

MIAMI BEACH, FL

.S.

NORTH SEAL



JOB NUMBER: 13036.00

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

SCALE: $3/32" = 1'-0"$

SHEET TITLE

SHEET NUMBER _____

COPYRIGHT ADD INC 2011

1 NOTIFY THE ARCHITECT OF ANY
OR ANY DISCREPANCY BEFORE

- 7 CAP AND SHUT OFF ALL UNUSED
STATE REQUIREMENTS, WHERE RE
- 8 FIRE ALARM BONGOS (SMOKE DE
EXIT SIONS) WITHIN ROOM SPACES
EXTING SIONS: SECURE DEVIDE
FROM HANGING FREELY UPON RE
- 9 PROTECT ALL BASE BUILDING SE
- 10 ALL REQUIREMENTS FOR FIRE RA
DURING CONSTRUCTION.
- 11 THIS PROJECT INVOLVES CONSU
STRUCTURE, CONTRACTORS, BY
DESIGNED TO BE COMPLETELY F
DESCRIPTION OF THE BUILDING A
COMPENSATION WILL BE CONSID
CONDITIONS VISIBLE OR REASO
CAREFUL EXAMINATION OF THE
- 12 ELECTRICAL DEVICES SHALL BE I
PROPER METHOD BY A LICENSEE

13. ALL MEP-FPD DEVICE LOCATIONS DRAWINGS OR IN CONFLICT WITH BE TO BE COORDINATED WITH A INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS TO EXISTING SERVICES SHALL BE THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL SUBMIT THEY AFFECT THE OPERATION SYSTEMS, AT LEAST ONE WEEK REQUIRED SHUTDOWN, THE AC PERIOD SHALL BE AS SHORT AS A TIME MUTUALLY AGREABLE OWNER AND THE CONSTRUCTION.
15. ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES
16. G.C. TO COORDINATE ALL HAZARDOUS NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURE LOWER THAN 7'-0" AFF.

18. CONTRACTOR TO PROVIDE OVERHEAD LUMINAIRES, MECH. SYSTEMS AND DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS, AND FIRE ALARM DEVICES IN CEILING TO ENSURE NO OBSTRUCTIONS.
19. SPRINKLER HEADS SHOWN FOR INFORMATION ONLY. NOT FOR CODE DISTRIBUTION. REFER TO ARCHITECT'S DRAWINGS FOR DISTRIBUTION AREA.
20. CONTRACTOR WILL NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN ARCHITECT'S DRAWINGS AND MECHANICAL DRAWINGS.
21. THE CONTRACTOR SHALL INSURE THAT ALL CONDITIONS AT THE SITE PRIOR TO WORK TO DETERMINE WHAT EXISTING CONDITIONS WILL HAVE ON THE AREAS SHALL BE BROUGHT TO THE ARCHITECT AND/OR ENGINEER IMMEDIATELY UPON DISCOVERY.
22. REFER TO SHEETS E1.03 FOR SERIES FOR FIRE SPRINKLER DISTRIBUTION.

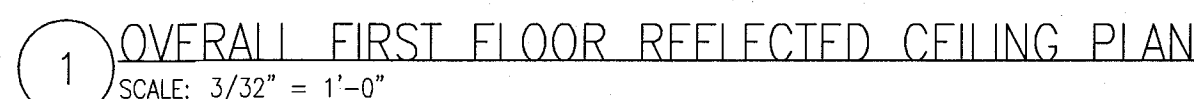
- ④ ALL EXISTING GYPSUM BO
MAINTAINED AND REPAIR

- ① COORDINATE LOCATION OF HANGING WITH DESIGNER PRIOR TO INSTALL. ADDITIONAL BLOCKING MAY BE REQUIRED.
- ② ALL GENERAL CEILINGINGS AND SPOILS PAINTED PT-07 (FLAT PINK). USE QUESTROOM AND PUBLIC RESTROOM TO BE PAINTED PT-01 (EGGSHELL).
- ③ LED STRIP LIGHTING SHOWN ON NOTE AS PLUG-IN RECEPTACLE.
- ④ ALL LIGHT FIXTURES IN CAMPTON AND POOL SITES TO BE NEW & IN SPACE U.O.N.
- ⑤ WALL SCENES SHOWN ON PLANS CONCES IN HANGING WALL. QUEST ROOMS TO BE REPLACED WITH WALL SCENES IN CAMPTON AND POOL. REFER TO QUESTROOM ELEVATION SCENES HEREIN.
- ⑥ 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO DRAPERY ROD. 1"x4" TO BE PAINTED PT-01 (EGGSHELL).

- 
- GWB C

- | | |
|---|---|
|  | BATTERY POWERED
WALL MOUNTED |
|  | LINEAR DIFFUSER |
|  | OCCUPANCY SENSOR |
|  | EXIT SIGN
ARROWS INDICATE DIRECTION |
|  | EXIT SIGN - WALL MOUNTED
ARROWS INDICATE DIRECTION |
|  | SMOKE DETECTOR CEILING MOUNTED |
|  | SMOKE DETECTOR WALL MOUNTED |
|  | EXISTING CEILING MOUNTED
SPRINKLER |
|  | SPRINKLER |
|  | EXISTING WALL MOUNTED
SPRINKLER |
|  | SUPPLY DIFFUSER |
|  | RETURN AIR GRILLE |
|  | REPLACE EXISTING FIXTURE
WITH NEW LIGHT FIXTURE |

4



APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO WORK FARMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
- REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRAINING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SENSORS) WITHIN TENANT SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK REQUIRED. ABSOLUTELY NO CLAIMS FOR COST COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
- G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- FOR HOTEL ROOMS REFS REFER TO SHEETS A901-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW FIBERGLASS SHEATHING AREA AT ALL CORRIDORS.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDING MAY BE REQUIRED.
- ALL GENERAL CHANGES AND NOTES TO BE PRINTED PT-07 (FLAT FINISH), U.O.N. ALL CORRIDORS AND PUBLIC RESTROOMS CEILING TO BE PRINTED PT-01 (EGGSHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PULL-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN CAMPAIGN APARTMENTS AND POOL SUITES TO BE NEW AND CONTROLLED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPAIGN AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE SEQUEL.
- 174" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL WINDOW ROD. 154" TO BE PRINTED PT-01 SIZES VARY, VARY IN FIELD.

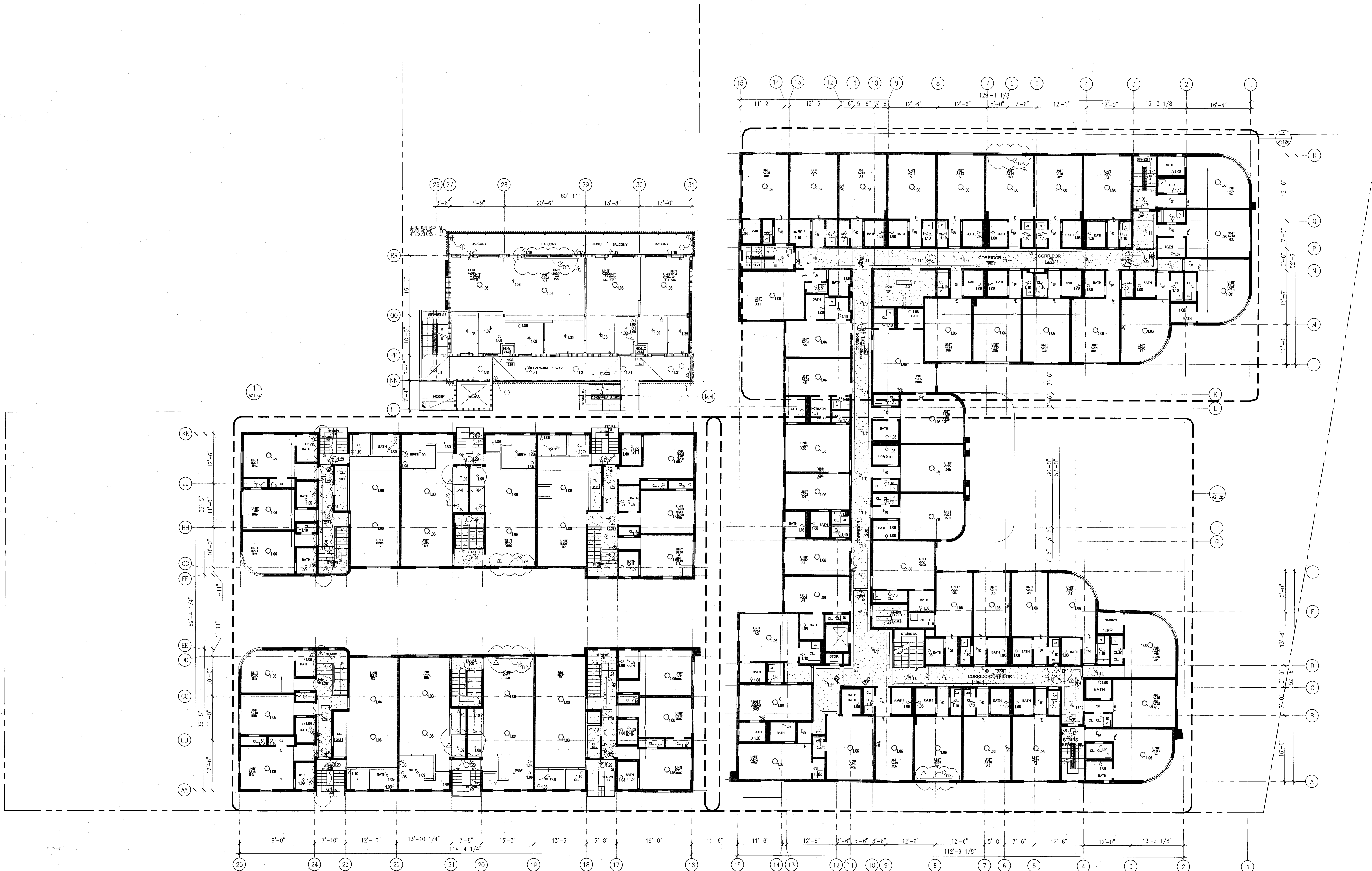
SHEET NOTES

- ALL EXISTING EXPOSURE BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFICIENT AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR HOTEL ROOMS REFS REFER TO SHEETS A901-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW FIBERGLASS SHEATHING AREA AT ALL CORRIDORS.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDING MAY BE REQUIRED.
- ALL GENERAL CHANGES AND NOTES TO BE PRINTED PT-07 (FLAT FINISH), U.O.N. ALL CORRIDORS AND PUBLIC RESTROOMS CEILING TO BE PRINTED PT-01 (EGGSHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PULL-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN CAMPAIGN APARTMENTS AND POOL SUITES TO BE NEW AND CONTROLLED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPAIGN AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE SEQUEL.
- 174" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL WINDOW ROD. 154" TO BE PRINTED PT-01 SIZES VARY, VARY IN FIELD.

LEGEND

- OWS CEILING/SOFT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTENDING/RETRACTING SCIENCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONES
- EXISTING FIXTURE TO BE REPAIRED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- EXISTING LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR OFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN
- ARROWS INDICATE DIRECTION
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



1 OVERALL SECOND FLOOR REFLECTED CEILING PLAN/HADDON HALL
SCALE: 3/32" = 1'-0"

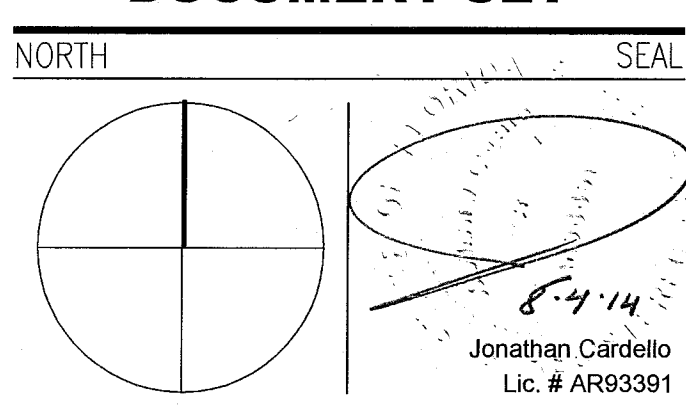
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE REVIEW COMMENTS	04-09-2014
3	MASTER PERMIT COMMENTS	07-03-2014

MTCI			
PRIVATE PROVIDER SERVICES, LLC			
Construction Plans, Specifications, Estimating & Scheduling			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	FM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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Lic. # AA26001507

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 3/32" = 1'-0"

SHEET TITLE

SECOND FLOOR
REFLECTED CEILING
PLAN

SHEET NUMBER

A202

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO WORK SHALL BE DONE WITHOUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM ENTERING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE PROPER ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF ELEVATOR PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SPOKES WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.

13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS 11.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING OPTIMUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL CONDITION FOR ADDITION OF NEW HANG GRILLES AND SUPPORTED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE MAINTAINED AND RESTORED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-A018.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SPOTLIGHT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SPOTLIGHT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.

10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL CORREL, CEILING AND SUPPORTS TO BE PARTED PT-07 (FLAT FINISH) U.O.N. ALL CEILING AND PUBLIC RESTROOMS CEILING TO BE PARTED PT-01 (COARSELY FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND PINK SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SPOUNCES SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL CORNERS IN CAMPTON AND PINK SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPACING JARVIS.
15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS WINDUPE TO CORRAL. UNPUNCTURED ROOF 1/4" TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.

NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED

LEGEND

- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/RECREATIVE SOURCE
- PERIMETER FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SPOUNCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE JUNCTION BOX

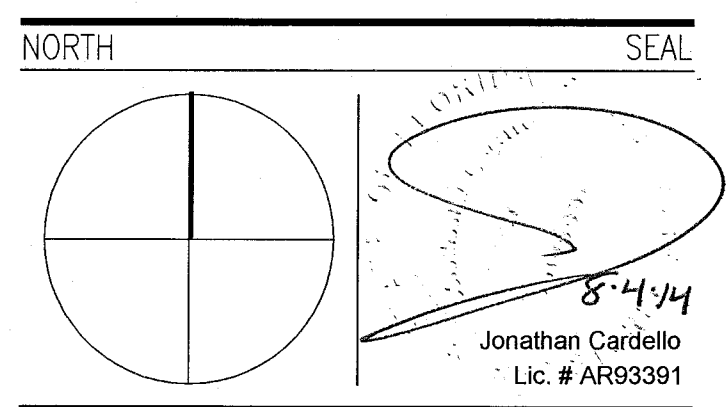
HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE REVIEW COMMENTS	04-09-2014
3	MASTER PERMIT COMMENTS	07-03-2014

PRIVATE PROVIDER SERVICES, LLC			
Construction Plans, Specifications, Estimating & Consulting			
BUILDING	REVIEWER	DATE	INITIALS
STRUCTURAL	FKM	11-18-17	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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SHEET TITLE

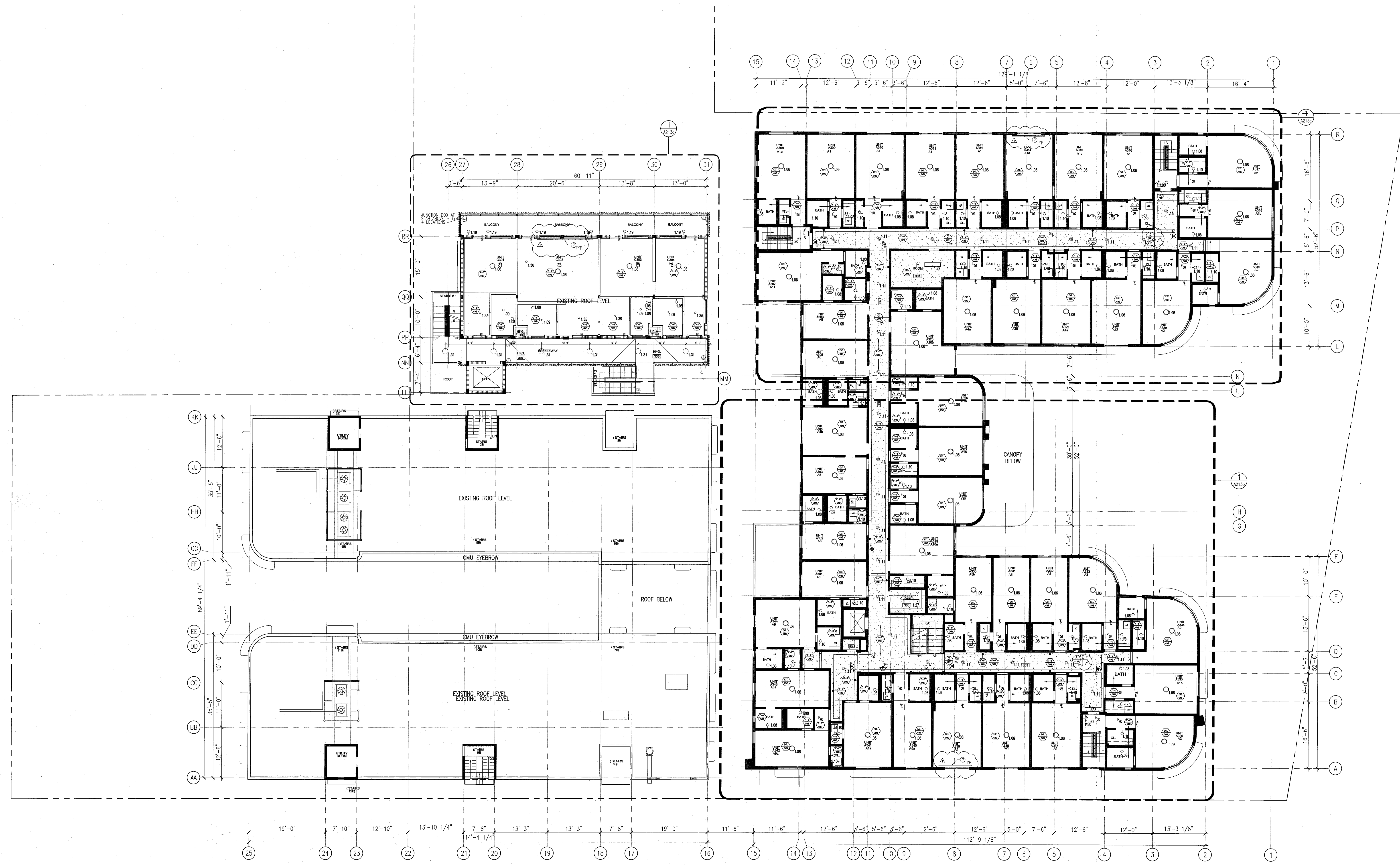
THIRD FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A203

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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1 OVERALL THIRD FLOOR REFLECTED CEILING PLAN/HADDON HALL
SCALE: 3/32" = 1'-0"

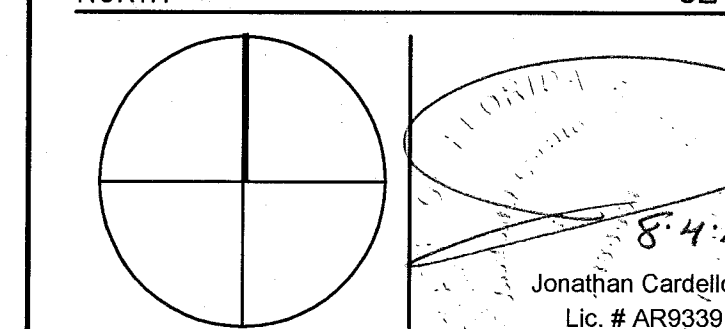
MIAMI BEACH, FL

N.T.S.

DESCRIPTION	ISSUE DATE
MASTER PERMIT COMMENTS	07-03-20

PRIVATE PROVIDED		
Construction Plans Review, Inspections, Testing & Consulting		
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

NORTH SEA



ADD Inc Architecture Interiors Planning

One Biscayne Tower
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T. 305.482.8700
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www.addinc.com
Lic. # AA26001507

Boston Miami

JOB NUMBER: 13036.0
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2011
SCALE: $3/32" = 1'-0"$

SHEET TITLE

ROOF DECK
REFLECTED CEILING
PLAN

SHEET NUMBER _____

A204

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GENERAL NOTES

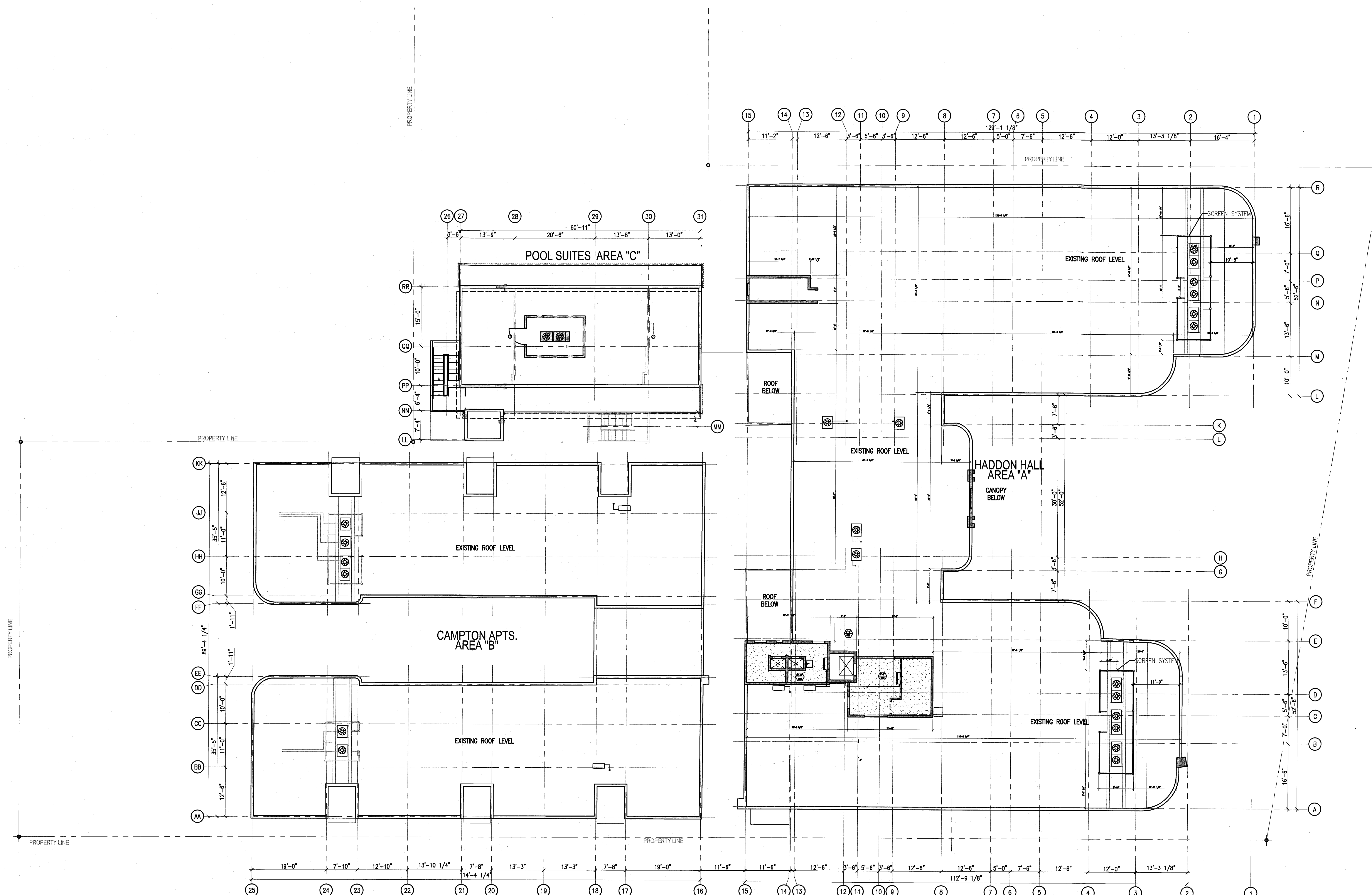
- | | | | |
|--|---|---|--|
| 1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR AN OBSTACLE BEFORE PROCEEDING. CONTACT THE ARCHITECT TO CORRECT THE OBSTACLE BEFORE WORK WITH CONSTRUCTION MEMBERS ARE TO BE STARTED. | CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHEN REQUIRED. | 14. ALL MEP-PPF DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PPF DRAWINGS, OR TO BE COORDINATED WITH MEP-PPF DRAWINGS, ARE TO BE COORDINATED WITH THE ARCHITECT AND THE INSTALLATION. | 18. CONTRACTOR TO PROVIDE OVERSIGHT DRAWING FOR ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AND COMPONENTS. LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND LIFE DEVICES IN CLINGING TO ENSURE NO CONFLICTS. |
| 2. NO MAIN FRAMING OR CONSTRUCTION MEMBERS ARE TO BE ALLOWED TO CROSS OR INTERFERE WITH THE EXISTING ARCHITECT AND BUILDING MANAGEMENT. | 3. FIRE ALARM DEVICES (SMOKE DETECTORS, HORN, STRONGS AND TIE) SHOWN ON DRAWING SPACE SHALL REMAIN COORDINATED TO EXISTING DEVICES. EXISTING DEVICES SHALL BE REMOVED FROM HANGING RAILS UPON REMOVAL OF WALLS-CEILING. | 15. PROTECTION OF EXISTING SYSTEMS FOR CONNECTION TO NEW SYSTEMS SHALL BE COORDINATED WITH THE ARCHITECT, CONTRACTOR MANAGER AND BUILDING OWNER. CONTRACTOR SHALL PROTECT THE EXISTING SYSTEMS THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. CONTRACTOR SHALL PROTECT THE EXISTING SYSTEMS AS REQUIRED SHOWN. THE ACTUAL SHOWN, CONTRACTOR SHALL PROTECT THE EXISTING SYSTEMS AS REQUIRED SHOWN. | 19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN SHALL BE PROTECTED BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE DRAWINGS FOR DISTRIBUTION AND CALCULATIONS. |
| 3. REVIEW BUILDING STANDARD MANUAL, PROVIDED BY THE ARCHITECT, CONTRACTOR MANAGER BEFORE PROCEEDING WITH THE ARCHITECT AND BUILDING MANAGEMENT. | 4. PROTECT ALL BASE BUILDING SYSTEMS, TYPICAL. | 16. ALL REQUIREMENTS FOR FIRE RETARDING TO BE MAINTAINED THROUGHOUT CONSTRUCTION. | 20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CHANGES BETWEEN ARCHITECT AND CONTRACTOR DRAWINGS. |
| 4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT A POWER. | 5. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A B.A. ARE ASSUMING THE RESPONSIBILITY FOR THE PROTECTION OF THE BUILDING AS IT INFLUENCES THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING AS IT INFLUENCES THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING AS IT INFLUENCES THE WORK. | 17. THE CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES. | 21. THE CONTRACTOR SHALL RESPECT THE EXISTING FIELD CONDITIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING AS IT INFLUENCES THE WORK. |
| 5. PROVIDE ACCESS TO JOB CLEANING AND PREVENT THE EXISTING FROM LEAKING MATERIAL FROM CONSTRUCTION AREA. | 6. DECISIONS REGARDING USE OF WASTE (USE THE PRESENT CONTRACTOR'S WASTE MANAGEMENT PLAN) SHALL BE OBTAIN SHARED FROM THE PROJECT DESIGNER FOR THE CONTRACTOR. ALL WASTE REMOVAL SHALL BE OBTAIN SHARED FROM THE PROJECT DESIGNER FOR THE CONTRACTOR. ALL WASTE REMOVAL SHALL BE OBTAIN SHARED FROM THE PROJECT DESIGNER FOR THE CONTRACTOR. | 19. BOTTOM OF ALL HANGING UTILITIES TO BE NO LOWER THAN 7'-0" AFF. | 22. REFER TO SHEETS 10-01 FOR ELECTRICAL DRAWINGS AND SERIES FOR FPF SPRINKLER DRAWINGS. |

SHEET NOTES

- [illegible]

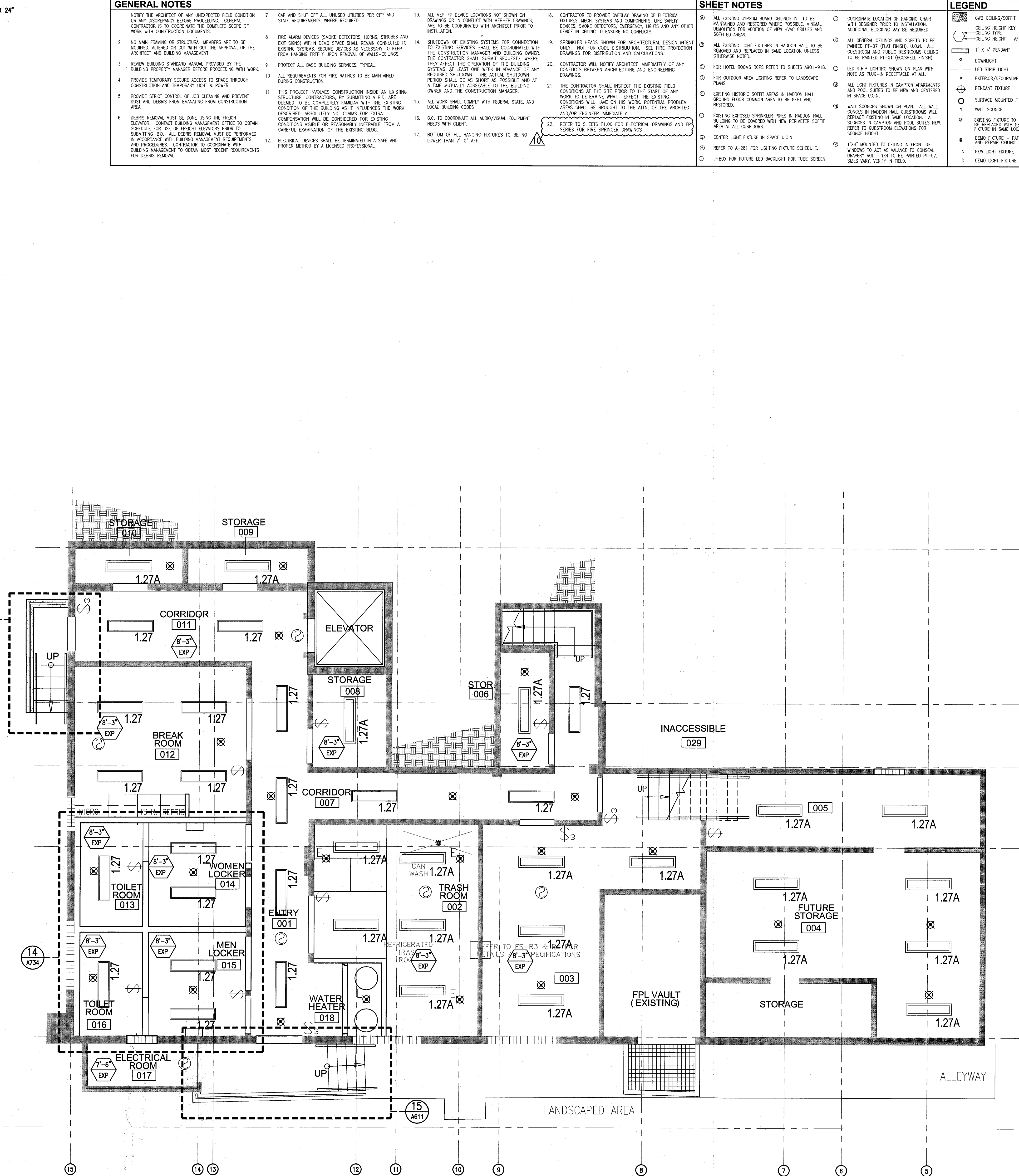
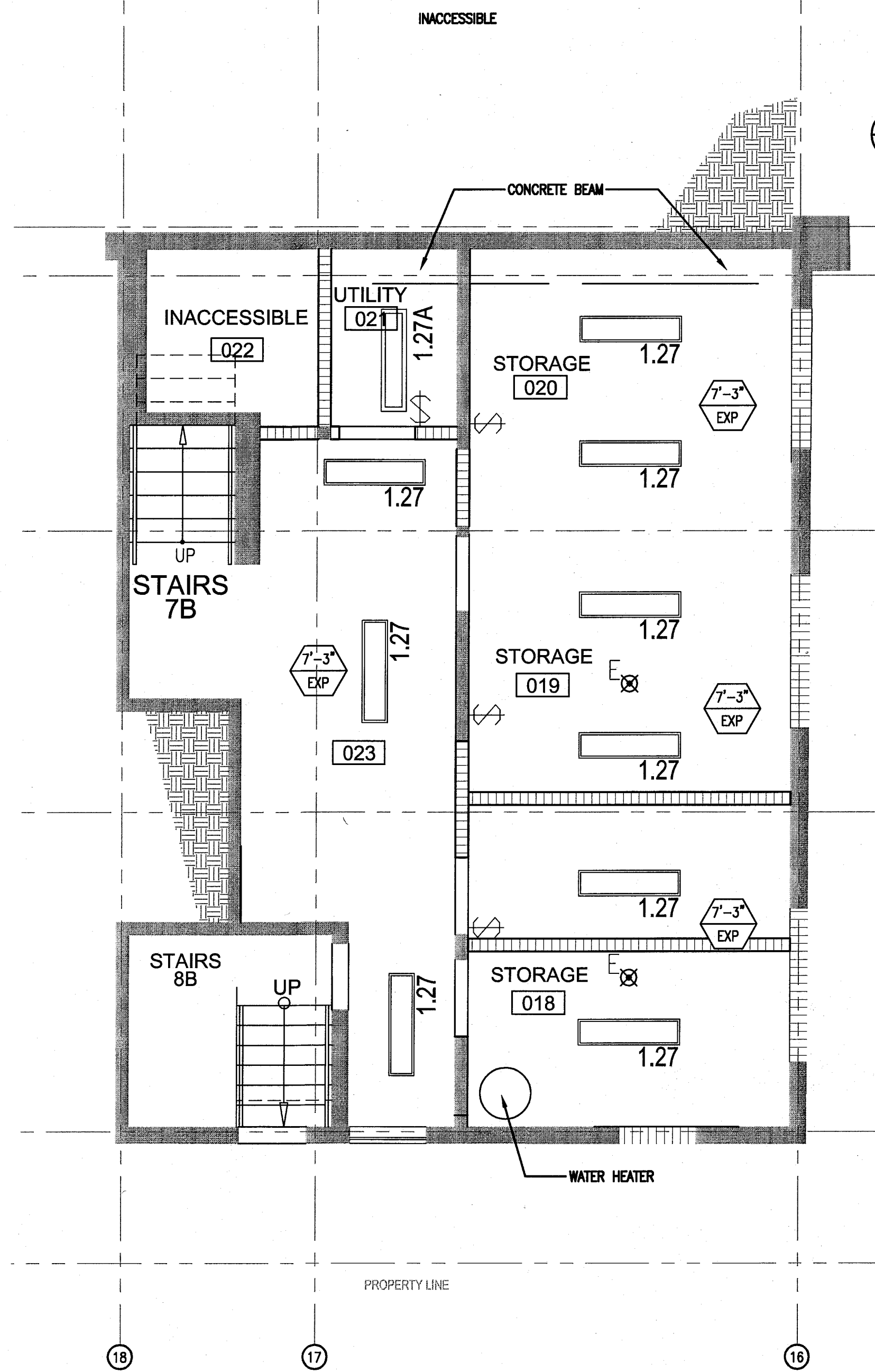
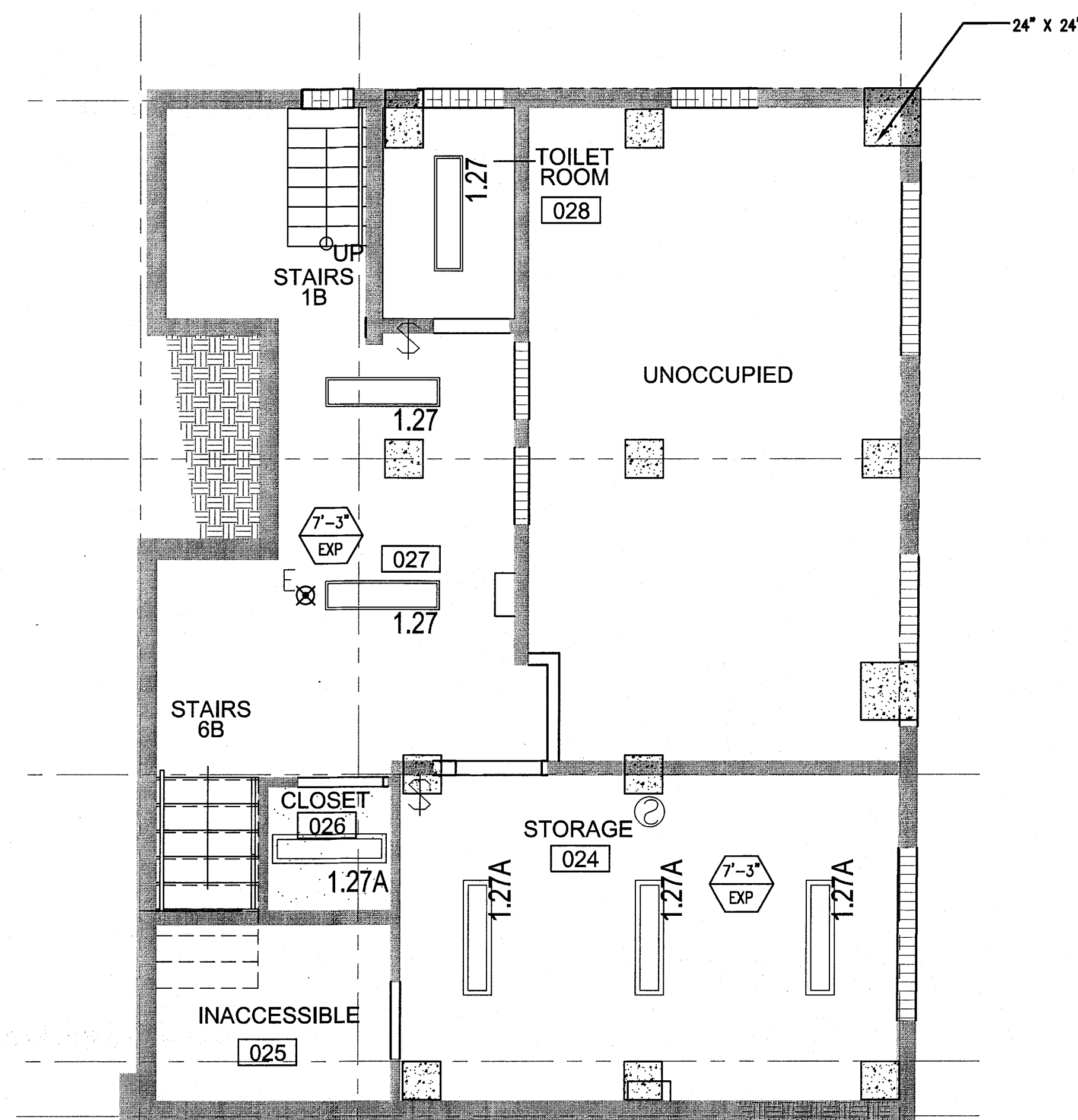
LEGEND	
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- | | | | |
|--|---|--|---|
| | OWS LIGHTING/SOFT | | BATTERY POWERED WALL MOUNTED |
| | CEILING HEIGHT KEY | | LINEAR DIFFUSER |
| | CEILING HEIGHT - AFT | | OCCUPANCY SENSOR |
| | 1' x 4' PENDANT | | EXIT SIGN |
| | DOWNLIGHT | | INDICATE DIRECTION |
| | LED STRIP LIGHT | | EXIT SIGN - WALL MOUNTED |
| | EXTERIOR/DECORATIVE SCENE | | SMOKE DETECTOR CEILING M. |
| | PURPOSE FUTURE | | SMOKE DETECTOR WALL M. |
| | PERMANENT FIXTURE | | EXISTING CEILING MOUNTED |
| | WALL SCIENCE | | SPRINKLER |
| | EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION | | EXISTING WALL MOUNTED SUPPLY DIFFUSER |
| | GENO FIXTURE - PATCH AND REPAIR CEILING | | RETURN AIR GRILLE |
| | NEW WALL FIXTURE | | REPLACE EXISTING FIXTURE WITH NEW FIXTURE |



1 OVERALL ROOF DECK REFLECTED CEILING PLAN
SCALE: 3/32" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



GENERAL NOTES			SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.	① ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT AREAS.	① OMB CEILING/SUFFIT	① BATTERY POWERED WALL MOUNTED
2. NO WORK FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT OUT WITH THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, SIRENS AND EXISTING SMOKE DETECTORS) SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SMOKE DETECTORS AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILING.	14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNERS AND THE CONSTRUCTION MANAGER.	19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.	② ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	② CEILING HEIGHT KEY	② LINER OFFSHOOT
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.	20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	③ FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.	③ 1' x 4' PENDANT	③ EXIT SIGN
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.	16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	④ EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE KEPT AND RESTORED.	④ DOWNLIGHT	④ EXISTING SMOKE DETECTOR
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.	22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND P1.00 FOR FIRE SPRINKLER DRAWINGS.	⑤ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.	⑤ LED STRIP LIGHT	⑤ EXISTING SMOKE DETECTOR
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.				⑥ CENTER LIGHT FIXTURE IN SPACE U.O.N.	⑥ PENDANT FIXTURE	⑥ EXISTING SMOKE DETECTOR

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
10	MASTER PERMIT COMMENTS	07-03-2014

		REVIEWER	DATE
		INITIALS	REVIEWED
BUILDING	STRUCTURAL	MECHANICAL	ELECTRICAL
PLUMBING	SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH	SEAL

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T: 305.482.8700
F: 305.482.8770
www.addinc.com
Lic: # AA26001507

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED BASEMENT REFLECTED CEILING PLAN - HADDON HALL

SHEET NUMBER

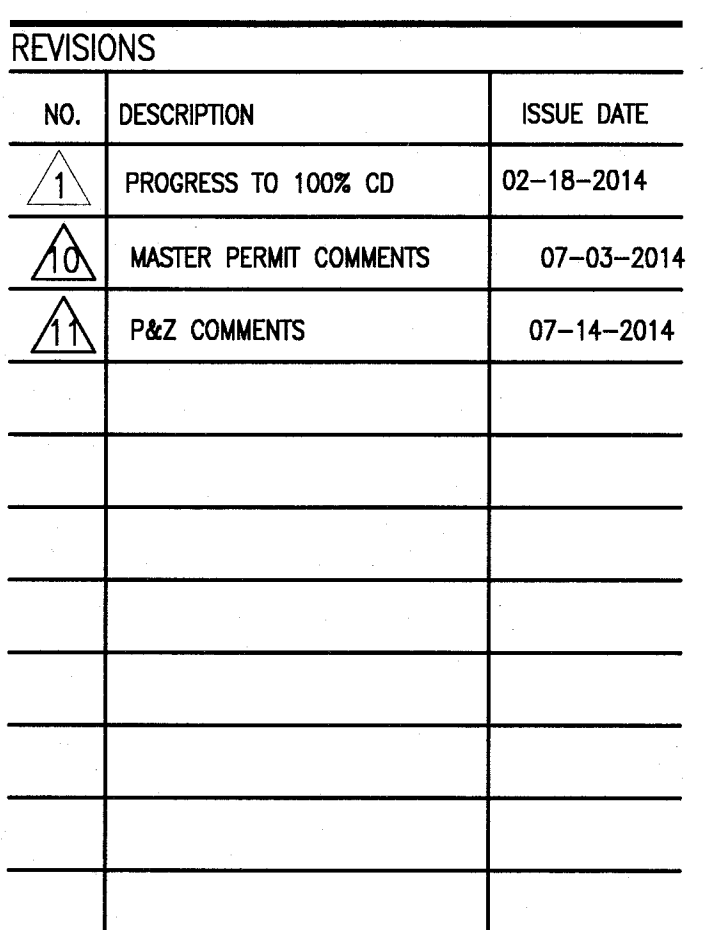
A210

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1 ENLARGED BASEMENT REFLECTED CEILING PLAN/HADDON HALL
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

KEYPLAN	N.T.S.
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NORTH

SEAL

Jonathan Cardello
Lic. # AR93991

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Boston Miami

SHEET TITLE _____

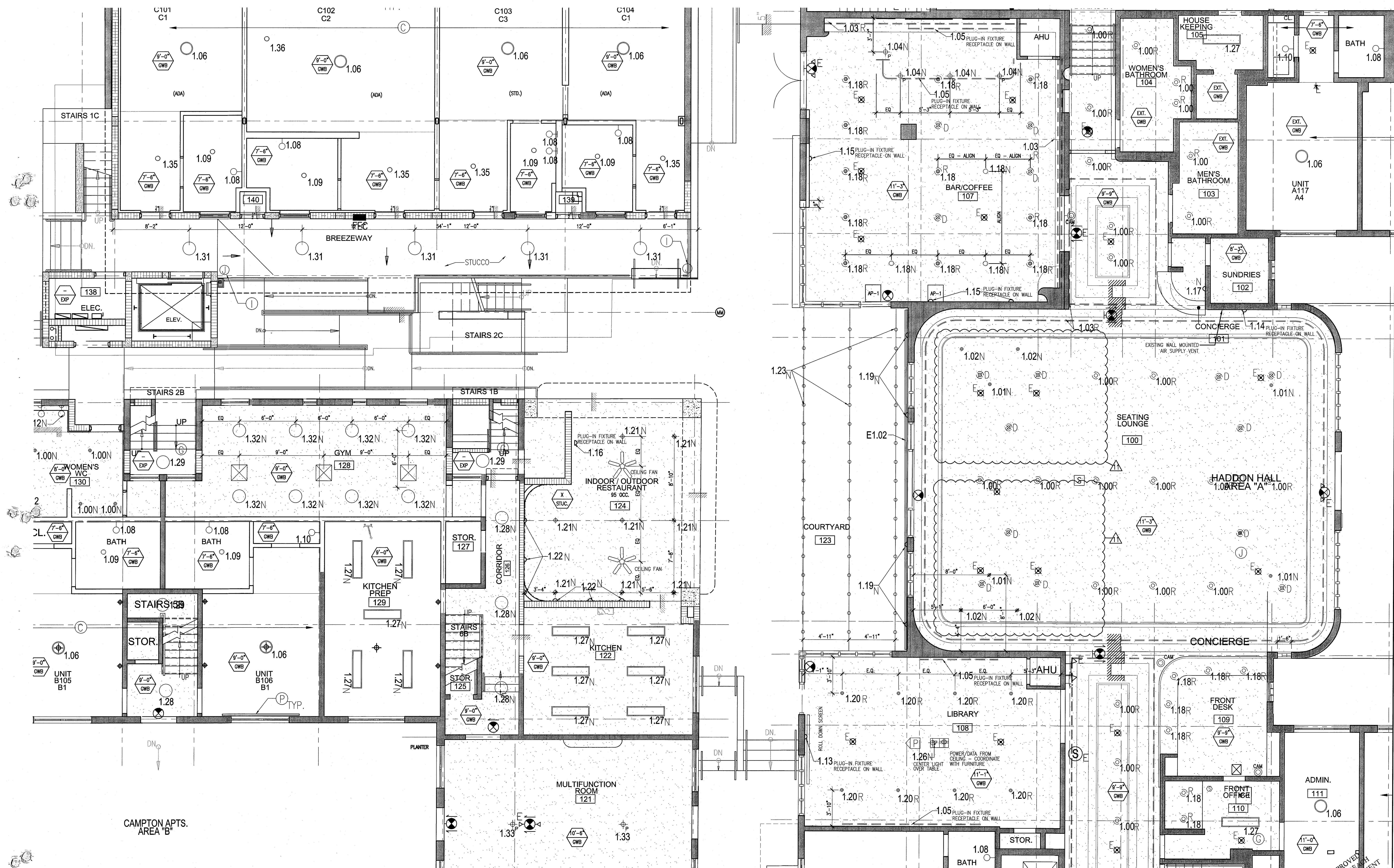
SHEET NUMBER _____

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[illegible]

OTHER	EXISTING CONCRETE BRAND CEMENTS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL REPAIRS TO RESTORE ORIGINAL FINISH OF WALLS, CHILLES AND SCAFFOLD AREAS.	COORDINATE LOCATION OF HANGING CORDS WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	
INTENT	ALL EXISTING LIGHT FIXTURES IN HADSON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	ALL EXISTING CEILING LIGHTS TO BE REMOVED AND REPLACED WITH 10' (10' FAN) FANS. ALL OUTDOOR AND PUBLIC ROOMS CEILING LIGHTS TO BE REMOVED AND REPLACED WITH 10' (10' FAN) FANS.	
INTENT	FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-918.	TEST LIGHT STRIPING SCHEME ON PLAN WITH LIGHT AS FLOOD-IN RECEPTACLE AT ALL.	
INTENT	FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.	ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND SUITES TO BE NEW AND CONTAINED IN SPACE UNITS.	
INTENT	CONCRETE HISTORIC STONE WALLS IN HADSON HALL GROUND FLOOR CEILING AREA TO BE REPAIRED AND RESTORED.	WALL SCENES SHOWN ON PLANS, WALL WALLS AND HADSON HALL CEILING AREAS TO BE REPLACED EXISTING IN SAME LOCATION. ALL LIGHTS IN CAMPION AND SUITES TO BE NEW. REFER TO OUTDOOR ELEVATIONS FOR SCENE HERE.	
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	OWS CEILING/SUITE		BATTERY POWERED
	CEILING HEAT KEY		LIQUID DIFFUSER
	CEILING TYPE		OCCUPANT SENSOR
	CEILING HEAT - AFF		EXIT SIGN
	1" x 4" PENDANT		EXIT SIGN ARROWS INDICATE DIRECTION
	DOWNLIGHT		EXIT SIGN - WALL MOUNTED
	LED STRIP LIGHT		EXIT SIGN ARROWS INDICATE DIRECTION
	EXTERIOR/DECORATIVE SCENT		SMOKE DETECTOR (CEILING MOUNTED)
	PENDANT FUTURE		SMOKE DETECTOR (WALL MOUNTED)
	SURFACE MOUNTED FUTURE		EXISTING CEILING MOUNTED SPRINKLER
	WALL SCENE		SPRINKLER
	EXISTING FUTURE TO BE REPLACED WITH NEW FEATURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER
	DEMOLITION - PATCH AND REPAIR CEILING		SUPPLY DIFFUSER
	DEMOLITION - PATCH AND REPAIR CEILING		RETURN AIR GRILLE
	NEW LIGHT FUTURE		REPLACE EXISTING FUTURE WITH NEW LIGHT FUTURE



1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR- NORTH
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL, PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND ISSUES FROM DRAINING FROM CONSTRUCTION AREA.
6. DEMOS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEMOS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEMOS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SOUNDS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONTRACTOR MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MEDIA SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.01 FOR ELECTRICAL DRAWINGS AND TYP. SERIES FOR FIRE SPRINGER DRAWINGS.

SHEET NOTES

1. ALL EXISTING OGYM BOARD CEILING IN, TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SPOFFED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SCOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER DRIES IN HADDON HALL BUILDING TO BE COVERED WITH NEW FIBERGLASS SCOFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BLOCK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDINGS MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SPOFFS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL CEILINGSTROM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH) IN SPACE U.O.N.
11. ALL LIGHT FIXTURES IN COMMON AREAS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
12. WALL SCOFFS SHOWN ON PLAN. ALL WALL CORNICES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCOFFS IN COMMON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR FINISHES.
13. 17x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 14x4" TO BE PAINTED PT-01 SIZES WAY, VERIFY IN FIELD.

