GREENBRIER HOTEL

3101 INDIAN CREEK DRIVE MIAMI BEACH, FLORIDA VERTICAL ACCESSIBILITY WAIVER OCTOBER 12TH, 2017

PROJECT TEAM

ARCHITECT
McG ARCHITECTURE & PLANNING INC.
7580 NE 4TH COURT, STUDIO 100
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GREENBRIER HOTEL GUESTROOM DEMO SCOPE INTERIOR NON-STRUCTURAL

- RENOVATION OF A HISTORIC HOTEL
- LEVEL 2 ALTERNATION

32 nd St. 32 nd St.

LEGAL DESCRIPTION

SOUTH BEACH BAYSIDE CONDO
OCEAN FRONT PROPERTY OF THE MIAMI
BEACH IMPROVEMENT CO PB 5-7 & 8
LOTS 7 & 8 & LOT 10 & LOTS 13 &
14 BLK 16 & OUT LOTS OPPOSITE
LOTS 13 & 14 BLK 16

SITE INFORMATION:

ZONING: RM-2

FLOOD ZONE: "FLOOD ZONE: AE" "BASE FLOOD ELEVATION: +5.26 NGVD"

TYPE OF BUILDING: HOTEL

NET LOT AREA: 23,521 S.F.

BUILDING HEIGHT (STORIES): 4 STORIES FOLIO NUMBER: 02-3226-035-0001

CODE REQUIREMENTS

- 1. TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.
- 2. THE FLORIDA BUILDING CODE, EXISTING, 2014, THE FLORIDA FIRE PREVENTION CODE 5th EDITION, AND THE CURRENT ADOPTED CODE AND STANDARDS BY THE STATE OF FLORIDA ARE THE BASED CODES FOR DESIGN
- 3. TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM STANDARDS SET FORTH IN THE FLORIDA FIRE PREVENTION CODE, 2010 EDITION

OCCUPANCY (EXISTING BUILDING)

OCCUPANCY CLASSIFICATION: R-1
RESIDENTIAL R-1

RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS WHERE THE OCCUPANTS ARE PRIMARILY TRANSIENT IN NATURE,
BOARDING HOUSES (TRANSIENT)
HOTELS (TRANSIENT)
MOTELS (TRANSIENT)

CURRENT APPLICABLE CODES:

BUILDING: FLORIDA BUILDING CODE 5TH EDITION (2014) EXISTING BUILDING.

ELECTRICAL: NATIONAL ELECTRICAL CODE 2011 EDITION.

PLUMBING: FLORIDA PLUMBING CODE 5TH EDITION (2014) PLUMBING.

LIFE FLORIDA FIRE PREVENTION CODE 5TH EDITION NFPA 101 LIFE

SAFETY: SAFETY CODE 2012 EDITION.

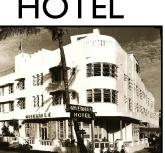
OTHER: FLORIDA BUILDING CODE 5TH EDITION (2014) ACCESSIBILITY

ARCHITECTURE+PI ANNING

7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT:
GREENBRIER
HOTEL



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

COVER

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR9304

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R E V I S I O N S

REV# D A T E D E S C R I P T I O N

SCALE: AS SHOWN
CHECK: JMcG

DATE: 10/12/2017
PROJECT NO.: 1717

SHEET NUMBER

A0.00

4.25.2017			PROPOSED HOTEL	PROPOSED HOTEL	VARIANCE
LEVEL	CURRENT UNIT #	CURRENT UNIT SQ.FT	UNIT#	UNIT SQ.FT	REQ.
1	100	338	101	401	
1	101	641	102	338	
1	102	569	103	239	*
1	103	338	104	225	*
1	104	832	105	301	
1	105	331	106	478	
1	106	478	107	331	
1	107	614	108	360	
1	108	634	109	338	
1	109	247	110	274	*
1	110	631	111	276	*
1	111	766	112	288	*
1	111	700	113	247	*
			114		
1				343	*
1			115	292	**
1			116	425	
	SUBTOTAL	6419		5156	
2	200	592	201	401	
2	201	641	202	278	*
2	202	652	203	251	*
2	203	568	204	318	
2	204	670	205	269	*
2	205	331	206	283	*
2	206	618	207	282	*
2	207	614	208	369	
2	208	619	209	395	*
2	209	257	210	275	*
2	210	634	211	266	*
2	211	723	212	331	
2			213	350	
2			214	338	
2			215	344	
2			216	276	*
2			217	274	*
2			218	257	*
2			219	290	*
2			220	292	*
					-
2			221	343	
2	CURTOTAL	5040	222	414	
	SUBTOTAL	6919		6896	
3	300	592	301	401	_
3	301	641	302	278	*
3	302	652	303	251	*
3	303	568	304	318	
3	304	670	305	269	*
3	305	331	306	283	*
3	306	618	307	282	*
3	307	614	308	369	
3	308	619	309	395	
3	309	257	310	275	*
					*
3	310	634	311	266	-
3	311	723	312	331	
3			313	350	-
3			314	338	
3			315	344	
3			316	276	*
3			317	274	*
3			318	257	*
3			319	290	*
3			320	292	*
3			321	343	
3		+	322	414	
J	SUBTOTAL	6919	322	6896	
1			404		
4	400	959	401	300	
4	401	803	402	456	
4	402	651	403	343	
4	403	705	404	339	
4	404	457	405	315	
4	404A	343	406	352	
4			407	703	
4			408	457	
4			409	343	
4			410	300	
	SUBTOTAL	3918		3908	
	TOTAL	24175	TOTAL	22856	
	TOTAL	241/3	TOTAL	ZZ630	

GREENBRIER GUESTROOM AREA CALCULATIONS

MIAMIBEACH

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3101 INDIAN CREEK DR	3101 INDIAN CREEK DRIVE, Miami Beach , FL 33139-2412	
2	Board and File numbers:			
3	Folio number(s):	02-3226-035-0001		
4	Year constructed:	1941	Zoning District:	RM-2
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	3.02 NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	24,899 SF
7	Lot Width	100'-0"	Lot Depth:	260.16'
8	Minimum Unit Size	SEE UNIT SIZE CHART	Average Unit Size:	N/A
9	Existing User	APART/HOTEL	Proposed Use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	44'	NO CHANGE IN HEIGHT	
11	Number of Stories	5 STORIES	4	4 STORIES	-
12	FAR	2	N/A	N/A	-
13	FLOOR AREA Square Footage	49.778	27.802 SF	27.802 SF	-
14	Square Footage by use	N/A	N/A	N/A	-
15	Number of Units Residential	N/A	41	0	-
			CERTAIN UNITS ARE		
			LICENSED FOR HOTEL		
16	Number of Units Hotel	N/A	USE	70	-
17	Number of Seats	N/A	0	0	-
18	Occupancy Load	N/A	N/A	N/A	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:			<u>.</u>	
19	Front Setback:	20'	N/A	N/A	-
20	Side Setback:	5'	N/A	N/A	-
21	Side Setback facing Street:	5'	5'	5'	-
22	Rear Setback:	0'	75.25'	75.25'	-
23					
	At Grade Parking:				
24	Front Setback:	20'-0"	N/A	N/A	-
25	Side Setback:	5'-0"	5'-0"	5'-0"	-
26	Side Setback facing Street:	5'-0"	5'-0"	5'-0"	-
27	Rear Setback:	5'-0"	5'-0"	5'-0"	-
28					
	Pedestal 3-5				
29	Front Setback (West):	20'-0"	24.07'	24.07'	-
30	Side Setback (North):	8'-0"	5.00'	5.00'	-
31	Side Setback facing Street (South):	8'-0"	4.96'	4.96'	-
32	Rear Setback: (East)	26'-0"	75.25'	75.25'	-
	Parking	Required	Existing	Proposed	Deficiencies

	Parking	Required	Existing	Proposed	Deficiencies
33	Parking District	1	1	1	-
34	Total # of parking spaces	0	22	22	-
35	30% PARKING REDUCTION	N/A	-	-	-
36	# of parking spaces per use (Provide a	0	N/A	18 SPACES FOR HOTEL USE	-
37	# of parking spaces per level (Provide a	N/A	N/A	N/A	-
38	Parking Space Dimensions	8.5' X 18'			-
39	Parking Space Configurations	90 DEGREE	90 DEGREE	90 DEGREE	-
40	ADA Spaces	1	N/A	1	-
41	Tandem Spaces	N/A	N/A	N/A	-
42	Drive Aisle Width	22'	22'	22'	-
43	Valet Drop off and pick up	11'	N/A	N/A	-
44	Loading zones and Trash collection areas	2	0	1 ON-STREET/1 onsite	req. waiver
45	Racks	0	N/A	0	-

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
46	Type of use	N/A	APART/HOTEL	HOTEL	-
47	Total # of Seats	N/A	N/A	0	-
48	Total # of Seats per venue (Provide a	N/A	N/A	N/A	-
49	Total Occupant Content	N/A	N/A	N/A	-
50	Occupant content per venue (Provide a	N/A	N/A	N/A	-
51	Is this a contributing building?	YES			
52	Located within a Local Historic District?	YES			

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

SECTION 601 GENERAL

41 APARTMENTS/HOTEL

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE II
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	0
BEARING WALLS EXTERIOR F,G INTERIOR	0
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602
NONBEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS (SEE SECTION 202)	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS (SEE SECTION 202)	0

| FOR SI: 1 FOOT = 304.8 MM.A.

70 HOTEL ROOMS #¿NOMBRE?

A. FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AN BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHER SUPPORTING ONE FLOOR OR ONE ROOF ONLY.

B. EXCEPT IN GROUP F-1, H, I, M AND S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF ROOF FRAMING AND DECKING WHERE EVER PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.

C. IN ALL OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE A 1—HOUR OR LESS FIRE—RESISTANCE RATING IS REQUIRED. D. GROUP B AND M OCCUPANCIES OF TYPE II OR III CONSTRUCTION FIVE OR MORE STORIES IN HEIGHT SHALL BE REQUIRED TO HAVE A MINIMU 2-HOUR FIRE-RESISTANCE RATING FOR THE FLOOR CONSTRUCTION LOCATED OVER THE BASEMENT.

 \mid E. \mid NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.

 \mid F. NOT LESS THAN THE FIRE—RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).

 \mid G. NOT LESS THAN THE FIRE—RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

H. FOR GROUP A, B, E, F AND R OCCUPANCIES AND PARKING GARAGES, THE REQUIRED FIRE—RESISTANCE RATINGS FOR THE STRUCTURAL FRAME, FLOOR AND ROOF CONSTRUCTION, INCLUDING SUPPORTING BEAMS ANDJOISTS, SHALL BE PERMITTED TO BE REDUCED BY 1-HOUR WHERE THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, BUT THE FIRE RESISTANCE RATING SHALL NOT BE LESS THAN 1-HOUR. FOR UNSPRINKLERED GROUP E OCCUPANCIES OF TYPE II-B, III-B, IV OR V-B CONSTRUCTION, THE FLOOR CONSTRUCTION LOCATE IMMEDIATELY ABOVE USEABLE SPACE IN BASEMENTS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1-HOUR.

ALTERATION LEVEL 2

ALTERATION-LEVEL 2

FLORIDA BUILDING CODE 5TH EDITION (2014), 504.1 SCOPE.

LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

702.1 INTERIOR FINISHES.

ALL NEW INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE FLORIDA BUILDING CODE, BUILDING.

702.2 INTERIOR FLOOR FINISH NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPETING USED AS AN INTERIOR FLOOR FINISH

MATERIAL, SHALL COMPLY WITH SECTION 804 OF THE FLORIDA BUILDING CODE, BUILDING.

702.3 INTERIOR TRIM. ALL NEWLY INSTALLED INTERIOR TRIM SHALL COMPLY WITH SECTION 806 OF THE FLORIDA BUILDING CODE, BUILDING.

702.4 MATERIALS AND METHODS.

ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS IN THE FLORIDA BUILDING CODE, BUILDING, FLORIDA BUILDING CODE, ENERGY CONSERVATION, FLORIDA BUILDING CODE, MECHANICAL, FLORIDA BUILDING CODE, PLUMBING, AS APPLICABLE, THAT SPECIFY MATERIALS STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.

BUILDING CONSTRUCTION

CONSTRUCTION TYPE (FLORIDA BUILDING CODE TABLE 503):

TYPE II (B), FULLY FIRE SPRINKLERED

R-1 (HOTEL)

GREENBRIER HOTEL - CONSTRUCTION FIRE NOTES:

1. THE BUILDING WILL BE PARTIALLY OCCUPIED DURING RENOVATIONS. WORK TO BE DONE INACCORDANCE WITH NFPA1 09 EDITION 16.4 SAFEGUARDING CONSTRUCTION AND ALTERATION OPERATIONS.

2. CONSTRUCTION TO BE DONE IN PHASES (BY FLOORS).

BASEMENT:

TIMES.

NO WORK ON BASEMENT LEVEL PART OF THIS PERMIT.

GROUND FLOOR RENOVATION:

FLOORS ARE FIRE SEALED.

THE BASEMENT LEVEL MUST BE SEALED UP AND UNOCUPIED BEFORE THE GROUND FLOOR RENOVATIONS CAN BE WORKED ON AND UNTIL THE VERTICAL FLOOR PENETRATIONS BETWEEN THESE FLOORS ARE FIRE SEALED, INSPECTED AND APPROVED BY THE FIRE INSPECTOR.

