



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

PB23-0609

Final Submittal 02-25-2024

Plans – Modification to CUP

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

LEGAL DESCRIPTION:

PARCEL 1:
Lot 4 less the South 1 inch (0.08'), and all of Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.08' feet) to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 63.92 feet to a point; thence run North 59°53'10" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.
THE ABOVE DESCRIBED PARCEL, (CONTAINING 21,343.54 Sq. Ft., 0.49 Lot 4 & 5).

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

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 17 IN SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence 56°42'25"W for 4.87 feet along the northern boundary of said LOT 3 to a point of BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CONTIGUOUS WITH THE FOLLOWING DESCRIBED LINE:
THENCE 50°05'57"E FOR 12.54 feet TO A POINT OF A CIRCULAR CURVE TO THE LEFT; SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1.45 feet AND A CENTRAL ANGLE OF 87°25'18" FOR AN ARC DISTANCE OF 0.76 feet TO A POINT OF TANGENCY; THENCE 58°75'12"W FOR 25.42 feet TO A POINT OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 2.66 feet AND A CENTRAL ANGLE OF 87°30'36" FOR AN ARC DISTANCE OF 4.09 feet TO A POINT OF TANGENCY; THENCE 102°41'55"W FOR 1.93 feet; THENCE 58°75'11"W FOR 45.75 feet; THENCE 50°28'00"E FOR 1.93 feet; THENCE 50°75'11"W FOR 40.70 feet; THENCE 102°08'05"W FOR 13.93 feet; THENCE 50°75'11"W FOR 1.62 feet; THENCE N01°54'19"W FOR 0.54 feet; THENCE N07°49'25"E FOR 120.84 feet TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY LYING ABOVE ELEVATION +29.25 FEET, RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

THE ABOVE DESCRIBED PARCEL, 2 CONTAINS: 1722, 12.5 SQUARE FEET (0.0395 ACRES), MORE OR LESS.

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

WITH REFERENCE TO Old Republic National Title Insurance Company TITLE COMMITMENT 751776 A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM I HEREBY CERTIFY AS FOLLOWS:

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

ITEM 5. REVERSED: Any ten or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 31, 2017, under O.R. Book 320553, Page 4529, as amended in O.R. Book 313629, Page 2439, Public Records of Miami-Dade County, Florida. This exception will be shown as a subordinate matter.
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

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

ITEM 7. REVERSED: Reservations contained the Special Warranty Deed recorded in O.R. Book 157447, Page 1850, Public Records of Miami-Dade County, Florida, in which grantor reserves a right to access the property. (Parcel 1)
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

ITEM 8. Underground Business Easement to Florida Power and Light Company of the construction, operation, and maintenance of underground electric utility facilities recorded in O.R. Book 20925, Page 1081, Public Records of Miami-Dade County, Florida, (Parcel 1)
DOES AFFECT THIS PROPERTY *NOT PLOTTABLE*

ITEM 9. Order recorded in O.R. Book 20996, Page 4779, Correlated Order recorded in O.R. Book 320132, Page 1336, in Public Records of Miami-Dade County, Florida, regarding the application for Drains Relief Board approval for the construction of a nine two-story hotel including variances to exceed the maximum building height (Parcels 1 and 2)
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

ITEM 10. Conditions: Use Permit recorded in O.R. Book 30139, Page 2210, Public Records of Miami-Dade County, Florida, (Parcels 1 and 2)
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

ITEM 11. Notwithstanding Control Risk number 4 of the jacket of this policy, access to Parcel 2 is reserved only to the extent provided by a deed for ingress and egress for limited use by the provisions of that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 300291, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida and only if Parcel 1 and Parcel 2 remain in common ownership. No coverage is provided for any impediment to access Parcel 2 due to its elevation.
DOES AFFECT THIS PROPERTY *PLOTTED*

ITEM 12. Terms and Conditions as set forth in that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 300291, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida.
DOES AFFECT THIS PROPERTY *PLOTTED*

ITEM 13. Flooded areas, encroachments, violations, variances, or adverse circumstances, if any, actually shown on the survey prepared by Level-Tech Surveyors, LLC, dated April 26, 2017, bearing Job # 16-06-6313: a) encroachment of the concrete wall onto Collins Canal on the North side of the property, b) water water encroaches onto the property on the West side, as shown in Old Republic National Title Insurance Policy No. MFG-8276240.
DOES NOT AFFECT THIS PROPERTY *PLOTTED*

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

ITEM 17. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in O.R. Book 30005, Page 3736; O.R. Book 30005, Page 3780, Public Records of Miami-Dade County, Florida, (Parcel 1)
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

ITEM 18. Declaration of Restrictive Covenants recorded in O.R. Book 30005, Page 2900, Public Records of Miami-Dade County, Florida, (Parcel 1)
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

ITEM 19. Easement for the construction, operation, and maintenance of overhead and underground electric utility facilities granted to Florida Power & Light Company recorded in O.R. Book 31455, Page 42, Public Records of Miami-Dade County, Florida, (Parcel 1)
DOES AFFECT THIS PROPERTY *NOT PLOTTABLE*

ITEM 20. INTENTIONALLY DELETED.

ITEM 21. Terms and conditions of an unrecorded Operating Agreement referenced in Consent, Subordination, Non-Disturbance and Assignment Agreement recorded in O.R. Book 30053, Page 413, Public Records of Miami-Dade County, Florida.
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

ITEM 22. UCC Financing Statement between Soble Alton, LLC, a Florida Limited Liability Company and TOTALBANK as recorded in O.R. Book 30553, Page 402, Public Records of Miami-Dade County, Florida.
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

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

ITEM 24. Subject to transmission of title in possession as better appears. *DOES AFFECT THIS PROPERTY* *NOT PLOTTABLE*

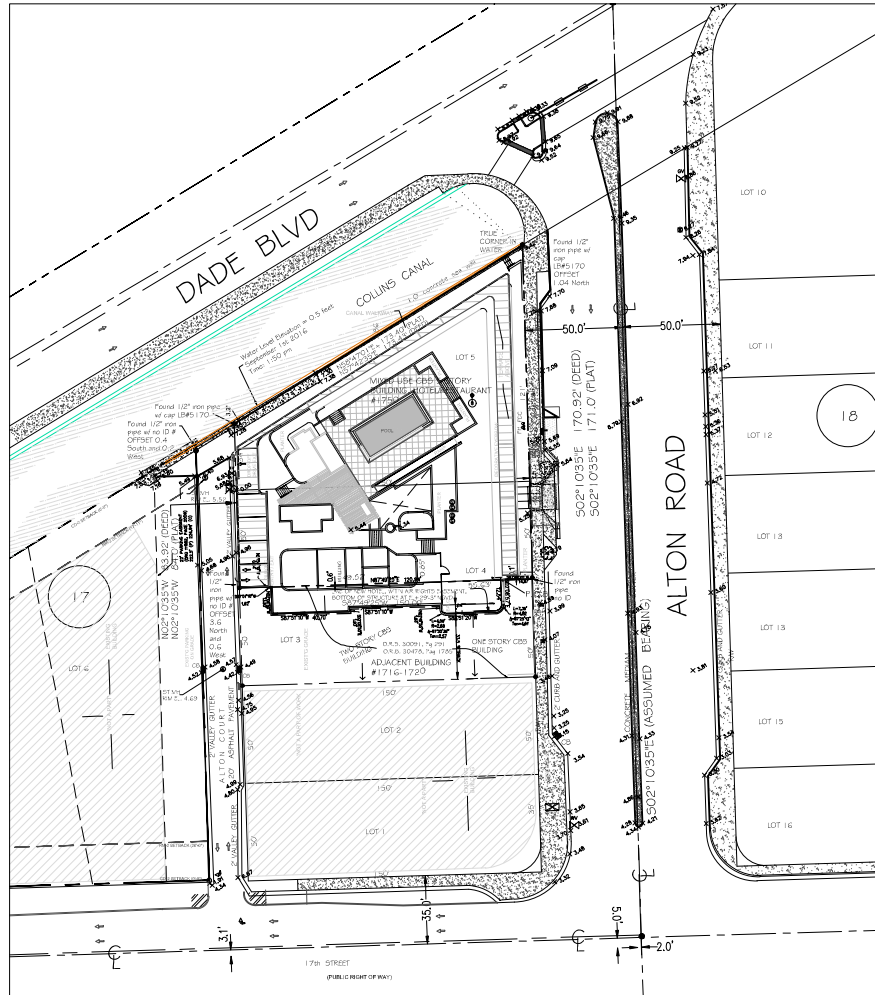
ITEM 25. Rights of the lessor under unrecorded cases. *DOES AFFECT THIS PROPERTY* *NOT PLOTTABLE*

ITEM 26. ADDED: The sole policy is an ONTIC ALTA MFG policy. The sole purpose of the commitment is to endorse Policy No. MFG-8276240. Upon endorsement the following shall be added as an exception if there is any interest rate increase: Loss of priority of the additional indebtedness created by the increased interest rate. *DOES*

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

ITEM 28. ADDED: Storm Water Drainage Easement recorded in O.R. Book 31460, Page 2481, Public Records of Miami-Dade County, Florida, which creates easement for the use of water and sewerage charges, and use restrictions. (Parcel 1)
DOES AFFECT THIS PROPERTY *BLANKET IN NATURE*

ALTA/NSPS LAND TITLE SURVEY



ABBREVIATIONS AND LEGEND

A.B. = ARC DISTANCE
B.M. = BENCH MARK
C.B. = CENTER LINE
C.C. = CENTER LINE
C.D. = CENTER DISTANCE
C.E. = CENTER ELEVATION
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20 % PARKING REDUCTION DIAGRAM

Scale: N.T.S.

