



















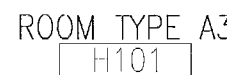
NOTES:

9. ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITH DROPPED CEILINGS.
10. ALL PERIMETER PARTITIONS AND ALL ABOVE DOOR HEADERS DEFINING A PLENUM AREA, LIFT STUDS AND STAIRS AND STAIRWAYS SHALL EXTEND TO THE UPSIDE OF THE CONCRETE SLAB.
11. NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LIMITED COMBUSTIBLE MATERIALS ARE TO BE USED IN PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER FOR THESE COMBUSTIBLES TO HAVE A FIRE 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 FIRE 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
9'-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



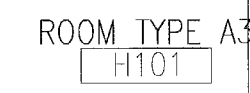
SCALE: 1/2" = 1'-0"

FOR ALL HOTEL ROOMS

LEVEL	ROOMS	FLOOR			BASE			WALLS								LABEL	CEILING	REMARKS
								NORTH		SOUTH		EAST		WEST				
		NUM. NAME	SIZE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT			
FLOORS 2 - 6TH	H01	ROOM						GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	SEE RCP	REFER TO ID DWO'S FOR FINISH NOTES AND INFO	
	H02	BATH						GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	SEE RCP	REFER TO ID DWO'S FOR FINISH NOTES AND INFO	

GENERAL HOTEL ROOM NOTES:

1. PROVIDE 3- $\frac{5}{8}$ " BAIT 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.



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

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

62-28.17
Hello Mum

STATE OF FLORIDA
MELIO MILIAN ARCHITECT
REGISTRATION #AP0004963

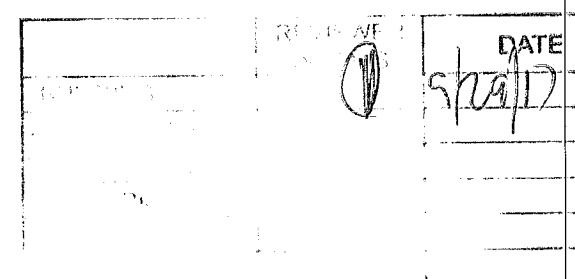
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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARD GROUP

FINVARD GROUP
Concourse, Suite 201, Bay Harbor Islands

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

[illegible]

OBJECT NO. 1613

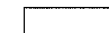


















02.28.17

ERT INDEX

As Noted

SHEET NO.

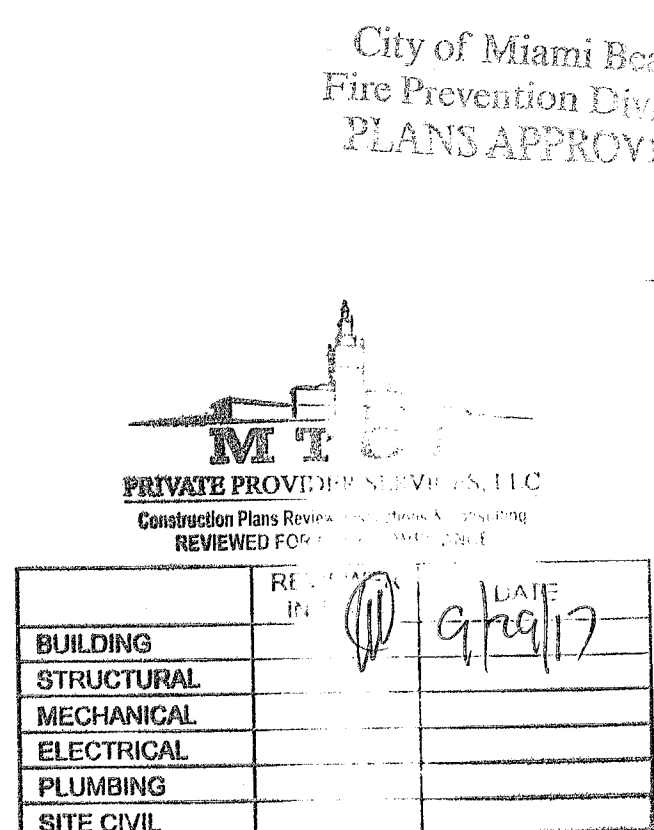
A-304

NOTES:		LEGEND	
① - EXPOSED CONG. SLAB, PAINT FINISH.	⑨ - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1"). INCLUDING THE ONES WITHIN DROPPED CEILINGS.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 RECESSED DOWNLIGHT
② - SMOOTH 1/2" STUCCO, PAINT FINISH.			 WALL MOUNTED LIGHT
③ - SMOOTH MONOCOTE, PAINT FINISH.	⑩ - ALL PERMETEAL 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.		 JUNCTION BOX
④ - SUSPENDED 1/2" CYP. BD., PAINT FINISH.			 WALL MOUNTED "J" BOX
⑤ - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GRILLS, JETTY FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR MECHANICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.	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 PREPARED 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.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 A/C SUPPLY (CEILING MOUNTED)
		 (UNLESS OTHERWISE NOTED) A.C.S. = ABOVE CONCRETE SLAB	 A/C SUPPLY (WALL MOUNTED)
⑦ - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.	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.	 - OTHER CEILING HEIGHTS A.C.S.	 A/C RETURN (WALL MOUNTED)
⑧ - FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).		 - R-19 MIN. INSULATION BOARD AT CEILING	 A/C RETURN GRILLE
		 RECESSED WALL MOUNTED LIGHT	 SOFFIT LINE
			 HEADER
			 PLENUM AREA
			 1 HR. RATED WALL
			 2 HR. RATED WALL



GENERAL HOTEL ROOM NOTES:

1. PROVIDE 3- $\frac{3}{8}$ " 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.



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PLANNING

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02-28-17
Hello Mary

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #A00004953

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

[illegible]

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO.

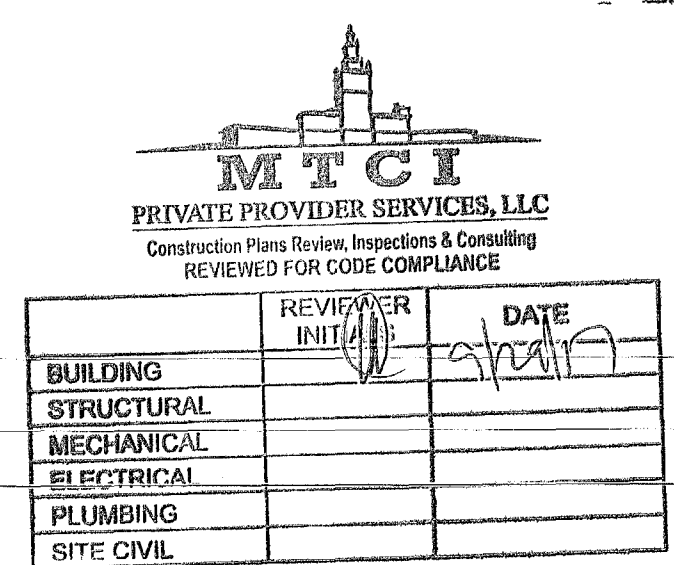
A-306

FOR ALL HOTEL ROOMS

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.

NOTES:		LEGEND	
1	EXPPOSED CONG. SLAB, PAINT FINISH.	1	CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 = HOTEL
2	SMOOTH STUCCO, PAINT FINISH.	2	RECESSED DOWNLIGHT
3	SMOOTH MONOTE, PAINT FINISH.	3	WALL MOUNTED LIGHT
4	SUSPENDED GYP. BD., PAINT FINISH.	4	JUNCTION BOX
5	FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, GIZES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR MECHANICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.	5	WALL MOUNTED "J" BOX
6	GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. CO-ORDINATE LOCATIONS AND COORDINATE WITH TRADES PRIOR TO SUBMITTAL.	6	A/C SUPPLY (CEILING MOUNTED)
7	FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).	7	A/C SUPPLY (WALL MOUNTED)
		8	A/C RETURN (WALL MOUNTED)
		9	A/C RETURN GRILLE
		10	SOFTLY LINE HEADS
		11	PLENUM AREA
		12	1 HR. RATED WALL
		13	2 HR. RATED WALL



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

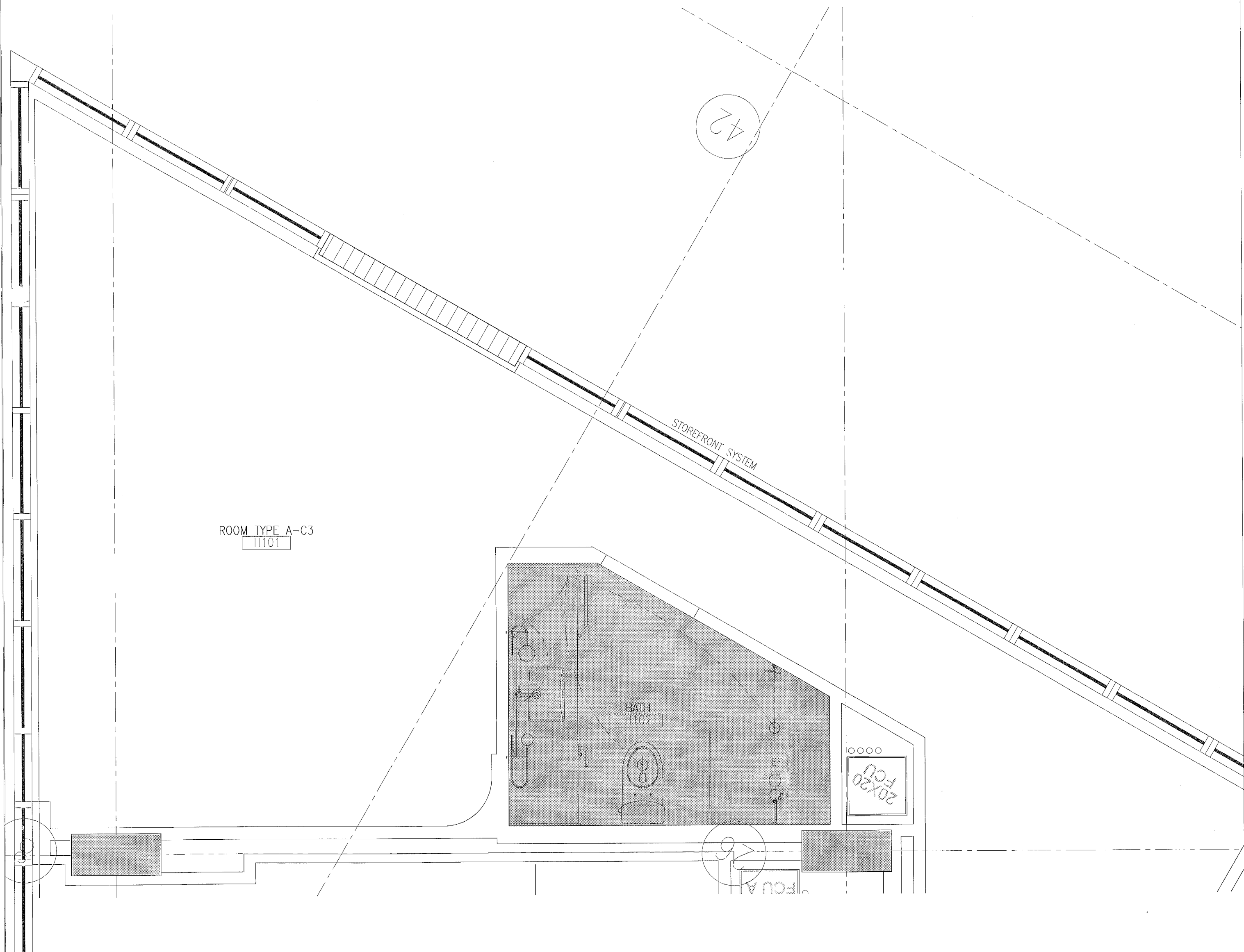


SCALE: 1/2" = 1'-0"

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 2" STUCCO, PAINT FINISH.
 - ③ - SMOOTH MONOTE, PAINT FINISH.
 - ④ - SUSPENDED 3" 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. G.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 HEADS BEHIND 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.

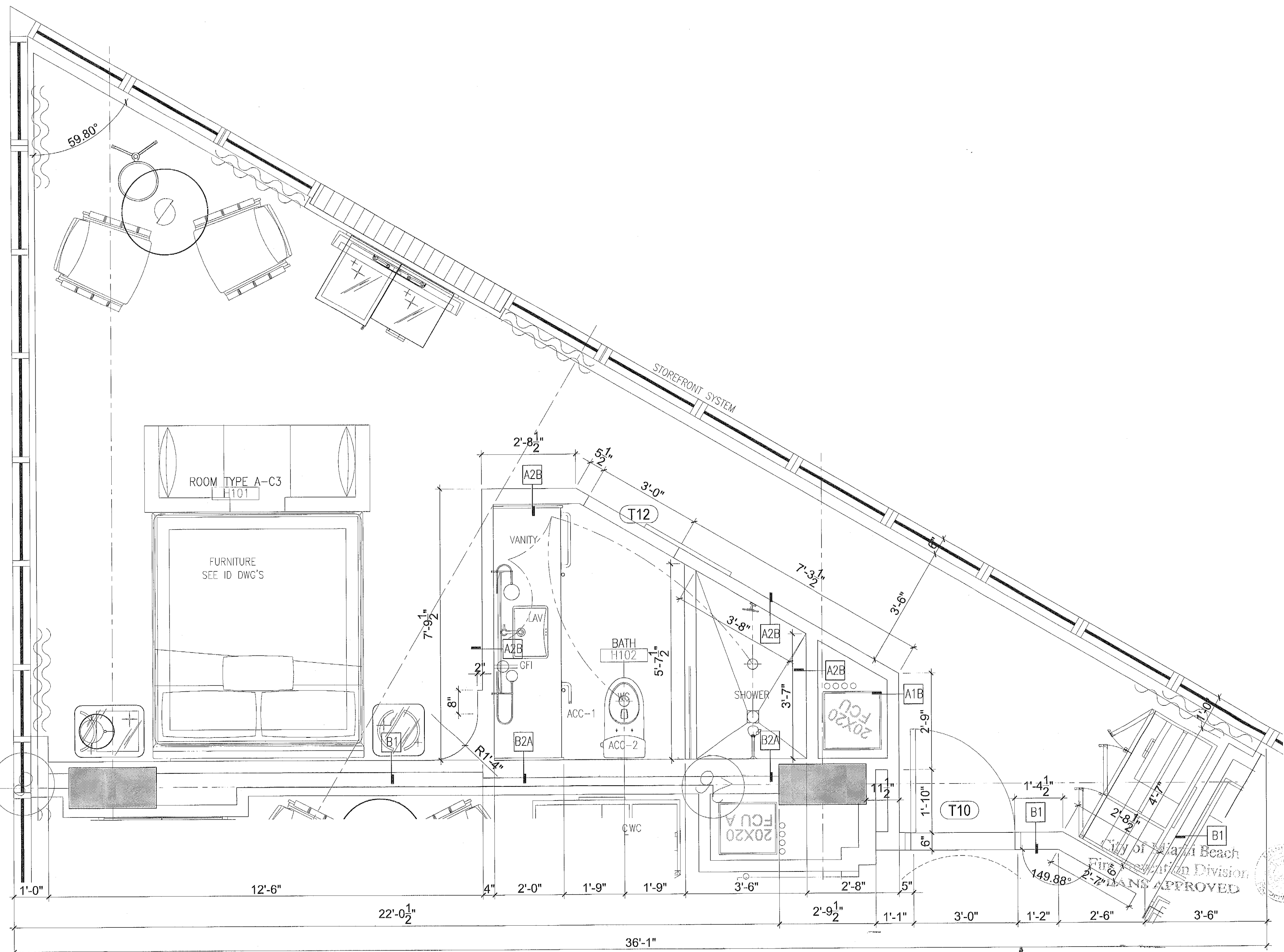
- LEGEND
- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S.
 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) A.C.S. - ABOVE CONCRETE SLAB
 - OTHER CEILING HEIGHTS A.C.S.
 - R-19 MIN. INSULATION BOARD AT CEILING
 - RECESSED 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-C3 REFLECTED CEILING PLAN
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE																	FOR ALL HOTEL ROOMS									
LEVEL	ROOMS	FLOOR			BASE			WALLS								LABEL	CEILING	REMARKS								
								NORTH		SOUTH		EAST		WEST												
		NUM. NAME	SIZE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL				FINISH							
FLOOR	H01	ROOM							GYP. BD.	PAINTED	GYP. BD.	PAINTED	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	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 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-C3 PLAN
SCALE: 1/2" = 1'-0"

NOTES:		LEGEND	
① - EXPOSED CONC. SLAB, PAINT FINISH.	⑨ - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITHIN DROPPED CEILINGS.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 - HOTEL	 RECESSED DOWNLIGHT
② - SMOOTH STUCCO, PAINT FINISH.			 WALL MOUNTED LIGHT
③ - SMOOTH MONOCOTE, PAINT FINISH.	⑩ - ALL PERMETRAL 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.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 - HOTEL	 JUNCTION BOX
④ - SUSPENDED 2" GYP. BD., PAINT FINISH.			 WALL MOUNTED "J" BOX
⑤ - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESS DOORS, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR TECHNICAL CHARACTERISTICS (SIZES, QUANTITY, TYPES, ETC...) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.	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 SMOKE RATING WITH GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE : LEVELS 3-5 - HOTEL	 A/C SUPPLY (CEILING MOUNTED)
		(UNLESS OTHERWISE NOTED) A.C.S. = ABOVE CONCRETE SLAB	 A/C SUPPLY (WALL MOUNTED)
⑦ - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.	⑫ - A/C PLENUM AREAS SHALL BE OF NON COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SMOKE RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.	 - OTHER CEILING HEIGHTS A.C.S.	 A/C RETURN (WALL MOUNTED)
⑧ - FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).		 - R-19 MIN. INSULATION BOARD AT CEILING	 SOFFIT LINE
		 RECESSED WALL MOUNTED LIGHT	 HEADER
			 PLENUM AREA
			 1 HR. RATED WALL
			 2 HR. RATED WALL



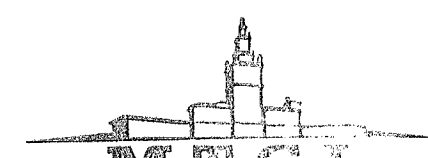
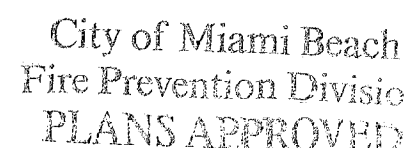
A1 UNIT A-R4 PLAN

FINISH SCHEDULE


FOR ALL HOTEL ROOMS

GENERAL HOTEL ROOM NOTES:

1. PROVIDE 3-5/8" 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.
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6. PROVIDE MIN. R-19 INSULATION AT ROOFS.



