LIDO SPA

Owner MONTERREY ENTERPRISES, INC. Permit No.* 42264 - 42371 Cost $200,000....

Lot 39, 40 Block 41-42 Subdivision BELLE ISLE Address 40 ISLAND AVENUE

General Contractor Morris S. Burk Bond No. 5634 POOL (see over)

9842

Architect Norman Giller Engineer J. Channing

Zoning Regulations: Use RE Area 10 Lot Size 92' x 413'

Building Size 1-story portion, 50' 351' 13' 2- " " Front 40' Depth 43' Height 23' Stories 2

Certificate of Occupancy No. Temporary, no. 1972, Dec 16,1953 Final,#2316, Jan. 5, 1954. Use APARTMENTS: 21, 1-Bedroom & 2 Baths apts., 9, Hotel Rooms

Type of Construction #3 CBS Foundation concrete piling Roof Gravel Date July 28, 195

PLUMBING Contractor #35311 Buck Plumbing Co: Sewer Connection Date Sept 11, 195

#35221 Buck Plumbing Co: Aug.13,1953 Temporary Water Closet

Water Closets 56 Swimming Pool Traps Down Spouts 2

Lavatories 56 Steam or Hot Water Boilers Wells

Bath Tubs 51 ROUGH APPROVAL L. Rothman, 9-11-53

Showers 1-outside FINAL APPROVAL OK, E. Cox, 12-30-53

Urinals

Sinks -- 25 Slop-sink -1 -1

2477 to 2479

Dish Washing Machine GAS Contractor Date

Laundry Trays Gas Ranges --- 25 - 1 Gas Frylators

Laundry Washing Machines 2, Gas Water Heaters 1 Gas Pressing Machine

Drinking Fountains Gas Space Heaters Gas ~~Water for Stove~~ Booster - 1

Floor Drains 3, - 2 Gas Refrigerators

Grease Traps Gas Steam Tables

Safe Wastes 2, - 3 Gas Broilers GAS Rough APPROVAL GAS FINAL APPROVAL

AIR CONDITIONING Contractor #42795 Airko Air Condition Co. 50-tons (built-up) $ 15,000: Sept.30,19 OK,Plag,1/4/54

SEPTIC TANK Contractor

OIL BURNER Contractor #35491 Belcher Oil: 1,000-gal Tank: Oct 28, 1953

SPRINKLER Contractor

ELECTRICAL Contractor #40283 A. & M. Electric: Date Aug. 28, 1953

Switches 50 Ranges Temporary Service #40097 A & M Electric: Aug. 5,1953 OK, H. Rosser, 8-6-53

OUTLETS Lights 65 Irons 42 Neon Transformers

Receptacles 110 Refrigerators 42 Sign Outlets

Fans Meter Change

Motors Centers of Distributions 7

HEATERS Water Appliances Service 1

Space Violations

FIXTURES 65 Electrical Contractor Date

FINAL APPROVAL By MEGINNISS Date 12/30/53

*#42264-no ~~fence~~ pool, no parking lot on this permit.

COUNCIL ACTION 6/21/61 - WAIVER OF ENCROACHMENT. Resolution No. 10574 adopted waiving encroachment of a concrete canopy encroaching Island Ave. a distance of 16" for 25' at the Lido Spa Hotel.

COPY OF RESOLUTION & SURVEY IN SURVEY FILE.

OK, BROWN, 12-30-53

File with #42264

ALTERATIONS & ADDITIONS

Building Permits: #42371 SWIMMING POOL, 25'x 50' : $19,000: J.P. Channing, engineer:
Asphalt paving on east side of building : $ 3,800: ~~Morris-S.-Burk,~~ contr; Shinn Constr. Co (approved by Health Dept. 8/5/53)
Repair old Dock, not over 25 ft. from seawall: $ 2,500:
$25,300 - August 7, 1953

#42638 Three (3) Flat Wall Signs, 90 sq ft: Tropicalites: $450: Sept 9, 1953

#42646 Restaurant for Accessory Use Only, per ord #289 (plans with permit 42264): Norman Giller, arch: Burke Constr. Co, contr: $1,000: Sept 10, 1953

#43704 Two Pole Signs: Tropicalites: $1,000: Jan 4, 1954

47672 H. Popkin and Son: Removing nonbearing partitions $ 750 June 1, 1955

#60769 Claude Southern: Flat wall sign- 45 sq.ft- $650- Dec. 10, 1959

Plumbing Permits: #35647 Buck Pluming Co: Connect water Heater - Dec.14,1953 OK, E. Cox, 12-16-53

37121 Economy Plumbing Co: 1 sink, 1 floor drain, 4 safe waste drains, 1 gas range, 1 steam table, 1 frylator June 6, 1955 (Final ok(6-30-55 L.R. (rough ok) 6-10-55 Rothman

#48091 - Ed Green Inc. - 1 swimming pool piping 11/16/70

Electrical Permits: #40370 Tropicalites: 6 Neon transformers: Sept.9,1953

#41015 United Electric: 3 Switch Outlets, 6 Light Outlets, 6 Fixtures, 1 Motor(1HP), 1 Motor (2-5 HP): Dec 14, 1953

#41173 Tropicalites: 5 Neon Transformers: Jan 5, 1954

#41203 Astor Elec Serv: 2 Switch Outlets, 1 Center of Distribution, 2 Sign Outlets: Jan 11, 1954 - OK, Rosser, 1/11/54

#42763 Astor Electric: 1 switch outlet, 1 sign outlet: 8/16/54 OK, Rosser 10-21-54

#43634 Acolite Sign Company.....seven transformers....December 14, 1954

#43961 American Antenna Co.....one television antenna....Feb. 10, 1955

K, Rosser 10/24/1955 45934 Astor Electric: 1 light outlet, 3 fixtures October 17, 1955

OK, Fidler 11/7/1955 45987 Astor Electric: 1 switch outlet, 2 light outlets, 3 fixtures Oct. 24, 1955

#54559 Claude Southern: 12 Fixtures - Dec. 10, 1959

965 Gray Elec: 1 center of distrib, 1 sign outlet - April 4, 1960 OK 4/14/60 Newbold

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

1692 - Amber Fuel Oil Inc. - 1- 4000 gal tank - $6.00 7/19/71

5/6/81 - #20195 - Adams & Beagles Roofing - Remove & repair roof - $21,958

5/14/81 - #M05223 - Classic Air, Inc. - 4-5t central a/c, tower work (valuation $13,000) - $97.00

Plumbing Permits:

~~Electrical Permits~~

XXX

MECHANICAL PERMITS: # 1696 - Sears Roebuck - 2-5 HP Air Conditioners (Central) - 7-26-71

39, 40
Lot 41 & 42 Block Subdivision Belle Island

ALTERATIONS & ADDITIONS

Building Permits:
#63495 Mermaid Pools, Inc.: 20'x 60' pool concrete base on concrete piles and gunite walls - approved Dade County Health Dept. 11/4/60 - Serial #SP1-249 $22,000. - 11/4/60. OK Saperstein 3/24/61
#63575 Miami Elevator Co: 2 passenger elevators cap. 1500# 2-15 HP motors-$21,000-11/10/60
#63744 Miami Air Cond: 19.5 ton air conditioner as additional to existing units(Permit #63398)- $5850.00- 11/28/60 OK1/3/61 Plaag
#63886 Claude Neon Sign Co:Flat wall neon sign "Lido Spa Hotel" according to plan attached-$2000-12/13/60
#72675 Gunn and Thompson: Extend roof overhangs - $15,000. - 10/14/64 OK Saperstein 2/5/65
#72874 Lang Roofing Co.: Reroof - $2200. - 11/4/64 OK Jenks 11/6/64
#79076 Amber Fuel, Inc.: One 4,000 Gal. underground fuel oil tank, $400.00. 10/9/67 CITY COUNCIL APPROVAL OCT.4, 1967 FIRE DEPT. PERMIT NO.0126 OK DELANEY ~~xxxx~~ 1/29/68

#42676 Paul Rhyne: 1 Swimming Pool Trap - Nov. 16, 1960 OK 1/4/61 Rothman
Plumbing Permits: #44070 Edwin M. Green: 1 swimming pool traps -- 12/11/63 (12/6/63 - SERial SP-500 Rev.Pool piping

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#56159 Claude Neon Sign Co: 7 Neon Transformers - Dec. 13, 1960
Electrical Permits: #56161 Kammer & Wood: 120 switch outlets, 260 receptacles, 300 light outlets, 350 fixtures, 3 refrigerator outlets, 6 space heaters, 2 water heater outlets, 30 appliance outlets, 12 centers of distribution, 1 service temporary, 1 service equipment, 12 neon transformers, 1 sign outlet, 6 motors(1HP), 4 motors (2-5HP), 4 motors (6-10HP), 2 motors (11-25HP)- Dec. 14, 1960 OK 12/21/60 Nidler
#62107 Astor Elec. Serv.Inc.: 1 meter change - 3/25/65
#63220 Astor Elec. Serv.Inc.: 1 motor, 0-1 hp - 2/8/66

Lot 39, 40, 41, 42 Block Subdivision Belle Island

ALTERATIONS & ADDITIONS

Building Permits:

#80220 Gunn & Thompson Co.: Steel frame building with wood frame roof as per plan - $5,000 - 5/8/68 OKTW 11/5/68

#80415 Evercool Air Conditioning Inc. 650 N.W. 123rd St. Miami, Fla. $6000.00 6/6/68

#83092 - Robert Rossman - Exterior painting pressure cleaning must comply with Ord. #1060 $1,350.00 10/9/69

#09690-Owner-Repair existing concrete slab-$200-9-2-76

#10119-Brady Roofing-Repairs-$500-10-28-76

#89987-Owner-Spa-$5000-11-1-79

#MO-5405--Classic Air Inc.--1 A/C (central) 1 Duct Work--8/27/81

Plumbing Permits: #47632 - Peoples Gas System - 1 gas dryer 3/5/70

#55007-Peoples Gas- meter set(gas)7-6-77

#55292-A & T Plumbing- repair gas leak- 9-30-77

#55354-Pitsch Plumbing- 1 heater 1 gas piping-10-17-77

#58003-A and T Plumbing- pool heater, gas piping to pool heater-12-14-79

Electrical Permits:

#65841 Gil McDonald Elect. 1 Switch Outlet, 1 Light Outlet 4 Receptacles $1.50, 1 Water Heater Outlet $1.50, $3.00

#75895-Tireone Electric- 2 motors, 0-1HP-12-10-79

BUILDING PERMITS CONTINUED #24773 11/22/83 owner redeck dock (planking only) no dimensional changes $500. (double fee)

9842

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: 40 Osborne Ave

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#MO8495 10/14/86 Classic Air - 2 air cond central hotel lobby replacement
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#29308 10/7/86 Gonzalez Bros Marine replace stringer on dock, replace hardware only $150.
#MO8726 1/28/87 Classic Air - 1 air cond central
#30819 - 8-6-87 - Owner - Remove walkway & replace - $5,000.00
#M9378 - Classic Air Inc. - 15 Central Heating, 15 A/C central - 9-21-87

PLUMBING PERMITS

ELECTRICAL PERMITS

#82445 - Tirone Electric Inc. - 1 Motors, 1 15kw strip heater, 1 smole detector, 10-5-87

BUILDING PERMITS: #M8801414 - Classic Air - A/H 12ton A/C central - 9-13-88

#M8800034 - Classic Air - 2-2ton A/C central - 10-5-88

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XXX

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9842

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PLUMBING PERMITS

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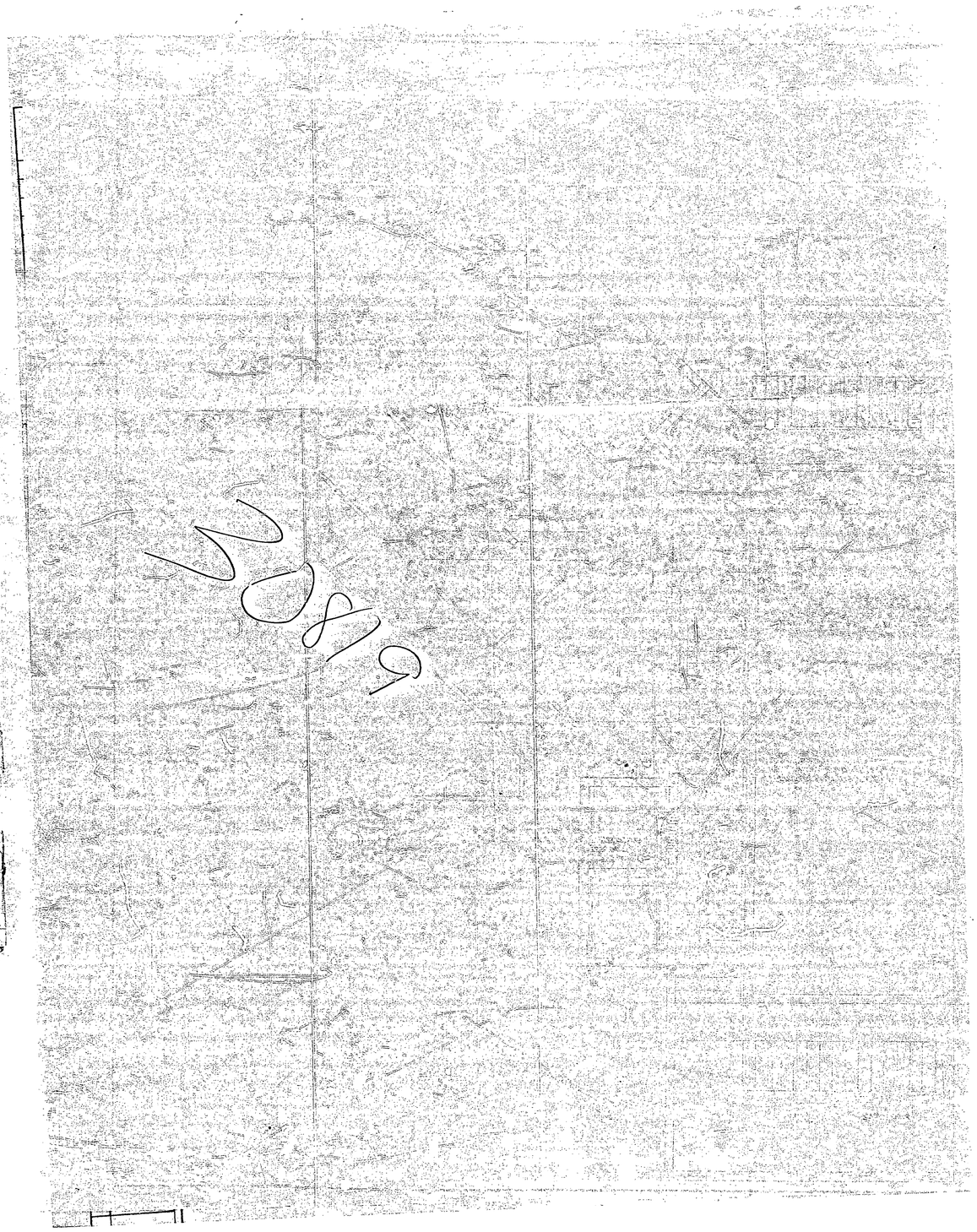