SECOND FLOOR RENOVATION: THE GROUND FLOOR MUST BE SEALED UP BEFORE THE SECOND FLOOR RENOVATIONS

CAN BE WORKED ON, UNTIL THE VERTICAL FLOOR PENETRATIONS BETWEEN THESE FLOORS ARE FIRE SEALED. THIRD FLOOR RENOVATION:

THE SECOND FLOOR MUST BE SEALED UP BEFORE THE THIRD FLOOR RENOVATIONS CAN BE WORKED ON, UNTIL THE VERTICAL FLOOR PENETRATIONS BETWEEN THESE FLOORS ARE FIRE SEALED.

FOURTH FLOOR RENOVATION: THE THIRD FLOOR MUST BE SEALED UP BEFORE THE FOURTH FLOOR RENOVATIONS CAN BE WORKED ON. UNTIL THE VERTICAL FLOOR PENETRATIONS BETWEEN THESE

3. MEAN OF EGRESS SHOULD BE FREE AND CLEAR OF DEMOLISHED MATERIAL AT ALL

4. NO WORK AT THE LOBBY AREA TO BE DONE AS PART OF THIS PERMIT. LOBBY AREA TO BE ACCESSIBLE AT ALL TIMES DURING BUILDING RENOVATIONS.

5. LOBBY AREA, ELEVATORS, MEAN OFF EGRESS STAIRS TO BE ACCESSIBLES AT ALL TIMES DURING CONTRUCTION, FREE AND CLEAR OF DEMOLISHED DEBRIS AND/OR CONSTRUCTION MATERIALS.

6. OCCUPIED FLOORS DURING CONSTRUCTION MUST BE FREE OF DEMOLISHED DEBRIS AND/OR CONSTRUCTION MATERIAL AND MUST MEET WITH ALL THE MEAN OF EGRESS REQUIREMENTS REQUIRED BY THE FLORIDA BUILDING CODE AND THE FIRE PREVENTION

GENERAL NOTES:

- PROVIDE CEMENT BOARD BEHIND TILES IN WET AREAS. PROVIDE TILES IN BATHROOM WET AREAS TO 6 FFET MINIMUM ABOVE FLOOR.
- BATHROOM FIXTURES TO BE INSTALLED AS PER FBC PLUMBING SECTION 405
- (INSTALLATION OF FIXTURES), 407 (BATHTUBS), 416 (LAVATORIES), 417(SHOWERS), 420 (WATER CLOSETS).
- GLASS SHOWER ENCLOSURE TO COMPLY WITH FBC PLUMBING 417.6.
- FLOOR AND WALL DRAINAGE CONNECTIONS AS PER FBC PLUMBING 405.4. EXISTING BATHROOMS TO BE REMODELED-PLUMBING FIXTURES TO BE REPLACED
- ON EXISTING ROUGHS.
- INTERIOR DRYWALL FINISHES TO BE REPAIR AS NEEDED. REPLACE ANY DAMAGE DRYWALL ON EXISTING STUDS.
- \mid 9. NEW FLOORING WITH UNDERLAYMENT IN COMPLIANCE WITH SOUNDPROFING OF STC 53 TO
- 10.NEW SMOKE ALARM DETECTORS.

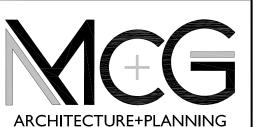
602.2 TYPES I AND II.

TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

BUILDING GROSS AREAS: BASEMENT LEVEL 2,340 S.F GROUND FLOOR: 8,253 S.F SECOND FLOOR: 8,324 S.F. THIRD FLOOR: 8,324 S.F. FOURTH FLOOR: 4,890 S.F. 32,131 S.F.

PER FBC 5TH EDITION (2014) 224.2 GUESTROOMS WITH MOVILITY FEATURES (TABLE 224.4 GUESTROOMS WITH COMMUNICATION FEATURES (TABLE 224.4) MOBILITY FEATURES ACCESSIBLE LIMITS.

	(3) ROLLING SHOWERS: (1) NON ROLLING SHOWERS:	212-ADA, 312-ADA, 321-ADA 221-ADA
	COMMUNICATION FEATURES: (7 GUESTROOMS)	106,109 ,207, 208, 30 315, 410



7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT: **GREENBRIER**



3101 Indian Creek Drive MIAMI BEACH, **FLORIDA**

DRAWING:

PROJECT DATA

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR9304

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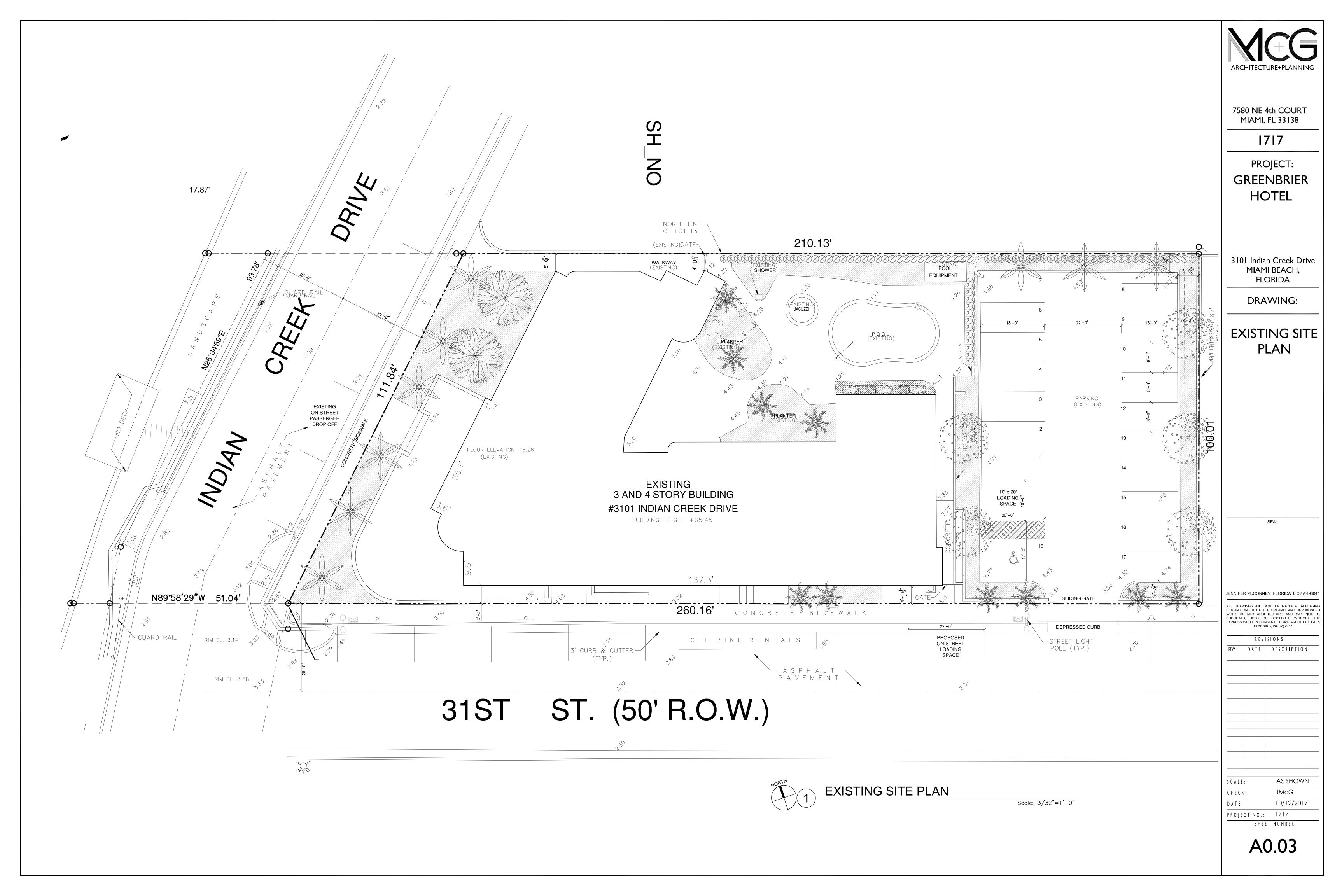
REVISIONS REV# DATE DESCRIPTION

AS SHOWN SCALE: CHECK: JMcG 05/10/2017 DATE:

SHEET NUMBER

PROJECT NO.: 1717

A0.02



INTERIOR FINISHES:

NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.

SECTION 804 INTERIOR FLOOR FINISH

804.1 GENERAL. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.2.

EXCEPTION: FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.

804.2 CLASSIFICATION. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.4.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253. THE CLASSIFICATION REFERRED TO HEREIN CORRESPONDS TO THE CLASSIFICATIONS DETERMINED BY NFPA 253 AS FOLLOWS: CLASS I, 0.45 WATTS/CM2 OR GREATER; CLASS II, 0.22 WATTS/CM2 OR GREATER.

804.3 TESTING AND IDENTIFICATION. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL BE TESTED BY AN AGENCY IN ACCORDANCE WITH NFPA 253 AND IDENTIFIED BY A HANG TAG OR OTHER SUITABLE METHOD SO AS TO IDENTIFY THE MANUFACTURER OR SUPPLIER AND STYLE, AND SHALL INDICATE THE INTERIOR FLOOR FINISH OR FLOOR COVERING CLASSIFICATION ACCORDING TO SECTION 804.2. CARPETTYPE FLOOR COVERINGS SHALL BE TESTED AS PROPOSED FOR USE, INCLUDING UNDERLAYMENT. TEST REPORTS CONFIRMING THE INFORMATION PROVIDED IN THE MANUFACTURER'S PRODUCT IDENTIFICATION SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON REQUEST.

804.4 INTERIOR FLOOR FINISH REQUIREMENTS. INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.4.1 AND 804.4.2 AND INTERIOR FLOOR FINISH MATERIALS SHALL COMPLY WITH SECTION 804.4.2.

804.4.1 TEST REQUIREMENT. IN ALL OCCUPANCIES, INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D 2859.

804.4.2 MINIMUM CRITICAL RADIANT FLUX. IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL NOT BE LESS THAN CLASS I IN GROUPS I-1, I-2 AND I-3 AND NOT LESS THAN CLASS II IN GROUPS A, B, E, H, I- 4, M, R-1, R-2 AND S.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D 2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

SECTION 805

COMBUSTIBLE MATERIALS IN TYPES I AND II CONSTRUCTION

805.1 APPLICATION. COMBUSTIBLE MATERIALS INSTALLED ON OR EMBEDDED IN FLOORS OF BUILDINGS OF TYPE I OR II CONSTRUCTION SHALL COMPLY WITH SECTIONS 805.1.1 THROUGH 805.1.3

EXCEPTION: STAGES AND PLATFORMS CONSTRUCTED IN ACCORDANCE WITH SECTIONS 410.3 AND 410.4, RESPECTIVELY.

805.1.1 SUBFLOOR CONSTRUCTION. FLOOR SLEEPERS, BUCKS AND NAILING BLOCKS SHALL NOT BE CONSTRUCTED OF COMBUSTIBLE MATERIALS, UNLESS THE SPACE BETWEEN THE FIRE—RESISTANCERATED FLOOR ASSEMBLY AND THE FLOORING IS EITHER SOLIDLY FILLED WITH NONCOMBUSTIBLE MATERIALS OR FIREBLOCKED IN ACCORDANCE WITH SECTION 718, AND PROVIDED THAT SUCH OPEN SPACES SHALL NOT EXTEND UNDER OR THROUGH PERMANENT PARTITIONS OR WALLS.

805.1.2 WOOD FINISH FLOORING. WOOD FINISH FLOORING IS PERMITTED TO BE ATTACHED DIRECTLY TO THE EMBEDDED OR FIREBLOCKED WOOD SLEEPERS AND SHALL BE PERMITTED WHERE CEMENTED DIRECTLY TO THE TOP SURFACE OF FIRE—RESISTANCERATED FLOOR ASSEMBLIES OR DIRECTLY TO A WOOD SUBFLOOR ATTACHED TO SLEEPERS AS PROVIDED FOR IN SECTION 805.1.1.

805.1.3 INSULATING BOARDS. COMBUSTIBLE INSULATING BOARDS NOT MORE THAN 1/2 INCH (12.7 MM) THICK AND COVERED WITH FINISH FLOORING ARE PERMITTED WHERE ATTACHED DIRECTLY TO A NONCOMBUSTIBLE FLOOR ASSEMBLY OR TO WOOD SUBFLOORING ATTACHED TO SLEEPERS AS PROVIDED FOR IN SECTION 805.1.1.

DEMOLITION NOTES:

PART I SUMMARY

1.01 DESCRIPTION

FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO PERFORM DEMOLITION AND REMOVAL OF DEBRIS FROM DEMOLITION OPERATIONS AS INDICATED ON DRAWINGS AND SPECIFIED IN THIS SECTION.

1.02 QUALITY ASSURANCE

QUALIFICATIONS :

- 1. PROVIDE STAFF RESPONSIBLE FOR DEMOLITION WORK FULLY EXPERIENCED IN THIS TYPE OF WORK.
- 2. PROVIDE EQUIPMENT OF SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.
- 3. PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.
- 4. REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO.
- B. REFERENCE STANDARDS: COMPLY WITH ALL CODES AND REGULATIONS REGARDING DEMOLITION WORK.

PART II PRODUCTS

2.01 SALVAGED ITEMS

A. OTHER SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.

PART III EXECUTION

3.01 PERFORMANCE

- A. PREVENT DAMAGE TO ADJOINING STRUCTURES AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION.
- B. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITION BEFORE COMMENCING WITH DEMOLITION.

 NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- C. PREVENT DAMAGE TO OVERHEAD WIRES, UNDERGROUND CABLES, TELEPHONE, WATER, AND SEWER LINES DURING DEMOLITION. CONTRACTOR TO COORD. W/UTILITIES TO VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD LINES
- D. SHORE STRUCTURE AS REQUIRED TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE.
 REMOVE FINISHES FIRST IN ORDER
 TO ASCERTAIN WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL

PROVIDE AN ADEQUATE SHORING PLAN. SAID SHORING PLAN
SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA.

REMOVE ALL ROTTEN WOOD SHEATHING, JOISTS, AND TRUSSES.

REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK.

DO NOT PERMIT ANY ACCUMULATION OF DEBRIS ON SITE.

TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE ON STREETS.

LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.

DEMOLITION NOTES:

- 1. GENERAL CONTRACTOR SHALL CAP AND IDENTIFY EXPOSED UTILITIES.
- 2. GENERAL CONTRACTOR TO PROVIDE PERMITS AND NOTICES
- AUTHORIZING DEMOLITION.

 3. GENERAL CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND

MANNER AS REQUIRED TO ACCOMMODATE NEW WORK.

- DISPOSAL OF DEBRIS.

 4. GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION PROCEDURES AND OPERATIONAL SEQUENCE.
- 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.
- 6. GENERAL CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
- 7. GENERAL CONTRACTOR SHALL, EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE UNLESS OTHERWISE NOTIFIED
- SITE UNLESS OTHERWISE NOTIFIED.

 8. GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL
- 9. GENERAL CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- 10. GENERAL CONTRACTOR SHALL REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
- 11. GENERAL CONTRACTOR SHALL REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OR WORKERS AND PUBLIC.

NO WORK ON BASEMENT LEVEL PART OF THIS PERMIT

CORRIDOR

(EXISTING)

BASEMENT (EXISTING)

EXISTING BASEMENT FLOOR

---STAIR #6\

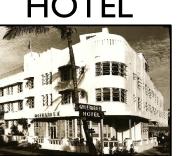
(EXIST)



7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT:
GREENBRIER
HOTEL



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

EXISTING BASEMENT FLOOR PLAN

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR9304

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SHEET NUMBER

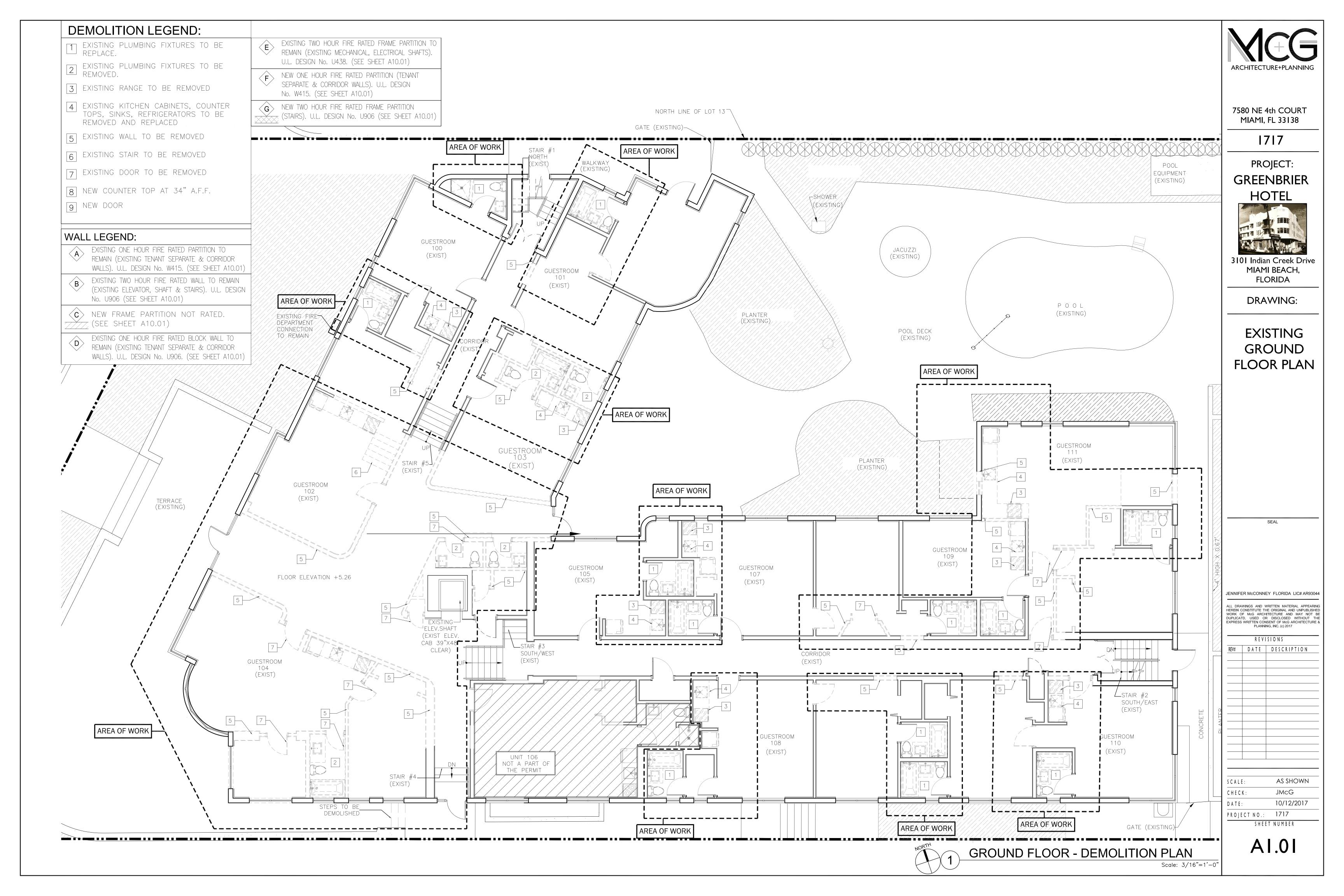
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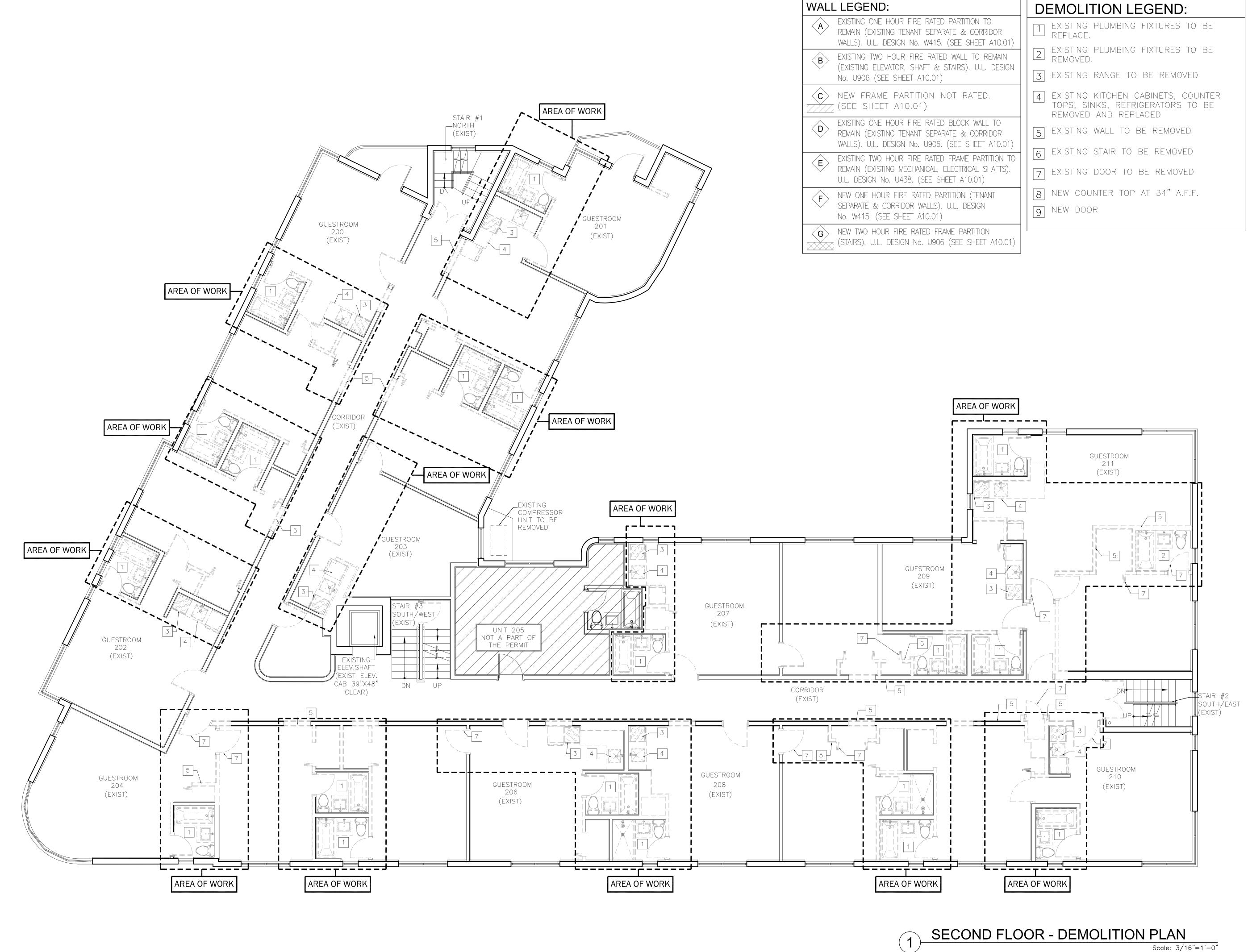
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BOILER ROOM

(EXISTING)

(EXIST)



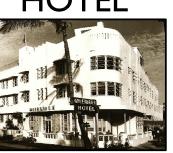


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7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT: GREENBRIER HOTEL



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

EXISTING SECOND LEVEL FLOOR PLAN

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

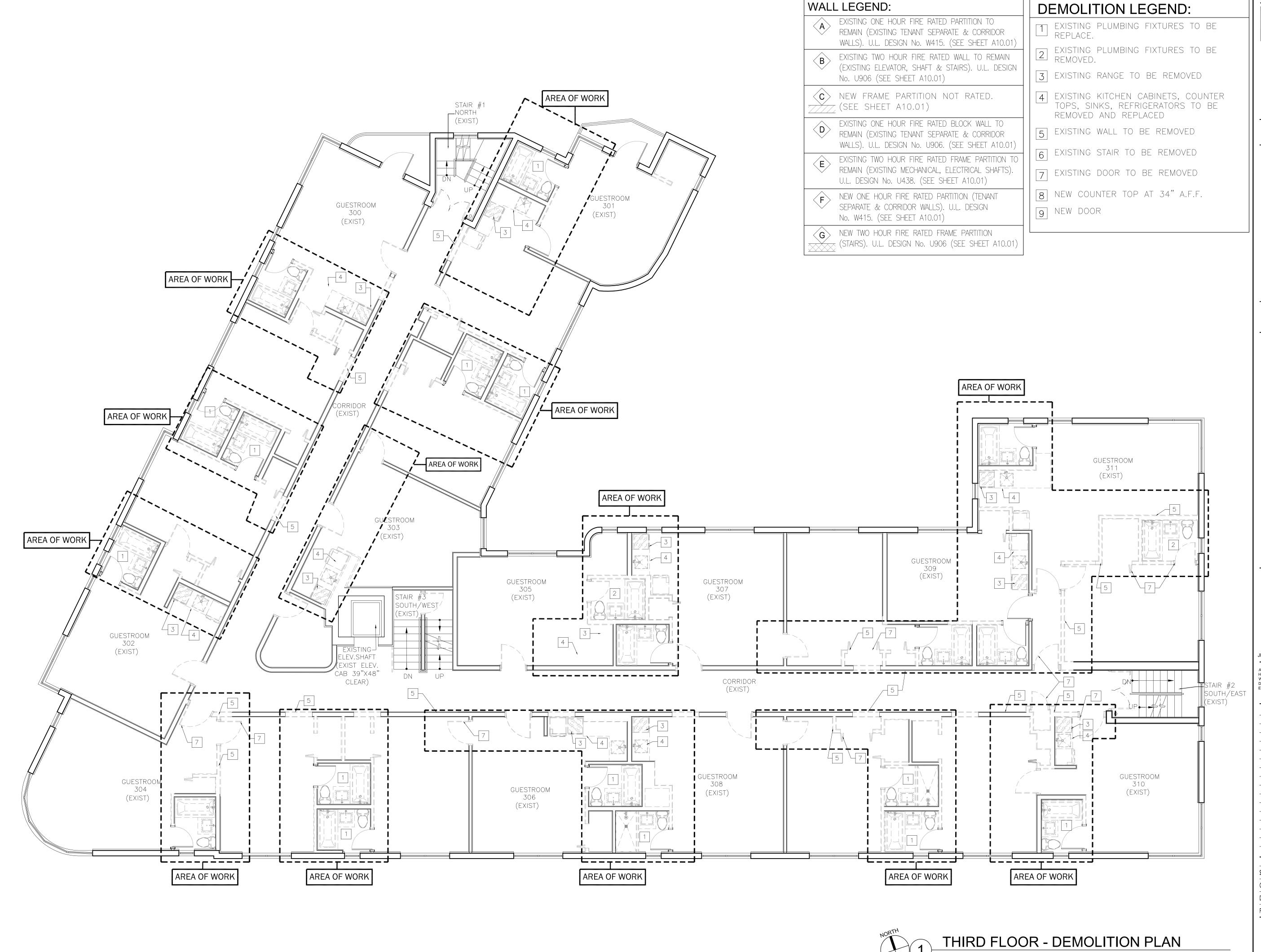
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A1.02

