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

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TEL: (305) 551-6267 FAX: (305) 551-4542

LANDSCAPE ARCHITECT

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

INTERIOR DESIGNER

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

NOTE: LANDSCAPE AND IRRIGATION PLANS WILL BE SUBMITED UNDER A SEPARATE PERMIT TO BE REVIEWED AND APPROVED BY STAFF PRIOR TO ISSUANCE OF A TCO. △3

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's districts, state agencies, or federal agencies.
The city of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations.

CMB BLDG.DEPT. COMMENTS. 12-16-14. △1
CMB BLDG.DEPT. COMMENTS. 01-15-15. △2
CMB BLDG.DEPT. COMMENTS. 03-25-15. △3

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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

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

4/10/15
5/5/15

CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: TG 4/24/15 MM 5/5/15
ZONING: 5/4/15
PLUMBING: 4/20/15 / 5/05/15
ELECTRICAL: SW 4/13/15
MECHANICAL: 4/10/15
FIRE PREVENTION: R.NEWMANS 4/16/15 5/14/15
FLOOD: 4/29/15 5/5/15
PUBLIC WORKS: 4/10/15 5/5/15
STRUCTURAL: RV 3-10-15
ELEVATOR: 4/8/15
ROOFING:

APPROVED
MIAMI BEACH
FIRE [illegible]

MAR 25 2015

B1500350

ADDITION & RENOVATION TO THE

ANGLER'S HOTEL

MIAMI BEACH, FLORIDA

PERMIT ISSUE
OCTOBER 13, 2014

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ROAD X FIRE X SCHOOL
B2015-00350
MAR 05 2015
MIAMI-DADE COUNTY
APPROVED

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

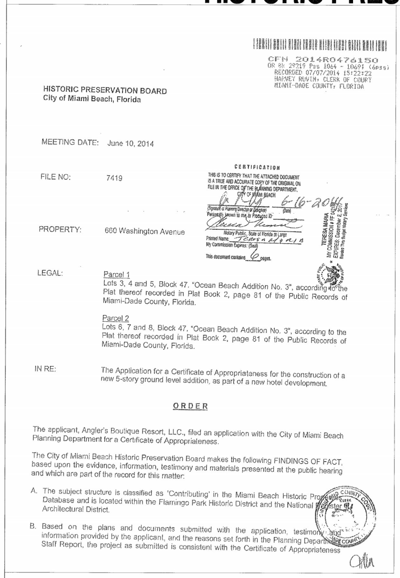
OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL: 3/10/15
ELEVATOR:
ROOFING:

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

JAN 15 2015

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



CFN 2014R0476150
OR Bk 29219 Pgs 1064 - 1069; (6pgs)
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: June 10, 2014

FILE NO: 7419

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 PLANNING DEPARTMENT, CITY OF MIAMI BEACH
6-16-2014
(Signature of Planning Director or Designee) (Date)
Personally known to me, or Produced ID: ____
Notary Public, State of Florida at Large
Printed Name: Teresa Maria
My Commission Expires: (Seal)
This document contains 6 pages.

TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services

PROPERTY: 660 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.

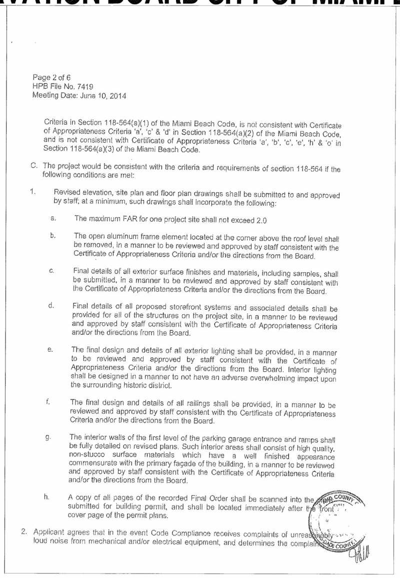
ORDER

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:

A. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Flamingo Park Historic District and the National Register Architectural District.

B. 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



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HPB File No. 7419
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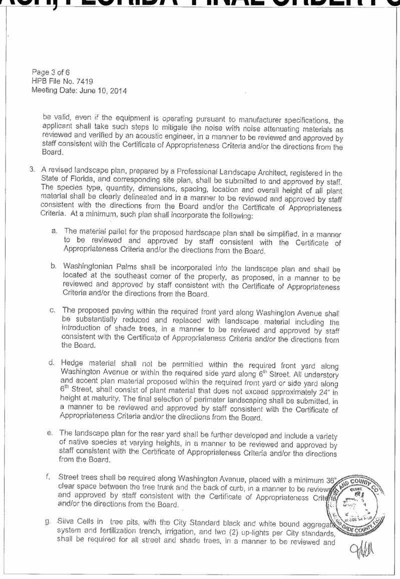
Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a', 'c' & 'd' in Section 118-564(a)(2) of the Miami Beach Code, and is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'c', 'e', 'h' & 'o' in Section 118-564(a)(3) 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:

1. 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:
   a. The maximum FAR for one project site shall not exceed 2.0
   b. 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.
   c. 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.
   d. 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.
   e. 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.
   f. 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.
   g. 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-stucco surface materials which have a well finished appearance commensurate with the primary façade 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.
   h. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
2. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaint to



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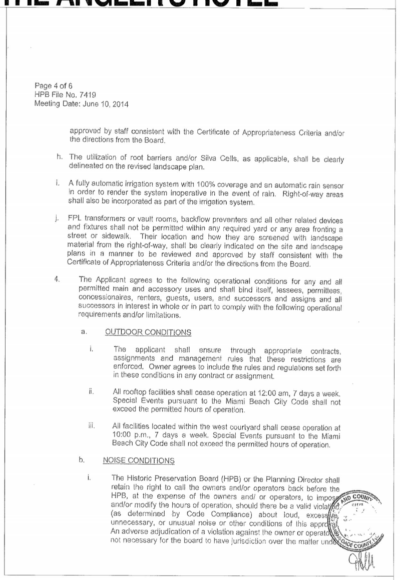
Meeting Date: June 10, 2014

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.

3. 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:
   a. The material pallet for the proposed hardscape 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.
   b. 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.
   c. 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.
   d. 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.
   e. 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.
   f. 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.
   g. 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



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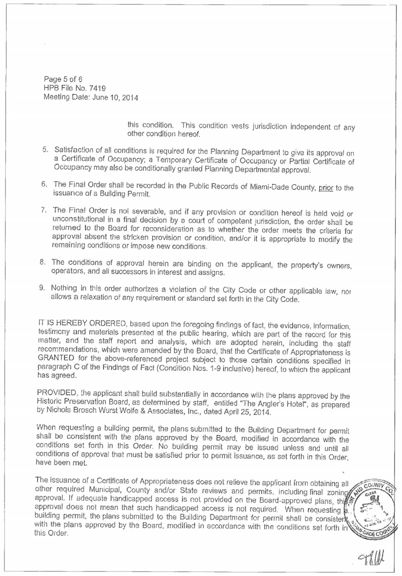
approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   h. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
   i. 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.
   j. 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.
4. 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.
   a. OUTDOOR CONDITIONS
      i. 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.
      ii. 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.
      iii. 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.
   b. NOISE CONDITIONS
      i. 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



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

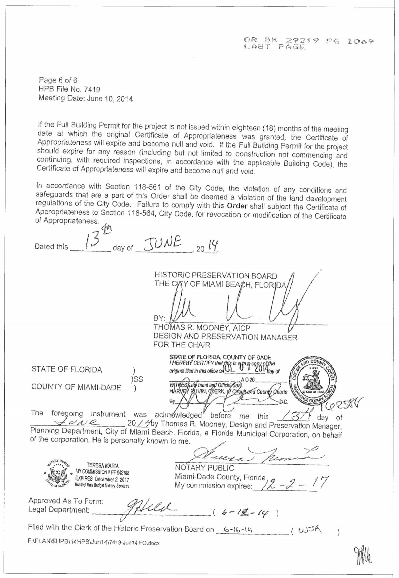
5. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
6. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
7. 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.
8. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
9. 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, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.



OR BK 29219 PG 1069
LAST PAGE

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HPB File No. 7419
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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, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on JUL 07 2014 day of ____ A.D. 20__
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By ____ D.C. 162584

STATE OF FLORIDA)
)SS
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 MARIA
MY COMMISSION # FF 042188
EXPIRES December 2, 2017
Bonded Thru Budget Notary Services

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

Approved As To Form:
Legal Department: ____ (6-12-14)

Filed with the Clerk of the Historic Preservation Board on 6-16-14 (WJR)

F:\PLAN\$HPB\14HPB\Jun14\7419-Jun14 FO.docx

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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AAC 000680

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

JAN 15 2015

Permit Issue
10-13-14

REVISIONS

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

12064

A0.00.1

NEW SHEET

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1/30/2015 4:10:52 PM

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DRAWING INDEX - ARCHITECTURE

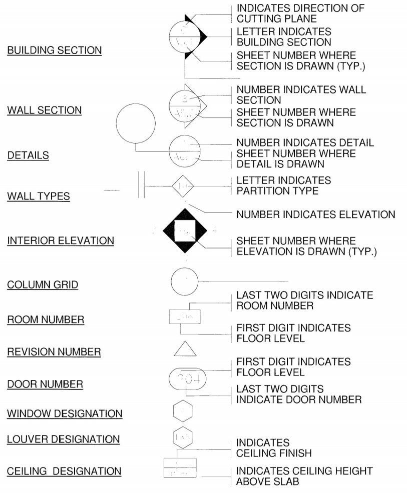
NUMBER	SHEET NAME	10/13/14 PERMIT ISSUE	12/16/14 CMB Comments	01/15/15 CMB Comments-Rev2
A0.00	COVER	•		•
A0.00.1	HISTORIC PRESERVATION BOARD			•
A0.01	INDEX	•	•	•
A0.02	GENERAL NOTES AND SYMBOLS	•		
A0.03	F.A.R. CALCULATION	•		•
A0.03.1	FAR-EXISTING BUILDINGS			•
A0.03.2	FAR -EXISTING BUILDING-1			•
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 - ELEEVATOR 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 1	•	•	•
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		•	

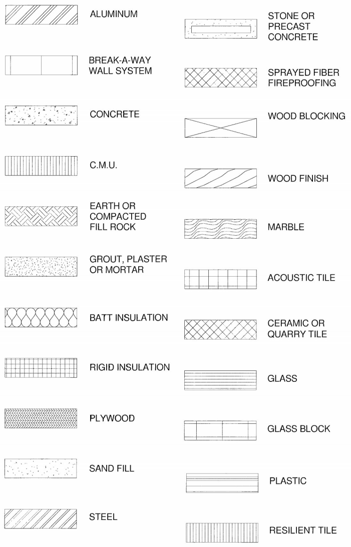
REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT
APPROVED
JAN 15 2015

LEGEND SYMBOLS



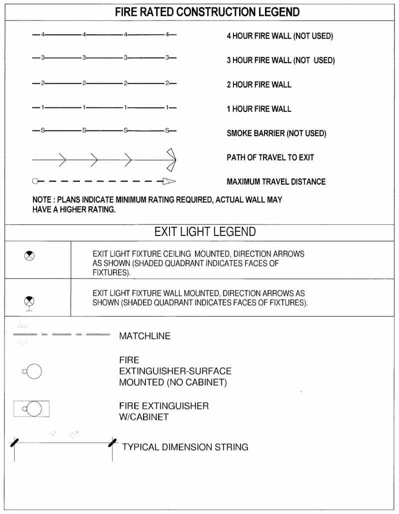
BUILDING SECTION	INDICATES DIRECTION OF CUTTING PLANE LETTER INDICATES BUILDING SECTION SHEET NUMBER WHERE SECTION IS DRAWN (TYP.)
WALL SECTION	NUMBER INDICATES WALL SECTION SHEET NUMBER WHERE SECTION IS DRAWN
DETAILS	NUMBER INDICATES DETAIL SHEET NUMBER WHERE DETAIL IS DRAWN
WALL TYPES	LETTER INDICATES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

MATERIAL SYMBOLS



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

LIFE SAFETY PLAN SYMBOLS



FIRE RATED CONSTRUCTION LEGEND

4 HOUR FIRE WALL (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

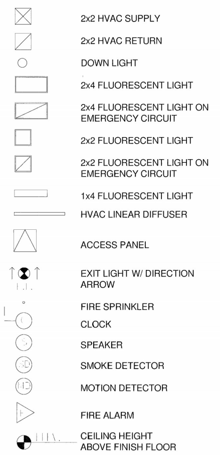
NOTE : PLANS INDICATE MINIMUM RATING REQUIRED, ACTUAL WALL MAY HAVE A HIGHER RATING.

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

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

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.

ABBREVIATIONS - T - W

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

ABBREVIATIONS - O - S

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

ABBREVIATIONS- H - N

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

ABBREVIATIONS- E - G

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

ABBREVIATIONS -A-D

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

ROOM FINISH ABBEVIATIONS

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

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

NICHOLS
BROSCH
WURST
WOLFE
& ASSOCIATES, INC.
Architecture & Planning
161 Almeria Avenue
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(305) 443-5206
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AAC 000680
Architect

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

Permit Issue
10-13-14

OCT 1 3 2014

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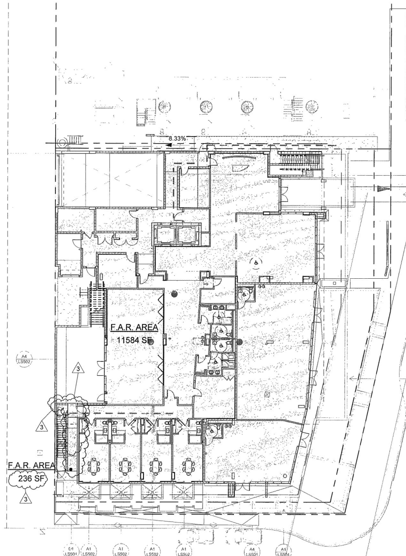
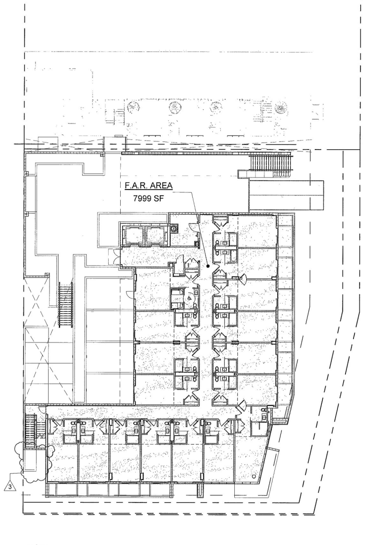
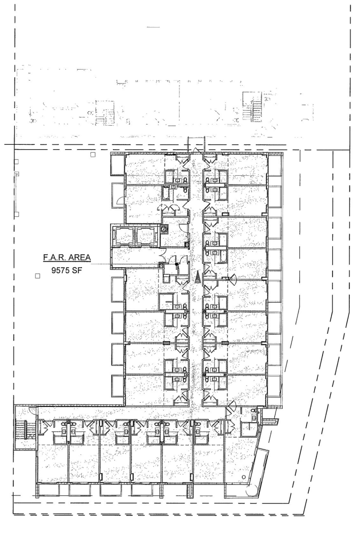

8.33%
F.A.R. AREA
11584 SF
F.A.R. AREA
236 SF
3
A4 LS502
A4 LS501
D1 LS501
A1 LS502
A1 LS504

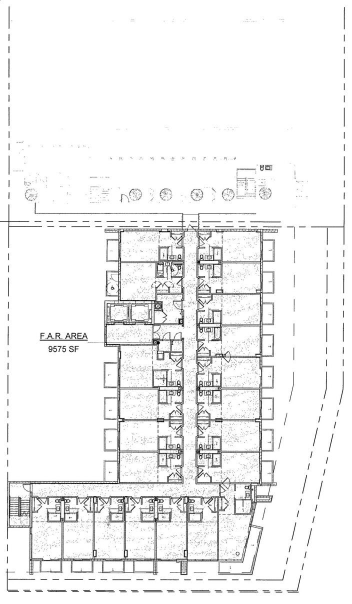
1 A0.03 LEVEL 100
1" = 20'-0"


F.A.R. AREA
7999 SF
3

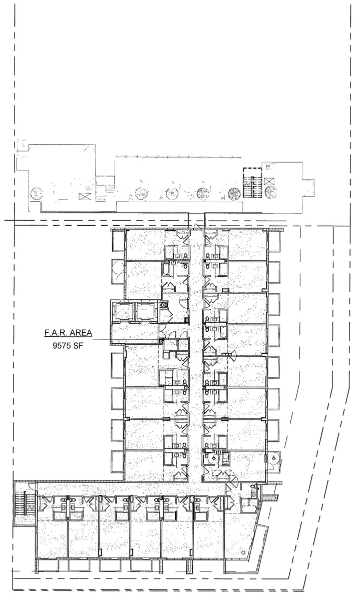
2 A0.03 LEVEL 200
1" = 20'-0"


F.A.R. AREA
9575 SF

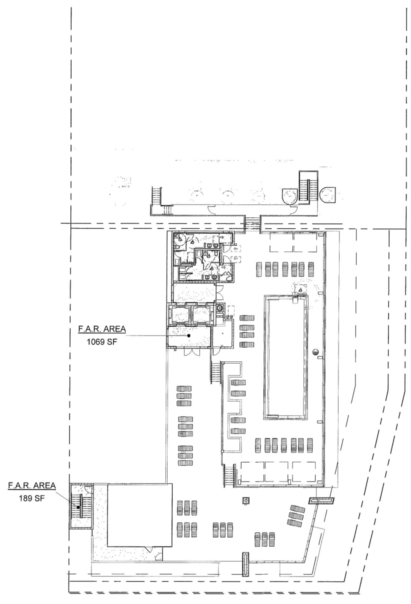
3 A0.03 LEVEL 300
1" = 20'-0"


F.A.R. AREA
9575 SF

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


F.A.R. AREA
9575 SF

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


F.A.R. AREA
1069 SF
F.A.R. AREA
189 SF

6 A0.03 UPPER POOL DECK
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	1,258 SF
		49,803 SF

3

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ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

MAR 2 5 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

TG 4/24/15

APPROVED

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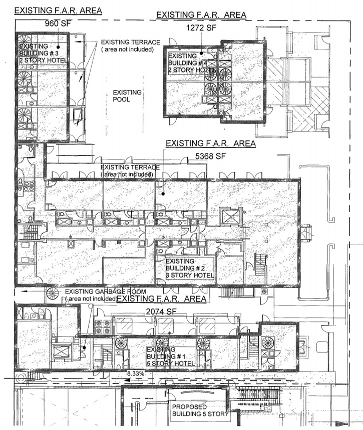
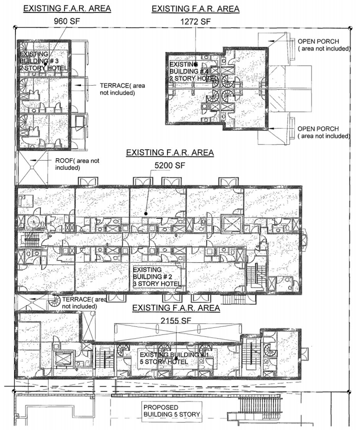

EXISTING F.A.R. AREA
960 SF
EXISTING F.A.R. AREA
1272 SF
EXISTING BUILDING # 3
2 STORY HOTEL
EXISTING TERRACE
(area not included)
EXISTING BUILDING # 4
2 STORY HOTEL
EXISTING POOL
EXISTING F.A.R. AREA
5368 SF
EXISTING TERRACE
(area not included)
EXISTING BUILDING # 2
3 STORY HOTEL
EXISTING GARBAGE ROOM
(area not included)
EXISTING F.A.R. AREA
2074 SF
EXISTING BUILDING # 1
5 STORY HOTEL
8.33%
PROPOSED
BUILDING 5 STORY

1 A0.03.1 F.A.R. LEVEL 100 EXISTING BUILDINGS 1,2,3 AND 4

1" = 20'-0"

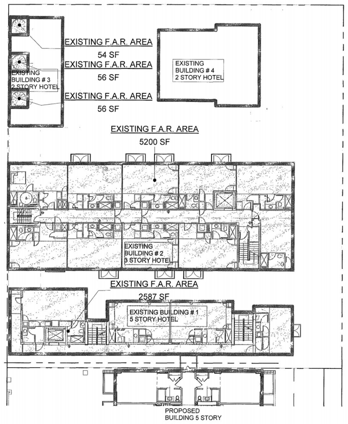
Existing Angler's Hotel F.A.R. Calculation-100 Level-Buildings 1,2,3 and 4		
Level	Name	Area
LEVEL 100		9,674 SF


EXISTING F.A.R. AREA
960 SF
EXISTING F.A.R. AREA
1272 SF
EXISTING BUILDING # 3
2 STORY HOTEL
TERRACE(area not included)
EXISTING BUILDING # 4
2 STORY HOTEL
OPEN PORCH
(area not included)
OPEN PORCH
(area not included)
ROOF(area not included)
EXISTING F.A.R. AREA
5200 SF
EXISTING BUILDING # 2
3 STORY HOTEL
TERRACE(area not included)
EXISTING F.A.R. AREA
2155 SF
EXISTING BUILDING # 1
5 STORY HOTEL
PROPOSED
BUILDING 5 STORY

2 A0.03.1 F.A.R. LEVEL 200 EXISTING BUILDINGS 1,2,3 AND 4

1" = 20'-0"

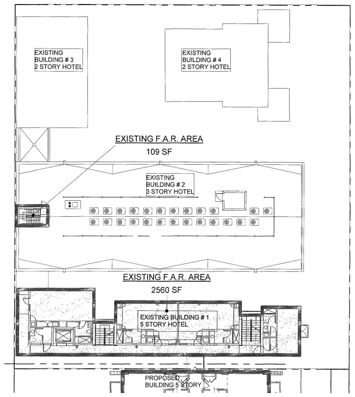
Existing Angler's Hotel F.A.R. Calculation-200 Level Buildings 1,2,3 and 4		
Level	Name	Area
LEVEL 200	EXISTING F.A.R. AREA	9,588 SF


EXISTING F.A.R. AREA
54 SF
EXISTING F.A.R. AREA
56 SF
EXISTING BUILDING # 3
2 STORY HOTEL
EXISTING F.A.R. AREA
56 SF
EXISTING BUILDING # 4
2 STORY HOTEL
EXISTING F.A.R. AREA
5200 SF
EXISTING BUILDING # 2
3 STORY HOTEL
EXISTING F.A.R. AREA
2587 SF
EXISTING BUILDING # 1
5 STORY HOTEL
PROPOSED
BUILDING 5 STORY

3 A0.03.1 F.A.R. LEVEL 300 EXISTING BUILDINGS 1,2,3 AND 4

1" = 20'-0"

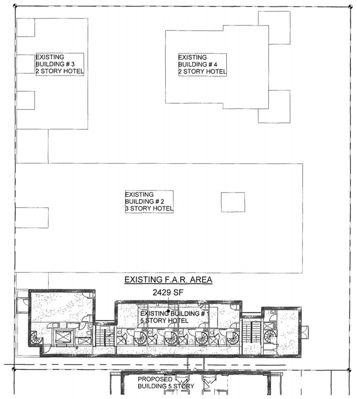
Existing Angler's Hotel F.A.R. Calculation-300 Level Buildings 1,2,3 and 4		
Level	Name	Area
LEVEL 300	EXISTING F.A.R. AREA	7,953 SF


EXISTING BUILDING # 3
2 STORY HOTEL
EXISTING BUILDING # 4
2 STORY HOTEL
EXISTING F.A.R. AREA
109 SF
EXISTING BUILDING # 2
3 STORY HOTEL
EXISTING F.A.R. AREA
2560 SF
EXISTING BUILDING # 1
5 STORY HOTEL
PROPOSED
BUILDING 5 STORY

4 A0.03.1 F.A.R. LEVEL 400 EXISTING BUILDINGS 1,2,3 AND 4

1" = 20'-0"

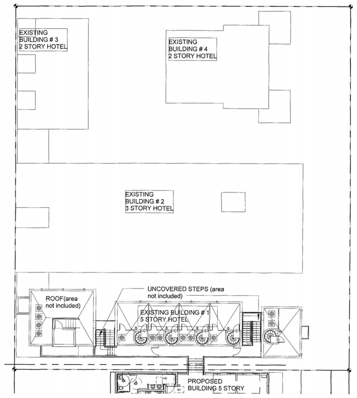
Existing Angler's Hotel F.A.R. Calculation-400 Level Buildings 1,2,3 and 4		
Level	Name	Area
LEVEL 300	EXISTING F.A.R. AREA	7,953 SF


EXISTING BUILDING # 3
2 STORY HOTEL
EXISTING BUILDING # 4
2 STORY HOTEL
EXISTING BUILDING # 2
3 STORY HOTEL
EXISTING F.A.R. AREA
2429 SF
EXISTING BUILDING # 1
5 STORY HOTEL
PROPOSED
BUILDING 5 STORY

5 A0.03.1 F.A.R. LEVEL 500-EXISTING BUILDINGS 1,2,3 AND 4

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


EXISTING BUILDING # 3
2 STORY HOTEL
EXISTING BUILDING # 4
2 STORY HOTEL
EXISTING BUILDING # 2
3 STORY HOTEL
ROOF(area not included)
UNCOVERED STEPS (area not included)
EXISTING BUILDING # 1
5 STORY HOTEL
PROPOSED
BUILDING 5 STORY

6 A0.03.1 F.A.R. LEVEL 600 EXISTING BUILDINGS 1,2,3 AND 4

1" = 20'-0"

Existing Angler's Hotel F.A.R. Calculation -600 Level Buidings 1,2,3 and 4		
Level	Name	Area
UPPER POOL DECK	EXISTING F.A.R. AREA	0 SF

Grand TotalExisting Angler's Hotel F.A.R. CALCULATION-LEVEL...		
Level	Name	Area
Not Placed	EXISTING F.A.R. AREA	0 SF
LEVEL 100		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.

