

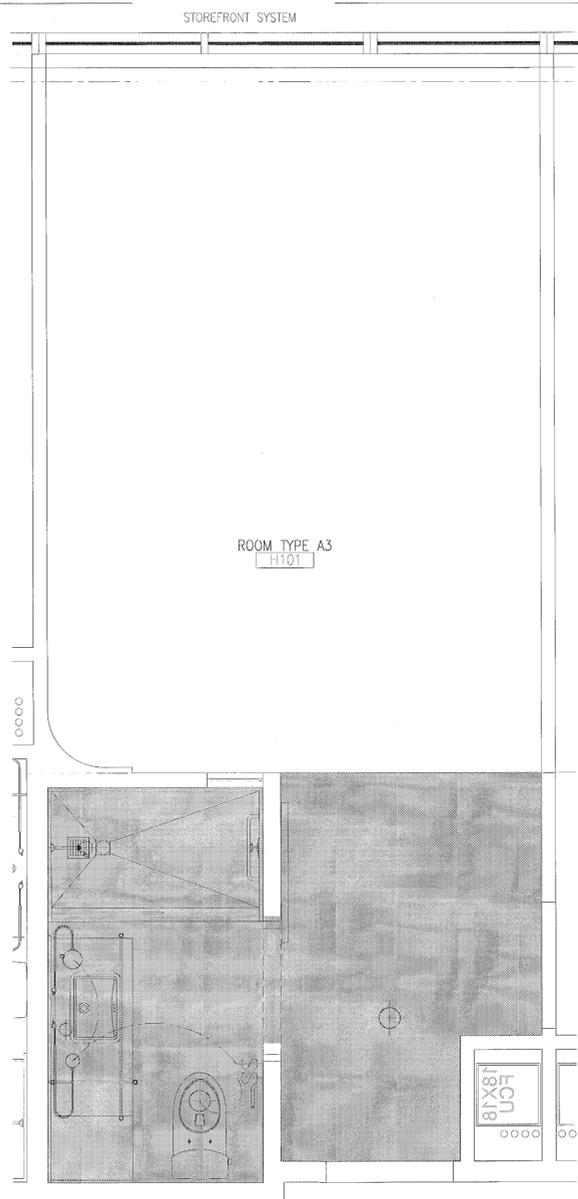
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS							
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1

NOTES:

- ① - EXPOSED CONC SLAB, PAINT FINISH.
- ② - SMOOTH STUCCO, PAINT FINISH.
- ③ - SMOOTH W/COTE, PAINT FINISH.
- ④ - SUSPENDED GYP. BD., PAINT FINISH.
- ⑤ - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- ⑥ - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. C.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
- ⑦ - FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
- ⑧ - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITH DROPPED CEILING.
- ⑨ - ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
- ⑩ - NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- ⑪ - A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

- - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 9'-0" A.C.S.
- - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) * A.C.S. = ABOVE CONCRETE SLAB
- - OTHER CEILING HEIGHTS A.C.S.
- ▨ - R-19 MIN. INSULATION BOARD AT CEILING
- - RECESSED DOWNLIGHT
- - WALL MOUNTED LIGHT
- - JUNCTION BOX
- - WALL MOUNTED "J" BOX
- ⊠ - A/C SUPPLY (CEILING MOUNTED)
- ⊠ - A/C SUPPLY (WALL MOUNTED)
- ⊠ - A/C RETURN (WALL MOUNTED)
- ⊠ - A/C RETURN GRILLE
- - SOFFIT LINE
- - HEADER
- ▬ - PLENUM AREA
- ▬ - 1 HR. RATED WALL
- ▬ - 2 HR. RATED WALL
- - RECESSED WALL MOUNTED LIGHT



A2 UNIT A3 REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"

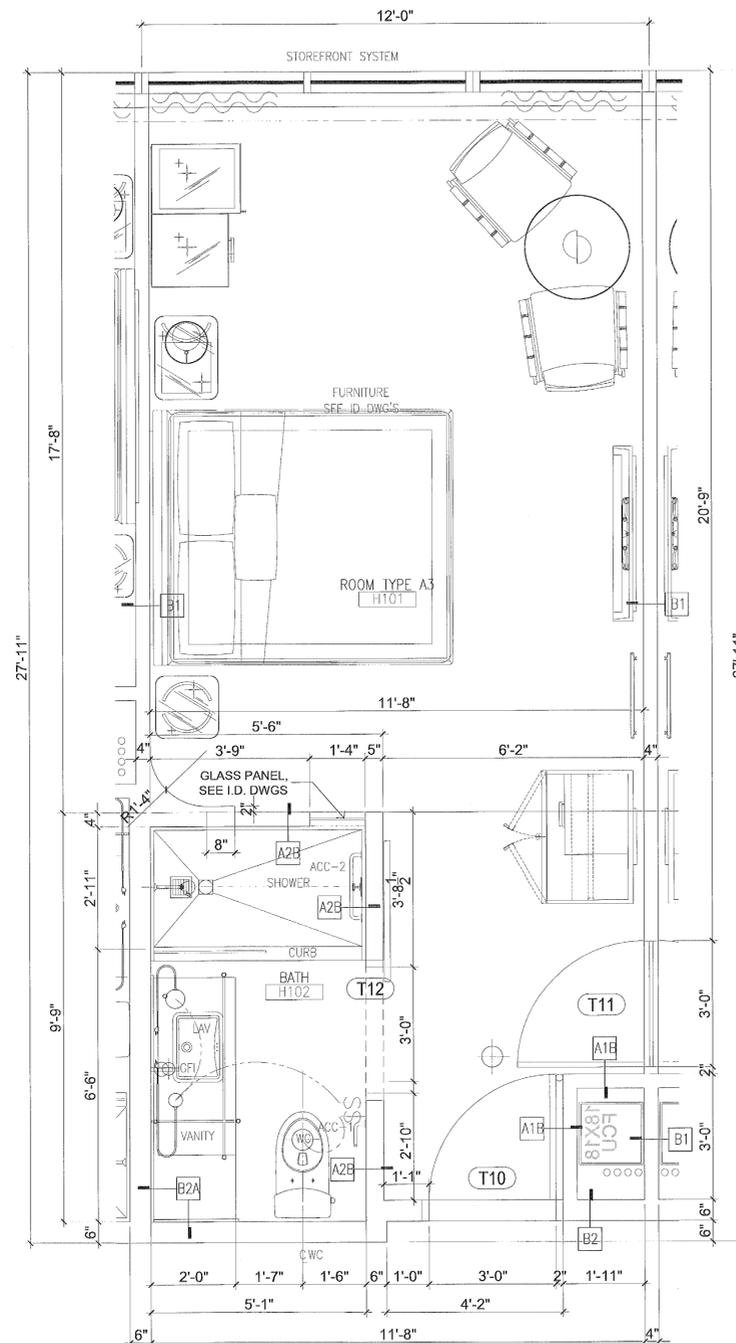
FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEVEL	ROOMS	FLOOR	BASE	WALLS								CEILING	REMARKS		
				NORTH	SOUTH	EAST	WEST	LABEL	HEIGHT	FINISH					
											MATERIAL			FINISH	MATERIAL
H01	ROOM	SIZE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	SEE RCP	REFER TO ID DWGS FOR FINISH NOTES AND INFO
H02	BATH													SEE RCP	REFER TO ID DWGS FOR FINISH NOTES AND INFO

GENERAL HOTEL ROOM NOTES:

- PROVIDE 3-8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
- DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF CWB TO CENTERLINE OF FIXTURE.
- SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
- SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
- PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
- PROVIDE MIN. R-19 INSULATION AT ROOFS.



A1 UNIT A3 PLAN

SCALE: 1/2" = 1'-0"

Handwritten signature and date: 02-28-17

STATE OF FLORIDA
REGISTERED ARCHITECT
REGISTRATION NUMBER 00000000

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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17

SCALE: As Noted

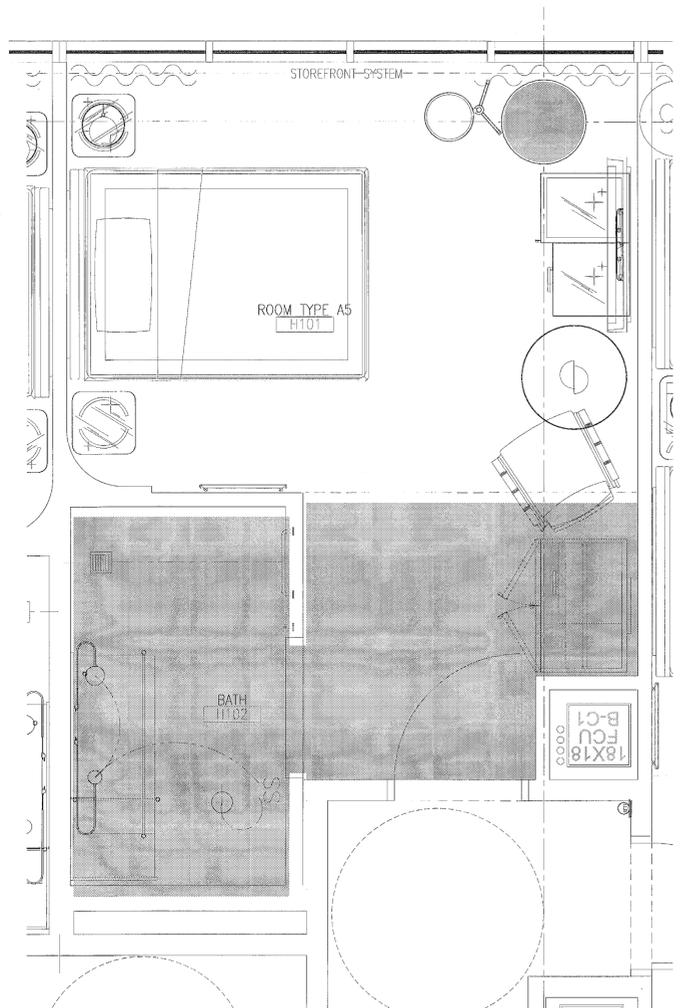
SHEET NO. 1613

DATE: 02.28.17

A-304

DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS							
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1

- NOTES:**
- ◇ EXPOSED CONC SLAB, PAINT FINISH.
 - ◇ SMOOTH STUCCO, PAINT FINISH.
 - ◇ SMOOTH WOODCOAT, PAINT FINISH.
 - ◇ SUSPENDED 1/2" GYP. BD., PAINT FINISH.
 - ⑥ FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 - ⑦ GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
 - ⑧ FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
 - ⑨ ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITHIN DROPPED CEILINGS.
 - ⑩ ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
 - ⑪ NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
 - ⑫ A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- LEGEND**
- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 9'-0" A.C.S.
 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) A.C.S. = ABOVE CONCRETE SLAB
 - +8'-0" OTHER CEILING HEIGHTS A.C.S.
 - R-19 MIN. INSULATION BOARD AT CEILING
 - RECESSED DOWNLIGHT
 - WALL MOUNTED LIGHT
 - JUNCTION BOX
 - WALL MOUNTED "J" BOX
 - ⊠ A/C SUPPLY (CEILING MOUNTED)
 - ⊠ A/C SUPPLY (WALL MOUNTED)
 - ⊠ A/C RETURN (WALL MOUNTED)
 - ⊠ A/C RETURN GRILLE
 - ⊠ SCOFFIT LINE
 - ⊠ HEADER
 - PLENUM AREA
 - ⊠ 1 HR. RATED WALL
 - ⊠ 2 HR. RATED WALL
 - RECESSED WALL MOUNTED LIGHT

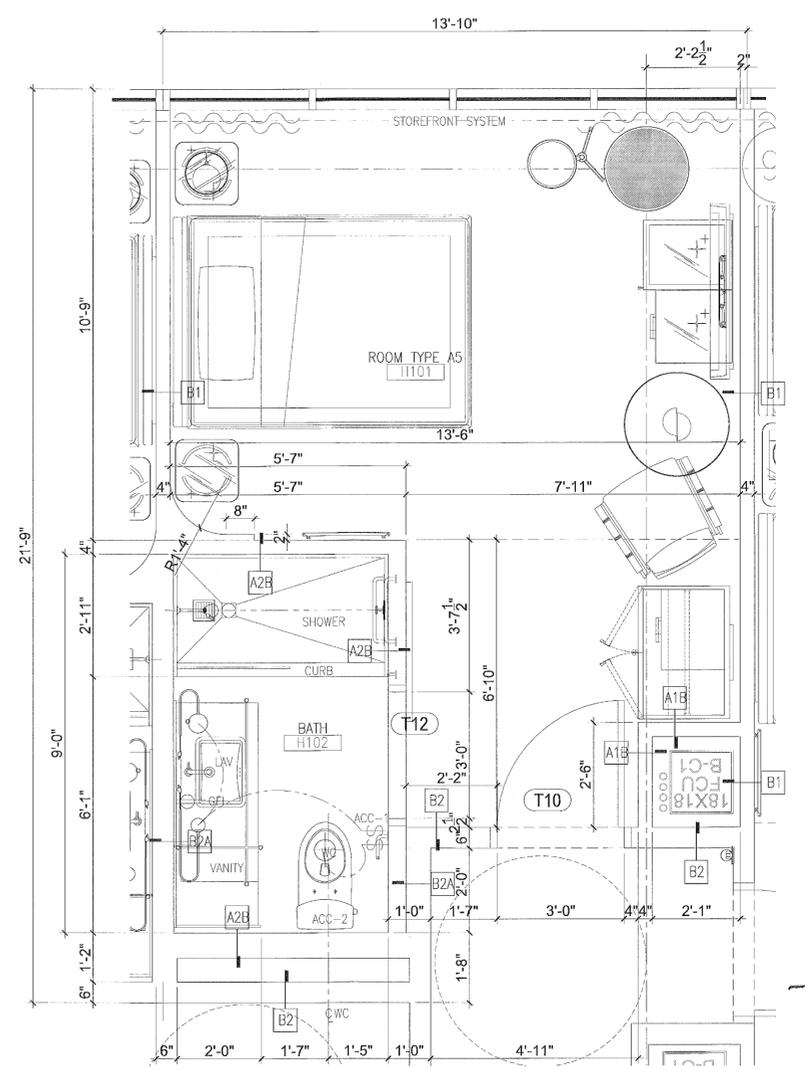


A2 UNIT A5 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE FOR ALL HOTEL ROOMS

FLOOR LEVEL	ROOMS	FLOOR	BASE	WALLS								LABEL	CEILING	REMARKS	
				NORTH		SOUTH		EAST		WEST					
				SIZE	MATERIAL FINISH	SIZE	MATERIAL FINISH	SIZE	MATERIAL FINISH	SIZE	MATERIAL FINISH				
H01	ROOM													SEE RCP	REFER TO ID DWG'S FOR FINISH NOTES AND INFO
H02	BATH													SEE RCP	REFER TO ID DWG'S FOR FINISH NOTES AND INFO

- GENERAL HOTEL ROOM NOTES:**
- PROVIDE 3-8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 - DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF GWB TO CENTERLINE OF FIXTURE.
 - SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 - SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 - PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 - PROVIDE MIN. R-19 INSULATION AT ROOFS.



A1 UNIT A5 PLAN
SCALE: 1/2" = 1'-0"

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING
2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone: 305.200.5302
www.PermuyArchitecture.com

STATE OF FLORIDA
FIELD MEXICAN ARCHITECT
REGISTRATION #49500000

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1750 Allton Road, Miami Beach, FL 33139
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1055 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

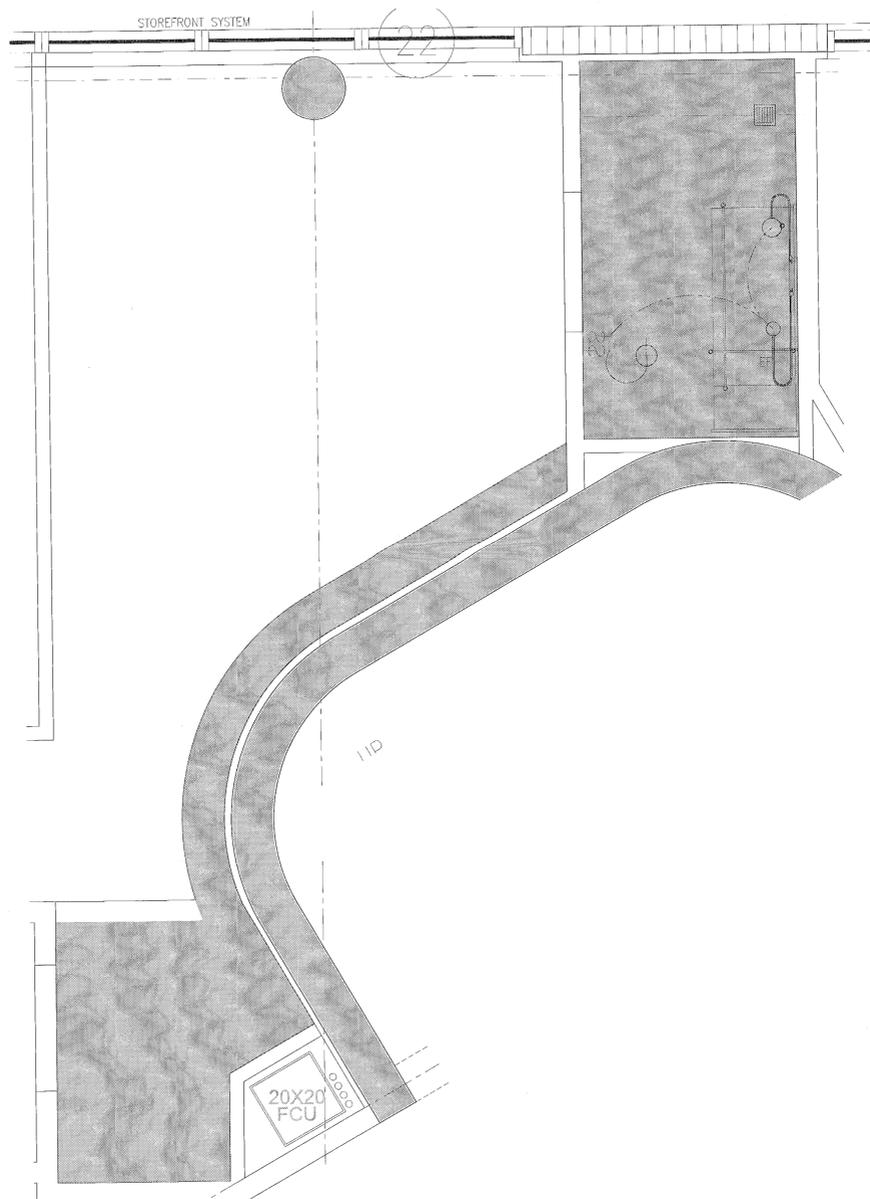
PROJECT NO. 1613
DATE: 02.28.17
SHEET INDEX
SCALE: As Noted
SHEET NO.

