

PARCEL ID:  
02-3234-218-0001

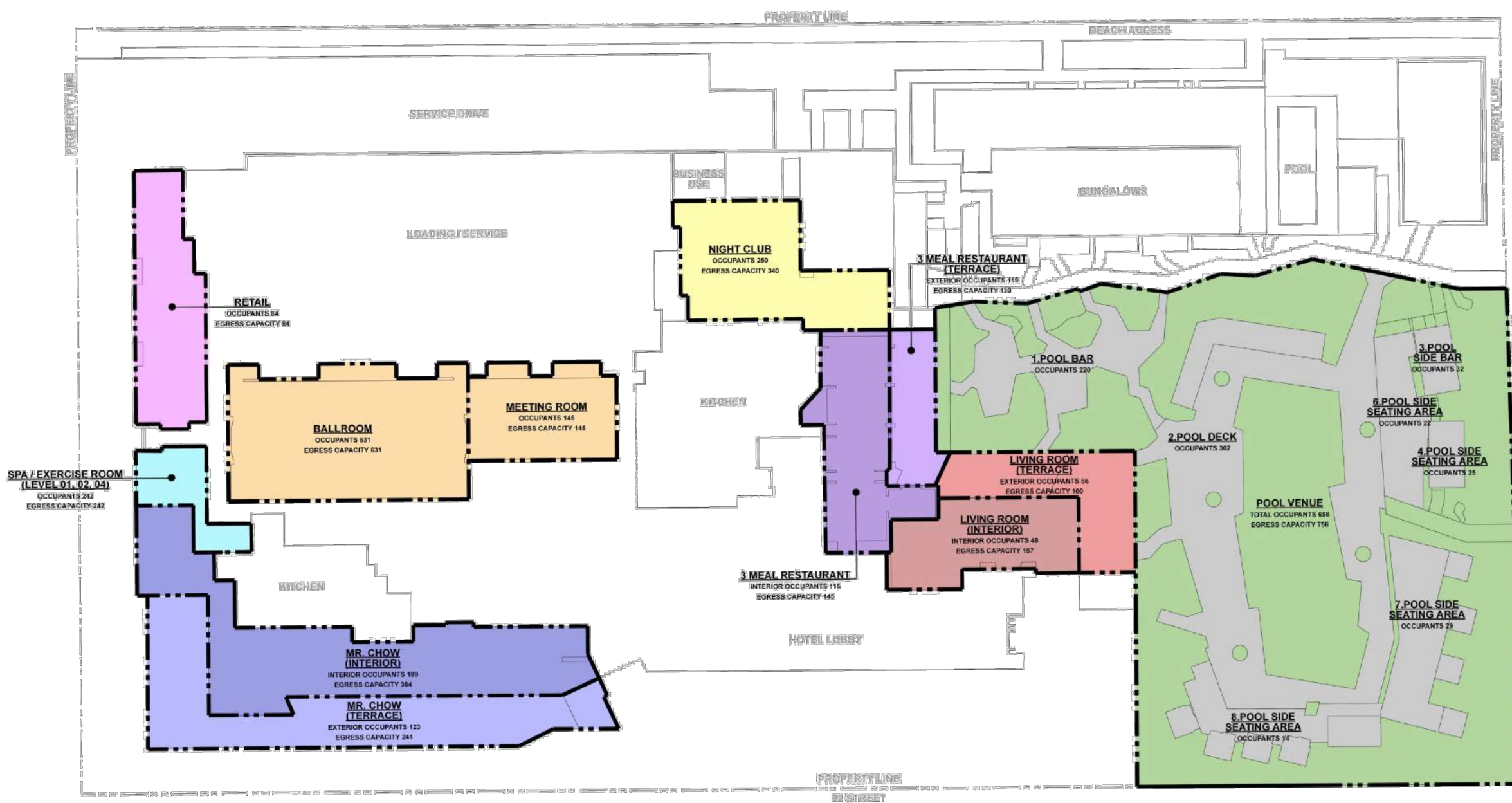
# 2201 Collins Ave

Miami Beach, FL 33139

FINAL SUBMISSION

ORIGINAL PERMITTED PLANS 2009





**PARKING REQUIREMENTS**

HOTEL / HOTEL SUITES UNITS:	HOTEL UNITS:	HOTEL SUITES UNITS:	APARTMENT UNITS:
LEVEL 1	0	0	0
LEVEL 2	0	0	0
LEVEL 3	24	0	0
LEVEL 4	23	0	0
LEVEL 5	23	0	0
LEVEL 6	22	0	0
LEVEL 7	16	0	0
LEVEL 8	15	0	0
LEVEL 9-14, 18 (TYPICAL)*	16X(6) PER LEVEL = 96	8X(6) PER FLOOR = 48	0
LEVEL 15-17, 19	15X(4) PER LEVEL = 60	7X(4) PER FLOOR = 28	0
LEVEL 20 (PH)	0	0	0
<b>(TOTAL UNITS):</b>	<b>408</b>	<b>114</b>	<b>19</b>

**TOTAL PARKING REQUIRED FOR UNITS**

279 HOTEL UNITS X 0.75 CARS =	209.25 CAR(S)
114 HOTEL SUITES UNITS X 1.50 CARS =	171.00 CAR(S)
19 APARTMENTS UNITS X 1.50 CARS =	28.50 CAR(S)
<b>(TOTAL)</b>	<b>402.75 CAR(S)</b>

**HOTEL/APARTMENTS Public Areas:**

	Interior Seating	Exterior Seating	Open	Total Occupancy
279 HOTEL UNITS				
114 HOTEL SUITES				
19 APARTMENT UNITS				
PARKING REQUIRED 403				
<b>Food / Dining</b>				
3 Meal Restaurant	115	119		234
Bar / Lounge	48	66		114
Mr. Chow Restaurant	189	123		312
Pool Deck Venue		307	351	<del>638</del> 525
Night Club	93		157	250
<b>Total</b>	<b>445</b>	<b>615</b>	<b>508</b>	<b><del>1368</del> 1435</b>
<b>Total Project Parking Requirements</b>				<b>605 cars</b>
<b>Total provided</b>				<b>554 cars</b>
<b>Additional parking required</b>				<b>51 cars</b>

