



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

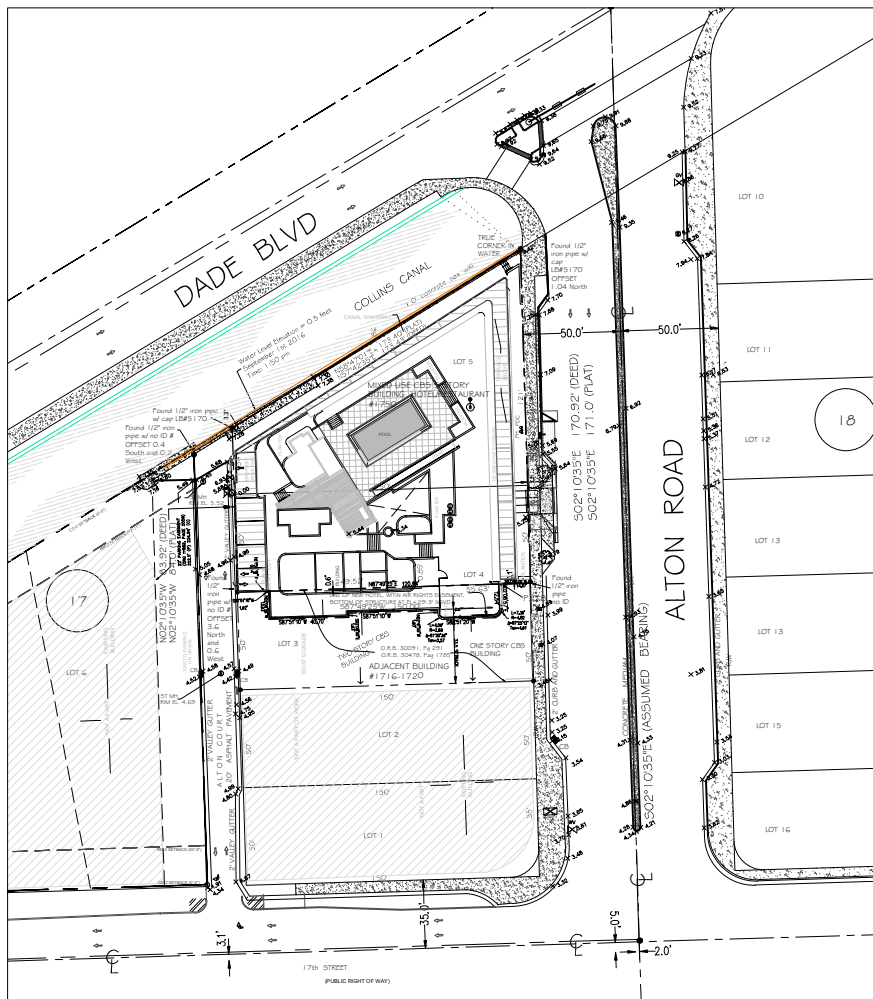
PB23-0609

Final Submittal 02-25-2024

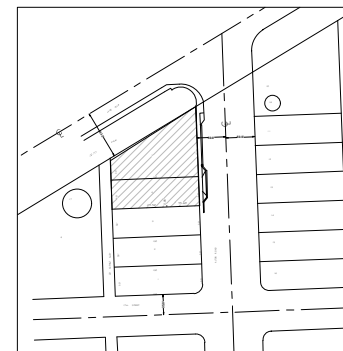
Plans – Modification to CUP

Scoped of Application: Modification of Planning Board Order No. 2279 to
permit rooftop access.

ALTAINSPS LAND TITLE SURVEY



RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6473
STATE OF FLORIDA



LOCATION SKETCH
PORTION OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

RONALD W WALLING Digitally signed by
RONALD W WALLING
Date: 2023.11.10

RONALD W WALLING Digitally signed by
RONALD W WALLING
Date: 2023.11.10
16:23:59 -05'00'



DRAWINGS ARE THE PROPERTY
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LLC, AND MAY NOT BE USED BY
CLIENT ON OTHER PROJECTS
EXCEPT BY AGREEMENT IN
WRITING AND WITH THE
APPROPRIATE COMPENSATION TO
LEVEL-TECH SURVEYORS, LLC.

RECORD OF REVISIONS	
DATE	DESCRIPTION
11-07-23	UPDATE ALTA SURVEY

			R ISLANDS, FL 33154

ALTA/NSPS Land Title Survey

NAME AND TYPE OF PROJECT	PROJECT LOCATION: 1750 Alton Rd,
	CLIENT: SOBE ALTON, LLC
	FILE PATH:

SCALE: AS SHOWN

DATE OF FIELD WORK: 11-01-2023

DRAWN BY: TR

FIELD BOOK: AR-23-11-1869

PROJECT No:

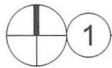
LT 23-11-1869

SHEET: 4

SHEET 1

OF 1 SHEETS

OF 1 SHEETS



20 % PARKING REDUCTION DIAGRAM

Scale: N.T.S.

NOTE:
RED LINE DESCRIBES 905'-0"
FROM SITE TO PARKING GARAGE.

UNIT MATRIX				
FLOOR	300 SF	336 SF AND ABOVE	UNIT/FLOOR	NUMBER OF FLOORS
	# OF UNITS	# OF UNITS		
1	0	0	0	5
2	0	0	0	
3	4	28	32	
4	4	28	32	
5	4	28	32	
TOTAL	12	84	96	5
PERCENTAGE	13%	88%	100%	

AREA CALCULATIONS					
LEVEL	F.A.R.		GROSS	CIRCULATION	LEASABLE
	PROPOSED	EXISTING			
1	8,222 SF	5,114 SF	9,999 SF	975 SF	5,425 SF
2	1,772 SF	2,408 SF	13,483 SF	975 SF	0 SF
3	13,133 SF		14,938 SF	2,232 SF	0 SF
4	13,133 SF		14,938 SF	2,229 SF	0 SF
5	13,133 SF		14,938 SF	2,229 SF	0 SF
ROOF TOP	716 SF		14,938 SF	545 SF	0 SF
	57,631 SF		83,234 SF	9,185 SF	5,425 SF
				TOTAL	

PARKING REQUIREMENTS (A)			
LEVEL	USE	FLOORS	AMOUNT
LEVEL 1	RETAIL	0	
	RESTAURANT	160	1 prs seven seats / 40 SPACES
LEVEL 3-5	HOTEL	96	48 SPACES
TOTAL			88 SPACES

LOADING REQUIRED		
LEVEL	AMOUNT	
	3	SPACES

PARKING PROVIDED		
LEVEL	AMOUNT	
1	2	8.5 X 21 SPACES
	1	8.5 X 21HC SPACE
2	28	LIFTS (56 SPACE)
	59	TOTAL

LOADING PROVIDED		
LEVEL	AMOUNT	
1	3	SPACES
	3	TOTAL

INDEX		
SHEET	DRAWING NUMBER	DRAWING NAME
1	C 1.00	COVER SHEET
2	A 1.00	INDEX AND DATA SHEET
3	1	BOUNDARY SURVEY
4	A 1.01	AERIAL MAP
5	A 1.02	SITE CONTEXT PHOTOS
6	A 1.03	SITE CONTEXT PHOTOS
7	A 1.04	SITE CONTEXT PHOTOS
8	A 1.05	SITE CONTEXT PHOTOS
9	A 1.06	SITE CONTEXT PHOTOS
10	A 1.07	SITE CONTEXT PHOTOS
11	A 1.08	SITE CONTEXT PHOTOS
12	A 1.09	EXISTING CONDITIONS
13	A 1.10	EXISTING NORTH/SOUTH ELEV.
14	A 1.11	EXISTING EAST/WEST ELEV.
15		RENDERING
16		RENDERING
17		RENDERING
18	A 1.12	F.A.R. CALCULATION
19	A 1.13	F.A.R. CALCULATION
20	A 2.00	SITE PLAN
21	A3.00	LEVEL 1
22	A3.01	LEVEL 2
23	A3.02	LEVEL 3
24	A3.03	LEVEL 4-5
25	A3.04	ROOF PLAN
26	A4.00	EXTERIOR ELEVATION
27	A4.01	EXTERIOR ELEVATION
28	A4.02	EXTERIOR ELEVATION
29	A4.03	EXTERIOR ELEVATION
30	A5.00	BUILDING SECTION
31	ALT 3.00	ALTERNATE PARKING LEVEL 1
32	ALT 3.01	ALTERNATE PARKING LEVEL 2
33	ALT 5.00	BUILDING SECTION
34	TD-1	TREE DISPOSITION PLAN
35	TD-2	TREE DISPOSITION PLAN
36	L-1	SITE LANDSCAPE PLAN
37	L-2	FOOR LEVEL SITE LANDSCAPE PLAJN
38	L-3	LANDSCAPE DETAILS
39	IRR-1	SITE IRRIGATION PLAN
40	IRR-2	IRRIGATION DETAILS
41	LL-1	LANDSCAPE LIGHTING PLAN
42	LL-2	LANDSCAPE LIGHTING DETAILS

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1750 - 1716 ALTON RD, Miami Beach , FL 33139-2412		
2	Board and File numbers:			
3	Folio number(s):	02-3234-017-0030 02-3234-017-0020		
4	Year constructed:	1995	Zoning District:	CD-2 : GROUND/PEDESTAL RM-2 : TOWER
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NG	6.15 NGVD 6'-1-13/16"
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	1750 = 21,343, 1716= 7,500 28,843 SF TOTAL
7	Lot Width	150'-0"	Lot Depth:	209'-4"
8	Minimum Unit Size	300 SF	Average Unit Size:	N/A
9	Existing User	RETAIL	Proposed Use:	HOTEL / RETAIL / RESTAURANT

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	19'-0"	53'-0"	3'-0"
11	Number of Stories	5 STORIES	1	5 STORIES	-
12	FAR 2.0	57,686 SF	7,522 SF	57,631 SF	-
13	Gross Square Footage	N/A	10,714 SF	83,234 SF	-
14	Square Footage by use	N/A	N/A	5,425 SF	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	0	96	-
17	Number of Seats	N/A	0	160	-
18	Occupancy Load	N/A	N/A	233	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	-
20	Side Setback:	N/A	N/A	N/A	-
21	Side Setback:	N/A	N/A	N/A	-
22	Side Setback facing Street:	N/A	N/A	N/A	-
23	Rear Setback:	N/A	N/A	N/A	-
	At Grade Parking:				
24	Front Setback:	0'-0"	N/A	5'-0"	-
25	Side Setback:	0'-0"	N/A	5'-0"	-
26	Side Setback:	0'-0"	N/A	5'-0"	-
27	Side Setback facing Street:	0'-0"	N/A	5'-0"	-
28	Rear Setback:	0'-0"	N/A	5'-0"	-
	Pedestal 3-5				
29	Front Setback (East):	20'-0"	N/A	20'-0"	-
30	Side Setback (South):	16'-9"	N/A	16'-9"	-
31	Side Setback facing Street (West):	13'-0"	N/A	13'-0"	-
32	Rear Setback:	16'-9"	N/A	16'-9"	-

