

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

LIFE SAFETY OCCUPANT LOAD CALCULATION - 3RD-4TH-5TH FLOORS - FBC, TABLE 1004.12				
ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1000 SF	OCCUPANT LOAD	CATEGORY
RESIDENTIAL (HOTEL)	11,191 SF.	200 GROSS	65	HOTEL
MECH/DF/ELEC ROOMS	75 SF.	300 GROSS	1	MECHANICAL RMS
STORAGE/HKIP ROOM	136 SF.	100 GROSS	2	STORAGE
TOTAL =			68 PERSONS	

DOOR AND STAIR EGRESS - 2ND FLOOR - 40 PERSONS				
REQUIRED	REQUIRED	PROVIDED	REQUIRED	
DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	
8.0" WIDTH	12.0" WIDTH	(2) AT 32" WIDTH	(2) AT 44" WIDTH	
TOTAL =			74 PERSONS	

LIFE SAFETY GENERAL NOTES

LEGEND

NOTE: PLANS INDICATE MIN. RATING REQUIRED. ACTUAL WALL MAY HAVE A HIGHER RATING

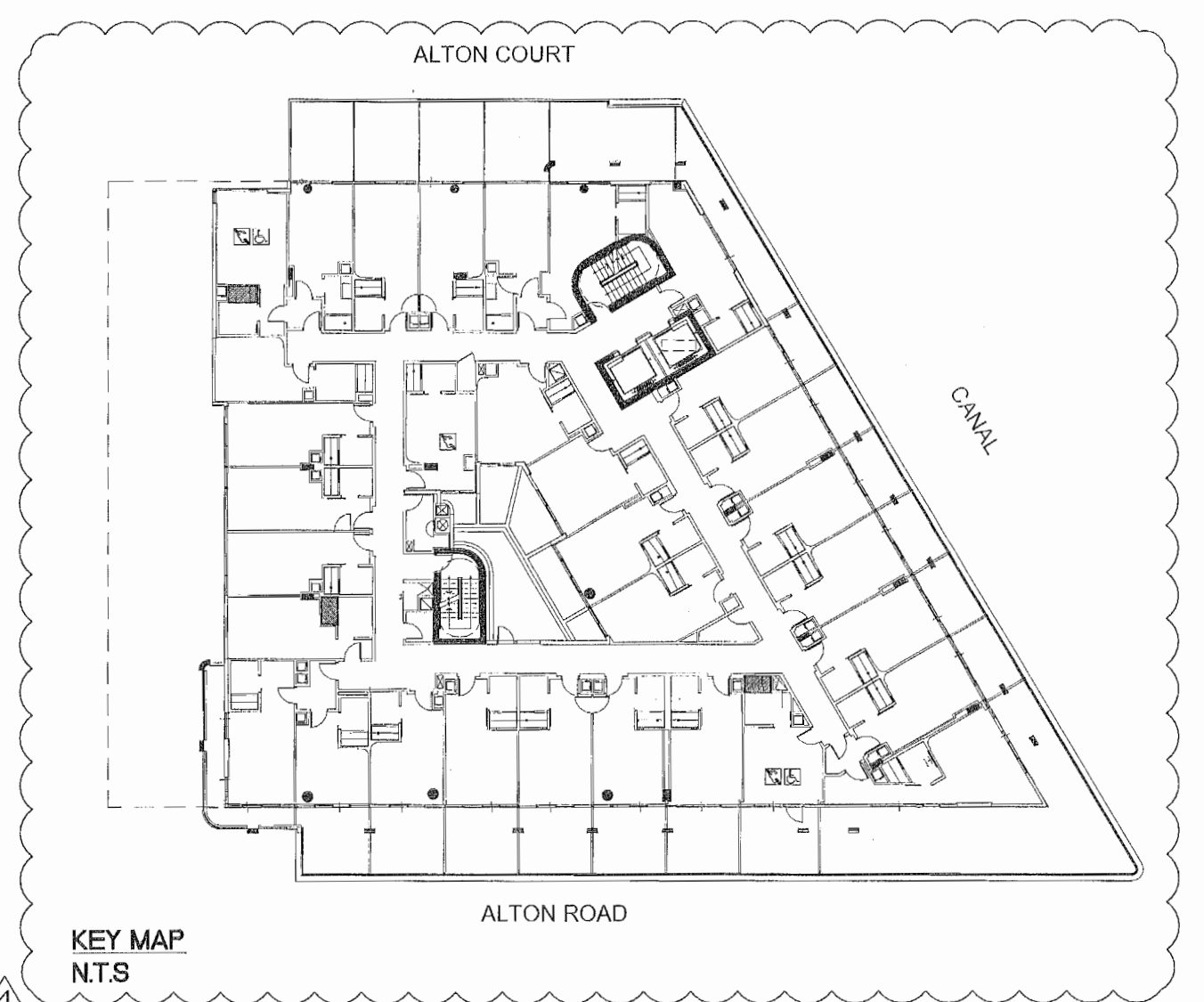
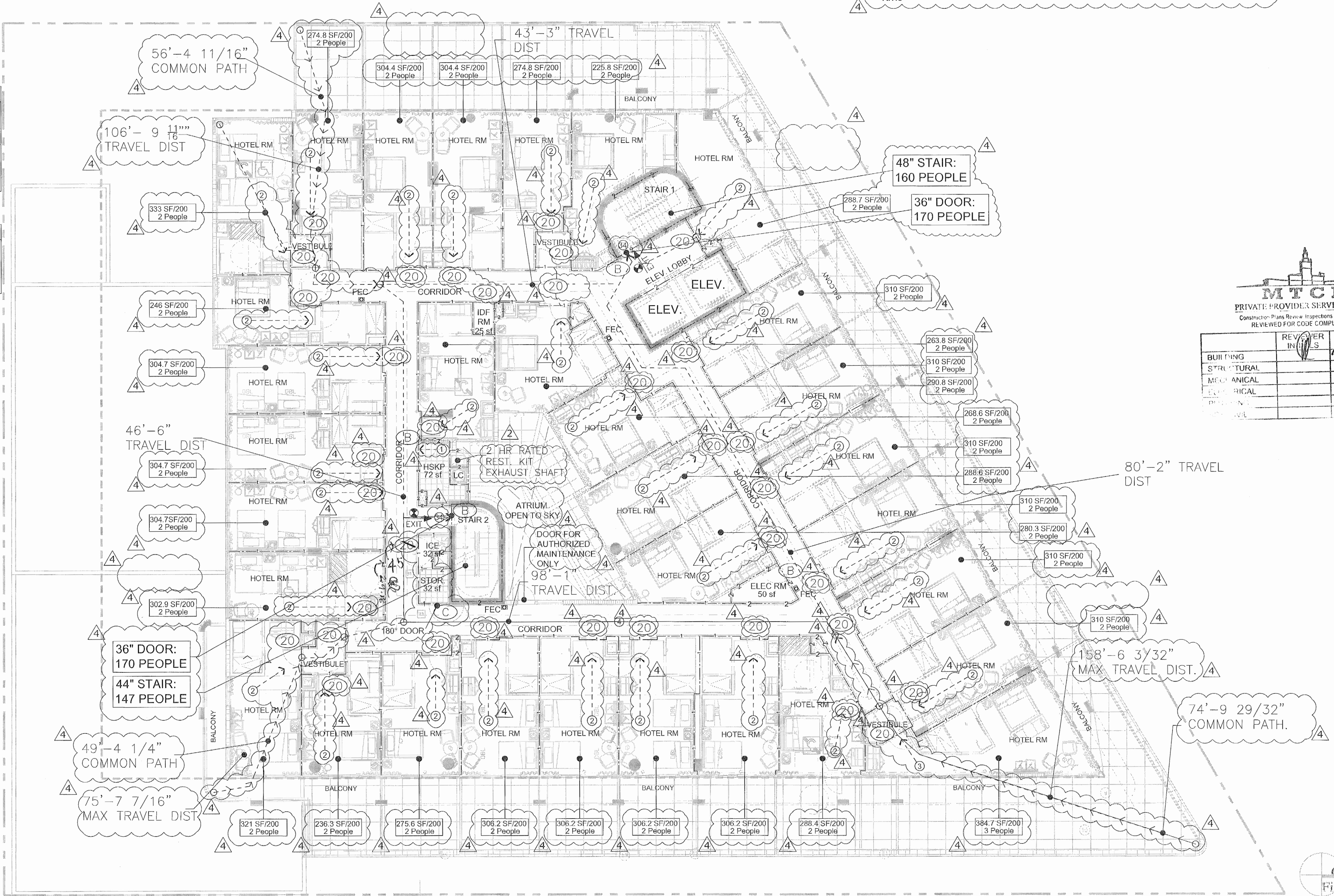
- 4-4 4 HOUR RATED WALL
- 3-3 3 HOUR RATED WALL
- 2-2 2 HOUR RATED WALL
- 1-1 1 HOUR RATED WALL
- S-S SMOKE BARRIER
- >->-> COMMON PATH OF TRAVEL
- TRAVEL DISTANCE

EXIT LIGHT FIXTURE CEILING MOUNTED. DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURE)

EXIT LIGHT FIXTURE WALL MOUNTED. DIRECTION ARROWS AS SHOWN (SHADED QUADRANT INDICATES FACES OF FIXTURE)

MIN. INTERIOR FIN. CLASSIFICATION, TABEL 803.9			
GROUP	EXITS	CORRIDORS	OTHER SPACES
A-3	CLASS B	CLASS B	CLASS C
S	CLASS C	CLASS C	CLASS C

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



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REVIEWED FOR CODE COMPLIANCE

REVIEWER	DATE
IN	11/22/17

BUILDING	REVIEWER	DATE
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

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

No.	DESCRIPTION	DATE
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.

STATE OF FLORIDA
HELIO MILIAN ARCHITECT

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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-024

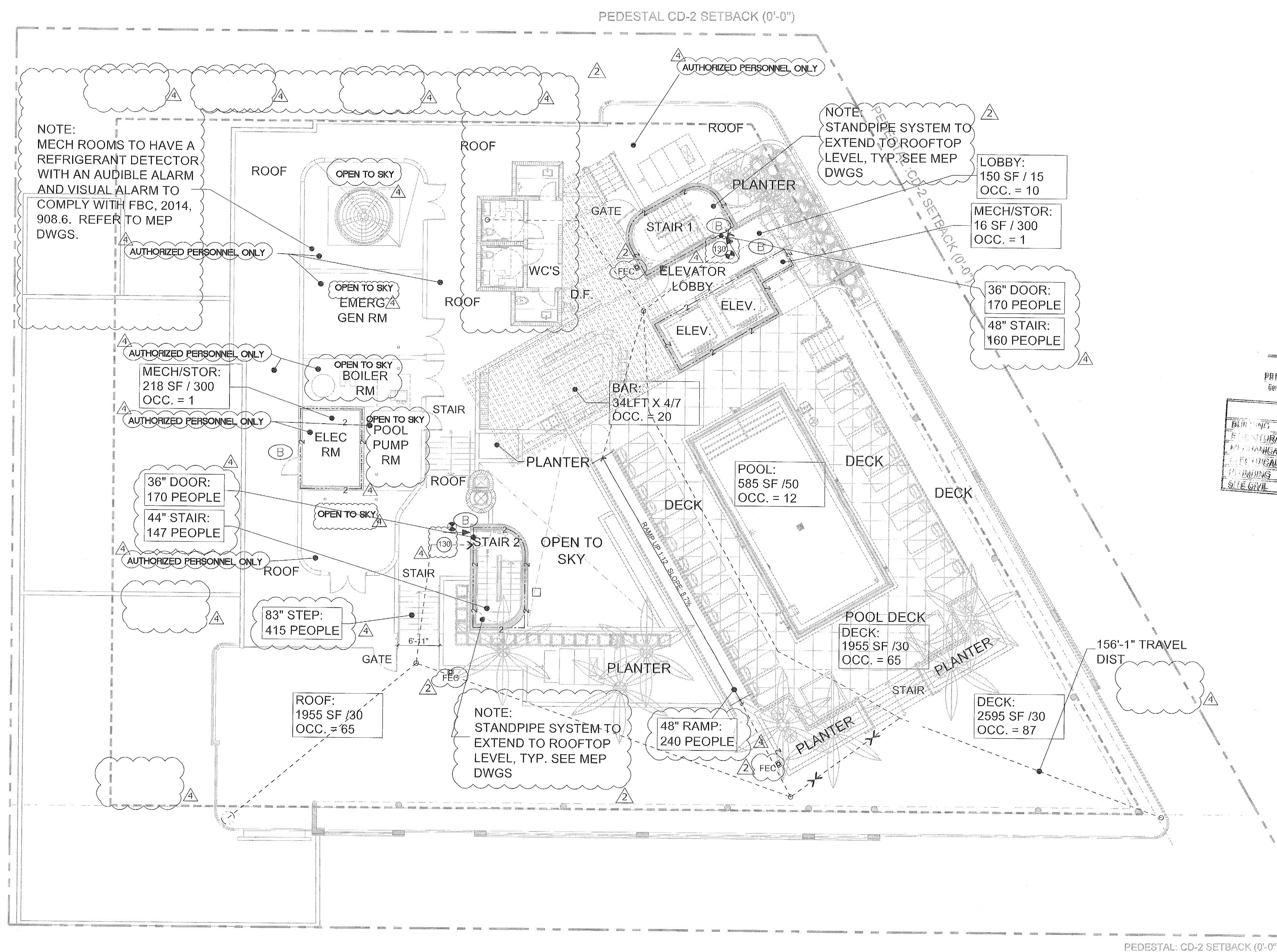
NOTES:

ALL EGRESS DOORS WITH $\frac{1}{2}$ " MAX ELEVATION. TYPICAL

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

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 SF.	15 GROSS	10	LOBBY
POOL	595 SF.	50 GROSS	12	POOL SURFACE
MECH/STOR ROOMS	234 SF.	300 GROSS	1	STORAGE / MECH
POOL DECK	6505 SF.	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	REQUIRED	PROVIDED		
DOOR, 0.2' MIN. WIDTH	STAIR, 0.3' MIN. WIDTH	DOOR, 0.2' MIN. WIDTH	STAIR, 0.3' MIN. WIDTH	
REQUIRED	REQUIRED	REQUIRED	REQUIRED	
54.4' WIDTH	816' WIDTH	(2) AT 32' WIDTH = 64'	(2) AT 44' WIDTH = 88'	
		TOTAL =	260 PERSONS	



KEY MAP
N.T.S

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

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



407.4.6 Elevator Car Controls.
Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.6 is provided, existing car operating panels shall not be required to comply with 407.4.6.

407.4.6.1 Location.
Controls shall be located within one of the reach ranges specified in 308.

EXCEPTIONS:
1. Where the elevator panel serves more than 16 openings and a parallelogram is provided, buttons with floor designations shall be permitted to be 54 inches (1370 mm) maximum above the finish floor.
2. In existing elevators, car control buttons with floor designations shall be permitted to be located 54 inches (1370 mm) maximum above the finish floor where a parallel approach is provided.

407.4.6.2 Buttons.
Car control buttons shall comply with 407.4.6.2 and shall be raised or flush.

EXCEPTION: In existing elevators, buttons shall be permitted to be recessed.

407.4.6.2.1 Size.
Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.2.2 Arrangement.
Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right.

407.4.6.3 Keypads.
Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2.

407.4.6.4 Emergency Controls.
Emergency controls shall comply with 407.4.6.4.

407.4.6.4.1 Height.
Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.6.4.2 Location.
Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

407.4.7 Designations and Indicators of Car Controls.
Designations and indicators of car controls shall comply with 407.4.7.

EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.7 is provided, existing car operating panels shall not be required to comply with 407.4.7.

407.4.7.1 Buttons.
Car control buttons shall comply with 407.4.7.1.

407.4.7.1.1 Type.
Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.2 Location.
Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply.

EXCEPTION: Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible.

407.4.7.1.3 Symbols.
The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

Control Button	Tactile Symbol	Braille Message
EMERGENCY STOP		STOP Three Cols
ALARM		ALARM Four Cols
DOOR OPEN		OPEN Three Cols
DOOR CLOSE		CLOSE Five Cols
MAIN ENTRY FLOOR		MAIN Three Cols
PHONE		PHONE Four Cols

TABLE 407.4.7.1.3
ELEVATOR CONTROL BUTTON IDENTIFICATION

407.4.7.1.4 Visible Indicators.
Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indicator shall extinguish when the car arrives at the designated floor.

