Kimpton Hotel Palomar South Beach

1750 Alton Road

Miami Beach, Florida 33139

prepared for:

Kimpton Hotel Palomar South Beach

traffic evaluation

TRAFTECH ENGINEERING, INC.

February 2024

TRAFTECH
ENGINEERING, INC.

February 12, 2024

Mickey Marrero, Esq.
Bercow Radell Fernandez Larkin + Tapanes
200 S Biscayne Boulevard, Suite 300
Miami, Florida 33131

Re: Kimpton Hotel Palomar South Beach (1750 Alton Road)
Traffic Engineering Evaluation

Dear Mickey:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic evaluation undertaken for the proposed plan to allow outside guests to access the pool aera located on the rooftop of the subject hotel.

It has been a pleasure working with you on this project.

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

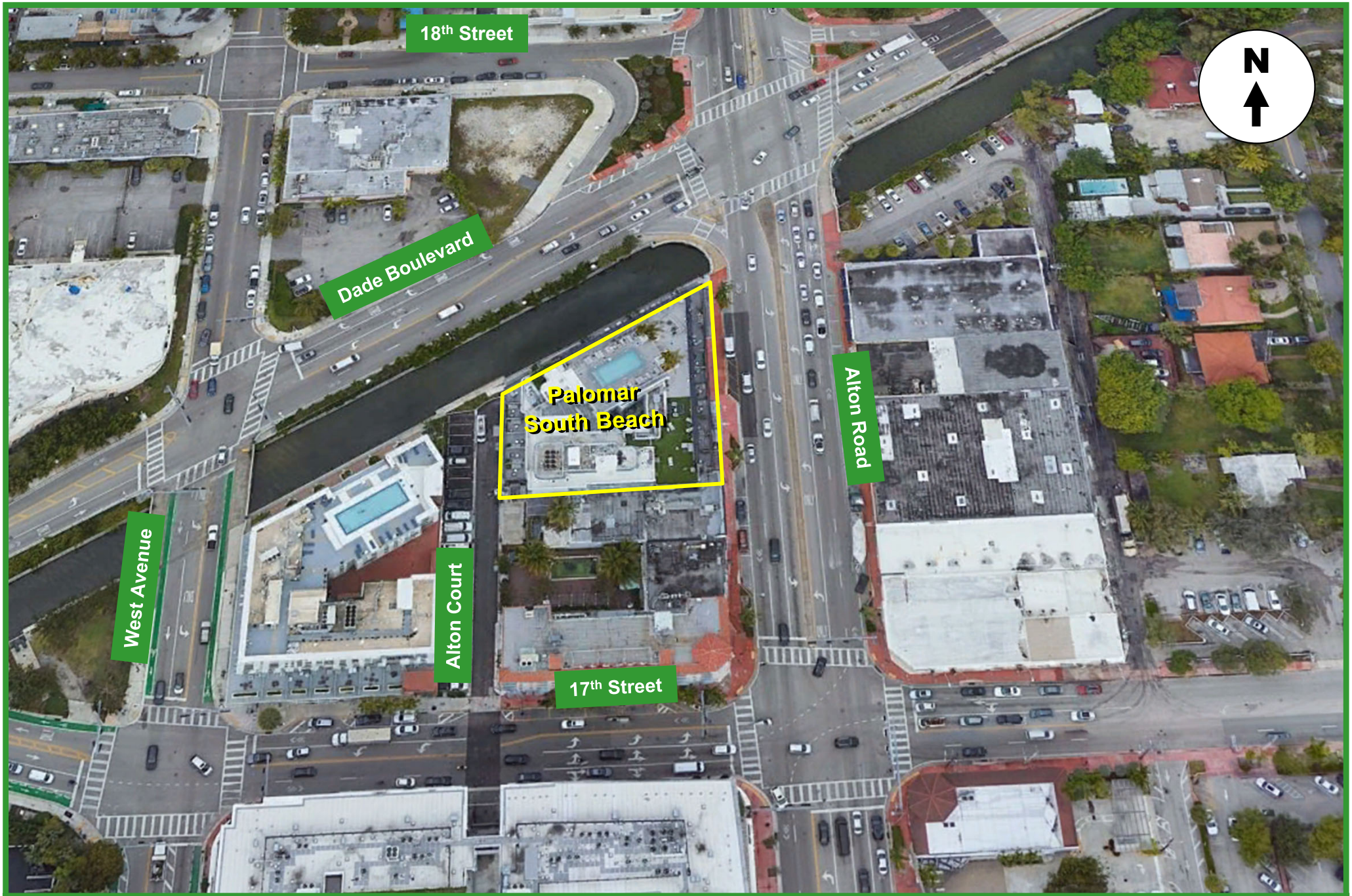
INTRODUCTION

Kimpton Hotel Palomar South Beach is an existing hotel located at 1750 Alton Road, as illustrated in Figure 1. At the rooftop of the hotel, there is a swimming pool where drinks are served to hotel guests only. Limited food can be served on the rooftop to hotel guests. The proposed plan is to allow outside guests to access the pool area and order drinks and limited food, if desired. The size of the rooftop area is approximately 7,320 square feet of occupiable area (refer to site plan contained in Attachment A).

Traf Tech Engineering, Inc. was retained by the Kimpton Hotel Palomar South Beach to determine the traffic implications associated with allowing outside guests to access the pool area and order drinks and limit food. The study addresses the traffic generated by the outside guests, parking needs, and valet operation.

This study is divided into four (4) sections, as listed below:

1. Trip Generation
2. Parking
3. Valet Operation
4. Conclusions



TRAFTECH ENGINEERING, INC.

Project Location Map

FIGURE 1

Palomar South Beach
Miami Beach, Florida

Trip Generation

The trip generation analysis was based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. Table 1 below documents the trip generation associated with the proposed rooftop lounge. For purposes of this development, ITE's Land Use Code 975 – Drinking Place was used to assess impacts with a conservative approach (the trip generation rate for a drinking place is significantly higher than a restaurant.

Based on ITE Trip Generation Handbook (Third Edition), during the PM peak hour, the internal trips between a hotel and a restaurant (no data is available for drinking place) is higher than 60%, For purposes of this analysis, no internal capture was used between the existing hotel and the proposed rooftop lounge.

TABLE 1
Trip Generation Summary
1750 Alton - Rooftop

			AM Peak Hour			PM Peak Hour		
Land Use	**Size**		**Total Trips**	**Inbound**	**Outbound**	**Total Trips**	**Inbound**	**Outbound**
Proposed Rooftop (LUC 975)	7,320	sf	0	0	0	114	78	36
Drive-in Use (29%)						33	23	10
Internal with hotel (-0%)						0	0	0
Total Trips			**0**	**0**	**0**	**33**	**23**	**10**

Source: ITE Trip Generation Manual (11th Edition).

NOTES: Drive-in use = percent of hotel guests arriving by own automobile
No internal trips assumed between hotel guests and the rooftop lounge (conservative approach)

Drinking Place - LUC 975
Daily Trips = n/a
AM Peak Hour Trips = n/a
PM Peak Hour Trips = 11.36 (X) with 66% inbound and 34% outbound, where X = 1,000 square feet
PM Peak of the Generator = 15.53 (X) with 68% inbound and 32% outbound, where X = 1,000 square feet

As indicated in Table 1, the new PM peak hour of the generator trips projected by opening the rooftop to outside guests is approximately 33 (approximately one new peak hour trip every 2 minutes). Due to the low trips anticipated by opening the rooftop area to outside guests, the traffic impacts to the nearby transportation system are minimal.

PARKING

The valet operator has a computerized system that keeps a daily log of two numbers. They log in the number of hotel rooms occupied every night, and also record the number of hotel guests that registered a vehicle that is parked on the hotel premises. The drive-in ratio reflects the percentage of occupied hotel rooms that arrived via automobile. (cars parked divided by occupied hotel rooms).

A field verification was performed by Traf Tech Engineering, Inc. on Thursday, February 8, 2024. On the ground floor, there are four (4) regular parking spaces plus one (1) handicap parking stall for a total of five (5) parking spaces on the ground floor. At the second-floor parking, there are a total of 28 lifts for a total of 56 parking spaces. Overall, the hotel provides 61 parking spaces (6 + 56).

Since the facility is 100% valet parking (no self-parking allowed), the parking operator can park more than the marked parking spaces, if needed, by parking on drive-aisles and on the ramp.

