



# **Kimpton Hotel Palomar South Beach**

1750 Alton Road

Miami Beach, Florida 33139

prepared for:

**Kimpton Hotel Palomar South Beach**

traffic evaluation

***TRAFTECH***  
ENGINEERING, INC.

February 2024

February 12, 2024

Mickey Marrero, Esq.  
Bercow Radell Fernandez Larkin + Tapanes  
200 S Biscayne Boulevard, Suite 300  
Miami, Florida 33131

**Re: Kimpton Hotel Palomar South Beach (1750 Alton Road)  
Traffic Engineering Evaluation**

Dear Mickey:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic evaluation undertaken for the proposed plan to allow outside guests to access the pool area located on the rooftop of the subject hotel.

It has been a pleasure working with you on this project.

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

## INTRODUCTION

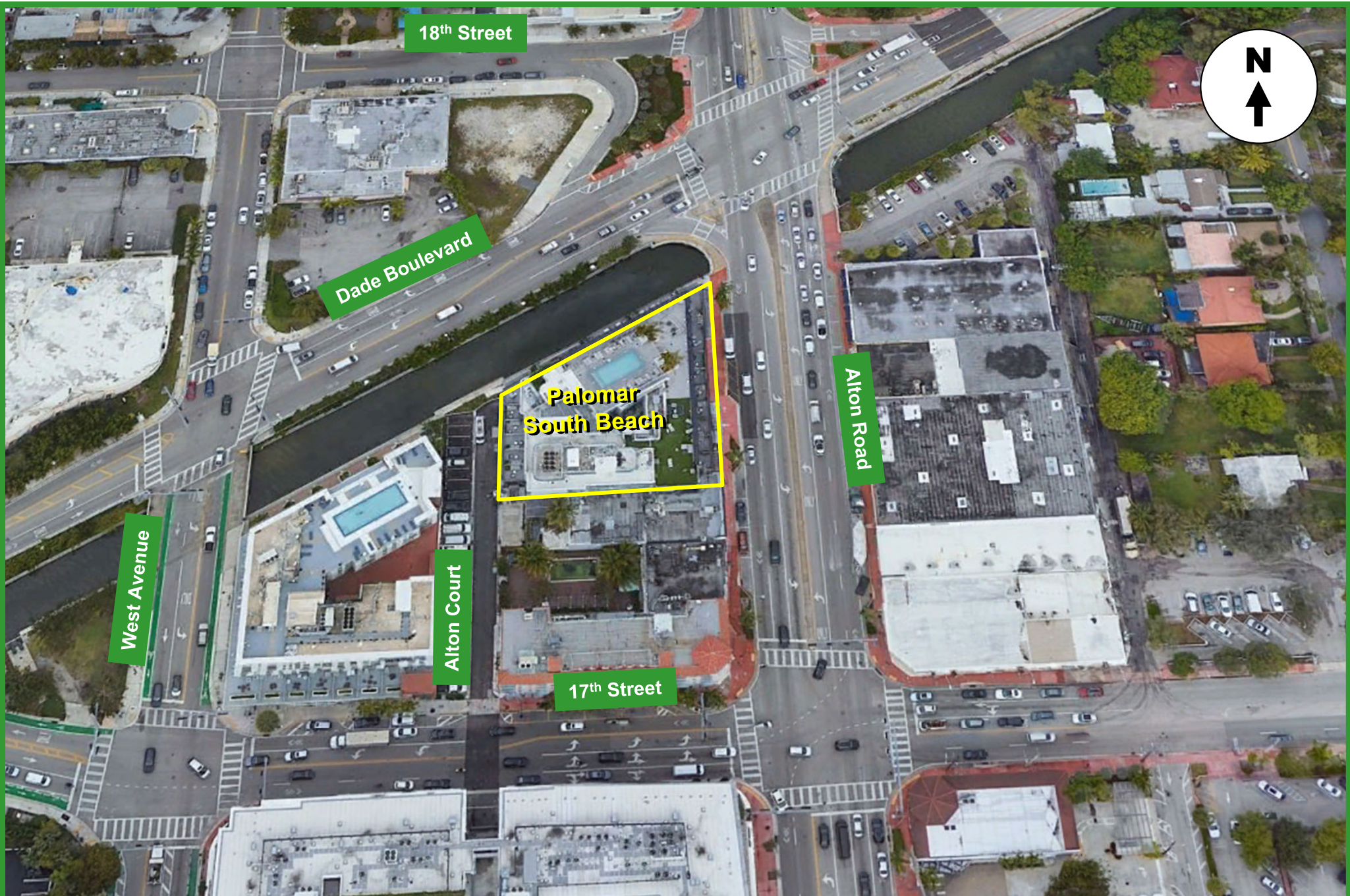
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Kimpton Hotel Palomar South Beach is an existing hotel located at 1750 Alton Road, as illustrated in Figure 1. At the rooftop of the hotel, there is a swimming pool where drinks are served to hotel guests only. Limited food can be served on the rooftop to hotel guests. The proposed plan is to allow outside guests to access the pool area and order drinks and limited food, if desired. The size of the rooftop area is approximately 7,320 square feet of occupiable area (refer to site plan contained in Attachment A).

Traf Tech Engineering, Inc. was retained by the Kimpton Hotel Palomar South Beach to determine the traffic implications associated with allowing outside guests to access the pool area and order drinks and limit food. The study addresses the traffic generated by the outside guests, parking needs, and valet operation.

This study is divided into four (4) sections, as listed below:

1. Trip Generation
2. Parking
3. Valet Operation
4. Conclusions



## TRIP GENERATION

### Trip Generation

The trip generation analysis was based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)*. Table 1 below documents the trip generation associated with the proposed rooftop lounge. For purposes of this development, ITE's Land Use Code 975 – Drinking Place was used to assess impacts with a conservative approach (the trip generation rate for a drinking place is significantly higher than a restaurant).

Based on ITE Trip Generation Handbook (Third Edition), during the PM peak hour, the internal trips between a hotel and a restaurant (no data is available for drinking place) is higher than 60%. For purposes of this analysis, no internal capture was used between the existing hotel and the proposed rooftop lounge.

| TABLE 1<br>Trip Generation Summary<br>1750 Alton - Rooftop                                    |                                                                            |    |              |         |          |              |         |          |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----|--------------|---------|----------|--------------|---------|----------|
| Land Use                                                                                      | Size                                                                       |    | AM Peak Hour |         |          | PM Peak Hour |         |          |
|                                                                                               |                                                                            |    | Total Trips  | Inbound | Outbound | Total Trips  | Inbound | Outbound |
| Proposed Rooftop (LUC 975)                                                                    | 7,320                                                                      | sf | 0            | 0       | 0        | 114          | 78      | 36       |
| Drive-in Use (29%)                                                                            |                                                                            |    |              |         |          | 33           | 23      | 10       |
| Internal with hotel (-0%)                                                                     |                                                                            |    |              |         |          | 0            | 0       | 0        |
| Total Trips                                                                                   |                                                                            |    | 0            | 0       | 0        | 33           | 23      | 10       |
| Source: ITE Trip Generation Manual (11th Edition).                                            |                                                                            |    |              |         |          |              |         |          |
| NOTES: Drive-in use = percent of hotel guests arriving by own automobile                      |                                                                            |    |              |         |          |              |         |          |
| No internal trips assumed between hotel guests and the rooftop lounge (conservative approach) |                                                                            |    |              |         |          |              |         |          |
| Drinking Place - LUC 975                                                                      |                                                                            |    |              |         |          |              |         |          |
| Daily Trips                                                                                   | = n/a                                                                      |    |              |         |          |              |         |          |
| AM Peak Hour Trips                                                                            | = n/a                                                                      |    |              |         |          |              |         |          |
| PM Peak Hour Trips                                                                            | = 11.36 (X) with 66% inbound and 34% outbound, where X = 1,000 square feet |    |              |         |          |              |         |          |
| PM Peak of the Generator                                                                      | = 15.53 (X) with 68% inbound and 32% outbound, where X = 1,000 square feet |    |              |         |          |              |         |          |

As indicated in Table 1, the new PM peak hour of the generator trips projected by opening the rooftop to outside guests is approximately 33 (approximately one new peak hour trip every 2 minutes). Due to the low trips anticipated by opening the rooftop area to outside guests, the traffic impacts to the nearby transportation system are minimal.

