

# CAVALIER HOTEL

1320 Ocean Drive, Miami Beach, FL 33139

CURRENTLY  
CLOSED FOR  
INTERIOR GUEST ROOMS  
RENOVATION ONLY



1936 ART DECO



SIDE RAMP BUILDING  
ACCESS

Built in 1936 and located in the Miami Beach Architectural District/  
Ocean Drive-Collins Avenue Historic District.



FRONT BUILDING ACCESS

SIDE RAMP BUILDING ACCESS

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## 1936 HISTORIC ELEVATOR



CURRENTLY CLOSED FOR INTERIOR GUEST ROOMS RENOVATION ONLY.

NO ELEVATOR ACCESS TO 1ST FLOOR GUEST ROOMS NOR BASEMENT (PUBLIC RESTROOMS).

ELEVATOR ACCESS FROM LOBBY TO 2ND & 3RD FLOOR GUEST ROOMS ONLY.

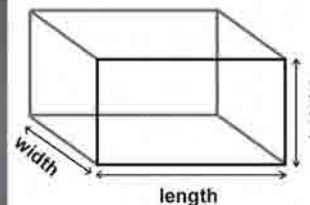
HAND RAIL PROTRUDES 2 INCHES REDUCING SPACE TO 42 INCHES WIDE (DEEP)



