

1750 Alton Road, Miami Beach, FL 33139

BA703462

MTCI
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MAR 27 2017

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

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

W. L. M. M.
02.28.17

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004963

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF PERMUT ARCHITECTURE, INTERIOR DESIGN AND PLANNING, INC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFICATION WRITTEN CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED

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

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7029

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING
BUILDING PERMITS ONLY

Work, materials and equipment are to be restricted within
the property.

Construction and use of equipment in the right-of-way
for easements will require a separate traffic control
plan BEFORE START OF CONSTRUCTION.

to start any excavation in the right-of-way, you must
first purchase State One Call of Florida 1996-1997 for more
than 48 hours prior to the excavation work. Failure to purchase
if the utilities have not been located at this time.

KIMPTON HOTEL

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

[Signature]

Building: _____
 Zoning: _____
 Plumbing: _____
 Electrical: _____
 Mechanical: _____
 Fire Prevention: _____
 Flood: _____
 Other: _____

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
1	THRESHOLD	2/27/18
2	02/28/18	
3	02/28/18	
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Public Works: _____
 Structural: _____
 Elevator: _____
 Roofing: _____
 Other: _____

[Signature] 2/1/18 P20616-0117

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

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

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

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

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

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

City of Miami Beach
Fire Prevention Division
Bureau of Fire Prevention

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

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

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

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

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

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

	REVIEWER INITIALS	DATE
BUILDING		9/9/17
STRUCTURAL		10/19/17
MECHANICAL		10/19/17
ELECTRICAL		10/13/17
PLUMBING		10-19-17
SITE CIVIL		

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

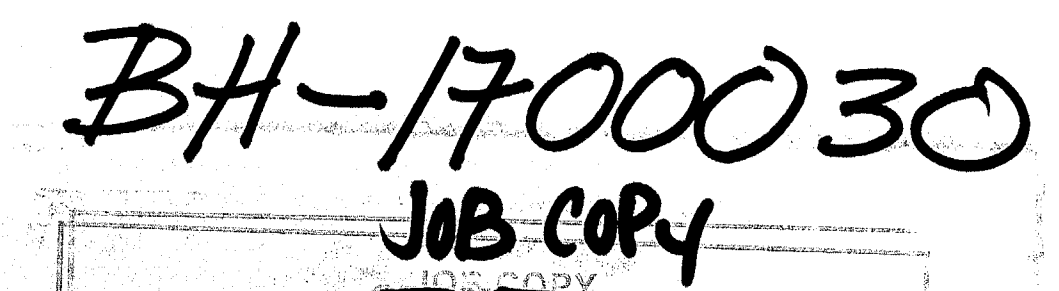
SCALE: As Noted

SHEET NO.

PERMIT SET

A-000

1750 Alton Road, Miami Beach, FL 33139



CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

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

**PHASE PERMIT
JOB COPY**

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02-28-17
Hello Ruby

STATE OF FLORIDA
HELKO MILAN ARCHITECT
REGISTRATION #AR0004953

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

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

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

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

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

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Miami, FL 33137

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

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

RESOURCE MANAGEMENT

NAME (PRINT): YASMIN LAYABA

SIGNATURE: [Signature] DATE: March 5, 2018

M2017008378

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

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

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

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

M2017008378

[illegible]

PROJECT NO. _____

1613

DATE: _____

02.28.17

SHEET INDEX: _____

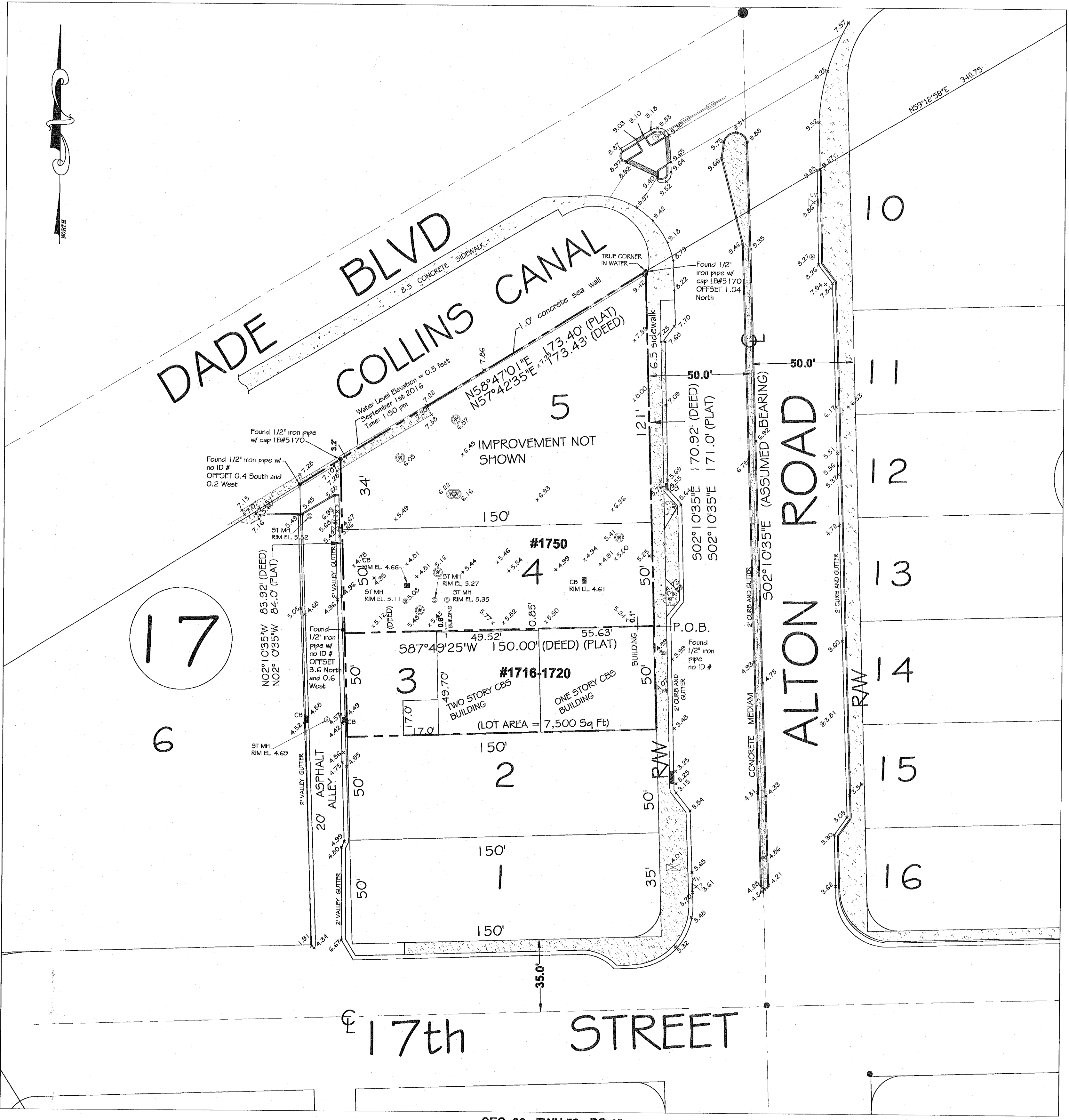
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As Noted

SHEET NO. _____

PERMIT SET

A-000

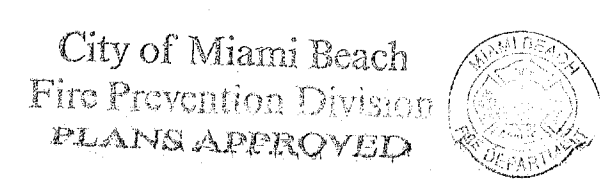


LEGAL DESCRIPTION:

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

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

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



CERTIFICATE NOTE:

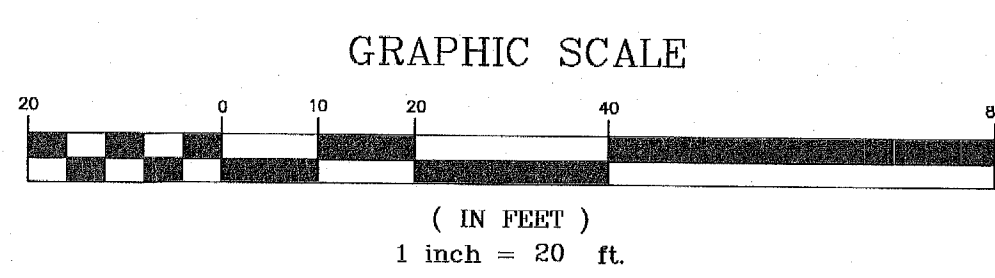
I hereby certify that the BOUNDARY and TOPOGRAPHIC SURVEY for the purpose of locating TREES, completed under my direction on SEPTEMBER 1st, 2016, and that said survey is true and correct to the best of my knowledge and belief. I further certify that this survey meets the MINIMUM TECHNICAL STANDARDS FOR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

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

REVISIONS	
NO.	DATE
1	09-11-2016

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

CERTIFIED TO:
SOBE ALTON, LLC



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

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

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

BOUNDARY and TOPOGRAPHIC SURVEY

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

CLIENT: RONALD FINVARB (305) 799-3708

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

NAME AND TYPE OF PROJECT: BOUNDARY and TOPOGRAPHIC SURVEY

SCALE: 1"=20'

DATE OF FIELD WORK: 09-11-2016

DRAWN BY: A.J.R.

FIELD BOOK: SKETCH

PROJECT NO: 15-08-8182

SHEET: 1 OF 1 SHEETS

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

-

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

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PAVING

1. GENERAL
- A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF MIAMI BEACH STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
- F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
- G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER

1. PAVEMENT MARKINGS

- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC UNTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
- TRAFFIC SIGNS
- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

1. CLEANING UP

1. DURING THE CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.
- B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
- D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
 - A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
 - B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

GENERAL

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

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

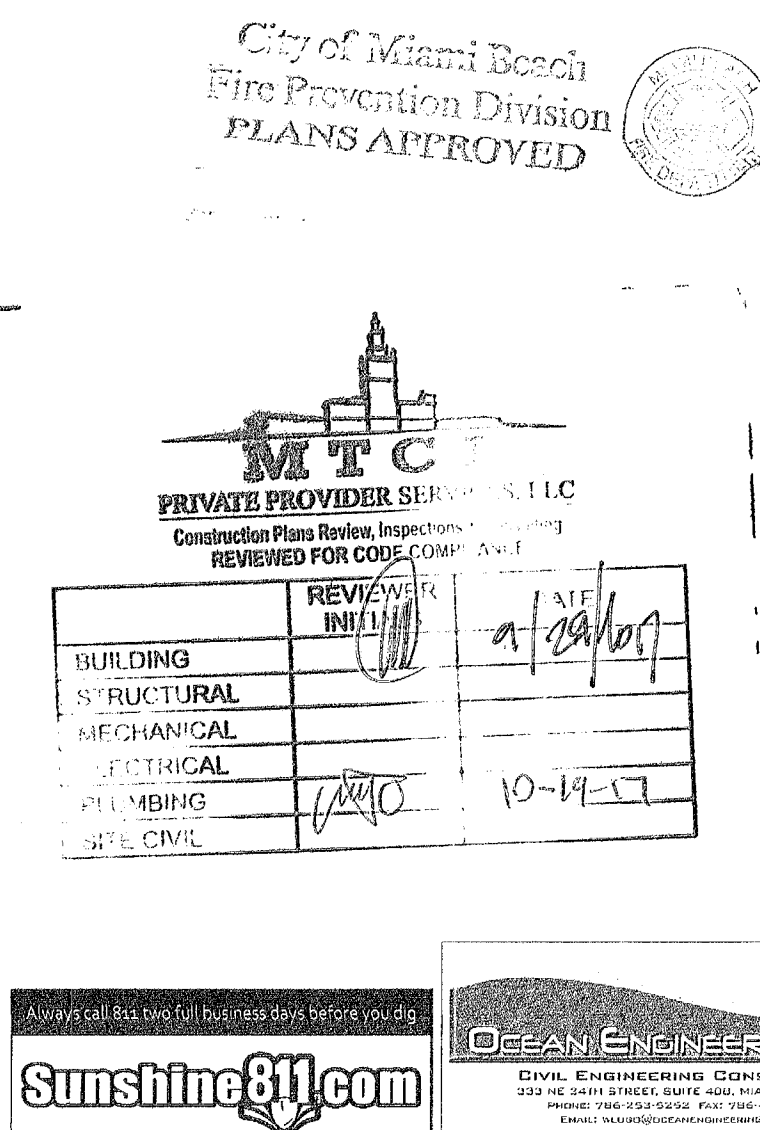
INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION
AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

- 1.) STORM DRAINAGE
- 2.) SANITARY SEWER
- 3.) WATER SYSTEM SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
- 4.) LIMEROCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 5.) ASPHALTIC CONCRET
- 6.) FINAL WALK-THROUGH INSPECTION
- 7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

1. TEMPORARY FACILITIES

- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
- B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.



PERMIT ISSUE

Product

Owner

[illegible]

PROJECT NO.

1613

DATE _____

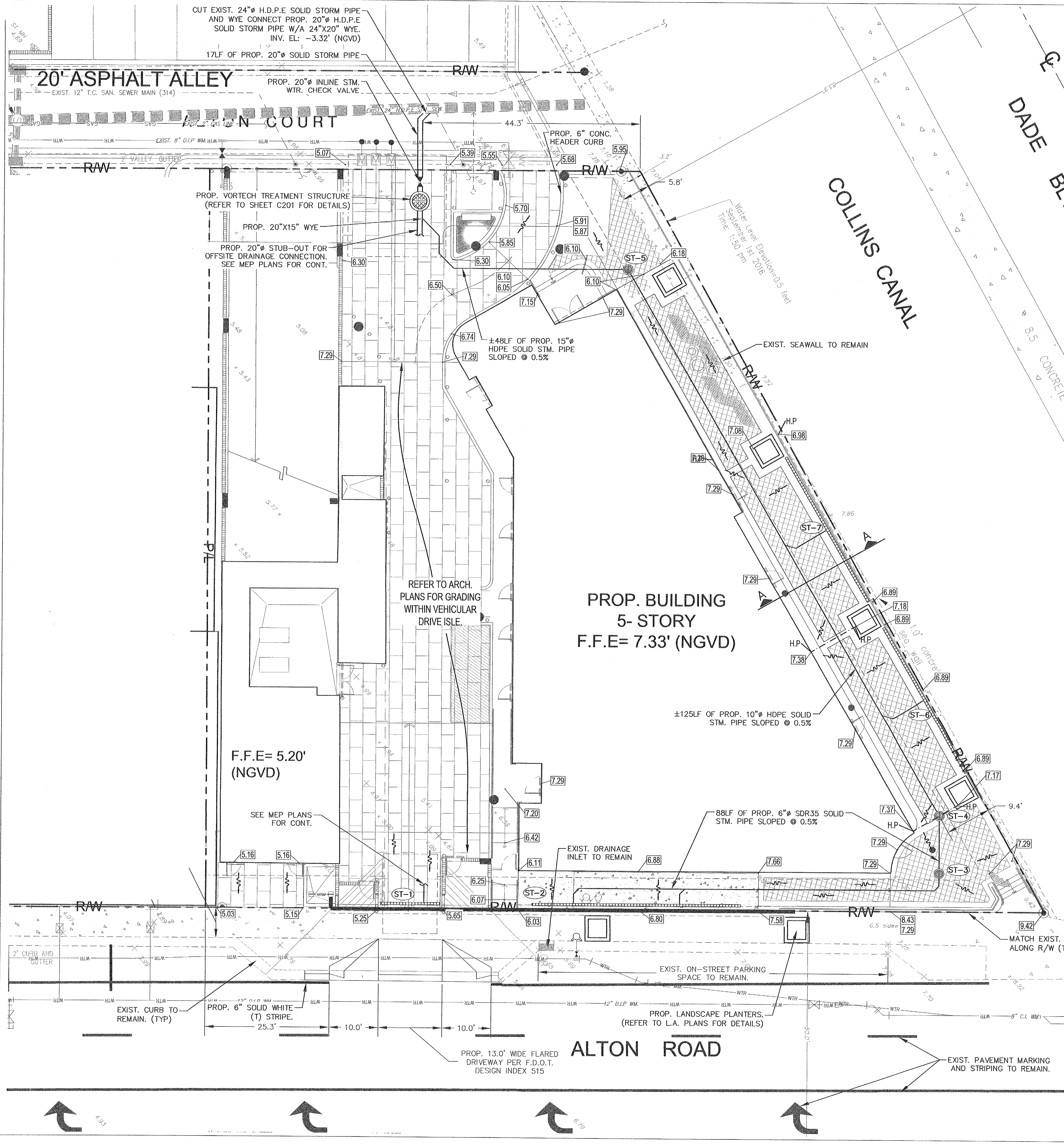
2-17-17

SHEET INDEX:
GENERAL NOTES AND
SPECIFICATIONS

SCA

SHEET NO.

C100

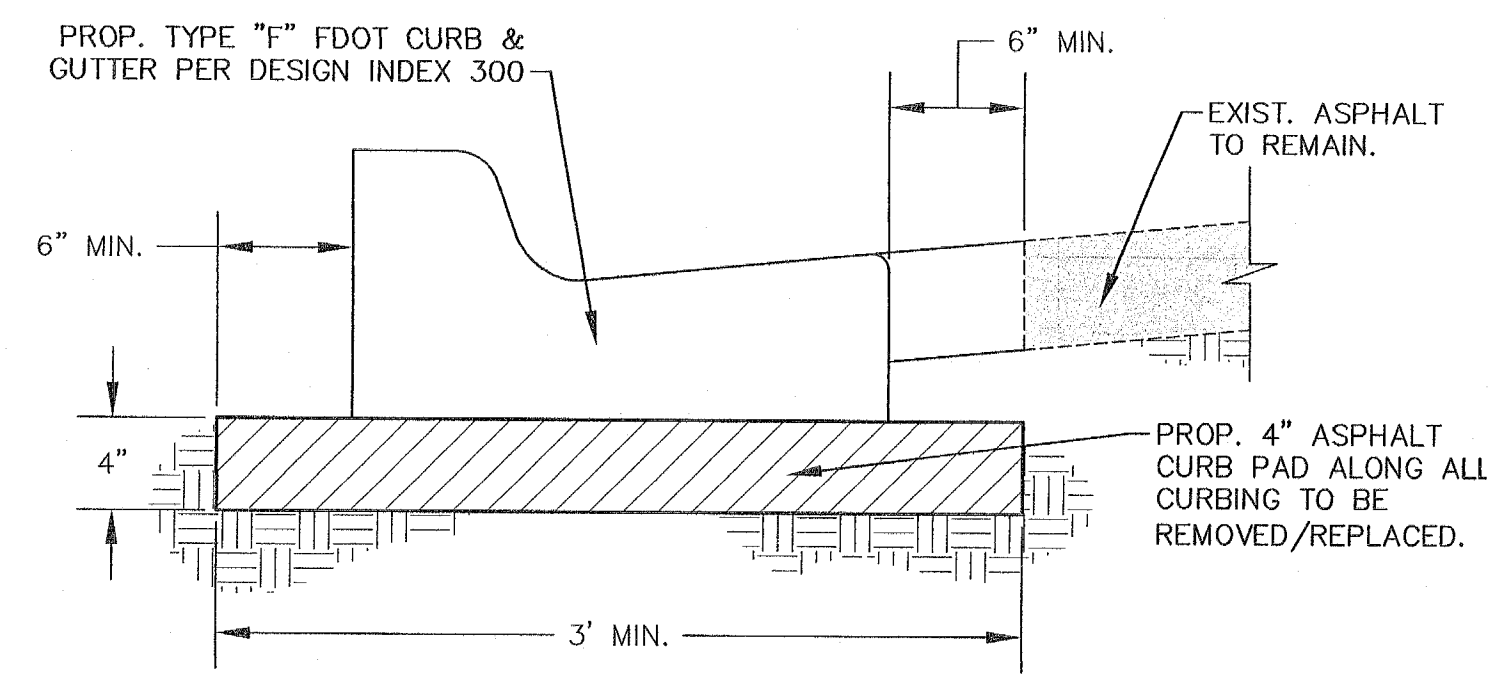


LEGEND:

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

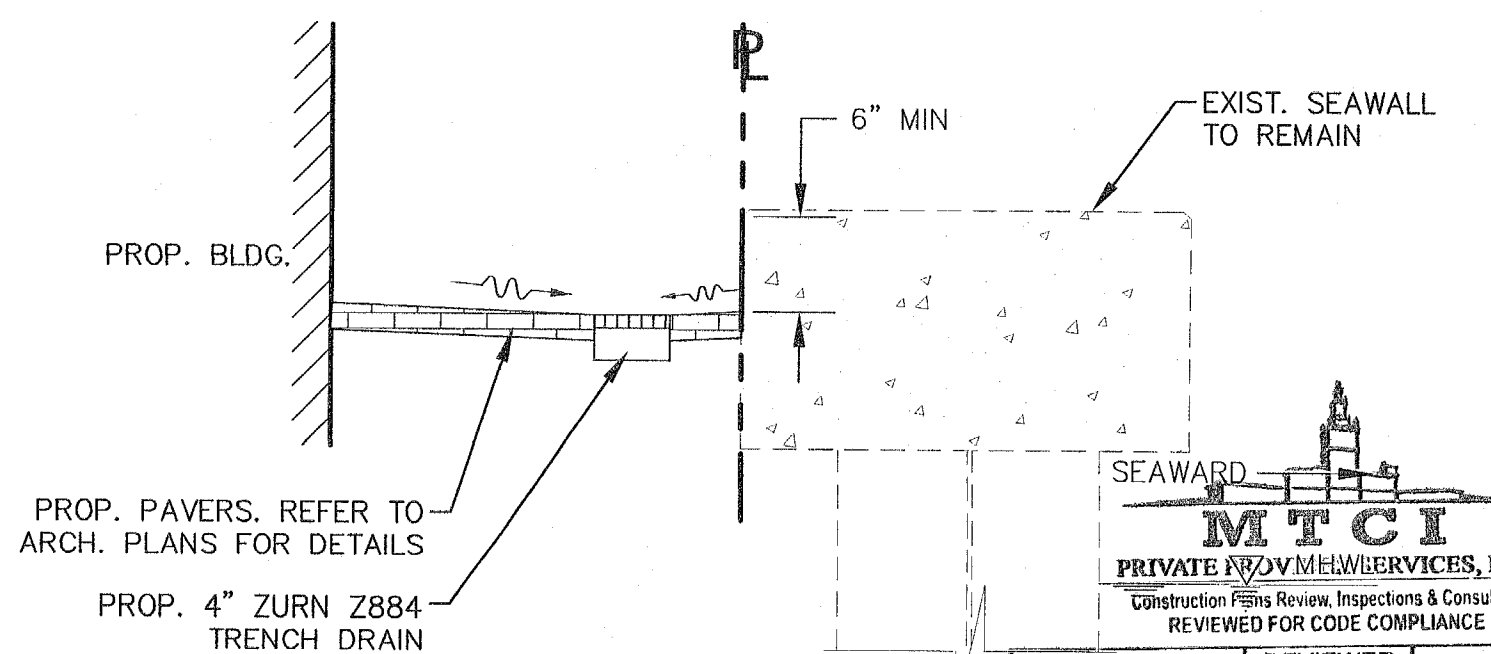
GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

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



4" ASPHALT CURB PAD
N.T.S.

