

1750 Alton Road, Miami Beach, FL 33139

BA703462

MTCI
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MAR 27 2017

PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Certification

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

W. L. M. M. M.
02.28.17

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004963

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUT ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED 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

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7090 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING:
BUILDING PERMITS ONLY.

All work, materials and equipment are to be retained within
the property.

Construction and/or use of equipment in the Right-of-Way
for encumbrances will require a separate traffic
management plan PRIOR TO START OF CONSTRUCTION.

To start any excavation in the right-of-way, you must
first purchase State One Call or National One Call service for
more than 48 hours prior to the excavate work. Failure to do so
if the utilities have not been located properly, could result in:

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY

THE FOLLOWING:

BUILDING: ZONING: PLUMBING: ELECTRICAL: MECHANICAL:	Permit	Date
FIRE PREVENTION: [Signature] LOD: [Signature] 02/28/18 PUBLIC WORKS: [Signature] 2/1/18 STRUCTURAL: [Signature] ELEVATOR: [Signature] 3-6-18 ROOFING: [Signature] When Firms: [Signature] 2/1/18 P20616-0117	No. Permit Set	Date 02.28.17

OWNER
FINVARB GROUP
1065 Kane Concourse, suite 201
Bay Harbor Island, FL 33154

ARCHITECT OF RECORD
PERMUY ARCHITECTURE
2717 Ponce de Leon Blvd.
Coral Gables, FL 33134

INTERIOR DESIGN
CHAPI CHAPO DESIGN
1822 Danforth Ave.
Toronto, ON, M4C 1H8, Canada

DESIGN ARCHITECT
KOBI KARP ARCHITECTURE
2915 Biscayne Blvd. Suite 200
Miami, FL 33137

CIVIL ENGINEER
OCEAN ENGINEERING, INC.
333 NE 24th Street, Suite 408
Miami, FL 33137

FIRE PROTECTION / LIFE SAFETY
SLS CONSULTING, INC.
 1825 Ponce de Leon Blvd. Suite 565
 Miami, FL 33134

City of Miami Beach
Fire Prevention Division
Bureau of Fire Prevention

STRUCTURAL ENGINEER
De LOS REYES ENGINEERING
8726 NW 26th St. Suite 1 & 2
Miami, FL 33172

MEP
JPG ENGINEERING GROUP P.A.
3553 NW 79 Ave.
Miami, FL 33122

CIVIL ENGINEER
OCEAN ENGINEERING
333 NE 24th ST., Suite 408
Miami, FL 33137

LANDSCAPE ARCHITECT
JFS DESIGN
1833 NW 104th Terrace
Pembroke Pines, FL 33028

LAND SURVEYORS
LEVEL-TECH SURVEYORS, LLC
777 NW 72 Ave. Suite 3134
Miami, FL, 33126

POOL CONSULTANT
AQUADYNAMICS DESIGN GROUP, INC.
5000 SW 75th Avenue, Suite 300
Miami, FL 33155

	REVIEWER INITIALS	DATE
BUILDING	<i>[Signature]</i>	10/19/17
STRUCTURAL	<i>[Signature]</i>	10/19/17
MECHANICAL	<i>[Signature]</i>	10/19/17
ELECTRICAL	<i>[Signature]</i>	10/13/17
PLUMBING	<i>[Signature]</i>	10-19-17
SITE CIVIL	<i>[Signature]</i>	

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

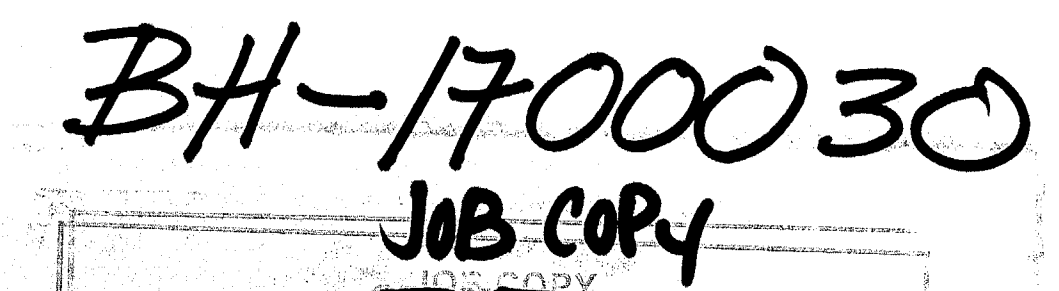
SCALE: As Noted

SHEET NO.

PERMIT SET

A-000

1750 Alton Road, Miami Beach, FL 33139



CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:
ROOFING:

**PHASE PERMIT
JOB COPY**

PERMUY

ARCHITECTURE
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Coral Gables, FL, 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

Helio Auley
02.28.17

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR1004953

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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
Akon Road Miami Beach FL 33139

1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
Concourse, Suite 201, Bay Harbor Islands

1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

OWNER
FINVARB GROUP
1065 Kane Concourse, suite 201
Bay Harbor Island, FL 33154

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Miami, FL 33137

FIRE PROTECTION / LIFE SAFETY
SLS CONSULTING, INC.
1825 Ponce de Leon Blvd. Suite 565
Miami, FL 33134

RESOURCE MANAGEMENT

NAME (PRINT): YASMIN LAYABA

SIGNATURE: [Signature] DATE: March 5, 2018

M2017008378

STRUCTURAL ENGINEER
De LOS REYES ENGINEERING
8726 NW 26th St. Suite 1 & 2
Miami, FL 33172

MEP
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MZ017008378

PERMIT SET

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PROJECT NO. 1613

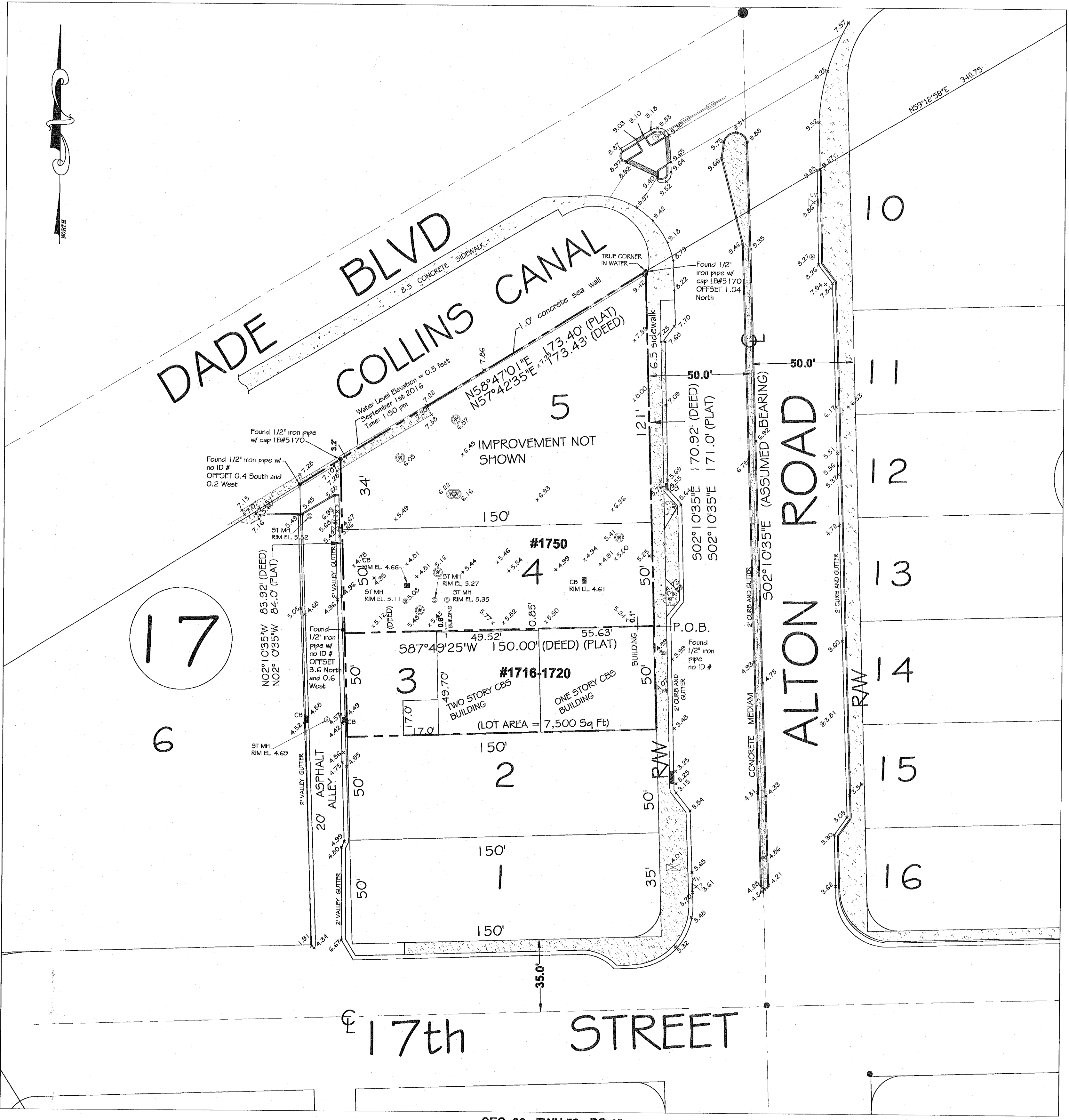
DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. 1

A-000

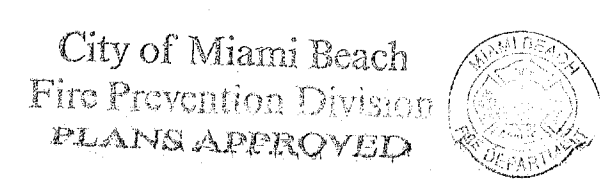


LEGAL DESCRIPTION:

Lot 4 less the South 1 inch (0.08'), and all Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book G, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book G, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.08' feet) to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 83.92 feet to a point; thence run North 59°53'10" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.

- SURVEYOR'S NOTES:**
- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
 - 3) Ownership subject to Opinion of Title.
 - 4) Bearings are based on an assumed meridian and referenced on the Centerline of ALTON ROAD, (S 02°10'35" E).
 - 5) Underground utilities are not depicted hereon.
 - 6) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
 - Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
 - 7) Zoning and Setbacks are not verified by this survey.
 - 8) Elevations shown hereon are relative to the 1929 N.G.V.D. of mean sea level and are based on a benchmark supplied by the engineering department of Miami-Dade County, Florida.
 - 9) Bench Mark used: No. A-36, Elevation +7.34 located by brass bar in concrete sidewalk at N.W. corner of bridge at Dade Boulevard (41.9' South of centerline) and Alton Road (90' West of centerline).
 - 9) Flood Elevation Information:
Community: 120651 FIRM Panel: 12086C0317L Flood Zone: "AE"
Date of FIRM: 09/11/2009 Suffix: L
Base Flood Elevation: 8.0
 - 10) Record area: 21,331 Sq. Ft. (Lot 4 & 5)

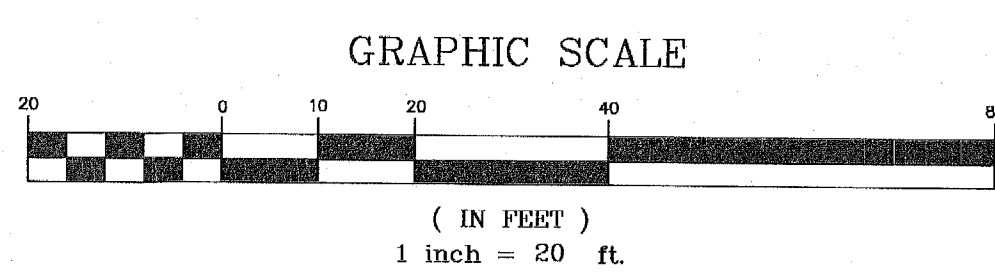


CERTIFICATE NOTE:

I hereby certify that the BOUNDARY and TOPOGRAPHIC SURVEY for the purpose of locating TREES, completed under my direction on SEPTEMBER 1st, 2016, and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the MINIMUM TECHNICAL STANDARDS FOR SURVEYS set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

LEVEL TECH SURVEYORS, LLC
DONALD T. RAMSEY
PROFESSIONAL LAND SURVEYOR, NO. 5851
STATE OF FLORIDA

REVISIONS	
DATE	DESCRIPTION
02/20/2017	Revise Legal Description
08-22-2015	REVISED TO ADD LOT 3 TO LEGAL AND LOCATION SKETCH
01-06-2016	REVISED AREA



- LEGEND:**
- ELEVATION
 - # OR NO. NUMBER
 - DWG. DRAWING
 - UC - UNUSUAL
 - INC - INCORPORATED
 - IF - HAND CAP PARKING
 - MIN - MINIMUM
 - AC - AIR CONDITIONER
 - CONG - CONCRETE
 - NA - NOT APPLICABLE
 - ASPH - ASPHALT
 - ID - IDENTIFICATION
 - REF - REFERENCE
 - C - CENTER LINE
 - F.F. ELEV. FINISH FLOOR ELEVATION
 - REDU - ELEVATION
 - F.F.E. - FOUND IRON ROD
 - C.B.S. - CONCRETE BLOCK & STUCCO
 - N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
 - 7.254 - PROFESSIONAL SURVEYOR AND MAPPER
 - L.B. - LICENSE OF BUSINESS
 - REC. # - RECORD AND MEASURED
 - P.O.B. - POINT OF BEGINNING
 - M+M - MANHOLE
 - LP - LIGHT POLE
 - WP - WOOD POLE
 - CB - CATCH BASIN
 - W - WATER VALVE
 - BW - BELLOSCY MANHOLE
 - MW - WATER METER
 - FH - FIRE HYDRANT
 - TB - TRAFFIC LIGHT BOX
 - G - GAS VALVE
 - W - WELL

CERTIFIED TO:
SOBE ALTON, LLC

SEC. 33 - TWN 53 - RG 42

LEVEL-TECH SURVEYORS, LLC
777 N.W. 72ND AVENUE, SUITE 3134
MIAMI, FL 33126
TEL: 305.261.8483
FAX: 305.261.8781
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

RECORD OF REVISIONS	
DATE	DESCRIPTION
02/20/2017	Revise Legal Description
08-22-2015	REVISED TO ADD LOT 3 TO LEGAL AND LOCATION SKETCH
01-06-2016	REVISED AREA

BOUNDARY and TOPOGRAPHIC SURVEY

PROJECT LOCATION: 1750 ALTON ROAD, MIAMI BEACH, MIAMI-DADE FLORIDA

CLIENT: RONALD FINVARB (305) 799-3708

CLIENT ADDRESS: 1065 KANE CONCORSE, STE 201 BAY HARBOR ISLAND, FL 33154

NAME AND TYPE OF PROJECT:	BOUNDARY and TOPOGRAPHIC SURVEY
DATE OF FIELD WORK:	09-1-2016
DRAWN BY:	A.J.R.
FIELD BOOK:	SKETCH
PROJECT NO:	15-08-8182
SHEET:	1
OF 1 SHEETS	

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-
- A circular professional engineer seal for Walter M. Lugo. The outer ring contains the text "WALTER M. LUGO" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the word "LICENSE" is at the top, "NO. 61747" is in the center, and "STATE OF FLORIDA" is at the bottom. A stylized signature "W. Lugo" is written across the center of the seal.

WALTER M. LUGO P.E.
FL PE# 61747

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PAVING

- ## VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

- C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION
- A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.
- B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

1. CLEANING UP

- A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.
- B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
- D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

- ### 3. PROJECT RECORD DOCUMENTS

- A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURERS AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
750 Alton Road, Miami Beach, FL 33139

750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP

0665 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

Product

Owner

[illegible]

PROJECT NO.

1613

DATE _____

2-17-17

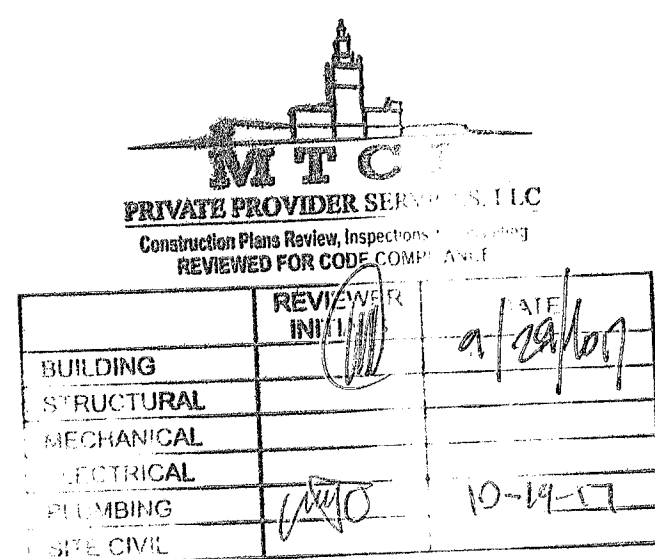
SHEET INDEX:
GENERAL NOTES AND
SPECIFICATIONS

SCA

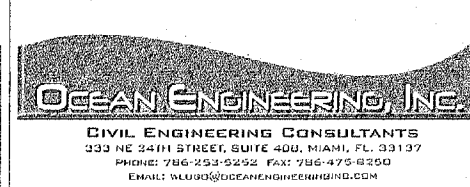
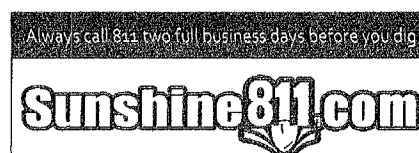
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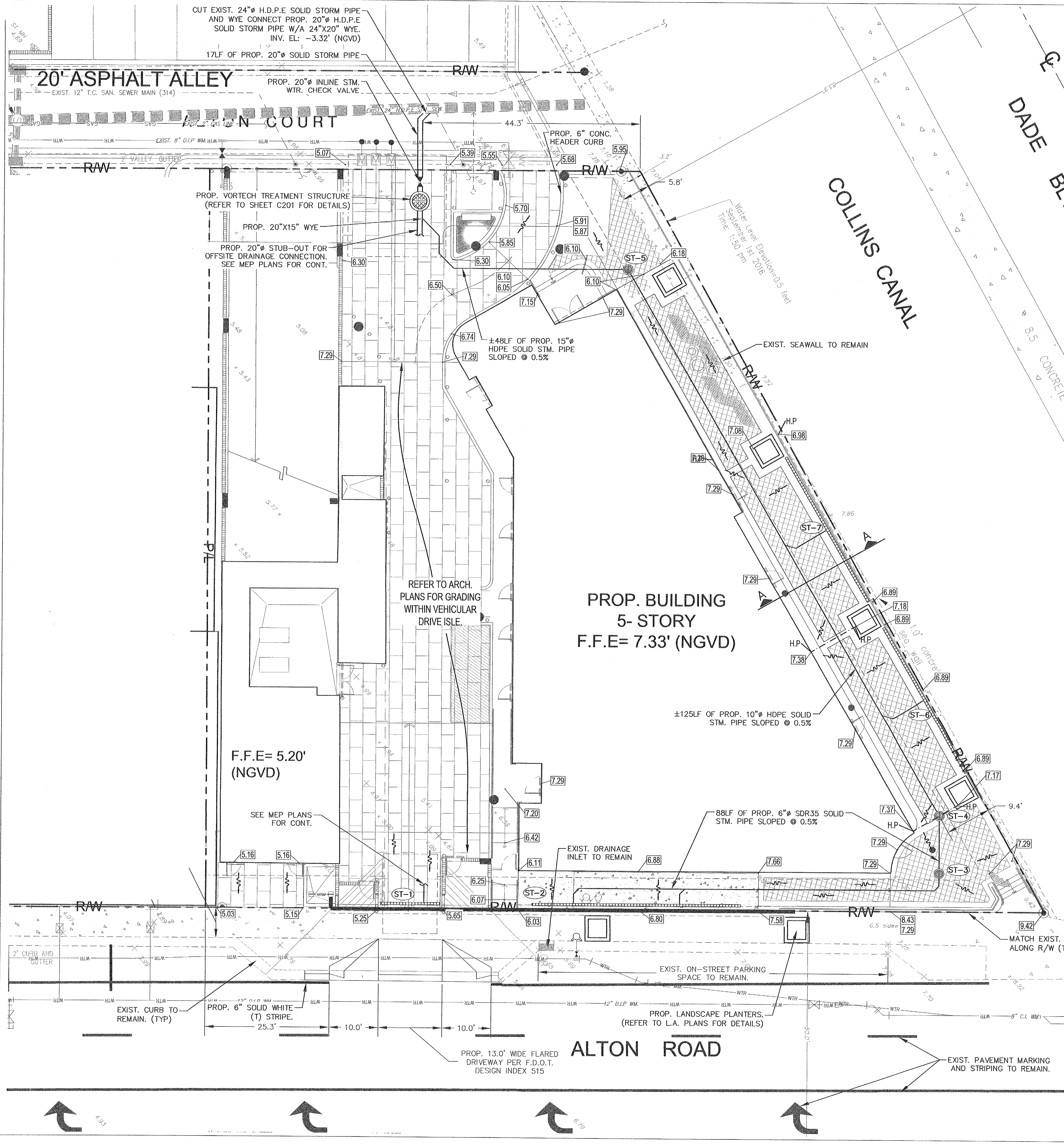
C100