LEGEND

- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCOFFIT
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCOFF
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DOWM LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR OFFICER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY OFFICER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

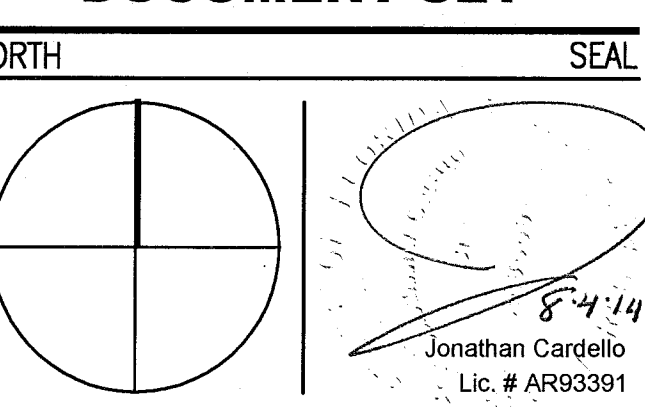


REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	MASTER PERMIT COMMENTS	07-03-2014

PRIVATE PROVIDER SERVICES, LLC			
REVIEWER INITIALS DATE REVIEWED			
BUILDING	EM	11-10-14	
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



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www.addinc.com
Lic. # AA26001507
Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR-NORTH

SHEET NUMBER

A211a1

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR- NORTH
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO NEW FRAMING OR CONSTRUCTION MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT OUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM CRAWLING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING. E.D. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SIRS) WITH DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEM. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
13. ALL MEP-PP DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MEDIA SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATT. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E110 FOR ELECTRICAL DRAWINGS AND SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING CHIPS/BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL MODIFICATION FOR ADDITION OF NEW HANG GRILLES AND SOFFIT AREAS.
2. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-918.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SOTTI AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.S.A. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUS-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CORRIDOR, HALLWAYS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SOCKETS SHOWN ON PLAN. ALL WALL SOCKETS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SOCKETS IN CORRIDOR AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SOCKET PLACES.
14. 12"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL COUNTRY ROD. U.S.A. TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.

LEGEND

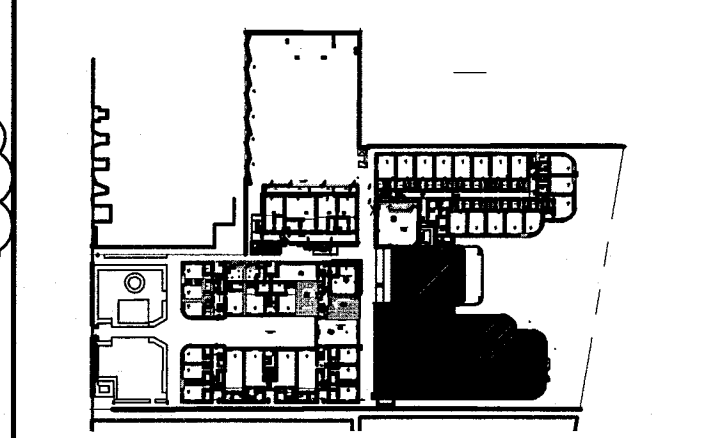
- GNB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH AND REPAIR CEILING
- N NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED
- EXIT SIGN - FLOOR MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

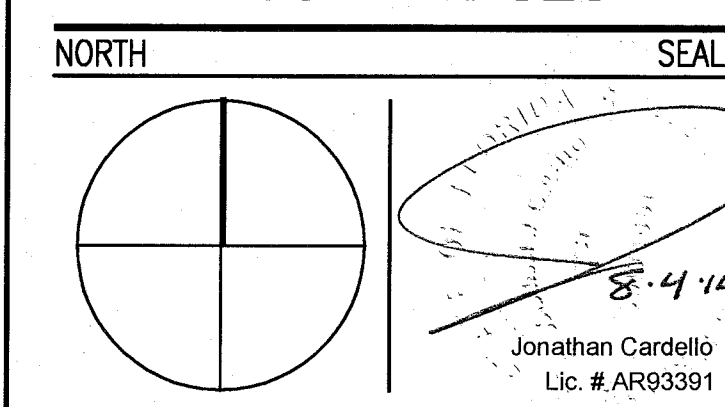
KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE REVIEW COMMENTS	04-09-2014
3	MASTER PERMIT COMMENTS	07-03-2014

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans, Design, Inspection, Testing & Construction			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE/CIVIL			

100% CONSTRUCTION DOCUMENT SET



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Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR - SOUTH

SHEET NUMBER

A211a2

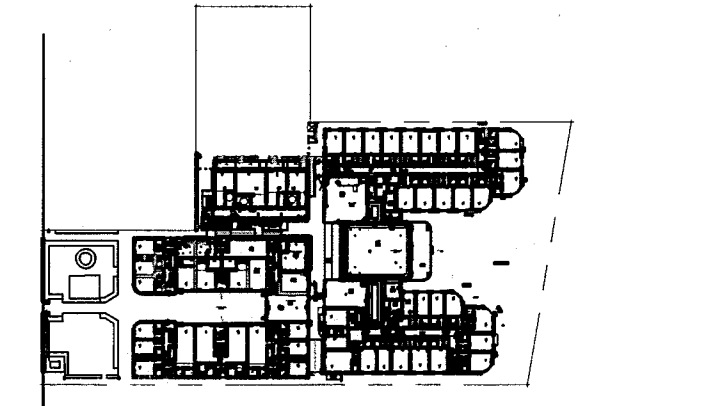
COPYRIGHT ADD INC 2011

1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR - SOUTH
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

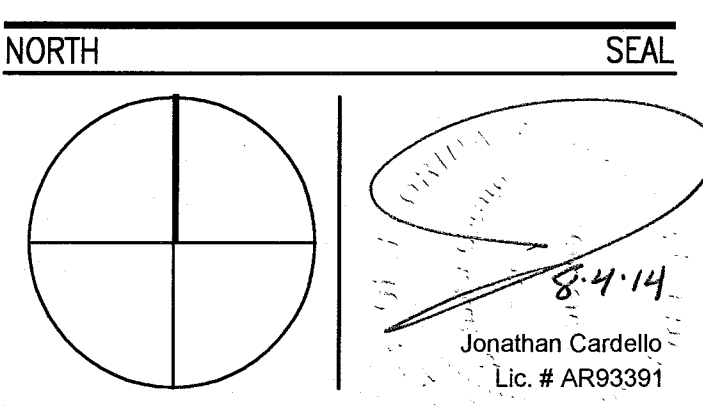
KEYPLAN N.T.S.



NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
3	KITCHEN REINFORCEMENT	05-30-2014
4	MASTER PERMIT COMMENTS	07-03-2014

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans, Specifications, Interior & Exterior			
BUILDING	REVIEWER INITIALS	DATE REVIEWED	
STRUCTURAL	RM	11-12-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED CAMPTON APT. REFLECTED CEILING PLAN - FIRST FLOOR

SHEET NUMBER

A211b

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GENERAL NOTES

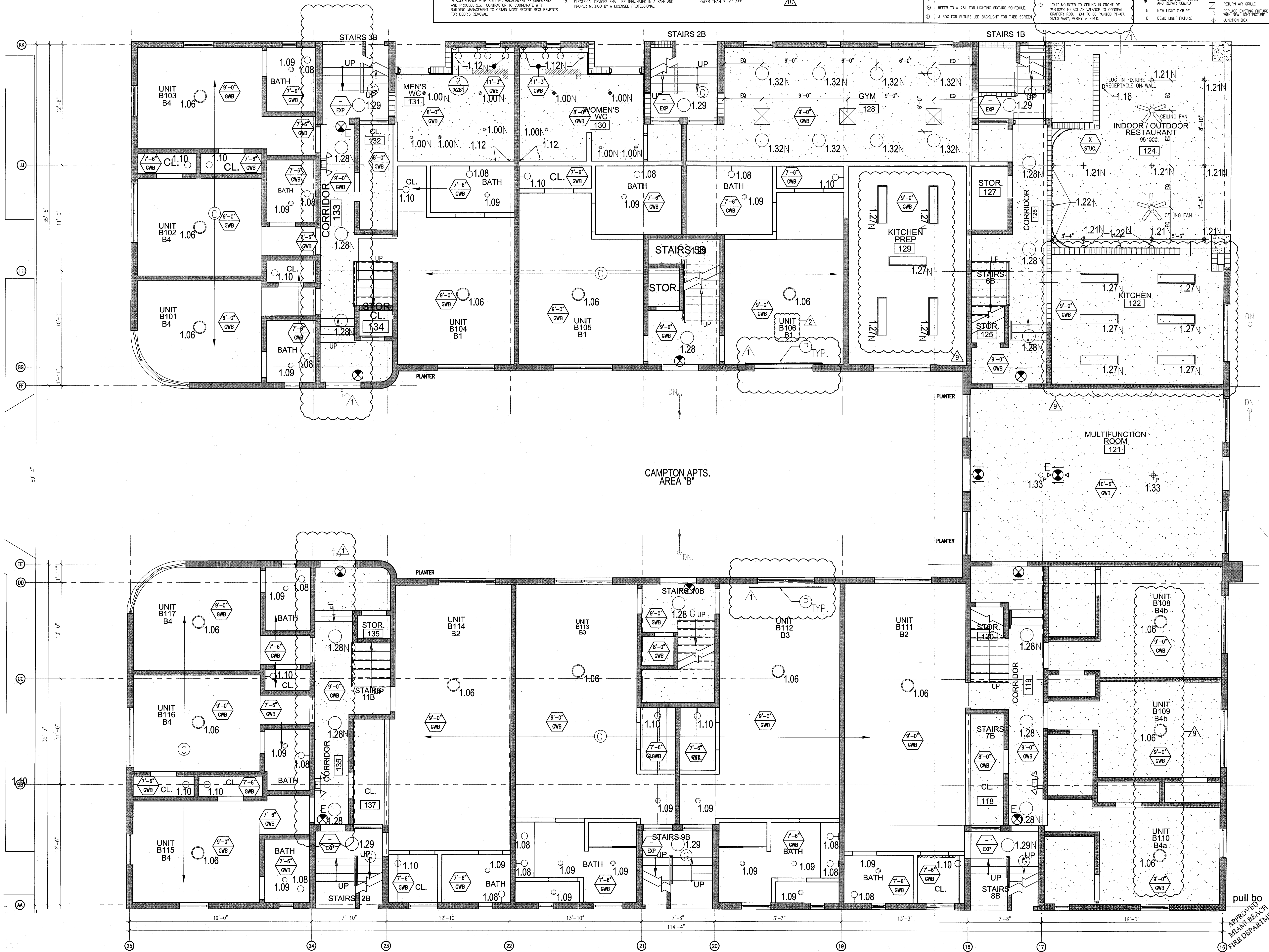
- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAN TOWER OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
- REVIEW BUILDING STANDARDS MANUAL, PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM SPREADING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATORS. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILINGS.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLY OR REASONABLY APPARENT FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
- ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AS SUCH, ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONTRACTOR MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
- G.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MISC. SYSTEMS AND COMPONENTS. LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- REFER TO SHEETS E-10 FOR ELECTRICAL DRAWINGS AND E-11 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

- ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR ADDITION OF NEW HVAC GRILLES AND SUFFICIENT AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND REPAIRED.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND REPAIRED.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- 4-BOR FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOWUPS MAY BE REQUIRED.
- ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PF-07 (FLAT FINISH) U.O.N. ALL GYMSTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHALL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS FLOW-IN RECEPTACLE AT ALL LOCATIONS. LED STRIP LIGHTING TO BE NEW AND CENTERED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GYMSTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPTON AND POOL SUITES NEW. REFER TO GYMSTROOM ELEVATIONS FOR SCONES.
- 17"x4" MOUNTED TO CEILING IN FRONT OF WORKERS TO ACT AS VALANCE TO CONCEAL DRUMPT ROD. 114" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- CEILING KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- EXISTING FIXTURE TO BE REPAIRED WITH NEW FIXTURE IN SAME LOCATION
- REMOVAL OF EXISTING FIXTURE
- NEW LIGHT FIXTURE
- DOWNLIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - ARROWS INDICATE DIRECTION
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY OFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX



GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. ELECTRICAL CONSTRUCTION IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM CRAWLING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORN, SMOKE AND EXT. SENSORS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIM FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES.
16. C.G. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MEDIA SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND F1.00 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

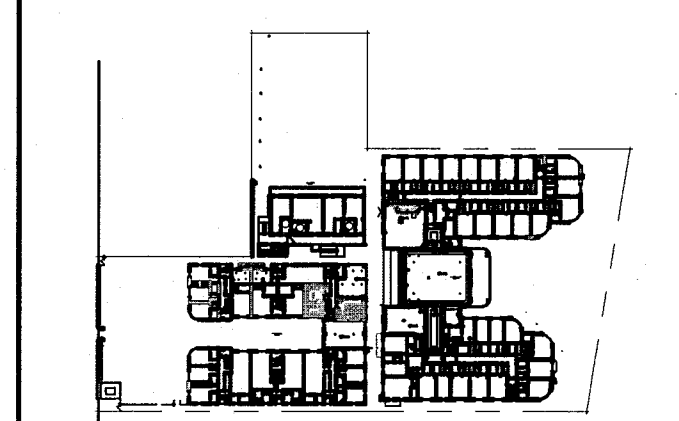
1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CEILING FOR RESTORATION OF NEW HANG GRILLES AND SUFFITERS AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-018.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE CONCEALED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNED PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SUFFITERS TO BE PAINTED PT-02 (FLAT FINISH), U.O.N. ALL CEILING AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-03 (EGG SHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CAMPHAN APARTMENTS WILL REPLACE EXISTING IN SAME LOCATION. ALL SUFFITERS IN CAMPHAN AND POOL SUITES NEW REFER TO QUESTROOM ELEVATIONS FOR SPACE+AREA.
13. 174" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL BATTERY BOX. JAX TO BE PAINTED PT-02. SIZES VARY, VERIFY IN FIELD.

LEGEND

- 1. GNB CEILING/SUFFIT
- 2. CEILING HEIGHT KEY
- 3. CEILING TYPE
- 4. CEILING HEIGHT - AFF
- 5. 1" x 4" PENDANT
- 6. DOWNLIGHT
- 7. LED STRIP LIGHT
- 8. EXTERIOR/DECORATIVE SCIENCE
- 9. PENDANT FIXTURE
- 10. SURFACE MOUNTED FIXTURE
- 11. WALL SCIENCE
- 12. EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- 13. DEMO FIXTURE - PATCH AND REPAIR CEILING
- 14. NEW LIGHT FIXTURE
- 15. DEMO LIGHT FIXTURE
- 16. BATTERY POWERED WALL MOUNTED LINEAR DEFUSER
- 17. OCCUPANCY SENSOR
- 18. EXT. SGN - WALL MOUNTED ARROWS INDICATE DIRECTION
- 19. EXT. SGN - WALL MOUNTED SMOKE DETECTOR CEILING MOUNTED
- 20. SMOKE DETECTOR CEILING MOUNTED
- 21. EXISTING CEILING MOUNTED SPRINKLER
- 22. EXISTING WALL MOUNTED SPRINKLER
- 23. RETURN AIR GRILLE
- 24. REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE JUNCTION BOX

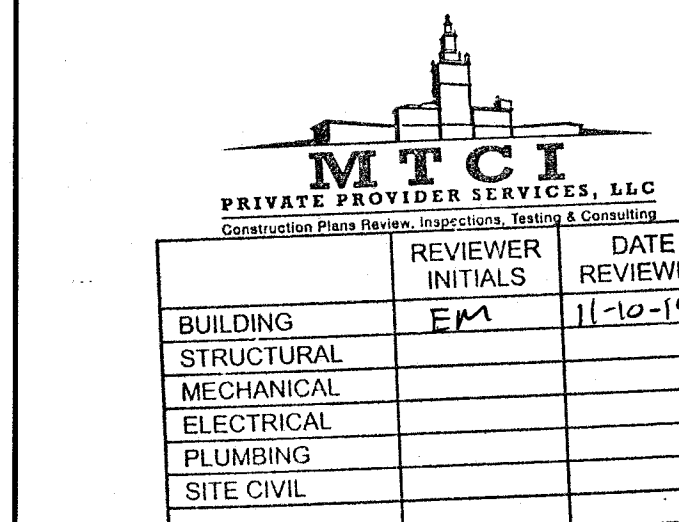
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

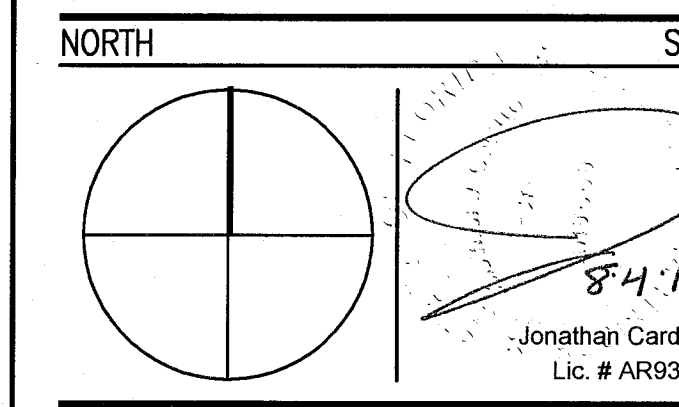


REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	POOL SUITES WALLS	04-14-2014
3	MASTER PERMIT COMMENTS	07-03-2014



100% CONSTRUCTION DOCUMENT SET



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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

SCALE: 1/4" = 1'-0"

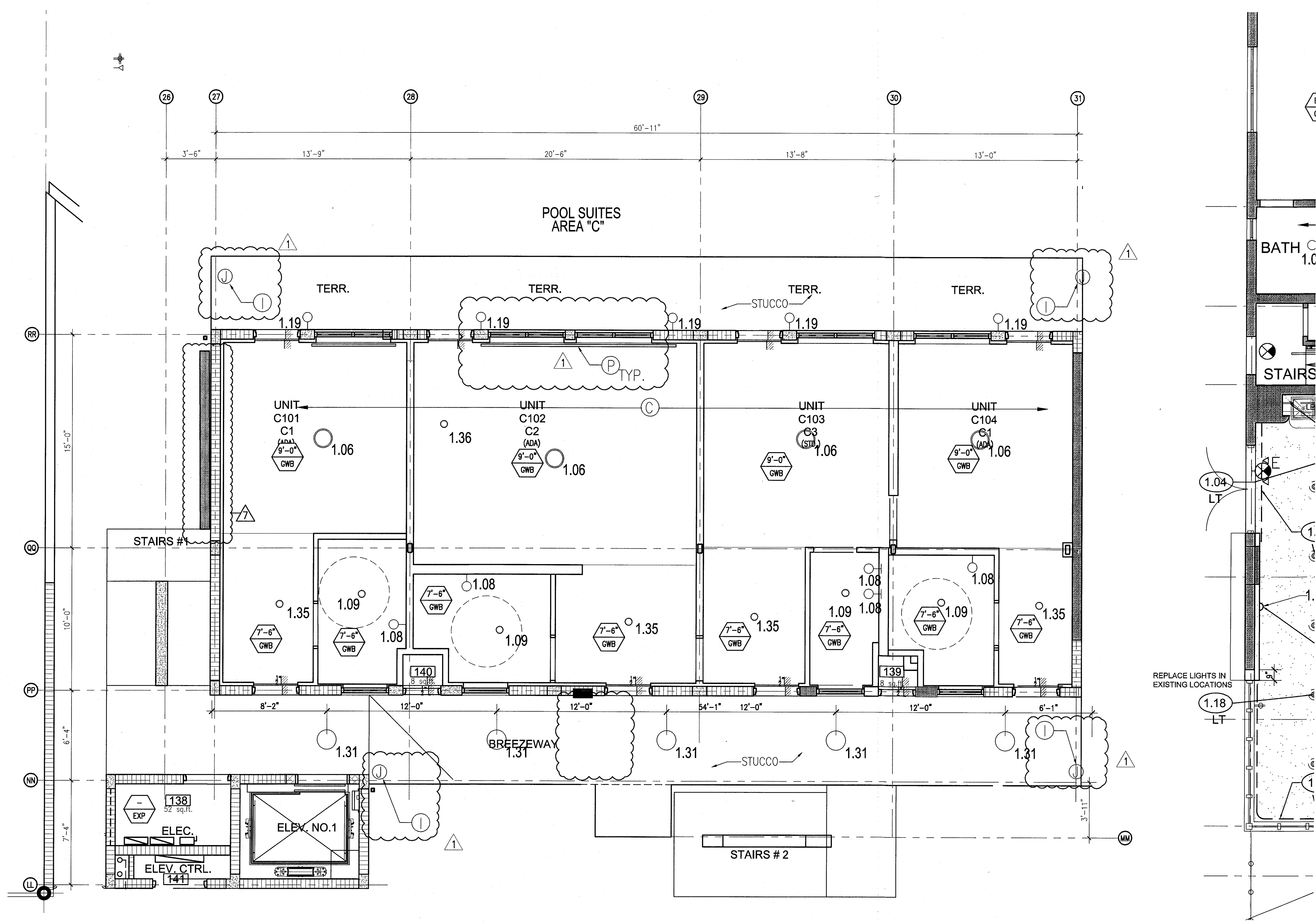
SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN - FIRST FLOOR

SHEET NUMBER

A211c

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1 ENLARGED POOL SUITES REFLECTED CEILING PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPES OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT OUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CORRIDOR AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM CHANGING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATOR PRIOR TO SCHEDULING. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.

7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEMAND TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.

13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHEN THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. E.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

23. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
24. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL VARIATION FOR ADDITION OF NEW HVAC GRILLES AND SUPPLIED AREAS.
25. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
26. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
27. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
28. CENTER LIGHT FIXTURE IN SPACE U.O.A.
29. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
30. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREENS.

31. COORDINATE LOCATION OF HANGING DOWN WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
32. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-02 (FLAT PERSH. U.O.A.). ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-03 (EGGSHALL FINISH).
33. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
34. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
35. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
36. 1'X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CORREL DRAPERY ROD. 1'X4" TO BE PAINTED PT-02. SEE WMY, VERIFY IN FIELD.

- ## LEGEND
- GWB CEILING/DOFFIT
 - CEILING HEIGHT KEY
 - CEILING TYPE
 - 1' X 4" PENDANT
 - DOWNLIGHT
 - LED STRIP LIGHT
 - EXTERIOR/DECORATIVE SCONES
 - PENDANT FIXTURE
 - SURFACE MOUNTED FIXTURE
 - WALL SCONES
 - EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
 - DEMO FIXTURE - PATCH AND REPAIR CEILING
 - NEW LIGHT FIXTURE
 - DEMO LIGHT FIXTURE
 - BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
 - OCCUPANCY SENSOR
 - EXIT SIGN - WALL MOUNTED
 - SMOKE DETECTOR CEILING MOUNTED
 - SMOKE DETECTOR WALL MOUNTED
 - EXISTING CEILING MOUNTED SPRINKLER
 - EXISTING WALL MOUNTED SPRINKLER
 - SUPPLY DIFFUSER
 - RETURN AIR GRILLE
 - REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
 - JUNCTION BOX

NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONSTRUCTION IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAJOR WORK OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. RESISTANCE AND CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY, LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND F1.00 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CONDITION FOR POSITION OF NEW HANG GRILLES AND SUFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-918.
4. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.G.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCALES.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOSSOM MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PL-07 (FLAT FINISH) U.G.N. ALL GYPSUM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PL-01 (EGGSHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CAPTION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.G.A.
13. WALL SCAFFOLD SHOWN ON PLAN. ALL WALL CONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLDS IN CAPTION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPACE-4000.
14. 1"X4" WOODEN TO SCULPT IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL, DRAPERY ROD. 1/4" TO BE PAINTED PL-07. SIZES VARY, VERIFY IN FIELD.

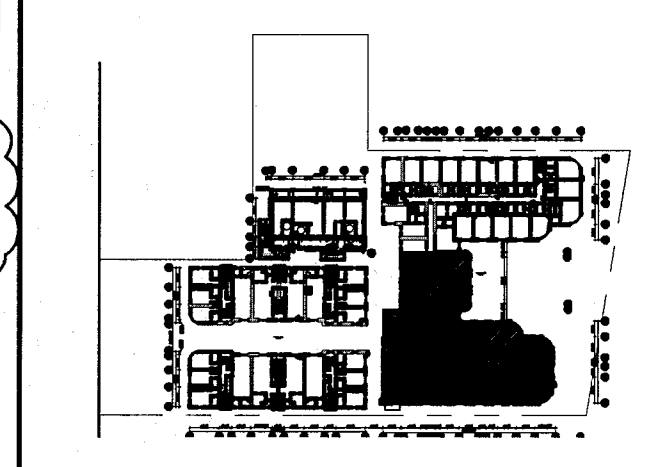
LEGEND

- GNB CEILING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCAFFOLD
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCAFFOLD
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE JUNCTION BOX

NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

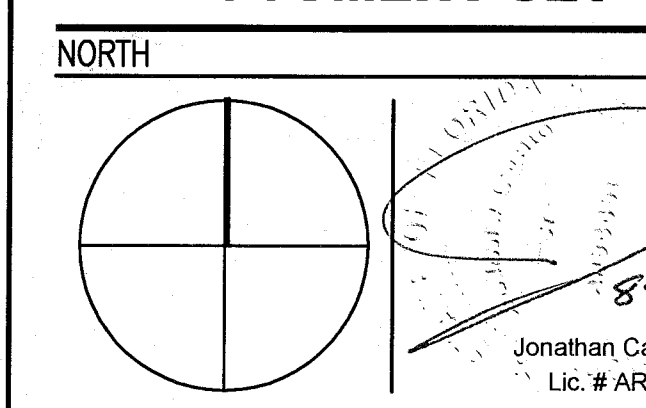


REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE REVIEW COMMENTS	04-09-2014
3	MASTER PERMIT COMMENTS	07-03-2014

MTCI			
PRIVATE PROVIDER SERVICES, LLC			
Construction Plans Review, Inspection, Testing & Consulting			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN SECOND FLOOR-SOUTH

SHEET NUMBER

A212a2

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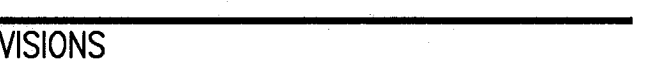
1 ENLARGED SECOND FLOOR REFLECTED CEILING PLAN/HADDON HALL SOUTH
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

[illegible][illegible]

	ON/OFF CEILING SWITCH		BATTERY POWERED
	CEILING LIGHT		LINEAR DIFFUSER
	CEILING TYPE		OCCUPANCY SENSOR
	1' X 6' PENDANT		EXIT SIGN
	DOWNLIGHT		ARROWS INDICATE DIRECTION
	DROP LIGHT		EXIT SIGN - WALL MOUNTED
	EXTENDER/DECORATIVE SCONCE		SMOKE DETECTOR CEILING MOUNTED
	PENDANT FIXTURE		SMOKE DETECTOR WALL MOUNTED
	SURFACE MOUNTED FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	WALL SCONCE		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER
	EXISTING FIXTURE TO BE PATCHED AND REPAIR CEILING		SUPPLY DIFFUSER
	NEW LIGHT FIXTURE		RETURN AIR GRILLE
	DEMO LIGHT FIXTURE		REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
			JUNCTION BOX

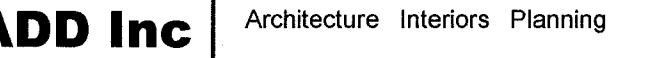
PLAN	N.T.S.
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MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspection, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

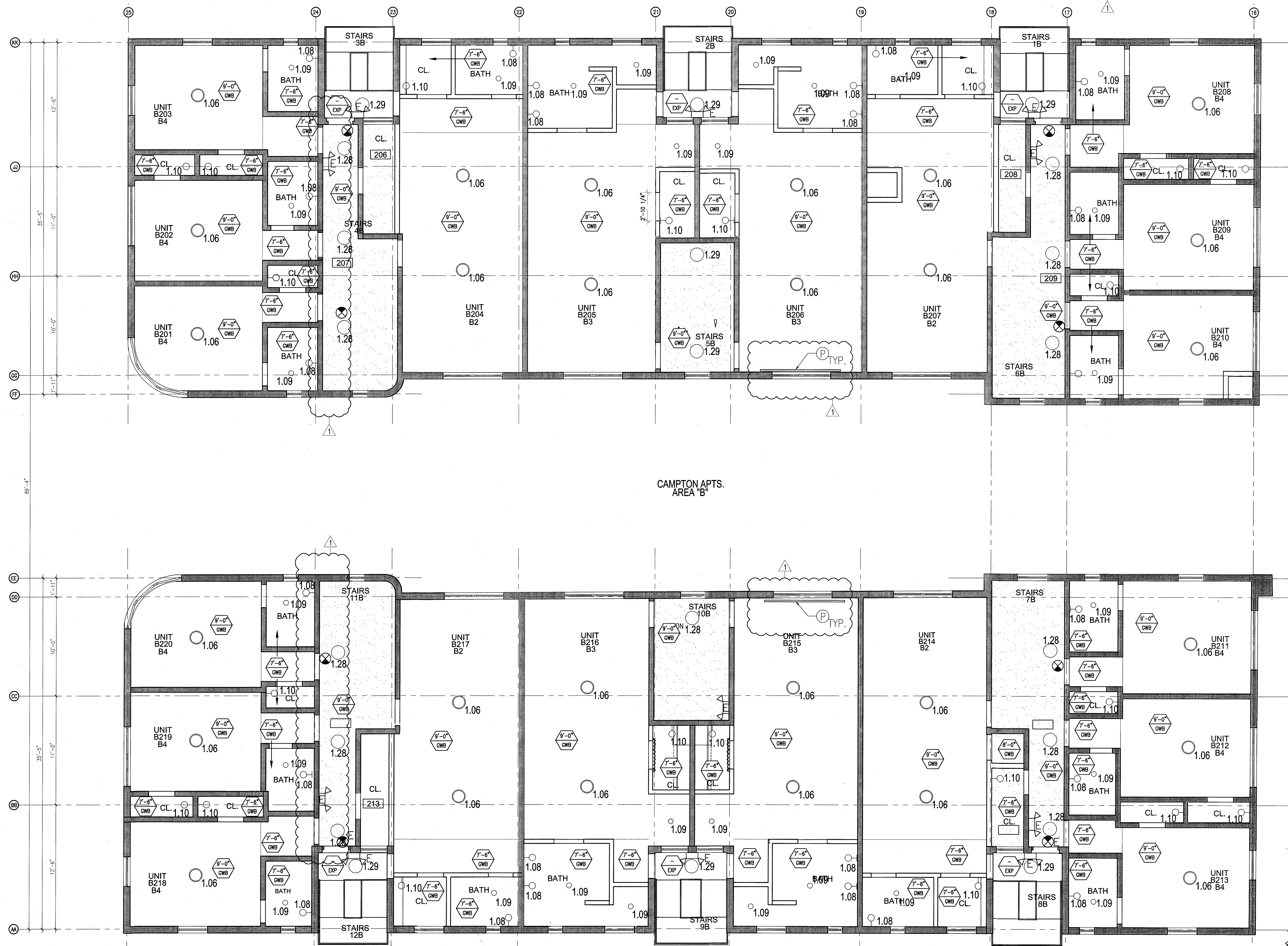
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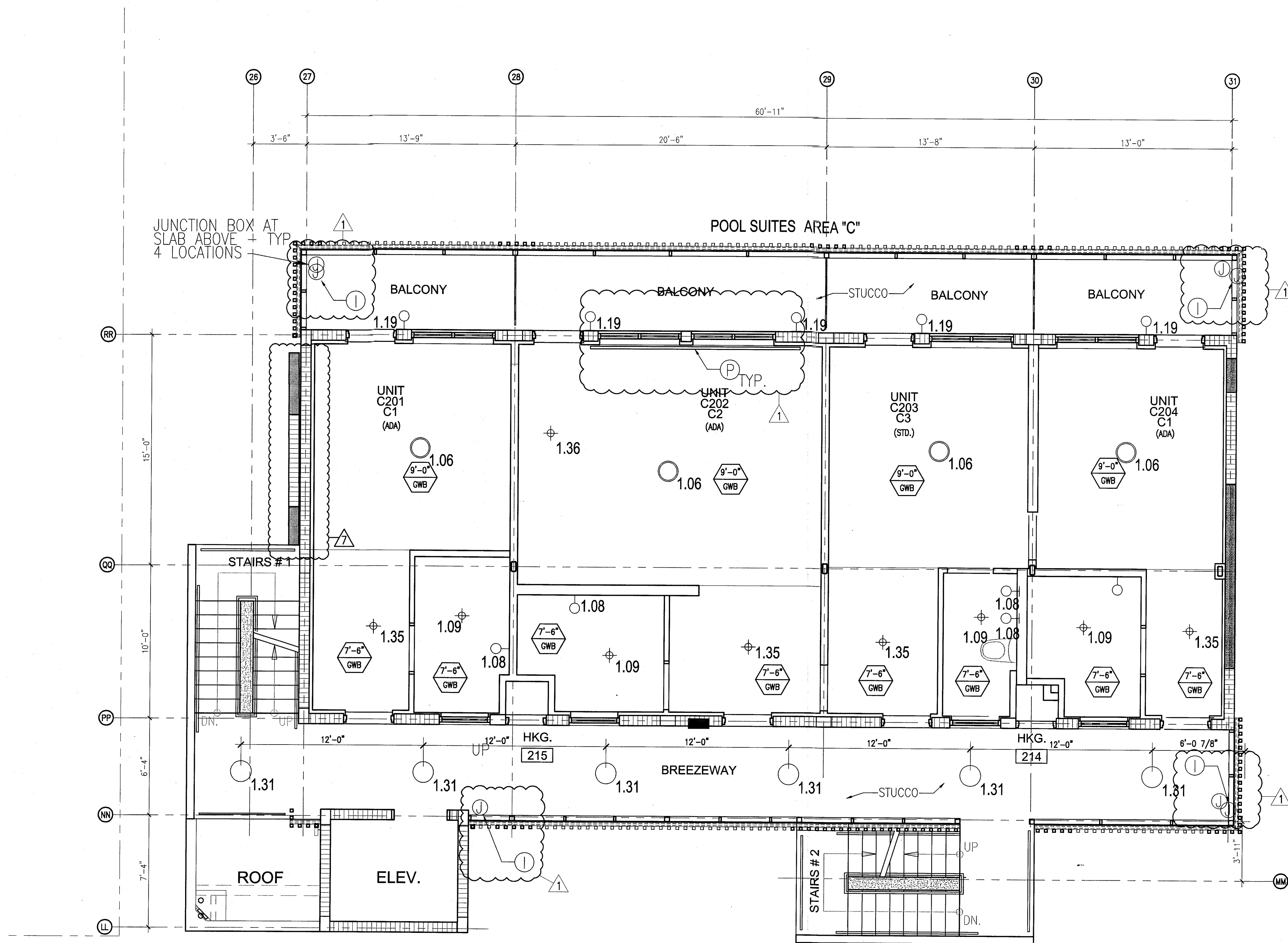
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1 ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

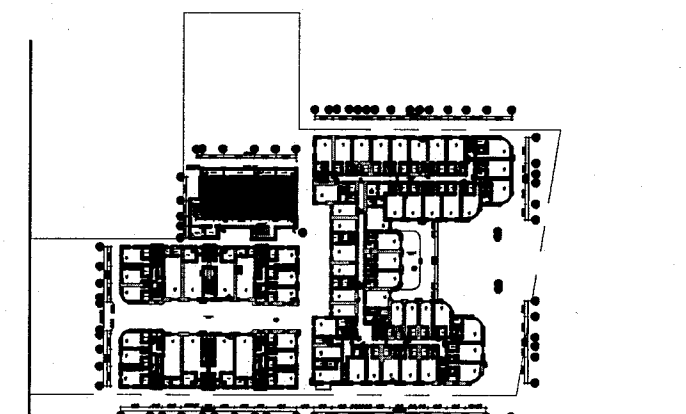
GENERAL NOTES				SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.	① ALL EXISTING GYPSUM BOARD CEILING IN, TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL ADDITIONAL SPOCKING MAY BE REQUIRED.	③ COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL SPOCKING MAY BE REQUIRED.	⬇ GWS CEILING/SOITE	⬆ BATTERY POWERED WALL MOUNTED LINER DIFFUSER
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILINGS.	14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.	19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.	④ ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	④ ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL CLOSETROOM AND PUBLIC RESTROOM CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	⬆ LED STRIP LIGHT	⬆ OCCUPANCY SENSOR
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.	20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	⑤ FOR HOTEL ROOMS ROPS REFER TO SHEETS A801-918.	⑤ LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	⬆ DOWNLIGHT	⬆ EXIST SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY IMPRISON FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	⑥ EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL. EXISTING FLOOR COMMON AREA TO BE LEFT AND RESIGNED.	⑥ ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.	⬆ EXTERIOR/DECORATIVE SCOFF	⬆ SMOKE DETECTOR CEILING MOUNTED
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PROTECT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.	22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FOR SERIES FOR FIRE SPRINKLER DRAWINGS.	⑦ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL. BALCONY TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORNERS.	⑦ WALL SCONCES SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL CLOSETROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND POOL SUITES NEW. REFER TO CLOSETROOM ELEVATIONS FOR SCONCE SIZES.	⬆ PENDANT FIXTURE	⬆ SMOKE DETECTOR WALL MOUNTED
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.				⑧ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.	⑧ 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL SUNNY RAIL. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.	⬆ SURFACE MOUNTED FIXTURE	⬆ SPRINKLER
				⑨ CENTER LIGHT FIXTURE IN SPACE U.O.N.	⑨ DEMO FIXTURE - PATCH AND REPAIR CEILING.	⬆ EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION.	⬆ EXISTING WALL MOUNTED SPRINKLER
				⑩ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.	⑩ 4"-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.	⬆ NEW LIGHT FIXTURE	⬆ SUPPLY DIFFUSER
						⬆ DEMO LIGHT FIXTURE	⬆ RETURN AIR GRILLE
							⬆ REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE JUNCTION BOX



1 ENLARGED POOL SUITES REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

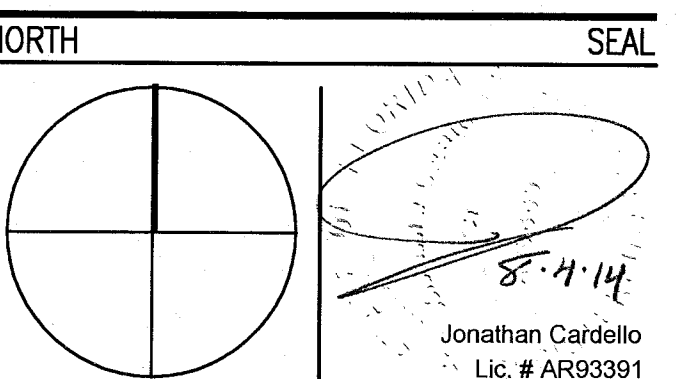
KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	POOL SUITES WALLS	04-14-2014
3	MASTER PERMIT COMMENTS	07-03-2014

PRIVATE PROVIDER SERVICES, LLC Construction Plans Review, Inspection, Testing & Consulting			
BUILDING	REVIEWER INITIALS	DATE REVIEWED	
STRUCTURAL	EM	11-16-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN SECOND FLOOR

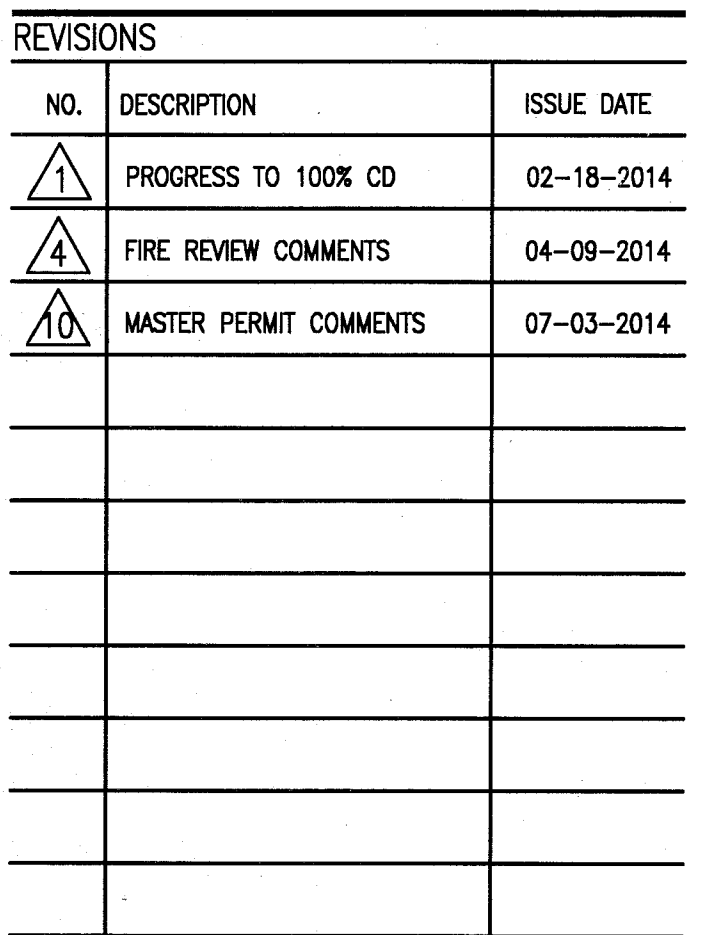
SHEET NUMBER

A212c

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FIRE DEPARTMENT

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NORTH	SEAL
Jonathan Cardello Lic. # AR63391	

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Boston Miami

JOB NUMBER: 13036.00

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

SCALE: $1/4" = 1'-0"$

SHEET TITLE _____

ENLARGED HADDON
HALL REFLECTED
CEILING PLAN
THIRD FLOOR - NORTH

SHEET NUMBER

A213a1

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1	NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR DISCREPANCY THAT MAY AFFECT THE PROJECT. THE ARCHITECT IS TO DETERMINE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7	CAP AND SHAFT OFF ALL UNUSUE ITEMS PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
2	IF WORK OR STRUCTURE ELEMENTS ARE TO BE MOVED, ALTERED OR CUT OUT WITH THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8	FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STRONG EXIST) WITHIN TENM FEET SHALL REMAIN CONFORMING TO ALL CITY AND STATE REQUIREMENTS. NO WORK FROM HANGING FIREWORKS UPON REMOVAL OF WALLS/GUILLIERS.
3	WORKING STANDARDS TO BE PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9	PROTECT ALL BASE BUILDING STRUCTURES, TYPICAL.
4	PROMOTE TEMPORARY STREET ACCESS TO SURE ACCESS TO CONSTRUCTION AND TEMPORARY LIGHT & POWERS.	10	ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
5	PROMOTE STREET CLOSURE TO BE CLOSED TO TRAFFIC PREVIOUS TO WORKING FROM EXAMINER FROM CONSTRUCTION AREA.	11	THIS PROJECT INVOLVES CONSTRUCTION INSIDE OF AN EXISTING STRUCTURE, BY SUBMITTING A DRAFT, THE ARCHITECT IS TO COMPLETELY ASSESS THE CONDITION OF THE BUILDING AS IT INFLUENCES THE PROJECT. ANY AMBIGUITY OR INCONSISTENCY IN THE COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS, ISSUES OR REASONS FOR THE PROJECT. A DETAILED EXAMINATION OF THE EXISTING BUILD.
6	THE ARCHITECT SHALL BE CLINIC WITH THE PROJECT OWNER, CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN ALL NECESSARY INFORMATION AND PERMITS. THE ARCHITECT, SUBMITTING, SHALL, ALL DEBERS KNOW, MUST BE PERFORMED IN ACCORDANCE WITH ALL CITY AND STATE REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH ALL CITY AND STATE REQUIREMENTS TO OBTAIN MOST REQUIREMENTS FOR DEBERS RESOLVAL.	12	ELECTIONAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.

- ① ALL EXISTING POISONOUS GAS CELINGS TO BE REMOVED AND RESTORED WHERE POSSIBLE. MINIMAL RESTORATION MAY BE REQUIRED FOR HIGH WALLS AND SLOTTED AREAS.
- ② ALL EXISTING LIGHT FIXTURES IN HONON HALL TO BE REMOVED AND REPLACED IN SAME LOCATIONS UNLESS OTHERWISE NOTED.
- ③ FOR HOTEL ROOMS REFS REFER TO SHEETS 400-418.
- ④ FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE.
- ⑤ EXISTING HISTORIC GAS CELLS IN HUDSON HALL LOCATED AT GROUND FLOOR CEMENT AREA TO BE KEPT AND RESTORED.
- ⑥ EXISTING GROUND SPRINKLER PIPES IN HUDSON HALL LOCATED TO BE COVERED WITH NEW PERMITTEE SLOTTED AND RESTORED.
- ⑦ OWNER LIGHT FIXTURES IN SPACE 110.
- ⑧ REFER TO 2-281 FOR LIGHTING FIXTURE SCHEDULE.
- ⑨ 4-200X FOR LIGHTING LIGHT SCHEDULE FOR BLUE SPACE.
- ⑩ COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION.
- ⑪ ALL GENERAL CEILINGING IN HONON HALL TO BE PAINTED P/PT (FLAT P/PT). AND SLOTTED AREAS TO BE PAINTED P/PT (EGGSHELL FINISH).
- ⑫ LED STRIP LIGHTING TO BE PLACED IN WALL NICHES IN RECEPTACLE AREA.
- ⑬ ALL LIGHT FIXTURES IN CAMPTON PARKING AND POOL SUITES TO BE NEW AND CEN.
- ⑭ WALL COLORED SHOWN ON PLAN, BUT ALL CORNERS IN HUDSON HALL OUSTERSTANDING.
- ⑮ ALL LIGHT FIXTURES IN CAMPTON AND POOL SUITES TO BE NEW TO COORDINATE WITH DESIGNER'S DECISION TO COORDINATE CEILING LIGHTS.
- ⑯ 174X-1000X TO CEILING IN ROOM 110.
- ⑰ 174X-1000X TO CEILING IN ROOM 110.
- ⑱ 174X-1000X TO CEILING IN ROOM 110.
- ⑲ 174X-1000X TO CEILING IN ROOM 110.
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- ㊿ 174X-1000X TO CEILING IN ROOM 110.

	QWB CEILING/SIDE KEY		BATTERY POWERED WALL MOUNTED
	CEILING HONEYCOMB CEILING TYPE		LINEAR DIFFUSER
	CEILING HONEYCOMB - AFT		OCCUPANCY SENSOR
	1' X 6' PENDANT		DIFF. SPD ARROW INDICATE DIRECTION
	DOWNLIGHT		DIFF. SPD ARROW INDICATE DIRECTION
	LED STRIP LIGHT		
	EXTERIOR/DECORATIVE SOURCE		SMOKE DETECTOR CEILING MOUNTED
	PENDANT FIXTURE		SMOKE DETECTOR WALL MOUNTED
	SURFACE MOUNT FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	WALL SCONCE		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER
	DEMO FIXTURE TO BE DEMOLISHED AND REPAIR COATING		SUPPLY DIFFUSER
	NEW LINEAR FIXTURE		RETURN AIR GRILLE
			RECESSED EXISTING FIXTURE WITH NEW LIGHT FIXTURE

NOTE: CEILINGS AT EXISTING HADDON HALL GUESTROOMS ARE
EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



1 ENLARGED THIRD FLOOR REFLECTED CEILING PLAN/HADDON HALL NORTH
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAINTENANCE OR STRUCTURAL WORKS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT SOOT AND DEBRIS FROM SPREADING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SOUNDS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SERVICE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILINGS.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS 100 FOR ELECTRICAL DRAWINGS AND 101 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR REMOVAL OF NEW HANG, COLLES AND SUFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A301-018.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BRIGHTLIGHT FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL SUFFITING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SUFFITING TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL CEILING AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN COMMON AREAS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
14. WALL SUFFITING SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SUFFITING IN COMMON AND POOL SUITES WILL REFER TO GUESTROOM ELEVATIONS FOR SUFFITING.
15. 17x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL OVERSET DOOR. 14x4" TO BE PAINTED PT-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

- CEILING COATING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCIENCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SUFFIT
- EXISTING FIXTURE TO BE RELOCATED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXT. SIGH - WALL MOUNTED
- ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

NOTE: CEILINGS AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



1 ENLARGED HADDON HALL REFLECTED CEILING PLAN THIRD FLOOR SOUTH
SCALE: 1/4" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE REVIEW COMMENTS	04-09-2014
3	MASTER PERMIT COMMENTS	07-03-2014

MTCT			
PRIVATE PROVIDER SERVICES, LLC			
Construction Plans Review, Inspection, Testing & Construction			
BUILDING	REVIEWER	DATE	REVIEWED

100% CONSTRUCTION DOCUMENT SET

NORTH		SEAL	

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN THIRD FLOOR - SOUTH

SHEET NUMBER

A213a2

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FIRE DEPARTMENT

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECT TO COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE REMOVED, ALTERED OR CUT OUT WITH OUT THE APPROVAL OF THE SOCIETY OF BUILDING OFFICIALS.
3. REWORK BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOG CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN PERMIT FOR USE OF FREIGHT ELEVATOR FOR DEBRIS REMOVAL. SUBMITTING BID, ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT OFFICE POLICIES AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.

- | | |
|----|---|
| 7 | CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED. |
| 8 | FIRE ALARM ALARMS (SMOKE DETECTORS, HEAT, SMOKE, SMOKE DETECTORS) WITH DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANDING FREELY USED SOURCE OF MISCELLANEOUS INFORMATION. |
| 9 | PROTECT ALL BASE BUILDING SYSTEMS, TYPICAL. |
| 10 | ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED OR EXCEEDED. |
| 11 | THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE ALLOWED FOR ANY UNEXPECTED CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM EXISTING RECORDS. |
| 12 | ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL. |

13. ALL MEP-HP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONNECTION WITH MEP-HP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE ARCHITECT, MANUFACTURER AND BUILDING OWNER. THE CONTRACTOR SHALL SUGGEST REPAIRS, WHERE NECESSARY, TO THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY SYSTEM SHUTDOWN. THE SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME NATURALLY ACCORDING TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

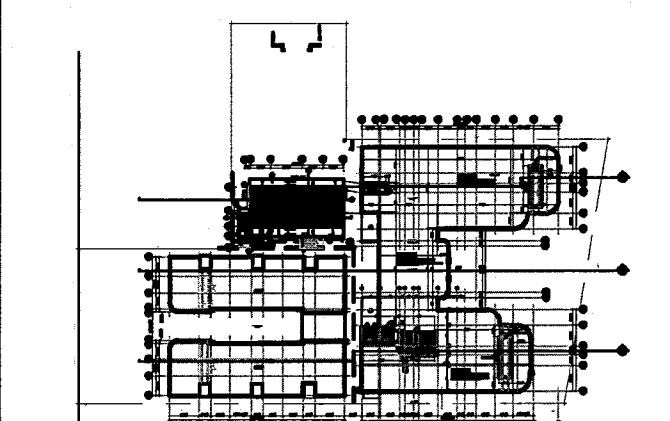
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MISC. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND AIR OUTLETS IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN IN ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECT ENGINEER FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. IMMEDIATELY, PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHIT AND/OR/ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E-1.00 FOR ELECTRICAL DRAWINGS AND SERIES FOR FIRE SPRINKLER DRAWINGS.

OTHER	11 ALL EXISTING CROWN BOARD CELEBRIS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL SOLUTION FOR ADDITION OF NEW HADDOCK GRILLES AND SLOTTED GRILLES.
VENT	12 ALL EXISTING LIGHT FIXTURES IN HADDOCK HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
	13 FOR HALL ROOMS REFER TO SHEETS A901-918.
	14 FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
	15 EXISTING HIGHLIGHT SLOTTED AREAS IN HADDOCK HALL FLOOR COMMON AREA TO BE KEPT AND RESTORED.
JECT	EXISTING EXPOSED SPRINKLER PIPES IN HADDOCK HALL BUILDING TO BE COVERED WITH NEW PENDENT SLOTTED AREA ALL CORRIDORS.
	16 CENTER LIGHT FIXTURE IN SPACE U.D.
	17 REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
	18 LOW END CEILING LOW END BAYVIEW END SHEET SUBSTITUTION

- ① COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
- ② ALL GENERAL CEILING AND SCAFFOLDS TO BE PAINTED 02 (FLAT PINK). ALL QUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED 01 (EGGSHALL PINKING).
- ③ LED STRIP LIGHTING SHOWN ON PLAN WITH WATER AS THE RESISTANCE AT SPAC 0.0A.
- ④ ALL LIGHT FIXTURES ON CAMPION ARMENDARIZ AND POOL SITES TO BE NEW AND CENTERED IN SPAC 0.0A.
- ⑤ WALL SECTIONS SHOWN ON PLAN, ALL WALL CORNER AT CHADRON HALL QUESTROOMS TO BE REPAID EXISTING IN SAME LOCATION. ALL SCAFFOLDS IN CAMPION AND POOL SITES NEW. ALL QUESTROOM ELEVATIONS FOR SOURCE HEIGHT.
- ⑥ 1"X4" MOUNTED TO CEILING IN FRONT OF "WINDOW" AS SHOWN IN CHADRON HALL DRAFTING ROOM. 1"X4 TO BE PAINTED PT-07.