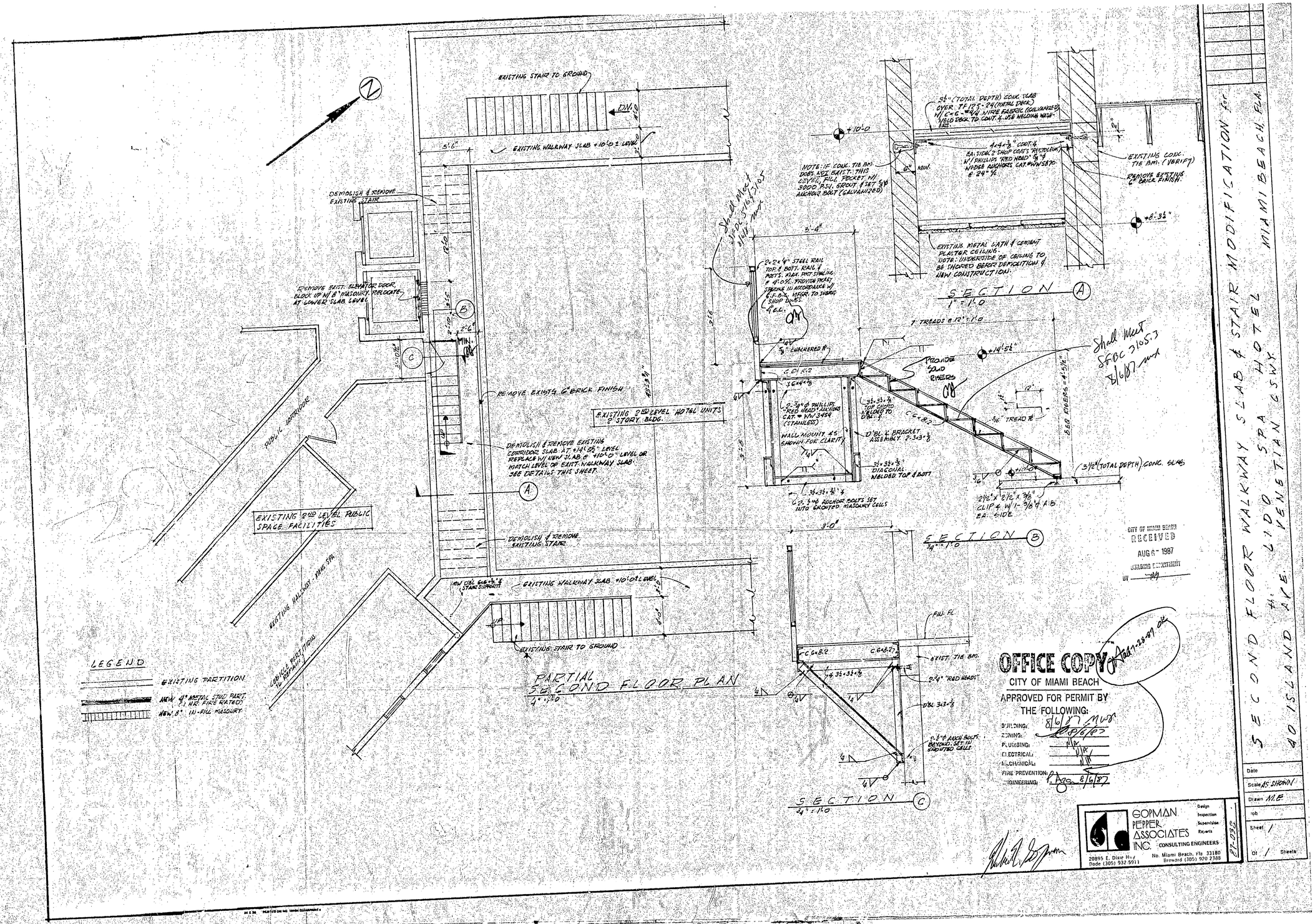
EXISTING STAIR TO GROUND
EXISTING WALKWAY SLAB +10'0" ± LEVEL
DEMOLISH & REMOVE EXISTING STAIR
REMOVE EXIST. ELEVATOR DOOR, BLOCK UP W/ 8" MASONRY. RELOCATE AT LOWER SLAB LEVEL
REMOVE EXIST'G 6" BRICK FINISH
EXISTING 2ND LEVEL HOTEL UNITS 2 STORY BLDG.
DEMOLISH & REMOVE EXISTING CORRIDOR SLAB AT +14'5½" LEVEL REPLACE W/ NEW SLAB @ +10'-2" LEVEL OR MATCH LEVEL OF EXIST. WALKWAY SLAB. SEE DETAILS THIS SHEET.
PUBLIC CORRIDOR
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LOBBY PARTITION BEYOND
LEGEND
EXISTING PARTITION.
NEW 4" METAL STUD PART. 2 HR. FIRE RATED.
NEW 8" IN-FILL MASONRY.
PARTIAL SECOND FLOOR PLAN
4" = 1'-0"
Shall meet SFBC 3105.5 1987 ed.
NOTE: IF CONC. TIE BM DOES NOT EXIST. THIS OPENING FILL POCKET W/ 3000 P.S.I. GROUT & SET 5/8" ANCHOR BOLT (GALVANIZED)
EXISTING METAL LATH & CEMENT PLASTER CEILING. NOTE: UNDERSIDE OF CEILING TO BE SHORED BEFOR DEMOLITION & NEW CONSTRUCTION.
SECTION A
1" = 1'-0"
7 TREADS @ 12" = 1'-0"
PROVIDE SOLID RISERS
Shall meet SFBC 3105.3 1987 ed.
3/16" TREAD ⊥
BEAM RISERS = 4'-5½"
(3½" (TOTAL DEPTH) CONC. SLAB)
SECTION B
3/4" = 1'-0"
SECTION C
3/4" = 1'-0"
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
CITY OF MIAMI BEACH RECEIVED AUG 6 - 1987 BUILDING DEPARTMENT
GOPMAN PEPPER ASSOCIATES INC. CONSULTING ENGINEERS
Design Inspection Supervision Reports
20895 E. Dixie Hwy Dade (305) 932 5911
No. Miami Beach, Fla. 33180 Broward (305) 920 2388
87-052
SECOND FLOOR WALKWAY SLAB & STAIR MODIFICATION for
LIDO SPA HOTEL
40 ISLAND AVE. VENETIAN CSWY MIAMI BEACH, FLA.
Date
Scale AS SHOWN
Drawn M.E.
Job
Sheet 1
Of 1 Sheets

30819

PLANNING & ZONING DEPARTMENT - BUILDING DIVISION

DATE 5/8/62

TO: PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

LEGAL DESCRIPTION Lots 39, 40, 41 & 42 Amended Plat of Belle Isle

LEGAL ADDRESS 40 Island Ave.

TYPE OF BUILDING Recreation Room

A Plan for this building has been submitted to this department. Please list any corrections below and return to L. W. LeGrand.

GARBAGE FACILITIES Approval not required

SANITARY SEWER " " "

WATER " " "

DRAINAGE As shown

GRADES As shown

ENCROACHMENTS - EASEMENTS None

Public Works Dept. Permits required for all work done on City Property

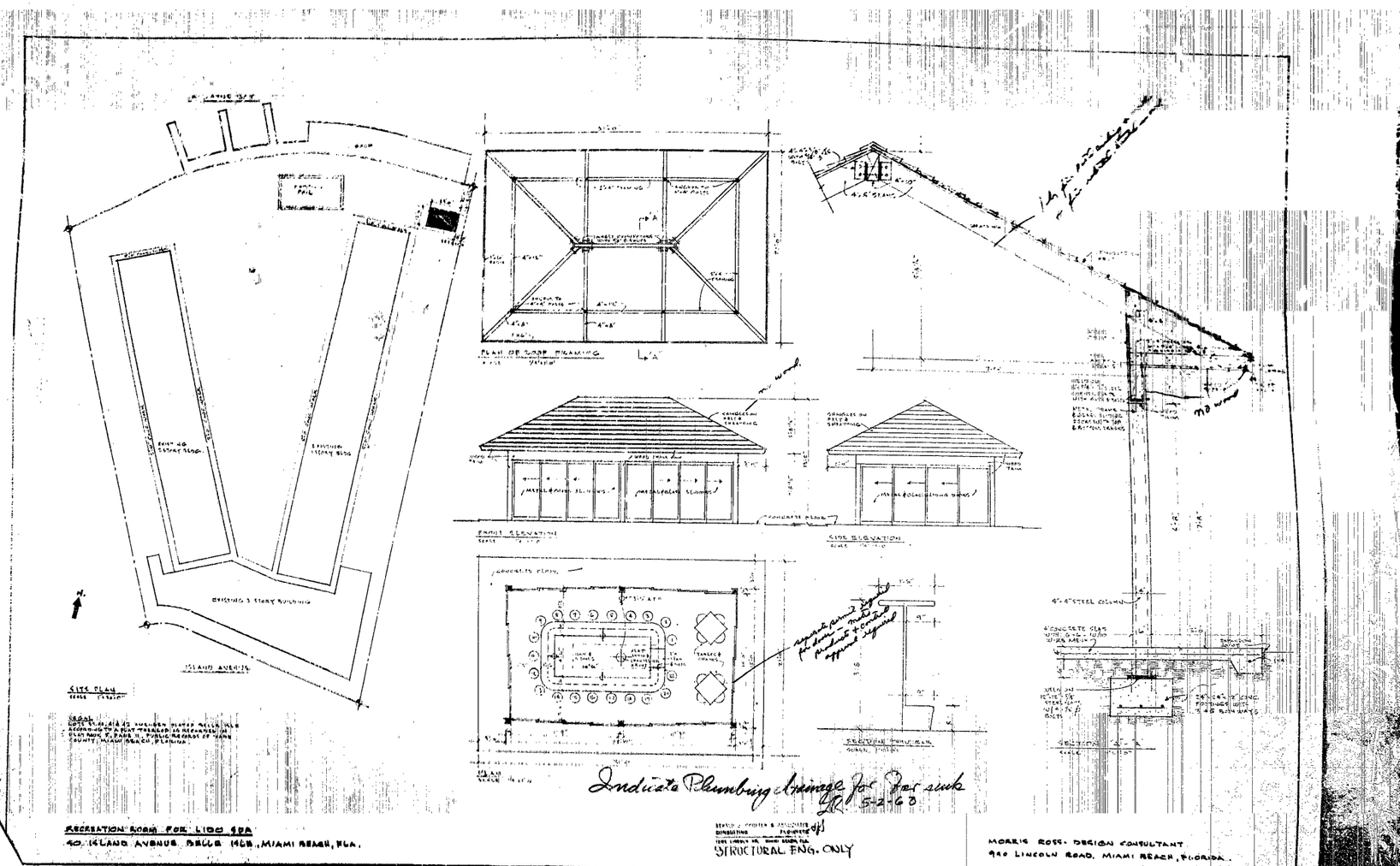
COMMENTS:

J. M. Thompson

OK for permit subject to above corrections

Sent to Bldg. Dept. (DATE) BY Public Works Department

80220 -


EXISTING 3 STORY BUILDING
ISLAND AVENUE
SITE PLAN
PLAN OF ROOF FRAMING
FRONT ELEVATION
SIDE ELEVATION
SECTION THRU POOL
SECTION THRU POOL
Indicate Plumbing drainage for floor sink
RECREATION ROOM FOR LIDO SPA
40 ISLAND AVENUE BELLE MER, MIAMI BEACH, FLA.
STRUCTURAL ENG. ONLY
MORRIS ROSS- DESIGN CONSULTANT
940 LINCOLN ROAD, MIAMI BEACH, FLORIDA.

80220 1-

LASON

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PERMIT

BQ304036

LIDO SPA HOTEL

40 ISLAND AVE, MIAMI BEACH, FL 33139

EAST WING - RENOVATION
PHASE ONE OF CONSTRUCTION

DEVELOPMENT
HotelsAB
295 Lafayette Street, Suite 708, New York, NY 10012
phone: 646.792.6185 fax: 212.219.8027

PROJECT DESIGNER
SHAWN HAUSMAN DESIGN
1285 N. Crescent Hts. Blvd., Los Angeles, CA 90046
phone:323.656.0898 fax: 323.650.4591

ARCHITECTURE
ALISON SPEAR, A.I.A.
180 NE 39th St., SUITE 222, MIAMI, FL 33137
phone:305.438.1200 fax: 305.438.1221

MECHANICAL / ELECTRICAL / PLUMBING
UCI ENGINEERING, INC.
13780 SW.56th Street, Suite 215
Miami, FL. 33175
phone: 305-383-8969 fax: 305-383-9949

CONSTRUCTION
WAHAB CONSTRUCTION, INC.
818 SW 4th Avenue, Upstairs
Miami, FL. 33130
phone: 305-854-8480 fax: 305-854-8490

CODE COMPLIANCE CONSULTANT
R.D. HALE, INC.
7382 Gary Avenue
Miami Beach, FL. 33141
phone: 305-868-9650 fax: 305-868-9648

INDEX OF DRAWINGS

ARCHITECTURE

SHEET NUMBER	SHEET NAME	PRIMARY SET						
A-0.00	INDEX, GENERAL NOTES, SCOPE OF WORK & VICINITY MAP	•						
A-0.01	SITE PLAN - LEGALS OF EGRESS	•						
A-0.02	APPLICABLE SPEC	•						
A-0.03	APPLICABLE SPEC	•						
A-1.00	PROPOSED FLOOR PLANS & ELEVATIONS	•						
A-2.01	ROOM TYPE "1" PLANS, ELEVATIONS & DETAILS	•						
A-2.02	ROOM TYPE "2" PLANS, ELEVATIONS & DETAILS	•						
A-2.03	ROOM TYPE "3" PLANS, ELEVATIONS & DETAILS	•						
A-2.04	ROOM TYPE "4" PLANS, ELEVATIONS & DETAILS - ADA COMPLIANT	•						
A-2.05	ROOM TYPE "5" PLANS, ELEVATIONS & DETAILS - ADA COMPLIANT	•						
A-3.00	ROOM TYPE [illegible]	•						
A-1.00	[illegible] DETAILS	•						

STRUCTURAL ENGINEERING

MECHANICAL & ELECTRICAL ENGINEERING

REFER TO M.E.P. DRAWINGS

SCOPE OF WORK

THE SCOPE OF THE WORK INCLUDES THE RENOVATION OF THE [illegible] NEW FINISHES IN GUESTROOMS [illegible] OF PROGRESS [illegible]

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
LOTS 38, 39, 41 AND 42, OF "AMENDED PLAT OF BELLE ISLE [illegible] PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING SITUATED ON BELLE ISLAND, ON VENETIAN [illegible] CITY OF MIAMI BEACH, FLORIDA.

FOLIO NO.: 02-3235-001-0050

GENERAL NOTES

01- ALL WORK LISTED ON THE CONSTRUCTION DOCUMENT NOTES AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED ON DRAWINGS. IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THE WORK OF ALL SUBCONTRACTORS TO ASSURE ALL CONSTRUCTION SCHEDULES ARE MET.

02- ALL WORK SHALL COMPLY WITH THE REGULATIONS THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLEMENTAL TO ALL LAWS & CODES OF GOVERNMENTAL REGULATING BODIES RELATING TO BUILDINGS. ALL APPLICABLE REQUIREMENTS SPECIFIED IN THESE REGULATIONS SHALL BE FOLLOWED AS THOUGH SPECIALLY NOTED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, THIS SHOULD NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS CAN BE MODIFIED BECAUSE THEY ARE NOT SPECIFICALLY NOTED BY SUCH CODES OF LAWS.

03- ALL DRAWINGS AND NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL.

04- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE OR SHE CANNOT COMPLY WITH ANY AND/OR ALL INCLUDED CONSTRUCTION DOCUMENTS.

05- BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE CONSTRUCTION NOTES AND FIELD CONDITIONS.

06- WHERE THE TERM "APPROVED" OR "APPROVED EQUAL" IS USED IN THE CONSTRUCTION NOTES, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF AND PROPOSED SUBSTITUTE SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL.

07- THE GENERAL CONTRACTOR SHALL FURNISH THE ARCHITECT WITH PROGRESS SCHEDULES FOR ALL PHASES OF CONSTRUCTION.

08- ALL CORRESPONDENCE TO PROFESSIONAL RELATED TO THIS PROJECT, AND TO THE CLIENT SHALL BE FORWARDED IN COPIES TO ALL PARTIES INVOLVED.

