

REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART II, FLORIDA STATUTES

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: THE ALAMO HOTEL
Address: 4121 INDIAN CREEK
MIAMI BEACH, FL

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: MICHAEL REINSTEIN, ARCHITECT
Applicant's Address: 10940 BIRCHWOOD PLACE, PEMB. PINES, FL 33026
Applicant's Telephone: 786.546.4739 FAX: 954.944.1977
Applicant's E-mail Address: MIKENEIL@AOL.COM
Relationship to Owner: ARCHITECT
Owner's/Tenant's Name: ALAMO HOTEL, LLC
Owner's Address: 210-71 STREET (SUITE #309) MIAMI BEACH, FL 33141
Owner's Telephone: (786)236-8569 FAX 305-864-8560
Owner's E-mail Address: AVIKRAMER@YAHOO.COM
Signature of Owner: Abraham Kramer / ABRAHAM KRAMER

3. Please check one of the following:

New construction.
FBC 2012-01
Request for Waiver

Rule 61G20-4.001
effective 4/25/2013

- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. **Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

TOTAL S.F. = 16,500

3 STORY APARTMENT/HOTEL BLDG. BUILT AROUND 1938. CONCRETE BLOCK & REINF. CONCRETE EXTERIOR WALLS WITH WOOD FRAME INTERIOR WALLS & FLOORS.

5. **Project Construction Cost** (Provide cost for new construction, the addition, or the alteration):

6. **Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

- Under Design Under Construction*
- In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

THE ALAMO HOTEL IS CURRENTLY APPROVED FOR 37 APARTMENTS AND 3 HOTEL ROOMS. THE OWNERS WANT TO CONVERT TO ALL HOTEL ROOMS. THE REQUIRED ADA ROOMS ARE LOCATED ON THE 2ND & 3RD FLOORS BECAUSE THE LOBBY LEVEL IS A SPLIT LEVEL CONFIGURATION. THE WAIVER IS REQUIRED FOR TWO ITEMS: 1.) SPLIT LEVEL OF THE LOBBY (GROUND) FLOOR AND SIZE OF THE ELEVATOR, REQUIRED DOOR OPENING = 36", PROVIDED = 36", CAB SIZE REQUIRED = 51x66, PROVIDED = 42x51

7 Requirements requested to be waived. Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

FBC 2012-01
Request for Waiver

Rule 61G20-4.001
effective 4/25/2013

1: COMPLIANCE WITH FLORIDA STATUTES, SECTION 553.509.

Issue

2:

Issue

3:

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

THE ALAMO HOTEL RESIDES IN THE HISTORIC DISTRICT OF MIAMI BEACH. ANY REMODELING TO INCREASE THE ELEVATOR SHAFT AND PROVIDE ACCESSIBILITY TO ALL PARTS OF THE GROUND FLOOR WOULD REQUIRE SUBSTANTIAL REMODELING TO THE HISTORIC HOTEL LOBBY.

Substantial financial costs will be incurred by the owner if the waiver is denied. COMPLIANCE WITH FL. STATUTES, SECTION 553.512 WOULD INCREASE THE CONSTRUCTION COSTS BY 200%+. THEREFORE THE OWNERS REQUEST A WAIVER AS DEFINED IN 28 C.F.R.S. 36.403(F)(1). SUBSTANTIAL STRUCTURAL & RE-DESIGN OF THE GROUND FLOOR PLAN WOULD BE REQUIRED TO BE ADA COMPLIANT.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

SEE ATTACH CONSTRUCTION COST BUDGETS/ESTIMATES AND PHOTOGRAPHS.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

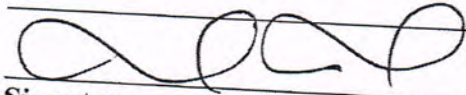
a. SEE ATTACHED COST ESTIMATES / BUDGETS.

b. _____

c. _____

10. Licensed Design Professional: Where a licensed design has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

SEE ATTACHED



Signature

MICHAEL REINSTEIN, ARCHITECT
Printed Name AR 13161

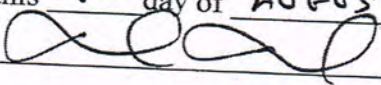
Phone number 786.546.4739

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby declare that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 12 day of AUGUST, 2013



Signature

MICHAEL REINSTEIN, ARCHITECT

Printed Name

I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. Florida Statutes 553.509 Vertical Accessibility to all levels requirement. / 2010 FBC, Accessibility Code, 202 Requirements for existing buildings.

b. _____

c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

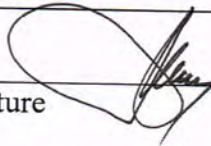
Yes No Cost of Construction \$425,000 (B1304948-4121 Indian Creek Drive).

Comments/Recommendation: We recommend that the waiver be granted based in the Florida Building Code section 202.3 Exception 1. According with the documentation submitted by the applicant the cost of providing vertical accessibility will be disproportionate to the cost of construction. In addition, it will be technically infeasible to increase the size of the elevator and to provide vertical accessibility to the split level at the 1st floor.

Jurisdiction City of Miami Beach

Building Official or Designee

Signature



Mariano Fernandez, PE.

Printed Name

BU689

Certification Number

305-673-7610 ext. 6288/ 305-535-7513

Telephone/FAX

marianofernandez@miamibeachfl.gov

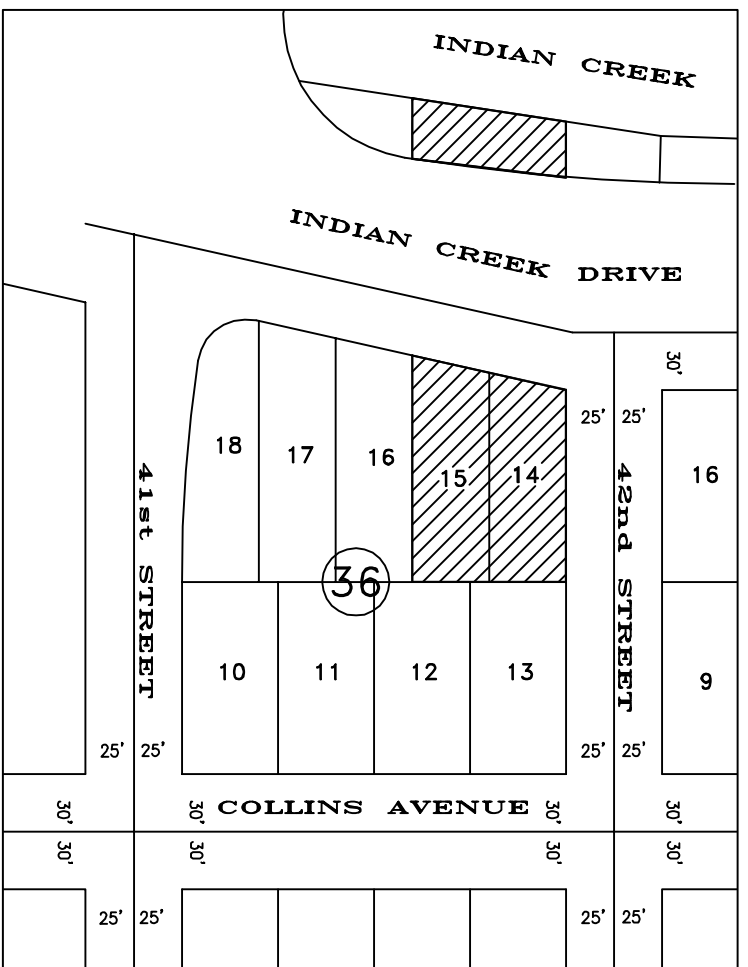
Email Address

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2ND Floor, Miami Beach, FL

SKETCH OF BOUNDARY AND TOPOGRAPHY SURVEY

A. R. TOUSSAINT & ASSOCIATES, INC.

LAND SURVEYORS
FLORIDA CERTIFICATE OF
AUTHORIZATION NO. LB-273
620 N.E. 126 ST. NORTH MIAMI, FLORIDA 33161
FB: 555 PGS: 6-8 DATE: DEC. 19, 2011
ORDER NO. 14728
SCALE: 1" = 20'



LOCATION MAP
SCALE: 1" = 100'

SURVEYOR'S REPORT
FIDELITY NATIONAL TITLE INSURANCE COMPANY
REVISED
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ORDER NO. 3707342 EFFECTIVE DATE: FEBRUARY 24, 2012
CUSTOMER REFERENCE: 11-4875

ITEM 5, THE LEGAL DESCRIPTION IN THE REPORT IS IDENTICAL TO THE LEGAL DESCRIPTION USED ON THE SURVEY.
SCHEDULE B, SECTION I, NO ACTION REQUIRED BY THE SURVEYOR.
SCHEDULE B, SECTION II
ITEMS 1, 2, 3, A-D, REQUIRE NO ACTION BY THE SURVEYOR.

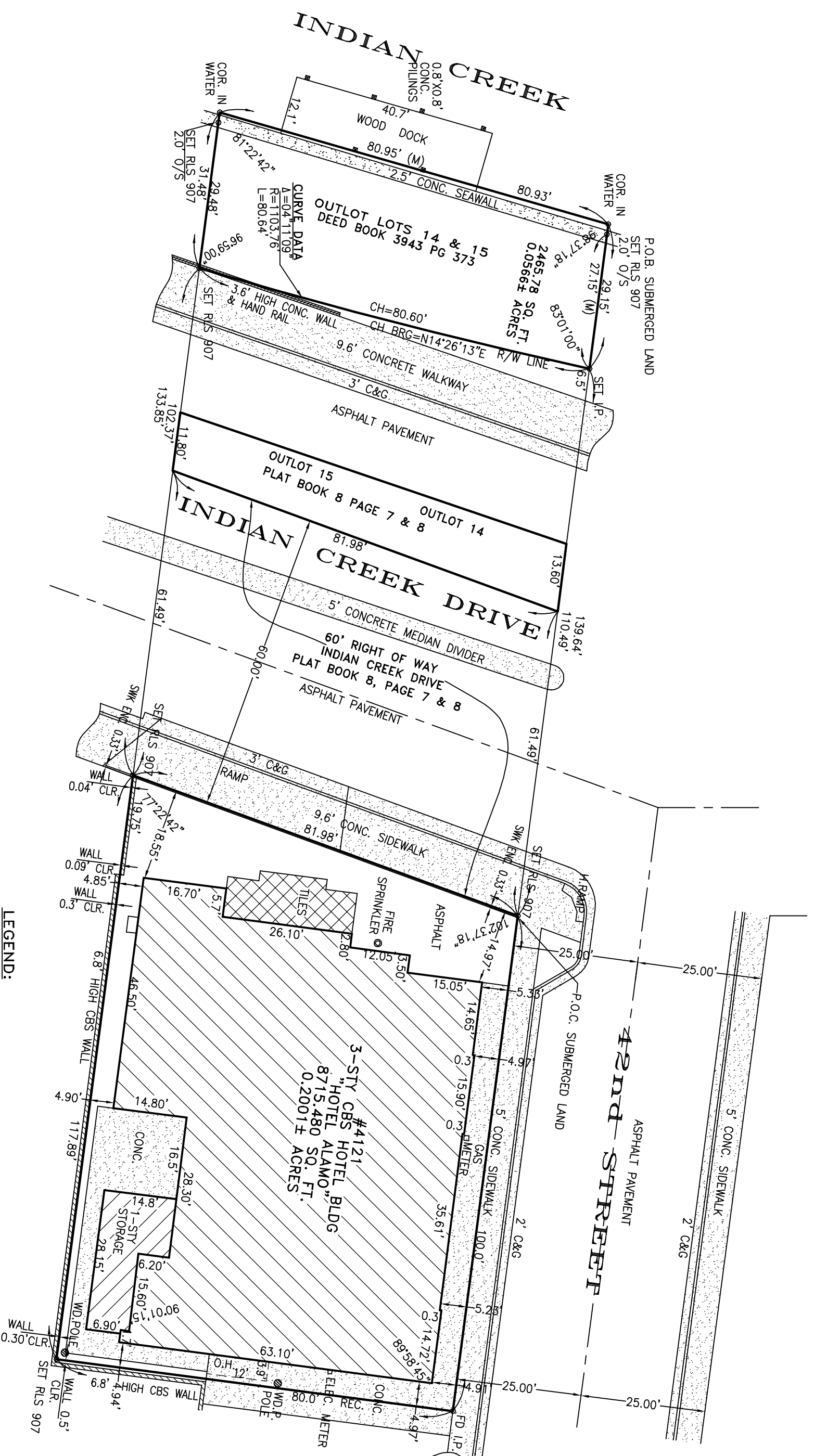
ITEM 4, THE SURVEYOR IS NOT AWARE OF ANY CLAIMS REGARDING THE SOVEREIGN LANDS OF THE STATE OF FLORIDA.
ITEMS 5, 6, REQUIRE NO ACTION BY THE SURVEYOR.

ITEM 7, THERE ARE NO RESTRICTIONS, RESERVATIONS, LIMITATIONS AND EASEMENTS OF RECORD AS SET FORTH IN PLAT OF AMENDED PLAT OF THE OCEAN FRONT PROPERTIES OF THE MAIN BEACH IMPROVEMENT COMPANY AS RECORDED IN PLAT BOOK 5, PAGE 7 & 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ITEMS 8, 9, REQUIRE NO ACTION BY THE SURVEYOR.

ITEM 10, THE SURVEYOR DOES NOT HAVE ACCESS TO ANY RECORDS OF CLAIMS OF AN PORTION OF THE LAND DESCRIBED IN SCHEDULE A WHICH LIES BELOW THE ORDINARY HIGH WATER LINE OF INDIAN CREEK AND OTHER ADJACENT WATERS.

ITEM 11, THE "OUTLOT AREA" AS DESCRIBED IN ORB 27963, PAGE 4100 AND SHOWN ON THE SURVEY IS COMPRISED OF "ARTIFICIALLY FILLED IN LAND" IN WHAT WAS FORMERLY NAVIGABLE WATERS.



LEGAL DESCRIPTION:
LOTS 14 AND 15, BLOCK 36, AMENDED PLAT OF THE OCEAN FRONT PROPERTIES OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 & 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF SUBMERGED LAND ON THE EASTERLY SIDE OF INDIAN CREEK, WESTERLY OF OUTLOTS WHICH LIE WESTERLY OF SAID LOTS 14 AND 15, BLOCK 36, OF THE OCEAN FRONT PROPERTIES OF THE MIAMI BEACH IMPROVEMENT COMPANY, DESCRIBED AS FOLLOWS: BEGIN 139.64 FEET WESTERLY OF THE NW CORNER OF LOT 14, BLOCK 36, AFOREMENTIONED, THENCE RUN SOUTHERLY A DISTANCE OF 80.93 FEET TO A POINT ON THE PROLONGATION WESTERLY OF THE SOUTH LINE OF LOT 15, BLOCK 36, AND 133.85 FEET WESTERLY OF THE SOUTHWESTERLY CORNER THEREOF, THENCE RUN EASTERLY A DISTANCE OF 31.48 FEET TO A POINT, SAID POINT BEING 102.37 FEET WESTERLY OF THE SOUTHWEST CORNER OF LOT 15, BLOCK 36, AFOREMENTIONED THENCE RUN NORTHERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1103.76 FEET, AND A CENTRAL ANGLE OF 4 DEGREES 11 MINUTES 09 SECONDS, ON AN ARC DISTANCE OF 80.64 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT 14, BLOCK 36 PRODUCED WESTERLY, THENCE RUN WESTERLY ALONG THE NORTH LINE OF LOT 14, BLOCK 36 PRODUCED WESTERLY, A DISTANCE OF 29.15 FEET PLUS OR MINUS TO A POINT OF BEGINNING.

