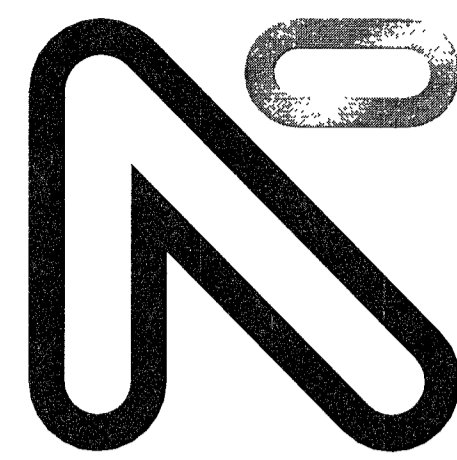


ARCHITECT



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

ADDITION & RENOVATION TO THE

ANGLER'S HOTEL

MIAMI BEACH, FLORIDA

PERMIT ISSUE
OCTOBER 13, 2014



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 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.

CMB BLDG. DEPT. COMMENTS: 12-16-14.
CMB BLDG. DEPT. COMMENTS: 01-15-15.
CMB BLDG. DEPT. COMMENTS: 03-25-15.

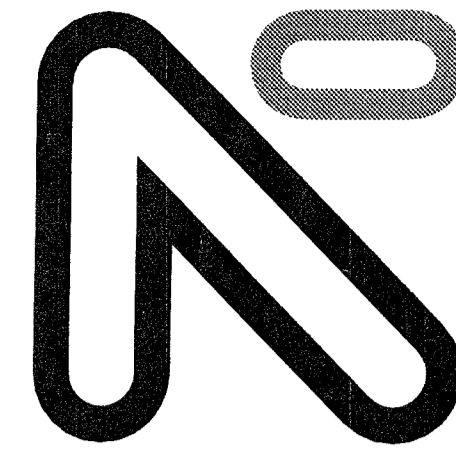
NOTE: LANDSCAPE AND IRRIGATION PLANS WILL BE SUBMITTED UNDER A SEPARATE PERMIT TO BE REVIEWED AND APPROVED BY STAFF PRIOR TO ISSUANCE OF A TCO.

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7090 Fax 305-673-7026
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
All construction and/or use of equipment in the right-of-way and/or encroachments, requires a separate Public Works Department permit prior to start of construction.
Permit Requirements: Proof of existing sidewalk/sviale area conditions (pictures) and/or posting of sidewalk/roadway bonds (Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C./C.D., or the release of bonds.)
4/19/15
5/15/15

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: [Signature]
ZONING: [Signature]
PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PREVENTION: [Signature]
FLOOD: [Signature]
PUBLIC WORKS: [Signature]
STRUCTURAL: [Signature]
ELECTRICAL: [Signature]
ROUTING: [Signature]

APPROVED
MAY 15 2015
FIRE DEPARTMENT
[Signature]

ARCHITECT



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.

8560 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

B1500350

ADDITION & RENOVATION TO THE

ANGLER'S HOTEL

MIAMI BEACH, FLORIDA

PERMIT ISSUE
OCTOBER 13, 2014



APPROVED FOR PERMIT BY
CITY OF MIAMI BEACH
MAY 15 2015
MIAMI-DADE COUNTY
APPROVED

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

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

AW 3/10/15

CMB BLDG.DEPT. COMMENTS. 12-16-14. 1
CMB BLDG.DEPT. COMMENTS. 01-15-15. 2.

APPROVED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

JAN 15 2015

AW

HISTORIC PRESERVATION BOARD CITY OF MIAMI BEACH, FLORIDA FINAL ORDER FOR THE ANGLER'S HOTEL



181 America Avenue
Coral Gables, FL 33134
305.440.2020
305.440.2025
FAX: 305.440.2000

ANGLER'S HOTEL
 600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
 DEVELOPED BY: Angler's Boutique Resort LLC

JAN 15 2015
Ant

Permit Issue		
10-13-14		
REVISIONS		
#	Description	Date
2	CMB Bldg. Dept. comments	01/15/15

12064

A0.00.1
NEW SHEET

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: June 10, 2014

FILE NO: 7419

PROPERTY: 680 Washington Avenue

LEGAL: Parcel 1
Lots 3, 4 and 5, Block 47, "Ocean Beach Addition No. 3", according to the Plat thereof recorded in Plat Book 2, page 81 of the Public Records of Miami-Dade County, Florida.

Parcel 2
Lots 6, 7 and 8, Block 47, "Ocean Beach Addition No. 3", according to the Plat thereof recorded in Plat Book 2, page 81 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the construction of a new 5-story ground level addition, as part of a new hotel development.

ORDER

The applicant, Angler's Boutique Resort, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

The City of Miami Beach Historic Preservation 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:

- The subject structure is classified as "Contributing" in the Miami Beach Historic Preservation Database and is located within the Flamingo Park Historic District and the National Architectural District.
- 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 consistent with the Certificate of Appropriateness

CFN 2014RO476150
OR BK 2014 PG 1049 - 1049
RECORDED 07/07/2014 13:23:22
HARVEY BROTH, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE CLERK OF COURT, CITY OF MIAMI BEACH.
6-16-2014
Harvey Broth, Clerk of Court
Miami-Dade County, Florida

Page 2 of 6
HPB File No. 7419
Meeting Date: June 10, 2014

Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a', 'c' & 'd' in Section 118-564(a)(2) of the Miami Beach Code, and is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'c', 'e', 'h' & 'o' in Section 118-564(a)(3) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

- Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff, at a minimum, such drawings shall incorporate the following:
 - The maximum FAR for one project site shall not exceed 2.0
 - The open aluminum frame element located at the corner above the roof level shall be removed, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness 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 Certificate of Appropriateness Criteria and/or the directions from the Board.
 - The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness 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 historic district.
 - The final design and details of all railings shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - The interior walls of the first level of the parking garage entrance and ramps shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-slip 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 Certificate of Appropriateness Criteria and/or the directions from the Board.
 - A copy of all pages of the recorded Final Order shall be scanned into the submitted for building permit, and shall be located immediately after the cover page of the permit plans.
- Applicant agrees that in the event Code Compliance receives complaints of unreasonable loud noise from mechanical and/or electrical equipment, and determines the complaint

Page 3 of 6
HPB File No. 7419
Meeting Date: June 10, 2014

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, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- 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 in a manner to be reviewed and approved by staff consistent with the directions from the Board and/or the Certificate of Appropriateness Criteria. At a minimum, such plan shall incorporate the following:
 - The material palette for the proposed landscape plan shall be simplified, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - Washingtonian Palms shall be incorporated into the landscape plan and shall be located at the southeast corner of the property, as proposed, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - The proposed paving within the required front yard along Washington Avenue shall be substantially reduced and replaced with landscape material including the introduction of shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - Hedge material shall not be permitted within the required front yard along Washington Avenue or within the required side yard along 6th Street. All understory and accent plan material proposed within the required front yard or side yard along 6th Street, shall consist of plant material that does not exceed approximately 24" in height at maturity. The final selection of perimeter landscaping shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - The landscape plan for the rear yard shall be further developed and include a variety of native species at varying heights, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - Street trees shall be required along Washington Avenue, placed with a minimum 36" clear space between the tree trunk and the back of curb, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and

Page 4 of 6
HPB File No. 7419
Meeting Date: June 10, 2014

approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- 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 areas shall also be incorporated as part of the irrigation system.
- FPL transformers or vault rooms, backflow preventers and all other related devices and fixtures shall not be permitted within any required yard or any area fronting a street or sidewalk. Their location and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- The Applicant agrees to the following operational conditions for any and all permitted main and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational requirements and/or limitations.
 - OUTDOOR CONDITIONS**
 - The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any contract or assignment.
 - All rooftop facilities shall cease operation at 12:00 am, 7 days a week. Special Events pursuant to the Miami Beach City Code shall not exceed the permitted hours of operation.
 - All facilities located within the west courtyard shall cease operation at 10:00 p.m., 7 days a week. Special Events pursuant to the Miami Beach City Code shall not exceed the permitted hours of operation.
 - NOISE CONDITIONS**
 - The Historic Preservation Board (HPB) or the Planning Director shall retain the right to call the owners and/or operators back before the HPB, at the expense of the owners and/or operators, to impose and/or modify the hours of operation, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under

Page 5 of 6
HPB File No. 7419
Meeting Date: June 10, 2014

this condition. This condition vests jurisdiction independent of any other condition hereof.

- 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 may also be conditionally granted Planning Department approval.
- The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- 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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-9 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "The Angler's Hotel", as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc., dated April 25, 2014.

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 a Certificate of Appropriateness 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, the 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.

Page 6 of 6
HPB File No. 7419
Meeting Date: June 10, 2014

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, the Certificate of Appropriateness will expire and become null and void. 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 Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 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 the City Code. Failure to comply with this Order shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 13th day of JUNE, 2014

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA
BY: *Thomas R. Mooney*
THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of June, 2014 by Thomas R. Mooney, 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.

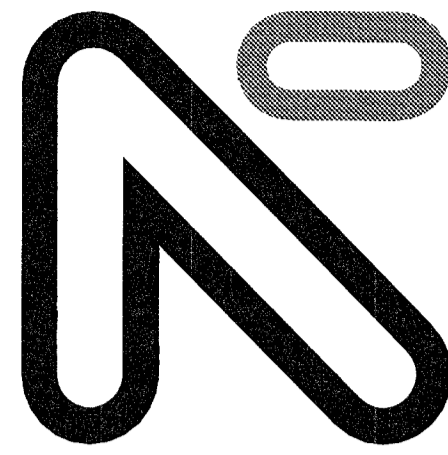
TERESA MARA
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-17

Approved As To Form:
Legal Department: *JWJ* (6-16-14)

Filed with the Clerk of the Historic Preservation Board on 6-16-14 (WJR)
F:\PLANS\HPB\14\HPB\14Jun14\7419-Jun14-FG.docx

REVIEWED
CITY OF MIAMI BEACH
FILE DEPARTMENT

ARCHITECT



JAMES P. WURST
ARCHITECT
LIC. 20303

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

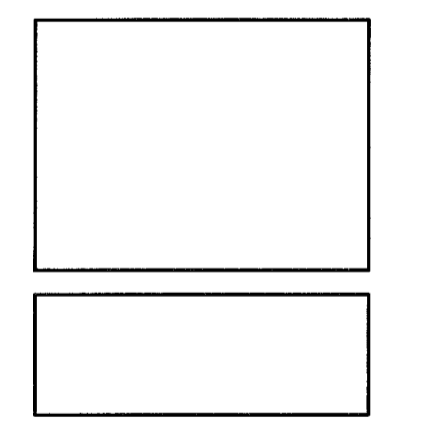
NICOLE HOLLIS

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

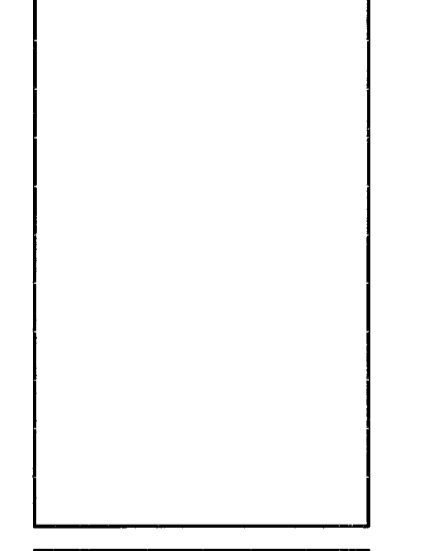
DRAWING INDEX - ARCHITECTURE				
NUMBER	SHEET NAME	10/13/14 PERMIT ISSUE	12/16/14 CMB Comments	01/15/15 CMB Comments-Rev2
A0.00	COVER	.	.	.
A0.00.1	HISTORIC PRESERVATION BOARD	.	.	.
A0.01	INDEX	.	.	.
A0.02	GENERAL NOTES AND SYMBOLS	.	.	.
A0.03	F.A.R. CALCULATION	.	.	.
A0.03.1	FAR-EXISTING BUILDINGS	.	.	.
A0.03.2	FAR-EXISTING BUILDING-1	.	.	.
A0.04	GROSS AREA CALCULATION	.	.	.
A0.D.01	DEMOLITION PLAN	.	.	.
A1.00	SITE PLAN	.	.	.
A2.00	LIFE SAFETY GENERAL NOTES AND LEGENDS	.	.	.
A2.01	LIFE SAFETY GARAGE LEVEL	.	.	.
A2.02	LIFE SAFETY LEVEL 100	.	.	.
A2.03	LIFE SAFETY LEVEL 200	.	.	.
A2.04	LIFE SAFETY LEVEL 300	.	.	.
A2.05	LIFE SAFETY LEVEL 400	.	.	.
A2.06	LIFE SAFETY LEVEL 500	.	.	.
A2.07	LIFE SAFETY POOL DECK	.	.	.
A3.00	OVERALL REFERENCE PLAN - LEVEL 100	.	.	.
A4.00	BASEMENT LEVEL FLOOR PLAN	.	.	.
A4.01	LEVEL 100 FLOOR PLAN	.	.	.
A4.01.1	LEVEL 100 FLOOD BARRIER PLAN	.	.	.
A4.02	LEVEL 200 FLOOR PLAN	.	.	.
A4.03	LEVEL 300 FLOOR PLAN	.	.	.
A4.04	LEVEL 400 FLOOR PLAN	.	.	.
A4.05	LEVEL 500 FLOOR PLAN	.	.	.
A4.06	RECREATION / POOL DECK FLOOR PLAN	.	.	.
A4.07	UPPER ROOF PLAN	.	.	.
A5.00	ENLARGED UNIT PLANS	.	.	.
A5.01	ENLARGED UNIT PLANS	.	.	.
A5.02	ENLARGED UNIT PLANS	.	.	.
A5.03	ENLARGED UNIT PLANS	.	.	.
A5.04	ENLARGED UNIT PLANS	.	.	.
A5.05	ENLARGED FLOOR PLANS	.	.	.
A5.06	LOBBY BAR - LEVEL 100	.	.	.
A6.00	BASEMENT-REFLECTED CEILING PLAN	.	.	.
A6.01	LEVEL 100 REFLECTED CEILING PLAN	.	.	.
A6.02	LEVEL 200 REFLECTED CEILING PLAN	.	.	.
A6.03	LEVEL 300 REFLECTED CEILING PLAN	.	.	.
A6.04	LEVEL 400 REFLECTED CEILING PLAN	.	.	.
A6.05	LEVEL 500 REFLECTED CEILING PLAN	.	.	.
A6.06	UPPER POOL DECK REFLECTED CEILING PLAN	.	.	.
A7.00	ENLARGED CORE PLANS	.	.	.
A7.01	ENLARGED CORE PLANS	.	.	.
A7.02	SECTION - ELEVATOR CORE	.	.	.
A7.03	ENLARGED STAIR PLANS	.	.	.
A7.04	STAIR SECTIONS	.	.	.
A7.05	ENLARGED STAIR PLANS AND SECTION	.	.	.
A7.06	ENLARGED STAIR PLANS AND SECTIONS	.	.	.
A7.07	ENLARGED STAIR PLANS AND SECTIONS	.	.	.
A7.08	ENLARGED STAIR/RAMP PLANS AND SECTIONS	.	.	.
A8.00	BUILDING ELEVATIONS	.	.	.
A8.01	BUILDING ELEVATIONS	.	.	.
A8.02	BUILDING ELEVATIONS	.	.	.
A8.03	ALLOWED OPENINGS CALCULATION	.	.	.

DRAWING INDEX - ARCHITECTURE				
NUMBER	SHEET NAME	10/13/14 PERMIT ISSUE	12/16/14 CMB Comments	01/15/15 CMB Comments-Rev2
A10.00	BUILDING SECTIONS	.	.	.
A10.01	BUILDING SECTIONS	.	.	.
A10.02	WALL SECTIONS	.	.	.
A10.03	WALL SECTIONS	.	.	.
A10.04	WALL SECTIONS	.	.	.
A10.05	WALL SECTIONS	.	.	.
A10.06	WALL SECTIONS	.	.	.
A10.07	PARTIAL BUILDING SECTIONS	.	.	.
A11.00	STOREFRONT ELEVATIONS	.	.	.
A11.01	WINDOW ELEVATIONS / SCHEDULE	.	.	.
A11.02	WINDOW ELEVATIONS / SCHEDULE	.	.	.
A12.00	WALL TYPES	.	.	.
A12.01	WALL TYPES	.	.	.
A12.02	WALL TYPES	.	.	.
A12.03	DETAILS	.	.	.
A12.04	UL DETAILS	.	.	.
A12.04.1	UL DETAILS	.	.	.
A12.05	UL DETAILS	.	.	.
A12.06	DETAILS	.	.	.
A12.07	DETAILS	.	.	.
A12.08	DETAILS	.	.	.
A12.09	DETAILS	.	.	.
A12.10	DETAILS	.	.	.
A12.11	DETAILS	.	.	.
A12.12	DETAILS	.	.	.
A12.13	DETAILS	.	.	.
A12.14	DETAILS	.	.	.
A12.15	DETAILS	.	.	.
A12.15.1	DETAILS	.	.	.
A12.16	DETAILS	.	.	.
A12.17	DETAILS	.	.	.
A12.18	DETAILS	.	.	.
A12.19	DETAILS	.	.	.
A12.20	DETAILS	.	.	.
A12.21	DETAILS	.	.	.
A12.22	DETAILS	.	.	.
A12.23	DETAILS	.	.	.
A12.24	DETAILS	.	.	.
A12.25	DETAILS	.	.	.
A12.26	DETAILS	.	.	.
A13.00	ROOM FINISH SCHEDULE	.	.	.
A14.00	DOOR SCHEDULE	.	.	.
A14.01	DOOR SCHEDULE	.	.	.
A15.00	NOA APPROVED PRODUCTS	.	.	.
ADA-1	ADA DETAILS	.	.	.
ADA-2	ADA DETAILS	.	.	.
ADA-3	ADA DETAILS	.	.	.
ADA-4	ADA DETAILS	.	.	.
ADA-5	ADA DETAILS	.	.	.
ADA-6	ADA DETAILS	.	.	.

REVIEWED
CITY OF MIAMI DESIGN
FIRE DEPARTMENT
APPROVED
JAN 15 2015



Permit Issue
 10-13-14



[Signature]
 OCT 13 2014

12064

A0.02

REVIEWED
 CITY OF MIAMI BEACH
 FIRE DEPARTMENT
 10/15/2014 7:44:12 AM

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.

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
- EXIT LIGHT W/ DIRECTION ARROW
- FIRE SPRINKLER
- CLOCK
- SPEAKER
- SMOKE DETECTOR
- MOTION DETECTOR
- FIRE ALARM
- CEILING HEIGHT ABOVE FINISH FLOOR

LIFE SAFETY PLAN SYMBOLS

FIRE RATED CONSTRUCTION LEGEND

- 4 HOUR FIRE WALL (NOT USED)
- 3 HOUR FIRE WALL (NOT USED)
- 2 HOUR FIRE WALL
- 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
- TYPICAL DIMENSION STRING

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

LEGEND SYMBOLS

- BUILDING SECTION**: INDICATES DIRECTION OF CUTTING PLANE. LETTER INDICATES BUILDING SECTION. SHEET NUMBER WHERE SECTION IS DRAWN (TYP.).
- WALL SECTION**: NUMBER INDICATES WALL SECTION. SHEET NUMBER WHERE SECTION IS DRAWN.
- DETAILS**: NUMBER INDICATES DETAIL. SHEET NUMBER WHERE DETAIL IS DRAWN.
- WALL TYPES**: LETTER INDICATES PARTITION TYPE.
- INTERIOR ELEVATION**: NUMBER INDICATES ELEVATION. SHEET NUMBER WHERE ELEVATION IS DRAWN (TYP.).
- COLUMN GRID**: LAST TWO DIGITS INDICATE ROOM NUMBER.
- ROOM NUMBER**: FIRST DIGIT INDICATES FLOOR LEVEL.
- REVISION NUMBER**: FIRST DIGIT INDICATES FLOOR LEVEL.
- DOOR NUMBER**: LAST TWO DIGITS INDICATE DOOR NUMBER.
- WINDOW DESIGNATION**: INDICATES CEILING FINISH.
- LOUVER DESIGNATION**: INDICATES CEILING HEIGHT ABOVE SLAB.
- CEILING DESIGNATION**: INDICATES CEILING HEIGHT ABOVE SLAB.

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
- WSCOT 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

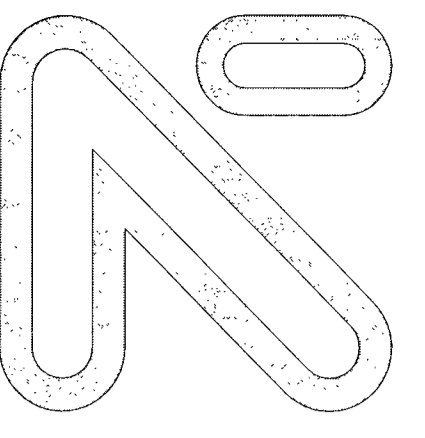
- EA EAST
- EACH EACH
- EXP.B EXPANSION BOLT
- EL.ELV ELEVATION
- ELEC ELECTRIC(AL)
- ELEV ELEVATOR
- EMERG EMERGENCY
- EP ELECTRICAL PANEL BOARD
- EQ EQUAL
- EQUIP EQUIPMENT
- ESC ESCALATOR
- EW EACH WAY
- EXC ELECTRIC WATER COOLER
- EXH EXHAUST
- EXIST EXISTING
- EXPD EXPOSED
- EXP.JT. EXPANSION JOINT
- 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
- EHWS FLATHEAD WOOD SCREW
- FIN FINISH(ED)
- FLAM. FLAMMABLE
- FLR FLOOR(ING)
- FLOO 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



**NICHOLS
BROSCH
WURST
WOLFE
& ASSOCIATES, INC.**
Architecture & Planning
1415 Avenue America
Coral Gables, FL 33134
305-443-8300
FAX: 305-443-8302
A/C: 000000

ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

MAR 25 2015

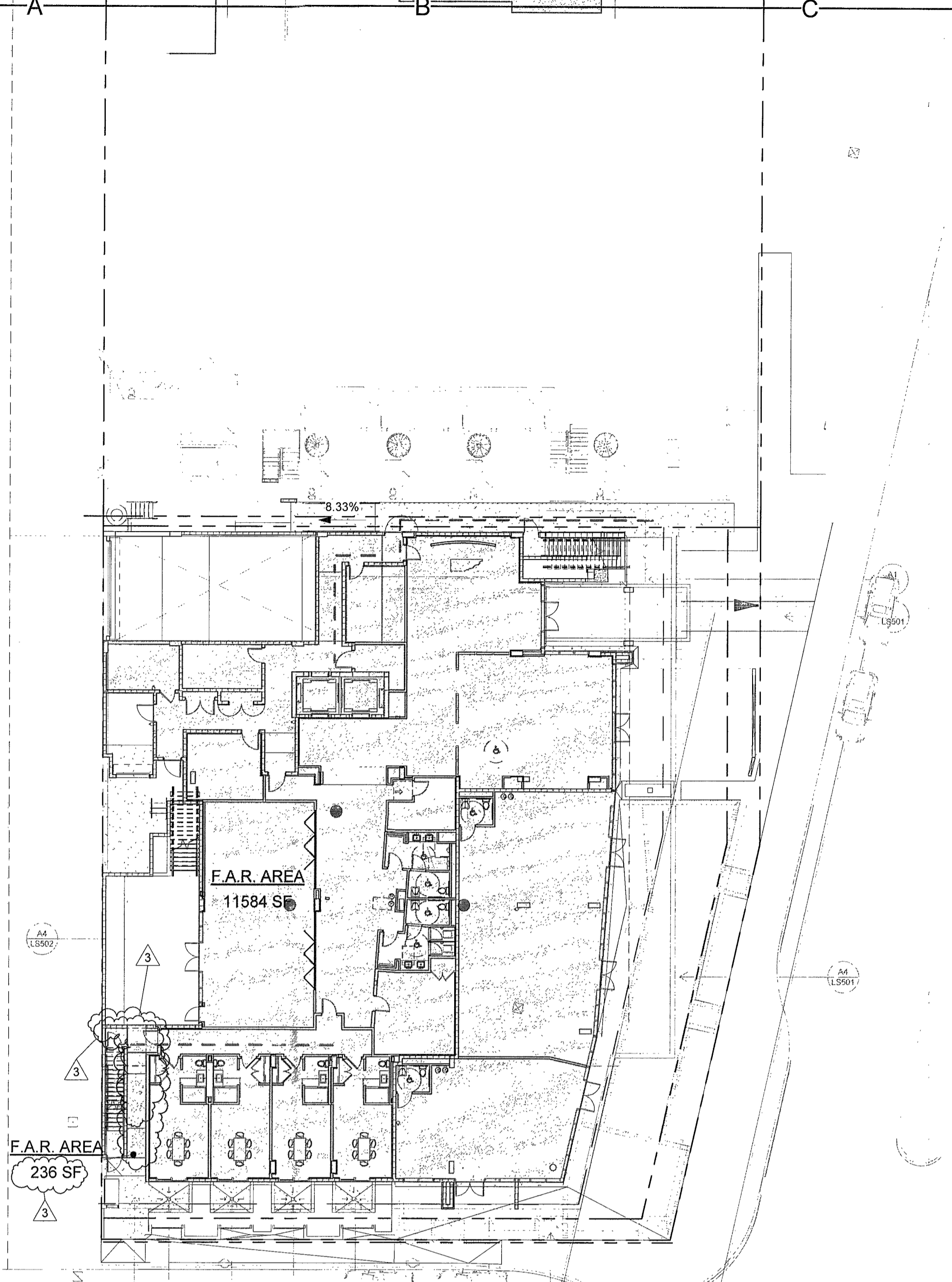
Permit Issue
10-13-14

REVISIONS

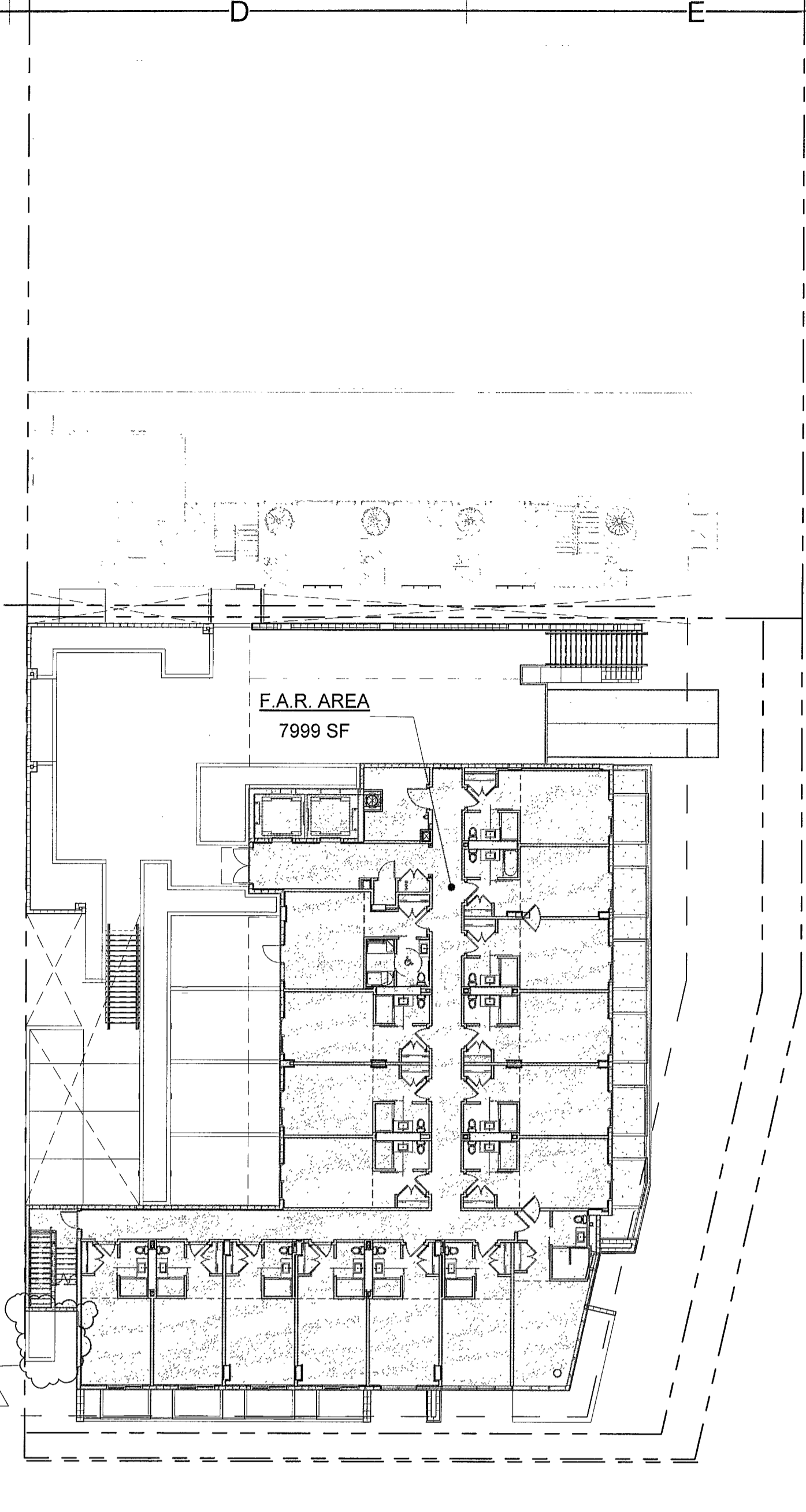
#	Description	Date
2	CMB Bldg. Dept. Comments	01/15/15
3	CMB Bldg. Dept. Comments	03/25/15

12064

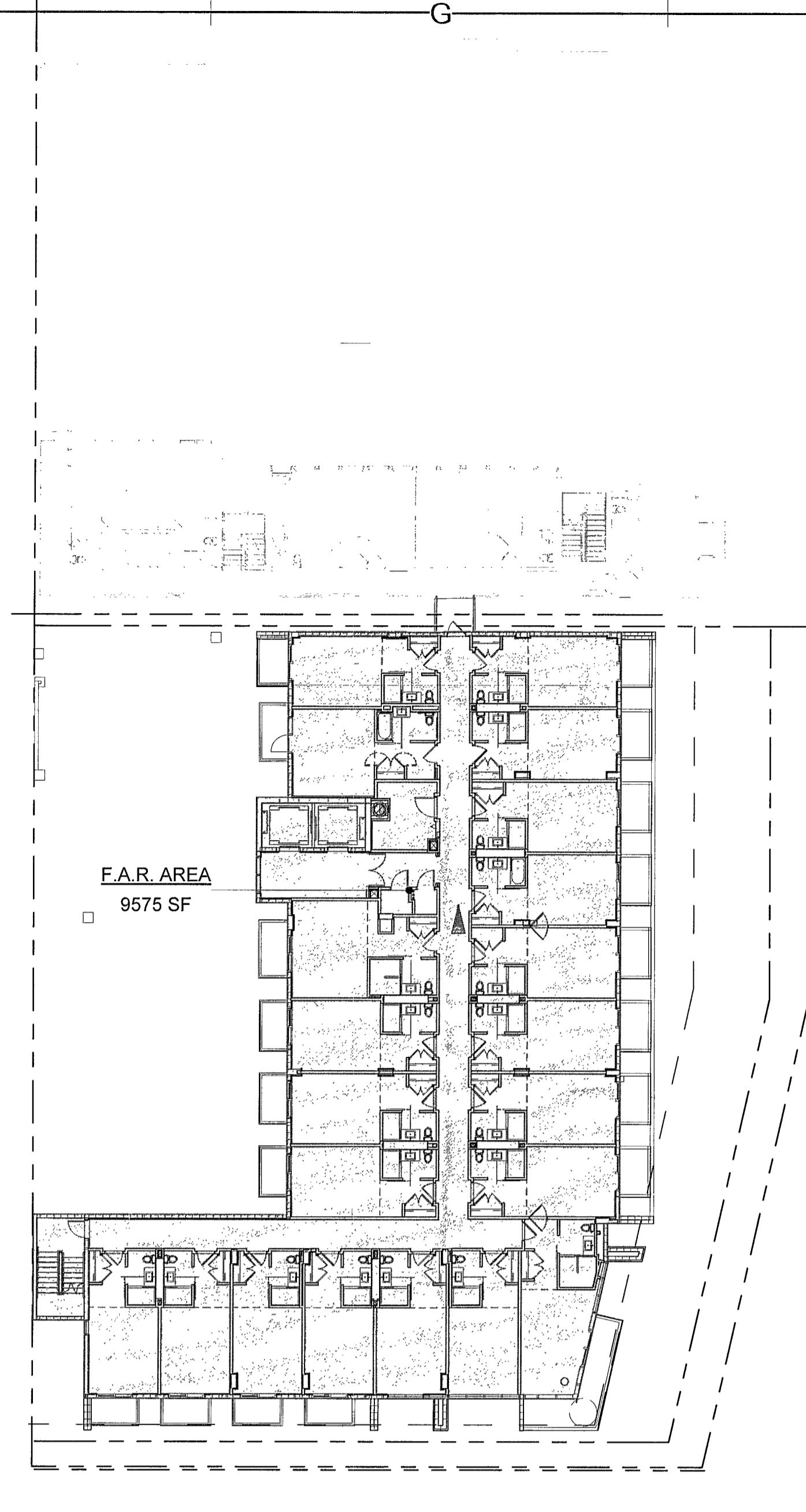
A0.03



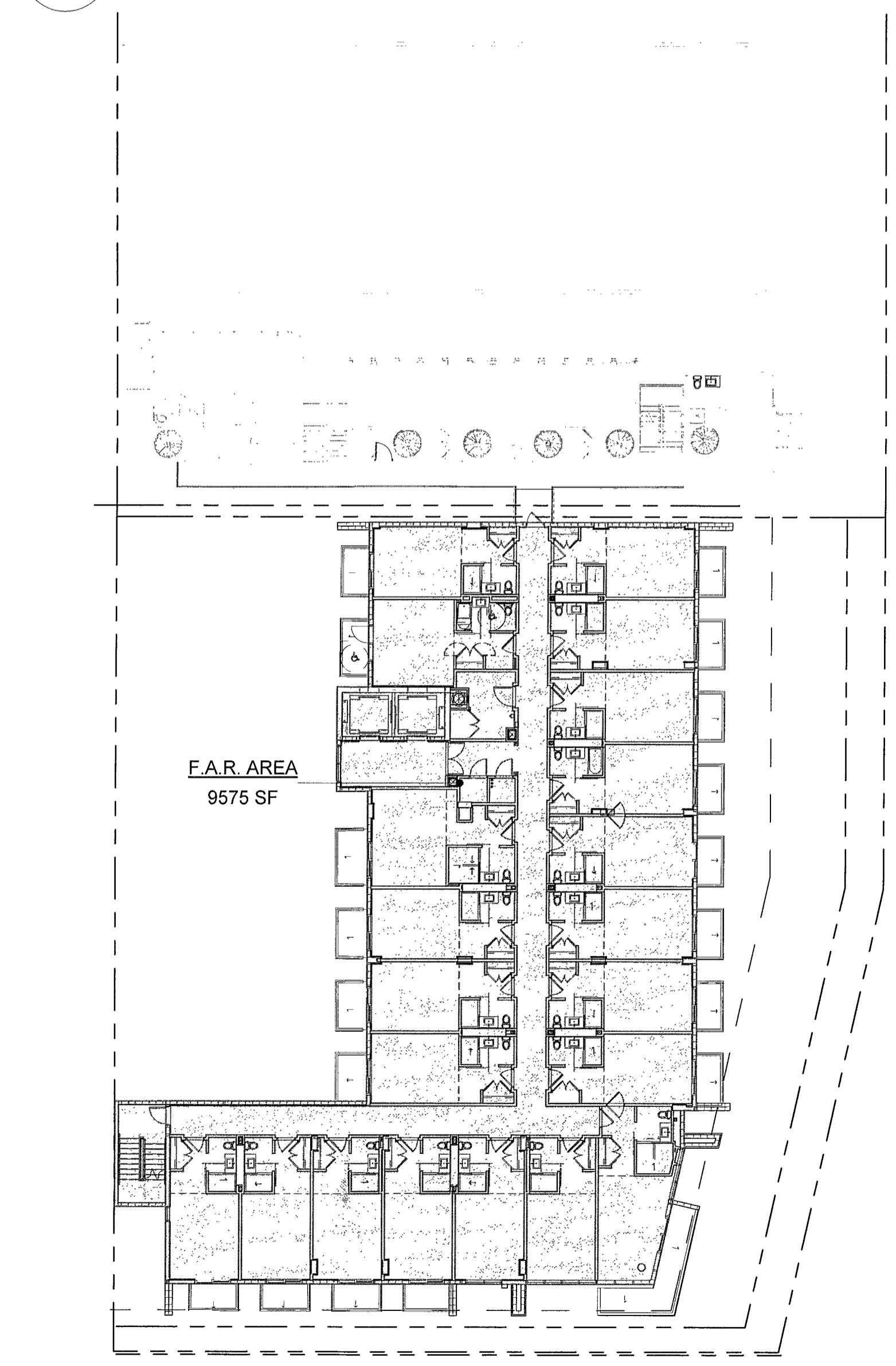
1 LEVEL 100
A0.03 1" = 20'-0"



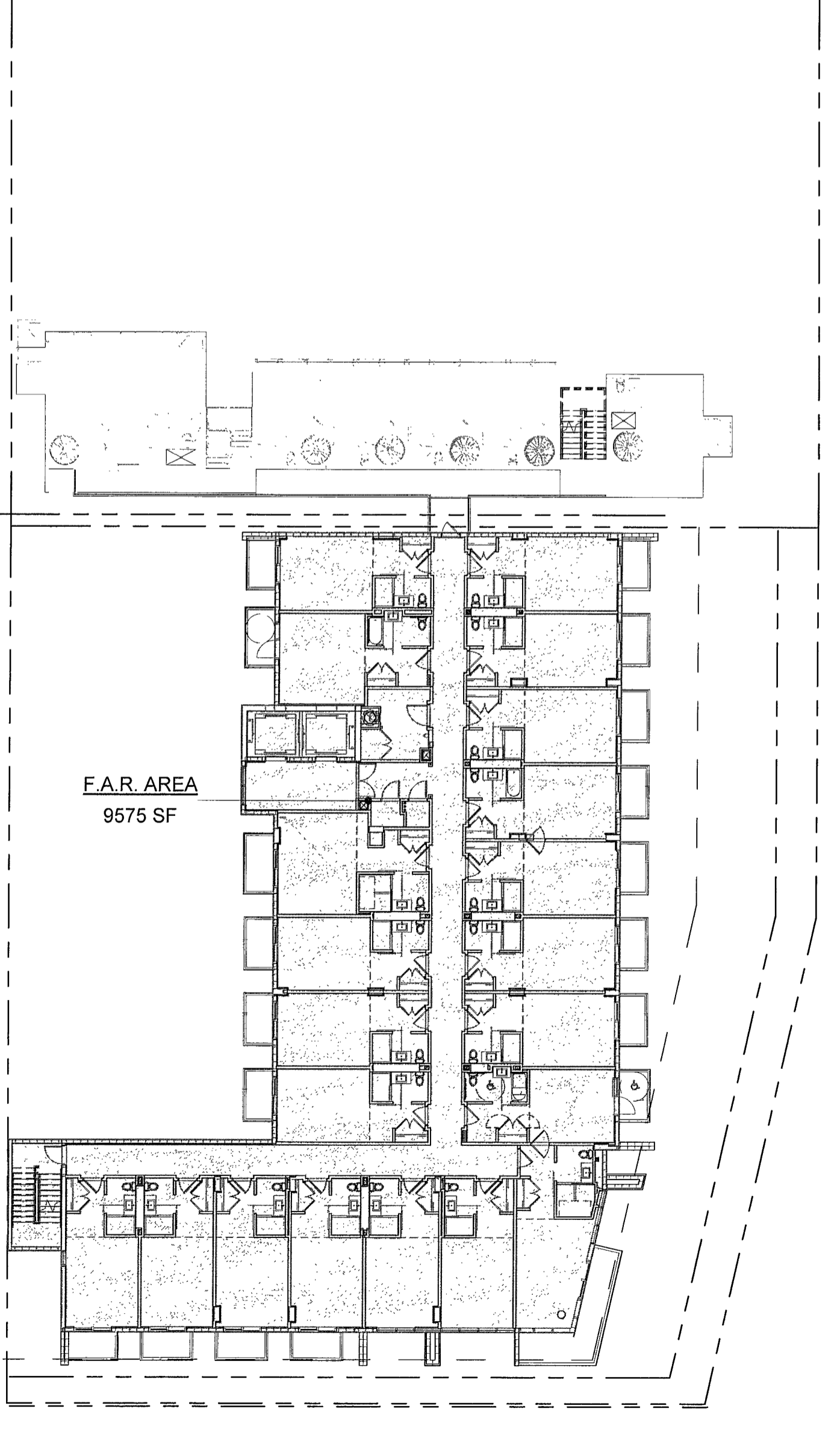
2 LEVEL 200
A0.03 1" = 20'-0"