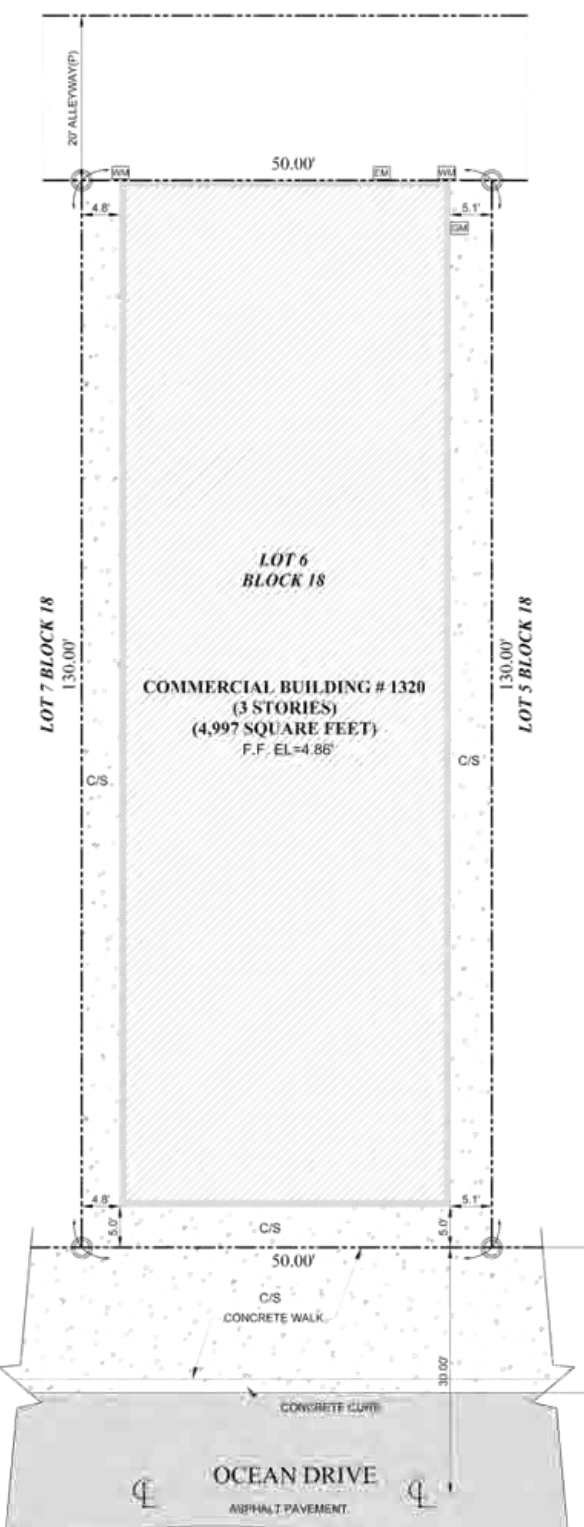
30 INCHES from cab floor to handrail

opening from metal gate 31 INCHES

elevator opening 35 INCHES



**1936 HISTORIC ELEVATOR DETAILS:**  
Door dimensions: 80" L x 38" W  
Cab dimensions: 42" L x 44" W x 87" H  
(44" wide (deep) from the back of the elevator to the vintage metal gate)



**SCOPE OF WORK**

INTERIOR REMODELING OF EXISTING GUESTROOMS, REMODELING WILL INCLUDE: REMODELING OF EXISTING BATHROOMS, THIS WILL INCLUDE THE REPLACEMENT OF ALL PLUMBING FIXTURES, NEW LIGHT FIXTURES AND NEW TOILET EXHAUST GRILLE. EXISTING BATHROOM DOOR WILL BE REPLACED FOR A NEW POCKET DOOR, REPLACED EXISTING HARD CEILING AND FLOOR TILE. ALL INSULATION AND DRYWALL ON EXISTING EXTERIOR WALL WILL BE REPLACED, REPAIR AND REPLACE EXISTING DUCTWORK IN CORRIDOR. ALL LIGHTS FIXTURES SHALL BE REPLACE WITH LED LIGHTS FIXTURE, ALL RECEPTACLE WILL BE REPLACED WITH NEW

**CONSTRUCTION PHASING:**

- 1- GUEST ROOM FLOORS (FIRST, SECOND AND THIRD ) WILL BE UNOCCUPIED DURING CONSTRUCTION.