REVIEWED FOR: [Signature]
DATE: 02/28/17

BUILDING	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

DOOR #	FROM		TO		SIZE			FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME	TYPE	MATERIAL	PANEL WIDTH	HEIGHT	THICKNESS						
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM			1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD			
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD			
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD			1

- NOTES:**
- ① - EXPOSED CONC SLAB, PAINT FINISH.
 - ② - SMOOTH 5' STUCCO, PAINT FINISH.
 - ③ - SMOOTH W/CONCRETE, PAINT FINISH.
 - ④ - SUSPENDED 8' GYP. BD., PAINT FINISH.
 - ⑤ - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR MECHANICAL CHARACTERISTICS (SIZES, QUANTITIES, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
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 - ⑧ - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1"), INCLUDING THE ONES WITHIN DROPPED CEILINGS.
 - ⑨ - ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
 - ⑩ - NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
 - ⑪ - A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- LEGEND:**
- - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 9'-0" A.C.S.
 - - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) A.C.S. = ABOVE CONCRETE SLAB
 - 18'-0" - OTHER CEILING HEIGHTS A.C.S.
 - - R-19 MIN. INSULATION BOARD AT CEILING
 - - RECESSED WALL MOUNTED LIGHT
 - - RECESSED DOWNLIGHT
 - - WALL MOUNTED LIGHT
 - - JUNCTION BOX
 - - WALL MOUNTED "J" BOX
 - - A/C SUPPLY (WALL MOUNTED)
 - - A/C RETURN (WALL MOUNTED)
 - - A/C RETURN GRILLE
 - - SOFFIT LINE
 - - HEADER
 - - PLENUM AREA
 - - 1 HR. RATED WALL
 - - 2 HR. RATED WALL

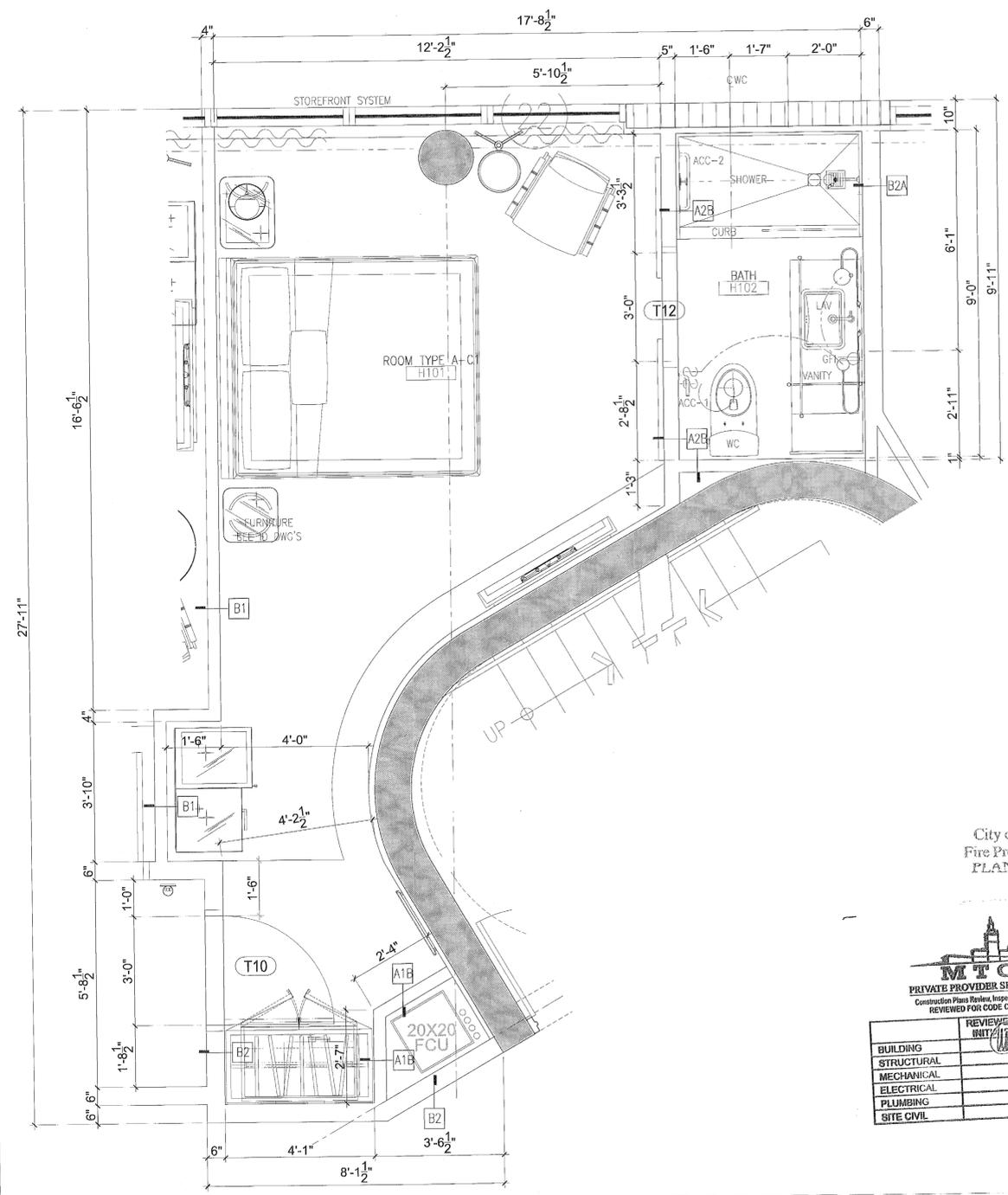


A2 UNIT A-C1 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE FOR ALL HOTEL ROOMS

LEVEL	ROOMS	FLOOR	BASE	WALLS								CEILING	REMARKS			
				NORTH		SOUTH		EAST		WEST						
NUM.	NAME	SIZE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	FINISH	MATERIAL
H01	ROOM													SEE RCP		REFER TO ID DWG'S FOR FINISH NOTES AND INFO
H02	BATH													SEE RCP		REFER TO ID DWG'S FOR FINISH NOTES AND INFO

- GENERAL HOTEL ROOM NOTES:**
- PROVIDE 3-8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 - DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF CWB TO CENTERLINE OF FIXTURE.
 - SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 - SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 - PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 - PROVIDE MIN. R-19 INSULATION AT ROOFS.



A1 UNIT A-C1 PLAN
SCALE: 1/2" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

REVIEWER	DATE
INITIALS	DATE

STATE OF FLORIDA
HOLD MIAMI ARCHITECT
REGISTRATION #W4004903

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PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

PROJECT NO: 1613
DATE: 02.28.17
SHEET NO: A-307

*John M. M...
02.28.17*

STATE OF FLORIDA
HELD IN ARCHITECT
REGISTRATION

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SAME. REPORT ANY DISCREPANCIES TO THE ARCHITECT
BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE
SCALED.

FINISH SCHEDULE

FOR ALL HOTEL ROOMS

LEV. EL.	ROOMS	FLOOR	WALLS												CEILING	REMARKS	
			BASE			NORTH		SOUTH		EAST		WEST		LABEL			MATERIAL
			SIZE	MATERIAL	FINISH												
NO. 1	ROOM															REFER TO ID DWG'S FOR FINISH NOTES AND INFO	
NO. 2	BATH															REFER TO ID DWG'S FOR FINISH NOTES AND INFO	

- GENERAL HOTEL ROOM NOTES:
1. PROVIDE 3-8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 2. DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF GWB TO CENTERLINE OF FIXTURE.
 3. SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 4. SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 5. PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 6. PROVIDE MIN. R-19 INSULATION AT ROOFS.

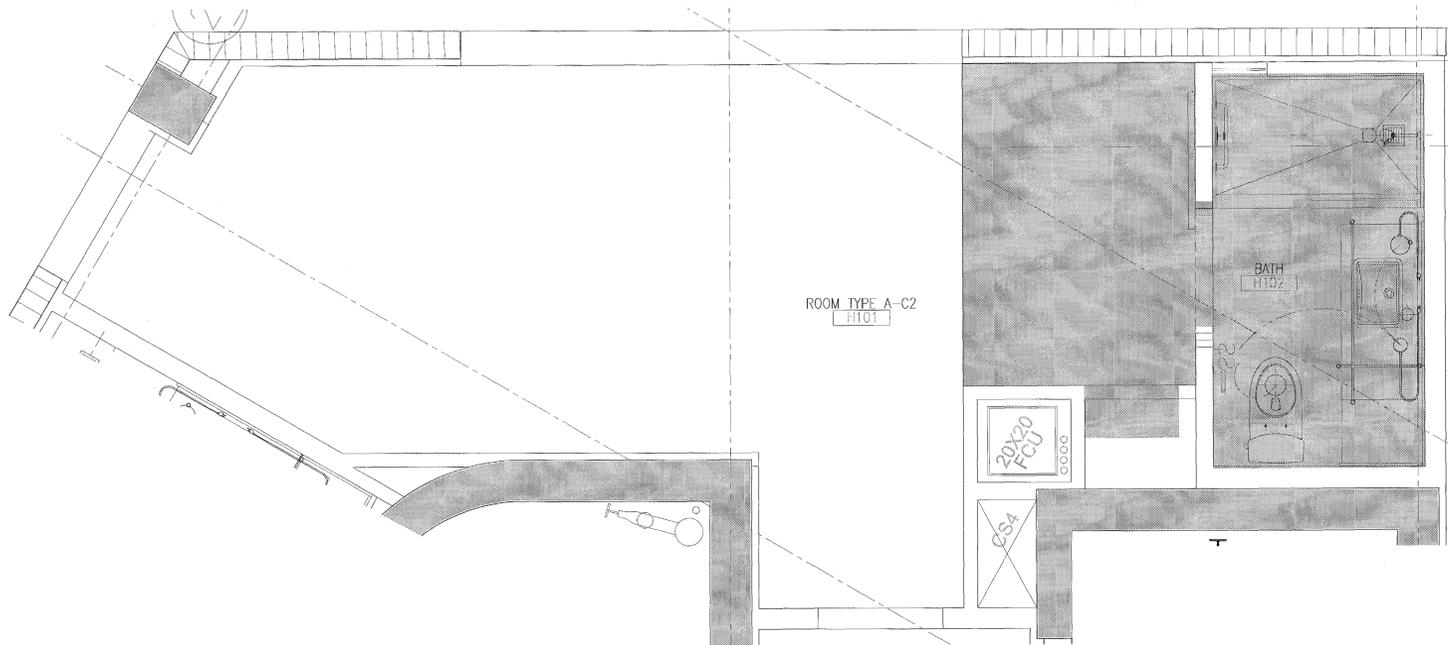
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS							
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125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1

NOTES:

- 1. EXPOSED CONG SLAB, PAINT FINISH
- 2. SMOOTH STUCCO, PAINT FINISH
- 3. SMOOTH MONOCOTE, PAINT FINISH
- 4. SUSPENDED GYP. BD., PAINT FINISH
- 5. FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR MECHANICAL CHARACTERISTICS (SIZES, QUANTITIES, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
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- 7. FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
- 8. ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITH DROPPED CEILING.
- 9. ALL METALLIC PARTITIONS AND ALL ABOVE DOOR HEADERS DEFENDING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
- 10. NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- 11. A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 9'-0" A.C.S.
- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) * A.C.S. = ABOVE CONCRETE SLAB
- OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL MOUNTED LIGHT
- RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT
- JUNCTION BOX
- WALL MOUNTED "F" BOX
- A/C SUPPLY (CEILING MOUNTED)
- A/C SUPPLY (WALL MOUNTED)
- A/C RETURN (WALL MOUNTED)
- A/C RETURN GRILLE
- SOFFIT LINE
- HEADER
- PLENUM AREA
- 1 HR. RATED WALL
- 2 HR. RATED WALL

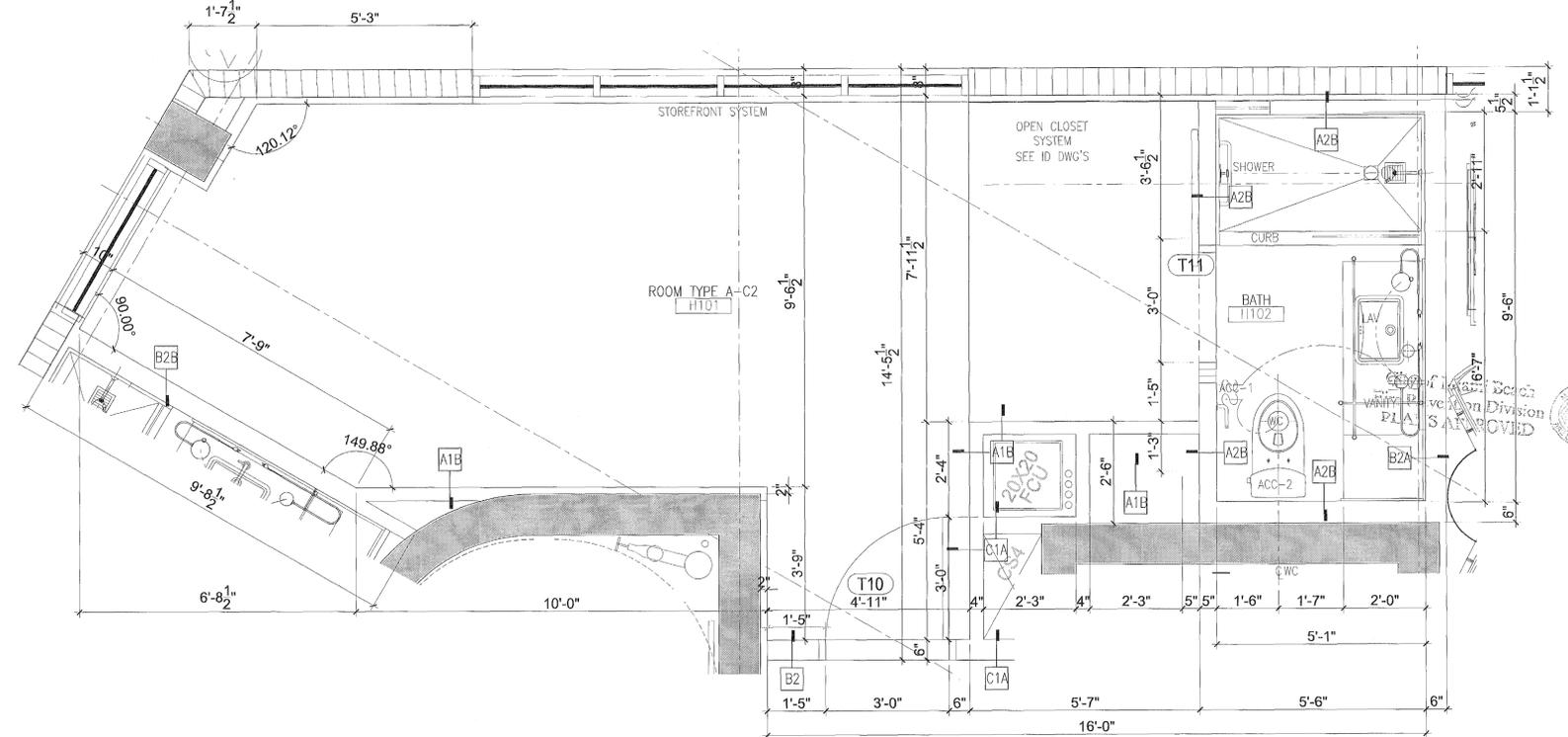


MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

BUILDING	REVIEWER INITIALS	DATE
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A2 UNIT A-C2 REFLECTED CEILING PLAN

SCALE: 1/2" = 1'-0"



A1 UNIT A-C2 PLAN

SCALE: 1/2" = 1'-0"

KIMLTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

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

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17

DOOR #	DOOR		TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	FRAME - SEE A-803				REMARKS
	FROM	TO			PANEL WIDTH	HEIGHT	THICKNESS			MATERIAL	HEAD	JAMB	THRESHOLD	
	ROOM NAME	ROOM NAME												
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	C	1 HOUR	HM				1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'-0"	7'-0"	1-3/4"	C	1 HOUR	HM				20, 28
T12	HOTEL RM	BATH	H	WD	3'-0"	7'-0"	1-3/4"			WD				1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 24