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



PERMIT ISSUE



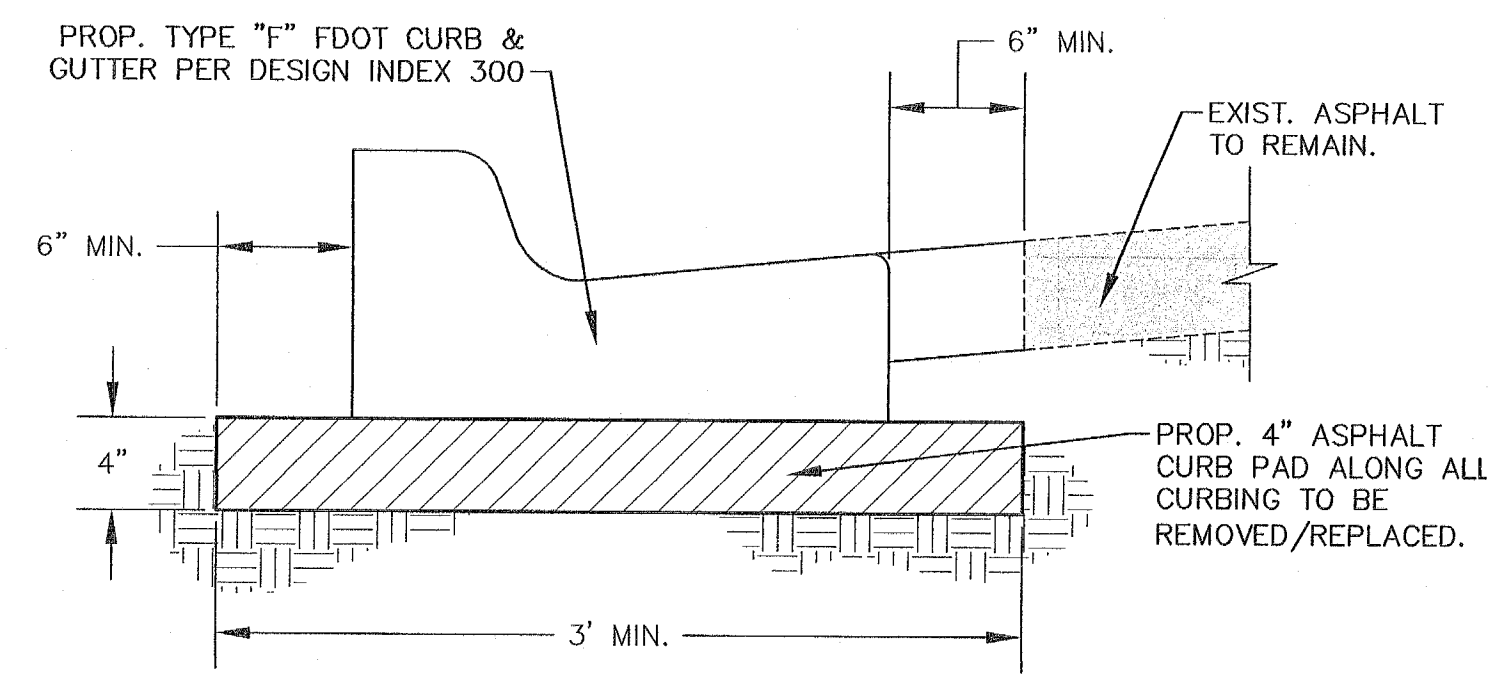


LEGEND:

- RAW --- R/W LINE/PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (N.G.V.D.)
- PROP. CONCRETE PAVING. (SEE ARCH. PLANS FOR DETAILS)
- PROP. PAVERS (SEE ARCH. PLANS FOR DETAILS)

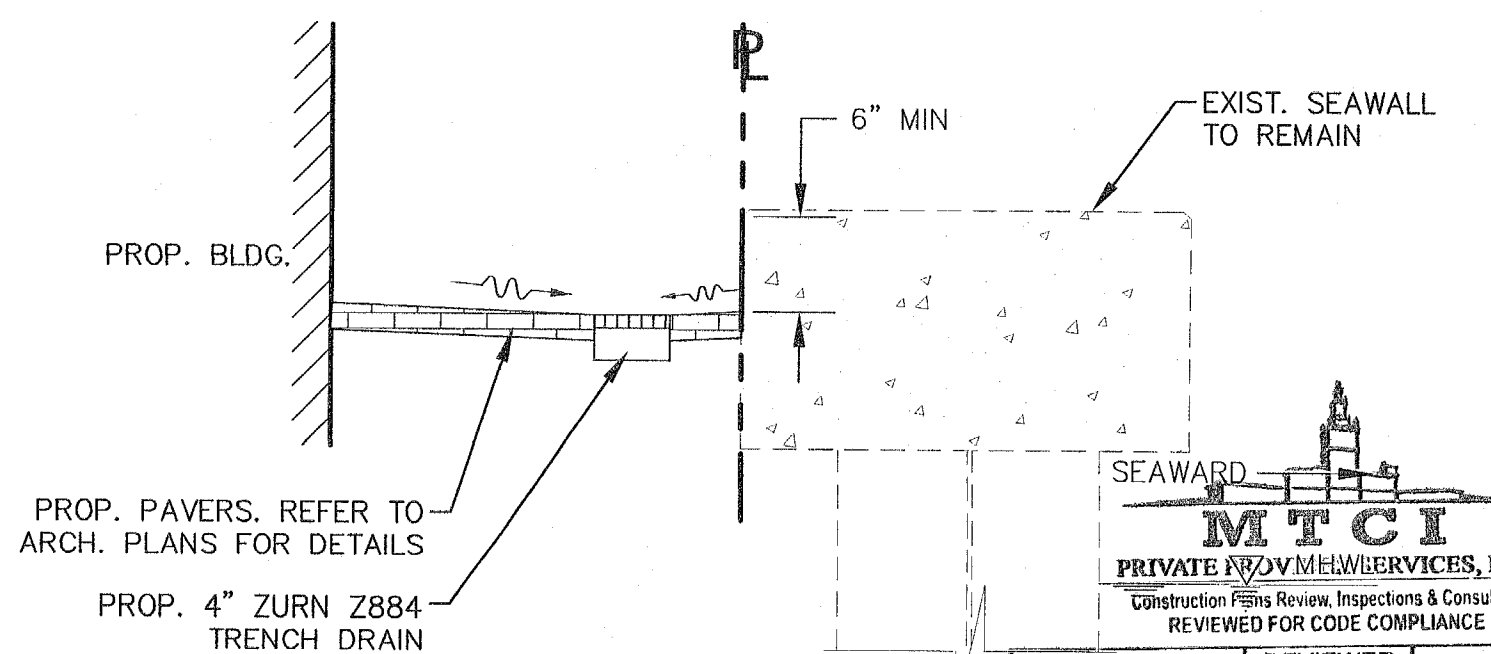
GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

PROF. GRADE ELEVATION (NGVD)
DIRECTION OF SURFACE RUNOFF
PROP. TRENCH DRAIN



4" ASPHALT CURB PAD
N.T.S.

NOTE:
ALL CURBING AND/OR GUTTERS WITHIN FDOT R/W INDICATED TO BE REMOVED AND/OR REPLACED SHALL BE SAW CUT TO THE NEAREST JOINT TO ALLOW A CLEAN INTERFACE WITH PROPOSED WORK.



SECTION A-A
N.T.S.

STRUCTURE TABLE								
STRUC. NUM.	DESCRIPTION	RIM. EL.	BTM	E	S	W	STM. PIPE	COMMENTS
ST-1	12' OF ZURN Z882 TRENCH DRAIN	5.25'				2.92'	4" SDR35	W/H2O RATED GRATE
ST-2	42' OF ZURN Z880 TRENCH DRAIN	6.03'				4.20'	4" SDR35	W/ADA GRATE
ST-3	8" NYLOPLAST INLINE DRAIN	7.05'		3.89'		3.79'	4" SDR35	W/ADA GRATE
ST-4	24" NYLOPLAST DRAIN BASIN	7.25'		3.74'			6" SDR35	W/CONCEALED SOLID GRATE
						3.74'	10" HDPE	
ST-5	24" NYLOPLAST DRAIN BASIN	5.80'		3.12'			10" HDPE	W/CONCEALED SOLID GRATE
					3.02'		15" HDPE	
ST-6	34' OF ZURN Z884 TRENCH DRAIN	6.89'		4.58'			6" SDR35	W/ADA GRATE
ST-7	34' OF ZURN Z884 TRENCH DRAIN	6.89'		4.58'			6" SDR35	W/ADA GRATE

- NOTE:**
- ALL PROPOSED CONCRETE SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COLORED "MIAMI BEACH RED" AND OBTAIN A 2% MAXIMUM CROSS SLOPE.
 - ALL CONSTRUCTION JOINTS ARE TO BE SAW CUT TO ACQUIRE A STRAIGHT PERPENDICULAR EDGE.
 - ANY SURFACE UTILITIES AFFECTED BY THE MODIFICATION OF THE EXISTING SIDEWALK WILL NEED TO BE FIELD ADJUSTED TO THE PROPOSED ELEVATIONS DETAILED ON THIS SHEET.
 - ANY DAMAGE INCURRED DURING CONSTRUCTION TO THE SIDEWALKS, RAMPS AND/OR CURB AND GUTTER WITHIN F.D.O.T. RIGHT-OF-WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER. ALL CONSTRUCTION SHALL CONFORM TO F.D.O.T. DESIGN STANDARDS INDEXES NO. 300, 304 & 310 AND STANDARD SPECIFICATION 522.
 - A. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FT. WIDE) ALONG THE ALLEY ONLY (ALTON RD. IS AN FDOT ROAD). B. ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT OF WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRES A SEPARATE CMB PUBLIC WORKS DEPT. RIGHT OF WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

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INTERIOR DESIGN
PLANNING

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Phone : 305.200.5302
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WALTER M. LUGO
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

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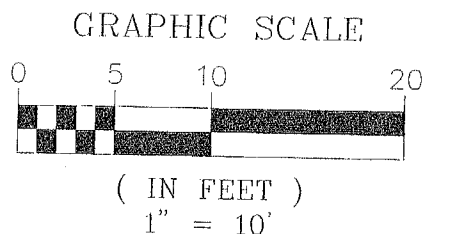
KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

PROJECT NO. 1613
DATE: 2-17-17
SHEET NO. 1
PAVING, GRADING & DRAINAGE PLAN
SCALE: 1" = 10'

PERMIT ISSUE

SHEET NO. C200



R/W ——— PL R/W LINE/PROPERTY LINE
 ——— CL CENTER LINE
 ——— EXISTING CURBING
 x 3.56' EXISTING ELEVATIONS (N.G.V.D)

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVISED FOR CODE COMPLIANCE

SCHOOL COMPLIANCE		
	REVIEWER INITIALS	DATE
BUILDING		
STRUCTURAL		
Mechanical		
ELECTRICAL		
PLUMBING	WRS	2-2-18
SITE CIVIL		

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PERMIT ISSUE

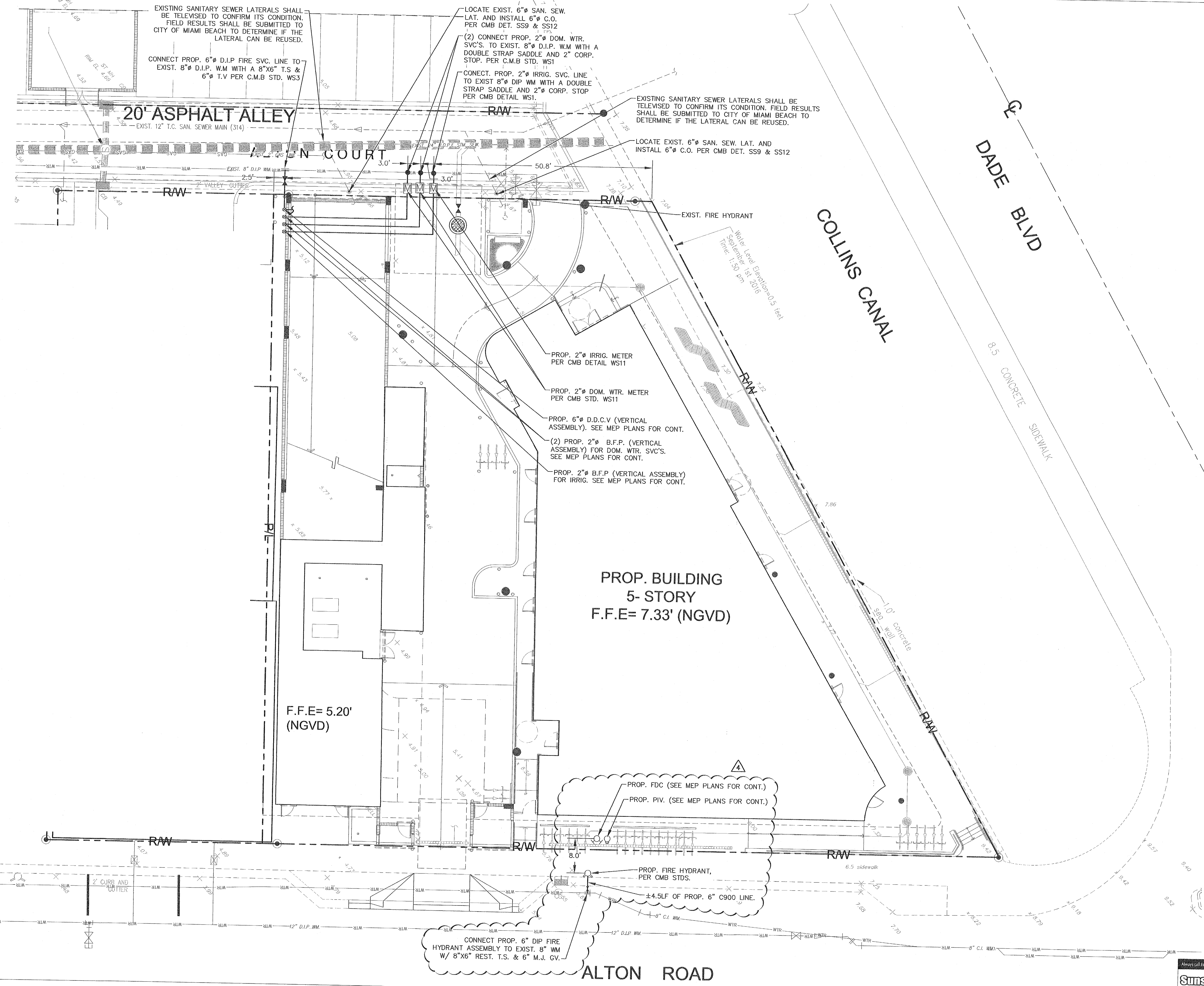
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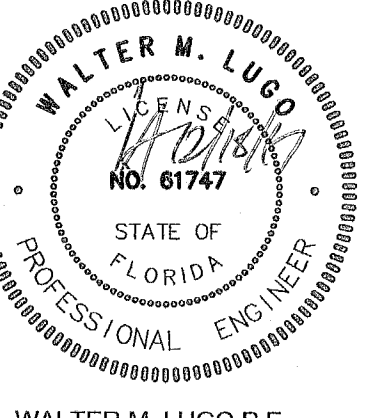
1613

2-17-17

EX:
WATER AND
SEWER PLAN

C300





ALTER M. LUGO P.E.
FL PE# 61747

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PALOMAR
SOUTH BEACH
750 Alton Road, Miami Beach, FL 33139

FINVARD GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154



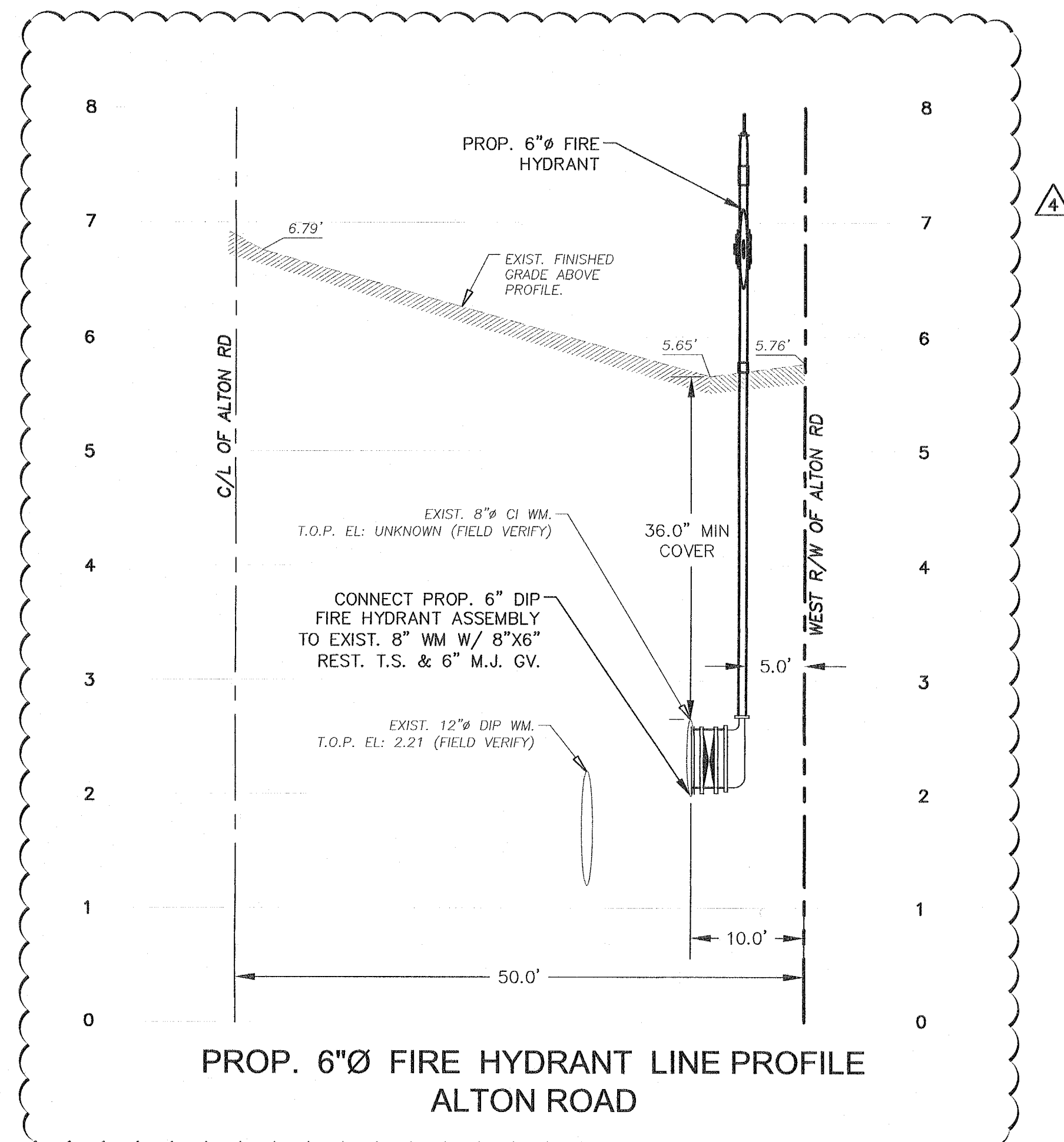
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1"= 1' VERTICAL



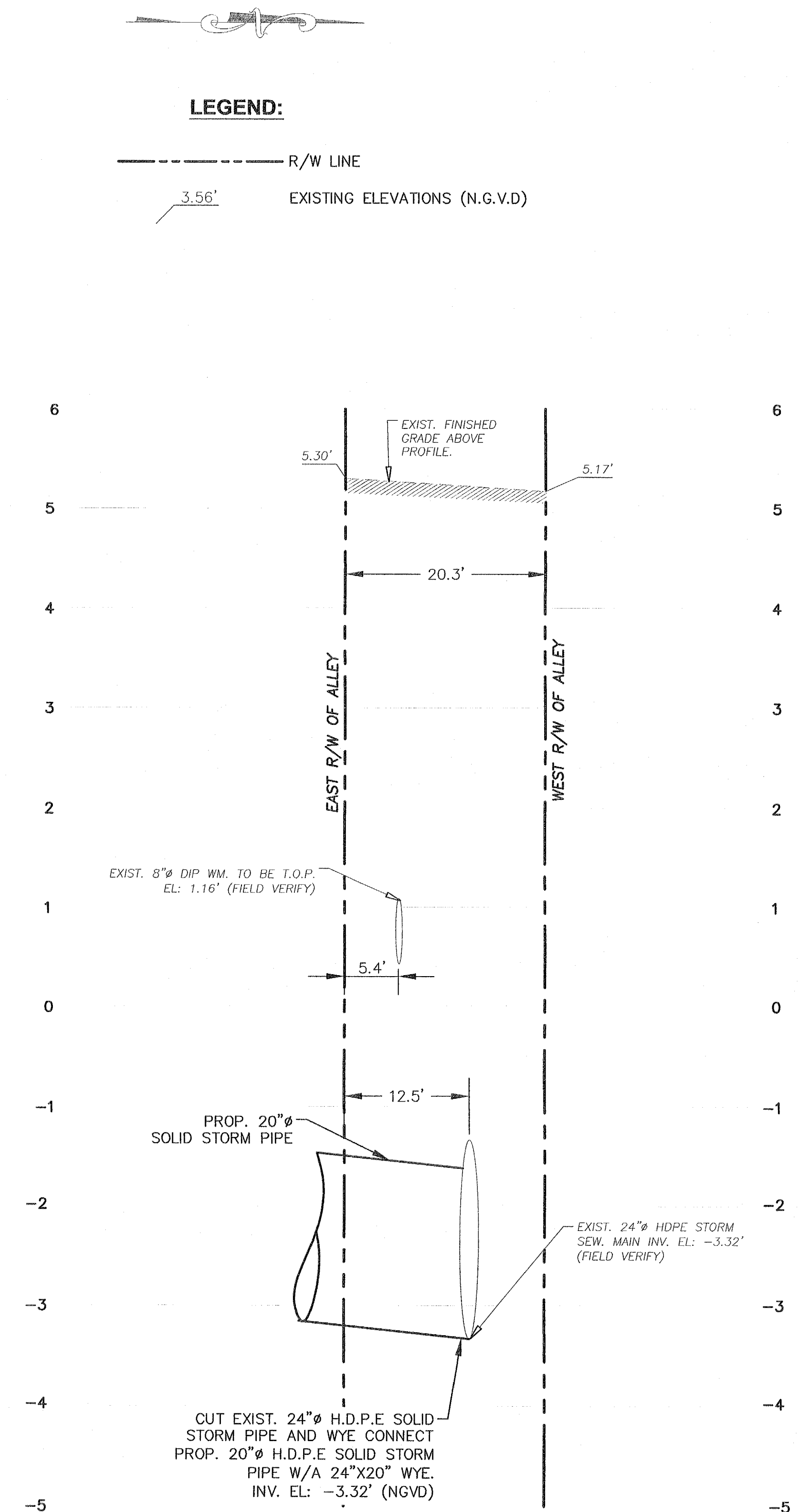
SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL



PROP. 6"Ø FIRE HYDRANT LINE PROFILE
ALTON ROAD



PROP. 20"Ø H.D.P.E. SOLID STORM LINE
PROFILE @ ALLEY

SCALE:
1"= 10' HORIZONTAL
1"= 1' VERTICAL

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



PRIVATE PROVIDER SERVICES, L.L.C.
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

REVIEWED FOR CODE COMPLIANCE		
	REVIEWER INITIALS	DATE
BUILDING		
MECHANICAL		
ELECTRICAL		
PLUMBING	WRS	2-2-18
FOOTNOTES		

males

[illegible]

PROJECT NO. _____

1613

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17-17

LET INDEX:

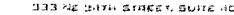
AND STORM PROFILES

SALE:

EET NO.

