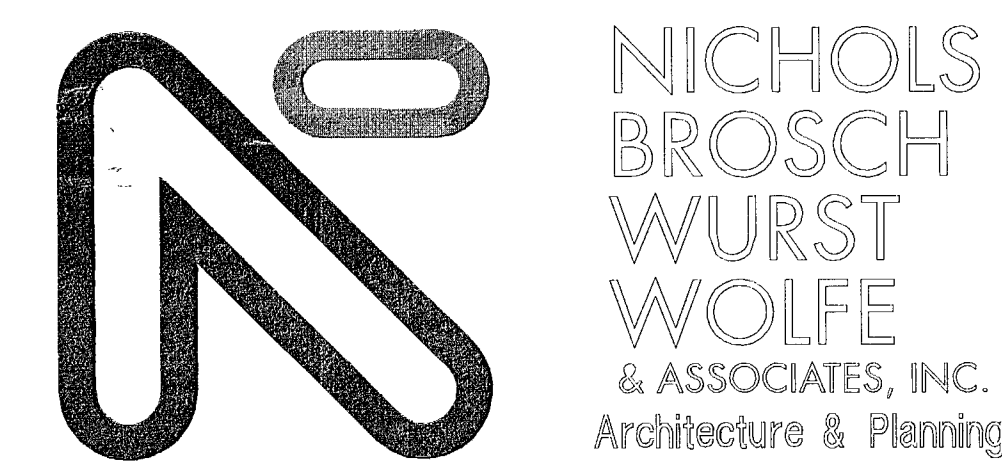


ARCHITECT



161 ALMERIA AVENUE  
CORAL GABLES, FLORIDA 33134  
(305) 443-3206 FAX: (305) 446-2872  
JAMES P. WURST  
ARCHITECT  
LIC.20303

STRUCTURAL ENGINEERING

**OPTIMUS STRUCTURAL DESIGN, LLC.**  
7850 NW 146th STREET, SUITE 305  
MIAMI LAKES, FLORIDA 33016  
TEL: (305) 512-5860 FAX: (305) 512-5861

MECHANICAL / ELECTRICAL / PLUMBING

**LAUREDO ENGINEERING CO.**  
1941 SW 18th AVENUE  
MIAMI, FLORIDA 33145  
TEL: (305) 445-9725 FAX: (786) 378-6743

CIVIL ENGINEERING

**VSN ENGINEERING, INC.**  
8550 WEST FLAGLER STREET, SUITE 113  
MIAMI, FLORIDA 33144  
TEL: (305) 551-6267 FAX: (305) 551-4542

LANDSCAPE ARCHITECT

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

INTERIOR DESIGNER

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

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



Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."

MIAMIBEACH

### As-Built Set Signature Form

This submittal is for final PERMIT set of construction documents with Architect, Engineers, and Contractor certifications prior to Final Building Inspection. This form shall be part of the cover sheet. This is to certify that these as-built drawings are labeled as such and all drawings are signed, sealed, and dated by the respective Design Professional of Record. The cover sheet must include the following statement signed, sealed, and dated by the Architect of Record, General Contractor, Landscape Architect, and all consulting Engineers:

Master Permit No. B1500350

To the best of my knowledge, belief and professional judgment these construction documents meet the intent of the Florida Building Code and all applicable local codes, represent accurately the "FINAL PERMIT SET" conditions of the project and include all the revisions previously submitted and approved by the City of Miami Beach Building Department.

Nichols Brosch Wurst Wolfe & Associates  
161 Almeria Avenue, Coral Gables FL 33134  
James Wurst

Architect of Record - Print name  
Optimus Structural Design, LLC.  
7850 NW 146th Street, Suite 305, Miami Lakes, FL  
Tanya Homleid P.E.

Structural Engineer of Record - Print name  
Lauredo Engineering Company, Inc.  
1941 SW 18th Avenue, Miami, FL 33145  
Manuel E. Lauredo, P.E.

Electrical Engineer of Record - Print name  
Lauredo Engineering Company, Inc.  
1941 SW 18th Avenue, Miami, FL 33145  
Manuel E. Lauredo, P.E.

Mechanical Engineer of Record - Print name  
Lauredo Engineering Company, Inc.  
1941 SW 18th Avenue, Miami, FL 33145  
Manuel E. Lauredo, P.E.

Plumbing Engineer of Record - Print name

N/A

Landscape Architect of Record - Print name

I certify that these documents present the As-Built conditions

CONSTLAND CONSTRUCTION LLC

General Contractor - Print name

A Rodriguez Z

May 2018

Building Department  
1700 Convention Center Drive, 2nd FL  
Miami Beach, Florida 33139  
Telephone: 305-673-7610  
<http://www.miamibeachfl.gov/civ-hall/building/>

*[Signature]*  
Tanya Homleid  
08/14/18  
Signed and sealed

*[Signature]*  
Manuel E. Lauredo  
7-21-18  
Signed and sealed

*[Signature]*  
Manuel E. Lauredo  
7-24-18  
Signed and sealed

*[Signature]*  
Manuel E. Lauredo  
7-24-18  
Signed and sealed

Signed and sealed

Signed and sealed

*[Signature]*  
SHEILA A. R. DRAGO  
PERSONALLY KNOWN  
SHEILA DRAGO

CMB BLDG. DEPT. COMMENTS. 12-16-14.	▲	
CMB BLDG. DEPT. COMMENTS. 01-15-15.	▲	
CMB BLDG. DEPT. COMMENTS. 03-25-15.	▲	
CMB BLDG. DEPT. COMMENTS. 04-14-15.	▲	
REVISIONS	06-12-15.	▲
REV-6-VE ITEMS	08-14-15.	▲
REV-7 - HPB	11-24-15.	▲
REV-8-VE ITEMS	04-05-16.	▲
REV-9-AS BUILT CONDITION	11-01-16.	▲
REV-10- BLDG. DEPT. COMMENTS	02-13-17.	▲
REV-11- BLDG. DEPT. COMMENTS	08-10-17.	▲

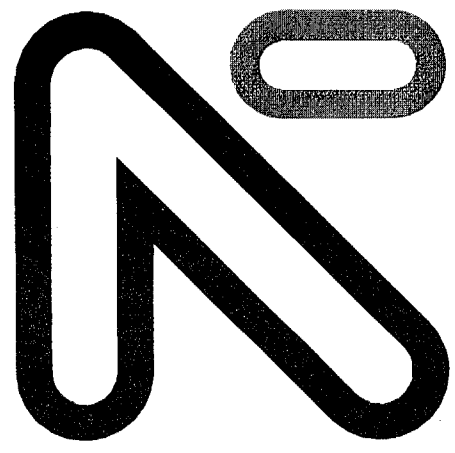


As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18

A0.00



ARCHITECT



NICHOLS  
BROSCH  
WURST  
WOLFE  
& ASSOCIATES, INC.  
Architecture & Planning

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A0.00	COVER	*		*			*	*			*	*	*
A0.00.1	HISTORIC PRESERVATION BOARD			*	*	*	*	*	*		*	*	*
A0.01	INDEX	*	*	*	*	*	*	*	*		*	*	*
A0.02	GENERAL NOTES AND SYMBOLS	*		*	*	*	*	*	*		*	*	*
A0.03	F.A.R. CALCULATION	*		*	*	*	*	*	*		*	*	*
A0.03.1	FAR CALCULATION EXISTING			*	*	*	*	*	*		*	*	*
A0.04	GROSS AREA CALCULATION	*			*	*	*	*	*		*	*	*
A0.D.01	DEMOLITION PLAN	*		*	*	*	*	*	*		*	*	*
A1.00	SITE PLAN	*	*	*	*	*	*	*	*	*	*	*	*
A2.00	LIFE SAFETY GENERAL NOTES AND LEGENDS	*	*	*	*	*	*	*	*		*	*	*
A2.01	LIFE SAFETY GARAGE LEVEL	*	*	*	*	*	*	*	*	*	*	*	*
A2.02	LIFE SAFETY LEVEL 100	*	*	*	*	*	*	*	*		*	*	*
A2.03	LIFE SAFETY LEVEL 200	*	*	*	*	*	*	*	*		*	*	*
A2.04	LIFE SAFETY LEVEL 300	*	*	*	*	*	*	*	*		*	*	*
A2.05	LIFE SAFETY LEVEL 400	*	*	*	*	*	*	*	*		*	*	*
A2.06	LIFE SAFETY LEVEL 500	*	*	*	*	*	*	*	*		*	*	*
A2.07	LIFE SAFETY POOL DECK	*	*	*	*	*	*	*	*		*	*	*
A3.00	OVERALL REFERENCE PLAN - LEVEL 100	*	*	*	*	*	*	*	*		*	*	*
A4.00	BASEMENT LEVEL FLOOR PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.00.1	BASEMENT-GEOMETRY PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A4.01	LEVEL 100 FLOOR PLAN	*	*	*	*	*	*	*	*	*	*	*	*
A4.01.1	LEVEL 100 FLOOD BARRIER PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.01.2	LEVEL 100 GEOMETRY PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.02	LEVEL 200 FLOOR PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.02.1	LEVEL 200 GEOMETRY PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A4.03	LEVEL 300 FLOOR PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.03.1	LEVEL 300 GEOMETRY PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A4.04	LEVEL 400 FLOOR PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.05	LEVEL 500 FLOOR PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.06	RECREATION / POOL DECK FLOOR PLAN	*	*	*	*	*	*	*	*		*	*	*
A4.06.1	POOL DECK - GEOMETRY PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A4.07	UPPER ROOF PLAN	*	*	*	*	*	*	*	*		*	*	*
A5.00	ENLARGED UNIT PLANS	*	*	*	*	*	*	*	*		*	*	*
A5.01	ENLARGED UNIT PLANS	*	*	*	*	*	*	*	*		*	*	*
A5.02	ENLARGED UNIT PLANS	*	*	*	*	*	*	*	*		*	*	*
A5.03	ENLARGED UNIT PLANS	*	*	*	*	*	*	*	*		*	*	*
A5.04	ENLARGED UNIT PLANS	*	*	*	*	*	*	*	*		*	*	*
A5.05	ENLARGED FLOOR PLANS	*	*	*	*	*	*	*	*		*	*	*
A5.06	LOBBY BAR - LEVEL 100	*	*	*	*	*	*	*	*		*	*	*
A6.00	BASEMENT-REFLECTED CEILING PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A6.01	LEVEL 100 REFLECTED CEILING PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A6.02	LEVEL 200 REFLECTED CEILING PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A6.03	LEVEL 300 REFLECTED CEILING PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A6.04	LEVEL 400 REFLECTED CEILING PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A6.05	LEVEL 500 REFLECTED CEILING PLAN (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A6.06	UPPER POOL DECK REFLECTED CEILING PLAN(For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A7.00	ENLARGED CORE PLANS	*	*	*	*	*	*	*	*		*	*	*
A7.01	ENLARGED CORE PLANS	*	*	*	*	*	*	*	*		*	*	*
A7.02	SECTION - ELEVATOR CORE	*	*	*	*	*	*	*	*		*	*	*
A7.03	ENLARGED STAIR PLANS	*	*	*	*	*	*	*	*		*	*	*
A7.04	STAIR SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A7.05	ENLARGED STAIR PLANS AND SECTION	*	*	*	*	*	*	*	*		*	*	*

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A7.06	ENLARGED STAIR PLANS AND SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A7.07	ENLARGED STAIR PLANS AND SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A7.08	ENLARGED STAIR/RAMP PLANS AND SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A8.00	BUILDING ELEVATIONS	*	*	*	*	*	*	*	*	*	*	*	*
A8.01	BUILDING ELEVATIONS	*	*	*	*	*	*	*	*		*	*	*
A8.02	BUILDING ELEVATIONS	*	*	*	*	*	*	*	*		*	*	*
A8.03	ALLOWED OPENINGS CALCULATION	*	*	*	*	*	*	*	*		*	*	*
A10.00	BUILDING SECTIONS	*	*	*	*	*	*	*	*	*	*	*	*
A10.01	BUILDING SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A10.02	WALL SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A10.03	WALL SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A10.04	WALL SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A10.05	WALL SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A10.06	WALL SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A10.07	PARTIAL BUILDING SECTIONS	*	*	*	*	*	*	*	*		*	*	*
A11.00	STOREFRONT ELEVATIONS	*	*	*	*	*	*	*	*		*	*	*
A11.01	WINDOW ELEVATIONS / SCHEDULE	*	*	*	*	*	*	*	*		*	*	*
A11.02	WINDOW ELEVATIONS / SCHEDULE	*	*	*	*	*	*	*	*		*	*	*
A12.00	WALL TYPES	*	*	*	*	*	*	*	*		*	*	*
A12.01	WALL TYPES	*	*	*	*	*	*	*	*		*	*	*
A12.02	WALL TYPES	*	*	*	*	*	*	*	*		*	*	*
A12.03	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.04	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.04.1	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.05	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.06	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.07	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.08	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.09	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.10	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.11	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.12	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.13	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.14	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.15	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.15.1	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.16	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.17	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.18	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.19	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.20	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.21	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.22	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.23	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.24	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.25	UL DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A12.26	DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
A13.00	ROOM FINISH SCHEDULE	*	*	*	*	*	*	*	*		*	*	*
A14.00	DOOR SCHEDULE	*	*	*	*	*	*	*	*		*	*	*
A14.01	DOOR SCHEDULE	*	*	*	*	*	*	*	*		*	*	*
A15.00	NOA APPROVED PRODUCTS	*	*	*	*	*	*	*	*		*	*	*
ADA-1	ADA DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
ADA-2	ADA DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
ADA-3	ADA DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
ADA-4	ADADETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
ADA-5	ADA DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*
ADA-6	ADA DETAILS (For Construction only. Not for Permit)	*	*	*	*	*	*	*	*		*	*	*

Affidavit: Architect of Record, James P. Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. certifies that these Architectural plans and specifications represent, to the best of our knowledge and belief, the actual plans and specifications utilized in the construction and improvement of the hotel property. "The Record drawings are prepared based upon information furnished by owner's contractor and, to the best of the Architect's knowledge and belief, represent the plans and specifications utilized in the construction and improvement of the hotel property. Architect makes no warranties, either expressed or implied, with respect to the quality of the record condition."



