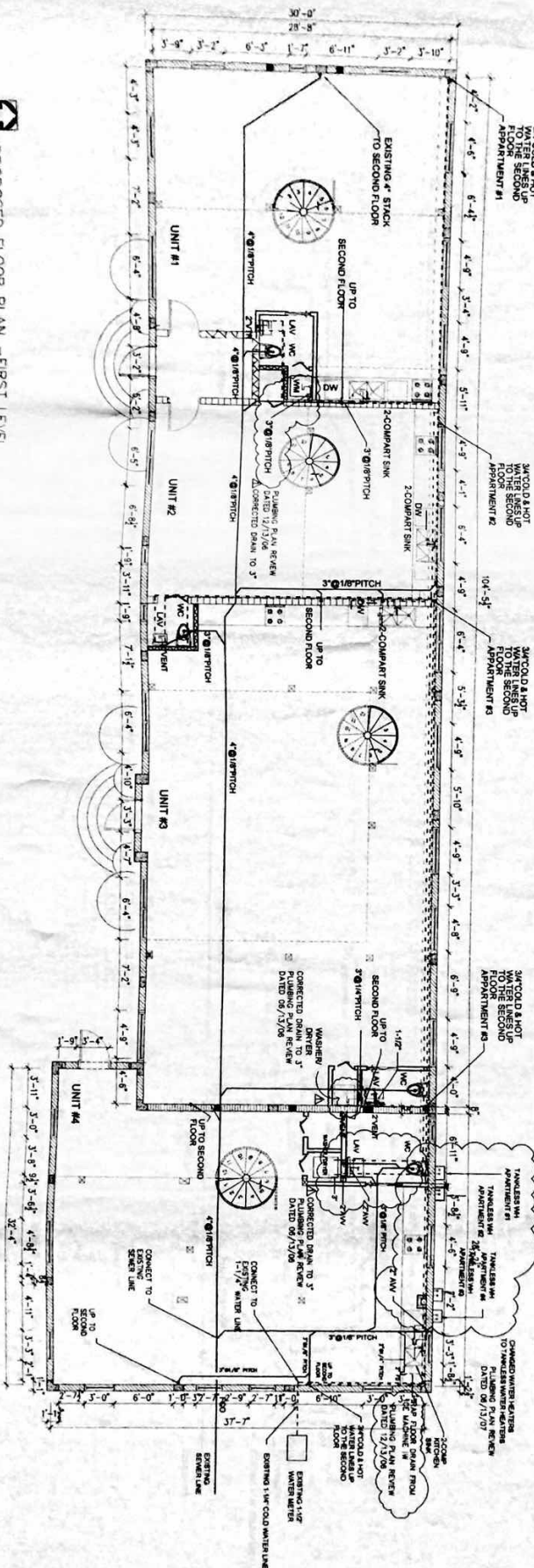
APARIMEI
SCALE: 1/4" = 1'



APARTMENT
SCALE: 1/4" = 1'