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

	REVIEWED INITIALS	DATE
BUILDING		9/29/19
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE/Civil		

PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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Helio Mues

STATE OF FLORIDA
HELIO MILAN ARCHITECT
REGISTRATION #AB000465

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KIMPTON HOTEL
PALOMAR

SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

FINVARRB GROUP

10665 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

[illegible]

PROJECT NO. 1613





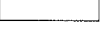

















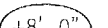

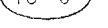

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO.

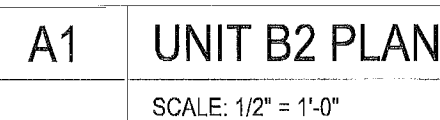
A-314

NOTES:		LEGEND	
① - EXPOSED CONC SLAB, PAINT FINISH.	⑨ - ALL STORM AND SANITARY PIPES - VERTICALLY AND HORIZONTALLY - SHALL BE INSULATED (MIN. 1") INCLUDING THE ONE'S WITHIN DROPPED CEILINGS.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 RECESSED DOWNLIGHT
② - SMOOTH $\frac{1}{4}$ " STUCCO, PAINT FINISH.	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.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 WALL MOUNTED LIGHT
③ - SMOOTH MONOCOTE, PAINT FINISH.	⑪ - NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLenum AREAS AND A/C CLOSETS. HOWEVER, WHEN 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.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 JUNCTION BOX
④ - SUSPENDED $\frac{3}{8}$ " GYP. BD., PAINT FINISH.	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.	 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 WALL MOUNTED "J" BOX
⑤ - 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.		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 A/C SUPPLY (CEILING MOUNTED)
⑥ - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION, G.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 A/C SUPPLY (WALL MOUNTED)
⑦ - FINISH CEILING HEIGHTS ARE GIVEN FROM TOP OF CONCRETE FLOOR SLAB (UNLESS OTHERWISE NOTED).		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 A/C RETURN (WALL MOUNTED)
		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 A/C RETURN GRILLE
		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 SOFFIT LINE
		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 HEADER
		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 PLENUM AREA
		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 1 HR. RATED WALL
		 - CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	 2 HR. RATED WALL



GENERAL HOTEL ROOM NOTES:

1. PROVIDE 3- $\frac{5}{8}$ " 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.



A-316

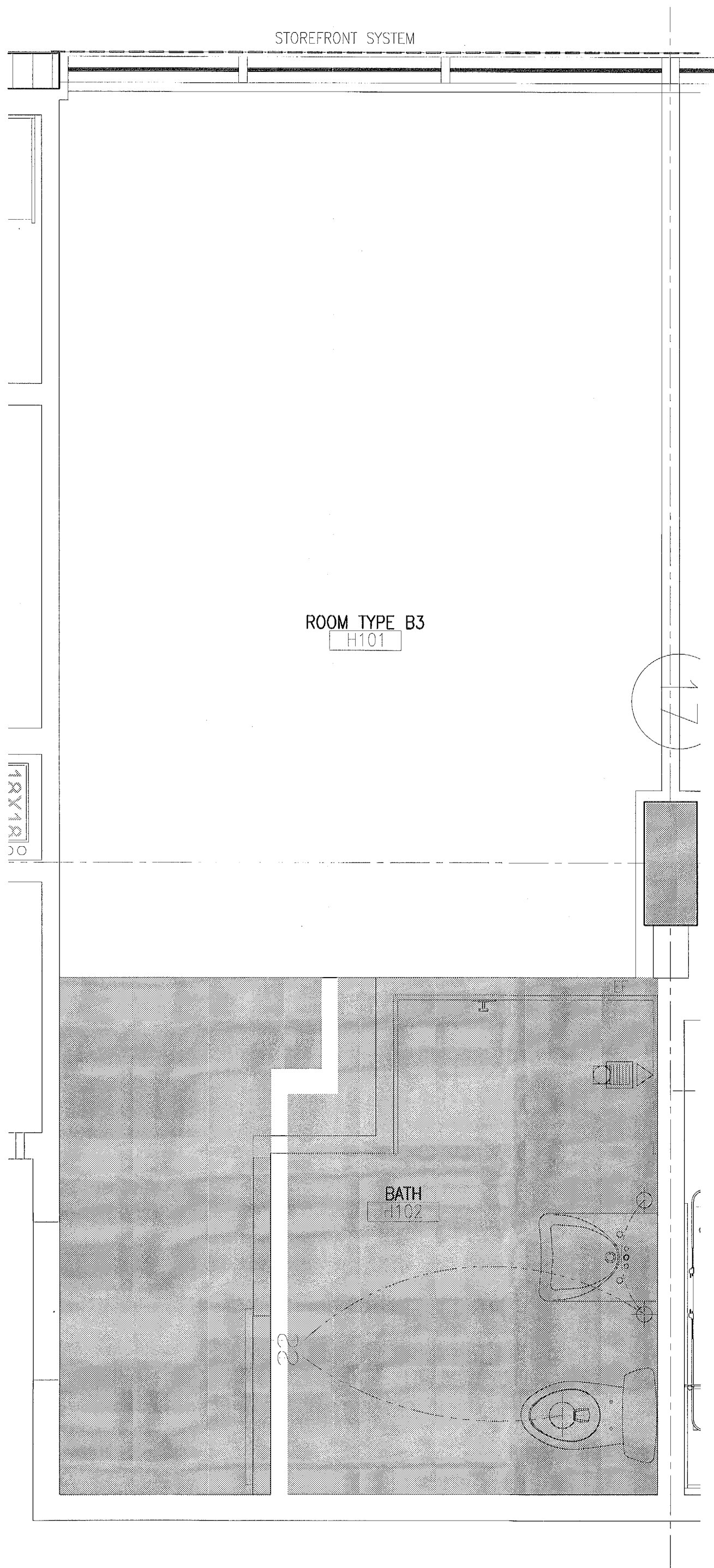
DOOR										FRAME – SEE A-803				SEE A-006	
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS	
						PANEL WIDTH	HEIGHT								THICKNESS
	ROOM NAME	ROOM NAME													
T10	HOTEL ENTRY	CORRIDOR	A	HM		3'-0"	7'-0"	1-3/4"	C	1 HOUR	HM				1, 4, 18
T11	HOTEL RM	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 8" STUCCO, PAINT FINISH.
- SMOOTH W/ONCOTE, PAINT FINISH.
- SUSPENDED 8" 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. O.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).

LEGEND

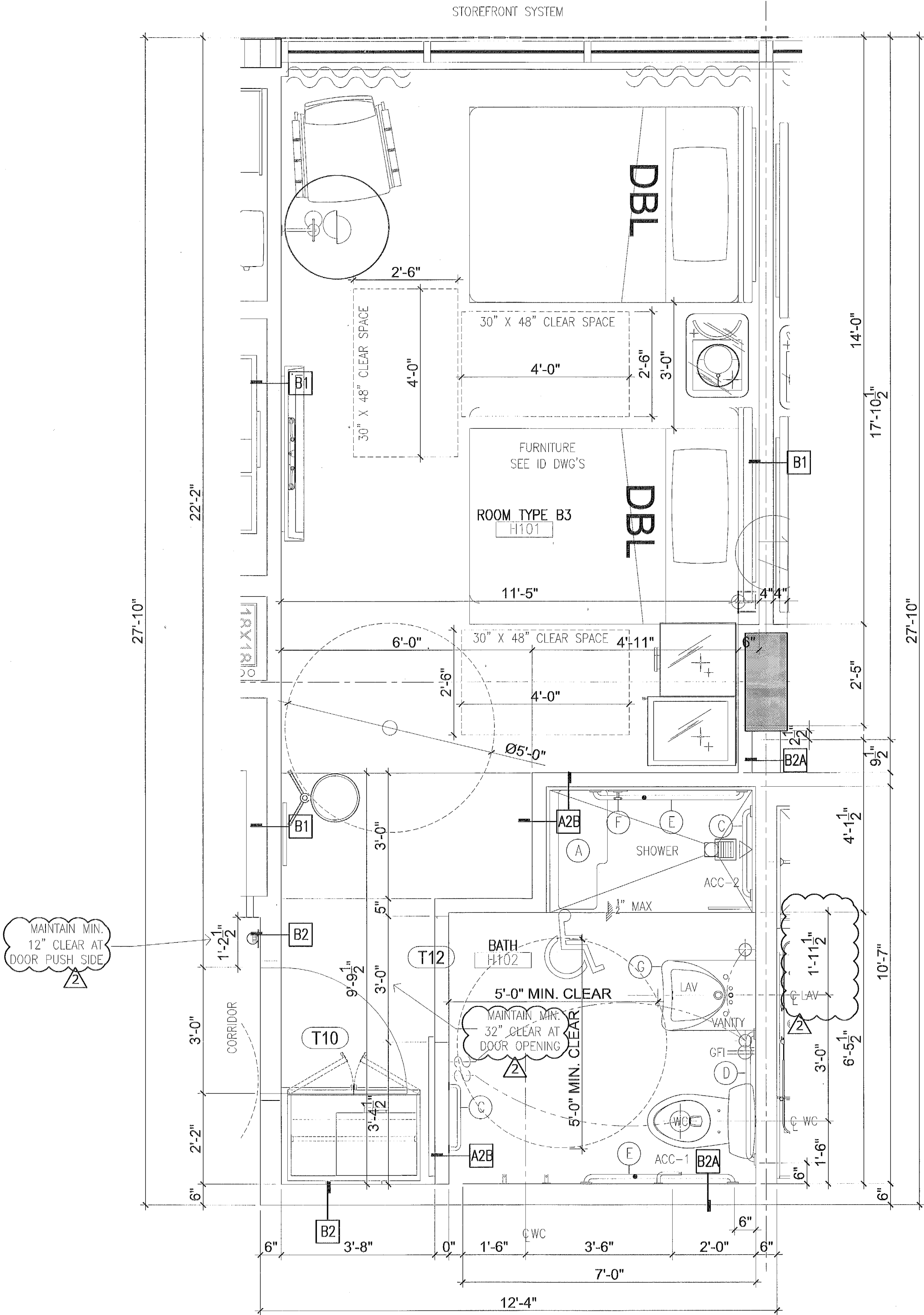
- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 -- HOTEL 9'-0" A.C.S.
- CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 -- HOTEL 8'-0" A.C.S. (UNLESS OTHERWISE NOTED) * A.C.S. = ABOVE CONCRETE SLAB
- OTHER CEILING HEIGHTS A.C.S.
- R-19 MIN. INSULATION BOARD AT CEILING
- RECESSED WALL 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 B3 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											
	NUM.	NAME	SIZE	MATERIAL	FINISH	SIZE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH		BRIGHT FINISH MATERIAL								
	H01	ROOM							GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	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	GYP. BD.	PAINTED	GYP. BD.	PAINTED	GYP. BD.	PAINTED	SEE RCP	REFER TO ID DWG'S FOR FINISH NOTES AND INFO							

- GENERAL HOTEL ROOM NOTES:
- PROVIDE 3- $\frac{1}{2}$ " 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

MITC
PRIVATE PROTECTIVE SERVICES, LLC
Construction Plans Review, Inspections & Consulting

REVIEWER	DATE
INITIALS	DATE
BUILDING	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

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										FRAME - SEE A-803				SEE A-006
DOOR #	FROM	TO	TYPE	MATERIAL	SIZE			LABEL	FIRE RATING	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS
					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:

- ① - EXPOSED CONC. SLAB, PAINT FINISH.
- ② - SMOOTH STUCCO, PAINT FINISH.
- ③ - SMOOTH MONOCOTE, PAINT FINISH.
- ④ - SUSPENDED 1" GYP. BD., PAINT FINISH.
- ⑤ - FREE SPRINKLER HEADS AND OTHER CEILING FEATURE (ACCESS DOORS, GRILLES, LIGHT FIXTURES, ETC.) AS SHOWN ONLY FOR ALIGNMENT. FOR THEIR FINISHING COORDINATIONS (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 LOCATE 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 WITH DROPPED CEILINGS.
- (10) ALL PERIMETER PARTITIONS AND ALL ABOVE DOOR HEADERS SHALL BE A PLENUM AREA. METAL STUDS IN PERIMETER DIVINAL WALLS MUST EXTEND TO THE TOP OF THE CONCRETE.
- (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 PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO MEET CODE REQUIREMENTS. THE SMOKE RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
- (12) A/C PLENUM AREAS SHALL BE OF NO COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A SMOKE RATING NOT GREATER THAN 25 AND A SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

 - CEILING HEIGHTS INDICATED
BY THIS SHADE ARE :
LEVELS 3-5 - HOTEL

 - CEILING HEIGHTS INDICATED
BY THIS SHADE ARE :
LEVELS 3-5 - HOTEL

(UNLESS OTHERWISE NOTED)
* A.C.S. = ABOVE CONCRETE SLAB

(+8'-0") - OTHER CEILING HEIGHTS ARE

- R-19 MIN. INSULATION BOA


AT CEILING

 RECESSED DOWNLIGHT™

○ | WALL MOUNTED LIGHT

① JUNCTION BOX

 WALL MOUNTED *J" E

 A/C SUPPLY (CEILING)