As-built Drawing

Review By:

Vivian Vizcaino

07/02/18



A0.01

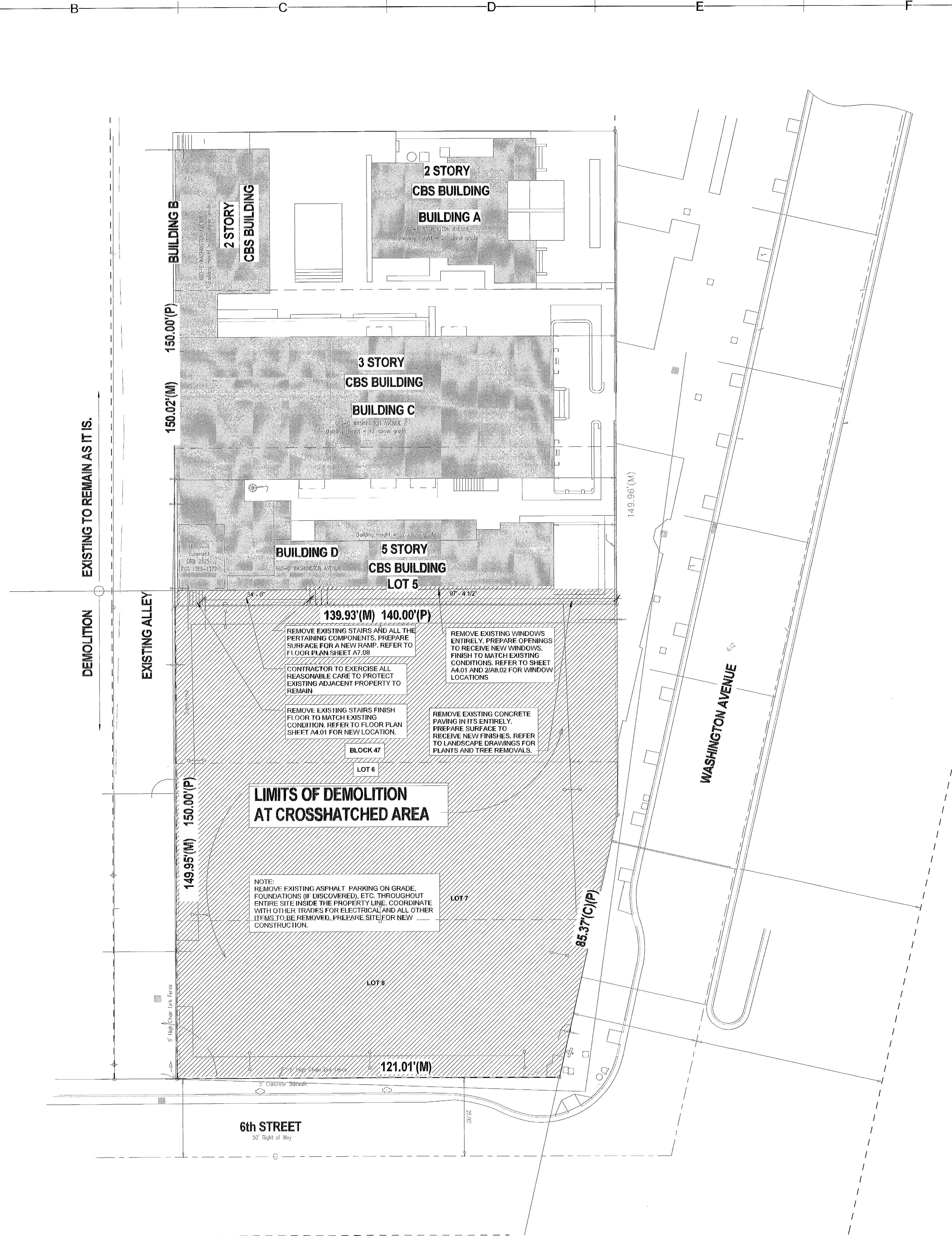


DEMOLITION NOTES

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ACCIDENT AND FIRE PREVENTION REGULATIONS.
2. CONTRACTOR'S STAFF IS RESPONSIBLE FOR THE DEMOLITION AND SHALL BE EXPERIENCED IN THIS TYPE OF WORK. EQUIPMENT SHALL BE SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.
3. ALL WORK SHALL BE DONE IN A SAFE AND CAUTIOUS MANNER IN ORDER TO AVOID ACCIDENTS AND PROPERTY DAMAGE. PROVIDE TEMPORARY BARRICADES PERSONNEL AND GENERAL PUBLIC FROM INJURY.
4. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIAL, AND UNLESS OTHERWISE NOTED ON PLAN, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE EVALUATED IN THE CONTRACTOR'S PRICE. PROMPTLY REMOVE SALVAGED MATERIAL FROM THE CONSTRUCTION SITE AS THE WORK PROCEEDS. CAREFULLY DISMANTLE AND STORE ON SITE ALL MATERIAL SCHEDULED TO REMAIN THE PROPERTY OF THE OWNER. PROTECT UNTIL REMOVAL BY THE OWNER OR UNTIL END OF CONTRACT.
5. PREVENT ACCUMULATION OF DEBRIS AND OVERLOADING OF ANY PARTS OF THE STRUCTURE.
6. ILLUMINATE AND PROTECT DANGEROUS OPENINGS AS NECESSARY.
7. COORDINATE WITH APPLICABLE UTILITY COMPANIES AND OWNER FOR UTILITY LINE REMOVAL, RELOCATION, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY DEMOLITION, REMOVAL AND RELOCATION WORK.
8. CONTRACTOR TO EXERCISE ALL REASONABLE CARE TO PROTECT EXISTING ADJACENT PROPERTY. CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL ADJACENT PROPERTY DAMAGED DURING CONSTRUCTION.
9. RELOCATE STREET SIGNAGE WITHIN THE PROPERTY LIMITS. COORDINATE NEW LOCATION WITH ALL PERMIT AGENCIES.
10. TREE REMOVAL AND RELOCATION IS UNDER SEPARATE PERMIT.
11. ANY ASBESTOS MATERIAL FOUND AT TIME OF DEMOLITION SHALL BE REPORTED TO THE OWNER AND ARCHITECT IMMEDIATELY PROCEEDING WITH BUILDING DEMOLITION OPERATIONS. IF HAZARDOUS MATERIALS
12. VERIFY THAT ALL HAZARDOUS MATERIALS HAVE BEEN REMOVED BEFORE ARE FOUND DURING DEMOLITION OPERATIONS. COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
13. THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE DESIGN OF ALL SHORING REQUIRED, AS WELL AS ANY SHORING OR BRACING ELEMENTS RELATED TO THE CONTRACTOR'S MEANS AND METHODS TO SAFELY CONDUCT THE DEMOLITION IN THE CONTRACT DOCUMENTS
14. ANY CONTAMINATED SOIL FOUND AT ANY TIME OF DEMOLITION SHALL BE REPORTED TO THE OWNER AND ARCHITECT IMMEDIATELY
15. TEST SOILS AROUND BURIED TANKS, IF DISCOVERED, FOR CONTAMINATION.
16. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. HE SHALL BE LIABLE FOR ANY EXPENSE RESULTING FROM DAMAGE TO SAME. ANY CONFLICTS WITH EXISTING UTILITIES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE IN ORDER THAT HE MAY VERIFY THE ELEVATION AND LOCATION OF EXISTING CONDITIONS.
17. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY, UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO ANY WORK AT SITE. WATER MAIN TIE-INS REQUIRING WATER SERVICE TO BE SHUT OFF WILL BE MADE DURING TIMES SPECIFIED BY THE CITY UTILITIES.
18. CONTACT GAS COMPANY FOR ALL WORK TO BE PERFORMED ON UTILITY GAS LINES
19. UTILITIES ON PLAN ARE BASED ON SURVEY AND VISUAL INSPECTION. CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION, AND INFORM THE ENGINEER OF ANY DISCREPANCY OR UNFORESEEN CONDITION THAT MAY APPEAR BEFORE COMMENCEMENT OF WORK.
20. ALL UTILITIES INCLUDING WATER, SEWER, ELECTRIC, GAS, AND DRAINAGE SHALL BE CUT AND PLUGGED AND REMOVED ENTIRELY FROM WITHIN THE PROPERTY LINES
21. COORDINATION WITH F.P.L.
22. DISPOSAL OF DEMOLISHED MATERIALS: REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE IN AN EPA APPROVED LANDFILL ACCEPTABLE TO AUTHORITY HAVING JURISDICTION.
23. AFTER COMPLETION OF THE DEMOLITION WORK, LEAVE SITE NEAT AND ORDERLY.



As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18



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

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LEGEND SYMBOLS

**BUILDING SECTION**  
INDICATES DIRECTION OF CUTTING PLANE  
LETTER INDICATES BUILDING SECTION  
SHEET NUMBER WHERE SECTION IS DRAWN (TYP.)  
C A3.1

**WALL SECTION**  
NUMBER INDICATES WALL SECTION  
SHEET NUMBER WHERE SECTION IS DRAWN  
8 A5.2

**DETAILS**  
NUMBER INDICATES DETAIL  
SHEET NUMBER WHERE DETAIL IS DRAWN  
1 A6.2

**WALL TYPES**  
LETTER INDICATES PARTITION TYPE  
10

**INTERIOR ELEVATION**  
NUMBER INDICATES ELEVATION  
2 A4.2 4

**COLUMN GRID**  
LAST TWO DIGITS INDICATE ROOM NUMBER  
2

**ROOM NUMBER**  
FIRST DIGIT INDICATES FLOOR LEVEL  
206

**REVISION NUMBER**  
FIRST DIGIT INDICATES FLOOR LEVEL  
204

**DOOR NUMBER**  
LAST TWO DIGITS INDICATE DOOR NUMBER  
2

**WINDOW DESIGNATION**  
INDICATES CEILING FINISH  
LXX

**LOUVER DESIGNATION**  
INDICATES CEILING HEIGHT ABOVE SLAB  
PI 9'-0"

MATERIAL SYMBOLS

ALUMINUM  
BREAK-A-WAY WALL SYSTEM  
CONCRETE  
C.M.U.  
EARTH OR COMPACTED FILL ROCK  
GROUT, PLASTER OR MORTAR  
BATT INSULATION  
RIGID INSULATION  
PLYWOOD  
SAND FILL  
STEEL

STONE OR PRECAST CONCRETE  
SPRAYED FIBER FIREPROOFING  
WOOD BLOCKING  
WOOD FINISH  
MARBLE  
ACOUSTIC TILE  
CERAMIC OR QUARRY TILE  
GLASS  
GLASS BLOCK  
PLASTIC  
RESILIENT TILE

LIFE SAFETY PLAN SYMBOLS

**FIRE RATED CONSTRUCTION LEGEND**

4 HOUR FIRE WALL (EXISTING)  
3 HOUR FIRE WALL (NOT USED)  
2 HOUR FIRE WALL  
1 HOUR FIRE WALL  
SMOKE BARRIER (NOT USED)  
PATH OF TRAVEL TO EXIT  
MAXIMUM TRAVEL DISTANCE

**EXIT LIGHT LEGEND**

EXIT LIGHT FIXTURE CEILING MOUNTED. DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURES).  
EXIT LIGHT FIXTURE WALL MOUNTED. DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURES).  
MATCHLINE  
FIRE EXTINGUISHER-SURFACE MOUNTED (NO CABINET)  
FIRE EXTINGUISHER W/CABINET  
TYPICAL DIMENSION STRING

REFLECTED CEILING PLANS

2x2 HVAC SUPPLY  
2x2 HVAC RETURN  
DOWN LIGHT  
2x4 FLUORESCENT LIGHT  
2x4 FLUORESCENT LIGHT ON EMERGENCY CIRCUIT  
2x2 FLUORESCENT LIGHT  
2x2 FLUORESCENT LIGHT ON EMERGENCY CIRCUIT  
1x4 FLUORESCENT LIGHT  
HVAC LINEAR DIFFUSER  
ACCESS PANEL  
EXIT LIGHT W/ DIRECTION ARROW  
FIRE SPRINKLER  
CLOCK  
SPEAKER  
SMOKE DETECTOR  
MOTION DETECTOR  
FIRE ALARM  
CEILING HEIGHT ABOVE FINISH FLOOR

GENERAL NOTES:

- 1) THE GENERAL CONTRACTOR SHALL FILE A NOTICE OF COMMENCEMENT BEFORE START OF WORK IN ACCORDANCE WITH FBC SECTION 105.8.
- 2) ALL FINISH FLOOR ELEVATION MARKS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM UNLESS OTHERWISE NOTED. SEE PROPERTY SURVEY.
- 3) ALL ELEVATIONS SHOW ON THE ARCHITECTURAL CONTRACT DOCUMENTS INCLUDING PLANS, SECTIONS, ELEVATIONS & DETAILS ARE THE FINAL INTENDED ELEVATIONS AFTER SETTLEMENT ANTICIPATED IN ACCORDANCE WITH THE LANGAN ENGINEERING GEOTECHNICAL STUDY SOIL REPORT THE CONTRACTOR PERFORMING THE WORK IS TO REFER TO STRUCTURAL PLANS FOR CONSTRUCTION ELEVATIONS. THE CONTRACTOR PERFORMING THE WORK TO COORDINATE UTILITY AND M.E.P. TRADES TO INSURE FINAL ELEVATIONS ARE MAINTAINED.
- 4) THE APPLICABLE CODES FOR THIS PROJECT ARE LISTED ON THE A-2000 SERIES LIFE SAFETY DRAWINGS.
- 5) BUILDING IS OF TYPE I-A CONSTRUCTION AND INCLUDES THE FOLLOWING OCCUPANCIES:
  - GROUP R-1- HOTEL
  - GROUP M- MERCANTILE
  - GROUP S-2- STORAGE (Parking Garage)
  - GROUP B- BUSINESS
  - GROUP A- ASSEMBLY
- 6) AS PER FBC SECTION 1816.1 TERMITE PROTECTION - ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
  - 7) PROVIDE SIGNAGE DETAILS IN ACCORDANCE WITH FBC 1006.3.4., FLORIDA FIRE PREVENTION CODE 2010 (NFPA101 2009 EDITION)
  - 8) ALL SHOP DRAWINGS REQUIRE APPROVAL FROM THE CITY.