Based on information provided by the hotel operator, in the year 2022, the average hotel occupancy was 77%, with an average automobile use (drive-in ratio) of 24%, or 18 occupied parking spaces out of the 61 on-site parking stalls provided. The month with the maximum number of occupied parking spaces was July, with 29% occupancy (22 parking spaces used out of 61 available parking stalls). Therefore, this facility has a very low drive-in vehicular use. Assuming the hotel at 100% occupancy (96 rooms occupied), and the 29% drive-in ratio results in 28 on-site vehicles parked (96 x 0.29) at 100% occupancy.

As documented in Table 1, approximately 23 new inbound trips are anticipated as a result of allowing outside guests to access the rooftop area. Therefore, a maximum of 51 parking spaces are required (28 for hotel guests plus 23 for outside guests). Since 61 on-site parking spaces are provided, sufficient parking is provided at The Palomar.

Based on the above, sufficient on-site parking spaces are available to serve outside guests of the rooftop area.

VALET ANALYSIS

Valet service will be provided for the outside guests of the rooftop area of the hotel. It was assumed that 100% (conservative assumption) of the outside guess trips will use the valet service. The valet station is provided on the ground-floor as depicted in Figure 2). The parking location for valet vehicles is the parking garage located on the second floor. The parking location is located approximately 350 feet from the valet station.

A queuing analysis was conducted for the valet drop-off/pick-up location. The length of queue anticipated was determined using information contained in ITE's *Transportation and Land Development*, Chapter 8 – Drive-In Facilities[1]. For this analysis, the following input variables were used:

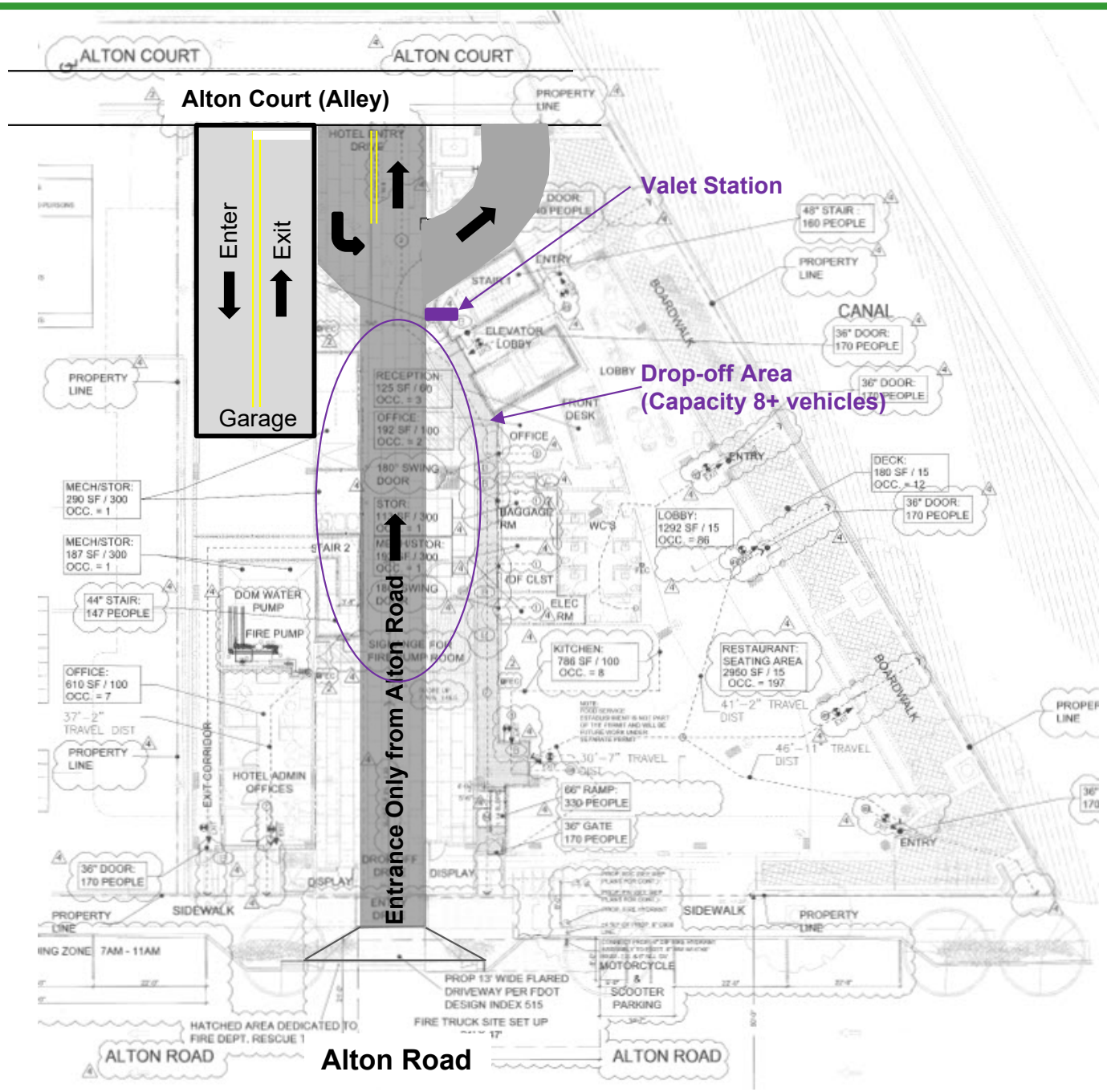
- Service Rate: The distance between the ground-level valet station and the valet parking garage is approximately 350 feet. Traf Tech Engineering, Inc. met with the valet operator on Thursday, February 8, 2024. During the meeting, the time for the valet operator to park or retrieve a vehicle parked at a lift was used for this purpose. Excluding the ticket processing time, the time to park/retrieve a vehicle ranged from 1' 52" to 2' 47". For purposes of this study, we have assumed a 3.5-minute time to either park a vehicle or retrieve a parked vehicle. Hence, the number of vehicles that a valet runner can park or retrieve per hour is approximately 17 vehicles.

- Demand Rate: A maximum of 33 outside guest valet vehicles were estimated to arrive/depart during the highest hour (33 x 100% = 33 for PM Peak Hour).

Using equation 8-9b and Table 8-11 of ITE's Transportation and Land Development, the maximum length of queue anticipated at the valet station, at the 95% confidence level, is three (3) vehicles for the outside guests. Therefore, the on-site valet station should provide parking for four (4) to account for existing hotel customers and outside guest vehicles and have four (4) additional valet runner during peak times. The results of the ITE queuing procedure are included in Appendix B.

Figure 2 provides detailed information about the location of the Valet Station, Parking Garage, and the valet parking inbound and outbound routes on a map.

[1] By Vergil G. Stover and Frank J. Koepke.



Drop-off Area and Garage Entrance

FIGURE 2

Palomar South Beach
Miami Beach, Florida

TRAFTECH ENGINEERING, INC.

CONCLUSIONS

Kimpton Hotel Palomar South Beach is an existing hotel located at 1750 Alton Road, as illustrated in Figure 1. At the rooftop of the hotel, there is a swimming pool where drinks are served to hotel guests only. Limited food can be served on the rooftop to hotel guests. The proposed plan is to allow outside guests to access the pool area and order drinks and limited food, if desired.

Traf Tech Engineering, Inc. was retained by the Kimpton Hotel Palomar South Beach to determine the traffic implications associated with allowing outside guests to access the pool area and order drinks and limit food.

The conclusions of the traffic evaluation are presented below:

- The new PM peak hour of the generator trips projected by opening the rooftop to outside guests is approximately 33 (approximately one new peak hour trip every 2 minutes). Due to the low trips anticipated by opening the rooftop area to outside guests, the traffic impacts to the nearby transportation system are minimal.

- Sufficient on-site parking spaces are available to serve outside guests of the rooftop area.

- The ground-level valet station should provide parking for three (3) additional outside guest vehicles and have four (4) additional valet runners during peak times.

APPENDIX A

Site Plan for Palomar South Beach

NOTES:

1 - ALL EGRESS DOORS WITH ½" MAX ELEVATION. TYPICAL

2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT.