09- THE GENERAL CONTRACTOR SHALL SUBMIT FOR APPROVAL ALL SHOP DRAWINGS, SCHEDULES AND FIXTURE CUTS IN TRIPLICATE, ONE COPY IN BERNA FORM. ALL DOCUMENTS MARKED "APPROVED" SHALL SUPERSEDE THE ORIGINALS.

10- ALL SHOP DRAWINGS SHALL BE FILED BY THE GENERAL CONTRACTOR. IN ADDITION, ALL ENGINEERING DRAWINGS SHALL BE FILED BY THE RESPECTIVE ENGINEER/CONTRACTOR.

11- THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS LISTED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND/OR REQUESTING ANY ADDITIONAL DETAIL DRAWINGS NECESSARY TO COMPLETE AND EXPLAIN THE CONSTRUCTION DOCUMENTS AND OBTAIN ALL INFORMATION DEEMED NECESSARY TO PERFORM WORK. IT SHALL BE UNDERSTOOD THAT THE ADDITIONAL DATA SHALL BE CONSIDERED AS FORMING A PART OF THESE DOCUMENTS AS THOUGH SUCH.

12- THE USE OF THE WORDS "SUPPLIED BY OR PROVIDED", IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED AND CONNECTED UNLESS NO REQUIRED (UNLESS OTHERWISE NOTED).

13- THE GENERAL CONTRACTOR [illegible] RESPONSIBLE FOR THE SECURITY AND SAFETY OF THE CONSTRUCTION SITE UNTIL THE SPACE IS TURNED OVER TO THE CLIENT.

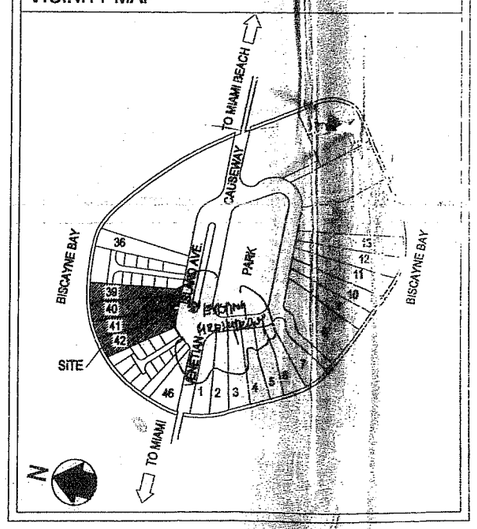
14- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS [illegible] ALL PHASES OF CONSTRUCTION AND AS-BUILT [illegible] CONDITIONS SHALL BE FORWARDED TO THE ARCHITECT UPON PROJECT COMPLETION.

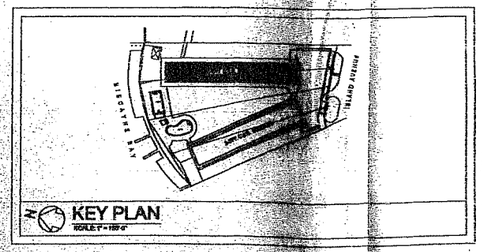
15- UPON JOB COMPLETION, THE GENERAL CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSPECTION FROM THE REQUIRED LOCAL AUTHORITIES AND OTHER CERTIFICATES OF COMPLETION DEMANDED.

16- THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS AND PROTECTION OF PUBLIC STREETS AND SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES.

17 [illegible] TO BE CONSIDERED [illegible]

VICINITY MAP





KEY PLAN
SCALE 1" = 100'-0"

48 HOURS PRIOR TO COMMENCING CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES
Sunshine One-Call 1-800-432-4770
City of Miami Beach 305-673-7080

NOTE:
THE EAST WING IS ONE OF SEVERAL PERMITS BEING ISSUED FOR THIS PROJECT. HOWEVER the means of EGRESS, EXIT DESIGNATION, EXIT ILLUMINATION AND, WHERE APPLICABLE, EMERGENCY LIGHTING will be considered FINAL to FINAL APPROVAL OF THIS PHASE.
[illegible] 8/14/03

[illegible] FIRE ALTERATION
[illegible]
AUG 21 2003
MIAMI-DADE COUNTY
APPROVED

OFFICE
~~JOB~~ COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: [illegible] 7/9/03
ZONING: [illegible] 7/29/03
DRB/HPB:
CONCURRENCY:
PLUMBING: [illegible] 7/28/03
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: [illegible] 7/11/03
ENGINEERING: [illegible] 10/08/03
PUBLIC WORKS:
STRUCTURAL: [illegible] 7/9/03
ACCESSIBILITY: [illegible] 7/9/03
ELEVATOR:
[illegible] Code Section 104.5.3
[illegible] COMPLIANCE

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7086

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PLAN[illegible]S ONLY.

All construction and or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk/swale area conditions (pictures) and/or posting of sidewalk/roadway bonds
(Public Works inspection of the right-of-way will be required prior to final sign-off on the C.O., C.O., or the release of bonds.)

Approved Reviewed By: B. Durall 9/2/03

PROJECT ARCHITECT
ALISON SPEAR, A.I.A.
180 NE 39th St., SUITE 222, MIAMI, FL 33137
305-438-1200 fax 305-438-1221

SEAL
ALISON SPEAR, AIA
ARN 0018980

OWNERSHIP OF DOCUMENTS NOTICE
Drawings and specifications, as instruments of service, are the exclusive property of Alison Spear, [illegible] for which they were [illegible] is standard and constructed [illegible] These documents are not [illegible] to be used by the project owner [illegible] certain or any other purpose [illegible] alterations to the original project [illegible] by written authorization [illegible]

PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 33139

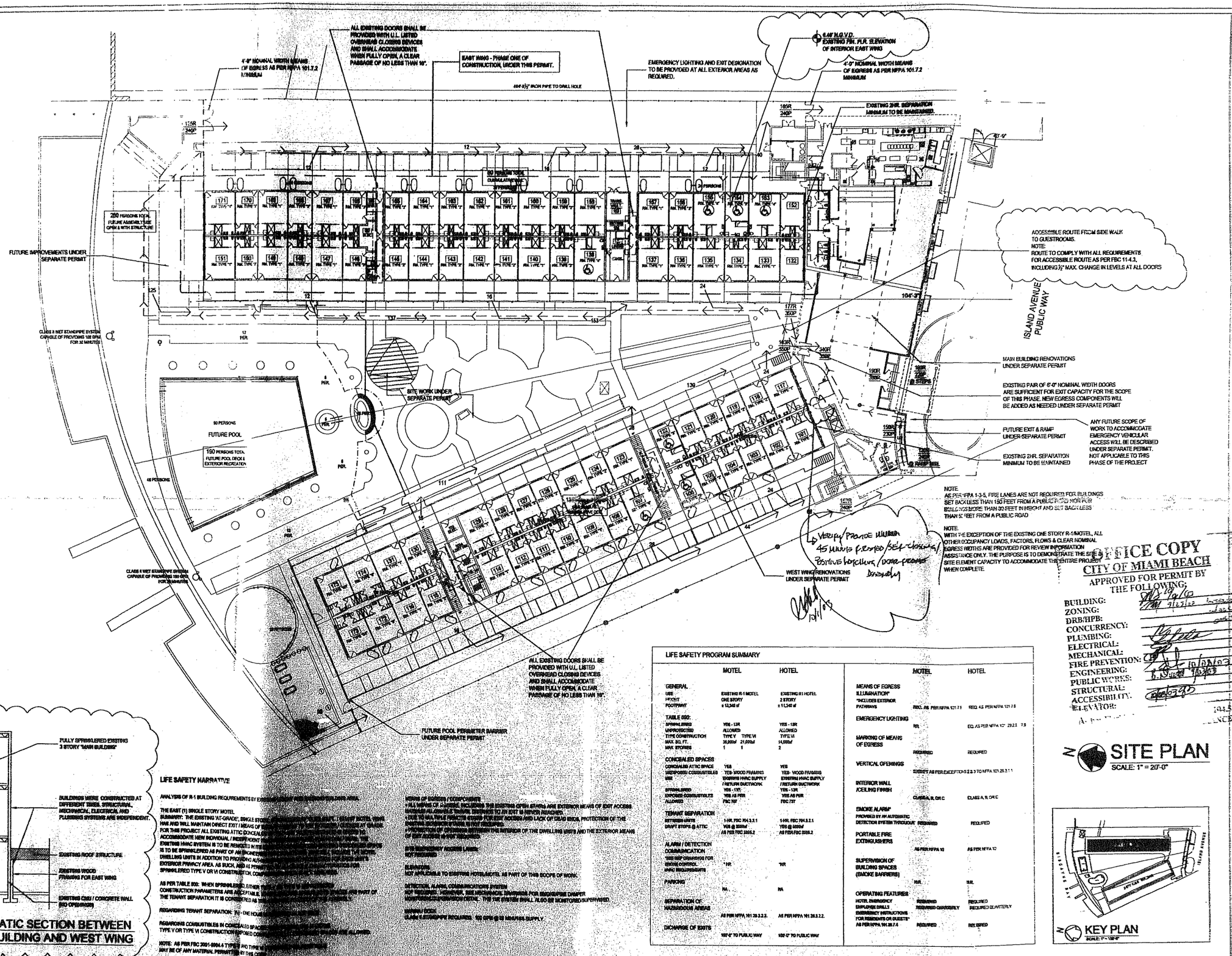
DRAWING TITLE
DWG. INDEX, GENERAL NOTES, LOCATION MAP

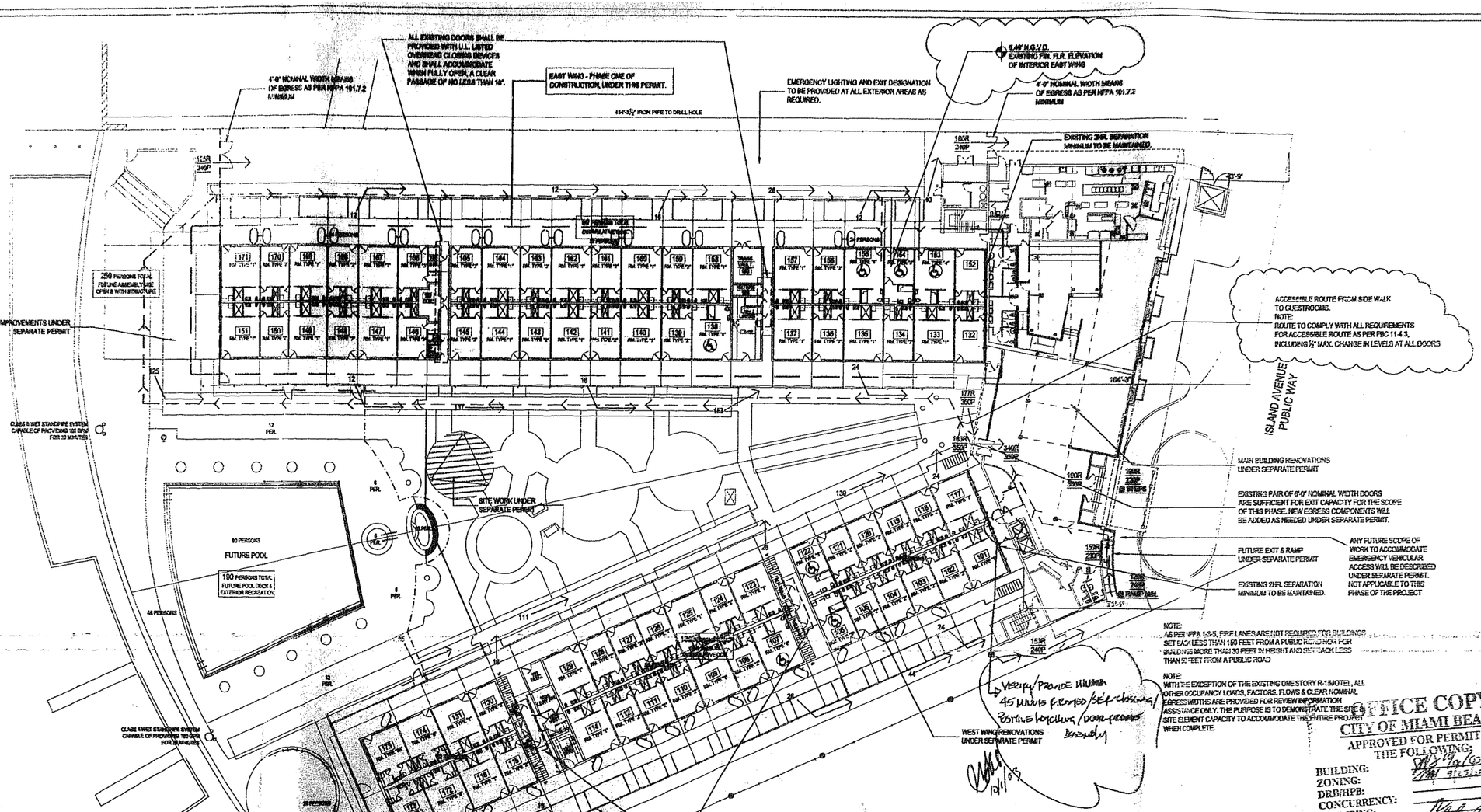
DRAWN BY	S.F.L.
CHECKED BY	A.S.

