

M. Permy
11.22.17

STATE OF FLORIDA
HELIO MILAN ARCHITECT
REGISTRATION NO. 00004653

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NOTES:

1 - ALL EGRESS DOORS WITH $\frac{1}{2}$ " MAX ELEVATION. TYPICAL

LIFE SAFETY OCCUPANT LOAD CALCULATION - 3RD-4TH-5TH FLOORS - FBC, TABLE 1004.12

ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1000 SF	OCCUPANT LOAD	CATEGORY
RESIDENTIAL (HOTEL)	11,191 SF.	200 GROSS	65	HOTEL
MECH/DF/ELEC ROOMS	76 SF.	300 GROSS	1	MECHANICAL RMS
STORAGE/HSKP ROOM	136 SF.	100 GROSS	2	STORAGE
TOTAL =			68 PERSONS	

DOOR AND STAIR EGRESS - 2ND FLOOR - 40 PERSONS

REQUIRED	REQUIRED	PROVIDED	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	
8.0' WIDTH	12.0' WIDTH	(2) AT 32' WIDTH	(2) AT 44' WIDTH	
TOTAL =			74 PERSONS	

LIFE SAFETY GENERAL NOTES

LEGEND

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

- 4 - 4 HOUR RATED WALL
- 3 - 3 HOUR RATED WALL
- 2 - 2 HOUR RATED WALL
- 1 - 1 HOUR RATED WALL
- S - SMOKE BARRIER
- → → → COMMON PATH OF TRAVEL
- ○ ○ ○ TRAVEL DISTANCE

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

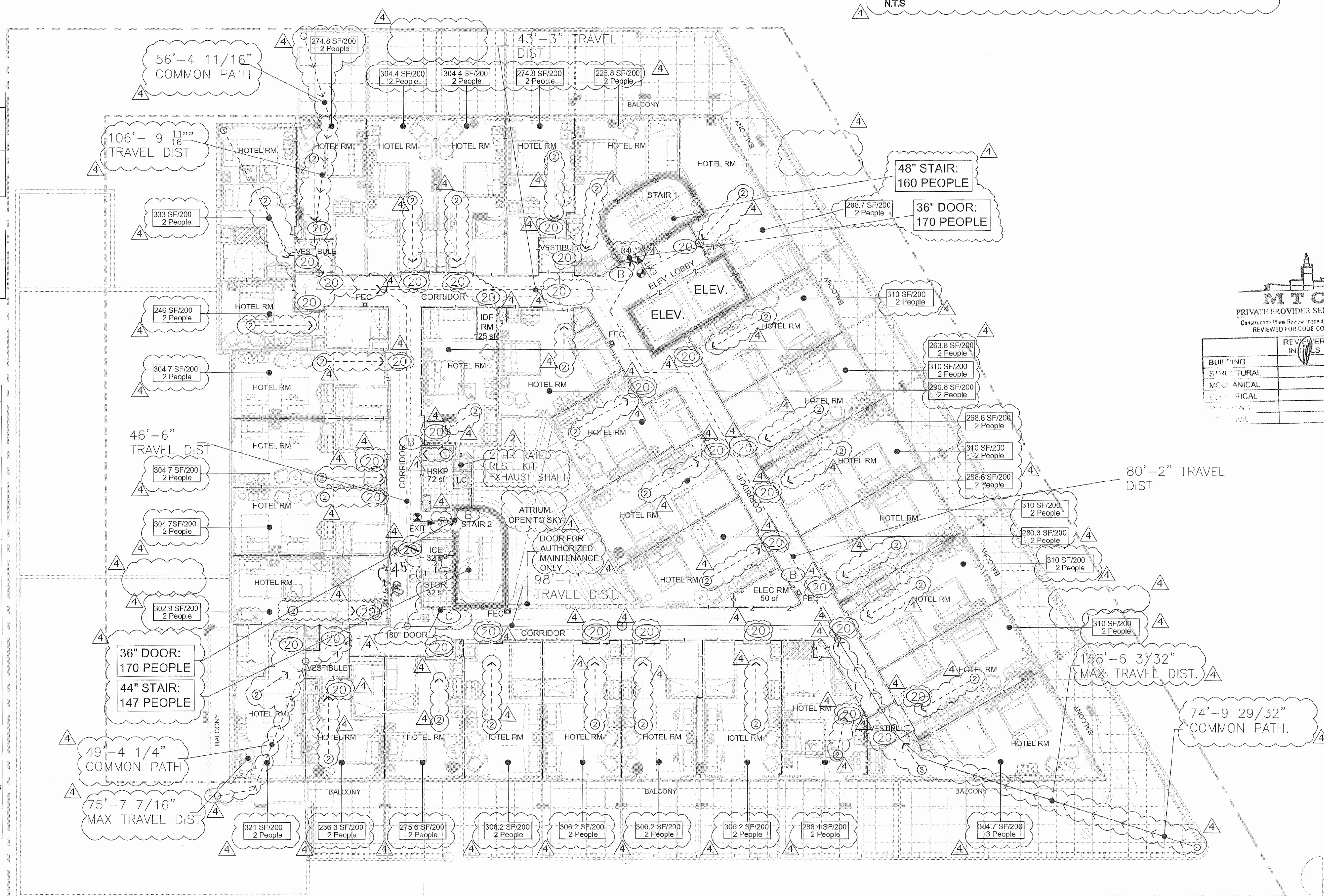
EXIT LIGHT FIXTURE WALL MOUNTED. DIRECTION
ARROWS AS SHOWN (SHADED QUADRANT
INDICATES FACES OF FIXTURE)

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

NOTES:

ALL EGRESS DOORS WITH $\frac{1}{2}$ " MAX ELEVATION. TYPICAL



KEY MAP
NTS



REVISION	DATE
1	11/22/17

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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	REV. 2	05.31.17
4	REV. 4	11.22.17

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

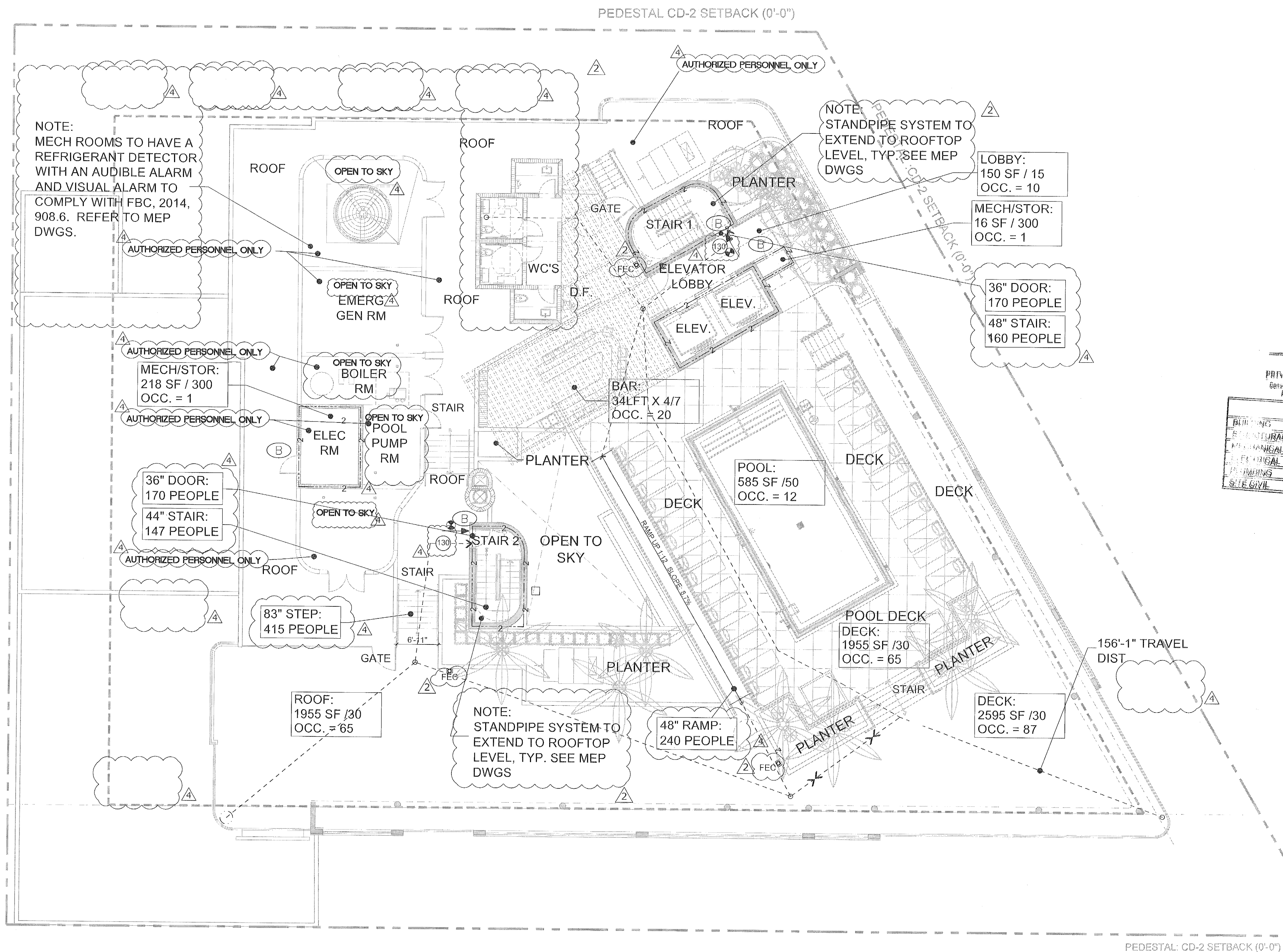
NOTES:

ALL EGRESS DOORS WITH $\frac{1}{2}$ " MAX ELEVATION. TYPICAL.

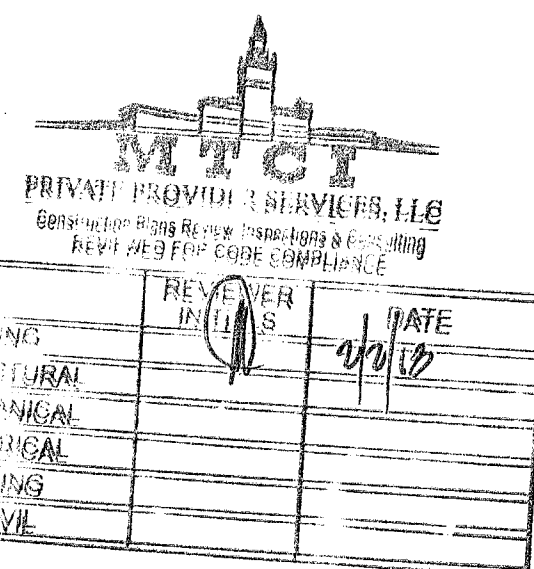
PLUMBING FIXTURE CALCULATION - POOL DECK FLOOR - FBC, TABLE 403.6				
ROOM	OCCUPANT LOAD	$\frac{1}{2}$ MALE	$\frac{1}{2}$ FEMALE	LAVS
LOBBY	10 PEOPLE	130 PEOPLE	130 PEOPLE	1 PER 200 PERSONS
SWIMMING POOL	12 PEOPLE			
MECH/STOR ROOMS	1 PERSON	2 WCS	2 WCS	2 LAVS
POOL DECK	217 PEOPLE			
BAR	20 PEOPLE			
TOTALS:	260 PEOPLE	4 WCS		2 LAVS

LIFE SAFETY OCCUPANT LOAD CALCULATION - 6TH / POOL DECK FLOOR - FBC, TABLE 1004.12				
ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	150 SF.	15 GROSS	10	LOBBY
POOL	585 SF.	50 GROSS	12	POOL SURFACE
MECH/STOR ROOMS	234 SF.	300 GROSS	1	STORAGE / MECH
POOL DECK	6505 SF.	30 GROSS	217	POOL DECK
BAR	34 LF.	4/7 LIN. FEET	20	BAR
		TOTAL =	260 PERSONS	

DOOR AND STAIR EGRESS - 6TH FLOOR / ROOF - 260 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	
54.4" WIDTH	81.6" WIDTH	(2) AT 32" WIDTH = 64"	(2) AT 44" WIDTH = 88"	
		TOTAL =	260 PERSONS	



KEY MAP
N.T.S.



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

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	PERMIT SET	02.28.17
REV. 2		04.28.17
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A-024

A1 LIFE SAFETY PLAN - ROOF / 6TH FLOOR

SCALE: 3/32" = 1'-0"

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors.
Doorways less than 36 inches (915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

TABLE 404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS		
Approach Direction	Minimum Maneuvering Clearance	
Perpendicular to Doorway	Parallel to Doorway	
From Front	48 inches (1220 mm)	0 inches (0 mm)
From side 1	42 inches (1065 mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (1065 mm)	22 inches (560 mm)2
From stoop/latch side	42 inches (1065 mm)	24 inches (610 mm)
1. Doorway with no door only. 2. Beyond pocket/hinge side.		

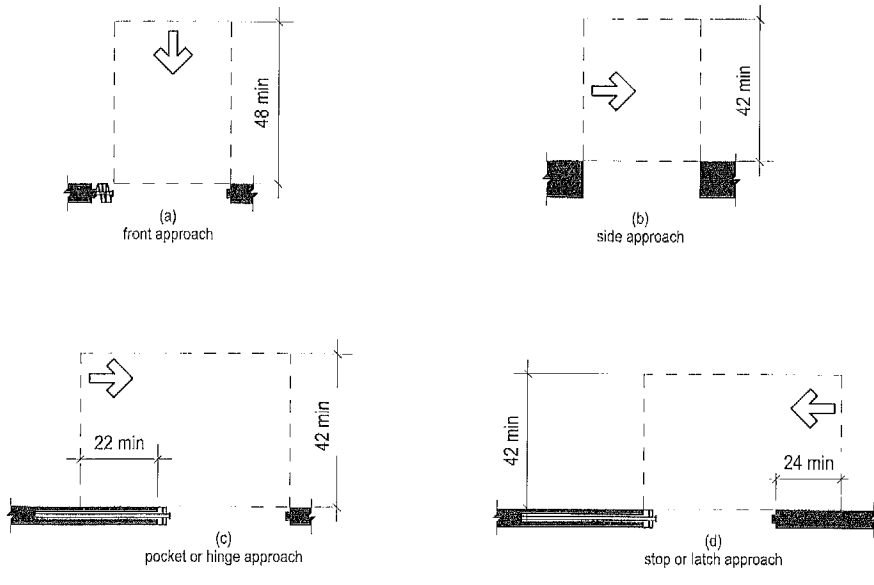


FIGURE 404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

404.2.4.3 Recessed Doors and Gates.
Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 3 inches (76 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

Advisory 404.2.4.3 Recessed Doors and Gates.
A door can be recessed due to wall thickness or because of the placement of casework and other fixed elements adjacent to the doorway. This provision must be applied wherever doors are recessed.

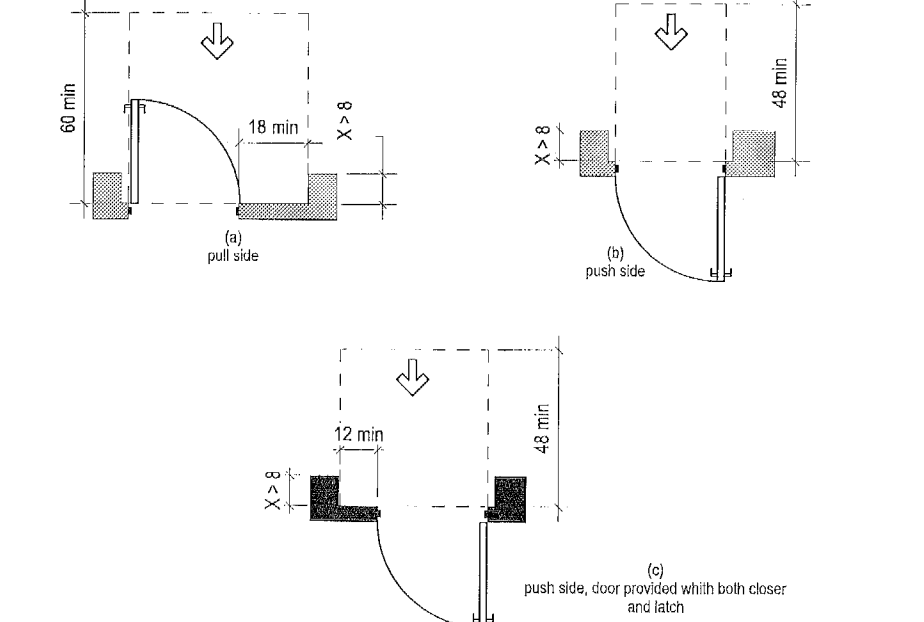


FIGURE 404.2.4.3
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

404.2.4.4 Floor or Ground Surface.
Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

EXCEPTIONS:
1. Slopes not steeper than 1:48 shall be permitted.
2. Changes in level at thresholds complying with 404.2.5 shall be permitted.

404.2.5 Thresholds.
Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION:
Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.6 Doors in Series and Gates in Series.
The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

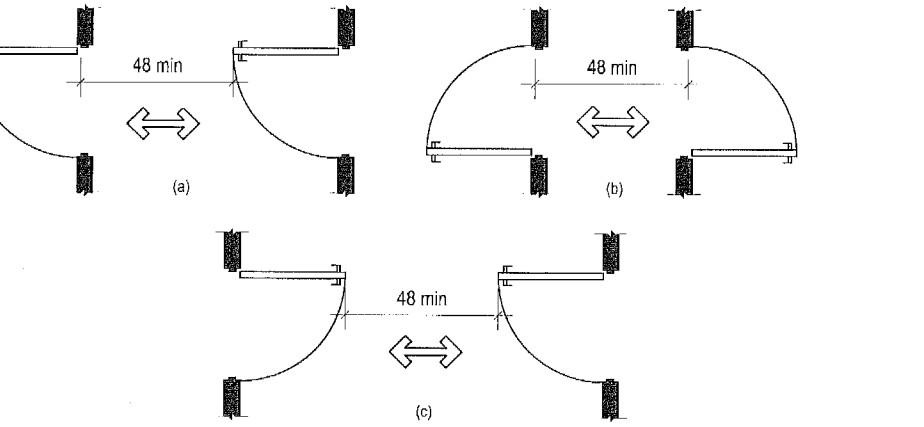


FIGURE 404.2.6
DOORS IN SERIES AND GATES IN SERIES

404.2.7 Door and Gate Hardware.
Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS:
1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting ponds, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

Advisory 404.2.7 Door and Gate Hardware.
Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

404.2.8 Closing Speed.
Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers.
Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinge.
Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force.
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

- Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
- Sliding or folding doors: 5 pounds (22.2 N) maximum.
- Exterior hinged doors shall be designed so that such doors can be pushed or pulled open with force not exceeding 8.5 pounds (37.8 N).

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Advisory 404.2.9 Door and Gate Opening Force.
The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in closed position.

Florida law, s.553.90(4), F.S., establishes requirements for exterior door opening force.

404.2.10 Door and Gate Surfaces.
Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:
1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement.
3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

404.2.11 Vision Lights.
Doors, gates, and side lights adjacent to doors or gates, containing one or more glazed panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION:
Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates.
Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/HMMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/HMMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.1 Clear Width.
Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearances.
Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION:
Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Threshold.
Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series.
Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls.
Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening.
Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches (815 mm) minimum when operated in emergency mode.

EXCEPTION:
Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turns.
Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 RAMPS

405.1 General.
Ramps on accessible routes shall comply with 405.

EXCEPTION: In assembly areas, also ramps adjacent to seating and not service elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope.
Ramp runs shall have a running slope not steeper than 1:12.

EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Advisory 405.2 Slope.
To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than slope, e.g., people with heart disease or limited stamina.

TABLE 405.2 MAXIMUM RAMP SLOPE AND RISE FOR EXISTING SITES, BUILDINGS, AND FACILITIES		
Slope	Maximum Rise	
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)	
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)	
1. A slope steeper than 1:8 is prohibited.		

405.3 Cross Slope.
Cross slope of ramp runs shall not be steeper than 1:48.

Advisory 405.3 Cross Slope.
Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

405.4 Floor or Ground Surfaces.
Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width.
The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise.
The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings.
Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

Advisory 405.7 Landings.
Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this code. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.