	Parking	Required	Existing	Proposed	Deficiencies
33	Parking District	6	6	6	-
34	Total # of parking spaces	88	18	57	-
35	20% PARKING REDUCTION (CENTRALIZED PARKING) SEE DIAGRAM PROVIDED	-17.6	-	-	-
36	Car Pool Spaces Ground Floor	-6			
37	10 Long Term Bike Rack	-2			
38	20 Short Term Bike Rack	-2			
39	2 Shower Facilities in Hotel	-4			
40	# of parking spaces per use (Provide a separate chart for a breakdown	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
41	# of parking spaces per level (Provide a separate chart for a	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
42	Parking Space Dimensions				-
43	Parking Space Configurations (45o, 60o, 90o, Parallel)	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-
44	ADA Spaces	1	N/A	1	-
45	Tandem Spaces	N/A	N/A	N/A	-
46	Drive Aisle Width	22'	N/A	22'	-
47	Valet Drop off and pick up	11'	N/A	11'	-
48	Loading zones and Trash collection at	3	N/A	2 ONSITE / 1 ONSTREET	1 ONSTREET
49	Rocks	25	N/A	31	-

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
46	Type of use	N/A	RESTAURANT	RESTAURANT	-
47	Total # of Seats	N/A	N/A	160	-
48	Total # of Seats per venue (Provide a separate chart for a breakdown	N/A	N/A	40 (28 W / PARKING REDUCTION)	-
49	Total Occupant Content	N/A	N/A	233	-
50	Occupant content per venue (Provide a separate chart for a	N/A	N/A	233	-

51	Is this a contributing building?	NO
52	Located within a Local Historic District	NO

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

REVISIONS / SUBMISSIONS	
1	
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1384

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1750 ALTON HOTEL

1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

INDEX & DATA

FINVARD GROUP

ASH KARP

OCT 20 2015

Lic. # AR0012518

ARCHITECTURE
INTERIOR DESIGN
PLANNING

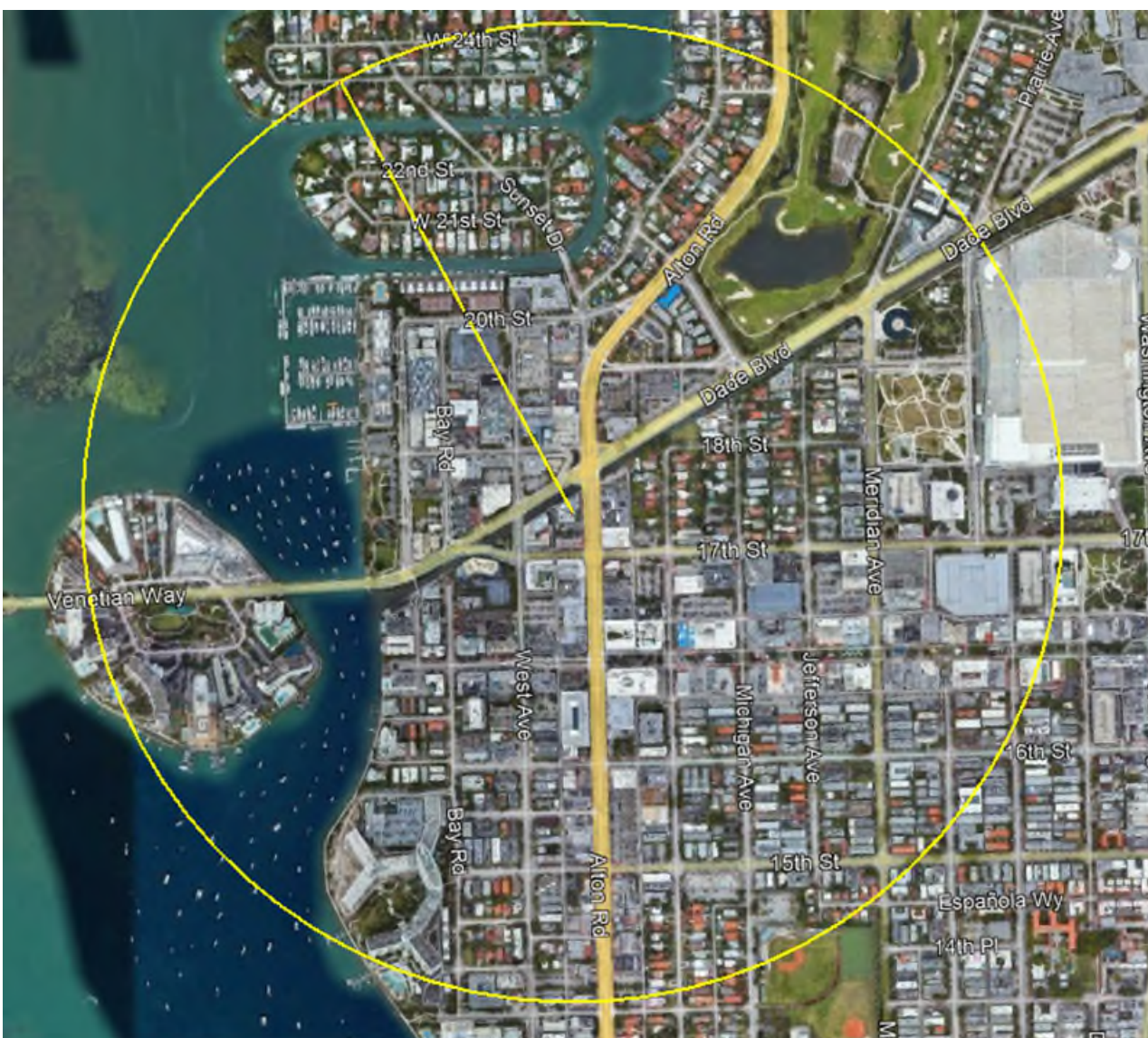
AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P. 305.673.7550
WWW.KOBIKARP.COM

K O B I K A R P

DRAWN BY:
CHECKED BY:
DATE:
APRIL 2012

A1.00

FOR
REFERENCE
ONLY
PB # 2279



Context Location Plan. Aerial Half Mile Radius

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB
GROUP



1 INTERSECTION BETWEEN ALTON RD AND DADE BLVD



2 ALTON RD INTERSECTION VIEW WEST



3 PROPERTY




KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road

Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB
GROUP



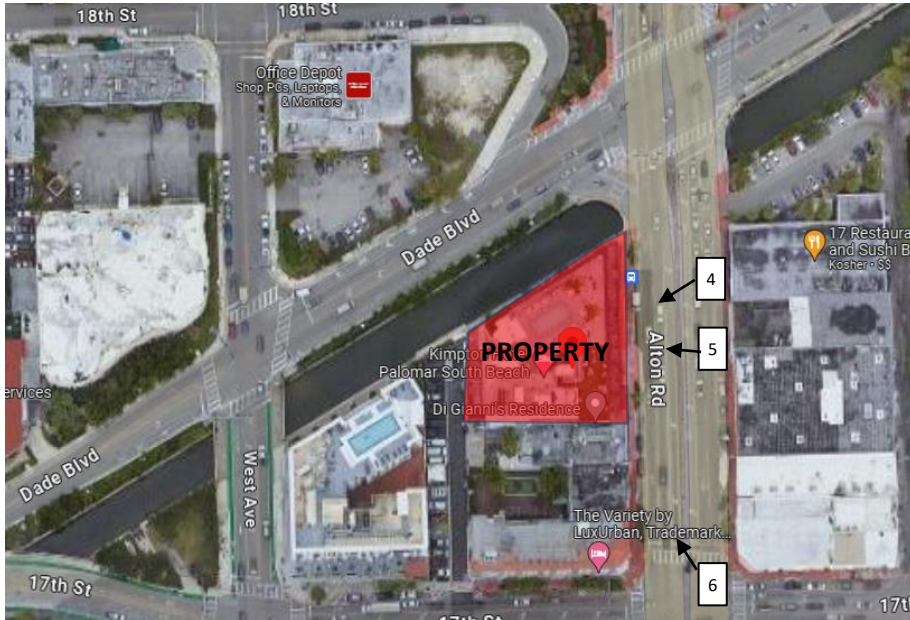
4 ALTON RD S.W. VIEW



5 PROPERTY



6 ADJACENT SITE



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB
GROUP



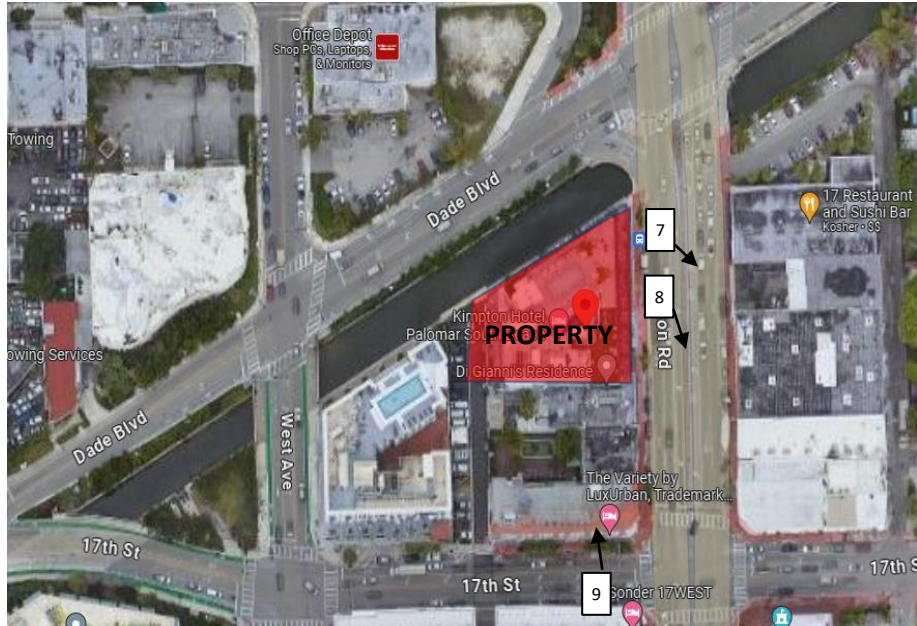
7 ALTON RD S.E. VIEW



8 ALTON RD S.E VIEW



9 ADJACENT SITE



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS





10 ALTON COURT LOOKING NORTH



11 ADJACENT HOTEL



12 WEST AVENUE BRIDGE / ADJACENT HOTEL



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB
GROUP



13 WEST AVENUE BRIDGE / ADJACENT HOTEL



14 ADJACENT HOTEL



15 PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB
GROUP



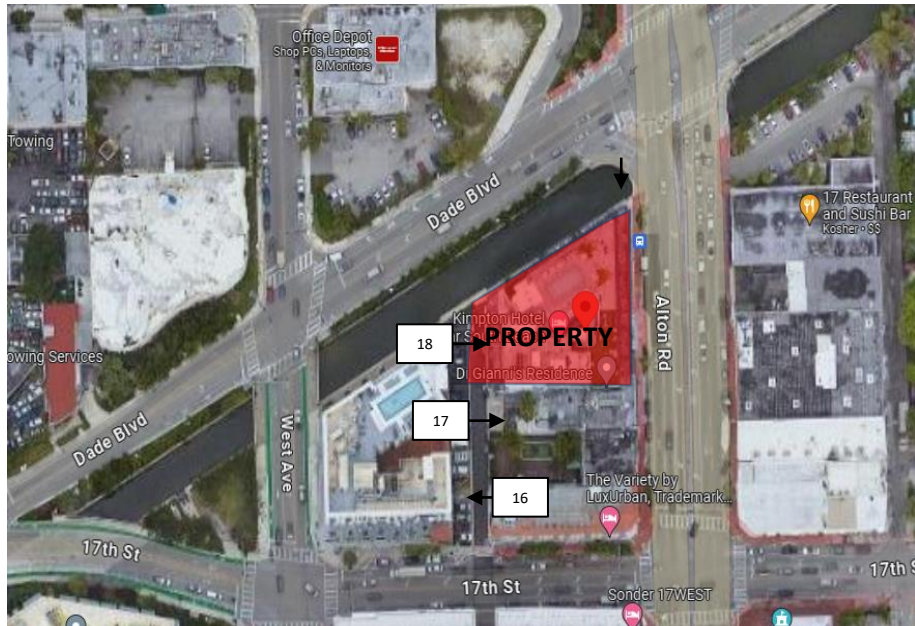
16 ALTON COURT WEST VIEW / ADJACENT HOTEL