NOTE: TRASH PICK UP SHALL BE COORDINATED ON DAY OF PICK UP. DUMPSTER IS NOT PLACED IN THE ALLEY RIGHT OF WAY. ROLLING DUMPSTER SHALL BE DESIGNED WITH TRUCK AND RETURNED TO TRASH STORAGE AFTER TRASH PICK UP.

22' PARKING EASEMENT (ORB 11332, PAGE 2009) 222.5' (P) 224.94' (C)

ALTON COURT

ALTON COURT

PROPERTY LINE

ENTRY DRIVE

PROPERTY LINE

ENTRY RAMP UP TO 2ND FLOOR

HOTEL ENTRY DRIVE

HOTEL ENTRY DROP-OFF

72" DOOR: 340 PEOPLE

48" STAIR : 160 PEOPLE

PROPERTY LINE

UNOCCUPIED AREA UNDER RAMP

SLOPE UP 5.9%

SLOPE UP 4%

ENTRY

FIRE HOSE CABINET TAMPER PROOF

SLOPE UP 11.38%

STAIR 1

BOARDWALK

CANAL

36" DOOR: 170 PEOPLE

STRICTLY VEHICULAR TRAFFIC. NOT FOR PEDESTRIAN ACCESS

6.72" PAVER HIGH POINT

ELEVATOR

LOBBY

LOBBY

PROPERTY LINE

RECEPTION: 125 SF / 60 OCC. = 3

FRONT DESK

OFFICE: 192 SF / 100 OCC. = 2

OFFICE

ENTRY

36" DOOR: 170 PEOPLE

180° SWING DOOR

DECK: 180 SF / 15 OCC. = 12

MECH/STOR: 290 SF / 300 OCC. = 1

STOR: 113 SF / 300 OCC. = 1

BAGGAGE RM

WC'S

LOBBY: 1292 SF / 15 OCC. = 86

36" DOOR: 170 PEOPLE

MECH/STOR: 187 SF / 300 OCC. = 1

STAIR 2

MECH/STOR: 193 SF / 300 OCC. = 1

DF CLST

44" STAIR: 147 PEOPLE

DOM WATER PUMP

FIRE PUMP

180° SWING DOOR

ELEC RM

SIGNANGE FOR FIRE PUMP ROOM

KITCHEN: 786 SF / 100 OCC. = 8

RESTAURANT: SEATING AREA 2950 SF / 15 OCC. = 197

BOARDWALK

OFFICE: 610 SF / 100 OCC. = 7

SLOPE UP 2.15% 1:46.5

NOTE: FOOD SERVICE ESTABLISHMENT IS NOT PART OF THE PERMIT AND WILL BE FUTURE WORK UNDER "SEPARATE PERMIT"

41'-2" TRAVEL DIST

PROPERTY LINE

37'-2" TRAVEL DIST

PROPERTY LINE

EXIT CORRIDOR

HOTEL ADMIN OFFICES

30'-7" TRAVEL DIST

46'-11" TRAVEL DIST

66" RAMP: 330 PEOPLE

36" GATE 170 PEOPLE

36" DOOR: 170 PEOPLE

ENTRY

DROP OFF DRIVE

DISPLAY

DISPLAY

36" DOOR: 170 PEOPLE

PROP. FDC (SEE MEP PLANS FOR CONT.)

PROP. PIV (SEE MEP PLANS FOR CONT.)

PROP. FIRE HYDRANT

±4.5LF OF PROP. 6" C900 LINE.

CONNECT PROP. 6" DIP FIRE HYDRANT ASSEMBLY TO EXIST. 8" WM W/ 6"X6" RCDM, 1 S. & 6" M.J. GV.

PROPERTY LINE

SIDEWALK

SIDEWALK

PROPERTY LINE

MOTORCYCLE & SCOOTER PARKING

COMMERCIAL LOADING ZONE 7AM - 11AM

22'-0" 22'-0" 22'-0"

66'-0"

PROP 13' WIDE FLARED DRIVEWAY PER FDOT DESIGN INDEX 515

FIRE TRUCK SITE SET UP 21' X 47'

HATCHED AREA DEDICATED TO FIRE DEPT. RESCUE TRUCK

ALTON ROAD

ALTON ROAD

PLUMBING FIXTURE CALCULATION - POOL DECK FLOOR - FBC, TABLE 403.6				
ROOM	OCCUPANT LOAD	151 PEOPLE ½ MALE	151 PEOPLE ½ FEMALE	LAVS 1 PER 200 PERSONS
LOBBY	86 PEOPLE			
RECEPTION	3 PEOPLE			
MECH ROOMS	2 PEOPLE			
RESTAURANT-KITCHEN	8 PEOPLE			
RESTAURANT-INDOOR SEAT	197 PEOPLE	3 WCS	3 WCS	4 LAVS
RESTAURANT-OUTDOOR SEAT	12 PEOPLE			
OFFICE	8 PEOPLE			
TOTALS:	316 PEOPLE	6 WCS		4 LAVS

LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR				
ROOM	AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	1292 S.F.	15	86	HOTEL LOBBY
RECEPTION	125 S.F.	60	3	RECEPTION
MECH/STOR ROOMS	812 S.F.	300	2	STORAGE / MECH
RESTAURANT (INDOOR+KITCHEN)	3736 S.F.	15 / 100 (SEE ABOVE)	205	RESTAURANT
OFFICES	777 S.F.	100	8	BUSINESS
		TOTAL =	304 PERSONS	

DOOR AND STAIR EGRESS -1ST FLOOR - 337 PERSONS			
REQUIRED	REQUIRED	PROVIDED	
DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED
58.4" WIDTH	87.6" WIDTH	(7) AT 32" WIDTH	N/A
		TOTAL = 224"	

City of Miami Beach Fire Prevention Division PLANS APPROVED

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

	REVIEWER INITIALS	DATE
BUILDING		2/28
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
FIRE		

A1 LIFE SAFETY PLAN - 1ST FLOOR

SCALE: 3/32" = 1'-0"

PERMUY ARCHITECTURE INTERIOR DESIGN PLANNING

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

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004563

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

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

Project

Owner

No.	DESCRIPTION	DATE
	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:

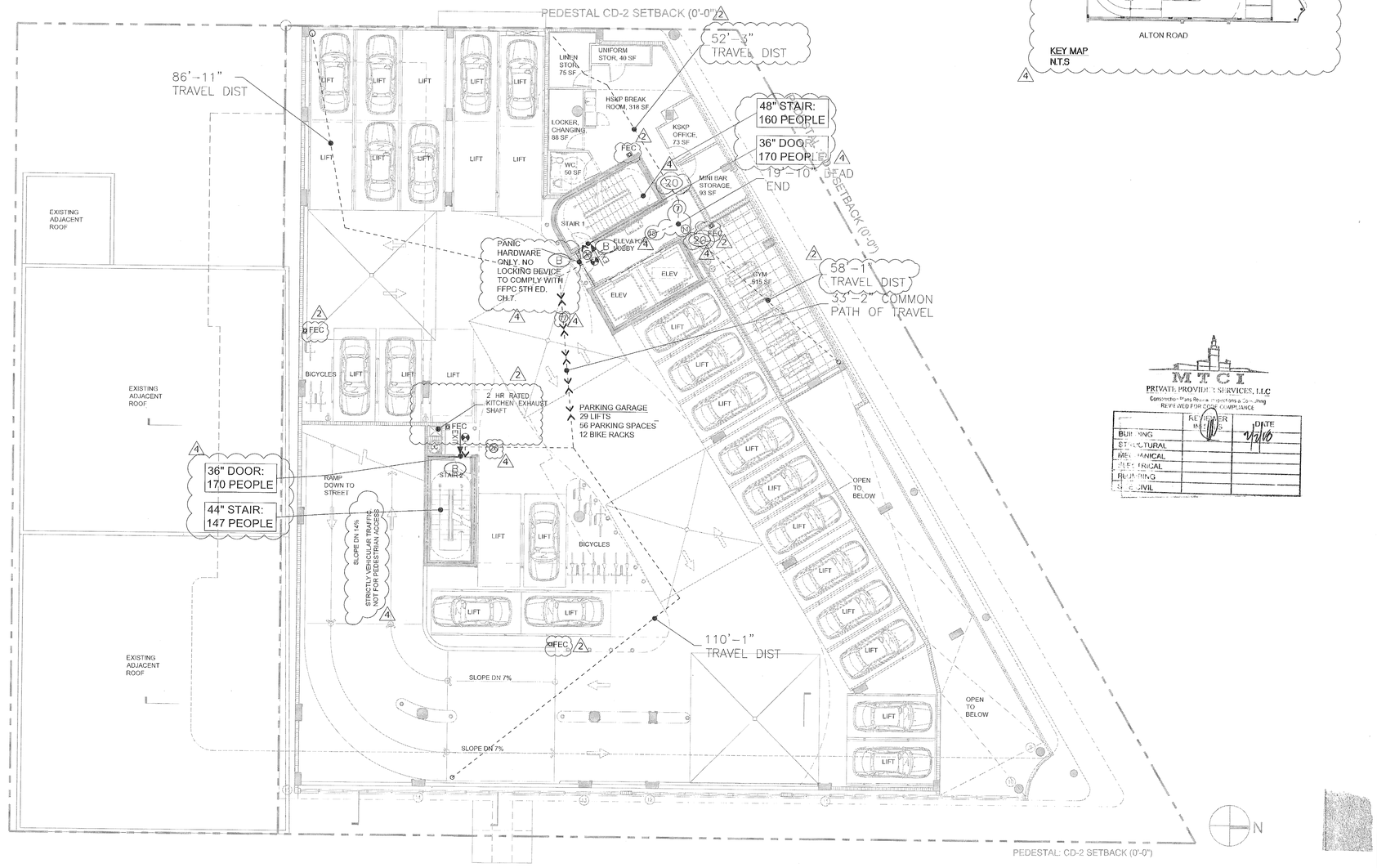
SCALE:
As Noted

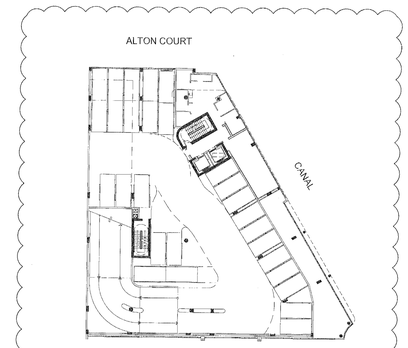
SHEET NO.
A-021

NOTES:

1 - ALL EGRESS DOORS WITH ½" MAX ELEVATION. TYPICAL

2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT





KEY MAP
N.T.S

LIFE SAFETY OCCUPANT LOAD CALCULATION - 3RD-4TH-5TH FLOORS - FBC, TABLE 1004.1.2				
ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
PARKING (GARAGE)	9,838 S.F.	300 GROSS	33	GARAGE
BUS./HSKP ROOMS	644 S.F.	100 GROSS	7	BUSINESS
GYM ROOM	515 S.F.	50 GROSS	11	ASSEMBLY
		TOTAL =	51 PERSONS	

DOOR AND STAIR EGRESS -2ND FLOOR - 74 PERSONS			
REQUIRED	REQUIRED	PROVIDED	
DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED
14.8" WIDTH	22.2" WIDTH	(2) AT 32" WIDTH	(2) AT 44" WIDTH
		TOTAL =	74 PERSONS

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

	REVIEWER INITIALS	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
CIVIL		

A1 LIFE SAFETY PLAN - 2ND FLOOR

SCALE: 3/32" = 1'-0"

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

11.22.17

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION AR0004453

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

Project

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

Owner

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

PROJECT NO.
1613

DATE:
02.28.17

SHEET INDEX:

SCALE:
As Noted

SHEET NO.
A-022

APPENDIX B

Valet Queuing Analysis

Queuing Analysis based on ITE Procedures
Palomar South Beach

q = 33 veh/hr (demand rate)

Q = 17 veh/hr (service rate)

$$p = \frac{q}{NQ} = 0.485 \text{ (N = 4 valet runner)}$$

$$Q_M = 0.485$$

Using Acceptable Probability of 5% (95% Confidence Level)

$$M = \left(\frac{Ln\ (x > M) - Ln\ (Q_M)}{Ln\ (p)} \right) - 1$$

$$M = \left(\frac{Ln(0.05) - Ln(0.485)}{Ln(0.485)} \right) - 1$$

$$M = \left(\frac{-2.9957 - (-0.7236)}{-0.7236} \right) - 1$$

M = 3.14 – 1 = 2.14, say 3 vehicles

TRAFTECH ENGINEERING, INC.

APPENDIX C

Approved Traffic Methodology

TRAFTECH ENGINEERING, INC.

PROPOSED TRAFFIC METHODOLOGY
Kimpton Hotel Palomar South Beach (1750 Alton Road – Rooftop)

Proposed Development

Kimpton Hotel Palomar South Beach is an existing hotel located at 1750 Alton Road. At the rooftop of the hotel, there is a swimming pool where drinks are served to hotel guests only. Limited food can be served on the rooftop by hotel guests. The proposed plan is to allow outside guests to access the pool area and order drinks and limited food, if desired. The size of the rooftop area is approximately 7,320 square feet of occupiable area (refer to site plan).

Based on information provided by the hotel operator, in 2022, the average hotel occupancy was 77%, with an average automobile use (drive-in ratio) of 24%, or 18 occupied parking spaces out of the 75 on-site parking stalls provided. The month with the maximum number of occupied parking spaces was July, with 29% occupancy (22 parking spaces used out of 75 available parking stalls). Therefore, this facility has a very low drive-in vehicular use.

Based on the above, sufficient on-site parking spaces are available to serve outside guests of the rooftop area.

Proposed Traffic Methodology

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. Table 1 documents the trip generation associated with the proposed rooftop lounge. For purposes of this development, ITE's Land Use Code 975 – Drinking Place was used. The trip generation rate for a drinking place is significantly higher than a restaurant and therefore, this will assess traffic impacts with a conservative approach.

- Based on ITE Trip Generation Handbook (Third Edition), during the PM peak hour, the internal trips between a hotel and a restaurant (no data is available for drinking place) is higher than 60%, For purposes of this analysis, a 25% internal capture was used between the existing hotel and the proposed rooftop lounge.

TABLE 1
Trip Generation Summary
1750 Alton - Rooftop

Land Use	Size		AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed Rooftop (LUC 975)	7,320	sf	0	0	0	114	78	36
Drive-in Use (29%)						33	23	10
Internal with hotel (-0%)						0	0	0
Total Trips			**0**	**0**	**0**	**33**	**23**	**10**

Source: ITE Trip Generation Manual (11th Edition).

NOTES: Drive-in use = percent of hotel guests arriving by own automobile
No internal trips assumed between hotel guests and the rooftop lounge (conservative approach)

Drinking Place - LUC 975

Daily Trips	= n/a
AM Peak Hour Trips	= n/a
PM Peak Hour Trips	= 11.36 (X) with 66% inbound and 34% outbound, where X = 1,000 square feet
PM Peak of the Generator	= 15.53 (X) with 68% inbound and 32% outbound, where X = 1,000 square feet

- As indicated in Table 1, the new PM peak hour of the generator trips projected by opening the rooftop to outside guests is approximately 33 (approximately one new peak hour trip every 2 minutes). Due to the low trips anticipated by opening the rooftop area to outside guests, no traffic counts and level of service analysis is considered necessary.

