

REF: 1861910364

99R265700 1999 MAY 21 13:0

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That LUCENE L. POPP a/k/a LUCENE LOU POPP, a single woman, the owner and holder of a mortgage executed by JUAN REINALDO PEREZ and ZOILA PEREZ, his wife, bearing date the 4th day of May, 1992 recorded in Official Records Book 15517 Page 0490 in the office of the Clerk of the Circuit Court of Dade County, State of Florida, securing a certain note in the principal sum of Four hundred thousand and no/100 (\$400,000.00) DOLLARS, and certain promises and obligations set forth in said mortgage deed, upon the property, situate in said State and County described as follows, to wit:

Lots 1 and 2, of TAMIAMI PLACE NO. 2, according to the Plat thereof, as recorded in Plat Book 6, Page 89, of the Public Records of Dade County, Florida, together with building and improvements thereon erected.

AND

Lot 1, Block 51, CORAL GABLES, GRANADA SECTION, according to the Plat thereof, as recorded in Plat Book 8, Page 113 of the Public Records of Dade County, Florida.

hereby acknowledges full payment and satisfaction of said notes and mortgage deed, and surrenders the same as canceled, and hereby directs the Clerk of the said Circuit Court to cancel same of record.

GP 11227.16

17TH IN WITNESS WHEREOF, I have set my hand and seal this
17TH day of May, 1999.

Signed, sealed and delivered
in presence of:

[Signature]
Witness Signature
Robert L. Trescott
Witness Printed Name
Mary Lou Coleman
Witness Signature
MARY LOU COLEMAN
Witness Printed Name

[Signature]
LUCENE L. POPP
7860 S.W. 115 Street
Address
Miami, FL 33156
City, State, Zip Code

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this 17TH day of May,
1999, before me, an officer duly authorized in the County and State
aforesaid, to take acknowledgments, personally appeared LUCENE L.
POPP, a/k/a LUCENE LOU POPP, a single woman, to me known to be the
person described in and who executed the foregoing instrument or
who has produced _____ as identification.

[Signature]
Signature
Robert L. Trescott
Printed Name
Notary Public
State of Florida
My commission expires:



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

[Signature]
2/27/00

Return to: (enclose self-addressed stamped envelope)
Name:

Address:

THIS INSTRUMENT WAS PREPARED BY:
ROBERT L. TRESCOTT
1401 BRICKELL AVENUE, NINTH FLOOR
MIAMI, FLORIDA 33131

Property Appraiser's Parcel
Identification No.: 03-4107-010-0010, 03-4107-010-0020 and 03-4107-018-5760

Grantee S.S. No: 399-36-4339
Name Juan Reinaldo Perez
Grantee S.S. No: 584-20-4084
Name Zoila Perez

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 4th day of May, 1992,
Between LUCENE L. POPP a/k/a LUCENE LOU POPP, a single woman,
of the County of Dade, State of Florida, grantor, and JUAN REINALDO
PEREZ and ZOILA PEREZ, his wife, whose post office address is
1525 S.W. 119 Court, Miami, Florida 33184 of the County of Dade,
State of Florida, grantees,

Witnesseth that said grantor, for and in consideration of the
sum of Ten Dollars, and other good and valuable considerations to
said grantor in hand paid by said grantees, the receipt whereof is
hereby acknowledged, has granted, bargained and sold to the said
grantees, and grantees' heirs and assigns forever, the following
described land, situate, lying and being in Dade County, Florida,
to-wit:

Lots 1 and 2, of TAMIAMI PLACE No. 2, according to the
Plat thereof, as recorded in Plat Book 6, Page 89,
of the Public Records of Dade County, Florida,
together with buildings and improvements thereon
erected.

and

Lot 1, Block 51, CORAL GABLES, GRANADA SECTION,
according to the Plat thereof, as recorded in
Plat Book 8, Page 113, of the Public Records of
Dade County, Florida.

This Deed is given subject to the following:

1. Conditions, restrictions, limitations and easements of record.
2. Applicable zoning ordinances.
3. Taxes for the year 1992 and subsequent years.
4. Purchase Money First Mortgage of even date herewith in favor of Grantor.

[Handwritten signature]
12/20/14

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alan Michael Popp
(Signature)
ALAN MICHAEL POPP
(Printed Name)
Robert L. Trescott
(Signature)
ROBERT L. TRESCOTT
(Printed Name)

Lucene L. Popp (Seal)
(Signature)
Lucene L. Popp
(Printed Name)
P.O. Box 560395
(Address)
Miami, Florida 33256-0395
(City, State, Zip Code)

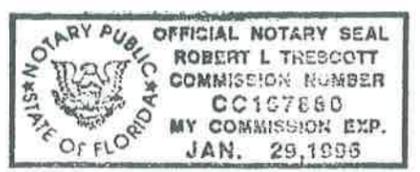
STATE OF FLORIDA)
) SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LUCENE L. POPP a/k/a LUCENE LOU POPP to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of May 1992.

Robert L. Trescott
(Signature)
ROBERT L. TRESCOTT
(Printed Name)
Notary Public

Notary Serial Number If Any
State of Florida
My Commission Expires:



[Handwritten signature]
12/27/13



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211 **ARCCEL**

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: _____

Property information

Street address of the subject property: 5410 S.W. 8TH STREET C.G. FLA

Property/project name: MR. RENALDO PEREZ COMMERCIAL BUILDING

Current land use classification(s): VACANT LAND

Current zoning classification(s): CL - COMMERCIAL LIBERAL

Proposed land use classification(s) (if applicable): COMMERCIAL / OFFICE / RETAIL

Proposed zoning classification(s) (if applicable): CL - COMMERCIAL

Last use/current use of the property/building(s): VACANT LAND

Proposed use(s) of the property/building(s): COMMERCIAL / OFFICE / RETAIL

Size of property (square feet/acres): 15,350 SF = .35 ACRES

Total non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): 11,014 SF

Total number of residential units per acre and total number of units: N.A.

Estimated cost of the existing/proposed building/project: ± 1,500,000.00

[Handwritten Signature]
12/27/16



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

N.A.

Project Legal Description: Lot(s): LOTS 1 and 2 OF TAMMUN PLACE No. 2
AND LOT-1 SECTION GRANADA SECTION
Block(s): PA/-6 PG. 89 and BLOCK 51 CORAL GABLES SECTION
Section(s): PB/8 PG. 113

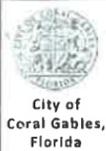
Listing of all folio numbers for subject property:

03-4107-010-0010 / 03-4107-0010
and 03-4007-018-5700

General information

Applicant(s)/Agent(s) Name(s): GEORGE E. PEON ARCHITECT
Telephone Contact No: 305.725.1105 Fax No.: Email: gepeon@wol.com
Mailing Address: 6340 S.W. 49 Street S. MIAMI FLA 33155
(City) (State) (ZIP Code)

Property Owner(s) Name(s): MR. REINALDO PEREZ
Telephone Contact No: 305.934.3399 Fax No.: Email:
Mailing Address: 5430 S.W. 6th Street MIAMI FLA 33134-2218
(City) (State) (ZIP Code)



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Name(s): MR. RONALDO PEREZ

Telephone Contact No: 305.934.3399 Fax No.: _____ Email: _____ @ _____

Mailing Address: 380 ISLA DONADA BLVD C.G FLA 33143
(City) (State) (ZIP Code)

Project Architect(s) Name(s): GEORGE E. PERON ARCHITECT

Telephone Contact No: 305.725.1105 Fax No.: _____ Email: geperon@aol.com

Mailing Address: 6340 S.W. 49 ST S. MIAMI FLA 33155
(City) (State) (ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

(N.A) FIRST APPLICATION

(Signature)
12/27/18



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

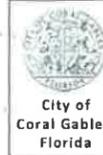
Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter. *NA*
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: _____

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

[Handwritten signature]
12/27/18



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

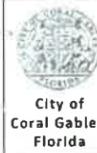
Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: GEORGE E. PEON
---	--

Address:
6340 G.W. 45th S. MIAMI FLA. 33155

Telephone: **305.725.1105** Fax:

Email: **gepeon@aol.com**

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of Nov. by George Peon
(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