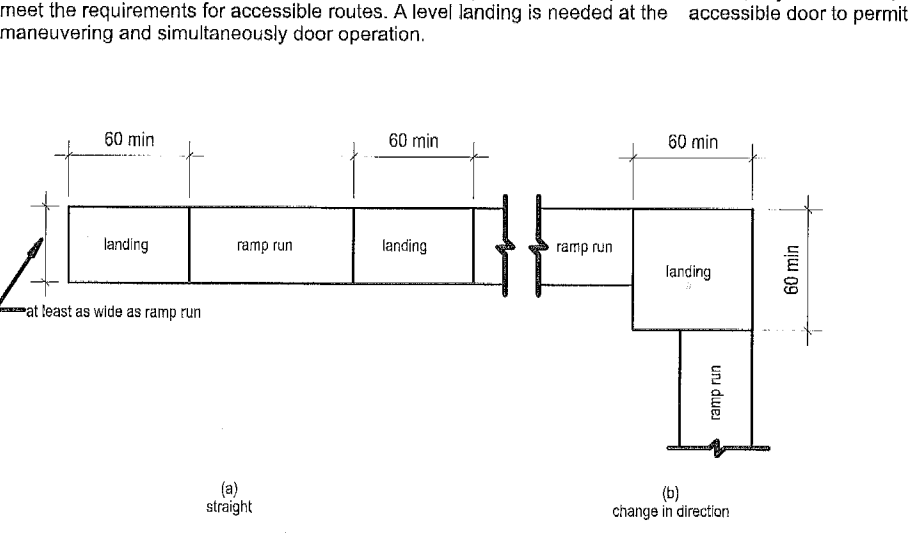


FIGURE 405.7
RAMP LANDINGS

405.7.1 Slope.
Landings shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width.
The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length.
The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction.
Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) long minimum.

405.7.5 Doorways.
Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails.
Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

EXCEPTION: Within employee work areas, handrails shall not be required where ramps are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

405.9 Edge Protection.
Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

EXCEPTIONS:
1. Edge protection shall not be required on ramps that are not required to have handrails and have a slope not steeper than 1:12.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 12 inch (318 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area.

405.9.1 Extended Floor or Ground Surface.
The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

Advisory 405.9.1 Extended Floor or Ground Surface.
The extended surface prevents wheeled chairs and crutch tips from slipping off the ramp surface.

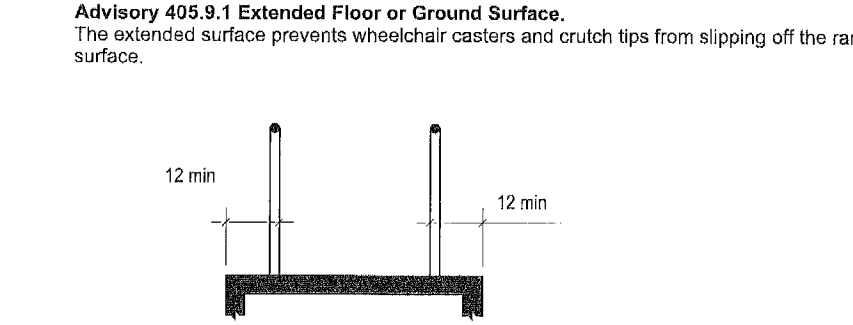


FIGURE 405.9.1
EXTENDED FLOOR OR GROUND SURFACE EDGE PROTECTION

405.9.2 Curb or Barrier.
A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

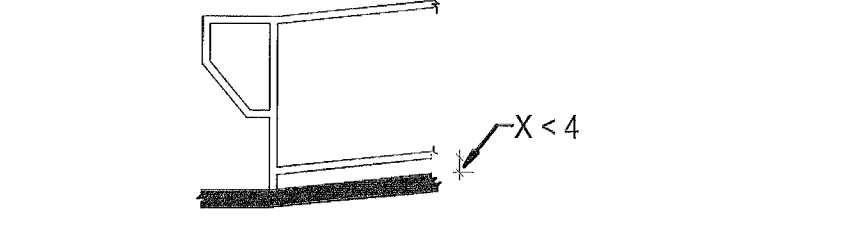


FIGURE 405.9.2
CURB OR BARRIER EDGE PROTECTION

405.10 Wet Conditions.
Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 CURB RAMPS

406.1 General.
Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope.
Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

EXCEPTION: Existing gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20.

406.2.1 Call Controls.
Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush.

EXCEPTION: Existing elevators shall be permitted to have recessed call buttons.

407.2.1.1 Height.
Elevator calls and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located at 54 inches (1370 mm) maximum above the finish floor, measured to the centerline of the highest operable part.

407.2.1.2 Size.
Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space.
A clear floor or ground space complying with 305 shall be provided at call controls.

Advisory 407.2.1.3 Clear Floor or Ground Space.
The clear floor or ground space required at elevator call buttons must remain free of obstructions including ashtrays, plants, and other decorative elements that prevent wheelchair users and others from reaching the call buttons. The height of the clear floor or ground space is considered to be a volume from the floor to 80 inches (2030 mm) above the floor. Recessed ashtrays should not be placed near elevator call buttons so that persons who are blind or visually impaired do not inadvertently contact them or their contents as they reach for the call buttons.

407.2.1.4 Location.
The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.2.1.4.

Advisory 407.2.1.4 Location Exception.
A destination-oriented elevator system provides lobby control enabling passengers to select floor stops, lobby indicators designating which elevator to use, and a car indicator designating the floors at which the car will stop. Responding cars are programmed for maximum efficiency by reducing the number of stops any passenger experiences.

407.2.1.5 Signals.
Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

EXCEPTIONS:
1. Destination-oriented elevators shall not be required to comply with 407.2.1.5 provided that visible and audible signals complying with 407.2.2 indicating which elevator car to enter are provided.
2. Existing elevators shall not be required to comply with 407.2.1.5.

407.2.1.6 Keypads.
Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals.
Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals.
A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

EXCEPTIONS:
1. Visible and audible signals shall not be required at each destination-oriented elevator where a visible and audible signal complying with 407.2.2 is provided indicating the elevator car designation information.
2. In existing elevators, a signal indicating the direction of car travel shall not be required.

407.2.2.2 Visible Signals.
Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

EXCEPTIONS:
1. Destination-oriented elevators shall be permitted to have signals visible from the floor area adjacent to the hoistway entrance.
2. Existing elevators shall not be required to comply with 407.2.2.2.

407.2.2.3 Audible Signals.
Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal announcements that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal announcements shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal announcement shall be 10 dB minimum above ambient, but shall not exceed 90 dB, measured at the hall call button.

EXCEPTIONS:
1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement be the same as those given at the call button or call button keypad.
2. Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals.

407.2.2.4 Differentiation.
Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3 Hoistway Signs.
Signs at elevator hoistways shall comply with 407.2.3.

407.2.3.1 Floor Designation.
Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) minimum. A tactile star shall be provided on both jambs at the main entry level.

407.2.3.2 Floor Designation.
Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landing level to a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.2.3.3 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.2.3.4 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.2.3.5 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.2.3.6 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.2.3.7 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.2.3.8 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.2.3.9 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.2.3.10 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

406.8 Detectable Warnings.
Curb ramps subject to Department of Transportation regulation 49 CFR 92.21 shall have a detectable warning complying with 703.2. The detectable warning shall extend the full width of the curb ramp (exclusive of flare sides) and shall extend either the full depth of the curb ramp or 24 inches (610 mm) deep minimum measured from the back of the curb on the ramp surface.

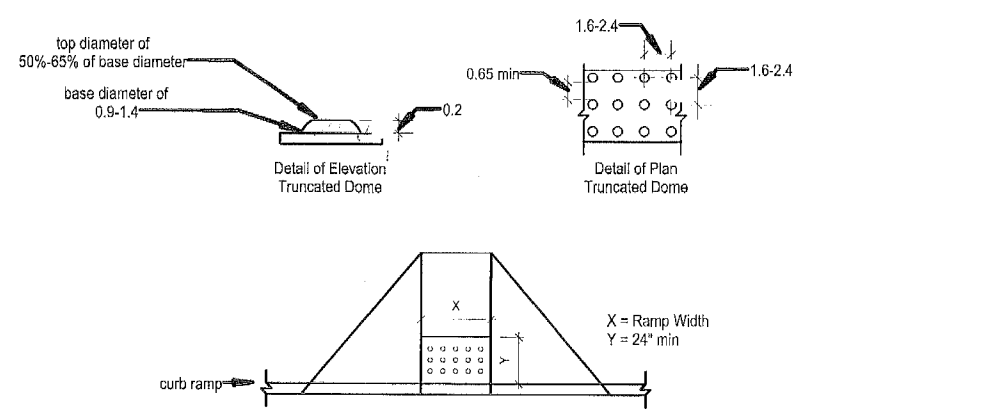


FIGURE 406.8
DETECTABLE WARNINGS AT CURB RAMPS SUBJECT TO DOT REGULATION 49 CFR 92.21

407 ELEVATORS

407.1 General.
Elevators shall comply with 407 and ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

Advisory 407.1 General.
The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners should note that the ASME Safety Code for Elevators and Escalators requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

407.2 Elevator Landing Requirements.
Elevator landings shall comply with 407.2.

407.2.1 Call Controls.
Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush.

EXCEPTION: Existing elevators shall be permitted to have recessed call buttons.

407.2.1.1 Height.
Elevator calls and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part.

EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located at 54 inches (1370 mm) maximum above the finish floor, measured to the centerline of the highest operable part.

407.2.1.2 Size.
Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2.

407.2.1.3 Clear Floor or Ground Space.
A clear floor or ground space complying with 305 shall be provided at call controls.

Advisory 407.2.1.3 Clear Floor or Ground Space.
The clear floor or ground space required at elevator call buttons must remain free of obstructions including ashtrays, plants, and other decorative elements that prevent wheelchair users and others from reaching the call buttons. The height of the clear floor or ground space is considered to be a volume from the floor to 80 inches (2030 mm) above the floor. Recessed ashtrays should not be placed near elevator call buttons so that persons who are blind or visually impaired do not inadvertently contact them or their contents as they reach for the call buttons.

407.2.1.4 Location.
The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.2.1.4.

Advisory 407.2.1.4 Location Exception.
A destination-oriented elevator system provides lobby control enabling passengers to select floor stops, lobby indicators designating which elevator to use, and a car indicator designating the floors at which the car will stop. Responding cars are programmed for maximum efficiency by reducing the number of stops any passenger experiences.

407.2.1.5 Signals.
Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

EXCEPTIONS:
1. Destination-oriented elevators shall not be required to comply with 407.2.1.5 provided that visible and audible signals complying with 407.2.2 indicating which elevator car to enter are provided.
2. Existing elevators shall not be required to comply with 407.2.1.5.

407.2.1.6 Keypads.
Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.2.2 Hall Signals.
Hall signals, including in-car signals, shall comply with 407.2.2.

407.2.2.1 Visible and Audible Signals.
A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

EXCEPTIONS:
1. Visible and audible signals shall not be required at each destination-oriented elevator where a visible and audible signal complying with 407.2.2 is provided indicating the elevator car designation information.
2.

407.4.6 Elevator Car Controls.

Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.6 is provided, existing car operating panels shall not be required to comply with 407.4.6.

407.4.6.1 Location.

Controls shall be located within one of the reach ranges specified in 308.

EXCEPTIONS:

1. Where the elevator panel serves more than 16 openings and a parallel approach is provided, buttons with floor designations shall be permitted to be 54 inches (1370 mm) maximum above the finish floor.
2. In existing elevators, car control buttons with floor designations shall be permitted to be located 54 inches (1370 mm) maximum above the finish floor where a parallel approach is provided.

407.4.6.2 Buttons.

Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

EXCEPTION: In existing elevators, buttons shall be permitted to be recessed.

407.4.6.2.1 Size.

Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.2.2 Arrangement.

Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads.

Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls.

Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height.

Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location.

Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

407.4.7 Designations and Indicators of Car Controls.

Designations and indicators of car controls shall comply with 407.4.7.

EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.7 is provided, existing car operating panels shall not be required to comply with 407.4.7.

407.4.7.1 Buttons.

Car control buttons shall comply with 407.4.7.1.

407.4.7.1.1 Type.

Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location.

Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

EXCEPTION: Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible.

407.4.7.1.3 Symbols.

The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

Control Button	Tactile Symbol	Braille Message
EMERGENCY STOP		STOP Three Cols
ALARM		ALARM Four Cols
DOOR OPEN		OPEN Three Cols
DOOR CLOSE		CLOSE Five Cols
MAIN ENTRY FLOOR		MAIN Three Cols
PHONE		PHONE Four Cols

TABLE 407.4.7.1.3

ELEVATOR CONTROL BUTTON IDENTIFICATION**407.4.7.1.4 Visible Indicators.**

Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indicator shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads.

Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

407.4.8 Car Position Indicators.

Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators.

Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size.

Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location.

Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival.

As the car passes a floor and when a car stops at a floor served by the elevator, the elevator, the corresponding, character shall illuminate.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.4.8.1.3 provided that the visible indicators extinguish when the call answered.

has been

407.4.8.1.4 Destination Indicators.

In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators.

Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type.

The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop.

EXCEPTION:

For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less, a non-verbal audible signal with a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.2 Signal Level.

The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency.

The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.9 Emergency Communication.

Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

410 PLATFORM LIFTS**410.1 General.**

Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift.

Advisory 410.1 General.

Inclined stairway chairlifts and inclined and vertical platform lifts are available for short-distance vertical transportation. Because an accessible route requires an 80 inch (2030 mm) vertical clearance, care should be taken in selecting lifts as they may not be equally suitable for use by people using wheelchairs and people standing. If a lift does not provide 80 inch (2030 mm) vertical clearance, it cannot be considered part of an accessible route in new construction.

The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners are reminded that the ASME A18 Safety Standard for Platform Lifts and Stairway Chairlifts requires routine maintenance and inspection. Local or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

410.2 Floor Surfaces.

Floor surfaces in platform lifts shall comply with 302 and 303.

410.3 Clear Floor Space.

Clear floor space in platform lifts shall comply with 305.

410.4 Platform to Runway Clearance.

The clearance between the platform sill and the edge of any runway landing shall be 1 inch (32 mm) maximum.

410.5 Operable Parts.

Platform lifts shall comply with 309.

410.6 Doors and Gates.

Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width of 32 inches (815 mm) minimum. Side doors and gates shall provide a clear width of 42 inches (1065 mm) minimum.

EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates.

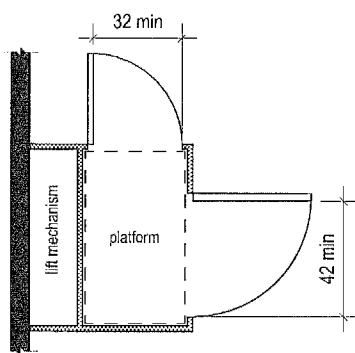


FIGURE 410.6
PLATFORM LIFT DOORS AND GATES

502 PARKING SPACES**502.1 General.**

Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces.

Each parking space must be at least 12 feet (3658 mm) wide, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

EXCEPTION: For on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities, car parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum; van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum and shall be designated "van accessible"; alternatively, van parking spaces shall be permitted to be 132 inches (3350 mm) wide minimum where the access aisle is 60 inches (1525 mm) wide minimum and shall be designated "van accessible."

Advisory 502.2 Vehicle Spaces.

Pursuant to a 553.512, F.S., Florida requirements, except a 553.041(c) parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design. No waivers are required for on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities pursuant to a 553.041(c)(3)(c) and (d), F.S., and the Exception to 502.2.

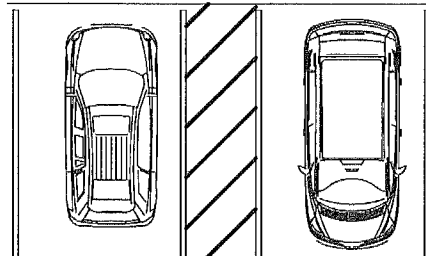


FIGURE 502.2
VEHICLE PARKING SPACES

502.2.1 On-street parallel parking.

g Spaces must comply with sections 208 and 502 of the ADA Standards for Accessible Design. Cuts adjacent to such spaces must be of a height that does not interfere with the opening and closing of motor vehicle doors.

502.2.2 Access Aisle.

Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Parking access aisles must be part of an accessible route to the building or facility entrance. Access aisles must be placed adjacent to accessible parking spaces. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

EXCEPTION: Access aisles are not required for on-street parallel parking.

Advisory 502.3 Access Aisle.

Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Florida law, a 553.504(1)(a), F.S., requires placement of accessible routes such that persons with disabilities are not compelled to walk or wheel behind parked vehicles other than their own vehicle. Florida law, a 553.504(1)(c), F.S., allows on-street accessible parking to not have an access aisle.

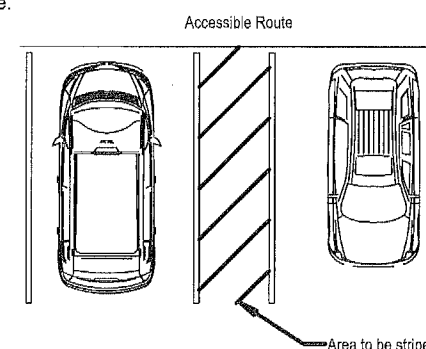


FIGURE 502.3
PARKING SPACE ACCESS AISLE

502.3.1 Width.

Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length.

Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking.

Access aisles shall be marked so as to discourage parking in them.

The access aisle must be striped diagonally to designate it as a no-parking zone.

Advisory 502.3.3 Marking.

The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

502.3.4 Location.

Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location.

Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces.

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces.

Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance.

Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking space shall design the covered or underground parking facility to maintain a minimum height for the portion of the street-accessible level of the parking facility directly over van-accessible parking spaces and for providing ingress and egress to such parking spaces (2480 mm). (See 504.) Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

Advisory 502.5 Vertical Clearance.

Stairs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance. Florida law, a 553.511, F.S., requires signs be posted that will warn handicapped-equipped van operators of height limitations so they will not pass beyond a point where the van cannot be maneuvered.

Florida law also preempts local government height restriction ordinances that would prohibit compliance with the minimum height requirements of this section. Also, any local or state law or regulation that prohibits a covered entry from complying with requirements of the ADA may render such jurisdiction in violation of the ADA.

502.6 Identification.

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation "van accessible."

502.6.1

Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 80 inches (1925 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption "PARKING BY DISABLED PERMIT ONLY." Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 305.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrance to the lot in lieu of a sign at each parking place.

Advisory 502.6 Identification.

The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

Parking spaces and access aisle configurations required for all accessible parking by Florida law, a 553.5041, F.S., must, the van accessible space requirements of the ADA Standards for Accessible Design. Therefore, no accessible space is more suitable than any other accessible space for "van accessible" parking. Florida law only requires "van accessible" parking signs in parking structures where van parking may be limited to the first level accessible spaces.

Florida accessible parking signs must include indication of the penalty for illegal parking in addition to the accessible parking symbol required by the ADA Standards for Accessible Design.

502.7 Relationship to Accessible Routes.

Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes.

Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 PASSENGER LOADING ZONES**503.1 General.**

Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space.

Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle.

Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicle way.

503.4 Access Aisle.

Access aisles shall adjoin an accessible route and shall not overlap the vehicle way.

503.5 Access Aisle.

Access aisles shall adjoin an accessible route and shall not overlap the vehicle way.

503.6 Access Aisle.

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503.26 Access Aisle.

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503.27 Access Aisle.

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503.28 Access Aisle.

Access aisles shall adjoin an accessible route and shall not overlap the vehicle way.

503.29 Access Aisle.

Access aisles shall adjoin an accessible route and shall not overlap the vehicle way.

503.30 Access Aisle.

Access aisles shall adjoin an accessible route and shall not overlap the vehicle way.

503.31 Access Aisle.

Access aisles shall adjoin an accessible route and shall not overlap the vehicle way.

503.32 Access Aisle.

604 WATER CLOSETS AND TOILET COMPARTMENTS

604.1 General.
Water closets and toilet compartments shall comply with 604.2 through 604.8.

EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

604.2 Location.
The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 19 inches (485 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

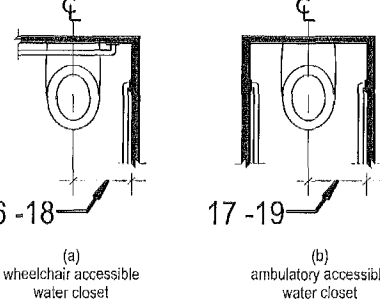


FIGURE 604.2
WATER CLOSET LOCATION

604.3 Clearance.
Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Side.
Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 50 inches (1270 mm) minimum measured perpendicular from the rear wall.