## **PARKING**

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The valet operator has a computerized system that keeps a daily log of two numbers. They log in the number of hotel rooms occupied every night, and also record the number of hotel guests that registered a vehicle that is parked on the hotel premises. The drive-in ratio reflects the percentage of occupied hotel rooms that arrived via automobile. (cars parked divided by occupied hotel rooms).

A field verification was performed by Traf Tech Engineering, Inc. on Thursday, February 8, 2024. On the ground floor, there are four (4) regular parking spaces plus one (1) handicap parking stall for a total of five (5) parking spaces on the ground floor. At the second-floor parking, there are a total of 28 lifts for a total of 56 parking spaces. Overall, the hotel provides 61 parking spaces (5 + 56).

Since the facility is 100% valet parking (no self-parking allowed), the parking operator can park more than the marked parking spaces, if needed, by parking on drive-aisles and on the ramp.

Based on information provided by the hotel operator, in the year 2022, the average hotel occupancy was 77%, with an average automobile use (drive-in ratio) of 24%, or 18 occupied parking spaces out of the 61 on-site parking stalls provided. The month with the maximum number of occupied parking spaces was July, with 29% occupancy (22 parking spaces used out of 61 available parking stalls). Therefore, this facility has a very low drive-in vehicular use. Assuming the hotel at 100% occupancy (96 rooms occupied), and the 29% drive-in ratio results in 28 on-site vehicles parked ( $96 \times 0.29$ ) at 100% occupancy.

As documented in Table 1, approximately 23 new inbound trips are anticipated as a result of allowing outside guests to access the rooftop area. Therefore, a maximum of 51 parking spaces are required (28 for hotel guests plus 23 for outside guests). Since 61 on-site parking spaces are provided, sufficient parking is provided at The Palomar.

Based on the above, sufficient on-site parking spaces are available to serve outside guests of the rooftop area.

## VALET ANALYSIS

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Valet service will be provided for the outside guests of the rooftop area of the hotel. It was assumed that 100% (conservative assumption) of the outside guest trips will use the valet service. The valet station is provided on the ground-floor as depicted in Figure 2). The parking location for valet vehicles is the parking garage located on the second floor. The parking location is located approximately 350 feet from the valet station.

A queuing analysis was conducted for the valet drop-off/pick-up location. The length of queue anticipated was determined using information contained in ITE's *Transportation and Land Development*, Chapter 8 – Drive-In Facilities<sup>1</sup>. For this analysis, the following input variables were used:

- Service Rate: The distance between the ground-level valet station and the valet parking garage is approximately 350 feet. Traf Tech Engineering, Inc. met with the valet operator on Thursday, February 8, 2024. During the meeting, the time for the valet operator to park or retrieve a vehicle parked at a lift was used for this purpose. Excluding the ticket processing time, the time to park/retrieve a vehicle ranged from 1' 52" to 2' 47". For purposes of this study, we have assumed a 3.5-minute time to either park a vehicle or retrieve a parked vehicle. Hence, the number of vehicles that a valet runner can park or retrieve per hour is approximately 17 vehicles.
- Demand Rate: A maximum of 33 outside guest valet vehicles were estimated to arrive/depart during the highest hour ( $33 \times 100\% = 33$  for PM Peak Hour).

Using equation 8-9b and Table 8-11 of ITE's *Transportation and Land Development*, the maximum length of queue anticipated at the valet station, at the 95% confidence level, is three (3) vehicles for the outside guests. Therefore, the on-site valet station should provide parking for four (4) to account for existing hotel customers and outside guest vehicles and have four (4) additional valet runner during peak times. The results of the ITE queuing procedure are included in Appendix B.

Figure 2 provides detailed information about the location of the Valet Station, Parking Garage, and the valet parking inbound and outbound routes on a map.

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<sup>1</sup> By Vergil G. Stover and Frank J. Koepke.



## CONCLUSIONS

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Kimpton Hotel Palomar South Beach is an existing hotel located at 1750 Alton Road, as illustrated in Figure 1. At the rooftop of the hotel, there is a swimming pool where drinks are served to hotel guests only. Limited food can be served on the rooftop to hotel guests. The proposed plan is to allow outside guests to access the pool area and order drinks and limited food, if desired.

Traf Tech Engineering, Inc. was retained by the Kimpton Hotel Palomar South Beach to determine the traffic implications associated with allowing outside guests to access the pool area and order drinks and limit food.

The conclusions of the traffic evaluation are presented below:

- The new PM peak hour of the generator trips projected by opening the rooftop to outside guests is approximately 33 (approximately one new peak hour trip every 2 minutes). Due to the low trips anticipated by opening the rooftop area to outside guests, the traffic impacts to the nearby transportation system are minimal.
- Sufficient on-site parking spaces are available to serve outside guests of the rooftop area.
- The ground-level valet station should provide parking for three (3) additional outside guest vehicles and have four (4) additional valet runners during peak times.

# **APPENDIX A**

## **Site Plan for Palomar South Beach**

NOTES:

- 1- ALL EGRESS DOORS WITH  $\frac{1}{2}$ " MAX ELEVATION. TYPICAL
- 2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT.