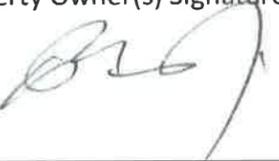




Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: REINALDO PERES
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature: 	Property Owner(s) Print Name: REINALDO PERES
Address: 380 ISLA DONADA BLVD, COCOPLUM C. G., FLA 33143	
Telephone: 305-934-3399	Fax:
Email:	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF MIAMI DADE	
The foregoing instrument was acknowledged before me this 11 day of 29/18 by Reinaldo Peres	
(Signature of Notary Public - State of Florida)	
	
(Oilda M Peon)	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	


12/27/18
Page 7 of 8



Level
2
Review

Development Review Committee Application

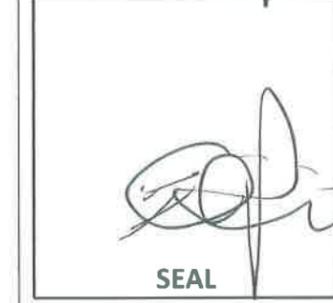
Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:  Architect(s) Print Name: **GEORGE E. PEON**

Address: **6340 S.W. 19 STREET S. MIAMI, FLA 33155**

Telephone: **305.725.1105** Fax:

Email: **gepeon@aol.com**



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of Nov by George Peon
(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

December 2015

2017 - 2018 Development Review Committee Calendar

Application Submittal Deadlines and Meeting Dates

Contact Information: Planning@coralgables.com or 305.460.5211

DRC Submittal Location/Pre-Application Meeting Location: 427 Biltmore Way, Suite 201, Coral Gables, FL 33134

DRC Meeting Times/Location: 9:30 a.m., Planning Conference Room, 427 Biltmore Way, Suite 201, Coral Gables, FL 33134

2017 - Development Review Committee (Levels 1 & 2)

Application Deadline	Meeting Date
January 6	January 27
February 3	February 24
March 3	March 24
March 31	April 21
May 5	May 26
June 2	June 23
July 7	July 28
August 4	August 25
September 8	September 29
October 6	October 27
October 27	November 17

No meeting will be held in December

2018 - Development Review Committee (Levels 1 & 2)

Application Deadline	Meeting Date
January 5	January 26
February 2	February 23
March 9	March 30
April 6	April 27
May 4	May 25
June 8	June 29
July 6	July 27
August 10	August 31
September 7	September 28
October 5	October 26
October 2	November 30

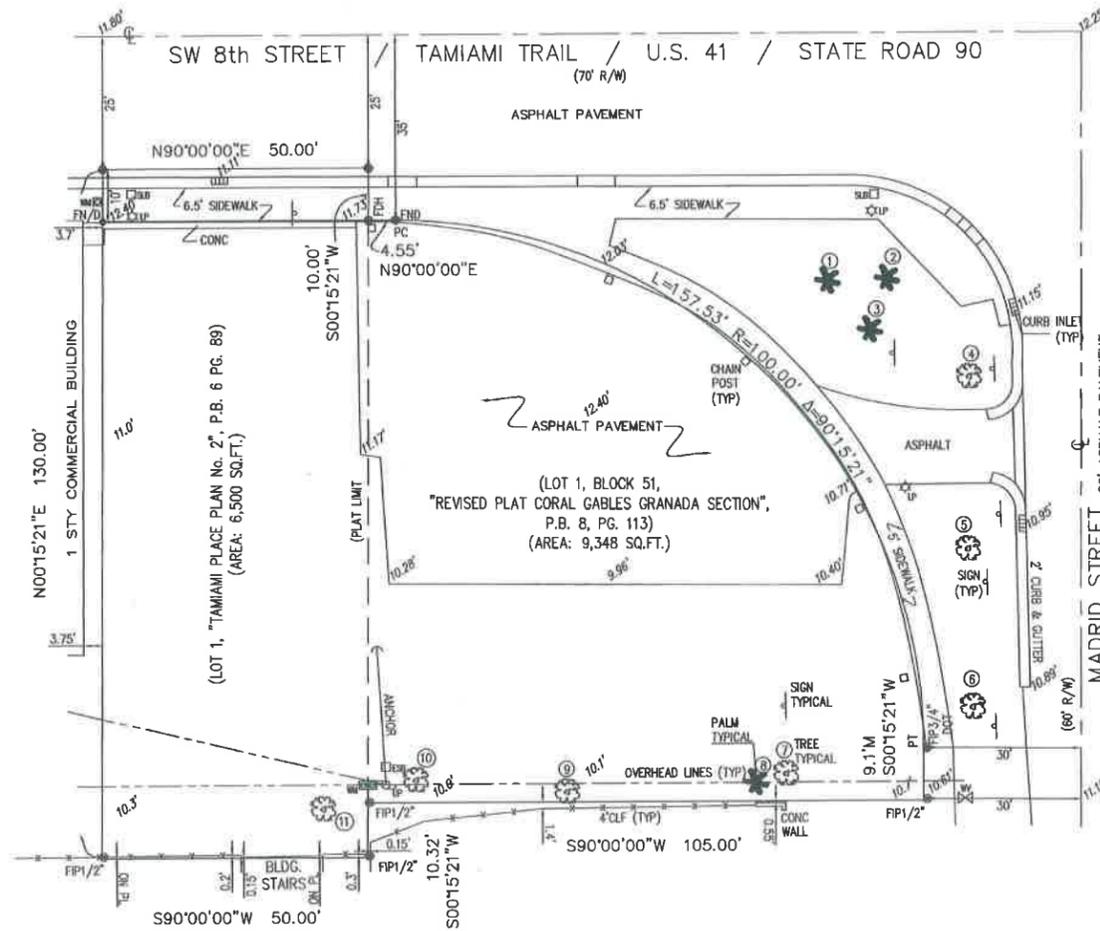
No meeting will be held in December

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10/27/18



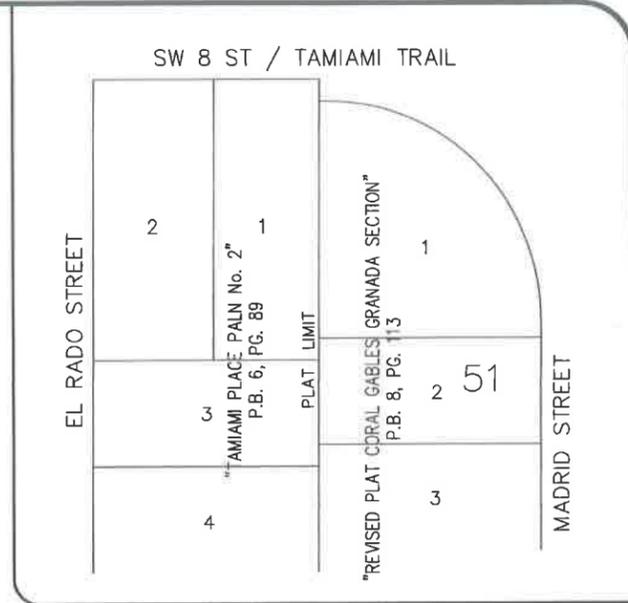
SKETCH OF SURVEY

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



TREE TABLE

#	COMMON NAME	DIAMETER	HEIGHT	SPREAD
1	PALM	1.0'	15'	10'
2	PALM	1.0'	15'	10'
3	PALM	2.0'	20'	10'
4	UNKNOWN TREE	0.3'	15'	10'
5	UNKNOWN TREE	1.0'	30'	15'
6	UNKNOWN TREE	1.5'	40'	30'
7	UNKNOWN TREE	0.5'	10'	10'
8	PALM	1.0'	25'	10'
9	UNKNOWN TREE	1.5'	40'	40'
10	UNKNOWN TREE	2.0'	40'	40'
11	UNKNOWN TREE	1.0'	30'	15'



LOCATION MAP (SCALE 1"=50')

ADDRESS: 5410 SW 8th STREET, MIAMI, FLORIDA 33134

JOB No.: 12080810
SURVEY DATE: 12/08/2008

LEGAL DESCRIPTION:
LOT 1, "TAMIAMI PLACE PLAN No. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 89 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
AND
LOT 1, BLOCK 51, "REVISED PLAT CORAL GABLES GRANADA SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 113 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

FOR:
REYNALDO PEREZ

REVISIONS:
UP-DATE AND LOCATE TREES 12-11-2018

FLOOD INFORMATION
COMMUNITY NUMBER: 120639
MAP & PANEL NUMBER: 12086C0293
SUFFIX: L
FIRM PANEL DATE: 09-11-2009
FLOOD ZONE: X

NOTES:
1) BASIS OF BEARINGS: N90°00'00"E (ASSUMED), ON THE S. R/W LINE SW 8th STREET
2) 0.00' DENOTES EXISTING ELEVATION (NGVD 1929)
3) BENCH MARK USED CITY OF CORAL GABLES No. 22, ELEVATION 11.25' (NGVD 1929)
4) TREES ARE APPROXIMATELY LOCATED AND DENOTED HEREON ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON TREE SPECIES.