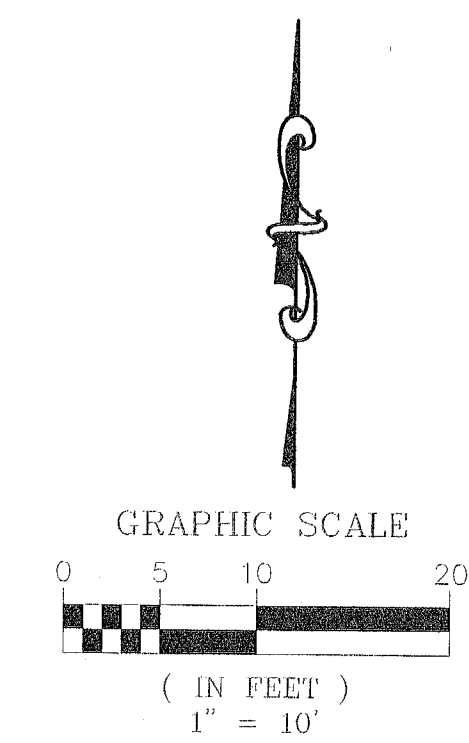
Always call 811 two full business days before you dig.

Sunshine811.com



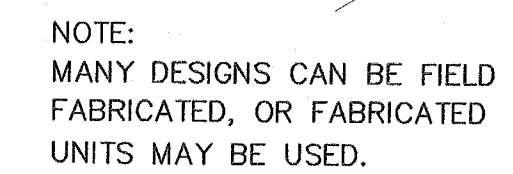
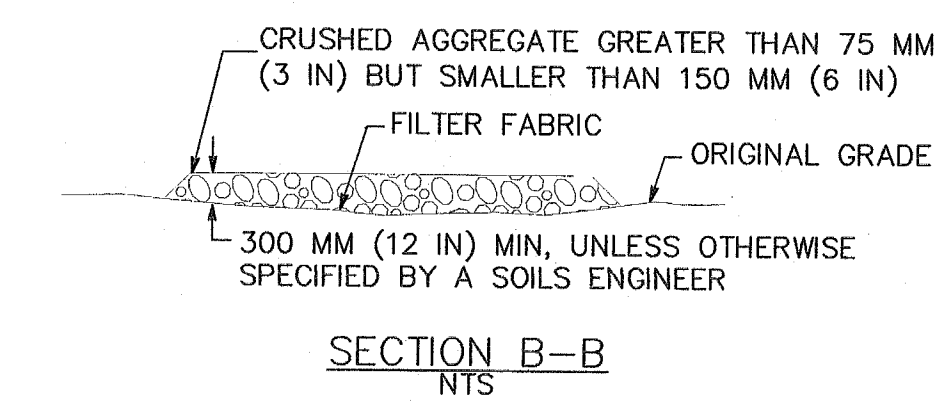
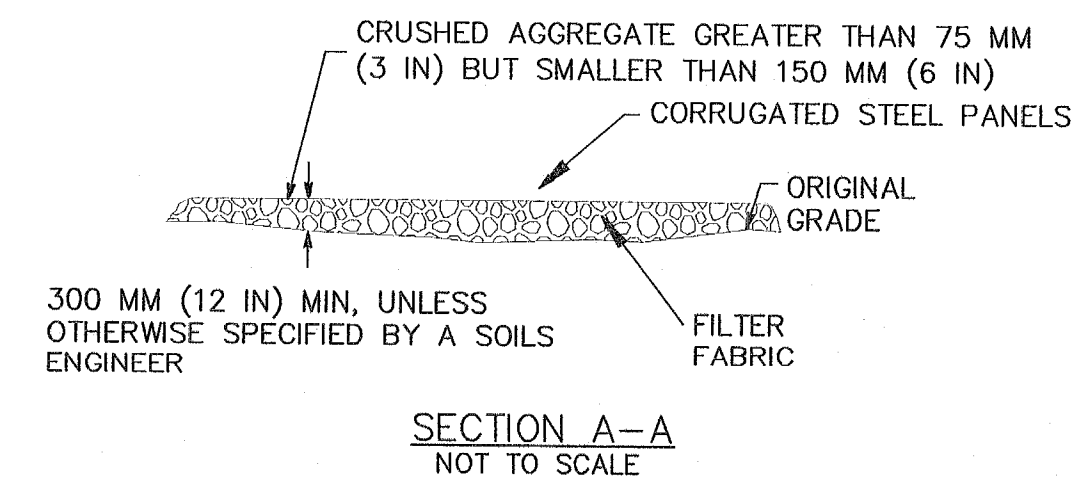
OCEAN ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
333 NE 24th STREET, SUITE 100, MIAMI, FL 33137
PHONE: 786-253-5237 FAX: 786-475-8750
EMAIL: OCEAN@OCEANENGINEERING.COM