TG 4/30/15

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

MAR 2 5 2015

Permit Issue
10-13-14

REVISIONS

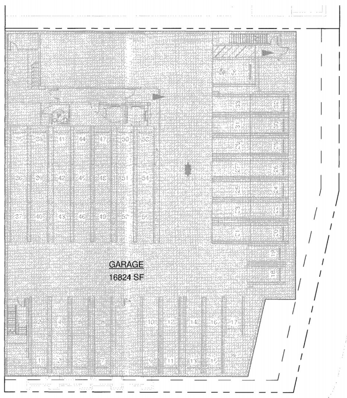
#	Description	Date
2	CMB Bldg. Dept. Comments	01/15/15
3	CMB Bldg.Dept. Comments	03/25/15

12064

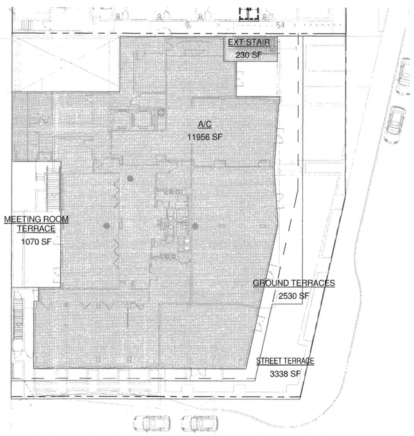
A0.03.1

NEW SHEET

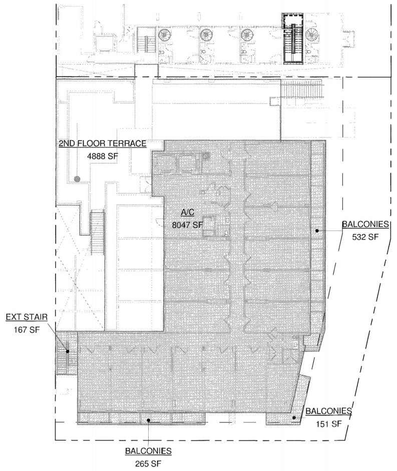
3


GARAGE
16824 SF

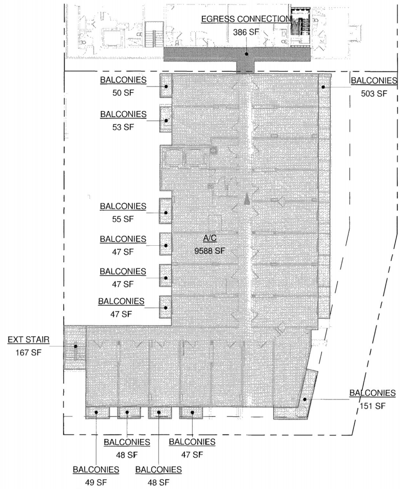
1
A0.04
BASEMENT
1" = 20'-0"


EXT STAIR
230 SF
A/C
11956 SF
MEETING ROOM TERRACE
1070 SF
GROUND TERRACES
2530 SF
STREET TERRACE
3338 SF

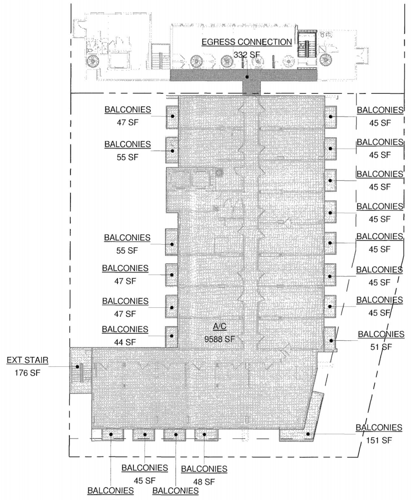
2
A0.04
LEVEL 100
1" = 20'-0"


2ND FLOOR TERRACE
4888 SF
A/C
8047 SF
BALCONIES
532 SF
EXT STAIR
167 SF
BALCONIES
151 SF
BALCONIES
265 SF

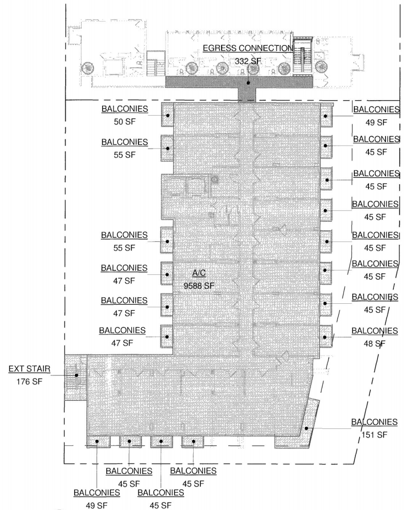
3
A0.04
LEVEL 200
1" = 20'-0"


EGRESS CONNECTION
386 SF
BALCONIES
50 SF
BALCONIES
53 SF
BALCONIES
503 SF
BALCONIES
55 SF
BALCONIES
47 SF
A/C
9588 SF
BALCONIES
47 SF
BALCONIES
47 SF
EXT STAIR
167 SF
BALCONIES
151 SF
BALCONIES
48 SF
BALCONIES
47 SF
BALCONIES
49 SF
BALCONIES
48 SF

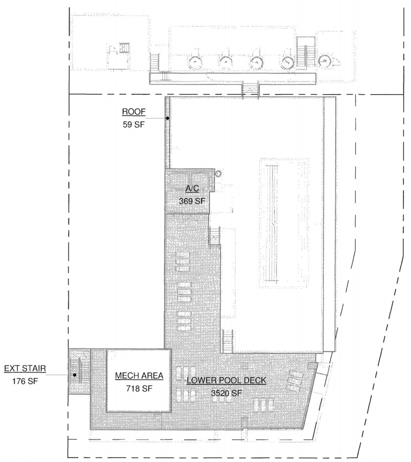
4
A0.04
LEVEL 300
1" = 20'-0"


EGRESS CONNECTION
332 SF
BALCONIES
47 SF
BALCONIES
55 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
55 SF
BALCONIES
47 SF
BALCONIES
47 SF
BALCONIES
44 SF
A/C
9588 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
51 SF
EXT STAIR
176 SF
BALCONIES
151 SF
BALCONIES
45 SF
BALCONIES
48 SF
BALCONIES
45 SF
BALCONIES
45 SF

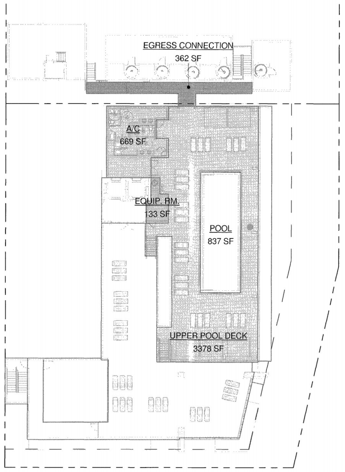
5
A0.04
LEVEL 400
1" = 20'-0"


EGRESS CONNECTION
332 SF
BALCONIES
50 SF
BALCONIES
55 SF
BALCONIES
49 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
55 SF
BALCONIES
47 SF
A/C
9588 SF
BALCONIES
47 SF
BALCONIES
47 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
48 SF
EXT STAIR
176 SF
BALCONIES
151 SF
BALCONIES
45 SF
BALCONIES
45 SF
BALCONIES
49 SF
BALCONIES
45 SF

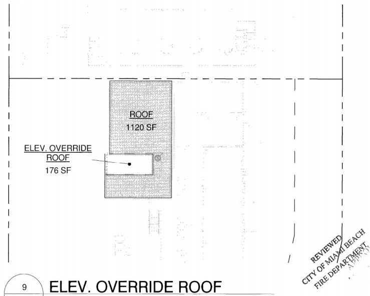
6
A0.04
LEVEL 500
1" = 20'-0"


ROOF
59 SF
A/C
369 SF
EXT STAIR
176 SF
MECH AREA
718 SF
LOWER POOL DECK
3520 SF

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


EGRESS CONNECTION
362 SF
A/C
669 SF
EQUIP. RM.
33 SF
POOL
837 SF
UPPER POOL DECK
3378 SF

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


ROOF
1120 SF
ELEV. OVERRIDE ROOF
176 SF

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

GROSS AREA CALCULATION	
AREA CATEGORY	AREA
BALCONY	4,090.67 SF
CONNECTION	1,410.61 SF
GARAGE	16,824.12 SF
INTERIOR	49,804.07 SF
MECHANICAL ROOF	850.55 SF
POOL	836.76 SF

GROSS AREA CALCULATION	
AREA CATEGORY	AREA
ROOF	1,355.95 SF
STAIR	1,092.27 SF
STREET TERRACE	3,338.03 SF
TERRACE	15,386.31 SF
Grand total	94,989.34 SF

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT
APPROVED

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DEVELOPED BY: Angler's Boutique Resort LLC

Permit Issue
10-13-14

OCT 1 3 2014

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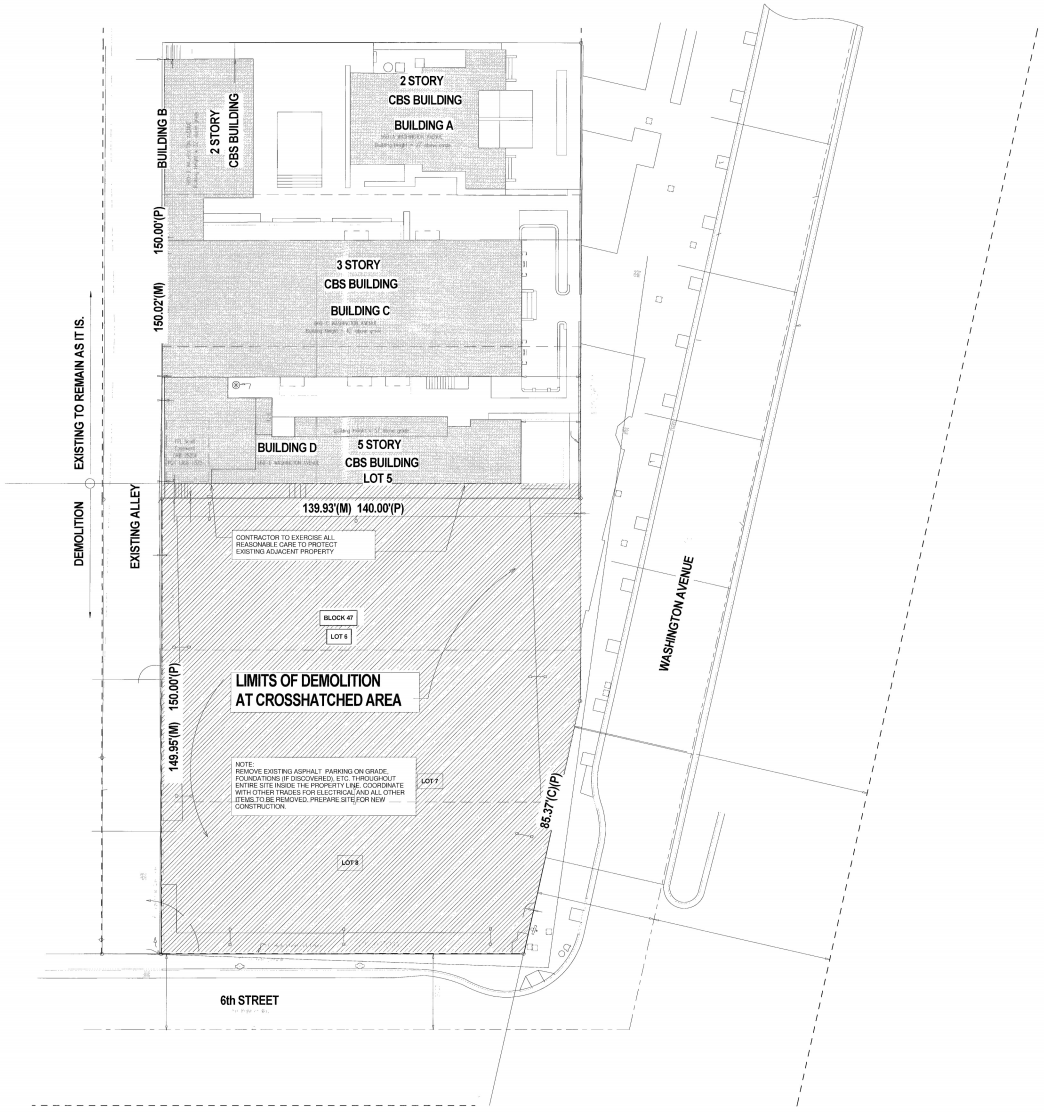
2 STORY
CBS BUILDING
BUILDING A
BUILDING B
2 STORY
CBS BUILDING
150.00'(P)
150.02'(M)
3 STORY
CBS BUILDING
BUILDING C
BUILDING D
5 STORY
CBS BUILDING
LOT 5
EXISTING TO REMAIN AS IT IS.
DEMOLITION
EXISTING ALLEY
139.93'(M) 140.00'(P)
CONTRACTOR TO EXERCISE ALL REASONABLE CARE TO PROTECT EXISTING ADJACENT PROPERTY
BLOCK 47
LOT 6
LIMITS OF DEMOLITION AT CROSSHATCHED AREA
149.95'(M) 150.00'(P)
NOTE: REMOVE EXISTING ASPHALT PARKING ON GRADE, FOUNDATIONS (IF DISCOVERED), ETC. THROUGHOUT ENTIRE SITE INSIDE THE PROPERTY LINE. COORDINATE WITH OTHER TRADES FOR ELECTRICAL AND ALL OTHER ITEMS TO BE REMOVED. PREPARE SITE FOR NEW CONSTRUCTION.
LOT 7
LOT 8
85.37'(C)(P)
WASHINGTON AVENUE
6th STREET

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

DEMOLITION NOTES

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ACCIDENT AND FIRE PREVENTION REGULATIONS.
2. CONTRACTOR'S STAFF IS RESPONSIBLE FOR THE DEMOLITION AND SHALL BE EXPERIENCED IN THIS TYPE OF WORK. EQUIPMENT SHALL BE SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.
3. ALL WORK SHALL BE DONE IN A SAFE AND CAUTIOUS MANNER IN ORDER TO AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S AVOID ACCIDENTS AND PROPERTY DAMAGE. PROVIDE TEMPORARY BARRICADES PERSONNEL AND GENERAL PUBLIC FROM INJURY.
4. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIAL, AND UNLESS OTHERWISE NOTED ON PLAN, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE EVALUATED IN THE CONTRACTOR'S PRICE. PROMPTLY REMOVE SALVAGED MATERIAL FROM THE CONSTRUCTION SITE AS THE WORK PROCEEDS. CAREFULLY DISMANTLE AND STORE ON SITE ALL MATERIAL SCHEDULED TO REMAIN THE PROPERTY OF THE OWNER. PROTECT UNTIL REMOVAL BY THE OWNER OR UNTIL END OF CONTRACT.
5. PREVENT ACCUMULATION OF DEBRIS AND OVERLOADING OF ANY PARTS OF THE STRUCTURE.
6. ILLUMINATE AND PROTECT DANGEROUS OPENINGS AS NECESSARY.
7. COORDINATE WITH APPLICABLE UTILITY COMPANIES AND OWNER FOR UTILITY LINE REMOVAL, RELOCATION, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY DEMOLITION, REMOVAL AND RELOCATION WORK.
8. CONTRACTOR TO EXERCISE ALL REASONABLE CARE TO PROTECT EXISTING ADJACENT PROPERTY. CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL ADJACENT PROPERTY DAMAGED DURING CONSTRUCTION.
9. RELOCATE STREET SIGNAGE WITHIN THE PROPERTY LIMITS. COORDINATE NEW LOCATION WITH ALL PERMIT AGENCIES.
10. TREE REMOVAL AND RELOCATION IS UNDER SEPARATE PERMIT.
11. ANY ASBESTOS MATERIAL FOUND AT TIME OF DEMOLITION SHALL BE REPORTED TO THE OWNER AND ARCHITECT IMMEDIATELY PROCEEDING WITH BUILDING DEMOLITION OPERATIONS. IF HAZARDOUS MATERIALS
12. VERIFY THAT ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED BEFORE ARE FOUND DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
13. THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL SHORING REQUIRED. AS WELL AS ANY SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS
14. ANY CONTAMINATED SOIL FOUND AT ANY TIME OF DEMOLITION SHALL BE REPORTED TO THE OWNER AND ARCHITECT IMMEDIATELY
15. TEST SOILS AROUND BURIED TANKS, IF DISCOVERED, FOR CONTAMINATION.
16. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY 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.

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OCT 1 3 2014

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A0.D.01

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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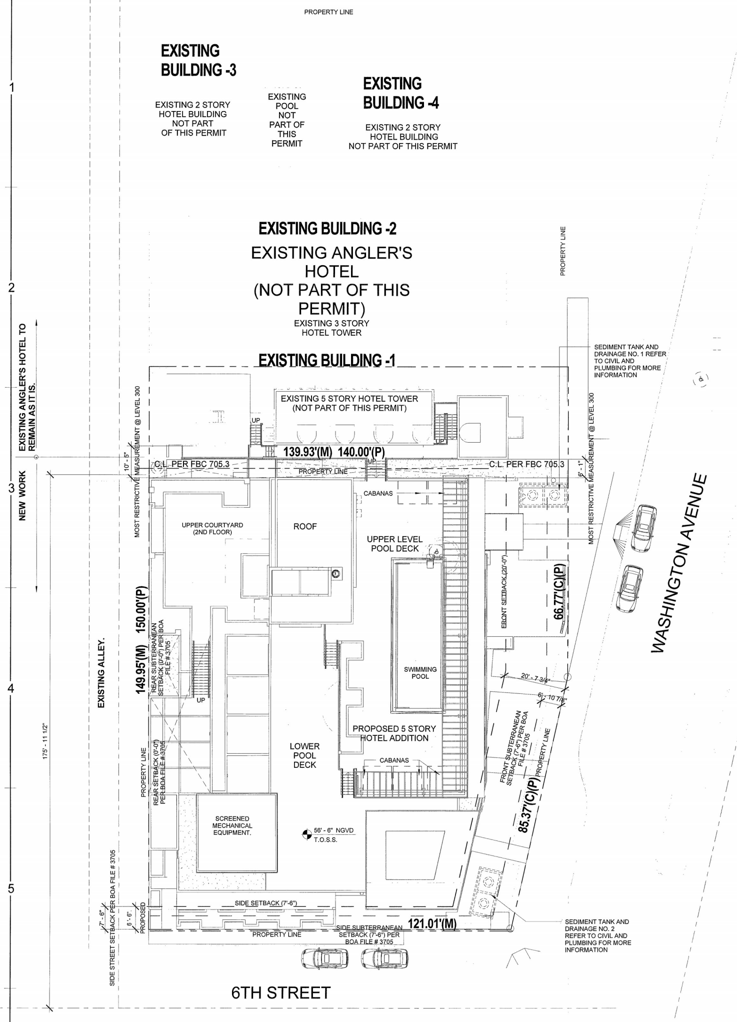
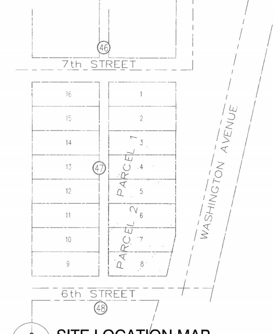

PROPERTY LINE
EXISTING BUILDING -3
EXISTING 2 STORY HOTEL BUILDING NOT PART OF THIS PERMIT
EXISTING POOL NOT PART OF THIS PERMIT
EXISTING BUILDING -4
EXISTING 2 STORY HOTEL BUILDING NOT PART OF THIS PERMIT
EXISTING BUILDING -2
EXISTING ANGLER'S HOTEL (NOT PART OF THIS PERMIT)
EXISTING 3 STORY HOTEL TOWER
EXISTING BUILDING -1
EXISTING 5 STORY HOTEL TOWER (NOT PART OF THIS PERMIT)
EXISTING ANGLER'S HOTEL TO REMAIN AS IT IS.
NEW WORK
SEDIMENT TANK AND DRAINAGE NO. 1 REFER TO CIVIL AND PLUMBING FOR MORE INFORMATION
139.93'(M) 140.00'(P)
C.L. PER FBC 705.3
C.L. PER FBC 705.3
10' - 5"
6' - 1"
MOST RESTRICTIVE MEASUREMENT @ LEVEL 300
MOST RESTRICTIVE MEASUREMENT @ LEVEL 300
UP
CABANAS
UPPER COURTYARD (2ND FLOOR)
ROOF
UPPER LEVEL POOL DECK
FRONT SETBACK (20'-0")
66.77'(C)(P)
WASHINGTON AVENUE
149.95'(M) 150.00'(P)
REAR SUBTERRANEAN SETBACK (0'-0") PER BOA FILE # 3705
EXISTING ALLEY.
175' - 11 1/2"
SWIMMING POOL
20' - 7 3/4"
6' - 10 7/8"
PROPOSED 5 STORY HOTEL ADDITION
LOWER POOL DECK
CABANAS
FRONT SUBTERRANEAN SETBACK (7'-6") PER BOA FILE # 3705
PROPERTY LINE
85.37'(C)(P)
PROPERTY LINE
REAR SETBACK (0'-0") PER BOA FILE # 3705
SCREENED MECHANICAL EQUIPMENT.
56' - 6" NGVD T.O.S.S.
SIDE SETBACK (7'-6")
7' - 6"
6' - 6"
PROPOSED
SIDE STREET SETBACK PER BOA FILE # 3705
PROPERTY LINE
SIDE SUBTERRANEAN SETBACK (7'-6") PER BOA FILE # 3705
121.01'(M)
SEDIMENT TANK AND DRAINAGE NO. 2 REFER TO CIVIL AND PLUMBING FOR MORE INFORMATION
6TH STREET

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

0 20' 40' 80'

NOTE:
NO EMERGENCY GENERATOR REQUIRED ON THIS PROJECT


46
7th STREET
16
15
14
13
12
11
10
9
1
2
3
4
5
6
7
8
47
PARCEL 1
PARCEL 2
WASHINGTON AVENUE
6th STREET
48
N

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

SCOPE:

SCOPE OF ARCHITECTURAL PORTION OF PERMIT AS FOLLOWS:

1. COMBINATION OF THE CONSTRUCTION OF A NEW 5 STORY HOTEL BUILDING AND THE CONNECTION OF THE NEW BUILDING TO AN EXISTING 5 STORY BUILDING ADJACENT TO THE NEW SITE.
2. THE NEW CONSTRUCTION CONSISTS OF THE FOLLOWING:
   a). 5 STORY, (84) UNIT HOTEL WITH GROUND LEVEL AMENITIES, REGISTRATION, LOBBY BAR, MEETING ROOM, ADMINISTRATION COMPONENTS AND RETAIL COMPONENT OVER A BASEMENT LEVEL OF PARKING. SWIMMING POOL IS LOCATED AT AN ELEVATED DECK AT THE 6TH LEVEL.
   b). MINOR DEMOLITION TO ADJACENT EXISTING BUILDING ALLOWING NEW CONNECTIONS AT LEVELS 200 THROUGH POOL DECK.
   c.) NEW CONSTRUCTION IN EXISTING BUILDING CONSISTING OF EXTENDING EXISTING STAIRS TO ROOF AND ADDING CONCRETE CATWALK AT LEVELS 5 AND ROOF.

NOTES:

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

HOTEL GUESTROOMS PER FLOOR LEVEL:

HOTEL LEVELS	NUMBER OF GUESTROOMS
LEVEL - 100	NONE
LEVEL - 200	17 UNITS
LEVEL - 300	21 UNITS
LEVEL - 400	21 UNITS
LEVEL - 500	21 UNITS
LEVEL - 600	NONE
TOTAL NUMBER OF UNITS = 80	

ZONING ANALYSIS

ZONING DISTRICT

RM-2

LEGAL DESCRIPTION

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

LOT AREA

SF	ACRES
20,192.73	0.4635

	ALLOWED	PROVIDED
EXISTING BUILDING FLOOR AREA	AREA = 42,000	AREA = 32,312
AVAILABLE FROM EXISTING SITE PER SHEET A03.01 AND A03.02.	42,000 - 32,312= 9,688	

FLOOR AREA SEC.142-216	ALLOWED	PROVIDED
"RM-2" ZONE: 2.0	40,385.46	
AVAILABLE FROM EXISTING SITE: PER SHEET A0.03.1 AND A0.03.2	9,688.00	49,803
TOTAL MAXIMUM ALLOWED:	50,073.00	

HEIGHT SEC.142-217	ALLOWED	PROVIDED
	5 STORY/ 50 FT	50'-0"

SETBACKS SEC.142-218	REQUIRED.	PROVIDED
FRONT	20'-0"	20'-0"
FRONT - UNDERGROUND	20'-0"	7'-6" (VARIANCE APPORVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
SIDE STREET SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH	7'-6" MIN. OR 8% OF LOT WIDTH (WHICHEVER IS GREATER) 8% OF LOT WIDTH = 24'-0"	7'-6" MIN (VARIANCE APPORVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
SIDE STREET - UNDERGROUND	7'-6" MIN. OR 5% OF LOT WIDTH (WHICHEVER IS GREATER) 5% OF LOT WIDTH = 15'-0"	7'-6" MIN (VARIANCE APPORVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014) 6'-6" PROPOSED
REAR	10% OF LOT DEPTH = 14'-0"	0'-0" (VARIANCE APPORVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
REAR - UNDERGROUND	NON-OCEANFRONT LOTS—0'-0"	0'-0"

PARKING	REQUIRED	PROVIDED
HOTEL USE For Hotels less than 100 Units, 1/2 Space per Unit.* (Per City of Miami Beach Ordinance # 130-339(4)	40	40
RETAIL 1 Space per 400SF, minus 7.5 SF per Unit.= (2,802, SF) - (80 units x 7.5SF)=2,802 - 600 / 400 =	5.50	3
MEETING ROOM + BOARDROOMS For Registered Hotel Guest Use Only.	0	0
BAR 1 Space Per 4 Seats , minus 1 seat for every 2 Units. Total number of Seats = 68 Total number of Rooms=80 80 /2 = 40 Total parking req.=(68-40) /4 = 7	7	2
TOTAL	52.5 (53)	45
100% VALET PARKING	TANDEM SPACE ALLOWED	TRIPLE SPACE (VARIANCE APPORVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)

4 4 4 4 4

P1 LEVEL - PARKING SCHEDULE

	COUNT	PARKING TYPE
BASEMENT	45	VALET ONLY
BASEMENT: 45		

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

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

ADA UNIT CALCULATION:

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

2- Based on: 80 Hotel Guestrooms
Guestroom 5 with Mobility Features: 76-100 Guestrooms = 5 Guestrooms Required (Table 224.2).

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

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

5- Florida Special Accessible Features: 5% of 80 units = 4 (4 - 5 Mobility Features) = 0 Units Required (Section 806.4).

Prevention Division
APPROVED

AREA CALCULATION BY OCCUPANCY

R-1	Total sq.ft.	A-2	Total sq.ft.	A-3	Total sq.ft.	A-4	Total sq.ft.	M	Total sq.ft.	B	Total sq.ft.	S-1	Total sq.ft.	S-2	Total sq.ft.	KITCHEN	Total sq.ft.	TERRACES/BALCONIES	Total sq.ft.	STAIRS/ELEV.	Total sq.ft.	CIRCULATION	Total sq.ft.	BATHROOMS	Total sq.ft.
Residential	29025 SF	Assembling without fixed seats - Concentrated (chairs only-not fixed)	2776 SF	Assembling without fixed seats - Unconcentrated (tables and chairs)	1831 SF	Swimming pool deck	6566 SF	Mercantile - Basement and grade floor aeas	2802 SF	Business areas	1172 SF	Storage, stock, shipping areas	3195 SF	Parking garages (Including Ramp)	15426 SF	Kitchen, commercial	288 SF	BALCONY	3488 SF	STAIR	2516 SF	GUEST CORRIDOR	4928 SF	TOILET	1322 SF
						Swimming pool water surface	850 SF											TERRACE	6799 SF	ELEVATOR	1334 SF	CORRIDOR	3497 SF		
																						ELEVATOR LOBBY	1630 SF		
						Grand total: 3	7416 SF											GRAND TOTAL	10,374	GRAND TOTAL	3,318	GRAND TOTAL	10,066		

NICHOLS
BROSCH
WURST
WOLFE
& ASSOCIATES, INC.
Architecture & Planning
161 Almeria Avenue
Coral Gables, FL 33134
(305) 443-5206
(305) 446-2872
AAC 000680

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

APR 23 2015

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	03/25/15
4	CMB Bldg. Dept. Comments.	04/14/2015

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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) -2012 EDITION.

CONSTRUCTION TYPE: Type 1-A (Tables 503, 406.3.5)

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 903.6 &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) AREA (A)	
A-2	S A	UL UL
A-3	S A	UL UL
B	S A	UL UL
M	S A	UL UL 1
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 MERCHANTILE FBC 309.1	MERCHANTILE 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 DEAD END: 20' MAX COMMON PATH INSIDE UNIT: 75' FBC , 125' FFPC MAX COMMON PATH OUTSIDE UNIT: 50'
GROUP S-1 MODERATE HAZARD STORAGEFBC 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: PARKING: 50' STORAGE: 50' MAX COMMON PATH PARKING: 50 ' STORAGE 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 COMPONENTS - 0.2" / PERSON		FBC T-7.3.3.1
1. **OCCUPANT LOAD OF PERSONS/STORY** 1 - 500 PERSONS 501-1000 PERSONS > 1000 PERSONS	 2 EXITS 3 EXITS 4 EXITS	FBC 1021.1 FFPC 7.4.1.2
2. **BOILER, INCINERATOR AND FURNACE ROOM** AREA IS OVER 500 SQUARE FEET AND ANY FUEL-FIRED EQUIPMENT EXCEEDS 400,000 (BTU) INPUT CAPACITY.	2 EXITS OR 2 EXIT ACCESS	FBC 1015.3
NOTE A: WHERE TWO EXIT ACCESS DOORWAYS ARE RQRD.', 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.		
3. **REFRIGERATION MACHINERY ROOMS** > 1,000 SQUARE FEET SEE NOTE A ALL PORTIONS OF MACHINERY ROOMS SHALL BE W/IN 150 FEET OF AN EXIT OR EXIT ACCESS DOORWAY. AN INCREASE IN TRAVEL DISTANCE IS PERMITTED	2 EXITS OR 2 EXIT ACCESS	FBC 1015.4 FBC 1016.1
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	FBC 1015.5
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 1008.1.8.8

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 READILY 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 (712.6).