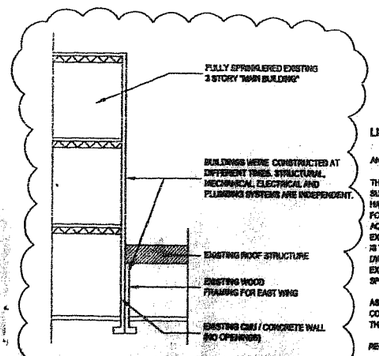
ISSUES

DATE	PERMIT ISSUE
07-02-03	

SHEET NO.
A-0.00


ALL EXISTING DOORS SHALL BE PROVIDED WITH U.L. LISTED OVERHEAD CLOSING DEVICES AND SHALL ACCOMMODATE WHEN FULLY OPEN, A CLEAR PASSAGE OF NO LESS THAN 36".
EAST WING - PHASE ONE OF CONSTRUCTION, UNDER THIS PERMIT.
EMERGENCY LIGHTING AND EXIT DESIGNATION TO BE PROVIDED AT ALL EXTERIOR AREAS AS REQUIRED.
6.48' N.G.V.D. EXISTING FIN. FLR. ELEVATION OF INTERIOR EAST WING
4'-0" NOMINAL WIDTH MEANS OF EGRESS AS PER NFPA 101.7.2 MINIMUM
EXISTING 2HR. SEPARATION MINIMUM TO BE MAINTAINED
FUTURE IMPROVEMENTS UNDER SEPARATE PERMIT
250 PERSONS TOTAL FUTURE AUDITORIUM USE OPEN & WITH STRUCTURE
ACCESSIBLE ROUTE FROM SIDE WALK TO GUESTROOMS.
NOTE:
ROUTE TO COMPLY WITH ALL REQUIREMENTS FOR ACCESSIBLE ROUTE AS PER FBC 11-4.3, INCLUDING 1/2" MAX. CHANGE IN LEVELS AT ALL DOORS
ISLAND AVENUE PUBLIC WAY
CLASS II WET STANDPIPE SYSTEM CAPABLE OF PROVIDING 100 GPM FOR 30 MINUTES
SITE WORK UNDER SEPARATE PERMIT
MAIN BUILDING RENOVATIONS UNDER SEPARATE PERMIT
EXISTING PAIR OF 6'-0" NOMINAL WIDTH DOORS ARE SUFFICIENT FOR EXIT CAPACITY FOR THE SCOPE OF THIS PHASE. NEW EGRESS COMPONENTS WILL BE ADDED AS NEEDED UNDER SEPARATE PERMIT
ANY FUTURE SCOPE OF WORK TO ACCOMMODATE EMERGENCY VEHICULAR ACCESS WILL BE DESCRIBED UNDER SEPARATE PERMIT. NOT APPLICABLE TO THIS PHASE OF THE PROJECT
FUTURE EXIT & RAMP UNDER SEPARATE PERMIT
EXISTING 2HR. SEPARATION MINIMUM TO BE MAINTAINED
80 PERSONS
FUTURE POOL
190 PERSONS TOTAL FUTURE POOL DECK & EXTERIOR RECREATION
40 PERSONS
WEST WING RENOVATIONS UNDER SEPARATE PERMIT
ALL EXISTING DOORS SHALL BE PROVIDED WITH U.L. LISTED OVERHEAD CLOSING DEVICES AND SHALL ACCOMMODATE WHEN FULLY OPEN, A CLEAR PASSAGE OF NO LESS THAN 36".
FUTURE POOL PERIMETER BARRIER UNDER SEPARATE PERMIT
NOTE
AS PER NFPA 1-3-5, FIRE LANES ARE NOT REQUIRED FOR BUILDINGS SET BACK LESS THAN 150 FEET FROM A PUBLIC ROAD NOR FOR BUILDINGS MORE THAN 30 FEET IN HEIGHT AND SET BACK LESS THAN 50 FEET FROM A PUBLIC ROAD
NOTE
WITH THE EXCEPTION OF THE EXISTING ONE STORY R-1 MOTEL, ALL OTHER OCCUPANCY LOADS, FACTORS, FLOWS & CLEAR NOMINAL EGRESS WIDTHS ARE PROVIDED FOR REVIEW INFORMATION ASSISTANCE ONLY. THE PURPOSE IS TO DEMONSTRATE THE SITE & SITE ELEMENT CAPACITY TO ACCOMMODATE THE ENTIRE PROJECT WHEN COMPLETE.
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
SITE PLAN
SCALE: 1" = 20'-0"
KEY PLAN
SCALE: 1" = 10'-0"
FULLY SPRINKLERED EXISTING 3 STORY "MAIN BUILDING"
BUILDINGS WERE CONSTRUCTED AT DIFFERENT TIMES. STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE INDEPENDENT.
EXISTING ROOF STRUCTURE
EXISTING WOOD FRAMING FOR EAST WING
EXISTING CMU / CONCRETE WALL (NO OPENINGS)
SCHEMATIC SECTION BETWEEN MAIN BUILDING AND WEST WING
NTS
LIFE SAFETY NARRATIVE
LIFE SAFETY PROGRAM SUMMARY
MOTEL
HOTEL
GENERAL
USE
HEIGHT
FOOTPRINT
TABLE 600:
SPRINKLERED
UNPROTECTED
TYPE CONSTRUCTION
MAX. SQ. FT.
MAX. STORIES
CONCEALED SPACES
COMBUSTIBLE ATTIC SPACE
DEEPSEED COMBUSTIBLES
USE
SPRINKLERED
EXPOSED COMBUSTIBLES ALLOWED
TENANT SEPARATION
BETWEEN UNITS
DRAFT STOPS @ ATTIC
ALARM / DETECTION COMMUNICATION
FIRE DOOR CHANGES FOR SMOKE CONTROL HVAC REQUIREMENTS
PARKING
SEPARATION OF HAZARDOUS AREAS
DISCHARGE OF EXITS
MEANS OF EGRESS ILLUMINATION* *INCLUDES EXTERIOR PATHWAYS
EMERGENCY LIGHTING
MARKING OF MEANS OF EGRESS
VERTICAL OPENINGS
INTERIOR WALL /CEILING FINISH
SMOKE ALARM*
PROVIDED BY AN AUTOMATIC DETECTION SYSTEM THROUGHOUT
PORTABLE FIRE EXTINGUISHERS
SUPERVISION OF BUILDING SPACES (SMOKE BARRIERS)
OPERATING FEATURES
HOTEL EMERGENCY
EMPLOYEE DRILLS
EMERGENCY INSTRUCTIONS FOR RESIDENTS OR GUESTS*
AS PER NFPA 101.28.7.4
REQUIRED
REQUIRED QUARTERLY
REQUIRED
REQUIRED QUARTERLY
REQUIRED
REQUIRED
REQUIRED





SCHEMATIC SECTION BETWEEN MAIN BUILDING AND WEST WING

N.T.S.

LIFE SAFETY NARRATIVE

ANALYSIS OF R-1 BUILDING REQUIREMENTS BY EXISTING [illegible] BUILDING AREA.

THE EAST (1) SINGLE STORY MOTEL
SUMMARY: THE EXISTING "AT-GRADE", SINGLE STORY [illegible] MOTEL WING HAS AND WILL MAINTAIN DIRECT EXIT / MEANS OF [illegible] AT GRADE FOR THIS PROJECT ALL EXISTING ATTIC CONCEALMENTS [illegible] ACCOMMODATE (NEW INDIVIDUAL / INDEPENDENT) [illegible] EXISTING HVAC SYSTEM IS TO BE REMOVED IN ITS [illegible] IS TO BE SPRINKLERED AS PART OF AN [illegible] DWELLING UNITS IN ADDITION TO PROVIDING AUT[illegible] EXTERIOR PRIVACY AREA, AS BUCK, AND AS PER[illegible] SPRINKLERED TYPE V OR VI CONSTRUCTION, COM[illegible]

AS PER TABLE 602: WHEN SPRINKLERED, EITHER [illegible] CONSTRUCTION PARAMETERS ARE ACCEPTABLE. [illegible] ARE PART OF THE TENANT SEPARATION IT IS CONNECTED AS THE [illegible]

REGARDING TENANT DEPARATION: 1) - ONE HOUR [illegible]

REGARDING COMBUSTIBLES IN CONCEALED SPA[illegible] TYPE V OR TYPE VI CONSTRUCTION EXPOSED COM[illegible] ARE ALLOWED.

NOTE: AS PER FBC 2001-2004 4 TYPE V AND TYPE [illegible] MAY BE OF ANY MATERIAL PERMITTED BY THIS CODE.

MEANS OF EGRESS / COMPONENTS
• ALL MEANS OF EGRESS, INCLUDING THE EXISTING OPEN STAIRS AND EXTERIOR MEANS OF EXIT ACCESS. MAXIMUM ALLOWABLE TRAVEL DISTANCE TO AN EXIT IS NEVER REACHED.
• DUE TO SMALL TRUE REMOTE STAIRS FOR EXIT ACCESS AND LACK OF DEAD ENDS, PROTECTION OF THE EXISTING EXTERIOR STAIRS IS NOT REQUIRED.
• PROTECTION OF EXIT ACCESS FROM THE INTERIOR OF THE DWELLING UNITS AND THE EXTERIOR MEANS OF EXIT ACCESS IS NOT REQUIRED.

SITE WAYFINDING / ACCESS LANES:
NOT REQUIRED

ELEVATORS:
NOT APPLICABLE TO EXISTING HOTEL/MOTEL AS PART OF THIS SCOPE OF WORK.

DETECTION, ALARM, COMMUNICATIONS SYSTEM
NOT REQUIRED. HOWEVER, SEE MECHANICAL DRAWINGS FOR ENGINEERING DAMPER [illegible] DETAIL. THE HM SYSTEM SHALL ALSO BE MONITORED/SUPERVISED.

WATER / SOCK
SOCK: Class II STANDPIPE REQUIRED. 100 GPM @ 30 MINUTES SUPPLY.

LIFE SAFETY PROGRAM SUMMARY

	MOTEL	HOTEL
GENERAL		
USE	EXISTING R-1 MOTEL	EXISTING R1 HOTEL
HEIGHT	ONE STORY	2 STORY
FOOTPRINT	± 13,340 sf	± 11,340 sf
TABLE 600:		
SPRINKLERED	YES - 13R	YES - 13R
UNPROTECTED	ALLOWED	ALLOWED
TYPE CONSTRUCTION	TYPE V TYPE VI	TYPE VI
MAX. SQ. FT.	36,000sf 21,000sf	14,000sf
MAX. STORIES	1 1	2
CONCEALED SPACES		
CONCEALED ATTIC SPACE	YES	YES
NEXPOSED COMBUSTIBLES	YES- WOOD FRAMING	YES- WOOD FRAMING
DUE	EXISTING HVAC SUPPLY / RETURN DUCTWORK	EXISTING HVAC SUPPLY / RETURN DUCTWORK
SPRINKLERED	YES - 13R	YES - 13R
EXPOSED COMBUSTIBLES	YES AS PER	YES AS PER
ALLOWED	FBC 707	FBC 707
TENANT SEPARATION		
BETWEEN UNITS	1-HR. FBC 704.3.2.1	1-HR. FBC 704.3.2.1
DRAFT STOPS @ ATTIC	YES @ 3000sf AS PER FBC 2905.2	YES @ 3000sf AS PER FBC 2905.2
ALARM / DETECTION COMMUNICATION *SEE MEP DRAWINGS FOR SMOKE CONTROL HVAC REQUIREMENTS	*NR	*NR
PARKING	NA	NA
SEPARATION OF HAZARDOUS AREAS	AS PER NFPA 101 28.3.2.2.	AS PER NFPA 101 28.3.2.2.
DISCHARGE OF EXITS	100'-0" TO PUBLIC WAY	100'-0" TO PUBLIC WAY

	MOTEL	HOTEL
MEANS OF EGRESS ILLUMINATION* *INCLUDES EXTERIOR PATHWAYS	REQ. AS PER NFPA 101 7.8	REQ. AS PER NFPA 101 7.8
EMERGENCY LIGHTING	NR	REQ. AS PER NFPA 101 28.2.8 - 7.9
MARKING OF MEANS OF EGRESS	REQUIRED	REQUIRED
VERTICAL OPENINGS	EXEMPT AS PER EXCEPTIONS 8.6.3 TO NFPA 101 28.3.1.1	
INTERIOR WALL & CEILING FINISH	CLASS A, B, OR C	CLASS A, B, OR C
SMOKE ALARM* PROVIDED BY AN AUTOMATIC DETECTION SYSTEM THROUGHOUT	REQUIRED	REQUIRED
PORTABLE FIRE EXTINGUISHERS	AS PER NFPA 10	AS PER NFPA 10
SUPERVISION OF BUILDING SPACES (SMOKE BARRIERS)	N.R.	N.R.
OPERATING FEATURES		
HOTEL EMERGENCY	REQUIRED	REQUIRED
EMPLOYEE DRILLS	REQUIRED QUARTERLY	REQUIRED QUARTERLY
EMERGENCY INSTRUCTIONS FOR RESIDENTS OR GUESTS* AS PER NFPA 101 28.7.4	REQUIRED	REQUIRED

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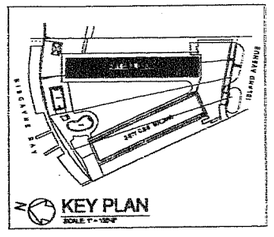
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

SITE PLAN

SCALE: 1" = 20'-0"



KEY PLAN

SCALE: 1" = 100'-0"

PROJECT ARCHITECT
ALISON SPEAR, A.I.A.
180 NE 39th St., SUITE 222, MIAMI, FL 33137
305-438-1200 fax 305-438-1221

SEAL
ALISON SPEAR, AIA
AR# 0010660

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PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 33139

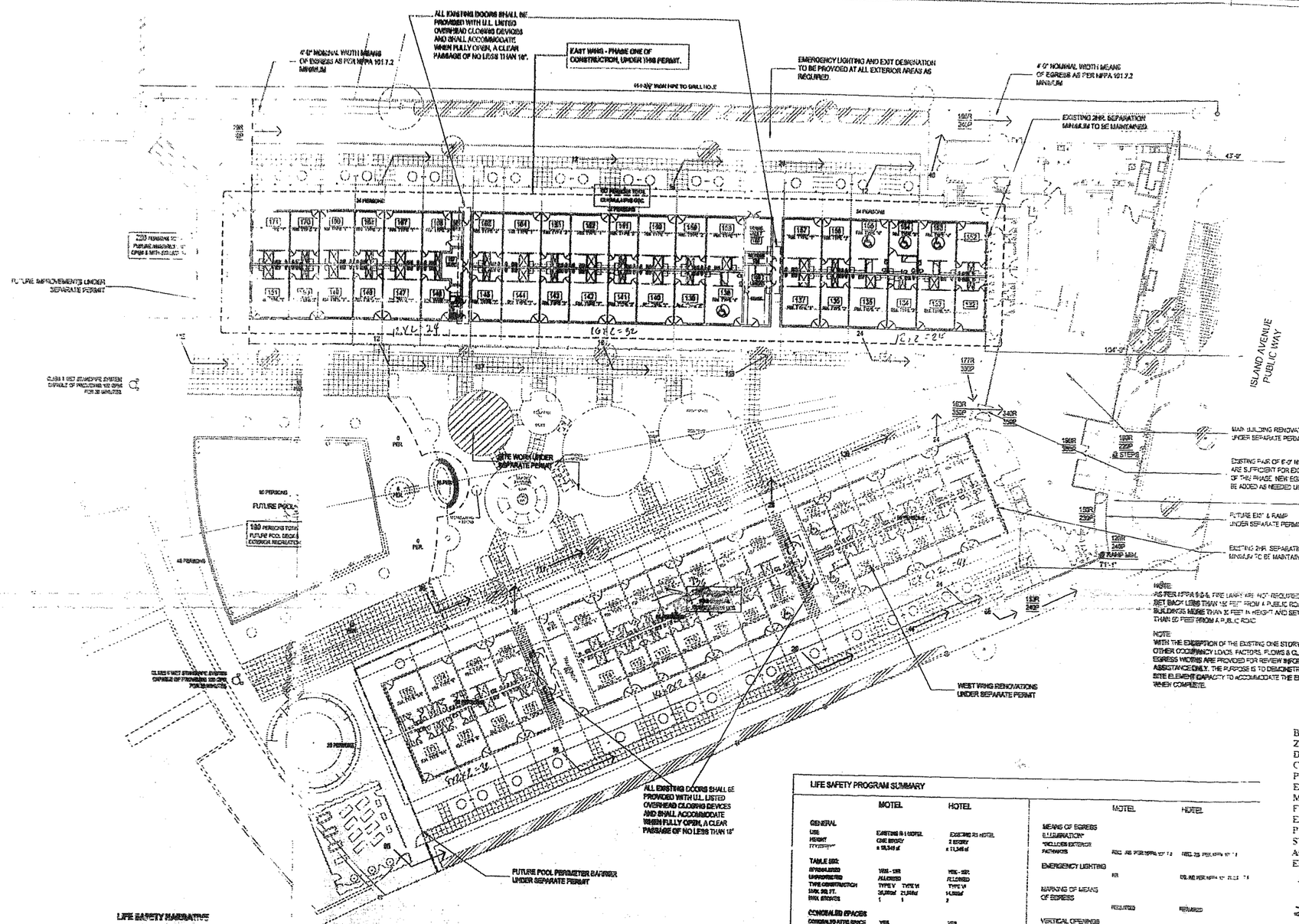
DRAWING TITLE
SITE PLAN - LOCATION SKETCH

DRAWN BY B.F.I.
CHECKED BY A.S.

ISSUES

07-02-03	PERMIT ISSUE
09-27-03	REVISION PER DEPT. COMMTS

SHEET NO.
A-0.01



NOTE:
AS PER NFPA 5-6.4, FIRE LAMPS ARE NOT REQUIRED FOR BUILDINGS SET BACK LESS THAN 15 FEET FROM A PUBLIC ROAD NOR FOR BUILDINGS MORE THAN 30 FEET IN HEIGHT AND SET BACK LESS THAN 30 FEET FROM A PUBLIC ROAD

NOTE:
WITH THE EXCEPTION OF THE EXISTING ONE STORY R-1 MOTEL, ALL OTHER OCCUPANCY LOADS, FACTORS, FLOWS & CLEAR NOMINAL EGRESS WIDTHS ARE PROVIDED FOR REVIEW INFORMATION ASSISTANCE ONLY. THE PURPOSE IS TO DEMONSTRATE THE SITE'S SITE ELEMENT CAPACITY TO ACCOMMODATE THE ENTIRE PROJECT WHEN COMPLETE.