	OWN CEILING/SWITCH		BATTERY POWERED WALL MOUNTED
	CEILING HANG TYPE		LINEAR DIFFUSER
	CEILING HANG TYPE - HET		OCCUPANCY SENSOR
	1' x 4' PENDANT		END STOP
	DOMINANT		ARROWS INDICATE DIRECTION
	LED STRIP LIGHT		SMOKE DETECTOR - WALL MOUNTED
	EXTERIOR/DECORATIVE SCENE		SMOKE DETECTOR - CEILING MOUNTED
	PENDANT FIXTURE		SPRINKLER
	SURFACE MOUNTED FIXTURE		SPRINKLER
	WALL SCENE		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER
	EXISTING WALL MOUNTED FIXTURE IN SAME LOCATION		SPRINKLER

KEYPLAN N.T.S.

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MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspection, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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Boston Miami

JOB NUMBER: 13036.0

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

SCALE: $1/4" = 1'-0"$

SHEET TITLE

ENLARGED ROOF DECK REFLECTED CEILING PLAN

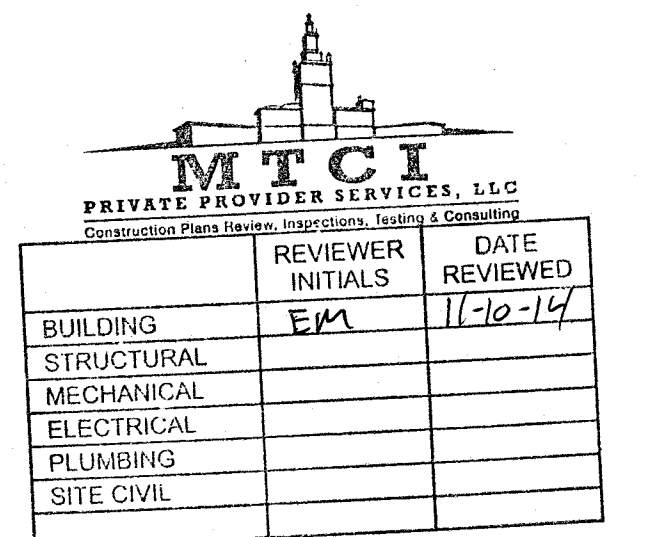
SHEET NUMBER _____

A214

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[illegible]

REAL

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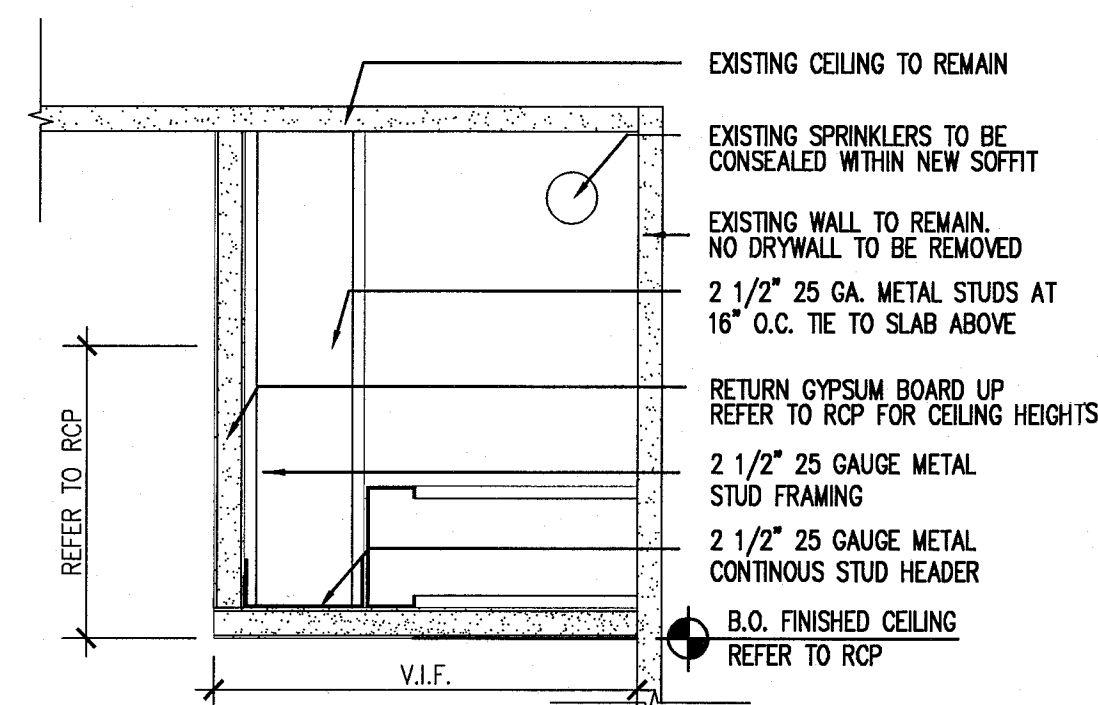
Boston Miami

SCALE: NO SCALE

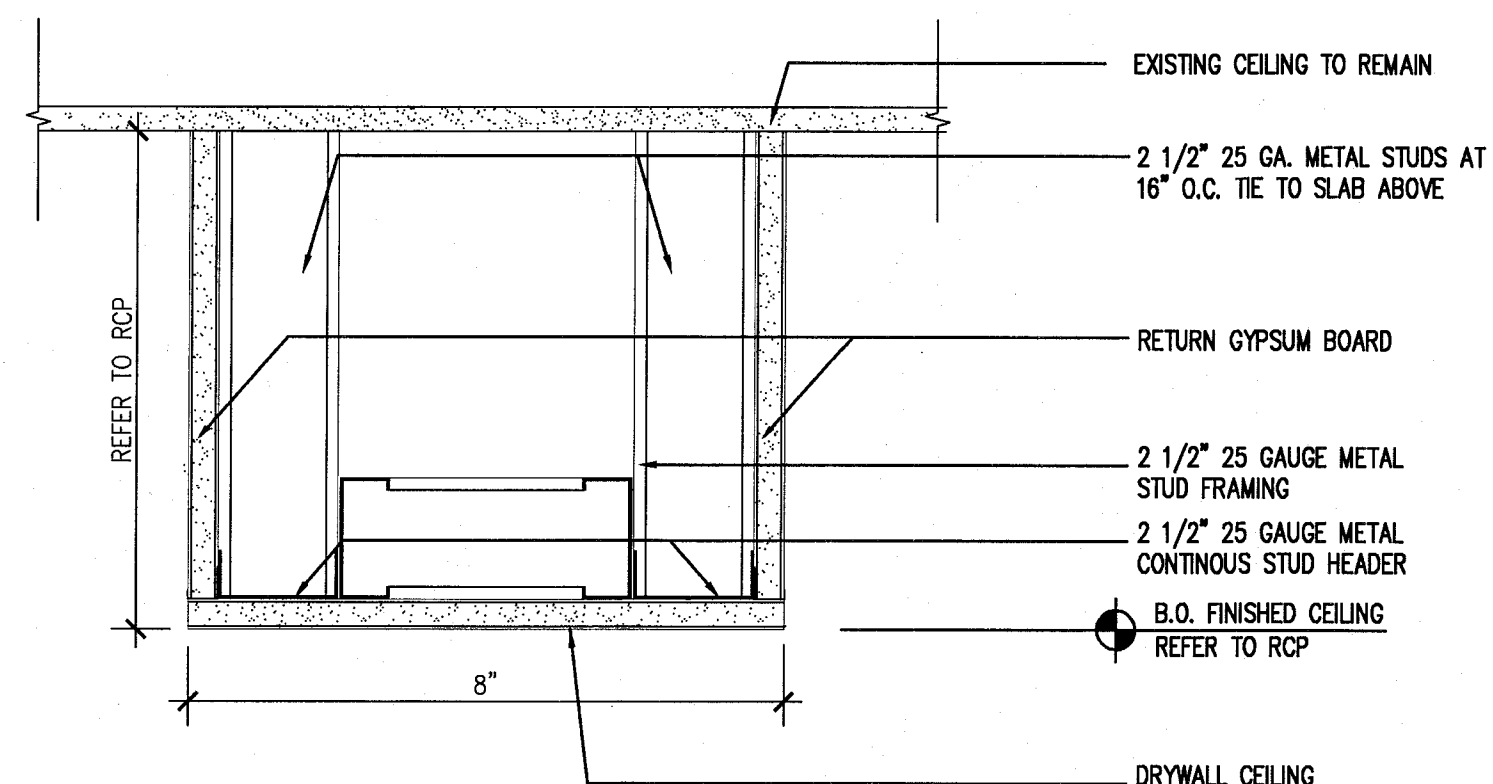
LIGHTING SCHEDULE & CEILING DETAILS

A281

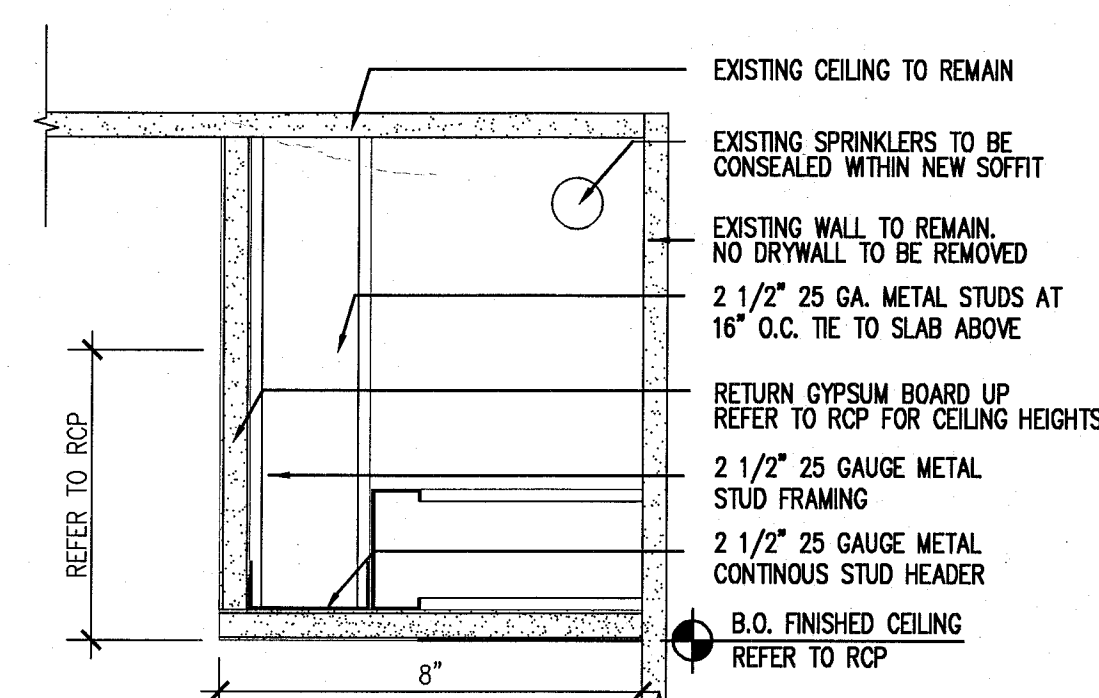
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4 SOFFITS AT GUESTROOMS
SCALE: 3"=1'-0"



3 TYPICAL SOFFIT DETAIL AT HADDON CORRIDORS
SCALE: 3"=1'-0"



2 TYPICAL SOFFIT DETAIL AT HADDON CORRIDORS
SCALE: 3"=1'-0"

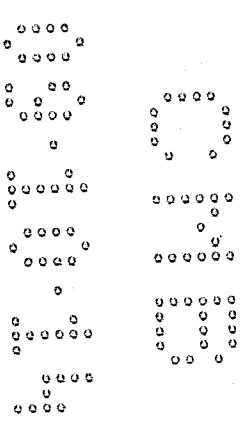
LIGHTING					
LT 1.00	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LOBBY
LT 1.01	PENDANT	VINTAGE	VINTAGE ROTAFLEX LANTERN, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.02	DIRECTIONAL	HIP HAVEN	TRIPLE BULLET CEILING FIXTURE, SIZE: MEDIUM CUSTOMIZE: HIP HAVEN TO ADD STEMS	MATTE WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.03	LED STRIP	FLEXTEC	White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lens	REPLACE EXISTING COVE LIGHTS W/ LED STRIPS; WARMTH TO BE APPROVED BY RMCS ON DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE, APPLY	MISC
LT 1.04	PENDANT	BARNLIGHT ELECTRIC	THE ART DECO ROUND GLOBE SCHOOLHOUSE LIGHT SIZE: MEDIUM CODE: 118811	FINISHED, AGED BRASS ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY BAR
LT 1.05	LED STRIP	FLEXTEC	(12 inch) 4.5 Watt - Very Warm White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum or flexible angle and frosted lens	MILLWORK LED STRIPS GELS TO BE SPECIFIED & APPROVED BY RMCS ON A DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE, APPLY UNDERNEATH LENS.	MISC
LT 1.06	CEILING FIXTURE		3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lens	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.07	BEDSIDE LIGHT FIXTURE	CUSTOM	60 W, TAKES 120 Volt G16 Bulb/ 25-60W, UL LISTED,	FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.08	BATHROOM SCONCE	REJUVENATION	#A8260 HANNAH SCONCE, CLASSIC WALL BRACKET ITEM WHITE PORCELAIN, 100W	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.09	BATHROOM LIGHT	LUCIFER LIGHTING CO.	DL21ZCP FOR WET LOCATION	WHITE TRIM, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.10	CLOSET SCONCE	ACCESS LIGHTING	NAUTICUS OVAL CEILING/WALL LIGHT	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.11	CEILING LIGHT	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25"	WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	HALLWAYS
LT 1.12	SCONCE	SCHOOL HOUSE ELECTRIC	TRUMAN SCONCE	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	PUBLIC RESTROOMS
LT 1.13	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.14	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.15	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.16	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.17	WALL MOUNTED	INFURN	INSPIRED PROUVE POTENCE LAMP, 60 W	BLACK POWDERCOAT, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY CONCIERGE
LT 1.18	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LOBBY BAR
LT 1.19	SCONCE	MINIKA LAVERY	#9636 1 LIGHT OUTDOOR TIERED SCONCE, 100 W, 120 V, CERAMIC	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.20	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LIBRARY
LT 1.21	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	OUTDOOR RESTAURANT
LT 1.22	WALL LIGHT SCULPTURE	TBD	CUSTOM PER DRAWINGS BY RMCS	TBD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.23	STRING LIGHTS	OOGALIGHTS.COM	SKUR, LS115-WHT, 330' Commercial Linear Light String Strand - Intermediate Base - White	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.24	PENDANT LIGHTS OVER BAR	VINTAGE	INDUSTRIAL PENDANT LIGHTS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.25	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.26	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS (PICTURE FOR INSPIRATION), One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LIBRARY
LT 1.27	LINEAR FLOURESCENT - SUSPENDED	FOCAL POINT LIGHTS	TAB EVOLUTION, 1' X 4'	CLEAR SHIELD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	BACK OF HOUSE AREAS
LT 1.27A	SURFACE MOUNTED LINEAR	SIMPLESEAL	HASESI SERIES; 1'X4'		BACK OF HOUSE AREAS
LT 1.28	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	INTERIOR CAMPTON CORRIDORS
LT 1.29	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	EXTERIOR CAMPTON STAIRS
LT 1.30	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	HADDON STAIRS
LT 1.31	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES CORRIDOR
LT 1.32	PENDANT LIGHTS	SOLAVANTI LIGHTING, RMCS TO PROVIDE	CAP 10.353	SILVER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GYM
LT 1.33	EXISTING LIGHT FIXTURES TO REMAIN				SHOP/MULTIFUNCTION
LT 1.34	EXTERIOR SCONCE			FURNISH BY OWNER, INSTALL BY CONTRACTOR	CAMPTON LOBBY
LT 1.35	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	POOL SUITES
LT 1.36	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES

1 LIGHTING SCHEDULE
SCALE: NO SCALE

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

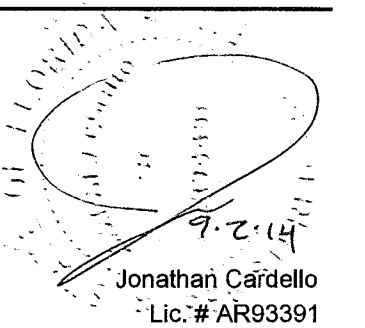


REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1A	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
1C	P&Z COMMENTS	07-14-2014
1D	FIRE & MTCI PERMIT COMMENTS	08-21-2014

PRIVATE PROVIDER SERVICES, LLC		
REVIEWER INITIALS DATE REVIEWED		
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

SEAL



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Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

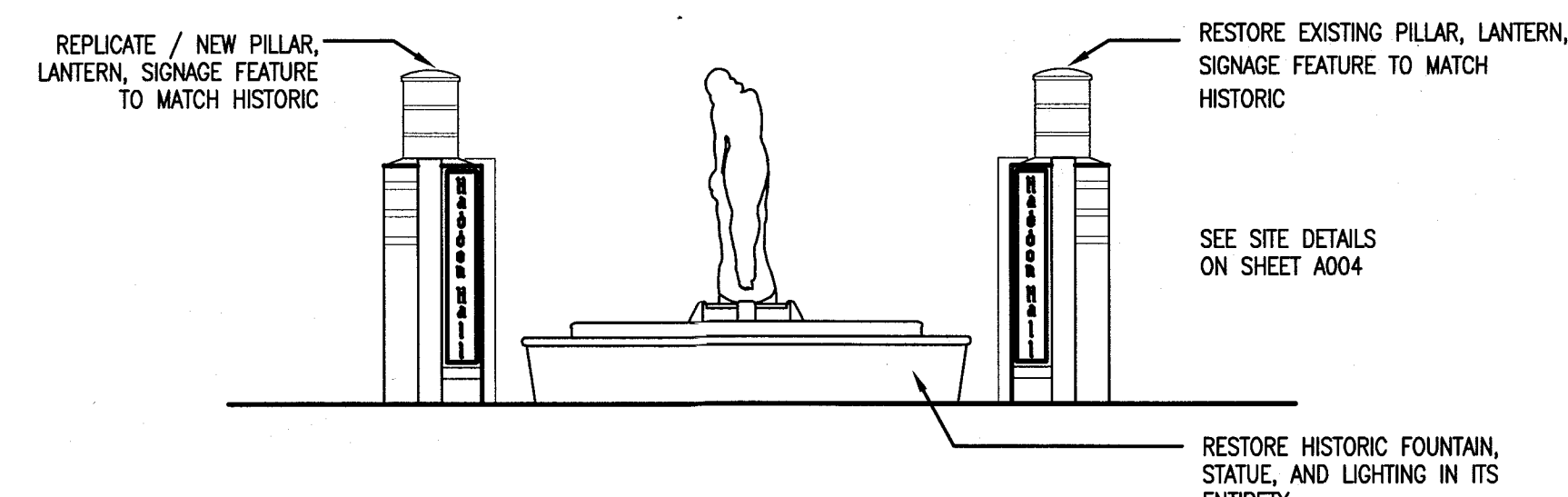
SHEET TITLE

EXTERIOR ELEVATIONS WEST EAST & ROOFTOP

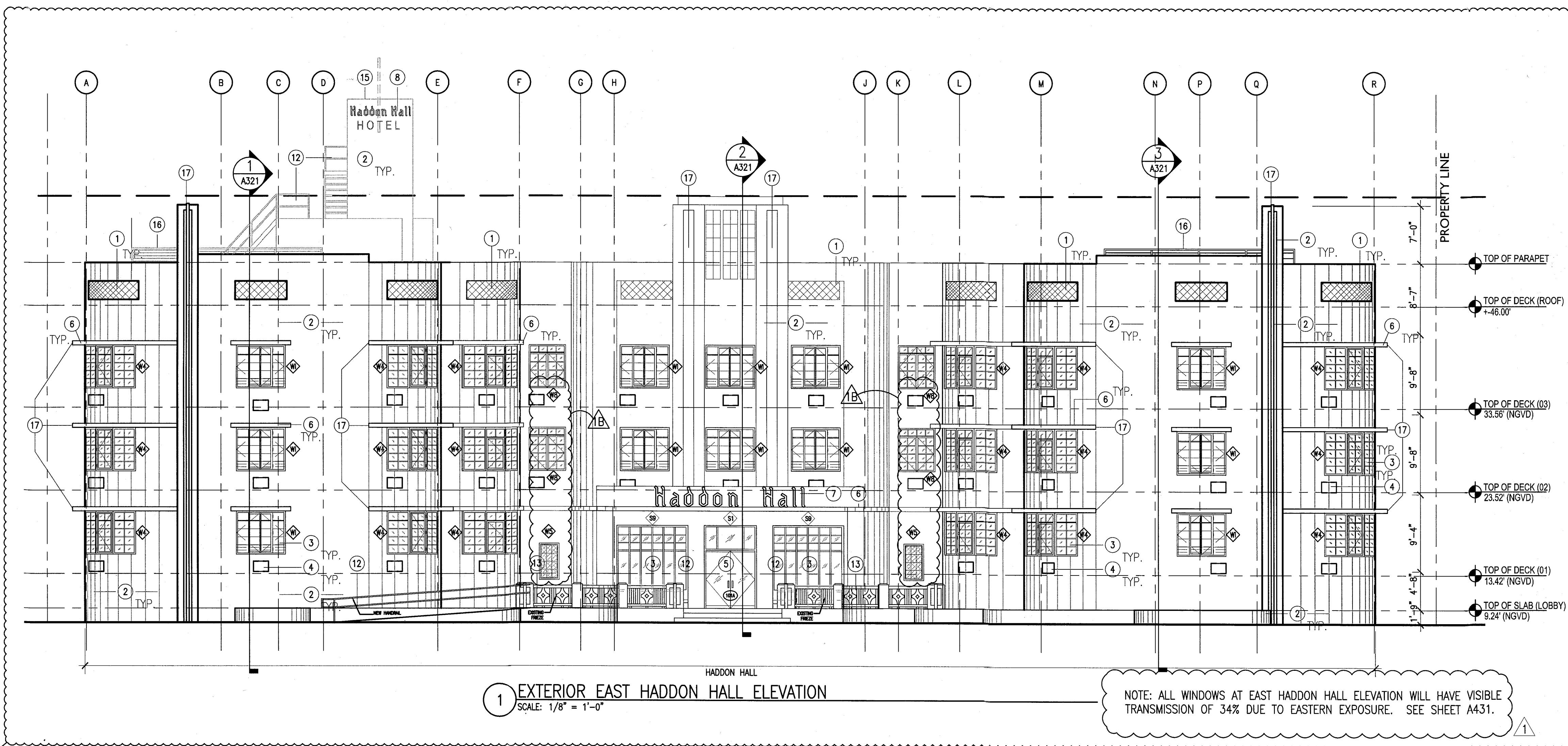
SHEET NUMBER

A301

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1a EXTERIOR EAST HADDON HALL ELEVATION - HISTORIC FOUNTAIN AND PILLARS
SCALE: 1/4" = 1'-0"

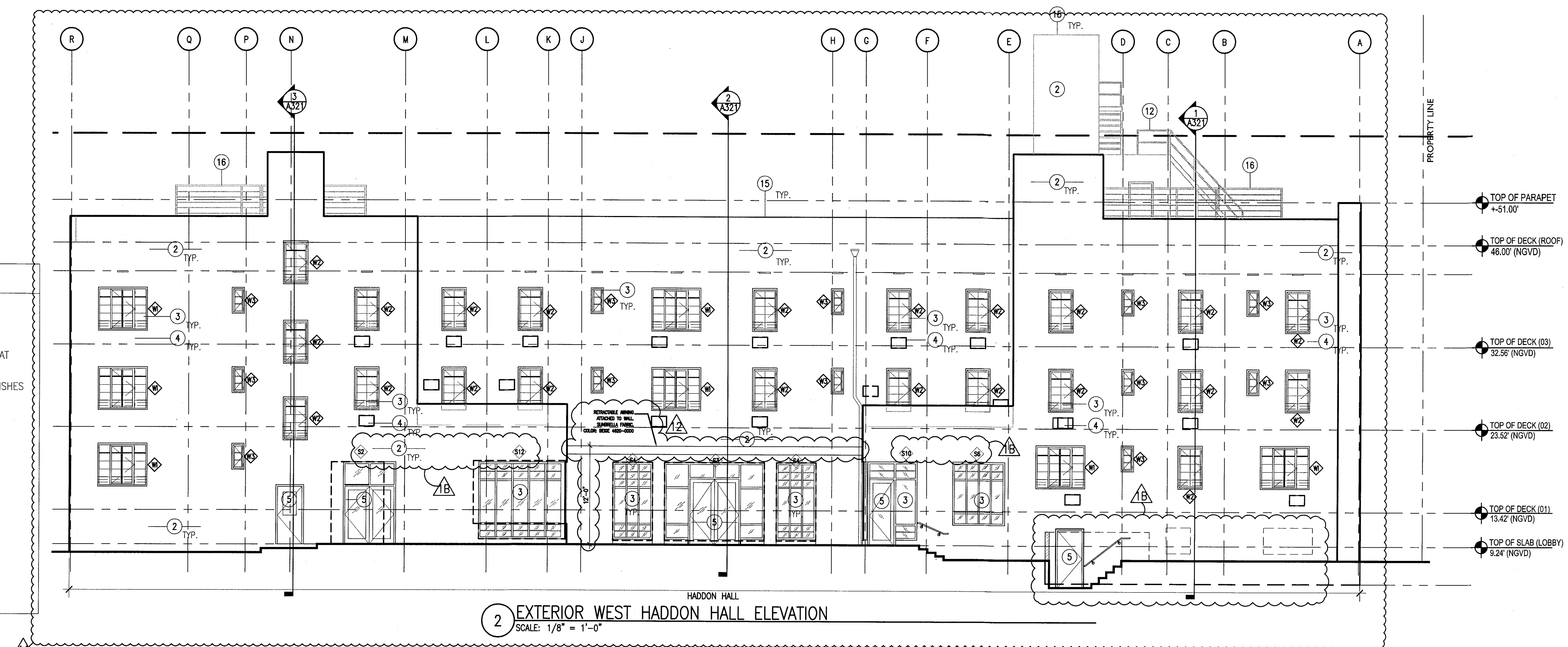


1 EXTERIOR EAST HADDON HALL ELEVATION
SCALE: 1/8" = 1'-0"

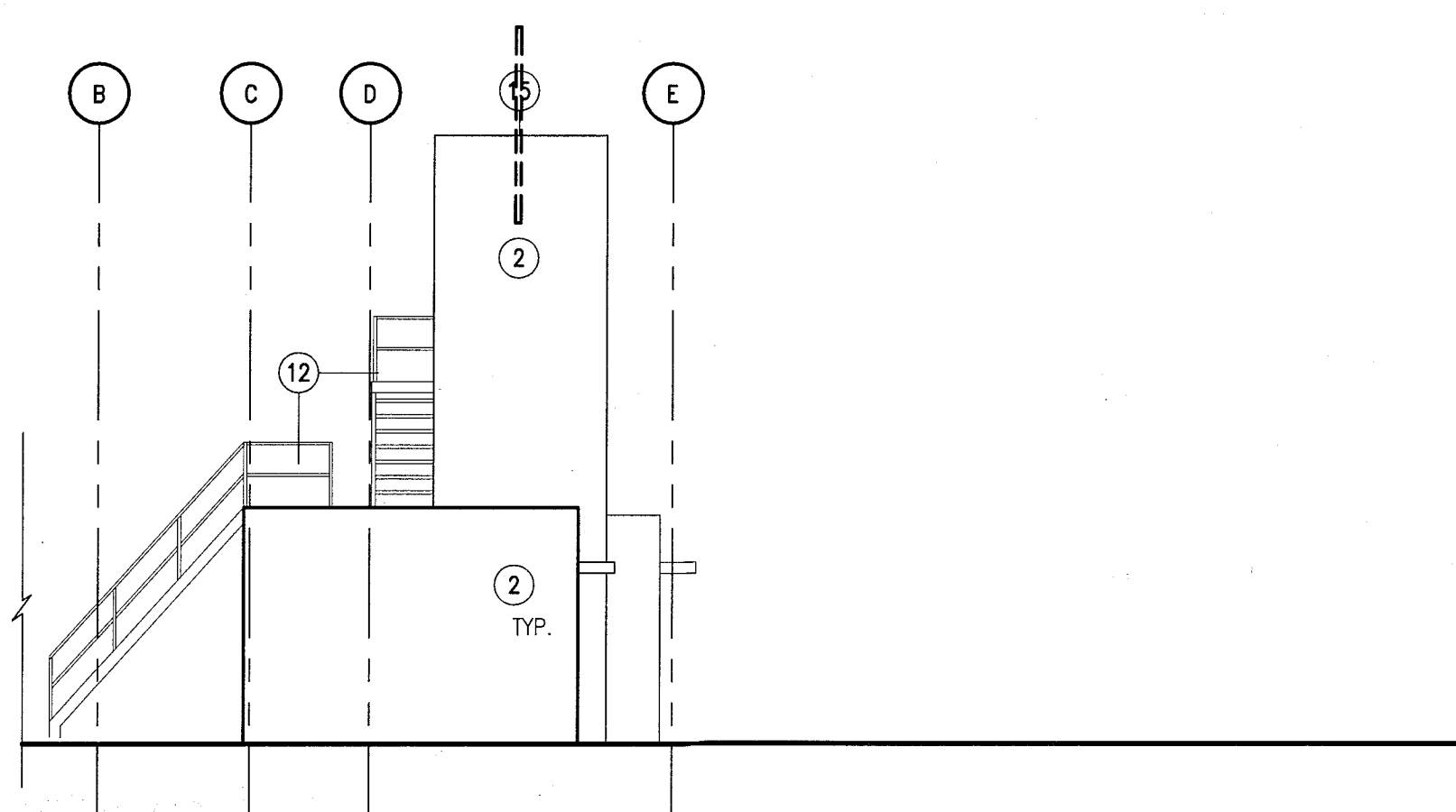
NOTE: ALL WINDOWS AT EAST HADDON HALL ELEVATION WILL HAVE VISIBLE TRANSMISSION OF 34% DUE TO EASTERN EXPOSURE. SEE SHEET A431.

NOTES

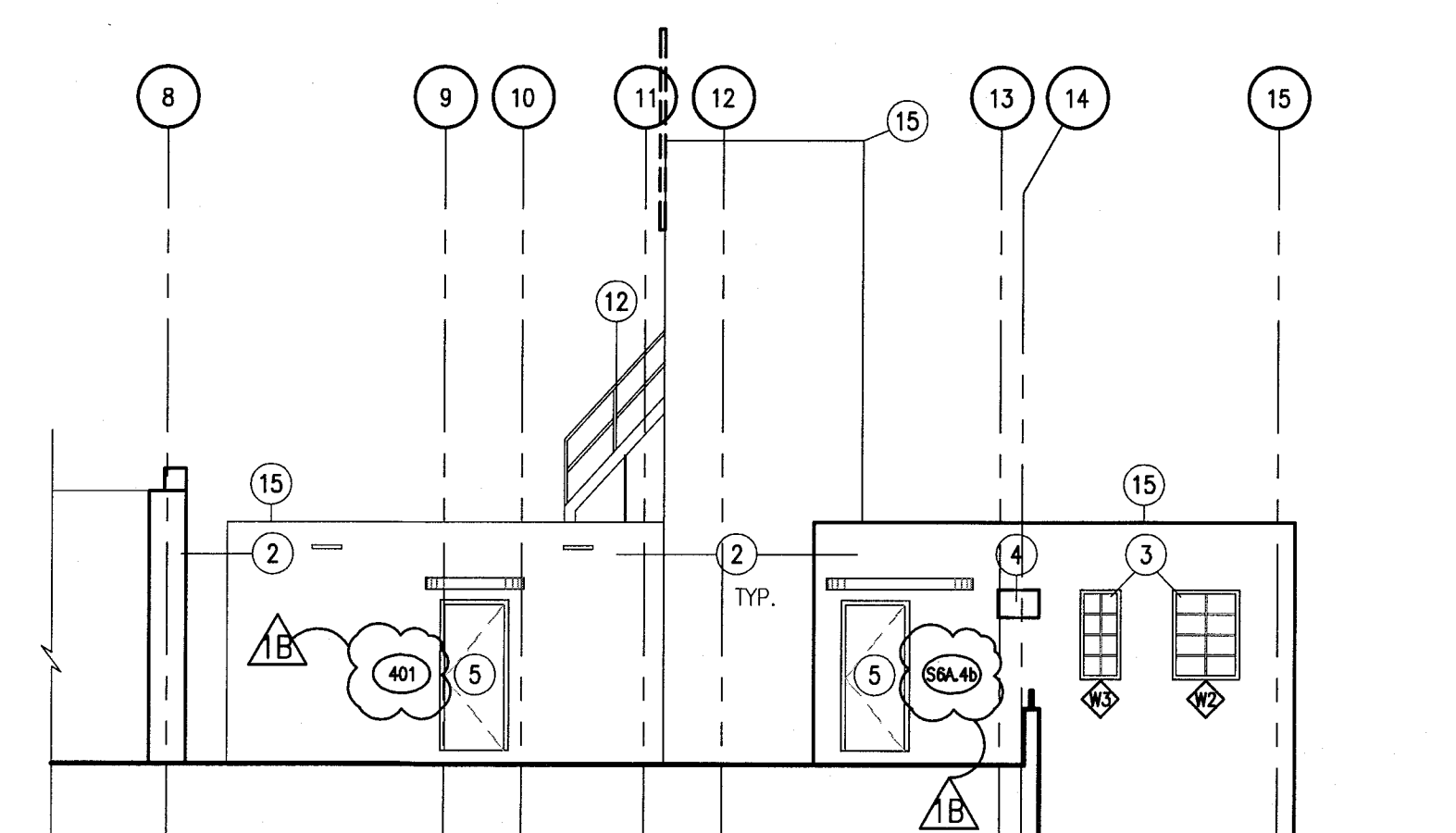
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
3. REPLACE ALL EXTERIOR WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED FINISHES TO BE RESTORED (SEE FINISH SCHEDULE); ALL MUNTINS/MULLIONS AT HISTORIC BUILDINGS TO MATCH ORIGINAL HISTORIC PATTERNS; NEW HORIZONTAL WINDOW SAFETY BARS AT BUILDING INTERIORS AT OPERABLE WINDOW LOCATIONS (WHERE TOP OF SILL HEIGHT IS LESS THAN 42" AFT); NEW WINDOWS/FRAMES AT NEW BUILDING CONSTRUCTION
4. ALL A/C WINDOW BOX UNITS TO BE REMOVED AT ALL BUILDINGS; ASSOCIATED WALLS TO BE BLOCKED-UP, PATCHED AND PAINTED AND ALL ADJACENT FINISHES TO BE RESTORED (SEE FINISH SCHEDULE)
5. REPLACE ALL EXTERIOR DOORS/FRAMES WITH NEW (CODE COMPLIANT); NEW DOORS/FRAMES AT NEW BUILDING CONSTRUCTION
6. REMOVE EXISTING WATERPROOFING AND PATCH, PAINT, RESTORE BUILDING EYEBROWS; PROVIDE NEW WATERPROOFING MEMBRANE SYSTEM
7. RESTORE HISTORIC SIGNAGE
8. REPLICATE HISTORIC SIGNAGE
9. NEW ARCHITECTURAL SLATTED SCREEN; PAINTED ALUMIN. (RECTANGULAR TUBULAR SECTIONS)
10. NEW ARCHITECTURAL SLATTED RAILING SYSTEM; PAINTED ALUMIN. (RECTANGULAR TUBULAR SECTIONS)
11. CLIMBING PLANT / GREEN WALL LOCATION
12. NEW SAFETY RAILING AT EXTERIOR EXISTING RAMP, STAIR, AND NEW BUILDING CONSTRUCTION LOCATIONS
13. RESTORE EXISTING HISTORIC BALUSTRADE AT SELECT LOCATIONS
14. NEW CONCRETE PLANTERS
15. NEW ROOFING SYSTEM
16. NEW ROOFTOP EQUIPMENT LOUVER SCREEN / ENCLOSURE
17. RESTORE AND REPLACE AS NEEDED / REQUIRED NEON LIGHTING AT HADDON HALL HOTEL EASTER FACADE



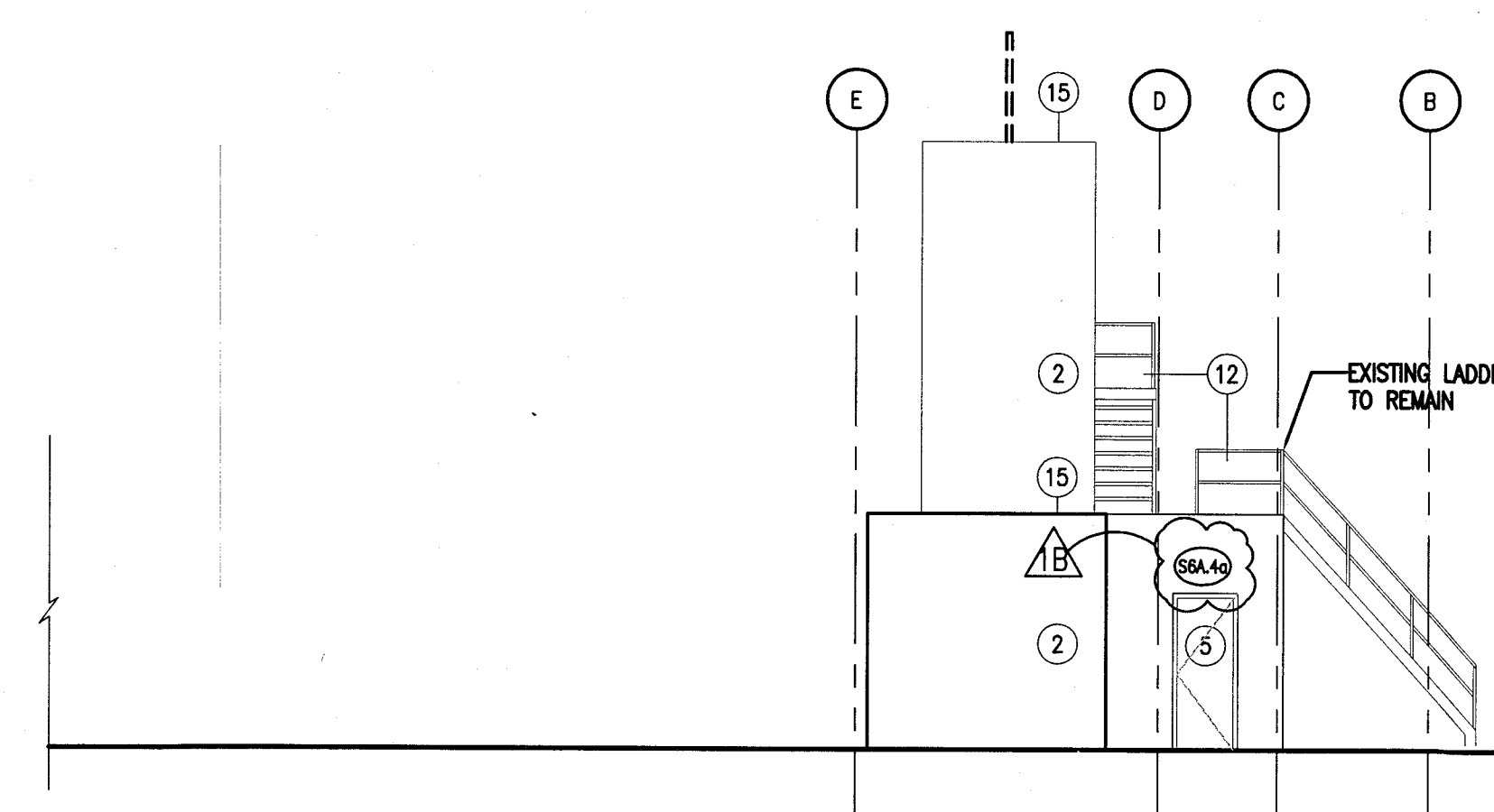
2 EXTERIOR WEST HADDON HALL ELEVATION
SCALE: 1/8" = 1'-0"



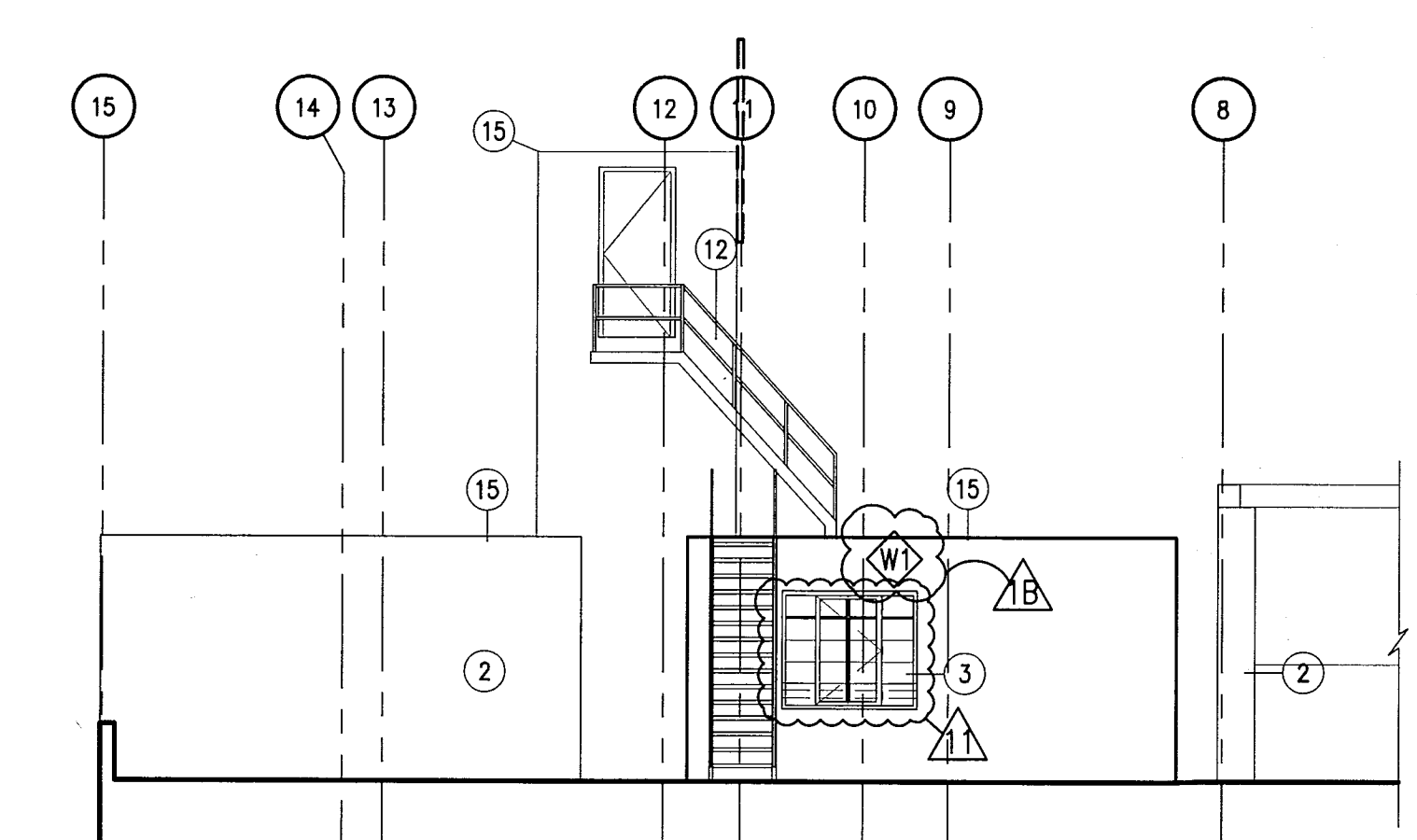
3 EXTERIOR EAST HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"



4 EXTERIOR NORTH HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"



5 EXTERIOR WEST HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"



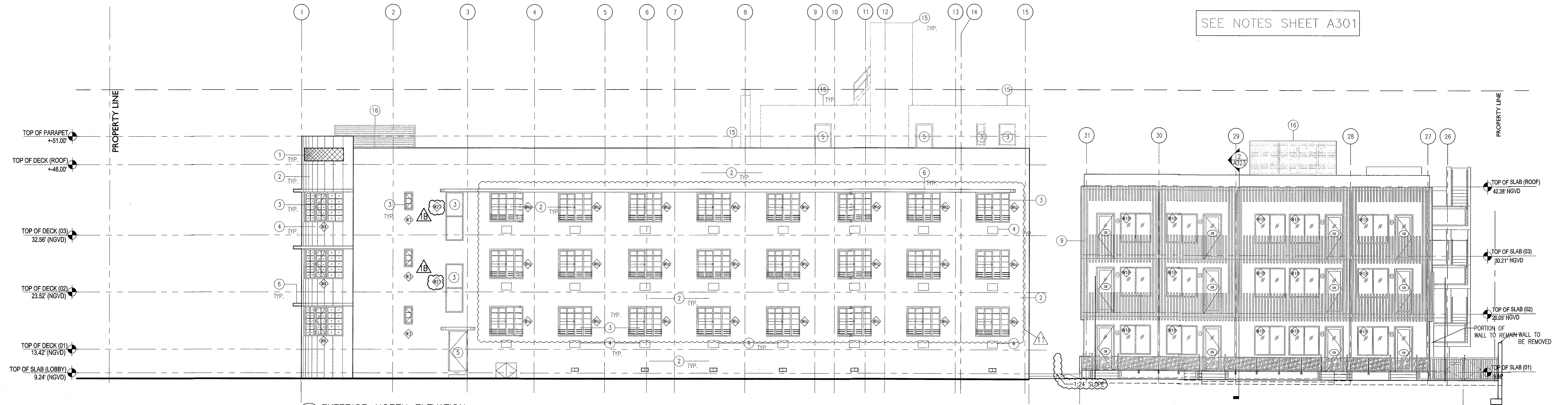
6 EXTERIOR SOUTH HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

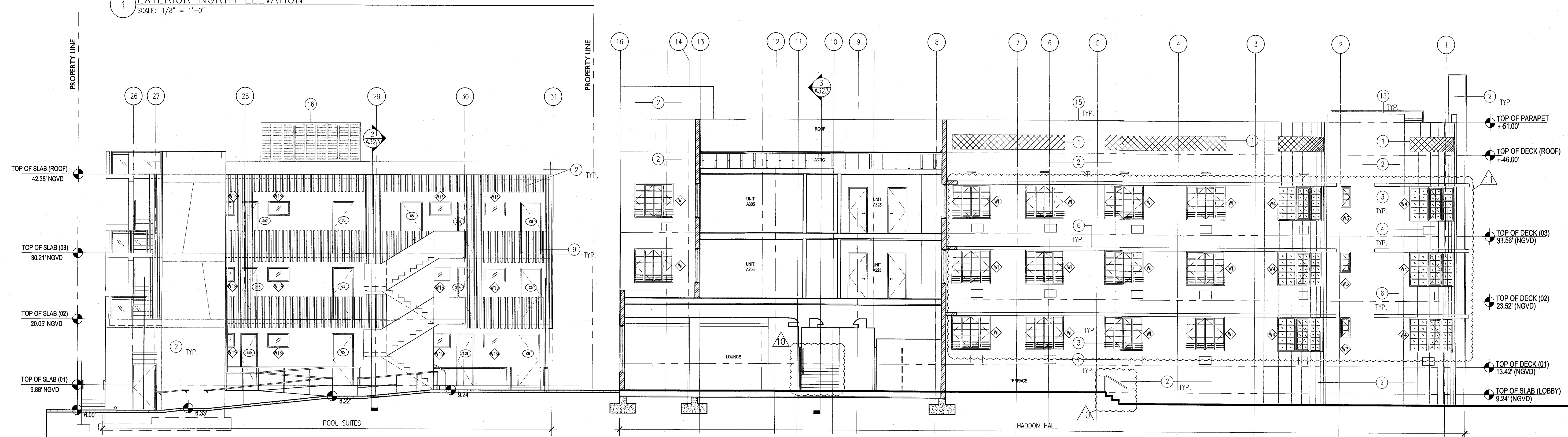
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

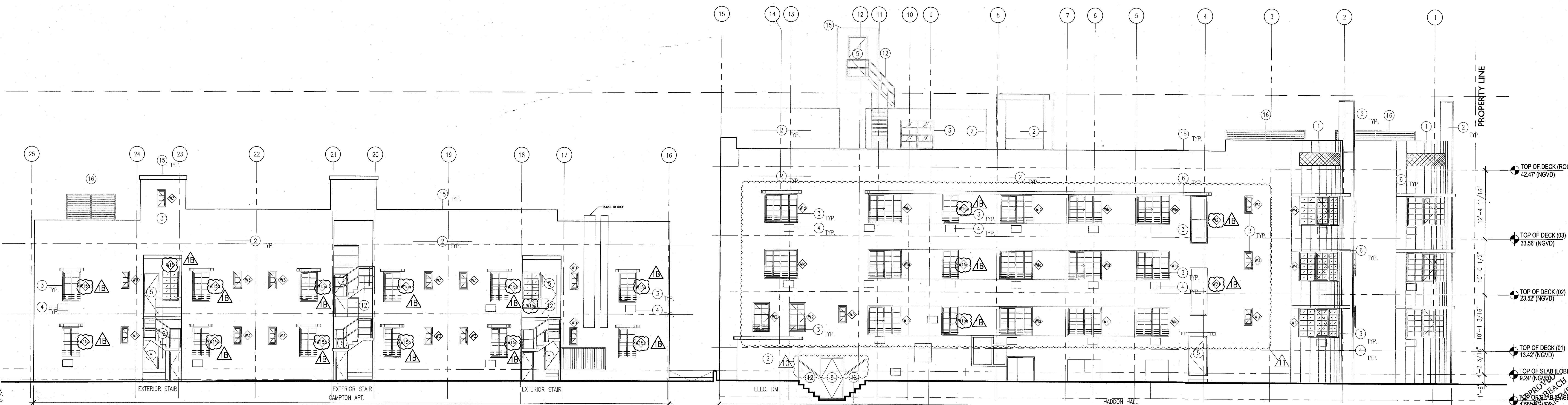
SEE NOTES SHEET A301



1 EXTERIOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	ISSUE DATE
1B	DOOR-WINDOW COORD.	03-5-2014
1A	FIRE REVIEW COMMENTS	04-01-2014
1D	MASTER PERMIT COMMENTS	07-03-2014
11	P&Z COMMENTS	07-14-2014

MTCY PRIVATE PROVIDER SERVICES, LLC Construction Management, Inspection, Testing & Consulting			
REVIEWER	DATE	REVIEWER	DATE
INITIALS	REVIEWED	INITIALS	REVIEWED
BUILDING	FM	11-10-14	
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION
DOCUMENT SET

ADD Inc Architecture Interiors Planning

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Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

EXTERIOR
ELEVATIONS WEST
EAST & SOUTH

SHEET NUMBER

A302

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KEYPLAN N.T.S.