407.4.7.2 Keypads.
Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1.

407.4.8 Car Position Indicators.
Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators.
Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size.
Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location.
Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival.
As the car passes a floor and when a car stops at a floor served by the elevator, the elevator, the corresponding, character shall illuminate.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.4.8.1.3 provided that the visible indicators extinguish when the call answered.

407.4.8.1.4 Destination Indicators.
In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators.
Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type.
The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop.

EXCEPTION: For elevators other than destination-oriented elevators that have a rated speed of 200 feet per minute (1 m/s) or less, a non-verbal audible signal with a frequency of 1500 Hz maximum which sounds as the car passes or is about to stop at a floor served by the elevator shall be permitted.

407.4.8.2.2 Signal Level.
The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency.
The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.9 Emergency Communication.
Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

410 PLATFORM LIFTS

410.1 General.
Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift.

Advisory 410.1 General.
Inclined stairway chairlifts and inclined and vertical platform lifts are available for short-distance vertical transportation. Because an accessible route requires an 80 inch (2030 mm) vertical clearance, care should be taken in selecting lifts as they may not be equally suitable for use by people using wheelchairs and people standing. If a lift does not provide 80 inch (2030 mm) vertical clearance, it cannot be considered part of an accessible route in new construction.

The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners are reminded that the ASME A18 Safety Standard for Platform Lifts and Stairway Chairlifts requires routine maintenance and inspection. Local or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

410.2 Floor Surfaces.
Floor surfaces in platform lifts shall comply with 302 and 303.

410.3 Clear Floor Space.
Clear floor space in platform lifts shall comply with 305.

410.4 Platform to Runway Clearance.
The clearance between the platform sill and the edge of any runway landing shall be 1 inch (32 mm) maximum.

410.5 Operable Parts.
Controls for platform lifts shall comply with 309.

410.6 Doors and Gates.
Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width of 32 inches (815 mm) minimum. Side doors and gates shall provide a clear width of 42 inches (1065 mm) minimum.

EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates.

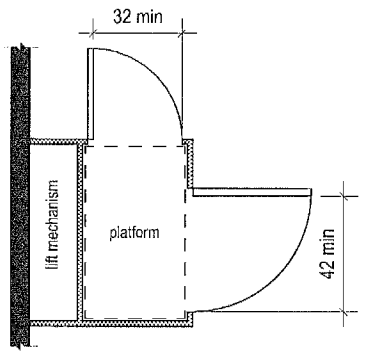


FIGURE 410.6
PLATFORM LIFT DOORS AND GATES

502 PARKING SPACES

502.1 General.
Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces.
Each parking space must be at least 12 feet (3658 mm) wide, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

EXCEPTION: For on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities, car parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum; van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum and shall be designated "van accessible"; alternatively, van parking spaces shall be permitted to be 132 inches (3350 mm) wide minimum where the access aisle is 60 inches (1525 mm) wide minimum and shall be designated "van accessible".

Advisory 502.2 Vehicle Spaces.
Pursuant to a 553.512, F.S., Florida requirements, except a 553.041(c) parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design. No waivers are required for on-street parallel parking spaces and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities pursuant to a 553.041(c)(3)(c), and (d), F.S., and the Exception to 502.2.

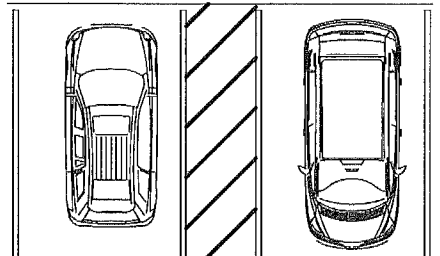


FIGURE 502.2
VEHICLE PARKING SPACES

502.2.1 On-street parallel parking.
Spaces must comply with sections 208 and 502 of the ADA Standards for Accessible Design. Cuts adjacent to such spaces must be of a height that does not interfere with the opening and closing of motor vehicle doors.

502.2.2 Access Aisle.
Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Parking access aisles must be part of an accessible route to the building or facility entrance. Access aisles must be placed adjacent to accessible parking spaces. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

EXCEPTION: Access aisles are not required for on-street parallel parking.

Advisory 502.3 Access Aisle.
Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.

Florida law, a 553.504(1)(a), F.S., requires placement of accessible routes such that persons with disabilities are not compelled to walk or wheel behind parked vehicles other than their own vehicle. Florida law, a 553.504(1)(c), F.S., allows on-street accessible parking to not have an access aisle.

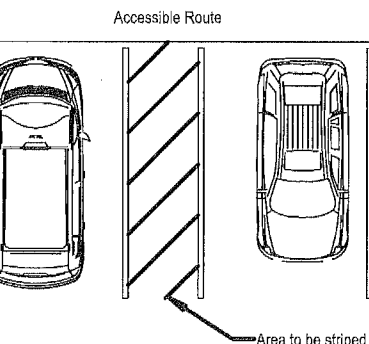


FIGURE 502.3
PARKING SPACE ACCESS AISLE

502.3.1 Width.
Access aisles serving car and van parking spaces shall be 80 inches (1525 mm) wide minimum.

502.3.2 Length.
Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking.
Access aisles shall be marked so as to discourage parking in them.

The access aisle must be striped diagonally to designate it as a no-parking zone.

Advisory 502.3.3 Marking.
The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as the parking space, it is important that the aisle be clearly marked.

502.3.4 Location.
Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location.
Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces.
Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces.
Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance.
Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking space shall design the covered or underground parking facility to maintain a minimum height for the portion of the street-accessible level of the parking facility directly over van-accessible parking spaces and for providing ingress and egress to such parking spaces (2480 mm). Signs shall be posted to warn operators of handicapped-equipped vans that they cannot pass beyond a certain point due to height limitations. If compliance with this minimum height clearance requirement will cause the structure to exceed local height limitations imposed by local zoning, permitting, or fire ordinances, or will result in the imposition of any additional requirements of such ordinances, the structure may exceed the height limitation specified in those particular rules so long as they are accessible to and usable by those people they are intended to benefit. Building owners are reminded that the requirements of this section and is exempt from such additional requirements. Structures for which the plans were sealed by an architect prior to January 1, 1991, are exempt from this section.

Advisory 502.5 Vertical Clearance.
Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

Florida law, a 553.511, F.S., requires signs be posted that will warn handicapped-equipped van operators of height limitations so they will not pass beyond a point where the van cannot be maneuvered.

Florida law also preempts local government height restriction ordinances that would prohibit compliance with the minimum height requirements of this section. Also, any local or state law or regulation that prohibits a covered entry from complying with requirements of the ADA may render such jurisdiction in violation of the ADA.

502.6 Identification.
Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces when required by 502.2 shall contain the designation "van accessible".

502.6.1
Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 80 inches (1525 mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility and the caption "PARKING BY DISABLED PERMIT ONLY." Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the space. Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 305.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrance to the lot in lieu of a sign at each parking place.

Advisory 502.6 Identification.
The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

Parking spaces and access aisle configurations required for all accessible parking by Florida law, a 553.5041, F.S., must, the van accessible space requirements of the ADA Standards for Accessible Design. Therefore, no accessible space is more suitable than any other accessible space for "van accessible" parking. Florida law only requires "van accessible" parking signs in parking structures where van parking may be limited to the first level accessible spaces.

Florida accessible parking signs must indicate the penalty for illegal parking in addition to the accessible parking symbol required by the ADA Standards for Accessible Design.

502.7 Relationship to Accessible Route.
Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes.
Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 PASSENGER LOADING ZONES

503.1 General.
Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space.
Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle.
Access aisles serving vehicle pull-up spaces shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

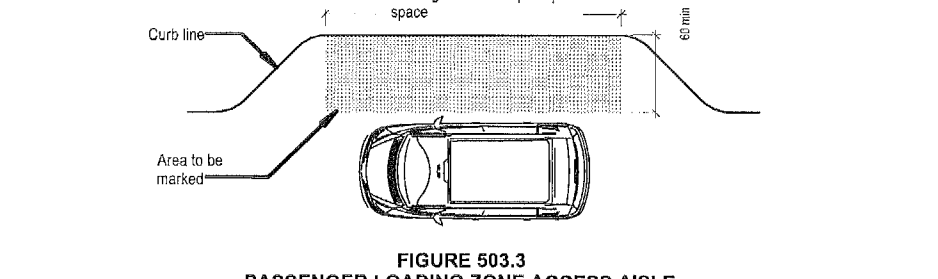


FIGURE 503.3
PASSENGER LOADING ZONE ACCESS AISLE

503.3.1 Width.
Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length.
Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking.
Access aisles shall be marked so as to discourage parking in them.

503.4 Floor and Ground Surfaces.
Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance.
Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 STAIRWAYS

504.1 General.
Stairs shall comply with 504.

504.2 Treads and Risers.
All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (102 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers.
Open risers are not permitted.

504.4 Tread Surface.
Stair treads shall comply with 302. Changes in level are not permitted.

EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

Advisory 504.4 Tread Surface.
Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.

504.5 Nosings.
The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1/4 inches (38 mm) maximum over the tread below.

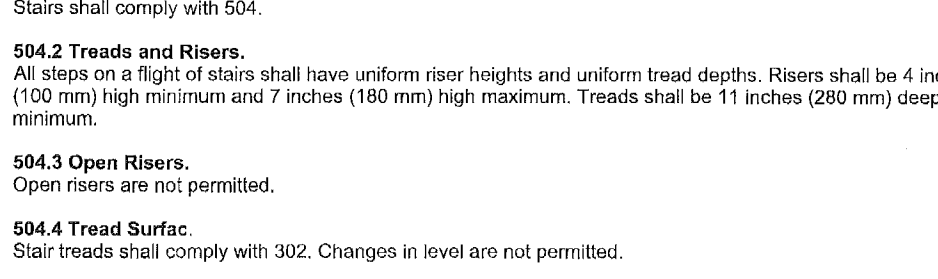


FIGURE 504.5
STAIR NOSINGS

504.6 Handrail.
Stairs shall have handrails complying with 505.

504.7 Wet Conditions.
Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 HANDRAILS

505.1 General.
Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General.
Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.6) and on certain stairs (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required.
Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps with a handrail is provided on either side or within the aisle width.

505.3 Continuity.
Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height.
Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

Advisory 505.4 Height.
The requirements for stair and ramp handrails in this code are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails 5 inches (230 mm) minimum, should be provided to help prevent entrapment.

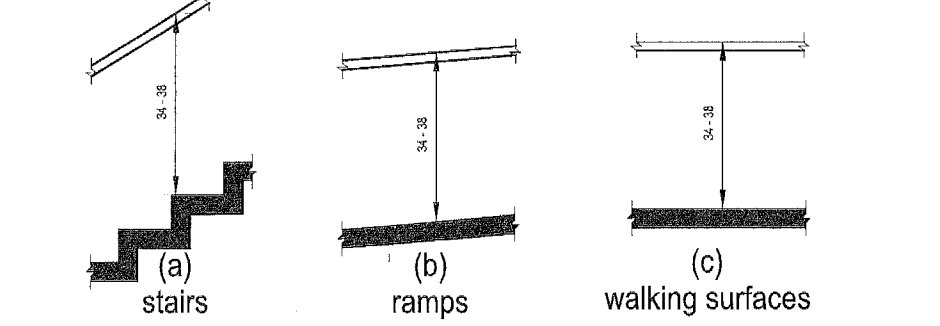
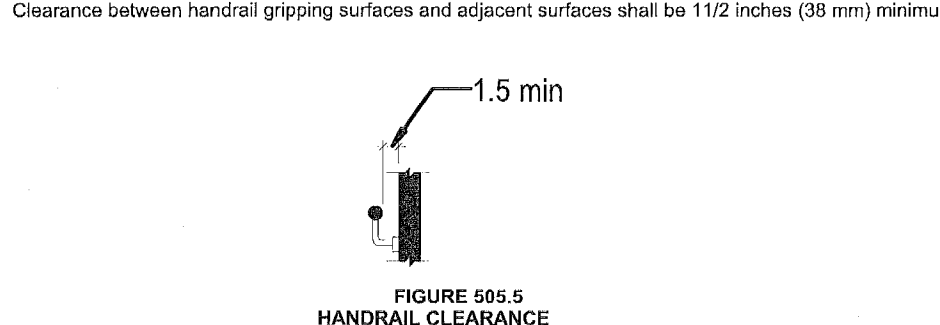


FIGURE 505.4
HANDRAIL HEIGHT

505.5 Clearance.
Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.



505.6 Gripping Surface.
Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

EXCEPTIONS:
1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
2. The clearance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional perimeter dimension that exceeds 4 inches (100 mm).

Advisory 505.6 Gripping Surf.
People with disabilities, older people, and others benefit from continuous gripping surfaces that permit users to reach the fingers outward or downward to grasp the handrail, particularly as the user senses a loss of equilibrium or begins to fall.

505.7 Cross Section.
Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section.
Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections.
Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

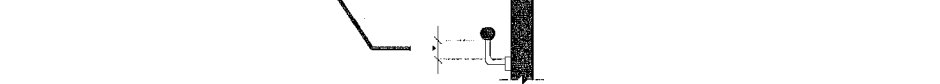


FIGURE 505.6
HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE

505.8 Surfaces.
Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings.
Handrails shall not rotate within their fittings.

505.10 Handrail Extension.
Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 305.10.

EXCEPTIONS:
1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps.
At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

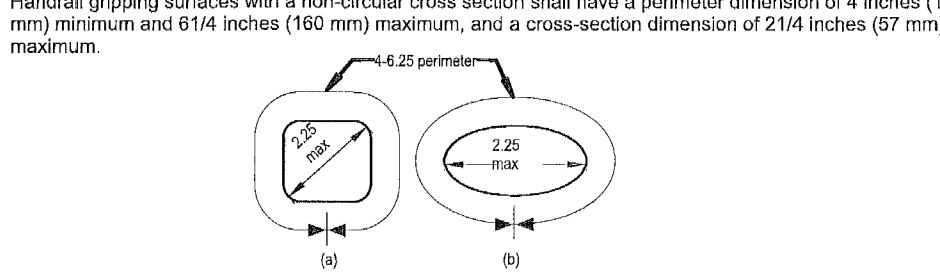
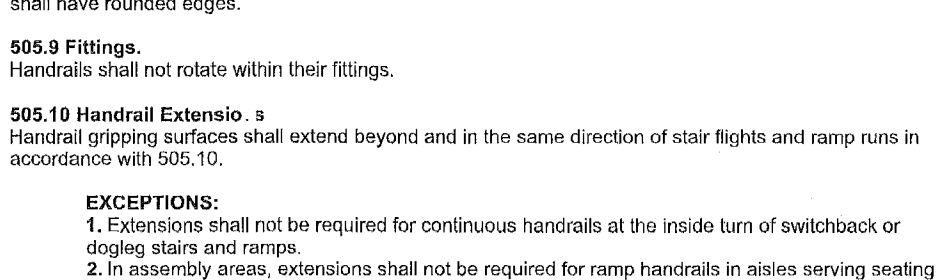


FIGURE 505.10.1
TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

505.10.2 Top Extension at Stairs.
At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



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505.10.2 Top Extension at

604 WATER CLOSETS AND TOILET COMPARTMENTS

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.

EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

604.2 Location.

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 19 inches (485 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

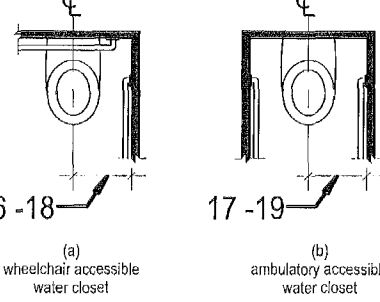


FIGURE 604.2
WATER CLOSET LOCATION

604.3 Clearance.

Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size.

Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 50 inches (1270 mm) minimum measured perpendicular from the rear wall.

