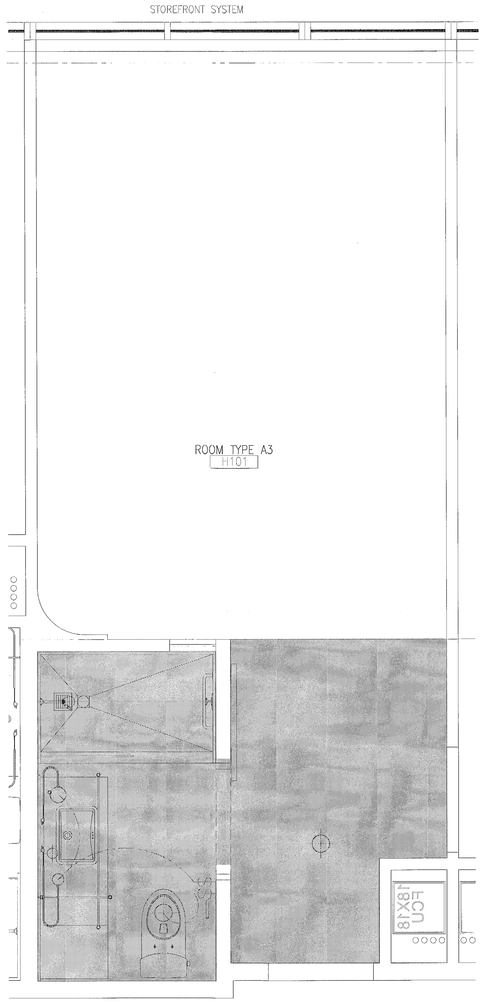
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERAL	HEAD	JAMB	THRESHOLD	REMARKS
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	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 ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED ⅝" 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 THECHNICAL CHARACTERSITICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. ½"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 – HOTEL 9'-0" A.C.S.
- 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
- (+8'-0") – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT A3 REFLECTED CEILING PLAN

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

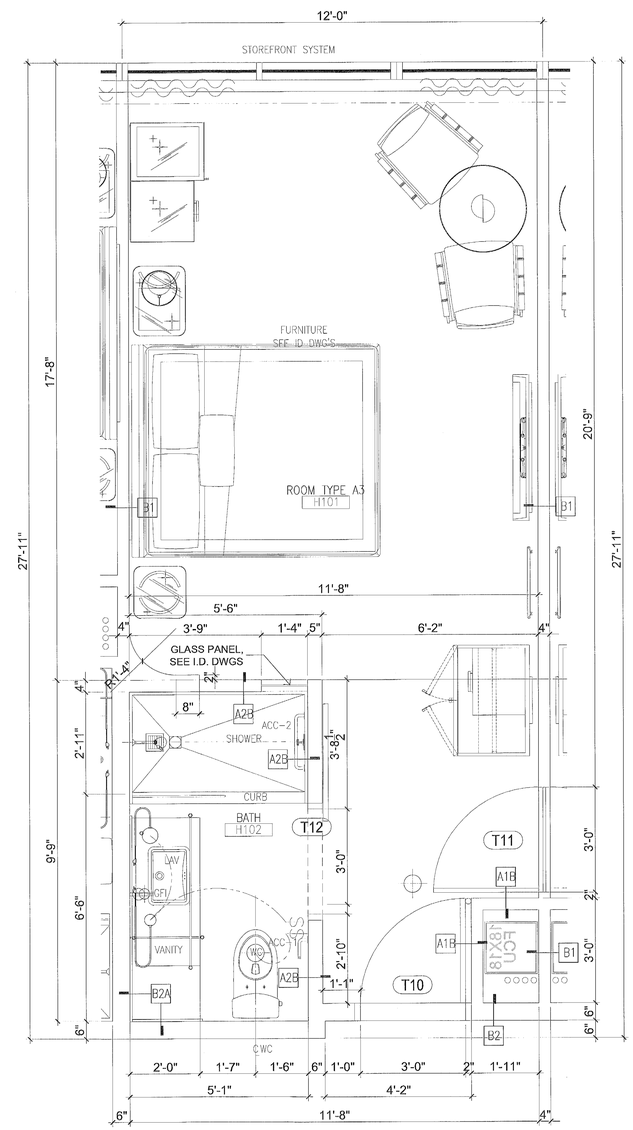
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT	CEILING FINISH MATERIAL	REMARKS
FLOORS 3 – 5TH	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 3-⅝" 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.



A1 UNIT A3 PLAN

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Services & Consulting
COMPLIANCE
DATE 5/24/17

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004963

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

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

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE 02.28.17

SHEET INDEX

SCALE As Noted

SHEET NO. A-304

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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 5/8" STUCCO, PAINT FINISH.

3 – SMOOTH WONCOTE, PAINT FINISH.

4 – SUSPENDED 5/8" GYP. BD., PAINT FINISH.

6 – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

7 – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.

8 – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).

9 – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.

10 – 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.

11 – 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.

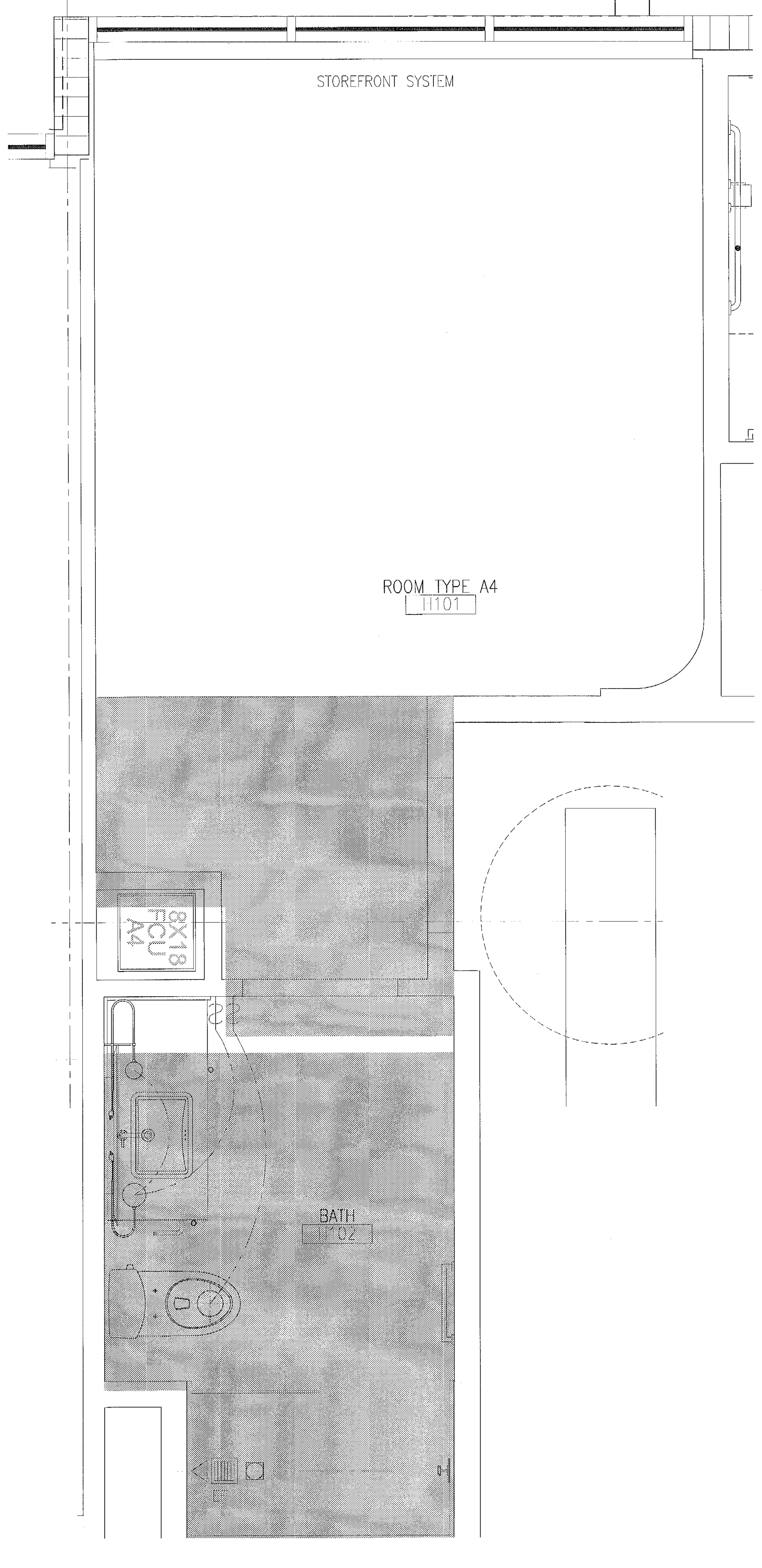
12 – A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'-0" A.C.S.
- 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

- +8'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT A4 REFLECTED CEILING PLAN

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

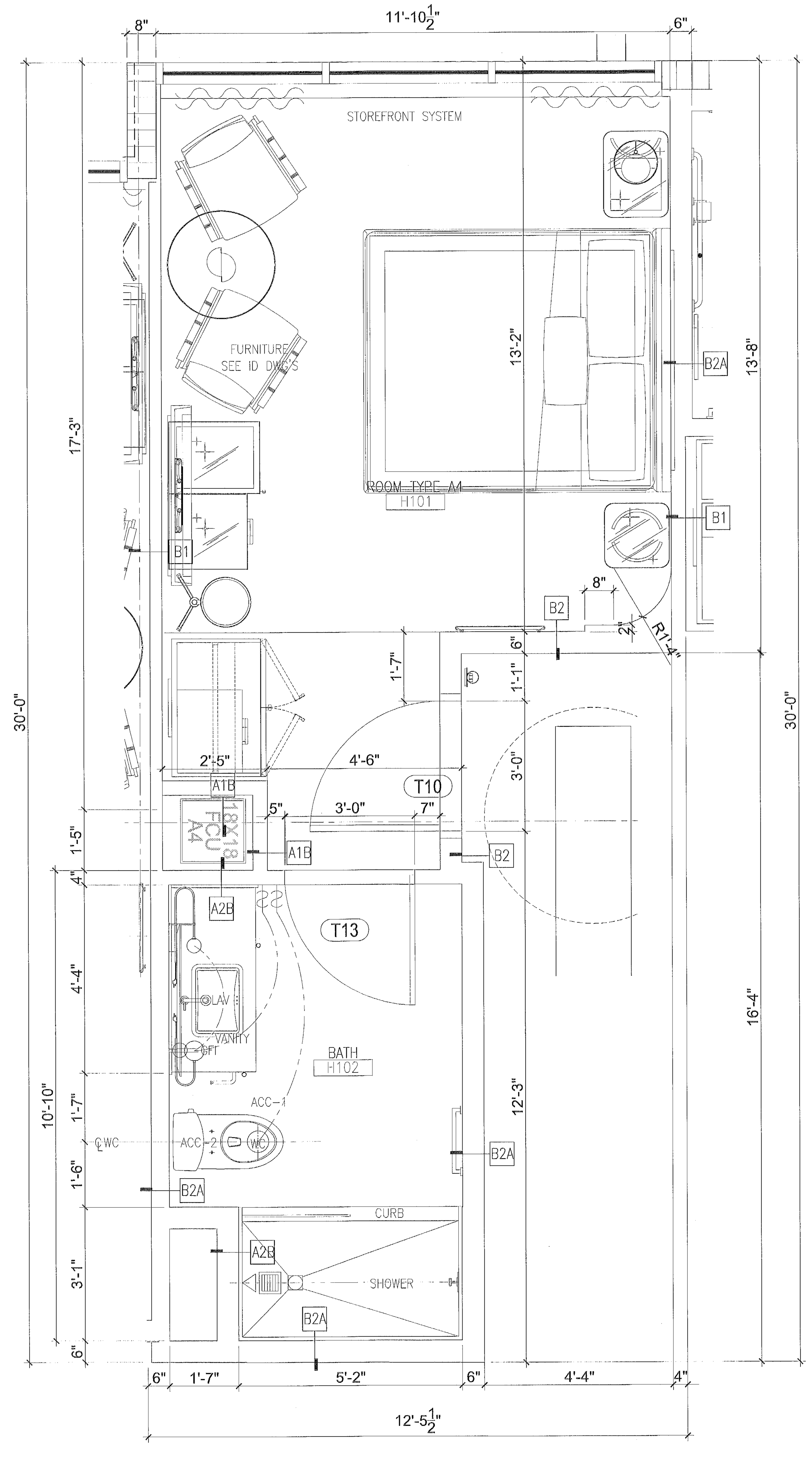
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	NORTH FINISH	SOUTH MATERIAL	SOUTH FINISH	EAST MATERIAL	EAST FINISH	WEST MATERIAL	WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 5TH	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 3-5/8" 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.



A1 UNIT A4 PLAN

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

	REVIEWER INITIAL	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING
2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
Phone : 305.200.5302
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STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004953

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

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

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE 02.28.17

SHEET INDEX

SCALE As Noted

SHEET NO. A-305

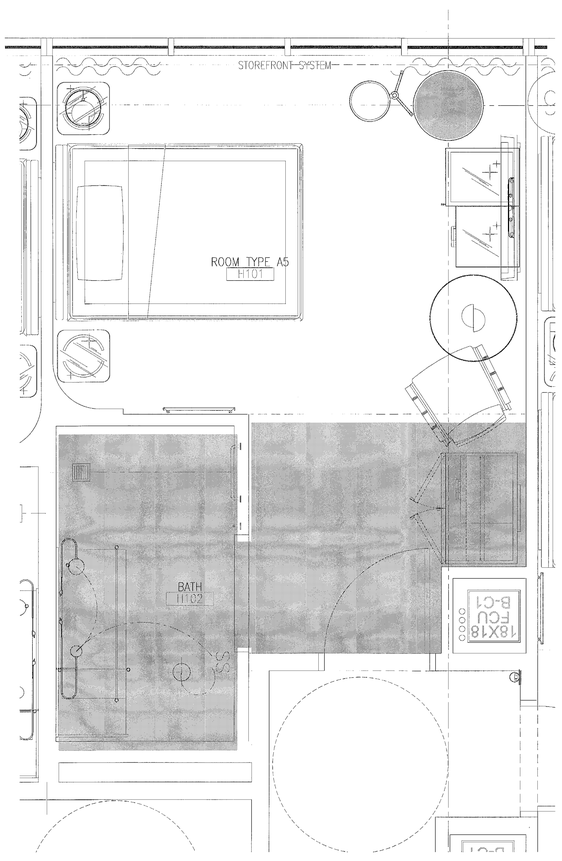
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
122	DESK	BAGGAGE RM	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1
123	MDF CLOSET	BAGGAGE RM	M	WD		5'-4"	7'-0"	1-3/4"			WD			
124	MDF CLOSET	BAGGAGE RM	M	WD		5'-4"	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 ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED ⅝" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TRECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 – HOTEL 9'-0" A.C.S.
- 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
- 8'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT A5 REFLECTED CEILING PLAN

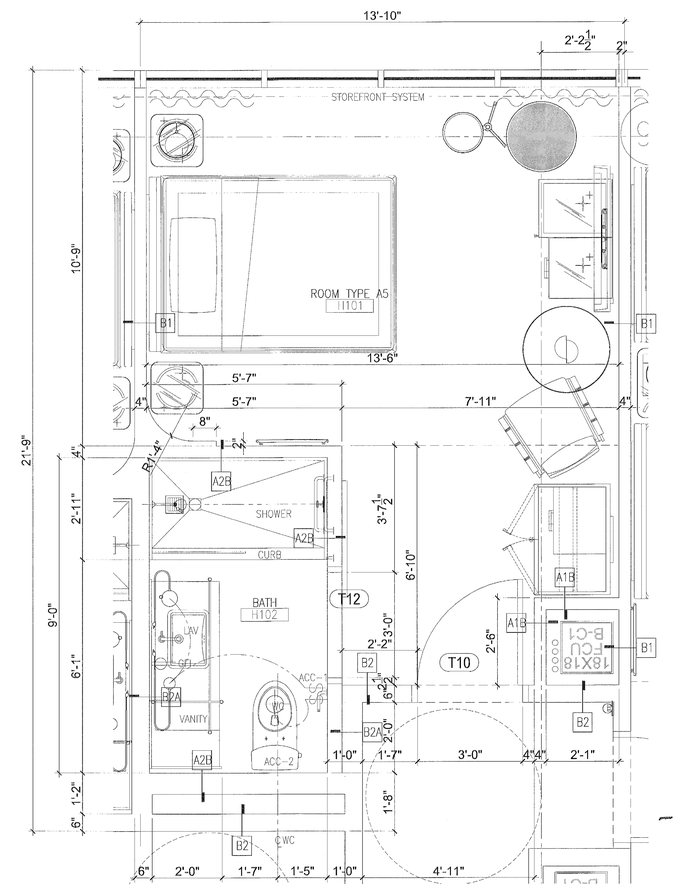
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 5TH	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 3-⅝" 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

M.T.
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review
REVIEWED FOR

	REVIEWED BY	DATE
BUILDING		9/19/17
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A1 UNIT A5 PLAN

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

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL. 33134
Phone : 305.200.5302
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STATE OF FLORIDA
HELIO MILLAN ARCHITECT
REGISTRATION #AR0004993

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

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

Project

Owner

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO.: 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO.: A-306

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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:

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2. – SMOOTH ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED ⅝" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
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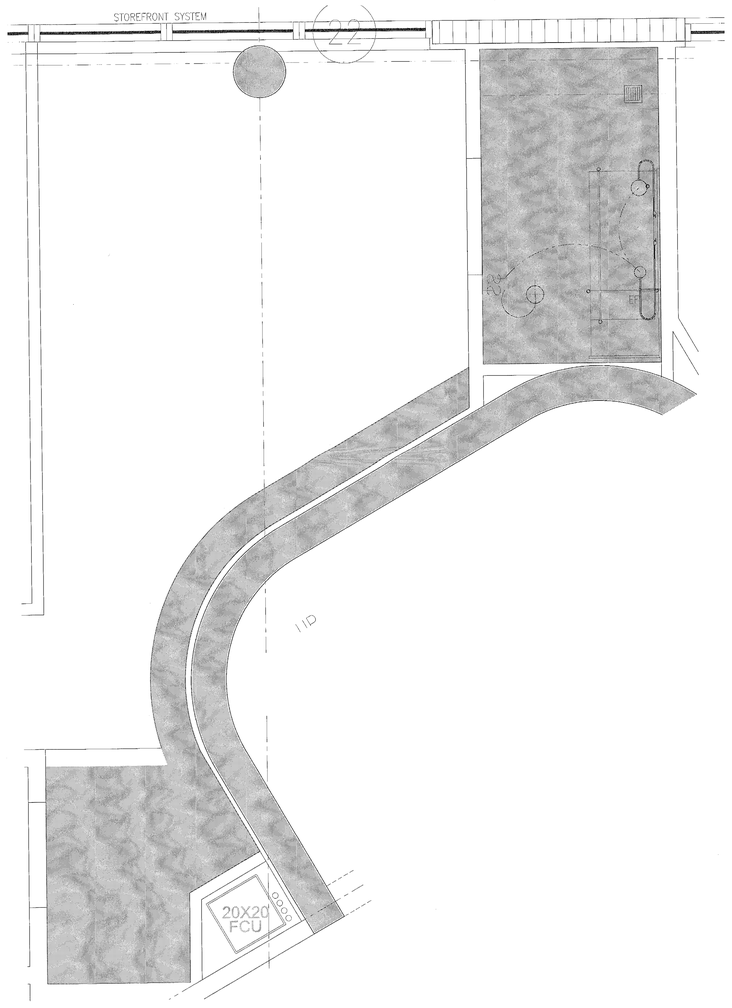
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 – HOTEL 9'-0" A.C.S.
- 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
- 18'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- J – JUNCTION BOX
- J – WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT A-C1 REFLECTED CEILING PLAN

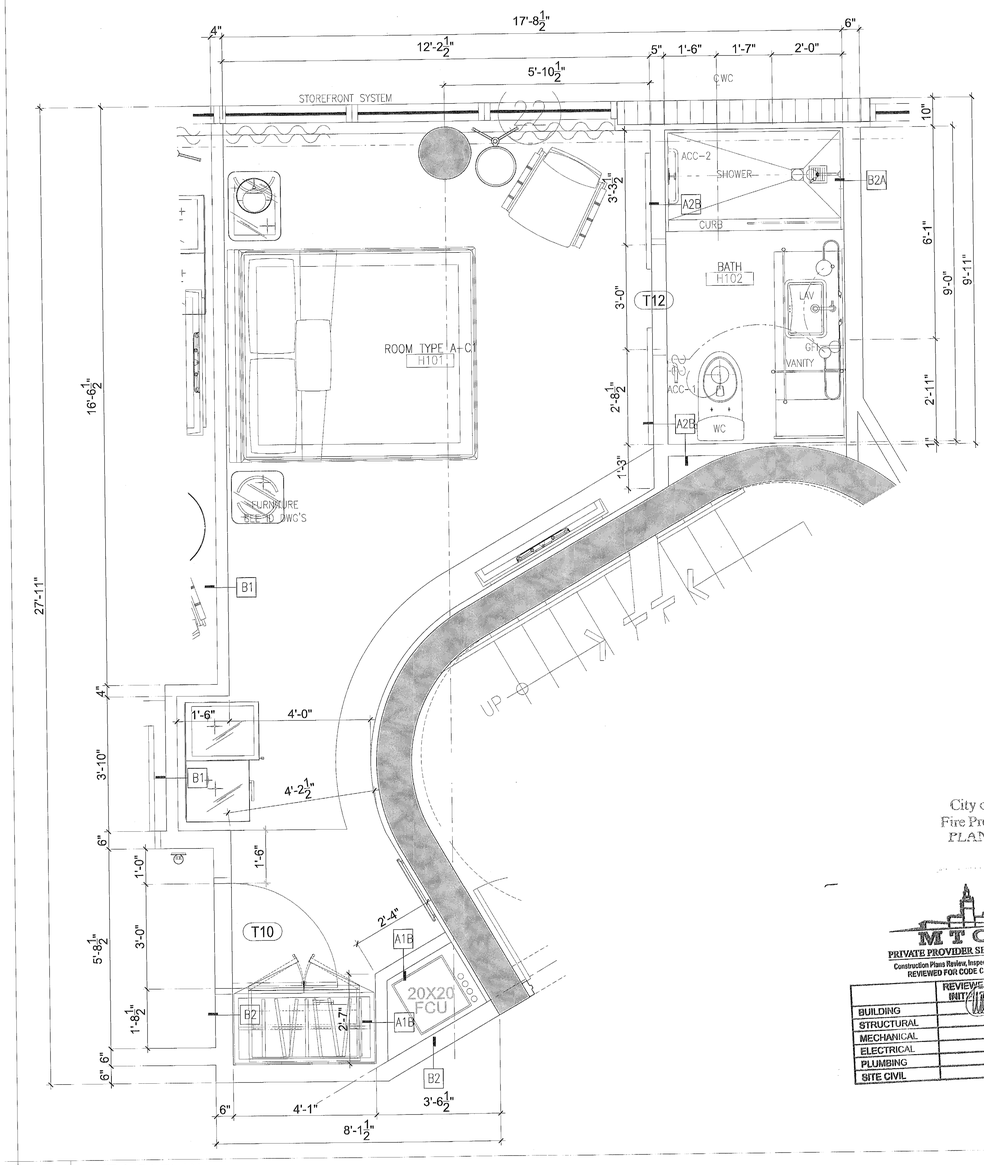
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE — FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 5TH	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 3-⅝" 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

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

	REVIEWER INIT.	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A1 UNIT A-C1 PLAN

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

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL. 33134
Phone : 305.200.5302
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STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004963

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

Project:

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

Owner:

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-307

FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 - 5TH	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 3-5/8" 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.