NO.	DESCRIPTION	ISSUE DATE
1	DOOR-WINDOW COORD.	03-05-2014
2	FIRE REVIEW COMMENTS	04-01-2014
3	GUESTROOMS COORDINATION	04-17-2014
4	POOL SUITES WALLS	04-09-2014
5	KITCHEN REINFORCEMENT	05-30-2014
6	P&Z COMMENTS	07-14-2014

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	DOOR-WINDOW COORD.	03-05-2014
2	FIRE REVIEW COMMENTS	04-01-2014
3	GUESTROOMS COORDINATION	04-17-2014
4	POOL SUITES WALLS	04-09-2014
5	KITCHEN REINFORCEMENT	05-30-2014
6	P&Z COMMENTS	07-14-2014

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Jonathan Cardello
Lic. # AR93391

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/8" = 1'-0"

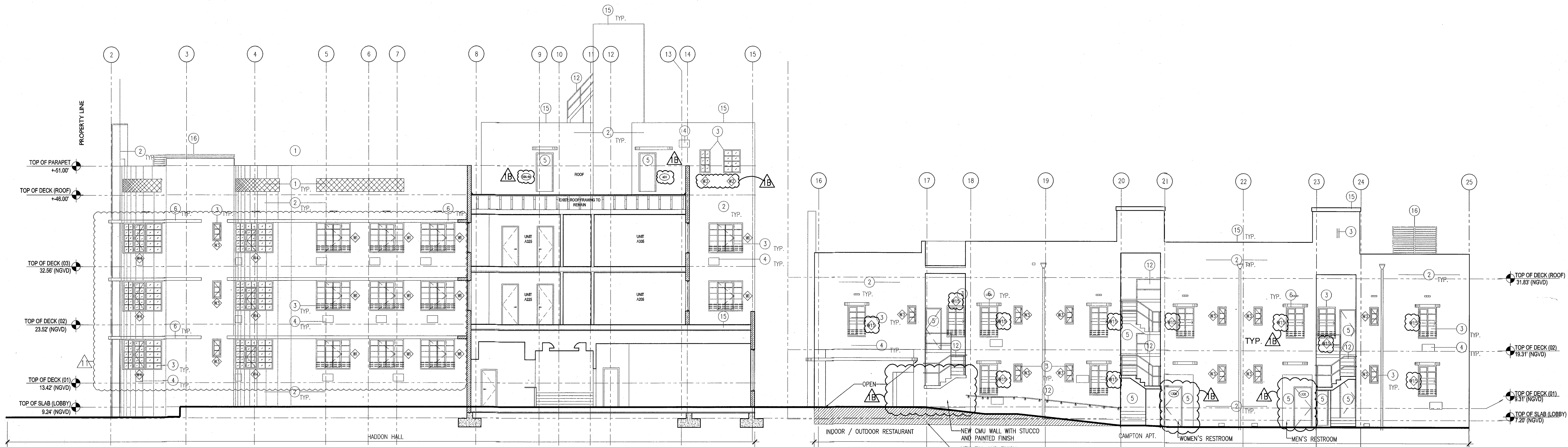
SHEET TITLE

EXTERIOR ELEVATIONS NORTH EAST & WEST

SHEET NUMBER

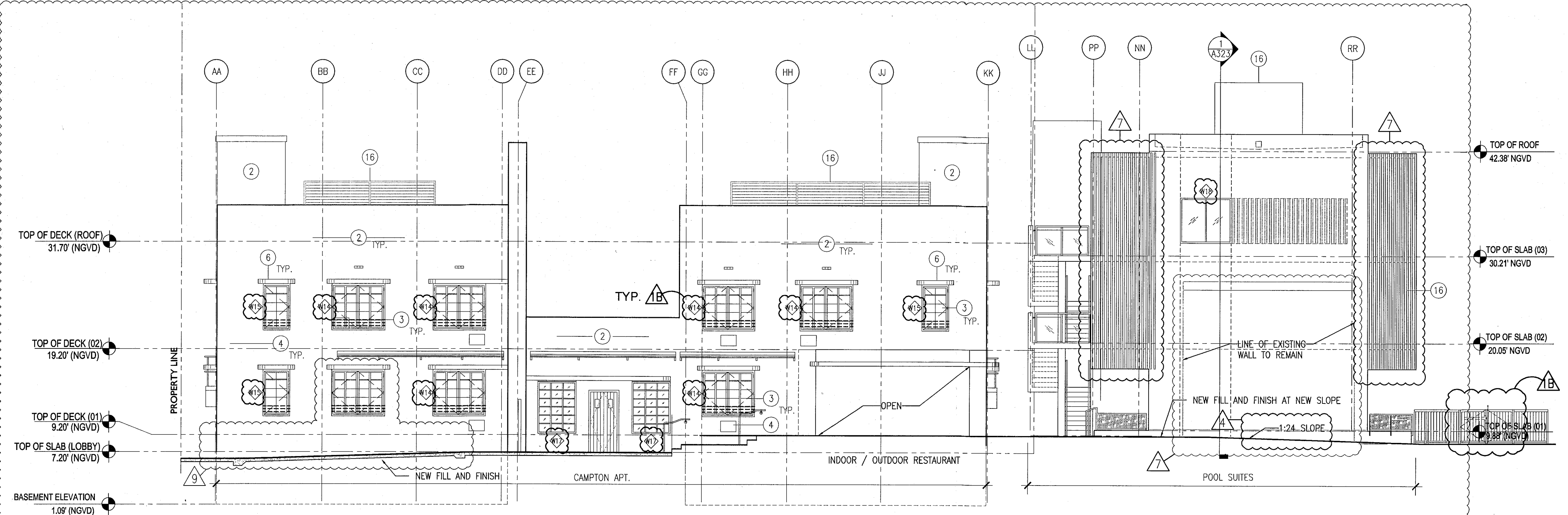
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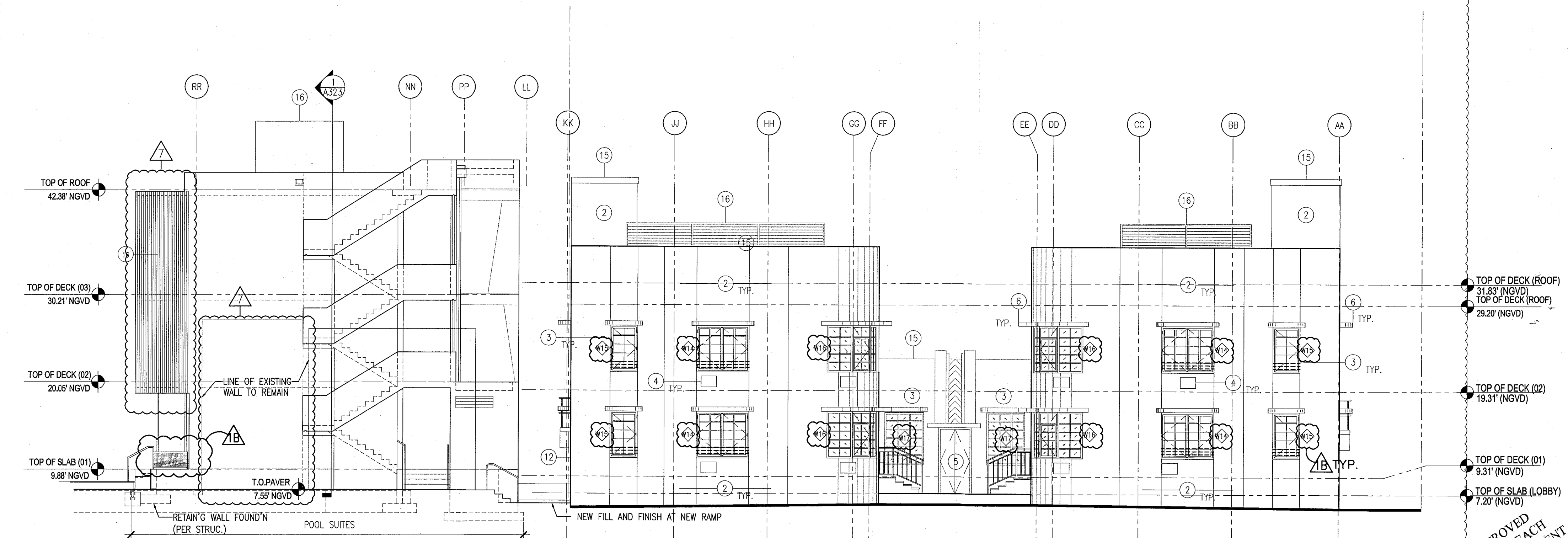


1 EXTERIOR NORTH CAMPTON ELEVATION
SCALE: 1/8" = 1'-0"

- NOTES**
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
 2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
 3. REPLACE ALL EXISTING WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED FINISHES TO BE RESTORED (SEE FINISH SCHEDULE); ALL MANTLES/MULLIONS AT HISTORIC BUILDINGS TO MATCH ORIGINAL HISTORIC PATTERNS; NEW HORIZONTAL WINDOW SAFETY BARS AT BUILDING INTERIORS AT OPERABLE WINDOW LOCATIONS (WHERE TOP OF SILL HEIGHT IS LESS THAN 42" AFF); NEW WINDOWS/FRAMES AT NEW BUILDING CONSTRUCTION
 4. ALL A/C WINDOW BOX UNITS TO BE REMOVED AT ALL BUILDINGS; ASSOCIATED WALLS TO BE BLOCKED-UP, PATCHED AND PAINTED AND ALL ADJACENT FINISHES TO BE RESTORED (SEE FINISH SCHEDULE)
 5. REPLACE ALL EXISTING DOORS/FRAMES WITH NEW (CODE COMPLIANT); NEW DOORS/FRAMES AT NEW BUILDING CONSTRUCTION
 6. REMOVE EXISTING WATERPROOFING AND PATCH, PAINT, RESTORE BUILDING EYEBROWS; PROVIDE NEW WATERPROOFING MEMBRANE SYSTEM
 7. RESTORE HISTORIC SIGNAGE
 8. REPLICATE HISTORIC SIGNAGE
 9. NEW ARCHITECTURAL SLATED SCREEN; PAINTED ALUMINUM (RECTANGULAR TUBULAR SECTIONS)
 10. NEW ARCHITECTURAL SLATED RAILING SYSTEM; PAINTED ALUMINUM (RECTANGULAR TUBULAR SECTIONS)
 11. CLIMBING PLANT / GREEN WALL LOCATION
 12. NEW SAFETY RAILING AT EXISTING EXISTING RAMP, STAIR, AND NEW BUILDING CONSTRUCTION LOCATIONS
 13. RESTORE EXISTING HISTORIC BALUSTRADE AT SELECT LOCATIONS
 14. NEW CONCRETE PLANTERS
 15. NEW ROOFING SYSTEM
 16. NEW ROOFTOP EQUIPMENT LOUVER SCREEN / ENCLOSURE
 17. RESTORE AND REPLACE AS NEEDED/REQUIRED NEON LIGHTING AT HADDON HALL HOTEL EXTERIOR FACADE



2 EXTERIOR EAST CAMPTON & POOL SUITES ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR WEST CAMPTON & POOL SUITES ELEVATION
SCALE: 1/8" = 1'-0"

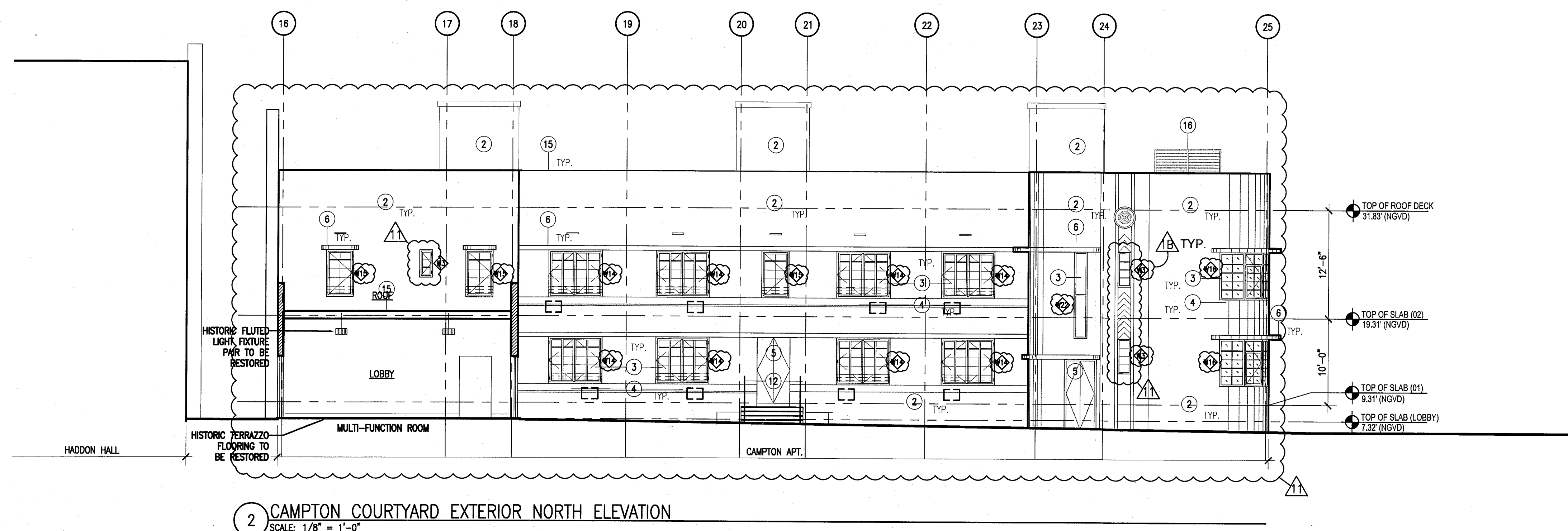
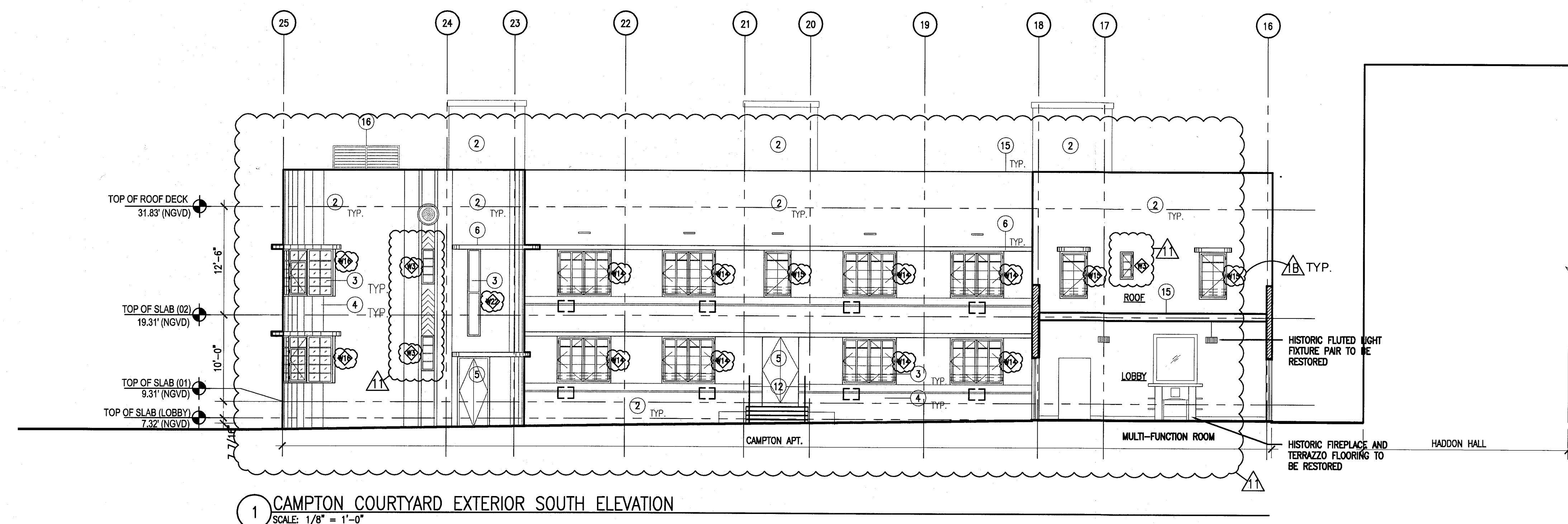
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

NOTES

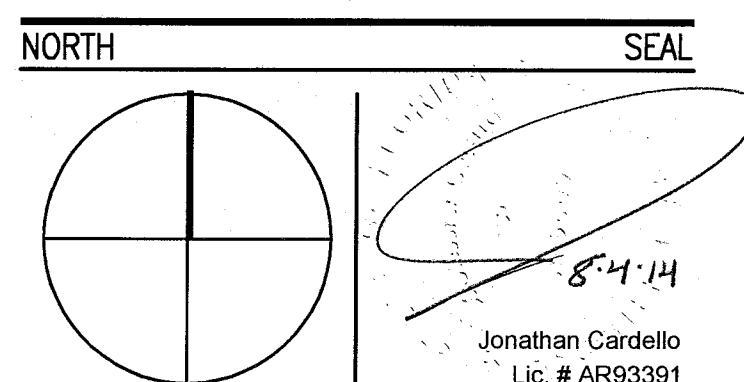
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
3. REPLACE ALL EXTERIOR WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED FINISHES TO BE RESTORED (SEE FINISH SCHEDULE); ALL MUNTINS/MULLIONS AT HISTORIC BUILDINGS TO MATCH ORIGINAL HISTORIC PATTERNS; NEW HORIZONTAL WINDOW SAFETY BARS AT BUILDING INTERIORS AT OPERABLE WINDOW LOCATIONS (WHERE TOP OF SILL HEIGHT IS LESS THAN 42" AFF); NEW WINDOWS/FRAMES AT NEW BUILDING CONSTRUCTION
4. ALL A/C WINDOW BOX UNITS TO BE REMOVED AT ALL BUILDINGS; ASSOCIATED WALLS TO BE BLOCKED-UP, PATCHED AND PAINTED AND ALL ADJACENT FINISHES TO BE RESTORED (SEE FINISH SCHEDULE)
5. REPLACE ALL EXTERIOR DOORS/FRAMES WITH NEW (CODE COMPLIANT); NEW DOORS/FRAMES AT NEW BUILDING CONSTRUCTION
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8. REPLICATE HISTORIC SIGNAGE
9. NEW ARCHITECTURAL SLATTED SCREEN; PAINTED ALUMIN. (RECTANGULAR TUBULAR SECTIONS)
10. NEW ARCHITECTURAL SLATTED RAILING SYSTEM; PAINTED ALUMIN. (RECTANGULAR TUBULAR SECTIONS)
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16. NEW ROOFTOP EQUIPMENT LOUVER SCREEN / ENCLOSURE.
17. RESTORE AND REPLACE AS NEEDED/ REQUIRED NEON LIGHTING AT HADDON HALL HOTEL EASTER FACADE



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1B	DOOR-WINDOW COORD.	03-5-2014
1A	P&Z COMMENTS	07-14-2014

PRIVATE PROVIDER SERVICES, LLC		
Construction Plans, Specifications, Schedules, and Cost Estimating		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	EM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

EXTERIOR ELEVATION
CAMPTON & HADDON
COURTYARD

SHEET NUMBER

A304

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FIRE DEPARTMENT

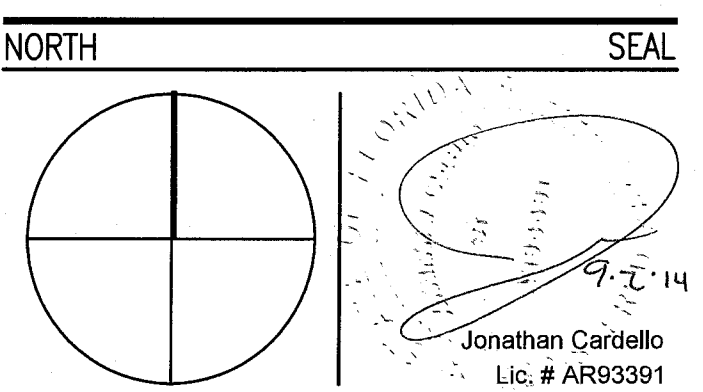
HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	FIRE & MTCI PERMIT COMMENTS	08-21-2014

MTCI PRIVATE PROVIDER SERVICES, LLC			
Consolidated Plans, Reports, Inspections, Testing & Consulting			
BUILDING	REVIEWER INITIALS	DATE	REVIEWED
STRUCTURAL	Em	11-2-14	
M.ECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

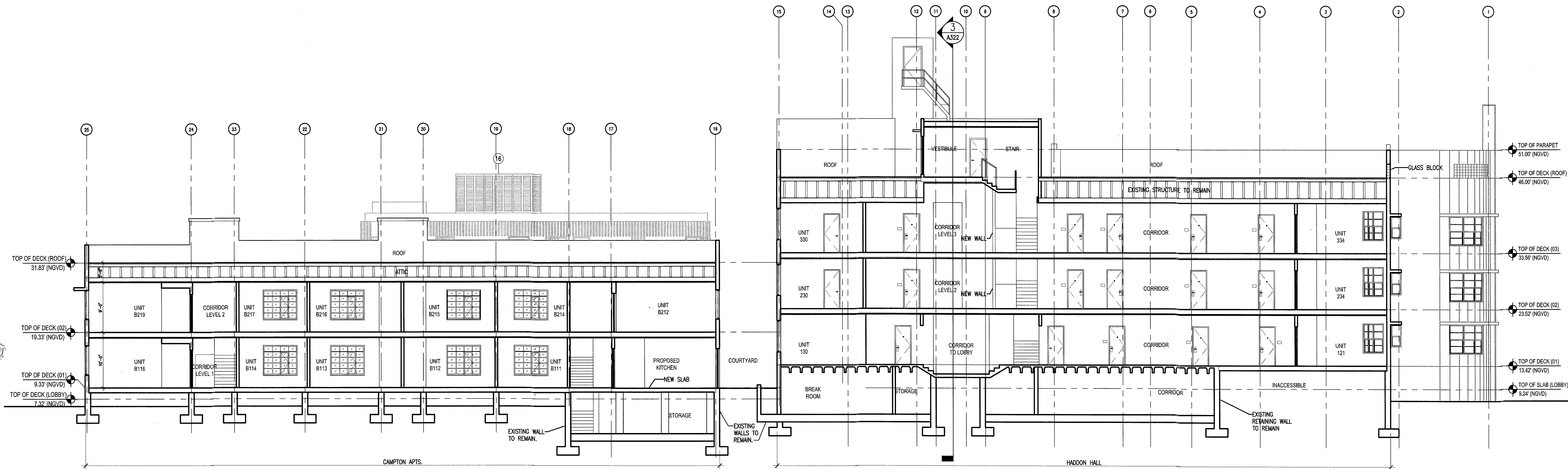
BUILDING SECTIONS

SHEET NUMBER

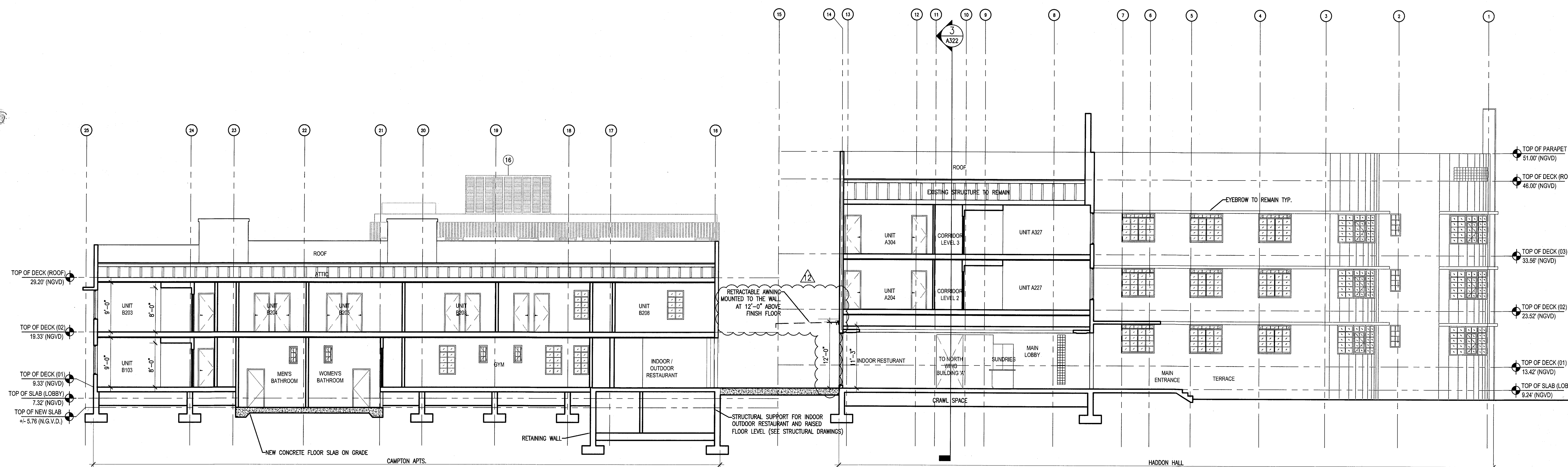
A321

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FIRE DEPARTMENT



1 BUILDING SECTION - LOOKING NORTH
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION - LOOKING NORTH
SCALE: 1/8" = 1'-0"

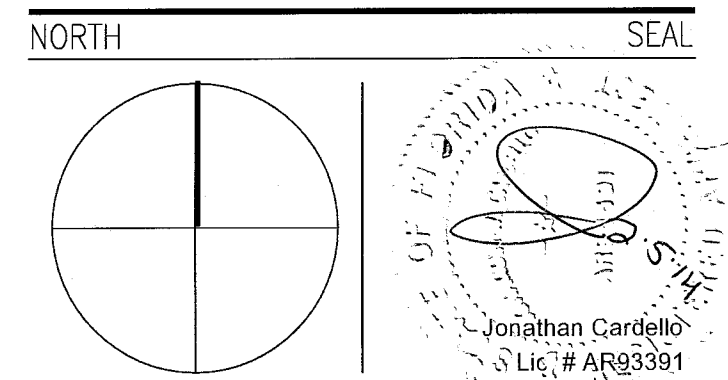
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

PRIVATE PROVIDER SERVICES, LLC			
Construction Permit Review, Inspection, Testing & Consulting			
REVIEWER	DATE	REVIEWED	DATE
INITIALS		INITIALS	
BUILDING	EM		11/20/14
STRUCTURAL			
MET/MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE/CIVIL			

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Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

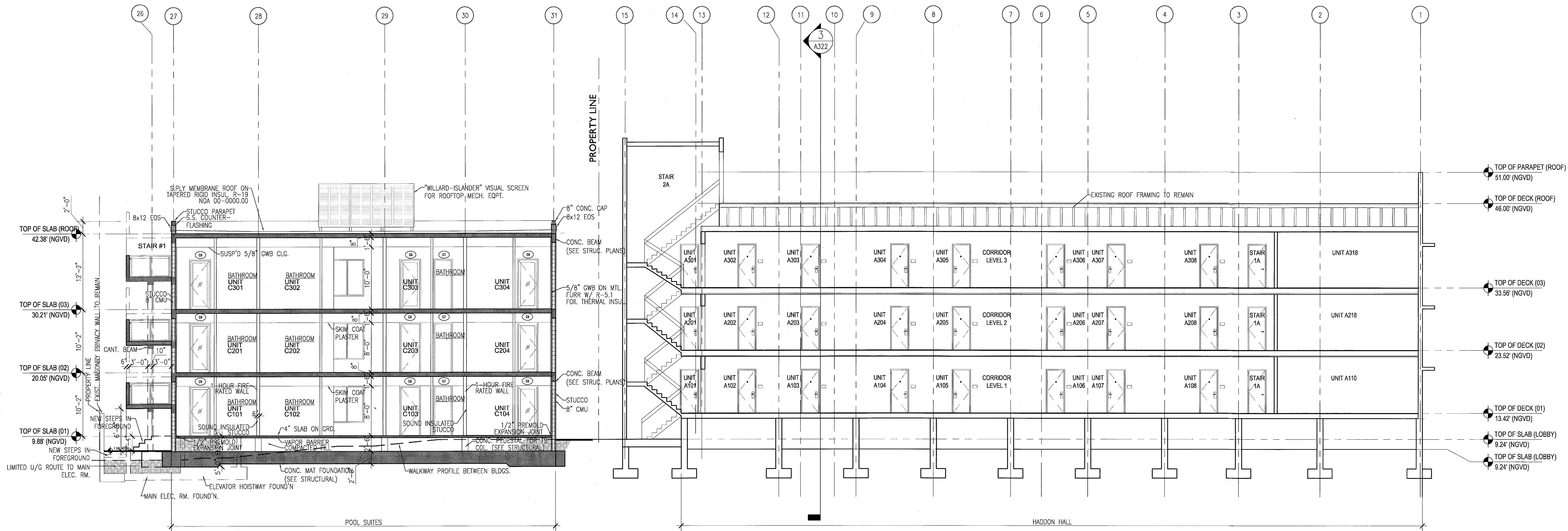
BUILDING
SECTIONS

SHEET NUMBER

A322

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FIRE DEPARTMENT

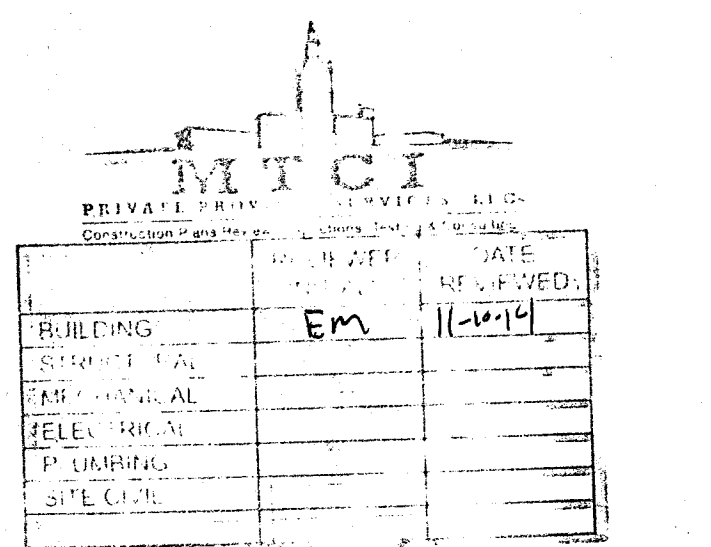


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	P&Z COMMENTS	07-14-2014



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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

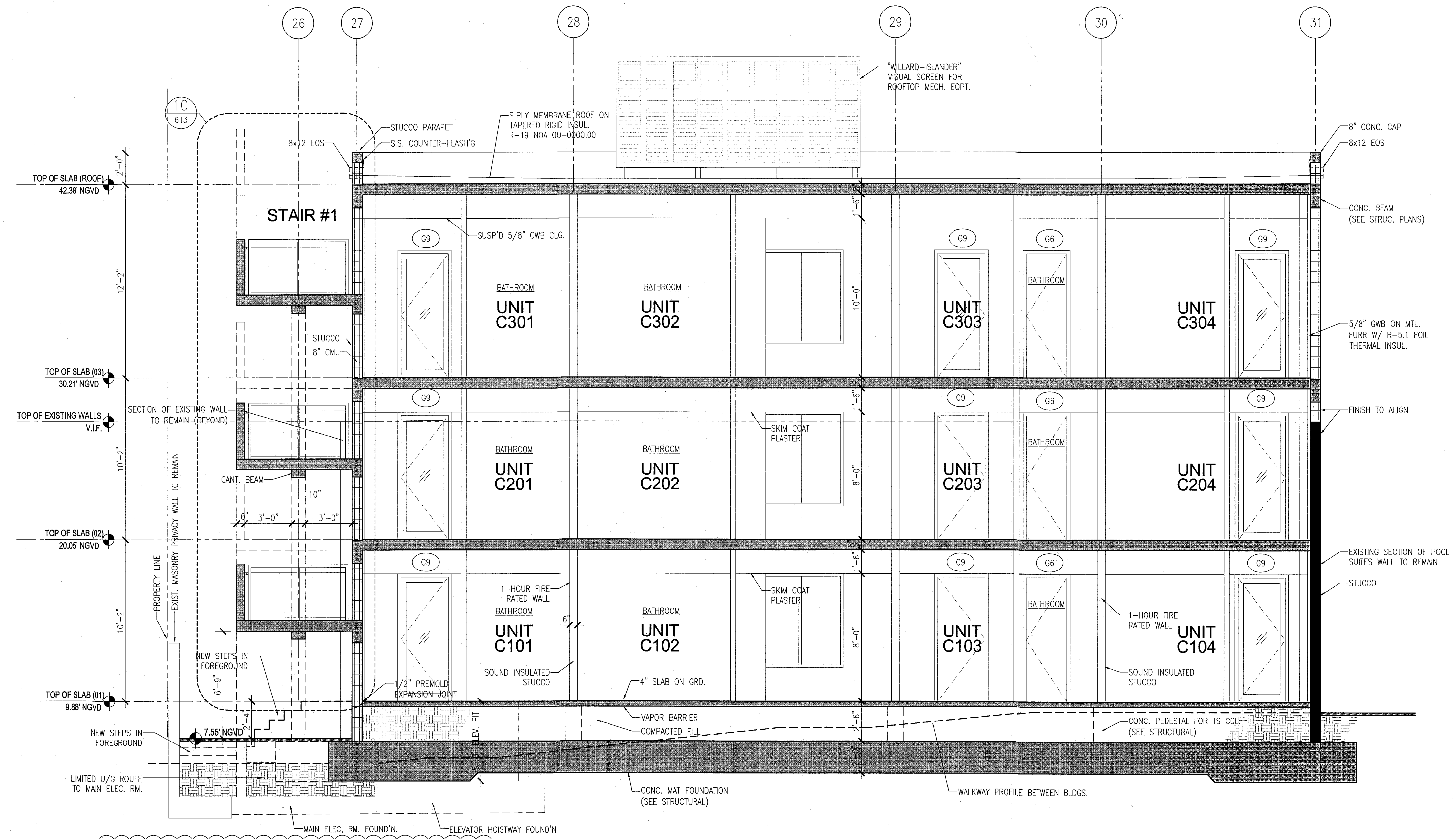
SHEET TITLE

BUILDING "C" SECTIONS

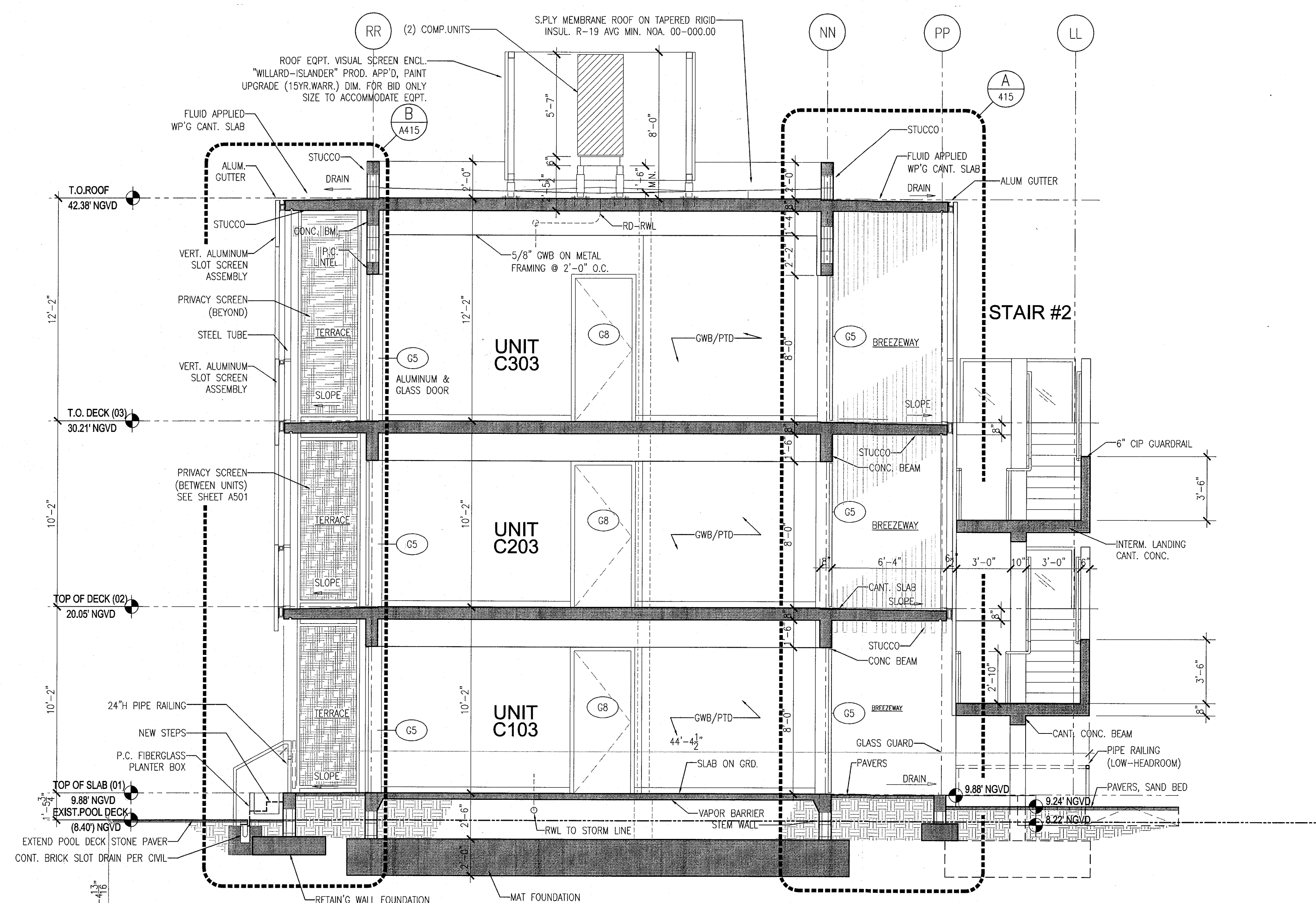
SHEET NUMBER

A323

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1 BUILDING LONGITUDINAL SECTION - POOL SUITES
SCALE: 1/4" = 1'-0"



2 BUILDING CROSS-SECTION - POOL SUITES
SCALE: 1/4" = 1'-0"

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MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014

MTCT PRIVATE PROVIDER SERVICES, LLC Construction Plans, Design, Inspection, Testing & Consulting			
REVIEWER	DATE	REVIEWER	DATE
INITIALS	INITIALS	INITIALS	INITIALS
BUILDING	FM	11/12/14	
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET

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 S. J. J.
 Jonathan Cardello
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 Boston Miami

JOB NUMBER: 13036.00
 CHECKED BY:
 ISSUE DATE: FEBRUARY 18, 2014
 SCALE: AS NOTED

SHEET TITLE

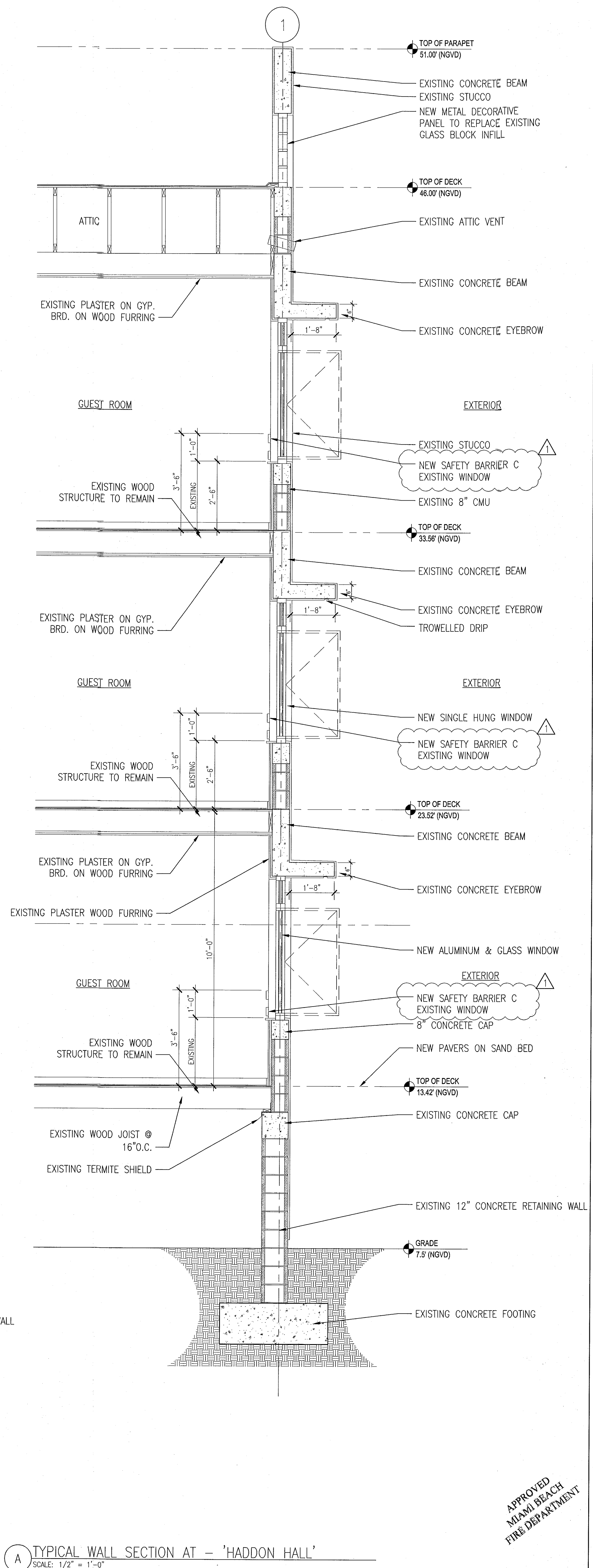
TYPICAL EXTERIOR WALL SECTIONS

SHEET NUMBER

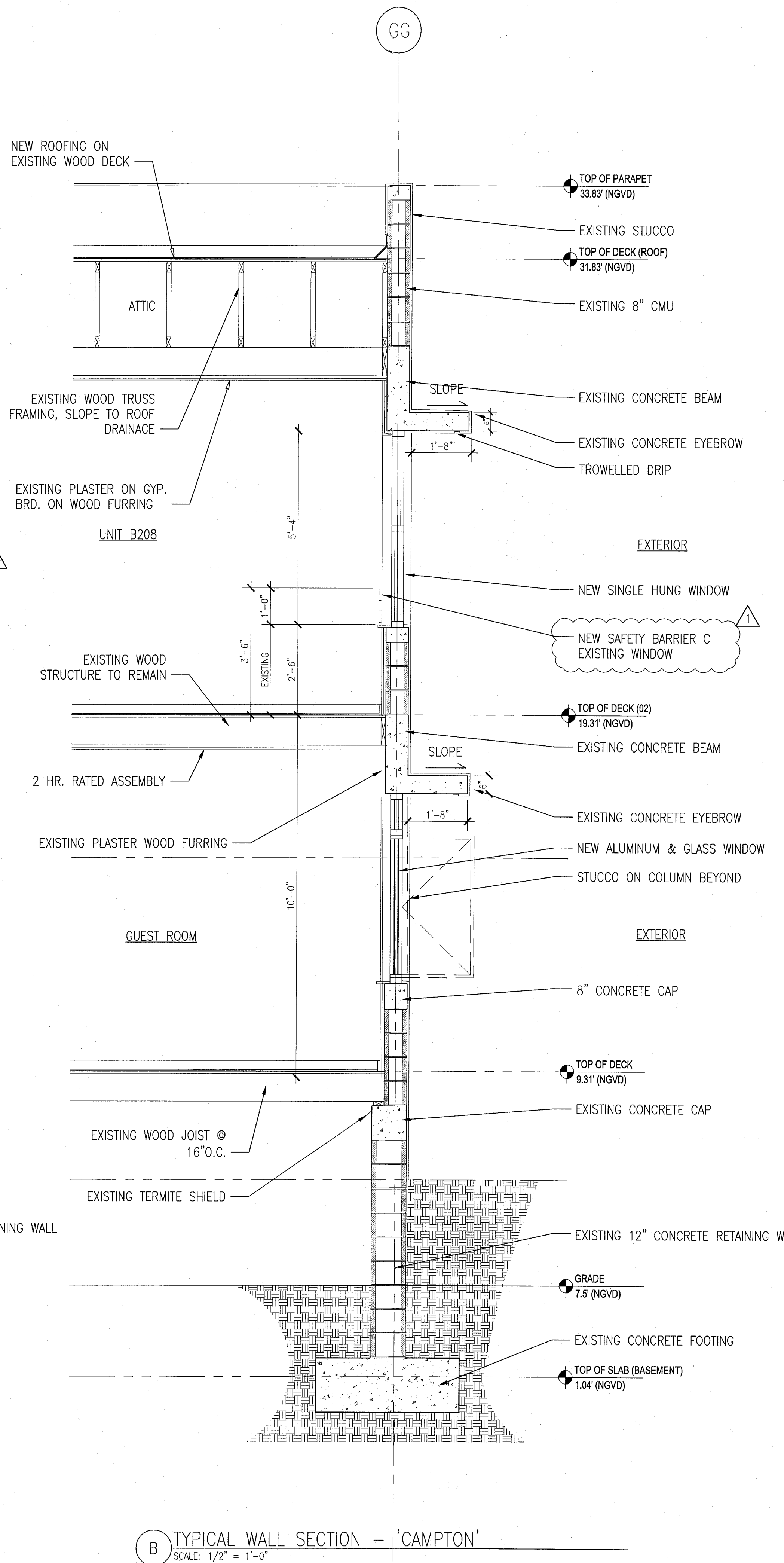
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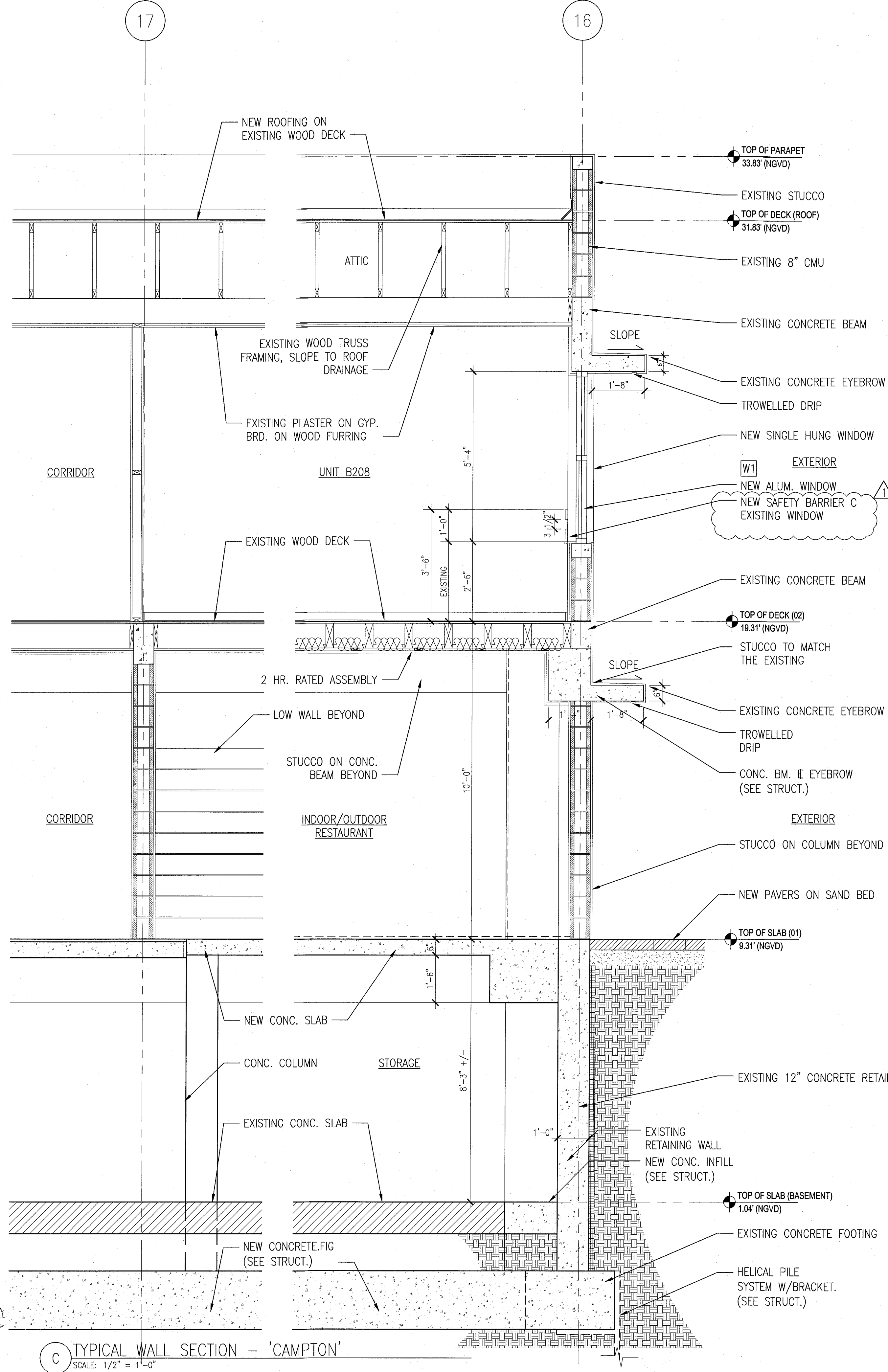
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A TYPICAL WALL SECTION AT - 'HADDON HALL'
 SCALE: 1/2" = 1'-0"



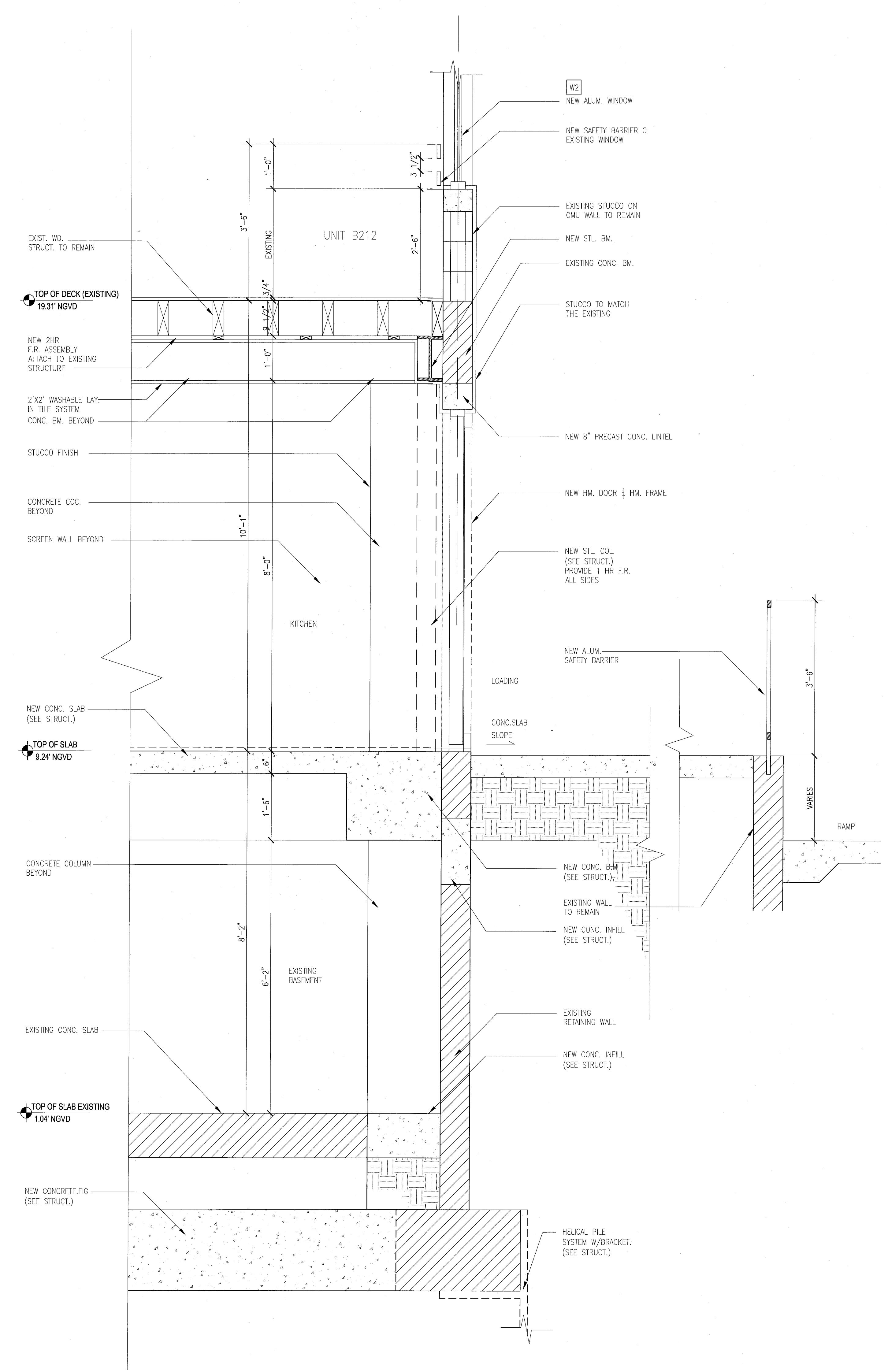
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 SCALE: 1/2" = 1'-0"