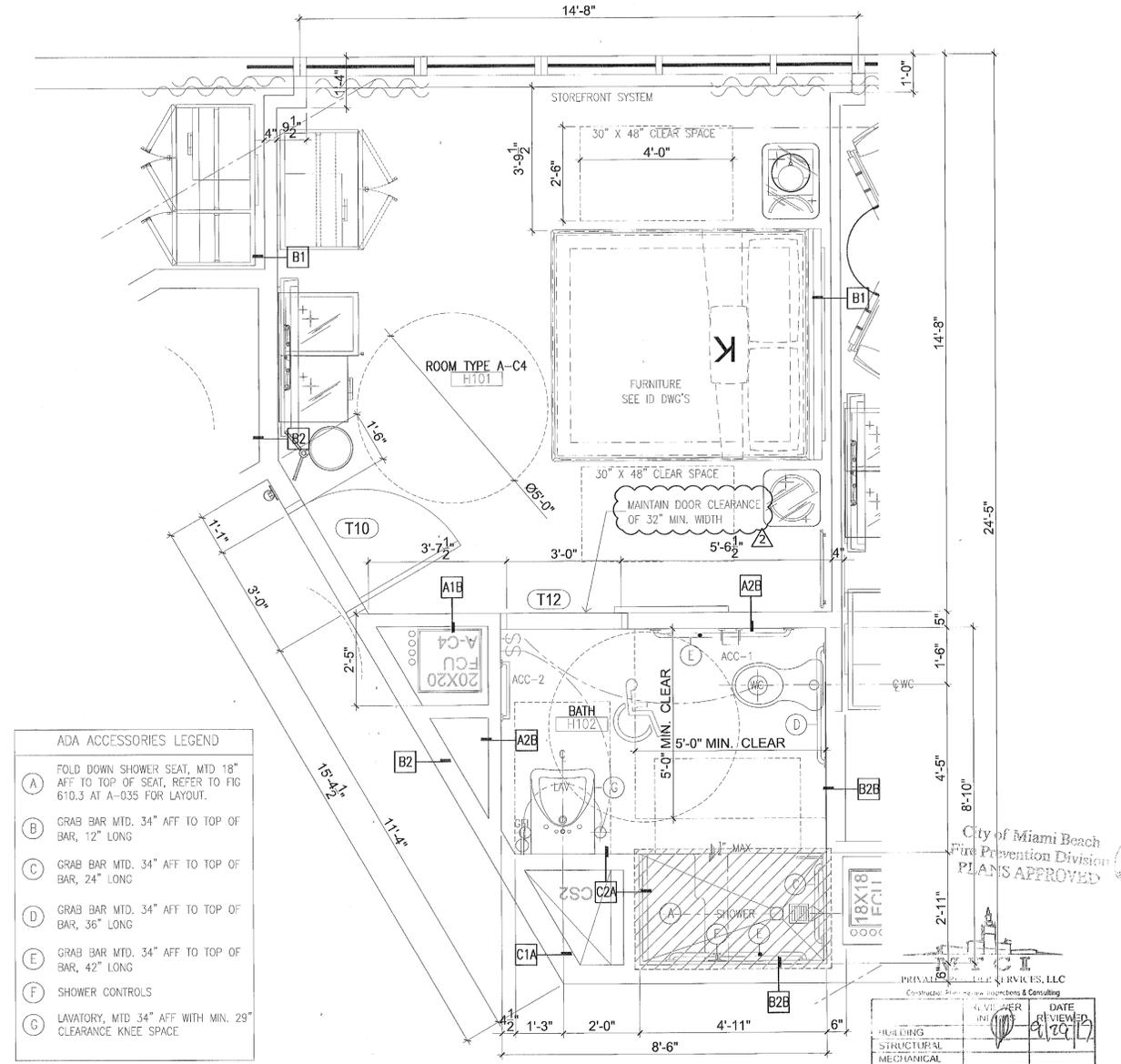
- NOTES:**
- EXPOSED CONG. SLAB, PAINT FINISH.
 - SMOOTH STUCCO, PAINT FINISH.
 - SMOOTH W/COTE, PAINT FINISH.
 - SUSPENDED GYP. BD., PAINT FINISH.
 - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITIES, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
 - FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
 - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITHIN DROPPED CEILINGS.
 - ALL PERIMETER PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
 - NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
 - A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- LEGEND**
- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 9'-0" A.C.S.
 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) A.C.S. - ABOVE CONCRETE SLAB
 - OTHER CEILING HEIGHTS A.C.S.
 - R-19 MIN. INSULATION BOARD AT CEILING
 - RECESSED WALL MOUNTED LIGHT
 - RECESSED DOWNLIGHT
 - WALL MOUNTED LIGHT
 - JUNCTION BOX
 - WALL MOUNTED "J" BOX
 - A/C SUPPLY (CEILING MOUNTED)
 - A/C SUPPLY (WALL MOUNTED)
 - A/C RETURN (WALL MOUNTED)
 - A/C RETURN GRILLE
 - SOFFIT LINE
 - HEADER
 - PLENUM AREA
 - 1 HR. RATED WALL
 - 2 HR. RATED WALL



A2 UNIT A-C4 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FLOOR LEVEL	ROOMS	FLOOR	BASE	WALLS								CEILING	REMARKS	
				NORTH		SOUTH		EAST		WEST				
				MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH			
8 - 8TH	HT01	ROOM												
	HT02	BATH												

- GENERAL HOTEL ROOM NOTES:**
- PROVIDE 3-5/8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS; A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 - DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF GWB TO CENTERLINE OF FIXTURE.
 - SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 - SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 - PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 - PROVIDE MIN. R-19 INSULATION AT ROOFS.



A1 UNIT A-C4 PLAN
SCALE: 1/2" = 1'-0"

STATE OF FLORIDA
HELD IN TRUST
RESTRICTION AND/OR RESERVE

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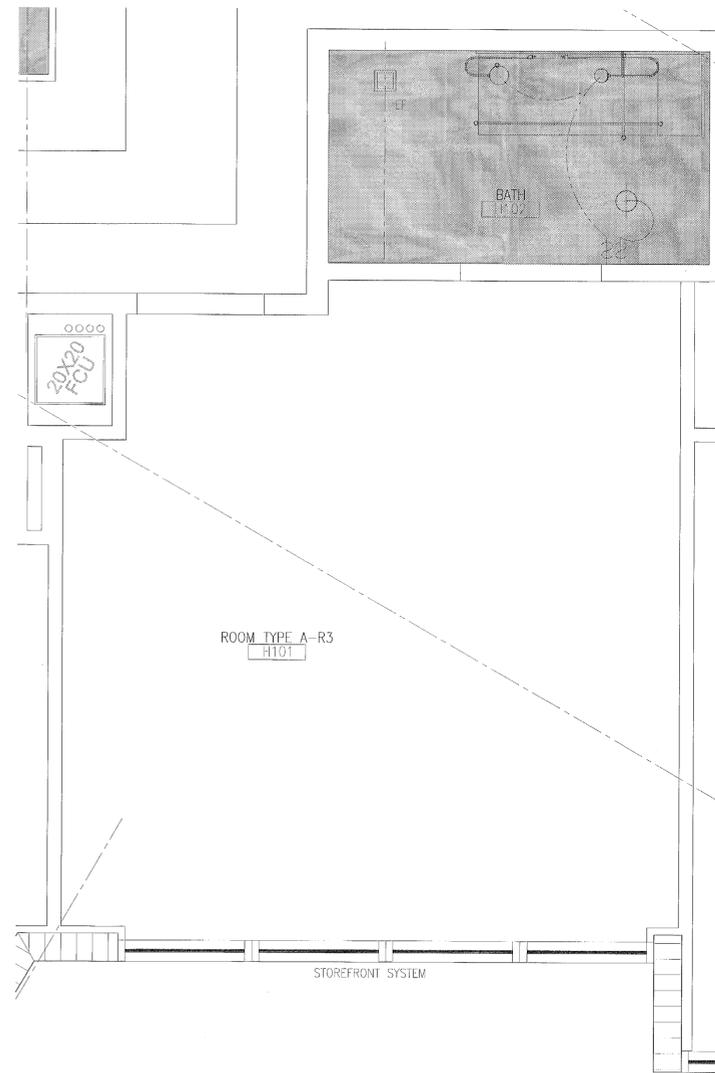
KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1088 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17

PROJECT NO: 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO:

DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	ROOM NAME	ROOM NAME			PANEL WIDTH	HEIGHT	THICKNESS							
122	DESK	BAGGAGE RM	A	HM	3'-0"	7'-0"	1-3/4"	B	2 HOUR	HM				1
123	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
124	MDF CLOSET	BAGGAGE RM	M	WD	5'-4"	7'-0"	1-3/4"			WD				
125	TOILET	WC CORRIDOR	A	WD	3'-0"	7'-0"	1-3/4"			WD				1

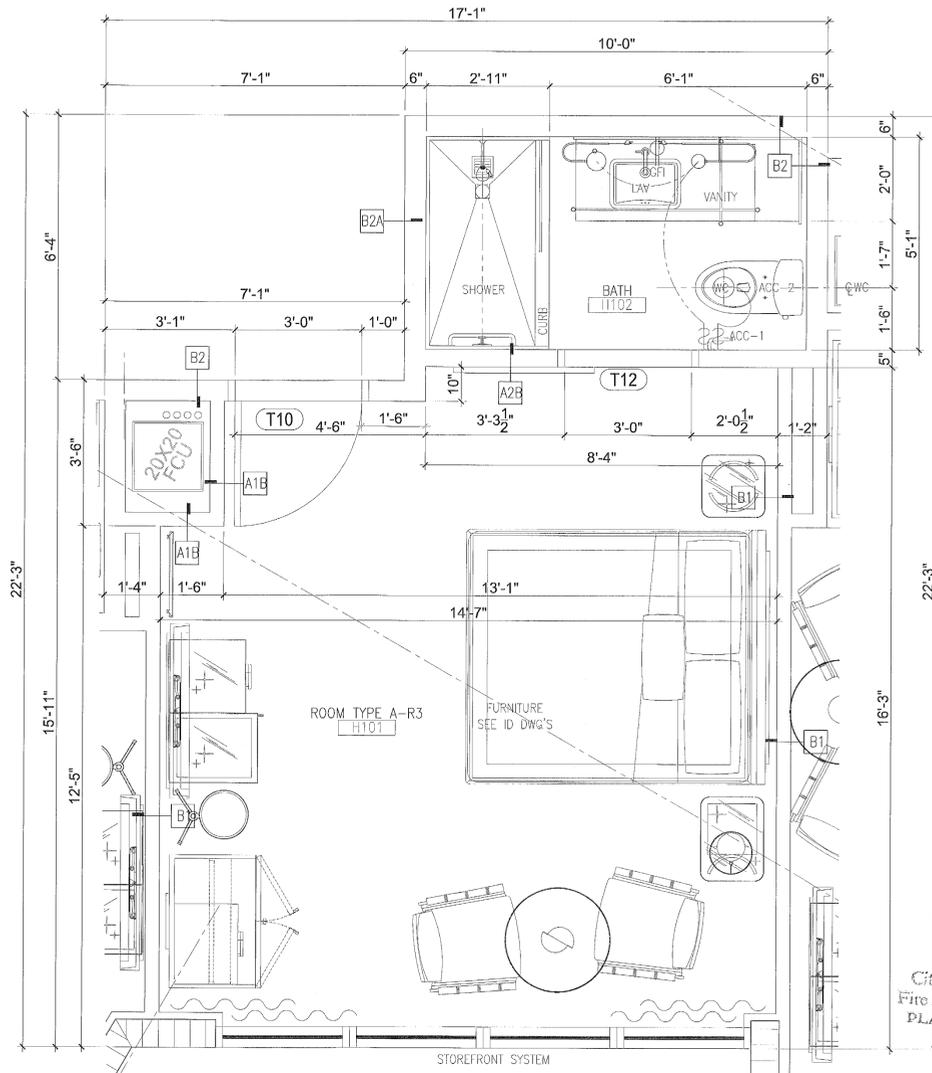
- NOTES:**
- 1 - EXPOSED CONG. SLAB, PAINT FINISH.
 - 2 - SMOOTH 3/8" STUCCO, PAINT FINISH.
 - 3 - SMOOTH W/MONOCOTE, PAINT FINISH.
 - 4 - SUSPENDED 3/8" GYP. BD., PAINT FINISH.
 - 5 - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (EXCS, QUANTITY, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 - 6 - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. S.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
 - 7 - FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
 - 8 - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITHIN DROPPED CEILINGS.
 - 9 - ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL GYPSUM BOARD LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
 - 10 - NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
 - 11 - A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- LEGEND**
- - CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 - HOTEL 9'-0" A.C.S.
 - - CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 - HOTEL 8'-0" A.C.S.
 - (UNLESS OTHERWISE NOTED) A.C.S. = ABOVE CONCRETE SLAB
 - - OTHER CEILING HEIGHTS A.C.S.
 - - R-19 MIN. INSULATION BOARD AT CEILING
 - - RECESSED WALL MOUNTED LIGHT
 - - RECESSED DOWNLIGHT
 - | - WALL MOUNTED LIGHT
 - | - JUNCTION BOX
 - | - WALL MOUNTED "J" BOX
 - ⊗ - A/C SUPPLY (CEILING MOUNTED)
 - ⊗ - A/C SUPPLY (WALL MOUNTED)
 - ⊗ - A/C RETURN (WALL MOUNTED)
 - ⊗ - A/C RETURN GRILLE
 - - SOFFIT LINE
 - - HEADR
 - - PLENUM AREA
 - - 1 HR. RATED WALL
 - - 2 HR. RATED WALL



A2 UNIT A-R3 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

LEVEL	ROOMS	FLOOR	BASE	WALLS								CEILING	REMARKS	
				NORTH		SOUTH		EAST		WEST				
				SIZE	FINISH	SIZE	FINISH	SIZE	FINISH	SIZE	FINISH			
H01	ROOM													
H02	BATH													

- GENERAL HOTEL ROOM NOTES:**
- PROVIDE 3-8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 - DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF G/WB TO CENTERLINE OF FIXTURE.
 - SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 - SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 - PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 - PROVIDE MIN. R-19 INSULATION AT ROOFS.



A1 UNIT A-R3 PLAN
SCALE: 1/2" = 1'-0"



2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone: 305.200.5302
www.PermuyArchitecture.com

STATE OF FLORIDA
HELD MILAN ARCHITECT
REGISTRATION #00009953

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1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

BUILDING	REVIEWED	DATE
STRUCTURAL		02/28/17
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

NO.	DESCRIPTION	DATE
1	PERMIT SET 1	02.28.17

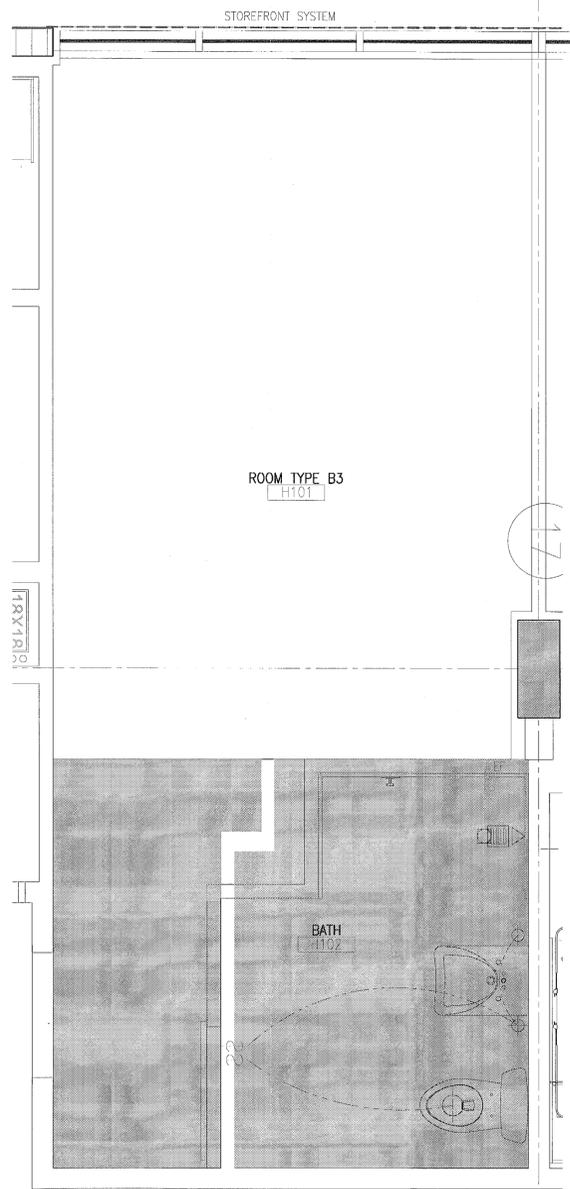
PROJECT NO. 1613
DATE: 02.28.17
SHEET NO. As Noted
SHEET NO. A-313

DOOR #	DOOR		TYPE	MATERIAL	SIZE			LABEL	FRAME - SEE A-803				REMARKS
	FROM	TO			FIRE RATING	MATERIAL	HEAD		JAMB	THRESHOLD			
	ROOM NAME	ROOM NAME											
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	C	1 HOUR	HM			1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'-0"	7'-0"	1-3/4"	C	1 HOUR	HM			20, 28
T12	HOTEL RM	BATH	H	WD	3'-0"	7'-0"	1-3/4"			WD			1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'-0"	7'-0"	1-3/4"			WD			1, 24

