

This application is available in alternate formats upon request.

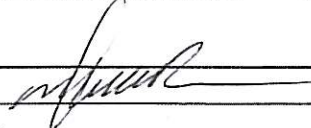
**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Vita Restaurant
Address: 1908 Collins Avenue, Miami Beach, FL 33139
(a.k.a. 1906 Collins Avenue)

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: 1906 Collins, LLC, Mathieu MASSA, Manager
Applicant's Address: 1906 Collins Avenue, Miami Beach, FL 33139
Applicant's Telephone: 305-965-7882 FAX: 305-396-2857
Applicant's E-mail Address: mmaassa@massainvestment.com
Relationship to Owner: Lessee
Owner's Name: Miguel Chibras
Owner's Address: 52145 Collins Ave. #14 5
Owner's Telephone: 786 897 8010 FAX: _____
Owner's E-mail Address: _____
Signature of Owner: 
Contact Person: Matthew Amster, Esq., Berrow Radell & Fernandez, P.A.
Contact Person's Telephone: 305-377-6236 E-mail Address: maamster@brzoninglaw.com

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

☐ New construction.

☐ Addition to a building or facility.

☐ Alteration to an existing building or facility.

☒ Historical preservation (addition).

☐ Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Existing historic 1- and 2-story building with
7,839 S.F. used as Vita Restaurant with evening entertainment.
Demolishing central 1-story portion at rear that presently is
open to west and recreating this 1-story portion as full
enclosure with 573 S.F.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

\$121,727. See attached letter with cost estimate
at Exhibit H.

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

☐ Under Design ☐ Under Construction*

☒ In Plan Review ☐ Completed*

* Briefly explain why the request has now been referred to the Commission.

See attached letter for more details.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: Vertical accessibility to second floor.
Section 553.509, Florida Statutes

Issue

2: n/a

Issue

3: n/a

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

☒ The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

See attached letter for more details.

☒ Substantial financial costs will be incurred by the owner if the waiver is denied.

See attached letter for more details.

☒ The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

See attached letter for more details.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. See attached estimates with letter at Exhibit J.

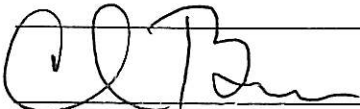
Estimate #1 = \$61,447.57

b. Estimate #2 = \$65,093.37

c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

See attached letter for details.



Signature

CHARLES BENSON

Printed Name

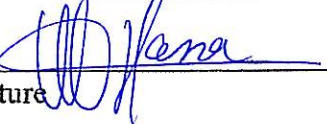
Phone number 305-532-6161

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 6th day of July, 2011

Signature 

MATHIEU TASSA
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. _____

b. _____

c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

☐ Yes ☐ No Cost of Construction _____

Comments/Recommendation _____

Jurisdiction _____

Building Official or Designee _____

Signature

Printed Name

Certification Number

Telephone/FAX

Address: _____

_____.



BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAMster@BRZoningLaw.com

VIA OVERNIGHT DELIVERY & EMAIL

August 11, 2011

Ms. Mary-Kathryn Smith
Department of Community Affairs
Codes & Standards Section
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399-2100

Re: Accessibility Waiver for Vita Restaurant Located at 1908 Collins Avenue, Miami Beach, Florida - Letter of Justifications for Waiver Request

Dear Ms. Smith:

This firm, along with Charles Benson¹, the project architect, represents 1906 Collins, LLC ("Applicant"), the lessee of the building and operator of the Vita Restaurant located at 1908 Collins Avenue² ("Property"). The purpose of this letter is to provide justifications for the Applicant's request to waive accessibility requirements for the Property, specifically vertical accessibility to the second floor.

Description of the Property. The Property is located mid-block on the west side of Collins Avenue between 19th and 20th Streets, bordered by Collins Avenue to the east, the Greystone Hotel to the north, the Santa Barbara Hostel/Motel to the west, and the Peter Miller Hotel to the south. See Location Map attached as Exhibit A. The Property is located in the CD-2, Commercial, Medium Intensity Zoning District, and is part of the City of Miami Beach ("City") Museum Local Historic District and the National Register Historic District. See Excerpt of Historic Districts Map attached as Exhibit B.

In the first few decades of the twentieth Century, the Property contained a residence and a small driftwood cabin. During this period, Louis F. Snedigar, the fourth Mayor of the City, bought the land, moved into the home and used the cabin for his realty business. In 1939, Mr. Snedigar commissioned a 2-story rectilinear building at the eastern portion of the Property designed by architects Robert Law Weed and Edwin T. Reeder. The rear portion of the Property contains a courtyard. The Snedigar

¹ Charles H. Benson & Associates, Architects, P.A., 1665 Washington Avenue, 2nd Floor, Miami Beach, Florida 33139

² The Miami-Dade County Property Appraiser formally designates the Property as 1908 Collins Avenue, but over the years it has contained a number of addresses, including 1906 Collins Avenue.

Building is listed as contributing in the Miami Beach Historic Properties Database. See Historic Properties Data Sheet attached as Exhibit C.

Originally, the building contained 3 stores on the ground floor and 3 residential apartments on the second floor. The building has never had an elevator or vertical accessibility to the second floor. Two 1-story additions were introduced along the north and south property lines in 1940 and 1950 at the rear of the original historic building. Both additions cannot be seen from Collins Avenue. There is an additional 1-story portion between these 1-story additions that is enclosed on all sides and above, except for the west side facing the courtyard. See Building Card & Microfilm Plans, and Current Photos attached as Exhibits D & E, respectively.

In 1959, the entire building was converted to a bar and restaurant, which either at that time or a few years later became known as Gino's Restaurant as seen on the Historic Properties Data Sheet. The bar and restaurant uses, including use of the outdoor courtyard, have persisted to today, more recently called World Pie and Vita Restaurant, the latter of which is operated by the Applicant. See Historical Review of the Snedigar Building and Chronology attached as Exhibit F.

The Applicant operates the Vita Restaurant as a dinner-only restaurant with evening entertainment and dancing on the ground floor. The Applicant presently uses the central 1-story area as a patron waiting area. Only back-of-house offices are located on the second floor and patrons of the restaurant are not permitted to access the second floor. For its entire life of over 72 years, the 2-story historic building has operated successfully without an elevator or lift.

The Property does not contain any parking spaces and as the Property is located in a Historic District, the Property is exempt from providing parking spaces. A nearby valet-only parking garage provides adequate parking for the restaurant. There are also numerous other parking lots and garages and on-street metered parking in the area. In addition, many patrons arrive by public transportation and/or on foot.

Description of the Alteration. Through Miami Beach Building Permit Process No. B1003764 ("Building Permit"), the Applicant seeks to demolish the existing 1-story central portion at the rear of the building and recreate it as a fully enclosed structure with a glass wall on the currently open west side. This enclosed 1-story area will become a new dining area that adds only 573 square feet (s.f.) to the building. A few internal walls in this area will be demolished to open up this small area and provide direct access to the restrooms. Also, the partial covered stairwell in this area will be removed and a new exterior stairwell will be added at the northwest portion of the rear building leading up to the roof over the area.

There are only two minor proposed alterations to the existing enclosed second floor of the building: (1) the door at the western end that meets the new walkway for the new stairwell will be changed to swing out; and (2) a new door will be installed at the north staircase as required by the Miami Beach Fire Department. See Building Permit Information and Status attached as Exhibit G and building permit plans included with the application. The Applicant estimates that the cost for this modest alteration is \$121,727. See Cost Affidavit attached as Exhibit H.

City's Request for Vertical Accessibility. During review of the Building Permit, the City's Building/ Accessibility Section has required vertical accessibility to the second floor or obtain a waiver from the Florida Building Commission. See Building/ Accessibility Section Comments attached as Exhibit I.

Justifications for Request for Waiver of Vertical Accessibility. There are a number of reasons the Florida Building Commission should grant this waiver request. First, the area of the alteration is on the first floor in a 1-story-only section of the building and, the Applicant will provide appropriate accessibility to entrances and restrooms for this area and the entire ground floor. Second, substantial financial cost of compliance places an undue burden on the Applicant. Third, historic considerations for locating an elevator may compromise the historic 2-story portion of the building.

1. Alteration Only to Ground Floor with Appropriate Accessibility. The proposed alteration is only to a 1-story portion of the existing building and, except for two minor items (changes to two doors), there are no alterations whatsoever to the second floor. Further, the Applicant is providing appropriate access to the altered area and to the restrooms. There is appropriately sloped access from the right-of-way of Collins Avenue and no interior changes in elevation on the ground floor, so no vertical accessibility is needed to access the altered area, or any of the areas of the ground floor. Further, patrons are not permitted upstairs. The Applicant's proposal therefore complies with Section 36.402(2) of the Code of Federal Regulations (CFR).

The Applicant will provide the following accessible accommodations throughout the ground floor to all primary functions, which include the indoor and outdoor dining areas and patron waiting area, and although not primary functions, patron restrooms, and kitchen and storage facilities:³

- a. Accessible entrance from Collins Avenue;
- b. Accessible path of travel to altered area as well as all other patron areas, including the outdoor courtyard;

³ Note, the restaurant does not have a drinking fountain. Water is available for free by request.

- c. At least one accessible toilet for each sex on ground floor, which service the altered area and the entire restaurant;
- d. Accessible tables for dining; and
- e. Service of alcoholic beverages from the bar to the accessible tables.

These accessibility measures ensure compliance with Section 36.403, CFR.

The scope of the work area is 1-story and vertical accessibility would not be placed in this area. Importantly, an elevator is the only reasonable form of vertical accessibility for this building. Lifts are more suited to open spaces, like a landing or mezzanine, or wide stairwells, of which this building has none. In the absence of these features, the Applicant would need to create an open area, wider stairwell or an enclosed fire-rated shaft for direct vertical access. The first two are unreasonable within the 2-story portion of the building because they require significant alteration of the existing space and may raise significant structural concerns. The fire-rated shaft is not permitted for lifts, and may only be used for an enclosed elevator.

It is notable that the second story of this 2-story building has fewer than 3,000 s.f. – approximately 2,517 s.f. As stated previously, patrons are prohibited from accessing the second floor and the occupancy is limited to 26 persons. While the ground floor is larger than 3,000 s.f., at 5,894 s.f., the ground floor has the above-described necessary accessible measures for the patrons of the restaurant. If it were not for the size of the first floor, the building would qualify for the elevator exemption detailed in Section 36.404(a), CFR. Since an elevator is the only feasible option for vertical accessibility for this building, based on the size of the second story there is no need to provide vertical accessibility.

2. *Substantial Financial Cost of Compliance.* To provide a limited access limited use (LULA) elevator would subject the Applicant to an unreasonable and disproportionate cost. Notably, this option is significantly cheaper than providing a standard elevator. Two cost estimates for a LULA lift are \$61,447.57 and \$65,093.37. See Cost Estimates attached as Exhibit J. With a total cost estimate without a LULA lift of \$121,727, these estimates amount to 50.5% and 53.5% of the total cost of the proposed alteration.⁴ Federal regulations provide that an estimate of 20% or more of the alteration amount is a disproportionate cost. See Section 36.403(f), CFR. Here, the amounts are 2.5 times the minimum necessary to be deemed disproportionate. Requiring vertical accessibility

⁴ There are two other building permits for the Property over the past 3 years: Permit No. B0900608 for a sign valued at \$800; and Permit No. BM110902, which is in-process, for an A/C system valued at \$11,000. Combining this additional value to the present project does not diminish the extreme financial hardship: the value of improvements increases to \$133,527 and the percentage of cost for the LULA lift estimates are 46% and 49%, which are still significantly disproportionate.

would impose an extreme hardship on the Applicant and completely prohibit the proposed minor improvements.

3. *Historic considerations.* The 2-story building is a contributing, historic structure in the City and has been used for public accommodation as a restaurant for 52 years. The City prides itself on historic preservation and maintaining the historic character of the ground floor within the 2-story portion as well as the historic façades of the building has significant value to the neighborhood and the City as a whole. Imposing vertical accessibility would compromise the historic integrity of the interior of the building and may negatively affect the exterior appearance, such as disrupting the roofline with an elevator bulkhead, obscuring views through exterior windows, or possibly demolishing portions of the exterior to provide appropriate structural support for the accessibility measure.

Conclusion. The Applicant proposes a very modest alteration to a 72-year old building that enhances the existing restaurant and furthers, rather than disturbs, the historic character of the contributing structure. The scope of work is minor and the altered area has appropriate accessibility measures. The second floor is not being altered, not for use by the public and has limited occupancy. Imposing vertical accessibility creates a substantial financial cost, bordering on exorbitant, due to the significant disproportionality of the cost of accessibility and the cost of the project. For 72 years, this building has functioned without vertical accessibility to the second floor. Based on the foregoing reasons, requiring vertical accessibility is an unreasonable and undue hardship on the Applicant and we respectfully request your recommendation of approval of the Applicant's waiver. If you have any questions or comments with regard to the application, please call me at 305-377-6236.

Sincerely,



Matthew Amster

Acknowledged by,



Charles Benson, Architect
Charles H. Benson & Associates, P.A.
1665 Washington Avenue, 2nd Floor
Miami Beach, Florida 33139

Attachments

cc: Gladys Salas, P.E., Chief Accessibility Inspector, City of Miami Beach
Mr. Mathieu Massa
Michael W. Larkin, Esq.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. Florida statutes 553.509 Vertical Accessibility to all levels requirement. /
2007 FBC 11-4.1.6(1) (k) (iii)

b. _____

c. _____

Has there been any permitted construction activity on this building during the past three years? If So, what was the cost of construction?

[x] Yes [] No Cost of Construction: \$121,727.00 (Proposed cost of construction)

Comments/Recommendation: The cost of providing vertical accessibility to the 2nd floor will exceed the twenty percent of the proposed cost of construction and will disproportionate in accordance with FBC section 11-4.1.6(2). The 1st floor was design to meet all the requirements of the FBC Chapter 11 Part A.

Jurisdiction City Of Miami Beach

Building Official or Designee Gladys N. Salas, PE (B.O. Designee)
Signature

Gladys N. Salas, PE
Printed Name

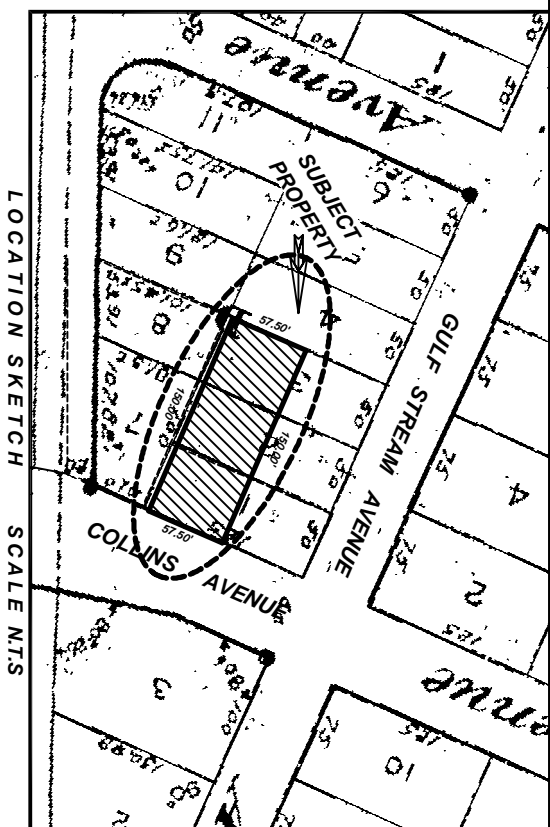
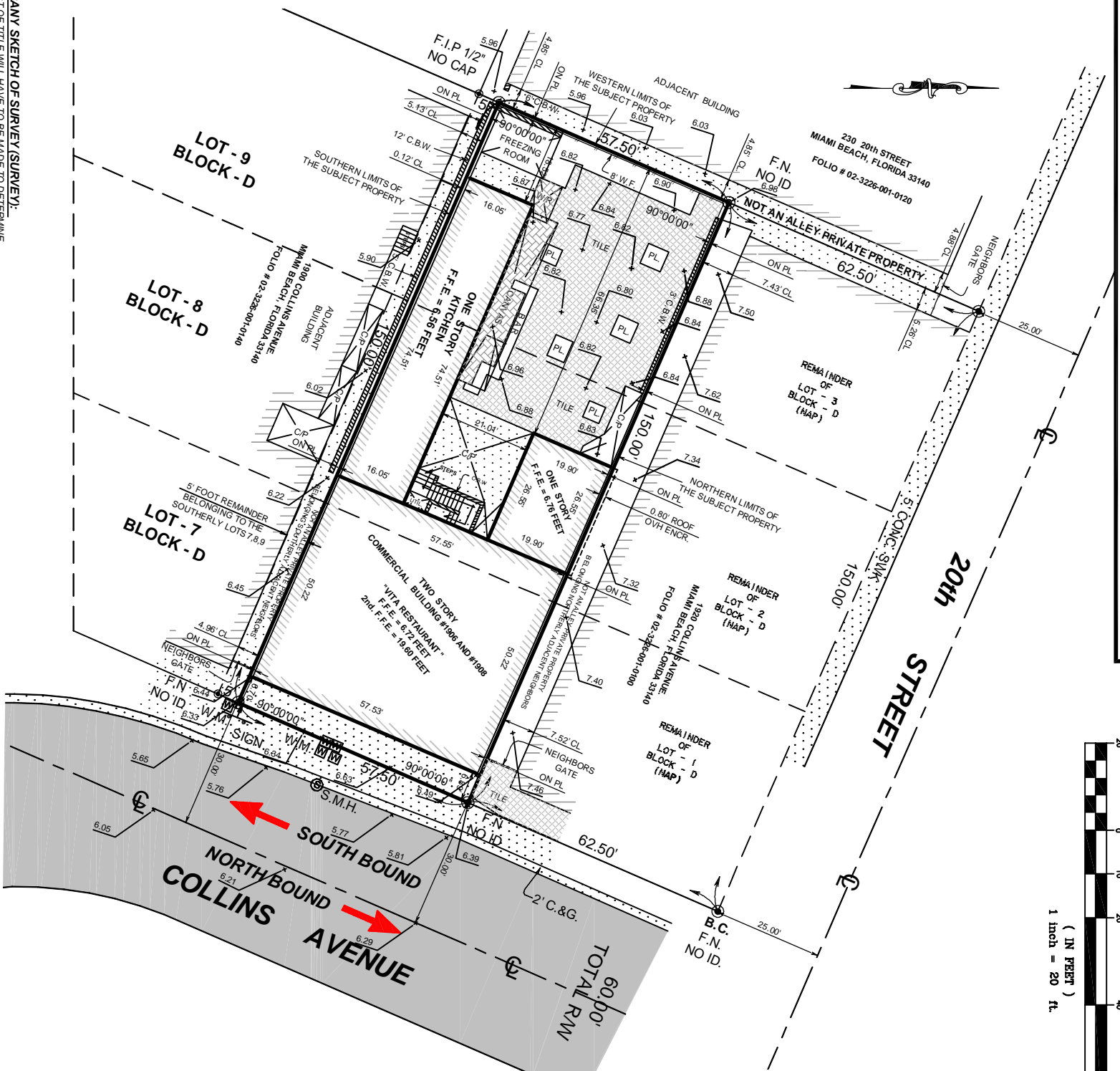
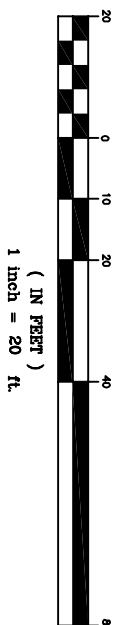
PX0001401
Certification Number