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

INDEX		
SHEET	DRAWING NUMBER	DRAWING NAME
1	C 1.00	COVER SHEET
2	A 1.00	INDEX AND DATA SHEET
3	I	BOUNDARY SURVEY
4	A 1.01	AERIAL MAP
5	A 1.02	SITE CONTEXT PHOTOS
6	A 1.03	SITE CONTEXT PHOTOS
7	A 1.04	SITE CONTEXT PHOTOS
8	A 1.05	SITE CONTEXT PHOTOS
9	A 1.06	SITE CONTEXT PHOTOS
10	A 1.07	SITE CONTEXT PHOTOS
11	A 1.08	SITE CONTEXT PHOTOS
12	A 1.09	EXISTING CONDITIONS
13	A 1.10	EXISTING NORTH/SOUTH ELEV.
14	A 1.11	EXISTING EAST/WEST ELEV.
15		RENDERING
16		RENDERING
17		RENDERING
18	A 1.12	F.A.R. CALCULATION
19	A 1.13	F.A.R. CALCULATION
20	A 2.00	SITE PLAN
21	A 3.00	LEVEL 1
22	A 3.01	LEVEL 2
23	A 3.02	LEVEL 3
24	A 3.03	LEVEL 4-5
25	A 3.04	ROOF PLAN
26	A 4.00	EXTERIOR ELEVATION
27	A 4.01	EXTERIOR ELEVATION
28	A 4.02	EXTERIOR ELEVATION
29	A 4.03	EXTERIOR ELEVATION
30	A 5.00	BUILDING SECTION
31	ALT 3.00	ALTERNATE PARKING LEVEL 1
32	ALT 3.01	ALTERNATE PARKING LEVEL 2
33	ALT 5.00	BUILDING SECTION
34	TD-1	TREE DISPOSITION PLAN
35	TD-2	TREE DISPOSITION PLAN
36	L-1	SITE LANDSCAPE PLAN
37	L-2	FOOR LEVEL SITE LANDSCAPE PLAN
38	L-3	LANDSCAPE DETAILS
39	IRR-1	SITE IRRIGATION PLAN
40	IRR-2	IRRIGATION DETAILS
41	LL-1	LANDSCAPE LIGHTING PLAN
42	LL-2	LANDSCAPE LIGHTING DETAILS

UNIT MATRIX

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

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

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

LOADING REQUIRED	
LEVEL	AMOUNT
1	3 SPACES

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

LOADING PROVIDED	
LEVEL	AMOUNT
1	3 SPACES
	3 TOTAL

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

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

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

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

Parking	Required	Existing	Proposed	Deficiencies
33 Parking District:	6	6	6	-
34 Total # of parking spaces:	88	18	57	-
35 20% PARKING REDUCTION (CENTRALIZED PARKING) SEE DIAGRAM PROVIDED:	-17.6	-	-	-
36 Car Pool Spaces Ground Floor:	-6	-	-	-
37 10 Long Term Bike Rack:	-2	-	-	-
38 20 Short Term Bike Rack:	-2	-	-	-
39 2 Shower Facilities in Hotel:	-4	-	-	-
40 # of parking spaces per use (Provide a separate chart for a breakdown):	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
41 # of parking spaces per level (Provide a separate chart for a breakdown):	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
42 Parking Space Dimensions (450,600,900,Parallel):	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
43 ADA Spaces:	1	N/A	1	-
44 Tandem Spaces:	N/A	N/A	N/A	-
45 Drive Aisle Width:	22'	N/A	22'	-
46 Vast Drop off and pick up:	11'	N/A	11'	-
47 Loading zones and Trash collection or:	3	N/A	2 ON SITE / 1 ON STREET	1 ON STREET
48 Racks:	25	N/A	31	-

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

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

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

REVISIONS / SUBMISSIONS	
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1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

INDEX & DATA

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ARCHITECTURE
P.L.L.C.

HT
OCT 20 2018
Lic. # AR0012516

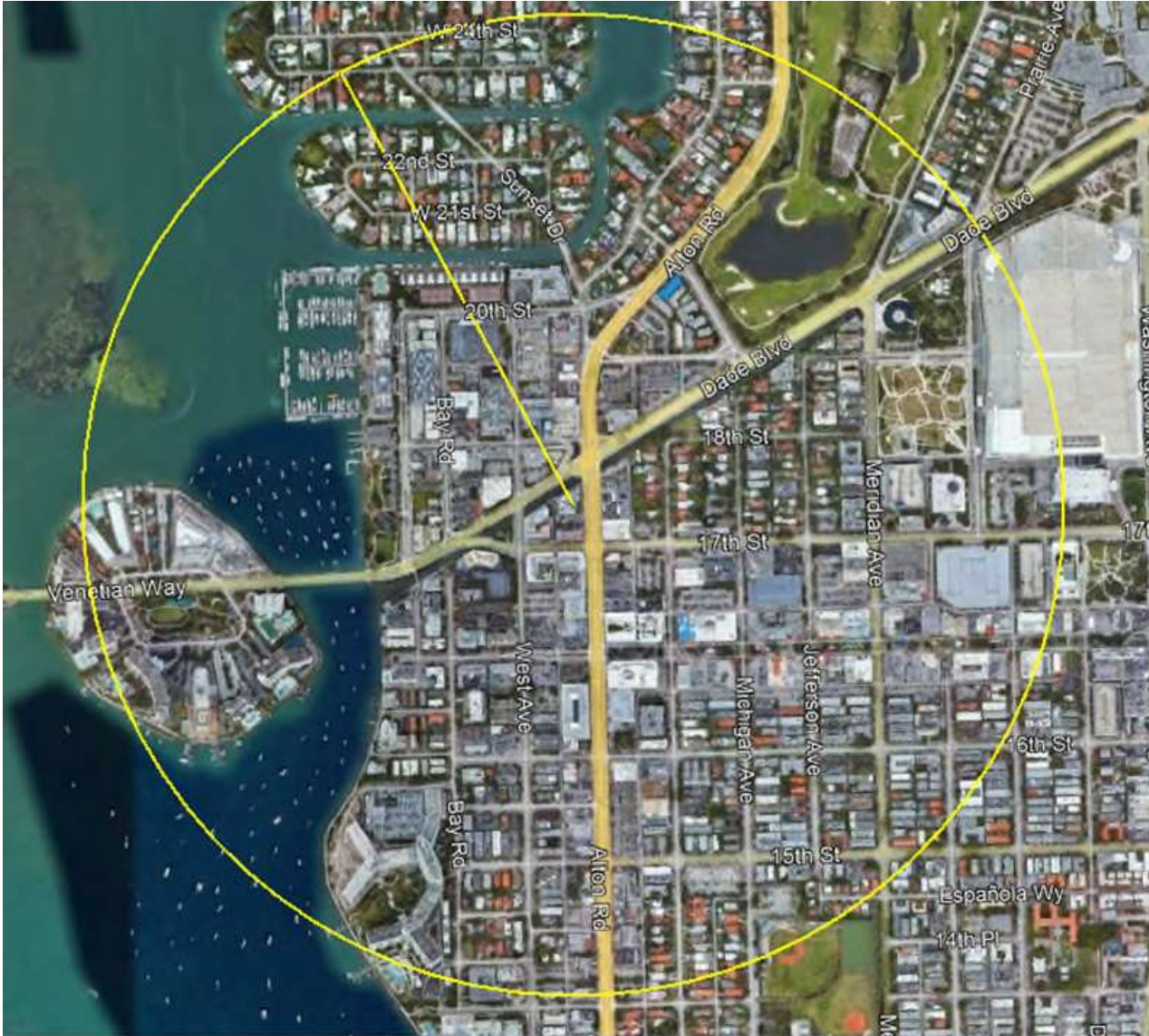
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DATE: APRIL 2012