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ABBREVIATIONS - T - W

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

ABBREVIATIONS - O - S

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

ABBREVIATIONS - H - N

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

ABBREVIATIONS - E - G

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

ABBREVIATIONS - A - D

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

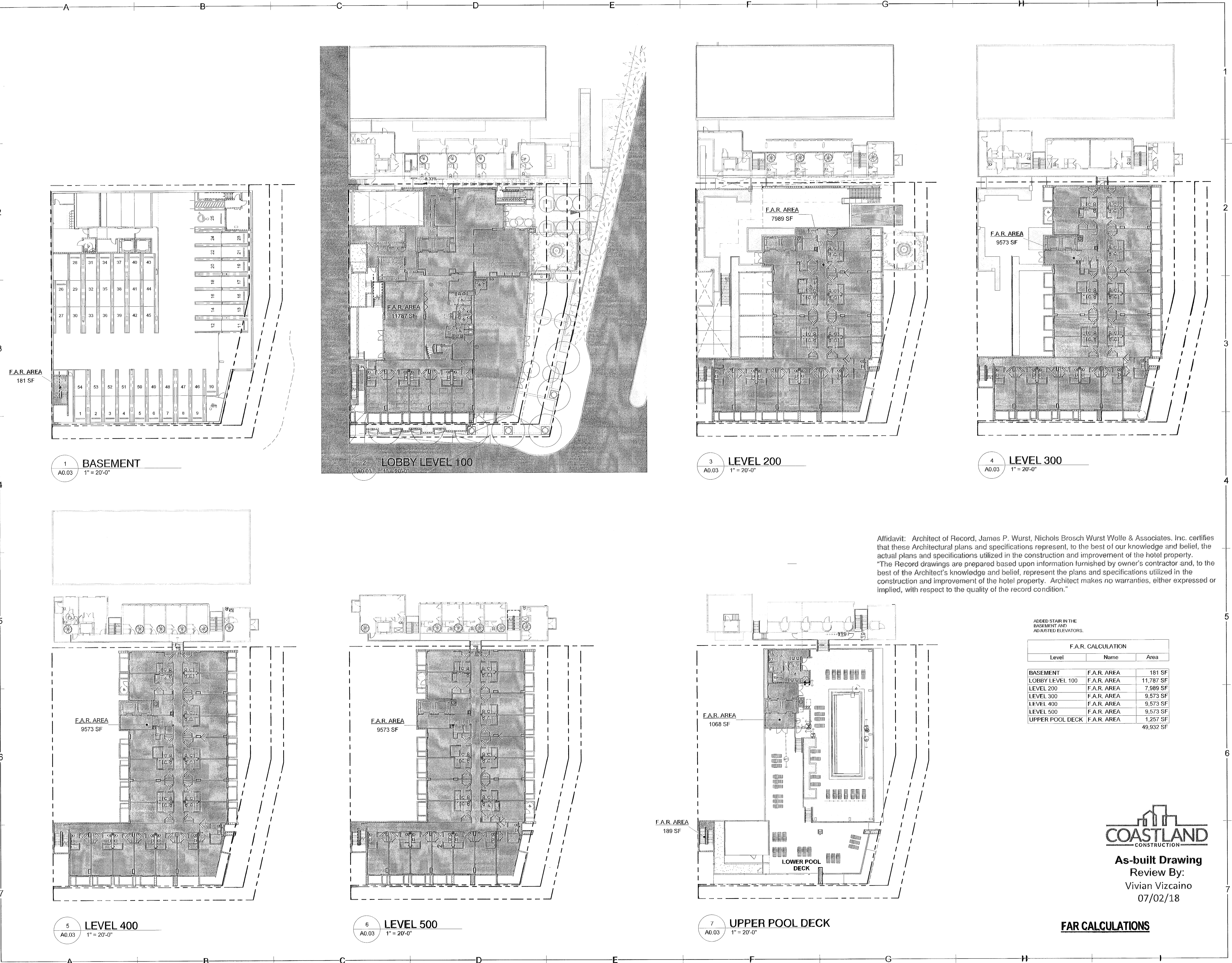
ROOM FINISH ABBEVIATIONS

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



As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18





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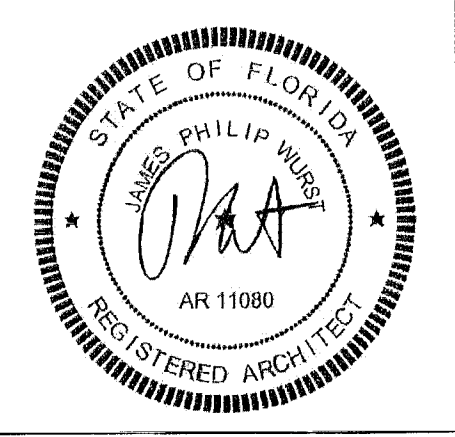
ADDED STAIR IN THE  
BASEMENT AND  
ADJUSTED ELEVATORS.

F.A.R. CALCULATION		
Level	Name	Area
BASEMENT	F.A.R. AREA	181 SF
LOBBY LEVEL 100	F.A.R. AREA	11,787 SF
LEVEL 200	F.A.R. AREA	7,989 SF
LEVEL 300	F.A.R. AREA	9,573 SF
LEVEL 400	F.A.R. AREA	9,573 SF
LEVEL 500	F.A.R. AREA	9,573 SF
UPPER POOL DECK	F.A.R. AREA	1,257 SF
		49,932 SF

COASTLAND  
CONSTRUCTION  
As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18

FAR CALCULATIONS

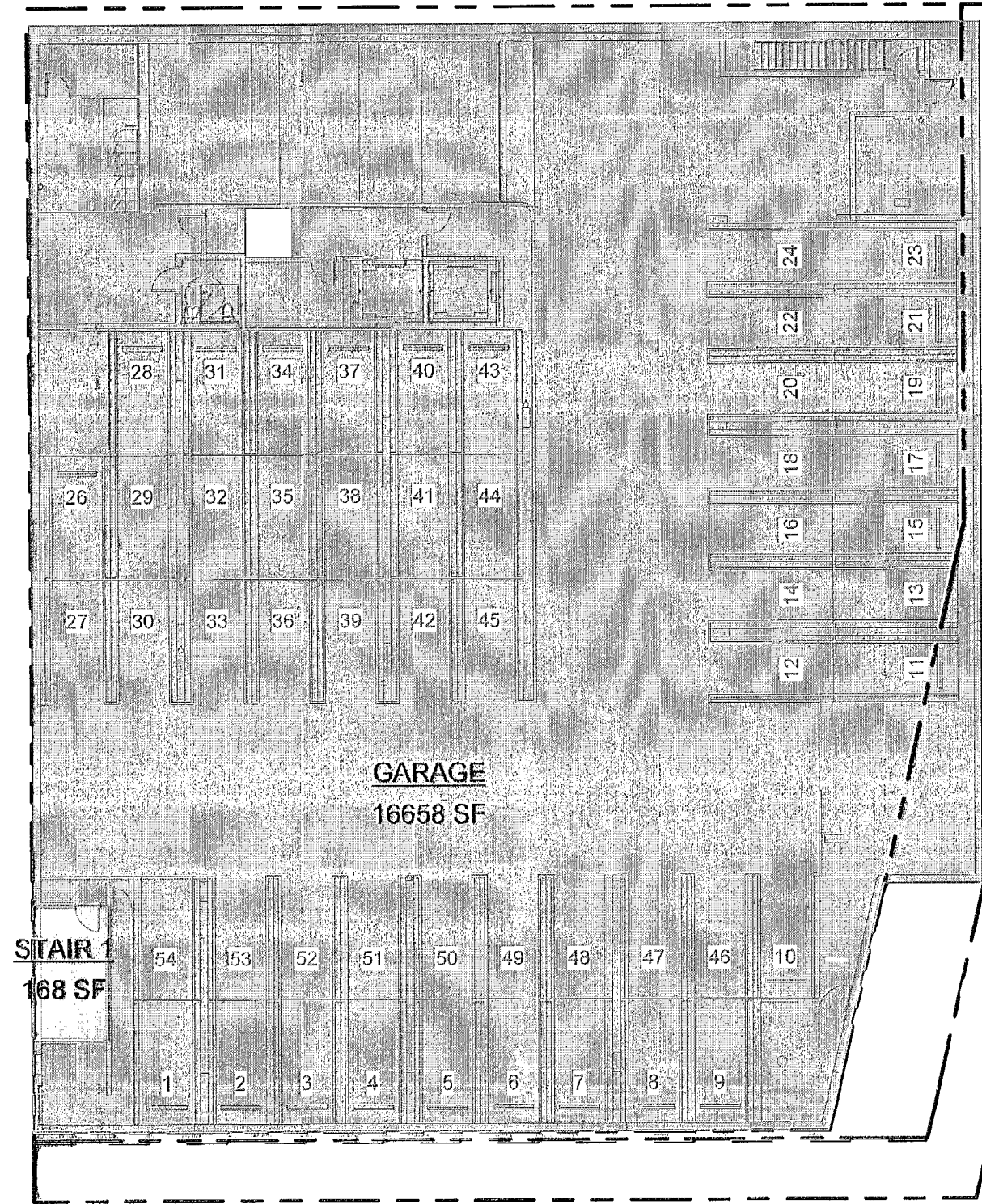
REVISIONS	
#	Date
1	01-13-14
2	01-15-15
3	03-22-15
4	09-12-15



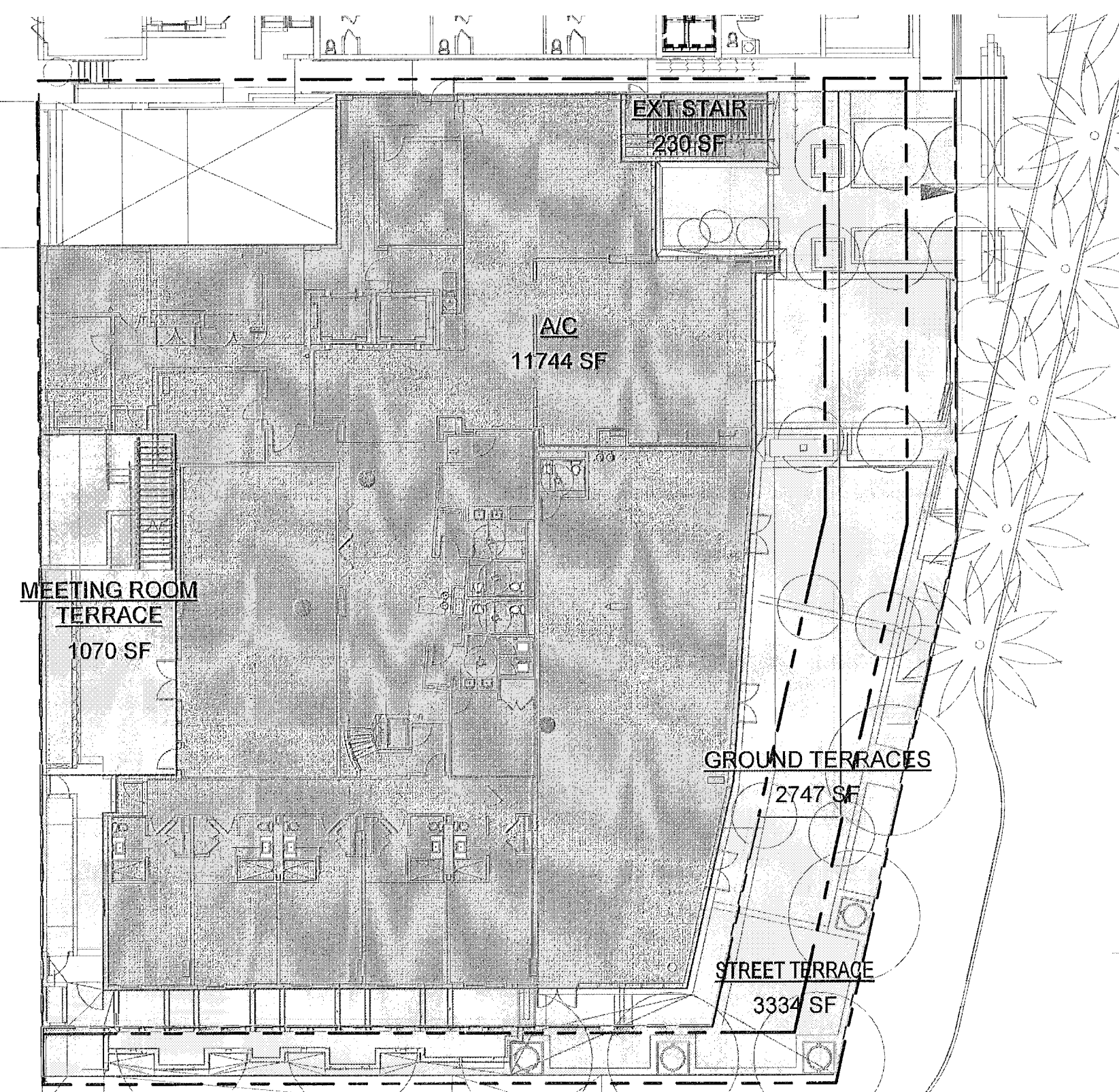
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A0.03