305-673-7610 ext. 6888/ 786-394-4087
Telephone/FAX

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2ND Floor.

BOUNDARY SURVEY

GRAPHIC SCALE



THE NORTH 57.5 FEET OF THE SOUTH 62.50 FEET OF LOTS 1, 2 AND 3 OF BLOCK D, OF "MIAMI BEACH IMPROVEMENTS CO. OCEAN FRONT PROPERTY AMENDED", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

1908 COLLINS AVENUE.
MIAMI BEACH, FLORIDA 33140

CERTIFICATIONS:

BAOLI MIAMI LLC, A FLORIDA LIMITED LIABILITY COMPANY

1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.

- 2). ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK # 18-01, LOCATED @ NE CORNER OF 18th STREET AND JAMES AVENUE.; ELEVATION 4.68 FEET OF N.G.V.D. OF 1929

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: [Signature] 01-29-2010

JOHN IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 5204
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND AUTHENTICATED ELECTRONIC SEAL

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE
ATTESTING LAND SURVEYOR).

REVISED ON: 03-16-2010 ADDED ELEVATIONS

REVISÉD ON.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
BOUNDARY SURVEY MEANS A DRAWING AND OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
EASEMENTS ARE SHOWN AS PER PLAT BOOK, UNLESS OTHERWISE NOTED.
THE TERM "ENCROACHMENT" MEANS VIOLATION AND ABOVE GROUND ENCROACHMENTS ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FLOODING AND FOUNDATIONS.
LAND OWNERSHIP NOT DETERMINED.
FIELD WORK OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES WHOSE INTERESTS ARE SHOWN ON THIS SURVEY AND NOT INTENDED TO BE A FLOODPLAIN MAP. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BEING PROVIDED. LOCAL FIELD AGENTS SHOULD BE CONTACTED FOR VERIFICATION. THE FIRM FLOOD MAPS HAVE DESIGNATED THE FIRM DESCRIBED LAND TO BE IN A FLOOD ZONE "AE". THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

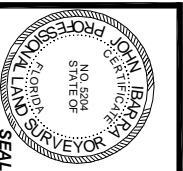
[illegible]

ABBREVIATIONS AND MEANINGS

Accl. = ACCLIMATED.
Fed. = FEDERAL NATIONAL INSURANCE.
F.N. = F.N. (HEIGHT).
H. = HIGH (HEIGHT).
In. = IN (HEIGHT).
Is. = IS (HEIGHT).
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
M.S. = MEASUREMENT MAINTENANCE ESSENTIAL.
N. = MEASURED DISTANCE.
N.M. = NEAREST MEASUREMENT LINE.
N.M.H. = NEAREST MEASUREMENT LINE.
N.A.P. = NOT A PART OF.
N.E.D. = NATIONAL GEODETIC VERTICAL DATUM.
N.T.S. = NOT TO SCALE.
N.NO. = NUMBER.
N.O.S. = OFFSET.
O.H. = OVERHEAD.
O.H.L. = OVERHEAD UTILITY LINES.
OWN = OWNERS.
PL. = PLANTER.
P.L. = PROPERTY LINE.
P.C. = POINT OF COMPOUND CURVE.
P.T. = POINT OF TANGENCY.
P.C.C. = POINT OF COMMENCEMENT.
P.B. = POINT OF BEGINNING.
P.C.B. = POINT OF BEGINNING CURVE.
P.L.B. = PLANT BOX.
P.G. = PAGE.
P.W. = PARKWAY.
P.N. = POINT OF NEAREST REFERENCE NO.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.

RR. = RAIL ROAD.
RES. = RESISTANCE.
R.D. = ROAD MAY.
R.P. = RADIIUS POINT.
R.F. = RANGE.
SEC. = SECTION.
S.D. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7606.
S. = SOUTH.
T = TANGENT.
TWP = TOWNSHIP.
UTLL. = UTILITY.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.S. = WOOD SHED.
W. = WEST.
W.L. = WATER LINE.
A = CENTRAL ANGLE.
A = ANGLE.
W.F. = WOOD FENCE.
E = EXISTING ELEVATIONS
= PROPOSED ELEVATIONS
= TRAFFIC FLOW
= DRAINAGE MH

W.S. = WOOD SHED.
N = NORTH LINE.
C = CENTER LINE.
C.R. = CENTRAL ANGLE.
A = ANGLE.
M = MOIST FENCE.
C.B.S. = CHAIN LINK FENCE.
C.B.S. = MULTI. (C.B.S.)
C.B.S. = CHAIN LINK FENCE.
P. = PROPOSED ELEVATIONS.
T.F. = TRAFFIC FLOW.
D.M. = DRAINAGE MH.

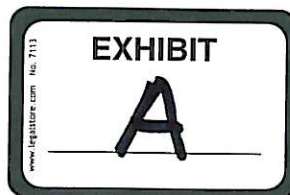


Vita Restaurant
1908 Collins Avenue

LOCATION MAP



Subject Property



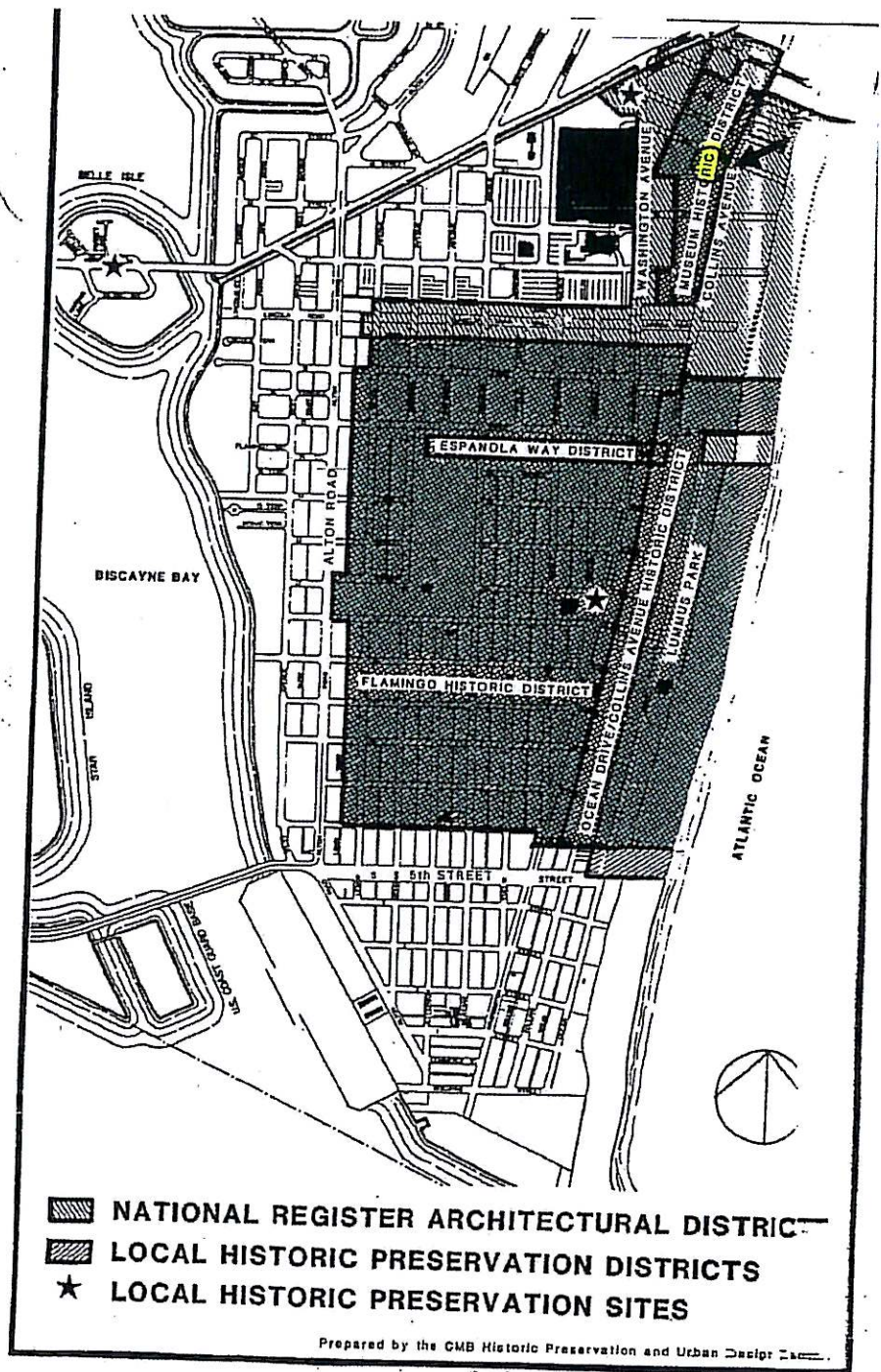


EXHIBIT 1



(Planning Dept. Database)

ADDRESS : 1908 COLLINS AVE
LEGAL : S1/2 L1,2,3 BD MBICOF
FULL ADDRESS : 1906-1914 COLLINS
SECOND ADDRESS:

STATUS : HISTORIC

BUILDING NAME : GINOS RESTAURANT
PREVIOUS NAME : GENO'S ITALIAN REST.
BUILDER : BOICE & STOW
CONST. DATE : 1939
STYLE : VERNACULAR
EXT. FABRIC : STUCCO
ROOF : FLAT
DOORS :
ALTERATIONS : SUBSTANTAIL AT GROUND LEVEL

ORIGINAL NAME : CORPS POST OFFICE (during WW II)
ORIG. ARCH. : WEED & REEDER

ZONING : HXE
BUILDING SHAPE:
STORIES : 2
WINDOWS : MIXED
CONSTR. TYPE : CBS
FOLIO# :
DISTRICT: HP/MD
HEIGHT : 26
PHOTO : Y

SPEC. FEATURES: 2ND LEVEL FLUTED BAY SUPPORTS; PROTECTING BAY; EYEBROW; SOME KEYSTONE ON GROUND FLOOR VISIBLE.

INTERIOR : ALTERED

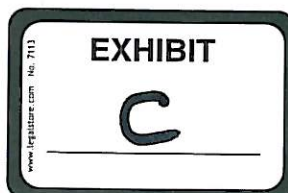
SITE :
SIGNAGE :

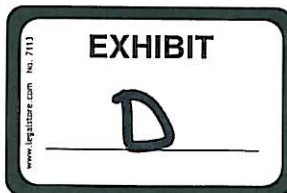
ADJACENT SITE : SEE ALSO 1920 COLLINS

STAT. SIGNIF. : WELL DESIGNED MIXED COMMERCIAL/RESIDENTIAL BUILDING. SUBSTANTIAL ALT. TO GROUND FLOOR, 2ND FLOOR IS INTACT.

ADDITION : Y
ADD. COMMENTS : 1940 1 STRY ADD.(GREEN); 1950 1 STRY ADD.(B&D)
SURVEYED BY : RSR
ORIG. USE/COST:
ADD. ARCH. : WILL.GREEN//BARRY&DAVID
ADD. DATE: 1111
RECORDING DATE: 09/20/89
UPDATE : 12/8/89 RSR

COMMENTS : _____





City of Chicago Post Office

Owner EDNA M. SNEDIGAR. Mailing Address 17037 Date Oct. 3-1939

Lot 84 1, 2, 3 Block D Subdivision M. B. Imp. Co. OF Address 1908 - 1910- 1912 Collins ave.

General Contractor Boice & Stow Bond 2137 Address 1914- Collins ave.

Architect Weed & Reeder Bond 2137 Address 3226 01 011

Front 57-6 Depth 50 Height 26' Use 3 stores - 1st flr

Type of construction o-b-s- Cost \$ 20,000.00 Foundation spread footing Roof tar & gravel

Plumbing Contractor P. M. Levi # 12517 Date Oct. 5-1939

7 water closets - 7 lavatories 3 bath tubs - 3 sinks - 1 shower - 1 slop sink

Plumbing fixtures GAS OK - (9) Oct. 25-1939 T. J. Bell.