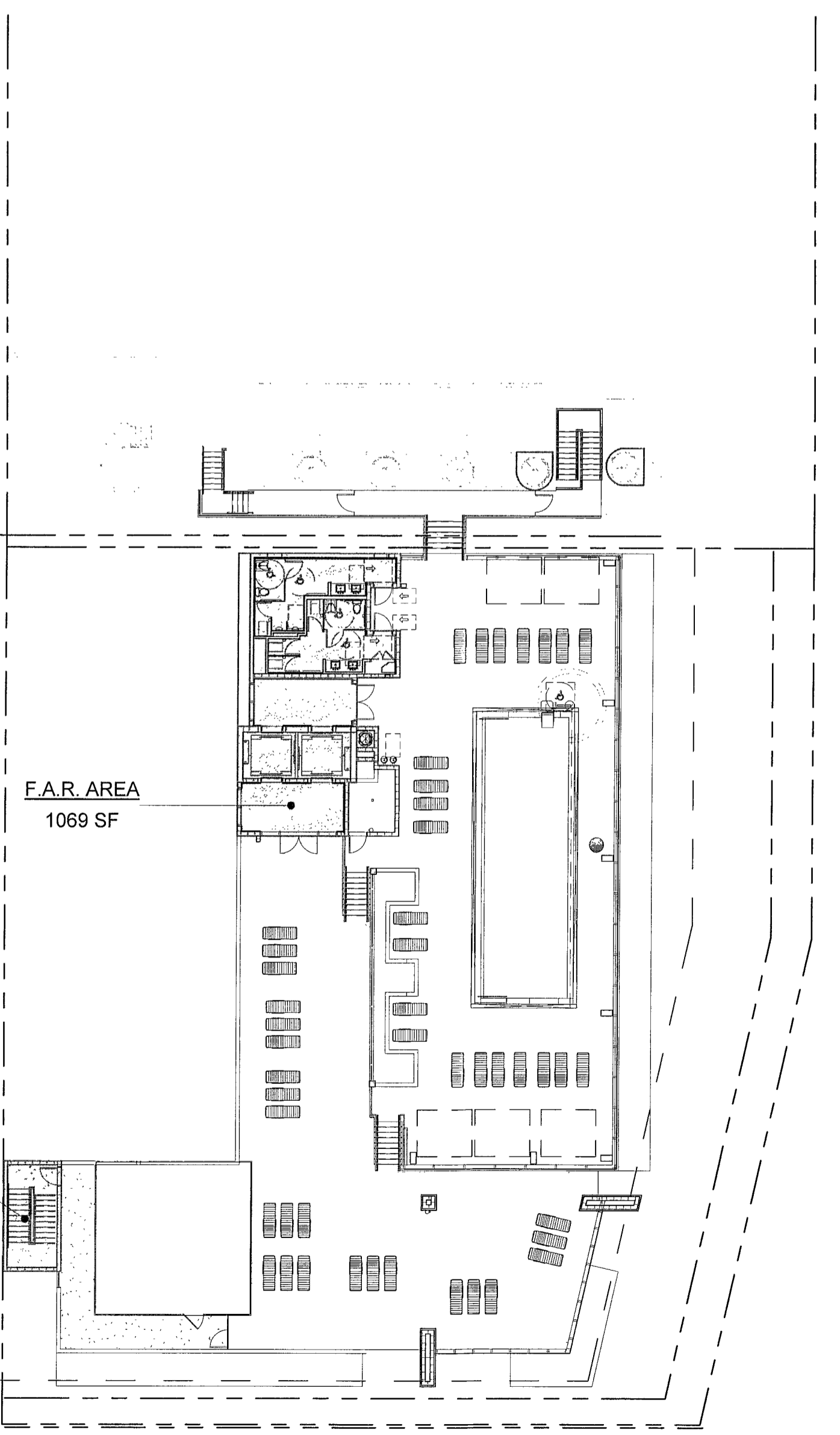
3 LEVEL 300
A0.03 1" = 20'-0"



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



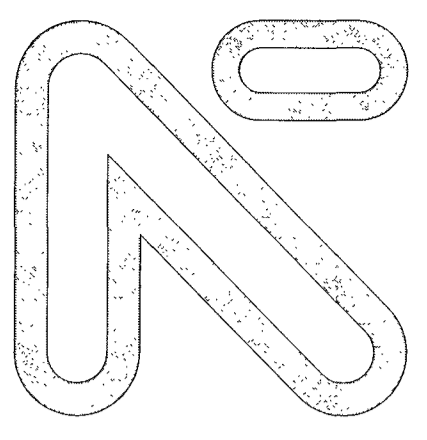
5 LEVEL 500
A0.03 1" = 20'-0"



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

F.A.R. CALCULATION		
Level	Name	Area
LEVEL 100	F.A.R. AREA	11,820 SF
LEVEL 200	F.A.R. AREA	7,999 SF
LEVEL 300	F.A.R. AREA	9,575 SF
LEVEL 400	F.A.R. AREA	9,575 SF
LEVEL 500	F.A.R. AREA	9,575 SF
UPPER POOL DECK	F.A.R. AREA	1,268 SF
		49,803 SF

Haupt
APPROVED



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

111 Avenue Avenue
Coral Gables, FL 33134
(305) 443-0200
(305) 446-0172
FAX: 305-446-0100

ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

Handwritten signature

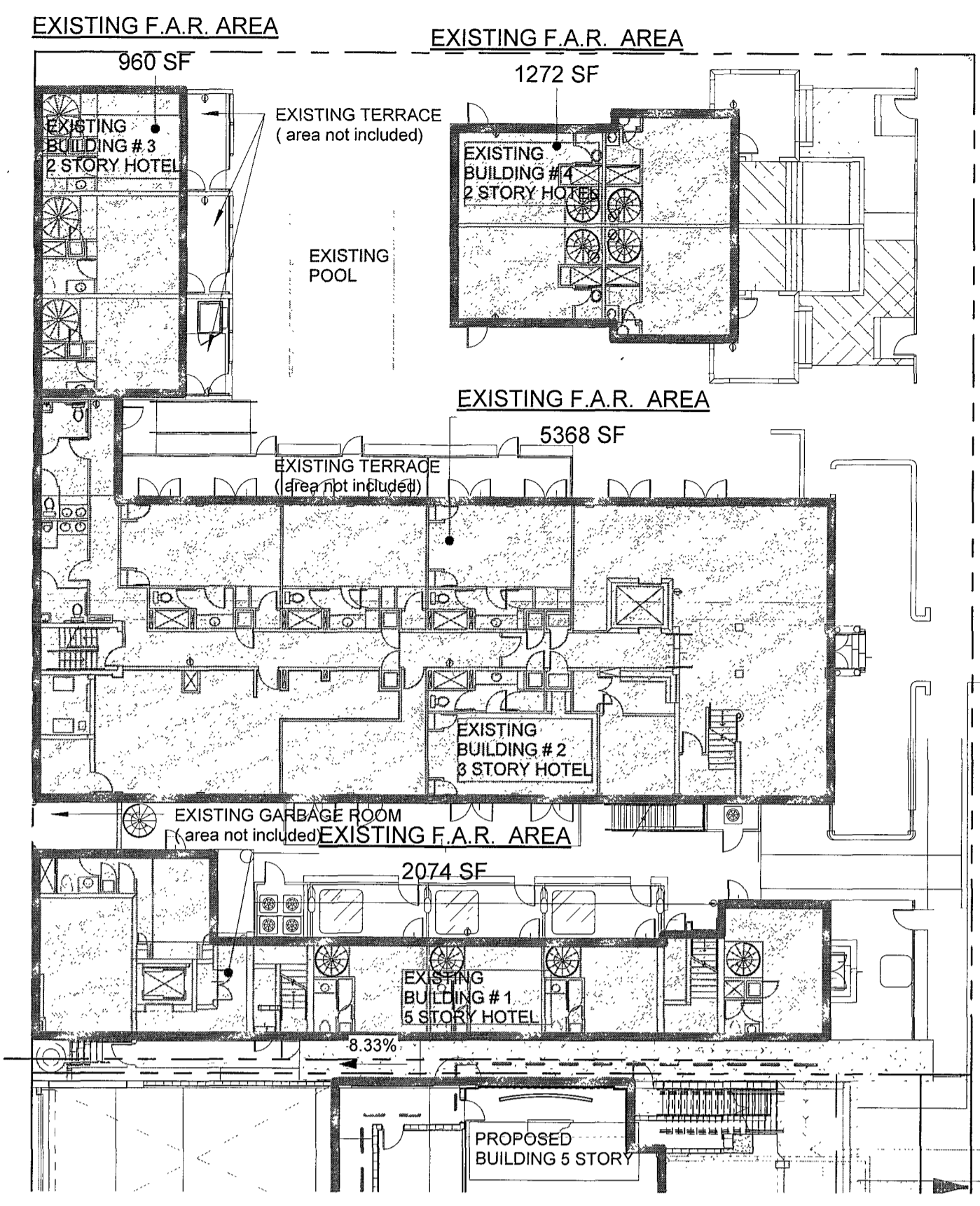
Permit Issue
10-13-14

REVISIONS

#	Description	Date
2	CMB Bldg Dept. Comments	10/15/15
3	CMB Eng. Dept. Comments	10/20/15

12064

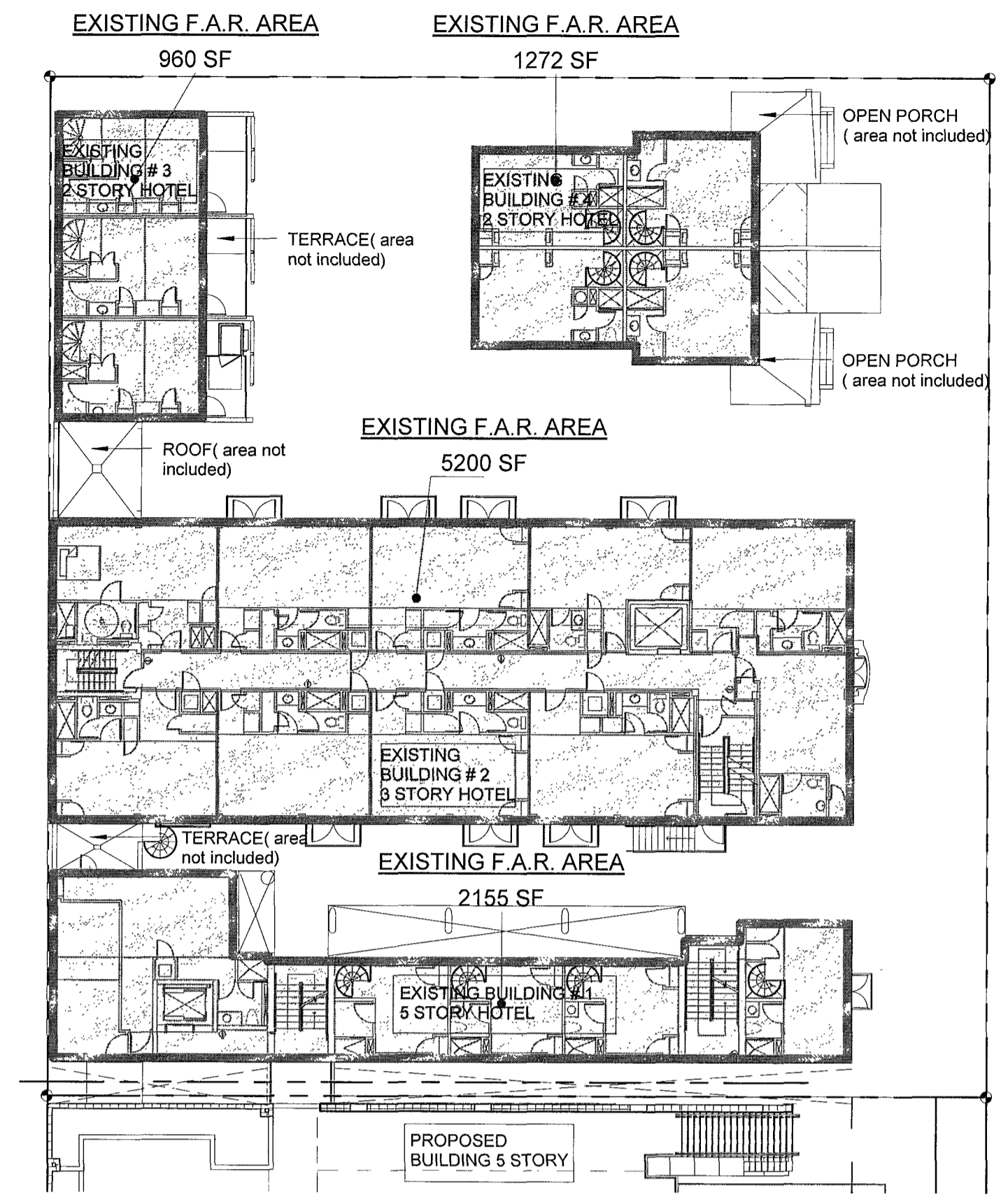
A0.03.1
NEW SHEET



1 F.A.R. LEVEL 100 EXISTING BUILDINGS 1,2,3 AND 4
A0.03.1 1" = 20'-0"

Existing Angler's Hotel F.A.R. Calculation-100 Level-Buildings 1,2,3 and 4

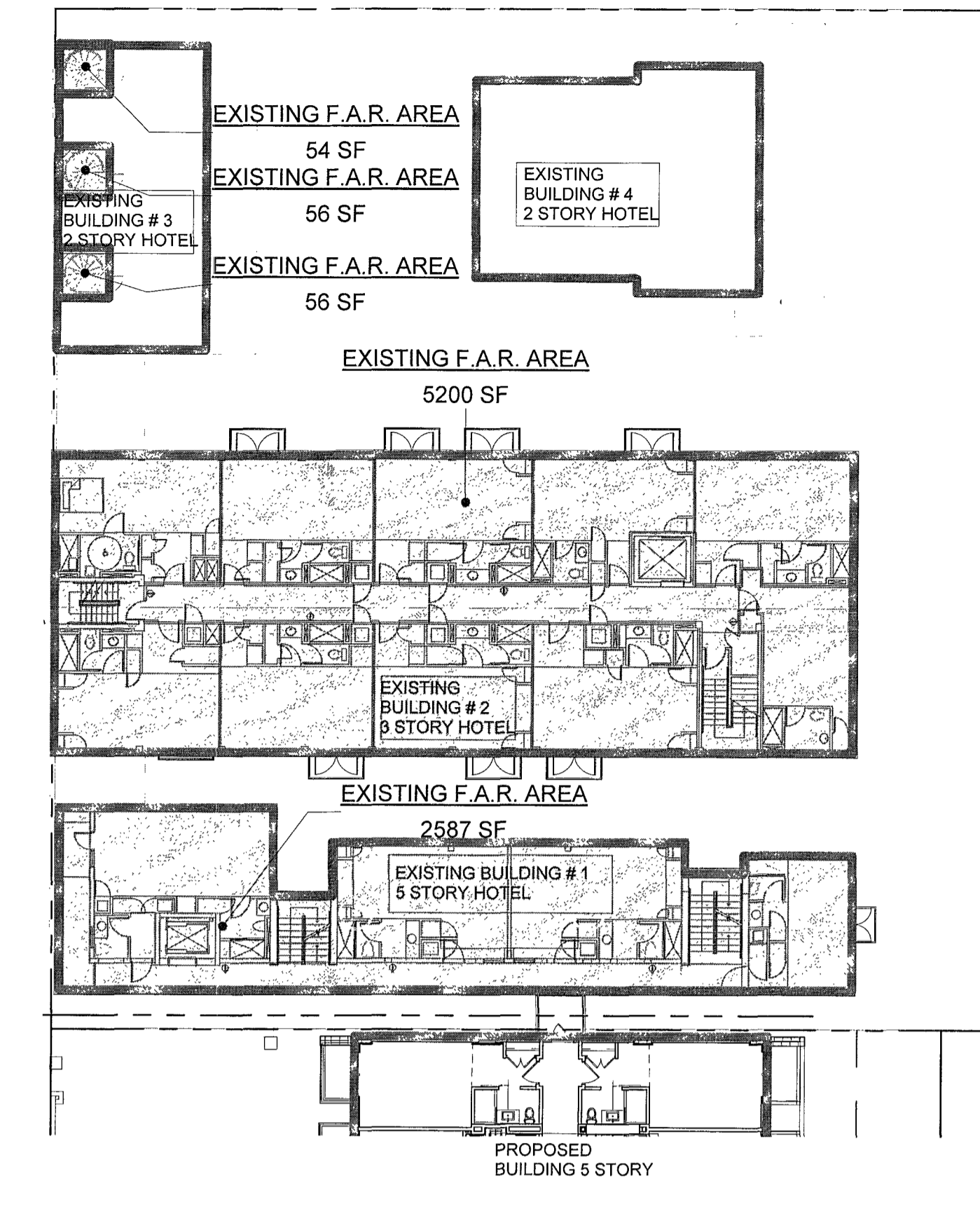
Level	Name	Area
LEVEL 100	EXISTING F.A.R. AREA	9,674 SF



2 F.A.R. LEVEL 200 EXISTING BUILDINGS 1,2,3 AND 4
A0.03.1 1" = 20'-0"

Existing Angler's Hotel F.A.R. Calculation-200 Level Buildings 1,2,3 and 4

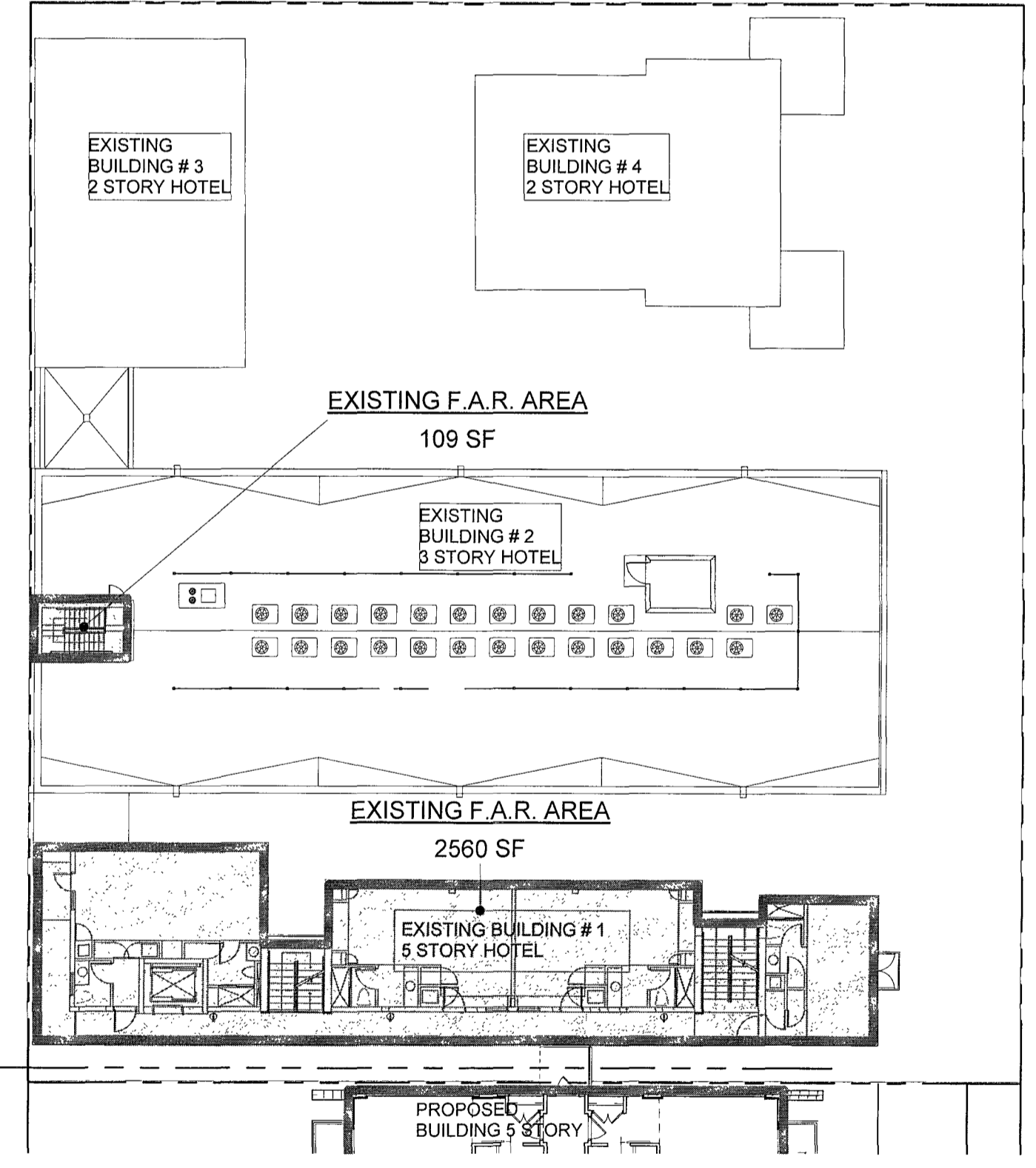
Level	Name	Area
LEVEL 200	EXISTING F.A.R. AREA	9,588 SF



3 F.A.R. LEVEL 300 EXISTING BUILDINGS 1,2,3 AND 4
A0.03.1 1" = 20'-0"

Existing Angler's Hotel F.A.R. Calculation-300 Level Buildings 1,2,3 and 4

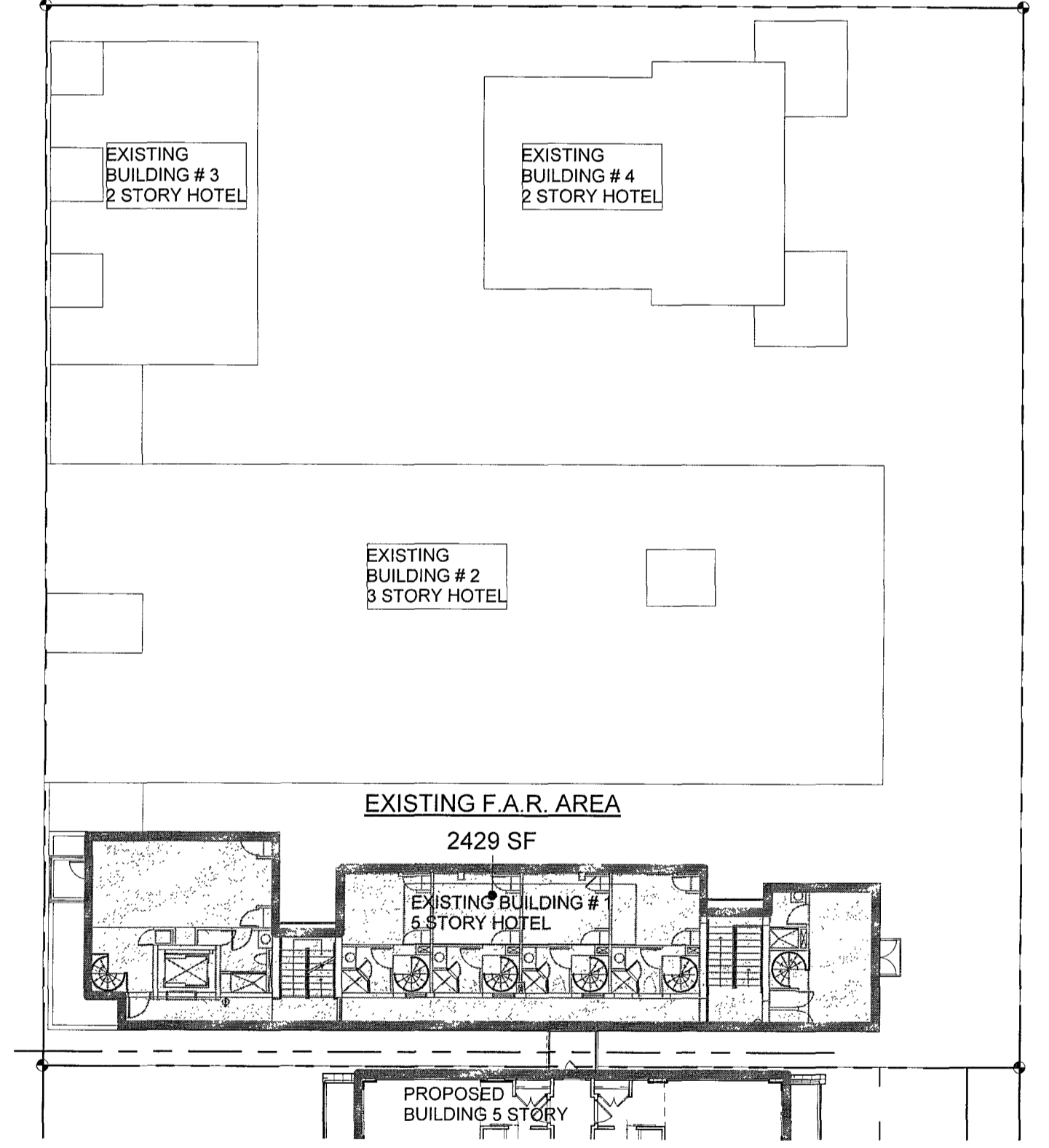
Level	Name	Area
LEVEL 300	EXISTING F.A.R. AREA	7,953 SF



4 F.A.R. LEVEL 400 EXISTING BUILDINGS 1,2,3 AND 4
A0.03.1 1" = 20'-0"

Existing Angler's Hotel F.A.R. Calculation-400 Level Buildings 1,2,3 and 4

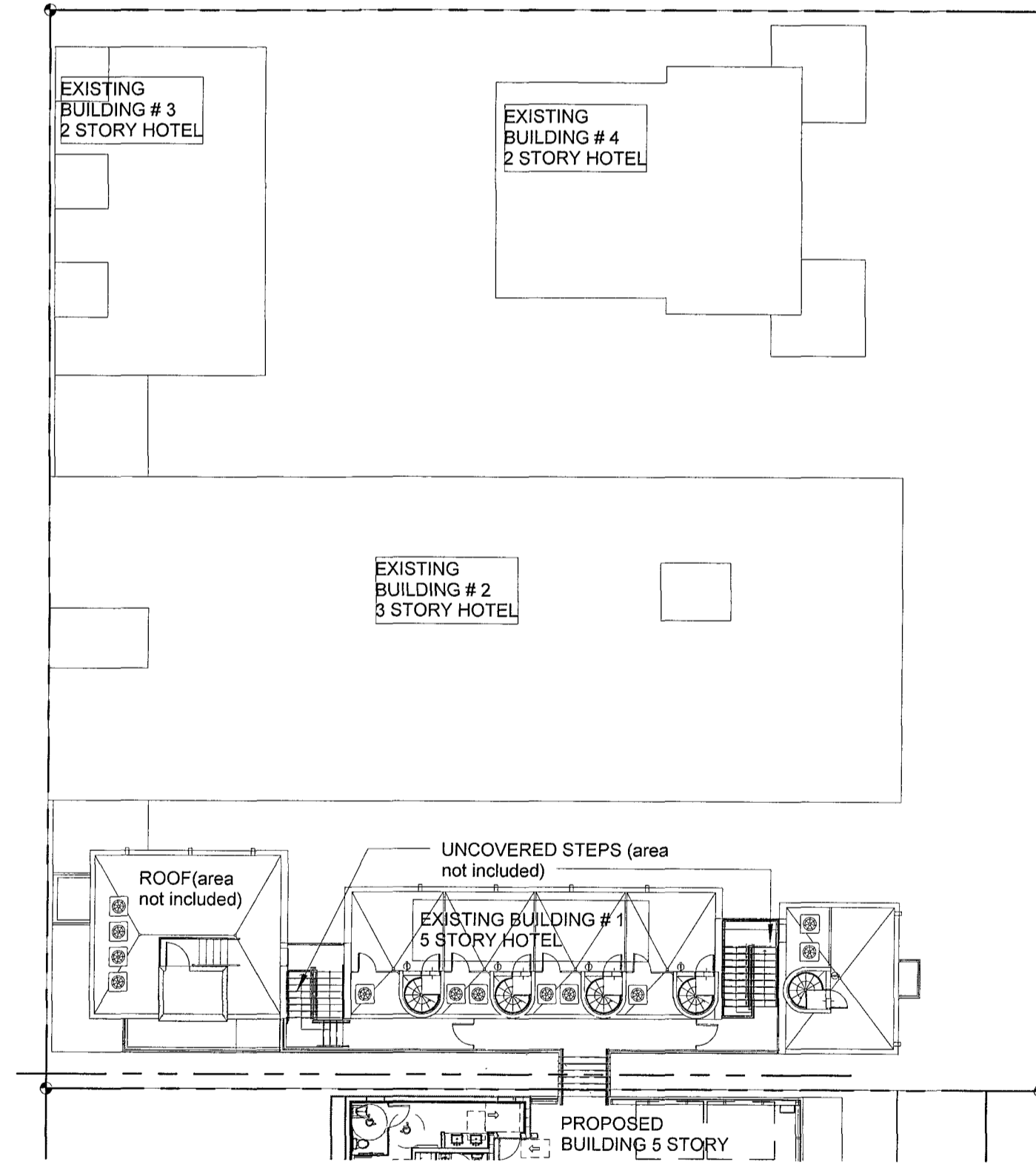
Level	Name	Area
LEVEL 300	EXISTING F.A.R. AREA	7,953 SF



5 F.A.R. LEVEL 500-EXISTING BUILDINGS 1,2,3 AND 4
A0.03.1 1" = 20'-0"

Existing Angler's Hotel F.A.R. Calculation -500 Level Buildings 1,2,3 and 4

Level	Name	Area
LEVEL 300	EXISTING F.A.R. AREA	7,953 SF



6 F.A.R. LEVEL 600 EXISTING BUILDINGS 1,2,3 AND 4
A0.03.1 1" = 20'-0"

Existing Angler's Hotel F.A.R. Calculation -600 Level Buildings 1,2,3 and 4

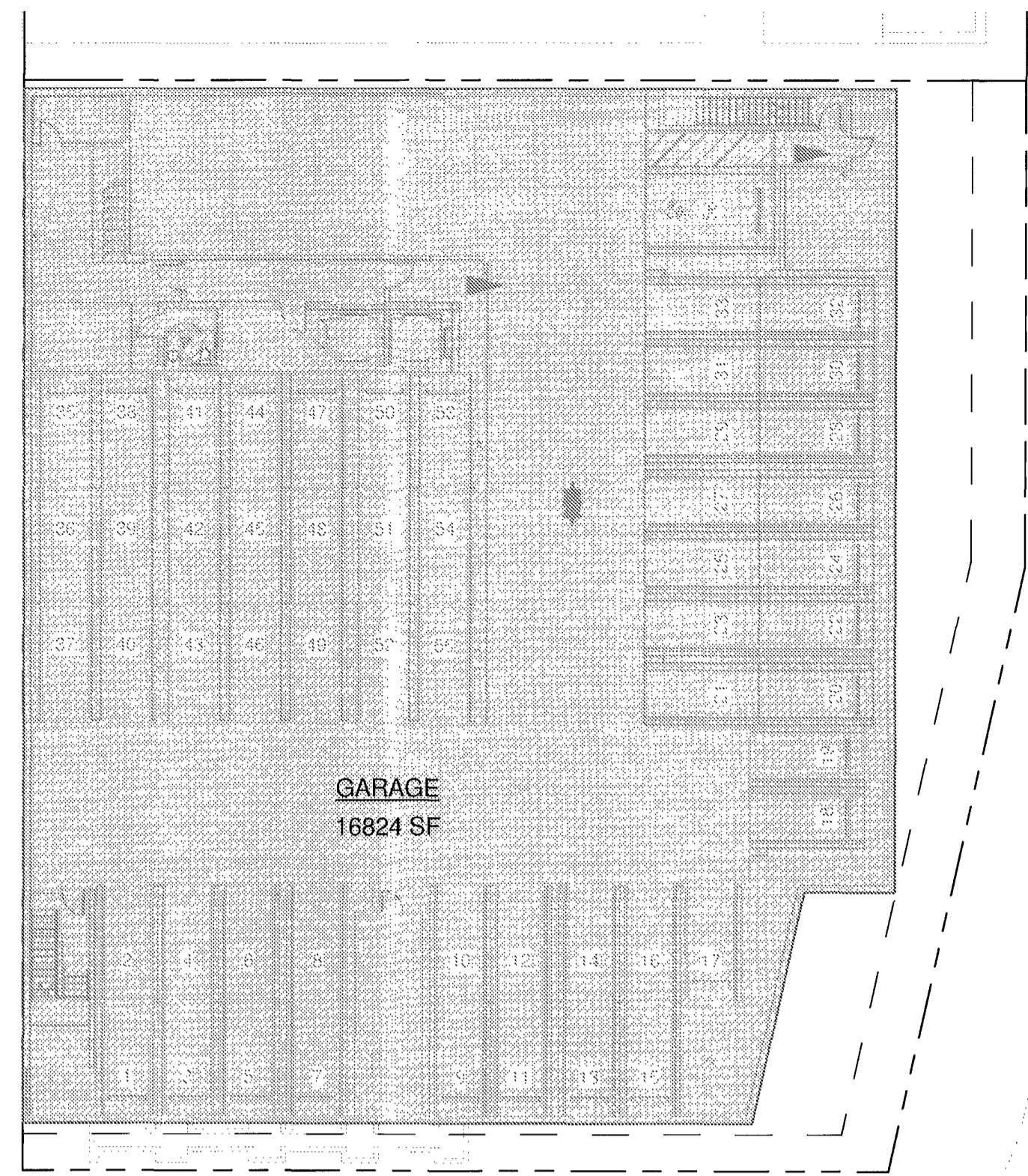
Level	Name	Area
UPPER POOL DECK	EXISTING F.A.R. AREA	0 SF

Grand Total Existing Angler's Hotel F.A.R. CALCULATION-LEVEL...

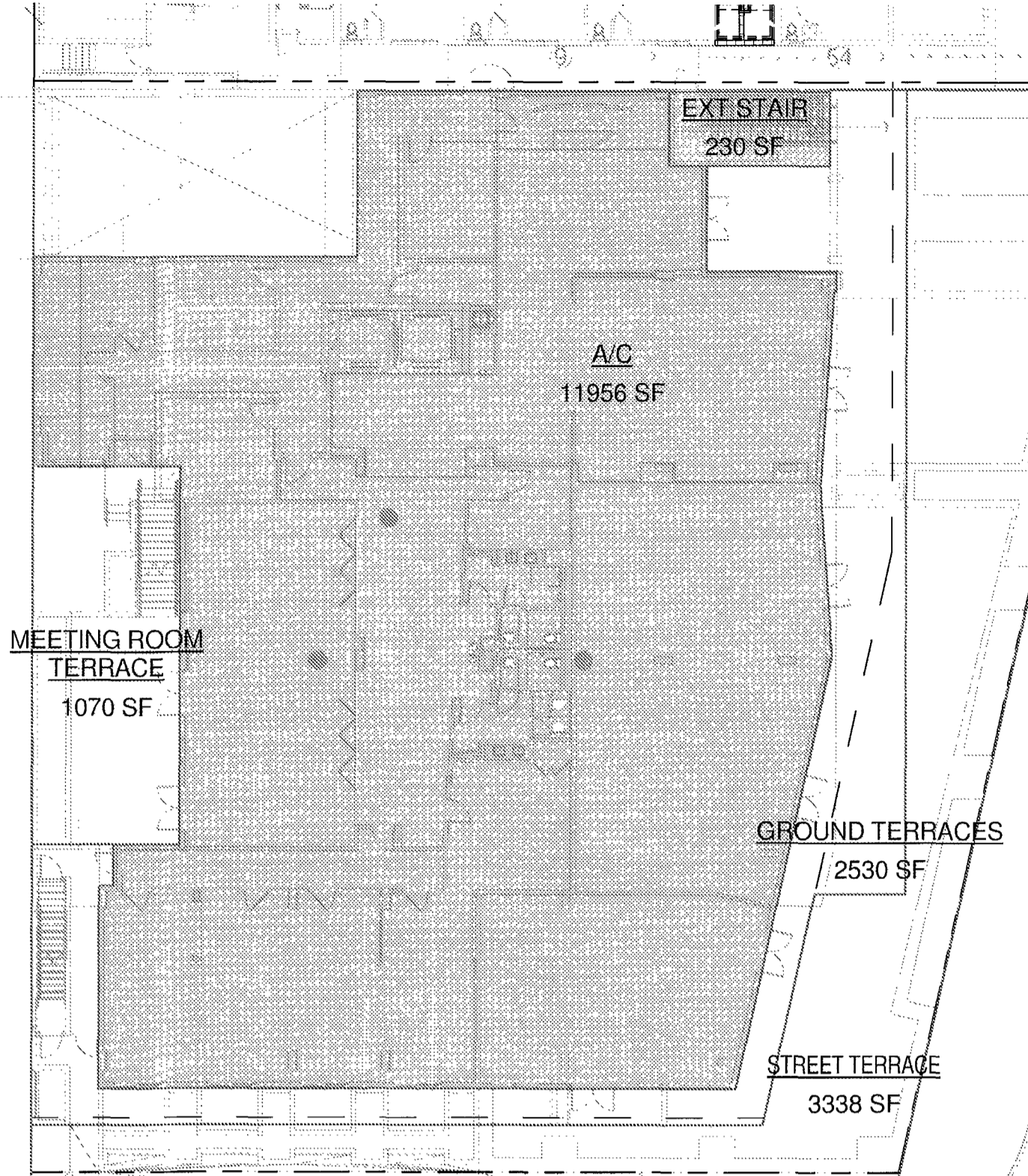
Level	Name	Area
Not Placed	EXISTING F.A.R. AREA	0 SF
LEVEL 100	EXISTING F.A.R. AREA	9,674 SF
LEVEL 200	EXISTING F.A.R. AREA	9,588 SF
LEVEL 300	EXISTING F.A.R. AREA	7,953 SF
LEVEL 400	EXISTING F.A.R. AREA	2,669 SF
LEVEL 500	EXISTING F.A.R. AREA	2,429 SF
UPPER POOL DECK	EXISTING F.A.R. AREA	0 SF
		32,312 SF

NOTE:
THE ASBUILT AREAS ARE BASED UPON TRIANGLE SURVEYING DRAWINGS
AND AREA SURVEYING DOCUMENTS PROVIDED 4/2/15 AND 4/3/15 OF THE
EXISTING BUILDING.