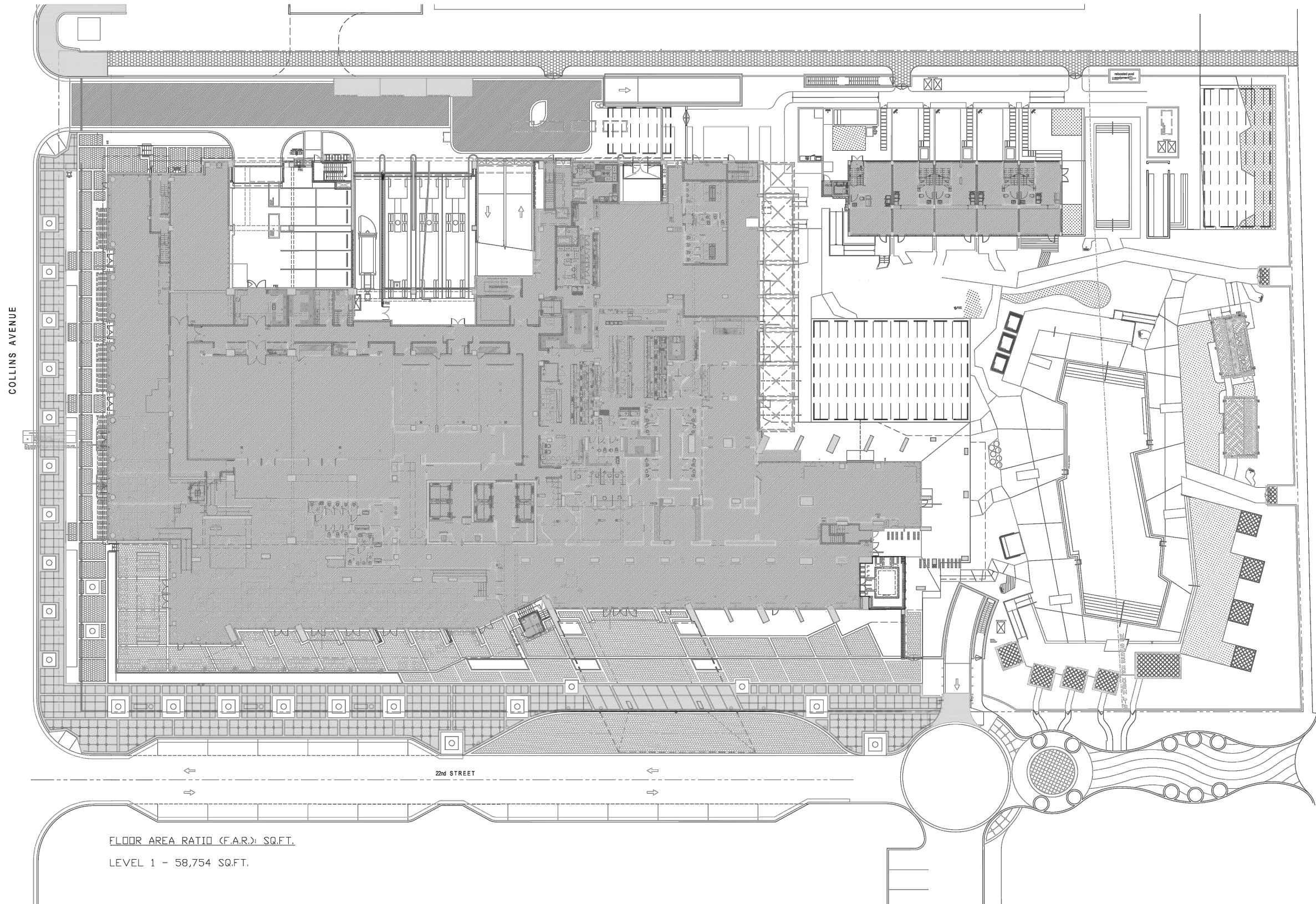
**CONDITIONAL USE PERMIT**  
LEVEL 01 - LOBBY / POOL DECK  
ELV: +8'-0" NOVD

**LEGEND:**

- RETAIL
- SPA / EXERCISE ROOM
- BALLROOM / MEETING ROOM
- MR. CHOW (INTERIOR)
- MR. CHOW (TERRACE)
- NIGHT CLUB
- 3 MEAL RESTAURANT (INTERIOR)
- 3 MEAL RESTAURANT (TERRACE)
- LIVING ROOM (INTERIOR)
- LIVING ROOM (TERRACE)
- POOL DECK

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





FLOOR AREA RATIO (F.A.R.) SQ.FT.  
 LEVEL 1 - 58,754 SQ.FT.

N (F.A.R.) REFERENCE PLAN  
 LEVEL 01 - LOBBY / POOL DECK  
 ELEV.: +8'-0" NGVD SCALE: 1/16"=1'-0"

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**HOTEL**  
 ROBBY & ASSOCIATES  
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 SOUTH BEACH, FLORIDA

REVISION B:  
 MASTER PERMIT REVISION  
 AUGUST 15, 2008

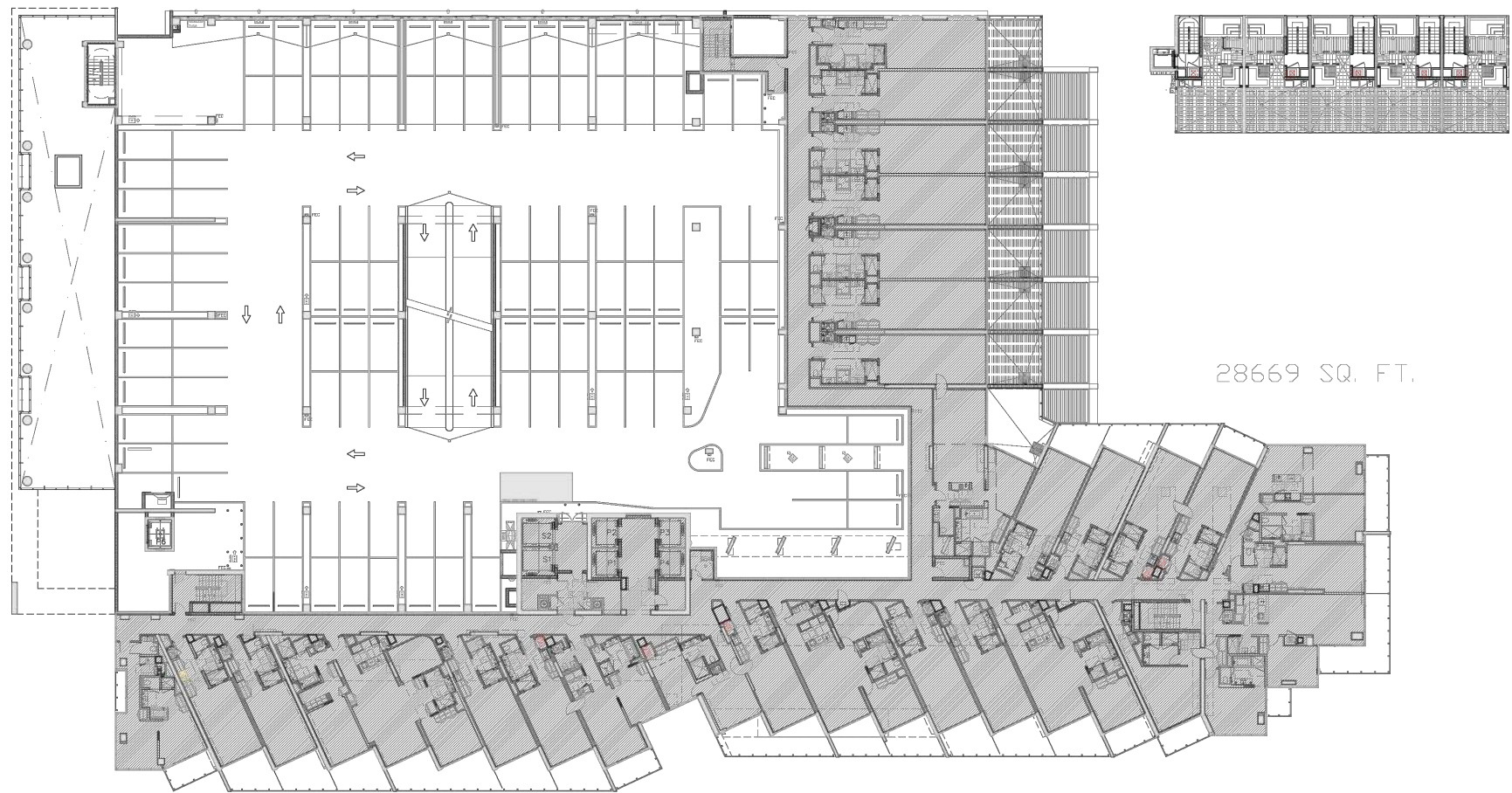
2400

FAR.01

ALL ELEVATION MARKS REFER TO NGVD.

LEVEL 1 F.A.R. - PERMITTED  
 SCALE: NTS





28669 SQ. FT.

FLOOR AREA RATIO (F.A.R.): SQ.FT.  
LEVEL 3 - 28,669 SQ.FT.

LEVEL 3 F.A.R. - PERMITTED  
SCALE: NTS

N (F.A.R) REFERENCE PLAN  
LEVEL 03 - HOTEL UNITS / PARKING  
ELEV.: +34'-3" NGVD SCALE: 1/16"=1'-0"

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REVISION 0:  
MASTER PERMIT REVISION  
AUGUST 15, 2008