- NOTES:**
- ◇ - EXPOSED CONC SLAB, PAINT FINISH.
 - ◇ - SMOOTH 1/2" STUCCO, PAINT FINISH.
 - ◇ - SMOOTH W/ONCOTE, PAINT FINISH.
 - ◇ - SUSPENDED 1/2" GYP. BD., PAINT FINISH.
 - ⑦ - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITIES, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
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 - ⑨ - FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
 - ⑩ - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONE'S WITHIN DROPPED CEILINGS.
 - ⑪ - ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL GYROWALL LADDERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
 - ⑫ - NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
 - ⑬ - A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

	CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 9'-0" A.C.S.		RECESSED DOWNLIGHT
	CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S.		WALL MOUNTED LIGHT
	(UNLESS OTHERWISE NOTED) * A.C.S. = ABOVE CONCRETE SLAB		JUNCTION BOX
	OTHER CEILING HEIGHTS A.C.S.		WALL MOUNTED "J" BOX
	R-19 MIN. INSULATION BOARD AT CEILING		A/C SUPPLY (CEILING MOUNTED)
	RECESSED WALL MOUNTED LIGHT		A/C SUPPLY (WALL MOUNTED)
			A/C RETURN (WALL MOUNTED)
			A/C RETURN GRILLE
			SOFFIT LINE
			HEADER
			PLENUM AREA
			1 HR. RATED WALL
			2 HR. RATED WALL

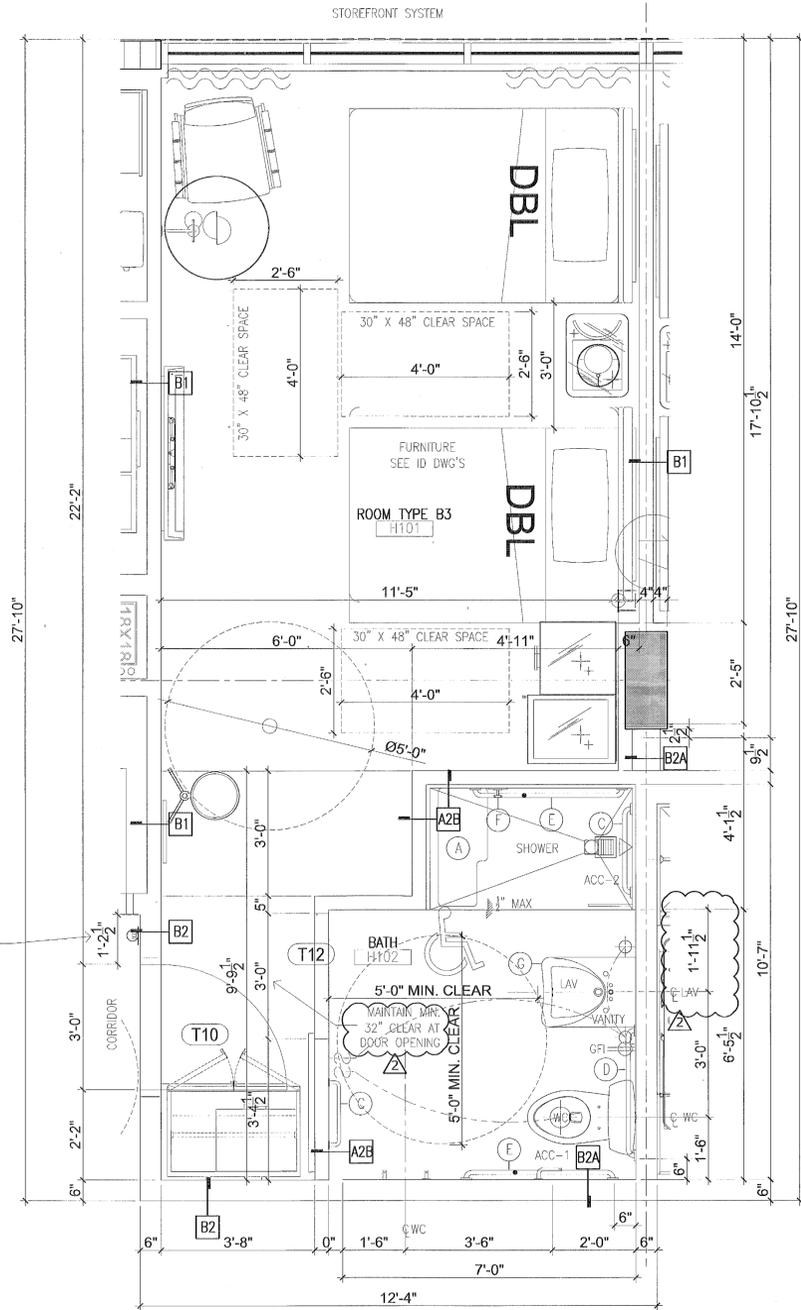


A2 UNIT B3 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE FOR ALL HOTEL ROOMS

LEVEL	ROOMS	FLOOR		BASE			WALLS								LABEL	CEILING	REMARKS	
		SIZE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	NORTH		SOUTH		EAST		WEST				
								MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL				FINISH
H01	ROOM						GYP. BD.	PAINTED	GYP. BD.	PAINTED	SEE RCP	REFER TO ID DWG'S FOR FINISH NOTES AND INFO						
H02	BATH						GYP. BD.	PAINTED	GYP. BD.	PAINTED	SEE RCP	REFER TO ID DWG'S FOR FINISH NOTES AND INFO						

- GENERAL HOTEL ROOM NOTES:**
- PROVIDE 3-8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 - DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF CWB TO CENTERLINE OF FIXTURE.
 - SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 - SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 - PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 - PROVIDE MIN. R-19 INSULATION AT ROOFS.



ADA ACCESSORIES LEGEND

- (A) FOLD DOWN SHOWER SEAT, MTD 18" AFF TO TOP OF SEAT, REFER TO FIG 610.3 AT A-035 FOR LAYOUT.
- (B) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 12" LONG
- (C) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 24" LONG
- (D) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 36" LONG
- (E) GRAB BAR MTD. 34" AFF TO TOP OF BAR, 42" LONG
- (F) SHOWER CONTROLS
- (G) LAVATORY, MTD 34" AFF WITH MIN. 29" CLEARANCE KNEE SPACE

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCI
PRIVATE PROFESSIONAL SERVICES, LLC
Construction Plans Review Inspectors & Consulting

REVIEWER	DATE
INITIALS	02/28/17

STATE OF FLORIDA
HELD MILWAU ARCHITECT
REGISTRATION #00020693

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No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
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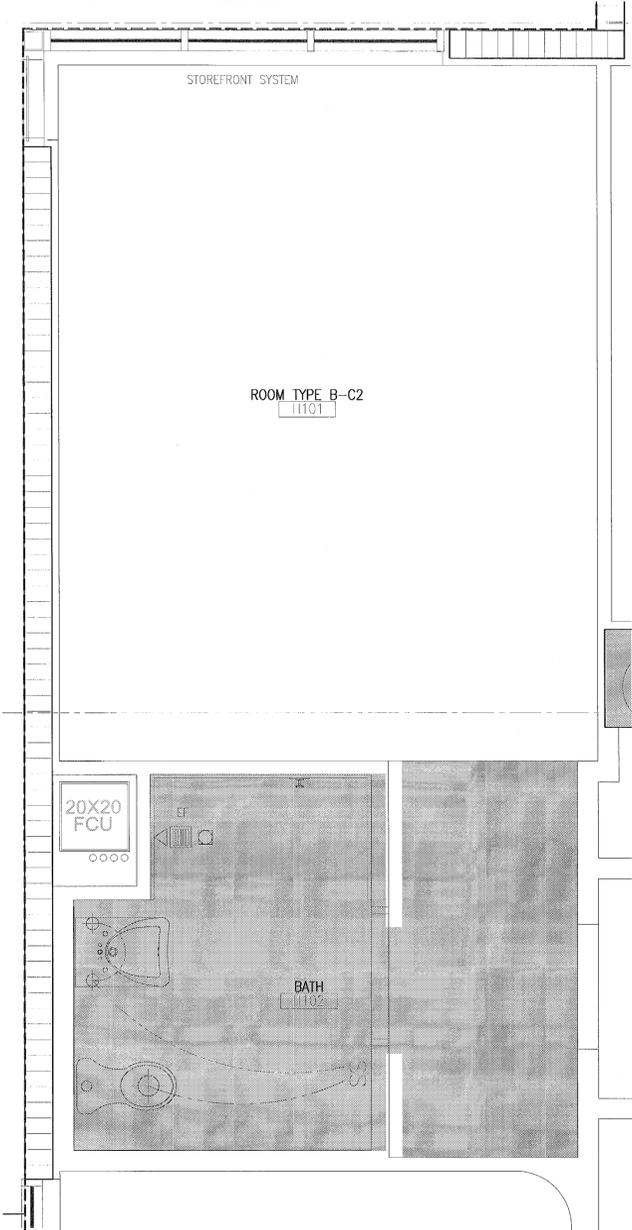
PROJECT NO: 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO:

DOOR #	DOOR		TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
	FROM	TO			PANEL WIDTH	HEIGHT	THICKNESS							
	ROOM NAME	ROOM NAME												
T10	HOTEL ENTRY	CORRIDOR	A	HM	3'-0"	7'-0"	1-3/4"	C	1 HOUR	HM				1, 4, 18
T11	HOTEL RM	HOTEL RM	A	WD	3'-0"	7'-0"	1-3/4"	C	1 HOUR	HM				20, 28
T12	HOTEL RM	BATH	H	WD	3'-0"	7'-0"	1-3/4"			WD				1, 24, 30
T13	HOTEL RM	BATH	A	WD	3'-0"	7'-0"	1-3/4"			WD				1, 24

- NOTES:**
- ◇ EXPOSED CONC. SLAB, PAINT FINISH.
 - ◇ SMOOTH 5/8" STUCCO, PAINT FINISH.
 - ◇ SMOOTH W/CONCRETE, PAINT FINISH.
 - ◇ SUSPENDED 5/8" GYP. BD., PAINT FINISH.
 - ⑦ FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITIES, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
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 - ⑨ FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).
 - ⑩ ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITHIN DROPPED CEILINGS.
 - ⑪ ALL PERIMETRAL PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, METAL STUDS AND INTERNAL BRIVALL LAYERS MUST EXTEND TO THE UNDERSIDE OF THE CONCRETE SLAB.
 - ⑫ NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN A/C PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMPLIANCE WITH THE FLAME SPREAD RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
 - ⑬ A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

	RECESSED DOWNLIGHT
	WALL MOUNTED LIGHT
	JUNCTION BOX
	WALL MOUNTED "J" BOX
	A/C SUPPLY (CEILING MOUNTED)
	A/C SUPPLY (WALL MOUNTED)
	A/C RETURN (WALL MOUNTED)
	A/C RETURN GRILLE
	SOFFIT LINE
	HEADER
	PLENUM AREA
	1 HR. RATED WALL
	2 HR. RATED WALL
	RECESSED WALL MOUNTED LIGHT

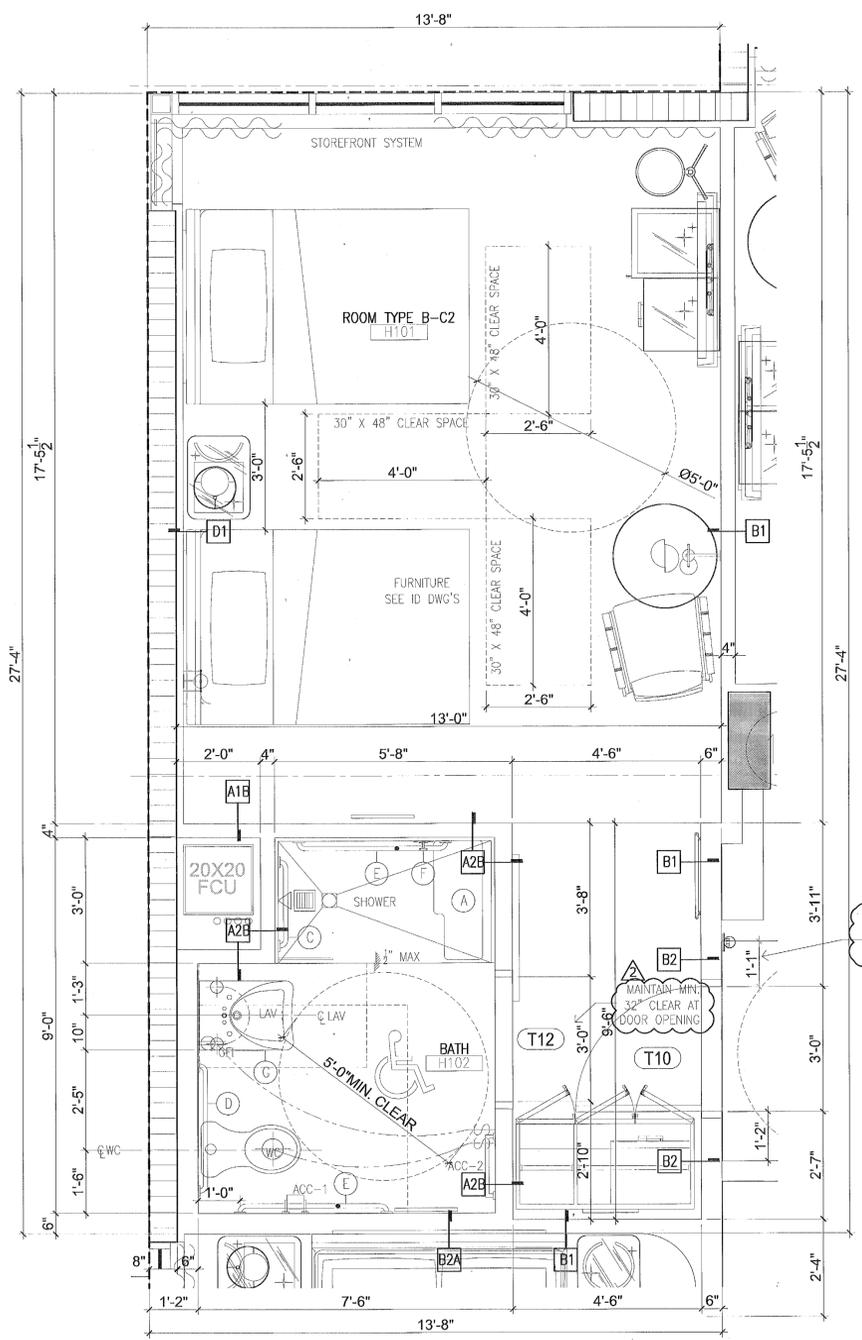


A2 UNIT B-C2 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE FOR ALL HOTEL ROOMS

FLOOR LEVEL	ROOMS	FLOOR	BASE	WALLS								CEILING	REMARKS
				NORTH		SOUTH		EAST		WEST			
				MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH		
H01	ROOM			GYP. BD.	PAINTED	SEE RCP*	REFER TO ID DWG'S FOR FINISH NOTES AND INFO						
H02	BATH			GYP. BD.	PAINTED	SEE RCP*	REFER TO ID DWG'S FOR FINISH NOTES AND INFO						

- GENERAL HOTEL ROOM NOTES:**
- PROVIDE 3-5/8" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.
 - DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF GWB TO CENTERLINE OF FIXTURE.
 - SLIDING GLASS DOORS TO PROVIDE A 32" CLEAR OPENING TO BALCONY.
 - SLIDING GLASS DOORS ARE UNABLE TO COMPLY WITH THE FAIR HOUSING ACT THRESHOLD REQUIREMENT DUE TO REQ'D WATER DAM. WHEN NEED ARISES, A RAMP WILL BE PROVIDED.
 - PROVIDE MIN. R-5 INSULATION AT ALL CMU AND CONCRETE SHEARWALLS, EXTERIOR WALLS, AND A/C AREAS ADJACENT TO NON-A/C AREAS, TYP.
 - PROVIDE MIN. R-19 INSULATION AT ROOFS.