INTERIOR FINISH REQUIREMENTS-SPRINKLED

USE GROUP (FBC) CLASSIFICATION	USE GROUP (FFPC) CLASSIFICATION	
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 B 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

	MIN. FIRE RESISTANCE	CODE REFERENCE
EXIT ACCESS ENCLOSURES/ CORRIDORS		
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 15 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.vor 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	1 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 FBC T-1071.1
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

Provide full-height (slab to roof) wall assemblies or partial-height wall assemblies terminating at ceilings having a fire resistance rating equal to the wall assemblies (NFPA 101 8.2.2.3).

STRUCTURAL FIRE RESISTANCE REQUIREMENTS FOR TYPE 1-A CONSTRUCTION - FULLY SPRINKLED

*For buildings not greater than 420 feet in building height, the fire-resistance rating of the building elements in Type 1A construction shall be permitted to be reduced to the minimum fire-resistance ratings for the building elements in Type 1B. FBC 403.2.1.1, 403.2.1.1(1)

		MINIMUM FIRE RESISTANCE	CODE REFERENCE
Primary structural frame: 1. Supporting one Roof 2. Supporting one Floor 3. Supporting more than one Floor or Roof		 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	Not Permitted	Table 705.8
	Unprotected, Sprinkled	Not Permitted	
	Protected	Not Permitted	
3 to less than 5 d, e	Unprotected, Nonsprinklered	Not Permitted	Table 705.8
	Unprotected, Sprinkled	15%	
	Protected	15%	
5 to less than 10 e, f	Unprotected, Nonsprinklered	10% h	Table 705.8
	Unprotected, Sprinkled	25%	
	Protected	25%	
10 to less than 15 e, f, g	Unprotected, Nonsprinklered	15% h	Table 705.8
	Unprotected, Sprinkled	45%	
	Protected	45%	
15 to less than 20 f, g	Unprotected, Nonsprinklered	25%	Table 705.8
	Unprotected, Sprinkled	75%	
	Protected	75%	
20 to less than 25 f, g	Unprotected, Nonsprinklered	45%	Table 705.8
	Unprotected, Sprinkled	No Limit	
	Protected	No Limit	
25 to less than 30 f, g	Unprotected, Nonsprinklered	70%	Table 705.8
	Unprotected, Sprinkled	No Limit	
	Protected	No Limit	
30 or greater	Unprotected, Nonsprinklered	No Limit	Table 705.8
	Unprotected, Sprinkled	Not Required	
	Protected	Not Required	

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, I, M and S-1 occupancies.
h. For Group A, B, E, F and R 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 Not Required Not Required

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, Sprinkled
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 lane 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 unlimited unprotected openings.

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 at 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 907.2 FBC Section 707 FBC Section 712
Smoke detection	FBC 403.4.1and 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.	FBC403.4.7.1 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 403.4.5; 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 403.4.8.1 FBC Chapter 10
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 403.6.1 FBC 403.6.2.
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

—4——4——4——4—	**4 HOUR FIRE WALL (NOT USED)**
—3——3——3——3—	**3 HOUR FIRE WALL (NOT USED)**
—2——2——2——2—	**2 HOUR FIRE WALL**
—1——1——1——1—	**1 HOUR FIRE WALL**
—S——S——S——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.

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

⊗	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).

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	2A:10B: C:	1,500 SF. /30 FT.	----- S.F. /3000	3/FL (Typically 75 ft)	
PUBLIC AREAS	2A	1,500 SF. /75 FT.	------ SF. /3000 FT.		
PARKING GARAGE	4A	1,500 SF. /75 FT.	-----/ 6000 =-----	6	6
KITCHEN (PANTRY)	K	Within 30 FT. of Hazard NFPA 10, 6.6.2	------/ 6000 =------	1	1

NOTES: 1
1. FIRE HOSE CABINETS IN FIRE STAIRS REPLACE FIRE EXTINGUISHER REQUIRED BY A RATIO OF 1:1. 1
2. THE NUMBER OF FIRE EXTINGUISHER 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 FPL VAULT 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 TW0-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. 2

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). 1

3. HEADROOM ON STAIRS SHALL BE NOT LESS THAN 6 ft-8 in.(2030 mm) AND SHALL BE MEASURED VERTICALLY ABOVE A PLANE PARALLEL TO, AND TANGENT WITH,THE MOST FORWARD PROJECTION OF THE STAIR TREAD. 2

4. CLEAR ACCES FOR HANDICAP VAN TO BE NO LESS THAN 8'-2" A.F.F.

LANDSCAPE GENERAL NOTES:

1. NO LANDSCAPING SHALL PHYSICALLY NOR VISUALLY OBSTRUCT ANY LIFE SAFETY SYSTEMS.

1

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AAC 000680

ANGLER'S HOTEL

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

JAN 1 5 2015

Permit Issue
10-13-14

REVISIONS

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

12064

A2.00

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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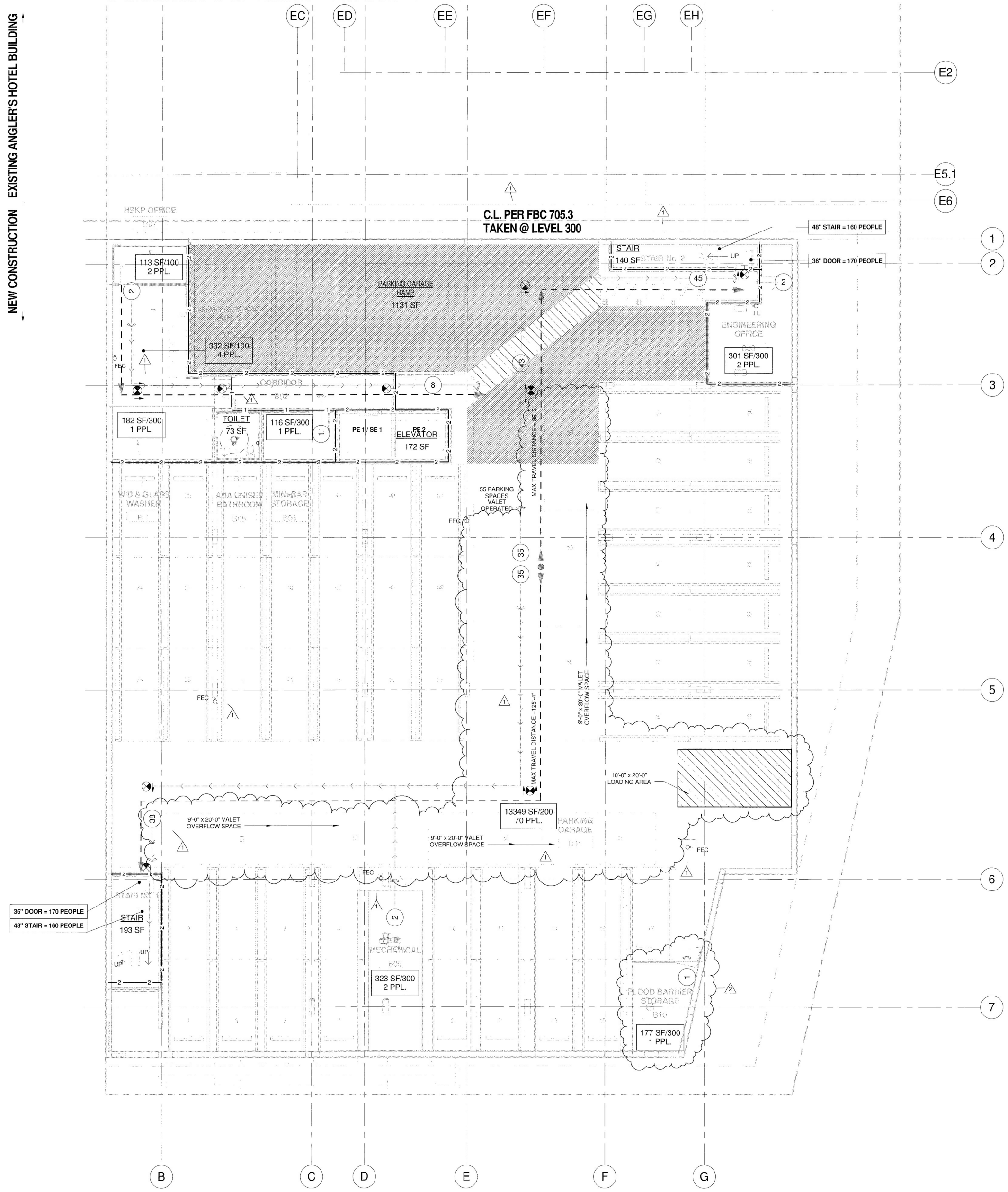
FIRE RATED CONSTRUCTION LEGEND

—EX-4——EX-4——EX-4——EX-4—	4 HOUR FIRE WALL (EXISTING)
—3——3——3——3—	3 HOUR FIRE WALL (NOT USED) △1
—2——2——2——2—	2 HOUR FIRE WALL
—EX-2——EX-2——EX-2——EX-2—	2 HOUR FIRE WALL (EXISTING)
—1——1——1——1—	1 HOUR FIRE WALL △1
—S——S——S——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).


NEW CONSTRUCTION
EXISTING ANGLER'S HOTEL BUILDING
EC
ED
EE
EF
EG
EH
E2
E5.1
E6
C.L. PER FBC 705.3
TAKEN @ LEVEL 300
HSKP OFFICE
48" STAIR = 160 PEOPLE
36" DOOR = 170 PEOPLE
STAIR
140 SF
STAIR No 2
UP
45
113 SF/100
2 PPL.
PARKING GARAGE RAMP
1131 SF
332 SF/100
4 PPL.
ENGINEERING OFFICE
301 SF/300
2 PPL.
FE
FEC
CORRIDOR
8
43
182 SF/300
1 PPL.
TOILET
73 SF
116 SF/300
1 PPL.
PE 1 / SE 1
PE 2
ELEVATOR
172 SF
W/D & GLASS WASHER
ADA UNISEX BATHROOM
MINI-BAR STORAGE
55 PARKING SPACES VALET OPERATED
MAX TRAVEL DISTANCE = 85'-2"
35
35
MAX TRAVEL DISTANCE =125'-4"
9'-0" x 20'-0" VALET OVERFLOW SPACE
10'-0" x 20'-0" LOADING AREA
13349 SF/200
70 PPL.
PARKING GARAGE
38
9'-0" x 20'-0" VALET OVERFLOW SPACE
9'-0" x 20'-0" VALET OVERFLOW SPACE
36" DOOR = 170 PEOPLE
48" STAIR = 160 PEOPLE
STAIR NO. 1
STAIR
193 SF
UP
MECHANICAL
323 SF/300
2 PPL.
FLOOD BARRIER STORAGE
177 SF/300
1 PPL.
1
2
3
4
5
6
7
B
C
D
E
F
G

N

1
A2.01

BASEMENT LEVEL (PARKING GARAGE) LIFE SAFETY PLAN △1

1/8" = 1'-0"
T.O.S.S. -3'-11" N.G.V.D.

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FIRE DEPARTMENT

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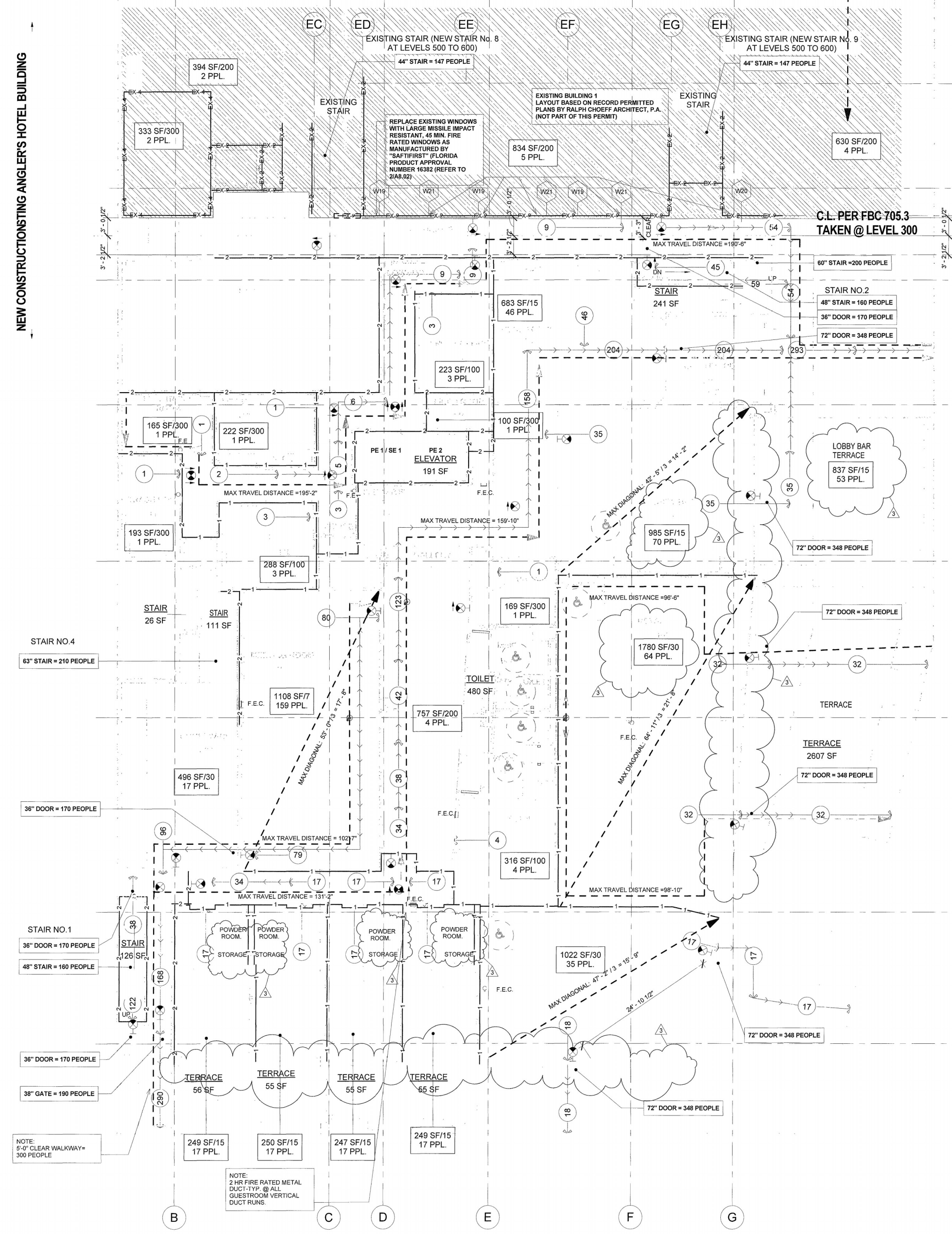
NEW CONSTRUCTIONSTING ANGLER'S HOTEL BUILDING
EC
ED
EE
EF
EG
EH
EXISTING STAIR (NEW STAIR No. 8 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
EXISTING STAIR (NEW STAIR No. 9 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
394 SF/200
2 PPL.
333 SF/300
2 PPL.
EXISTING STAIR
EXISTING BUILDING 1 LAYOUT BASED ON RECORD PERMITTED PLANS BY RALPH CHOEFF ARCHITECT, P.A. (NOT PART OF THIS PERMIT)
REPLACE EXISTING WINDOWS WITH LARGE MISSILE IMPACT RESISTANT, 45 MIN. FIRE RATED WINDOWS AS MANUFACTURED BY "SAFTIFIRST" (FLORIDA PRODUCT APPROVAL NUMBER 16302 (REFER TO 2/A8.02)
834 SF/200
5 PPL.
EXISTING STAIR
630 SF/200
4 PPL.
E2
E5.1
E6
C.L. PER FBC 705.3
TAKEN @ LEVEL 300
1
2
3
4
5
6
7
MAX TRAVEL DISTANCE =190'-6"
60" STAIR =200 PEOPLE
STAIR
241 SF
STAIR NO.2
48" STAIR = 160 PEOPLE
36" DOOR = 170 PEOPLE
72" DOOR = 348 PEOPLE
683 SF/15
46 PPL.
223 SF/100
3 PPL.
165 SF/300
1 PPL.
222 SF/300
1 PPL.
100 SF/300
1 PPL.
PE 1 / SE 1
PE 2
ELEVATOR
191 SF
MAX TRAVEL DISTANCE =195'-2"
MAX TRAVEL DISTANCE = 159'-10"
193 SF/300
1 PPL.
288 SF/100
3 PPL.
LOBBY BAR TERRACE
837 SF/15
53 PPL.
985 SF/15
70 PPL.
72" DOOR = 348 PEOPLE
MAX DIAGONAL: 42'-5" / 3 = 14'-2"
STAIR
26 SF
STAIR
111 SF
STAIR NO.4
63" STAIR = 210 PEOPLE
1108 SF/7
159 PPL.
169 SF/300
1 PPL.
TOILET
480 SF
757 SF/200
4 PPL.
MAX TRAVEL DISTANCE =96'-6"
1780 SF/30
64 PPL.
72" DOOR = 348 PEOPLE
TERRACE
TERRACE
2607 SF
72" DOOR = 348 PEOPLE
MAX DIAGONAL: 53'-0" / 3 = 17'-8"
MAX DIAGONAL: 64'-11" / 3 = 21'-8"
496 SF/30
17 PPL.
36" DOOR = 170 PEOPLE
MAX TRAVEL DISTANCE = 102'-7"
316 SF/100
4 PPL.
MAX TRAVEL DISTANCE =98'-10"
MAX TRAVEL DISTANCE = 131'-2"
F.E.C.
STAIR NO.1
36" DOOR = 170 PEOPLE
48" STAIR = 160 PEOPLE
STAIR
126 SF
POWDER ROOM
STORAGE
1022 SF/30
35 PPL.
MAX DIAGONAL: 47'-2" / 3 = 15'-9"
34'-10 1/2"
72" DOOR = 348 PEOPLE
36" DOOR = 170 PEOPLE
38" GATE = 190 PEOPLE
TERRACE
56 SF
TERRACE
55 SF
TERRACE
55 SF
TERRACE
65 SF
72" DOOR = 348 PEOPLE
249 SF/15
17 PPL.
250 SF/15
17 PPL.
247 SF/15
17 PPL.
249 SF/15
17 PPL.
B
C
D
E
F
G

NOTE:
5'-0" CLEAR WALKWAY=
300 PEOPLE

NOTE:
2 HR FIRE RATED METAL
DUCT-TYP. @ ALL
GUESTROOM VERTICAL
DUCT RUNS.

LEVEL 100 LIFE SAFETY PLAN

1 / A2.02
1/8" = 1'-0"
T.O.S.S. 6'-6" N.G.V.D.

FIRE RATED CONSTRUCTION LEGEND

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

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ANGLER'S HOTEL

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DEVELOPED BY: Angler's Boutique Resort LLC

MAR 2 5 2015

Permit Issue
10-13-14

REVISIONS

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

12064

A2.02

APPROVED

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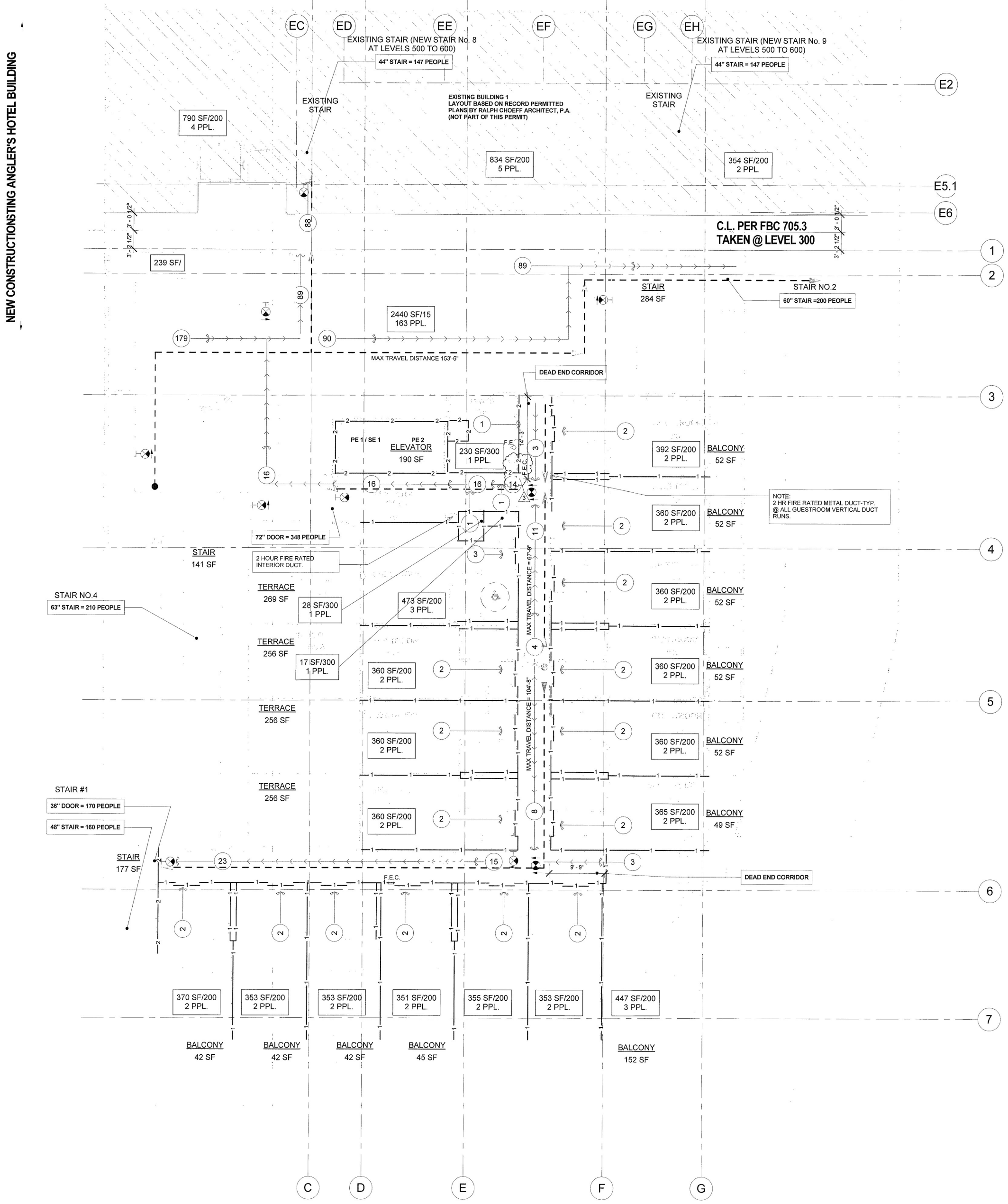
NEW CONSTRUCTIONSTING ANGLER'S HOTEL BUILDING
EC
ED
EE
EF
EG
EH
EXISTING STAIR (NEW STAIR No. 8 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
EXISTING STAIR (NEW STAIR No. 9 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
E2
EXISTING STAIR
EXISTING BUILDING 1 LAYOUT BASED ON RECORD PERMITTED PLANS BY RALPH CHOEFF ARCHITECT, P.A. (NOT PART OF THIS PERMIT)
EXISTING STAIR
790 SF/200 4 PPL.
834 SF/200 5 PPL.
354 SF/200 2 PPL.
E5.1
E6
C.L. PER FBC 705.3
TAKEN @ LEVEL 300
3'-2 1/2"
3'-0 1/2"
88
239 SF/
89
STAIR
284 SF
STAIR NO.2
60" STAIR =200 PEOPLE
89
2440 SF/15 163 PPL.
179
90
MAX TRAVEL DISTANCE 153'-6"
DEAD END CORRIDOR
PE 1 / SE 1
PE 2
ELEVATOR
190 SF
230 SF/300 1 PPL.
F.E.
F.E.C.
14'-3"
392 SF/200 2 PPL.
BALCONY
52 SF
16
16
16
14
72" DOOR = 348 PEOPLE
NOTE: 2 HR FIRE RATED METAL DUCT-TYP. @ ALL GUESTROOM VERTICAL DUCT RUNS.
360 SF/200 2 PPL.
BALCONY
52 SF
11
STAIR
141 SF
2 HOUR FIRE RATED INTERIOR DUCT.
TERRACE
269 SF
STAIR NO.4
63" STAIR = 210 PEOPLE
28 SF/300 1 PPL.
473 SF/200 3 PPL.
MAX TRAVEL DISTANCE = 67'-9"
360 SF/200 2 PPL.
BALCONY
52 SF
TERRACE
256 SF
17 SF/300 1 PPL.
360 SF/200 2 PPL.
360 SF/200 2 PPL.
BALCONY
52 SF
TERRACE
256 SF
MAX TRAVEL DISTANCE = 104'-8"
360 SF/200 2 PPL.
360 SF/200 2 PPL.
BALCONY
52 SF
STAIR #1
36" DOOR = 170 PEOPLE
48" STAIR = 160 PEOPLE
TERRACE
256 SF
360 SF/200 2 PPL.
365 SF/200 2 PPL.
BALCONY
49 SF
STAIR
177 SF
23
15
9'-9"
3
F.E.C.
DEAD END CORRIDOR
370 SF/200 2 PPL.
353 SF/200 2 PPL.
353 SF/200 2 PPL.
351 SF/200 2 PPL.
355 SF/200 2 PPL.
353 SF/200 2 PPL.
447 SF/200 3 PPL.
BALCONY
42 SF
BALCONY
42 SF
BALCONY
42 SF
BALCONY
45 SF
BALCONY
152 SF
C
D
E
F
G

N

1
A2.03

LEVEL 200 LIFE SAFETY PLAN

1/8" = 1'-0"
T.O.S.S. 17'-4" N.G.V.D.