- 2- AUTOMATIC FIRE ALARM INITIATION DEVICES WILL BE TURNED OFF ON THE FLOOR BEING RENOVATED DURING WORKING HOURS TO AVOID ACCIDENTAL TRIPPING OF F.A SYSTEM. ALL MANUAL DEVICES WILL REMAIN OPERATIONAL ON FLOOR UNDER RENOVATION. FLOOR LEFT VACANT WILL HAVE ENTIRE F.A. SYSTEM DEVICES OPERATIONAL.
- 3- FIRE SPRINKLER SYSTEM ON FLOOR UNDER RENOVATION SHALL BE SHUT DOWN DURING WORKING HOURS ONLY. SYSTEM SHALL BE BROUGHT BACK ON LINE AT THE END OF EACH WORKING DAY.
- 4- SMOKE DETECTORS WILL BE SHUT OFF WITHIN THE FLOOR OF RENOVATION TO AVOID ANY FALSE ALARMS. WHEN RELOCATIONS OF EXISTING FIRE SPRINKLERS HEADS OR PIPING IS TO OCCUR, THAT FLOOR WILL BE DRAINED. PRIOR TO THE END OF THE WORK DAY THE FIRE SPRINKLER SYSTEM WILL BE TURNED BACK ON. ALL PULL STATIONS WILL REMAIN OPERATIONAL DURING CONSTRUCTION.

**SPECIFIC NOTES:**

- 1- CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT, FBC 1401.3.
- 2- WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND PUBLIC RIGHTS OF WAY.
- 3- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION WORK, FBC 1402.1.
- 4- CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, FBC 1403.2.
- 5- ALL NEW WORK SHALL COMPLY WITH MATERIALS AND METHODS REQUIREMENTS IN THE FBCB, FBCCE, FBCM, FBCP AND FBC EB 602.4 AS APPLICABLE.