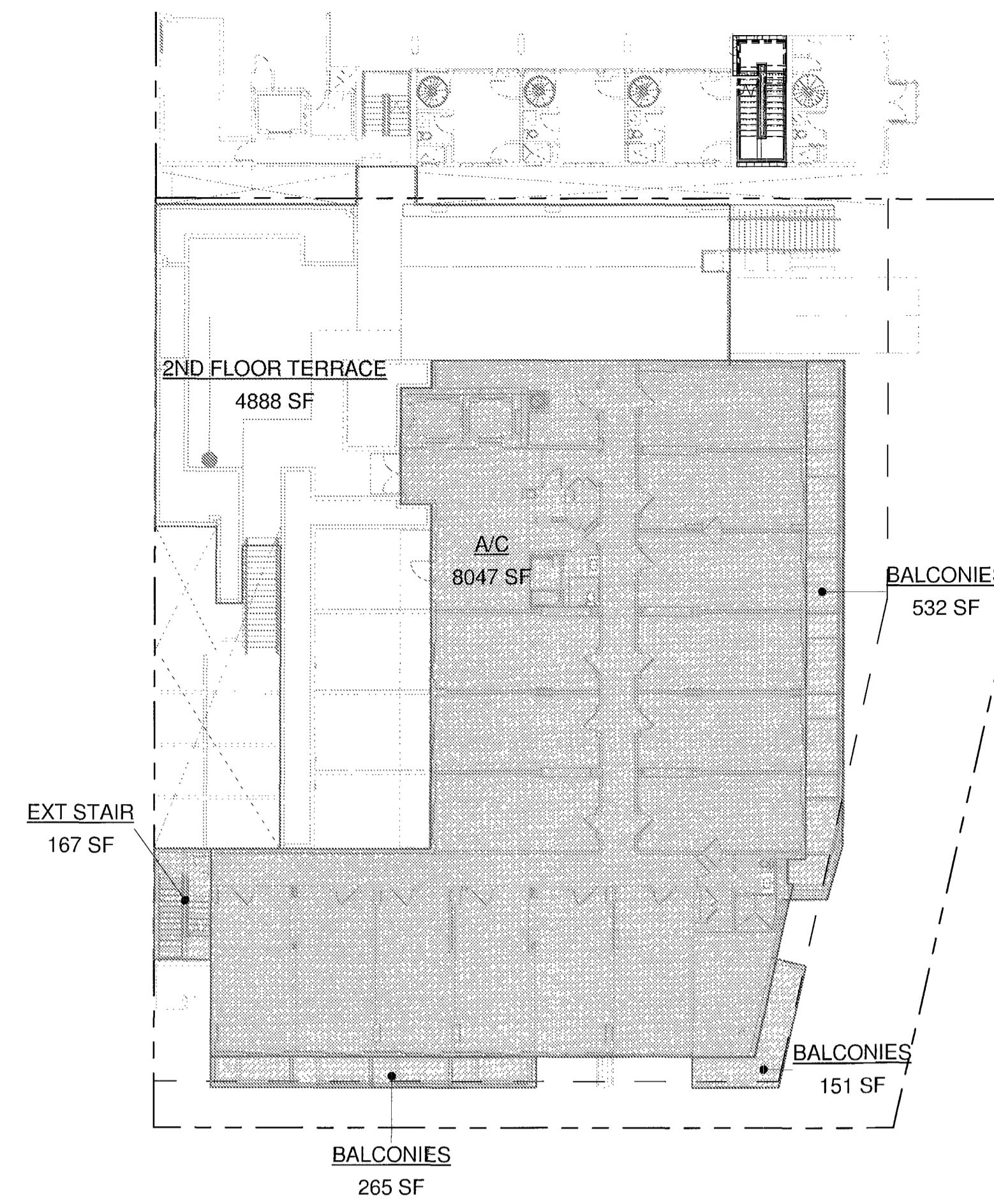
C:\Users\hinciano\Documents\Rev...
4/6/2015 12:05:50 PM \$ HOTEL_STUDY.rvt



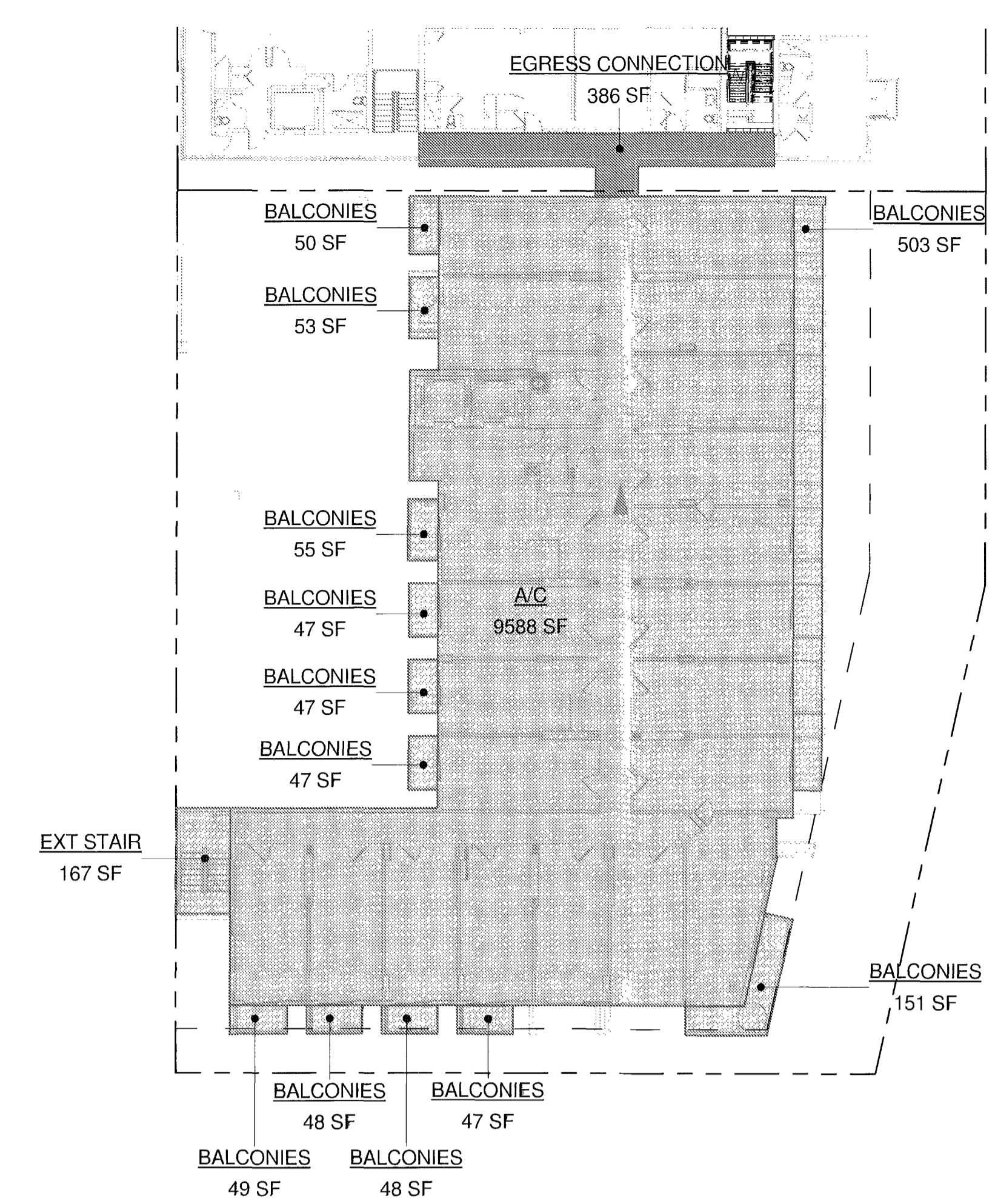
1 BASEMENT
A0.04 1" = 20'-0"



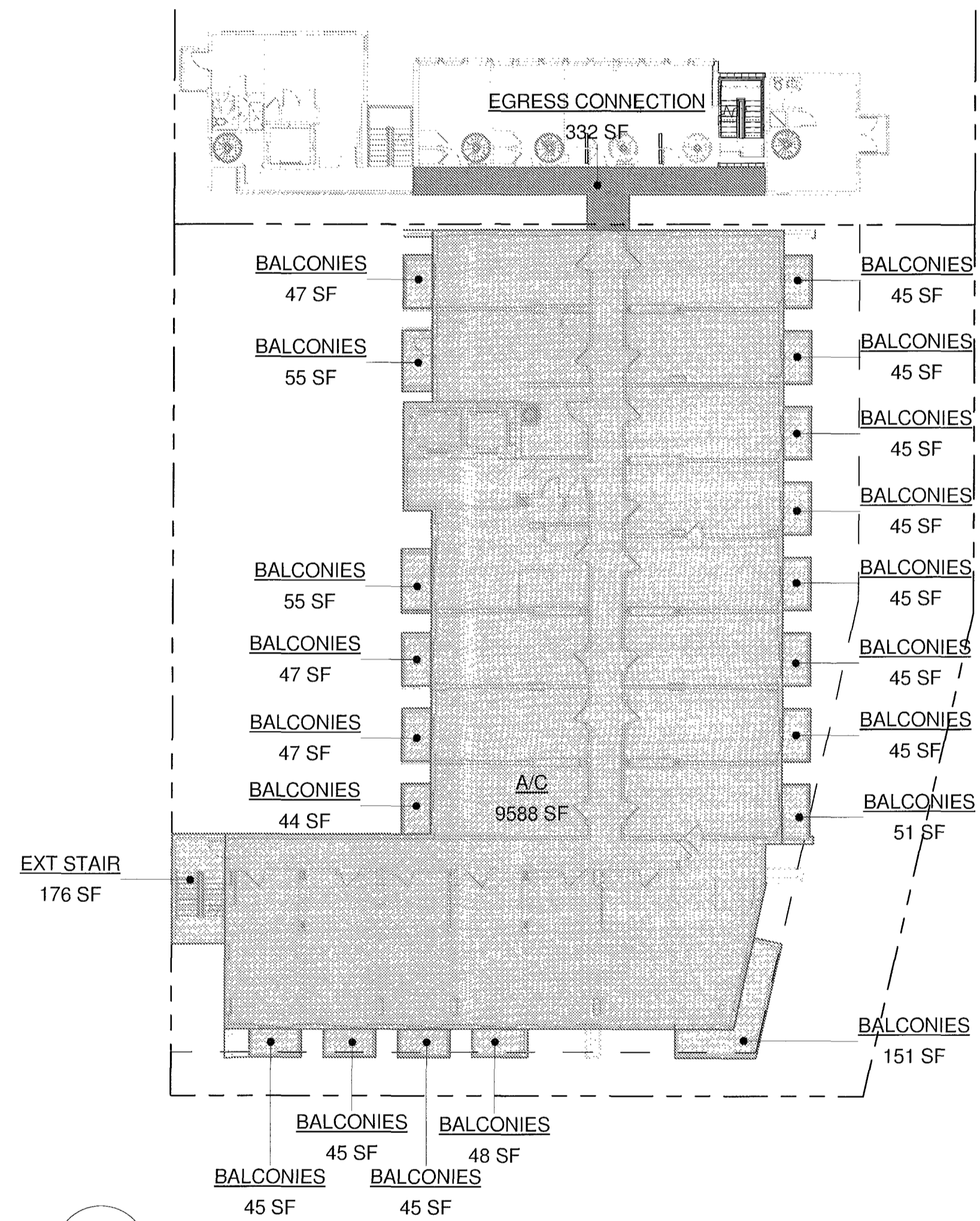
2 LEVEL 100
A0.04 1" = 20'-0"



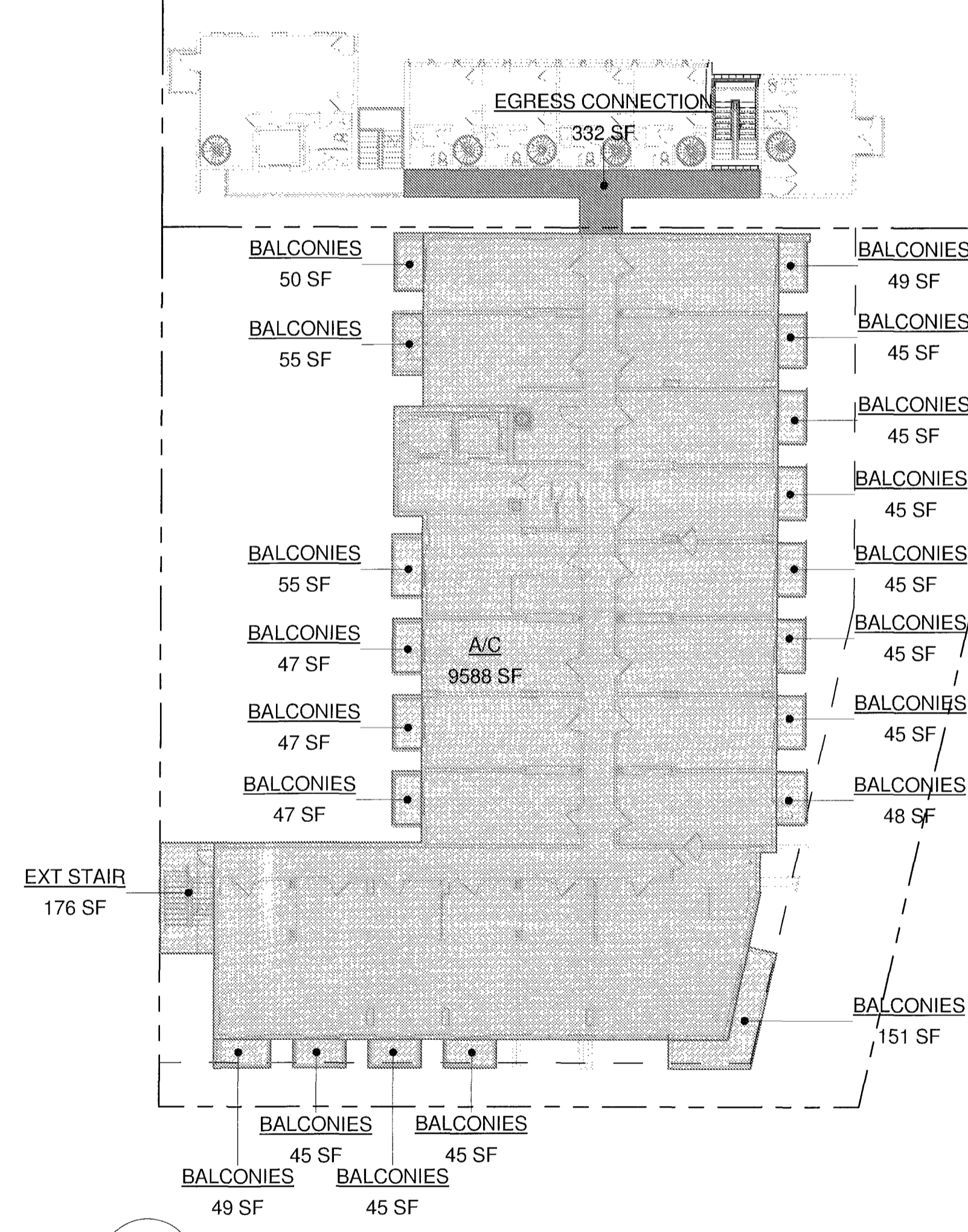
3 LEVEL 200
A0.04 1" = 20'-0"



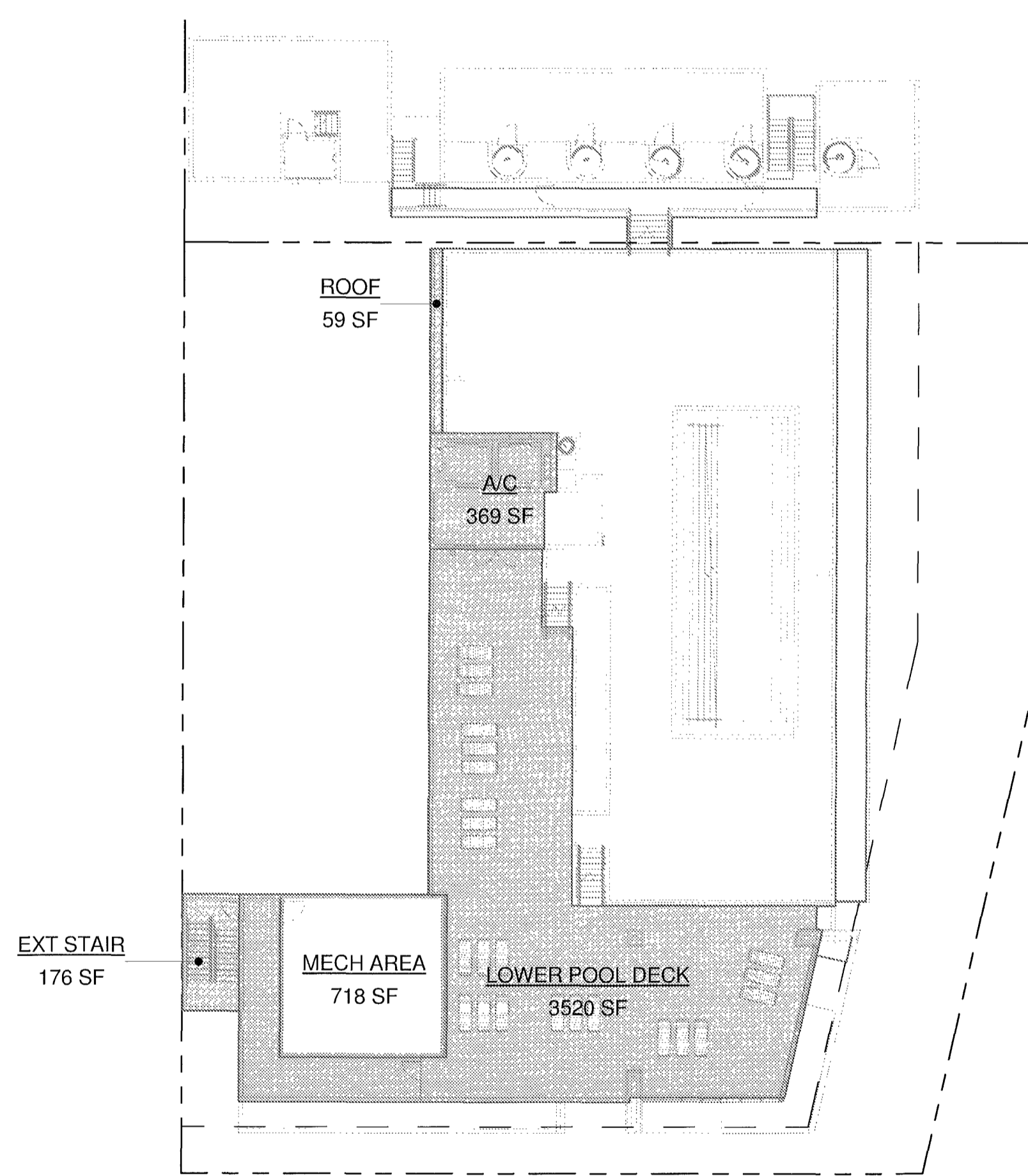
4 LEVEL 300
A0.04 1" = 20'-0"



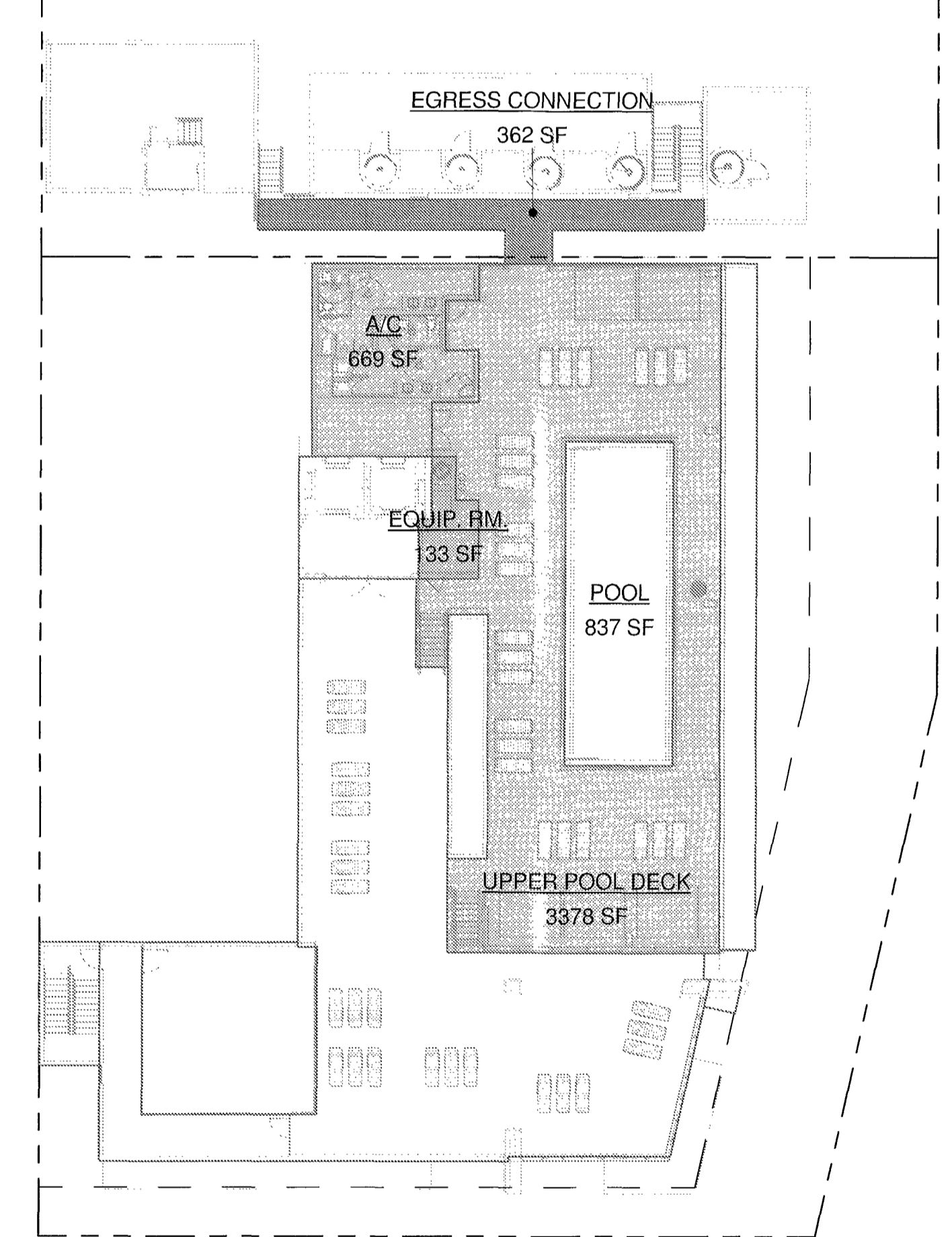
5 LEVEL 400
A0.04 1" = 20'-0"



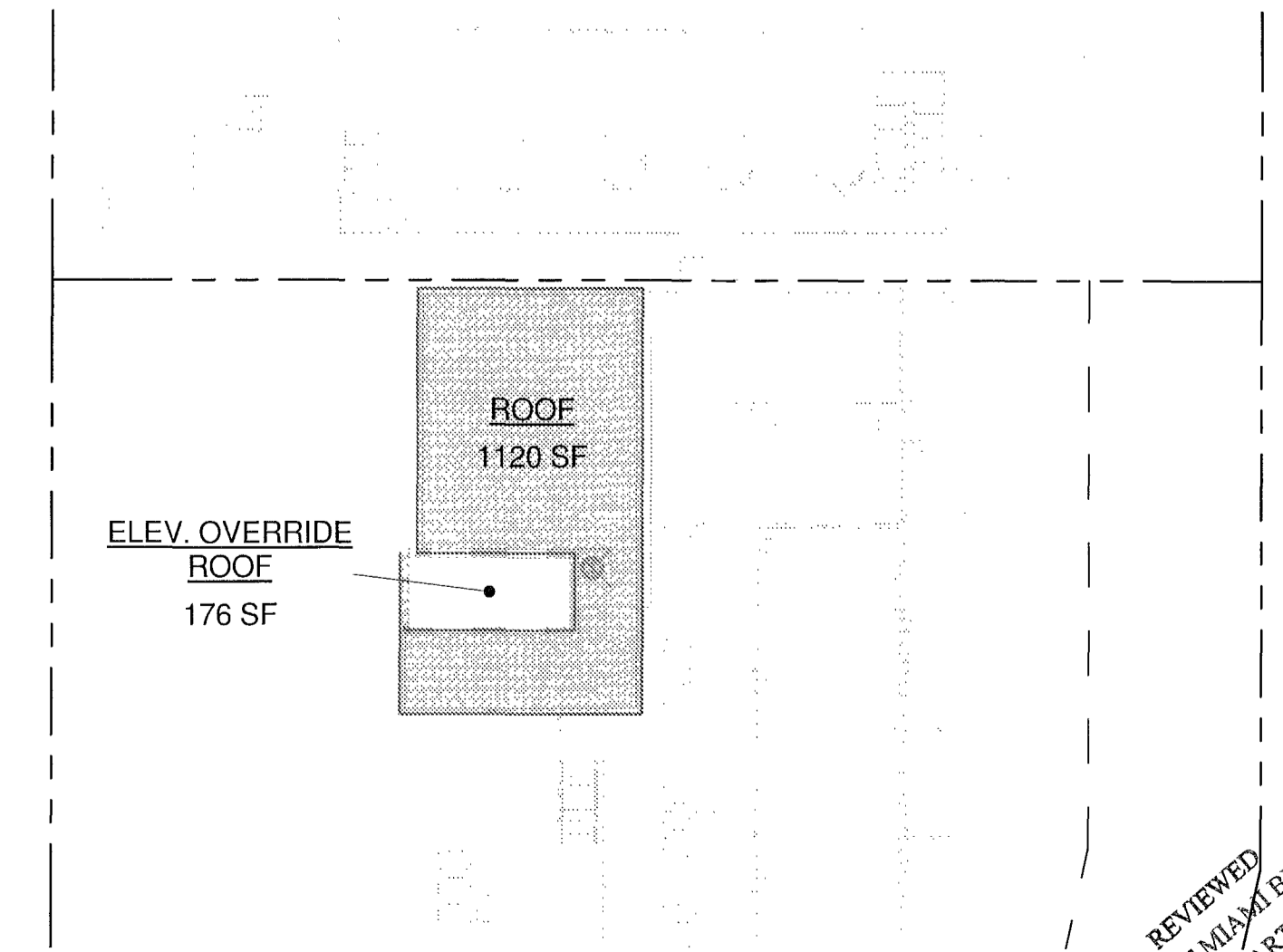
6 LEVEL 500
A0.04 1" = 20'-0"



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



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



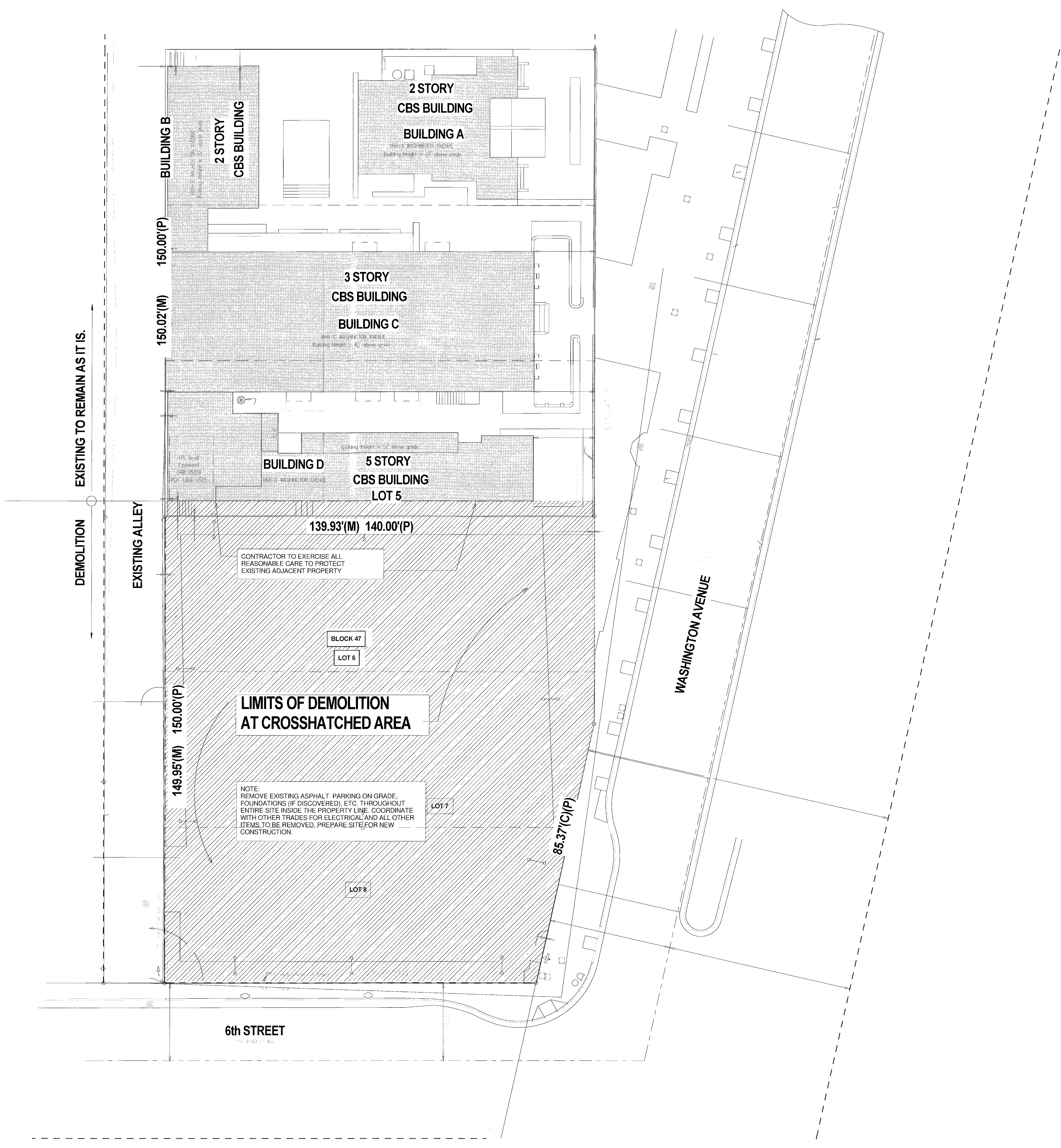
9 ELEV. OVERRIDE ROOF
A0.04 1" = 20'-0"

GROSS AREA CALCULATION		GROSS AREA CALCULATION	
AREA CATEGORY	AREA	AREA CATEGORY	AREA
BALCONY	4,090.67 SF	ROOF	1,355.95 SF
CONNECTION	1,410.61 SF	STAIR	1,092.27 SF
GARAGE	16,824.12 SF	STREET TERRACE	3,338.03 SF
INTERIOR	49,804.07 SF	TERRACE	15,386.31 SF
MECHANICAL ROOF	850.55 SF	Grand total	94,989.34 SF
POOL	836.76 SF		

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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 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 ARE FOUND DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
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 EXPENSE 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.



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

REVIEWED
CITY OF MIAMI BEACH
PLANNING DEPARTMENT

GENERAL DESCRIPTION		
PROJECT NAME: THE ANGLERS HOTEL 660 Washington Ave Miami Beach, Florida 33139		
APPLICABLE CODES: 1. FLORIDA BUILDING CODE (FBC) - 2010 EDITION WITH 2012 SUPPLEMENTS 2. FLORIDA FIRE PREVENTION CODE (FFPC) - 2010 3. FLORIDA ACCESSIBILITY CODE (FAC) - 2010 EDITION.		
CONSTRUCTION TYPE: Type I-A (Tables 503, 504, 505)		
HEIGHT AND LIMITS: Height: No Limit-FBC Table 503- 5 Story -49'-4" Area: No Limit-FBC Table 503- Total 77,015 SF		
FIRE PROTECTION: Fire Protection: Complete Automatic Sprinkler System (FBC Sections 903.5 & 403.2)		
OCCUPANCY CLASSIFICATION		
High Rise Mixed Use Occupancy - As per FBC section 403 and FP 101, section 11.8		
OCCUPANCY	CODE REF.	
Group A-2 - ASSEMBLY (RESTAURANT, LOUNGES)	303.1	
Group A-3 - ASSEMBLY (Gymnasium, Meeting Rooms, Salons)	303.1	
Group B - BUSINESS (ADMINISTRATION OFFICES, SPA)	304.1	
Group M - MERCANTILE (RETAIL)	309.1	
Group R-1 - RESIDENTIAL (HOTEL)	310.1	
Group S-1 - STORAGE	311.3	
Group S-2 - STORAGE (PARKING GARAGE - OPEN OR ENCLOSED)	311.3	
NOTES: Exceptions: FBC 303.1 1. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy. 2. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy. 3. A room or space used for assembly purposes that is less than 750 square feet in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.		
ALLOWABLE BUILDING HEIGHT AND AREA FBC TABLE 503 FBC 508.3 Mixed-Non Separated Occupancy		
CONSTRUCTION TYPE I-A Building Height 150 ft (Above FEMA) Building Area - Unlimited (UL)		
GROUP	STORIES (S)	UL
A-2	S A	UL UL
A-3	S A	UL UL
B	S A	UL UL
M	S A	UL UL
R-1	S A	UL UL
S-1	S A	UL UL
S-2	S A	UL UL
MAXIMUM TRAVEL DISTANCE PER FBC TABLE 1016.1 and FFPC TABLE A7.6 COMMON PATH FBC 1014.3		
USE GROUP (FBC)	USE GROUP (FFPC)	LOCATIONS
GROUP A-2 ASSEMBLY FBC 303.1	ASSEMBLY CHAPTER 12 -FFPC and Table A.7.6	MAX TRAVEL DIST: 250' (S) MAX DEAD END: 20' MAX COMMON PATH: 20' IF < 50 OCC: 75' FFPC 12.2.5, 1.2
GROUP A-3 ASSEMBLY FBC 303.1	ASSEMBLY CHAPTER 12 -FFPC and Table A.7.6	MAX TRAVEL DIST: 250' (S) MAX DEAD END: 20' MAX COMMON PATH: 20' IF < 50 OCC: 75' FFPC 12.2.5, 1.2
GROUP B BUSINESS FBC 304.1	BUSINESS CHAPTER 38 -FFPC and Table A.7.6	MAX TRAVEL DIST: 300' (S) MAX DEAD END: 50'
GROUP M MERCANTILE FBC 309.1	MERCANTILE CHAPTER 36 -FFPC and Table A.7.6	MAX TRAVEL DIST: 400' (S) MAX DEAD END: 50'
GROUP R-1 RESIDENTIAL FBC 310.1	HOTEL CHAPTER 28 -FFPC and Table A.7.6	MAX TRAVEL DIST: 200' (S) OUTSIDE UNIT MAX COMMON PATH INSIDE UNIT: 75' FBC 125' FFPC MAX COMMON PATH OUTSIDE UNIT: 50'
GROUP S-1 MODERATE HAZARD STORAGE FBC 311.2	STORAGE CHAPTER 42 -FFPC and Table A.7.6	MAX TRAVEL DIST: 400' (S) MAX DEAD END: 50' MAX COMMON PATH: 100'
GROUP S-2 LOW HAZARD STORAGE FBC 311.3	STORAGE CHAPTER 42 -FFPC and Table A.7.6	MAX TRAVEL DIST: ENCLOSED PARKING: 200' (S) OPEN PARKING: 400' (S) ORD. HAZARD STOR.: 400' (S) MAX DEAD END: 50' STORAGE: 50' MAX COMMON PATH: 100'
(S) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1		

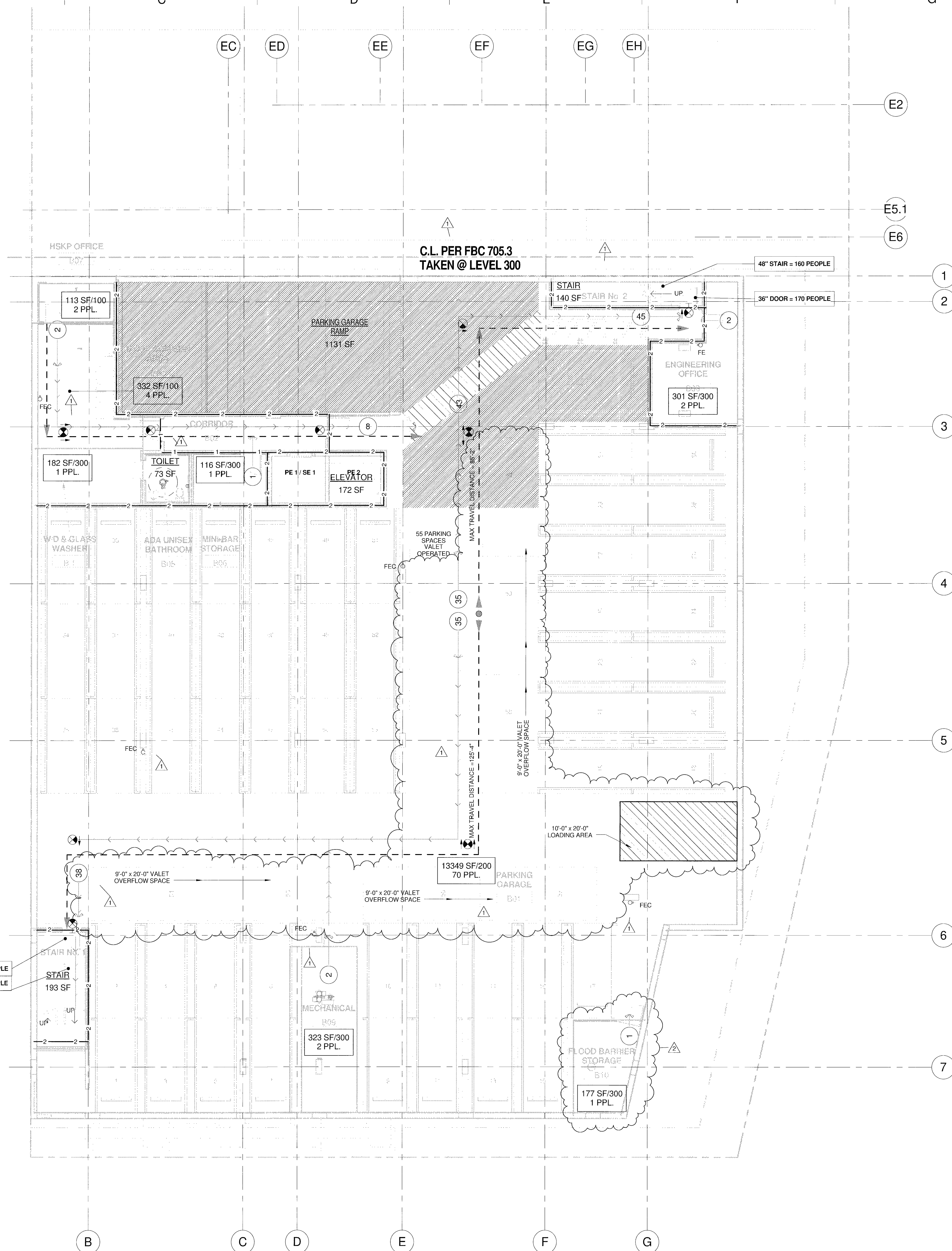
EXIT REQUIREMENTS		
1. REQUIRED CAPACITY STAIRS - 0.3' / PERSON OTHER OCCUPANCIES - 0.2' / PERSON 1. OCCUPANT LOAD OF FLOORS/STORY		FBC 7-7.3.3.1 FFPC 1021.1 FFPC 7.4.1.2
1- 500 PERSONS 501-1000 PERSONS 1000 PERSONS	2 EXITS 3 EXITS 4 EXITS 2 EXITS OR 2 EXIT ACCESS	FBC 1015.3
2. BOILER, INCINERATOR AND FURNACE ROOM AREA IS OVER 500 SQUARE FEET AND ANY FUEL-FIRED EQUIPMENT EXCEEDS 400,000 BTU INPUT CAPACITY. NOTE: WHERE TWO EXIT ACCESS DOORWAYS ARE PROVIDED, ONE IS PERMITTED TO BE A FIXED LADDER OR AN ALTERNATING TREAD DEVICE. EXIT ACCESS DOORWAYS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE EQUAL TO ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE ROOM.	2 EXITS OR 2 EXIT ACCESS	FBC 1015.4
3. REFRIGERATION MACHINERY ROOMS 1,000 SQUARE FEET SEE NOTE A ALL PORTIONS OF MACHINERY ROOMS SHALL BE WITHIN 150 FEET OF AN EXIT OR EXIT ACCESS DOORWAY. AN INCREASE IN TRAVEL DISTANCE IS PERMITTED FOR REFRIGERATED ROOMS OR SPACES.	2 EXITS	FBC 1016.1 FBC 1015.5
4. REFRIGERATED ROOMS OR SPACES FLOOR AREA LARGER THAN 1,000 SQUARE FEET AT A TEMPERATURE BELOW 68°F (20°C) TRAVEL DISTANCE 150 FEET WHERE NOT PROT. BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. EGRESS IS ALLOWED THROUGH ADJOINING REFRIGERATED ROOMS OR SPACES.	2 EXITS	
5. GROUP R OCCUPANCIES WITH AN OCCUPANT LOAD EXCEEDING 50	2 EXITS	
OCCUPANT LOAD FACTORS - TABLE 1004.1.1 AND NFPA 101- 7.3.1.2		
USE	AREA PER OCCUPANT	
ASSEMBLY W/O FIXED SEATS -Concentrated -Unconcentrated	7 NET 15 NET	
RESIDENTIAL	200 GROSS	
BUSINESS AREAS	100 GROSS	
MERCANTILE -Basement and grade floor areas -Areas on OTHER floors -Multiple Street floors each	30 GROSS 60 GROSS 40 GROSS	
STORAGE, STOCK, SHIPPING AREAS	300 GROSS	
PARKING GARAGE	200 GROSS	
KITCHEN, COMMERCIAL	100 GROSS	
EXERCISE ROOM W/ EQUIPMENT	50 GROSS	
LOCKER ROOMS	50 GROSS	
SWIMMING POOL, (WATER SURFACE)	50 GROSS	
SWIMMING POOL DECK	30 GROSS	
POSTING OF OCCUPANT LOAD: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.		
STAIRWAY RE-ENTRY FOR 4 STORIES AND GREATER: EVERY DOOR IN A STAIR ENCLOSURE SERVING MORE THAN FOUR STORIES SHALL PERMIT REENTRY FROM THE STAIR ENCLOSURE TO THE INTERIOR BUILDING. SEE FBC 1008.1.8.6		
STAIR IDENTIFICATION (FBC 1009.5.4) AN APPROVAL SIGN SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRS. THE SIGN SHALL INDICATE THE FLOOR LEVEL AND THE AVAILABILITY OF ROOF ACCESS FROM THAT STAIRWAY AND AN IDENTIFICATION OF THE STAIRWAY. THE SIGN SHALL BE LOCATED APPROXIMATELY 5 FEET ABOVE THE FLOOR LANDING IN POSITION WHICH IS VISIBLE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION. THE FLOOR LEVEL DESIGNATION SHALL ALSO BE TACTILE IN ACCORDANCE WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.		
SIGNAGE: 1. STAIR TACTILE AND BRAILLE SIGNAGE ON EACH FLOOR FOR EXIT STAIRWELL, FLOOR DISCHARGE, AND ROOF TOP ACCESS IN ACCORDANCE WITH FBC (1006.3), (1009.12), AND (1009.5.3). 2. PROVIDE SIGNAGE "IN FIRE EMERGENCY DO NOT USE ELEVATOR, USE EXIT STAIRS" IN ACCORDANCE WITH FBC (3002.3) 3. PROVIDE SIGNAGE STENCILED EVERY 4 FT. O.C. ABOVE SOFFITS AND SUSPENDED CEILING ON FIRE WALLS WHICH READS "FIRE AND SMOKE BARRIER: PROTECT ALL OPENINGS" IN ACCORDANCE WITH FBC (713.6)		
INTERIOR FINISH REQUIREMENTS-SPRINKLED		
USE GROUP (FBC) CLASSIFICATION	USE GROUP (FFPC) CLASSIFICATION	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS, CLASS B ROOMS & ENCLOSED SPACES: CLASS C
A-2, ASSEMBLY FBC 303.1 FBC TABLE 803.9 > 300 OCCUPANTS	ASSEMBLY Ch 12 & 10 - FFPC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS, CLASS B ROOMS & ENCLOSED SPACES: CLASS C
A-3, ASSEMBLY FBC 303.1 FBC TABLE 803.9 < 300 OCCUPANTS	ASSEMBLY Ch 12 & 10 - FFPC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS, CLASS C ROOMS & ENCLOSED SPACES: CLASS C
B, BUSINESS FBC 304.1 FBC TABLE 803.9	BUSINESS Ch 38 & 10 - FFPC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS, CLASS C ROOMS & ENCLOSED SPACES: CLASS C
R-1, HOTEL FBC 310.1 FBC TABLE 803.9	HOTEL Ch 28 & 10 - FFPC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS B CORRIDORS, CLASS C ROOMS & ENCLOSED SPACES: CLASS C
S-1, MODERATE HAZARD STORAGE FBC 311.2 FBC TABLE 803.9	STORAGE Ch 42 & 10 - FFPC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS C CORRIDORS, CLASS C ROOMS & ENCLOSED SPACES: CLASS C
S-2, LOW HAZARD STORAGE FBC 311.3 FBC TABLE 803.9	STORAGE Ch 42 & 10 - FFPC	EXIT ENCLOSURE & EXIT PASSAGEWAYS: CLASS C CORRIDORS, CLASS C ROOMS & ENCLOSED SPACES: CLASS C
FIRE RESISTANCE REQUIREMENTS - WALLS		
EXIT ACCESS ENCLOSURES/ CORRIDORS	MIN. FIRE RESISTANCE	CODE REFERENCE
a. GROUP A SERVING MORE THAN 30 PEOPLE	0 HOUR	FBC T-1018.1
b. GROUP B, M & S	N/A	TABLE 1018.1
c. GROUP R-1	1 HOUR	FBC TABLE 1018.1
EXIT PASSAGEWAYS CONNECTING TO AN EXIT ENCLOSURE SERVING 4 STORIES OR MORE	2 HOUR 90-MINUTE DOORS	TABLE 1022.2.1