PLUMBING FIXTURE CALCULATION - POOL DECK FLOOR - FBC, TABLE 403.6

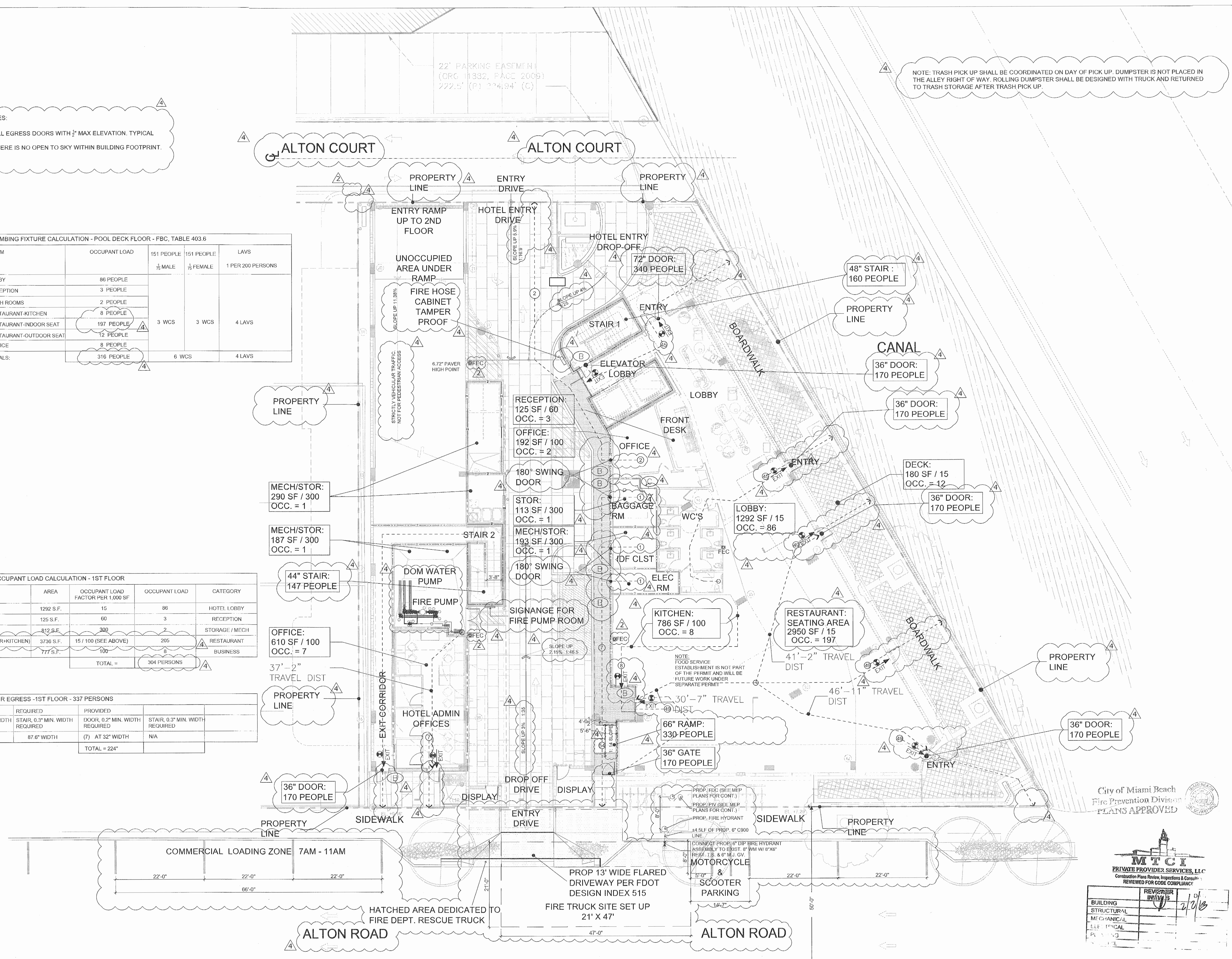
| ROOM                    | OCCUPANT LOAD | 151 PEOPLE<br>MALE | 151 PEOPLE<br>FEMALE | LAVS<br>1 PER 200 PERSONS |
|-------------------------|---------------|--------------------|----------------------|---------------------------|
| LOBBY                   | 86 PEOPLE     |                    |                      |                           |
| RECEPTION               | 3 PEOPLE      |                    |                      |                           |
| MECH ROOMS              | 2 PEOPLE      |                    |                      |                           |
| RESTAURANT-KITCHEN      | 8 PEOPLE      |                    |                      |                           |
| RESTAURANT-INDOOR SEAT  | 197 PEOPLE    | 3 WCS              | 3 WCS                | 4 LAVS                    |
| RESTAURANT-OUTDOOR SEAT | 12 PEOPLE     |                    |                      |                           |
| OFFICE                  | 8 PEOPLE      |                    |                      |                           |
| TOTALS:                 | 316 PEOPLE    | 6 WCS              |                      | 4 LAVS                    |

LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR

| ROOM                        | AREA      | OCCUPANT LOAD<br>FACTOR PER 1,000 SF | OCCUPANT LOAD | CATEGORY       |
|-----------------------------|-----------|--------------------------------------|---------------|----------------|
| LOBBY                       | 1292 S.F. | 15                                   | 86            | HOTEL LOBBY    |
| RECEPTION                   | 125 S.F.  | 60                                   | 3             | RECEPTION      |
| MECH/STOR ROOMS             | 812 S.F.  | 300                                  | 2             | STORAGE / MECH |
| RESTAURANT (INDOOR+KITCHEN) | 3736 S.F. | 15 / 100 (SEE ABOVE)                 | 205           | RESTAURANT     |
| OFFICES                     | 777 S.F.  | 100                                  | 6             | BUSINESS       |
|                             | TOTAL =   |                                      | 304 PERSONS   |                |

DOOR AND STAIR EGRESS - 1ST FLOOR - 337 PERSONS

| REQUIRED                          | REQUIRED                           | PROVIDED                          | STAIR, 0.3" MIN. WIDTH<br>REQUIRED |
|-----------------------------------|------------------------------------|-----------------------------------|------------------------------------|
| DOOR, 0.2" MIN. WIDTH<br>REQUIRED | STAIR, 0.3" MIN. WIDTH<br>REQUIRED | DOOR, 0.2" MIN. WIDTH<br>REQUIRED | STAIR, 0.3" MIN. WIDTH<br>REQUIRED |
| 58.4" WIDTH                       | 87.6" WIDTH                        | (7) AT 32" WIDTH                  | N/A                                |
|                                   |                                    | TOTAL = 224"                      |                                    |

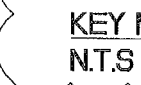


City of Miami Beach  
Fire Prevention Division  
PLANS APPROVED

MTCI  
PRIVATE PROVIDER SERVICES, LLC  
Construction Plans Review, Inspections & Consulting  
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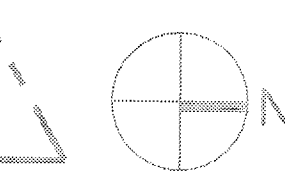
| NO. | DESCRIPTION         | DATE     |
|-----|---------------------|----------|
| 1   | PERMIT SET          | 02.28.17 |
| 2   | REV. 2              | 05.31.17 |
| 3   | BLDG. MTCT COMMENTS | 08.01.17 |
| 4   | REV. 4              | 11.22.17 |

PROJECT NO. 1613  
DATE: 02.28.17  
SHEET INDEX:  
SCALE: As Noted  
SHEET NO.



|            |                      |               |
|------------|----------------------|---------------|
|            | REVIEWER<br>INITIALS | DATE          |
| BUILDING   | <i>[Signature]</i>   | <i>2/2/06</i> |
| STRUCTURAL |                      |               |
| MECHANICAL |                      |               |
| ELECTRICAL |                      |               |
| PLUMBING   |                      |               |
| SE & CIVIL |                      |               |

| DOOR AND STAIR EGRESS - 2ND FLOOR - 74 PERSONS |                                                |                                               |                                    |
|------------------------------------------------|------------------------------------------------|-----------------------------------------------|------------------------------------|
| REQUIRED<br>DOOR, 0.2' MIN. WIDTH<br>REQUIRED  | REQUIRED<br>STAIR, 0.3' MIN. WIDTH<br>REQUIRED | PROVIDED<br>DOOR, 0.2' MIN. WIDTH<br>REQUIRED | STAIR, 0.3' MIN. WIDTH<br>REQUIRED |
| 14.8' WIDTH                                    | 22.2' WIDTH                                    | (2) AT 32' WIDTH                              | (2) AT 44' WIDTH                   |
|                                                |                                                | TOTAL -                                       | 74 PERSONS                         |



# **APPENDIX B**

## **Valet Queuing Analysis**

## Queuing Analysis based on ITE Procedures Palomar South Beach

$q = 33$  veh/hr (demand rate)