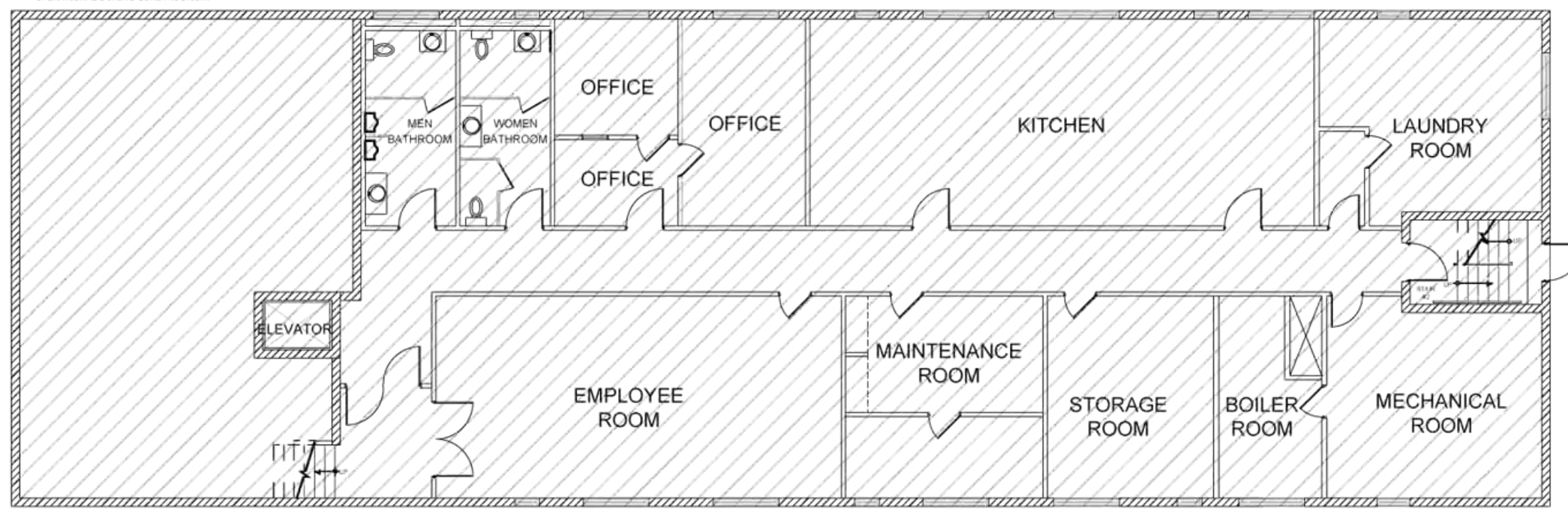
**GENERAL NOTES**

ALL WORK SHALL COMPLY WITH THE:  
 - LAST REVISION IN EFFECT OF THE FLORIDA BUILDING CODE (MARCH, 2010) & LOCAL ORDINANCES.  
 - FLORIDA FIRE PREVENTION CODE (FFPC) 5th EDITION, EFFECTIVE DECEMBER 31, 2014 WHICH INCLUDES NFPA 101, 2012 EDITION, NFPA 1, 2012 EDITION, & STATE STATUTES, 2012 EDITION.