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



SECTION A-A
N.T.S.

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

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

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

WALTER M. LUGO
P.E.
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

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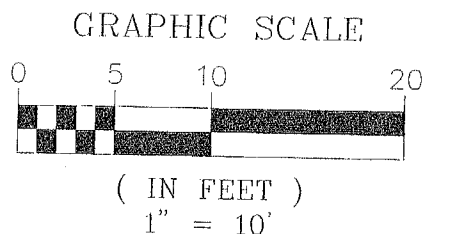
KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

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

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

PERMIT ISSUE

SHEET NO. C200



R/W --- P --- R/W LINE/PROPERTY LINE
 --- C --- CENTER LINE
 --- --- EXISTING CURBING
 x 3.56' EXISTING ELEVATIONS (N.G.V.D.)

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



PERMIT ISSUE

[illegible]

PROJECT NO. _____

1613

DATE: _____

2-17-17

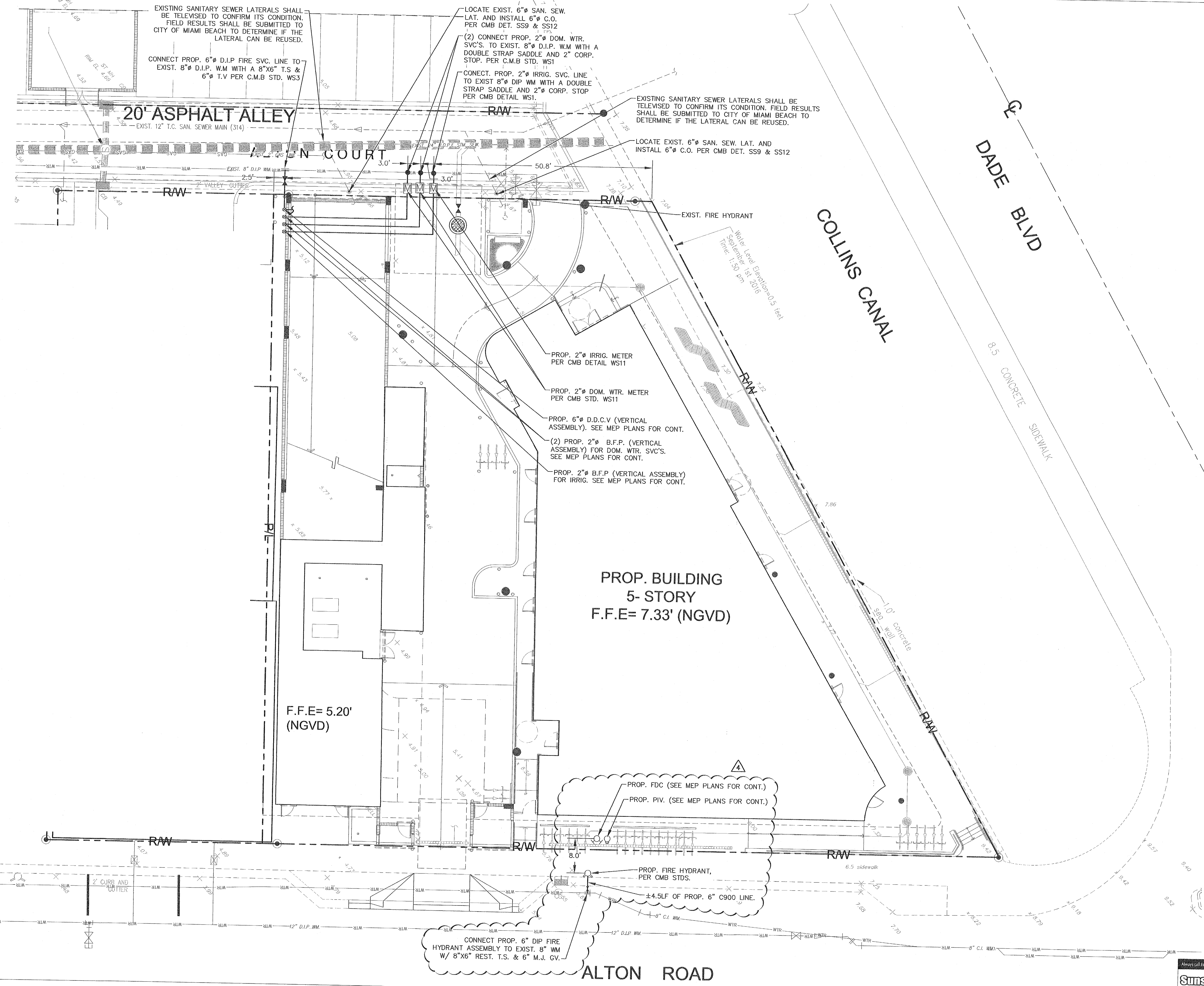
EET INDEX: _____

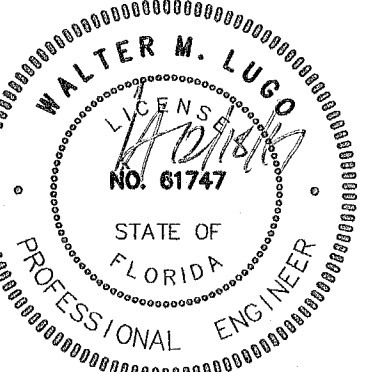
**WATER AND
SEWER PLAN**

SCALE: _____

EET NO. _____

C300



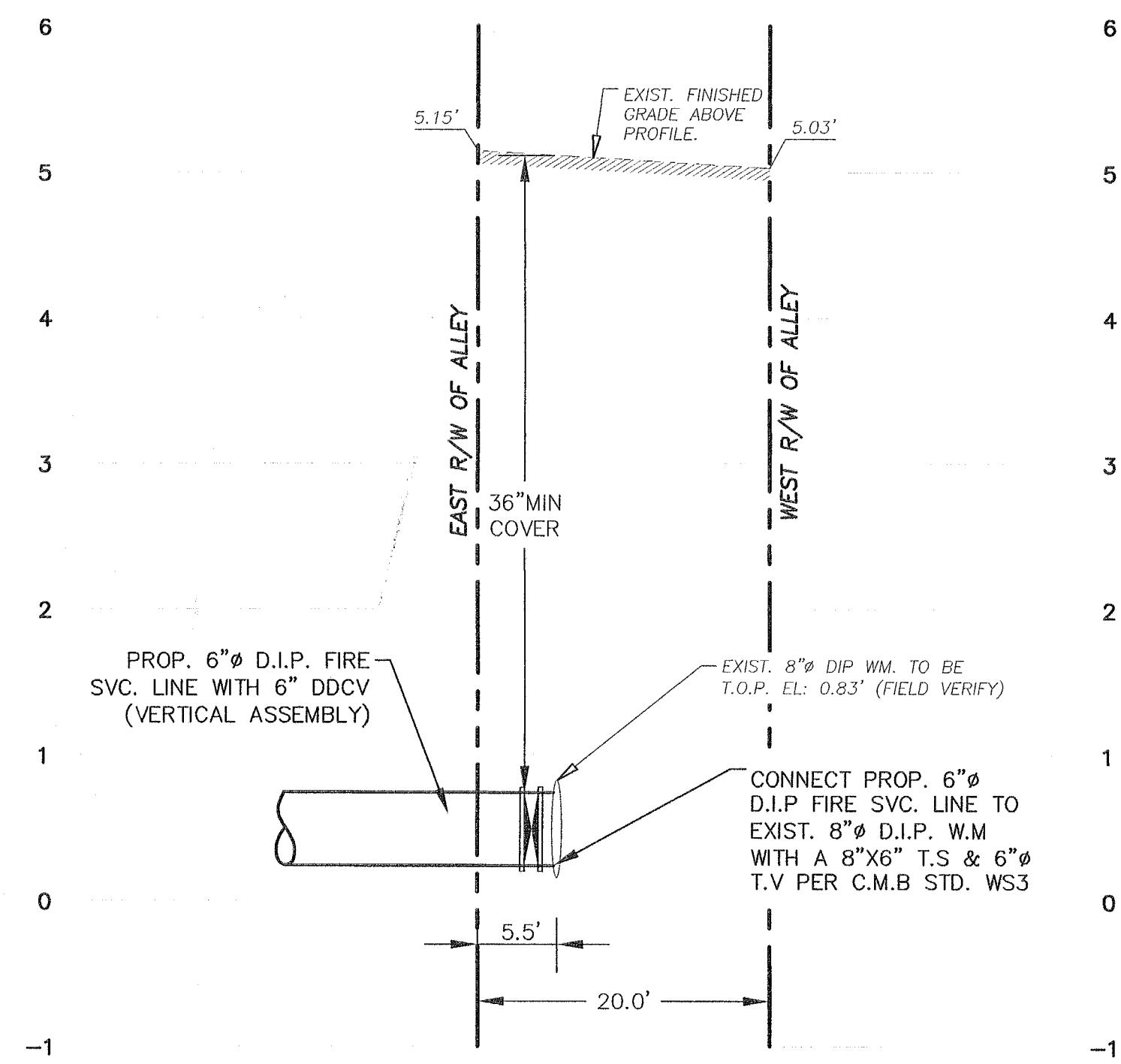


ALTER M. LUGO P.E.
FL PE# 61747

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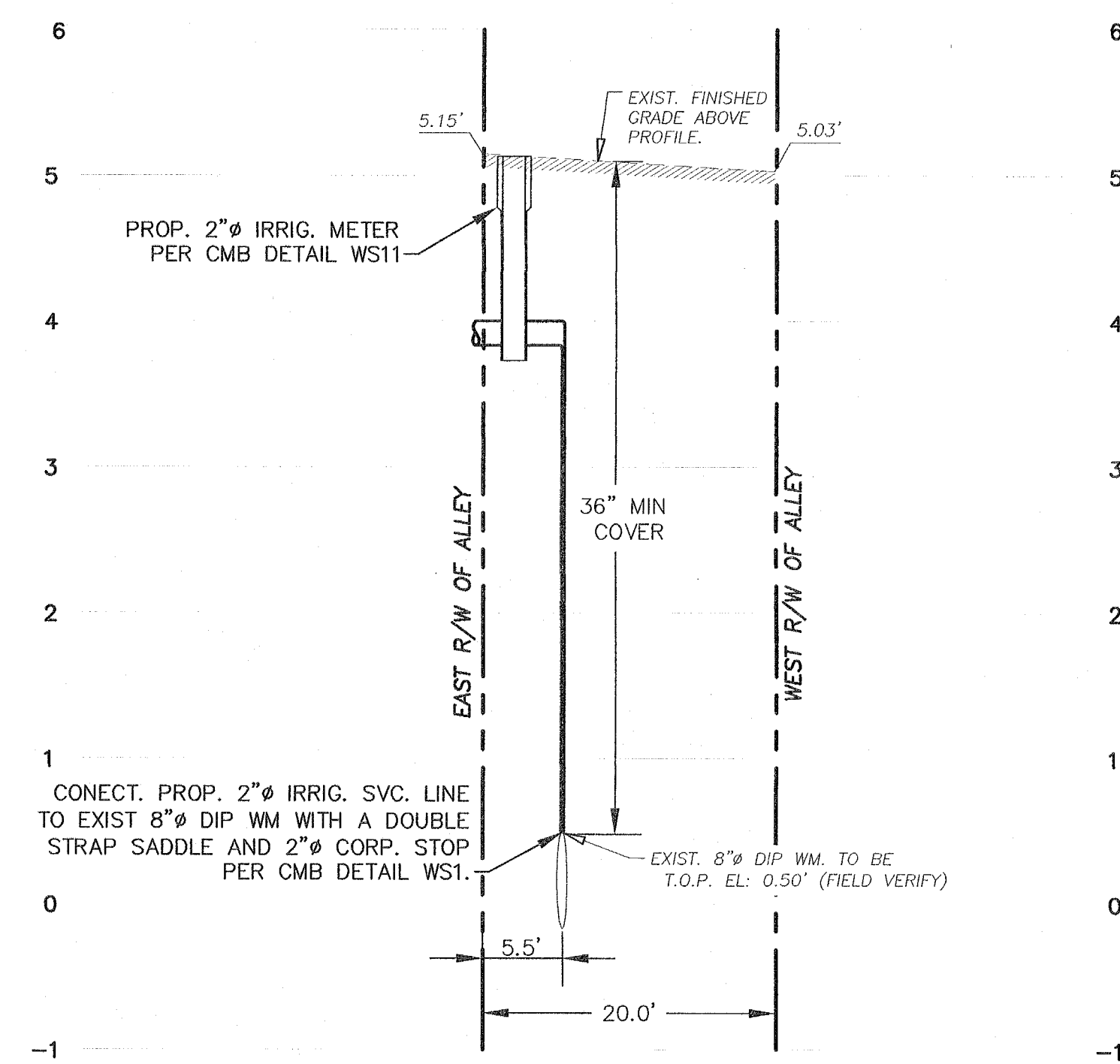
PALOMAR
SOUTH BEACH
750 Alton Road, Miami Beach, FL 33139

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



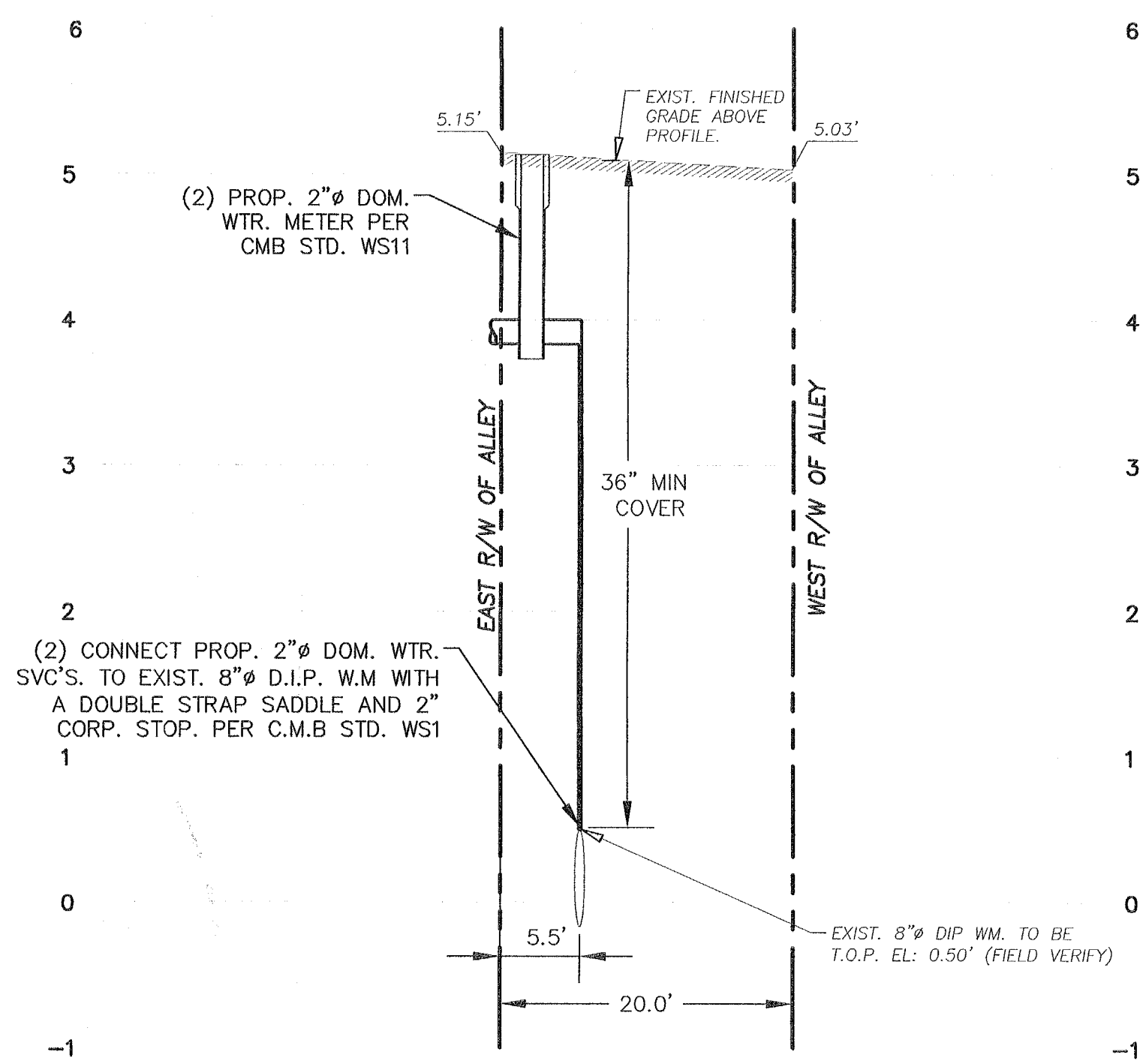
PROP. 6"Ø D.I.P. FIRE SVC. LINE PROFILE @ ALLEY

