RV18075799
B1500350 (1)

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

ADDITION & RENOVATION TO THE

ANGLER'S HOTEL

MIAMI BEACH, FLORIDA

PERMIT ISSUE
OCTOBER 13, 2014

ARCHITECT

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

161 ALMERIA AVENUE
CORAL GABLES, FLORIDA 33134
(305) 443-5206 FAX: (305) 446-2872
JAMES P. WURST
ARCHITECT
LIC.20303

STRUCTURAL ENGINEERING

OPTIMUS STRUCTURAL DESIGN, LLC.
7850 NW 146th STREET, SUITE 305
MIAMI LAKES, FLORIDA 33016
TEL: (305) 512-5860 FAX: (305) 512-5861

MECHANICAL / ELECTRICAL / PLUMBING

LAUREDO ENGINEERING CO.
1941 SW 18th AVENUE
MIAMI, FLORIDA 33145
TEL: (305) 445-9725 FAX: (786) 378-6743

CIVIL ENGINEERING

VSN ENGINEERING, INC.
8550 WEST FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL: (305) 551-6267 FAX: (305) 551-4542

LANDSCAPE ARCHITECT

STANTEC
915 OUTER ROAD, SUITE 200
ORLANDO, FLORIDA 32814
TEL: (407) 237-0669 FAX: (407) 237-0973

INTERIOR DESIGNER

NICOLE HOLLIS
935 NATOMA STREET
SAN FRANCISCO, CALIFORNIA 94103
TEL: (415) 733-9621 FAX: (415) 278-9458

NOTE: LANDSCAPE AND IRRIGATION PLANS WILL BE SUBMITED UNDER A SEPARATE PERMIT TO BE REVIEWED AND APPROVED BY STAFF PRIOR TO ISSUANCE OF A TCO.



MIAMIBEACH

Building Department
1700 Convention Center Drive, 2nd FL
Miami Beach, Florida 33139
Telephone: 305-673-7610
http://www.miamibeachfl.gov/city-hall/building/

As-Built Set Signature Form

This submittal is for final PERMIT set of construction documents with Architect, Engineers, and Contractor certifications prior to Final Building Inspection. This form shall be part of the cover sheet. This is to certify that these as-built drawings are labeled as such and all drawings are signed, sealed, and dated by the respective Design Professional of Record. The cover sheet must include the following statement signed, sealed, and dated by the Architect of Record, General Contractor, Landscape Architect, and all consulting Engineers:

Master Permit No. B1500350

To the best of my knowledge, belief and professional judgment these construction documents meet the intent of the Florida Building Code and all applicable local codes, represent accurately the "FINAL PERMIT SET" conditions of the project and include all the revisions previously submitted and approved by the City of Miami Beach Building Department.

Nichols Brosch Wurst Wolfe & Associates
161 Almeria Avenue, Coral Gables FL 33134
James Wurst
Architect of Record – Print name

Signed and sealed — 7/11/18

Optimus Structural Design, LLC.
7850 NW 146th Street, Suite 305, Miami Lakes, FL
Tanya Homleid P.E.
Structural Engineer of Record – Print name

Signed and sealed — 08/10/2018

Laureda Engineering Company, Inc.
1941 SW 18th Avenue, Miami, FL 33145
Manuel E. Lauredo, P.E.
Electrical Engineer of Record – Print name

Signed and sealed — 7-24-18

Laureda Engineering Company, Inc.
1941 SW 18th Avenue, Miami, FL 33145
Manuel E. Lauredo, P.E.
Mechanical Engineer of Record – Print name

Signed and sealed — 7-24-18

Laureda Engineering Company, Inc.
1941 SW 18th Avenue, Miami, FL 33145
Manuel E. Lauredo, P.E.
Plumbing Engineer of Record – Print name

Signed and sealed — 7-24-18

N/A
Landscape Architect of Record – Print name

Signed and sealed

I certify that these documents present the As-Built conditions

Coastland Construction Inc
A Rodriguez
General Contractor – Print name

Signed and sealed — 8/20/18
ALEJANDRO RODRIGUEZ
PERSONALLY KNOWN
SIGNED SHEILA DRAGO
SHEILA R. DRAGO
MY COMMISSION # GG109962
EXPIRES April 25, 2022

May 2018

CMB BLDG.DEPT. COMMENTS. 12-16-14.	1
CMB BLDG.DEPT. COMMENTS. 01-15-15.	2
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REV-9- AS BUILT CONDITION 11-01-16.	9
REV-10- BLDG.DEPT.COMMENTS 02-13-17.	10
REV-11- BLDG.DEPT.COMMENTS 08-10-17.	11

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

A0.00

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DRAWING INDEX - ARCHITECTURE

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A12.19	UL DETAILS (For Construction only. Not for Permit)	•						•				•	
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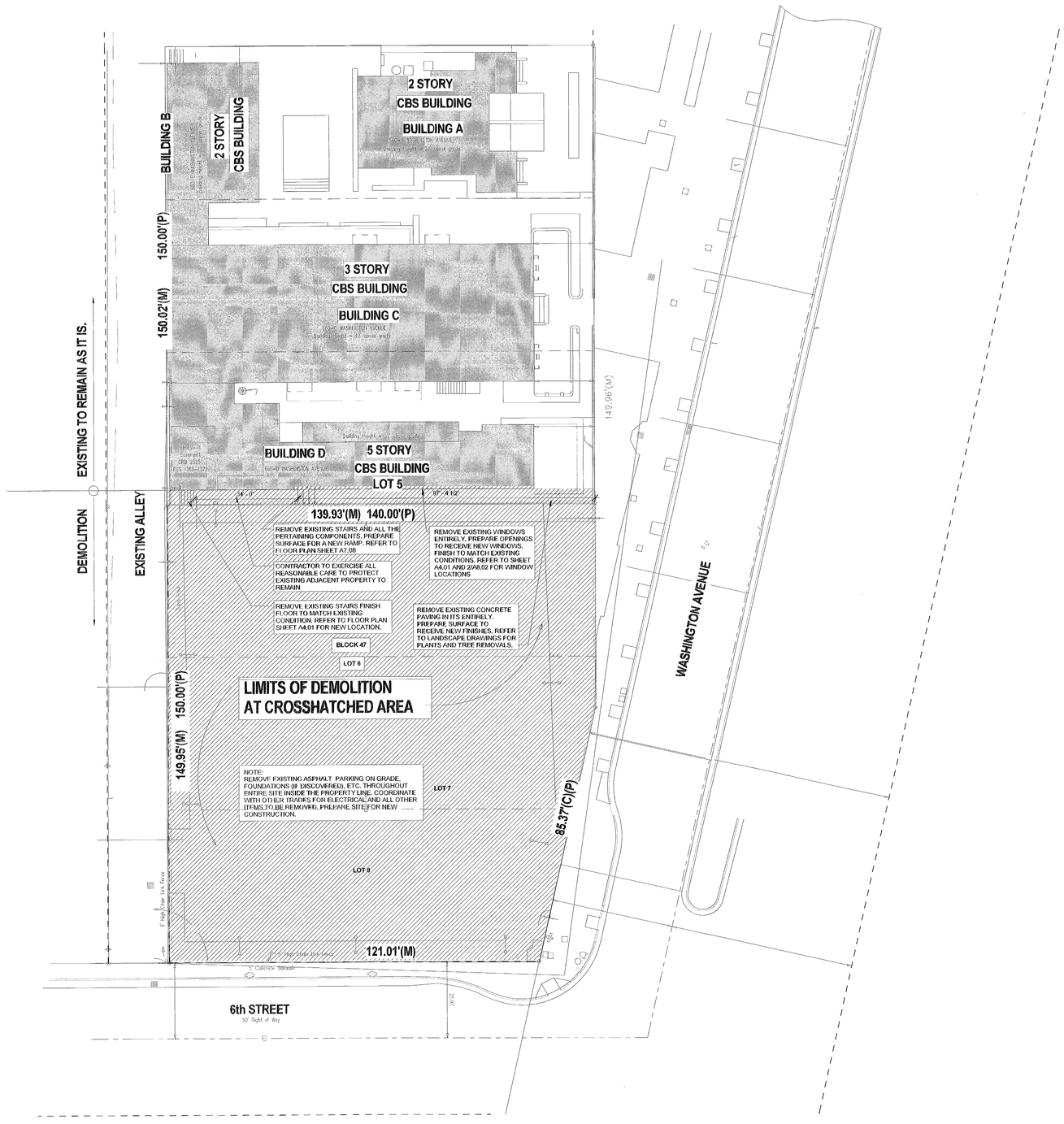
Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property.
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COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

STATE OF FLORIDA · JAMES PHILIP WURST · AR 11080 · REGISTERED ARCHITECT

A0.01



1 A0.D.01 **DEMOLITION PLAN**
1/16" = 1'-0"

DEMOLITION NOTES

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ACCIDENT AND FIRE PREVENTION REGULATIONS.
2. CONTRACTOR'S STAFF IS RESPONSIBLE FOR THE DEMOLITION AND SHALL BE EXPERIENCED IN THIS TYPE OF WORK. EQUIPMENT SHALL BE SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.
3. ALL WORK SHALL BE DONE IN A SAFE AND CAUTIOUS MANNER IN ORDER TO AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S AVOID ACCIDENTS AND PROPERTY DAMAGE. PROVIDE TEMPORARY BARRICADES PERSONNEL AND GENERAL PUBLIC FROM INJURY.
4. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIAL, AND UNLESS OTHERWISE NOTED ON PLAN, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE EVALUATED IN THE CONTRACTOR'S PRICE. PROMPTLY REMOVE SALVAGED MATERIAL FROM THE CONSTRUCTION SITE AS THE WORK PROCEEDS. CAREFULLY DISMANTLE AND STORE ON SITE ALL MATERIAL SCHEDULED TO REMAIN THE PROPERTY OF THE OWNER. PROTECT UNTIL REMOVAL BY THE OWNER OR UNTIL END OF CONTRACT.
5. PREVENT ACCUMULATION OF DEBRIS AND OVERLOADING OF ANY PARTS OF THE STRUCTURE.
6. ILLUMINATE AND PROTECT DANGEROUS OPENINGS AS NECESSARY.
7. COORDINATE WITH APPLICABLE UTILITY COMPANIES AND OWNER FOR UTILITY LINE REMOVAL, RELOCATION, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY DEMOLITION, REMOVAL AND RELOCATION WORK.
8. CONTRACTOR TO EXERCISE ALL REASONABLE CARE TO PROTECT EXISTING ADJACENT PROPERTY. CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL ADJACENT PROPERTY DAMAGED DURING CONSTRUCTION.
9. RELOCATE STREET SIGNAGE WITHIN THE PROPERTY LIMITS. COORDINATE NEW LOCATION WITH ALL PERMIT AGENCIES.
10. TREE REMOVAL AND RELOCATION IS UNDER SEPARATE PERMIT.
11. ANY ASBESTOS MATERIAL FOUND AT TIME OF DEMOLITION SHALL BE REPORTED TO THE OWNER AND ARCHITECT IMMEDIATELY PROCEEDING WITH BUILDING DEMOLITION OPERATIONS. IF HAZARDOUS MATERIALS
12. VERIFY THAT ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED BEFORE ARE FOUND DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
13. THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL SHORING REQUIRED, AS WELL AS ANY SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS
14. ANY CONTAMINATED SOIL FOUND AT ANY TIME OF DEMOLITION SHALL BE REPORTED TO THE OWNER AND ARCHITECT IMMEDIATELY
15. TEST SOILS AROUND BURIED TANKS, IF DISCOVERED, FOR CONTAMINATION.
16. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSES RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS.
17. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE. WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY THE CITY UTILITIES.
18. CONTACT GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES
19. UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION. CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION, AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT OF WORK.
20. ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES
21. COORDINATION WITH F.P.L.
22. DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE IN AN EPA APPROVED LANDFILL ACCEPTABLE TO AUTHORITY HAVING JURISDICTION.
23. AFTER COMPLETION OF THE DEMOLITION WORK, LEAVE SITE NEAT AND ORDERLY.