LIFE SAFETY NARRATIVE

ANALYSIS OF R-1 BUILDING REQUIREMENTS BY EXISTING HEIGHT AND EXISTING BUILDING AREA

THE EAST (1) SINGLE STORY MOTEL
SUMMARY: THE EXISTING 1ST GRADE, SINGLE STORY, APPROXIMATELY 10,000 SQ.FT. (40 UNIT MOTEL WING HAS AND WILL MAINTAIN DIRECT EXIT / MEANS OF ESCAPE ACCESS TO THE EXTERIOR / AT GRADE. FOR THIS PROJECT ALL EXISTING ATTIC CONCEALED SPACES [illegible] TO BE [illegible] TO ACCOMMODATE FUTURE INDIVIDUAL / INDEPENDENT HVAC CONSTRUCTION FOR [illegible] UNITS. THE [illegible] TO BE REMOVED IN FIRE SEVERITY, [illegible] PART OF AN ENGINEERED [illegible] SYSTEM THAT [illegible] PROVIDING [illegible] AREAS, AS SUCH, AND AS PERMITTED BY [illegible] FOR SPRINKLERED TYPE V OR VI CONSTRUCTION, COMPARTMENTATION IS NOT REQUIRED.

AS PER TABLE 508: WHEN SPRINKLERED, EITHER TYPE V OR TYPE VI UNPROTECTED CONSTRUCTION PARAMETERS ARE ACCEPTABLE WHERE [illegible] SPRINKLERED SPACES ARE PART OF THE TENANT SEPARATION IT IS CONSIDERED AS THE AREA OF THE PORTION OF THE ASSEMBLY.

REGARDING TENANT SEPARATION: H) - ONE HOUR IS REQUIRED IN ANY CASE

REGARDING COMBUSTIBLES IN CONCEALED SPACES: WITH SPRINKLERS IN EITHER TYPE V OR TYPE VI CONSTRUCTION EXPOSED COMBUSTIBLES IN CONCEALED SPACES ARE ALLOWED.

NOTE: AS PER FBC 2001 603.4 TYPE V AND TYPE VI CONSTRUCTION, PARTITIONS MAY BE OF ANY MATERIAL PERMITTED BY THIS CODE.

MEANS OF EGRESS / COMPONENTS
- ALL MEANS OF EGRESS, INCLUDING THE EXISTING OPEN STAIRS [illegible] MEANS OF EXIT ACCESS, MAXIMUM ALLOWABLE TRAVEL DISTANCE TO AN EXIT IS NEVER REACHED.
- DUE TO MULTIPLE REMOTE STAIRS FOR EXIT ACCESS AND LACK OF DEAD ENDS, PROTECTION OF THE EXISTING EXTERIOR STAIRS IS NOT REQUIRED.
- PROTECTION OF OPENINGS BETWEEN THE INTERIOR OF THE DWELLING UNITS AND THE EXTERIOR MEANS OF EXIT ACCESS IS NOT REQUIRED.

SITE EMERGENCY ACCESS LANES:
NOT REQUIRED

ELEVATORS:
NOT APPLICABLE TO EXISTING HOTEL/MOTEL. AS PART OF THIS SCOPE OF WORK.

DETECTION, ALARM, COMMUNICATIONS SYSTEMS:
NOT REQUIRED. HOWEVER, DUE MECHANICAL DRAWINGS FOR SMOKE/FIRE DAMPER MONITORING/SUPERVISION INSTALL. THE FIRE SYSTEM SHALL ALSO BE MONITORED/SUPERVISED.

MARINA / DOCK:
CLASS II STANDPIPE REQUIRED. 100 GPM @ 30 MINUTES SUPPLY.

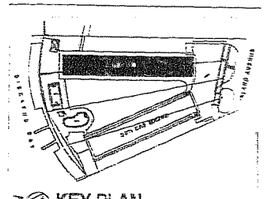
LIFE SAFETY PROGRAM SUMMARY

	MOTEL	HOTEL
GENERAL		
USE	EXISTING R-1 MOTEL	EXISTING R1 HOTEL
HEIGHT	ONE STORY	2 STORY
FT X [illegible]	± 10,340 sf	± 11,340 sf
TABLE 503:		
SPRINKLERED	YES - 13R	YES - 13R
UNPROTECTED	ALLOWED	ALLOWED
TYPE CONSTRUCTION	TYPE V TYPE VI	TYPE VI
MAX. 300 FT.	30,000sf 21,000sf	14,000sf
MAX. STORIES	1 1	2
CONCEALED SPACES:		
COMBUSTIBLE ATTIC SPACE	YES	YES
PROTECTED COMBUSTIBLES USE	YES - WOOD FRAMING EXISTING HVAC SUPPLY / RETURN DUCTWORK	YES - WOOD FRAMING CONDITIONING SUPPLY / RETURN DUCTWORK
SPRINKLERED	YES - 13R	YES - 13R
EXPOSED COMBUSTIBLES ALLOWED	YES AS PER FBC 708	YES AS PER FBC 708
TENANT SEPARATION		
BETWEEN UNITS	1-HR, FBC 704.3.2.1	1-HR, FBC 704.3.2.1
DRAFT STOPS @ ATTIC	YES @ 3000sf AS PER FBC 708.5.2	YES @ 3000sf AS PER FBC 708.5.2
ALARM / DETECTION COMMUNICATION		
*SEE SEP DRAWINGS FOR SMOKE CONTROL HVAC MONITORING	*NR	*NR
PARKING	NA	NA
SEPARATION OF HAZARDOUS AREAS	AS PER NFPA 101 20.3.2.2.	AS PER NFPA 101 20.3.2.2.
DISCHARGE OF EXITS	120'-0" TO PUBLIC WAY	120'-0" TO PUBLIC WAY

	MOTEL	HOTEL
MEANS OF EGRESS ILLUMINATION* *INCLUDES EXTERIOR PATHWAYS	REQ. AS PER NFPA 101 7.8	REQ. AS PER NFPA 101 7.8
EMERGENCY LIGHTING	NR	REQ. AND PER NFPA 101 7.9.1.1 7.9
MARKING OF MEANS OF EGRESS	REQUIRED	REQUIRED
VERTICAL OPENINGS	EXISTING AS PER CODE AT THE TIME OF CONSTRUCTION	[illegible]
INTERIOR WALL / CEILING FINISH	CLASS A, B, OR C	CLASS A, B, OR C
SMOKE ALARM PROVIDED BY AUTOMATIC DETECTION SYSTEM THROUGHOUT	NOT REQUIRED	REQUIRED
PORTABLE FIRE EXTINGUISHERS	AS PER NFPA 10	AS PER NFPA 10
SUPERVISION OF BUILDING SPACES (SMOKE BARRIERS)	NR	NR
OPERATING FEATURES		
HOME EMERGENCY	REQUIRED	REQUIRED
EMPLOYEE DRILLS	REQUIRED QUARTERLY	REQUIRED QUARTERLY
EMERGENCY INSTRUCTIONS FOR RESIDENTS OR GUESTS* AS PER NFPA 101 26.1.4	REQUIRED	REQUIRED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida [illegible]
REVIEWED FOR [illegible]

SITE PLAN
SCALE: 1" = 20'-0"



KEY PLAN

PROJECT ARCHITECT
ALISON SPEAR, A.I.A.
180 NE 39th St. SUITE 222, MIAMI, FL 33137
305-436-1200 fax 305-436-1221

SEAL

ALISON SPEAR AIA

PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 33139

DRAWING TITLE
SITE PLAN - LOCATION SKETCH

DRAWN BY S.F.L.
CHECKED BY A.S.
ISSUES
DATE PERMIT ISSUE

SHEET NO.
A-0.01

SCOPE of NFPA 1:
The scope of NFPA 1 applicable to the Lido Spa Project includes, but is not limited to, the following:
• Inspections
• Review of design and construction plans, drawings, and specifications for life safety systems, fire protection systems, access, water supplies, processes, and hazardous materials and other fire and life safety issues
• Existing occupancies and conditions, the design and construction of new buildings, remodeling of existing buildings, and additions to existing buildings
• Design, alteration, modification, construction, maintenance, and testing of fire protection systems and equipment
• Access requirements for fire department operations
• Hazards from outside fires in vegetation, trash, building debris, and other materials
• Interior finish, decorations, furnishings, and other combustibles that contribute to fire spread, fire load, and smoke production

PURPOSE of NFPA 1:
The purpose of NFPA 1 applicable to the Lido Spa is to prescribe minimum requirements necessary to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions.

APPLICATION of NFPA 1:
The application of NFPA 1 related to the Lido Spa is that it shall apply to both new and existing conditions. NFPA

CONFLICTS with NFPA 1:
Where a requirement differs between this NFPA 1 and a referenced document, the requirement of this Code shall apply.
Where a conflict between a general requirement and a specific requirement occurs, the specific requirement shall apply.
Multiple Occupancies. Where two or more classes of occupancy occur in the same building or structure and are so intermingled that separate safeguards are impracticable, means of egress facilities, construction, protection, and other safeguards shall comply with the most restrictive fire safety requirements of the occupancies involved.
Buildings. Buildings permitted for construction after the adoption of this Code shall comply with the provisions stated herein for new buildings. Buildings in existence or permitted for construction prior to the adoption of this Code shall comply with the provisions stated herein or referenced for existing buildings.
Repairs, renovations, alterations, reconstruction, change of occupancy, and additions to buildings shall conform with NFPA 101®, Life Safety Code®, and the adopted building code of the jurisdiction.
Newly introduced equipment, materials, and operations regulated by this Code shall comply with the requirements for new construction or processes.

EQUIVALENCIES, ALTERNATIVES, AND MODIFICATIONS:
Equivalencies: Provided technical documentation is submitted to the AHJ for demonstration, equivalency systems, methods, and / or devices deemed equivalent to the intended purpose may be accepted and approved.
Alternatives: The specific requirements of this Code shall be permitted to be altered by the AHJ to allow alternative methods that will secure equivalent fire safety, but in no case shall the alternative afford less fire safety than, in the judgment of the AHJ, that which would be provided by compliance with the provisions contained in this Code. NFPA
Modifications: The AHJ is authorized to modify any of the provisions of this Code upon application in writing by the owner, a lessee, or a duly authorized representative where there are practical difficulties in the way of carrying out the provisions of the Code, provided that the intent of the Code shall be complied with, public safety secured, and substantial justice done.
Buildings with equivalency, alternative or modification approved by the AHJ shall be considered as conforming with this Code

DEFINITIONS:
Approved. Acceptable to the authority having jurisdiction.
Authority Having Jurisdiction (AHJ). The organization, office, or individual responsible for approving equipment, materials, an installation, or a procedure.
Code. A standard that is an extensive compilation of provisions covering broad subject matter or that is suitable for adoption into law independently of other codes and standards.
Guide. A document that is advisory or informative in nature and that contains only nonmandatory provisions. A guide may contain mandatory statements such as when a guide can be used, but the document as a whole is not suitable for adoption into law. Recommended Practice. A document that is similar in content and structure to a code or standard but that contains only nonmandatory provisions using the word "should" to indicate recommendations in the body of the text.
Shall. Indicates a mandatory requirement.
Should. Indicates a recommendation or that which is advised but not required.
Access Box. An approved secure box, accessible by the authority having jurisdiction's master key or control, containing entrance keys or other devices to gain access to a structure or area.
Addition. An increase in the building area, aggregate floor area, height or number of stories of a structure.
Alternative. A system, condition, arrangement, material, or equipment submitted for approval to the authority having jurisdiction and the fire chief as a substitute for a code requirement.
ANSI/ASME. The designation for American National Standards Institute publication, sponsored and published by the American Society of Mechanical Engineers.
Existing Building. A building erected or officially authorized prior to the effective date of the adoption of this edition of the Code by the agency or jurisdiction.
Common Path of Travel. The portion of exit access that must be traversed before two separate and distinct paths of travel to two exits are available.
Fire Compartment. A space within a building that is enclosed by fire barriers on all sides, including the top and bottom.
Smoke Compartment. A space within a building enclosed by smoke barriers on all sides, including the top and bottom.
Construction Documents. Documents that consist of scaled design drawings and specifications for the purpose of construction of new facilities or modification to existing facilities.
Existing. That which is already in existence on the date this edition of the Code goes into effect.
Existing Condition. A situation, circumstance, or physical makeup of any structure, premise, or process that was ongoing or in effect prior to the adoption of this Code. NFPA 1, 2000
Flame Spread. The propagation of flame over a surface.
Flame Spread Rating. The comparative performance of fire travel over the surface of a material when tested in accordance with the provisions of NFPA 255, Standard Method of Test of Surface Burning Characteristics of Building Materials
Noncombustible Material. A material that, in the form in which it is used and under the conditions anticipated, will not ignite, burn, support combustion, or release flammable vapors when subjected to fire or heat. Materials that are reported as passing ASTM E 136, Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C, shall be considered noncombustible materials.
Means of Egress. A continuous and unobstructed way of travel from any point in a building or structure to a public way consisting of three separate and distinct parts: (1) the exit access, (2) the exit, and (3) the exit discharge.
Means of Escape. A way out of a building or structure that does not conform to the strict definition of means of egress but does provide an alternate way out.
Mezzanine. An intermediate level between the floor and the ceiling of any room or space.
Occupancy. The purpose for which a building or portion thereof is used or intended to be used.
Assembly Occupancy. An occupancy (1) used for a gathering of 50 or more persons for deliberation, worship, entertainment, eating, drinking, amusement, awaiting transportation, or similar uses; or (2) used as a special amusement building, regardless of occupant load.
Hotel. A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons and primarily used by transients for lodging with or without meals.
Public Way. A street, alley, or other similar parcel of land essentially open to the outside air deeded, dedicated, or otherwise permanently appropriated to the public for public use and having a clear width and height of not less than 120 in. (3050 mm).
Smoke Barrier. A continuous membrane, or a membrane with discontinuities created by protected openings, where such membrane is designed and constructed to restrict the movement of smoke.
Smoke Partition. A continuous membrane that is designed to form a barrier to limit the transfer of smoke.
Fire Alarm System. A system or portion of a combination system that consists of components and circuits arranged to monitor and annunciate the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.
Fire Protection System. Any fire alarm device or system or fire extinguishing device or system, or their combination, that is designed and installed for detecting, controlling, or extinguishing a fire or otherwise alerting occupants, or the fire department, or both, that a fire has occurred.
Standpipe System. An arrangement of piping, valves, hose connections, and allied equipment installed in a building or structure, with the hose connections located in such a manner that water can be discharged in streams or spray patterns through attached hose and nozzles, for the purpose of extinguishing a fire, thereby protecting a building or structure and its contents in addition to protecting the occupants. This is accomplished by means of connections to water supply systems or by means of pumps, tanks, and other equipment necessary to provide an adequate supply of water to the hose connections.

GENERAL REQUIREMENTS:
The goals of NFPA 1 are to provide a reasonable level of safety, property protection, and public welfare from the hazards created by fire, explosion, and other hazardous conditions.

The fire protection methods of this Code shall assume that there will not be multiple simultaneous fire incidents.
The single fire source assumption shall not preclude the evaluation of multiple design fire scenarios.