SURVEYOR'S NOTES:

- (1) DEED FURNISHED BY OWNER:
ORB 15418, PAGE 3913
ORB 27963, PAGE 4110
- (2) REFERENCE FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP, FIN. PROJ. I.D. 2507471 SHEET 4 OF 11
- (3) ZONING INFO:
LOTS 14 & 15, ZONE RM-2, RESIDENTIAL MEDIUM DENSITY, SETBACKS, FRONT 20 FEET, NORTH AND SOUTH SIDE 7.5 FEET, REAR SETBACK 10% BELOW 50' HEIGHT, 15% ABOVE HEIGHT, OUTLOTS 14 & 15, ZONE WD-1, WATER DISTRICT, SETBACKS VARY AND ARE AVAILABLE AT THE MIAMI BEACH BUILDING AND ZONING DEPT. BUILDING AND ZONING INFORMATION SHOULD BE VERIFIED AT THE MIAMI BEACH BUILDING AND ZONING DEPT. PRIOR TO PREPARING DESIGN PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THIS INFORMATION.

SURVEY CERTIFIED TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER #3707342 EFFECTIVE DATE: FEBRUARY 24, 2012
CUSTOMER REFERENCE: 11-4875
GREEN KAHN PIOTRKOWSKI P.A.
LANDMARK BANK, N.A.
ALAMO HOTEL, LLC

SURVEYOR'S CERTIFICATION:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION AND THAT THIS SURVEY COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, UNDER RULE 5-1.17 FLORIDA ADMINISTRATIVE CODE, CHAPTER 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE REGISTERED LAND SURVEYOR SHOWN HEREON.

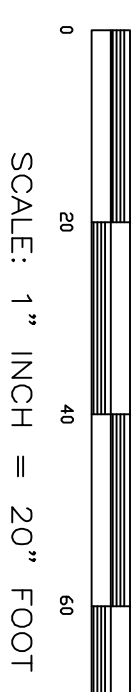
A. R. TOUSSAINT & ASSOCIATES, INC.

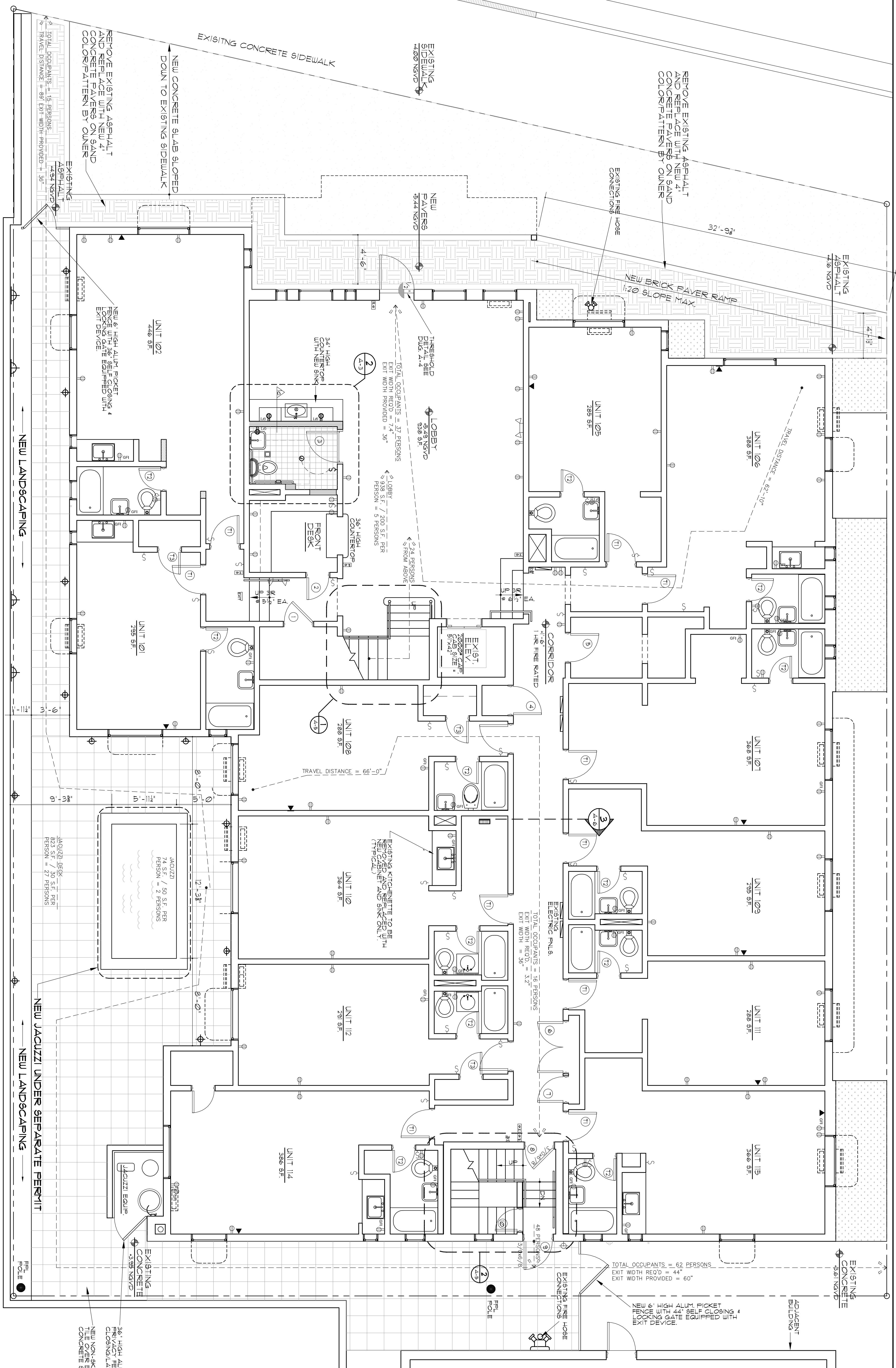
BY: _____ PRES.
ALBERT R. TOUSSAINT
REGISTERED ENGINEER NO. 8939
REGISTERED LAND SURVEYOR NO. 907
STATE OF FLORIDA

- LEGEND:**
- ⊕ CENTERLINE
 - ▭ CONCRETE BLOCK STRUCTURE
 - C.L. CHAIN LINK (FENCE)
 - C&G CURB & GUTTER
 - ▭ CONCRETE
 - ELEC. ELECTRICAL
 - ENC. ENCROACHMENT
 - FD FOUND
 - MH MANHOLE
 - M&D MOUND
 - REC. RECORD
 - POC POINT OF BEGINNING
 - R/W RIGHT OF WAY
 - SWK SIDEWALK
 - WD WOOD
 - WM WATER METER

REV	DATE	DESCRIPTION	BY	CHK
2	04/01/13	ORDER#14830 REVISED & UPDATE SURVEY, NO CHANGES	WT	AT
1	03/27/12	REVISED SURVEY	RS	AT
		REVISION DESCRIPTION	CH	COORD/APR/DWG

DATE	TITLE	DRAWING NUMBER	SHEET	OF	DRAWN BY
DECEMBER 2011	SKETCH OF BOUNDARY SURVEY	14830/14728	1	OF 1	RS
	HOTEL ALAMO				
	4121 INDIAN CREEK DRIVE				
	MIAMI BEACH, FL 33140				





INTERIOR DESIGN

ARCHITECT
 MICHAEL NEIL REINSTEIN
 10940 BIRCHWOOD PLACE
 PEMBROKE PINES, FL 33026
 PHONE: 786.546.4739
 E-MAIL: MIRENTHU@AOL.COM
 LICENSE # AR-13161

OWNER
 ALAMO HOTEL, LLC
 210 71st STREET, STE. 309
 MIAMI BEACH, FL 33141
 PHONE: 786.236.8569
 FAX: 305.953.0967

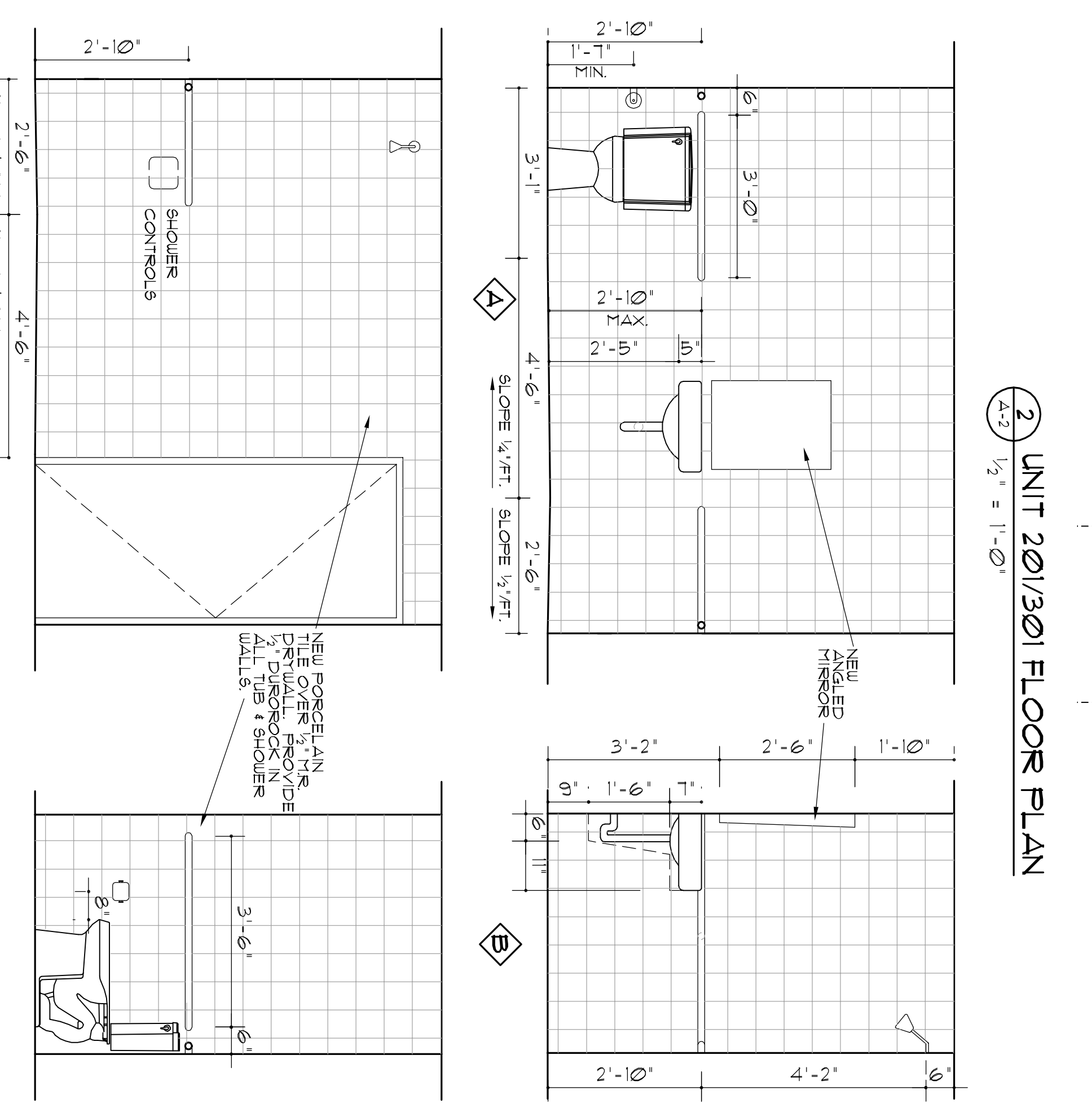
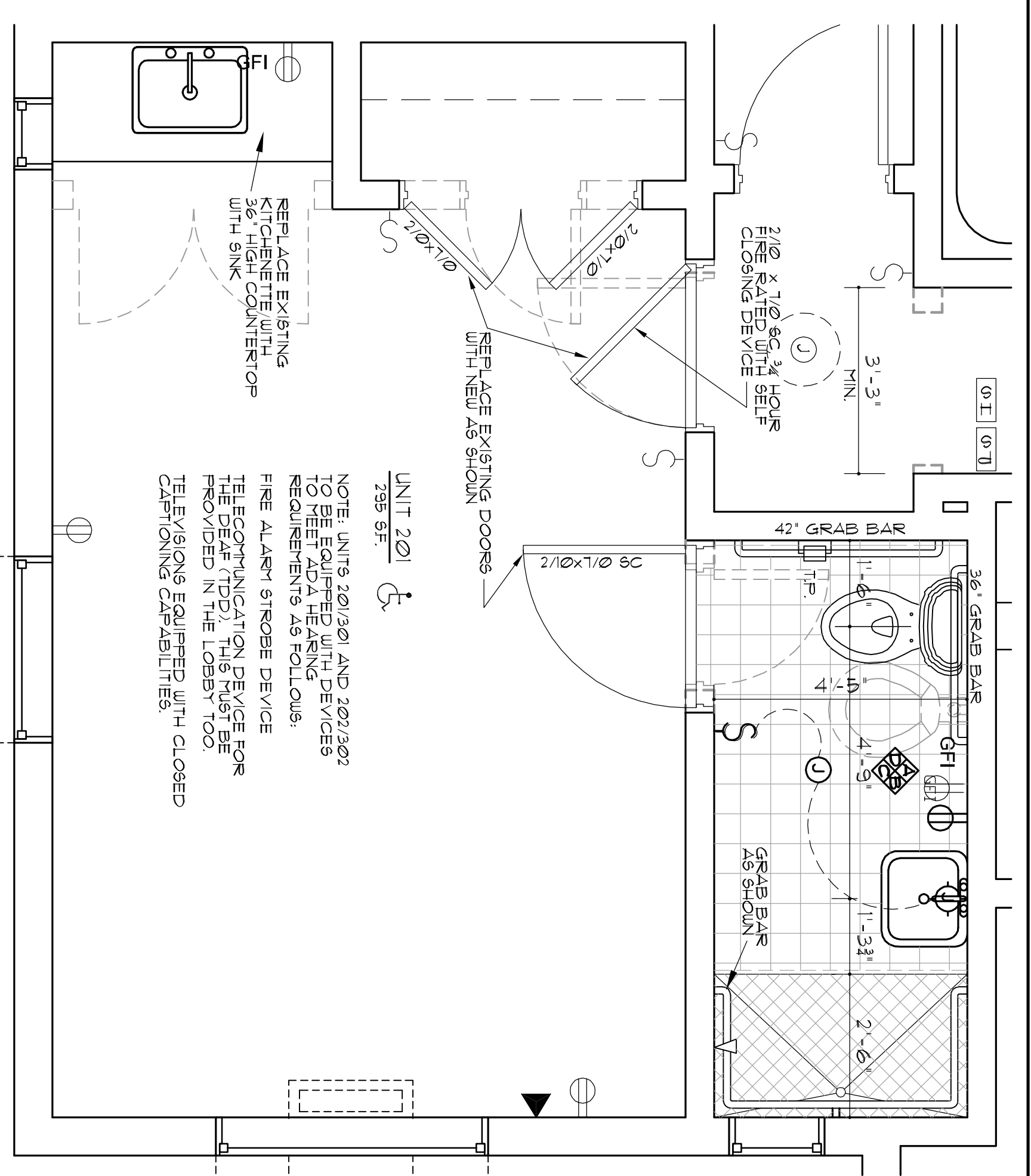
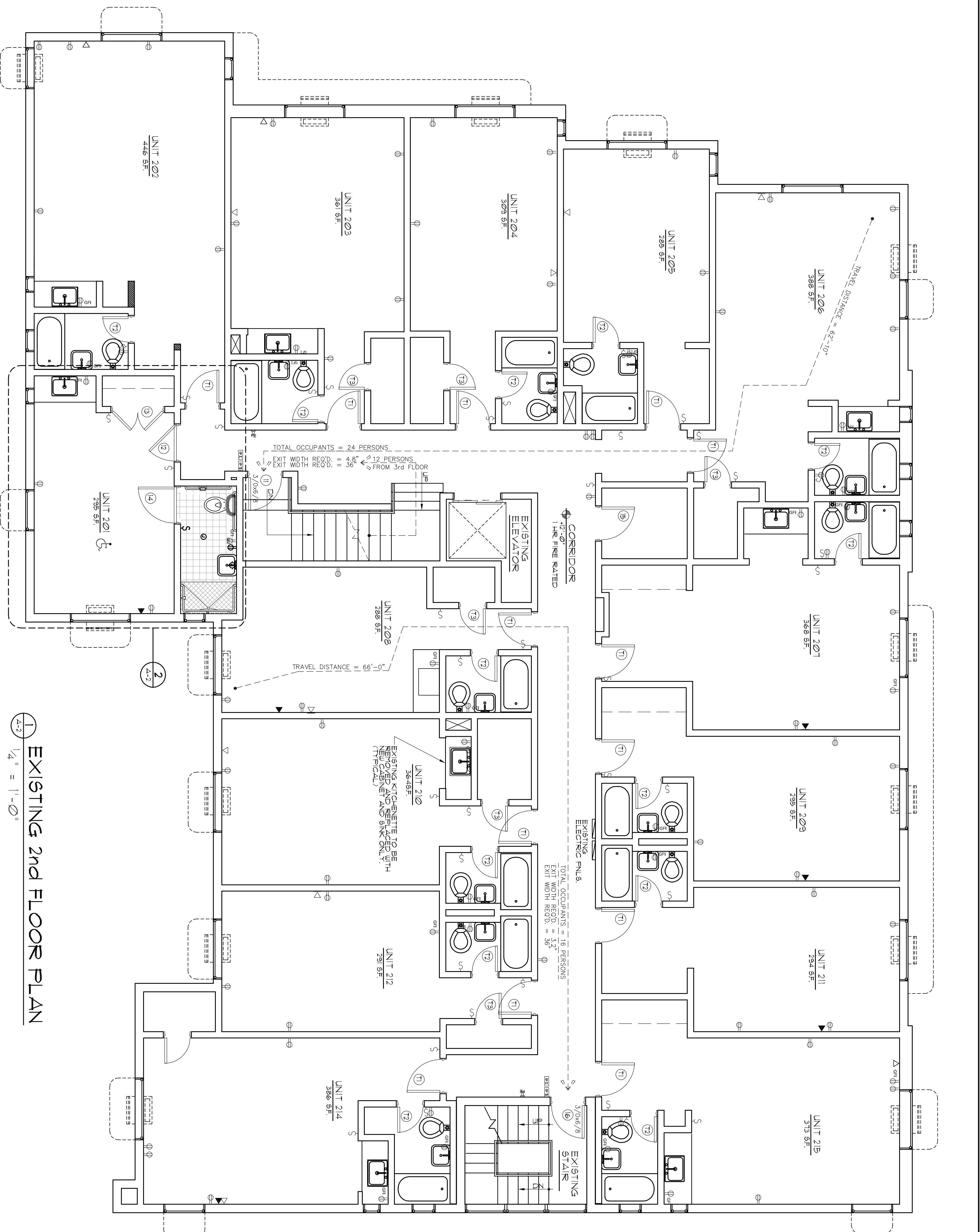
**CHANGE OF USE FROM APT. TO HOTEL FOR:
 THE ALAMO HOTEL**
 4121 INDIAN CREEK DRIVE
 MIAMI BEACH, FLORIDA, 33140

