



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

PB23-0609

Final Submittal 02-25-2024

**Plans – Modification to CUP**

Scoped of Application: Modification of Planning Board Order No. 2279 to  
permit rooftop access.

LEGAL DESCRIPTION:

PARCEL 1:  
Lot 4 less the Souter 1 inch (0.09'), and all of Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:  
Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.09 feet) to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 63.92 feet to a point; thence run North 59°53'10" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.  
THE ABOVE DESCRIBED PARCEL 1 CONTAINS: 21,343 Sq. Ft., 0.49 Acre (Lot 4 & 5).

PARCEL 2:  
PROPOSED AIR RIGHTS EASEMENT for 1716-1720 ALTON ROAD and 1750 ALTON ROAD

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 17 IN SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence S67°42'52"E for 4.87 feet ALONG THE NORTHERLY BOUNDARY OF SAID LOT 3 TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CONTIGUOUS WITH THE FOLLOWING DESCRIBED LINE:  
THENCE S02°05'57"E for 12.54 feet TO A POINT OF A CIRCULAR CURVE TO THE LEFT; SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 4.65 FEET AND A CENTRAL ANGLE OF 87°25'13" FOR AN ARC DISTANCE OF 7.36 FEET TO A POINT OF TANGENCY; THENCE S67°51'20"W for 25.42 feet TO A POINT OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 2.66 FEET AND A CENTRAL ANGLE OF 87°30'36" FOR AN ARC DISTANCE OF 4.09 FEET TO A POINT OF TANGENCY; THENCE N02°41'55"W for 1.93 feet; THENCE S87°51'10"W for 45.75 feet; THENCE S02°08'00"E for 1.93 feet; THENCE S07°51'10"W for 40.70 feet; THENCE N02°08'00"W for 1.93 feet; THENCE S07°51'10"W for 1.62 feet; THENCE N01°54'19"W for 0.54 feet; THENCE N07°49'25"E for 120.84 feet TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY LYING ABOVE ELEVATION +29.25 FEET, RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS: 1722 ± 2 SQUARE FEET (0.0395 ACRES), MORE OR LESS.

BOTH PARCELS LIE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

WITH REFERENCE TO Old Republic National Title Insurance Company TITLE COMMITMENT 751778-A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE B- SECTION II:  
ITEMS 1 THROUGH 4: \*STANDARD EXCEPTIONS\* \*NOT PLOTTABLE\*

ITEM 5. REVISED: Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 31, 2017, under O.R. Book 32053, Page 4529, as amended in O.R. Book 31365, Page 2439, Public Records of Miami-Dade County, Florida. This exception will be shown as a subordinate matter.  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 6. Restrictions, conditions, reservations, exceptions, and other matters contained on the Plat of FIRST ADDITION TO COMMERCIAL SUBDIVISION, as recorded in Plat Book 6, Page 30, Public Records of Miami-Dade County, Florida. (Parcel 1 & 2)  
\*DOES AFFECT THIS PROPERTY\* \*PLOTTED\*

ITEM 7. REVISED: Reservations contained in the Special Warranty Deed recorded in O.R. Book 15747, Page 1850, Public Records of Miami-Dade County, Florida, in which grantor reserves a right to access the property. (Parcel 1)  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 8. Underground Business Easement to Florida Power and Light Company of the construction, operation, and maintenance of underground electric utility facilities recorded in O.R. Book 29755, Page 409, Public Records of Miami-Dade County, Florida. (Parcel 1)  
\*DOES AFFECT THIS PROPERTY\* \*NOT PLOTTABLE\*

ITEM 9. Order recorded in O.R. Book 29996, Page 4779, Corrected Order recorded in O.R. Book 30102, Page 538, in Public Records of Miami-Dade County, Florida, regarding the application for Design Review Board approval for the construction of a new two-story hotel including variances to exceed the maximum building height (Parcels 1 and 2).  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 10. Conditions Use Permit recorded in O.R. Book 30132, Page 2210, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 11. Notwithstanding Covered Risk number 4 of the jacket of this policy, access to Parcel 2 is reserved only to the extent provided for in an easement for ingress and egress for limited use by the provisions of that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30091, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida and only if Parcel 1 and Parcel 2 remain in common ownership. No coverage is provided for any impediment to access Parcel 2 due to its elevation.  
\*DOES AFFECT THIS PROPERTY\* \*PLOTTED\*

ITEM 12. Terms and Conditions as set forth in that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30091, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida.  
\*DOES AFFECT THIS PROPERTY\* \*PLOTTED\*

ITEM 13. Encroachments, encroachments, violations, or adverse circumstances, if any, actually shown on the survey prepared by Level-Tech Surveyors, LLC, dated April 26, 2017, bearing Job # 16-06-8313: a) encroachment of the concrete wall onto Collins Canal on the North side of the property; b) water valve encroaches onto the property on the West side, as shown in Old Republic National Title Insurance Policy No. MFG-8278240.  
\*DOES NOT AFFECT THIS PROPERTY\* \*PLOTTED\*

ITEM 14. The immediately preceding Exception in a) addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to the Company as set forth in Title Notes 25.03.06 and 25.03.07.  
ITEM 15. Any and all rights, title and interests of the surface owner of Parcel 2: La Bata Carls LLC, a Florida limited liability company.  
ITEM 16. No coverage is provided under this title policy for lack of support to Parcel 2.

ITEM 17. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in O.R. Book 30305, Page 3736; O.R. Book 30305, Page 3780, Public Records of Miami-Dade County, Florida. (Parcel 1)  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 18. Declaration of Restrictive Covenants recorded in O.R. Book 30305, Page 2900, Public Records of Miami-Dade County, Florida. (Parcel 1)  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 19. Easement for the construction, operation, and maintenance of overhead and underground electric utility facilities granted to Florida Power & Light Company recorded in O.R. Book 31455, Page 40, Public Records of Miami-Dade County, Florida. (Parcel 1)  
\*DOES AFFECT THIS PROPERTY\* \*NOT PLOTTABLE\*

ITEM 20. INTENTIONALLY DELETED.

ITEM 21. Terms and conditions of, or recorded Operating Agreement referenced in Consent, Subordination, Non-Disturbance and Assignment Agreement recorded in O.R. Book 30553, Page 413, Public Records of Miami-Dade County, Florida.  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 22. UCC Financing Statement between Sobe Alton, LLC, a Florida Limited Liability Company and TOTALBANK, as recorded in O.R. Book 30553, Page 409, Public Records of Miami-Dade County, Florida.  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ITEM 23. Easement and interest rights are not insured. \*DOES AFFECT THIS PROPERTY\* \*NOT PLOTTABLE\*

ITEM 24. Subject to provisions in this policy as to the insured, \*DOES AFFECT THIS PROPERTY\* \*NOT PLOTTABLE\*

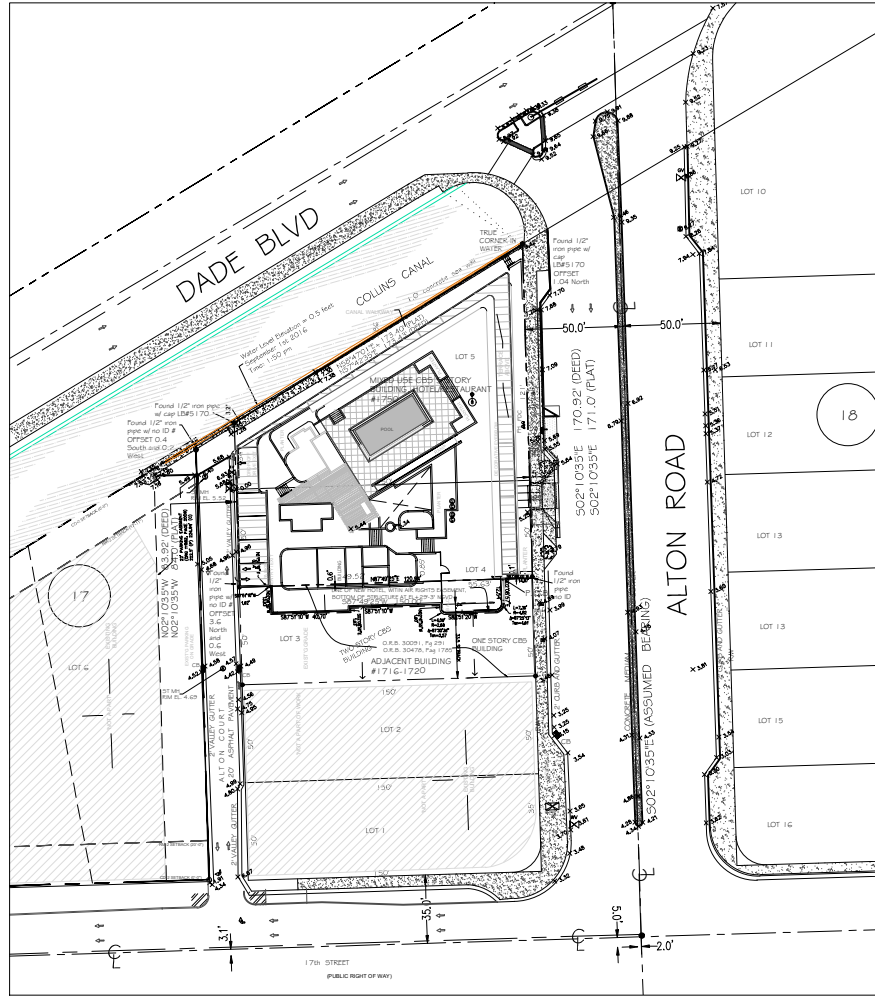
ITEM 25. Rights of the lessor under unrecorded leases. \*DOES AFFECT THIS PROPERTY\* \*NOT PLOTTABLE\*

ITEM 26. ADDED: The policy is an ONTIC ALTA MFG policy. The sole purpose of the commitment is to endorse Policy No. MFG-8278240. Upon endorsement the following shall be added as an exception if there is any interest rate increase: Loss of priority of the additional indebtedness created by the increased interest rate. \*DOES AFFECT THIS PROPERTY\* \*NOT PLOTTABLE\*

ITEM 27. ADDED: The amount of the policy is hereby changed to \$30,064,040.00, by virtue of a reduction in the original indebtedness to \$27,564,040.00, together with future advances in the amount of \$2,500,000.00, evidence of which is recorded in O.R. Book -, Page -, Public Records of Miami-Dade County, Florida. (Note: This exception shall be deleted if a replacement policy is issued.)