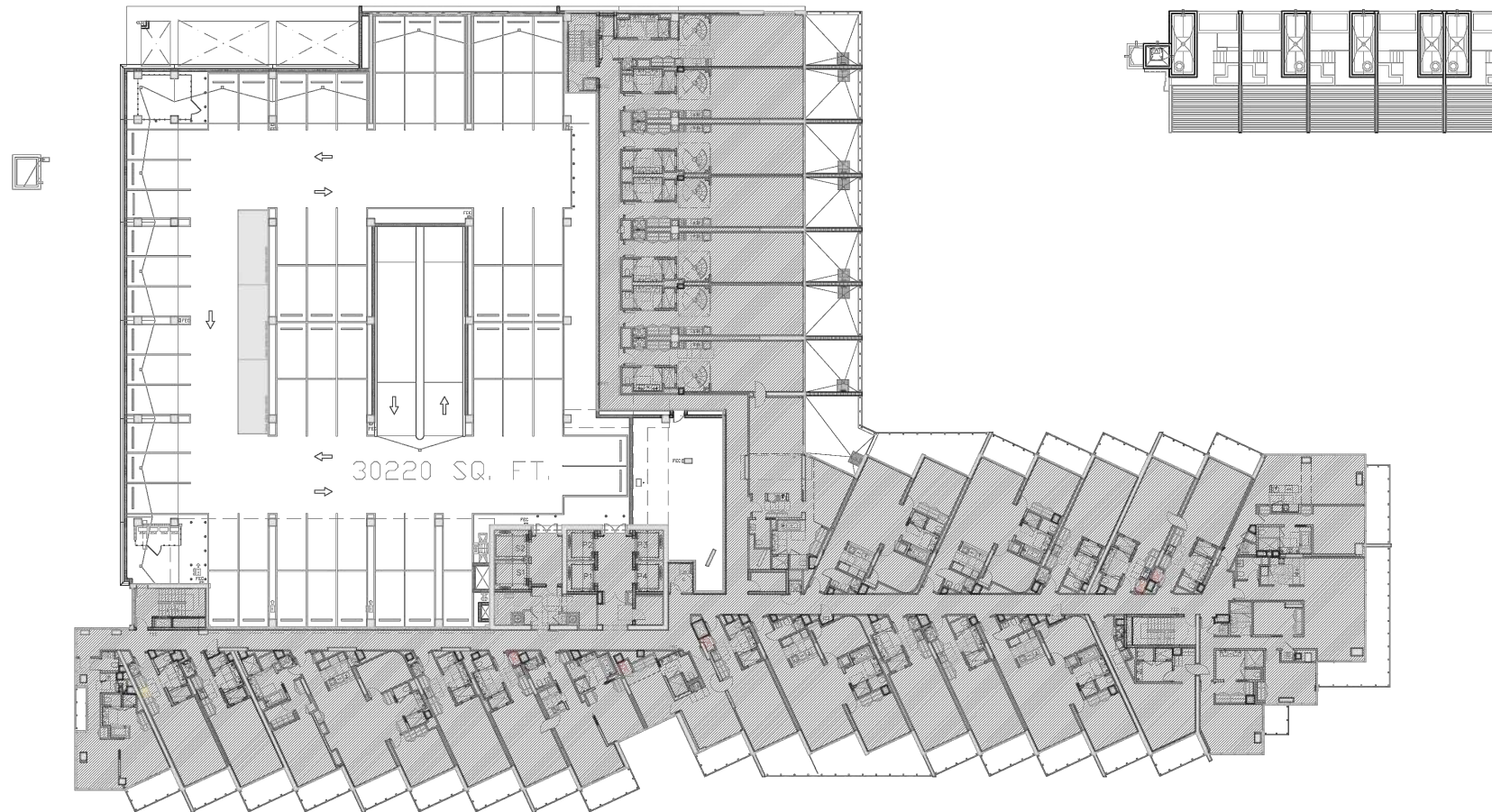
2400

FAR.03

ALL ELEVATION MARKS REFER TO NGVD.







FLOOR AREA RATIO (F.A.R.): SQ.FT.  
 LEVEL 6 - 30,220 SQ.FT.

LEVEL 6 F.A.R. - PERMITTED  
 SCALE: NTS

N (F.A.R.) REFERENCE PLAN  
 LEVEL 06 - HOTEL UNITS/PARKING  
 ELEV.: +65'-6" NGVD SCALE: 1/16"=1'-0"

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 MASTER PERMIT REVISION  
 AUGUST 15, 2008

2400

FAR.06

ALL ELEVATION MARKS REFER TO NGVD







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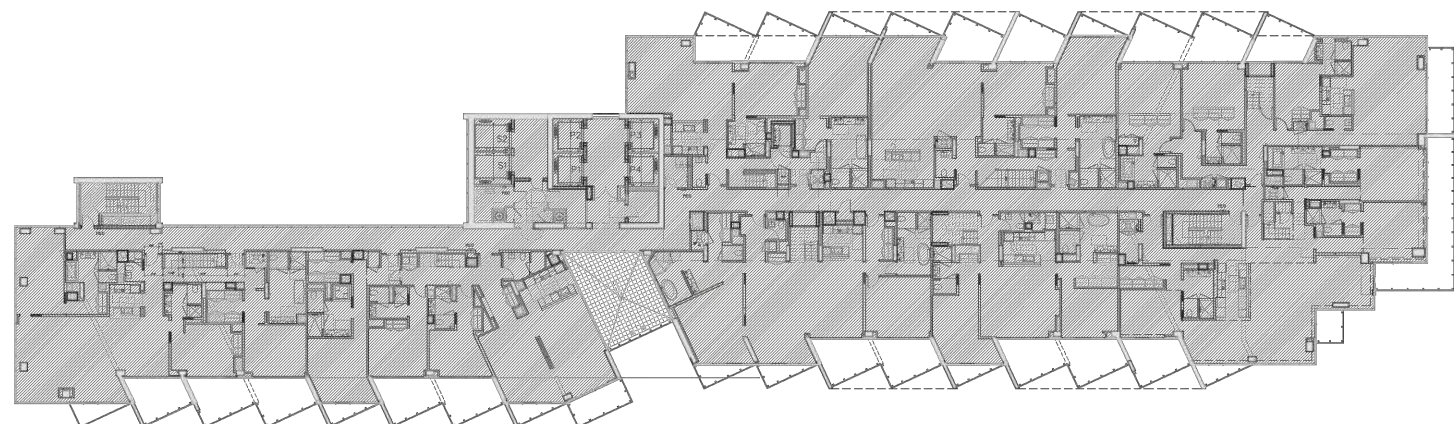
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REVISION 6:  
MASTER PERMIT REVISION

AUGUST 14, 2008

2400

FAR.09



FLOOR AREA RATIO (F.A.R.): SQ.FT.  
LEVEL 20 - 23,042 SQ.FT.

LEVEL 20 F.A.R. - PERMITTED  
SCALE: NTS

(F.A.R.) REFERENCE PLAN  
LEVEL 20 - UPPER PENTHOUSE  
ELEV.: = +193'-10" NGVD  
SCALE: 1/16"=1'-0"

ALL ELEVATION MARKS REFER TO N.G.V.D.



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W  
HOTEL

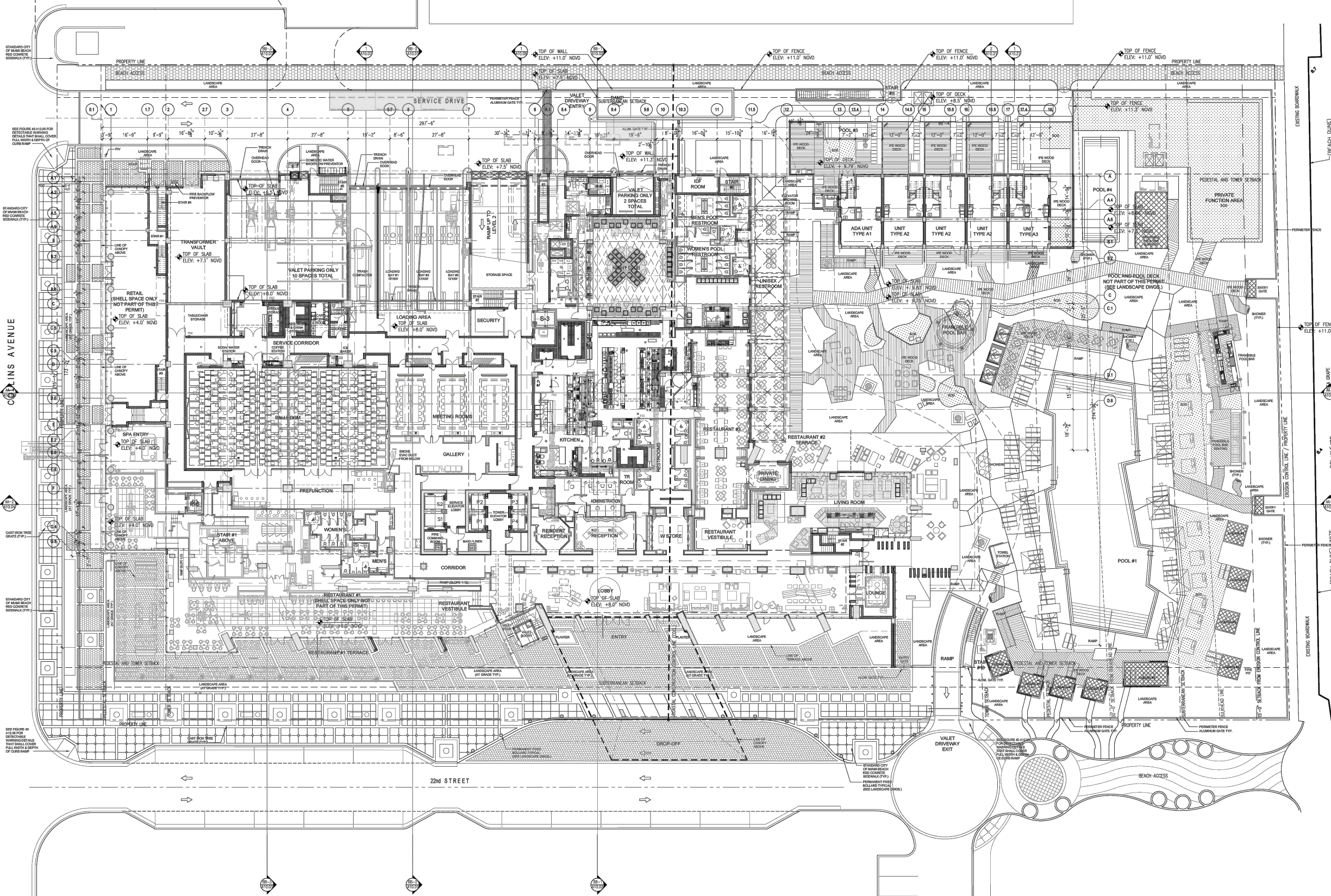
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CONSTRUCTION DOCUMENTS  
AND POST-CONSTRUCTION REVISIONS

JANUARY 15, 2007  
BULLETIN # 2  
MARCH 02, 2007  
PERMIT AMENDMENT # 2  
MARCH 23, 2007  
BULLETIN # 9  
AUGUST 08, 2007  
BULLETIN # 18  
NOVEMBER 30, 2007  
BULLETIN # 20.25  
MAY 1, 2008  
BULLETIN # 20.34  
SEPTEMBER 2, 2008