FIRE RATED CONSTRUCTION LEGEND

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

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MAR 25 2015

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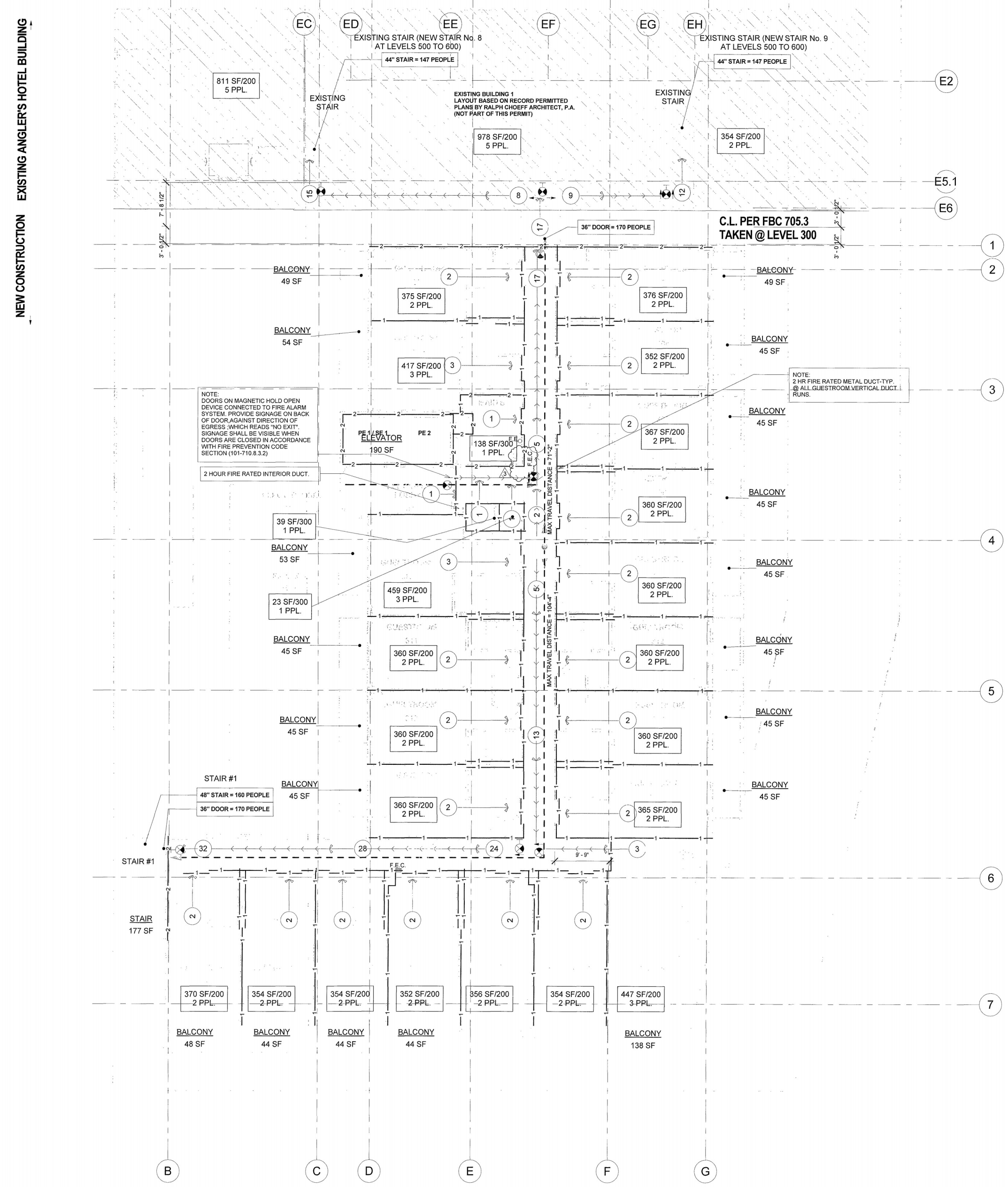
EC
ED
EE
EF
EG
EH
EXISTING STAIR (NEW STAIR No. 8 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
EXISTING STAIR (NEW STAIR No. 9 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
811 SF/200 5 PPL.
EXISTING STAIR
EXISTING BUILDING 1 LAYOUT BASED ON RECORD PERMITTED PLANS BY RALPH CHOEFF ARCHITECT, P.A. (NOT PART OF THIS PERMIT)
978 SF/200 5 PPL.
354 SF/200 2 PPL.
E2
E5.1
E6
NEW CONSTRUCTION
EXISTING ANGLER'S HOTEL BUILDING
36" DOOR = 170 PEOPLE
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
3' - 0 1/2"
7' - 8 1/2"
BALCONY 49 SF
375 SF/200 2 PPL.
376 SF/200 2 PPL.
BALCONY 54 SF
417 SF/200 3 PPL.
352 SF/200 2 PPL.
PE 1 / SE 1
ELEVATOR 190 SF
PE 2
138 SF/300 1 PPL.
F.E.C.
367 SF/200 2 PPL.
39 SF/300 1 PPL.
360 SF/200 2 PPL.
MAX TRAVEL DISTANCE = 171'-2"
459 SF/200 3 PPL.
23 SF/300 1 PPL.
MAX TRAVEL DISTANCE = 164'-4"
BALCONY 53 SF
BALCONY 45 SF
360 SF/200 2 PPL.
365 SF/200 2 PPL.
STAIR #1
48" STAIR = 160 PEOPLE
36" DOOR = 170 PEOPLE
STAIR 177 SF
9' - 9"
370 SF/200 2 PPL.
354 SF/200 2 PPL.
352 SF/200 2 PPL.
356 SF/200 2 PPL.
447 SF/200 3 PPL.
BALCONY 48 SF
BALCONY 44 SF
BALCONY 138 SF
15
8
9
12
17
2
3
1
5
13
32
28
24
B
C
D
E
F
G
1
2
3
4
5
6
7

NOTE:
DOORS ON MAGNETIC HOLD OPEN DEVICE CONNECTED TO FIRE ALARM SYSTEM. PROVIDE SIGNAGE ON BACK OF DOOR,AGAINST DIRECTION OF EGRESS ;WHICH READS "NO EXIT". SIGNAGE SHALL BE VISIBLE WHEN DOORS ARE CLOSED IN ACCORDANCE WITH FIRE PREVENTION CODE SECTION (101-710.8.3.2)

2 HOUR FIRE RATED INTERIOR DUCT.

NOTE:
2 HR FIRE RATED METAL DUCT-TYP. @ ALL GUESTROOM VERTICAL DUCT RUNS.

LEVEL 300 LIFE SAFETY PLAN

1
A2.04
1/8" = 1'-0"
T.O.S.S. 26'-8" N.G.V.D.

FIRE RATED CONSTRUCTION LEGEND

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

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AAC 000680

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

12064

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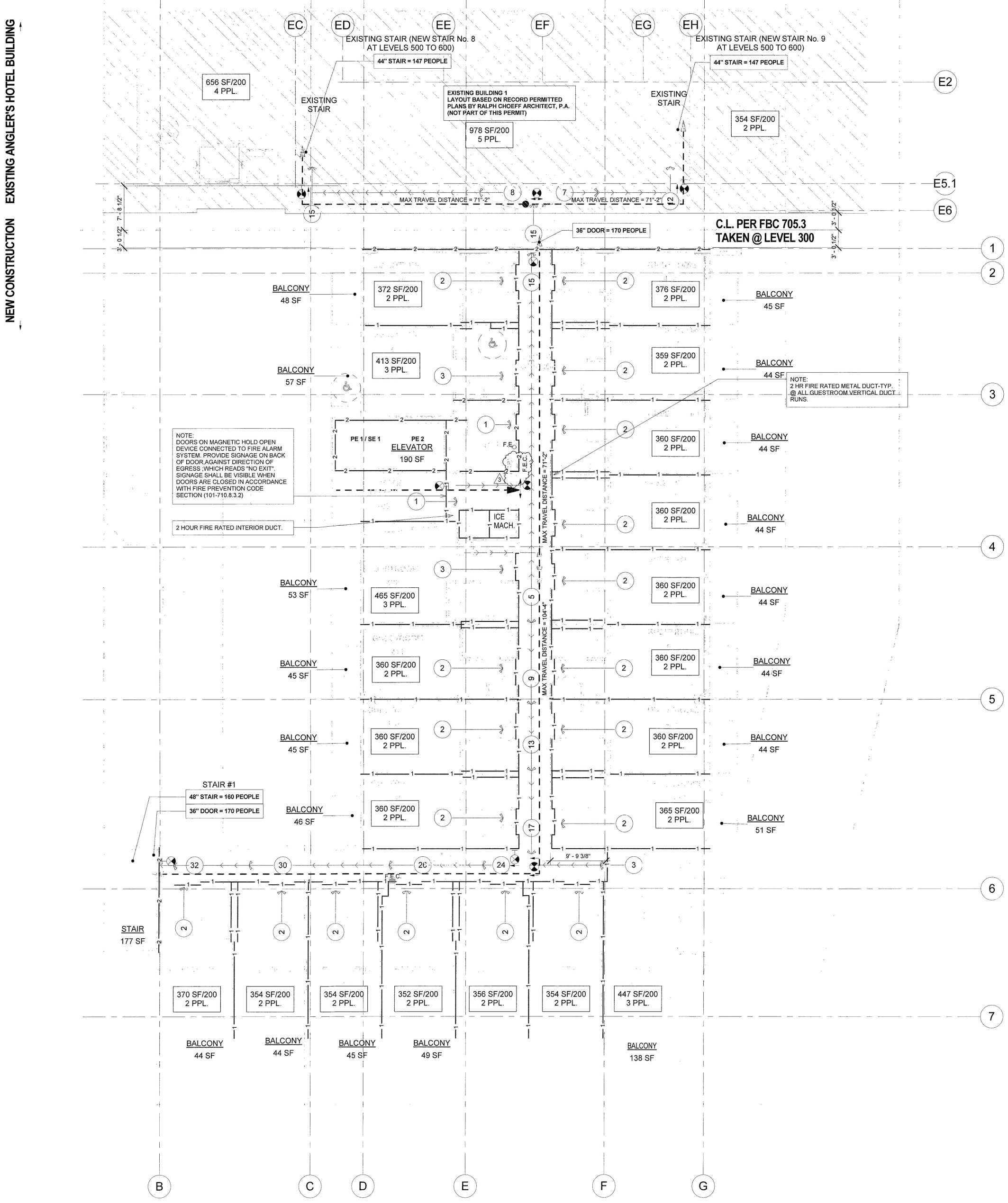
NEW CONSTRUCTION
EXISTING ANGLER'S HOTEL BUILDING
EC
ED
EE
EF
EG
EH
E2
E5.1
E6
EXISTING STAIR (NEW STAIR No. 8 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
EXISTING STAIR (NEW STAIR No. 9 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
656 SF/200 4 PPL.
EXISTING STAIR
978 SF/200 5 PPL.
EXISTING STAIR
354 SF/200 2 PPL.
MAX TRAVEL DISTANCE = 71"-2"
MAX TRAVEL DISTANCE = 71"-2"
36" DOOR = 170 PEOPLE
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
BALCONY 48 SF
372 SF/200 2 PPL.
376 SF/200 2 PPL.
BALCONY 45 SF
BALCONY 57 SF
413 SF/200 3 PPL.
359 SF/200 2 PPL.
BALCONY 44 SF
PE 1 / SE 1
PE 2
ELEVATOR 190 SF
F.E.
F.E.C.
ICE MACH.
360 SF/200 2 PPL.
BALCONY 44 SF
360 SF/200 2 PPL.
BALCONY 44 SF
MAX TRAVEL DISTANCE = 71"-2"
BALCONY 53 SF
465 SF/200 3 PPL.
360 SF/200 2 PPL.
BALCONY 44 SF
MAX TRAVEL DISTANCE = 104'-4"
BALCONY 45 SF
360 SF/200 2 PPL.
360 SF/200 2 PPL.
BALCONY 44 SF
BALCONY 45 SF
360 SF/200 2 PPL.
360 SF/200 2 PPL.
BALCONY 44 SF
STAIR #1
48" STAIR = 160 PEOPLE
36" DOOR = 170 PEOPLE
BALCONY 46 SF
360 SF/200 2 PPL.
365 SF/200 2 PPL.
BALCONY 51 SF
9' - 9 3/8"
STAIR 177 SF
370 SF/200 2 PPL.
354 SF/200 2 PPL.
354 SF/200 2 PPL.
352 SF/200 2 PPL.
356 SF/200 2 PPL.
354 SF/200 2 PPL.
447 SF/200 3 PPL.
BALCONY 44 SF
BALCONY 44 SF
BALCONY 45 SF
BALCONY 49 SF
BALCONY 138 SF
B
C
D
E
F
G
1
2
3
4
5
6
7

EXISTING BUILDING 1
LAYOUT BASED ON RECORD PERMITTED PLANS BY RALPH CHOEFF ARCHITECT, P.A.
(NOT PART OF THIS PERMIT)

NOTE:
DOORS ON MAGNETIC HOLD OPEN DEVICE CONNECTED TO FIRE ALARM SYSTEM. PROVIDE SIGNAGE ON BACK OF DOOR,AGAINST DIRECTION OF EGRESS ;WHICH READS "NO EXIT". SIGNAGE SHALL BE VISIBLE WHEN DOORS ARE CLOSED IN ACCORDANCE WITH FIRE PREVENTION CODE SECTION (101-710.8.3.2)

2 HOUR FIRE RATED INTERIOR DUCT.

NOTE:
2 HR FIRE RATED METAL DUCT-TYP. @ ALL GUESTROOM VERTICAL DUCT RUNS.

LEVEL 400 LIFE SAFETY PLAN

1
A2.05
1/8" = 1'-0"
T.O.S.S. 36'-0" N.G.V.D.

FIRE RATED CONSTRUCTION LEGEND

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

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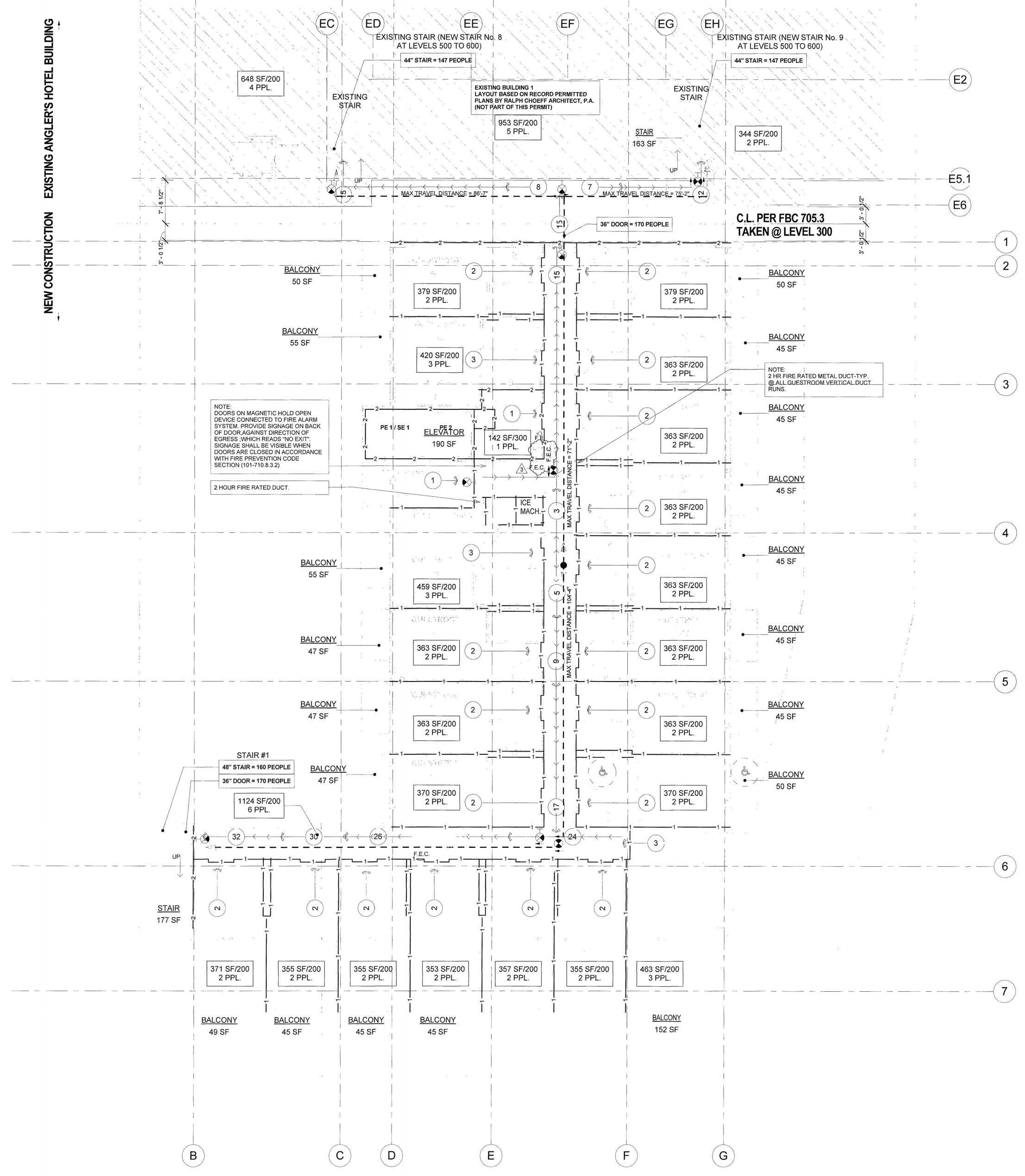
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EXISTING ANGLER'S HOTEL BUILDING
EC
ED
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EG
EH
EXISTING STAIR (NEW STAIR No. 8 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
EXISTING STAIR (NEW STAIR No. 9 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
648 SF/200
4 PPL.
EXISTING STAIR
953 SF/200
5 PPL.
EXISTING STAIR
STAIR
163 SF
344 SF/200
2 PPL.
UP
UP
MAX TRAVEL DISTANCE = 86'-7"
MAX TRAVEL DISTANCE = 75'-2"
5
8
7
12
E2
E5.1
E6
7'-8 1/2"
3'-0 1/2"
3'-0 1/2"
3'-0 1/2"
15
36" DOOR = 170 PEOPLE
C.L. PER FBC 705.3
TAKEN @ LEVEL 300
1
2
BALCONY
50 SF
379 SF/200
2 PPL.
379 SF/200
2 PPL.
BALCONY
50 SF
BALCONY
55 SF
420 SF/200
3 PPL.
363 SF/200
2 PPL.
BALCONY
45 SF
3
PE 1 / SE 1
PE 2
ELEVATOR
190 SF
142 SF/300
1 PPL.
F.E.C.
ICE MACH.
363 SF/200
2 PPL.
BALCONY
45 SF
363 SF/200
2 PPL.
BALCONY
45 SF
MAX TRAVEL DISTANCE = 71'-2"
4
BALCONY
55 SF
459 SF/200
3 PPL.
363 SF/200
2 PPL.
BALCONY
45 SF
MAX TRAVEL DISTANCE = 104'-4"
BALCONY
47 SF
363 SF/200
2 PPL.
363 SF/200
2 PPL.
BALCONY
45 SF
5
BALCONY
47 SF
363 SF/200
2 PPL.
363 SF/200
2 PPL.
BALCONY
45 SF
STAIR #1
48" STAIR = 160 PEOPLE
36" DOOR = 170 PEOPLE
BALCONY
47 SF
1124 SF/200
6 PPL.
370 SF/200
2 PPL.
370 SF/200
2 PPL.
BALCONY
50 SF
17
32
30
26
24
3
F.E.C.
UP
6
STAIR
177 SF
371 SF/200
2 PPL.
355 SF/200
2 PPL.
355 SF/200
2 PPL.
353 SF/200
2 PPL.
357 SF/200
2 PPL.
355 SF/200
2 PPL.
463 SF/200
3 PPL.
7
BALCONY
49 SF
BALCONY
45 SF
BALCONY
45 SF
BALCONY
45 SF
BALCONY
152 SF
B
C
D
E
F
G

EXISTING BUILDING 1
LAYOUT BASED ON RECORD PERMITTED PLANS BY RALPH CHOEFF ARCHITECT, P.A.
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2 HOUR FIRE RATED DUCT.

NOTE:
2 HR FIRE RATED METAL DUCT-TYP. @ ALL GUESTROOM VERTICAL DUCT RUNS.

N

1
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LEVEL 500 LIFE SAFETY PLAN

1/8" = 1'-0"
T.O.S.S. 45'-4" N.G.V.D.

FIRE RATED CONSTRUCTION LEGEND

—EX-4——EX-4——EX-4——EX-4—	4 HOUR FIRE WALL (EXISTING)
—3——3——3——3—	3 HOUR FIRE WALL (NOT USED)
—2——2——2——2—	2 HOUR FIRE WALL
—EX-2——EX-2——EX-2——EX-2—	2 HOUR FIRE WALL (EXISTING)
—1——1——1——1—	1 HOUR FIRE WALL
—S——S——S——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).
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MIAMI [illegible]
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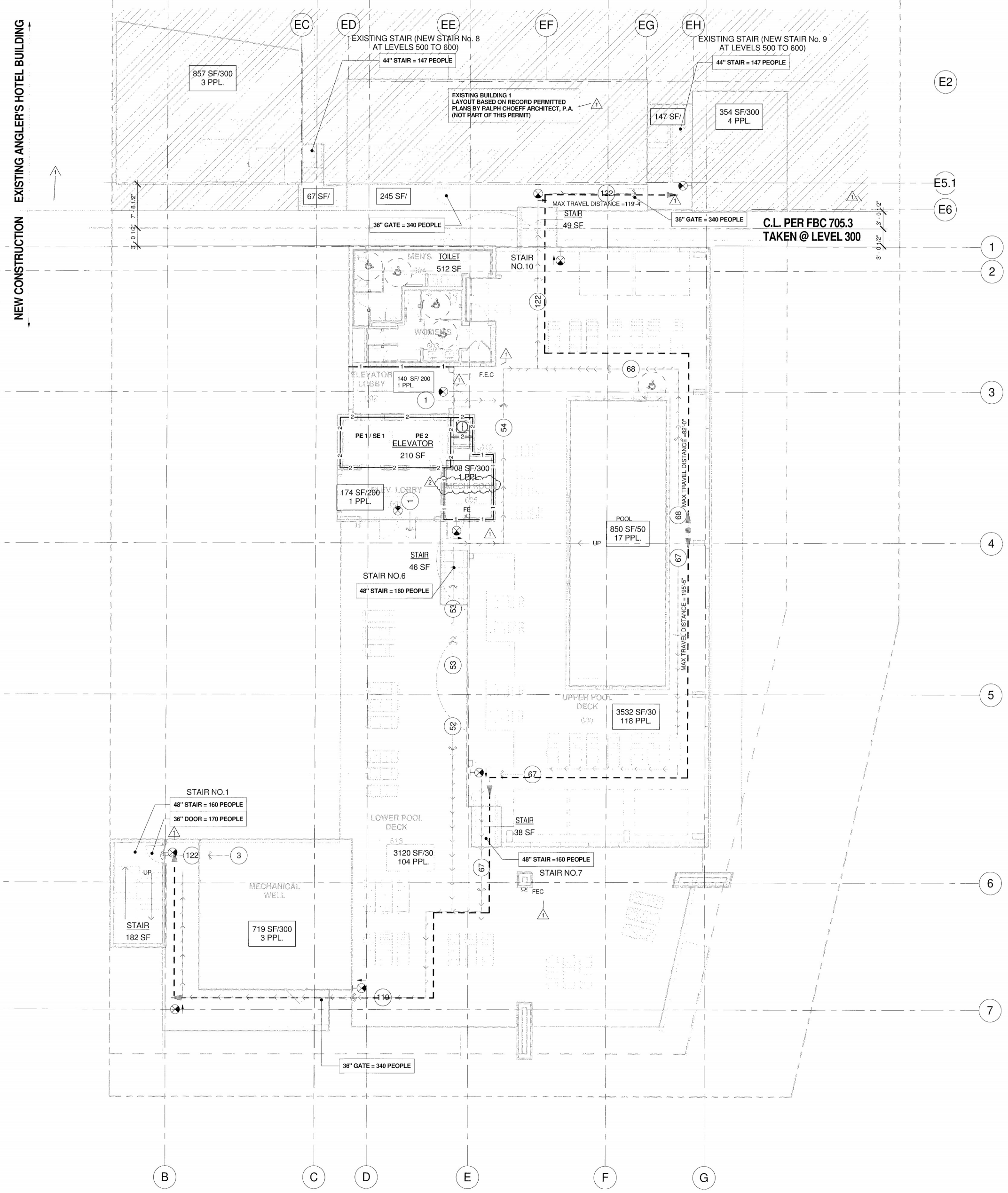
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EXISTING ANGLER'S HOTEL BUILDING
EC
ED
EE
EF
EG
EH
EXISTING STAIR (NEW STAIR No. 8 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
EXISTING STAIR (NEW STAIR No. 9 AT LEVELS 500 TO 600)
44" STAIR = 147 PEOPLE
857 SF/300 3 PPL.
EXISTING BUILDING 1 LAYOUT BASED ON RECORD PERMITTED PLANS BY RALPH CHOEFF ARCHITECT, P.A. (NOT PART OF THIS PERMIT)
147 SF/
354 SF/300 4 PPL.
E2
E5.1
E6
67 SF/
245 SF/
36" GATE = 340 PEOPLE
MAX TRAVEL DISTANCE =119'-4"
122
36" GATE = 340 PEOPLE
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
7'-8 1/2"
3'-0 1/2"
STAIR 49 SF
STAIR NO.10
MEN'S TOILET 512 SF
WOMEN'S
ELEVATOR LOBBY
140 SF/ 200 1 PPL.
F.E.C
68
54
PE 1 / SE 1
PE 2
ELEVATOR 210 SF
108 SF/300 1 PPL.
MECH ROOM
FE
174 SF/200 1 PPL.
ELEV. LOBBY
POOL 850 SF/50 17 PPL.
UP
MAX TRAVEL DISTANCE =82'-0"
MAX TRAVEL DISTANCE = 195'-5"
67
STAIR 46 SF
STAIR NO.6
48" STAIR = 160 PEOPLE
53
52
UPPER POOL DECK
3532 SF/30 118 PPL.
STAIR NO.1
48" STAIR = 160 PEOPLE
36" DOOR = 170 PEOPLE
3
UP
STAIR 182 SF
MECHANICAL WELL
719 SF/300 3 PPL.
LOWER POOL DECK
3120 SF/30 104 PPL.
STAIR 38 SF
48" STAIR =160 PEOPLE
STAIR NO.7
FEC
119
36" GATE = 340 PEOPLE
1
2
3
4
5
6
7
A
B
C
D
E
F
G
H
I

LOWER / UPPER POOL DECK LIFE SAFETY PLAN

1
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.

FIRE RATED CONSTRUCTION LEGEND

—EX-4——EX-4——EX-4——EX-4—	4 HOUR FIRE WALL (EXISTING)
—3——3——3——3—	3 HOUR FIRE WALL (NOT USED)
—2——2——2——2—	2 HOUR FIRE WALL
—EX-2——EX-2——EX-2——EX-2—	2 HOUR FIRE WALL (EXISTING)
—1——1——1——1—	1 HOUR FIRE WALL
—S——S——S——S—	SMOKE BARRIER (NOT USED)
—>——>——>——>	PATH OF TRAVEL TO EXIT
⊗– – – – – – – –▷	MAXIMUM TRAVEL DISTANCE

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EXIT LIGHT LEGEND

⊗	EXIT LIGHT FIXTURE CEILING MOUNTED, DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURES).
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REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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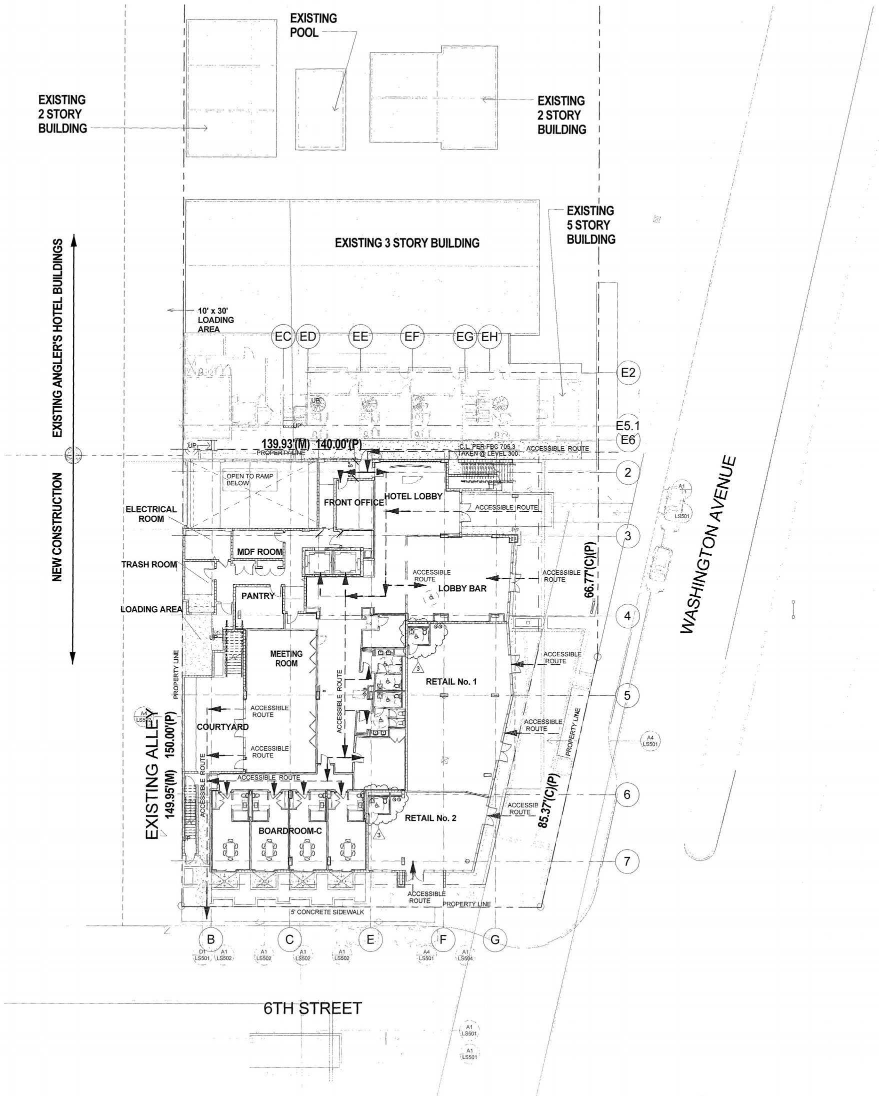
EXISTING POOL
EXISTING 2 STORY BUILDING
EXISTING 2 STORY BUILDING
EXISTING 3 STORY BUILDING
EXISTING 5 STORY BUILDING
EXISTING ANGLER'S HOTEL BUILDINGS
NEW CONSTRUCTION
10' x 30' LOADING AREA
EC ED EE EF EG EH
E2
E5.1
E6
139.93'(M) 140.00'(P)
PROPERTY LINE
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
ACCESSIBLE ROUTE
OPEN TO RAMP BELOW
ELECTRICAL ROOM
FRONT OFFICE
HOTEL LOBBY
TRASH ROOM
MDF ROOM
LOADING AREA
PANTRY
LOBBY BAR
MEETING ROOM
RETAIL No. 1
COURTYARD
RETAIL No. 2
BOARDROOM-C
EXISTING ALLEY
149.95'(M) 150.00'(P)
66.77'(C)(P)
85.37'(C)(P)
WASHINGTON AVENUE
5' CONCRETE SIDEWALK
2 3 4 5 6 7
B C D E F G
6TH STREET
N