FIRE RESISTANCE REQUIREMENTS FOR SPECIAL USE ROOMS.		
HAZARDOUS AREA PROTECTION	SEPARATION / PROTECTION CODE REF.	
BOILER AND FUEL FIRED HEATER ROOMS SERVING MORE THAN A SINGLE GUEST ROOM OR GUEST SUITE	1 Hour FFPC TABLE 28.3.2.2.2	
ROOMS WITH BOILER WHERE THE LARGEST PIECE OF EQUIPMENT IS OVER 16 PSI AND 10 HORSEPOWER	1 Hour or provide automatic fire-extinguishing system FBC TABLE 508.2.5	
REFRIGERANT MACHINERY ROOM	1 Hr. or provide auto. sprinkler system FBC T- 508.2.5	
EMPLOYEE LOCKER ROOM	1 Hour or sprinklers FFPC Table 28.3.2.2.2	
GIFT OR RETAIL SHOPS	1 Hour or sprinklers FFPC Table 28.3.2.2.2	
WASTE AND LINEN COLLECTION ROOMS OVER 100 SF	1 Hr. or provide automatic fire extinguishing FBC Table 508.2.5	
MAINTENANCE SHOPS	1 Hour and sprinklers FFPC Table 28.3.2.2.2	
TRASH COLLECTION ROOMS	2 Hour and sprinklers FFPC Table 28.3.2.2.2	
TRASH TERMINATION ROOMS	2 Hour	
EMERGENCY SWITCH GEAR ROOMS	2 Hour NFPA 110 7.2.1.1	
FIRE PUMP ROOMS IN HIGH RISE BUILDINGS	2 Hour FBC TABLE 508.2.5	
TELE / DATA ROOMS	1 Hour NFPA 75 Sect. 5.1.31	
MECHANICAL SHAFTS	2 Hour FIRE/SMOKE FBC 708.4 FFPC 8.6.5	
STAIR SHAFTS	2 Hour FIRE/SMOKE FFPC FBC 1020.1	
ELEVATOR MACHINE ROOMS AND SHAFTS	2 Hour FBC 707.4 FFPC 8.3.4.2	
ASSEMBLY CORRIDORS	1 Hour FFPC 28.3.6.1.2 & FFPC 8.6.5	
GUESTROOM CORRIDORS	1 Hour FFPC 28.3.6.1.2 & FFPC 8.6.5	
STORAGE ROOMS	1 Hour and sprinklers FFPC Table 28.3.2.2.2	
UP, NS = Unprotected, Nonsprinklered Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with FBC Section 903.3.1 UP, S = Unprotected, Sprinklered Unprotected openings in building equipped throughout with an automatic sprinkler system in accordance with FBC Section 903.3.1.1 P = Protected Openings protected with an opening protective assembly in accordance with FBC Section 705.8.2		
NOTES: The area of openings in an open parking garage structure with a fire separation distance of 10 feet or greater shall not be limited. As per FBC Section 705.8.1 Allowable area of openings Unlimited unprotected openings are permitted in the exterior walls of the first story above grade either: Where the wall faces a street and has a fire separation distance of more than 15 feet; or Where the wall faces an unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall not be less than 30 feet in width and shall have access from a street by a posted fire line in accordance with the Florida Fire Prevention Code. Buildings whose exterior bearing walls, exterior nonbearing walls and exterior primary structural frame are not required to be fire-resistance rated shall be permitted to have unvented unprotected openings.		
STRUCTURAL FIRE RESISTANCE REQUIREMENTS FOR TYPE I-A CONSTRUCTION - FULLY SPRINKLED *For buildings not greater than 420 feet in building height, the fire-resistance rating of the building elements in Type I-A construction shall be permitted to be reduced to the minimum fire-resistance ratings for the building elements in Type I-B. FBC 403.2.1.1, 403.2.1.1(1)		
	MINIMUM FIRE RESISTANCE	CODE REFERENCE
Primary structural frame: 1. Supporting one floor 2. Supporting one floor 3. Supporting more than one floor	2 Hours 2 Hours 2 Hours	Table 601
Floor Construction and Secondary members:	2 Hours	Table 601
Roof Construction and Secondary members:	1 Hour	Table 601
WALLS & PARTITIONS	FIRE SEPARATION	
Exterior Bearing	N/A	3 Hours Table 601
Interior Bearing	N/A	3 Hours Table 601
Exterior Nonbearing	0 to <5 ft.	3 Hours Table 602
	>=5 to 10 ft.	2 Hours
	>=10 to 20 ft.	2 Hours
	>=20 to 30 ft.	1 Hour
	>=30 ft.	0
Exterior Bearing and Nonbearing	PERCENTAGE OF OPENINGS	
0 to less than 3 b, c	Unprotected, Nonsprinklered Unprotected, Sprinklered	Not Permitted Not Permitted Table 705.8
3 to less than 5 d, e	Unprotected, Nonsprinklered Unprotected, Sprinklered	Not Permitted 15% Table 705.8
5 to less than 10 e, f	Unprotected, Nonsprinklered Unprotected, Sprinklered	10% h 25% Table 705.8
10 to less than 15 e, g	Unprotected, Nonsprinklered Unprotected, Sprinklered	15% h 45% Table 705.8
15 to less than 20 f, g	Unprotected, Nonsprinklered Unprotected, Sprinklered	25% 75% Table 705.8
20 to less than 25 f, g	Unprotected, Nonsprinklered Unprotected, Sprinklered	45% No Limit Table 705.8
25 to less than 30 f, g	Unprotected, Nonsprinklered Unprotected, Sprinklered	70% No Limit Table 705.8
30 or greater	Unprotected, Nonsprinklered Unprotected, Sprinklered	No Limit Not Required Table 705.8
NOTES: a. Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting one floor or one roof only. b. Fire protection of structural members shall not be required, including protection of roof framing and decking where part of the roof construction is 20 feet or more above any floor immediately below, except in Group F-1, H-1, M and S-1 occupancies. c. For Group A, B, E, F and occupancies and parking garages, the required fire-resistance ratings for the structural frame, floor and roof construction, including supporting beams and joists, shall be permitted to be reduced by 1-hour where the building is protected throughout with an approved automatic sprinkler system in accordance with Section 903.1.1, but the fire resistance rating shall not be less than 1-hour.		
PARKING GARAGE		
PARKING GARAGE BASEMENT	TO COMPLY WITH ENCLOSED PARKING GARAGE REQUIREMENTS PER FBC SECTIONS 311.3 AND 406.4.	
NOTES: 1. The area of openings in open parking structure with a separation distance of greater than 10 feet shall not be limited. 2. Unlimited, unprotected openings are permitted in the first story of exterior walls facing a street that has a fire separation of > 15 feet or facing an unoccupied space of 30 feet clear per FBC 704.8.2.		
ARCHITECT'S THRESHOLD BUILDING STATEMENT TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.		

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION- FBC TABLE 705.8		
FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA Area of exterior wall, per story
0 to < 3	UP, NS UP, S P	Not Permitted Not Permitted Not Permitted
3 to < 5	UP, NS UP, S P	Not Permitted 15% 15%
5 to < 10	UP, NS UP, S P	10% 25% 25%
10 to < 15	UP, NS UP, S P	15% 45% 45%
15 to < 20	UP, NS UP, S P	25% 75% 75%
20 to < 25	UP, NS UP, S P	45% No Limit No Limit
25 or greater	UP, NS UP, S P	No Limit No Required No Required
As per FBC Section 705.8.5 Vertical separation of openings Openings in exterior walls in adjacent stories shall be separated vertically to protect against fire spread on the exterior of the buildings where the openings are within 5 feet of each OTHER horizontally and the opening in the lower story is not a protected opening with a fire protection rating of not less than 3/4 hour. Such openings shall be separated vertically at least 3 feet by spandrel girders, exterior walls or OTHER similar assemblies that have a fire-resistance rating of at least 1 hour or by flame barriers that extend horizontally at least 30 inches beyond the exterior wall.		
FIRE RESISTANCE RATING REDUCTIONS FBC 403.2.1 Allowed in buildings that have sprinkler control valves equipped with supervisory initiating devices and water-flow initiating devices for each floor. Construction Type Building Elements FBC Table 601 - Buildings less than 420 feet in building height Building elements in Type IA construction shall be permitted to be reduced to the minimum fire-resistance ratings for the building elements in Type IB, except columns supporting floors which shall not be permitted to be reduced. Shaft enclosures Buildings less than 420 feet in building height Fire barriers enclosing vertical shafts, OTHER than exit enclosures and elevator hoistway enclosures, is permitted to be reduced to 1 hour where automatic sprinklers are installed within the shafts at the top and alternate floor levels.		
Automatic Sprinkler System Required FBC 403.3 and 903.3.1.1		
Sprinkler System Secondary Water Supply FBC Section 903.3.5.2		
Enclosed parking garages Do not require automatic sprinkler system FBC Section 406.4		
Telecommunications Equipment Rooms Do not require automatic sprinkler system 1 Hour Fire Barrier or Require automatic fire detection system Building separation not less than 1-hour fire barriers or Horizontal Assembly not less than 2-hour FBC Section 707 FBC Section 707 FBC Section 712		
Smoke detection FBC 403.4.1 and Section 907.2.13.1		
Fire alarm system FBC 403.4.2 and Section 907.2.13		
Emergency voice/alarm communication system FBC 403.4.3 with Section 907.5.2.2		
Emergency responder radio coverage FBC 403.4.4 and FFPC		
Standby Power FBC 403.4.7 Chapter 27		
Generator Inside Building 2-hour fire barriers or horizontal assemblies, or both. System supervision with manual start and transfer features at the fire command center. FBC 403.4.7.1 FBC 707 FBC 712		
Standby Power Loads 1. Power and lighting for the fire command center 2. Ventilation and automatic fire detection equipment for smokeproof enclosures 3. Standby power shall be provided for elevators. FBC 403.4.7.2 FBC Section 907.2.4.5; FBC 1006.2.4, 3003, 3007 and 3008.		
Emergency Power Systems FBC 403.4.8 and FBC Chapter 27		
Emergency Power Loads 1. Exit signs and means of egress illumination 2. Elevator car lighting 3. Emergency voice/alarm communications systems 4. Automatic fire detection systems 5. Fire alarm systems and 6. Electrically powered fire pumps FBC 403.5		
Means of egress and evacuation FBC 403.5		
Remoteness of exit stairway enclosures Required exit stairway enclosures separated by a distance not less than 30 feet or not less than one-fourth of the length of the maximum overall diagonal dimension of the building or area to be served, whichever is less. FBC 403.5.1		
Stairway Door Operation OTHER than the exit discharge doors permitted to be locked from the stairway side capable of being unlocked simultaneously without unlatching upon a signal from the fire command center. FBC 403.5.3		
Smokeproof Exit Enclosures Serving floors more than 75 feet above lowest level of fire department vehicle access. FBC 403.5.4, FBC 909.20 and 1022.9		
Luminous Egress Path Markings FBC 403.5.5 and FBC 1024.		
Emergency escape and rescue - Not required FBC 403.5.6		
Elevators FBC 403.6 FBC Chapter 30 FBC 403.1 FBC 403.2		
Occupant Evacuation Elevators Passenger elevators for general public use permitted to be used for occupant self-evacuation. FBC 403.6.2 and FBC 3008		

FIRE RATED CONSTRUCTION LEGEND					
NOTE: PLANS INDICATE MINIMUM RATING REQUIRED, ACTUAL WALL MAY HAVE A HIGHER RATING.					
FIRE RESISTANCE REQUIREMENTS - WALLS					
CORRIDORS	MIN. FIRE RESISTANCE	CODE REFERENCE			
GROUP A, B, M, S - SERVING OCC. LOAD GREATER THAN 30	0-HOUR-FOR BUILDINGS EQUIPPED WITH APPROVED SPRINKLER SYSTEM	FBC TABLE 1018.1			
GROUP R-1, R-2 SERVING OCC. LOAD GREATER THAN 10	1 HOUR	FBC TABLE 1018.1			
EXIT PASSAGEWAYS CONNECTING TO AN EXIT ENCLOSURE SERVING 4 STORIES OR MORE	2 HOUR 90-MINUTE DOORS	FBC TABLE 1022.2.1 TABLE 715.3			
TENANTS WALL FIRE PARTITIONS SEPARATING SLEEPING UNITS	NOT LESS THAN ONE HOUR	FBC TABLE 439.2 FBC TABLE 709.3			
EXIT LIGHT LEGEND					
NOTE: EXIT LIGHT FIXTURE WALL MOUNTED, DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURES). EXIT LIGHT FIXTURE CEILING MOUNTED, DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURES).					
FIRE EXTINGUISHER LEGEND					
LOCATION	MIN. RATING	AREA /UNIT OF RATING CALCULATION	AREA S.F. /UNIT RATING CALCULATION	FIRE EXT. REQUIRED	FIRE EXT. PROVIDED
MACHINE & ELECT. KITCHEN PUBLIC AREAS	2A-10B: C: 2A	1,500 SF. /30 FT. 1,500 SF. /75 FT.	----- S.F. /3000 ----- S.F. /3000 FT.	----- S.F. (Typically 75 ft)	3/FL
PARKING GARAGE	4A	1,500 SF. /75 FT.	----- 6000 -----	6	6
KITCHEN (PANTRY)	K	Within 30 FT. of Hazard	----- 6000 -----	1	1
NOTES: 1. FIRE HOSE CABINETS IN FIRE STAIRS REPLACE FIRE EXTINGUISHER REQUIRED BY A RATIO OF 1:1. 2. THE NUMBER OF FIRE EXTINGUISHERS REQUIRED GREATEST VALUE BETWEEN THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER AND THE SQ. FT. AREA PER UNIT CALCULATION. 3. COORDINATE FIRE EXTINGUISHERS REQUIREMENTS FOR INFL. VALLT WITH FPL. 4. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS. 5. CLASS K FIRE EXTINGUISHERS SHALL BE PROVIDED FOR HAZARDS WHERE THERE IS POTENTIAL FOR FIRES INVOLVING COMBUSTIBLE COOKING MEDIA (VEGETABLE OR ANIMAL OILS AND FATS). 6. ALL SOLID FUEL COOKING APPLIANCES (WEATHER OR NOT UNDER A HOOD) WITH FIRE BARRIERS OF 5 SF VOLUME OR LESS SHALL HAVE AT LEAST A LISTED 2-A RATED WATER TYPE FIRE EXTINGUISHER OR A 1.6 GAL WET CHEMICAL FIRE EXTINGUISHER THAT IS LISTED FOR CLASS K FIRES.					
ALARM AND COMMUNICATION SYSTEM					
A ONE-WAY VOICE ALARM SYSTEM AND A TWO-WAY FIRE DEPARTMENT COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH: FBC 403.4.1 FBC 403.4.2 FBC 403.4.3 NFPA 72					
INTERIOR FINISHES:					
1. INTERIOR FINISHES TO BE IN COMPLIANCE WITH FBC CHAPTER 8 AND FLORIDA FIRE PREVENTION CODE (2010) - SECTIONS 10.2 AND 10.3.					
CEILING HEIGHT NOTES:					
1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" ABOVE FINISH FLOOR, NOR SHALL ANY PROJECTION FROM THE CEILING BE LESS THAN 6 ft-8 in (WITHIN A TOLERANCE OF 3/4") ABOVE THE FINISHED FLOOR. 1a. DOOR CLOSER AND STOPS SHALL NOT REDUCE HEADROOM TO LESS THAN 78 INCHES. 2. THE MINIMUM CEILING HEIGHT SHALL BE MAINTAINED FOR NOT LESS THAN TWO THIRDS OF THE CEILING AREA OF ANY ROOM OR SPACE, PROVIDED THAT THE CEILING HEIGHT OF THE REMAINING CEILING AREA IS NOT LESS THAN 6 ft. 8 in. (2030 mm). 3. HEADROOM ON STAIRS SHALL BE NOT LESS THAN 6 ft-8 in. (2030 mm) AND SHALL BE MEASURED VERTICALLY ABOVE A PL					

NEW CONSTRUCTION EXISTING ANGLER'S HOTEL BUILDING



FIRE RATED CONSTRUCTION LEGEND	
EX-4	4 HOUR FIRE WALL (EXISTING)
3	3 HOUR FIRE WALL (NOT USED)
2	2 HOUR FIRE WALL
EX-2	2 HOUR FIRE WALL (EXISTING)
1	1 HOUR FIRE WALL
S	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).

1
A2.01
BASEMENT LEVEL (PARKING GARAGE) LIFE SAFETY PLAN
1/8" = 1'-0"
T.O.S.S. 3'-11" N.G.V.D.



ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

JAN 15 2015
[Signature]

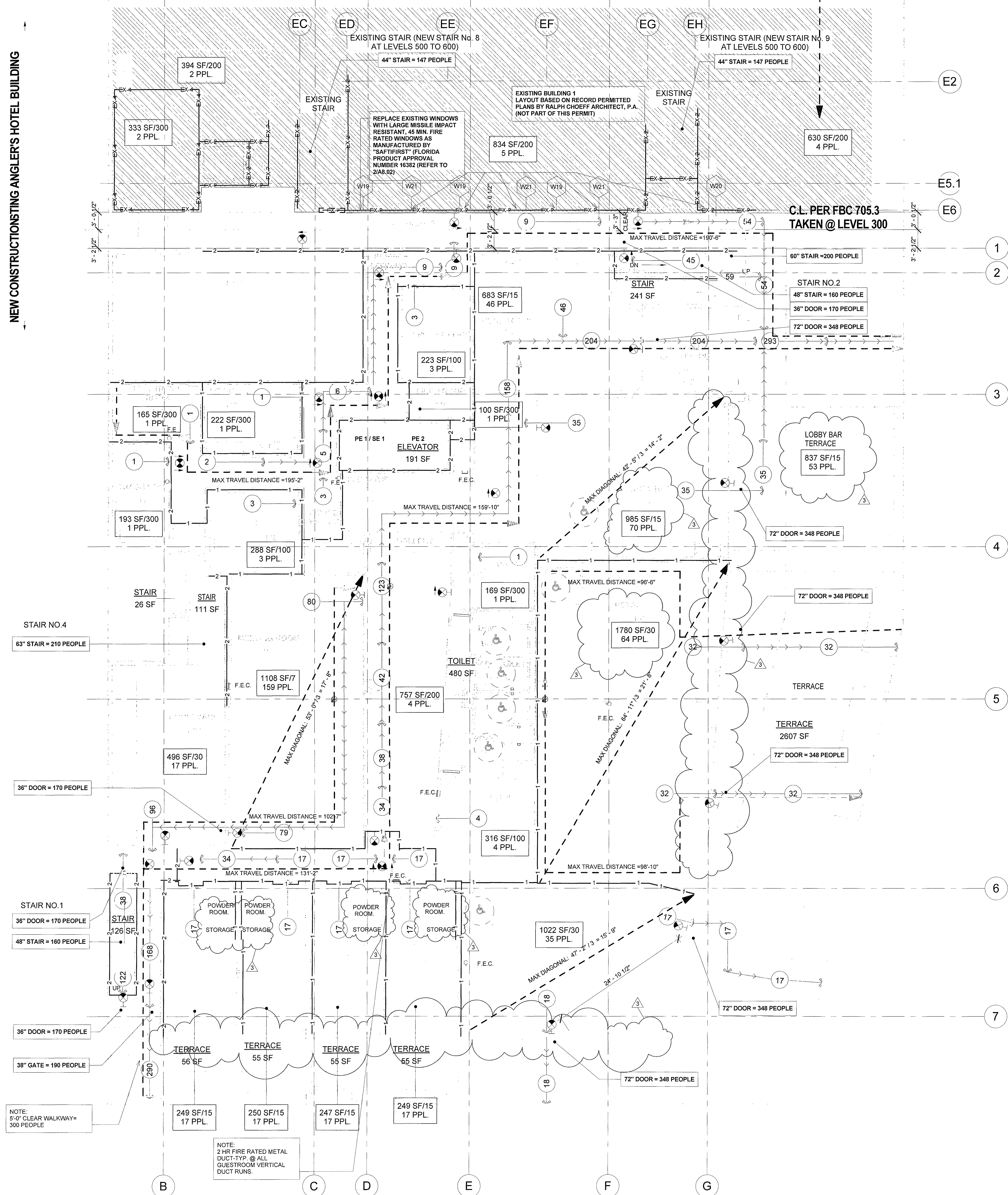
REVISIONS		
#	Description	Date
1	CMR Bldg. Dept. Comments	12/16/14
2	CMR Bldg. Dept. comments	01/15/15

12064

A2.01

REVIEWED BY:
CITY OF MIAMI BEACH
FIRE DEPARTMENT
E.L.C.

NEW CONSTRUCTION ANGLER'S HOTEL BUILDING



FIRE RATED CONSTRUCTION LEGEND	
EX-4	4 HOUR FIRE WALL (EXISTING)
3	3 HOUR FIRE WALL (NOT USED)
2	2 HOUR FIRE WALL
EX-2	2 HOUR FIRE WALL (EXISTING)
1	1 HOUR FIRE WALL
S	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)



ANGLER'S HOTEL
 600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
 DEVELOPED BY: Angler's Boutique Resort LLC

May 25 2014
[Signature]

Permit Issue 10-13-14

#	Description	Date
1	CMB Bldg Dept. Comments	12/16/14
3	CMB Bldg Dept. Comments	03/25/15

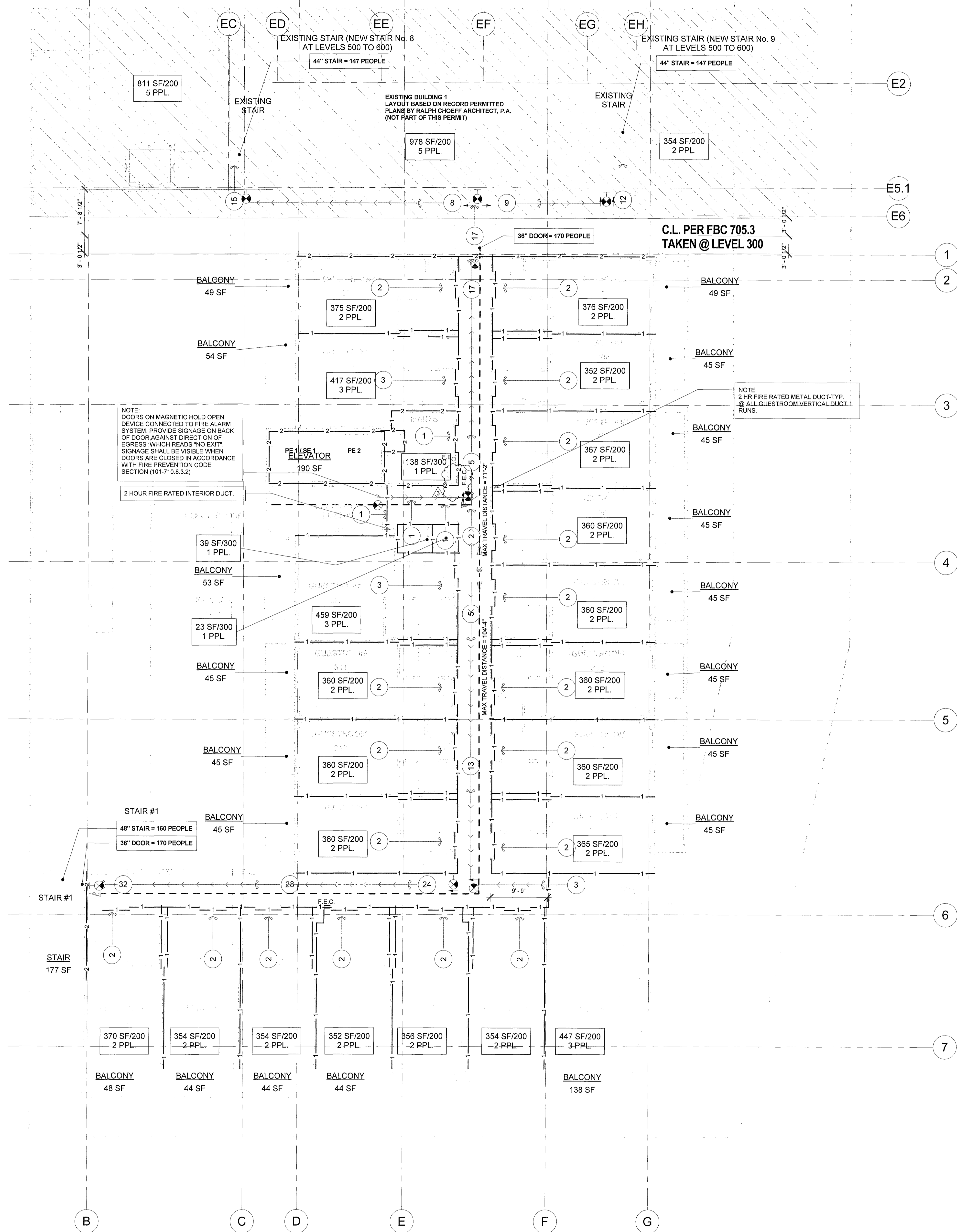
12064

A2.02

LEVEL 100 LIFE SAFETY PLAN
 1/8" = 1'-0"
 T.O.S.S. 6'-6" N.G.V.D.

C:\Users\mhiciano\Documents\Revit\al\4/6/2015 10:37:07 AMP_HOTEL Inv-home_mhiciano.rvt

NEW CONSTRUCTION EXISTING ANGLER'S HOTEL BUILDING



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).



ANGLER'S HOTEL
 600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
 DEVELOPED BY: Angler's Boutique Resort LLC

MAR 25 2015

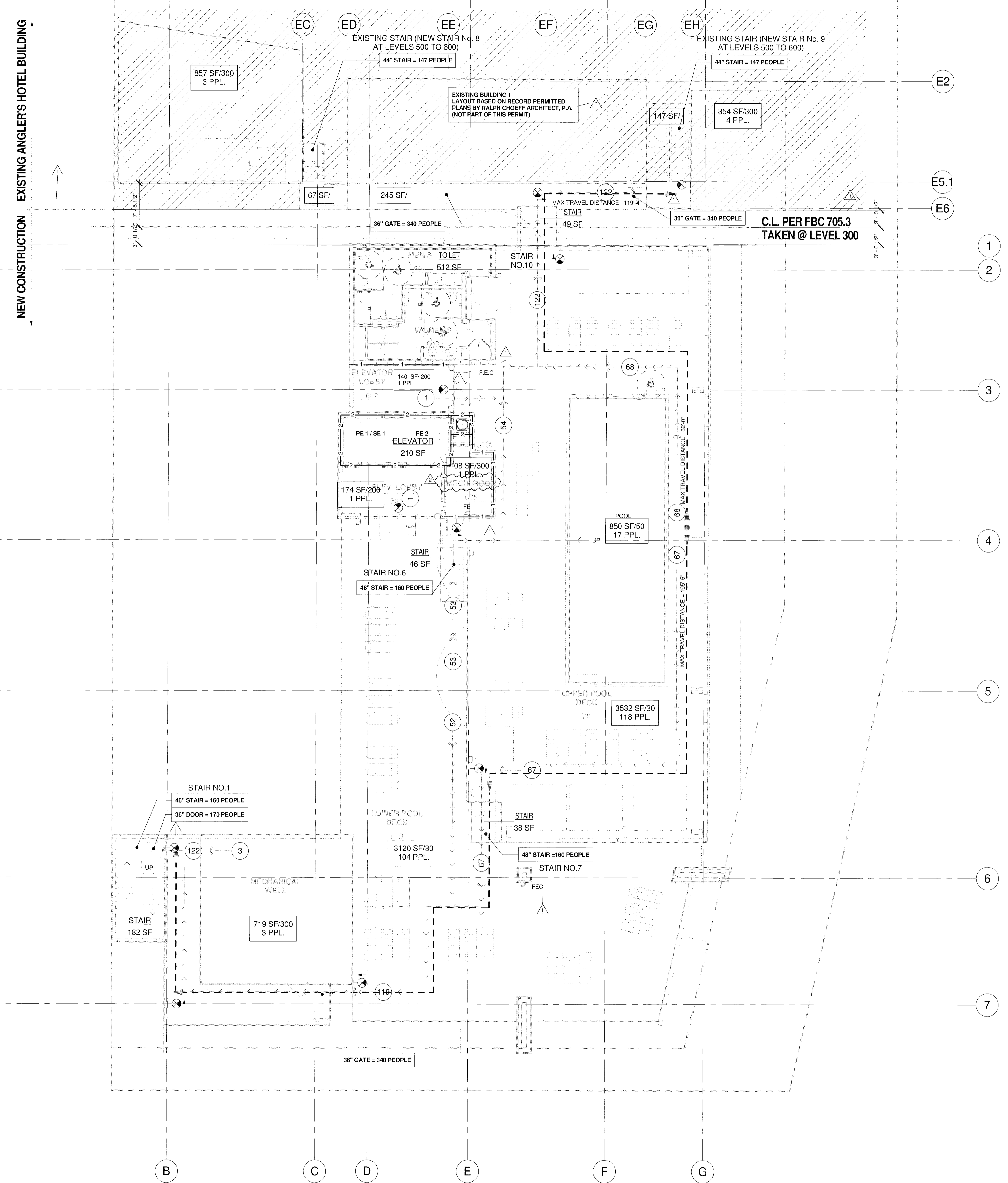
REVISIONS		
#	Description	Date
1	CMB Bldg Dept Comments	12/18/14
3	CMB Bldg Dept Comments	03/25/15

12064

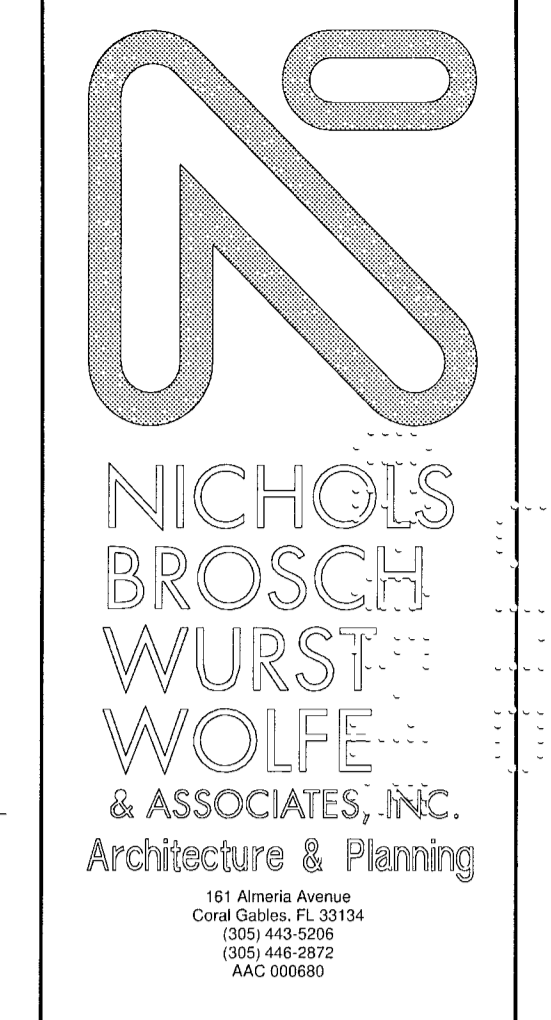
A2.04

LEVEL 300 LIFE SAFETY PLAN
 T.O.S.S. 26'-8" N.G.V.D.
 1/8" = 1'-0"

C:\Users\mhiclan\Documents\F\ocal\3/25/2015 6:07:57 PM_3_HOTEL_mhiciano.rvt



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).



ANGLER'S HOTEL
 600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
 DEVELOPED BY: Angler's Boutique Resort LLC

JAN 15 2015
Met

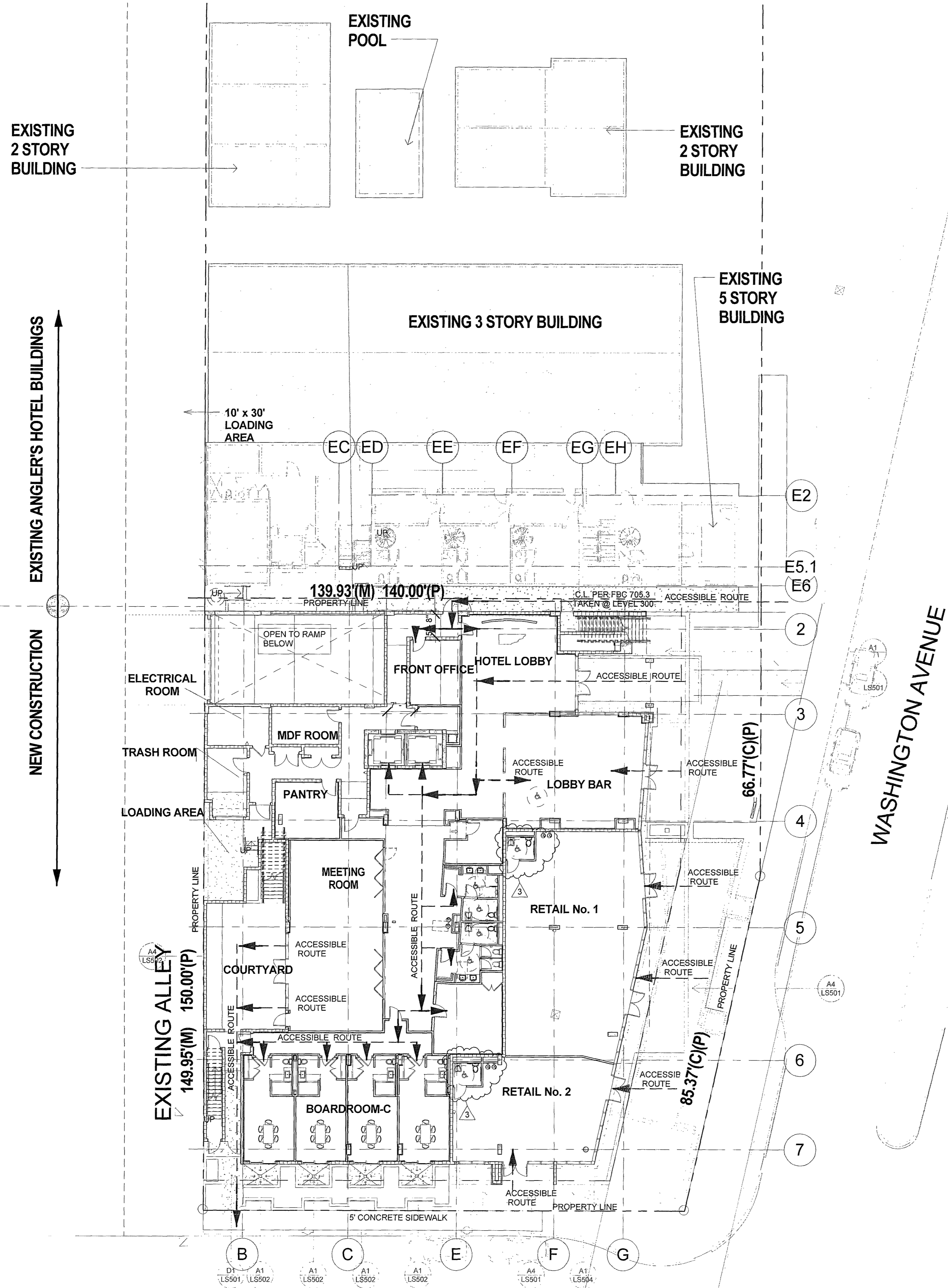
REVISIONS		
#	Description	Date
1	CAB Bldg. Dept. Comments	1/15/15
2	CAB Bldg. Dept. Comments	01/15/15

12064

A2.07

1 LOWER / UPPER POOL DECK LIFE SAFETY PLAN
 A2.07 1/8" = 1'-0"
 LOWER POOL DECK T.O.S.S. 56'-6" N.G.V.D.
 UPPER POOL DECK T.O.S.S. 59'-6" N.G.V.D.