2400

A-3.01



GROUND FLOOR - PERMITTED  
SCALE: NTS

N REFERENCE PLAN  
LEVEL 01 - LOBBY / POOL DECK  
ELEV.: +8'-0" NGVD  
PARKING: 12 SPACES  
SCALE: 1/16"=1'-0"



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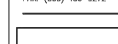
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**CONSTRUCTION DOCUMENTS**

AND POST OMP REVISIONS

JANUARY 15, 2007

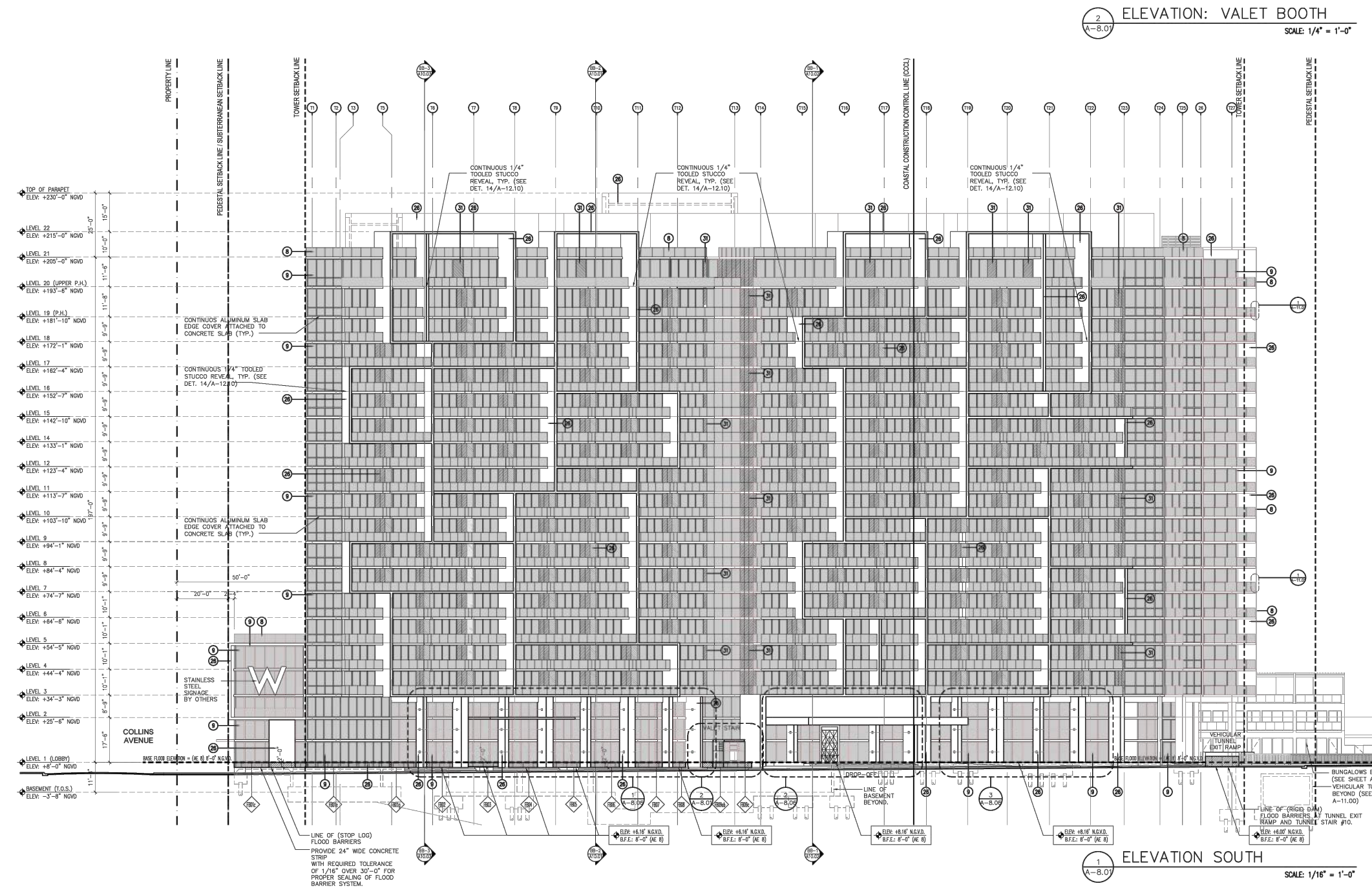
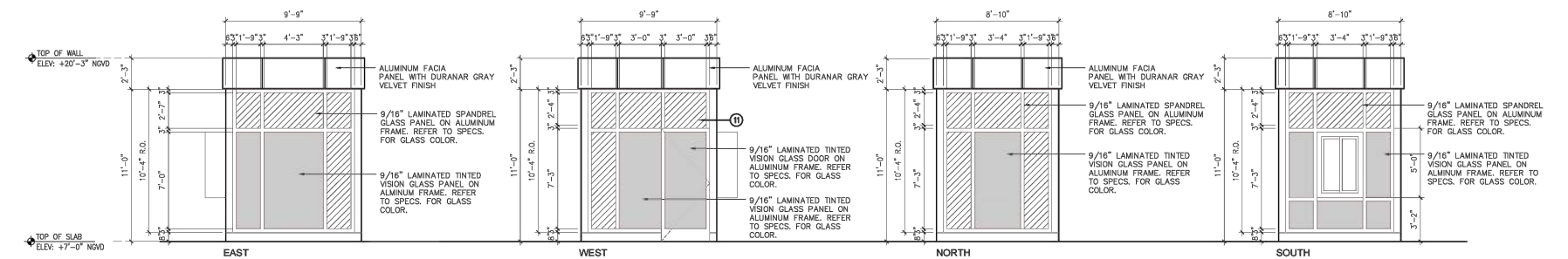
BULLETIN # 3025

MAY 19, 2007

BULLETIN # 3028

MAY 23, 2008

AS-BUILT - DATE: 11-17-08



- LEGEND:**
- [Hatched pattern] INDICATES SPANDREL GLASS
  - [Dotted pattern] INDICATES OBSCURED GLASS
  - [Solid gray] INDICATES VISION GLASS