FUNDAMENTAL REQUIREMENTS:
Every new and existing building or structure shall be constructed, arranged, equipped, maintained, and operated in accordance with this Code so as to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion, and other hazardous conditions.
Life Safety Code. Every new and existing building shall comply with this Code and NFPA 101®, Life Safety Code®.
Building Code. Where a building code has been adopted, all new construction shall comply with this Code and with the building code adopted by the AHJ.
Interior Finish.
Interior finish in buildings and structures shall meet the requirements of NFPA 101®, Life Safety Code®, and this Code.
Furnishings, Contents, Decorations, and Treated Finishes.
Furnishings, contents, decorations, and treated finishes in buildings and structures shall meet the requirements of NFPA 101® ®, Life Safety Code®, and this Code.
Smoke Partitions.
Where required elsewhere in this Code, smoke partitions shall be provided to limit the transfer of smoke. **Note: Not required for the Lido Spa Project.**

Smoke Dampers. Where a smoke barrier is penetrated by a duct or air-transfer opening, a smoke damper designed and tested in accordance with the requirements of UL 555S shall be installed. Where a smoke barrier is also constructed as a fire barrier, a combination fire/smoke damper designed and tested in accordance with the requirements of UL 555 and UL 555S shall be installed
Smoke Damper Exemptions. Smoke dampers shall not be required under any of the following conditions:

(1) Where specifically exempted by provisions in Chapter 12 through Chapter
(2) Where ducts or air-transfer openings are part of an engineered smoke 42 of NFPA 101control system
(3) Where the air in ducts continues to move and the air-handling system installed is arranged to prevent recirculation of exhaust or return air under fire emergency conditions
(4) Where the air inlet or outlet openings in ducts are limited to a single smoke compartment
(5) Where ducts penetrate floors that serve as smoke barriers

Air-conditioning, heating, ventilating ductwork, and related equipment, including smoke dampers and combination fire and smoke dampers, shall be installed in accordance with NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems.
Standpipe Systems. Not required for this project.
Automatic sprinkler protection. Not required for this project.
Fire Alarm, Detection, and Communications Systems. Not required for this project.

SCOPE of NFPA 101:
The scope of NFPA applicable to the Lido Spa includes, but is not limited to Chapter 29 - Existing Hotels and Dormitories. **Note:** The 3-story mixed use structure requirements are listed independently and elsewhere in these drawings.

GENERAL REQUIREMENTS
Application of Chapter 29:
The requirements of this chapter apply to existing buildings or portions thereof currently occupied as hotel or dormitory occupancies. The term hotel, wherever used in this Code, shall include a hotel, inn, club, motel, bed and breakfast, or any other structure meeting the definition of hotel.

Definitions:
Guest Room: An accommodation combining living, sleeping, sanitary, and storage facilities within a compartment.
Guest Suite: An accommodation with two or more contiguous rooms comprising a compartment, with or without doors between such rooms, that provides living, sleeping, sanitary, and storage facilities.
Hotel: A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons and primarily used by transients for lodging with or without meals.

Classification of Occupancy: Hotel

Classification of Hazard of Contents: Ordinary

Classification of Contents for The Purpose of Sprinkler Design: Light

Minimum Construction Requirements: None

Occupant Load Factors:

Use	ft2† (per person)
Assembly Use	
Concentrated use, without fixed seating	7 net
Less concentrated use, without fixed seating	15 net
Bench-type seating	1 person/18 linear in.
Fixed seating	Number of fixed seats
Kitchens	100
Swimming pools	50 - of water surface
Swimming pool decks	30
Exercise rooms with equipment	50
Exercise rooms without equipment	15
Residential Use	
Hotels	200
Business Use	100

† All factors expressed in gross area unless marked "net".
‡ Not applicable. The occupant load shall be not less than the maximum probable number of occupants present at any time.

MEANS OF EGRESS REQUIREMENTS
General.
Means of egress from guest rooms or guest suites to the outside of the building shall be in accordance with Chapter 7 of NFPA 101.
Means of escape within the guest room or guest suite shall comply with the provisions of NFPA 101 - Section 24.2 for one- and two-family dwellings. For the purpose of application of the requirements of Chapter 24, the terms guest room and guest suite shall be synonymous with the terms dwelling or living unit.

Means of Egress Components.
Doors. General.
Shall comply with 7.2.1
No door in any means of egress shall be locked against egress when the building is occupied.

Exception: Delayed-egress locks complying with 7.2.1.6.1 shall be permitted, provided that not more than one such device is located in any one egress path.

Exception: Access-controlled egress doors complying with 7.2.1.6.2 shall be permitted.

Locks, if provided, are not to require the use of a key, a tool, or special knowledge or effort for operation from the egress side of the building. This requirement prohibits double-cylinder locks and chain locks that require a key to operate the door from the inside and requires the use of a simple operation to open a door; locks that require two-handed knobs and similar operations are prohibited.

Hotel room doors provide security for the occupants in the room. Recognizing this additional function, Chapter 7 permits the use of security chains or rods, as well as locks, on hotel room doors and also permits releasing devices in addition to the doorknob or lever. Two additional actions are permitted in existing buildings.

Doors. Width.
Minimum Width.
Door openings in means of egress shall be not less than 32 in. (81 cm) in clear width.

Exception No. 1: N.A.

Exception No. 2: Doors serving a building or portion thereof not required to be accessible to persons with severe mobility impairments shall be permitted to be 28 in. in door leaf width.

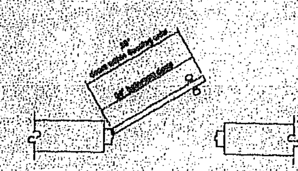
Exception No. 3: In existing buildings, the existing door leaf width shall be not less than 28 in.

Exception No. 4: N.A.

Exception No. 5: This requirement shall not apply to interior doors as provided in Chapter 24.
Chapter 24 - one- and two-family dwellings.
Doors in the path of travel of a means of escape shall be not less than 28 in. wide.

Exception: Bathroom doors shall be not less than 24 in. wide.

Note: Although Chapter 7 requires 32-in. clear width doors in new construction and 28-in. wide doors in existing buildings, 24.2.4.1 allows the use of 28-in. wide doors [24 in. for bathrooms] in both new and existing buildings. This measurement, as illustrated in Exhibit 24.5,



is a leaf width measurement of the door, not a clear width measurement of the door opening. This requirement applies to doors in one- and two-family dwellings and within the guest rooms and guest suites of lodging and rooming houses, hotels and dormitories, and dwelling units of apartment buildings.

Doors shall be not less than 6 ft 6 in. in nominal height.
Every closet door latch shall be such that children can open the door from inside the closet.
Every bathroom door shall be designed to allow opening from the outside during an emergency when locked.
Doors shall be swinging or sliding.
No door in any means of escape shall be locked against egress when the building is occupied. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.
It is the intent of this requirement that security measures, where installed, do not prevent egress.

Stairs:
Stairs complying with 7.2.2 shall be permitted.
Note: The Existing Outside stairs adjacent to the hotel / motel buildings at the Lido Spa are unprotected and are considered part of the exit access where serving occupants of the second floor, with the user reaching the exit and exit discharge simultaneously at the base of the last stair flight.

Existing stairs shall comply with the following:

Feature	Class A	Class B
Minimum width	44 in.	44 in.
36 in. where total occupant load of all stories served by stairways is fewer than 50		
Maximum height of risers	7 1/2 in.	8 in.
Minimum tread depth	10 in.	9 in.
Minimum headroom	6 ft 8 in.	6 ft 8 in.
Maximum height between landings	12 ft	12 ft

Smokeproof Enclosures / Horizontal Exits: N.A.

Ramps: See FBC 2001 - Chapter 11 Code Summary.
Ramps complying with 7.2.5 shall be permitted.

Exit Passageways / Escalators / Fire Escape Stairs / Fire Escape Ladders / Alternating Tread Devices / Areas of Refuge: N.A.

Capacity of Means of Egress: For the Lido Spa, capacity of means of egress is based on a 200 sf / person factor, however, the existing exterior means of egress and stairway facilities are well in excess of minimum requirements for existing as well as new hotel minimum requirements.

For this project, anticipated occupant assembly calculations at water (north) side have been considered. However, for this project, the capacity of means of egress for all existing, altered, or new conditions shall be in accordance with Section 7.3.

Number of Exits.
Not less than two exits shall be accessible from every floor.

Arrangement of Means of Egress:
Common paths of travel shall not exceed 35 ft. Travel within a guest room or guest suite shall not be included when calculating common path of travel.

Exception: In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 29.3.5, common path of travel shall not exceed 50 ft.

Dead-end corridors shall not exceed 50 ft.
Travel distance within a guest room or guest suite to a corridor door shall not exceed 75 ft.
Exception: A travel distance not exceeding 125 ft shall be permitted in buildings protected by an approved automatic sprinkler system.

Travel distance from the corridor door of any guest room or guest suite to the nearest exit shall not exceed 100 ft.

Exception No. 1: The permitted travel distance to exits shall not exceed 200 ft for exterior ways of exit access.

Exception No. 2: The permitted travel distance to exits shall not exceed 200 ft where the exit access and any portion of the building that is tributary to the exit access are protected throughout by an approved automatic sprinkler system. In addition, the portion of the building in which the 200-ft travel distance is permitted shall be separated from the remainder of the building by construction having a fire resistance rating of not less than 1 hour, for buildings not more than three stories in height, and 2 hours, for buildings more than three stories in height.

Travel distance limitations are divided into the following two portions of the overall travel distance:
(1) Travel within a room or suite of rooms to the room door
(2) Travel from the corridor door to the nearest exit

Discharge from Exits.
Exit discharge in compliance with Section 7.7 shall be permitted.
Where open stairways or escalators are permitted, they are considered as exit access to exits rather than as exits, and the requirements for travel distance to exits include the travel on such stairs and escalators.
The distance of travel from the termination of the exit enclosure to an exterior door leading to a public way shall not exceed 150 ft in buildings protected throughout by an approved automatic sprinkler system and shall not exceed 100 ft in all other buildings.

Illumination of Means of Egress.
Means of egress shall be illuminated in accordance with Section 7.8.

Emergency Lighting.
Emergency lighting shall be provided in all buildings with more than 25 rooms.

Marking of Means of Egress.
Means of egress shall have signs in accordance with Section 7.10.

PROTECTION
Protection of Vertical Openings.
As per 8.2.5.
The enclosure of vertical openings in existing hotels is provided by means of a performance approach. Openings must be either enclosed in accordance with 8.2.5, or they must satisfy the objectives of 4.5.5.

Protection from Hazards.
As per 8.4 and Table 29.3.2.2.

Hazardous Area Description	Separation/Protection
Boiler and fuel-fired heater rooms serving more than a single guest room or guest suite	1 hour or sprinklers
Employee locker rooms	1 hour or sprinklers
Gift or retail shops >100 ft2	1 hour or sprinklers‡
Bulk laundries	1 hour or sprinklers
Guest laundries >100 ft2 outside of guest rooms or guest suites	1 hour or sprinklers‡
Maintenance shops	1 hour and sprinklers
Rooms or spaces used for storage of combustible supplies and equipment in quantities deemed hazardous by the authority having jurisdiction‡	1 hour or sprinklers
Trash collection rooms	1 hour and sprinklers

†Where automatic sprinkler protection is provided, no enclosure shall be required.
‡Where storage areas not exceeding 24 ft2 (2.2 m2) are directly accessible from the guest room or guest suite, no separation or protection shall be required.

Interior Finish.
Interior finish shall be in accordance with Section 10.2.
Interior Wall and Ceiling Finish.
Interior wall and ceiling finish materials shall be permitted as follows:
(1) Exit enclosures - Class A or Class B
(2) Lobbies and corridors that are part of an exit access - Class A or Class B
(3) Other spaces - Class A, Class B, or Class C FIRE SPREAD

Interior Floor Finish.
Interior floor finish in accordance with 10.2.7 shall be in accordance with Table 29.3.3.3

Table 29.3.3.3 Interior Floor Finish

Location	Sprinklered	Nonsprinklered
Corridors	No requirement	Class II
Exits	No requirement	Class II

Furnishings and Decorations.
New draperies, curtains, and other similar loosely hanging furnishings and decorations in hotels shall be in accordance with the provisions of 10.3.1.

In nonsprinklered hotels, dormitories, or apartment buildings, new upholstered furniture located in corridors or areas not separated from corridors by corridor walls, as specified in the Code, should be tested in accordance with NFPA 261, Standard Method of Test for Determining Resistance of Mock-Up Upholstered Furniture Material Assemblies to Ignition by Smoldering Cigarettes. The char length is not to exceed 1 1/2 in.), and should be labeled to indicate such compliance
For nonsprinklered hotels and dormitories, the cigarette ignition resistance of new furniture be proven by testing.

Detection, Alarm, and Communications Systems.
Not Required as per exception to NFPA 101.29.3.4.1:
Exception: Buildings where each guest room has exterior exit access in accordance and the building does not exceed three stories in height.

Smoke Alarms. An approved single-station smoke alarm shall be installed in every guest room and every living area and sleeping room within a guest suite. These alarms shall not be required to be interconnected. Single-station smoke alarms without a secondary (standby) power source shall be permitted.

Portable fire extinguishers shall be provided as specified in 9.7.4.1 in hazardous areas addressed by 29.3.2.2

Exception: In buildings protected throughout with an approved automatic sprinkler system in accordance with Section 9.7.
Note: Portable fire extinguishers are not required as per the exception to 29.3.5.5

Corridors.
Walls.
Exit access corridor walls shall consist of fire barriers that have not less than a 1/2-hour fire resistance rating

Exception: In buildings protected throughout by an approved automatic sprinkler system, no fire resistance rating shall be required, but the walls and all openings therein shall resist the passage of smoke

Doors.
Doors that open onto exit access corridors shall have not less than a 20-minute fire protection rating
Corridor walls are required only to resist the passage of smoke in existing buildings with automatic sprinklers.

NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems, prohibits corridors in hotels from being used as a portion of the system for supply, return, or exhaust air

Subdivision of Building Spaces.*
Every guest room floor shall be divided into not less than two smoke compartments of approximately the same size by smoke barriers.
Smoke dampers shall not be required

Additional smoke barriers shall be provided so that the travel distance from a guest room corridor door to a smoke barrier shall not exceed 150 ft.

Exception No. 1: Buildings protected throughout by an approved automatic sprinkler system or a corridor sprinkler system.

Exception No. 2: Smoke barriers shall not be required where each guest room is provided with exterior ways of exit access.

Exception No. 3: Smoke barriers shall not be required where the aggregate corridor length on each floor is not more than 150 ft.

* Not applicable to the scopes of work described under this permit application for a one-story/existing motel.

Special Protection Features.
(Reserved.)

SPECIAL PROVISIONS
High-Rise Buildings: N.A.

BUILDING SERVICES
Utilities.
Utilities shall comply with the provisions of Section 9.1

Elevators, Escalators and Conveyors
Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.

Rubbish Chutes, Incinerators, and Laundry Chutes
Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.

RESERVED

OPERATING FEATURES
Hotel Emergency Organization.
Employees of hotels shall be instructed and drilled in the duties they are to perform in the event of fire, panic, or other emergency
Employers are obligated to determine the degree to which employees are to participate in emergency activities. Regulations of the U.S. Department of Labor (OSHA) govern these activities and provide options for employers, from total evacuation to aggressive structural fire fighting by employee brigades.
Drills of the emergency organization shall be held at quarterly intervals and shall cover such points as the operation and maintenance of the available first aid fire appliances, the testing of devices to alert guests, and a study of instructions for emergency duties.
Emergencies should be assumed to have arisen at various locations in the occupancy in order to train employees in logical procedures.
Emergency Duties.
Upon discovery of a fire, employees shall carry out the following duties:
(1) Activate the facility fire protection signaling system, if provided
(2) Notify the public fire department
(3) Take other action as previously instructed

Emergency Instructions for Residents or Guests
A floor diagram reflecting the actual floor arrangement, exit locations, and room identification shall be posted in a location and manner acceptable to the authority having jurisdiction on, or immediately adjacent to, every guest room door in hotels.

