



IMAGINATION DESIGN GROUP, P.A.
 ARCHITECTURAL DESIGN SERVICES
 AA 26001627
 3378 CORAL WAY
 MIAMI FLORIDA, 33148
 TEL: (305) 461-0720 FAX: (305) 461-0789
 WAGURTO@ISGN.COM

WILFREDO AGURTO
 AIP 0093855

HOTEL REMODELING
 ABBEY HOTEL ACQUISITION LLC
 300 21ST STREET, MIAMI BEACH, FL 33139
 PHONE: (305) 520-6200

Project Number
ID 16.59

Issue Date
10-17-16

NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED CONSTRUCTION SET AND APPROVED BY ARCHITECT.

Revisions

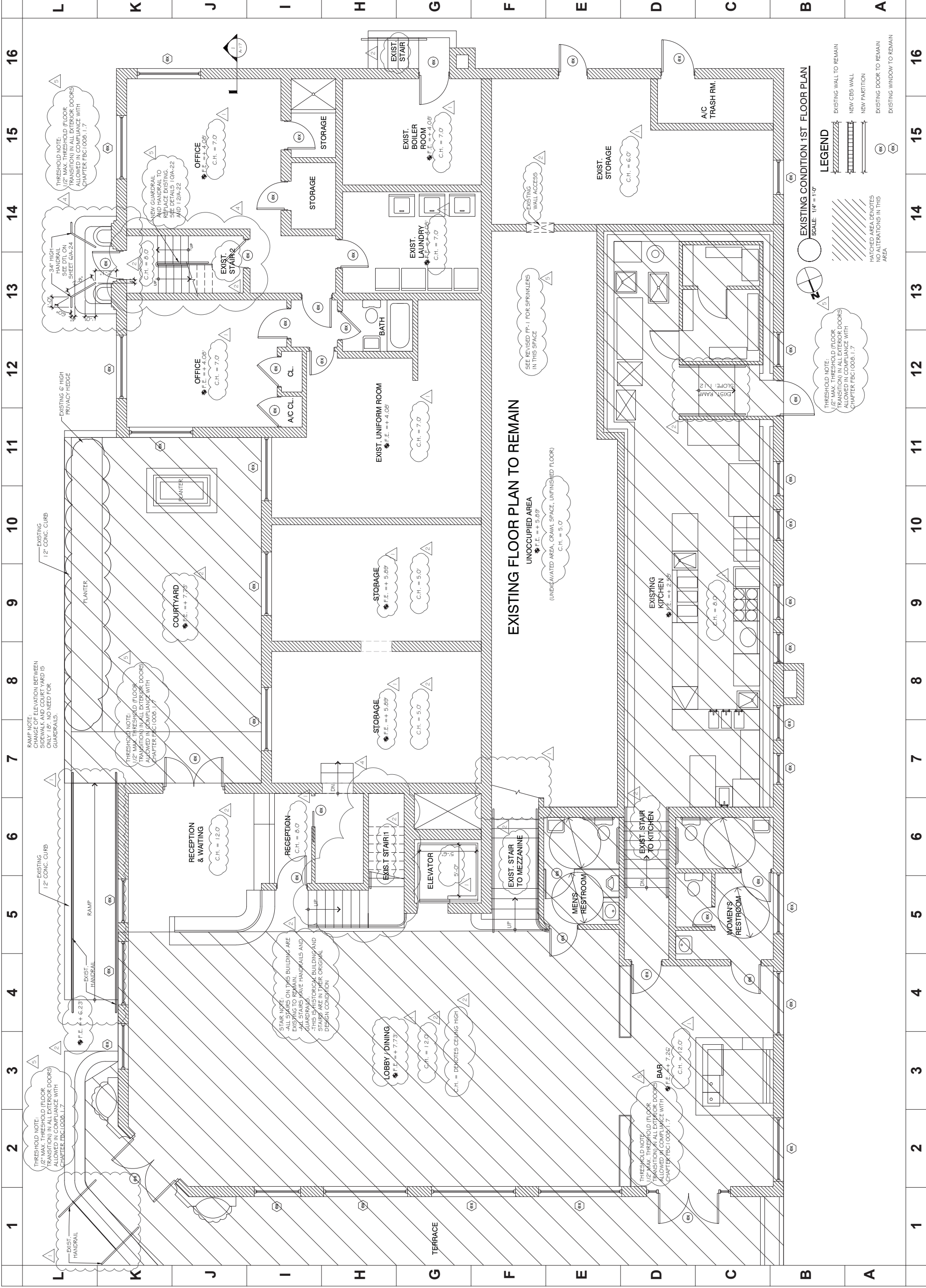
- | | |
|---|-------------------------------------|
| 1 | BUILDING DEPT. COMMENTS
12/14/16 |
| 2 | BUILDING DEPT. COMMENTS
04/13/17 |
| 3 | BUILDING DEPT. COMMENTS
05/02/17 |
| 4 | BUILDING DEPT. COMMENTS
04/13/17 |
| 5 | BUILDING DEPT. COMMENTS
05/02/17 |