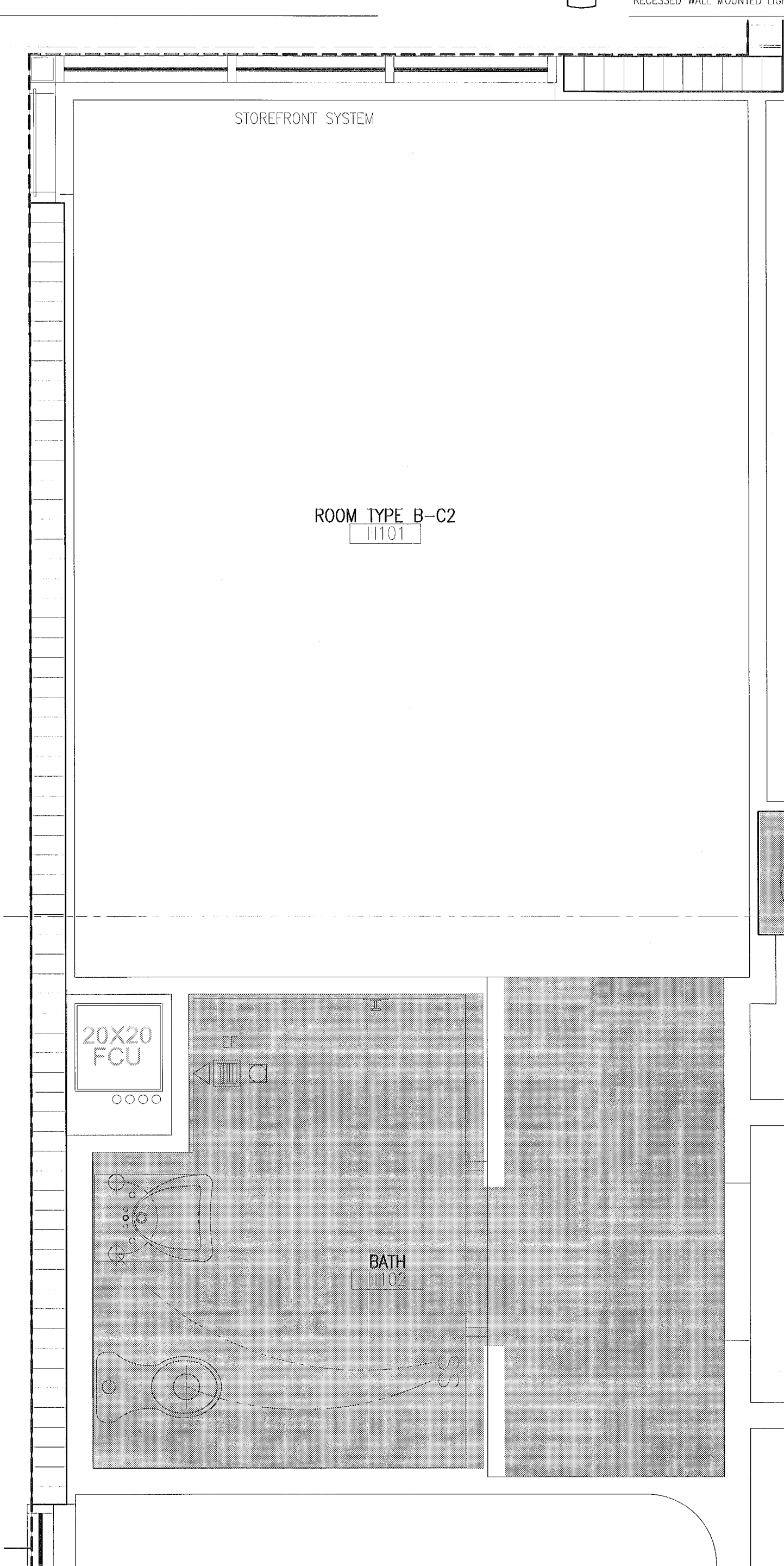
A/C RETURN (WALL)

 A/C RETURN GRILLE

_____ SOFFIT LINE
_____ HEADER

PLENUM AREA
1 HR. RATED WALL

2 HR. RATED WALL



A2 UNIT B-C2 REFLECTED CEILING PLAN

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

[illegible]

GENERAL HOTEL ROOM NOTES:

1. PROVIDE 3-5" BATT INSULATION ALL SIDES OF PARTITIONS AT: BATHS, A/C CLOSETS AND BETWEEN HOTEL ROOMS.

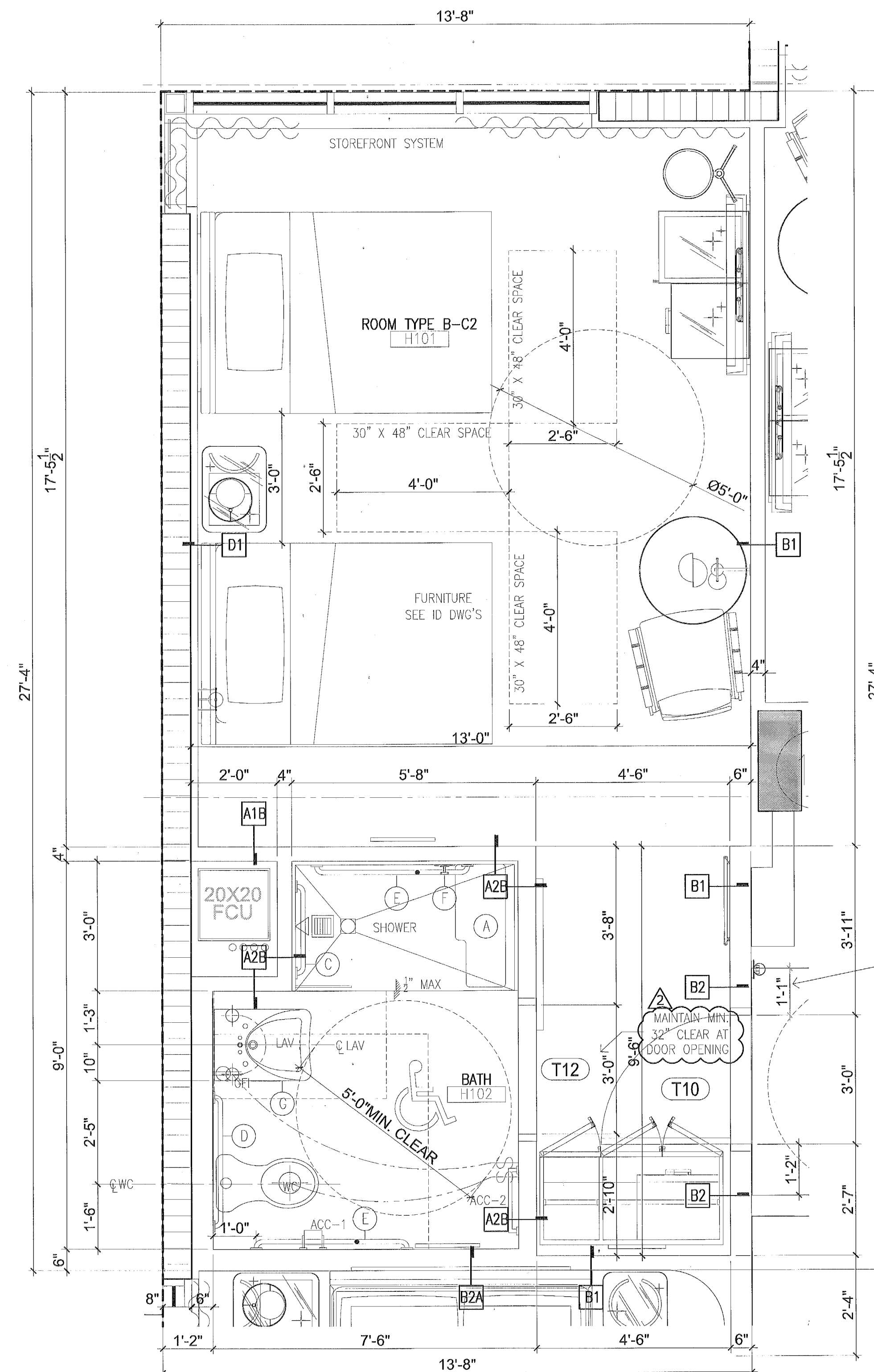
2. DIMENSIONS TO ALL PLUMBING FIXTURES & APPLIANCES ARE FROM FACE OF GWB TO CENTERLINE OF FIXTURE.

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.



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

2
32
MAINTAIN MIN.
32" CLEAR AT
DOOR OPENING

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PRIVATE PROTECTED SERVICES, LLC	
Construction Management, Inspections & Consulting	
	DATE REVIEWED
BUILDING	9/2/17
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

A1	UNIT B-C2 PLAN
----	----------------

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

[illegible]

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted


NOTES:


- NOTES:
- ① - EXPOSED CONC. SLAB, PAINT FINISH.
 - ② - SMOOTH $\frac{5}{8}$ " STUCCO, PAINT FINISH.
 - ③ - SMOOTH WOODCOTE, PAINT FINISH.
 - ④ - SUSPENDED $\frac{5}{8}$ " GYP. BD., PAINT FINISH.



- ⑥ - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (GUESTS, DOORS, GRILLS, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ADJUSTMENT. 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 SHUTTER PIPES – VERTICALLY AND HORIZONTALLY – SHALL BE INSULATED (MIN. 1") INCLUDING THE ONES WITH DROPPED GLASSES.
10. ALL PERIMETER PARTITIONS AND ALL ABOVE DOOR HEADERS (BEING A PLENUM AREA, METAL STUDS AND INTERNAL DRYWALL LATH) MUST EXTEND TO THE INSIDE OF THE COMPLETE SILENCE.
11. NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, HERE APPROVED UNLIMITED COMBUSTIBLE MATERIALS TO BE USED IN THE PLENUM AREAS AND A/C CLOSETS, THESE MATERIALS SHALL BE TREATED WITH PLENUM APPROVED PRODUCTS IN ORDER TO ACHIEVE COMBUSTIBLE RATING OF 50. SMOKE RATING NOT GREATER THAN 25 AND THE SMOKE DEVELOPED RATING NOT GREATER THAN 50.
12. A/C PLENUM AREAS SHALL BE OF NO COMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIALS, AND HAVE A 50 MINUTE RATING. SMOKE RATING NOT GREATER THAN 50 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

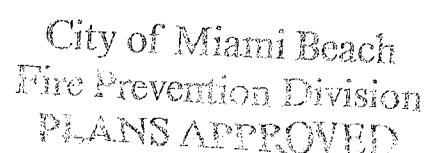
- | | |
|---|------------------------------|
|  | RECESSED DOWNLIGHT |
|  | WALL MOUNTED LIGHT |
|  | JUNCTION BOX |
|  | WALL MOUNTED "J" BOX |
|  | A/C SUPPLY (CEILING MOUNTED) |
|  | A/C SUPPLY (WALL MOUNTED) |
|  | A/C RETURN (WALL MOUNTED) |
|  | A/C RETURN GRILLE |
|  | SOFFIT LINE |
|  | HEADER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



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

GENERAL HOTEL ROOM NOTES:

1. PROVIDE 3- $\frac{5}{8}$ " 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.



ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

022817
Helen M. M.

STATE OF FLORIDA
HELIO MILAN ARCHITECT
REGISTRATION NAR0004963

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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

[illegible]

PROJECT NO. 1613

DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

SHEET NO.

A-320

Adrian M. Permy
1.2.2.18

STATE OF FLORIDA
REGISTERED ARCHITECT
REGISTRATION #680004953

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THE ARCHITECT BEFORE COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED

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

FINVARB GROUP

KIMTOWN HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

PROPERTY LINE

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

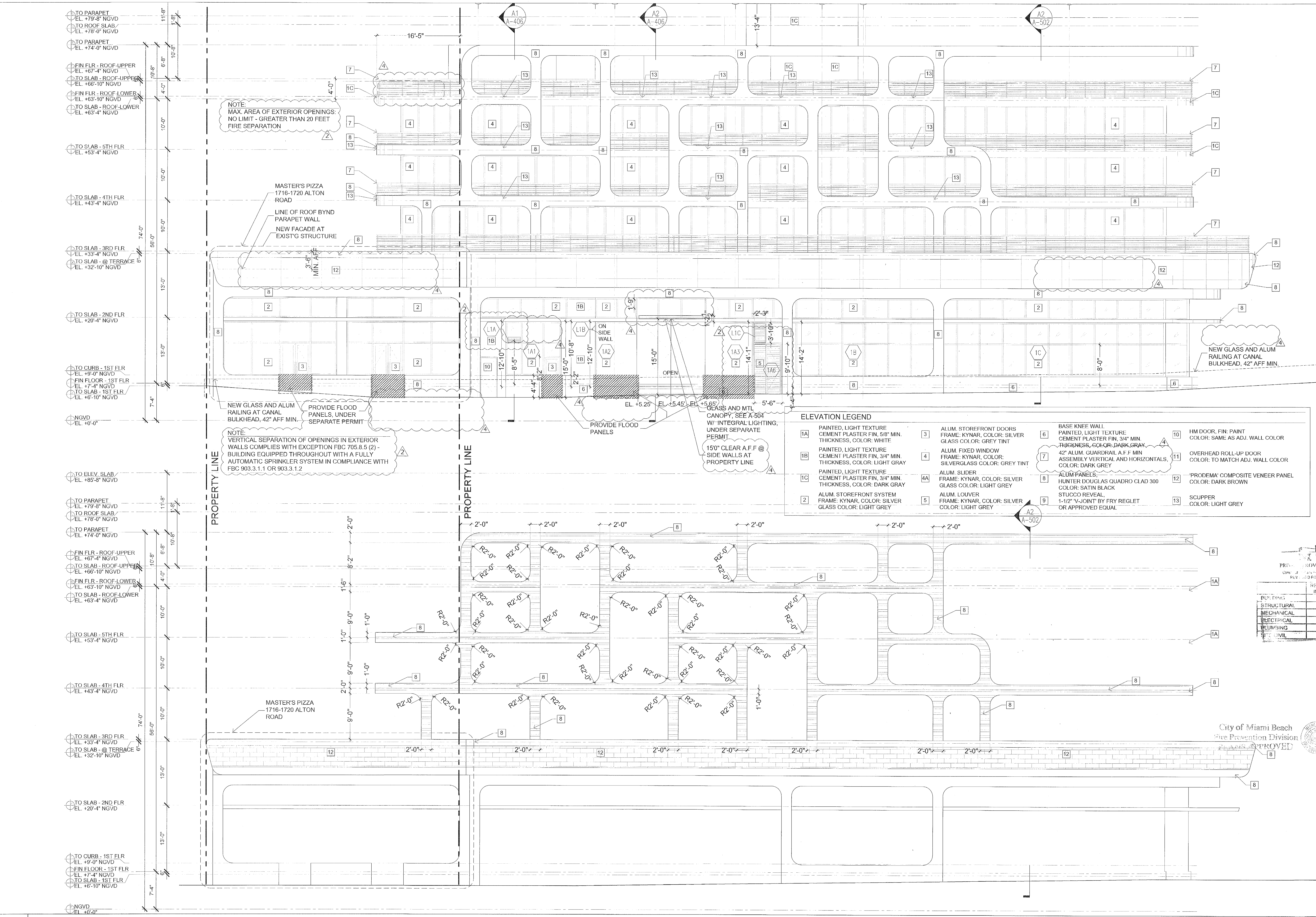
Project: _____
Owner: _____

DATE: 4/2/18

Building: _____
Structural: _____
Mechanical: _____
Electrical: _____
Plumbing: _____
Civil: _____

City of Miami Beach
Fire Prevention Division
APPROVED

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



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

1-2-18

STATE OF FLORIDA
REGISTERED ARCHITECT
REGISTRATION #A0000953

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1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP

1005 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

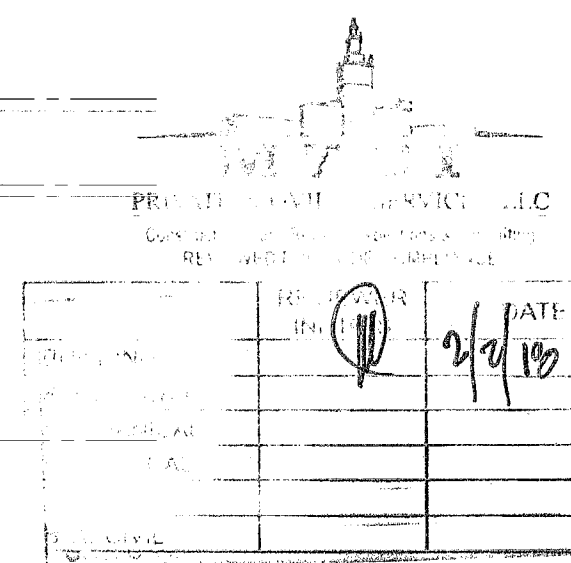
SPECIALTY ENG. TO SUBMIT
SHOP DWGS FOR ENGINEER
AND ARCHITECT APPROVAL

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

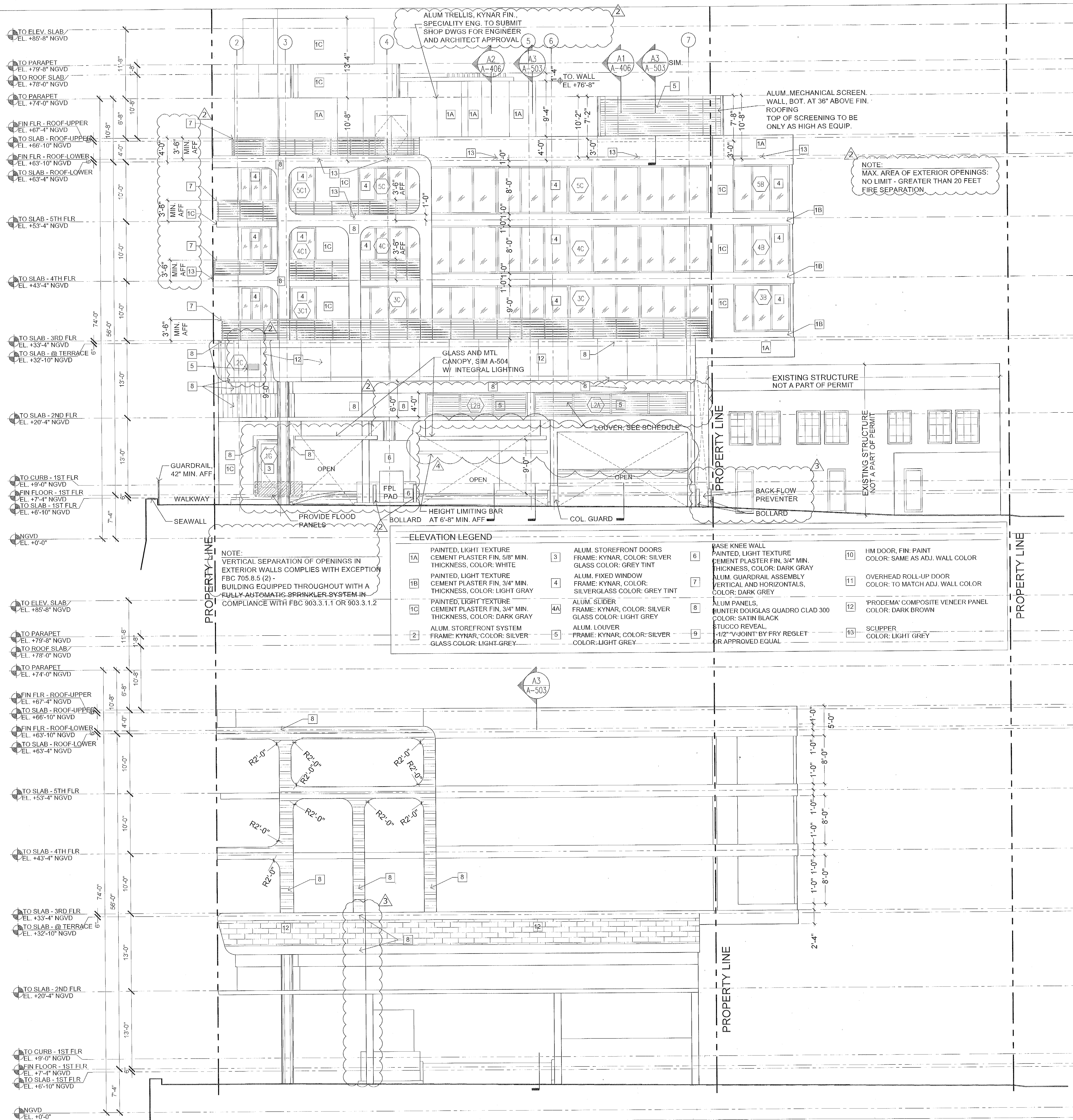
- | | | | | | | | |
|----|---|----|---|---|--|----|--|
| 1A | PAINTED, LIGHT TEXTURE
CEMENT PLASTER FIN, 5/8" MIN.
THICKNESS, COLOR: WHITE | 3 | ALUM. STOREFRONT DOORS
FRAME: KYNAR, COLOR: SILVER
GLASS COLOR: GREY TINT | 6 | BASE KNEE WALL
PAINTED, LIGHT TEXTURE
CEMENT PLASTER FIN, 3/4" MIN.
THICKNESS,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



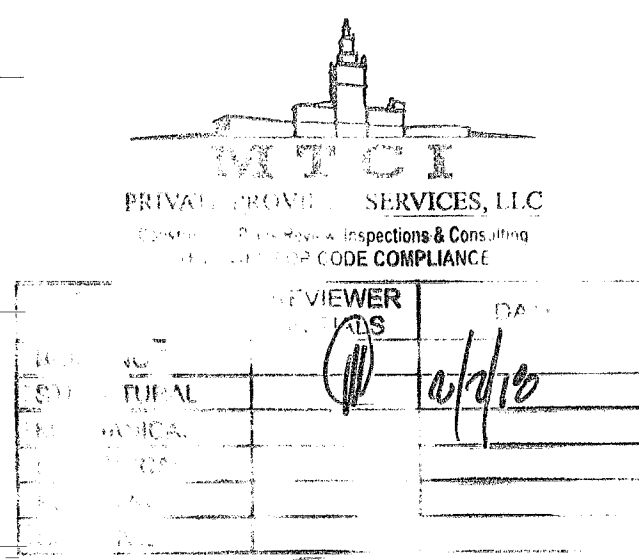
City of Miami Beach
Fire Prevention Division
PLANS APPROVED

No.	DESCRIPTION	DATE
1	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.	



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
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. GUARDRAIL ASSEMBLY VERTICAL AND HORIZONTALS, COLOR: DARK GREY	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 STUCCO REVEAL -1/2" V-JOINT BY FRY REGLET OR APPROVED EQUAL	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		13	SCUPPER COLOR: LIGHT GREY



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

1460 Miles

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0206453

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KIMPTON HOTEL
PALOMAR
SOUTH BEACH
750 Alton Road, Miami Beach, FL 33139

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

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PROJECT NO. 1613

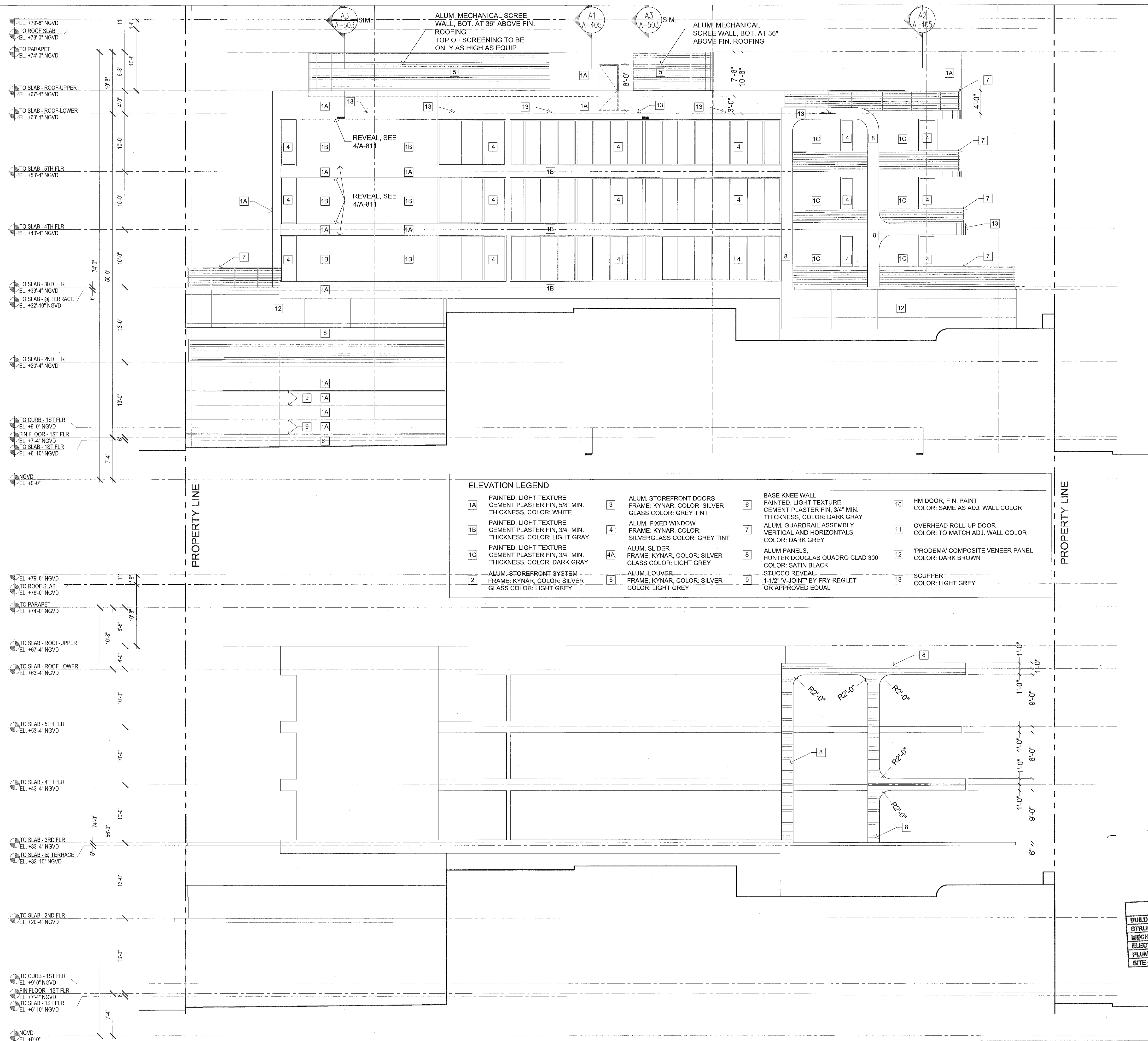
DATE: 02.28.17

SHEET INDEX

SCALE: As Noted

SHEET NO.

A-404



A1	SOUTH ELEVATION
----	-----------------

SCALE: 1/8" = 1'-0"

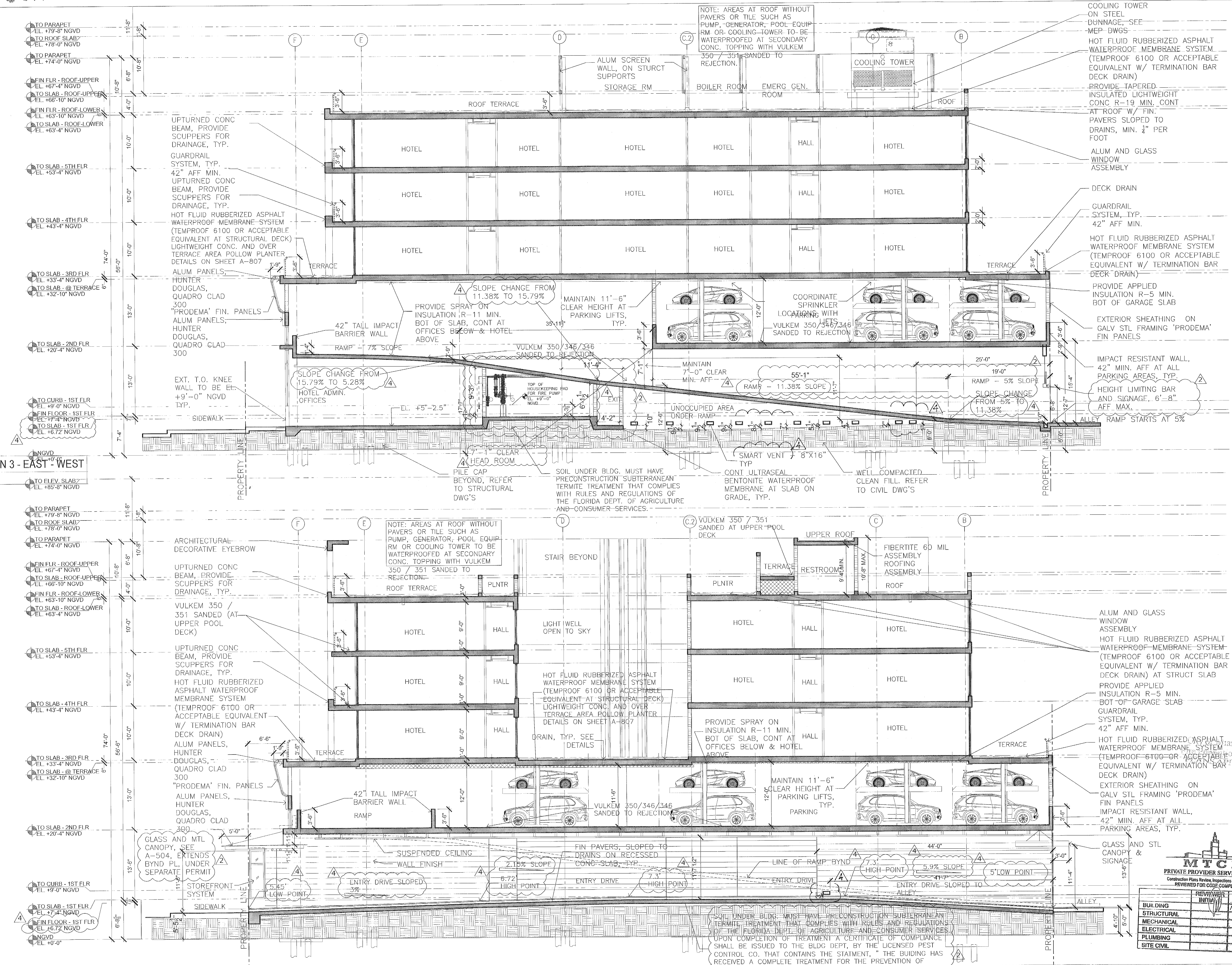
SCALE: 1/8" = 1'-0"

Architectural Site Plan Annotations:

- Top Wing (Left):**
 - UPPER ROOF: FIBERGLASS 60 MIL ASSEMBLY ROOFING
 - ALUM SCREEN WALL, ON STRUCT SUPPORTS
 - PUMP RM
 - OPEN
 - ROOF
 - 11'-9"
- Top Wing (Right):**
 - 1: TOP W/ FIN. ALUM PANELS
 - HOT FLUID RUBBERIZED ASPHALT WATERPROOF MEMBRANE SYSTEM (TEMPOOF 6100 OR ACCEPTABLE EQUIVALENT W/ TERMINATION BAR DECK DRAIN)
 - PROVIDE TAPERED-INSULATED LIGHTWEIGHT CONC R-19 MIN. CONT AT ROOF W/ FIN. PAVERS SLOPED TO DRAINS, MIN. 1" PER FOOT
 - ALUM AND GLASS SLIDER
 - UPTURNED CONC BEAM, PROVIDE SCUPPERS FOR DRAINAGE, TYP.
 - BALCONY SLABS SLOPED 1" TO EDGE FOR DRAINAGE
 - GUARDRAIL SYSTEM, TYP. 42" AFF MIN.
 - HOT FLUID RUBBERIZED ASPHALT WATERPROOF MEMBRANE SYSTEM (TEMPOOF 6100 OR ACCEPTABLE EQUIVALENT W/ TERMINATION BAR DECK DRAIN)
 - PROVIDE APPLIED INSULATION R-11 MIN. BOT OF GARAGE SLAB
 - ALUM PANELS, HUNTER DOUGLAS, QUADRO-CLAD-300
 - STOREFRONT SYSTEM TO BE LARGE MISSILE IMPACT RESISTANT BELOW 30'-0" AFF
 - NEW GUARDRAIL AT SEAWALL, SEE DETAILS, A1/A503
 - EXIST'G BULKHEAD, SEE LANDSCAPE / CIVIL DWGS
 - CANAL
- Middle Wing (Left):**
 - 10A: HOTEL, HALL, HSKP
 - HOT FLUID RUBBERIZED ASPHALT WATERPROOF MEMBRANE SYSTEM (TEMPOOF 6100 OR ACCEPTABLE EQUIVALENT W/ TERMINATION BAR DECK DRAIN)
 - DRAIN, TYP. SEE DETAILS
 - BEAM, REFER TO STRUCTURAL DWG'S
 - PARKING GARAGE
 - VULKEM 350/346/346 SANDED TO REJECTION
 - MAINTAIN 11'-6" CLEAR HEIGHT AT PARKING LIFTS, TYP.
 - ENTRY DRIVE
 - 11'-0"
 - RESTAURANT
 - EXT. T.O. KNEE WALL TO BE EL. +9'-0" NGVD TYP.
 - WALKWAY
 - PROPERTY LINE
- Middle Wing (Right):**
 - 2: VULKEM 350 / 351 SANDED (AT UPPER POOL DECK)
 - ROOF TERRACE
 - 1: PARAPET, CONC EYEBROW AT TOP W/ FIN. ALUM PANELS
 - HOT FLUID RUBBERIZED ASPHALT WATERPROOF MEMBRANE SYSTEM (TEMPOOF 6100 OR ACCEPTABLE EQUIVALENT W/ TERMINATION BAR DECK DRAIN)
 - PROVIDE TAPERED-INSULATED LIGHTWEIGHT CONC R-19 MIN. CONT AT ROOF W/ FIN. PAVERS SLOPED TO DRAINS, MIN. 1" PER FOOT
 - ALUM AND GLASS SLIDER
 - UPTURNED CONC BEAM, PROVIDE SCUPPERS FOR DRAINAGE, TYP.
 - BALCONY SLABS SLOPED 1" TO EDGE FOR DRAINAGE
 - GUARDRAIL SYSTEM, TYP. 42" AFF MIN.
 - HOT FLUID RUBBERIZED ASPHALT WATERPROOF MEMBRANE SYSTEM (TEMPOOF 6100 OR ACCEPTABLE EQUIVALENT W/ TERMINATION BAR DECK DRAIN)
 - PROVIDE APPLIED INSULATION R-11 MIN. BOT OF GARAGE SLAB
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 - STOREFRONT SYSTEM TO BE LARGE MISSILE IMPACT RESISTANT BELOW 30'-0" AFF
 - NEW GUARDRAIL AT SEAWALL, SEE DETAILS, A1/A503
 - EXIST'G BULKHEAD, SEE LANDSCAPE / CIVIL DWGS
 - CANAL
- Bottom Wing (Left):**
 - 7: MECH ROOM BEYOND
 - 6: HOTEL
 - 5: HOTEL
 - 4: HOTEL
 - 3: HOTEL
 - 2: HOTEL
 - 1: HOTEL
 - ROOF TERRACE
 - PLANTER WALL BEYOND
 - STAIRS BEYOND
 - ROOF TERRACE
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5/16/17