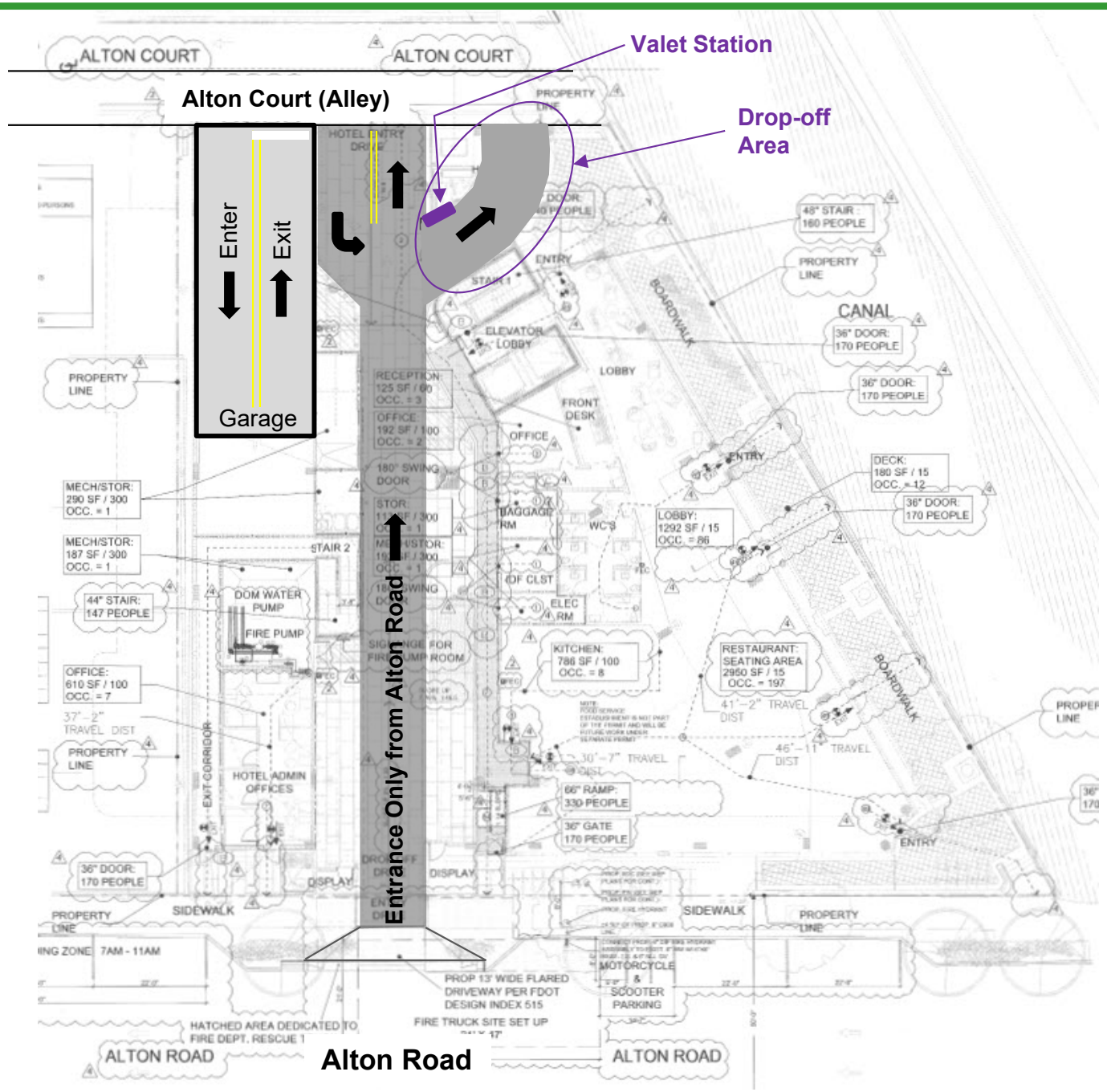
- Valet service may be provided for the 1750 rooftop project. Therefore, a valet operations plan will be prepared addressing the valet station location, parking and retrieval routes, number of valet attendants required to prevent traffic queues from interfering with the through traffic on nearby public streets or alleys.

- Parking will be addressed. A parking count will be conducted to verify the number of existing parking spaces, the number of parking spaces used per occupied hotel room, and the available parking spaces for future guests of the rooftop area.

- A traffic memorandum will be prepared for the proposed rooftop lounge. The memorandum will address trip generation, driveway volumes, new trips on the surrounding street system, parking, and valet service.

ATTACHMENT C-1

Ground Floor and Rooftop
1750 Alton



TRAFTECH ENGINEERING, INC.

Drop-off Area and Garage Entrance

FIGURE 1

1750 Alton
Miami Beach, Florida

NOTES:

1 - ALL EGRESS DOORS WITH ½" MAX ELEVATION. TYPICAL

2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT.

NOTE: TRASH PICK UP SHALL BE COORDINATED ON DAY OF PICK UP. DUMPSTER IS NOT PLACED IN THE ALLEY RIGHT OF WAY. ROLLING DUMPSTER SHALL BE DESIGNED WITH TRUCK AND RETURNED TO TRASH STORAGE AFTER TRASH PICK UP.

22' PARKING EASEMENT (ORB 11332, PAGE 2009) 222.5' (P) 224.94' (C)

ALTON COURT

ALTON COURT

PROPERTY LINE

ENTRY DRIVE

PROPERTY LINE

ENTRY RAMP UP TO 2ND FLOOR

HOTEL ENTRY DRIVE

HOTEL ENTRY DROP-OFF

72" DOOR: 340 PEOPLE

48" STAIR : 160 PEOPLE

PROPERTY LINE

UNOCCUPIED AREA UNDER RAMP

SLOPE UP 5.9%

SLOPE UP 4%

ENTRY

FIRE HOSE CABINET TAMPER PROOF

SLOPE UP 11.38%

STAIR 1

BOARDWALK

CANAL

36" DOOR: 170 PEOPLE

STRICTLY VEHICULAR TRAFFIC. NOT FOR PEDESTRIAN ACCESS

6.72" PAVER HIGH POINT

ELEVATOR

LOBBY

LOBBY

PROPERTY LINE

RECEPTION: 125 SF / 60 OCC. = 3

FRONT DESK

OFFICE: 192 SF / 100 OCC. = 2

OFFICE

ENTRY

36" DOOR: 170 PEOPLE

180° SWING DOOR

DECK: 180 SF / 15 OCC. = 12

MECH/STOR: 290 SF / 300 OCC. = 1

STOR: 113 SF / 300 OCC. = 1

BAGGAGE RM

WC'S

LOBBY: 1292 SF / 15 OCC. = 86

36" DOOR: 170 PEOPLE

MECH/STOR: 187 SF / 300 OCC. = 1

STAIR 2

MECH/STOR: 193 SF / 300 OCC. = 1

DF CLST

44" STAIR: 147 PEOPLE

DOM WATER PUMP

FIRE PUMP

180° SWING DOOR

ELEC RM

SIGNANGE FOR FIRE PUMP ROOM

KITCHEN: 786 SF / 100 OCC. = 8

RESTAURANT: SEATING AREA 2950 SF / 15 OCC. = 197

BOARDWALK

OFFICE: 610 SF / 100 OCC. = 7

SLOPE UP 2.15% 1:46.5

NOTE: FOOD SERVICE ESTABLISHMENT IS NOT PART OF THE PERMIT AND WILL BE FUTURE WORK UNDER "SEPARATE PERMIT"

41'-2" TRAVEL DIST

PROPERTY LINE

37'-2" TRAVEL DIST

PROPERTY LINE

EXIT CORRIDOR

HOTEL ADMIN OFFICES

30'-7" TRAVEL DIST

46'-11" TRAVEL DIST

66" RAMP: 330 PEOPLE

36" GATE 170 PEOPLE

36" DOOR: 170 PEOPLE

ENTRY

DROP OFF DRIVE

DISPLAY

DISPLAY

36" DOOR: 170 PEOPLE

PROP. FDC (SEE MEP PLANS FOR CONT.)

PROP. PIV (SEE MEP PLANS FOR CONT.)

PROP. FIRE HYDRANT

±4.5LF OF PROP. 6" C900 LINE.

CONNECT PROP. 6" DIP FIRE HYDRANT ASSEMBLY TO EXIST. 8" WM W/ 6"X6" RCDM, 1 S. & 6" M.J. GV.