Drawing Title

A-2

Sheet Number
 EXISTING CONDITIONS
 1ST FLOOR PLAN

2 SET OF 22





IMAGINATION DESIGN GROUP, P.A.
 ARCHITECTURAL DESIGN SERVICES
 AA 26001627
 3370 CORAL WAY
 MIAMI FLORIDA, 33148
 TEL: (305) 461-0720 FAX: (305) 461-0789
 WAGURTO@MSG.COM

WILFREDO AGURTO
 AEP 0093855

HOTEL REMODELING
 ABBEY HOTEL ACQUISITION LLC
 300 21ST STREET, MIAMI BEACH, FL 33139
 PHONE: (305) 520-6200

Project Number
 ID 16.59
Issue Date
 10-17-16

NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED CONSTRUCTION SET AND APPROVED BY ARCHITECT.

Revisions

- 1 BUILDING DEPT. COMMENTS 02/14/16
- 2 BUILDING DEPT. COMMENTS 04/13/17
- 3 BUILDING DEPT. COMMENTS 05/02/17
- 4 BUILDING DEPT. COMMENTS 06/18/17
- 5 BUILDING DEPT. COMMENTS 05/20/17

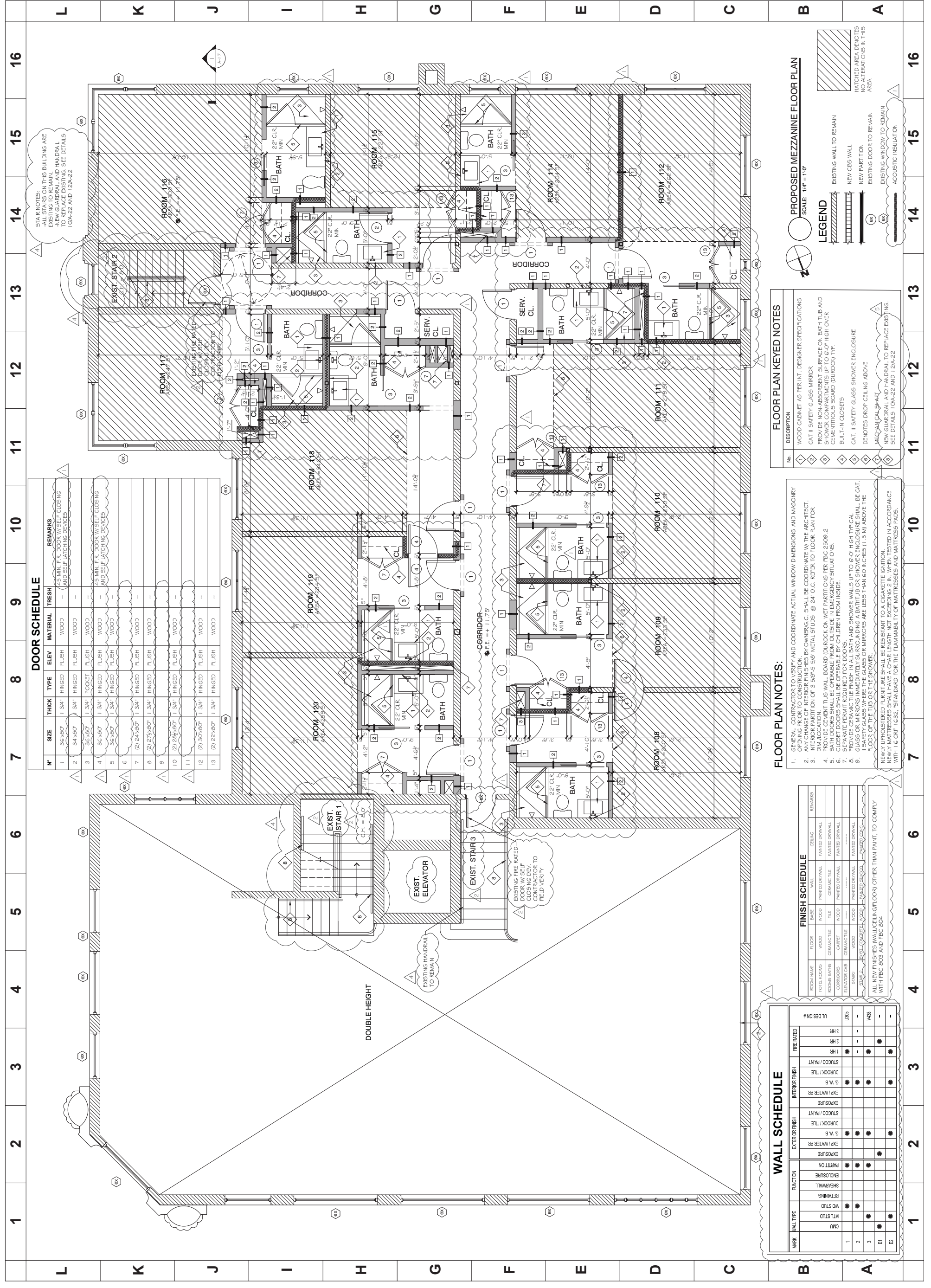
Drawing Title

A-3

Sheet Number

PROPOSED MEZZANINE FLOOR PLAN

3 SET OF 22



DOOR SCHEDULE

N#	SIZE	THICK	TYPE	ELEV	MATERIAL	TRESH	REMARKS
1	3'-0" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	45 MIN. F.R. DOOR W/ SELF CLOSING AND SELF LATCHING DEVICES
2	3'-4" x 6'-0"	3/4"	HINGED	FLUSH	WOOD	--	