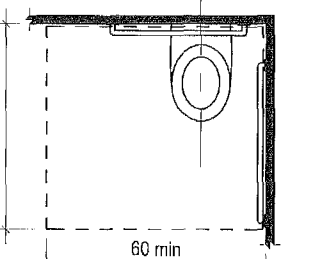


FIGURE 604.3.1
SIZE OF CLEARANCE AT WATER CLOSETS

604.3.2 Overlap.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In residential dwelling units, a lavatory complying with 608 shall be permitted on the rear wall 8 inches (405 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

604.3.2 Overlap.

When the door to the lavatory is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

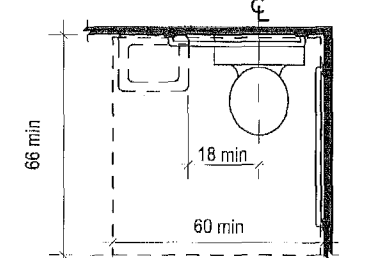


FIGURE 604.3.2
(EXCEPTION) OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS

604.4 Seats.

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a tilted position.

EXCEPTIONS:

1. A water closet in a toilet room for a single occupant accessed only through a private and not for common use or public use shall not be required to comply with 604.4.
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

604.5 Grab Bars.

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of bars complying with 604.5.
2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

Advisory 604.5 Grab Bar Exception 2. Reinforcement must be sufficient to permit the installation of rear and side wall grab bars fully meet accessibility requirements including, but not limited to, required length, installation height, and structural strength.

604.5.1 Side Wall.

The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

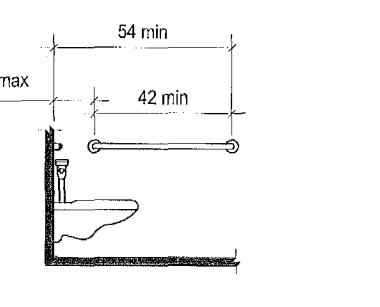


FIGURE 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum to the location of a recessed future adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

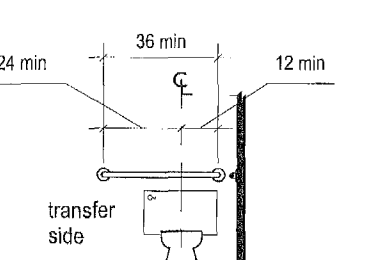


FIGURE 604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

604.6 Flush Controls.

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Advisory 604.6 Flush Controls. If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet approved by the local authority having jurisdiction, provide a toilet seat lid.

604.7 Dispensers.

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers.

If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the dispenser must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

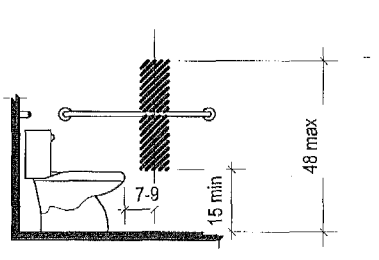


FIGURE 604.7
DISPENSER OUTLET LOCATION

604.8 Toilet Compartments.

Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments.

Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size.

Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 66 inches (1626 mm) deep minimum for wall hung water closets and 50 inches (1270 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 50 inches (1270 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Advisory 604.8.1.1 Size.

The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.

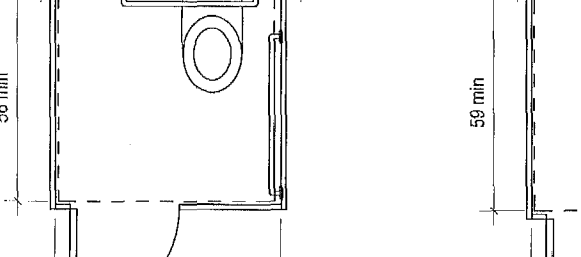


FIGURE 604.8.1.1
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

604.8.1.2 Doors.

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

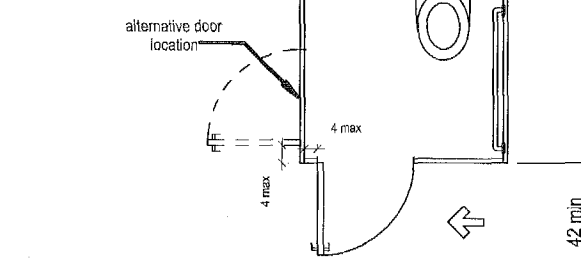


FIGURE 604.8.1.2
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

604.8.1.3 Approach.

Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance.

The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet and a 60 inch (1525 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

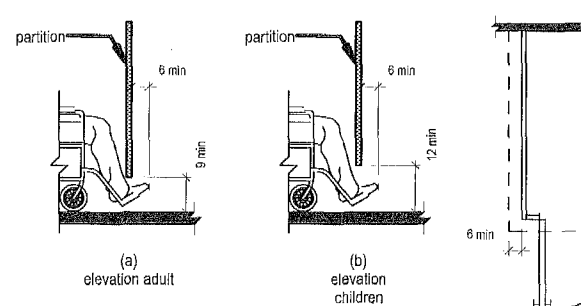


FIGURE 604.8.1.4
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

604.8.1.5 Grab Bars.

Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.1.6 Lavatory.

In new construction, the wheelchair accessible toilet compartment shall contain an accessible lavatory within it, which must be at least 19 inches wide by 17 inches deep, nominal size, and wall-mounted. The lavatory shall be mounted so as not to overlap the clear floor space areas required by section 604 for the wheelchair accessible compartment and in alterations of existing buildings to have self-closing doors. While the Florida lavatory requirement and water closet placement apply only to new construction, they are desirable for all wheelchair accessible compartments and should be considered where feasible.

604.8.1.7 Water Closet.

In new construction, the accessible water closet within the wheelchair accessible compartment shall be located in the corner, diagonally to the door.

Advisory 604.8.1.6 Lavatory and 604.8.1.7 Water Closet: Florida law, section 563.04(9), F.S., stipulates that "...required bathing rooms and toilet rooms in new construction shall be designed and constructed..." with an accessible lavatory in the wheelchair accessible compartment and the water closet located in a corner, diagonally to the door. The ADA Standards for Accessible Design and therefore this code require wheelchair accessible compartments in alterations of existing buildings to have self-closing doors. While the Florida lavatory requirement and water closet placement apply only to new construction, they are desirable for all wheelchair accessible compartments and should be considered where feasible.

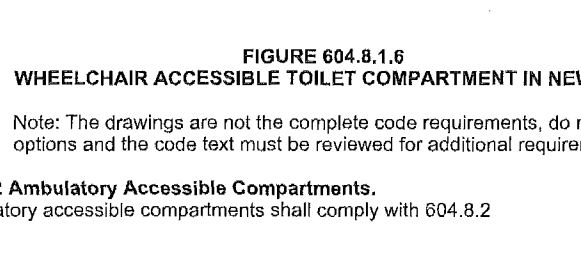


FIGURE 604.8.1.6
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT IN NEW CONSTRUCTION

604.8.2 Ambulatory Accessible Compartments.

Ambulatory accessible compartments shall comply with 604.8.2.

EXCEPTIONS:

1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 608.3.
2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 28 inches (725 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rigid plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

604.8.3 Faucets.

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

604.8.4 Exposed Pipes and Surfaces.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

604.8.2 Ambulatory Accessible Compartments.

Ambulatory accessible compartments shall comply with 604.8.2.

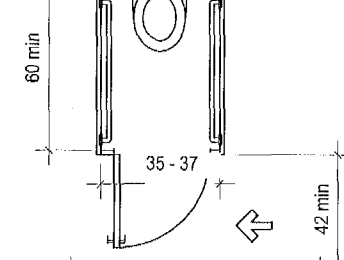


FIGURE 604.8.2
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 36 inches (915 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

604.8.2.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor. 604.9 Water Closets and Toilet Compartments for Children's Use. The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.

ADVISORY SPECIFICATIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12			
	Ages 3 and 4 12 inches (305 mm)	Ages 5 through 8 12 to 15 inches (305 to 380 mm)	Ages 9 through 12 15 to 18 inches (380 to 455 mm)
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)	15 to 18 inches (380 to 455 mm)
Toilet Seat Height	11 to 12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)	15 to 17 inches (380 to 430 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)	25 to 27 inches (635 to 685 mm)
Dispenser Height	14 inches (355 mm)	14 to 17 inches (355 to 430 mm)	17 to 19 inches (430 to 485 mm)

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a tilted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Urinals shall comply with 605.

605.1 General. Urinals shall comply with 605. Urinals shall provide greater accessibility for a broader range of persons, including people of short stature.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 15 1/2 inches (395 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

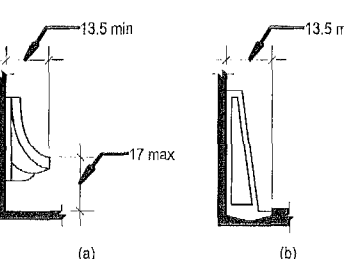


FIGURE 605.2
HEIGHT AND DEPTH OF URINALS

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 LAVATORIES AND SINKS

606.1 General. Lavatories and sinks shall comply with 606.

Advisory 606.1 General. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

EXCEPTIONS:

1. A parallel approach complying with 305 shall be permitted to a kitchen sink, in a space where a cook top or conventional range is not provided, and to wet bars.
2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.
3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:
 - a. the cabinetry can be removed without removal or replacement of the fixture;
 - b. the finish floor extends under the cabinetry; and
 - c. the walls behind and surrounding the cabinetry are finished.
4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground.
5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger.
6. The tip of the overflow shall not be considered in determining knee and toe clearances.
7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

EXCEPTIONS:

1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.
2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 28 inches (725 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rigid plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 BATHTUBS

607.1 General. Bathtubs shall comply with 607.

607.2 Clearance.

Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

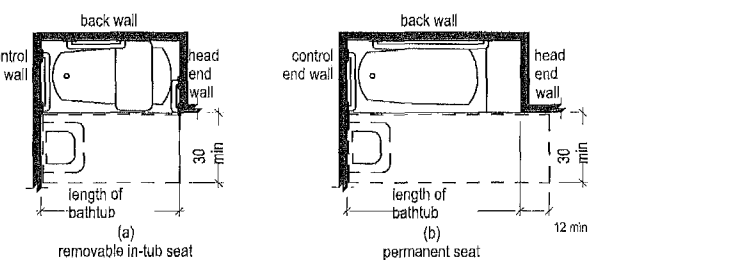


FIGURE 607.2
CLEARANCE FOR BATHTUBS

607.3 Seat.

A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars.

Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a bathtub located in a bathing facility for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4.
2. In residential dwelling units, grab bars shall not be required to be installed in bathtubs located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 607.4.

607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

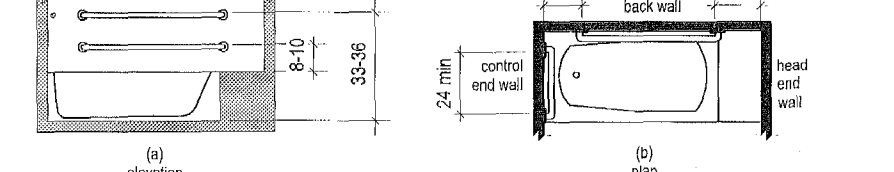
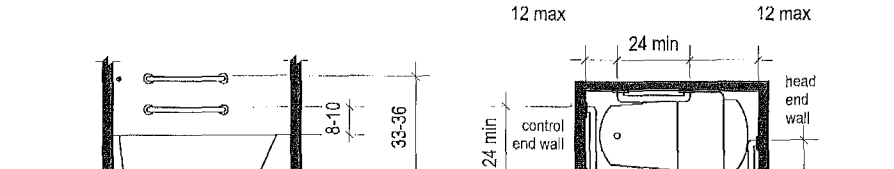


FIGURE 607.4.1
GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.



608.5.2 Standard Roll-In Type Shower Compartments.
In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

Advisory 608.5.2 Standard Roll-In Type Shower Compartments.
In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

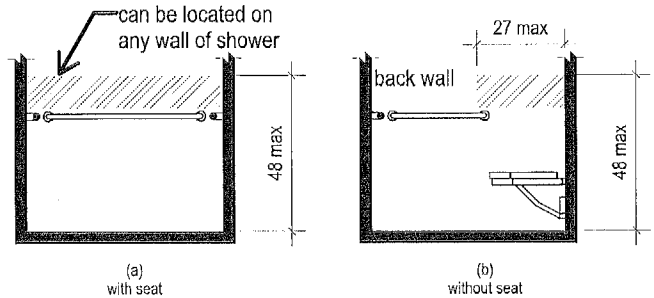


FIGURE 608.5.2
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

608.5.3 Alternate Roll-In Type Shower Compartments.
In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, but not right of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.

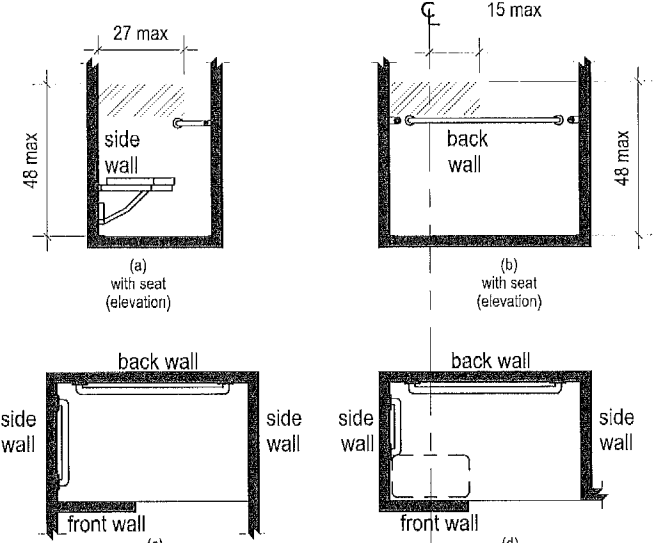


FIGURE 608.5.3
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

608.6 Shower Spray Unit and Water.
A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

EXCEPTION: A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

Advisory 608.6 Shower Spray Unit and Water.
Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

608.7 Thresholds.
Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or verbal.

EXCEPTION: A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in existing facilities where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab.

608.8 Shower Enclosures.
Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs into shower seats.

609 GRAB BARS

609.1 General.
Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section.
Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section.
Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section.
Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4 3/8 inches (120 mm) maximum.

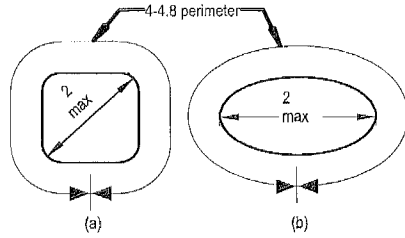


FIGURE 609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION

609.3 Spacing.
The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches (38 mm) minimum.

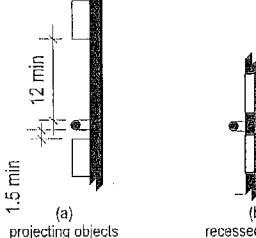


FIGURE 609.3
SPACING OF GRAB BARS

609.4 Position of Grab Bars.
Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets facilities the use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1, 1 or 607.4.2.1.

609.5 Surface Hazards.
Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings.
Grab bars shall not rotate within their fittings.

609.7 Installation.
Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength.
Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 SEATS

610.1 General.
Seats in bathtubs and shower compartments shall comply with 610.

610.2 Bathtub Seats.
The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 18 inches (455 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

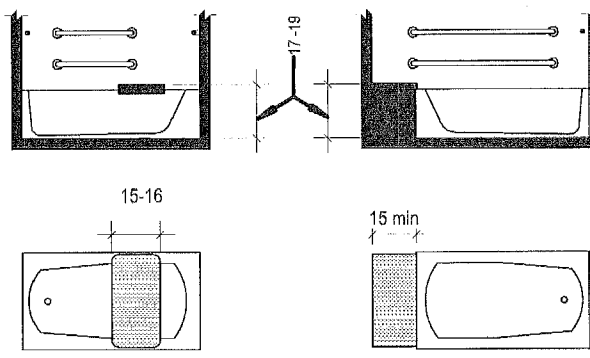


FIGURE 610.2
BATHTUB SEATS

610.3 Shower Compartment Seats.
Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

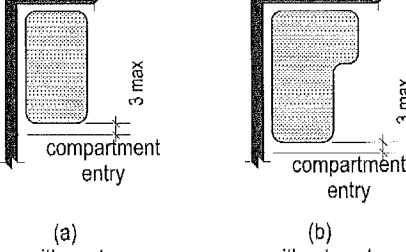


FIGURE 610.3
EXTENT OF SEAT

610.3.1 Rectangular Seats.
The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

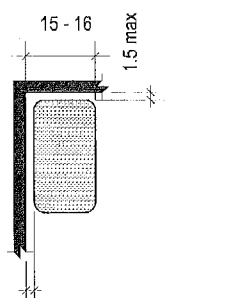


FIGURE 610.3.1
RECTANGULAR SHOWER SEAT

610.3.2 L-Shaped Seats.
The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (350 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

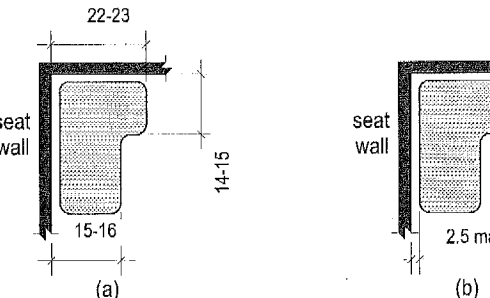


FIGURE 610.3.2
L-SHAPED SHOWER SEAT

610.4 Structural Strength.
Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

Chapter 7 - Communication Elements and Features

702 FIRE ALARM SYSTEMS

702.1 General.
Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practices.

703 SIGNS

703.1 General.
Signs shall comply with 703. Where both visual and tactile characters are required, either one with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters.
Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

Advisory 703.2 Raised Characters.
Signs that are designed to be read by touch should not have sharp or abrasive edges.