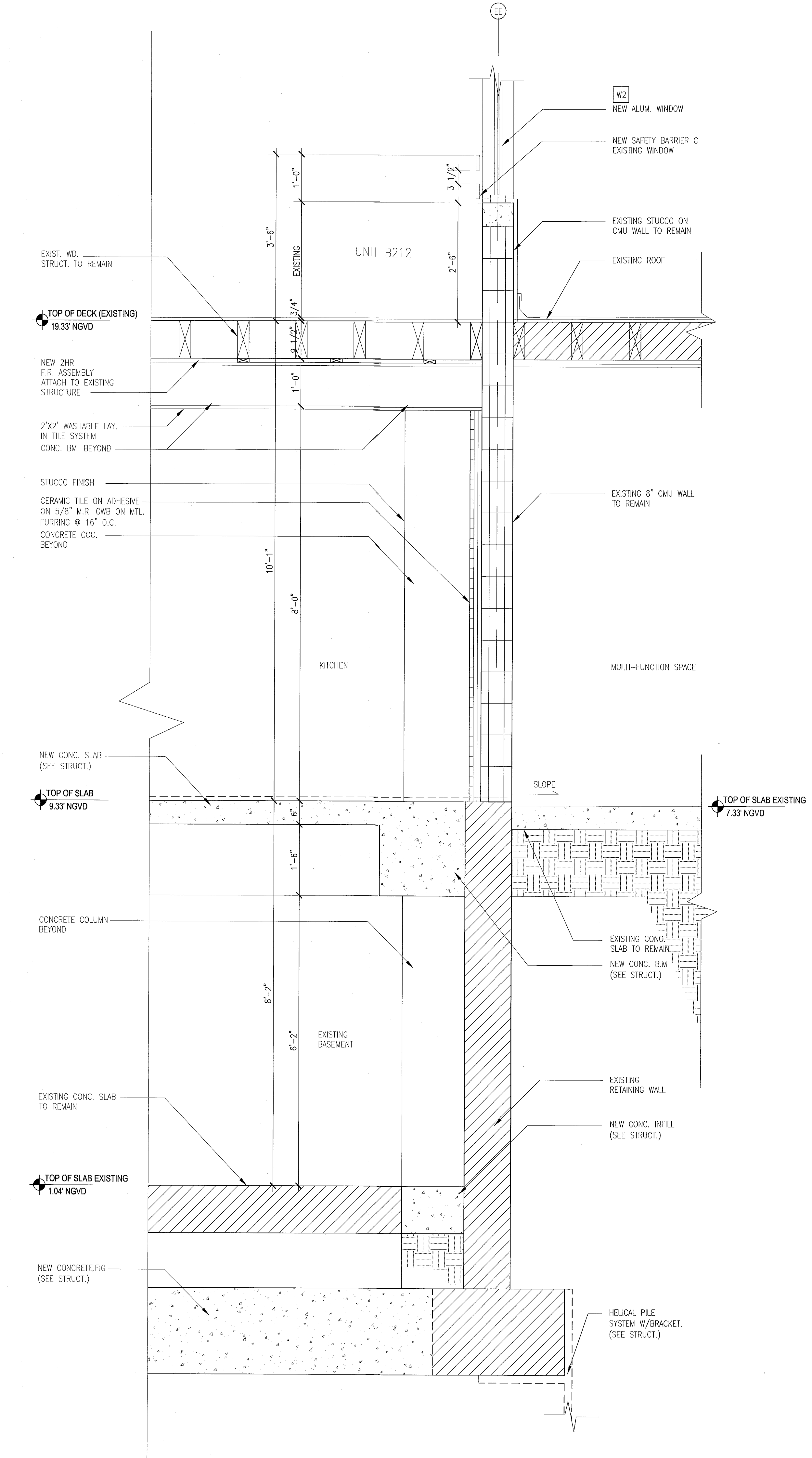
C TYPICAL WALL SECTION - 'CAMPTON'
 SCALE: 1/2" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

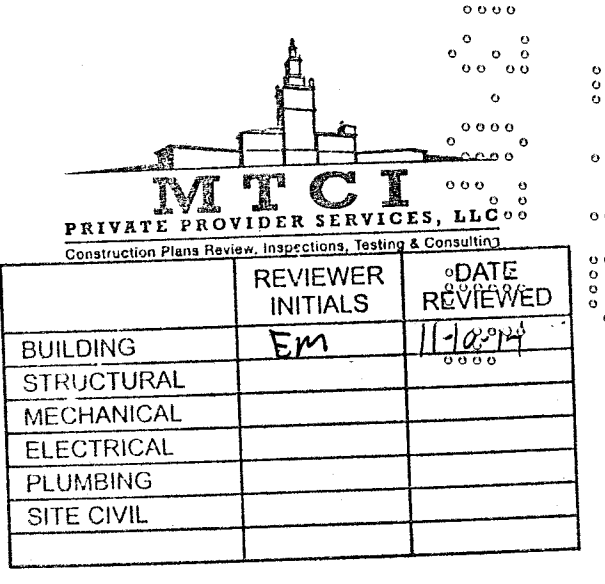


B TYPICAL WALL SECTION - 'CAMPTON'
SCALE: 3/4" = 1'-0"



A TYPICAL WALL SECTION AT - 'HADDON HALL'
SCALE: 3/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE



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Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 3/4"=1'-0"

SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

SHEET NUMBER

A412

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

M.T.C.I. PRIVATE PROVIDER SERVICES, LLC Commercial, Home, Marine, Inspection, Testing & Maintenance	
REVIEWER INITIALS	DATE REVIEWED
FM	11-12-14
BUILDING	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	
SITE CIVIL	

PERMIT SET

SEAL

Jonathan Cardello
Lic. #AR53391

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www.addinc.com
Lic. # AA25001507

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 3/4"=1'-0"

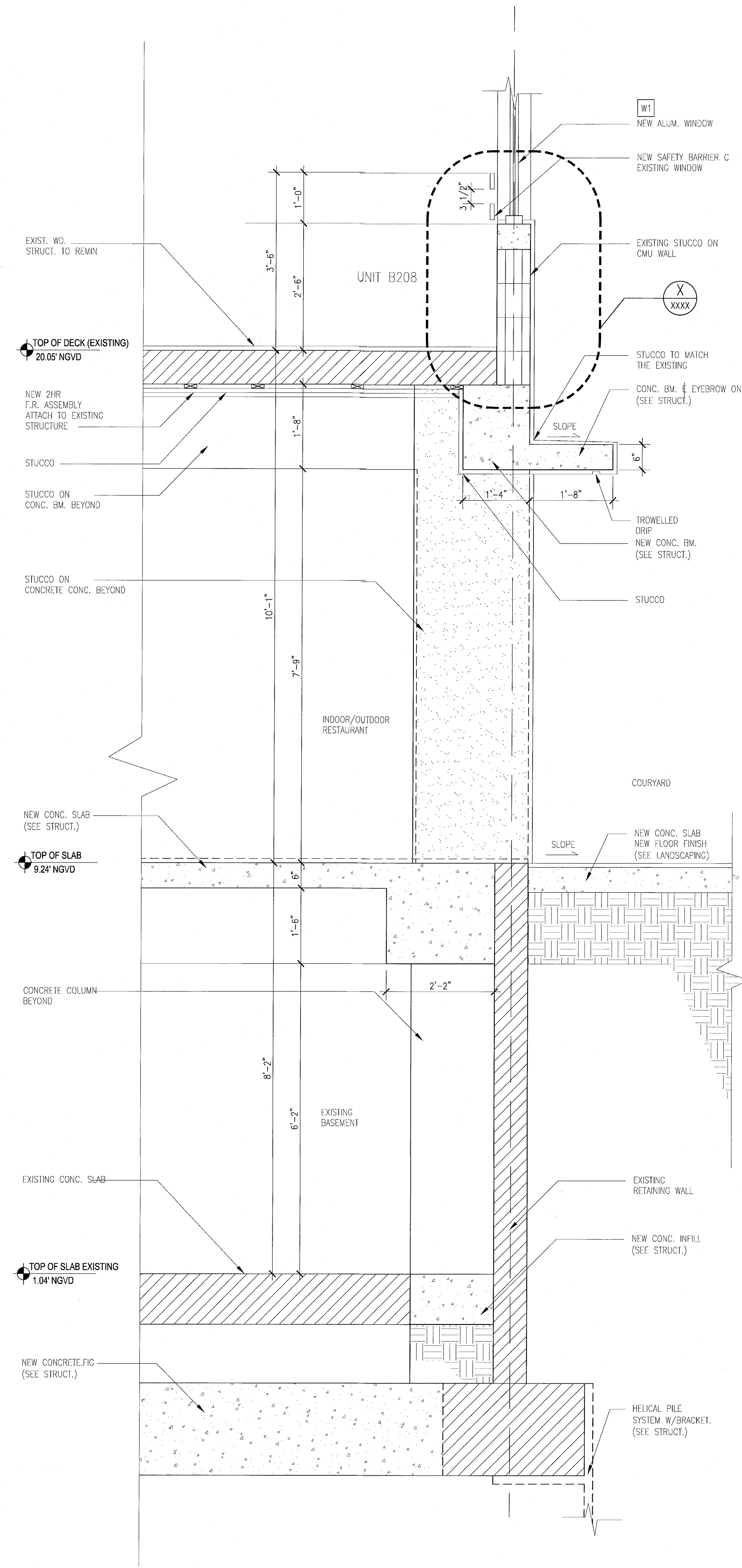
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EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

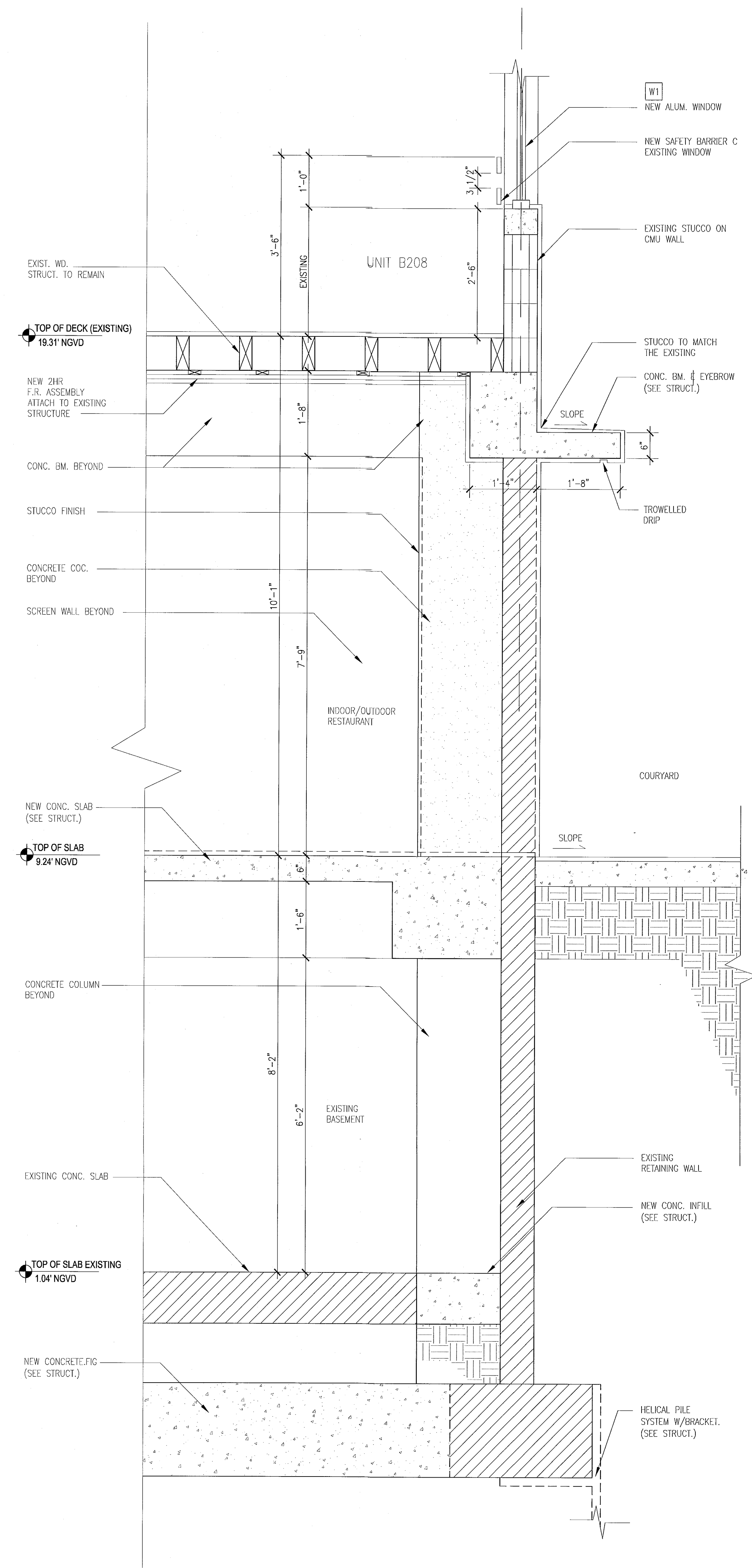
SHEET NUMBER

A413

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D TYPICAL WALL SECTION - 'CAMPTON'
SCALE: 3/4" = 1'-0"



C TYPICAL WALL SECTION AT - 'HADDON HALL'
SCALE: 3/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVIEWER INITIALS		
NO.	DATE	REVIEWED

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Jonathan Cardullo
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Lic. #AA26501507

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 1/2" = 1'-0"

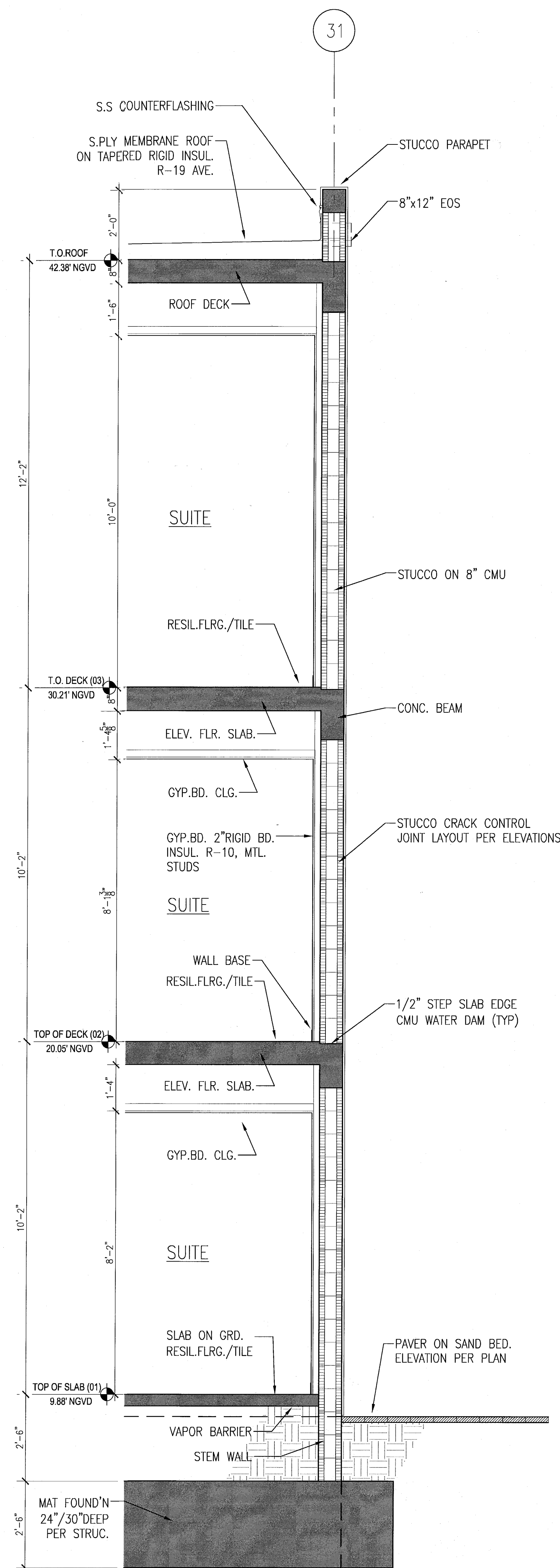
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TYPICAL EXTERIOR
WALL SECTIONS
BLDG-C
POOL SUITES

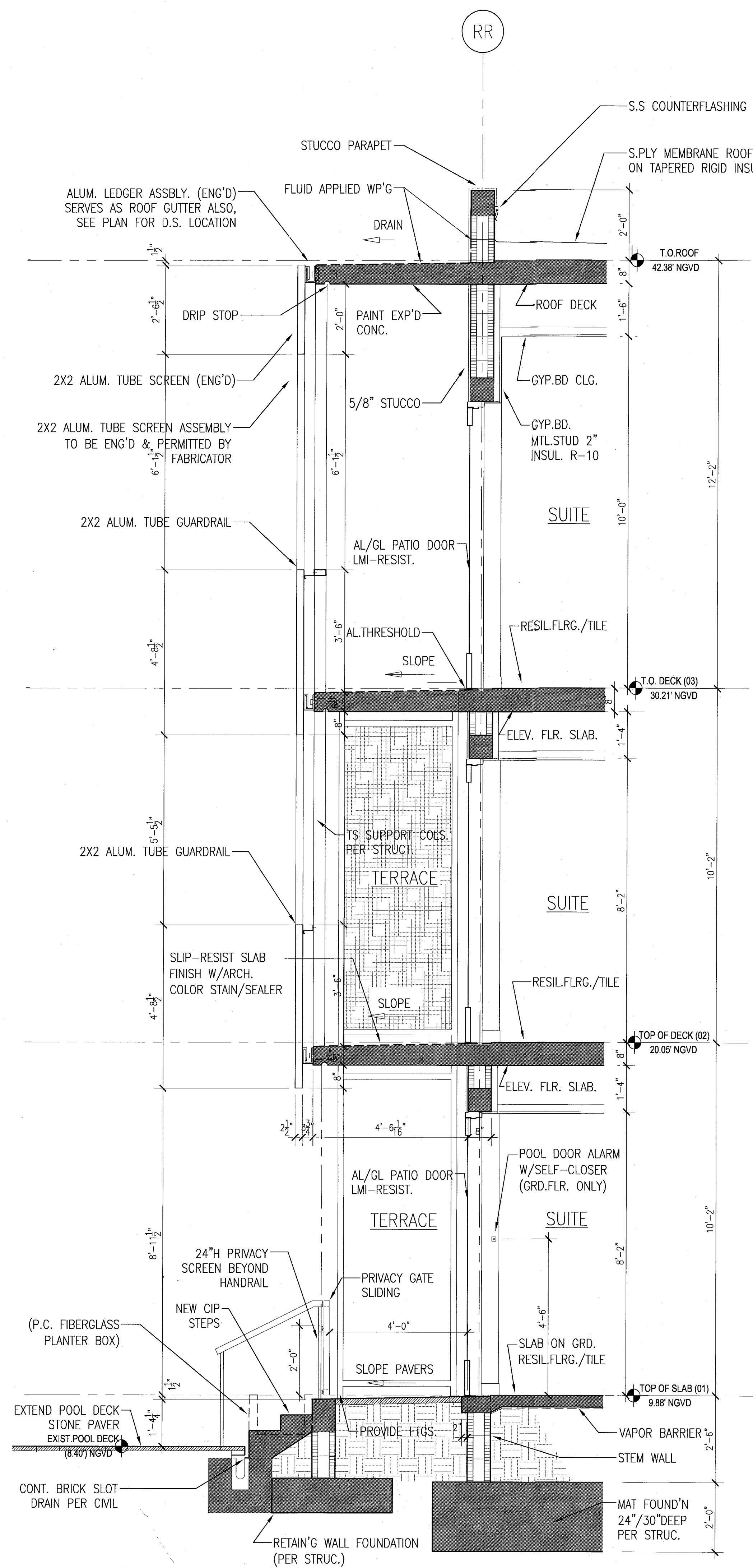
SHEET NUMBER

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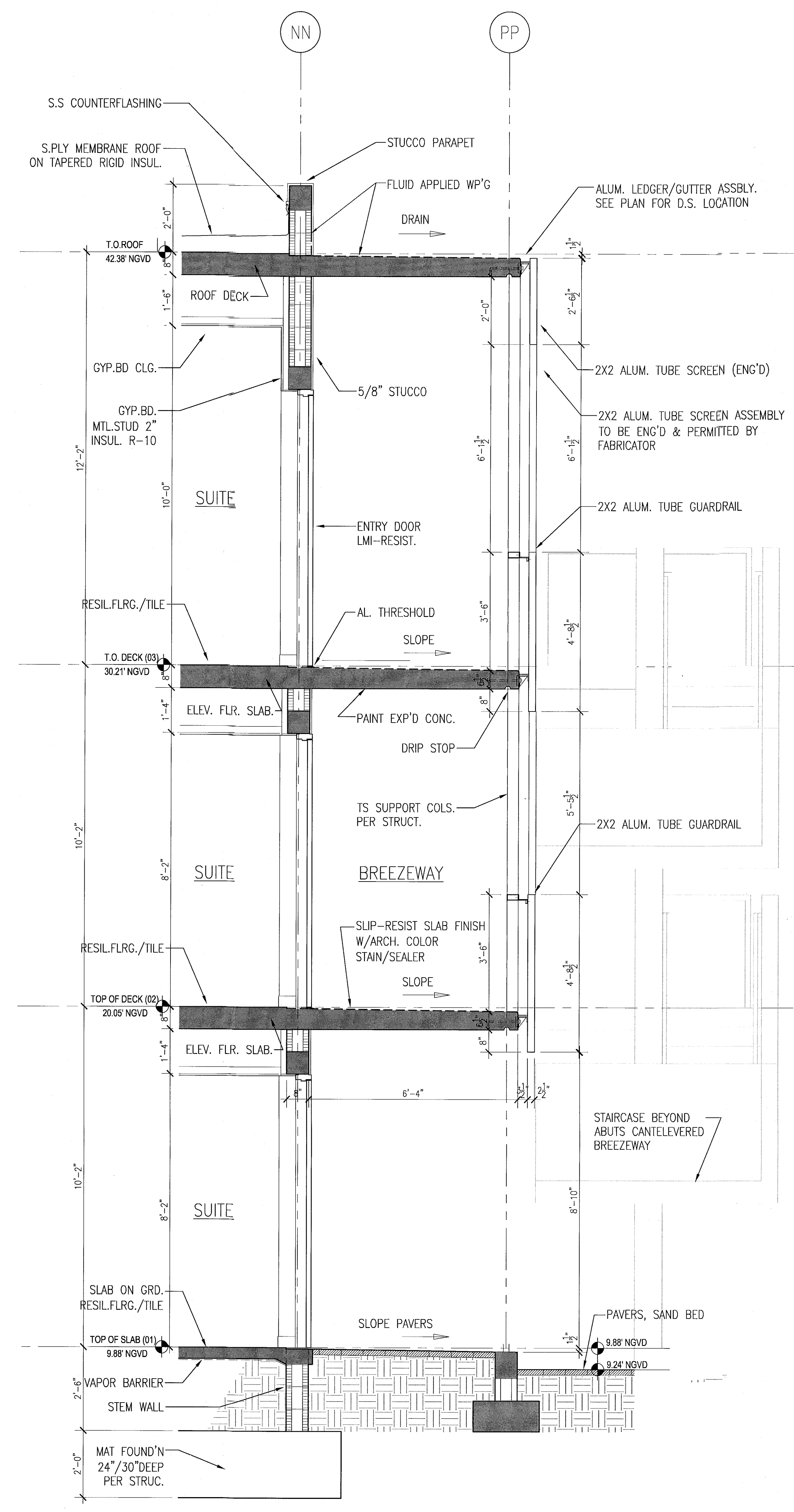
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C TYPICAL WEST/EAST WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



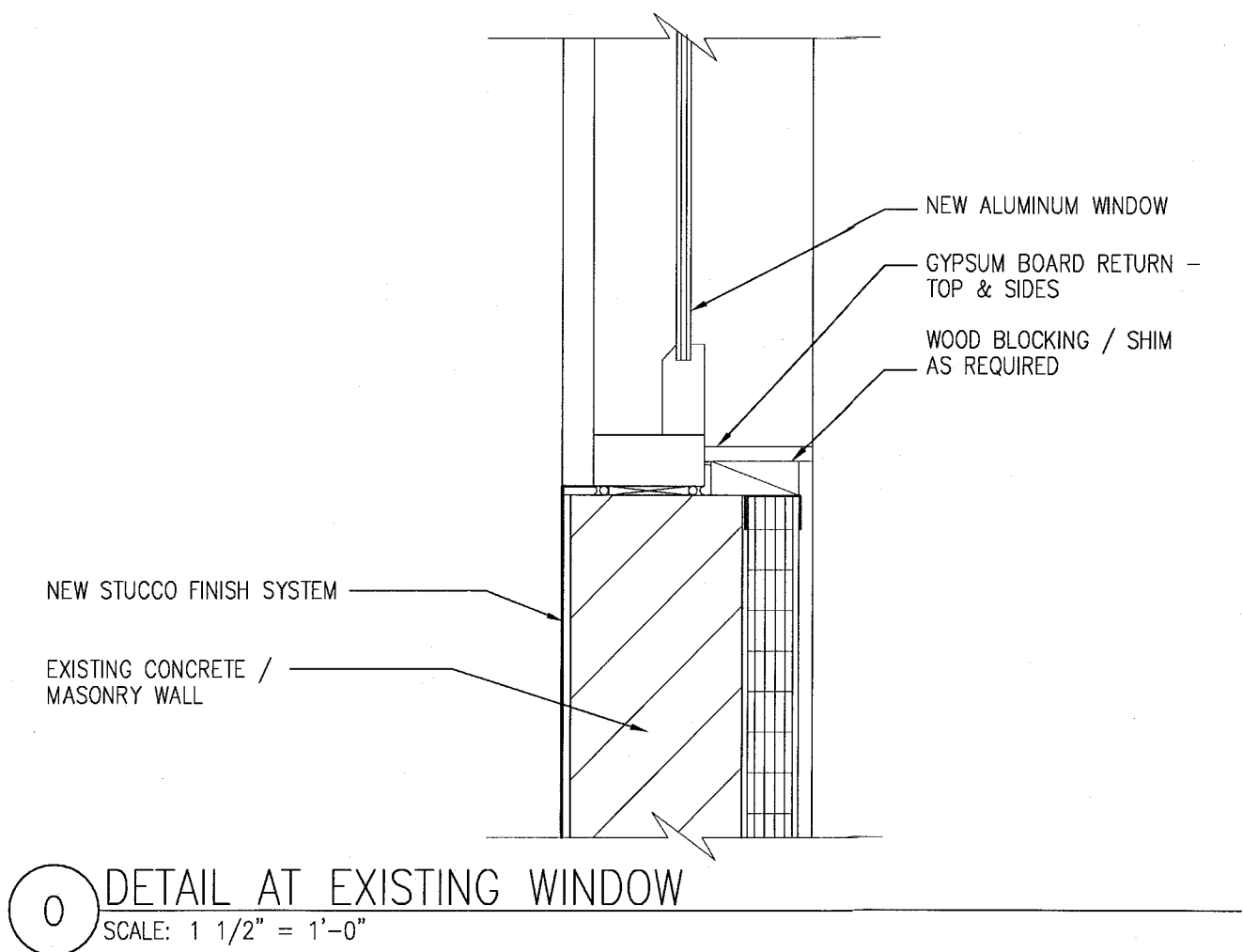
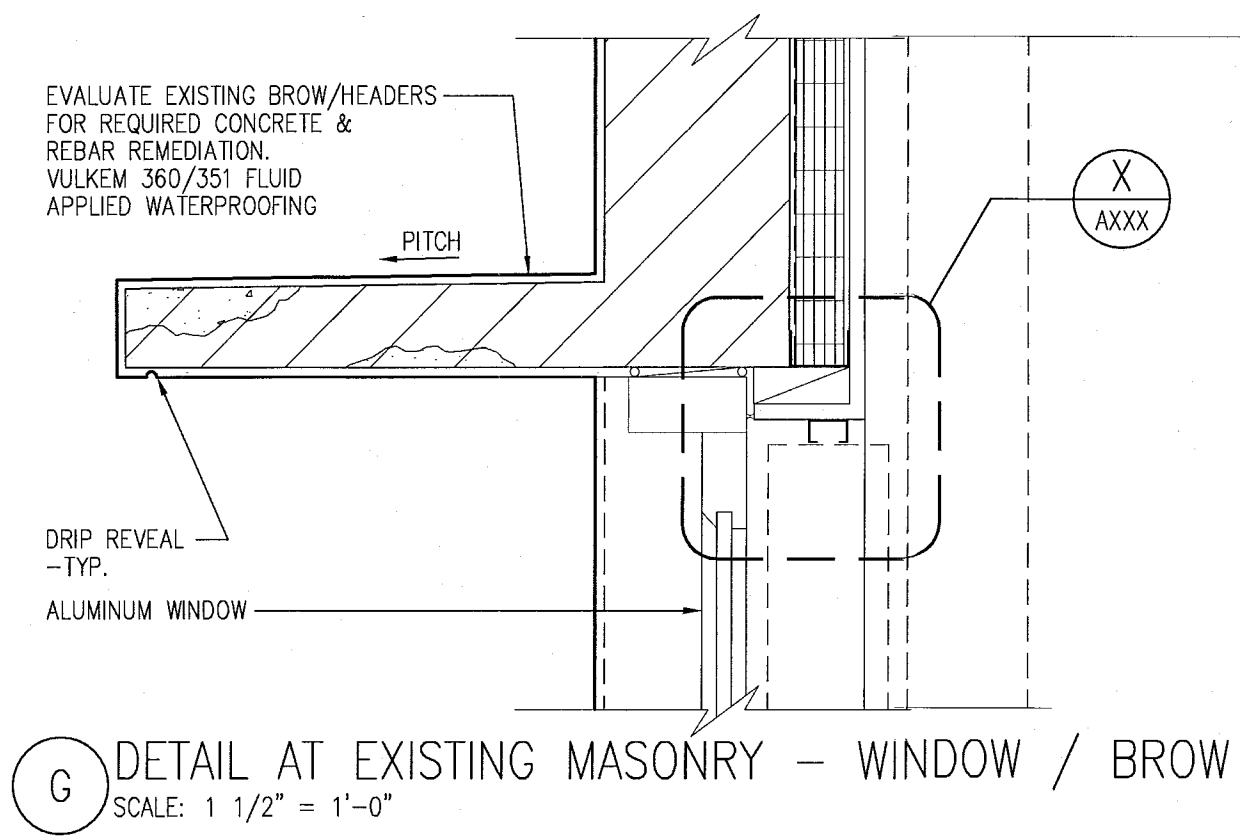
B TYPICAL SOUTH WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



A TYP. NORTH WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

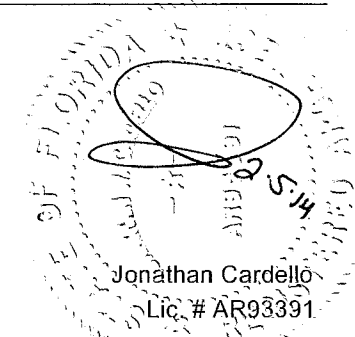
KEY PLAN N.T.S.



REVIEWER		
INITIALS		
DATE		
REVIEWED		
BUILDING	EA	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET

SEAL



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Lic. # AA00001507

Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

SHEET TITLE

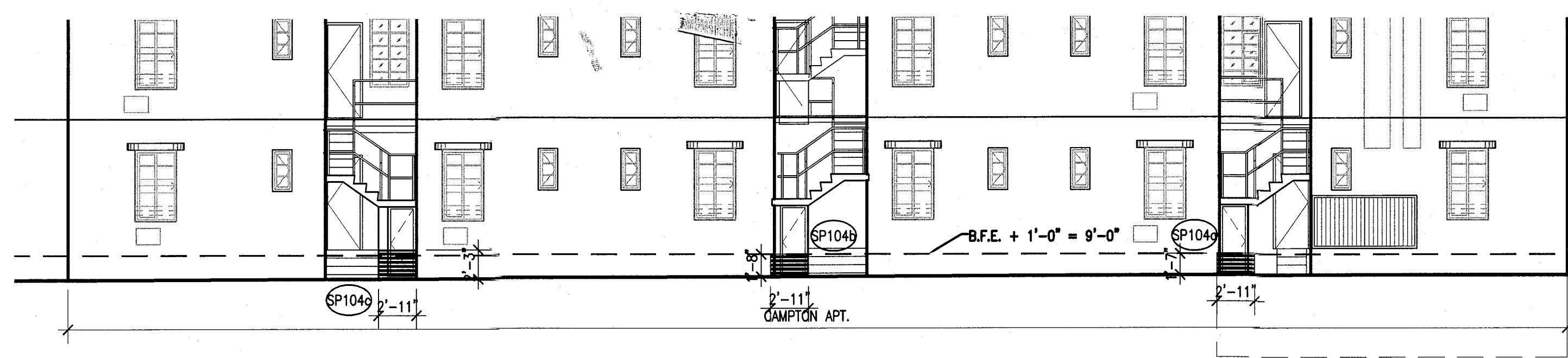
TYP. EXTERIOR WALL
WALL AND ROOF
DETAIL SECTIONS

SHEET NUMBER

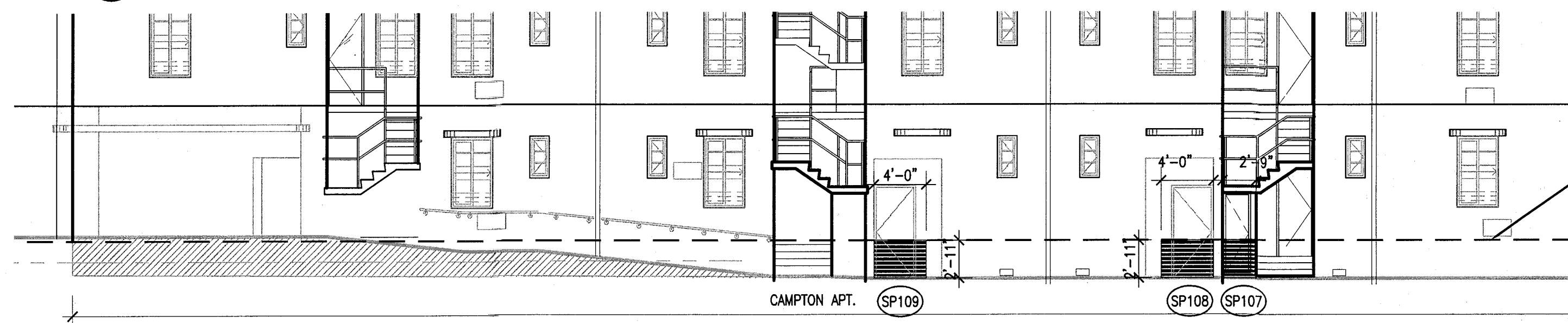
A420

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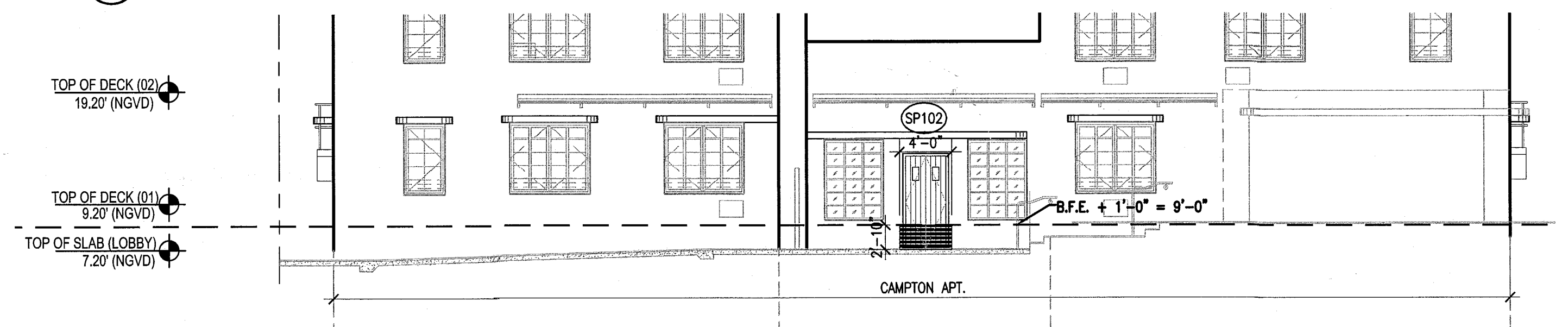
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



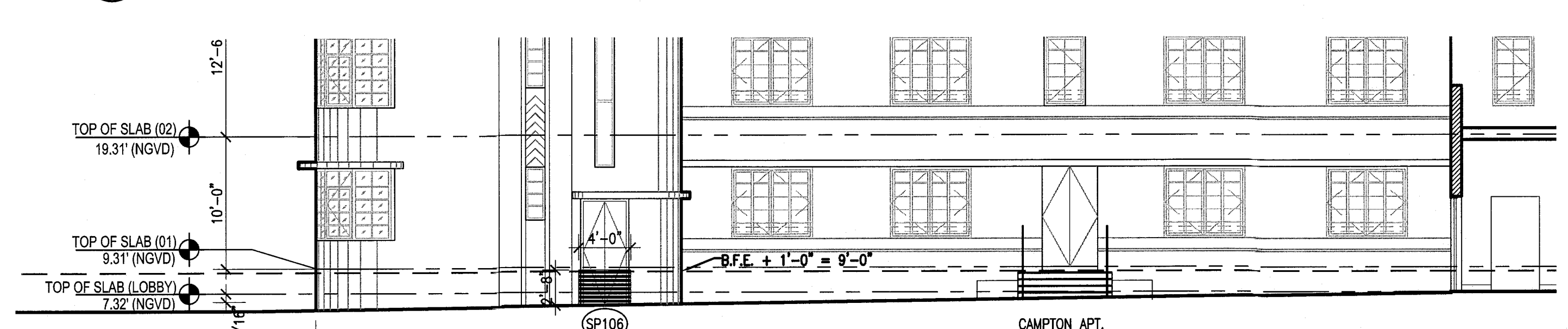
2 CAMPTON APT & HADDON HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



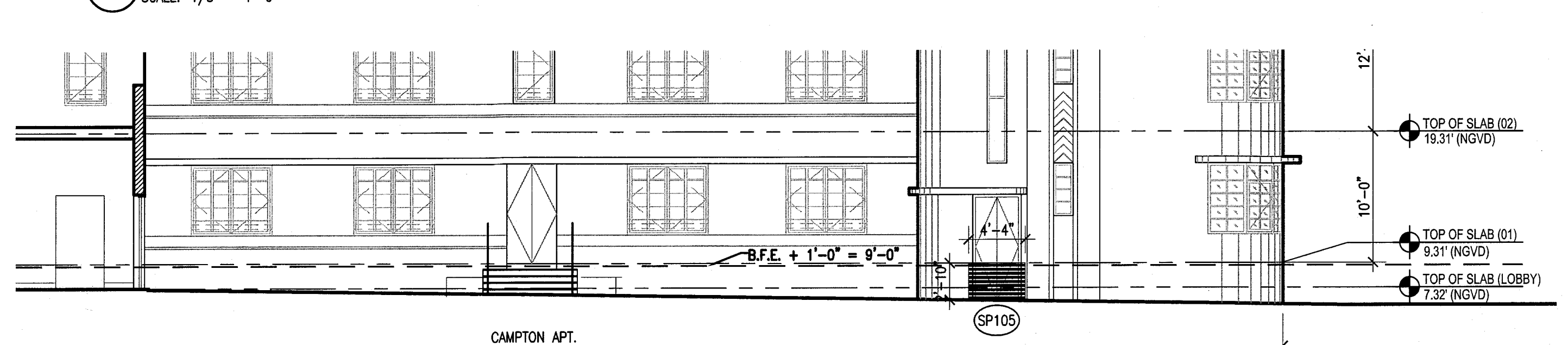
4 CAMPTON APT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



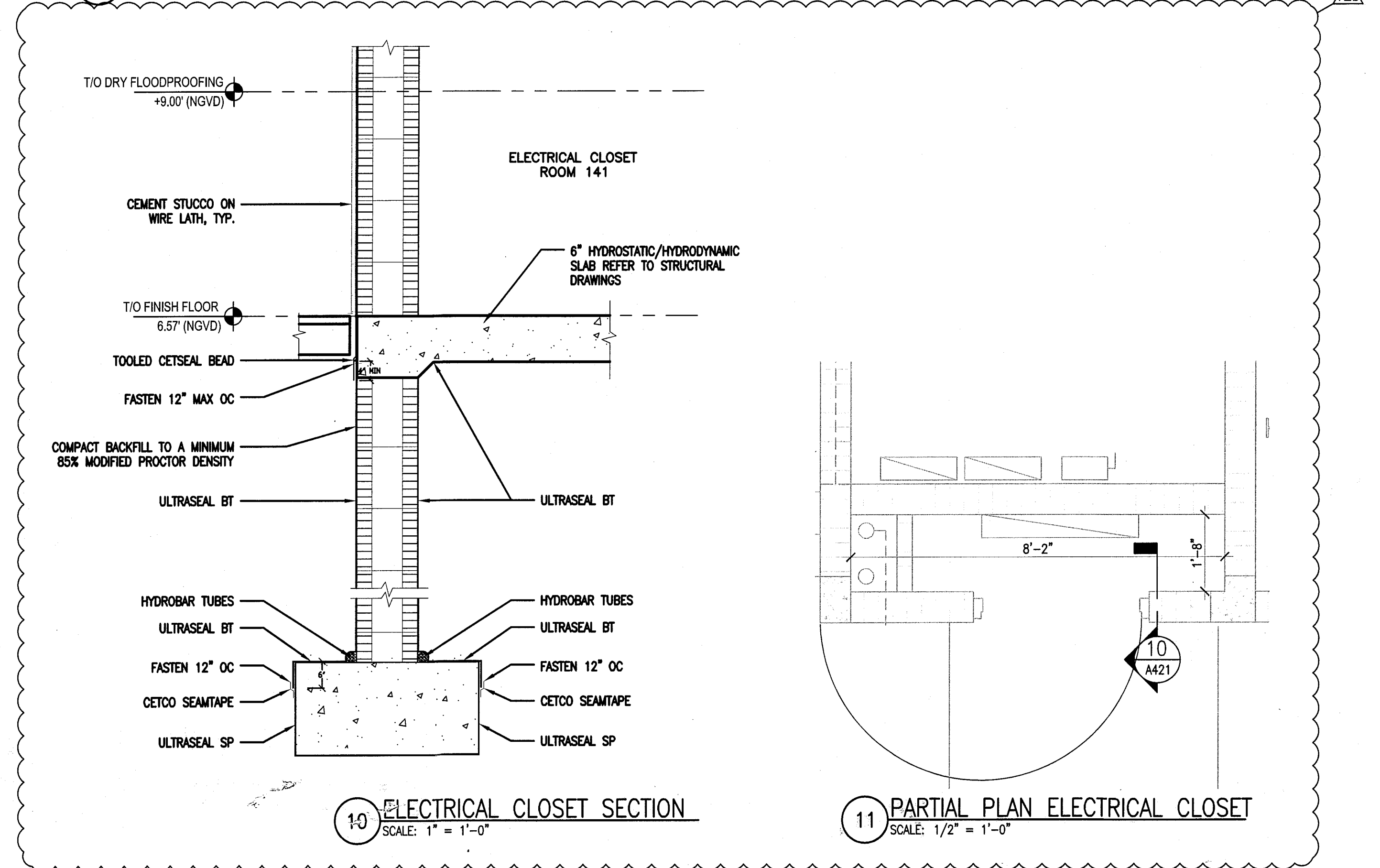
6 CAMPTON APT EAST ELEVATION
SCALE: 1/8" = 1'-0"



8 CAMPTON APT INNER COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

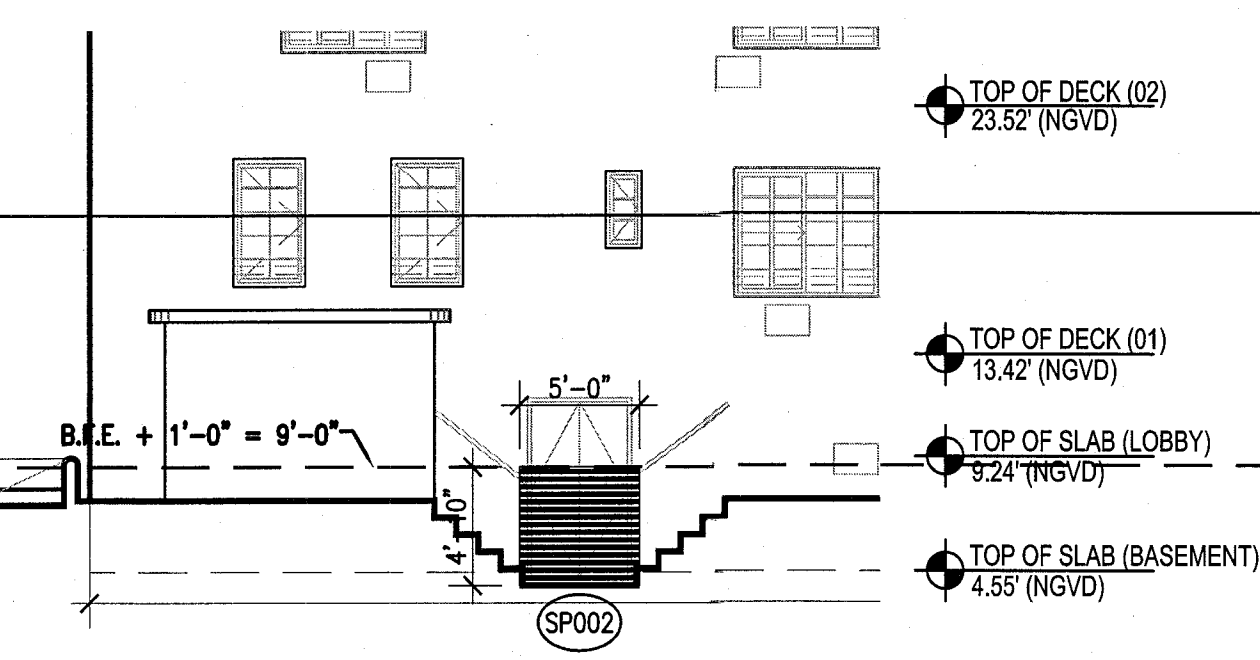


9 CAMPTON APT INNER COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"

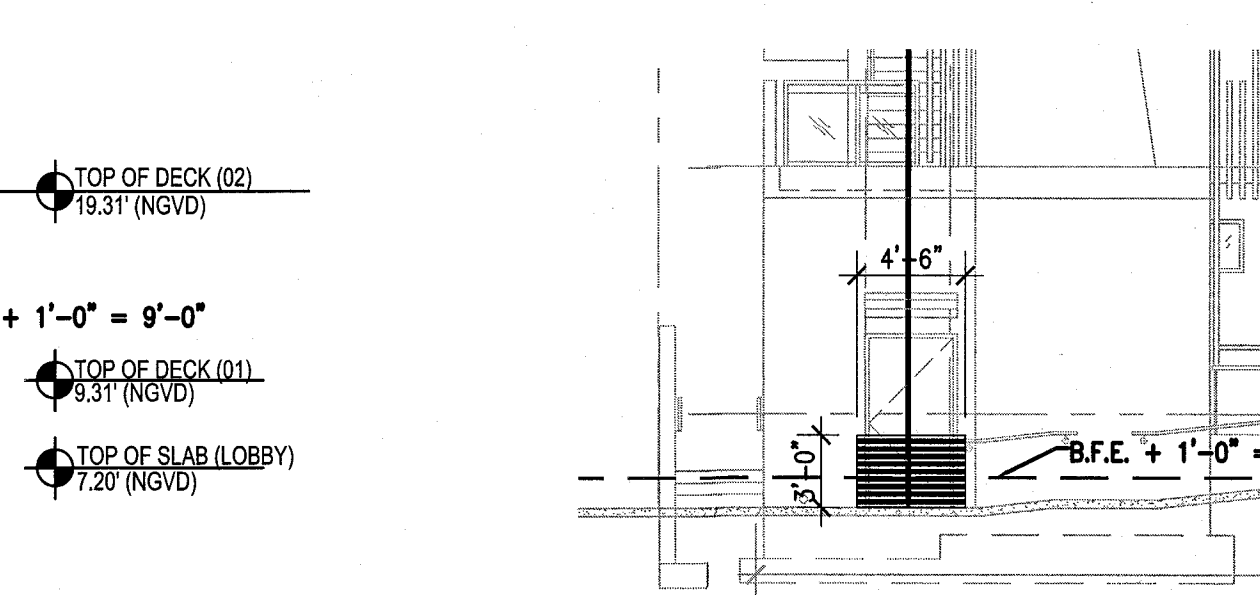


10 ELECTRICAL CLOSET SECTION
SCALE: 1" = 1'-0"

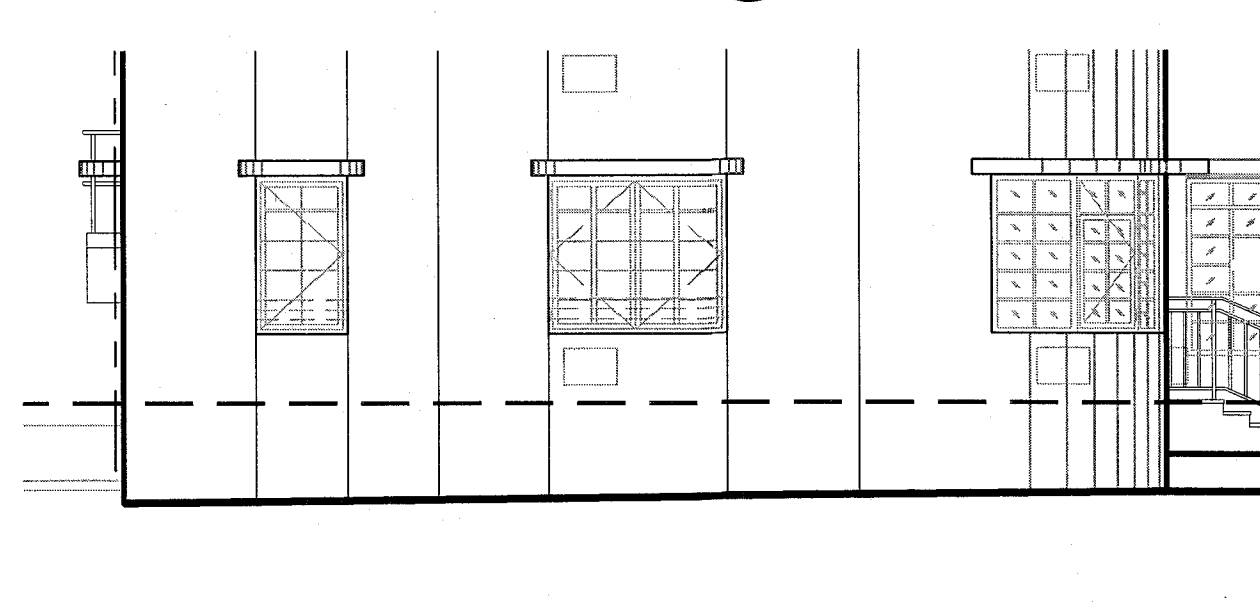
11 PARTIAL PLAN ELECTRICAL CLOSET
SCALE: 1/2" = 1'-0"