3	3'-0" x 6'-0"	1 3/4"	POCKET	FLUSH	WOOD	--	45 MIN. F.R. DOOR W/ SELF CLOSING AND SELF LATCHING DEVICES
4	3'-0" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
5	3'-0" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
6	(2) 2'-4" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
7	(2) 2'-7" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
8	(2) 2'-5" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
9	(2) 2'-5" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
10	(2) 2'-5" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
11	(2) 3'-0" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
12	(2) 3'-0" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	
13	(2) 2'-2" x 6'-0"	1 3/4"	HINGED	FLUSH	WOOD	--	

FLOOR PLAN KEYED NOTES

No.	DESCRIPTION
1	WOOD CABINET AS PER INT. DESIGNER SPECIFICATIONS
2	CAT. II SAFETY GLASS MIRROR
3	PROVIDE NON-ABSORBENT SURFACE ON BATH TUB AND SHOWER COMPARTMENTS UP TO 6'-0" HIGH OVER CEMENTITIOUS BOARD (DUROCK) TYP.
4	BUILT-IN CLOSETS
5	CAT. II SAFETY GLASS SHOWER ENCLOSURE
6	MECHANICAL DROFF CEILING ABOVE
7	MECHANICAL SHAFT
8	NEW GUARDRAIL AND HANDRAIL TO REPLACE EXISTING. SEE DETAILS 10A-22 AND 12A-22.