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7580 NE 4th COURT

MIAMI, FL 33138

ARCHITECTURE+PLANNING

1717

PROJECT: GREENBRIER



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

EXISTING THIRD LEVEL FLOOR PLAN

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

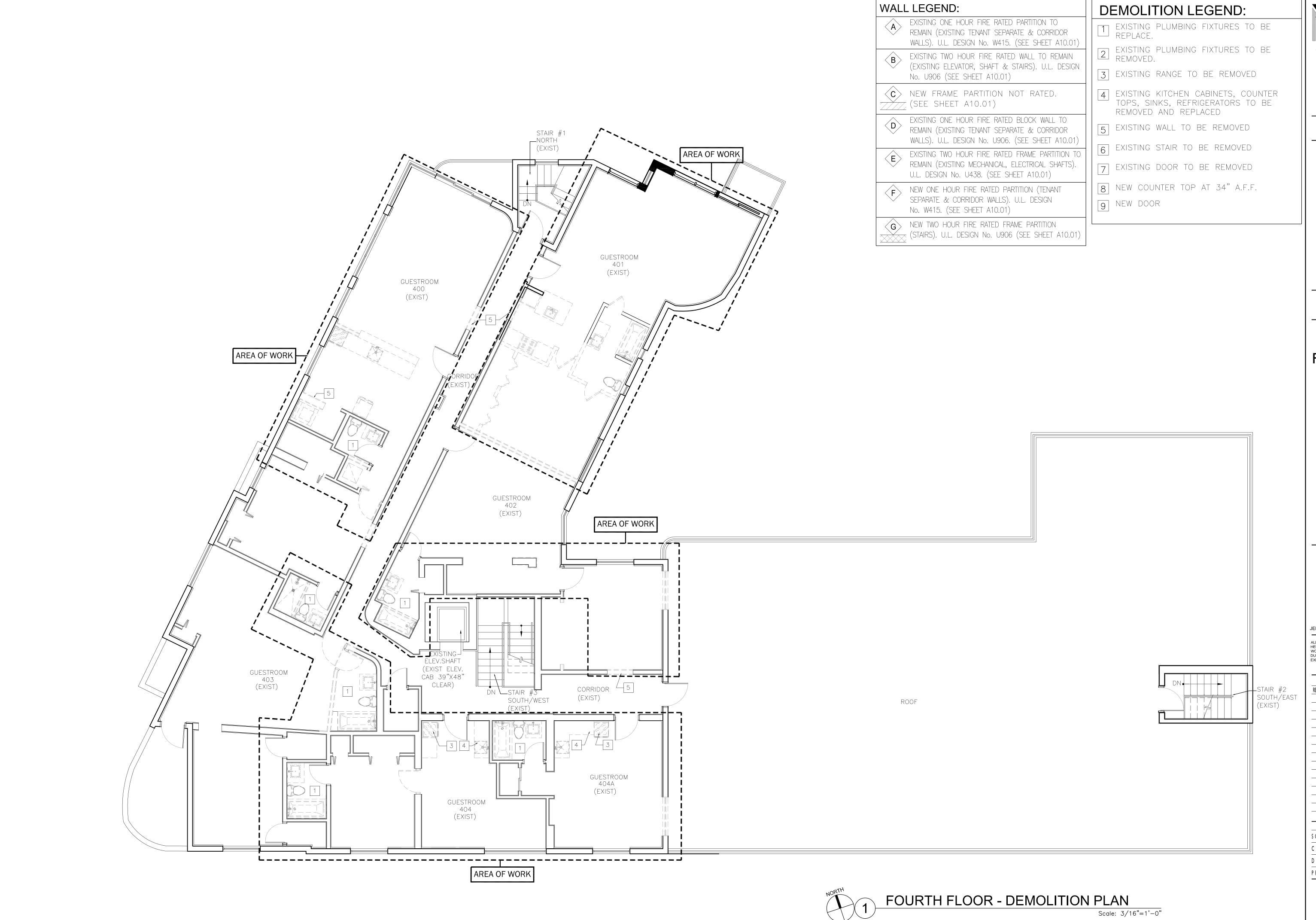
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SHEET NUMBER

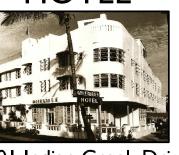


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7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT:
GREENBRIER
HOTEL



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

EXISTING
FOURTH LEVEL
FLOOR PLAN

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

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PROJECT NO.: 1717
SHEET NUMBER

A1.04

1. EXISTING WINDOWS TO BE REMOVED AND REPLACE. GENERAL CONTRACTOR AND WINDOW MANUFACTURER TO VERIFY EXISTING MASONRY OPENINGS. (SEPARATE PERMIT REQUIRED).

2. EXISTING GUARDRAILS TO BE REPARED. ADD HORIZONTAL PICKETS AS REQUIRED TO STOP PASSAGE OF A 4" DIAMETER SPHERE.

3. EXISTING WINDOW TO BE REMOVED AND BLOCK UP WALL WITH STUCCO SCORING TO MATCH EXISTING.

4. EXISTING RAILING TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).

5. EXISTING GLASS DOOR TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).

NOTE: ALL NEW GUESTROOMS WINDOWS TO BE FIXED.

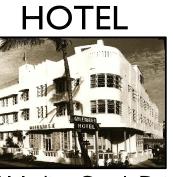
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7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT:
GREENBRIER



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

PROPOSED BASEMENT FLOOR PLAN

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

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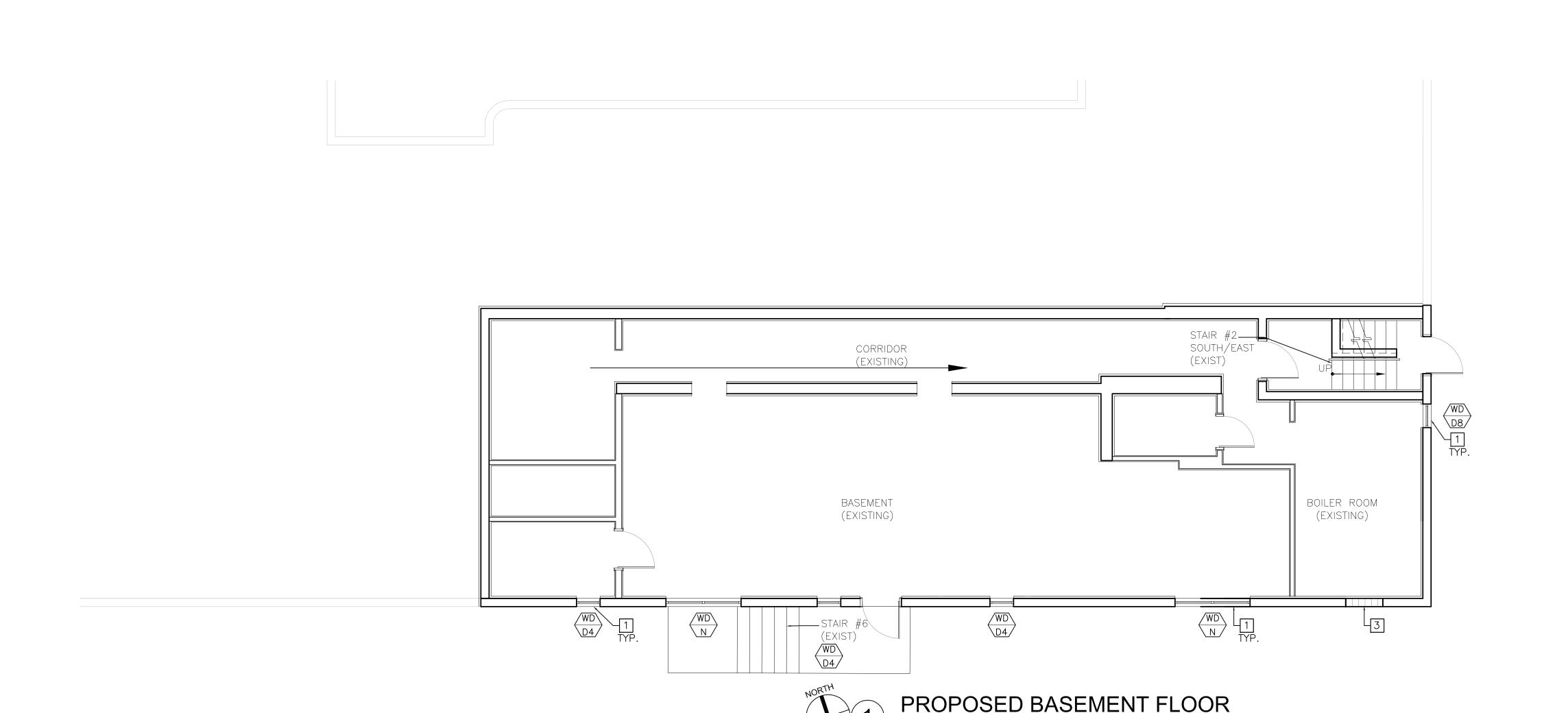
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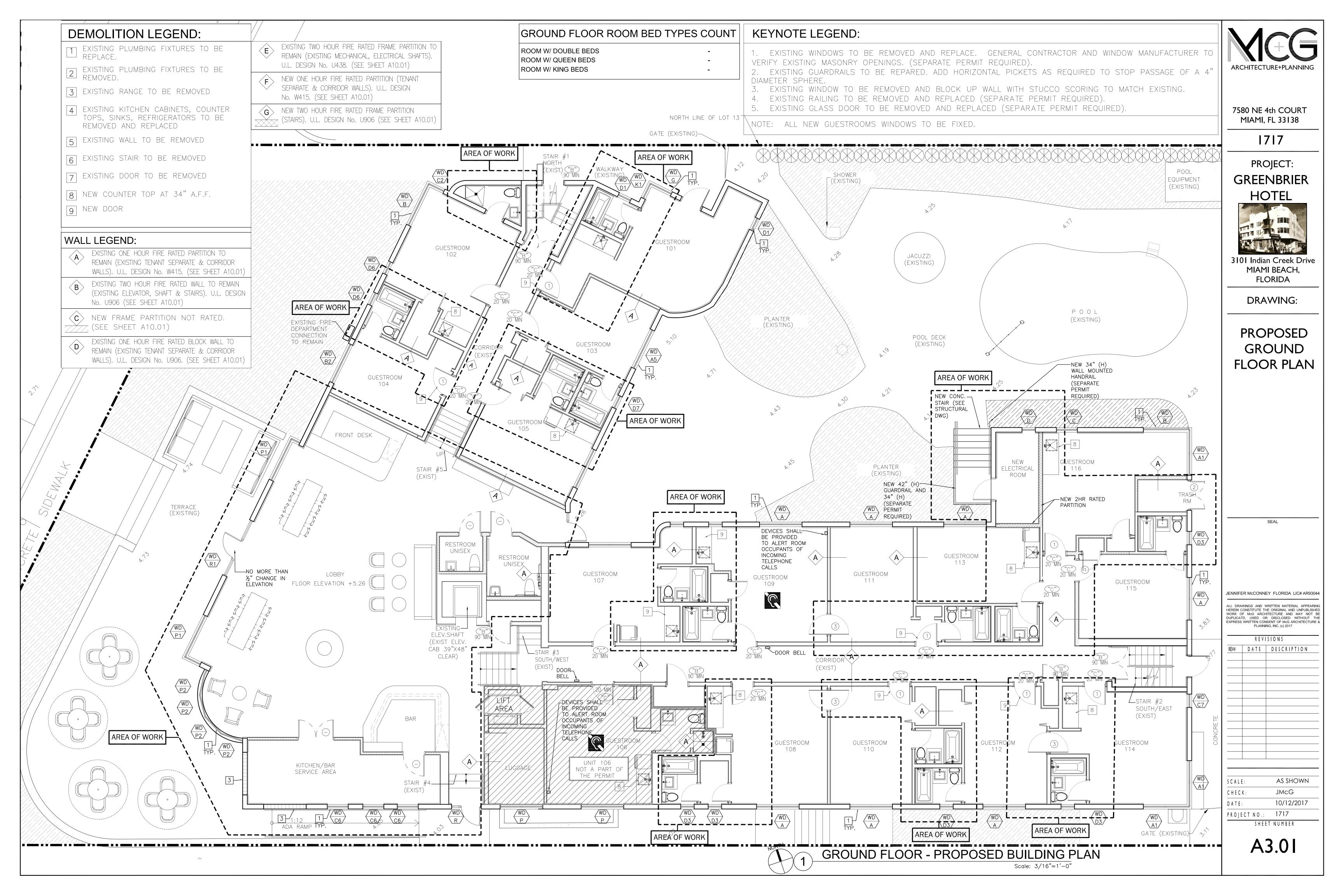
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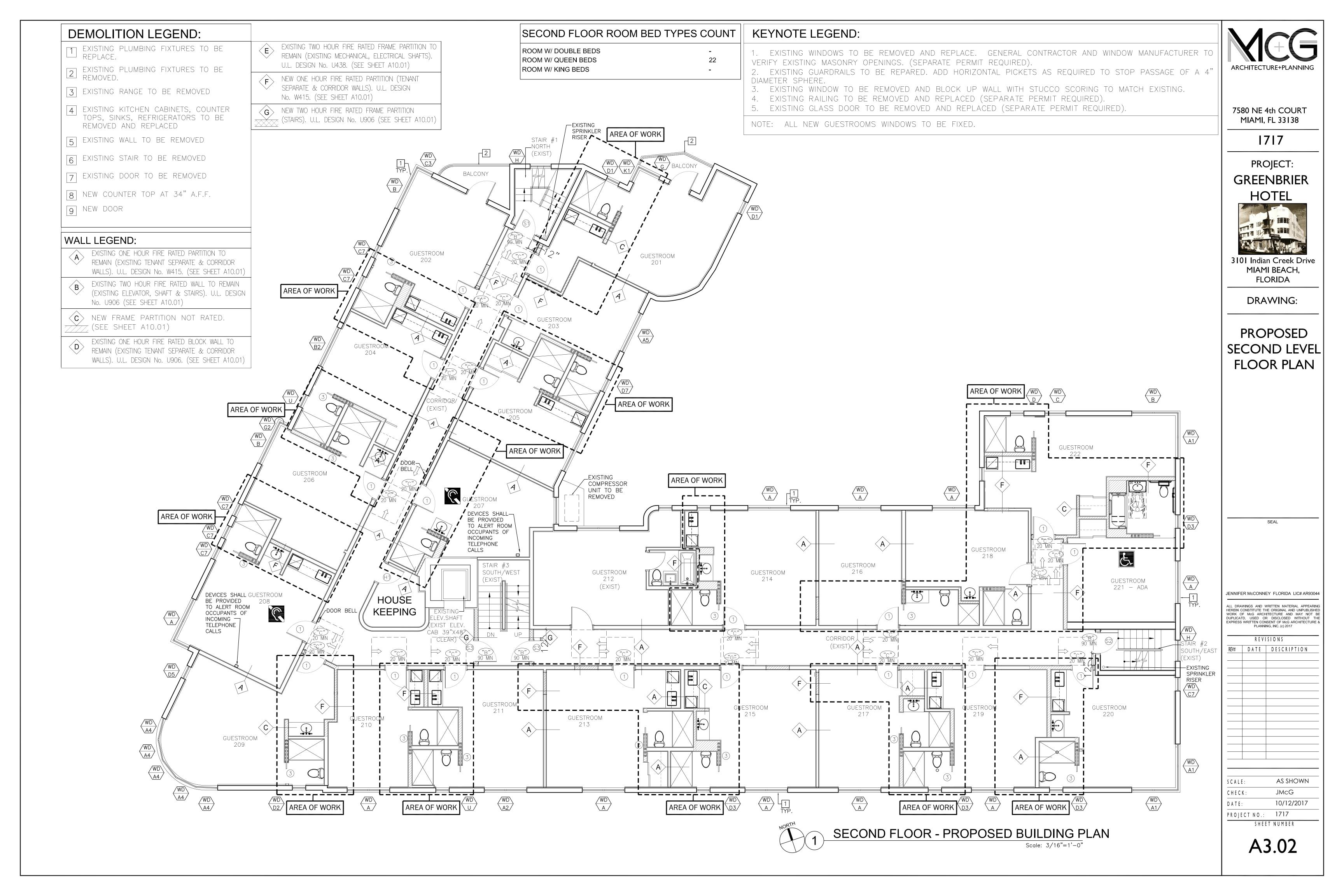
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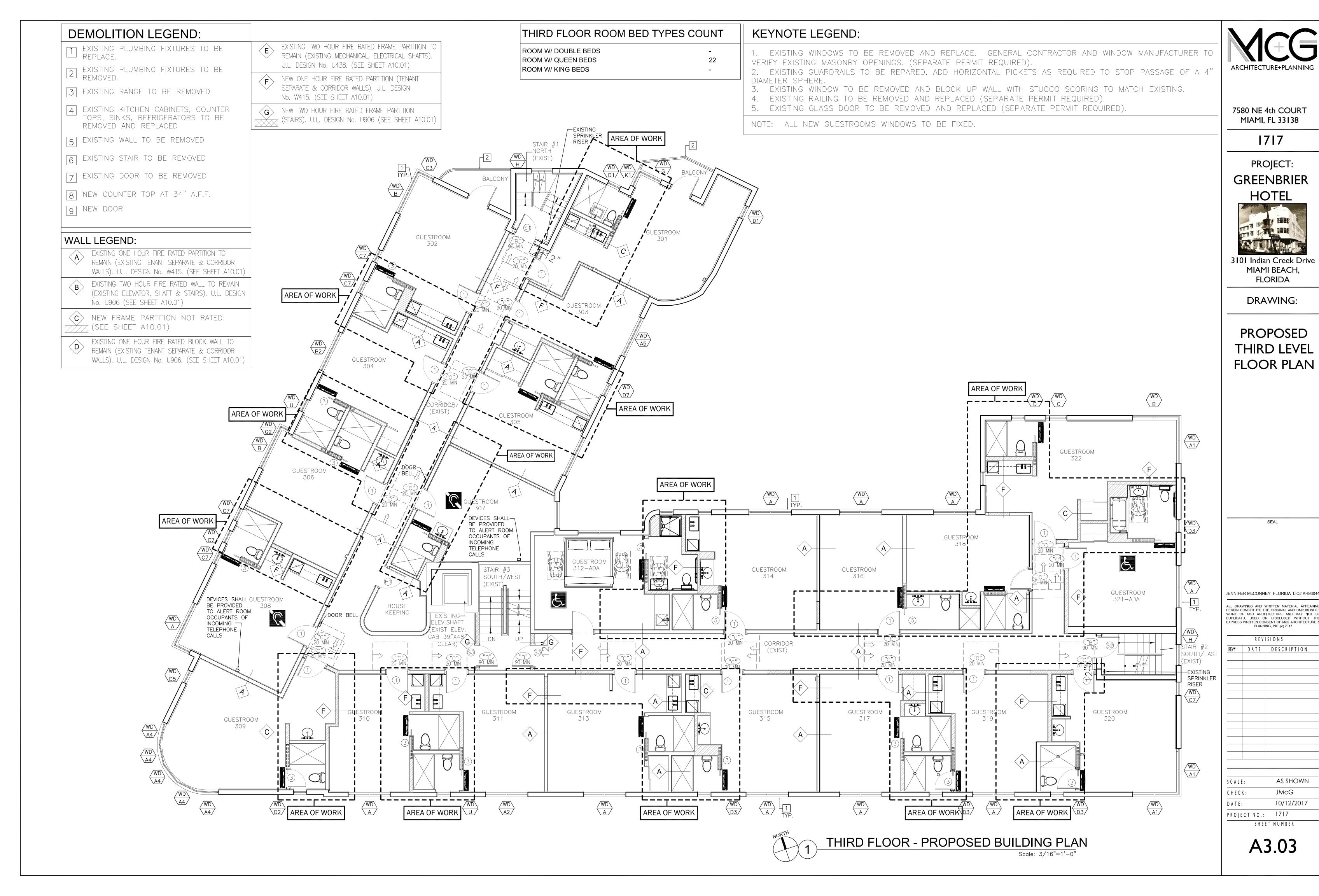
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SHEET NUMBER