NO.	DATE/TIME	REVISIONS	NO.	DATE/TIME	SCALE

SHEET TITLE
1st FLOOR PLAN

THESE PLANS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2010.

DESIGNED BY:	M.N.R.
DRAWN BY:	M.N.R.
CHECKED BY:	M.N.R.
PERMIT:	PERMIT
SHEET NUMBER:	A-1



INTERIOR DESIGN

ARCHITECT
 MICHAEL NEIL REINSTEIN
 10940 BIRCHWOOD PLACE
 PEMBROKE PINES, FL 33026
 PHONE: 786.546.4739
 E-MAIL: MIKENEIL@AOL.COM
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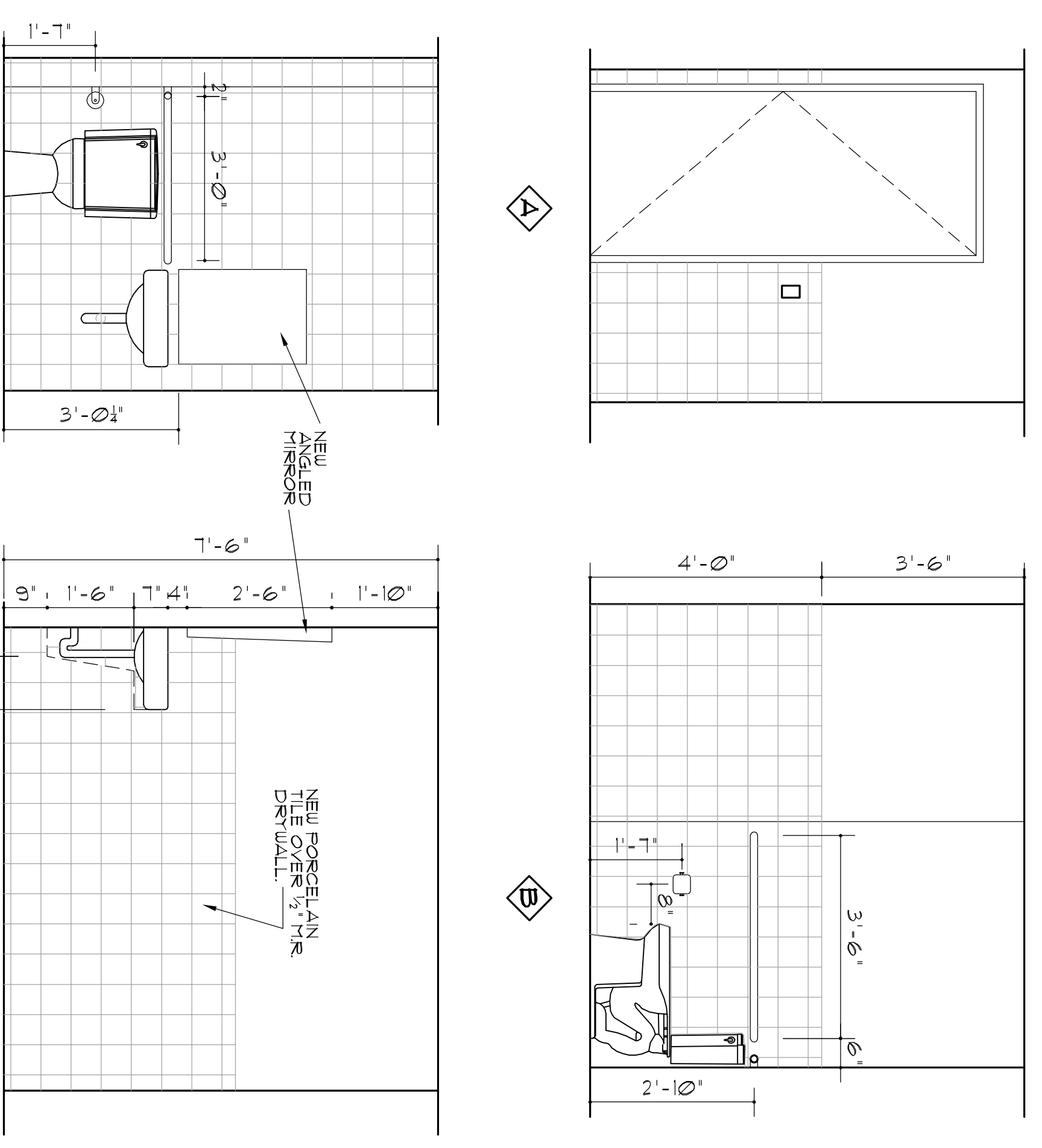
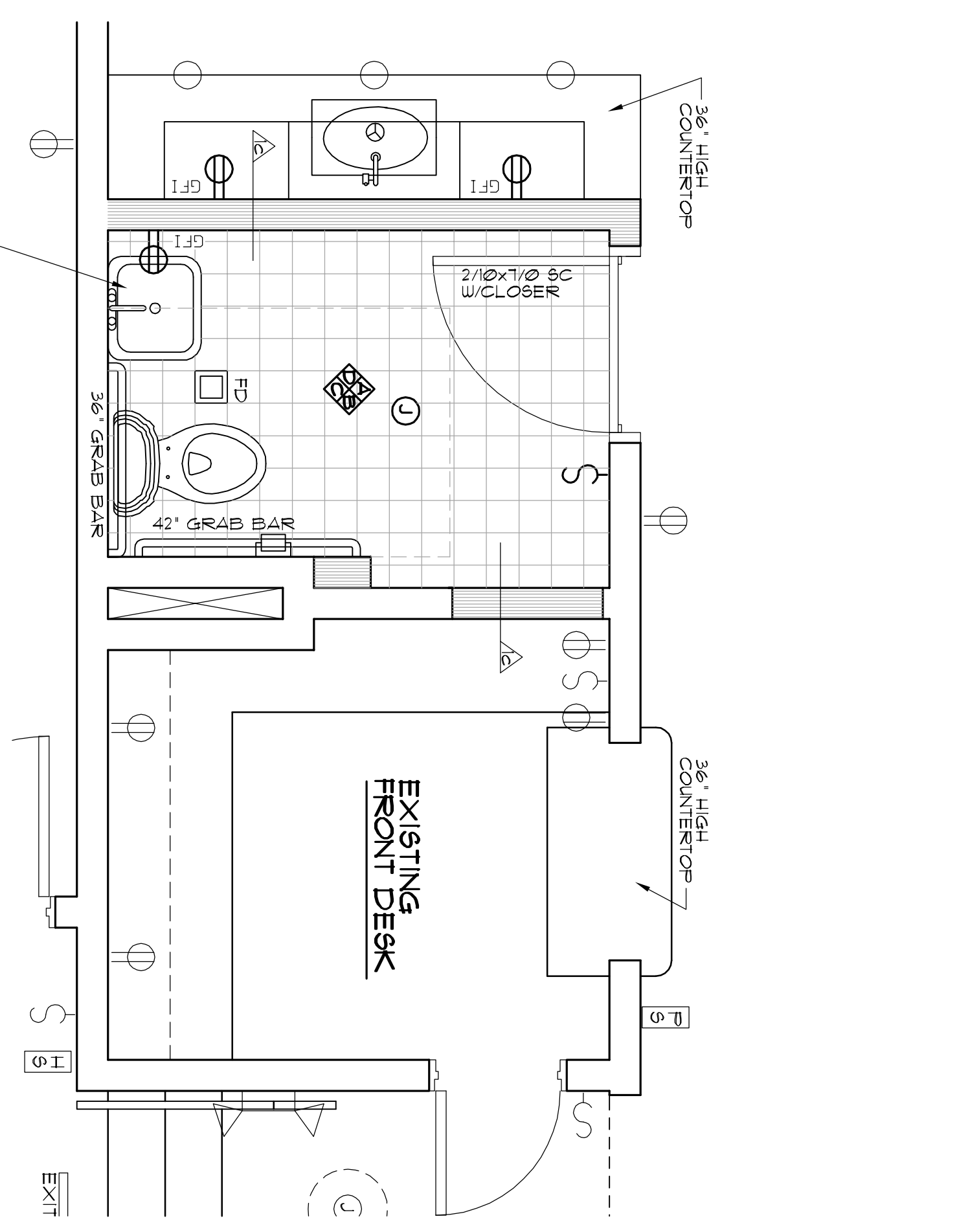
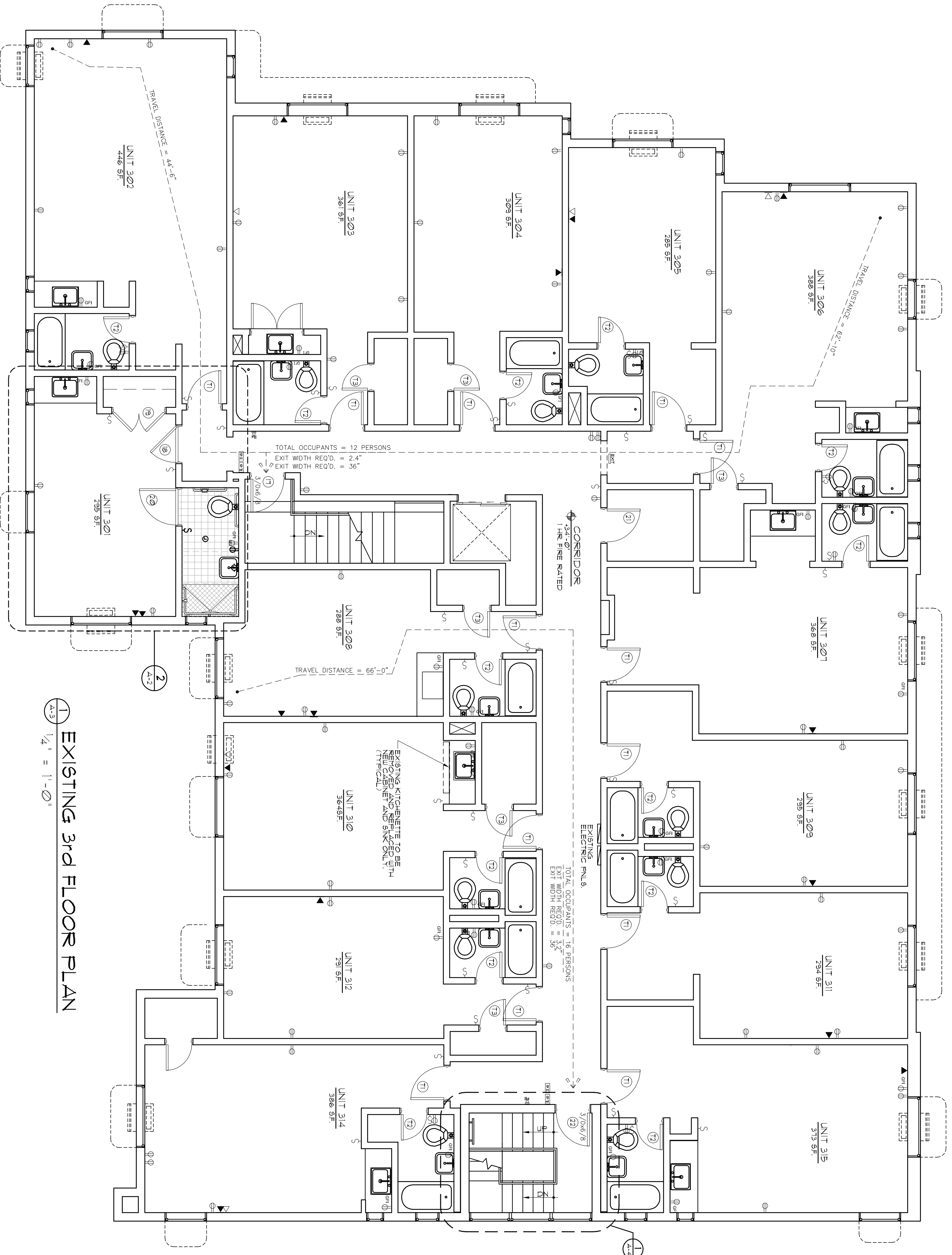
OWNER
 ALAMO HOTEL, LLC
 210 71st STREET, STE. 309
 MIAMI BEACH, FL 33141
 PHONE: 786.236.8569
 FAX: 305.935.0967