703.2.1 Depth.
Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case.
Characters shall be uppercase.

703.2.3 Style.
Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Proportion.
Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.2.5 Character Height.
Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".

EXCEPTION: Where separate raised and visual characters with the same information are provided.

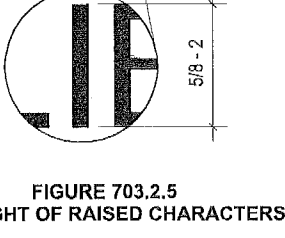


FIGURE 703.2.5
HEIGHT OF RAISED CHARACTERS

703.2.6 Stroke Thickness.
Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing.
Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

703.2.8 Line Spacing.
Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille.
Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization.
Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

TABLE 703.3.1 BRAILLE DIMENSIONS	
MEASUREMENT RANGE	MIN. TO MAX. IN INCHES
Dot base diameter	0.099 (1.5 mm) to 0.063 (1.6 mm)
Distance between dots in the same cell	0.090 (2.3 mm) to 0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells	0.241 (6.1 mm) to 0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below	0.390 (10 mm) to 0.400 (10.2 mm)

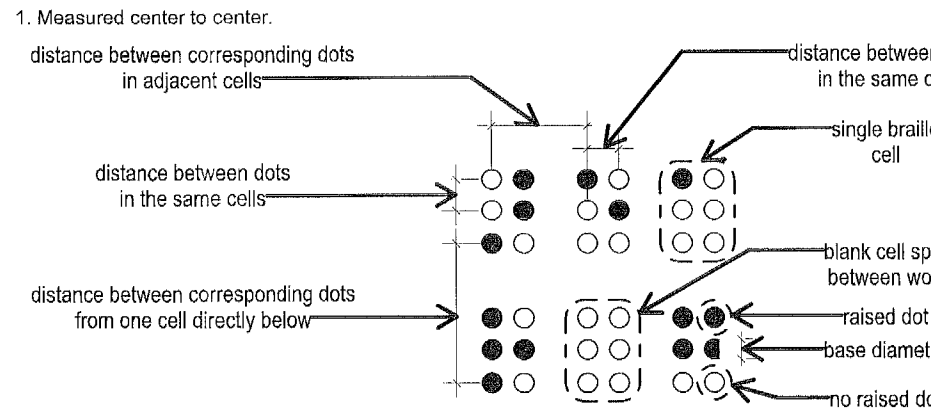


FIGURE 703.3.1
BRAILLE MEASUREMENT

703.3.2 Position.
Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/16 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (9.5 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.

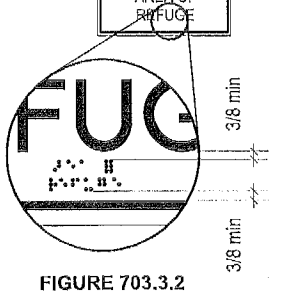


FIGURE 703.3.2
POSITION OF BRAILLE

703.4 Installation Height and Location.
Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground.
Tactile characters or signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

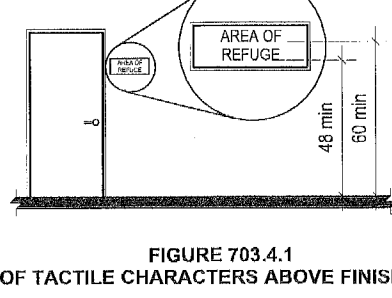


FIGURE 703.4.1
POSITION OF BRAILLE

703.4.2 Location.
Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side, single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 16 inches (405 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

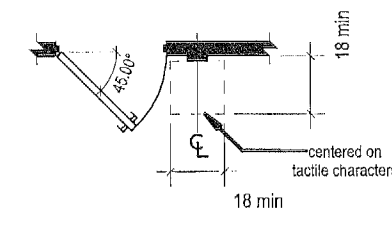


FIGURE 703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

703.5 Visual Characters.
Visual characters shall comply with 703.5.

EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.

703.5.1 Finish and Contrast.
Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

Advisory 703.5.1 Finish and Contrast.
Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures.

703.5.2 Case.
Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style.
Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions.
Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height.
Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

TABLE 703.5.5 VISUAL CHARACTER HEIGHT		
HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE DISTANCE	HORIZONTAL SPACING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (1015 mm) ≤ 70 inches (1780 mm)	< 72 inches (1830mm)	5/8 inch (16 mm)
> 70 inches (1780 mm) to ≤ 120 inches (3050 mm)	72 inches (1830mm) & >	5/8 inch (16 mm) + 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
> 120 inches (3050 mm)	< 21 feet (6400 mm)	2 inches (51 mm) + 1/8 inch (3.2 mm) per foot (305mm) of viewing distance above 180 inches (4570 mm)
	21 feet (6400 mm) & >	3 inches (75 mm) + 1/8 inch (3.2mm) per foot (305mm) of viewing distance above 21 feet (6400 mm)

703.5.6 Height From Finish Floor or Ground.
Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.

703.5.7 Stroke Thickness.
Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing.
Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing.
Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms.
Pictograms shall comply with 703.6.

703.6.1 Pictogram Field.
Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

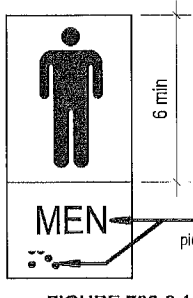


FIGURE 703.6.1
PICTOGRAM FIELD

703.6.2 Finish and Contrast.
Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

Advisory 703.6.2 Finish and Contrast.
Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.

703.6.3 Text Descriptors.
Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility.
Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast.
Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

Advisory 703.7.1 Finish and Contrast.
Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.

703.7.2 Symbols.

703.7.2.1 International Symbol of Access. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.



FIGURE 703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY

703.7.2.2 International Symbol of T. The International Symbol of TTY shall comply with Figure 703.7.2.2.

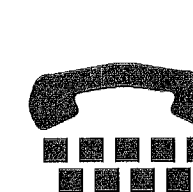


FIGURE 703.7.2.2
INTERNATIONAL SYMBOL OF TTY

703.7.2.3 Volume Control Telephone. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.



FIGURE 703.7.2.3
VOLUME CONTROL TELEPHONE

703.7.2.4 Assistive Listening System. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4.

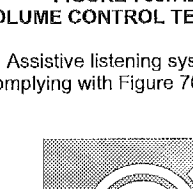


FIGURE 703.7.2.4
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

703.7.2.5 Character Height.
Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

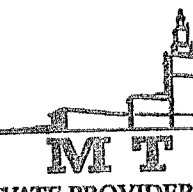


FIGURE 703.7.2.5
CHARACTER HEIGHT

REVIEWER INITIALS		DATE	
BUILDING			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

704 TELEPHONES

704.1 General.
Public telephones shall comply with 704.

704.2 Wheelchair Accessible Telephones.
Wheelchair accessible telephones shall comply with 704.2.

704.2.1 Clear Floor or Ground Space.
A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.

Advisory 704.2.1 Clear Floor or Ground Space.
Because clear floor and ground space is required to be unobstructed, telephones, enclosures and related telephone book storage cannot encroach on the required clear floor or ground space and must comply with the provisions for protruding objects. (See Section 307).

704.2.1.1 Parallel Approach.
Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (255 mm) maximum.

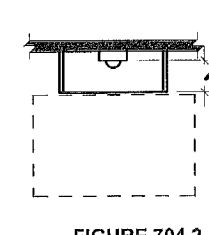


FIGURE 704.2.1.1
PARALLEL APPROACH TO TELEPHONE

704.2.1.2 Forward Approach.
Where a forward approach is provided, the distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20 inches (510 mm) maximum.

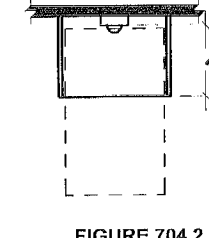


FIGURE 704.2.1.2
FORWARD APPROACH TO TELEPHONE

704.2.2 Operable Parts.
Operable parts shall comply with 309. Telephones shall have push-button controls where such service is available.

704.2.3 Telephone Directory.
Telephone directories, where provided, shall be located in accordance with 309.

704.2.4 Cord Length.
The cord from the telephone to the handset shall be 29 inches (735 mm) long minimum.

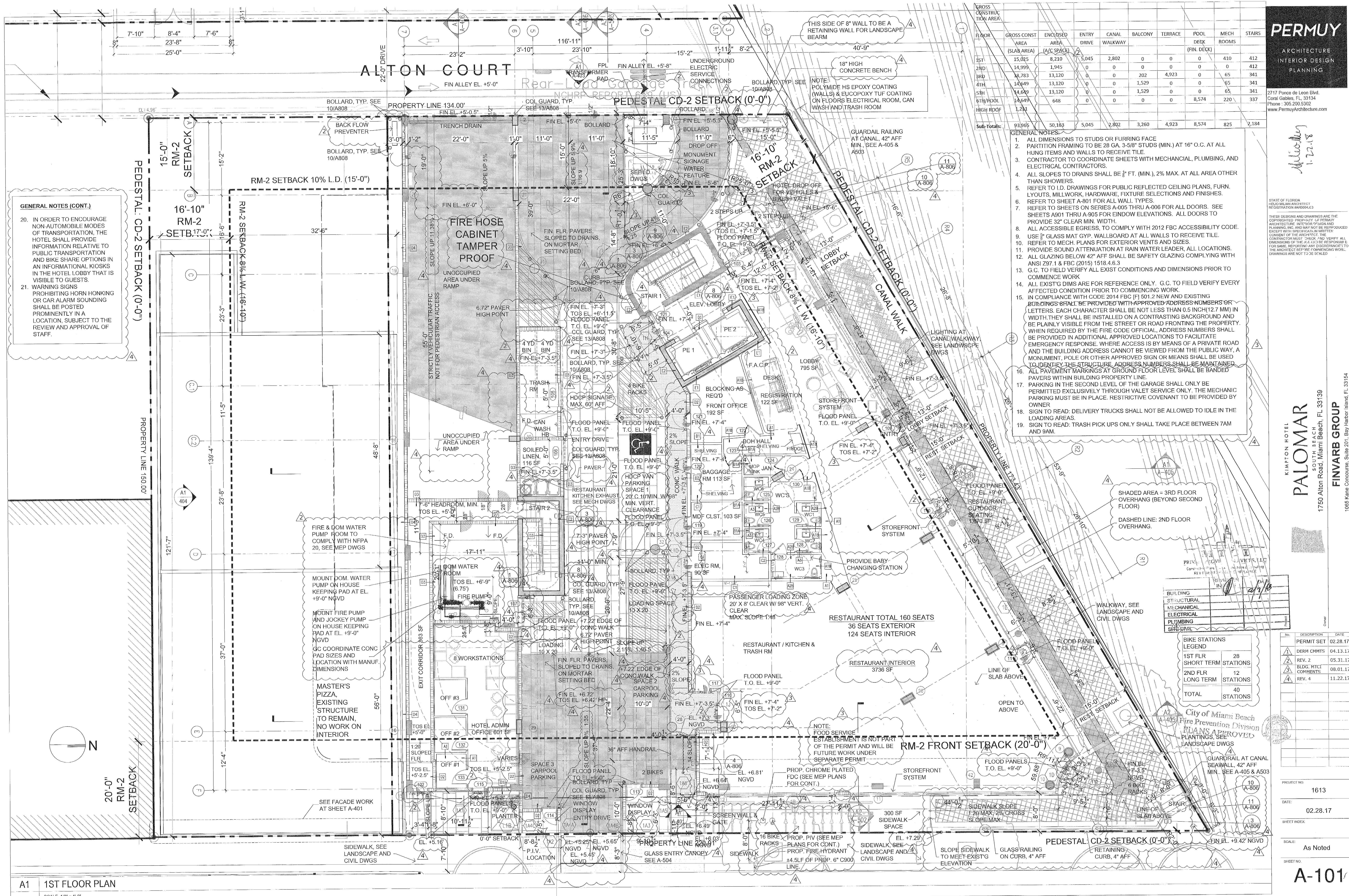
704.3 Volume Control Telephones.
Public telephones required to have volume controls shall

[illegible]

(continued)

[illegible]

(continued)



GENERAL NOTES (CONT.)

- 20. IN ORDER TO ENCOURAGE NON-AUTOMOBILE MODES OF TRANSPORTATION, THE HOTEL SHALL PROVIDE INFORMATION RELATIVE TO PUBLIC TRANSPORTATION AND BIKE SHARE OPTIONS IN AN INFORMATIONAL KIOSKS IN THE HOTEL LOBBY THAT IS VISIBLE TO GUESTS.
- 21. WARNING SIGNS PROHIBITING HORN HONKING OR CAR ALARM SOUNDING SHALL BE POSTED PROMINENTLY IN A LOCATION, SUBJECT TO THE REVIEW AND APPROVAL OF STAFF.

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	15,015	8,210	5,045	2,802	0	0	0	410	412
2ND	14,999	1,945	0	0	0	0	0	0	412
3RD	14,783	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	1,231								
Sub-Totals:	93,965	50,163	5,045	2,802	3,260	4,923	8,574	825	2,184

- GENERAL NOTES:
- ALL DIMENSIONS TO STUDS OR FURRING FACE
 - PARTITION FRAMING TO BE 28 GA. 3-5/8" STUDS (MIN.) AT 16" O.C. AT ALL HUNG ITEMS AND WALLS TO RECEIVE TILE
 - CONTRACTOR TO COORDINATE SHEETS WITH MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS.
 - ALL SLOPES TO DRAINS SHALL BE 1/8" FT. (MIN.), 2% MAX. AT ALL AREA OTHER THAN SHOWERS.
 - REFER TO I.D. DRAWINGS FOR PUBLIC REFLECTED CEILING PLANS, FURN. LAYOUTS, MILLWORK, HARDWARE, FIXTURE SELECTIONS AND FINISHES.
 - REFER TO SHEET A-801 FOR ALL WALL TYPES.
 - REFER TO SHEETS ON SERIES A-005 THRU A-006 FOR ALL DOORS. SEE SHEETS A-001 THRU A-005 FOR WINDOW ELEVATIONS. ALL DOORS TO PROVIDE 32" CLEAR MIN. WIDTH.
 - ALL ACCESSIBLE EGRESS, TO COMPLY WITH 2012 FBC ACCESSIBILITY CODE.
 - USE 3/4" GLASS MAT GYP. WALLBOARD AT ALL WALLS TO RECEIVE TILE.
 - REFER TO MECH. PLANS FOR EXTERIOR VENTS AND SIZES.
 - PROVIDE SOUND ATTENUATION AT RAIN WATER LEADER, ALL LOCATIONS.
 - ALL GLAZING BELOW 42" AFF SHALL BE SAFETY GLAZING COMPLYING WITH ANSI Z97.1 & FBC (2015) 1518.4.6.3
 - G.C. TO FIELD VERIFY ALL EXIST CONDITIONS AND DIMENSIONS PRIOR TO COMMENCE WORK
 - ALL EXIST'G DIMS ARE FOR REFERENCE ONLY. G.C. TO FIELD VERIFY EVERY AFFECTED CONDITION PRIOR TO COMMENCING WORK.
 - IN COMPLIANCE WITH CODE 2014 FBC (F) 501.2 NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 0.5 INCH (12.7 MM) IN WIDTH. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.
 - ALL PAVEMENT MARKINGS AT GROUND FLOOR LEVEL SHALL BE BANDED PAVERS WITHIN BUILDING PROPERTY LINE.
 - PARKING IN THE SECOND LEVEL OF THE GARAGE SHALL ONLY BE PERMITTED EXCLUSIVELY THROUGH VALET SERVICE ONLY. THE MECHANIC PARKING MUST BE IN PLACE. RESTRICTIVE COVENANT TO BE PROVIDED BY OWNER.
 - SIGN TO READ: DELIVERY TRUCKS SHALL NOT BE ALLOWED TO IDLE IN THE LOADING AREAS.
 - SIGN TO READ: TRASH PICK UPS ONLY SHALL TAKE PLACE BETWEEN 7AM AND 9AM.