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



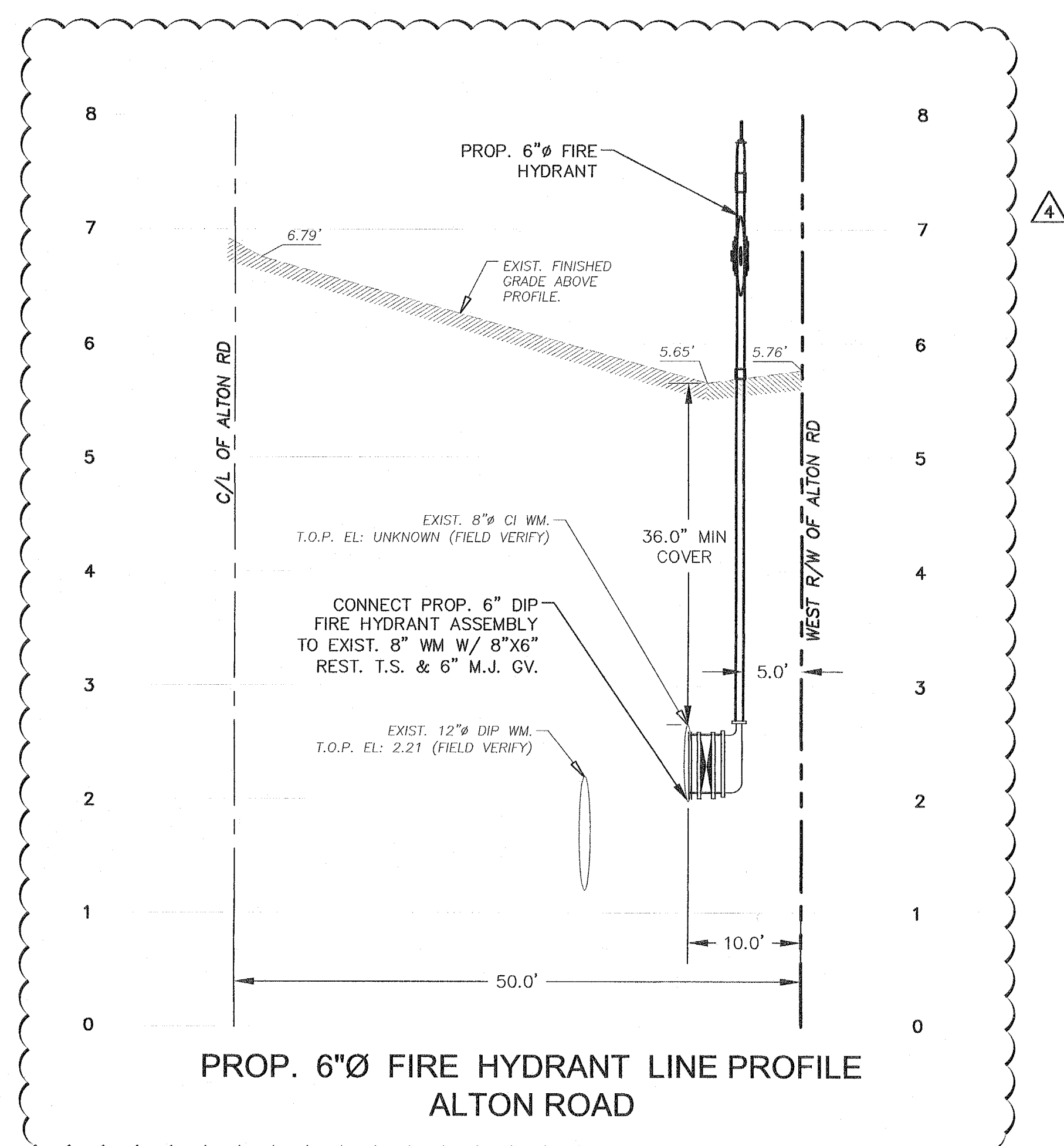
PROP. 2"Ø IRRIG. SVC. LINE PROFILE @ ALLEY

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

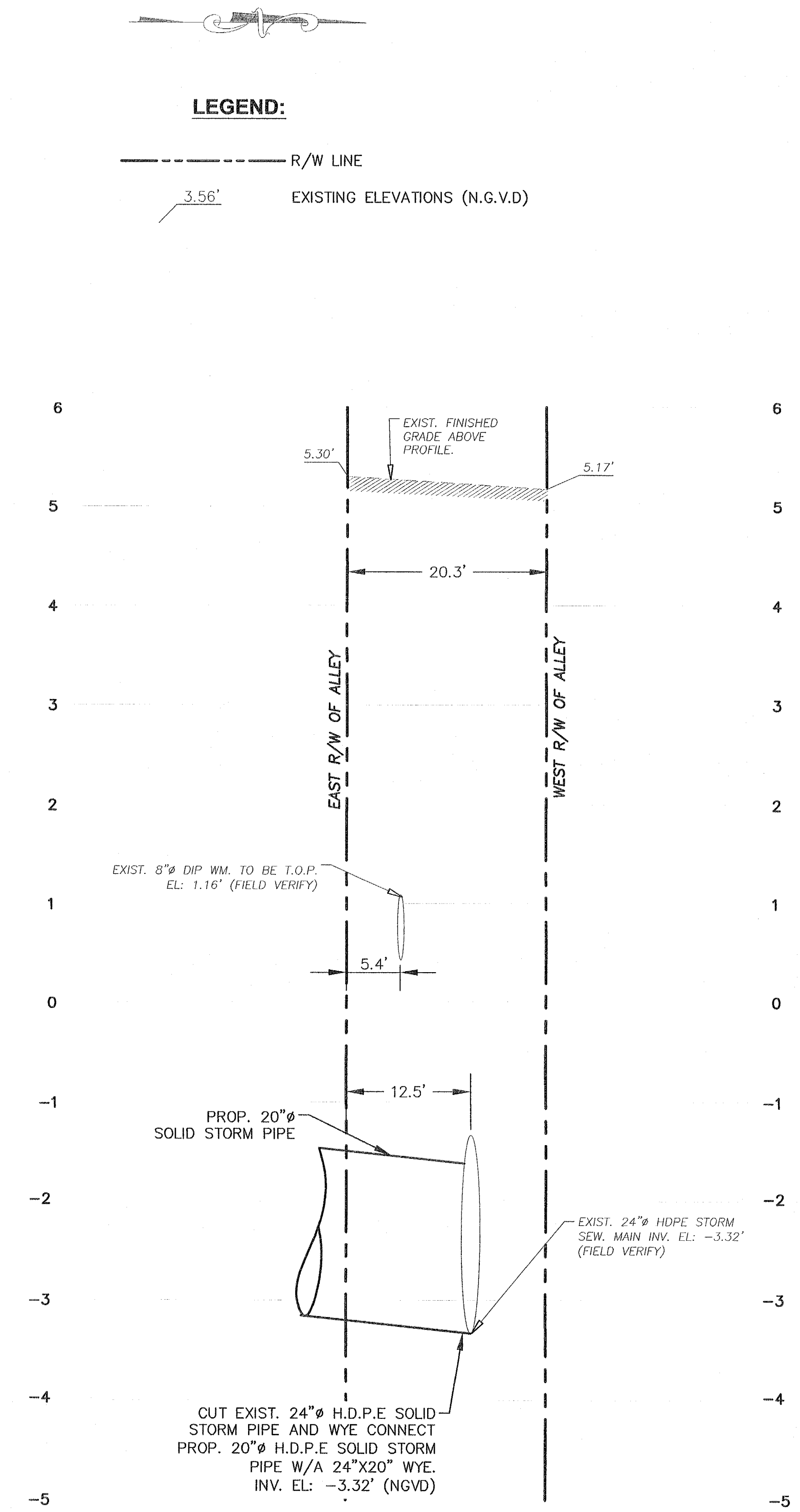


(2) PROP. 2"Ø DOM. SVC. LINE PROFILE @ ALLEY

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



PROP. 6"Ø FIRE HYDRANT LINE PROFILE
ALTON ROAD



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

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



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

	REVIEWER INITIALS	DATE
BUILDING		
MECHANICAL		
ELECTRICAL		
PLUMBING	WJS	2-2-78
CIVIL		

PERMIT ISSUE

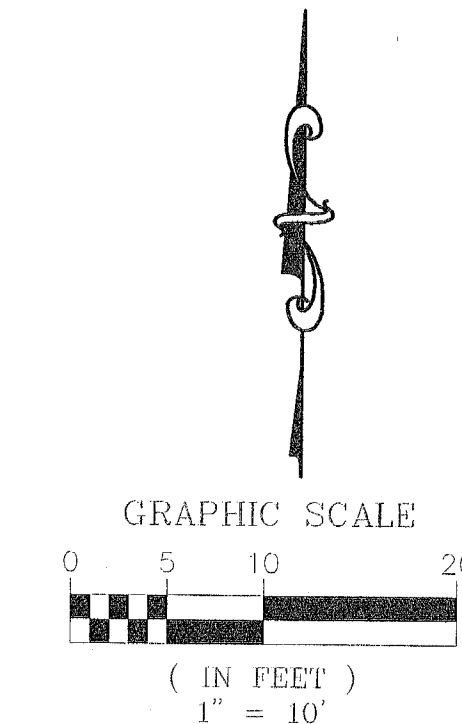
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PROJECT NO. 1613

2-17-17

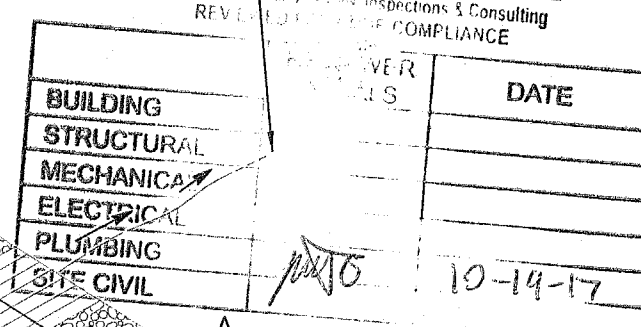
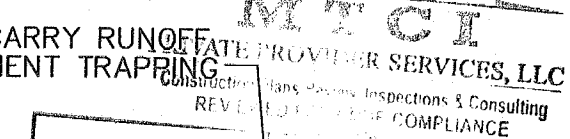
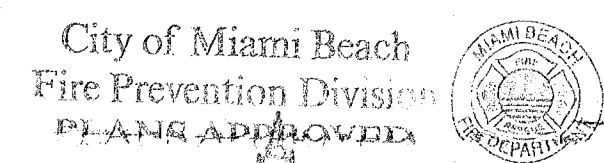
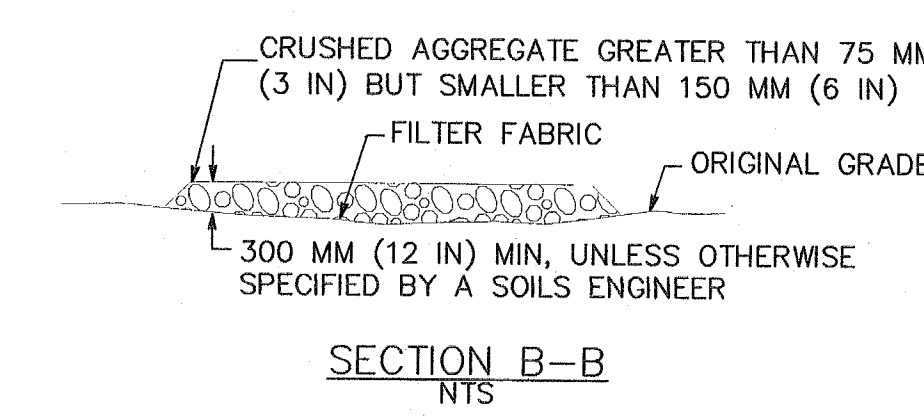
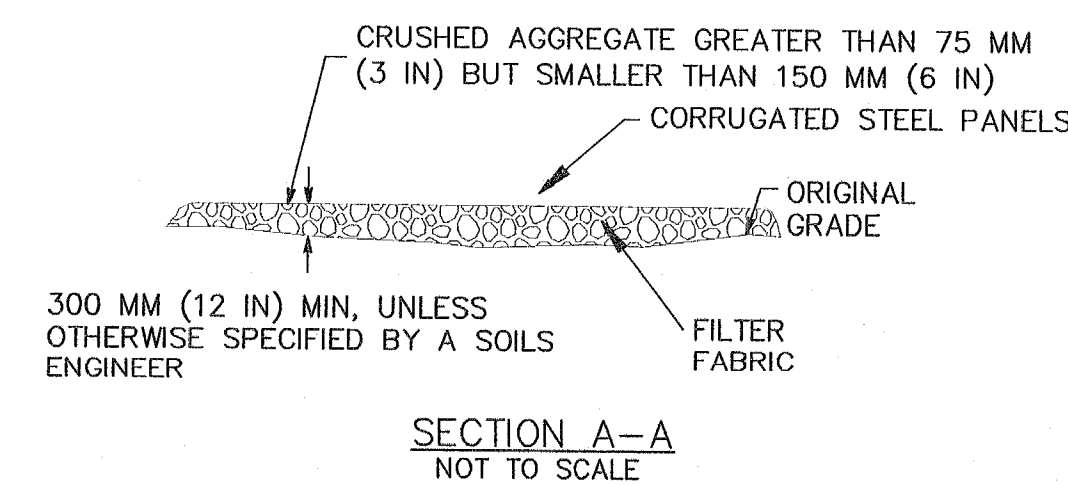
WATER AND STORM PROFILES

EET NO. _____



	R/W LINE / PROPERTY LINE
	CENTER LINE
	EXISTING CURBING
	EXISTING ELEVATIONS (NGVD)
	PROP. EROSION BARRIER PER CMB DETAIL SES13. (SEE CIVIL SHT. C600 FOR DETAILS)

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



NOTE:
MANY DESIGNS CAN BE FIELD
FABRICATED, OR FABRICATED
UNITS MAY BE USED.

WASH RACK

AN BE FIELD
FABRICATED
ED.

WATER SUPPLY & HOSE

PERMIT ISSUE

[illegible]