C301



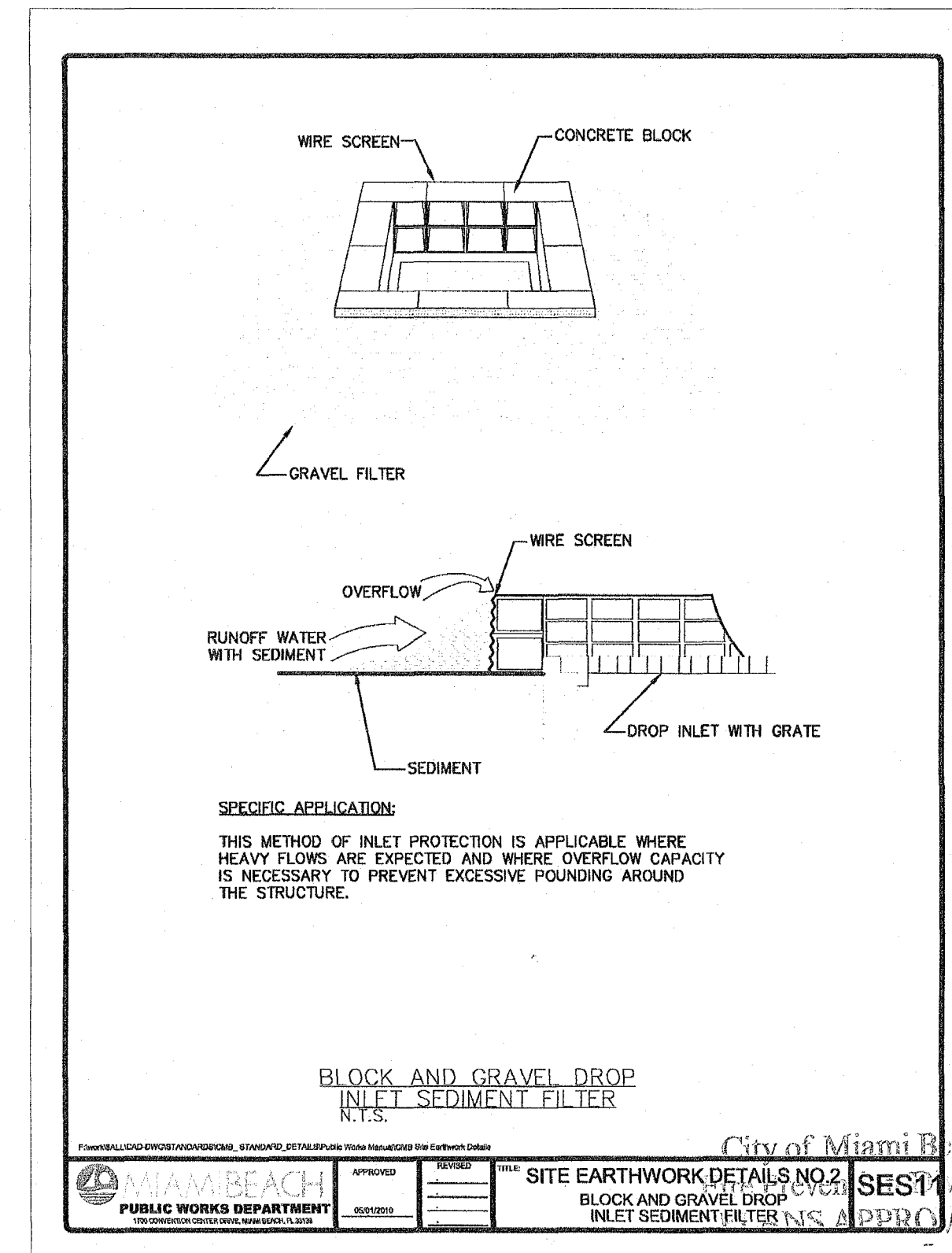
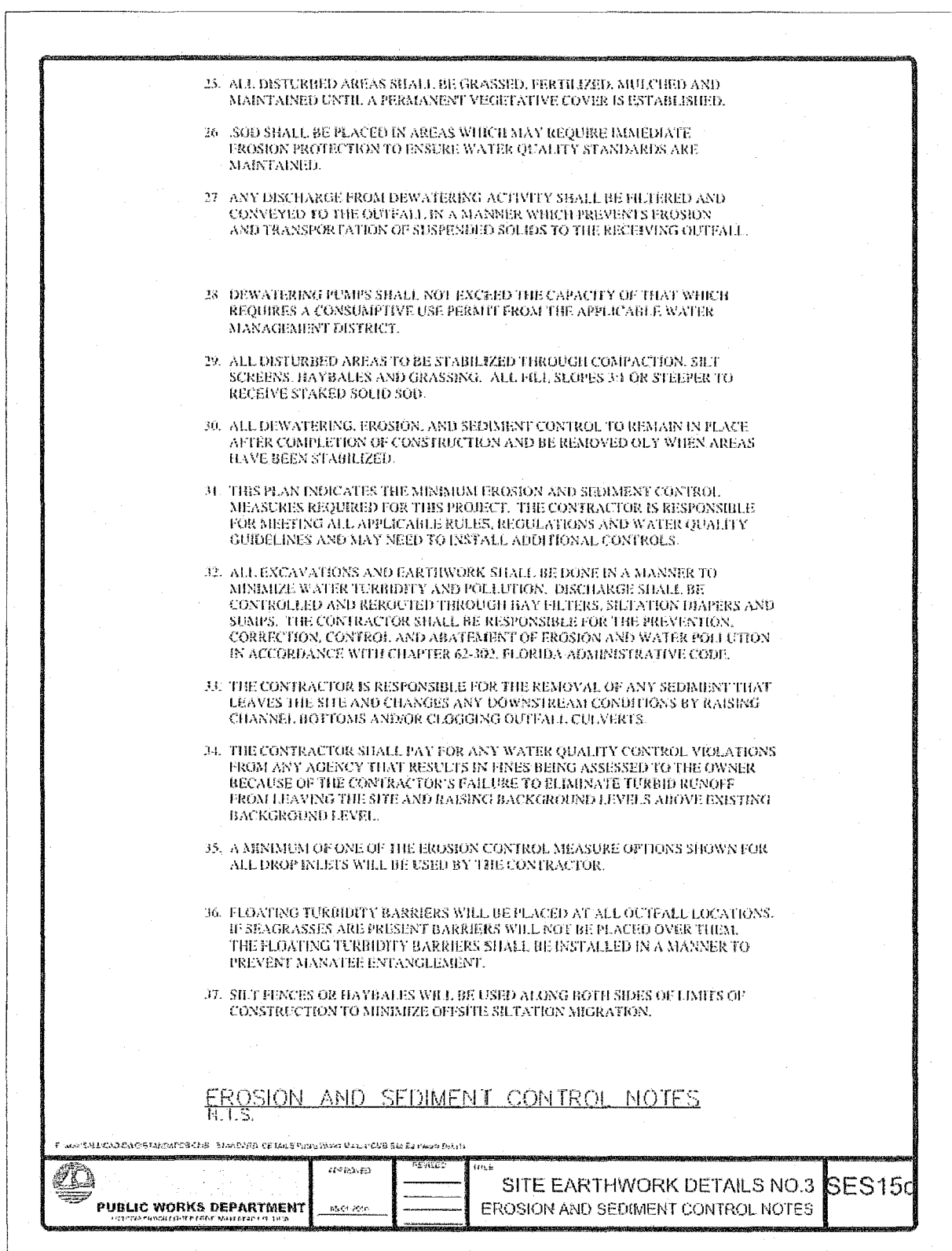
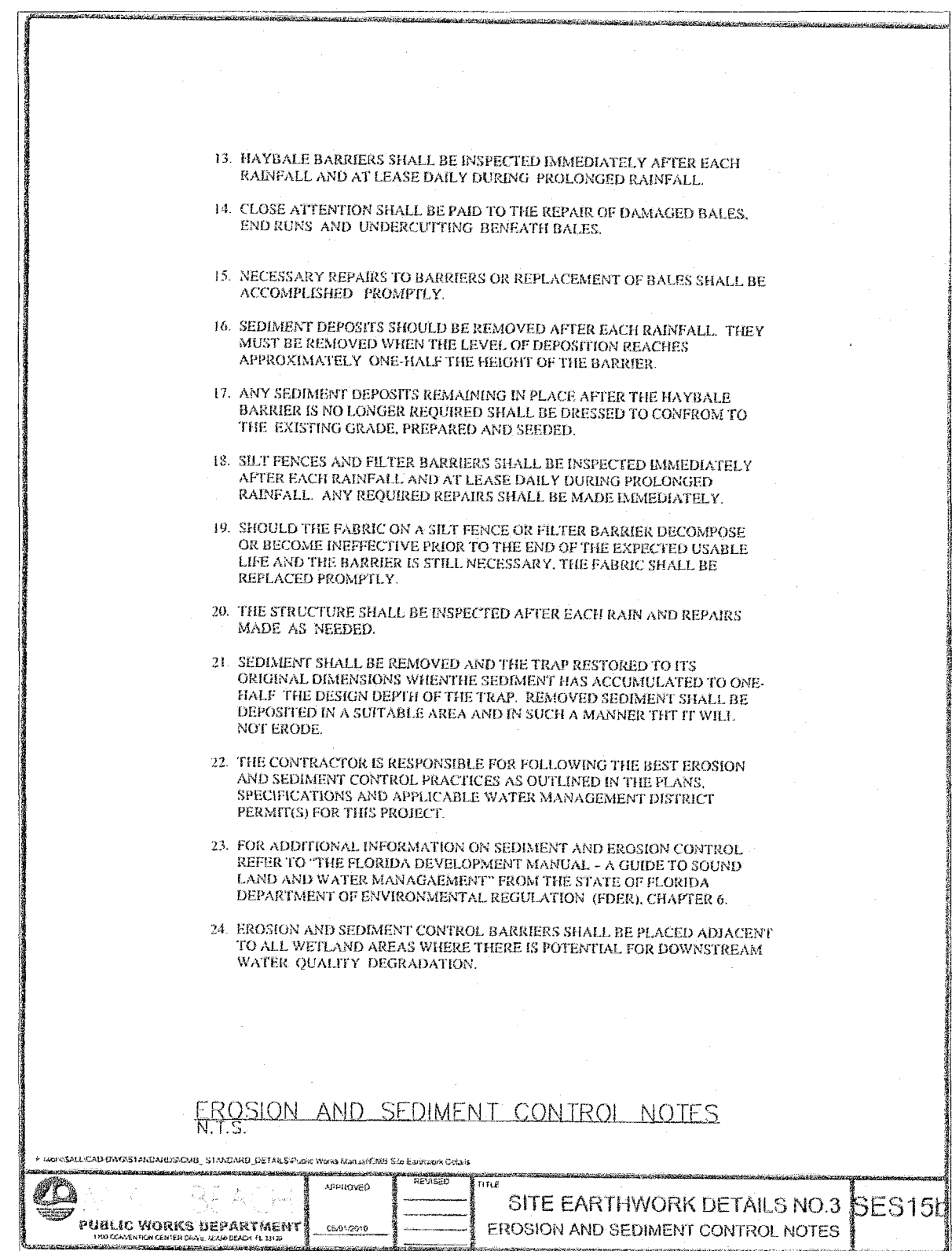
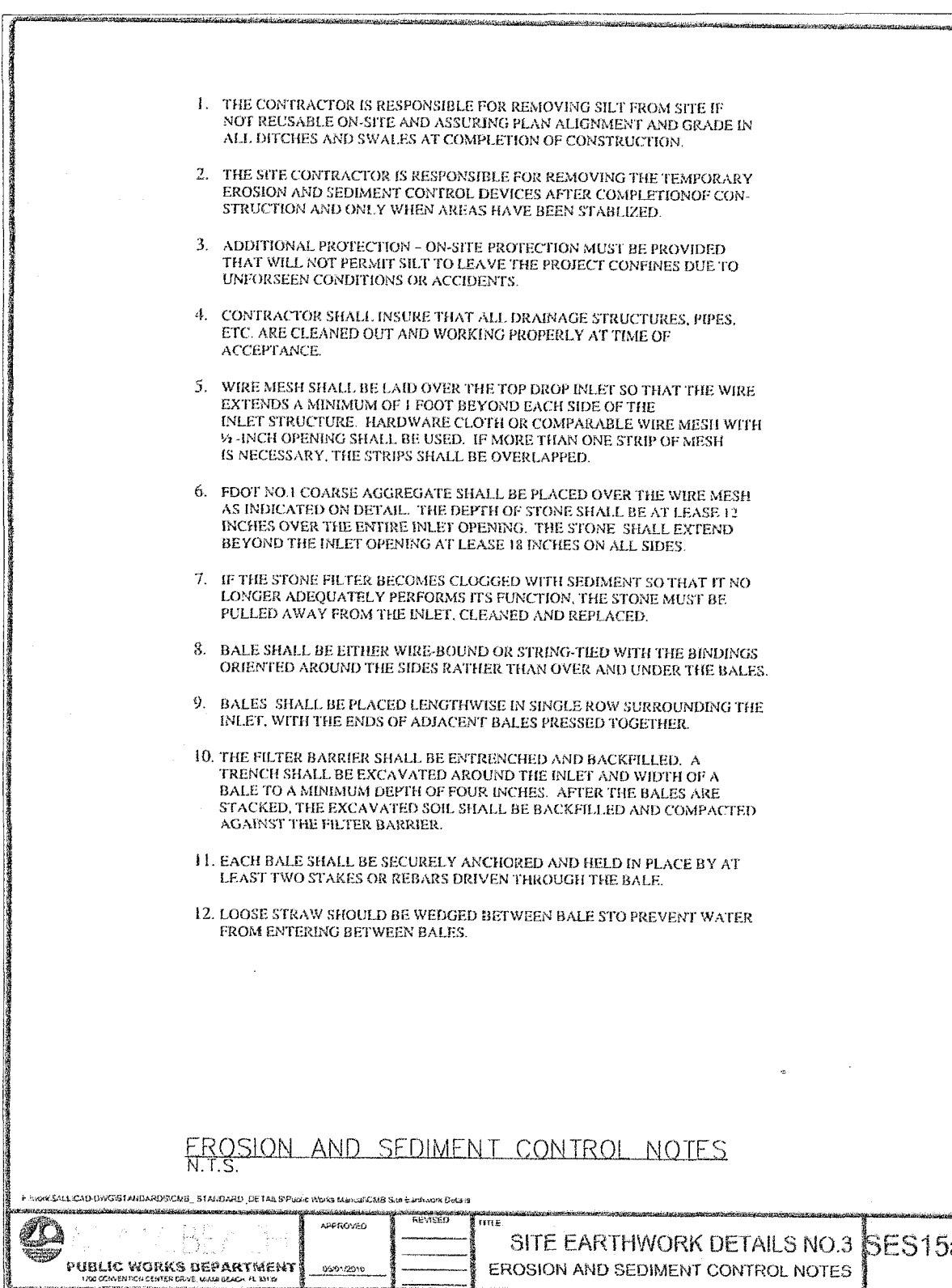
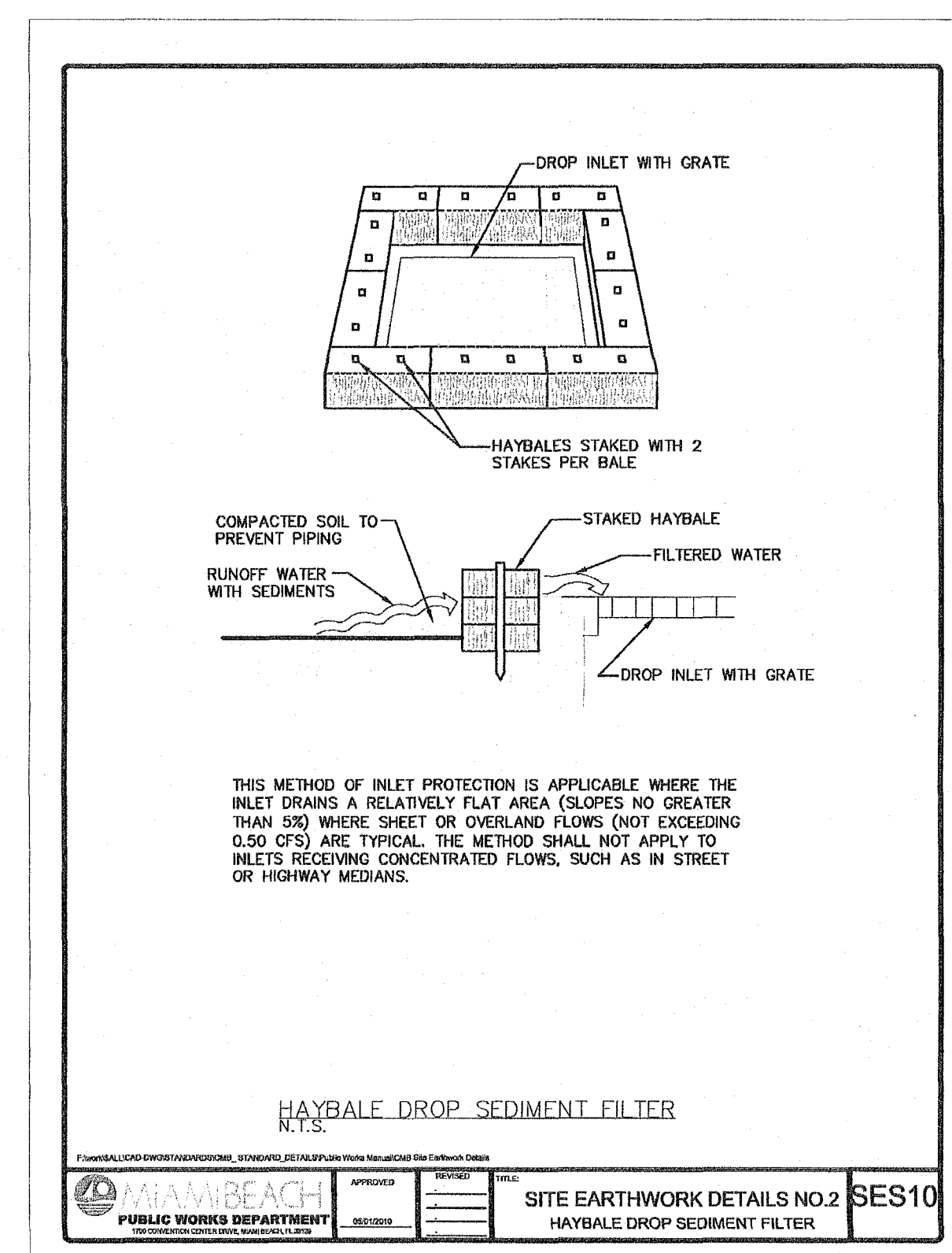
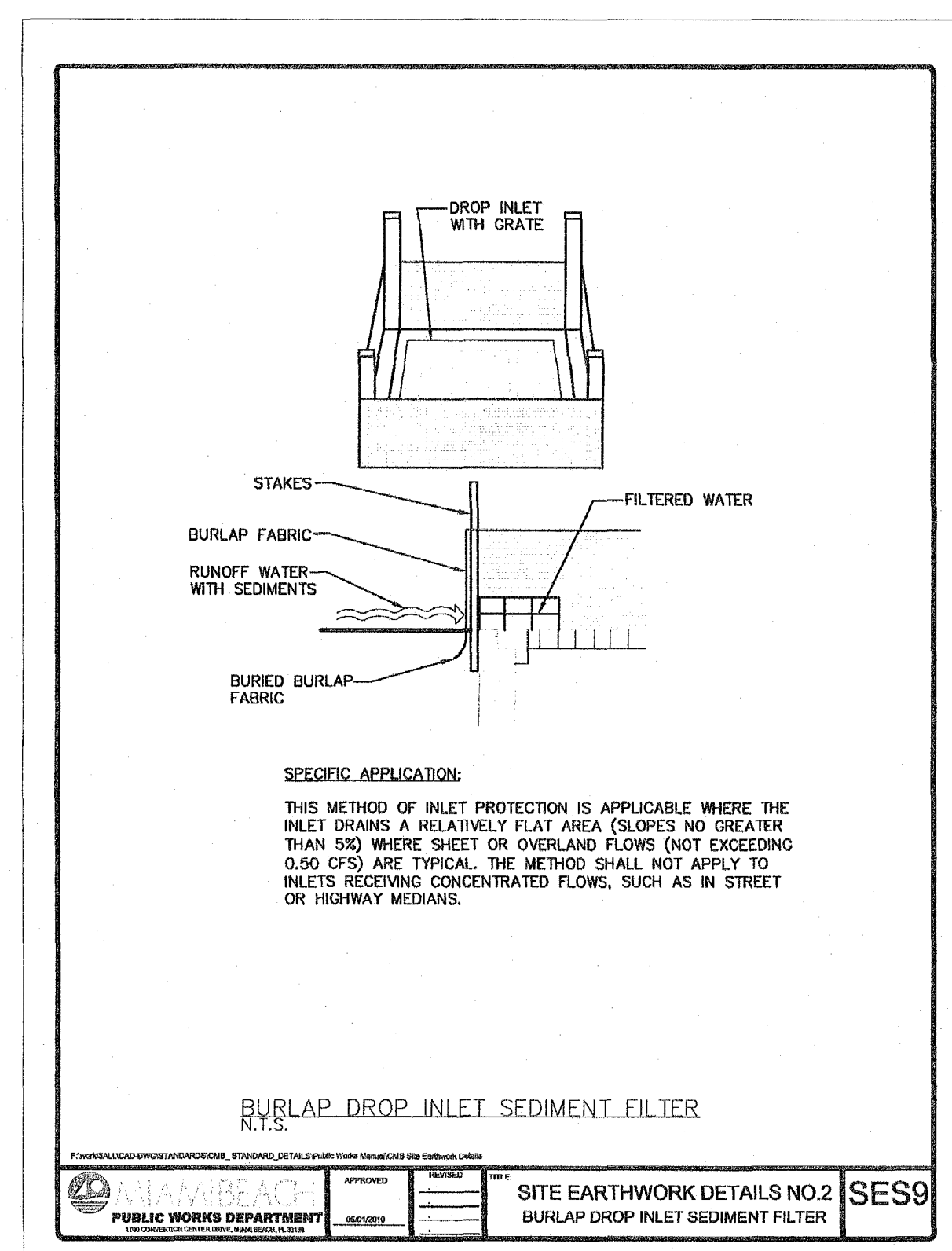
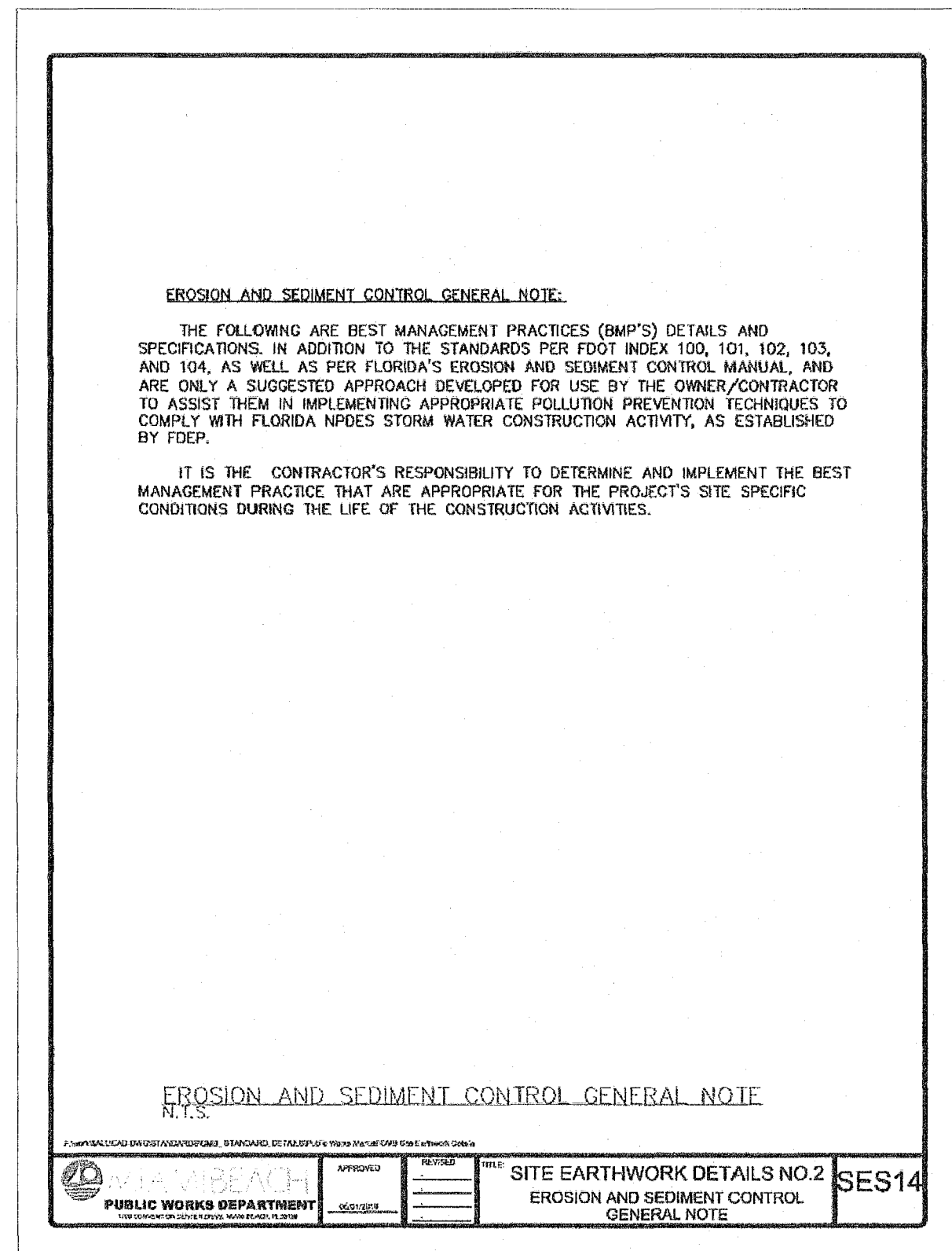
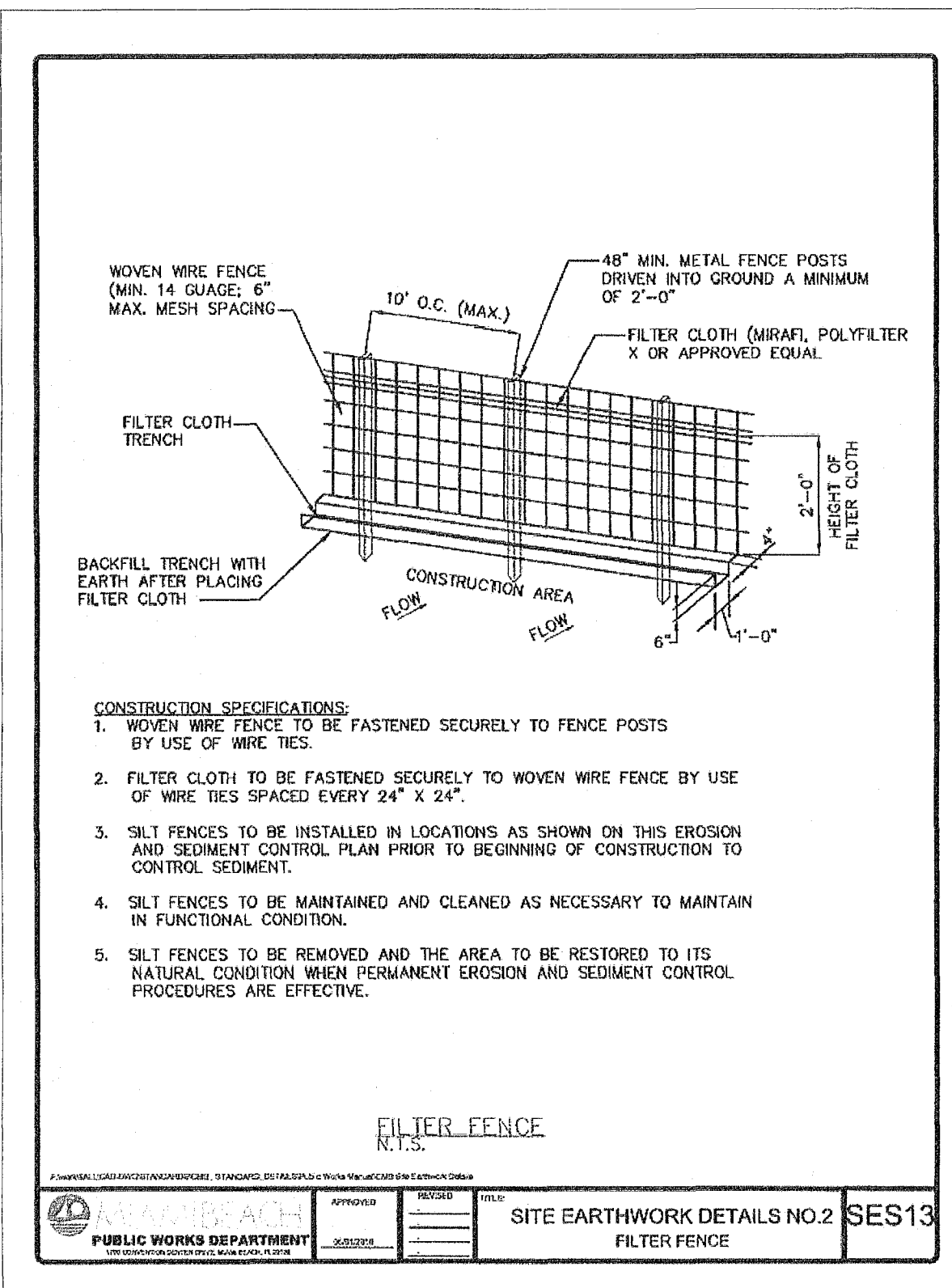
R/W LINE / PROPERTY LINE
 CENTER LINE
 EXISTING CURBING
 EXISTING ELEVATIONS (NGVD)
 PROP. EROSION BARRIER PER CMB
 DETAIL SET3. (SEE CIVIL SHT. C600
 FOR DETAILS)

1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.

[illegible]

INDEX: DIMINATION AND SION CONTROL PLAN LE:

C400



PERMIT ISSUE

MTCT
PRIVATE PROVIDER SERVICES, LLC
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REVIEWED FOR CODE COMPLIANCE

REVIEWER INITIALS

BUILDING
STRUCTURAL
MECHANICAL
ELECTRICAL

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DEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
222 NE 24TH STREET, SUITE 400, MIAMI, FL 33137
PHONE: 781-241-0000 FAX: 781-241-0000
EMAIL: DEAN@DEANENGINEERING.COM

PERMUY
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INTERIOR DESIGN
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2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone : 305.200.5302
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WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

PROJECT NO. 1613
DATE: 2-17-17
SHEET INDEX: SEDIMENTATION AND EROSION CONTROL NOTES
SCALE:
SHEET NO.

C500

NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929):
DESIGN FLOOD ELEVATION (DFE): +9'-0" NGVD
PROPOSED TOS LOWEST FLOOR: +5'-0" NGVD
PROPOSED TOS TOP OF NEXT HIGHER FLOOR: +5'-2.5" NGVD
ADJUSTED GRADE ELEVATION: +6.6' NGVD
PROPOSED LOWEST ADJACENT GRADE NEXT TO BUILDING: +5'-0.5" NGVD
PROPOSED HIGHEST ADJACENT GRADE NEXT TO BUILDING: +6.93' NGVD
LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING: +9'-0" NGVD
CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION PER ASCE/SEI 24-05 TABLE 1-1 CATEGORY II.
FIRM MAP: 12086C0317L
ELEVATOR REQUIREMENTS (7-10) (SEE FEMA TECHNICAL BULLETIN 4)

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STATE OF FLORIDA
FIELD MUM ARCHITECT
REGISTRATION #A05004953

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FOR SAME. REPORTING ANY DISCREPANCIES TO
THE ARCHITECT BEFORE COMMENCING WORK.
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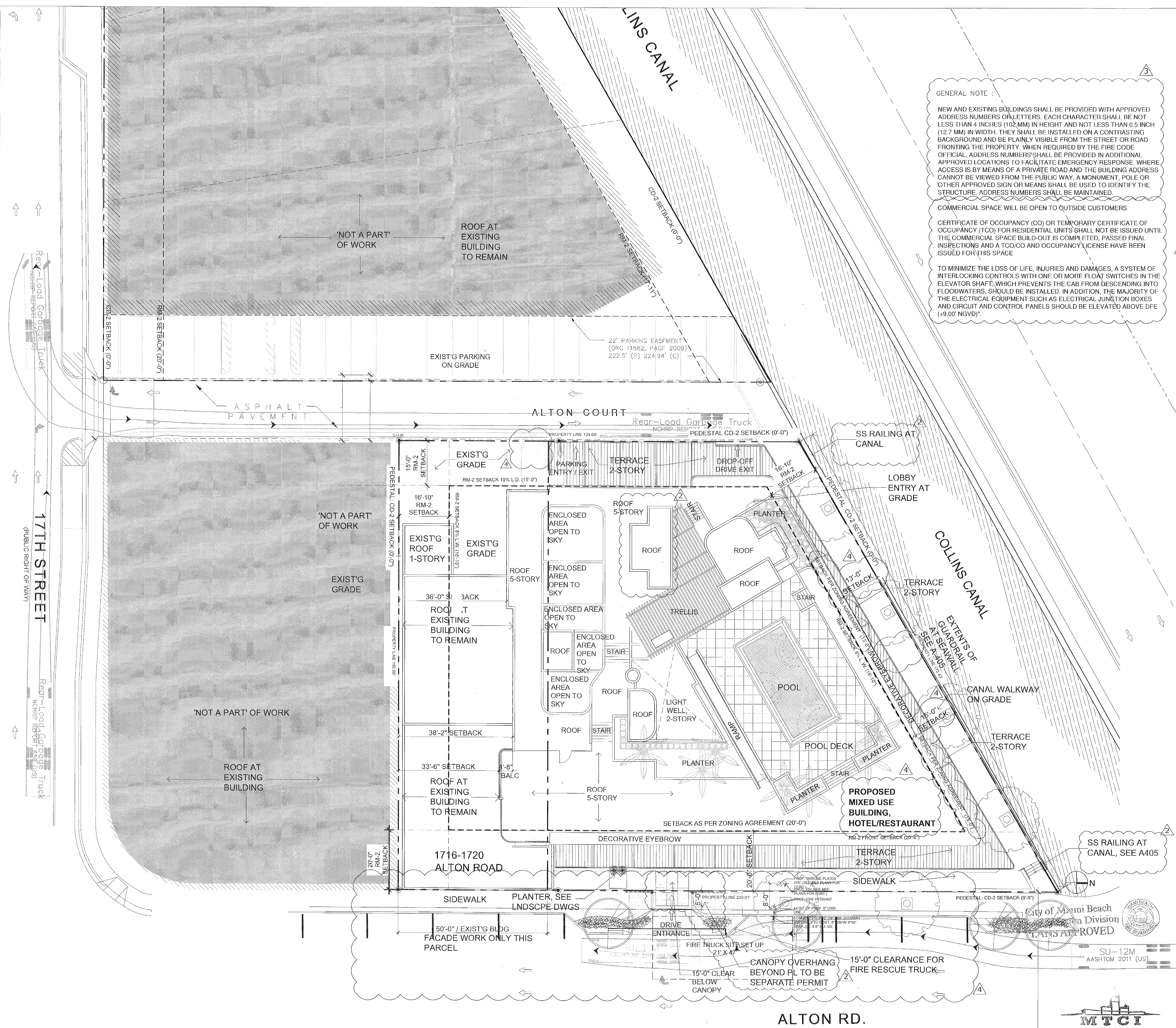
GENERAL NOTE :

NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS ON LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT AND NOT LESS THAN 0.5 INCH (12.7 MM) IN WIDTH. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.