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**FOR
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PB # 2279**



Context Location Plan. Aerial Half Mile Radius



FINVARB
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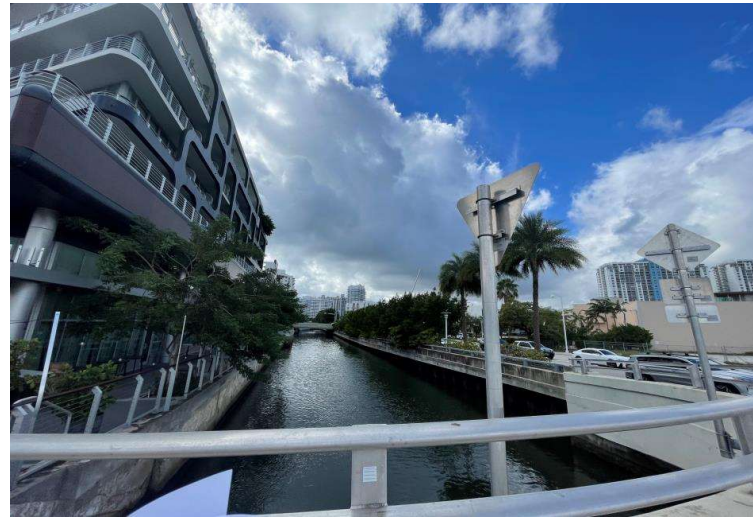
KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS



1 INTERSECTION BETWEEN ALTON RD AND DADE BLVD



2 ALTON RD INTERSECTION VIEW WEST



3 PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS





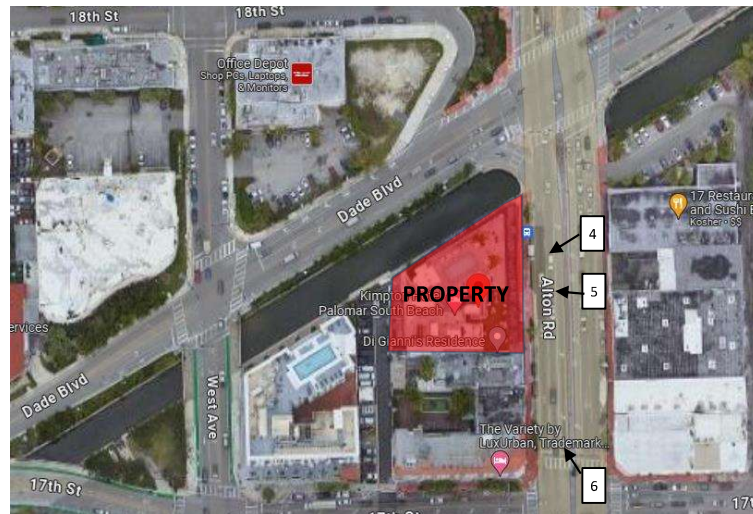
4 ALTON RD S.W. VIEW



5 PROPERTY



6 ADJACENT SITE



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS





7

ALTON RD S.E. VIEW



8

ALTON RD S.E. VIEW



9

ADJACENT SITE



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
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CONTEXT PHOTOS





10 ALTON COURT LOOKING NORTH



11 ADJACENT HOTEL



12 WEST AVENUE BRIDGE / ADJACENT HOTEL



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS





13 WEST AVENUE BRIDGE / ADJACENT HOTEL



14 ADJACENT HOTEL



15 PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS





16 ALTON COURT WEST VIEW / ADJACENT HOTEL



17 ALTON COURT EAST VIEW / ADJACENT SITE



18 ALTON COURT EAST VIEW / PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS





19 ALTON COURT / PROPERTY



20 ALTON RD / PROPERTY



21 ALTON RD / PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS





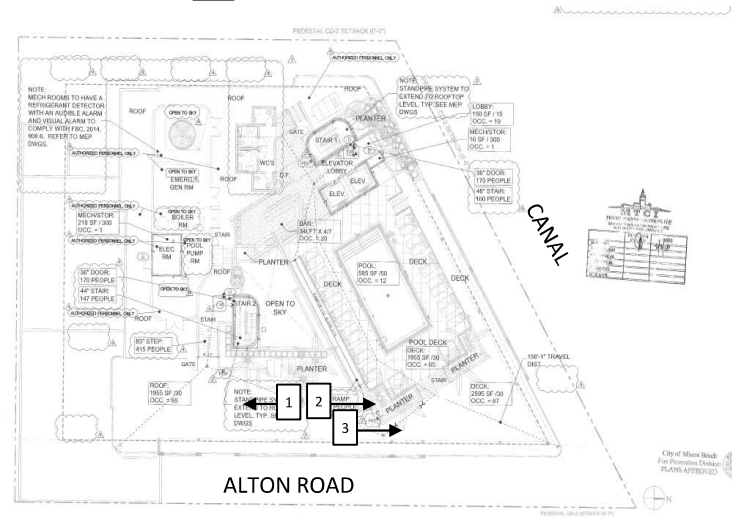
1 ROOF TERRACE / SOUTH



2 ROOF TERRACE / NORTH



3 ROOF TERRACE / NORTH



ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

ROOFTOP PHOTOS





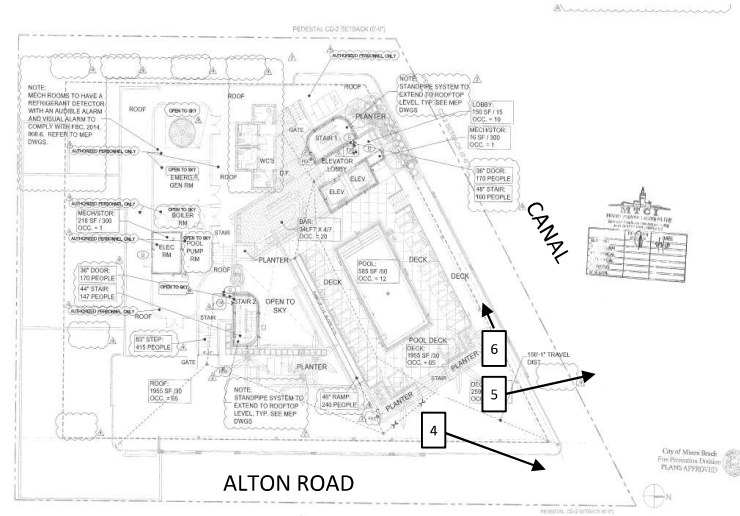
4 ROOF TERRACE / N.E. VIEW



5 ROOF TERRACE / NORTH VIEW



6 ROOF TERRACE / SOUTH WEST



ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

ROOFTOP PHOTOS



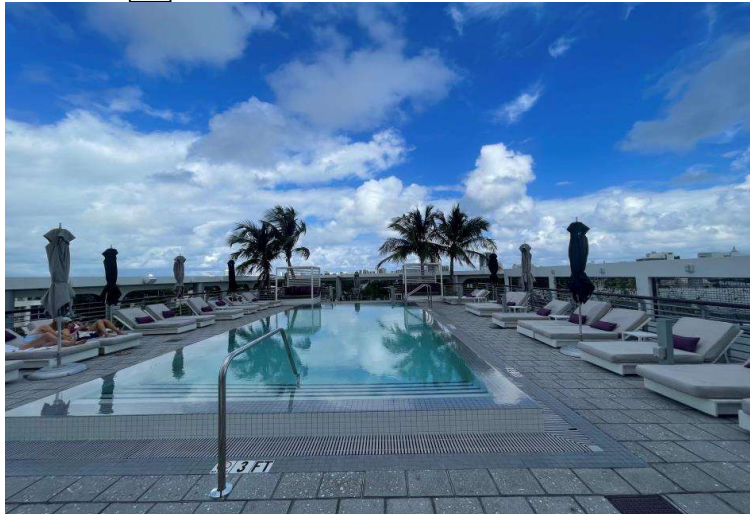
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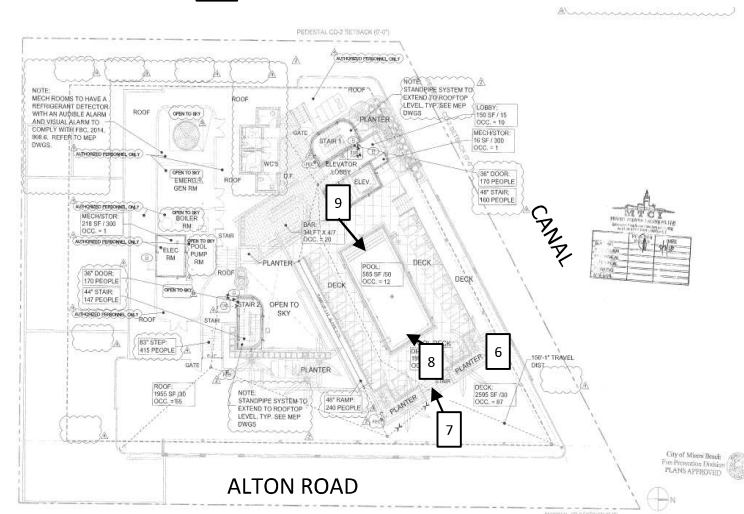
7 ROOF TERRACE / STAIRS TO POOL DECK