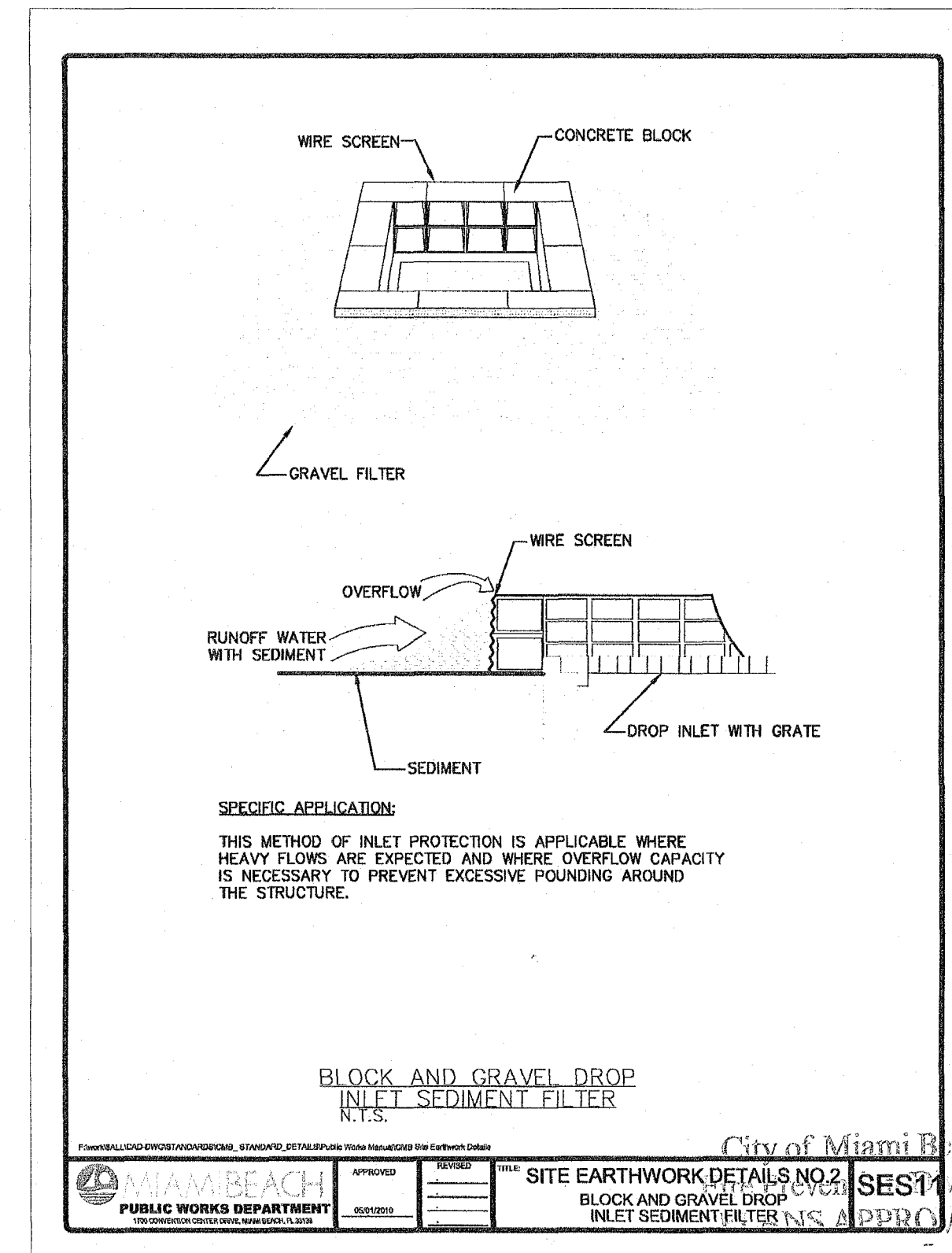
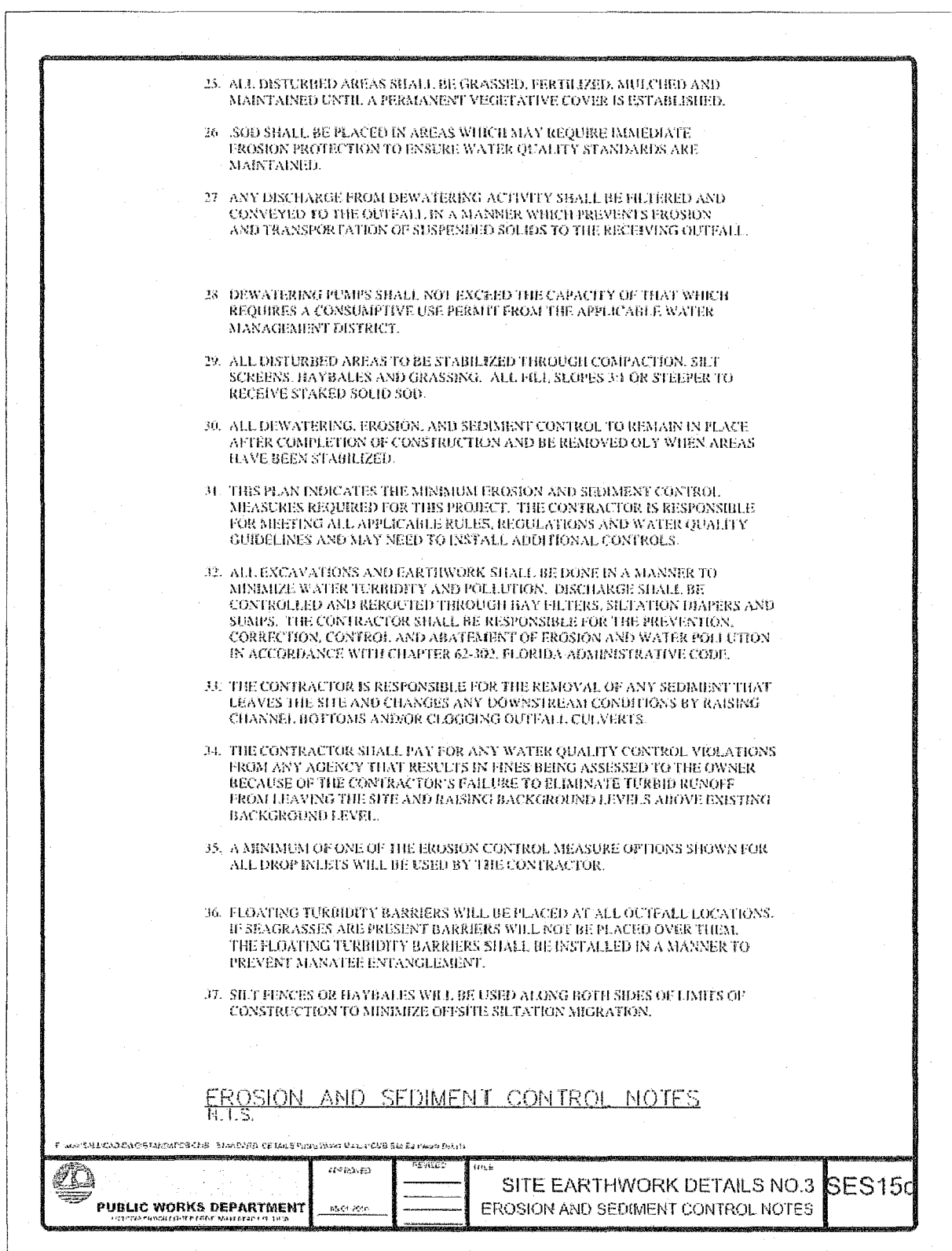
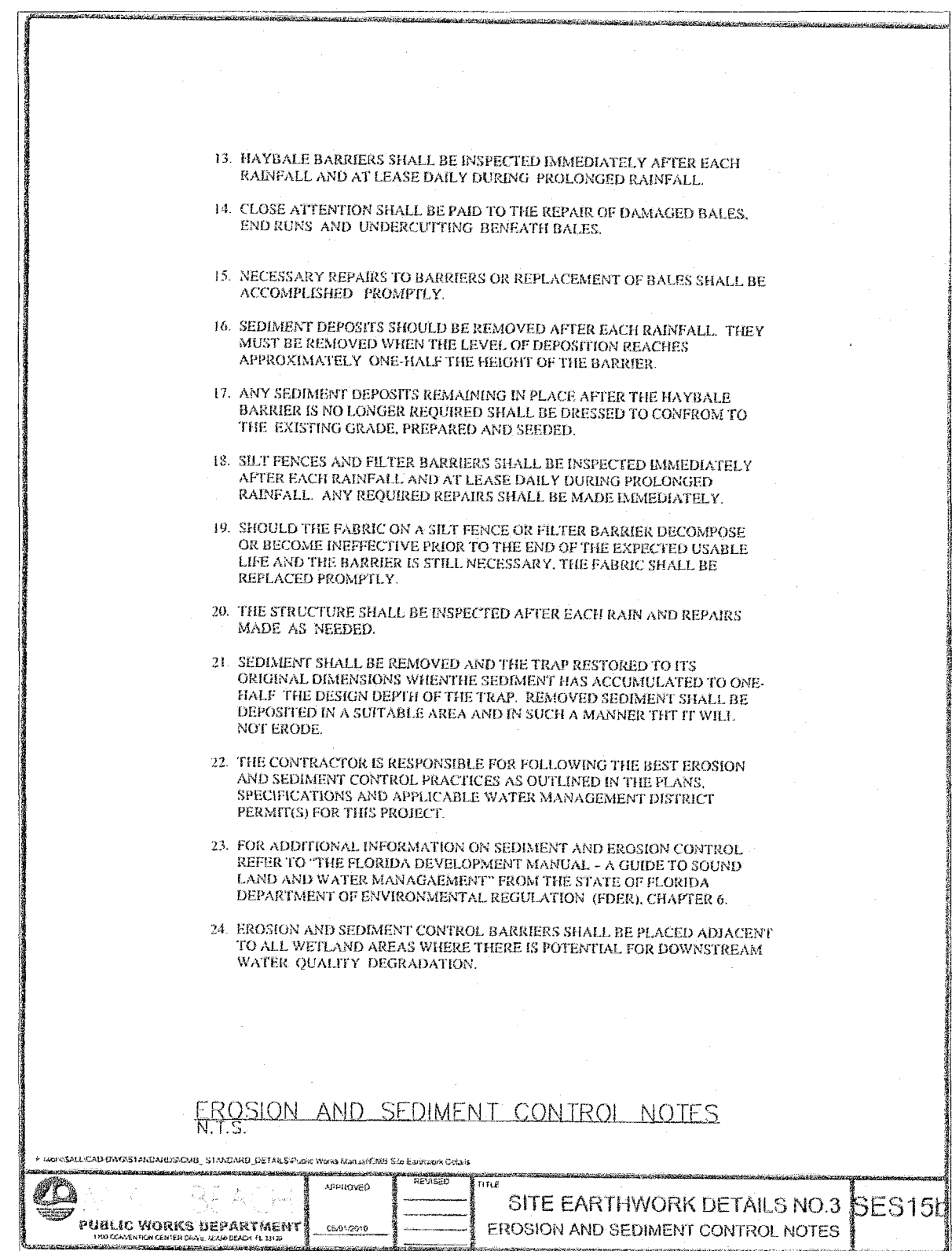
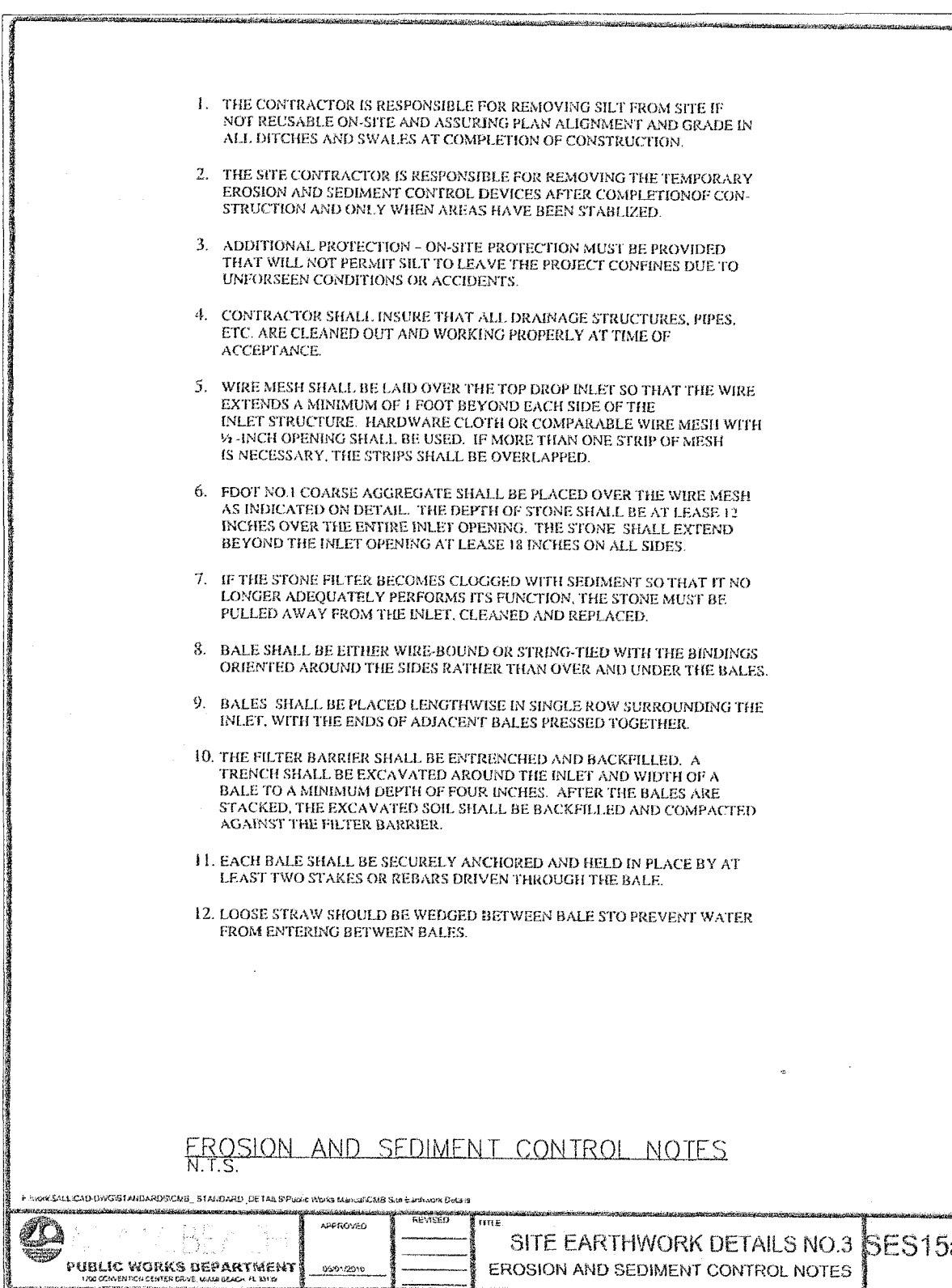
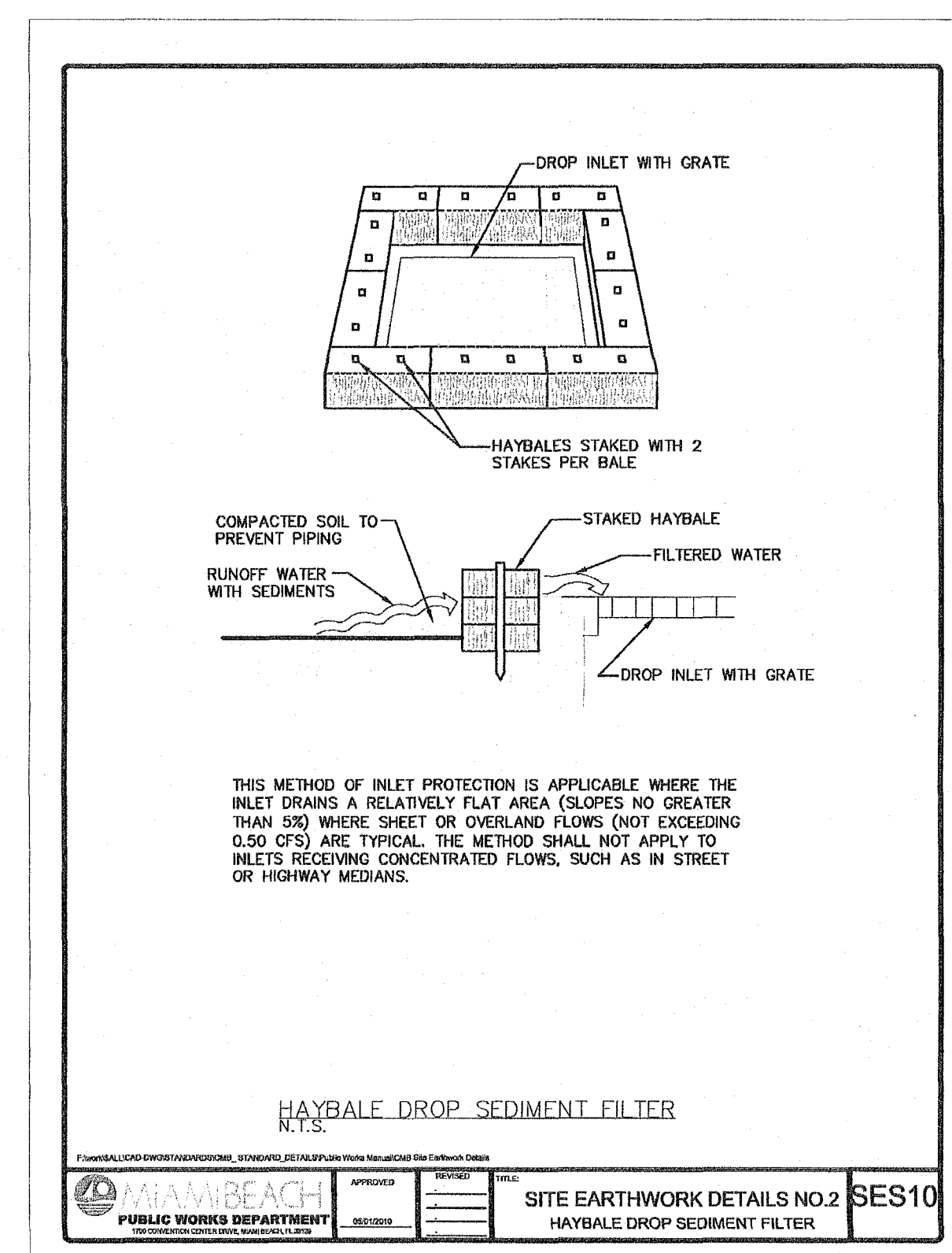
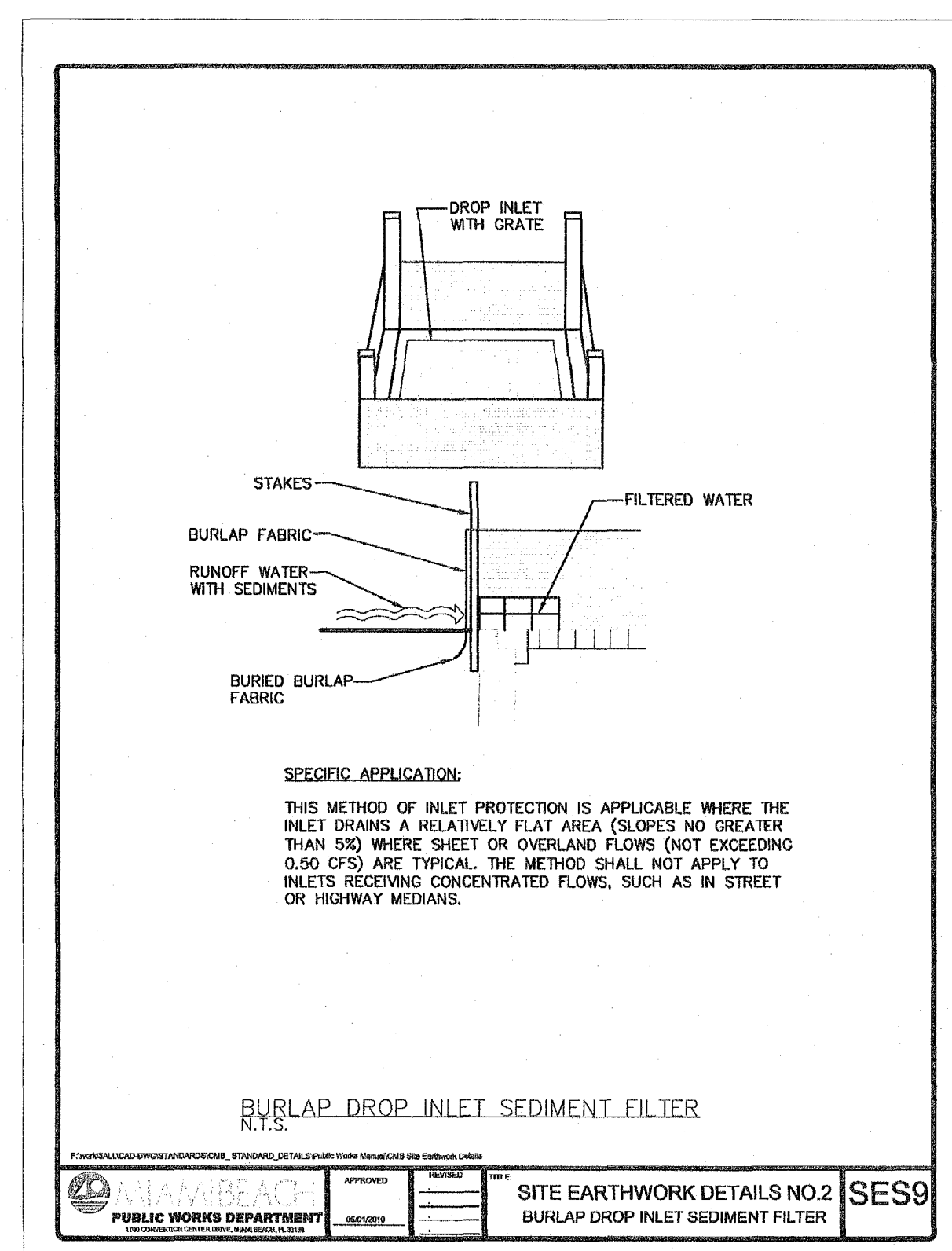
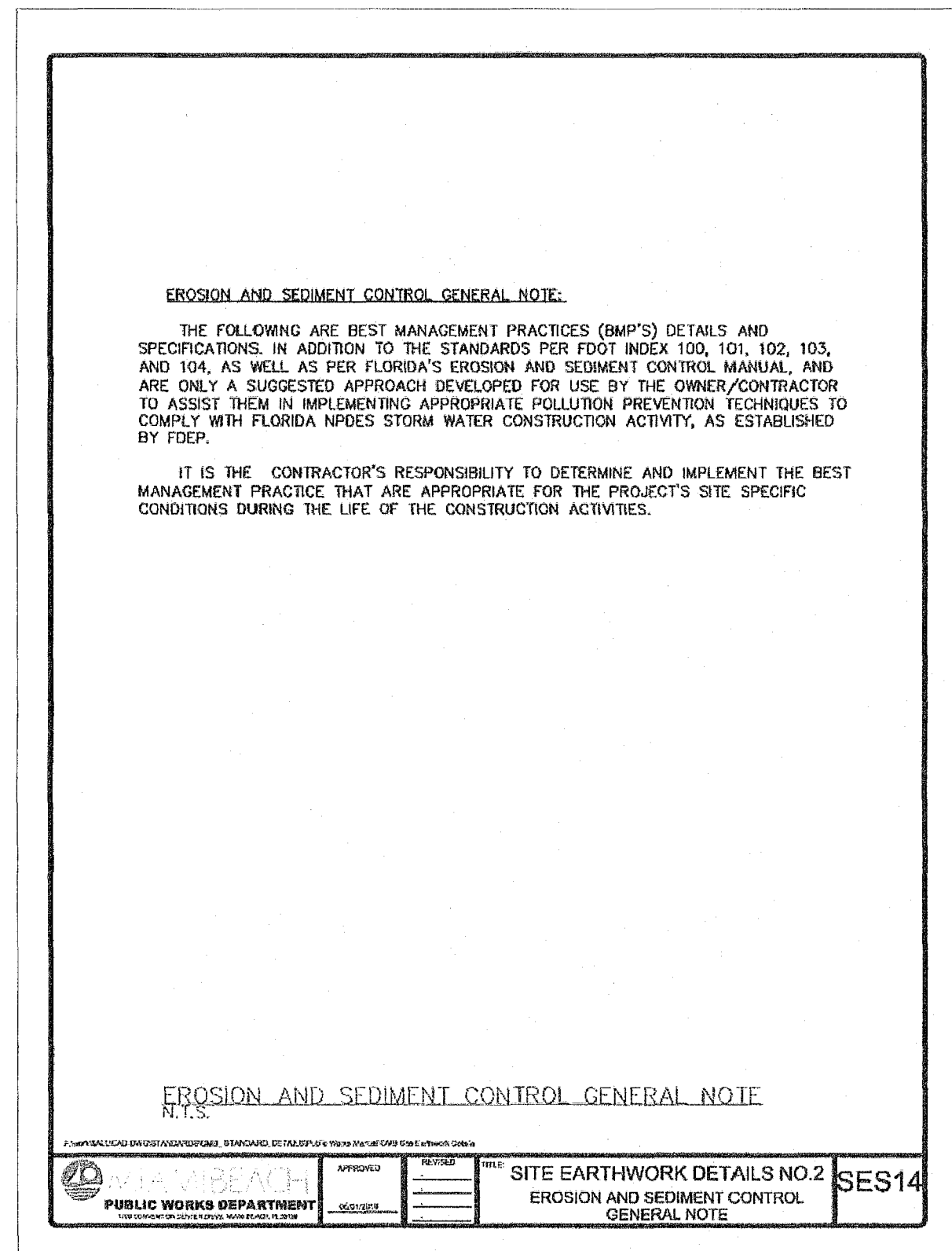
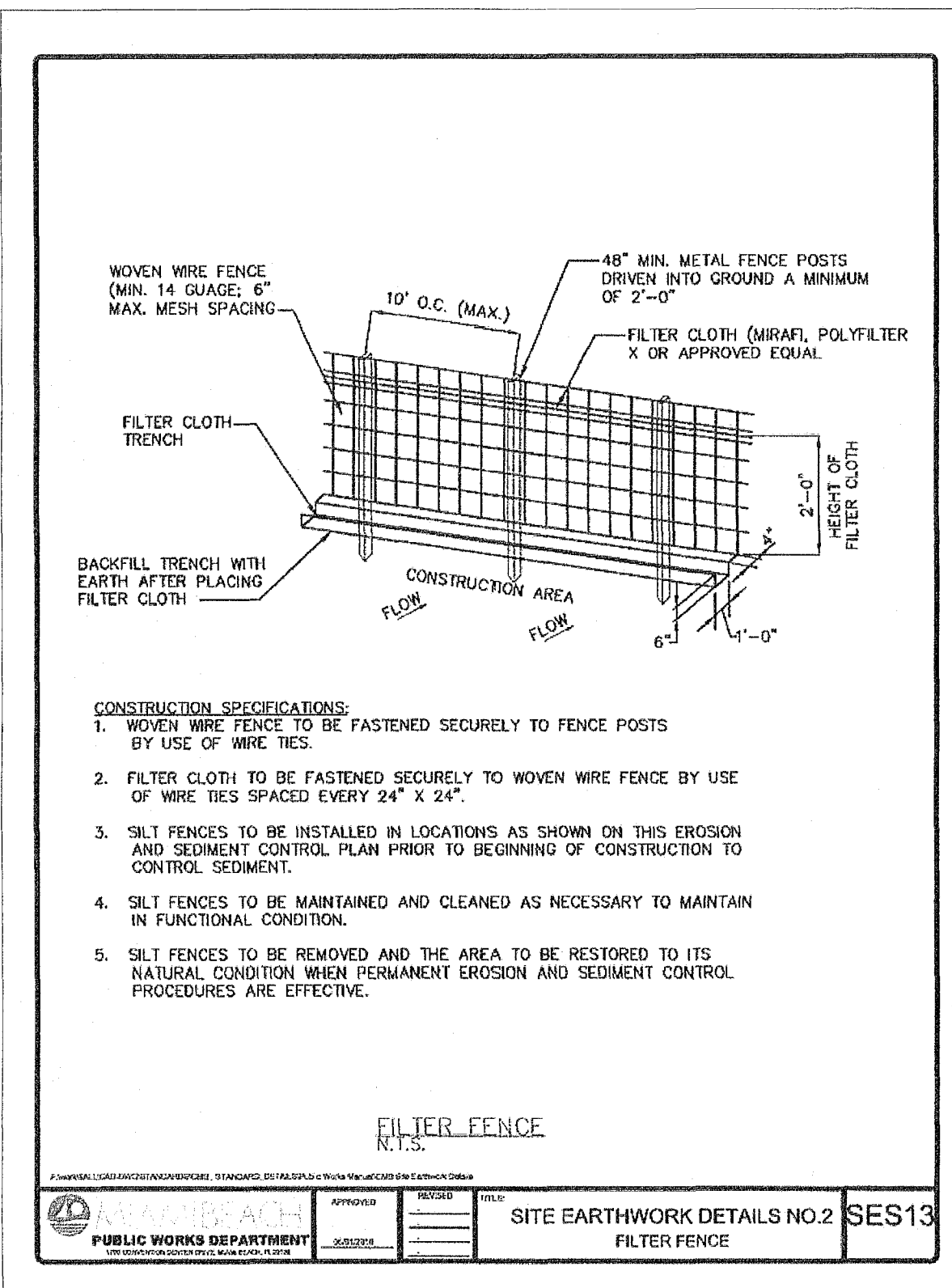
PROJECT NO. 1613

