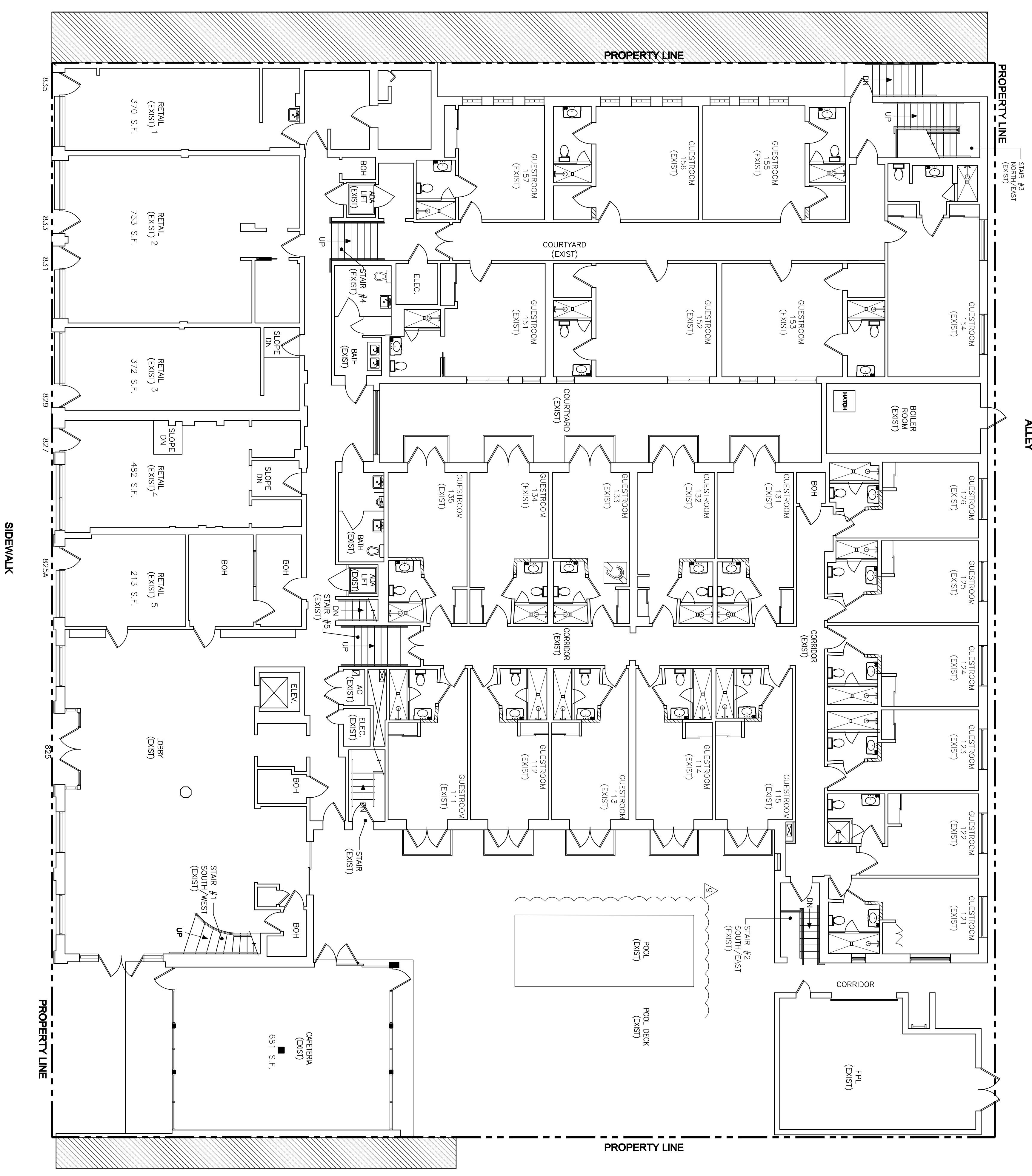


GUESTROOMS:	
EXISTING:	87
PROPOSED:	87
RETAIL (EXISTING):	
RETAIL 1:	370 S.F.
RETAIL 2:	753 S.F.
RETAIL 3:	372 S.F.
RETAIL 4:	482 S.F.
RETAIL 5:	213 S.F.
TOTAL:	2,190 S.F.
RESTAURANT (EXISTING):	
CAFETERIA:	681 S.F.



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

WASHINGTON AVENUE

	ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2915 Biscayne Boulevard Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766 WWW.KOBIKARP.COM	CLINTON HOTEL 825 WASHINGTON AVENUE MIAMI BEACH FL 33139	1549 <small>ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. THE DIMENSIONS OF THE BUILDING SHALL BE THE DIMENSIONS OF THE EXISTING BUILDING UNLESS NOTED OTHERWISE.</small>	REVISIONS / SUBMISSIONS 12/10/15 01/21/16
	A-0.01A	Lic. # AR0012578	SITE PLAN	

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

BUILDING ELEMENT	TYPE II
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	0
BEARING WALLS EXCEPT F ₁ ^s 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 M/M.A.
 A. FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHEN 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 STOREYS IN HEIGHT SHALL BE REQUIRED TO HAVE A MINIMUM 2-HOUR FIRE-RESISTANCE RATING FOR THE FLOOR CONSTRUCTION LOCATED OVER THE BASEMENT.
 E. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
 F. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).
 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 AND JOISTS, 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.

