

**1200 OCEAN DRIVE  
 HOTEL CONVERSION**

1200 OCEAN DRIVE  
 MIAMI BEACH, FLORIDA

OWNER  
**1200 OCEAN DRIVE, LLC**

1407 BROADWAY, 30th FLOOR  
 New York, NY 10018

DNB PROJECT NUMBER  
**16-142**

OWNER'S PROJECT NUMBER

ISSUED FOR:  
**VERTICAL ACCESSIBILITY**

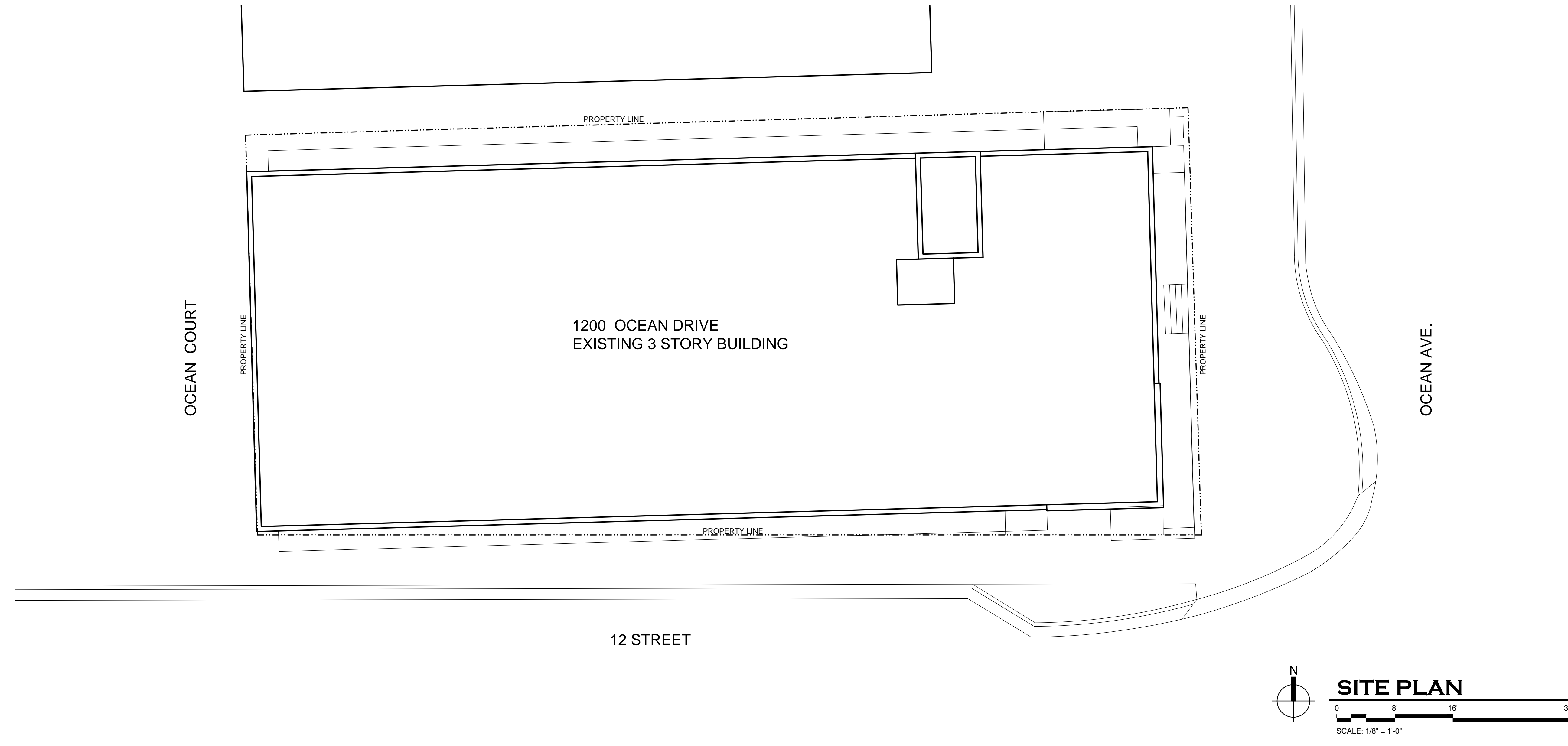
TYPE OF DOCS:  
**CONSTRUCTION  
 DOCUMENTS**

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:  
 R.B. F.D.