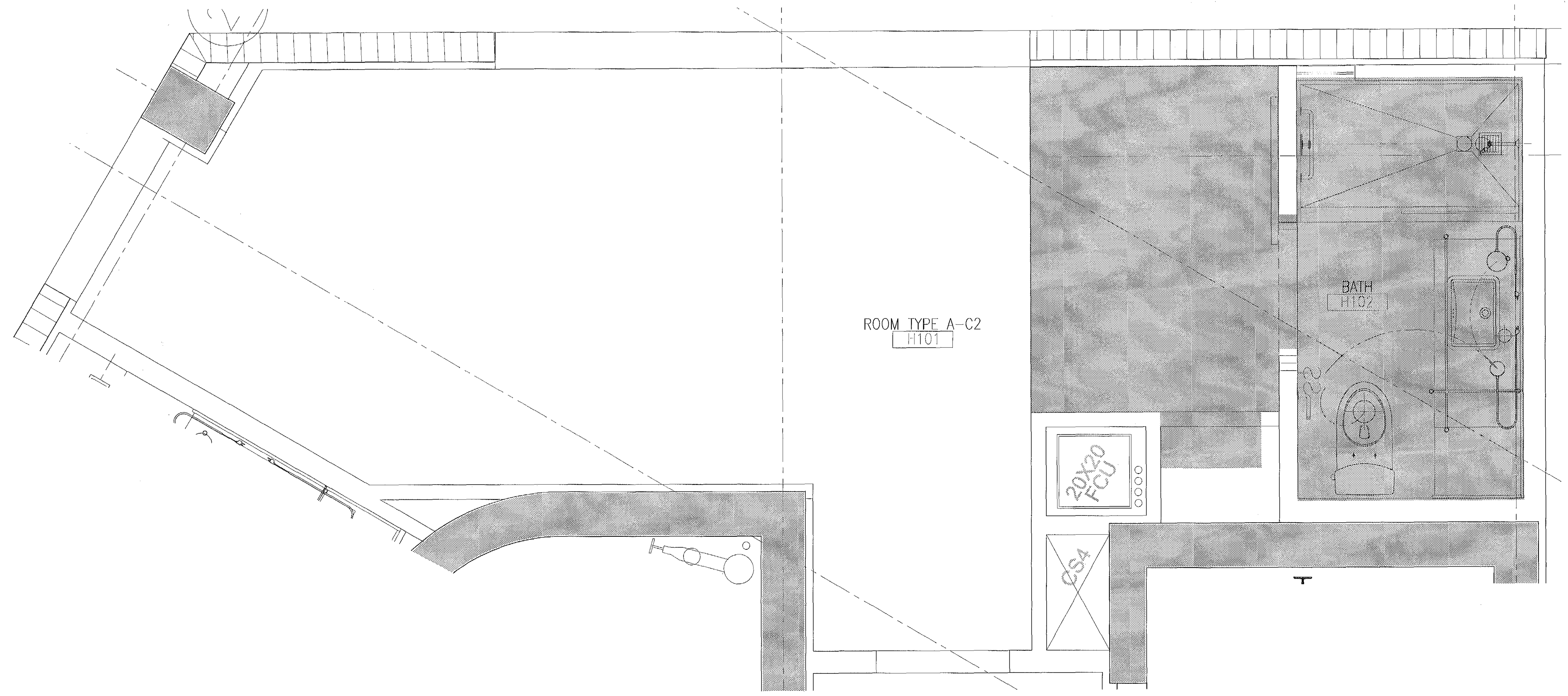
DOOR	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	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 5/8" STUCCO, PAINT FINISH.
- ⟨3⟩ – SMOOTH WONCOTE, PAINT FINISH.
- ⟨4⟩ – SUSPENDED 5/8" GYP. BD., PAINT FINISH.
- (6) – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- (7) – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
- (8) – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
- (9) – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
- (10) – 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.
- (11) – 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.
- (12) – 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

- – CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 – HOTEL 9'-0" A.C.S.
- – 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
- (+8'-0") – OTHER CEILING HEIGHTS A.C.S.
- – R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL

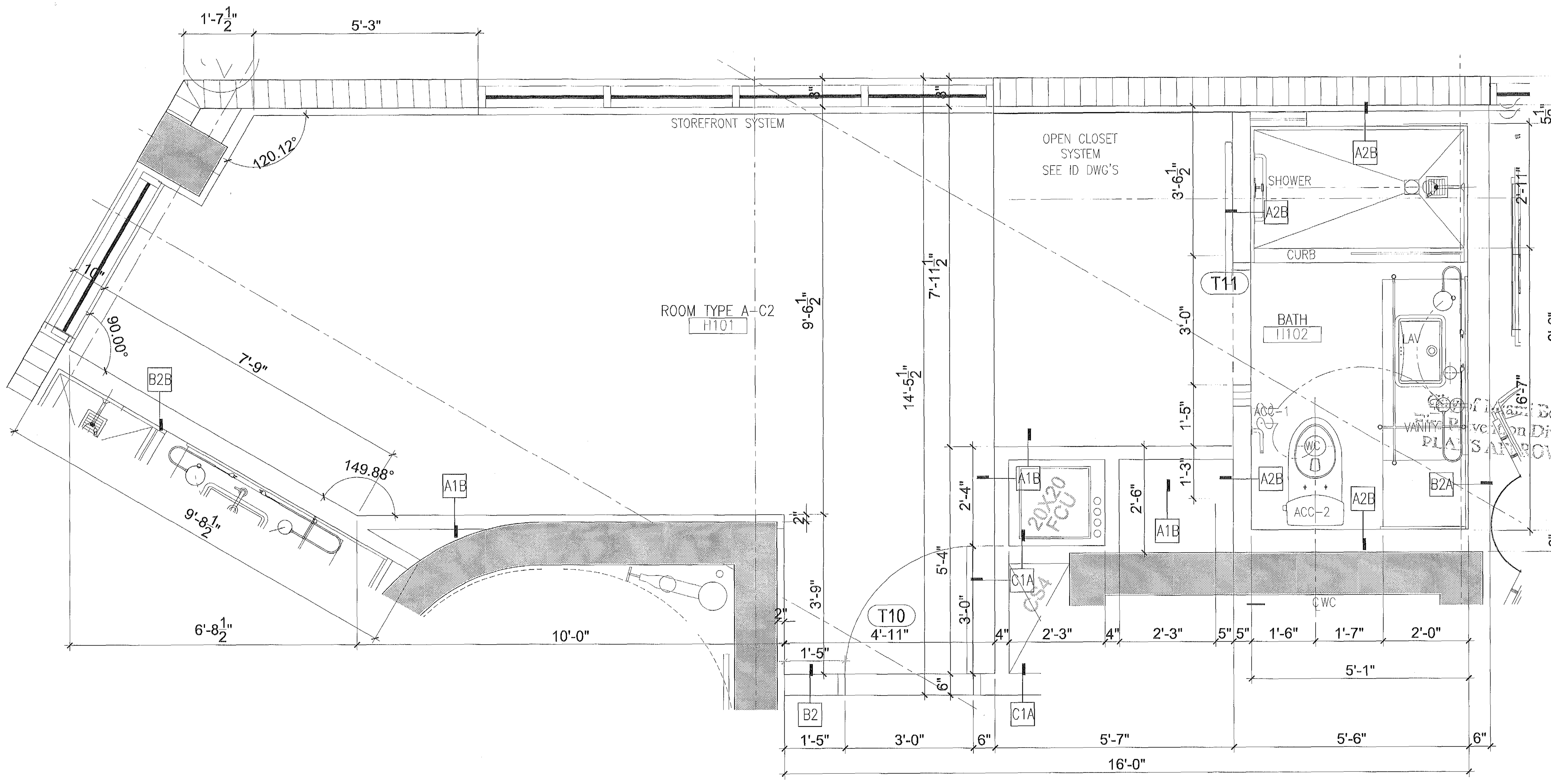


MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

	REVIEWER INITIALS	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A2 UNIT A-C2 REFLECTED CEILING PLAN

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



A1 UNIT A-C2 PLAN

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

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STATE OF FLORIDA
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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
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE 02.28.17

SHEET INDEX

SCALE As Noted

SHEET NO. A-308

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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 ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED ⅝" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 – HOTEL 9'-0" A.C.S.
- 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
- +8'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL

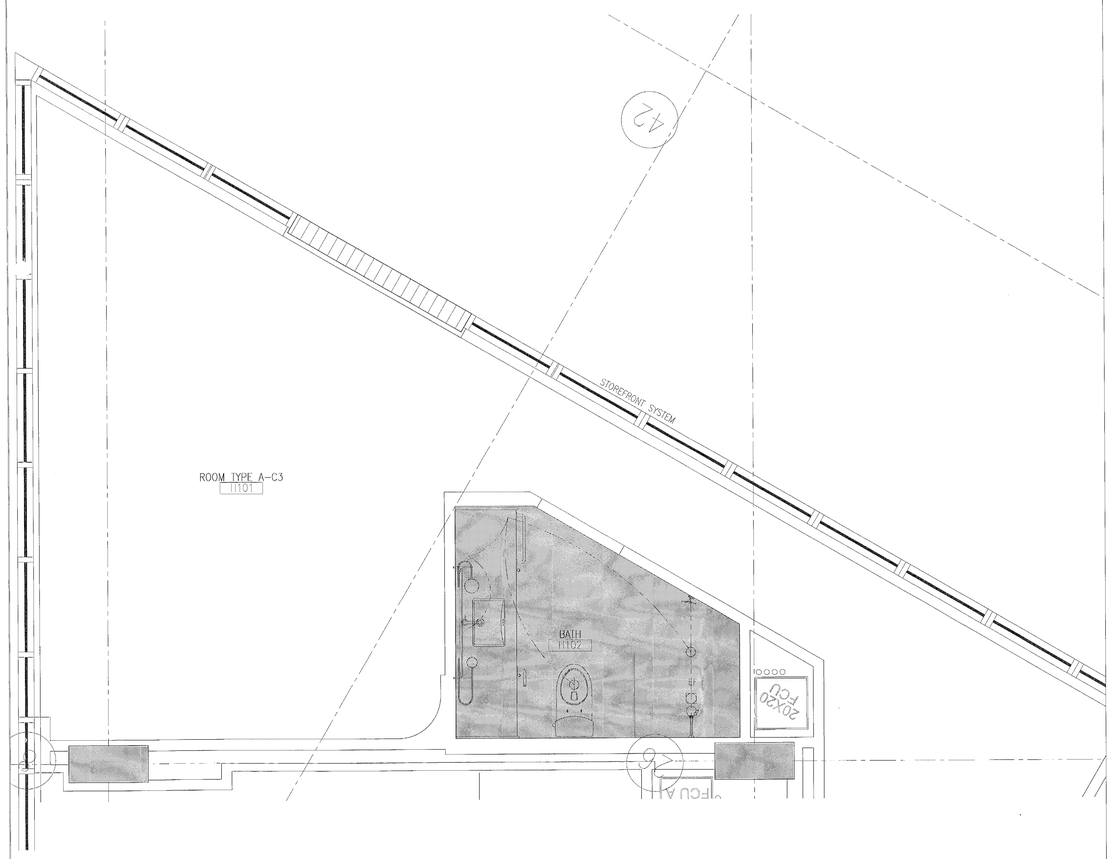
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 5TH	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

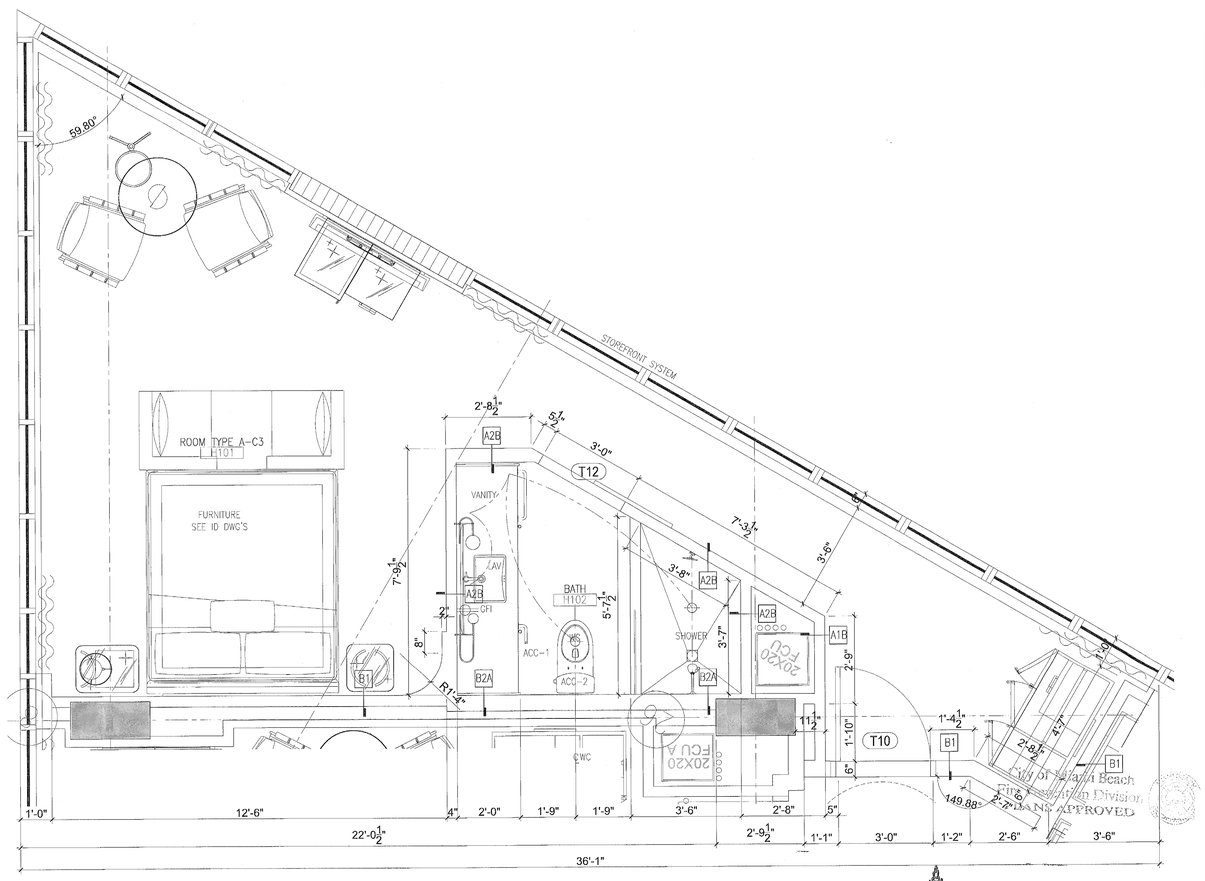
GENERAL HOTEL ROOM NOTES:

1. PROVIDE 3-⅝" 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.



A2 UNIT A-C3 REFLECTED CEILING PLAN

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



A1 UNIT A-C3 PLAN

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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	REVIEWER INITIALS	DATE
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No.	DESCRIPTION	DATE
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PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-309

DOOR										FRAME – SEE A-803				SEE A-006
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'–0"	7'–0"	1–3/4"	C	1 HOUR	HM				1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'–0"	7'–0"	1–3/4"	C	1 HOUR	HM				20, 28
T12	HOTEL RM	BATH	H	WD	3'–0"	7'–0"	1–3/4"			WD				1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'–0"	7'–0"	1–3/4"			WD				1, 24

NOTES:

1. – EXPOSED CONC SLAB, PAINT FINISH.
2. – SMOOTH ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED ⅝" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
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10. – 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.
11. – 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.
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LEGEND

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'–0" A.C.S.
- 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
- 18'–0" – OTHER CEILING HEIGHTS A.C.S.
- R–19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
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- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL

A2 UNIT A-C4 REFLECTED CEILING PLAN

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

FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 6TH	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

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1. PROVIDE 3–⅝" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS; A/C CLOSETS AND BETWEEN HOTEL ROOMS.
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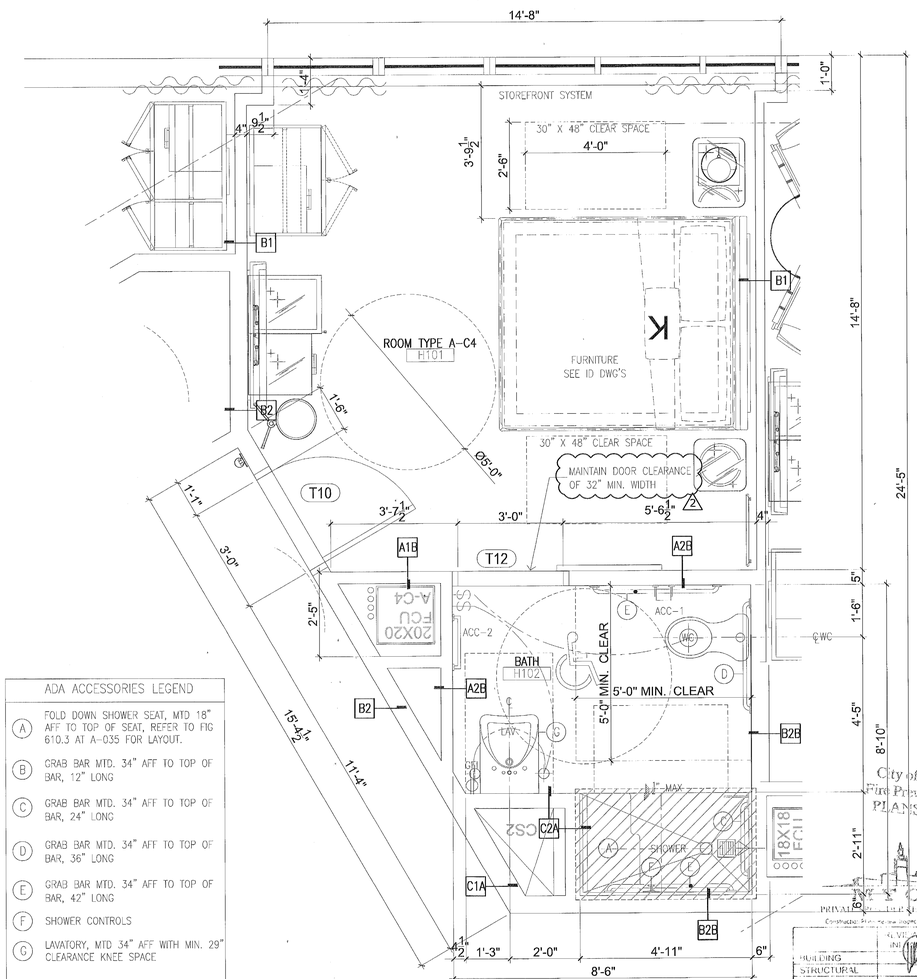
5. PROVIDE MIN. R–5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON–A/C AREAS, TYP.
6. PROVIDE MIN. R–19 INSULATION AT ROOFS.