PROPERTY LINE

SIDEWALK

SIDEWALK

PROPERTY LINE

MOTORCYCLE & SCOOTER PARKING

COMMERCIAL LOADING ZONE 7AM - 11AM

22'-0" 22'-0" 22'-0"

66'-0"

PROP 13' WIDE FLARED DRIVEWAY PER FDOT DESIGN INDEX 515

FIRE TRUCK SITE SET UP 21' X 47'

HATCHED AREA DEDICATED TO FIRE DEPT. RESCUE TRUCK

ALTON ROAD

ALTON ROAD

PLUMBING FIXTURE CALCULATION - POOL DECK FLOOR - FBC, TABLE 403.6				
ROOM	OCCUPANT LOAD	151 PEOPLE ½ MALE	151 PEOPLE ½ FEMALE	LAVS 1 PER 200 PERSONS
LOBBY	86 PEOPLE			
RECEPTION	3 PEOPLE			
MECH ROOMS	2 PEOPLE			
RESTAURANT-KITCHEN	8 PEOPLE			
RESTAURANT-INDOOR SEAT	197 PEOPLE	3 WCS	3 WCS	4 LAVS
RESTAURANT-OUTDOOR SEAT	12 PEOPLE			
OFFICE	8 PEOPLE			
TOTALS:	316 PEOPLE	6 WCS		4 LAVS

LIFE SAFETY OCCUPANT LOAD CALCULATION - 1ST FLOOR				
ROOM	AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
LOBBY	1292 S.F.	15	86	HOTEL LOBBY
RECEPTION	125 S.F.	60	3	RECEPTION
MECH/STOR ROOMS	812 S.F.	300	2	STORAGE / MECH
RESTAURANT (INDOOR+KITCHEN)	3736 S.F.	15 / 100 (SEE ABOVE)	205	RESTAURANT
OFFICES	777 S.F.	100	8	BUSINESS
		TOTAL =	304 PERSONS	

DOOR AND STAIR EGRESS -1ST FLOOR - 337 PERSONS			
REQUIRED	REQUIRED	PROVIDED	
DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED
58.4" WIDTH	87.6" WIDTH	(7) AT 32" WIDTH	N/A
		TOTAL = 224"	

City of Miami Beach Fire Prevention Division PLANS APPROVED

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

	REVIEWER INITIALS	DATE
BUILDING		2/28
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
FIRE		

A1 LIFE SAFETY PLAN - 1ST FLOOR

SCALE: 3/32" = 1'-0"

PERMUY ARCHITECTURE INTERIOR DESIGN PLANNING

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

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION #AR0004563

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

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

Project

Owner

No.	DESCRIPTION	DATE
	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:

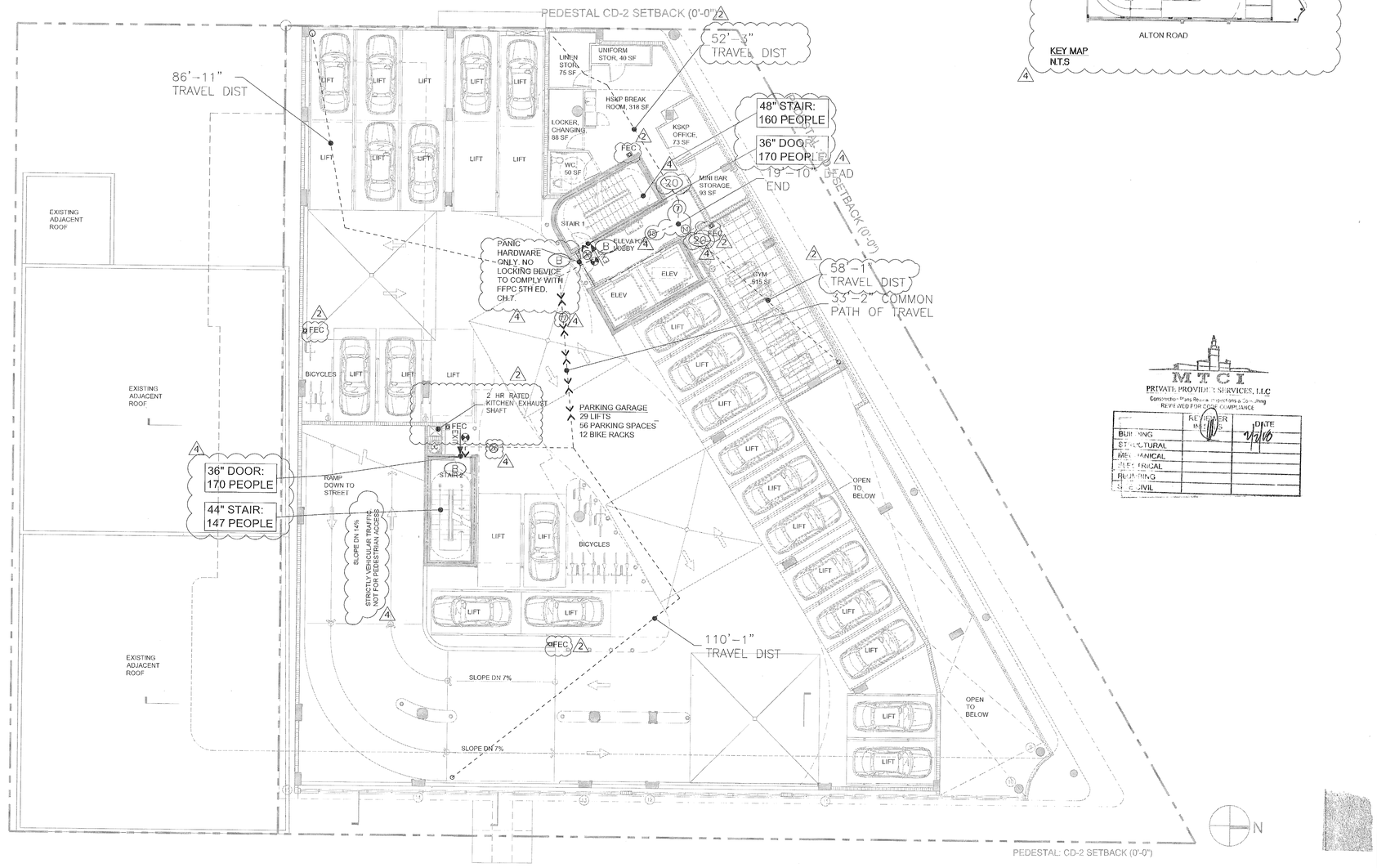
SCALE:
As Noted

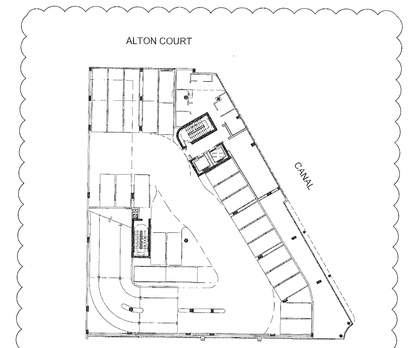
SHEET NO.
A-021

NOTES:

1 - ALL EGRESS DOORS WITH ½" MAX ELEVATION. TYPICAL

2- THERE IS NO OPEN TO SKY WITHIN BUILDING FOOTPRINT





KEY MAP
N.T.S

LIFE SAFETY OCCUPANT LOAD CALCULATION - 3RD-4TH-5TH FLOORS - FBC, TABLE 1004.1.2				
ROOM	FLOOR AREA	OCCUPANT LOAD FACTOR PER 1,000 SF	OCCUPANT LOAD	CATEGORY
PARKING (GARAGE)	9,838 S.F.	300 GROSS	33	GARAGE
BUS./HSKP ROOMS	644 S.F.	100 GROSS	7	BUSINESS
GYM ROOM	515 S.F.	50 GROSS	11	ASSEMBLY
		TOTAL =	51 PERSONS	

DOOR AND STAIR EGRESS -2ND FLOOR - 74 PERSONS			
REQUIRED	REQUIRED	PROVIDED	
DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED	DOOR, 0.2" MIN. WIDTH REQUIRED	STAIR, 0.3" MIN. WIDTH REQUIRED
14.8" WIDTH	22.2" WIDTH	(2) AT 32" WIDTH	(2) AT 44" WIDTH
		TOTAL =	74 PERSONS

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

	REVIEWER INITIALS	DATE
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
CIVIL		

A1 LIFE SAFETY PLAN - 2ND FLOOR

SCALE: 3/32" = 1'-0"

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

11.22.17

STATE OF FLORIDA
HELIO MILIAN ARCHITECT
REGISTRATION AR0004453

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

Project

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

Owner

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

PROJECT NO.
1613

DATE:
02.28.17

SHEET INDEX:

SCALE:
As Noted

SHEET NO.
A-022

GENERAL NOTE :