$Q = 17$  veh/hr (service rate)

$$p = \frac{q}{NQ} = 0.485 \text{ (N = 4 valet runner)}$$

$$Q_M = 0.485$$

Using Acceptable Probability of 5% (95% Confidence Level)

$$M = \left( \frac{\ln(x > M) - \ln(Q_M)}{\ln(p)} \right) - 1$$

$$M = \left( \frac{\ln(0.05) - \ln(0.485)}{\ln(0.485)} \right) - 1$$

$$M = \left( \frac{-2.9957 - (-0.7236)}{-0.7236} \right) - 1$$

$$M = 3.14 - 1 = 2.14, \text{ say 3 vehicles}$$

# **APPENDIX C**

## **Approved Traffic Methodology**

## **PROPOSED TRAFFIC METHODOLOGY**

### **Kimpton Hotel Palomar South Beach (1750 Alton Road – Rooftop)**

#### **Proposed Development**

Kimpton Hotel Palomar South Beach is an existing hotel located at 1750 Alton Road. At the rooftop of the hotel, there is a swimming pool where drinks are served to hotel guests only. Limited food can be served on the rooftop by hotel guests. The proposed plan is to allow outside guests to access the pool area and order drinks and limited food, if desired. The size of the rooftop area is approximately 7,320 square feet of occupiable area (refer to site plan).

Based on information provided by the hotel operator, in 2022, the average hotel occupancy was 77%, with an average automobile use (drive-in ratio) of 24%, or 18 occupied parking spaces out of the 75 on-site parking stalls provided. The month with the maximum number of occupied parking spaces was July, with 29% occupancy (22 parking spaces used out of 75 available parking stalls). Therefore, this facility has a very low drive-in vehicular use.

Based on the above, sufficient on-site parking spaces are available to serve outside guests of the rooftop area.

#### **Proposed Traffic Methodology**

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11<sup>th</sup> Edition)*. Table 1 documents the trip generation associated with the proposed rooftop lounge. For purposes of this development, ITE's Land Use Code 975 – Drinking Place was used. The trip generation rate for a drinking place is significantly higher than a restaurant and therefore, this will assess traffic impacts with a conservative approach.
- Based on ITE Trip Generation Handbook (Third Edition), during the PM peak hour, the internal trips between a hotel and a restaurant (no data is available for drinking place) is higher than 60%. For purposes of this analysis, a 25% internal capture was used between the existing hotel and the proposed rooftop lounge.

| TABLE 1<br>Trip Generation Summary<br>1750 Alton - Rooftop                                    |       |    |                                                                            |         |          |              |         |          |
|-----------------------------------------------------------------------------------------------|-------|----|----------------------------------------------------------------------------|---------|----------|--------------|---------|----------|
| Land Use                                                                                      |       |    | AM Peak Hour                                                               |         |          | PM Peak Hour |         |          |
|                                                                                               | Size  |    | Total Trips                                                                | Inbound | Outbound | Total Trips  | Inbound | Outbound |
| Proposed Rooftop (LUC 975)                                                                    | 7,320 | sf | 0                                                                          | 0       | 0        | 114          | 78      | 36       |
| Drive-in Use (29%)                                                                            |       |    |                                                                            |         |          | 33           | 23      | 10       |
| Internal with hotel (-0%)                                                                     |       |    |                                                                            |         |          | 0            | 0       | 0        |
| Total Trips                                                                                   |       |    | 0                                                                          | 0       | 0        | 33           | 23      | 10       |
| Source: ITE Trip Generation Manual (11th Edition).                                            |       |    |                                                                            |         |          |              |         |          |
| NOTES: Drive-in use = percent of hotel guests arriving by own automobile                      |       |    |                                                                            |         |          |              |         |          |
| No internal trips assumed between hotel guests and the rooftop lounge (conservative approach) |       |    |                                                                            |         |          |              |         |          |
| Drinking Place - LUC 975                                                                      |       |    |                                                                            |         |          |              |         |          |
| Daily Trips                                                                                   |       |    | = n/a                                                                      |         |          |              |         |          |
| AM Peak Hour Trips                                                                            |       |    | = n/a                                                                      |         |          |              |         |          |
| PM Peak Hour Trips                                                                            |       |    | = 11.36 (X) with 66% inbound and 34% outbound, where X = 1,000 square feet |         |          |              |         |          |
| PM Peak of the Generator                                                                      |       |    | = 15.53 (X) with 68% inbound and 32% outbound, where X = 1,000 square feet |         |          |              |         |          |

- As indicated in Table 1, the new PM peak hour of the generator trips projected by opening the rooftop to outside guests is approximately 33 (approximately one new peak hour trip every 2 minutes). Due to the low trips anticipated by opening the rooftop area to outside guests, no traffic counts and level of service analysis is considered necessary.
- Valet service may be provided for the 1750 rooftop project. Therefore, a valet operations plan will be prepared addressing the valet station location, parking and retrieval routes, number of valet attendants required to prevent traffic queues from interfering with the through traffic on nearby public streets or alleys.
- Parking will be addressed. A parking count will be conducted to verify the number of existing parking spaces, the number of parking spaces used per occupied hotel room, and the available parking spaces for future guests of the rooftop area.
- A traffic memorandum will be prepared for the proposed rooftop lounge. The memorandum will address trip generation, driveway volumes, new trips on the surrounding street system, parking, and valet service.

# **ATTACHMENT C-1**

**Ground Floor and Rooftop  
1750 Alton**



NOTES:

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- 2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT.