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

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Review By:
Vivian Vizcaino
07/02/18

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& ASSOCIATES, INC.
Architecture & Planning
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Coral Gables, FL 33134
(305) 443-5200
(305) 446-2972
AAC 000600

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue
10-13-14

REVISIONS

#	Description	Date

STATE OF FLORIDA
JAMES PHILIP WURST
AR 11080
REGISTERED ARCHITECT

12064

A0.D.01

C:\Users\mhiciano\Documents\12064-ANGLERS_HOTEL_mhiciano.rvt
8/28/2017 8:57:46 AM

LEGEND SYMBOLS

BUILDING SECTION — C / A3.1 — INDICATES DIRECTION OF CUTTING PLANE; LETTER INDICATES BUILDING SECTION; SHEET NUMBER WHERE SECTION IS DRAWN (TYP.)

WALL SECTION — 8 / A5.2 — NUMBER INDICATES WALL SECTION; SHEET NUMBER WHERE SECTION IS DRAWN

DETAILS — 1 / A6.2 — NUMBER INDICATES DETAIL; SHEET NUMBER WHERE DETAIL IS DRAWN

WALL TYPES — 10 — LETTER INDICATES PARTITION TYPE

INTERIOR ELEVATION — 1 / 2 A4.2 4 / 3 — NUMBER INDICATES ELEVATION; SHEET NUMBER WHERE ELEVATION IS DRAWN (TYP.)

COLUMN GRID — 2 — LAST TWO DIGITS INDICATE ROOM NUMBER

ROOM NUMBER — 206 — FIRST DIGIT INDICATES FLOOR LEVEL

REVISION NUMBER — 1

DOOR NUMBER — 204 — FIRST DIGIT INDICATES FLOOR LEVEL; LAST TWO DIGITS INDICATE DOOR NUMBER

WINDOW DESIGNATION — Z

LOUVER DESIGNATION — XX — INDICATES CEILING FINISH

CEILING DESIGNATION — PL / 9'-0 — INDICATES CEILING HEIGHT ABOVE SLAB

MATERIAL SYMBOLS

- ALUMINUM
- BREAK-A-WAY WALL SYSTEM
- CONCRETE
- C.M.U.
- EARTH OR COMPACTED FILL ROCK
- GROUT, PLASTER OR MORTAR
- BATT INSULATION
- RIGID INSULATION
- PLYWOOD
- SAND FILL
- STEEL
- STONE OR PRECAST CONCRETE
- SPRAYED FIBER FIREPROOFING
- WOOD BLOCKING
- WOOD FINISH
- MARBLE
- ACOUSTIC TILE
- CERAMIC OR QUARRY TILE
- GLASS
- GLASS BLOCK
- PLASTIC
- RESILIENT TILE

LIFE SAFETY PLAN SYMBOLS

FIRE RATED CONSTRUCTION LEGEND

- 4 HOUR FIRE WALL (EXISTING)
- 3 HOUR FIRE WALL (NOT USED)
- 2 HOUR FIRE WALL
- 2 HOUR FIRE WALL (EXISTING)
- 1 HOUR FIRE WALL
- SMOKE BARRIER (NOT USED)
- PATH OF TRAVEL TO EXIT
- MAXIMUM TRAVEL DISTANCE

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

EXIT LIGHT LEGEND

- EXIT LIGHT FIXTURE CEILING MOUNTED, DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURES).
- EXIT LIGHT FIXTURE WALL MOUNTED, DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURES).
- MATCHLINE
- FIRE EXTINGUISHER-SURFACE MOUNTED (NO CABINET)
- FIRE EXTINGUISHER W/CABINET
- 9'-10" — TYPICAL DIMENSION STRING

REFLECTED CEILING PLANS

- 2x2 HVAC SUPPLY
- 2x2 HVAC RETURN
- DOWN LIGHT
- 2x4 FLUORESCENT LIGHT
- 2x4 FLUORESCENT LIGHT ON EMERGENCY CIRCUIT
- 2x2 FLUORESCENT LIGHT
- 2x2 FLUORESCENT LIGHT ON EMERGENCY CIRCUIT
- 1x4 FLUORESCENT LIGHT
- HVAC LINEAR DIFFUSER
- ACCESS PANEL
- E.L. — EXIT LIGHT W/ DIRECTION ARROW
- FIRE SPRINKLER
- C — CLOCK
- S — SPEAKER
- SD — SMOKE DETECTOR
- MD — MOTION DETECTOR
- F — FIRE ALARM
- ELEV. — CEILING HEIGHT ABOVE FINISH FLOOR

GENERAL NOTES:

1) THE GENERAL CONTRACTOR SHALL FILE A NOTICE OF COMMENCEMENT BEFORE START OF WORK IN ACCORDANCE WITH FBC SECTION 105.8.

2) ALL FINISH FLOOR ELEVATION MARKS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM UNLESS OTHERWISE NOTED. SEE PROPERTY SURVEY.

3) ALL ELEVATIONS SHOW ON THE ARCHITECTURAL CONTRACT DOCUMENTS INCLUDING PLANS, SECTIONS, ELEVATIONS & DETAILS ARE THE FINAL INTENDED ELEVATIONS AFTER SETTLEMENT ANTICIPATED IN ACCORDANCE WITH THE LANGAN ENGINEERING GEOTECHNICAL STUDY SOIL REPORT THE CONTRACTOR PERFORMING THE WORK IS TO REFER TO STRUCTURAL PLANS FOR CONSTRUCTION ELEVATIONS. THE CONTRACTOR PERFORMING THE WORK TO COORDINATE UTILITY AND M.E.P. TRADES TO INSURE FINAL ELEVATIONS ARE MAINTAINED.

4) THE APPLICABLE CODES FOR THIS PROJECT ARE LISTED ON THE A-2000 SERIES LIFE SAFETY DRAWINGS.

5) BUILDING IS OF TYPE I-A CONSTRUCTION AND INCLUDES THE FOLLOWING OCCUPANCIES:

- GROUP R-1- HOTEL
- GROUP M - MERCANTILE
- GROUP S-2 - STORAGE (Parking Garage)
- GROUP B - BUSINESS
- GROUP A - ASSEMBLY

6) AS PER FBC SECTION 1816.1 TERMITE PROTECTION - 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 FOR PROTECTION 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:

7) PROVIDE SIGNAGE DETAILS IN ACCORDANCE WITH FBC 1006.3.4., FLORIDA FIRE PREVENTION CODE 2010 (NFPA101 2009 EDITION)

8) ALL SHOP DRAWINGS REQUIRE APPROVAL FROM THE CITY.

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

ABBREVIATIONS - T - W

T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TOIL	TOILET
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TPTN	TOILET PARTITION
TR	TRANSOM
TRANS. VLT.	TRANSFORMER VAULT,
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UR	URINAL
UNO, UON	UNLESS NOTED OTHERWISE
VB	VINYL BASE
V.C.T.	VINYL COMPOSITION
VERT	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VJ	V-JOINT(ED)
VWC	VINYL WALLCOVERING
W	WEST, WIDTH, WIDE
WC	WATER CLOSET
WD	WOOD
WG	WIRE GLASS
WP	WATERPROOFING, WORKING POINT
WSCT	WAINSCOT
WT	WOMEN'S TOILET
WWF	WELDED WIRE FABRIC
W/	WITH

ABBREVIATIONS - O - S

O.C.	ON CENTER
OFF	OFFICE
OPNG	OPENING
OH	OPPOSITE HAND
OPP	OPPOSITE
OZ	OUNCE
PCC	PRECAST CONCRETE
PFB	PREFABRICATE(D)
PK	PARKING
PL	PROPERTY LINE, PLATE
P.LAM.	PLASTIC LAMINATE
PLAS	PLASTER
PNL	PANEL
POB	POINT OF BEGINNING]
PNT	PAINT(ED)
P.T.	PRESSURE TREATED
PTN	PARTITION
PWD	PLYWOOD
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REINF	REINFORCE(ING)
REQ	REQUIRED
RES	RESILIENT
REV	REVISION(S), REVISED
RH	RIGHT HAND
RL	RAIL(ING)
RM	ROOM
RWL	RAINWATER LEADER
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SAR	SHIM AS REQUIRED
SC	SOLID CORE
SCH	SCHEDULE
SEC	SECTION
SFGL	SAFETY GLASS
SH	SHELF, SHELVING
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SLV	SLEEVE
SNT	SEALANT
SPEC	SPECIFICATION(S)
SQ	SQUARE
SSK	SERVICE SINK
SS	STAINLESS STEEL
STA	STATION
SYM	SYMMETRY(ICAL)
STD	STANDARD
STG	STORAGE, SEATING
STL	STEEL
STR	STRUCTURAL
SUSP	SUSPENDED
SWR	SWITCH ROOM

ABBREVIATIONS- H - N

HB	HOSE BIBB
HDW	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HP	HIGH POINT
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
IMP	IMPERVIOUS
IN	INCH
INS	INSULATE,(D),INSULATION
INT	INTERIOR
JAN	JANITOR
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
KIT	KITCHEN
KPL	KICKPLATE
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LP	LOW POINT
LVR	LOUVER
LH	LEFT HAND
MACH	MACHINE
MAG	MAGAZINE
MAT.	MATERIAL(S)
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANIC(AL)
MFR	MANUFACTURE(ER)
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD	MODULAR, MODULE
MT	MEN'S TOILET
MTL	METAL
MULL	MULLION
N	NORTH
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NLR	NO LONGER REQUIRED
NO	NUMBER
NOM	NOMINAL
N.T.S.	NOT TO SCALE

ABBREVIATIONS- E - G

E	EAST
EA	EACH
EXP.B	EXPANSION BOLT
EL ELV	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMERG	EMERGENCY
EP	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
EW	EACH WAY
EXC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXPD	EXPOSED
EXP.JT.	EXPANSION JOINT
EXT	EXTERIOR
FAB	FABRICATED
FC	FLOOR COVERING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXT. CABINET
FFL	FINISH FLOOR LINE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHMS	FLATHEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIN	FINISH(ED)
FLAM.	FLAMMABLE
FLR	FLOOR(ING)
FLUO	FLUORESCENT
F.O.M.	FACE OF MASONRY
FOB	FACE OF BLOCK
F.O.S.	FACE OF STUDS
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED(ING)
FWC	FABRIC WALLCOVERING
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GRADE, GRADING
GKT	GASKET(ED)
GL	GLASS, GLAZING
GN	GENERAL NOTES
GYP.BD.	GYPSUM BOARD
GWB	GYPSUM WALLBOARD
GP.PL.	GYPSUM PLASTER
GALV	GALVANIZED

ABBREVIATIONS -A-D

AB	ANCHOR BOLT
A/C	AIR CONDITIONING
AD	AREA DRAIN
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AL, ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
AUTO	AUTOMATIC
AVG	AVERAGE
B	BASE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BOB	BOTTOM OF BEAM
C	CEILING
CL	CENTERLINE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CHBD	CHALKBOARD
C.I.P.	CAST-IN-PLACE
CJT	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLS	CLOSURE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CPT	CARPET
CT	CERAMIC TILE
CTSK	COUNTERSINK
CW	CURTAIN WALL
DA	DOUBLE ACTING
DBL	DOUBLE
DEM	DEMOLISH, DEMOLITION
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DMT	DEMOUNTABLE
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING

ROOM FINISH ABBEVIATIONS

AT-1	ACOUSTICAL TILE (2X2)
AT-2	ACOUSTICAL TILE (2X4)
AT-3	ACOUSTICAL TILE (2X2) - DAMAGE RESISTANCE
AT-4	ACOUSTICAL TILE (2X4) - DAMAGE RESISTANCE
C	CARPET
CO	CONCRETE
CB	CEMENT BACKER BOARD
CMU	CONCRETE MASONRY UNITS
CS	CONCRETE SEALED
CT	CERAMIC TILE
EB	EXPOSED BLOCK
EP	EPOXY PAINT
ES	EXPOSED STRUCTURE
EXFP	EPOXY FLOOR PAINT
FW	FLUID APPLIED WATERPROOFING
FRP	FIBERGLASS REINFORCED WALL PANEL
FWC	FABRIC WALL COVERING
GB	GYPSUM WALLBOARD
GL	GLASS
GMGB	GLASS MAT FACED TILE BACKER BOARD
M	MIRROR
P	PAINT
PC	PRECAST CONCRETE
PL	PLASTER
PT	PORCELAIN TILE
QT	QUARRY TILE
RF	RUBBER FLOORING
S	STUCCO
SCP	SKIM COAT PLASTER
ST	STONE
STC	SPRAY TEXTURE CEILING
STAI	SPRAY-APPLIED THERMAL/ACOUSTICAL INSULATION
T	TERRAZZO
TF	THERMOPLASTIC FLOORING
TWF	TEXTURED WALL FINISH
V	VINYL
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVER
WD	WOOD
WP	WOOD PANELS

COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning
161 Alhambra Avenue
Coral Gables, Florida 33134
(305) 443-5220
(305) 446-2872
AAC 000690

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue 10-13-14

REVISIONS

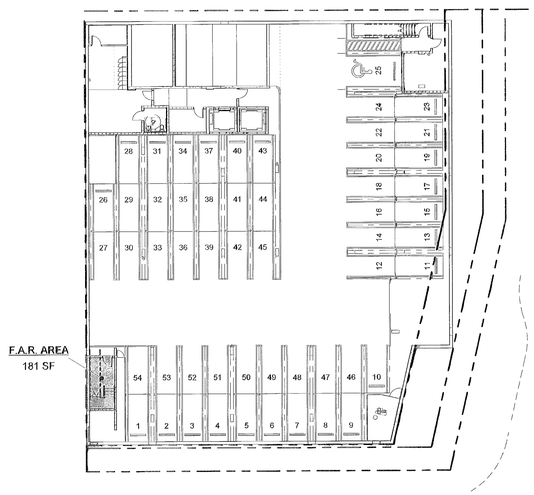
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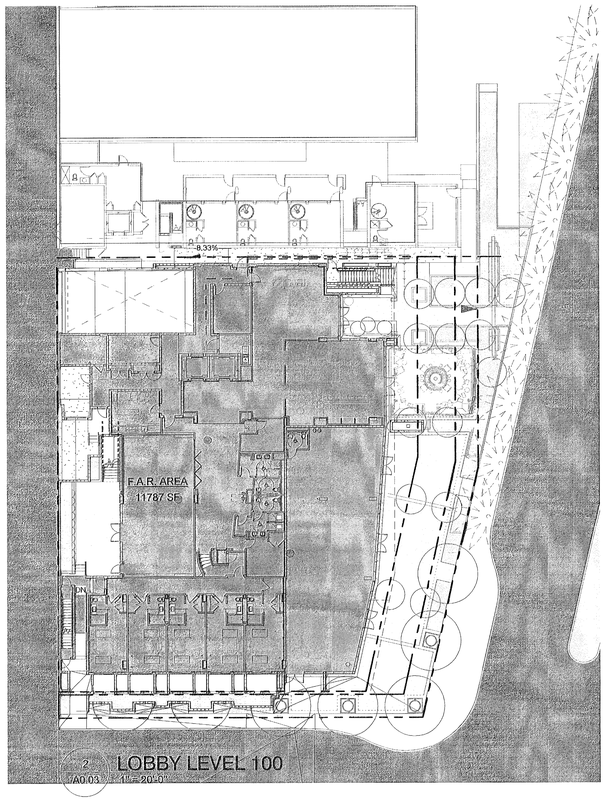
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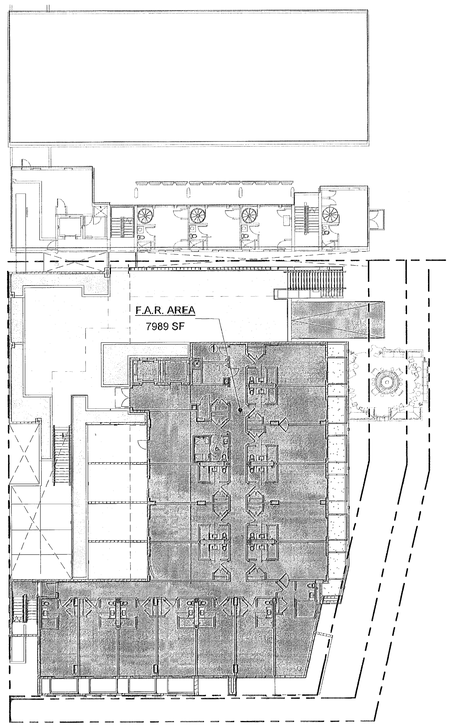
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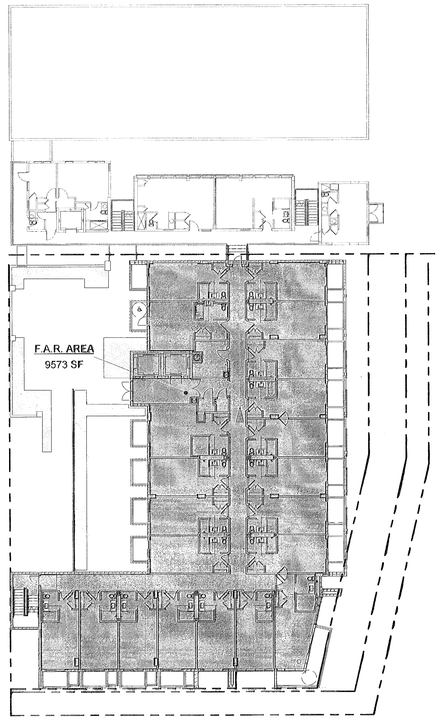
1 A0.03 BASEMENT 1" = 20'-0"



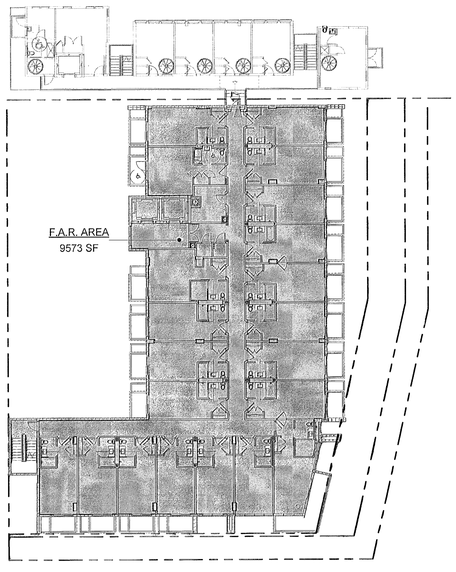
2 A0.03 LOBBY LEVEL 100 1" = 20'-0"



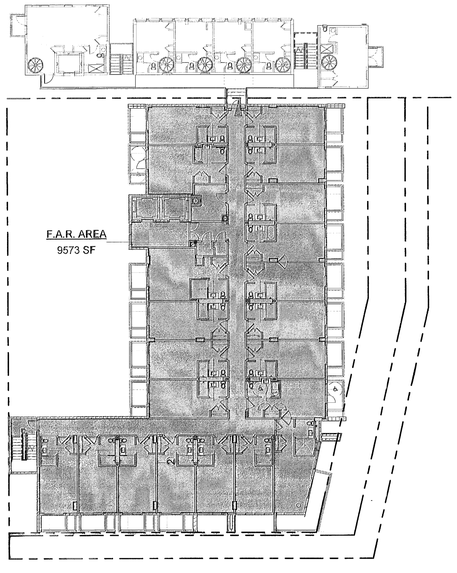
3 A0.03 LEVEL 200 1" = 20'-0"



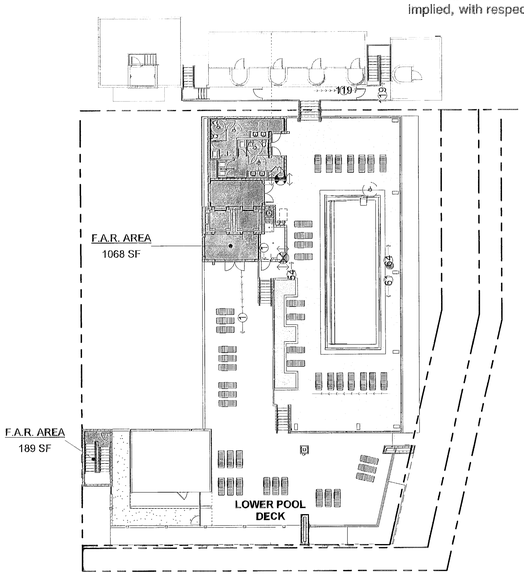
4 A0.03 LEVEL 300 1" = 20'-0"



5 A0.03 LEVEL 400 1" = 20'-0"



6 A0.03 LEVEL 500 1" = 20'-0"



7 A0.03 UPPER POOL DECK 1" = 20'-0"

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates. Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property.
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ADDED STAIR IN THE BASEMENT AND ADJUSTED ELEVATORS.

F.A.R. CALCULATION

Level	Name	Area
BASEMENT	F.A.R. AREA	181 SF
LOBBY LEVEL 100	F.A.R. AREA	11,787 SF
LEVEL 200	F.A.R. AREA	7,989 SF
LEVEL 300	F.A.R. AREA	9,573 SF
LEVEL 400	F.A.R. AREA	9,573 SF
LEVEL 500	F.A.R. AREA	9,573 SF
UPPER POOL DECK	F.A.R. AREA	1,257 SF
		49,932 SF

COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

FAR CALCULATIONS

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

NICHOLS BROSCH WURST WOLFE
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ANGLER'S HOTEL

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Permit Issue
10-13-14

REVISIONS

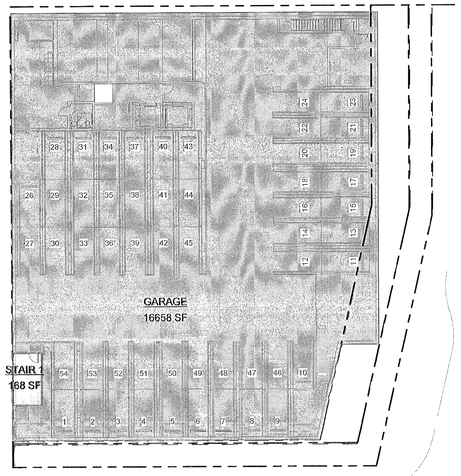
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2	CMB Bldg. Dept.Comment	01/15/15
3	CMB Bldg.Dept. Comment	03/25/15
5	Revisions	06-12-15