ABBREVIATIONS
A/C=AIR CONDITIONING UNIT, C/B=CATCH BASIN, CB=CHORD BEARING, CL=CENTER LINE, CLF=CHAIN LINK FENCE, CONC=CONCRETE, ESB=ELECTRIC SERVICE BOX, ENC=ENCROACHMENT (BASED ON APPARENT USE), FDH=FOUND DRILL HOLE, FIP=FOUND IRON PIPE, FIR=FOUND IRON ROD, FN=FOUND NAIL, FND=FOUND NAIL & DISC, FFE=FINISH FLOOR ELEVATION, (F)=FIELD MEASURED OR CALCULATED, L=LENGTH, LP=LIGHT POLE, NA=NOT ACCESSIBLE, O.R.B.=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PC=POINT OF CURVATURE, PCC=POINT OF COMPOUND CURVE, PG.=PAGE, PL=PROPERTY LINE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCE, PRC=POINT OF REVERSE CURVE, PT=POINT OF TANGENCY, (R)=RECORD, R/W=RIGHT-OF-WAY, R=RADIUS, RES=RESIDENCE, SLB=STREET LIGHT BOX, STY=STORY, SWK=SIDEWALK, (TYP)=TYPICAL, UP=UTILITY POLE, WF=WOOD FENCE, WM=WATER METER, WV=WATER VALVE, Δ=DELTA

SURVEYOR'S NOTES:
1) PROPERTY SURVEYED ACCORDING TO LEGAL DESCRIPTION PROVIDED BY CLIENT; 2) EXAMINATION OF ABSTRACT OF TITLE AND A SEARCH OF THE PUBLIC RECORDS WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS AFFECTING THE PROPERTY; THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS; 3) UNDERGROUND STRUCTURES, IMPROVEMENTS & UTILITIES NOT LOCATED; 4) UNLESS NOTED PROPERTY CORNER MONUMENTS HAVE NO ID; 5) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THIS "BOUNDARY SURVEY" MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

FREEDOM OF LAND CORP
Surveying Services
6850 CORAL WAY, SUITE 404
MIAMI, FLORIDA 33155
305.266.4451 FAX 305.262.5007 / LB4515

Enrique H. Pousada
ENRIQUE H. POUSADA
Registered Land Surveyor No.6133
STATE OF FLORIDA

Enrique H. Pousada
12/17/18

SW 8TH STREET (TAMIAMI TRAIL)

90

SUBJECT PROPERTY

EL RADO STREET

MADRID STREET

Handwritten signature and date: [Signature] 12/20



Google

[Handwritten signature]
12/27/18

8/27/18
[Signature]



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Handwritten signature and date: 12/20/16

TABLE OF CONTENT:

- SURVEY
- AERIAL PICTURE
- SITE PHOTOGRAPHS
- SITE PLAN
- LANDSCAPING PLAN
- A-1 SITE DETAILS
- A-2 1ST AND 2ND FLOOR PLANS
- A-3 ROOF PLAN
- A-4 EXTERIOR ELEVATIONS
- R-1 RENDERINGS

TYPE OF CONSTRUCTION:
GROUP-MERCANTILE

SCOPE OF WORK:
PROPOSED NEW BUILDING ON VACANT LAND.
TWO STORY COMMERCIAL BLDG.
ZONING DISTRICT C.G. ARTICLE 4

ARCHITECT'S NOTE

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THE STRUCTURAL DESIGN COMPLIES WITH THE APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE AND ALL DADE COUNTY APPLICABLE CODES.

MEANS AND METHODS OF CONSTRUCTION AND SAFETY PRECAUTION ARE THE RESPONSIBILITIES OF THE CONTRACTOR

IN THE EVENT THAT THE ARCHITECT IS NOT RETAINED TO PROVIDE CONSTRUCTION OBSERVATION SERVICES DURING THE CONSTRUCTION, IT IS AGREED THAT THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM THE CONTRACTOR'S FAILURE TO CONFORM TO THE ARCHITECT'S DRAWINGS.

THE CONTRACTOR IS TO BE RESPONSIBLE FOR HIS OR HER'S EMPLOYEE'S NEGLIGENT ACTS, ERRORS, OR OMISSIONS.

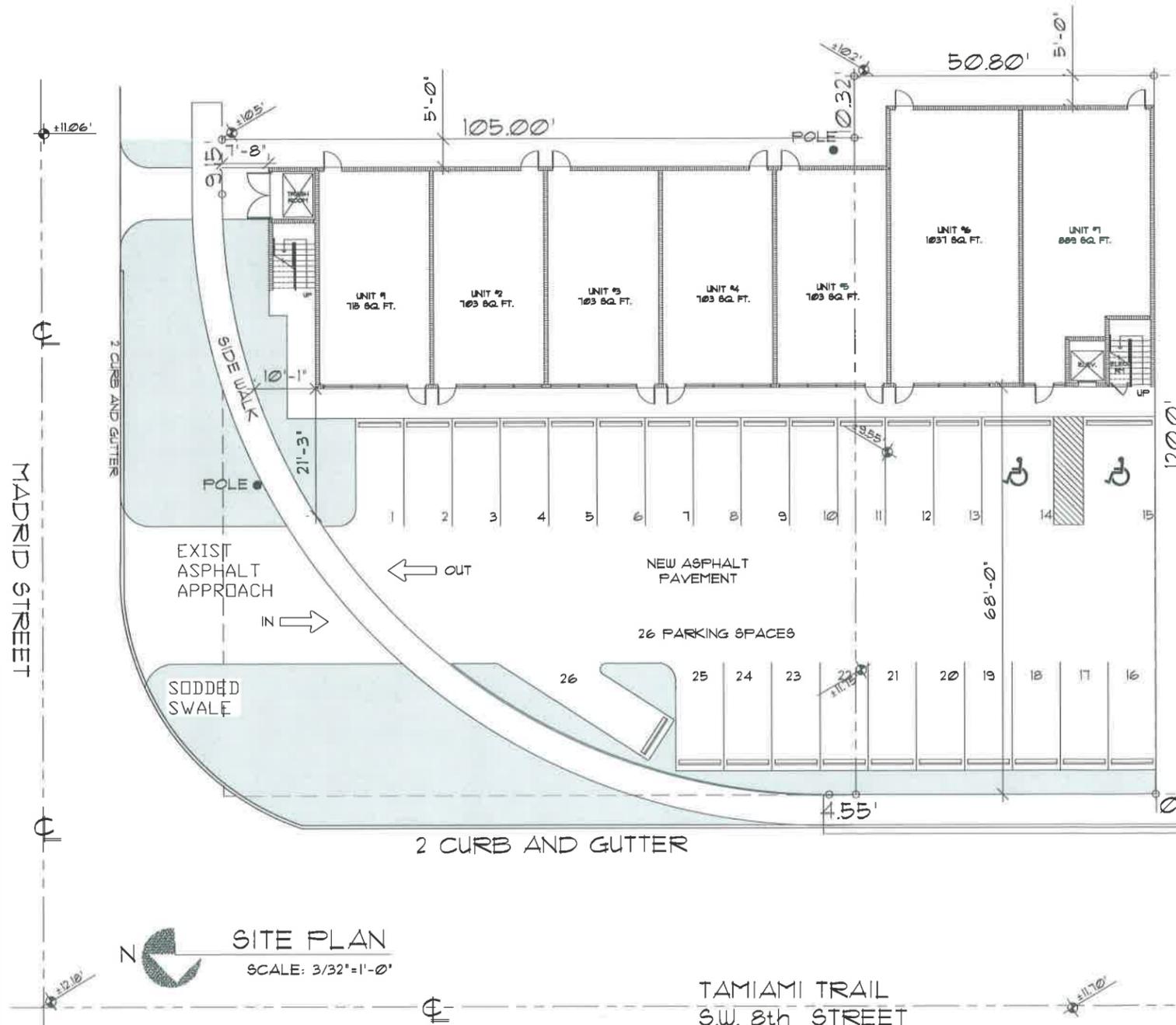
LEGAL DESCRIPTION:

LOT 1, IN BLOCK 51, REVISED PLAT OF CORAL GABLES SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 113 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOT 1 TAMiami PLACE- PLAN 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 89 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LOT 2 TAMiami PLACE-PLAN 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 89 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ELEVATION ARE REFERRED TO NGVD DATUM (MLS, 1929) BASED UPON A CORAL GABLES BENCHMARK No 82 THE SAME BEING A BRASS WASHER AND PK NAIL SET IN CONCRETE LOCATED AT MADRID AVENUE AND SAN MIGUEL STREET. ELEV 10.53.