ADA ACCESSORIES LEGEND

- (A) FOLD DOWN SHOWER SEAT, MTD 18" AFF TO TOP OF SEAT, REFER TO FIG 610.3 AT A–035 FOR LAYOUT.
- (B) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 12" LONG
- (C) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 24" LONG
- (D) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 36" LONG
- (E) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 42" LONG
- (F) SHOWER CONTROLS
- (G) LAVATORY, MTD 34" AFF WITH MIN. 29" CLEARANCE KNEE SPACE

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PRIVATE PROVIDER SERVICES, LLC
Construction Plan Review Inspections & Consulting

	PLAN REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A1 UNIT A-C4 PLAN

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

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone : 305.200.5302
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STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004993

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

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

Project

No.	DESCRIPTION	DATE
	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-310

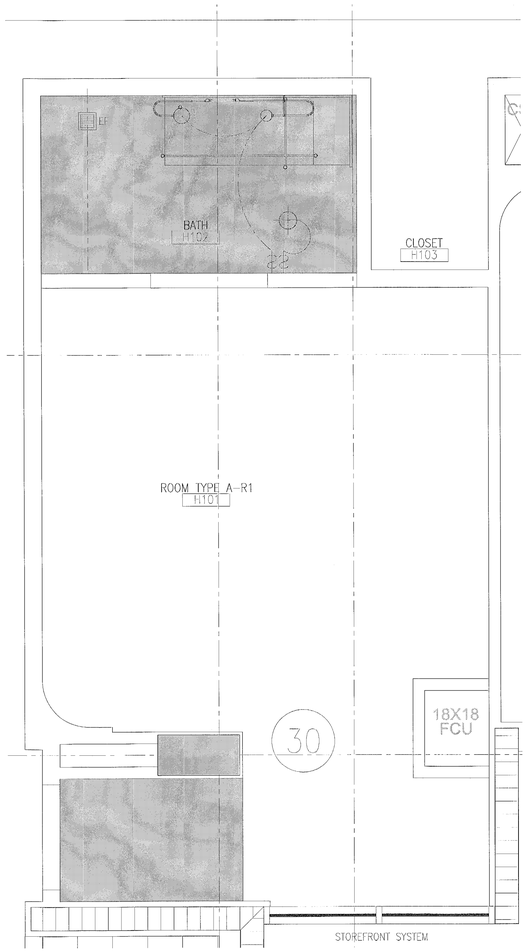
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRES-HOLD	REMARKS
122	DESK	BAGGAGE RM	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1
123	MDF CLOSET	BAGGAGE RM	M	WD		5'-4"	7'-0"	1-3/4"			WD			
124	MDF CLOSET	BAGGAGE RM	M	WD		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 7/8" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED 5/8" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'-0" A.C.S.
- 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
- +8'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT A-R1 REFLECTED CEILING PLAN

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

FINISH SCHEDULE FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
3 TYPICAL FLOORS	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 3–5/8" 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.
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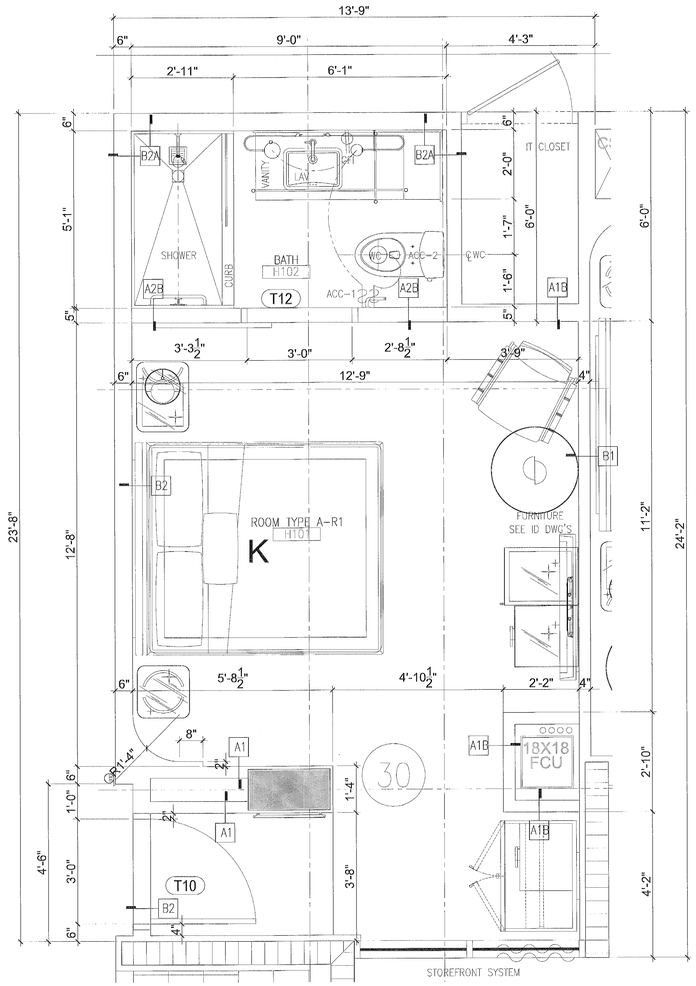

A1 UNIT A-R1 PLAN

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Project

FINVARB GROUP
1055 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

Owner

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

City of Miami Beach
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PLANS APPROVED

MTCI
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	REVIEWER INITIALS	DATE
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MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-311

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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:

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2 – SMOOTH 5/8" STUCCO, PAINT FINISH.

3 – SMOOTH WONCOTE, PAINT FINISH.

4 – SUSPENDED 5/8" GYP. BD., PAINT FINISH.

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12 – 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.

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* A.C.S. = ABOVE CONCRETE SLAB

+8'-0" – OTHER CEILING HEIGHTS A.C.S.

– R-19 MIN. INSULATION BOARD AT CEILING

RECESSED WALL MOUNTED LIGHT

RECESSED DOWNLIGHT
WALL MOUNTED LIGHT
JUNCTION BOX
WALL MOUNTED "J" BOX
A/C SUPPLY (CEILING MOUNTED)
A/C SUPPLY (WALL MOUNTED)
A/C RETURN (WALL MOUNTED)
A/C RETURN GRILLE
SOFFIT LINE
HEADER
PLENUM AREA
1 HR. RATED WALL
2 HR. RATED WALL

A2 UNIT A-R2 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	NORTH FINISH	SOUTH MATERIAL	SOUTH FINISH	EAST MATERIAL	EAST FINISH	WEST MATERIAL	WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 - 5TH	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:

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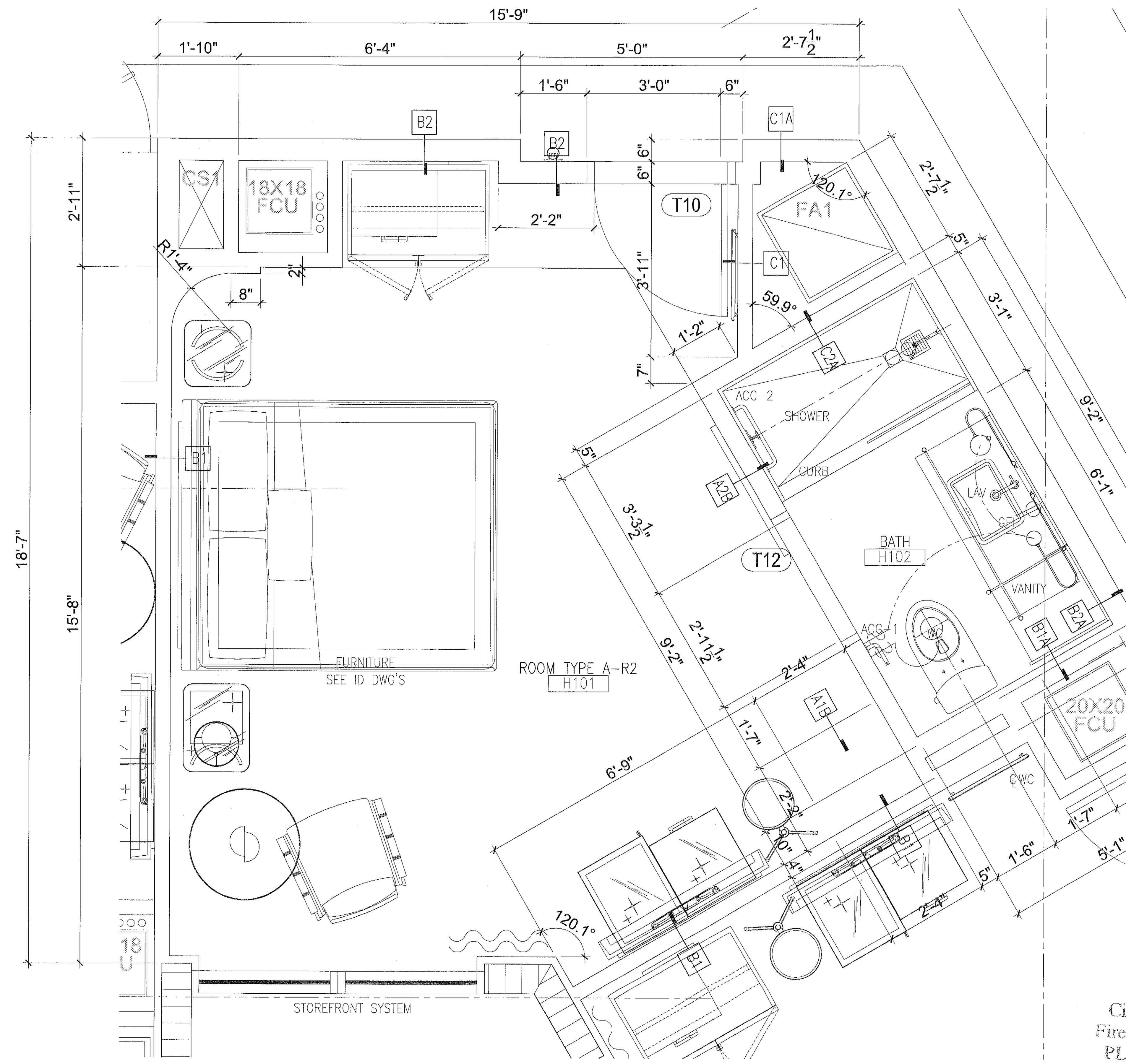

A1 UNIT A-R2 PLAN
SCALE: 1/2" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

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BUILDING		9/29/17
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Project: KIMPTON HOTEL PALOMAR SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

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

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-312

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	HEIGTH	THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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				
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+8'-0" – OTHER CEILING HEIGHTS A.C.S.

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RECESSED WALL MOUNTED LIGHT

RECESSED DOWNLIGHT

WALL MOUNTED LIGHT

JUNCTION BOX

WALL MOUNTED "J" BOX

A/C SUPPLY (CEILING MOUNTED)

A/C SUPPLY (WALL MOUNTED)

A/C RETURN (WALL MOUNTED)

A/C RETURN GRILLE

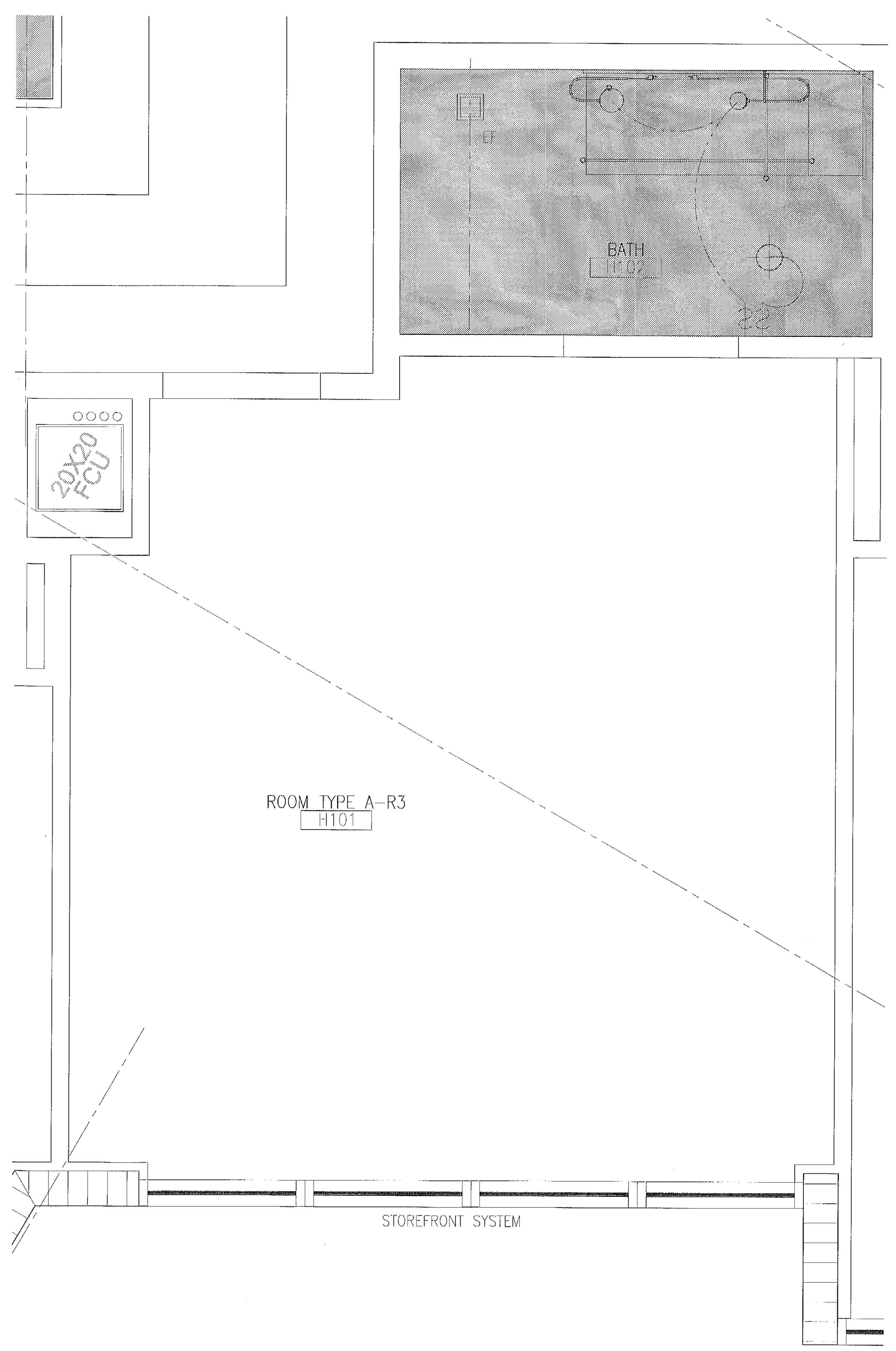
SOFFIT LINE

HEADER

PLENUM AREA

1 HR. RATED WALL

2 HR. RATED WALL



A2 UNIT A-R3 REFLECTED CEILING PLAN

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

FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	NORTH FINISH	SOUTH MATERIAL	SOUTH FINISH	EAST MATERIAL	EAST FINISH	WEST MATERIAL	WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 - 5TH	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
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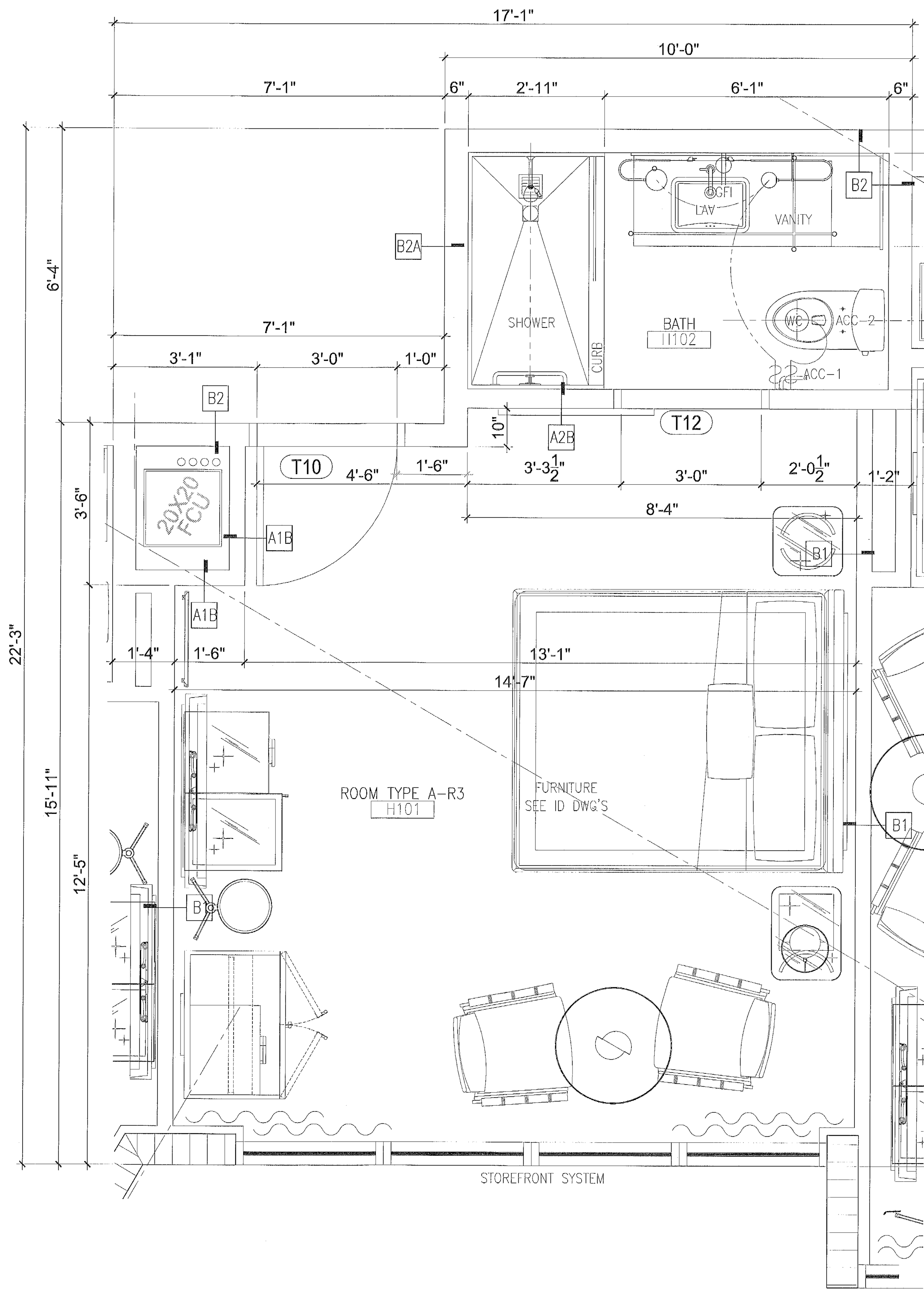

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A1 UNIT A-R3 PLAN

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

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SHEET NO. A-313

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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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 3/8" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOITE, PAINT FINISH.
4. – SUSPENDED 5/8" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 – HOTEL 9'-0" A.C.S.
- 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
- +8'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL

A2 UNIT A-R4 REFLECTED CEILING PLAN

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

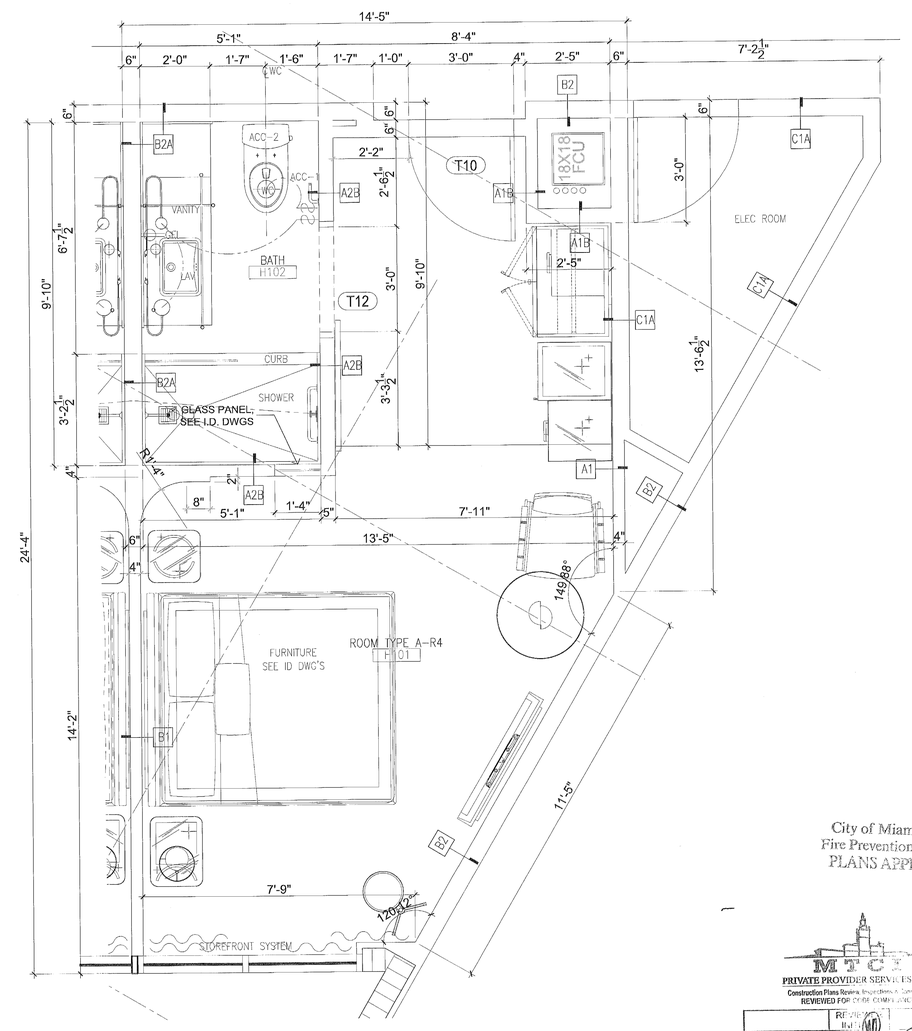
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 8	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 3-5/8" 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.