**CHANGE OF USE FROM APT. TO HOTEL FOR:
 THE ALAMO HOTEL**

4121 INDIAN CREEK DRIVE
 MIAMI BEACH, FLORIDA, 33140

NO.	DATE/TIME	REVISIONS	NO.	DATE/TIME	BY
1		WORKS			

DESIGNER	DATE	SCALE	SHEET NUMBER
M.N.R.	5/27/13	AS NOTED	A-2
PERMIT			



INTERIOR DESIGN	ARCHITECT	OWNER
	MICHAEL NEIL REINSTEIN 10940 BIRCHWOOD PLACE PEMBROKE PINES, FL 33026 PHONE: 786.546.4739 E-MAIL: MIKENETU@AOL.COM LICENSE # AR-13161	ALAMO HOTEL, LLC 210 71st STREET, STE. 309 MIAMI BEACH, FL 33141 PHONE: 786.236.8569 FAX: 305.935.0967

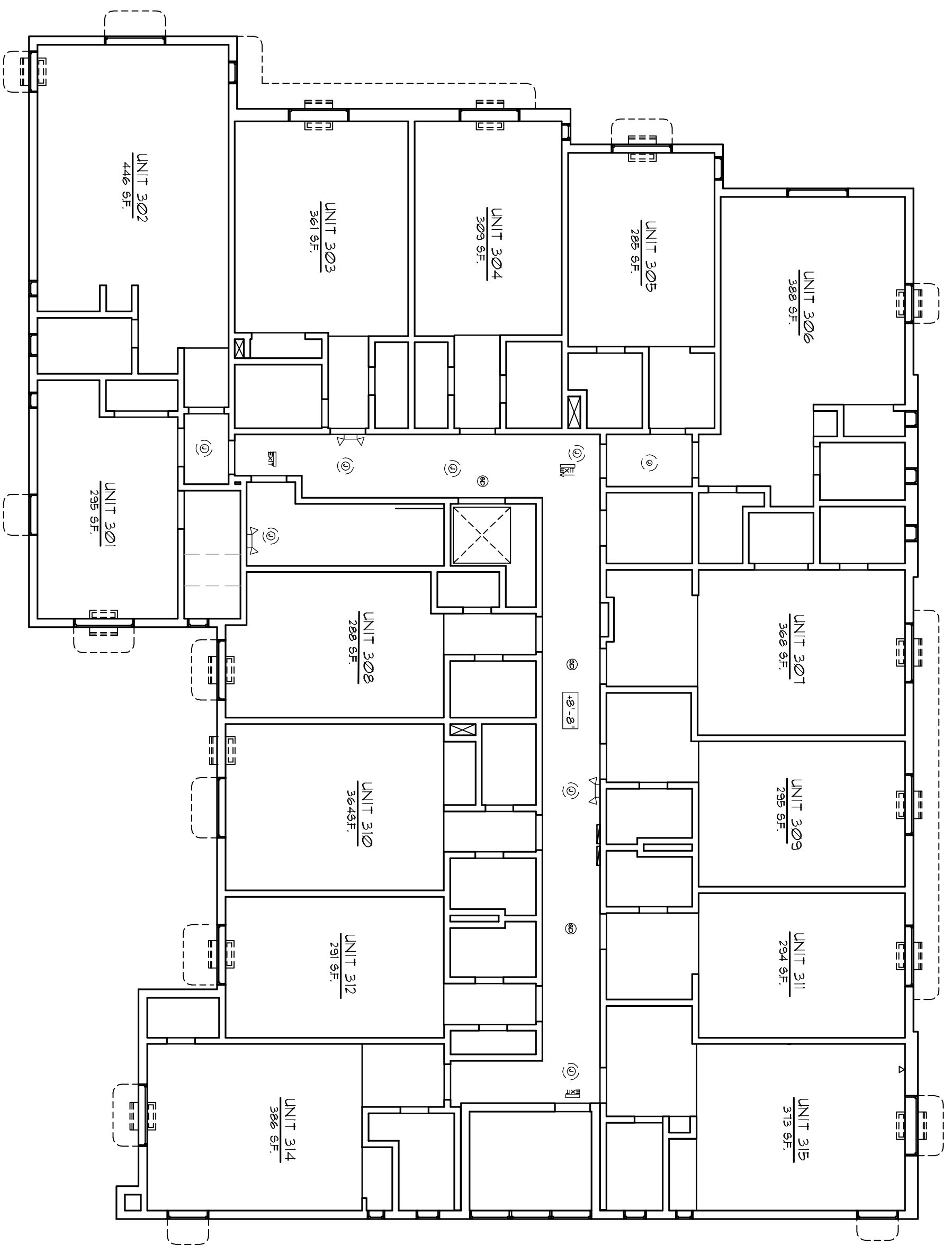
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THE ALAMO HOTEL**

4121 INDIAN CREEK DRIVE MIAMI BEACH, FLORIDA, 33140

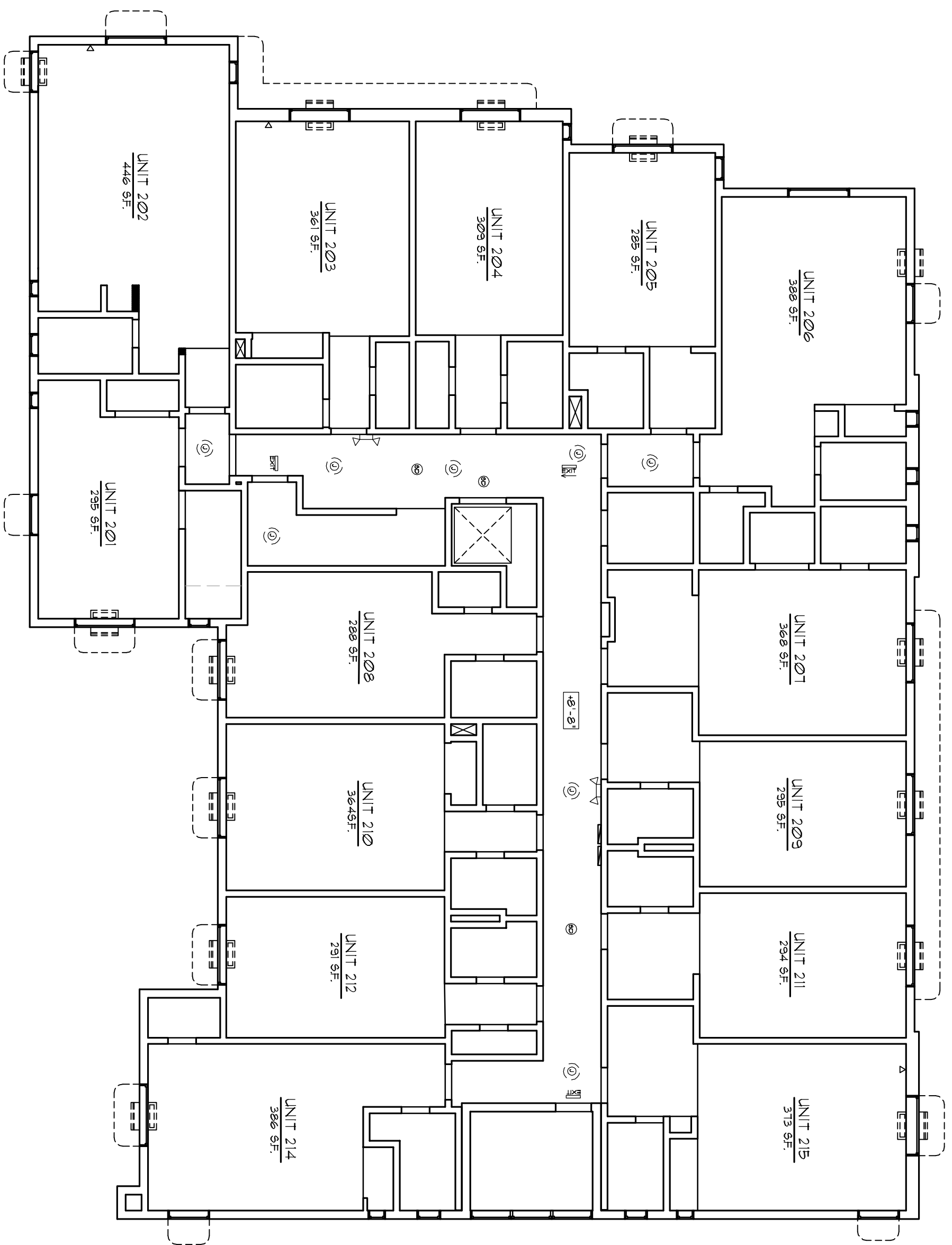
REVISIONS		SHEET TITLE	
NO.	DATE	BY	DESCRIPTION

NO. DATE TITLE	NO. DATE TITLE
1 5/27/13	201

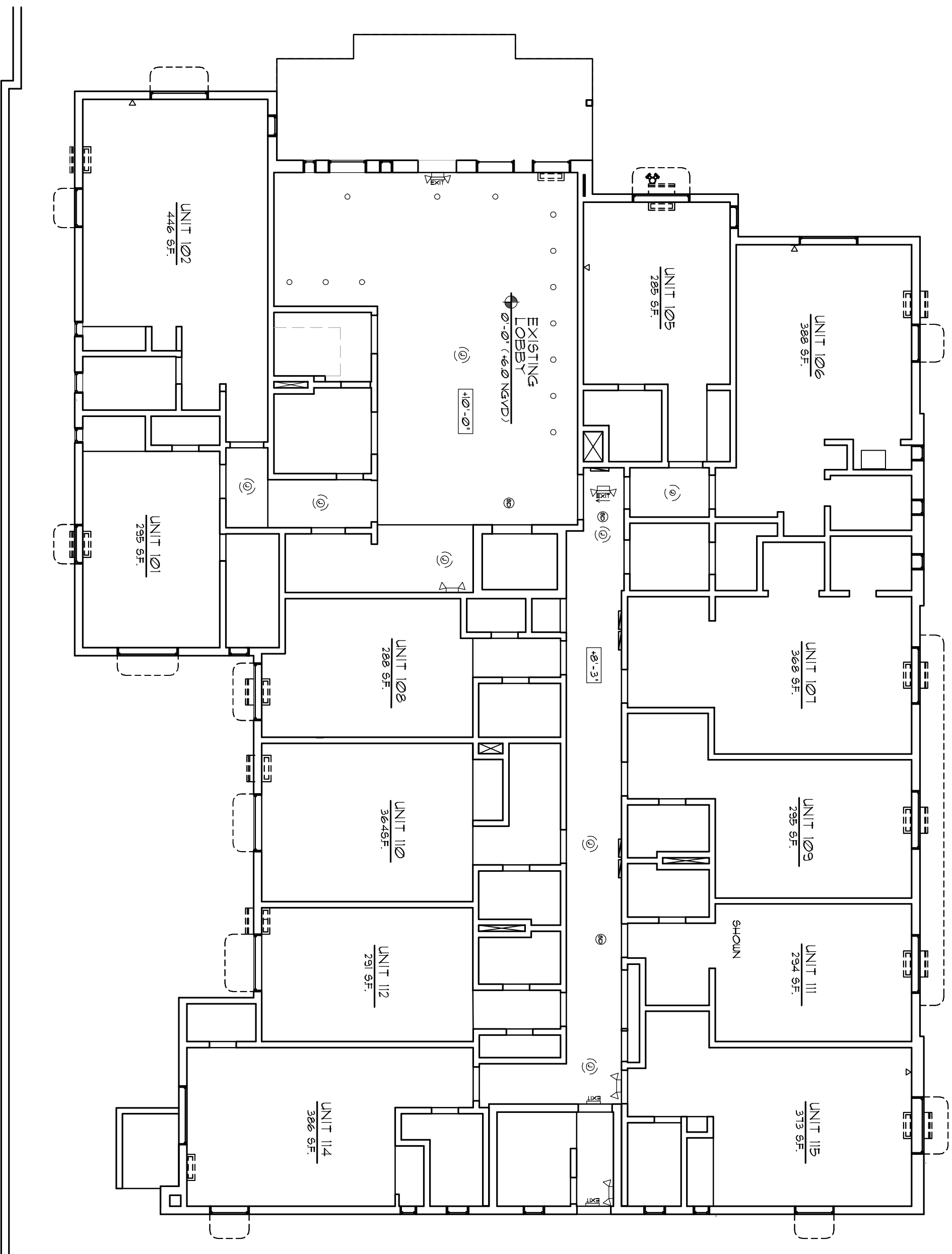
NO. DATE TITLE	NO. DATE TITLE
1 5/27/13	201



EXISTING 3rd FL. CEILING PLAN
1/4" = 1'-0"



EXISTING 2nd FL. CEILING PLAN
1/4" = 1'-0"



EXISTING 1st FL. CEILING PLAN
1/4" = 1'-0"

- CEILING PLAN NOTES**
1. CEILING PLANS ARE SHOWN TO SHOW COMPLIANCE WITH EXISTING LIGHTING AND OTHER LIFE SAFETY REQUIREMENTS.
 2. ALL CEILING ARE EXISTING, PATCH AS REQUIRED WITH 5/8" TYPE 'X' GYP. BD.

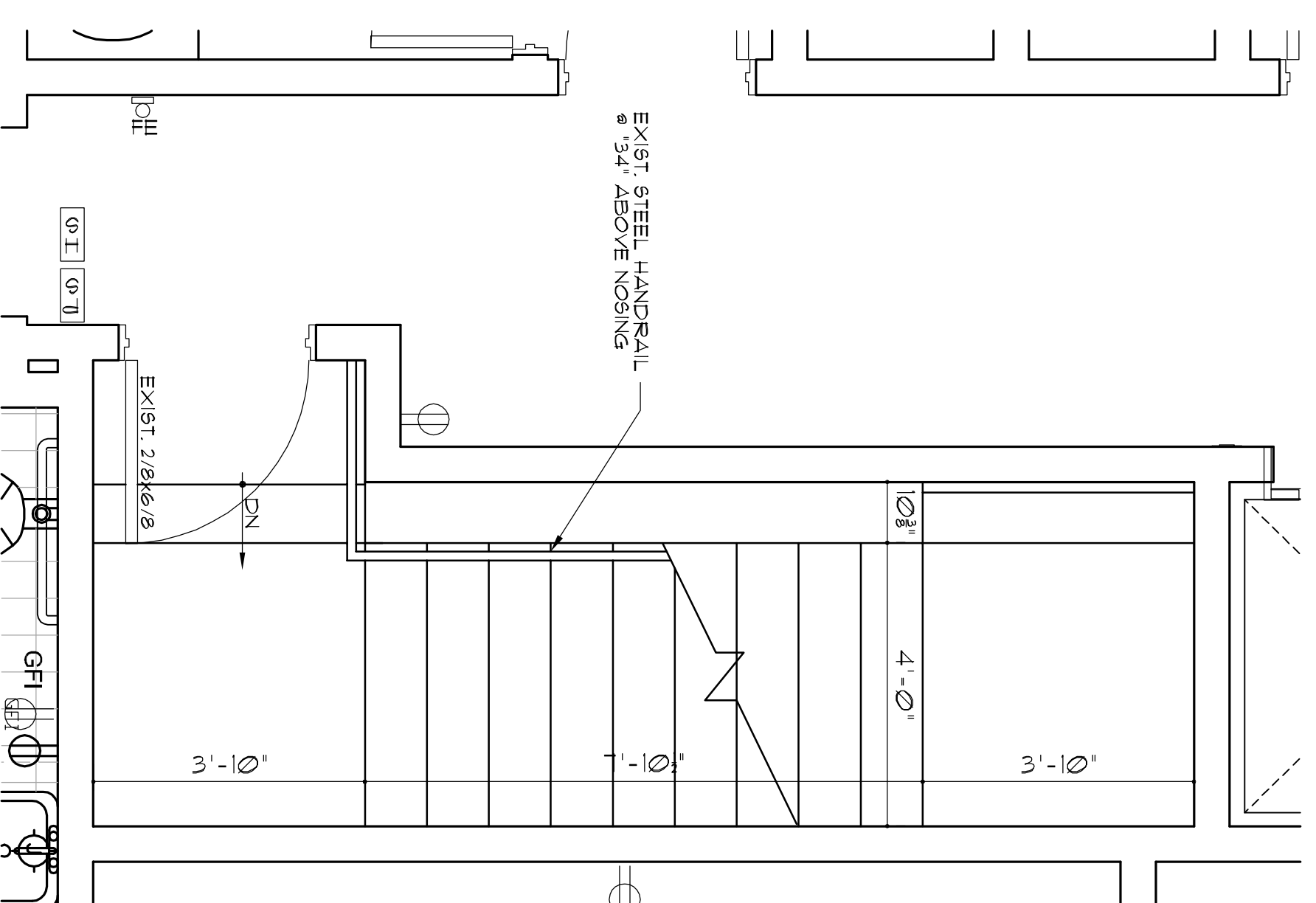
- LEGEND**
- EXISTING RECESSED, LIGHT FIXTURE
 - ⊙ EXISTING CEILING MTD. LIGHT FIXTURE
 - ⊙ EXISTING SMOKE DETECTOR
 - EXIT EXISTING EXIT SIGN
 - EXIT EXISTING EMERGENCY LIGHT