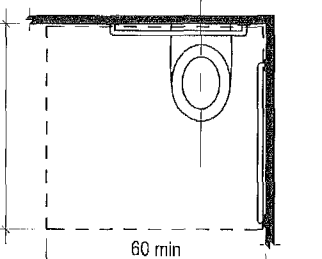


FIGURE 604.3.1
SIZE OF CLEARANCE AT WATER CLOSETS

604.3.2 Overlap.
The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In residential dwelling units, a lavatory complying with 608 shall be permitted on the rear wall 8 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

Advisory 604.3.2 Overlap:

When the door to the lavatory is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

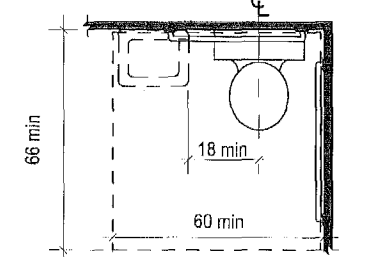


FIGURE 604.3.2
(EXCEPTION) OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS

604.4 Seats.
The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a tilted position.

EXCEPTIONS:

1. A water closet in a toilet room for a single occupant accessed only through a private and not for common use or public use shall not be required to comply with 604.4.
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

604.5 Grab Bars.
Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of bars complying with 604.5.
2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

Advisory 604.5 Grab Bars Exception 2:
Reinforcement must be sufficient to permit the installation of rear and side wall grab bars fully meet accessibility requirements including, but not limited to, required length, installation height, and structural strength.

604.5.1 Side Wall.
The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

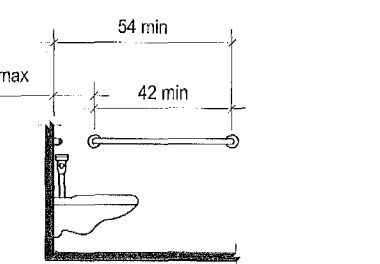


FIGURE 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

604.5.2 Rear Wall.
The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum to the location of a recessed future adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

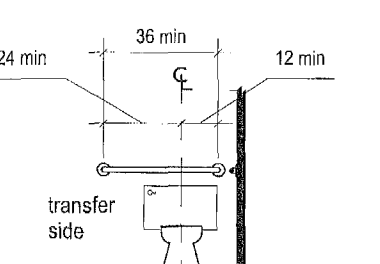


FIGURE 604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

604.6 Flush Controls.
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Advisory 604.6 Flush Controls:
If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet approved by the local authority having jurisdiction, provide a toilet seat lid.

604.7 Dispensers.

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers:

If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the dispenser must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

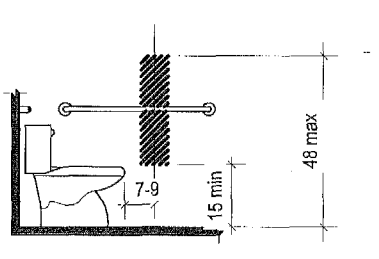


FIGURE 604.7
DISPENSER OUTLET LOCATION

604.8 Toilet Compartments.
Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments.
Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size.

Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 50 inches (1270 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 50 inches (1270 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Advisory 604.8.1.1 Size:

The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience features such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.

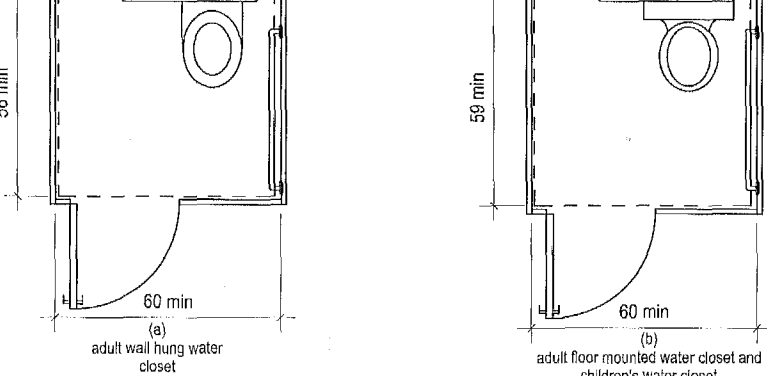


FIGURE 604.8.1.1
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

604.8.1.2 Doors.
Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

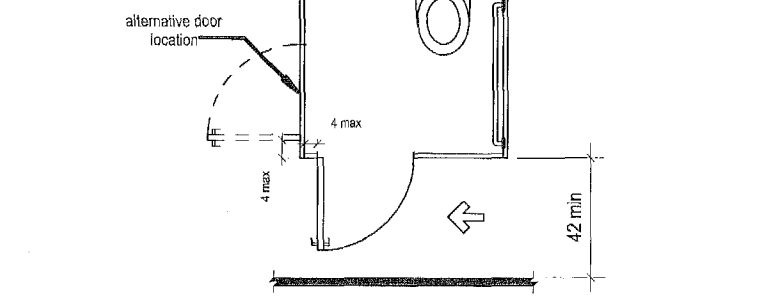


FIGURE 604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

604.8.1.3 Approach.
Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance.
The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet and a 6-inch (150 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

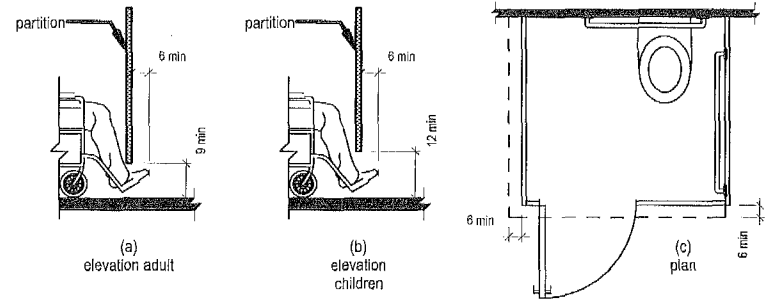


FIGURE 604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

604.8.1.5 Grab Bars.
Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.1.6 Lavatory.
In new construction, the wheelchair accessible toilet compartment shall contain an accessible lavatory within it, which must be at least 19 inches wide by 17 inches deep, nominal size, and wall-mounted. The lavatory shall be mounted so as not to overlap the clear floor space areas required by section 604 for the wheelchair accessible toilet compartment and shall comply with section 609. Such lavatories shall be counted as part of the required fixture count for the building. See also section 213.3.4.

604.8.1.7 Water closet.
In new construction, the accessible water closet within the wheelchair accessible compartment shall be located in the corner, diagonally to the door.

Advisory 604.8.1.6 Lavatory and 604.8.1.7 Water Closet:
Florida law, section 563.04(5), F.S., stipulates that "...required bathing rooms and toilet rooms in new construction shall be designed and constructed..." with an accessible lavatory in the wheelchair accessible compartment and the water closet located in a corner, diagonally to the door. The ADA Standards for Accessible Design and therefore this code require wheelchair accessible compartments in alterations of existing buildings to have self-closing doors. While the Florida lavatory requirement and water closet placement apply only to new construction, they are desirable for all wheelchair accessible compartments and should be considered where feasible.

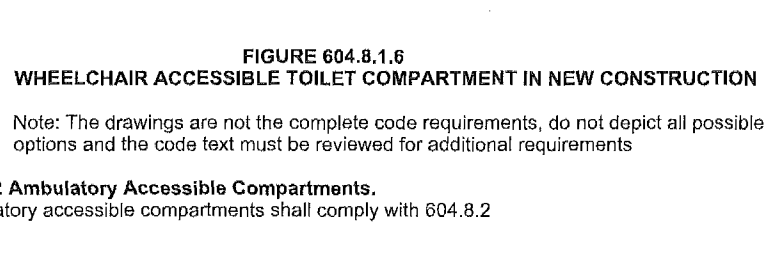


FIGURE 604.8.1.6
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT IN NEW CONSTRUCTION

604.8.2 Ambulatory Accessible Compartments.
Ambulatory accessible compartments shall comply with 604.8.2.

EXCEPTIONS:

1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 603.3.
2. In residential dwelling units, sinks that are adjustable to variable heights, 28 inches (715 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where plumbing connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

604.8.3 Faucets.
Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

604.8.4 Exposed Pipes and Surfaces.
Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

604.8.2 Ambulatory Accessible Compartments.

Ambulatory accessible compartments shall comply with 604.8.2.

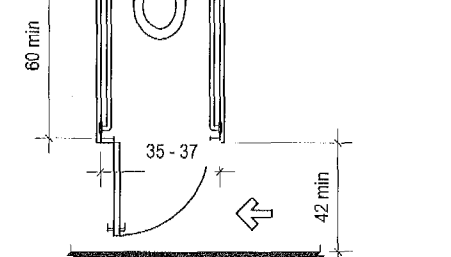


FIGURE 604.8.2
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

604.8.2.1 Size.
Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 36 inches (915 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors.
Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars.
Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

604.8.2.4 Coat Hooks and Shelves.
Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use.
The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.

Advisory 604.9 Water Closets and Toilet Compartments for Children's Use:

The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.

ADVISORY SPECIFICATIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12			
	Ages 3 and 4 12 inches (305 mm)	Ages 5 through 8 12 to 15 inches (305 to 380 mm)	Ages 9 through 12 15 to 18 inches (380 to 455 mm)
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)	15 to 18 inches (380 to 455 mm)
Toilet Seat Height	11 to 12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)	15 to 17 inches (380 to 430 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)	25 to 27 inches (635 to 685 mm)
Dispenser Height	14 inches (355 mm)	14 to 17 inches (355 to 430 mm)	17 to 19 inches (430 to 485 mm)

604.9.1 Location.
The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance.
Clearance around a water closet shall comply with 604.3.

604.9.3 Height.
The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a tilted position.

604.9.4 Grab Bars.
Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls.
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 609.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers.
Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments.
605 URINALS shall comply with 604.8.

605.1 General.
Urinals shall comply with 605. Advisory 605.1 General. Self-type urinals provide greater accessibility for a broader range of persons, including people of short stature.

605.2 Height and Depth.
Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 15 1/2 inches (395 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

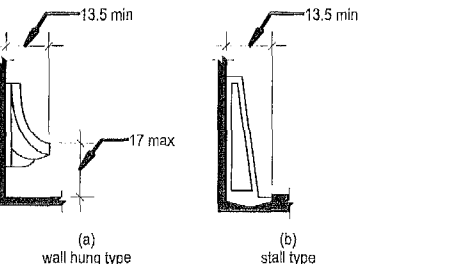


FIGURE 605.2
HEIGHT AND DEPTH OF URINALS

605.3 Clear Floor Space.
A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls.
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 LAVATORIES AND SINKS

606.1 General.
Lavatories and sinks shall comply with 606. Advisory 606.1 General. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

606.2 Clear Floor Space.
A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

EXCEPTIONS:

1. A parallel approach complying with 305 shall be permitted to a kitchen sink, in a space where a cook top or conventional range is not provided, and to wet bars.
2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.
3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:
 - a. the cabinetry can be removed without removal or replacement of the fixture;
 - b. the finish floor extends under the cabinetry; and
 - c. the walls behind and surrounding the cabinetry are finished.
4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.
5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
6. The tip of the overflow shall not be considered in determining knee and toe clearances.
7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 Height.
Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

EXCEPTIONS:

1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.
2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 28 inches (715 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where plumbing connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

606.4 Faucets.
Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces.
Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 BATHTUBS

607.1 General.
Bathrooms shall comply with 607.

607.2 Clearance.
Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

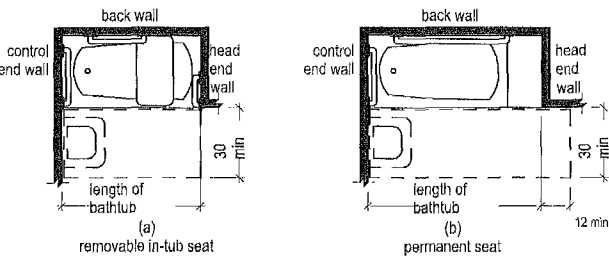


FIGURE 607.2
CLEARANCE FOR BATHTUBS

607.3 Seat.
A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars.
Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a bathtub located in a bathing facility for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4.
2. In residential dwelling units, grab bars shall not be required to be installed in bathtubs located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4.

607.4.1 Bathtubs With Permanent Seats.
For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

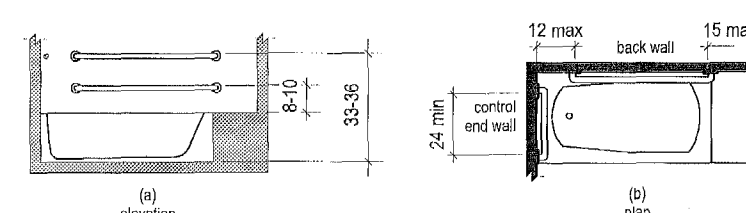


FIGURE 607.4.1
GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

607.4.1.1 Back Wall.
Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall.
A grab bar 24 inches (610 mm) long minimum shall be installed on the control wall at the front edge of the bathtub.

607.4.2 Bathtubs Without Permanent Seats.
For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

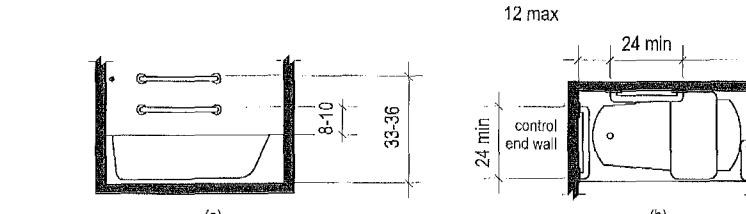


FIGURE 607.4.2
GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

607.4.2.1 Back Wall.
Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall.
A grab bar 24 inches (610 mm) long minimum shall be installed on the control wall at the front edge of the bathtub.

607.4.2.3 Head End Wall.
A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

607.5 Controls.
Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

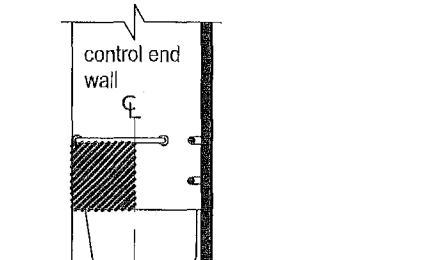


FIGURE 607.5
BATHTUB CONTROL LOCATION

607.6 Shower Spray Unit and Water.
A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

Advisory 607.6 Shower Spray Unit and Water:
Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

607.7 Bathtub Enclosures.
Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 SHOWER COMPARTMENTS

608.5.2 Standard Roll-In Type Shower Compartments.
In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

ADVISORY 608.5.2 Standard Roll-In Type Shower Compartments.

In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

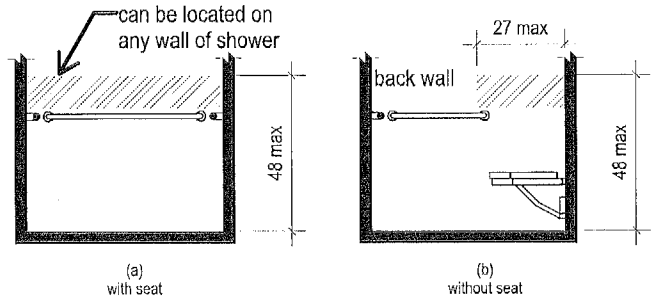


FIGURE 608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

608.5.3 Alternate Roll-In Type Shower Compartments.
In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, but not right of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

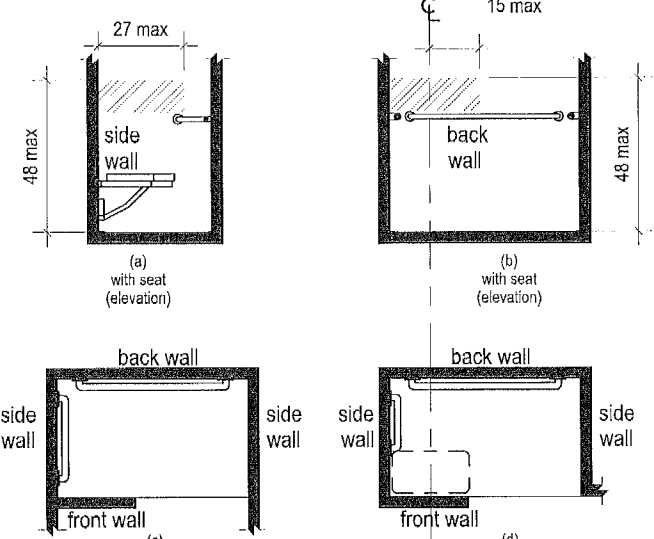


FIGURE 608.5.3
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

608.6 Shower Spray Unit and Water.
A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

EXCEPTION: A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

ADVISORY 608.6 Shower Spray Unit and Water.
Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

608.7 Thresholds.
Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or beveled.

EXCEPTION: A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in existing facilities where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab.

608.8 Shower Enclosures.
Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs into shower seats.

609 GRAB BARS

609.1 General.
Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section.
Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section.
Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section.
Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.9 inches (122 mm) maximum.

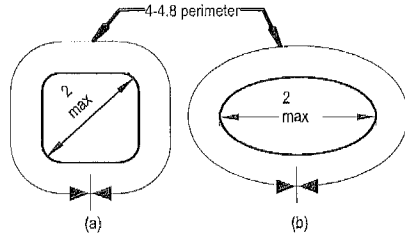


FIGURE 609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

609.3 Spacing.
The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

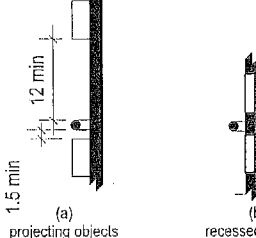


FIGURE 609.3
SPACING OF GRAB BARS

609.4 Position of Grab Bars.
Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water control facilities the use complying with 609.4.3. Grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards.
Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings.
Grab bars shall not rotate within their fittings.

609.7 Installation.
Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength.
Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 SEATS

610.1 General.
Seats in bathtubs and shower compartments shall comply with 610.

610.2 Bathtub Seats.
The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 18 inches (455 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

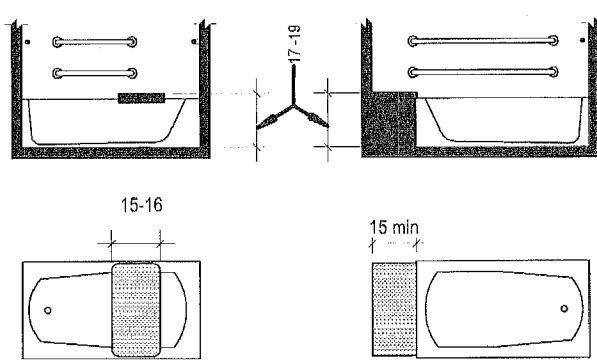


FIGURE 610.2
BATHTUB SEATS

610.3 Shower Compartment Seats.
Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

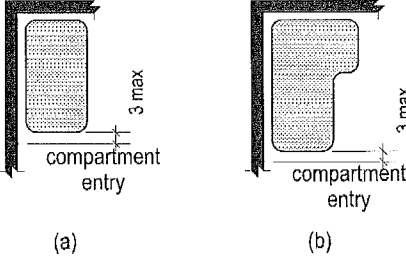


FIGURE 610.3
EXTENT OF SEAT

610.3.1 Rectangular Seats.
The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

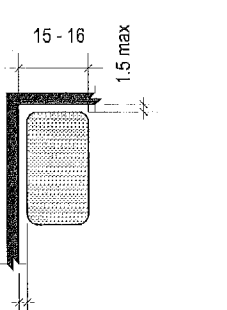


FIGURE 610.3.1
RECTANGULAR SHOWER SEAT

610.3.2 L-Shaped Seats.
The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (350 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

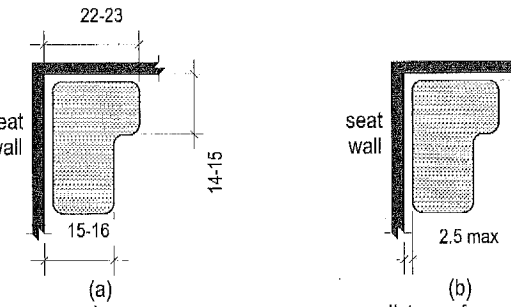


FIGURE 610.3.2
L-SHAPED SHOWER SEAT

610.4 Structural Strength.
Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

Chapter 7 - Communication Elements and Features

702 FIRE ALARM SYSTEMS

702.1 General.
Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practices.

703 SIGNS

703.1 General.
Signs shall comply with 703. Where both visual and tactile characters are required, either one with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters.
Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

ADVISORY 703.2 Raised Characters.
Signs that are designed to be read by touch should not have sharp or abrasive edges.

703.2.1 Depth.
Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case.
Characters shall be uppercase.

703.2.3 Style.
Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Proportion.
Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.2.5 Character Height.
Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".

EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch (13 mm) minimum.