ADA ACCESSORIES LEGEND

- A FOLD DOWN SHOWER SEAT, MTD 18" AFF TO TOP OF SEAT, REFER TO FIG 610.3 AT A-035 FOR LAYOUT.
- B GRAB BAR MTD. 34" AFF TO TOP OF BAR, 12" LONG
- C GRAB BAR MTD. 34" AFF TO TOP OF BAR, 24" LONG
- D GRAB BAR MTD. 34" AFF TO TOP OF BAR, 36" LONG
- E GRAB BAR MTD. 34" AFF TO TOP OF BAR, 42" LONG
- F SHOWER CONTROLS
- G LAVATORY, MTD 34" AFF WITH MIN. 29" CLEARANCE KNEE SPACE

MAINTAIN MIN. 12" CLEAR AT DOOR PUSH SIDE

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCI
PRIVATE CONSULTING SERVICES, LLC
Contract of Professional Services & Consulting

REVISION	DATE	REVIEWED
1	02/28/17	[Signature]
2	05/31/17	[Signature]

A1 UNIT B-C2 PLAN
SCALE: 1/2" = 1'-0"

PERMUY
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INTERIOR DESIGN
PLANNING
2717 Ponce de Leon Blvd.
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Phone: 305.290.5302
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PALOMAR
KIMPTON HOTEL
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

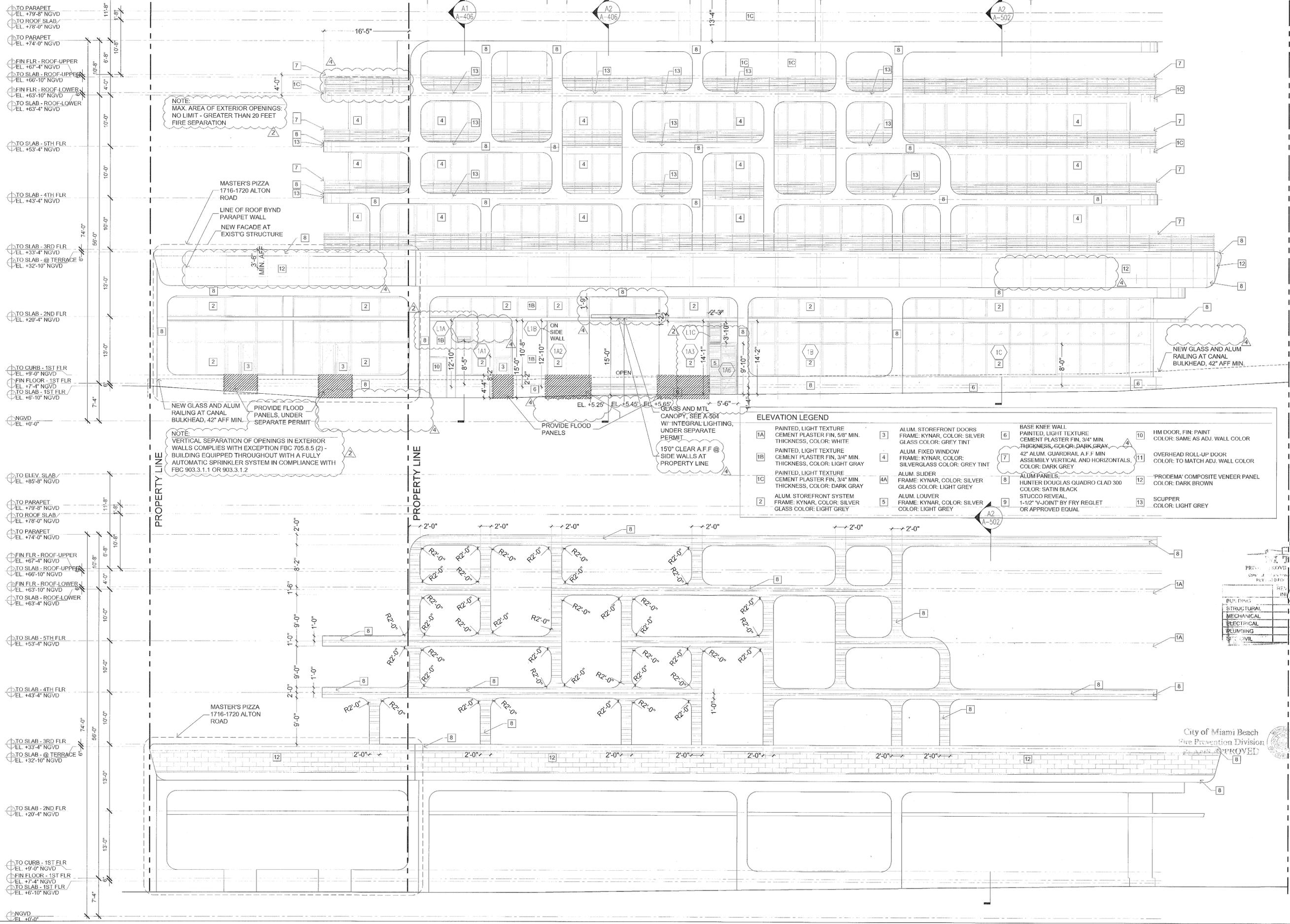
FINVARB GROUP

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17

PROJECT NO: 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO:

Adrian Miller
1.2.18

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NOTE:
MAX. AREA OF EXTERIOR OPENINGS:
NO LIMIT - GREATER THAN 20 FEET
FIRE SEPARATION

MASTER'S PIZZA
1716-1720 ALTON
ROAD
LINE OF ROOF BYND
PARAPET WALL
NEW FACADE AT
EXIST'G STRUCTURE

NOTE:
VERTICAL SEPARATION OF OPENINGS IN EXTERIOR
WALLS COMPLIES WITH EXCEPTION FBC 705.8.5 (2) -
BUILDING EQUIPPED THROUGHOUT WITH A FULLY
AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH
FBC 903.3.1.1 OR 903.3.1.2

GLASS AND MTL
CANOPY, SEE A-504
W/ INTEGRAL LIGHTING,
UNDER SEPARATE
PERMIT
15'0\"/>

ELEVATION LEGEND

1A	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 5/8" MIN. THICKNESS, COLOR: WHITE	3	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT	6	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY, 42" ALUM. GUARDRAIL A.F.F. MIN ASSEMBLY VERTICAL AND HORIZONTALS, COLOR: DARK GREY	10	HM DOOR, FIN: PAINT COLOR: SAME AS ADJ. WALL COLOR
1B	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: LIGHT GRAY	4	ALUM. FIXED WINDOW FRAME: KYNAR, COLOR: SILVERGLASS COLOR: GREY TINT	7	ALUM. PANELS, HUNTER DOUGLAS QUADRO CLAD 300 COLOR: SATIN BLACK	11	OVERHEAD ROLL-UP DOOR COLOR: TO MATCH ADJ. WALL COLOR
1C	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	4A	ALUM. SLIDER FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	8	ALUM. PANELS, HUNTER DOUGLAS QUADRO CLAD 300 COLOR: SATIN BLACK	12	'PRODEMA' COMPOSITE VENEER PANEL COLOR: DARK BROWN
2	ALUM. STOREFRONT SYSTEM FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	5	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	9	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	13	SCUPPER COLOR: LIGHT GREY

PROJECT NO.	1613
DATE	11.22.17
SHEET INDEX	
SCALE	As Noted
SHEET NO.	A-401

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

KIMPTON HOTEL
PALOMAR
501 N. B. BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

Handwritten signature
1-2-18

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REGISTRATION #AB0004953

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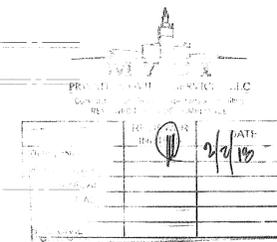
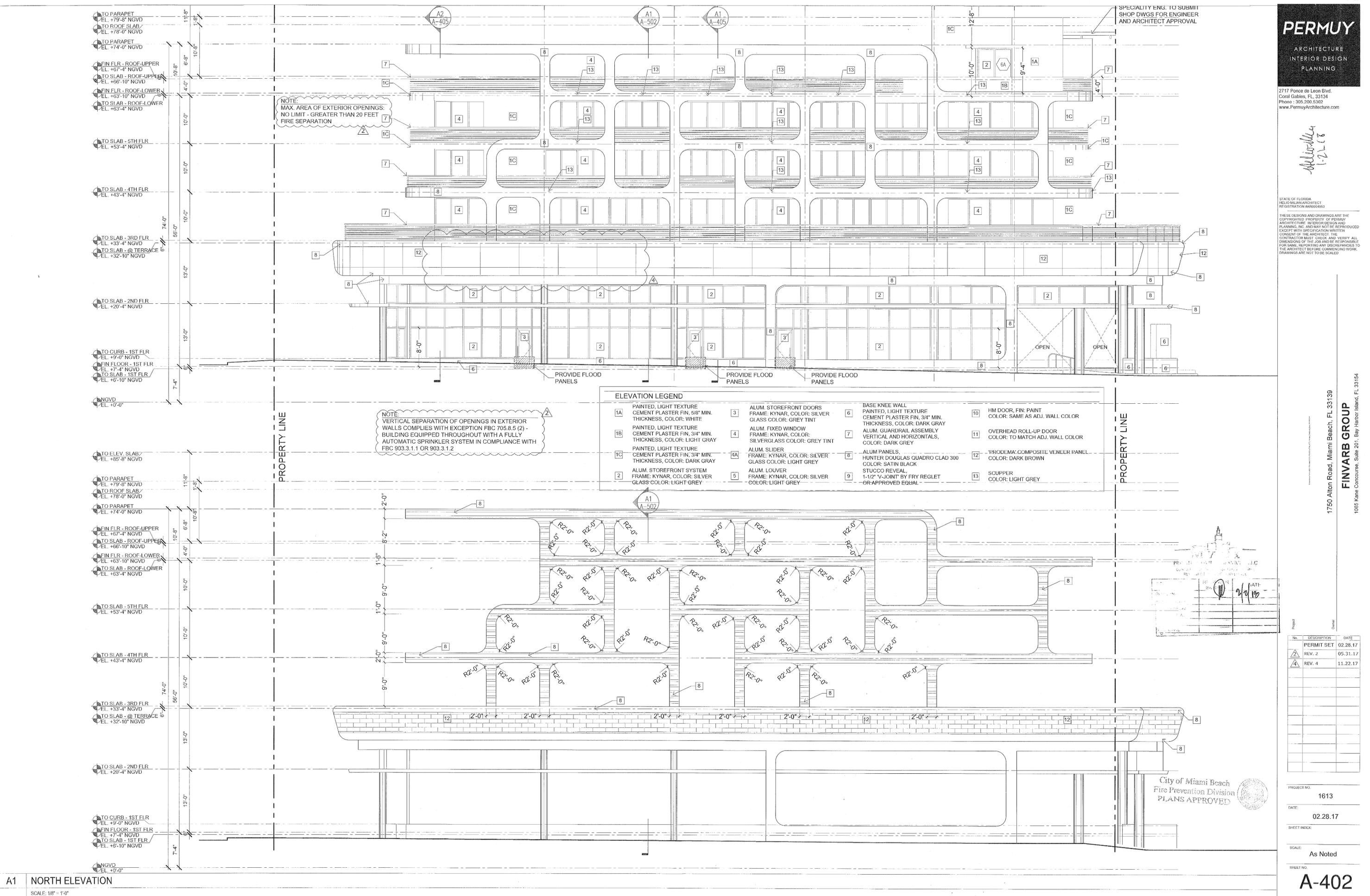
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

SPECIALTY ENG. TO SUBMIT
SHOP DWGS FOR ENGINEER
AND ARCHITECT APPROVAL

NOTE:
MAX. AREA OF EXTERIOR OPENINGS:
NO LIMIT - GREATER THAN 20 FEET
FIRE SEPARATION

NOTE:
VERTICAL SEPARATION OF OPENINGS IN EXTERIOR
WALLS COMPLIES WITH EXCEPTION FBC 705.8.5 (2) -
BUILDING EQUIPPED THROUGHOUT WITH A FULLY
AUTOMATIC SPRINKLER SYSTEM IN COMPLIANCE WITH
FBC 903.3.1.1 OR 903.3.1.2

ELEVATION LEGEND			
1A	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 5/8" MIN. THICKNESS, COLOR: WHITE	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT	
1B	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: LIGHT GRAY	ALUM. FIXED WINDOW FRAME: KYNAR, COLOR: SILVER/GLOSS COLOR: GREY TINT	
1C	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	ALUM. SLIDER FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	
2	ALUM. STOREFRONT SYSTEM FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	
3	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	
4	ALUM. FIXED WINDOW FRAME: KYNAR, COLOR: SILVER/GLOSS COLOR: GREY TINT	ALUM. GUARDRAIL ASSEMBLY VERTICAL AND HORIZONTALS, COLOR: DARK GREY	
4A	ALUM. SLIDER FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	ALUM. PANELS, HUNTER DOUGLAS QUADRO CLAD 300 COLOR: SATIN BLACK STUCCO REVEAL, 1-1/2" V-JOINT BY FRY REGLET OR APPROVED EQUAL	
5	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	HM DOOR, FIN: PAINT COLOR: SAME AS ADJ. WALL COLOR	
6	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	10	OVERHEAD ROLL-UP DOOR COLOR: TO MATCH ADJ. WALL COLOR
7	ALUM. GUARDRAIL ASSEMBLY VERTICAL AND HORIZONTALS, COLOR: DARK GREY	11	SCUPPER COLOR: LIGHT GREY
8	ALUM. PANELS, HUNTER DOUGLAS QUADRO CLAD 300 COLOR: SATIN BLACK STUCCO REVEAL, 1-1/2" V-JOINT BY FRY REGLET OR APPROVED EQUAL	12	"PRODEMA" COMPOSITE VENEER PANEL COLOR: DARK BROWN
9	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	13	



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
1	REV. 2	05.31.17
2	REV. 4	11.22.17

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

A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

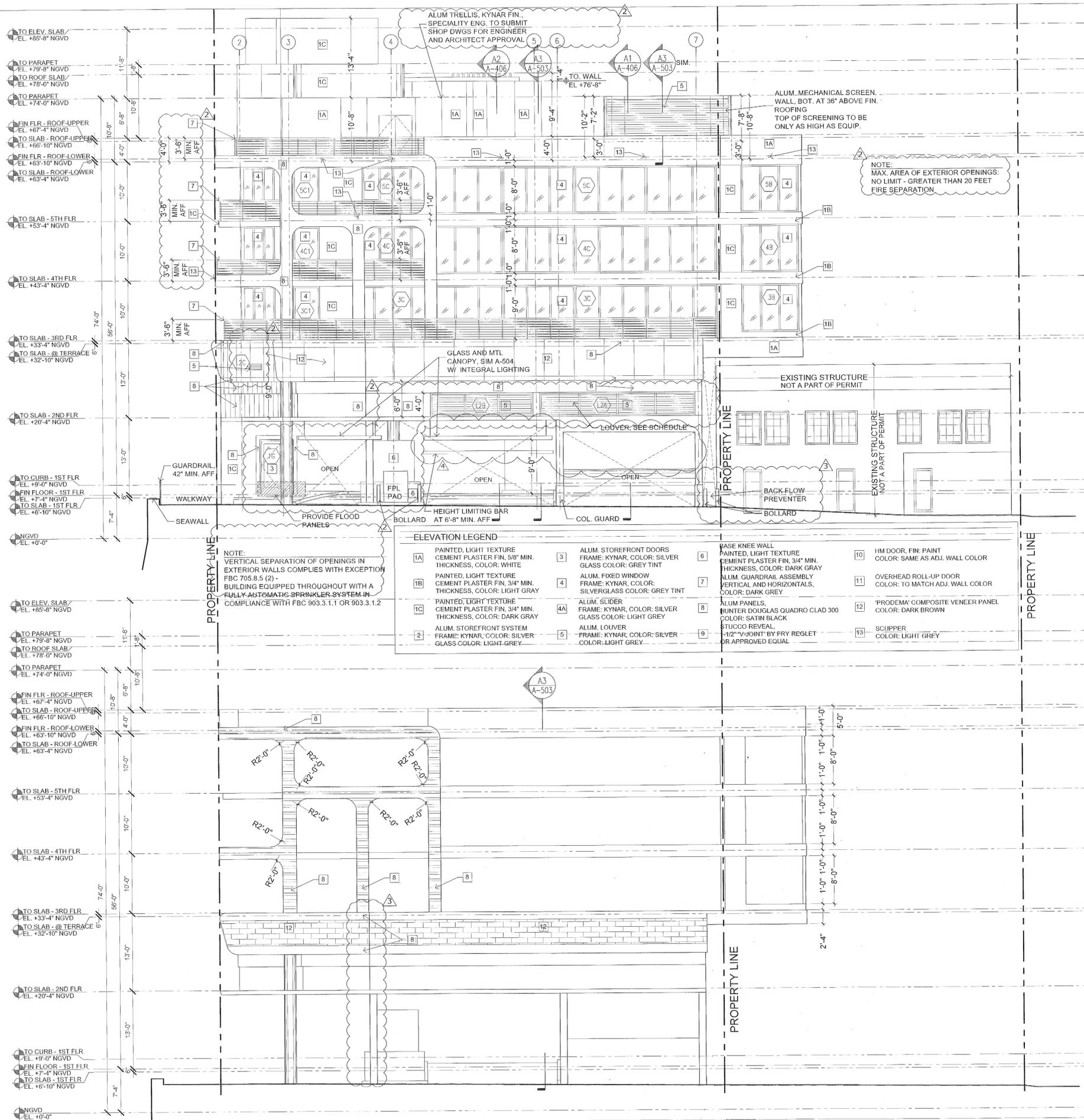
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REGISTRATION #80004053

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FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154



ELEVATION LEGEND

1A	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 5/8" MIN. THICKNESS, COLOR: WHITE	3	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT	6	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY
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1C	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	4A	ALUM. SLIDER FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	8	ALUM. PANELS, HUNTER DOUGLAS QUADRO CLAD 300 STUCCO REVEAL
2	ALUM. STOREFRONT SYSTEM FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	5	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	9	"12" x "12" JOINT" BY FRY RESLET OR APPROVED EQUAL
				10	HM DOOR, FIN: PAINT COLOR: SAME AS ADJ. WALL COLOR
				11	OVERHEAD ROLL-UP DOOR COLOR: TO MATCH ADJ. WALL COLOR
				12	"PRODEMA" COMPOSITE VENEER PANEL COLOR: DARK BROWN
				13	SCUPPER COLOR: LIGHT GREY

NOTE:
VERTICAL SEPARATION OF OPENINGS IN
EXTERIOR WALLS COMPLIES WITH EXCEPTION
FBC 705.8.5 (2)
BUILDING EQUIPPED THROUGHOUT WITH A
FULLY AUTOMATIC SPRINKLER SYSTEM IN
COMPLIANCE WITH FBC 903.3.1.1 OR 903.3.1.2