Gas Stoves 7 #6922 METRO ORD. # 75-34

Gas Heaters Final approved by REGENERATION DATE 1-28-80

1 temp closet Septic tank Date

Sewer connection Make

Electrical Contractor Wagner # 13673 Date Nov. 1-1939

Switch 32 Range 2 Motors Fans Temporary service Oct. 4-1939

OUTLETS Light 60 HEATERS Water 2 Signs 3 " # 13464- Wagner Electric

Receptacles Radio 1 Refrigerator 3 - Iron 3 Centers of Distribution 12

Electrical Contractor Wagner Electric # 14179 Address

No. fixtures set 68 Final approved by Lincoln Brown, Jr. Date Dec. 18-1939

Date of service January 1940

Alterations or repairs # 15002- Addition to office- \$ 1,000. Date Nov. 6-1940

Will J. Green, architect: Wm. S. Green, contractor: 16'x22'x1 story

PLUMBING PERMIT # 14506- Acme Plumbing Co.- 1 water closet - 1 lavatory - 11-8-1940

BUILDING PERMIT # 15115 Awning with signs for Frank's (1908) \$100.- Dade Awning Co. Nov. 27-1940

ELECTRIC PERMIT # 16314 - LYON ELECTRIC - 4 Switches, 3 Light Outlets, 6 Receptacles, 11-26-40

BUILDING PERMIT # 16062 - Remodeling inside only - \$ 100; owner - 8/25/41 "CHERRY'S" #1908

BUILDING PERMIT # 22857 - Addition to Store - H. & S. Construction Co. \$2,000, 7/30/46

over

ALTERATIONS & ADDITIONS

Building Permits: # 17376- Painting - Hall-Stanley Service: \$ 365. - July 22, 1943
 # 19107.... Painting & Shelving .. Inside store. day labor. \$ 100... Oct. 11, 1944
 # 21524 New store front - M S Construction Company \$1,000: Dec. 3, 1945

Cherry's # 21691 Flat Wall sign CHERRY'S LITTLE SHOP - Neon Sign Service \$ 200.... Dec. 21, 1945
 Cherry's # 23075 Fixture work inside of store - M S Construction Co: \$ 300... Sept. 10, 1946
 Sneliger # 23589 Painting - inside and outside - H. Nicholson, painter: \$ 500: Nov. 14, 1946
 1906 Collins # 31032 Painting, inside only-Owner \$ 80... Oct. 12, 1949
 1906 Collins # 33589 Addition - 16' x 75' x 14' - 1 story - CBS - Spread footings 12' x 24' - designed for
 future second story - flat roof - Berry & David, arch: \$ 6,000... Sept. 19, 1950
 1910 Collins # 33607 Remove store front & install folding doors & counter & shelving- Phone 78-8583-
 Owner, day labor \$ 500Sept. 21, 1950
 1906 Collins # 33766 Remodeling store front. - Owner \$ 1,000...Oct. 11, 1950

Plumbing Permits:

Electrical Permits: # 17977 - Lyon Electric- FRANKS - 1 switch, 7 light outlets - 13th-1941
 # 21903-Neon Sign & Service--2 Neon Transformers-----12-21-45
 # 21893-Miller-4 light outlets, 4 fixtures, 1 centers of distribution-----1-12-46
 # 22345-Acolite-3 neon Transformers-----3-16-46
 Cherry's # 22783- 1 meter change.....7-3-46
 1906 Collins # 23996 Ferguson & Roberts, 4 motors, 4 centers of distribution, 1 service,
 1 temporary, March 15, 1947
 1906-10 Collins # 27059 Astor Electric: violations - August 30, 1949
 1912 Collins Ave. # 29441 Lyon Electric: 1 service-equipment - August 25, 1948
 1908 Collins Ave. # 32380 Hosack Electric: 24 light outlets, 26 fixtures - Oct. 16, 1950
 1906 Collins Ave. # 22430 Max Bellin: 8 switch outlets, 8 receptacles, 25 light outlets, 35 fixtures, 130
 outlet, 2 centers of distribution, 1 service-equipment, 2 motors- Oct. 23, 1950
 1910 Collins Avenue # 32519 Emanuel Electric: 8 switch outlets, 4 receptacles, 14 fixtures, 1 motor-11/7/50
 H. O. Roesser 11/9/50

S. & or Lot 1, 2, 3, Block D Subdivision M.B. IMP. CO. O. W. 1908 - 1910 - 1912 - 1914 Collins

ALTERATIONS & ADDITIONS

Building Permits:

1912 Collins # 39393 Air Conditioning (window type 3/4 HP) Lewco Air Condition \$ 200: Sept. 5, 1953
 1912 Collins # 41740 Air Conditioning: O's 1/2-ton unit: C.E. Morgan \$ 200 June 3, 1953 - OK
 1908 Collins # 49526 A B C Neon Sign Co: Flat wall neon sign to take place of old sign - 8-17-53
 1908 Collins #54453 Mutual Neon: Flat wall sign - 30 sq. ft. - \$275 - Sept. 16, 1955
 1908 Collins #59887 Rudy City Glass Co: Install glass sliding doors - \$550.00 - July 21, 1959
 1908 Collins #59857 Rudy City Glass Co: Remodel store front & install glass door & windows in aluminum frame & bulkhead as shown on plans - \$850.00 - July 27, 1959
 1912 Collins #59659 W.R. Robbins & S9n: Re-foofing, \$550.00, 7/30/59
 1908 Collins #59677 Armor Building Service: repairs to interior walls & fixtures, \$75.00, 7/31/59
 1906 Collins #41714 Service Pltg: 1 water closet, 1 lavatory, 1 sink, 1 urinal, 1 floor drain, 1 safe waste drain, 1 gas water heater - July 28, 1959 OK Cox 8/10/59
 (1908 Collins) #41738 Service Pltg: 6 lavatories, 1 elec. hot water heater - Aug. 4, 1959
 (1906 Collins) #43383 Goldman Plumbing: 1 sink, pot; 1 dish washing sink; 2 floor drains-sand traps; 2 safe waste drains; 1 electric hot water heater; 1 gas oven; 1 steam table - 7/2/62 (Gino's Pizzeria)
 (1906 Collins) #45467 Peoples Gas: 3 gas ranges; 1 broiler - 8/23/66

Continued

Robert Electrical Permits: # 32686 Miller Electric: 5 centers of distribution, 1 motor change, 41 motor outlets
 1912 - Cherry's # 37539 Lyon Electric Co: 1 motor - a.c. - Sept. 15, 1952 - OK - A. Plaag 9-24-52
 1908 Collins # 38153 Astor Electric Serv: 1 Light Outlet, 1 Fixture: Jan 5, 1953 - OK
 1908 Collins # 39502 Lyon Electric Co: 1 Motor, May 26, 1953 OK, Plaag, 6/17/53 H. Kosner, 1-6-53
 1906 Collins #54057 Jonesey Elec: 4 receptacles, 1 light outlet, 2 fixtures, 1 water heater outlet, 2 sign outlets, 1 motor (2-5HP) - August 7, 1959 OK 1/15/60 Newbold
 1906 Collins #54057 Jonesey Elec: 5 receptacles, 8 light outlets, 8 fixtures, 5 refrigerator outlets, 2 appliance outlets-8/7/59
 195523 ABC Neon: 1 neon transformer - 7/25/60 (#55323) OK 1/15/60 Newbold

Continued

Lot	Block	Subdivision
ALTERATIONS & ADDITIONS		
Building Permits: #62515 ABC Neon: 1' x 12' Neon wall sign - \$200 - July 25, 1960		
#65084 W. R. Robbins & Son: repair roof - \$1135.00 - 6/12/61		
#67491 Arthur D. Sargent: Interior painting - \$100. - 6/22/62		
#67514 Owner, Gino's Pizzeria: Remodel for restaurant facility - \$200. - 6/26/62 W.C. MND-6-6-68		
#67699 Claude Southern Corp.: Double faced projecting sign over private property, GINO'S PIZZA - 3' x 4' - 24 sq. ft. - \$175. - 7/23/62		
#81003 Owner Build two planters in front of building one 5' x .42 by 18" deep, 8'6" x 42" x 18" \$40.00 9/10/68		
#575 Ray Boone Air Conditioning- 1- 9000 BTU Air Cond. 5/6/69		
#04548 Linares Signs-Sign- \$295-11-7-73		
#1260 - Dewey Hawkins - 1 air cond wind 23,000 btu 8/11/70		
Plumbing Permits:		
Building Permit 04180-Owner-Interior partition-\$1300-10-2-73		
#50318-Munera Plumbing- 1 lavatory; 1 water closet; 1 developing tank Xray-10-31-73 OK 12/26/73		
#50413-All City Plumbing- 1 lavatory; 1 sink, residence; 1 water closet-12-11-73 OK CS 12/26/73		
Mechanical 2797-Apolo Air Conditioning- 2 tons central a/c-\$2800-11-13-73		
Building 04711-Owner-Interior partition-\$1200-12-6-73		

#55523 Electrical Permits #55586-Interior partition-12-5-73-1968

#58484 S & S Electric: 7 receptacles; 1 water heater outlet - 7/16/62 (Hdg. Permit #67514) OK Scarborough 8/3/62

#58523 Claude Southern Corp.: Sign outlet - 7/23/62 (Hdg. Permit #67699)

#65575 C. J. Kay Electric Co.: 1 violation - 3/18/68

#70882-Iro Electric, Inc-37 switch outlets; 1 a/c 3 tons; 1 strip heater 5k.w.; 1 special purpose; 12 fixtures-10-12-73

#70997-Iro Electric- 10 receptacles-11-28-73

Building Permit 05914-Biscayne Roofing-Apply asbestos roofing-\$1000-7-17-74

LOT 1-2-3 3L:CK D SUBDIVISION M.B. Impr. Co. ADDRESS 1206 Colling

ALTERATIONS & ADDITIONS

Building Permits:

- #07813-Ginos Restaurant-Bill Tripp-C/L Fence 164' (oval) 60"ht. - \$350-8-19-75
- #09761-Tom Gustafson Industries-Re-roof 14 sqs-\$2000-9-16-76
- #10261-Linares Signs-The Poly Clénic Center-\$300-11-19-76
- #10480-Linares Signs-Installation of plastic signs-\$100-12-23-76
- #12836-Biscayne Awning Co.-Canvas awnings over entrance door-\$1000-3-7-78
- #13068-Owner-Interior redecorating, carpeting, wall finishes and wood details-\$4000-4-20-78

Plumbing Permits:

- #55466-Aguado Service- 1 coke machine con., 1 coffee machine con., 1 ice maker con.-11-11-77
- #57650-Silver Plumbing.-1 steam table; 2 catch basins; 2 stoves. 9-5-79

Electrical Permits:

- #74407-S. Hompanera- 10 light outlets, 6 receptacles-10-26-77
- #75366-Victoria Electric- 200 amps service, 2 motors, over 1-3hp, 1 a/c window-2-28-79
- #76224 Ocean Electric 16 light outlets, 15 receptacles, 1 sub-feed 100 Amp. 4-15-80

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

17011

Building Permits:

BOARD OF ADJUSTMENT - FILE NO: 1286 - GENO'S ITALIAN RESTAURANT, INC. - NOVEMBER 2, 1979
Applicant requests waiving 11 parking spaces in order to put in an additional 42 chairs in an open air setting. VARIANCE GRANTED WITH FOLLOWING CONDITIONS: (1) Provide an enclosed garage room of sufficient size to accommodate the proposed and existing facility to hide containers from view and its location shall be approved by the Public Works Department; (2) There shall be a letter from attorney or representative of company stating condition agreed to before building permit is issued.

90085 J. Miller Const. patio

#18087 G. & L. Roofing \$15,000.

Reroof 12 squares

\$1285.

3-27-80

5-16-80

Plumbing Permits:

Electrical Permits:

BUILDING PERMITS:

#18891 Erect double-faced projecting sign/Acolite Sign Co/\$600/9-16-80

#M05713 4/5/82 Julio Mechanical - 2-1 kw central heating, 2-3 1/2 ton air cond central rest addition \$2,300 valuation
 #21997 4/13/82 Arch Construction - interior remodeling \$8,000. (double fee)
 #M05752 5/28/82 International Equip - hood, installation and duct & curb
 #22431 6/30/82 Blaum Bldgers reroof \$5,000.
 #91061 8/24/83 owner remodel store front and remodeling interior of same \$5,000.
 #25602 7/17/84 owner front exterior painting \$600.
 #28838 7/14/86 Seymour Gothelf replace 13 wind w/13 awning, exist open no structural \$6,095.

#M09106 - Rainbow Mechanical - 10 kw Central Heating, 3 ton A/C (Central) 7-9-87
 #M09125 - 7-13-87 - 10kw Central Heating, 4 ton A/C central - Rainbow Mechanic

BOARD OF ADJUSTMENT - OCTOBER 3, 1980 - GINO'S ITALIAN RESTAURANT, INC., 1906 Collins Avenue
 Applicant wishes to waive 12 parking spaces for an additional installation of 48 chairs to an existing restaurant. APPROVED WITH THE FOLLOWING CONDITION: Provide a decorative treatment, meeting the approval of the Planning Division, to the pedestrian path along the northern property line if pedestrian access is to be provided to the patio/dining area from this path. **File #7361**

FILE NO: 1487 - BRD. OF ADJUSTMENT MEETING 5/7/82 - GINO'S RESTAURANT, Vladimir C. Samojlenko, OWNER - APPLICANT REQUESTS THE FOLLOWING VARIANCE TO PERMIT AN ADDITIONAL 56 SEATS IN A RESTAURANT THAT CURRENTLY HAS 160 SEATS. APPROVAL OF THE REQUEST WOULD PERMIT A MAXIMUM OF 216 SEATS IN THE RESTAURANT. 1. Applicant wishes to waive 14 of the required 14 parking spaces. APPROVED.

PLUMBING PERMITS #61210 9/21/83 Silver Plumb - repairs

ELECTRICAL PERMITS:

#76559 Sign tubes & sign transformers/Acolite Sign Co/9-8-80
 #77887 4/13/82 Abad Elect - 4 switch outlets, 6 light outlets, 6 receptacles, 1-3 1/2 ton aircond, 12 fixtures
 #77903 4/16/82 J.M. Mendez - 1-3 ton air cond, 1-10 kva strip heater

BUILDING PERMITS:

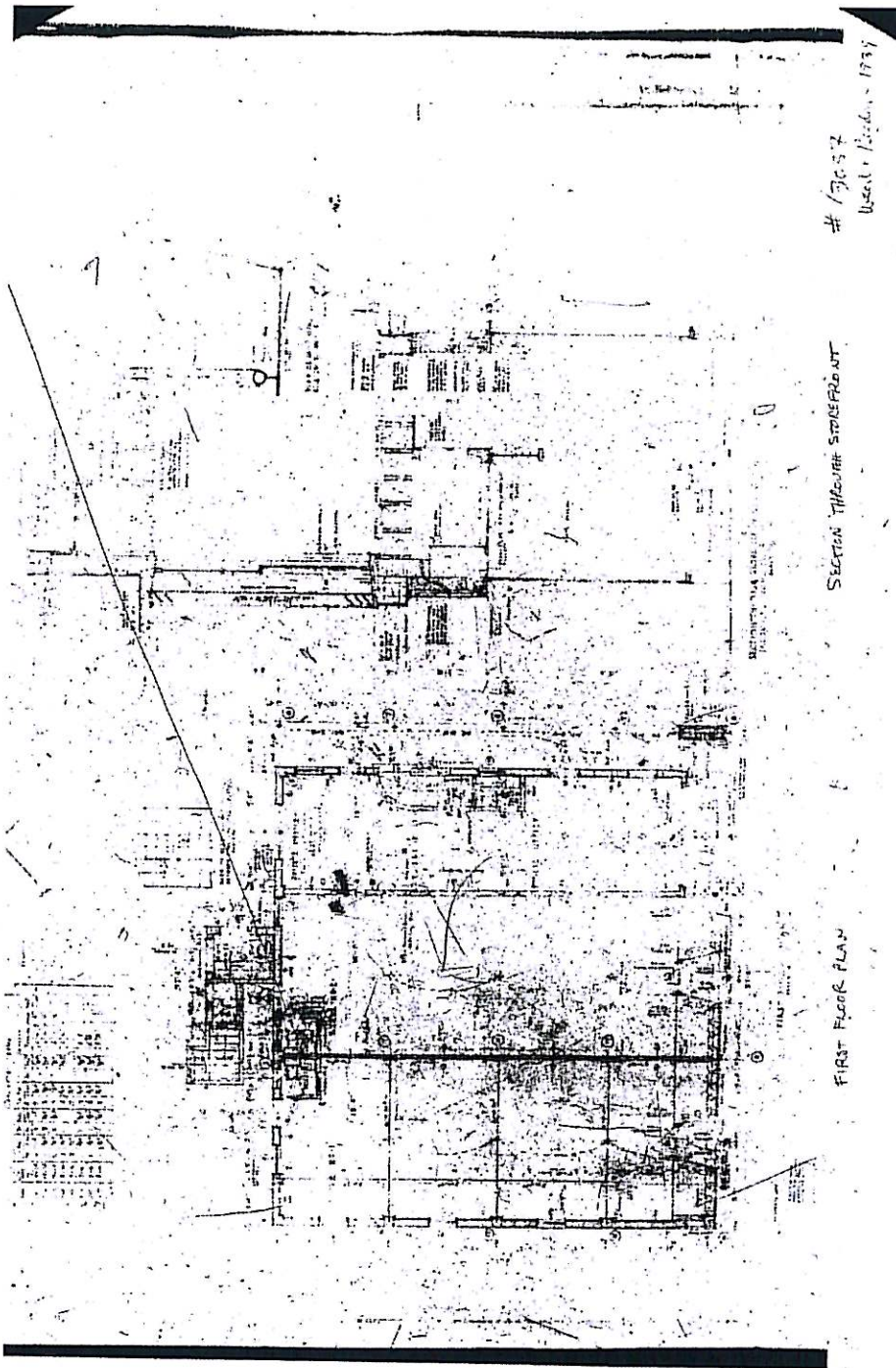
#18891 Double-faced projecting sign/Acolite Sign Co/\$600/8-15-80
#18855 Owner/paint front/\$600/9-10-80

ALL C.A.B.
17011

PLUMBING PERMITS:

ELECTRICAL PERMITS:

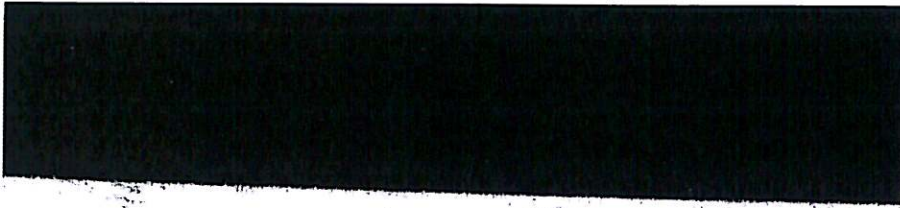
#76559 Sign tubes & sign time clock/Acolite Sign Co/8-15-80