8 POOL DECK / SOUTH WEST



9 POOL DECK / NORTH EAST



ROOF PLAN

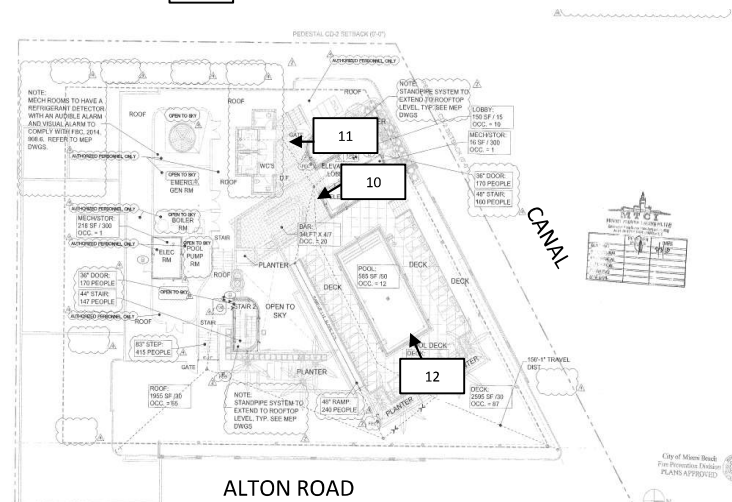
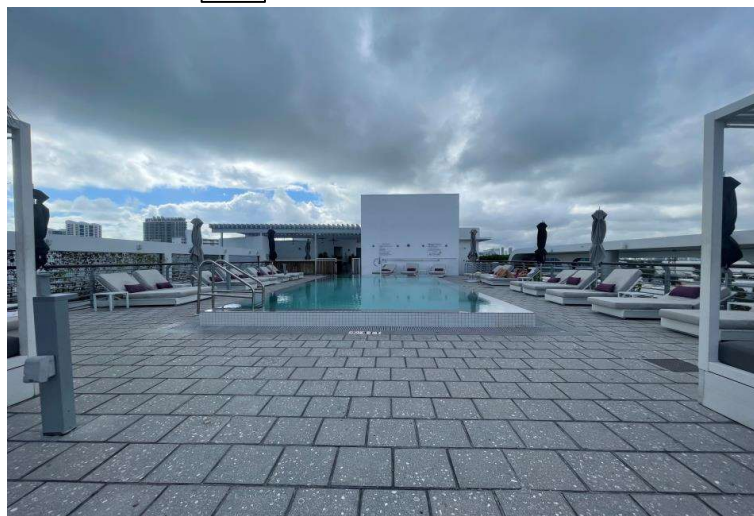
KIMPTON PALOMAR SOUTH BEACH

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ROOFTOP PHOTOS



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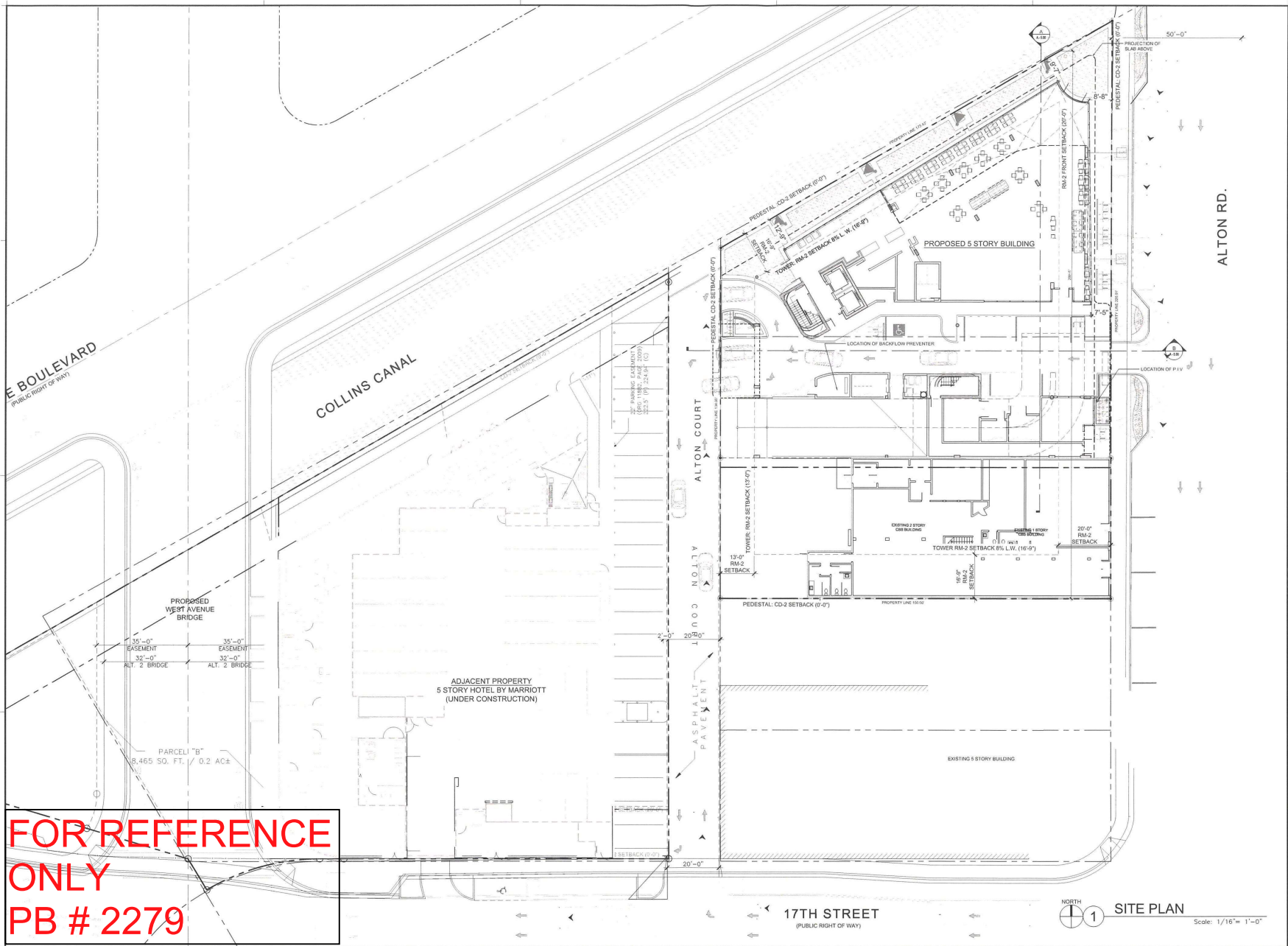
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ROOFTOP PHOTOS



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GROUP





LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR				
ROOM	AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	1292 S.F.	15	98	HOTEL LOBBY
RECEPTION	125 S.F.	60	3	RECEPTION
MECH/STOR. ROOMS	812 S.F.	300	2	STORAGE / MECH
RESTAURANT (INDOOR+KITCHEN)	3736 S.F.	15 / 100 (SEE ABOVE)	205	RESTAURANT
OFFICES	777 S.F.	100	8	BUSINESS
TOTAL =			304 PERSONS	4