LOCATION MAP
NTS



SITE DATA	ZONING (CL)	COMMERCIAL LIMITED
PARCEL AREA:	15,311 SF.	
BUILDING AREA:	5,105 SF.	
COVERED WALKWAY:	812 SF.	
TOTAL LOT COVERAGE:	6,317 SF. PROPOSED	
SETBACKS:	REQUIRED:	PROPOSED:
FRONT	-0-	21'-3"/68.0'
SIDE	-0-	-0-
SIDE STREET	-0-	17'-8"
REAR	10.0'	10'-0"
BUILDING HEIGHT:	ALLOWED:	PROPOSED:
	45'	36'
LANDSCAPE:	REQUIRED:	
REQUIRED:	918	
PARKINGS:		
REQUIRED:	10,906 RETAIL SPACE/300 SQ. FT. = 36 REQUIRED	
PROVIDED PARKING SPACES:		
-STANDARD:	24 SPACES	
-ACCESSIBLE REQUIRED:	2 SPACES	
TOTAL PROVIDED:	26 SPACES PROVIDED	

ZONING CLASSIFICATION MERCANTILE	
OCCUPANT LOAD CALCULATIONS-	
MERCANTILE-	
(UNIT 1) FLOOR AREA=	715 SQ.FT./30 = 24
(UNIT 2) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 3) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 4) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 5) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 6) FLOOR AREA=	1037 SQ.FT./30 = 35
(UNIT 7) FLOOR AREA=	889 SQ.FT./30 = 30
(UNIT 8) FLOOR AREA=	715 SQ.FT./30 = 24
(UNIT 9) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 10) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 11) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 12) FLOOR AREA=	703 SQ.FT./30 = 23
(UNIT 13) FLOOR AREA=	1037 SQ.FT./30 = 35
(UNIT 14) FLOOR AREA=	889 SQ.FT./30 = 30
TOTAL OCCUPANCY LOAD	10,906 SQ. FT. = 362 REQ.
EGRESS WIDTH REQUIRED= PER TABLE 1005.1	
362 OCCUPANT LOAD x (2) = 72.4 INCH/REQD.	
(14) 36' DR OPENING=504'	
TOTAL (14) EXISTS PROVIDED = 504' PROVIDED	

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	BY

PROPOSED COMMERCIAL BUILDING FOR:

MR. REINALDO PEREZ COMERCIAL BLDG
5410 S.W. 8 TH STREET
MIAMI, FLORIDA 33134

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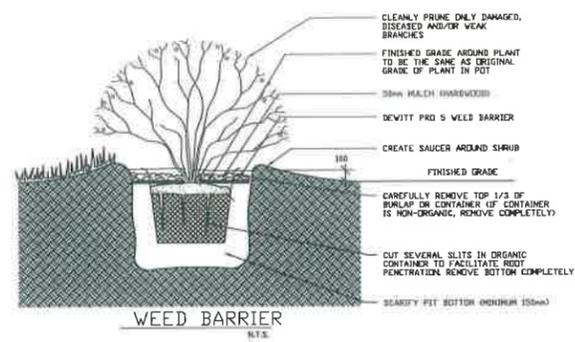
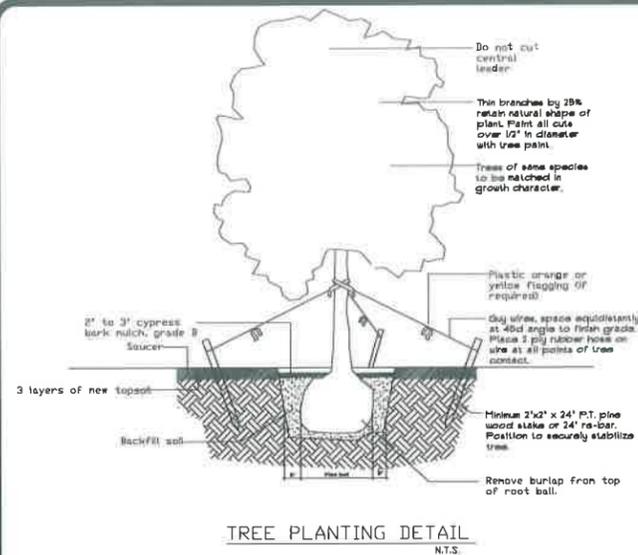
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SCALE: AS SHOWN

JOB NUMBER: _____

SHEET: **A-1**

OF: _____ SHEETS



LANDSCAPE LEGEND:

ZONING DISTRICT CL
 PROPOSED USE: COMMERCIAL
 NET LOT AREA: 15,371 SQ.FT.

GREEN AREA REQUIREMENT 30% MIN:

REQUIRED:	PROPOSED:
PERVIOUS (LANDSCAPE) AREA:	910 SQ. FT.

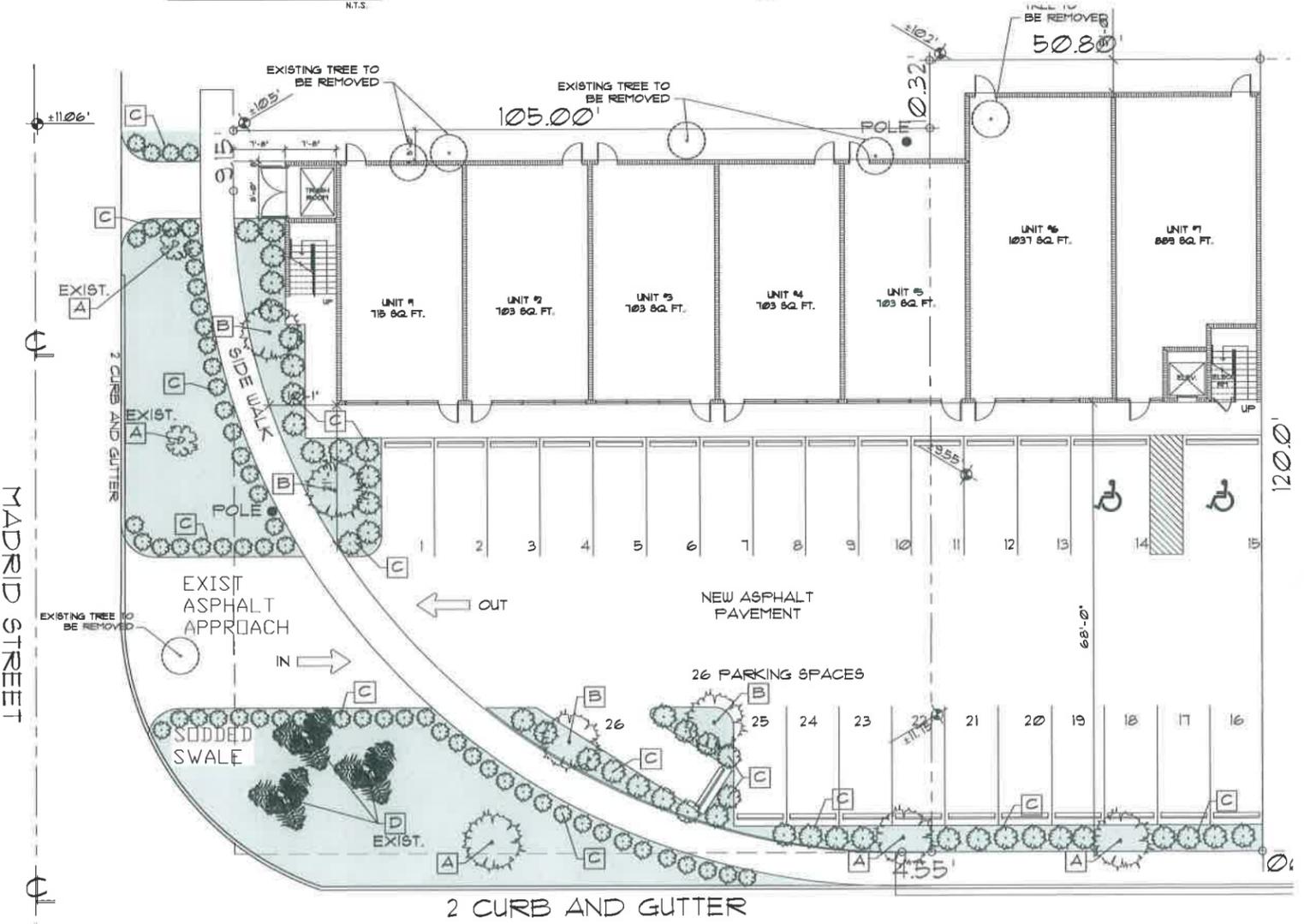
TREE REQUIREMENT:

REQUIRED:	PROPOSED:
NUMBER OF TREES PER LOT (NOTE: 5 EXIST. TREES TO REMAIN)	3 TREES / 11 TREES

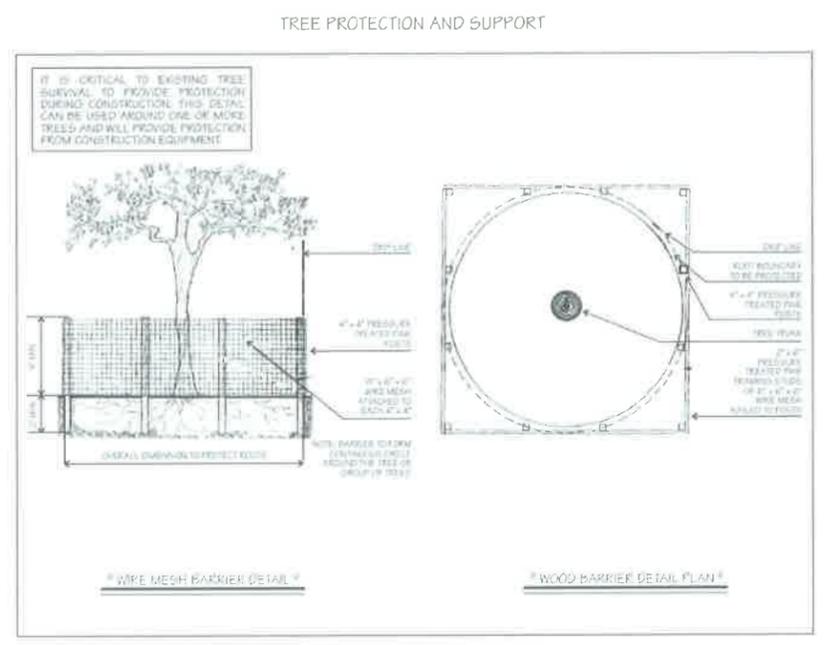
SHRUB REQUIREMENT:

REQUIRED:	PROPOSED:
NUMBER OF SHRUBS PER LOT (REQUIRED TREES x 10 = SHRUB REQ. 3x10 = 30 SHRUBS)	30 SHRUBS / 100 SHRUBS

- LANDSCAPE NOTES:**
- PLANT MATERIAL SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' (LATEST EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE, CONSUMER SERVICES DIVISION.
 - PLANTING SOIL FOR ALL PLANTINGS SHALL CONSIST OF 50% FLORIDA PEAT MIXED WITH 50% EXISTING SOIL UNLESS OTHERWISE NOTED, AND SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS, AND OTHER FOREIGN MATERIALS.
 - MULCH MATERIALS SHALL BE SHREDDED RED DYED MULCH MOISTENED AT THE TIME OF APPLICATION. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE TWO INCHES OF MULCH IMMEDIATELY AFTER PLANTING.
 - PROVIDE FULL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO ALL LANDSCAPED AREAS. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH 50% OVERLAP. AUTOMATIC SYSTEM WITH RAIN SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVER-SPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFLWMD) SHALL BE STRICTLY ADHERED TO.
 - CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATION OF UNDERGROUND UTILITIES AND AVOID AND PROTECT UTILITY LINES, DUCTS, BURIED CABLES, AND OTHER UTILITIES IN THE AREA.
 - TREE, PALM, SHRUB AND GROUND COVER LOCATIONS SHALL TO BE STAKED IN THE FIELD AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
 - SOD SHALL BE ST. AUGUSTINE 'FLORATAM', STRONGLY ROOTED, AND FREE OF WEED, FUNGUS OR DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE AS PER THE TOTAL SODDED AREA, TO BE VERIFIED IN THE FIELD.
 - SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5 MONTH WARRANTY.
 - ALL SHRUBS AND GROUND COVERS SHALL CARRY A 180-DAY WARRANTY -- ALL TREES AND PALMS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
 - ALL TREES AND PALMS ARE TO BE STAKED AS PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN AND GROWERS ASSOCIATION (FNGA).
 - THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLANS AND PLANT LIST / BID FORM, THE QUANTITIES ON THE PLAN WILL BE HELD VALID.
 - CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.



SYMBOL USED ON PLAN	PLANT NAME	NATIVE SPECIES	CALIFER	HEIGHT	CANOPY DIAMETER	QUANTITY										
							SYMBOL	NEW	EXISTING	SCIENTIFIC; COMMON;	YES	NO	INSTALLED	INSTALLED	ESTIMATED AT MATURITY *	ESTIMATED AT MATURITY *
A	X	X	SUENTNIA MAHOGANI (MAHOGANI)	X		5			5'	12'						
B	X		CONOCARPUS ERECTUS (BUTTWOOD)	X		9			5'	12'						
C	X		ILEX VOMITORIA (YAUPON)	X		100				18'-24'						
D	X	X	SABLE PALM	X		3				18'-24'						



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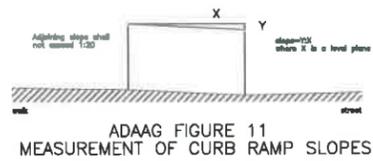
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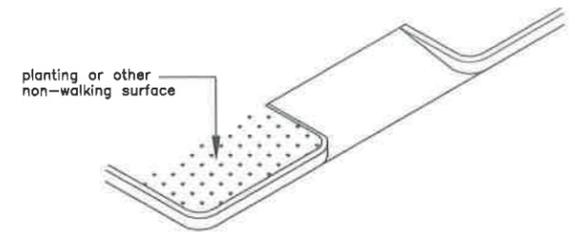
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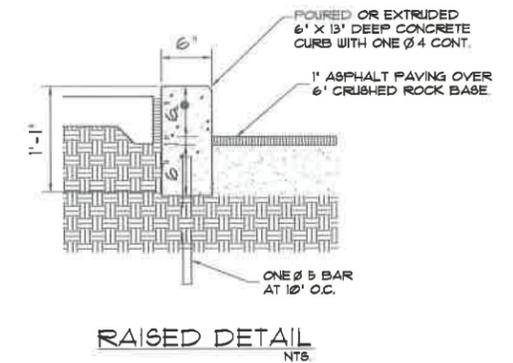
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ADAAG FIGURE 11
MEASUREMENT OF CURB RAMP SLOPES



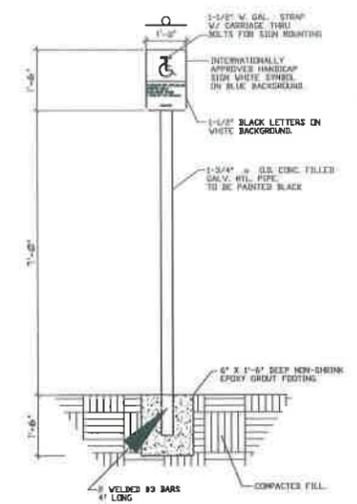
ADAAG FIGURE 12(b)
SIDES OF CURB RAMP
RETURNED CURB (TYP)