DATE: 2-17-17

SHEET INDEX:
SEDIMENTATION AND
EROSION CONTROL PLAN
SCALE:

SHEET NO. _____

C400



PERMIT ISSUE

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

REVIEWER INITIALS

BUILDING
STRUCTURAL
MECHANICAL
ELECTRICAL

Sunshine 811.com

City of Miami Beach
City of Miami Beach
City of Miami Beach
City of Miami Beach

DEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
222 NE 24TH STREET, SUITE 400, MIAMI, FL 33137
PHONE: 305.576.0000 FAX: 305.576.0000
EMAIL: DEAN@DEANENGINEERING.COM

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ARCHITECTURE
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WALTER M. LUGO
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NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

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

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

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

C500

GENERAL NOTES

- Contractor shall comply with all applicable local, state and federal building codes. Permit shall be posted on a visible place at all times.
2. All work, materials and equipment utilized in this Project shall be installed in strict accordance with the manufacturer's recommendations and specifications.
3. All work for this Project shall conform to standards published by recognized professional and industry organizations.
4. Contractor shall be responsible for visiting the site prior to bidding and familiarizing himself with all existing conditions affecting the work, including but not limited to private and public utilities, on and off site, access roads, and other support facilities.
5. Contractor to remove, relocate or re-route as necessary electrical, water, gas or any other utility lines encountered during construction.
6. Contractor must notify Architect immediately of any unexpected or unknown conditions, discrepancies in the drawings and contract documents, any errors or omissions on the drawings in the field prior to proceeding with work or shop fabrication.
7. Contractor shall notify Architect for clarification prior to bidding in any circumstances below that are not limited to the architectural, structural, mechanical and electrical drawings. Any discrepancies after bidding shall be interpreted as if it was bid based on the most expensive method or finish.
8. Contractor to obtain written approval from Owner or Architect prior to any changes or deviation from Contract Documents.
9. Under no circumstances will assumptions by the Contractor be considered the responsibility of the Architect or Engineer unless there is written approval by them.
10. Contractor shall prepare and maintain all construction areas, as well as surrounding areas free of debris or hazardous substances.
11. Contractor shall be responsible for the repair and/or the replacement of any equipment damaged during construction or clean-up. Construction personnel shall be confined to the limits of the construction area. All OSHA regulations for construction areas shall be strictly followed.
12. Drawings are not to be scaled. Dimensions shall be followed.
13. All dimensions are based on nominal sizes of members and are given to the outer face of such members, not to face of finish material unless otherwise noted on drawings.
14. Contractor to submit shop drawings for approval before commencing fabrication and/or installation of all applicable items of construction. All shop drawing dimensions shall be field verified, reviewed and approved by Contractor before submittal. Incomplete Shop Drawings or lacking sufficient information will be returned without review.
15. The Contractor shall be aware that specific fire rated separation within the building's construction are required by code. The use of specific materials and combinations of materials within fire rated assemblies as called for on the drawings and Specifications are for the purpose of achieving those required fire ratings. It shall be the Contractor's responsibility to verify that change in material that are requested by or made by the Contractor and/or it's sub-contractors, from those materials drawn or specified, does not in any way affect or prevent the required fire rated construction or assembly.
16. Where CMU is indicated to have a specific hourly fire rating, this shall be taken as the minimum allowed.
17. All wood framing, including plywood, which is concealed within walls or ceilings or used for support of walls or ceilings must be fire retard and, pressure treated wood must be used where in contact with concrete or masonry.
18. All piping served through slab. Contractor to fully seal space around pipes with a 1 hour UL approved fire resistive "Thermax" glass fiber soffit insulation as manufactured by U.S. Gypsum Co. complying with ASTM E-119 or approved similar. Penetrations through fire rated walls shall be protected as to maintain the fire rating of said wall.
19. All shafts where applicable to be 2-hour rated without exception, UL Design No. U-505 or approved similar and shall continue as such to underside of roof or floor structural decking. See wall type details for wall design.
20. Project to comply with applicable requirements of NFPA 101 5TH ED CH28 (New hotel)
21. See Electrical, Mechanical, Electrical, and Plumbing Drawings
22. Contractor to submit a minimum of five (5) sets of complete shop drawings or as submittals for approval before commencing fabrication and/or installation of all applicable items of construction. All shop drawing dimensions shall be field verified and reviewed and approved by the Contractor before submittal, and so noted. Re-review by architect or engineer required by submittal not evaluated and approved by Contractor shall be paid for by the Contractor on hourly rates established in Architects Contract for services for this Project.
23. The underside of all exterior soffits and slabs exposed to weather shall receive a continuous drip edge without exception.
24. All metal flashing, scuppers, etc. to receive paint as recommended by manufacturer, unless otherwise noted on drawings or project manual.
25. In addition to wall types shown on plans the Contractor shall refer to the room finish schedule, interior elevations and details for additional information regarding finishes.
26. Contractor shall coordinate with mechanical and electrical contractors the location of all access panels so as to allow for proper equipment accessibility, maintenance and/or operation of the Building Systems. The omission of any or all access panels does not relieve the Contractor of the responsibility from providing and installing such panels or doors.
27. Contractor to provide access panels for all A/C fire dampers.
28. Contractor shall paint all visible surfaces of factory primed or factory paint finished equipment, A/C grills or registers, covers, etc. unless specifically noted otherwise and coordinate colors with Interior Designer and Architect.
29. Before installation, the Contractor shall coordinate with the Architect the exact mounting location of all switches, wall receptacles, plugs, thermostats and other wall mounted fixtures.
30. All interior and exterior joints between dissimilar materials or finishes shall receive a bead of caulking to match color of adjacent surface. Coordinate colors with Architect/owner.
31. Contractor shall be responsible for removing all debris and construction material from the site. Contractor shall also be responsible for properly cleaning all areas prior to final acceptance by the Owner including but not limited to windows, storefront, floors carpets, walls, doors, etc.
32. Upon completion of this Project, the Contractor Structural, shall give the Owner a complete set of as-built architectural, mechanical and electrical drawings along with the written Guarantees, operation and maintenance manuals of all equipment and finishes installed. The Contractor shall maintain a current set of as-built drawings. Information shall be recorded by Contractor as construction progresses.
33. Civil Engineering, Interior Design and Landscape/Irrigation drawings are part of this Project and shall be used by the Contractor in full coordination with all the drawings issued.
34. Contractor is responsible for including in his bid, labor and material costs for any change or alteration of adjacent areas to be disturbed during construction such as, but not limited to, paving sidewalks, streets, existing trees and landscaping to insure their proper drainage and return them to their original finished condition.
35. ALL slabs on grade, interior and exterior, to be on 6 mill polyethylene vapor barrier without exception, unless otherwise noted.
36. The contractor, and all subcontractors and suppliers, shall grant to the owner/developer, institutional mortgagee and to the purchaser of each unit, implied warranties of fitness as to the work performed or materials supplied by them as follows: (a) for a period of Three (3) years from the date of completion of a building or improvement, a warranty as to the roof and structural components of all the building or improvement, and mechanical and plumbing elements, except mechanical elements serving only one unit; (b) for a period of three (3) years after completion of a building or improvement, a warranty as to all other improvements and materials; and (c) as to personal property, a warranty which is for the same period as is provided by the manufacturer of the personal property, commencing with the date of closing of the purchase or the date of possession of the unit, whichever is earliest.
37. Completion of a building or improvement" means final completion of construction, finishing, and equipping of the building or improvement according to the plans and specifications and the issuance of a certificate of occupancy for the entire building or improvement, or the equivalent authorization by the governing body having jurisdiction. The warranties provided herein shall insure to the benefit of each owner and its successor to the benefit of the owner/developer, and to the benefit of the institutional mortgagee.
38. Comply with the following applicable items of F.B.C. -
1. Security Enforced Entry Prevention
2. All locks on exterior doors shall be capable of resisting a force of 300LB. applied in any movable 6000 possible key changes or locking combinations auxiliary single dead bolt with hardened bolt
3. All single exterior swing doors shall have a lock to be key operated from exterior with a min. of inserts
4. The active leaf of pairs of exterior swing doors shall have some locks as required for single exterior swing doors. The inactive leaf of these pair of doors shall have multiple point locks with 5/8" min. throw bolts with inserts
5. Sliding glass doors shall be provided with sliding doors dead bolts or a bolt or pin not removable or operable from exterior, at the jamb, head, sill or at meeting mullions, these doors shall be reinforced in the strike and lock area to maintain full strength effectiveness if necessary, and such doors shall have no screws removable from outside which would facilitate ready entry from outside.
6. Single, swinging, exterior doors, if wood shall be solid core of not less than 1 3/8" thick
7. Glass shall comply with the American national standards institute standard ANSI Z97.1
8. Sliding glass doors shall be installed and constructed so that no panel can be lifted from the track and maintain full strength effectiveness to comply with Architectural Aluminum MGCS Assoc. standards for forced entry resistance ANMA 1303.5 AND ANSI/AMA J-6
9. Swimming pool and spa, under separate permit
10. Deferred Submittals and Assemblies which require NOA Product Control Approval are as follows:
STRUCTURAL GLAZING, CURTAIN WALLS, SIGNS, FENCES, WINDOWS, STOREFRONTS, RIGID VENTILATION DOORS, AWNINGS, DEMOLITION, STEEL JOISTS, WOOD TRUSSES, PRECAST SYSTEMS, ROOFING, RAILING, MULLIONS, HAND RAILS, & LOUVERS
11. Roof Systems as per Florida Building Code Product Approval and Manufacturers Specifications to meet FBG requirements, see specs
12. The Contractor is responsible for submitting signed and sealed shop drawings for all specialty items, including but not limited to, trellis, awnings, glass and aluminum canopies, misc. metal fabrications, etc.

TO THE BEST OF MY KNOWLEDGE THESE PLANS
COMPLY WITH THE MINIMUM STANDARDS OF THE
FLORIDA BUILDING CODE, 2014 EDITION

PERMUY ARCHITECTURE, INTERIOR & PLANNING

- THE GENERAL CONTRACTOR SHALL FURNISH NOTICE OF COMMENCEMENT BEFORE START OF WORKING AGREEMENT WITH FLORIDA BUILDING CODE SECTION 105.8.

43. THIS BUILDING IS TYPE 1-A CONSTRUCTION AND INCLUDES THE FOLLOWING OCCUPANCIES:
GROUP R-1 HOTEL
GROUP R-M MERCANTILE
GROUP S-2 STORAGE (PARKING)
GROUP B-BUSINESS
GROUP A-ASSEMBLY

44. ALL FINISH FLOOR ELEVATIONS SHOWN ON THESE SET OF DOCUMENTS WERE DETERMINED BASED ON ELEVATIONS IN NATIONAL GEODETIC VERTICAL DATUM PROVIDED BY THE SURVEY COMPANY FOR THE PROJECT.

45. ALL ELEVATIONS SHOWN ON THE ARCHITECTURAL CONTRACT DOCUMENTS INCLUDING PLANS, SECTIONS, ELEVATIONS, & DETAILS ARE THE FINAL INTENDED ELEVATIONS AFTER SETTLEMENT ANTICIPATED IN ACCORDANCE WITH ENGINEERING COMPANY WORKING ON THE GEOTECHNICAL SOIL STUDY REPORT. THE CONTRACTOR PERFORMING THE WORK IS TO REFER TO STRUCTURAL PLANS FOR CONSTRUCTION ELEVATIONS. THE CONTRACTOR PERFORMING THE WORK TO COORDINATE UTILITY AND MEP TRAYS TO ENSURE FINAL ELEVATIONS ARE MAINTAINED.

46. TERMITE PROTECTION IS REQUIRED UNDER FBC SECTION 1916.1-ALL BUILDINGS SHALL HAVE PRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE CONSTRUCTION SOIL TREATMENT AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES."

47. All Exterior Aluminum will be Kynar based finish with a 20 year warranty. Clipping Mullions, Sliding Doors, Handrails, Guardsails, Louvers Refer to project Manual.

48. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUBMIT SHOP DRAWINGS FOR REVIEW BY THE PRIVATE PROVIDER/ LOCAL BUILDING DEPARTMENT.

49. ALL INTERIOR FINISHES TO BE CLASS A, TO MEET STANDARDS: ASTM E84 OR UL 723

50. ALL THERMAL OR SOUND INSULATING INSULATION TO MEET STANDARDS: ASTM E84 OR UL 723

51. ALL ACoustical CEILING FINISHES TO MEET STANDARDS: ASTM C635 OR C636. ALL ACoustical CEILING SYSTEMS THAT ARE A PART OF FIRE RESISTIVE CONSTRUCTION SHALL BE INSTALLED IN THE SAME MANNER USED IN THE ASSEMBLY TESTED AND SHALL COMPLY WITH THE PROVISIONS OF FBC CHAPTER 7, ED. 2014.

52. ALL ROOF INSULATION SHALL HAVE A A NOA PRODUCT APPROVAL AS AN APPROVED ROOFING COMPONENT FOR USE IN ROOFING ASSEMBLIES. ALL INSULATION SHALL BE TESTED FOR PHYSICAL PROPERTIES IN ACCORDANCE WITH TAS 110.

53. PARTITION LOAD SHALL NOT BE LESS THAN A UNIFORMELY DISTRIBUTED LOAD OF 15 PSF

54. FOR EXPOSURE CATEGORY INFORMATION AND FLOOD LOAD INFORMATION SEE CIVIL DWGS

55. FIRE DAMPERS:
SHALL BE PROVIDED WITH AN APPROVED MEANS OF ACCESS, WHICH IS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. THE ACCESS SHALL NOT AFFECT THE INTEGRITY OF THE FIRE RESISTANCE RATED ASSEMBLIES. ACCESS PANELS TO COMPLY WITH 2014 FBC 717.

56. IN COMPLIANCE WITH CODE 2014 FBC 804 AND SECTIONS 804.2 THROUGH 804.4.2 :
804.1 General
Interior floor finish and floor covering materials shall comply with Sections 804.2 through 804.4.2.

Exception: Floor finishes and coverings of a traditional type, such as wood, vinyl, linoleum or terrazzo, and resilient floor covering materials that are not composed of fibers.

804.2 Classification.
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.4.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253. THE CLASSIFICATION REFERRED TO HEREIN CORRESPONDS TO THE CLASSIFICATIONS DETERMINED BY NFPA 253 AS FOLLOWS: CLASS I, 0.45 WATTS/CW2 OR GREATER; CLASS II, 0.22 WATTS/CW2 OR GREATER.

804.3 TESTING AND IDENTIFICATION.
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL BE TESTED BY AN AGENCY IN ACCORDANCE WITH NFPA 253 AND IDENTIFIED BY A HANG TAG OR OTHER SUITABLE METHOD SO AS TO IDENTIFY THE MANUFACTURER OR SUPPLIER AND STYLE, AND SHALL INDICATE THE INTERIOR FLOOR FINISH OR FLOOR COVERING CLASSIFICATION ACCORDING TO SECTION 804.2. CARPET-TYPE FLOOR COVERINGS SHALL BE TESTED AS PROPOSED FOR USE, INCLUDING UNDERLAYMENT. TEST REPORTS CONFIRMING THE INFORMATION PROVIDED IN THE MANUFACTURER'S PRODUCT IDENTIFICATION SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON REQUEST.

804.4 INTERIOR FLOOR FINISH REQUIREMENTS.
INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.4.1 AND 804.4.2 AND INTERIOR FLOOR FINISH MATERIALS SHALL COMPLY WITH SECTION 804.4.2.

804.4.1 TEST REQUIREMENT.
IN ALL OCCUPANCIES, INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE DOD FF-1 PULL TEST (CPSC 16 CFR PART 1630) OR WITH ASTM D 2859.

804.4.2 MINIMUM CLASS RADIANT FLOOR.
IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EAT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS OR FLOOR COVERING CLASSIFICATION ACCORDING TO SECTION 804.2. CARPET-TYPE FLOOR COVERINGS SHALL BE TESTED AS PROPOSED FOR USE, INCLUDING UNDERLAYMENT. TEST REPORTS CONFIRMING THE INFORMATION PROVIDED IN THE MANUFACTURER'S PRODUCT IDENTIFICATION SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON REQUEST.

804.4.3 MINIMUM CLASS RADIANT FLOOR.
IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EAT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS OR FLOOR COVERING CLASSIFICATION ACCORDING TO SECTION 804.2. CARPET-TYPE FLOOR COVERINGS SHALL BE TESTED AS PROPOSED FOR USE, INCLUDING UNDERLAYMENT. TEST REPORTS CONFIRMING THE INFORMATION PROVIDED IN THE MANUFACTURER'S PRODUCT IDENTIFICATION SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON REQUEST.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOD FF-1 PULL TEST (CPSC 16 CFR PART 1630) OR WITH ASTM D 2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

57. IN COMPLIANCE WITH CODE 2014 FBC 1607.8.2 :
GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (111 KG) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT OR AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.

58. SHOP DRAWINGS / N.O.A. AND / OR PRODUCT DATA NEED TO BE STAMPED-APPROVED / SIGNED AND DATED (EACH PAGE) BY A PROFESSIONAL DESIGNER OR DESIGNER REGISTERED IN THE STATE OF FLORIDA. COMPANY NAME AND SIGNATURE NAME MUST BE IDENTIFIED WITH PRINT WRITING. ALSO, APPROPRIATE ASSEMBLIES, AND DETAILS MUST BE SELECTED (HIGHLIGHT) FROM EACH PRODUCT APPROVAL AND ALSO EACH PRODUCT MUST BE IDENTIFIED IN THE DRAWINGS (TAG / LABEL). 2014 FBC & 107.6.5

59. IN COMPLIANCE WITH CODE 2014 1516, ROOF ASSEMBLIES SHALL BE DIVIDED INTO THE CLASSES DEFINED BELOW. CLASS A, B AND C ROOF ASSEMBLIES AND ROOF COVERINGS REQUIRED TO BE LISTED BY THIS SECTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, FIRE-RETARDANT TREATED WOOD ROOF COVERINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM D 2898.

1516.2
FIRE-RESISTANT ROOFING ASSEMBLIES AND COVERINGS SHALL BE PROVIDED ON ALL STRUCTURES. FIRE CLASSIFICATION OF ROOFING ASSEMBLIES AND COVERINGS SHALL BE BASED ON THE EXPOSURE HAZARD AS FOLLOWS.

1516.2.1 CLASS A.
ZERO FEET TO 20 FEET (0 TO 6.1 M) DISTANCE SEPARATION MEASURED HORIZONTALLY FROM THE CLOSEST POINT OF ANY BUILDING EDGE TO THE NEAREST POINT TO AN ADJACENT STREET, LOT, AND ALL BUILDINGS WITH OCCUPATION GREATER THAN 300 PERSONS.
EXCEPTION: BRICK, MASONRY, SLATE, CLAY OR CONCRETE ROOF TILE AND EXPOSED CONCRETE ROOF DECK ARE CONSIDERED TO MEET CLASS A ROOF COVERING PROVISIONS WITHOUT TESTING.