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	694 SF
GROUND FLOOR:	13,928 SF
SECOND FLOOR:	10,156 SF
THIRD FLOOR:	7,858 SF
FOURTH FLOOR:	6,358 SF
TOTAL:	13,892 SF

AREA OF WORK:

DESCRIPTION	SF
GUESTROOM GROUND FLOOR	
111 EXISTING ROOM TO BE REMODEL	262 SF
112 EXISTING ROOM TO BE REMODEL	292 SF
113 EXISTING ROOM TO BE REMODEL	255 SF
114 EXISTING ROOM TO BE REMODEL	253 SF
115 EXISTING ROOM TO BE REMODEL	252 SF
121 EXISTING ROOM TO BE REMODEL	254 SF
122 EXISTING ROOM TO BE REMODEL	241 SF
123 EXISTING ROOM TO BE REMODEL	262 SF
124 EXISTING ROOM TO BE REMODEL	259 SF
125 EXISTING ROOM TO BE REMODEL	259 SF
126 EXISTING ROOM TO BE REMODEL	244 SF
131 EXISTING ROOM TO BE REMODEL	247 SF
132 EXISTING ROOM TO BE REMODEL	258 SF
133 EXISTING ROOM TO BE REMODEL	253 SF
134 EXISTING ROOM TO BE REMODEL	250 SF
135 EXISTING ROOM TO BE REMODEL	270 SF
151 EXISTING ROOM TO BE REMODEL	370 SF
152 EXISTING ROOM TO BE REMODEL	395 SF
153 EXISTING ROOM TO BE REMODEL	393 SF
154 EXISTING ROOM TO BE REMODEL	413 SF
155 EXISTING ROOM TO BE REMODEL	348 SF
156 EXISTING ROOM TO BE REMODEL	359 SF
157 EXISTING ROOM TO BE REMODEL	293 SF
SUB-TOTAL:	6,721 SF

DESCRIPTION	SF
GUESTROOM SECOND FLOOR	
210 EXISTING ROOM TO BE REMODEL	400 SF
211 EXISTING ROOM TO BE REMODEL	257 SF
212 EXISTING ROOM TO BE REMODEL	252 SF
213 EXISTING ROOM TO BE REMODEL	282 SF
214 EXISTING ROOM TO BE REMODEL	254 SF
215 EXISTING ROOM TO BE REMODEL	254 SF
221 EXISTING ROOM TO BE REMODEL	258 SF
222 EXISTING ROOM TO BE REMODEL	243 SF
223 EXISTING ROOM TO BE REMODEL	264 SF
224 EXISTING ROOM TO BE REMODEL	261 SF
225 EXISTING ROOM TO BE REMODEL	262 SF
226 EXISTING ROOM TO BE REMODEL	252 SF
231 EXISTING ROOM TO BE REMODEL	262 SF
232 EXISTING ROOM TO BE REMODEL	257 SF
233 EXISTING ROOM TO BE REMODEL	258 SF
234 EXISTING ROOM TO BE REMODEL	252 SF
235 EXISTING ROOM TO BE REMODEL	255 SF
236 EXISTING ROOM TO BE REMODEL	380 SF
241 EXISTING ROOM TO BE REMODEL	264 SF
242 EXISTING ROOM TO BE REMODEL	257 SF
243 EXISTING ROOM TO BE REMODEL	256 SF
244 EXISTING ROOM TO BE REMODEL	255 SF
245 EXISTING ROOM TO BE REMODEL	252 SF
246 EXISTING ROOM TO BE REMODEL	264 SF
251 EXISTING ROOM TO BE REMODEL	487 SF
252 EXISTING ROOM TO BE REMODEL	476 SF
253 EXISTING ROOM TO BE REMODEL	489 SF
254 EXISTING ROOM TO BE REMODEL	485 SF
255 EXISTING ROOM TO BE REMODEL	455 SF
256 EXISTING ROOM TO BE REMODEL	452 SF
SUB-TOTAL:	9,449 SF



LOCATION MAP
 N.T.S.

PROJECT DATA

LEGAL DESCRIPTION
 • OCEAN BEACH ADDN No. 1 PB 3-11
 • LOUIS 11 & 12 BLK 32.
 • OCEAN BEACH ADDN No. 1 PB 3-11
 LOT 13 BLK 32.

SITE INFORMATION:

ZONING: RM-2
 FLOOD ZONE: "FLOOD ZONE: AC" "BASE FLOOD ELEVATION: +8.00' NGVD"
 TYPE OF BUILDING: HOTEL
 NET LOT AREA: 19,500 SF
 BUILDING HEIGHT (STORIES): 4 STORIES
 FOLD NUMBER: 02-4203-004-0530
 02-4203-004-0520

OCCUPANCY (EXISTING BUILDING)

OCCUPANCY CLASSIFICATION : R-1
 RESIDENTIAL R-1
 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 SAFETY: FLORIDA FIRE PREVENTION CODE 5TH EDITION
 NFPA 101 LIFE SAFETY CODE 2012 EDITION.
 OTHER: FLORIDA BUILDING CODE 5TH EDITION (2014) ACCESSIBILITY

ALTERATION LEVEL 1

ALTERATION-LEVEL 1
 FLORIDA BUILDING CODE 5TH EDITION (2014). SECTION 503.1
 LEVEL 1 ALTERATION INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.
 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, 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)

ADA & HI UNITS

MOBILITY FEATURES ACCESSIBLE UNITS:	ROLLING SHOWERS:	NON ROLLING SHOWERS:
255, 336, 413, 421, 433	421, 433	133, 223, 251, 321

SCOPE OF WORK:

INTERIOR WORK - SELECTIVE DEMOLITION AND RENOVATION OF EXISTING GUESTROOMS ONLY.
 INTERIOR SELECTIVE DEMOLITION AND RENOVATION OF ALTERATION LEVEL 1 CATEGORY PER FBC 2010 - EXISTING BUILDING CHAPTER 4, SECTION 404.
 LEVEL 1 (GROUND FLOOR): HOTEL PUBLIC LOBBY TO REMAIN
 123 GUESTROOMS - EXISTING TO REMAIN AND BE REMODEL AND RESTORE AS SHOWN.
 LEVEL 2 (SECOND FLOOR): 30 GUESTROOMS - EXISTING TO REMAIN AND BE REMODEL AND RESTORE AS SHOWN.
 LEVEL 3 (THIRD FLOOR): 24 GUESTROOMS - EXISTING TO REMAIN AND BE REMODEL AND RESTORE AS SHOWN.
 LEVEL 4 (FOURTH FLOOR): 10 GUESTROOMS - EXISTING TO REMAIN AND BE REMODEL AND RESTORE AS SHOWN.
 TOTAL GUESTROOMS: 87
 REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR MECHANICAL, ELECTRICAL AND PLUMBING SCOPE OF WORK.

CLINTON GUESTROOMS SCOPE OF WORK:

DEMO:
 • REMOVE CARPET FLOORS.
 • REMOVE SHOWER ENCLOSURES AND HALF WALLS.
 • REMOVE PLUMBING FIXTURES.
 • REMOVE BATHROOM WINDOW (SEE DEMO PLANS FOR LOCATION).
 NEW CONSTRUCTION:
 • NEW SHOWER PAN
 • INSTALL NEW PLUMBING FIXTURES ON EXISTING ROUGHS, NEW PLUMBING FIXTURES TO COMPLY WITH FLORIDA BUILDING CODE 5TH EDITION (2014) PLUMBING.
 • INSTALL NEW PORCELAIN TILE ON FLOORS.
 • INSTALL NEW TILE ON BATHROOM-SHOWER WALLS.
 • REPAIR NEW PORCELAIN TILE ON SHOWER FLOORS.
 • REPAIR NEW PORCELAIN TILE ON EXISTING STUDS.
 • INSTALL NEW SHOWER ENCLOSURE.
 WALL FINISHES:
 • NEW PAINT ON ALL BEDROOM WALLS

GENERAL NOTES:

1. PROVIDE CEMENT BOARD BEHIND TILES IN WET AREAS
 2. PROVIDE TILES IN BATHROOM WET AREAS TO 6 FEET MINIMUM ABOVE FLOOR.
 3. BATHROOM FIXTURES TO BE INSTALLED AS PER FBC PLUMBING SECTION 405 (INSTALLATION OF FIXTURES), 407 (BATHTUBS), 416 (LAVATOIRES), 417(SHOWERS), 420 (WATER CLOSETS).
 4. GLASS SHOWER ENCLOSURE TO COMPLY WITH FBC PLUMBING 417.6.
 5. FLOOR AND WALL DRAINAGE CONNECTIONS AS PER FBC PLUMBING 405.4.
 6. EXISTING BATHROOMS TO BE REMODELED-PLUMBING FIXTURES TO BE REPLACED ON EXISTING ROUGHS.
 7. INTERIOR DRYWALL FINISHES TO BE REPAIR AS NEEDED.
 8. REPLACE ANY DAMAGE DRYWALL ON EXISTING STUDS.
 9. NEW FLOORING WITH UNDERLAYMENT IN COMPLIANCE WITH SOUNDPROOFING OF STC 53 TO 56.
 10. NEW SMOKE ALARM DETECTORS.

THE CLINTON HOTEL - CONSTRUCTION FIRE NOTES:

1. THE BUILDING WILL BE PARTIALLY OCCUPIED DURING RENOVATIONS. WORK TO BE DONE IN ACCORDANCE WITH NFPA 09 EDITION 16.4 SAFEGUARDING CONSTRUCTION AND ALTERATION OPERATIONS.
 2. CONSTRUCTION TO BE DONE IN PHASES (BY FLOORS).
BASEMENT:
 NO WORK ON BASEMENT LEVEL PART OF THIS PERMIT.
GROUND FLOOR RENOVATION:
 THE BASEMENT LEVEL MUST BE SEALED UP AND UNOCCUPIED 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 FLOORS ARE FIRE SEALED.
 3. MEAN OF EGRESS SHOULD BE FREE AND CLEAR OF DEMOLISHED MATERIAL AT ALL TIMES.
 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 ACCESSIBLE AT ALL TIMES DURING CONTRICTION, 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 CODE.

REVISIONS / SUBMISSIONS

08/06/15	
09/25/15	
11/17/15	
01/21/16	
02/12/16	
03/01/16	

CLINTON HOTEL
 825 WASHINGTON AVENUE
 MIAMI BEACH FL 33139

GENERAL NOTES

ARCHITECTURE INTERIOR DESIGN PLANNING
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K O B I K A R P

A-0.02

INTERIOR FINISHES:

NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 805 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 "FILL TEST" (OPSC 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 "FILL TEST" (OPSC 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 SUPERFLOOR CONSTRUCTION. FLOOR SLEEPERS, BLOCKS AND NAILING BLOCKS SHALL NOT BE CONSTRUCTED OF COMBUSTIBLE MATERIALS, UNLESS THE SPACE BETWEEN THE FIRE-RESISTANT 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 GENERATED DIRECTLY TO THE TOP SURFACES AND FIRE-RESISTANT FLOOR ASSEMBLIES OR DIRECTLY TO A WOOD SUPERFLOOR 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 SUPERFLOORING ATTACHED TO SLEEPERS AS PROVIDED FOR IN SECTION 805.1.1.