1 A3.00 OVERALL REFERENCE FLOOR PLAN - LEVEL 100

1/16" = 1'-0"

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

REFERENCE 2010 FBC : PLUMBING TABLE 403.1

PLUMBING FIXTURES MATRIX

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): 640 S.F. A-2 / 15 = 44 OCCUPANTS
TOTAL: 188 OCCUPANTS

A-2 OCCUPANCY - LEVEL 100 MEETING ROOM / LOBBY BAR

188 OCCUPANTS.

CODE REQUIREMENT					TOTAL PROVIDED		TOTAL REQUIRED	
			FEMALE	MALE	F	M	F	M
FIXTURES	F	M	94	94				
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: 316 S.F. B / 100 = 4 OCCUPANTS
FRONT OFFICE: 223 S.F. B / 100 = 3 OCCUPANTS
TOTAL: 7 OCCUPANTS

B OCCUPANCY - LEVEL 100 ADMINISTRATION / FRONT OFFICE

7 OCCUPANTS.

CODE REQUIREMENT					TOTAL PROVIDED		TOTAL REQUIRED	
			FEMALE	MALE	F	M	F	M
FIXTURES	F	M	4	3				
WC	1/25 & 1/50	1/25 & 1/50	4 / 25 0/50	3 / 25 0/50	XX	XX	1	1
URINALS	NA	50%						NA
LAVATORIES	1/40 FIRST 80 1/80 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
3 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

LOWER POOL DECK: 3,120 S.F. A-5 / 30 = 104 OCCUPANTS
UPPER POOL DECK: 3,532 S.F. A-5 / 30 = 118 OCCUPANTS
TOTAL: 222 OCCUPANTS

A-5 OCCUPANCY - LOWER AND UPPER POOL DECK

222 OCCUPANTS.

	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 75 forthe first 1,500 and 1 per 120 for the remainder exceeding 1,500			TOTAL PROVIDED		TOTAL REQUIRED	
			FEMALE	MALE	F	M	F	M
FIXTURES	F	M	111	111				
WC	1/40	1/75	111/40	111/75	XX	XX	3	1
URINALS	NA	67%						1
LAVATORIES	1/150	1/200	111 / 150	111 / 200	XX		1	1
DRINKING FOUNTAIN	1/1000		222 / 1000		XX		1	
SERVICE SINK	1 SINK		NA		XX			

REFERENCE 2010 FBC: TABLE 424.1.6.1

PUBLIC SWIMMING POOL REQUIRED FIXTURE COUNT

850 S.F. POOL SURFACE AREA

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

POOL, LOWER AND UPPER POOL DECK FIXTURE SUMMARY

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 : PLUMBING TABLE 403.1

PLUMBING FIXTURES MATRIX- RETAIL NO.1

CODE REQUIREMENT
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)

MERCANTILE (M) OCCUPANCY - RETAIL NO.1- LEVEL 100

		64 OCCUPANTS.	TOTAL PROVIDED	TOTAL REQUIRED
		FEMALE / MALE	FEMALE / MALE	FEMALE / MALE
FIXTURES	FEMALE / MALE	64		
WC	1/500	64/500	1	1
URINALS	NA	N/A	N/A	N/A
LAVATORIES	1/750	64/ 750	1	1
DRINKING FOUNTAIN	1/1000	64/1000	1	1
SERVICE SINK	N/A	NA	N/A	N/A

REFERENCE 2010 FBC : PLUMBING TABLE 403.1

PLUMBING FIXTURES MATRIX- RETAIL NO.2

CODE REQUIREMENT
RETAIL NO. 2: = 1,053 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)

MERCANTILE (M) OCCUPANCY - RETAIL NO.2 - LEVEL 100

		64 OCCUPANTS.	TOTAL PROVIDED	TOTAL REQUIRED
		FEMALE / MALE	FEMALE / MALE	FEMALE / MALE
FIXTURES	FEMALE / MALE	35		
WC	1/500	35/500	1	1
URINALS	NA	N/A	N/A	N/A
LAVATORIES	1/750	35/ 750	1	1
DRINKING FOUNTAIN	1/1000	35/1000	1	1
SERVICE SINK	N/A	NA	N/A	N/A

3

2 A3.00 PLUMBING FIXTURE CALCULATIONS

1/16" = 1'-0"

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TG 4/24/15

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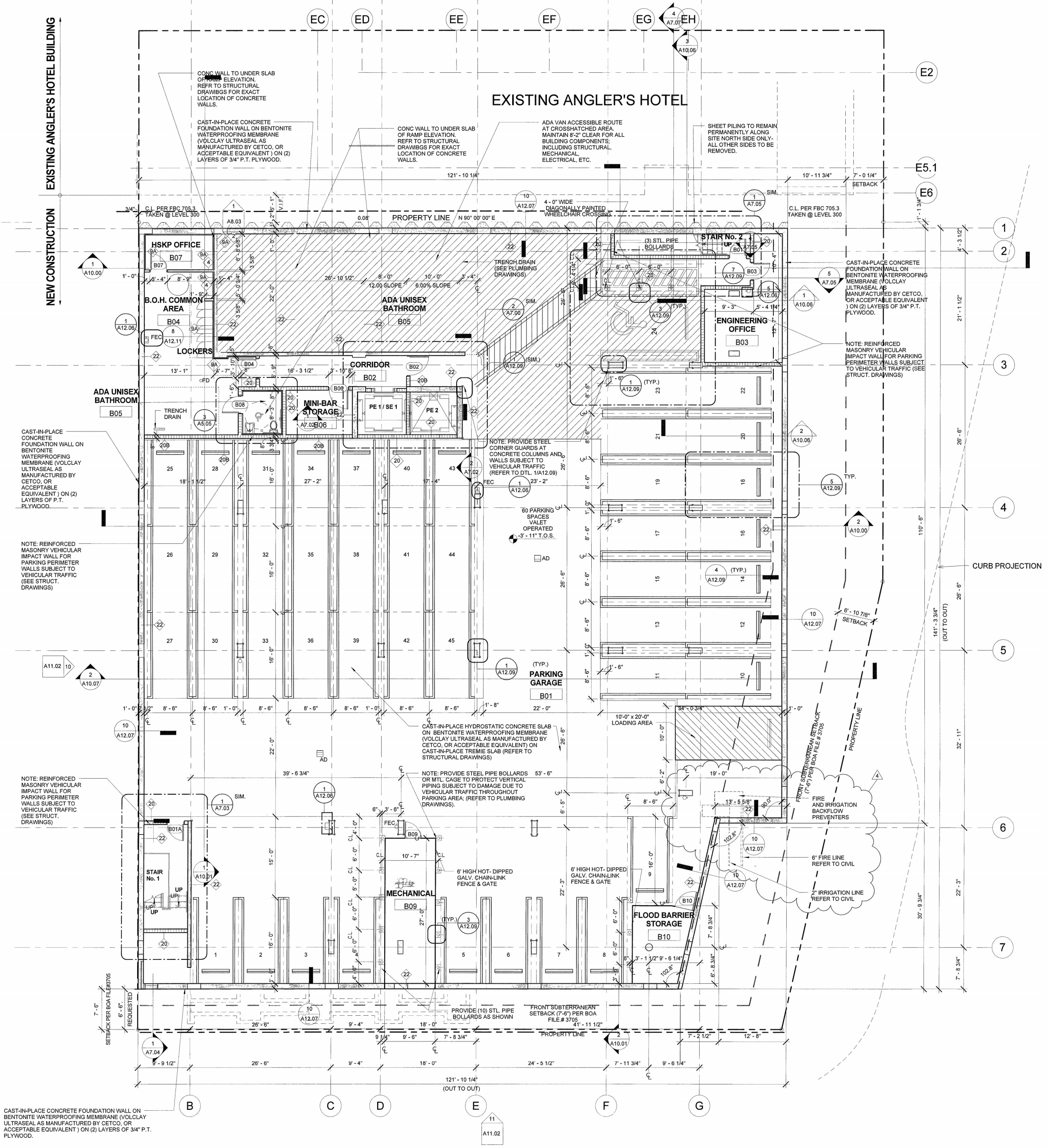
EXISTING ANGLER'S HOTEL BUILDING
NEW CONSTRUCTION
EXISTING ANGLER'S HOTEL
EC
ED
EE
EF
EG
EH
E2
E5.1
E6
CONC WALL TO UNDER SLAB OF RAMP ELEVATION. REFR TO STRUCTURAL DRAWIBGS FOR EXACT LOCATION OF CONCRETE WALLS.
CAST-IN-PLACE CONCRETE FOUNDATION WALL ON BENTONITE WATERPROOFING MEMBRANE (VOLCLAY ULTRASEAL AS MANUFACTURED BY CETCO, OR ACCEPTABLE EQUIVALENT) ON (2) LAYERS OF 3/4" P.T. PLYWOOD.
CONC WALL TO UNDER SLAB OF RAMP ELEVATION. REFR TO STRUCTURAL DRAWIBGS FOR EXACT LOCATION OF CONCRETE WALLS.
ADA VAN ACCESSIBLE ROUTE AT CROSSHATCHED AREA. MAINTAIN 8'-2" CLEAR FOR ALL BUILDING COMPONENTS; INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL, ETC.
SHEET PILING TO REMAIN PERMANENTLY ALONG SITE NORTH SIDE ONLY- ALL OTHER SIDES TO BE REMOVED.
121' - 10 1/4"
10' - 11 3/4"
7' - 0 1/4"
SETBACK
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
PROPERTY LINE
N 90° 00' 00" E
4 - 0" WIDE DIAGONALLY PAINTED WHEELCHAIR CROSSING
HSKP OFFICE
B07
B.O.H. COMMON AREA
B04
LOCKERS
ADA UNISEX BATHROOM
B05
CORRIDOR
B02
MINI-BAR STORAGE
B06
PE 1 / SE 1
PE 2
TRENCH DRAIN (SEE PLUMBING DRAWINGS)
12.00 SLOPE
6.00% SLOPE
(3) STL. PIPE BOLLARDS
STAIR No. 2
UP
B01
ENGINEERING OFFICE
B03
CAST-IN-PLACE CONCRETE FOUNDATION WALL ON BENTONITE WATERPROOFING MEMBRANE (VOLCLAY ULTRASEAL AS MANUFACTURED BY CETCO, OR ACCEPTABLE EQUIVALENT) ON (2) LAYERS OF 3/4" P.T. PLYWOOD.
NOTE: REINFORCED MASONRY VEHICULAR IMPACT WALL FOR PARKING PERIMETER WALLS SUBJECT TO VEHICULAR TRAFFIC (SEE STRUCT. DRAWINGS)
NOTE: PROVIDE STEEL CORNER GUARDS AT CONCRETE COLUMNS AND WALLS SUBJECT TO VEHICULAR TRAFFIC (REFER TO DTL. 1/A12.09)
60 PARKING SPACES VALET OPERATED
-3' - 11" T.O.S.
AD
FEC
(TYP.)
PARKING GARAGE
B01
CURB PROJECTION
10'-0" x 20'-0" LOADING AREA
CAST-IN-PLACE HYDROSTATIC CONCRETE SLAB ON BENTONITE WATERPROOFING MEMBRANE (VOLCLAY ULTRASEAL AS MANUFACTURED BY CETCO, OR ACCEPTABLE EQUIVALENT) ON CAST-IN-PLACE TREMIE SLAB (REFER TO STRUCTURAL DRAWINGS)
NOTE: PROVIDE STEEL PIPE BOLLARDS OR MTL. CAGE TO PROTECT VERTICAL PIPING SUBJECT TO DAMAGE DUE TO VEHICULAR TRAFFIC THROUGHOUT PARKING AREA; (REFER TO PLUMBING DRAWINGS).
6' HIGH HOT- DIPPED GALV. CHAIN-LINK FENCE & GATE
6' HIGH HOT- DIPPED GALV. CHAIN-LINK FENCE & GATE
MECHANICAL
B09
STAIR No. 1
B01A
FLOOD BARRIER STORAGE
B10
FIRE AND IRRIGATION BACKFLOW PREVENTERS
6" FIRE LINE REFER TO CIVIL
2" IRRIGATION LINE REFER TO CIVIL
FRONT SUBTERRANEAN SETBACK (7'-6") PER BOA FILE # 3705
PROPERTY LINE
PROVIDE (10) STL. PIPE BOLLARDS AS SHOWN
SETBACK PER BOA FILE#3705
REQUESTED
121' - 10 1/4" (OUT TO OUT)
141' - 3 3/4" (OUT TO OUT)
CAST-IN-PLACE CONCRETE FOUNDATION WALL ON BENTONITE WATERPROOFING MEMBRANE (VOLCLAY ULTRASEAL AS MANUFACTURED BY CETCO, OR ACCEPTABLE EQUIVALENT) ON (2) LAYERS OF 3/4" P.T. PLYWOOD.
B
C
D
E
F
G
1
2
3
4
5
6
7

BASEMENT LEVEL (PARKING GARAGE) FLOOR PLAN

N

1/A4.00 1/8" = 1'-0"

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

GENERAL NOTES

1- ALL DIMENSIONS TO STUD OR FURRING FACE.

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

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

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

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

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

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

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

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

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

11- PROVIDE SOUND ATTENUATION AT RAIN WATER LEADER LOCATIONS.

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

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

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

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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AAC 000880

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

APR 2 3 2015

Permit Issue
10-13-14

REVISIONS

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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

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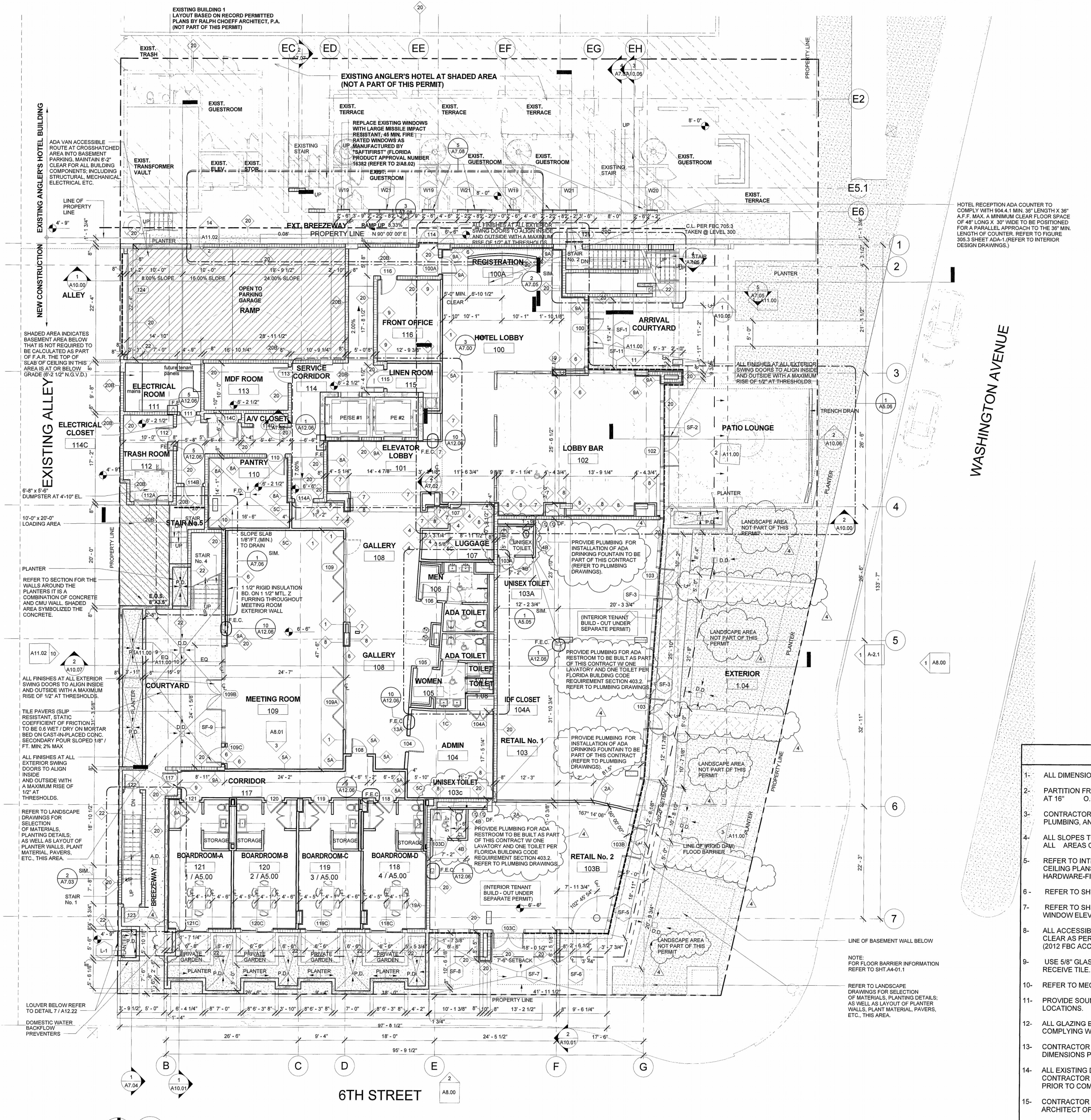
EXISTING BUILDING 1
LAYOUT BASED ON RECORD PERMITTED
PLANS BY RALPH CHOEFF ARCHITECT, P.A.
(NOT PART OF THIS PERMIT)
EXISTING ANGLER'S HOTEL AT SHADED AREA
(NOT A PART OF THIS PERMIT)
EXIST. TRASH
EXIST. GUESTROOM
EXIST. TERRACE
EXIST. TRANSFORMER VAULT
EXIST. ELEV.
EXIST. STOR.
EXISTING STAIR
REPLACE EXISTING WINDOWS WITH LARGE MISSILE IMPACT RESISTANT, 45 MIN. FIRE RATED WINDOWS AS MANUFACTURED BY "SAFTIFIRST" (FLORIDA PRODUCT APPROVAL NUMBER 16382 (REFER TO 2/A8.02)
EXT. BREEZEWAY
PROPERTY LINE
EXISTING ANGLER'S HOTEL BUILDING
NEW CONSTRUCTION
ADA VAN ACCESSIBLE ROUTE AT CROSSHATCHED AREA INTO BASEMENT PARKING. MAINTAIN 8'-2" CLEAR FOR ALL BUILDING COMPONENTS; INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL ETC.
LINE OF PROPERTY LINE
ALLEY
EXISTING ALLEY
SHADED AREA INDICATES BASEMENT AREA BELOW THAT IS NOT REQUIRED TO BE CALCULATED AS PART OF F.A.R. THE TOP OF SLAB OF CEILING IN THIS AREA IS AT OR BELOW GRADE (6'-2 1/2" N.G.V.D.)
OPEN TO PARKING GARAGE RAMP
8.00% SLOPE
16.00% SLOPE
24.00% SLOPE
ELECTRICAL ROOM 111
ELECTRICAL CLOSET 114C
MDF ROOM 113
SERVICE CORRIDOR 114
A/V CLOSET
TRASH ROOM 112
PANTRY 110
6'-8" x 5'-6" DUMPSTER AT 4'-10" EL.
10'-0" x 20'-0" LOADING AREA
STAIR No.5
STAIR No. 4
PLANTER
REFER TO SECTION FOR THE WALLS AROUND THE PLANTERS IT IS A COMBINATION OF CONCRETE AND CMU WALL. SHADED AREA SYMBOLIZED THE CONCRETE.
ALL FINISHES AT ALL EXTERIOR SWING DOORS TO ALIGN INSIDE AND OUTSIDE WITH A MAXIMUM RISE OF 1/2" AT THRESHOLDS.
TILE PAVERS (SLIP RESISTANT, STATIC COEFFICIENT OF FRICTION TO BE 0.6 WET / DRY ON MORTAR BED ON CAST-IN-PLACED CONC. SECONDARY POUR SLOPED 1/8" / FT. MIN; 2% MAX
REFER TO LANDSCAPE DRAWINGS FOR SELECTION OF MATERIALS, PLANTING DETAILS; AS WELL AS LAYOUT OF PLANTER WALLS, PLANT MATERIAL, PAVERS, ETC., THIS AREA.
STAIR No. 1
BREEZEWAY
COURTYARD
LOUVER BELOW REFER TO DETAIL 7 / A12.22
DOMESTIC WATER BACKFLOW PREVENTERS
FRONT OFFICE 116
LINEN ROOM 115
ELEVATOR LOBBY 101
REGISTRATION 100A
HOTEL LOBBY 100
ARRIVAL COURTYARD
LOBBY BAR 102
PATIO LOUNGE
GALLERY 108
LUGGAGE 107
MEN 106
WOMEN 105
ADA TOILET
UNISEX TOILET 103A
UNISEX TOILET 103c
IDF CLOSET 104A
ADMIN 104
MEETING ROOM 109
RETAIL No. 1 103
RETAIL No. 2 103B
CORRIDOR 117
BOARDROOM-A 121 1 / A5.00
BOARDROOM-B 120 2 / A5.00
BOARDROOM-C 119 3 / A5.00
BOARDROOM-D 118 4 / A5.00
STORAGE
PRIVATE GARDEN
PROVIDE PLUMBING FOR INSTALLATION OF ADA DRINKING FOUNTAIN TO BE PART OF THIS CONTRACT (REFER TO PLUMBING DRAWINGS).
PROVIDE PLUMBING FOR ADA RESTROOM TO BE BUILT AS PART OF THIS CONTRACT W/ ONE LAVATORY AND ONE TOILET PER FLORIDA BUILDING CODE REQUIREMENT SECTION 403.2. REFER TO PLUMBING DRAWINGS
(INTERIOR TENANT BUILD - OUT UNDER SEPARATE PERMIT)
HOTEL RECEPTION ADA COUNTER TO COMPLY WITH 904.4.1 MIN. 36" LENGTH X 36" A.F.F. MAX. A MINIMUM CLEAR FLOOR SPACE OF 48" LONG X 30" WIDE TO BE POSITIONED FOR A PARALLEL APPROACH TO THE 36" MIN. LENGTH OF COUNTER. REFER TO FIGURE 305.3 SHEET ADA-1.(REFER TO INTERIOR DESIGN DRAWINGS.)
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
TRENCH DRAIN
LANDSCAPE AREA NOT PART OF THIS PERMIT
EXTERIOR 1.04
LINE OF (RIGID DAM) FLOOD BARRIER
LINE OF BASEMENT WALL BELOW
NOTE: FOR FLOOR BARRIER INFORMATION REFER TO SHT.A4-01.1
REFER TO LANDSCAPE DRAWINGS FOR SELECTION OF MATERIALS, PLANTING DETAILS; AS WELL AS LAYOUT OF PLANTER WALLS, PLANT MATERIAL, PAVERS, ETC., THIS AREA.
WASHINGTON AVENUE
6TH STREET
A
B
C
D
E
F
G
H
I
EC
ED
EE
EF
EG
EH
E2
E5.1
E6
1
2
3
4
5
6
7

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

GENERAL NOTES

1- ALL DIMENSIONS TO STUD OR FURRING FACE.

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

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ANGLER'S HOTEL

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DEVELOPED BY: Angler's Boutique Resort LLC

APR 2 3 2015

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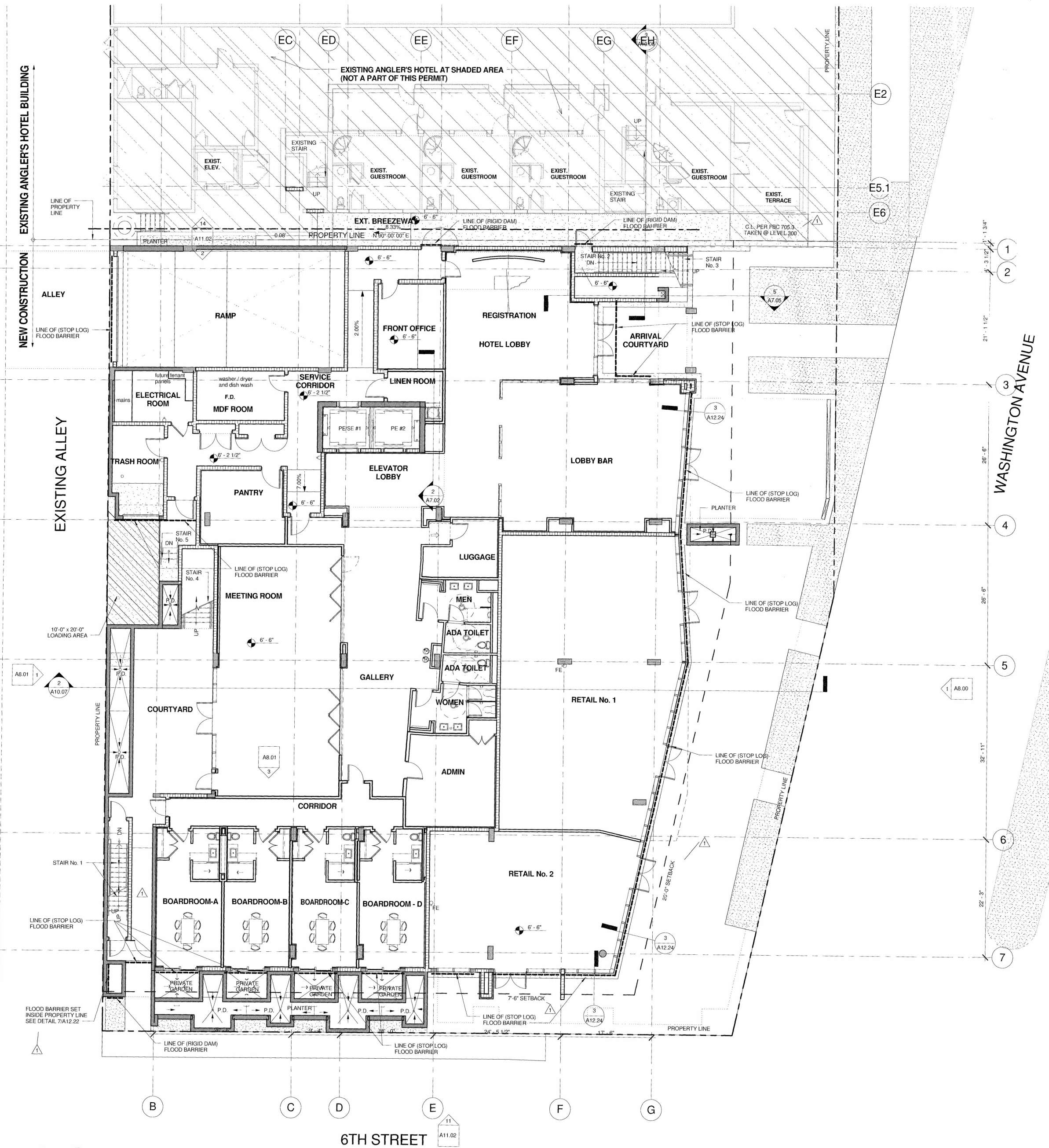
EXISTING ANGLER'S HOTEL AT SHADED AREA
(NOT A PART OF THIS PERMIT)
EC
ED
EE
EF
EG
EH
E2
E5.1
E6
EXIST. ELEV.
EXISTING STAIR
EXIST. GUESTROOM
EXIST. GUESTROOM
EXIST. GUESTROOM
EXIST. GUESTROOM
EXISTING STAIR
EXIST. TERRACE
EXT. BREEZEWAY
PROPERTY LINE
LINE OF PROPERTY LINE
LINE OF (RIGID DAM) FLOOD BARRIER
EXISTING ANGLER'S HOTEL BUILDING
NEW CONSTRUCTION
ALLEY
EXISTING ALLEY
LINE OF (STOP LOG) FLOOD BARRIER
RAMP
FRONT OFFICE
REGISTRATION
HOTEL LOBBY
STAIR No. 2
STAIR No. 3
ARRIVAL COURTYARD
ELECTRICAL ROOM
MDF ROOM
SERVICE CORRIDOR
LINEN ROOM
PE/SE #1
PE #2
TRASH ROOM
PANTRY
ELEVATOR LOBBY
LOBBY BAR
WASHINGTON AVENUE
PLANTER
STAIR No. 5
STAIR No. 4
MEETING ROOM
LUGGAGE
MEN
ADA TOILET
ADA TOILET
WOMEN
GALLERY
RETAIL No. 1
10'-0" x 20'-0" LOADING AREA
COURTYARD
ADMIN
CORRIDOR
STAIR No. 1
BOARDROOM-A
BOARDROOM-B
BOARDROOM-C
BOARDROOM - D
RETAIL No. 2
20'-0" SETBACK
PRIVATE GARDEN
PRIVATE GARDEN
PRIVATE GARDEN
PRIVATE GARDEN
PLANTER
7'-6" SETBACK
FLOOD BARRIER SET INSIDE PROPERTY LINE SEE DETAIL 7/A12.22
LINE OF (RIGID DAM) FLOOD BARRIER
LINE OF (STOP LOG) FLOOD BARRIER
PROPERTY LINE
6TH STREET
A
B
C
D
E
F
G
H
I
1
2
3
4
5
6
7

LEVEL 100 FLOOD BARRIER PLAN

1 / A4.01.1

1/8" = 1'-0"

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

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

FLOOD BARRIER NOTES:

FLOOD BARRIER:

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

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

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

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

CONCRETE STEM WALL
(C.S.W.)

