

**1 PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"

**ADA SITES & SITE PLAN NOTES:**  
COMPLETED SITE MUST COMPLY 2017 FBC ACCESSIBILITY CODE, SIXTH EDITION.

**224.1 General.**  
Transient lodging facilities shall provide guest rooms in accordance with 224.1.1. Notwithstanding the requirements of this section, section 201.1.1 shall apply.

**224.1.1 Alterations.**  
Where guest rooms are altered or added, the requirements of 224.1 shall apply only to the guest rooms being altered or added until the number of guest rooms complies with the minimum number required for new construction.

**224.1.2 Guest Room Doors and Doorways.**  
Entrances, doors, and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with 806.2 shall comply with 404.2.3.

**224.2 Guest Rooms with Mobility Features.**  
In transient lodging facilities, guest rooms with mobility features complying with 806.2 shall be provided in accordance with Table 224.2.

**224.3 Beds.**  
In guest rooms having more than 25 beds, 5 percent minimum of the beds shall have clear floor space complying with 806.2.3.

**224.4 Guest Rooms with Communication Features.**  
In transient lodging facilities, guest rooms with communication features complying with 806.3 shall be provided in accordance with Table 224.4.

**TABLE 224.4 GUEST ROOMS WITH COMMUNICATION FEATURES**

Total Number of Guest Rooms Provided	Minimum Number of Required Guest Rooms With Communication Features
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1000	5 percent of total
1001 and over	50, plus 3 for each 100 over 1000

**224.5 Dispersion.**  
Guest rooms required to provide mobility features complying with 806.2 and guest rooms required to provide communication features complying with 806.3 shall be dispersed among the various classes of guest rooms, and shall provide choices of types of guest rooms, number of beds, and other amenities comparable to the choices provided to other guests. Where the minimum number of guest rooms required to comply with 806.2 is not sufficient to allow for complete dispersion, guest rooms shall be dispersed in the following priority guest room types, number of beds, and amenities: At least one guest room required to provide mobility features complying with 806.2 shall also provide communication features complying with 806.3. Not more than 10 percent of guest rooms required to provide mobility features complying with 806.2 shall be used to satisfy the minimum number of guest rooms required to provide communication features complying with 806.3.

**224.6 Places of Lodging.**  
Places of lodging shall comply with the requirements for transient lodging guest rooms in sections 224.4 and 806.2.

**224.6.1 Guest Rooms.**  
Guest rooms with mobility features shall be provided as follows: (i) Facilities that are subject to the same permit application on a common site that each have 50 or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility in accordance with table 224.2; (ii) Facilities with more than 50 guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility in accordance with table 224.2.

**224.6.2 Facilities With Residential Units and Transient Lodging Units.**  
Residential dwelling units that are designed and constructed for residential use exclusively are not subject to the transient lodging standards.

**224.6.3 Buildings, Structures, or Facilities Licensed as a Hotel, Motel, or Condominium Pursuant to Chapter 509, F.S.**  
All buildings, structures, or facilities licensed as a hotel, motel, or condominium pursuant to chapter 509, F.S., a number of rooms equaling at least 5 percent of the guest rooms minus the total number of required accessible rooms required by Table 224.2 shall provide special accessibility features of 806.4.

**806.1 General.**  
Transient lodging guest rooms shall comply with 806.2. Guest rooms required to provide mobility features shall comply with 806.2. Guest rooms required to provide communication features shall comply with 806.3.

All buildings, structures, or facilities licensed as a hotel, motel or condominium pursuant to chapter 509, F.S., shall comply with 806.4.

**806.2 Guest Rooms with Mobility Features.**  
Guest rooms required to provide mobility features shall comply with 806.2.

**806.2.1 Living and Dining Areas.**  
Living and dining areas shall be accessible.

**806.2.2 Exterior Spaces.**  
Exterior spaces including patios, terraces and balconies, that serve the guest room shall be accessible.

**806.2.3 Sleeping Areas.**  
At least one sleeping area shall provide a clear floor space complying with 305 on both sides of a bed. The clear floor space shall be positioned for parallel approach to the side of the bed.

**806.2.4 Toilet and Bathing Facilities.**  
At least one bathroom that is provided as part of a guest room shall comply with 603. No fewer than one water closet, one lavatory, and one bathroom or shower shall comply with applicable requirements of 603 through 610. In addition, required roll-in shower compartments shall comply with 608.2.2 or 608.2.3. Toilet and bathing fixtures required to comply with 603 through 610 shall be permitted to be located in more than one toilet or bathing area, provided that travel between fixtures does not require travel between other parts of the guest room.

**806.2.4.1 Vanity Counter Top Space.**  
If vanity counter top spaces provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.

**806.2.4.2 Vanity Counter Top Space.**  
This provision is intended to ensure that accessible guest rooms are provided with comparable vanity counter top space.

**806.2.5 Kitchens and Kitchenettes.**  
Kitchens and kitchenettes shall comply with 804.

**806.2.6 Turning Space.**  
Turning space complying with 304 shall be provided within the guest room.

**806.3 Guest Rooms with Communication Features.**  
Guest rooms required to provide communication features shall comply with 806.3.