DEMOLITION NOTES:

PART I SUMMARY

1.01 DESCRIPTION
A. 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

A. 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.
- 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, SAND 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.

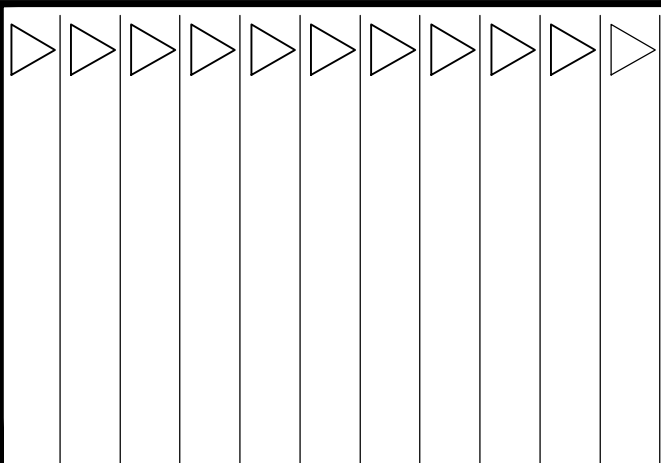
TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE ON STREETS. LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.

DEMOLITION NOTES:

1. GENERAL CONTRACTOR SHALL GAP AND IDENTIFY EXPOSED UTILITIES.
2. GENERAL CONTRACTOR TO PROVIDE PERMITS AND NOTICES
3. AUTHORIZING DEMOLITION.
3. GENERAL CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND 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.
8. GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK.
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.

REVISIONS / SUBMISSIONS

03/01/16



1549

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. THE DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

CLINTON HOTEL
825 WASHINGTON AVENUE
MIAMI BEACH FL 33139

**GROUND FLOOR
DEMOLITION PLAN**

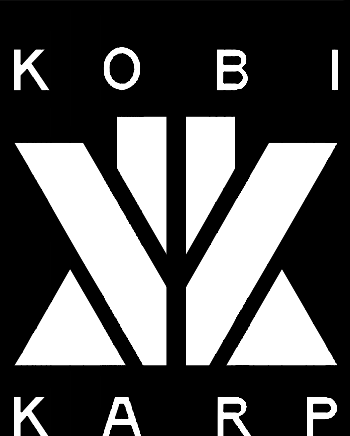
Lic. # AR0012578

**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

AIA ASID NCARB

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DRAWN BY:

CHECKED BY:

DATE: 06/22/2015

A-0.03

DEMOLITION LEGEND:	
1	EXISTING PLUMBING FIXTURES TO BE REMOVE & REPLACE.
2	EXISTING TO BE REMOVE & REPLACED SHOWER ENCLOSURES.
3	REMOVE GUESTROOM INTERIOR ILLEGAL WINDOWS (WORK DONE WITH NO PERMIT). RESTORE TO ORIGINAL APPROVED CONDITION.
4	REMOVE GUESTROOM INTERIOR ILLEGAL SLIDING GLASS DOOR & WINDOW (WORK DONE WITH NO PERMIT) RESTORE TO ORIGINAL APPROVED CONDITION.

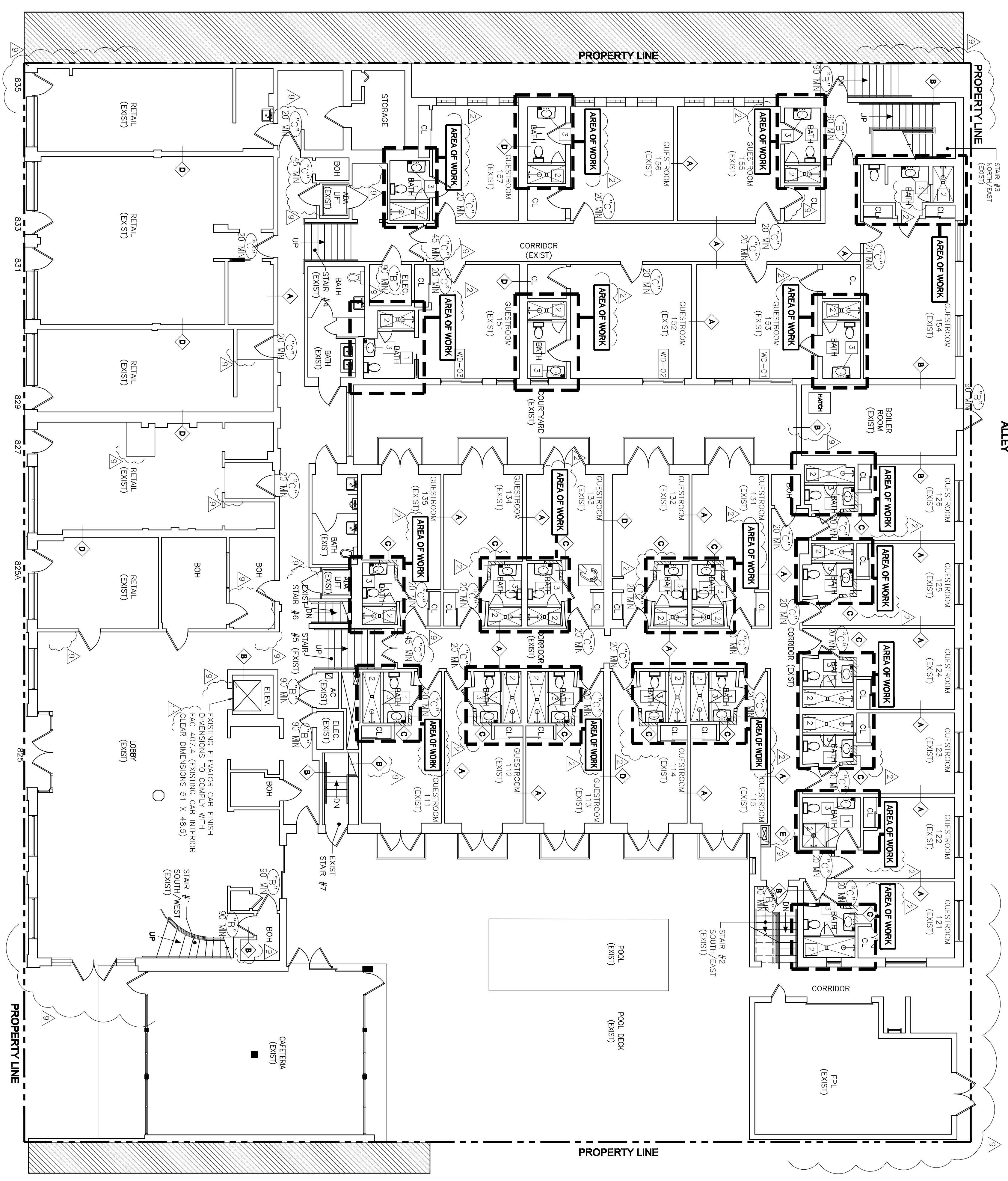
GROUND FLOOR ROOM BED TYPES COUNT (EXISTING)	
ROOM W/ DOUBLE BEDS	14
ROOM W/ QUEEN BEDS	1
ROOM W/ KING BEDS	8