REVIEWED
 CITY OF MIAMI
 FILED: 01/15/2015



1 OVERALL REFERENCE FLOOR PLAN - LEVEL 100
 A3.00 1/16" = 1'-0"
 T.O.S.S. 6'-6" N.G.V.D.

REFERENCE 2010 FBC - PLUMBING TABLE 403.1
 PLUMBING FIXTURES MATRIX

CODE REQUIREMENT	FEMALE		MALE		TOTAL PROVIDED		TOTAL REQUIRED	
	F	M	F	M	F	M	F	M
MEETING ROOM: 1,107 S.F. A-2 / 15 = 74 OCCUPANTS								
LOBBY BAR (INT): 1,038 S.F. A-2 / 15 = 70 OCCUPANTS								
LOBBY BAR (EXT): 449 S.F. A-2 / 15 = 30 OCCUPANTS								
TOTAL: 188 OCCUPANTS	94	94	94	94	XX	XX	2	1
WC	1/75	1/75	94/75	94/75	XX	XX	2	1
URINALS	NA	67%						1
LAVATORIES	1/200		188/200		XX			1
DRINKING FOUNTAIN	1/500		188/500		XX			1
SERVICE SINK	1 SINK				XX			1
ADMINISTRATION: 318 S.F. B / 100 = 4 OCCUPANTS								
FRONT OFFICE: 223 S.F. B / 100 = 3 OCCUPANTS								
TOTAL: 7 OCCUPANTS								
CODE REQUIREMENT	FEMALE		MALE		TOTAL PROVIDED		TOTAL REQUIRED	
FIXTURES	F	M	F	M	F	M	F	M
WC	1/25 & 1/50	1/25 & 1/50	4/25	3/25	XX	XX	1	1
URINALS	NA	50%						NA
LAVATORIES	1/40 FIRST 80 / 180 REMAINDER		7/40		XX			2
DRINKING FOUNTAIN	1/100		7/100		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
 2 WOMEN'S WATER CLOSETS REQUIRED

LEVEL 300 FIXTURE SUMMARY
 WOMEN'S W.C. = 3
 MEN'S W.C. = 1
 MEN'S URINAL = 2
 LAVATORIES = 4
 DRINK FOUNTAIN = 2
 SERVICE SINK = 1

REFERENCE 2010 FBC - PLUMBING TABLE 403.1
 PLUMBING FIXTURES MATRIX

CODE REQUIREMENT	FEMALE		MALE		TOTAL PROVIDED		TOTAL REQUIRED	
	F	M	F	M	F	M	F	M
LOWER POOL DECK: 3,120 S.F. A-5 / 30 = 104 OCCUPANTS								
UPPER POOL DECK: 3,332 S.F. A-5 / 30 = 111 OCCUPANTS								
TOTAL: 222 OCCUPANTS	111	111	111	111	XX	XX	3	1
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
DRINKING FOUNTAIN	1/1000		222/1000		XX			1
SERVICE SINK	1 SINK				XX			1

POOL LOWER AND UPPER POOL DECK FIXTURE SUMMARY
 WOMEN'S W.C. = 4
 MEN'S W.C. = 2
 MEN'S URINAL = 2
 LAVATORIES = 4
 DRINK FOUNTAIN = 2
 SERVICE SINK = 1

REFERENCE 2010 FBC - TABLE 424.1.6.1
 PUBLIC SWIMMING POOL REQUIRED FIXTURE COUNT

SIZE OF POOL	MEN'S RESTROOM			WOMEN'S RESTROOM			TOTAL PROVIDED			
	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	1	1	1	1	1	1	1
5,001 - 7,500 sq. ft.	2	2	2	2	2	2				
7,501 - 10,000 sq. ft.	3	2	3	3	3					

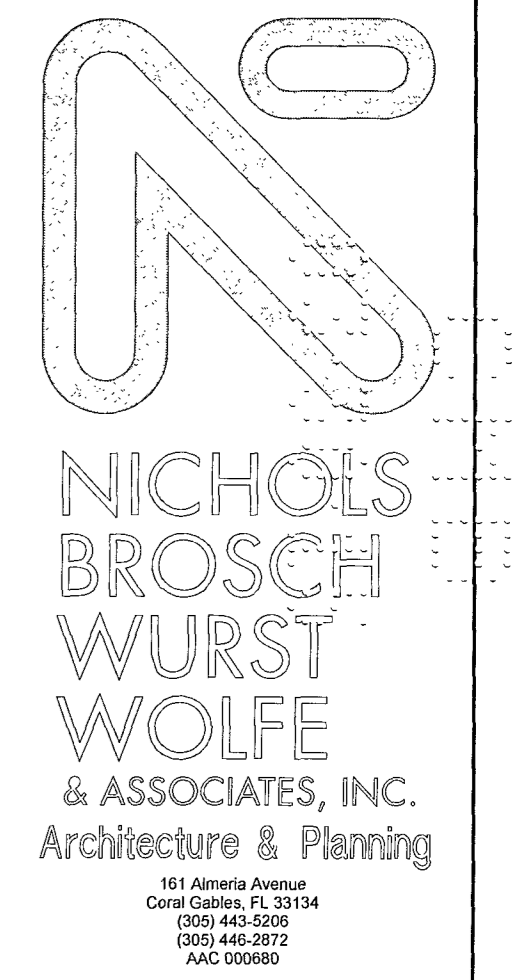
REFERENCE 2010 FBC - PLUMBING TABLE 403.1
 PLUMBING FIXTURES MATRIX - RETAIL NO. 1

CODE REQUIREMENT	FEMALE / MALE		TOTAL PROVIDED		TOTAL REQUIRED	
	F	M	F	M	F	M
RETAIL NO. 1: 1,895 S.F. / 30 = 64 OCCUPANTS						
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)						
WC	1/500		64/500			1
URINALS	NA					NA
LAVATORIES	1/750		64/750			1
DRINKING FOUNTAIN	1/1000		64/1000			1
SERVICE SINK	NA					NA

REFERENCE 2010 FBC - PLUMBING TABLE 403.1
 PLUMBING FIXTURES MATRIX - RETAIL NO. 2

CODE REQUIREMENT	FEMALE / MALE		TOTAL PROVIDED		TOTAL REQUIRED	
	F	M	F	M	F	M
RETAIL NO. 2: 1,693 S.F. / 30 = 35 OCCUPANTS						
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)						
WC	1/500		35/500			1
URINALS	NA					NA
LAVATORIES	1/750		35/750			1
DRINKING FOUNTAIN	1/1000		35/1000			1
SERVICE SINK	NA					NA

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



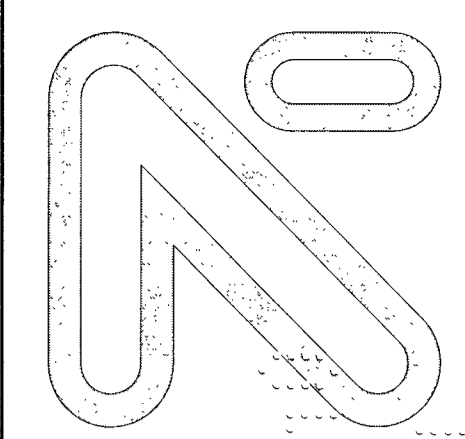
ANGLER'S HOTEL
 600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
 DEVELOPED BY: Angler's Boutique Resort LLC

MAR 25 2015
[Signature]

Permit Issue 10-13-14

REVISIONS		
#	Description	Date
1	CMB Bldg. Dept. Comments	12/15/14
3	CMB Bldg. Dept. Comments	03/25/15

12064
 A3.00



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

101 Adams Avenue
Coral Gables, FL 33134
(305) 446-2072
446-0999

ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

APR 23 2015

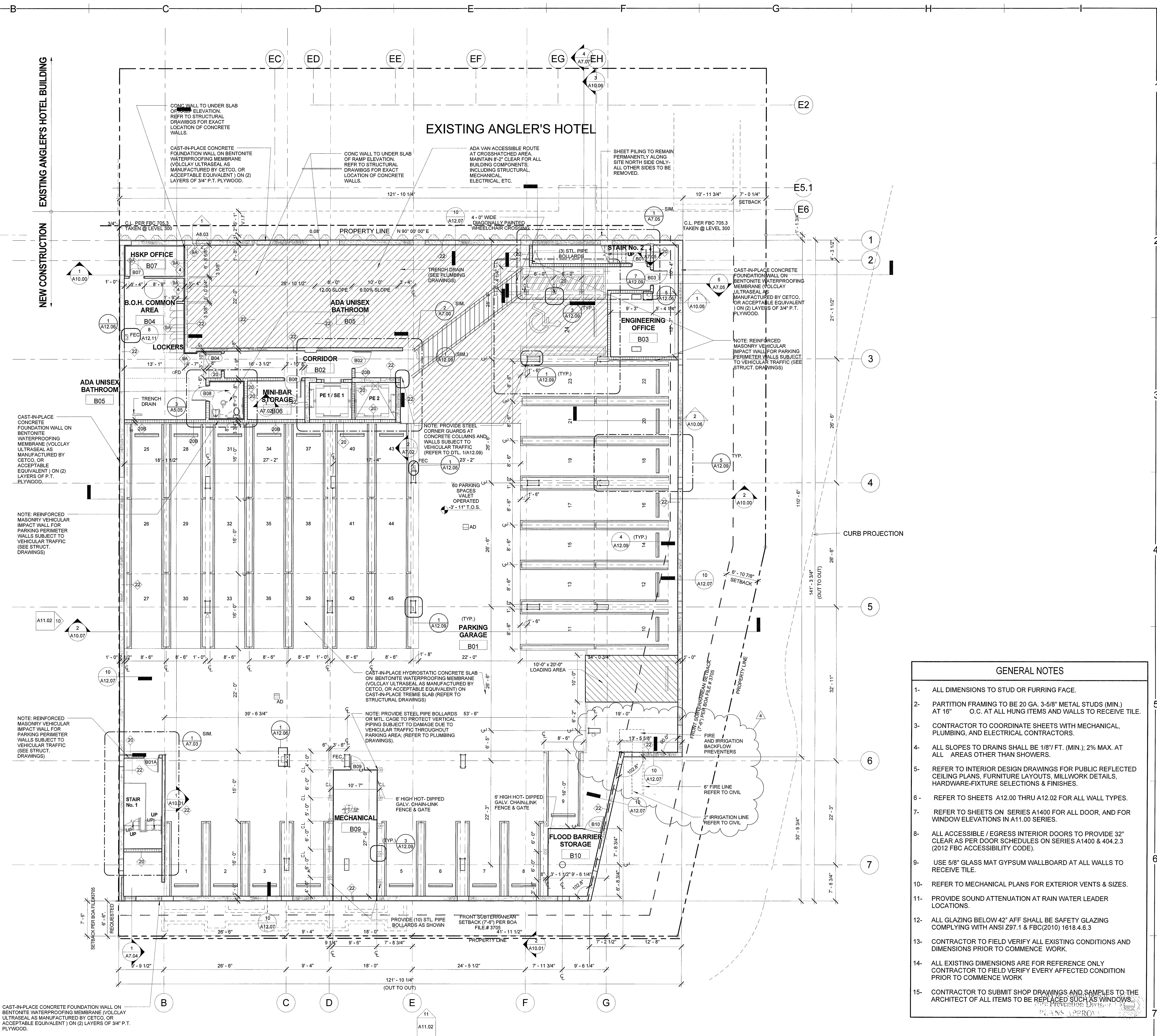
[Signature]

Permit Issue
10-13-14

#	Description	Date
1	CMB Bldg. Dept. Comments	12/16/14
2	CMB Bldg. Dept. Comments	01/15/15
3	CMB Bldg. Dept. Comments	03/25/15
4	CMB Bldg. Dept. Comments	04/14/2015

12064

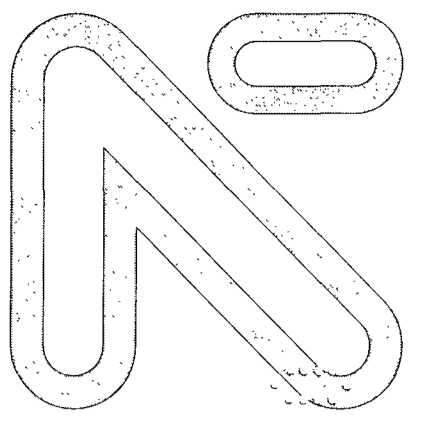
A4.00



- GENERAL NOTES**
- ALL DIMENSIONS TO STUD OR FURRING FACE.
 - 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.
 - CONTRACTOR TO COORDINATE SHEETS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS.
 - ALL SLOPES TO DRAINS SHALL BE 1/8" FT. (MIN.), 2% MAX. AT ALL AREAS OTHER THAN SHOWERS.
 - REFER TO INTERIOR DESIGN DRAWINGS FOR PUBLIC REFLECTED CEILING PLANS, FURNITURE LAYOUTS, MILLWORK DETAILS, HARDWARE-FIXTURE SELECTIONS & FINISHES.
 - REFER TO SHEETS A12.00 THRU A12.02 FOR ALL WALL TYPES.
 - REFER TO SHEETS ON SERIES A1400 FOR ALL DOOR, AND FOR WINDOW ELEVATIONS IN A11.00 SERIES.
 - ALL ACCESSIBLE / EGRESS INTERIOR DOORS TO PROVIDE 32" CLEAR AS PER DOOR SCHEDULES ON SERIES A1400 & 404.2.3 (2012 FBC ACCESSIBILITY CODE).
 - USE 5/8" GLASS MAT GYPSUM WALLBOARD AT ALL WALLS TO RECEIVE TILE.
 - REFER TO MECHANICAL PLANS FOR EXTERIOR VENTS & SIZES.
 - PROVIDE SOUND ATTENUATION AT RAIN WATER LEADER LOCATIONS.
 - ALL GLAZING BELOW 42" AFF SHALL BE SAFETY GLAZING COMPLYING WITH ANSI Z97.1 & FBC(2010) 1618.4.6.3
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCE WORK.
 - ALL EXISTING DIMENSIONS ARE FOR REFERENCE ONLY CONTRACTOR TO FIELD VERIFY EVERY AFFECTED CONDITION PRIOR TO COMMENCE WORK
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT OF ALL ITEMS TO BE REPLACED SUCH AS WINDOWS,

C:\Users\jpcardozo\Documents\12064-ANGLERS_HOTEL-new_jpcardozo.v4
4/23/2015 10:43:32 AM

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



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

161 Avenida Arroyo
Coral Gables, FL 33134
(305) 445-5252
(305) 444-9272
AEC 000069

ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

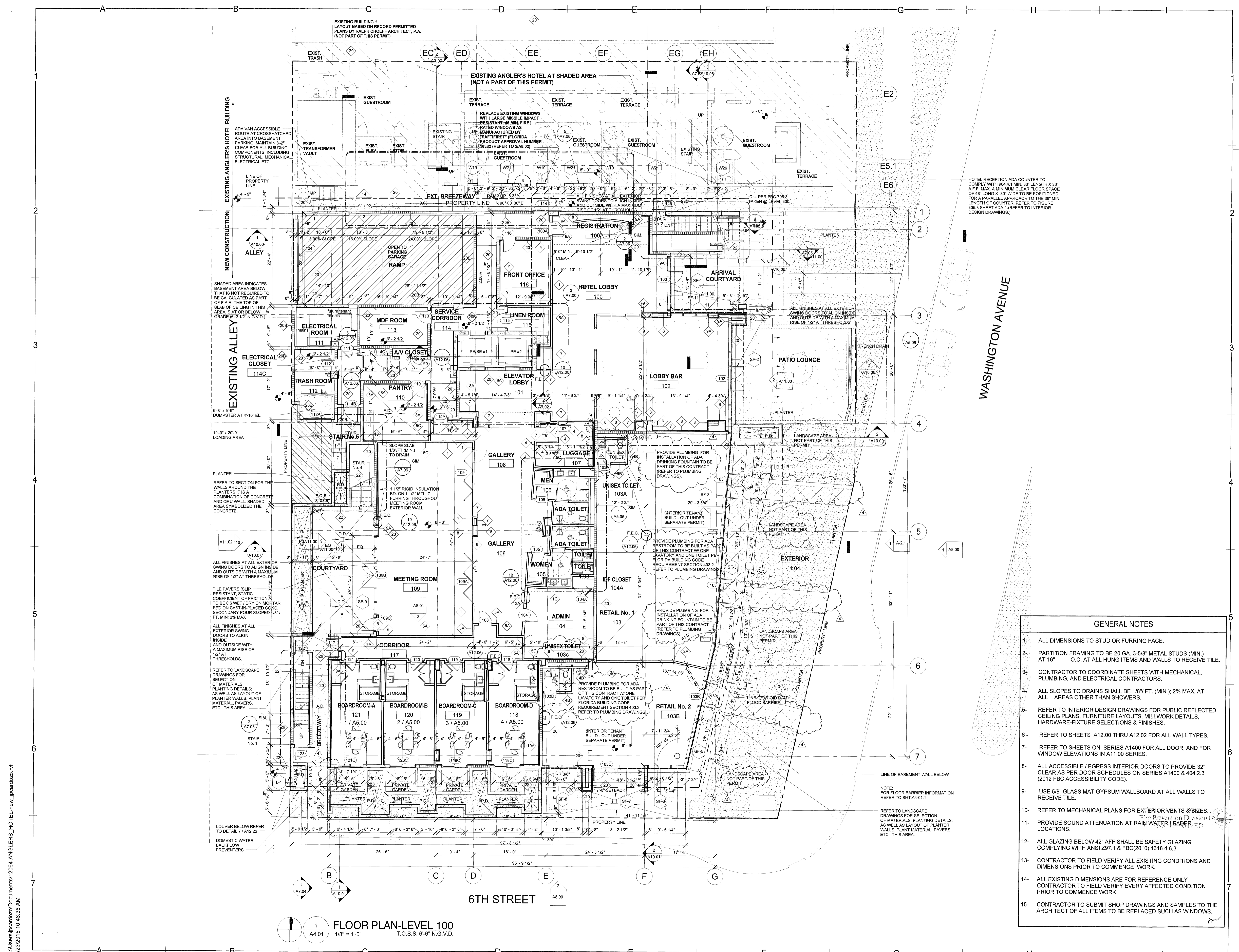
APR 23 2015
Pat

Permit Issue
10-13-14

REVISIONS

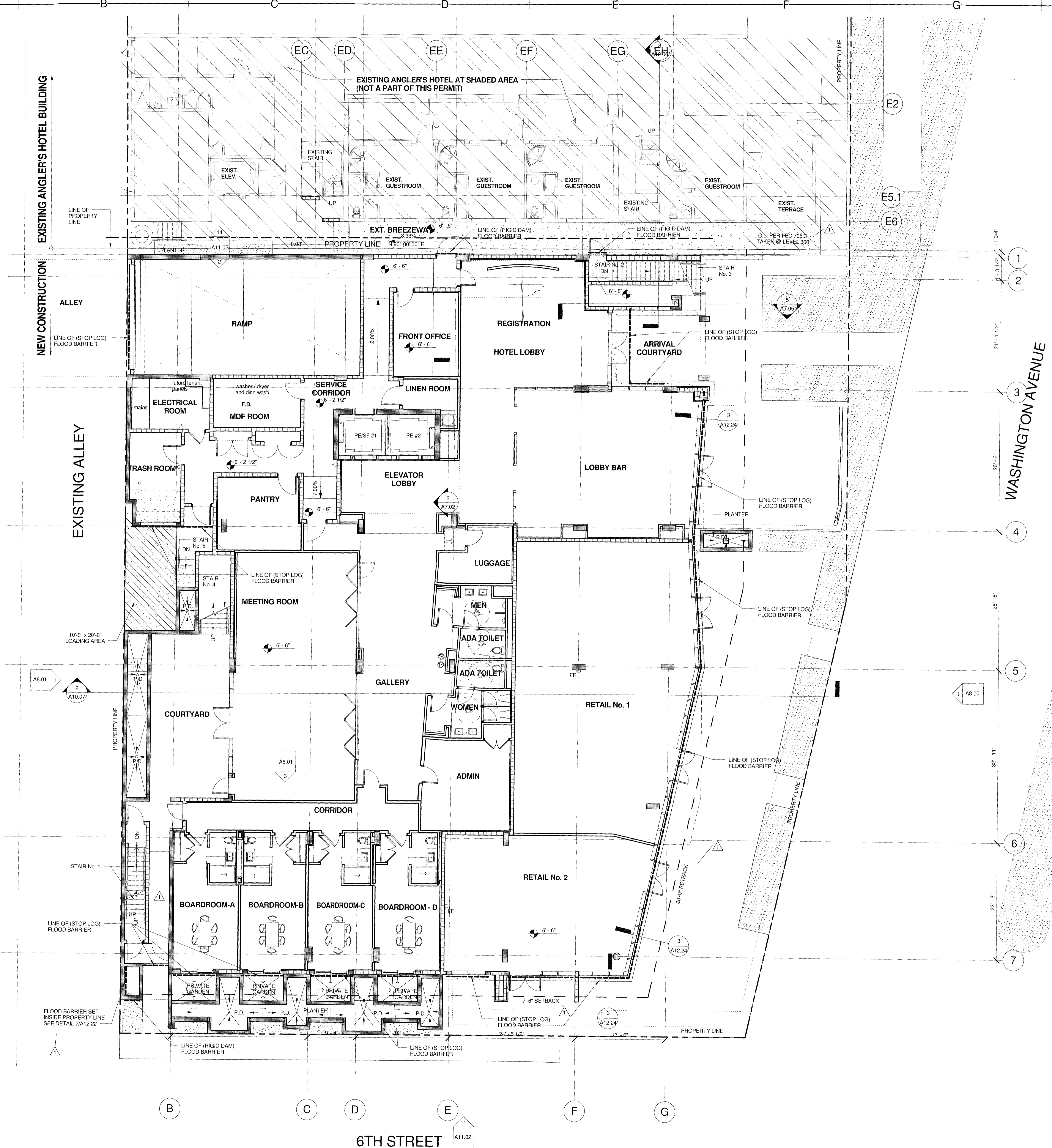
#	Description	Date
1	CMB Bldg. Dept. Comments	12/16/14
2	CMB Bldg. Dept. Comments	01/15/15
3	CMB Bldg. Dept. Comments	03/05/15
4	CMB Bldg. Dept. Comments	04/14/2015

- GENERAL NOTES**
- ALL DIMENSIONS TO STUD OR FURRING FACE.
 - 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.
 - CONTRACTOR TO COORDINATE SHEETS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS.
 - ALL SLOPES TO DRAINS SHALL BE 1/8" FT. (MIN.), 2% MAX. AT ALL AREAS OTHER THAN SHOWERS.
 - REFER TO INTERIOR DESIGN DRAWINGS FOR PUBLIC REFLECTED CEILING PLANS, FURNITURE LAYOUTS, MILLWORK DETAILS, HARDWARE-FIXTURE SELECTIONS & FINISHES.
 - REFER TO SHEETS A12.00 THRU A12.02 FOR ALL WALL TYPES.
 - REFER TO SHEETS ON SERIES A1400 FOR ALL DOOR, AND FOR WINDOW ELEVATIONS IN A11.00 SERIES.
 - ALL ACCESSIBLE / EGRESS INTERIOR DOORS TO PROVIDE 32" CLEAR AS PER DOOR SCHEDULES ON SERIES A1400 & 404.2.3 (2012 FBC ACCESSIBILITY CODE).
 - USE 5/8" GLASS MAT GYPSUM WALLBOARD AT ALL WALLS TO RECEIVE TILE.
 - REFER TO MECHANICAL PLANS FOR EXTERIOR VENTS & SIZES.
 - PROVIDE SOUND ATTENUATION AT RAIN WATER LEADER LOCATIONS.
 - ALL GLAZING BELOW 42" AFF SHALL BE SAFETY GLAZING COMPLYING WITH ANSI Z97.1 & FBC(2010) 1618.4.6.3
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCE WORK.
 - ALL EXISTING DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY EVERY AFFECTED CONDITION PRIOR TO COMMENCE WORK.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT OF ALL ITEMS TO BE REPLACED SUCH AS WINDOWS,



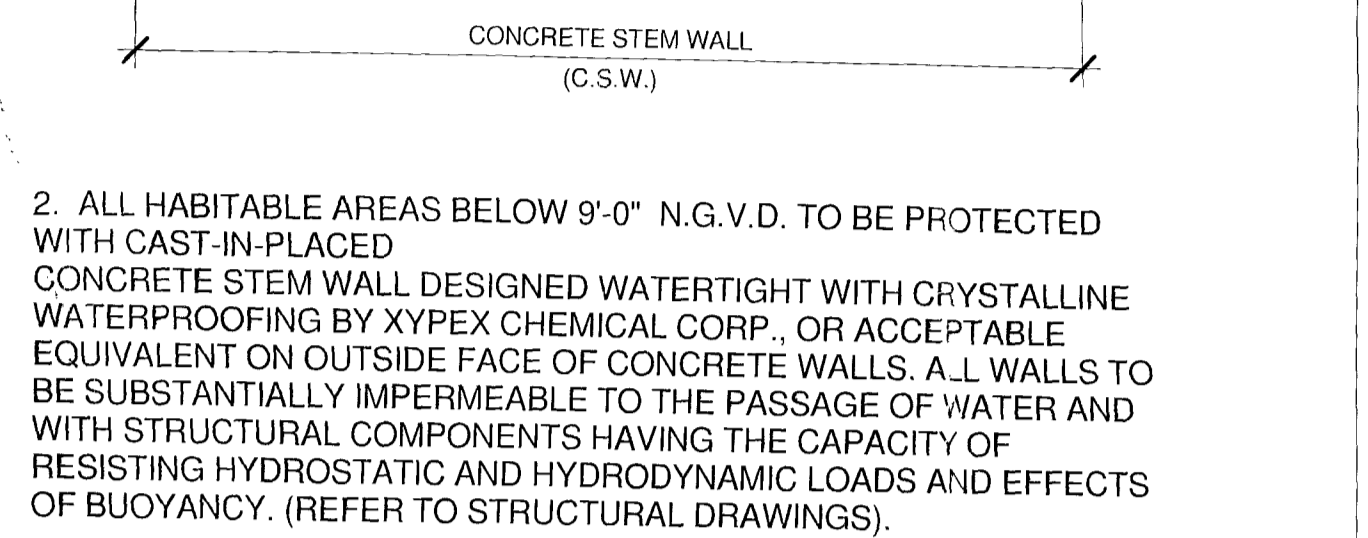
FLOOR PLAN-LEVEL 100
A4.01 1/8" = 1'-0" T.O.S.S. 6'-6" N.G.V.D.

C:\Users\jacob\Documents\12064-ANGLERS_HOTEL_new_jacob.dwg
4/23/2015 10:46:36 AM



FLOOD BARRIER NOTES:

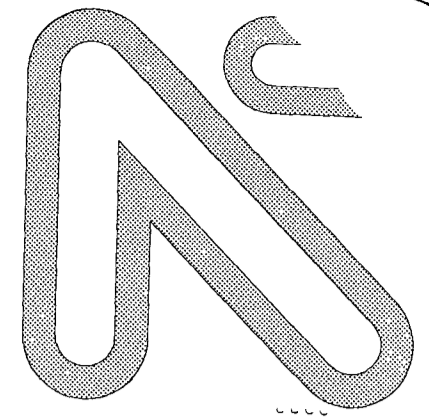
- FLOOD BARRIER:**
- INDICATES ALL HABITABLE AREAS BELOW 9'-0" N.G.V.D. TO BE PROTECTED WITH APPROVED FLOOD BARRIER SYSTEM. DESIGNED WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND WITH STRUCTURAL COMPONENTS HAVING THE CAPACITY OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY. FLOOD BARRIER SYSTEM:
 - 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.
 - 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.
 - SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY AN ENGINEER LICENSED IN THE STATE OF FLORIDA FOR ALL FLOOD BARRIER SYSTEMS.



- 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).
- ALL EQUIPMENT PROVIDED FOR LIFE SAFETY SHALL BE MOUNTED ABOVE 9'-0" N.G.V.D.
- A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION OF FLOOD BARRIERS.
- THE PROPOSED STRUCTURE IS DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1612 AND ASCE 24-05.
- 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:

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



**NICHOLS
BROSCH
WURST
WOLFE
& ASSOCIATES, INC.**
Architecture & Planning
141 Altona Avenue
Coral Gables, FL 33134
(305) 443-0200
(305) 444-0275
FAX: (305) 443-0200

ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

JAN 15 2015
[Signature]

Permit Issue
10-13-14

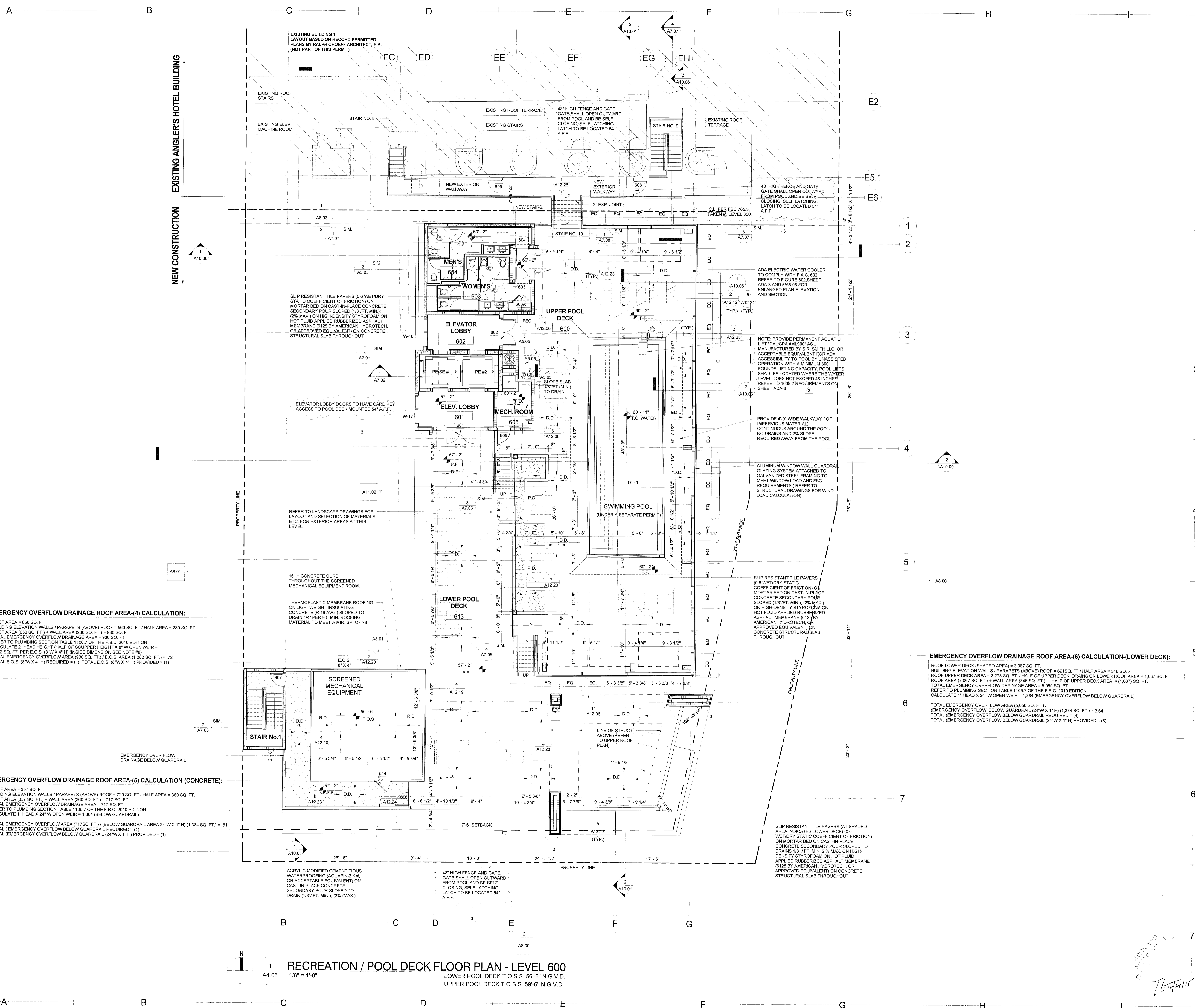
REVISIONS		
#	Description	Date
1	CMB Bksg. Dept. Comments	12/16/14
2	CMB Bksg. Dept. Comments	01/15/15

12064

A4.01.1

C:\Users\skris\Documents\12064 - ANGLERS_HOTEL_akriss.rvt 1/30/2015 4:16:46 PM

Toussaint
REVISIONS
CITY OF MIAMI LIBRARY
FIRE DEPARTMENT



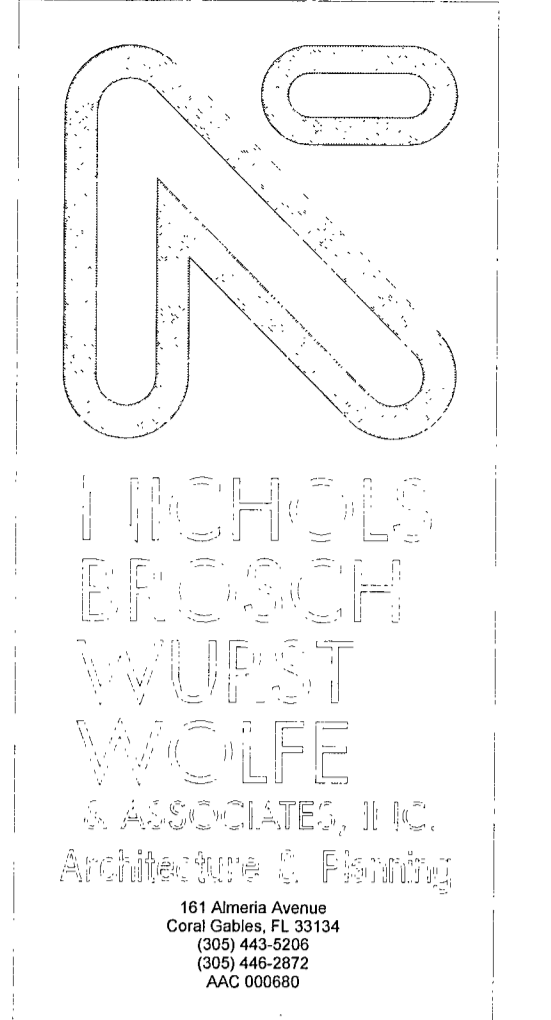
NEW CONSTRUCTION EXISTING ANGLER'S HOTEL BUILDING

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(4) CALCULATION:
 ROOF AREA = 650 SQ. FT.
 BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 580 SQ. FT. / HALF AREA = 290 SQ. FT.
 ROOF AREA (650 SQ. FT.) + WALL AREA (290 SQ. FT.) = 930 SQ. FT.
 TOTAL EMERGENCY OVERFLOW DRAINAGE AREA = 930 SQ. FT.
 REFER TO PLUMBING SECTION TABLE 1106.7 OF THE F.B.C. 2010 EDITION
 CALCULATE 2" HEAD HEIGHT (HALF OF SCUPPER HEIGHT X 3" W OPEN WEIR = 1.282 SQ. FT. PER E.O.S. (6" W X 4" H) (INSIDE DIMENSION SEE NOTE #6)
 TOTAL EMERGENCY OVERFLOW AREA (930 SQ. FT.) / E.O.S. AREA (1.282 SQ. FT.) = 72
 TOTAL E.O.S. (6" W X 4" H) PROVIDED = (1) TOTAL E.O.S. (6" W X 4" H) REQUIRED = (1)

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(6) CALCULATION-(CONCRETE):
 ROOF AREA = 357 SQ. FT.
 BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 720 SQ. FT. / HALF AREA = 360 SQ. FT.
 ROOF AREA (357 SQ. FT.) + WALL AREA (360 SQ. FT.) = 717 SQ. FT.
 TOTAL EMERGENCY OVERFLOW DRAINAGE AREA = 717 SQ. FT.
 REFER TO PLUMBING SECTION TABLE 1106.7 OF THE F.B.C. 2010 EDITION
 CALCULATE 1" HEAD X 24" W OPEN WEIR = 1.384 (BELOW GUARDRAIL)
 TOTAL EMERGENCY OVERFLOW AREA (717 SQ. FT.) / (BELOW GUARDRAIL AREA 24" W X 1" H) (1.384 SQ. FT.) = 51
 TOTAL (EMERGENCY OVERFLOW BELOW GUARDRAIL REQUIRED = (1)
 TOTAL (EMERGENCY OVERFLOW BELOW GUARDRAIL (24" W X 1" H) PROVIDED = (1)

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(6) CALCULATION-(LOWER DECK):
 ROOF LOWER DECK (SHADED AREA) = 3,067 SQ. FT.
 BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 891 SQ. FT. / HALF AREA = 445.5 SQ. FT.
 ROOF UPPER DECK AREA = 3,273 SQ. FT. / HALF OF UPPER DECK DRAINS ON LOWER ROOF AREA = 1,637 SQ. FT.
 ROOF AREA (3,067 SQ. FT.) + WALL AREA (445.5 SQ. FT.) + HALF OF UPPER DECK AREA = (1,637 SQ. FT.)
 TOTAL EMERGENCY OVERFLOW DRAINAGE AREA = 5,050 SQ. FT.
 REFER TO PLUMBING SECTION TABLE 1106.7 OF THE F.B.C. 2010 EDITION
 CALCULATE 1" HEAD X 24" W OPEN WEIR = 1.384 (EMERGENCY OVERFLOW BELOW GUARDRAIL)
 TOTAL EMERGENCY OVERFLOW AREA (5,050 SQ. FT.) / (EMERGENCY OVERFLOW BELOW GUARDRAIL (24" W X 1" H) (1.384 SQ. FT.) = 3,649
 TOTAL (EMERGENCY OVERFLOW BELOW GUARDRAIL REQUIRED = (4)
 TOTAL (EMERGENCY OVERFLOW BELOW GUARDRAIL (24" W X 1" H) PROVIDED = (8)

RECREATION / POOL DECK FLOOR PLAN - LEVEL 600
 LOWER POOL DECK T.O.S.S. 56'-6" N.G.V.D.
 UPPER POOL DECK T.O.S.S. 59'-6" N.G.V.D.



ANGLER'S HOTEL
 600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
 DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue 10-13-14

MAJ 5 2015

Out

REVISIONS		
#	Description	Date
1	CMB Bldg. Dept. Comments	12/16/14
2	CMB Bldg. Dept. Comments	01/15/15
3	CMB Bldg. Dept. Comments	03/25/15

C:\Users\akris\Documents\12064-A4.06\HOTEL_INV-home.rvt
 4/4/2016 3:28:10 PM

Permit Issue
10-13-14

REVISIONS		
#	Description	Date
1	CMB Bldg. Dept. Comments 12/16/14	

[Signature]
DEC 16 2014

12064

A4.07

ROOFING NOTES:

- REFER TO SHEETS A12.19 & A12.20 FOR ALL TYPICAL THERMOPLASTIC MEMBRANE SYSTEM ROOFING DETAILS, WHICH INCLUDES BUT NOT LIMITED TO THE FOLLOWING: ROOF FLASHING, PIPE PENETRATION, ROOF DRAIN, OVERFLOW SCUPPERS, EQUIPMENT SUPPORTS AND ETC.
 - ALL MECHANICAL PENETRATION, ELECTRICAL, PLUMBING AND OTHER PENETRATIONS SHALL BE MOUNTED A MINIMUM OF 12 INCHES FROM PARAPET WALLS.
 - ALL ROOFTOP MOUNTED EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S ENGINEERED SHOP DRAWINGS AND CALCULATIONS DESIGNED TO COMPLY WITH F.B.C.
 - ALL ROOFING SYSTEM MUST BE INSTALLED TO ENSURE POSITIVE DRAINAGE. THE MINIMUM ROOF SLOPE SHALL NOT BE LESS THAN 1/4" / 12" IN ACCORDANCE WITH F.B.C. 2010 EDITION, SECTION 1515.2.2.1.
 - ALL OVERFLOW DRAINS AND SCUPPERS ARE TO BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2" OR MORE THAN 4" ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMP IN ACCORDANCE WITH F.B.C. SECTION 1514.4.4.
 - ALL CRICKETS TO BE 1/2" PER FT. MINIMUM SLOPED TO DRAIN, TYPICAL.
 - ROOF VENTS SHALL BE A MINIMUM OF 10 FT. FROM AIR INTAKES, REFER TO MECHANICAL DRAWINGS.
 - E.O.S. - EMERGENCY OVERFLOW SCUPPER
- NOTE:
SCUPPER SIZE SHOWN ON DRAWINGS ARE BASED ON THE CLEAR DIMENSION REQUIRED INSIDE OF SCUPPER. COORDINATE WALL OPENINGS W/ OVERALL EXTERIOR SCUPPER SIZE.
- R.D. - ROOF DRAIN (SEE TO PLUMBING DWG'S)
 - SEE ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION PLANS.
 - SEE PLUMBING DRAWINGS FOR ROOF DECK DRAINAGE CALCULATIONS. PROVIDE AND INSTALLED WALKING PADS AROUND ALL MECHANICAL EQUIPMENT UNITS. REFER TO SPECIFICATIONS. (TYPICAL)
 - PROVIDE ELEVATED 3'-0" WIDE CROSS WALKS OVER MECHANICAL PIPES AS REQUIRED.

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(1) CALCULATION:

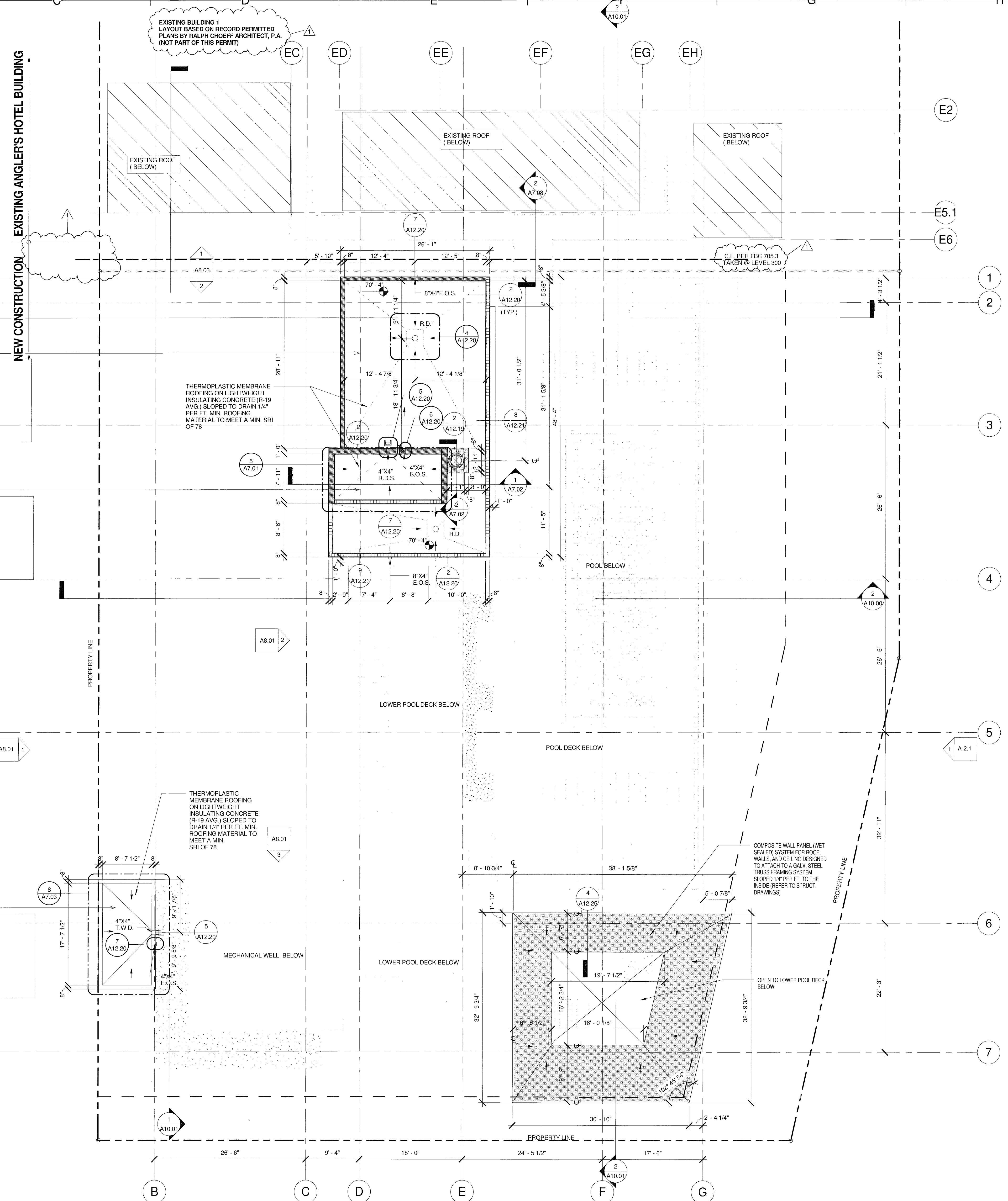
ROOF AREA = 1,198 SQ. FT.
BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 1,268 SQ. FT. / HALF AREA = 634 SQ. FT.
ROOF AREA (1,198 SQ. FT.) + WALL AREA (634 SQ. FT.) = 1,832 SQ. FT.
TOTAL EMERGENCY OVERFLOW DRAINAGE AREA = 1,832 SQ. FT.
REFER TO PLUMBING SECTION TABLE 1106.7 OF THE F.B.C. 2010 EDITION
CALCULATE 2" HEAD HEIGHT (HALF OF SCUPPER HEIGHT X 4" W OPEN WEIR = 1,282 SQ. FT. PER E.O.S. (8"W X 4" H) (INSIDE DIMENSION SEE NOTE #8)
TOTAL EMERGENCY OVERFLOW AREA (1,832 SQ. FT.) / E.O.S. AREA (1,282 SQ. FT.) = 1.42
TOTAL E.O.S. (8"W X 4" H) REQUIRED = (2) TOTAL E.O.S. (8"W X 4" H) PROVIDED = (2)

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(2) CALCULATION:

ROOF AREA = 148 SQ. FT.
BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 54 SQ. FT. / HALF AREA = 27 SQ. FT.
ROOF AREA (148 SQ. FT.) + WALL AREA (27 SQ. FT.) = 175 SQ. FT.
TOTAL EMERGENCY OVERFLOW DRAINAGE AREA = 175 SQ. FT.
REFER TO PLUMBING SECTION TABLE 1106.7 OF THE F.B.C. 2010 EDITION
CALCULATE 2" HEAD HEIGHT (HALF OF SCUPPER HEIGHT X 4" W OPEN WEIR = 841 SQ. FT. PER E.O.S. (4"W X 4" H) (INSIDE DIMENSION SEE NOTE #8)
TOTAL EMERGENCY OVERFLOW AREA (175 SQ. FT.) / E.O.S. AREA (841 SQ. FT.) = .273
TOTAL E.O.S. (4"W X 4" H) REQUIRED = (1) TOTAL E.O.S. (4"W X 4" H) PROVIDED = (1)

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(3) CALCULATION:

ROOF AREA = 192 SQ. FT.
BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 81 SQ. FT. / HALF AREA = 41 SQ. FT.
ROOF AREA (192 SQ. FT.) + WALL AREA (41 SQ. FT.) = 233 SQ. FT.
TOTAL EMERGENCY OVERFLOW DRAINAGE AREA = 193 SQ. FT.
REFER TO PLUMBING SECTION TABLE 1106.7 OF THE F.B.C. 2010 EDITION
CALCULATE 2" HEAD HEIGHT (HALF OF SCUPPER HEIGHT X 4" W OPEN WEIR = 641 SQ. FT. PER E.O.S. (4"W X 4" H) (INSIDE DIMENSION SEE NOTE #8)
TOTAL EMERGENCY OVERFLOW AREA (193 SQ. FT.) / E.O.S. AREA (641 SQ. FT.) = .30
TOTAL E.O.S. (4"W X 4" H) REQUIRED = (1) TOTAL E.O.S. (4"W X 4" H) PROVIDED = (1)