3 HADDON HALL WEST ELEVATION - BASEMENT DOOR
SCALE: 1/8" = 1'-0"



5 POOL SUITES SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

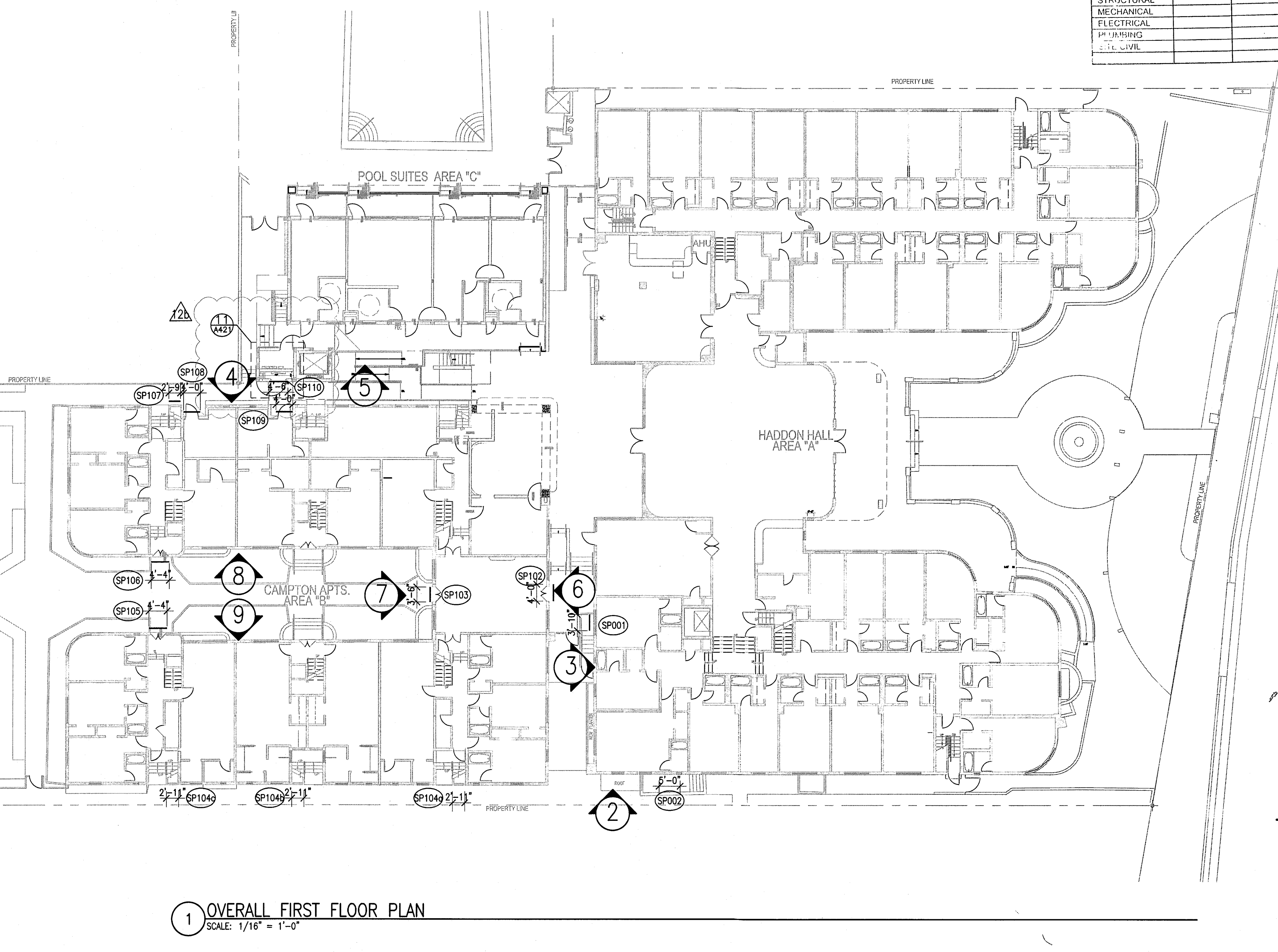


7 CAMPTON APT WEST ELEVATION
SCALE: 1/8" = 1'-0"

FLOODPROOFING NOTES:

1. B.F.E. = +8'-0" NGVD, SEE SURVEY
2. ALL EXTERIOR OPENINGS BELOW B.F.E. TO BE PROTECTED BY FLOOD BARRIERS UP TO 1'-0" ABOVE B.F.E. (I.E. = +9'-0"). PROVIDE REMOVABLE ALUMINUM FLOOD DAM BARRIERS AT ALL EXTERIOR DOORS AND REMOVABLE ALUMINUM FLOOD DAMS AT ALL CURTAIN WALL LOCATIONS. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BY MANUFACTURER UNDER SEPARATE PERMIT.
3. ALL CONSTRUCTION MATERIALS BELOW THE BASE FLOOD ELEVATION OF +8'-0" NGVD MUST BE OF FLOOD-RESISTENT MATERIALS (CLASS 4 AND 5 ONLY), AS DEFINED IN FEMA TECHNICAL BULLETIN 2-93.
4. INSTALL SERVICE EQUIPMENT ABOVE +8'-0" NGVD WHEREVER POSSIBLE.
5. PROVIDE CEMENTITIOUS WATERPROOFING SYSTEM ON CMU WALLS UNDER STUCCO FINISH UP TO FLOOD PROOFING HEIGHT (I.E. = 9'-0"). REFER TO SHEET A191 FOR FLOOD PANEL SCHEDULE

PRIVATE PROVIDER SERVICES, LLC Construction Plans, Specifications, Grading & Surveying			
BUILDING	REVIEWER INITIALS	DATE	REVIEWED
STRUCTURAL	Em	11-14-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
CIVIL			



1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

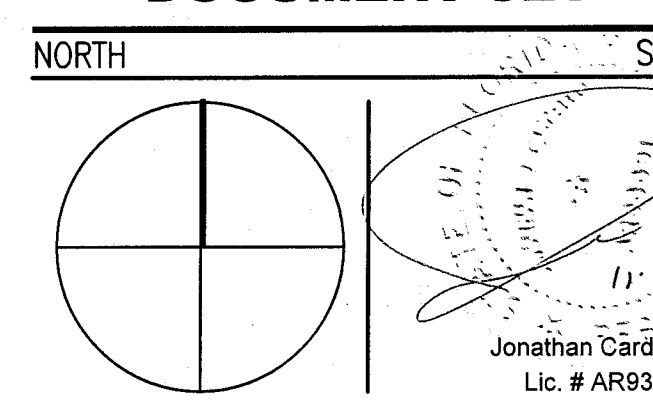
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	P&Z COMMENTS	07-14-2014
2	PERMIT COMMENT	10-22-2014

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: VARIES

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A421

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HADDON HALL WINDOW SCHEDULE

SIZE	DESCRIPTION	MATERIAL	GLASS	REMARKS
W1 3'-0" x 5'-3"	FIXED-TRANSOM-CASEMENT (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF. SAFETY BARS
W10 3'-0" x 5'-3"	FIXED-TRANSOM-SLIDER (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF. SAFETY BARS
W2 1'-6" x 3'-3"	CASEMENT (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF. SAFETY BARS
W3 1'-6" x 3'-3"	CASEMENT	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF. SAFETY BARS
W4 3'-3" x 1'-1"	FIXED-TRANSOM-CASEMENT (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26
W5 3'-0" x 5'-6"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26 BEHIND EXIST. GRILLE BLOCK
W6 5'-4.5" x 7'-8"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
W8 4'-6" x 5'-3"	CASEMENT-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF. SAFETY BARS
S9 8'-4" x 9'-4"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S10 8'-2" x 1'-2"	DOOR-TRANSOM-SIDELITE	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S11 9'-7" x 1'-2"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
W13 1'-6" x 9'-0"	EXIST. 6x6 GLASS BLOCK OPNG.	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
W21 3'-0" x 8'-7"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26
W22 1'-6" x 10'-0"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26

FENESTRATION NOAs (Notice of Acceptance)

1 ALUMINUM FIXED WINDOW	ES WINDOWS SERIES 1500	NOA 13-0617.26
2 ALUMINUM SINGLE HUNG WINDOW	ES WINDOWS SERIES 1100	NOA 12-0410.04
3 ALUMINUM CASEMENT WINDOW	ES WINDOWS SERIES 5-5000	NOA 12-0820.06
4 ALUMINUM GUESTROOM PATIO DOOR	CGI SERIES 450	NOA 12-0706.03
5 ALUMINUM STOREFRONT ENTRY DOOR	ES WINDOWS SERIES 9000	NOA 13-0617.29
6 ALUMINUM STOREFRONT FRAMING	ES WINDOWS SERIES 8000	NOA 13-0115.06
7 HOLLOW METAL DOORS - OUTSWING	STEELCRAFT	NOA 12-0305.14
8 HOLLOW METAL DOORS - INSWING	STEELCRAFT	NOA 13-0617.31

NOTES:

- ALL GLASS TO HAVE VISIBLE LIGHT TRANSMISSION AS FOLLOWS:
 - AT HADDON EAST FACADE AT 34%
 - AT ALL OTHER HADDON ALL AND CAMPTON APARTMENT FACADES 34%
 - AT POOL SUITES FACADES 34%
- ALL WINDOW FRAMES TO HAVE A SILVER METALLIC FINISH. DURANAR COLOR TO BE SELECTED BY ARCHITECT.
- ALL SINGLE HUNG WINDOW SHALL OPERATE FROM THE TOP AT CURVED/FACETED WINDOW LOCATIONS.
- LMI - LARGE MISSILE IMPACT APPLIES TO THOSE WINDOWS INSTALLED AT 30' OR LESS ABOVE GROUND FLOOR.
- S.M.I. - SMALL MISSILE IMPACT APPLIES TO THOSE WINDOWS INSTALLED AT 30' OR MORE ABOVE GROUND FLOOR.
- AS ALLOWED BY STATE ENERGY CODE FOR EXISTING BUILDING CONDITIONS, U-VALUE=1.25 AND SHGC = 0.82

GENERAL WINDOW NOTES:

- ALL GLAZED AREAS IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 - 2406.1.4

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
1A	P&Z COMMENTS	07-14-2014
1A	FIRE & MTCI PERMIT COMMENTS	08-21-2014
1A	FIRE & MTCI PERMIT COMMENTS	09-29-2014

1 HADDON HALL WINDOW TYPE ELEVATIONS

SCALE: 1/4" = 1'-0"

HADDON HALL STOREFRONT SCHEDULE

SIZE	DESCRIPTION	MATERIAL	GLASS	REMARKS
S1 6'-5" x 10'-0"	DOOR-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S2 8'-8" x 10'-0"	DOOR-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S3 12'-2.5" x 9'-4"	DOOR-TRANSOM-SIDELITES	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S4 4'-10" x 9'-4"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06

CAMPTON WINDOW SCHEDULE

SIZE	DESCRIPTION	MATERIAL	GLASS	REMARKS
W3 1'-6" x 3'-2"	CASEMENT	ALUM. & GLASS	IMPACT GLASS	
W14 6'-2" x 5'-5"	FIXED/CASEMENT W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	LIMIT CASEMENT OPENING TO 4" MAX.
W15 3'-2" x 5'-5"	CASEMENT W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	LIMIT CASEMENT OPENING TO 4" MAX.
W15 3'-2" x 5'-5"	SLIDER W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	
W16 3'-3" x 5'-5"	FIXED/CASEMENT/FIXED W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	ARCHED OPENING, LIMIT CASEMENT OPENING TO 4" MAX.
W17 4'-9" x 6'-2"	FIXED/FIXED W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	

2 HADDON HALL STOREFRONT ELEVATIONS

SCALE: 1/4" = 1'-0"

3 CAMPTON WINDOW TYPE ELEVATIONS

SCALE: 1/4" = 1'-0"

POOL SUITES WINDOW SCHEDULE

SIZE	DESCRIPTION	MATERIAL	GLASS	REMARKS
W18 5'-6" x 5'-2"	FIXED GLASS WINDOW	ALUM.	IMPACT GLASS	NOA 13-0617.26
W19 3'-4" x 2'-2"	FIXED GLASS WINDOW	ALUM.	IMPACT GLASS	NOA 13-0617.26

FRESH AIR VENTILATION CHART

HADDON HALL									
UNIT	UNIT AREA	EXISTING R.O. AREA	EXISTING OPEN FREE AREA	EXISTING % OPEN FREE AREA	REQUIRED 4% OPEN FREE AREA	PROPOSED WINDOW TYPE	PROPOSED OPEN FREE AREA	PROPOSED % OPEN FREE AREA	REMARKS
A105	292 SF	48.14 SF	18.9 SF	4.7 %	11.68 SF	W-1	13.80 SF	4.7 %	EXISTING AWNING WINDOW TO BE REPLACED
A121	294 SF	31.50 SF	13.8 SF	6.4 %	11.76 SF	W-4	12.57 SF	4.7 %	EXISTING AWNING WINDOW TO BE REPLACED
A126	292 SF	31.50 SF	13.8 SF	4.7 %	11.68 SF	W-1	13.80 SF	4.7 %	EXISTING AWNING WINDOW TO BE REPLACED
A127	238 SF	15.75 SF	6.5 SF	2.7 %	8.32 SF	W-2	13.00 SF	5.4 %	EXISTING AWNING WINDOW TO BE REPLACED
CAMPTON									
B107	302 SF	32.39 SF	32.39 SF	10.7 %	12.07 SF	W-1	13.80 SF		
B202	222 SF	32.39 SF	32.39 SF	14.5 %	8.80 SF	W-1	13.80 SF		EXISTING JALOUSIE WINDOW TO BE REPLACED
B206	494 SF	16.64 SF	13.8 SF			W-2	13.00 SF		EXISTING JALOUSIE WINDOW TO BE REPLACED
		4.75 SF	4.75 SF			W-3	3.00 SF		EXISTING JALOUSIE WINDOW TO BE REPLACED
			TOTAL 50.84 SF	10.2 %	19.76 SF		TOTAL 29.80 SF	6.0 %	

2 POOL SUITES WINDOW TYPE ELEVATIONS

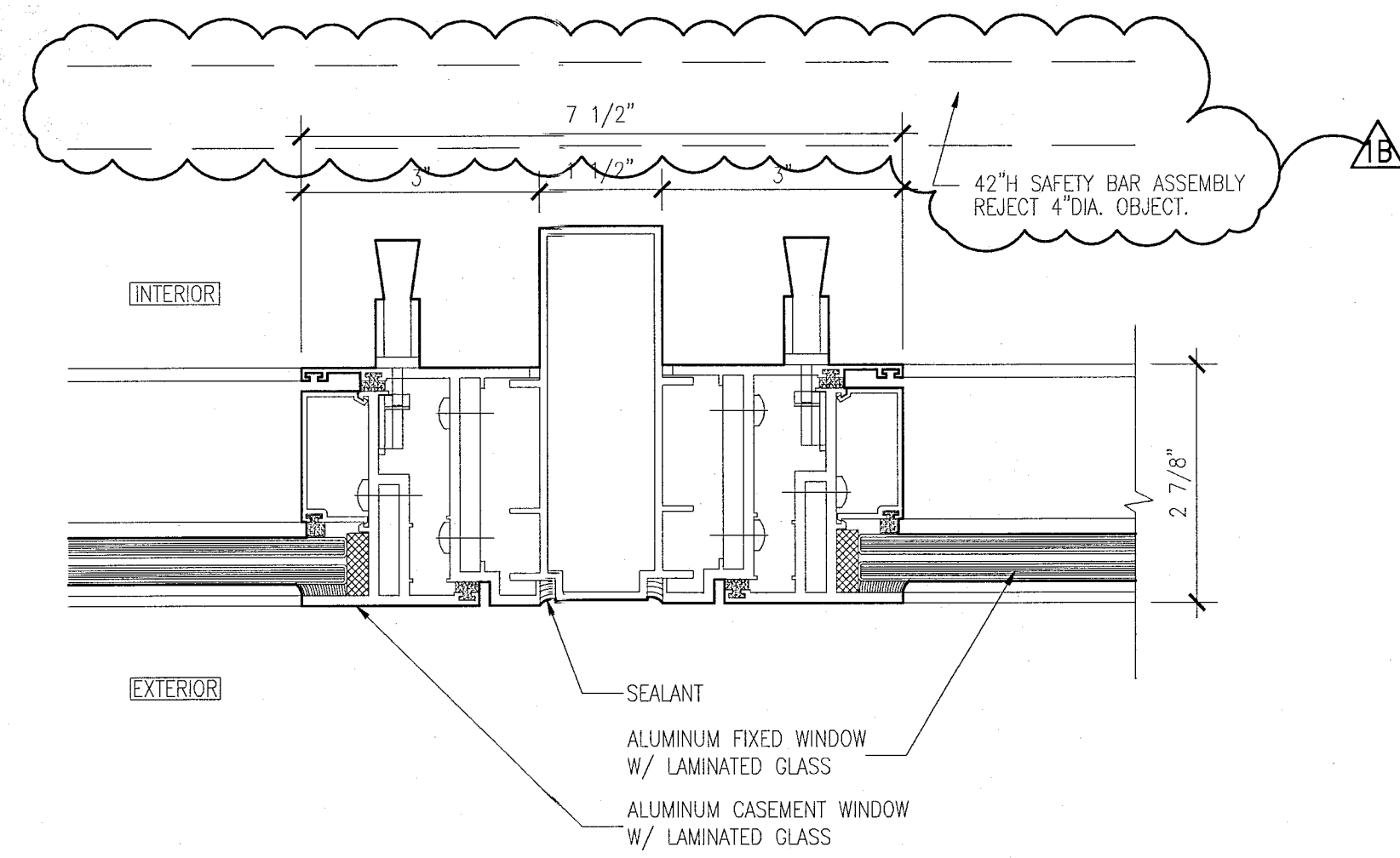
SCALE: 1/4" = 1'-0"

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MIAMI BEACH
FIRE DEPARTMENT

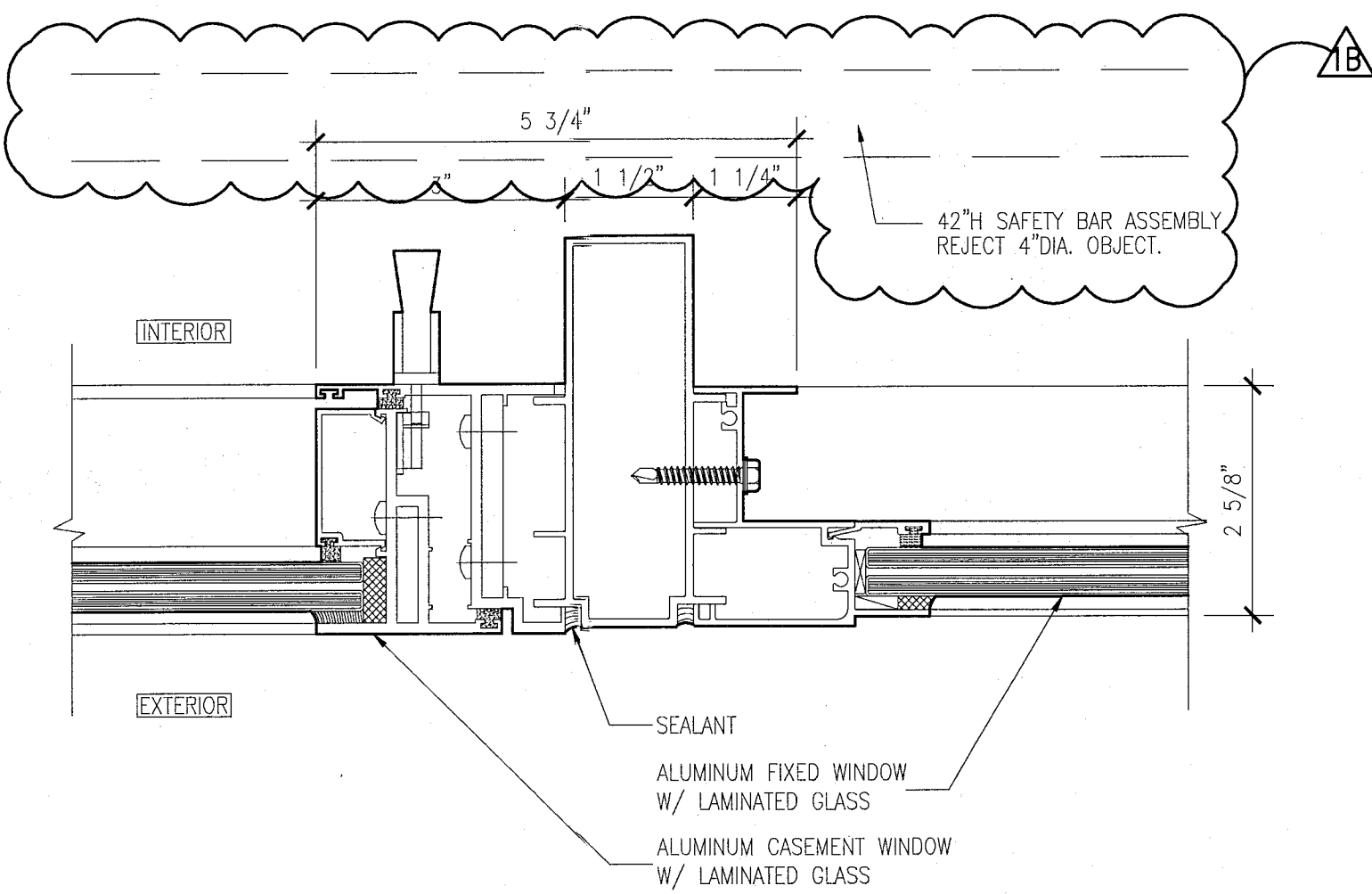
WINDOW
SCHEDULE

A431

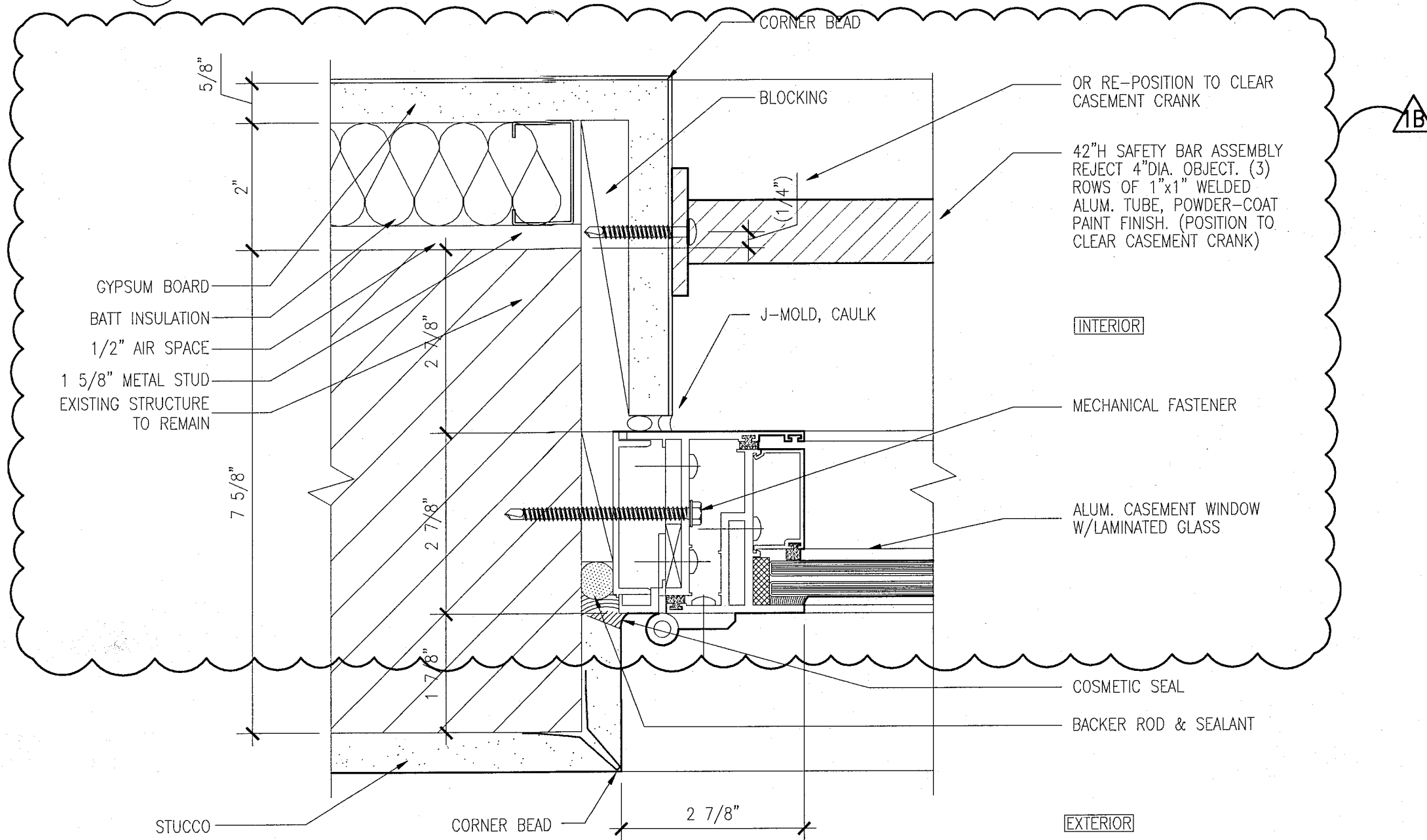
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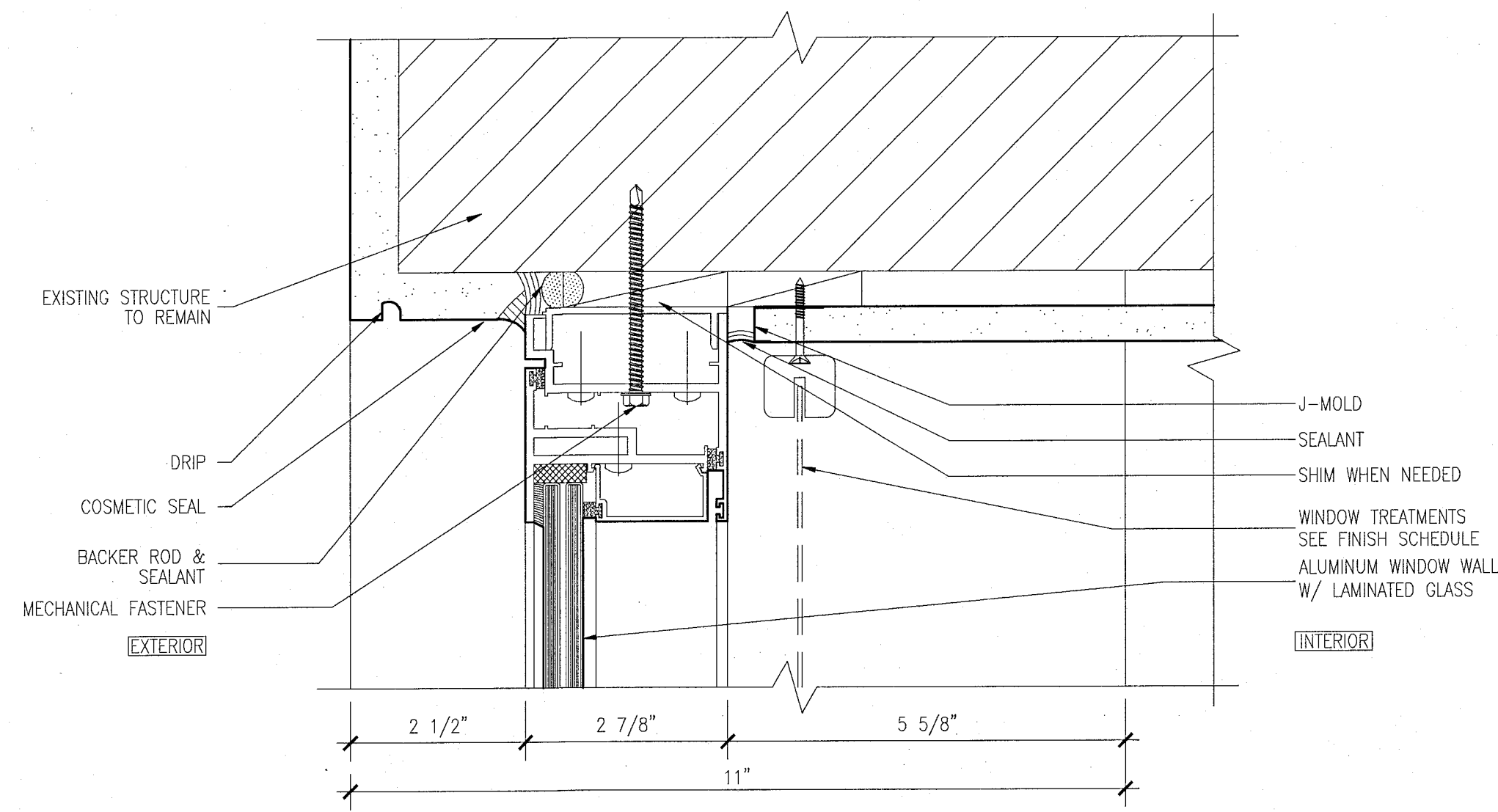
10 JAMB DETAIL AT TWO CASEMENT WINDOWS
SCALE: 6" = 1'-0"



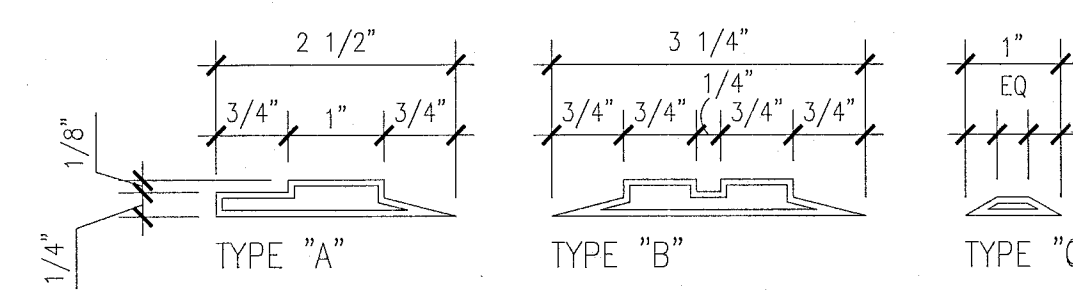
9 JAMB DETAIL AT CASEMENT WINDOWS AND FIXED WINDOWS
SCALE: 6" = 1'-0"



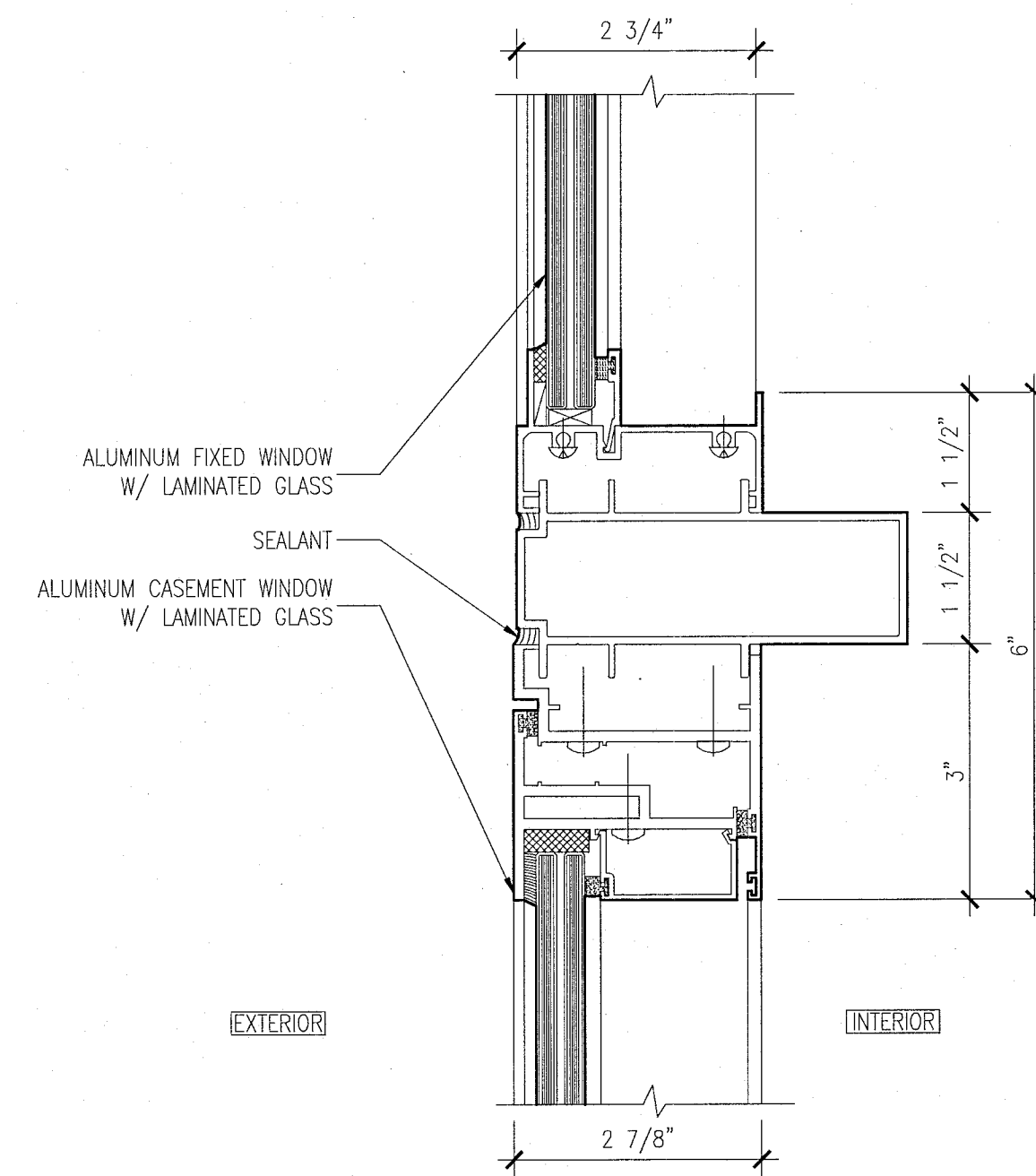
8 JAMB DETAIL AT CASEMENT WINDOWS AND WALL
SCALE: 6" = 1'-0"



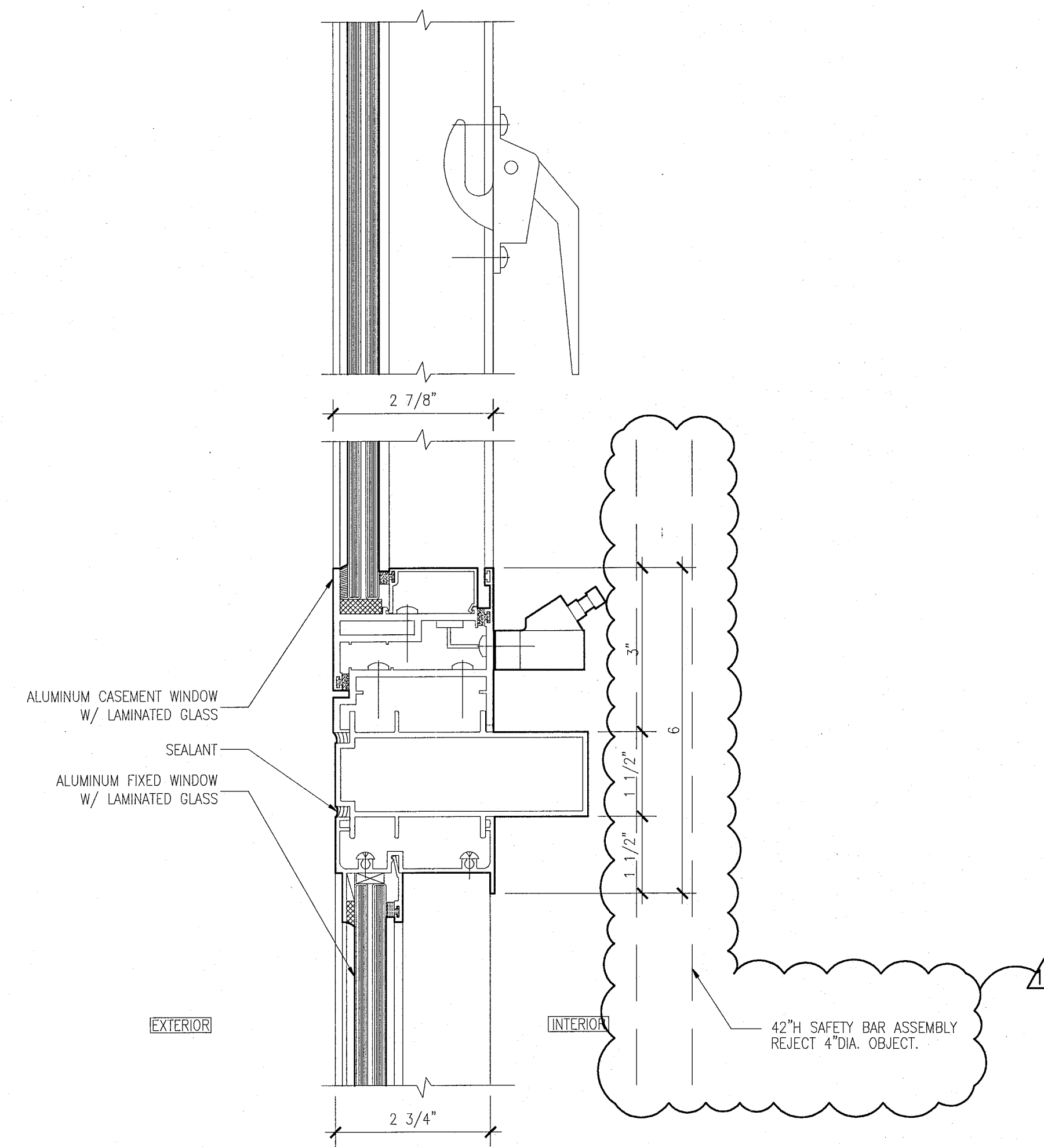
7 HEAD DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



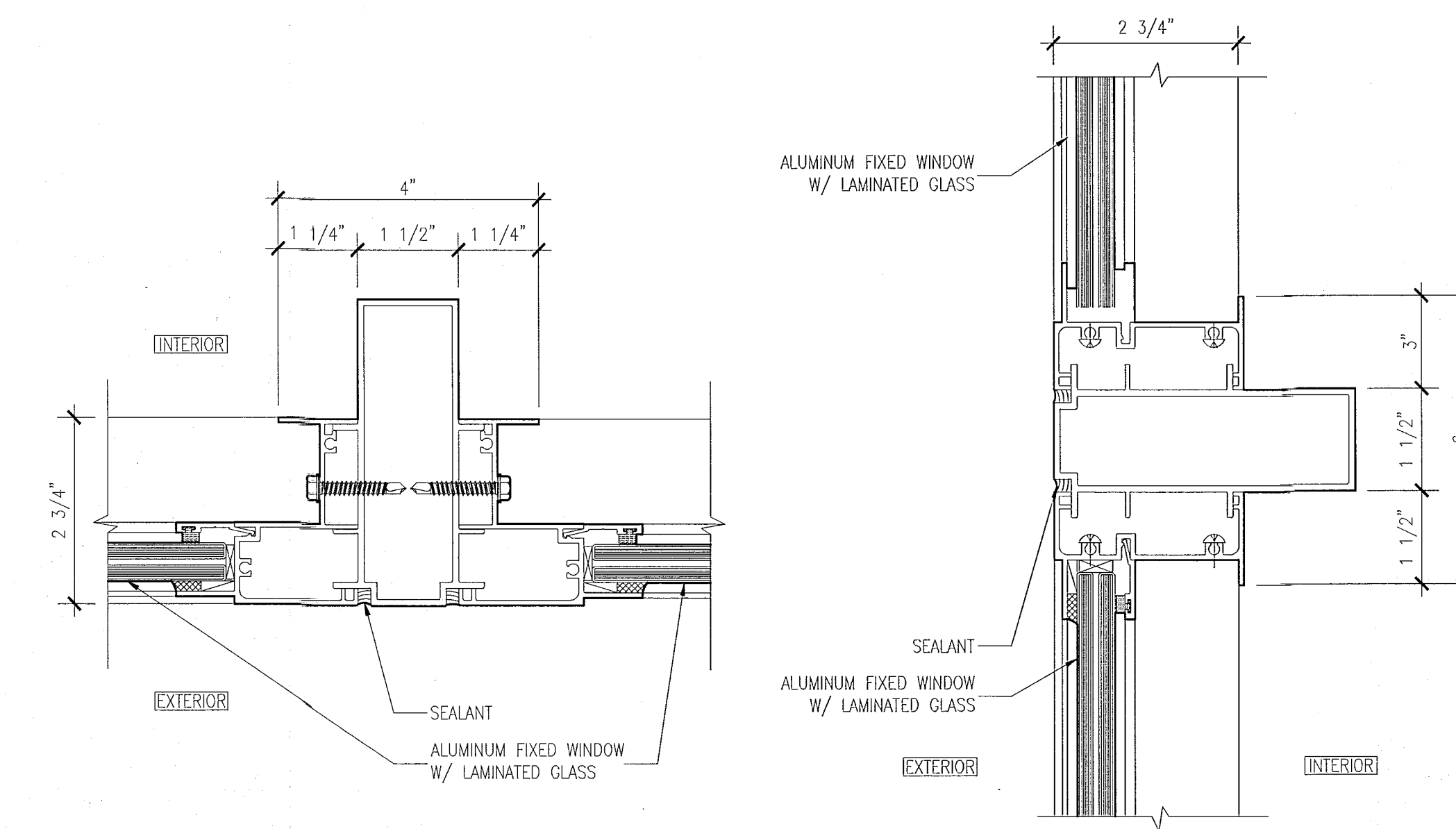
11 WINDOW MUNTIN / EXTRUSION PROFILES
SCALE: N.T.S.



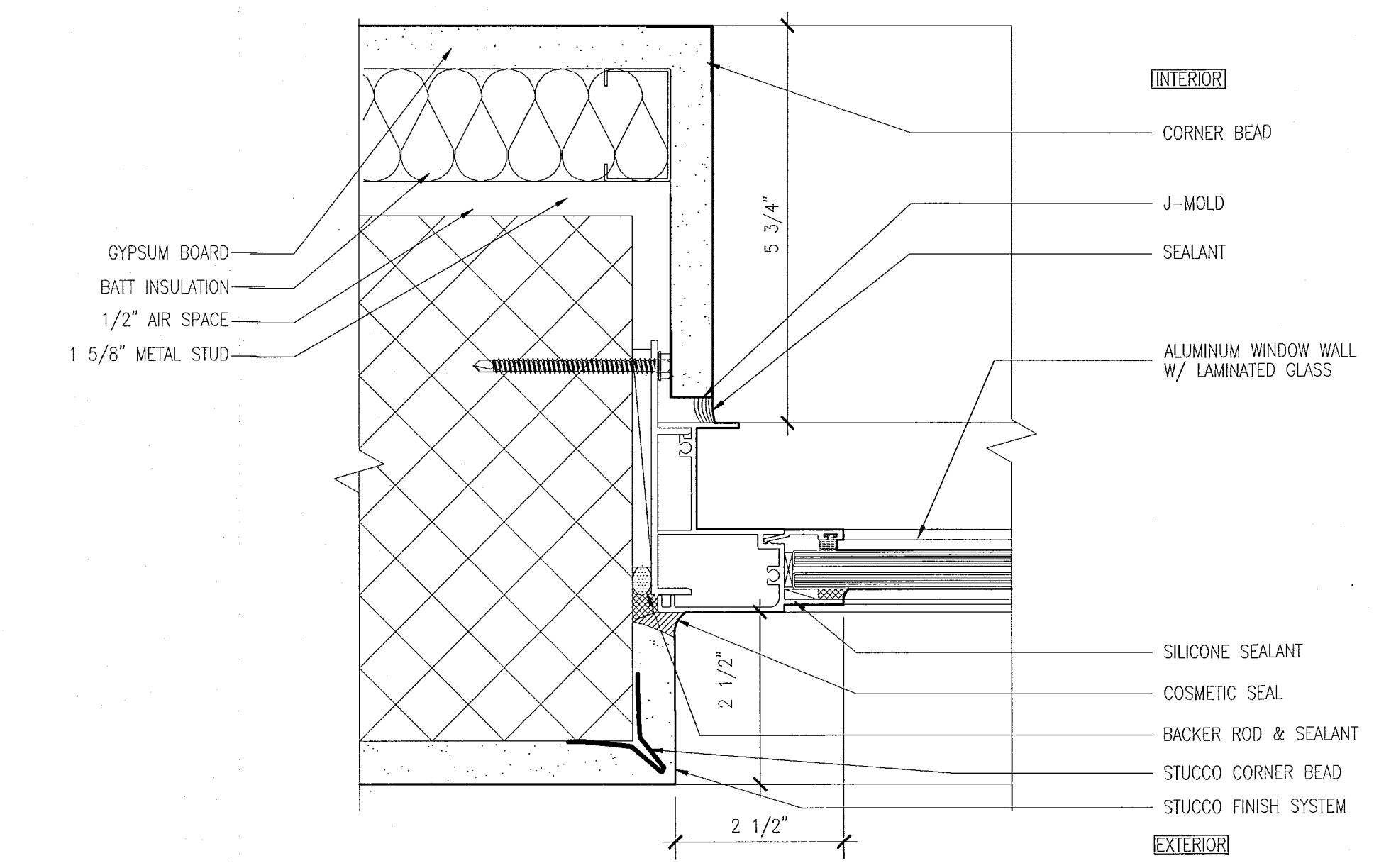
6 HEAD DETAIL AT CASEMENT WINDOWS WITH FIXED TRANSOM
SCALE: 6" = 1'-0"



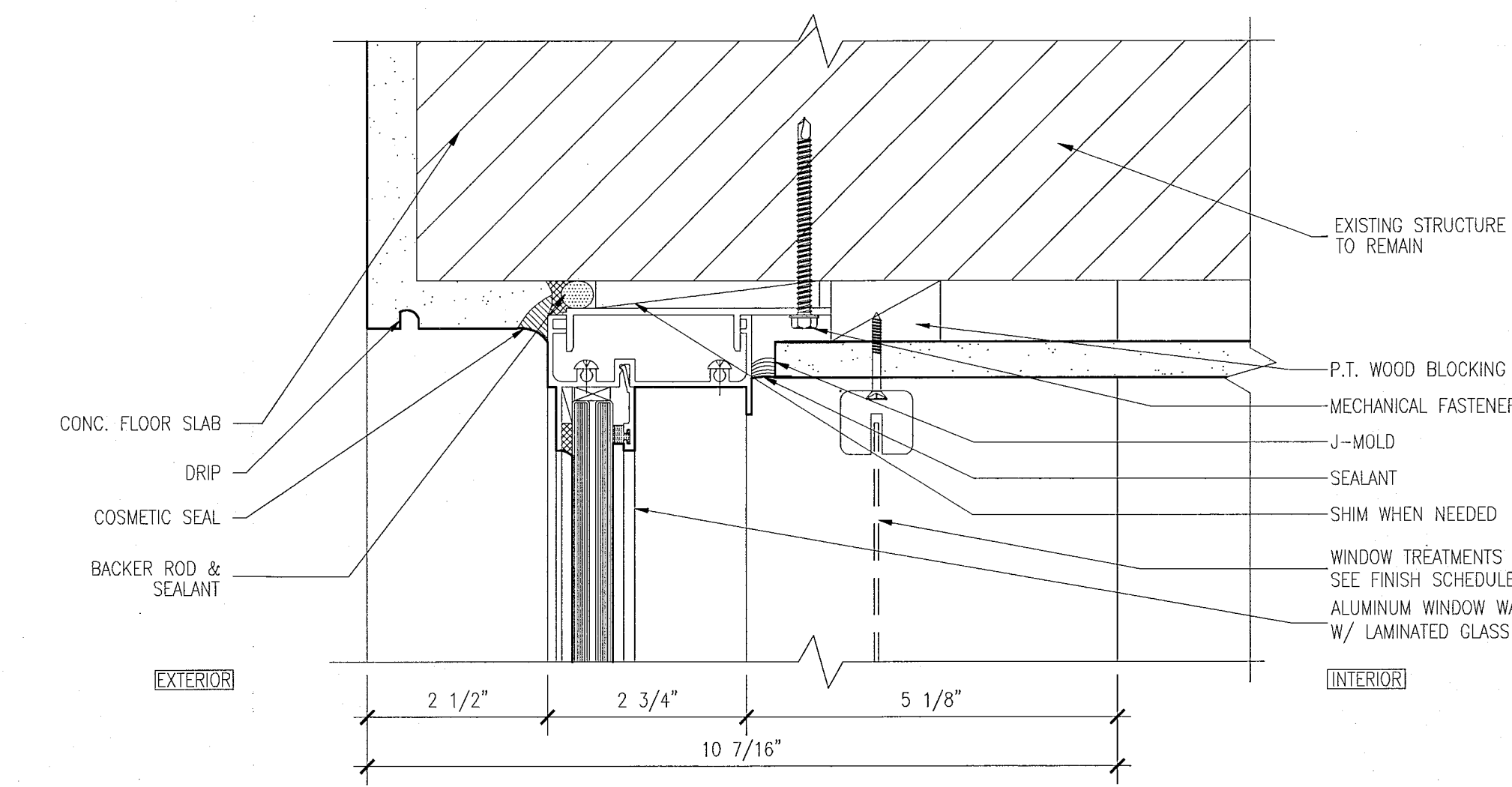
5 SILL AND LOCK DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



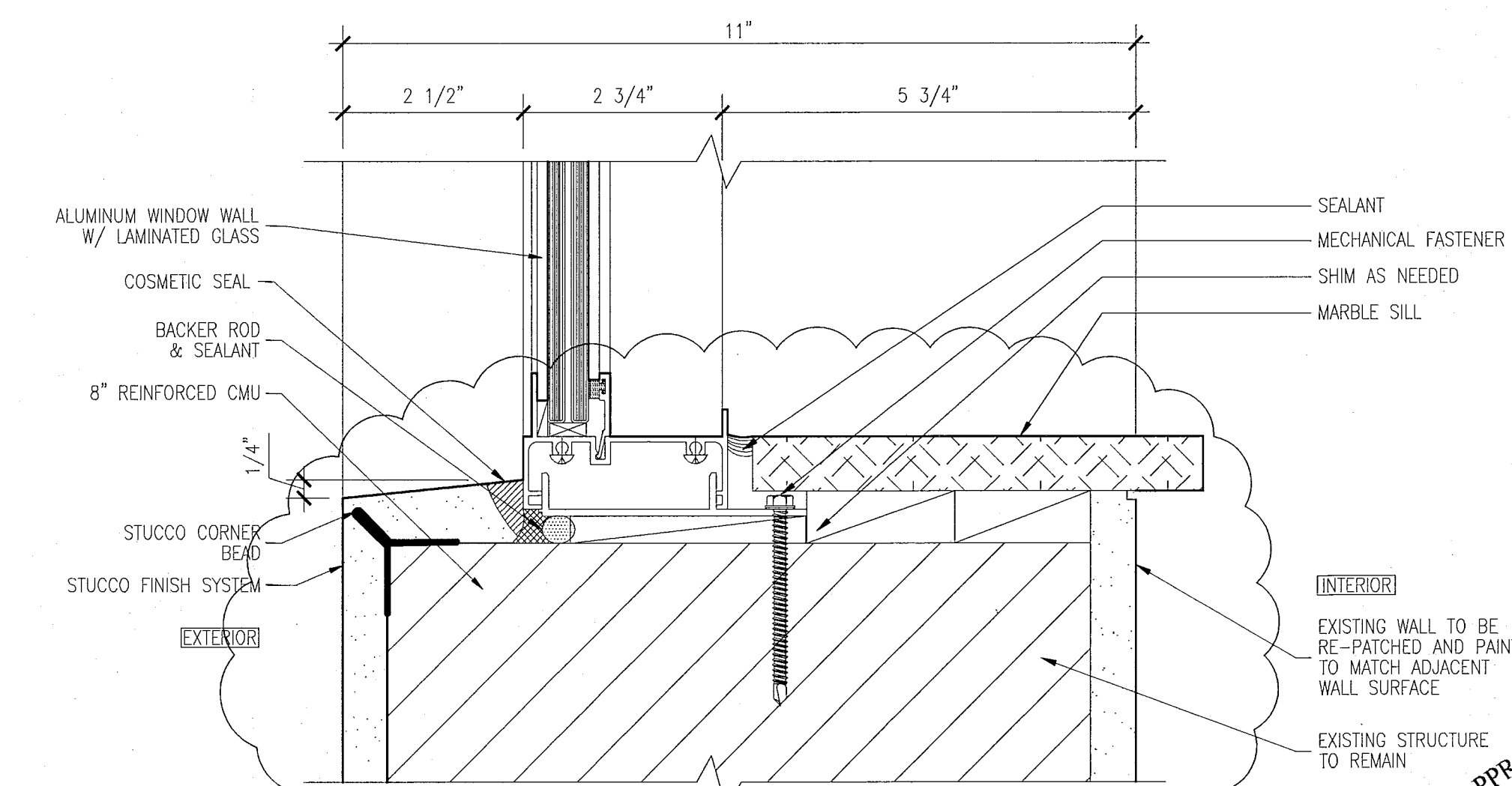
4 MULLION DETAILS AT TWO FIXED WINDOWS
SCALE: 6" = 1'-0"



