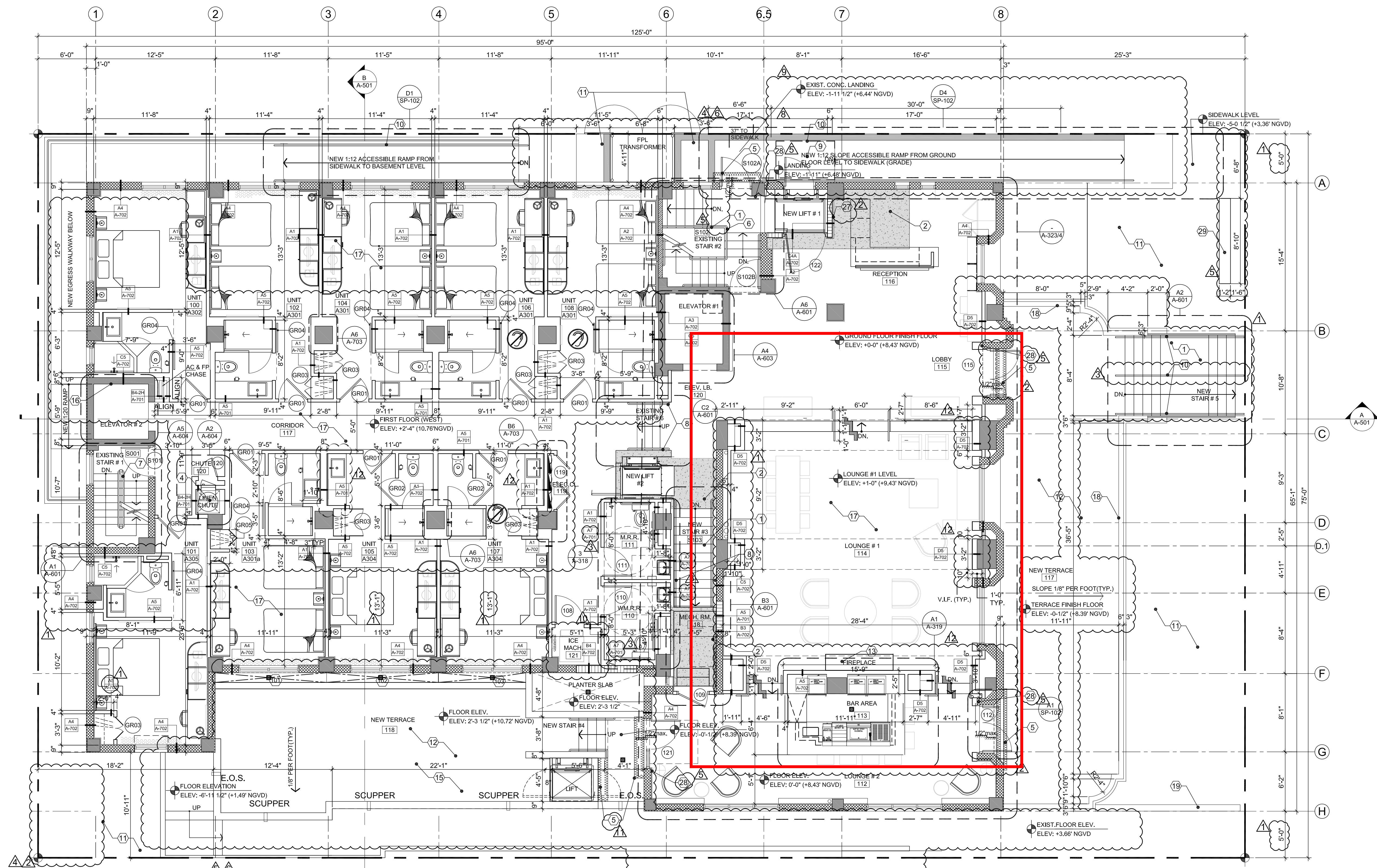


KEY NOTES

- 1 NEW CONC. STAIR WITH NEW HAND RAILS AT BOTH SIDES
- 2 NEW CONC. SLAB. SEE STRUCT. DWGS.
- 3 PROVIDE NEW DRAIN. SEE PLUMBING
- 4 NEW LINEN CHUTE
- 5 NEW FLOOD BARRIER (TOP OF FLOOD BARRIER AT 9.0' NGVD.)
- 6 NEW GUARD / HANDRAIL (AS NECESSARY WHERE EXISTING RAILING IS MISSING. SEE DETAILS)
- 7 EXISTING STAIRS TO BE CLEANED & REPAIR AS NEEDED. SEE PAGE A-601 FOR RAILING REPAIRS. ALL WALLS WITHIN THE STAIR TO BE PAINTED AS PER FINISH SCHEDULE.
- 8 NEW HAND RAILS @ 36" A.F.F.
- 9 NEW CONC. ACCESSIBLE RAMP. BROOM FINISH
- 10 NEW 36" H STAINLESS STEEL HAND RAIL. FLAT BAR. SEE DETAILS
- 11 NEW LANDSCAPE. SEE LANDSCAPE PLANS
- 12 NEW CONCRETE TERRACE. FINISH T.B.D.
- 13 EXISTING HISTORICAL FIRE PLACE TO BE CLEANED, REPAIRED AND LOCATED ACCORDINGLY TO FLOOR PLANS
- 14 NEW 42" H GUARD RAIL. WHERE CURB EXIST, NEW GUARD RAILS IS TO BE PLACED ON TOP OF EXISTING CURB WHERE BY THE TOP OF THE GUARD RAIL IS TO BE PLACED AT 42" FROM BALCONY FINISH FLOOR
- 15 NEW TERRACE FINISH TBD
- 16 REPAIR EXISTING ELEVATOR SHAFT WALLS. USED CMU, TYPE 2 (2HR RATED AS PER UL DETAIL)