**KEYNOTES**

- BALCONY DECK: FLUID APPLIED WATERPROOFING APPLIED TO EXPOSED HORIZONTAL CONCRETE SURFACES OF BALCONIES TO BE YALUSH 350/240/240 APPLIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. NDA No. 04-1122.05
- BELOW TILE: FLUID APPLIED WATERPROOFING APPLIED TO HORIZONTAL CONCRETE SURFACES BELOW TILE OVER OCCUPIED AREAS. REFER TO SPECIFICATIONS 07142
- BELOW GRADE: BENTONITE WATERPROOFING. REFER TO SPECIFICATIONS 07130 AND DRAWING A-12.18
- BELOW GRADE: CAPILLARY WATERPROOFING APPLIED TO INTERIOR SURFACES OF BELOW GRADE ELEVATOR PIT WALLS. REFER TO SPECIFICATIONS 07140
- BELOW RECREATION DECK & PLANTING AREAS: PROVIDE HOT APPLIED RUBBERIZED ASPHALT WATERPROOFING MEMBRANE APPLIED TO EXC. STRUCTURAL DECK BELOW SECONDARY FINISH. REFER TO SPECIFICATIONS 07142
- EXTERIORS AND ROOFS: FLUID APPLIED WATERPROOFING TO TOP OF HORIZONTAL SURFACES (OVER STUCCO FINISH FACING WEATHER). REFER TO SPECIFICATIONS 07180
- BELOW GRADE: FLUID APPLIED WATERPROOFING APPLIED TO CONC. SURFACES. REFER TO SPECIFICATIONS 07120
- UNIT BALCONY: SLOPED CANTILEVERED CONC. BALCONY FINISHED WITH FLUID APPLIED W/P; FRAMELESS GLASS PANELS WITH ALUMINUM INTERIOR SUPPORTS AND GARDNERS; SEE DETAILS. MFR. TO PROVIDE SHOP DWGS TO ARCHITECT FOR REVIEW. (SIMILAR FOR ROOFS AND ROOF TERRACES)
- GLAZING: 9/16" LAMINATED TINTED VISION GLASS ON ALUMINUM FRAME WITH DURANAR FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.
- CBS OR CONC.; SEE PLANS, WALL TYPES, STRUCTURAL DWGS.
- CBS OR CONC.; SEE PLANS, WALL TYPES, STRUCTURAL DWGS.
- PREFABRICATED KYNAR FINISH ALUMINUM LOWER; STORM RESISTANT; DRAINAGE MAN-HOLE CO. PRODUCT APPROVAL REQUIRED. SEE ELEVATIONS, DETAILS, SCHEDULES. MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- "SARAWAY" SINGLE FLY MEMBRANE OVER LIGHTWEIGHT INSULATION; SLOPE TO DRAINS; SEE SPECIFICATIONS AND DWG. A-12.18; MFR. TO PROVIDE SHOP DWGS. FOR REVIEW
- PASSENGER ELEVATOR: SEE INTERIOR DESIGN DWGS.; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- FREIGHT ELEVATOR: MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- ELEVATOR PIT: PROVIDE LIGHT, PIT LADDER AND SUMP PIT; SEE PLANS, DETAILS, MFR.'S SPECIFICATIONS.
- LINEN CHUTE W/ EXPLOSION CAP @ TOP & GULLOTINE @ BOTTOM; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- TROUGH CHUTE W/ EXPLOSION CAP @ TOP & GULLOTINE @ BOTTOM; PROVIDE VENTILATION FAN; REFER TO MECH. DRAWINGS; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- BALCONY DIVIDER: LAMINATED GLASS IN ALUMINUM FRAME; COLOR TO BE SELECTED BY ARCHITECT; SEE DETAILS ON SITE; A-12; PROVIDE SHOP DWGS. AND PRODUCT SAMPLES TO ARCHITECT FOR REVIEW
- EXTERIOR: STRUCTURAL CONCRETE CANTILEVER W/ PAINTED LIGHT TEXTURE STUCCO FINISH ON APPLIED WATERPROOFING 07180; SEE ELEVATIONS, DETAILS, STRUCTURAL DWGS.
- PLANTER: SEE LANDSCAPING DWGS.; PROVIDE WATERPROOFING AND DRAINAGE AS INDICATED; SEE SPECIFIED DETAILS
- SECONDARY CONC. POUR SLOPED TO DRAINS; PROVIDE RIGID FOAM BUILDUP WHERE REQUIRED; SEE PLANS, STRUCTURAL DWGS.
- EXTERIOR SOFFIT: PROVIDE ENGINEERED METAL STUD SYSTEM, 5/8" INSULATED RIGID EXTERIOR SHEATHING, 3/4" SYNTHETIC STUCCO. SEE REFLECTED CEILING PLANS.
- RIGID INSULATION: REFER TO SPECIFICATIONS
- CONCRETE STRUCTURE: SEE STRUCTURAL DWGS.
- RIGID POLYSTYRENE STRUCTURAL FOAM-SEE STRUCTURAL DWGS.
- PAINTED SMOOTH TEXTURE STUCCO FINISH ON CONC. OR CBS STRUCTURE
- 4" PVC SLEEVES @ 4'-0" O.C. LOCATE 8" CL. FROM BOTTOM OF WALL; PROVIDE FIBER FABRIC @ ENDS
- STONE PAVEN ON SLOPED SETTING BED, ON HOT APPLIED RUBBERIZED W/P 07142
- THATCH DECK WATERPROOFING (REFER TO SPECS. 07071)
- NON-SLIP 3/4" CERAMIC TILE ON MUGGET BED OVER SECONDARY CONCRETE POUR OVER "HYDROTECH" WATERPROOFING MEMBRANE APPLIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. NDA No. 03-0608.01 MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- GLAZING: 9/16" LAMINATED SPANDREL GLASS ON ALUMINUM FRAME WITH KYNAR FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.
- GLAZING: 9/16" LAMINATED OBSCURED GLASS ON ALUMINUM FRAME WITH KYNAR FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.

**ELEVATION SOUTH - PERMITTED**  
SCALE: NTS



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PROJECT ARCHITECT  
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2201 COLLINS AVENUE  
MIAMI BEACH, FLORIDA

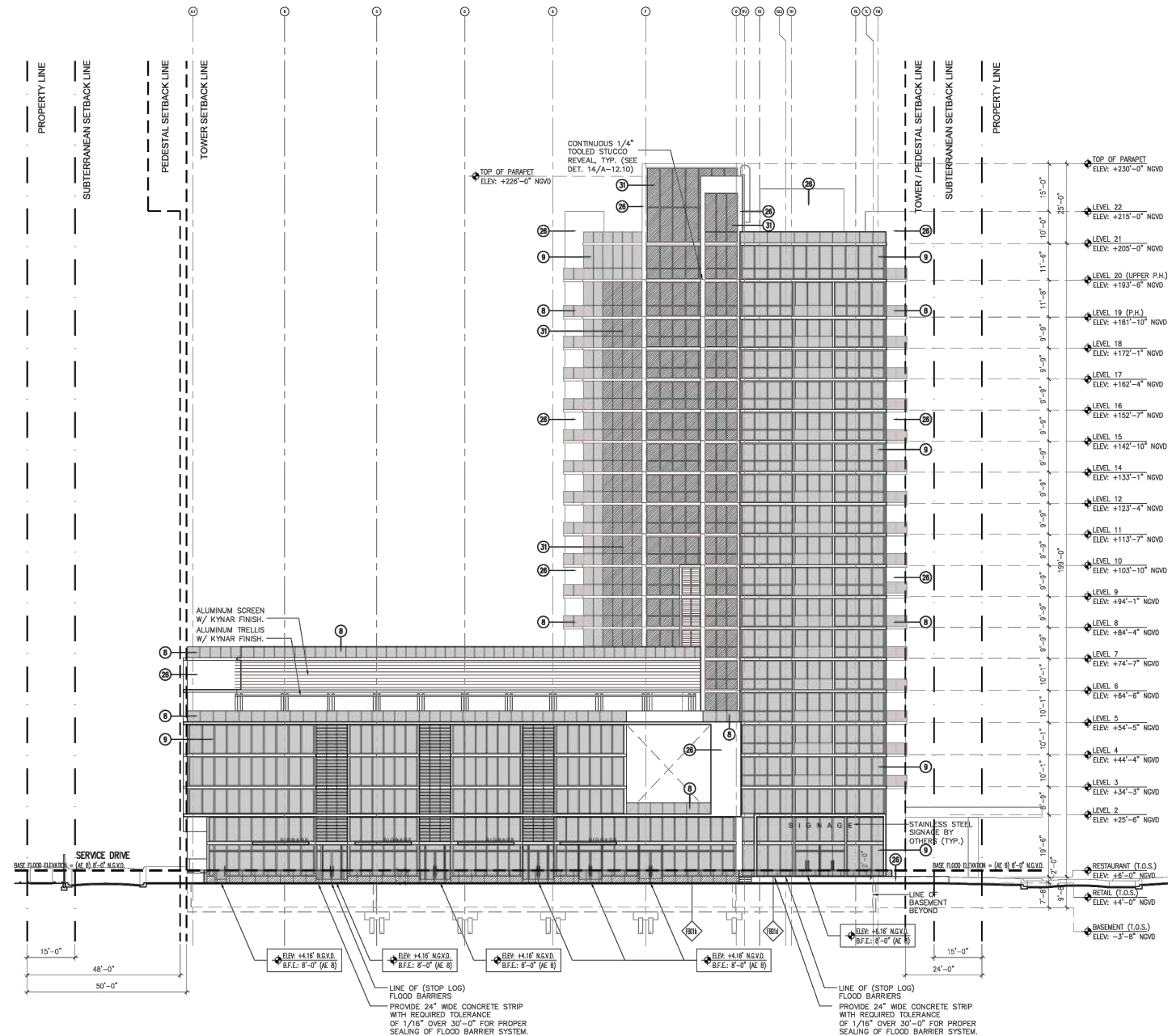
**CONSTRUCTION DOCUMENTS  
AND POST-GMP REVISIONS**

DATE	DESCRIPTION
JANUARY 16, 2007	▲
MAY 15, 2008	▲
MAY 20, 2008	▲
OCTOBER 3, 2008	▲

2400

A-8.02

ALL ELEVATION DIMENSIONS REFER TO R.G.C.D.