DOOR SCHEDULE:	
WD-01	6'-0"x6'-8" SL. CL. DR. IMP. RESIST.
WD-02	6'-0"x6'-8" SL. CL. DR. IMP. RESIST.
WD-03	6'-0"x6'-8" SL. CL. DR. IMP. RESIST.

NOTES: 1. G.C. TO VERIFY EXISTING M.O.
2. SEPARATE PERMIT REQUIRED.

WALL LEGEND:	
A	EXISTING ONE HOUR FIRE RATED PARTITION TO REMAIN (EXISTING TEMA/ SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. WH19. (SEE SHEET A7.01)
B	EXISTING TWO HOUR FIRE RATED WALL TO REMAIN (EXISTING TEMA/ SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. 1996. (SEE SHEET A7.01)
C	NEW FRAME PARTITION NOT RATED. (SEE SHEET A7.01)
D	EXISTING ONE HOUR FIRE RATED BLOCK WALL TO REMAIN (EXISTING TEMA/ SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. 1996. (SEE SHEET A7.01)
E	EXISTING TWO HOUR FIRE RATED FRAME PARTITION TO REMAIN (EXISTING MECHANICAL, ELECTRICAL SHAFTS). U.L. DESIGN NO. 1948. (SEE SHEET A7.01)

NOTE:
EXISTING GUEST ROOM ENTRY DOOR SHOULD BE SELF-CLOSING AND SELF-LATCHING.



WASHINGTON AVENUE

GROUND FLOOR - PROPOSED BUILDING
SCALE: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
09/25/15	
11/17/15	
01/21/16	
03/01/16	

1549

CLINTON HOTEL
825 WASHINGTON AVENUE
MIAMI BEACH FL 33139

GROUND FLOOR
PROPOSED PLAN

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

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Suite 200
Miami, Florida 33137
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DATE: 06/22/2015