PLUMBING FIXTURE CALCULATION - POOL DECK FLOOR - FBC, TABLE 403.6

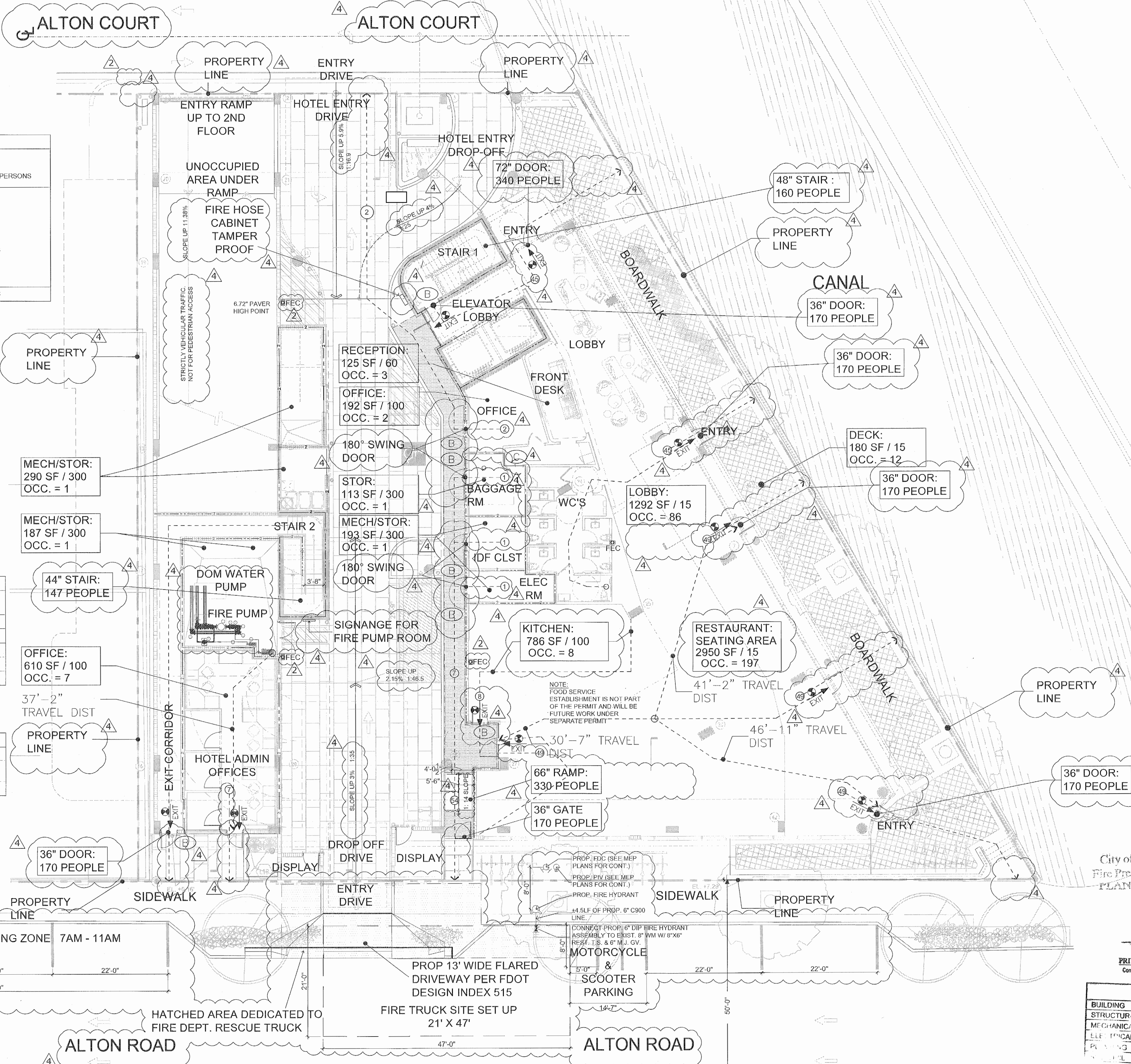
| ROOM                    | OCCUPANT LOAD | 151 PEOPLE<br>$\frac{1}{16}$ MALE | 151 PEOPLE<br>$\frac{1}{16}$ FEMALE | LAVS<br>1 PER 200 PERSONS |
|-------------------------|---------------|-----------------------------------|-------------------------------------|---------------------------|
| LOBBY                   | 86 PEOPLE     |                                   |                                     |                           |
| RECEPTION               | 3 PEOPLE      |                                   |                                     |                           |
| MECH ROOMS              | 2 PEOPLE      |                                   |                                     |                           |
| RESTAURANT-KITCHEN      | 8 PEOPLE      |                                   |                                     |                           |
| RESTAURANT-INDOOR SEAT  | 197 PEOPLE    | 3 WCS                             | 3 WCS                               | 4 LAVS                    |
| RESTAURANT-OUTDOOR SEAT | 12 PEOPLE     |                                   |                                     |                           |
| OFFICE                  | 8 PEOPLE      |                                   |                                     |                           |
| TOTALS:                 | 316 PEOPLE    | 6 WCS                             |                                     | 4 LAVS                    |

LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR

| ROOM                        | AREA      | OCCUPANT LOAD<br>FACTOR PER 1,000 SF | OCCUPANT LOAD | CATEGORY       |
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| RESTAURANT (INDOOR+KITCHEN) | 3736 S.F. | 15 / 100 (SEE ABOVE)                 | 205           | RESTAURANT     |
| OFFICES                     | 777 S.F.  | 100                                  | 6             | BUSINESS       |
| TOTAL =                     |           |                                      | 304 PERSONS   |                |

DOOR AND STAIR EGRESS - 1ST FLOOR - 337 PERSONS

| REQUIRED                          | REQUIRED                           | PROVIDED                          | STAIR, 0.3" MIN. WIDTH<br>REQUIRED |
|-----------------------------------|------------------------------------|-----------------------------------|------------------------------------|
| DOOR, 0.2" MIN. WIDTH<br>REQUIRED | STAIR, 0.3" MIN. WIDTH<br>REQUIRED | DOOR, 0.2" MIN. WIDTH<br>REQUIRED | STAIR, 0.3" MIN. WIDTH<br>REQUIRED |
| 58.4" WIDTH                       | 87.6" WIDTH                        | (7) AT 32" WIDTH                  | N/A                                |
| TOTAL = 224"                      |                                    |                                   |                                    |

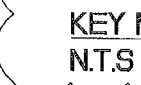


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| NO. | DESCRIPTION         | DATE     |
|-----|---------------------|----------|
| 1   | PERMIT SET          | 02.28.17 |
| 2   | REV. 2              | 05.31.17 |
| 3   | BLDG. MTCT COMMENTS | 08.01.17 |
| 4   | REV. 4              | 11.22.17 |

REVISOR: [Signature] 2/2/18



**PRIVATE PROVIDER SERVICES, L.**  
Construction Plans Review, Inspections & Compliance  
REVIEWED FOR CODE COMPLIANCE



GENERAL NOTE :

1. COOLING TOWER EMERGENCY GENERATOR ROOM, BOILER ROOM, POOL, EQUIPMENT ROOM & STORAGE ROOM HAVE NO ROOF STRUCTURE & ARE OPEN TO ABOVE.
2. ALL TRASH CONTAINERS SHALL UTILIZE RUBBER WHEELS, OR THE PATH FOR THE TRASH CONTAINERS SHALL CONSIST OF A SURFACE FINISH THAT REDUCES NOISE, IN A MANNER TO BE REVIEWED AND APPROVED BY STAFF.
3. SIGN TO READ: THE POOL DECK SHALL BE CLOSED TO BETWEEN THE HOURS OF MIDNIGHT AND 7 AM.
4. EXCEPT AS MAY BE REQUIRED FOR SECURITY, FIRE OR BUILDING CODE/ LIFE SAFETY CODE PURPOSES, NO SPEAKERS SHALL BE AFFIXED TO OR OTHERWISE LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE PLAYED VOLUME AT A VOLUME THAT IS PLAINLY AUDIBLE FROM OTHER PROPERTIES AND WHICH INTERFERES WITH NORMAL CONVERSATION.
5. ALL HANDRAILS TO COMPLY WITH NFPA 5TH EDITION SECTION 7.2.2.4.4.9
6. USE OF THE ROOFTOP POOL DECK SHALL BE LIMITED TO THE EXCLUSIVE USE OF HOTEL GUESTS AND HIGH-WAISTED.
7. WARNING SIGNS
8. NO CHEMICALS WILL BE USED AND DISCHARGED INTO DRAINAGE SYSTEM
9. ACCESSIBILITY ROUTE TO POOL DECK IS FROM ELEVATORS THROUGH DOUBLE DOORS, NO STEPS GREATER THAN 1/2"

ROOFTOP EQUIPMENT  
WIDTH OF EQUIPMENT HEIGHT OF LEGS  
UP TO 24" 14"  
25 TO 36" 18"  
37 TO 48" 24"  
49 TO 60" 30"  
61 AND WIDER 48"

RM-2 SETBACK 10% L.D. (15'-0")

MASONRY WALL,  
42" MIN. AFF

RM-2 SETBACK 8% L.W. (16'-10")

ALUM SCREEN WALL,  
BOT. 36" ABOVE  
ROOFING, SEE A-503

MASONRY WALL,  
42" MIN. AFF

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

TO SLAB - ROOF-LOWER  
EL. +63'-4" NGVD

PROPERTY LINE 134.00'

PEDESTAL CD-2 SETBACK (0'-0")

HOSE BIBB  
W/ VACUUM BREAKER

MASONRY PARAPET  
WALL, 42" MIN AFF

EL. +63'-10"  
OVERFLOW  
SCUPPER

EL. +63'-10"  
OVERFLOW  
SCUPPER

EL. +63'-10"  
OVERFLOW  
SCUPPER

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HOSE BIBB  
W/ VACUUM BREAKER

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- LIGHTING NOTE:
1. ALL ROOFTOP LIGHTING SHALL CONSIST OF A LIGHTING FIXTURE THAT IS AFFIXED TO AND NO HIGHER THAN THE ROOFTOP PARAPET WALL.
  2. All roof top lighting fixtures shall be designed to preclude light spilling over to adjacent properties, in a manner to be reviewed and approved by staff, consistent with the Design Review Criteria and/or the directions from the Board.