STATE OF FLORIDA
JAMES PHILIP WURST
AR 11080
REGISTERED ARCHITECT

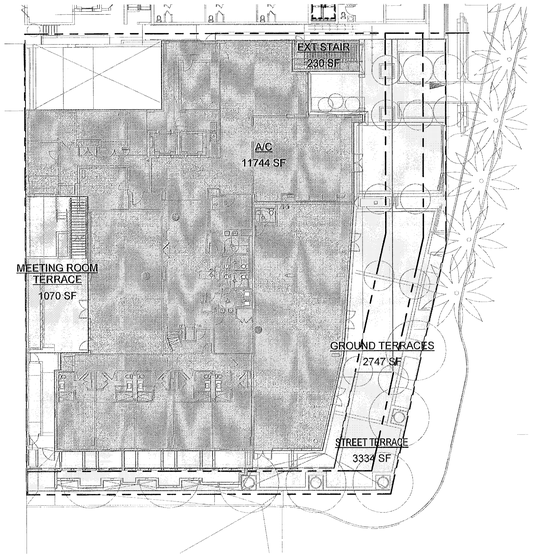
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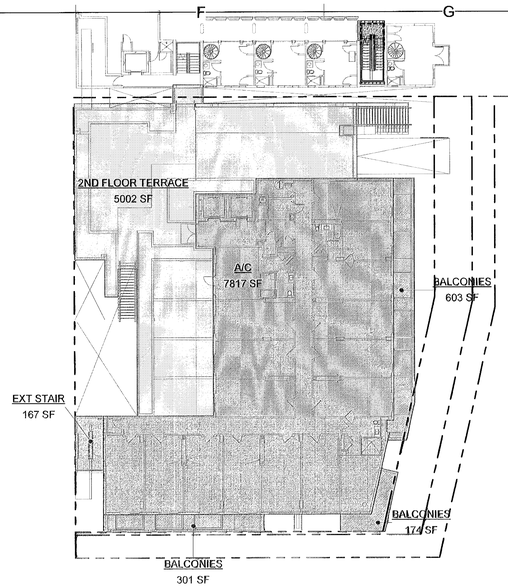
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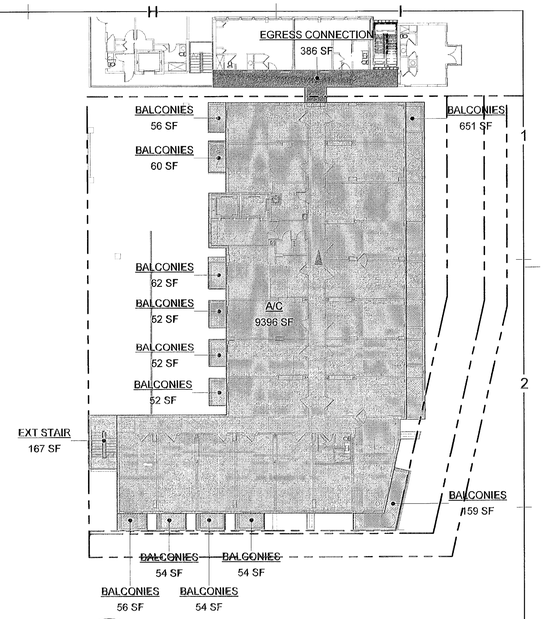
1 A0.04 **BASEMENT**
1" = 20'-0"



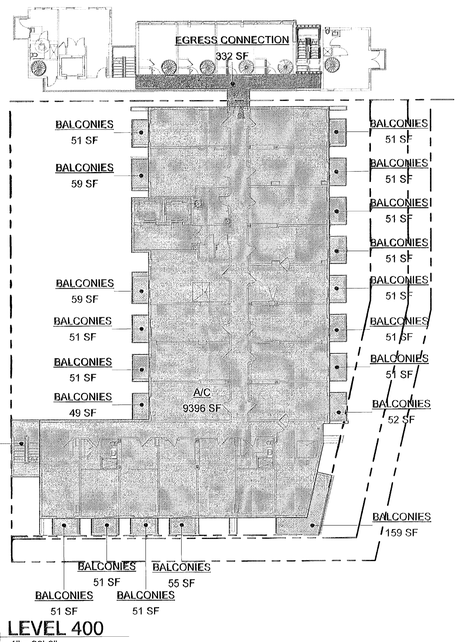
2 A0.04 **LOBBY LEVEL 100**
1" = 20'-0"



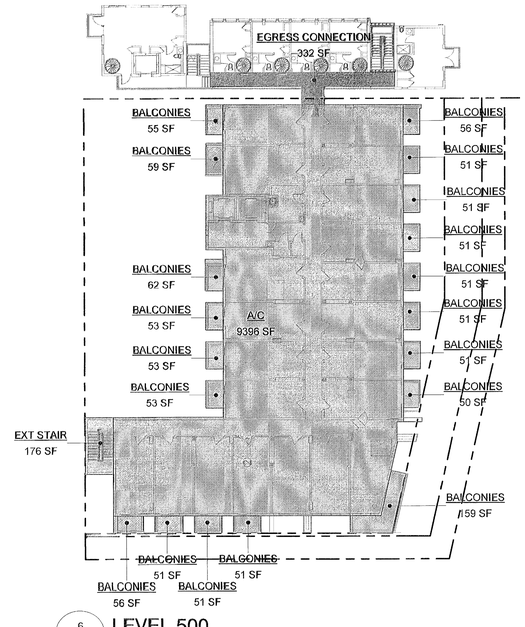
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1" = 20'-0"



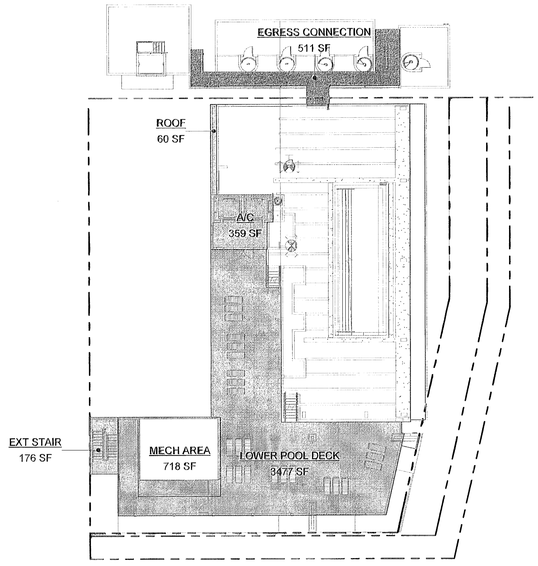
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1" = 20'-0"



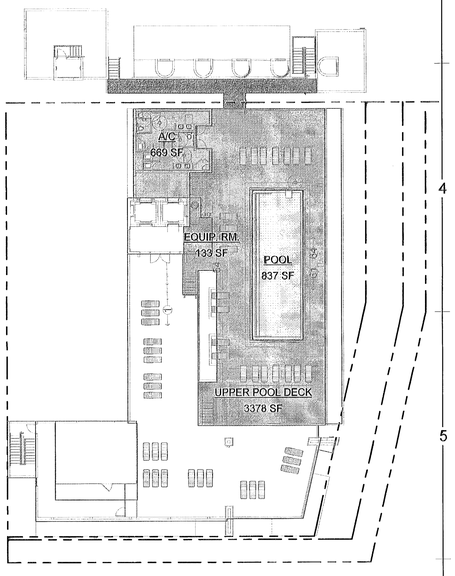
5 A0.04 **LEVEL 400**
1" = 20'-0"



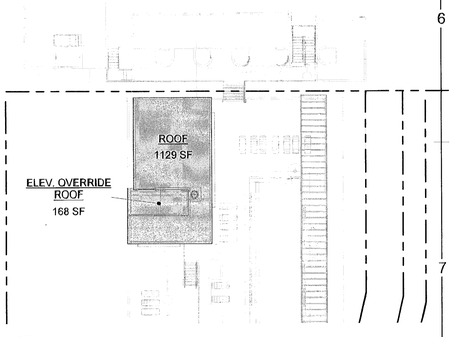
6 A0.04 **LEVEL 500**
1" = 20'-0"



7 A0.04 **LOWER POOL DECK**
1" = 20'-0"



8 A0.04 **UPPER POOL DECK**
1" = 20'-0"



9 A0.04 **ELEV. OVERRIDE ROOF**
1" = 20'-0"

GROSS AREA CALCULATION	
AREA CATEGORY	AREA
	679.59 SF
BALCONY	4,655.24 SF
CONNECTION	1,410.61 SF
GARAGE	16,658.19 SF
INTERIOR	48,777.22 SF
MECHANICAL ROOF	850.55 SF

GROSS AREA CALCULATION	
AREA CATEGORY	AREA
POOL	836.76 SF
ROOF	1,356.91 SF
STAIR	1,092.27 SF
STREET TERRACE	3,333.59 SF
TERRACE	15,674.35 SF
Grand total	95,325.28 SF

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COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

MIAMIBEACH
REVIEWED FOR
CODE COMPLIANCE

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning
161 Alhambra Avenue
Coral Gables, FL 33134
(305) 443-5266
(305) 443-2872
AAC 000660

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue
10-13-14

REVISIONS

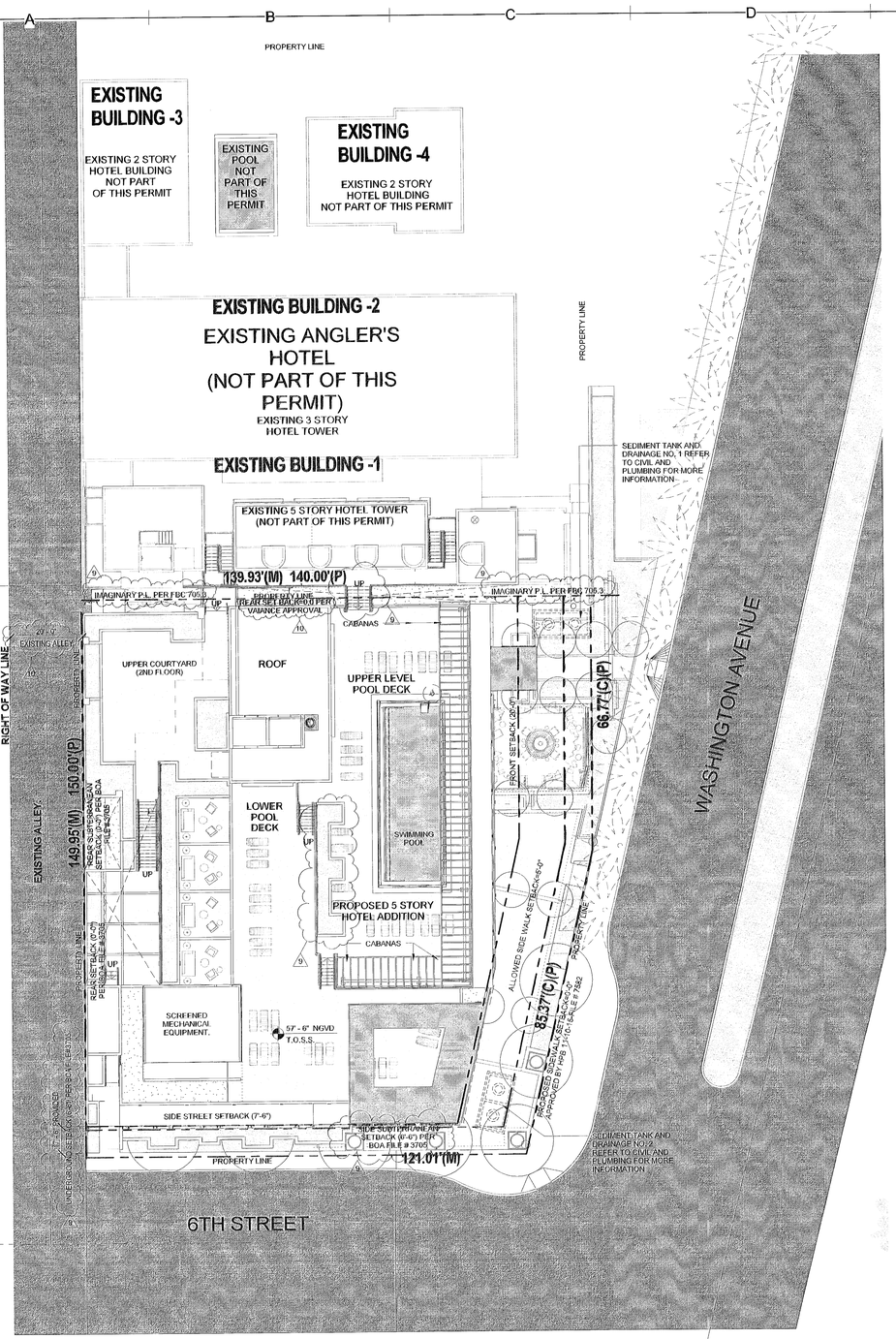
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5	Revisions	06-12-15