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Coral Gables, FL 33134
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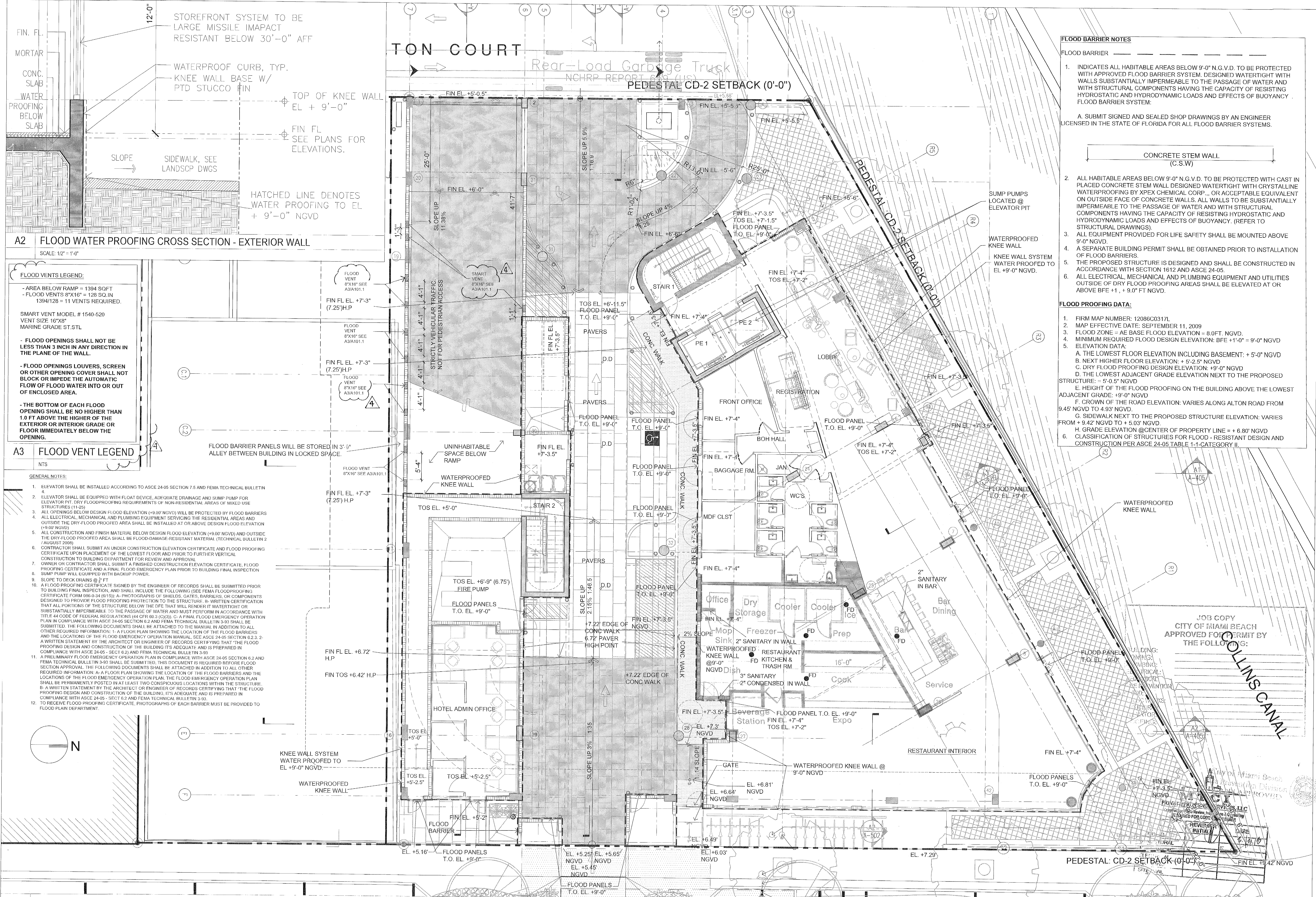
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NO.	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	DERM CHMTS	04.13.17
3	REV. 2	05.31.17
4	BLDG. MTC COMMENTS	08.01.17
5	REV. 4	11.22.17

BIKE STATIONS	LEGEND
1ST FLR	28
SHORT TERM STATIONS	
2ND FLR	12
LONG TERM	
TOTAL	40
STATIONS	

City of Miami Beach
Fire Prevention Division
PLANS APPROVED
LANDSCAPE DWGS

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



A2 FLOOD WATER PROOFING CROSS SECTION - EXTERIOR WALL

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

FLOOD VENTS LEGEND:

- AREA BELOW RAMP = 1394 SQ FT
- FLOOD VENTS 8"x16" = 128 SQ. IN
- 1394/128 = 11 VENTS REQUIRED.
- SMART VENT MODEL # 1540-520
- VENT SIZE 16"x8"
- MARINE GRADE ST. STL.
- FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCH IN ANY DIRECTION IN THE PLANE OF THE WALL.
- FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
- THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.

A3 FLOOD VENT LEGEND

NTS

- GENERAL NOTES:
- ELEVATOR SHALL BE INSTALLED ACCORDING TO ASCE 24-05 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 3-93.
 - ELEVATOR SHALL BE EQUIPPED WITH FLOOD DEVICE, ADEQUATE DRAINAGE AND SUMP PUMP FOR ELEVATOR PIT. DRY FLOODPROOFING REQUIREMENTS OF NON-RESIDENTIAL AREAS OF MIXED USE STRUCTURES (11-25).
 - ALL OPENINGS BELOW DESIGN FLOOD ELEVATION (+9.0' NGVD) WILL BE PROTECTED BY FLOOD BARRIERS.
 - ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT SERVING THE RESIDENTIAL AREAS AND OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE INSTALLED AT OR ABOVE DESIGN FLOOD ELEVATION (+9.0' NGVD).
 - ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (+9.0' NGVD) AND OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (TECHNICAL BULLETIN 2 / AUGUST 2008).
 - CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
 - OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, FLOOD PROOFING CERTIFICATE AND A FINAL FLOOD EMERGENCY PLAN PRIOR TO BUILDING FINAL INSPECTION.
 - SUMP PUMP WILL EQUIPPED WITH BACKUP POWER.
 - SLOPE TO DECK DRAINS @ 1/4" FT.
 - A FLOOD PROOFING CERTIFICATE SIGNED BY THE ENGINEER OF RECORDS SHALL BE SUBMITTED PRIOR TO BUILDING FINAL INSPECTION, AND SHALL INCLUDE THE FOLLOWING (SEE FEMA FLOODPROOFING CERTIFICATE FORM 0804-34 (8/15)): A- PHOTOGRAPHS OF SHIELDS, GATES, BARRIERS, OR COMPONENTS DESIGNED TO PROVIDE FLOOD PROOFING PROTECTION TO THE STRUCTURE; B- WRITTEN CERTIFICATION THAT ALL PORTIONS OF THE STRUCTURE BELOW THE DFE THAT WILL RENDER IT WATERTIGHT OR SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND MUST PERFORM IN ACCORDANCE WITH TITLE 44 CODE OF FEDERAL REGULATIONS (44 CFR 63.3 (C)(3)); C- A FINAL FLOOD EMERGENCY OPERATION PLAN IN COMPLIANCE WITH ASCE 24-05 SECTION 8.2 AND FEMA TECHNICAL BULLETIN 3-93 SHALL BE SUBMITTED. THE FOLLOWING DOCUMENTS SHALL BE ATTACHED TO THE MANUAL IN ADDITION TO ALL OTHER REQUIRED INFORMATION: 1- A FLOOR PLAN SHOWING THE LOCATION OF THE FLOOD BARRIERS AND THE LOCATIONS OF THE FLOOD EMERGENCY OPERATION MANUAL, SEE ASCE 24-05 SECTION 8.2.3. 2- A WRITTEN STATEMENT BY THE ARCHITECT OR ENGINEER OF RECORDS CERTIFYING THAT THE FLOOD PROOFING DESIGN AND CONSTRUCTION OF THE BUILDING IT'S ADEQUATE AND IS PREPARED IN COMPLIANCE WITH ASCE 24-05 - SECT 8.2 AND FEMA TECHNICAL BULLETIN 3-93.
 - A PRELIMINARY FLOOD EMERGENCY OPERATION PLAN IN COMPLIANCE WITH ASCE 24-05 SECTION 8.2 AND FEMA TECHNICAL BULLETIN 3-93 SHALL BE SUBMITTED. THIS DOCUMENT IS REQUIRED BEFORE FLOOD SECTION APPROVAL. THE FOLLOWING DOCUMENTS SHALL BE ATTACHED IN ADDITION TO ALL OTHER REQUIRED INFORMATION: A- A FLOOR PLAN SHOWING THE LOCATION OF THE FLOOD BARRIERS AND THE LOCATIONS OF THE FLOOD EMERGENCY OPERATION PLAN, THE FLOOD EMERGENCY OPERATION PLAN SHALL BE PERMANENTLY POSTED IN AT LEAST TWO CONSPICUOUS LOCATIONS WITHIN THE STRUCTURE. B- A WRITTEN STATEMENT BY THE ARCHITECT OR ENGINEER OF RECORDS CERTIFYING THAT THE FLOOD PROOFING DESIGN AND CONSTRUCTION OF THE BUILDING, IT'S ADEQUATE AND IS PREPARED IN COMPLIANCE WITH ASCE 24-05 - SECT 8.2 AND FEMA TECHNICAL BULLETIN 3-93.
 - TO RECEIVE FLOOD PROOFING CERTIFICATE, PHOTOGRAPHS OF EACH BARRIER MUST BE PROVIDED TO FLOOD PLAN DEPARTMENT.

A1 1ST FLOOR PLAN - FLOOD PROOFING SHEET / FLOOD BARRIER PLAN

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

FLOOD BARRIER NOTES

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

- CONCRETE STEM WALL (C.S.W.)
- 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 XPEX 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).
 - ALL EQUIPMENT PROVIDED FOR LIFE SAFETY SHALL BE MOUNTED ABOVE 9'-0" NGVD.
 - A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION OF FLOOD BARRIERS.
 - THE PROPOSED STRUCTURE IS DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1612 AND ASCE 24-05.
 - 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:

- FIRM MAP NUMBER: 12086C0317L
- MAP EFFECTIVE DATE: SEPTEMBER 11, 2009
- FLOOD ZONE = AE BASE FLOOD ELEVATION = 8.0FT. NGVD.
- MINIMUM REQUIRED FLOOD DESIGN ELEVATION: BFE +1'-0" = 9'-0" NGVD
- ELEVATION DATA:
 - A. THE LOWEST FLOOR ELEVATION INCLUDING BASEMENT: + 5'-0" NGVD
 - B. NEXT HIGHER FLOOR ELEVATION: + 5'-2.5" NGVD
 - C. DRY FLOOD PROOFING DESIGN ELEVATION: +9'-0" NGVD
 - D. THE LOWEST ADJACENT GRADE ELEVATION NEXT TO THE PROPOSED STRUCTURE: = 5'-0.5" NGVD
 - E. HEIGHT OF THE FLOOD PROOFING ON THE BUILDING ABOVE THE LOWEST ADJACENT GRADE: +9'-0" NGVD
 - F. CROWN OF THE ROAD ELEVATION: VARIES ALONG ALTON ROAD FROM 9.45' NGVD TO 4.93' NGVD.
 - G. SIDEWALK NEXT TO THE PROPOSED STRUCTURE ELEVATION: VARIES FROM + 9.42' NGVD TO + 5.03' NGVD.
 - H. GRADE ELEVATION @ CENTER OF PROPERTY LINE = + 6.80' NGVD
- CLASSIFICATION OF STRUCTURES FOR FLOOD - RESISTANT DESIGN AND CONSTRUCTION PER ASCE 24-05 TABLE 1-1 CATEGORY II.

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2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
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Julie Miller
29.15

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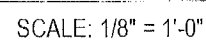
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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

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

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

A-101.1

A minimum of two percent of the untraveled off-street parking spaces, with a minimum of one parking space shall contain electric vehicle parking spaces, which are strictly reserved for the exclusive use of electric vehicles (See 130-339). Electric vehicle parking spaces shall meet the standards set forth in Sec. 130-772. Electric vehicle parking spaces shall be painted green, or shall be marked by green painted lines or curbs. In accordance with the Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration, each electric vehicle charging station shall be equipped with a sign that includes the following information: (i) Voltage and amperage levels; (ii) Any applicable usage fees; (iii) Safety information; and (iv) Contact information for the owner of the charging station, to allow a consumer to report a problem with the charging station. Electric vehicle charging stations shall contain an operation device and card reader, status lighting controls, and connectors above the ground surface. Electric vehicle charging stations shall be screened from view from the right of way with the exception of alley



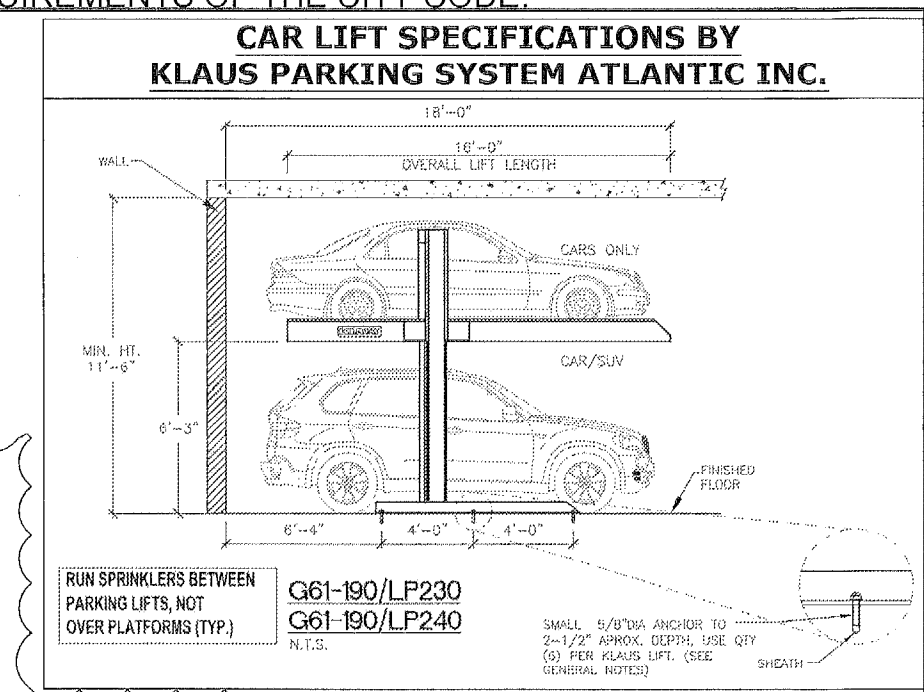
IN COMPLIANCE WITH CODE 2014 FBCA 1013.8 :

1618.4.6.3

LAMINATED GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI Z97.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BUT NO SHEAR OR OPENING THROUGH WHICH A 3-INCH (76 MM) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

GENERAL NOTES:
PLANNING BOARD
 3 (e) PROVIDE SIGNAGE THAT READS: HORN HONKING OR SOUND ALARM PROHIBITED.
 3 (f) PARKING IN THE SECOND LEVEL OF THE GARAGE SHALL ONLY BE PERMITTED EXCLUSIVELY THROUGH VALET SERVICE ONLY. THE MECHANICAL PARKING MUST BE IN PLACE.
 6 (a) THE FINAL DETAILS AND PLANS FOR THE PROPOSED MECHANICAL PARKING SYSTEM SHALL BE MADE PART OF THE BUILDING PERMIT PLANS FOR THE THE PROJECT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF STAFF. SUCH PLANS SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE CITY CODE.

