

GREENBRIER GUESTROOM AREA CALCULATIONS						
LEVEL	CURRENT UNIT #	CURRENT UNIT SQ.FT	PROPOSED HOTEL UNIT #	PROPOSED HOTEL UNIT SQ.FT	VARIANCE REQ.	
1	100	338	101	401		
1	101	641	102	338		
1	102	569	103	239	*	
1	103	338	104	225	*	
1	104	832	105	301		
1	105	331	106	478		
1	106	478	107	331		
1	107	614	108	360		
1	108	634	109	338		
1	109	247	110	274	*	
1	110	631	111	276	*	
1	111	766	112	288	*	
1			113	247	*	
1			114	343	*	
1			115	292	*	
1			116	425	*	
SUBTOTAL		6419		5156		
2	200	592	201	401		
2	201	641	202	278	*	
2	202	652	203	251	*	
2	203	568	204	318		
2	204	670	205	269	*	
2	205	331	206	283	*	
2	206	618	207	282	*	
2	207	614	208	369	*	
2	208	619	209	395	*	
2	209	257	210	275	*	
2	210	634	211	266	*	
2	211	723	212	331	*	
2			213	350	*	
2			214	338	*	
2			215	344	*	
2			216	276	*	
2			217	274	*	
2			218	257	*	
2			219	290	*	
2			220	292	*	
2			221	343	*	
2			222	414	*	
SUBTOTAL		6919		6896		
3	300	592	301	401	*	
3	301	641	302	278	*	
3	302	652	303	251	*	
3	303	568	304	318	*	
3	304	670	305	269	*	
3	305	331	306	283	*	
3	306	618	307	282	*	
3	307	614	308	369	*	
3	308	619	309	395	*	
3	309	257	310	275	*	
3	310	634	311	266	*	
3	311	723	312	331	*	
3			313	350	*	
3			314	338	*	
3			315	344	*	
3			316	276	*	
3			317	274	*	
3			318	257	*	
3			319	290	*	
3			320	292	*	
3			321	343	*	
3			322	414	*	
SUBTOTAL		6919		6896		
4	400	959	401	300		
4	401	803	402	456		
4	402	651	403	343		
4	403	705	404	339		
4	404	457	405	315		
4	404A	343	406	352		
4			407	703		
4			408	457		
4			409	343		
4			410	300		
SUBTOTAL		3918		3908		
TOTAL		24175	TOTAL	22856		
		41 APARTMENTS/HOTEL		70 HOTEL ROOMS	#/NOMBRE?	

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	3101 INDIAN CREEK DRIVE, Miami Beach, FL 33139-2412	
2	Board and File numbers:		
3	Folio number(s):	02-3226-035-0001	
4	Year constructed:	1941	Zoning District: RM-2
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD: 3.02 NGVD
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area: 24,899 SF
7	Lot Width:	100'-0"	Lot Depth: 260.16'
8	Minimum Unit Size	SEE UNIT SIZE CHART	Average Unit Size: N/A
9	Existing User	APART/HOTEL	Proposed Use: HOTEL

	Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	44'	NO CHANGE IN HEIGHT
11	Number of Stories	5 STORIES	4	4 STORIES
12	FAR	2	N/A	N/A
13	FLOOR AREA Square Footage	49,778	27,802 SF	27,802 SF
14	Square Footage by use	N/A	N/A	N/A
15	Number of Units Residential	N/A	41	0
CERTAIN UNITS ARE LICENSED FOR HOTEL				
16	Number of Units Hotel	N/A	USE	70
17	Number of Seats	N/A	0	0
18	Occupancy Load	N/A	N/A	N/A

Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:				
19	Front Setback:	20'	N/A	N/A
20	Side Setback:	5'	N/A	N/A
21	Side Setback facing Street:	5'	5'	5'
22	Rear Setback:	0'	75.25'	75.25'
At Grade Parking:				
24	Front Setback:	20'-0"	N/A	N/A
25	Side Setback:	5'-0"	5'-0"	5'-0"
26	Side Setback facing Street:	5'-0"	5'-0"	5'-0"
27	Rear Setback:	5'-0"	5'-0"	5'-0"
28	Pedestal 3-5			
29	Front Setback (West):	20'-0"	24.07'	24.07'
30	Side Setback (North):	8'-0"	5.00'	5.00'
31	Side Setback facing Street (South):	8'-0"	4.96'	4.96'
32	Rear Setback: (East)	26'-0"	75.25'	75.25'