Total Seat Count = 160

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

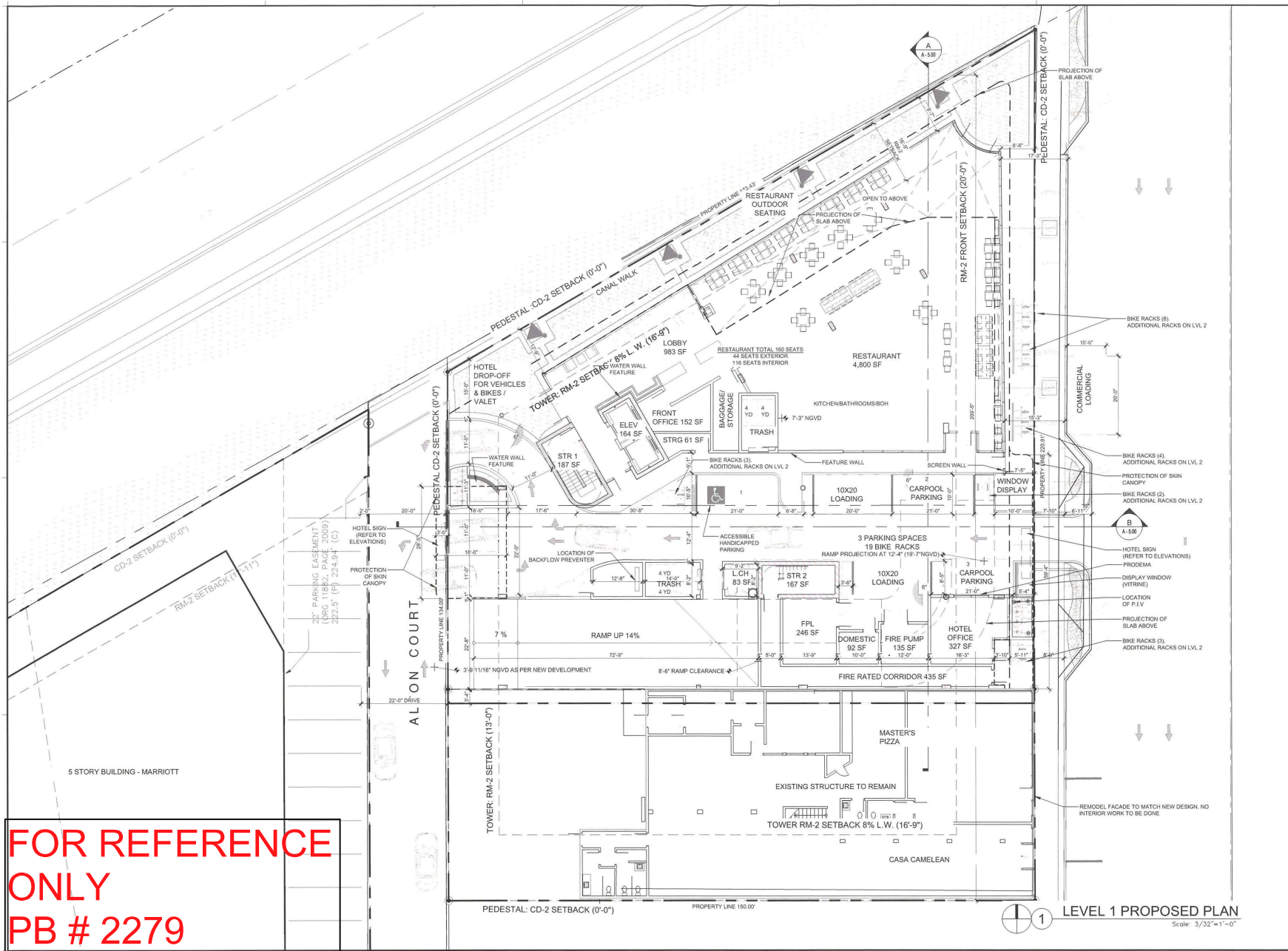
DIAGRAM PLANNING – FIRST FLOOR RESTAURANT



FINVARB
GROUP

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

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LEVEL 1

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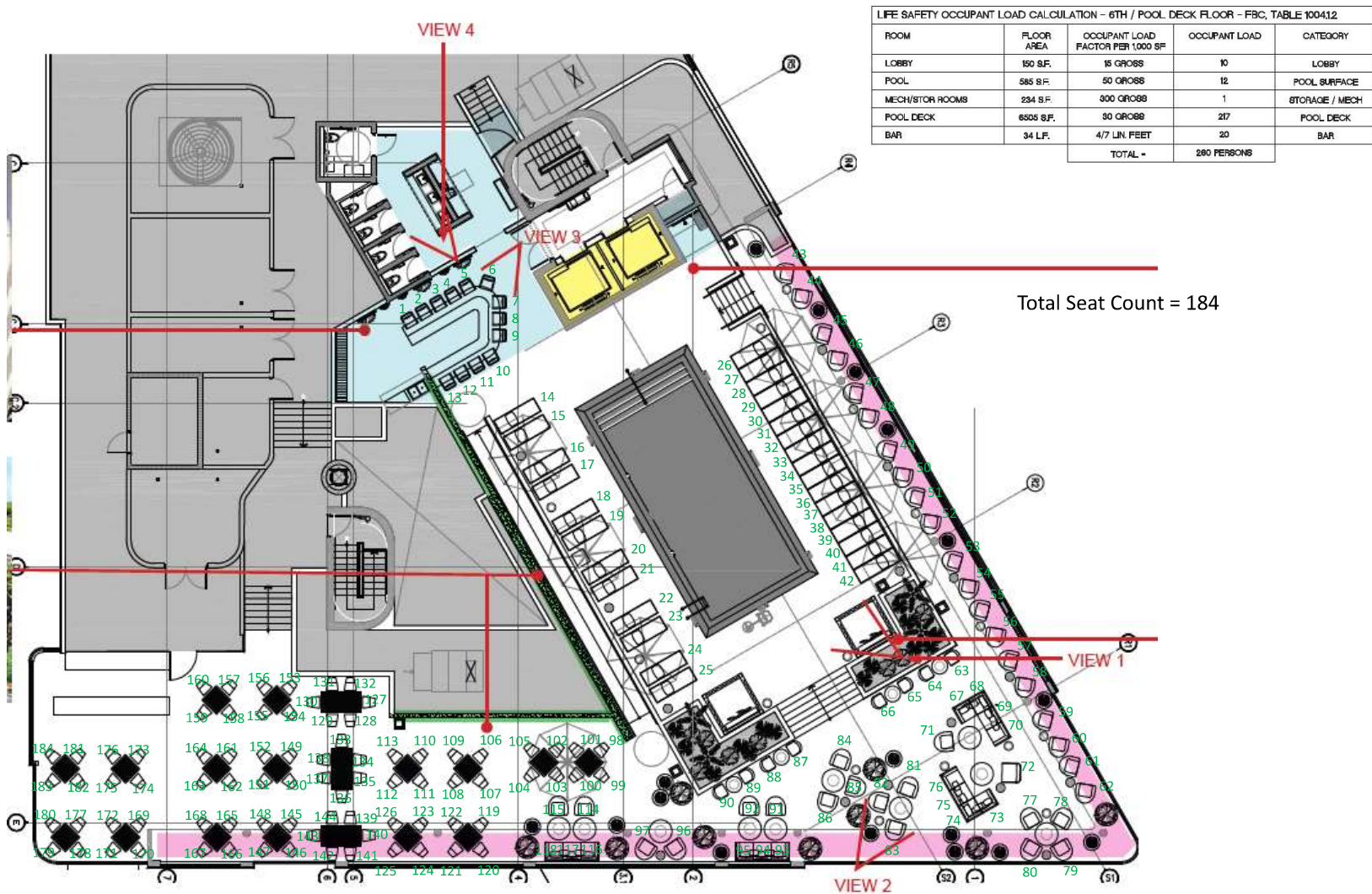
HA
L.C. # A-200-278
OCT 20 2015

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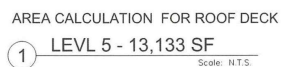
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1750 Alton Road

Miami Beach, FL 33139

DIAGRAM PLANNING – ROOFTOP



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ROOF PLAN



EINVARB

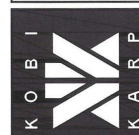
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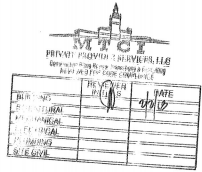
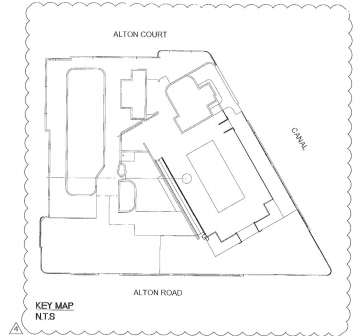


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11.12.15

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SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARE GROUP
1000 Ave. of the Americas, Suite 201, Bay Harbor Islands, FL 33154