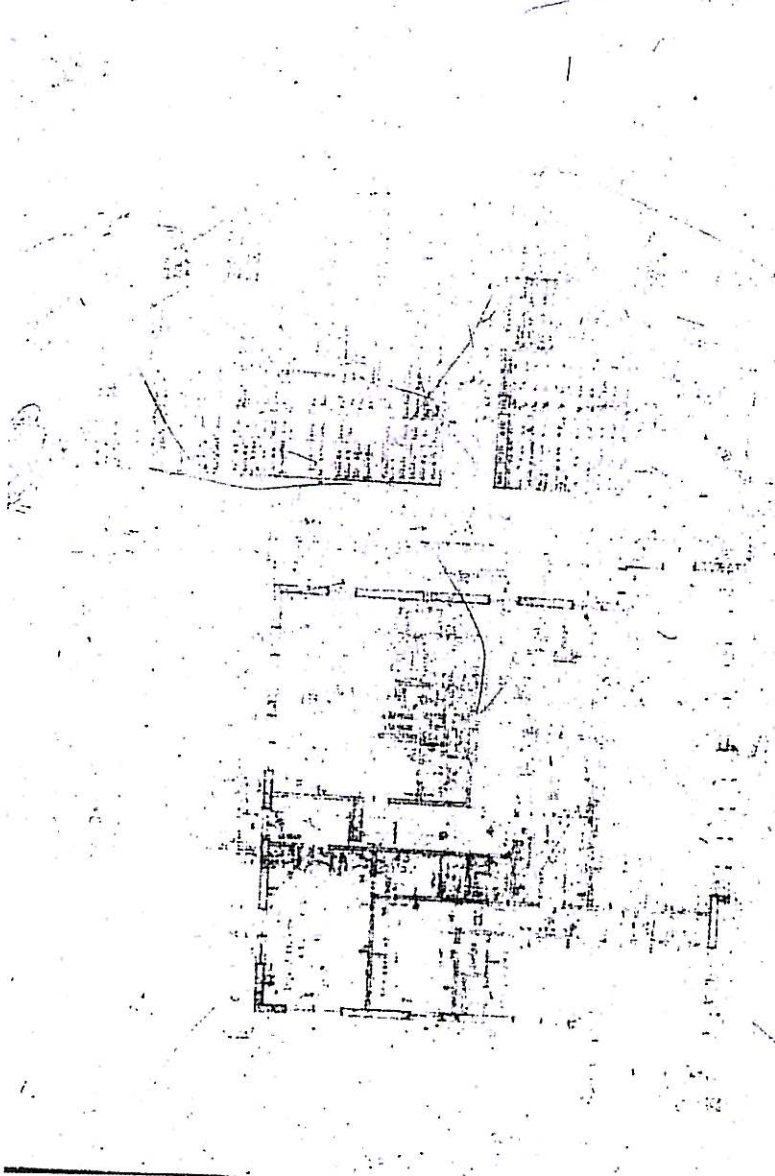
17057
Wash. D.C. 1954

SECTION THROUGH STAIRS AND ROOF

FIRST FLOOR PLAN



17-04

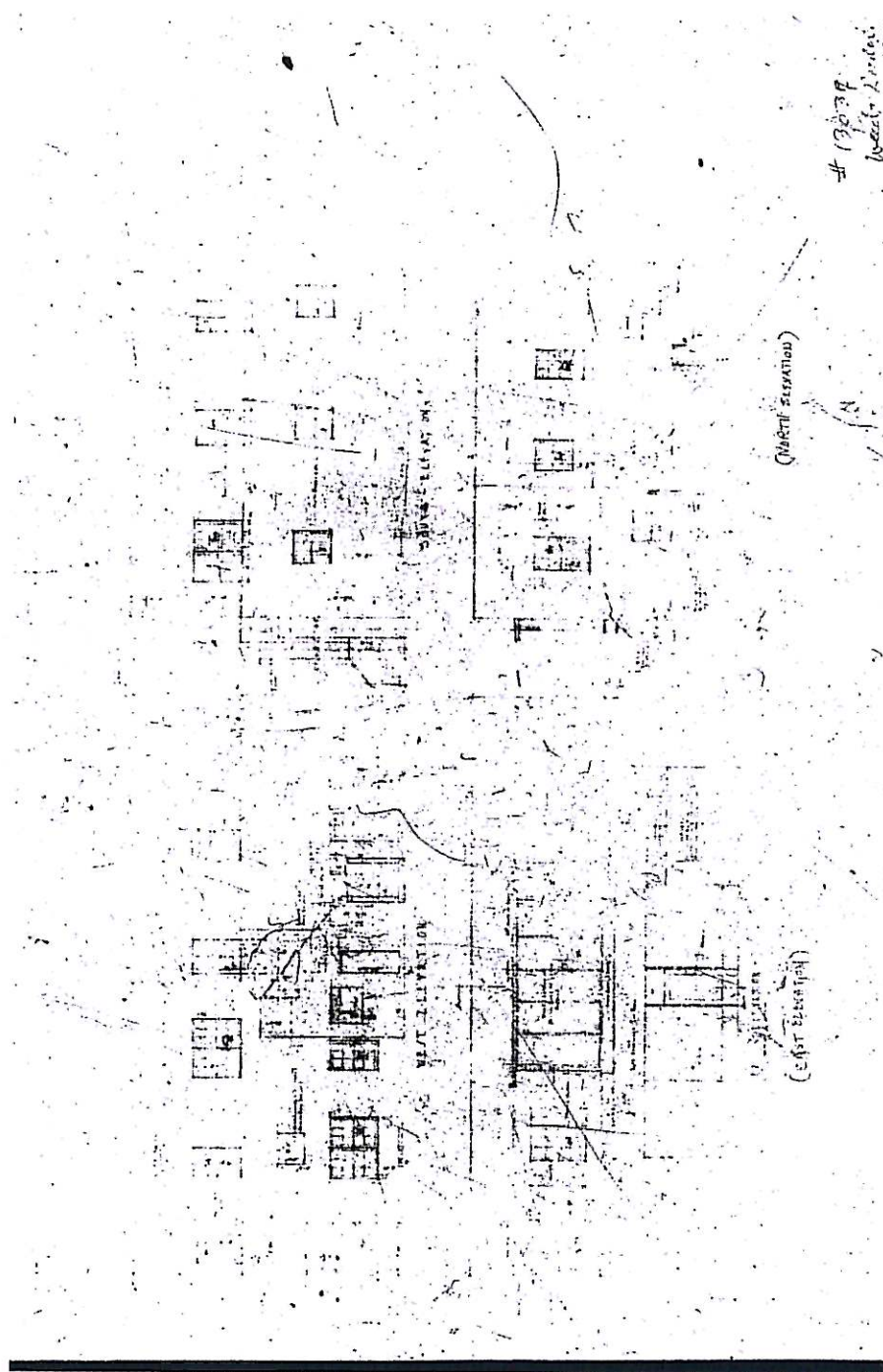


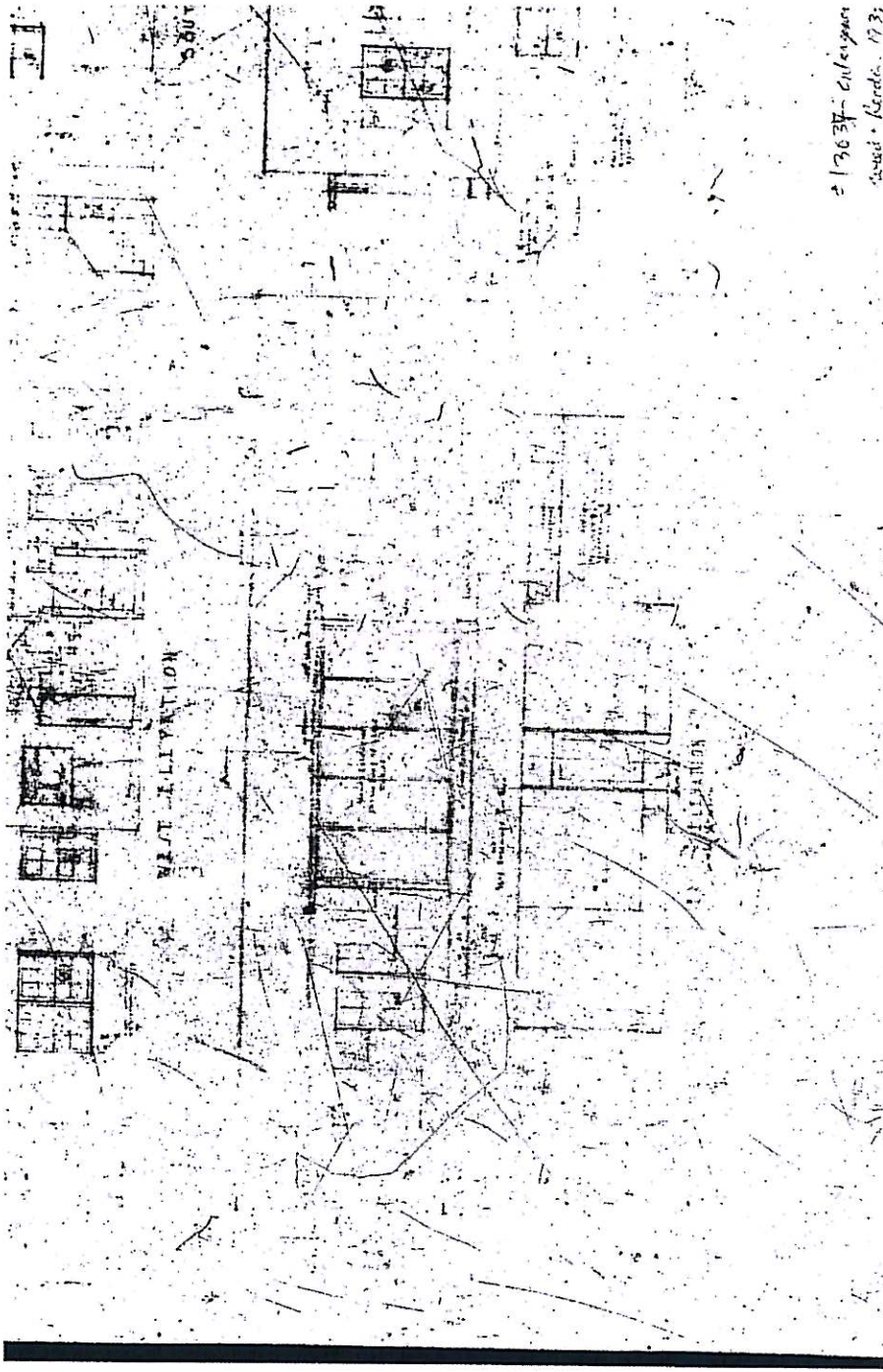
SECOND FLOOR PLAN

1501
W. 2nd St.
1901

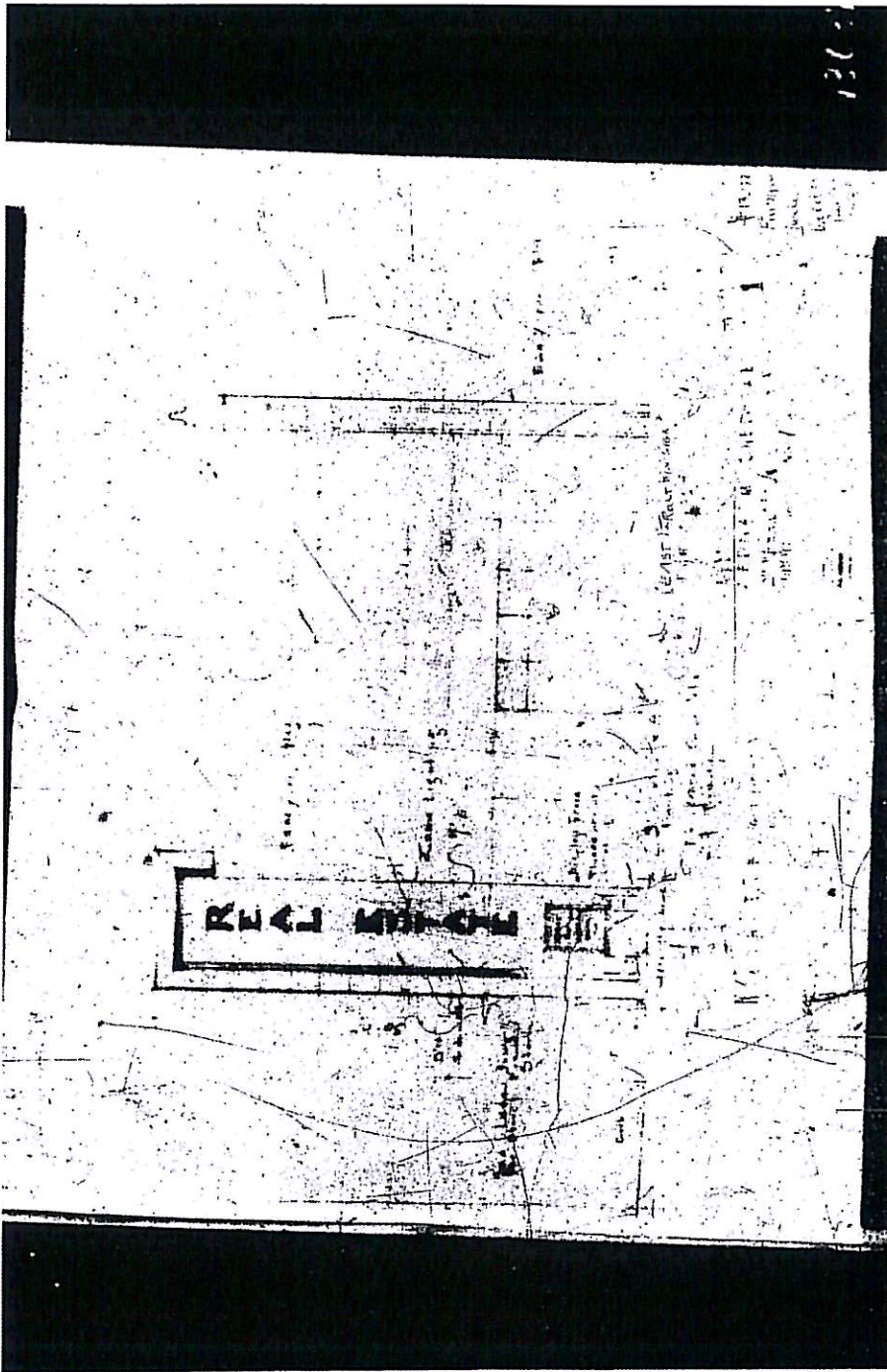
(North Elevation)

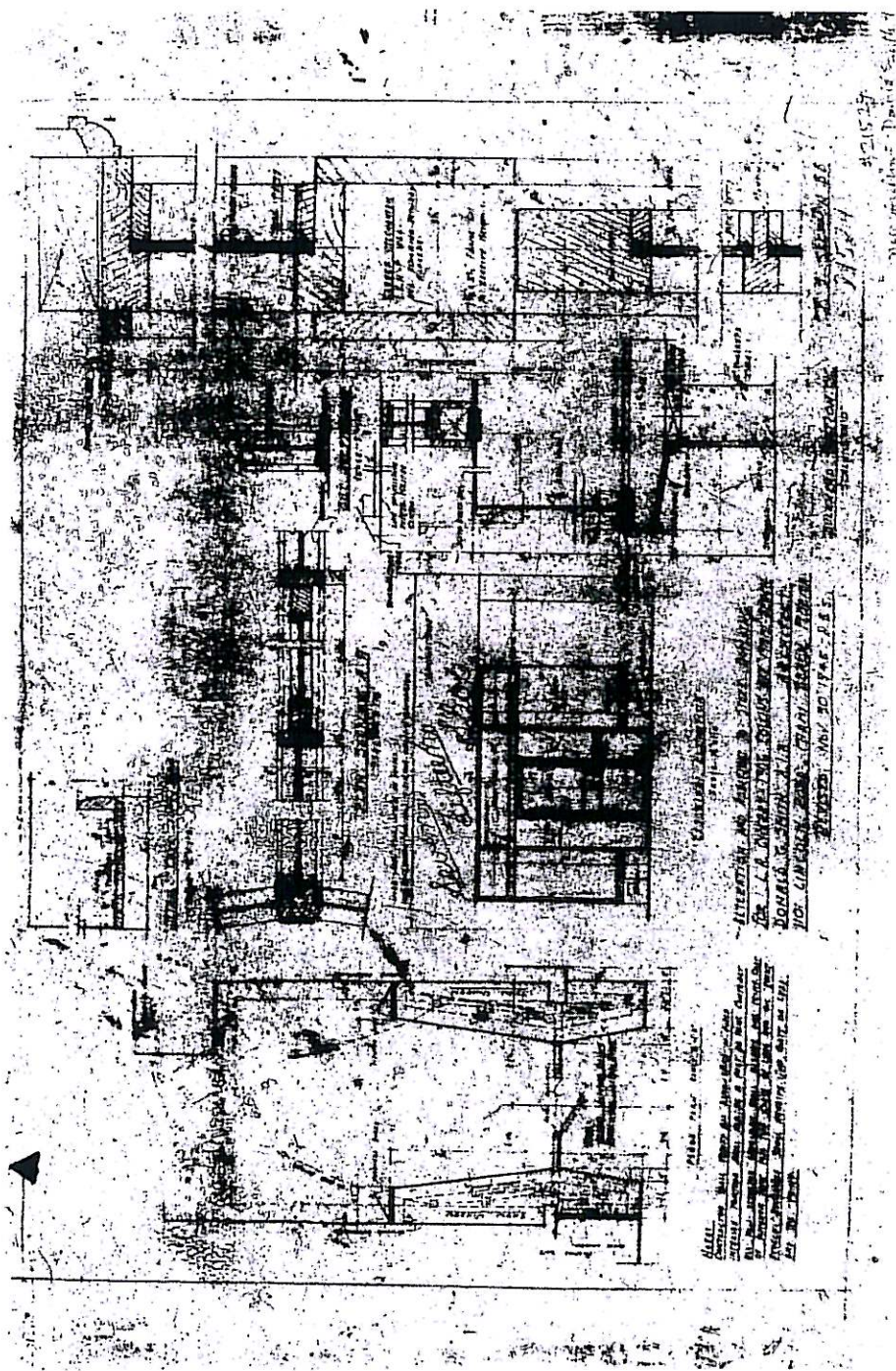
(East Elevation)