17 ALTON COURT EAST VIEW / ADJACENT SITE



18 ALTON COURT EAST VIEW / PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB
GROUP



19 ALTON COURT / PROPERTY



20 ALTON RD / PROPERTY



21 ALTON RD / PROPERTY



KEY PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

CONTEXT PHOTOS



FINVARB
GROUP



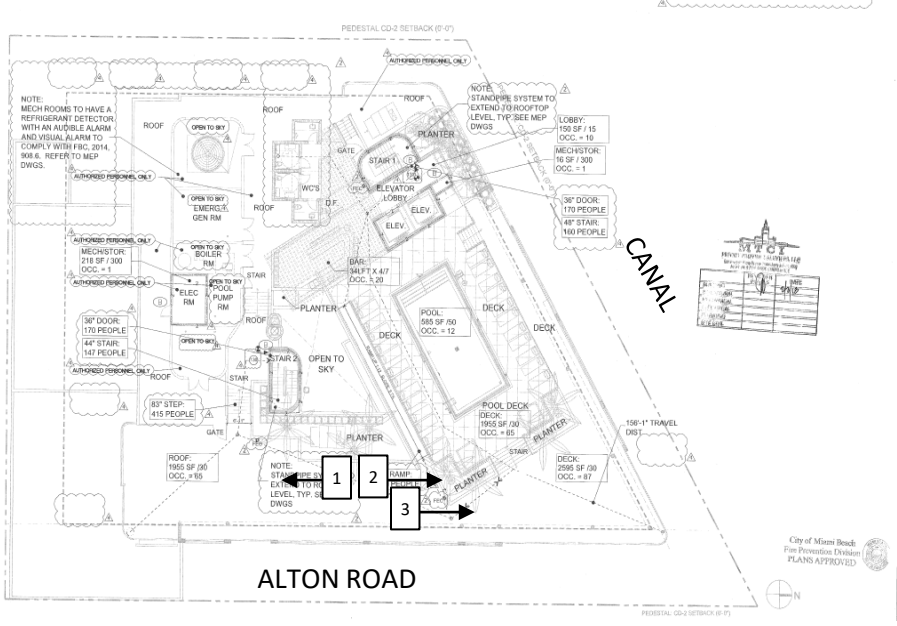
1 ROOF TERRACE / SOUTH



2 ROOF TERRACE / NORTH




3 ROOF TERRACE / NORTH



ROOF PLAN

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

ROOFTOP PHOTOS



FINVARB
GROUP



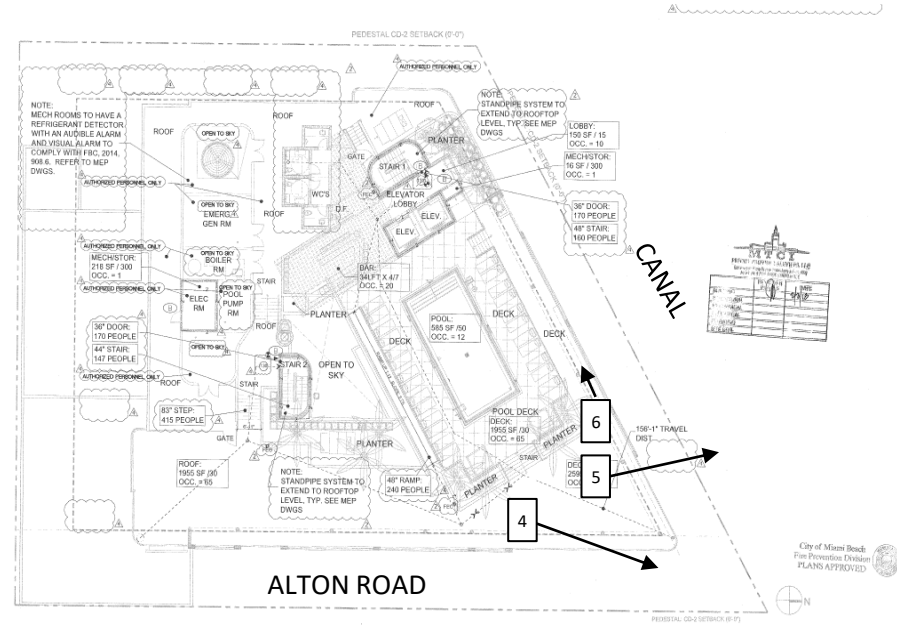
4 ROOF TERRACE / N.E. VIEW



5 ROOF TERRACE / NORTH VIEW



6 ROOF TERRACE / SOUTH WEST



ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

ROOFTOP PHOTOS



FINVARB
GROUP



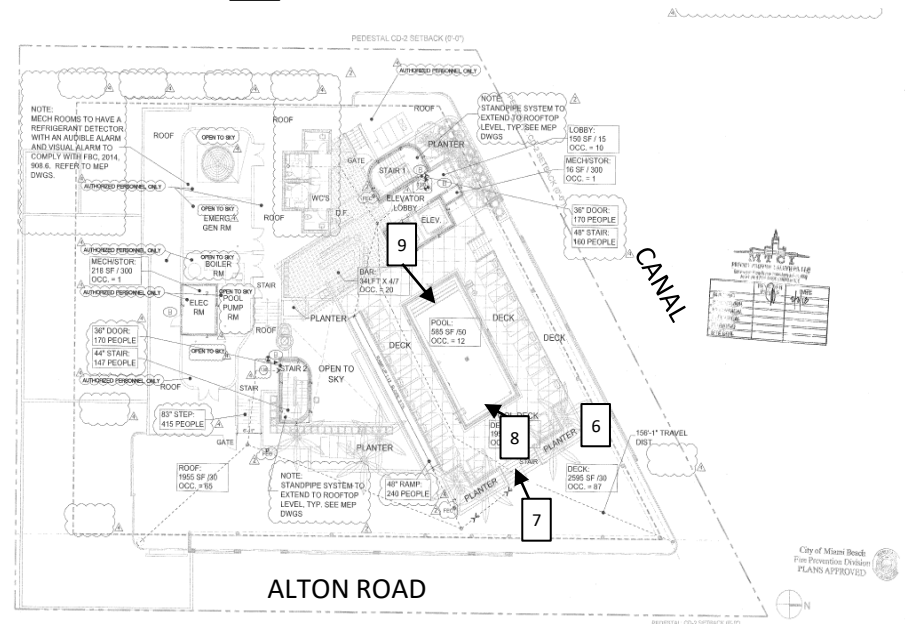
7 ROOF TERRACE / STAIRS TO POOL DECK



8 POOL DECK / SOUTH WEST



9 POOL DECK / NORTH EAST



ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

ROOFTOP PHOTOS



FINVARB
GROUP



10

ROOFTOP 6-SEAT BAR



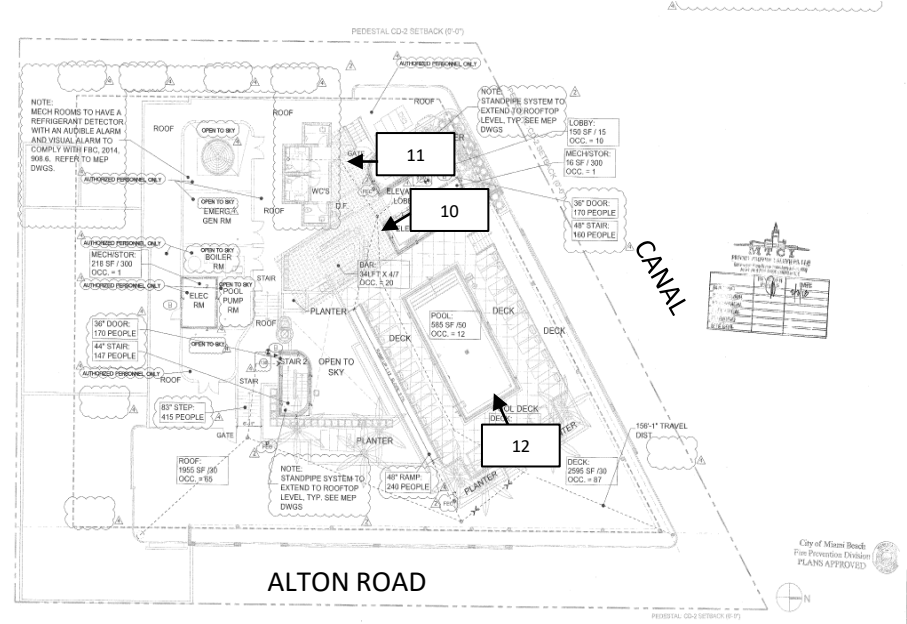
11

ROOFTOP RESTROOMS



12

POOL DECK / SOUTH WEST



ALTON ROAD

ROOF PLAN

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road
Miami Beach, FL 33139

ROOFTOP PHOTOS



FINVARB
GROUP

E BOULEVARD
(PUBLIC RIGHT OF WAY)

COLLINS CANAL

PROPOSED
WEST AVENUE
BRIDGE
35'-0" EASEMENT
32'-0" ALT. 2 BRIDGE
35'-0" EASEMENT
32'-0" ALT. 2 BRIDGE

PARCELS "B"
8,465 SQ. FT. / 0.2 AC±

ADJACENT PROPERTY
5 STORY HOTEL BY MARRIOTT
(UNDER CONSTRUCTION)

ALTON COURT

NOCT

ASPHALT
PAVEMENT

17TH STREET
(PUBLIC RIGHT OF WAY)

ALTON RD.

PEDESTAL CD-2 SETBACK (0'-0")

SEB

SEB

SEB

SEB

SEB

SEB

SEB

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PROPOSED 5 STORY BUILDING

LOCATION OF BACKFLOW PREVENTER

50'-0"

LOCATION OF P.I.V.