ITEM 28. ADDED: Storm Water Drainage Covenant recorded in O.R. Book 31456, Page 249, Public Records of Miami-Dade County, Florida, which creates connection fees or services charges, and use restrictions. (Parcel 1)  
\*DOES AFFECT THIS PROPERTY\* \*BLANKET IN NATURE\*

ALTA/NSPS LAND TITLE SURVEY



ABBREVIATIONS AND LEGEND

A.B. = ARC DISTANCE  
B.M. = BENCHMARK  
C.B. = CENTER LINE  
C.C. = CENTER OF CURVE  
C.D. = CHORD DISTANCE  
C.L. = CENTER LINE  
C.M. = CENTER OF MASS  
C.P. = CENTER OF GRAVITY  
C.R. = CENTER OF ROTATION  
C.S. = CENTER OF SURFACE  
C.T. = CENTER OF TENSION  
C.V. = CENTER OF VOLUME  
C.W. = CENTER OF WEIGHT  
C.X. = CENTER OF X-AXIS  
C.Y. = CENTER OF Y-AXIS  
C.Z. = CENTER OF Z-AXIS  
C.A. = CENTER OF AREA  
C.V. = CENTER OF VOLUME  
C.W. = CENTER OF WEIGHT  
C.X. = CENTER OF X-AXIS  
C.Y. = CENTER OF Y-AXIS  
C.Z. = CENTER OF Z-AXIS  
C.A. = CENTER OF AREA

SURVEYOR'S CERTIFICATE:

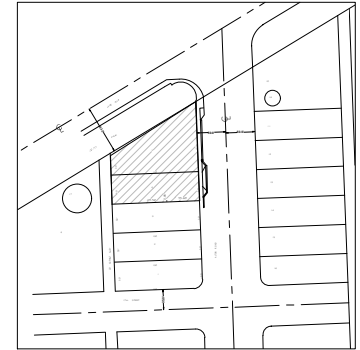
- Sobe Alton, LLC, a Florida Limited Liability Company
- Green & Kahn Pl.
- City National Bank of Florida N/A, TOTALBANK, its successors and/or assigns as their interests may appear
- Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7b, 8, 13, 16, 17, 18 and 20 of Table A thereto.  
The field work was completed on 01/11/2021. Said described property is located within an area having a Zone Designation "AC" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12066C0317L, with a date of certification of 09/11/2009, for Community Number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LEVEL-TECH SURVEYORS, LLC



RONALD W. WALLING  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 6471  
STATE OF FLORIDA



LOCATION SKETCH  
PORTION OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST  
MIAMI-DADE COUNTY, FLORIDA  
NOT TO SCALE

SURVEYOR'S NOTES:

- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION PROVIDED BY CLIENT.
- ALL DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN. ALL MEASUREMENTS IN U.S. SURVEY FOOT.
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929).  
BENCHMARK USED: Miami-Dade County Bench Mark No. = A-36 ELEVATION = 7.34' LOCATION: DADE BLVD - 21.9' SOUTH OF GLE ALTON RD - 80' WEST OF CL
- FENCE LINES ARE TO BE THE CENTER LINE OF THE FENCE.
- ALL UTILITY INFORMATION DERIVED ON SURVEY IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE INCLUDING: TELEPHONE LINES, POLES, GUYS, STUDES, ANCHORS AND TRANSMISSION TOWERS, WATER, SEWER AND DRAINAGE LINES, IF NOT SHOWN UTILITIES ARE UNDERGROUND.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND REFERENCED ON THE Centerline of ALTON ROAD, IS 02°10'35" E.
- MIAMI-DADE COUNTY FLOOD CRITERIA IS 6 FEET IN G.V.D.
- FEDERAL FLOOD ZONE INFORMATION:  
Community: 120651, FIRM Panel: 12066C0317L, Flood Zone: "AC"  
Date of FIRM: 09/11/2009, 50'yr L1: Base Flood Elevation: 8.0
- FOLIO NUMBERS: 02-3234-017-0030
- OWNER: SOBE ALTON, LLC
- ZONE: COMMERCIAL
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- LEGAL DESCRIPTION IN Old Republic National Title Insurance Company TITLE COMMITMENT 751778-A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM IS THE SAME AS THE DEED DESCRIPTION AND MEASURED LEGAL DESCRIPTION.
- PROPERTY HAS ADEQUATE INGRESS/EGRESS PROVIDED BY PUBLIC DEDICATED STREETS MAINTAINED BY THE MIAMI-DADE COUNTY.
- THE PROPERTY HAS NOT BEEN DESIGNATED AS A WETLANDS AREA BY ANY GOVERNMENTAL ENTITY.
- THERE DOES NOT APPEAR TO BE ANY ENCROACHMENTS ON THIS PROPERTY.
- ALL TRACTS DEPICTED IN THIS SURVEY ARE CONTIGUOUS ALONG COMMON BOUNDARIES WITHOUT GAPS, GORES OR HATCHES AND TAKEN AS A WHOLE, THE PARCELS FORM ONE TRACT OF LAND.
- The minimum relative distance accuracy for this type of survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

Digitally signed by  
RONALD W. WALLING  
Date: 2023.11.10  
162359-0500

LEVEL-TECH SURVEYORS, LLC  
777 N.W. 72ND AVENUE  
MIAMI, FL 33126  
SUITE 312  
TEL: 305.561.8483  
FAX: 305.561.8791  
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS WITHOUT THE WRITTEN AND APPROVED SIGNATURE OF THE SURVEYOR. SURVEYORS, LLC.

| DATE     | DESCRIPTION        | RECORD OF REVISIONS |
|----------|--------------------|---------------------|
| 11-07-23 | UPDATE ALTA SURVEY |                     |

ALTA/NSPS Land Title Survey

PROJECT LOCATION: 1750 Alton Rd, Miami Beach Florida

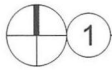
CLIENT: ALTON, LLC

CLIENT TELEPHONE: 305-799-3786

CLIENT ADDRESS: 305-799-3786 KANE CONCOURSE, STE 201, BAY HARBOR ISLANDS, FL 33154

FILE PATH:

| NAME AND TYPE OF PROJECT       | SCALE | AS SHOWN |
|--------------------------------|-------|----------|
| DATE OF FIELD WORK: 11-01-2023 |       |          |
| DRAWN BY: TR                   |       |          |
| FIELD BOOK: LR-23-11-1869      |       |          |
| PREDICT NO: LR-23-11-1869      |       |          |
| SHEET: 1                       |       |          |
| OF 1 SHEETS                    |       |          |



20 % PARKING REDUCTION DIAGRAM

Scale: N.T.S.

NOTE:  
RED LINE DESCRIBES 905'-0"  
FROM SITE TO PARKING GARAGE.

| UNIT MATRIX |            |                  |            |                  |
|-------------|------------|------------------|------------|------------------|
| FLOOR       | 300 SF     | 336 SF AND ABOVE | UNIT/FLOOR | NUMBER OF FLOORS |
|             | # OF UNITS | # OF UNITS       |            |                  |
| 1           | 0          | 0                | 0          | 5                |
| 2           | 0          | 0                | 0          |                  |
| 3           | 4          | 28               | 32         |                  |
| 4           | 4          | 28               | 32         |                  |
| 5           | 4          | 28               | 32         |                  |
| TOTAL       | 12         | 84               | 96         | 5                |
| PERCENTAGE  | 13%        | 88%              | 100%       |                  |

| AREA CALCULATIONS |           |          |           |             |          |
|-------------------|-----------|----------|-----------|-------------|----------|
| LEVEL             | F.A.R.    |          | GROSS     | CIRCULATION | LEASABLE |
|                   | PROPOSED  | EXISTING |           |             |          |
| 1                 | 8,222 SF  | 5,114 SF | 9,999 SF  | 975 SF      | 5,425 SF |
| 2                 | 1,772 SF  | 2,408 SF | 13,483 SF | 975 SF      | 0 SF     |
| 3                 | 13,133 SF |          | 14,938 SF | 2,232 SF    | 0 SF     |
| 4                 | 13,133 SF |          | 14,938 SF | 2,229 SF    | 0 SF     |
| 5                 | 13,133 SF |          | 14,938 SF | 2,229 SF    | 0 SF     |
| ROOF TOP          | 716 SF    |          | 14,938 SF | 545 SF      | 0 SF     |
|                   | 57,631 SF |          | 83,234 SF | 9,185 SF    | 5,425 SF |
|                   |           |          |           |             | TOTAL    |

| PARKING REQUIREMENTS (A) |            |        |                               |
|--------------------------|------------|--------|-------------------------------|
| LEVEL                    | USE        | FLOORS | AMOUNT                        |
| LEVEL 1                  | RETAIL     | 0      |                               |
|                          | RESTAURANT | 160    | 1 prs seven seats / 40 SPACES |
| LEVEL 3-5                | HOTEL      | 96     | 48 SPACES                     |
| TOTAL                    |            |        | 88 SPACES                     |

| LOADING REQUIRED |        |        |
|------------------|--------|--------|
| LEVEL            | AMOUNT |        |
|                  | 3      | SPACES |

| PARKING PROVIDED |        |                  |
|------------------|--------|------------------|
| LEVEL            | AMOUNT |                  |
| 1                | 2      | 8.5 X 21 SPACES  |
|                  | 1      | 8.5 X 21HC SPACE |
| 2                | 28     | LIFTS (56 SPACE) |
|                  | 59     | TOTAL            |

| LOADING PROVIDED |        |        |
|------------------|--------|--------|
| LEVEL            | AMOUNT |        |
| 1                | 3      | SPACES |
|                  | 3      | TOTAL  |

| INDEX |                |                                 |
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| 5     | A 1.02         | SITE CONTEXT PHOTOS             |
| 6     | A 1.03         | SITE CONTEXT PHOTOS             |
| 7     | A 1.04         | SITE CONTEXT PHOTOS             |
| 8     | A 1.05         | SITE CONTEXT PHOTOS             |
| 9     | A 1.06         | SITE CONTEXT PHOTOS             |
| 10    | A 1.07         | SITE CONTEXT PHOTOS             |
| 11    | A 1.08         | SITE CONTEXT PHOTOS             |
| 12    | A 1.09         | EXISTING CONDITIONS             |
| 13    | A 1.10         | EXISTING NORTH/SOUTH ELEV.      |
| 14    | A 1.11         | EXISTING EAST/WEST ELEV.        |
| 15    |                | RENDERING                       |
| 16    |                | RENDERING                       |
| 17    |                | RENDERING                       |
| 18    | A 1.12         | F.A.R. CALCULATION              |
| 19    | A 1.13         | F.A.R. CALCULATION              |
| 20    | A 2.00         | SITE PLAN                       |
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| 23    | A3.02          | LEVEL 3                         |
| 24    | A3.03          | LEVEL 4-5                       |
| 25    | A3.04          | ROOF PLAN                       |
| 26    | A4.00          | EXTERIOR ELEVATION              |
| 27    | A4.01          | EXTERIOR ELEVATION              |
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| 29    | A4.03          | EXTERIOR ELEVATION              |
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| 35    | TD-2           | TREE DISPOSITION PLAN           |
| 36    | L-1            | SITE LANDSCAPE PLAN             |
| 37    | L-2            | FOOR LEVEL SITE LANDSCAPE PLAJN |
| 38    | L-3            | LANDSCAPE DETAILS               |
| 39    | IRR-1          | SITE IRRIGATION PLAN            |
| 40    | IRR-2          | IRRIGATION DETAILS              |
| 41    | LL-1           | LANDSCAPE LIGHTING PLAN         |
| 42    | LL-2           | LANDSCAPE LIGHTING DETAILS      |

MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

| ITEM # | Zoning Information             |                                                   |                    |                                            |
|--------|--------------------------------|---------------------------------------------------|--------------------|--------------------------------------------|
| 1      | Address:                       | 1750 - 1716 ALTON RD, Miami Beach , FL 33139-2412 |                    |                                            |
| 2      | Board and File numbers:        |                                                   |                    |                                            |
| 3      | Folio number(s):               | 02-3234-017-0030   02-3234-017-0020               |                    |                                            |
| 4      | Year constructed:              | 1995                                              | Zoning District:   | CD-2 : GROUND/PEDESTAL   RM-2 : TOWER      |
| 5      | Base Flood Elevation:          | 8'-0" NGVD                                        | Grade Value in NG  | 6.15 NGVD   6'-1-13/16"                    |
| 6      | Adjusted grade (Flood+Grade/2) | N/A                                               | Lot Area:          | 1750 = 21,343, 1716= 7,500 28,843 SF TOTAL |
| 7      | Lot Width                      | 150'-0"                                           | Lot Depth:         | 209'-4"                                    |
| 8      | Minimum Unit Size              | 300 SF                                            | Average Unit Size: | N/A                                        |
| 9      | Existing User                  | RETAIL                                            | Proposed Use:      | HOTEL / RETAIL / RESTAURANT                |

|    |                             | Maximum   | Existing  | Proposed  | Deficiencies |
|----|-----------------------------|-----------|-----------|-----------|--------------|
| 10 | Height                      | 50'-0"    | 19'-0"    | 53'-0"    | 3'-0"        |
| 11 | Number of Stories           | 5 STORIES | 1         | 5 STORIES | -            |
| 12 | FAR 2.0                     | 57,686 SF | 7,522 SF  | 57,631 SF | -            |
| 13 | Gross Square Footage        | N/A       | 10,714 SF | 83,234 SF | -            |
| 14 | Square Footage by use       | N/A       | N/A       | 5,425 SF  | -            |
| 15 | Number of Units Residential | N/A       | N/A       | N/A       | -            |
| 16 | Number of Units Hotel       | N/A       | 0         | 96        | -            |
| 17 | Number of Seats             | N/A       | 0         | 160       | -            |
| 18 | Occupancy Load              | N/A       | N/A       | 233       | -            |

|    | Setbacks                           | Required | Existing | Proposed | Deficiencies |
|----|------------------------------------|----------|----------|----------|--------------|
|    | <b>Subterranean:</b>               |          |          |          |              |
| 19 | Front Setback:                     | N/A      | N/A      | N/A      | -            |
| 20 | Side Setback:                      | N/A      | N/A      | N/A      | -            |
| 21 | Side Setback:                      | N/A      | N/A      | N/A      | -            |
| 22 | Side Setback facing Street:        | N/A      | N/A      | N/A      | -            |
| 23 | Rear Setback:                      | N/A      | N/A      | N/A      | -            |
|    | <b>At Grade Parking:</b>           |          |          |          |              |
| 24 | Front Setback:                     | 0'-0"    | N/A      | 5'-0"    | -            |
| 25 | Side Setback:                      | 0'-0"    | N/A      | 5'-0"    | -            |
| 26 | Side Setback:                      | 0'-0"    | N/A      | 5'-0"    | -            |
| 27 | Side Setback facing Street:        | 0'-0"    | N/A      | 5'-0"    | -            |
| 28 | Rear Setback:                      | 0'-0"    | N/A      | 5'-0"    | -            |
|    | <b>Pedestal 3-5</b>                |          |          |          |              |
| 29 | Front Setback (East):              | 20'-0"   | N/A      | 20'-0"   | -            |
| 30 | Side Setback (South):              | 16'-9"   | N/A      | 16'-9"   | -            |
| 31 | Side Setback facing Street (West): | 13'-0"   | N/A      | 13'-0"   | -            |
| 32 | Rear Setback:                      | 16'-9"   | N/A      | 16'-9"   | -            |

|    | Parking                                                               | Required           | Existing | Proposed              | Deficiencies |
|----|-----------------------------------------------------------------------|--------------------|----------|-----------------------|--------------|
| 33 | Parking District                                                      | 6                  | 6        | 6                     | -            |
| 34 | Total # of parking spaces                                             | 88                 | 18       | 57                    | -            |
| 35 | 20% PARKING REDUCTION (CENTRALIZED PARKING) SEE DIAGRAM PROVIDED      | -17.6              | -        | -                     | -            |
| 36 | Car Pool Spaces Ground Floor                                          | -6                 |          |                       |              |
| 37 | 10 Long Term Bike Rack                                                | -2                 |          |                       |              |
| 38 | 20 Short Term Bike Rack                                               | -2                 |          |                       |              |
| 39 | 2 Shower Facilities in Hotel                                          | -4                 |          |                       |              |
| 40 | # of parking spaces per use (Provide a separate chart for a breakdown | SEE CHART PROVIDED | N/A      | SEE CHART PROVIDED    | -            |
| 41 | # of parking spaces per level (Provide a separate chart for a         | SEE CHART PROVIDED | N/A      | SEE CHART PROVIDED    | -            |
| 42 | Parking Space Dimensions                                              |                    |          |                       | -            |
| 43 | Parking Space Configurations (45o, 60o, 90o, Parallel)                | SEE CHART PROVIDED | N/A      | SEE CHART PROVIDED    | -            |
| 44 | ADA Spaces                                                            | 1                  | N/A      | 1                     | -            |
| 45 | Tandem Spaces                                                         | N/A                | N/A      | N/A                   | -            |
| 46 | Drive Aisle Width                                                     | 22'                | N/A      | 22'                   | -            |
| 47 | Valet Drop off and pick up                                            | 11'                | N/A      | 11'                   | -            |
| 48 | Loading zones and Trash collection at Rocks                           | 3                  | N/A      | 2 ONSITE / 1 ONSTREET | 1 ONSTREET   |
| 49 |                                                                       | 25                 | N/A      | 31                    | -            |

|    | Restaurants, Cafes, Bars, Lounges, Nightclubs                        | Required | Existing   | Proposed                      | Deficiencies |
|----|----------------------------------------------------------------------|----------|------------|-------------------------------|--------------|
| 46 | Type of use                                                          | N/A      | RESTAURANT | RESTAURANT                    | -            |
| 47 | Total # of Seats                                                     | N/A      | N/A        | 160                           | -            |
| 48 | Total # of Seats per venue (Provide a separate chart for a breakdown | N/A      | N/A        | 40 (28 W / PARKING REDUCTION) | -            |
| 49 | Total Occupant Content                                               | N/A      | N/A        | 233                           | -            |
| 50 | Occupant content per venue (Provide a separate chart for a           | N/A      | N/A        | 233                           | -            |

|    |                                          |    |
|----|------------------------------------------|----|
| 51 | Is this a contributing building?         | NO |
| 52 | Located within a Local Historic District | NO |

Notes: If not applicable write N/A  
All other data information may be required and presented like the above format.  
\* SEE PARKING REQUIREMENTS (A)

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| 1                       |  |
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1750 ALTON HOTEL

1750 ALTON ROAD  
MIAMI BEACH, FLORIDA 33139

INDEX & DATA

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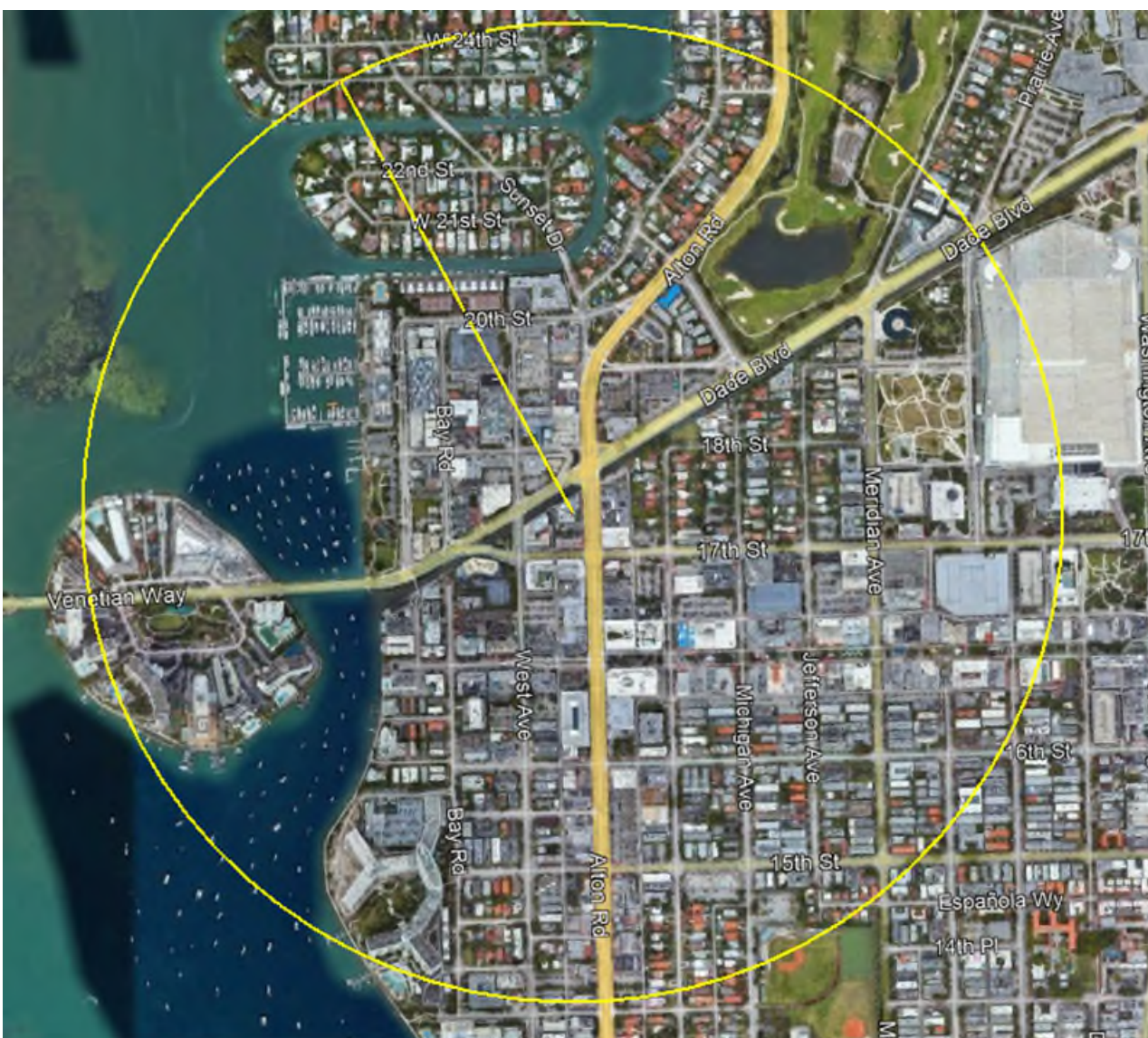
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Context Location Plan. Aerial Half Mile Radius

## KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

## CONTEXT PHOTOS



**FINVARB**  
GROUP



1 INTERSECTION BETWEEN ALTON RD AND DADE BLVD



2 ALTON RD INTERSECTION VIEW WEST



3 PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road

Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB  
GROUP



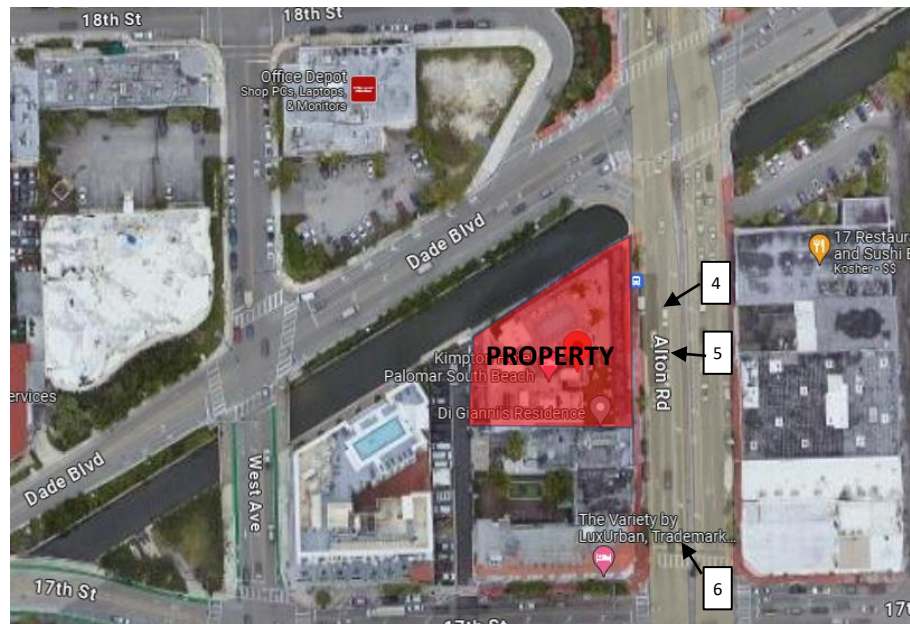
4 ALTON RD S.W. VIEW



5 PROPERTY



6 ADJACENT SITE



KEY PLAN

# KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
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## CONTEXT PHOTOS



FINVARB  
GROUP



7 ALTON RD S.E. VIEW



8 ALTON RD S.E VIEW



9 ADJACENT SITE



KEY PLAN

# KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

## CONTEXT PHOTOS



FINVARB  
GROUP



10 ALTON COURT LOOKING NORTH



11 ADJACENT HOTEL



12 WEST AVENUE BRIDGE / ADJACENT HOTEL



KEY PLAN

# KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

## CONTEXT PHOTOS



FINVARB  
GROUP



13 WEST AVENUE BRIDGE / ADJACENT HOTEL



14 ADJACENT HOTEL



15 PROPERTY



KEY PLAN

# KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
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## CONTEXT PHOTOS