COMMERCIAL SPACE WILL BE OPEN TO OUTSIDE CUSTOMERS

CERTIFICATE OF OCCUPANCY (CO) OR TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) FOR RESIDENTIAL UNITS SHALL NOT BE ISSUED UNTIL THE COMMERCIAL SPACE BUILD-OUT IS COMPLETED, PASSED FINAL INSPECTIONS AND A TCO/CO AND OCCUPANCY LICENSE HAVE BEEN ISSUED FOR THIS SPACE

TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE DFE (+9.00' NGVD).



KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP

1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	DERM CHMTS	04.13.17
3	REV. 2	05.31.17
4	REV. 3	08.01.17
5	REV. 4	11.22.17

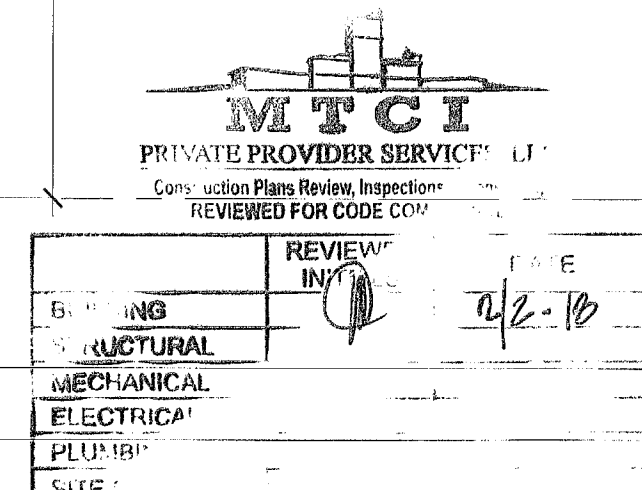
PROJECT NO. 1613
DATE: 02.28.17
SHEET INDEX:

SCALE: As Noted
SHEET NO.

A-002

A2 SITE PLAN

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



1611/17
02-28-17

CFN: 20160329013 BOOK 30102 PAGE 538
DATE: 06/06/2016 02:59:51 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Page 2 of 9
Meeting Date: March 1, 2016
DRB File No. 23213

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: March 1, 2016
FILE NO: 23213
PROPERTY: 1750 Alton Road
APPLICANT: SOBE ALTON LLC
LEGAL: Lots 3 and 4, less the South one inch (0.09") and all of Lot 5 of Block 17 of the "First Addition to Commercial Subdivision", according to Plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County.
IN RE: The Application for Design Review Board approval for the construction of a new five-story hotel including variances to exceed the maximum building height, a variance to reduce the number of required loading spaces, a variance to eliminate the residential or commercial use requirement for all floors of a building containing parking spaces at the ground level along every facade facing a street, and to reduce the required tower rear setback for residential use.

CORRECTED ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 1-10, 13, and 17 contained in Section 118-251 of the Miami Beach Code.
- The project would be consistent with the criteria and requirements contained in section 118-251 if the following conditions are met:
 - Revised elevation, site plan and floor plan drawings for the proposed commercial building at 1750 Alton Road shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - The first level facing Alton Road shall be modified in a manner that incorporates a more architecturally-distinguished prominent vehicular

- entrance further differentiated from the rest of the facade along the entire East elevation.
- The north setback shall be increased to 13'-0" for that portion of the building presented as the hotel lobby when measured from the north property line and increased to 15'-0" from the north property line eastward of the lobby for the restaurant portion of the site plan in order to provide a more uniform Canal Walk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. The lobby area shall not be increased in frontage or area along the Canal.
- Projections into the north setback shall be reduced to be no greater than 25% of the required setback provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- The ground floor shall be raised and the entrance shall be redesigned in a manner that allows for the changes in elevation along the north property line, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- All window frames shall be composed of brushed anodized aluminum frames. All windows shall consist of clear glass and incorporate the minimum tint required by the energy code, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- Final details of all exterior surface finishes and materials shall be required, including the aluminum cladding on the architectural frame, Proforma wood cladding and architectural ceramic tile wall finishes, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10) feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving, partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing Alton Road and the Canal Walk.
- The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No fluorescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.

CFN: 20160329013 BOOK 30102 PAGE 543
Page 6 of 9
Meeting Date: March 1, 2016
DRB File No. 23213

- A variance to eliminate the residential or commercial use requirement for all floors of a building containing parking spaces at every level along every facade facing a street.
 - A variance to reduce by one (1) the minimum required off-street loading spaces of three (3), in order to construct a new 5-story mixed-use building with two (2) loading spaces on the premises.
 - The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.
- The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code.
- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- That the special conditions and circumstances do not result from the action of the applicant.
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.
- That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant.
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare, and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.
- The Board hereby grants the requested variance and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
 - Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

Page 3 of 9
Meeting Date: March 1, 2016
DRB File No. 23213

- Any future kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All rooftop lighting fixtures shall be designed to preclude light from 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.
- All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary facade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
- A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- In the event Code Compliance resolves complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- Vacant or unoccupied structures shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign obtained from the City's Police Department.
- A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Planning Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy shall not be issued until all conditions are satisfied.

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Meeting Date: March 1, 2016
DRB File No. 23213

Page 4 of 9
Meeting Date: March 1, 2016
DRB File No. 23213

- A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - The proposed "Gumbo Limbo" trees along the Collins Canal Walk shall be replaced by "Green Buttonwood" trees to provide a continuous and consistent tree canopy along this stretch of the Canal, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - All proposed planters shall be built-in planters with irrigation systems in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - Pavers and concrete banding shall be utilized for the entire entry drive and loading zone area, including alternate colors of concrete banding in place of painted striping, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The applicant shall install an additional six (6) bicycle racks to be distributed along Alton Road subject to review and approval of FDOT and the Public Works and Planning Department, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - The applicant shall install an additional six bicycle racks on the ground floor at the northeast portion of the site, proximate to the entry vestibule and northernmost elevator, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
 - A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way grass shall also be incorporated as part of the irrigation system.

Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

- The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1750 Alton Hotel", as prepared by Kobi Karp Architecture, signed, sealed and dated January 05, 2016, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 116 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 116 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of

Page 8 of 9
Meeting Date: March 1, 2016
DRB File No. 23213

Page 5 of 9
Meeting Date: March 1, 2016
DRB File No. 23213

- Silva Colls, if technically feasible, shall be used along Alton Road and the Canal Walk for all plantings and clearly delineated on a revised landscape plan.
- The applicant shall install street trees on all sides of the project consistent with the City's Street Tree Master Plan, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.
- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variances(s)

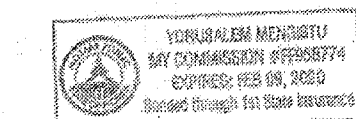
- The applicant filed an application with the Planning Department for the following variance(s):
 - A variance to exceed by 3'-0" the maximum permitted height of 50'-0" as measured from the finish floor in order to construct a new five-story hotel to measure up to 63'-0" in height when measured from the finish floor (7.25' NGVD).
 - A variance to reduce by 7'-6" the minimum required rear tower setback of 22'-6" in order to construct a five-story residential building at 15'-0" from the rear (west) property line.

the City Code. Failure to comply with this Order shall subject the application to Chapter 116 of the City Code, for revocation or modification of the application.
Dated this 6th day of June, 2016

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS
The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



NOTARY PUBLIC City of Miami Beach
Miami-Dade County, Florida
My commission expires: 12/31/2016

Approved As To Form:
City Attorney's Office: [Signature]

Filed with the Clerk of the Design Review Board on 6/6/16

State/Territory/Foreign Jurisdiction
Undersecretary/Deputy Secretary

P:\PLANS\DRB\DRB1603-01-20160329013 Final Order\116 Final Order\116 corrected PO.docx

PRIVATE PROVIDER SET
Construction Plans Review, Inspection
REVIEWED FOR CODE

REVIEW	DATE
BUILDING	6/1/16
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

PROJECT NO.	1613
DATE	02.28.17
SHEET INDEX	
SHEET NO.	As Noted
SHEET NO.	A-004

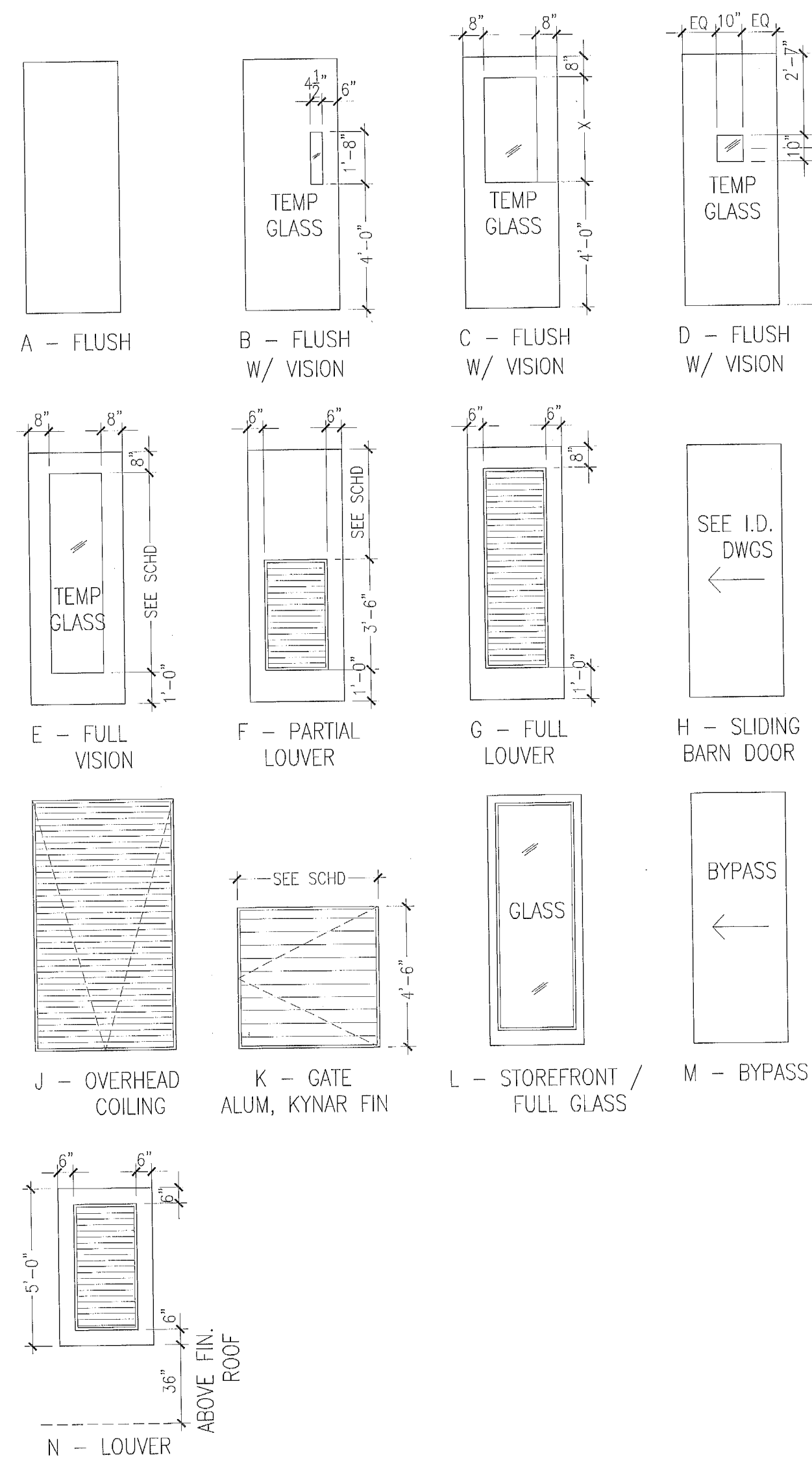
KIMTOWN HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1065 Kane Commerce Suite 201, Bay Harbor Island, FL 33154

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BUILDING	REVIEWED
STRUCTURAL	gna
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

DOOR SCHEDULE - 1ST LEVEL													
DOOR										FRAME - SEE A-803			
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS						
101	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
102	EXIT CORRIDOR	SIDEWALK	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
103	LOBBY	DROP OFF	L	AL/GL	6'-0"	8'-0"			AL/GL				3, 6, 9
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
105	TRASH ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS			7
106	LINEN ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS			7
107	FIRE PUMP	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
108	DOM WATER RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
109	LOBBY	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
110	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
111	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
112	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"		HM				7
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"		HM				7
115	HOTEL ADMIN	SIDEWALK	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
116	RESTAURANT	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"			AL/GL				3, 6, 9
117	RESTAURANT	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7
118	ELEC RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7, 20
119	BAGGAGE RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7, 20
120	FRONT OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			7, 20
121	DESK	FRONT OFFICE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1, 20
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"	B	2 HOUR	WD			1
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD			1
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
126	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
127	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
128	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
129	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
130	JANITOR CL	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1
131	OFFICE 3	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD			
132	OFFICE 2	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD			
133	OFFICE 1	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD			

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

FIRE DOOR LEGEND
 4 HOUR WALL - 4 HOUR DOOR - A LABEL
 3 HOUR WALL - 3 HOUR DOOR - A LABEL
 2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL
 1 HOUR WALL - 45 MINUTE DOOR - C LABEL
 1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL

MATERIAL LEGEND

AL ALUMINIUM
 AL/GL ALUMINIUM W/ GLASS
 GL GLASS
 HM HOLLOW METAL
 WD WOOD SOLID CORE
 WD/GL WOOD W/ GLASS
 STL STEEL
 SS STAINLESS STEEL

DOOR NOTES

NOTE 1	FOR HEAD, JAMB & THRESHOLD DETAILS REFER TO SHEET A803
NOTE 2	ALL DOORS NOT TO EXCEED A MAX UNDERCUT OF 3/4" TO CONC SLAB, OR LESS FOR APPLIED FINISH PER NFPA 80 TABLE 1-11.4 COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON I.D. DWGS
NOTE 3	CARD READERS AT FIRE RATED DOORS TO BE FIRE RATED
NOTE 4	ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE
NOTE 5	DOORS EXITING INTO STAIRWELLS SHALL NOT HAVE LOCKING DEVICES
NOTE 6	INSULATED COREFILL AT ALL HM DOORS PER FBC 13-403.1 (SEE SPECS)
NOTE 7	REFER TO F.F.P.C. 7.2.1.6 SELF CLOSING DEVICES
NOTE 8	ALL DOORS SERVING MORE THAN 100 PEOPLE SHALL HAVE PANIC HARDWARE
NOTE 9	ALL FIRE RATED DOORS TO HAVE SELF CLOSING AND LATCHING HARDWARE
NOTE 10	ALL FIRE RATED DOUBLE LEAF DOORS WITH ASTRAGALS SHALL HAVE DOOR COORDINATORS TO ENSURE PROPER OPERATION
NOTE 11	ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE AND REOPERABLE IN THE DIRECTION OF EGRESS WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

ADA ACCESSIBLE DOOR NOTES

DOOR HARDWARE: HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.

DOOR CLOSERS: IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
 EXTERIOR HINGED DOORS - ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME
 INTERIOR HINGED DOORS - 5 LBF
 SLIDING OR FOLDING DOORS - 5 LBF

DOOR NOTES: ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH
 ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE
 PUSH LOCKS SHALL BE USED

DOOR SCHEDULE REMARKS CODE

1	SEE INTERIOR DESIGN DOCUMENTS
2	FF&E SPECIALITY DOOR, SEE I.D. DOCS
3	DOOR AND FRAME PROVIDED BY STOREFRONT / WINDOW WALL MANUFACTURER
4	CONCEALED OVERHEAD DOOR CLOSER
5	DESIGNED TO RESIST A 4" DIA OBJECT THROUGHOUT
6	SELF CLOSING DEVICE
7	OVERHEAD DOOR CLOSER
8	MAGNETIC HOLD OPEN DEVICE
9	PANIC HARDWARE
10	FUSIBLE LINK
11	TEMPERED GLASS PANEL
12	WIRED GLASS - INSTALL WIRE IN HORIZ. & VERT. POSITIONS
13	GATE LATCH TO BE MOUNTED AT 54" AFF MIN.
14	DOUBLE ACTING
15	MOTORIZED
16	ACOUSTIC SEALS FOR HEAD, JAMBS AND THRESHOLD
17	AUTOMATIC LOCKING DEVICE CONNECTED TO FIRE ALARM SYSTEM
18	CARD KEY - ELECTRONIC LOCKING
19	ELECTRONIC RELEASE HARDWARE
20	180 DEGREE SWING
21	OFFSET HINGES
22	CATEGORY II SAFETY GLASS CAPABLE OF WITHSTANDING A 400 LB IMPACT TEST
23	DOOR AND FRAME TO MEET WIND LOADS AS DEFINED BY STRUCT DWGS
24	DOOR TO HAVE ADJUSTABLE SWEEP AND MAX 3/4" UNDERCUT
25	FIRE RATED GLASS
26	EMERGENCY BREAKAWAY CAPABILITY
27	DOOR PROTECTED BY REMOVABLE PANEL SYSTEM MEETING WIND LOADS AS DEFINED BY STRUCT DWGS
28	2 (3'-0" X 7'-0") INTERCONNECTING DOORS (ONE PANEL EACH SIDE)
29	WITH 1/8" LAMINATED GLASS
30	WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
31	
32	
33	
34	
35	

F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

- 7.2.1.6.2* Access-Controlled Egress Door Assemblies. Where permitted in Chapters 11 through 43, door assemblies in the means of egress shall be permitted to be equipped with electrical lock hardware that prevents egress, provided that all of the following criteria are met:
- (1) A sensor shall be provided on the egress side, arranged to unlock the door leaf in the direction of egress upon detection of an approaching occupant.
 - (2) Door leaves shall automatically unlock in the direction of egress upon loss of power to the sensor or to the part of the access control system that locks the door leaves.
 - (3) Door locks shall be arranged to unlock in the direction of egress from a manual release device complying with all of the following criteria:
 (a) The manual release device shall be located on the egress side, 40 in. to 48 in. (1015 mm to 1220 mm) vertically above the floor, and within 60 in. (1525 mm) of the secured door openings.
 (b) The manual release device shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT.
 (c) When operated, the manual release device shall result in direct interruption of power to the lock, independent of the locking system electronics, and the lock shall remain unlocked for not less than 30 seconds.
 - (4) Activation of the building fire-protective signaling system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (5) The activation of manual fire alarm boxes that activate the building fire-protective signaling system specified in 7.2.1.6.2(4) shall not be required to unlock the door leaves.
 - (6) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (7) The egress side of access-controlled egress doors, other than existing access-controlled egress doors, shall be provided with emergency lighting in accordance with Section 7.9.

PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
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Phone : 305.200.5302
www.PermuyArchitecture.com

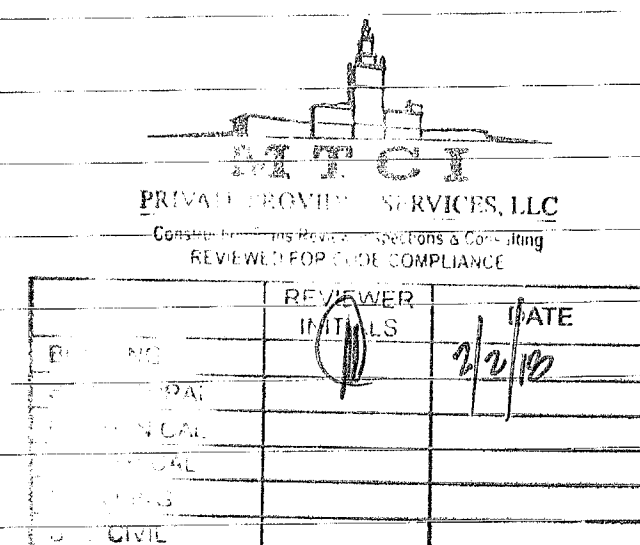
STATE OF FLORIDA
REGISTERED ARCHITECT
REGISTRATION NO. 00000000

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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVAB GROUP

1005 Kane Concourse, Suite 201, Bay Harbor Islands, FL 33154



No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV 4.	11.22.17

PROJECT NO. 1613
 DATE: 02.28.17
 SHEET INDEX:
 SCALE: As Noted
 SHEET NO. A-006

DOOR SCHEDULE - 1ST LEVEL												
DOOR										FRAME - SEE A-803		
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS					
101	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
102	EXIT CORRIDOR	SIDEWALK	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
103	LOBBY	DROP OFF	L	AL/GL	6'-0"	8'-0"				AL/GL		
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL		
105	TRASH ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS		
106	LINEN ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS		
107	FIRE/WATER PUMP	ENTRY DRIVE	A	HM	6'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
108	NOT USED											
109	LOBBY	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL		
110	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL		
111	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL		
112	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL		
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM		
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM		
115	HOTEL ADMIN	SIDEWALK	L	AL/GL	3'-0"	8'-0"				AL/GL		
116	RESTAURANT	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL		
117	RESTAURANT	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
118	ELEC RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
119	MDF RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
120	BAGGAGE OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
121	FRONT OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM		
122	FRONT OFFICE	BOH HALL	A	WD	3'-0"	7'-0"	1-3/4"			WD		
123	BOH HALL	BAGGAGE RM	A	WD	3'-0"	7'-0"	1-3/4"			WD		
124	JAN	WC VEST	A	WD	3'-0"	7'-0"	1-3/4"			WD		
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD		
126	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD		
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129	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD		
130	WC VEST	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD		
131	OFFICE 3	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD		
132	OFFICE 2	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD		
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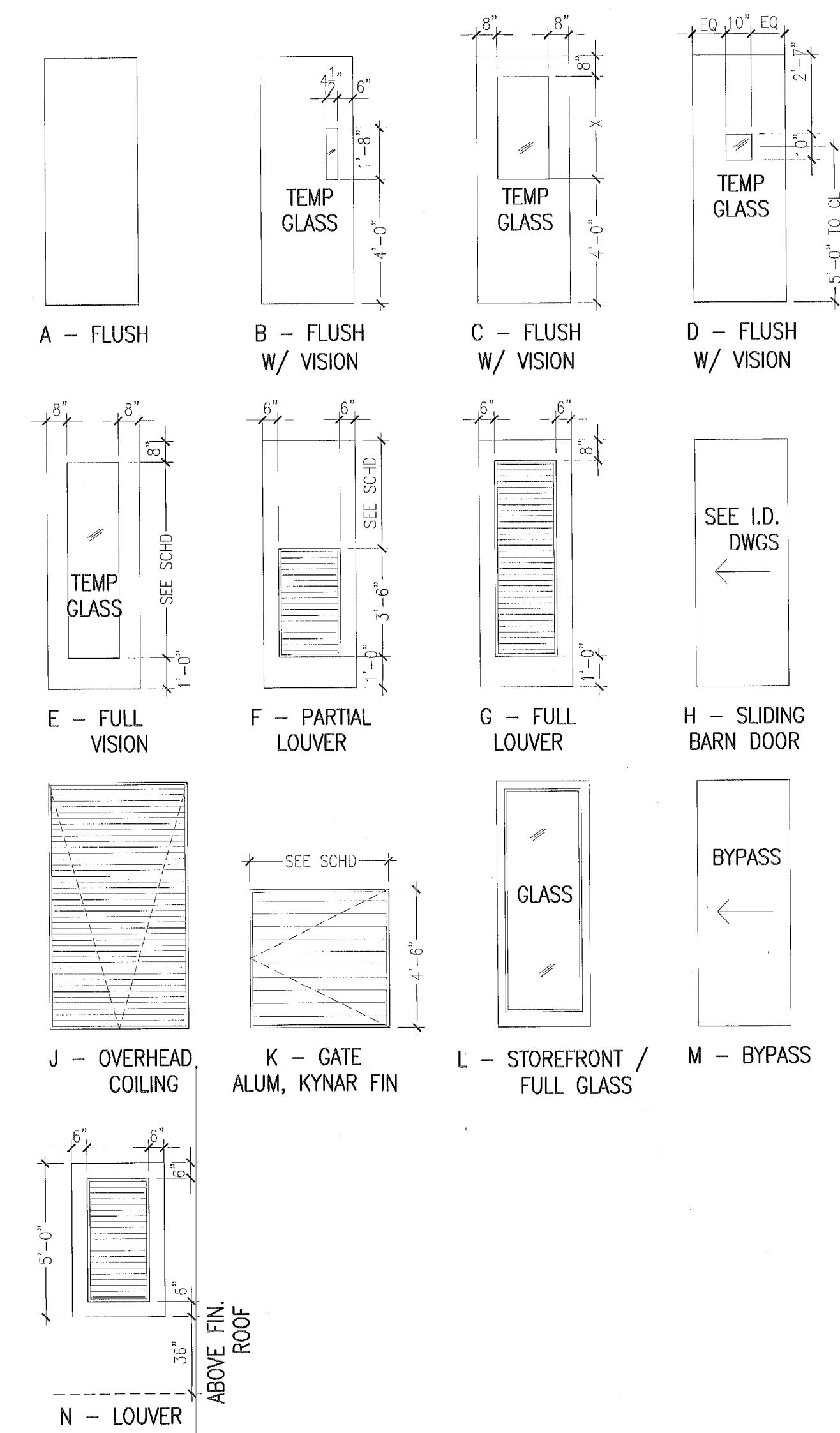
F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

- (1) A SENSOR SHALL BE PROVIDED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOOR LEAVES THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS UPON DETECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR
- (2) LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SUYSTEM THAT LOCKS THE DOOR LEAVES SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS
- (3) DOOR LEAVES SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40 IN. TO 48 IN. (1015MM TO 1220MM) VERTICALLY ABOVE THE FLOOR AND WITHIN 60 IN. (1525MM) OF THE SECURED DOOR OPENINGS.
- (4) THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1.6.2 (3) SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: PUSH TO EXIT
- (5) WHEN OPERATED, THE MANUAL RELEASE DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK - INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS - AND THE DOOR LEAVES SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS
- (6) ACTIVATION OF THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET
- (7) THE ACTIVATION OF MANUAL FIRE ALARM BOXES THAT ACTIVATE THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM SPECIFIED IN 7.2.1.6.2 (6) SHALL NOT BE REQUIRED TO UNLOCK THE DOOR LEAVES
- (8) ACTIVATION OF THE BLDG AUTOMATIC SPRINKLER OF FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND THEY SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SYSTEM HAS BEEN MANUALLY RESET

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

FIRE DOOR LEGEND
4 HOUR WALL - 4 HOUR DOOR - A LABEL
3 HOUR WALL - 3 HOUR DOOR - A LABEL
2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL
1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL

MATERIAL LEGEND

AL ALUMINIUM
AL/GL ALUMINIUM W/ GLASS
GL GLASS
HM HOLLOW METAL
WD WOOD SOLID CORE
WD/GL WOOD W/ GLASS
STL STEEL
SS STAINLESS STEEL

DOOR NOTES

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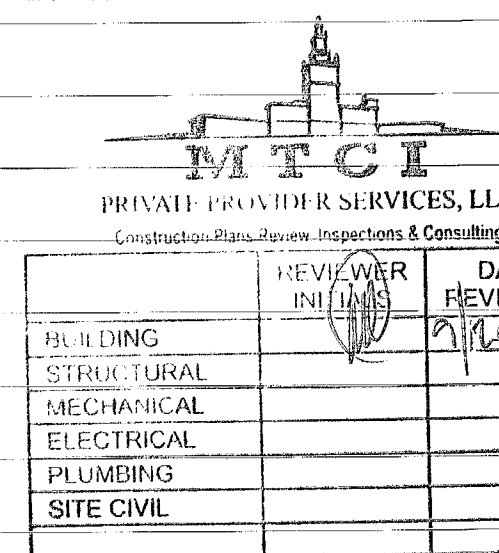
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DOOR SCHEDULE REMARKS CODE

- 1 SEE INTERIOR DESIGN DOCUMENTS
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- 3 DOOR AND FRAME PROVIDED BY STOREFRONT / WINDOW WALL MANUFACTURER
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- 32
- 33
- 34
- 35

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone: 305.200.5302
www.PermuyArchitecture.com

STATE OF FLORIDA
REGISTERED ARCHITECT

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KIAMPTON HOTEL
PALOMAR

1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP

1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17

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

A-006

DOOR SCHEDULE - 2ND LEVEL														
DOOR										FRAME - SEE A-803			SEE A-006	
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
					PANEL WIDTH	HEIGHT	THICKNESS							
	ROOM NAME	ROOM NAME												
201	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6
202	STAIR 2	GARAGE	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				6
203	GARAGE	ELEV LOBBY	C	HM	3'-0"	7'-0"		B	2 HOUR	HM				6, 9, 12
204	ELEV LOBBY	HSKP BREAK	A	HM	3'-0"	7'-0"		C	1 HOUR	HM				6
205	ELEV LOBBY	GYM	E	AL/GL	3'-0"	7'-0"		C	1 HOUR	HM				6, 12
206	UNIFORM STOR	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
207	LINEN CL	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
208	LOCKERS	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
209	WC	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
210	HSKP OFFICE	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6
211	MINI BAR STOR	HSKP BREAK	A	HM	3'-0"	7'-0"				HM				6

DOOR SCHEDULE - 3RD-5TH LEVELS													
T01	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 11
T02	STAIR 2	CORRIDOR	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 11
T03	ELEC RM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T04	LINEN RM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 20
T05	HSK	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T06	IT ROOM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T07	ICE MACHINE	CORRIDOR	H	WD	5'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	20 MINUTE	HM			1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'-0"	7'-0"	1-3/4"	B	20 MINUTE	HM			20, 28
T12	HOTEL RM	BATH	H	WD	3'-0"	7'-0"	1-3/4"	B		WD			1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'-0"	7'-0"	1-3/4"	B		WD			1, 24

DOOR SCHEDULE - POOL DECK / ROOF LEVEL													
R01	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R02	STAIR 2	ROOF	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R03	ELEV LOBBY	MACH RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R04	WOMEN 1,2 MEN 3,4	ROOF	A	HM	3'-0"	7'-0"	1-3/4"			HM			
R05	ELEC RM	ROOF	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R06	ROOF	ROOF	K	AL	3'-0"	4'-6"				AL			
R07	POOL PUMP RM	ROOF	N	AL	3'-0"	7'-0"				AL			BOT 36" ABOVE FIN. ROOF
R08	MECH RMS	ROOF	N	AL	(2)3'-0"	5'-0"				AL			BOT 36" ABOVE FIN. ROOF

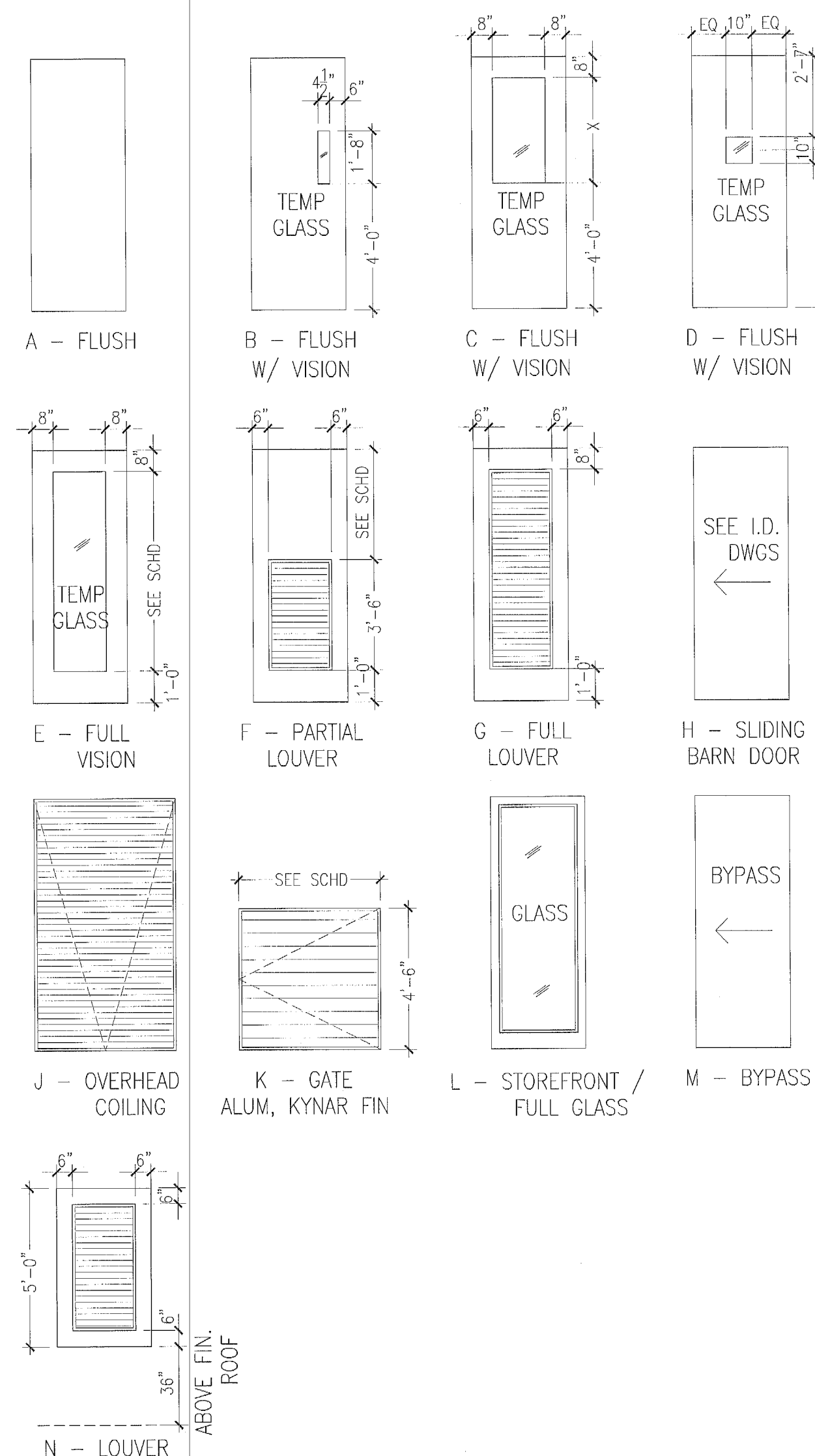
F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

- 7.2.1.6.2* Access-Controlled Egress Door Assemblies. Where permitted in Chapters 11 through 43, door assemblies in the means of egress shall be permitted to be equipped with electrical lock hardware that prevents egress, provided that all of the following criteria are met:
- (1) A sensor shall be provided on the egress side, arranged to unlock the door leaf in the direction of egress upon detection of an approaching occupant.
 - (2) Door leaves shall automatically unlock in the direction of egress upon loss of power to the sensor or to the part of the access control system that locks the door leaves.
 - (3) Door locks shall be arranged to unlock in the direction of egress from a manual release device complying with all of the following criteria:
 - (a) The manual release device shall be located on the egress side, 40 in. to 48 in. (1015 mm to 1220 mm) vertically above the floor, and within 60 in. (1525 mm) of the secured door openings.
 - (b) The manual release device shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT.
 - (c) When operated, the manual release device shall result in direct interruption of power to the lock, independent of the locking system electronics, and the lock shall remain unlocked for not less than 30 seconds.
 - (4) Activation of the building fire-protective signaling system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (5) The activation of manual fire alarm boxes that activate the building fire-protective signaling system specified in 7.2.1.6.2(4) shall not be required to unlock the door leaves.
 - (6) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
 - (7) The egress side of access-controlled egress doors, other than existing access-controlled egress doors, shall be provided with emergency lighting in accordance with Section 7.9.

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

FIRE DOOR LEGEND
 4 HOUR WALL - 4 HOUR DOOR - A LABEL
 3 HOUR WALL - 3 HOUR DOOR - A LABEL
 2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL
 1 HOUR WALL - 45 MINUTE DOOR - C LABEL
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AL ALUMINIUM
 AL/GL ALUMINIUM W/ GLASS
 GL GLASS
 HM HOLLOW METAL
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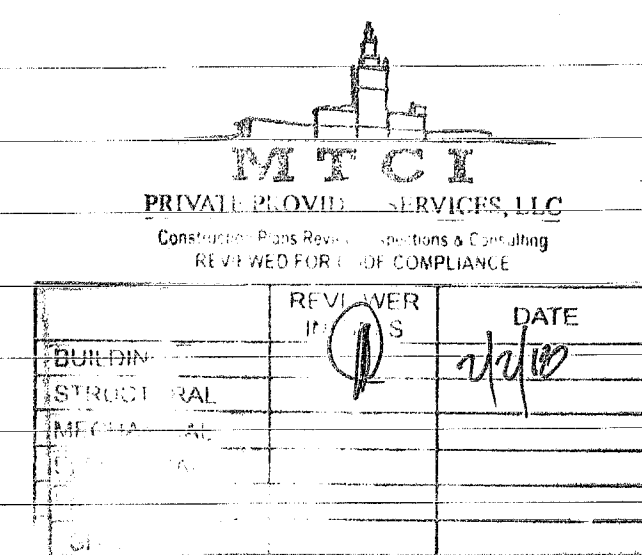
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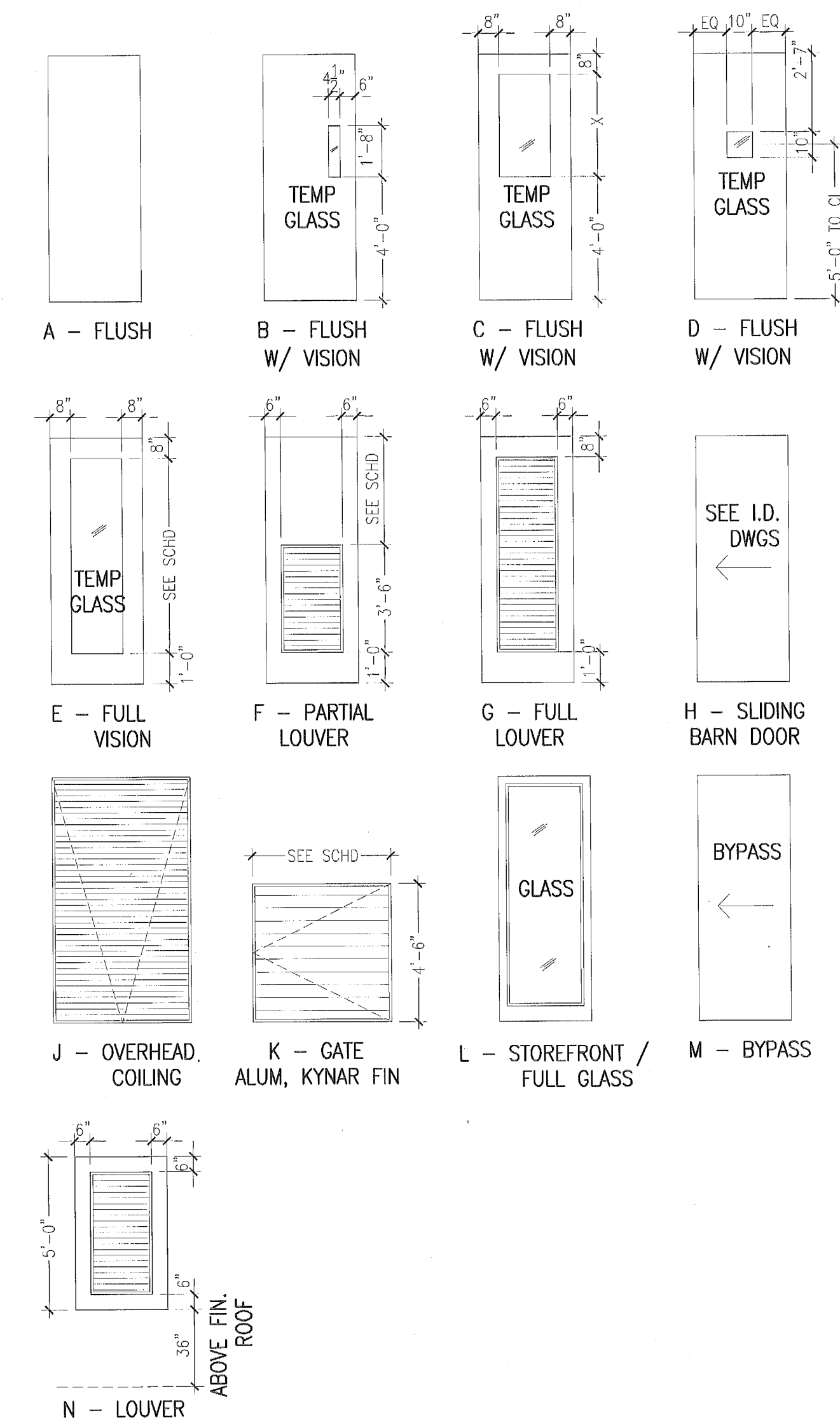
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29	WITH 3/8" LAMINATED GLASS
30	WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
31	
32	
33	
34	
35	