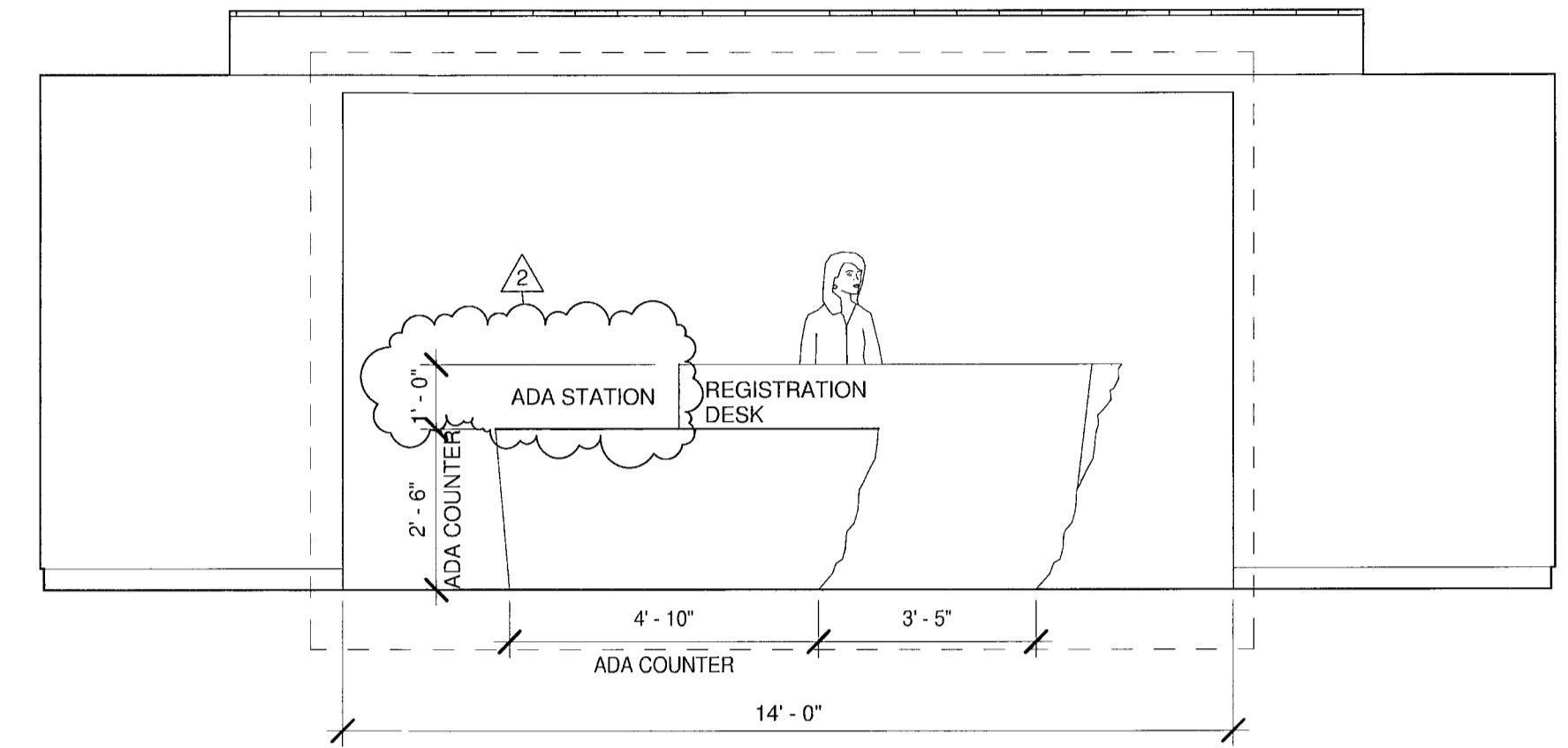
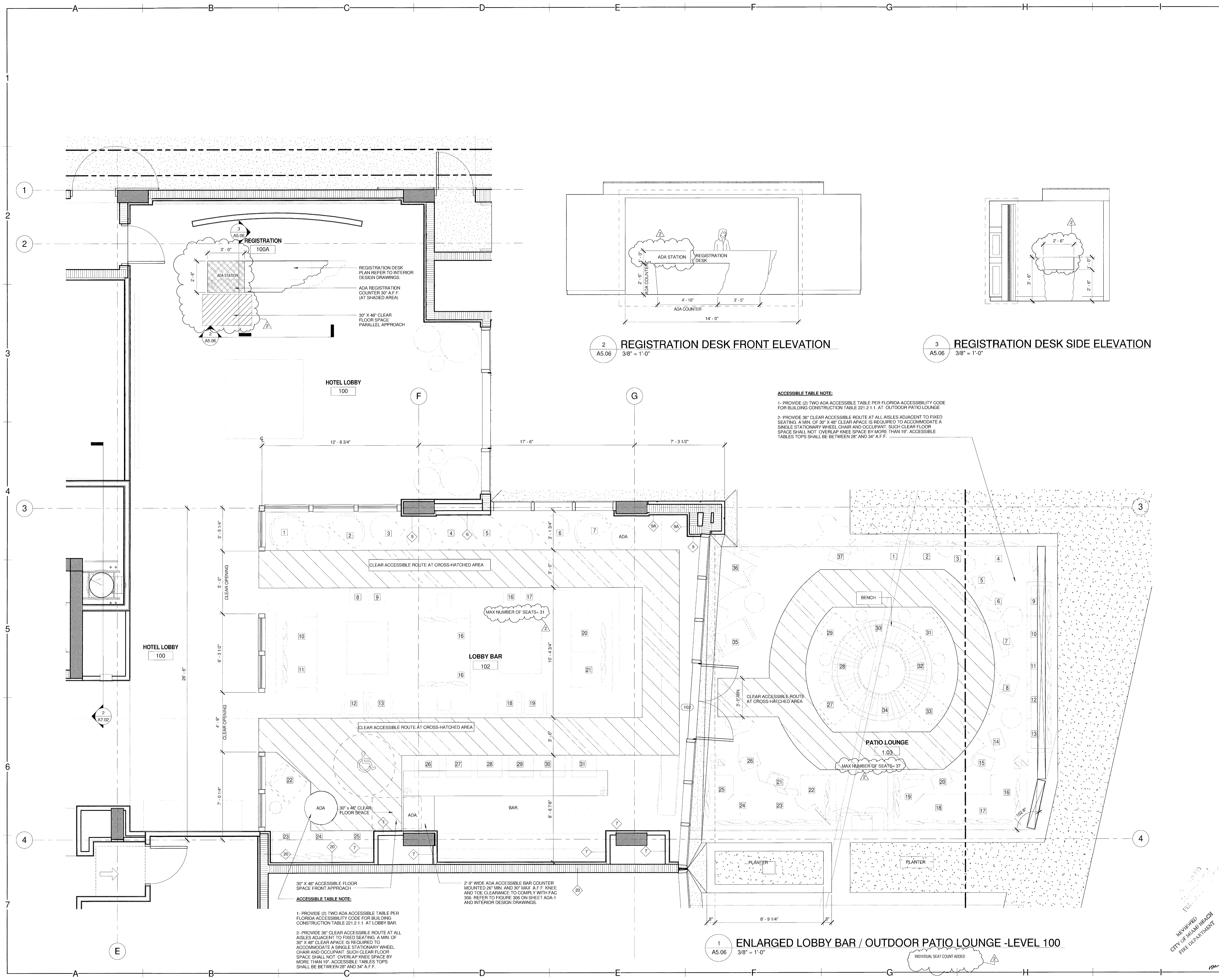
UPPER ROOF PLAN
1
A4.07
1/8" = 1'-0" (T.O.S.S. 89'-10" N.G.V.D.)

JAN 15 2015
AW

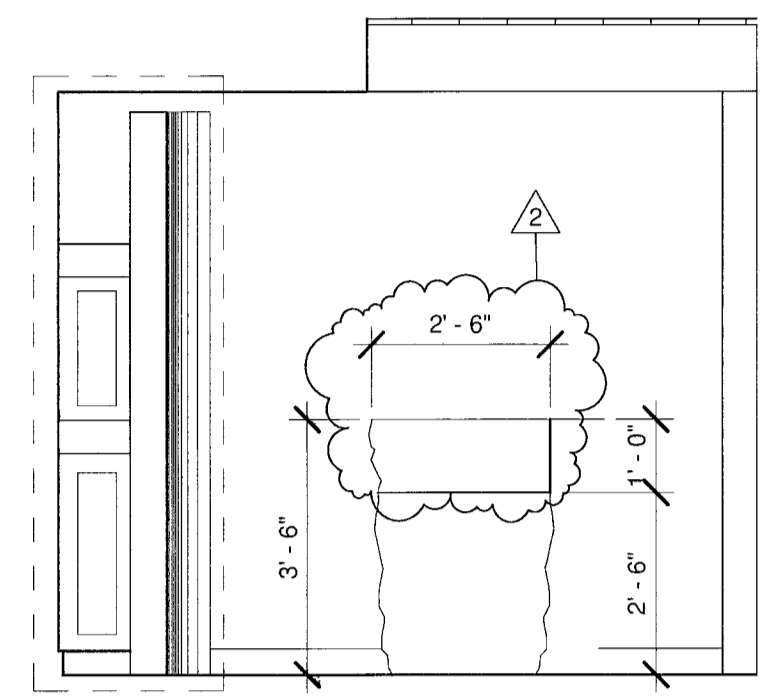
REVISIONS			
#	Description	Date	
1	CMB Bldg Dept. comments	12/16/14	
2	CMB Bldg Dept. comments	01/15/15	

12064

A5.06



2 REGISTRATION DESK FRONT ELEVATION
A5.06 3/8" = 1'-0"



3 REGISTRATION DESK SIDE ELEVATION
A5.06 3/8" = 1'-0"

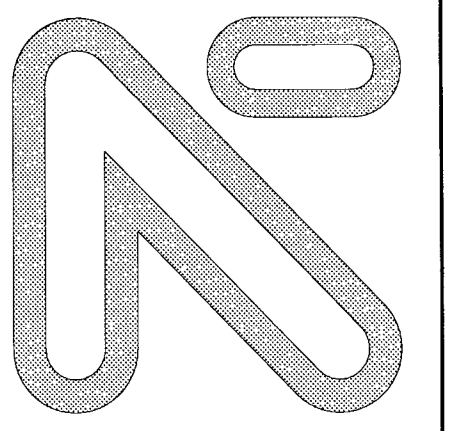
ACCESSIBLE TABLE NOTE:
1- PROVIDE (2) TWO ADA ACCESSIBLE TABLE PER FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION TABLE 221.2.1.1. AT OUTDOOR PATIO LOUNGE
2- PROVIDE 36" CLEAR ACCESSIBLE ROUTE AT ALL AISLES ADJACENT TO FIXED SEATING. A MIN. OF 30" X 48" CLEAR APACE IS REQUIRED TO ACCOMMODATE A SINGLE STATIONARY WHEEL CHAIR AND OCCUPANT. SUCH CLEAR FLOOR SPACE SHALL NOT OVERLAP KNEE SPACE BY MORE THAN 19". ACCESSIBLE TABLE TOPS SHALL BE BETWEEN 28" AND 34" A.F.F.

ACCESSIBLE TABLE NOTE:
1- PROVIDE (2) TWO ADA ACCESSIBLE TABLE PER FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION TABLE 221.2.1.1. AT LOBBY BAR.
2- PROVIDE 36" CLEAR ACCESSIBLE ROUTE AT ALL AISLES ADJACENT TO FIXED SEATING. A MIN. OF 30" X 48" CLEAR APACE IS REQUIRED TO ACCOMMODATE A SINGLE STATIONARY WHEEL CHAIR AND OCCUPANT. SUCH CLEAR FLOOR SPACE SHALL NOT OVERLAP KNEE SPACE BY MORE THAN 19". ACCESSIBLE TABLE TOPS SHALL BE BETWEEN 28" AND 34" A.F.F.

1 ENLARGED LOBBY BAR / OUTDOOR PATIO LOUNGE - LEVEL 100
A5.06 3/8" = 1'-0"

C:\Users\akriss\Documents\12064 - ANGLERS HOTEL -skiss.rvt
1/30/2015 4:19:04 PM

RECEIVED
CITY OF MIAMI BEACH
FIRE DEPARTMENT



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

1815 NW 10th Street
Coral Gables, FL 33134
(305) 442-1200
(305) 442-2872
www.nbw.com

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

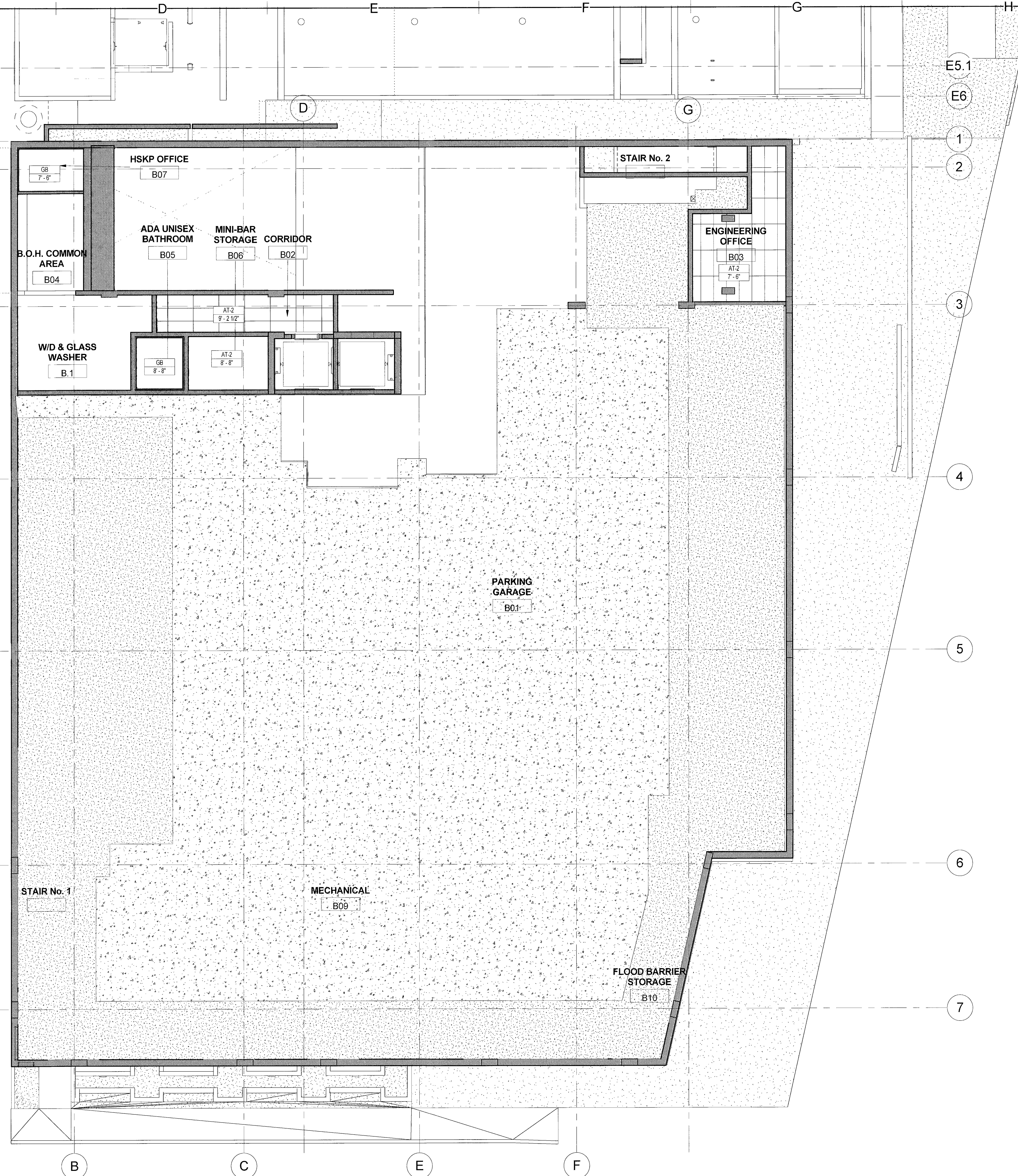
Permit Issue 10-13-14

REVISIONS		
#	Description	Date
1	ICMB Bldg. Dept. Comments	12/16/14

[Signature]
DEC 16 2014

12064

A6.00
NEW SHEET



1 BASEMENT REFLECTED CEILING PLAN
A6.00 1/8" = 1'-0"

REVIEWED BY:
CITY OF MIAMI BEACH
FIRE DEPARTMENT 1

REFLECTED CEILING PLAN, SYMBOLS, AND NOTES

- XXX CEILING MATERIAL
- X'-X" CEILING HEIGHT ABOVE FINISH FLOOR
- ⊕ PENDANT LIGHT
- WP RECESSED DOWNLIGHT (WP WHEN WATERPROOF)
- WALL SCONCE
- ⊙ SURFACE MOUNTED FIXTURE
- ⊗ CEILING MOUNTED EXIT LIGHT
- ⊙ WALL MOUNTED EXIT LIGHT
- SD SMOKE DETECTOR
- S AUDIBLE / VISIBLE SPEAKER
- ACCESS PANEL
- ⊗ CEILING MOUNT A/C SUPPLY GRILL
- ⊗ CEILING MOUNT A/C RETURN GRILL
- ▬ LINEAR DIFFUSER
- SEMI-RECESSED FIRE SPRINKLER HEAD
- FIRE SPRINKLER HEAD
- ▽ WALL MOUNTED FIRE SPRINKLER HEAD
- AT-1 ACOUSTICAL CEILING TILE (2X2)
- AT-2 ACOUSTICAL CEILING TILE (2X4)
- AT-3 ACOUSTICAL CEILING TILE (2X4) - DAMAGE RESISTANT
- ES EXPOSED STRUCTURE
- GB GYPSUM WALL BOARD
- GMGB GLASS-MAT GYPSUM WALLBOARD
- ▨ SPRAYED-ON INSULATION
- ⊡ 2x2' RECESSED FLUORESCENT LIGHT FIXTURE
- ⊡ 2x4' RECESSED FLUORESCENT LIGHT FIXTURE
- ⊡ 2x2' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊡ 2x4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊡ WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- ⊡ EMERGENCY LIGHTING LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)

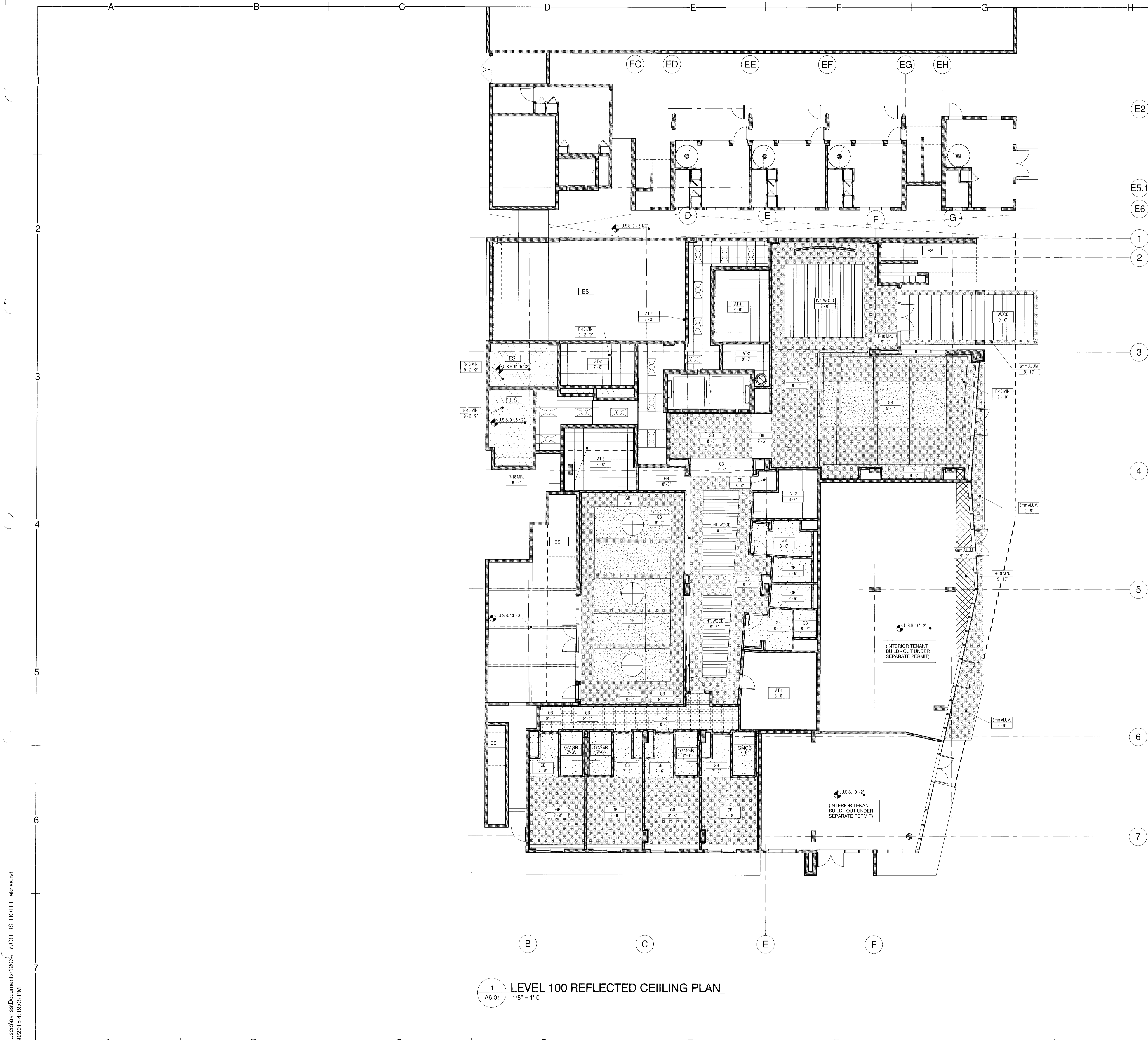
- REFLECTED CEILING NOTES:**
- G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
 - SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
 - ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR.
 - SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
 - ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
 - HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15-20 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB FROM AN ENGINEERED METAL FRAMING SYSTEM.
 - SEE MEP DRAWINGS FOR EXACT LOCATION AND SPECIFICATIONS OF FIRE ALARM, FIRE SPRINKLER & MECHANICAL SYSTEMS.

NOTE:
FOR PUBLIC AREA REFLECTED CEILING ELEVATIONS, DIMENSIONS, LIGHT FIXTURES, ETC. SEE INTERIOR DESIGN AND LIGHTING DRAWINGS.

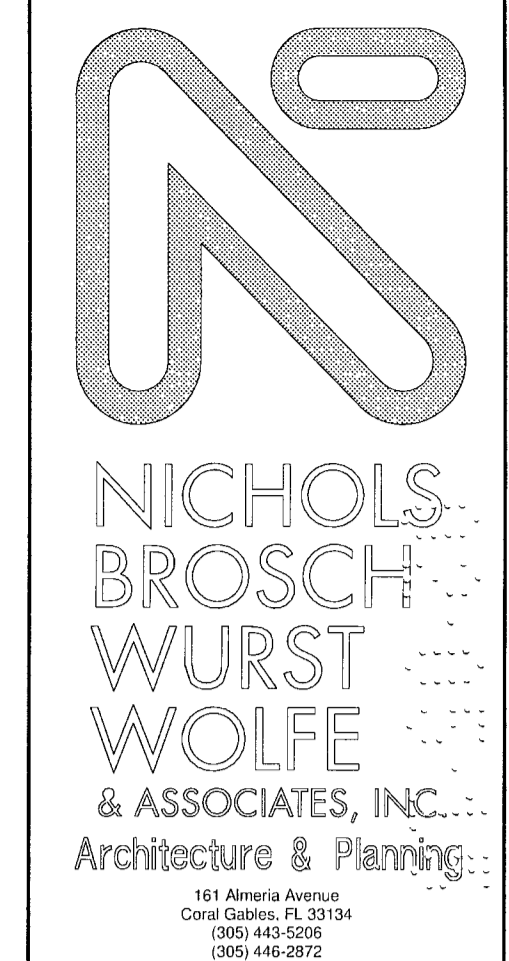
ALL GUESTROOM BATH DROPPED CEILINGS THROUGHOUT, INCLUDING SHOWERS, TO HAVE 5/8" GLASS-MAT GYPSUM BOARD (MEETING ASTM C1178) ON 1 5/8" GALV. MTL. STUD FRAMING AT 16" O.C.

ALL EXPOSED CONCRETE CEILINGS TO RECEIVE SKIM COAT PLASTER - PAINTED.

ALL DROPPED GYPSUM WALLBOARD CEILINGS (OTHER THAN BATHROOM CEILINGS) TO BE 5/8" GYPSUM WALLBOARD ON 1 5/8" GALV. MTL. STUD FRAMING.



1 LEVEL 100 REFLECTED CEILING PLAN
A6.01 1/8" = 1'-0"



ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

JAN 15 2015
[Signature]

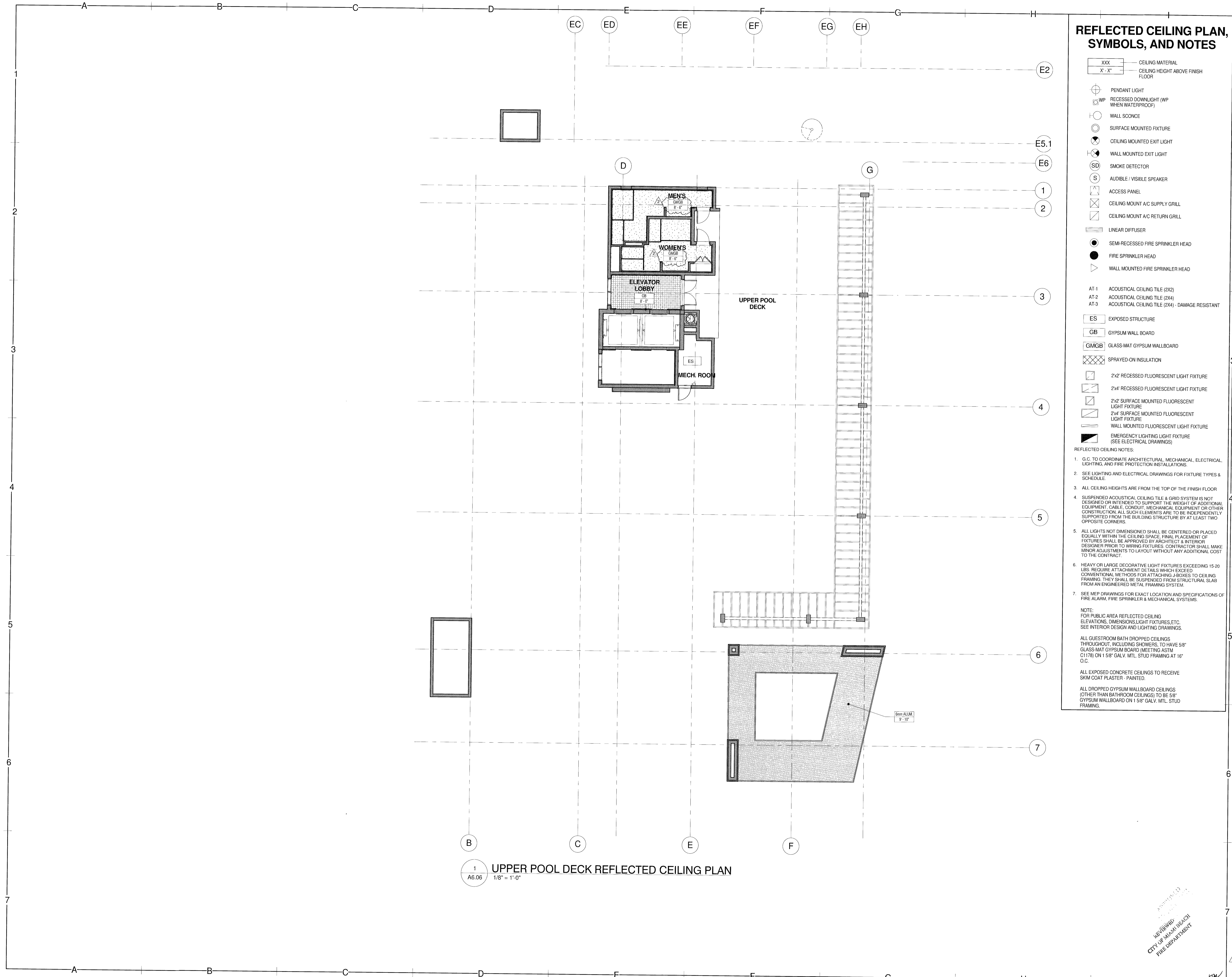
REVISIONS		
#	Description	Date
1	CMB Bldg. Dept. Comments	12/16/14
2	CMB Bldg. Dept. comments	01/15/15

12064

A6.01

REVIEWED BY:
CITY OF MIAMI BEACH
FIRE DEPARTMENT

C:\Users\akriss\Documents\1206\ANGLER'S HOTEL_skiss.mt
1/30/2015 4:19:35 PM



REFLECTED CEILING PLAN, SYMBOLS, AND NOTES

- XXX CEILING MATERIAL
- X'-X" CEILING HEIGHT ABOVE FINISH FLOOR
- PENDANT LIGHT
- WP RECESSED DOWNLIGHT (WP WHEN WATERPROOF)
- WALL SCONCE
- SURFACE MOUNTED FIXTURE
- CEILING MOUNTED EXIT LIGHT
- WALL MOUNTED EXIT LIGHT
- SD SMOKE DETECTOR
- S AUDIBLE / VISIBLE SPEAKER
- ACCESS PANEL
- CEILING MOUNT A/C SUPPLY GRILL
- CEILING MOUNT A/C RETURN GRILL
- LINEAR DIFFUSER
- SEM-RECESSED FIRE SPRINKLER HEAD
- FIRE SPRINKLER HEAD
- WALL MOUNTED FIRE SPRINKLER HEAD
- AT-1 ACOUSTICAL CEILING TILE (2X2)
- AT-2 ACOUSTICAL CEILING TILE (2X4)
- AT-3 ACOUSTICAL CEILING TILE (2X4) - DAMAGE RESISTANT
- ES EXPOSED STRUCTURE
- GB GYPSUM WALL BOARD
- GMGB GLASS-MAT GYPSUM WALLBOARD
- SPRAYED-ON INSULATION
- 2x2 RECESSED FLUORESCENT LIGHT FIXTURE
- 2x4 RECESSED FLUORESCENT LIGHT FIXTURE
- 2x2 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- 2x4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- WALL MOUNTED FLUORESCENT LIGHT FIXTURE
- EMERGENCY LIGHTING LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)

- REFLECTED CEILING NOTES:
1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
 2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
 3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR.
 4. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
 5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
 6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15-20 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB FROM AN ENGINEERED METAL FRAMING SYSTEM.
 7. SEE MEP DRAWINGS FOR EXACT LOCATION AND SPECIFICATIONS OF FIRE ALARM, FIRE SPRINKLER & MECHANICAL SYSTEMS.
- NOTE:
FOR PUBLIC AREA REFLECTED CEILING ELEVATIONS, DIMENSIONS LIGHT FIXTURES, ETC. SEE INTERIOR DESIGN AND LIGHTING DRAWINGS.
- ALL GUESTROOM BATH DROPPED CEILINGS THROUGHOUT, INCLUDING SHOWERS, TO HAVE 5/8" GLASS-MAT GYPSUM BOARD (MEETING ASTM C1178) ON 1 5/8" GALV. MTL. STUD FRAMING AT 16" O.C.
- ALL EXPOSED CONCRETE CEILINGS TO RECEIVE SKIM COAT PLASTER - PAINTED.
- ALL DROPPED GYPSUM WALLBOARD CEILINGS (OTHER THAN BATHROOM CEILINGS) TO BE 5/8" GYPSUM WALLBOARD ON 1 5/8" GALV. MTL. STUD FRAMING.



ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

JAN 15 2015
[Signature]

Permit Issue 10-13-14

REVISIONS		
#	Description	Date
1	CMB Bldg. Dept. Comments	12/16/14
2	CMB Bldg. Dept. Comments	01/15/15

APPROVED:
ANGLER'S HOTEL
CITY OF MIAMI BEACH
FIRE DEPARTMENT

12064

A6.06

JAN 15 2015

REVISIONS		
#	Description	Date
1	CMAB Bldg. Dept. Comments	12/16/14
2	CMAB Bldg. Dept. Comments	01/15/15

Permit Issue
10/18/14

12064

A7.00

ELEVATOR GENERAL NOTES:

- GENERIC DRAWINGS:**
- THESE DRAWINGS FOR GENERAL INFORMATION ONLY. REQUIREMENTS OF INDIVIDUAL VENDORS MAY VARY.
 - THESE DRAWINGS SHALL BE DISTRIBUTED TO APPROPRIATE CONSULTING AND ENGINEERING FIRMS INCLUDING ARCHITECT, STRUCTURAL, ELECTRICAL AND MECHANICAL ENGINEERS.
 - FIELD VERIFY ALL EXISTING DIMENSIONS.
 - ROUGH OPENING DIMENSIONS FOR ELEVATOR ENTRANCES APPLY ONLY IN THE CASE OF MASONRY OR CONCRETE CONSTRUCTION.
 - VERTICAL STRUCTURAL SUPPORT FOR RAIL BRACKETING IS PROVIDED BY HOISTWAY WALL IN THE CASE OF REINFORCED CONCRETE HOISTWAY CONSTRUCTION.
 - ELEVATOR SHAFT VENTILATION SHALL COMPLY WITH FBC SECTION 3004 AND 13-409 ABC 3.1

NOTES:
APPLICATION DESIGNED FOR:
OTIS
SCHINDLER
THYSSENKRUPP

- PIT NOTES:**
- PROVIDE ADEQUATE LIGHTING TO MAINTAIN MIN. 100 LUX (10 FC) ILLUMINATION AT PIT FLOOR.
 - PROVIDE PIT ACCESS LADDERS, LIGHT SWITCHES, LIGHTS, AND GFCI-PROTECTED UTILITY OUTLETS.
 - PROVIDE ONE PIT LADDER, LIGHT SWITCH, LIGHT FIXTURE, AND OUTLET PER ELEVATOR.
 - PROVIDE ADEQUATE STRUCTURAL SUPPORT REQUIRED FOR BUFFER AND RAIL FORCE REACTIONS.

PIT AND OVERHEAD PLANS INDICATE REACTIONS FOR MACHINE ROOM-LESS EQUIPMENT OF VARIOUS ELEVATOR VENDORS WHERE REACTIONS OF DIFFERENT VENDORS OVERLAP. THE HIGHER REACTION IS INDICATED. REACTIONS FOR ONE VENDOR DO NOT OCCUR WITH THE REACTIONS OF OTHER VENDORS. OVERHEAD PLANS ARE NOT SHOWN FOR VENDORS WITH NO REACTIONS IN THE OVERHEADS.

3 ELEVATOR PITS SHALL COMPLY WITH ASME A17.1-2009 SECTION 2.2.2.2.3.3.1 THRU 2.2.2.2.3.3.4

CONTROL ROOM NOTES:
PROVIDE SELF-CLOSING, SELF-LOCKING CONTROL ROOM ACCESS DOOR. PROVIDE ADEQUATE LIGHTING TO MAINTAIN MIN. 200 LUX (19 FC) ILLUMINATION AT CONTROL ROOM FLOOR. PROVIDE LIGHT(S), LIGHT SWITCH(ES) AND GFCI-PROTECTED UTILITY OUTLET(S). COORDINATE LOCATIONS WITH ELEVATOR CONTRACTOR. FOR MOST VENDORS, CONTROLLER MUST BE WITHIN 80' WIRE RUN LENGTH FROM THE CORRESPONDING MACHINE AT THE TOP OF THE HOISTWAY.

OVERHEAD NOTES:
PROVIDE ADEQUATE LIGHTING TO MAINTAIN MIN. 200 LUX (19 FC) ILLUMINATION AT TOP OF HOISTWAY. PROVIDE LIGHTS, LIGHT SWITCHES AND GFCI-PROTECTED UTILITY OUTLETS. COORDINATE LOCATIONS WITH ELEVATOR CONTRACTOR. PROVIDE STRUCTURAL SUPPORT TO SUSTAIN REACTIONS INDICATED.

- APPLICABLE STANDARDS:**
- AMERICAN STANDARD SAFETY CODE FOR ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS (ASME A17.1)
 - FLORIDA BUILDING CODE ACCESSIBILITY - 2010 EDITION.
 - FLORIDA BUILDING CODE CHAPTER 30 - 2010 EDITION.
 - NATIONAL ELECTRICAL CODE
 - OTHER SUCH STATE AND LOCAL CODES AS MAY BE APPLICABLE.

EMERGENCY SIGNS:
AN APPROVED PICTORIAL SIGN OF STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR, USE EXIT STAIRS.