0271
b9 notia



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

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

PERMUY
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Coral Gables, FL 33134
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STRUCTURAL	DATE
MECHANICAL	DATE
ELECTRICAL	DATE
PLUMBING	DATE
SITE CIVIL	DATE



1750
Alton Rd

Palomar

Set: 2 of 2

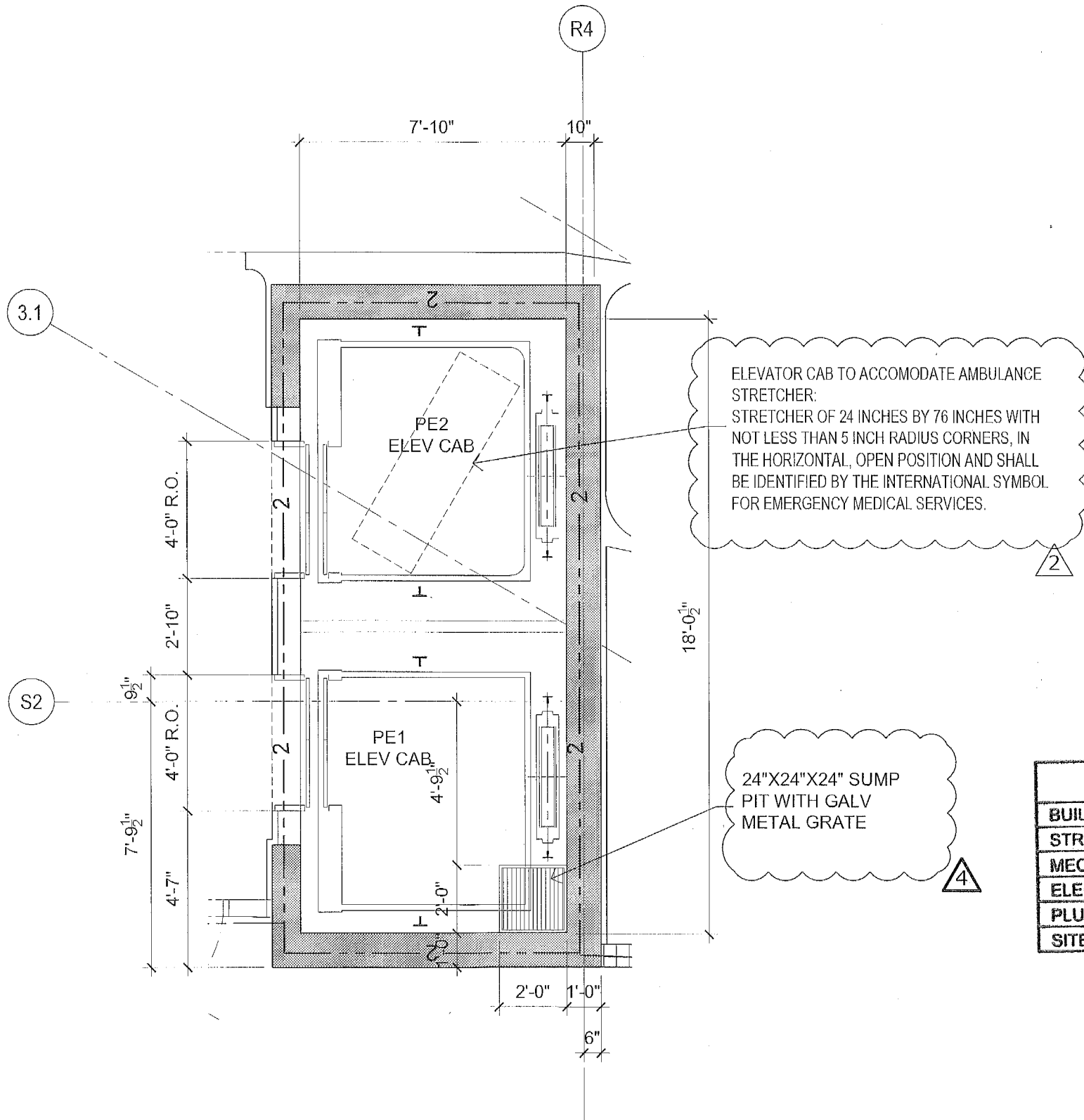
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APPLICABLE ITEMS OF F.A.C.B.C. 4.10 - ELEVATORS:

- 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.

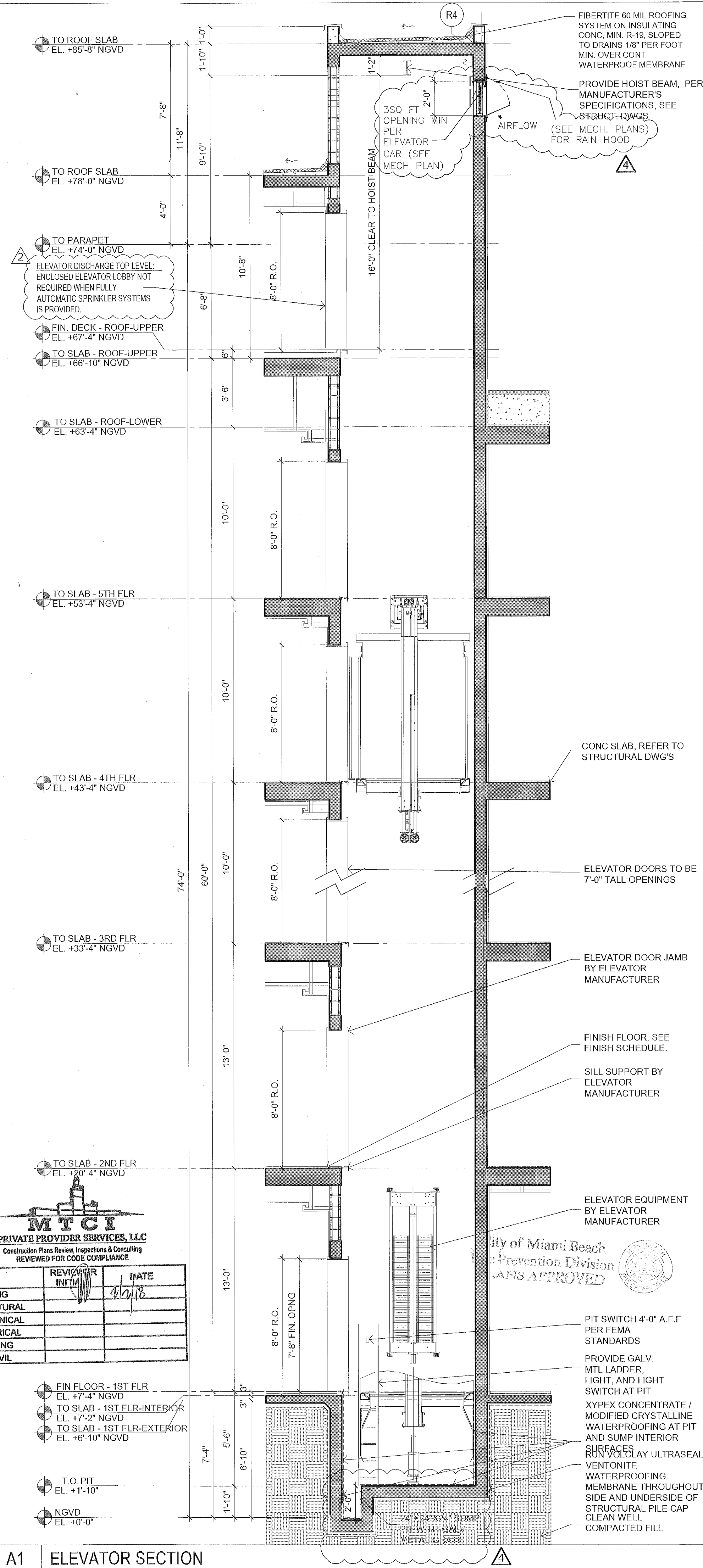
NOTE:
COORDINATE EXACT HOISTWAY DIMENSIONS, INCL. BUT NOT LIMITED TO: SCHEDULING AND ACCESS TO ELEVATOR AREA. REFER TO MPE AND FIRE PROTECTION DRAWINGS FOR APPLICABLE ITEMS. COORDINATE WIDTH, DEPTH, TRAVEL DISTANCE, PIT DEPTH AND ACCESS, STEEL RAILS, SUMP PIT CONFIGURATION AND SUPPORTS FOR ELEVATOR SYSTEM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

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



A2 ELEVATOR HOISTWAY PLAN

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



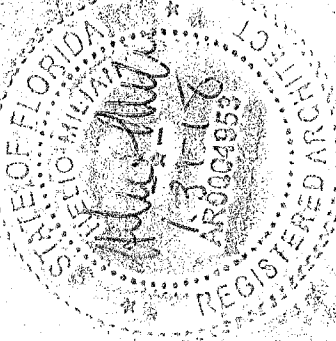
A1 ELEVATOR SECTION

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

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A-407

1. CHUTE TO BE FABRICATED OF 16-GA TYPE: AL/SIL 24" DIAMETER.
2. WILKINSON 180 DEGREE OPENING STAINLESS STEEL CLAD, SIDE HINGED, HAND OPERATED, U.L. APPROVED 90 MIN., B-LABEL INTAKE DOOR W/ 250 DEG. MAXIMUM TEMPERATURE RISE IN 30. MIN.
3. DISCHARGE DOOR WILKINSON TYPE-H WITH 165 DEG F. FUSIBLE LINK. TOP HINGED, STAINLESS STEEL CLAD, U.L. APPROVED 90 MIN., B-LABEL DOOR ASSEMBLY W/ 250 DEG. MAXIMUM TEMPERATURE RISE IN 30. MIN.
4. FULL DIAMETER VENT WITH FLASHING AND METAL BAND. FABRICATED OF 16-GA TYPE: STAINLESS WITH CURB FLASHING.
5. 3/4"IPS FLUSHING SPRAY HEAD LOCATED IN CHANNEL.
6. TYPICAL CHUTE SUPPORT - 4 3"x2" CLIPS WELDED TO CHUTE TUBE SUPPORTING EACH STORY OF CHUTE HEIGHT FROM STRUCTURAL FRAME. FABRICATED OF 1-1/2"x1-1/2"x3/16" ANGLES AND 1-1/2"x3/16" BAR STOCK, WELDED ASSEMBLY.
7. INTERMEDIATE 1/2"IPS -165 DEGREE FUSIBLE LINKED AUTOMATIC SPRINKLERS.
8. PROVIDE DISINFECTING AND SANITIZING UNIT. PROVIDE ACCESS DOOR WITH FIRE RESISTANCE RATING EQUAL TO THAT OF TYPICAL INTAKE DOOR.
9. CYLINDER LOCKS PROVIDED WITH KEYS ALIKE CYLINDERS. LOCKS LOCATED AT EACH INTAKE DOOR WITH (4) KEYS PER LOCK.

1'-10 3/4"

8" CMU WALL

NOTE: REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER PIPING & HEAD LOCATION.

NOTE: COAT ENTIRE CHUTE W/ VIBRATION DAMPING COMPOUND

NOTE: SUPPORT ANGLE FRAME AT 4 SIDES TO SLAB ON (4) ISOLATOR PADS ANCHORED TO SLAB (SEE SPECS)

TRASH CHUTE

4" SHAFT WALL W/ BATT INSULATION

STEEL STIFFENER AT HEAD

WILKINSON 180 DEGREE OPENING STAINLESS STEEL CLAD, SIDE HINGED, HAND OPERATED, U.L. APPROVED 90 MIN., B-LABEL INTAKE DOOR W/ 250 DEG. MAXIMUM TEMPERATURE RISE IN 30. MIN.

PIANO HINGE

1" THICK SOUND COAT CARB-AM AT HOPPER NECK, BOTTOM & SIDES.

2'-4 1/4" SLAB OPENING

1'-1" 1'-1" 1'-1" 1'-1"

2'-0" 1'-4"

FLOOR SUPPORT (TYP.)-4 3"x2" CLIPS WELDED TO CHUTE TUBE SUPPORTING EACH STORY OF CHUTE HEIGHT FROM STRUCTURAL FRAME. WELDED ASSEMBLY

24" TYPICAL CHUTE DIAMETER WITH 165 DEG F. FUSIBLE LINK

WILKINSON TYPE-H DISCHARGE DOOR WITH 165 DEG F. FUSIBLE LINK, TOP HINGED, STAINLESS STEEL CLAD, U.L. APPROVED 90 MIN., B-LABEL DOOR ASSEMBLY W/ 250 DEG MAXIMUM TEMPERATURE RISE IN 30. MIN.