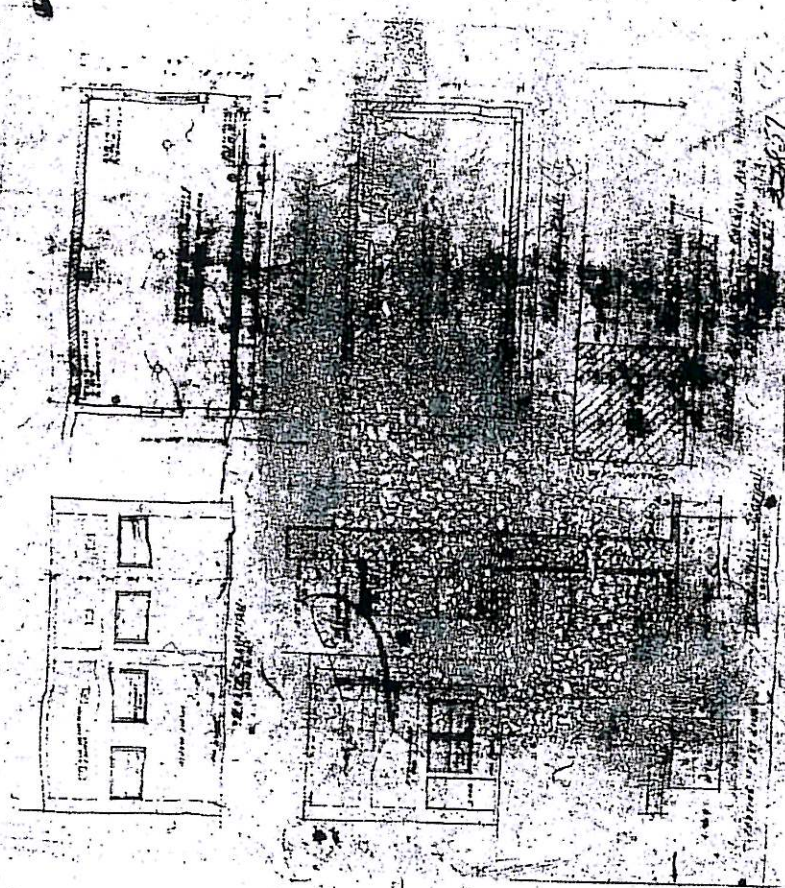




± 136 377 - Cullengane
Lansdown - Kereagh, 1937







← Existing stair is original
all other is at street level
Staircase is at left
1 - 26

22857
addition to street
David Smith, 1946

EXISTING STAIR
1 - 26
22857

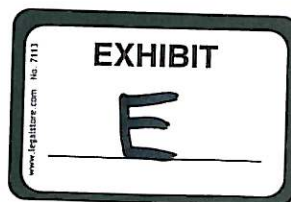
SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

IV. Existing Site Data



Photo Survey



SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach



North adjacent property – Greystone Hotel, built in 1939



South adjacent property – Peter Miller Hotel, built in 1936

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach



Street View – Collins Avenue – East Elevation



Rear Courtyard

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach



West Elevation



Courtyard South Elevation

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach



Rear stair



Front stair

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach



West Elevation @ 2nd level



West Elevation @ 2nd level

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach



North Elevation East end



South Elevation West end

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach



South Elevation East end



Façade detail

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

A Historical Review of the Snedigar Building

Carolyn Klepser, Historic Researcher

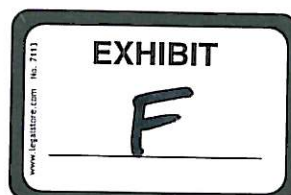
This two story commercial building occupies a portion of Block D of the Miami Beach Improvement Company's Oceanfront Subdivision, first platted by the Collins-Pancoast family in 1916. It fronts on Collins Avenue between 19th and 20th streets, a block South of Collins Park, donated as public land by the same family in 1913.

At about the same time, when this area was still deserted, Australian swimmer Percy Cavill owned this site and built a small dwelling of driftwood here. Next door to the North, at 1912 Collins Avenue, Jim Mathews built a frame house for himself.

In 1919, lawyer Louis F. Snedigar moved to Miami Beach, sharing a law and real estate practice with Francis Miller. Snedigar purchased the Mathews home as a residence for himself and the Cavill cabin next door to use as a realty office.

In 1925 Snedigar put a \$900 frame addition to the house and at the same time he had been elected as the fourth Mayor of Miami Beach. He was in office three separate times: 1922-26, 1928-30 and 1934-37. Later he was also elected to the City Council and to the Dade County Commission.

Snedigar continued to run his realty business from the driftwood shack until 1934 when he hired the great Florida architect Robert Law Weed to design a new cement-block office building, costing \$1000, at 1910 Collins Avenue. The Snedigar house was beside it. The Peter Miller Hotel was built on the corner of 19th Street in 1936. The Greystone Hotel was built on the corner of 20th Street in 1939. That same year both of the Snedigar buildings were demolished.



SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

In the place of the frame house the Snedigars built the present structure designed by Robert Law Weed and Edwin T. Reeder in 1939. A two story concrete block building costing \$20,000.

The building had three stores on the ground floor and three apartments upstairs. Snedigar's real estate occupied the northernmost storefront, 1910 Collins Avenue, until World War II. At that time, while Miami Beach was used as a military training center, the U.S. Army leased this storefront to serve as the Collins Branch of the Post Office. It returned to civilian use in October 20, 1945. A fruit shipper occupied this space in 1955.

Louis Cherry's women's clothing store occupied the storefront at 1906 Collins Avenue to at least 1950. Various men's clothing stores occupied the middle store at 1908 Collins Avenue. The Snedigars continued to reside upstairs, at 1912 Collins Avenue. Louis Snedigar died in 1951. His wife was still living here in 1955, together with two other tenants.

Original building plans from 1939 were found in the Miami Beach Building Department on microfilm #13037. The East elevation shows three plain storefronts with plate glass windows and a knee wall.

There is a shallow projection of "jealousied windows" at the center of the second floor. A similar louvered window feature is seen in two other buildings Weed & Reeder designed also in 1939: the Fire Station on Dade Boulevard at 23rd Street in Miami Beach, and the Shoreland store building in Miami.

Many of the other windows, at least on the North, West and South, appear to have been 6-over-6 paned double-hung windows. The entrance to the upstairs apartments was apparently at the North end of the Collins Avenue façade. There was also an exterior stairway on the rear of the building.

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

Miami Beach architect Donald G. Smith designed a new storefront for the Cherry store at 1906 Collins Avenue in 1945 (microfilm #21524), and a rear addition to the same store in 1946 (microfilm #22857). Plans for other first floor additions in 1940 and 1950 were not found on microfilm. But we can clearly see a North rear addition in the Plat Map of 1944 and in the aerial photograph of 1954. Also in the same photograph we can see another addition continuing the previously named South rear from 1946 by Donald G. Smith.

The legendary Snedigar's home and office building was apparently remodeled as Gino's Italian Restaurant around 1962 and remained there for forty years, when World Pie restaurant replaced it.

By the aerials photographs and Plat Maps we can also conclude that somewhere in the 90's (see aerial from 1985 and 1994) another addition was made roofing part of the courtyard and the rear stair.

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

Chronology

- 1913-** Construction of a small driftwood dwelling for swimmer Percy Cavill and next door to it on the North construction of a frame house for Jim Mathews.
- 1919-** Lawyer Louis F. Snedigar purchases the Mathews home as a residence for himself and the Cavill cabin next door to use as a realty office.
- 1925-** Snedigar put a \$900 frame addition to the house.
- 1939-** Both of the Snedigar buildings were demolished
- 1939-** Snedigar built the present structure designed by Robert Law Weed & Edwin T. Reeder. A two story concrete block building costing \$20,000. The building had three stores on the ground floor and three apartments on the second floor. The building card shows an electrical permit for three signs and one page of the microfilm shows a full length fin wall projecting out of the front façade with signage saying "Real Estate" but no early photographs of this building have been found to document whether this sign was ever built.
- 1940-** Addition to the office that cost \$1,000 by Architect Will J. Green.
Awning with signs for Frank's, tenant at 1908 Collins Ave.
- 1941-** Remodeling inside only for Cherry's, tenant at 1906 Collins Ave.

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

- 1944-** Painting & shelving inside store.
- 1945-** New storefront for Cherry's clothes store designed by architect Donald G. Smith and flat wall neon sign addition as shown in attached Microfilm #21524.
- 1946-** Painting inside and outside the building for Snedigar.
Rear addition to Cherry's store as shown in Microfilm #22857 attached.
- 1950-** One story 16'x75'x14' concrete block and flat roof addition for 1906 Collins Ave. designed by Boory & David architects with a cost of \$6,000. Spread footings designed for a future second story.
Removal of storefront at 1910 Collins Ave. and installation of folding doors, counter and shelving.
Remodeling of storefront at 1906 Collins Ave.
- 1952-** Window type air conditioning installation for 1912 Collins Ave.
- 1953-** ½ ton air conditioning installation for 1912 Collins Ave.
- 1956-** Flat wall neon sign 40 SF to take place of old one at 1908 Collins Ave.
- 1957-** Flat wall neon sign 30S F at 1908 Collins Ave.

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

- 1959-** Installation of glass sliding doors for 1906 Collins Ave. Storefront remodel and installation of glass door and windows with aluminum frame and bulkhead for 1908 Collins Ave.
Re-roofing at 1912 Collins Ave.
Conversion of existing store to bar and restaurant at 1906 and 1908 Collins Ave. Addition of new plumbing fixtures, new drains, water heater, kitchen sinks, 1 gas oven, 1 steam table, 3 gas ranges and 1 broiler. Addition of electrical outlets for appliances and addition of lights.
- 1960-** Installation of 1'x12' Neon wall sign and transformer.
- 1961-** Roof repair.
- 1962-** Remodeling and interior painting for restaurant facility named Gino's pizza. Installation of 3'x4' double faced projecting sign.
- 1968-** Two planters built in front of building, one 5'x42" and the other one 8'-6"x42".
- 1969-** One 9000 BTU air conditioning unit installed.
- 1970-** One 23,000 BTU air conditioning unit installed.
- 1973-** Addition of interior partition. Installation of new plumbing fixtures for residences. Installation of a 2 ton central air conditioning unit.
- 1974-** Application of asbestos at the roof.

SNEDIGAR BUILDING

1906-1912 Collins Av. - Miami Beach

- 1975-** Addition of 164' and 60" high fence for Gino's Restaurant.
- 1976-** Re-roofing of 14 SF. Installation of plastic signs.
- 1978-** Installation of canvas awning over entrance door.
- 1979-** Variance requested to Board of Adjustment to waive 12 parking spaces in order to put in an additional 48 chairs in an open air setting. Variance was granted with the condition to provide a decorative treatment to the pedestrian path along the northern property line for the pedestrian access to the patio/dining area.
- 1980-** Construction of patio with a cost of \$15,000 and re-roofing of 12 SF. Addition of double-faced projecting sign. Front façade painting.
- 1982-** Addition of 2-1kw central heating and 2- 3½ ton central air conditioning units. Interior remodeling with a cost of \$8,000. Installation of hood equipment and re-roofing. Variance requested and approved to Board of Adjustment to waive 14 required parking spaces for the addition of 56 seats to the restaurant that currently had 160 seats. Approval permitted a maximum of 216 seats for the restaurant.
- 1983-** Storefront remodel.
- 1984-** Front exterior painting.
- 1986-** Replacement of 13 windows and awnings on existing openings. No structural involved.
- 1987-** Installation of 10Kw central heating and 4 ton central air conditioning.

[Home](#)[Back](#)

Permit Manager

Welcome to Miami Beach, Florida



City of Miami Beach Building Department

[Detail](#)[Info](#)[Inspections](#) [Status](#) [Payment History](#)Case / Application / Permit Number
Type / ClassificationB1003764
BUILD
ALTRMD: Alteration/Remodeling
BLDG: Building
1908 COLLINS AV
Miami Beach, FL 33139

Address

Parcel Number [32260010110](#)

File Date 2010-07-07

Status INREVIEW

Status Date N/A

Valuation \$121,727.00

Fees \$4,740.59

Payments \$695.41

Balance \$4,045.18

[Online Payment](#)

There is an outstanding balance. You can make online payment here by clicking on the link above.

This agency accepts:



Description

B/ Reconfiguration of space of an existant restaurant. New stroefront to existing courtyard. LvL 2 observation./ 537.7 Sq.Ft.

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	TO BE ASSIGNED
Business	N/A
Relationship	CONTRACTOR
Phone	N/A
Name	CHARLES H. BENSON
Business	N/A
Relationship	ARCHITECT
Phone	N/A
Name	LAUREDO ENGINEERING
Business	N/A
Relationship	ENGINEER
Phone	N/A
Name	LUIS MANUEL & MIGUEL ANGEL ROMERO
Business	N/A
Relationship	OWNER
Phone	N/A
Name	TO BE ASSIGNED
Business	N/A
Relationship	APPLICANT
Phone	N/A

[New Search](#)

Permit Manager

Welcome to Miami Beach, Florida



City of Miami Beach Building Department

1: Zoning Section for B1003764

[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	08/01/11	08/01/11	AP: AP=Approved By: PLANVIL
Historical	06/22/11	06/22/11	AP: AP=Approved By: PLANVIL
Historical	08/24/10	08/24/10	DN: DN=Denied By: PLANVIL
Historical	08/16/10	08/16/10	DN: DN=Denied By: PLANSEIJ
Historical	07/07/10	07/07/10	DN: DN=Denied By: PLANVIL

10: D.E.R.M. (Env Res Man) for B1003764

[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	07/27/11	07/27/11	AP: AP=Approved By: BUILPERH

16: Plans Router Final Approval for B1003764

[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
No Entries	08/09/11	08/09/11	Not Approved By: N/A

2: Building/Accessibility Section for B1003764

[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	07/28/11	07/28/11	CO: CO=Correction Notice By: BUILISMM
Historical	07/19/11	07/19/11	CO: CO=Correction Notice By: BUILANDM
Historical	07/13/11	07/13/11	CO: CO=Correction Notice By: BUILISMM
Historical	08/16/10	08/16/10	CO: CO=Correction Notice By: BUILURRJ
Historical	08/16/10	08/16/10	CO: CO=Correction Notice By: BUILURRJ
Historical	07/16/10	07/16/10	CO: CO=Correction Notice By: BUILANDM
Historical	07/07/10	07/07/10	CO: CO=Correction Notice By: BUILANDM

21: Dade County Impact fees? for B1003764

[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	07/27/11	07/27/11	AP: AP=Approved By: BUILPERH

23: Accessibility Section for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
No Entries	08/09/11	08/09/11	Not Approved By: N/A

3: Electrical Section for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	07/28/11	07/28/11	AP: AP=Approved By: BUILMERE
Historical	08/16/10	08/16/10	AP: AP=Approved By: BUILMERE
Historical	08/04/10	08/04/10	AP: AP=Approved By: BUILMERE
Historical	07/07/10	07/07/10	CO: CO=Correction Notice By: BUILMERE

4: Plumbing Section for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	08/31/10	08/31/10	AP: AP=Approved By: BUILJANR
Historical	08/25/10	08/25/10	CO: CO=Correction Notice By: BUILJANR
Historical	08/16/10	08/16/10	CO: CO=Correction Notice By: BUILJANR
Historical	08/04/10	08/04/10	CO: CO=Correction Notice By: BUILJANR
Historical	07/07/10	07/07/10	CO: CO=Correction Notice By: BUILJANR

5: Mechanical Section for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	07/28/11	07/28/11	AP: AP=Approved By: BUILBLAL
Historical	08/16/10	08/16/10	AP: AP=Approved By: BUILMOJL
Historical	07/07/10	07/07/10	AP: AP=Approved By: BUILMOJL