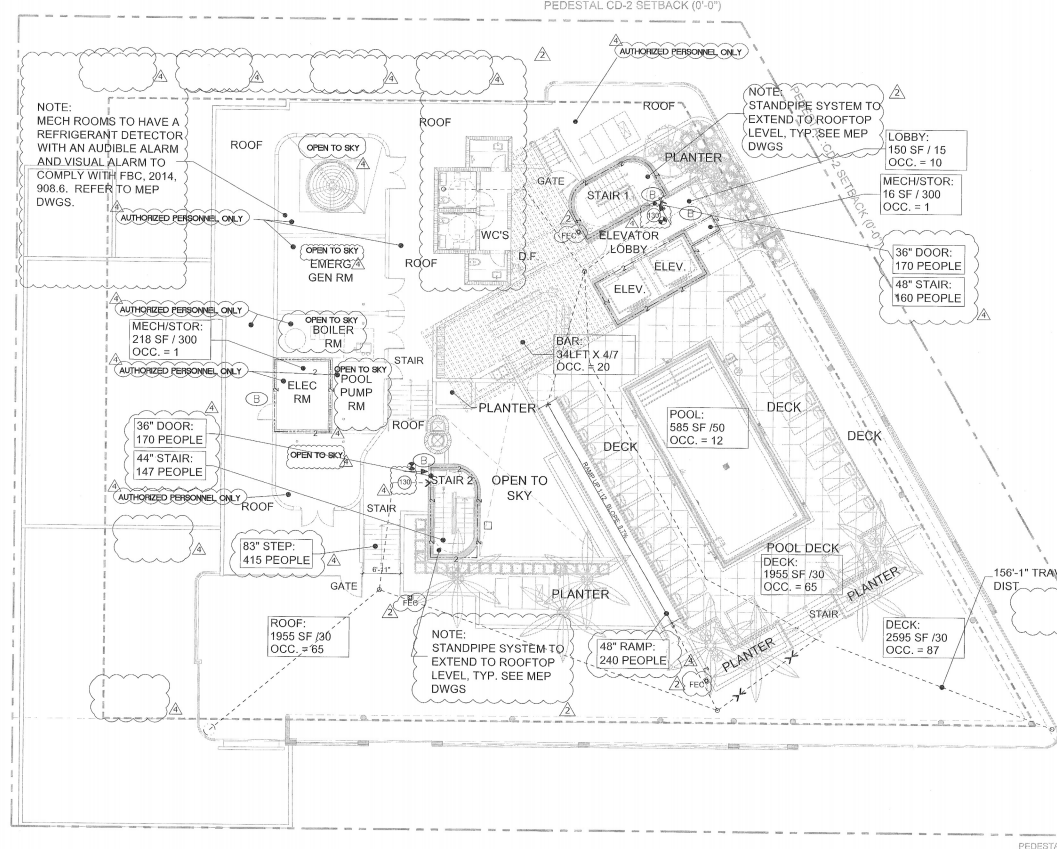


NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 1	04.28.17
3	REV. 2	04.28.17
4	REV. 3	11.22.17

PROJECT NO. 1613
DATE 02.28.17
SHEET NO.
SCALE As Noted
SHEET NO.

A-024

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



NOTE:
MECH ROOMS TO HAVE A
REFRIGERANT DETECTOR
WITH AN AUDIBLE ALARM
AND VISUAL ALARM TO
COMPLY WITH FBC, 2014,
908.5. REFER TO MEP
DWGS.

NOTE:
STANDPIPE SYSTEM TO
EXTEND TO ROOFTOP
LEVEL, TYP. SEE MEP
DWGS

NOTE:
STANDPIPE SYSTEM TO
EXTEND TO ROOFTOP
LEVEL, TYP. SEE MEP
DWGS

PLUMBING FIXTURE CALCULATION - POOL DECK FLOOR - FBC, TABLE 403.6

ROOM	OCCUPANT LOAD	MALE	FEMALE	LAWS
LOBBY	10 PEOPLE	100 PEOPLE	100 PEOPLE	1 PER 200 PERSONS
SWIMMING POOL	10 PEOPLE			
MECH/STOR ROOMS	1 PERSON	2 WCB	2 WCB	2 LAWS
POOL DECK	20 PEOPLE			
BAR	20 PEOPLE			
TOTALS	260 PEOPLE	4 WCB	2 LAWS	

LIFE SAFETY OCCUPANT LOAD CALCULATION - 6TH / POOL DECK FLOOR - FBC, TABLE 1004.12

ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	150 SF	15 GROSS	10	LOBBY
POOL	500 SF	50 GROSS	12	POOL SURFACE
MECH/STOR ROOMS	234 SF	300 GROSS	1	STORAGE / MECH
POOL DECK	6500 SF	30 GROSS	217	POOL DECK
BAR	34 SF	477 LIN. FEET	20	BAR
TOTAL			260 PERSONS	

DOOR AND STAIR EGRESS - 6TH FLOOR / ROOF - 260 PERSONS

REQUIRED	REQUIRED	PROVIDED	STAIR 0.2" MIN. WIDTH REQUIRED
DOOR 0.2" MIN. WIDTH REQUIRED	STAIR 0.2" MIN. WIDTH REQUIRED	DOOR 0.2" MIN. WIDTH REQUIRED	STAIR 0.2" MIN. WIDTH REQUIRED
54" WIDTH	81" WIDTH	50 AT 32" WIDTH = 64"	60 AT 44" WIDTH = 88"
TOTAL			260 PERSONS

**FOR
REFERENCE
ONLY
BC1703462**

A1 LIFE SAFETY PLAN - ROOF / 6TH FLOOR
SCALE: 3/32" = 1'-0"

GENERAL NOTE:

1. CEILING TOWNS OVERLOOKING ROOF, ROILER ROOM, POOL, EQUIPMENT ROOM & STORAGE ROOM HAVE NO ROOF STRUCTURE & ARE OPEN TO ABOVE.
2. ALL ROOF CHIMNEYS, VENTS, FLASHINGS, WELLS, OR THE PAIR FOR THE TRASH REMOVAL AND APPROVED BY CITY. SURFACE FINISH THAT REDUCES NOISE, IN A MANNER TO BE APPROVED BY THE CITY. THE ROOF DECK SHALL BE CLOSED TO THE HOUSE OF HOUSING AND
3. A. ACCESS AS MAY BE REQUIRED FOR SECURITY, FIRE OR BUILDING CODE. LIFE SAFETY CODE. PROPERTIES AND ACCESS TO THE ROOF SHALL BE SECURED BY THE CITY. THE ROOF DECK SHALL BE CLOSED TO THE HOUSE OF HOUSING AND
4. THE BUILDING SHALL BE PLACED ASIDE AT A VOLUME THAT IS HARMLESS TO THE CITY. THE BUILDING SHALL BE PLACED ASIDE AT A VOLUME THAT IS HARMLESS TO THE CITY. THE BUILDING SHALL BE PLACED ASIDE AT A VOLUME THAT IS HARMLESS TO THE CITY.