Vertical Dimensions:

- TO PARAPET EL. +74'-0" NGVD
- FIN DECK - ROOF-UPPER EL. +67'-10" NGVD
- TO SLAB - ROOF-UPPER EL. +67'-4" NGVD
- TO SLAB - ROOF-LOWER EL. +63'-4" NGVD
- TO SLAB - 5TH FLR EL. +53'-4" NGVD
- TO SLAB - 4TH FLR EL. +43'-4" NGVD
- TO SLAB - 3RD FLR EL. +33'-4" NGVD
- TO SLAB - 2ND FLR EL. +20'-4" NGVD
- FIN FLOOR - 1ST FLR EL. 17'-4" NGVD
- TO SLAB - 1ST FLR-INTERIOR EL. 17'-4" NGVD
- TO SLAB - 1ST FLR-EXTERIOR EL. +6'-10" NGVD
- T.O. PIT EL. +1'-10"
- NGVD EL. +0'-0"

Horizontal Dimensions:

- 6'-5"
- 5'-2"
- 4'-0"
- 10'-0"
- 10'-0"
- 10'-0"
- 10'-0"
- 13'-0"
- 5'-8"
- 7'-4"
- 1'-10"

Structural Details:

- FULL DIAMETER VENT THROUGH ROOF W/ EXPLOSION PROOF CAP PER NFPA-82
- ALUM CLOSURE AT OPENING
- CONTINUOUS CONC CURB AT ROOF OPENING. REFER TO STRUCTURAL DWG'S
- FLASHING AND COUNTER FLASHING ALL SIDES, TYP.
- FLOOR SUPPORT, TYP.
- BATT INSULATION TYP. AT FRAME WALL
- WILKINSON 180 DEGREE OPENING STAINLESS STEEL CLAD, SIDE HINGED, HAND OPERATED, U.L. APPROVED 90 MIN., B-LABEL INTAKE DOOR W/ 250 DEG. MAXIMUM TEMPERATURE RISE IN 30. MIN.
- 2HR RATED MASONRY WALL, TYP.
- 2HR RATED SHAFT WALL, TYP.
- 24" DIA. 2 HR. FIRE RATED METAL TRASH CHUTE, WRAPPED WITH FIBERGLASS BLANKET FOR SOUND INSULATION. (MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL.)
- CONC SLAB. SEE STRUCTURAL DWG'S
- LIGHT WELL TERRACE
- FIN. PAVERS ON SLOPED SETTING BED ON CONT. WATERPROOF MEMBRANE
- 42" MIN. AFF BARRIER IMPACT RESISTANT WALL AT 2ND FLOOR
- FLOOR SUPPORT (TYPICAL EA. FLOOR)
- PARTITION, 2 HR RATED
- WILKINSON TYPE-H DISCHARGE DOOR WITH 165° DEG. FUSIBLE LINK TOP HINGED STAINLESS STEEL CLAD, U.L. APPROVED 90 MIN., B-LABEL DOOR ASSEMBLY W/ 250 DEG. MAXIMUM TEMPERATURE RISE IN 30. MIN.
- CONT WATERPROOF MEMBRANE AT SLAB ON GRADE, TYP.
- PILE CAP BEYOND, REFER TO STRUCTURAL-DWG'S

Room Labels:

- ROOF
- HOUSE KEEPING
- HOUSE KEEPING
- HOUSE KEEPING
- PARKING RAMP
- GARAGE
- LINEN ROOM

Notes:

- CITY OF MIAMI BEACH
- PRIVATE PROVIDED SERVICES, LLC
- Consulting Engineer & Architect
- Refer to all drawings for compliance

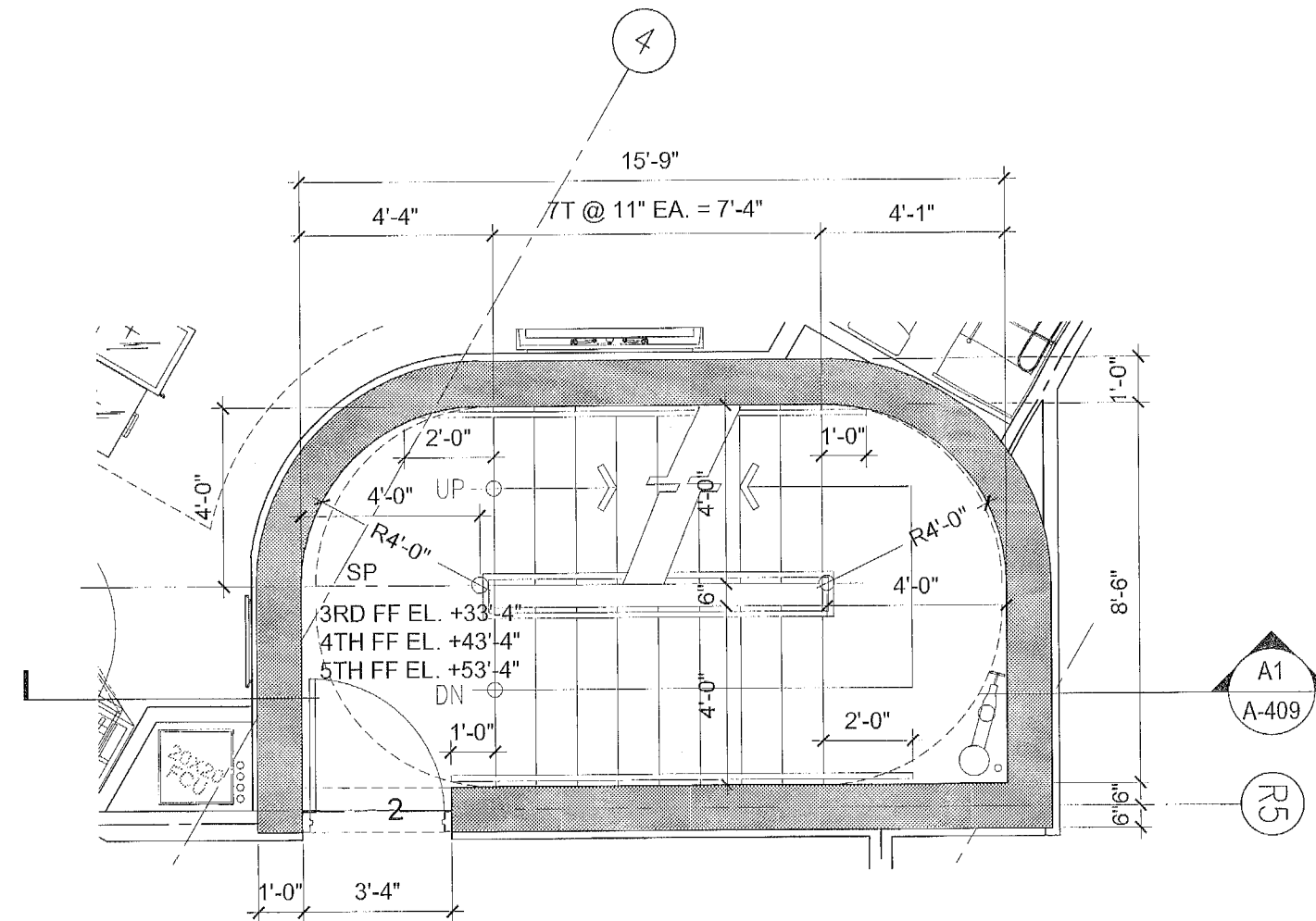
BUILDING	JUN 10 2010	DRAWN BY	DATE
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE GRV			

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

A-408

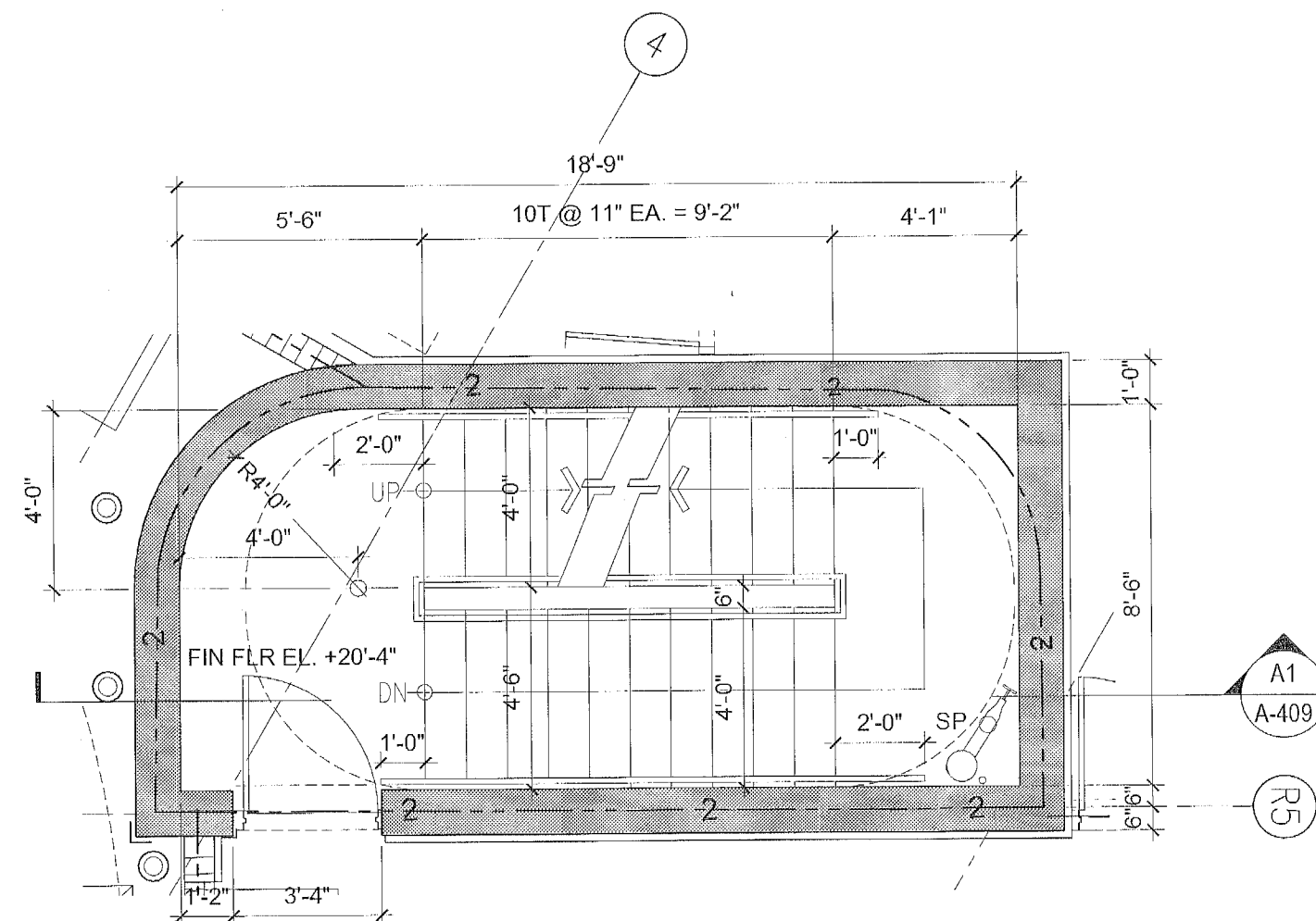
No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
1	REV 4.	11.22.17