NOTE:
MAX. AREA OF EXTERIOR OPENINGS:
NO LIMIT - GREATER THAN 20 FEET
FIRE SEPARATION

WTCI
PRIVATE INVESTMENT SERVICES, I.L.C.
INSPECTIONS & CONSULTING
CORPORATION
FLORIDA REGISTERED PROFESSIONAL ENGINEER
NO. 12487
DATE: 02/28/17

REVIEWER: [Signature]
DATE: 02/28/17

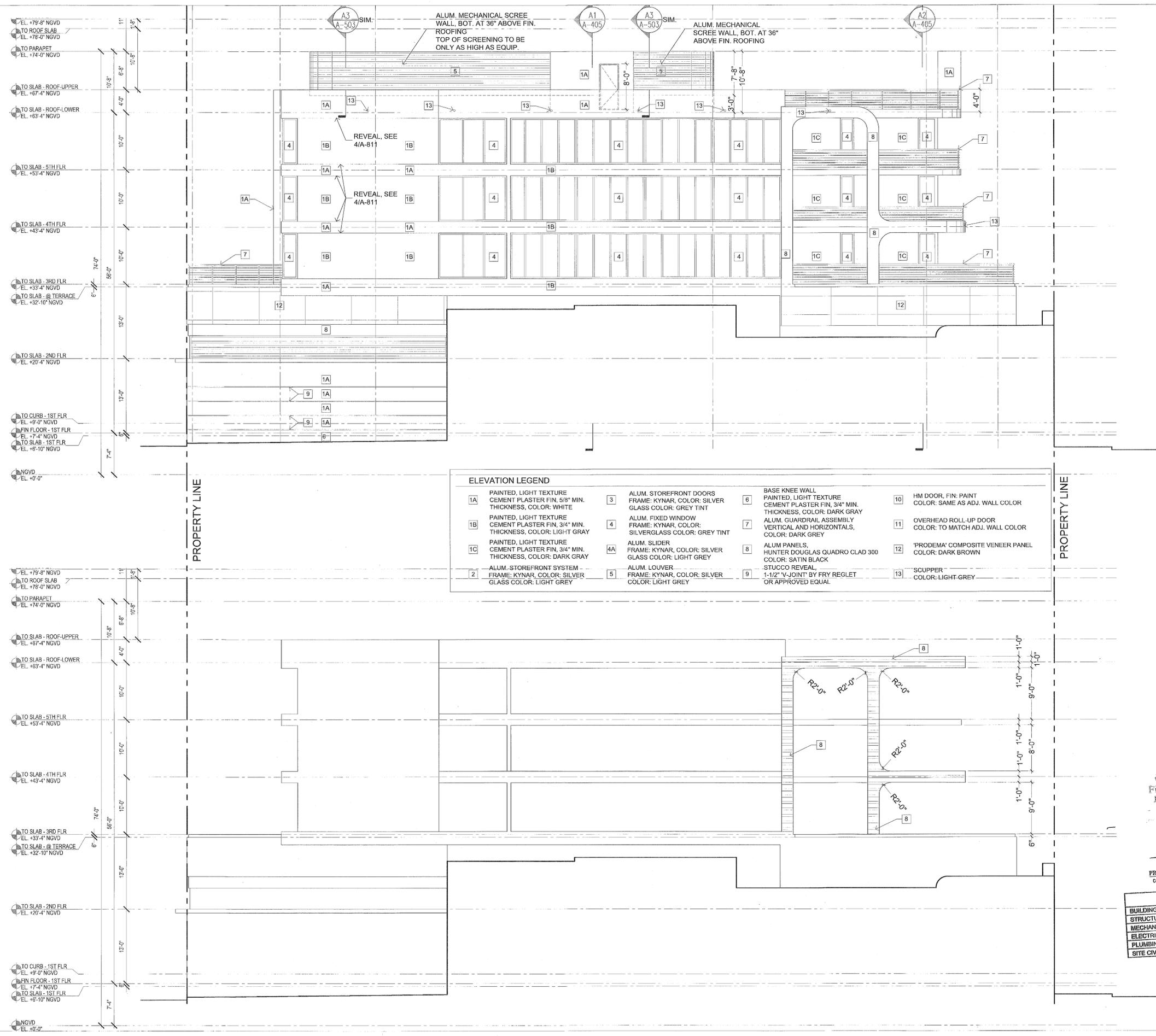
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
2	REV. 2	05.31.17
4	REV. 4	11.22.17

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

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ELEVATION LEGEND

1A	PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 5/8" MIN. THICKNESS, COLOR: WHITE	3	ALUM. STOREFRONT DOORS FRAME: KYNAR, COLOR: SILVER GLASS COLOR: GREY TINT	6	BASE KNEE WALL PAINTED, LIGHT TEXTURE CEMENT PLASTER FIN, 3/4" MIN. THICKNESS, COLOR: DARK GRAY	10	HM DOOR, FIN: PAINT COLOR: SAME AS ADJ. WALL COLOR
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2	ALUM. STOREFRONT SYSTEM FRAME: KYNAR, COLOR: SILVER GLASS COLOR: LIGHT GREY	5	ALUM. LOUVER FRAME: KYNAR, COLOR: SILVER COLOR: LIGHT GREY	9	1-1/2" 'V-JOINT' BY FRY REGLET OR APPROVED EQUAL	13	'SCUPPER' COLOR: LIGHT GREY

A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE

BUILDING	REVISOR	DATE
STRUCTURAL	INT/MS	02/28/17
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17

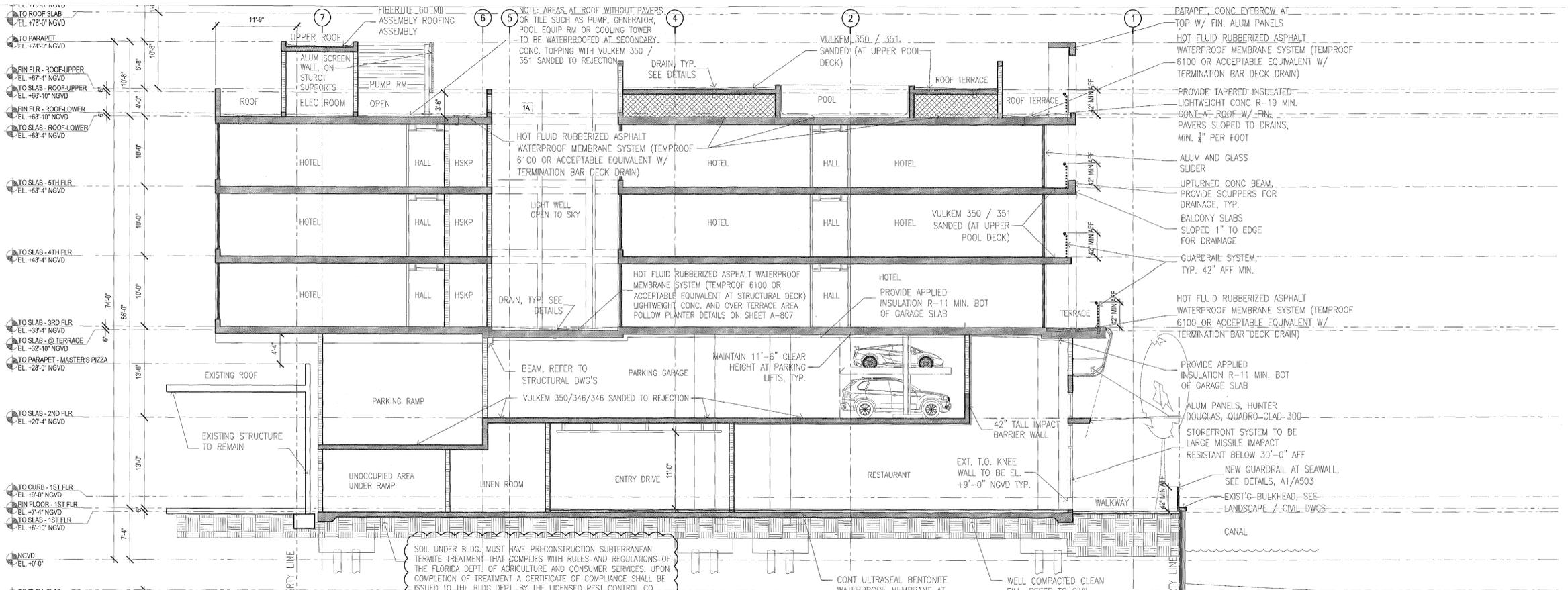
PROJECT NO: 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO:

KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Allon Road, Miami Beach, FL 33139
FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

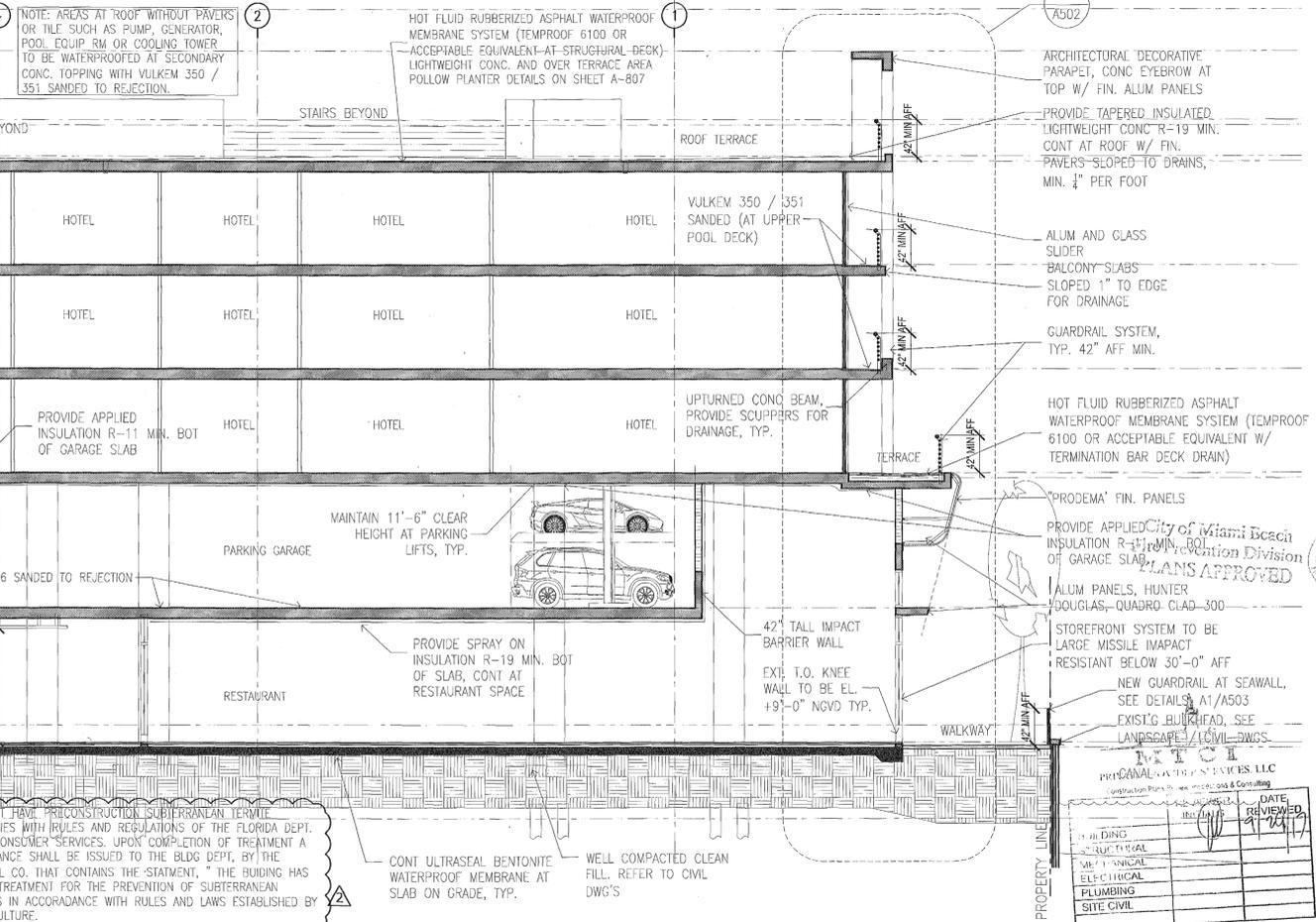
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S. S. 17

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PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Islands, FL 33154

A1 BUILDING SECTION 1 - NORTH-SOUTH
SCALE: 1/8" = 1'-0"



SOIL UNDER BLDG. MUST HAVE PRECONSTRUCTION SUBTERRANEAN TERMITE TREATMENT THAT COMPLIES WITH RULES AND REGULATIONS OF THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES. UPON COMPLETION OF TREATMENT A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BLDG. DEPT. BY THE LICENSED PEST CONTROL CO. THAT CONTAINS THE STATEMENT, "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLA. DEPT. OF AGRICULTURE."



SOIL UNDER BLDG. MUST HAVE PRECONSTRUCTION SUBTERRANEAN TERMITE TREATMENT THAT COMPLIES WITH RULES AND REGULATIONS OF THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES. UPON COMPLETION OF TREATMENT A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BLDG. DEPT. BY THE LICENSED PEST CONTROL CO. THAT CONTAINS THE STATEMENT, "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLA. DEPT. OF AGRICULTURE."

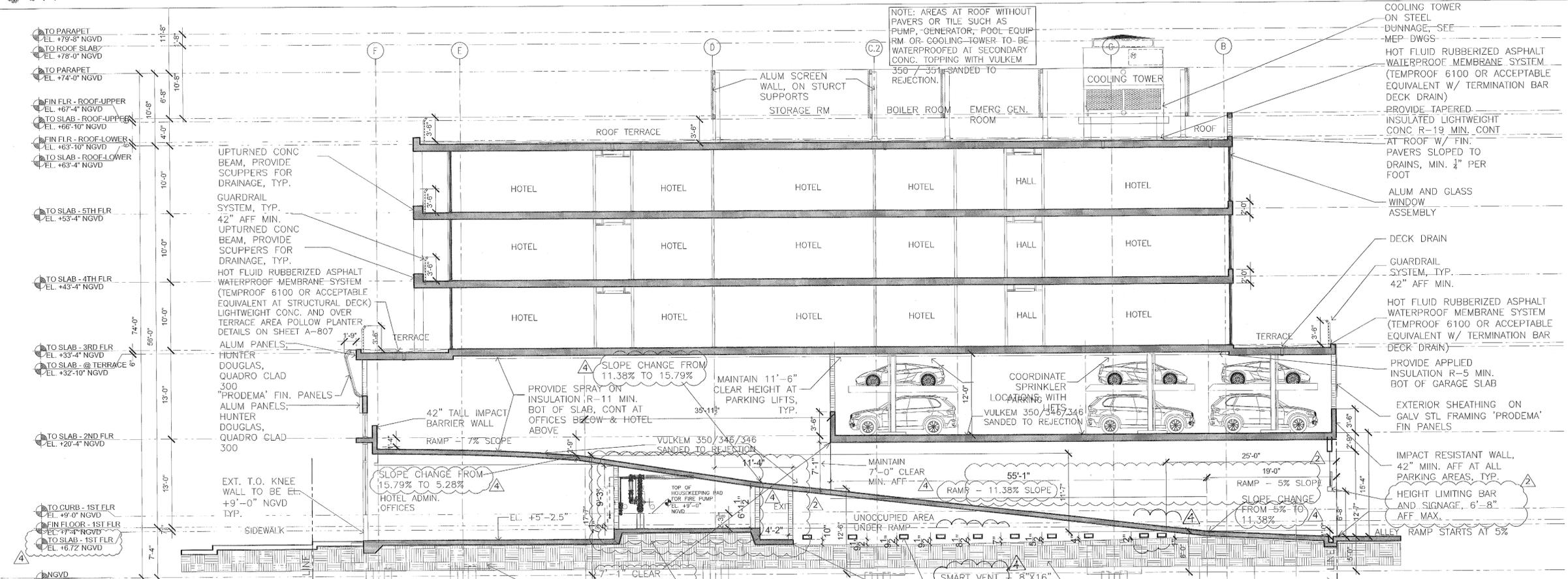
A2 BUILDING SECTION 2 - NORTH-SOUTH
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	DERM CMMS	04.13.17
3	REV. 2	05.31.17

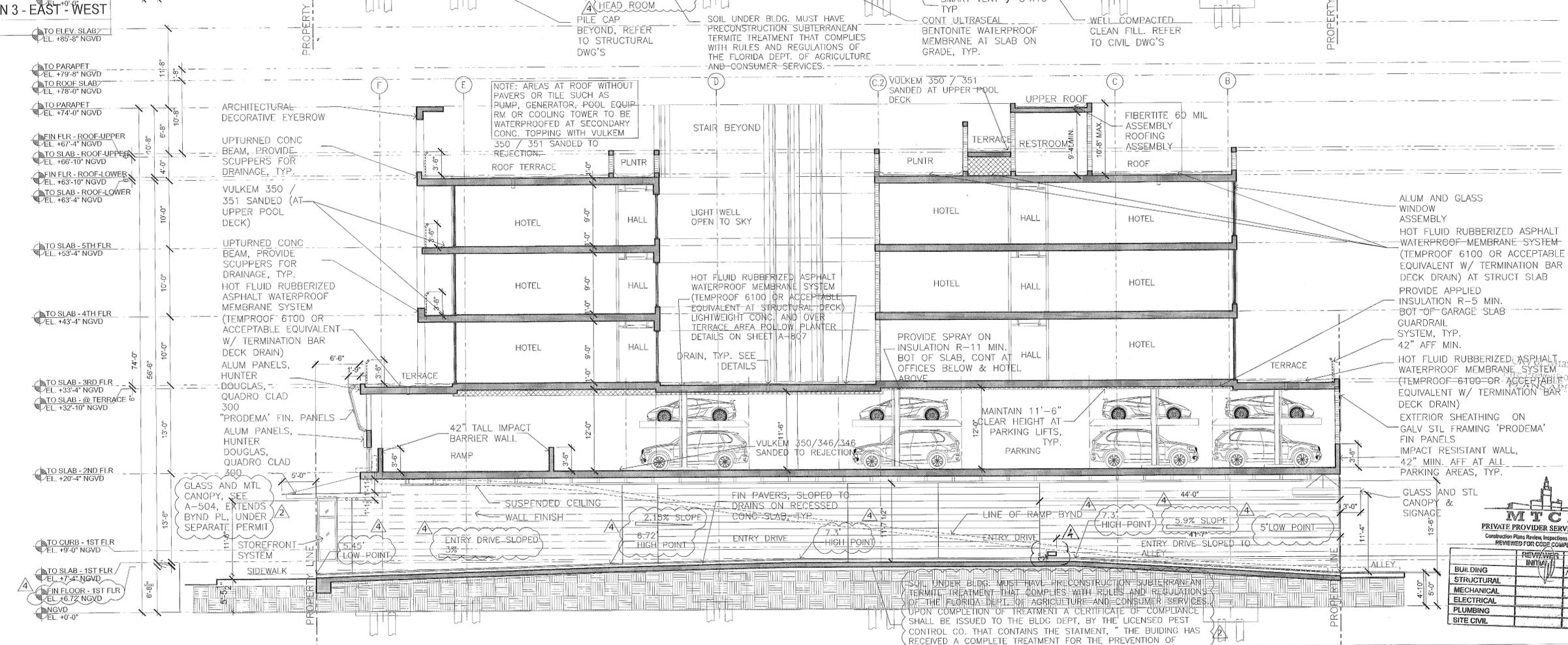
PROJNO.	1613
DATE	02.28.17
SHEET NO.	As Noted
SHEET NO.	