BIKE STATION LEGEND	
1ST FLR SHORT TERM	28 STATIONS
2ND FLR LONG TERM	12 STATIONS
TOTAL	40 STATIONS

[illegible]

PARKING LEGEND UPON REQUEST OF ZONING BOARD:

LIFTS: TOP (T) NUMBER OF CARS.
BOTTOM (B) NUMBER OF CARS.



ELECTRIC VEHICLE CHARGING
STATION. (SIGN PAINTED GREEN)

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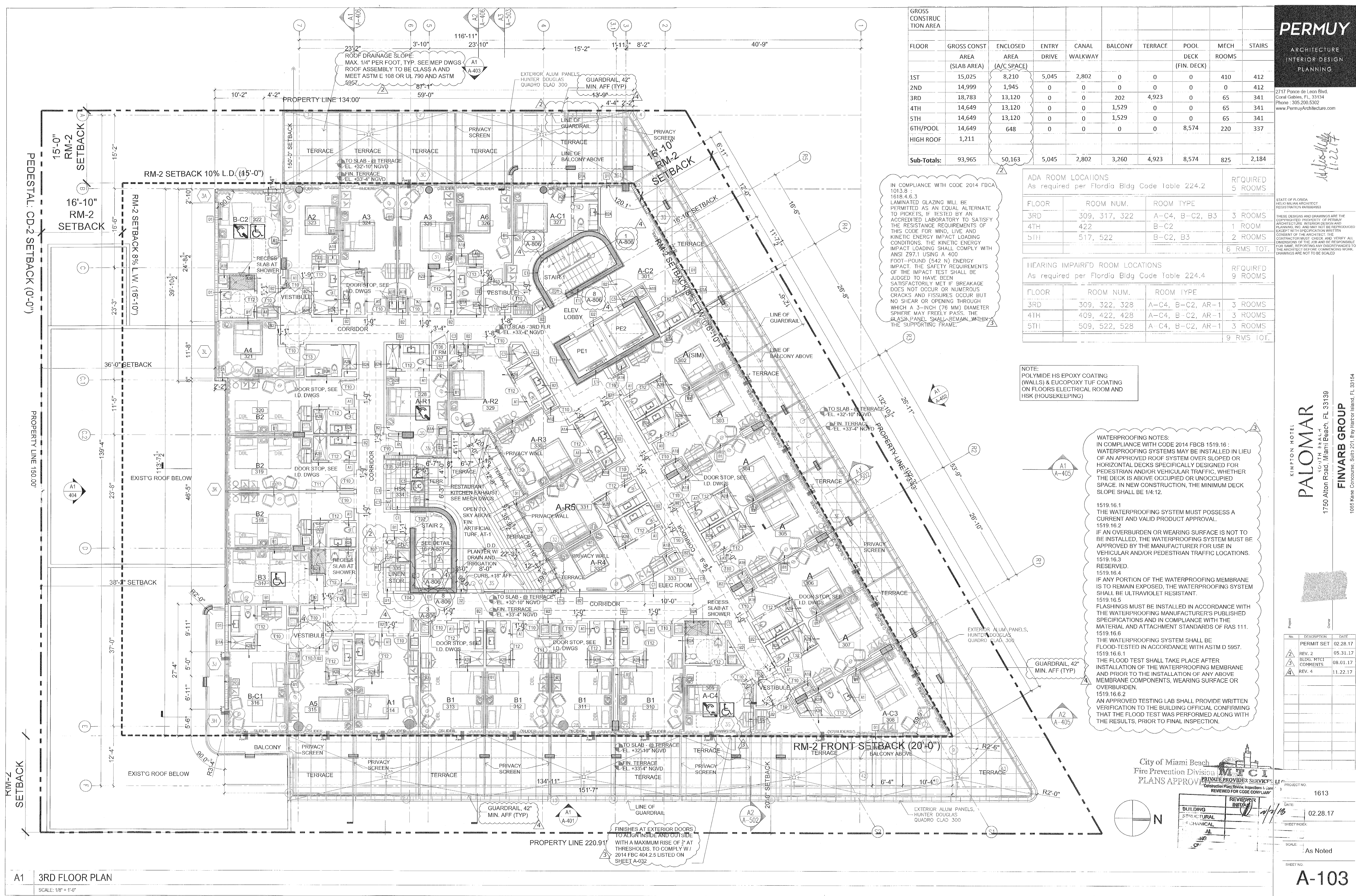
No.	DESCRIPTION	DATE
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2	REV. 2	05.31.17
3	BLDG. MTCI COMMENTS	08.01.17
4	REV. 4	11.22.17

PROJECT NO. 1613

DATE: 12.01.17

	REVIEWED FOR SUBMITTAL	SCALE DATE 2-10-76 As Note
BUILDING		SHEET NO.
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

A-102



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
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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

IN COMPLIANCE WITH CODE 2014 FBCA 1013.8.1, LAMINATED GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI 297.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BUT NO SHEAR OR OPENING THROUGH WHICH A 3-INCH (76 MM) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

ADA ROOM LOCATIONS As required per Florida Bldg Code Table 224.2				REQUIRED 5 ROOMS
FLOOR	ROOM NUM.	ROOM TYPE		
3RD	309, 317, 322	A-C4, B-C2, B3	3 ROOMS	
4TH	422	B-C2	1 ROOM	
5TH	517, 522	B-C2, B3	2 ROOMS	
			6 RMS TOT.	

HEARING IMPAIRED ROOM LOCATIONS As required per Florida Bldg Code Table 224.4				REQUIRED 9 ROOMS
FLOOR	ROOM NUM.	ROOM TYPE		
3RD	309, 322, 328	A-C4, B-C2, AR-1	3 ROOMS	
4TH	409, 422, 428	A-C4, B-C2, AR-1	3 ROOMS	
5TH	509, 522, 528	A-C4, B-C2, AR-1	3 ROOMS	
			9 RMS TOT.	

NOTE: POLYIMIDE HS EPOXY COATING (WALLS) & EUCOPOXY TUF COATING ON FLOORS ELECTRICAL ROOM AND HSK (HOUSEKEEPING)

WATERPROOFING NOTES:
IN COMPLIANCE WITH CODE 2014 FBCB 1519.16: WATERPROOFING SYSTEMS MAY BE INSTALLED IN LIEU OF AN APPROVED ROOF SYSTEM OVER SLOPED OR HORIZONTAL DECKS SPECIFICALLY DESIGNED FOR PEDESTRIAN AND/OR VEHICULAR TRAFFIC, WHETHER THE DECK IS ABOVE OCCUPIED OR UNOCCUPIED SPACE. IN NEW CONSTRUCTION, THE MINIMUM DECK SLOPE SHALL BE 1/4:12.

1519.16.1 THE WATERPROOFING SYSTEM MUST POSSESS A CURRENT AND VALID PRODUCT APPROVAL.

1519.16.2 IF AN OVERBURDEN OR WEARING SURFACE IS NOT TO BE INSTALLED, THE WATERPROOFING SYSTEM MUST BE APPROVED BY THE MANUFACTURER FOR USE IN VEHICULAR AND/OR PEDESTRIAN TRAFFIC LOCATIONS.

1519.16.3 RESERVED.

1519.16.4 IF ANY PORTION OF THE WATERPROOFING MEMBRANE IS TO REMAIN EXPOSED, THE WATERPROOFING SYSTEM SHALL BE ULTRAVIOLET RESISTANT.

1519.16.5 FLASHINGS MUST BE INSTALLED IN ACCORDANCE WITH THE WATERPROOFING MANUFACTURER'S PUBLISHED SPECIFICATIONS AND IN COMPLIANCE WITH THE MATERIAL AND ATTACHMENT STANDARDS OF RAS 111.

1519.16.6 THE WATERPROOFING SYSTEM SHALL BE FLOOD-TESTED IN ACCORDANCE WITH ASTM D 5957.

1519.16.6.1 THE FLOOD TEST SHALL TAKE PLACE AFTER INSTALLATION OF THE WATERPROOFING MEMBRANE AND PRIOR TO THE INSTALLATION OF ANY ABOVE MEMBRANE COMPONENTS, WEARING SURFACE OR OVERBURDEN.

1519.16.6.2 AN APPROVED TESTING LAB SHALL PROVIDE WRITTEN VERIFICATION TO THE BUILDING OFFICIAL CONFIRMING THAT THE FLOOD TEST WAS PERFORMED ALONG WITH THE RESULTS, PRIOR TO FINAL INSPECTION.

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2717 Ponce de Leon Blvd.
Coral Gables, FL 33134
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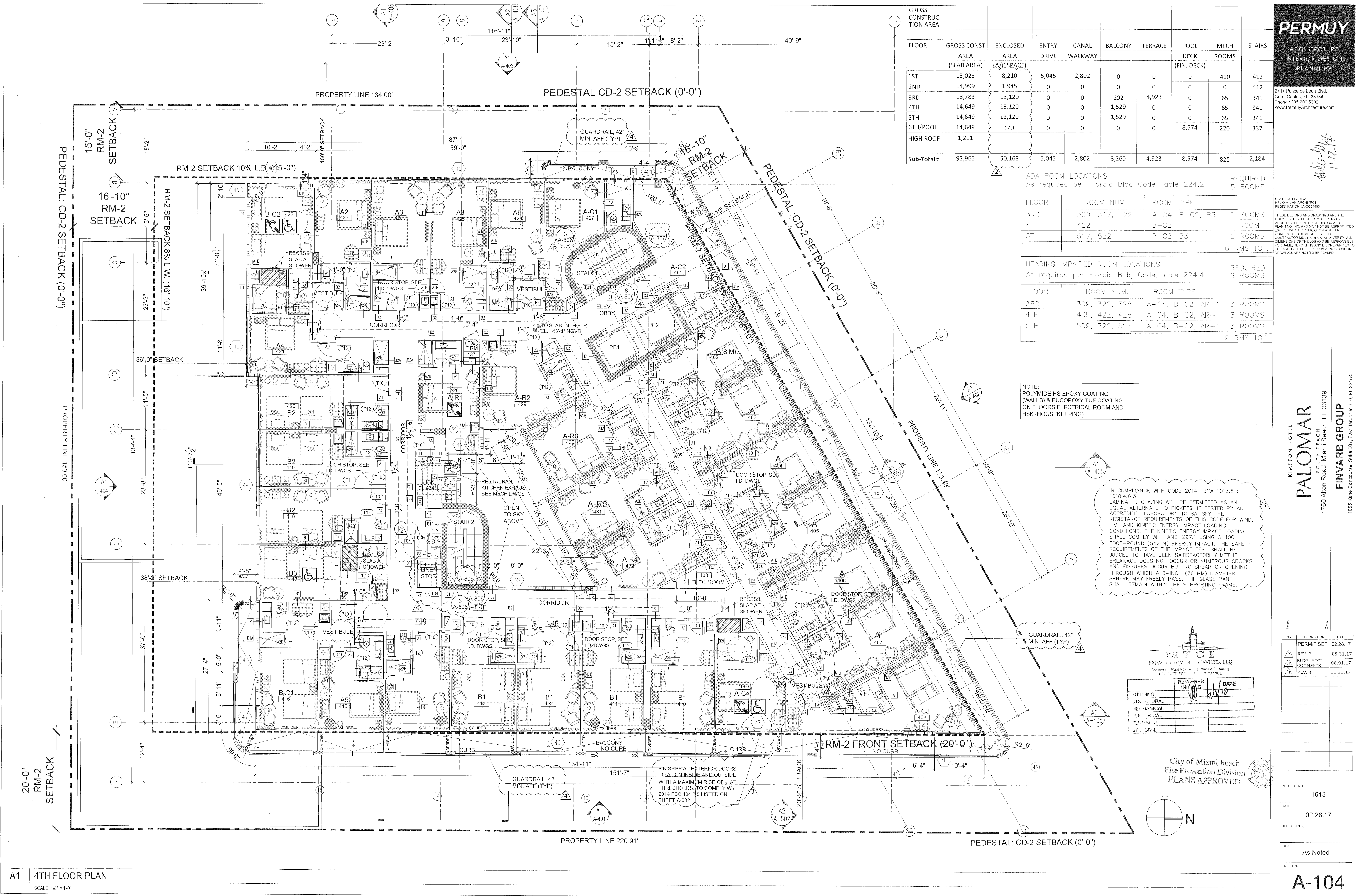
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FINVARB GROUP
1085 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

REVIEWER: [Signature]
DATE: 2/13/17
SHEET INDEX: As Noted
SCALE: As Noted



FLOOR	GROSS CONST	ENCLOSED	ENTRY	CANAL	BALCONY	TERRACE	POOL	MECH	STAIRS
	AREA (SLAB AREA)	AREA (A/C SPACE)	DRIVE	WALKWAY			DECK (FIN. DECK)	ROOMS	
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

ADA ROOM LOCATIONS As required per Florida Bldg Code Table 224.2				REQUIRED 5 ROOMS
FLOOR	ROOM NUM.	ROOM TYPE		
3RD	309, 317, 322	A-C4, B-C2, B3		3 ROOMS
4TH	422	B-C2		1 ROOM
5TH	517, 522	B-C2, B3		2 ROOMS
				6 RMS. TOT.

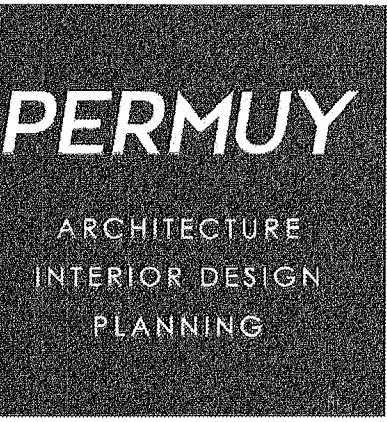
HEARING IMPAIRED ROOM LOCATIONS As required per Florida Bldg Code Table 224.4				REQUIRED 9 ROOMS
FLOOR	ROOM NUM.	ROOM TYPE		
3RD	309, 322, 328	A-C4, B-C2, AR-1		3 ROOMS
4TH	409, 422, 428	A-C4, B-C2, AR-1		3 ROOMS
5TH	509, 522, 528	A-C4, B-C2, AR-1		3 ROOMS
				9 RMS. TOT.

NOTE: POLYIMIDE HS EPOXY COATING (WALLS) & EUCOPOXY TUF COATING ON FLOORS ELECTRICAL ROOM AND HSK (HOUSEKEEPING)

IN COMPLIANCE WITH CODE 2014 FBCA 1013.8 : 1618.4.6.3 LAMINATED GLAZING WILL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED BY AN ACCREDITED LABORATORY TO SATISFY THE RESISTANCE REQUIREMENTS OF THIS CODE FOR WIND, LIVE AND KINETIC ENERGY IMPACT LOADING CONDITIONS. THE KINETIC ENERGY IMPACT LOADING SHALL COMPLY WITH ANSI Z97.1 USING A 400 FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY REQUIREMENTS OF THE IMPACT TEST SHALL BE JUDGED TO HAVE BEEN SATISFACTORILY MET IF BREAKAGE DOES NOT OCCUR OR NUMEROUS CRACKS AND FISSURES OCCUR BUT NO SHEAR OR OPENING THROUGH WHICH A 3-INCH (76 MM) DIAMETER SPHERE MAY FREELY PASS. THE GLASS PANEL SHALL REMAIN WITHIN THE SUPPORTING FRAME.