EXISTING 5 STORY BUILDING

FOR REFERENCE
ONLY
PB # 2279



SITE PLAN

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

REVISIONS / SUBMISSIONS	
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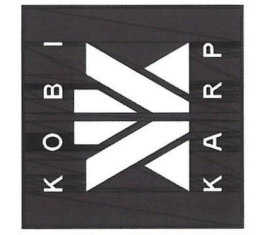
1750 ALTON HOTEL
1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

SITE PLAN



[Signature]
OCT 20 2015
Lic. # AR001278

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2015 Biscayne Boulevard
Suite 200
Miami, Florida 33137
P 305.573.3766
WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: APRIL 2012
A2.00



LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR				
ROOM	AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	1292 S.F.	15	88	HOTEL LOBBY
RECEPTION	125 S.F.	80	3	RECEPTION
MECH/STOR ROOMS	812 S.F.	300	2	STORAGE / MECH
RESTAURANT (INDOOR+KITCHEN)	3736 S.F.	15 / 100 (SEE ABOVE)	205	RESTAURANT
OFFICES	777 S.F.	100	8	BUSINESS
TOTAL =			304 PERSONS	4

Total Seat Count = 160

KIMPTON PALOMAR SOUTH BEACH

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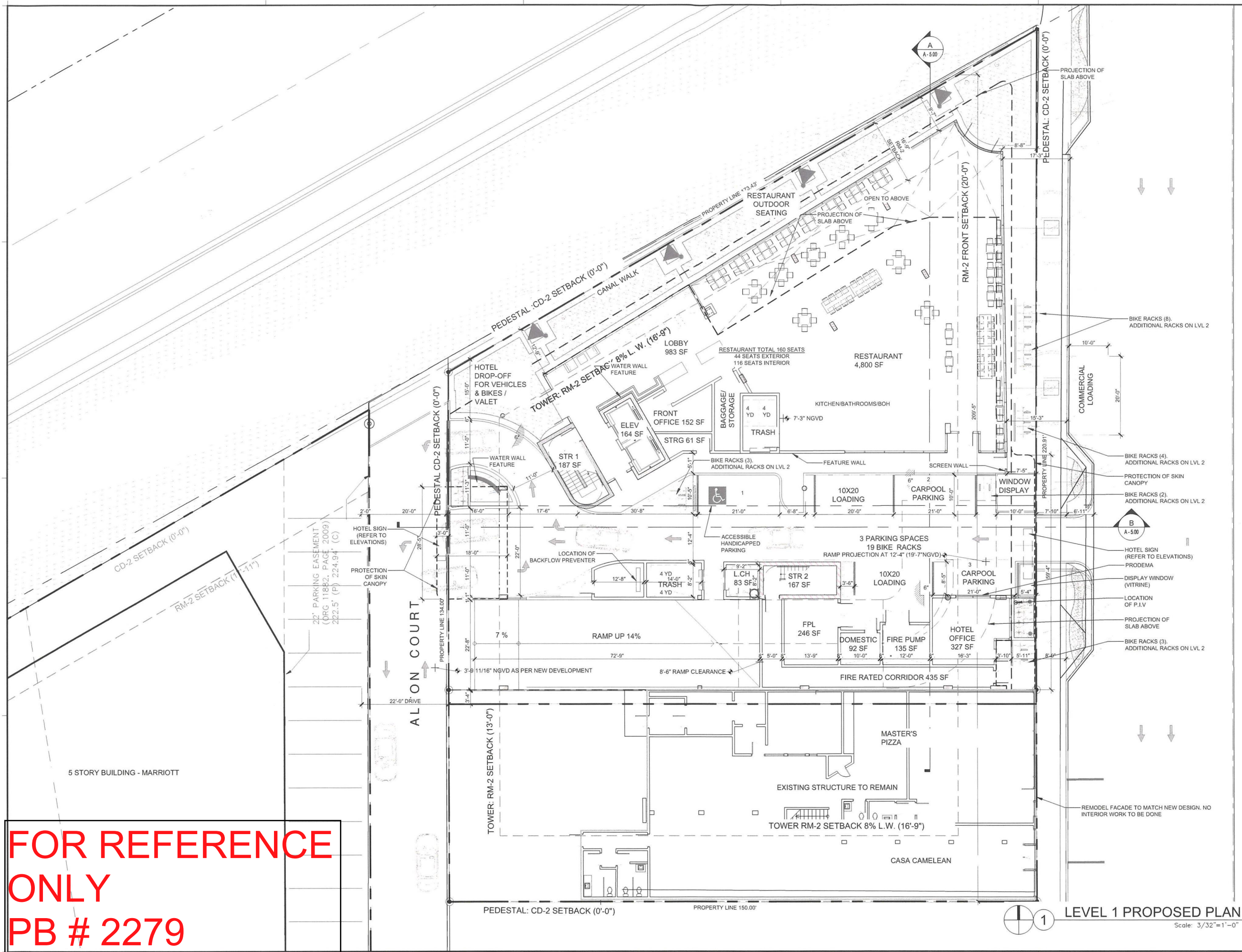
DIAGRAM PLANNING – FIRST FLOOR RESTAURANT



FINVARB
GROUP

Note: Not an architectural drawing. This is diagram planning for Planning Board purposes only. Occupancy loads are from As-Built drawings.

FOR REFERENCE
ONLY
PB # 2279



REVISIONS / SUBMISSIONS	
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1750 ALTON HOTEL

1750 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

LEVEL 1

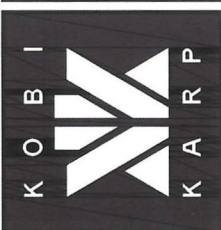
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GROUP

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Lic. # AR0002578

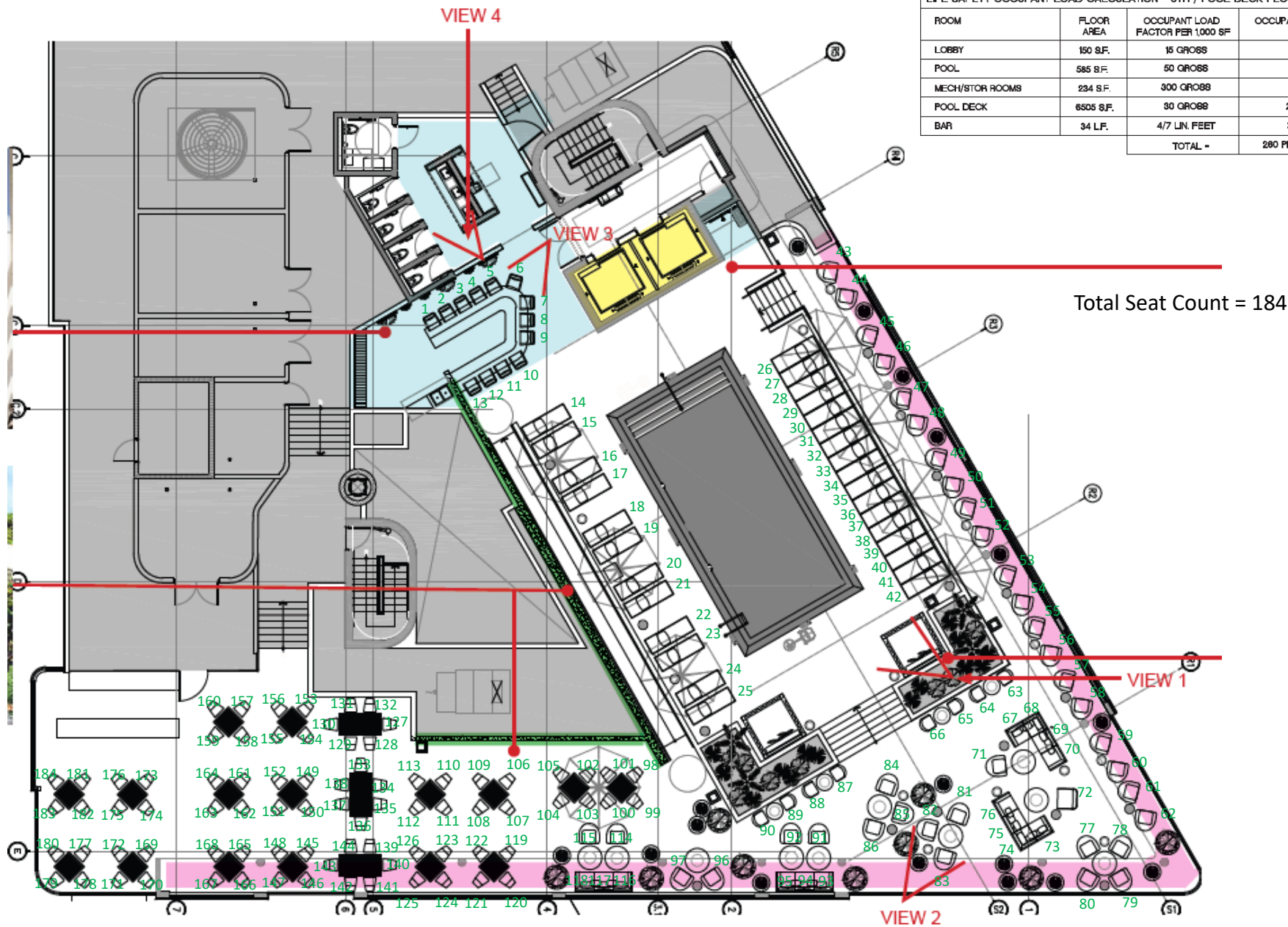
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WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: APRIL 2012

A3.00



LIFE SAFETY OCCUPANT LOAD CALCULATION - 6TH / POOL DECK FLOOR - FBC, TABLE 1004.12

ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	150 S.F.	15 GROSS	10	LOBBY
POOL	585 S.F.	50 GROSS	12	POOL SURFACE
MECH/STOR ROOMS	234 S.F.	300 GROSS	1	STORAGE / MECH
POOL DECK	6505 S.F.	30 GROSS	217	POOL DECK
BAR	34 L.F.	4/7 LIN. FEET	20	BAR
TOTAL =			280 PERSONS	