A1 UNIT A-R4 PLAN

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MCC
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

	REVIEWED BY	DATE
BUILDING		9/19/17
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE COAL		

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

STATE OF FLORIDA
HELIO MILAN ARCHITECT
REGISTRATION #AR0004963

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

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

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-314

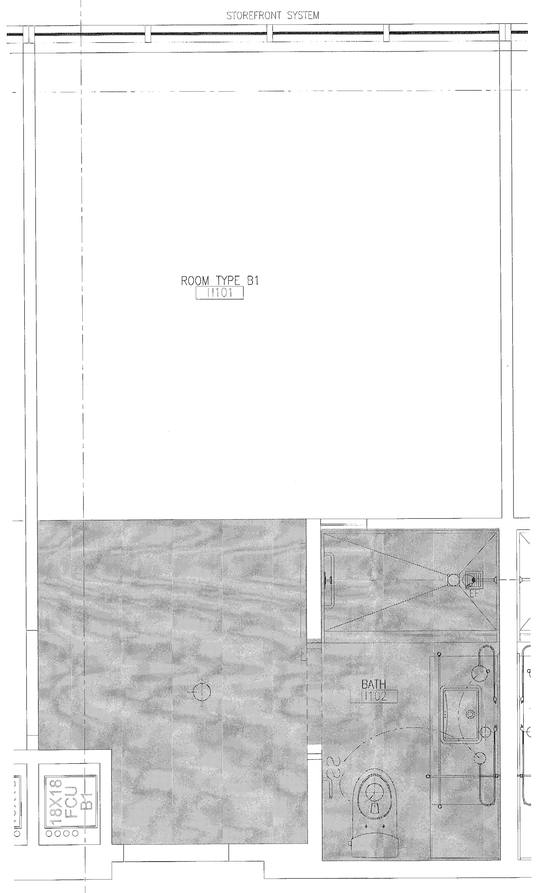
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	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 ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED ⅝" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THEORICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'-0" A.C.S.
- 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
- +8'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT B1 REFLECTED CEILING PLAN

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

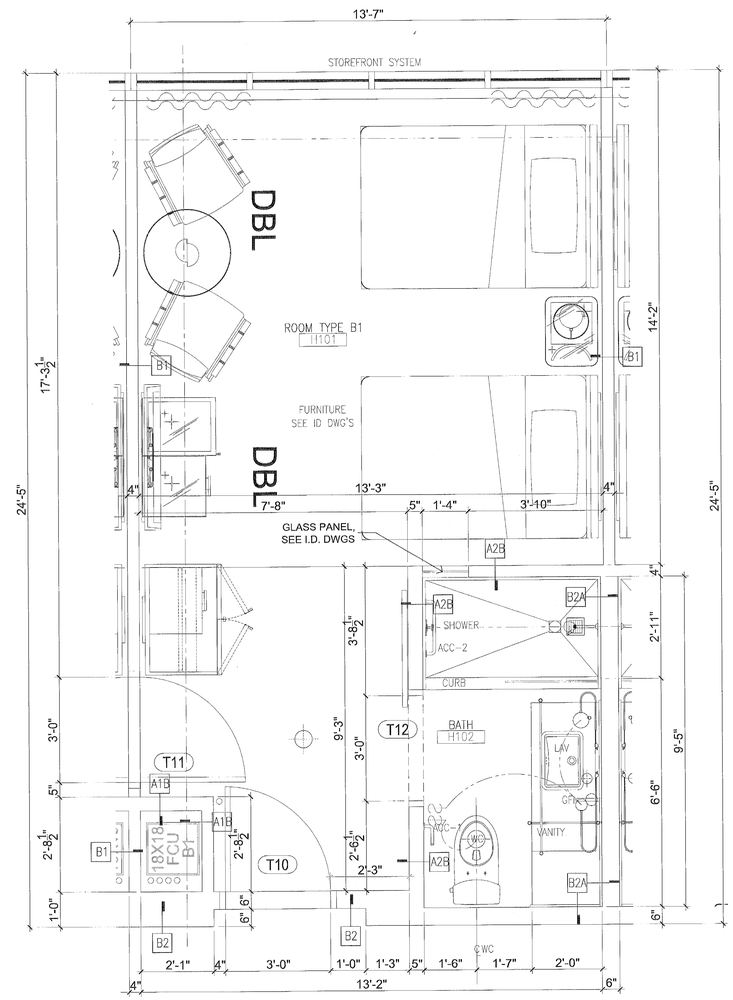
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
3 FLOORS	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 3-⅝" 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

MTC
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review Inspection Consulting
REVIEWED FOR CODE COMPLIANCE

	REVIEWER INITIALS	DATE
BUILDING		9/29/17
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A1 UNIT B1 PLAN

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

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

02.28.17

STATE OF FLORIDA
HELIO MILAN ARCHITECT
REGISTRATION #AR0009193

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

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

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-315

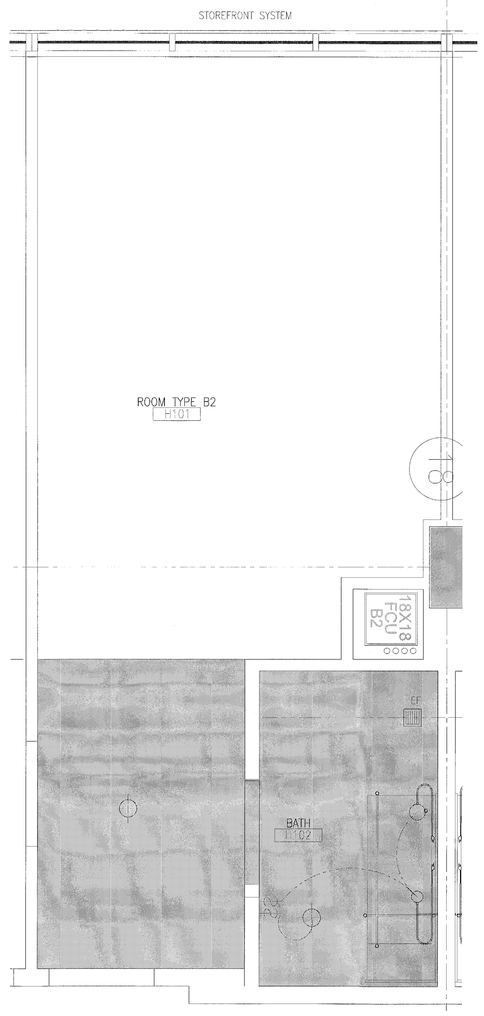
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	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 ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED ⅝" 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 THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 – HOTEL 9'-0" A.C.S.
- 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
- 48'-0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- J – JUNCTION BOX
- J – WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT B2 REFLECTED CEILING PLAN

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

FINISH SCHEDULE FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
3 FLOORS TYP.	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 3-⅝" 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.
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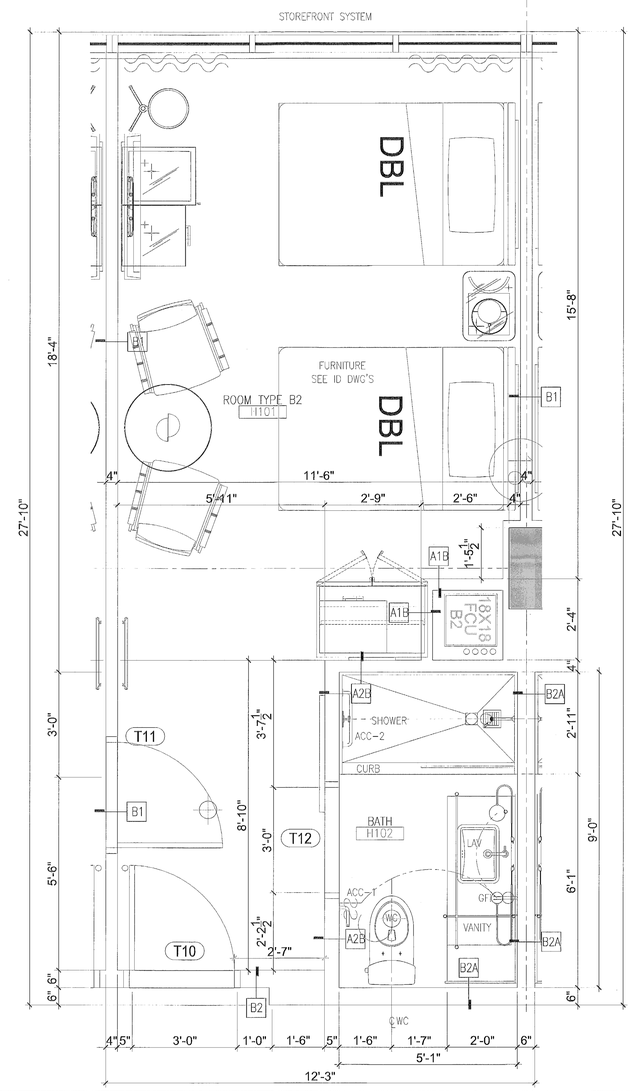

A1 UNIT B2 PLAN

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

	REVIEWER	DATE
BUILDING		9/29/17
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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

Owner: FINVARB GROUP
1055 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-316

DOOR											FRAME – SEE A-803				SEE A-006
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE	PANEL WIDTH	HEIGHT	THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
T10	HOTEL ENTRY	CORRIDOR	A	HM		3'–0"	7'–0"	1–3/4"	C	1 HOUR	HM				1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD		3'–0"	7'–0"	1–3/4"	C	1 HOUR	HM				20, 28
T12	HOTEL RM	BATH	H	WD		3'–0"	7'–0"	1–3/4"			WD				1, 24, 30
T13	HOTEL RM	BATH	A	WD		3'–0"	7'–0"	1–3/4"			WD				1, 24

NOTES:

1. – EXPOSED CONC SLAB, PAINT FINISH.
2. – SMOOTH ⅞" STUCCO, PAINT FINISH.
3. – SMOOTH WONDOTE, PAINT FINISH.
4. – SUSPENDED ⅝" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
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8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
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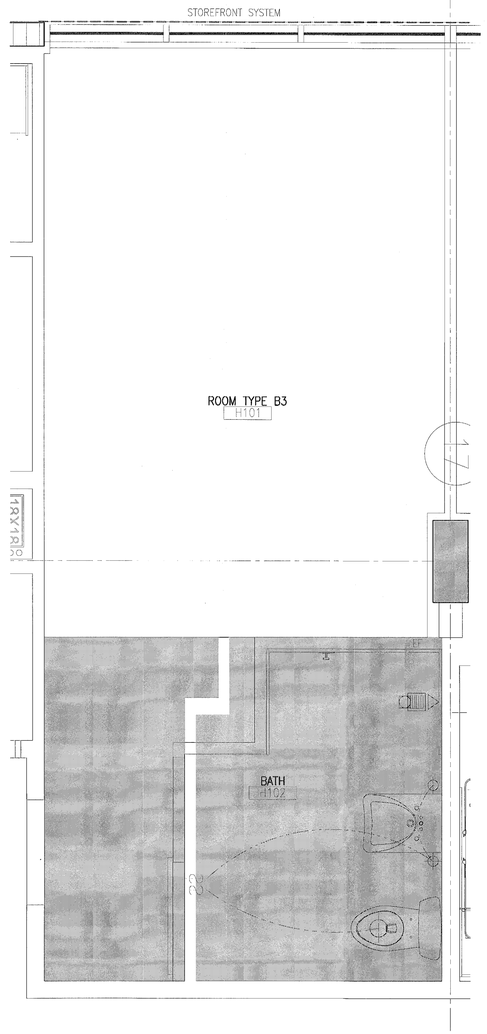
11. – NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'–0" A.C.S.
- 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
- 18'–0" – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT B3 REFLECTED CEILING PLAN

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

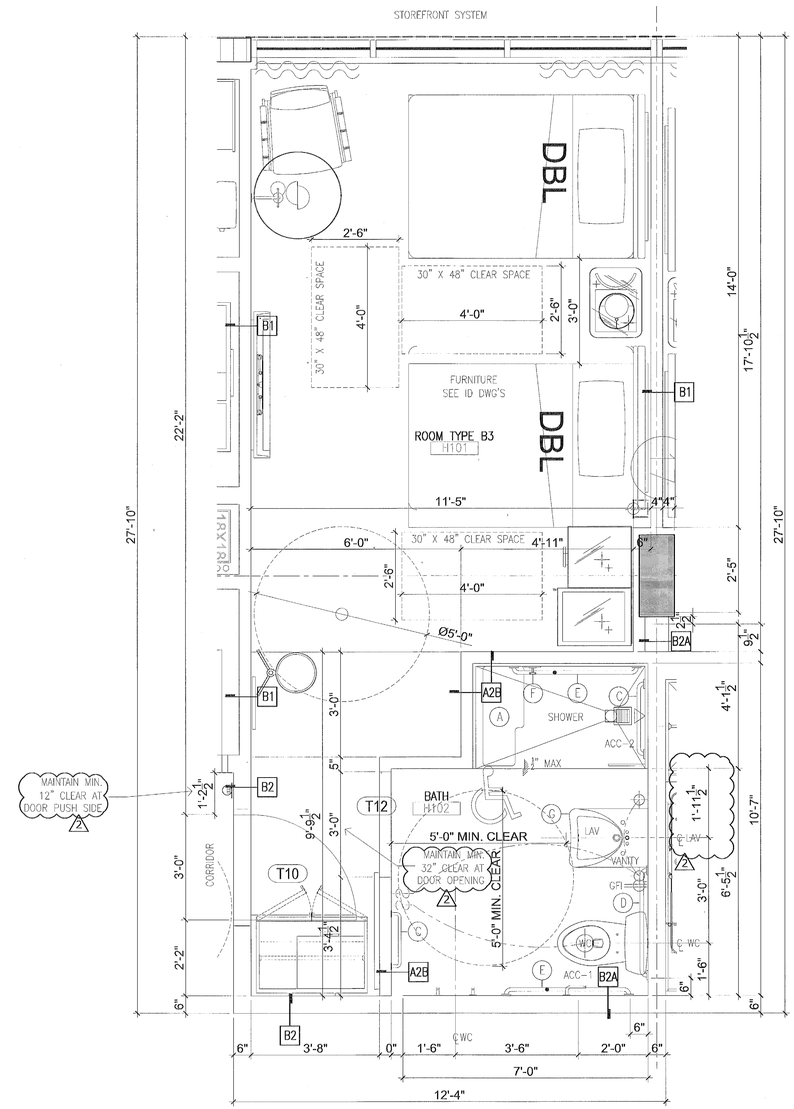
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT	CEILING FINISH MATERIAL	REMARKS
FLOORS 3 – 5TH	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 3-⅝" 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.



ADA ACCESSORIES LEGEND

- (A) FOLD DOWN SHOWER SEAT, MTD 18" AFF TO TOP OF SEAT, REFER TO FIG 610.3 AT A-035 FOR LAYOUT.
- (B) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 12" LONG
- (C) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 24" LONG
- (D) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 36" LONG
- (E) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 42" LONG
- (F) SHOWER CONTROLS
- (G) LAVATORY, MTD 34" AFF WITH MIN. 29" CLEARANCE KNEE SPACE

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A1 UNIT B3 PLAN

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

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

5-31-17

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004883

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

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

No.	DESCRIPTION	DATE
	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-317

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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 5/8" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED 5/8" GYP. BD., PAINT FINISH.

(6) – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

(7) – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.

(8) – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).

(9) – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.

(10) – 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.

(11) – 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.

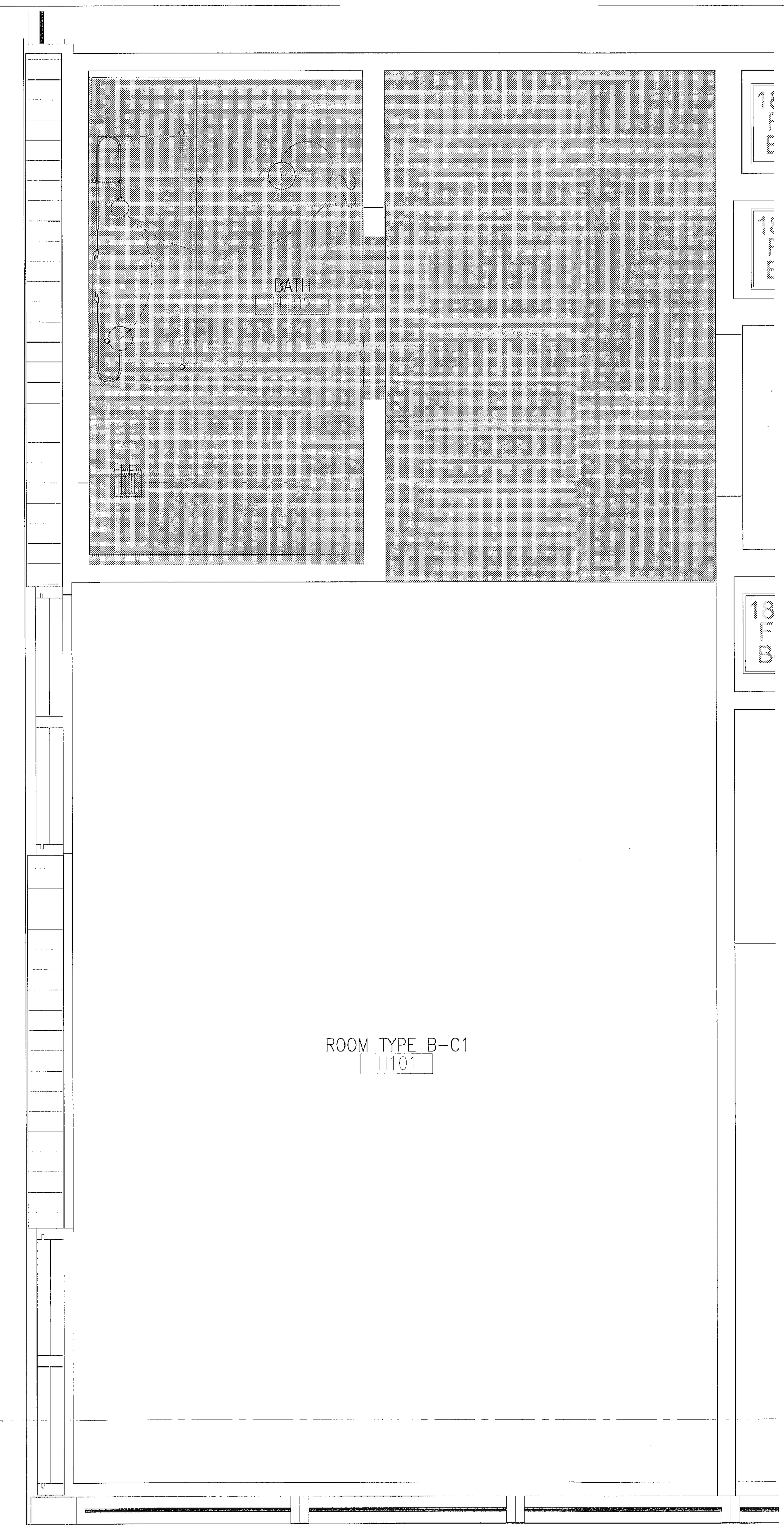
(12) – A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'-0" A.C.S.
- 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

- (+8'-0") – OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL



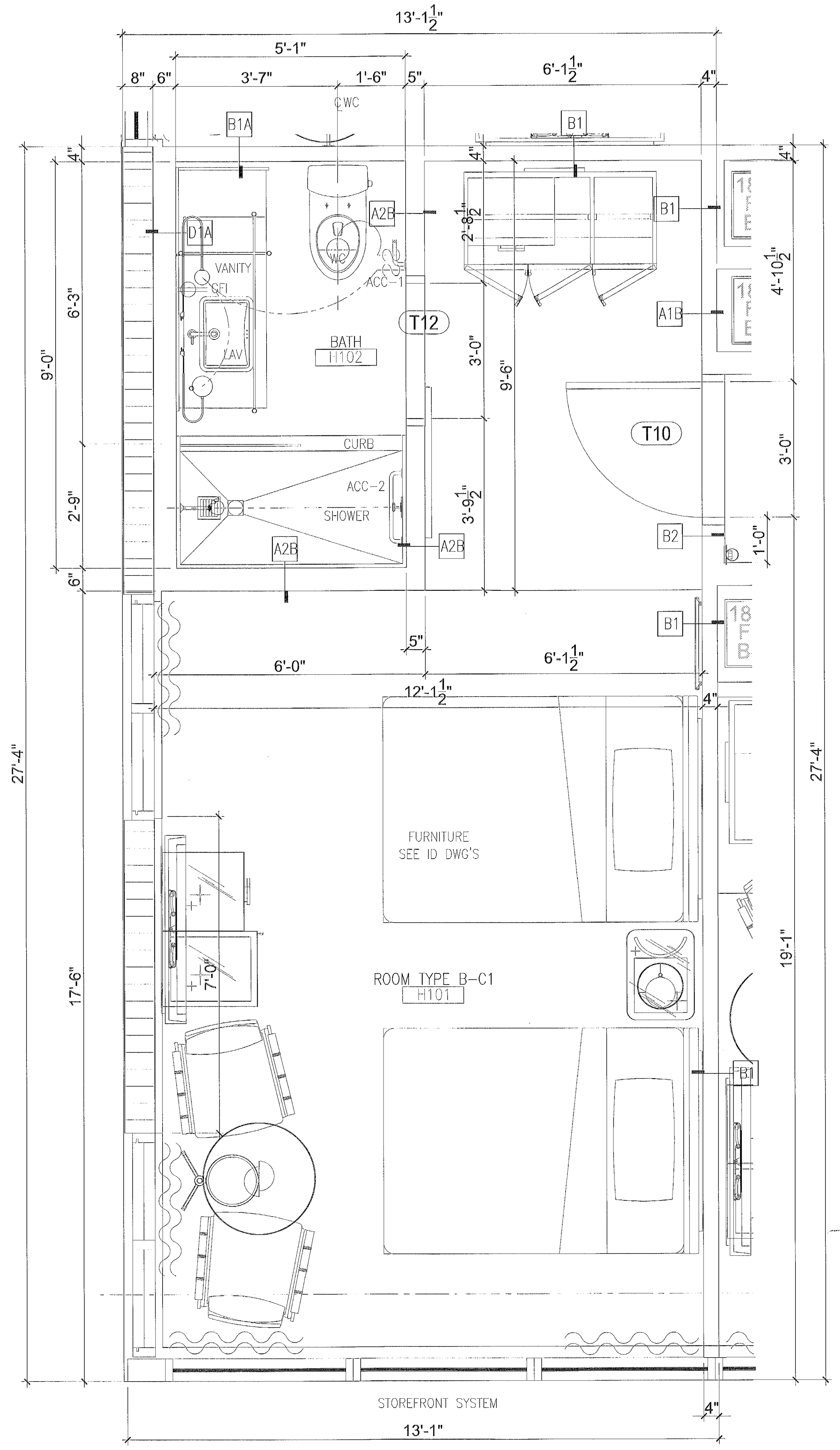
A2 UNIT B-C1 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE — FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	NORTH MATERIAL	NORTH FINISH	SOUTH MATERIAL	SOUTH FINISH	EAST MATERIAL	EAST FINISH	WEST MATERIAL	WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 - 5TH	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 3-5/8" 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.