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



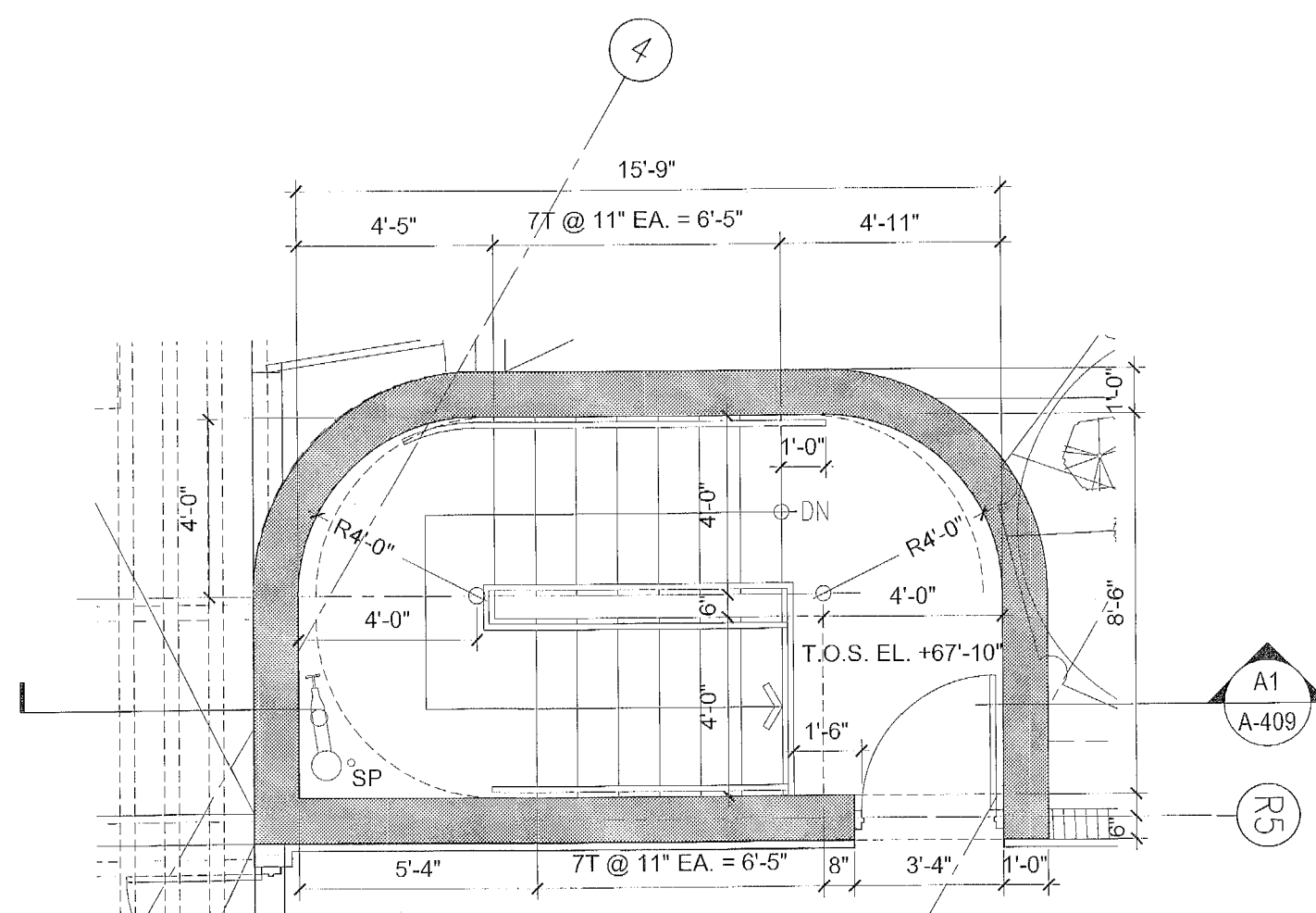
A4 STAIR #1 PLAN - 3-5TH FLOOR

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



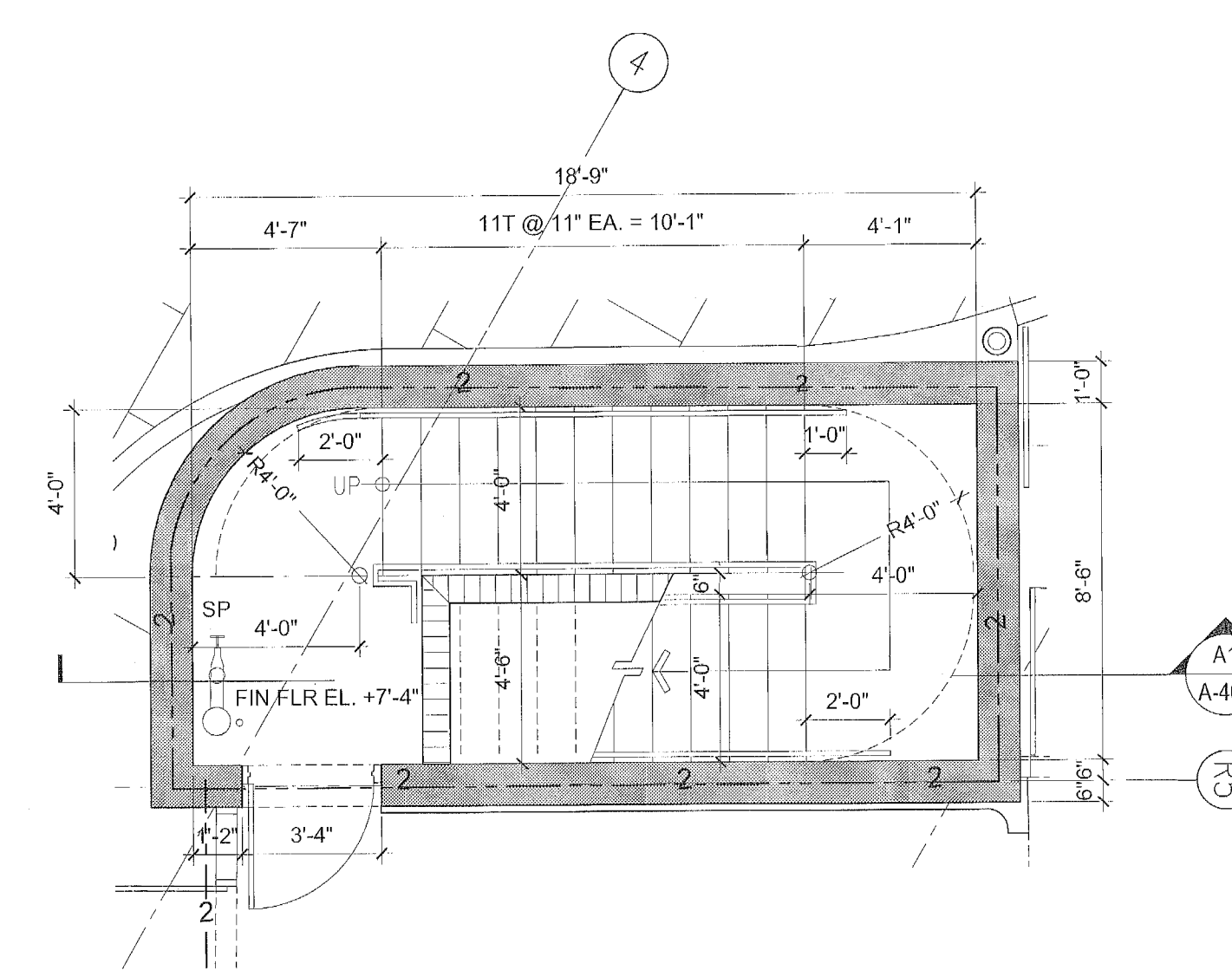
A3 STAIR #1 PLAN - 2ND FLOOR

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



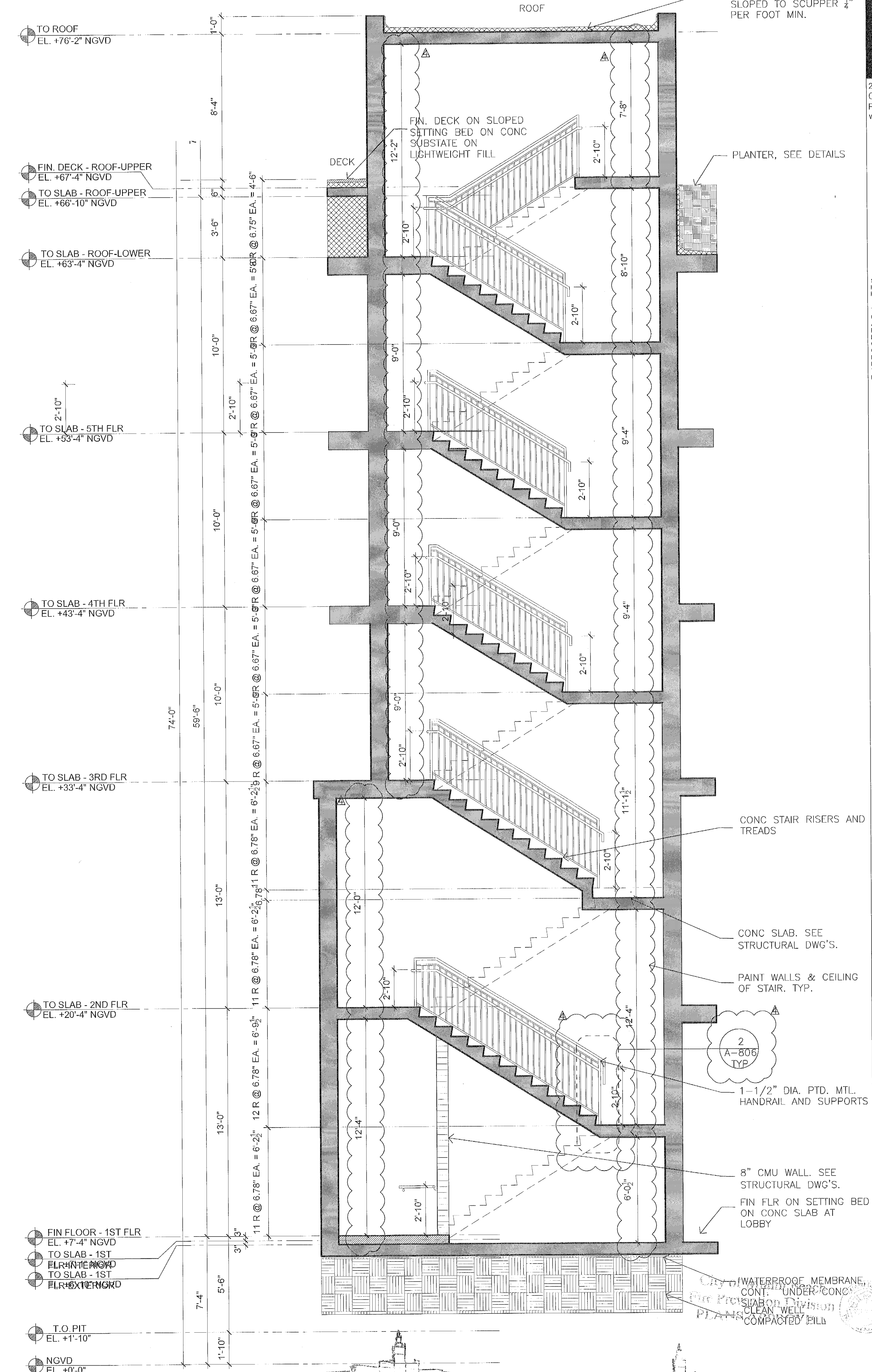
A5 STAIR #1 PLAN - 6TH FLOOR / ROOF

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"

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

REVIEWER	DATE
WMB	11/22/17

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

REVIEWER	DATE
WMB	11/22/17

STATE OF FLORIDA
JULIO MILIAN ARCHITECT
REGISTRATION #AFR0004953

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

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PROJECT NO. 1613

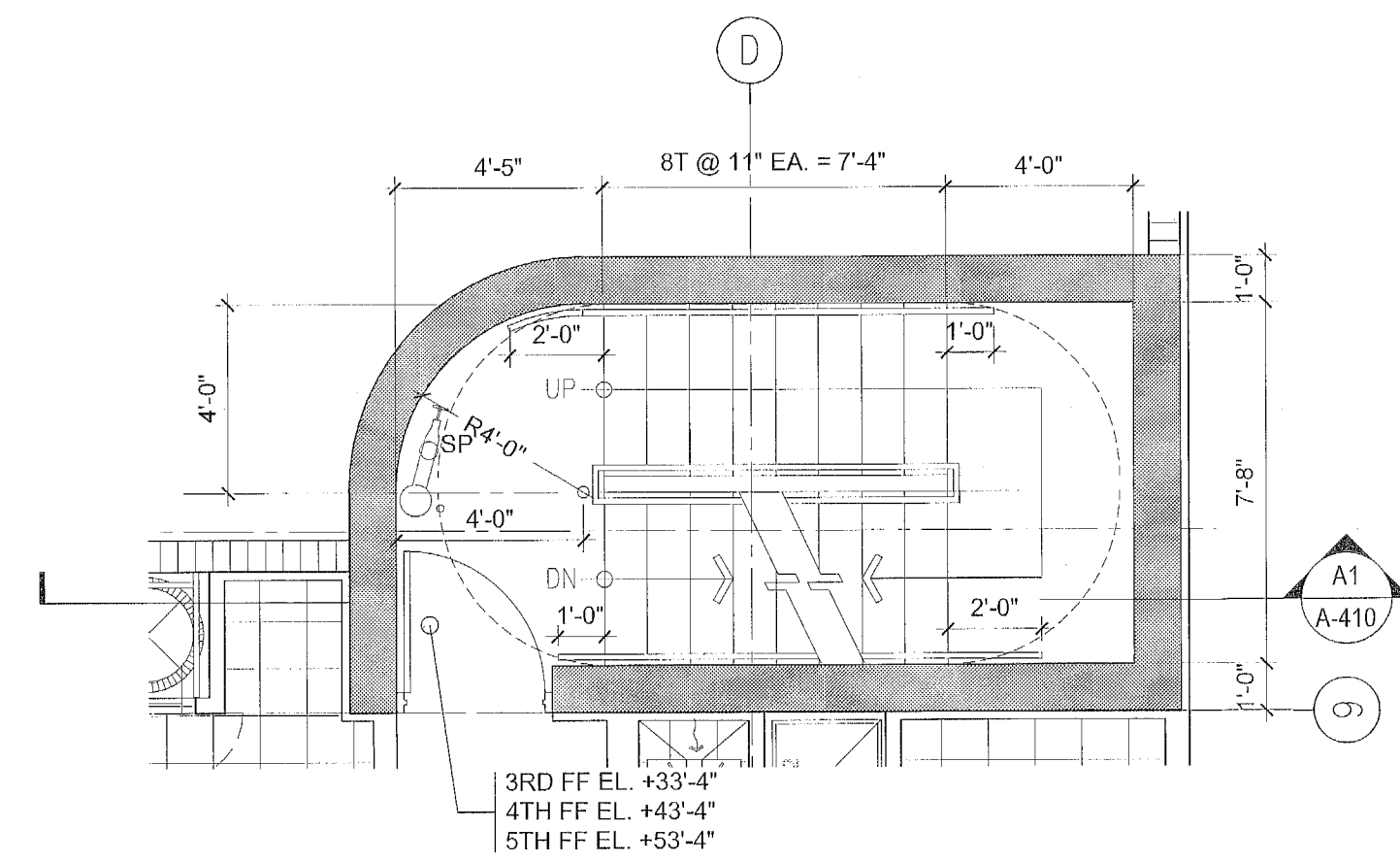
DATE: 02.28.17

SHEET INDEX:

SCALE: As Noted

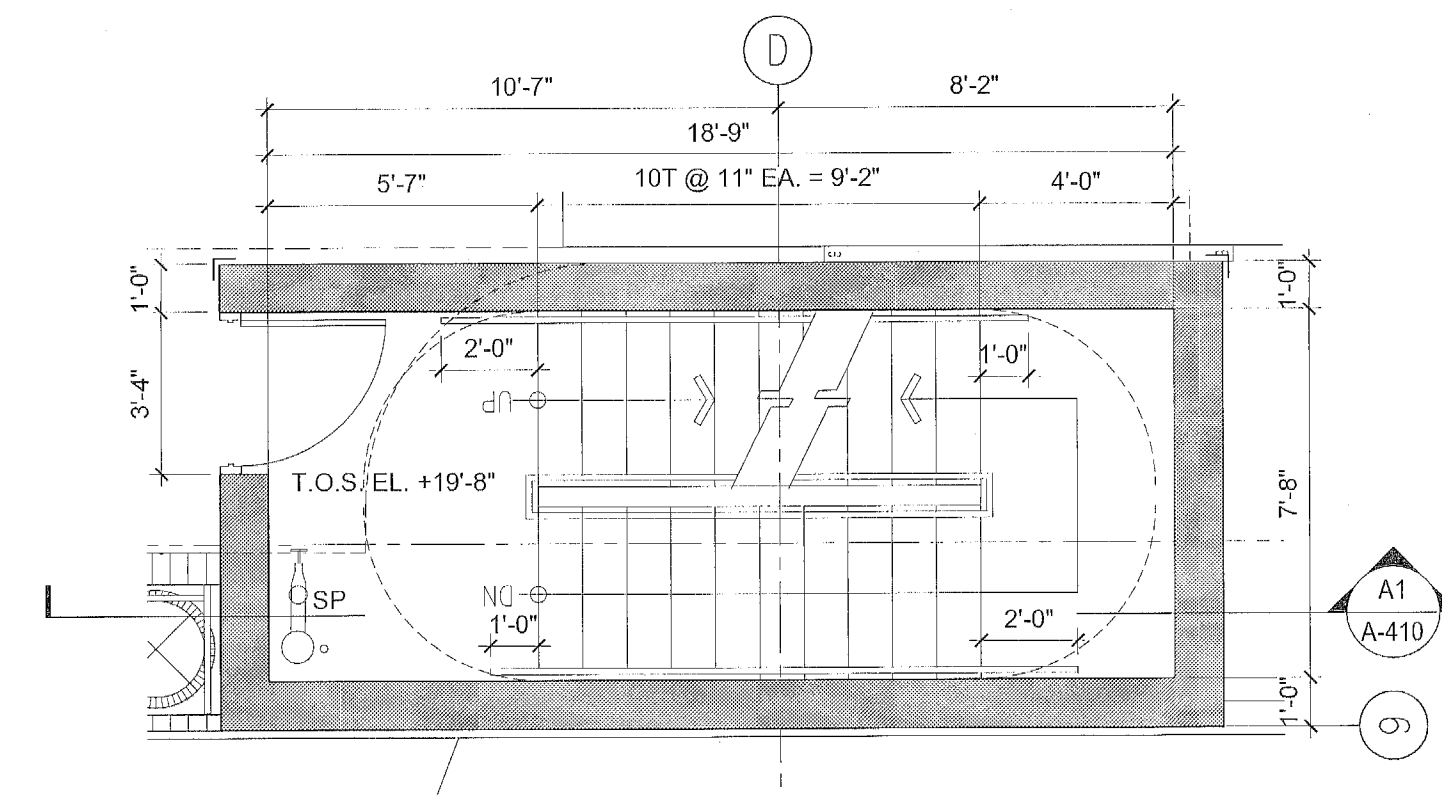
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A-410