PRIVATE REVIEW SERVICES, LLC Construction Plans Review, Inspection & Consulting REVIEW FOR PERMIT SUBMITTANCE	
REVIEWER	DATE
INITIALS	1/1/17
BUILDING	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
CIVIL	

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



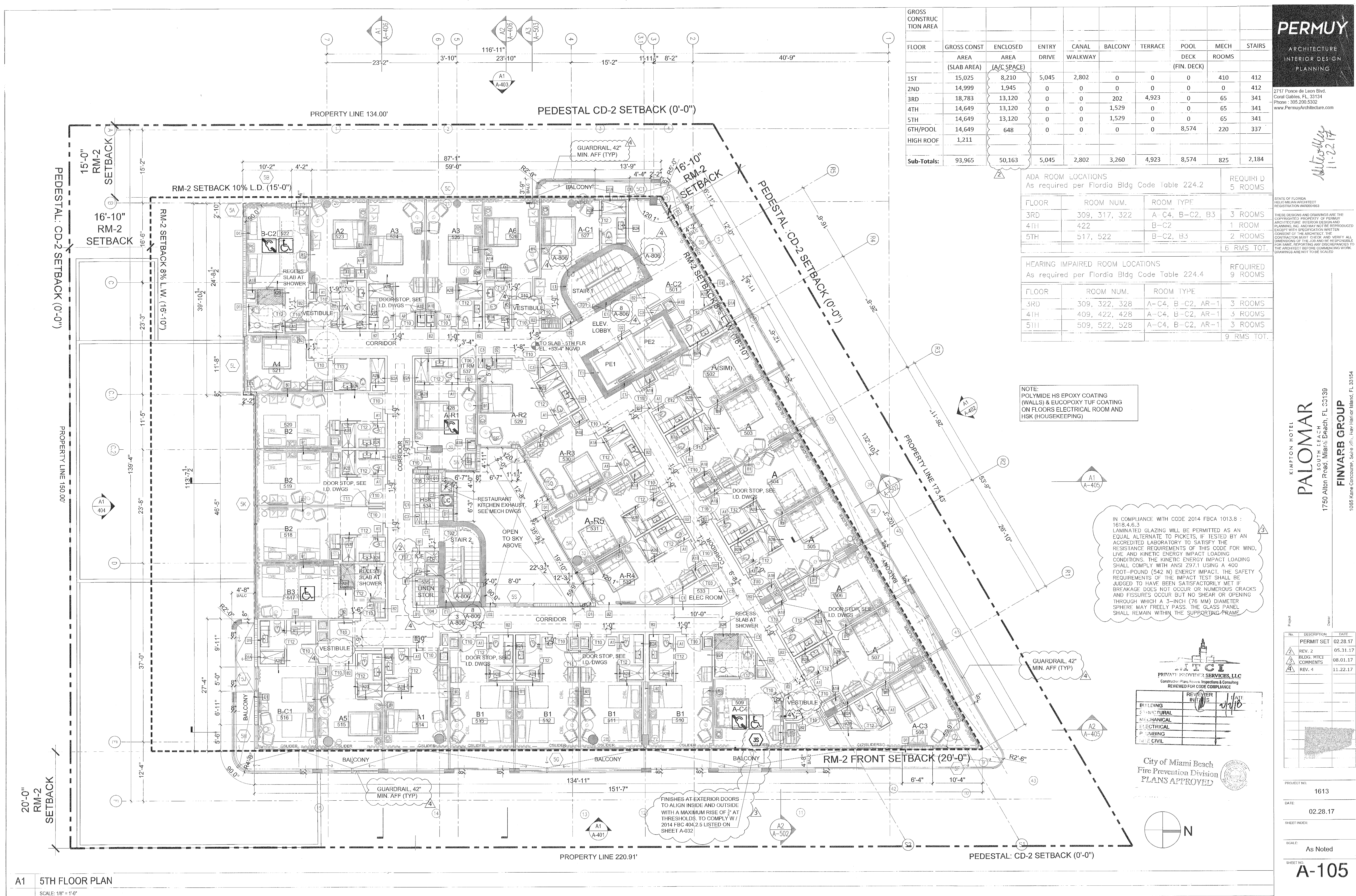
2717 Ponce de Leon Blvd.
Coral Gables, FL, 33134
Phone : 305.200.5302
www.PermuyArchitecture.com

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

KIMTOWN HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1005 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

No	DESCRIPTION	DATE
1	PERMIT SET	02.28.17
2	REV. 2	05.31.17
3	BLDG. MTCI COMMENTS	08.01.17
4	REV. 4	11.22.17

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



FLOOR	GROSS CONSTRUC TION AREA	ENCLOSED	ENTRY	CANAL	BALCONY	TERRACE	POOL	MECH	STAIRS
	AREA (SLAB AREA)	AREA (A/C SPACE)	DRIVE	WALKWAY			DECK (FIN. DECK)	ROOMS	
1ST	15,025	8,210	5,045	2,802	0	0	0	410	412
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NOTE: POLYIMIDE HS EPOXY COATING
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ON FLOORS ELECTRICAL ROOM AND
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IN COMPLIANCE WITH CODE 2014 FBCA 1013.8 :
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CONDITIONS. THE KINETIC ENERGY IMPACT LOADING
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FOOT-POUND (542 N) ENERGY IMPACT. THE SAFETY
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SHALL REMAIN WITHIN THE SUPPORTING FRAME

REVIEWER		
BUILDING	REVIEWER	DATE
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
CIVIL		

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PERMUY
ARCHITECTURE
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Coral Gables, FL 33134
Phone : 305.200.5302
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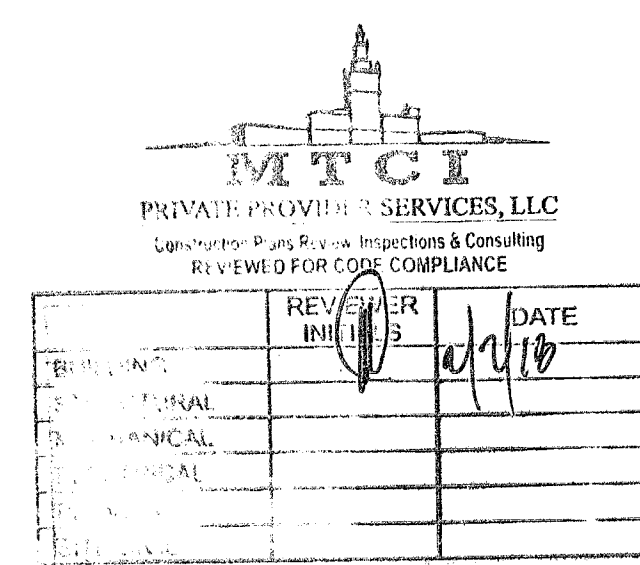
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FIELD MILEAGE ARCHITECT
REGISTRATION #A00004653

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DRAWINGS ARE NOT TO BE SCALED

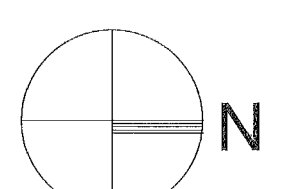
KIMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139

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

PROJECT NO. 1613
DATE: 02.28.17
SHEET INDEX:
SCALE: As Noted
SHEET NO. **A-105**

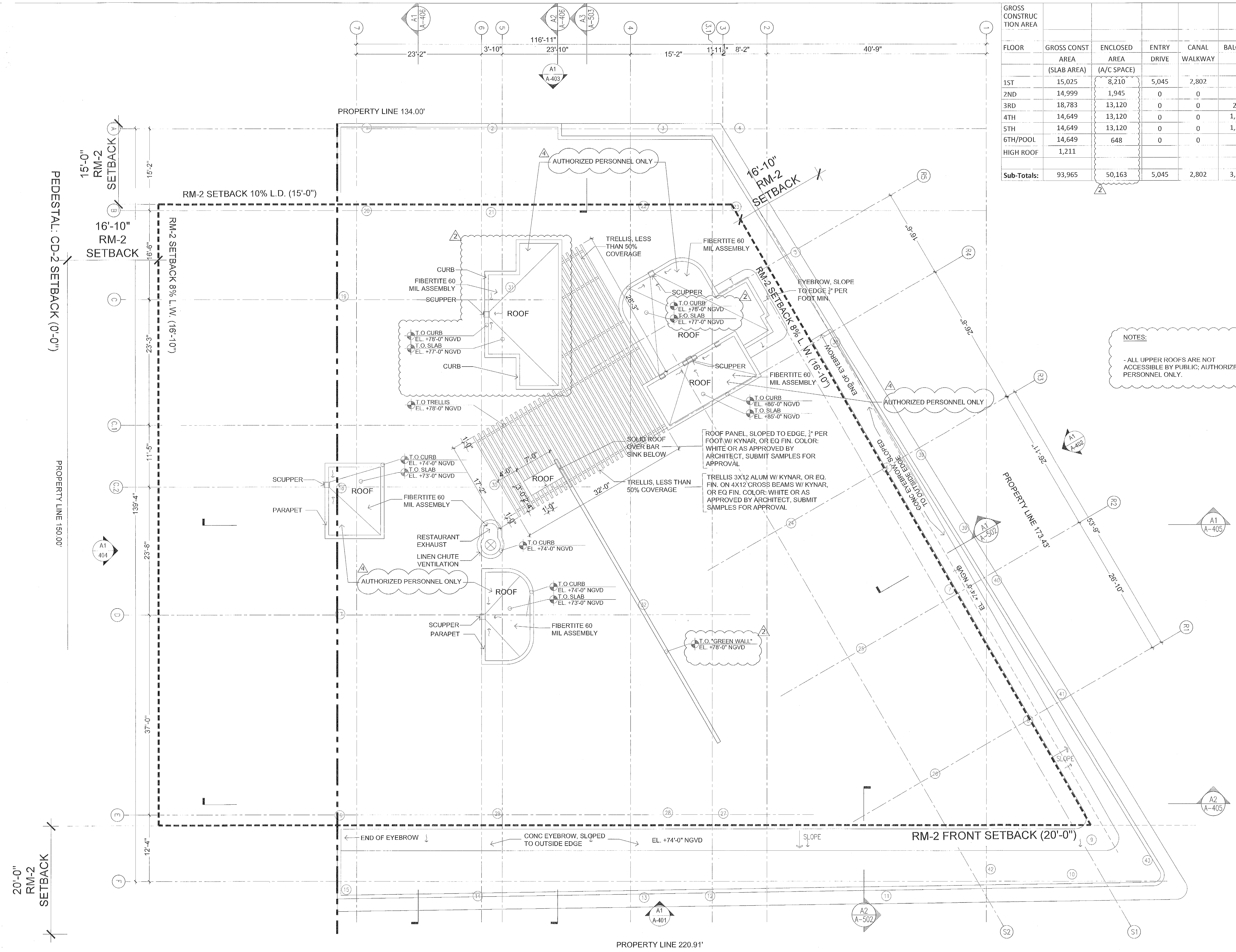


City of Miami Beach
Fire Prevention Division
PLANS APPROVED



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
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HIGH ROOF	1,211								
Sub-Totals:	93,965	50,163	5,045	2,802	3,260	4,923	8,574	825	2,184

NOTES:
- ALL UPPER ROOFS ARE NOT
ACCESSIBLE BY PUBLIC; AUTHORIZED
PERSONNEL ONLY.



5.31.17

STATE OF FLORIDA
JOSEPH MILIAN ARCHITECT
REGISTRATION #ARD0004963

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

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

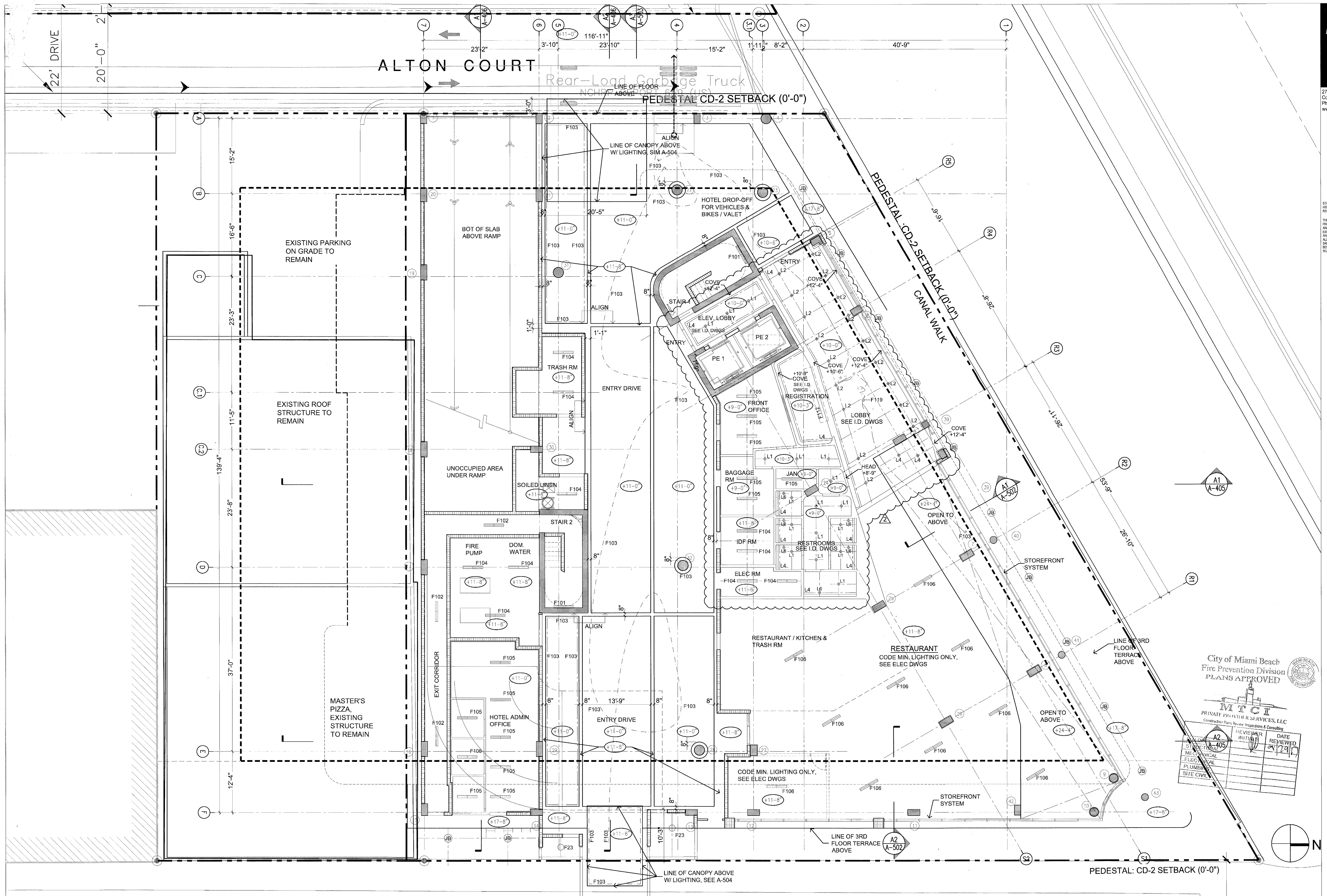
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1613

02.28.17

E: As Noted

-201



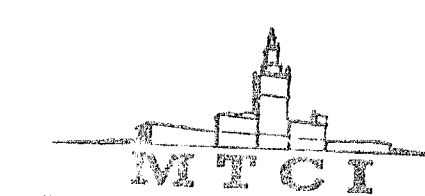
A1	1ST FLOOR REFLECTED CEILING PLAN
----	----------------------------------

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

Delwood

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #A0000495

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

REVIEW FOR COMPLIANCE		
BUILDING	REVIEWER INITIALS	DATE
STRUCTURAL		2/2/18
MECHANICAL		
ELECTRICAL		
PLUMBING		
AND CIVIL		