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

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

4. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION OF FLOOD BARRIERS. 1

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

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

FLOOD PROOFING DATA:

1. FIRM MAP NUMBER: 120686CO319L
2. MAP EFFECTIVE DATE: SEPTEMBER 11,2009
3. FLOOD ZONE=AE BASE FLOOD ELEVATION = 8.0 FT. NGVD.
4. MINIMUM REQUIRED FLOOD DESIGN ELEVATION: BFE+1 FT.= +9'-0" NGVD.
5. ELEVATION DATA:
   A. THE LOWEST FLOOR ELEVATION INCLUDING BASEMENT: -3'-11" NGVD.
   B. NEXT HIGHER FLOOR ELEVATION: ~~+6'-6" NGVD.~~ 6'2½" P.Bustead 4/17/15
   C. DRY FLOOD PROOFING DESIGN ELEVATION: +9'-0" NGVD.
   D. THE LOWEST ADJACENT GRADE ELEVATION NEXT TO THE PROPOSED STRUCTURE: FT.+4'-9" NGVD.
   E. HEIGHT OF THE FLOOD PROOFING ON THE BUILDING ABOVE THE LOWEST ADJACENT GRADE: ~~+9'-0" NGVD.~~ 9-(4'-9")=4'-3" P.Bustead 4/17/15
   F. CROWN OF THE ROAD ELEVATION: +6'-8" NGVD.
   G. SIDEWALK NEXT TO THE PROPOSED STRUCTURE ELEVATION: + 6'-2" NGVD.
   H. GRADE ELEVATION @ CENTER OF PROPERTY LINE =6'-2 1/2" 1
6. CLASSIFICATION OF STRUCTURES FOR FLOOD - RESISTANT DESIGN AND CONSTRUCTION PER ASCE 24-05 TABLE 1-1-CATEGORY II. 2

Tb 4/24/15
REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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JAN 15 2015

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REVISIONS

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1	CMB Bldg. Dept. Comments	12/16/14
2	CMB Bldg. Dept. comments	01/15/15

12064

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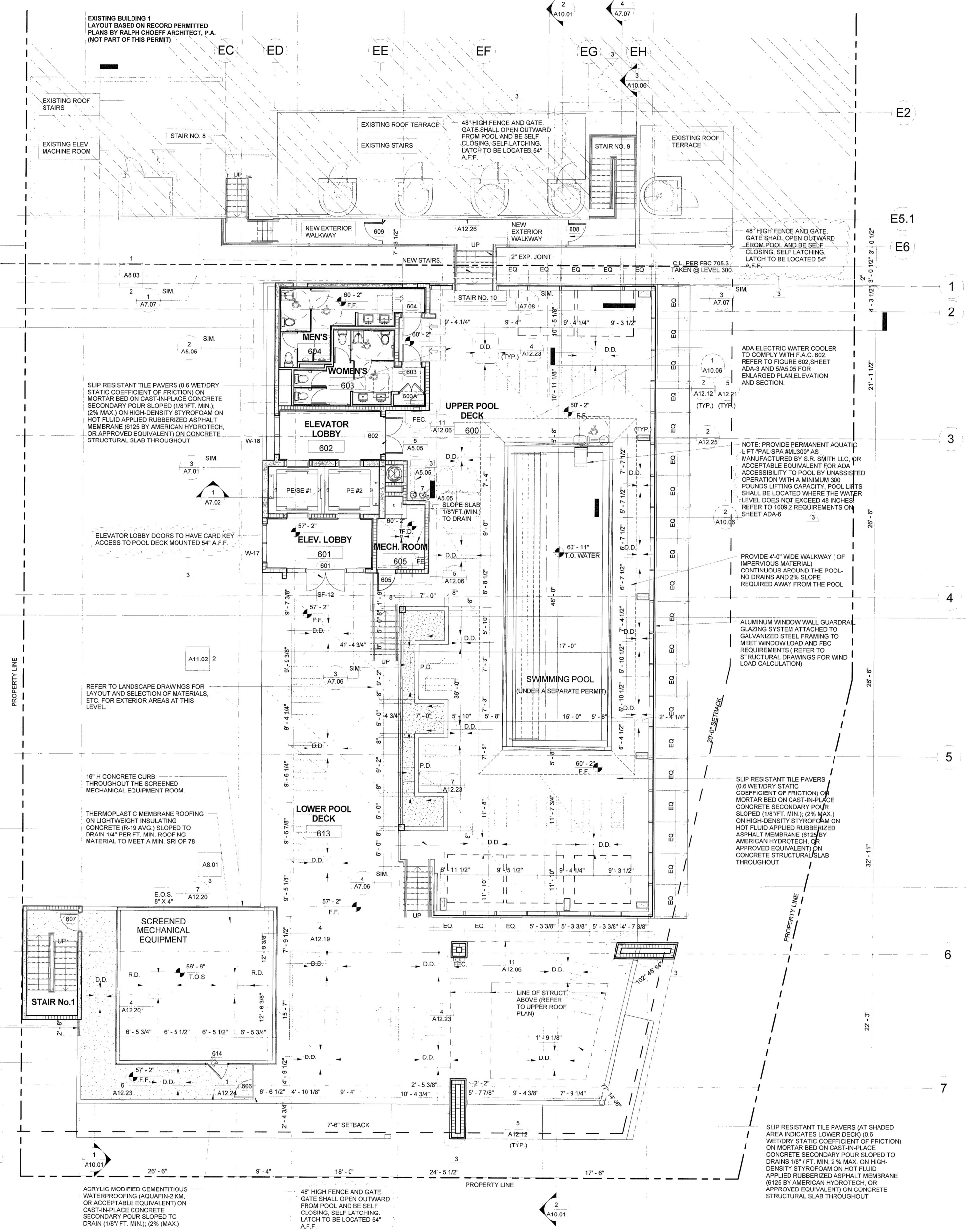
EXISTING ANGLER'S HOTEL BUILDING

NEW CONSTRUCTION


EXISTING BUILDING 1
LAYOUT BASED ON RECORD PERMITTED PLANS BY RALPH CHOEFF ARCHITECT, P.A. (NOT PART OF THIS PERMIT)
EC
ED
EE
EF
EG
EH
E2
E5.1
E6
EXISTING ROOF STAIRS
EXISTING ELEV MACHINE ROOM
STAIR NO. 8
EXISTING ROOF TERRACE
EXISTING STAIRS
48" HIGH FENCE AND GATE. GATE SHALL OPEN OUTWARD FROM POOL AND BE SELF CLOSING, SELF LATCHING. LATCH TO BE LOCATED 54" A.F.F.
STAIR NO. 9
EXISTING ROOF TERRACE
NEW EXTERIOR WALKWAY
609
608
NEW STAIRS.
2" EXP. JOINT
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
STAIR NO. 10
MEN'S
604
WOMEN'S
603
ELEVATOR LOBBY
602
PE/SE #1
PE #2
ELEV. LOBBY
601
MECH. ROOM
605
UPPER POOL DECK
600
SWIMMING POOL
(UNDER A SEPARATE PERMIT)
60' - 11"
T.O. WATER
LOWER POOL DECK
613
SCREENED MECHANICAL EQUIPMENT
56' - 6"
T.O.S
STAIR No.1
607
614
SLIP RESISTANT TILE PAVERS (0.6 WET/DRY STATIC COEFFICIENT OF FRICTION) ON MORTAR BED ON CAST-IN-PLACE CONCRETE SECONDARY POUR SLOPED (1/8"/FT. MIN.); (2% MAX.) ON HIGH-DENSITY STYROFOAM ON HOT FLUID APPLIED RUBBERIZED ASPHALT MEMBRANE (6125 BY AMERICAN HYDROTECH, OR APPROVED EQUIVALENT) ON CONCRETE STRUCTURAL SLAB THROUGHOUT
ELEVATOR LOBBY DOORS TO HAVE CARD KEY ACCESS TO POOL DECK MOUNTED 54" A.F.F.
SLOPE SLAB 1/8"/FT (MIN.) TO DRAIN
REFER TO LANDSCAPE DRAWINGS FOR LAYOUT AND SELECTION OF MATERIALS, ETC. FOR EXTERIOR AREAS AT THIS LEVEL.
16" H CONCRETE CURB THROUGHOUT THE SCREENED MECHANICAL EQUIPMENT ROOM.
THERMOPLASTIC MEMBRANE ROOFING ON LIGHTWEIGHT INSULATING CONCRETE (R-19 AVG.) SLOPED TO DRAIN 1/4" PER FT. MIN. ROOFING MATERIAL TO MEET A MIN. SRI OF 78
E.O.S. 8" X 4"
EMERGENCY OVER FLOW DRAINAGE BELOW GUARDRAIL
ADA ELECTRIC WATER COOLER TO COMPLY WITH F.A.C. 602. REFER TO FIGURE 602,SHEET ADA-3 AND 5/A5.05 FOR ENLARGED PLAN,ELEVATION AND SECTION.
NOTE: PROVIDE PERMANENT AQUATIC LIFT "PAL SPA #ML300" AS MANUFACTURED BY S.R. SMITH LLC, OR ACCEPTABLE EQUIVALENT FOR ADA ACCESSIBILITY TO POOL BY UNASSISTED OPERATION WITH A MINIMUM 300 POUNDS LIFTING CAPACITY. POOL LIFTS SHALL BE LOCATED WHERE THE WATER LEVEL DOES NOT EXCEED 48 INCHES. REFER TO 1009.2 REQUIREMENTS ON SHEET ADA-6
PROVIDE 4'-0" WIDE WALKWAY (OF IMPERVIOUS MATERIAL) CONTINUOUS AROUND THE POOL-NO DRAINS AND 2% SLOPE REQUIRED AWAY FROM THE POOL
ALUMINUM WINDOW WALL GUARDRAIL GLAZING SYSTEM ATTACHED TO GALVANIZED STEEL FRAMING TO MEET WINDOW LOAD AND FBC REQUIREMENTS (REFER TO STRUCTURAL DRAWINGS FOR WIND LOAD CALCULATION)
SLIP RESISTANT TILE PAVERS (0.6 WET/DRY STATIC COEFFICIENT OF FRICTION) ON MORTAR BED ON CAST-IN-PLACE CONCRETE SECONDARY POUR SLOPED (1/8"/FT. MIN.); (2% MAX.) ON HIGH-DENSITY STYROFOAM ON HOT FLUID APPLIED RUBBERIZED ASPHALT MEMBRANE (6125 BY AMERICAN HYDROTECH, OR APPROVED EQUIVALENT) ON CONCRETE STRUCTURAL SLAB THROUGHOUT
20'-0" SETBACK
PROPERTY LINE
7'-6" SETBACK
LINE OF STRUCT ABOVE (REFER TO UPPER ROOF PLAN)
SLIP RESISTANT TILE PAVERS (AT SHADED AREA INDICATES LOWER DECK) (0.6 WET/DRY STATIC COEFFICIENT OF FRICTION) ON MORTAR BED ON CAST-IN-PLACE CONCRETE SECONDARY POUR SLOPED TO DRAINS 1/8" / FT. MIN; 2 % MAX. ON HIGH-DENSITY STYROFOAM ON HOT FLUID APPLIED RUBBERIZED ASPHALT MEMBRANE (6125 BY AMERICAN HYDROTECH, OR APPROVED EQUIVALENT) ON CONCRETE STRUCTURAL SLAB THROUGHOUT
ACRYLIC MODIFIED CEMENTITIOUS WATERPROOFING (AQUAFIN-2 KM, OR ACCEPTABLE EQUIVALENT) ON CAST-IN-PLACE CONCRETE SECONDARY POUR SLOPED TO DRAIN (1/8"/ FT. MIN.); (2% MAX.)
48" HIGH FENCE AND GATE. GATE SHALL OPEN OUTWARD FROM POOL AND BE SELF CLOSING, SELF LATCHING. LATCH TO BE LOCATED 54" A.F.F.
PROPERTY LINE
26' - 6"
9' - 4"
18' - 0"
24' - 5 1/2"
17' - 6"
D.D.
R.D.
P.D.
F.F.
EQ

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(4) CALCULATION:

ROOF AREA = 650 SQ. FT.
BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 560 SQ. FT / HALF AREA = 280 SQ. FT.
ROOF AREA (650 SQ. FT.) + WALL AREA (280 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 8" 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 (930 SQ. FT.) / E.O.S. AREA (1,282 SQ. FT.) = .72
TOTAL E.O.S. (8"W X 4" H) REQUIRED = (1) TOTAL E.O.S. (8"W X 4" H) PROVIDED = (1)

EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(5) 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 (717SQ. 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 = 691SQ. FT / HALF AREA = 346 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 (346 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.) = 3.64
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

1
A4.06
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.

N

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ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

MAR 2 5 2015

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	03/25/15

12064

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4/24/15

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EMERGENCY OVERFLOW DRAINAGE ROOF AREA-(1) CALCULATION:

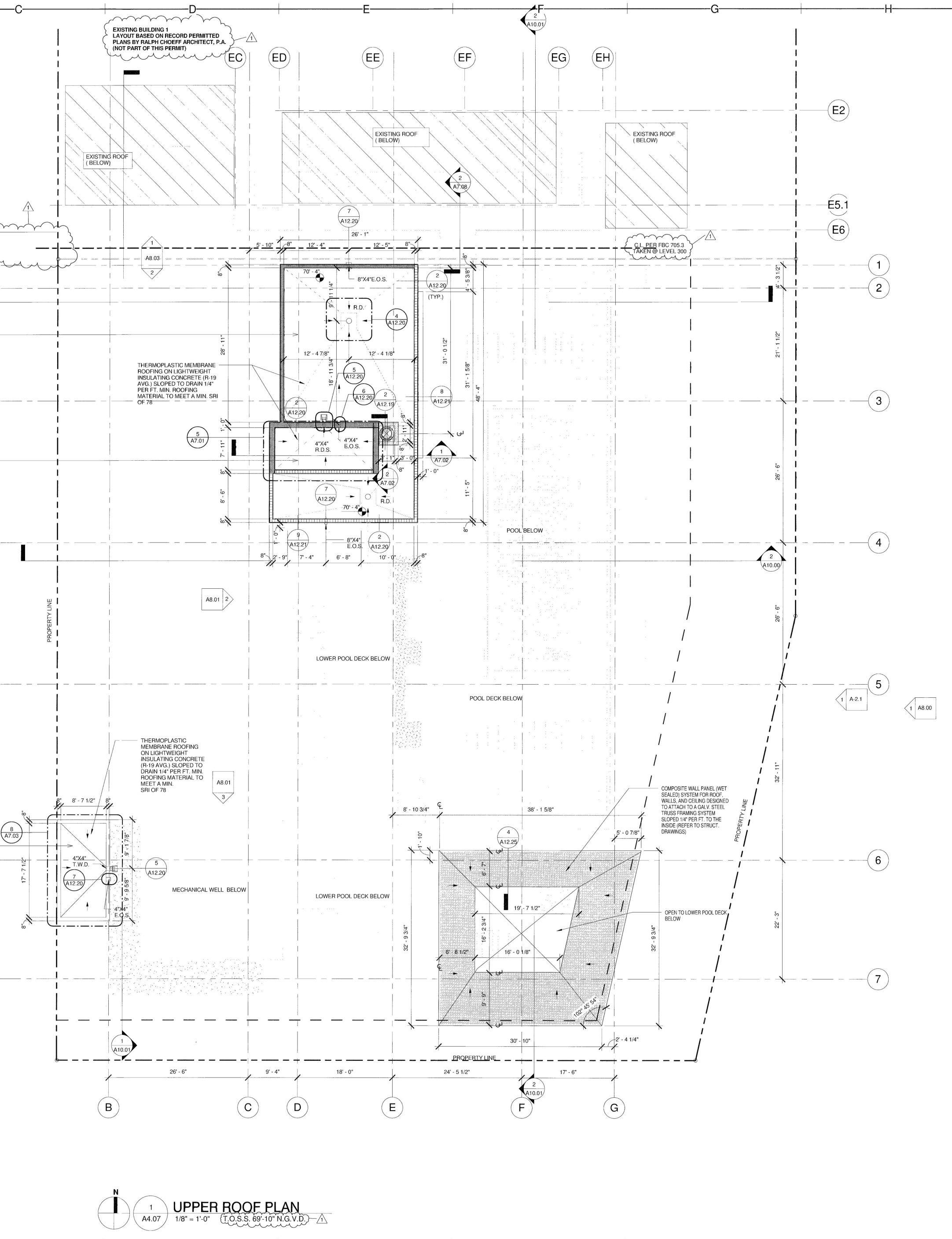
ROOF AREA = 1,198 SQ. FT.
BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 1,268 SQ. FT / HALF AREA = 634 SQ. FT.
ROOF AREA (1,198 SQ. FT.) + WALL AREA (634 SQ. FT.) = 10,782 SQ. FT.
TOTAL EMERGENCY OVERFLOW DRAINAGE AREA = 1,832 SQ. FT.
REFER TO PLUMBING SECTION TABLE 1106.7 OF THE F.B.C. 2010 EDITION
CALCULATE 2" HEAD HEIGHT (HALF OF SCUPPER HEIGHT X 8" 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 =
641 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 (641 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 = 152 SQ. FT.
BUILDING ELEVATION WALLS / PARAPETS (ABOVE) ROOF = 81 SQ. FT / HALF AREA = 41 SQ. FT.
ROOF AREA (152 SQ. FT.) + WALL AREA (41 SQ. FT.) = 193 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)


EXISTING BUILDING 1
LAYOUT BASED ON RECORD PERMITTED
PLANS BY RALPH CHOEFF ARCHITECT, P.A.
(NOT PART OF THIS PERMIT)
1
EXISTING ANGLER'S HOTEL BUILDING
NEW CONSTRUCTION
EC
ED
EE
EF
EG
EH
E2
E5.1
E6
EXISTING ROOF (BELOW)
EXISTING ROOF (BELOW)
EXISTING ROOF (BELOW)
C.L. PER FBC 705.3 TAKEN @ LEVEL 300
A7.08
A12.20
A8.03
A10.00
A10.01
26' - 1"
5' - 10"
12' - 4"
12' - 5"
8"X4" E.O.S.
R.D.
(TYP.)
12' - 4 7/8"
12' - 4 1/8"
28' - 11"
31' - 0 1/2"
31' - 1 5/8"
48' - 4"
18' - 11 3/4"
A12.19
A12.21
THERMOPLASTIC MEMBRANE ROOFING ON LIGHTWEIGHT INSULATING CONCRETE (R-19 AVG.) SLOPED TO DRAIN 1/4" PER FT. MIN. ROOFING MATERIAL TO MEET A MIN. SRI OF 78
A7.01
4"X4" R.D.S.
4"X4" E.O.S.
A7.02
7' - 11"
1' - 0"
11' - 5"
8' - 6"
70' - 4"
8"X4" E.O.S.
2' - 9"
7' - 4"
6' - 8"
10' - 0"
POOL BELOW
A8.01
PROPERTY LINE
LOWER POOL DECK BELOW
POOL DECK BELOW
A-2.1
A8.00
THERMOPLASTIC MEMBRANE ROOFING ON LIGHTWEIGHT INSULATING CONCRETE (R-19 AVG.) SLOPED TO DRAIN 1/4" PER FT. MIN. ROOFING MATERIAL TO MEET A MIN. SRI OF 78
A8.01
3
8' - 7 1/2"
A7.03
4"X4" T.W.D.
A12.20
A12.20
4"X4" E.O.S.
9' - 1 7/8"
9' - 9 5/8"
17' - 7 1/2"
MECHANICAL WELL BELOW
LOWER POOL DECK BELOW
8' - 10 3/4"
38' - 1 5/8"
A12.25
COMPOSITE WALL PANEL (WET SEALED) SYSTEM FOR ROOF, WALLS, AND CEILING DESIGNED TO ATTACH TO A GALV. STEEL TRUSS FRAMING SYSTEM SLOPED 1/4" PER FT. TO THE INSIDE (REFER TO STRUCT. DRAWINGS)
5' - 0 7/8"
19' - 7 1/2"
OPEN TO LOWER POOL DECK BELOW
16' - 2 3/4"
16' - 0 1/8"
6' - 8 1/2"
32' - 9 3/4"
32' - 9 3/4"
102° 45' 54"
30' - 10"
2' - 4 1/4"
PROPERTY LINE
21' - 1 1/2"
26' - 6"
26' - 6"
32' - 11"
22' - 3"
26' - 6"
9' - 4"
18' - 0"
24' - 5 1/2"
17' - 6"
1
2
3
4
5
6
7
B
C
D
E
F
G

UPPER ROOF PLAN

1 A4.07
1/8" = 1'-0"
T.O.S.S. 69'-10" N.G.V.D.

ROOFING NOTES:

1. 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.

2. ALL MECHANICAL PENETRATION, ELECTRICAL, PLUMBING, AND OTHER PENETRATIONS SHALL BE MOUNTED A MINIMUM OF 12 INCHES FROM PARAPET WALLS.

3. ALL ROOFTOP MOUNTED EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURER'S ENGINEERED SHOP DRAWINGS AND CALCULATIONS DESIGNED TO COMPLY WITH F.B.C.

4. 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

5. 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 SUMPS IN ACCORDANCE WITH F.B.C. SECTION 1514.4.4.

6. ALL CRICKETS TO BE 1/2" PER FT. MINIMUM SLOPED TO DRAIN, TYPICAL.

7. ROOF VENTS SHALL BE A MINIMUM OF 10 FT. FROM AIR INTAKES, REFER TO MECHANICAL DRAWINGS.

8. 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.

9. R.D. = ROOF DRAIN (SEE TO PLUMB'G DWG.'S)

10. R.D.S. = ROOF DRAIN SCUPPER

11. SEE ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION PLANS.

12. SEE PLUMBING DRAWINGS FOR ROOF DECK DRAINAGE CALCULATIONS. PROVIDE AND INSTALLED WALKING PADS AROUND ALL MECHANICAL EQUIPMENT UNITS, REFER TO SPECIFICATIONS. (TYPICAL).

13. PROVIDE ELEVATED 3'-0 WIDE CROSS WALKS OVER MECHANICAL PIPES AS REQUIRED.

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ANGLER'S HOTEL

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

Permit Issue
10-13-14

REVISIONS

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

DEC 16 2014

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

12064

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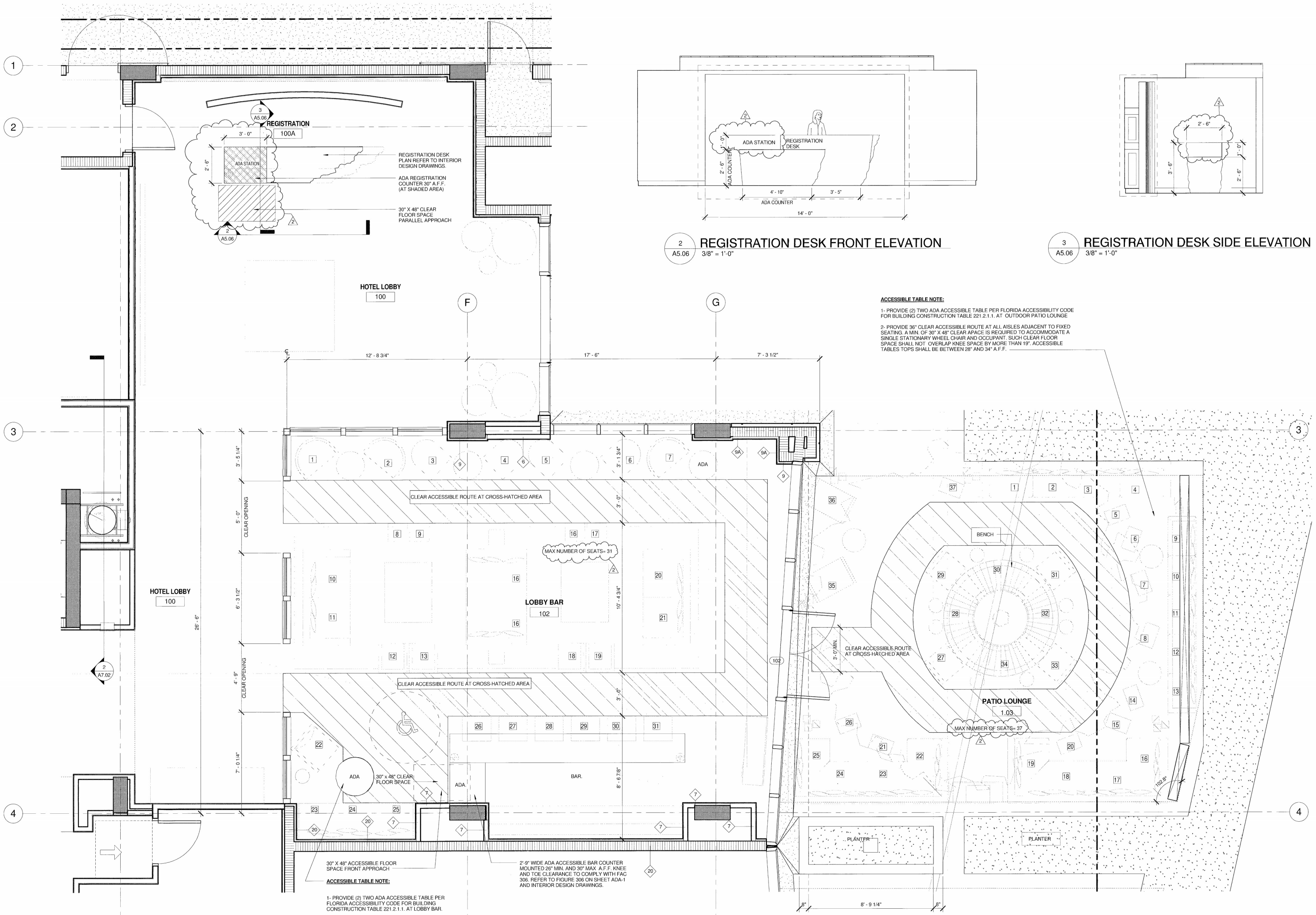
HOTEL LOBBY
100
REGISTRATION
100A
ADA STATION
3' - 0"
2' - 6"
HOTEL LOBBY
100
LOBBY BAR
102
PATIO LOUNGE
1.03
CLEAR ACCESSIBLE ROUTE AT CROSS-HATCHED AREA
CLEAR ACCESSIBLE ROUTE AT CROSS-HATCHED AREA
CLEAR ACCESSIBLE ROUTE AT CROSS-HATCHED AREA
MAX NUMBER OF SEATS= 31
MAX NUMBER OF SEATS= 37
30" x 48" CLEAR FLOOR SPACE
ADA
BAR.
BENCH
PLANTER
PLANTER
5' - 0" CLEAR OPENING
4' - 9" CLEAR OPENING
3' - 0" MIN.
12' - 8 3/4"
17' - 6"
7' - 3 1/2"
26' - 6"
8' - 9 1/4"
REGISTRATION DESK
ADA COUNTER
4' - 10"
3' - 5"
14' - 0"
2' - 6"
F
G
E

REGISTRATION DESK PLAN REFER TO INTERIOR DESIGN DRAWINGS.