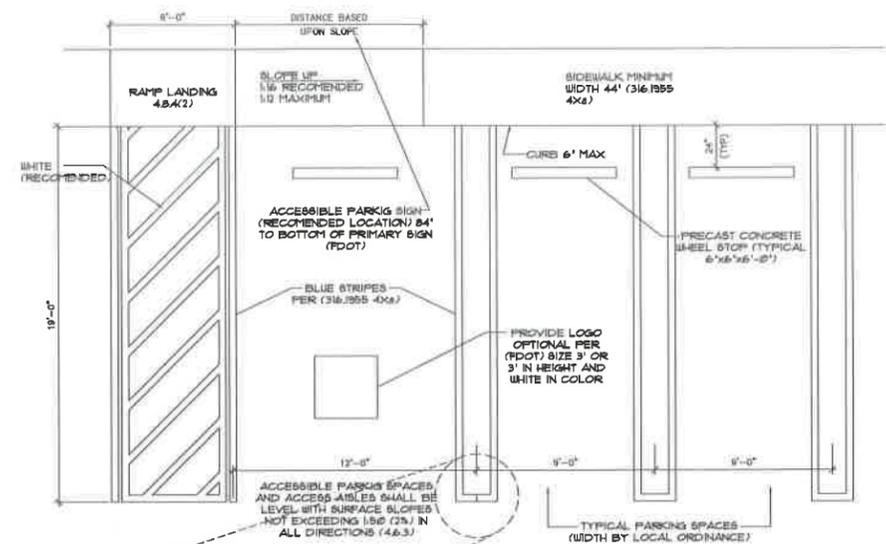
NOTE:
ALL PROPOSED ACCESSIBLE ROUTES DO NOT EXCEED 1:20 SLOPE NOR 1:50 CROSS SLOPE, EXCEPT AT CURB RAMP LOCATION- F.B.C. II-4.3.1.

DETECTABLE WARNING:
A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTION II-4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

NOTE:
NFPA-1, 19.2.1.4 Rubbish within Dumpsters, Dumpsters and containers with an individual capacity of 15yd³ 3/4 @ 5ft 3 (115 m³ 3/8) or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.



NOTES:
1. TOP PORTION OF TYP-S SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK (PARA) LEGEND AND SYMBOL.



FS 316.1955 4 (6), (1) & (6).
ADAAG FIGURE 9
DIMENSIONS OF PARKING SPACES

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DOOR SCHEDULE

TYPE	No.	WIDTH	HGT.	THICK	MAT.	FRAME	CORE	THRSH	REMARKS
	1	FAIR 3'-0"	8'-0"	1 3/4"	ALUM.	ALUM.	GLASS	ALUM.	STOREFRONT GLASS DOOR W/ CLOSER
	2	3'-0"	7'-0"	1 3/4"	MTL.	MTL.	S.C.	ALUM.	FLUSH SERVICE DOOR W/ PUSH BAR AND CLOSER
	3	3'-0"	8'-0"	1 3/4"	WD	WD	S.C.	--	W/ INT. LATCH AND EXT. PULL HANDLE

FINISH SCHEDULE

ROOM	FLOOR	CEILING	WALL	BASE	SILL	REMARKS
RETAIL AREA	SMOOTH CONC.	SUSP ACOUSTIC TILE	DRYWALL	--	--	
RESTROOM	CER TILE	DRYWALL	DRYWALL	--	MARBLE	PVC VINYL TILE WALL 4'-0" HIGH

STORE FRONT GLASS		
U-FACTOR	SHGC	VLТ
0.9	0.5	0.4

NOTE:
WATER RESISTANT GYPSUM WALLBOARD MUST BE USED AS
A BASE FOR TILE IN WATER CLOSET COMPARTMENTS-SEE
FBC, CURRENT EDITION

NOTE:
GLAZED DOORS, GLASS PANELS ADJACENT TO DOORS
AND GLAZING PANELS GREATER THAN 9 SQ.FT. IN AREA
MUST BE OF CATEGORY II SAFETY GLAZING AS PER FBC
2001 BUILDING 2411.4.3 AND 2406

* BUILDING TO BE PROTECTED BY
FIRE SPRINKLERS AND FIRE ALARM

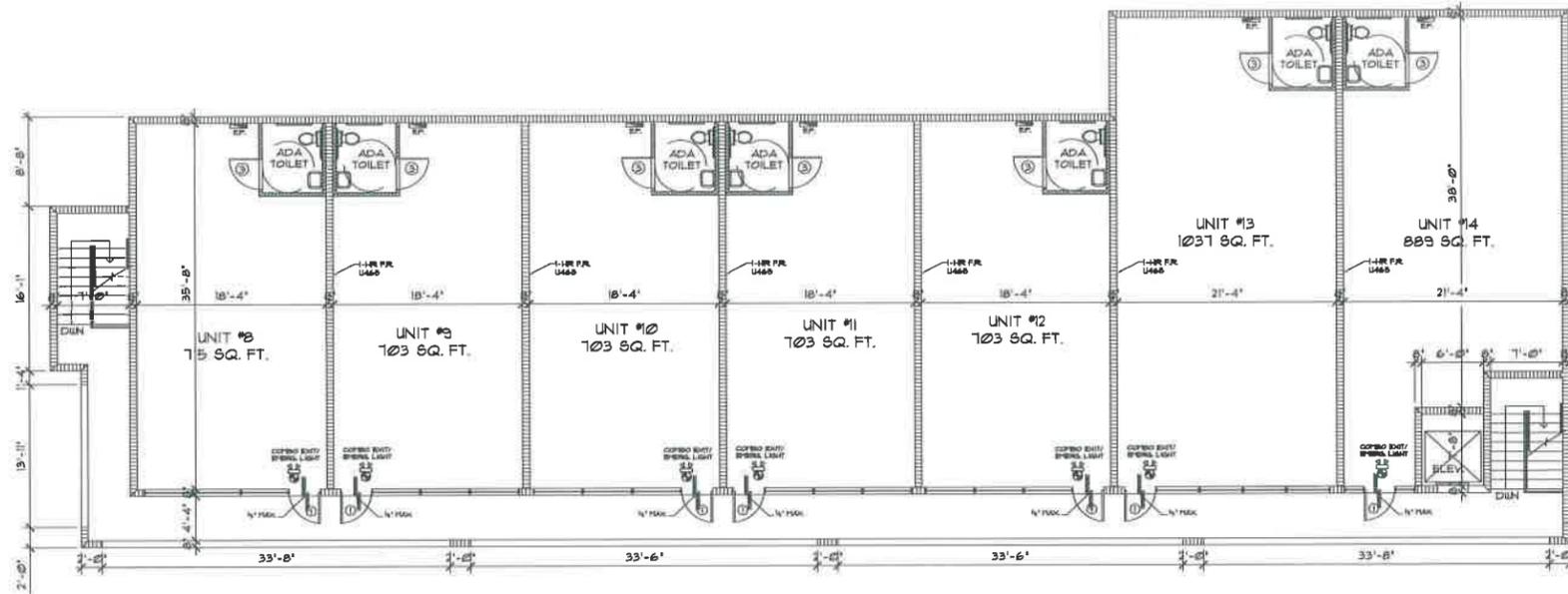
NOTE:
FIRE ALARM DESIGN SHALL MEET THE REQUIREMENTS
OF FLORIDA STATUTES 61G15-33.006 ITEMS A THRU F

FLAME-SPREAD RATING FOR
INTERIOR FINISH-CLASS 'C'

NOTE:
EGRESS DOORS MUST BE READILY OPENABLE FROM
THE EGRESS SIDE WITHOUT THE USE OF A KEY OR
SPECIAL KNOWLEDGE OR EFFORT-
DOORS MUST BE OPENABLE WITH NOT MORE THAN ONE
RELEASING OPERATION.
THE DOOR RELEASING MECHANISM FOR ANY LATCH
SHALL BE LOCATED AT LEAST 34" & NOT MORE THAN 48"
ABOVE THE FINISHED FLOOR-
ALL DOORS MUST BE EQUIPPED WITH HANDICAPPED-
OPERABLE HANDLES.