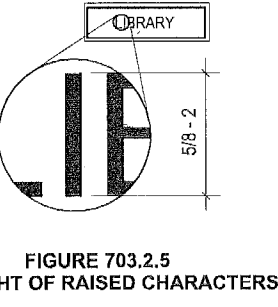


FIGURE 703.2.5
HEIGHT OF RAISED CHARACTERS

703.2.6 Stroke Thickness.
Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing.
Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

703.2.8 Line Spacing.
Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille.
Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization.
Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

TABLE 703.3.1 BRAILLE DIMENSIONS	
MEASUREMENT RANGE	MIN. TO MAX. IN INCHES
Dot base diameter	0.099 (1.5 mm) to 0.063 (1.6 mm)
Distance between dots in the same cell	0.090 (2.3 mm) to 0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells	0.241 (6.1 mm) to 0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below	0.396 (10 mm) to 0.400 (10.2 mm)

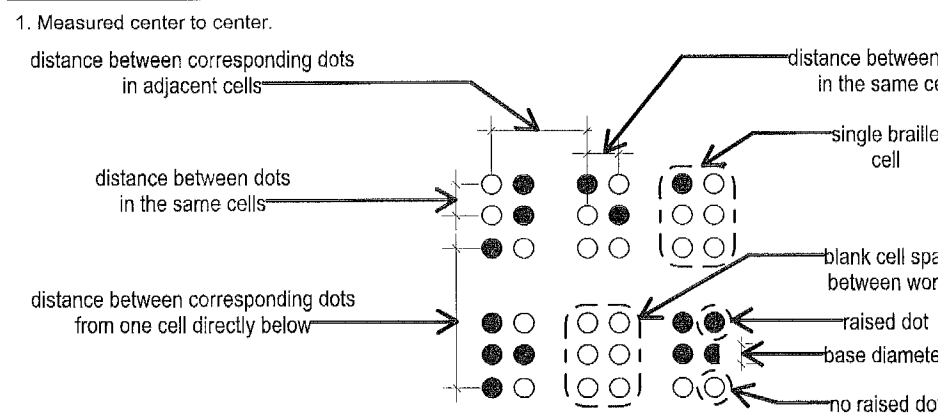


FIGURE 703.3.1
BRAILLE MEASUREMENT

703.3.2 Position.
Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/16 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (9.5 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.

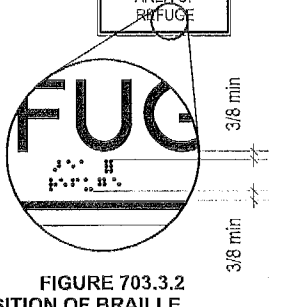


FIGURE 703.3.2
POSITION OF BRAILLE

703.4 Installation Height and Location.
Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground.
Tactile characters or signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

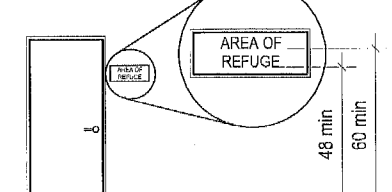


FIGURE 703.4.1
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

703.4.2 Location.
Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 16 inches (405 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

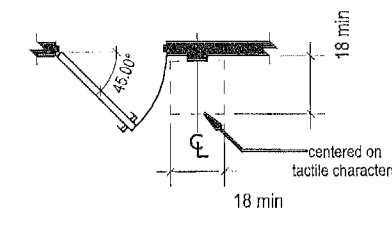


FIGURE 703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

703.5 Visual Characters.
Visual characters shall comply with 703.5.

EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.

703.5.1 Finish and Contrast.
Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or a dark character on a light background.

ADVISORY 703.5.1 Finish and Contrast.
Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures.

703.5.2 Case.
Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style.
Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions.
Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height.
Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

TABLE 703.5.5 VISUAL CHARACTER HEIGHT		
HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE DISTANCE	HORIZONTAL SPACING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (1015 mm) ≤ 70 inches (1780 mm)	< 72 inches (1830mm)	5/8 inch (16 mm)
> 70 inches (1780 mm) to ≤ 120 inches (3050 mm)	72 inches (1830mm) & >	5/8 inch (16 mm) + 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
> 120 inches (3050 mm)	< 21 feet (6400 mm) & >	2 inches (51 mm) + 1/8 inch (3.2 mm) per foot (305mm) of viewing distance above 180 inches (4570 mm)

703.5.6 Height From Finish Floor or Ground.
Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.

703.5.7 Stroke Thickness.
Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing.
Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing.
Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms.
Pictograms shall comply with 703.6.

703.6.1 Pictogram Field.
Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

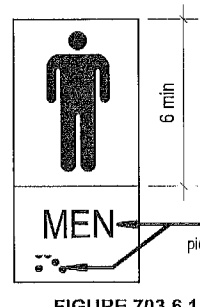


FIGURE 703.6.1
PICTOGRAM FIELD

703.6.2 Finish and Contrast.
Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

ADVISORY 703.6.2 Finish and Contrast.
Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.

703.6.3 Text Descriptors.
Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility.
Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast.
Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

ADVISORY 703.7.1 Finish and Contrast.
Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.

703.7.2 Symbols.

703.7.2.1 International Symbol of Access. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.



FIGURE 703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY

703.7.2.2 International Symbol of T. The International Symbol of TTY shall comply with Figure 703.7.2.2.

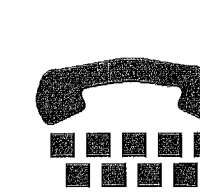


FIGURE 703.7.2.2
INTERNATIONAL SYMBOL OF TTY

703.7.2.3 Volume Control Telephone. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.



FIGURE 703.7.2.3
VOLUME CONTROL TELEPHONE

703.7.2.4 Assistive Listening System. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4.

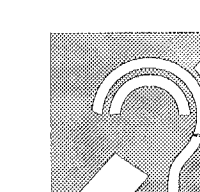


FIGURE 703.7.2.4
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

PRIVATE PROPERTY SERVICES, LLC	
Construction Phase Review, Inspections & Consulting	
REVIEWED FOR CODE COMPLIANCE	
REVIEWER	DATE
BUILDING	11/11/11
STRUCTURAL	11/11/11
MECHANICAL	11/11/11
ELECTRICAL	11/11/11
PLUMBING	11/11/11
SITE CIVIL	11/11/11

704 TELEPHONES

704.1 General.
Public telephones shall comply with 704.

704.2 Wheelchair Accessible Telephones.
Wheelchair accessible telephones shall comply with 704.2.

704.2.1 Clear Floor or Ground Space.
A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.

ADVISORY 704.2.1 Clear Floor or Ground Space.
Because clear floor and ground space is required to be unobstructed, telephones, enclosures and related telephone book storage cannot encroach on the required clear floor or ground space and must comply with the provisions for protruding objects. (See Section 307).

704.2.1.1 Parallel Approach.
Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (255 mm) maximum.

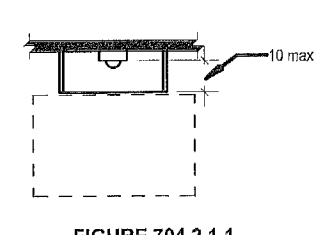


FIGURE 704.2.1.1
PARALLEL APPROACH TO TELEPHONE

704.2.1.2 Forward Approach.
Where a forward approach is provided, the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches (510 mm) maximum.

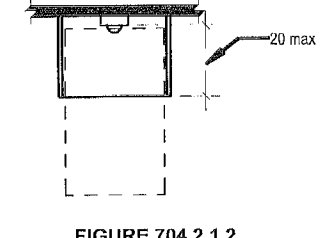


FIGURE 704.2.1.2
FORWARD APPROACH TO TELEPHONE

704.2.2 Operable Parts.
Operable parts shall comply with 309. Telephones shall have push-button controls where such service is available.

704.2.3 Telephone Directory.
Telephone directories, where provided, shall be located in accordance with 309.

704.2.4 Cord Length.
The cord from the telephone to the handset shall be 29 inches (735 mm) long minimum.

704.3 Volume Control Telephones.
Public telephones required to have volume controls shall be equipped with a receive volume control that provides a gain adjustable to 20 dB minimum. For incremental volume control, provide at least one intermediate step of 12 dB of gain minimum. An automatic reset shall be provided.

ADVISORY 704.3 Volume Control Telephones.
Amplifiers on pay phones are located in the base or the handset or are built into the telephone. Must be operated by pressing a button or key. If the microphone in the handset is not being used, a mute button that temporarily turns off the microphone can also reduce the amount of background noise which the person hears in the earpiece. If a volume adjustment is provided that allows the user to set the level anywhere from the base volume to the upper requirement of 20 dB, there is no need to specify a lower limit. If a stepped volume control is provided, one of the intermediate levels must provide 12 dB of gain. Consider compatibility issues when matching an amplified handset with a phone or phone system. Amplified handsets that can be switched with pay telephone handsets are available. Portable and in-line amplifiers can be used with some phones but are not practical at most public phones covered by these requirements.

704.4 TTYs.
TTYs required at a public pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the TTY and the telephone receiver.

ADVISORY 70

5.31.14
Helio Meyer

STATE OF FLORIDA
ELIO MILIAN ARCHITECT
REGISTRATION NUMBER 4463

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1750 Alton Road, Miami Beach, FL 33139

FINVARB GROUP
Concourse, Suite 201, Bay Harbor Islands

[illegible]

ECT NO. 1613

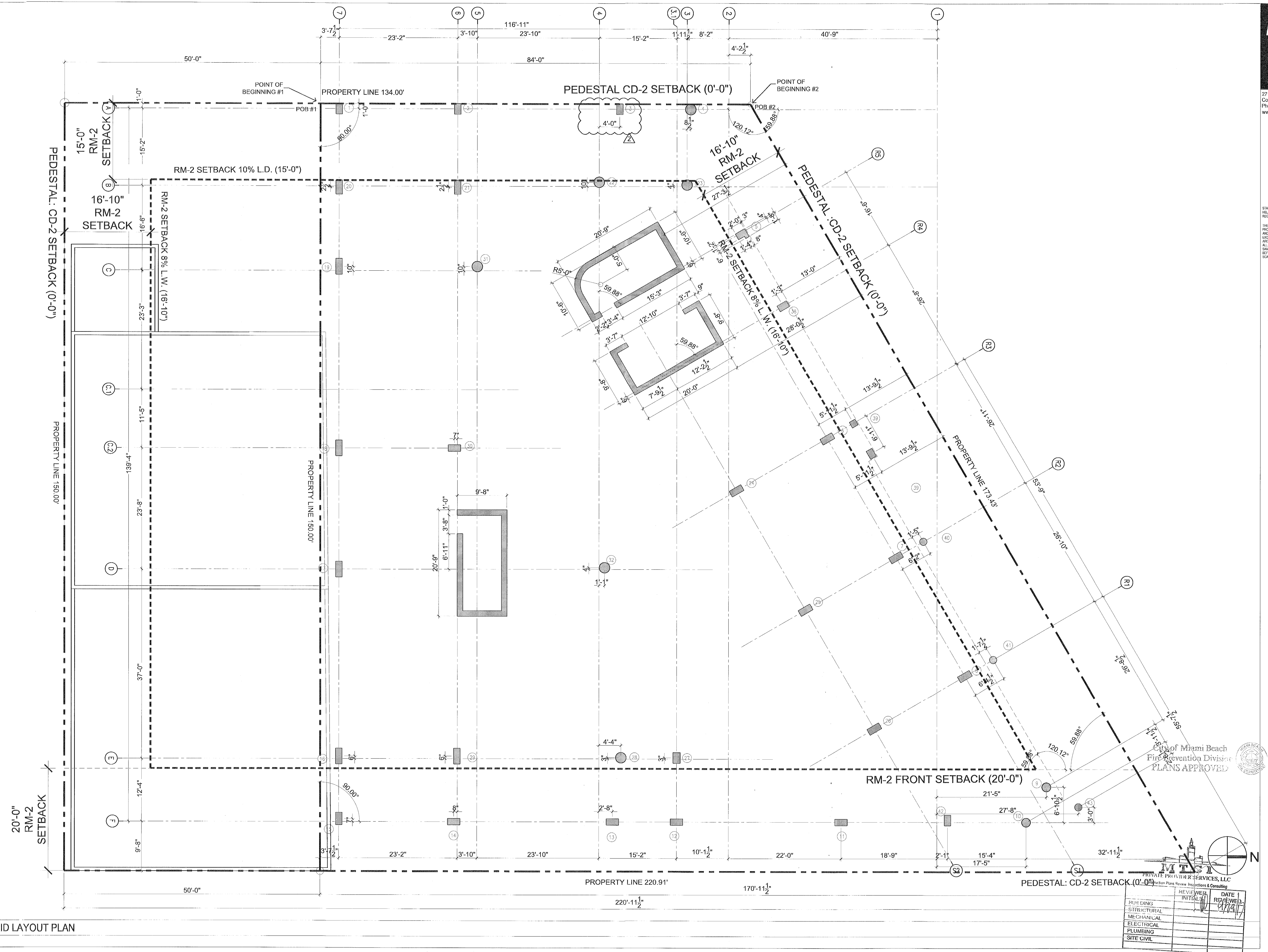
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T INDEX:

As Noted

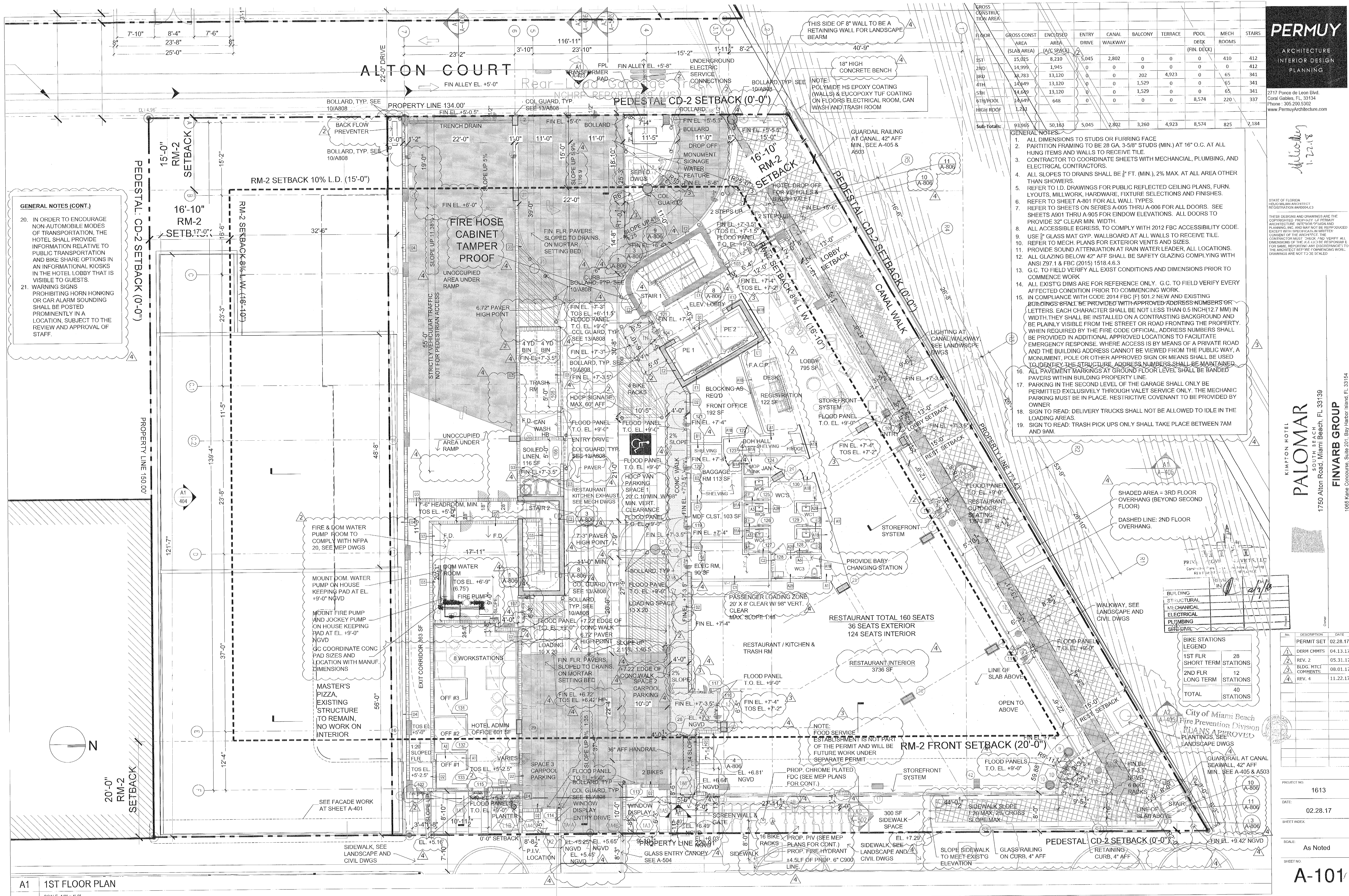
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A-100



A1	COLUMN GRID LAYOUT PLAN
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SCALE: 1/8" = 1'-0"



GENERAL NOTES (CONT.)

- 20. IN ORDER TO ENCOURAGE NON-AUTOMOBILE MODES OF TRANSPORTATION, THE HOTEL SHALL PROVIDE INFORMATION RELATIVE TO PUBLIC TRANSPORTATION AND BIKE SHARE OPTIONS IN AN INFORMATIONAL KIOSKS IN THE HOTEL LOBBY THAT IS VISIBLE TO GUESTS.
- 21. WARNING SIGNS PROHIBITING HORN HONKING OR CAR ALARM SOUNDING SHALL BE POSTED PROMINENTLY IN A LOCATION, SUBJECT TO THE REVIEW AND APPROVAL OF STAFF.

FLOOR	GROSS CONST. AREA (SLAB AREA)	ENCLOSED AREA (A/C SPACE)	ENTRY DRIVE	CANAL WALKWAY	BALCONY	TERRACE	POOL DECK (FIN. DECK)	MECH ROOMS	STAIRS
1ST	15,035	8,210	5,045	2,802	0	0	0	410	412
2ND	14,999	1,945	0	0	0	0	0	0	412
3RD	14,783	13,120	0	0	202	4,923	0	65	341
4TH	14,649	13,120	0	0	1,529	0	0	65	341
5TH	14,649	13,120	0	0	1,529	0	0	65	341
6TH/POOL	14,649	648	0	0	0	0	8,574	220	337
HIGH ROOF	1,231								
Sub-Totals:	93,965	50,163	5,045	2,802	3,260	4,923	8,574	825	2,184

- GENERAL NOTES:
- ALL DIMENSIONS TO STUDS OR FURRING FACE
 - PARTITION FRAMING TO BE 28 GA. 3-5/8" STUDS (MIN.) AT 16" O.C. AT ALL HUNG ITEMS AND WALLS TO RECEIVE TILE
 - CONTRACTOR TO COORDINATE SHEETS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS.
 - ALL SLOPES TO DRAINS SHALL BE 1/8" FT. (MIN.), 2% MAX. AT ALL AREA OTHER THAN SHOWERS.
 - REFER TO I.D. DRAWINGS FOR PUBLIC REFLECTED CEILING PLANS, FURN. LAYOUTS, MILLWORK, HARDWARE, FIXTURE SELECTIONS AND FINISHES.
 - REFER TO SHEET A-801 FOR ALL WALL TYPES.
 - REFER TO SHEETS ON SERIES A-005 THRU A-006 FOR ALL DOORS. SEE SHEETS A-001 THRU A-005 FOR WINDOW ELEVATIONS. ALL DOORS TO PROVIDE 32" CLEAR MIN. WIDTH.
 - ALL ACCESSIBLE EGRESS, TO COMPLY WITH 2012 FBC ACCESSIBILITY CODE.
 - USE 3/4" GLASS MAT GYP. WALLBOARD AT ALL WALLS TO RECEIVE TILE.
 - REFER TO MECH. PLANS FOR EXTERIOR VENTS AND SIZES.
 - PROVIDE SOUND ATTENUATION AT RAIN WATER LEADER, ALL LOCATIONS.
 - ALL GLAZING BELOW 42" AFF SHALL BE SAFETY GLAZING COMPLYING WITH ANSI Z97.1 & FBC (2015) 1518.4.6.3
 - G.C. TO FIELD VERIFY ALL EXIST CONDITIONS AND DIMENSIONS PRIOR TO COMMENCE WORK
 - ALL EXIST'G DIMS ARE FOR REFERENCE ONLY. G.C. TO FIELD VERIFY EVERY AFFECTED CONDITION PRIOR TO COMMENCING WORK.
 - IN COMPLIANCE WITH CODE 2014 FBC (F) 501.2 NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE 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.
 - ALL PAVEMENT MARKINGS AT GROUND FLOOR LEVEL SHALL BE BANDED PAVERS WITHIN BUILDING PROPERTY LINE.
 - PARKING IN THE SECOND LEVEL OF THE GARAGE SHALL ONLY BE PERMITTED EXCLUSIVELY THROUGH VALET SERVICE ONLY. THE MECHANIC PARKING MUST BE IN PLACE. RESTRICTIVE COVENANT TO BE PROVIDED BY OWNER.
 - SIGN TO READ: DELIVERY TRUCKS SHALL NOT BE ALLOWED TO IDLE IN THE LOADING AREAS.
 - SIGN TO READ: TRASH PICK UPS ONLY SHALL TAKE PLACE BETWEEN 7AM AND 9AM.