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BUILDING:	[signature] 10/01/03
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DRB/HPB:	
CONCURRENCY:	
PLUMBING:	[signature]
ELECTRICAL:	[signature]
MECHANICAL:	
FIRE PREVENTION:	[signature]
ENGINEERING:	[signature] 10/08/03
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	[signature]
ELEVATOR:	

As ... Florida Building Code Section 104.5.3 ... COMPLIANCE

PROJECT ARCHITECT
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ALISON SPEAR, AIA
AR# 0016660

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PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 33139

DRAWING TITLE
APPLICABLE NFPA LIFE SAFETY CODE

DRAWN BY	B.F.L.
CHECKED BY	A.S.
ISSUES	
07-02-03	PERMIT ISSUE

SHEET NO.
A-0.02

SCOPE OF FBC 2001 - CHAPTER 11
The scope of FBC 2001 - Chapter 11 applicable to the Lido Spa Project includes, but is not limited to the follow
- All new or altered buildings
- To residential buildings

PURPOSE OF FBC 2001 - CHAPTER 11
To establish standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities.

DEFINITIONS
If, If...then. Denotes a specification that applies only when the conditions described are present.
may. Denotes an option or alternative.
shall. Denotes a mandatory specification or requirement.
should. Denotes an advisory specification or recommendation.
Accessible. Describes a site, building, facility, or portion thereof that complies with these guidelines.
Accessible Element. An element specified by the guidelines (for example, telephone, controls, and the like).
Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.
Adaptability. The ability of certain building spaces and elements to be added or altered so as to accommodate the needs of persons with different types or degrees of disability.
Alteration. An alteration is a change to a building or facility for the use of a public accommodation or commercial facility, that could affect the usability of the facility. Changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or faculty.
Ramp. A walking surface which has a running slope greater that 1:20.
Transient Lodging. A building, facility, or portion thereof, excluding inpatient medical care facilities, that contains one or more dwelling units or sleeping accommodations. Transient lodging may include, but is not limited to, resorts, groups homes, hotels, motels, and dormitories.

GENERAL:
Alterations to existing buildings and facilities shall comply wan the following:
- No alteration shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration.
- If existing elements, spaces or common areas are altered, then each such altered element, space, feature, or area shall comply with the applicable provisions of 11-4.1.1 to 11-4.1.3. Minimum Requirements for New Construction. If the applicable provision for new construction requires that an element, space, or common area be on an accessible route, the altered element, space, or common area is not required to be as provided in 11-4.1.6(2) (Alterations to an Area Containing a Primary Function).
- If alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire space shall be made accessible.
- No alteration of an existing element, space, or area of a building or facility shall impose a requirement for greater accessibility than that which would be required for new construction. For example, if the elevators and stairs in a building are being altered and the elevators are, in turn, being made accessible, then no accessibility modifications are required to the stairs connecting levels connected by the elevator. If stair modifications to correct unsafe conditions are required by other codes, the modifications shall be done in compliance with these guidelines unless technically infeasible.
- Nothing in this section shall be construed to relieve the owner of any building, structure or facility from the duty to provide vertical accessibility to all levels above and below occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility.

TECHNICALLY INFEASIBLE:
- Means, with respect to an alteration of a building or a facility, that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

DISPROPORTIONALITY:
- Alterations made to provide an accessible path of travel to altered areas shall be deemed disproportionate to the overall alteration when the cost exceeds 20 percent of the cost of the alteration to the primary function area.
- When the cost of alterations necessary to make the path of travel to the altered area fully accessible in disproportionate to the cost of the overall alteration, the path of travel shall be made accessible to the extent that it can made accessible without incurring disproportionate costs.
- In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, the following order:
  - o An accessible entrance;
  - o An accessible route to the altered area;
  - o At least one accessible restroom for each sex or a single unisex restroom;
  - o Accessible telephones;
  - o Accessible drinking fountains; and
  - o When possible, additional accessible elements such as parking, storage, and alarms.

SPECIAL TECHNICAL PROVISIONS FOR ALTERATIONS TO EXISING BUILDINGS AND FACILITIES:
- A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.
- A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.
- Stairs: Full extension of handrails at stairs shall be required in alterations where such extensions would be hazardous or impossible due to plan configuration.
- Elevators: In no case shall the inside car area be smaller than 48 in by 48 in.
- Doors: Where it is technically infeasible to comply with clear opening width requirements Of 11-4.13.5, a projection of 5/8 in maximum will be permitted for the latch side stop.
- If existing thresholds are ¾ in high or less, and have (or are modified to have) a beveled edge on each side, they may remain.

SPACE ALLOWANCES AND REACH RANGES:
- The minimum clear width for single wheelchair passage shall be 32 in at a point and 36 in.
- The minimum width for two wheelchairs to pass is 60 in.
- The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in diameter T-shaped space.
- The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 3-0 in. by 4-0 in.
- The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object.
- Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.
- The maximum high forward reach allowed shall be 48 in.
- The minimum low forward reach is 15 in.
- The maximum high side reach allowed shall be 54 in.
- The low side reach shall be no less than 9 in.

ACCESSIBLE ROUTE:
- At least one accessible route within the boundary of the site shall be provided form public transportation stops, accessible parking and accessible passenger loading zones, and public streets or side walks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.
- At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site
- At least one accessible route shall connect accessible building or facility entrance with all accessible spaces and elements and with all accessible dwelling units within the building or facility.
- An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.
- The minimum clear width of an accessible route shall be 36 in.

STAIRS:
- To comply with NFPA 101

ELEVATORS:
- Accessible elevators shall be on an accessible route and shall comply with the ASME A17.1-1990, Safety Code for Elevators and Escalators.
- Elevator operation shall be automatic and shall be equipped with a self-leveling feature that will automatically bring the car to floor landings within a tolerance of ½ inch (13 mm) under rated loading to zero loading conditions
- Call buttons in elevator lobbies and halls shall be centered at 42 inches above the floor.

DOORS:
- Doorways shall have a minimum clear opening of 32 inches with the door open 90 degrees, measured between the face of the door and the opposite stop.
- Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced t 20 inches minimum.

ACCESSIBLE TRANSIENT LODGING
- A minimum number of sleeping accommodations shall be provided for persons with hearing impairments.
- In order to provide persons with disabilities a range of options equivalent to those available to other persons served by the facility, sleeping rooms and suites required to be accessible shall be dispersed among the various classes of sleeping accommodations available to patrons of the place of transient lodging. Factors to be considered include room size, cost, amenities provided, and the number of beds provided.
- Alterations to accessible units, sleeping rooms, and / or suites shall be accommodated on the basis of at least one fully accessible unit for each 25 sleeping rooms, including at least one sleeping room or suite for each 25 sleeping rooms that complies with the requirements for visual alarms, notification devices and telephones

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THE FOLLOWING:
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FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:
As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

PROJECT ARCHITECT
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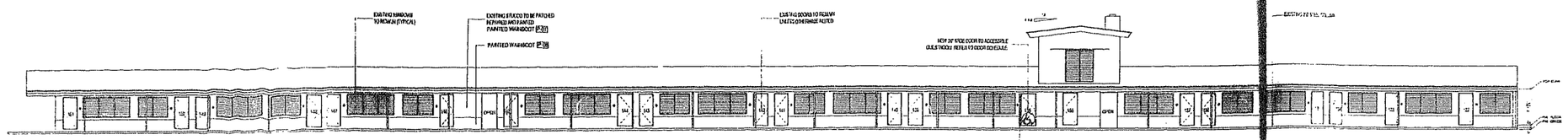
PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 33139

DRAWING TITLE
APPLICABLE FBC

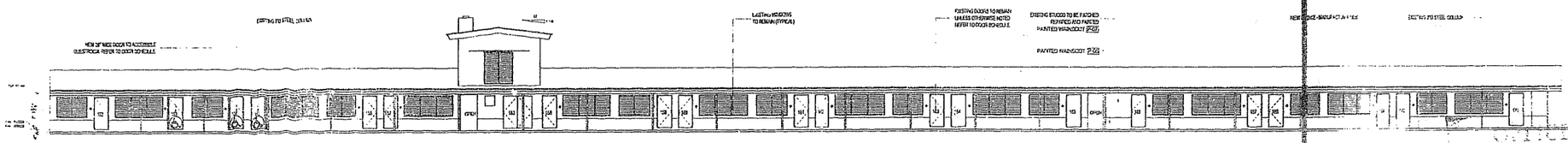
DRAWN BY B.F.L.
CHECKED BY A.S.
ISSUES
07-02-07 PERMIT ISSUE

SHEET NO.
A-0.03



EAST WING - WEST ELEVATION

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



EAST WING - EAST ELEVATION

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

Sep 2013
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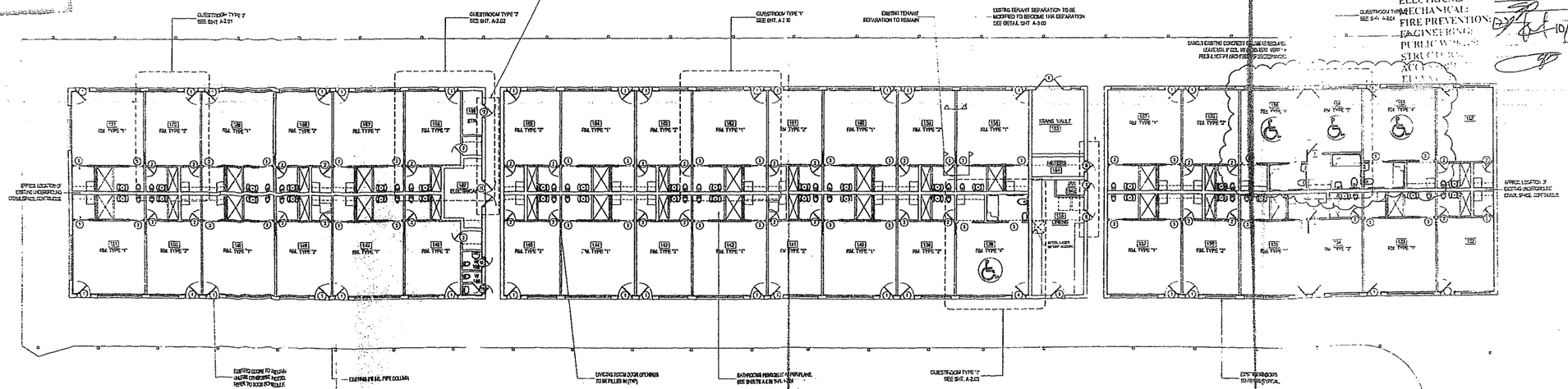
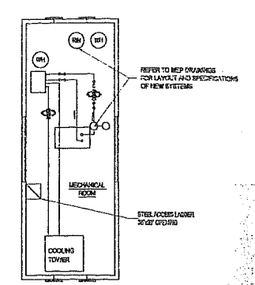


EAST WING PROPOSED FLOOR PLAN

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

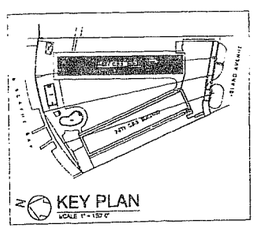


2nd FLR. MECH. ROOM

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

NOTE:
BOTH MOTEL AND HOTEL FACILITIES WILL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13R, INCLUDING ALL GUESTROOMS/SUITES, EXISTING CONCEALED ATTIC SPACES & GUESTROOM COVERED TERRACES. SEE MEP DRAWINGS FOR DETAILS.

NOTES:
1. NEW EXTERIOR DOORS REQUIRE MIAMI DADE PRODUCT APPROVAL UNDER SEPARATE PERMIT.
2. NEW EXTERIOR DOORS REQUIRE LARGE MISSILE IMPACT RESISTANCE OR HURRICANE SHUTTERS - UNDER SEPARATE PERMIT.



KEY PLAN

SCALE: 1"=150'-0"

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MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESS:
FLOOD:

PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 33139

DRAWING TITLE
EAST WING
PLANS & ELEVATIONS

DRAWN BY B.F.L.
CHECKED BY A.S.

ISSUES

DATE	ISSUE
07-02-13	PERMIT ISSUE
08-27-13	REVISION BLDG DEPT COM'S

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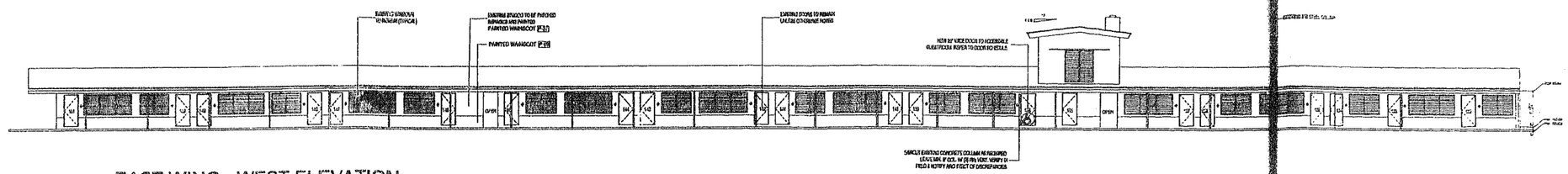
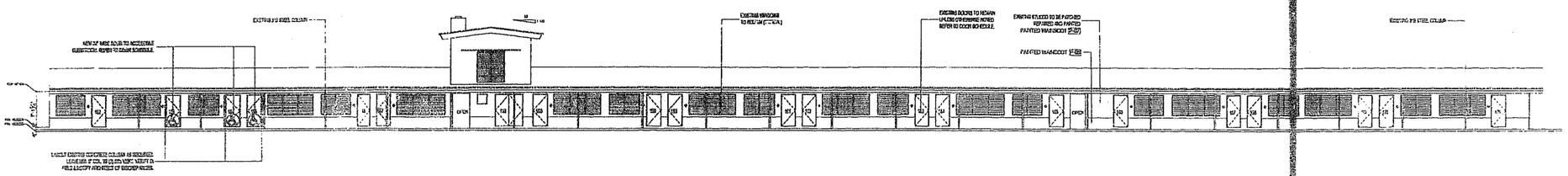


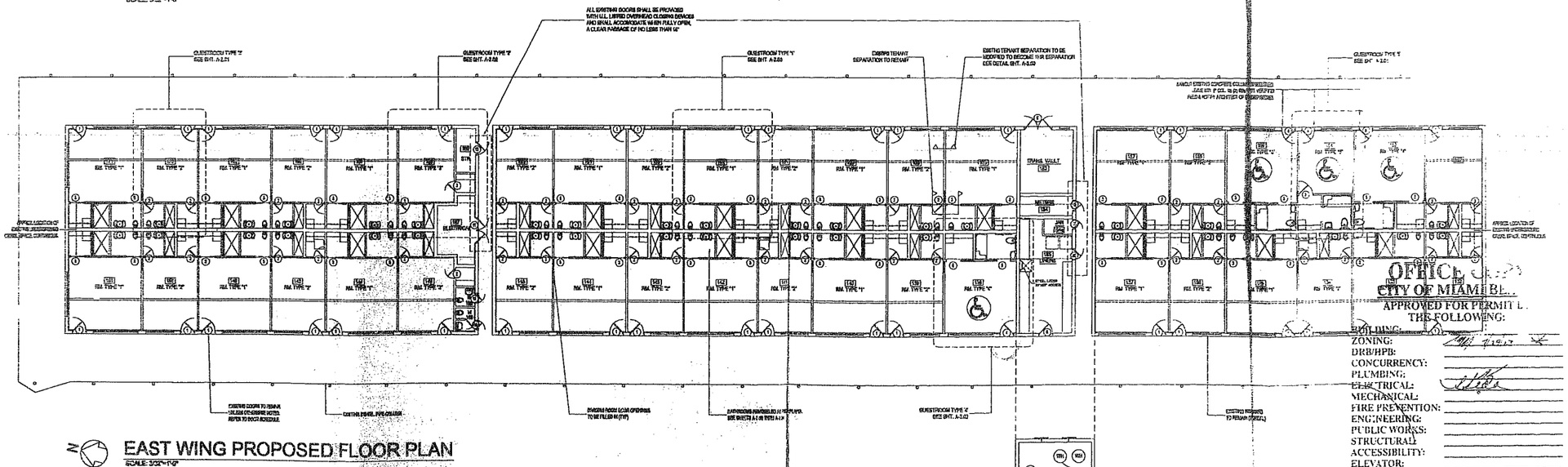
EAST WING - WEST ELEVATION

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



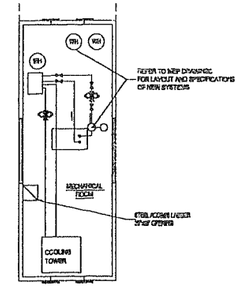
EAST WING - EAST ELEVATION

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



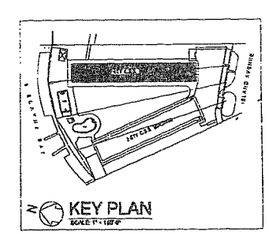
EAST WING PROPOSED FLOOR PLAN

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



2nd FLR. MECH. ROOM

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



KEY PLAN

SCALE: 1"=1'0"