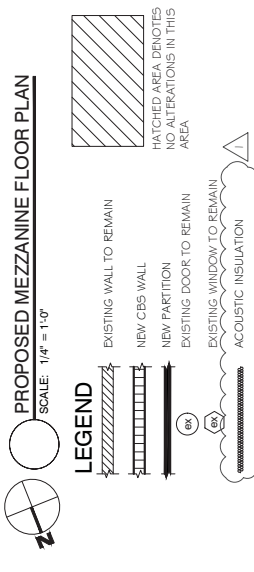
- FLOOR PLAN NOTES:**
- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND MASONRY FINISHES FOR CONSTRUCTION.
 - ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATE WITH THE ARCHITECT, DIM. LOCATION.
 - INTERIOR PARTITION OF 3 5/8" x 5 5/8" METAL STUDS @ 24" O.C. REFER TO FLOOR PLAN FOR DIM. LOCATION.
 - PROVIDE CEMENTITIOUS WALL BOARD (DUROCK) ON WET PARTITIONS PER IRC 2509.2
 - CLINET DOORS SHALL BE OPERABLE BY CHILDREN FROM INSIDE.
 - SEPARATE PERMIT REQUIRED FOR DOORS.
 - PROVIDE CERAMIC TILE FINISH IN ALL BATH AND SHOWER WALLS UP TO 6'-0" HIGH TYPICAL.
 - GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE CAT. II SAFETY GLASS WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1.5 M) ABOVE THE FLOOR OF THE TUB OR IN THE SHOWER.
 - NEWLY UPHOLSTERED FURNITURE SHALL BE RESISTANT TO A CIGARETTE IGNITION.
 - NEWLY MATTRESSES SHALL HAVE A CHAR LENGTH NOT EXCEEDING 2 IN. WHEN TESTED IN ACCORDANCE WITH 16 CFR 1632. STANDARD FOR THE FLAMMABILITY OF MATTRESSES AND MATTRESS PADS.

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	REMARKS
HOTEL ROOMS	WOOD	WOOD	PAINTED DR/WALL	CEILING	
ROOMS BATHS	CERAMIC TILE	CERAMIC TILE	PAINTED DR/WALL	PAINTED DR/WALL	
CORRIDORS	CERAMIC TILE	WOOD	PAINTED DR/WALL	PAINTED DR/WALL	
ELEVATOR CABS	CERAMIC TILE	WOOD	PAINTED DR/WALL	PAINTED DR/WALL	
STAIRS	WOOD	WOOD	PAINTED DR/WALL	PAINTED DR/WALL	
STAIR 2	WOOD	WOOD	PAINTED DR/WALL	PAINTED DR/WALL	

WALL SCHEDULE

MARK	WALL TYPE	FUNCTION	EXTERIOR FINISH	INTERIOR FINISH	FIRE RATED	UL DESIGN #
1	MFL STUDIO	ENCLOSURE	EXPOSURE	STUCCO / PAINT	2 HR	UL DESIGN #
2	MFL STUDIO	ENCLOSURE	EXPOSURE	STUCCO / PAINT	3 HR	UL DESIGN #
3	MFL STUDIO	ENCLOSURE	EXPOSURE	STUCCO / PAINT	1 HR	UL DESIGN #
E1	MFL STUDIO	ENCLOSURE	EXPOSURE	STUCCO / PAINT	2 HR	UL DESIGN #
E2	MFL STUDIO	ENCLOSURE	EXPOSURE	STUCCO / PAINT	3 HR	UL DESIGN #