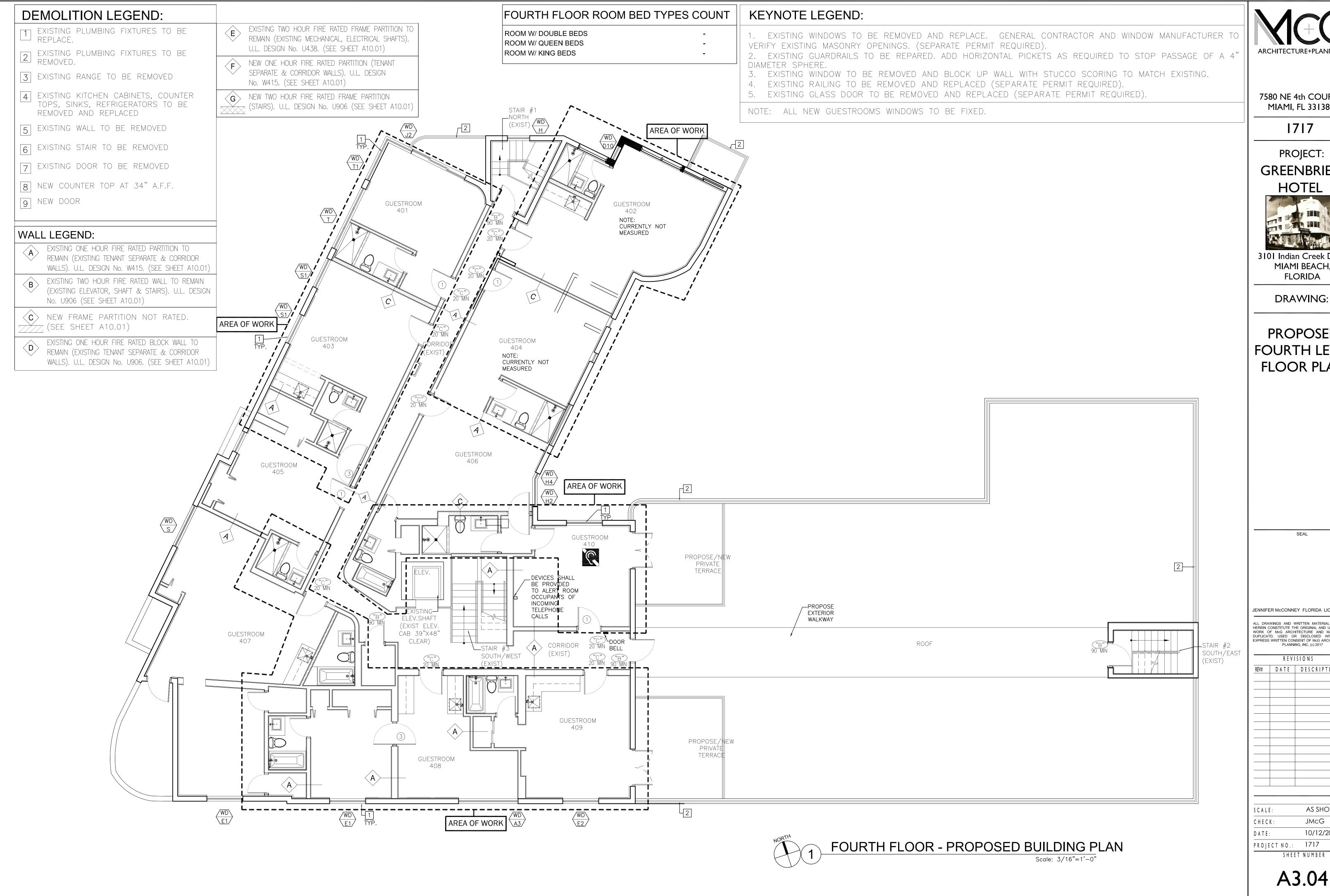
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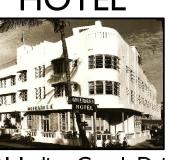


ARCHITECTURE+PLANNING

7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT: **GREENBRIER** HOTEL



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

PROPOSED FOURTH LEVEL FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR9304

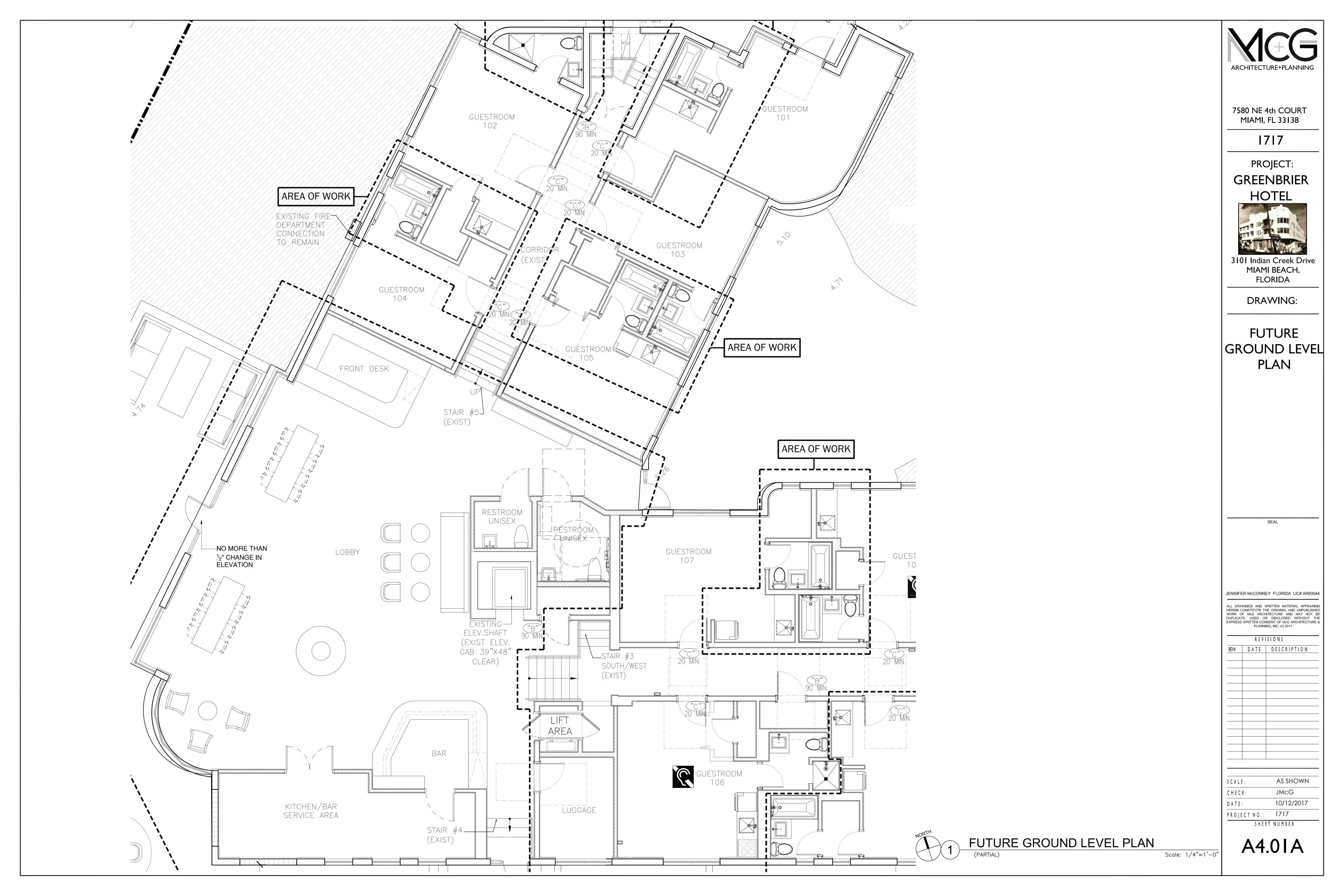
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JMcG 10/12/2017

A3.04



FLORIDA BUILDING CODE 5TH EDITION 2014

405.3.1 WATER CLOSETS, URINALS, LAVATORIES AND BIDETS.

A WATER CLOSET, URINAL, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES (381 MM) FROM ITS CENTER TO ANY SIDE WALL, PARTITION, VANITY OR OTHER OBSTRUCTION, OR CLOSER THAN 30 INCHES (762 MM) CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE NOT LESS THAN A 21-INCH (533 MM) CLEARANCE IN FRONT OF THE WATER CLOSET, URINAL, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR. WATER CLOSET

COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES (762 MM) IN WIDTH

AND NOT LESS THAN 60 INCHES (1524 MM) IN DEPTH FOR FLOORMOUNTED WATER CLOSETS AND NOT LESS THAN 30 INCHES (762 MM) IN WIDTH AND 56 INCHES (1422 MM) IN DEPTH FOR WALLHUNG WATER CLOSETS.