6: Fire Section for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical	07/28/11	07/28/11	AP: AP=Approved By: FIREARMT
Historical	08/31/10	08/31/10	AP: AP=Approved By: FIREARMT
Historical	08/31/10	08/31/10	CO: CO=Correction Notice By: FIREARMT
Historical	08/17/10	08/17/10	CO: CO=Correction Notice By: FIRECLAJ
Historical			CO: CO=Correction Notice

	08/16/10	08/16/10	By: FIREARMT
Historical			CO: CO=Correction Notice
	07/20/10	07/20/10	By: FIREARMT
Historical			CO: CO=Correction Notice
	07/07/10	07/07/10	By: FIREANTD

65: Elevator for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
No Entries			Not Approved
	08/09/11	08/09/11	By: N/A

7: Engineering Section for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical			AP: AP=Approved
	07/28/11	07/28/11	By: BUILGUEC
Historical			AP: AP=Approved
	07/27/11	07/27/11	By: BUILPERH
Historical			CO: CO=Correction Notice
	07/26/11	07/26/11	By: BUILPERH
Historical			CO: CO=Correction Notice
	09/08/10	09/08/10	By: BUILFERC
Historical			CO: CO=Correction Notice
	09/07/10	09/07/10	By: BUILPERH
Historical			CO: CO=Correction Notice
	08/16/10	08/16/10	By: BUILFERC
Historical			CO: CO=Correction Notice
	07/16/10	07/16/10	By: BUILPERH
Historical			CO: CO=Correction Notice
	07/07/10	07/07/10	By: BUILFERC

70: Structural for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
Historical			DN: DN=Denied
	08/09/11	08/09/11	By: BUILSUTW
Historical			DN: DN=Denied
	07/28/11	07/28/11	By: BUILVALR
Historical			AP: AP=Approved
	06/03/11	06/03/11	By: BUILSUTW
Historical			DN: DN=Denied
	05/10/11	05/10/11	By: BUILVICA
Historical			DN: DN=Denied
	04/29/11	04/29/11	By: BUILSUTW
Historical			DN: DN=Denied
	09/13/10	09/13/10	By: BUILSUTW
Historical			CO: CO=Correction Notice
	09/07/10	09/07/10	By: BUILVICA
Historical			DN: DN=Denied
	08/12/10	08/12/10	By: BUILSUTW
Historical			CO: CO=Correction Notice
	08/04/10	08/04/10	By: BUILVICA
Historical			DN: DN=Denied
	07/09/10	07/09/10	By: BUILPERL
Historical			DN: DN=Denied
	07/07/10	07/07/10	By: BUILVICA

75: Valuation Verification for B1003764[Permit Detail](#)

Task Description	Assign Date	Status Date	Status/Recorded By
------------------	-------------	-------------	--------------------

[Historical](#)

07/21/11 07/21/11

AP: AP=Approved
By: BUILANDM[Historical](#)

07/19/11 07/19/11

CO: CO=Correction Notice
By: BUILANDM

80: M. D. W. A. S. D for B1003764

[Permit Detail](#)

Task Description

Assign Date Status Date Status/Recorded By

[Historical](#)

07/27/11 07/27/11

AP: AP=Approved
By: BUILPERH

9: Public Works Department for B1003764

[Permit Detail](#)

Task Description

Assign Date Status Date Status/Recorded By

[Historical](#)

07/28/11 07/28/11

AP: AP=Approved
By: WORKDUVB[Historical](#)

08/16/10 08/16/10

AP: AP=Approved
By: WORKFORG[Historical](#)

07/08/10 07/08/10

AP: AP=Approved
By: WORKCRUE

Powered by Accela®

@2002-2009 Accela Inc. All Rights Reserved.

Accela Citizen Access(tm) Version 2.5



MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
Phone: (305) 673-7610 Fax: (305) 673-7857

Owner/ Qualifier / Contractor Estimate Construction Cost Affidavit (To be submitted for the main/master permits or the stand alone permits)

Permit Number: _____

Date: 6-22-11

Job Address: 1908 COLLINS AVE

Folio No.: 02. 3226.001.0110

The construction cost should include the work under the main Permit and all associated permits.

Part I: FEMA 50% Related Construction Cost

Items to be excluded from Estimate Construction Cost for Part I (FEMA 50% Related Construction Cost):

Plan and Specification, Survey Cost, Permit Fees, Swimming Pools, detached structures (garages, storages, cabanas), Landscaping, Fences, Yard light, Not Built-ins Appliances and Furniture.

Estimated Construction Cost	General Contractor Cost	Owner Cost
Demolition & Removal	12,400	
Building & Structural Elements	17,500	
Roofing	4,500	
Doors & Windows	25,780	
Railing	4,230	
Interior Finish, Floor Covering, Painting	9,800	
Cabinets and Furniture-Built-Ins	N/A	
Appliances-Built-Ins	N/A	
Other Building related Items	N/A	
Electrical including Fixtures	14,330	
Elevator	N/A	
Mechanical-HVAC-equipments	12,140	
Plumbing including Fixtures	N/A	
Overhead and Profit	21,647	
Sub Total Construction Cost	\$ 121,727	\$
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes	\$ 121,727	





MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL, 33139

Phone: (305) 673-7610 Fax: (305) 673-7857

Part II: Non Related FEMA 50% Construction Cost

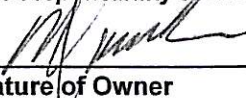
Estimated Construction Cost	General Contractor Cost	Owner Cost
Swimming Pools	Ø	
Fences, Pavers, Sidewalks, Site Improvements	Ø	
Yard Light	Ø	
Other and detached: garages, storage and cabanas	Ø	
Sub Total Cost	\$ Ø	\$
Sub Total Construction Cost Estimate for non FEMA 50% Rule Purposes	\$ Ø	

Part III: Total Construction Cost (Note: The construction cost will be validated by Plan Examiners)

Estimated Construction Cost	
Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes-Part I	\$ 121,727
Sub Total Construction Cost Estimate for Non FEMA 50% Rule Purposes- Part II	\$ Ø
Total Construction Cost Estimate. (Add Part I and Part II of Construction Cost)	\$ 121,727

Part IV: Signature Required

If the improvements cost will increase at any point during the proposed construction, It is Owner and the Contractor of Record responsibility to submit the revised improvements cost to the Building Department for review and approval.

 Miguel Ceballos
Signature of Owner

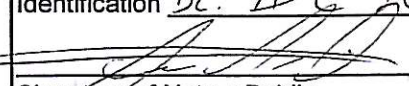
STATE OF FLORIDA
COUNTY OF Florida Miami Dade

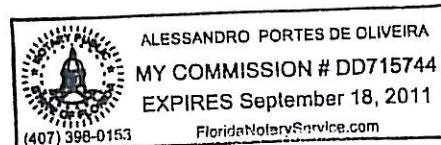
Sworn to and Subscribed before me this 30 day of Sept. 2011, by:

Alessandro P. Oliveira

[] Personally known. ☒ Produced Identification - Type of

Identification DL # G-162 540 SS 008-0


Signature of Notary Public





MIAMI BEACH

BUILDING DEPARTMENT

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

Phone: (305) 673-7610 Fax: (305) 673-7857

Andrew Halloran
Signature of Qualifier / Contractor

STATE OF FLORIDA
COUNTY OF Dade

Sworn to and Subscribed before me this 22 day of JUNE 20 11, by:
ANDREW HALLORAN

☒ Personally known ☐ Produced Identification Brandon of Brandon
Identification Brandon

Patrick D. Brown
Signature of Notary Public

Part V: Building Department Use Only

A	Sub Total Construction Cost Estimate for FEMA 50% Rule Purposes.	\$
B	Over Five Year Improvements	\$
C	Total Improvements	\$
D	Building Tax Assessed Value	\$
E	Building Appraised Market Value	\$
F	Improvements Cost Ratio (C/E or C/D)	%

If improvements cost exceed 40% of the Building Tax Value, a building appraised market Value is required for evaluation of Improvement Cost Ratio.

Check one box:

☐ New Construction and Substantial Improvement ☐ Existing Building and Non Substantial Improvement

Engineering Inspector Name

Engineering Inspector Signature and Date

Note: Over \$1,000,000.00 Improvements Cost requires Chief Governmental Compliance Division Approval, over \$50,000,000.00 Improvements Cost requires Building Director Approval.

Name

Signature and Date

ACCELA CITIZEN ACCESS™

[Home](#)[Back](#)

Permit Manager

Welcome to Miami Beach, Florida



City of Miami Beach Building Department

[Close](#)

2: Building/Accessibility Section for B1003764

Task	Historical
Assign Date	7/16/2010
Due Date	7/16/2010
Status Date	7/16/2010
Status Time	12:00:00AM
Status	CO: CO=Correction Notice
Record By	BUILANDM
Assign To	mra
Comment	B1003764 1.-Attach OWNER/QUALIFIER/CONTRACTOR Estimate Construction Cost Affidavit. 2.- State that code in effect is FLORIDA BUILDING CODE, EXISTING 2007 3.- Show a detail section through the new roof. Specify materials as per Florida Energy Calculations. 5.-Provide vertical accessibility to second floor, or obtain a waiver from the FBC (see instructions to file for waiver at the end of FBC section 11 Part(A), or if the building is historic obtain historical determination letter, see FBC section 11-4.1.7(2) (FBC 11-4.1.7 (2)). These comments are provided as a courtesy to the applicant and are not guaranteed to address every single detail of non-compliance. It is the responsibility of the design professional to use these comments as a guide to thoroughly review the plans for items in need of correction

Powered by Accela®

@2002-2009 Accela Inc. All Rights Reserved.

Accela Citizen Access(tm) Version 2.5

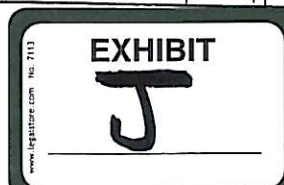


Estimate for Construction # 1

Prepared for: VITA LULA LIFT
Garaventa USA, Inc.

Date: July 15, 2011

No.	Category	Description	Rate	Quantity	Cost	Totals
1	General Requirements	Markup and overhead	1	\$ 9,373.37	9,373.37	
		Equipment rental rates	1		0.00	
		Supervisor	1		0.00	
		General labor	1		0.00	
		Debris removal	1		0.00	
		Misc hardgoods	1		0.00	
			1		0.00	\$ 9,373.37
2	Site Work	Site clearing and demolition	1		0.00	
		Excavation and grading	1		0.00	
		Landscaping	1		0.00	
		Concrete cutting	1		0.00	
		Paving and walkways	1		0.00	
		Soil test	1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
3	Concrete	Remove slab&re enforce foundation	1	3900	3,900.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 3,900.00
4	Masonry	Blockwork	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
5	Metals	Interior metal framing	1		0.00	
		Metal fabrication	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
6	Wood and Plastic	Carpentry/wood framing	1		0.00	
		Bucking/furring	1		0.00	
		Millwork	1		0.00	
		Rough carpentry/framing	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
7	Thermal and Moisture Protection	Roofing	1		0.00	
		Fire stopping	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
8	Doors and Windows	Doors and Windows	1		0.00	



	Exterior doors	1		0.00	
	Interior doors	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
9	Finishes				
	Interior and misc. finishes	1		0.00	
	Painting	1		0.00	
	Drop Ceiling	1		0.00	
	Drywall (with finish)	1		0.00	
	build shaft way framing/drywall reinforce	1	8,300	8,300.00	
	remove flooring&2nd flr. floor system	1		0.00	
		1		0.00	
		1		0.00	\$ 8,300.00
10	Specialties				
	Exterior signage	1		0.00	
	Wall covering (FRP)	1		0.00	
	Bathroom partitions	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
11	Equipment				
	LULA elevator by Garaventa USA, INC	1	39,154.20	39,154.20	
		1		0.00	
		1		0.00	
		1		0.00	\$ 39,154.20
12	Furnishings				
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
13	Special Construction				
	Access for the disabled	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
14	Conveying Systems				
		1		0.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
15	Mechanical				
	Plumbing contractor	1		0.00	
	Plumbing fixtures	1		0.00	
	Heating/venting/A.C.	1		0.00	
		1		0.00	\$ 0.00
16	Electrical				
	Electrical for LULA lift	1	720	720.00	
	Data lines (POS)	1		0.00	
	Fire alarm	1		0.00	
	Lighting package	1		0.00	
	Computer network cabling systems	1		0.00	
	Sound system	1		0.00	
	Security system	1		0.00	
	Phone system	1		0.00	
		1		0.00	
		1		0.00	\$ 720.00

TOTAL COST

\$ 61,447.57

****This estimate is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.**

**3500 NE 11th Avenue
Fort Lauderdale, Florida 33334**

Owner: 1908 Collins Ave. (Vita Restaurant)

Location: 1908 Collins Ave. Miami Beach Fl. Elvoron LULA Elevator

We hereby submit our preliminary proposal to furnish and install one (1) two stop Hydraulic LULA ELEVATOR

Use:	Passenger
Platform	Custom Platform & Cab
Class:	LULA elevator
Capacity	1400 lb Capacity
Speed:	30 FPM, option 40 FPM
Type:	Roped 2:1 Hydraulic Operation
Car Sling:	Cantilevered
Rails:	#8 T89B Guide Rails with Rail Brackets
Stops:	2
Openings:	2 Front
Overhead::	120" min
Door Equipment:	Automatic
Door Measurements:	3' 0" w x 6' 8" h
Car Doors:	Two Speed Sliding doors painted to match trim.(SS available)
Hoistway Doors	Two speed sliding doors painted to match trim (SS available)
Cab Interior:	Unfinished MDF, or choice of laminate
	4 White Down Lights, w/white ceiling
Car Operating Panel:	Emergency Light, Integral emergency phone,
Fixtures:	ADA Compliant Hall Fixtures
Operation:	Non Selective, Collective automatic operation
Hand Rail:	One 1 1/2" x 3/8" Stainless Steel Hand Rail
Codes:	Meets or Exceeds ANSI A17.1 National Safety Code
24:	Other: 14" Pit, Manual emergency lowering valve
25:	Warranty: One year Labor, Two (2) year parts

Optional: 5 year warranty add \$2,500.00, Expedited shipping add \$2,000.00

PRICE:

Furnish and install with all elevator permits the above LULA elevator:\$39,154.20

THIRTY NINE THOUSAND ONE HUNDRED FIFTY FOUR DOLLARS & 20/100

UPGRADE: #1: Stainless steel cab doors: +\$3,120.00

TERMS:

Payment terms: 40% due at signed contract, 25% factory shipping release, 25% material on site, balance on completion of install.

All material is guaranteed to be as specified. All work to be completed according to standard practices. Any alteration or diversion from the above specifications involving extra costs will be executed only if presented in writing and executed by both parties and shall be at a charge over and above the original contract price.

All agreements are contingent upon strikes, accidents or delays beyond our control. Contractor to coordinate

elevator delivery

The above prices shall remain in effect for period of (30) days from the date of this quotation. at which time it will be subject to review due to extreme uncertainties in material and labor costs.

All work to be performed during the regular working hours of the regular working week of the elevator/escalator construction trade.

Workmen's compensation insurance shall be provided under the laws and statutes of the State of Florida.

Should this proposal be accepted and work is to be performed by Garaventa USA, Inc., it is necessary that (2) two signed copies of our proposal be returned to us along with any purchase order you may deem necessary.

For scheduling information, please contact us at your convenience. Delivery at this time would be 10 weeks from approved drawings depending on the factory workload at the time of order Please call for expedited delivery times.

The equipment quoted meets the requirements of ANSI A 17.1 Section 5.2

Subject to the following conditions, all of which are hereby agreed to.

Any action, proceeding or litigation arising out of or concerning this contract, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees through all appellate levels. Venue for any action, proceeding or litigation arising out of this contract shall be in Broward County, Florida.

It is expressly understood and agreed that all verbal agreements are void and that the acceptance of this proposal shall constitute the contract for the materials specified above. Any changes to this contract must be made in writing and signed by both parties. This contract is not binding upon Garaventa USA, Inc., until approved by one of its executive officers.

Garaventa USA, Inc

This proposal is hereby accepted:

By _____

Date: _____ 20 _____

Owner: _____
Please Print

SIGNED: _____
Authorized Signature

W. Bill Scott

Date _____ 20 _____

Estimate for Construction #2

Prepared for: VITA LULA LIFT
Elevator Service Corp.