JAMES PHILIP WURST STATE OF FLORIDA AR 11080 REGISTERED ARCHITECT

12064

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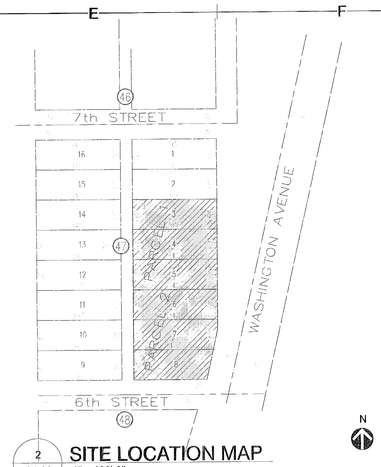
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1 / A1.00 SITE PLAN 1/16" = 1'-0"

0 20' 40' 80'

NOTE:
NO EMERGENCY GENERATOR REQUIRED ON THIS PROJECT



2 / A1.00 SITE LOCATION MAP 1" = 100'-0"

N

SCOPE:

SCOPE OF ARCHITECTURAL PORTION OF PERMIT AS FOLLOWS:

1. COMBINATION OF THE CONSTRUCTION OF A NEW 5 STORY HOTEL BUILDING AND THE CONNECTION OF THE NEW BUILDING TO AN EXISTING 5 STORY BUILDING ADJACENT TO THE NEW SITE.
2. THE NEW CONSTRUCTION CONSISTS OF THE FOLLOWING:
   a). 5 STORY, (85) UNIT HOTEL WITH GROUND LEVEL AMENITIES, REGISTRATION, LOBBY BAR, MEETING ROOM, ADMINISTRATION COMPONENTS AND RETAIL COMPONENT OVER A BASEMENT LEVEL OF PARKING. SWIMMING POOL IS LOCATED AT AN ELEVATED DECK AT THE 6TH LEVEL.
   b). MINOR DEMOLITION TO ADJACENT EXISTING BUILDING ALLOWING NEW CONNECTIONS AT LEVELS 200 THROUGH POOL DECK.
   c.) NEW CONSTRUCTION IN EXISTING BUILDING CONSISTING OF EXTENDING EXISTING STAIRS TO ROOF AND ADDING CONCRETE CATWALK AT LEVELS 5 AND ROOF.

NOTES:

1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION THE "UNDER CONSTRUCTION ELEVATOR CERTIFICATE" AND THE "FLOOD PROOFING CERTIFICATE" SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2010, BUILDING SECTION 110,3).
2. PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR OBTAINING TCO OR CO FINISHED CONSTRUCTION ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

HOTEL GUESTROOMS PER FLOOR LEVEL:

HOTEL LEVELS	NUMBER OF GUESTROOMS
LEVEL - 100	5 UNITS
LEVEL - 200	17 UNITS
LEVEL - 300	21 UNITS
LEVEL - 400	21 UNITS
LEVEL - 500	21 UNITS
LEVEL - 600	NONE
TOTAL NUMBER OF UNITS = 85	

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

ZONING ANALYSIS

ZONING DISTRICT
RM-2

LEGAL DESCRIPTION
LOTS 6, 7 AND 8 BLOCK 47, OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT AREA

	SF	ACRES
	20,192.73	0.4635

EXISTING BUILDING FLOOR AREA	ALLOWED	PROVIDED
AVAILABLE FROM EXISTING SITE PER SHEET A0.03.1	AREA = 42,000 42,000 - 32,312= 9,688	AREA = 32,312

FLOOR AREA SEC.142-216	ALLOWED	PROVIDED
"RM-2" ZONE: 2.0	40,385.46	
AVAILABLE FROM EXISTING SITE: PER SHEET A0.03.1	9,688.00	49,933
TOTAL MAXIMUM ALLOWED:	50,073.00	

HEIGHT SEC.142-217	ALLOWED	PROVIDED
	5 STORY/ 50 FT	53'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582

SETBACKS SEC.142-218	REQUIRED.	PROVIDED
FRONT	20'	20'-0"
FRONT SIDE WALK SET BACK	15'-0"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582
FRONT - UNDERGROUND	20'-0"	7'-6" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
SIDE STREET	7'-6" MIN. OR 8% OF LOT WIDTH (WHICHEVER IS GREATER) 8% OF LOT WIDTH = 24'-0"	7'-6" MIN (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH		
SIDE STREET - UNDERGROUND	5'-0" MIN. OR 5% OF LOT WIDTH (WHICHEVER IS GREATER) 5% OF LOT WIDTH = 15'-0"	6'-6" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 08/09/2015)
SIDE STREET SIDEWALK SET BACK	5'-8"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582
REAR	10% OF LOT DEPTH = 14'-0"	0'-0" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
REAR - UNDERGROUND	NON-OCEANFRONT LOTS—0'-0"	0'-0"

PARKING	REQUIRED	PROVIDED
HOTEL USE For Hotels less than 100 Units, 1/2 Space per Unit.* (Per City of Miami Beach Ordinance # 130-339(4)	42.5	43
RETAIL 1 Space per 400SF, minus 7.5 SF per Unit.= (2,465, SF) - (85 units x 7.5SF)=2,465 - 637.5 / 400 =	4.6	5
MEETING ROOM FOR REGISTERED HOTEL GUEST USE ONLY	0	0
BAR 1 Space Per 4 Seats , minus 1 seat for every 2 Units. Total number of Seats = 68 Total number of Rooms=85 85 /2 = 42.5 Total parking req.=(68-42.5) /4 = 6.38	6.4	6
TOTAL	53.5 (54)	54
100% VALET PARKING	TANDEM SPACE ALLOWED	TRIPLE SPACE (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)

P1 LEVEL - PARKING SCHEDULE

	COUNT	PARKING TYPE
BASEMENT	54	
BASEMENT: 54		

ADA ROOM MATRIX (BASED ON FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2012 EDITION)

	FBC 224.4	FBC 806.4	FBC 224.2	
			MOBILITY FEATURES	
HOTEL LEVELS	COMMUNICATION FEATURES	SPECIAL ACCESSIBILITY	WITHOUT ROLL-IN SHOWER	WITH ROLL-IN SHOWER
L-100	121	--	--	-
L-200	208, 215	--	--	209
L-300	306, 314	--	303	--
L-400	410, 413	--	403	--
L-500	508, 517	--	503, 516	--
TOTAL PROVIDED	9	0	4	1
TOTAL REQUIRED	9	0	4	1

ADA UNIT CALCULATION:
1- In accordance with 224.2 of the Florida Accessibility Code of The Florida Building Code 2010 Calculations are based on Tables 224.2, 224.4, and Section 806.4.

2- Based on: 85 Hotel Guestrooms
Guestroom 5 with Mobility Features: 76-100 Guestrooms = 5 Guestrooms Required (Table 224.2).

3- Guestroom 5 with Mobility Features With Roll-In Shower: 1 (Table 224.2).
Guestroom 5 with Mobility Features Without Roll-In Shower: 4 (Table 224.2).

4- Required Communication Features: 76-100 Guestrooms = 9 (Table 224.4).

5- Florida Special Accessible Features: 5% of 85 units = 4.25 (5 - 5 Mobility Features) = 0 Units Required (Section 806.4).

AREA CALCULATION BY OCCUPANCY

R-1	Total sq.ft.	A-2	Total sq.ft.	A-3	Total sq.ft.	A-4	Total sq.ft.	M	Total sq.ft.	B	Total sq.ft.	S-1	Total sq.ft.	S-2	Total sq.ft.	KITCHEN	Total sq.ft.	TERRACES/BALCONIES	Total sq.ft.	STAIRS/ELEV.	Total sq.ft.	CIRCULATION	Total sq.ft.	BATHROOMS	Total sq.ft.
Residential	28420 SF	Assembling without fixed seats - Concentrated (chairs only-not fixed)	2777 SF	Assembling without fixed seats - Unconcentrated (tables and chairs)	2213 SF	Swimming pool deck	6377 SF	Mercantile - Basement and grade floor aeas	2462 SF	Business areas	984 SF	Storage, stock, shipping areas	2917 SF	Parking garages (Including Ramp)	15493 SF	Kitchen, commercial	288 SF	BALCONY	3780 SF	STAIR	2624 SF	GUEST CORRIDOR	4914 SF	TOILET	1096 SF
						Swimming pool water surface	850 SF											TERRACE	6704 SF	ELEVATOR	1316 SF	CORRIDOR	3414 SF		
						Grand total: 3	7227 SF															ELEVATOR LOBBY	1630 SF		
																		GRAND TOTAL	10,374	GRAND TOTAL	3,318	GRAND TOTAL	10,066		