A1 UNIT B-C1 PLAN
SCALE: 1/2" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

	REVIEWER INIT.	DATE
BUILDING		9/22/17
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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STATE OF FLORIDA
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Project: KIMPTON HOTEL PALOMAR SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

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

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO. A-318

DOOR										FRAME – SEE A–803				SEE A–006
DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGTH	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'–0"	7'–0"	1–3/4"	C	1 HOUR	HM				1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'–0"	7'–0"	1–3/4"	C	1 HOUR	HM				20, 28
T12	HOTEL RM	BATH	H	WD	3'–0"	7'–0"	1–3/4"			WD				1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'–0"	7'–0"	1–3/4"			WD				1, 24

NOTES:

1. – EXPOSED CONC SLAB, PAINT FINISH.
2. – SMOOTH 3/8" STUCCO, PAINT FINISH.
3. – SMOOTH WONDOTE, PAINT FINISH.
4. – SUSPENDED 5/8" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. C.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'–0" A.C.S.
- 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
- +8'–0" – OTHER CEILING HEIGHTS A.C.S.
- R–19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
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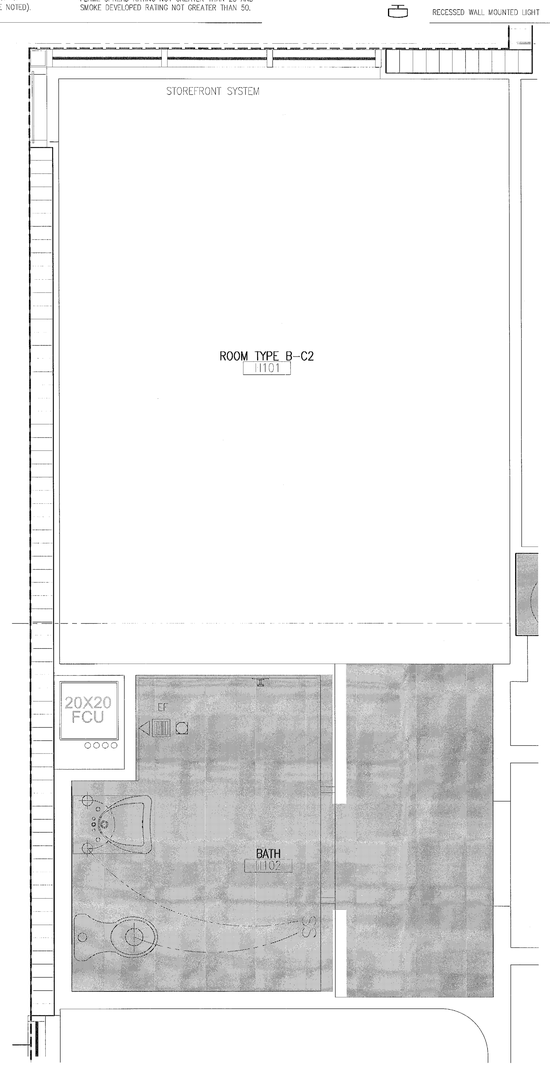
- 1 HR. RATED WALL
- 2 HR. RATED WALL



A2 UNIT B-C2 REFLECTED CEILING PLAN

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

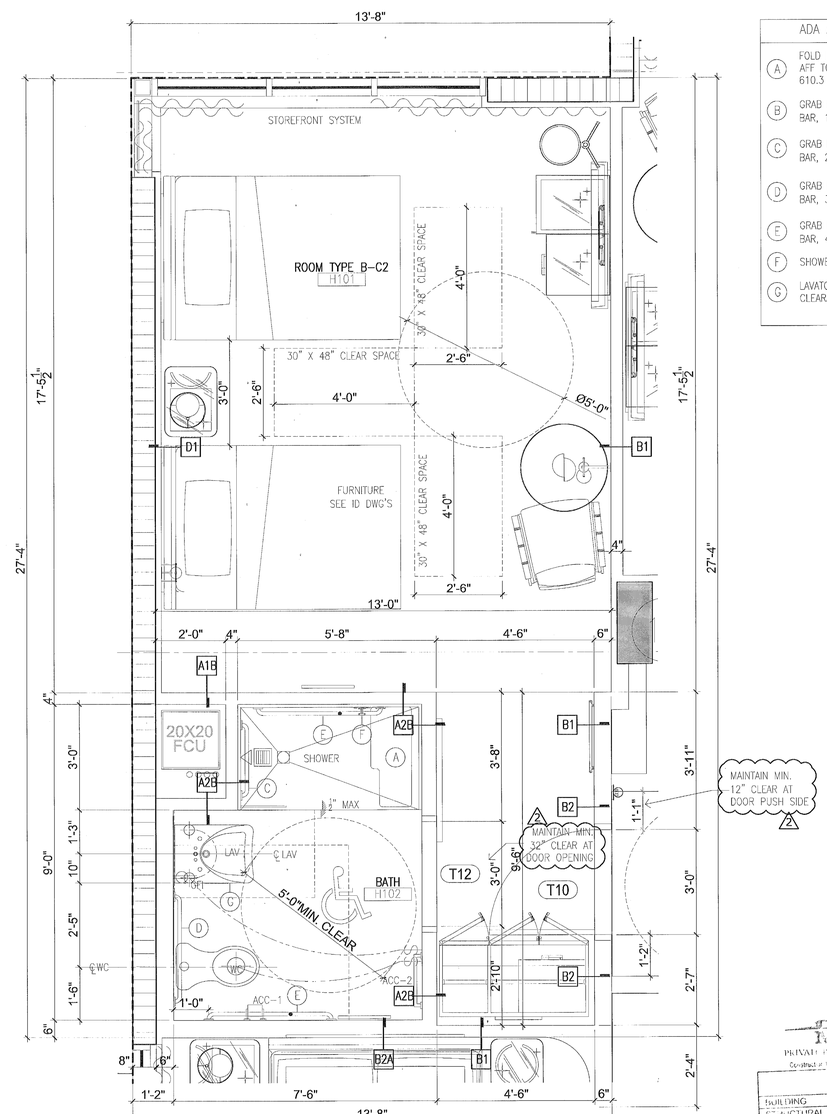
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	WALLS NORTH FINISH	WALLS SOUTH MATERIAL	WALLS SOUTH FINISH	WALLS EAST MATERIAL	WALLS EAST FINISH	WALLS WEST MATERIAL	WALLS WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 8TH	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 3–5/8" 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.



A1 UNIT B-C2 PLAN

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

ADA ACCESSORIES LEGEND

- (A) FOLD DOWN SHOWER SEAT, MTD 18" AFF TO TOP OF SEAT, REFER TO FIG 610.3 AT A–035 FOR LAYOUT.
- (B) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 12" LONG
- (C) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 24" LONG
- (D) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 36" LONG
- (E) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 42" LONG
- (F) SHOWER CONTROLS
- (G) LAVATORY, MTD 34" AFF WITH MIN. 29" CLEARANCE KNEE SPACE

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Revis:

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

Owner

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-319

DOOR #	FROM ROOM NAME	TO ROOM NAME	TYPE	MATERIAL	SIZE PANEL WIDTH	SIZE HEIGHT	SIZE THICKNESS	LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
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 5/8" STUCCO, PAINT FINISH.
3. – SMOOTH WONCOTE, PAINT FINISH.
4. – SUSPENDED 5/8" GYP. BD., PAINT FINISH.
6. – FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC...) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR THECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
7. – GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
8. – FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
9. – ALL STORM AND SANITARY PIPES – VERTICALLY AND HORIZONTALLY– SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
10. – 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.
11. – 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.
12. – 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

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3–5 – HOTEL 9'-0" A.C.S.
- 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

- (+8'-0") – OTHER CEILING HEIGHTS A.C.S.
- R–19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "J" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
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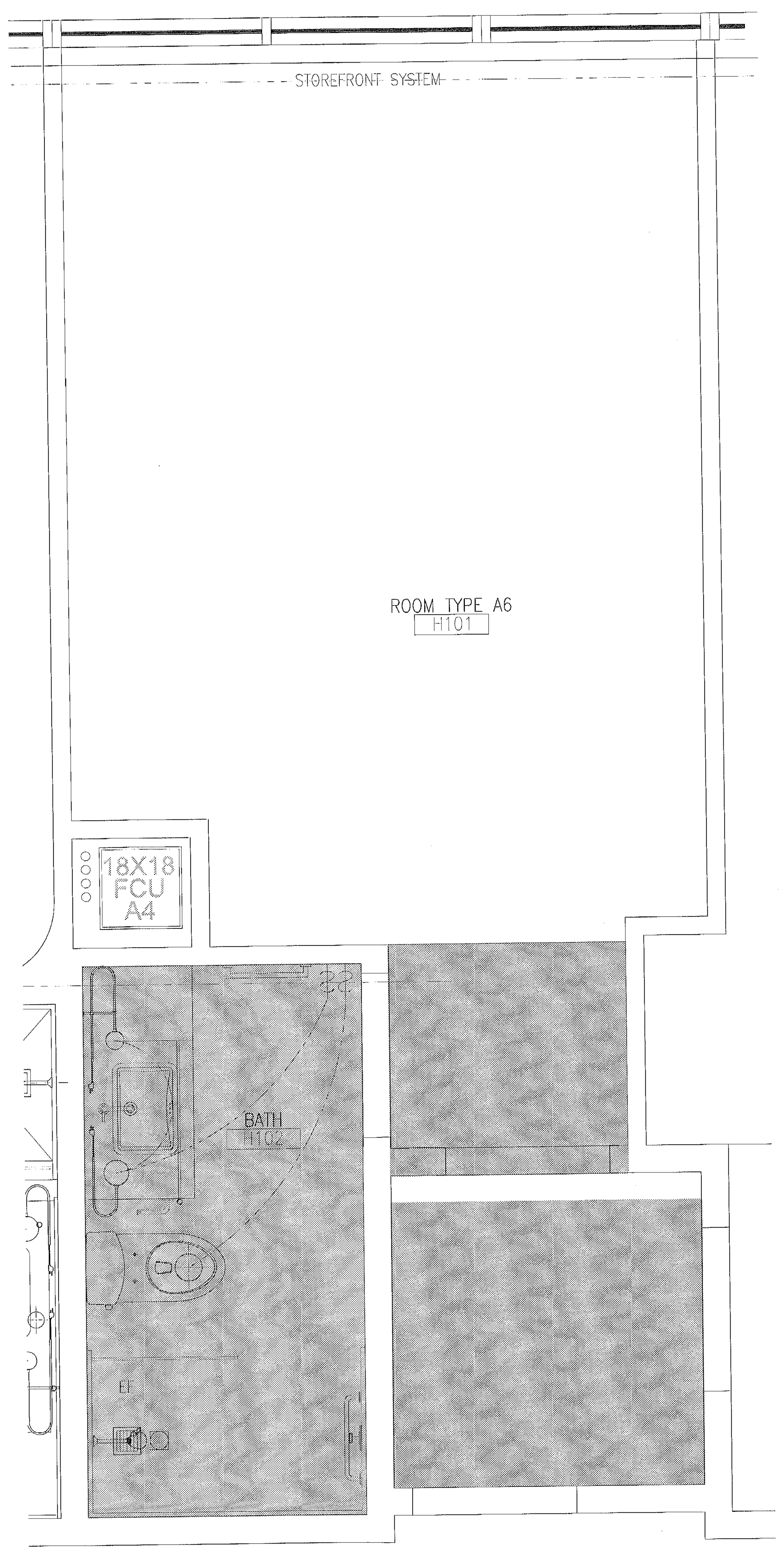
- 2 HR. RATED WALL



A2 UNIT A6 REFLECTED CEILING PLAN

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

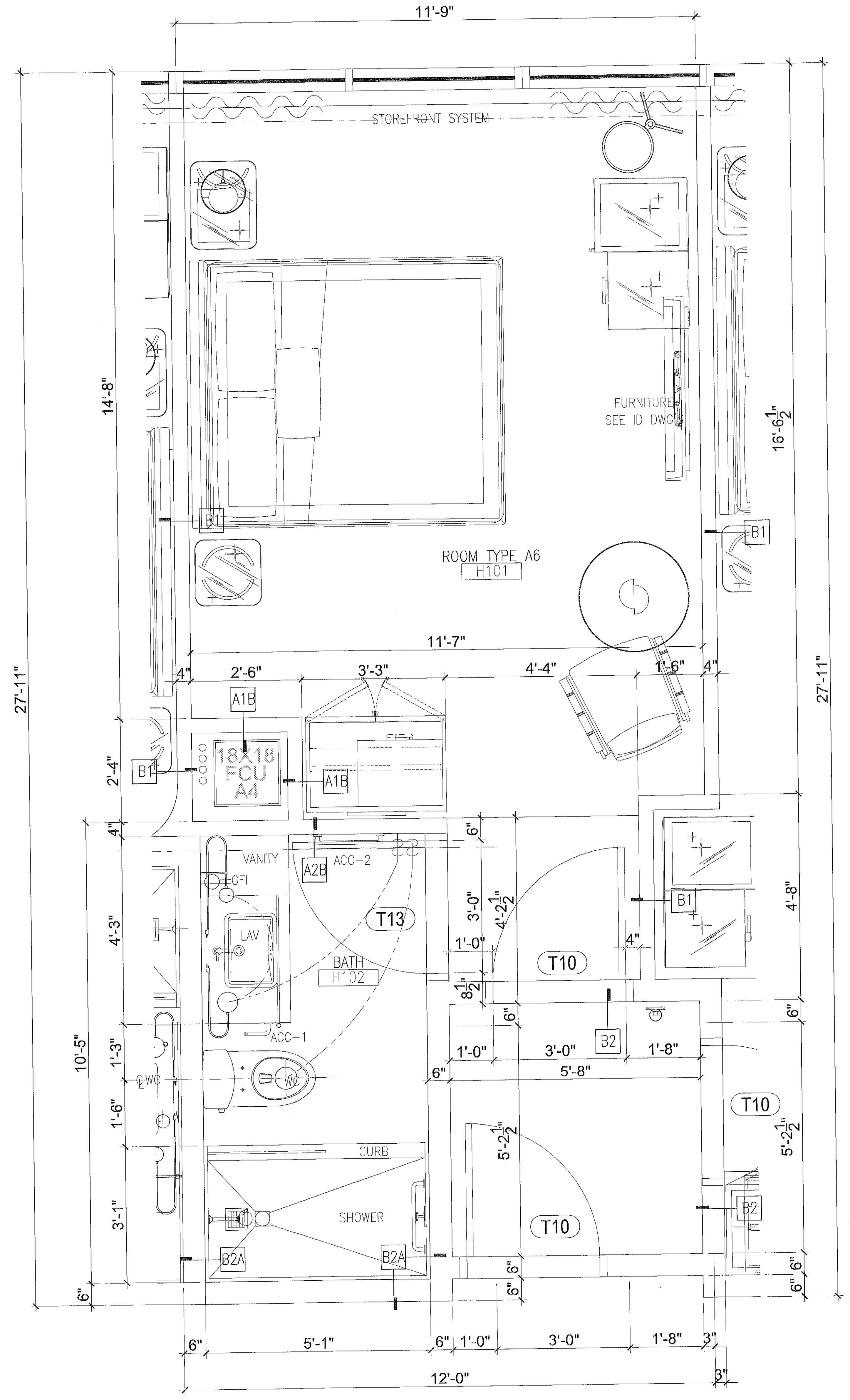
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS NUM.	ROOMS NAME	FLOOR SIZE	FLOOR MATERIAL	FLOOR FINISH	BASE SIZE	BASE MATERIAL	BASE FINISH	WALLS NORTH MATERIAL	NORTH FINISH	SOUTH MATERIAL	SOUTH FINISH	EAST MATERIAL	EAST FINISH	WEST MATERIAL	WEST FINISH	LABEL	CEILING HEIGHT FINISH MATERIAL	REMARKS
FLOORS 3 – 5TH	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 3-5/8" 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

	DATE
BUILDING	9/29/17
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	

A1 UNIT A6 PLAN

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

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

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

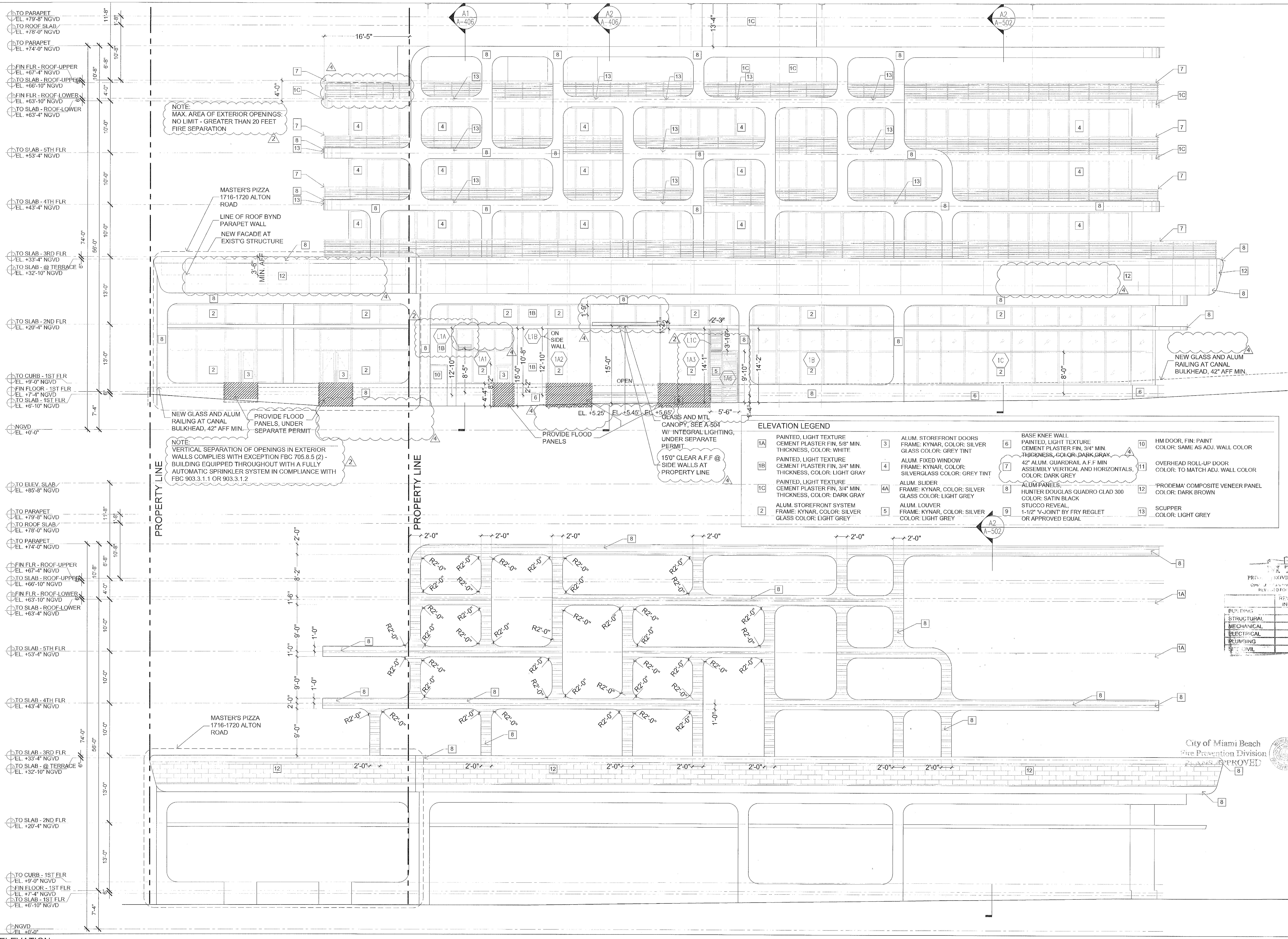
No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO. 1613

DATE 02.28.17

SCALE As Noted

SHEET NO. A-320



ELEVATION LEGEND

1A	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 5/8" MIN. THICKNESS, COLOR: WHITE	3	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT
1B	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: LIGHT GRAY	4	ALUM. FIXED WINDOW FRAME: KYNAR, COLOR: SILVERGLASS COLOR: GREY TINT
1C	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	4A	ALUM. SLIDER FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY
2	ALUM. STOREFRONT SYSTEM FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	5	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY
6	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. ~~THICKNESS, COLOR: DARK GRAY~~	10	HM DOOR, FIN: PAINT COLOR: SAME AS ADJ. WALL COLOR
7	42" ALUM. GUARDRAIL A.F.F MIN ASSEMBLY VERTICAL AND HORIZONTALS, COLOR: DARK GREY	11	OVERHEAD ROLL-UP DOOR COLOR: TO MATCH ADJ. WALL COLOR
8	ALUM PANELS, HUNTER DOUGLAS QUADRO CLAD 300 COLOR: SATIN BLACK	12	'PRODEMA' COMPOSITE VENEER PANEL COLOR: DARK BROWN
9	STUCCO REVEAL, 1-1/2" 'V-JOINT' BY FRY REGLET OR APPROVED EQUAL	13	SCUPPER COLOR: LIGHT GREY

A1 EAST ELEVATION

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

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1750 Alton Road, Miami Beach, FL 33139