ADA REGISTRATION COUNTER 30" A.F.F. (AT SHADED AREA)

30" X 48" CLEAR FLOOR SPACE PARALLEL APPROACH

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

3 A5.06 REGISTRATION DESK SIDE ELEVATION
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 TABLES TOPS SHALL BE BETWEEN 28" AND 34" A.F.F.

30" X 48" ACCESSIBLE FLOOR SPACE FRONT APPROACH

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 TABLES TOPS SHALL BE BETWEEN 28" AND 34" A.F.F.

2'-9" WIDE ADA ACCESSIBLE BAR COUNTER MOUNTED 26" MIN. AND 30" MAX A.F.F. KNEE AND TOE CLEARANCE TO COMPLY WITH FAC 306. REFER TO FIGURE 306 ON SHEET ADA-1 AND INTERIOR DESIGN DRAWINGS.

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

INDIVIDUAL SEAT COUNT ADDED

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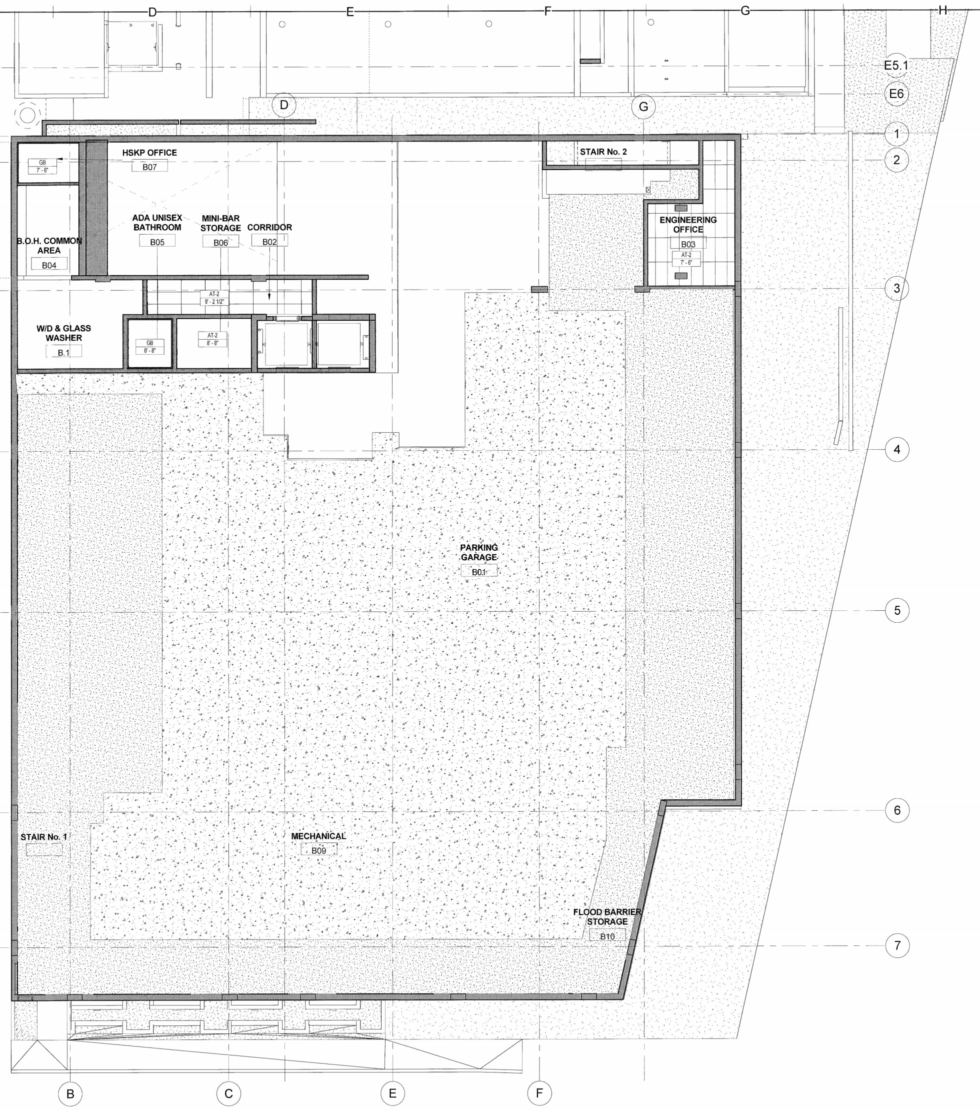
12064

A5.06



E5.1
E6
D
G
1
2
3
4
5
6
7
HSKP OFFICE
B07
GB
7'-0"
ADA UNISEX BATHROOM
B05
MINI-BAR STORAGE
B06
CORRIDOR
B02
B.O.H. COMMON AREA
B04
AT-2
9'-2 1/2"
W/D & GLASS WASHER
B.1
GB
8'-8"
AT-2
8'-8"
STAIR No. 2
ENGINEERING OFFICE
B03
AT-2
7'-8"
PARKING GARAGE
B01
STAIR No. 1
MECHANICAL
B09
FLOOD BARRIER STORAGE
B10
B
C
E
F

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

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DEC 16 2014

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A6.00

NEW SHEET

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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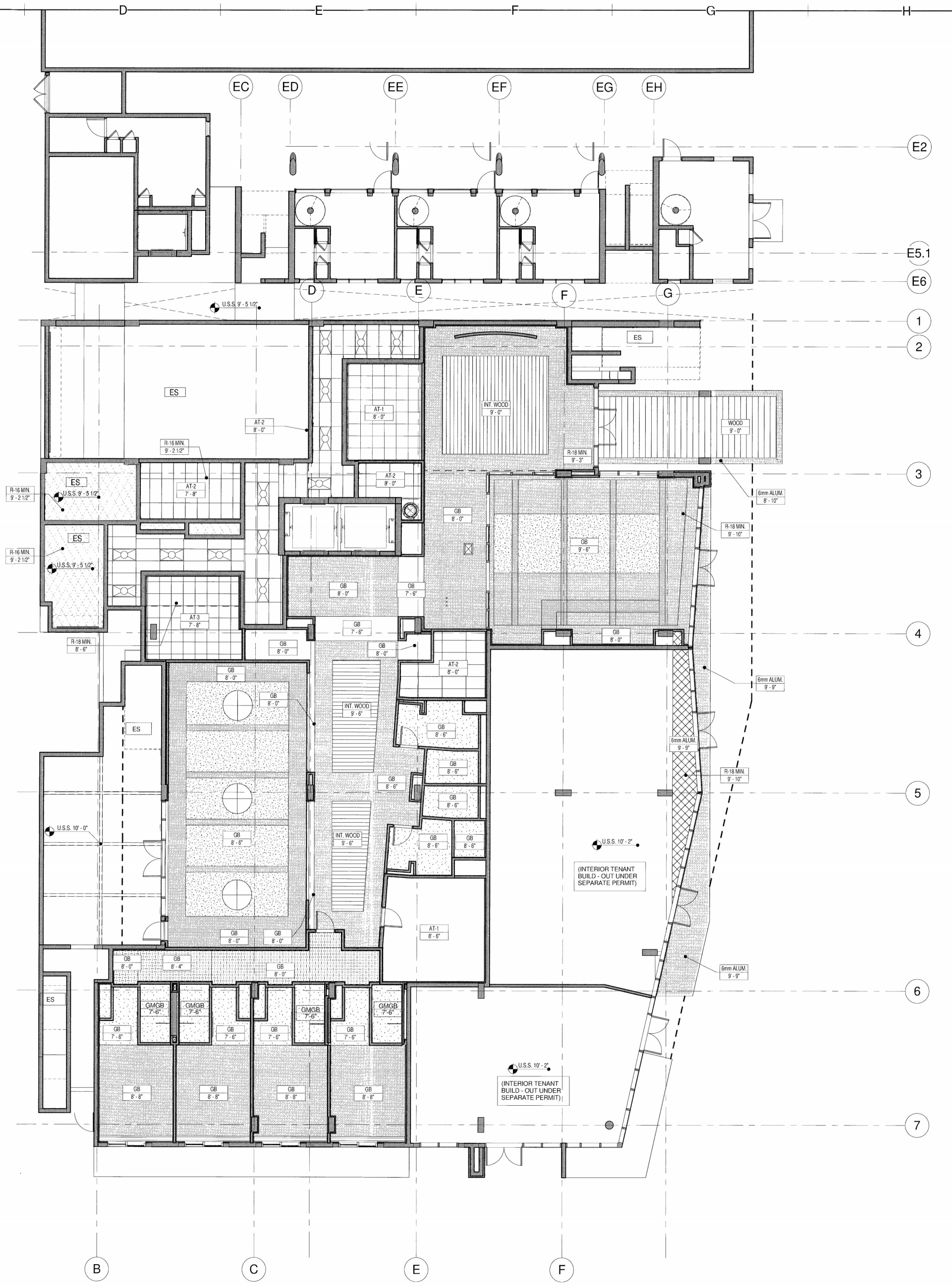

1
A6.01
LEVEL 100 REFLECTED CEIILING PLAN
1/8" = 1'-0"

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
◻	2'x2' RECESSED FLUORESCENT LIGHT FIXTURE
▭	2'x4' RECESSED FLUORESCENT LIGHT FIXTURE
◻	2'x2' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
▭	2'x4' 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.

2

NICHOLS
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AAC 000680

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

JAN 1 5 2015

Permit Issue
10-13-14

REVISIONS

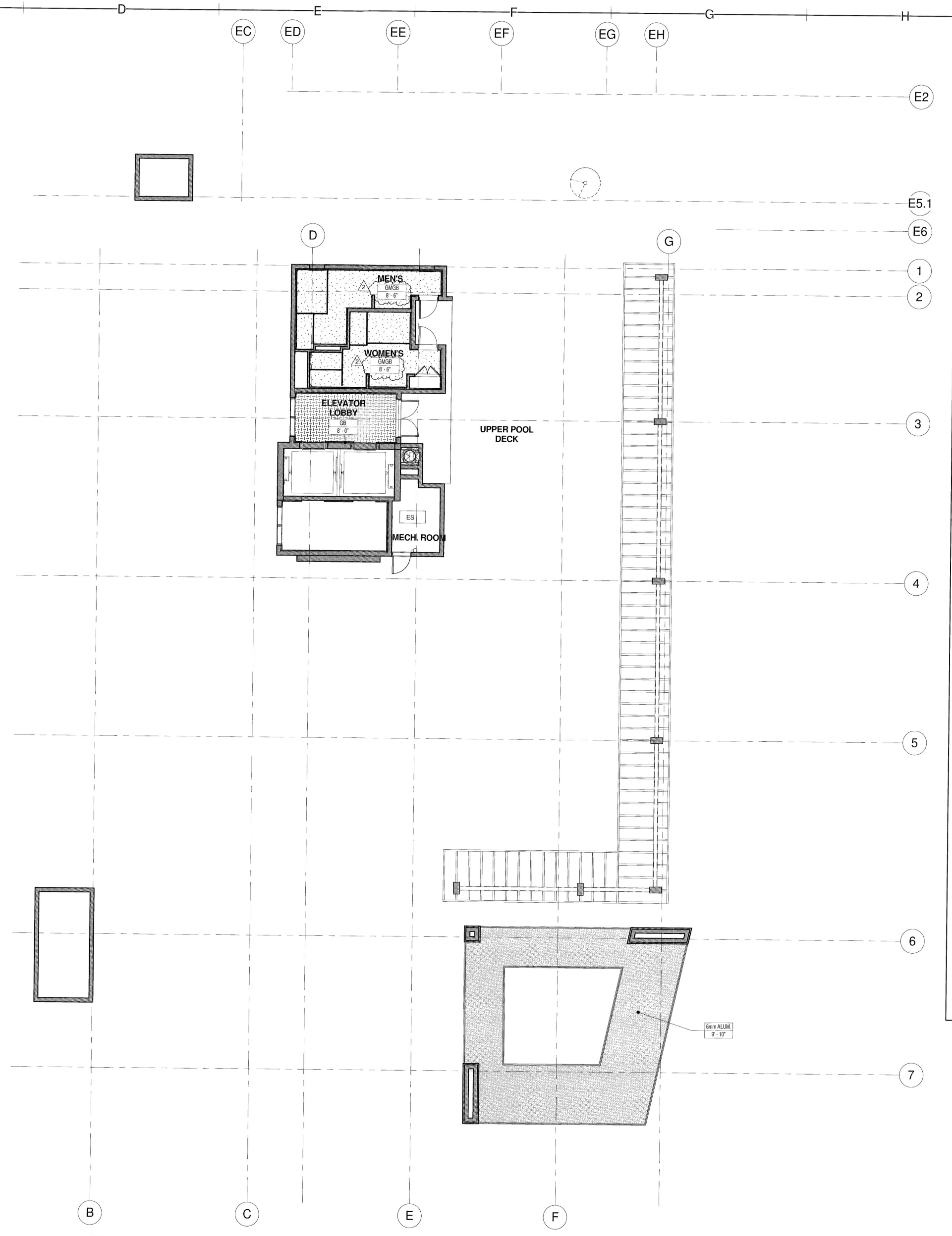
#	Description	Date
1	CMB Bldg. Dept. Comments	12/16/14
2	CMB Bldg. Dept. comments	01/15/15

12064

A6.01

1

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT



1
A6.06
UPPER POOL DECK REFLECTED CEILING PLAN
1/8" = 1'-0"

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
◪	2'x2' RECESSED FLUORESCENT LIGHT FIXTURE
▭	2'x4' RECESSED FLUORESCENT LIGHT FIXTURE
◪	2'x2' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
▭	2'x4' 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.
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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.

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A6.06

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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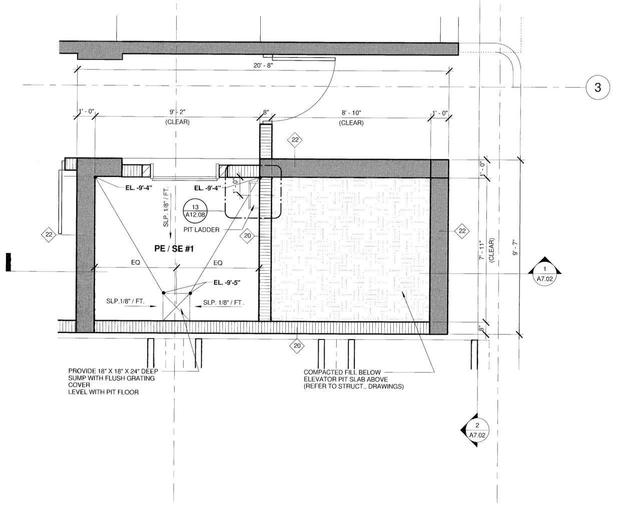
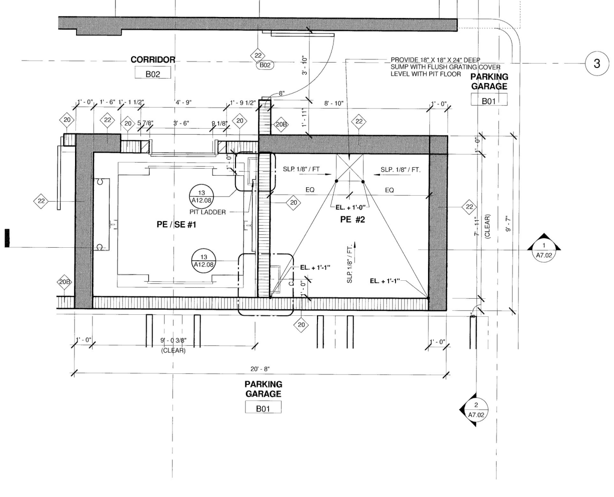


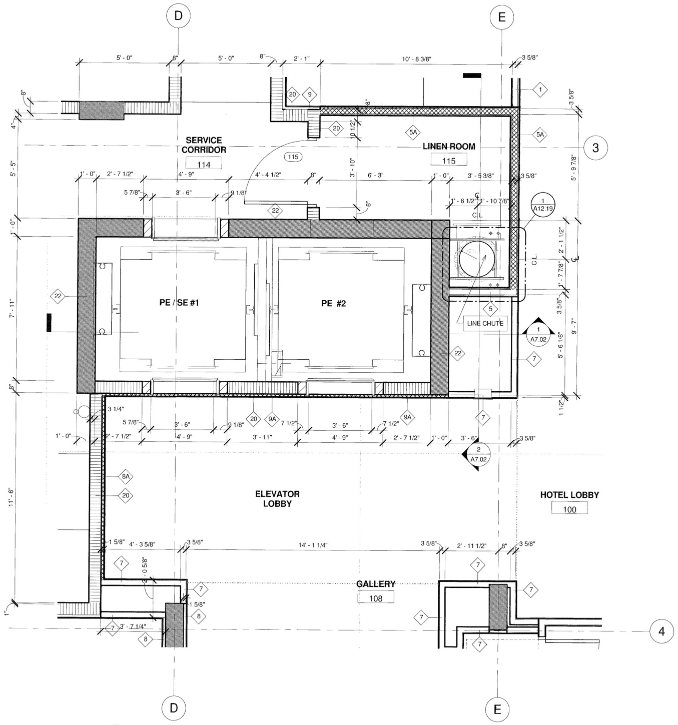
D
E
3
20' - 8"
1' - 0"
9' - 2" (CLEAR)
8"
8' - 10" (CLEAR)
22
EL. -9'-4"
EL. -9'-4"
SLP. 1/8" / FT.
13 A12.08
PIT LADDER
20
PE / SE #1
EQ
EQ
EL. -9'-5"
SLP.1/8" / FT.
SLP. 1/8" / FT.
7' - 11" (CLEAR)
9' - 7"
1 A7.02
2 A7.02
PROVIDE 18" X 18" X 24" DEEP SUMP WITH FLUSH GRATING COVER LEVEL WITH PIT FLOOR
COMPACTED FILL BELOW ELEVATOR PIT SLAB ABOVE (REFER TO STRUCT.. DRAWINGS)

1 A7.00 ELEVATOR CORE -PIT PLAN
3/8" = 1'-0"



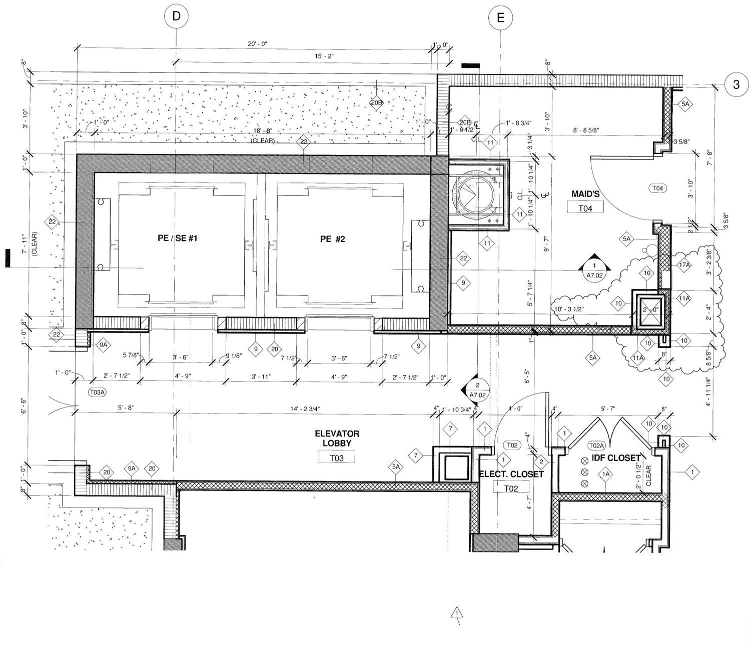
D
E
3
CORRIDOR
B02
22
B02
3' - 10"
PROVIDE 18" X 18" X 24" DEEP SUMP WITH FLUSH GRATING COVER LEVEL WITH PIT FLOOR
PARKING GARAGE
B01
1' - 0"
1' - 6"
1' - 1 1/2"
4' - 9"
1' - 9 1/2"
8"
8' - 10"
1' - 11"
5 7/8"
3' - 6"
9 1/8"
20
20B
SLP. 1/8" / FT
SLP. 1/8" / FT.
EQ
EQ
EL. + 1'-0"
13 A12.08
PIT LADDER
PE / SE #1
PE #2
EL. + 1'-1"
SLP. 1/8" / FT.
EL. + 1'-1"
7' - 11" (CLEAR)
9' - 7"
1 A7.02
9' - 0 3/8" (CLEAR)
20' - 8"
PARKING GARAGE
B01
2 A7.02

2 A7.00 ELEVATOR CORE - BASEMENT
3/8" = 1'-0"



D
E
3
4
SERVICE CORRIDOR
114
115
LINEN ROOM
115
PE / SE #1
PE #2
LINE CHUTE
1 A7.02
2 A7.02
1 A12.15
ELEVATOR LOBBY
HOTEL LOBBY
100
GALLERY
108
5' - 0"
8"
2' - 1"
10' - 8 3/8"
3 5/8"
4' - 4 1/2"
3' - 10"
6' - 3"
4' - 9"
3' - 6"
2' - 7 1/2"
3' - 11"
14' - 1 1/4"
7' - 11"
11' - 6"
20
22
5A
8A

3 A7.00 ELEVATOR CORE - LEVEL 100
3/8" = 1'-0"



D
E
3
20' - 0"
15' - 2"
18' - 8" (CLEAR)
PE / SE #1
PE #2
MAID'S
T04
1 A7.02
2 A7.02
ELEVATOR LOBBY
T03
T03A
ELECT. CLOSET
T02
IDF CLOSET
T02A
CLEAR
5' - 8"
14' - 2 3/4"
7' - 11" (CLEAR)
20
20B
22
5A
9A
10
11
17A
11A

4 A7.00 ELEVATOR CORE - LEVEL 200
3/8" = 1'-0"

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

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ELEVATOR GENERAL NOTES:

GENERIC DRAWINGS:

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

2

NOTES:

APPLICATION DESIGNED FOR:
OTIS
SCHINDLER
THYSSENKRUPP

PIT NOTES:

1. PROVIDE ADEQUATE LIGHTING TO MAINTAIN MIN. 100 LUX (10 FC) ILLUMINATION AT PIT FLOOR.

2. PROVIDE PIT ACCESS LADDERS, LIGHT SWITCHES, LIGHTS, AND GFCI-PROTECTED UTILITY OUTLETS.

3. PROVIDE ONE PIT LADDER, LIGHT SWITCH, LIGHT FIXTURE, AND OUTLET PER ELEVATOR.

4. 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.

5. ELEVATOR PITS SHALL COMPLY WITH ASME A17.1-2009 SECTION 2.2/2.2.2.3.3.4 THRU 2.2.2.6

2

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:

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

EMERGENCY SIGNS

AN APPROVED PICTORIAL SIGN OF STANDARIZED 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 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

FIRE
REVIEWED
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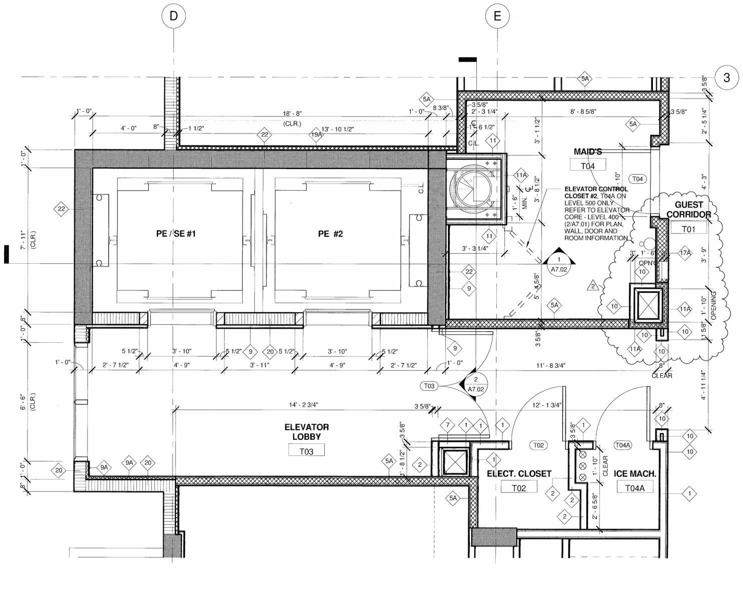
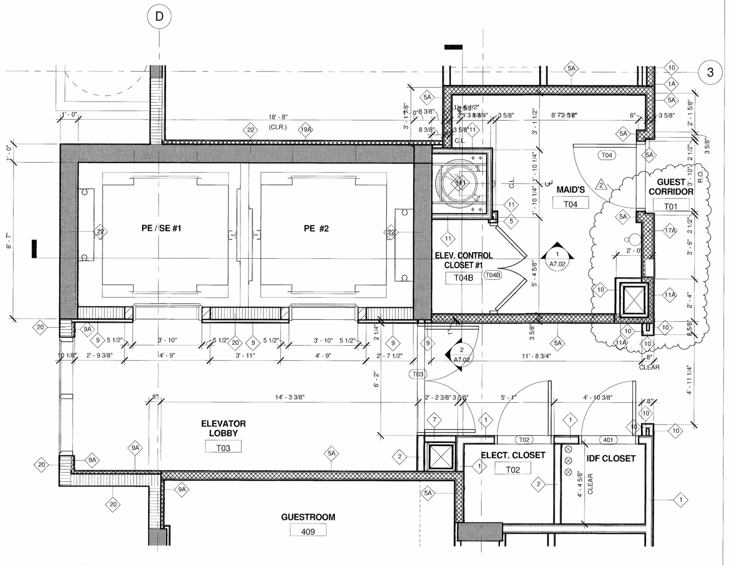
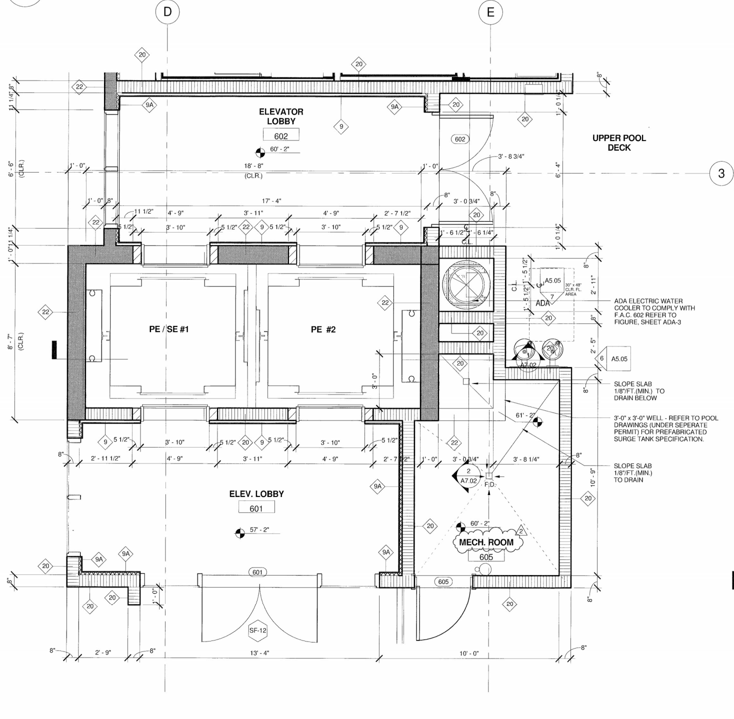

MAID'S
T04
ELEVATOR CONTROL CLOSET #2, T04A ON LEVEL 500 ONLY. REFER TO ELEVATOR CORE - LEVEL 400 (2/A7.01) FOR PLAN, WALL, DOOR AND ROOM INFORMATION
GUEST CORRIDOR
T01
PE / SE #1
PE #2
ELEVATOR LOBBY
T03
ELECT. CLOSET
T02
ICE MACH.
T04A
18' - 8" (CLR.)
14' - 2 3/4"
11' - 8 3/4"
12' - 1 3/4"
7' - 11" (CLR.)
6' - 6" (CLR.)
OPENING
CLEAR

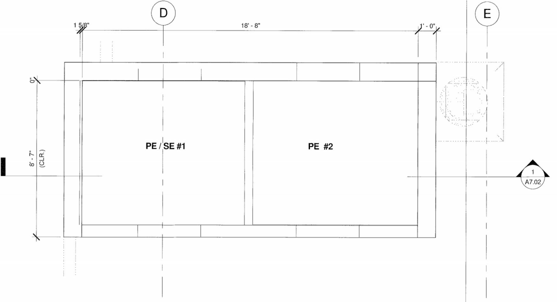
1 / A7.01 ELEVATOR CORE - LEVEL 300 & 500
3/8" = 1'-0"


MAID'S
T04
GUEST CORRIDOR
T01
PE / SE #1
PE #2
ELEV. CONTROL CLOSET #1
T04B
ELEVATOR LOBBY
T03
ELECT. CLOSET
T02
IDF CLOSET
401
GUESTROOM
409
18' - 8" (CLR.)
14' - 3 3/8"
11' - 8 3/4"
8' - 7" (CLR.)
R.O.
CLEAR

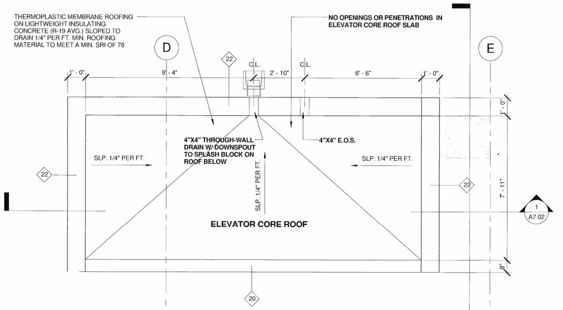
2 / A7.01 ELEVATOR CORE - LEVELS 400
3/8" = 1'-0"


ELEVATOR LOBBY
602
UPPER POOL DECK
PE / SE #1
PE #2
ELEV. LOBBY
601
MECH. ROOM
605
SF-12
A5.05
ADA
30" x 48" CLR. FL. AREA
ADA ELECTRIC WATER COOLER TO COMPLY WITH F.A.C. 602 REFER TO FIGURE, SHEET ADA-3
SLOPE SLAB 1/8"/FT.(MIN.) TO DRAIN BELOW
3'-0" x 3'-0" WELL - REFER TO POOL DRAWINGS (UNDER SEPERATE PERMIT) FOR PREFABRICATED SURGE TANK SPECIFICATION.
SLOPE SLAB 1/8"/FT.(MIN.) TO DRAIN
18' - 8" (CLR.)
17' - 4"
13' - 4"
10' - 0"
F.D.