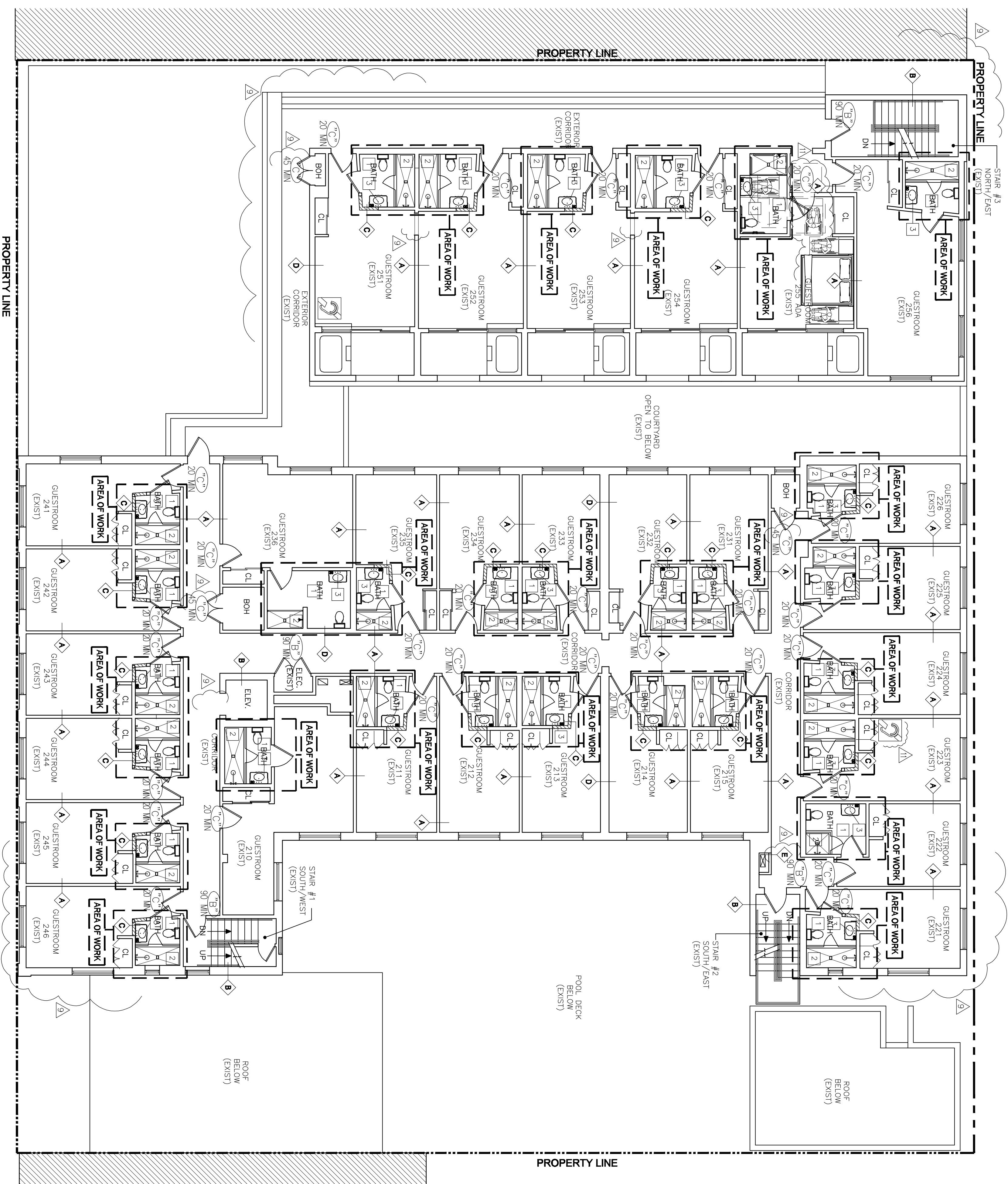
A-2.01

DEMOLITION LEGEND:	
1	EXISTING PLUMBING FIXTURES TO BE REMOVE & REPLACE.
2	REPLACED SHOWER ENCLOSURES.
3	REMOVE GUESTROOM INTERIOR ILLEGAL WINDOWS WORK DONE WITH APPROVED CONTRACTOR ORIGINAL APPROVED CONDITION.
4	REMOVE STUDING GUEST DOOR & WINDOW (EXISTING MECHANICAL PERMIT) RESTORE TO ORIGINAL APPROVED CONDITION.

GROUND FLOOR ROOM BED TYPES COUNT (EXISTING)	
14	ROOM W/ DOUBLE BEDS
1	ROOM W/ QUEEN BEDS
8	ROOM W/ KING BEDS

WALL LEGEND:	
A	EXISTING ONE HOUR FIRE RATED PARTITION TO REMAIN (EXISTING TYPICAL SEPARATE & CORRIDOR WALLS. (SEE SHEET A7.01))
B	EXISTING TWO HOUR FIRE RATED WALL TO REMAIN (EXISTING ELEVATOR SHIRT & STAIRS). ULL DESIGN NO. 1906 (SEE SHEET A7.01)
C	NEW FRAME PARTITION NOT RATED. (SEE SHEET A7.01)
D	EXISTING ONE HOUR FIRE RATED BLOCK WALL TO REMAIN (EXISTING TYPICAL SEPARATE & CORRIDOR WALLS). ULL DESIGN NO. 1906. (SEE SHEET A7.01)
E	EXISTING TWO HOUR FIRE RATED FRAME PARTITION TO REMAIN (EXISTING MECHANICAL, ELECTRICAL SHIRTS). ULL DESIGN NO. 1438. (SEE SHEET A7.01)

NOTE:
EXISTING GUEST ROOM ENTRY DOOR SHOULD BE SELF-CLOSING AND SELF-LATCHING



SECOND FLOOR - PROPOSED BUILDING PLAN
SCALE: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
09/25/15	1549
11/17/15	
01/21/16	
03/01/16	

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**SECOND FLOOR
PROPOSED PLAN**