DOOR SCHEDULE – 1ST LEVEL														
DOOR										FRAME – SEE A-803				
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS							
101	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
102	EXIT CORRIDOR	SIDEWALK	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
103	LOBBY	DROP OFF	L	AL/GL	6'-0"	8'-0"				AL/GL				3, 6, 9
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
105	TRASH ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
106	LINEN ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
107	FIRE/WATER PUMP	ENTRY DRIVE	A	HM	6'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
108	NOT USED													
109	LOBBY	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
110	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
111	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
112	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM				7
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM				7
115	HOTEL ADMIN	SIDEWALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
116	RESTAURANT	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
117	RESTAURANT	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
118	ELEC RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
119	MDF RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
120	BAGGAGE OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
121	FRONT OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
122	FRONT OFFICE	BOH HALL	A	WD	3'-0"	7'-0"	1-3/4"			WD				7
123	BOH HALL	BAGGAGE RM	A	WD	3'-0"	7'-0"	1-3/4"			WD				7
124	JAN	WC VEST	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 7
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
126	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
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130	WC VEST	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 7
131	OFFICE 3	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD				
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24	DOOR TO HAVE ADJUSTABLE SWEEP AND MAX 3/4" UNDERCUT
25	FIRE RATED GLASS
26	EMERGENCY BREAKAWAY CAPABILITY
27	DOOR PROTECTED BY REMOVABLE PANEL SYSTEM MEETING WIND LOADS AS DEFINED BY STRUCTURAL DWGS
28	2 (3'-0" X 7'-0") INTERCONNECTING DOORS (ONE PANEL EACH SIDE)
29	WITH 3/8" LAMINATED GLASS
30	WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
31	
32	
33	
34	
35	

F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

- A SENSOR SHALL BE PROVIDED ON THE EGRESS SIDE, ARRANGED TO DETECT AN OCCUPANT APPROACHING THE DOOR LEAVES THAT ARE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS UPON DETECTION OF AN APPROACHING OCCUPANT OR LOSS OF POWER TO THE SENSOR
- LOSS OF POWER TO THE PART OF THE ACCESS CONTROL SYSTEM THAT LOCKS THE DOOR LEAVES SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS
- DOOR LEAVES SHALL BE ARRANGED TO UNLOCK IN THE DIRECTION OF EGRESS FROM A MANUAL RELEASE DEVICE LOCATED 40 IN. TO 48 IN. (1015MM TO 1220MM) VERTICALLY ABOVE THE FLOOR AND WITHIN 60 IN. (1525MM) OF THE SECURED DOOR OPENINGS.
- THE MANUAL RELEASE DEVICE SPECIFIED IN 7.2.1.6.2 (3) SHALL BE READILY ACCESSIBLE AND CLEARLY IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: PUSH TO EXIT
- WHEN OPERATED, THE MANUAL RELEASE DEVICE SHALL RESULT IN DIRECT INTERRUPTION OF POWER TO THE LOCK - INDEPENDENT OF THE ACCESS CONTROL SYSTEM ELECTRONICS - AND THE DOOR LEAVES SHALL REMAIN UNLOCKED FOR NOT LESS THAN 30 SECONDS
- ACTIVATION OF THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SIGNALING SYSTEM HAS BEEN MANUALLY RESET
- THE ACTIVATION OF MANUAL FIRE ALARM BOXES THAT ACTIVATE THE BLDG FIRE PROTECTIVE SIGNALING SYSTEM SPECIFIED IN 7.2.1.6.2 (6) SHALL NOT BE REQUIRED TO UNLOCK THE DOOR LEAVES
- ACTIVATION OF THE BLDG AUTOMATIC SPRINKLER OF FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK THE DOOR LEAVES IN THE DIRECTION OF EGRESS, AND THEY SHALL REMAIN UNLOCKED UNTIL THE FIRE PROTECTIVE SYSTEM HAS BEEN MANUALLY RESET

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STATE OF FLORIDA
REGISTERED ARCHITECT

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No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCH
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting

REVIEWER	DATE
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

A-006

DOOR SCHEDULE - 2ND LEVEL													
DOOR										FRAME - SEE A-803		SEE A-006	
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS						
201	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
202	STAIR 2	GARAGE	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
203	GARAGE	ELEV LOBBY	C	HM	3'-0"	7'-0"		B	2 HOUR	HM			6, 9, 12
204	ELEV LOBBY	HSKP BREAK	A	HM	3'-0"	7'-0"		C	1 HOUR	HM			6
205	ELEV LOBBY	GYM	E	AL/GL	3'-0"	7'-0"		C	1 HOUR	HM			6, 12
206	UNIFORM STOR	HSKP BREAK	A	HM	3'-0"	7'-0"				HM			6
207	LINEN CL	HSKP BREAK	A	HM	3'-0"	7'-0"				HM			6
208	LOCKERS	HSKP BREAK	A	HM	3'-0"	7'-0"				HM			6
209	WC	HSKP BREAK	A	HM	3'-0"	7'-0"				HM			6
210	HSKP OFFICE	HSKP BREAK	A	HM	3'-0"	7'-0"				HM			6
211	MINI BAR STOR	HSKP BREAK	A	HM	3'-0"	7'-0"				HM			6

DOOR SCHEDULE - 3RD-5TH LEVELS													
T01	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 11
T02	STAIR 2	CORRIDOR	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 11
T03	ELEC RM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T04	LINEN RM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6, 20
T05	HSK	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T06	IT ROOM	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			6
T07	ICE MACHINE	CORRIDOR	H	WD	5'-0"	7'-0"	1-3/4"	B	20 MINUTE	HM			1
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	B	20 MINUTE	HM			1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'-0"	7'-0"	1-3/4"	B	20 MINUTE	HM			20, 28
T12	HOTEL RM	BATH	H	WD	3'-0"	7'-0"	1-3/4"	B		WD			1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'-0"	7'-0"	1-3/4"	B		WD			1, 24

DOOR SCHEDULE - POOL DECK / ROOF LEVEL													
R01	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R02	STAIR 2	ROOF	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R03	ELEV LOBBY	MACH RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R04	WOMEN 1,2 MEN 3,4	ROOF	A	HM	3'-0"	7'-0"	1-3/4"			HM			
R05	ELEC RM	ROOF	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			
R06	ROOF	ROOF	K	AL	3'-0"	4'-6"				AL			
R07	POOL PUMP RM	ROOF	N	AL	3'-0"	7'-0"				AL			BOT 36" ABOVE FIN. ROOF
R08	MECH RMS	ROOF	N	AL	(2)3'-0"	5'-0"				AL			BOT 36" ABOVE FIN. ROOF

F.F.P.C. (NFPA 101) 7.2.1.6.2

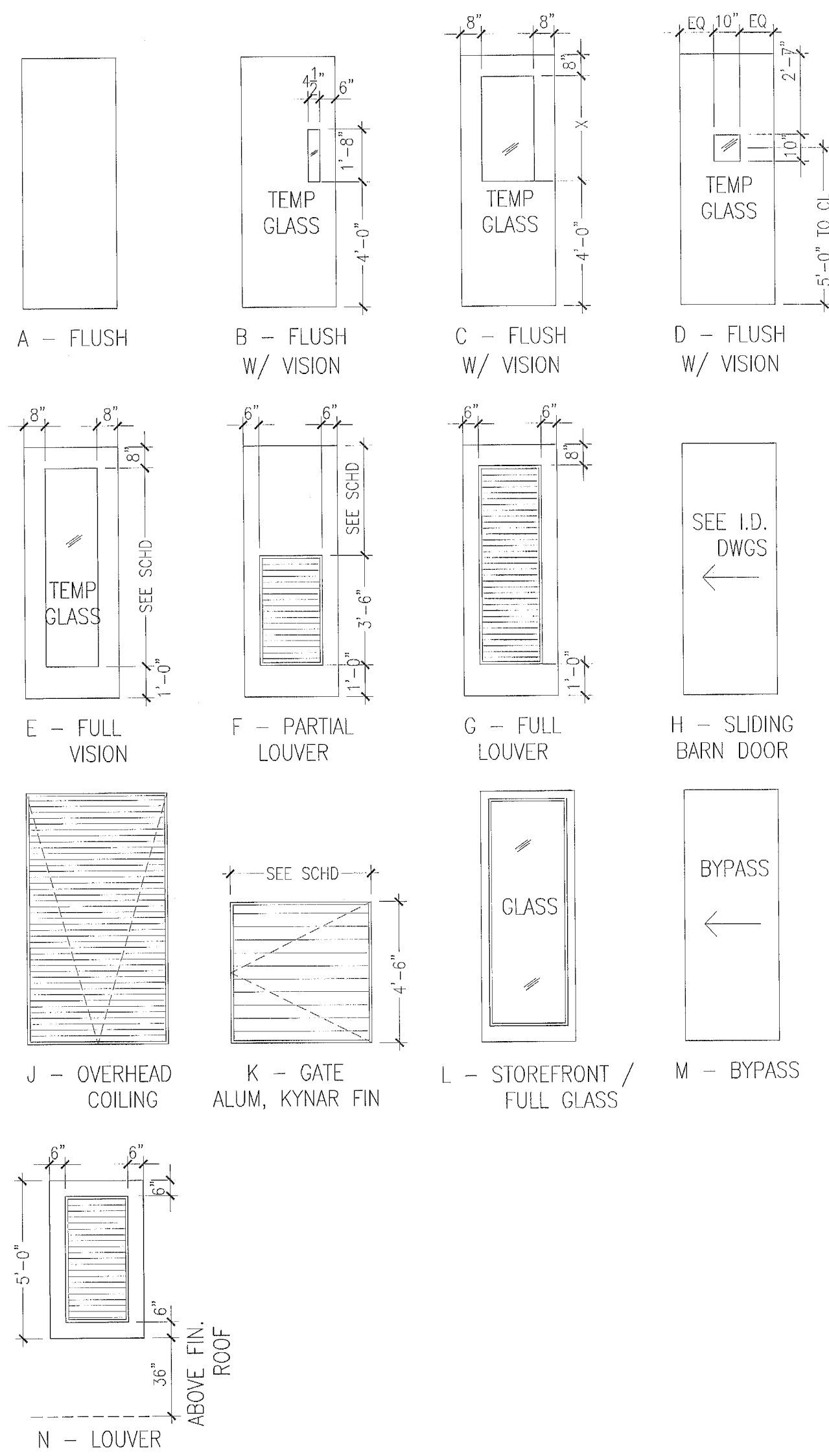
ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

DOOR ASSEMBLIES IN THE MEANS OF EGRESS SHALL BE PERMITTED TO BE EQUIPPED WITH AN APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM, PROVIDED THAT ALL THE FOLLOWING CRITERIA ARE MET:

7.2.1.6.2* Access-Controlled Egress Door Assemblies. Where permitted in Chapters 11 through 43, door assemblies in the means of egress shall be permitted to be equipped with electrical lock hardware that prevents egress, provided that all of the following criteria are met:

- (1) A sensor shall be provided on the egress side, arranged to unlock the door leaf in the direction of egress upon detection of an approaching occupant.
- (2) Door leaves shall automatically unlock in the direction of egress upon loss of power to the sensor or to the part of the access control system that locks the door leaves.
- (3) Door locks shall be arranged to unlock in the direction of egress from a manual release device complying with all of the following criteria:
 - (a) The manual release device shall be located on the egress side, 40 in. to 48 in. (1015 mm to 1220 mm) vertically above the floor, and within 60 in. (1525 mm) of the secured door openings.
 - (b) The manual release device shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT.
 - (c) When operated, the manual release device shall result in direct interruption of power to the lock, independent of the locking system electronics, and the lock shall remain unlocked for not less than 30 seconds.
 - (d) Activation of the building fire-protective signaling system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
- (5) The activation of manual fire alarm boxes that activate the building fire-protective signaling system specified in 7.2.1.6.2(4) shall not be required to unlock the door leaves.
- (6) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.
- (7) The egress side of access-controlled egress doors, other than existing access-controlled egress doors, shall be provided with emergency lighting in accordance with Section 7.9.

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

FIRE DOOR LEGEND

- 4 HOUR WALL - 4 HOUR DOOR - A LABEL
- 3 HOUR WALL - 3 HOUR DOOR - A LABEL
- 2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL
- 1 HOUR WALL - 45 MINUTE DOOR - C LABEL
- 1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL

MATERIAL LEGEND

- AL ALUMINIUM
- AL/GL ALUMINIUM W/ GLASS
- GL GLASS
- HM HOLLOW METAL
- WD WOOD SOLID CORE
- WD/GL WOOD W/ GLASS
- STL STEEL
- SS STAINLESS STEEL

DOOR NOTES

NOTE 1	FOR HEAD, JAMB & THRESHOLD DETAILS REFER TO SHEET A803
NOTE 2	ALL DOORS NOT TO EXCEED A MAX UNDERCUT OF 3/4" TO CONC SLAB, OR LESS FOR APPLIED FINISH PER NPA 80 TABLE 1-11.4 COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON I.D. DWGS
NOTE 3	CARD READERS AT FIRE RATED DOORS TO BE FIRE RATED
NOTE 4	ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE
NOTE 5	DOORS EXITING INTO STAIRWELLS SHALL NOT HAVE LOCKING DEVICES
NOTE 6	INSULATED COREFILL AT ALL HM DOORS PER FBC 13-403.1 (SEE SPECS)
NOTE 7	REFER TO F.F.P.C. 7.2.1.6 SELF CLOSING DEVICES
NOTE 8	ALL DOORS SERVING MORE THAN 100 PEOPLE SHALL HAVE PANIC HARDWARE
NOTE 9	ALL FIRE RATED DOORS TO HAVE SELF CLOSING AND LATCHING HARDWARE
NOTE 10	ALL FIRE RATED DOUBLE LEAF DOORS WITH ASTRAGALS SHALL HAVE DOOR COORDINATORS TO ENSURE PROPER OPERATION
NOTE 11	ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE AND REOPERABLE IN THE DIRECTION OF EGRESS WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

ADA ACCESSIBLE DOOR NOTES

DOOR HARDWARE: HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.

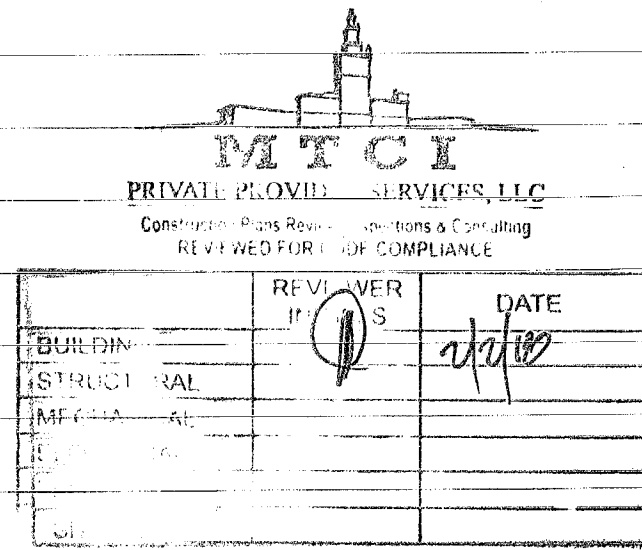
DOOR CLOSERS: IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
EXTERIOR HINGED DOORS - ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME
INTERIOR HINGED DOORS - 5 LBF
SLIDING OR FOLDING DOORS - 5 LBF

DOOR NOTES: ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH
ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE
PUSH LOCKS SHALL BE USED

DOOR SCHEDULE REMARKS CODE

- 1 SEE INTERIOR DESIGN DOCUMENTS
- 2 FF&E SPECIALTY DOOR, SEE I.D. DOCS
- 3 DOOR AND FRAME PROVIDED BY STOREFRONT / WINDOW WALL MANUFACTURER
- 4 CONCEALED OVERHEAD DOOR CLOSER
- 5 DESIGNED TO RESIST A 4" DIA OBJECT THROUGHOUT
- 6 SELF CLOSING DEVICE
- 7 OVERHEAD DOOR CLOSER
- 8 MAGNETIC HOLD OPEN DEVICE
- 9 PANIC HARDWARE
- 10 FUSIBLE LINK
- 11 TEMPERED GLASS PANEL
- 12 WIRED GLASS - INSTALL WIRE IN HORIZ. & VERT. POSITIONS
- 13 GATE LATCH TO BE MOUNTED AT 54" AFF MIN.
- 14 DOUBLE ACTING
- 15 MOTORIZED
- 16 ACOUSTIC SEALS FOR HEAD, JAMBS AND THRESHOLD
- 17 AUTOMATIC LOCKING DEVICE CONNECTED TO FIRE ALARM SYSTEM
- 18 CARD KEY - ELECTRONIC LOCKING
- 19 ELECTRONIC RELEASE HARDWARE
- 20 180 DEGREE SWING
- 21 OFFSET HINGES
- 22 CATEGORY II SAFETY GLASS CAPABLE OF WITHSTANDING A 400 LB IMPACT TEST
- 23 DOOR AND FRAME TO MEET WIND LOADS AS DEFINED BY STRUCT DWGS
- 24 DOOR TO HAVE ADJUSTABLE SWEEP AND MAX 3/4" UNDERCUT
- 25 FIRE RATED GLASS
- 26 EMERGENCY BREAKAWAY CAPABILITY
- 27 DOOR PROTECTED BY REMOVABLE PANEL SYSTEM MEETING WIND LOADS AS DEFINED BY STRUCTURAL DWGS
- 28 2 (3'-0" X 7'-0") INTERCONNECTING DOORS (ONE PANEL EACH SIDE)
- 29 WITH 3/8" LAMINATED GLASS
- 30 WIDTH TO BE 32" MIN. CLEAR IN OPEN POSITION
- 31
- 32
- 33
- 34
- 35



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NO.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
	BLDG. MTCI COMMENTS	08.01.17
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PROJECT NO: 1613

DATE: 02.28.17

SHEET NO:

SCALE: As Noted

SHEET NO:

A-007

SEPARATION DISTANCE, FT.	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0 TO 3 FT.	UNPROTECTED, SPRINKLERED	NOT PERMITTED
3 TO 5 FT.	UNPROTECTED, SPRINKLERED	15%
5 TO 10 FT.	UNPROTECTED, SPRINKLERED	25%
10 TO 15 FT.	UNPROTECTED, SPRINKLERED	45%
15 TO 20 FT.	UNPROTECTED, SPRINKLERED	75%
GREATER THAN 20 FT.	UNPROTECTED, SPRINKLERED	NO LIMIT

OCCUPANT LOAD FACTOR MAX. FLOOR AREA ALLOWANCES PER OCCUPANT F.B.C. TABLE 1004.1.2, FFPC TABLE 7.3.1.2	
USE	AREA PER OCCUPANT
EXERCISE ROOM W/ EQUIP.	50 GROSS
BUSINESS	100 GROSS
MECH. & STORAGE ROOMS	300 GROSS
ASSEMBLY A2 (UNCONCENTRATED)	15 NET
HOTEL/DORMITORY	200 GROSS
KITCHEN	100 GROSS
SWIMMING POOL (WATER SURF)	50 GROSS
EXERCISE ROOMS DECK	30 GROSS
LOCKER ROOM	50 GROSS
PARKING GARAGE	200 GROSS

STAIR IDENTIFICATION AS PER FFPC 5TH ED. 7.2.2.5.4.1 & 7.2.2.5.4.2

New enclosed stairs serving three or more stories and existing enclosed stairs serving five or more stories shall comply with 7.2.2.5.4.1(A) through 7.2.2.5.4.1(M).

- (A) The stairs shall be provided with special signage within enclosure at each floor landing.
 (B) The signage shall indicate the floor level.
 (C) The signage shall indicate the terminus of the top and bottom of the stair enclosure.
 (D) The signage shall indicate the identification of the stair enclosure.
 (E) The signage shall indicate the floor level of, and the direction to, exit discharge.
 (F) The signage shall be located inside the enclosure approximately 60 in. (1525 mm) above the floor landing in a position that is visible when the door is in the open or close position.
 (G) The signage shall comply with 7.10.8.1 and 7.10.8.2 of this Code.
 (H) The floor level designation shall also be tactile in accordance with ICC/ANSI A117.1, American National Standard for Accessible and Usable Buildings and Facilities.
 (I) The signage shall be painted or stenciled on the wall or on a separate sign securely attached to the wall.
 (J) The stairway identification letter shall be located at the top of the sign in minimum 1 in. (25 mm) high lettering and shall be in accordance with 7.10.8.2.
 (K)* Signage that reads NO ROOF ACCESS and is located under the stairway identification letter shall designate stairways that do not provide roof access. Lettering shall be a minimum of 1 inch (25 mm) high and shall be in accordance with 7.10.8.2.
 (L) The floor level number shall be located in the middle of the sign in minimum 5 in. (125 mm) high numbers and shall be in accordance with 7.10.8.2. Mezzanine levels shall have the letter M, or other appropriate identification letter preceding the floor level number.
 (M) Identification of the lower and upper terminus of the stairway shall be located at the bottom of the sign in minimum 1 inch (25 mm) high letters or numbers and shall be in accordance with 7.10.8.2.

Wherever an enclosed stair requires travel in an upward direction to reach the level of exit discharge, special signs with directional indicators showing the direction to the level of exit discharge shall be provided at each floor level landing from which upward direction of travel is required, unless otherwise provided in 7.2.2.5.4.2(A) and 7.2.2.5.4.2(B), and both of the following also shall apply:

- (1) Such signage shall comply with 7.10.8.1 and 7.10.8.2.
 (2) Such signage shall be visible when the door leaf is in the open or closed position.
 (A) The requirement of 7.2.2.5.4.2 shall not apply where signs required by 7.2.2.5.4.1 are provided.
 (B) The requirement of 7.2.2.5.4.2 shall not apply to stairs extending not more than one story below the level of exit discharge where the exit discharge is clearly obvious.