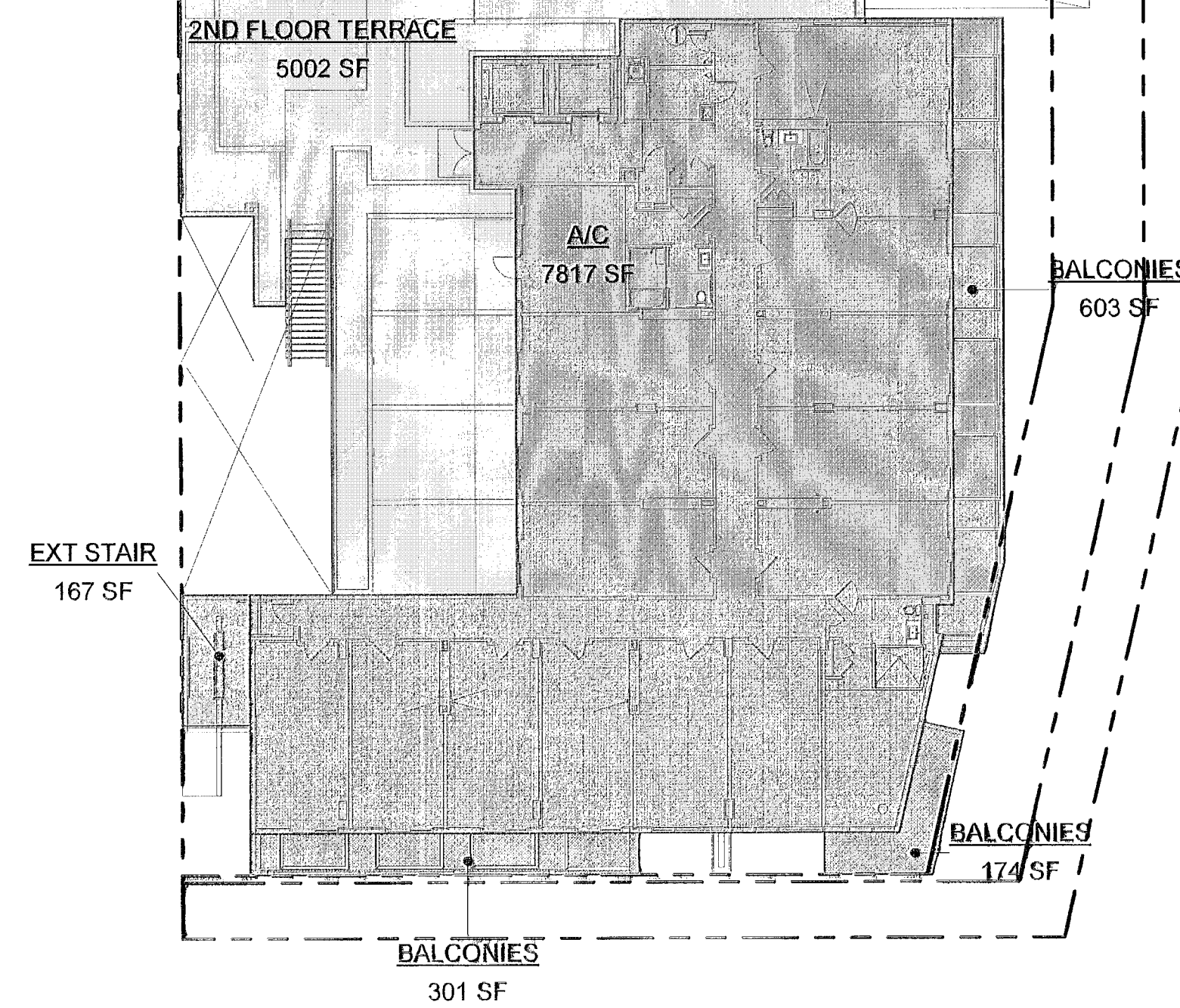




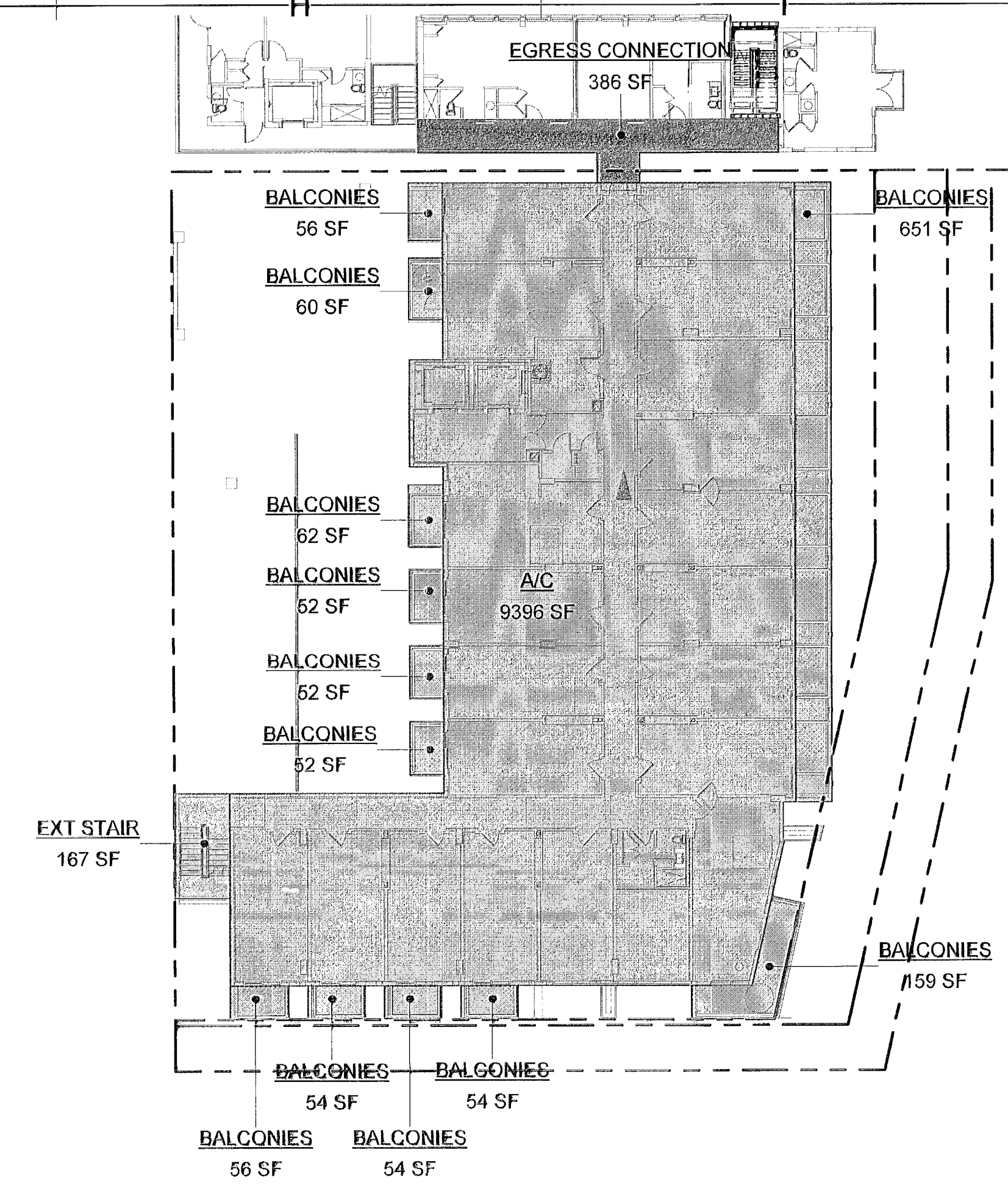
1  
A0.04  
BASEMENT  
1" = 20'-0"



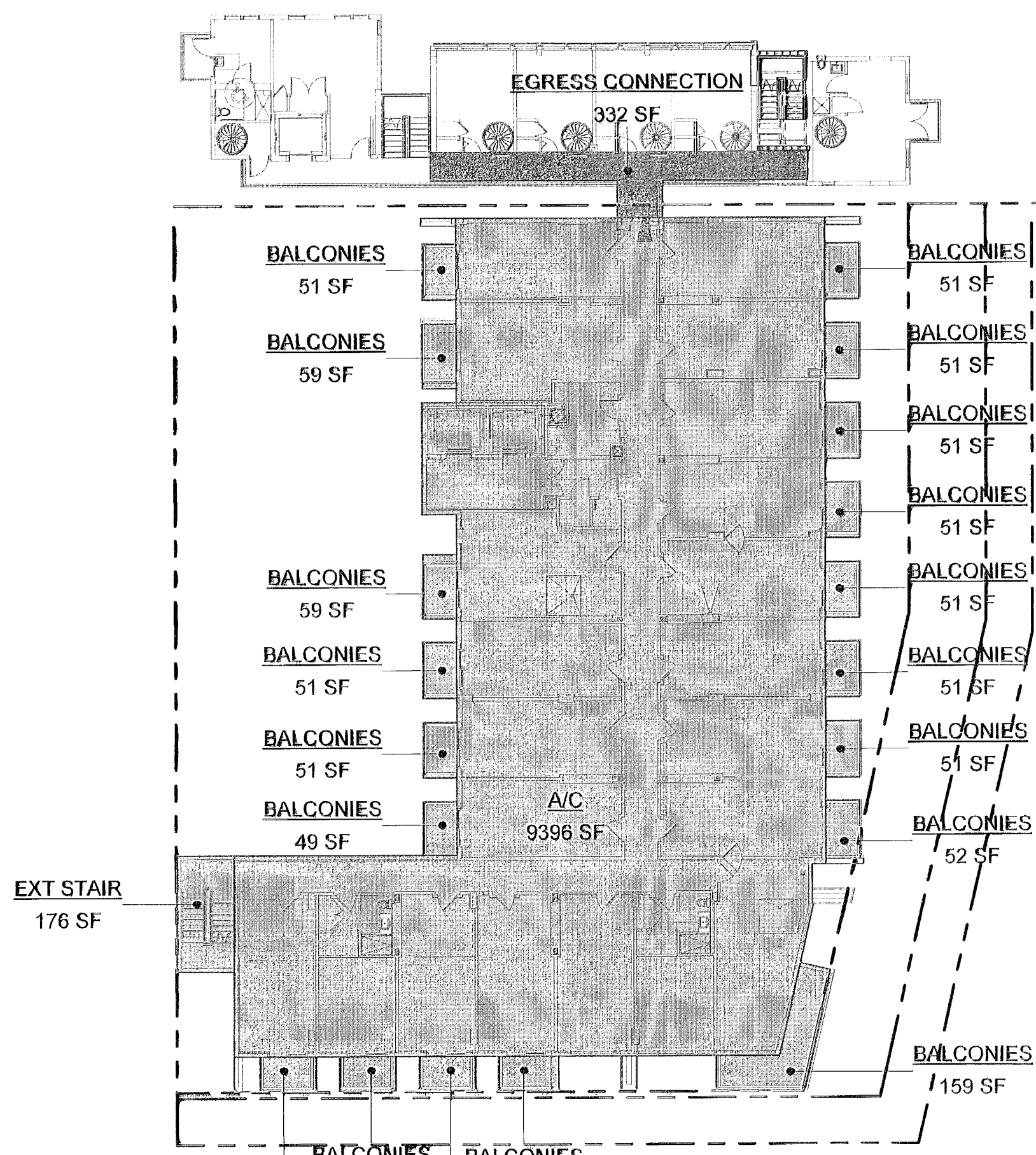
2  
A0.04  
LOBBY LEVEL 100  
1" = 20'-0"



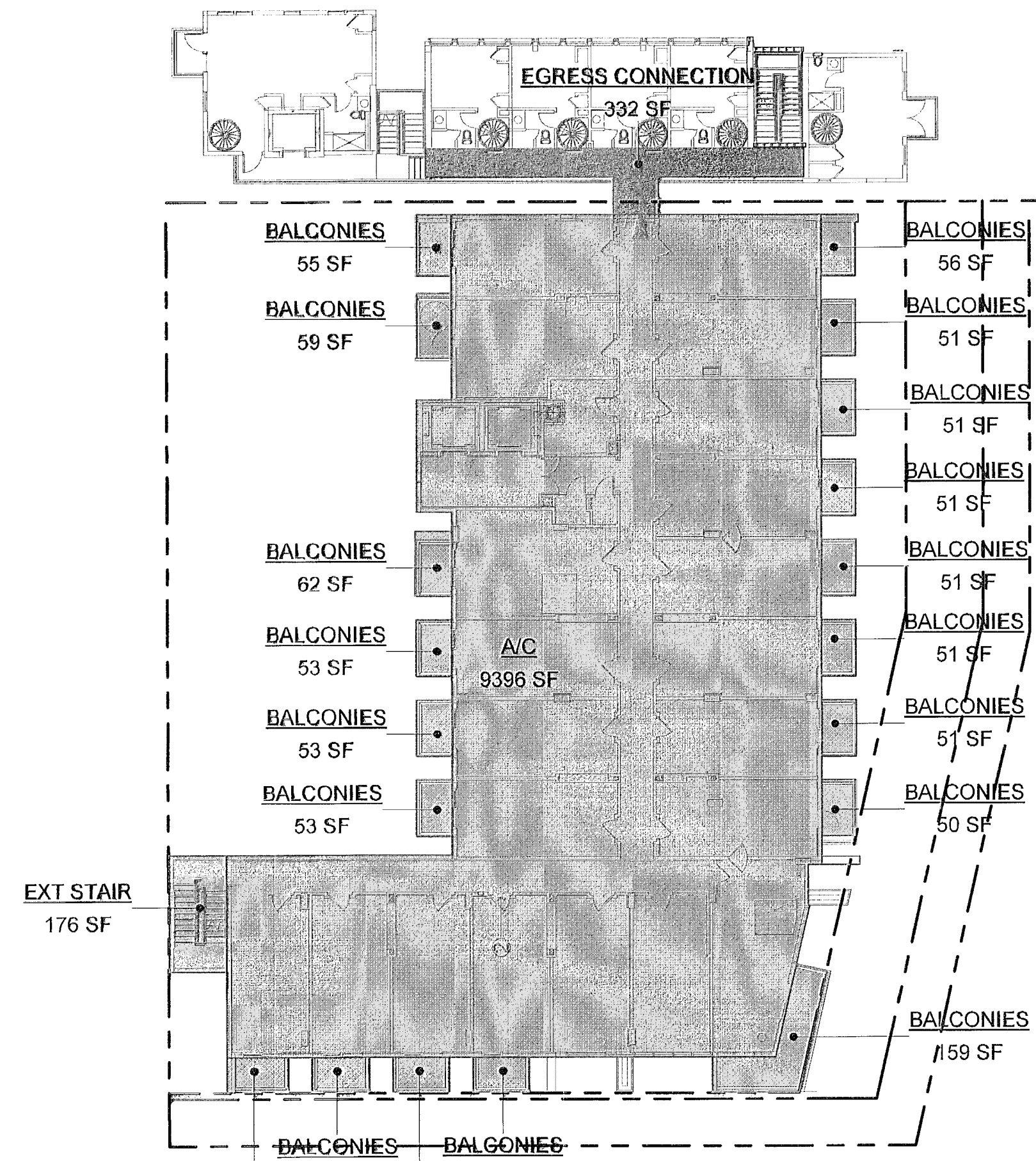
3  
A0.04  
LEVEL 200  
1" = 20'-0"