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

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REGISTRATION NO. 00000000

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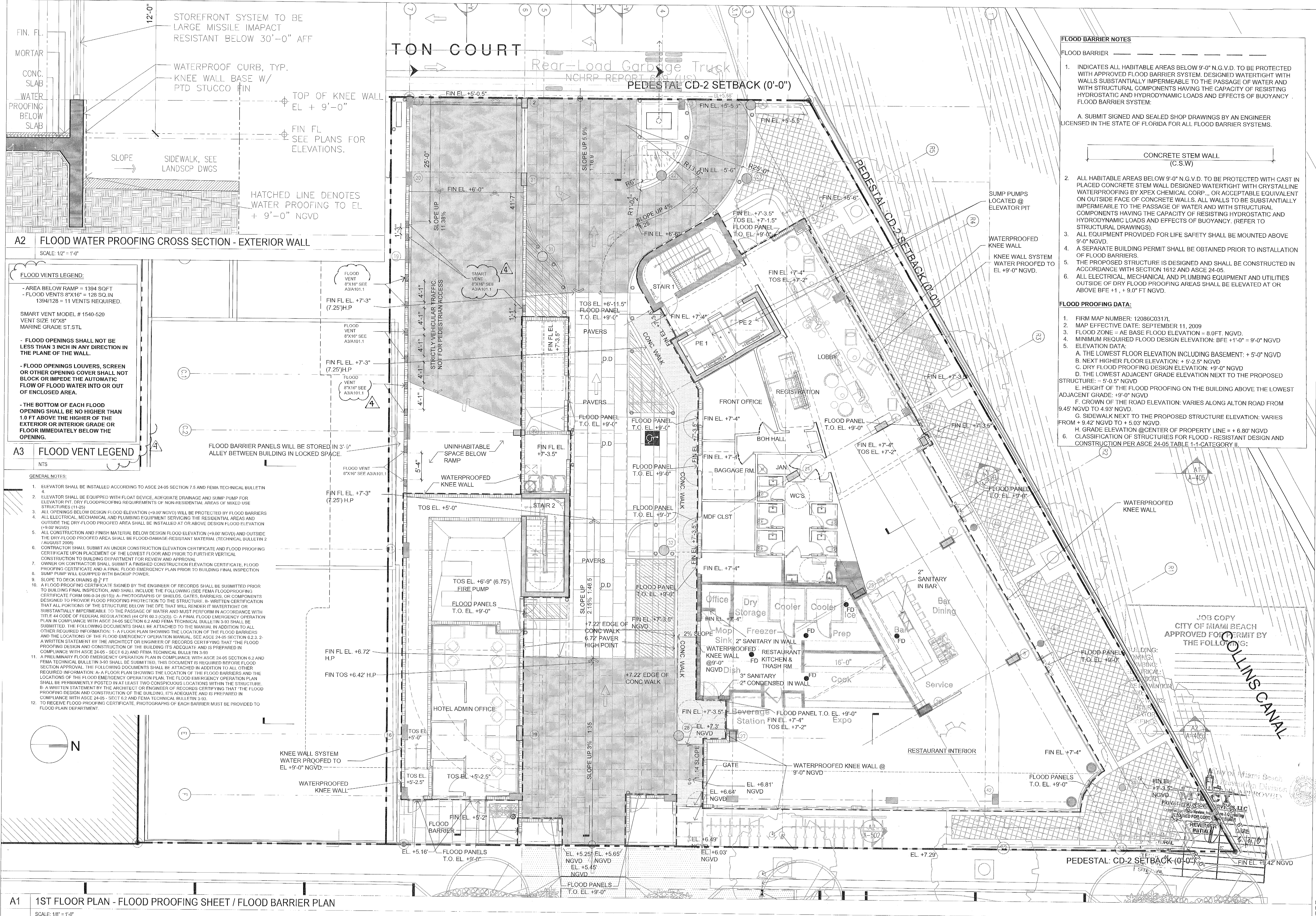
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PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1055 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	DERM CMNTS	04.13.17
3	REV. 2	05.31.17
4	BLDG. MTC COMMENTS	08.01.17
5	REV. 4	11.22.17

BIKE STATIONS	LEGEND
1ST FLR	28
SHORT TERM STATIONS	
2ND FLR	12
LONG TERM	
TOTAL	40
STATIONS	

City of Miami Beach
Fire Prevention Division
PLANS APPROVED
LANDSCAPE DWGS

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



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PLANNING

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Coral Gables, FL 33134
Phone : 305.200.5302
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STATE OF FLORIDA
FIELD MILEAN ARCHITECT
REGISTRATION AAB0004863

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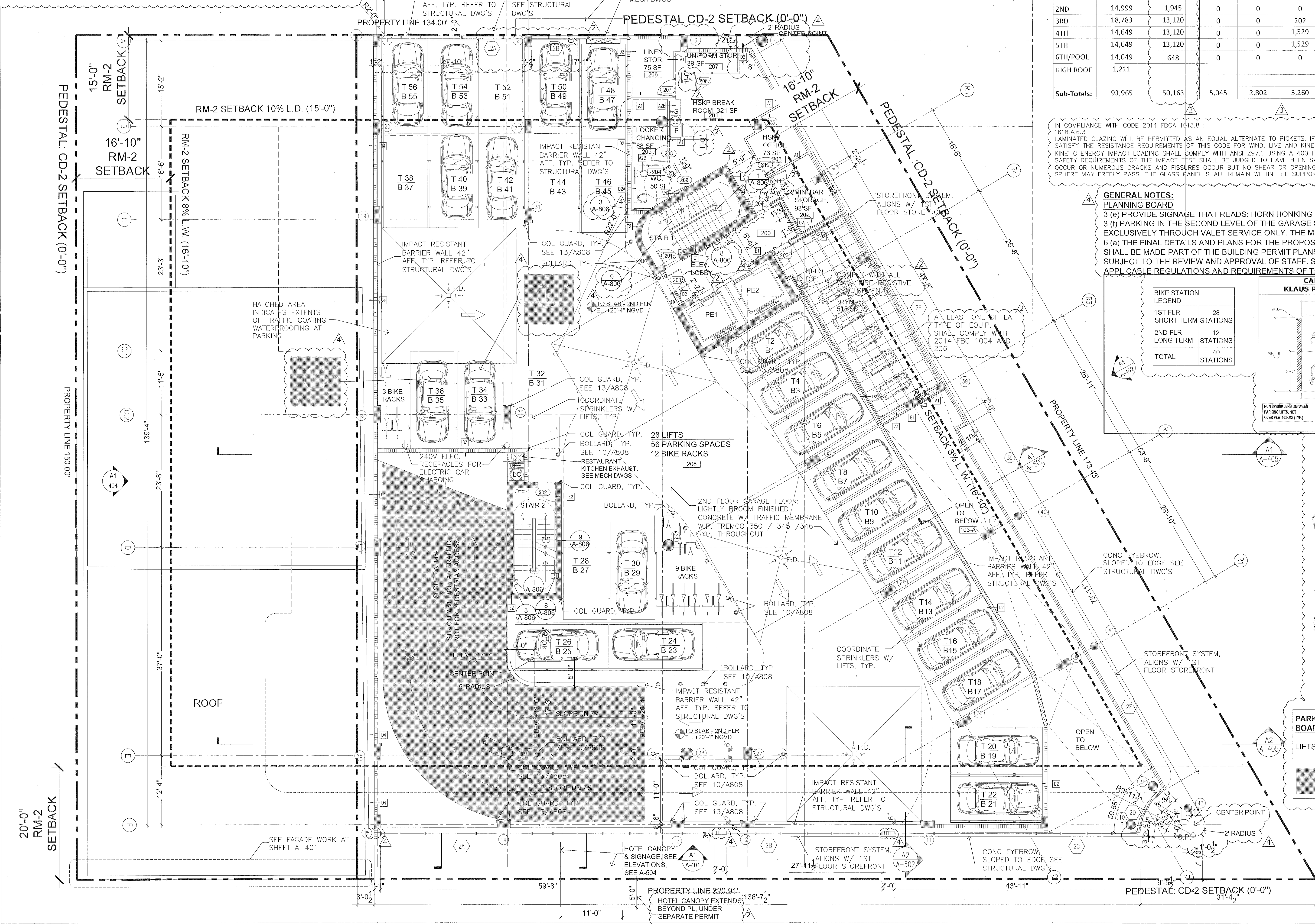
PALOMAR HOTEL
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Islands, FL 33154

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

A-101.1

ELECTRICAL VEHICLE REQUIREMENT:
A minimum of two percent of the required off-street parking spaces, with a minimum of one parking space shall contain electric vehicle parking spaces, which are strictly reserved for the exclusive use of electric vehicles (Sec. 130-39). Electric vehicle parking spaces shall meet the standards set forth in Sec. 130-72. Electric vehicle parking spaces shall be painted green, or shall be marked by green painted lines or curbs. Each electric vehicle parking space shall be marked by a sign designating the parking space as an electric vehicle parking space, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration. Each electric vehicle charging station shall be equipped with a sign that includes the following information: (i) Voltage and amperage levels; (ii) Any applicable usage fees; (iii) Safety information; and (iv) Contact information for the owner of the charging station, to allow a consumer to report issues relating to the charging station. Electric vehicle charging stations shall contain a retraction device, coiled cord or a fixture to hang cords and connectors above the ground surface. Electric vehicle charging stations shall be screened from view from the right of way, with the exception of alley.

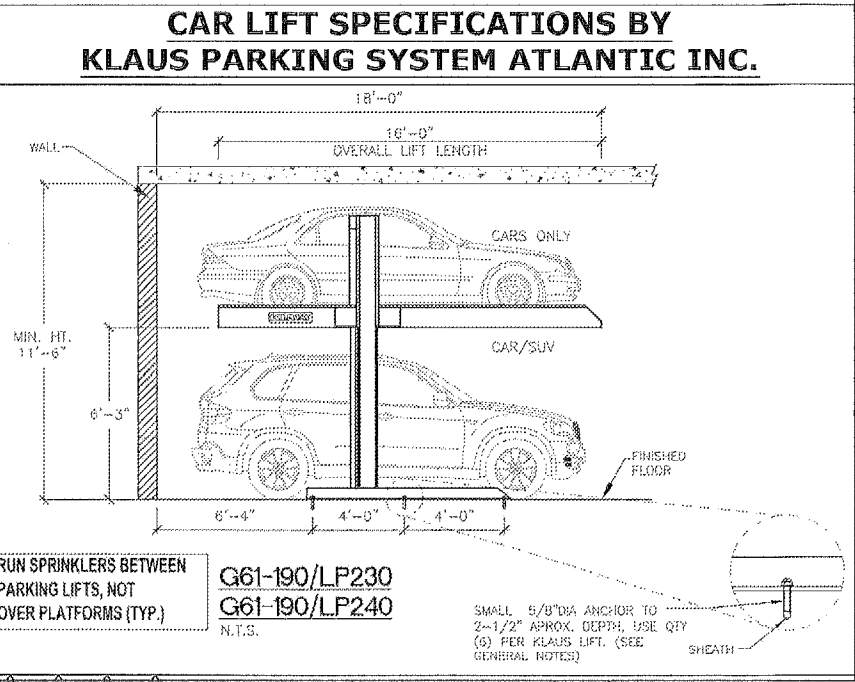


FLOOR	GROSS CONST. AREA	ENCLOSED AREA	ENTRY DRIVE	CANAL WALKWAY	BALCONY	TERRACE	POOL DECK	MECH ROOMS	STAIRS
1ST	15,025	8,210	5,045	2,802	0	0	0	410	412
2ND	14,999	1,945	0	0	0	0	0	0	412
3RD	18,783	13,120	0	0	202	4,923	0	65	341
4TH	14,649	13,120	0	0	1,529	0	0	65	341
5TH	14,649	13,120	0	0	1,529	0	0	65	341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

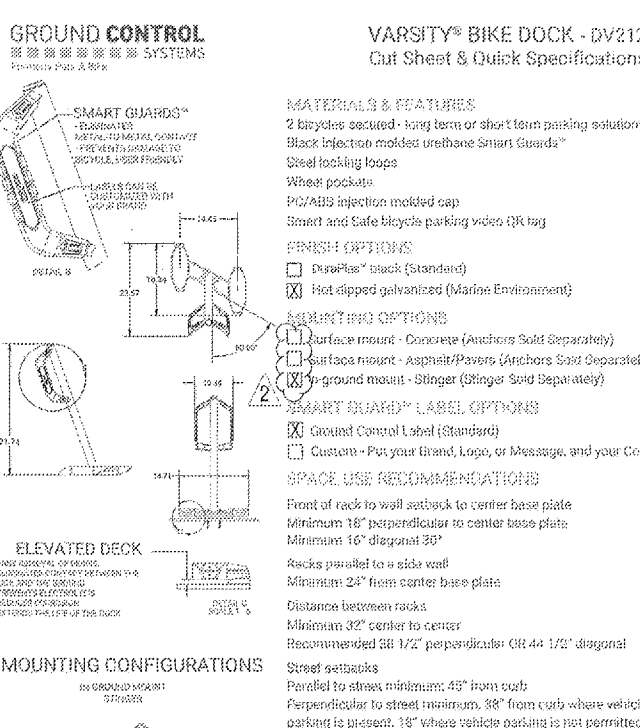
IN COMPLIANCE WITH CODE 2014 FBCA 1013.8 :
1618.4.6.3
LAMINATED GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE, AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI Z97.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BUT NO SHEAR OR OPENING THROUGH WHICH A 3-INCH (76 MM) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

- GENERAL NOTES:**
PLANNING BOARD
3 (e) PROVIDE SIGNAGE THAT READS: HORN HONKING OR SOUND ALARM PROHIBITED.
3 (f) PARKING IN THE SECOND LEVEL OF THE GARAGE SHALL ONLY BE PERMITTED EXCLUSIVELY THROUGH VALET SERVICE ONLY. THE MECHANICAL PARKING MUST BE IN PLACE.
6 (a) THE FINAL DETAILS AND PLANS FOR THE PROPOSED MECHANICAL PARKING SYSTEM SHALL BE MADE PART OF THE BUILDING PERMIT PLANS FOR THE PROJECT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF STAFF. SUCH PLANS SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE CITY CODE.

BIKE STATION LEGEND	
1ST FLR SHORT TERM STATIONS	28
2ND FLR LONG TERM STATIONS	12
TOTAL	40 STATIONS



BIKE STATIONS SPECIFICATIONS



PARKING LEGEND UPON REQUEST OF ZONING BOARD:
LIFTS: TOP (T) NUMBER OF CARS.
BOTTOM (B) NUMBER OF CARS.
ELECTRIC VEHICLE CHARGING STATION. (SIGN PAINTED GREEN)

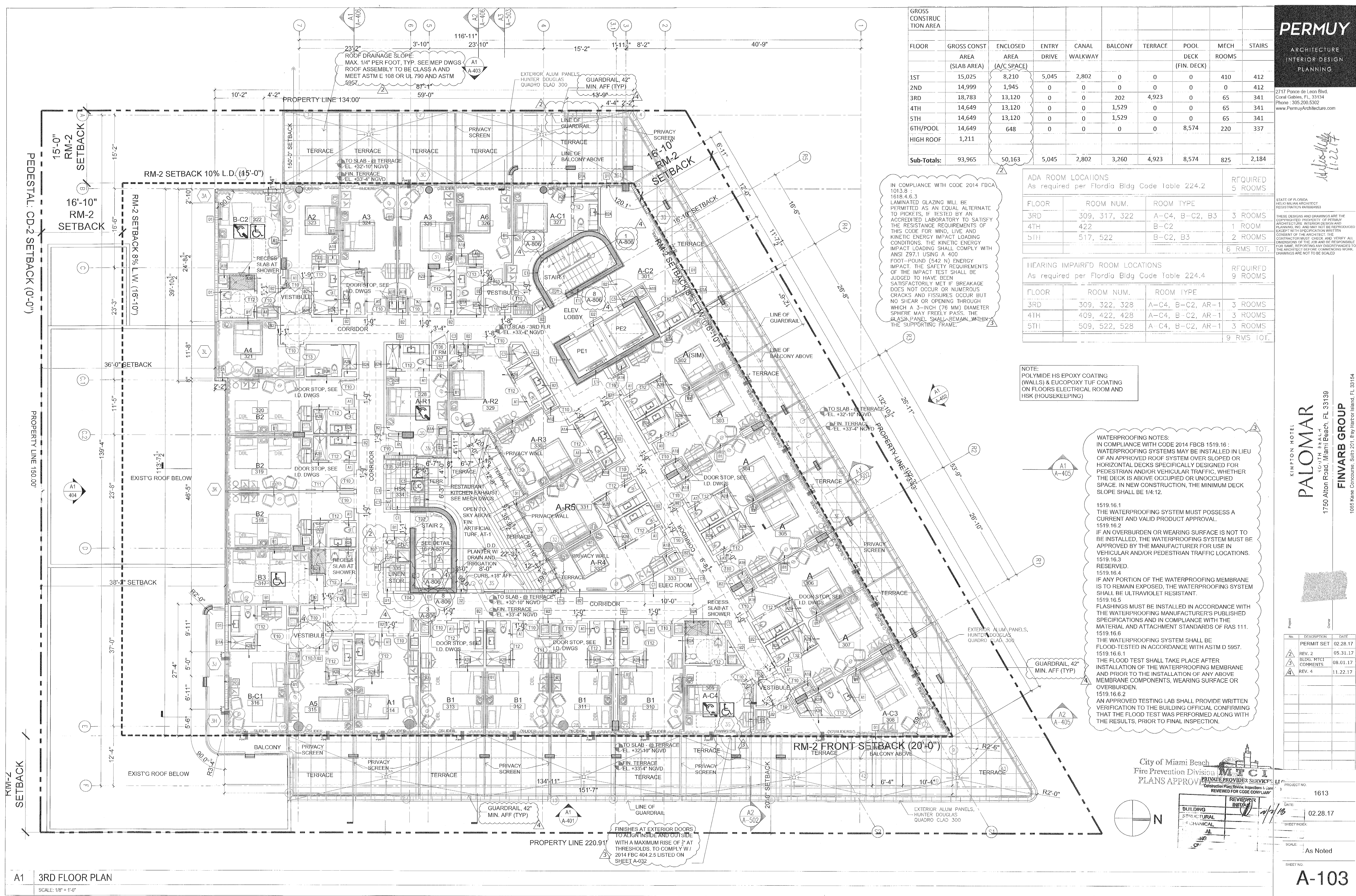
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2	REV. 2	05.31.17
3	BLDG. REVIEW COMMENTS	08.01.17
4	REV. 4	11.22.17

PROJECT NO. 1613
DATE 12.01.17
PRIVATE PROVIDER SERVICES
Construction Plans Review and Consulting
REVIEWED FOR CONFORMANCE
BUILDING
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
SITE CIVIL
As Noted
A-102



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

FLOOR	ROOM NUM.	ROOM TYPE	REQUIRED
3RD	309, 317, 322	A-C4, B-C2, B3	3 ROOMS
4TH	422	B-C2	1 ROOM
5TH	517, 522	B-C2, B3	2 ROOMS
			6 RMS TOT.

FLOOR	ROOM NUM.	ROOM TYPE	REQUIRED
3RD	309, 322, 328	A-C4, B-C2, AR-1	3 ROOMS
4TH	409, 422, 428	A-C4, B-C2, AR-1	3 ROOMS
5TH	509, 522, 528	A-C4, B-C2, AR-1	3 ROOMS
			9 RMS TOT.

NOTE: POLYIMIDE HS EPOXY COATING (WALLS) & EUCOPOXY TUF COATING ON FLOORS ELECTRICAL ROOM AND HSK (HOUSEKEEPING)

WATERPROOFING NOTES:
IN COMPLIANCE WITH CODE 2014 FBCB 1519.16:
WATERPROOFING SYSTEMS MAY BE INSTALLED IN LIEU OF AN APPROVED ROOF SYSTEM OVER SLOPED OR HORIZONTAL DECKS SPECIFICALLY DESIGNED FOR PEDESTRIAN AND/OR VEHICULAR TRAFFIC, WHETHER THE DECK IS ABOVE OCCUPIED OR UNOCCUPIED SPACE. IN NEW CONSTRUCTION, THE MINIMUM DECK SLOPE SHALL BE 1/4:12.