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

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

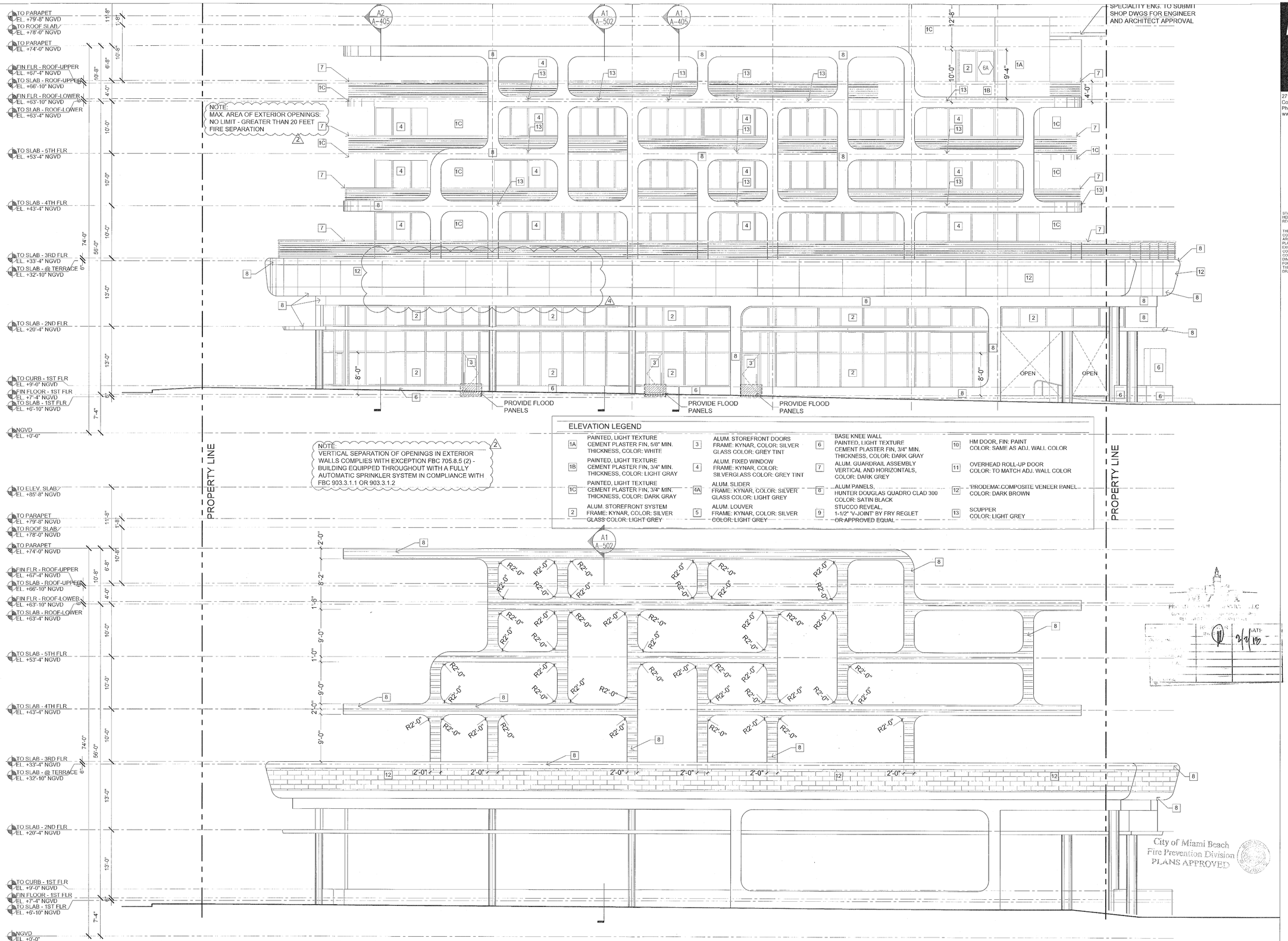
PROJECT NO.: 1613

DATE: 11.22.17

SHEET INDEX:

SCALE: As Noted

SHEET NO.: A-401



ELEVATION LEGEND

1A	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 5/8" MIN. THICKNESS, COLOR: WHITE	3	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT	6	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	10	HM DOOR, FIN: PAINT COLOR: SAME AS ADJ. WALL COLOR		
1B	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: LIGHT GRAY	4	ALUM. FIXED WINDOW FRAME: KYNAR, COLOR: SILVERGLASS COLOR: GREY TINT	7	ALUM. GUARDRAIL ASSEMBLY VERTICAL AND HORIZONTALS, COLOR: DARK GREY	11	OVERHEAD ROLL-UP DOOR COLOR: TO MATCH ADJ. WALL COLOR		
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2	ALUM. STOREFRONT SYSTEM FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	5	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	9	STUCCO REVEAL, 1-1/2" 'V-JOINT' BY FRY REGLET OR APPROVED EQUAL	13	SCUPPER COLOR: LIGHT GREY		

A1 NORTH ELEVATION

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

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

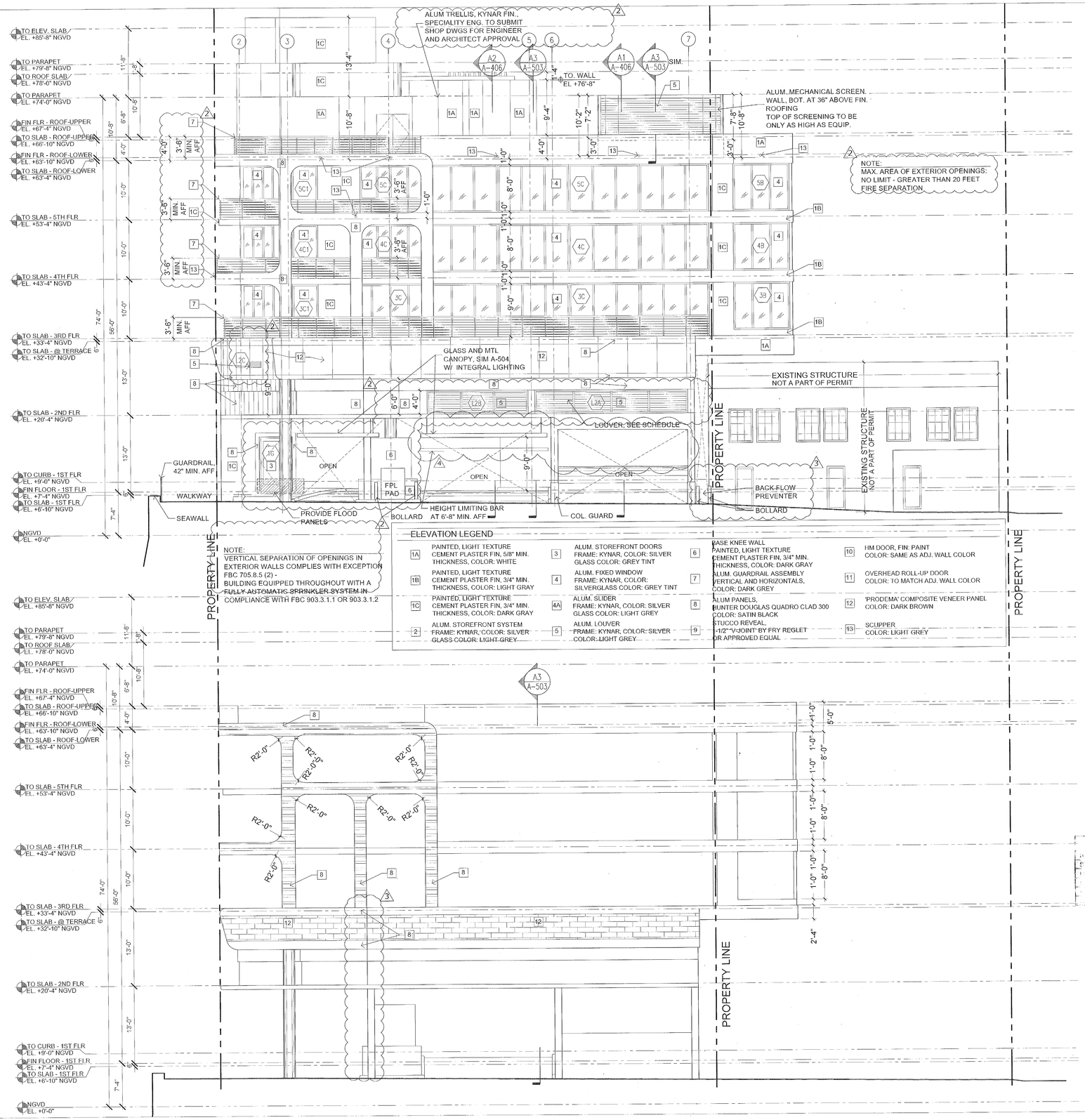
PROJECT NO.
1613

DATE:
02.28.17

SHEET INDEX:

SCALE:
As Noted

SHEET NO.
A-402



A1 WEST ELEVATION

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

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CODE COMPLIANCE
REVIEWER

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

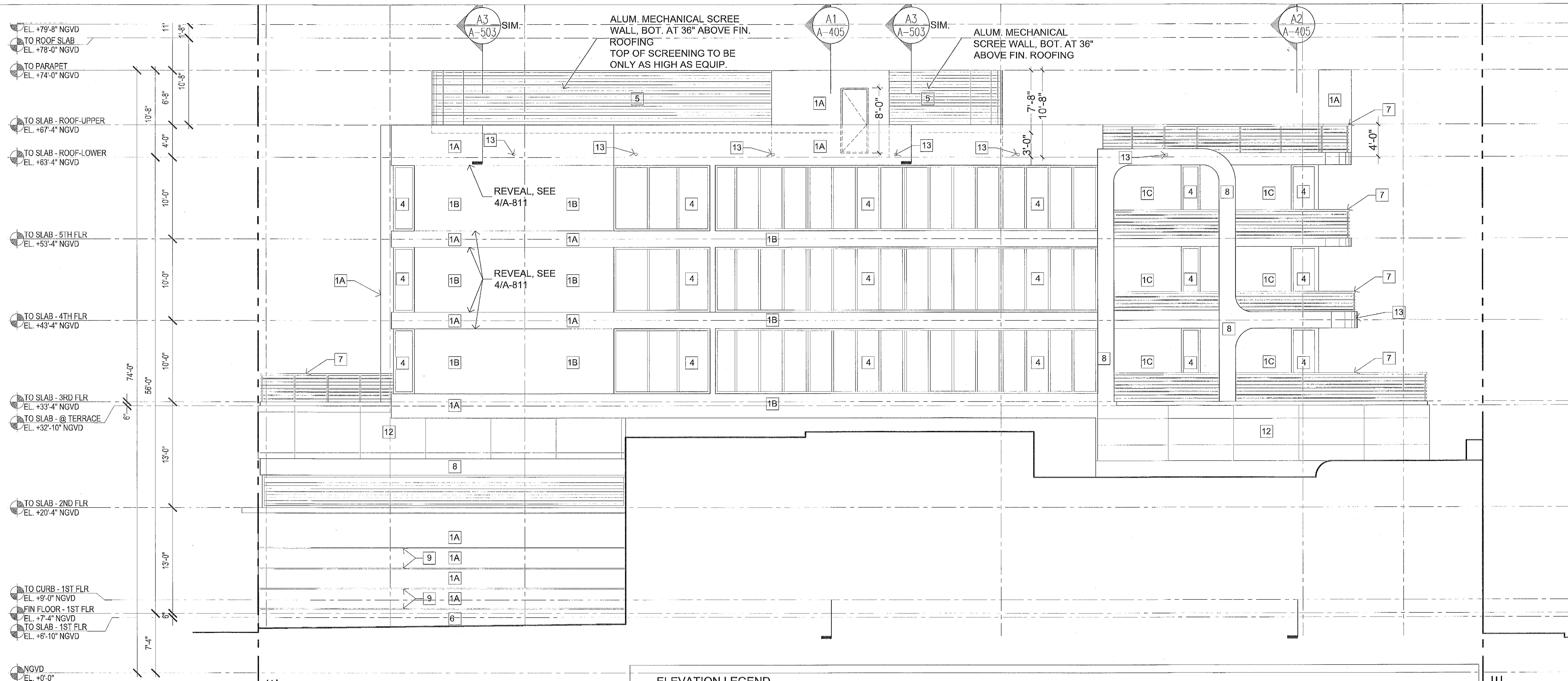
PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-403



ELEVATION LEGEND

1A	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 5/8" MIN. THICKNESS, COLOR: WHITE	3	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT	6	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	10	HM DOOR, FIN: PAINT COLOR: SAME AS ADJ. WALL COLOR
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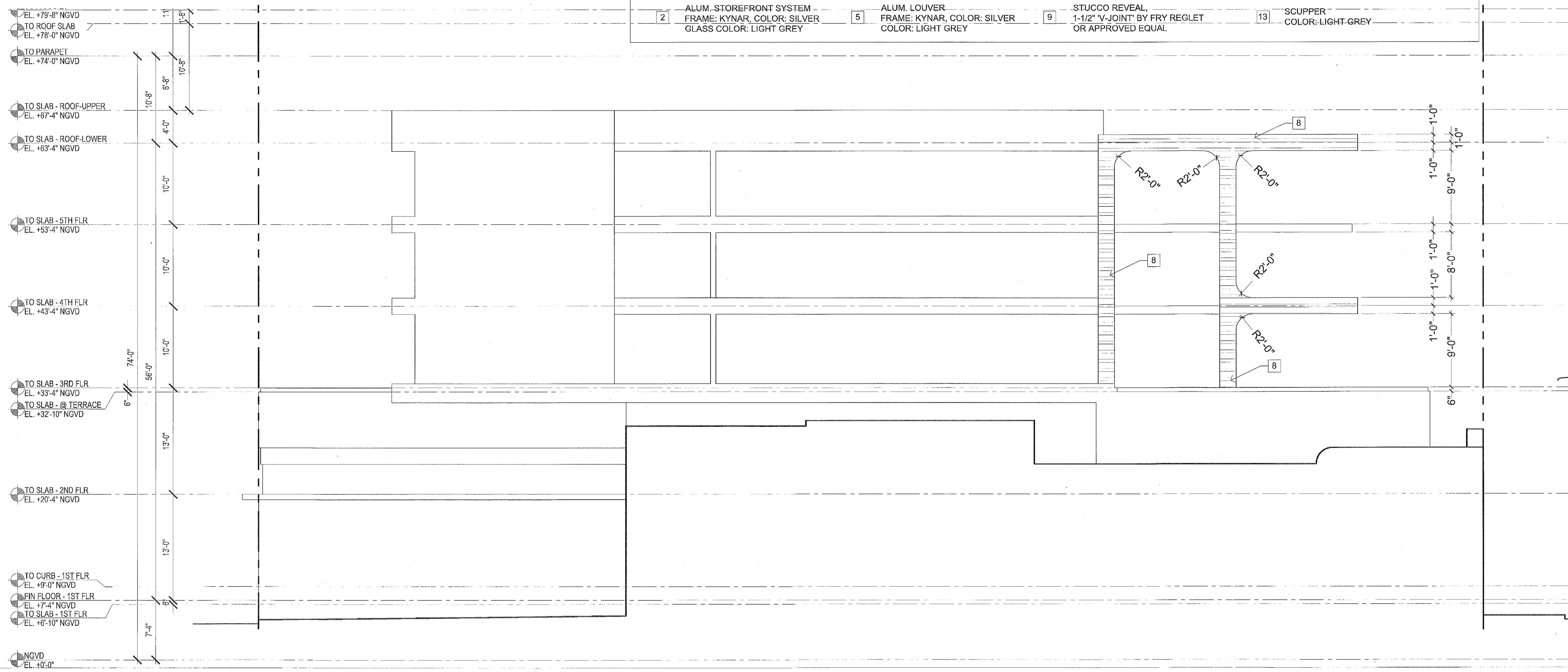

A1 SOUTH ELEVATION

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

City of Miami Beach Fire Prevention Division PLANS APPROVED

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

	REVIEWER INITIALS	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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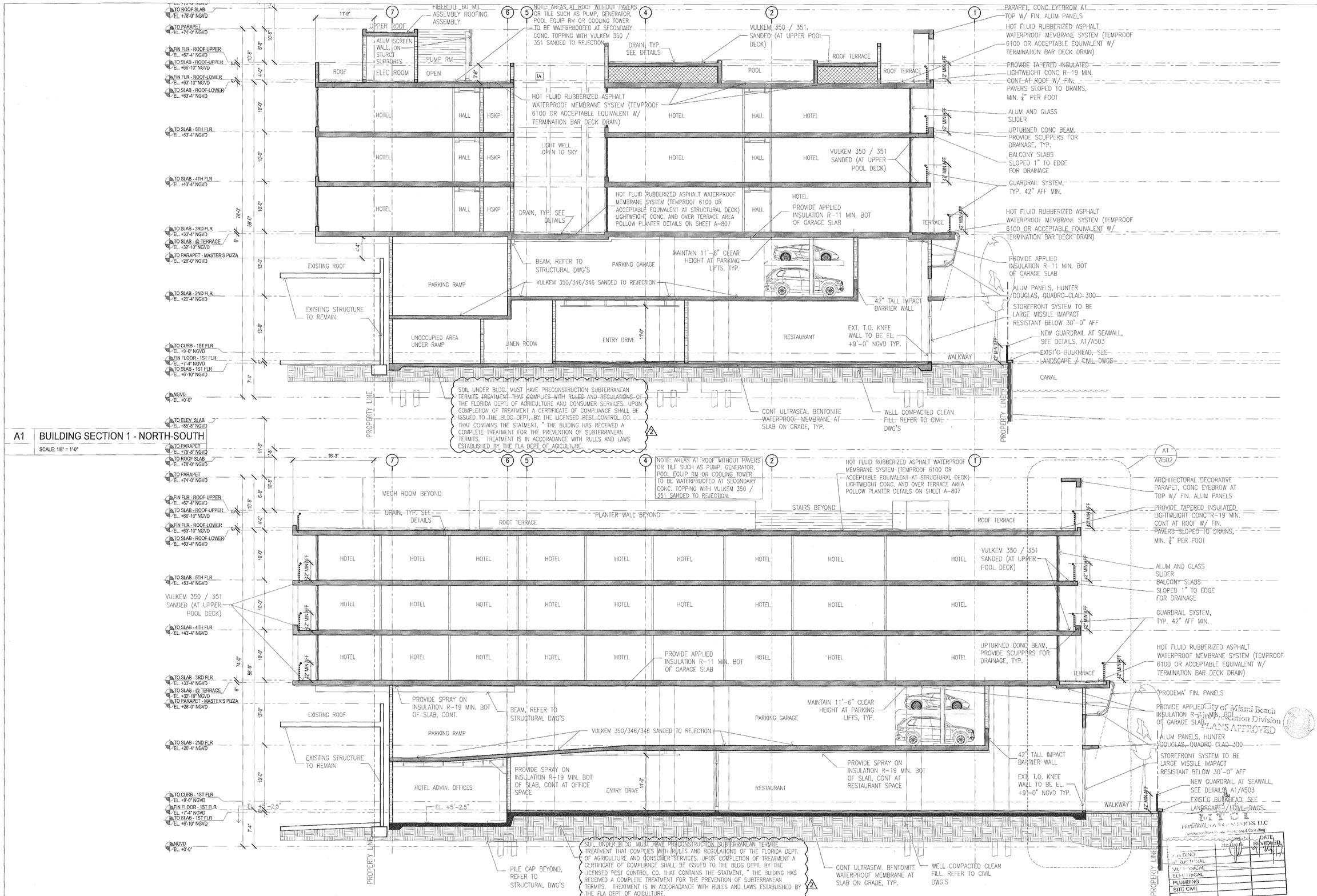

A1 BUILDING SECTION 1 - NORTH-SOUTH

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

A2 BUILDING SECTION 2 - NORTH-SOUTH

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

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

Project:

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

No.	DESCRIPTION	DATE
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1	DERM CMMTS	04.13.17
2	REV. 2	05.31.17

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO. A-405

City of Miami Beach
Planning Division
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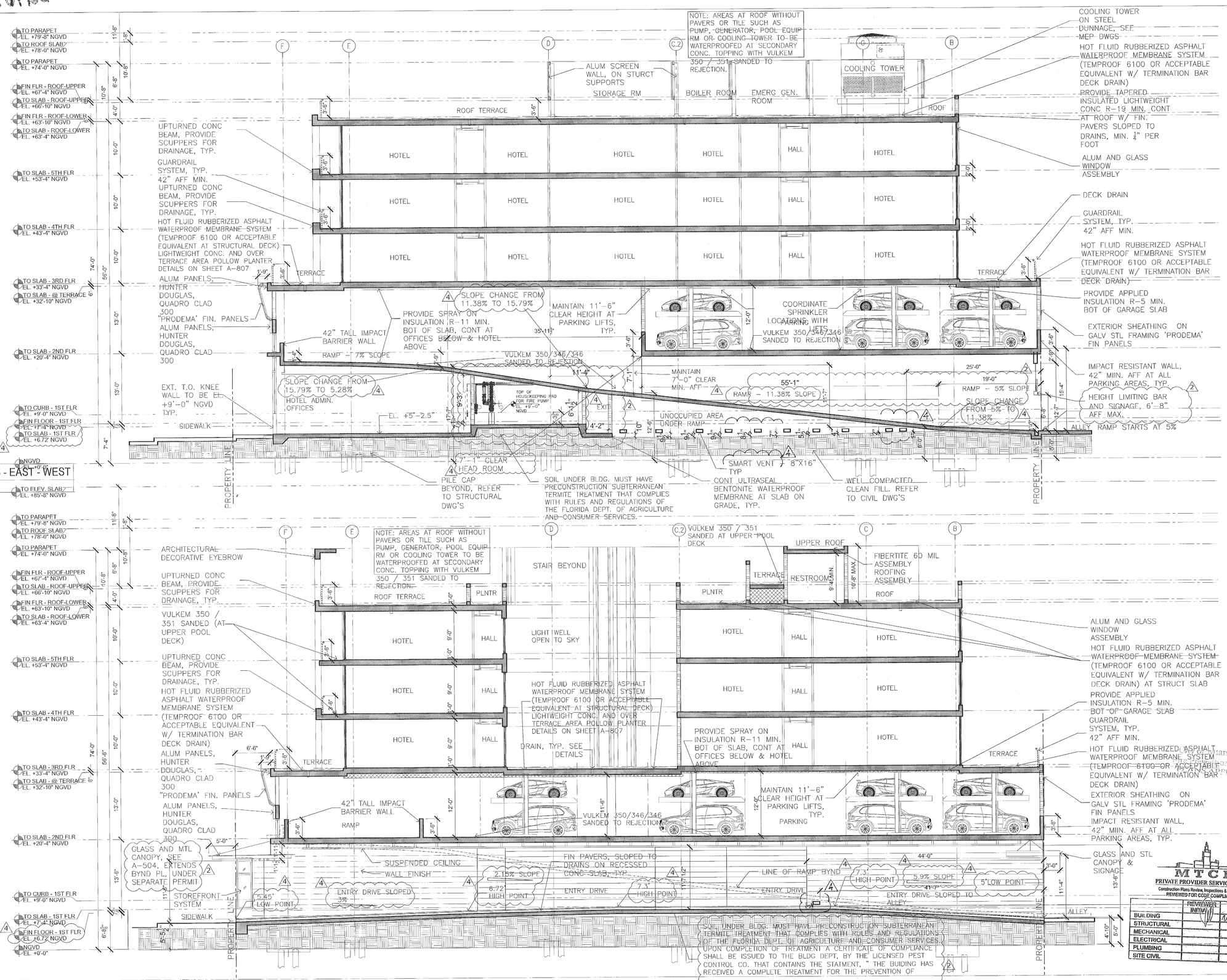
PRINCIPAL ... SERVICES, LLC
Construction Plans Review, Inspection & Consulting

	INSPECTOR	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		



A1 BUILDING SECTION 3 - EAST - WEST

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

A2 BUILDING SECTION 4 - EAST - WEST

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

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	REVIEWER INITIALS	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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SCALE: As Noted

SHEET NO.: A-406

BCI703462

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1750 Alton Rd

1750002.020918

Palomar

1st Architectural Revision

Set: __2_ of _2___

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Construction, Plans Review, Inspections, Testing & Consulting
REVIEWED FOR CODE COMPLIANCE

	REVIEWER INITIALS	DATE
SITE CIVIL		
PLUMBING		
ELECTRICAL		
MECHANICAL		
STRUCTURAL		
SITE CIVIL		

APPLICABLE ITEMS OF F.A.C.B.C. 4.10 - ELEVATORS:

1. ELEVATOR TO COMPLY WITH ASME A17.1 – 1996 SAFETY CODE FOR ELEVATORS AND ESCALATORS PER 4.10.1 & SBC CHAPTER 30, 1997 ED.