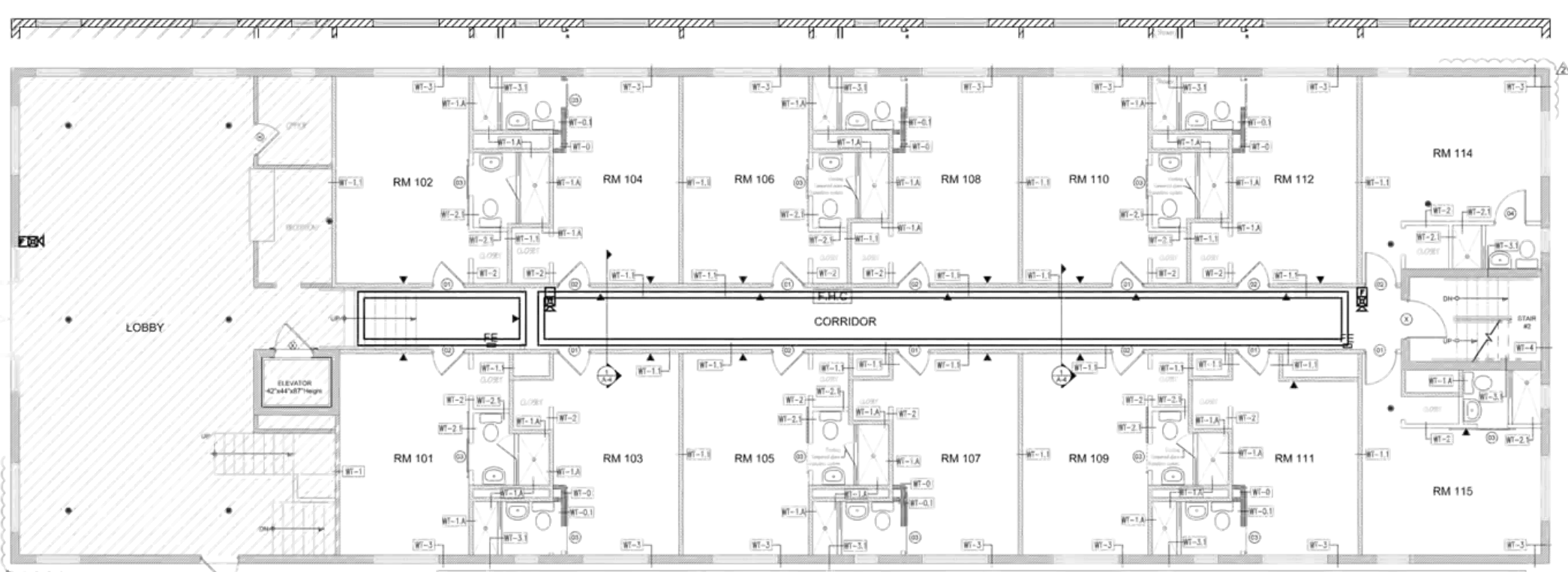
**AREA / OCCUPANT LOAD AS PER NFPA 101 TABLE 7.3.1.2:**

- FIRST FLOOR:  
 . GUEST ROOM AREA = 3,942 Sq. Ft. (OCC LOAD 20)  
 . LOBBY AND RECEPTION AREA = 1,055 Sq. Ft. (OCC LOAD 35)
- SECOND FLOOR = 4,997 Sq. Ft. (OCC LOAD 25)
- THIRD FLOOR = 4,997 Sq. Ft. (OCC LOAD 25)

**GROUP OCCUPANCY: R-1**



**EXISTING BASEMENT FLOOR PLAN**  
 Level: -1.00' SCALE: 1/8" = 1'-0"  
 EXISTING BASEMENT NOT PART OF THIS PERMIT



**SYMBOL LEGEND**

- - MANUAL PULL STATION
- ⊕ - FIRE SPRINKLER HEAD
- ⊞ - FIRE ALARM STROBE
- ⬭ - HORIZONTAL SHIPWALL FIRE SPRINKLER HEAD
- ⊞ - FIRE ALARM SPEAKER STROBE

**NOTES**

ALL MEANS OF EGRESS AND LIFE SAFETY SYSTEM SHALL REMAIN ACCESSIBLE.  
 ALL FIRE RATING DOORS WILL HAVE SELF-CLOSING DEVICES AND SELF LATCHING TO COMPLY WITH FFPC 101 2010 EDITION CHAPTER 8.  
 NEW GLASS FRAMELESS SYSTEM IN SHOWER MUST BE CATEGORY 2 TEMPERED GLASS SHOWER MUST BE 22" MIN. CLEAR UNOBSTRUCTED ACCESS (TILES MUST BE 70" MINIMUM A.F.F. ON WET AREAS.)

ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE DURING DEMOLITION WORKS.  
 THE SCOPE OF WORK FOR THIS PROJECT DO NOT AFFECT IN ANY WAY ANY LIFE SAFETY SYSTEMS ON THIS BUILDING.  
 THE INTERIOR FINISH WILL COMPLY WITH FFPC 101 10.2.2.4.  
 THE EVACUATION ROUTE WILL BE PROVIDED ON THE BACK OF THE GUEST/ROOM DOOR AS PER FFPC 101 CHAPTER 25.A.5.