1516.2.2 CLASS B.
ALL OTHER STRUCTURES, EXCEPT AS NOTED BELOW.

1516.2.3 CLASS C.
STRUCTURES NOT OCCUPIED BY HUMANS.

1516.2.4
ALL ROOFING ASSEMBLIES SHALL BE INSTALLED AT A SLOPE NO GREATER THAN THE MAXIMUM ALLOWED FOR THE REQUIRED FIRE CLASSIFICATION.

1516.2.5
WATERPROOFING ASSEMBLY MUST POSSESS A CLASS A, CLASS B OR CLASS C FIRE RATING AS REQUIRED

60. IN COMPLIANCE WITH CODE 2014 FBC [F] 501.2
NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 IN (102 MM) IN HEIGHT AND NOT LESS THAN 0.5 INCH (12.7 MM) IN WIDTH. SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHEN REQUIRED FOR THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR OBJECTS, SHALL NOT BE PERMITTED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.

61. INTEGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.

62. FDC SHALL BE CHROME PLATED.

63. ELECTRICAL VEHICLE REQUIREMENT. A MINIMUM OF TWO PERCENT OF THE REQUIRED OFF- STREET PARKING SPACES, WITH A MINIMUM OF ONE PARKING SPACE SHALL CONTAIN ELECTRICAL VEHICLE PARKING SPACES, WHICH ARE STRUCTURE RESERVED FOR THE EXCLUSIVE USE OF ELECTRICAL VEHICLES (SEC. 130-39) ELECTRICAL VEHICLE PARKING SPACES SHALL MEET THE STANDARDS FORTH IN SEC. 130-72. ELECTRICAL VEHICLE PARKING SPACES SHALL BE PAIR GREEN, OR SHALL BE MARKED BY GREEN PAINTED LINES OR CURBS. EACH ELECTRICAL VEHICLE PARKING SPACE SHALL BE MARKED BY A SIGN DESIGNATING THE PARKING SPACE AS AN ELECTRICAL VEHICLE PARKING SPACE. IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OF THE FEDERAL HIGHWAY ADMINISTRATION, EACH ELECTRICAL VEHICLE CHARGING STATION SHALL BE EQUIPPED WITH A SIGN THAT INCLUDES THE FOLLOWING INFORMATION: (V)EHICLE AND AMPERAGE LEVELS (V)OLUNTARY APPLICATION OF USE FEES (U)SE INFORMATION AND (V)OICANT INFORMATION FOR THE OWNER OF THE CHARGING STATION. TO ALLOW A CONSUMER TO REPORT ISSUES RELATING TO THE CHARGING STATION. ELECTRICAL VEHICLE CHARGING STATIONS SHALL CONTAIN A RETRACTION DEVICE, COILED CORD OR A FIXTURE, TO HANG CORDS AND CONNECTORS ABOVE THE GROUND SURFACE. ELECTRICAL VEHICLE CHARGING STATIONS SHALL BE SCREENED FROM VIEW FROM THE RIGHT OF WAY, WITH EXCEPTION OF ALLEY

63. ALL INTERIOR FITTINGS, INCLUDING, BUT NOT LIMITED TO, SHELVING, PARTITIONS, AND CHECKOUT COUNTERS, IF PARALLEL TO THE EXTERIOR WALL OF THE BUILDING, IN A MANNER TO BE REVIEWED AND APPROVED BY STAFF CONSISTENT WITH THE DESIGN REVIEW CRITERIA AND/OR THE DIRECTIONS FROM THE BOARD. THIS SHALL NOT PROHIBIT SUBSTANTIALLY TRANSPARENT FUTURE DISPLAY PURPOSES; HOWEVER, SHELVING, PARTITIONS, AND CHECKOUT COUNTERS, OR SIGN OBJECTS, SHALL NOT BE PERMITTED TO BE FLUSH IN THE EXTERIOR WALLS OF THE BUILDING FACING ANIMAL ROAD AND THE CANAL WALK.

64. Chapter 130 – OFF-STREET PARKING[1]
ARTICLE 1 – IN GENERAL
Sec. 130-33. – Off-street parking requirements for parking districts nos. A, B, C, 4, 5, 6, and 7.

A. Bicycle parking: Short-term and long-term bicycle parking shall be provided for new construction or substantial rehabilitation over 1,000 square feet, according to the minimum standards in the table below and the "Guidelines for the Design and Management of Bicycle Parking Facilities" available in the planning department.

B. Short-term bicycle parking (bicycle racks) serves people who leave their bicycles for relatively short periods of time, typically for shopping, recreational riding or errands. Bicycle racks should be located in a highly visible location near the main entrance to the use.

C. Long-term bicycle parking includes facilities that provide a high level of security such as bicycle lockers, bicycle cages and bicycle stalls. These facilities serve people who frequently leave their bicycles at the same location for the day or overnight.

Land use	Minimum minimum basic plot Plot, square (m ² /ft ² or plot)	Minimum minimum basic plot Plot, square (m ² /ft ² or plot)
Construction cost	1 per plot or 1 per 10,000 square feet	1 per 10 percent of employees, or 1 per 5,000 square feet and another 2 per 5,000 → 20,000 square feet for 20,000 → 10,000 square feet, or for 50,000 square feet
Staff	1 per 10,000 sq. feet or 1 per 10,000 square feet	1 per 10 percent of employees, or 1 per 5,000 square feet and another 2 per 5,000 → 20,000 square feet for 20,000 → 10,000 square feet, or for 50,000 square feet
Construction, maintenance, regulation	1 per 10 million square feet	1 per 10 percent of employees
Staff	2 per hectare or 1 per 10,000 square feet	1 per 10 percent of employees
Construction, maintenance, regulation	1 per project or 1 per 10 million square feet	1 per mile

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

- | | |
|---------|--|
| A-000 | COVER SHEET |
| A-001 | DRAWING LIST |
| A-002 | SITE PLAN |
| A-003 | ZONING DATA |
| A-004 | ZONING ORDER |
| A-004 | PLANNING BOARD |
| A-005 | LIGHTING SCHEDULE |
| A-006 | DOOR SCHEDULE |
| A-007 | DOOR SCHEDULE |
| A-020 | LIFE SAFETY PLAN - GENERAL COMMENTS |
| A-021 | LIFE SAFETY PLAN - 1ST FLOOR |
| A-022 | LIFE SAFETY PLAN - 2ND FLOOR |
| A-023 | LIFE SAFETY PLAN - 3-5TH FLOORS |
| A-024 | LIFE SAFETY PLAN - ROOF/POOL DECK |
| A-031 | ADA NOTES AND DETAILS |
| A-032 | ADA NOTES AND DETAILS |
| A-033 | ADA NOTES AND DETAILS |
| A-034 | ADA NOTES AND DETAILS |
| A-035 | ADA NOTES AND DETAILS |
| A-036 | ADA NOTES AND DETAILS |
| A-100 | COLUMN GRID LAYOUT PLAN |
| A-101 | 1ST FLOOR PLAN |
| A-101.1 | 1ST FLOOR PLAN - FLOOD PROOFING SHEET / FLOOD BARRIER PLAN |
| A-102 | 2ND FLOOR PLAN |
| A-103 | 3RD FLOOR PLAN |
| A-104 | 4TH FLOOR PLAN |
| A-105 | 5TH FLOOR PLAN |
| A-106 | 6TH FLOOR PLAN - ROOF / POOL |
| A-107 | HIGH ROOF PLAN |
| A-201 | 1ST FLOOR REFLECTED CEILING PLAN |
| A-202 | 2ND FLOOR REFLECTED CEILING PLAN |
| A-203 | 3RD FLOOR REFLECTED CEILING PLAN |
| A-204 | 4TH FLOOR REFLECTED CEILING PLAN |
| A-205 | 5TH FLOOR REFLECTED CEILING PLAN |
| A-206 | 6TH FLOOR / ROOF REFLECTED CEILING PLAN |
| A-301 | ROOM TYPE A - PLAN & RCP |
| A-302 | ROOM TYPE A1 - PLAN & RCP |
| A-303 | ROOM TYPE A2 - PLAN & RCP |
| A-304 | ROOM TYPE A3 - PLAN & RCP |
| A-305 | ROOM TYPE A4 - PLAN & RCP |
| A-306 | ROOM TYPE A5 - PLAN & RCP |
| A-307 | ROOM TYPE A-C1 - PLAN & RCP |
| A-308 | ROOM TYPE A-C2 - PLAN & RCP |
| A-309 | ROOM TYPE A-C3 - PLAN & RCP |
| A-310 | ROOM TYPE A-C4 - PLAN & RCP |
| A-311 | ROOM TYPE A-R1 - PLAN & RCP |
| A-312 | ROOM TYPE A-R2 - PLAN & RCP |
| A-313 | ROOM TYPE A-R3 - PLAN & RCP |
| A-314 | ROOM TYPE A-R4 - PLAN & RCP |
| A-315 | ROOM TYPE B1 - PLAN & RCP |
| A-316 | ROOM TYPE B2 - PLAN & RCP |
| A-317 | ROOM TYPE B3 - PLAN & RCP |
| A-318 | ROOM TYPE B-C1 - PLAN & RCP |
| A-319 | ROOM TYPE B-C2 - PLAN & RCP |
| A-320 | ROOM TYPE A6 - PLAN & RCP |
| A-401 | BUILDING ELEVATIONS - EAST |
| A-402 | BUILDING ELEVATIONS - NORTH |
| A-403 | BUILDING ELEVATIONS - WEST |
| A-404 | BUILDING ELEVATIONS - SOUTH |
| A-405 | BUILDING SECTION 1 & 2 - NORTH/SOUTH |
| A-406 | BUILDING SECTION 3 & 4 - EAST/WEST |
| A-407 | ELEVATOR SECTION |
| A-408 | LINEN CHUTE PLAN & SECTION |
| A-409 | STAIR #1 SECTION & PLANS |
| A-410 | STAIR #2 SECTION & PLANS |
| A-411 | POOL DECK ELEVATIONS |
| A-412 | POOL DECK ELEVATIONS |
| A-501 | TYPE WALL SECTIONS |
| A-502 | WALL SECTIONS |
| A-503 | WALL SECTIONS |
| A-504 | ENTRY CANOPY PLAN & SECTION |
| A-801 | WALL TYPE DETAILS |
| A-802 | UL DETAILS |
| A-802.1 | UL DETAILS |
| A-803 | DOOR JAMB DETAILS |
| A-804 | STOREFRONT DETAILS |
| A-805 | SLIDING GLASS DOOR & BALC DETAILS |
| A-806 | STAIR & RAILING DETAILS |
| A-807 | ROOF DETAILS |
| A-808 | PARKING DETAILS |
| A-809 | FIRE SAFE DETAILS |
| A-810 | WATERPROOFING DETAILS |
| A-811 | STUCCO JOINT / SOFFIT DETAILS |
| A-901 | WINDOW SCHEDULE - 4TH, 5TH & 6TH FLRS |
| A-902 | WINDOW SCHEDULE - 4TH, 5TH FLRS |
| A-903 | WINDOW SCHEDULE - 3RD FLR |
| A-904 | WINDOW SCHEDULE |
| A-905 | WINDOW SCHEDULE |
| A-906 | LOUVER SCHEDULE |

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



RETURNED FOR LOSS COMPLIANCE		
	RECEIVED INITIALS	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
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STATE OF FLORIDA
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FOR SAME, REPORTING ANY DISCREPANCIES
TO THE ARCHITECT BEFORE COMMENCEMENT OF
DRAWINGS ARE NOT TO BE SCALED

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

FINVARB GROUP

[illegible]

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: **As Noted**

SHEET NO.

A-001

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

PERMUY

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STATE OF FLORIDA
FIELD MUM ARCHITECT
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THE ARCHITECT BEFORE COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED

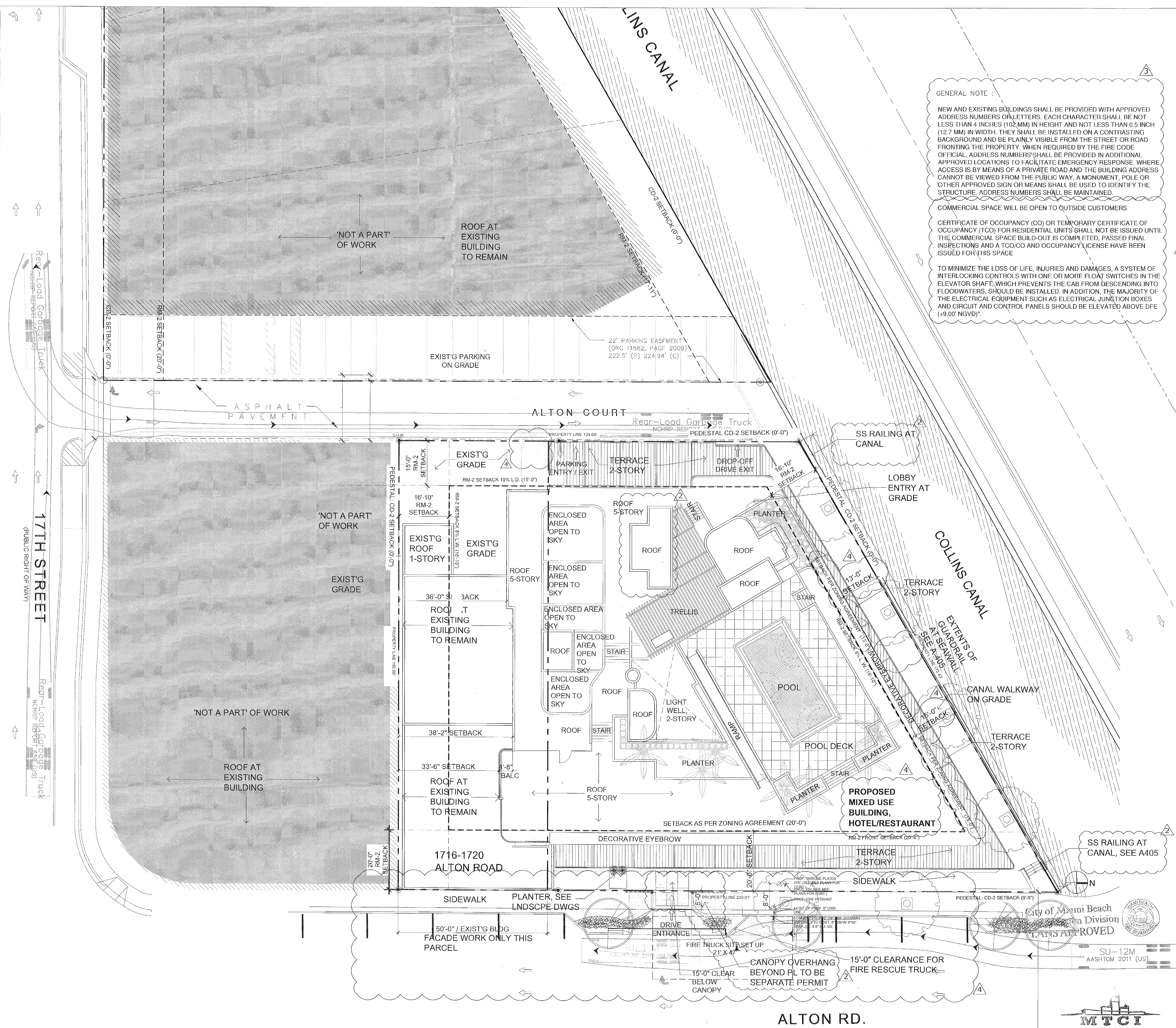
GENERAL NOTE :

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

COMMERCIAL SPACE WILL BE OPEN TO OUTSIDE CUSTOMERS

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

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



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

FINVARB GROUP

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

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

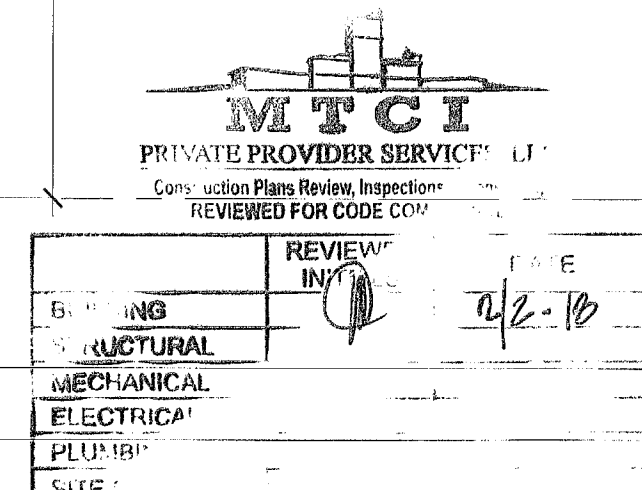
PROJECT NO. 1613
DATE: 02.28.17
SHEET INDEX:

SCALE: As Noted
SHEET NO.

A-002

A2 SITE PLAN

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



1611/17
02-28-17

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

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

DESIGN REVIEW BOARD
City of Miami Beach, Florida

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

CORRECTED ORDER

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

I. Design Review

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

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

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

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

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

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

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

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

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

Page 7 of 9
Meeting Date: March 1, 2016
DRB File No. 23213

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

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

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

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

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

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

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

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

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

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

the City Code. Failure to comply with this Order shall subject the application to Chapter 116 of the City Code, for revocation or modification of the application.

Dated this 6th day of June, 20 16

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS
The foregoing instrument was acknowledged before me this 6th day of June, 20 16, by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

NOTARY PUBLIC City of Miami Beach
Miami-Dade County, Florida
My commission expires: Pradana Division

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

Filed with the Clerk of the Design Review Board on June 16, 2016

Private Provider Seal
Construction Plans Review, Inspection
REVIEWED FOR CODE

BUILDING	REVIEW
STRUCTURAL	INITIAL
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

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

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1718-1750 Alton Road
FILE NO. 2279

IN RE: The applicant, Sobe Alton LLC, requested Conditional Use approval for the construction of a new hotel exceeding 50,000 square feet including a mechanical parking garage and an accessory restaurant, pursuant to Section 118, Article IV and Section 130, Article II.

LEGAL DESCRIPTION: Lot 3 and 4, less the South 1 inch (0.08'), and all Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: December 15, 2015

CONDITIONAL USE PERMIT

The applicant, Sobe Alton LLC, filed an application with the Planning Director pursuant to Chapter 130, Article III of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-2 Commercial, Medium Intensity District

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be **GRANTED**, as provided below:

CFN: 20160476465 BOOK 30192 PAGE 2215
File No. 2279 - 1718-1750 Alton Road - Hotel
Page 6 of 7

- j) Prior to the issuance of a Building Permit, calculations for required parking for the project shall be determined by the Planning Department. A final determination for the required parking shall be conducted prior to the issuance of a Certificate of Occupancy or Business Tax Receipt, whichever comes first. If required, a one-time fee in lieu of the required parking on site or in combination with an annual fee, as determined by staff, shall be paid prior to the issuance of the Certificate of Occupancy.
 - k) The applicant shall coordinate with Parking Department to designate an on-street loading area prior to obtaining a BTR.
6. As part of the Building Permit plans for the project, the applicant shall submit revised architectural drawings, which shall be subject to the review and approval of staff; at a minimum, such plans shall satisfy the following:
 - a) The final details and plans for the proposed mechanical parking system shall be made part of the building permit plans for the project and shall be subject to the review and approval of staff. Such plans shall comply with all applicable regulations and requirements of the City Code.
 - b) The applicant shall install any sound attenuating design devices that may be required, throughout the property, in order to minimize any spillover of sound to adjacent properties, which may be generated by the mechanical parking system, in a manner consistent with the requirements of the City Code and subject to the review and approval of staff.
7. The Planning Board shall retain the right to call the owner or operator, both now and in the future, back before the Board and modify this Conditional Use should there be valid complaints or violations (as determined by Code Compliance) about loud, excessive, unnecessary, or uncharacteristic noise related to the Mechanical Parking System, as well as the entire parking operation as a whole.

Approximately 6 months after the issuance of a BTR for the hotel, the applicant shall appear before the Planning Board for a progress report specific to traffic, including providing a full revised traffic study outlining the actual transportation operations on-site and in the surrounding initial study area, and including valet operations and loading/servicing of the building.

8. The applicant, operator and/or owner, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Order.
9. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under city Code Sec. 118-194 (c).