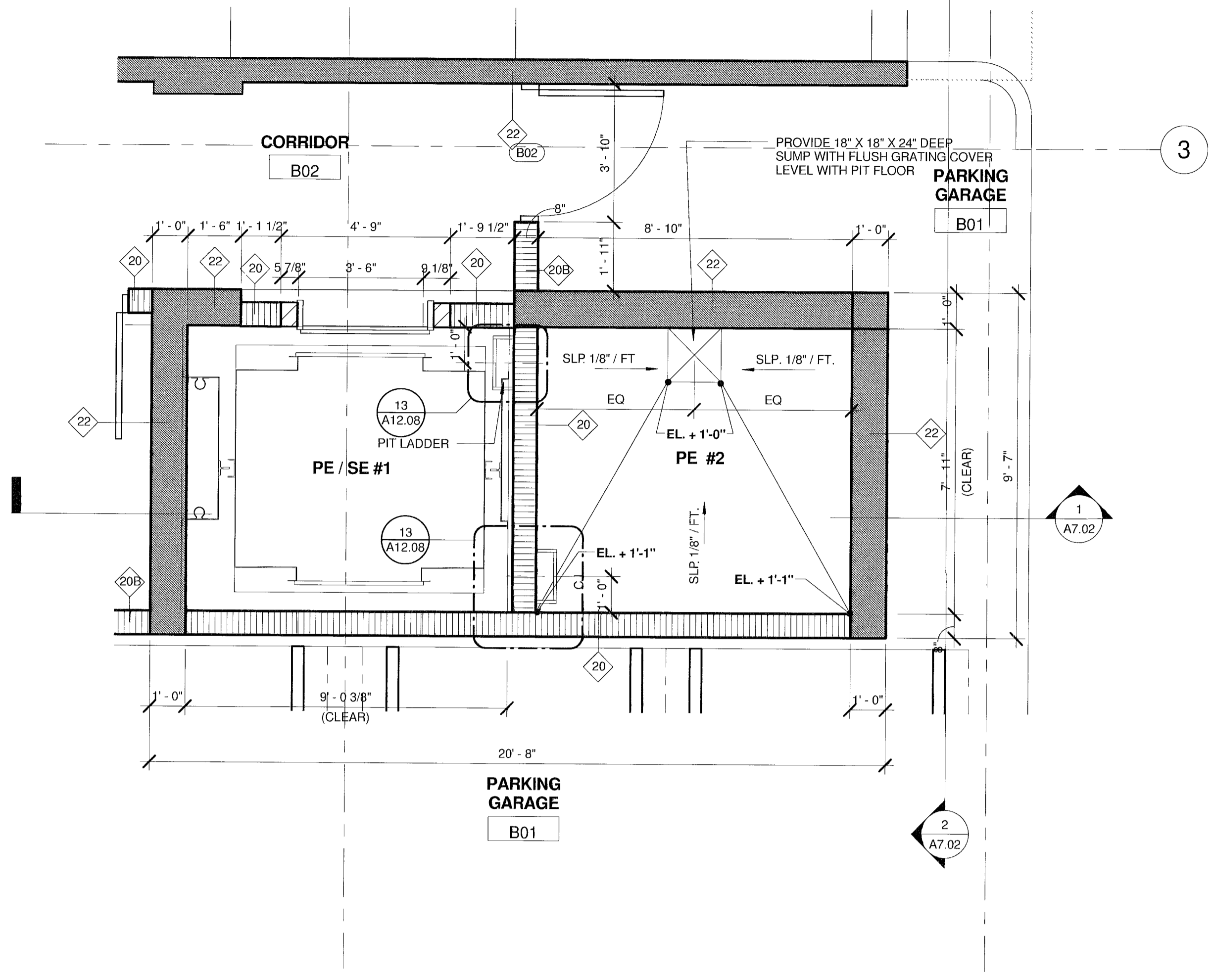
AMBULANCE STRETCHER ELEVATOR:
ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER - THIS BUILDING MUST BE CONSTRUCTED TO CONTAIN AT LEAST ONE PASSENGER ELEVATOR THAT IS OPERATIONAL FOR BUILDING OCCUPANTS AND FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES WITH NOT LESS THAN 5 INCH RADIUS CORNERS. IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL NOT BE LESS THAN 9 INCHES HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

TRACTION ELEVATOR EQUIPMENT

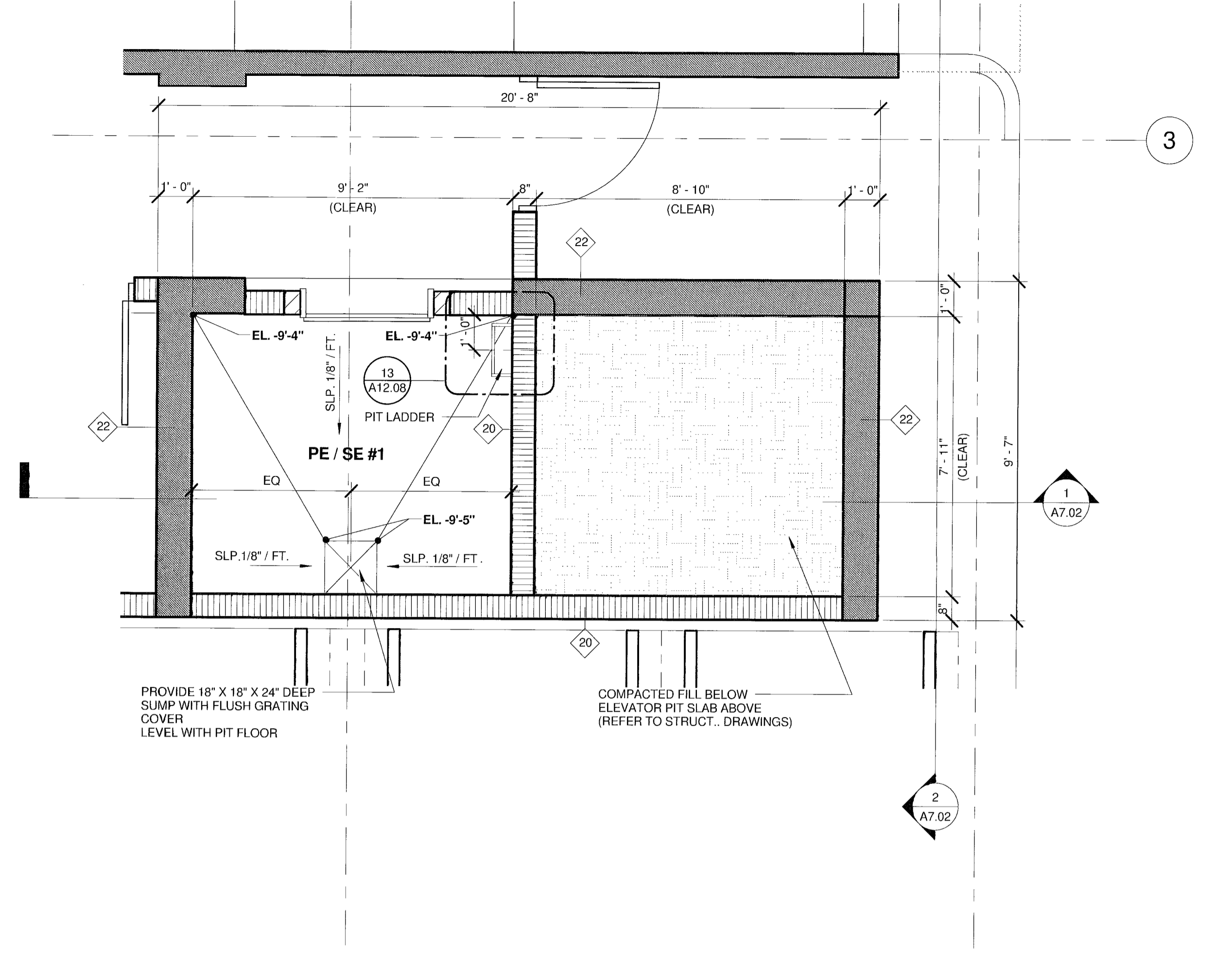
- 1 PASSENGER ELEVATOR, 1 SERVICE ELEVATOR
- CAPACITY:**
3500 # (PASSENGER PE-2)
4000 # (PASSENGER / SERVICE PE-1/SE-1)
- CLASS LOADING:** PASSENGER CLASS A
- CONTRACT SPEED:**
ELEVATORS PE-1/SE-1, PE-2: 350 F.P.M.
- ROPING SPEED:** MANUFACTURER'S STANDARDS
- MACHINE:** GEARLESS MACHINE ROOM LESS
- MACHINE LOCATION:** REFER TO DRAWINGS
- SUPERVISORY CONTROL:** GROUP AUTOMATIC MICROPROCESSOR-BASED SYSTEM
- OPERATIONAL CONTROL:** DUPLEX SELECTIVE COLLECTIVE MICROPROCESSOR-BASED SYSTEM
- MOTOR CONTROL:** AC VARIABLE VOLTAGE VARIABLE FREQUENCY, MICROPROCESSOR-BASED WITH DIGITAL CLOSED-LOOP FEEDBACK
- POWER CHARACTERISTICS:** 480 VOLTS, 3 PHASE, 60 HERTZ
- ELEVATOR QUANTITY - DESCRIPTION:**
- 2 - MAIN GUEST ELEVATORS PE-1 AND PE-2
 - 1 - SERVICE ELEVATOR SE-1
- STOPS:**
7 STOPS PE-1/SE-1
6 STOPS PE-2
- OPENINGS:**
6 FRONT, 3 REAR, PE-1/SE-1
6 FRONT, 1 REAR, PE-2
- TRAVEL:** REFER TO PLANS AND SECTIONS
- PLATFORM SIZE:**
3500 # STANDARD PASSENGER
- CLEAR INSIDE SIZE:**
3500 # STANDARD PASSENGER : 6'-8" WIDE X 5'-5 1/2" DEEP
- ENTRANCE SIZE:**
CO 42" W X 84" H (PASSENGER)
- ENTRANCE TYPE:**
CENTER OPENING

NOTE:
ALL ELEVATORS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASCE 24-05 7.5 AND FEMA TECHNICAL BULLETIN 4-2010

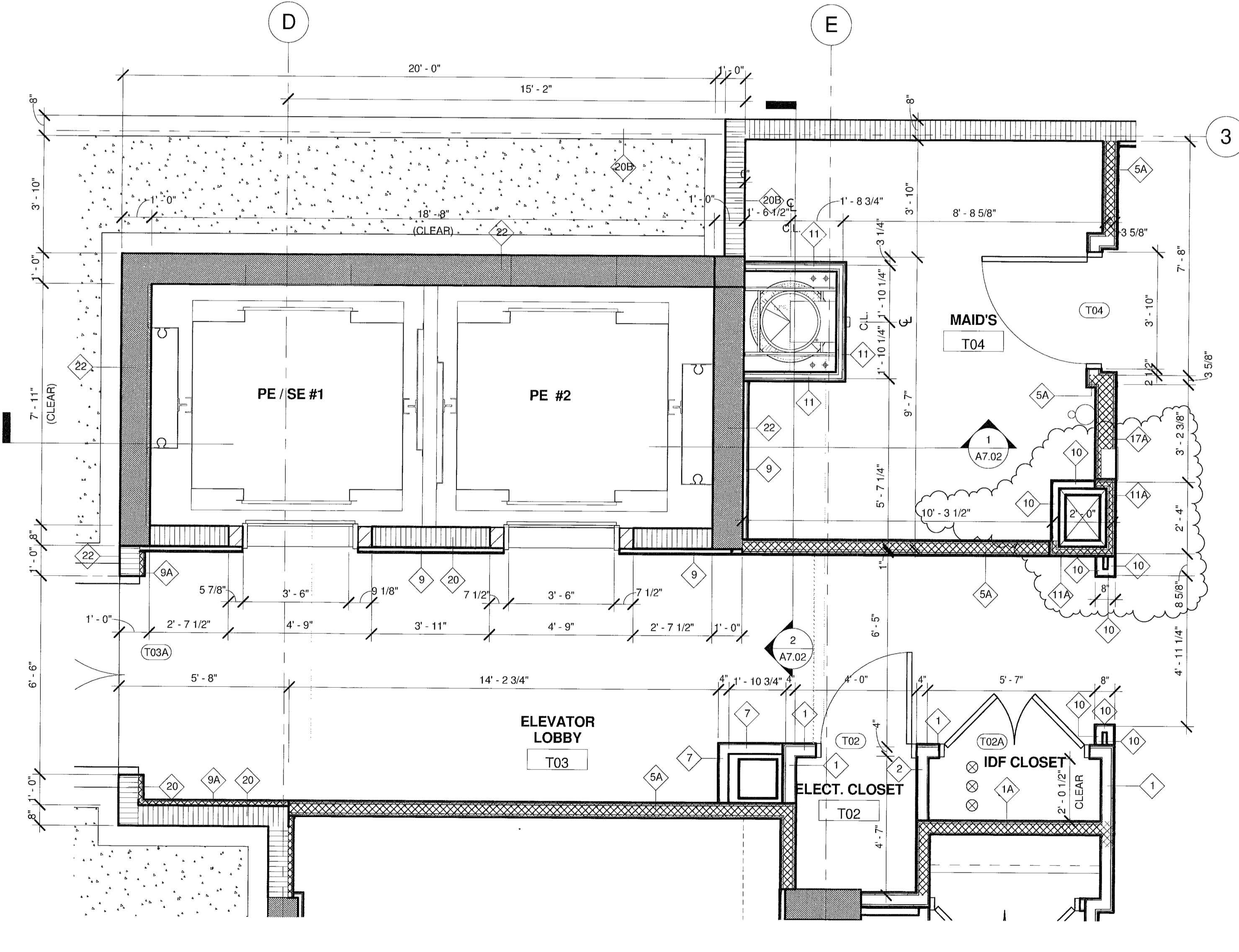
REVIEWED BY:
CITY OF MIAMI BEACH
FIRE DEPARTMENT



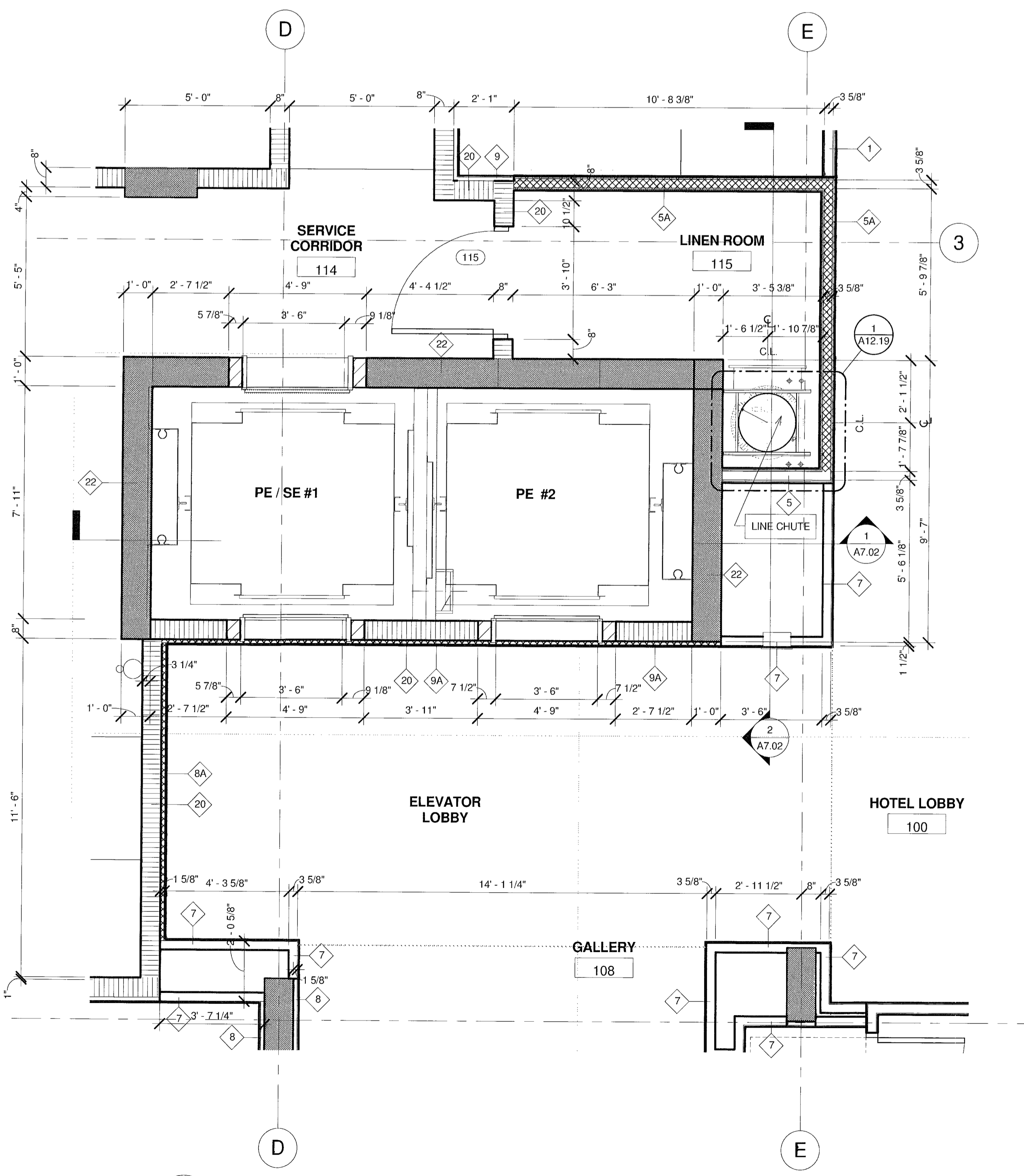
2 ELEVATOR CORE - BASEMENT
3/8" = 1'-0"



1 ELEVATOR CORE - PIT PLAN
3/8" = 1'-0"



4 ELEVATOR CORE - LEVEL 200
3/8" = 1'-0"



3 ELEVATOR CORE - LEVEL 100
3/8" = 1'-0"

ELEVATOR GENERAL NOTES:

- GENERIC DRAWINGS:**
- THESE DRAWINGS FOR GENERAL INFORMATION ONLY. REQUIREMENTS OF INDIVIDUAL VENDORS MAY VARY.
 - THESE DRAWINGS SHALL BE DISTRIBUTED TO APPROPRIATE CONSULTING AND ENGINEERING FIRMS INCLUDING ARCHITECT, STRUCTURAL, ELECTRICAL AND MECHANICAL ENGINEERS.
 - FIELD VERIFY ALL EXISTING DIMENSIONS.
 - ROUGH OPENING DIMENSIONS FOR ELEVATOR ENTRANCES APPLY ONLY IN THE CASE OF MASONRY OR CONCRETE CONSTRUCTION.
 - VERTICAL STRUCTURAL SUPPORT FOR RAIL BRACKETING IS PROVIDED BY HOISTWAY WALL IN THE CASE OF REINFORCED CONCRETE HOISTWAY CONSTRUCTION.
 - ELEVATOR SHAFT VENTILATION SHALL COMPLY WITH FBC SECTION 9004 AND 13-402.05.

NOTES:
APPLICATION DESIGNED FOR:
OTIS
SCHINDLER
THYSSENKRUPP

- PIT NOTES:**
- PROVIDE ADEQUATE LIGHTING TO MAINTAIN MIN. 100 LUX (10 FC) ILLUMINATION AT PIT FLOOR.
 - PROVIDE PIT ACCESS LADDERS, LIGHT SWITCHES, LIGHTS, AND GFCI-PROTECTED UTILITY OUTLETS.
 - PROVIDE ONE PIT LADDER, LIGHT SWITCH, LIGHT FIXTURE, AND OUTLET PER ELEVATOR.
 - PROVIDE ADEQUATE STRUCTURAL SUPPORT REQUIRED FOR BUFFER AND RAIL FORCE REACTIONS.
- PIT AND OVERHEAD PLANS INDICATE REACTIONS FOR MACHINE ROOM-LESS EQUIPMENT OF VARIOUS ELEVATOR VENDORS. WHERE REACTIONS OF DIFFERENT VENDORS OVERLAP, THE HIGHER REACTION IS INDICATED. REACTIONS FOR ONE VENDOR DO NOT OCCUR WITH THE REACTIONS OF OTHER VENDORS. OVERHEAD PLANS ARE NOT SHOWN FOR VENDORS WITH NO REACTIONS IN THE OVERHEAD.**
- ELEVATOR PITS SHALL COMPLY WITH ASME A17.1-2005 SECTION 2.2.2.2.3.3.1 THROUGH 2.2.2.2.3.3.6.**

CONTROL ROOM NOTES:

PROVIDE SELF-CLOSING, SELF-LOCKING CONTROL ROOM ACCESS DOOR. PROVIDE ADEQUATE LIGHTING TO MAINTAIN MIN. 200 LUX (19 FC) ILLUMINATION AT CONTROL ROOM FLOOR. PROVIDE LIGHT(S), LIGHT SWITCH(ES) AND GFCI-PROTECTED UTILITY OUTLET(S). COORDINATE LOCATIONS WITH ELEVATOR CONTRACTOR. FOR MOST VENDORS, CONTROL ROOM MUST BE WITHIN 8' WIRE RUN LENGTH FROM THE CORRESPONDING MACHINE AT THE TOP OF THE HOISTWAY.

OVERHEAD NOTES:

PROVIDE ADEQUATE LIGHTING TO MAINTAIN MIN. 200 LUX (19 FC) ILLUMINATION AT TOP OF HOISTWAY. PROVIDE LIGHTS, LIGHT SWITCHES AND GFCI-PROTECTED UTILITY OUTLETS. COORDINATE LOCATIONS WITH ELEVATOR CONTRACTOR. PROVIDE STRUCTURAL SUPPORT TO SUSTAIN REACTIONS INDICATED.

- APPLICABLE STANDARDS:**
- AMERICAN STANDARD SAFETY CODE FOR ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS (ASME A17.1)
 - FLORIDA BUILDING CODE ACCESSIBILITY - 2010 EDITION.
 - FLORIDA BUILDING CODE CHAPTER 30 - 2010 EDITION.
 - NATIONAL ELECTRICAL CODE
 - OTHER SUCH STATE AND LOCAL CODES AS MAY BE APPLICABLE.

EMERGENCY SIGNS

AN APPROVED PICTORIAL SIGN OF STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR, USE EXIT STAIRS.

AMBULANCE STRETCHER ELEVATOR

ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER. THIS BUILDING MUST BE CONSTRUCTED TO CONTAIN AT LEAST ONE PASSENGER ELEVATOR THAT IS OPERATIONAL FOR BUILDING OCCUPANTS AND FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES WITH NOT LESS THAN 2 INCH RADIUS CORNERS. IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

TRACTION ELEVATOR EQUIPMENT

1 PASSENGER ELEVATOR, 1 SERVICE ELEVATOR

CAPACITY:
3500 # (PASSENGER PE-2)
4000 # (PASSENGER / SERVICE PE-1/SE-1)

CLASS LOADING: PASSENGER CLASS A

CONTRACT SPEED:
ELEVATORS PE-1/SE-1, PE-2: 350 F.P.M.

ROPING SPEED: MANUFACTURER'S STANDARDS

MACHINE: GEARLESS MACHINE ROOM LESS

MACHINE LOCATION: REFER TO DRAWINGS

SUPERVISORY CONTROL: GROUP AUTOMATIC MICROPROCESSOR-BASED SYSTEM

OPERATIONAL CONTROL: DUPLEX SELECTIVE COLLECTIVE MICROPROCESSOR-BASED SYSTEM

MOTOR CONTROL: AC VARIABLE VOLTAGE VARIABLE FREQUENCY, MICROPROCESSOR-BASED WITH DIGITAL CLOSED-LOOP FEEDBACK

POWER CHARACTERISTICS: 480 VOLTS, 3 PHASE, 60 HERTZ

ELEVATOR QUANTITY - DESCRIPTION:

2 - MAIN GUEST ELEVATORS PE-1 AND PE-2
1 - SERVICE ELEVATOR SE-1

STOPS:
7 STOPS PE-1/SE-1
6 STOPS PE-2

OPENINGS:
6 FRONT, 3 REAR; PE-1/SE-1
6 FRONT, 1 REAR; PE-2

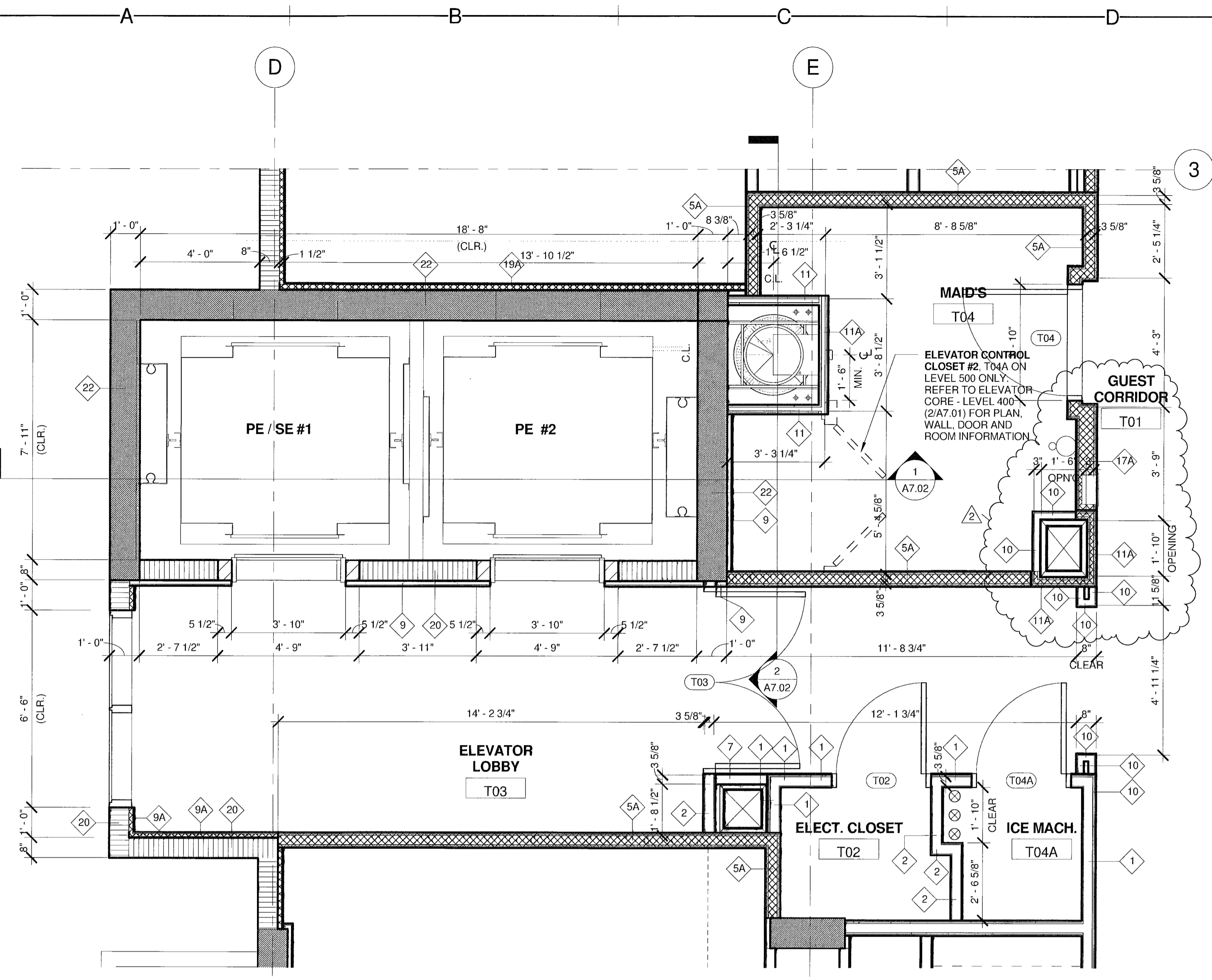
TRAVEL: REFER TO PLANS AND SECTIONS

PLATFORM SIZE:
3500 # STANDARD PASSENGER

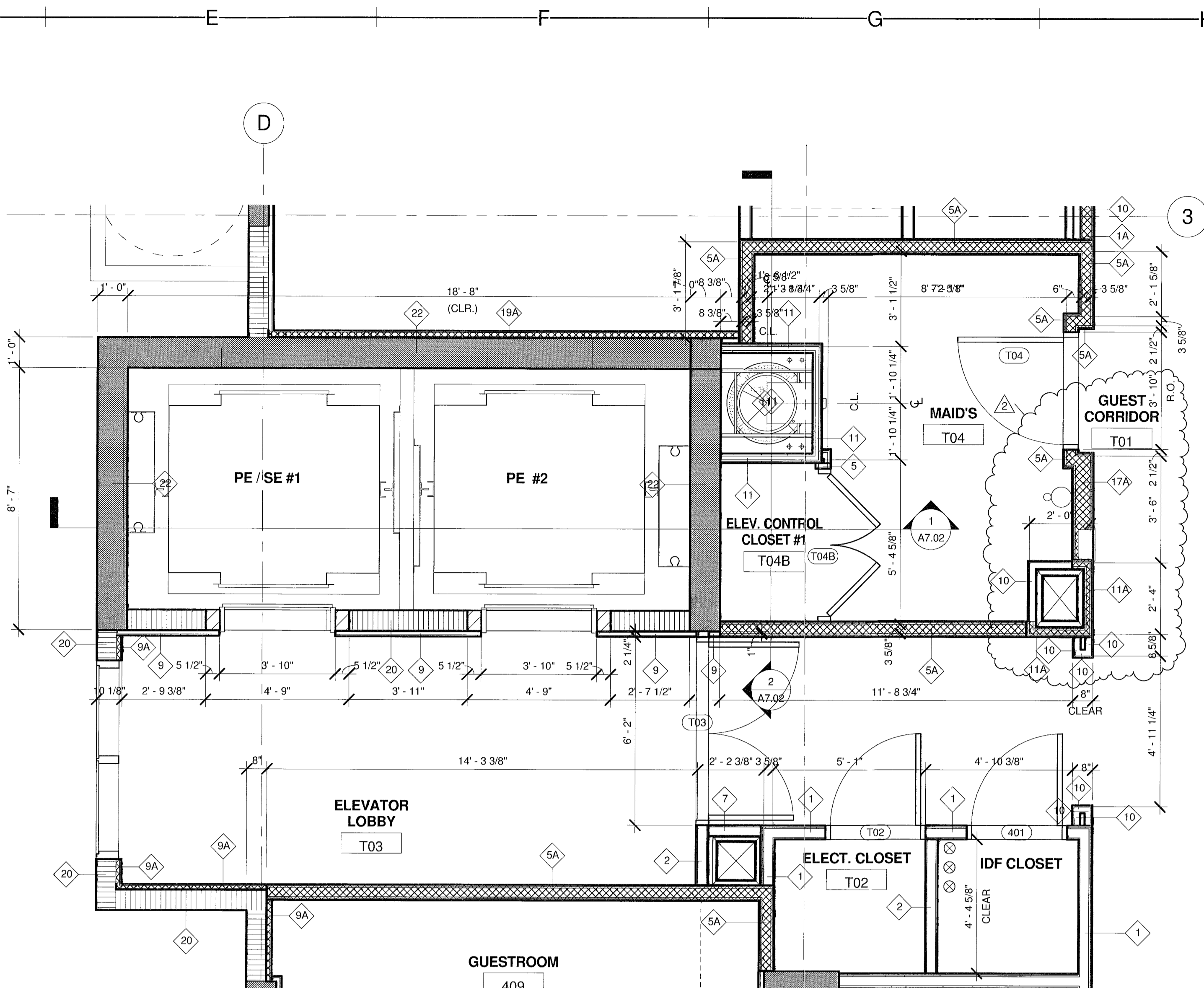
CLEAR INSIDE SIZE:
3500 # STANDARD PASSENGER : 6'-8" WIDE X 5'-5 1/2" DEEP

ENTRANCE SIZE:
CO 42" W X 84" H (PASSENGER)

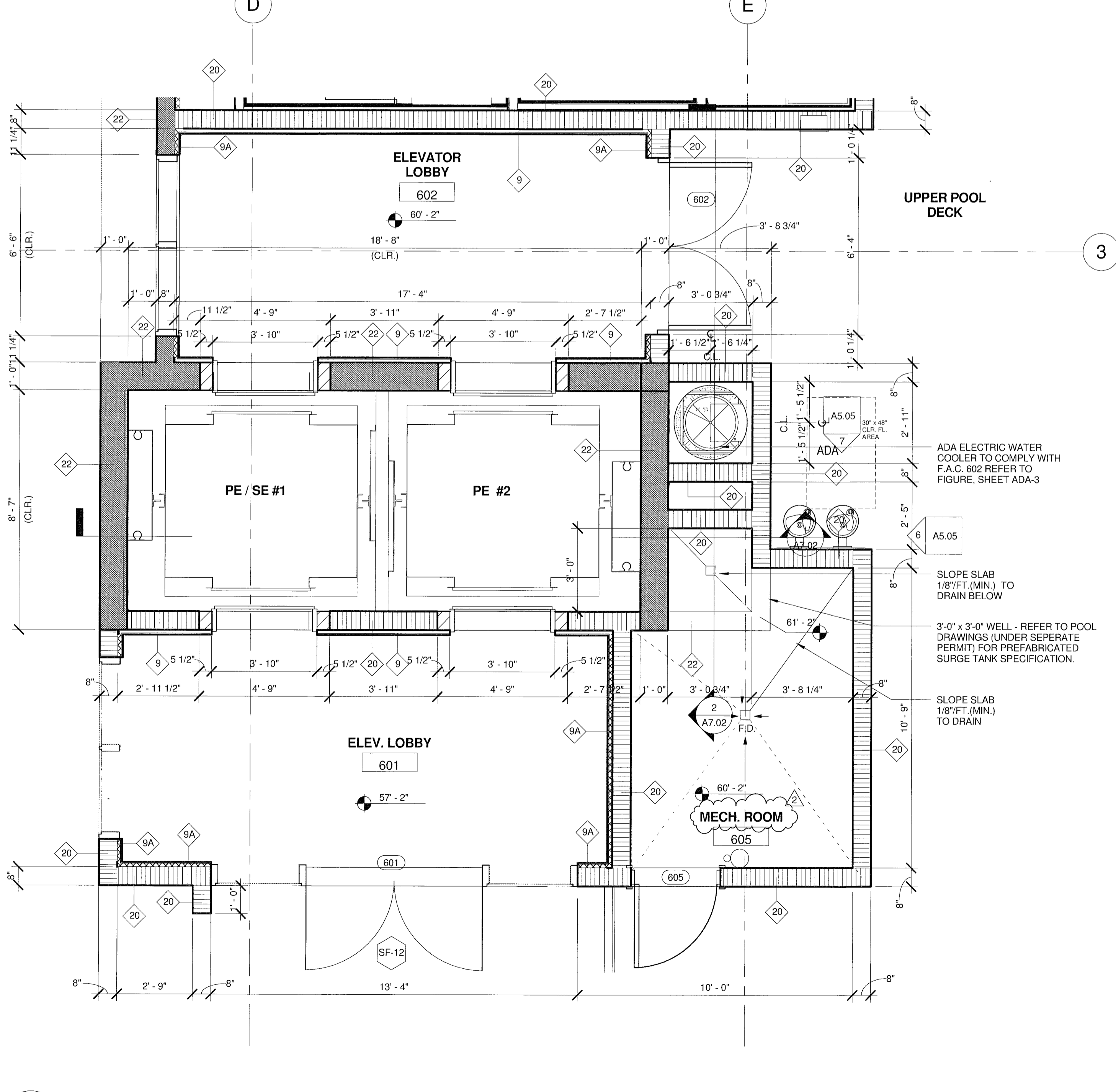
ENTRANCE TYPE:
CENTER OPENING



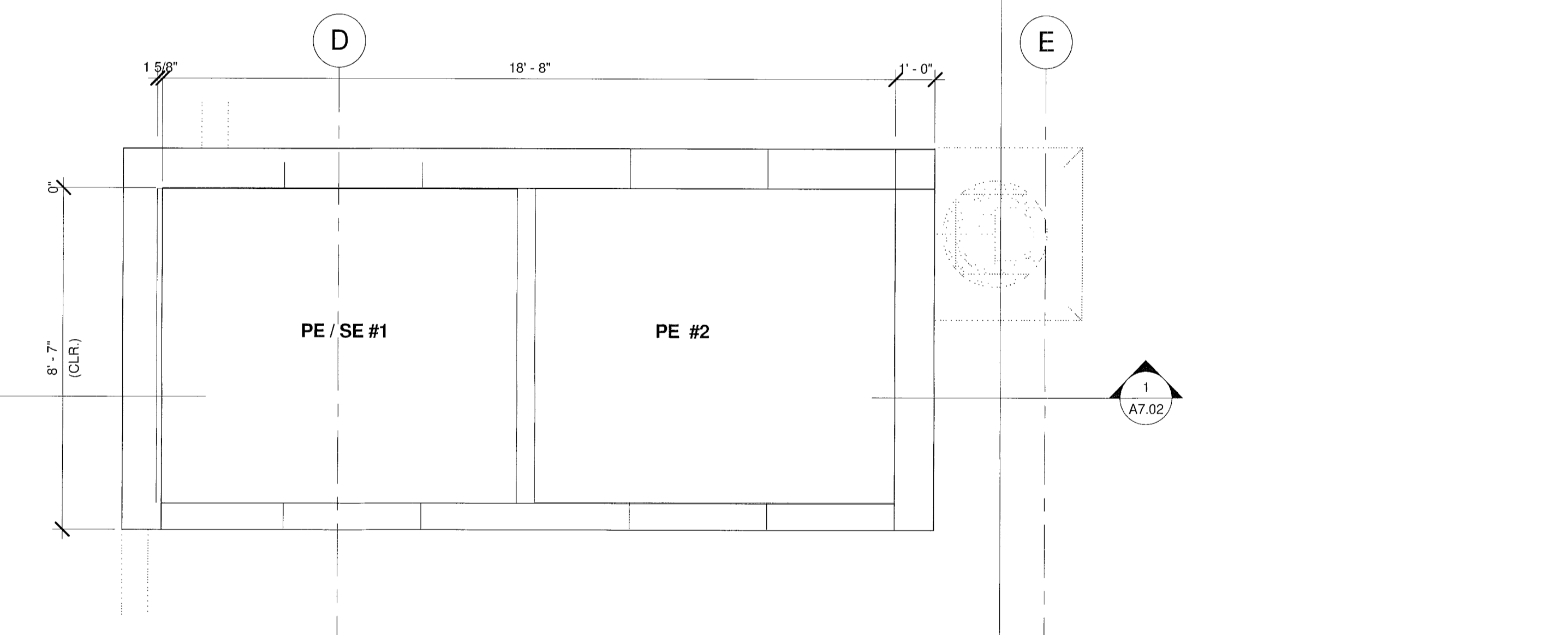
1
A7.01
ELEVATOR CORE - LEVEL 300 & 500
3/8" = 1'-0"



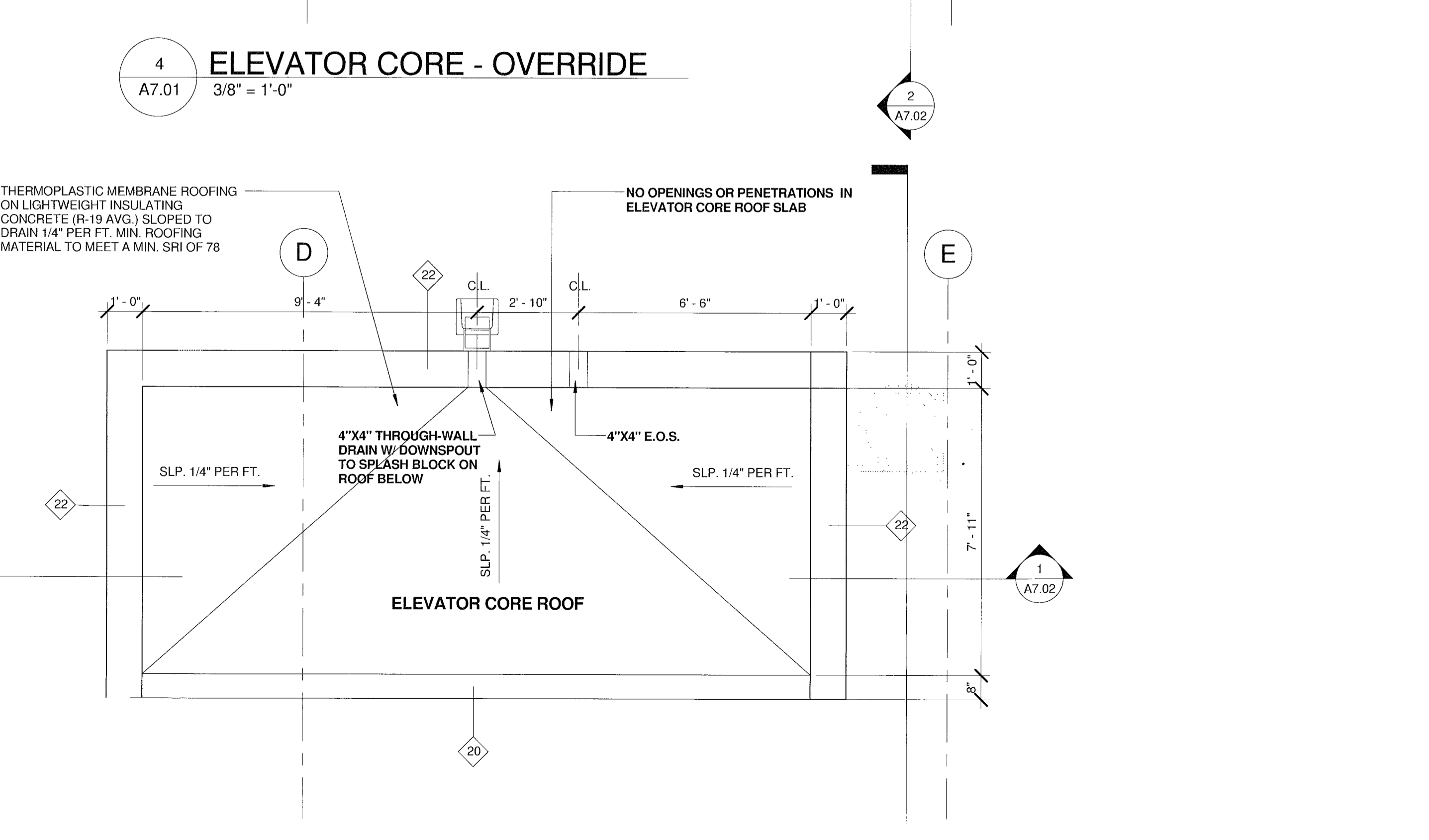
2
A7.01
ELEVATOR CORE - LEVELS 400
3/8" = 1'-0"



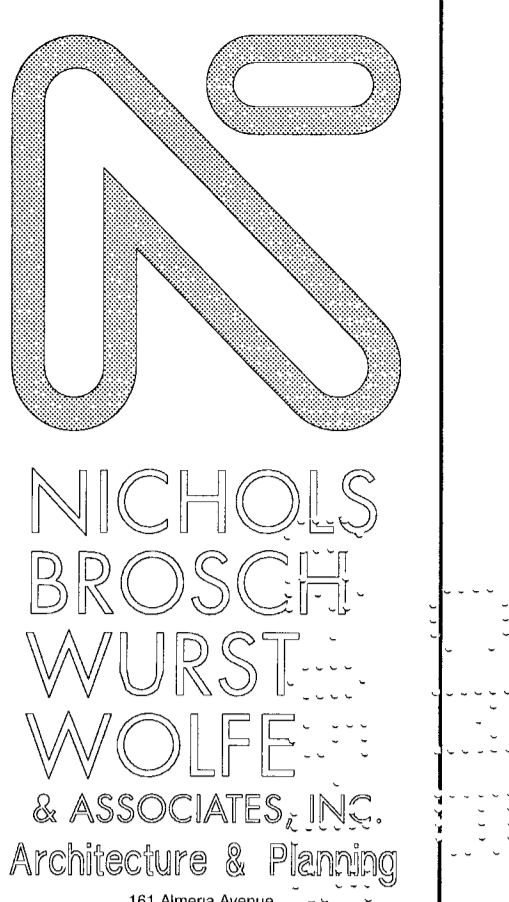
3
A7.01
ELEVATOR CORE - UPPER & LOWER POOL DECK
3/8" = 1'-0"



4
A7.01
ELEVATOR CORE - OVERRIDE
3/8" = 1'-0"



5
A7.01
ELEVATOR CORE ROOF
3/8" = 1'-0"



ANGLER'S HOTEL
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
DEVELOPED BY: Angler's Boutique Resort LLC

JAN 15 2015
[Signature]

Permit Issue 10-13-14

REVISIONS		
#	Description	Date
2	CX#8 Bldg. Dept. comments	01/15/15

12064

A7.01

JAN 15 2015

AW

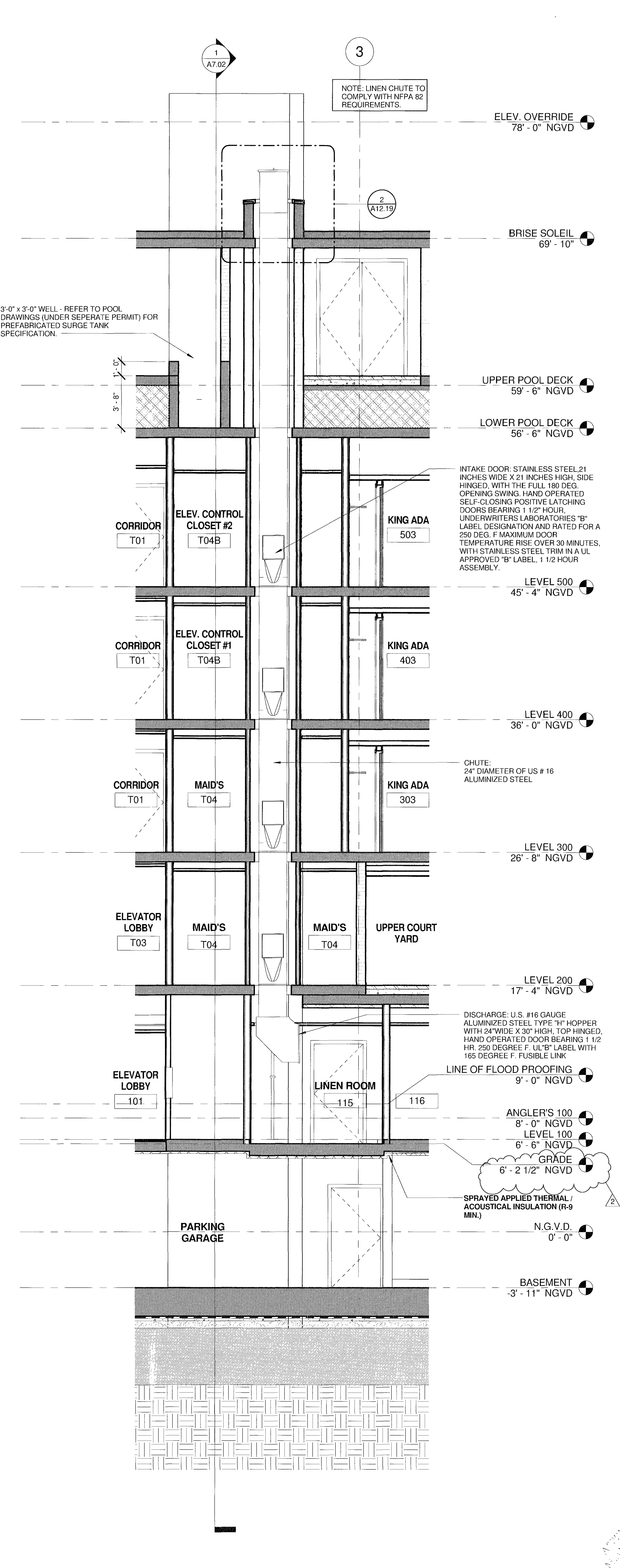
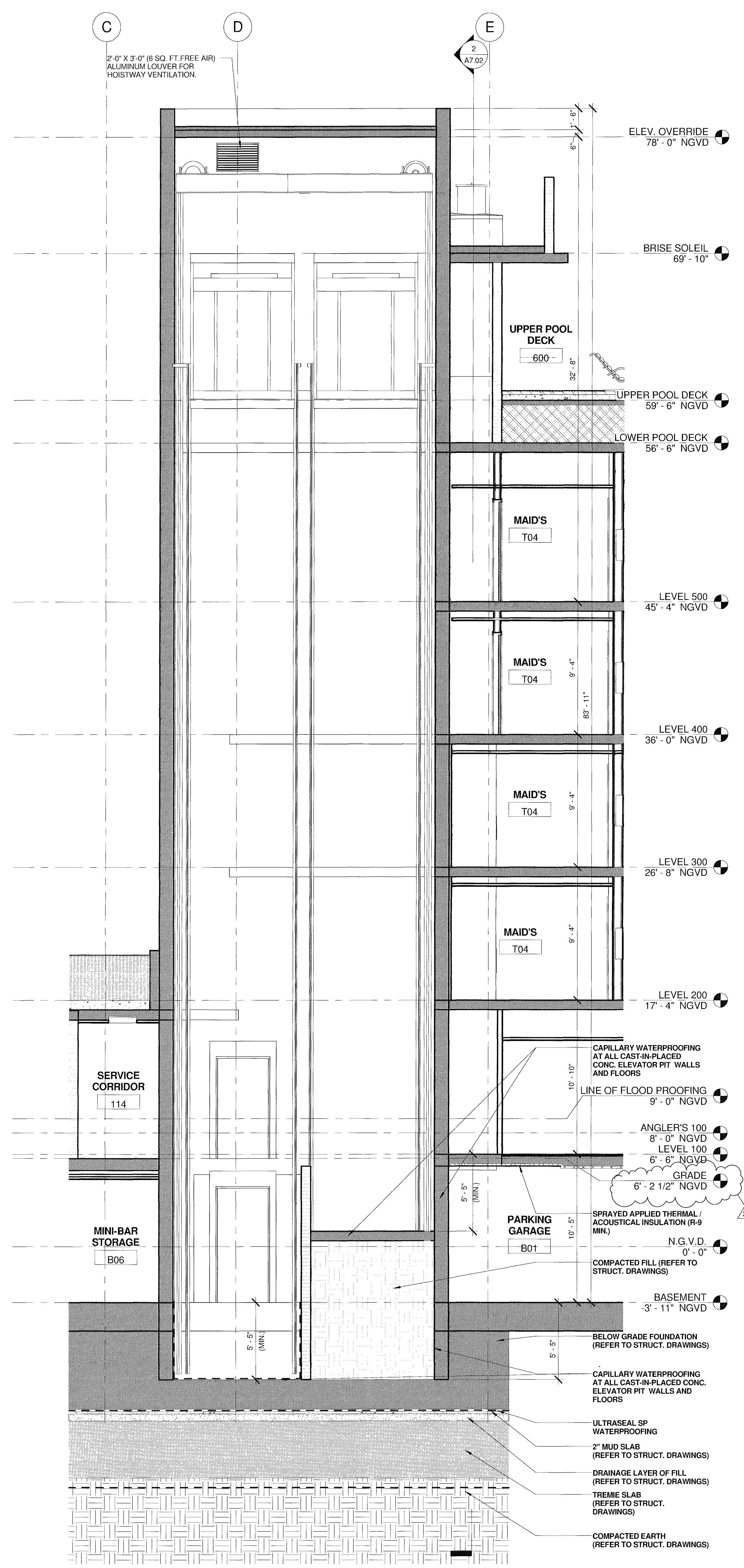
Permit Issue
10-13-14

REVISIONS

#	Description	Date
2	CARB Bldg. Dept. comments	01/15/15

12064

A7.02



C:\Users\akrist\Documents\12064 - ANGLER'S HOTEL_akrist.mvt
1/30/2015 4:19:52 PM

Approved by
Reviewed by
City of Miami DDC
File name: A7.02

STAIR GENERAL NOTES

TYPICAL FOR ALL STAIRS PROVIDING EGRESS FROM BUILDING UNLESS OTHERWISE NOTED.