2. PROVIDE AUTOMATED SELF LEVELING FEATURE W/ TOLERANCE OF 0.5" PER 4.10.2

3. PROVIDE HALL CALL BUTTON CENTERED AT 42" A.F.F. W/ VISUAL SIGNAL .75"X PER 4.10.3

4. PROVIDE VISUAL AND AUDIBLE SIGNAL AT HOISTWAY ENTRANCE INCL. HALL LANTERN 72" A.F.F AND VISUAL SIGNAL 2.5"X IN SIZE PER 4.10.4

5. PROVIDE RAISED AND BRAILLE CHARACTERS ON HOISTWAY WAY ENTRANCE W/ CENTERLINE OF 2" CHARACTERS AT 60" A.F.F. PER 4.10.5

6. PROVIDE DOOR PROTECTIVE AND REOPENING DEVICE PER ASME A17.1 – 1996 AND CAPABLE OF COMPLETING THE OPENING OPERATION WITHOUT REQUIRING CONTACT WITH OBSTRUCTIONS PASSING THRU OPENING AT HEIGHTS OF 5" AND 29" PER 4.10.6

7. PROVIDE ADEQUATE DOOR AND SIGNAL TIMING PER 4.10.7

8. ELEVATOR DOOR MUST REMAIN FULLY OPEN 3 SECONDS IN RESPONSE TO CAR CALL PER 4.10.8

9. FLOOR SURFACES ARE TO COMPLY WITH 4.5 OF F.A.C.B.C. CHANGES BETWEEN .25" AND .5" ARE TO BE BEVELED W/ SLOPE NO GREATER THAN 1:2. CHANGES GREATER THAN .5" ARE CONSIDERED TO REQUIRE A RAMP.

10. SIGNAGE: A PERMANENT SIGN MUST BE INSTALLED IMMEDIATLY ABOVE EACH HALL PUSH BUTTON STATION ON EACH FLOOR READING: "IN FIRE EMERGENCY DO NOT USE ELEVATOR USE EXIT STAIRS" THIS SIGN MUST HAVE LETTERS NOT LESS THAN 1/2" HIGH IN CAPITOL LETTERS.

11. ELEVATOR MANUFACTURER SHALL PROVIDE "ELEVATOR RECALL" AS REQUIRED BY FIRE DEPT.

12. PROVIDE CODED FLOOR SELECTION FOR RESIDENTS ABOVE THE FIRST FLOOR AT ALL ELEVATORS.

13. REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR FINISHES, JAMB AND DOOR FINISHES. CAB INTERIORS SHALL BE SELECTED FROM MANUFACTURERS STANDARD UPGRADES.

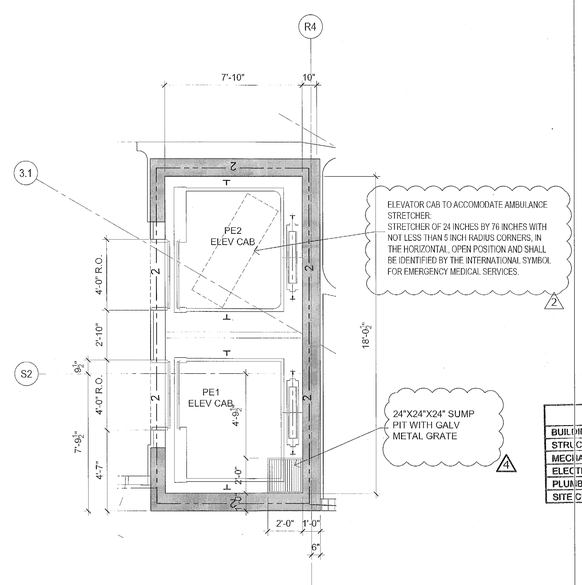
14. MEMBERS, ELEMENTS AND COMPENENTS SUBJECT TO DYNAMIC LOADS FROM ELEVATORS SHALL BE DESIGNED FOR IMPACT LOADS AND DEFLECTION LIMITS PRESCRIBED BY ASME A17.1 2

15. FLOOD PIT SENSOR AND ALARM BELL PROVIDED BY ELEVATOR COMPANY. 4

NOTE:
COORDINATE EXACT HOISTWAY DIMENSIONS, INCL. BUT NOT LIMITED TO: SCHEDULING AND ACCESS TO ELEVATOR AREA. REFER TO MPE AND FIRE PROTECTION DRAWINGS FOR APPLICABLE ITEMS. COORDINATE WIDTH, DEPTH, TRAVEL DISTANCE, PIT DEPTH AND ACCESS, STEEL RAILS, SUMP PIT CONFIGURATION AND SUPPORTS FOR ELEVATOR SYSTEM ELEMENTS.

ELEVATORS PE1 & PE2

TYPE: GEN2 BY OTIS
CAPACITY: 5000 lb
SPEED: 350 FT/min.
REFER TO INTERIOR DESIGN DRAWINGS FOR CAB, JAMBS, DOOR, AND PLATE SELECTION AND FINISHES



A2 ELEVATOR HOISTWAY PLAN

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

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	REVIEWER INITIAL	DATE
BUILDING		02/18
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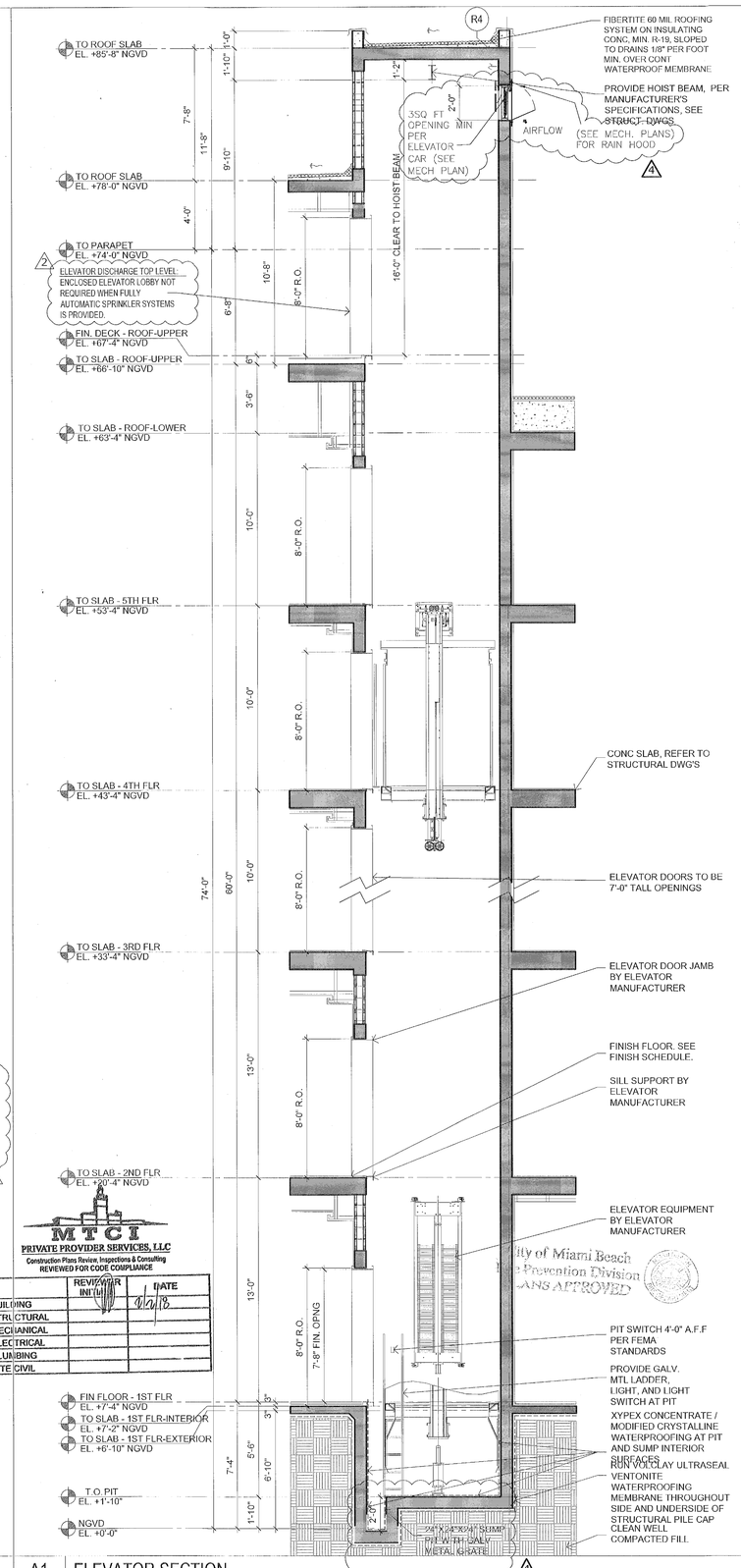
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

A1 ELEVATOR SECTION

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

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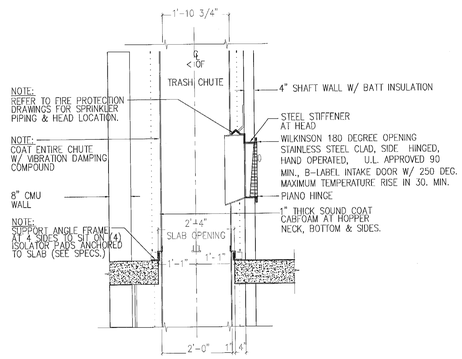
SCALE:
As Noted

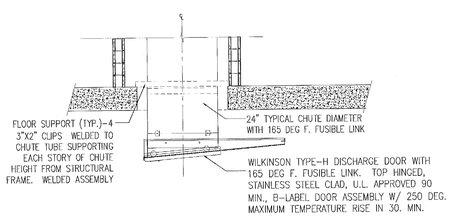
SHEET NO.
A-407

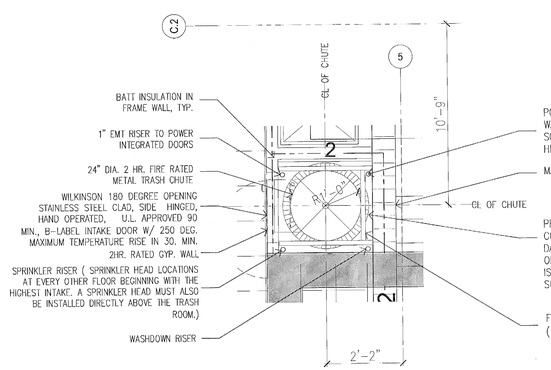
LINEN CHUTE - GENERAL NOTES

1. CHUTE TO BE FABRICATED OF 16-GA TYPE: AL/STL 24" DIAMETER.
2. WILKINSON 180 DEGREE OPENING STAINLESS STEEL CLAD, SIDE HINGED, HAND OPERATED, U.L. APPROVED 90 MIN., B-LABEL INTAKE DOOR W/ 250 DEG. MAXIMUM TEMPERATURE RISE IN 30. MIN.
3. DISCHARGE DOOR WILKINSON TYPE-H WITH 165 DEG F. FUSIBLE LINK. TOP HINGED, STAINLESS STEEL CLAD, U.L. APPROVED 90 MIN., B-LABEL DOOR ASSEMBLY W/ 250 DEG. MAXIMUM TEMPERATURE RISE IN 30. MIN.
4. FULL DIAMETER VENT WITH FLASHING AND METAL BAND. FABRICATED OF 16-GA TYPE: STAINLESS WITH CURB FLASHING.
5. 3/4"IPS FLUSHING SPRAY HEAD LOCATED IN CHANNEL.
6. TYPICAL CHUTE SUPPORT - 4 3"X2" CLIPS WELDED TO CHUTE TUBE SUPPORTING EACH STORY OF CHUTE HEIGHT FROM STRUCTURAL FRAME. FABRICATED OF 1-1/2"X1-1/2"X3/16" ANGLES AND 1-1/2"X3/16" BAR STOCK. WELDED ASSEMBLY
7. INTERMEDIATE 1/2"IPS -165 DEGREE FUSIBLE LINKED AUTOMATIC SPRINKLERS.
8. PROVIDE DISINFECTING AND SANITIZING UNIT. PROVIDE ACCESS DOOR WITH FIRE RESISTANCE RATING EQUAL TO THAT OF TYPICAL INTAKE DOOR.
9. CYLINDER LOCKS PROVIDED WITH KEYED ALIKE CYLINDERS. LOCKS LOCATED AT EACH INTAKE DOOR WITH (4) KEYS PER LOCK.

10. PRE-WIRE TRASH CHUTE SYSTEM FOR TRASH RECYCLING SYSTEM. REFER TO ELECTRICAL DWG'S.

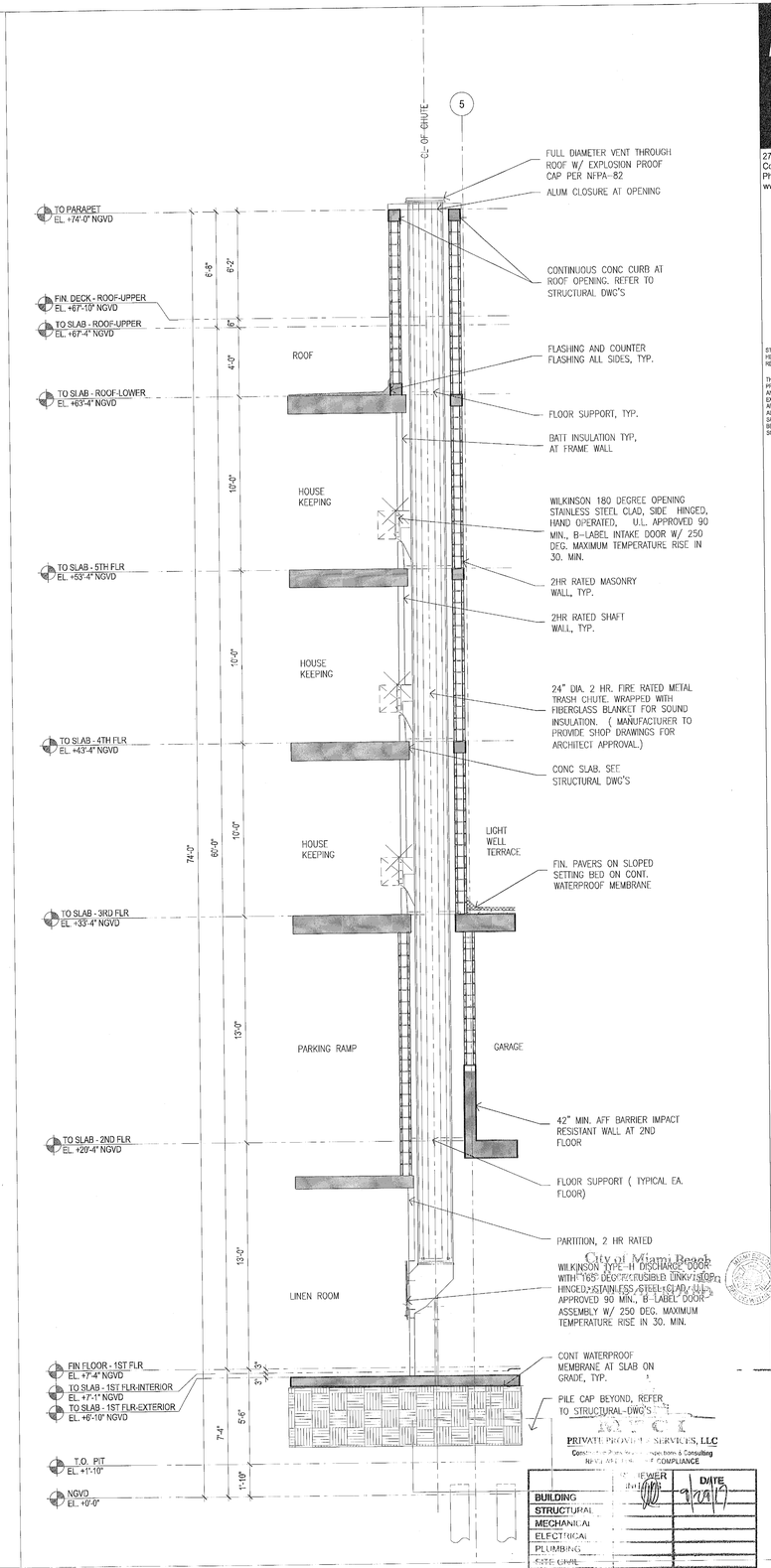






A2 LINEN CHUTE PLAN & DETAILS

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



A1 LINEN CHUTE SECTION

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

City of Miami Beach

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02-28-17

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

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

No.	DESCRIPTION	DATE
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PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

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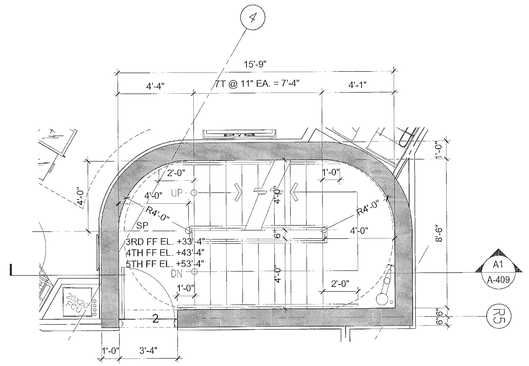
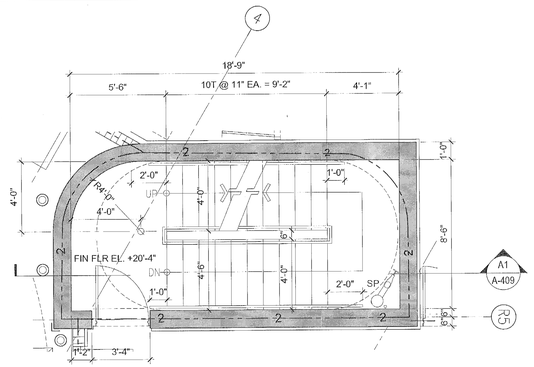


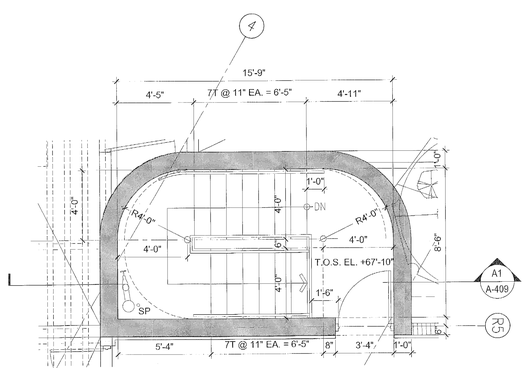
A4 STAIR #1 PLAN - 3-5TH FLOOR

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



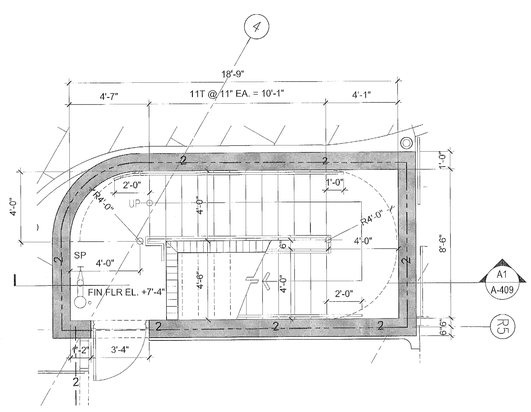
A3 STAIR #1 PLAN - 2ND FLOOR

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



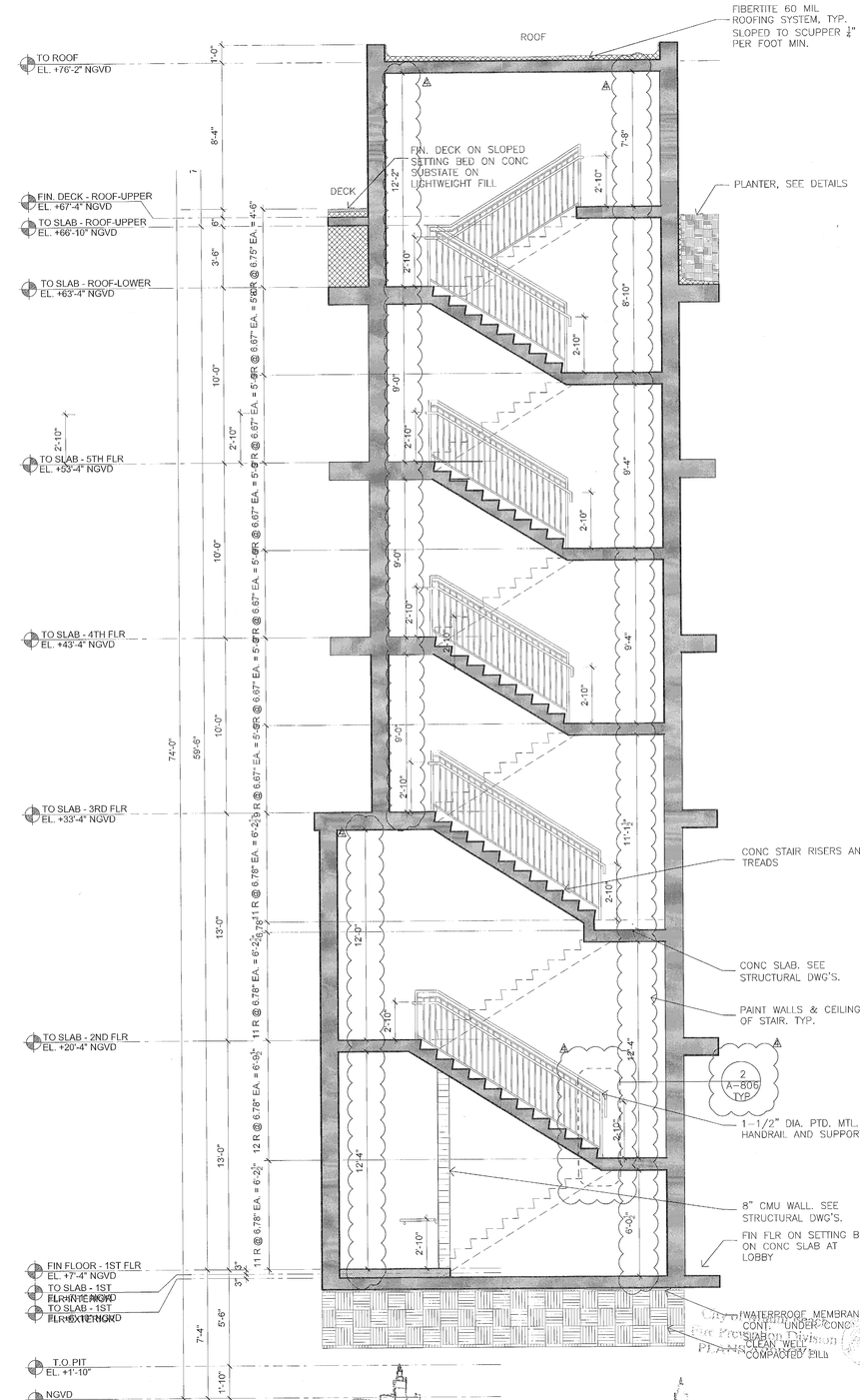
A5 STAIR #1 PLAN - 6TH FLOOR / ROOF

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



A2 STAIR #1 PLAN - 1ST FLOOR

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



A1 STAIR #1 CROSS SECTION

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

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11.22.17

STATE OF FLORIDA
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PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