1. This Conditional Use Permit is issued to Sobe Alton LLC, as the applicant and owner of the property. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest, or the equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to Chapter before the Board to affirm their understanding of the conditions listed herein. This shall not apply to owners of individual residential condominium units.
2. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 108, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
3. The subject parking garage shall consist of the necessary parking as required by the Land Development Regulations. Prior to the issuance of a building permit for the project, the applicant shall submit an operational plan and narrative for the operation of the mechanical parking system and the parking garage area as a whole. This operational plan and narrative shall be subject to the review and approval of staff and, at a minimum, shall satisfy the following:
 - a) That the garage shall be in operation 24 hours per day, seven days a week, as proposed by the applicant.
 - b) There shall be security personnel of at least one person, on-site, monitoring the garage during all hours of operation.
 - c) The structure, operation, procedures, maintenance, service response procedures, emergency response procedures, remote technical service team, on-site service team, and other parts inventory shall be in accordance with manufacturer's specifications, and as detailed in the operations plan.
 - d) The facility shall maintain adequate backup generators sufficient to power the vehicle lifts. The generators shall be maintained in proper operating condition. The location of the generators shall be as indicated in the submitted site plan. The generators shall be installed in accordance with Code requirements regarding minimum flood plain criteria.
 - e) Warning signs prohibiting horn honking or car alarm sounding shall be posted prominently in a location, subject to the review and approval of staff.
 - f) Parking in the second level of the garage shall only be permitted exclusively through valet service as long as the mechanical parking is in place.
 - g) The applicant shall provide a restrictive covenant, form approved by the City Attorney, indicating that valet parking service shall be provided as long as the mechanical parking is in place.
 - h) The facility shall maintain sufficient valet runners to ensure that there is no queuing of vehicles on the public right of way.

Dated this 11th day of AUGUST, 2016

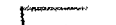
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

- i) An employee parking plan shall be provided prior to obtaining a Building Permit, in a manner to be reviewed and approved by staff.
 - j) A shuttle service shall be provided and maintained as long as the hotel use and restaurant uses exist.
 - k) Two carpool parking spaces shall be provided as indicated in the plans submitted by the applicant.
4. The following shall apply to the operation of the entire facility.
- a) All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - b) Adequate air-conditioned and noise baffled trash room space shall be provided, in a manner to be approved by the Planning staff. Doors shall remain closed and secured when not in active use.
 - c) Trash dumpster covers shall be closed at all times except when in active use.
 - d) Prior to obtaining a building permit, the plans shall be revised in order to comply with the minimum loading requirements pursuant to the Land Development Regulations, unless a variance is granted by the Design Review Board regarding the number of loading spaces.
 - e) Delivery trucks shall not be allowed to idle in the loading areas.
 - f) Delivery trucks shall only be permitted to park in the designated loading bays or in designated as indicated in the plans provided by the applicant, or in designated on-street loading areas as approved by the Parking Department.
 - g) Trash pick-ups only shall take place between 7:00 AM and 9:00 AM.
 - h) Use of the rooftop pool deck shall be limited to the exclusive use of hotel guests and their invitees.
 - i) The pool deck shall be closed to between the hours of midnight and 7:00 AM.
 - j) Except as may be required for security, fire or building code/Life Safety Code purposes, no speakers shall be affixed to or otherwise located on the exterior of the building shall be played volume at a volume that is plainly audible from other properties and which interferes with normal conversation.
 - k) Except as may be required for security, fire or building code/Life Safety Code purposes, no speakers affixed to or otherwise located on the exterior of the building above the ground floor may be played between the hours of 8:00 PM and 9:00 AM.

The foregoing instrument was acknowledged before me this 17th day of AUGUST, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.


 ANTIOINETTE STOHL
 MY COMMISSION EXPIRES 09/09/2009
 Notary Public, State of Florida
 My Commission Expires: 09/09/2009
 Commission Number:

(NOTARIAL SEAL)

Approved As To Form: *Lee A. Saylor* 8/10/10
Legal Department

Filed with the Clerk of the Planning Board on AUGUST 11, 2016

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- i) Except as may be required for security, fire or building code/Life Safety Code purposes, no speakers affixed to or otherwise located on the exterior of the building on the ground floor may be played between the hours of 11:00 PM and 9:00 AM
 - m) No portion of Alton Road shall be closed or blocked for construction at any time.
5. Prior to the issuance of any Building Permit for the project, the applicant shall address the following Concurrence, Traffic and Parking requirements:
 - a) Prior to obtaining a building permit, the applicant shall submit a revised traffic report that addresses the deficiencies the project will create by exceeding the existing storage at all applicable turn lanes.
 - b) The applicant shall coordinate with the Miami-Dade County Traffic Engineering Department and the City of Miami Beach to develop a strategy to provide modified and acceptable signal timing plans for the intersections of Alton Road with Dade Boulevard and 17th Street within 90 days from the issuance of a BTR (Business Tax Receipt).
 - c) The applicant shall provide additional background traffic information prior to obtaining a building permit as may be required by the City's Peer Review (FTE, Inc.). This may include, but shall not be limited to, information used and provided for adjacent developments, as well as other developments in the area that were not included within the analysis.
 - d) In order to encourage non-automobile modes of transportation, the hotel shall provide information relative to public transportation and bike share options in an informational kiosk in the hotel lobby that is visible to guests.
 - e) A mountable curb shall be utilized for vehicles to enter the building to improve pedestrian flow along Alton Road, in a manner to be reviewed and approved by staff.
 - f) The plans shall be revised to indicate that the access proposed at the shared driveway coincides with the approval for the adjacent development.
 - g) A Method of Transportation (MOT), as applicable, shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - h) If applicable, the applicant shall participate in a Transportation Concurrence Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrence Management Division.
 - i) A final concurrence determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrence administrative costs, if required, shall be paid prior to the issuance of any Building Permit.

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR000496

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

FINVARR GROUP

1065 Kane Concourse Suite 201 Bay Harbor Island FL 33154

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

[illegible]

PROJECT NO.

DATE: 02.28.17

⁵ PLANNING BOARD

SCALE: As Noted

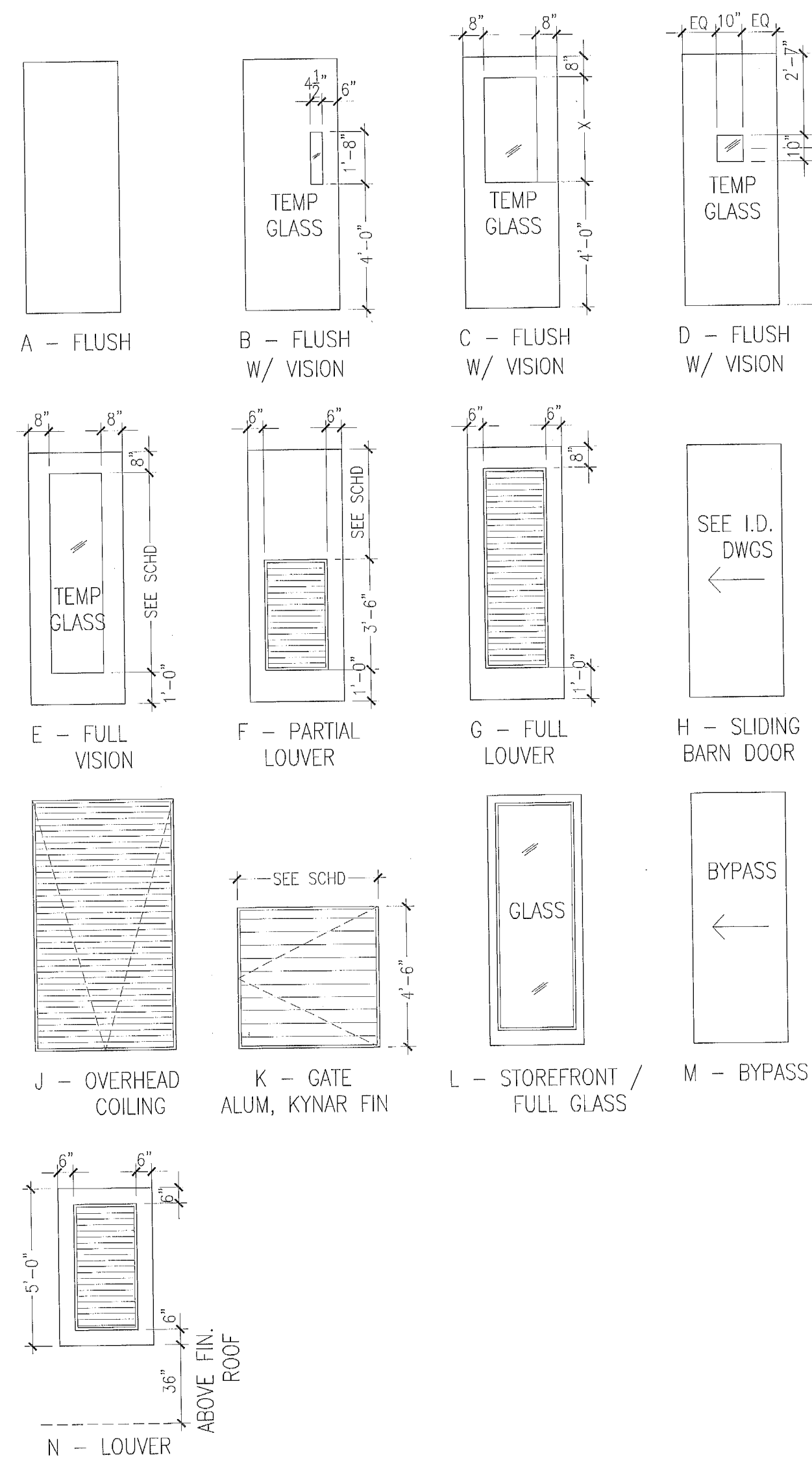
SHEET NO. **A-004.1**

Δ_2 [illegible]

BUILDING	100-55-1113	REVIEWER
STRUCTURAL		gna
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

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

MATERIAL LEGEND

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

DOOR NOTES

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

ADA ACCESSIBLE DOOR NOTES

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

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

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

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

DOOR SCHEDULE REMARKS CODE

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

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

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

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

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

PERMUY

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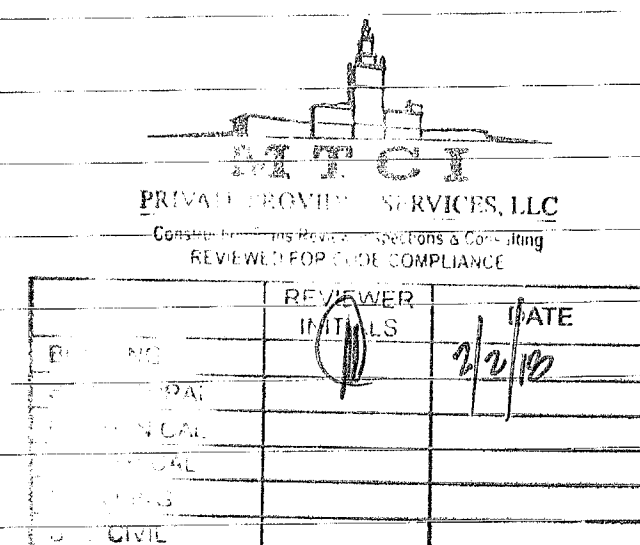
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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARG GROUP

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



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

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

DOOR SCHEDULE - 1ST LEVEL															
DOOR									FRAME - SEE A-803						
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS	
						PANEL WIDTH	HEIGHT								THICKNESS
	ROOM NAME	ROOM NAME													
101	STAIR 1	ELEV LOBBY	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
102	EXIT CORRIDOR	SIDEWALK	B	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
103	LOBBY	DROP OFF	L	AL/GL		6'-0"	8'-0"				AL/GL				3, 6, 9
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL		3'-0"	8'-0"				AL/GL				3, 6, 9
105	TRASH ROOM	ENTRY DRIVE	J	SS		5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
106	LINEN ROOM	ENTRY DRIVE	J	SS		5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
107	FIRE/WATER PUMP	ENTRY DRIVE	A	HM		6'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
108	NOT USED														
109	LOBBY	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL				3, 6, 9
110	RESTAURANT	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL				3, 6, 9
111	RESTAURANT	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL				3, 6, 9
112	RESTAURANT	CANAL WALK	L	AL/GL		3'-0"	8'-0"				AL/GL				3, 6, 9
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM		3'-0"	7'-0"	1-3/4"			HM				7
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM		3'-0"	7'-0"	1-3/4"			HM				7
115	HOTEL ADMIN	SIDEWALK	L	AL/GL		3'-0"	8'-0"				AL/GL				3, 6, 9
116	RESTAURANT	ENTRY DRIVE	L	AL/GL		3'-0"	8'-0"				AL/GL				3, 6, 9
117	RESTAURANT	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
118	ELEC RM	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
119	MDF RM	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
120	BAGGAGE OFFICE	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
121	FRONT OFFICE	ENTRY DRIVE	A	HM		3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
122	FRONT OFFICE	BOH HALL	A	WD		3'-0"	7'-0"	1-3/4"			WD				7
123	BOH HALL	BAGGAGE RM	A	WD		3'-0"	7'-0"	1-3/4"			WD				7
124	JAN	WC VEST	A	WD		3'-0"	7'-0"	1-3/4"			WD				1, 7
125	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD				1
126	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD				1
127	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD				1
128	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD				1
129	TOILET	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD				1
130	WC VEST	WC CORRIDOR	A	WD		3'-0"	7'-0"	1-3/4"			WD				1, 7
131	OFFICE 3	HOTEL ADMIN	A	WD		3'-0"	7'-0"	1-3/4"			WD				
132	OFFICE 2														

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

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

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

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

DOOR TYPE ELEVATIONS

A - FLUSH

B - FLUSH
W/ VISION

C - FLUSH
W/ VISION

D - FLUSH
W/ VISION

E - FULL
VISION

F - PARTIAL
LOUVER

G - FULL
LOUVER

H - SLIDING
BARN DOOR

J - OVERHEAD
COILING

K - GATE
ALUM, KYNAR FIN

L - STOREFRONT /
FULL GLASS

M - BYPASS

N - LOUVER

DOOR CLASSIFICATION		MATERIAL LEGEND	
FIRE DOOR LEGEND		AL	ALUMINIUM
4 HOUR WALL - 4 HOUR DOOR - A LABEL		AL/GL	ALUMINIUM W/ GLASS
3 HOUR WALL - 3 HOUR DOOR - A LABEL		GL	GLASS
2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL		HM	HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL		WD	WOOD SOLID CORE
1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL		WD/GL	WOOD W/ GLASS
		STL	STEEL
		SS	STAINLESS STEEL

DOOR CLASSIFICATION		MATERIAL LEGEND	
FIRE DOOR LEGEND		AL	ALUMINIUM
4 HOUR WALL - 4 HOUR DOOR - A LABEL		AL/GL	ALUMINIUM W/ GLASS
3 HOUR WALL - 3 HOUR DOOR - A LABEL		GL	GLASS
2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL		HM	HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL		WD	WOOD SOLID CORE
1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL		WD/GL	WOOD W/ GLASS
		STL	STEEL
		SS	STAINLESS STEEL

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

ADA ACCESSIBLE DOOR NOTES	
DOOR HARDWARE:	HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.
DOOR CLOSERS:	IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.
DOOR OPENING FORCE:	THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS: EXTERIOR HINGED DOORS – ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME INTERIOR HINGED DOORS – 5 LBF SLIDING OR FOLDING DOORS – 5 LBF
DOOR NOTES:	ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE PUSH LOCKS SHALL BE USED

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MITCI
PRIVATE PROTECTOR SERVICES, LLC
Construction Plans Review Inspections & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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

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

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

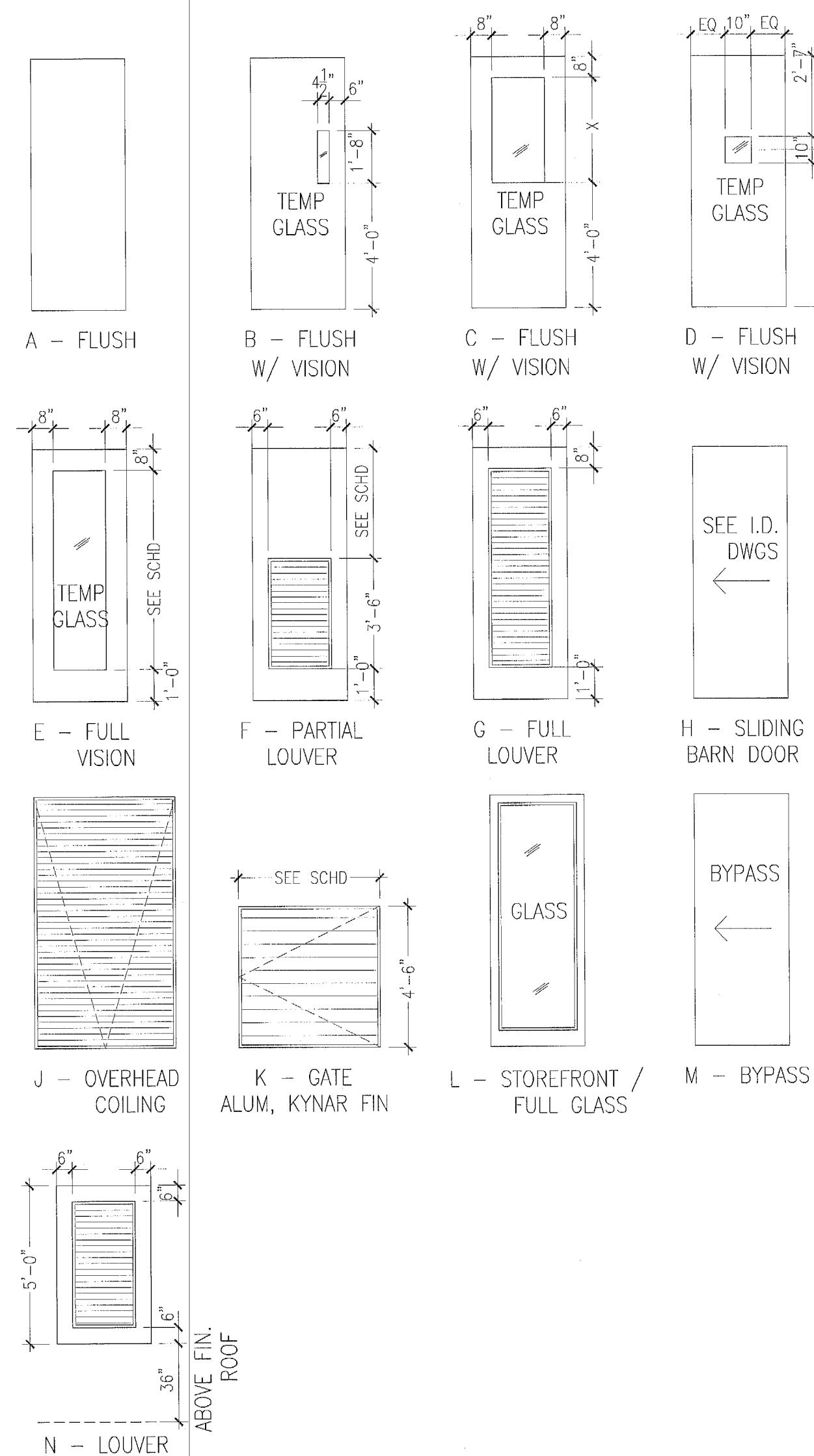
F.F.P.C. (NFPA 101) 7.2.1.6.2

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

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

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

DOOR TYPE ELEVATIONS



DOOR CLASSIFICATION

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

MATERIAL LEGEND

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

DOOR NOTES

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

ADA ACCESSIBLE DOOR NOTES

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

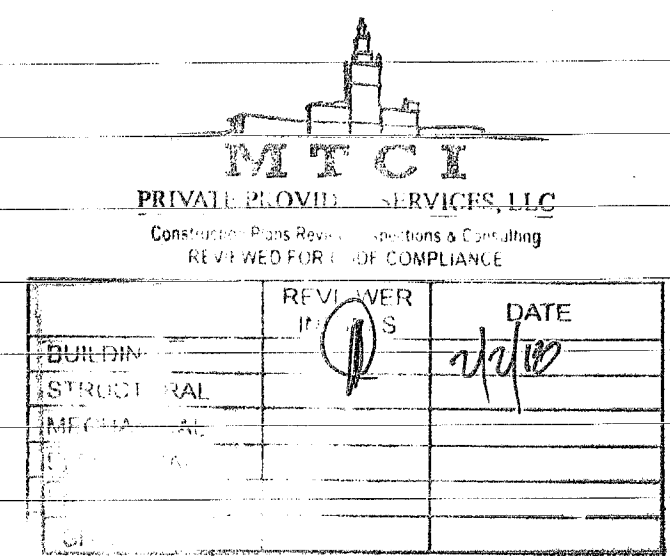
DOOR CLOSERS: IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.