INTERIOR DESIGN	ARCHITECT	OWNER
	MICHAEL NEIL REINSTEIN 10940 BIRCHWOOD PLACE PEMBROKE PINES, FL 33026 PHONE: 786.546.4739 E-MAIL: MIRENHILL@AOL.COM LICENSE # AK-13161	ALAMO HOTEL, LLC 210 7th STREET, STE. 309 MIAMI BEACH, FL 33141 PHONE: 786.236.8569 FAX: 305.953.0967

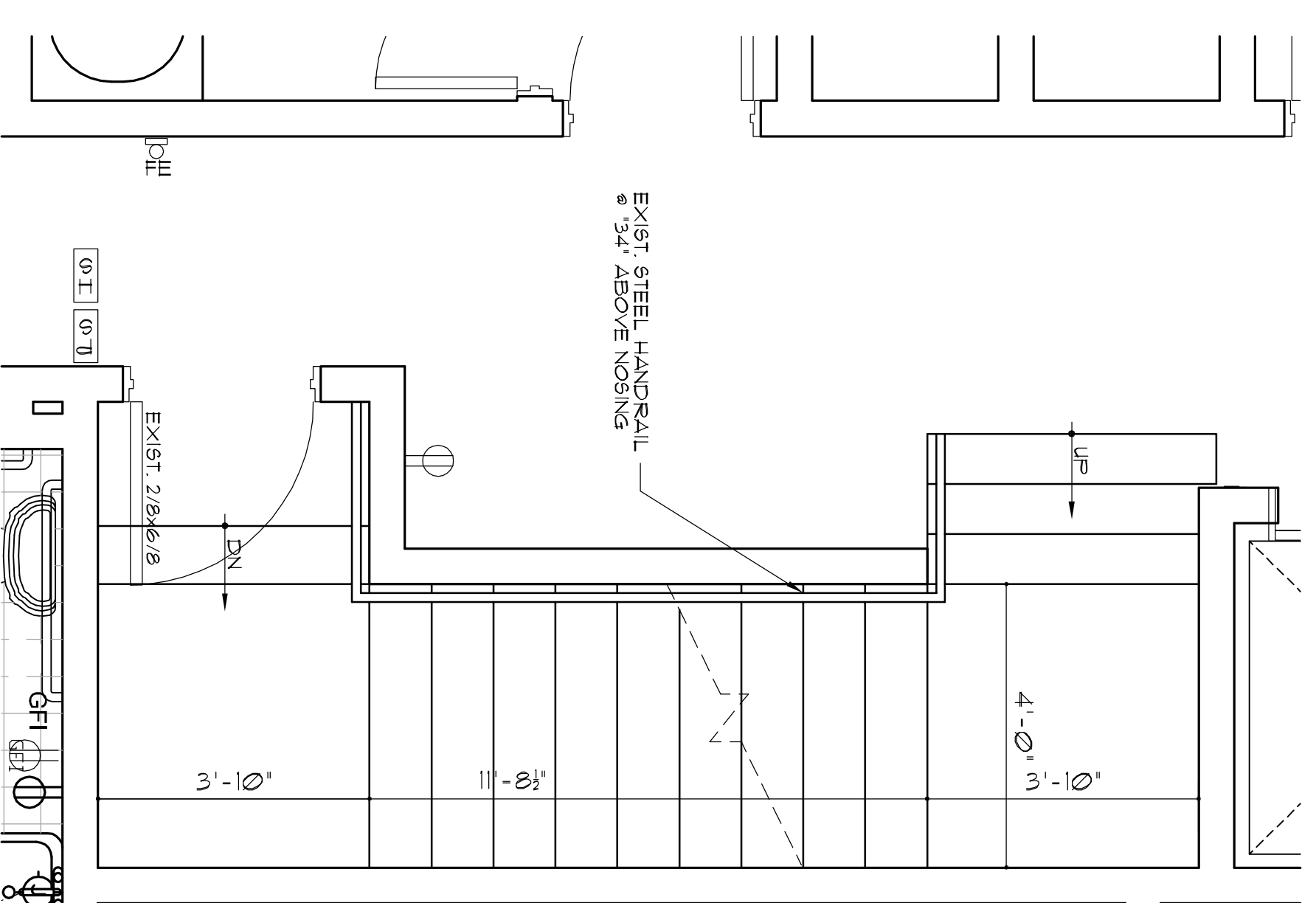
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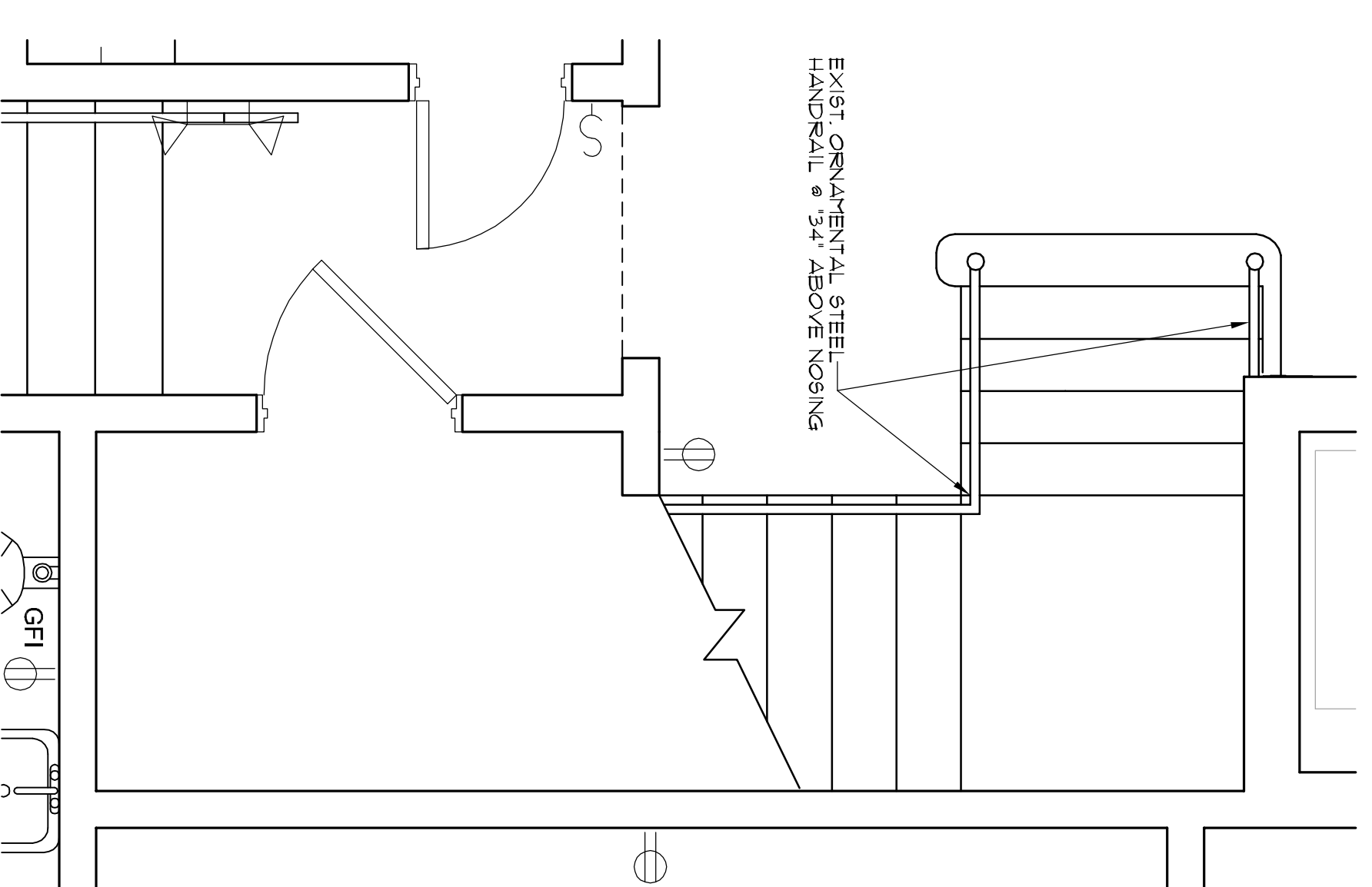
REVISIONS	PROJECT TITLE	DRAWN BY
NO. DATE TITLE	CEILING PLANS	MNR
		MNR
PERMIT		DATE
THESE PLANS COMPLY WITH THE FLORIDA BUILDING CODE, 2010.		9/01/13
SCALE AS NOTED		SHEET NUMBER
		A-4