Parking	Required	Existing	Proposed	Deficiencies
33	Parking District	1	1	1
34	Total # of parking spaces	0	22	22
35	30% PARKING REDUCTION	N/A	-	-
36	# of parking spaces per use (Provide a	0	N/A	18 SPACES FOR HOTEL USE
37	# of parking spaces per level (Provide a	N/A	N/A	N/A
38	Parking Space Dimensions	8.5' X 18'		
39	Parking Space Configurations	90 DEGREE	90 DEGREE	90 DEGREE
40	ADA Spaces	1	N/A	1
41	Tandem Spaces	N/A	N/A	N/A
42	Drive Aisle Width	22'	22'	22'
43	Valet Drop off and pick up	11'	N/A	N/A
44	Loading zones and Trash collection areas	2	0	1 ON-STREET/1 onsite
45	Racks	0	N/A	0

Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
46	Type of use	N/A	APART/HOTEL	HOTEL
47	Total # of Seats	N/A	N/A	0
48	Total # of Seats per venue (Provide a	N/A	N/A	N/A
49	Total Occupant Content	N/A	N/A	N/A
50	Occupant content per venue (Provide a	N/A	N/A	N/A

51	Is this a contributing building?	YES		
52	Located within a Local Historic District?	YES		

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

ALTERATION LEVEL 2

ALTERATION-LEVEL 2
FLORIDA BUILDING CODE 5TH EDITION (2014), 504.1 SCOPE:
LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

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, FLORIDA BUILDING CODE, MECHANICAL, FLORIDA BUILDING CODE, 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)

GREENBRIER 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 ACCESSIBLES AT ALL TIMES DURING CONSTRUCTION, 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.

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 (LAVATORIES), 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 SOUNDPROFING OF STC 53 TO 56.
10. NEW SMOKE ALARM DETECTORS.

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	2,340 S.F.
GROUND FLOOR:	8,253 S.F.
SECOND FLOOR:	8,324 S.F.
THIRD FLOOR:	8,324 S.F.
FOURTH FLOOR:	4,890 S.F.
TOTAL:	32,131 S.F.

PER FBC 5TH EDITION (2014)

224.2 GUESTROOMS WITH MOVILITY FEATURES (TABLE 224.2)

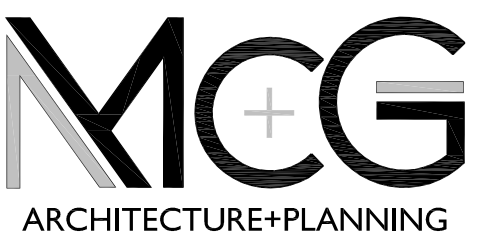
224.4 GUESTROOMS WITH COMMUNICATION FEATURES (TABLE 224.4)

MOBILITY FEATURES ACCESSIBLE UNITS: (3) ROLLING SHOWERS: (1) NON ROLLING SHOWERS:	212-ADA, 312-ADA, 321-ADA 221-ADA
COMMUNICATION FEATURES: (7 GUESTROOMS)	106,109 ,207, 208, 301, 315, 410

SECTION 601 GENERAL

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

BUILDING ELEMENT	TYPE II B	FOR SI: 1 FOOT = 304.8 MM.A.
PRIMARY STRUCTURAL FRAME ^G (SEE SECTION 202)	0	A. FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AN BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHEN SUPPORTING ONE FLOOR OR ONE ROOF ONLY.
BEARING WALLS EXTERIOR ^{F,G} INTERIOR	0	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.
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602	C. IN ALL OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
NONBEARING WALLS AND PARTITIONS INTERIOR ^E	0	D. GROUP B AND M OCCUPANCIES OF TYPE II OR III CONSTRUCTION FIVE OR MORE STORIES IN HEIGHT SHALL BE REQUIRED TO HAVE A MINIMU 2-HOUR FIRE-RESISTANCE RATING FOR THE FLOOR CONSTRUCTION LOCATED OVER THE BASEMENT.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS (SEE SECTION 202)	0	E. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
ROOF CONSTRUCTION AND SECONDARY MEMBERS (SEE SECTION 202)	0	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 ANDJOISTS, 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.



7580 NE 4th COURT
MIAMI, FL 33138

1717

PROJECT:
GREENBRIER HOTEL



3101 Indian Creek Drive
MIAMI BEACH,
FLORIDA

DRAWING:

PROJECT
DATA

SEAL

JENNIFER McCONNAY FLORIDA LIC# AR30344

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REVISIONS		
REV#	DATE	DESCRIPTION

SCALE: AS SHOWN

CHECK: JMcG

DATE: 05/10/2017

PROJECT NO.: 1717

SHEET NUMBER

A0.02