16 ALTON COURT WEST VIEW / ADJACENT HOTEL



17 ALTON COURT EAST VIEW / ADJACENT SITE



18 ALTON COURT EAST VIEW / PROPERTY



KEY PLAN

# KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

## CONTEXT PHOTOS



FINVARB  
GROUP



19

ALTON COURT / PROPERTY



20

ALTON RD / PROPERTY



21

ALTON RD / PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB  
GROUP



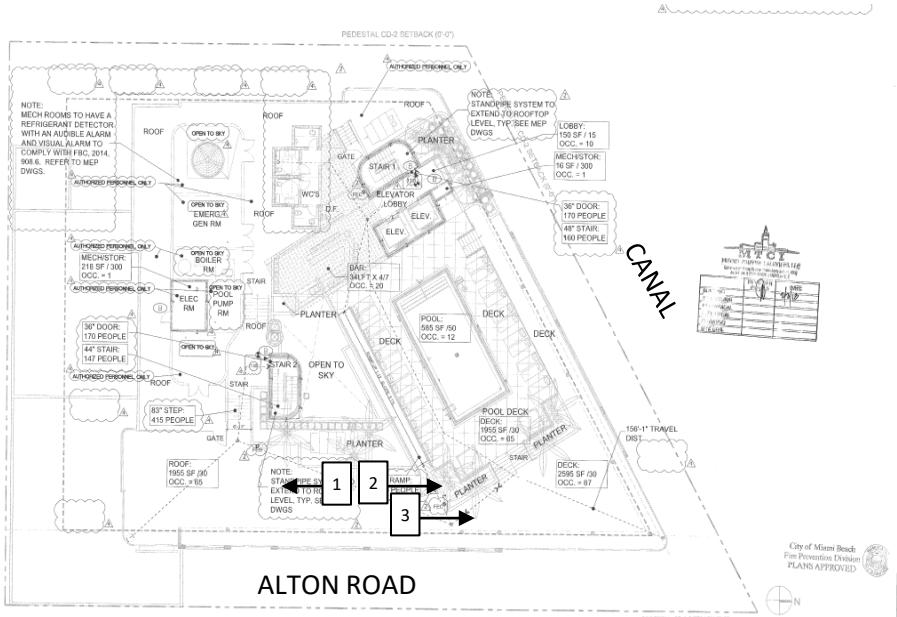
1 ROOF TERRACE / SOUTH



2 ROOF TERRACE / NORTH



3 ROOF TERRACE / NORTH



ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

ROOFTOP PHOTOS



FINVARB  
GROUP



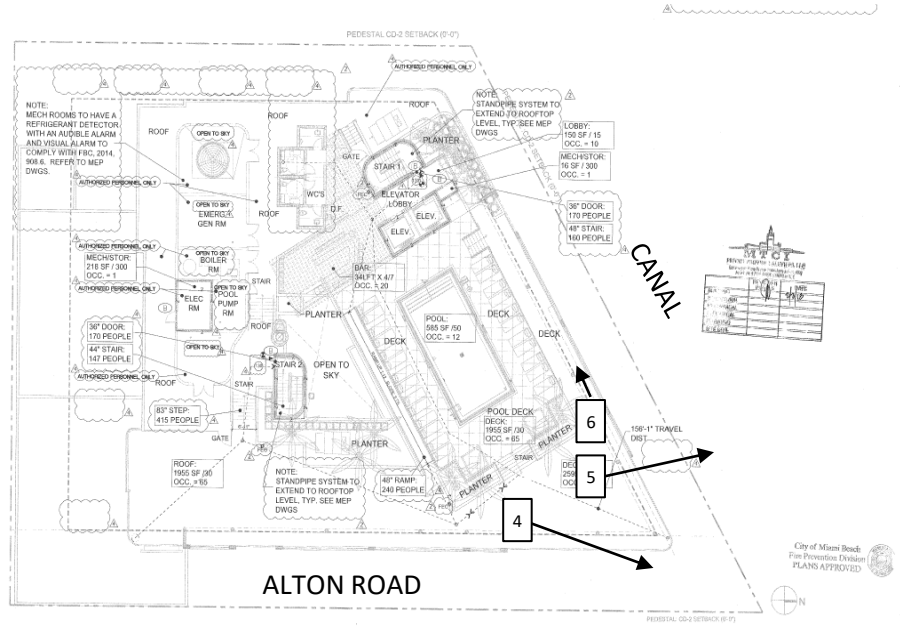
4 ROOF TERRACE / N.E. VIEW



5 ROOF TERRACE / NORTH VIEW



6 ROOF TERRACE / SOUTH WEST



ROOF PLAN

# KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

## ROOFTOP PHOTOS



FINVARB  
GROUP



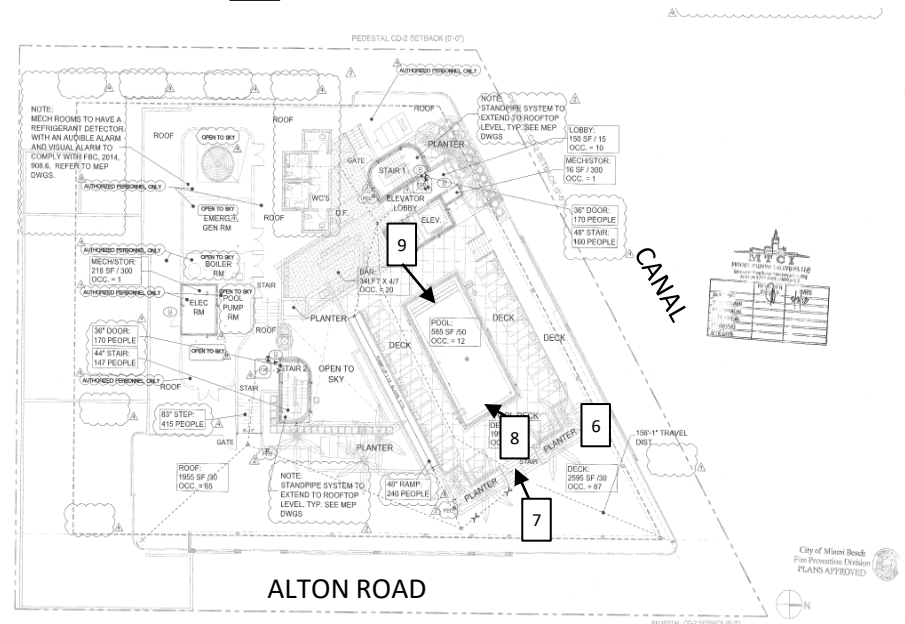
7 ROOF TERRACE / STAIRS TO POOL DECK



8 POOL DECK / SOUTH WEST



9 POOL DECK / NORTH EAST



ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

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ROOFTOP PHOTOS



FINVARB  
GROUP



10

ROOFTOP 6-SEAT BAR



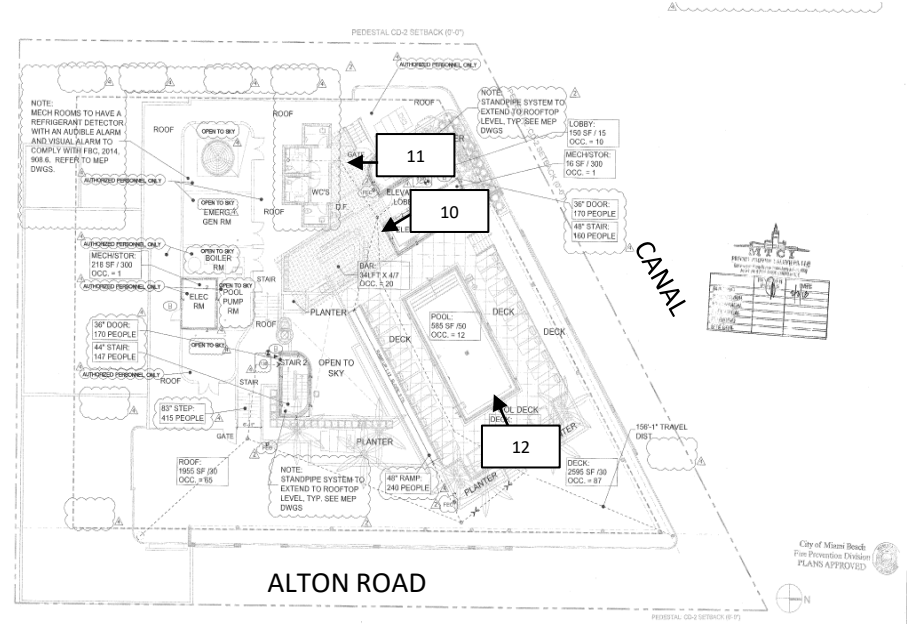
11

ROOFTOP RESTROOMS



12

POOL DECK / SOUTH WEST



ALTON ROAD

ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road  
Miami Beach, FL 33139

ROOFTOP PHOTOS



FINVARB  
GROUP

E BOULEVARD  
(PUBLIC RIGHT OF WAY)

COLLINS CANAL

PROPOSED  
WEST AVENUE  
BRIDGE

35'-0" EASEMENT  
32'-0" ALT. 2 BRIDGE

PARCELS "B"  
8,465 SQ. FT. / 0.2 AC±

ADJACENT PROPERTY  
5 STORY HOTEL BY MARRIOTT  
(UNDER CONSTRUCTION)

ALTON COURT

NOCTA

ASPHALT  
PAVEMENT

17TH STREET  
(PUBLIC RIGHT OF WAY)

ALTON RD.

PROPOSED 5 STORY BUILDING

LOCATION OF BACKFLOW PREVENTER

50'-0"

LOCATION OF P.I.V.

EXISTING 5 STORY BUILDING



SITE PLAN

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

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SITE PLAN



11

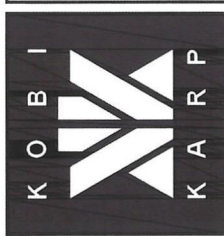
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AIA ASID NCARB

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Suite 200  
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P. 305.573.3766

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DRAWN BY:  
CHECKED BY:

DATE: APRIL 2012

A2.00



| LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR |           |                                   |               |                |
|---------------------------------------------------|-----------|-----------------------------------|---------------|----------------|
| ROOM                                              | AREA      | OCCUPANT LOAD FACTOR PER 1,000 SF | OCCUPANT LOAD | CATEGORY       |
| LOBBY                                             | 1292 S.F. | 15                                | 88            | HOTEL LOBBY    |
| RECEPTION                                         | 125 S.F.  | 80                                | 3             | RECEPTION      |
| MECH/STOR ROOMS                                   | 812 S.F.  | 300                               | 2             | STORAGE / MECH |
| RESTAURANT (INDOOR+KITCHEN)                       | 3736 S.F. | 15 / 100 (SEE ABOVE)              | 205           | RESTAURANT     |
| OFFICES                                           | 777 S.F.  | 100                               | 8             | BUSINESS       |
| TOTAL =                                           |           |                                   | 304 PERSONS   | 4              |

Total Seat Count = 160

## KIMPTON PALOMAR SOUTH BEACH

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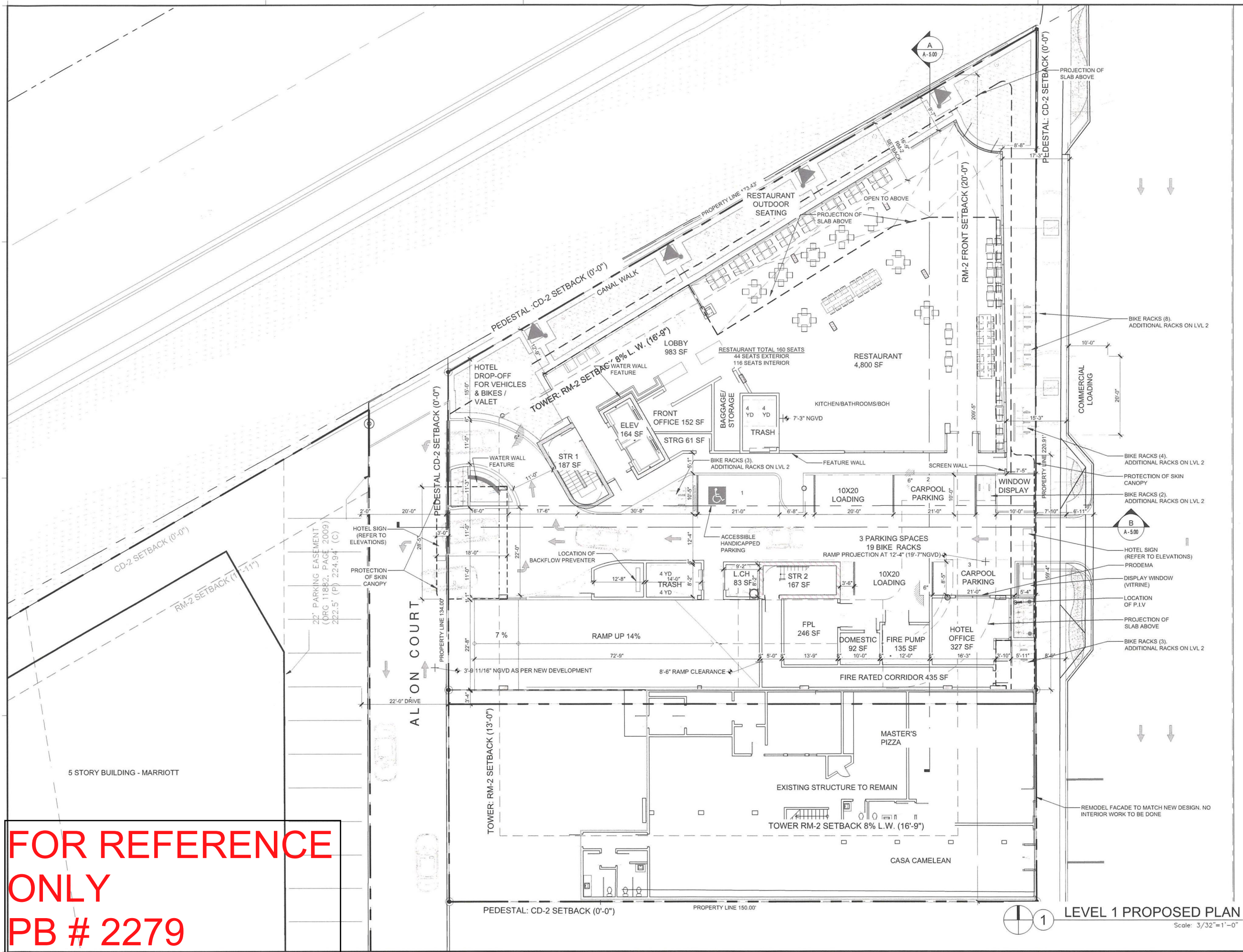
## DIAGRAM PLANNING – FIRST FLOOR RESTAURANT



**FINVARB**  
GROUP

Note: Not an architectural drawing. This is diagram planning for Planning Board purposes only. Occupancy loads are from As-Built drawings.