HANDRAILS:

- SHALL BE 1 1/2" DIA. STEEL UNLESS OTHERWISE NOTED.
- HEIGHT SHALL BE 36" ABOVE NOSING.
- SHALL EXTEND 12" PAST NOSING AT TOP AND BOTTOM OF LANDING.
- CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR GUARDRAIL SHALL BE 1 1/2" MIN.
- HANDRAILS TO COMPLY WITH SECTION 1012 OF THE F.B.C.

GUARDRAILS:

- SHALL BE 1 1/2" DIA. STEEL UNLESS OTHERWISE NOTED.
- SHALL BE 42" ABOVE NOSING.
- SHALL HAVE 1" PICKETS, O.C. TO REJECT A 4" DIA. SPHERE (TYP.)
- BOTTOM SHALL REJECT A 2" DIA. SPHERE (TYP.)
- AT CENTER OF STAIR THERE SHALL BE AN ADDITIONAL CONT. HANDRAIL, CONFORMING TO HANDRAIL CRITERIA ABOVE.
- HANDRAILS MAY NOT BE SHOWN IN SECTION. REFER TO PLANS.
- REFER TO SHEET A12.08 FOR TYPICAL DETAILS.
- GUARDRAILS SHALL COMPLY WITH SECTION 1013 OF THE F.B.C.
- EGRESS WIDTH OF STAIR IS THE CLEAR DIMENSION FROM THE INSIDE WALL OR GUARDRAIL TO THE OPPOSITE SIDE INSIDE WALL OR GUARDRAIL.

EXIT ENCLOSURES:

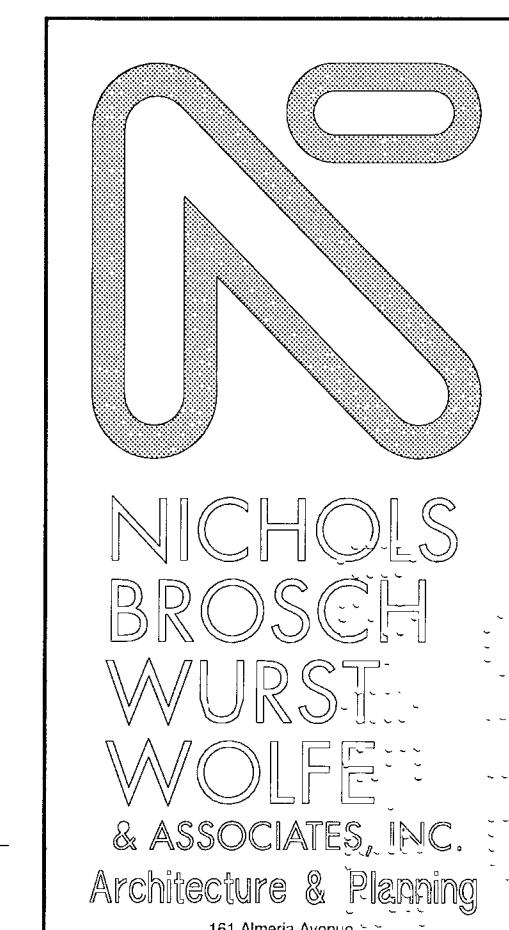
- EXIT ENCLOSURES TO COMPLY W/ FBC SECTION 1022.
- EXIT ENCLOSURE SIGNAGE TO COMPLY W/ FBC SECTION 1022.8

SIGNAGE:

PROVIDE STAIR IDENTIFICATION PER FBC 1009.6.4: AN APPROVED SIGN SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS OF BUILDINGS FOUR OR MORE STORIES IN HEIGHT. THE SIGN SHALL INDICATE THE FLOOR LEVEL AND THE AVAILABILITY OF ROOF ACCESS FROM THAT STAIRWAY AND IDENTIFICATION OF THE STAIRWAY. THE SIGN SHALL ALSO STATE THE FLOOR LEVEL OF AND DIRECTION TO EXIT DISCHARGE. THE SIGN SHALL BE LOCATED APPROXIMATELY 5 FEET (1524mm) ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION. THE FLOOR LEVEL DESIGNATION SHALL ALSO BE TACTILE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, ACCESSIBILITY.

SIGNAGE REQUIREMENTS AS PER FBC 1022.8.1: STAIRWAY IDENTIFICATION SIGNS SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE A MINIMUM SIZE OF 18 INCHES BY 12 INCHES (457 MM BY 305 MM).
2. THE LETTERS DESIGNATING THE IDENTIFICATION OF THE STAIR ENCLOSURE SHALL BE A MINIMUM OF 1 1/2 INCHES (38MM).
3. THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES (127MM) IN HEIGHT AND LOCATED IN THE CENTER OF THE SIGN.
4. ALL OTHER LETTERING AND NUMBERS SHALL BE A MINIMUM OF 1 INCH (25MM) IN HEIGHT.
5. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
6. WHEN SIGNS REQUIRED BY SECTION 1022.8 ARE INSTALLED IN INTERIOR EXIST ENCLOSURES OF BUILDINGS SUBJECT TO SECTION 1024, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1024.4.



151 ARBON Avenue
Coral Gables, FL 33134
(305) 442-5200
(305) 442-5202
ACC 00080

ANGLER'S HOTEL
DEVELOPED BY: Angler's Boutique Resort LLC
600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

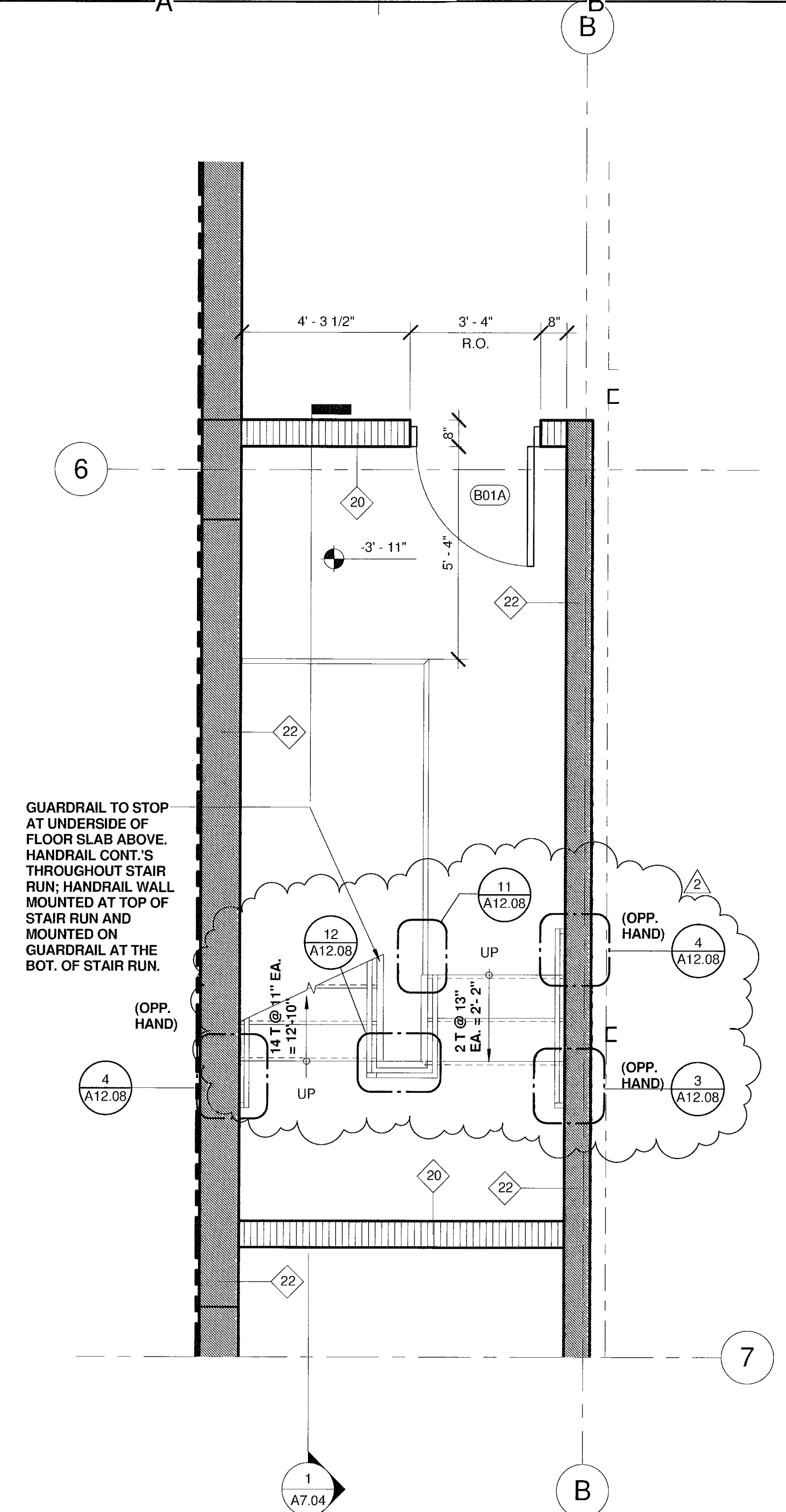
JAN 15 2015
Ant

REVISIONS		
#	Description	Date
2	CMB Bldg Dept. comments	10/11/15

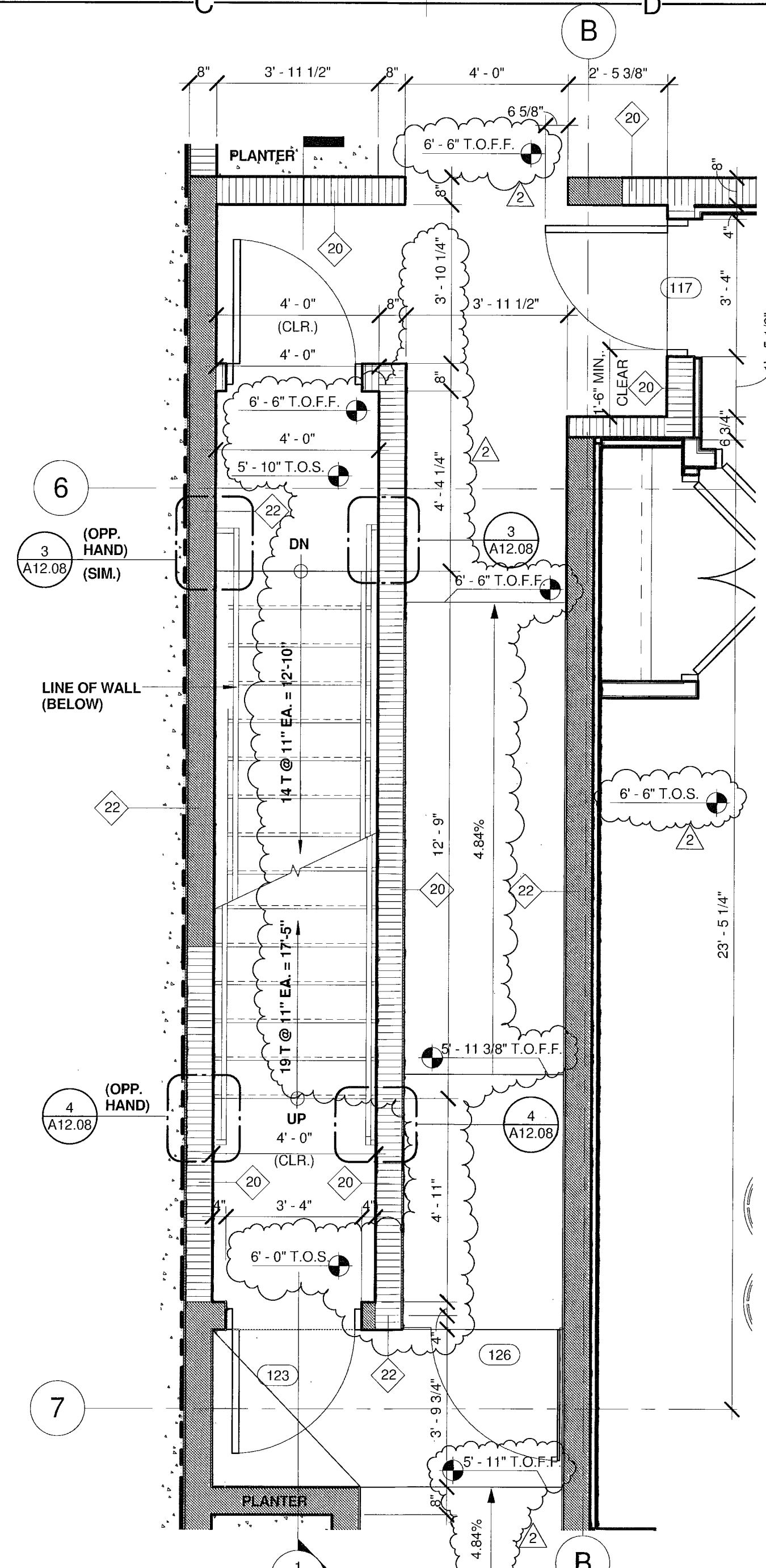
Permit Issue
10-13-14

12064

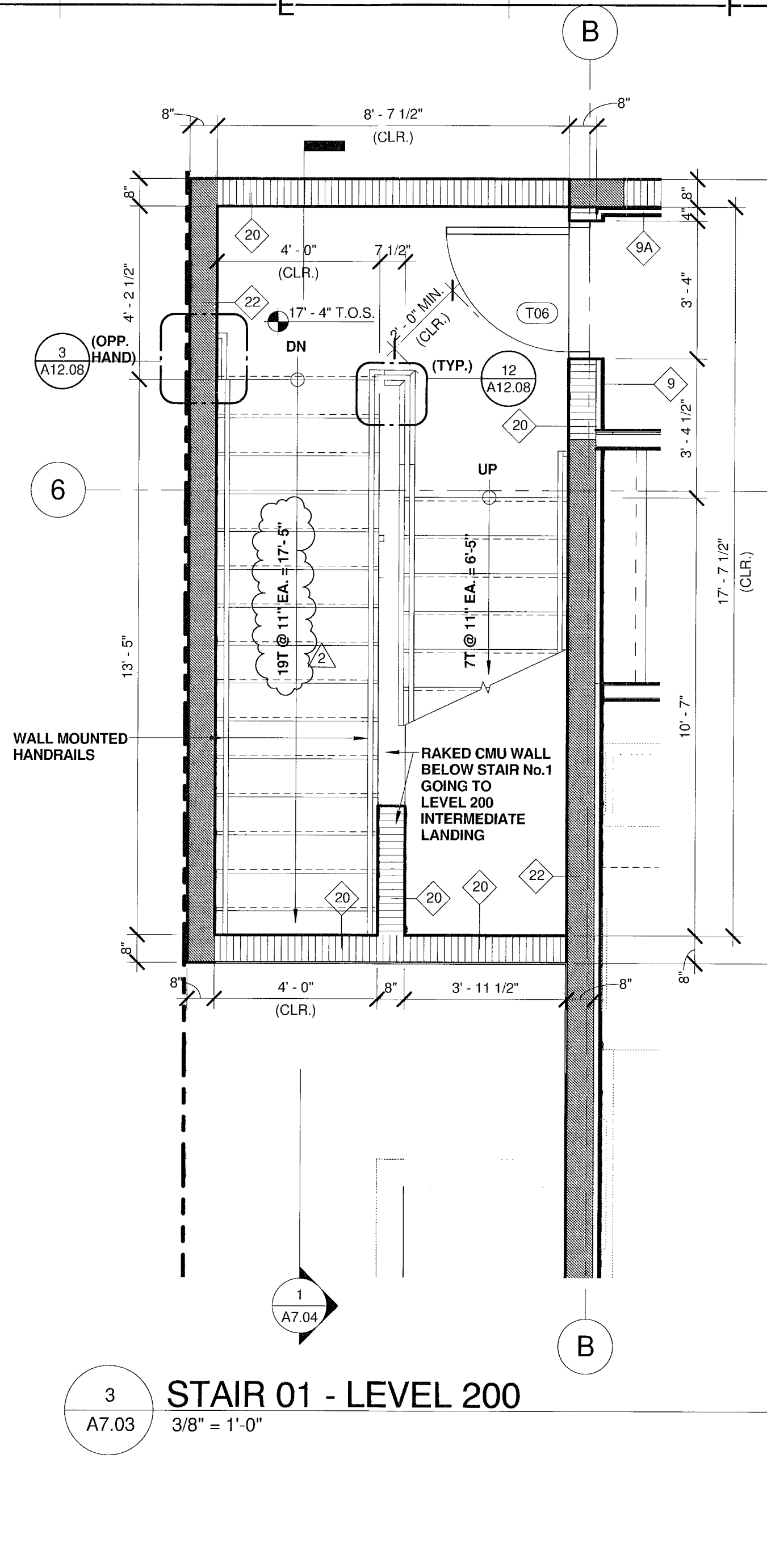
A7.03



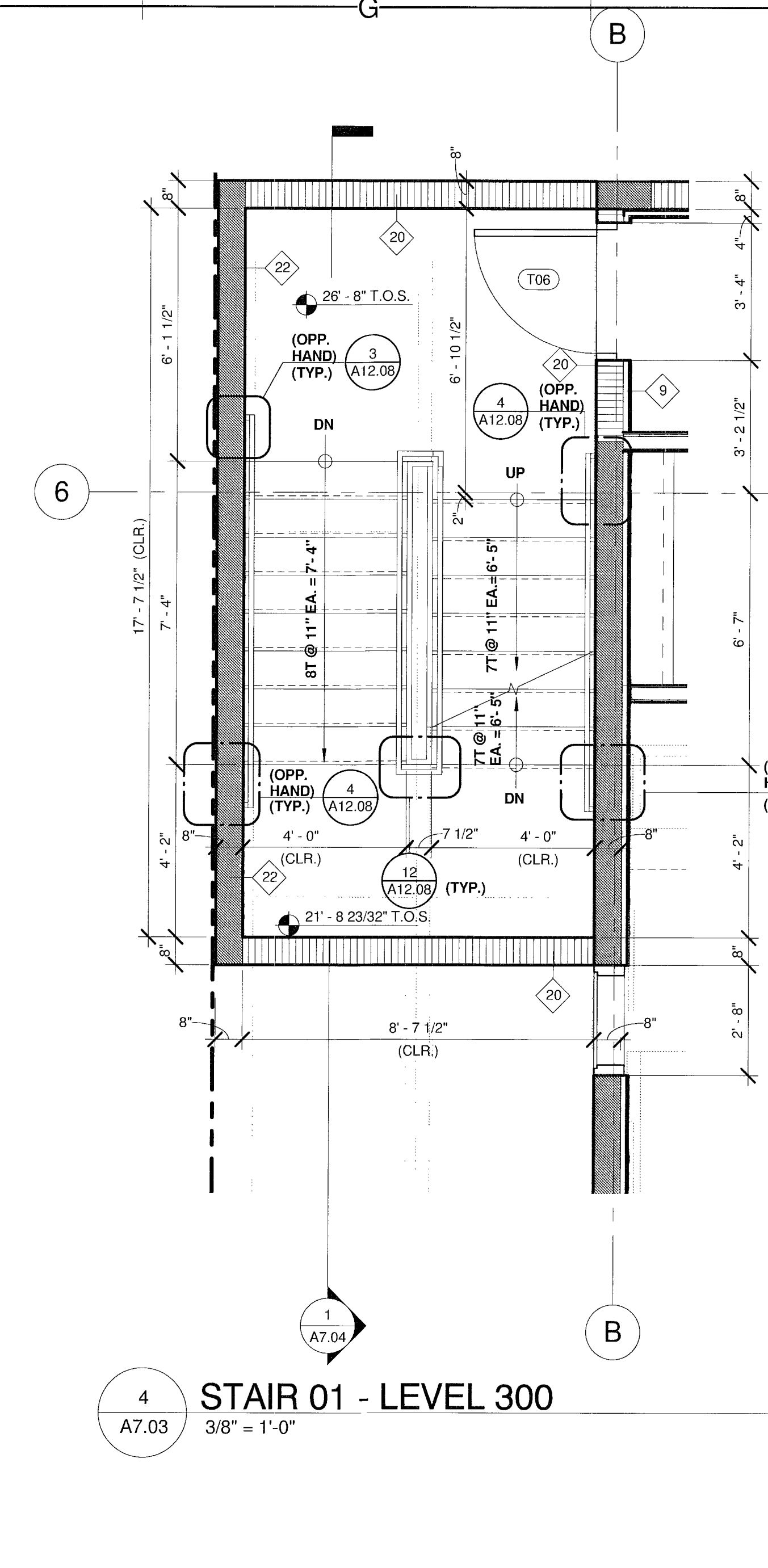
1 STAIR 01 - LEVEL 000
3/8" = 1'-0"



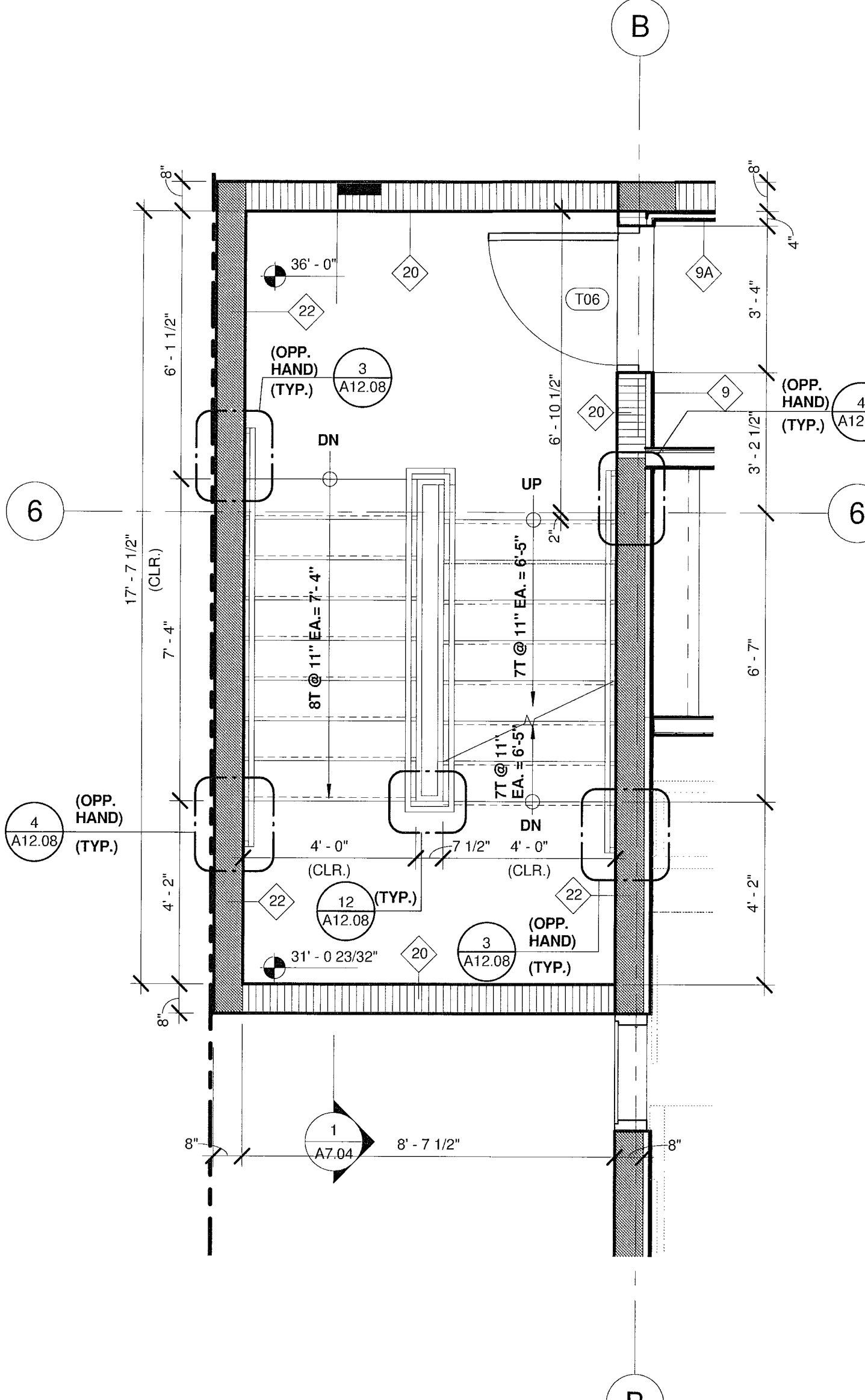
2 STAIR 01 - LEVEL 100
3/8" = 1'-0"



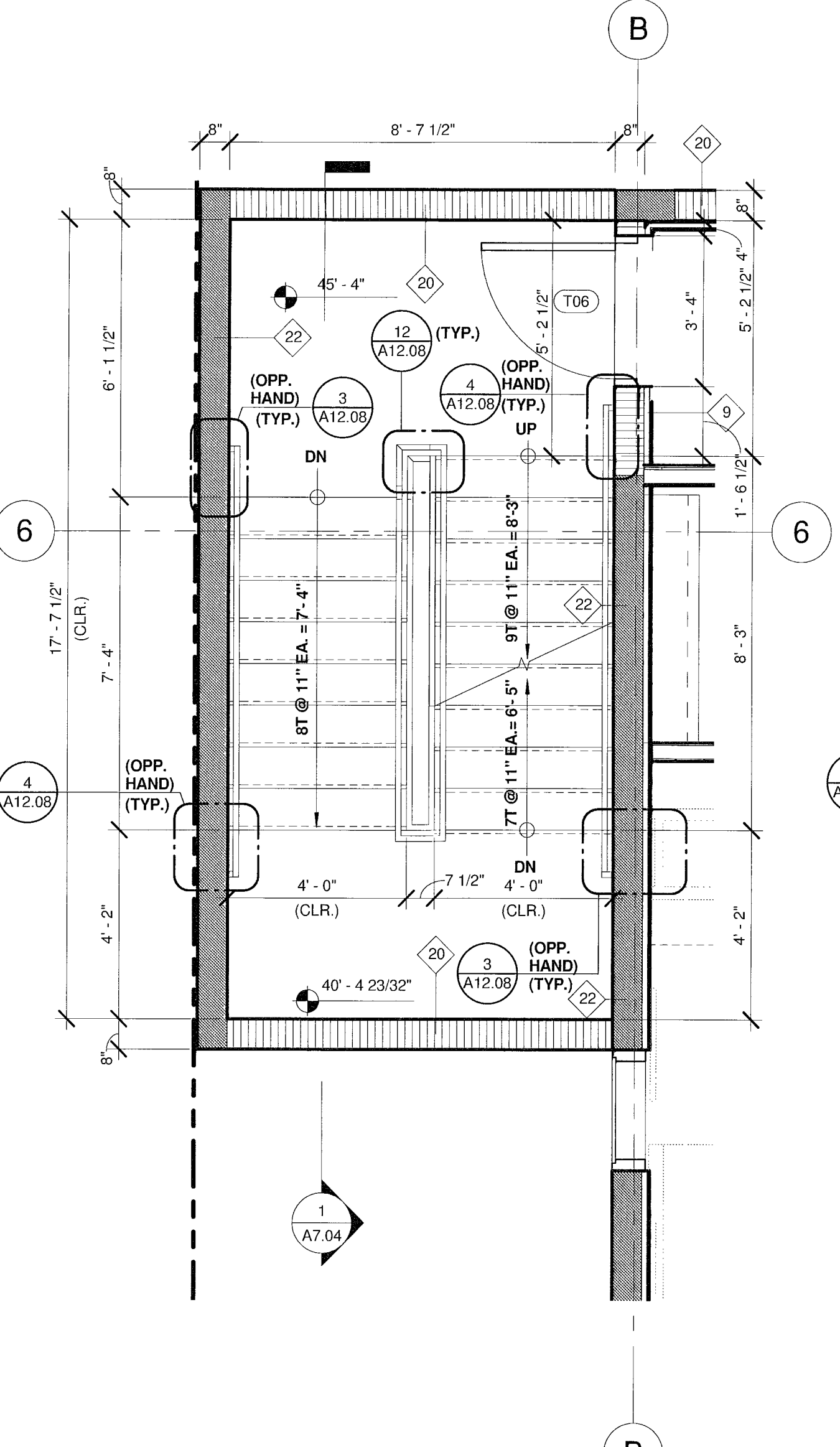
3 STAIR 01 - LEVEL 200
3/8" = 1'-0"



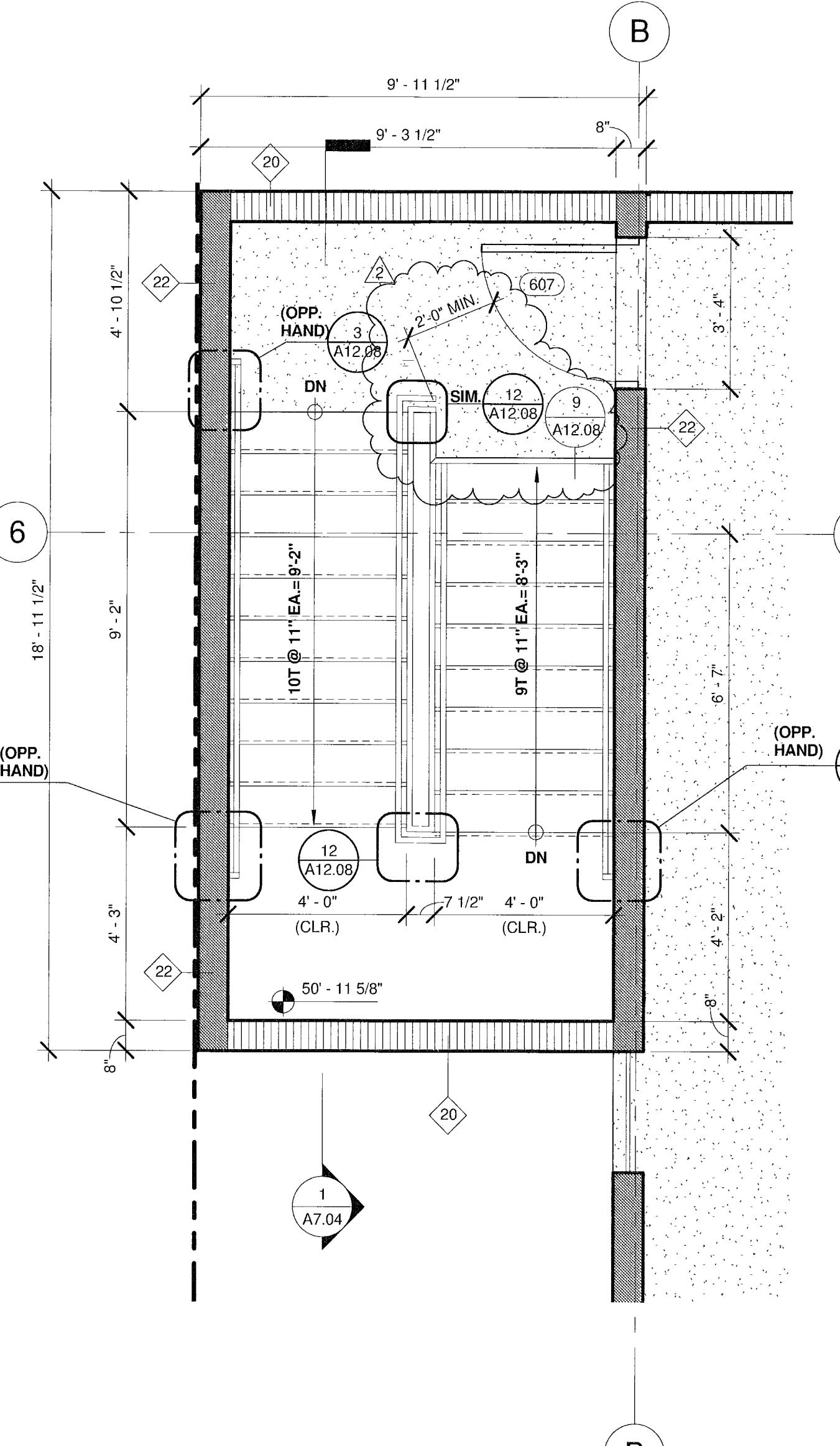
4 STAIR 01 - LEVEL 300
3/8" = 1'-0"



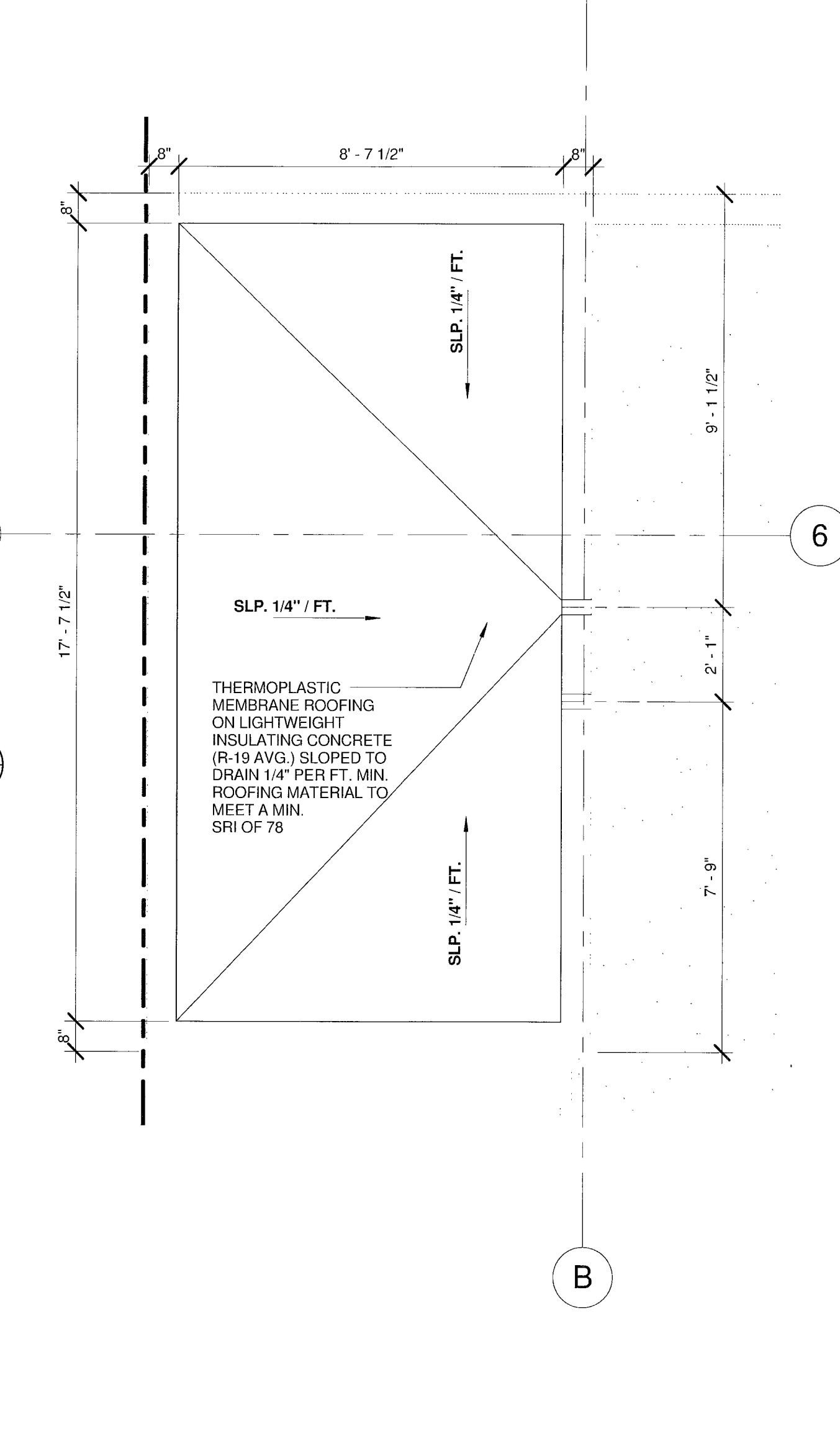
5 STAIR 01 - LEVEL 400
3/8" = 1'-0"



6 STAIR 01 - LEVEL 500
3/8" = 1'-0"



7 STAIR 01 - POOL DECK
3/8" = 1'-0"



8 STAIR 01 - ROOF PLAN
3/8" = 1'-0"

C:\Users\akriss\Documents\1206... \ANGLERS_HOTEL_akriss.rvt
1/30/2015 4:19:58 PM

RECEIVED
CITY OF MIAMI DEPT. OF
FIRE DEPARTMENT