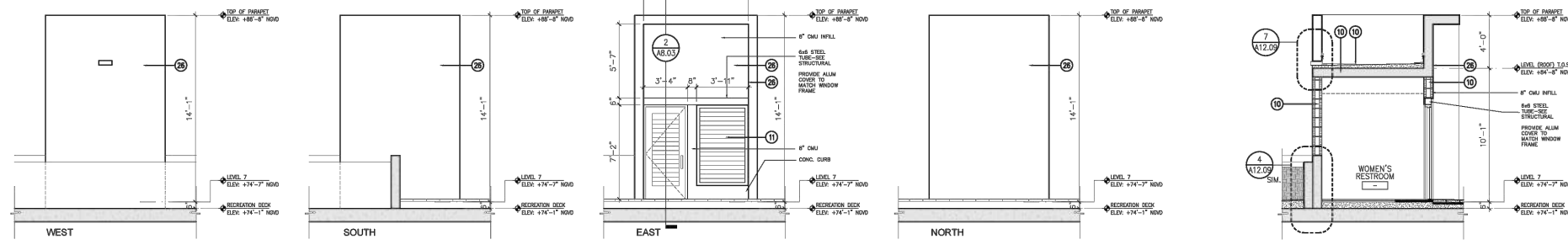


**KEYNOTES**

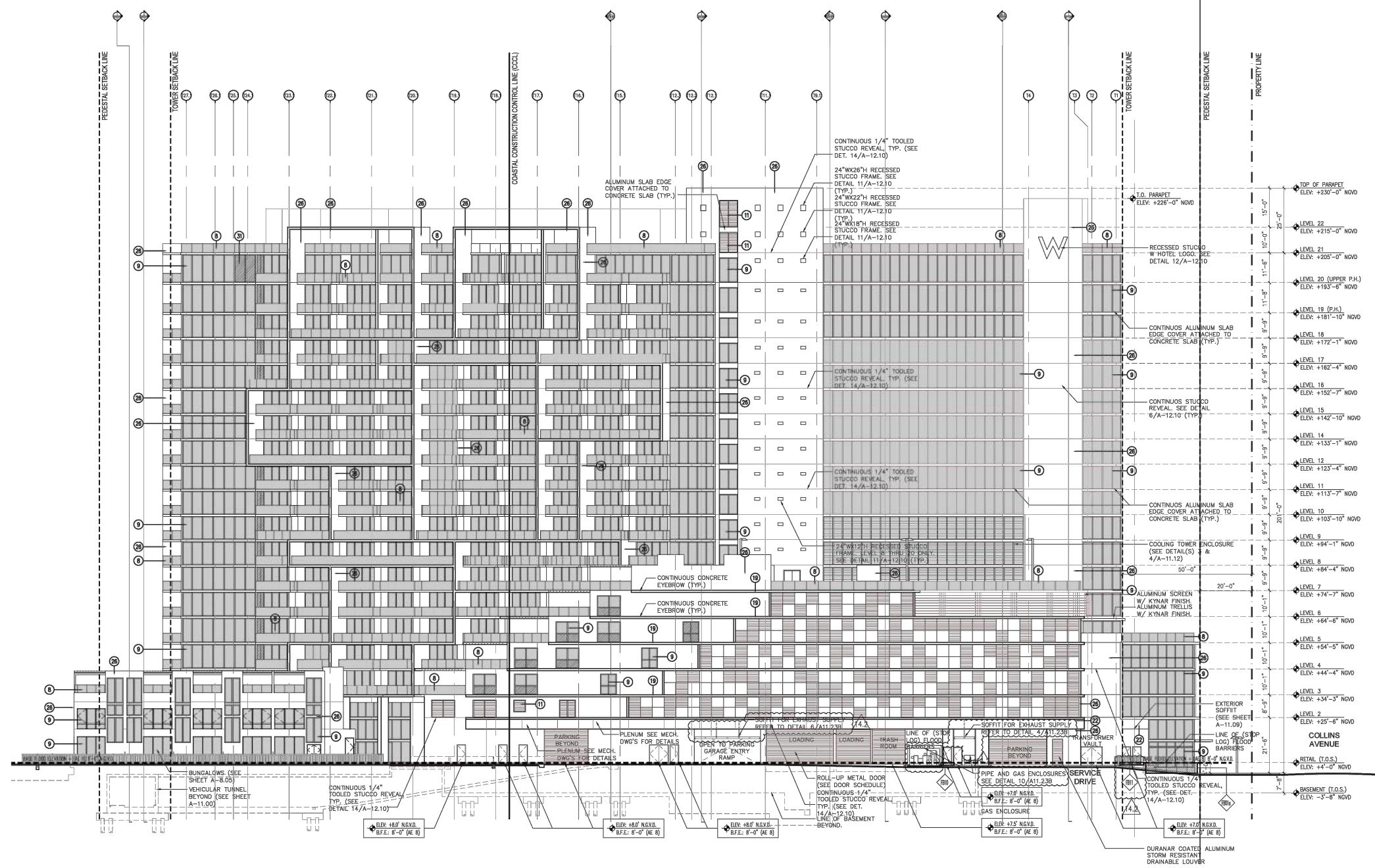
- BALCONY DECK: FLUID APPLIED WATERPROOFING APPLIED TO EXPOSED HORIZONTAL CONCRETE SURFACES OF BALCONIES TO BE "MILKED 200/045/240" APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS, MIA No. 04-1122.05
- BELOW TILE: FLUID APPLIED WATERPROOFING APPLIED TO HORIZONTAL CONCRETE SURFACES BELOW TILE OVER OCCUPIED AREAS. REFER TO SPECIFICATIONS 07142
- BELOW GRADE: BENTONITE WATERPROOFING. REFER TO SPECIFICATIONS 07130 AND DRAWING A-12.18
- BELOW GRADE: CAPILLARY WATERPROOFING APPLIED TO INTERIOR SURFACES OF BELOW GRADE ELEVATOR PIT WALLS. REFER TO SPECIFICATIONS 07140
- BELOW RECREATION DECK & PLANTING AREAS: PROVIDE HOT APPLIED RUBBERIZED ASPHALT WATERPROOFING MEMBRANE APPLIED TO EXC. STRUCTURAL DECK BELOW SECONDARY FINISH. REFER TO SPECIFICATIONS 07142
- EYEBROWS AND ROOFS: FLUID APPLIED WATERPROOFING TO TOP OF HORIZONTAL SURFACES (OVER STUCCO FINISH FACING WEATHER). REFER TO SPECIFICATIONS 07140
- BELOW GRADE: FLUID APPLIED WATERPROOFING APPLIED TO CONC. SURFACES. REFER TO SPECIFICATIONS 07120
- UNIT BALCONY: SLOPED CANTILEVERED CONC. BALCONY FINISHED WITH FLUID APPLIED W/P, FRAMELESS GLASS PANELS WITH ALUMINUM INTERIOR SUPPORTS AND GUMSAL. SEE DETAILS MFR. TO PROVIDE SHOP DWGS TO ARCHITECT FOR REVIEW. SIMILAR FOR ROOFS AND ROOF TERRACES.
- GLAZING: 9/16" LAMINATED TINTED VISION GLASS ON ALUMINUM FRAME WITH "SUNWALL" FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.
- CBS OR CONC.: SEE PLANS, WALL TYPES, STRUCTURAL DWGS.
- PREFABRICATED KYNAR FINISH ALUMINUM LOUVER, STORM RESISTANT, DRAMATIC, MIM-CASE CO. PRODUCT APPROVAL REQUIRED. SEE ELEVATIONS, DETAILS, SCHEDULES, MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- "SUNWALL" SINGLE PLY MEMBRANE OVER LIGHTWEIGHT INSULATION. SLOPE TO DRAIN. SEE SPECIFICATIONS AND DWG. A-12.19; MFR. TO PROVIDE SHOP DWGS. FOR REVIEW
- PASSENGER ELEVATOR: SEE INTERIOR DESIGN DWGS.; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- FREIGHT ELEVATOR: MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- ELEVATOR PIT: PROVIDE LIGHT, PIT LADDER AND SUMP PIT; SEE PLANS, DETAILS, MFR.'S SPECIFICATIONS.
- LINEN CHUTE W/ EXPLOSION CAP @ TOP & GULLOTINE @ BOTTOM. MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- TRASH CHUTE W/ EXPLOSION CAP @ TOP AND GULLOTINE @ BOTTOM. PROVIDE VENTILATION FAN. REFER TO MECH. DRAWINGS; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- BALCONY DIVIDER: LAMINATED GLASS IN ALUMINUM FRAME. COLOR TO BE SELECTED BY ARCHITECT; SEE DETAILS ON SHEET A-12. PROVIDE SHOP DWGS. AND PRODUCT SAMPLES TO ARCHITECT FOR REVIEW
- EYEBROW: STRUCTURAL CONCRETE CANTILEVER W/ PAINTED LIGHT TEXTURE STUCCO FINISH ON APPLIED WATERPROOFING 07140; SEE ELEVATIONS, DETAILS, STRUCTURAL DWGS.
- PLANTER: SEE LANDSCAPING DWGS.; PROVIDE WATERPROOFING AND DRAINAGE AS INDICATED; SEE SPECIFIED DETAILS
- SECONDARY CONC.: POUR SLOPED TO DRAIN; PROVIDE RIGID FOAM BUILDUP WHERE REQUIRED; SEE PLANS, STRUCTURAL DWGS.
- EXTERIOR SOFFIT: PROVIDE ENGINEERED METAL STUD SYSTEM, 1/4" CONCRETE COLD EXTERIOR STRUCTURE, 3/16" SYNTHETIC STUCCO. SEE REFLECTED CEILING PLANS.
- ROOF INSULATION: REFER TO SPECIFICATIONS
- CONCRETE STRUCTURE: SEE STRUCTURAL DWGS.
- ROOF POLYSTYRENE STRUCTURAL FOAM-SEE STRUCTURAL DWGS.
- PAINTED SMOOTH TEXTURE STUCCO FINISH ON CONC. OR CBS STRUCTURE
- 4" PVC SLEEVES @ 4'-0" O.C. LOCATE 8" C.I. FROM BOTTOM OF WALL; PROVIDE FILTER FABRIC @ ENDS
- STONE PAVING ON SLOPED SETTING BED, ON HOT APPLIED RUBBERIZED W/P 07142
- TRAFFIC DECK WATERPROOFING (REFER TO SPECS. 07571)
- NON-SLIP 3/4" CERAMIC TILE ON MDSSET BED OVER SECONDARY CONCRETE POUR OVER "HYDROTEK" WATERPROOFING MEMBRANE APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS, MIA No. 03-0506.01 MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- GLAZING: 9/16" LAMINATED SPANDREL GLASS ON ALUMINUM FRAME WITH KYNAR FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.
- GLAZING: 9/16" LAMINATED OBSCURED GLASS ON ALUMINUM FRAME WITH KYNAR FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.