KIMPTON PALOMAR SOUTH BEACH

1750 Alton Road

Miami Beach, FL 33139

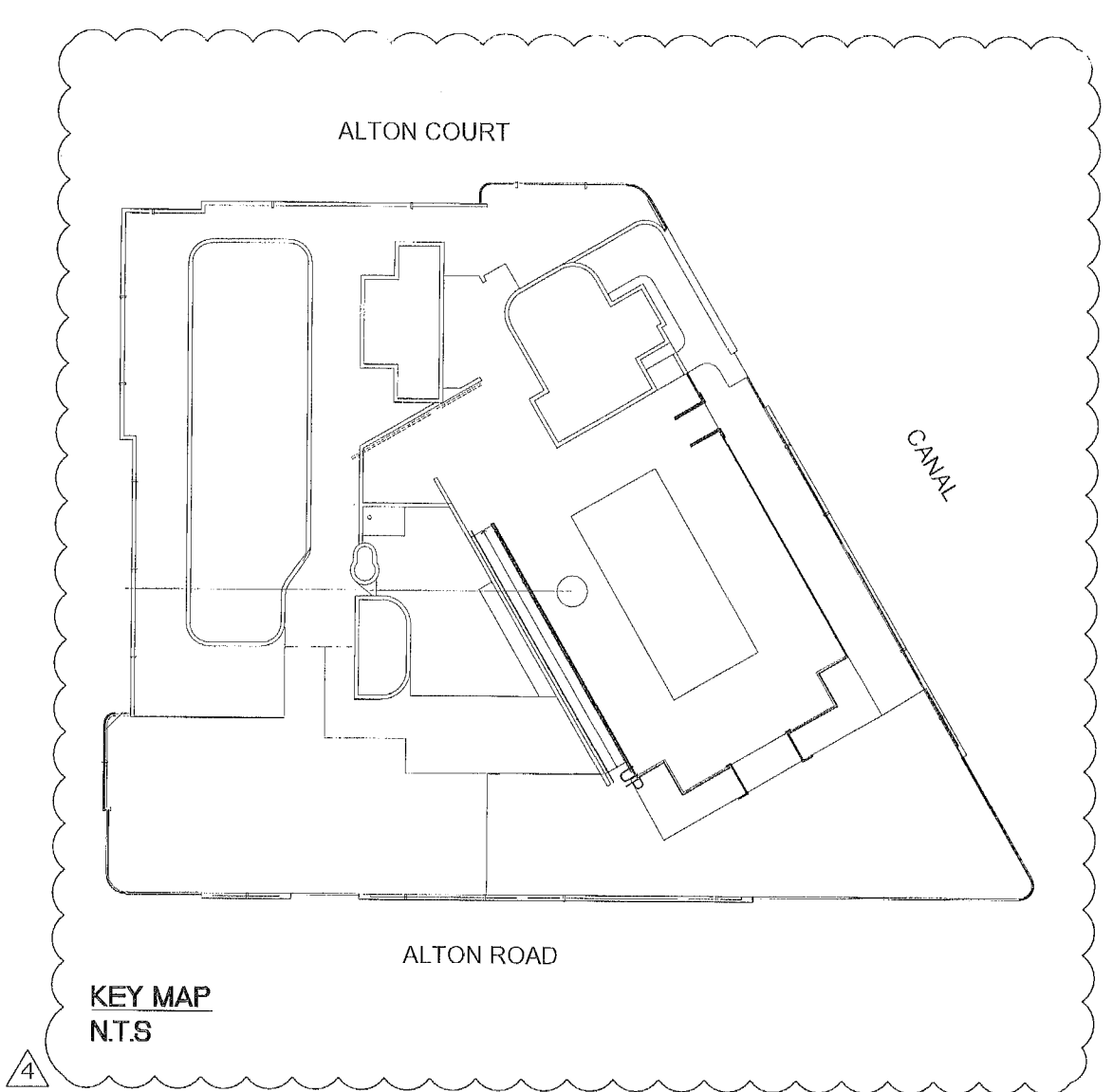
DIAGRAM PLANNING – ROOFTOP

FINVARB
GROUP

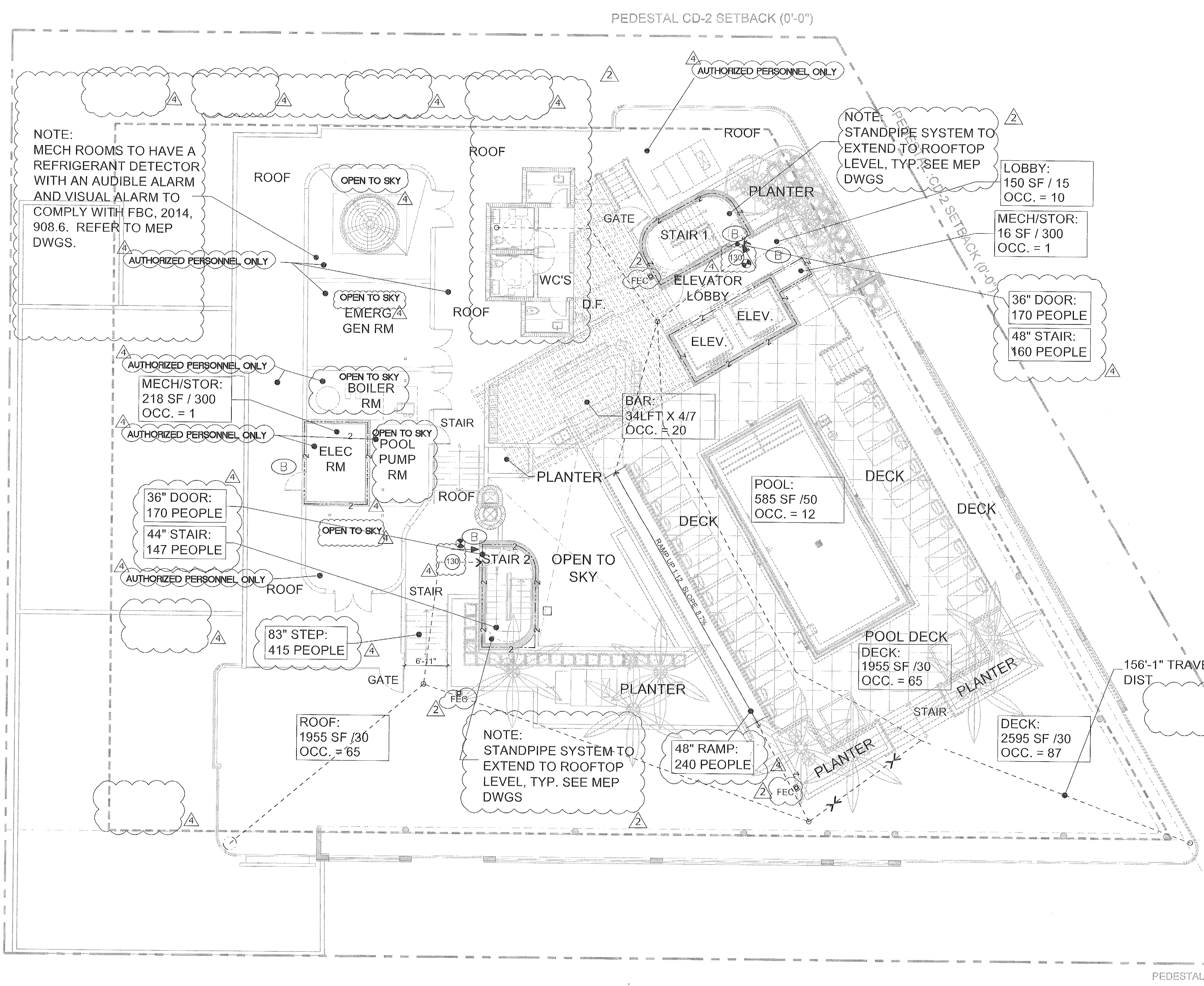
Note: Not an architectural drawing. This is diagram planning for Planning Board purposes only. Occupancy loads are from As-Built drawings.

11.22.17

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



NOTES:
ALL EGRESS DOORS WITH 1/2" MAX ELEVATION. TYPICAL

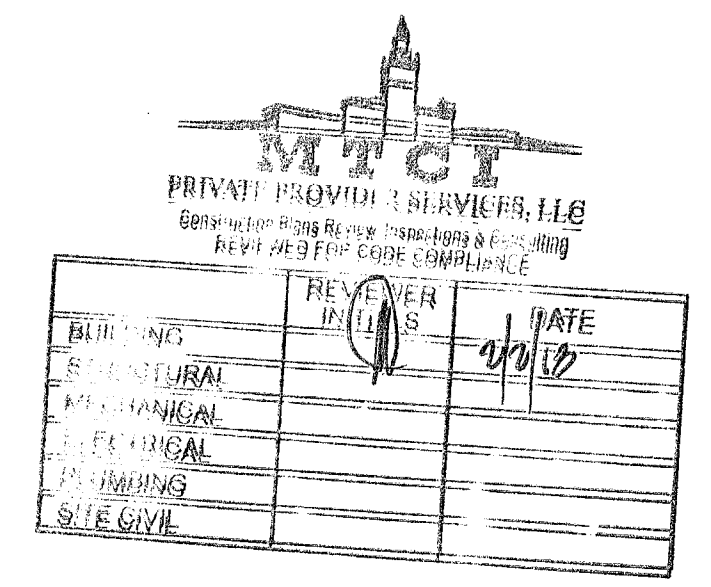


PLUMBING FIXTURE CALCULATION - POOL DECK FLOOR - FBC, TABLE 403.6				
ROOM	OCCUPANT LOAD	1/2 MALE	1/2 FEMALE	LAVS
LOBBY	10 PEOPLE	130 PEOPLE	130 PEOPLE	1 PER 200 PERSONS
SWIMMING POOL	12 PEOPLE			
MECH/STOR ROOMS	1 PERSON	2 WCS	2 WCS	2 LAVS
POOL DECK	217 PEOPLE			
BAR	20 PEOPLE			
TOTALS	260 PEOPLE	4 WCS		2 LAVS

LIFE SAFETY OCCUPANT LOAD CALCULATION - 6TH / POOL DECK FLOOR - FBC, TABLE 1004.12				
ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	150 S.F.	15 GROSS	10	LOBBY
POOL	585 S.F.	50 GROSS	12	POOL SURFACE
MECH/STOR ROOMS	234 S.F.	300 GROSS	1	STORAGE / MECH
POOL DECK	6505 S.F.	30 GROSS	217	POOL DECK
BAR	34 L.F.	4/7 LIN. FEET	20	BAR
TOTAL =			260 PERSONS	

DOOR AND STAIR EGRESS - 6TH FLOOR / ROOF - 260 PERSONS				
REQUIRED DOOR, 0.2" MIN. WIDTH REQUIRED	REQUIRED STAIR, 0.3" MIN. WIDTH REQUIRED	PROVIDED DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	
54.4" WIDTH	81.6" WIDTH	(2) AT 32" WIDTH = 64"	(2) AT 44" WIDTH = 88"	
TOTAL =			260 PERSONS	

FOR
REFERENCE
ONLY
BC1703462



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
REV. 2		04.28.17
REV. 4		11.22.17

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

GENERAL NOTE :

1. COOLING TOWER, EMERGENCY GENERATOR ROOM, BOILER ROOM, POOL, EQUIPMENT ROOM & STORAGE ROOM HAVE NO ROOF STRUCTURE & ARE OPEN TO SKY.
2. ALL TRASH CONTAINERS SHALL UTILIZE RUBBER WHEELS, OR THE PATH FOR THE TRASH CONTAINERS SHALL BE PLAYED VOLUME AT A VOLUME THAT IS PLAINLY AUDIBLE FROM OTHER PROPERTIES AND WHICH INTERFERES WITH NORMAL CONVERSATION.
3. SIGN TO READ: THE POOL DECK SHALL BE CLOSED TO BETWEEN THE HOURS OF MIDNIGHT AND 6 AM.
4. EXCEPT AS MAY BE REQUIRED FOR SECURITY, FIRE OR BUILDING CODE/ LIFE SAFETY CODE REASONS, NO SEPARATORS SHALL BE AFFIXED TO OR OTHERWISE LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE PLAYED VOLUME AT A VOLUME THAT IS PLAINLY AUDIBLE FROM OTHER PROPERTIES AND WHICH INTERFERES WITH NORMAL CONVERSATION.
5. ALL HANDRAILS TO COMPLY WITH NFPA 5TH EDITION SECTION 7.2.2.4.4.9
6. USE OF THE ROOFTOP POOL DECK SHALL BE LIMITED TO THE EXCLUSIVE USE OF HOTEL GUESTS AND THEIR INVITEES.

- LIGHTING NOTE:**
1. ALL ROOFTOP LIGHTING SHALL CONSIST OF A LIGHTING FIXTURE THAT IS AFFIXED TO AND NO HIGHER THAN THE ROOFTOP PARAPET WALL.
 2. All roof top lighting fixtures shall be designed to preclude light spilling over to adjacent properties, in a manner to be reviewed and approved by staff—consistent with the Design Review Criteria and/or the directions from the Board.