DATE: SCALE:  
 10.13.16 AS SHOWN

CONSULTANTS:



<u>MOBILITY/COMMUNICATION FEATURE ANALYSIS</u>			
	REQUIRED	EXISTING CONDITION	PROPOSED
GUEST ROOMS WITH MOBILITY FEATURES PER FBC2014 ACCESSIBILITY TABLE 224.2	1-25 ROOMS = 1 REQUIRED	0 EXISTING	1 PROPOSED
GUEST ROOMS WITH MOBILITY & COMMUNICATION FEATURES PER FBC2014 ACCESSIBILITY 224.5	AT LEAST ONE GUESTROOM REQUIRED TO PROVIDE MOBILITY FEATURES SHALL ALSO PROVIDE COMMUNICATION FEATURES	0 EXISTING	
GUEST ROOMS WITH COMMUNICATION FEATURES PER FBC2014 ACCESSIBILITY TABLE 224.4	2-25 ROOMS = 2 REQUIRED	0 EXISTING	2 PROPOSED
NOTE: 1 MOBILITY & COMMUNICATION ACCESSIBLE SUITE AND 2 SUITES WITH COMMUNICATION FEATURES TO BE DISPersed AMONG THE VARIOUS CLASSES OF GUESTROOMS PER FBC 2014 ACCESSIBILITY 224.5 DISPERSION			

<b>BUILDING RENOVATIONS</b>
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW
ADDRESS 1200 OCEAN DRIVE MIAMI BEACH, FL
ZONING CLASSIFICATION COMMERCIAL, MEDIUM INTENSITY (CD-2)
BUILDING CLASSIFICATION OCCUPANCY GROUP: GROUP "R-1" HOTEL TRANSIENT(FBC) TYPE OF CONSTRUCTION: TYPE IIIB ALTERATION LEVEL 2 (FBC - SEC 404.1)
LOT SIZE: 25,240 SQFT
FLORIDA BUILDING CODE EXISTING 2014 USE FOR DESIGN STANDARDS
FLORIDA FIRE PREVENTION CODE 2014 NFPA101 USE FOR DESIGN STANDARDS
BUILDING IS SPRINKLRED
BUILDING HAS AND EXISTING FIRE ALARM