HOSE BIBB  
W/ VACUUM BREAKER

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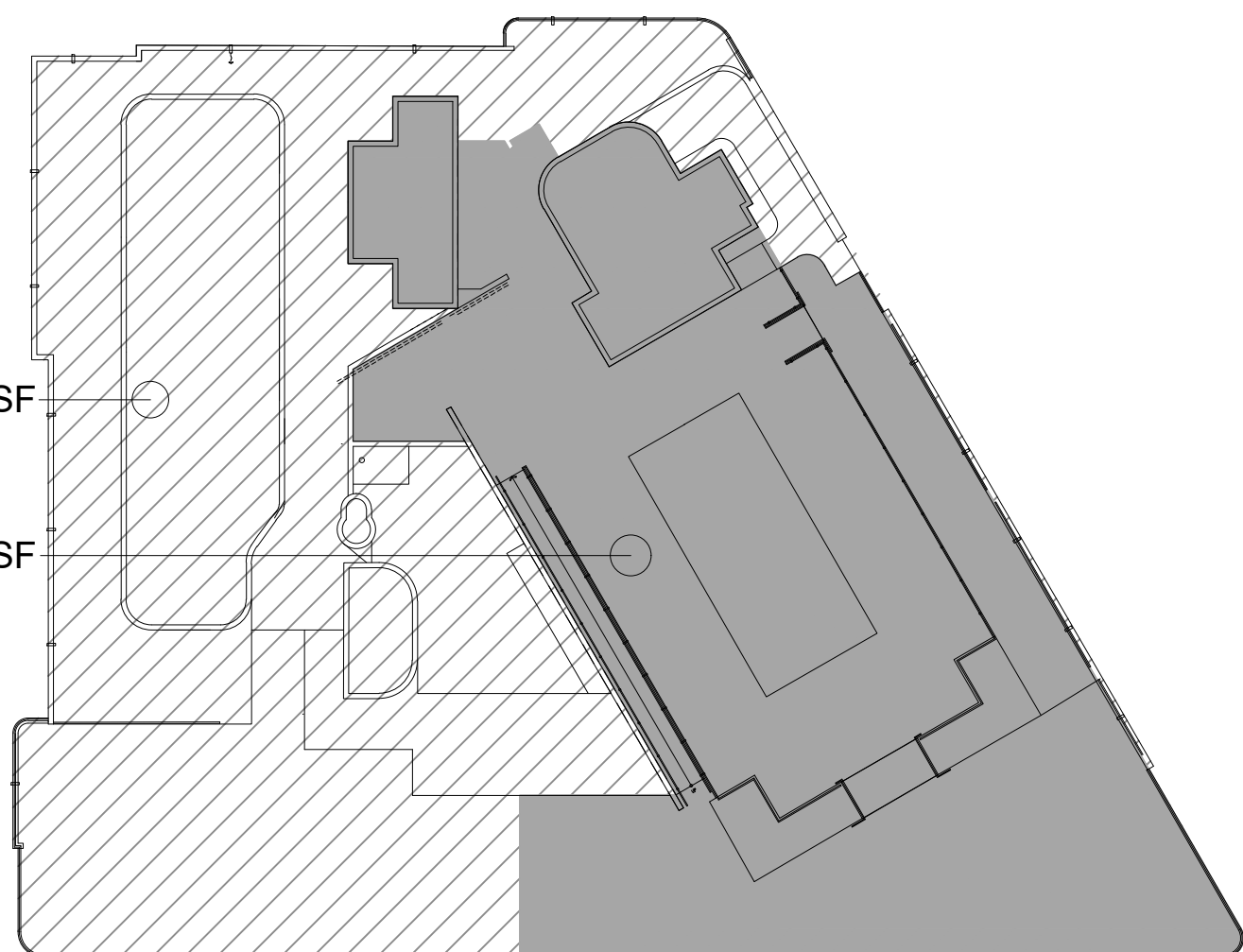
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| FLOOR       | GROSS CONST<br>AREA<br>(SLAB AREA) | ENCLOSED<br>AREA<br>(A/C SPACE) | ENTRY<br>DRIVE | CANAL<br>WALKWAY | BALCONY | TERRACE | POOL<br>DECK<br>(FIN. DECK) | MECH<br>ROOMS | STAIRS |
|-------------|------------------------------------|---------------------------------|----------------|------------------|---------|---------|-----------------------------|---------------|--------|
| 1ST         | 15,025                             | 8,210                           | 5,045          | 2,802            | 0       | 0       | 0                           | 410           | 412    |
| 2ND         | 14,999                             | 1,945                           | 0              | 0                | 0       | 0       | 0                           | 0             | 412    |
| 3RD         | 18,783                             | 13,120                          | 0              | 0                | 202     | 4,923   | 0                           | 65            | 341    |
| 4TH         | 14,649                             | 13,120                          | 0              | 0                | 1,529   | 0       | 0                           | 65            | 341    |
| 5TH         | 14,649                             | 13,120                          | 0              | 0                | 1,529   | 0       | 0                           | 65            | 341    |
| 6TH/POOL    | 14,649                             | 648                             | 0              | 0                | 0       | 0       | 8,574                       | 220           | 337    |
| HIGH ROOF   | 1,211                              |                                 |                |                  |         |         |                             |               |        |
| Sub-Totals: | 93,965                             | 50,163                          | 5,045          | 2,802            | 3,260   | 4,923   | 8,574                       | 825           | 2,184  |