- 17 1" SELF-LEVELING UNDERLAMENT EQUAL TO ULTRAFLEX 1 PLUS BY MAPEI OR LEVEL-RIGHT BY MAXXON CORPORATION. EXISTING CONCRETE / TILES / ETC IS TO BE CLEANED AND PREPARE AS PER MANUFACTURE INSTRUCTION. ALL FRAMING, PIPING, ETC. IS TO BE PLACED PRIOR USING THIS PRODUCT. THIS PRODUCT IS NOT MEANT TO BE NAILED TO. ALTERNATE: GYP-CRETE OR LEVEL-RIGHT BY MAXXON (SEE MANUFACTURE INSTRUCTION FOR MINIMUM HEIGHT 42")
- 18 EXISTING RETAINING WALL TO REMAIN
- 19 NEW MTL. STAIRS. REFER TO PAGES A-601-602 FOR DETAILS AND REQUIREMENT.
- 20 NEW CONC. STEPS. REFER TO PAGES A-601-602 FOR DETAILS AND REQUIREMENT.
- 21 NEW ROOF DECK DRAIN (SLOPE TO DRAIN 1/8" PER 12", ROOF DRAIN AS PER FBC 1503.4 & 1514.4 (TYP). NEW EMERGENCY OVERFLOW SCUPPER AS PER TABLE 1106.7 FPC 2010.
- 22 NEW ROOF SCUPPER AS PER TABLE 1106.7 FPC 2010.
- 23 EXISTING PIPE SCUPPER TO REMAIN
- 24 ALL ELEVATIONS ARE EXISTING TO BE VERIFIED IN FIELD
- 25 FLOOD EMERGENCY PLAN
- 26 ADA PANIC BUTTON
- 27 SIGN UNDER SEPARATE PERMIT
- 28 SHAFT WALL 2 HR FIRE RATED

GENERAL NOTES THIS SHEET:

1. ALL CONTROLS FOR USE BY GUESTS MUST BE MOUNTED BIT 15" & 45" & MUST HAVE A 30" X 48" MIN. CLEAR FLOOR SPACE FOR FORWARD OR PARALLEL APPROACH. CONTROLS MOUNTED OVER AN OBSTRUCTION THAT IS BIT 10" & 24" DEEP MAY BE NO HIGHER THAN 45" & 3" F. PARALLEL APPROACH IS PROVIDED. WHERE OBSTRUCTIONS ARE BIT 20" & 25" W/ FORWARD APPROACH CONTROLS MUST NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
2. COMMON EMPLOYEE AREAS SUCH AS BREAK ROOMS, LOCKER/TOILET/SHOWER ROOMS MUST BE ACCESSIBLE & HAVE ACCESSIBLE FEATURES & FIXTURES. EMPLOYEE WORK AREAS LESS THAN 1000 SQ FT AS DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS, CASHWORK OR FURNISHINGS ARE NOT REQUIRED TO HAVE AN ACCESSIBLE PATH OF CIRCULATION THROUGHOUT THE SPACE BUT ARE REQUIRED TO BE CONSTRUCTED SO AN INDIVIDUAL CAN APPROACH, ENTER & EXIT THE SPACE.
3. IN COMMON SPACES W/IN EMPLOYEE AREAS @ LEAST ONE OF EACH TYPE OF STORAGE OR WORK COUNTER, SW OR LOCKERS, & CONTROLS (EM PHONES, CARD READERS, ETC.) MUST BE ON AN ACCESSIBLE ROUTE, W/IN REACH RANGE & MUST COMPLY W/ STANDARDS FOR CONTROLS AS DEFINED IN THE GOVERNING ACCESSIBILITY STANDARDS OR LOCAL CODE WHICHEVER IS STRICTER.
4. FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING W/ NFPA 72 (1999 OR 2022 EDITION) & AS RECD BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS W/ COMMUNICATIONS FEATURES" @ A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE RECD BY LOCAL AUTHORITIES.
5. OPERABLE PORTION OF CARD READER TO BE MOUNTED @ 48" OR BELOW W/ CLEAR FLOOR SPACE FOR FRONT OR PARALLEL APPROACH.
6. ALL SIGNS IDENTIFYING PERMANENT ROOMS OR SPACES ARE REQUIRED TO HAVE VISUAL & BRAISED CHARACTERS & BRAILLE. TO BE MOUNTED ON LATCH SIDE OF DOOR W/ THE LOWEST TACTILE CHARACTERS NO LOWER THAN 48" & THE BOTTOM OF THE HIGHEST TACTILE CHARACTERS NO HIGHER THAN 60" AFF.
7. ANY PORTION OF A WALL SCONCE OR OTHER OBJECT THAT PROTRUDES INTO A CIRCULATION PATH ABOVE 27" & BELOW 80" IS LIMITED TO 4" MAX. PROJECTION.
8. REFER TO HADS FOR ADDITIONAL REQS FOR PUBLIC SPACES & EQUIPMENT.
9. IN PUBLIC AREAS INTENDED FOR DINING, AT LEAST 5% OF THE TABLES MUST BE ACCESSIBLE W/ COMPLIANT KNEE & TOE CLEARANCE & LOCATED ON AN ACCESSIBLE ROUTE & DISTRIBUTED THROUGHOUT THE SPACE.
10. ALL EQUIPMENT, FURNITURE & MILLWORK INTENDED FOR GUEST USE MUST MEET ALL CLEARANCES & REACH RANGES AS DEFINED BY THE GOVERNING ACCESSIBILITY CODE OR LOCAL CODE, WHICHEVER IS STRICTER.
11. ALL OPERABLE WINDOWS PROVIDED IN PUBLIC GUEST ACCESSIBLE SPACES & IN ACCESSIBLE GUEST ROOM TYPES MUST MEET ALL ACCESSIBILITY REQS PERTAINING TO REACH RANGE, OPERATING CONTROLS & CLEAR FLOOR SPACE - HARDWARE & WINDOW OPERATION MUST BE NO GREATER THAN 5 LBS.
12. PROVIDE ACCESSIBLE FLOOR TRANSITIONS @ ALL LOCATIONS WHERE THERE IS A CHANGE IN FLOORING MATERIAL OR @ DOOR THRESHOLDS. THE CHANGE OF LEVEL BY MATERIALS MUST BE NO MORE THAN 1/4" OR UP TO 1/2" IF SLOPED @ 1:2.
13. ALL DATA & POWER RECEPTABLES INTENDED FOR GUEST ACCESSIBLE USE MUST BE INSTALLED W/IN ACC. REACH RANGES - REFER TO GENERAL NOTE #1.
14. ALL PRE RATED DOORS IN MEANS OF EGRESS SHALL BE PROVIDED WITH SELF CLOSING HARDWARE.



PROPOSED GROUND FLOOR PLAN
SCALE: 3/16" = 1'

LEGEND

- FD FLOOR DRAIN. SEE PLUMB. DWGS. FOR SIZE OF FLOOR DRAIN. (TYP.)
- SLOPE TO DRAIN @ 1/4" PER FOOT SLOPE (TYP.) UNLESS OTHERWISE NOTED
- E.O.S. EMERGENCY OVERFLOW SCUPPER
- STAIR DIRECTION
- WALL TYPE TAG. SEE PAGE A-701 & A-702

WALL LEGEND

- EXISTING 8" CMU WALL
- NEW 8" CMU WALL
- NEW CONCRETE COLUMN
- INTERIOR PARTITION
- EXISTING COLUMN TO REMAIN
- FLOOD BARRIER CONC. FOOTING FLOOD BARRIER SHIELDS

NOTE:
ALL NEW CONSTRUCTION IMPROVEMENTS BELOW THE LOWEST BASE FLOOD ELEVATION (+8.0' NGVD.) + 1'-0" SUSCEPTIBLE TO FLOODING MUST CONSIST OF FLOOD-RESISTANT MATERIALS, ONLY CLASS 4 & 5 AS PER NATIONAL FLOOD INSURANCE PROGRAM REQUIREMENTS.

ROYAL POLO HOTEL
2940 COLLINS AVENUE
MIAMI BEACH, FL 33139

13	12-17-14	FIRE CMNTS
12	12-10-14	OWNER REV
11	12-05-14	FIRE CMNT
10	11-11-14	ICE MACHINE
9	11-04-14	FIELD COND.
8	10-24-14	MTCI CMNTS
7	10-13-14	FIELD COND.
6	10-07-14	FIELD COND.
5	09-09-14	OWNER REV
4	09-08-14	FPL
3	08-29-14	MTCI CMNTS
2	08-15-14	MTCI/CITY CMNTS
1	08-05-14	OWNER REV
DATE		REVISION

DWG. TITLE	
PROPOSED GROUND FLOOR PLAN	
SCALE	
3/16" = 1'	
PROJECT NO.	
2013-23	
DATE	
04-09-14	
SHEET NUMBER	
A-101	