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


PE / SE #1
PE #2
18' - 8"
8' - 7" (CLR.)

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


THERMOPLASTIC MEMBRANE ROOFING ON LIGHTWEIGHT INSULATING CONCRETE (R-19 AVG.) SLOPED TO DRAIN 1/4" PER FT. MIN. ROOFING MATERIAL TO MEET A MIN. SRI OF 78
NO OPENINGS OR PENETRATIONS IN ELEVATOR CORE ROOF SLAB
4"X4" THROUGH-WALL DRAIN W/ DOWNSPOUT TO SPLASH BLOCK ON ROOF BELOW
4"X4" E.O.S.
SLP. 1/4" PER FT.
SLP. 1/4" PER FT.
SLP. 1/4" PER FT.
ELEVATOR CORE ROOF
C.L.
9' - 4"
2' - 10"
6' - 6"
1' - 0"
7' - 11"

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

ELEVATOR GENERAL NOTES:

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5. VERTICAL STRUCTURAL SUPPORT FOR RAIL BRACKETING IS PROVIDED BY HOISTWAY WALL IN THE CASE OF REINFORCED CONCRETE HOISTWAY CONSTRUCTION.
6. ELEVATOR SHAFT VENTILATION SHALL COMPLY WITH FBC SECTION 3004 AND 13-409 ABC 3.1

2

NOTES:
APPLICATION DESIGNED FOR:
OTIS
SCHINDLER
THYSSENKRUPP

PIT NOTES:

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

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5. ELEVATOR PITS SHALL COMPLY WITH ASME A17.1-2009 SECTION 2.2/2.2.2.3.3.4 THRU 2.2.2.6

2

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:

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

EMERGENCY SIGNS
AN APPROVED PICTORIAL SIGN OF STANDARIZED 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 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

REVIEWED
CITY OF MIAMI BEACH
FIRE DEPARTMENT

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& ASSOCIATES, INC.
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AAC 000680

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

JAN 1 5 2015

Permit Issue
10-13-14

REVISIONS

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

12064

A7.01

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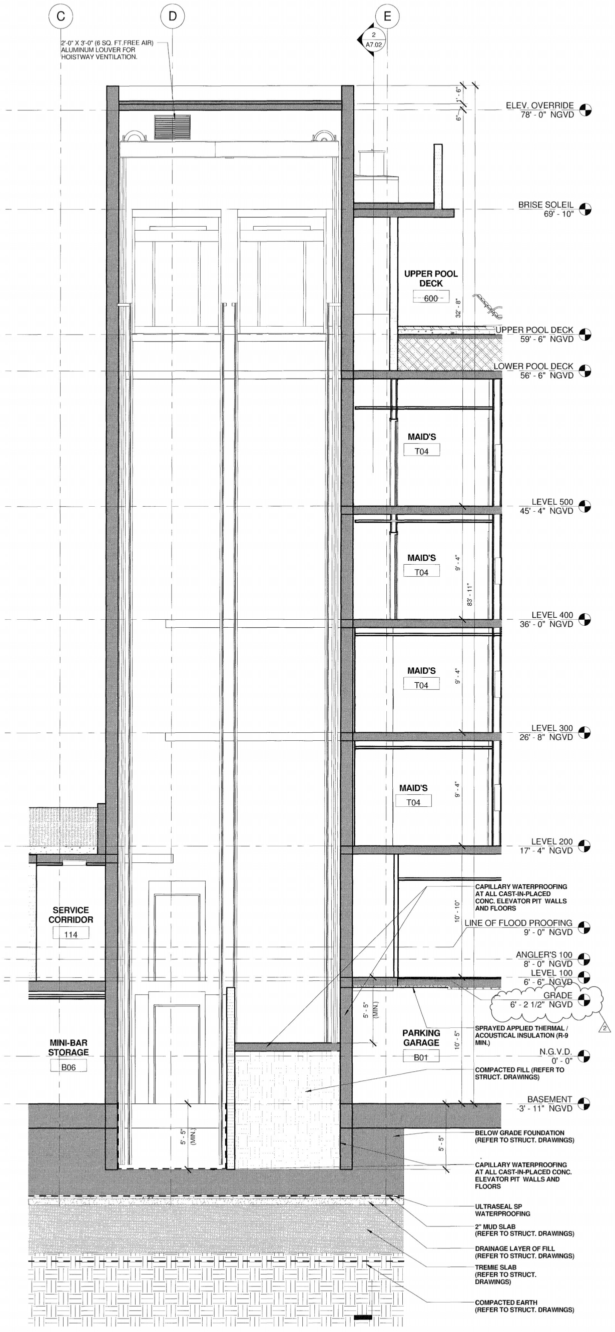
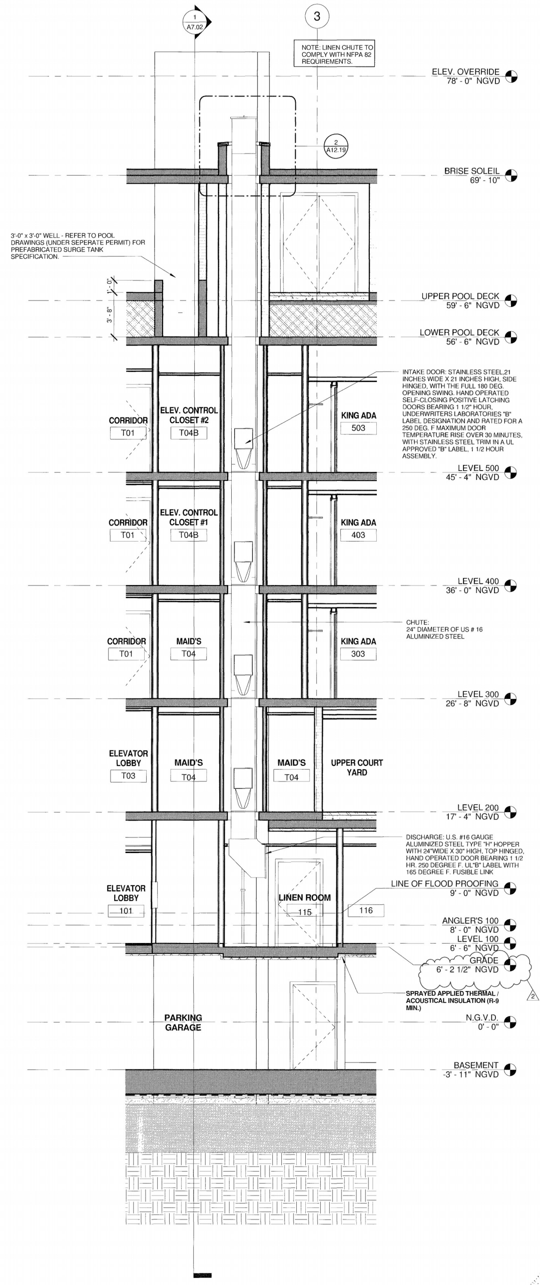

C
D
E
2
A7.02
2'-0" X 3'-0" (6 SQ. FT.FREE AIR) ALUMINUM LOUVER FOR HOISTWAY VENTILATION.
ELEV. OVERRIDE 78' - 0" NGVD
BRISE SOLEIL 69' - 10"
UPPER POOL DECK
600
UPPER POOL DECK 59' - 6" NGVD
LOWER POOL DECK 56' - 6" NGVD
MAID'S
T04
LEVEL 500 45' - 4" NGVD
MAID'S
T04
LEVEL 400 36' - 0" NGVD
MAID'S
T04
LEVEL 300 26' - 8" NGVD
MAID'S
T04
LEVEL 200 17' - 4" NGVD
SERVICE CORRIDOR
114
MINI-BAR STORAGE
B06
PARKING GARAGE
B01
CAPILLARY WATERPROOFING AT ALL CAST-IN-PLACED CONC. ELEVATOR PIT WALLS AND FLOORS
LINE OF FLOOD PROOFING 9' - 0" NGVD
ANGLER'S 100 8' - 0" NGVD
LEVEL 100 6' - 6" NGVD
GRADE 6' - 2 1/2" NGVD
2
SPRAYED APPLIED THERMAL / ACOUSTICAL INSULATION (R-9 MIN.)
N.G.V.D. 0' - 0"
COMPACTED FILL (REFER TO STRUCT. DRAWINGS)
BASEMENT -3' - 11" NGVD
BELOW GRADE FOUNDATION (REFER TO STRUCT. DRAWINGS)
CAPILLARY WATERPROOFING AT ALL CAST-IN-PLACED CONC. ELEVATOR PIT WALLS AND FLOORS
ULTRASEAL SP WATERPROOFING
2" MUD SLAB (REFER TO STRUCT. DRAWINGS)
DRAINAGE LAYER OF FILL (REFER TO STRUCT. DRAWINGS)
TREMIE SLAB (REFER TO STRUCT. DRAWINGS)
COMPACTED EARTH (REFER TO STRUCT. DRAWINGS)
10' - 10"
5' - 5" (MIN.)
10' - 5"
5' - 5"

1
A7.02
SECTION - ELEVATOR CORE
1/4" = 1'-0"


1
A7.02
3
NOTE: LINEN CHUTE TO COMPLY WITH NFPA 82 REQUIREMENTS.
ELEV. OVERRIDE 78' - 0" NGVD
2
A12.19
BRISE SOLEIL 69' - 10"
3'-0" x 3'-0" WELL - REFER TO POOL DRAWINGS (UNDER SEPERATE PERMIT) FOR PREFABRICATED SURGE TANK SPECIFICATION.
1' - 0"
3' - 8"
UPPER POOL DECK 59' - 6" NGVD
LOWER POOL DECK 56' - 6" NGVD
INTAKE DOOR: STAINLESS STEEL,21 INCHES WIDE X 21 INCHES HIGH, SIDE HINGED, WITH THE FULL 180 DEG. OPENING SWING. HAND OPERATED SELF-CLOSING POSITIVE LATCHING DOORS BEARING 1 1/2" HOUR, UNDERWRITERS LABORATORIES "B" LABEL DESIGNATION AND RATED FOR A 250 DEG. F MAXIMUM DOOR TEMPERATURE RISE OVER 30 MINUTES, WITH STAINLESS STEEL TRIM IN A UL APPROVED "B" LABEL, 1 1/2 HOUR ASSEMBLY.
CORRIDOR
T01
ELEV. CONTROL CLOSET #2
T04B
KING ADA
503
LEVEL 500 45' - 4" NGVD
CORRIDOR
T01
ELEV. CONTROL CLOSET #1
T04B
KING ADA
403
LEVEL 400 36' - 0" NGVD
CHUTE: 24" DIAMETER OF US # 16 ALUMINIZED STEEL
CORRIDOR
T01
MAID'S
T04
KING ADA
303
LEVEL 300 26' - 8" NGVD
ELEVATOR LOBBY
T03
MAID'S
T04
MAID'S
T04
UPPER COURT YARD
LEVEL 200 17' - 4" NGVD
DISCHARGE: U.S. #16 GAUGE ALUMINIZED STEEL TYPE "H" HOPPER WITH 24"WIDE X 30" HIGH, TOP HINGED, HAND OPERATED DOOR BEARING 1 1/2 HR. 250 DEGREE F. UL"B" LABEL WITH 165 DEGREE F. FUSIBLE LINK
ELEVATOR LOBBY
101
LINEN ROOM
115
116
LINE OF FLOOD PROOFING 9' - 0" NGVD
ANGLER'S 100 8' - 0" NGVD
LEVEL 100 6' - 6" NGVD
GRADE 6' - 2 1/2" NGVD
2
SPRAYED APPLIED THERMAL / ACOUSTICAL INSULATION (R-9 MIN.)
PARKING GARAGE
N.G.V.D. 0' - 0"
BASEMENT -3' - 11" NGVD

2
A7.02
SECTION-LINEN CHUTE
1/4" = 1'-0"

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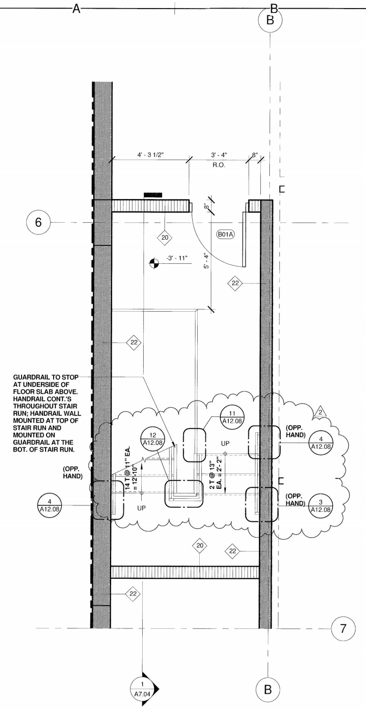
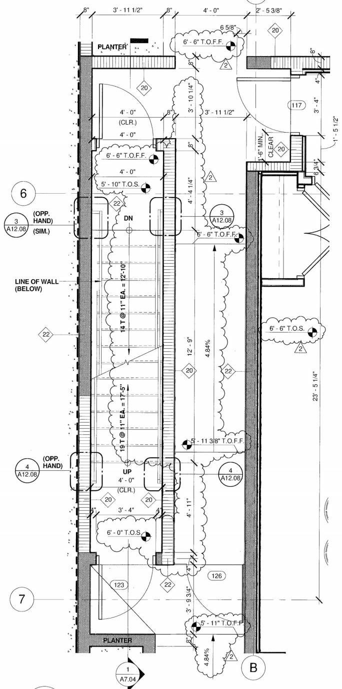
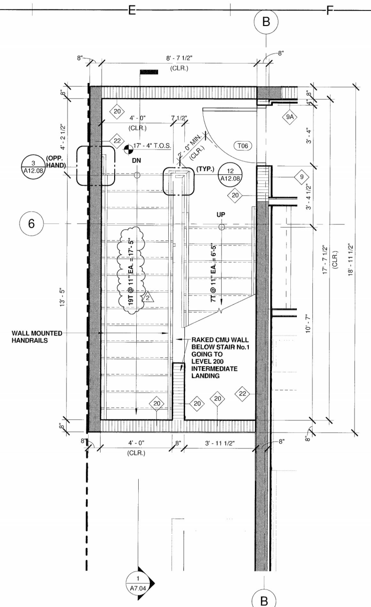

GUARDRAIL TO STOP AT UNDERSIDE OF FLOOR SLAB ABOVE. HANDRAIL CONT.'S THROUGHOUT STAIR RUN; HANDRAIL WALL MOUNTED AT TOP OF STAIR RUN AND MOUNTED ON GUARDRAIL AT THE BOT. OF STAIR RUN.
(OPP. HAND)
14 T @ 11" EA. = 12'-10"
2 T @ 12" EA. = 2'-0"
UP
B01A
R.O.
4' - 3 1/2"
3' - 4"
3' - 11"
5' - 4"

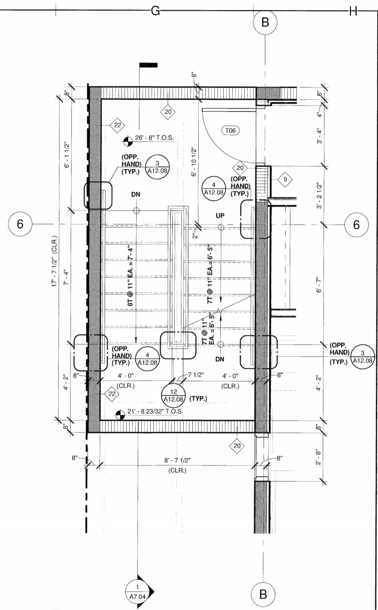
1 A7.03 STAIR 01 - LEVEL 000
3/8" = 1'-0"


PLANTER
LINE OF WALL (BELOW)
(OPP. HAND) (SIM.)
DN
UP
14 T @ 11" EA. = 12'-10"
19 T @ 11" EA. = 17'-5"
6' - 6" T.O.F.F.
5' - 10" T.O.S.
6' - 0" T.O.S.
4' - 0" (CLR.)
4.84%
123
126
117
CLEAR
PLANTER

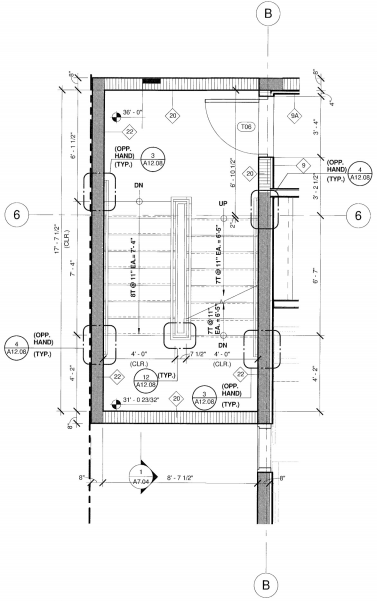
2 A7.03 STAIR 01 - LEVEL 100
3/8" = 1'-0"


WALL MOUNTED HANDRAILS
RAKED CMU WALL BELOW STAIR No.1 GOING TO LEVEL 200 INTERMEDIATE LANDING
(OPP. HAND)
DN
UP
19T @ 11" EA. = 17'-5"
7T @ 11" EA. = 6'-5"
17' - 4" T.O.S.
8' - 7 1/2" (CLR.)
4' - 0" (CLR.)
3' - 11 1/2"
T06

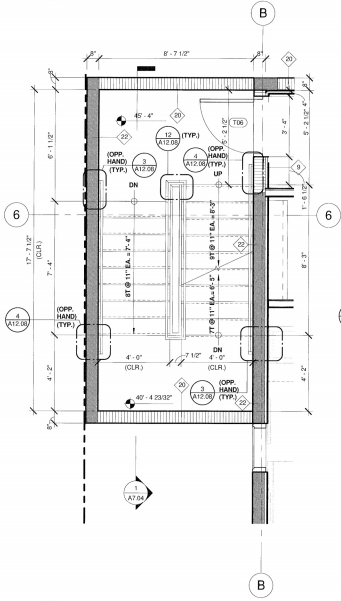
3 A7.03 STAIR 01 - LEVEL 200
3/8" = 1'-0"


(OPP. HAND) (TYP.)
DN
UP
8T @ 11" EA. = 7'-4"
7T @ 11" EA. = 6'-5"
26' - 8" T.O.S.
21' - 8 23/32" T.O.S.
4' - 0" (CLR.)
8' - 7 1/2" (CLR.)
T06

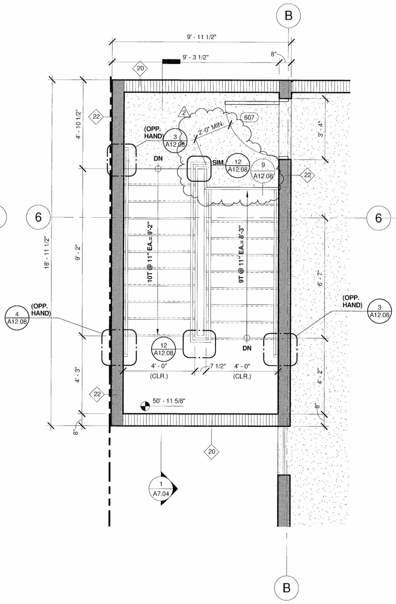
4 A7.03 STAIR 01 - LEVEL 300
3/8" = 1'-0"


(OPP. HAND) (TYP.)
DN
UP
8T @ 11" EA. = 7'-4"
7T @ 11" EA. = 6'-5"
36' - 0"
31' - 0 23/32"
4' - 0" (CLR.)
8' - 7 1/2"
T06

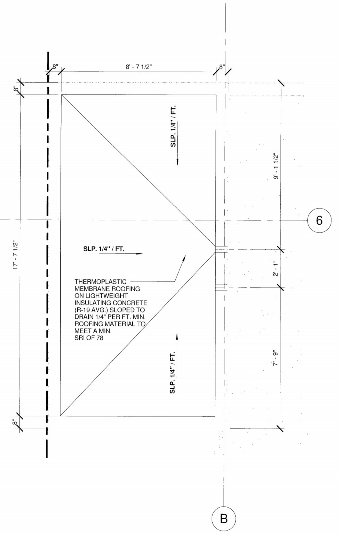
5 A7.03 STAIR 01 - LEVEL 400
3/8" = 1'-0"


(OPP. HAND) (TYP.)
DN
UP
8T @ 11" EA. = 7'-4"
9T @ 11" EA. = 8'-3"
45' - 4"
40' - 4 23/32"
4' - 0" (CLR.)
8' - 7 1/2"
T06

6 A7.03 STAIR 01 - LEVEL 500
3/8" = 1'-0"


(OPP. HAND)
DN
SIM.
10T @ 11" EA. = 9'-2"
9T @ 11" EA. = 8'-3"
50' - 11 5/8"
9' - 11 1/2"
9' - 3 1/2"
4' - 0" (CLR.)
607

7 A7.03 STAIR 01 - POOL DECK
3/8" = 1'-0"


SLP. 1/4" / FT.
THERMOPLASTIC MEMBRANE ROOFING ON LIGHTWEIGHT INSULATING CONCRETE (R-19 AVG.) SLOPED TO DRAIN 1/4" PER FT. MIN. ROOFING MATERIAL TO MEET A MIN. SRI OF 78
8' - 7 1/2"
17' - 7 1/2"

8 A7.03 STAIR 01 - ROOF PLAN
3/8" = 1'-0"

STAIR GENERAL NOTES

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

HANDRAILS:

- SHALL BE 11/2" 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 11/2" 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 SECTION1024, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1024.4.

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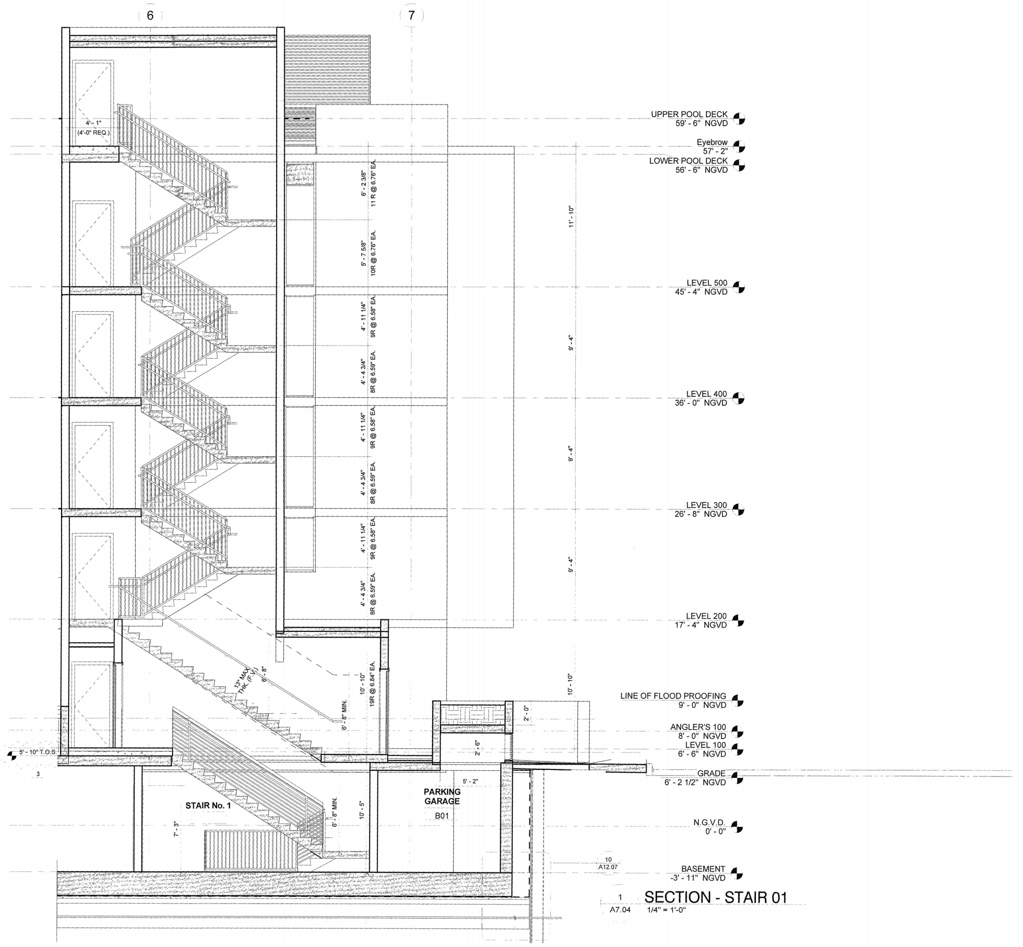
6
7
4'- 1"
(4'-0" REQ.)
UPPER POOL DECK
59' - 6" NGVD
Eyebrow
57' - 2"
LOWER POOL DECK
56' - 6" NGVD
6' - 2 3/8"
11 R @ 6.76" EA.
5' - 7 5/8"
10R @ 6.76" EA.
11' - 10"
LEVEL 500
45' - 4" NGVD
4' - 11 1/4"
9R @ 6.58" EA.
4' - 4 3/4"
8R @ 6.59" EA.
9' - 4"
LEVEL 400
36' - 0" NGVD
4' - 11 1/4"
9R @ 6.58" EA.
4' - 4 3/4"
8R @ 6.59" EA.
9' - 4"
LEVEL 300
26' - 8" NGVD
4' - 11 1/4"
9R @ 6.58" EA.
4' - 4 3/4"
8R @ 6.59" EA.
9' - 4"
LEVEL 200
17' - 4" NGVD
13" MAX THK. (F.V.)
6' - 8"
10' - 10"
19R @ 6.84" EA.
6' - 8" MIN.
10' - 10"
LINE OF FLOOD PROOFING
9' - 0" NGVD
2' - 0"
ANGLER'S 100
8' - 0" NGVD
LEVEL 100
6' - 6" NGVD
2' - 6"
5' - 10" T.O.S.
3
GRADE
6' - 2 1/2" NGVD
5' - 2"
PARKING GARAGE
B01
STAIR No. 1
7' - 3"
6' - 8" MIN.
10' - 5"
N.G.V.D.
0' - 0"
10
A12.07
BASEMENT
-3' - 11" NGVD

1
A7.04

SECTION - STAIR 01

1/4" = 1'-0"

STAIR GENERAL NOTES

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

HANDRAILS:

- SHALL BE 11/2" 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 11/2" 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 SECTION1024, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1024.4.

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ANGLER'S HOTEL

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

MAR 2 5 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

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A7.04

TC 4/20/15

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