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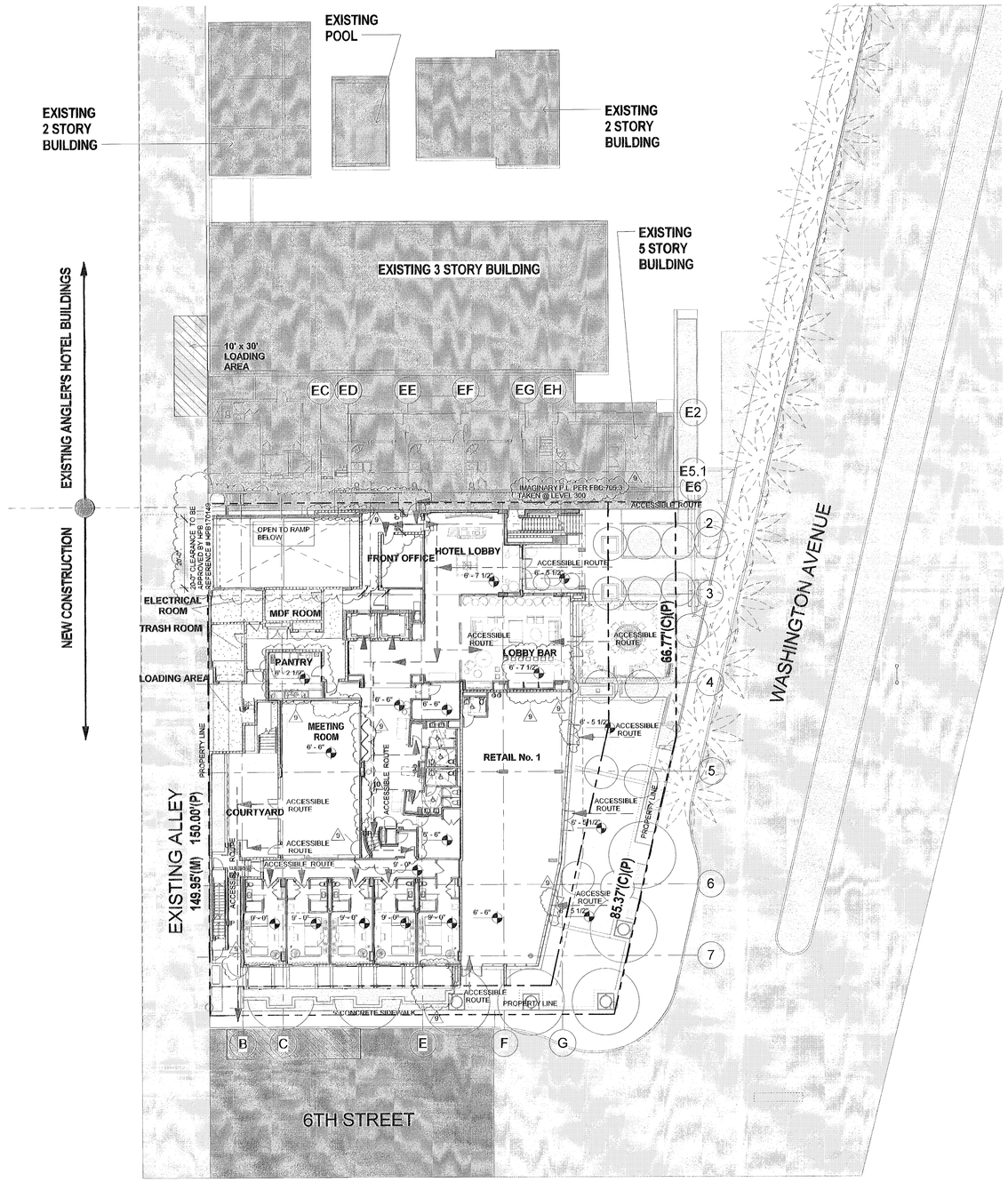
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1	CMB Bldg. Dept.Comment	12/16/14
2	CMB Bldg. Dept.Comment	01/15/15
3	CMB Bldg.Dept. Comment	03/25/15
4	CMB Bldg.Dept .Comment	04-14-15
5	Revisions	06-12-15
6	Revision 6	08-14-15
7	HPB FILE #7582/ Bldg.Dept.comments	11-24-15
8	Revision # 8	04-05-16
9	Revision # 9	11- 01-16
10	Rev. 10 Bldg. Comments	01-31-17

STATE OF FLORIDA — JAMES PHILIP WURST — AR 11080 — REGISTERED ARCHITECT

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1 A3.00 OVERALL REFERENCE FLOOR PLAN - LEVEL 100
1/16" = 1'-0" T.O.S.S. Varies N.G.V.D.

REFERENCE 2010 FBC : PLUMBING TABLE 403.1

PLUMBING FIXTURES MATRIX

MEETING ROOM: 1,158 S.F. A-2 / 7 = 159 OCCUPANTS
LOBBY BAR (INT): 986 S.F. A-2 / 15 = 66 OCCUPANTS
LOBBY BAR (EXT): 837 S.F. A-2 / 15 = 56 OCCUPANTS
TOTAL: 281 OCCUPANTS

A-2 OCCUPANCY - LEVEL 100 MEETING ROOM / LOBBY BAR						
281 OCCUPANTS.			TOTAL PROVIDED		TOTAL REQUIRED	
CODE REQUIREMENT	FEMALE	MALE	F	M	F	M
FIXTURES	F	M				
WC	1/75	1/75	141 / 75	140 / 75	XX	XX	2	1
URINALS	NA	67%						1
LAVATORIES	1/200		281 / 200		XX		2	
DRINKING FOUNTAIN	1/500		281 / 500		XX		1	
SERVICE SINK	1 SINK		-		XX		1	

ADMINISTRATION: 170 S.F. B / 100 = 2 OCCUPANTS
FRONT OFFICE: 223 S.F. B / 100 = 3 OCCUPANTS
TOTAL: 5 OCCUPANTS

B OCCUPANCY - LEVEL 100 ADMINISTRATION / FRONT OFFICE						
5 OCCUPANTS.			TOTAL PROVIDED		TOTAL REQUIRED	
CODE REQUIREMENT	FEMALE	MALE	F	M	F	M
FIXTURES	F	M	3	2		
WC	1/25 & 1/50	1/25 & 1/50	3 / 25 0/50	2 / 25 0/50	XX	XX	1	1
URINALS	NA	50%						NA
LAVATORIES	1/40 FIRST 80 1/80 REMAINDER		5/ 40		XX		2	
DRINKING FOUNTAIN	1/100		5 / 100		XX		1	
SERVICE SINK	NA		-		NA		NA	

POTTY PARITY FOR ASSEMBLY OCCUPANCY

3.2 water closets provided for women as the combined total of water closets and urinals provided for men

2 COMBINED WATER CLOSET AND URINALS
3 WOMEN'S WATER CLOSETS REQUIRED

LEVEL 100 FIXTURE SUMMARY

WOMENS W.C. = 3
MENS W.C. = 1
MENS URINAL = 2

LAVATORIES = 4

DRINK FOUNTAIN = 2
SERVICE SINK = 1

REFERENCE 2010 FBC : PLUMBING TABLE 403.1

PLUMBING FIXTURES MATRIX

LOWER POOL DECK: 3,129 S.F. A-5 / 30 = 104 OCCUPANTS
UPPER POOL DECK: 3,532 S.F. A-5 / 30 = 118 OCCUPANTS
TOTAL: 222 OCCUPANTS

1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520

1 per 75 for the first 1,500 and 1 per 100 for the remainder exceeding 1,500

A-5 OCCUPANCY - LOWER AND UPPER POOL DECK						
222 OCCUPANTS.			TOTAL PROVIDED		TOTAL REQUIRED	
CODE REQUIREMENT	FEMALE	MALE	F	M	F	M
FIXTURES	F	M	111	111		
WC	1/40	1/75	111/40	111/75	XX	XX	3	1
URINALS	NA	67%						1
LAVATORIES	1/150	1/200	111 / 150	111 / 200	XX		1	1
DRINKING FOUNTAIN	1/1000		222 / 1000		XX		1	
SERVICE SINK	1 SINK		NA		XX			

REFERENCE 2010 FBC: TABLE 424.1.6.1

PUBLIC SWIMMING POOL REQUIRED FIXTURE COUNT

850 S.F. POOL SURFACE AREA					TOTAL PROVIDED				
	MEN'S RESTROOM		WOMEN'S RESTROOM		M			F	
SIZE OF POOL	URINALS	WC	LAVATORY	WC	LAVATORY	WC	UR	LV	WC	LV
0 - 2,500 sq. ft.	1	1	1	1	1	1	1	1	1	1
2,501 - 5,000 sq. ft.	2	1	1	5	1					
5,001 - 7,500 sq. ft.	2	2	2	6	2					
7,501 - 10,000 sq. ft.	3	2	3	8	3					

POOL, LOWER AND UPPER POOL DECK FIXTURE SUMMARY

WOMENS W.C. = 4
MENS W.C. = 2
MENS URINAL = 2

LAVATORIES = 4

DRINK FOUNTAIN = 2
SERVICE SINK = 1

REFERENCE 2010 FBC : PLUMBING TABLE 403.1

PLUMBING FIXTURES MATRIX- RETAIL NO.1

CODE REQUIREMENT RETAIL NO. 1 = 2,842 S.F. / 39 = 83 OCCUPANTS	MERCANTILE (M) OCCUPANCY - RETAIL NO.1- LEVEL 100			
NOTE: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES WITH A TOTAL FLOOR AREA OF 3,000 S.F. OR LESS (FBC PLUMBING 403.2)	83 OCCUPANTS.	TOTAL PROVIDED	TOTAL REQUIRED	
FIXTURES	FEMALE / MALE	FEMALE / MALE	FEMALE / MALE	FEMALE / MALE
WC	1/500	83/500	1	1
URINALS	NA	N/A	N/A	N/A
LAVATORIES	1/750	83/ 750	1	1
DRINKING FOUNTAIN	1/1000	83/1000	1	1
SERVICE SINK	N/A	NA	N/A	N/A

RETAIL NO. 2 COMBINED WITH RETAIL NO.1

2 A3.00 PLUMBING FIXTURE CALCULATIONS
1/16" = 1'-0"

COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

REVISION # 6 REMOVED FROM TITLE BLOCK (THE ONLY CHANGE FOR REV # 6 WAS THE ADA LIFT NOW REPRESENTED AS REV # 9

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property.
"The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

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ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue
10-13-14

REVISIONS

#	Description	Date
1	CMB Bldg. Dept.Comment	12/10/14
3	CMB Bldg.Dept. Comment	03/25/15
5	Revisions	06-12-15
9	Revision # 9	11- 01-16
10	Rev. 10 Bldg. Comments	01-31-17
11	Rev. #11 Bldg. comments	08-10-17

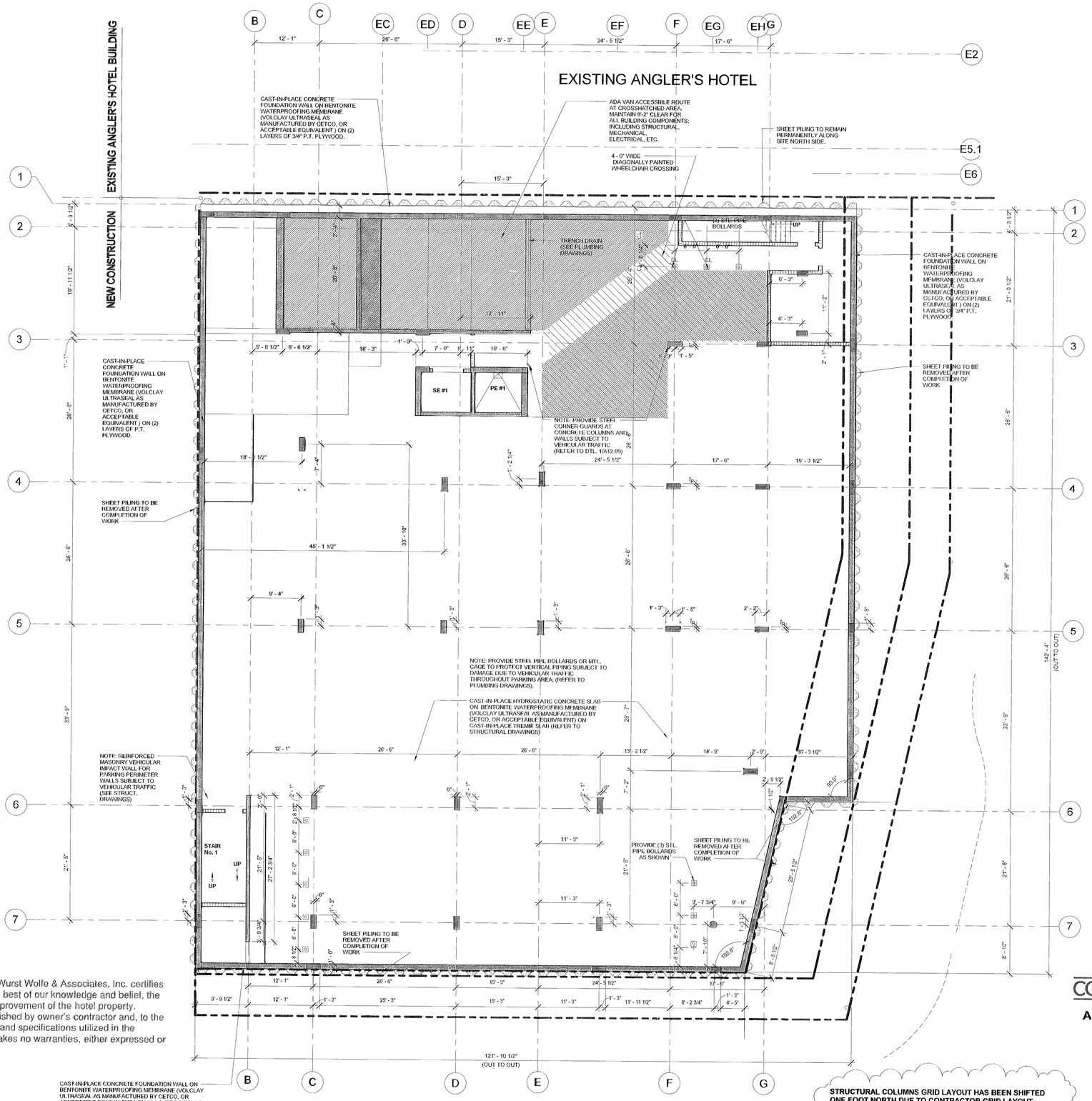
STATE OF FLORIDA JAMES PHILIP WURST AR 11080 REGISTERED ARCHITECT

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CAST-IN-PLACE CONCRETE FOUNDATION WALL ON BENTONITE WATERPROOFING MEMBRANE (VOLCLAY ULTRASEAL AS MANUFACTURED BY CETCO, OR ACCEPTABLE EQUIVALENT) ON (2) LAYERS OF 3/4" P.T. PLYWOOD.

COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

STRUCTURAL COLUMNS GRID LAYOUT HAS BEEN SHIFTED ONE FOOT NORTH DUE TO CONTRACTOR GRID LAYOUT ERROR.

THIS SHEET IS SUBMITTED FOR REFERENCE ONLY. REVISIONS ARE NOT PERTAINING TO BUILDING DEPARTMENT COMMENTS.

1 A4.00.1 **BASEMENT LEVEL (PARKING GARAGE)GEOMERTY PLAN**
1/8" = 1'-0" T.O.S.S. -3'-11" N.G.V.D.

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ANGLER'S HOTEL

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9	Revision # 9	11- 01-16
11	Rev. #11 Bldg. comments	08-10-17

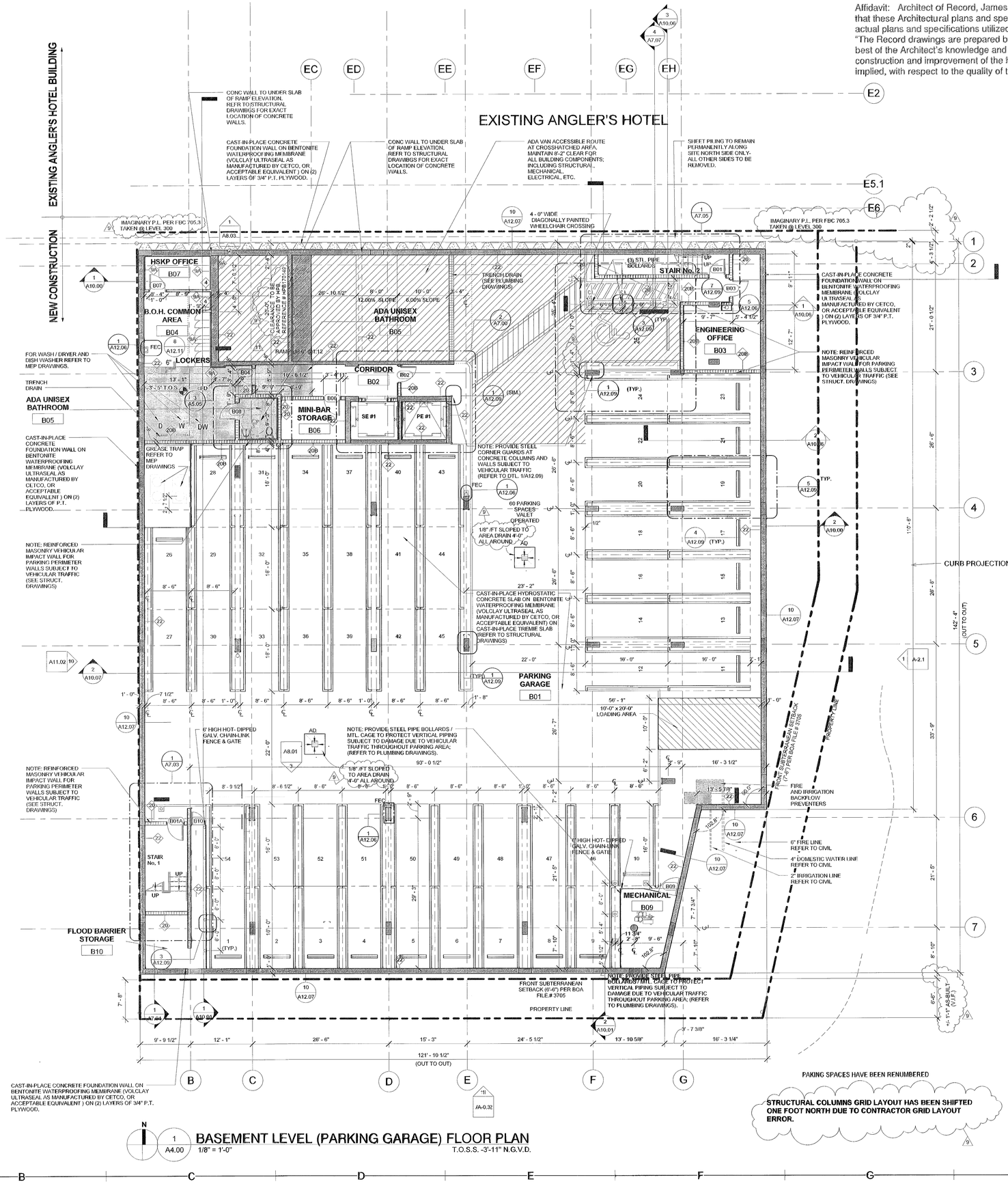
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PAKING SPACES HAVE BEEN RENUMBERED

STRUCTURAL COLUMNS GRID LAYOUT HAS BEEN SHIFTED ONE FOOT NORTH DUE TO CONTRACTOR GRID LAYOUT ERROR.

REVISION CLOUDS FOR REVISION # 8 HAS BEEN TURNED OFF

BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN

1 / A4.00 — 1/8" = 1'-0"

T.O.S.S. -3'-11" N.G.V.D.

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COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

GENERAL NOTES

1- ALL DIMENSIONS TO STUD OR FURRING FACE.

2- PARTITION FRAMING TO BE 20 GA. 3-5/8" METAL STUDS (MIN.) AT 16" O.C. AT ALL HUNG ITEMS AND WALLS TO RECEIVE TILE.

3- CONTRACTOR TO COORDINATE SHEETS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS.

4- ALL SLOPES TO DRAINS SHALL BE 1/8" FT. (MIN.); 2% MAX. AT ALL AREAS OTHER THAN SHOWERS.

5- REFER TO INTERIOR DESIGN DRAWINGS FOR PUBLIC REFLECTED CEILING PLANS, FURNITURE LAYOUTS, MILLWORK DETAILS, HARDWARE-FIXTURE SELECTIONS & FINISHES.

6 - REFER TO SHEETS A12.00 THRU A12.02 FOR ALL WALL TYPES.

7- REFER TO SHEETS ON SERIES A1400 FOR ALL DOOR, AND FOR WINDOW ELEVATIONS IN A11.00 SERIES.

8- ALL ACCESSIBLE / EGRESS INTERIOR DOORS TO PROVIDE 32" CLEAR AS PER DOOR SCHEDULES ON SERIES A1400 & 404.2.3 (2012 FBC ACCESSIBILITY CODE).

9- USE 5/8" GLASS MAT GYPSUM WALLBOARD AT ALL WALLS TO RECEIVE TILE.

10- REFER TO MECHANICAL PLANS FOR EXTERIOR VENTS & SIZES.

11- PROVIDE SOUND ATTENUATION AT RAIN WATER LEADER LOCATIONS.

12- ALL GLAZING BELOW 42" AFF SHALL BE SAFETY GLAZING COMPLYING WITH ANSI Z97.1 & FBC(2010) 1618.4.6.3

13- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCE WORK.

14- ALL EXISTING DIMENSIONS ARE FOR REFERENCE ONLY CONTRACTOR TO FIELD VERIFY EVERY AFFECTED CONDITION PRIOR TO COMMENCE WORK

15- CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT OF ALL ITEMS TO BE REPLACED SUCH AS WINDOWS,

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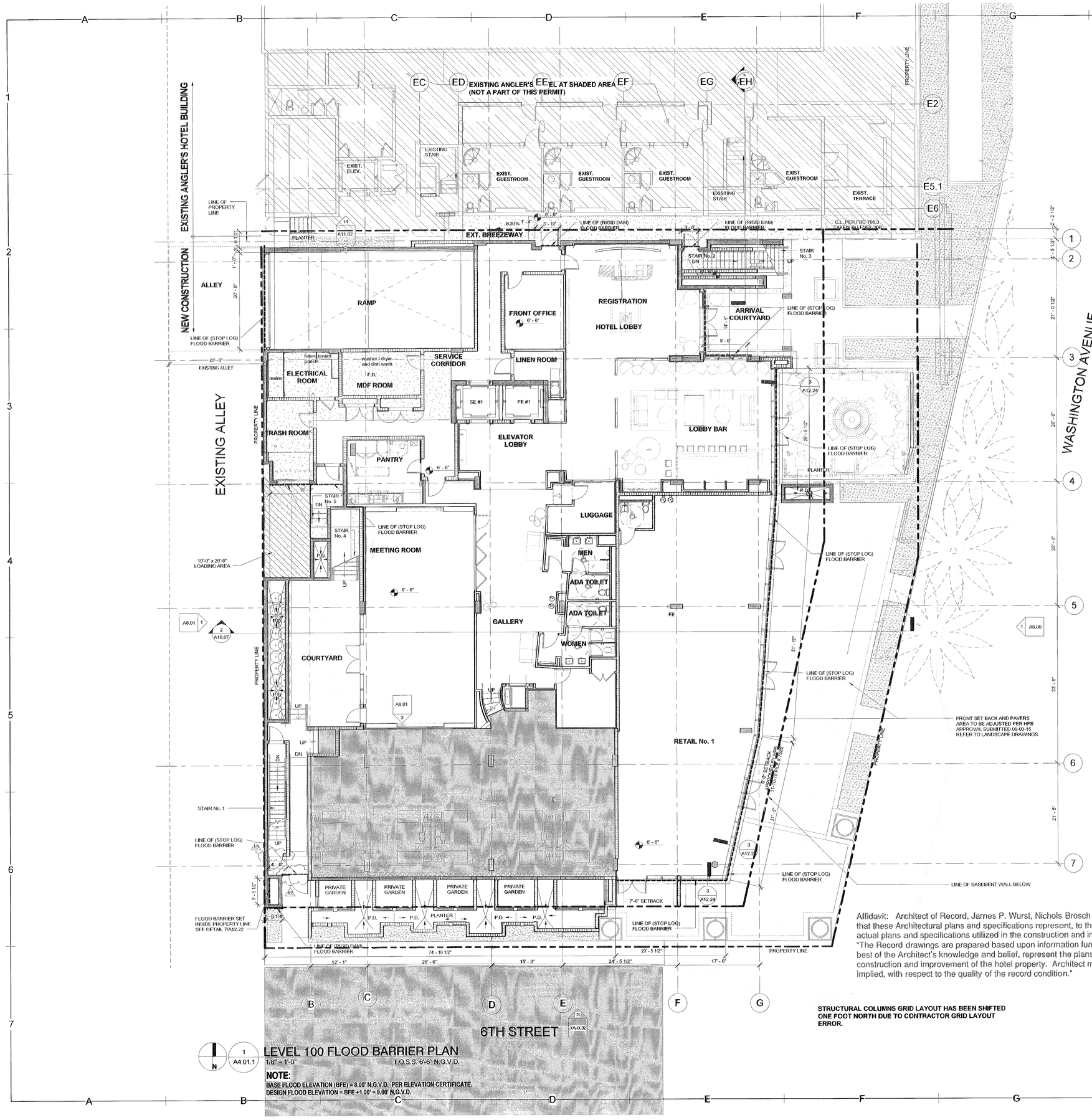
#	Description	Date
1	CMB Bldg. Dept.Comment	12/16/14
2	CMB Bldg. Dept.Comment	01/15/15
3	CMB Bldg.Dept. Comment	03/25/15
4	CMB Bldg.Dept. Comment	04-14-15
5	Revisions	06-12-15
6	Revision 6	08-14-15
8	Revision # 8	04-05-16
9	Revision # 9	11- 01-16
11	Rev. #11 Bldg. comments	08-10-17

STATE OF FLORIDA — JAMES PHILIP WURST — AR 11080 — REGISTERED ARCHITECT

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LEVEL 100 FLOOD BARRIER PLAN

1/8" = 1'-0" T.O.S.S. 6'-6" N.G.V.D.