SEAL/SIGNATURE



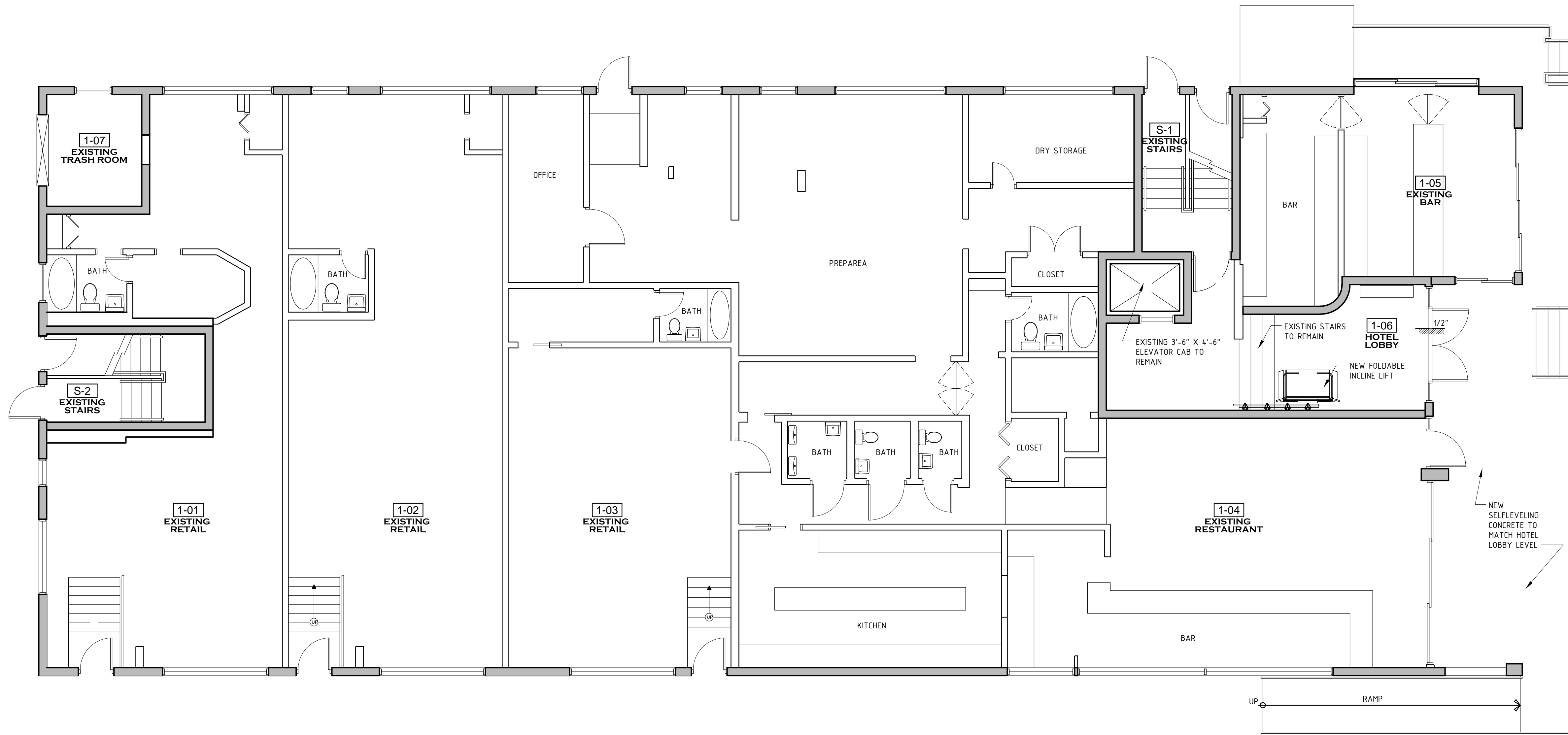
FRANCILIS J. DOMOND, R.A.  
 AR - 93304

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SHEET TITLE

**SITE PLAN  
 PROJECT DATA**

SHEET NUMBER



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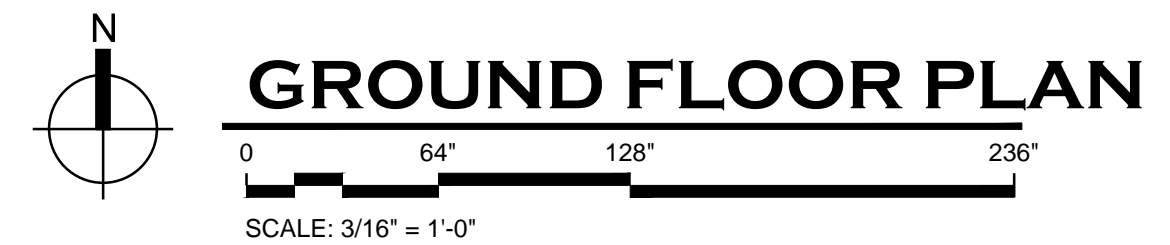
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SHEET TITLE