417.4.2 ACCESS.

THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF NOT LESS THAN 22 INCHES (559 MM). SHOWER COMPARTMENTS REQUIRED TO BE DESIGNED IN CONFORMANCE TO ACCESSIBILITY PROVISIONS SHALL COMPLY WITH SECTION 404.1.

417.4 SHOWER COMPARTMENTS.

SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 900 SQUARE INCHES (0.58 M2) IN INTERIOR CROSSSECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES (762 MM) IN LEAST DIMENSION AS MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES, SHOWERHEADS, SOAP DISHES, AND SAFETY GRAB BARS OR RAILS. EXCEPT AS REQUIRED IN SECTION 404, THE MINIMUM REQUIRED AREA AND DIMENSION SHALL BE MEASURED FROM THE FINISHED INTERIOR DIMENSION AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE AND SHALL BE CONTINUED TO A HEIGHT NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE SHOWER DRAIN OUTLET.

EXCEPTION: SHOWER COMPARTMENTS HAVING NOT LESS THAN 25 INCHES (635 MM) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE COMPARTMENT, PROVIDED THAT THE SHOWER COMPARTMENT HAS NOT LESS THAN OF 1,300

604.3.1 SIZE.

NOTE:

CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1525 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1420 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

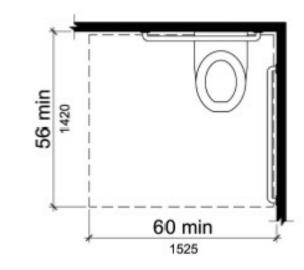


FIGURE 604.3.1 SIZE OF CLEARANCE AT WATER CLOSETS

608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTEMENTS.

STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 30 INCHES (760 MM) WIDE MINIMUM BY 60 INCHES (1525 MM) DEEP MINIMUM CLEAR INSIDE DIMENSIONS MEASURED AT CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A 60 INCHES (1525 MM) WIDE MINIMUM ENTRY ON THE FACE OF THE SHOWER COMPARTMENT.

608.2.2.1 CLEARANCE.

A 30 INCH (760 MM) WIDE MINIMUM BY 60 INCH (1525 MM) LONG MINIMUM CLEARANCE SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE SHOWER COMPARTMENT.

EXCEPTION:

A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED ON ONE 30 INCH (760 MM) WIDE MINIMUM SIDE OF THE CLEARANCE PROVIDED THAT IT IS NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE CONTROLS OR, WHERE PROVIDED, NOT ON THE SIDE OF THE CLEARANCE ADJACENT TO THE SHOWER SEAT.

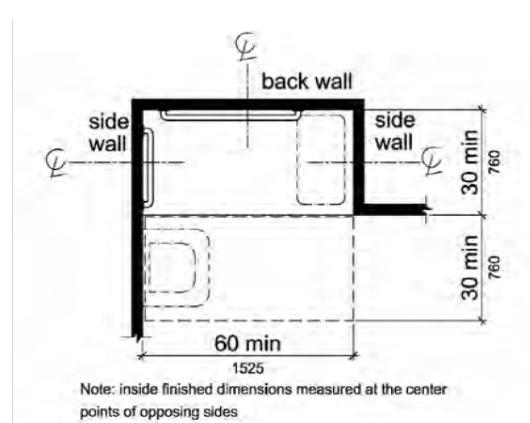


FIGURE 608.2.2 STANDARD ROLL-IN TYPE SHOWER

608.3.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS.

WHERE A SEAT IS PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. WHERE A SEAT IS NOT PROVIDED IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, GRAB BARS SHALL BE PROVIDED ON THREE WALLS. GRAB BARS SHALL BE INSTALLED 6 INCHES (150 MM) MAXIMUM FROM ADJACENT

FIGURE 608.3.2

GRAB BARS FOR STANDARD ROLL-IN TYPE

SHOWERS

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.

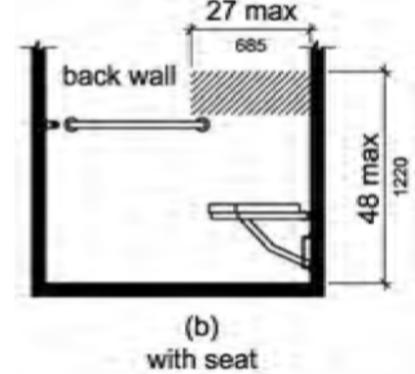
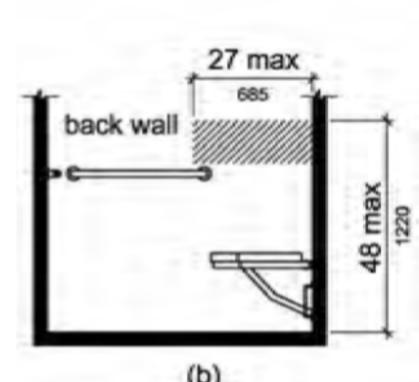
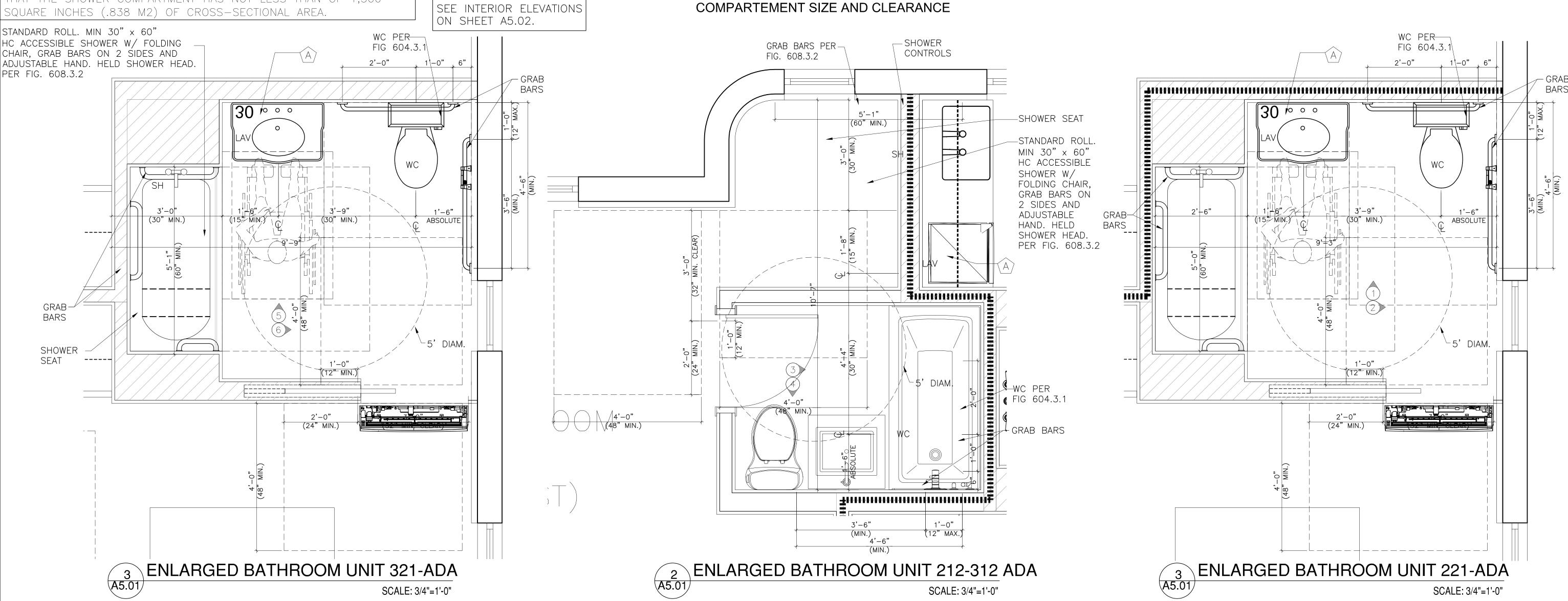


FIGURE 608.5.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION



ENLARGED ADA **BATHROOM**



7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT: **GREENBRIER** HOTEL

3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

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JENNIFER McCONNEY FLORIDA LIC# AR9304

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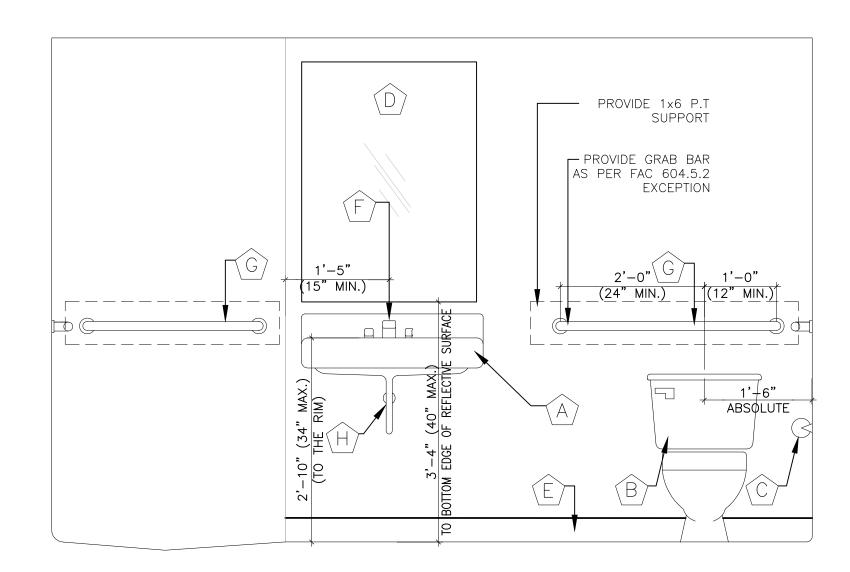
PROJECT NO.:

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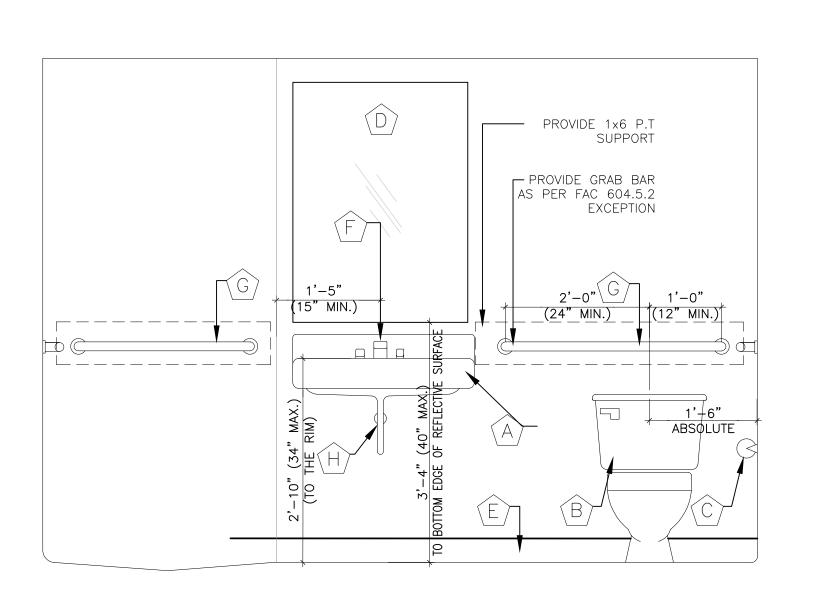
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PROVIDE 1x6 P.T SUPPORT PROVIDE GRAB BAR AS PER FAC 604.5.2 EXCEPTION 1'-0" (42" MIN.) (42" MIN.)