SURE AND

0371
6911071A



A1 BUILDING SECTION 3 - EAST - WEST
SCALE: 1/8" = 1'-0"



A2 BUILDING SECTION 4 - EAST - WEST
SCALE: 1/8" = 1'-0"

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING
2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone: 305.200.5302
www.PermuyArchitecture.com

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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No.	DESCRIPTION	DATE
PERMIT SET		02.28.17
REV. 2		05.31.17
REV. 4		11.22.17

PROJECT NO:	1613
DATE:	02.28.17
SHEET INDEX:	
SCALE:	As Noted
SHEET NO:	A-406

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections & Consulting
REVIEWED FOR CODE COMPLIANCE
DATE: 02/28/17

BC1703462



1750
Atton Rd

1750002.020918
Palomar
1st Architectural Revision
Set: 2 of 2



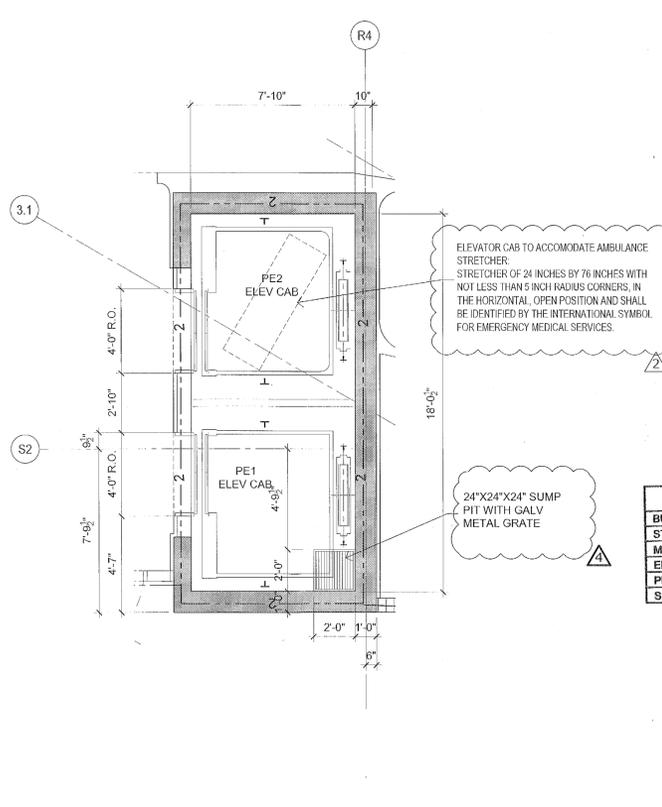
DATE	REVISION	REVISION
		PLUMBING
		ELECTRICAL
		MECHANICAL
		STRUCTURAL
		GENERAL

APPLICABLE ITEMS OF F.A.C.B.C. 4.10 - ELEVATORS:

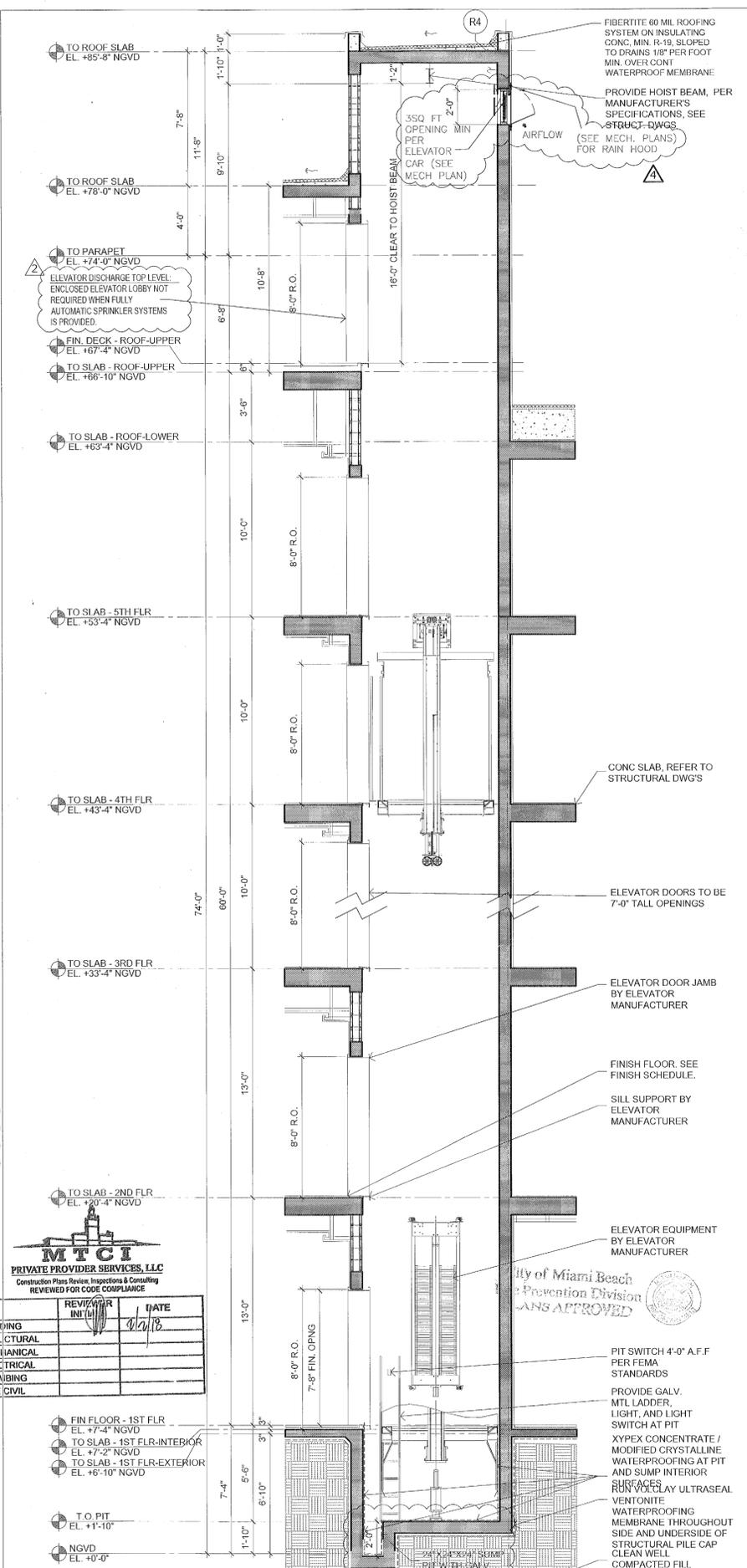
- ELEVATOR TO COMPLY WITH ASME A17.1 - 1996 SAFETY CODE FOR ELEVATORS AND ESCALATORS PER 4.10.1 & SBC CHAPTER 30, 1997 ED.
- PROVIDE AUTOMATED SELF LEVELING FEATURE W/ TOLERANCE OF 0.5" PER 4.10.2
- PROVIDE HALL CALL BUTTON CENTERED AT 42" A.F.F. W/ VISUAL SIGNAL .75"X PER 4.10.3
- PROVIDE VISUAL AND AUDIBLE SIGNAL AT HOISTWAY ENTRANCE INCL. HALL LANTERN 72" A.F.F AND VISUAL SIGNAL 2.5"X IN SIZE PER 4.10.4
- PROVIDE RAISED AND BRAILLE CHARACTERS ON HOISTWAY WAY ENTRANCE W/ CENTERLINE OF 2" CHARACTERS AT 60" A.F.F. PER 4.10.5
- PROVIDE DOOR PROTECTIVE AND REOPENING DEVICE PER ASME A17.1 - 1996 AND CAPABLE OF COMPLETING THE OPENING OPERATION WITHOUT REQUIRING CONTACT WITH OBSTRUCTIONS PASSING THRU OPENING AT HEIGHTS OF 5' AND 29" PER 4.10.6
- PROVIDE ADEQUATE DOOR AND SIGNAL TIMING PER 4.10.7
- ELEVATOR DOOR MUST REMAIN FULLY OPEN 3 SECONDS IN RESPONSE TO CAR CALL PER 4.10.8
- FLOOR SURFACES ARE TO COMPLY WITH 4.5 OF F.A.C.B.C. CHANGES BETWEEN .25" AND .5" ARE TO BE BEVELED W/ SLOPE NO GREATER THAN 1:2. CHANGES GREATER THAN .5" ARE CONSIDERED TO REQUIRE A RAMP.
- SIGNAGE: A PERMANENT SIGN MUST BE INSTALLED IMMEDIATELY ABOVE EACH HALL PUSH BUTTON STATION ON EACH FLOOR READING: "IN FIRE EMERGENCY DO NOT USE ELEVATOR USE EXIT STAIRS" THIS SIGN MUST HAVE LETTERS NOT LESS THAN 1/2" HIGH IN CAPITAL LETTERS.
- ELEVATOR MANUFACTURER SHALL PROVIDE "ELEVATOR RECALL" AS REQUIRED BY FIRE DEPT.
- PROVIDE CODED FLOOR SELECTION FOR RESIDENTS ABOVE THE FIRST FLOOR AT ALL ELEVATORS.
- REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR FINISHES, JAMB AND DOOR FINISHES. CAB INTERIORS SHALL BE SELECTED FROM MANUFACTURERS STANDARD UPGRADES.
- MEMBERS, ELEMENTS AND COMPONENTS SUBJECT TO DYNAMIC LOADS FROM ELEVATORS SHALL BE DESIGNED FOR IMPACT LOADS AND DEFLECTION LIMITS PRESCRIBED BY ASME A17.1
- FLOOD PIT SENSOR AND ALARM BELL PROVIDED BY ELEVATOR COMPANY.

NOTE:
COORDINATE EXACT HOISTWAY DIMENSIONS, INCL. BUT NOT LIMITED TO: SCHEDULING AND ACCESS TO ELEVATOR AREA. REFER TO MPE AND FIRE PROTECTION DRAWINGS FOR APPLICABLE ITEMS. COORDINATE WIDTH, DEPTH, TRAVEL DISTANCE, PIT DEPTH AND ACCESS, STEEL RAILS, SUMP PIT CONFIGURATION AND SUPPORTS FOR ELEVATOR SYSTEM ELEMENTS.

ELEVATORS PE1 & PE2
TYPE: GEN2 BY DDC
CAPACITY: 2000 LBS
SPEED: 350 FT/MIN
REFER TO INTERIOR DESIGN DRAWINGS FOR CAB, JAMBS, DOOR, AND PLATT FINISHES AND FINISHES.



A2 ELEVATOR HOISTWAY PLAN
SCALE: 1/4" = 1'-0"



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REVIEWER INITIALS	DATE
[Signature]	02/28/17

A1 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
Phone: 305.200.5302
www.PermuyArchitecture.com



STATE OF FLORIDA
HELIO M. PERMY ARCHITECT
REGISTRATION #00009953

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	PERMIT SET	02.28.17
	REV. 2	04.28.17
	REV. 4	11.22.17

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

Handwritten signature and date: 11.22.17

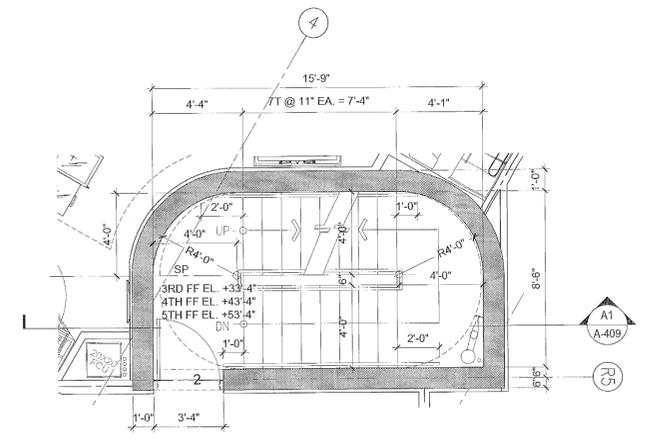
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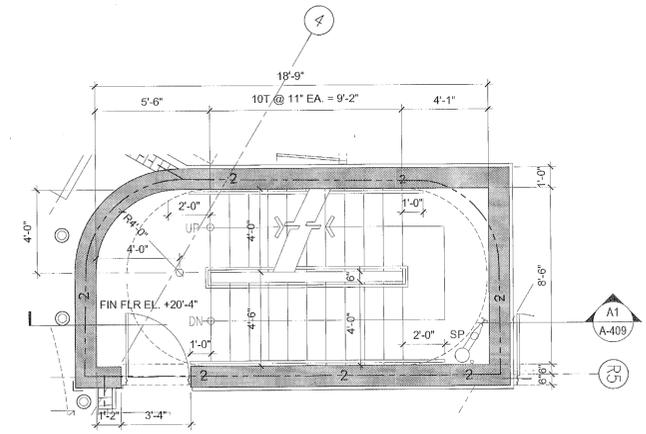
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No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
Δ	REV 4.	11.22.17

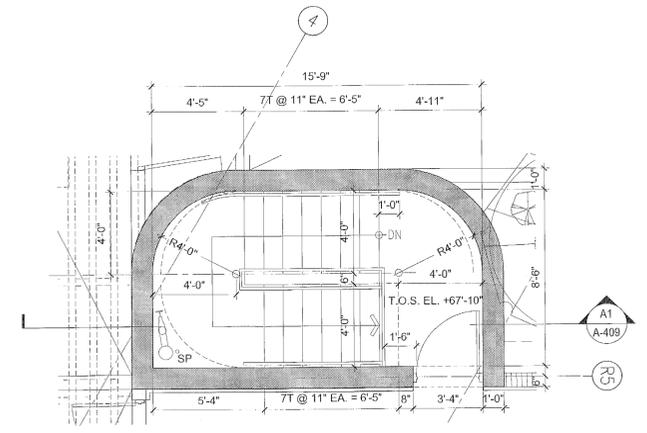
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DATE:	02.28.17
SHEET INDEX:	
SCALE:	As Noted
SHEET NO.	A-409



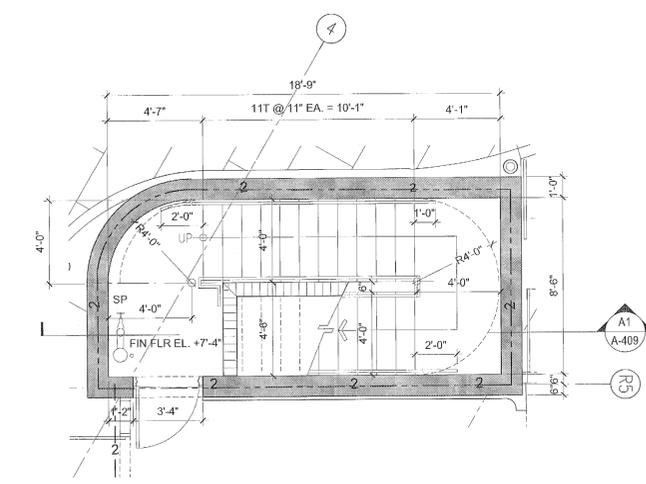
A4 STAIR #1 PLAN - 3-5TH FLOOR
SCALE: 1/4" = 1'-0"