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

ELEVATION WEST - PERMITTED  
SCALE: NTS



3 ELEVATION: PUBLIC RESTROOMS SCALE: 1/4" = 1'-0"  
 2 SECTION: PUBLIC RESTROOMS SCALE: 1/4" = 1'-0"



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

ELEVATION NORTH - PERMITTED SCALE: NTS

KEYNOTES

- 1 BALCONY DECK: FLUID APPLIED WATERPROOFING APPLIED TO EXPOSED HORIZONTAL CONCRETE SURFACES OF BALCONIES TO BE "VALKOR 200/45/50" APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS, NO. 04-1122.05
- 2 BELOW TILE: FLUID APPLIED WATERPROOFING APPLIED TO HORIZONTAL CONCRETE SURFACES BELOW TILE OVER OCCUPIED AREAS. REFER TO SPECIFICATIONS 07142
- 3 BELOW GRADE: RESTRICTIVE WATERPROOFING. REFER TO SPECIFICATIONS 07130 AND DRAWING A-12.18
- 4 BELOW GRADE: CAPILLARY WATERPROOFING APPLIED TO INTERIOR SURFACES OF BELOW GRADE ELEVATOR PIT WALLS. REFER TO SPECIFICATIONS 07140
- 5 BELOW RECREATION DECK & PLANTING AREAS: PROVIDE HOT APPLIED RUBBERIZED ASPHALT WATERPROOFING MEMBRANE APPLIED TO EXC. STRUCTURAL DECK BELOW SECONDARY FINISH. REFER TO SPECIFICATIONS 07142
- 6 EYEBROWS AND ROOFS: FLUID APPLIED WATERPROOFING TO TOP OF HORIZONTAL SURFACES (OVER STUCCO FINISH FINISH WEATHER). REFER TO SPECIFICATIONS 07140
- 7 BELOW GRADE: FLUID APPLIED WATERPROOFING APPLIED TO CONC. SURFACES. REFER TO SPECIFICATIONS 07120
- 8 UNIT BALCONY: SLOPED CANTILEVERED CONC. BALCONY FINISHED WITH FLUID APPLIED W/P/ FRAMELESS GLASS PANELS WITH ALUMINUM INTERIOR SURFACES AND GUMSINAL. SEE DETAILS W/P/ TO PROVIDE SHOP DWGS TO ARCHITECT FOR REVIEW. SIMILAR FOR ROOFS AND ROOF TERRACES.
- 9 GLAZING: 9/16" LAMINATED TINTED VISION GLASS ON ALUMINUM FRAME WITH "DURANAR" FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.
- 10 CBS OR CONC.; SEE PLANS, WALL TYPES, STRUCTURAL DWGS.
- 11 PREFABRICATED KYNAR FINISH ALUMINUM LOUVER; STORM RESISTANT, DRAINAGE, HANG-GAGE CO. PRODUCT APPROVAL REQUIRED. SEE ELEVATIONS, DETAILS, SCHEDULES, W/P/ TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 12 "SARWALL" SINGLE PLY MEMBRANE OVER LIGHTWEIGHT INSULATION; SLOPE TO DRAIN; SEE SPECIFICATIONS AND DWG. A-12.19; W/P/ TO PROVIDE SHOP DWGS FOR REVIEW
- 13 PASSENGER ELEVATOR; SEE INTERIOR DESIGN DWGS.; W/P/ TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 14 FREIGHT ELEVATOR; W/P/ TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 15 ELEVATOR PIT: PROVIDE LIGHT, PIT LADDER AND SUMP PIT; SEE PLANS, DETAILS, W/P/ SPECIFICATIONS.
- 16 LINEN CHUTE W/ EXPLOSION CAP @ TOP & GULLINETTE @ BOTTOM; W/P/ TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 17 TRASH CHUTE W/ EXPLOSION CAP @ TOP & GULLINETTE @ BOTTOM; PROVIDE VENTILATION FAN; REFER TO MECH. DRAWINGS; W/P/ TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 18 BALCONY DIVIDER: LAMINATED GLASS IN ALUMINUM FRAME; COLOR TO BE SELECTED BY ARCHITECT; SEE DETAILS ON SHEET A-12; PROVIDE SHOP DWGS. AND PRODUCT SAMPLES TO ARCHITECT FOR REVIEW
- 19 EYEBROW: STRUCTURAL CONCRETE CANTILEVER W/ PAINTED LIGHT TEXTURE STUCCO FINISH ON APPLIED WATERPROOFING 07160; SEE ELEVATIONS, DETAILS, STRUCTURAL DWGS.
- 20 PLANTER; SEE LANDSCAPING DWGS.; PROVIDE WATERPROOFING AND DRAINAGE AS INDICATED; SEE SPECIFIED DETAILS
- 21 SECONDARY CONC. POUR SLOPED TO DRAIN; PROVIDE RIGID FIRM BUILDUP WHERE REQUIRED; SEE PLANS, STRUCTURAL DWGS.
- 22 EXTERIOR SOFFIT; PROVIDE ENGINEERED METAL STUD SYSTEM, 1/2" OF GYPSUM BOARD EXTERIOR SHEATHING, 3/4" W/P/ SYNTHETIC STUCCO. SEE REFLECTED CEILING PLANS.
- 23 ROOF INSULATION; REFER TO SPECIFICATIONS
- 24 CONCRETE STRUCTURE; SEE STRUCTURAL DWGS.
- 25 RIGID POLYETHYLENE STRUCTURAL FOAM-SEE STRUCTURAL DWGS.
- 26 PAINTED SMOOTH TEXTURE STUCCO FINISH ON CONC. OR CBS STRUCTURE.
- 27 4" PVC SLEEVES @ 4'-0" O.C. LOCATE @ C.L. FROM BOTTOM OF WALL; PROVIDE FILTER FABRIC @ ENDS
- 28 STONE PAPER ON SLOPED SETTING BED, ON HOT APPLIED RUBBERIZED W/P/ 07142
- 29 TRAFFIC DECK WATERPROOFING (REFER TO SPEC. 07571)
- 30 NON-SLIP 3/4" CERAMIC TILE ON MIDDLE BED OVER SECONDARY CONCRETE POUR OVER "HYDROTECT" WATERPROOFING MEMBRANE APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS, NO. 03-090.01 W/P/ TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 31 GLAZING: 9/16" LAMINATED SPANDREL GLASS ON ALUMINUM FRAME WITH KYNAR FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.
- 32 GLAZING: 9/16" LAMINATED OBSCURED GLASS ON ALUMINUM FRAME WITH KYNAR FINISH; REFER TO SPECIFICATIONS FOR GLASS COLOR.



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CONSTRUCTION DOCUMENTS

AND POST-GAP REVISIONS

JANUARY 15, 2007	▲
BULLETIN # 3	▲
APRIL 20, 2007	▲
BULLETIN # 004	▲
FEBRUARY 14, 2008	▲
BULLETIN # 002	▲
MAY 23, 2008	▲
BULLETIN # 003	▲
OCTOBER 3, 2008	▲
REVISION # 142	▲
MAY 08, 2009	▲

2400

A-8.03

ALL ELEVATION MARKS REFER TO F.G.D.D.



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**W  
HOTEL**  
RESORT & RESIDENCES  
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MIAMI BEACH, FLORIDA