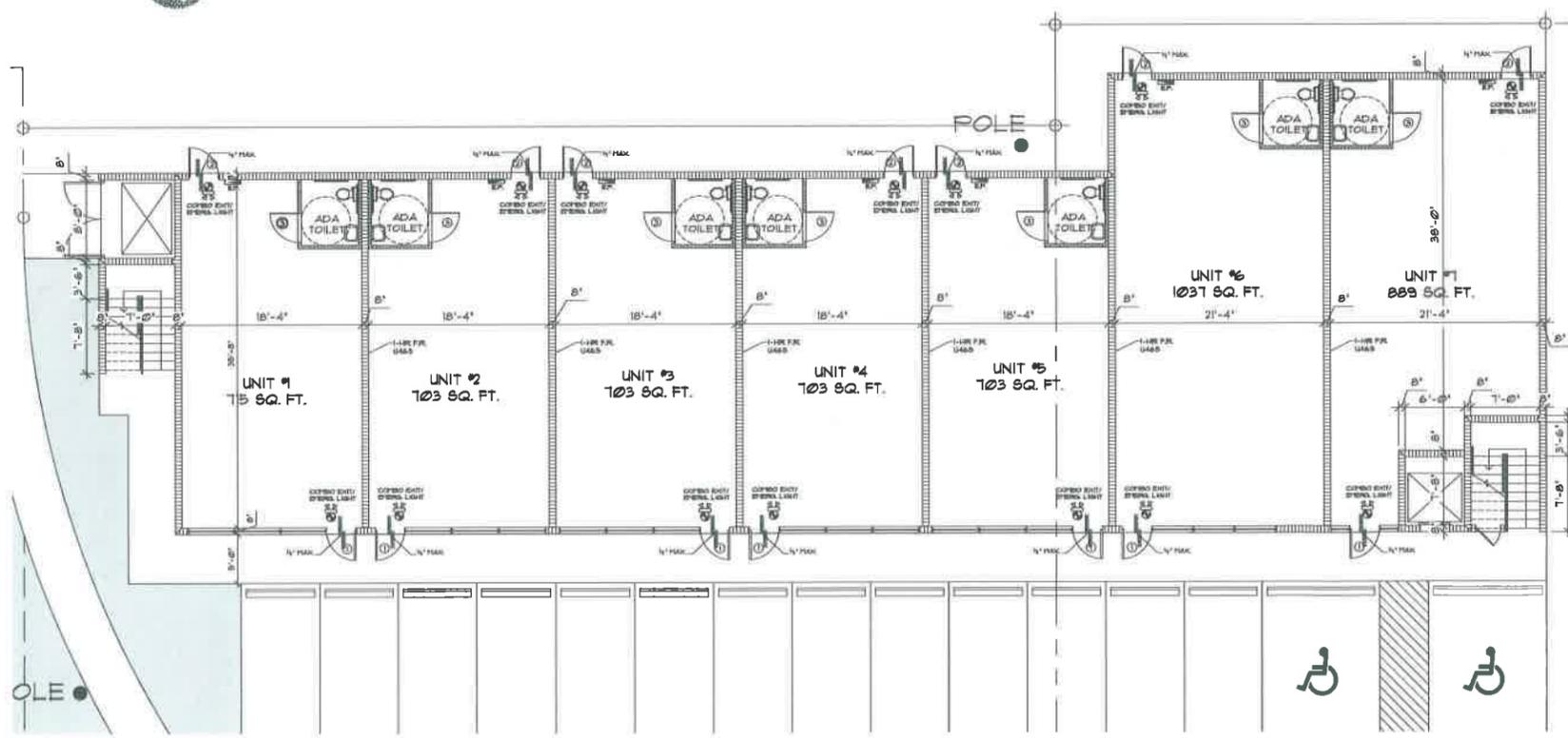
186.17 Termites protection. All buildings shall have preconstruction
treatment, protection against subterranean termites.
The rules and laws as established by the Florida
Department of Agriculture and Consumer Services shall be
deemed as approved with respect to pre-construction soil
treatment for protection against subterranean termites. A
Certificate of Compliance shall be issued to the building
department by the licensed pest control company that contains
the following statement:
"The building has received a complete treatment for the
prevention of subterranean termites. Treatment is in accordance
with rules and laws established by the Florida
Department of Agriculture and Consumer Services."

NOTE:
ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD
INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED
INDEX OF NOT MORE THAN 450 AS PER FBC 2001
BUILDING 719.2



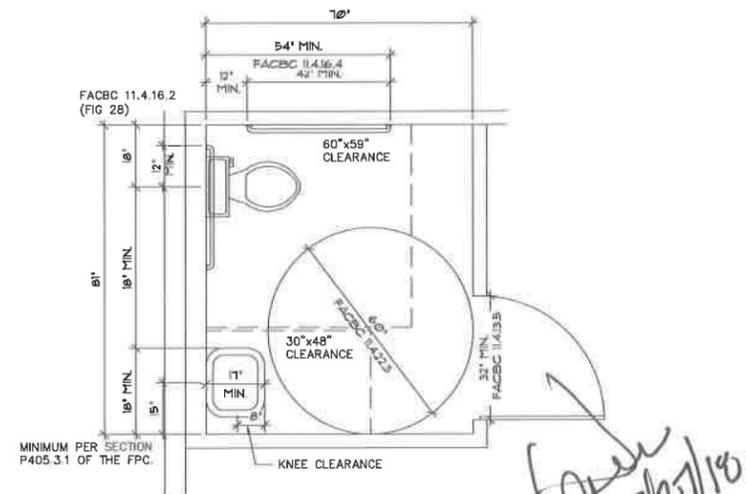
PROPOSED SECOND FLOOR PLAN

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



PROPOSED GROUND FLOOR PLAN

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



(TYP) ADA RESTROOM

SCALE: 1/2"=1'-0"