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

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

DOOR SCHEDULE REMARKS CODE

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



Handwritten signature and date: 11.22.14

STATE OF FLORIDA
 REGISTERED ARCHITECT
 REGISTRATION 000000000
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NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	BLDG. MTCI COMMENTS	08.01.17
3	REV 4	11.22.17

DOOR SCHEDULE - 1ST LEVEL														
DOOR										FRAME - SEE A-803				
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS							
101	STAIR 1	ELEV LOBBY	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
102	EXIT CORRIDOR	SIDEWALK	B	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
103	LOBBY	DROP OFF	L	AL/GL	6'-0"	8'-0"				AL/GL				3, 6, 9
104	ELEV LOBBY	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
105	TRASH ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
106	LINEN ROOM	ENTRY DRIVE	J	SS	5'-0"	8'-0"	1-3/4"	B	2 HOUR	SS				7
107	FIRE/WATER PUMP	ENTRY DRIVE	A	HM	6'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
108	NOT USED													
109	LOBBY	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
110	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
111	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
112	RESTAURANT	CANAL WALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
113	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM				7
114	ENTRY DRIVE	WINDOW DISPLAY	A	HM	3'-0"	7'-0"	1-3/4"			HM				7
115	HOTEL ADMIN	SIDEWALK	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
116	RESTAURANT	ENTRY DRIVE	L	AL/GL	3'-0"	8'-0"				AL/GL				3, 6, 9
117	RESTAURANT	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
118	ELEC RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
119	MDF RM	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
120	BAGGAGE OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
121	FRONT OFFICE	ENTRY DRIVE	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				7
122	FRONT OFFICE	BOH HALL	A	WD	3'-0"	7'-0"	1-3/4"			WD				7
123	BOH HALL	BAGGAGE RM	A	WD	3'-0"	7'-0"	1-3/4"			WD				7
124	JAN	WC VEST	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 7
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
126	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
127	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
128	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
129	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1
130	WC VEST	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 7
131	OFFICE 3	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD				
132	OFFICE 2	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"			WD				
133	OFFICE 1	HOTEL ADMIN	A	WD	3'-0"	7'-0"	1-3/4"							

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

ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES (CARD KEY)

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

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

DOOR TYPE ELEVATIONS

A - FLUSH

B - FLUSH W/ VISION

C - FLUSH W/ VISION

D - FLUSH W/ VISION

E - FULL VISION

F - PARTIAL LOUVER

G - FULL LOUVER

H - SLIDING BARN DOOR

I - OVERHEAD COILING

J - GATE ALUM, KYNAR FIN

K - GATE ALUM, KYNAR FIN

L - STOREFRONT / FULL GLASS

M - BYPASS

N - LOUVER

DOOR CLASSIFICATION	MATERIAL LEGEND
FIRE DOOR LEGEND	AL ALUMINIUM
4 HOUR WALL - 4 HOUR DOOR - A LABEL	AL/GL ALUMINIUM W/ GLASS
3 HOUR WALL - 3 HOUR DOOR - A LABEL	GL GLASS
2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL	HM HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL	WD WOOD SOLID CORE
1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL	WD/GL WOOD W/ GLASS
	STL STEEL
	SS STAINLESS STEEL

DOOR CLASSIFICATION	MATERIAL LEGEND
FIRE DOOR LEGEND	AL ALUMINIUM
4 HOUR WALL - 4 HOUR DOOR - A LABEL	AL/GL ALUMINIUM W/ GLASS
3 HOUR WALL - 3 HOUR DOOR - A LABEL	GL GLASS
2 HOUR WALL - 1-1/2 HOUR DOOR - B LABEL	HM HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL	WD WOOD SOLID CORE
1/2 HOUR WALL - 20 MINUTE DOOR - C LABEL	WD/GL WOOD W/ GLASS
	STL STEEL
	SS STAINLESS STEEL

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

ADA ACCESSIBLE DOOR NOTES	
DOOR HARDWARE:	HANDLES, LATCHES, PULLS, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS, HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" AFF.
DOOR CLOSERS:	IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.
DOOR OPENING FORCE:	THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS: EXTERIOR HINGED DOORS – ADAAG PROVIDED NO REQUIREMENTS AT THIS TIME INTERIOR HINGED DOORS – 5 LBF SLIDING OR FOLDING DOORS – 5 LBF
DOOR NOTES:	ANY WALK THROUGH OPENING TO BE 32" CLEAR WIDTH ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 36" WIDE PUSH LOCKS SHALL BE USED

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCI
PRIVATE PROVIDER SERVICES, LLC
Consulting, Planning, Design, Inspection & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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

T01	STAIR 1	ELEV LOBBY	B	HM	3'-0" 7'-0" 1-3/4"	B	2 HOUR	HM				6, 11
T02	STAIR 2	CORRIDOR	B	HM	3'-0" 7'-0" 1-3/4"	B	2 HOUR	HM				6, 11
T03	ELEC RM	CORRIDOR	A	HM	3'-0" 7'-0" 1-3/4"	B	2 HOUR	HM				6
T04	LINEN RM	CORRIDOR	A	HM	3'-0" 7'-0" 1-3/4"	B	2 HOUR	HM				6, 20
T05	HSK	CORRIDOR	A	HM	3'-0" 7'-0" 1-3/4"	B	2 HOUR	HM				6
T06	IT ROOM	CORRIDOR	A	HM	3'-0" 7'-0" 1-3/4"	B	2 HOUR	HM				6
T07	ICE MACHINE	CORRIDOR	H	WD	5'-0" 7'-0" 1-3/4"	45 MINUTE						1
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'-0" 7'-0" 1-3/4"	20 MINUTE						1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'-0" 7'-0" 1-3/4"	20 MINUTE						20, 28
T12	HOTEL RM	BATH	H	WD	3'-0" 7'-0" 1-3/4"			WD				1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'-0" 7'-0" 1-3/4"			WD				1, 24

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

The drawings are as follows:

- A - FLUSH**: A simple rectangular frame.
- B - FLUSH W/ VISION**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 4 1/2" top margin.
- C - FLUSH W/ VISION**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- D - FLUSH W/ VISION**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- E - FULL VISION**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- F - PARTIAL LOUVER**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- G - FULL LOUVER**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- H - SLIDING BARN DOOR**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- I - OVERHEAD COILING**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- J - OVERHEAD COILING**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- K - GATE ALUM, KYNAR FIN**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- L - STOREFRONT / FULL GLASS**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- M - BYPASS**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.
- N - LOUVER**: A rectangular frame with a central rectangular cutout. Dimensions: 4'-0" wide, 1'-0" high cutout, 6" side margins, 8" top margin.

NOTE 1	FOR HEAD, JAMB & THRESHOLD DETAILS REFER TO SHEET 8003
NOTE 2	ALL DOORS NOT TO EXCEED A MAX UNDERCUT OF $\frac{3}{4}$ " TO CONC SLAB, OR CLEAR FOR APPLIED FINISH PER NFPA 80 TABLE 1-11.4 COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON I.D. DWGS
NOTE 3	CARD READERS AT FIRE RATED DOORS TO BE FIRE RATED
NOTE 4	ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE
NOTE 5	DOORS EXITING INTO STAIRWELLS SHALL NOT HAVE LOCKING DEVICES
NOTE 6	INSULATED COREFILL AT ALL HM DOORS PER FBC 13-403.1 (SEE SPECS)
NOTE 7	REFER TO F.F.P.C. 7.2.1.6 SELF CLOSING DEVICES
NOTE 8	ALL DOORS SERVING MORE THAN 100 PEOPLE SHALL HAVE PANIC HARDWARE
NOTE 9	ALL FIRE RATED DOORS TO HAVE SELF CLOSING AND LATCHING HARDWARE
NOTE 10	ALL FIRE RATED DOUBLE LEAF DOORS WITH ASTRAGALS SHALL HAVE DOOR COORDINATORS TO ENSURE PROPER OPERATION
NOTE 11	ALL EXIT DOORS SHALL BE SINGLE MOTION RELEASE AND REOPERABLE IN THE DIRECTION OF EGRESS WITHOUT ANY SPECIAL KNOWLEDGE, KEY OR TOOL

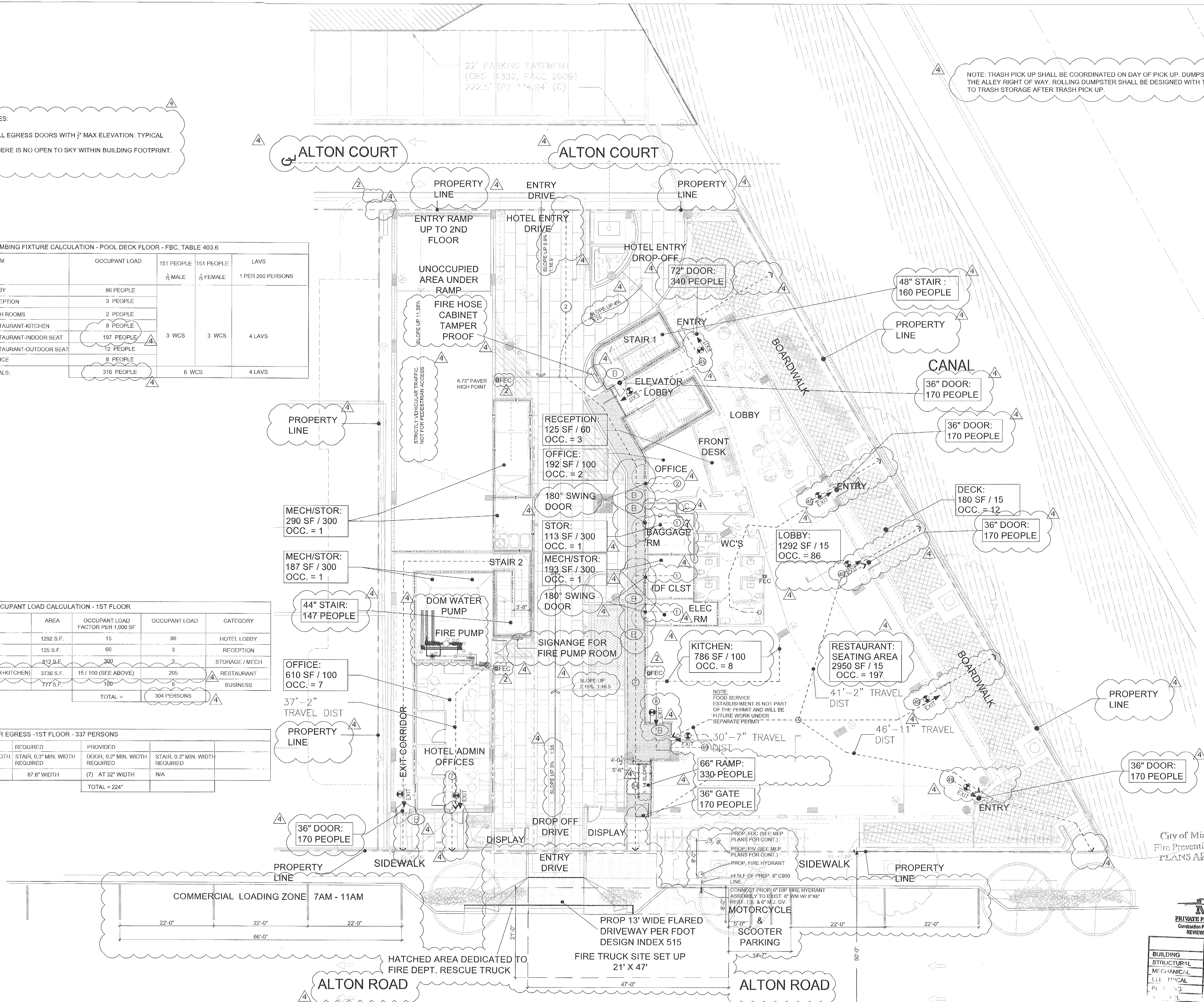
A-007

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

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

LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR				
ROOM	AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	1292 S.F.	15	86	HOTEL LOBBY
RECEPTION	125 S.F.	60	3	RECEPTION
MECH/STOR ROOMS	812 S.F.	300	2	STORAGE / MECH
RESTAURANT (INDOOR+KITCHEN)	3736 S.F.	15 / 100 (SEE ABOVE)	205	RESTAURANT
OFFICES	777 S.F.	100	8	BUSINESS
		TOTAL =	304 PERSONS	

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



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PRIVATE PROVIDER SERVICES, LLC
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	REVIEWER IN/11/13
BUILDING	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
OTHER	

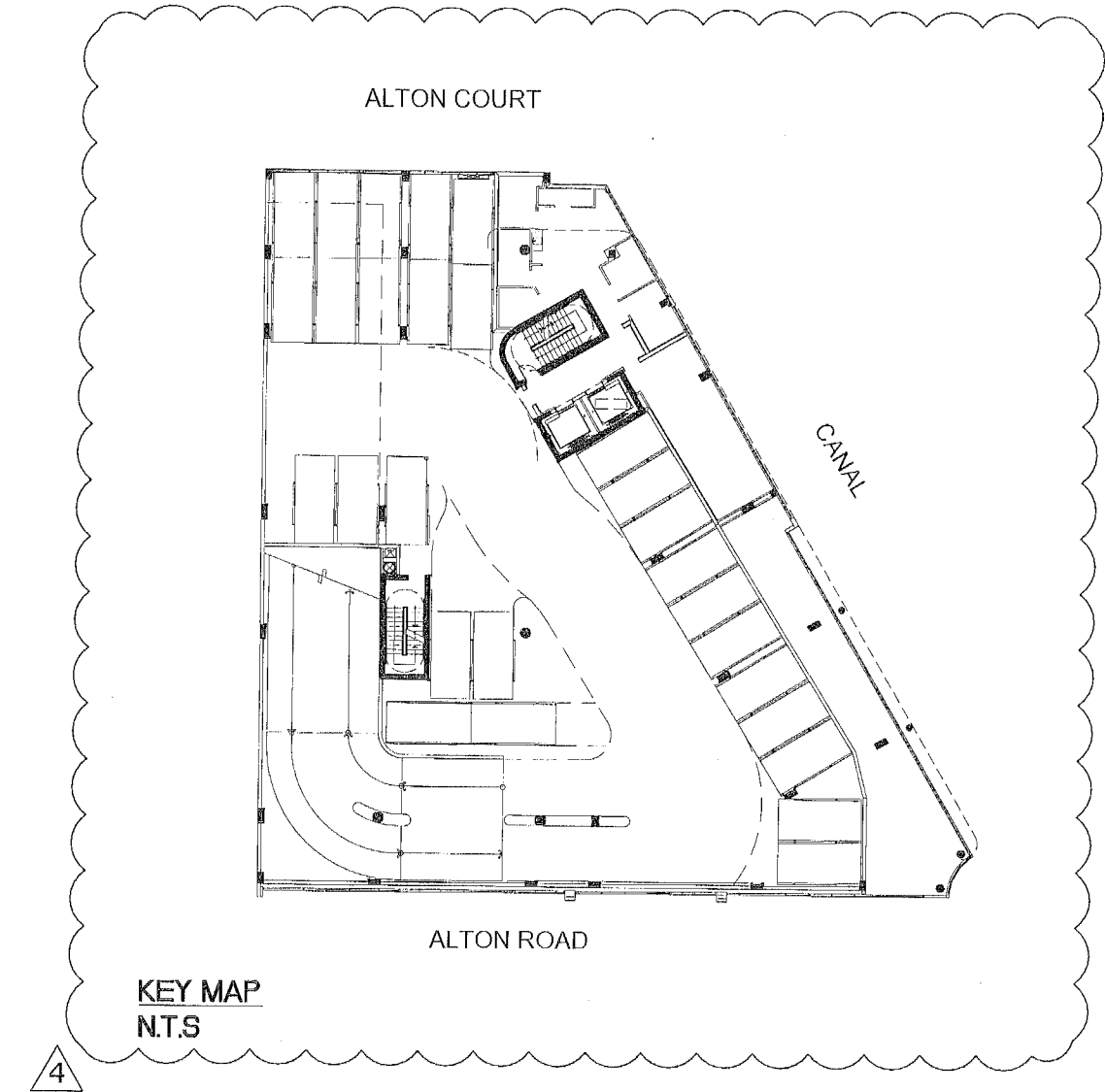
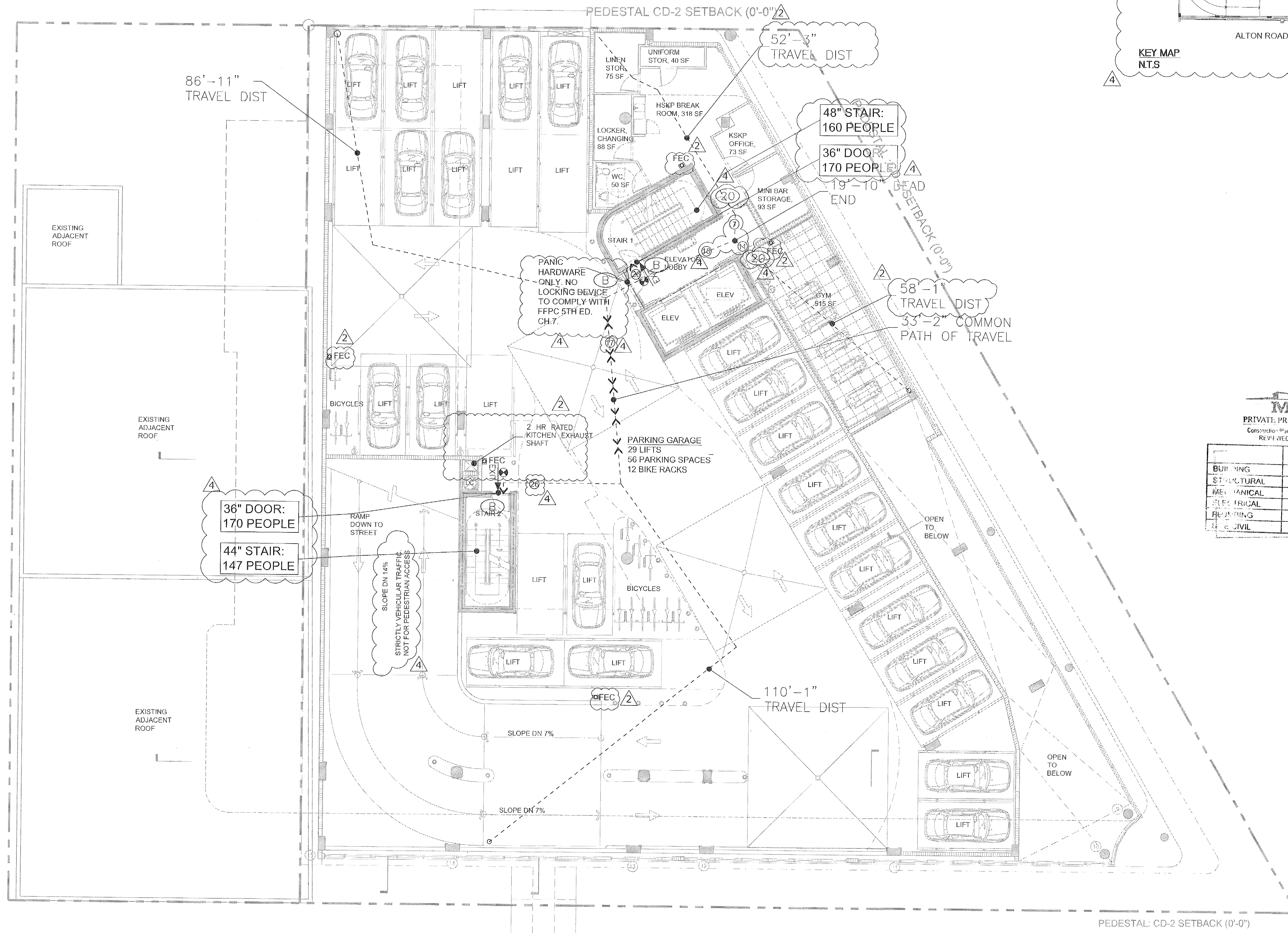
NOTES:

1 - ALL EGRESS DOORS WITH 1/2" MAX ELEVATION. TYPICAL

2 - THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT

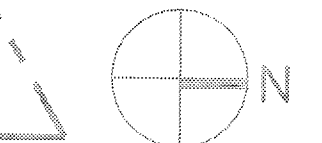
LIFE SAFETY OCCUPANT LOAD CALCULATION - 3RD-4TH-5TH FLOORS - FBC, TABLE 1004.12				
ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1000 SF	OCCUPANT LOAD	CATEGORY
PARKING (GARAGE)	9,838 SF.	300 GROSS	33	GARAGE
BUS/HKRP ROOMS	644 SF.	100 GROSS	7	BUSINESS
GYM ROOM	515 SF.	50 GROSS	11	ASSEMBLY
TOTAL =			51 PERSONS	

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



MTCI
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REVIEWER	DATE
11/22/17	



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PLANS APPROVED



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

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