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

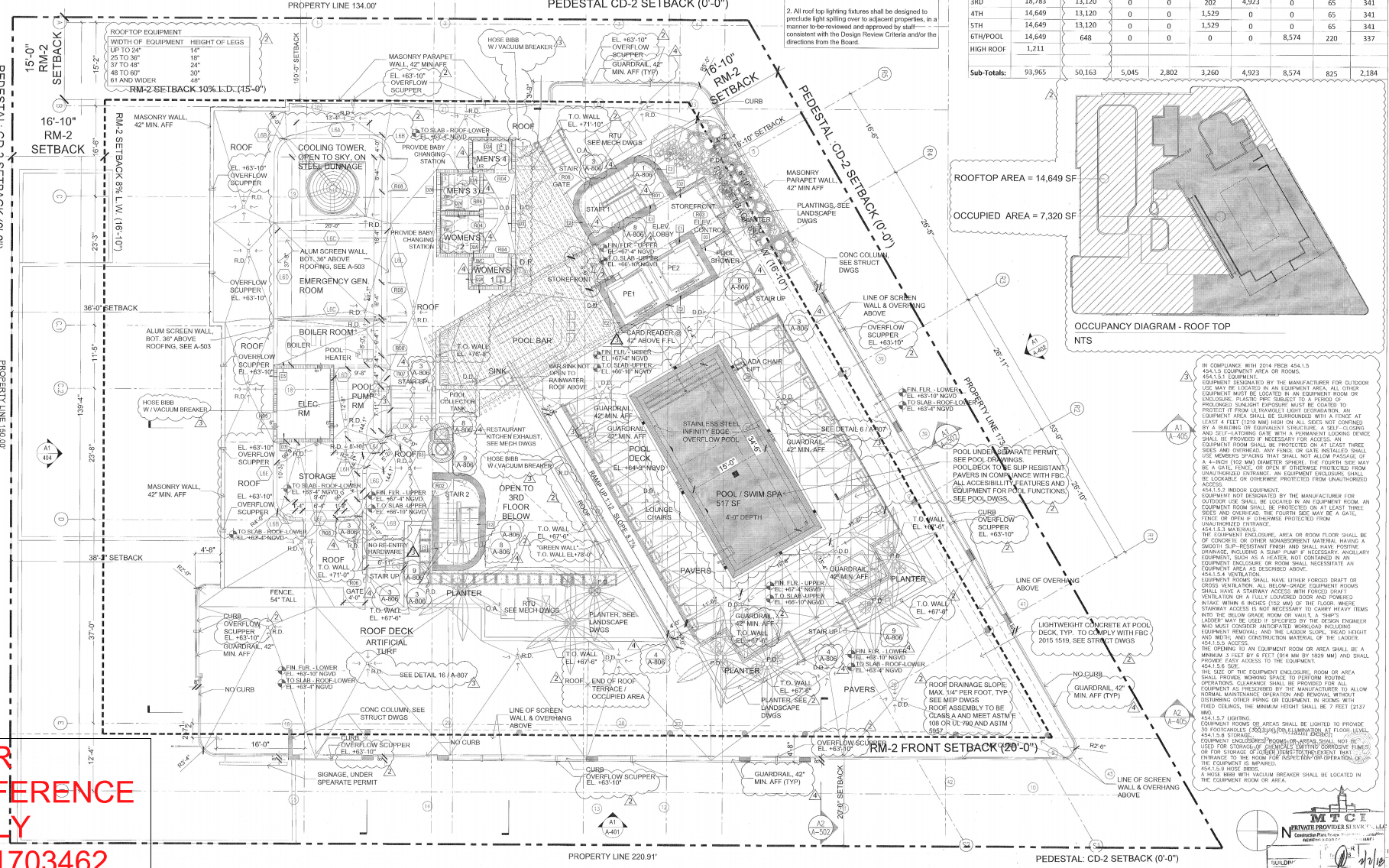
FLOOR	GROSS CONST. AREA (SLAB AREA)	ENCLOSED AREA (A/C SPACE)	ENTRY DRIVE	CANAL WALKWAY	BALCONY	TERRACE	POOL DECK (FIN. DECK)	MECH ROOMS	STAIRS
1ST	15,025	8,210	5,045	2,802	0	0	0	410	412
2ND	14,999	1,945	0	0	0	0	0	0	412
3RD	18,783	13,120	0	0	202	4,923	0	65	341
4TH	14,649	13,120	0	0	1,529	0	0	65	341
5TH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



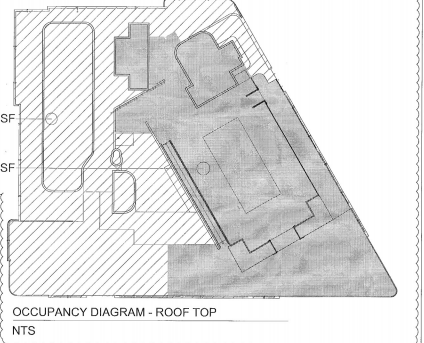
2777 Peachtree Lane Blvd
Coral Gables, FL 33134
Phone: 305.363.5000
www.PermuyArchitecture.com

HEATH OF FLORIDA
REGISTERED ARCHITECT
REGISTERED IN FLORIDA

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



IN COMPLIANCE WITH 2014 FBC 454.1.5
454.1.5 EQUIPMENT AREA OR ROOMS
EQUIPMENT DESIGNATED BY THE MANUFACTURER FOR OUTDOOR USE MAY BE LOCATED IN AN EQUIPMENT ROOM OR ENCLOSURE. ACCESS SHALL BE SUBJECT TO A PERIOD OF PROLONGED SUNLIGHT EXPOSURE MUST BE COATED TO PROTECT IT FROM ULTIMATELY LIGHT DEGRADATION. AN EQUIPMENT AREA SHALL BE SURROUNDED WITH A FENCE AT LEAST 4 FEET (1219 MM) HIGH ON ALL SIDES NOT CONTAINED BY A BUILDING OR EQUIVALENT STRUCTURE. A SELF-CLOSING AND SELF-LATCHING GATE WITH A PERMANENT LOCKING DEVICE SHALL BE PROVIDED IF NECESSARY FOR ACCESS. AN EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE SIDES AND OVERHEAD. THE FOURTH SIDE MAY BE A GATE, FENCE OR OTHER STRUCTURE. THE EQUIPMENT ROOM MAY BE A GATE, FENCE OR OTHER STRUCTURE. THE EQUIPMENT ROOM MAY BE A GATE, FENCE OR OTHER STRUCTURE. THE EQUIPMENT ROOM MAY BE A GATE, FENCE OR OTHER STRUCTURE.

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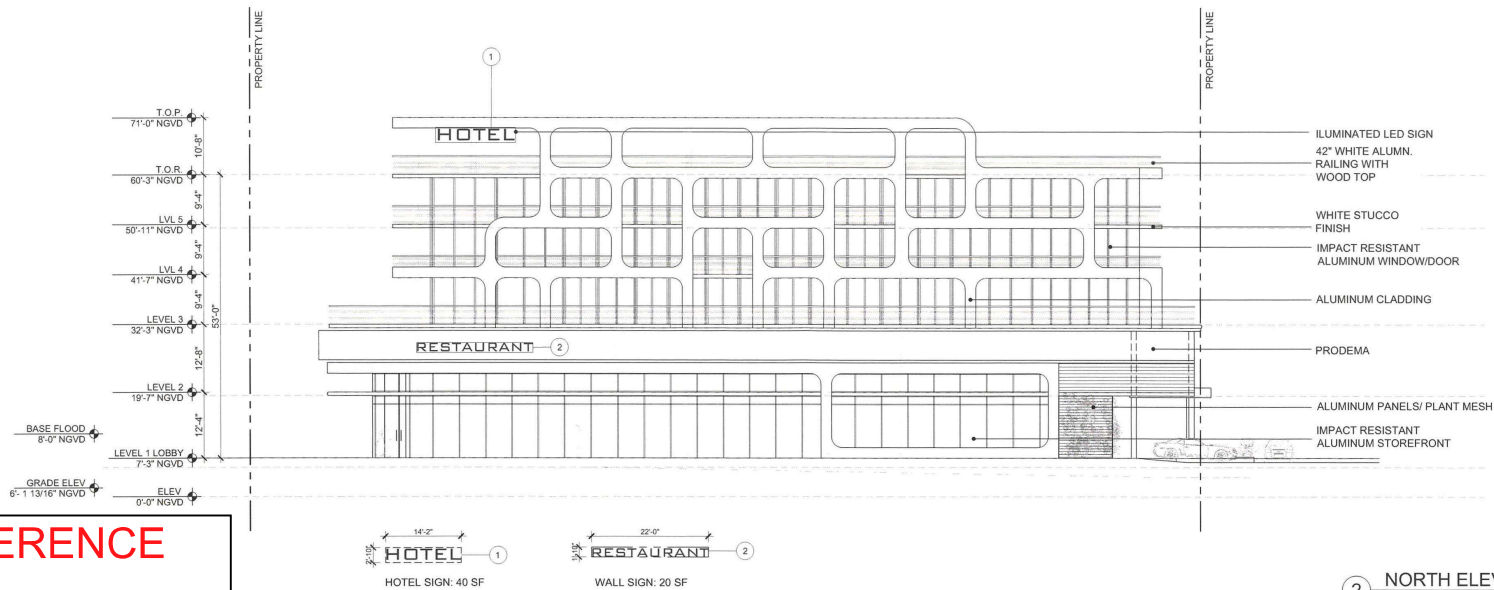
A1 LOWER ROOF PLAN
SCALE 1/8" = 1'-0"

KIMTOWN HOTEL
PALOMAR
1750 Alton Road Miami Beach, FL 33139
FINWARD GROUP

NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17
3	REV. 3	06.01.17
4	REV. 4	11.22.17

PROJECT NO. 1613
DATE: 02.28.17
SHEET NO. 1

As Noted
A-106



② NORTH ELEVATION
Scale: 3/32"=1'-0"

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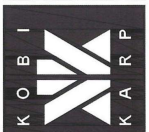
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NORTH ELEVATION