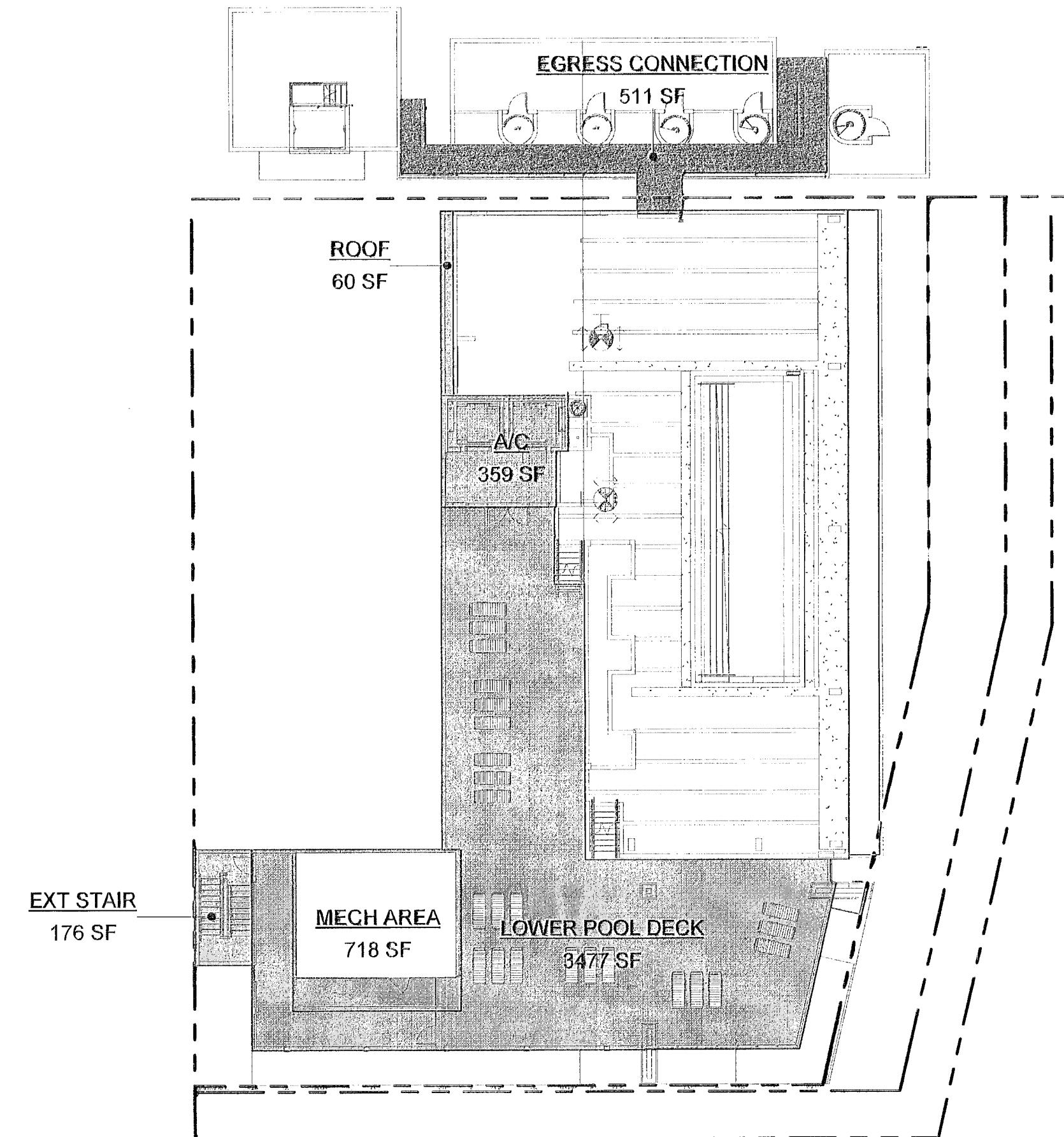
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LEVEL 300  
1" = 20'-0"



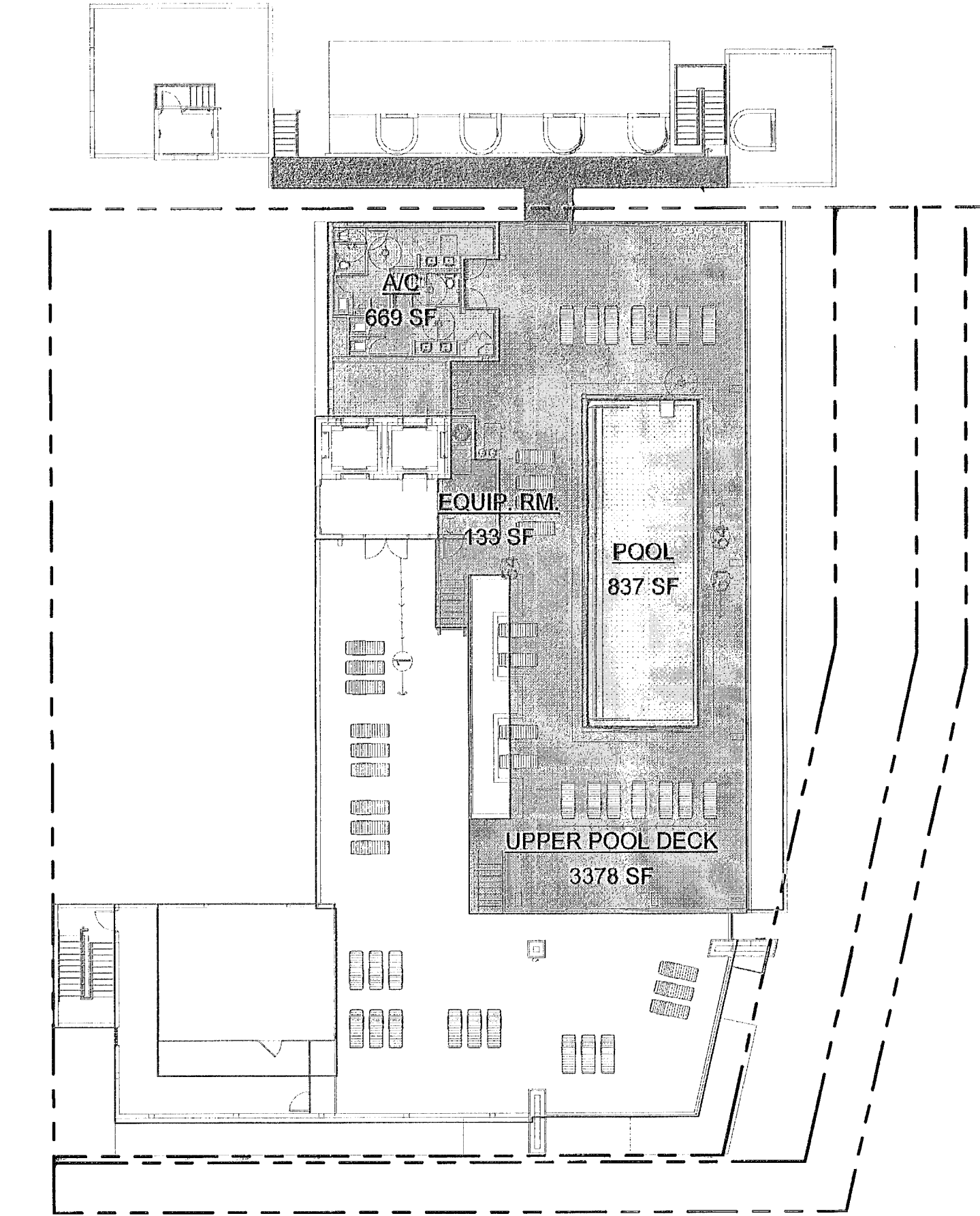
5  
A0.04  
LEVEL 400  
1" = 20'-0"



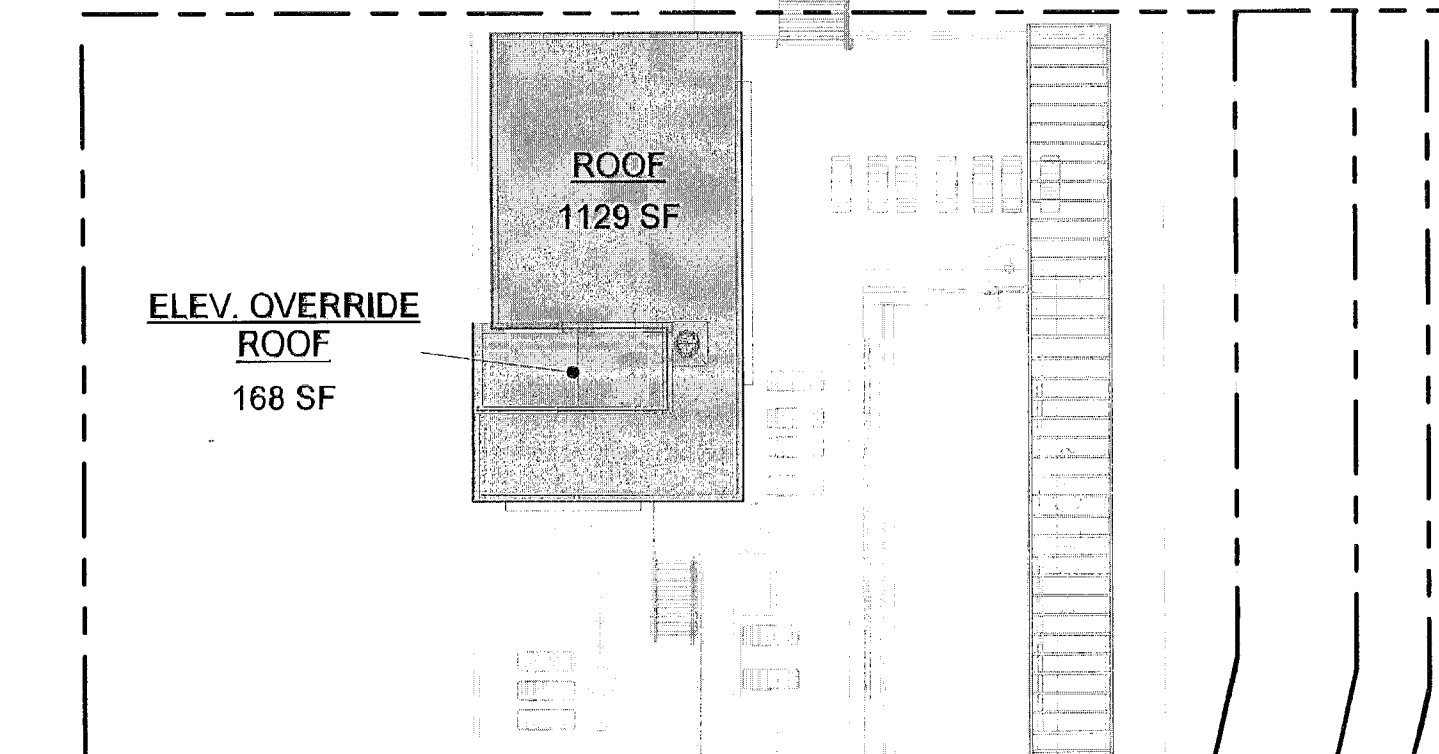
6  
A0.04  
LEVEL 500  
1" = 20'-0"



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



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



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



As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18

GROSS AREA CALCULATION	
AREA CATEGORY	AREA
BALCONY	679.59 SF
CONNECTION	4,655.24 SF
GARAGE	1,410.61 SF
INTERIOR	16,658.19 SF
MECHANICAL ROOF	48,777.22 SF
	850.55 SF

GROSS AREA CALCULATION	
AREA CATEGORY	AREA
POOL	836.76 SF
ROOF	1,356.91 SF
STAIR	1,092.27 SF
STREET TERRACE	3,333.59 SF
TERRACE	15,674.35 SF
Grand total	95,325.28 SF

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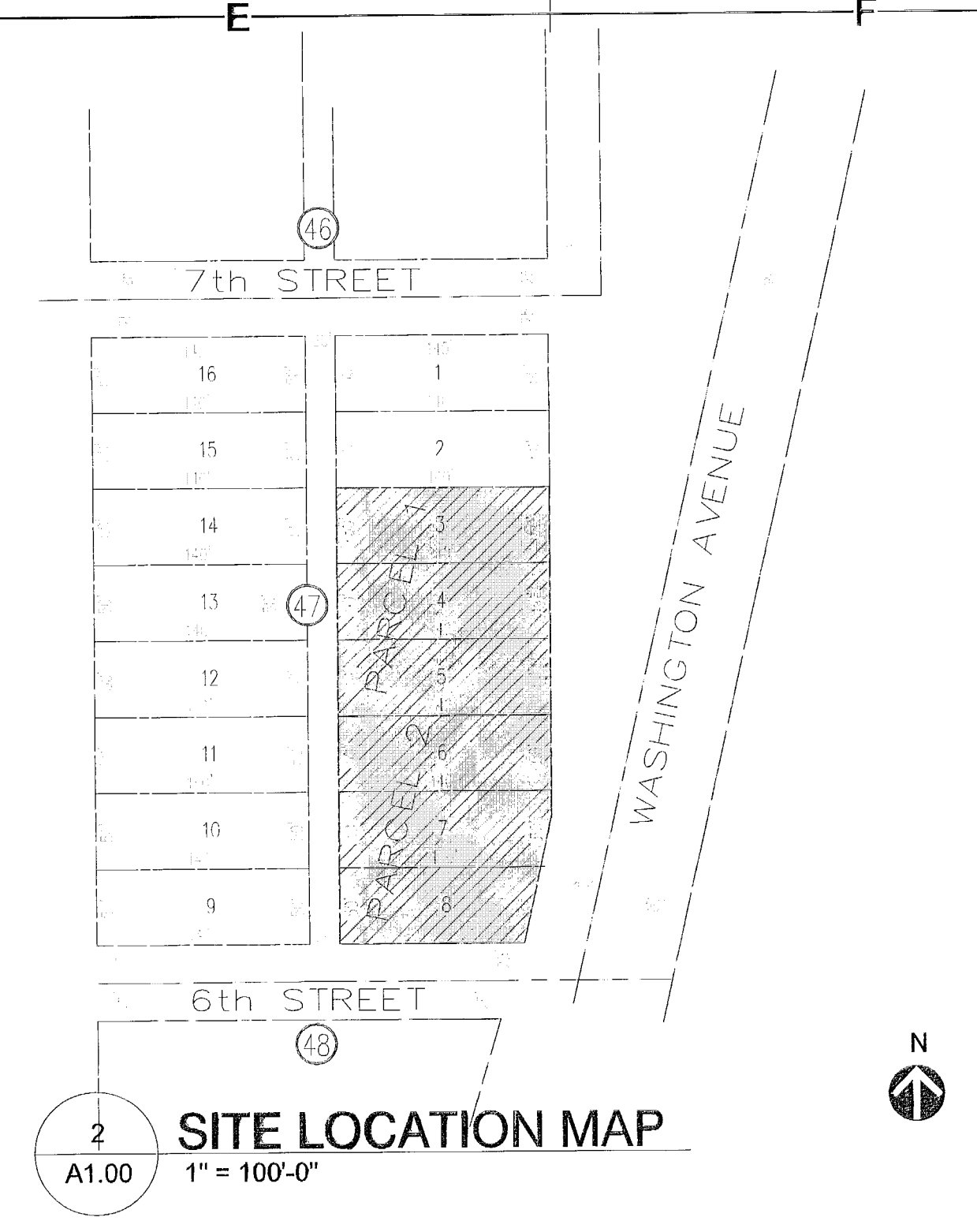