**GROUND  
FLOOR PLAN**

SHEET NUMBER

**A-2**

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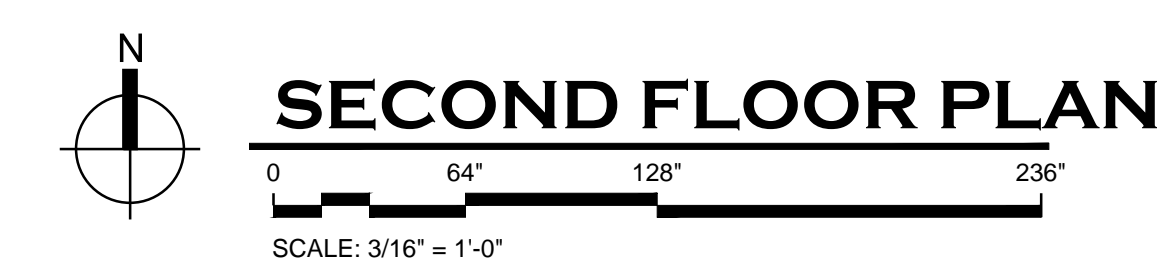
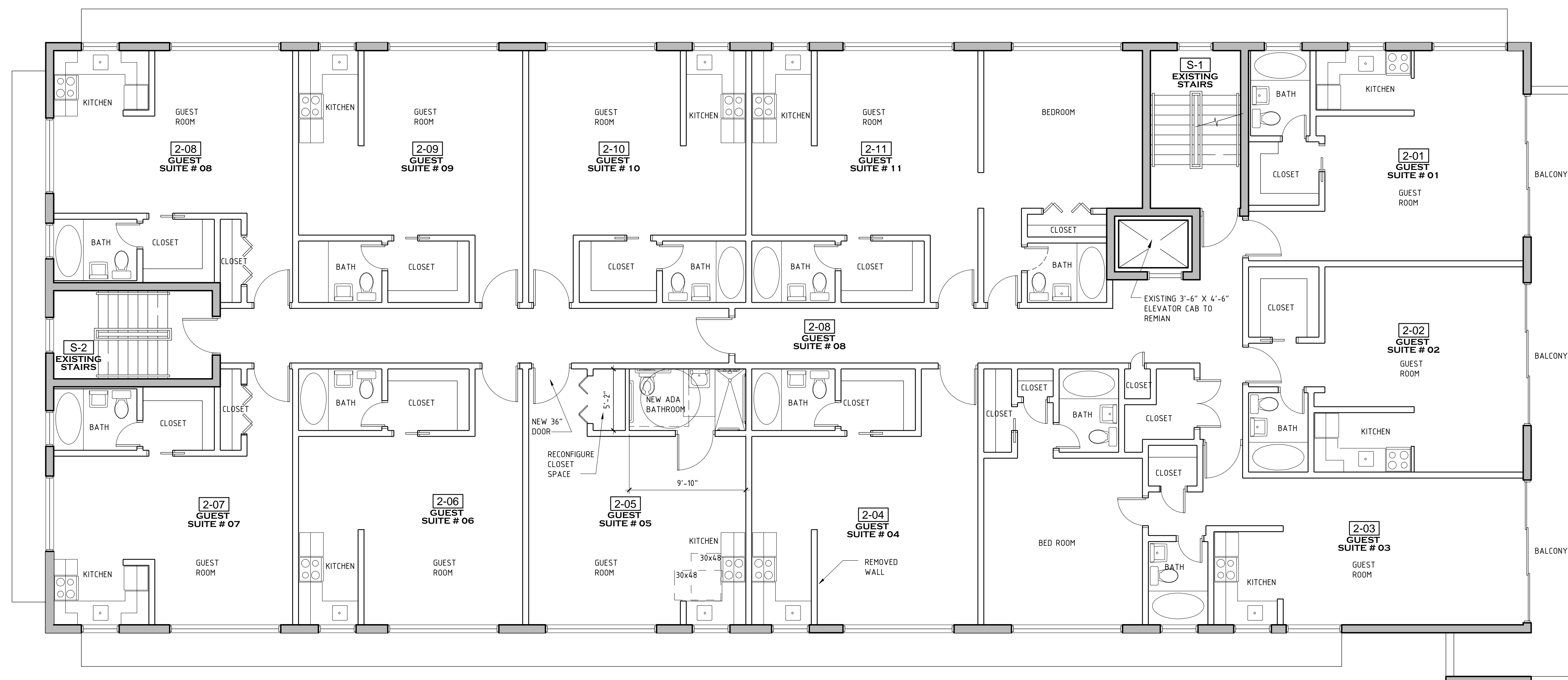
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**SECOND  
 FLOOR PLAN**