FLOOR	GROSS CONST AREA (SLAB AREA)	ENCLOSED AREA (A/C SPACE)	ENTRY DRIVE	CANAL WALKWAY	BALCONY	TERRACE	POOL DECK (FIN. DECK)	MECH ROOMS	STAIRS
1ST	15,025	8,210	5,045	2,802	0	0	0	410	412
2ND	14,999	1,945	0	0	0	0	0	0	412
3RD	18,783	13,120	0	0	202	4,923	0	65	341
4TH	14,649	13,120	0	0	1,529	0	0	65	341
5TH	14,649	13,120	0	0	1,529	0	0	65	341
6TH/POOL	14,649	648	0	0	0	0	8,574	220	337
HIGH ROOF	1,211								
Sub-Totals:	93,965	50,163	5,045	2,802	3,260	4,923	8,574	825	2,184

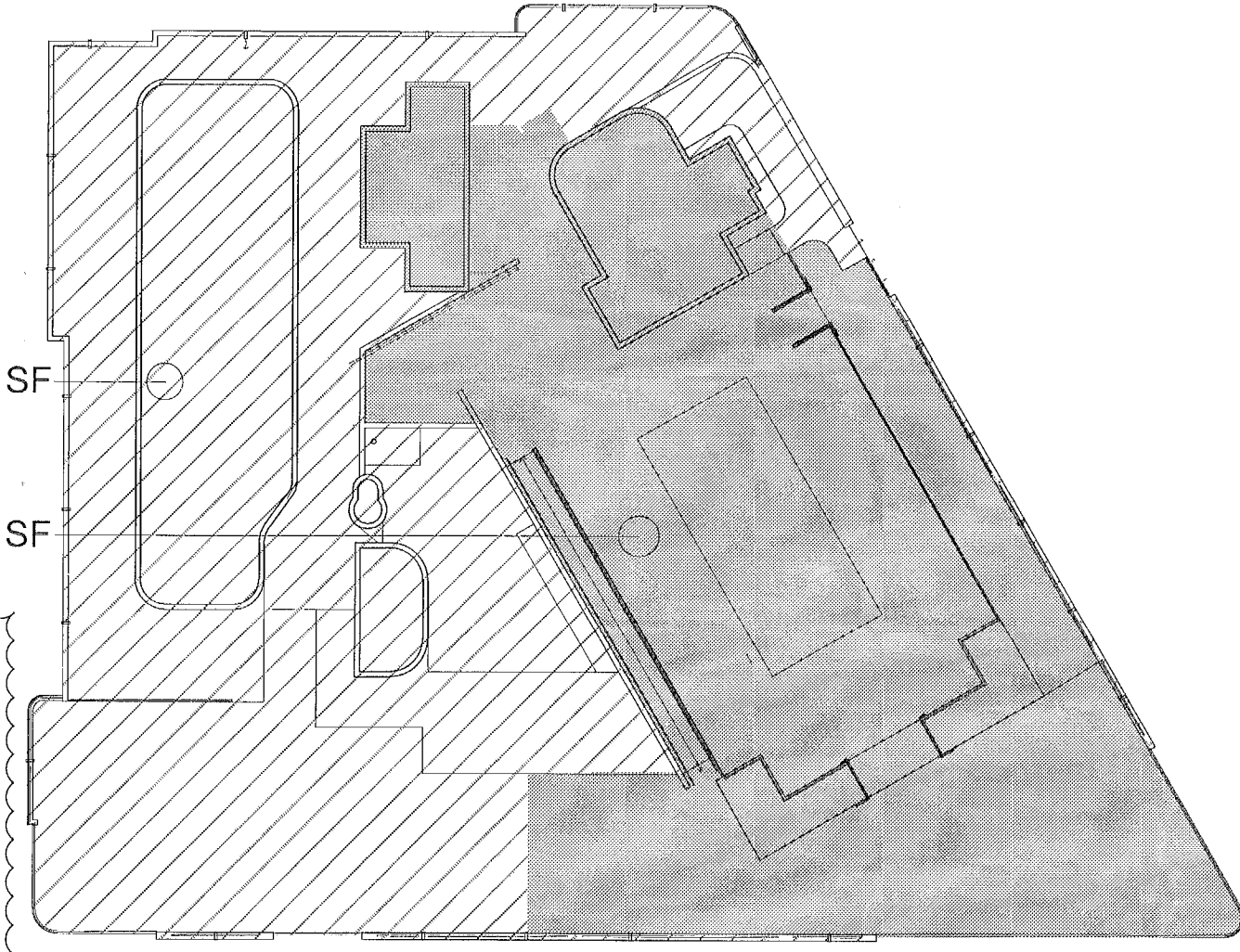
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PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154



ROOFTOP AREA = 14,649 SF
OCCUPIED AREA = 7,320 SF

IN COMPLIANCE WITH 2014 FBCB 454.1.5
454.1.5.1 EQUIPMENT AREA OR ROOMS.
EQUIPMENT DESIGNATED BY THE MANUFACTURER FOR OUTDOOR USE MAY BE LOCATED IN AN EQUIPMENT AREA. ALL OTHER EQUIPMENT MUST BE LOCATED IN AN EQUIPMENT ROOM OR ENCLOSURE. PLASTIC PIPE SUBJECT TO A PERIOD OF PROLONGED SUNLIGHT EXPOSURE MUST BE COATED TO PROTECT IT FROM ULTRAVIOLET LIGHT DEGRADATION. AN EQUIPMENT AREA SHALL BE SURROUNDED WITH A FENCE AT LEAST 4 FEET (1219 MM) HIGH ON ALL SIDES NOT CONFINED BY A BUILDING OR EQUIVALENT STRUCTURE. A SELF-CLOSING AND SELF-LATCHING GATE WITH A PERMANENT LOCKING DEVICE SHALL BE PROVIDED IF NECESSARY FOR ACCESS. AN EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE SIDES AND OVERHEAD. ANY FENCE OR GATE INSTALLED SHALL USE MEMBERS SPACING THAT SHALL NOT ALLOW PASSAGE OF A 4-INCH (102 MM) DIAMETER SPHERE. THE FOURTH SIDE MAY BE A GATE, FENCE, OR OPEN IF OTHERWISE PROTECTED FROM UNAUTHORIZED ENTRANCE. AN EQUIPMENT ENCLOSURE SHALL BE LOCKABLE OR OTHERWISE PROTECTED FROM UNAUTHORIZED ACCESS.

454.1.5.2 INDOOR EQUIPMENT.
EQUIPMENT NOT DESIGNATED BY THE MANUFACTURER FOR OUTDOOR USE SHALL BE LOCATED IN AN EQUIPMENT ROOM. AN EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE SIDES AND OVERHEAD. THE FOURTH SIDE MAY BE A GATE, FENCE, OR OPEN IF OTHERWISE PROTECTED FROM UNAUTHORIZED ENTRANCE.

454.1.5.3 MATERIALS.
THE EQUIPMENT ENCLOSURE, AREA OR ROOM FLOOR SHALL BE OF CONCRETE OR OTHER NONABSORBENT MATERIAL HAVING A SMOOTH SLIP-RESISTANT FINISH AND SHALL HAVE POSITIVE DRAINAGE, INCLUDING A SUMP PUMP IF NECESSARY. ANCILLARY EQUIPMENT, SUCH AS A HEATER, NOT CONTAINED IN AN EQUIPMENT ENCLOSURE OR ROOM SHALL NECESSITATE AN EQUIPMENT AREA AS DESCRIBED ABOVE.

454.1.5.4 VENTILATION.
EQUIPMENT ROOMS SHALL HAVE EITHER FORCED DRAFT OR CROSS VENTILATION. ALL BELOW-GRADE EQUIPMENT ROOMS SHALL HAVE A STAIRWAY ACCESS WITH FORCED DRAFT VENTILATION OR A FULLY LOUVERED DOOR AND POWERED INTAKE WITHIN 6 INCHES (152 MM) OF THE FLOOR, WHERE STAIRWAY ACCESS IS NOT NECESSARY TO CARRY HEAVY ITEMS INTO THE BELOW GRADE ROOM OR VAULT, A "SHIP'S LADDER" MAY BE USED IF SPECIFIED BY THE DESIGN ENGINEER WHO MUST CONSIDER ANTICIPATED WORKLOAD INCLUDING EQUIPMENT REMOVAL, AND THE LADDER SLOPE, TREAD HEIGHT AND WIDTH, AND CONSTRUCTION MATERIAL OF THE LADDER.

454.1.5.5 ACCESS.
THE OPENING TO AN EQUIPMENT ROOM OR AREA SHALL BE A MINIMUM 3 FEET BY 6 FEET (914 MM BY 1829 MM) AND SHALL PROVIDE EASY ACCESS TO THE EQUIPMENT.

454.1.5.6 SIZE.
THE SIZE OF THE EQUIPMENT ENCLOSURE, ROOM OR AREA SHALL PROVIDE WORKING SPACE TO PERFORM ROUTINE OPERATIONS. CLEARANCE SHALL BE PROVIDED FOR ALL EQUIPMENT AS PRESCRIBED BY THE MANUFACTURER TO ALLOW NORMAL MAINTENANCE OPERATION AND REMOVAL WITHOUT DISTURBING OTHER PIPING OR EQUIPMENT. IN ROOMS WITH FIXED CEILINGS, THE MINIMUM HEIGHT SHALL BE 7 FEET (2137 MM).

454.1.5.7 LIGHTING.
EQUIPMENT ROOMS OR AREAS SHALL BE LIGHTED TO PROVIDE 30 FOOT-CANDLES (300 LUX) OF ILLUMINATION AT FLOOR LEVEL.

454.1.5.8 STORAGE.
EQUIPMENT ENCLOSURES, ROOMS OR AREAS SHALL NOT BE USED FOR STORAGE OF CHEMICALS EMITTING CORROSIVE FUMES OR FOR STORAGE OF OTHER ITEMS TO THE EXTENT THAT ENTRANCE TO THE ROOM FOR INSPECTION OR OPERATION OF THE EQUIPMENT IS IMPAIRED.