3 JAMB DETAIL AT FIXED WINDOW
SCALE: 6" = 1'-0"



2 HEAD DETAIL AT CASEMENT WINDOWS & FIXED WINDOW
SCALE: 6" = 1'-0"



1 SILL DETAIL AT CASEMENT WINDOWS & FIXED WINDOW
SCALE: 6" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1A	DOOR-WINDOW COORD.	03-5-2014

MTCI PRIVATE PROVIDER SERVICES, LLC		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	FM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

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JOB NUMBER: 13036.00
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ISSUE DATE: FEBRUARY 18, 2014
SCALE: AS NOTED

SHEET TITLE

WINDOW AND STOREFRONT DETAILS

SHEET NUMBER

A432

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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVIEWER INITIALS			DATE
BUILDING	FM	REVIEWED	11-18-17
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

PERMIT SET

SEAL

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

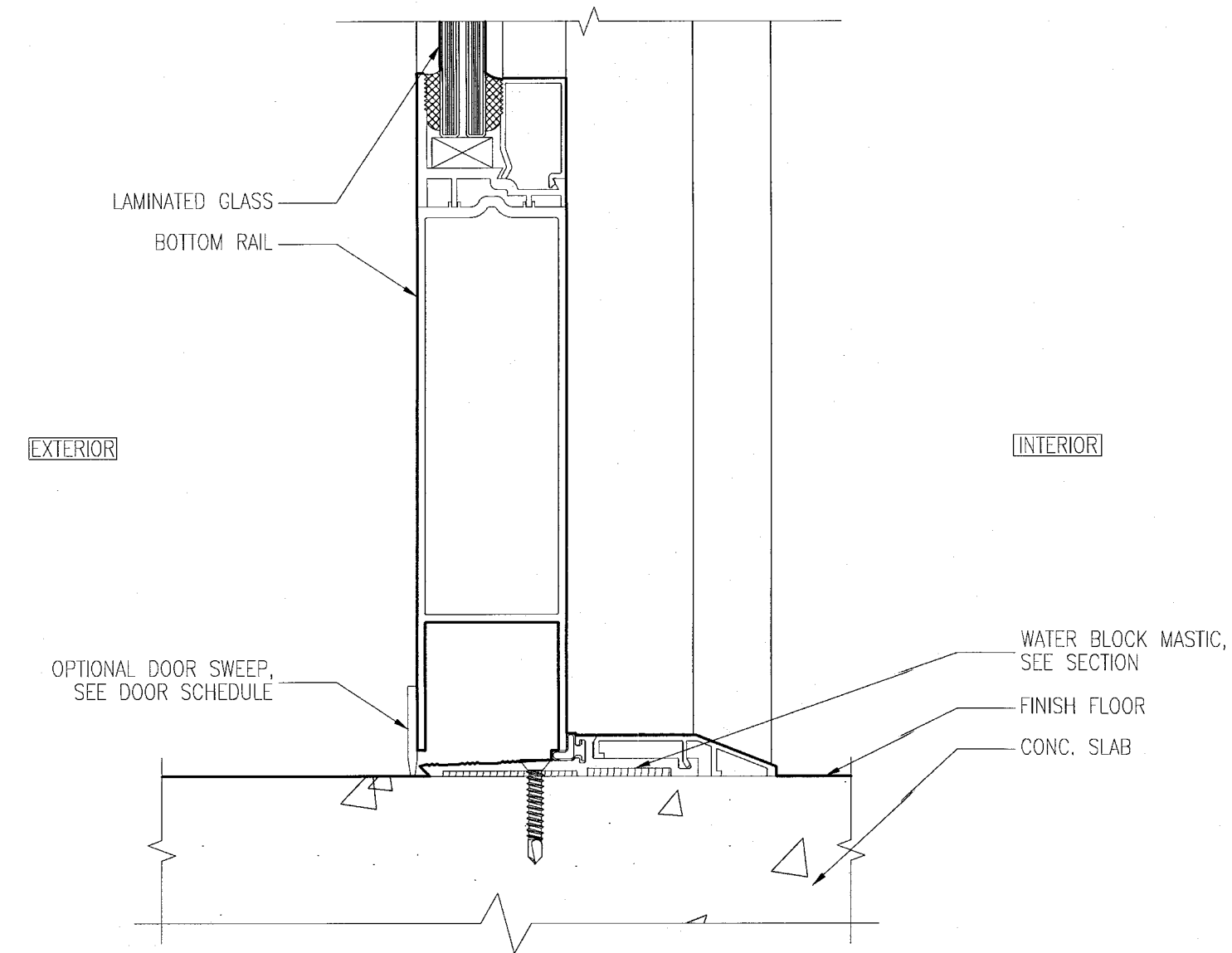
SHEET TITLE

WINDOW AND
STOREFRONT
DETAILS

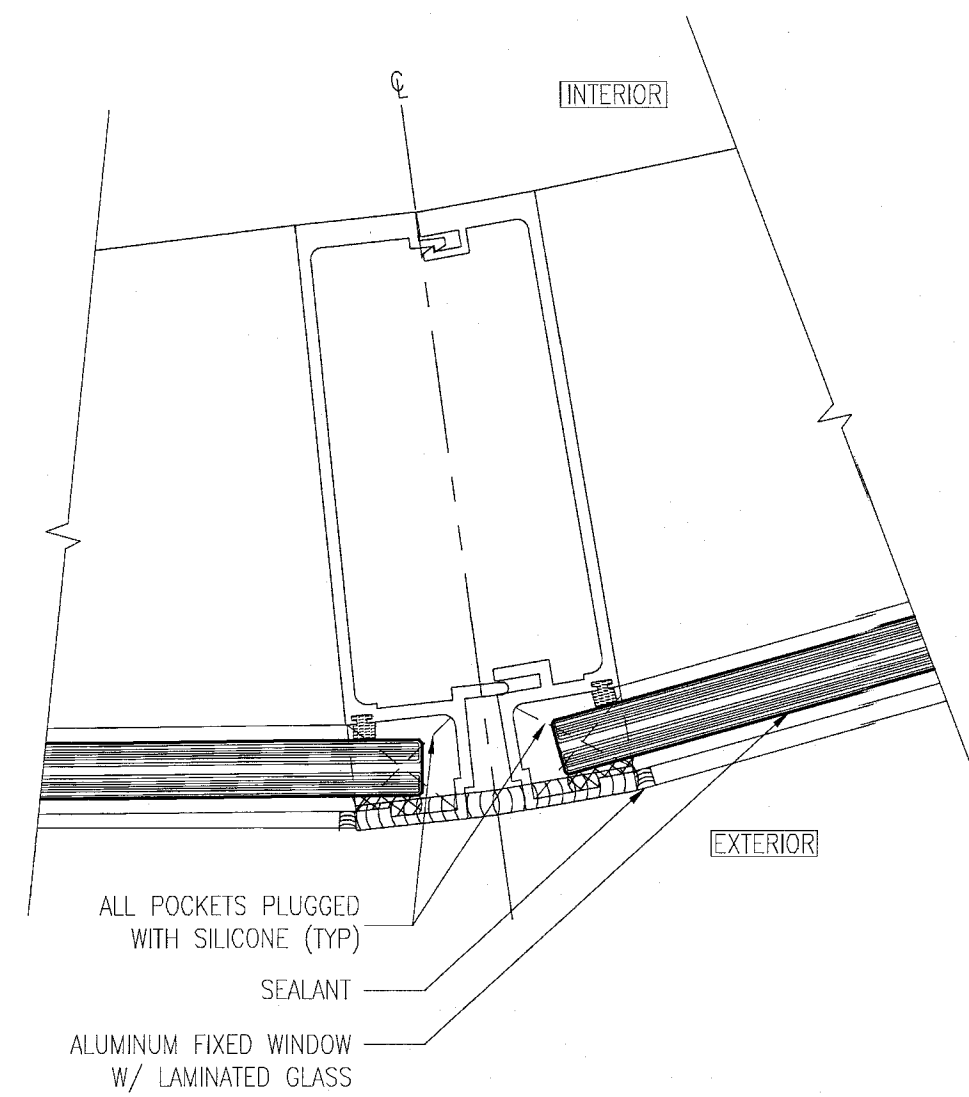
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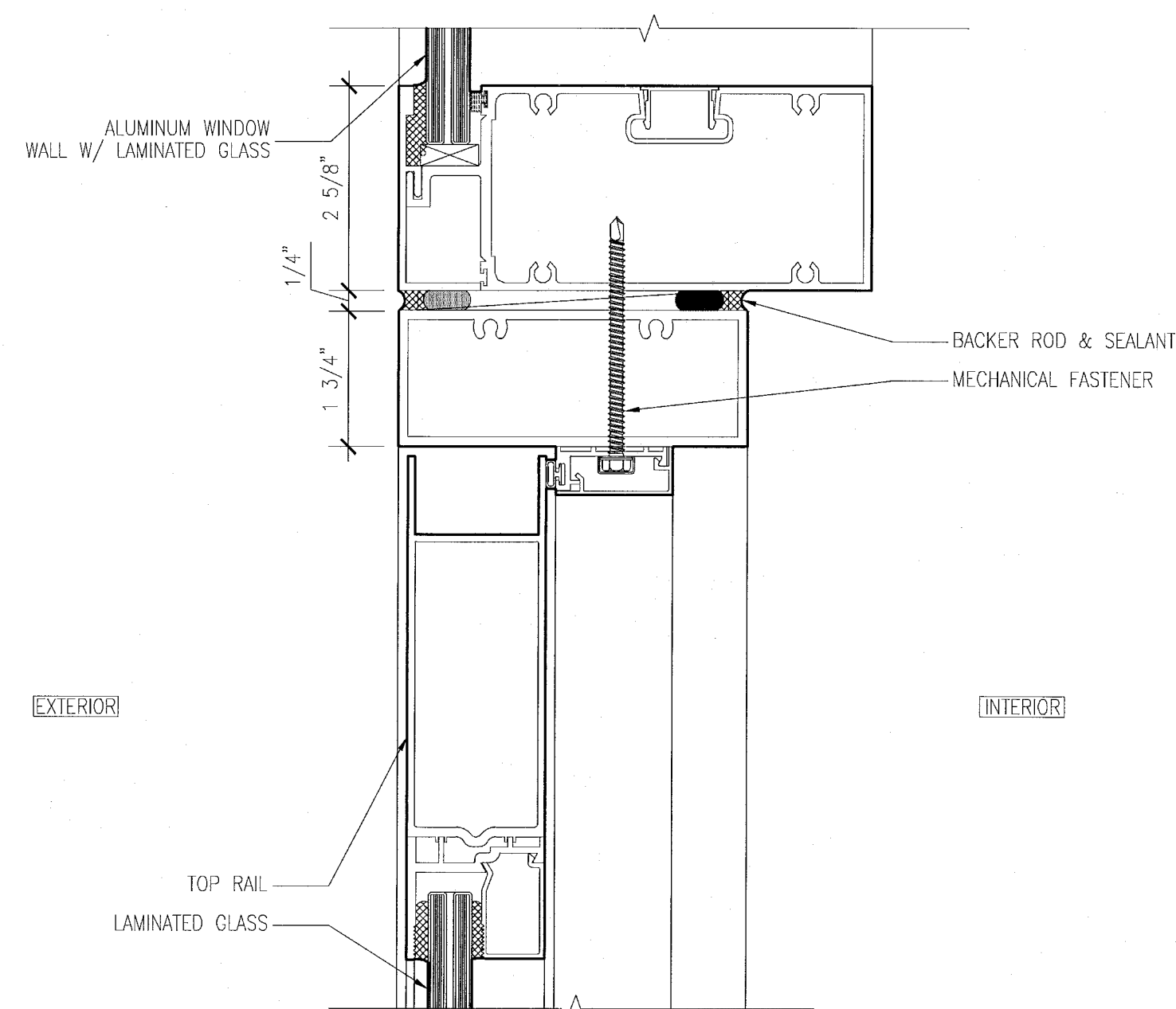
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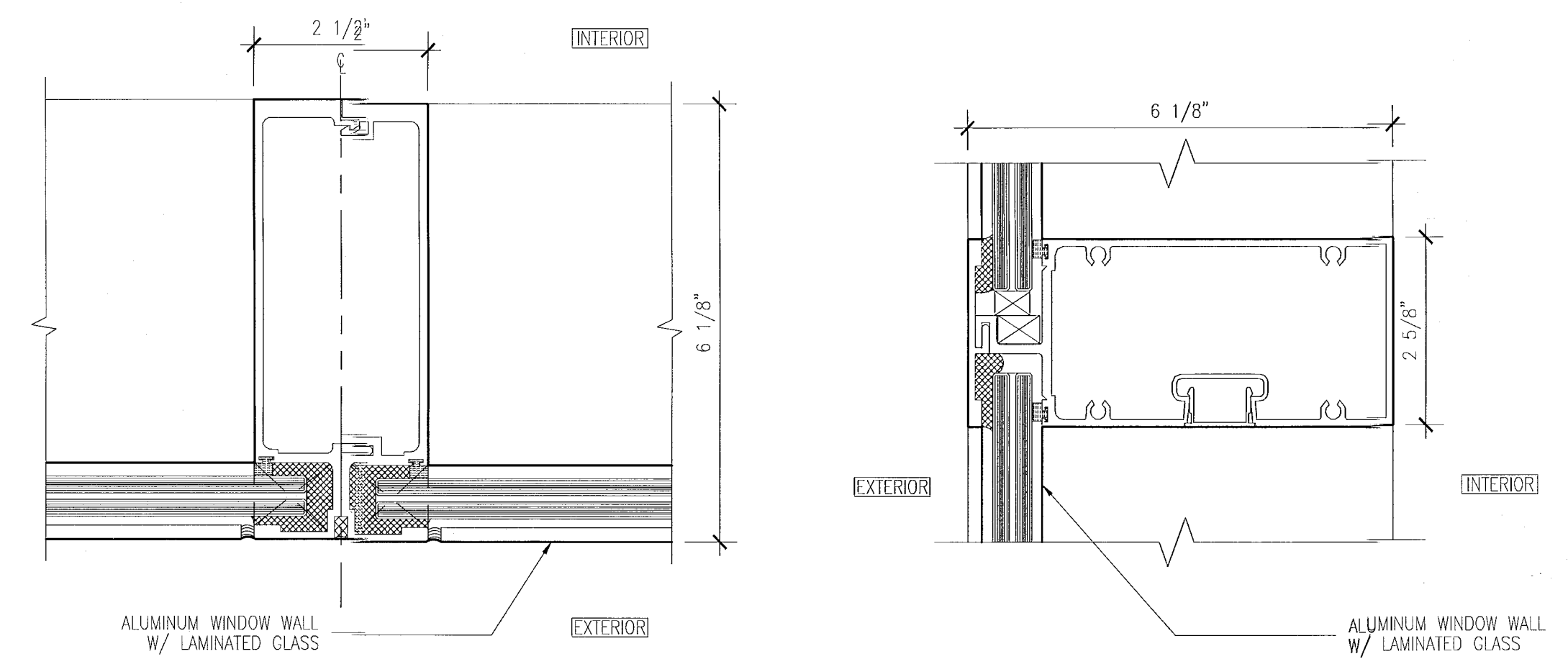
8 SILL DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



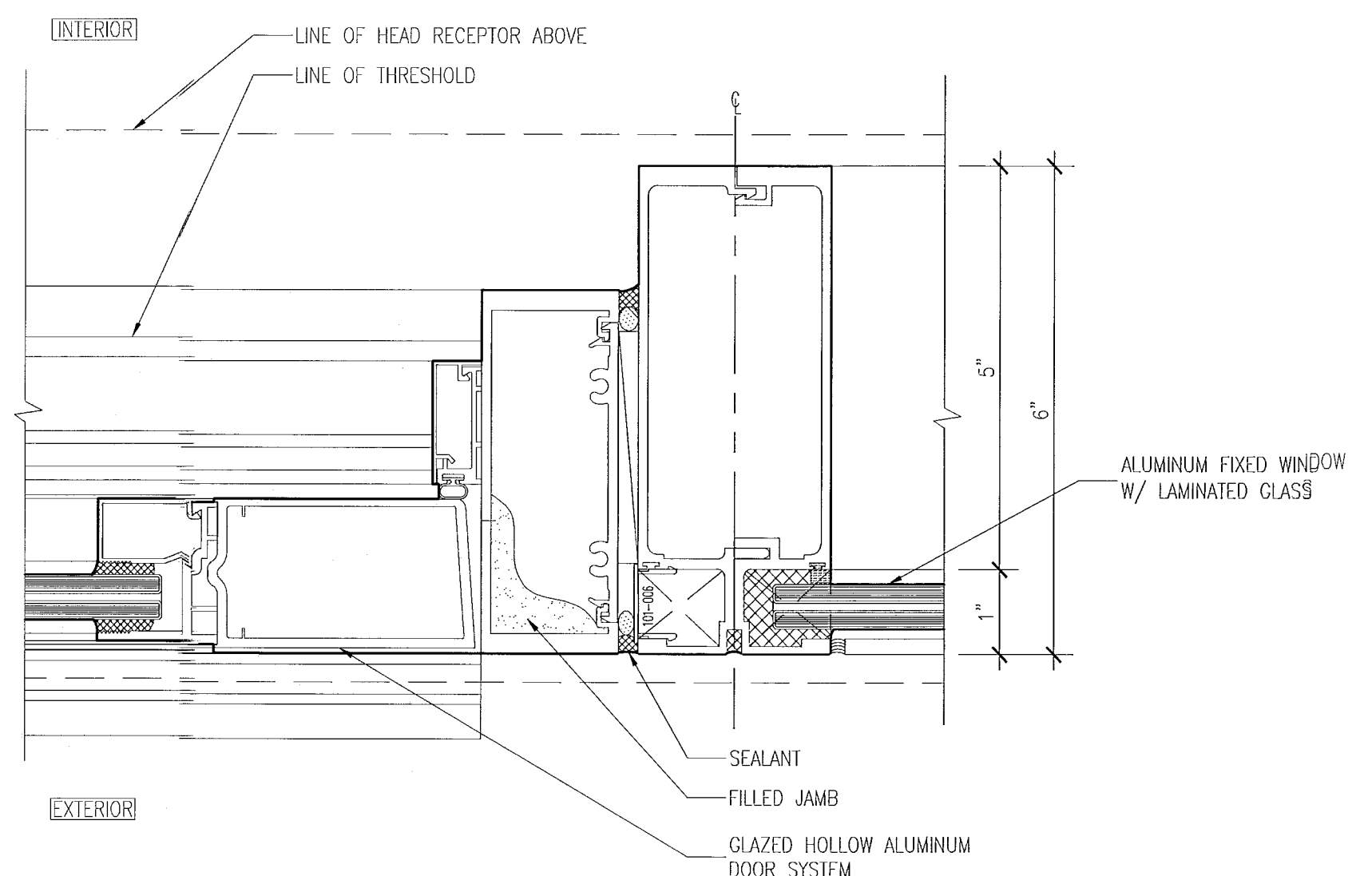
7 WINDOW WALL @ CURVED HADDON HALL CORNER UNIT
SCALE: 6" = 1'-0"



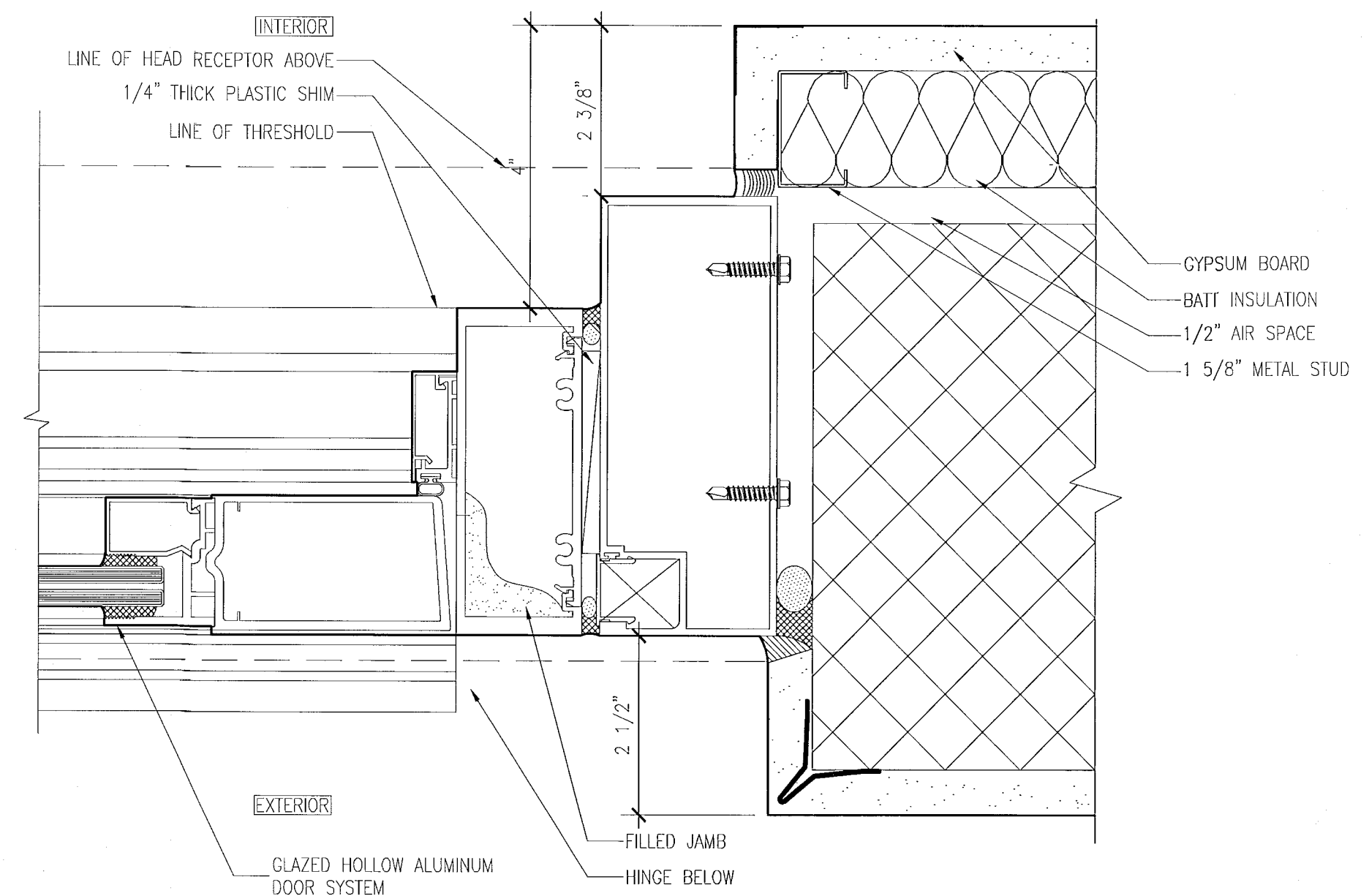
9 HEAD DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



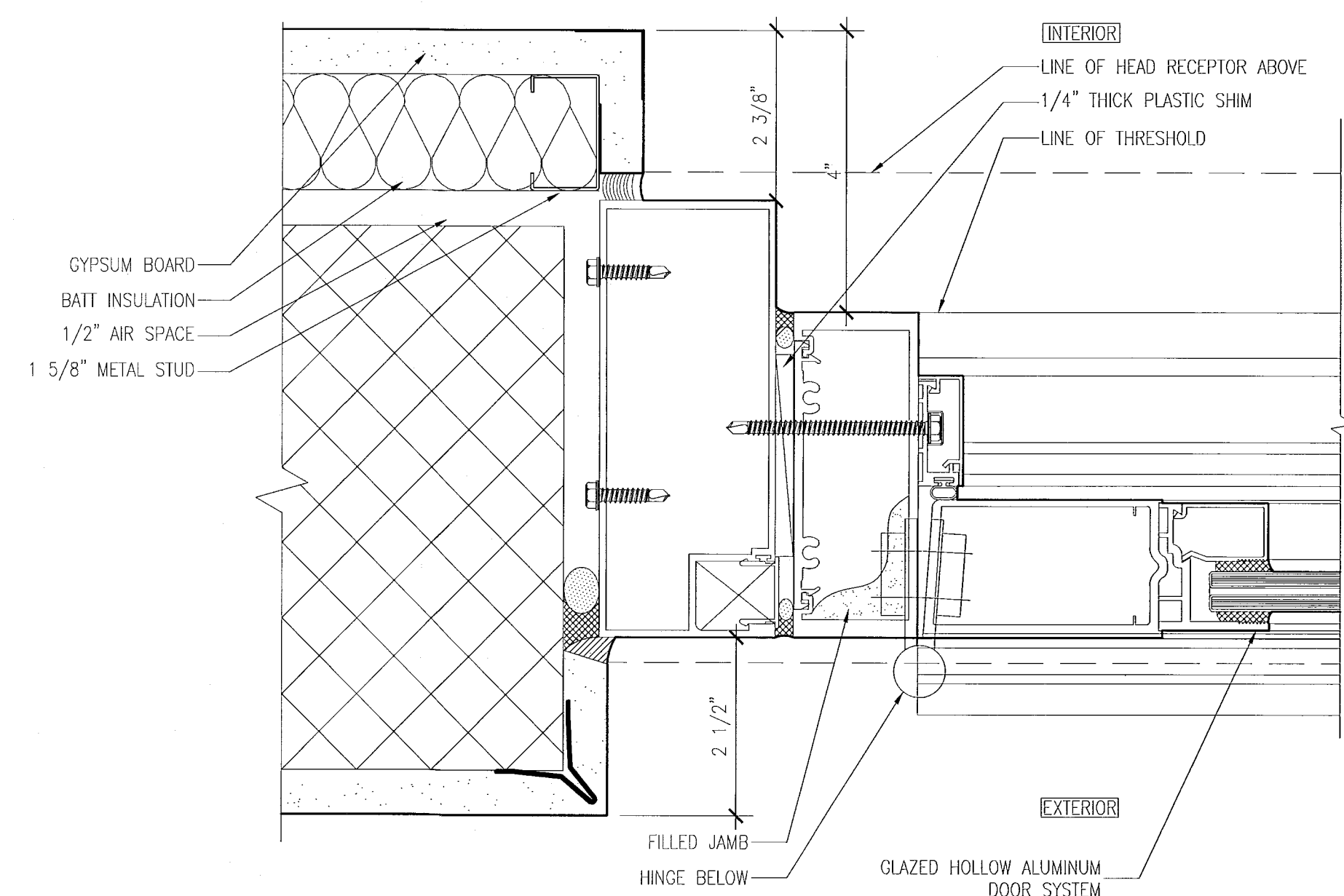
4 MULLION DETAIL AT WINDOW WALL
SCALE: 6" = 1'-0"



3 SWINGING DOOR AND FIXED WINDOW
SCALE: 6" = 1'-0"



2 SWINGING DOOR JAMB
SCALE: 6" = 1'-0"



1 SWINGING DOOR JAMB AT HINGE
SCALE: 6" = 1'-0"

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FIRE DEPARTMENT

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[illegible]

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Boston Miami

JOB NUMBER: 13036.00

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

SCALE: AS NOTED

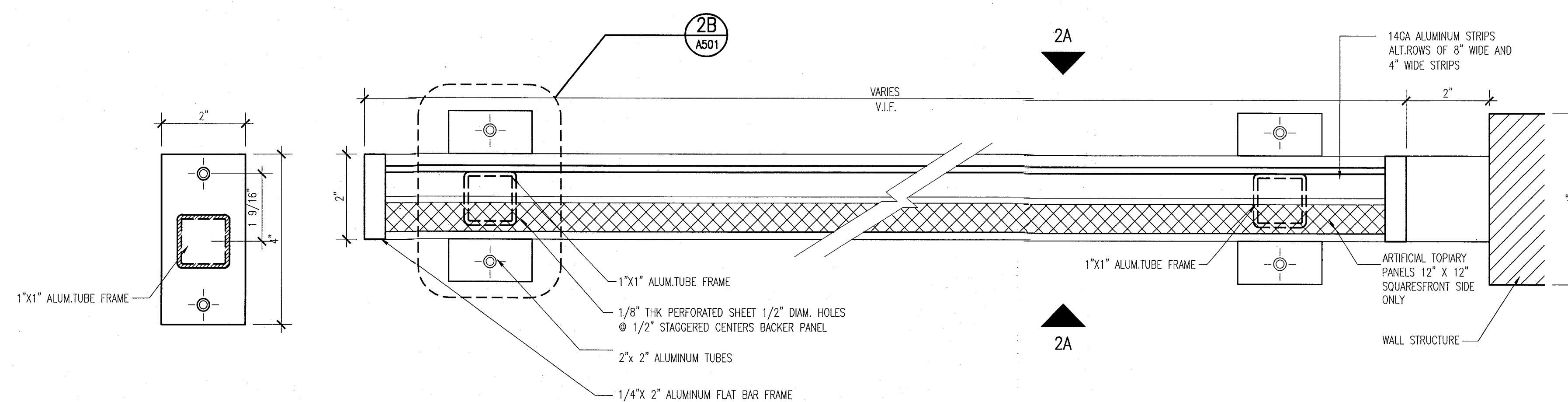
SHEET TITLE

ENLARGED VERTICAL DETAILS & PENETRATION DETAILS

SHEET NUMBER

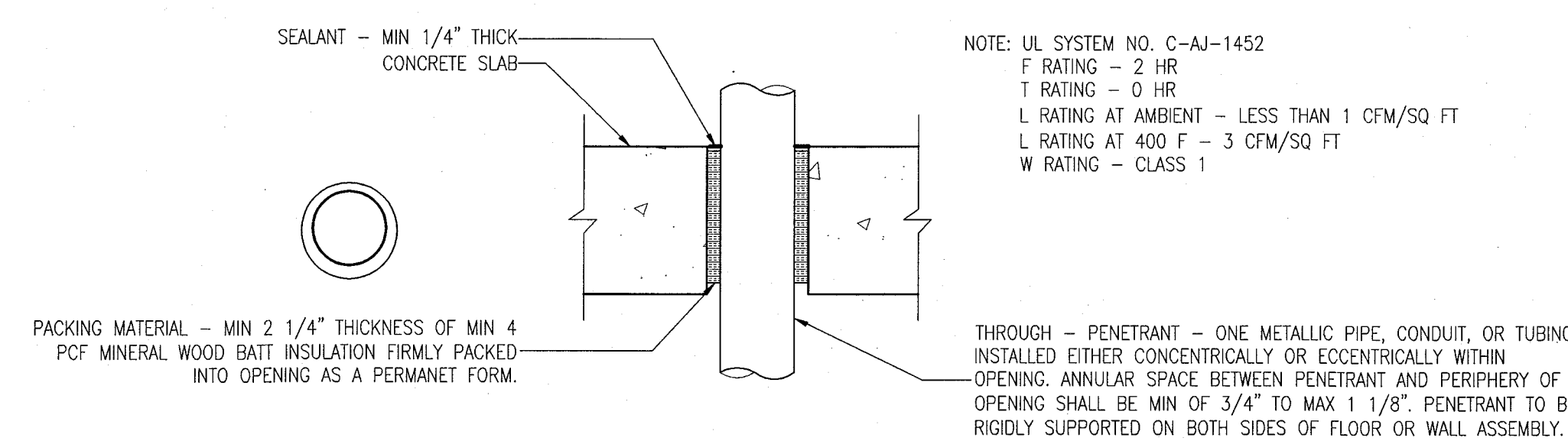
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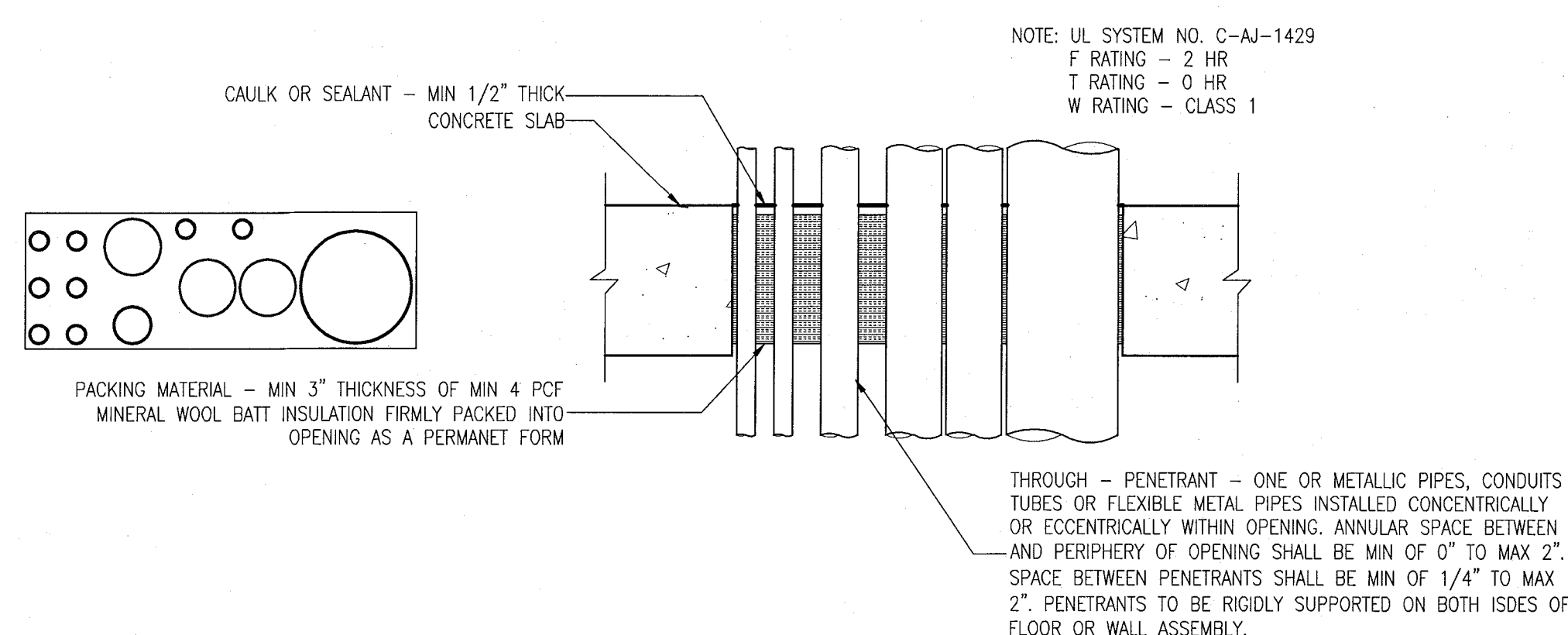


2B DETAIL — BALCONY DIVIDER PLAN
SCALE: 6" = 1'-0"

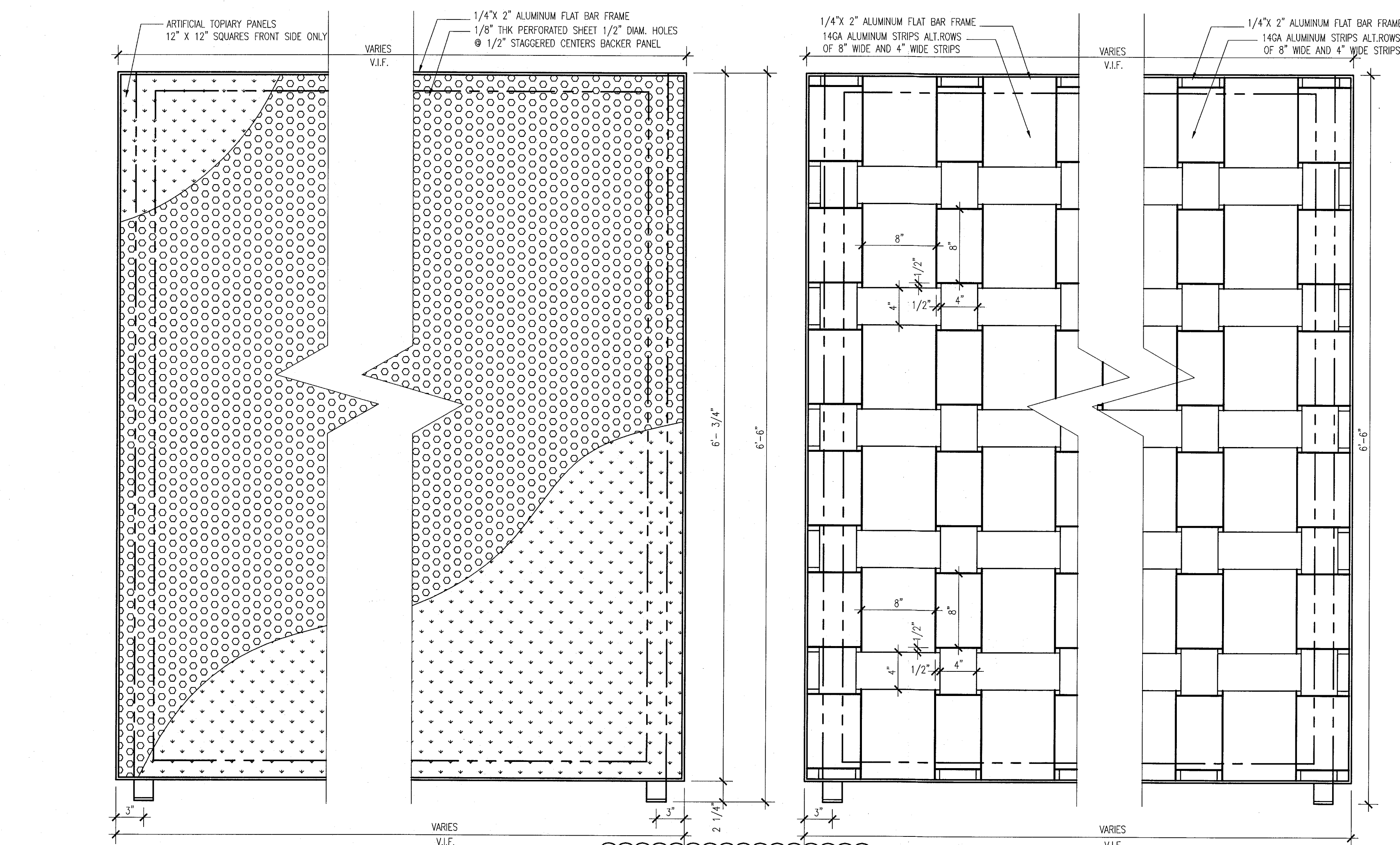
2 BALCONY DIVIDER PLAN - AT POOL SUITES BUILDING
SCALE: 6" = 1'-0"



5 PENETRATION DETAIL
SCALE: NO SCALE

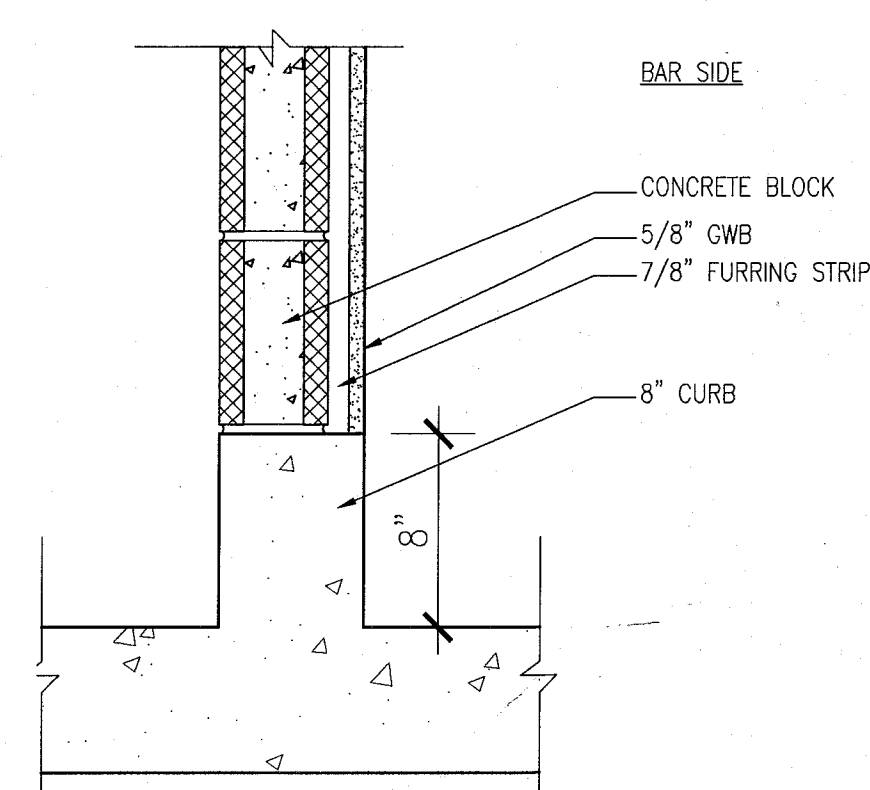


4 PENETRATION DETAIL
SCALE: NO SCALE

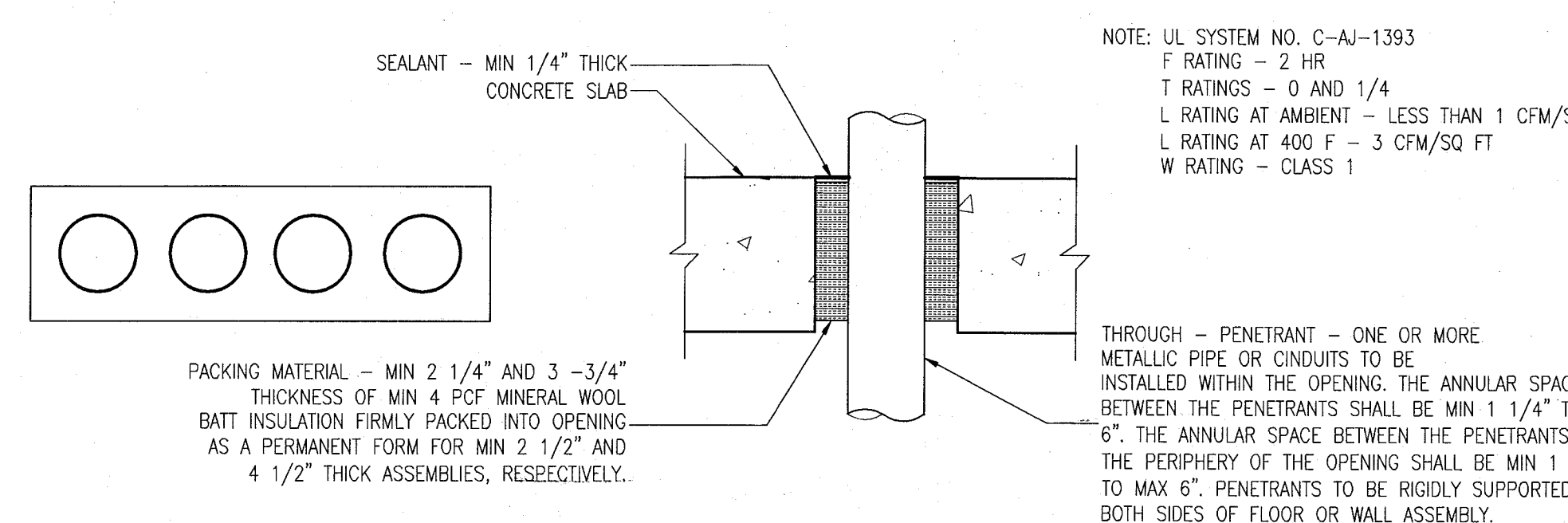


BALCONY DIVIDER ELEVATION
AT GROUND LEVEL OF POOL SUITES BLDG.

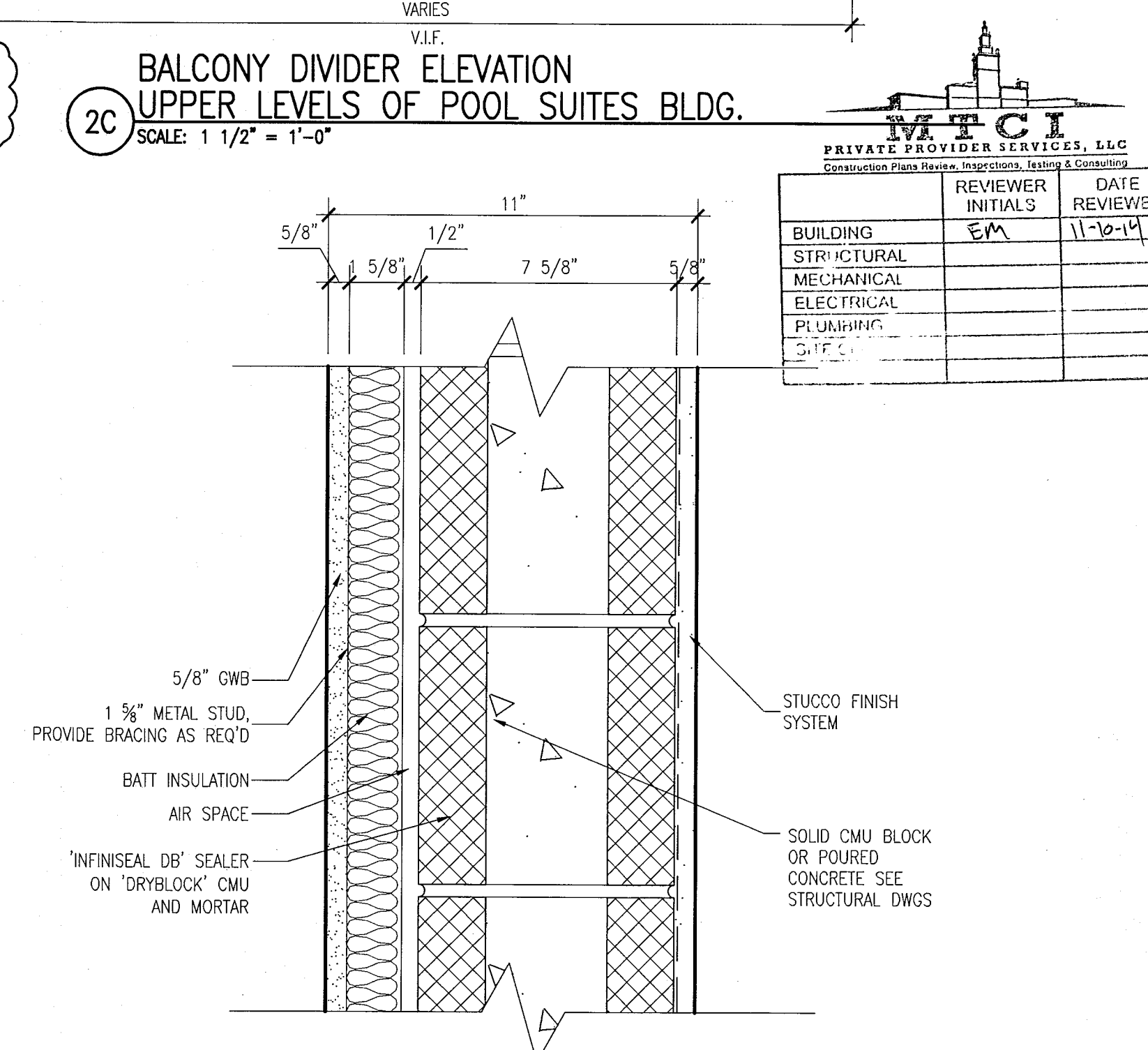
V.I.F.
BALCONY DIVIDER ELEVATION
UPPER LEVELS OF POOL SUITES BLDG.



6 CURB AT BASEMENT COOLER WALL
SCALE: NO SCALE



3 PENETRATION DETAIL
SCALE: NO SCALE



1 EXTERNAL WALL SYSTEM STS-1 @ POOL SUITES
SCALE: 3" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
10	MASTER PERMIT COMMENTS	07-03-2014

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8-4-14
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JOB NUMBER: 13036.00

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ISSUE DATE: FEBRUARY 18, 2014

SCALE:

SHEET TITLE

REPAIR
DETAILS

SHEET NUMBER

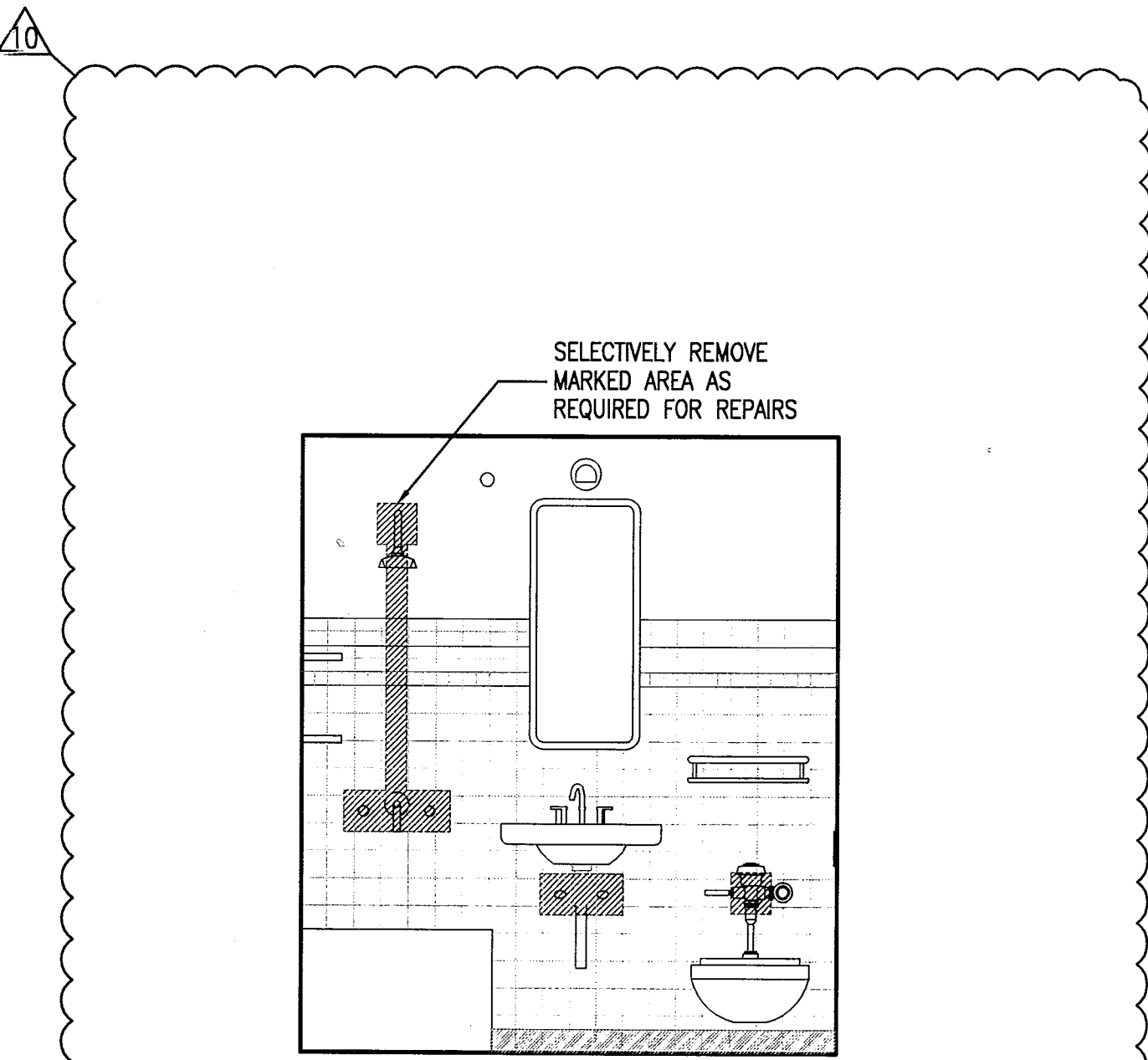
A502

NEW SHEET

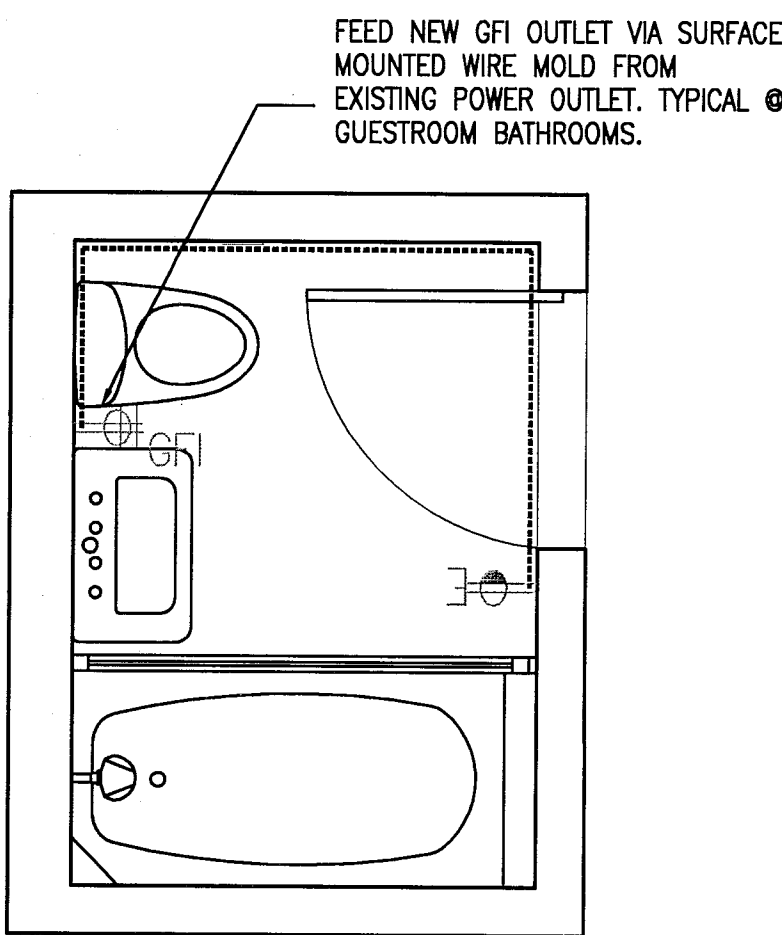
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NOTES:

1. THE INTENT OF THESE DETAILS IS TO REPAIR DAMAGED/LEAKING LINES AND REPLACE SHOWER, SINK, AND TOILET VALVES AS REQUIRED.
2. ANY PORTION OF WALL REMOVED TO INSTALL / REPAIR WORK SHALL BE REPLACED TO MATCH EXISTING.