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LEVEL 1

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GROUP

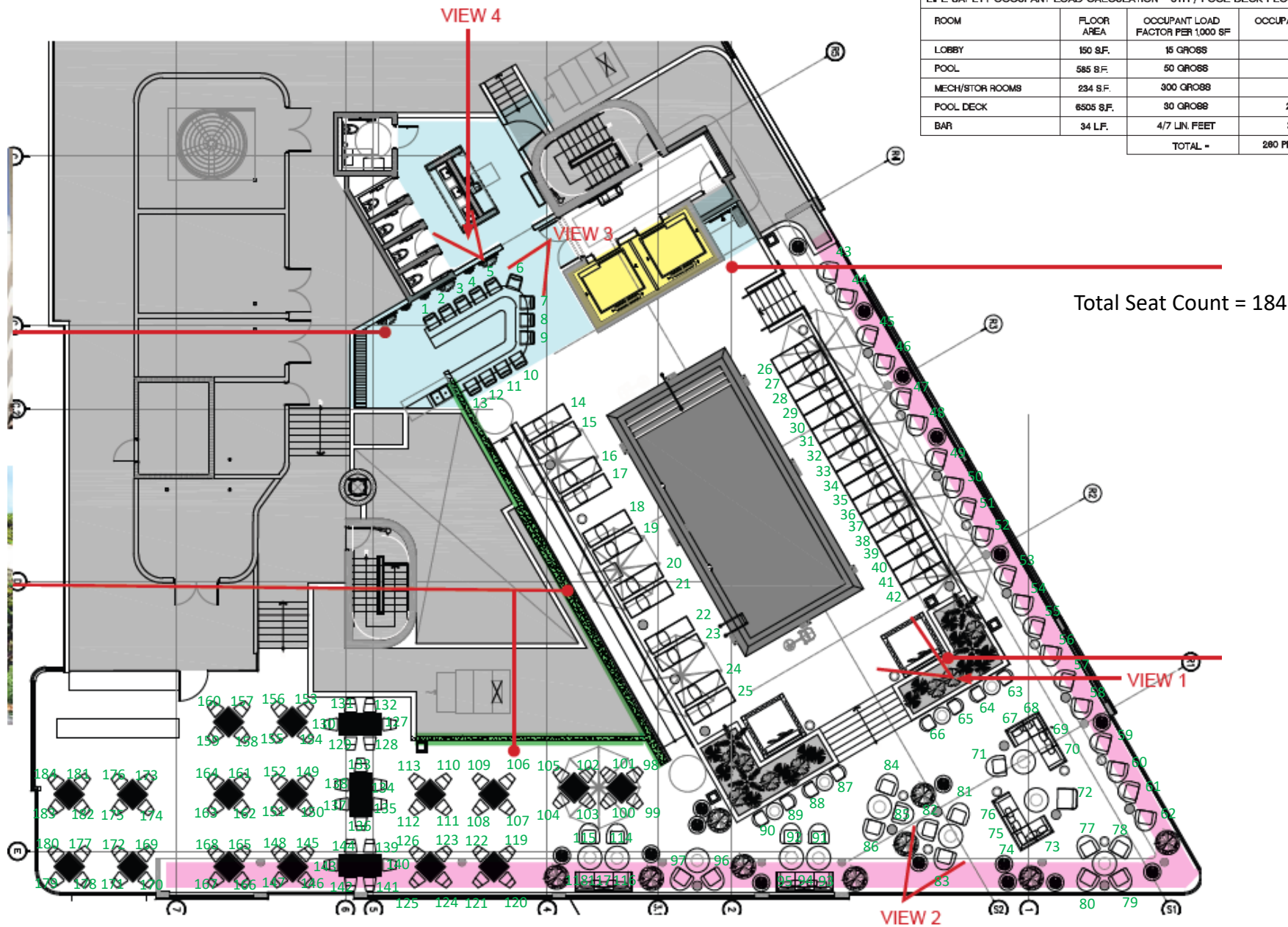
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A3.00



| LIFE SAFETY OCCUPANT LOAD CALCULATION - 6TH / POOL DECK FLOOR - FBC, TABLE 1004.12 |            |                                   |               |                |
|------------------------------------------------------------------------------------|------------|-----------------------------------|---------------|----------------|
| ROOM                                                                               | FLOOR AREA | OCCUPANT LOAD FACTOR PER 1,000 SF | OCCUPANT LOAD | CATEGORY       |
| LOBBY                                                                              | 150 S.F.   | 15 GROSS                          | 10            | LOBBY          |
| POOL                                                                               | 585 S.F.   | 50 GROSS                          | 12            | POOL SURFACE   |
| MECH/STOR ROOMS                                                                    | 234 S.F.   | 300 GROSS                         | 1             | STORAGE / MECH |
| POOL DECK                                                                          | 6505 S.F.  | 30 GROSS                          | 217           | POOL DECK      |
| BAR                                                                                | 34 L.F.    | 4/7 LIN. FEET                     | 20            | BAR            |
| TOTAL =                                                                            |            |                                   | 280 PERSONS   |                |

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road

Miami Beach, FL 33139

DIAGRAM PLANNING – ROOFTOP

Note: Not an architectural drawing. This is diagram planning for Planning Board purposes only. Occupancy loads are from As-Built drawings.



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

| DOOR AND STAIR EGRESS -6TH FLOOR / ROOF - 260 PERSONS |                        |                        |                        |
|-------------------------------------------------------|------------------------|------------------------|------------------------|
| REQUIRED                                              | REQUIRED               | PROVIDED               |                        |
| DOOR, 0.2' MIN. WIDTH                                 | STAIR, 0.3' MIN. WIDTH | DOOR, 0.2' MIN. WIDTH  | STAIR, 0.3' MIN. WIDTH |
| REQUIRED                                              | REQUIRED               | REQUIRED               | REQUIRED               |
| 54.4' WIDTH                                           | 816' WIDTH             | (2) AT 32' WIDTH = 64' | (2) AT 44' WIDTH = 88' |
|                                                       |                        | TOTAL =                | 260 PERSONS            |

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

A-024

# GENERAL NOTE :

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

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

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

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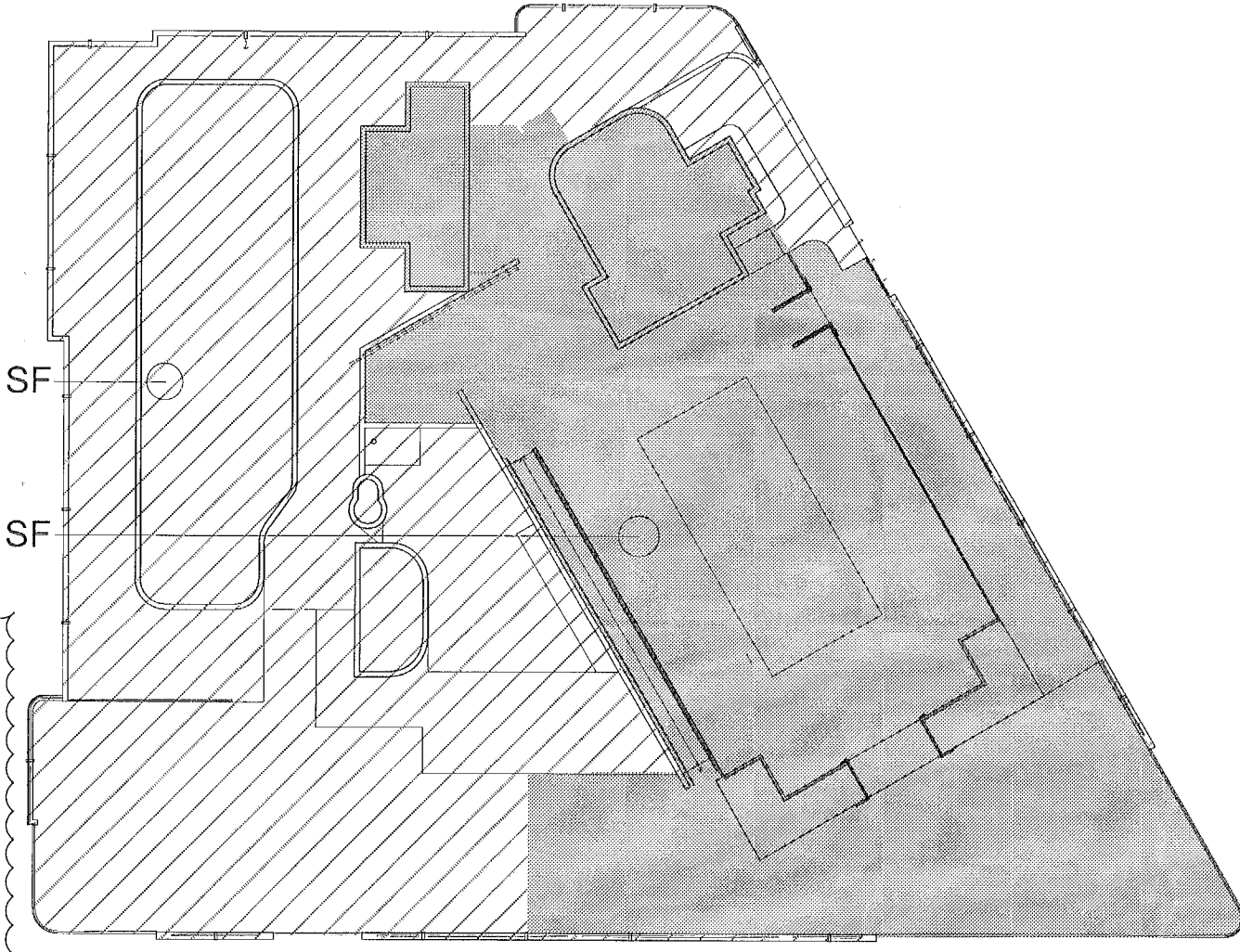
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KIMPTON HOTEL  
**PALOMAR**  
SOUTH BEACH  
1750 Alton Road, Miami Beach, FL 33139

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



ROOFTOP AREA = 14,649 SF  
OCCUPIED AREA = 7,320 SF

IN COMPLIANCE WITH 2014 FBCB 454.1.5  
454.1.5.1 EQUIPMENT AREA OR ROOMS.  
EQUIPMENT DESIGNATED BY THE MANUFACTURER FOR OUTDOOR  
USE MAY BE LOCATED IN AN EQUIPMENT AREA. ALL OTHER  
EQUIPMENT MUST BE LOCATED IN AN EQUIPMENT ROOM OR  
ENCLOSURE. PLASTIC PIPE SUBJECT TO A PERIOD OF  
PROLONGED SUNLIGHT EXPOSURE MUST BE COATED TO  
PROTECT IT FROM ULTRAVIOLET LIGHT DEGRADATION. AN  
EQUIPMENT AREA SHALL BE SURROUNDED WITH A FENCE AT  
LEAST 4 FEET (1219 MM) HIGH ON ALL SIDES NOT CONFINED  
BY A BUILDING OR EQUIVALENT STRUCTURE. A SELF-CLOSING  
AND SELF-LATCHING GATE WITH A PERMANENT LOCKING DEVICE  
SHALL BE PROVIDED IF NECESSARY FOR ACCESS. AN  
EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE  
SIDES AND OVERHEAD. ANY FENCE OR GATE INSTALLED SHALL  
USE MEMBERS SPACING THAT SHALL NOT ALLOW PASSAGE OF  
A 4-INCH (102 MM) DIAMETER SPHERE. THE FOURTH SIDE MAY  
BE A GATE, FENCE, OR OPEN IF OTHERWISE PROTECTED FROM  
UNAUTHORIZED ENTRANCE. AN EQUIPMENT ENCLOSURE SHALL  
BE LOCKABLE OR OTHERWISE PROTECTED FROM UNAUTHORIZED  
ACCESS.

454.1.5.2 INDOOR EQUIPMENT.  
EQUIPMENT NOT DESIGNATED BY THE MANUFACTURER FOR  
OUTDOOR USE SHALL BE LOCATED IN AN EQUIPMENT ROOM. AN  
EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE  
SIDES AND OVERHEAD. THE FOURTH SIDE MAY BE A GATE,  
FENCE, OR OPEN IF OTHERWISE PROTECTED FROM  
UNAUTHORIZED ENTRANCE.