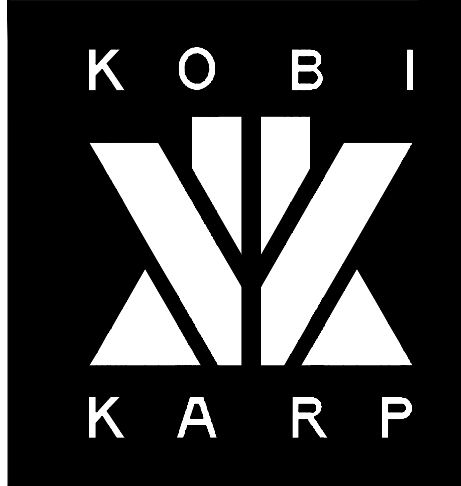
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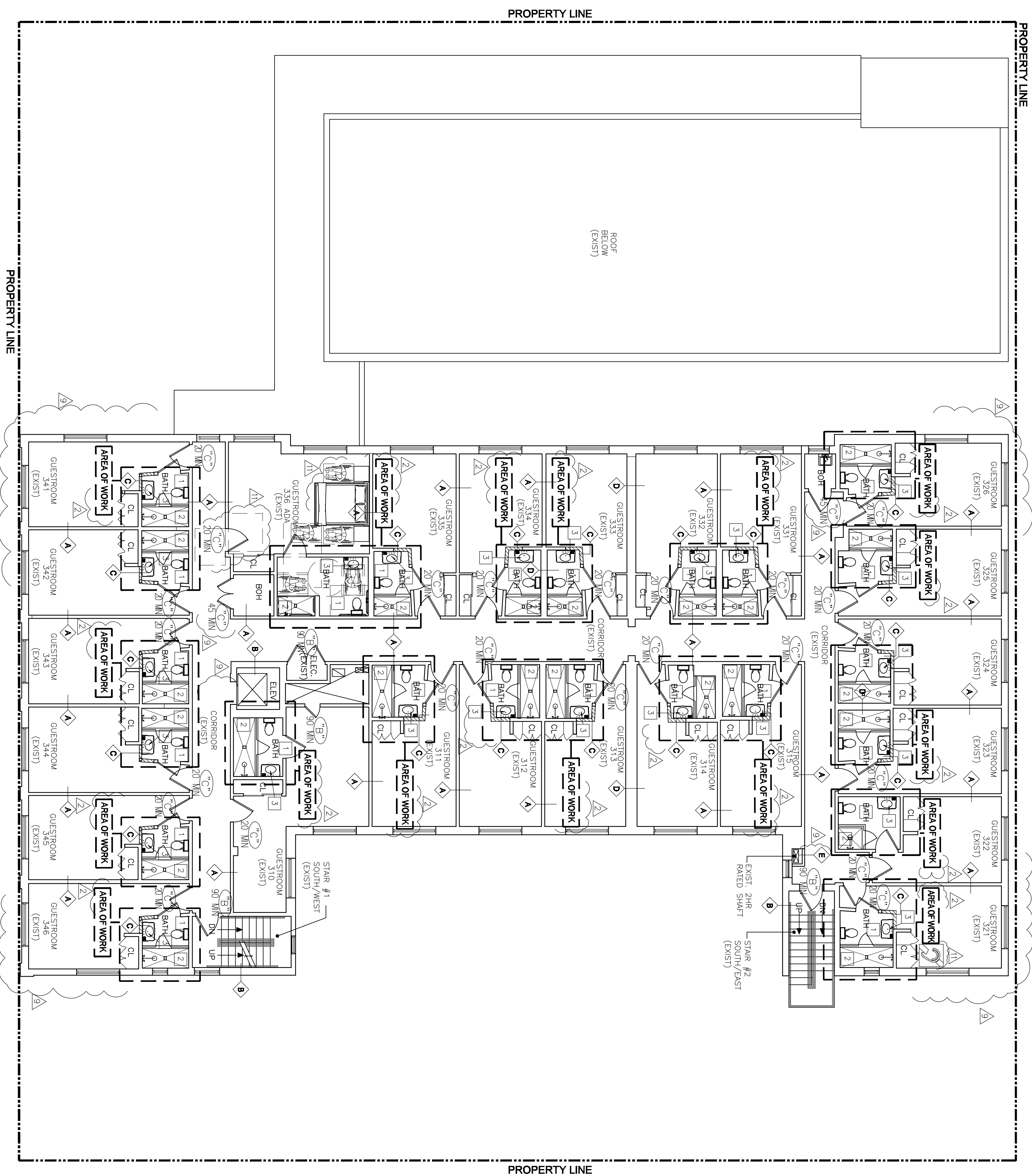
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DEMOLITION LEGEND:	
1	EXISTING PLUMBING FIXTURES TO BE REMOVE & REPLACE.
2	EXISTING TO BE REMOVE & REPLACED SHOWER ENCLOSURES.
3	REMOVE GUESTROOM INTERIOR WALLS AND PARTITIONS TO ORIGINAL APPROVED CONDITION.
4	REMOVE GUESTROOM INTERIOR TILE/FLOOR SLAB/CEILING & WINDOW WALLS TO ORIGINAL APPROVED CONDITION.

THIRD FLOOR ROOM BED TYPES COUNT (EXISTING)	
ROOM W/ DOUBLE BEDS	13
ROOM W/ QUEEN BEDS	1
ROOM W/ KING BEDS	10

WALL LEGEND:	
A	EXISTING ONE HOUR FIRE RATED PARTITION TO REMAIN (EXISTING TENANT SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. MH15. (SEE SHEET A7.01)
B	EXISTING TWO HOUR FIRE RATED WALL TO REMAIN (EXISTING TENANT SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. 1996. (SEE SHEET A7.01)
C	NEW FRAME PARTITION NOT RATED. (SEE SHEET A7.01)
D	EXISTING ONE HOUR FIRE RATED BLOCK WALL TO REMAIN (EXISTING TENANT SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. 1996. (SEE SHEET A7.01)
E	EXISTING TWO HOUR FIRE RATED FRAME PARTITION TO REMAIN (EXISTING MECHANICAL/ELECTRICAL SHAFTS). U.L. DESIGN NO. 19438. (SEE SHEET A7.01)

NOTE:
EXISTING GUEST ROOM ENTRY DOOR SHOULD BE SEED - CLOSING AND SELF-LATCHING



THIRD FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS	
△	09/25/15
△	11/17/15
△	01/21/16
△	03/01/16
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1549
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. THE DIMENSIONS BETWEEN THE CENTER LINES OF WALLS AND PARTITIONS SHALL BE AS SHOWN ON THIS PLAN.

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**THIRD FLOOR
PROPOSED PLAN**

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DEMOLITION LEGEND:

- 1 EXISTING PLUMBING FIXTURES TO BE REMOVE & REPLACE.
- 2 EXISTING TO BE REMOVE & REPLACED SHOWER ENCLOSURES.
- 3 REMOVE GUESTROOM INTERIOR ILLEGAL WINDOWS (WORK DONE WITH NO PERMIT). RESTORE TO ORIGINAL APPROVED CONDITION.
- 4 REMOVE GUESTROOM INTERIOR ILLEGAL SLIDING GLASS DOOR & WINDOW (WORK DONE WITH NO PERMIT) RESTORE TO ORIGINAL APPROVED CONDITION.