**CONSTRUCTION DOCUMENTS**

AND POST CONSTRUCTION

JANUARY 16, 2007

BULLETIN # 2

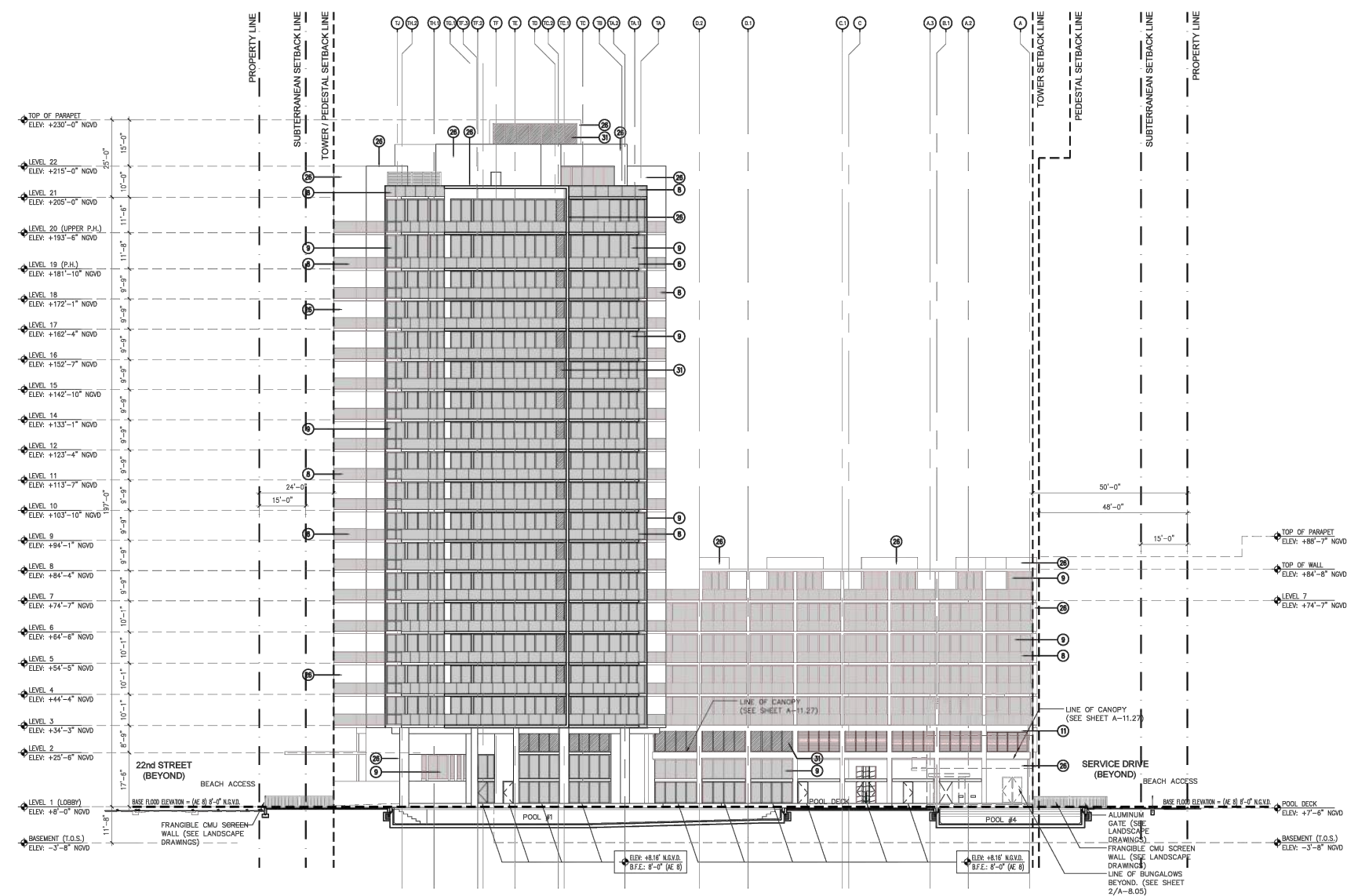
APRIL 26, 2007

BULLETIN # 10

MAY 01, 2008

2400

A-8.04



**KEYNOTES**

- 1 BALCONY DECK: FLUID APPLIED WATERPROOFING APPLIED TO EXPOSED HORIZONTAL CONCRETE SURFACES OF BALCONIES TO BE "MILKED" 250/240/240 APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. NOA No. 04-1122.05
- 2 BELOW TILE: FLUID APPLIED WATERPROOFING APPLIED TO HORIZONTAL CONCRETE SURFACES BELOW TILE OVER OCCUPIED AREAS. REFER TO SPECIFICATIONS 07142
- 3 BELOW GINIE: BENTONITE WATERPROOFING. REFER TO SPECIFICATIONS 07130 AND DRAWING A-12.18
- 4 BELOW GINIE: CAPILLARY WATERPROOFING APPLIED TO INTERIOR SURFACES OF BELOW GINIE ELEVATOR PIT WALLS. REFER TO SPECIFICATIONS 07140
- 5 BELOW RECREATION DECK & PLANTING AREAS: PROVIDE HOT APPLIED RUBBERIZED ASPHALT WATERPROOFING MEMBRANE APPLIED TO EXT. STRUCTURAL DECK BELOW SECONDARY FINISH. REFER TO SPECIFICATIONS 07142
- 6 EYEBROWS AND ROOFS: FLUID APPLIED WATERPROOFING TO TOP OF HORIZONTAL SURFACES (OVER STUCCO FINISH FACING WEATHER). REFER TO SPECIFICATIONS 07140
- 7 BELOW GINIE: FLUID APPLIED WATERPROOFING APPLIED TO CONC. SURFACES. REFER TO SPECIFICATIONS 07120
- 8 UNIT BALCONY: SLOPED CANTILEVERED CONC. BALCONY FINISHED WITH FLUID APPLIED W/P FRAMELESS GLASS PANELS WITH ALUMINUM INTERIOR SUPPORTS AND GUARDRAILS. SEE DETAILS, MFR. TO PROVIDE SHOP DWGS TO ARCHITECT FOR REVIEW. SIMILAR FOR ROOFS AND ROOF TERRACES.
- 9 GLAZING: 9/16" LAMINATED TINTED VISION GLASS ON ALUMINUM FRAME WITH "TORNADO" FINISH. REFER TO SPECIFICATIONS 07140
- 10 CBS OR CONC.: SEE PLANS, WALL TYPES, STRUCTURAL DWGS.
- 11 PREFABRICATED KYNAR FINISH ALUMINUM DOWNER, STORM RESISTANT, DRAINABLE, WIND-RAISE CO. PRODUCT APPROVAL REQUIRED. SEE ELEVATIONS, DETAILS, SCHEDULES, MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 12 "TORNADO" SINGLE PLY MEMBRANE OVER LIGHTWEIGHT INSULATION; SLOPE TO DRAINS. SEE SPECIFICATIONS AND DWG. A-12.19; MFR. TO PROVIDE SHOP DWGS. FOR REVIEW
- 13 PASSENGER ELEVATOR: SEE INTERIOR DESIGN DWGS.; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 14 FRESH AIR ELEVATOR: MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 15 ELEVATOR PIT: PROVIDE LIGHT, PIT LADDER AND SUMP PIT; SEE PLANS, DETAILS, MFR.'S SPECIFICATIONS.
- 16 LINEN SHED: W/ EXPLOSION CAP @ TOP & GULLITONE @ BOTTOM; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 17 TRASH CHUTE: W/ EXPLOSION CAP @ TOP AND GULLITONE @ BOTTOM. PROVIDE VENTILATION FAN. REFER TO MECH. DRAWINGS; MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 18 BALCONY DIVIDER: LAMINATED GLASS IN ALUMINUM FRAME. COLOR TO BE SELECTED BY ARCHITECT; SEE DETAILS ON SHCS. A-12. PROVIDE SHOP DWGS. AND PRODUCT SAMPLES TO ARCHITECT FOR REVIEW
- 19 EYEBROW: STRUCTURAL CONCRETE CANTILEVER W/ PAINTED LIGHT TEXTURE STUCCO FINISH ON APPLIED WATERPROOFING 07140; SEE ELEVATIONS, DETAILS, STRUCTURAL DWGS.
- 20 PLANTER: SEE LANDSCAPING DWGS.; PROVIDE WATERPROOFING AND DRAINAGE AS INDICATED; SEE SPECIFIED DETAILS
- 21 SECONDARY CONC. FLOOR SLOPED TO DRAINS; PROVIDE ROOF FOM BUILDUP WHERE REQUIRED; SEE PLANS, STRUCTURAL DWGS.
- 22 EXTERIOR SIFFTS: PROVIDE ENGINEERED METAL STUD SYSTEM, 3/4" DENGLASS COLD EXTERIOR SHEATHING, 3/16" SYNTHETIC STUCCO. SEE REFLECTED CEILING PLANS.
- 23 ROOF INSULATION: REFER TO SPECIFICATIONS
- 24 CONCRETE STRUCTURE: SEE STRUCTURAL DWGS.
- 25 ROOF POLYSTYRENE STRUCTURAL FOAM-SEE STRUCTURAL DWGS.
- 26 PAINTED SMOOTH TEXTURE STUCCO FINISH ON CONC. OR CBS STRUCTURE
- 27 4" PVC SLEEVES @ 4'-0" O.C. LOCATE AT C.L. FROM BOTTOM OF WALL. PROVIDE FILTER FABRIC @ ENDS
- 28 STONE PAVING ON SLOPPED SETTING BED, ON HOT APPLIED RUBBERIZED W/P 07142
- 29 TRAFFIC DECK WATERPROOFING (REFER TO SPECS. 07511)
- 30 NON-SLP 3/4" CERAMIC TILE ON MUDSET BED OVER SECONDARY CONCRETE FLOOR OVER "HYDROTECT" WATERPROOFING MEMBRANE APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. NOA No. 03-0808.01 MFR. TO PROVIDE SHOP DWGS. TO ARCHITECT FOR REVIEW
- 31 GLAZING: 9/16" LAMINATED SPARKLE GLASS ON ALUMINUM FRAME WITH KYNAR FINISH. REFER TO SPECIFICATIONS FOR GLASS COLOR.
- 32 GLAZING: 9/16" LAMINATED OBTURED GLASS ON ALUMINUM FRAME WITH KYNAR FINISH. REFER TO SPECIFICATIONS FOR GLASS COLOR.

ELEVATION EAST - PERMITTED  
SCALE: NTS

1 ELEVATION: EAST  
A-8.04 SCALE: 1/16" = 1'-0"