## ZONING ANALYSIS

ZONING DISTRICT		RM-2	
LEGAL DESCRIPTION			
LOTS 6, 7 AND 8 BLOCK 47, OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
LOT AREA			
	SF	ACRES	
	20,192.73	0.4635	
EXISTING BUILDING FLOOR AREA		ALLOWED	PROVIDED
		AREA = 42,000	AREA = 32,312
AVAILABLE FROM EXISTING SITE PER SHEET A0.03.1		42,000 - 32,312= 9,688	
FLOOR AREA		ALLOWED	PROVIDED
SEC.142-216			
"RM-2" ZONE: 2.0		40,385.46	
AVAILABLE FROM EXISTING SITE: PER SHEET A0.03.1		9,688.00	49,933
TOTAL MAXIMUM ALLOWED:		50,073.00	
HEIGHT		ALLOWED	PROVIDED
SEC.142-217			
		5 STORY/ 50 FT	53'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
SETBACKS		REQUIRED	PROVIDED
SEC.142-218			
FRONT		20'	20'-0"
FRONT SIDE WALK SET BACK		15'-0"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
FRONT - UNDERGROUND		20'-0"	7'-6" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/09/2014)
SIDE STREET		7'-6" MIN. OR 8% OF LOT WIDTH (WHICHEVER IS GREATER)	7'-6" MIN (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/09/2014)
SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH		8% OF LOT WIDTH = 24'-0"	
SIDE STREET - UNDERGROUND		5'-0" MIN. OR 5% OF LOT WIDTH (WHICHEVER IS GREATER)	6'-6" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 08/09/2015)
SIDE STREET SIDEWALK SET BACK		5'-9"	0'-0" (VARIANCE APPROVED BY BOARD OF ADJUSTMENT 11-10-2015 FILE # 7582)
REAR		10% OF LOT DEPTH = 14'-0"	0'-0" (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
REAR - UNDERGROUND		NON-OCEANFRONT LOTS-0'-0"	0'-0"
PARKING		REQUIRED	PROVIDED
HOTEL USE			
For Hotels less than 100 Units, 1/2 Space per Unit.* (Per City of Miami Beach Ordinance # 130-339(4))		42.5	43
RETAIL			
1 Space per 400SF, minus 7.5 SF per Unit = (2,465, SF) - (85 units x 7.5SF)=2,465 - 637.5 / 400 =		4.6	5
MEETING ROOM			
FOR REGISTERED HOTEL GUEST USE ONLY		0	0
BAR			
1 Space Per 4 Seats , minus 1 seat for every 2 Units. Total number of Seats = 68 Total number of Rooms=85 85 /2 = 42.5		6.4	6
Total parking req.=(68-42.5) /4 = 6.38		53.5 (54)	54
TOTAL			
100% VALET PARKING		TANDEM SPACE ALLOWED	TRIPLE SPACE (VARIANCE APPROVED AT BOARD OF ADJUSTMENT HEARING ON 12/05/2014)
P1 LEVEL - PARKING SCHEDULE			
	COUNT	PARKING TYPE	
BASEMENT	54		
BASEMENT: 54			

ADA ROOM MATRIX (BASED ON FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2012 EDITION)				
	FBC 224.4	FBC 806.4	FBC 224.2	
HOTEL LEVELS	COMMUNICATION FEATURES	SPECIAL ACCESSIBILITY	WITHOUT ROLL-IN SHOWER	WITH ROLL-IN SHOWER
L-100	121	--	--	--
L-200	208, 215	--	--	209
L-300	306, 314	--	303	--
L-400	410, 413	--	403	--
L-500	508, 517	--	503, 516	--
TOTAL PROVIDED	9	0	4	1
TOTAL REQUIRED	9	0	4	1

**ADA UNIT CALCULATION:**  
1- In accordance with 224.2 of the Florida Accessibility Code of The Florida Building Code 2010 Calculations are based on Tables 224.2, 224.4, and Section 806.4.  
2- Based on: 85 Hotel Guestrooms  
Guestroom 5 with Mobility Features: 76-100 Guestrooms = 5 Guestrooms Required (Table 224.2).  
3- Guestroom 5 with Mobility Features With Roll-In Shower: 1 (Table 224.2).  
Guestroom 5 with Mobility Features Without Roll-In Shower: 4 (Table 224.2).  
4- Required Communication Features: 76-100 Guestrooms = 9 (Table 224.4).  
5- Florida Special Accessible Features: 5% of 85 units = 4.25 (5 - 5 Mobility Features) = 0 Units Required (Section 806.4).



**SCOPE:**

SCOPE OF ARCHITECTURAL PORTION OF PERMIT AS FOLLOWS:

- COMBINATION OF THE CONSTRUCTION OF A NEW 5 STORY HOTEL BUILDING AND THE CONNECTION OF THE NEW BUILDING TO AN EXISTING 5 STORY BUILDING ADJACENT TO THE NEW SITE.
- THE NEW CONSTRUCTION CONSISTS OF THE FOLLOWING:
  - 5 STORY, (85) UNIT HOTEL WITH GROUND LEVEL AMENITIES, REGISTRATION, LOBBY BAR, MEETING ROOM, ADMINISTRATION COMPONENTS AND RETAIL COMPONENT OVER A BASEMENT LEVEL OF PARKING. SWIMMING POOL IS LOCATED AT AN ELEVATED DECK AT THE 6TH LEVEL.
  - MINOR DEMOLITION TO ADJACENT EXISTING BUILDING ALLOWING NEW CONNECTIONS AT LEVELS 200 THROUGH POOL DECK.
  - NEW CONSTRUCTION IN EXISTING BUILDING CONSISTING OF EXTENDING EXISTING STAIRS TO ROOF AND ADDING CONCRETE CATWALK AT LEVELS 5 AND ROOF.

**NOTES:**

- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION THE "UNDER CONSTRUCTION ELEVATOR CERTIFICATE" AND THE "FLOOD PROOFING CERTIFICATE" SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2010, BUILDING SECTION 110.3).
- PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR OBTAINING TCO OR CO FINISHED CONSTRUCTION ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

### HOTEL GUESTROOMS PER FLOOR LEVEL:

HOTEL LEVELS	NUMBER OF GUESTROOMS
LEVEL - 100	5 UNITS
LEVEL - 200	17 UNITS
LEVEL - 300	21 UNITS
LEVEL - 400	21 UNITS
LEVEL - 500	21 UNITS
LEVEL - 600	NONE
TOTAL NUMBER OF UNITS = 85	

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**COASTLAND CONSTRUCTION**  
As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18

### AREA CALCULATION BY OCCUPANCY

R-1	Total sq.ft.	A-2	Total sq.ft.	A-3	Total sq.ft.	A-4	Total sq.ft.	M	Total sq.ft.	B	Total sq.ft.	S-1	Total sq.ft.	S-2	Total sq.ft.	KITCHEN	Total sq.ft.	TERRACES/BALCONIES	Total sq.ft.	STAIRS/ELEV.	Total sq.ft.	CIRCULATION	Total sq.ft.	BATHROOMS	Total sq.ft.
Residential	28420 SF	Assembling without fixed seats - Concentrated (chairs only-not fixed)	2777 SF	Assembling without fixed seats - Unconcentrated (tables and chairs)	2213 SF	Swimming pool deck	6377 SF	Mercantile - Basement and grade floor areas	2462 SF	Business areas	984 SF	Storage, stock, shipping areas	2917 SF	Parking garages (Including Ramp)	15493 SF	Kitchen, commercial	288 SF	BALCONY TERRACE	3780 SF 6704 SF	STAIR ELEVATOR	2624 SF 1316 SF	GUEST CORRIDOR CORRIDOR ELEVATOR LOBBY	4914 SF 3414 SF 1630 SF	TOILET	1096 SF
						Swimming pool water surface	850 SF											GRAND TOTAL	10,374	GRAND TOTAL	3,318	GRAND TOTAL	10,066		
						Grand total: 3	7227 SF																		

**EXISTING BUILDING -3**  
EXISTING 2 STORY HOTEL BUILDING NOT PART OF THIS PERMIT

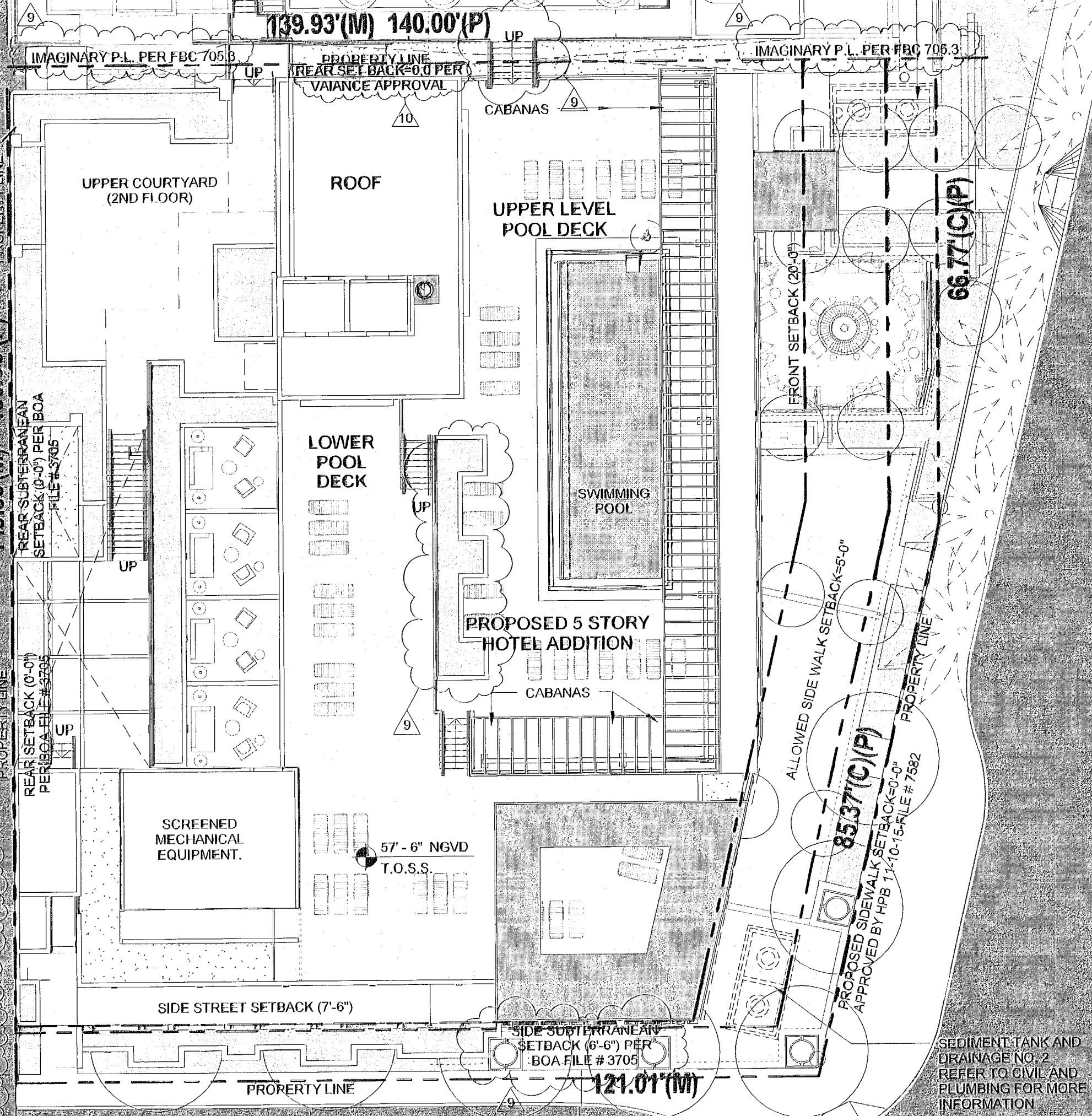
**EXISTING POOL**  
NOT PART OF THIS PERMIT

**EXISTING BUILDING -4**  
EXISTING 2 STORY HOTEL BUILDING NOT PART OF THIS PERMIT

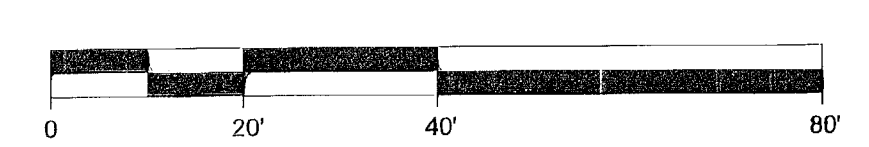
**EXISTING BUILDING -2**  
EXISTING ANGLER'S HOTEL (NOT PART OF THIS PERMIT)  
EXISTING 3 STORY HOTEL TOWER

**EXISTING BUILDING -1**

EXISTING 5 STORY HOTEL TOWER (NOT PART OF THIS PERMIT)

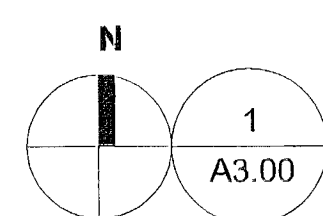


**SITE PLAN**  
A1.00  
1/16" = 1'-0"



**NOTE:**  
NO EMERGENCY GENERATOR REQUIRED ON THIS PROJECT





OVERALL REFERENCE FLOOR PLAN - LEVEL 100  
1/16" = 1'-0" T.O.S.S. Varies N.G.V.D.