454.1.5.9 HOSE BIBBS.
A HOSE BIBB WITH VACUUM BREAKER SHALL BE LOCATED IN THE EQUIPMENT ROOM OR AREA.

No.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17
3	BLUES: HETI COMMENTS	08.01.17
4	REV. 4	11.22.17

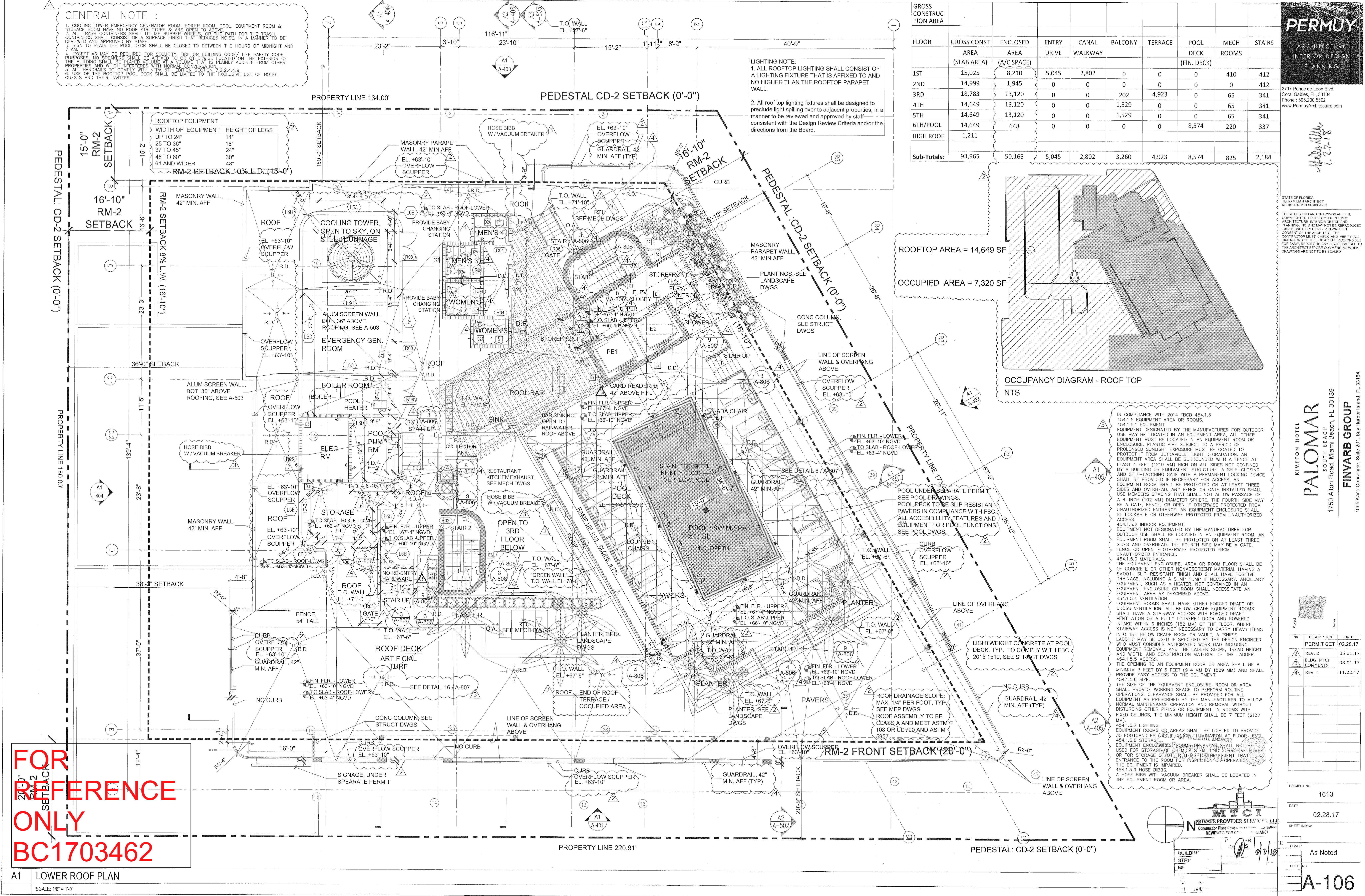
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SHEET INDEX:
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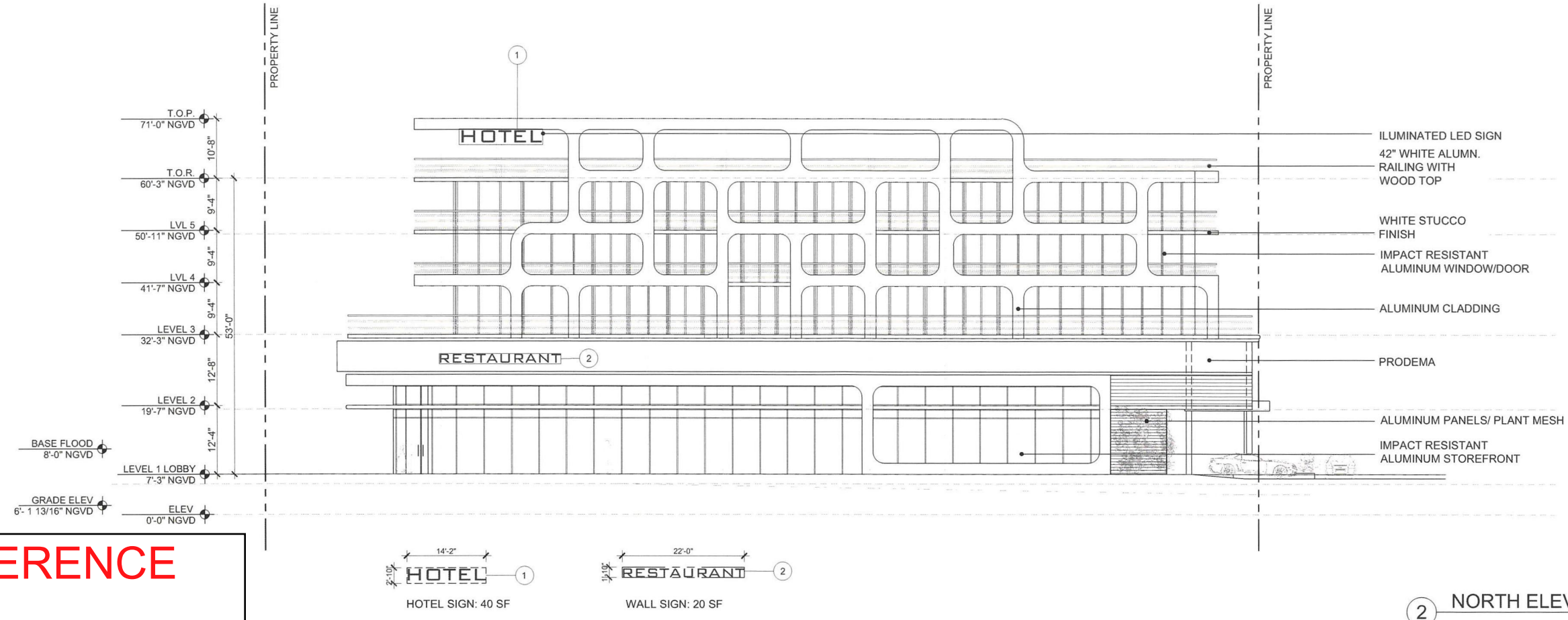
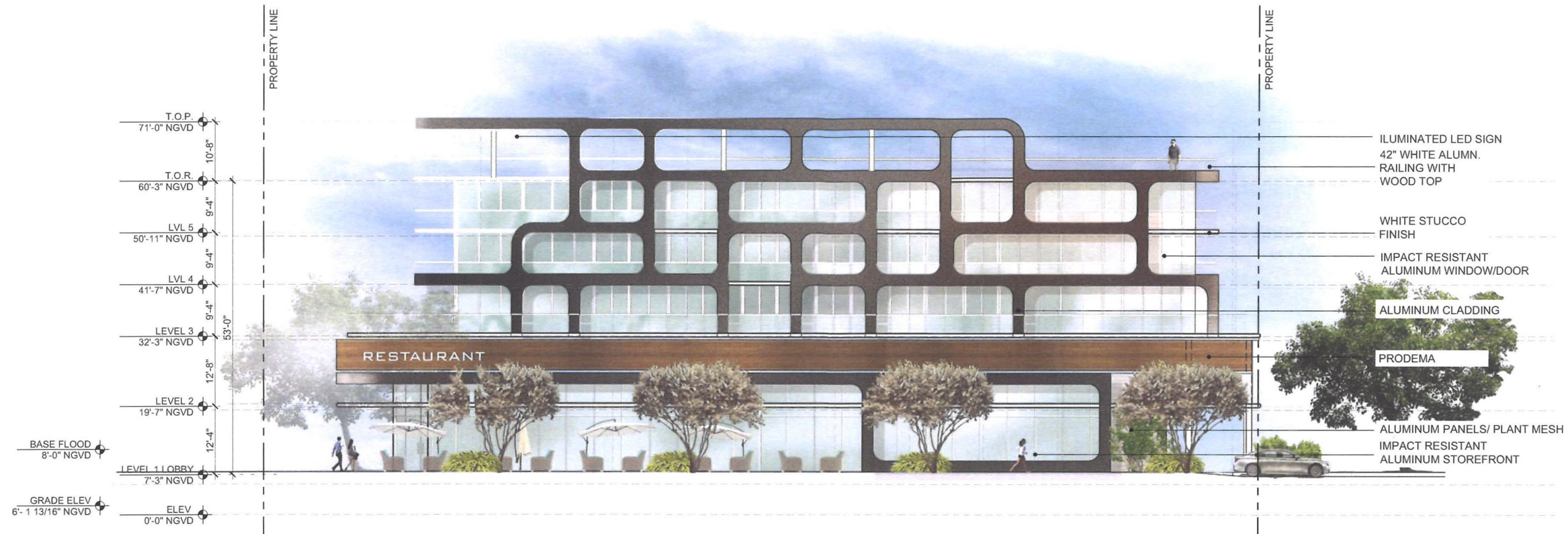
MTCT
Construction Plans Review, Inspection & Consulting
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BUILDING
STR: 1
MI: 1
SHEET: 1

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A1 LOWER ROOF PLAN
SCALE: 1/8" = 1'-0"





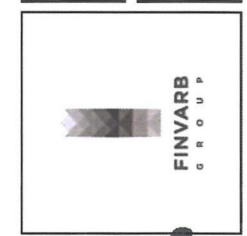
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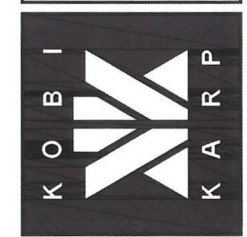