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

Project:

No.	DESCRIPTION	DATE
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1	REV 4.	11.22.17

PROJECT NO. 1613

DATE: 02.28.17

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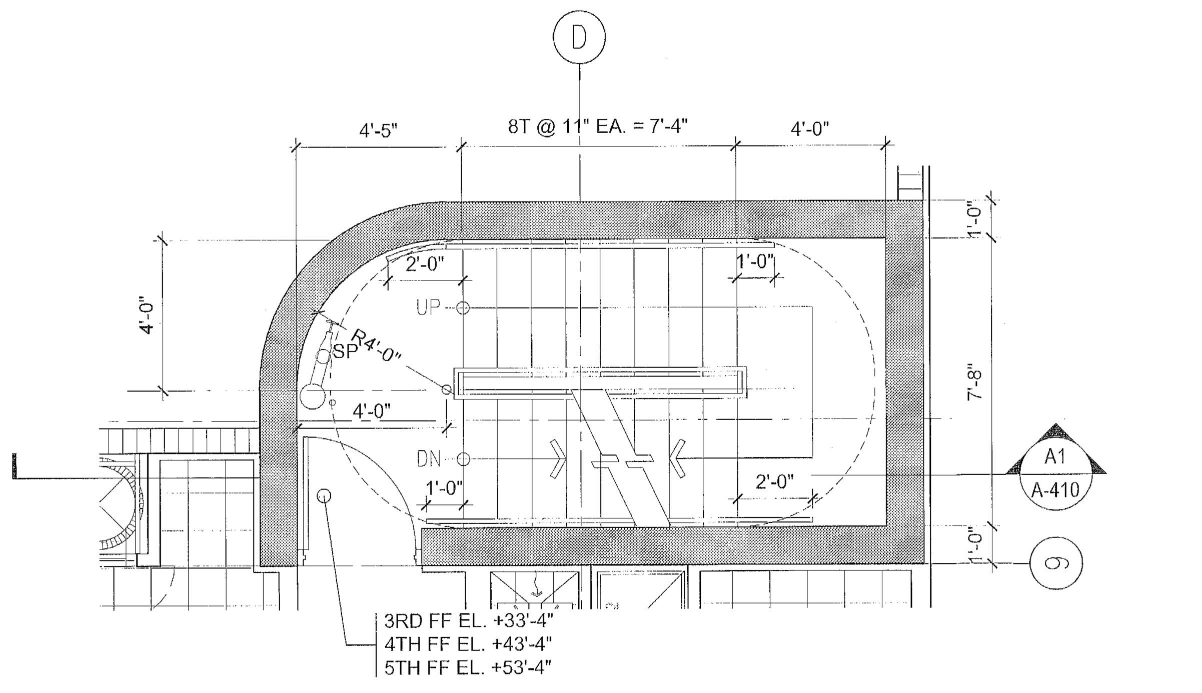
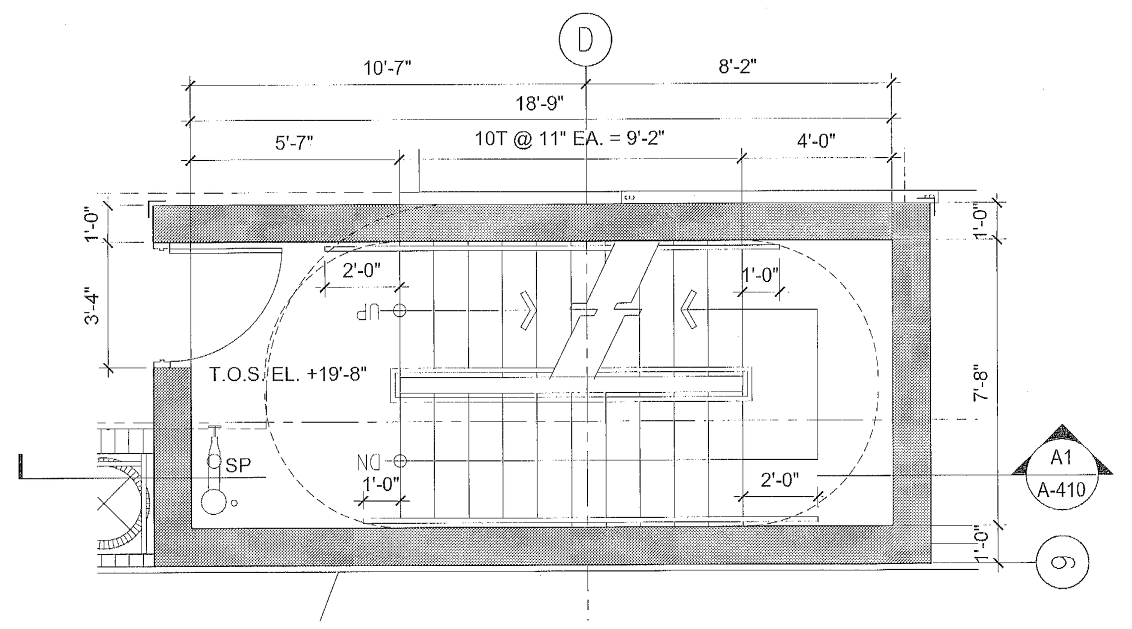


A4 STAIR #2 PLAN - 3-5TH FLOOR

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



A3 STAIR #2 PLAN - 2ND FLOOR

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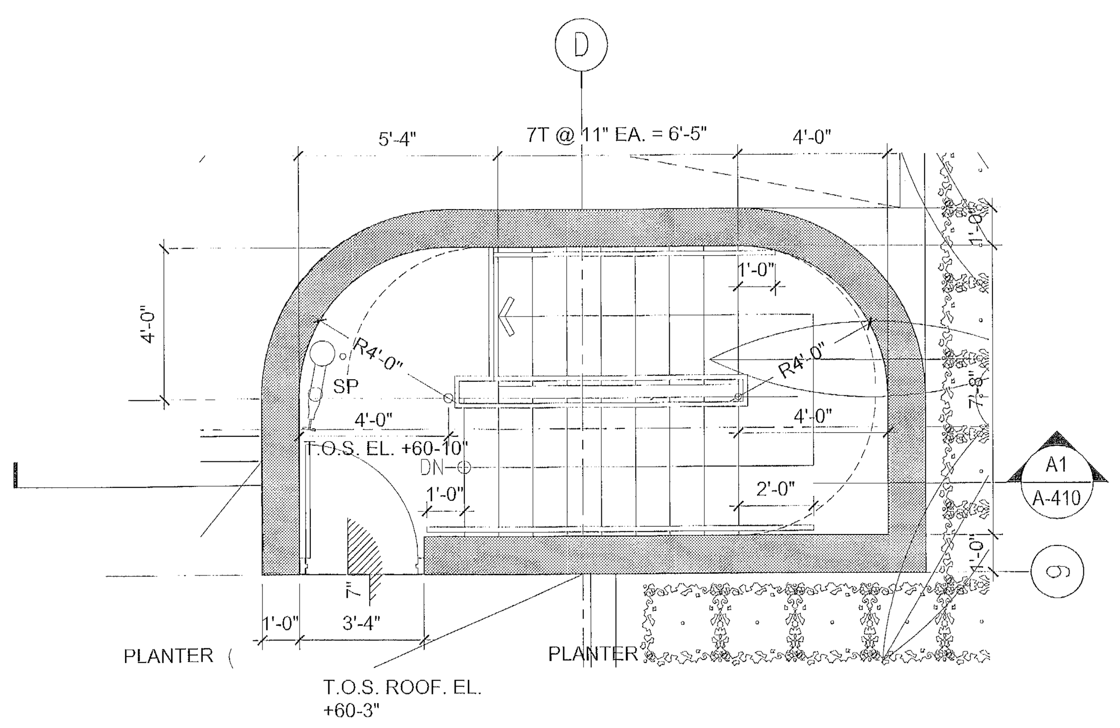

A5 STAIR #2 PLAN - 6TH FLOOR / ROOF

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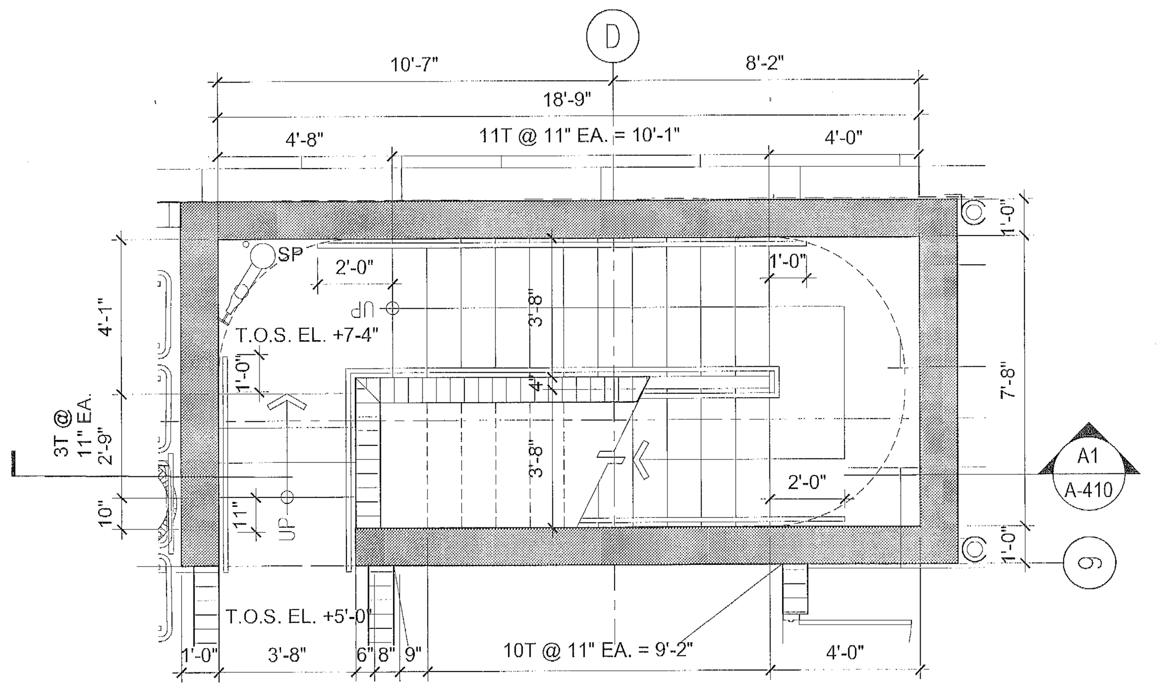

A2 STAIR #2 PLAN - 1ST FLOOR

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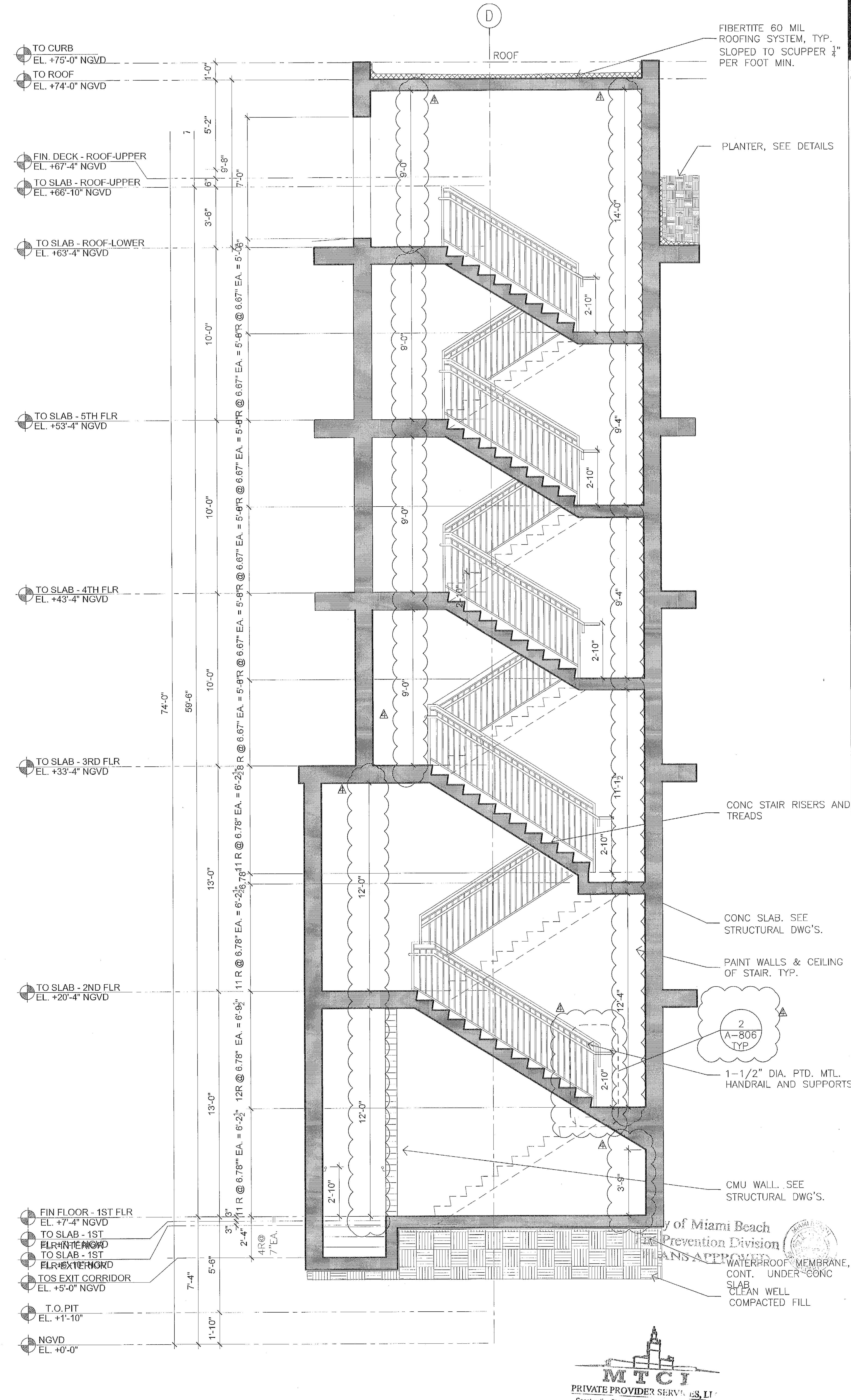

A1 STAIR #2 CROSS SECTION

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

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

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

No.	DESCRIPTION	DATE
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4	REV 4.	11.22.17

PROJECT NO: 1613

DATE: 02.28.17

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SHEET NO. A-410

City of Miami Beach Fire Prevention Division PLANS APPROVED
MTCJ PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Code Compliance
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BUILDING
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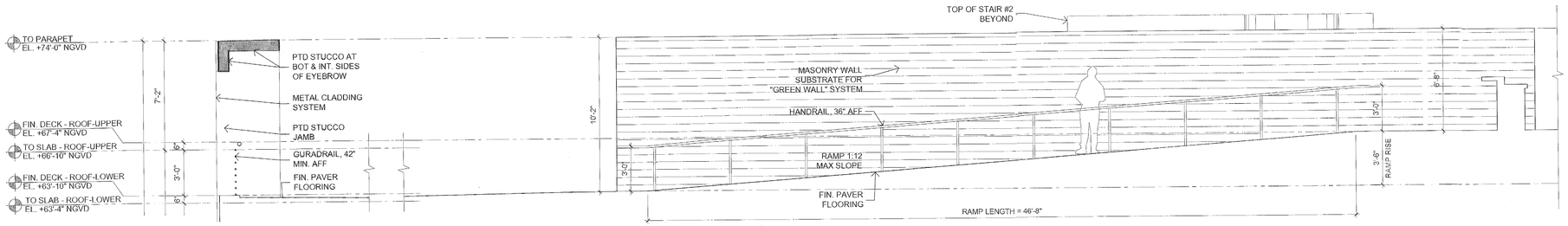
ELECTRICAL
PLUMBING
SITE CIVIL



NOTES:

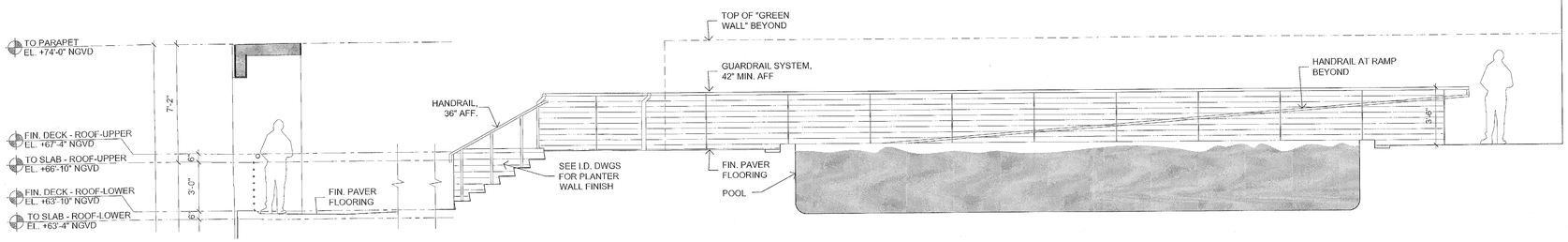
FOR DRAWINGS OF STAIR GUARDRAILS, RISE, RUNS, ETC... REFER TO DETAILS ON SHEET A-806.
FOR GUARDRAILS AT BALCONIES AND ROOF REFER TO DETAIL A2 ON SHEET A-501.
FOR DRAWINGS ON STEPS AND RAMPS REFER TO SHEET A-032.

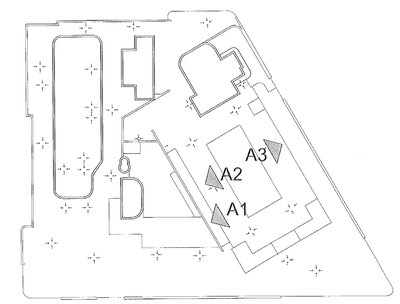
ALL HANDRAILS TO COMPLY WITH NFPA 5TH EDITION SECTION 7.2.2.4.4.9

4

A1 POOL DECK ELEVATION

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



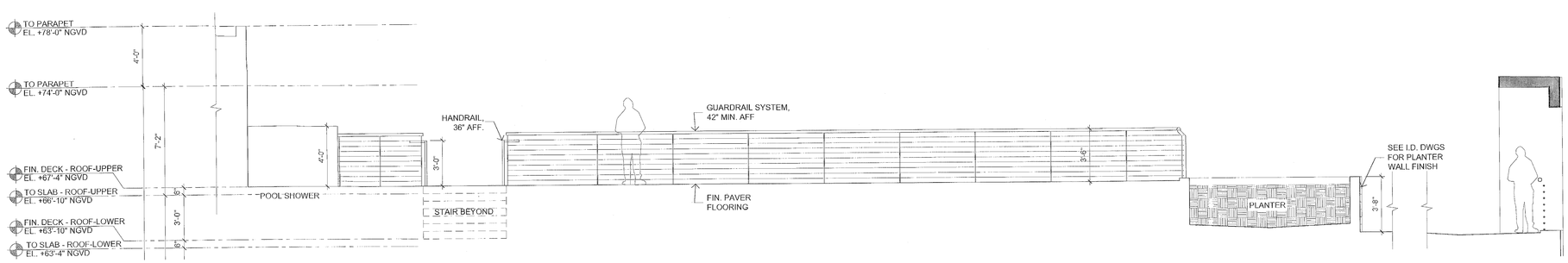


KEY PLAN
N.T.S.

N

A2 POOL DECK ELEVATION

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



A3 POOL DECK ELEVATION

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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Consultant Plans Review, Inspections & Consulting
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	REVIEWER	DATE
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Owner
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No.	DESCRIPTION	DATE
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4	FIRE COMNTS	11.22.17

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1613

DATE:
02.28.17

SHEET INDEX:

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2
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