**806.3.0 Guest Rooms with Communication Features.**  
In guest rooms required to have accessible communication features, consider ensuring compatibility with adaptive equipment used by people with hearing impairments. To ensure communication within the facility, as well as on commercial lines, provide telephone interface jacks that are compatible with both digital and analog signal use. If an audio headset jack is provided on a speaker phone, a cutoff switch can be included in the jack so that insertion of the jack cuts off the speaker. If a telephone-like handset is used, the external speakers can be turned off when the handset is removed from the cradle. For headset or external amplification system compatibility, a standard subminiature jack installed in the telephone will provide the most flexibility.

**806.3.1 Alarms.**  
Where emergency warning systems are provided, alarms complying with 702 shall be provided.

**806.3.2 Notification Devices.**  
Visible notification devices shall be provided to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to visible alarm signal appliances. Telephones shall have volume controls compatible with the telephone system and shall comply with 704.3. Telephones shall be served by an electrical outlet complying with 309 located within 48 inches (1220 mm) of the telephone to facilitate the use of a 77V.

**806.4 Hotel, Motel and Condominium Special Accessibility Features.**  
This section does not relieve the owner of the responsibility of providing accessible rooms in conformance with Section 224 and 806 of this code. In all buildings, structures and facilities licensed as a hotel, motel or resort condominium pursuant to Chapter 509, F.S., a number of rooms equaling at least 5 percent of the guest rooms minus the total number of required accessible rooms required by Table 224.2 shall provide the following additional special accessibility features:

(i) Grab rails in bathrooms and toilet rooms which comply with Section 604.5.

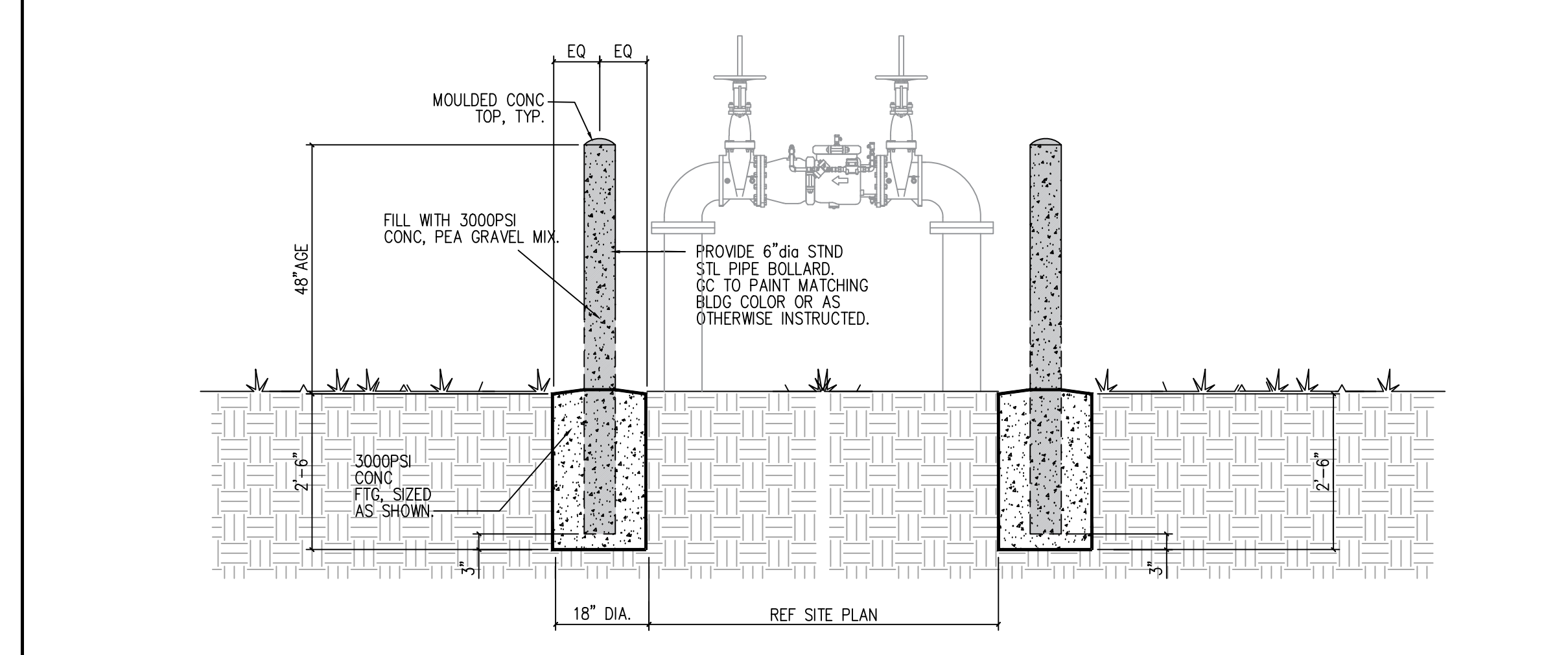
(ii) All grab rails in designed accessible guest rooms shall be open-frame type that allows the passage of lift devices.