STAR NOTES:
 ALL STAIRS ON THIS BUILDING ARE EXISTING TO REMAIN.
 NEW GUARDRAIL AND HANDRAIL TO REPLACE EXISTING. SEE DETAILS 10A-22 AND 12A-22

DOUBLE HEIGHT

EXISTING FIRE RATED DOOR W/ SELF CLOSING DEV. COURING TO FIELD VERIFY

EXISTING HANDRAIL TO REMAIN



IMAGINATION DESIGN GROUP, P.A.
ARCHITECTURAL DESIGN SERVICES
AA 26001627
3378 CORAL WAY
MIAMI FLORIDA, 33148
TEL: (305) 461-0720 FAX: (305) 461-0789
WAGURTO@ISDN.COM

WILFREDO AGURTO
AIP 0093855

HOTEL REMODELING
ABBEY HOTEL ACQUISITION LLC
300 21ST STREET, MIAMI BEACH, FL 33139
PHONE: (305) 520-6200

Project Number
ID 16.59
Issue Date
10-17-16

NOT TO BE USED FOR CONSTRUCTION
UNLESS STAMPED CONSTRUCTION SET
AND APPROVED BY ARCHITECT.

Revisions

1	BUILDING DEPT. COMMENTS 02/14/16
2	BUILDING DEPT. COMMENTS 04/13/17
3	BUILDING DEPT. COMMENTS 05/02/17
4	BUILDING DEPT. COMMENTS 04/13/17
5	BUILDING DEPT. COMMENTS 05/03/17

Drawing Title

A-4

Sheet Number

PROPOSED 2ND
FLOOR PLAN

4 SET OF 22



STAIR NOTE:
- ALL STAIRS ON THIS BUILDING ARE
- EXISTING TO REMAIN.
- NEW GUARDRAIL AND HANDRAIL
- TO REPLACE EXISTING. SEE DETAILS
- 10A-22 AND 12A-22

ROOM 216 (ADA) AREA=230 SF
MODIFIED CORRIDOR DESIGN
PER CODE MINIMUM

ROOM 215 AREA=230 SF
COMMUNICATION
TRANSFER UNIT

ROOM 214 AREA=230 SF

ROOM 212 AREA=230 SF

ROOM 211 AREA=230 SF

ROOM 210 AREA=230 SF

ROOM 209 AREA=230 SF

ROOM 208 AREA=230 SF

ROOM 207 AREA=230 SF

ROOM 206 AREA=230 SF

ROOM 205 AREA=230 SF

ROOM 204 AREA=230 SF

ROOM 203 AREA=230 SF

ROOM 202 AREA=230 SF

ROOM 201 AREA=230 SF

ROOM 200 AREA=230 SF

ROOM 218 AREA=230 SF

ROOM 217 AREA=230 SF

ROOM 216 (ADA) AREA=230 SF

ROOM 215 AREA=230 SF

ROOM 214 AREA=230 SF

ROOM 212 AREA=230 SF

ROOM 211 AREA=230 SF

ROOM 210 AREA=230 SF

ROOM 209 AREA=230 SF

ROOM 208 AREA=230 SF

ROOM 207 AREA=230 SF

ROOM 206 AREA=230 SF

ROOM 205 AREA=230 SF

ROOM 204 AREA=230 SF

ROOM 203 AREA=230 SF

ROOM 202 AREA=230 SF

ROOM 201 AREA=230 SF

ROOM 200 AREA=230 SF

ROOM 218 AREA=230 SF

ROOM 217 AREA=230 SF

ROOM 216 (ADA) AREA=230 SF

ROOM 215 AREA=230 SF

PROPOSED 2ND. FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- HATCHED AREA DENOTES
NO ALTERATIONS IN THIS
AREA
- EXISTING WALL TO REMAIN
- NEW CBS WALL
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- ACOUSTIC INSULATION