Date: July 15, 2011

No.	Category	Description	Rate	Quantity	Cost	Totals
1	General Requirements	Markup and overhead	1	\$ 9,373.37	9,373.37	
		Equipment rental rates	1		0.00	
		Supervisor	1		0.00	
		General labor	1		0.00	
		Debris removal	1		0.00	
		Misc hardgoods	1		0.00	
			1		0.00	\$ 9,373.37
2	Site Work	Site clearing and demolition	1		0.00	
		Excavation and grading	1		0.00	
		Landscaping	1		0.00	
		Concrete cutting	1		0.00	
		Paving and walkways	1		0.00	
		Soil test	1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
3	Concrete	Remove slab&re enforce foundation	1	3900	3,900.00	
			1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 3,900.00
4	Masonry	Blockwork	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
5	Metals	Interior metal framing	1		0.00	
		Metal fabrication	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
6	Wood and Plastic	Carpentry/wood framing	1		0.00	
		Bucking/furring	1		0.00	
		Millwork	1		0.00	
		Rough carpentry/framing	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
7	Thermal and Moisture Protection	Roofing	1		0.00	
		Fire stopping	1		0.00	
			1		0.00	
			1		0.00	
			1		0.00	\$ 0.00
8	Doors and Windows	Doors and Windows	1		0.00	

	Exterior doors	1		0.00	
	Interior doors	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
9	Finishes				
	Interior and misc. finishes	1		0.00	
	Painting	1		0.00	
	Drop Ceiling	1		0.00	
	Drywall (with finish)	1		0.00	
	bulld shaft way framing/drywall reinforce	1	8,300	8,300.00	
	remove flooring&2nd flr. floor system	1		0.00	
		1		0.00	
		1		0.00	\$ 8,300.00
10	Specialties				
	Exterior signage	1		0.00	
	Wall covering (FRP)	1		0.00	
	Bathroom partitions	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
11	Equipment				
	LULA elevator by Elevator Service Corp	1	42,800.00	42,800.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 42,800.00
12	Furnishings				
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
13	Special Construction				
	Access for the disabled	1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
14	Conveying Systems				
		1		0.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 0.00
15	Mechanical				
	Plumbing contractor	1		0.00	
	Plumbing fixtures	1		0.00	
	Heating/venting/A.C.	1		0.00	
		1		0.00	\$ 0.00
16	Electrical				
	Electrical for LULA lift	1	720	720.00	
	Data lines (POS)	1		0.00	
	Fire alarm	1		0.00	
	Lighting package	1		0.00	
	Computer network cabling systems	1		0.00	
	Sound system	1		0.00	
	Security system	1		0.00	
	Phone system	1		0.00	
		1		0.00	
		1		0.00	
		1		0.00	\$ 720.00

TOTAL COST

\$ 65,093.37

****This estimate is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.**

ELEVATOR SERVICE CORPORATION

4581 Weston Road #173
Weston, FL 33331
(305) 558-4424 Fax (305) 558-5338

CONTRACT PROPOSAL July 19, 2011

NAME
HALLORAN CONSTRUCTION

JOB NAME
VITA RESTURANT

STREET
804 NW 7th STREET ROAD

STREET
1908 COLLINS AVENUE

CITY & STATE
MIAMI, FL 33136

CITY & STATE
MIAMI BEACH, FL 33139

**We hereby submit specifications and estimates for the complete
installation of:**

LIFTAVATOR (LU/LA)

POWER SUPPLY
220 V, 30 AMP. Single Phase, 60HZ

DRIVE TYPE
Direct acting hydraulic cylinder

CONTROLS
Automatic or key controls

RATED LOAD
1400 LB. Commercial

PLATFORM
Up to 18 Square feet, 11 GA steel

CAR PANELING
½" melamine or acrylic panels multiple color choices and custom finishes available

TRAVEL
Up to 25 Ft. at 30 FPM, up to 50' with variance

MISCELANEOUS
Compact, quiet, commercial hydraulic power unit, pump motor, and reservoir in one package

STANDARD FEATURES

Automatic or key control
Commercial fixtures/controls
Commercial carpet flooring
Illuminated push buttons
Emergency light package
Instruction certificate frame
Pump timer
Time delayed door closer
Self-leveling
Solid panel aluminum, stainless, or wood car gates
Formica
Stainless steel handrail
Emergency stop button
Alarm bell
Non-interference timer
Over speed check valve
Power-off lowering / Battery back-up system
UL Listed "B" Label, 1 ½ " hour fire-rated
EZ entry doors to meet building codes

Total Price: \$42,800.00

Warranty: One-year warranty on parts and labor on all parts and equipment installed by ELEVATOR SERVICE CORPORATION. This warranty is honored only with a signed monthly preventive maintenance agreement with "ESC" Elevator Service Corporation. Warranty does not cover fire, water or vandalism damage to parts and equipment installed by ELEVATOR SERVICE CORPORATION

The above quoted price permits an applicable sales tax, use, excise, and similar tax unless the buyer has furnished the company within appropriate tax exemption certificate acceptable to tax authorities.

ELEVATOR SERVICE CORPORATION will not be held liable for any issued municipalities, as a result of a failure comply with code with code requirements that is the purchaser's

responsibilities. Non-payment of any sum due of this agreement will be considered a material breach thereof. In the event of a breach or disagreement within thirty (30) days from the billing date, ELEVATOR SERVICE CORPORATION may, at its option declare all sums due or to become due this agreement due and payable in full as and for agreed liquidated damages, and not as a penalty, and under the same are paid. ELEVATOR SERVICE CORPORATION shall be discharged and released from any obligation and/or liabilities under terms of this agreement.

In the event an attorney is engaged to enforce construe or defend any terms and conditions of this agreement or to collect and payment of lost profits due hereunder, either with or without suit, the Purchaser agrees to pay all attorneys and all fees and costs incurred by ELEVATOR SERVICE CORPORATION

The Purchaser does hereby wave trial by jury and does further consent to the venue of any proceeding or lawsuit under this agreement. No agent or employees shall have to authorities to wave or modify any of the terms of this agreement.

We hereby purpose to furnish labor materials-complete in accordance to the above specifications.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any deviation or alteration from above specification involving extra costs, will be executed only upon written orders, and will become an extra charge over the above estimate.

Payment(s) to be made as follows: 50% deposit due upon signing of contract. Balance due upon completion of work.

This proposal is good for sixty (60) days from this date.

ELEVATOR SERVICE CORPORATION Authorized Signature:

Thank you for the opportunity to quote your vertical transportation. If you have any questions, please do not hesitate to call my office at any time.

You are hereby authorized to do the work as specified.

Accepted: _____

Date: _____

GENERAL NOTES

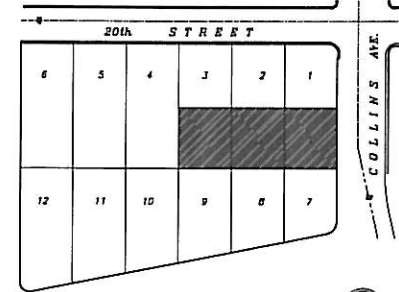
- CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE INSTALLATION AS DETAILED HEREON. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND IS RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK.
- STORAGE: THE CONTRACTOR SHALL PROVIDE ON-SITE, WEATHER PROTECTED STORAGE.
- CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE CORNER AND ADJACENT AREAS ANY CLAIM OF LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, AND APPROVALS.
- QUALITY WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED TO BE OF THE BEST QUALITY THAT THE MARKET OFFERS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRACES WHEN THEY RECEIVE THEIR CONTRACT FROM THE CONTRACTOR OR OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRACES.
- MECHANICAL TRACES: THE MECHANICAL AND ELECTRICAL TRACES SHALL INSTALL THEIR WORK AS INDICATED ON THE OTHER WORK PERMITS, AND SHALL COMPLETE THE WORK BY THE TIME THE OTHER TRACES HAVE FINISHED.
- EXAMINATION OF SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH AFFECT THE CONTRACT. HE SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS, TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONFORMANCE, AND NO REAL OR ALLEGED ERRORS IN APPROVEMENT OF MATTER SHALL BE REASON FOR QUESTION OR DISPLEASURE BY ANY CONTRACTOR.
- SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL ADVISE OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY COORDINATE HIS WORK WITH THEIRS.
- GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME.
- TRASH REMOVAL: EACH CONTRACTOR SHALL PROVIDE TRASH REMOVAL. AT THE END OF EACH DAY, EACH CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND/OR WITHIN THE BUILDING AREA. CONSTRUCTION AREA SHOULD BE KEPT CLEAN. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR ITS REMOVAL AND DEDUCT THEREFROM THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK OR ELSE BEING FULLY LIABLE.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, ROOFS, HANGERS, ETC.
- GENERAL CONDITIONS: THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA 301 1987 EDITION, EXCEPT AS HEREIN AMENDED.
- ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- ALL WORK IS NEW UNLESS OTHERWISE NOTED.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ALL FASTENING OR FRAMING TECHNIQUES AND/OR DEVICES, OR TO SHOW ALL CONDITIONS PRESENT.
- N/A.
- FIRE STOPS SHALL BE PROVIDED TO COMPLY WITH FBC 3302.1.1
- INSULATION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 WHEN CONCEALED AND NOT MORE THAN 25 WHEN EXPOSED. THE SMOKE DEVELOPED RATING SHALL NOT BE MORE THAN 450 IN BOTH CASES.
- SUBMIT SAMPLES OF ALL PAINTS AND STAIN FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.
- UNLESS OTHERWISE NOTED, ALL FRAMING AND FINISH LAMBER ARE SIZED IN NOMINAL DIMENSIONS.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND REROUTE AS REQUIRED.
- GENERAL CONTRACTOR TO PROVIDE ALL MEANS TO SECURE AND PROTECT CONSTRUCTION AREA FROM THE PUBLIC.
- ALL PAVING, CONCRETE, OR CABLE AND SIMILAR CONSTRUCTION WILL BE LOCATED INSIDE A WALL.
- ALL EXPOSED RAW WOOD WILL BE SEALED ON ALL SIDES PRIOR TO INSTALLATION.
- ALL ANGLULAR OPENINGS IN CONSTRUCTION WILL BE SEALED TO WITHIN 1/32".
- PROVIDE PLYWOOD AND BLOCKING ON WALLS FOR ALL PLUMBING FUTURES.
- PROVIDE WOOD TRIM AS REQUIRED TO CASE OPENINGS.
- SUBMIT SAMPLES OF ALL TRIM AND FINISH MATERIAL FOR APPROVAL BY THE DESIGNER PRIOR TO APPLICATION.
- PROVIDE HAND HELD FIRE EXTINGUISHERS ACCORDING TO THE LOCAL FIRE MARSHALL REQUIREMENTS - MIN. 5# ABC.
- THE GENERAL CONTRACTOR & HIS SUBCONTRACTORS MUST ASSURE COMPLIANCE WITH BUILDING AND ZONING CODES.
- THE GENERAL CONTRACTOR MUST SUBMIT A CONSTRUCTION SCHEDULE.
- THE GENERAL CONTRACTOR MUST COORDINATE WITH BUILDING ENGINEER ON ALL TRACES.
- THE GENERAL CONTRACTOR MUST PROVIDE 8 SETS OF SHOP DRAWINGS FOR CLADDING SYSTEM, BALUNES & EQUIPMENT EVEN IF IT FOLLOWS PLAN SPECIFICATIONS.

SITE ANALYSIS

LOT AREA	8,625 S.F.
ZONING	CO-2
EXISTING BUILDING HEIGHT	28'-0"
	PROVIDED
REQUIRED	
SETBACKS	
FRONT	0'-0"
REAR	0'-0"
SIDE INT.	0'-0"
FLOOR AREA RATIO (F.A.R.)	
EXISTING	7,838.79 SF
PROPOSED	537.7 SF
PARKING	
EXISTING	0 SPACES
PROPOSED	0 SPACES

SCHEDULE OF AREAS

FLOOR AREA RATIO	
EXISTING	5,321.55 SF
GROUND	2,517.24 SF
SECOND LEVEL	7,838.79 SF
TOTAL	
PROPOSED	
GROUND	537.7 SF
TOTAL	537.7 SF



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

THE NORTH 57-1/2 FEET OF THE SOUTH 62-1/2 FEET OF LOTS 1, 2 & 3, BLOCK D OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LIST OF DRAWINGS

SURVEY

ARCHITECTURAL

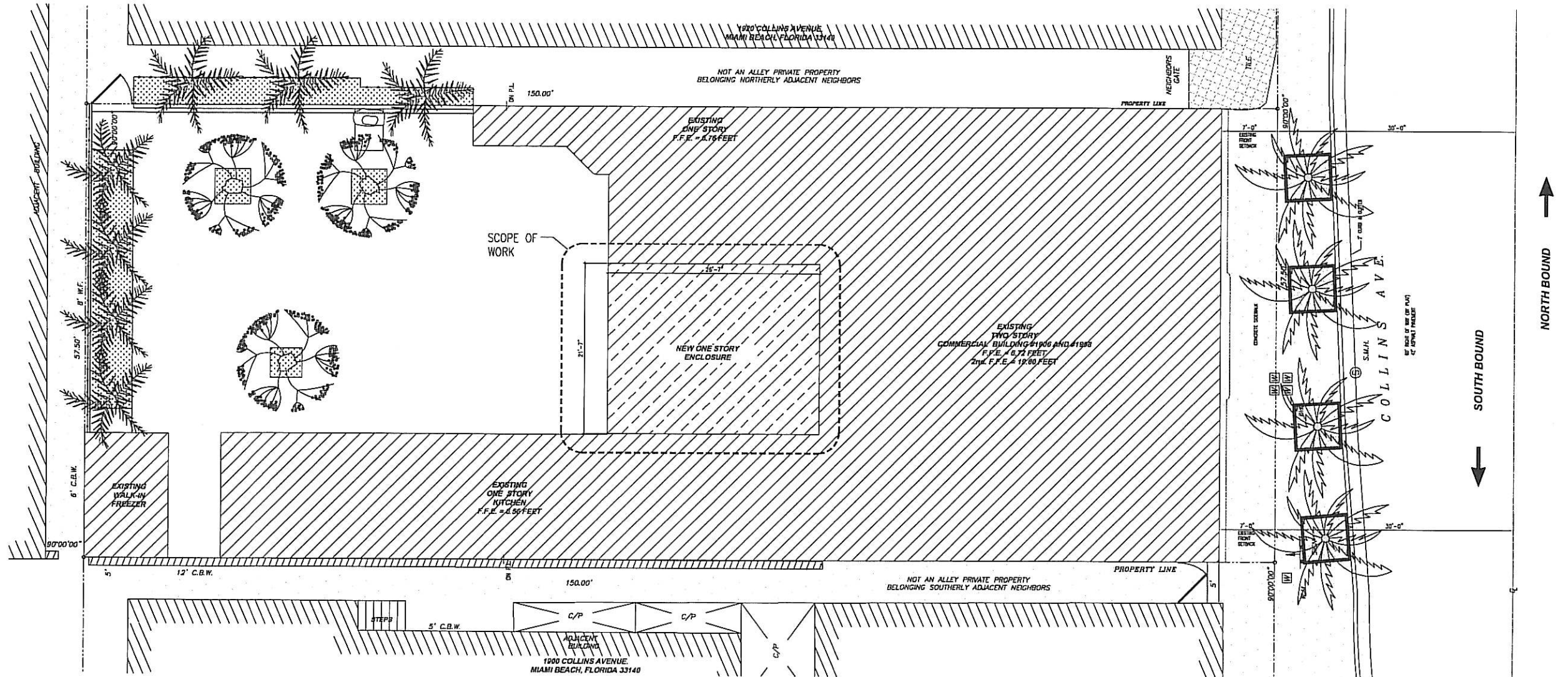
- D-1 DEMOLITION GROUND FLOOR & NOTES
- D-2 DEMOLITION SECOND FLOOR
- A-1 PROPOSED SITE PLAN
- A-2 PROPOSED GROUND FLOOR
- A-3 PROPOSED FURNITURE PLAN & LIFE SAFETY
- A-4 GROUND FLOOR REFLECTED CEILING PLAN
- A-5 PROPOSED SECOND FLOOR
- A-6 PROPOSED ELEVATION & SECTIONS

STRUCTURAL

- S-1 PARTIAL FLOOR PLANS AND SECTIONS
- S-2 STRUCTURAL NOTES

M.E.P.

- M-1 HVAC PROPOSED GROUND FLOOR & SECOND FLOOR
- M-2 HVAC DETAILS
- M-3 HVAC DETAILS & SCHEDULES
- E-1 ELECTRICAL GROUND FLOOR & SECOND FLOOR
- E-2 ELECTRICAL SCHEDULES
- E-3 EXIST. EMERGENCY & EXIT LIGHTS GROUND LEVEL
- E-4 EXIST. EMERGENCY & EXIT LIGHTS SECOND LEVEL



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK.
IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

These drawings and copies thereof furnished by the architect are his property and are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect, the user thereof becomes indebted to the architect for full commission.

RENOVATION TO EXIST. RESTAURANT:

1908 COLLINS LLC.

1906-1912 COLLINS AVE.