1519.16.1
THE WATERPROOFING SYSTEM MUST POSSESS A CURRENT AND VALID PRODUCT APPROVAL.

1519.16.2
IF AN OVERBURDEN OR WEARING SURFACE IS NOT TO BE INSTALLED, THE WATERPROOFING SYSTEM MUST BE APPROVED BY THE MANUFACTURER FOR USE IN VEHICULAR AND/OR PEDESTRIAN TRAFFIC LOCATIONS.

1519.16.3
RESERVED.

1519.16.4
IF ANY PORTION OF THE WATERPROOFING MEMBRANE IS TO REMAIN EXPOSED, THE WATERPROOFING SYSTEM SHALL BE ULTRAVIOLET RESISTANT.

1519.16.5
FLASHINGS MUST BE INSTALLED IN ACCORDANCE WITH THE WATERPROOFING MANUFACTURER'S PUBLISHED SPECIFICATIONS AND IN COMPLIANCE WITH THE MATERIAL AND ATTACHMENT STANDARDS OF RAS 111.

1519.16.6
THE WATERPROOFING SYSTEM SHALL BE FLOOD-TESTED IN ACCORDANCE WITH ASTM D 5957.

1519.16.6.1
THE FLOOD TEST SHALL TAKE PLACE AFTER INSTALLATION OF THE WATERPROOFING MEMBRANE AND PRIOR TO THE INSTALLATION OF ANY ABOVE MEMBRANE COMPONENTS, WEARING SURFACE OR OVERBURDEN.

1519.16.6.2
AN APPROVED TESTING LAB SHALL PROVIDE WRITTEN VERIFICATION TO THE BUILDING OFFICIAL CONFIRMING THAT THE FLOOD TEST WAS PERFORMED ALONG WITH THE RESULTS, PRIOR TO FINAL INSPECTION.

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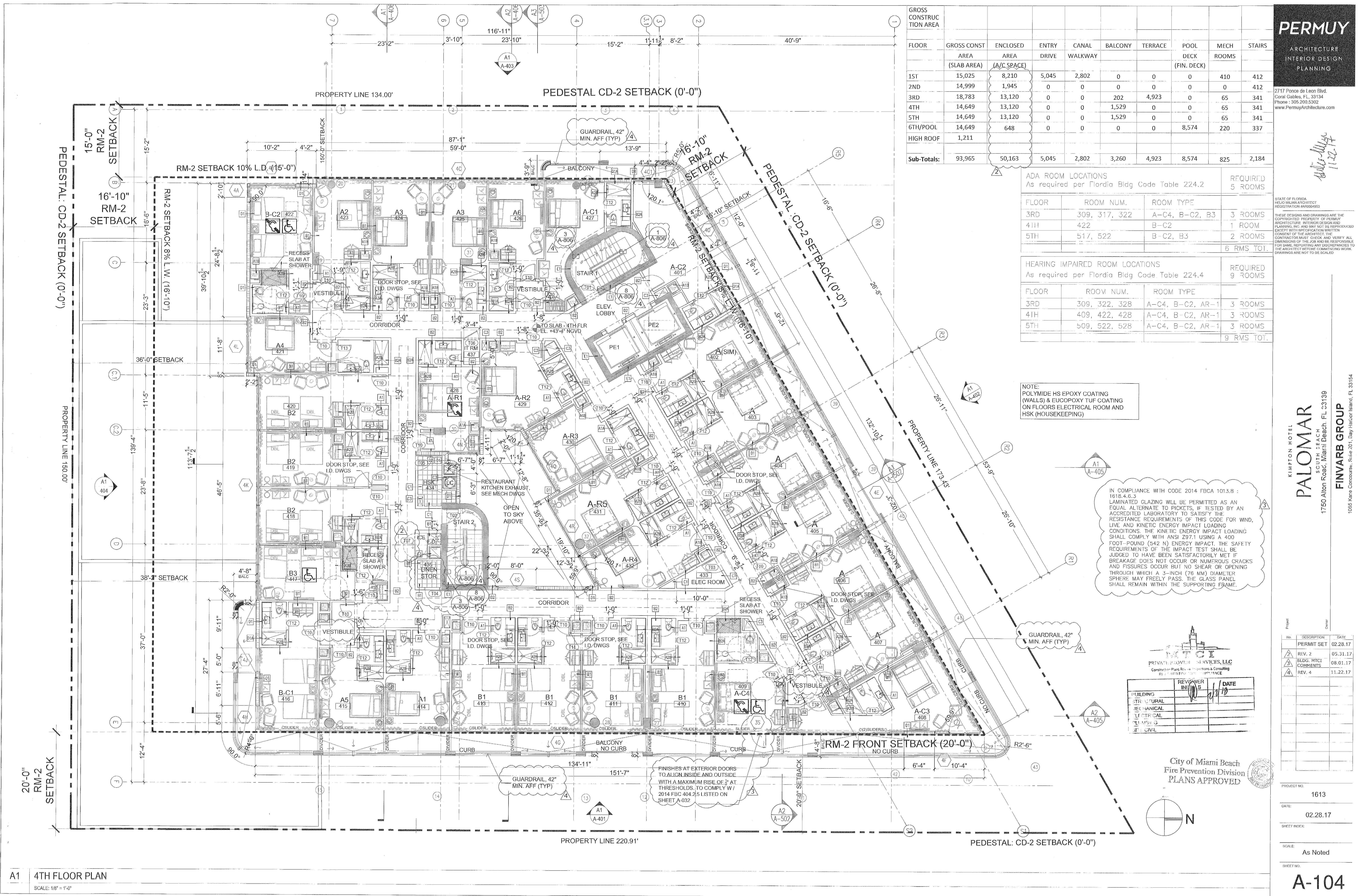
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PALOMAR
1750 Alton Road, Miami Beach, FL 33139

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROJECT NO. 1613
DATE: 02.28.17
SHEET INDEX: As Noted
SHEET NO. A-103



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

ADA ROOM LOCATIONS As required per Florida Bldg Code Table 224.2				REQUIRED 5 ROOMS
FLOOR	ROOM NUM.	ROOM TYPE		
3RD	309, 317, 322	A-C4, B-C2, B3		3 ROOMS
4TH	422	B-C2		1 ROOM
5TH	517, 522	B-C2, B3		2 ROOMS
				6 RMS. TOT.

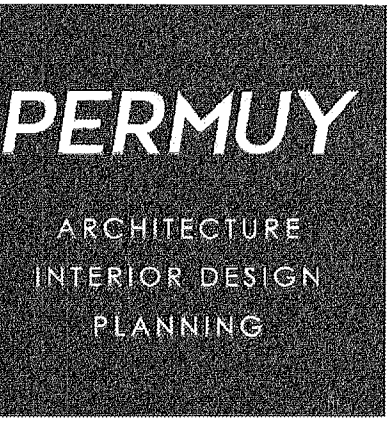
HEARING IMPAIRED ROOM LOCATIONS As required per Florida Bldg Code Table 224.4				REQUIRED 9 ROOMS
FLOOR	ROOM NUM.	ROOM TYPE		
3RD	309, 322, 328	A-C4, B-C2, AR-1		3 ROOMS
4TH	409, 422, 428	A-C4, B-C2, AR-1		3 ROOMS
5TH	509, 522, 528	A-C4, B-C2, AR-1		3 ROOMS
				9 RMS. TOT.

NOTE: POLYIMIDE HS EPOXY COATING (WALLS) & EUCOPOXY TUF COATING ON FLOORS ELECTRICAL ROOM AND HSK (HOUSEKEEPING)

IN COMPLIANCE WITH CODE 2014 FBCA 1013.8 : 1618.4.6.3 LAMINATED GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI Z97.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BUT NO SHEAR OR OPENING THROUGH WHICH A 3-INCH (76 MM) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

PRIVATE REVIEW SERVICES, LLC Construction Plans Review, Inspections & Consulting REVIEW FOR PERMIT SUBMITTANCE	
REVIEWER	DATE
INITIALS	1/1/17
BUILDING	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
CIVIL	

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



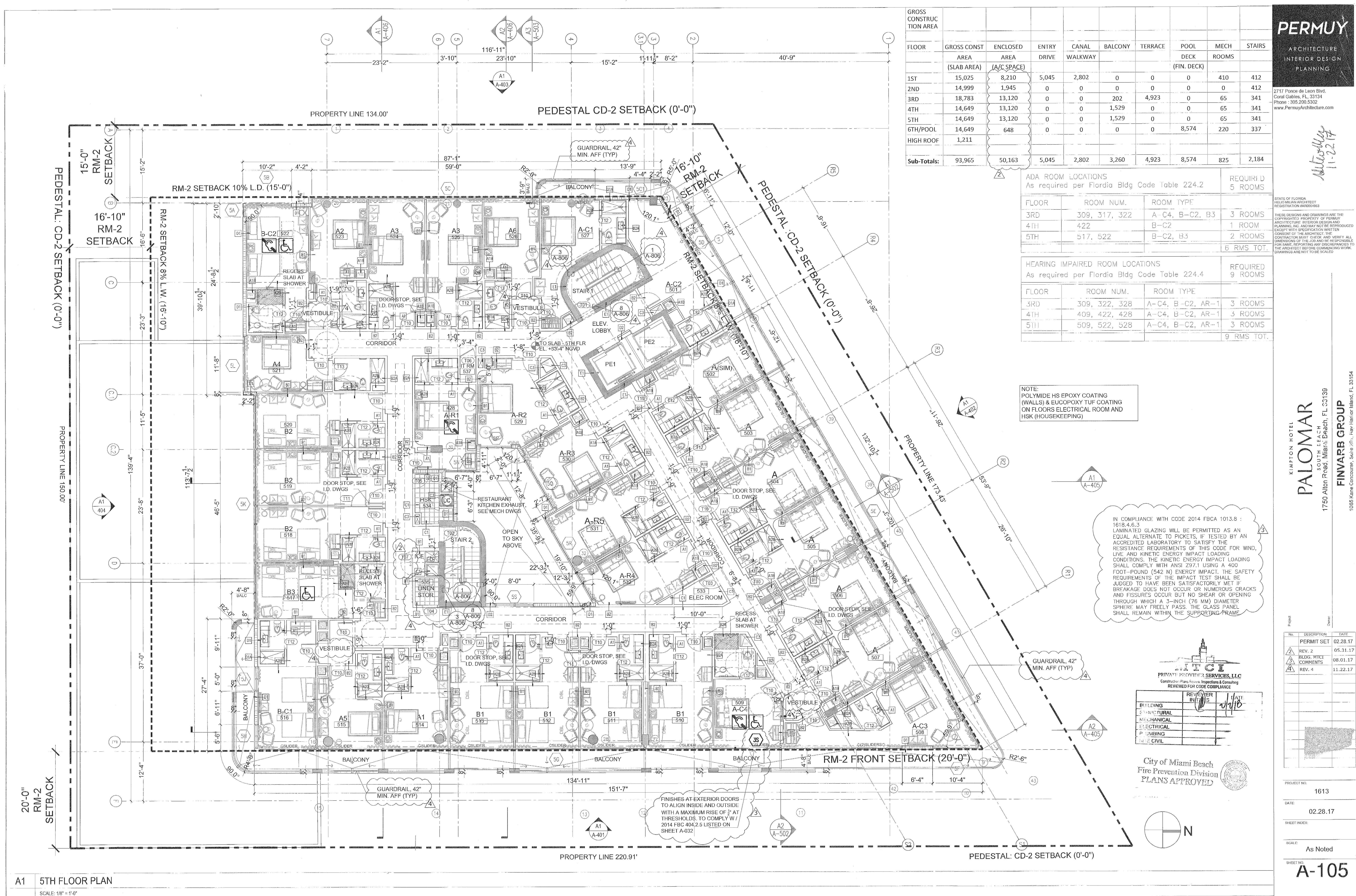
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1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1005 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17
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4	REV. 4	11.22.17

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

ADA ROOM LOCATIONS As required per Florida Bldg Code Table 224.2			REQUIRE D
FLOOR	ROOM NUM.	ROOM TYPE	5 ROOMS
3RD	309, 317, 322	A-C4, B-C2, B3	3 ROOMS
4TH	422	B-C2	1 ROOM
5TH	517, 522	B-C2, B3	2 ROOMS
			6 RMS TOT.

HEARING IMPAIRED ROOM LOCATIONS As required per Florida Bldg Code Table 224.4			REQUIRE D
FLOOR	ROOM NUM.	ROOM TYPE	9 ROOMS
3RD	309, 322, 328	A-C4, B-C2, AR-1	3 ROOMS
4TH	409, 422, 428	A-C4, B-C2, AR-1	3 ROOMS
5TH	509, 522, 528	A-C4, B-C2, AR-1	3 ROOMS
			9 RMS TOT.

NOTE: POLYIMIDE HS EPOXY COATING (WALLS) & EUCOPOXY TUF COATING ON FLOORS ELECTRICAL ROOM AND HSK (HOUSEKEEPING)

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REVIEWER	
BUILDING	REVIEWER
STRUCTURAL	REVIEWER
MECHANICAL	REVIEWER
ELECTRICAL	REVIEWER
PLUMBING	REVIEWER
CIVIL	REVIEWER

City of Miami Beach
Fire Prevention Division
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PROJECT NO. 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO. **A-105**

GENERAL NOTE :

1. COOLING TOWER EMERGENCY GENERATOR ROOM, BOILER ROOM, POOL, EQUIPMENT ROOM & STORAGE ROOM HAVE NO ROOF STRUCTURE & ARE OPEN TO SKY.
2. ALL TRASH CONTAINERS SHALL UTILIZE RUBBER WHEELS, OR THE PATH FOR THE TRASH CONTAINERS SHALL BE PLAYED VOLUME AT A VOLUME THAT IS PLAINLY AUDIBLE FROM OTHER PROPERTIES AND WHICH INTERFERES WITH NORMAL CONVERSATION.
3. SIGN TO READ: THE POOL DECK SHALL BE CLOSED TO BETWEEN THE HOURS OF MIDNIGHT AND 6 AM.
4. EXCEPT AS MAY BE REQUIRED FOR SECURITY, FIRE OR BUILDING CODE/ LIFE SAFETY CODE PURPOSES, NO SPARKERS SHALL BE AFFIXED TO OR OTHERWISE LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE PLAYED VOLUME AT A VOLUME THAT IS PLAINLY AUDIBLE FROM OTHER PROPERTIES AND WHICH INTERFERES WITH NORMAL CONVERSATION.
5. ALL HANDRAILS TO COMPLY WITH NFPA 5TH EDITION SECTION 7.2.2.4.4.9
6. USE OF THE ROOFTOP POOL DECK SHALL BE LIMITED TO THE EXCLUSIVE USE OF HOTEL GUESTS AND THEIR INVITEES.

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

FLOOR	GROSS CONST AREA (SLAB AREA)	ENCLOSED AREA (A/C SPACE)	ENTRY DRIVE	CANAL WALKWAY	BALCONY	TERRACE	POOL DECK (FIN. DECK)	MECH ROOMS	STAIRS
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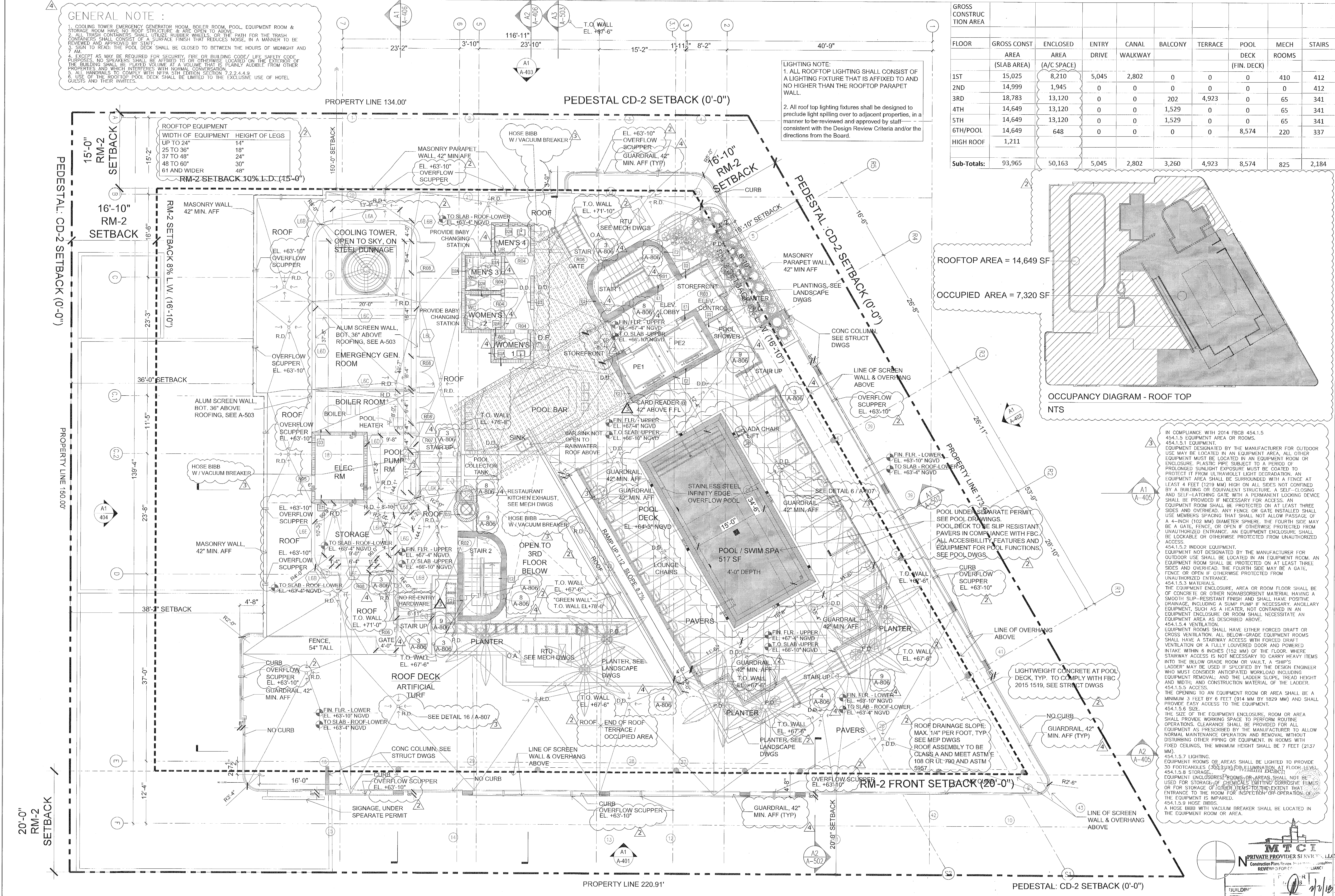
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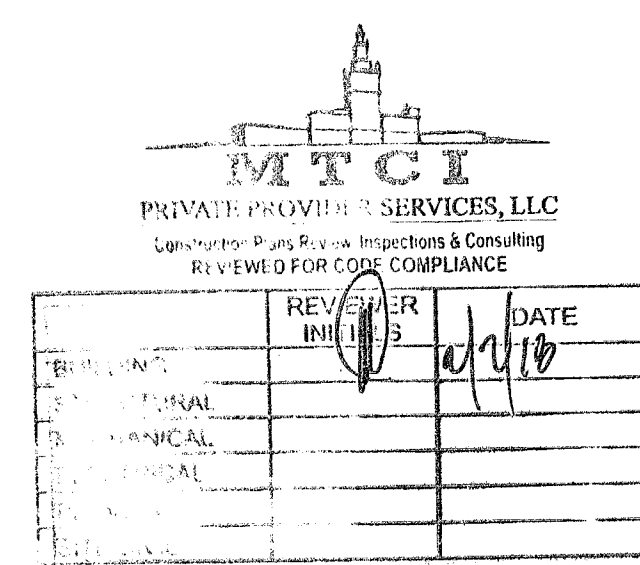
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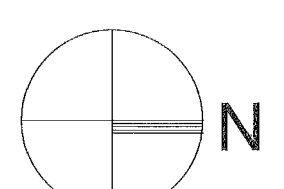
A-106



A1 LOWER ROOF PLAN
SCALE: 1/8" = 1'-0"