**JOSE A. FERRADAZ**  
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 A/E # 0001616

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 Email: evelio.rodriguez@erengineering.com  
 www.erengineering.com  
 Evelio Rodriguez, P.E.  
 Mechanical Engineer P.E. Lic# 74127

**PROJECT: Interior Renovation For**  
**HOTEL CAVALIER**  
 1320 OCEAN DR  
 MIAMI BEACH, FL 33139  
 CITY OF MIAMI BEACH

**DATE**  
 11-18-2014

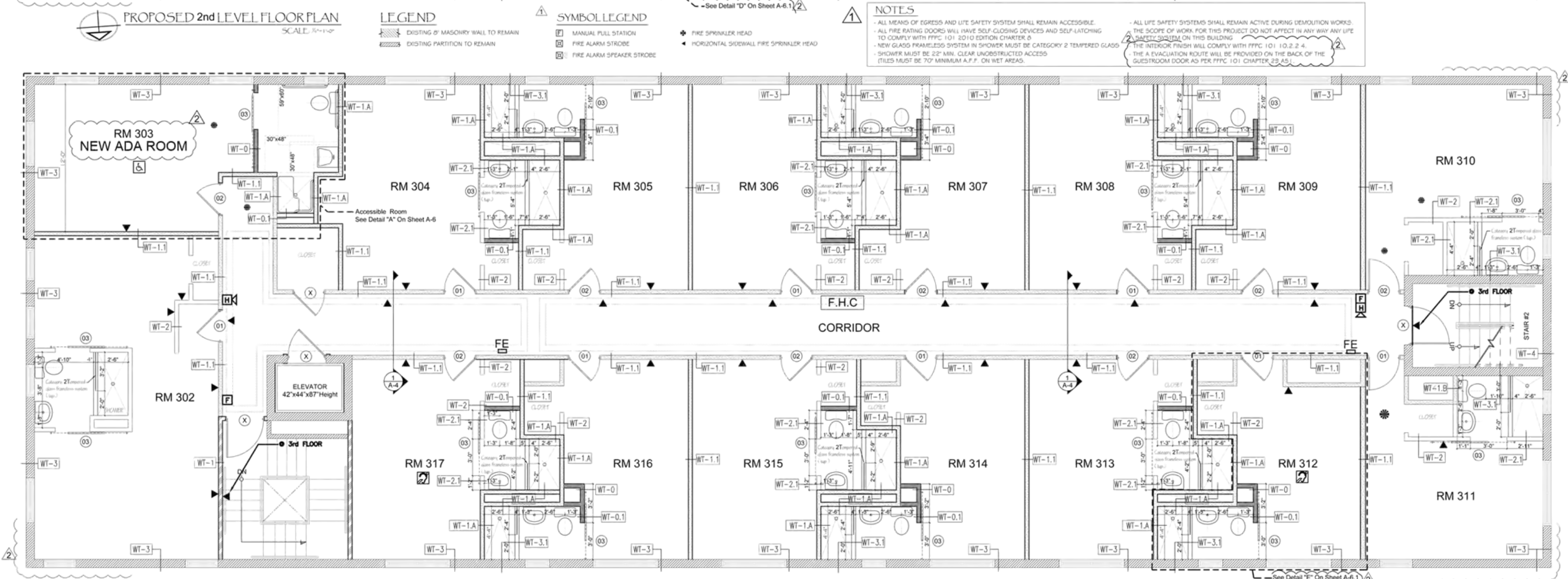
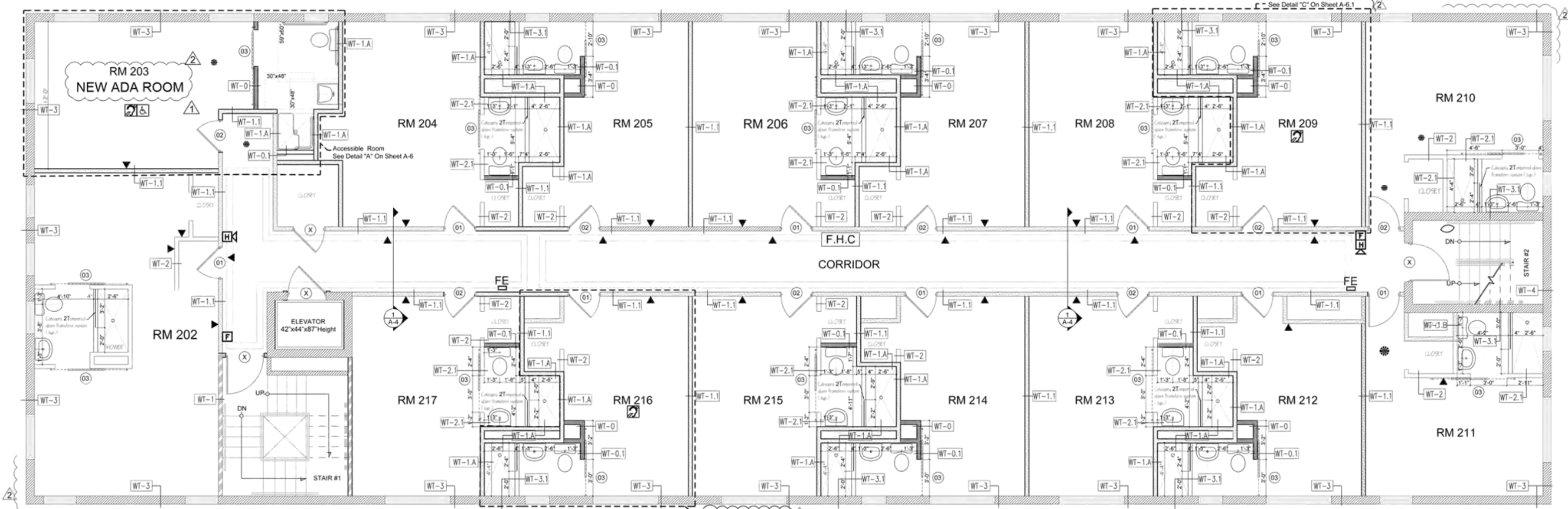
**REVISIONS**