MIAMI BEACH, FL. 33139



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1885 WASHINGTON AVE. 2ND FLOOR, MIAMI BEACH, FLORIDA 33139 Ph 305-532-4161 Fax 305-532-4151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,138

DRAWN BY
Lillian R. Pass

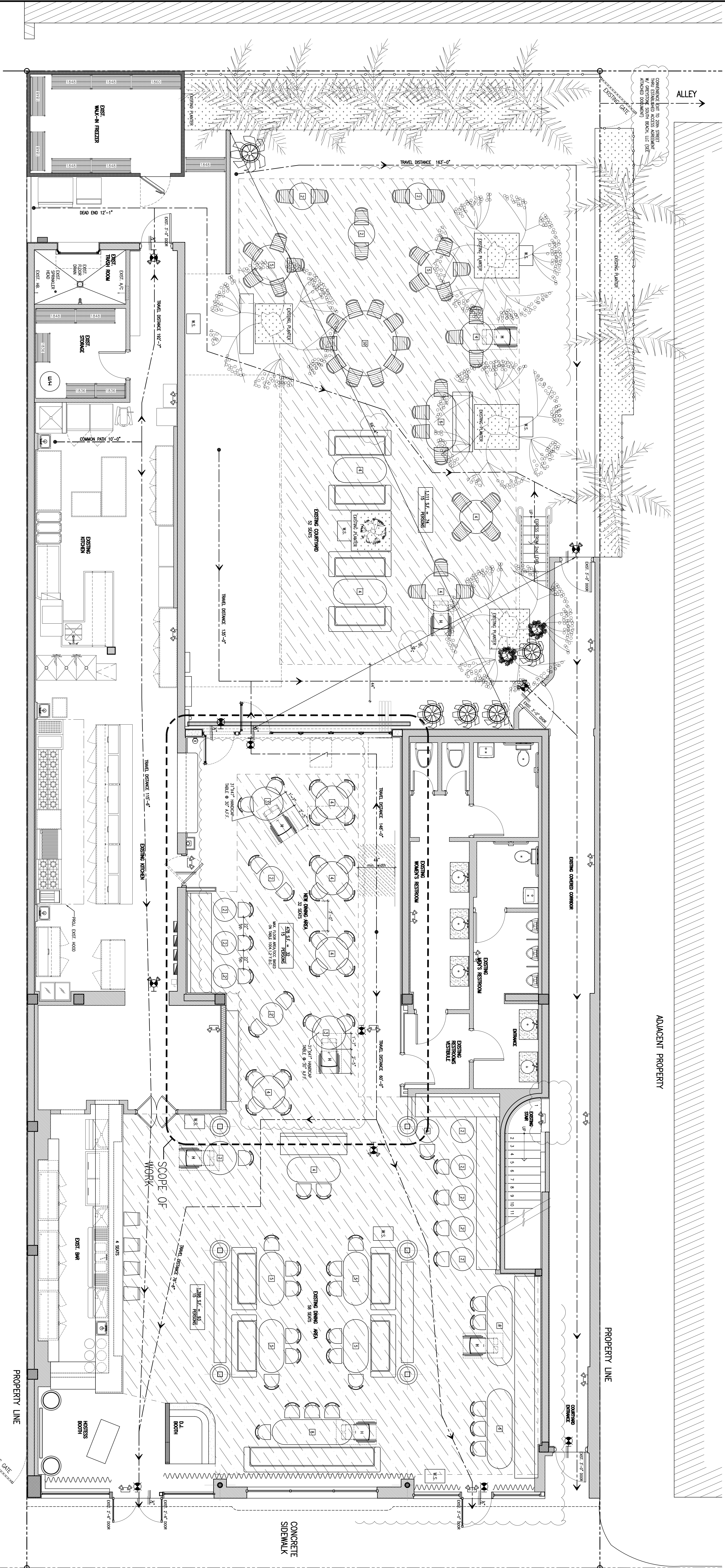
SCALE
AS SHOWN

DATE
06-24-10

PROJECT NUMBER
21001-1

A-1
OF
6

ISSUED FOR PERMIT 06-14-2010
ISSUED FOR BIDDING 06-14-2010
ISSUED FOR CONSTRUCTION



PROPOSED FURNITURE & LIFE SAFETY PLAN



SCALE: 1/4" = 1'-0"

INTERIOR WALL & CIG FINISH REQUIREMENT BY OCCUPANCY			
OCCUPANCY		FINISHES	
GROUP A-2: SMALL ASSEMBLY OCCUPANCY		EXIT ACCESS	OTHERS SPACES
SUBGROUP:		EXIT ACCESS	OTHERS SPACES
(100-1000 S.F.)		A	C

12.7.2.2 UNSECURED SEATING			
F.P.C. NFPA 1.2007 EDITION			
12.7.2.2.1 SEATING NOT SECURED TO THE FLOOR SHALL BE PERMITTED			
IN RESTAURANTS, NIGHT CLUBS AND OTHER OCCUPANCIES WHERE			
12.7.2.2.2 UNSECURED SEATING SHALL BE PERMITTED PROVIDED THAT			
IN THE AREA USED FOR SEATING, EXISTING SUCH AS: 60 SQUARED			
15 FT. OF NET FLOOR AREA, AND AROUND SEATING TO EACH SIDE			
BE MAINTAINED AT ALL TIMES.			

TABLE 1005.1 FBC		TABLE 1018.1 FBC	
EGRESS WIDTH PER OCCUPANT (a) UNUSP.		MINIMUM OF EXITS FOR OCC. LOADS - 500 PERSONS	
LEVEL		PROVIDED	
Group A-2		2	

COMMON PATH, TRAVEL, DISTANCE, DEAD END LENGTH		MAXIMUM DEAD END LENGTH (ft)	
COMMON PATH		MAX. TRAVEL DIST. TO EXIT (ft)	
UNUSP.		UNUSP.	
Group A-2		20	

PLUMBING FACILITIES TABLE 403.1 FBC PLUMBING		REQUIRED	
REQUIRED		PROVIDED	
WATER CLOSETS		WATER CLOSETS	
WATER CLOSETS		WATER CLOSETS	
WATER CLOSETS		WATER CLOSETS	

OCCUPANT LOAD FACTOR		TOTAL	
AREA PER OCCUPANT		TOTAL	
AREA PER OCCUPANT		TOTAL	
AREA PER OCCUPANT		TOTAL	

OCCUPANT LOAD BASED ON TABLE F.B.C. 1004.1.2		TOTAL	
AREA PER OCCUPANT		TOTAL	
AREA PER OCCUPANT		TOTAL	
AREA PER OCCUPANT		TOTAL	

CONTRACTOR SHALL VERIFY ALL CHANGES AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA CHAPTER 10. CONTRACTOR SHALL VERIFY ALL CHANGES AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ALL EXITS SHALL BE MAINTAINED OPEN AT ALL TIMES. CONTRACTOR SHALL VERIFY ALL CHANGES AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ALL EXITS SHALL BE MAINTAINED OPEN AT ALL TIMES. CONTRACTOR SHALL VERIFY ALL CHANGES AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ALL EXITS SHALL BE MAINTAINED OPEN AT ALL TIMES. CONTRACTOR SHALL VERIFY ALL CHANGES AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ALL EXITS SHALL BE MAINTAINED OPEN AT ALL TIMES. CONTRACTOR SHALL VERIFY ALL CHANGES AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

These drawings and notes shall be used by the architect and his firm for the purpose of preparing the contract documents. They shall not be used for any other purpose without the written consent of the architect. If this drawing or any part thereof is used in any manner without the consent of the architect, the user thereof becomes liable to the architect for all consequences.

RENOVATION TO EXIST. RESTAURANT:
1908 COLLINS LLC.
1906-1912 COLLINS AVE. MIAMI BEACH, FL. 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # ARI4022 NCARB CERTIFICATE # 42.1136

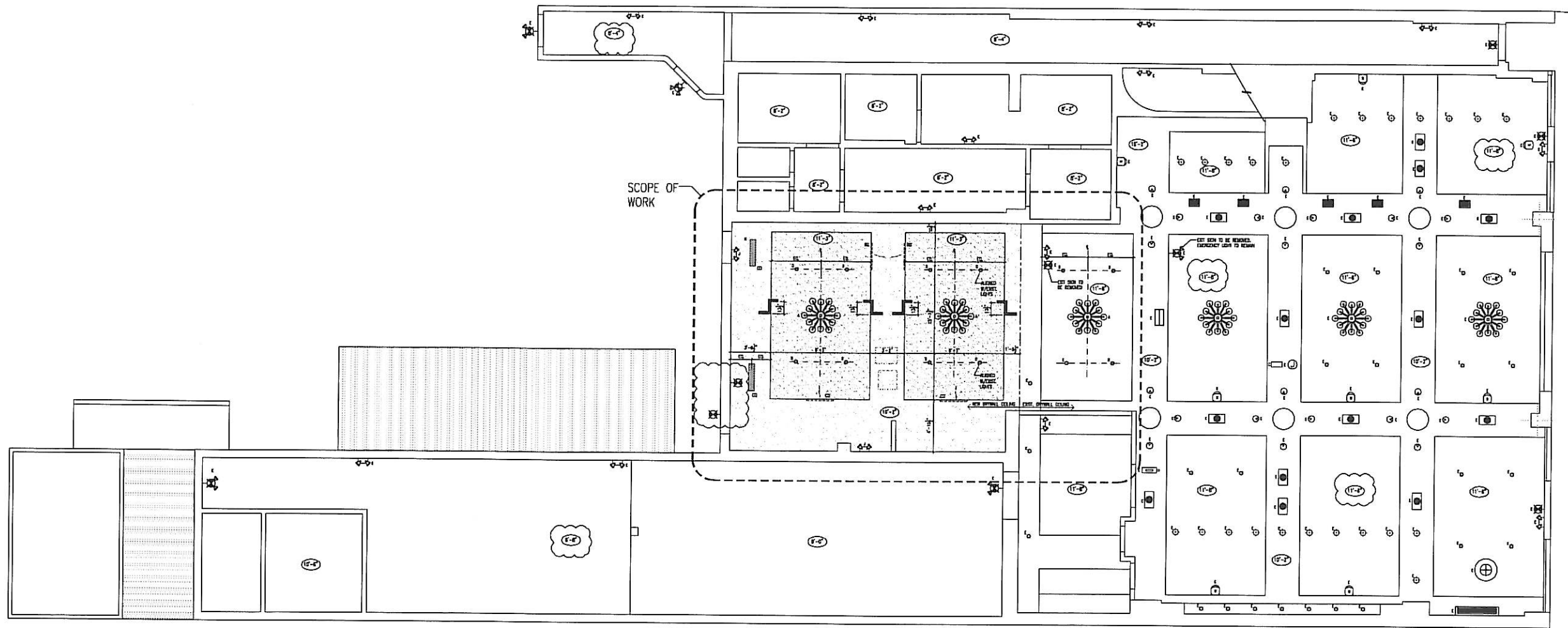
DRAWN BY
Lillian R. Paetz

PROJECT NUMBER
21001-1

SCALE
AS SHOWN

DATE
06-24-11

PROJECT NUMBER
21001-1



CEILING LIGHTING FIXTURE SCHEDULE				
TYPE	AREA	TYPE	SPECIFICATION	REMARKS
E		EXISTING		
A	DINING AREA	CHANDILLER		
B	DINING AREA	HANGING LAMP		
C	DINING AREA	DOWNLIGHT		
D	DINING AREA	SPOTLIGHT		
F	DINING AREA	DIRECTIONAL RECESSED LIGHT		
G	DINING AREA	DIRECTIONAL MAJOR LIGHT		
H	DINING AREA	NEON LIGHT		
J	DINING AREA, KITCHEN	EMERGENCY LIGHT	CONCENTRIC HYPO-FLUO 1 HDL 8' 22" x 22"	
K	DINING AREA	EXIT SIGN		
L	DINING AREA	EMERGENCY/EXIT LIGHT		

- SURVEILLANCE CAMERA
- SPEAKER
- CENTER LINE
- PROJECTOR
- CEILING HEIGHT
- FIRE ALARM
- SMOKE DETECTOR
- RETURN AIR GRILL
- SUPPLY AIR DIFFUSER
- EXHAUST FAN
- CRYSTAL CEILING

GROUND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

These drawings and copies thereof furnished by the architect are his property and are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

RENOVATION TO EXIST. RESTAURANT:
1908 COLLINS LLC.
 1906-1912 COLLINS AVE. MIAMI BEACH, FL. 33139



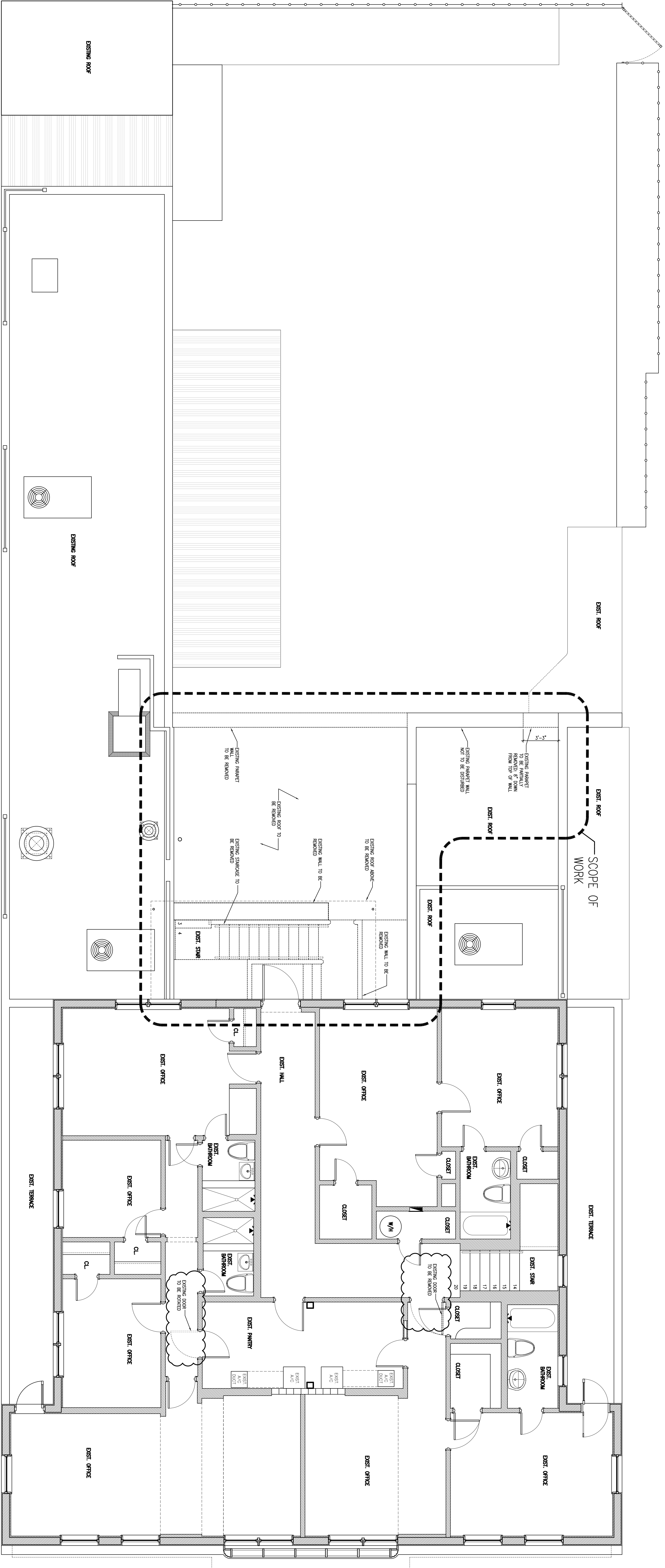
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1865 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-4181 • Fax: 305-532-4151
 ARCHITECTURE LICENSE # AR14032 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lillian R. Paez
 SCALE
 AS SHOWN
 DATE
 06-24-10

PROJECT NUMBER
21001-1

A-4
 OF
6

ISSUED FOR PERMIT 06-24-10
 ISSUED FOR BIDDING 06-24-10
 ISSUED FOR CONSTRUCTION 06-24-10



DEMOLITION SECOND FLOOR
SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING NON LOAD BEARING PARTITION TO BE REMOVED
 - EXISTING WALL
 - EXISTING CONC. COLUMN
 - EXIST. DOOR AND JAM TO BE REMOVED
 - EXISTING METAL STAIR & HANDRAILS TO BE REMOVED

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED ON FIELD, CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT IN WRITING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

This drawing and notes shall be used in the field and shall not be used for any other purpose. If this drawing or any part thereof is used in any manner without the consent of the architect, the user thereof becomes liable to the architect for all damages.

RENOVATION TO EXIST. RESTAURANT:
1908 COLLINS LLC.
1906-1912 COLLINS AVE. MIAMI BEACH, FL. 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # ARI14022 NCARB CERTIFICATE # 42.136
PH: 305-532-6181 FAX: 305-532-6151

DRAWN BY
Lillian R. Paéz

SCALE
AS SHOWN
DATE
06-24-10

PROJECT NUMBER

21001-1

D-2
OF
2

ISSUED FOR PERMIT 06-24-2010
ISSUED FOR BIDDING 06-24-2010
ISSUED FOR CONSTRUCTION