THIRD FLOOR

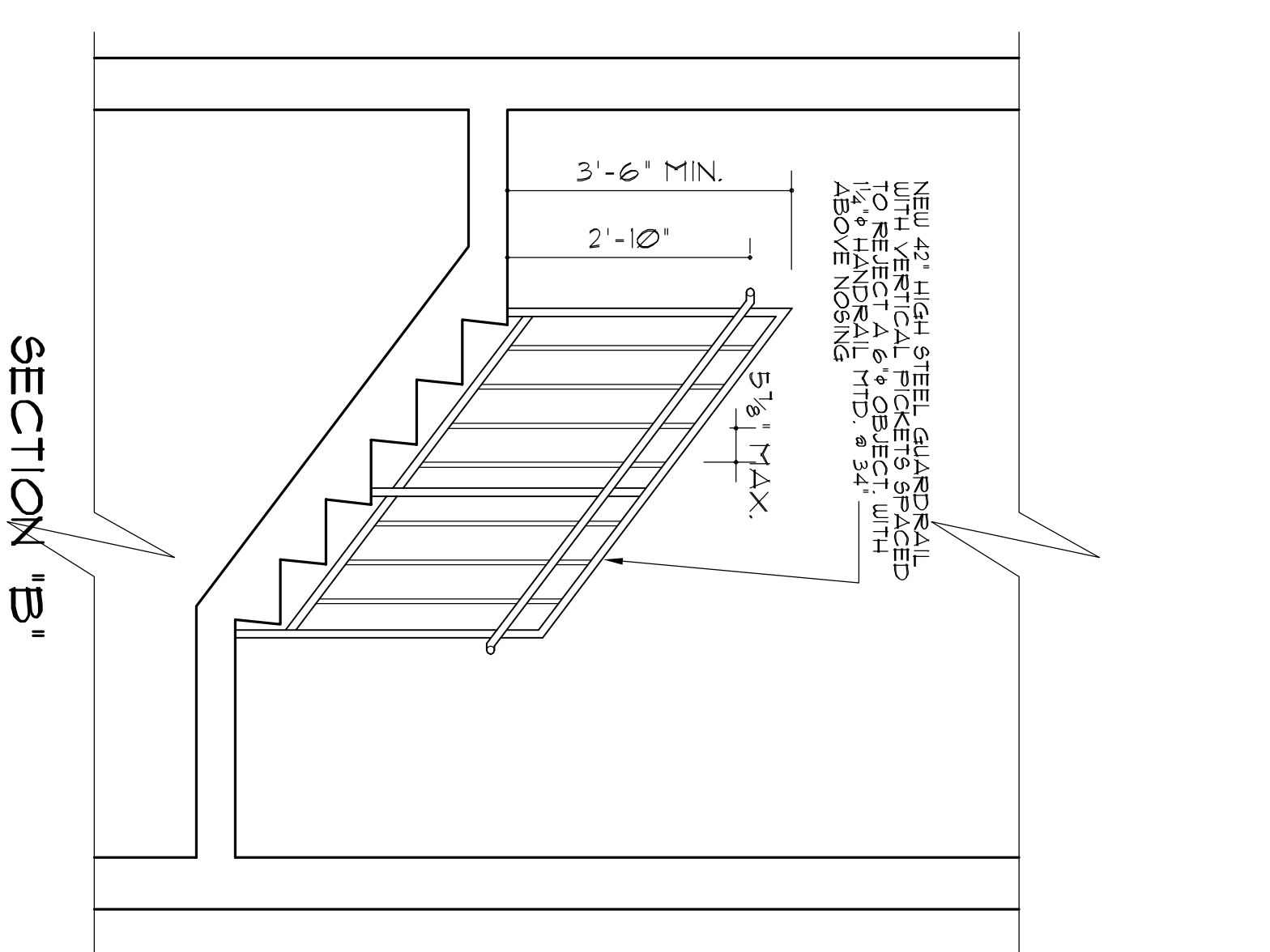


SECOND FLOOR

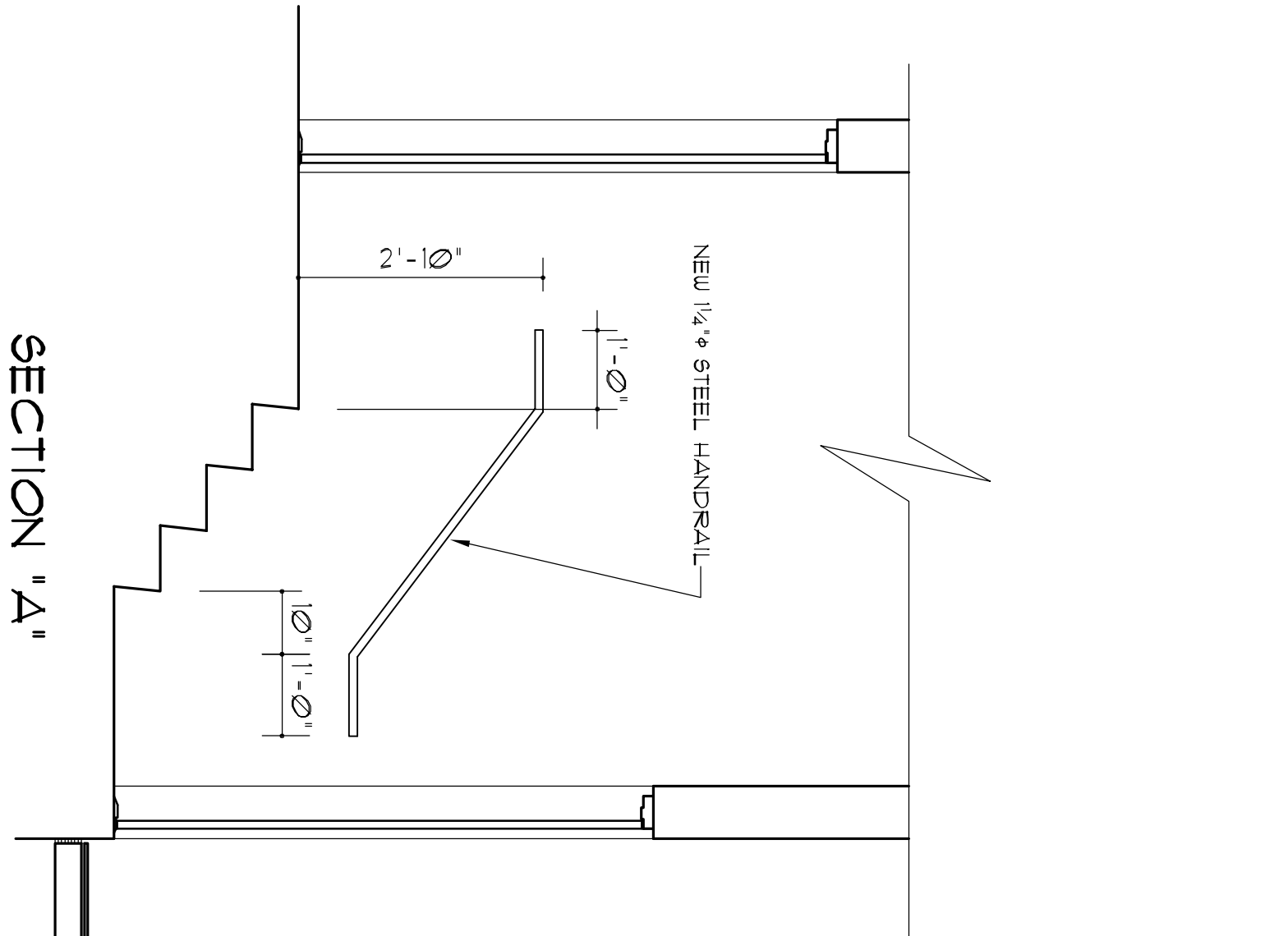


GROUND FLOOR

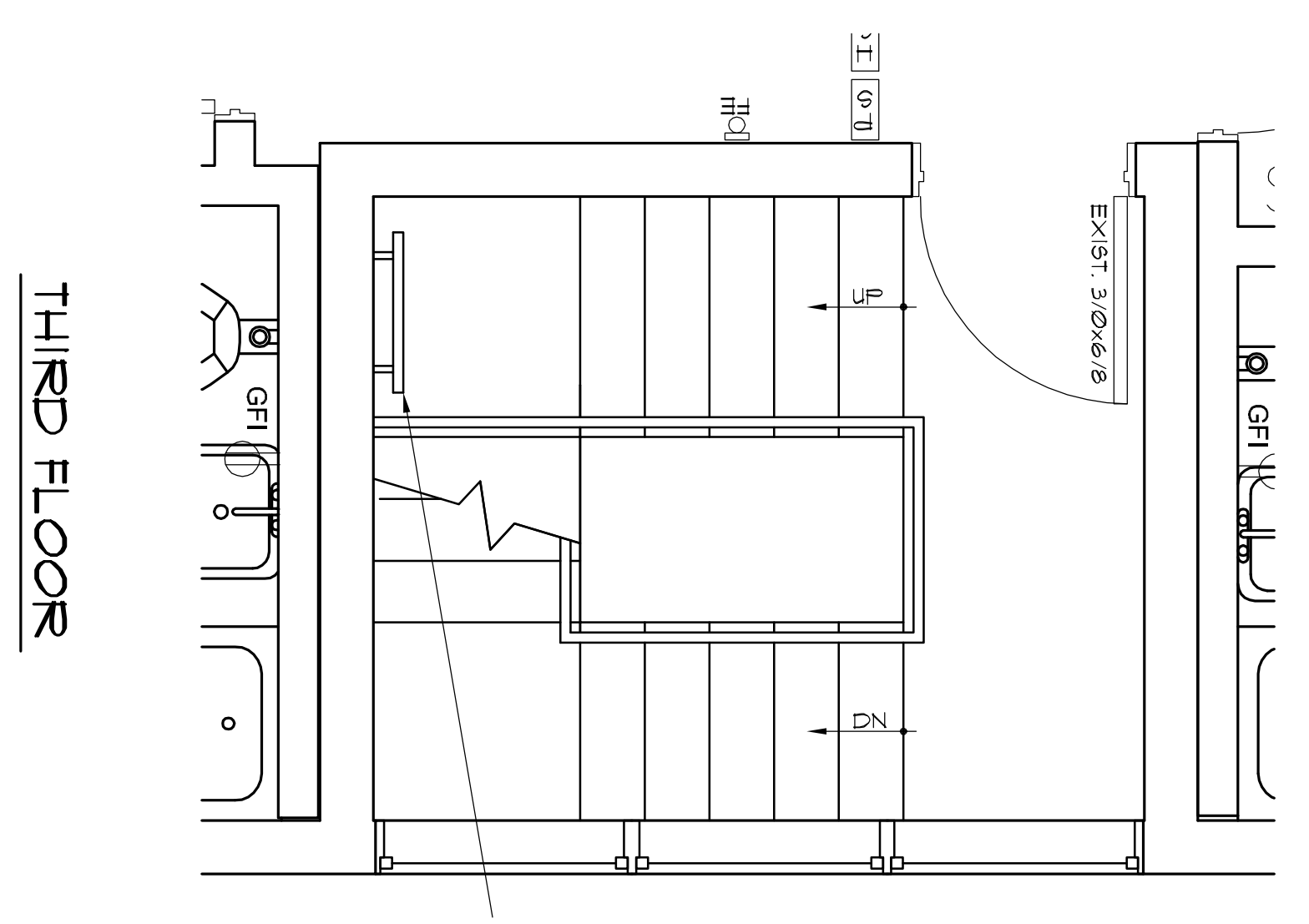
① EXISTING MAIN STAIR DETAILS
 1/2" = 1'-0"



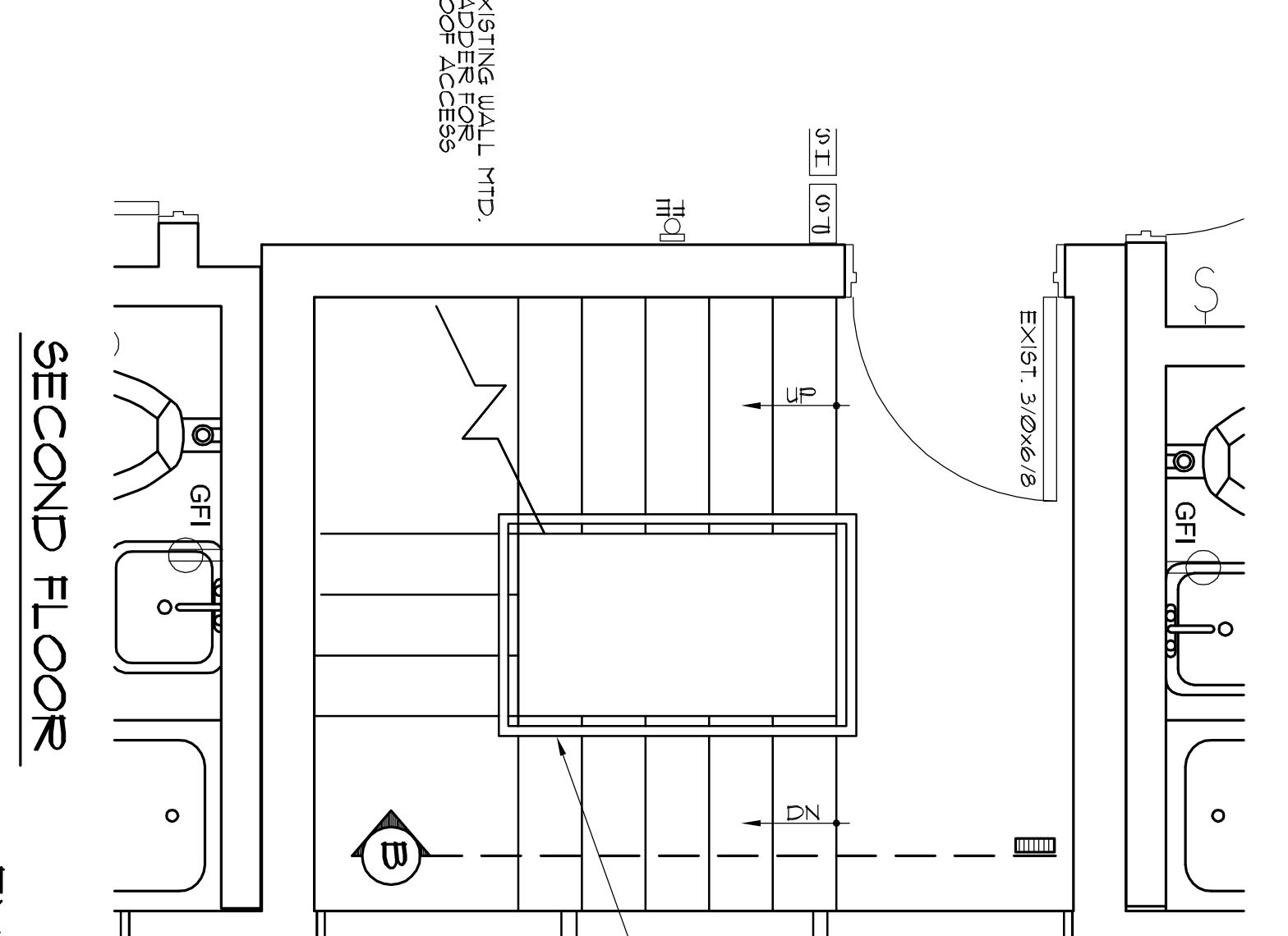
SECTION 'B'



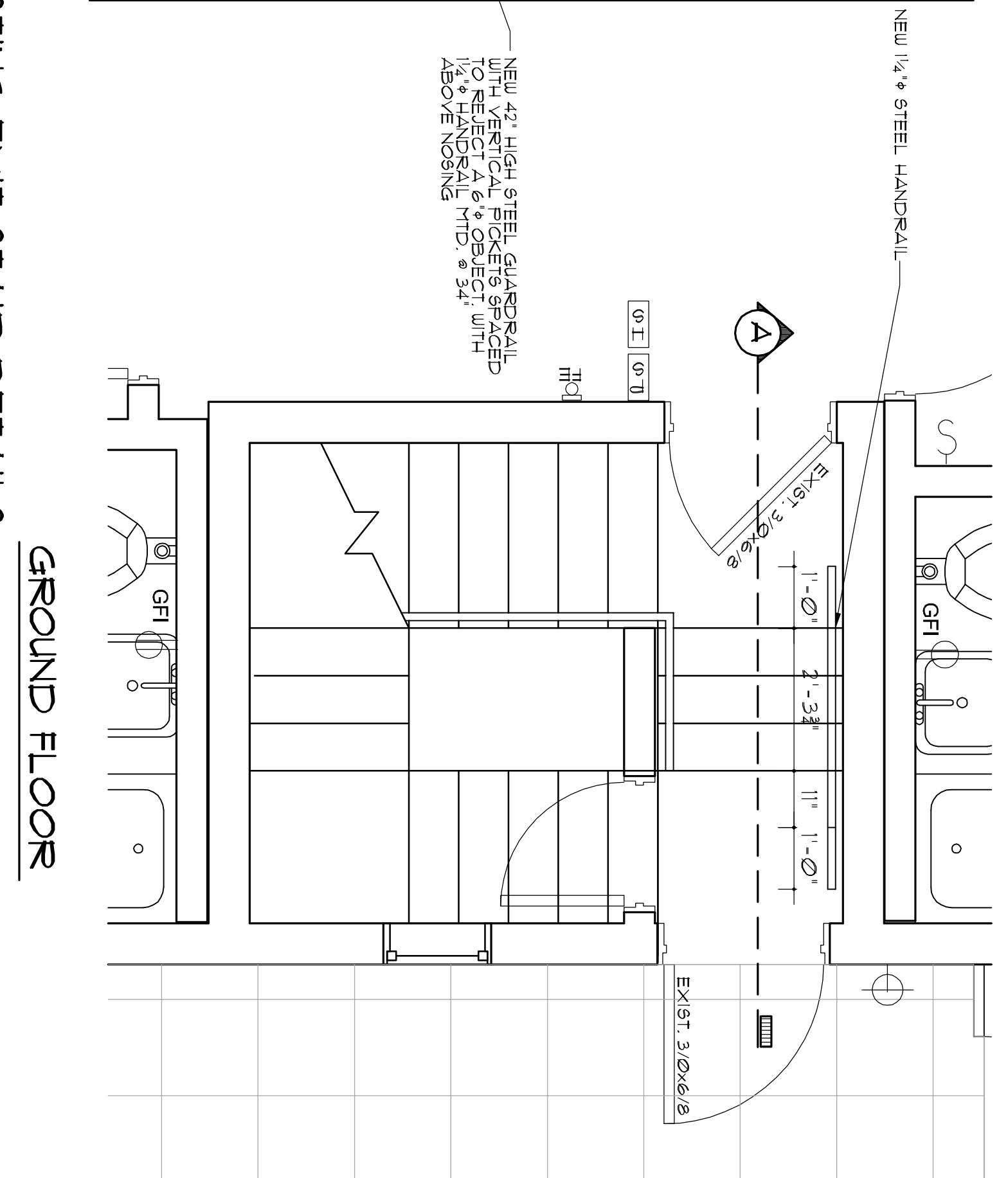
SECTION 'A'



THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

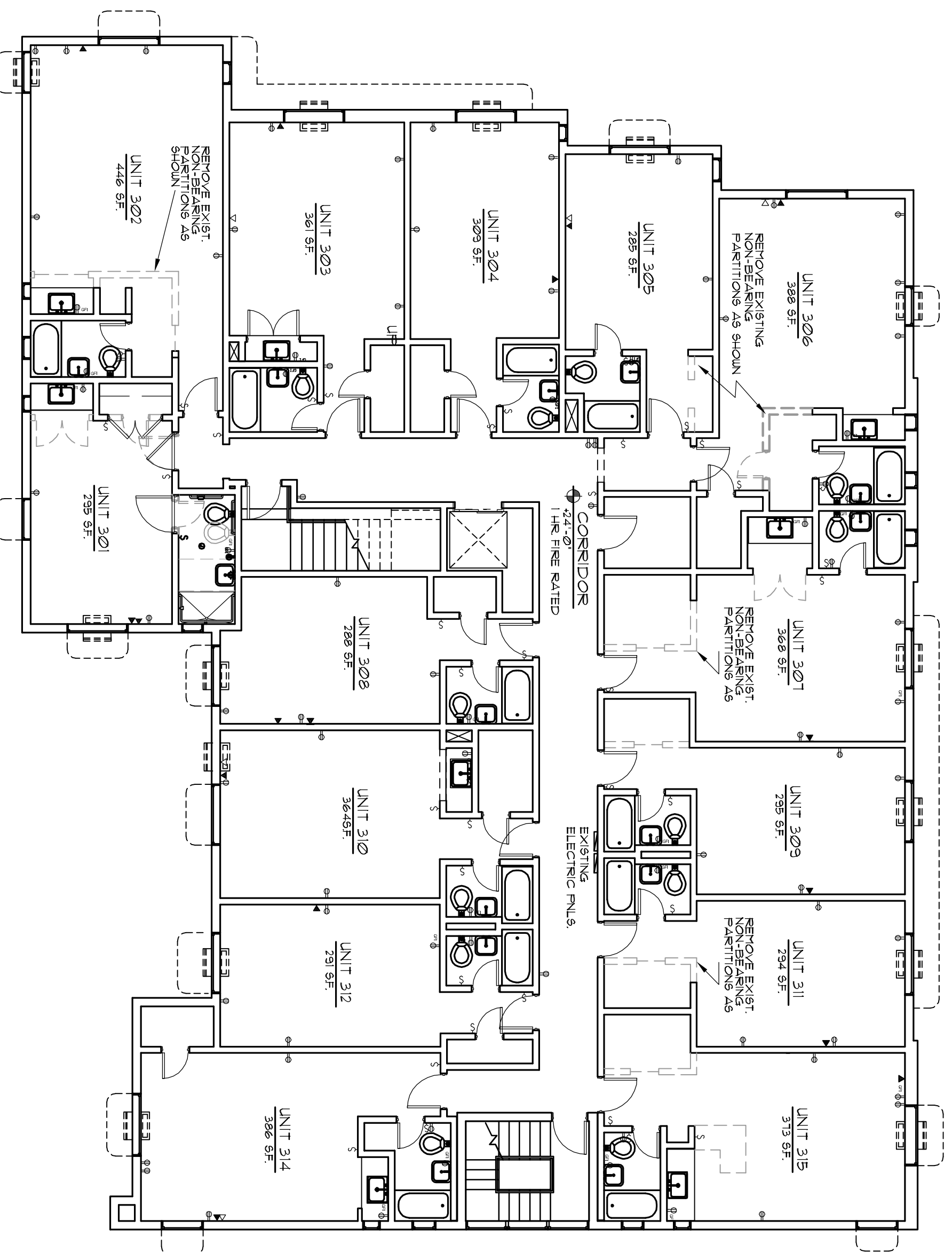
② EXISTING EXIT STAIR DETAILS
 1/2" = 1'-0"