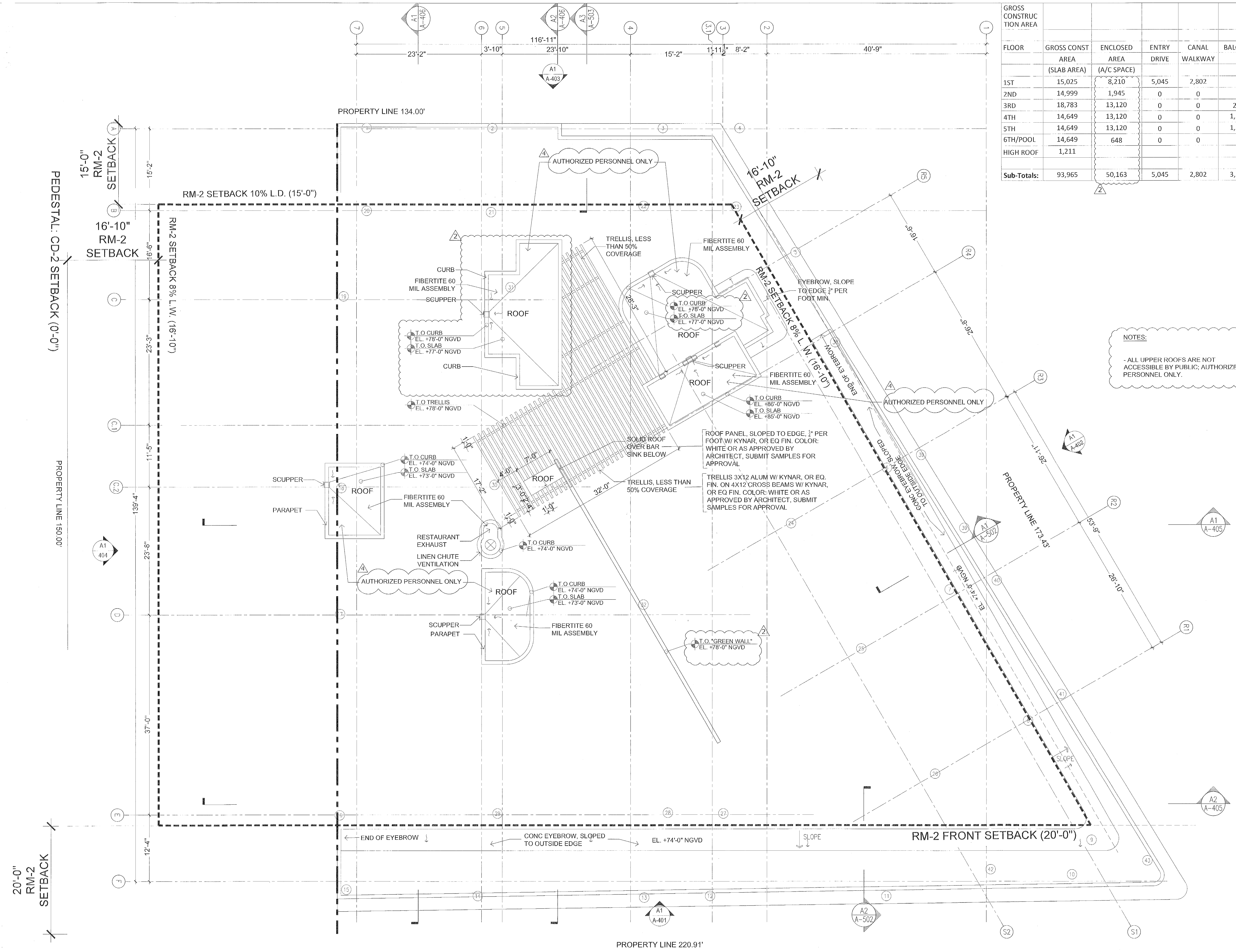


City of Miami Beach
Fire Prevention Division
PLANS APPROVED



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

NOTES:
- ALL UPPER ROOFS ARE NOT
ACCESSIBLE BY PUBLIC; AUTHORIZED
PERSONNEL ONLY.



5.31.17

STATE OF FLORIDA
JOSEPH MILIAN ARCHITECT
REGISTRATION #ARD00049653

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SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

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

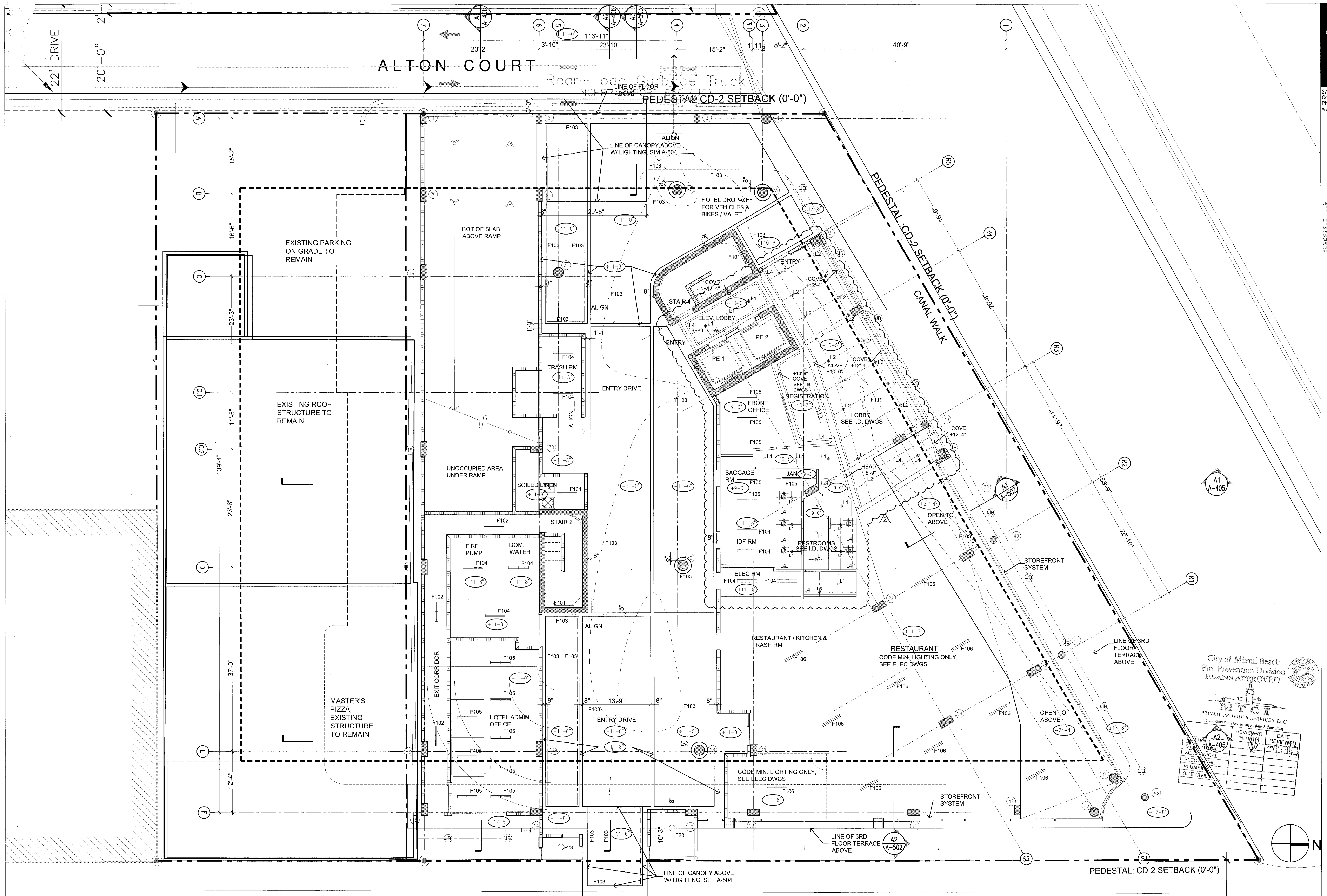
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1613

02.28.17

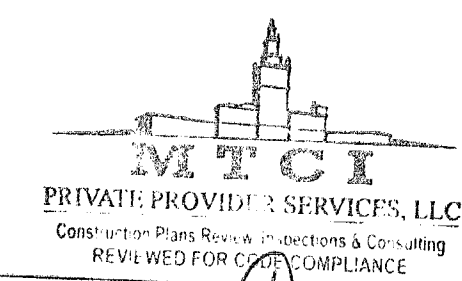
E: As Noted

-201



A1	1ST FLOOR REFLECTED CEILING PLAN
----	----------------------------------

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



BUILDING	REVIEWER	DATE
STRUCTURAL		7/2/10
Mechanical		
Electrical		
Plumbing		
Other		

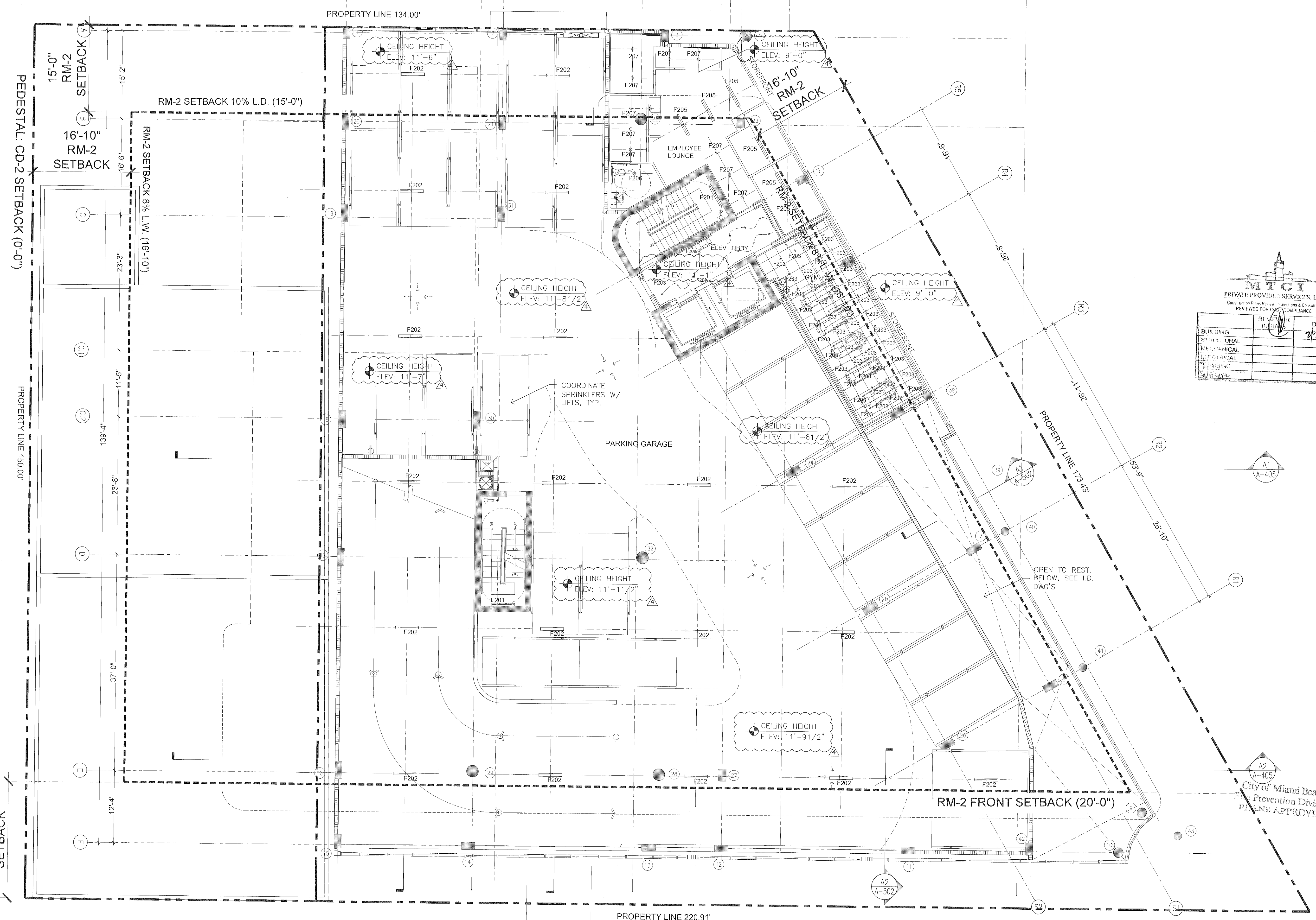
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PALOMAR
SOUTH BEACH
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FINVARR GROUP

1085 Kane Concourse, Suite 201, Bay Harbor Island, 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-202



A1 2ND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
1 - THE FIRE RESISTIVE RATING OF CEILING ASSEMBLIES SHALL NOT BE LESS THAN THAT REQUIRED BY HTE BLDG TYPE CONSTICTION.
2 - CEILING PANELS - THEY SHALL RESIST AN UPWARD FORCE OF 1 LB. PER S.F.
3 - ACCESS DOORS - SHALL MEET ASTM E 119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.

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

16'-10"
RM-2
SETBACK

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

A2 CLNG SECTION A

LEGEND
⊕ RECESSED DOWNLIGHT, SEE I.D. DWGS
○ WALL SCONCE, SEE I.D. DWGS
Ⓜ CARBON MONOXIDE DETECTOR, SEE MEP. DWGS
Ⓜ EXHAUST FAN, SEE MEP. DWGS
Ⓜ SINGLE POLE SWITCH, SEE MEP. DWGS

A3 CLNG SECTION B

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PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1005 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROJECT NO. 1613
DATE: 02.28.17
SHEET NO. 05.31.17
REVIEWER: [Signature]
DATE: 02/28/17
BUILDING
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
SITE CIVIL

PROJECT NO. 1613
DATE: 02.28.17
SHEET NO. 05.31.17
SCALE: As Noted
SHEET NO.

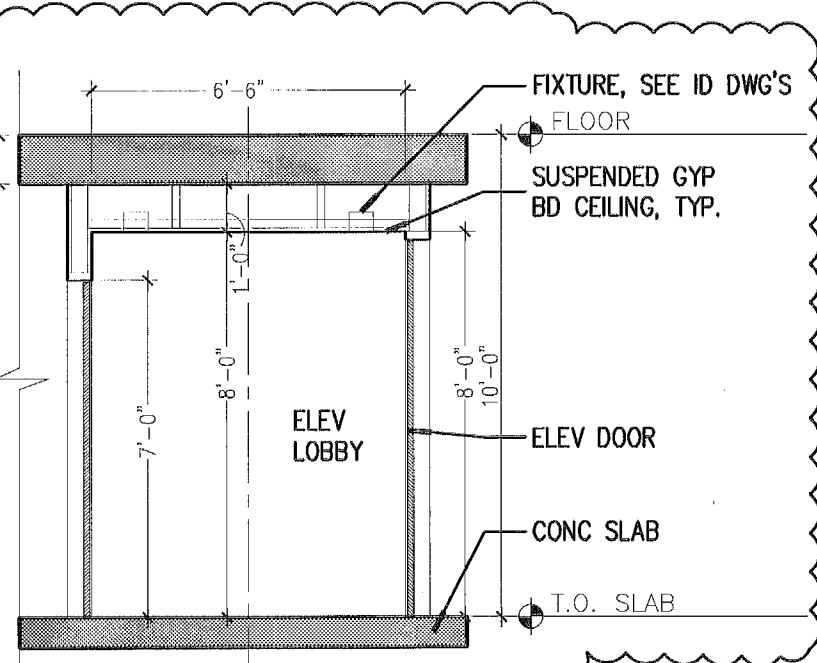
A-203

A1 3RD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
1 - THE FIRE RESISTIVE RATING OF CEILING ASSEMBLIES SHALL NOT BE LESS THAN THAT REQUIRED BY THE BLDG TYPE CONSTRUCTION.
2 - CEILING PANELS - THEY SHALL RESIST AN UPWARD FORCE OF 1 LB. PER S.F.
3 - ACCESS DOORS - SHALL MEET ASTM E 119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.

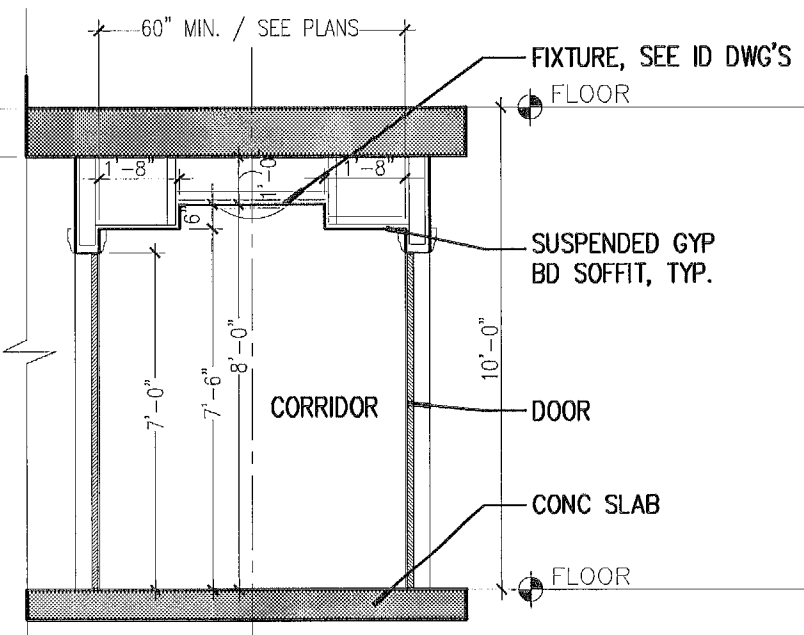
PEDESTAL CD-2 SETBACK (0'-0")

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



A2 CLNG SECTION A

- LEGEND
- RECESSED DOWNLIGHT, SEE I.D. DWGS
 - WALL SCONCE, SEE I.D. DWGS
 - CARBON MONOXIDE DETECTOR, SEE MEP. DWGS
 - EXHAUST FAN, SEE MEP. DWGS
 - SINGLE POLE SWITCH, SEE MEP. DWGS