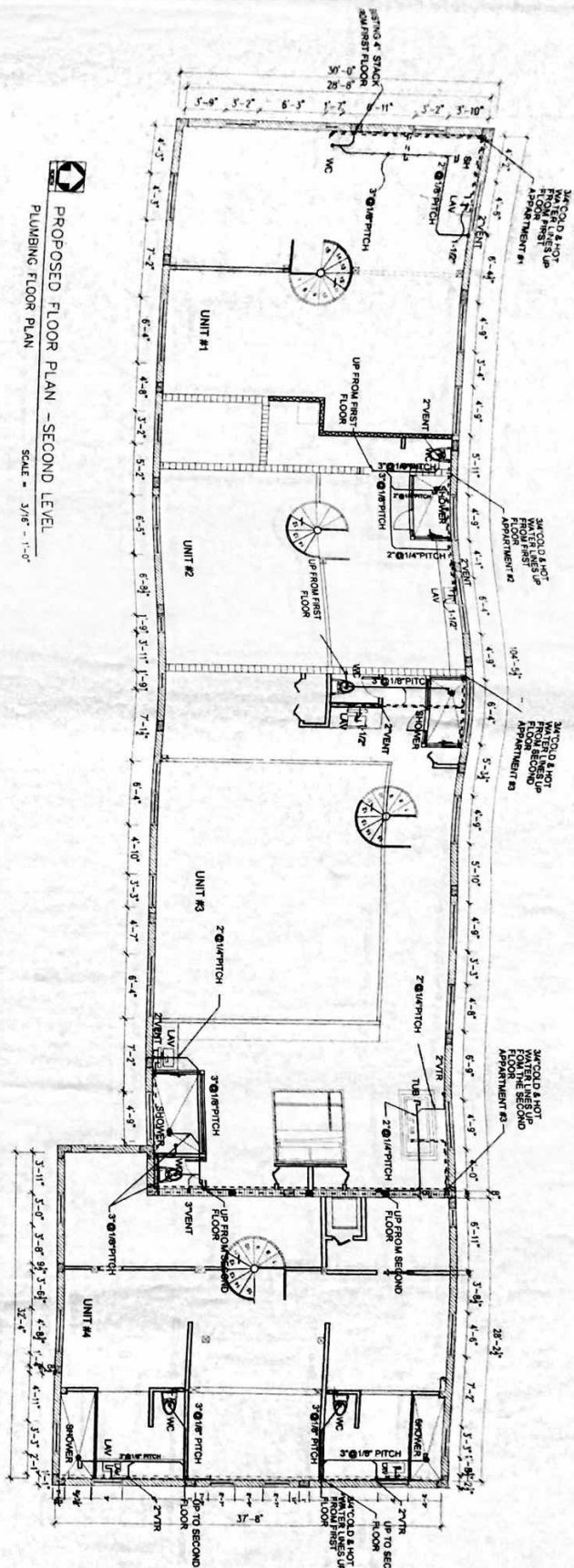
PROPOSED FLOOR PLAN - FIRST LEVEL
PLUMBING FLOOR PLAN

SCALE = 3/16" = 1'-0"



PROPOSED FLOOR PLAN - SECOND LEVEL
PLUMBING FLOOR PLAN

SCALE = 3/16" = 1'-0"



P-1

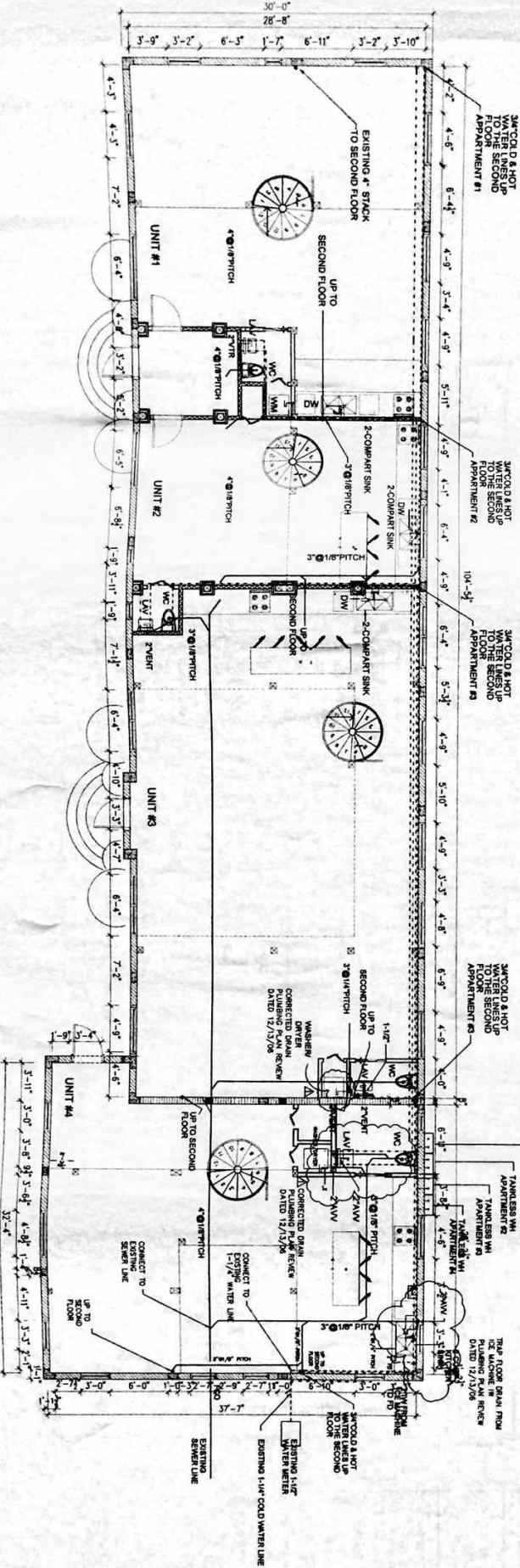
DECO GARDENS
APARTMENT BUILDING
1233 COLLINS AVE.
#1; #2; #3; #4
MIAMI BEACH, FL 33139