FLOOR PLAN KEYED NOTES

No.	DESCRIPTION
1	WOOD CABINET AS PER INT. DESIGNER SPECIFICATIONS
2	CAT II SAFETY GLASS MIRROR
3	PROVIDE NON-ABSORBENT SURFACE ON BATH TUB AND SHOWER COMPARTMENTS UP TO 6'-0" HIGH OVER CEMENTITIOUS BOARD (DURROCK) TYP.
4	BUILT-IN CLOSETS
5	CAT. II SAFETY GLASS SHOWER ENCLOSURE
6	DEVOTES DROFF CEILING ABOVE
7	MECHANICAL SHAFT
8	NEW GUARDRAIL AND HANDRAIL TO REPLACE EXISTING. SEE DETAILS 10A-22 AND 12A-22

- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND MASONRY
- ANY CHANGE OF INTERIOR FINISHES BY OWNER/G.C. SHALL BE COORDINATE W/ THE ARCHITECT
- INTERIOR PARTITION OF 3 5/8"x5 5/8" METAL STUDS @ 24" O.C. REFER TO FLOOR PLAN FOR DIM LOCATION.
- PROVIDE CEMENTITIOUS WALL BOARD (DURROCK ON WET PARTITIONS) PER FBC 2509.2
- CAT II SAFETY GLASS SHALL BE OBTAINABLE FROM OUTSIDE IN EMERGENCY SITUATIONS.
- SEPARATE PERMIT REQUIRED FOR DOORS.
- PROVIDE CERAMIC TILE FINISH IN ALL BATH AND SHOWER WALLS UP TO 6'-0" HIGH TYPICAL
- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHUB OR SHOWER ENCLOSURE SHALL BE CAT. II SAFETY GLASS WHERE THE GLASS OR MIRRORS ARE LESS THAN 60 INCHES (1.5 M) ABOVE THE FLOOR OF THE TUB OR THE SHOWER.
- NEWLY UPHOLSTERED FURNITURE SHALL BE RESISTANT TO A CIGARETTE IGNITION.
NEWLY MATTRESSES SHALL HAVE A CHAR LENGTH NOT EXCEEDING 2 IN. WHEN TESTED IN ACCORDANCE WITH 116 CFR 1632. STANDARD FOR THE FLAMMABILITY OF MATTRESSES AND MATTRESS PADS.

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	REMARKS
HOTEL ROOMS	WOOD	WOOD	PAINTED DR/WALL	PAINTED DR/WALL	
ROOMS BATHS	CERAMIC TILE	CERAMIC TILE	PAINTED DR/WALL	PAINTED DR/WALL	
CORRIDORS	CERAMIC TILE	CERAMIC TILE	PAINTED DR/WALL	PAINTED DR/WALL	
ELEVATOR CABS	CERAMIC TILE	CERAMIC TILE	PAINTED DR/WALL	PAINTED DR/WALL	
STAIRS	WOOD	WOOD	PAINTED DR/WALL	PAINTED DR/WALL	
STAIRS 2	WOOD	WOOD	PAINTED DR/WALL	PAINTED DR/WALL	

WALL SCHEDULE

MARK	WALL TYPE	FUNCTION	EXTERIOR FINISH	INTERIOR FINISH	FIRE RATED	UL DESIGN #
1	MFL STUDIO	ENCLOSURE	EXP/WATER PR	STUCCO/PAINT	3 HR	UL DESIGN #
2	ENCLOSURE	EXP/WATER PR	STUCCO/PAINT	3 HR	UL DESIGN #	
3	ENCLOSURE	EXP/WATER PR	STUCCO/PAINT	3 HR	UL DESIGN #	
E1	ENCLOSURE	EXP/WATER PR	STUCCO/PAINT	3 HR	UL DESIGN #	
E2	ENCLOSURE	EXP/WATER PR	STUCCO/PAINT	3 HR	UL DESIGN #	