**POTTY PARITY FOR ASSEMBLY OCCUPANCY**

3/2 water closets provided for women as the combined total water closets and urinals provided for men

2. COMBINED WATER CLOSET AND URINALS

3. WOMEN'S WATER CLOSETS REQUIRED

### LEVEL 100 FIXTURE SUMMARY

WOMEN'S W.C. = 3  
MEN'S W.C. = 1  
MEN'S URINAL = 2  
LAVATORIES = 4  
DRINK FOUNTAIN = 2  
SERVICE SINK = 1

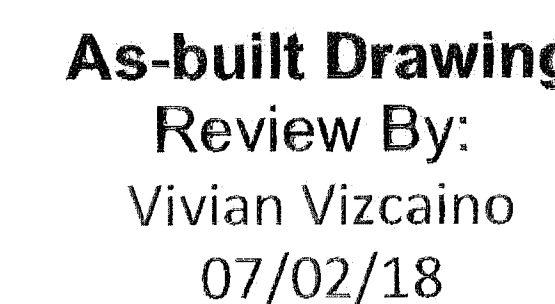
**POOL, LOWER AND UPPER POOL**  
**DECK FIXTURE SUMMARY**

WOMENS W.C.	=	4
MENS W.C.	=	2
MENS URINAL	=	2
LAVATORIES	=	4
DRINK FOUNTAIN	=	2
SERVICE SINK	=	1

WOMEN'S W.C. =  
MEN'S W.C. =  
MEN'S URINAL =  
  
LAVATORIES =  
  
DRINK FOUNTAIN =  
SERVICE SINK =

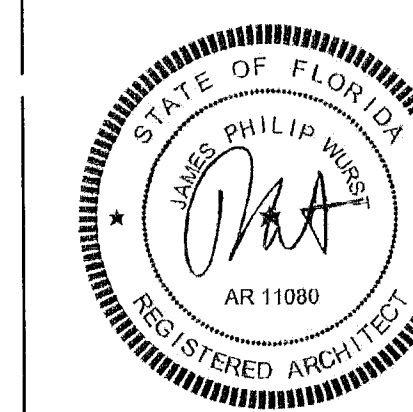
RETAIL NO. 2 COMBINED WITH RETAIL NO. 1

2  
A3.00

$$1/16'' = 1'-0''$$


REVISION # 6 REMOVED FROM  
TITLE BLOCK ( THE ONLY  
CHANGE FOR REV # 6 WAS THE  
ADA LIFT NOW REPRESENTED AS  
REV # 9

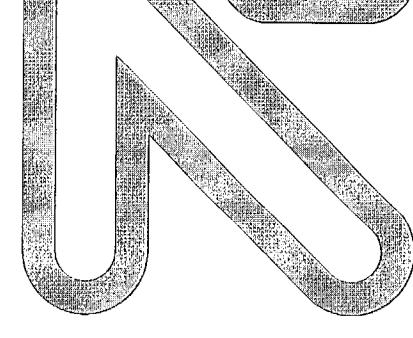
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A3.00





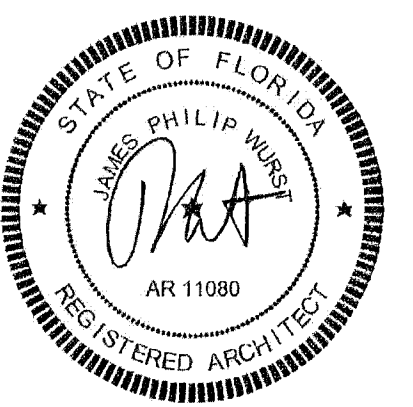
**NICHOLS  
BROSCH  
WURST  
WOLFE**  
& ASSOCIATES, INC.  
Architecture & Planning

151 Alhambra Avenue  
Coral Gables, FL 33134  
(305) 443-0200  
FAX: (305) 443-0201  
AEC 000665

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

Permit Issue  
10-13-14

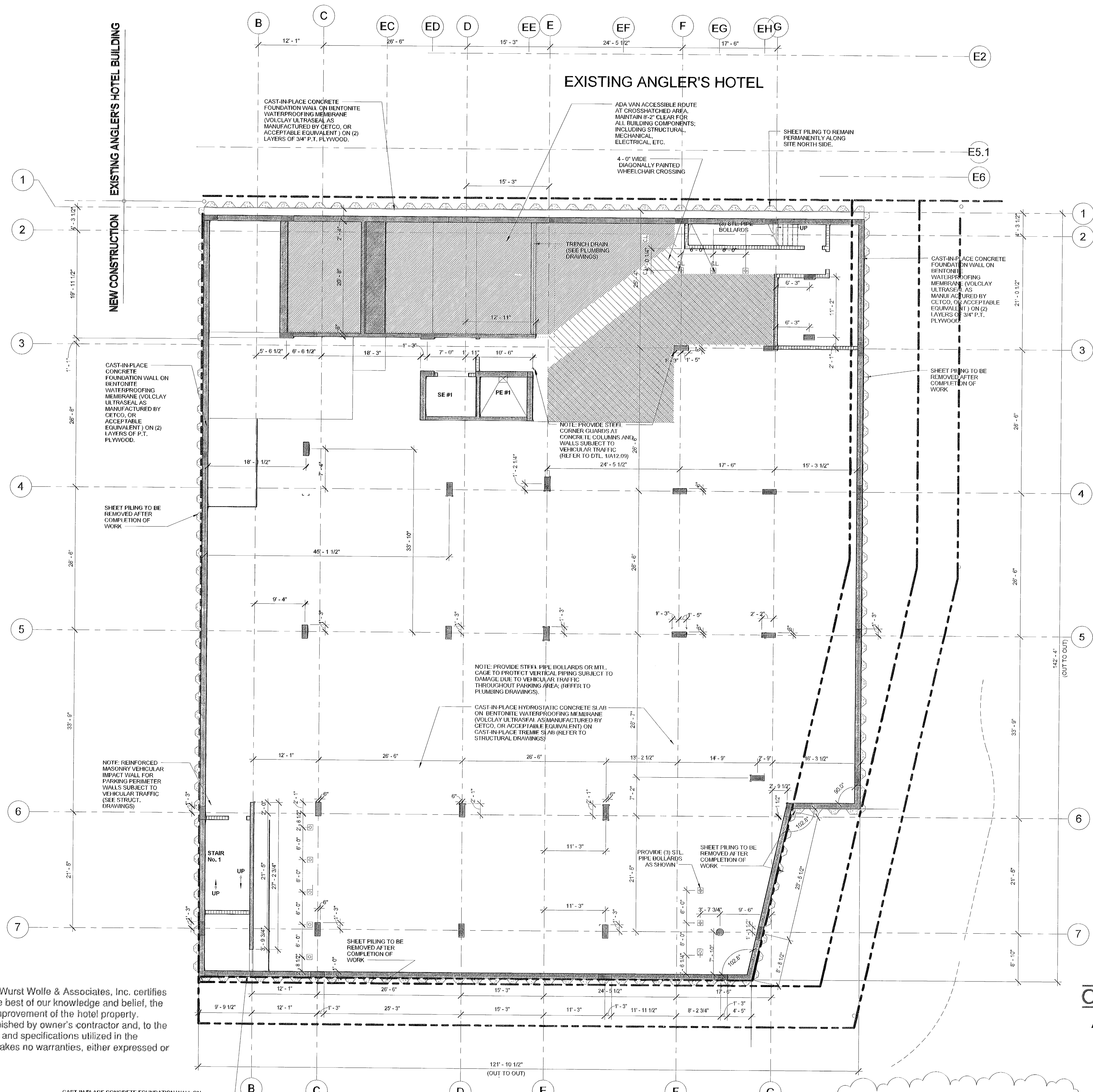
REVISIONS		
#	Description	Date
1	CMB Bldg. Dept. Comment 12/18/14	
2	CMB Bldg. Dept. Comment 03/25/15	
3	Revisions	06-12-15
4	Revisions	08-14-15
5	Revisions	11-01-16
6	Revisions	11-01-16
7	Rev. #11 Bldg. comments	08-10-17



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**A4.00.1**

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**1 BASEMENT LEVEL (PARKING GARAGE) GEOMERTY PLAN**  
A4.00.1 1/8" = 1'-0"  
T.O.S.S. - 3'-11" N.G.V.D.

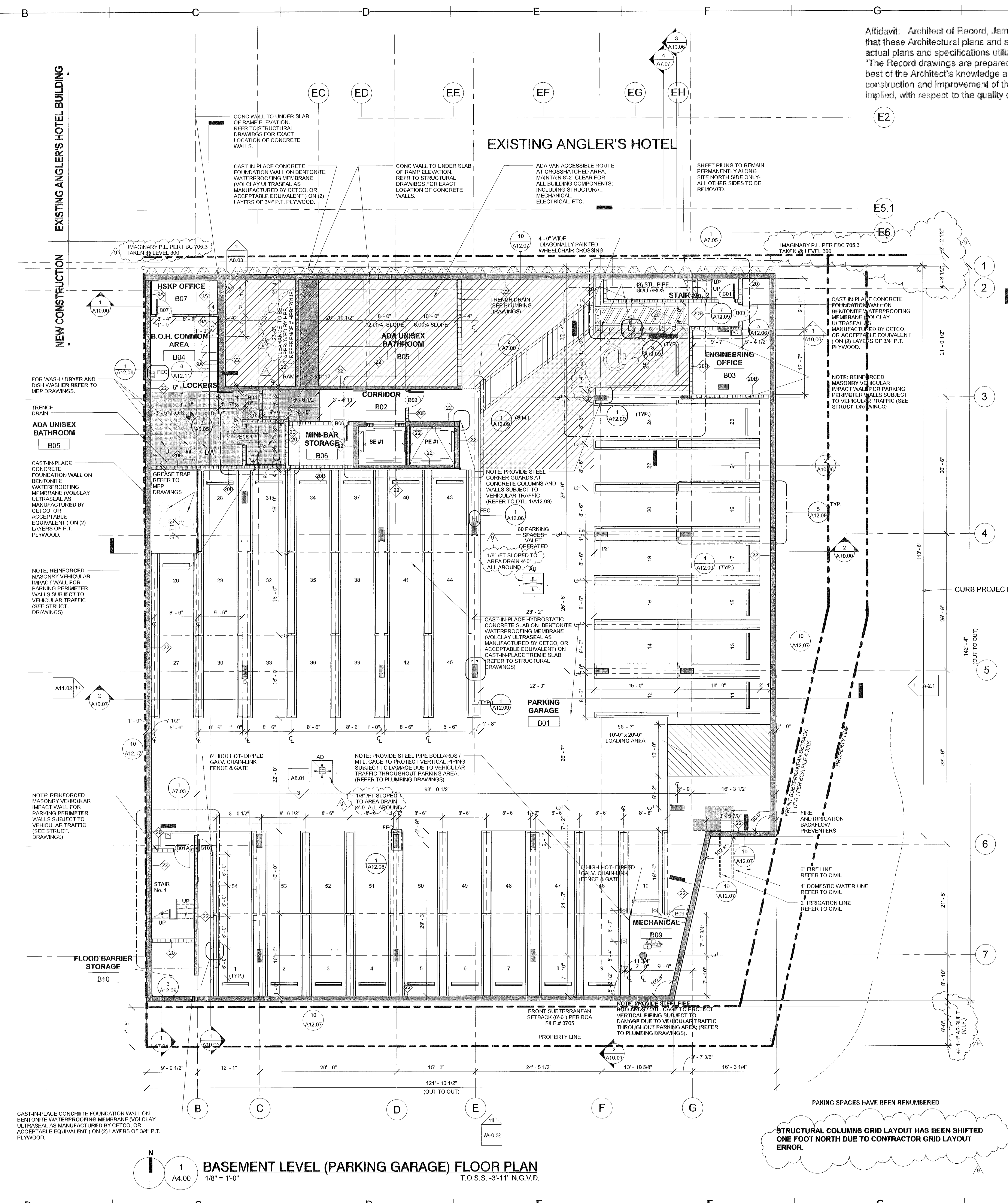
STRUCTURAL COLUMNS GRID LAYOUT HAS BEEN SHIFTED ONE FOOT NORTH DUE TO CONTRACTOR GRID LAYOUT ERROR.

THIS SHEET IS SUBMITTED FOR REFERENCE ONLY. REVISIONS ARE NOT PERTAINING TO BUILDING DEPARTMENT COMMENTS.