ROOFTOP AREA = 14,649 SF

OCCUPIED AREA = 7,320 SF



OCCUPANCY DIAGRAM - ROOF TOP  
NTS

IN COMPLIANCE WITH 2014 FBCB 454.1.5  
454.1.5 EQUIPMENT AREA OR ROOMS.  
454.1.5.1 EQUIPMENT.  
EQUIPMENT DESIGNATED BY THE MANUFACTURER FOR OUTDOOR  
USE MAY BE LOCATED IN AN EQUIPMENT AREA, ALL OTHER  
EQUIPMENT MUST BE LOCATED IN AN EQUIPMENT ROOM OR  
ENCLOSURE. PLASTIC PIPE SUBJECT TO A PERIOD OF  
PROLONGED SUNLIGHT EXPOSURE MUST BE COATED TO  
PROTECT IT FROM ULTRAVIOLET LIGHT DEGRADATION. AN  
EQUIPMENT AREA SHALL BE SURROUNDED WITH A FENCE AT  
LEAST 4 FEET (1219 MM) HIGH ON ALL SIDES NOT CONFINED  
BY A BUILDING OR EQUIVALENT STRUCTURE. A SELF-CLOSING  
AND SELF-LATCHING GATE WITH A PERMANENT LOCKING DEVICE  
SHALL BE PROVIDED IF NECESSARY FOR ACCESS. AN  
EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE  
SIDES AND OVERHEAD. ANY FENCE OR GATE INSTALLED SHALL  
USE MEMBERS SPACING THAT SHALL NOT ALLOW PASSAGE OF  
A 4-INCH (102 MM) DIAMETER SPHERE. THE FOURTH SIDE MAY  
BE A GATE, FENCE, OR OPEN IF OTHERWISE PROTECTED FROM  
UNAUTHORIZED ENTRANCE. AN EQUIPMENT ENCLOSURE SHALL  
BE LOCKABLE OR OTHERWISE PROTECTED FROM UNAUTHORIZED  
ACCESS.  
454.1.5.2 INDOOR EQUIPMENT.  
EQUIPMENT NOT DESIGNATED BY THE MANUFACTURER FOR  
OUTDOOR USE SHALL BE LOCATED IN AN EQUIPMENT ROOM. AN  
EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE  
SIDES AND OVERHEAD. THE FOURTH SIDE MAY BE A GATE,  
FENCE OR OPEN IF OTHERWISE PROTECTED FROM  
UNAUTHORIZED ENTRANCE.  
454.1.5.3 MATERIALS.  
THE EQUIPMENT ENCLOSURE, AREA OR ROOM FLOOR SHALL BE  
OF CONCRETE OR OTHER NONABSORBENT MATERIAL HAVING A  
SMOOTH SLIP-RESISTANT FINISH AND SHALL HAVE POSITIVE  
DRAINAGE, INCLUDING A SUMP PUMP IF NECESSARY. ANCILLARY  
EQUIPMENT, SUCH AS A HEATER, NOT CONTAINED IN AN  
EQUIPMENT ENCLOSURE OR ROOM SHALL NECESSITATE AN  
EQUIPMENT AREA AS DESCRIBED ABOVE.  
454.1.5.4 VENTILATION.  
EQUIPMENT ROOMS SHALL HAVE EITHER FORCED DRAFT OR  
CROSS VENTILATION. ALL BELOW-GRADE EQUIPMENT ROOMS  
SHALL HAVE A STAIRWAY ACCESS WITH FORCED DRAFT  
VENTILATION OR A FULLY LOUVERED DOOR AND POWERED  
INTAKE WITHIN 6 INCHES (152 MM) OF THE FLOOR, WHERE  
STAIRWAY ACCESS IS NOT NECESSARY TO CARRY HEAVY ITEMS  
INTO THE BELOW GRADE ROOM OR VAULT, A SHIP'S  
LADDER' MAY BE USED IF SPECIFIED BY THE DESIGN ENGINEER  
WHO MUST CONSIDER ANTICIPATED WORKLOAD INCLUDING  
EQUIPMENT REMOVAL, AND THE LADDER SLOPE, TREAD HEIGHT  
AND WIDTH, AND CONSTRUCTION MATERIAL OF THE LADDER.  
454.1.5.5 ACCESS.  
THE OPENING TO AN EQUIPMENT ROOM OR AREA SHALL BE A  
MINIMUM 3 FEET BY 6 FEET (914 MM BY 1829 MM) AND SHALL  
PROVIDE EASY ACCESS TO THE EQUIPMENT.  
454.1.5.6 SIZE.  
THE SIZE OF THE EQUIPMENT ENCLOSURE, ROOM OR AREA  
SHALL PROVIDE WORKING SPACE TO PERFORM ROUTINE  
OPERATIONS. CLEARANCE SHALL BE PROVIDED FOR ALL  
EQUIPMENT AS PRESCRIBED BY THE MANUFACTURER TO ALLOW  
NORMAL MAINTENANCE OPERATION AND REMOVAL WITHOUT  
DISTURBING OTHER PIPING OR EQUIPMENT. IN ROOMS WITH  
FIXED CEILINGS, THE MINIMUM HEIGHT SHALL BE 7 FEET (2137  
MM).  
454.1.5.7 LIGHTING.  
EQUIPMENT ROOMS OR AREAS SHALL BE LIGHTED TO PROVIDE  
30 FOOT-CANDLES (300 LUX) OF ILLUMINATION AT FLOOR LEVEL.  
454.1.5.8 STORAGE.  
EQUIPMENT ENCLOSURES, ROOMS OR AREAS SHALL NOT BE  
USED FOR STORAGE OF CHEMICALS EMITTING CORROSIVE FUMES  
OR FOR STORAGE OF OTHER ITEMS TO THE EXTENT THAT  
ENTRANCE TO THE ROOM FOR INSPECTION OR OPERATION OF  
THE EQUIPMENT IS IMPAIRED.  
454.1.5.9 HOSE BIBBS.  
A HOSE BIBB WITH VACUUM BREAKER SHALL BE LOCATED IN  
THE EQUIPMENT ROOM OR AREA.

STATE OF FLORIDA  
HELIO MILIAN ARCHITECT  
REGISTERED ARCHITECT  
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EXCEPT WITH SPECIFICATION WRITTEN  
CONSENT OF THE ARCHITECT. THE  
CONTRACTOR MUST CHECK AND VERIFY ALL  
DIMENSIONS OF THE JOB AND BE RESPONSIBLE  
FOR SAME. REPORTING ANY DISCREPANCIES TO  
THE ARCHITECT BEFORE COMMENCING WORK.  
DRAWINGS ARE NOT TO BE SCALED

| No. | DESCRIPTION         | DATE     |
|-----|---------------------|----------|
| 1   | PERMIT SET          | 02.28.17 |
| 2   | REV. 2              | 05.31.17 |
| 3   | BLDG. MTCT COMMENTS | 08.01.17 |
| 4   | REV. 4              | 11.22.17 |
| 5   | REV. 5              |          |
| 6   | REV. 6              | 08.14.18 |
| 10  | REV. 10             | 10.22.20 |

|              |          |
|--------------|----------|
| PROJECT NO.  | 1613     |
| DATE:        | 02.28.17 |
| SHEET INDEX: |          |
| SCALE:       | As Noted |
| SHEET NO.    |          |

AS BUILT SET

A-106

# **ATTACHMENT C-2**

**ITE Trip Generation for  
LUC 925 – Drinking Place**

## Land Use: 975

### Drinking Place

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#### **Description**

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

#### **Additional Data**

All data for this land use were collected on Mondays through Thursdays.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Colorado, Florida, Oregon, Pennsylvania, and South Dakota.