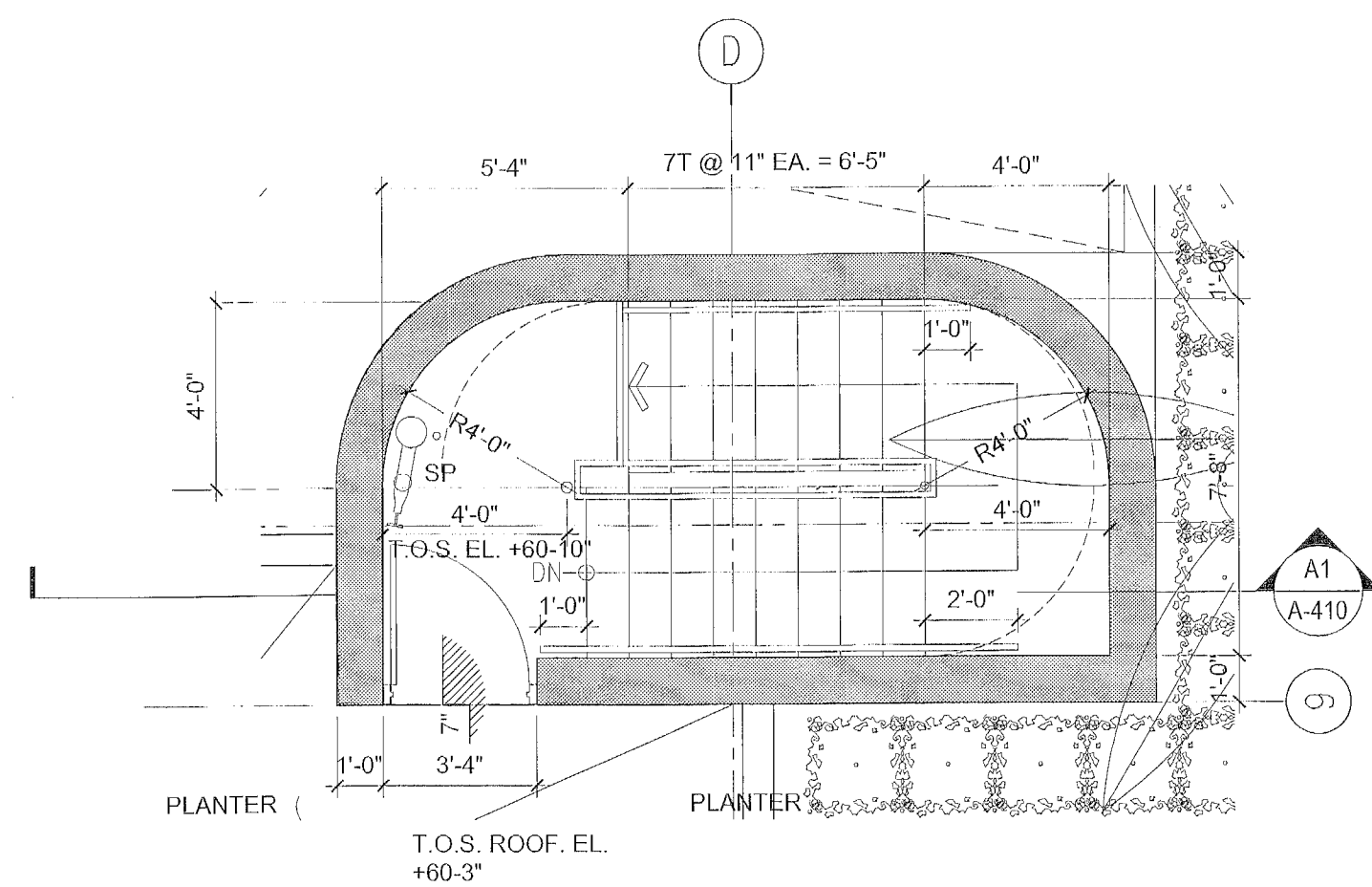
A4 STAIR #2 PLAN - 3-5TH FLOOR

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



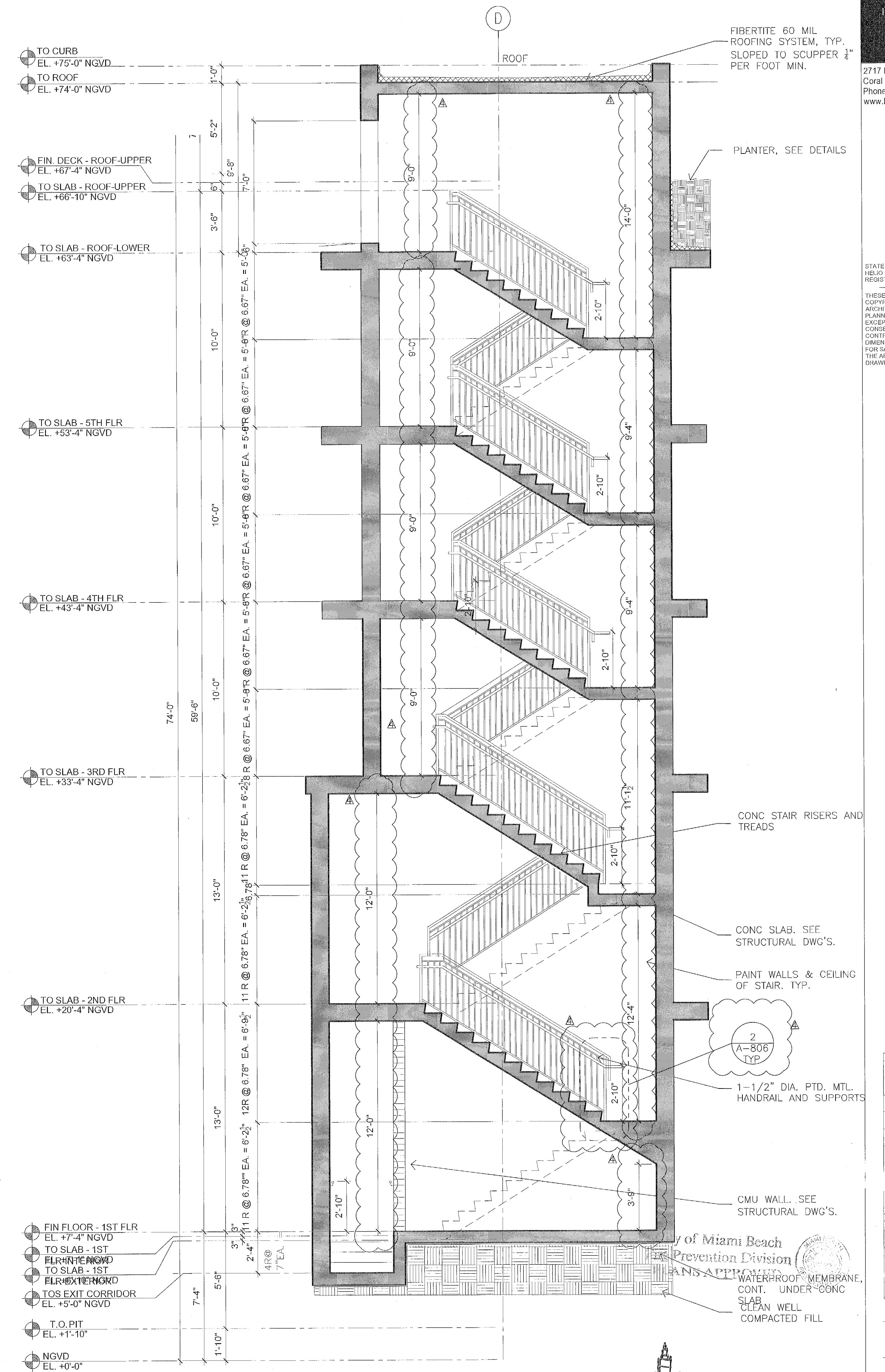
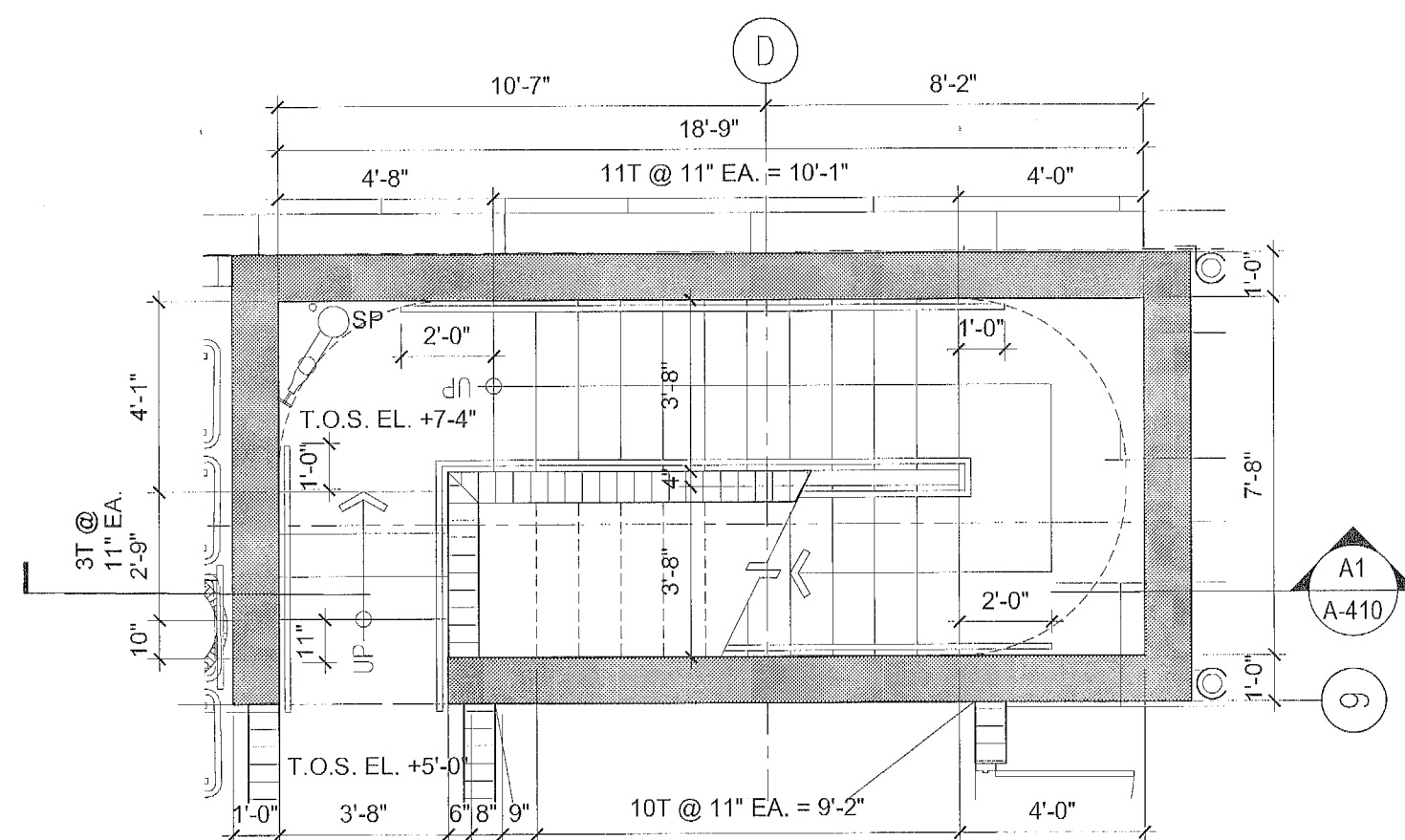
A3 STAIR #2 PLAN - 2ND FLOOR

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



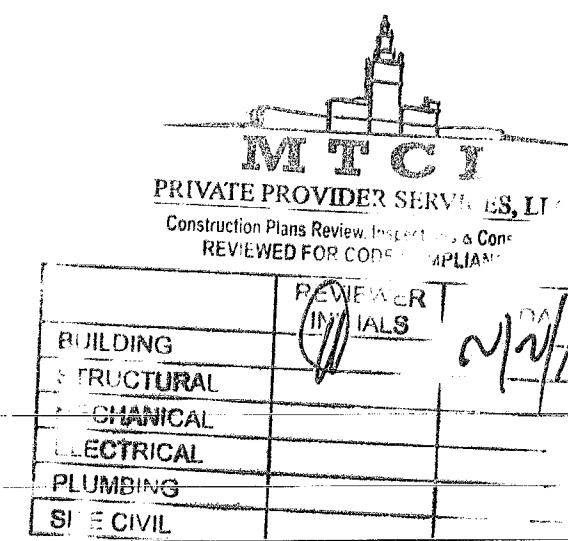
A2 STAIR #2 PLAN - 1ST FLOOR

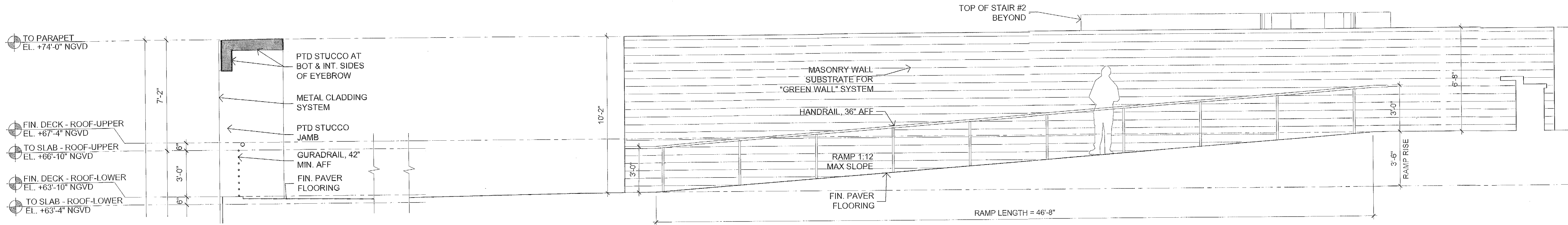
SCALE: 1/4" = 1'-0"



A1	STAIR #2 CROSS SECTION
----	------------------------

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





NOTES:

FOR DRAWINGS OF STAIR GUARDRAILS, RISE, RUNS, ETC... REFER TO DETAILS ON SHEET A-806.

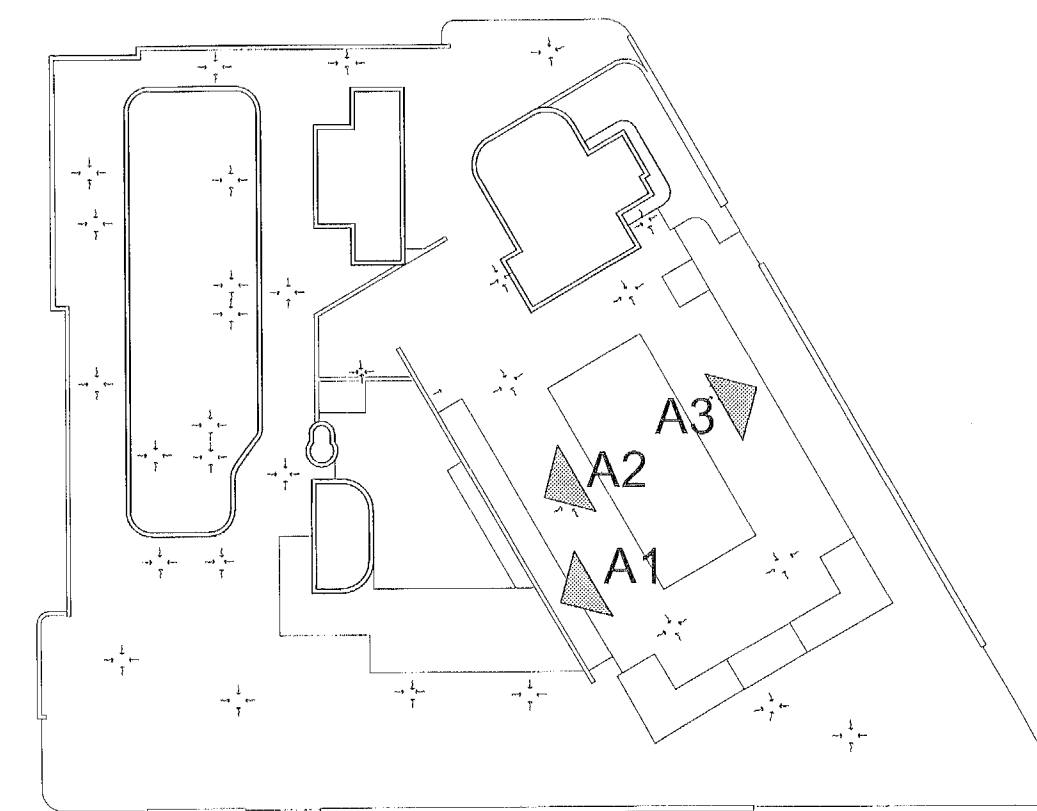
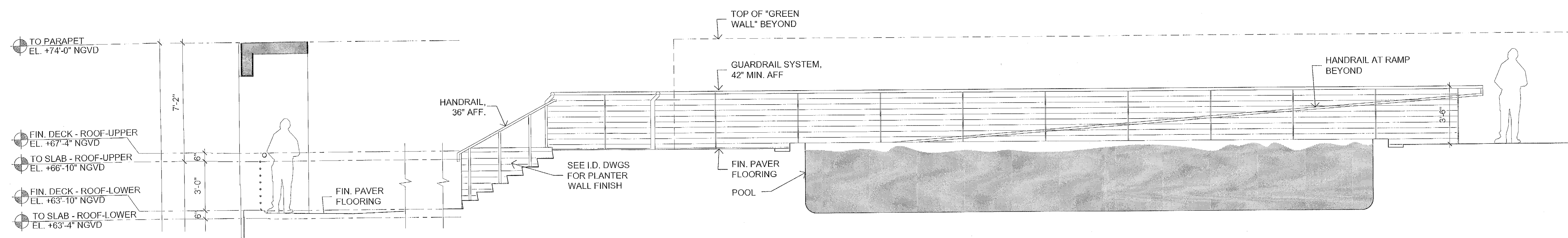
FOR GUARDRAILS AT BALCONIES AND ROOF REFER TO DETAIL A2 ON SHEET A-501.

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

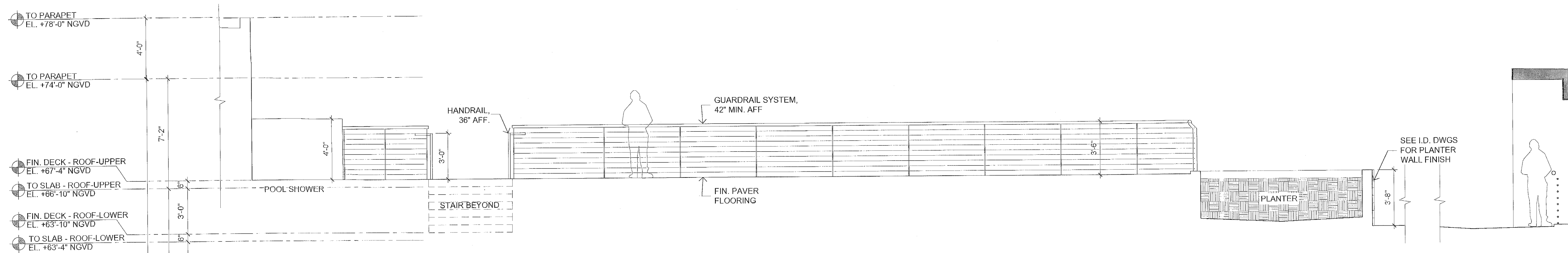
SCALE: 1/4" = 1'-0"



KEY PLAN
N.T.S.

A2 POOL DECK ELEVATION

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



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PRIMA PROVIDER SERVICES, LLC
City of Miami Beach Fire Prevention Division
REVIEWED FOR CODE COMPLIANCE

BUILDING	DATE
STRUCTURAL	4/2/13
Mechanical	
Electrical	
Plumbing	
Civil	

A3 POOL DECK ELEVATION

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

PERMUY

ARCHITECTURE
INTERIOR DESIGN
PLANNING

2717 Ponce de Leon Blvd.
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Helio Milian
1.16.18

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION NO. 10651

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

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