A3 CLNG SECTION B



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

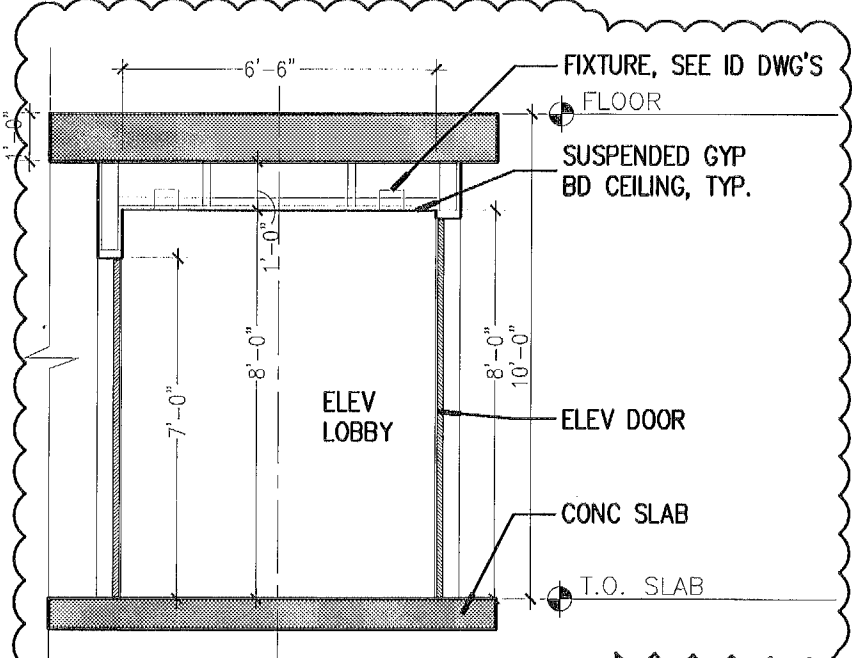
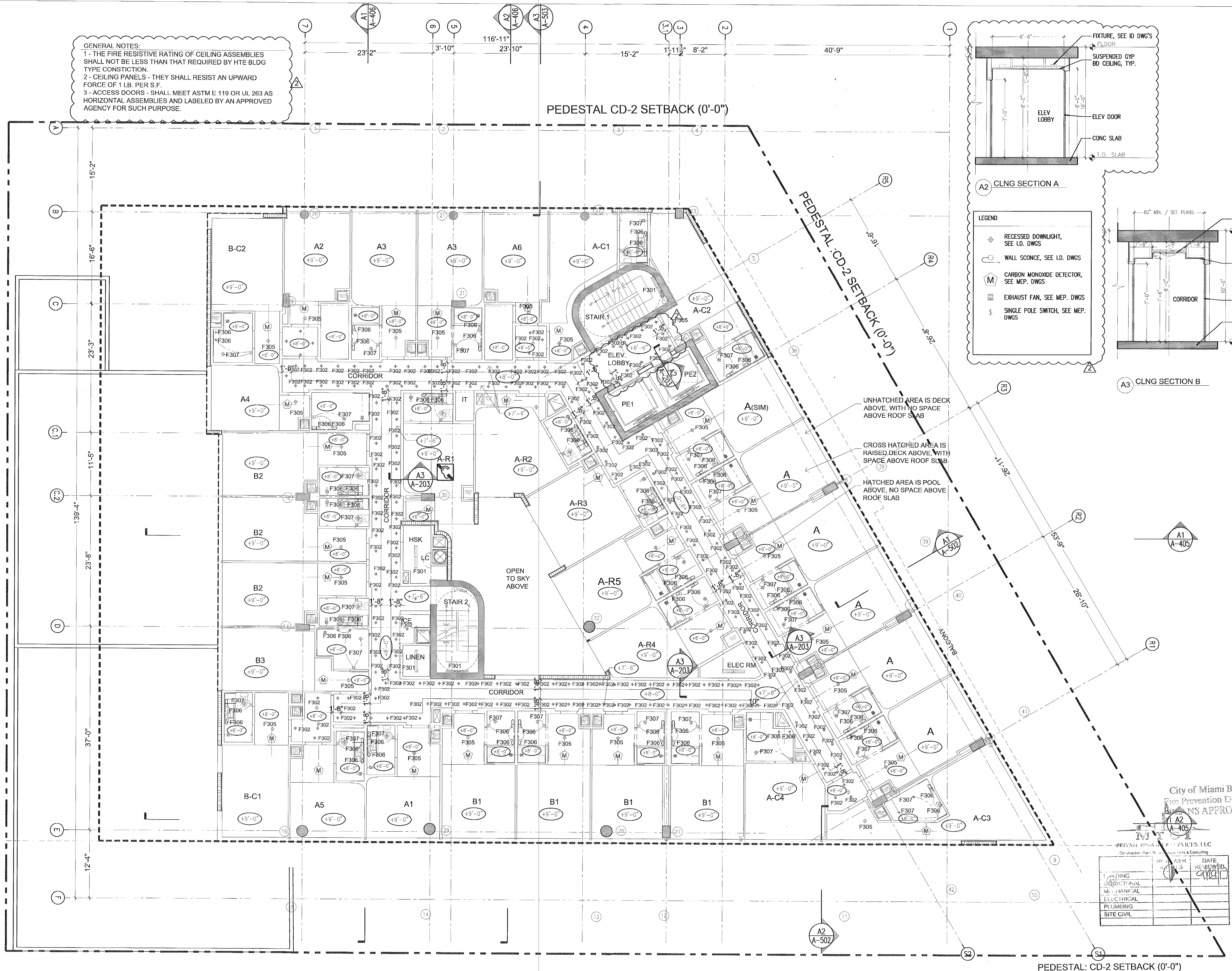
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www.PermuyArchitecture.com

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PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
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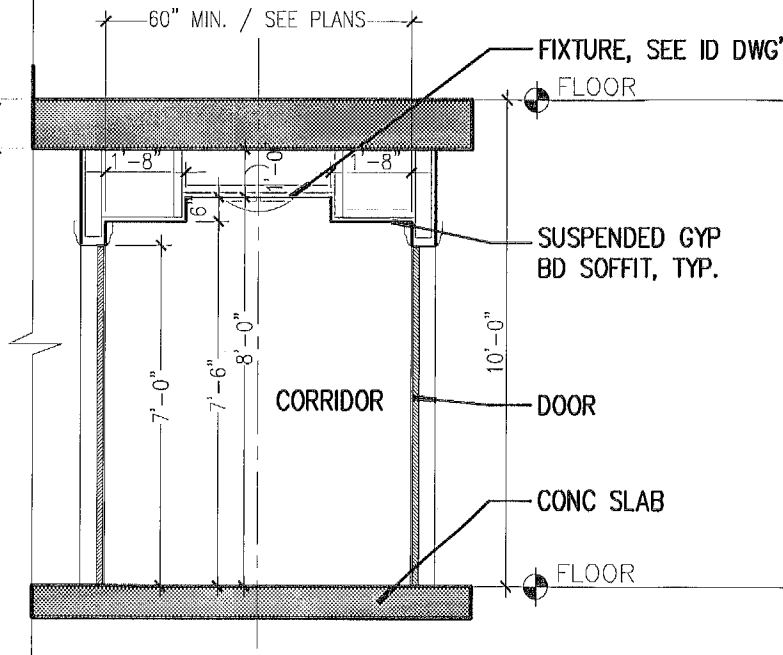
NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17

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

GENERAL NOTES:
1 - THE FIRE RESISTIVE RATING OF CEILING ASSEMBLIES SHALL NOT BE LESS THAN THAT REQUIRED BY THE BLDG TYPE CONSTRUCTION.
2 - CEILING PANELS - THEY SHALL RESIST AN UPWARD FORCE OF 1 LB. PER S.F.
3 - ACCESS DOORS - SHALL MEET ASTM E 119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.



- LEGEND
- RECESSED DOWNLIGHT, SEE I.D. DWGS
 - WALL SCONCE, SEE I.D. DWGS
 - CARBON MONOXIDE DETECTOR, SEE MEP. DWGS
 - EXHAUST FAN, SEE MEP. DWGS
 - SINGLE POLE SWITCH, SEE MEP. DWGS



A3 CLNG SECTION B

UNHATCHED AREA IS DECK ABOVE, WITH NO SPACE ABOVE ROOF SLAB

CROSS HATCHED AREA IS RAISED DECK ABOVE, WITH SPACE ABOVE ROOF SLAB

HATCHED AREA IS POOL ABOVE, NO SPACE ABOVE ROOF SLAB

60" MIN. / SEE PLANS

FIXTURE, SEE I.D. DWGS

FLOOR

SUSPENDED GYP BD SOFFIT, TYP.

10'-0"

CORRIDOR

DOOR

CONC SLAB

FLOOR

60" MIN. / SEE PLANS

FIXTURE, SEE I.D. DWGS

FLOOR

SUSPENDED GYP BD SOFFIT, TYP.

10'-0"

CORRIDOR

DOOR

CONC SLAB

FLOOR

60" MIN. / SEE PLANS

FIXTURE, SEE I.D. DWGS

FLOOR

SUSPENDED GYP BD SOFFIT, TYP.

10'-0"

CORRIDOR

DOOR

CONC SLAB

FLOOR

60" MIN. / SEE PLANS

FIXTURE, SEE I.D. DWGS

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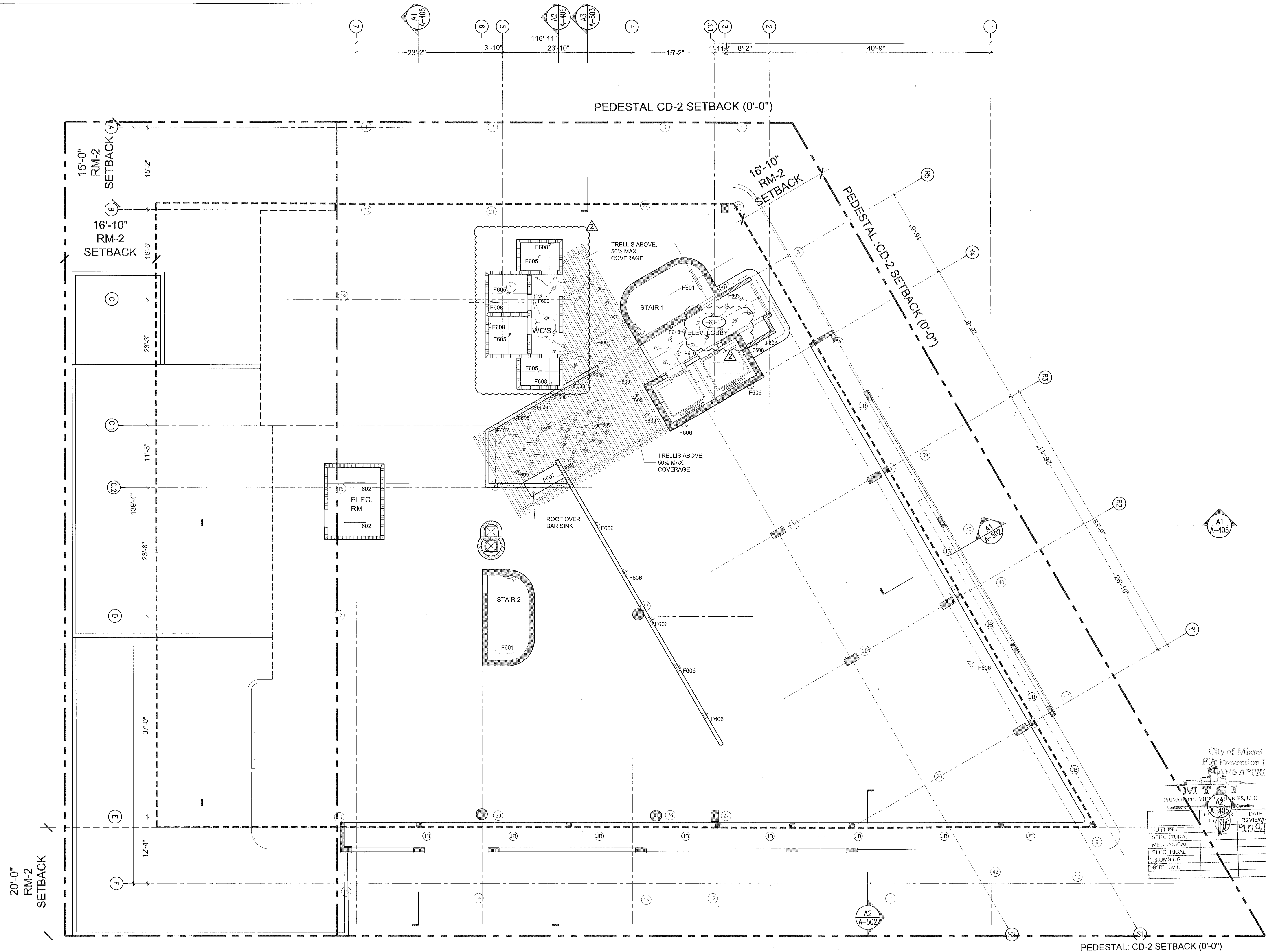
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PALOMAR
SOUTH BEACH
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FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

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

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

A-205

A1 5TH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



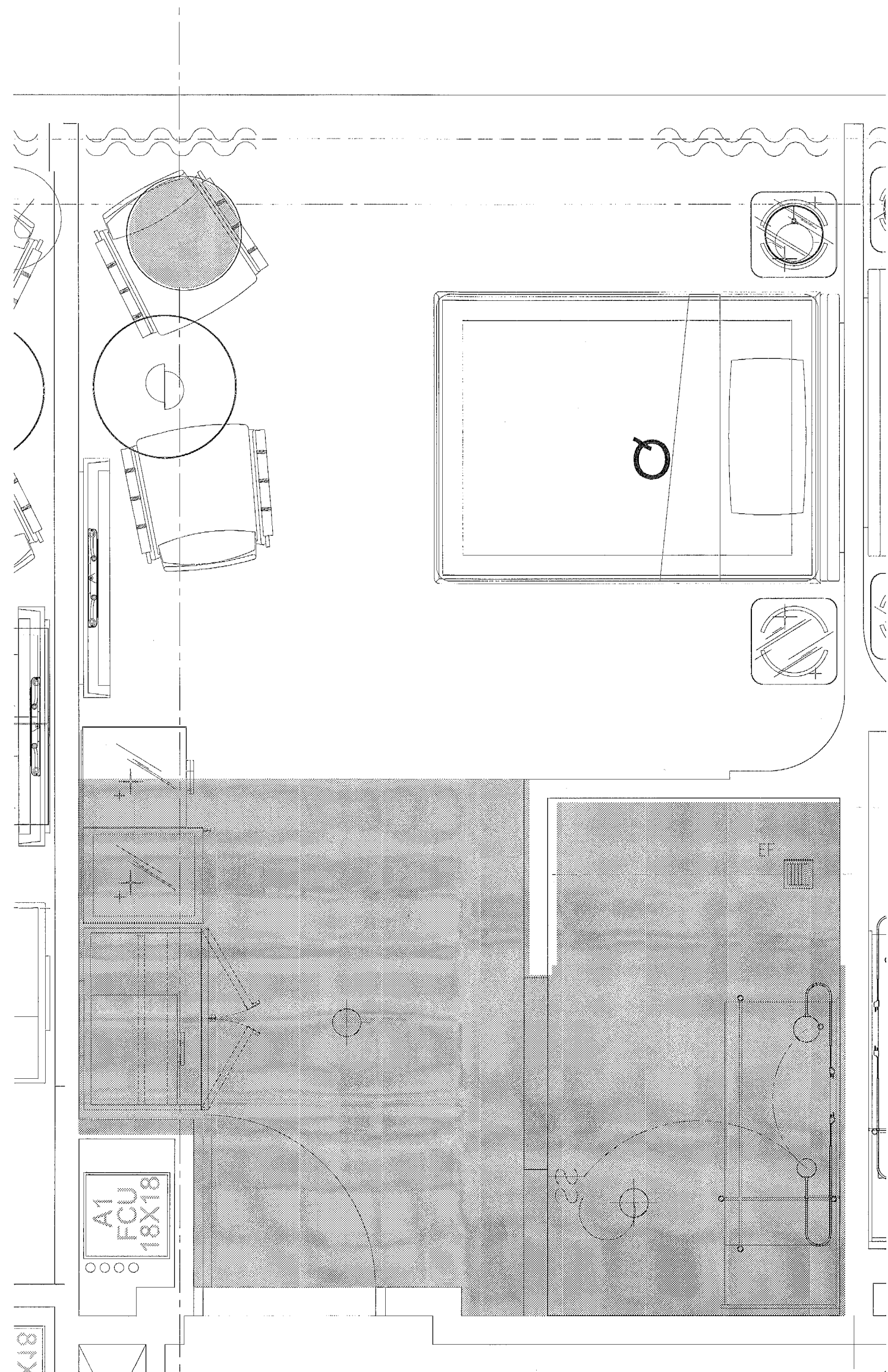
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
						PANEL WIDTH	HEIGHT							
	ROOM NAME	ROOM NAME												
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1

NOTES:

- 1- EXPOSED CONC SLAB, PAINT FINISH.
- 2- SMOOTH 1/2" STUCCO, PAINT FINISH.
- 3- SMOOTH WOODCOAT, PAINT FINISH.
- 4- SUSPENDED 5/8" GYP. BD., PAINT FINISH.
- 5- FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITIES, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- 6- GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITAL.
- 7- FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
- 8- ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITHIN DROPPED CEILINGS.
- 9- ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
- 10- NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- 11- A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

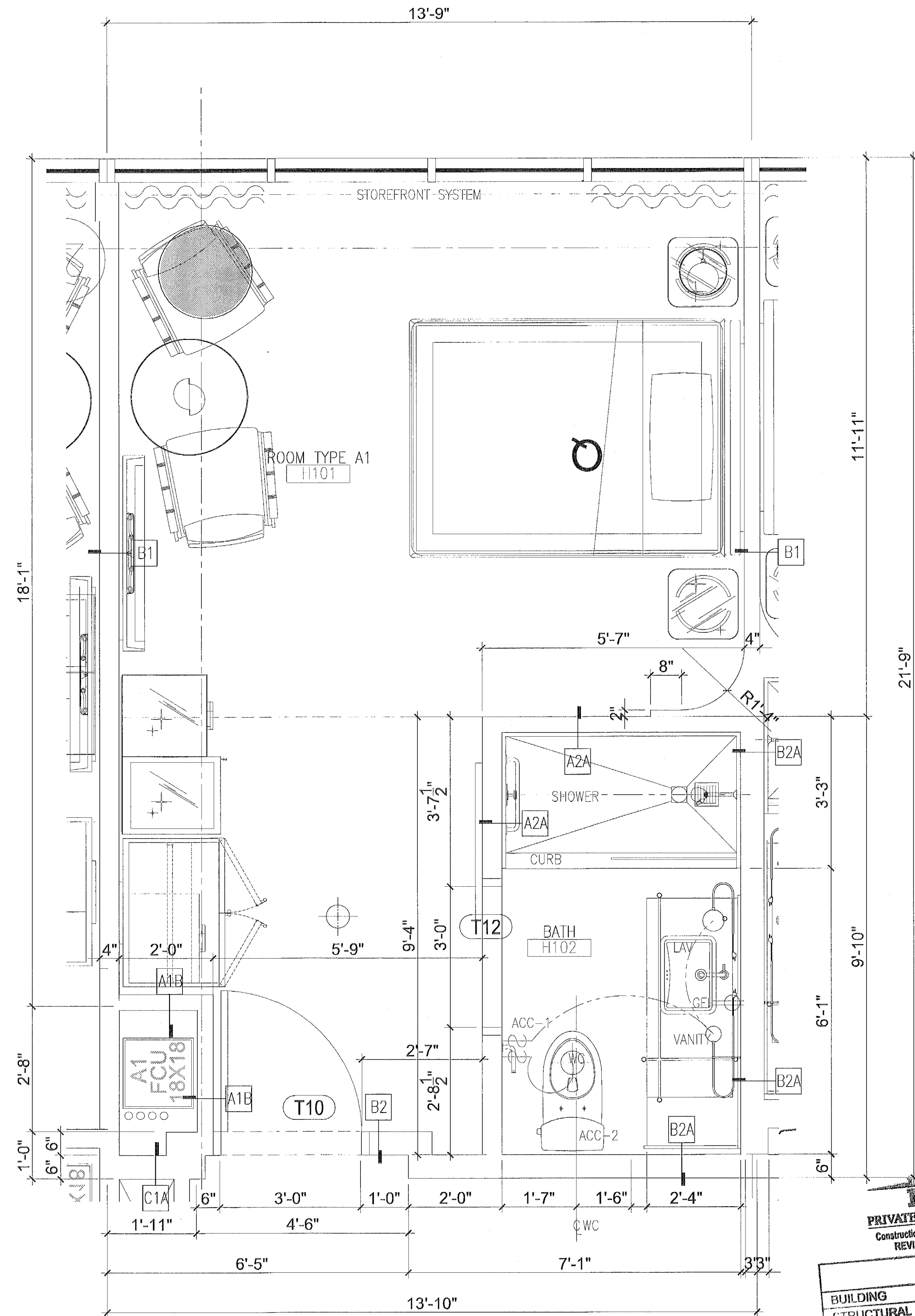
- 1- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 9'-0" A.C.S.
- 2- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) A.C.S. - ABOVE CONCRETE SLAB
- 3- OTHER CEILING HEIGHTS A.C.S.
- 4- R-19 MIN. INSULATION BOARD AT CEILING
- 5- RECESSED WALL MOUNTED LIGHT
- 6- RECESSED DOWNLIGHT
- 7- WALL MOUNTED LIGHT
- 8- JUNCTION BOX
- 9- WALL MOUNTED "J" BOX
- 10- A/C SUPPLY (CEILING MOUNTED)
- 11- A/C SUPPLY (WALL MOUNTED)
- 12- A/C RETURN (WALL MOUNTED)
- 13- A/C RETURN GRILLE
- 14- SOFTLINE
- 15- HEADER
- 16- PLENUM AREA
- 17- 1 HR. RATED WALL
- 18- 2 HR. RATED WALL



A2 UNIT A1 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE																				FOR ALL HOTEL ROOMS									
FLOOR LEVEL	ROOMS	FLOOR			BASE			WALLS								LABEL	CEILING	REMARKS											
								NORTH		SOUTH		EAST		WEST															
		NUM.	NAME	SIZE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH														
		H01	ROOM							GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED				GYP. BD.	PAINTED	SEE RCP	REFER TO ID DWG'S FOR FINISH NOTES AND INFO							
	H02	BATH							GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	SEE RCP	REFER TO ID DWG'S FOR FINISH NOTES AND INFO											

- GENERAL HOTEL ROOM NOTES:
1. PROVIDE 3-8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 2. DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF GWB TO CENTERLINE OF FIXTURE.
 3. SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 4. SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 5. PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 6. PROVIDE MIN. R-19 INSULATION AT ROOFS.



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review & Consulting
REVIEWED FOR: [Signature]
DATE: 02/28/17

BUILDING
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
SITE CIVIL

A1 UNIT A1 PLAN
SCALE: 1/2" = 1'-0"

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2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
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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		
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PROJECT NO. 1613
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