MAXIMUM TRAVEL DISTANCE AS PER FFPC A7.6	
USER GROUP	LOCATION (SPRINKLED)
BUSINESS FFPC TABLE A-76	MAXIMUM COMMON PATH: 100' MAXIMUM DEAD END: 50' MAXIMUM TRAVEL DIS: 300'
HOTEL & DORMITORIES FFPC TABLE A-76	MAXIMUM COMMON PATH: 50' MAXIMUM DEAD END: 50' MAXIMUM TRAVEL DIS: 325'
PARKING STRUCTURE ENCLOSED FFPC TABLE A-76	MAXIMUM COMMON PATH: 50' MAXIMUM DEAD END: 50' MAXIMUM TRAVEL DIS: 200'
ASSEMBLY FFPC TABLE A-76	MAXIMUM COMMON PATH: 75' MAXIMUM DEAD END: 20' MAXIMUM TRAVEL DIS: 250'
MERCANTILE FFPC TABLE A-76	MAXIMUM COMMON PATH: 100' MAXIMUM DEAD END: 50' MAXIMUM TRAVEL DIS: 250'

STRUCTURAL FIRE RESISTANCE REQUIREMENTS FOR TYPE 1-A CONSTRUCTION - FULLY SPRINKLED		
	MINIMAL FIRE RESISTANCE	CODE REFERENCE
PRIMARY STRUCTURAL FRAME		
1. SUPPORTING ONE ROOF	2 HOURS	2 HOURS
2. SUPPORTING ONE FLOOR	2 HOURS	2 HOURS
3. SUPPORTING MORE THAN ONE FLOOR OR ROOF	2 HOURS	2 HOURS
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2 HOURS	2 HOURS
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 HOURS	1 HOURS

A0 LIFE SAFETY PLAN - GENERAL NOTES

SCALE: NTS

LIFE SAFETY GENERAL NOTES

LEGEND

NOTE: PLANS INDICATE MIN. RATING REQUIRED. ACTUAL WALL MAY HAVE A HIGHER RATING.

4	4	4 HOUR RATED WALL
3	3	3 HOUR RATED WALL
2	2	2 HOUR RATED WALL
1	1	1 HOUR RATED WALL
S	S	SMOKE BARRIER

→ → → COMMON PATH OF TRAVEL

→ → → TRAVEL DISTANCE

EXIT LIGHT FIXTURE CEILING MOUNTED, DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURE)

EXIT LIGHT FIXTURE WALL MOUNTED, DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURE)

MIN. INTERIOR FIN. CLASSIFICATION, TABEL 803.9

GROUP	EXITS	CORRIDORS	OTHER SPACES
A-3	CLASS B	CLASS B	CLASS C
S	CLASS C	CLASS C	CLASS C

STRUCTURAL ELEMENT FIRE RESISTANCE RATING

PER F.B.C. TABLE 601

TYPE 1-A CONSTRUCTION THROUGHOUT - FULLY SPRINKLERED

STRUCTURAL ELEMENT	FIRE RESISTANCE IN HOURS
COLUMNS	
SUPPORTING MORE THAN ONE FLOOR OR OTHER COLUMNS	3 HR
SUPPORTING ONE FLOOR ONLY	2 HR
BEAMS	
SUPPORTING MORE THAN ONE FLOOR OR OTHER COLUMNS	3 HR
SUPPORTING ONE FLOOR ONLY	2 HR
BEARING WALLS - INTERIOR	
SUPPORTING MORE THAN ONE FLOOR OR OTHER COLUMNS	3 HR
SUPPORTING ONE FLOOR ONLY	2 HR
BEARING WALLS - EXTERIOR	
NON-BEARING WALLS, SEPARATION 0 - 5 FT.	3 HR / TABLE 601
NON-BEARING WALLS, SEPARATION 5 - 20 FT.	2 HR / TABLE 602
NON-BEARING WALLS, SEPARATION 20 - 30 FT.	1 HR / TABLE 602
NON-BEARING WALLS, SEPARATION > 30 FT.	0 HR / TABLE 602
FLOOR CONSTRUCTION	2 HR
ROOF CONSTRUCTION	1 HR

WALL RATING SEPARATION SCHEDULE, 100% SPRKD AS PER FFPC TABLE 6.1.14.1 (A and B)

LOCATION	MIN RATING
EXERCISE RMS & LOBBY	1 HOUR
STORAGE RMS	1 HOUR
MECH & ELEC RMS	1 HOUR
STAIRS #1 & #2	2 HOURS
ELEVATOR HOISTWAYS	2 HOURS
TRASH ROOM	2 HOURS

NOTE

PER FBC 713.6 CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES AND FIRE RATED WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OF STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACE SUGGESTED WORDING:

"FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS"

FIRE DOOR LEGEND AND LABEL

- (A) 180 MINUTES (3) HOUR FIRE LABEL DOOR
 (B) 90 MINUTES (1-1/2) HOUR FIRE LABEL DOOR
 (C) 45 MINUTES FIRE LABEL DOOR
 (20) 20 MINUTES FIRE LABEL DOOR

- DOORS AND FRAMES IN (3) THREE HOURS WALLS SHALL BE 'A' LABEL, 180 MIN. RATED (SEE DOOR SCHEDULE)
- DOORS AND FRAMES IN (2) TWO HOURS WALLS SHALL BE 'B' LABEL, 90 MIN. RATED (SEE DOOR SCHEDULE)
- DOORS AND FRAMES IN (1) ONE HOURS WALLS SHALL BE 'C' LABEL, 45 MIN. RATED (SEE DOOR SCHEDULE)
- DOORS AND FRAMES IN (30 MIN. WALLS SHALL BE 20 MIN. RATED (SEE DOOR SCHEDULE)

TWO-WAY COMMUNICATION ENHANCEMENT SYSTEM

(FFPC) Provide proof of compliance with NFPA 1, Chapter 11/ Section 11.10 "Two-Way Radio Communication Enhancement Systems". Proof of compliance shall include an affidavit prepared by the Owner, Owner's Authorized Representative, or the General Contractor, stating that a Two-Way Radio Communications Enhancement System has been installed in the building in accordance with NFPA 72. Such affidavit shall be prepared in a form acceptable to the City of Miami Fire Prevention Bureau, and shall be submitted prior to the final fire inspection. All documentation and final fire inspection(s) must be approved before the issuance of a TCO/CO.

FIRE EXTINGUISHER LEGEND, TABLE 906.3 (1)

OCCUPANCY	MIN. RATING	AREA / UNIT OF RATING, TRAVEL DIST.
MACH. & ELEC LOW	2-A	3,000 SF / 75 FT
PUBLIC AREAS MOD.	2-A	1,500 SF / 75 FT

FIRE EXTINGUISHER CALCS, CLASS A, SPRK BLDG

ASSEMBLY GROUP A-3, GYMNASIUM

CLASSIFICATION OF HAZARD CONTENTS NFPA 101-30 LIGHT HAZARD MODERATE OCCUPANCY

FIRE EXTINGUISHER SIZE AND PLACEMENT FOR CLASS 'A' HAZARDS

MIN. RATED SINGLE EXTINGUISHER 2-A
 MAX. FLOOR AREA PER UNIT 3,000 SF
 MAX. TRAVEL DIST. TO EXTINGUISHER 75 FT.
 TOTAL F.E. REQUIRED 14,975 SF / 3000 = 5 F.E.

LIGHT HAZARD AREAS - MIN. ONE (1) EXTINGUISHER PROVIDED FLAMMABLE STORAGE
 FOR OTHER AREAS F.E. CALCS SEE LIFE SAFETY PLAN CALCS.

EXIT CALCULATIONS

ALL SPACES SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM

STAIR #1 = 56" CLEAR WIDTH / 0.3 = 186 PERSONS
 STAIR #2 = 44" CLEAR WIDTH / 0.3 = 146 PERSONS
 OTHER COMPONENTS = WIDTH / 0.2

STAIR DOOR CLEARANCE / SIGNAGE

36" DOOR WIDTH
 N OF OCCUPANTS = 34" CLEAR WIDTH / 0.2 = 170 PERSONS

PROVIDE SIGNAGE PER F.B.C. 1009.6.4

FIRE RATING ASSEMBLY LEGEND

ASSEMBLY	FIRE RATING REQ'D	CONCRETE OR MATERIAL TYPE	MIN. DIMENSION OR THICKNESS	TESTING REFERENCE AND RATING
COLUMNS	3 HRS	"CARBONATE" CONC	12"	TABLE 709.2.4
FLOOR ASSEMBLY	2 HRS	"CARBONATE" CONC	5"	TABLE 709.2.2
ROOF ASSEMBLY	1 HRS	"CARBONATE" CONC	5"	TABLE 709.2.1
BEAMS	3 HRS	"CARBONATE" CONC	16" X 8"	TABLE 709.2.3C

TRAVEL DISTANCE, TABLE 1016.2

OCCUPANCY A-3

MAX. TRAVEL DISTANCE TO EXIT (FT) = 200 FT. SPRINKLERED

MAX. COMMON PATH OF TRAVEL SHALL NOT EXCEED 75 FEET

TRAVEL DISTANCE, DEAD END LENGTH, EXIT AND MEANS OF EGRESS WIDTH

OCCUPANCY	MAX. TRAVEL DIST. TO EXIT (FT.) TABLE 1016.2		MAX. DEAD END CORRIDOR LENGTH (FT.) TABLE 1016.4	EGRESS WIDTH PER PERSON SERVED (IN.) TABLE 1005		MIN. CORRIDOR ASILE WIDTH (IN.) TABLE 1016.2	MIN. CLEAR OPENING EXIT DOORS (IN.)	MIN. STAIR WIDTH (IN.)
	UNSPRK	SPRK		LEVEL	STAIRS			
GROUP A-3	200	250	20	0.2	0.3	44"	32"	44"

FIRE ALARM AND DETECTION SYSTEMS / OCCUPANCY A-3

AN APPROVED FIRE ALARM AND OCCUPANT NOTIFICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH F.B.C. 903.2.1.3 AND NFPA 72. AND AN AUTOMATIC SMOKE DETECTION SYSTEM IS REQUIRED.

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LIFE SAFETY CODE

Table 6.1.14.4.1(a) Required Separation of Occupancies (hours), Part 1

Occupancy	Assembly <300	Assembly >300 to >1000	Educational >1000	Day-Care Homes >12 Clients	Day-Care Homes >12 Clients	Health Care >12 Clients	Ambulatory Health Care	Detention & Correctional	One- & Two-Family Dwellings	Lodging & Rooming Houses	Hotels & Dormitories
Assembly <300	0	0	0	2	2	2	2	2	2	2	2
Assembly >300 to <1000	0	0	0	2	2	2	2	2	2	2	2
Assembly >1000	0	0	0	2	2	2	2	2	2	2	2
Educational	2	2	2	2	2	2	2	2	2	2	2
Day-Care >12 Clients	2	2	2	2	2	2	2	2	2	2	2
Health Care >12 Clients	2	2	2	2	2	2	2	2	2	2	2
Ambulatory Health Care	2	2	2	2	2	2	2	2	2	2	2
Detention & Correctional	2	2	2	2	2	2	2	2	2	2	2
One- & Two-Family Dwellings	2	2	2	2	2	2	2	2	2	2	2
Lodging or Rooming Houses	2	2	2	2	2	2	2	2	2	2	2
Hotels & Dormitories	2	2	2	2	2	2	2	2	2	2	2
Apartment Buildings	2	2	2	2	2	2	2	2	2	2	2
Board & Care, Small	2	2	2	2	2	2	2	2	2	2	2
Board & Care, Large	2	2	2	2	2	2	2	2	2	2	2
Mercantile	2	2	2	2	2	2	2	2	2	2	2
Mercantile, Mall	2	2	2	2	2	2	2	2	2	2	2
Mercantile, Bulk Retail	2	2	2	2	2	2	2	2	2	2	2
Business	1	2	2	2	2	2	2	2	2	2	2
Industrial, General Purpose	2	2	2	2	2	2	2	2	2	2	2
Industrial, Special Purpose	2	2	2	2	2	2	2	2	2	2	2
Industrial, High Hazard	3	3	3	3	3	3	3	3	3	3	3
Storage, Low & Ordinary Hazard	2	2	2	2	2	2	2	2	2	2	2
Storage, High Hazard	3	3	3	3	3	3	3	3	3	3	3

NP: Not permitted.

¹Minimum Fire Resistance Rating. The fire resistance rating is permitted to be reduced by 1 hour, but in no case to less than 1 hour, where the building is protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1) and supervised in accordance with 9.7.2.

²The 1-hour reduction due to the presence of sprinklers in accordance with the single-digger footnote is not permitted.

DESIGN REVIEW BOARD:

- f. Final details of all exterior surface finishes and materials shall be required, including the aluminum cladding on the architectural frame, Proforma wood cladding and architectural ceramic tile wall finishes, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10) feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving, partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing Allen Road and the Canal Walk.
- h. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No fluorescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.

- k. All rooftop lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- l. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All rooftop lighting fixtures shall be designed to preclude light from 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.
- m. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. Pavers and concrete banding shall be utilized for the entire entry drive and loading zone area, including alternate colors of concrete banding in place of painted striping, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- o. A variance to reduce by one (1) the minimum required off-street loading spaces of three(3), in order to construct a new 5-story mixed used building with two (2) loading spaces on the premises.

NP: Not permitted.

¹Minimum Fire Resistance Rating. The fire resistance rating is permitted to be reduced by 1 hour, but in no case to less than 1 hour, where the building is protected throughout by an approved automatic sprinkler system in accordance with 9.7.1.1(1) and supervised in accordance with 9.7.2.

²The 1-hour reduction due to the presence of sprinklers in accordance with the single-digger footnote is not permitted.

³Where the building is two stories or less in height and the total building square footage is less than 10,000 square feet, no separation is required.

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Table A.10.2.2 Interior Finish Classification Limitations

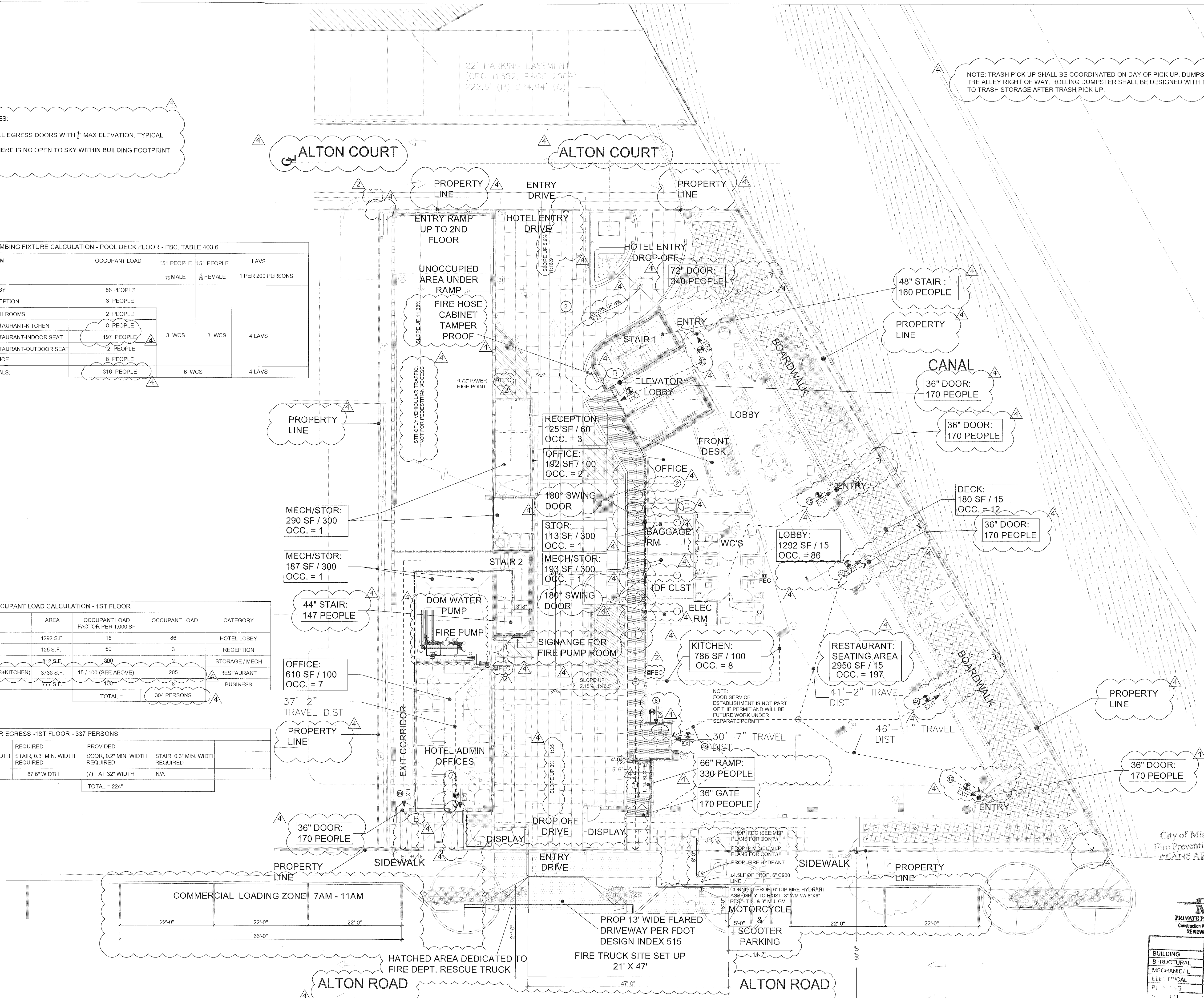
Occupancy	Exits	Exit Access Corridors	Other Spaces
Assembly — New >300 occupant load <300 occupant load	A I or II I or II	A or B I or II I or II	A or B NA A, B, or C
Assembly — Existing >300 occupant load <300 occupant load	A A or B I or II	A or B A or B I or II	A or B A, B, or C A or B, C on low partitions ¹
Educational — New	A A or B	A A or B	NA A, B, or C
Educational — Existing	I or II	I or II	A or B
Day-Care Centers — New	A A or B	A A or B	NA A, B, or C
Day-Care Centers — Existing	A or B A or B	A or B A or B	A, B, or C A, B, or C
Day-Care Homes — New	A A or B	A A or B	NA A, B, or C
Day-Care Homes — Existing	A or B A or B	A or B A or B	NA A, B, or C
Health Care — New	NA	B on lower portion of corridor wall ²	A B Individual rooms ³
Health Care — Existing	I or II A or B A or B	I or II A or B A or B	NA A or B A, B, or C
Detention and Correctional — New (sprinklers mandatory)	I or II I or II	I or II I or II	A, B, or C NA
Detention and Correctional — Existing	I or II A, B, or C	I or II A, B, or C	NA A, B, or C
One- and Two-Family Dwellings and Lodging or Rooming Houses	A A or B I or II	A A or B I or II	A, B, or C NA A, B, or C
Hotels and Dormitories — Existing	A or B I or II	A or B I or II	NA A, B, or C
Apartment Buildings — New	A A or B I or II	A A or B I or II	NA A, B, or C NA
Apartment Buildings — Existing	A or B I or II	A or B I or II	NA A, B, or C
Residential Board and Care — (See Chapter 32 and 33)	A or B I or II	A or B I or II	A or B NA
Mercantile — New	A or B I or II	A or B I or II	A or B NA
Mercantile — Existing	A or B A, B, or C A or B	A or B A, B, or C A or B	Ceilings — A or B; walls — A, B, or C A, B, or C A, B, or C
Business and Ambulatory Health Care — New	I or II A or B	I or II A or B	NA A, B, or C
Business and Ambulatory Health Care — Existing	A or B A or B	A or B A or B	NA A, B, or C

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

ROOM	OCCUPANT LOAD	151 PEOPLE $\frac{1}{2}$ MALE	151 PEOPLE $\frac{1}{2}$ FEMALE	LAVS 1 PER 200 PERSONS
LOBBY	80 PEOPLE	3 WCS	3 WCS	4 LAVS
RECEPTION	3 PEOPLE			
MECH ROOMS	2 PEOPLE			
RESTAURANT-KITCHEN	8 PEOPLE			
RESTAURANT-INDOOR SEAT	197 PEOPLE			
RESTAURANT-OUTDOOR SEAT	12 PEOPLE			
OFFICE	8 PEOPLE	6 WCS		4 LAVS
TOTALS:	316 PEOPLE			

LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR				
ROOM	AREA	OCCUPANT LOAD 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	8	BUSINESS
		TOTAL =	304 PERSONS	

DOOR AND STAIR EGRESS -1ST FLOOR - 337 PERSONS			
REQUIRED	REQUIRED	PROVIDED	
DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED
58.4" WIDTH	87.6" WIDTH	(7) AT 32" WIDTH	N/A
		TOTAL = 224"	



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting

	REVIEWER INITIALS	DATE
BUILDING	(1)	2/2/83
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
PAINT		

2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT

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

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