SHEET NUMBER

**A-3**

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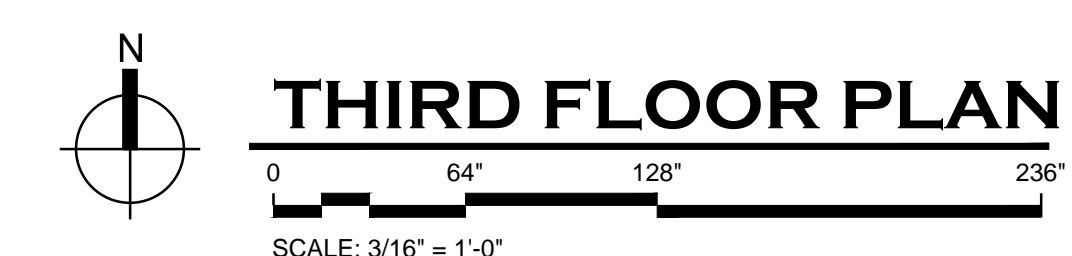
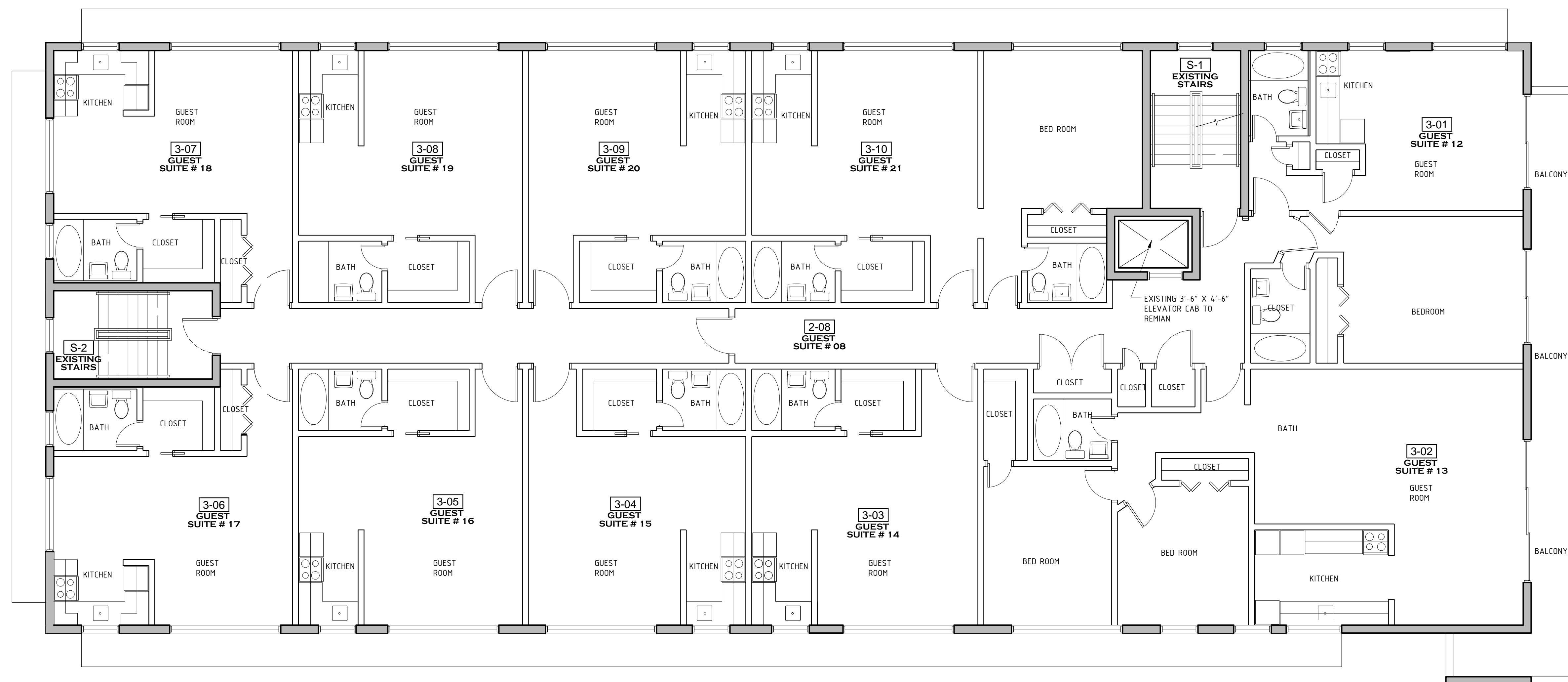
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**THIRD  
 FLOOR PLAN**