KIMPTON HOTEL
PALOMAR

SOUTH BEACH
750 Alton Road, Miami Beach, FL 33139

FINANCIAL GROUP

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

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PROJECT NO. 1613

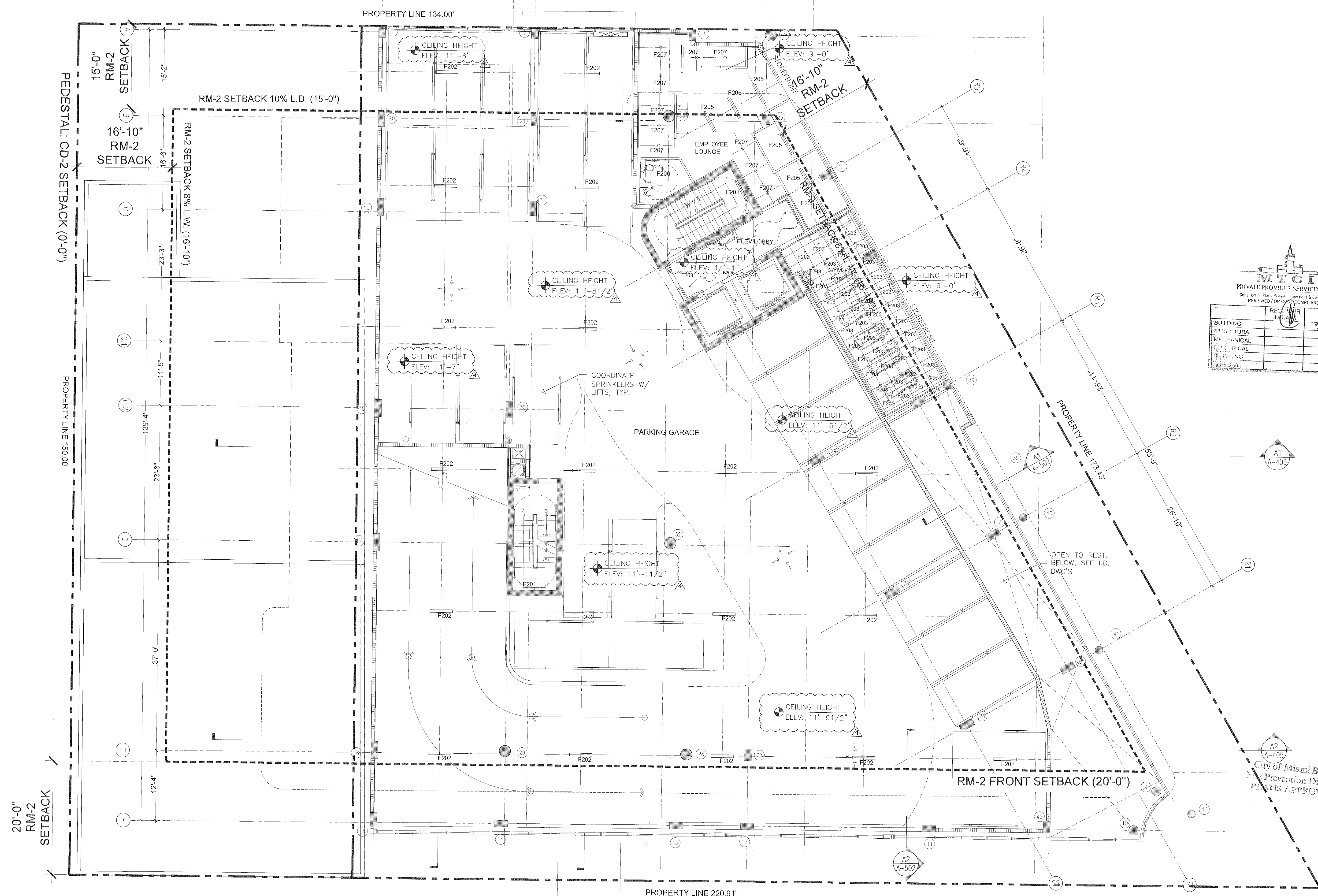
DATE: 02 28 11

SAHUTU, INCM

SCALE: As Noted

[illegible]

A-202



A1 2ND FLOOR REFLECTED CEILING PLAN

SCALE: 1/8" = 1' 0"

GENERAL NOTES:
1 - THE FIRE RESISTIVE RATING OF CEILING ASSEMBLIES SHALL NOT BE LESS THAN THAT REQUIRED BY HTE BLDG TYPE CONSTICTION.
2 - CEILING PANELS - THEY SHALL RESIST AN UPWARD FORCE OF 1 LB. PER S.F.
3 - ACCESS DOORS - SHALL MEET ASTM E 119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.

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

16'-10"
RM-2
SETBACK

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

A2 CLNG SECTION A

LEGEND
⊕ RECESSED DOWNLIGHT, SEE I.D. DWGS
○ WALL SCONCE, SEE I.D. DWGS
Ⓜ CARBON MONOXIDE DETECTOR, SEE MEP. DWGS
Ⓜ EXHAUST FAN, SEE MEP. DWGS
Ⓜ SINGLE POLE SWITCH, SEE MEP. DWGS

A3 CLNG SECTION B

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KIAMPTON HOTEL
PALOMAR
SOUTH BEACH
1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1005 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

PROJECT NO. 1613
DATE: 02.28.17
SHEET NO. 05.31.17
REVIEWER: [Signature]
DATE: 02/28/17
BUILDING
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
SITE CIVIL

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

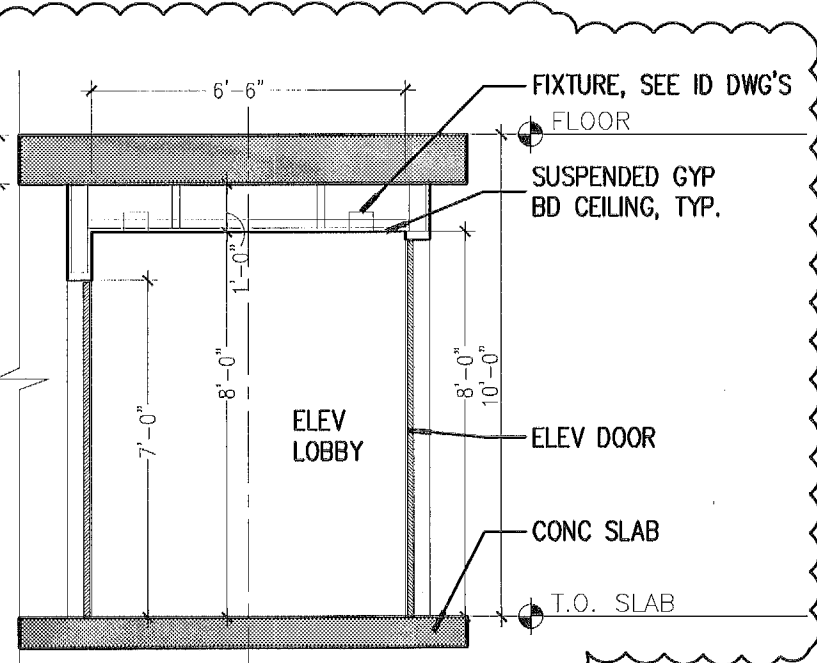
PROJECT NO. 1613
DATE: 02.28.17
SHEET NO. 05.31.17
SCALE: As Noted
SHEET NO.

A-203

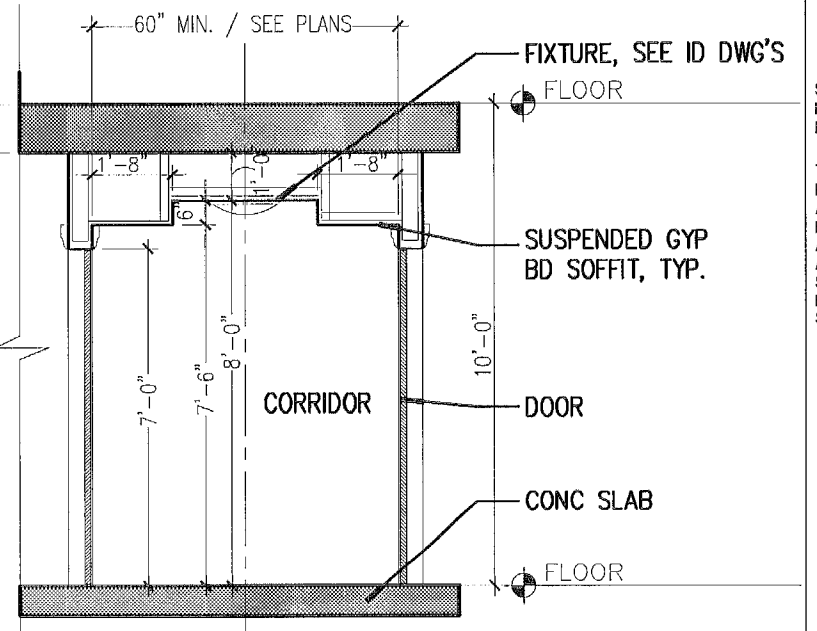
GENERAL NOTES:
1 - THE FIRE RESISTIVE RATING OF CEILING ASSEMBLIES SHALL NOT BE LESS THAN THAT REQUIRED BY THE BLDG TYPE CONSTRUCTION.
2 - CEILING PANELS - THEY SHALL RESIST AN UPWARD FORCE OF 1 LB. PER S.F.
3 - ACCESS DOORS - SHALL MEET ASTM E 119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.

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

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



- LEGEND
- RECESSED DOWNLIGHT, SEE I.D. DWGS
 - WALL SCONCE, SEE I.D. DWGS
 - CARBON MONOXIDE DETECTOR, SEE MEP. DWGS
 - EXHAUST FAN, SEE MEP. DWGS
 - SINGLE POLE SWITCH, SEE MEP. DWGS



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STATE OF FLORIDA
RELIABLE ARCHITECT
REGISTERED ARCHITECT
NO. 12456
EXPIRATION DATE 12/31/2017
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PALOMAR
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1750 Alton Road, Miami Beach, FL 33139
FINVARB GROUP
1065 Kane Concourse, Suite 201, Bay Harbor Island, FL 33154

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

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






A-204

A1 4TH FLOOR REFLECTED CEILING PLAN

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

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

A2 CLNG SECTION A

LEGEND	
	RECESSED DOWNLIGHT, SEE I.D. DWGS
	WALL SCONCE, SEE I.D. DWGS
	CARBON MONOXIDE DETECTOR, SEE MEP. DWGS
	EXHAUST FAN, SEE MEP. DWGS
	SINGLE POLE SWITCH, SEE MEP. DWGS

60" MIN. / SEE PLANS

FIXTURE, SEE ID DWG'S

FLOOR

7'-0"

6"

10'-0"

SUSPENDED GYP BD SOFFIT, TYP.

CORRIDOR

DOOR

CONC SLAB

FLOOR

STAIR REIN

THE WALL AND EXTERIOR WALL SHALL BE CONCRETE

A3 CLNG SECTION B

[illegible]

UNHATCHED AREA IS DEC
ABOVE, WITH NO SPACE
ABOVE ROOF SLAB

CROSS HATCHED AREA IS
RAISED DECK ABOVE, WITH
SPACE ABOVE ROOF SLAB

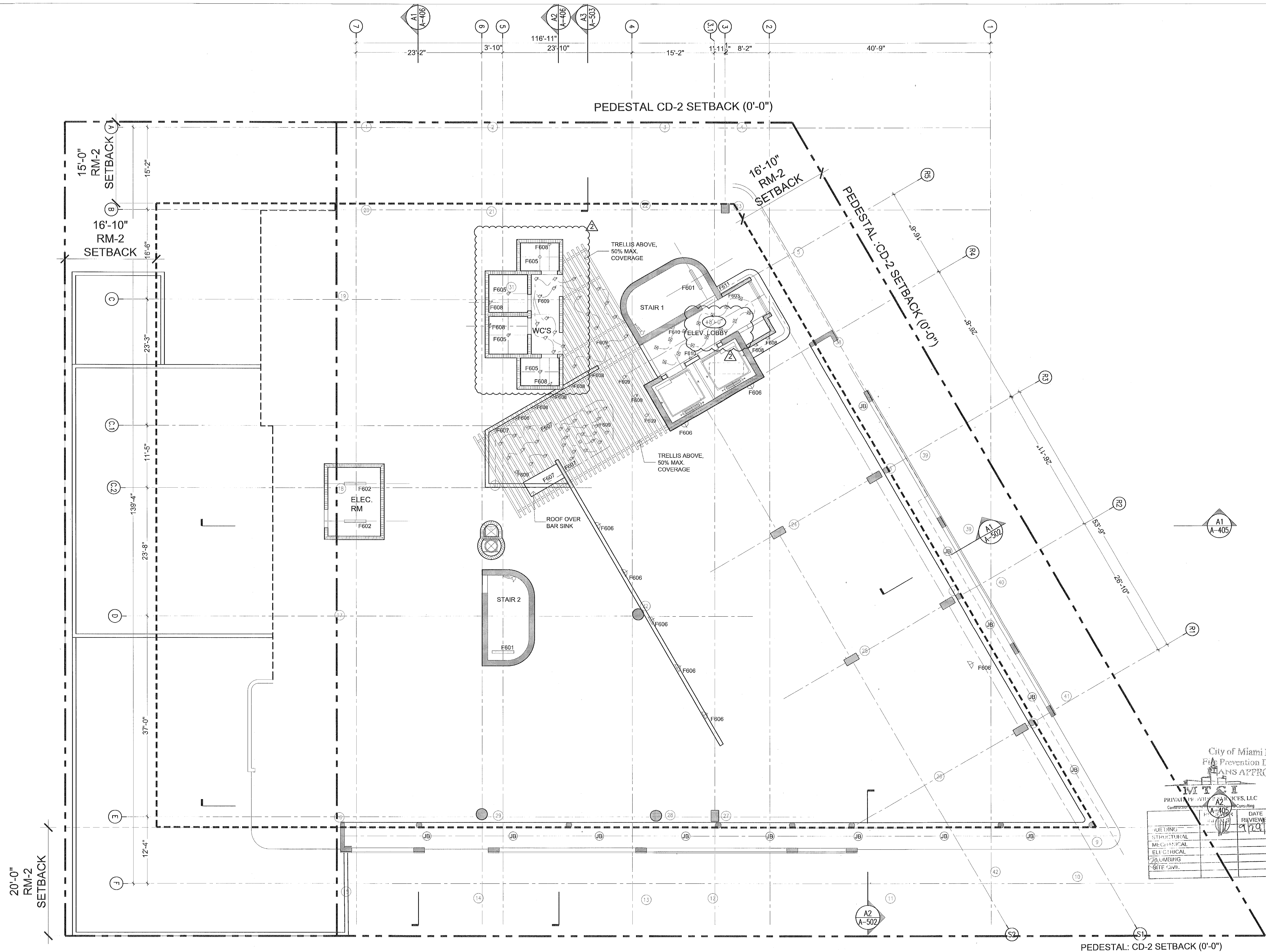
HATCHED AREA IS POOL
ABOVE, NO SPACE ABOVE
ROOF SLAB

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

A1	5TH FLOOR REFLECTED CEILING PLAN
----	----------------------------------

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





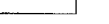





















A-205



NOTES:

- 1 - EXPOSED CONC. SLAB, PAINT FINISH.
- 2 - SMOOTH STUCCO, PAINT FINISH.
- 3 - SMOOTH MONOCOTE, PAINT FINISH.
- 4 - SUSPENDED GYP. BD., PAINT FINISH.
- 5 - FIRE SPRINKLER HEADS AND OTHER CEILING FEATURES (ACCESSORIES, GRILLES, LIGHT FIXTURES, ETC.) ARE SHOWN ONLY FOR ALIGNMENT. FOR THEIR MECHANICAL CHARACTERISTICS (SIZES, QUANTITIES, TYPES, ETC.) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- 6 - GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW BEFORE INSTALLATION. E.C. TO COORDINATE LOCATIONS AND COORDINATE WITH ALL TRADES PRIOR TO SUBMITTAL.
- 7 - FIRST 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 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.
- 10 - NO COMBUSTIBLE MATERIALS SHOULD BE ALLOWED IN THE A/C PLENUM AREAS AND A/C CLOSETS. HOWEVER, WHERE APPROVED LISTED 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 LISTED COMBUSTIBLE MATERIALS, AND HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING NOT GREATER THAN 50.

LEGEND

	CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	9'-0" A.C.S.		RECESSED DOWNLIGHT
				WALL MOUNTED LIGHT
				JUNCTION BOX
				WALL MOUNTED "J" BOX
	CEILING HEIGHTS INDICATED BY THIS SHADE ARE: LEVELS 3-5 - HOTEL	8'-0" A.C.S.		A/C SUPPLY (CEILING MOUNTED)
	(UNLESS OTHERWISE NOTED) A.C.S. = ABOVE CONCRETE SLAB			A/C SUPPLY (WALL MOUNTED)
	18'-0"			A/C RETURN (WALL MOUNTED)
				A/C RETURN GRILLE
				SOFFIT LINE
				HEADER
				PLENUM AREA
				1 HR. RATED WALL
				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.