1. COOLING TOWER EMERGENCY GENERATOR ROOM, BOILER ROOM, POOL, EQUIPMENT ROOM & STORAGE ROOM HAVE NO ROOF STRUCTURE & ARE OPEN TO ABOVE.
2. ALL TRASH CONTAINERS SHALL UTILIZE RUBBER WHEELS, OR THE PATH FOR THE TRASH CONTAINERS SHALL CONSIST OF A SURFACE FINISH THAT REDUCES NOISE, IN A MANNER TO BE REVIEWED AND APPROVED BY STAFF.
3. SIGN TO READ: THE POOL DECK SHALL BE CLOSED TO BETWEEN THE HOURS OF MIDNIGHT AND 7 AM.
4. EXCEPT AS MAY BE REQUIRED FOR SECURITY, FIRE OR BUILDING CODE/ LIFE SAFETY CODE PURPOSES, NO SPEAKERS SHALL BE AFFIXED TO OR OTHERWISE LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE PLAYED VOLUME AT A VOLUME THAT IS PLAINLY AUDIBLE FROM OTHER PROPERTIES AND WHICH INTERFERES WITH NORMAL CONVERSATION.
5. ALL HANDRAILS TO COMPLY WITH NFPA 5TH EDITION SECTION 7.2.2.4.4.9
6. USE OF THE ROOFTOP POOL DECK SHALL BE LIMITED TO THE EXCLUSIVE USE OF HOTEL GUESTS AND THEIR INVITEES.
7. WARNING SINGS
NO CHEMICALS WILL BE USED AND DISCHARGED INTO DRAINAGE SYSTEM.
8. ACCESSIBILITY ROUTE TO POOL DECK IS FROM ELEVATORS THROUGH DOUBLE DOORS, NO STEPS GREATER THAN 1/2"

ROOFTOP EQUIPMENT	
WIDTH OF EQUIPMENT	HEIGHT OF LEGS
UP TO 24"	14"
25 TO 36"	18"
37 TO 48"	24"
48 TO 60"	30"
61 AND WIDER	48"

LIGHTING NOTE:
1. ALL ROOFTOP LIGHTING SHALL CONSIST OF A LIGHTING FIXTURE THAT IS AFFIXED TO AND NO HIGHER THAN THE ROOFTOP PARAPET WALL.

2. All roof top lighting fixtures shall be designed to preclude light spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

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

ROOFTOP AREA = 14,649 SF

OCCUPIED AREA = 7,320 SF

OCCUPANCY DIAGRAM - ROOF TOP
NTS

IN COMPLIANCE WITH 2014 FBCB 454.1.5
454.1.5 EQUIPMENT AREA OR ROOMS.
454.1.5.1 EQUIPMENT.
EQUIPMENT DESIGNATED BY THE MANUFACTURER FOR OUTDOOR USE MAY BE LOCATED IN AN EQUIPMENT AREA. ALL OTHER EQUIPMENT MUST BE LOCATED IN AN EQUIPMENT ROOM OR ENCLOSURE. PLASTIC PIPE SUBJECT TO A PERIOD OF PROLONGED SUNLIGHT EXPOSURE MUST BE COATED TO PROTECT IT FROM ULTRAVIOLET LIGHT DEGRADATION. AN EQUIPMENT AREA SHALL BE SURROUNDED WITH A FENCE AT LEAST 4 FEET (1219 MM) HIGH ON ALL SIDES NOT CONFINED BY A BUILDING OR EQUIVALENT STRUCTURE. A SELF—CLOSING AND SELF—LATCHING GATE WITH A PERMANENT LOCKING DEVICE SHALL BE PROVIDED IF NECESSARY FOR ACCESS. AN EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE SIDES AND OVERHEAD. ANY FENCE OR GATE INSTALLED SHALL USE MEMBERS SPACING THAT SHALL NOT ALLOW PASSAGE OF A 4—INCH (102 MM) DIAMETER SPHERE. THE FOURTH SIDE MAY BE A GATE, FENCE, OR OPEN IF OTHERWISE PROTECTED FROM UNAUTHORIZED ENTRANCE. AN EQUIPMENT ENCLOSURE SHALL BE LOCKABLE OR OTHERWISE PROTECTED FROM UNAUTHORIZED ACCESS.
454.1.5.2 INDOOR EQUIPMENT.
EQUIPMENT NOT DESIGNATED BY THE MANUFACTURER FOR OUTDOOR USE SHALL BE LOCATED IN AN EQUIPMENT ROOM. AN EQUIPMENT ROOM SHALL BE PROTECTED ON AT LEAST THREE SIDES AND OVERHEAD. THE FOURTH SIDE MAY BE A GATE, FENCE OR OPEN IF OTHERWISE PROTECTED FROM UNAUTHORIZED ENTRANCE.
454.1.5.3 MATERIALS.
THE EQUIPMENT ENCLOSURE, AREA OR ROOM FLOOR SHALL BE OF CONCRETE OR OTHER NONABSORBENT MATERIAL HAVING A SMOOTH SLIP—RESISTANT FINISH AND SHALL HAVE POSITIVE DRAINAGE, INCLUDING A SUMP PUMP IF NECESSARY. ANCILLARY EQUIPMENT, SUCH AS A HEATER, NOT CONTAINED IN AN EQUIPMENT ENCLOSURE OR ROOM SHALL NECESSITATE AN EQUIPMENT AREA AS DESCRIBED ABOVE.
454.1.5.4 VENTILATION.
EQUIPMENT ROOMS SHALL HAVE EITHER FORCED DRAFT OR CROSS VENTILATION. ALL BELOW—GRADE EQUIPMENT ROOMS SHALL HAVE A STAIRWAY ACCESS WITH FORCED DRAFT VENTILATION OR A FULLY LOUVERED DOOR AND POWERED INTAKE WITHIN 6 INCHES (152 MM) OF THE FLOOR. WHERE STAIRWAY ACCESS IS NOT NECESSARY TO CARRY HEAVY ITEMS INTO THE BELOW GRADE ROOM OR VAULT, A "SHIP'S LADDER" MAY BE USED IF SPECIFIED BY THE DESIGN ENGINEER WHO MUST CONSIDER ANTICIPATED WORKLOAD INCLUDING EQUIPMENT REMOVAL AND THE LADDER SLOPE, TREAD HEIGHT AND WIDTH; AND CONSTRUCTION MATERIAL OF THE LADDER.
454.1.5.5 ACCESS.
THE OPENING TO AN EQUIPMENT ROOM OR AREA SHALL BE A MINIMUM 3 FEET BY 6 FEET (914 MM BY 1829 MM) AND SHALL PROVIDE EASY ACCESS TO THE EQUIPMENT.
454.1.5.6 SIZE.
THE SIZE OF THE EQUIPMENT ENCLOSURE, ROOM OR AREA SHALL PROVIDE WORKING SPACE TO PERFORM ROUTINE OPERATIONS. CLEARANCE SHALL BE PROVIDED FOR ALL EQUIPMENT AS PRESCRIBED BY THE MANUFACTURER TO ALLOW NORMAL MAINTENANCE OPERATION AND REMOVAL WITHOUT DISTURBING OTHER PIPING OR EQUIPMENT. IN ROOMS WITH FIXED CEILINGS, THE MINIMUM HEIGHT SHALL BE 7 FEET (2137 MM).
454.1.5.7 LIGHTING.
EQUIPMENT ROOMS OR AREAS SHALL BE LIGHTED TO PROVIDE 30 FOOTCANDLES (300 LUX) OF ILLUMINATION AT FLOOR LEVEL.
454.1.5.8 STORAGE.
EQUIPMENT ENCLOSURES, ROOMS OR AREAS SHALL NOT BE USED FOR STORAGE OF CHEMICALS EMITTING CORROSIVE FUMES OR FOR STORAGE OF OTHER ITEMS TO THE EXTENT THAT ENTRANCE TO THE ROOM FOR INSPECTION OR OPERATION OF THE EQUIPMENT IS IMPAIRED.
454.1.5.9 HOSE BIBBS.
A HOSE BIBB WITH VACUUM BREAKER SHALL BE LOCATED IN THE EQUIPMENT ROOM OR AREA.

PERMUY
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

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

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

No.	DESCRIPTION	DATE
	PERMIT SET	02.28.17
2	REV. 2	05.31.17
3	BLDG. MTCI COMMENTS	08.01.17
4	REV. 4	11.22.17
5	REV. 5	
6	REV. 6	08.14.18
10	REV. 10	10.22.20

PROJECT NO.
1613

DATE:
02.28.17

SHEET INDEX:

SCALE:
As Noted

SHEET NO.
A-106

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

AS BUILT SET

ATTACHMENT C-2

ITE Trip Generation for LUC 925 – Drinking Place

Land Use: 975
Drinking Place

Description

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

Additional Data

All data for this land use were collected on Mondays through Thursdays.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Colorado, Florida, Oregon, Pennsylvania, and South Dakota.