SHEET NUMBER

**A-4**

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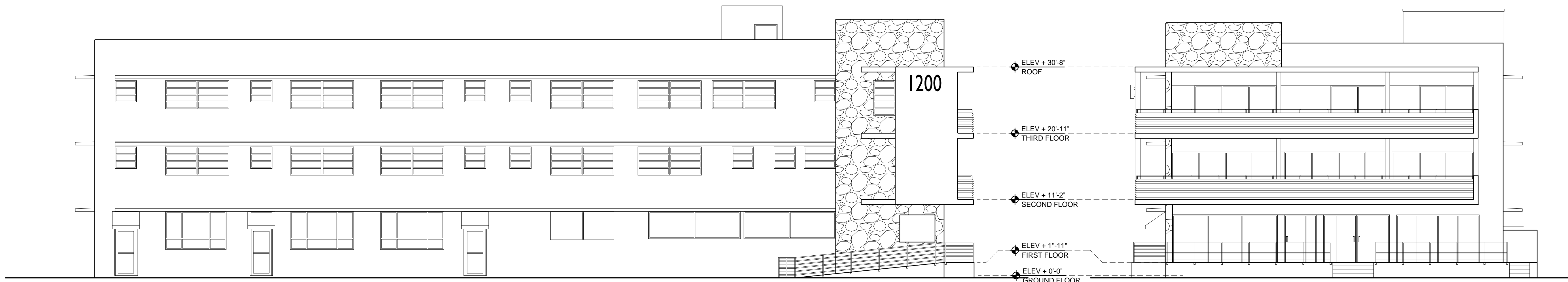
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SHEET TITLE

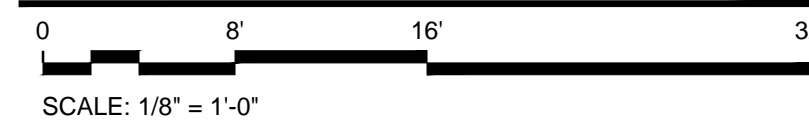
**ELEVATIONS**

SHEET NUMBER

**A-5**

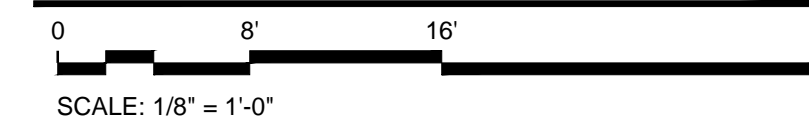


**EXISTING SOUTH  
ELEVATION**

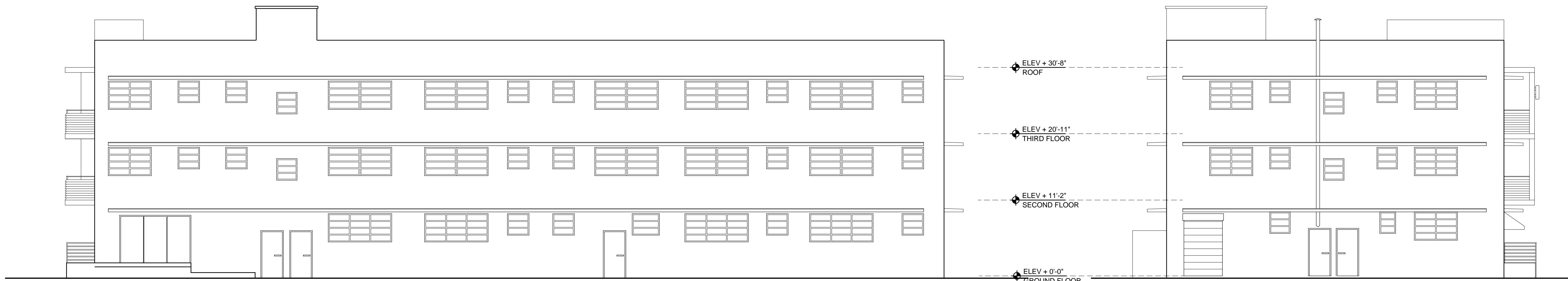


SCALE: 1/8" = 1'-0"

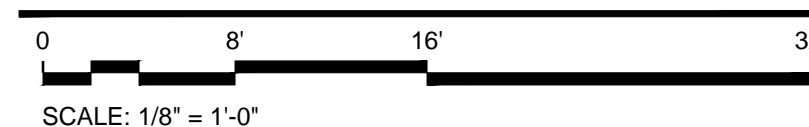
**EXISTING EAST  
ELEVATION**



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

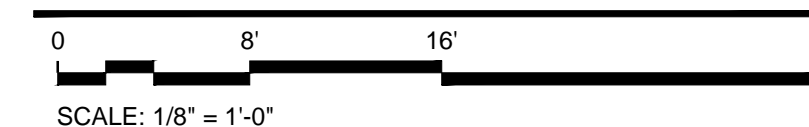


**EXISTING NORTH  
ELEVATION**



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

**EXISTING WEST  
ELEVATION**



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