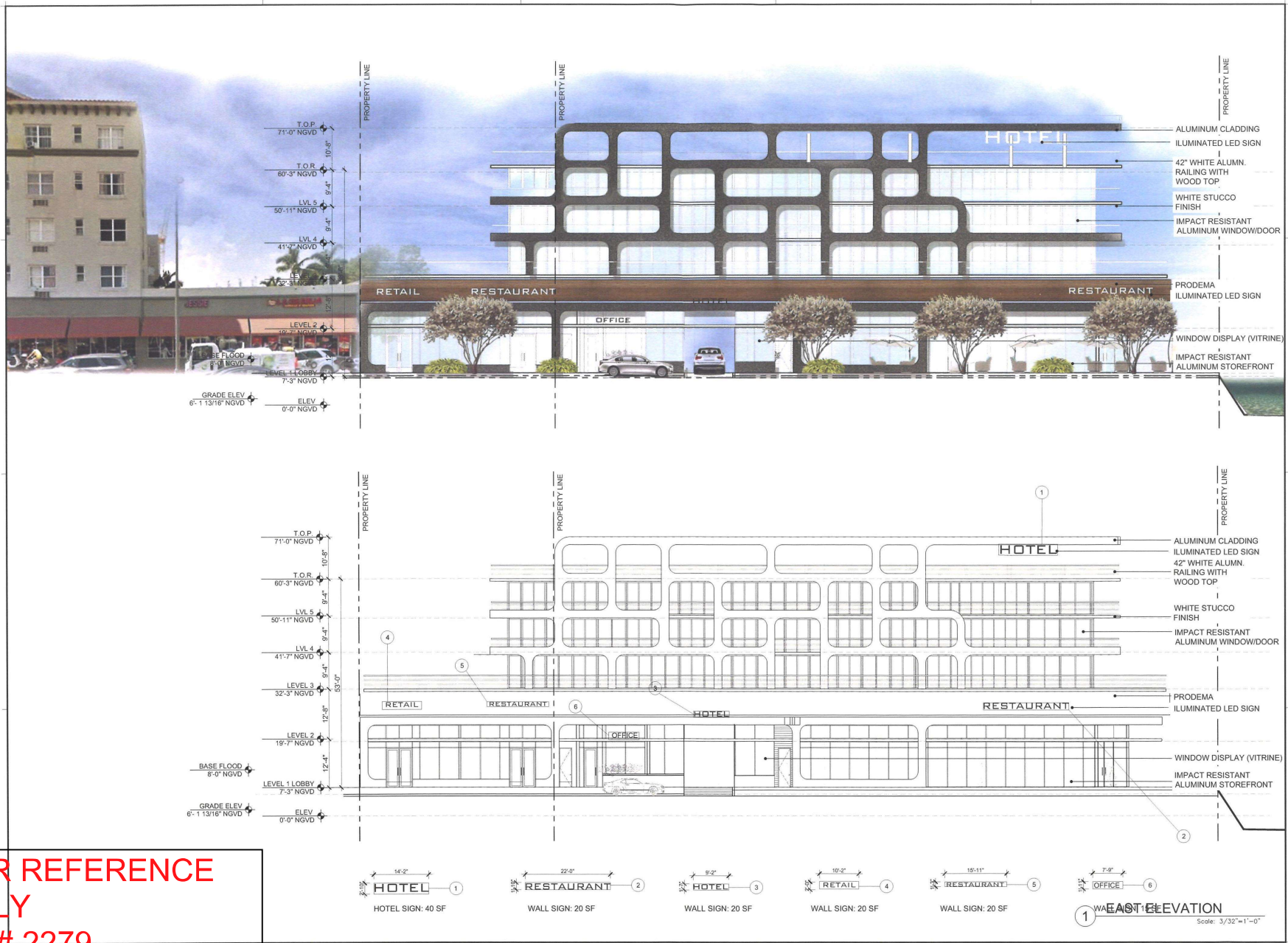
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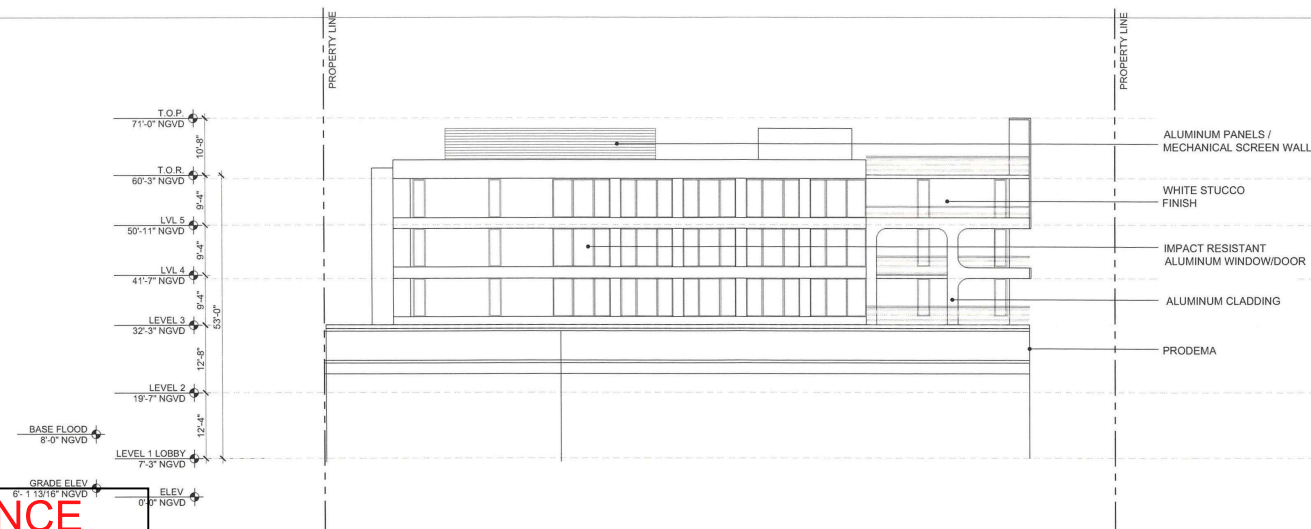
EAST ELEVATION

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P.C.

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① SOUTH ELEVATION
Scale: 3/32"=1'-0"

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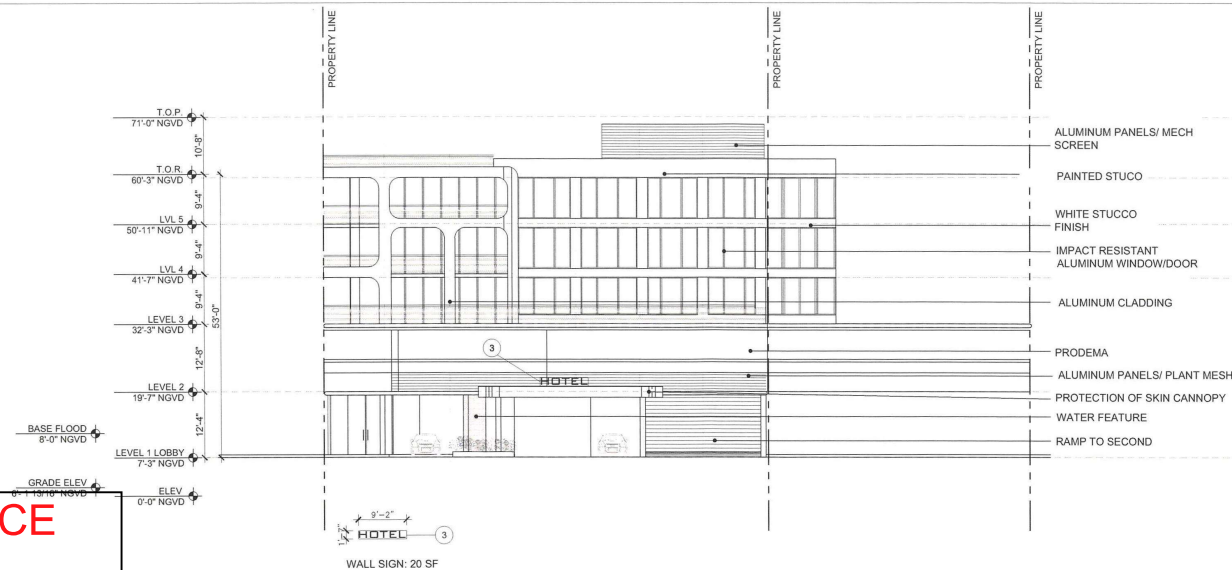
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① WEST ELEVATION
Scale: 3/32"=1'-0"

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WEST ELEVATION

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