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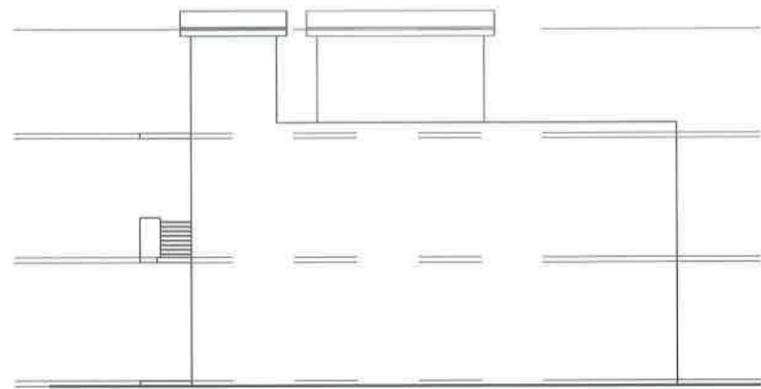
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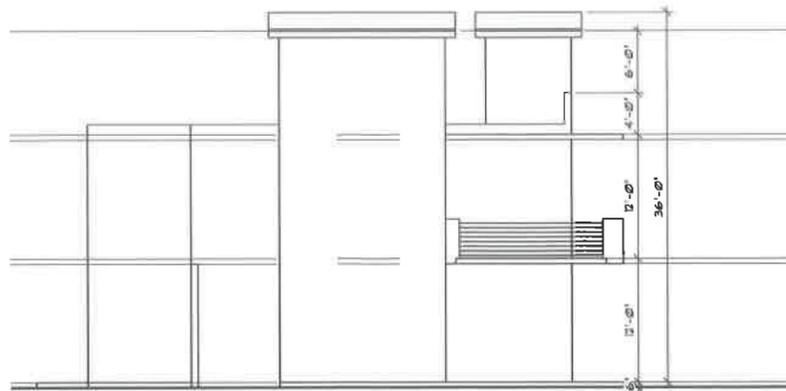
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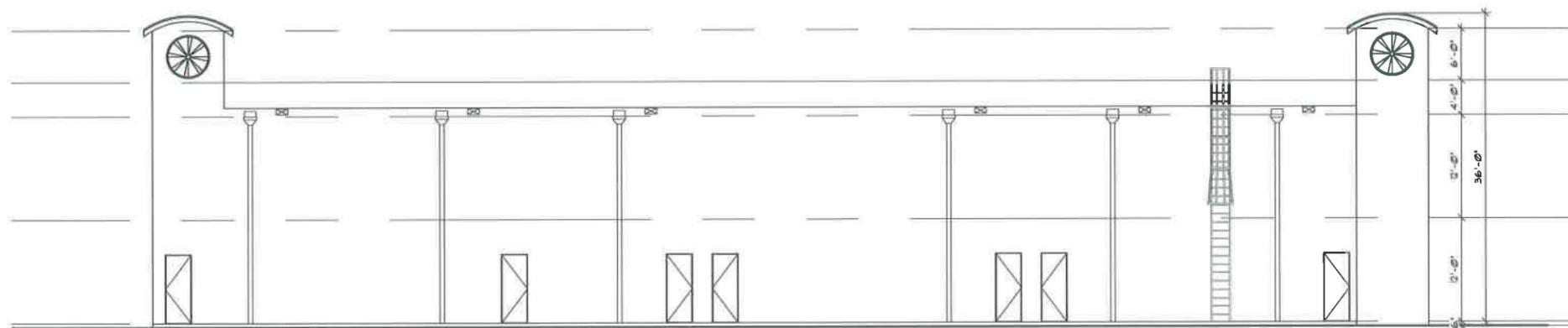
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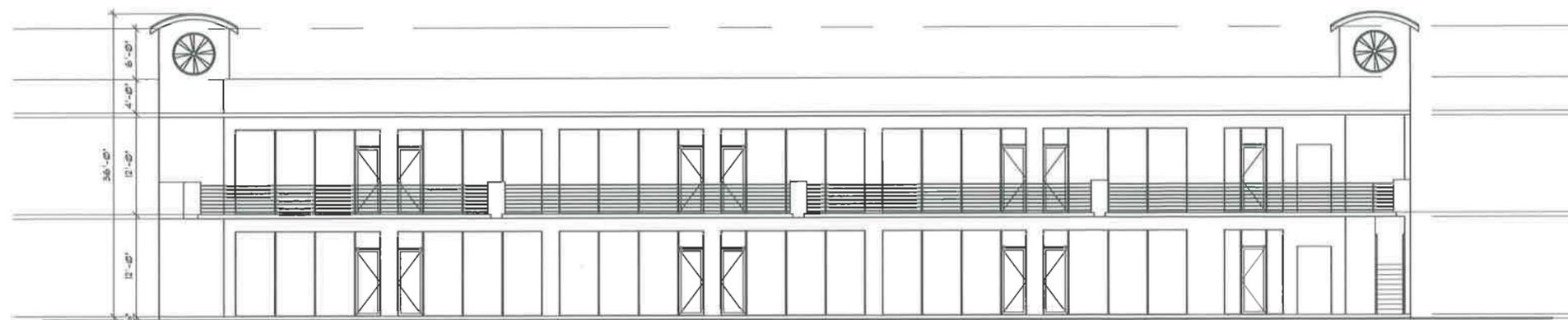
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



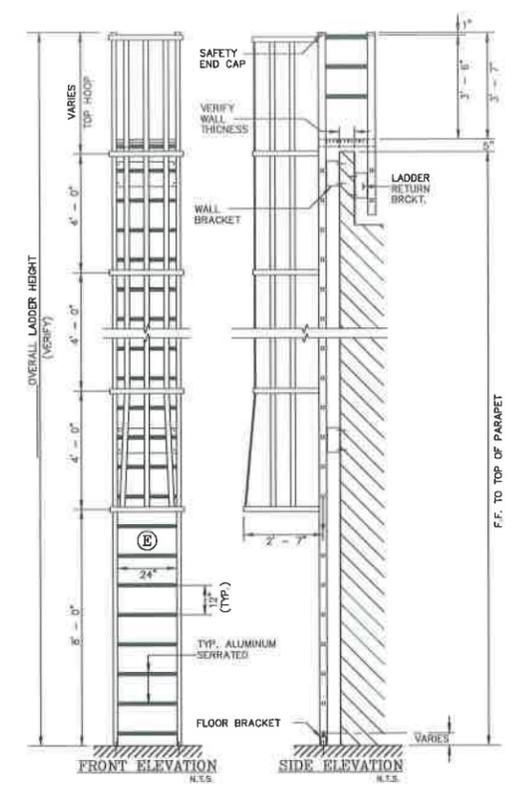
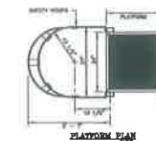
LEFT ELEVATION
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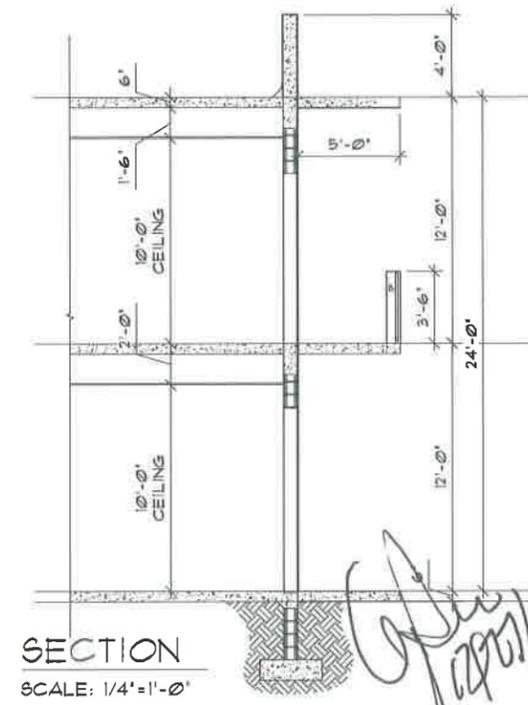
REAR ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SIDE ELEVATION



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

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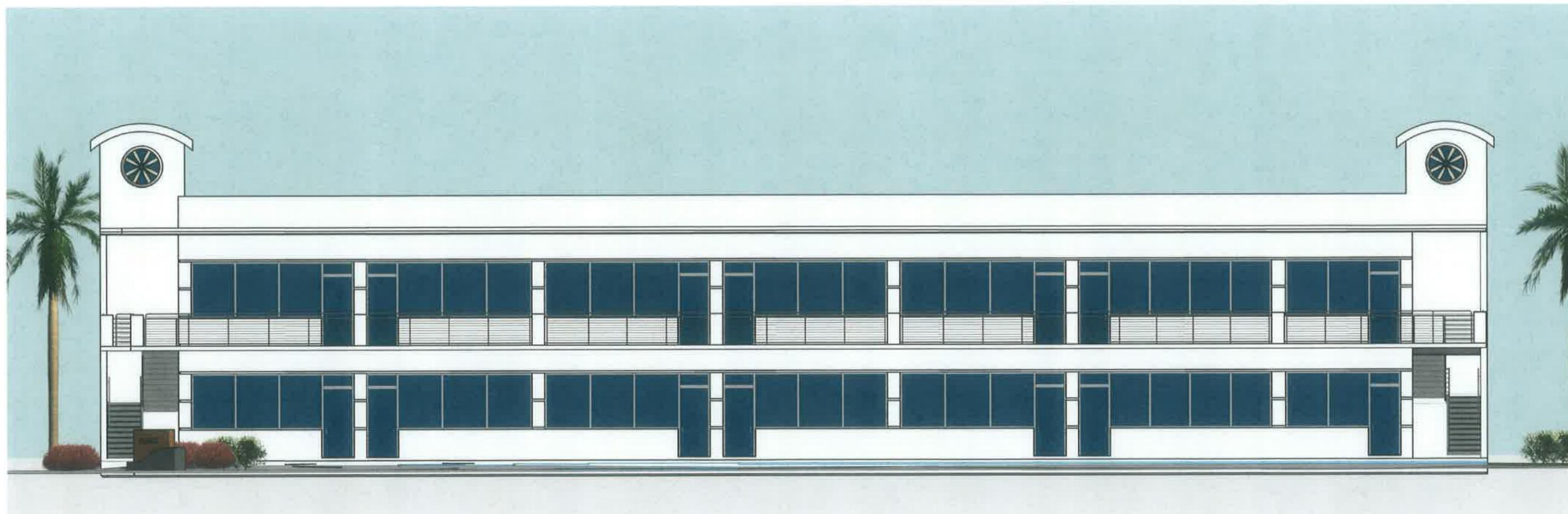
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FRONT ELEVATION
SCALE: 3/16" = 1'-0"



George E. Peon
10/27/18

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