454.1.5.3 MATERIALS.  
THE EQUIPMENT ENCLOSURE, AREA OR ROOM FLOOR SHALL BE  
OF CONCRETE OR OTHER NONABSORBENT MATERIAL HAVING A  
SMOOTH SLIP-RESISTANT FINISH AND SHALL HAVE POSITIVE  
DRAINAGE, INCLUDING A PUMP, PUMP IF NECESSARY. ANCILLARY  
EQUIPMENT, SUCH AS A HEATER, NOT CONTAINED IN AN  
EQUIPMENT ENCLOSURE OR ROOM SHALL NECESSITATE AN  
EQUIPMENT AREA AS DESCRIBED ABOVE.

454.1.5.4 VENTILATION.  
EQUIPMENT ROOMS SHALL HAVE EITHER FORCED DRAFT OR  
CROSS VENTILATION. ALL BELOW-GRADE EQUIPMENT ROOMS  
SHALL HAVE A STAIRWAY ACCESS WITH FORCED DRAFT  
VENTILATION OR A FULLY LOUVERED DOOR AND POWERED  
INTAKE WITHIN 6 INCHES (152 MM) OF THE FLOOR, WHERE  
STAIRWAY ACCESS IS NOT NECESSARY TO CARRY HEAVY ITEMS  
INTO THE BELOW GRADE ROOM OR VAULT, A "SHIP'S  
LADDER" MAY BE USED IF SPECIFIED BY THE DESIGN ENGINEER  
WHO MUST CONSIDER ANTICIPATED WORKLOAD INCLUDING  
EQUIPMENT REMOVAL, AND THE LADDER SLOPE, TREAD HEIGHT  
AND WIDTH, AND CONSTRUCTION MATERIAL OF THE LADDER.

454.1.5.5 ACCESS.  
THE OPENING TO AN EQUIPMENT ROOM OR AREA SHALL BE A  
MINIMUM 3 FEET BY 6 FEET (914 MM BY 1829 MM) AND SHALL  
PROVIDE EASY ACCESS TO THE EQUIPMENT.

454.1.5.6 SIZE.  
THE SIZE OF THE EQUIPMENT ENCLOSURE, ROOM OR AREA  
SHALL PROVIDE WORKING SPACE TO PERFORM ROUTINE  
OPERATIONS. CLEARANCE SHALL BE PROVIDED FOR ALL  
EQUIPMENT AS PRESCRIBED BY THE MANUFACTURER TO ALLOW  
NORMAL MAINTENANCE OPERATION AND REMOVAL WITHOUT  
DISTURBING OTHER PIPING OR EQUIPMENT. IN ROOMS WITH  
FIXED CEILINGS, THE MINIMUM HEIGHT SHALL BE 7 FEET (2137  
MM).

454.1.5.7 LIGHTING.  
EQUIPMENT ROOMS OR AREAS SHALL BE LIGHTED TO PROVIDE  
30 FOOT-CANDLES (300 LUX) OF ILLUMINATION AT FLOOR LEVEL.  
454.1.5.8 STORAGE.  
EQUIPMENT ENCLOSURES, ROOMS OR AREAS SHALL NOT BE  
USED FOR STORAGE OF CHEMICALS EMITTING CORROSIVE FUMES  
OR FOR STORAGE OF TOXIC ITEMS TO THE EXTENT THAT  
ENTRANCE TO THE ROOM FOR INSPECTION OR OPERATION OF  
THE EQUIPMENT IS IMPAIRED.

454.1.5.9 HOSE BIBBS.  
A HOSE BIBB WITH VACUUM BREAKER SHALL BE LOCATED IN  
THE EQUIPMENT ROOM OR AREA.

| No. | DESCRIPTION          | DATE     |
|-----|----------------------|----------|
| 1   | PERMIT SET           | 02.28.17 |
| 2   | REV. 2               | 05.31.17 |
| 3   | BLUES: INTL COMMENTS | 08.01.17 |
| 4   | REV. 4               | 11.22.17 |

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

**MTCT**  
Construction Plans Review, Inspection & Consulting  
REVIEWED FOR C.C. PLAN

**PRIVATE PROVIDER SERVICES, LLC**  
Construction Plans Review, Inspection & Consulting  
REVIEWED FOR C.C. PLAN

**BUILDING**  
STR. 1  
M.I.

**FOR  
REFERENCE  
ONLY  
BC1703462**

A1 LOWER ROOF PLAN

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

PROPERTY LINE 220.91'

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

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

PROPERTY LINE 150.00'

PROPERTY LINE 134.00'

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

RM-2 SETBACK

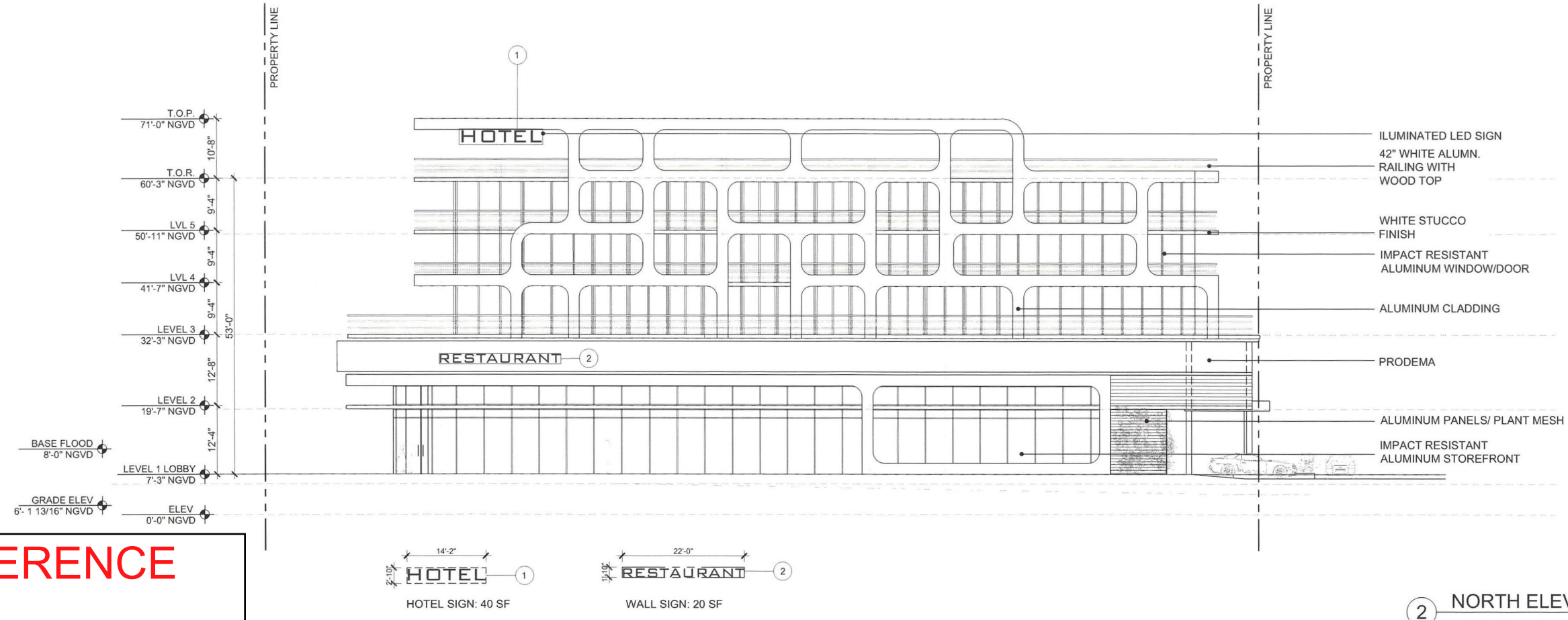
PEDESTAL: CD-2 SETBACK (0'-0")

ROOFTOP AREA = 14,649 SF  
OCCUPIED AREA = 7,320 SF

OCCUPANCY DIAGRAM - ROOF TOP  
NTS

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





2 NORTH ELEVATION  
Scale: 3/32"=1'-0"

FOR REFERENCE  
ONLY  
PB # 2279

| REVISIONS / SUBMISSIONS |  |
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1384