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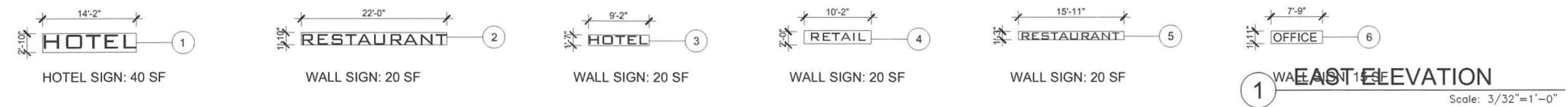
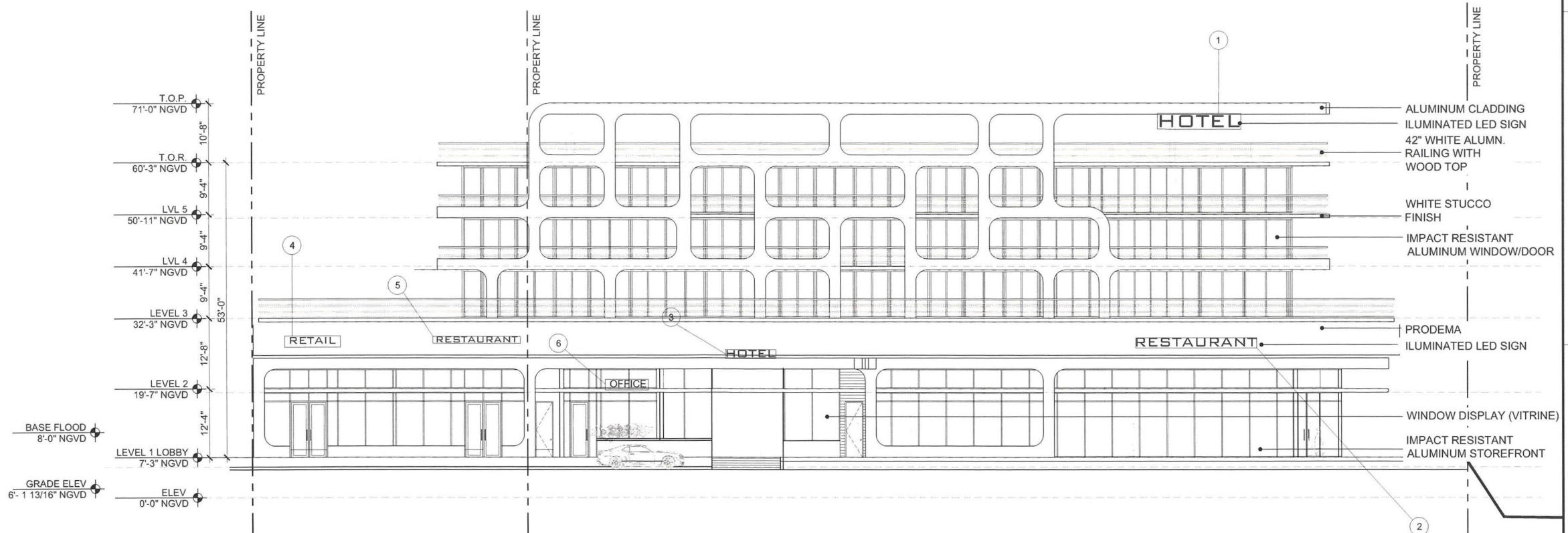
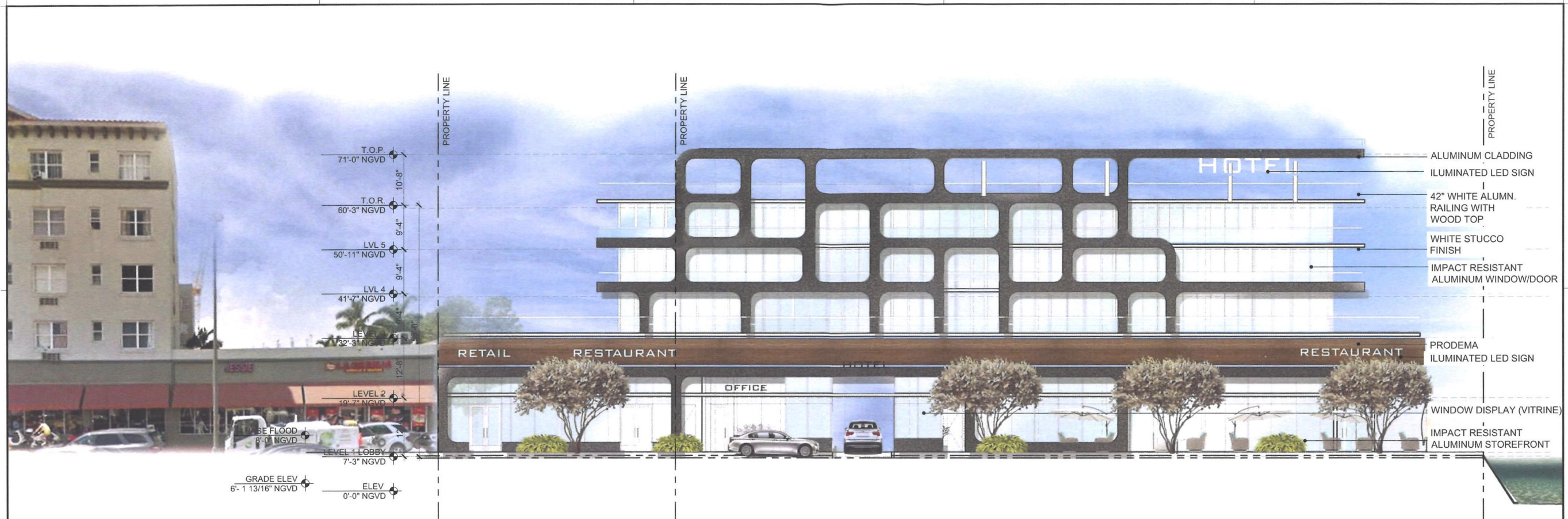
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EAST ELEVATION

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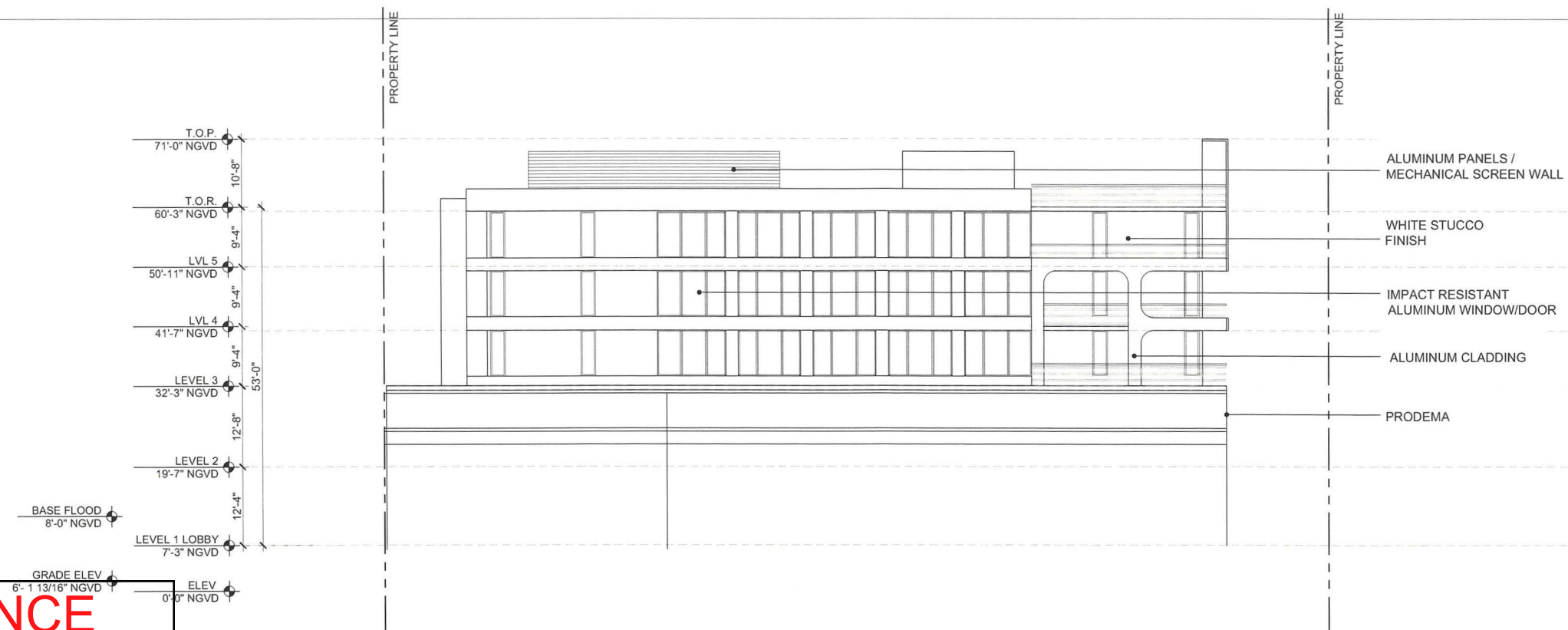
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1 SOUTH ELEVATION
Scale: 3/32"=1'-0"

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SOUTH ELEVATION

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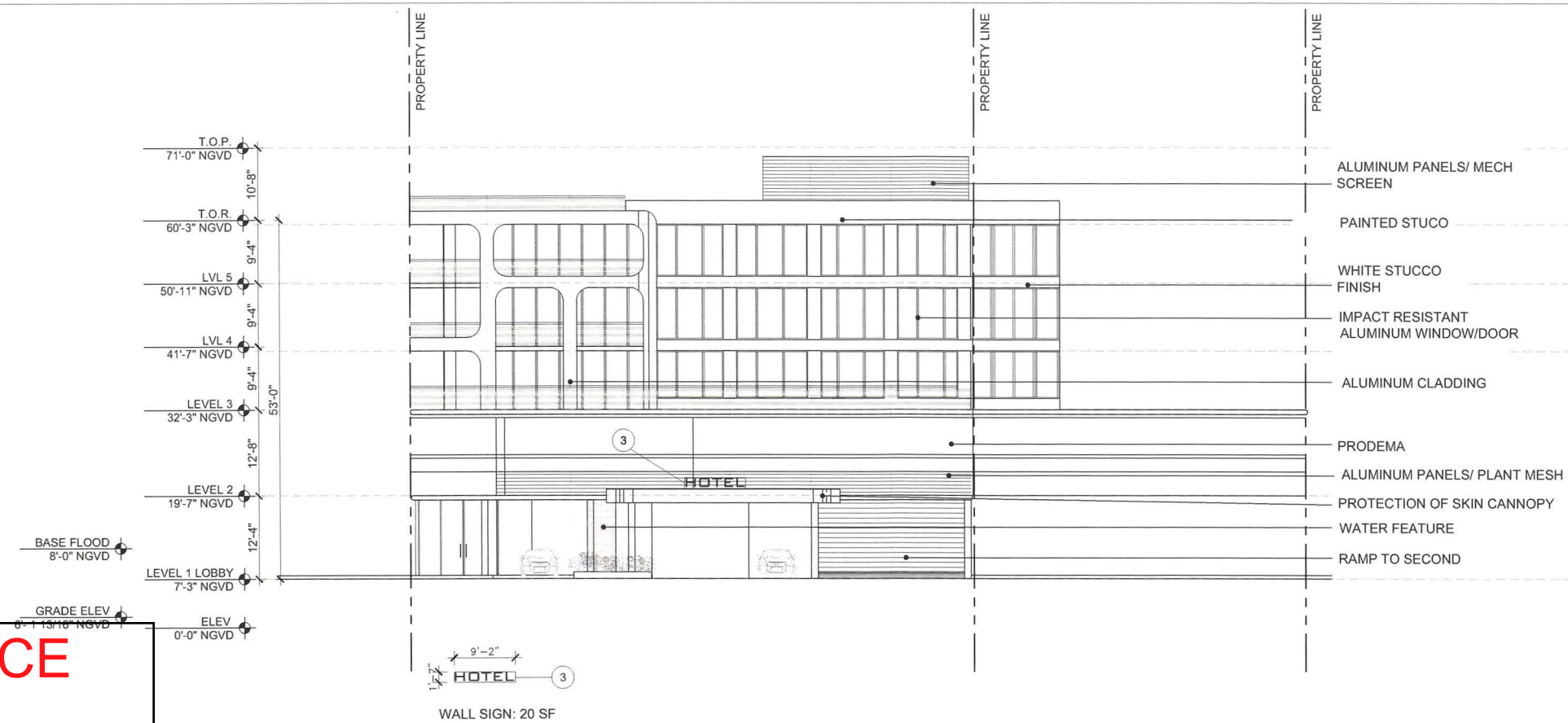
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1 WEST ELEVATION
Scale: 3/32"=1'-0"

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WEST ELEVATION



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