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THE FOLLOWING:
BUILDING:
ZONING:
DRB/HPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
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STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

As per Florida Building Code Section 104.5.3
REVIEWED FOR CODE COMPLIANCE

PROJECT ARCHITECT
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PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 3313

DRAWING TITLE
EAST WING
PLANS & ELEVATIONS

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DATE	PROJECT ISSUE
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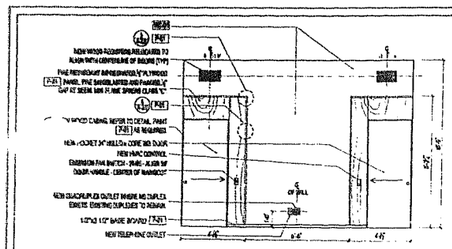
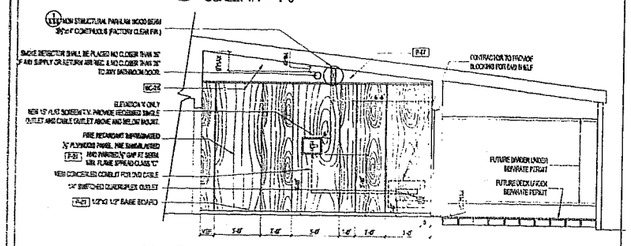
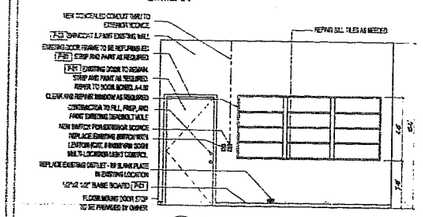


1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 4 INTERIOR/EXTERIOR ELEVATION
SIMILAR
SCALE: 1/4" = 1'-0"



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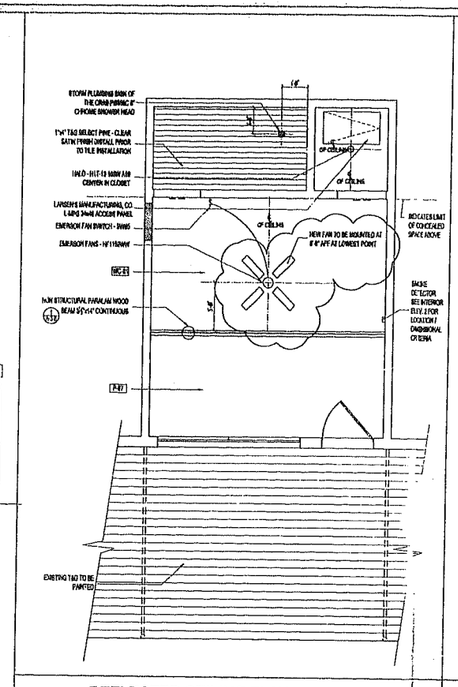
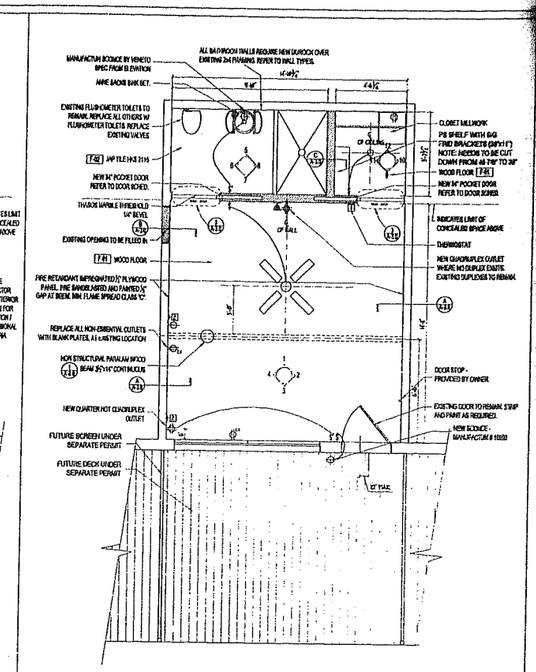
SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
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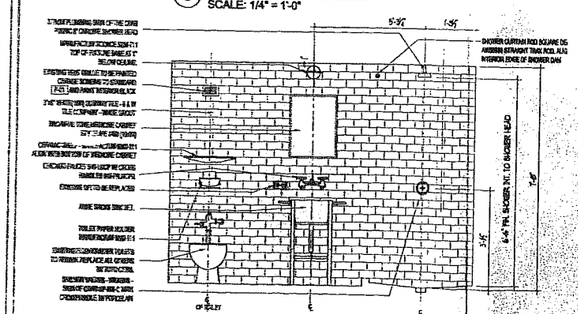
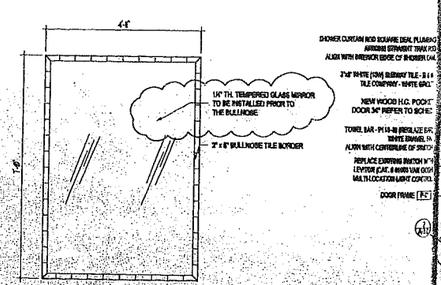
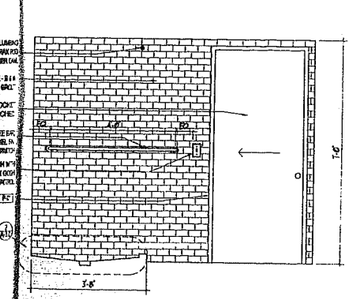


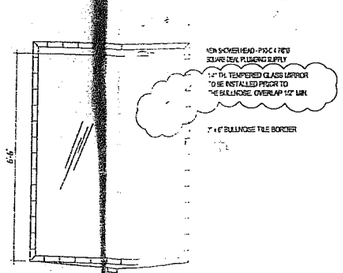
5 BATHROOM
SCALE: 1/2" = 1'-0"



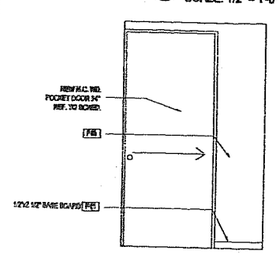
6 BATHROOM
SCALE: 1/2" = 1'-0"



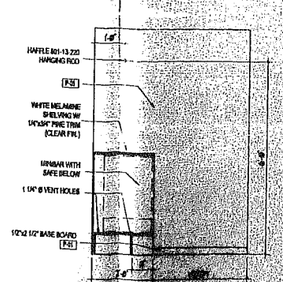
7 BATHROOM
SCALE: 1/2" = 1'-0"



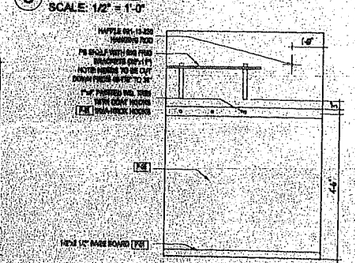
8 BATHROOM
SCALE: 1/2" = 1'-0"



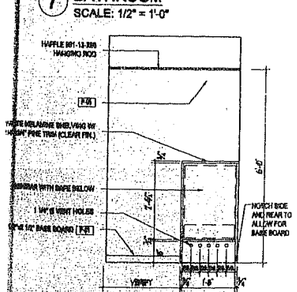
9 CLOSET
SCALE: 1/2" = 1'-0"



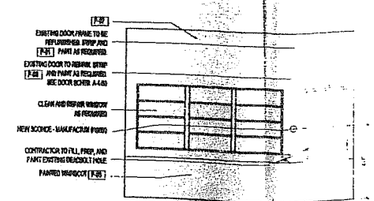
10 CLOSET
SCALE: 1/2" = 1'-0"



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



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



13 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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5. NO DEMO ON THIS PERMIT.

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DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ACCESSIBILITY:	
ELEV.:	

PROJECT ARCHITECT
ALISON SPEAR, A.I.A.
180 NE 39th St., SUITE 222, MIAMI, FL 33137
305-438-1200 fax 305-438-1221

SEAL
ALISON SPEAR, AIA
AR# 0016660

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PROJECT TITLE
LIDO SPA HOTEL
EAST WING - RENOVATION
40 ISLAND AVENUE, MIAMI BEACH, FL 33139

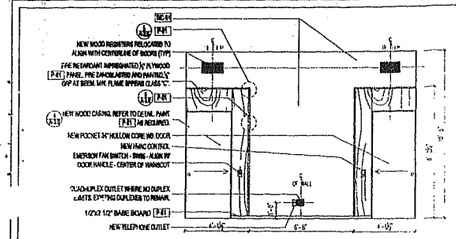
DRAWING TITLE
TYPICAL ROOM
TYPE "1"

DRAWN BY	B.F.J.
CHECKED BY	A.S.

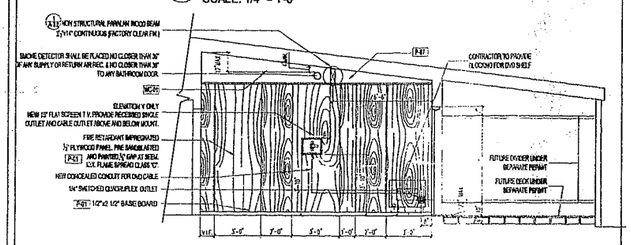
ISSUES

07-25-09	PERMIT ISSUE
09-17-09	REVISION 1 (BCAD DEPT CMTS)

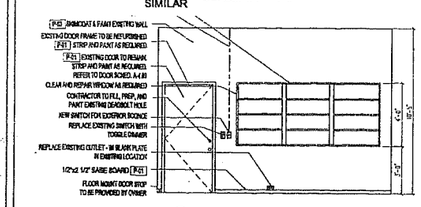
SHEET NO.
A-2.00



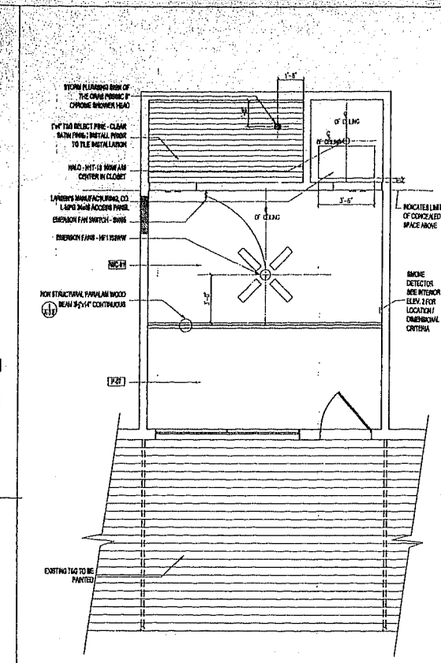
1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



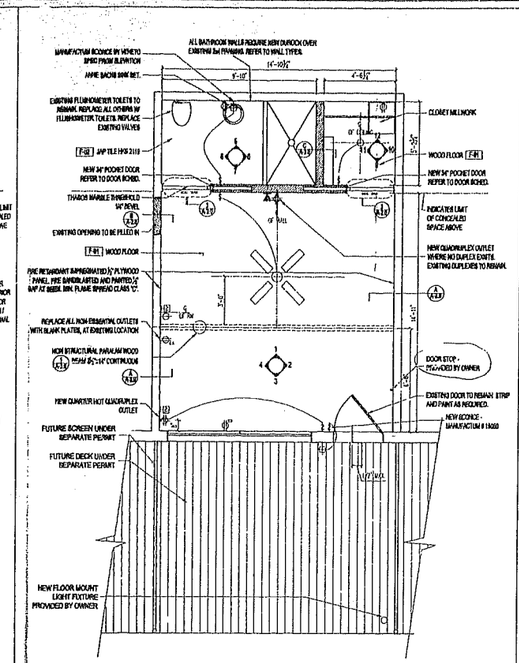
2 4 INTERIOR/EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"
SIMILAR



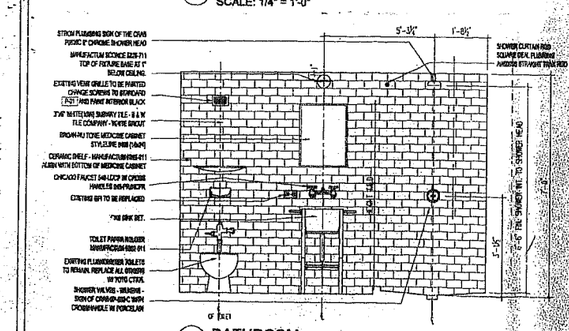
3 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



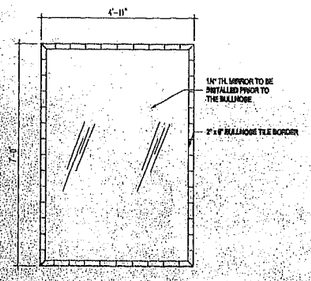
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



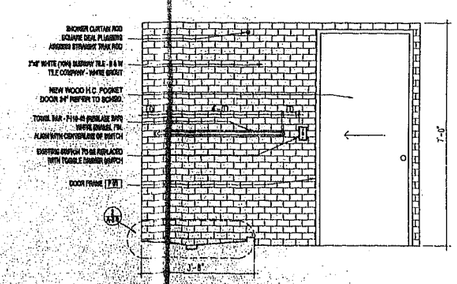
FLOOR PLAN
SCALE: 1/4" = 1'-0"



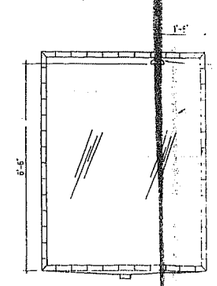
5 BATHROOM
SCALE: 1/2" = 1'-0"



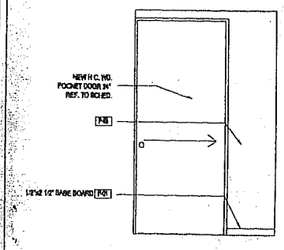
6 BATHROOM
SCALE: 1/2" = 1'-0"



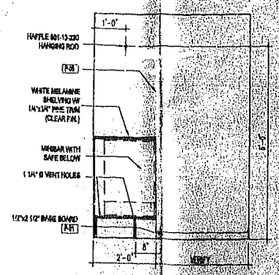
7 BATHROOM
SCALE: 1/2" = 1'-0"



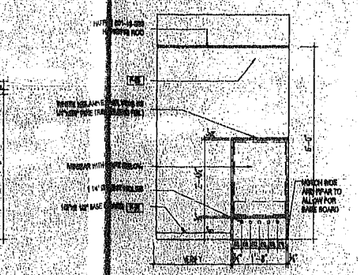
8 BATHROOM
SCALE: 1/2" = 1'-0"



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



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



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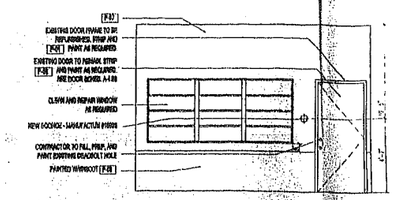
SCALE: 1/2" = 1'-0"



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

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

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ELEVATOR:

As per Florida Building Code Section 104.5.3

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ISSUES
07.02.03 PERMIT REVIEW

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