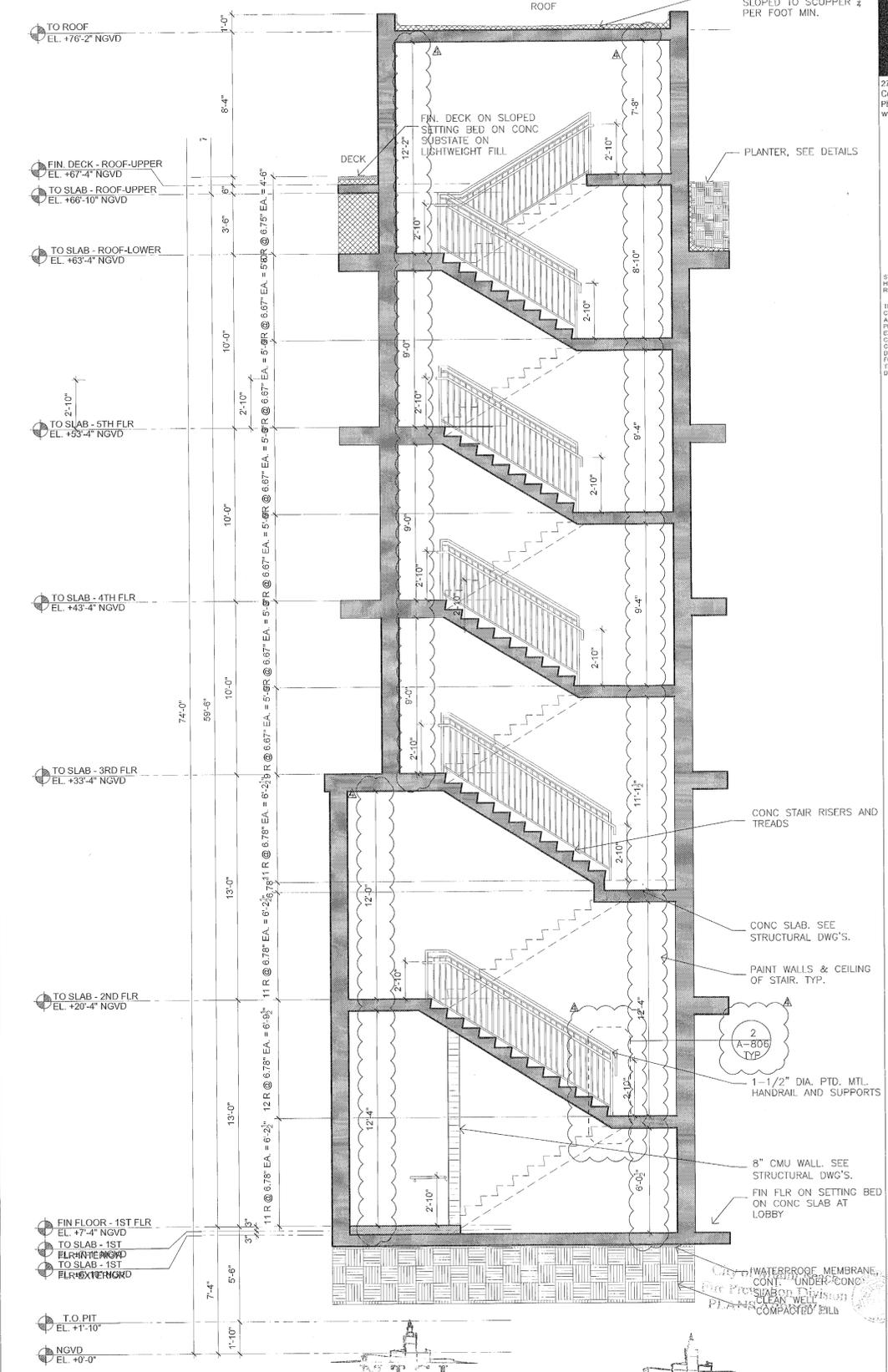
A3 STAIR #1 PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



A5 STAIR #1 PLAN - 6TH FLOOR / ROOF
SCALE: 1/4" = 1'-0"



A2 STAIR #1 PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



A1 STAIR #1 CROSS SECTION
SCALE: 1/4" = 1'-0"

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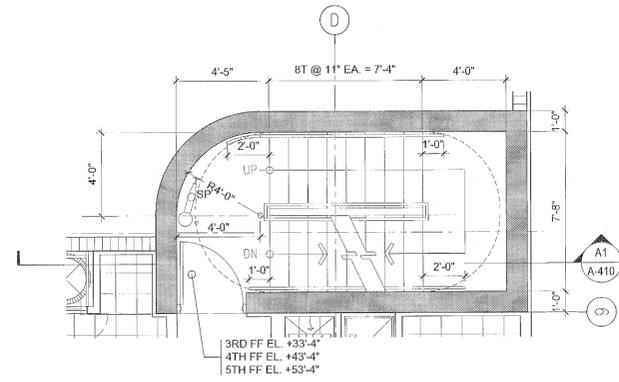
REVIEWER: [Signature] DATE: 11/16

BUILDING	REVIEWER	DATE
STRUCTURAL	[Signature]	11/16
Mechanical		
Electrical		
Plumbing		
SITE CIVIL		

Handwritten signature
11.22.17

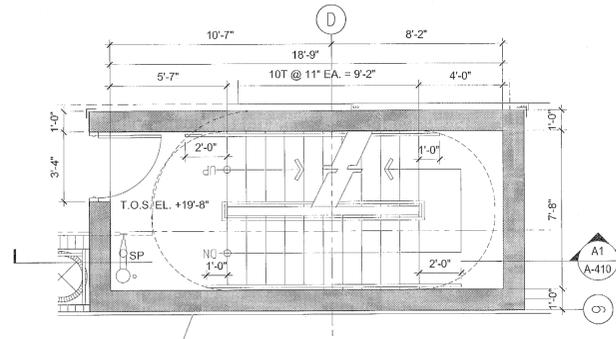
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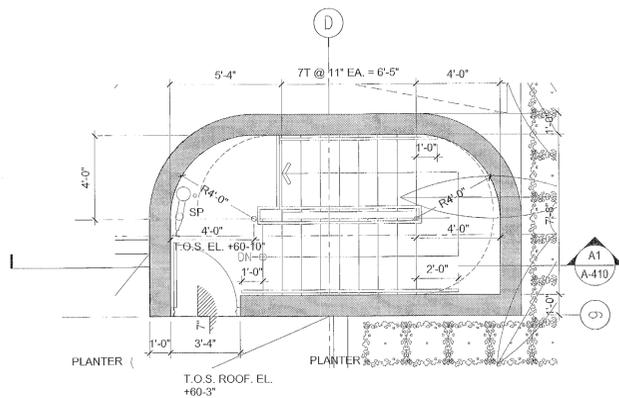
A4 STAIR #2 PLAN - 3-5TH FLOOR

SCALE: 1/4" = 1'-0"



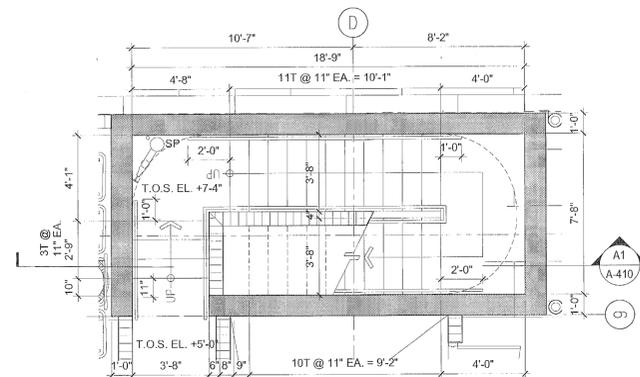
A3 STAIR #2 PLAN - 2ND FLOOR

SCALE: 1/4" = 1'-0"



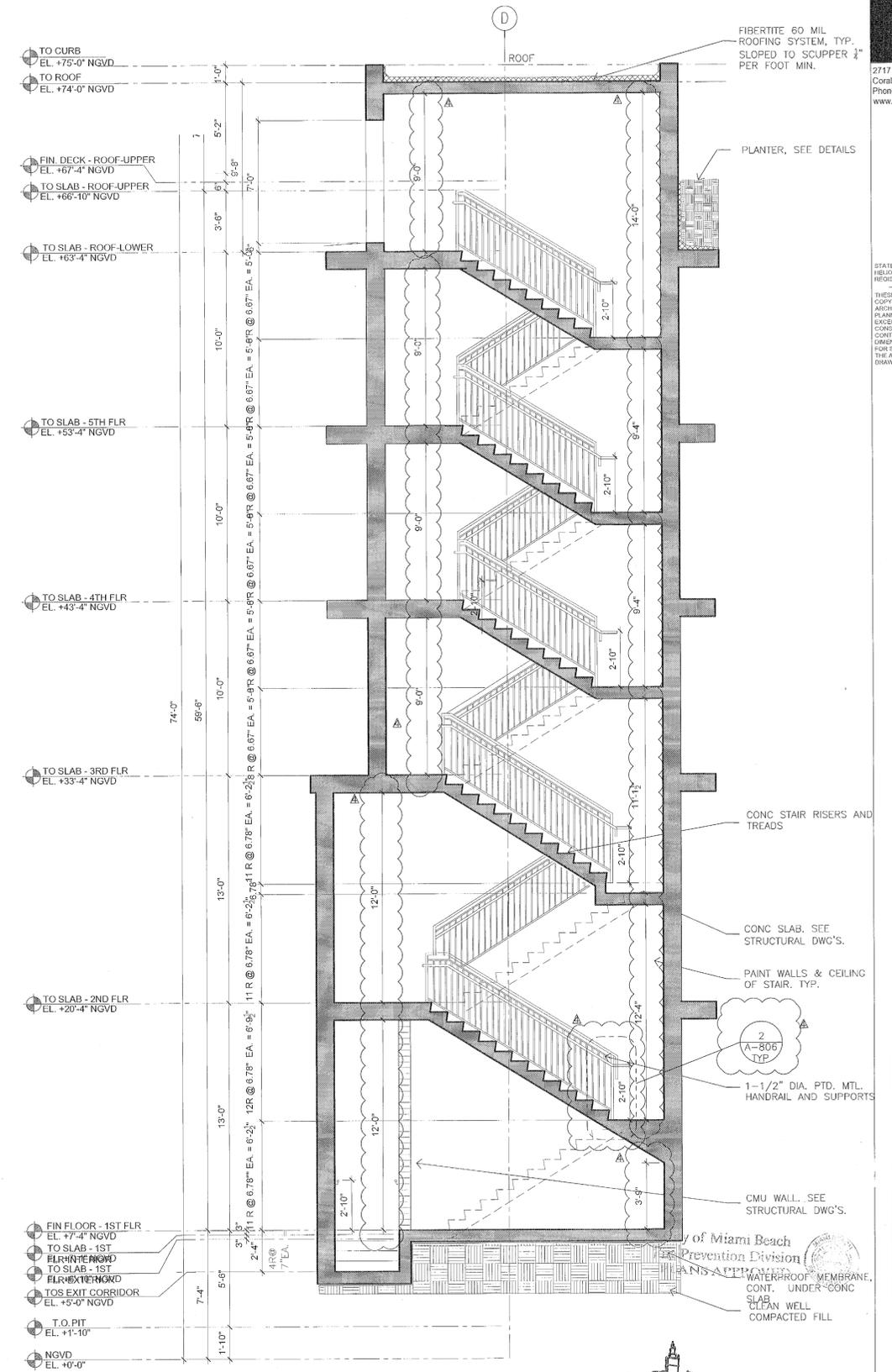
A5 STAIR #2 PLAN - 6TH FLOOR / ROOF

SCALE: 1/4" = 1'-0"



A2 STAIR #2 PLAN - 1ST FLOOR

SCALE: 1/4" = 1'-0"



A1 STAIR #2 CROSS SECTION

SCALE: 1/4" = 1'-0"

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Construction Plans Review
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DATE: 11/22/17

PROJECT NO: 1613
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SHEET INDEX: A-410
SCALE: As Noted
SHEET NO:

No.	DESCRIPTION	DATE
PERMIT SET		02.28.17
REV 4		11.22.17

PROJECT NO: 1613
DATE: 02.28.17
SHEET INDEX: A-410
SCALE: As Noted
SHEET NO:

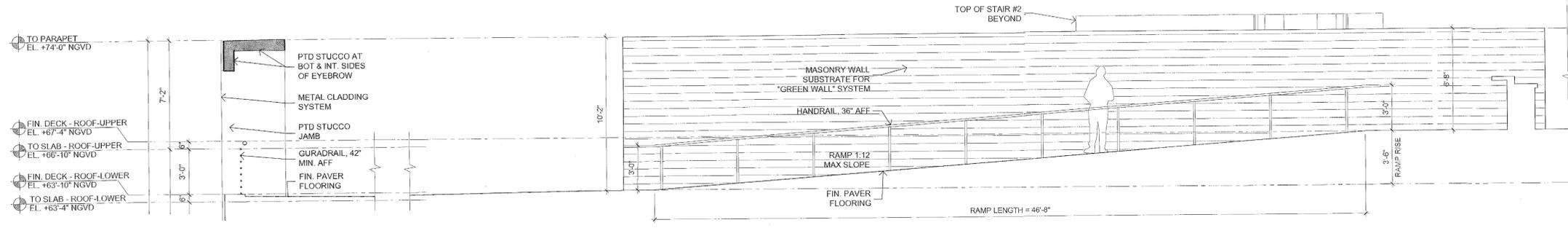
Melissa Miller
1.10.18

STATE OF FLORIDA
HELICLIAN ARCHITECT
REGISTRATION NO. 09691

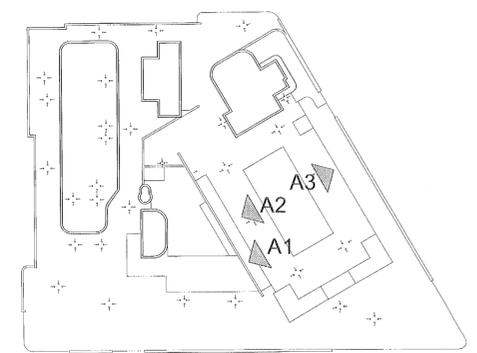
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NOTES:
FOR DRAWINGS OF STAIR
GUARDRAILS, RISE, RUNS, ETC...
REFER TO DETAILS ON SHEET A-806.
FOR GUARDRAILS AT BALCONIES AND
ROOF REFER TO DETAIL A2 ON
SHEET A-501.
FOR DRAWINGS ON STEPS AND
RAMPS REFER TO SHEET A-032.

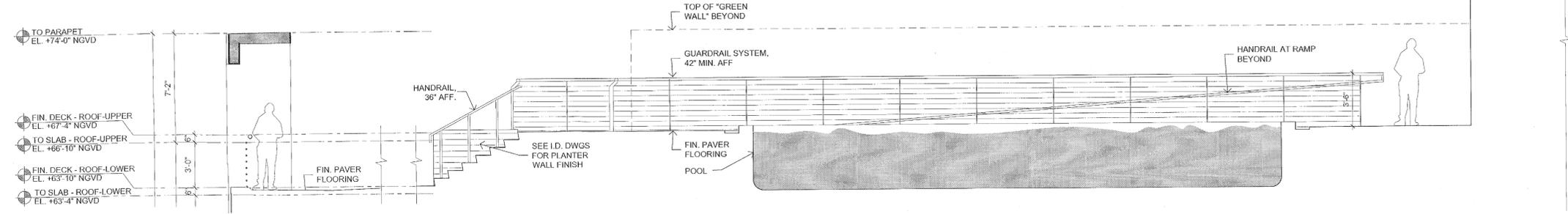
ALL HANDRAILS TO COMPLY WITH NFPA 5TH
EDITION SECTION 7.2.2.4.4.9



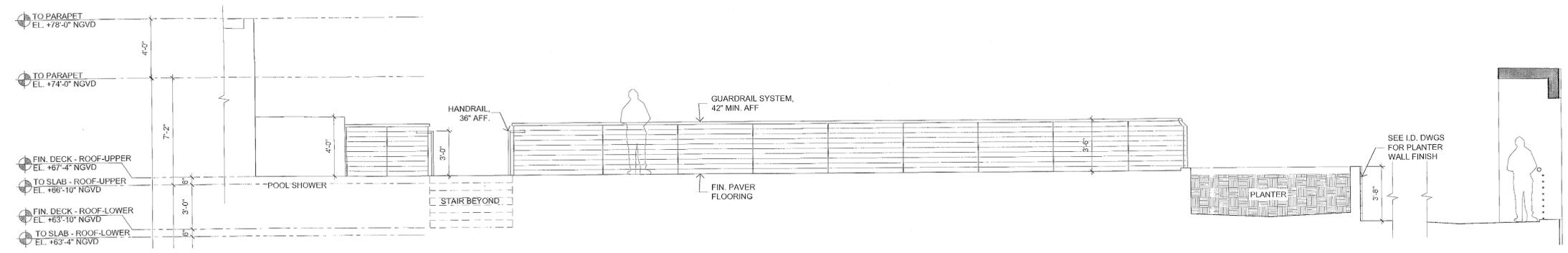
A1 POOL DECK ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN
N.T.S.



A2 POOL DECK ELEVATION
SCALE: 1/4" = 1'-0"



A3 POOL DECK ELEVATION
SCALE: 1/4" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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Construction Plans Review Inspectors a City, using
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BUILDING	REVISION	DATE
STRUCTURAL		2/2/18
Mechanical		
Electrical		
PLUMBING		
Site		
CIVIL		

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
REV. 2		05.31.17
△	FIRE COMMENTS	11.22.17

PROJECT NO. 1613
DATE: 02.28.17
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SHEET NO. A-411

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