NOTE:
BASE FLOOD ELEVATION (BFE) = 8.00' N.G.V.D. PER ELEVATION CERTIFICATE.
DESIGN FLOOD ELEVATION = BFE +1.00' = 9.00' N.G.V.D.

FLOOD BARRIER NOTES:

FLOOD BARRIER:

1. INDICATES ALL HABITABLE AREAS BELOW 9'-0" N.G.V.D. TO BE PROTECTED WITH APPROVED FLOOD BARRIER SYSTEM. DESIGNED WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND WITH STRUCTURAL COMPONENTS HAVING THE CAPACITY OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY. FLOOD BARRIER SYSTEM:

   A. STOP LOG FLOOD BARRIER SYSTEM - PROVIDE 24" WIDE CONCRETE STRIP BELOW WITH REQUIRED TOLERANCE OF 1/16" OVER 30'-0" FOR PROPER SEALING OF FLOOD BARRIER SYSTEM, TYPICAL.

   B. RIGID DAM FLOOD BARRIER SYSTEM- PROVIDE 24" WIDE CONCRETE WIDE STRIP BELOW WITH REQUIRED TOLERANCE OF 1/16" OVER 30'-0" FOR PROPER SEALING OF FLOOD BARRIER SYSTEM, TYPICAL.

   C. SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY AN ENGINEER LICENSED IN THE STATE OF FLORIDA FOR ALL FLOOD BARRIER SYSTEMS.

CONCRETE STEM WALL (C.S.W.)

2. ALL HABITABLE AREAS BELOW 9'-0" N.G.V.D. TO BE PROTECTED WITH CAST-IN-PLACED CONCRETE STEM WALL DESIGNED WATERTIGHT WITH CRYSTALLINE WATERPROOFING BY XYPEX CHEMICAL CORP., OR ACCEPTABLE EQUIVALENT ON OUTSIDE FACE OF CONCRETE WALLS. ALL WALLS TO BE SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND WITH STRUCTURAL COMPONENTS HAVING THE CAPACITY OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY. (REFER TO STRUCTURAL DRAWINGS).

3. ALL EQUIPMENT PROVIDED FOR LIFE SAFETY SHALL BE MOUNTED ABOVE 9'-0" N.G.V.D.

4. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION OF FLOOD BARRIERS.

5. THE PROPOSED STRUCTURE IS DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1612 AND ASCE 24-05.

6. ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT AND UTILITIES OUTSIDE OF DRY FLOOD PROOFING AREAS SHALL BE ELEVATED AT OR ABOVE BFE +1, + 9.0" FT. NGVD.

FLOOD PROOFING DATA:

1. FIRM MAP NUMBER: 120686C0319L
2. MAP EFFECTIVE DATE: SEPTEMBER 11,2009
3. FLOOD ZONE=AE BASE FLOOD ELEVATION = 8.0 FT. NGVD.
4. MINIMUM REQUIRED FLOOD DESIGN ELEVATION: BFE+1 FT.= +9'-0" NGVD.
5. ELEVATION DATA:
   A. THE LOWEST FLOOR ELEVATION INCLUDING BASEMENT: -3'-11" NGVD.
   B. NEXT HIGHER FLOOR ELEVATION: +6'-6" NGVD.
   C. DRY FLOOD PROOFING DESIGN ELEVATION: +9'-0" NGVD.
   D. THE LOWEST ADJACENT GRADE ELEVATION NEXT TO THE PROPOSED STRUCTURE: FT.+6'-9" NGVD.
   E. HEIGHT OF THE FLOOD PROOFING ON THE BUILDING ABOVE THE LOWEST ADJACENT GRADE: +9'-0" NGVD.
   F. CROWN OF THE ROAD ELEVATION: +6'-8" NGVD.
   G. SIDEWALK NEXT TO THE PROPOSED STRUCTURE ELEVATION: + 6'-2" NGVD.
   H. GRADE ELEVATION @ CENTER OF PROPERTY LINE =6'-2 1/2"
6. CLASSIFICATION OF STRUCTURES FOR FLOOD - RESISTANT DESIGN AND CONSTRUCTION PER ASCE 24-05 TABLE 1-1-CATEGORY II.

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

STRUCTURAL COLUMNS GRID LAYOUT HAS BEEN SHIFTED ONE FOOT NORTH DUE TO CONTRACTOR GRID LAYOUT ERROR.

REVISION # 6 REMOVED FROM TITLE BLOCK ALL CLOUDS PERTAINING TO REV # 6 HAVE BEEN CHANGED TO #9

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning
161 Alhambra Avenue
Coral Gables, FL 33134
(305) 443-5206
(305) 443-5207
AAC 000695

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue
10 13 14

REVISIONS

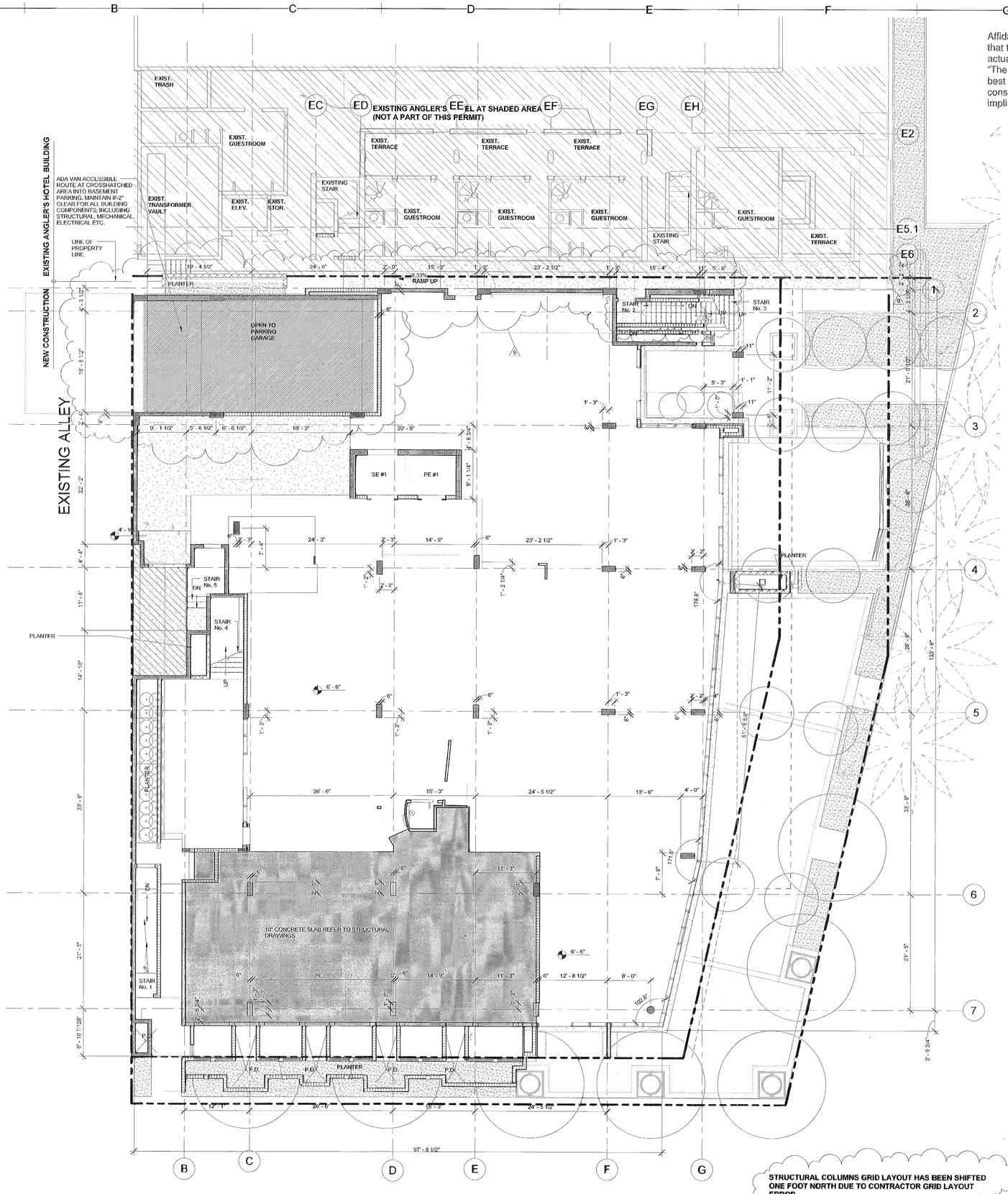
#	Description	Date
1	CMB Bldg. Dept.Comment	12/16/14
2	CMB Bldg. Dept.Comment	01/11/15
5	Revisions	06-12-15
9	Revision # 9	11- 01-16
11	Rev. #11 Bldg. comments	08 10-17
12	Rev # 12bldg comment	01-24-18
13	Revision 13 Flood Barrier	03-07-18

STATE OF FLORIDA
JAMES P. WURST
AR 11080
REGISTERED ARCHITECT

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1 / A4.01.2 **LEVEL 100 GEOMETRY PLAN**
1/8" = 1'-0"

T.S.S.S. 6'-6"
N.G.V.D.

STRUCTURAL COLUMNS GRID LAYOUT HAS BEEN SHIFTED ONE FOOT NORTH DUE TO CONTRACTOR GRID LAYOUT ERROR.

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

MIAMIBEACH
REVIEWED FOR CODE COMPLIANCE

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning
185 Alhambra Avenue
Coral Gables, FL 33134
(305) 445-7201
(305) 445-2072
AAC 000680

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue 10-13-14		
REVISIONS		
#	Description	Date
1	CMB Bldg. Dept.Comment	12/19/14
3	CMB Bldg.Dept. Comment	03/25/15
5	Revisions	06-12-15
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COASTLAND CONSTRUCTION

As-built Drawing
Review By:
Vivian Vizcaino
07/02/18

STATE OF FLORIDA — JAMES PHILIP WURST — AR 11080 — REGISTERED ARCHITECT

THIS SHEET IS SUBMITTED FOR REFERENCE ONLY. REVISIONS ARE NOT PERTAINING TO BUILDING DEPARTMENT COMMENTS.

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