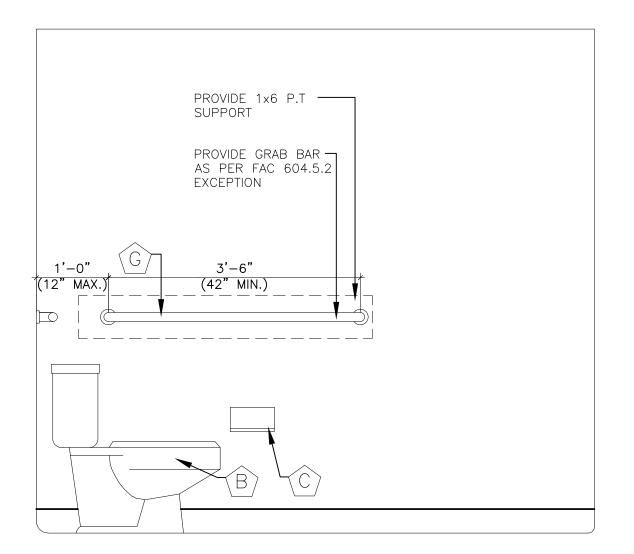
6 ELEVATION BATHROOM UNIT 212-312-ADA SCALE: 3/4"=1'-0"







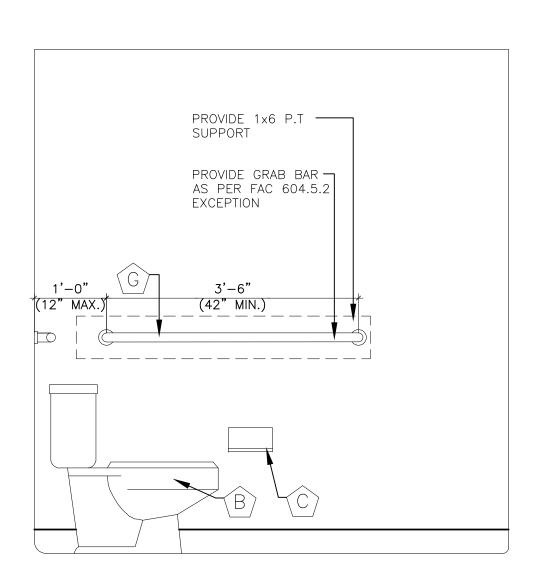
5 ELEVATION BATHROOM UNIT 221-ADA SCALE: 3/4"=1'-0"



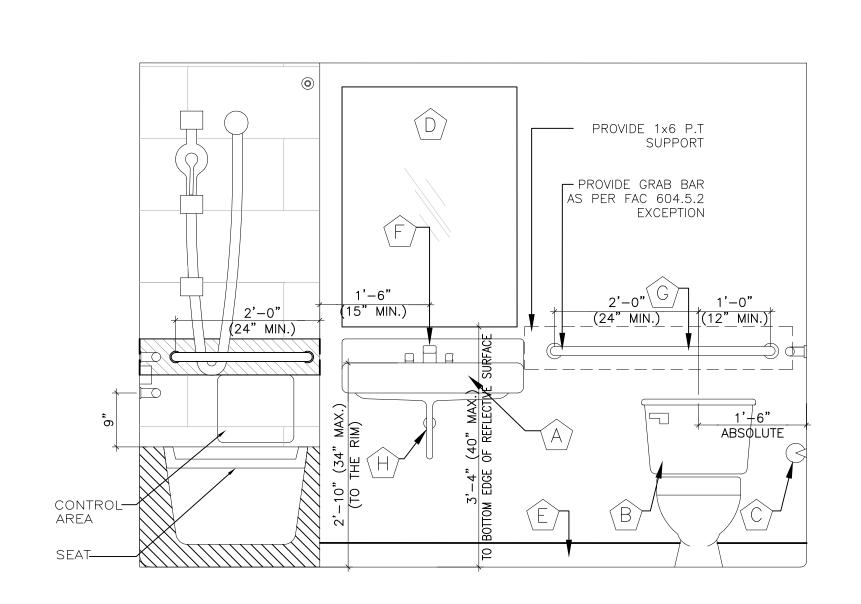
ELEVATION BATHROOM UNIT 221-ADA SCALE: 3/4"=1'-0"

ACCESSIBILITY LEGEND

- WALL MOUNTED LAVATORY TILTED STEEL MIRROR AND SOAP DISPENSER FOR HANDICAP ACCESS. LAVATORY MUST BE AT LEAST 19" WIDE BY 17" DEEP NOMINAL SIZE
- B HANDICAP WATER CLOSET WITH GRAB BARS AND TOILET TISSUE DISPENSER. PROVIDE BLOCKING WHERE NECCESARY PER FBC 604.3.1
- C SURFACE MOUNTED TOILET TISSUE DISPENSER
- \bigcirc MIRROR, 3/16" x 3'-8" HIGH, UNLESS OTHERWISE NOTED
- E BASE
- FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRED TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLLS SHALL BE NO GREATER THAN 5 LBS
- G GRAB BAR
- (H) INSULATION FOR EXPOSED PIPES
- NOTE: EXPOSED PIPES AND SURFACES LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES







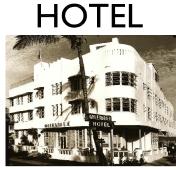




7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT: GREENBRIER



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

INTERIOR BATHROOM ELEVATIONS

SEAL

JENNIFER McCONNEY FLORIDA LIC# AR93044

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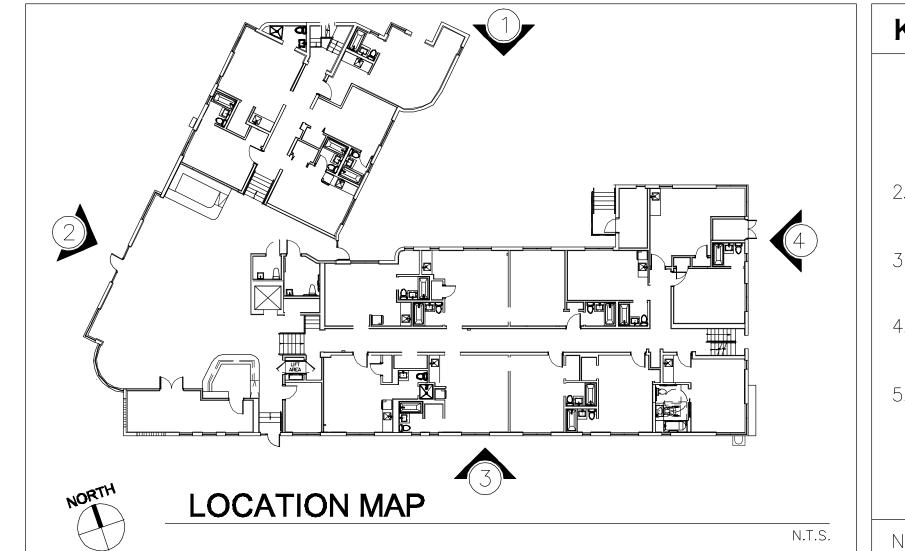
SCALE: AS SHOWN

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DATE: 10/12/2017

PROJECT NO.: 1717
SHEET NUMBER

A6.02



- 1. EXISTING WINDOWS TO BE REMOVED AND REPLACE.
 GENERAL CONTRACTOR AND WINDOW MANUFACTURER
 TO VERIFY EXISTING MASONRY OPENINGS.
 (SEPARATE PERMIT REQUIRED).
- 2. EXISTING GUARDRAILS TO BE REPARED. ADD HORIZONTAL PICKETS AS REQUIRED TO STOP PASSAGE OF A 4" DIAMETER SPHERE.
- 3. EXISTING WINDOW TO BE REMOVED AND BLOCK UP WALL WITH STUCCO SCORING TO MATCH EXISTING.
- 4. EXISTING RAILING TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).
- 5. EXISTING GLASS DOOR TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).

NOTE: ALL NEW GUESTROOMS WINDOWS TO BE FIXED.

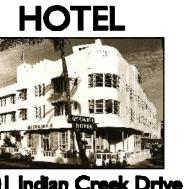
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7580 NE 4th COURT MIAMI, FL 33138

1717

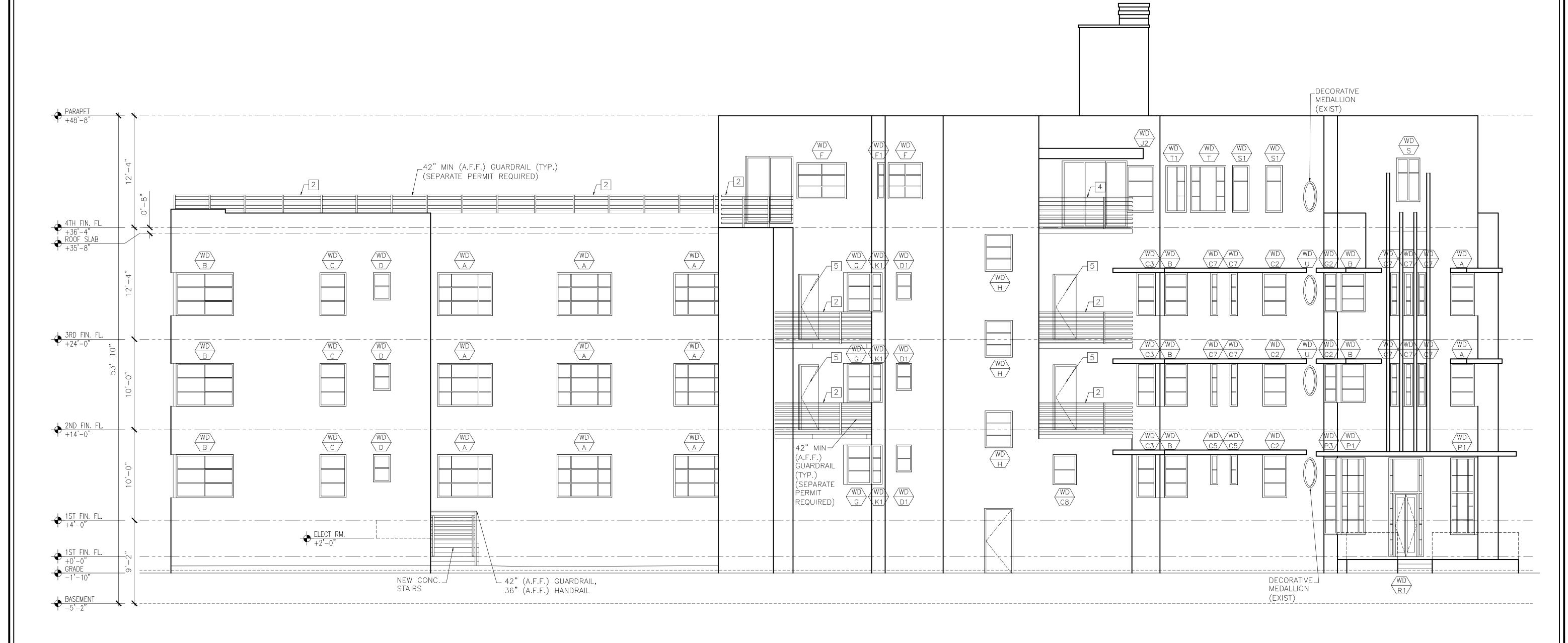
PROJECT:
GREENBRIER
HOTFI



3101 Indian Creek Drive MIAMI BEACH, FLORIDA

DRAWING:

NORTH ELEVATION



ALL DRAMMOS AND WRITTEN MIRERAL AFTENDOR
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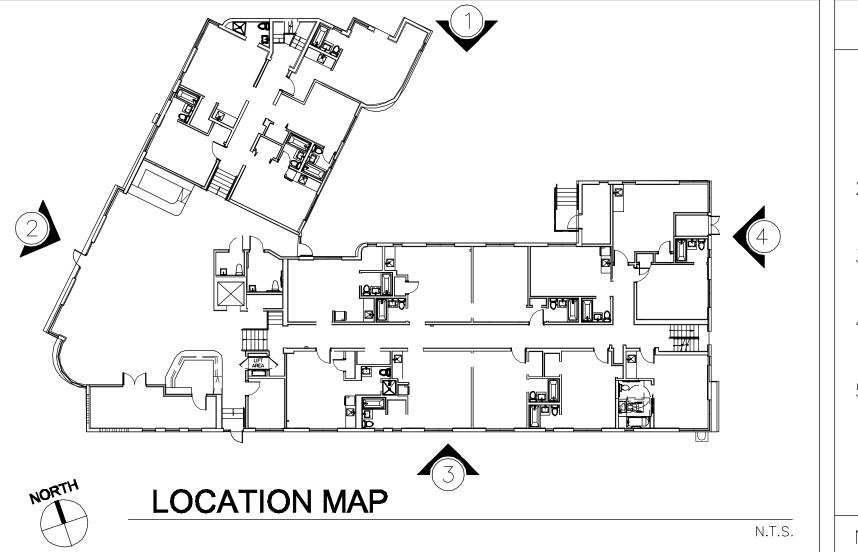
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DATE: 05/10/2017

PROJECT NO.: 1717
SHEET NUMBER

A8.00

1 NORTH ELEVATION



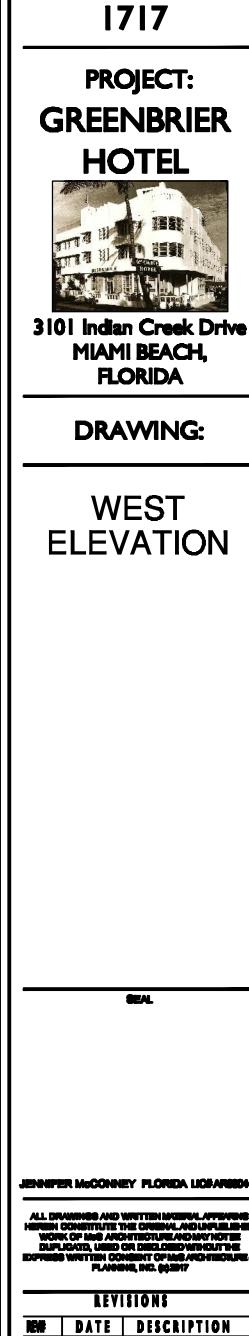
2 WEST ELEVATION

KEYNOTE LEGEND:

- 1. EXISTING WINDOWS TO BE REMOVED AND REPLACE. GENERAL CONTRACTOR AND WINDOW MANUFACTURER TO VERIFY EXISTING MASONRY OPENINGS. (SEPARATE PERMIT REQUIRED).
- EXISTING GUARDRAILS TO BE REPARED. ADD HORIZONTAL PICKETS AS REQUIRED TO STOP PASSAGE OF A 4" DIAMETER SPHERE.
- EXISTING WINDOW TO BE REMOVED AND BLOCK UP WALL WITH STUCCO SCORING TO MATCH EXISTING.
- 4. EXISTING RAILING TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).
- 5. EXISTING GLASS DOOR TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).