(iii) Water closets that comply with section 604.4.

**KEYNOTE LEGEND:** ○

- DO NOT DISTURB EXTERIOR OF EXIST HISTORIC STRUCTURE OTHER THAN THE EXPLICITLY INDICATED LIFE SAFETY IMPROVEMENTS BELOW 7 NUMERATED ON ELEVATIONS. REF SCOPE WORK SHT 1-000 FOR MORE INFO. NOTIFY ARCHITECT IF ANY ISSUES ARISE (305) 770-6100.
- DO NOT DISTURB EXIST PUBLIC SIDEWALK & PUBLIC RIGHT-OF-WAY. CONTRACTORS MUST PROVIDE BARRICADES TO PROTECT THE PUBLIC HOWEVER, NOT ENCROACH THIS AREA. REF SAFETY NOTES SHT 1-000 FOR MORE INFO.
- DO NOT DISTURB EXIST ALLEYWAY & PUBLIC RIGHT-OF-WAY. CONTRACTORS MUST PROVIDE BARRICADES TO PROTECT PUBLIC HOWEVER, NOT ENCROACH THIS AREA.
- PROVIDE 6"Ø REINFC CONC ADA RAMP WITH HANDRAIL EXTENSIONS INSIDE PROPERTY LINE. MAX SLOPE 1:12. REF ENLRGD PLN SHT A-601 FOR MORE INFO.
- PROVIDE GRASPABLE HANDRAIL & CHAIRS. PROVIDE SHOP DWGS PRIOR TO FABRICATION. REF ENLRGD PLN SHT A-601 FOR MORE INFO.
- PROVIDE REPLACEMENT ELEC SERVICE LOCATION. REF ELEC DWGS FOR MORE INFO. OBSERVE MIN 36x36 CLEAR ACCESS ALL TIMES PER NEC 110.26(F)(1)(A).
- PROVIDE ADA ENTRANCE, SIGNAGE & RECEPTION AREA. REF ELEC PLN, SHT A-100 FOR MORE INFO, ADA NOTES, DETAILS & REQUIREMENTS.
- PROVIDE POST INDICATOR VALVE (PIV) & FIRE DEPARTMENT CONNECTION (FDC) TO BE VISIBLY LABELED. FREE OF OBSTRUCTIONS FOR FULL ACCESS FROM LANDSCAPED AREAS. PIV VALVE TO BE INSTALLED IN A MANNER PROVIDING FOR VISUAL ACCESS FROM STREET PER NFPA 14. MTD ON REINFC CONC PAD.
- PROVIDE POLISHED, CHROME-PLATED FDC VALVE TO BE INSTALLED IN A MANNER PROVIDING FOR VISUAL ACCESS FROM STREET PER NFPA 14.
- PROVIDE FIRE SPRINKLER BACKFLOW PREVENTOR. REF FS-100 FOR MORE INFO.
- PROVIDE REINFC CONC PAD WITH ADEQUATE WIDTH TO AVOID POTENTIAL OVERGROWTH. PLACARD AS REQD FOR VISUAL ACCESS.
- PROVIDE PROTECTIVE STEEL BOLLARD, TYP. OF (2). ENSURE ADEQUATE CLEARANCE TO PREVENT INTERFERENCE WITH QMBFD OPERATION.
- PROVIDE OUTDOOR ILLUMINATION PER ELEC DWGS. REF LIFE SAFETY DWGS. SHT LS-100 FOR ILLUMINATION REQUIREMENTS, EGRESS DISBURSE.
- EXIST GREEN SPACE TO REMAIN. DO NOT OBSTRUCT OR ENCROACH WITH IMPROVEMENTS UNLESS APPROVED BY CITY OF MIAMI BEACH PLANNING. CC MUST ENTER A PARKING PLAN WITH THE CITY & ADOBE BY ALL LIMITATIONS!
- EXIST REINFC CONCRETE EXTERIOR STOOD, STEPS, LANDING & ENTRY TO EXIST BUILDING TO REMAIN. REF ELEVATIONS SHEET A-300 FOR MORE INFO.
- EXIST PLANTERS KNEE WALL & PAVERS TO REMAIN. DO NOT DISTURB.
- EXIST PERVIOUS PAVERS ON GRADE TO REMAIN.
- EXIST DOMESTIC WATER LINE, METER, S.O.V. & BACKFLOW REVENTOR TO REMAIN. REF EAST ELEVATION SHT A-304 FOR MORE INFO.

**STEEL BOLLARD DETAIL**  
REF PLAN FOR LOCATIONS, DETAIL SCALE: 1/2"=1'-0"



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project history:  
▲  
▲  
▲  
project information:  
date: 10-16-2019  
project number: 19-05H  
sheet title:  
**proposed site plan.**  
sheet number:  
**SP-100**  
file:  
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