**COASTLAND**  
CONSTRUCTION  
As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18



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As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18

GENERAL NOTES

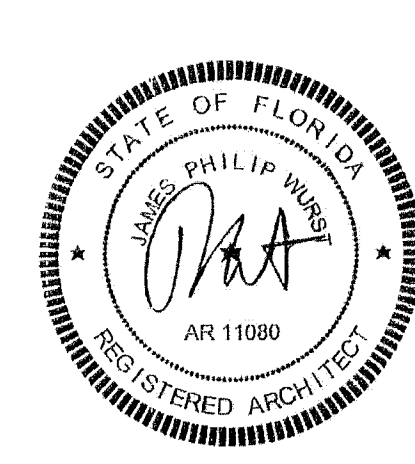
1. ALL DIMENSIONS TO STUD OR FURRING FACE.
2. PARTITION FRAMING TO BE 20 GA. 3-5/8" METAL STUDS (MIN.) AT 16" O.C. AT ALL HUNG ITEMS AND WALLS TO RECEIVE TILE.
3. CONTRACTOR TO COORDINATE SHEETS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS.
4. ALL SLOPES TO DRAINS SHALL BE 1/8" FT. (MIN.); 2% MAX. AT ALL AREAS OTHER THAN SHOWERS.
5. REFER TO INTERIOR DESIGN DRAWINGS FOR PUBLIC REFLECTED CEILING PLANS, FURNITURE LAYOUTS, MILLWORK DETAILS, HARDWARE-FIXTURE SELECTIONS & FINISHES.
6. REFER TO SHEETS A12.00 THRU A12.02 FOR ALL WALL TYPES.
7. REFER TO SHEETS ON SERIES A1400 FOR ALL DOOR, AND FOR WINDOW ELEVATIONS IN A11.00 SERIES.
8. ALL ACCESSIBLE / EGRESS INTERIOR DOORS TO PROVIDE 32" CLEAR AS PER DOOR SCHEDULES ON SERIES A1400 & 404.2.3 (2012 FBC ACCESSIBILITY CODE).
9. USE 5/8" GLASS MAT GYPSUM WALLBOARD AT ALL WALLS TO RECEIVE TILE.
10. REFER TO MECHANICAL PLANS FOR EXTERIOR VENTS & SIZES.
11. PROVIDE SOUND ATTENUATION AT RAIN WATER LEADER LOCATIONS.
12. ALL GLAZING BELOW 42" AFF SHALL BE SAFETY GLAZING COMPLYING WITH ANSI Z97.1 & FBC(2010) 1618.4.6.3
13. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCE WORK.
14. ALL EXISTING DIMENSIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY EVERY AFFECTED CONDITION PRIOR TO COMMENCE WORK.
15. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES TO THE ARCHITECT OF ALL ITEMS TO BE REPLACED SUCH AS WINDOWS,

ANGLER'S HOTEL

600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139

DEVELOPED BY: Angler's Boutique Resort LLC

REVISIONS		
#	Description	Date
1	CMR Bldg. Dept. Comment 12/18/14	
2	CMR Bldg. Dept. Comment 01/15/15	
3	CMR Bldg. Dept. Comment 03/25/15	
4	CMR Bldg. Dept. Comment 04-14-15	
5	Revisions	06-12-15
6	Revision 6	08-14-15
7	Revision 7	09-05-16
8	Revision 8	11-01-16
9	Revision 9	11-01-16
10	Rev. #11 Bldg. comments	08-10-17



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A4.00

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8/28/2017 9:00:18 AM



## FLOOD BARRIER NOTES:

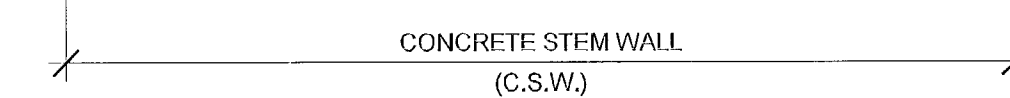
### FLOOD BARRIER:

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

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

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

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



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

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

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

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

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

### FLOOD PROOFING DATA:

1. FIRM MAP NUMBER: 120686C0319L

2. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009

3. FLOOD ZONE-AE BASE FLOOD ELEVATION = 8.0 FT. NGVD.

4. MINIMUM REQUIRED FLOOD DESIGN ELEVATION: BFE+1 FT. = +9'-0" NGVD.

5. ELEVATION DATA:

A. THE LOWEST FLOOR ELEVATION INCLUDING BASEMENT: -3'-11" NGVD.

B. NEXT HIGHER FLOOR ELEVATION: +6'-8" NGVD.

C. DRY FLOOD PROOFING DESIGN ELEVATION: +9'-0" NGVD.

D. THE LOWEST ADJACENT GRADE ELEVATION NEXT TO THE PROPOSED STRUCTURE: FT. +4'-9" NGVD.

E. HEIGHT OF THE FLOOD PROOFING ON THE BUILDING ABOVE THE LOWEST ADJACENT GRADE: +9'-0" NGVD.

F. CROWN OF THE ROAD ELEVATION: +6'-2" NGVD.

G. SIDEWALK NEXT TO THE PROPOSED STRUCTURE ELEVATION: +6'-2" NGVD.

H. GRADE ELEVATION @ CENTER OF PROPERTY LINE: +6'-2 1/2"

6. CLASSIFICATION OF STRUCTURES FOR FLOOD - RESISTANT DESIGN AND CONSTRUCTION PER ASCE 24-05 TABLE 1-1-CATEGORY II.



As-built Drawing  
Review By:  
Vivian Vizcaino  
07/02/18

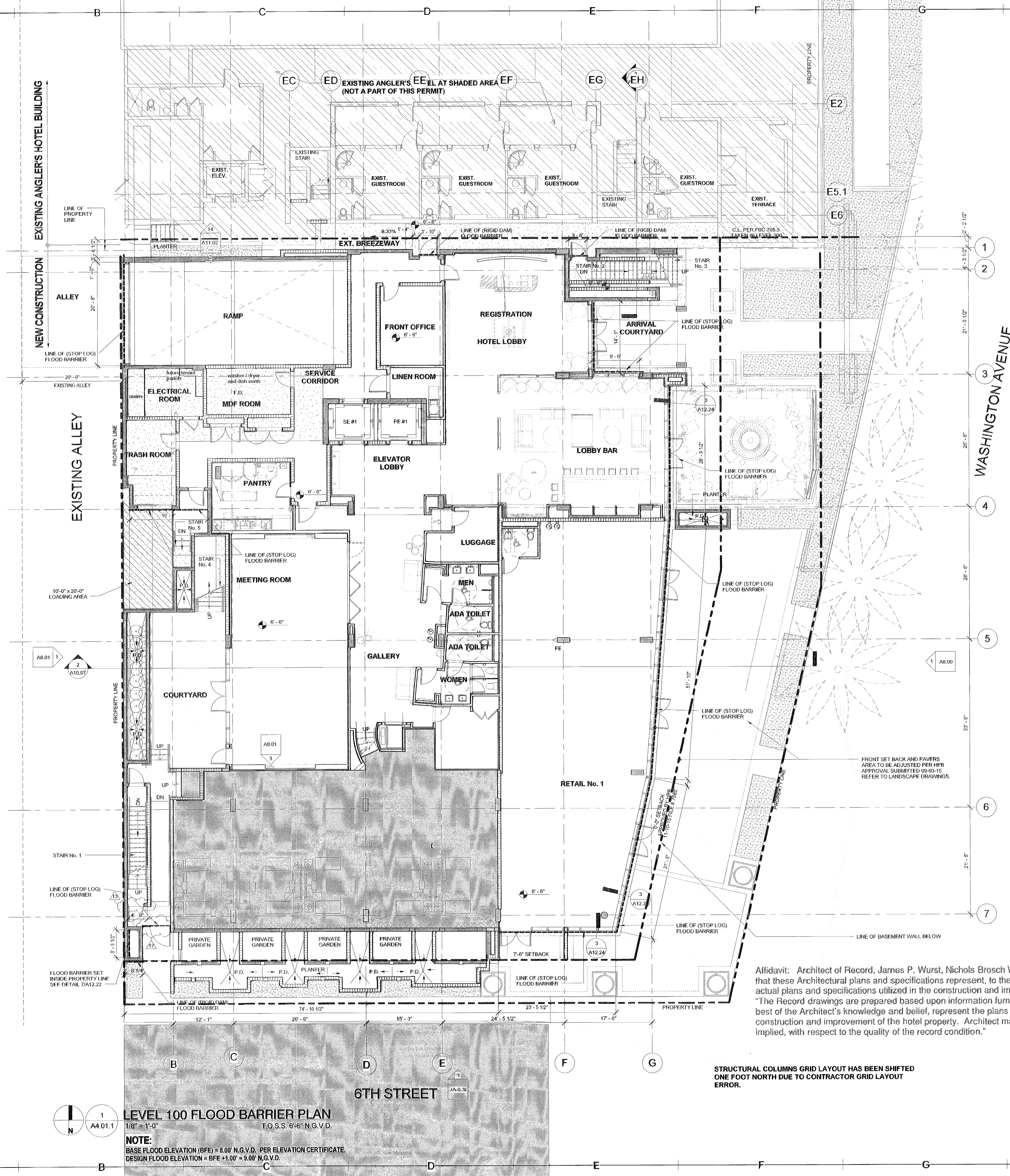
REVISION # 6 REMOVED FROM  
TITLE BLOCK ALL CLOUDS  
PERTAINING TO REV # 6 HAVE  
BEEN CHANGED TO #9

#	REVISIONS	Date
1	CMB E8da, Dept Comment	12/10/14
2	CMB E8da, Dept Comment	01/17/15
3	Revisions	06-12-15
4	Revision # 6	11-01-16
11	Rev. #11 E8da comment	08-10-17
12	Rev. #12 E8da comment	01-24-18
13	Revision 13 Flood Barrier	03-07-18



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A4.01.1



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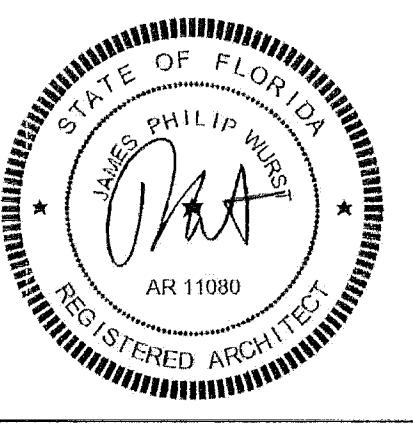
STRUCTURAL COLUMNS GRID LAYOUT HAS BEEN SHIFTED ONE FOOT NORTH DUE TO CONTRACTOR GRID LAYOUT ERROR.

LEVEL 100 FLOOD BARRIER PLAN  
1/8" = 1'-0"  
T.O.S.S. 6'-6" N.G.V.D.

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



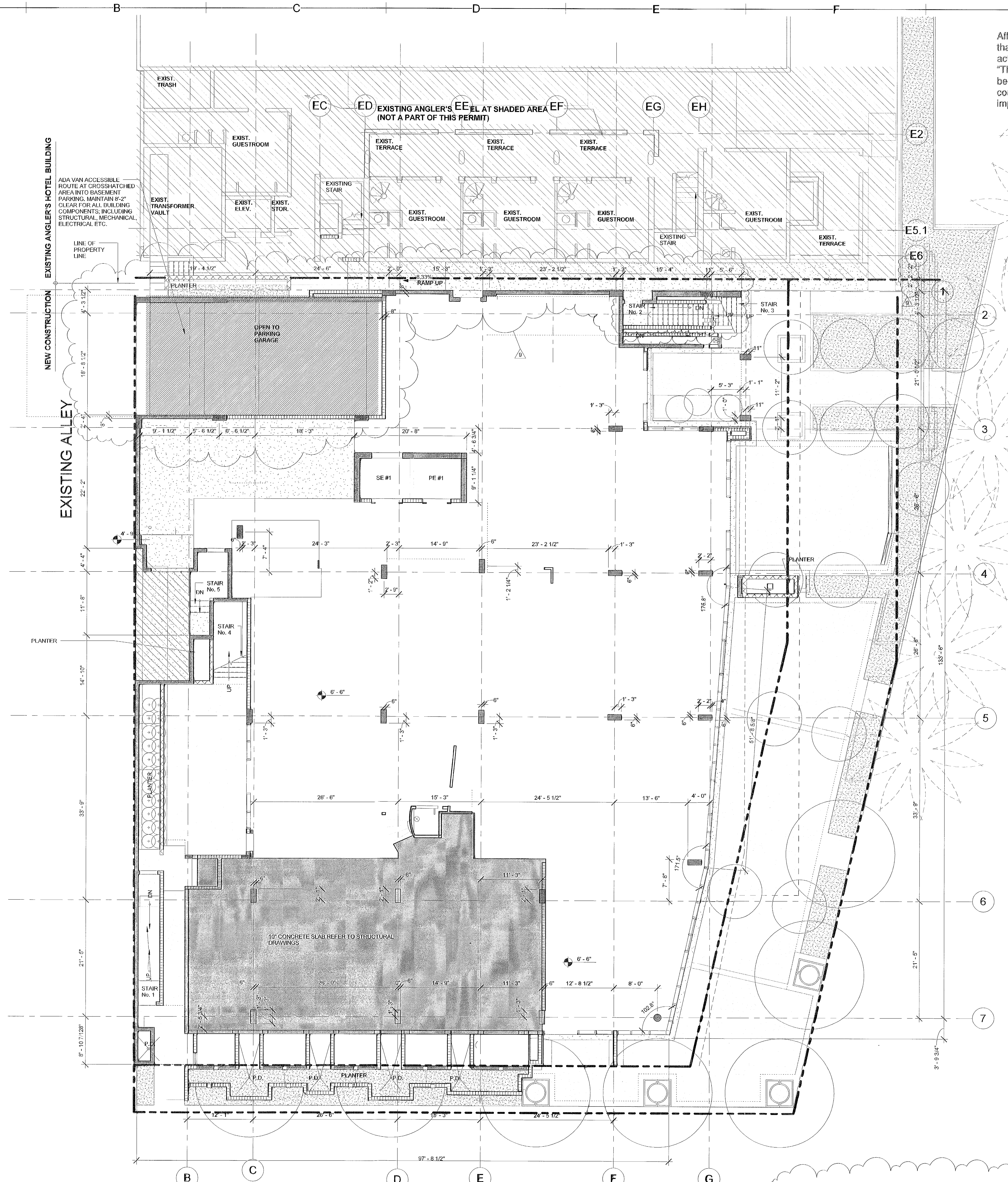
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4	Revision 5	08-14-15
5	Revision # 9	11-01-16
11	Rev. #11 Bldg. comments 06-10-17	



12064

A4.01.2

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1  
A4.01.2  
LEVEL 100 GEOMETRY PLAN  
1/8" = 1'-0"

6TH STREET

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

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