NOTE: ALL NEW GUESTROOMS WINDOWS TO BE FIXED.

Scale: 3/16"=1'-0"



ARCHITECTURE+PLANNING

7580 NE 4th COURT

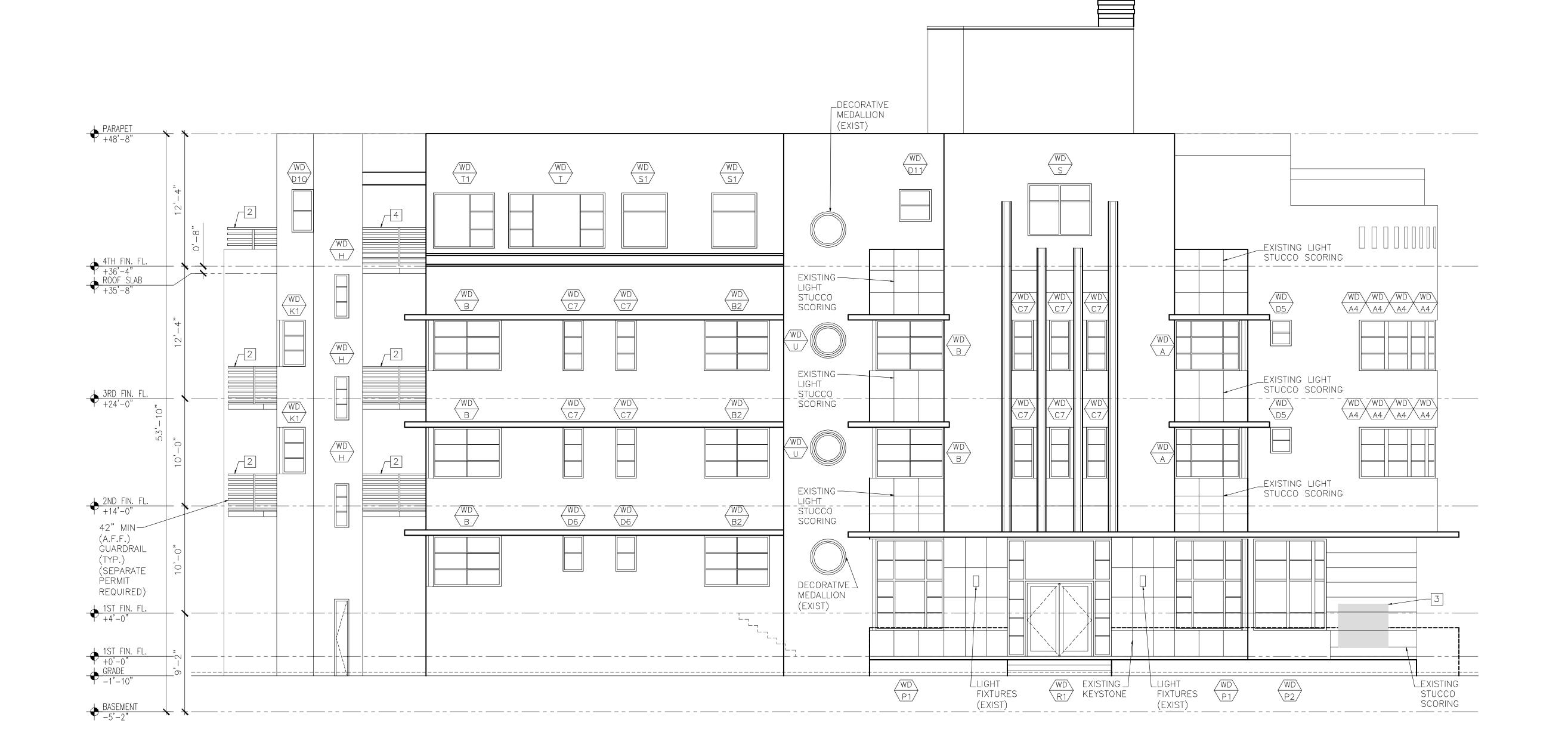
MIAMI, FL 33138

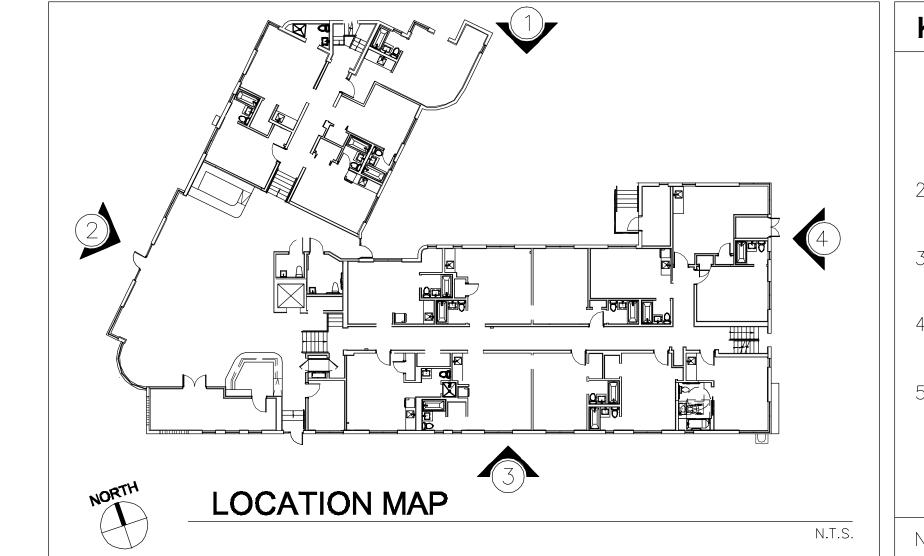
DATE	DESCRIPTION

AS SHOWN SCALE: **JMcG** CHECK: 05/10/2017

PROJECT NO.: 1717 SHEET NUMBER

A8.01





- 1. EXISTING WINDOWS TO BE REMOVED AND REPLACE. GENERAL CONTRACTOR AND WINDOW MANUFACTURER TO VERIFY EXISTING MASONRY OPENINGS. (SEPARATE PERMIT REQUIRED).
- EXISTING GUARDRAILS TO BE REPARED. ADD HORIZONTAL PICKETS AS REQUIRED TO STOP PASSAGE OF A 4" DIAMETER SPHERE.
- EXISTING WINDOW TO BE REMOVED AND BLOCK UP WALL WITH STUCCO SCORING TO MATCH EXISTING.
- 4. EXISTING RAILING TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).
- 5. EXISTING GLASS DOOR TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).

NOTE: ALL NEW GUESTROOMS WINDOWS TO BE FIXED.



7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT: **GREENBRIER**



3101 Indian Creek Drive MIAMI BEACH, **FLORIDA**

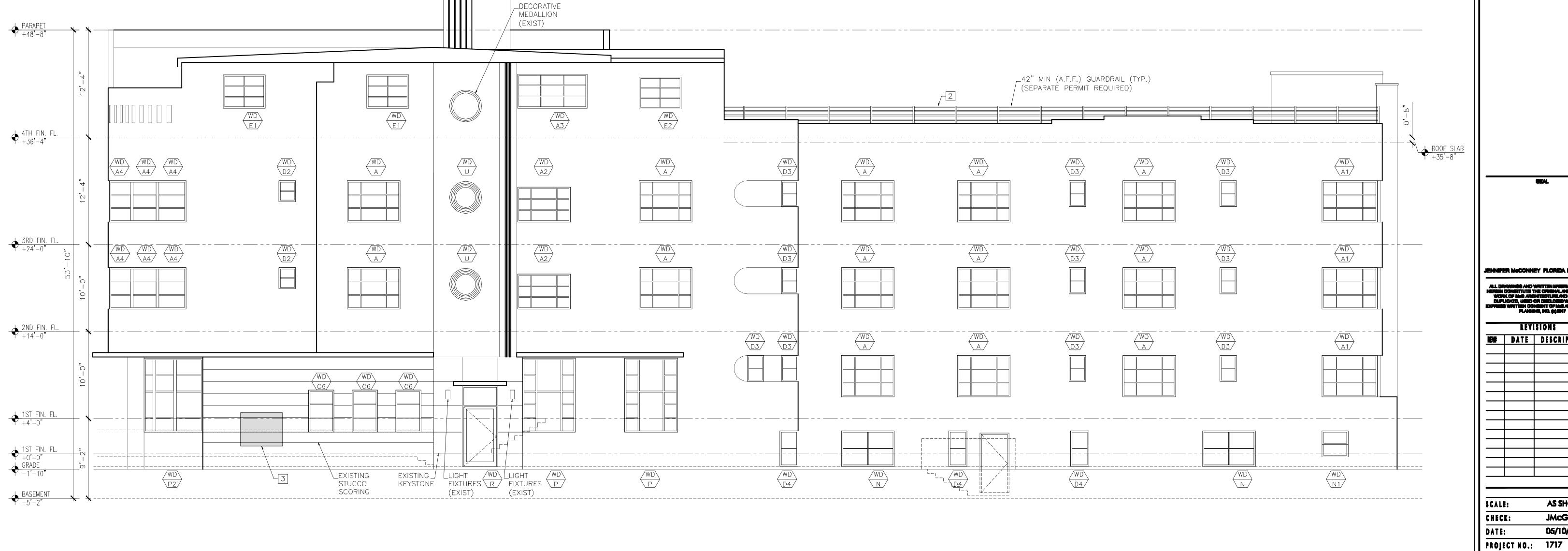
DRAWING:

SOUTH **ELEVATION**

REVISIONS NEW DATE DESCRIPTION SCALE: **AS SHOWN** CHECK: JMcG 05/10/2017

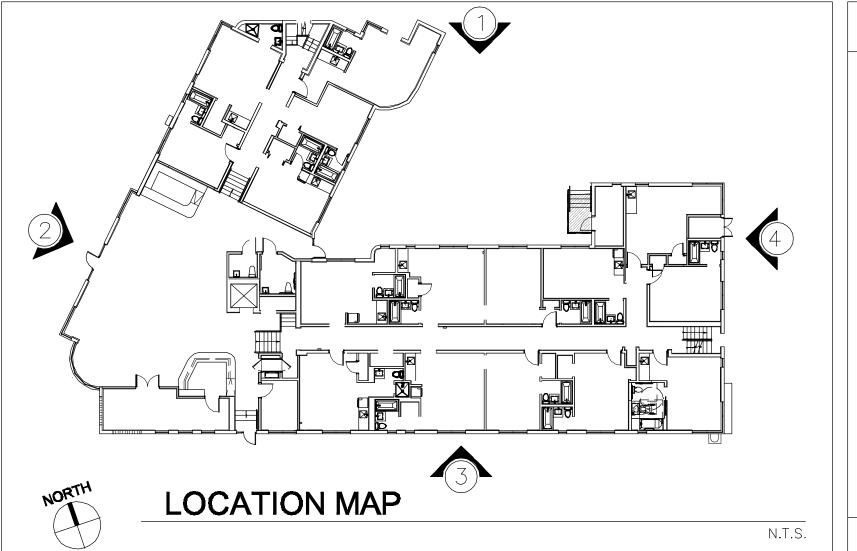
SHEET NUMBER

A8.02



3 SOUTH ELEVATION

Scale: 3/16"=1'-0"



- 1. EXISTING WINDOWS TO BE REMOVED AND REPLACE. GENERAL CONTRACTOR AND WINDOW MANUFACTURER TO VERIFY EXISTING MASONRY OPENINGS. (SEPARATE PERMIT REQUIRED).
- EXISTING GUARDRAILS TO BE REPARED. ADD HORIZONTAL PICKETS AS REQUIRED TO STOP PASSAGE OF A 4" DIAMETER SPHERE.
- EXISTING WINDOW TO BE REMOVED AND BLOCK UP WALL WITH STUCCO SCORING TO MATCH EXISTING.
- 4. EXISTING RAILING TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).

Scale: 3/16"=1'-0"

5. EXISTING GLASS DOOR TO BE REMOVED AND REPLACED (SEPARATE PERMIT REQUIRED).

NOTE: ALL NEW GUESTROOMS WINDOWS TO BE FIXED.



7580 NE 4th COURT MIAMI, FL 33138

1717

PROJECT: **GREENBRIER**



3101 Indian Creek Drive MIAMI BEACH, **FLORIDA**

DRAWING:

EAST ELEVATION

REVISIONS NEW DATE DESCRIPTION

AS SHOWN SCALE: JMcG CHECK: 05/10/2017

PROJECT NO.: 1717 SHEET NUMBER

A8.03