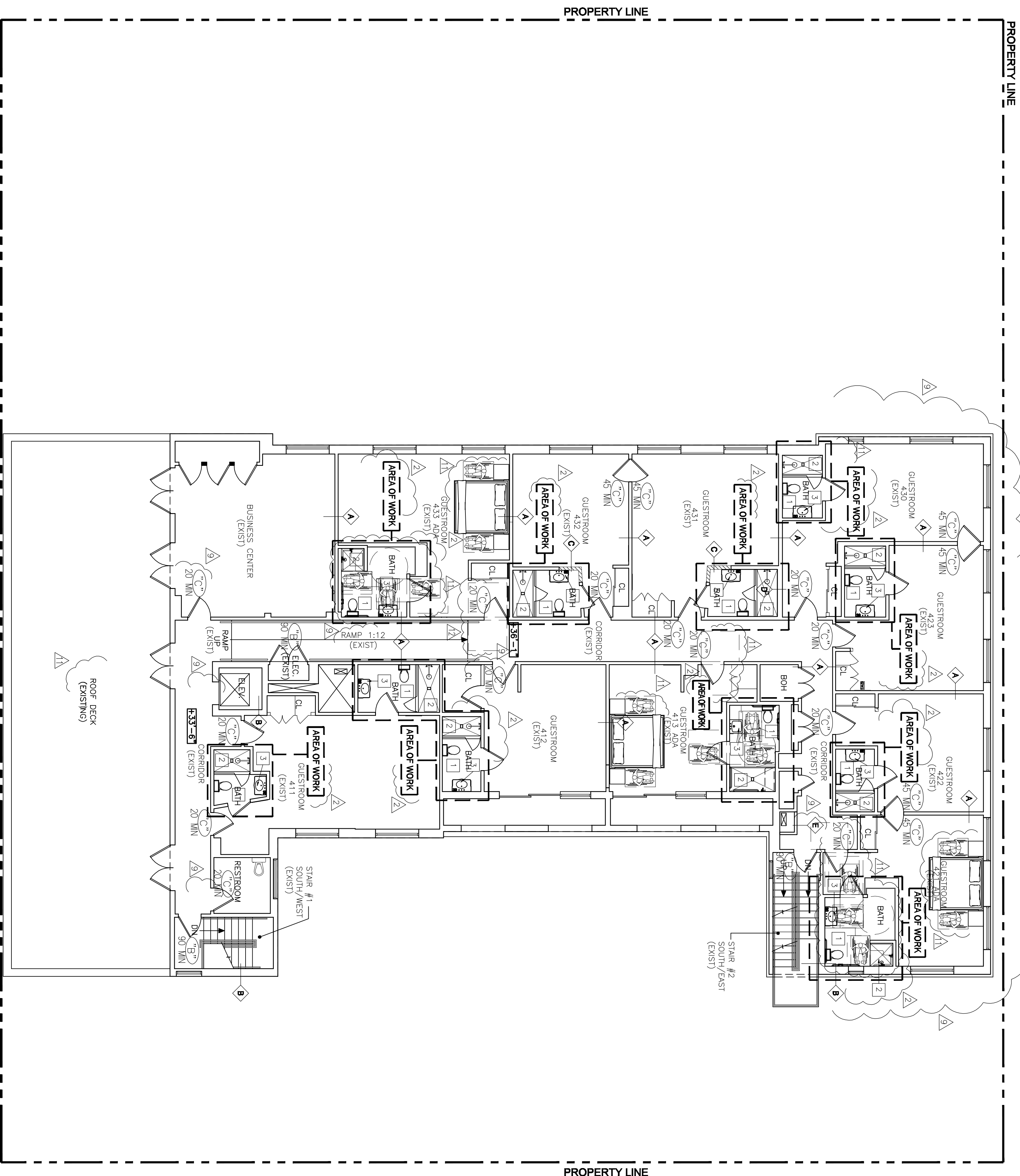
THIRD FLOOR ROOM BED TYPES COUNT (EXISTING)

ROOM W/ DOUBLE BEDS	13
ROOM W/ QUEEN BEDS	1
ROOM W/ KING BEDS	10

WALL LEGEND:

- A EXISTING ONE HOUR FIRE RATED PARTITION TO REMAIN (EXISTING TENANT SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. WH5. (SEE SHEET A2.07)
- B EXISTING TWO HOUR FIRE RATED WALL TO REMAIN (EXISTING BEARING SWFT & STMS). U.L. DESIGN NO. UB80 (SEE SHEET A2.07)
- C NEW FRAME PARTITION NOT RATED. (SEE SHEET A7.01)
- D EXISTING ONE HOUR FIRE RATED BLOCK WALL TO REMAIN (EXISTING TENANT SEPARATE & CORRIDOR WALLS). U.L. DESIGN NO. 19006. (SEE SHEET A7.01)
- E EXISTING TWO HOUR FIRE RATED FRAME PARTITION TO REMAIN (EXISTING MECHANICAL ELECTRICAL SWITS). U.L. DESIGN NO. 1438. (SEE SHEET A2.07)

NOTE:
EXISTING GUEST ROOM ENTRY DOOR SHOULD BE SELF-CLOSING AND SELF-LATCHING



FOURTH FLOOR - PROPOSED BUILDING PLAN
SCALE: 1/8" = 1'-0"

REVISIONS / SUBMISSIONS

09/25/15	
11/17/15	
01/21/16	9
03/01/16	
03/23/16	

1549

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND CONDITIONS OF THE WORK BEFORE THE START OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CLINTON HOTEL
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**FOURTH FLOOR
PROPOSED PLAN**

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