- △ BDC 01/16/15
- △ BDC 03/12/15

**Drawn by:** AC & MAP

**DRAWING NUMBER 2**  
**A-1**

OF 8



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www.erengineeringinc.com  
Evelio Rodriguez, P.E.  
Mechanical Engineer P.E. Lic# 74127

**PROJECT: Interior Renovation For:**  
**HOTEL CAVALIER**  
1320 OCEAN DR  
MIAMI BEACH, FL 33139  
CITY OF MIAMI BEACH

DATE: 11-18-2014

REVISIONS:  
BDC 01/16/15  
BDC 03/06/15

Drawn by: AC & MAP

DRAWING NUMBER 4  
**A-3**

OF 6

people were riding when one flipped lear whether the id before flipping ding the second for help and took firefighters to the

r, division chief of ings Fire Depart- nday that the wo- s not identified, he was treated for njury and taken to lth North.

EXI C. CARDONA

### THIEVES VICTIM

y Farnuelsen, 39, s Brown, 22, are selling three saws ployer, Concrete

caught after one of tally "butt dined" e call went to voice earded Farnuelsen scussing how they own the tools, Key Department spokes- m Crean said. dmitted to detec- le the saws with of selling them, hey are being held unty jail in Key ,000 bond each.

KEYSINFONET

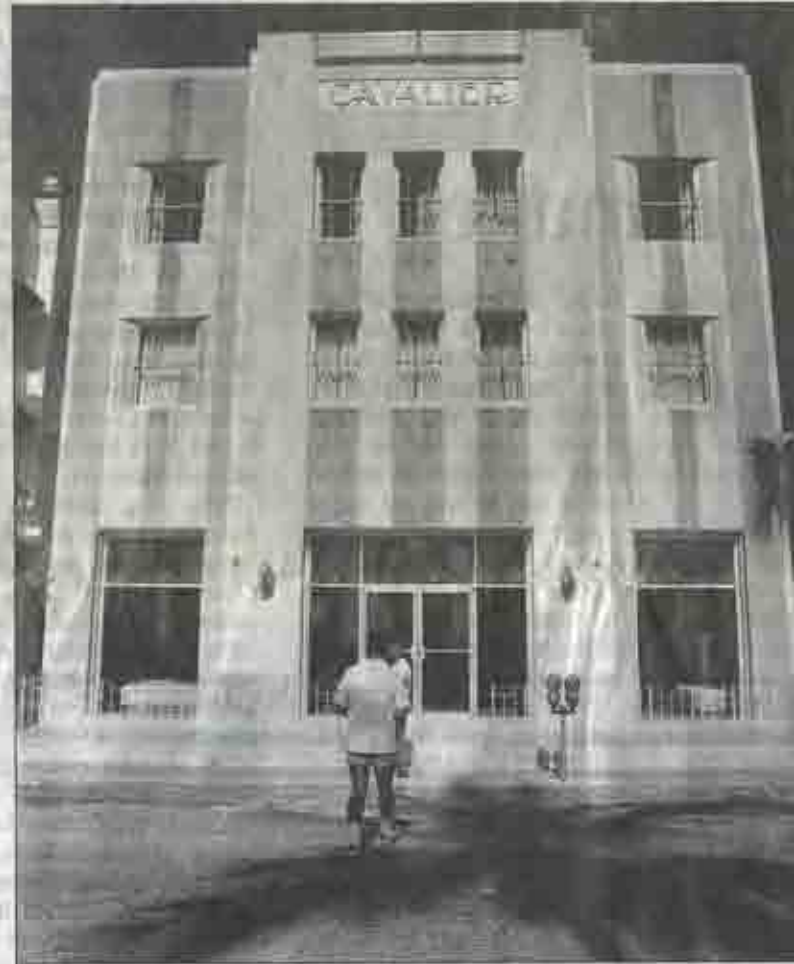
### ETS LOTTERY N BIRTHDAY

mos, 23, of Miami, ida lottery Gold ff ticket at a Hia- r her birthday Friday, she was in o claim her ze.

EXI C. CARDONA

FLASHBACK MIAMI

# PRESERVING ART DECO



RANDY BAZEMORE/MIAMI HERALD FILE

Preservation of the Art Deco buildings in South Beach began in the 1980s, despite protests by some who didn't think the buildings were worth saving. The buildings remain some of the beach's most enduring images. The Cavalier Hotel, built in 1936 and shown in a 1987 photo by Miami Herald photographer Randy Bazemore, remains on Ocean Drive today. **To view and buy vintage Miami Beach photos, go to [FlashbackMiami.com](http://FlashbackMiami.com), the Miami Herald's photo archive website.**

FLORIDA KEYS

# Monro send i out fo

BY KEVIN WADLOW  
KeysInfoNet

Yard waste from County will head to a chobee town while build a "gasification South Miami-Dade

Monroe County ers voted last wee 30-month interim with Energy 3, a Ma to haul yard waste county to Moore Ha

Energy 3 is pursu build an innovative plant in South Mi convert Florida Key into a synthetic fr power plants. The p be operational for m years.

Commissioners pressed concern al onto new and untri gy, but agreed to handle the yard was \$79.50 per ton for th the interim contract

That is a savings per ton over curre county produces ab 40,000 tons of annually.

The county's o Change Advisory along with the Isla go Federation of I Associations and th conservation grou

Article from the local newspaper:  
The Miami Herald  
Monday, February 23, 2015  
page 3B