INTERIOR DESIGN		ARCHITECT		OWNER	
		MICHAEL NEIL REINSTEIN 10940 BIRCHWOOD PLACE PEMBROKE PINES, FL 33026 PHONE: 786.546.4739 E-MAIL: MIKENETIL@AOL.COM LICENSE # AR-13161		ALAMO HOTEL, LLC 210 7th STREET, STE. 309 MIAMI BEACH, FL 33141 PHONE: 786.236.8569 FAX: 305.935.0967	

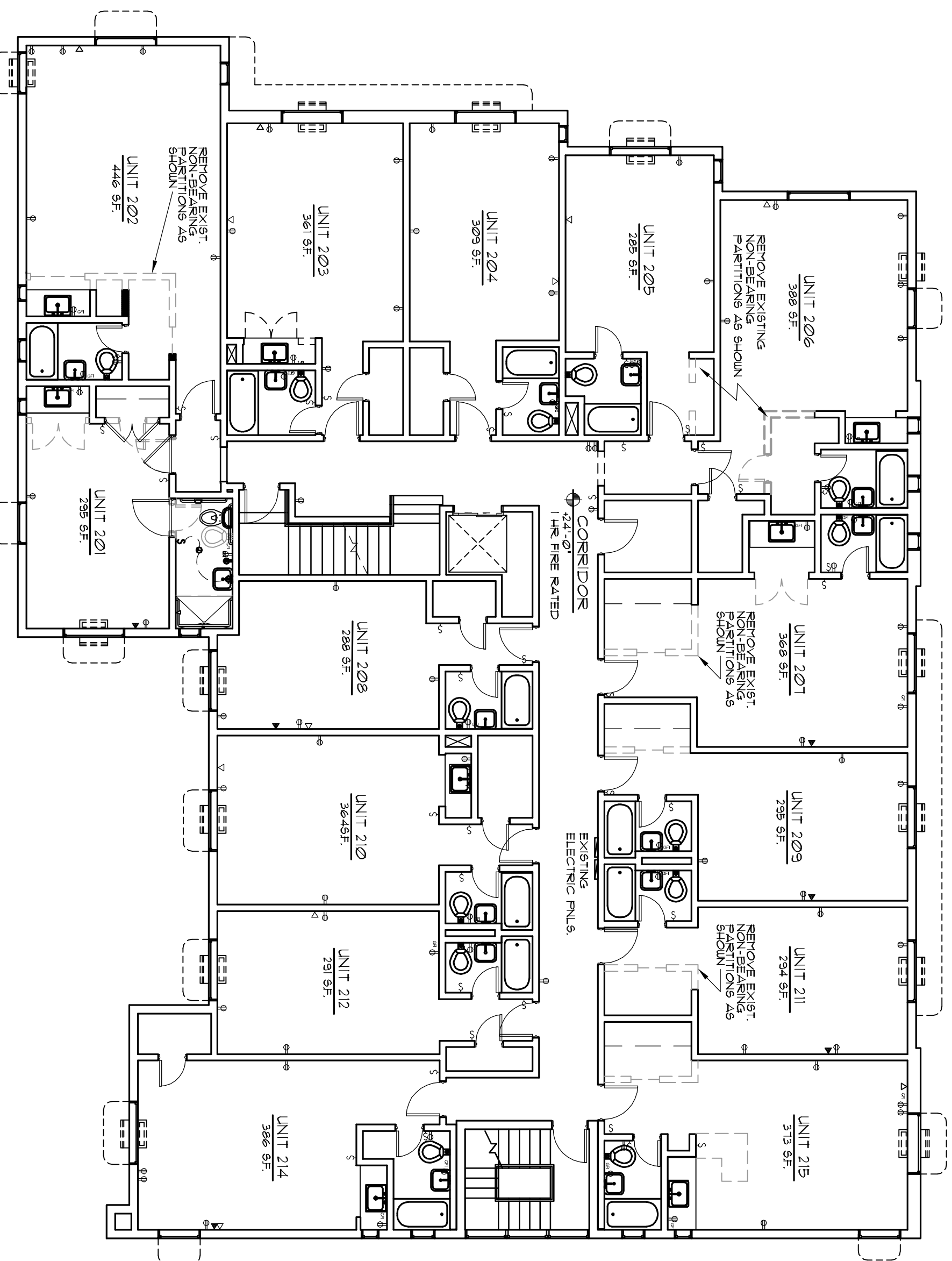
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 MIAMI BEACH, FLORIDA, 33140

NO. DATE TITLE		NO. DATE TITLE		NO. DATE TITLE	

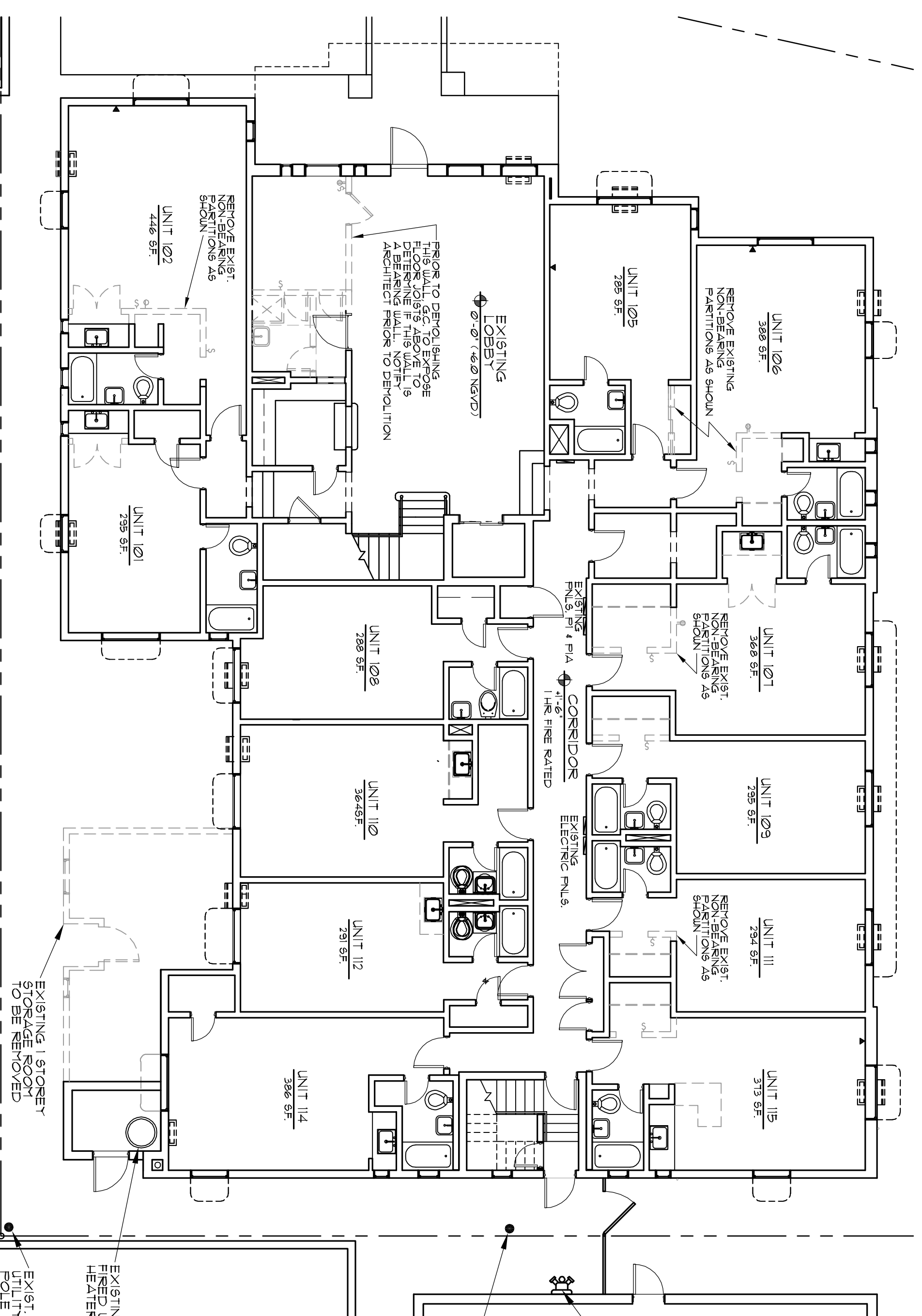
DESIGNED BY	M.N.R.
CONSTRUCTED BY	M.N.R.
DATE	9/07/13
SCALE	AS NOTED
PERMIT NUMBER	A-5



EXISTING 3rd FLOOR PLAN
1/4" = 1'-0"



EXISTING 2nd FLOOR PLAN
1/4" = 1'-0"



EXISTING 1st FLOOR PLAN
1/4" = 1'-0"

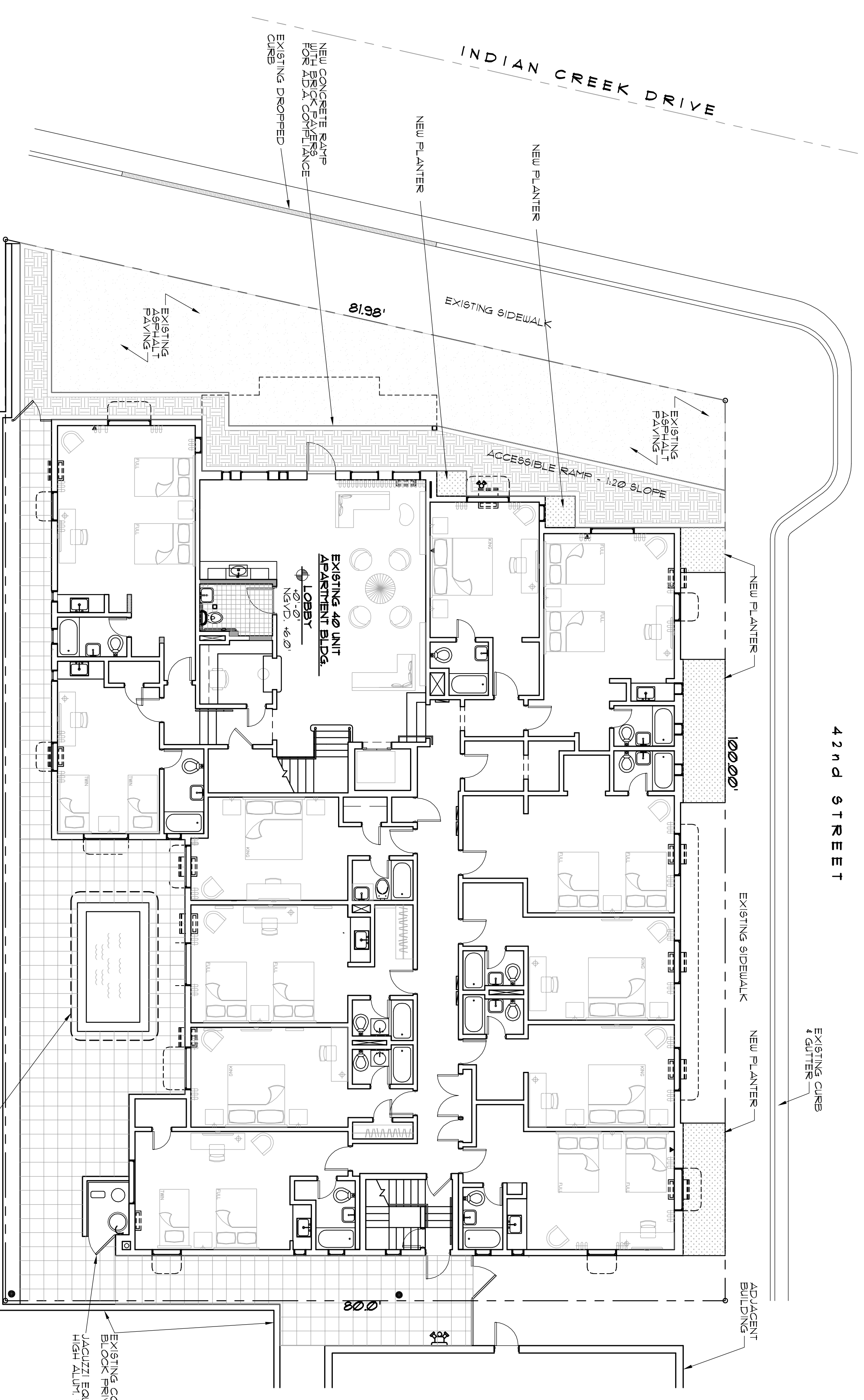
- ### DEMOLITION SCOPE OF WORK
1. MINOR MODIFICATIONS TO TWO HOTEL ROOMS TO BRING THEM IN COMPLIANCE WITH FEDERAL A.D.A. STANDARDS.
 2. REMOVE EXISTING NON-BEARING PARTITIONS AS SHOWN ON PLANS.
 3. ALL KITCHENETTE UNITS TO BE REMOVED.
 4. REMOVE ALL TILE ON FLOORS AND WALLS IN ALL BATHROOMS. REMOVE ANY DETERIORATED DRY WALL.