SEAL

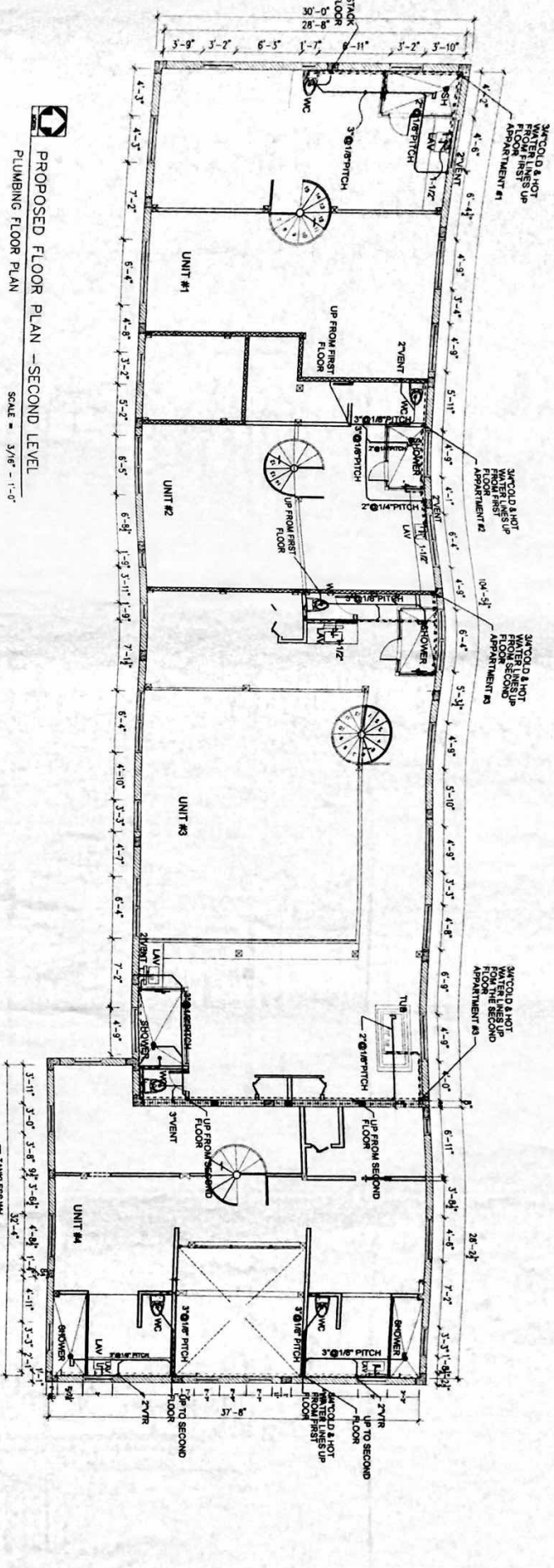
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160 N.W. 176TH ST., #302-1
MIAMI, FL 33196
Phone: # 786-285-9584
SUNDAY E. ENOIGIERU P.E. #41896

DRAWING DATE

PROPOSED FLOOR PLAN - FIRST LEVEL
PLUMBING FLOOR PLAN
 SCALE = 3/16" = 1'-0"



PROPOSED FLOOR PLAN - SECOND LEVEL
PLUMBING FLOOR PLAN
 SCALE = 3/16" = 1'-0"



<p>P-1</p>	<p>DECO GARDENS APARTMENT BUILDING 1233 COLLINS AVE. #1; #2; #3; #4 MIAMI BEACH, FL, 33139</p>	<p>SEAL</p> <p><i>[Signature]</i></p>	<p>SCD CORPORATION PROF. ENG.</p>	<p>DRAWING DATE</p>
			<p>160 N.W. 176TH ST., #302-1 MIAMI, FL 33196 Phone: # 786-285-9584 SUNDAY E. ENOGERU P.E. #41896</p>	