#### **Source Numbers**

291, 358, 583, 1020, 1053

# Drinking Place (975)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

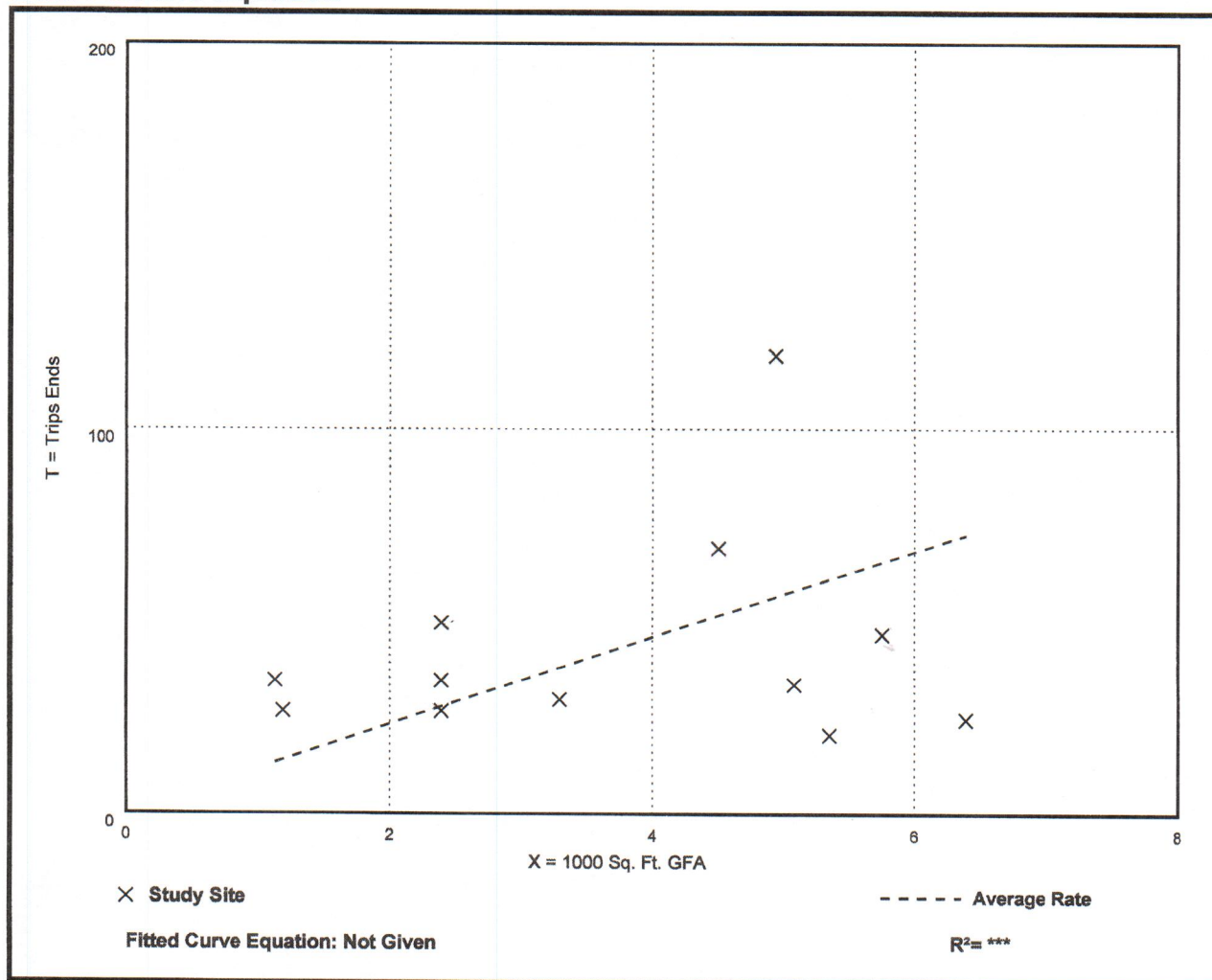
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 66% entering, 34% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 11.36        | 3.74 - 30.09   | 7.81               |

## Data Plot and Equation



# Drinking Place (975)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

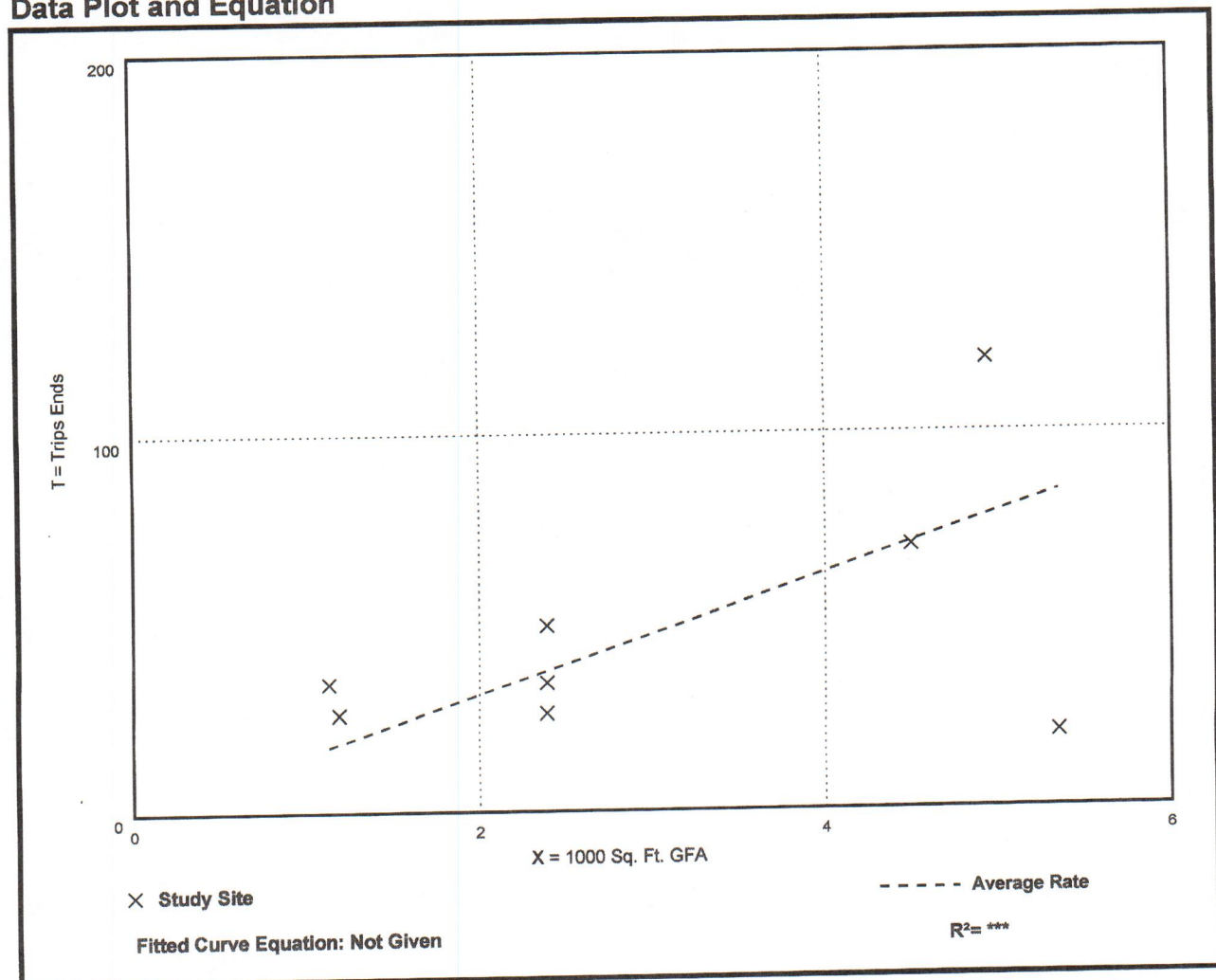
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 68% entering, 32% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 15.53        | 3.74 - 30.09   | 8.42               |

## Data Plot and Equation



# **ATTACHMENT C-3**

## **Drive-in Vehicle Use**

**(SOURCE: VPNE Parking Solutions)**

**Palomar Hotel**  
**VPNE Drive-In Ratio**  
**2022**

| <b>MONTH</b> | <b>DRIVE-IN<br/>RATIO</b> |
|--------------|---------------------------|
| January      | 28%                       |
| February     | 22%                       |
| March        | 23%                       |
| April        | 15%                       |
| May          | 22%                       |
| June         | 20%                       |
| July         | 29%                       |
| August       | 28%                       |
| September    | 23%                       |
| Octobe       | 24%                       |
| November     | 24%                       |
| December     | 25%                       |
| Average      | 24%                       |