INTERIOR DESIGN		ARCHITECT		OWNER	
		MICHAEL NEIL REINSTEIN 10940 BIRCHWOOD PLACE PEMBROKE PINES, FL 33026 PHONE: 786.546.4739 E-MAIL: MIRENHL@AOL.COM LICENSE # AK-13161		ALAMO HOTEL, LLC 210 7th STREET, STE. 309 MIAMI BEACH, FL 33141 PHONE: 786.236.8569 FAX: 305.953.0967	

CHANGE OF USE FROM APT. TO HOTEL FOR:
THE ALAMO HOTEL
4121 INDIAN CREEK DRIVE
MIAMI BEACH, FLORIDA, 33140

REV.	DATE/TITLE	REVISIONS	DATE/TITLE

PROJECT TITLE	ISSUED DATE	DRAWN BY	CHECKED BY	PERMITS
DEMOLITION PLAN	5/27/19	MNR	MNR	PERMIT
THESE PLANS COMPLY WITH THE FLORIDA BUILDING CODE, 2018.				
SCALE:	SHEET NUMBER:	AS NOTED		
	D-1			



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

AREA CALCULATIONS

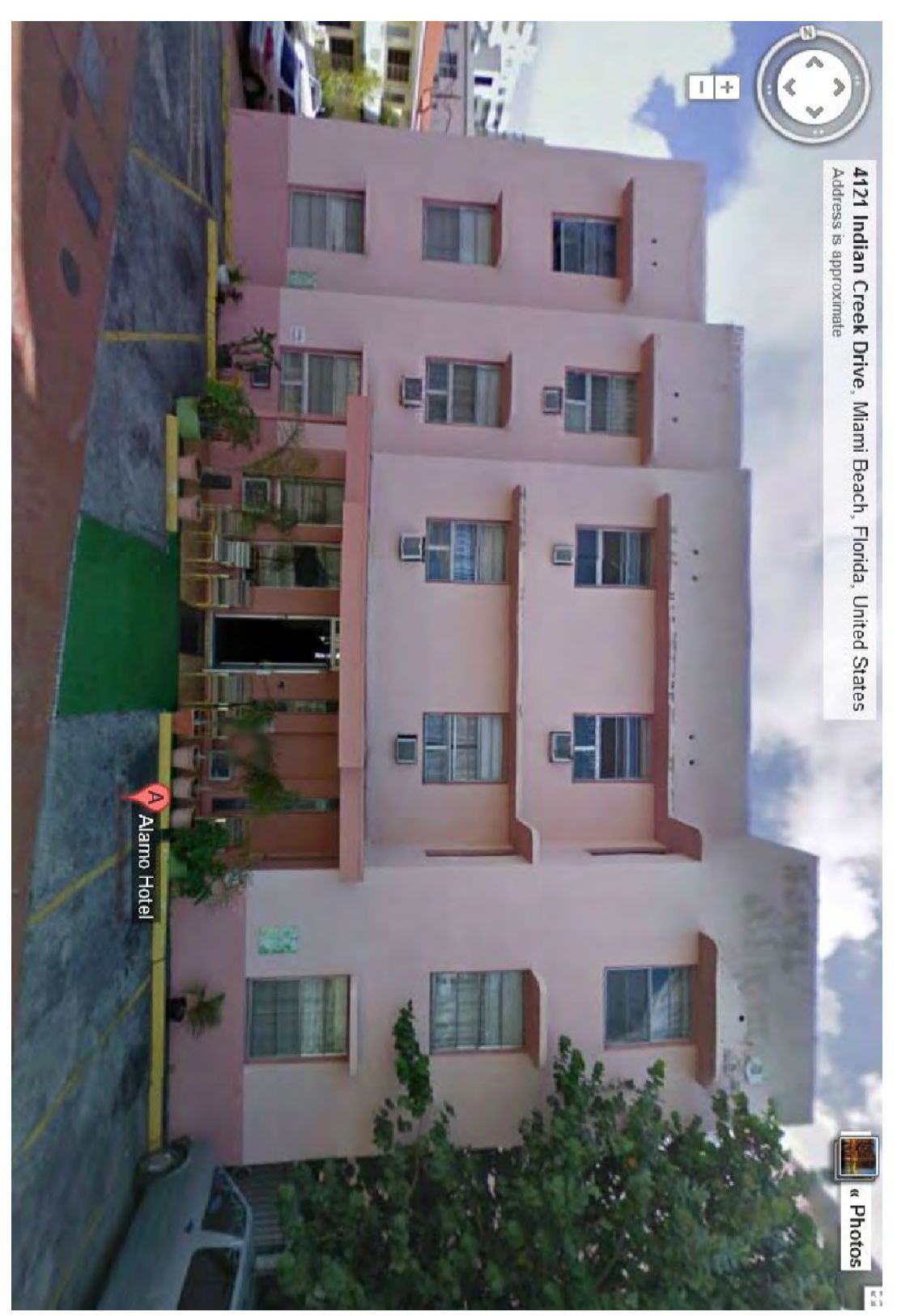
- SITE AREA - 145 S.F.
- NEW CONCRETE JACUZZI DECK - 443 S.F.
- ACCESSIBLE RAMP (PAVERS ON GRADE) - 28 L.F.
- NEW ALUMINUM FENCING -
- GROUND FLOOR -
- LOBBY ACCESSIBLE BATH - 12 S.F.
- SECOND FLOOR -
- NEW ACCESSIBLE ROOM/BATHROOM - 295 S.F.
- THIRD FLOOR -
- NEW ACCESSIBLE ROOM/BATHROOM - 295 S.F.

GENERAL NOTES

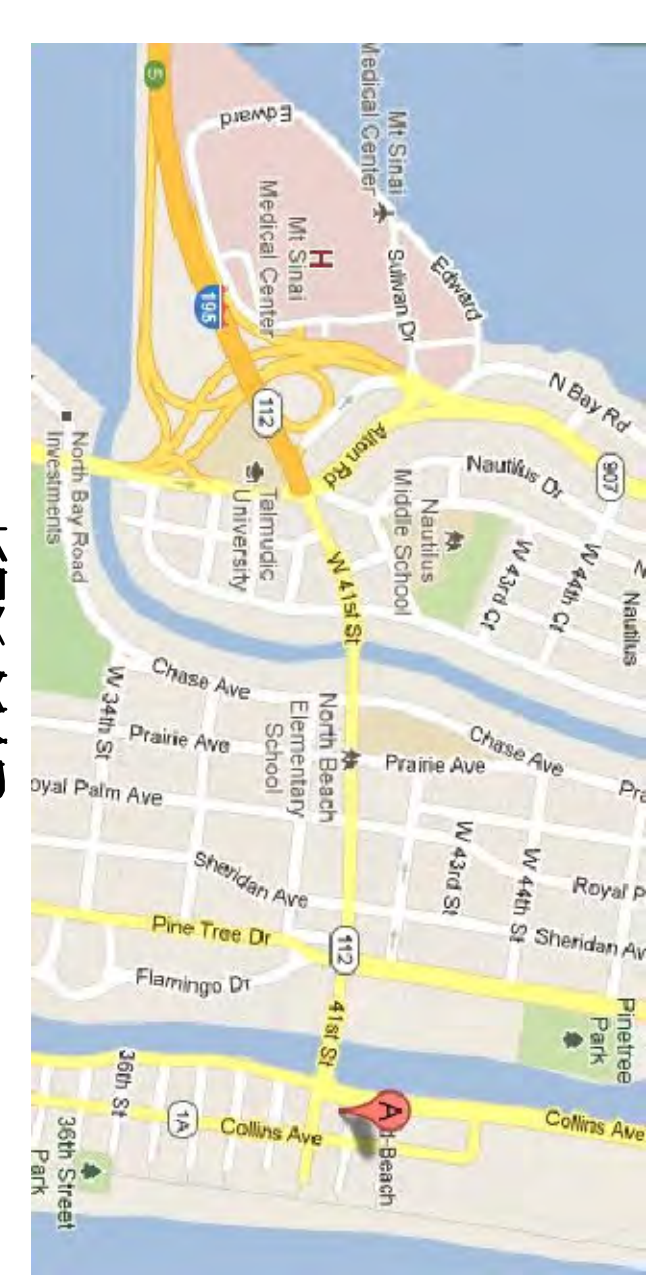
1. THIS BUILDING IS UNDERGOING MODIFICATIONS TO THE ELEVATOR - MIAMI BEACH PERMIT NO. BM130532
2. THIS BUILDING IS INSTALLING A NEW FIRE ALARM SYSTEM - MIAMI BEACH PERMIT NO. FP130003
3. THIS BUILDING IS INSTALLING A NEW FIRE SPRINKLER SYSTEM - MIAMI BEACH PERMIT NO. FP130284
4. PROVIDE 1/2" DUROCK IN ALL SHOWER AND TUB WALLS.
5. THE SCOPE OF WORK ON THESE PLANS IS A F.B.C. LEVEL II ALTERATION.
6. THIS BUILDING MEETS ALL REQUIREMENTS OF CHAPTERS 28 & 43, NFPA 101.
7. THIS IS A TYPE III BUILDING, FULLY FIRE SPRINKLERED.
8. THIS BUILDING MUST REMAIN OCCUPIED DURING DEMOLITION AND NEW CONSTRUCTION.
9. FLUSH CONTROL FOR WATER CLOSET MUST BE ON WIDE SIDE OF WATER CLOSET.

SCOPE OF WORK

1. THE SCOPE OF WORK SHOWN ON THESE PLANS IS THE WORK REQUIRED TO OBTAIN A CHANGE OF USE FROM APARTMENT TO HOTEL.
2. MINOR MODIFICATIONS TO THE INTERIOR OF TWO HOTEL ROOMS TO MAKE THEM ADA COMPLIANT INCLUDING:
 - a. MODIFICATIONS TO CLOSETS.
 - b. REMOVE EXISTING PLUMBING FIXTURES AND REPLACE WITH NEW FIXTURES AS SHOWN.
 - c. REMOVE CERAMIC TILE WALL FINISHES AND REPLACE WITH CERAMIC OR PORCELAIN TILE.
 - d. INSTALL DEVICES REQUIRED TO MEET THE REQUIREMENTS OF HEARING IMPAIRED OCCUPANTS.
3. MINOR MODIFICATIONS TO THE INTERIOR OF EACH HOTEL ROOM INCLUDING:
 - a. MODIFICATIONS TO CLOSETS.
 - b. REMOVE AND REPLACE EXISTING PLUMBING FIXTURES IN THEIR EXISTING LOCATIONS.
 - c. REMOVE EXISTING BATHUBS AND REPLACE WITH PRE-FAB SHOWER PAN WITH TEMP. G.L. ENCLOSURE
 - d. REMOVE CERAMIC TILE WALL FINISHES AND REPLACE WITH CERAMIC OR PORCELAIN TILE.
 - e. REMOVE EXISTING KITCHENETTE UNITS AND REPLACE WITH BASE CABINETS AND SINK ONLY.
4. RE-BUILD EXISTING CONCRETE PATIO WITH NEW POOL, UNDER SEPARATE PERMIT.



FRONT (WEST) VIEW
N.T.S.



KEY MAP
N.T.S.

AREA CALCULATIONS

GROUND LEVEL FLOOR	2ND FLOOR	3RD FLOOR
UNIT#	UNIT#	UNIT#
101	201	301
102	202	302
446	446	446
958	303	303
958	304	304
0	305	305
205	205	285
106	206	306
107	207	307
108	208	308
109	209	295
110	210	310
111	211	311
112	212	291
0	213	312
113 - NOT USED	214	313
0	215	314
114	315	386
366	373	373
4998	4743	4743
SUB-TOTAL	COMBINED/FINALE	COMBINED/FINALE
REGULATION/STAIR	REGULATION/STAIR	REGULATION/STAIR
502	757	757
TOTAL FLOOR	5,500	5,500
TOTAL BLDG. FLOOR AREA =	16,500 S.F.	

INTERIOR DESIGN

ARCHITECT

OWNER

MICHAEL NEIL REINSTEIN
10940 BIRCHWOOD PLACE
PEMBROKE PINES, FL 33026
PHONE: 786.546.4739
E-MAIL: MIKENETLU@AOL.COM
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**CHANGE OF USE FROM APT. TO HOTEL FOR:
THE ALAMO HOTEL**
4121 INDIAN CREEK DRIVE MIAMI BEACH, FLORIDA, 33140

REVISIONS

NO.	DATE	DESCRIPTION
1	05/11/13	ISSUE SET FOR PERMIT

SHEET TITLE

SITE PLAN

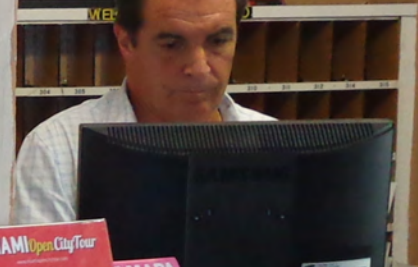
THESE PLANS COMPLY WITH THE 527713 2010 FLORIDA BUILDING CODE EXISTING

OWNER'S

CONTRACT NO.	M.N.R.
JOB NUMBER	M.N.R.
PERMIT	SP-1

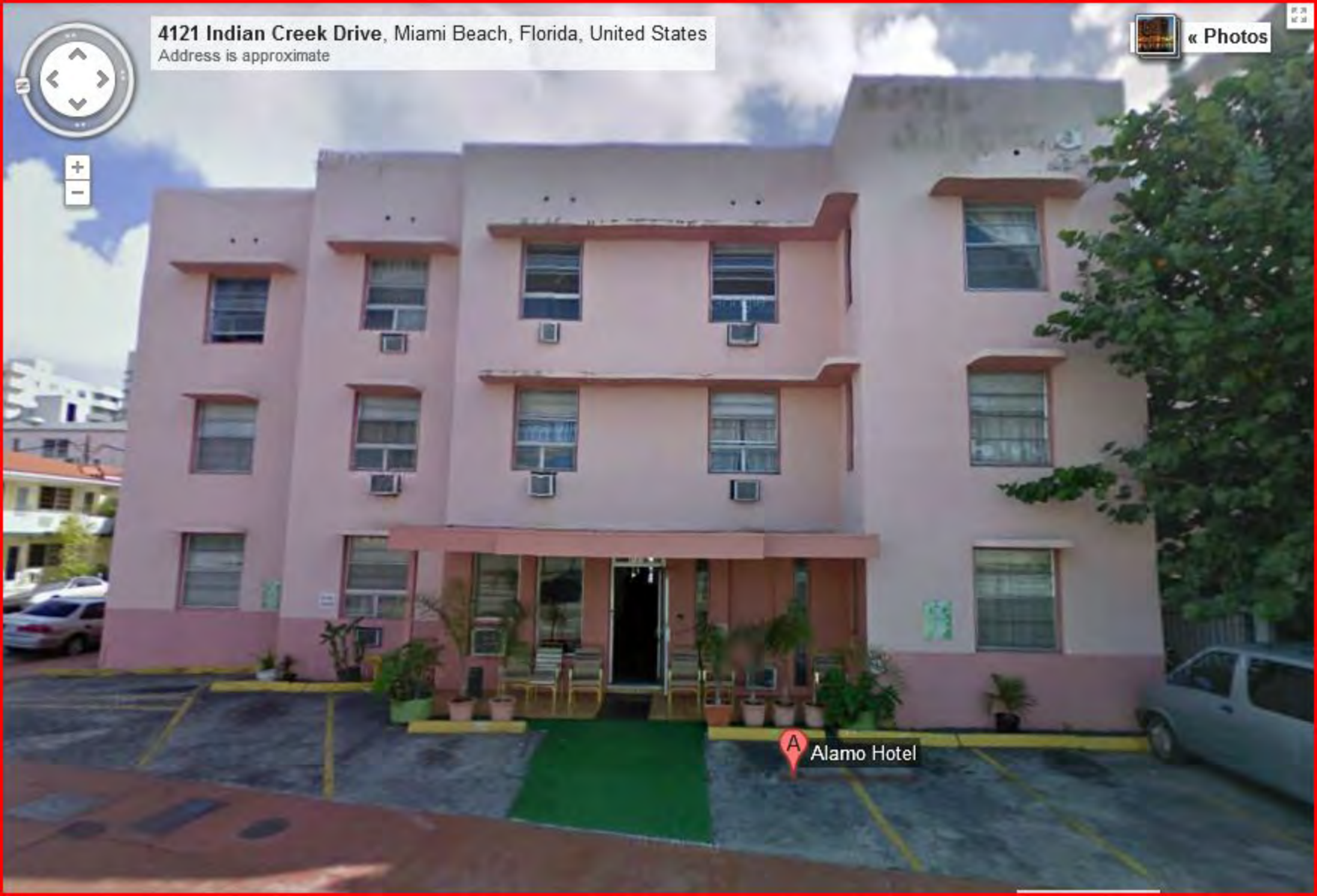


NO SMOKING



4121 Indian Creek Drive, Miami Beach, Florida, United States
Address is approximate

Photos



A Alamo Hotel