Source Numbers

291, 358, 583, 1020, 1053

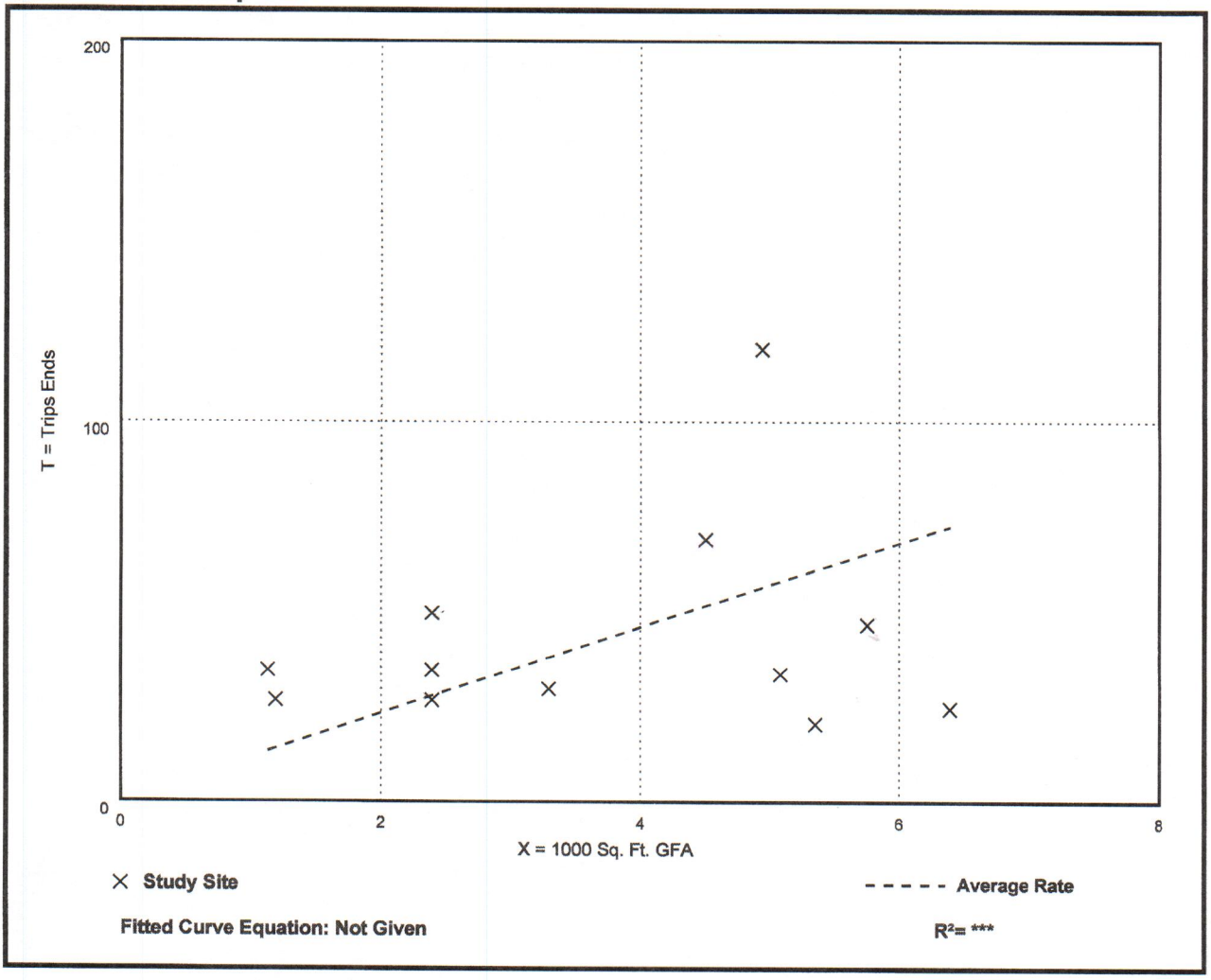
Drinking Place
(975)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.36	3.74 - 30.09	7.81

Data Plot and Equation



Drinking Place
(975)

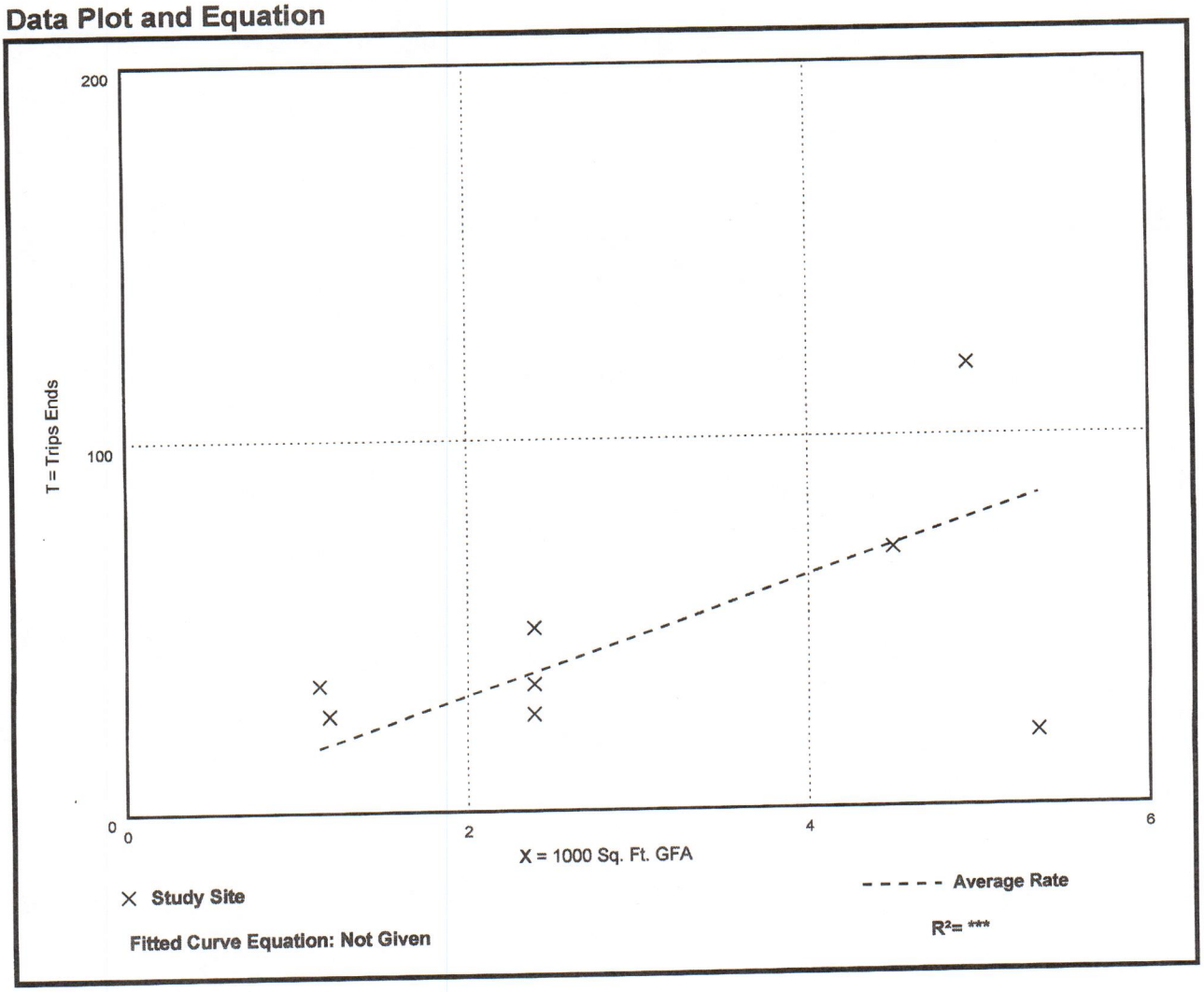
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 68% entering, 32% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
15.53	3.74 - 30.09	8.42

Data Plot and Equation



ATTACHMENT C-3

Drive-in Vehicle Use

(SOURCE: VPNE Parking Solutions)

Palomar Hotel
VPNE Drive-In Ratio
2022

MONTH	DRIVE-IN RATIO
January	28%
February	22%
March	23%
April	15%
May	22%
June	20%
July	29%
August	28%
September	23%
Octobe	24%
November	24%
December	25%
Average	24%