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NORTH ELEVATION

FINVARB  
GROUP

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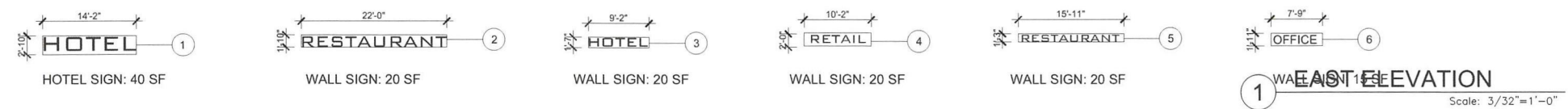
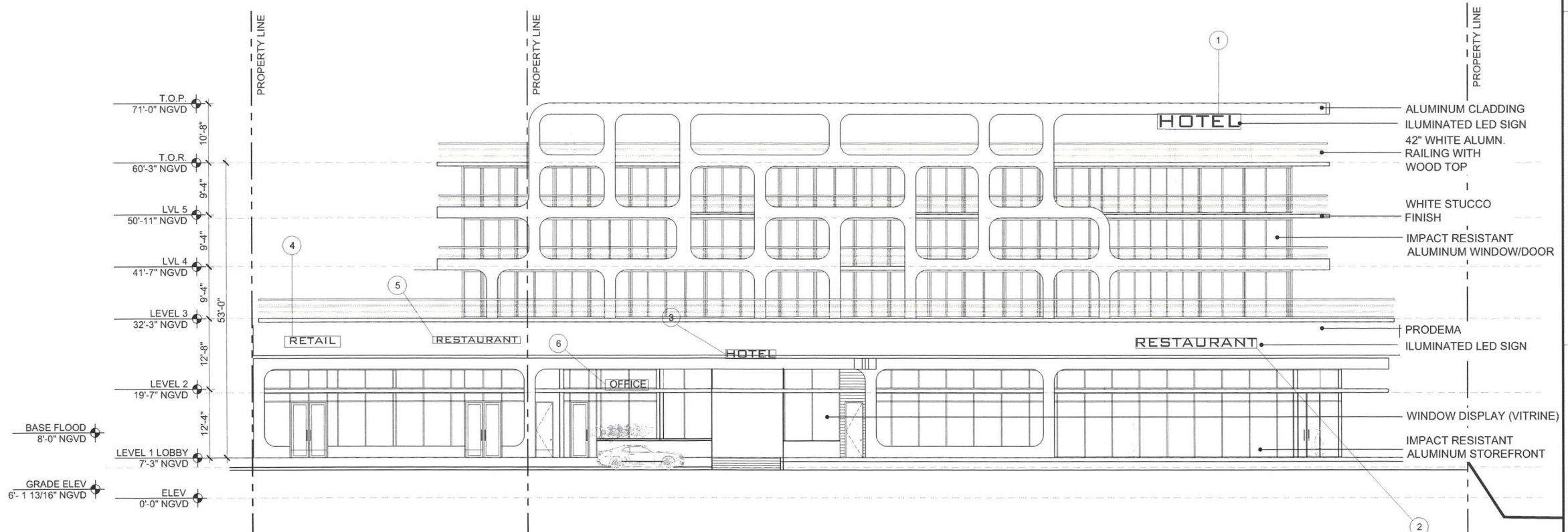
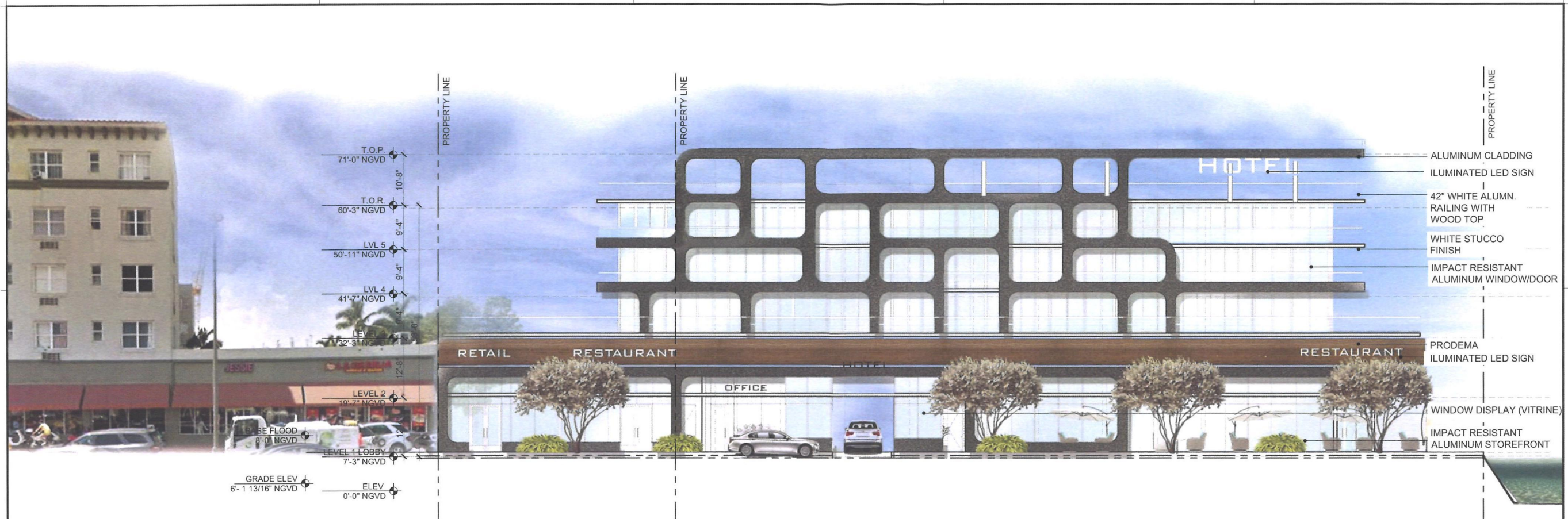
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EAST ELEVATION

FINVARB  
GROUP

OCT 20 2015

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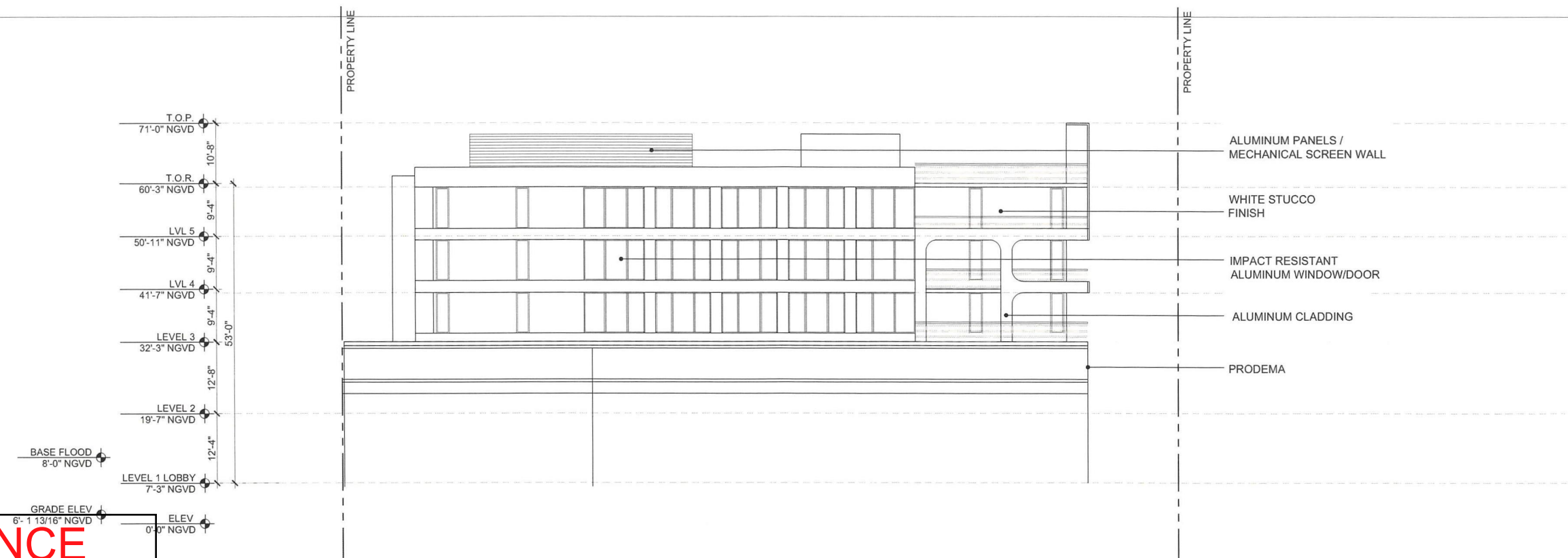
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DATE: APRIL 2012

A4.01



1 SOUTH ELEVATION  
Scale: 3/32"=1'-0"

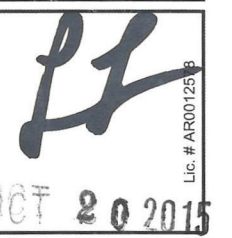
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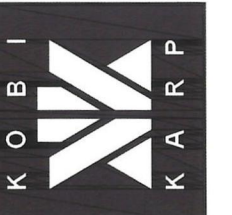
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SOUTH ELEVATION



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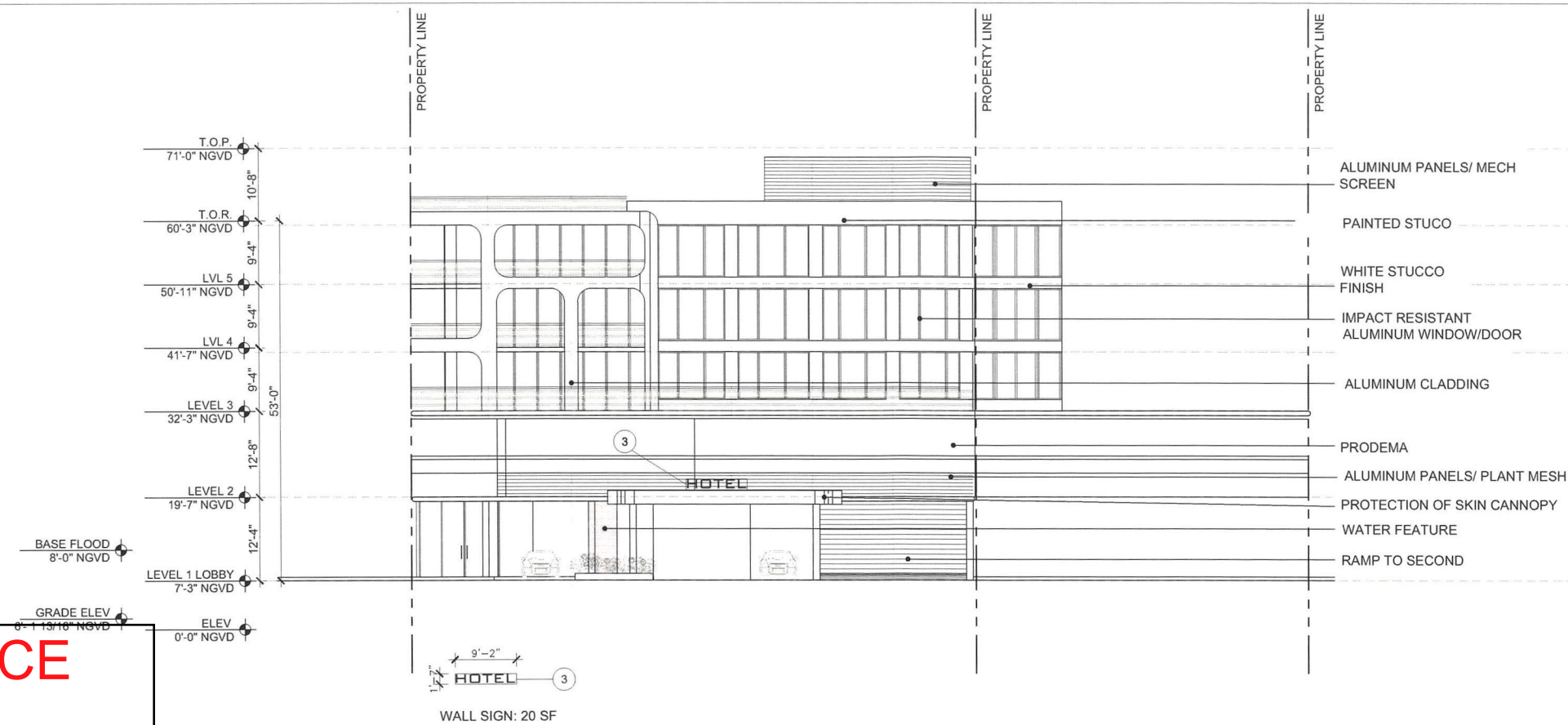


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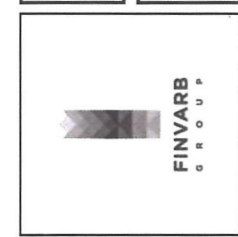


1 WEST ELEVATION  
Scale: 3/32"=1'-0"

| REVISIONS / SUBMISSIONS |  |
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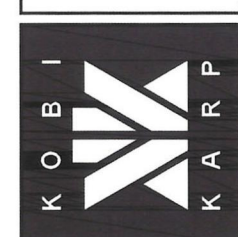
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WEST ELEVATION



17  
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