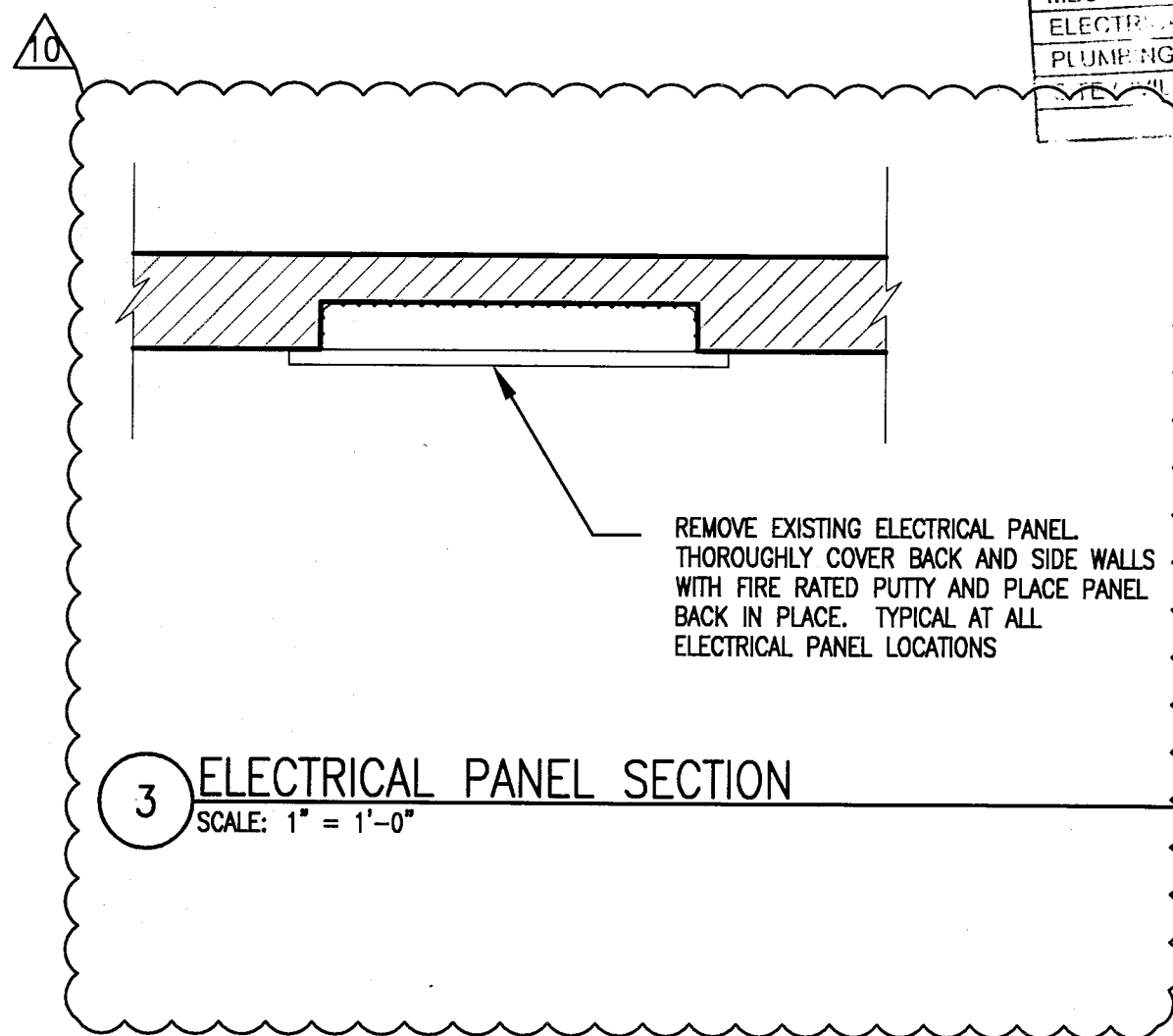


1 REPAIR DETAILS @ GUESTROOM BATHROOMS (TYP.)
SCALE: 1/2" = 1'-0"



2 GFI WIRING @ GUESTROOM BATHROOM (TYP.)
SCALE: 1/2" = 1'-0"

PRIVATE PROVIDER SERVICES, LLC Specializing in Fast Turnaround, High Quality, and Cost-Effective			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			



3 ELECTRICAL PANEL SECTION
SCALE: 1" = 1'-0"

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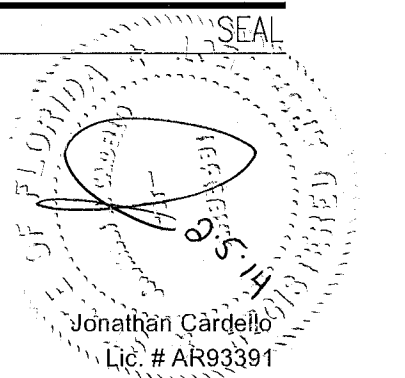
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVIEWER		
REVIEWER	DATE	INITIALS
BUILDING	EM	11-16-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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Lic. # AA26001507

Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

SCALE: VARIES

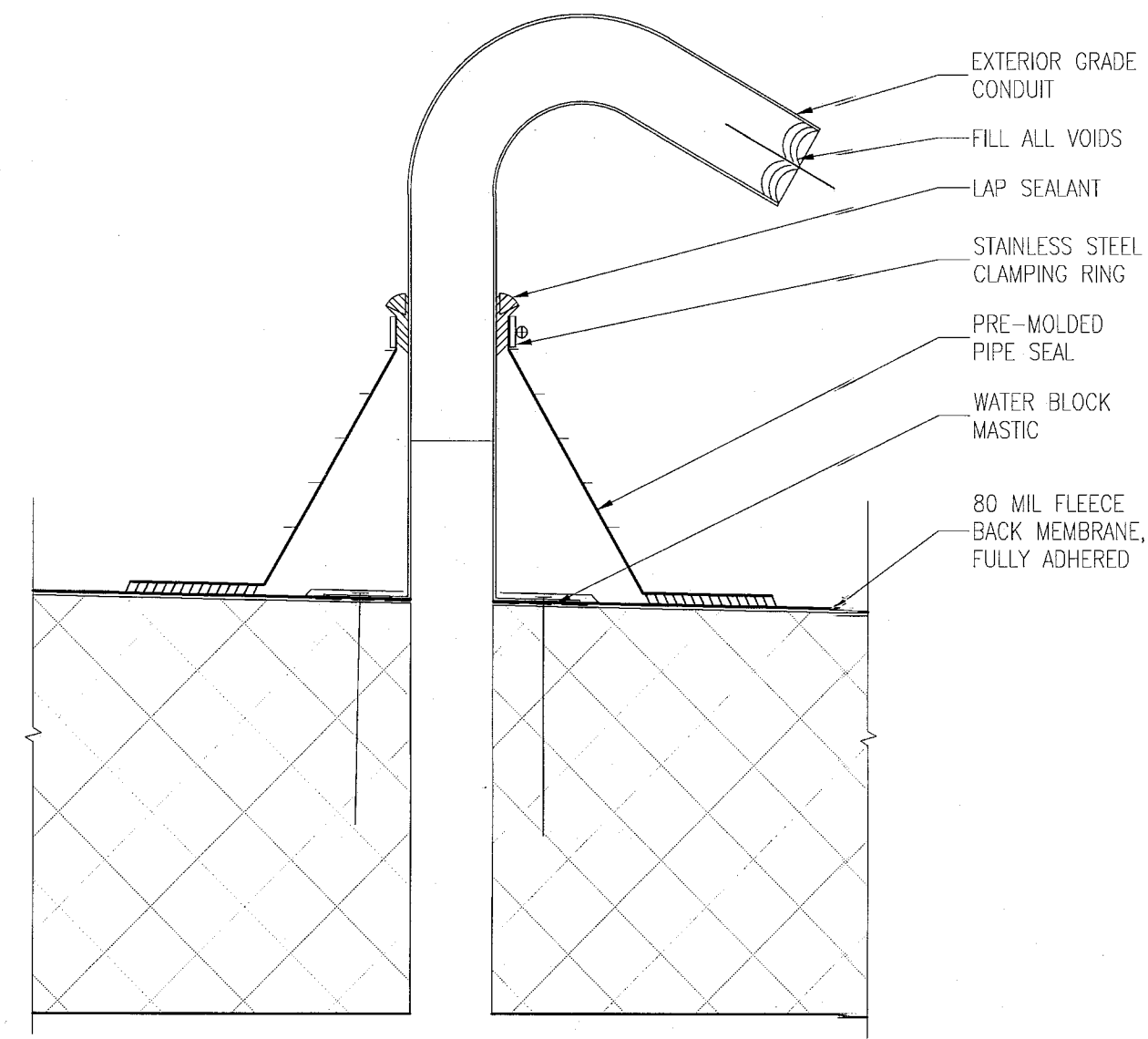
SHEET TITLE

ROOF DETAILS

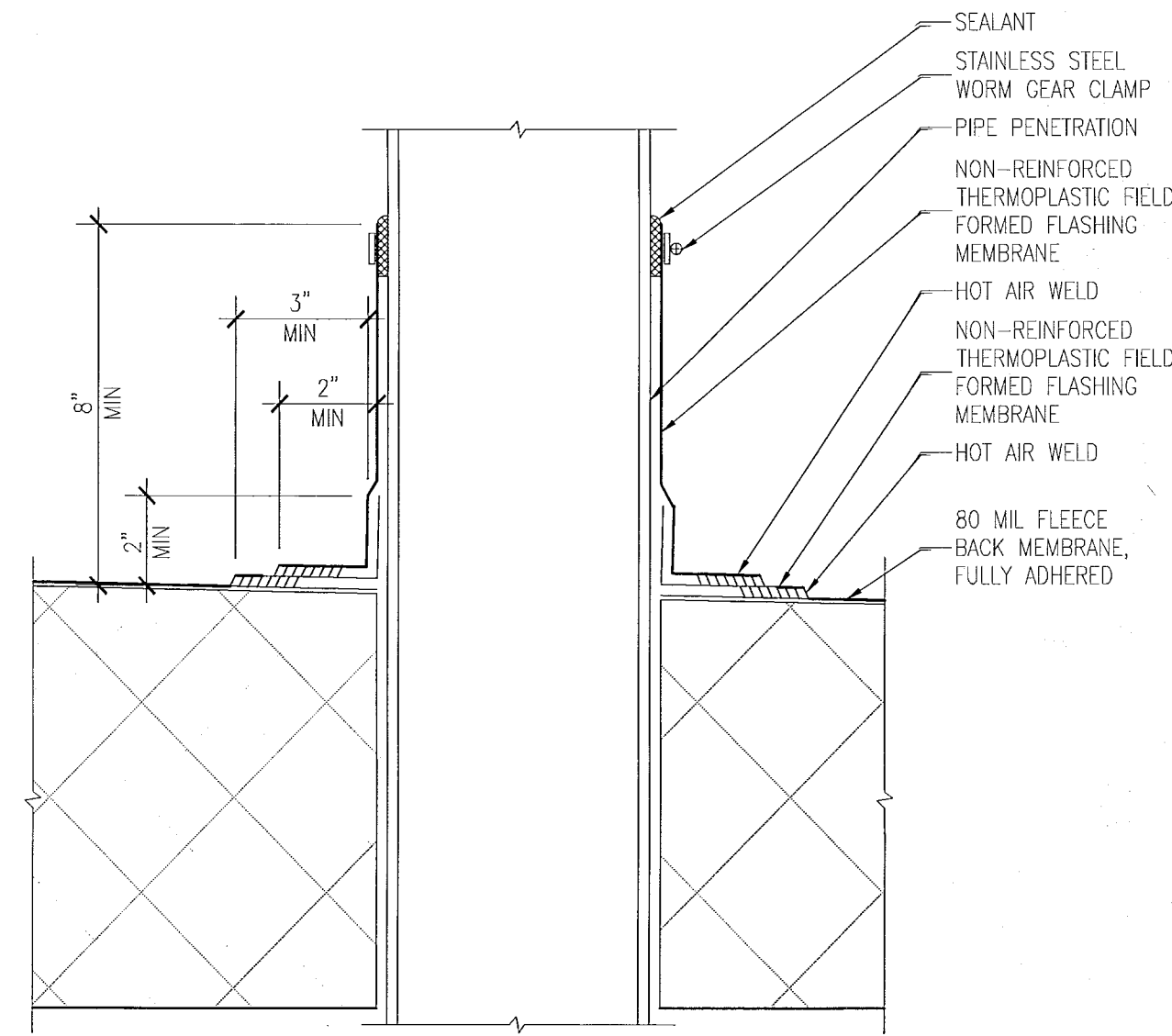
SHEET NUMBER

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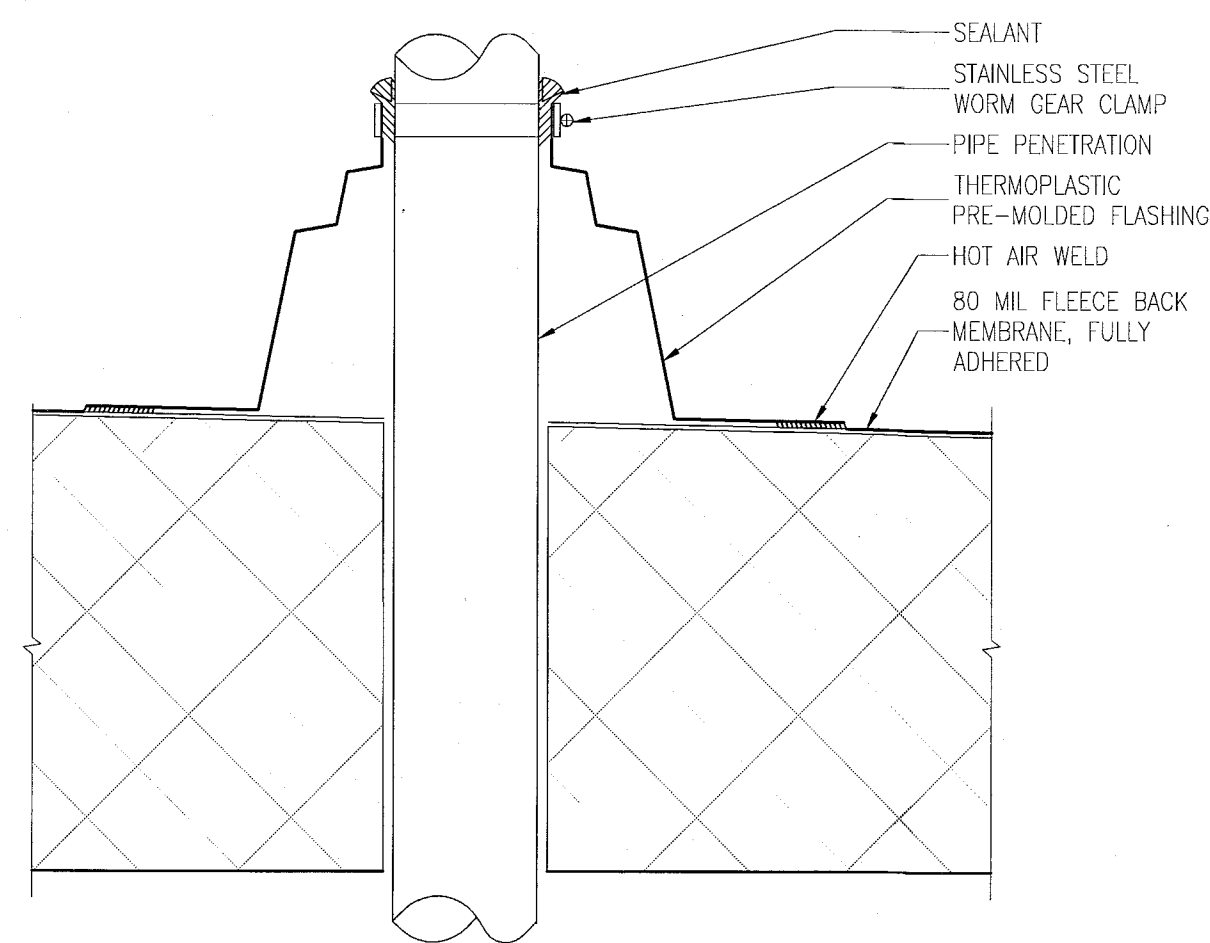
COPYRIGHT ADD INC 2011



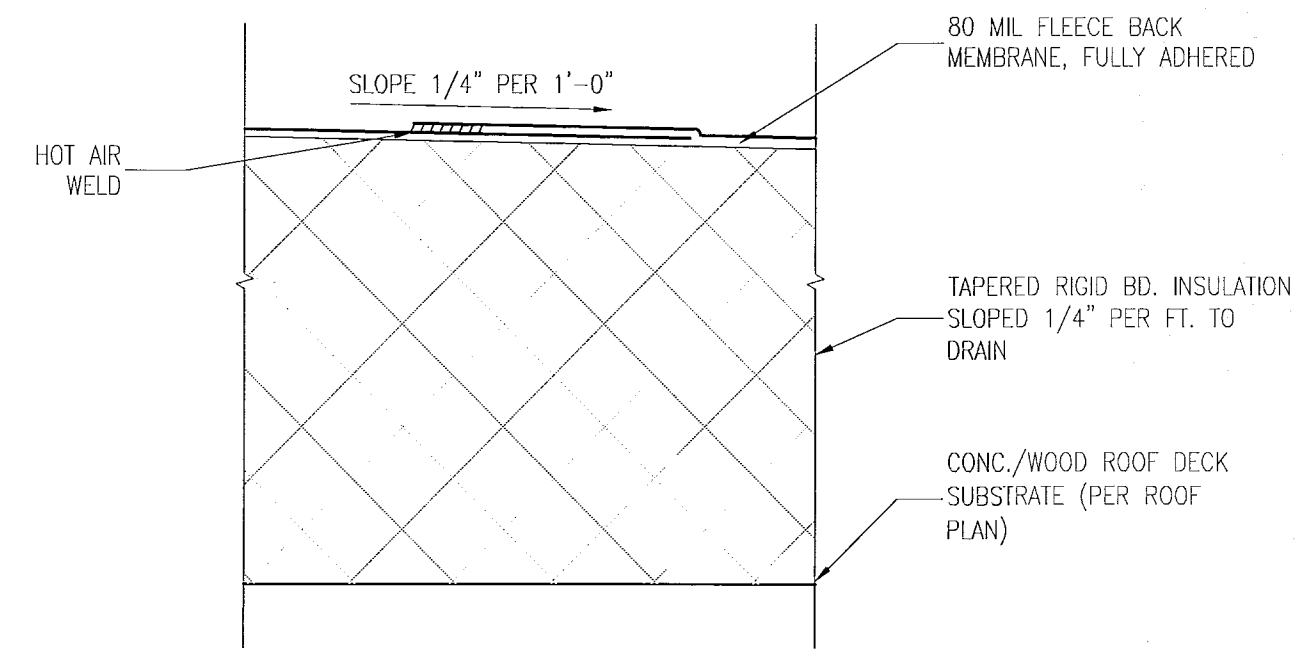
H ELECTRICAL CABLE DETAIL
SCALE: 3" = 1'-0"



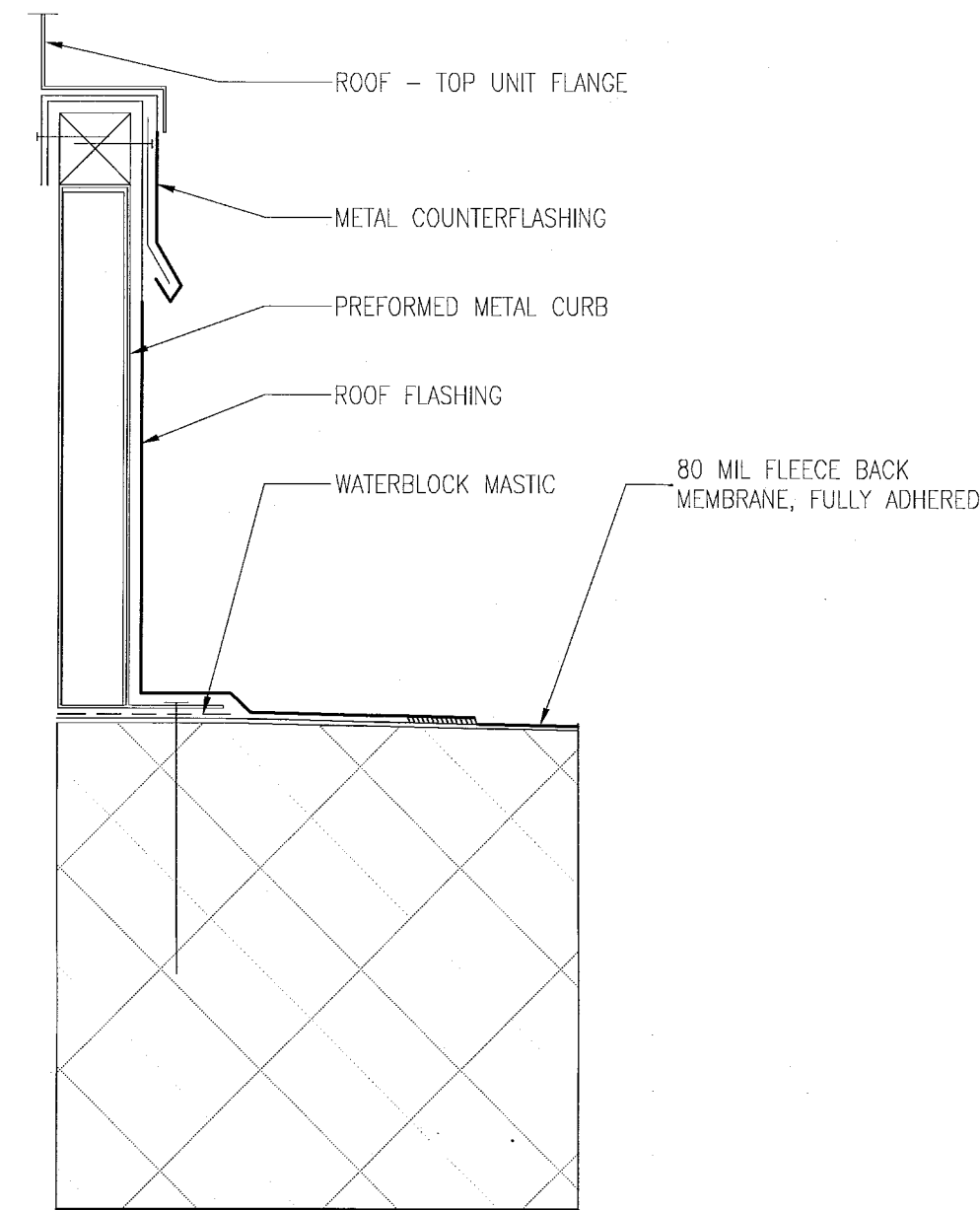
D ROOF PENETRATION DETAIL
SCALE: 3" = 1'-0"



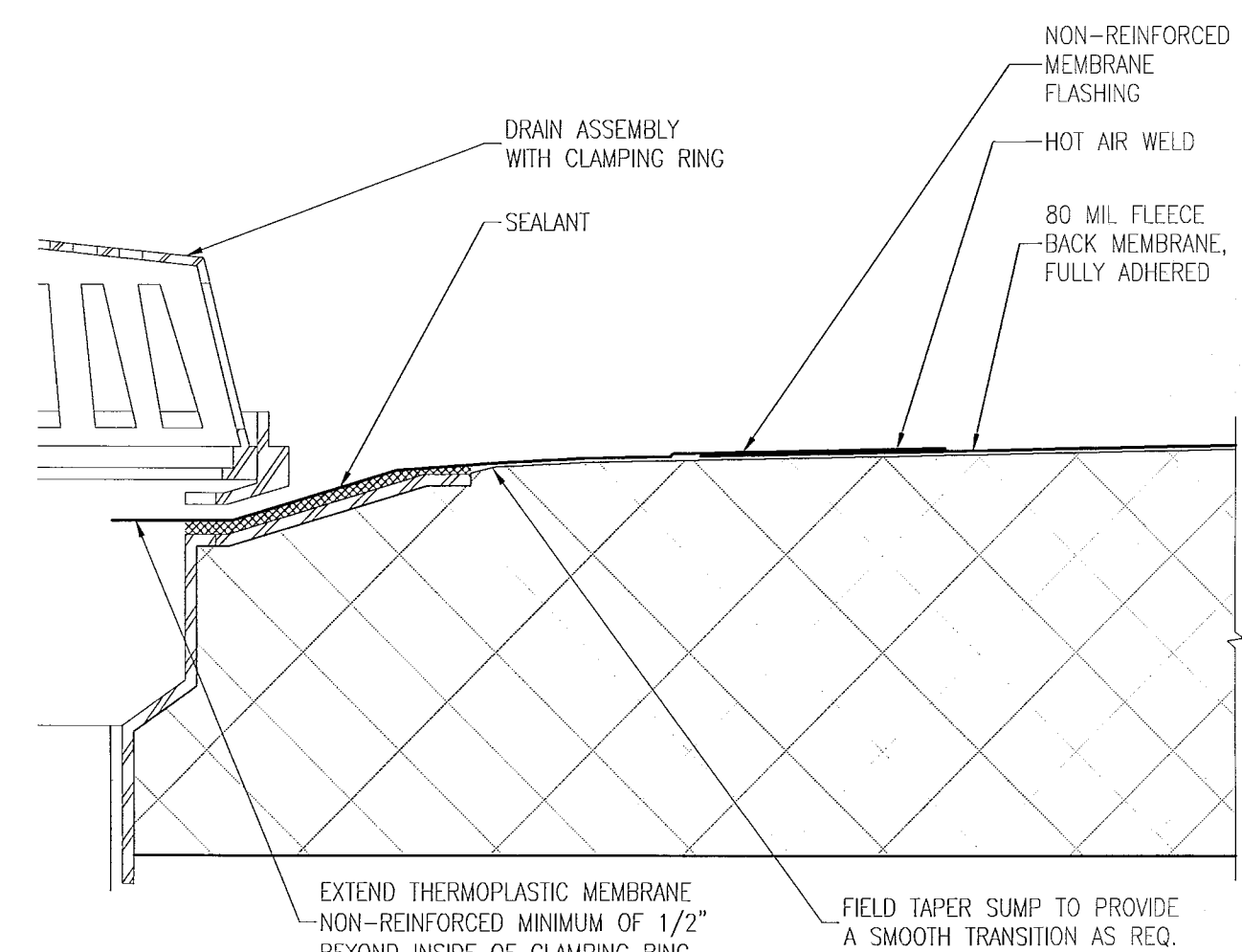
G ROOF PIPE PENETRATION
SCALE: 3" = 1'-0"



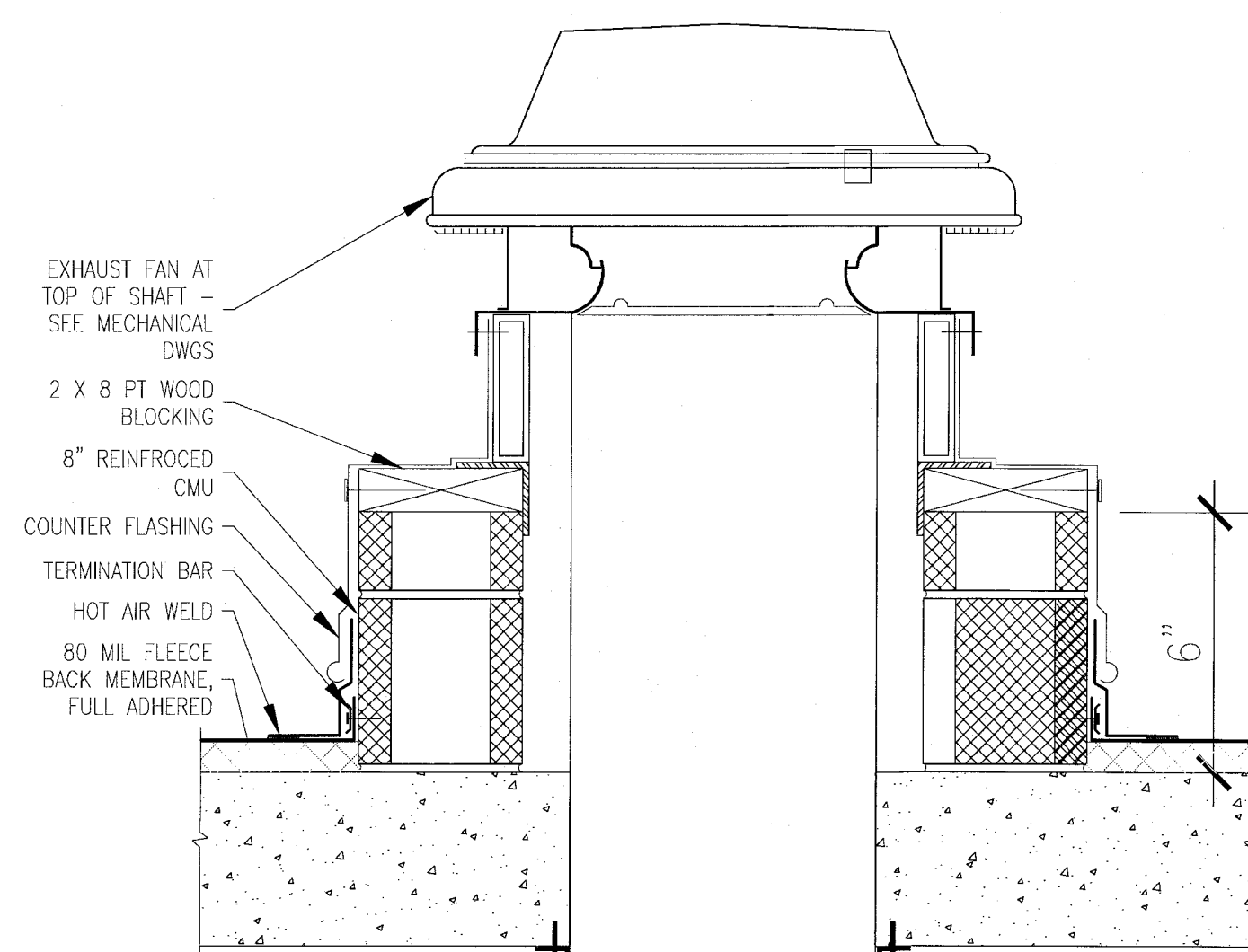
C ROOF SYSTEM - ONE (RS1)
SCALE: 3" = 1'-0"



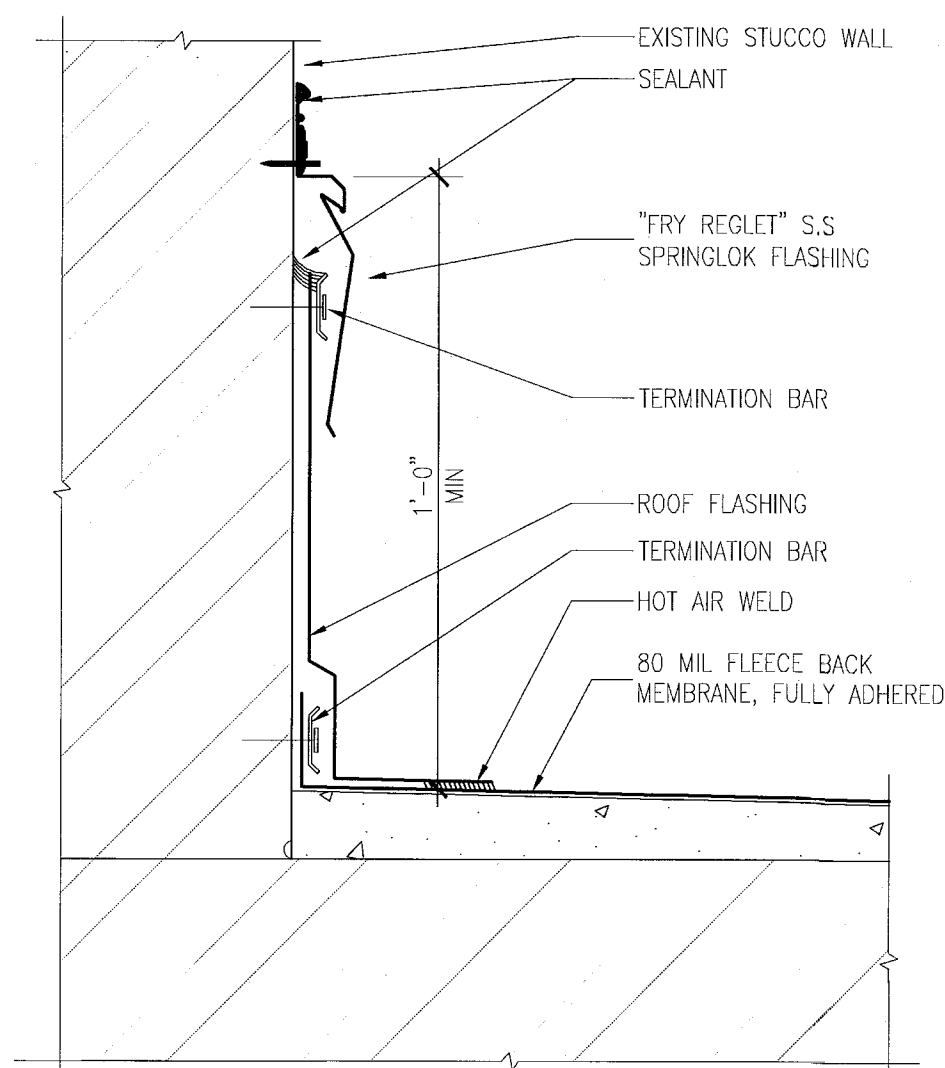
F ROOF AT RTU CURB DETAIL
SCALE: 3" = 1'-0"



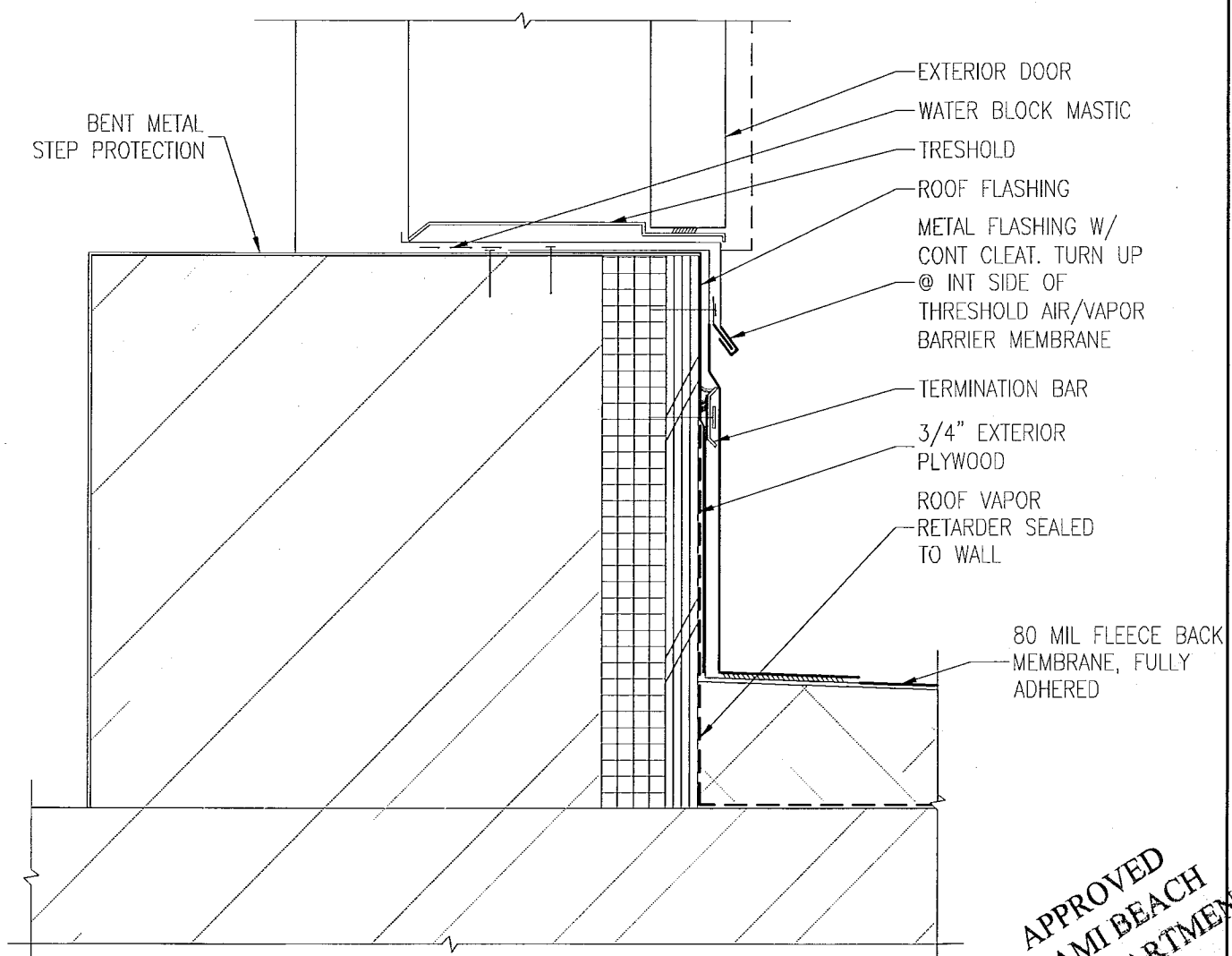
B ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



I DETAIL @ SHAFT ROOF PENETRATION
SCALE: 3" = 1'-0"



E PARAPET FLASHING DETAIL & REGLET
SCALE: 3" = 1'-0"

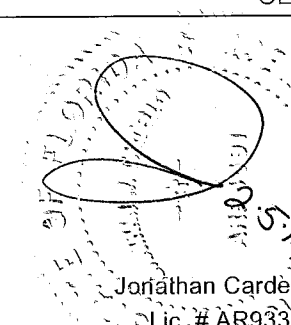


A ROOF ACCESS DOOR THRESHOLD @ STAIR
SCALE: N.T.S.

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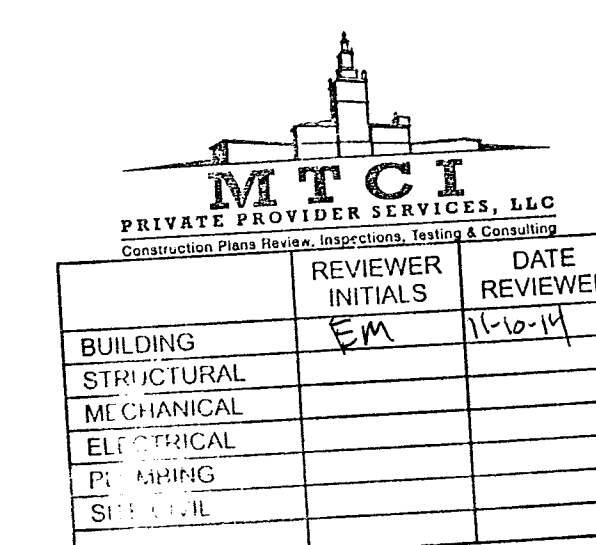
JANUARY 24, 2014

AS NOTED

ELEVATOR ENLARGED PLAN & SECTION

A602

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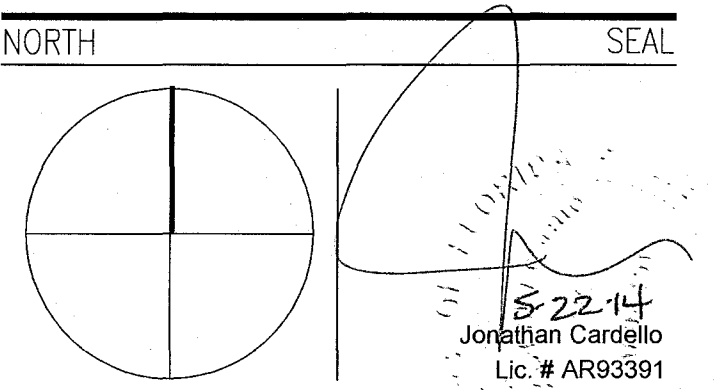
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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014

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ISSUE DATE: FEBRUARY 18, 2014
SCALE: AS NOTED

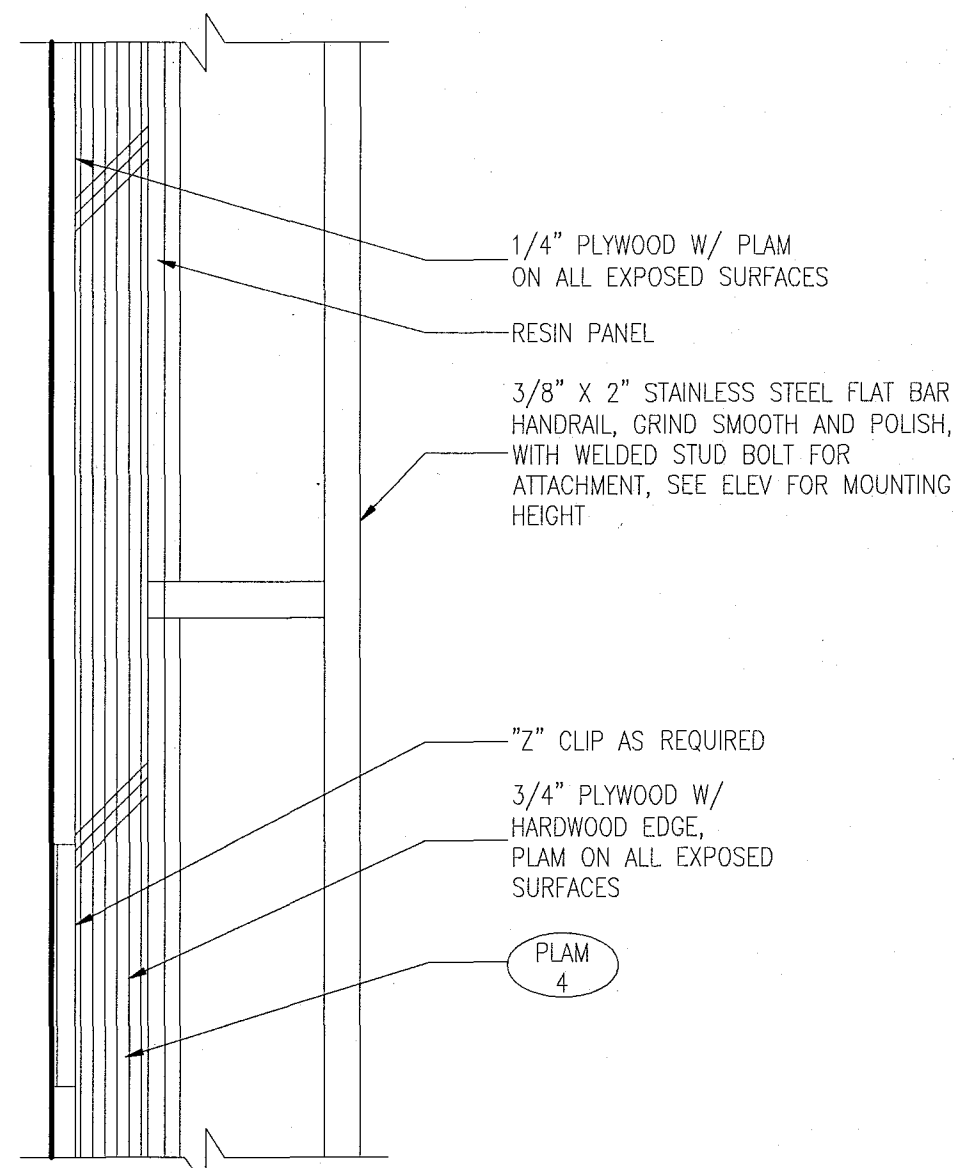
SHEET TITLE

ELEVATOR INTERIOR FINISHES

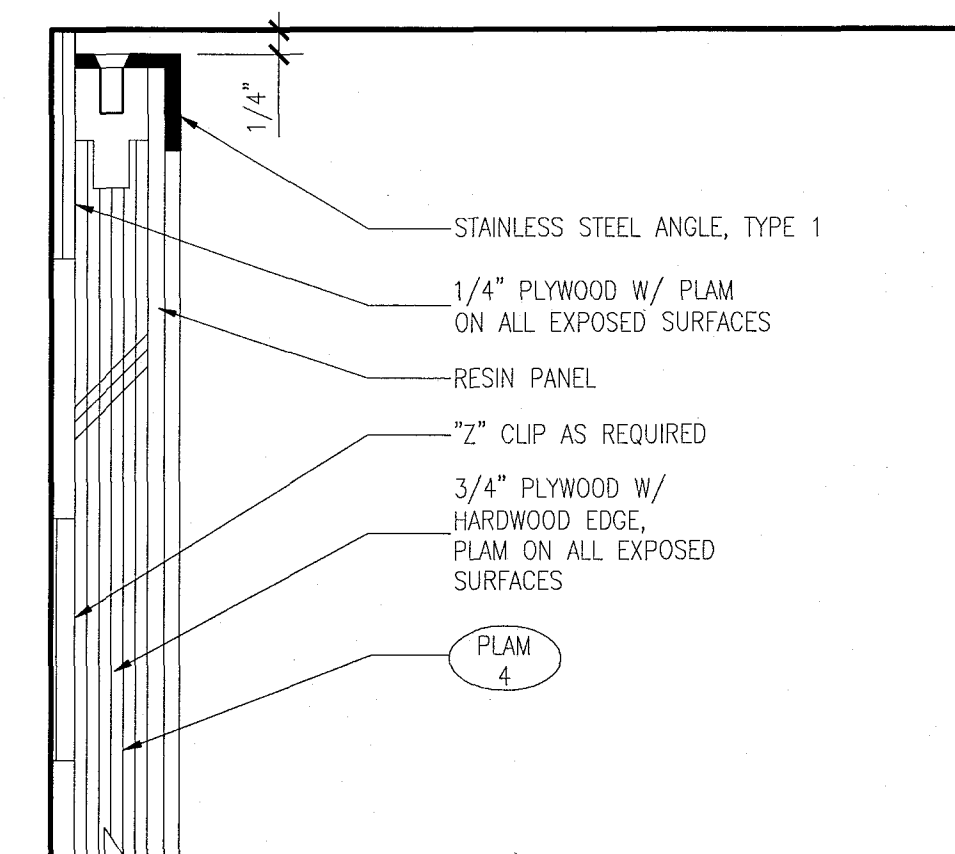
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A603

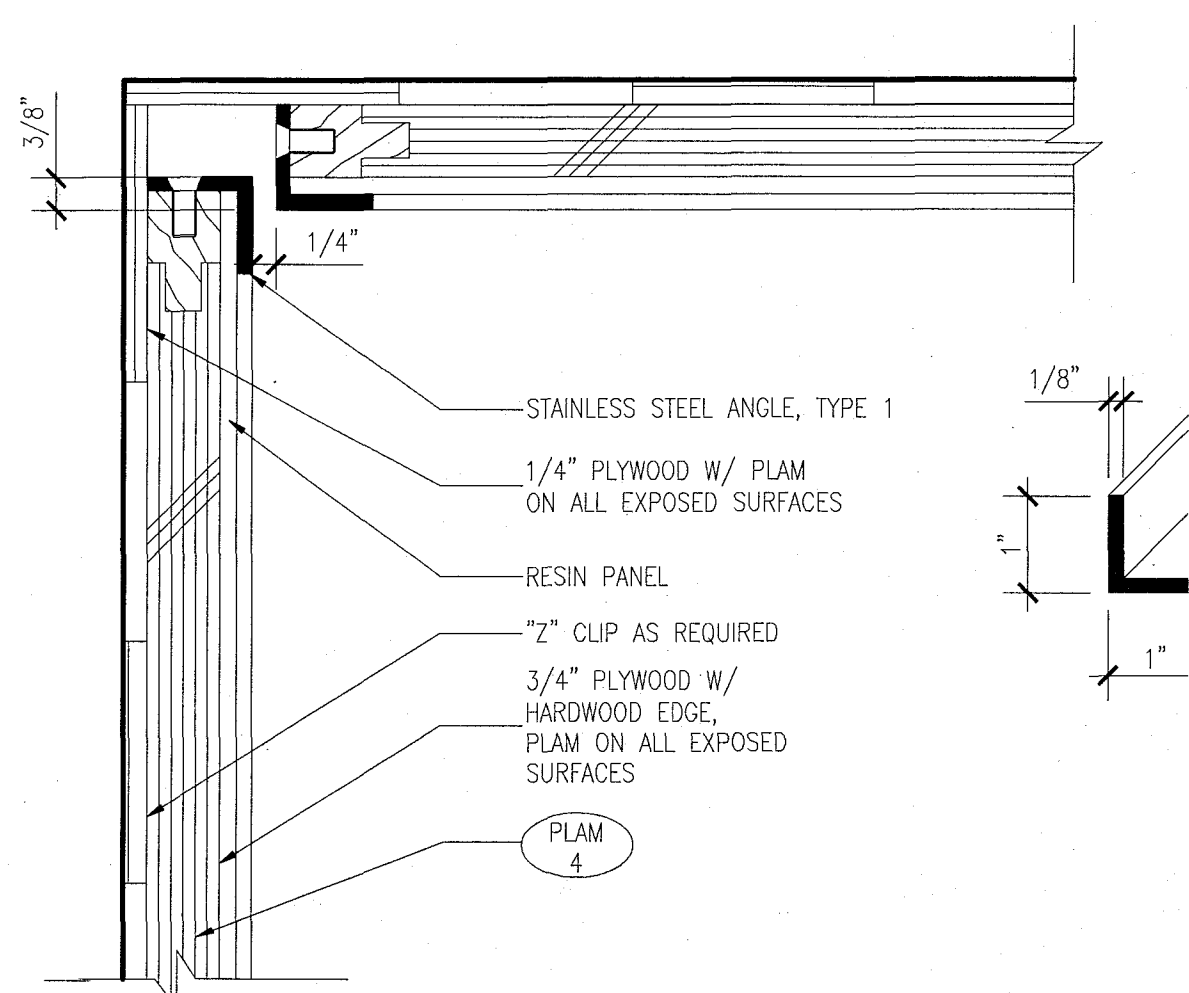
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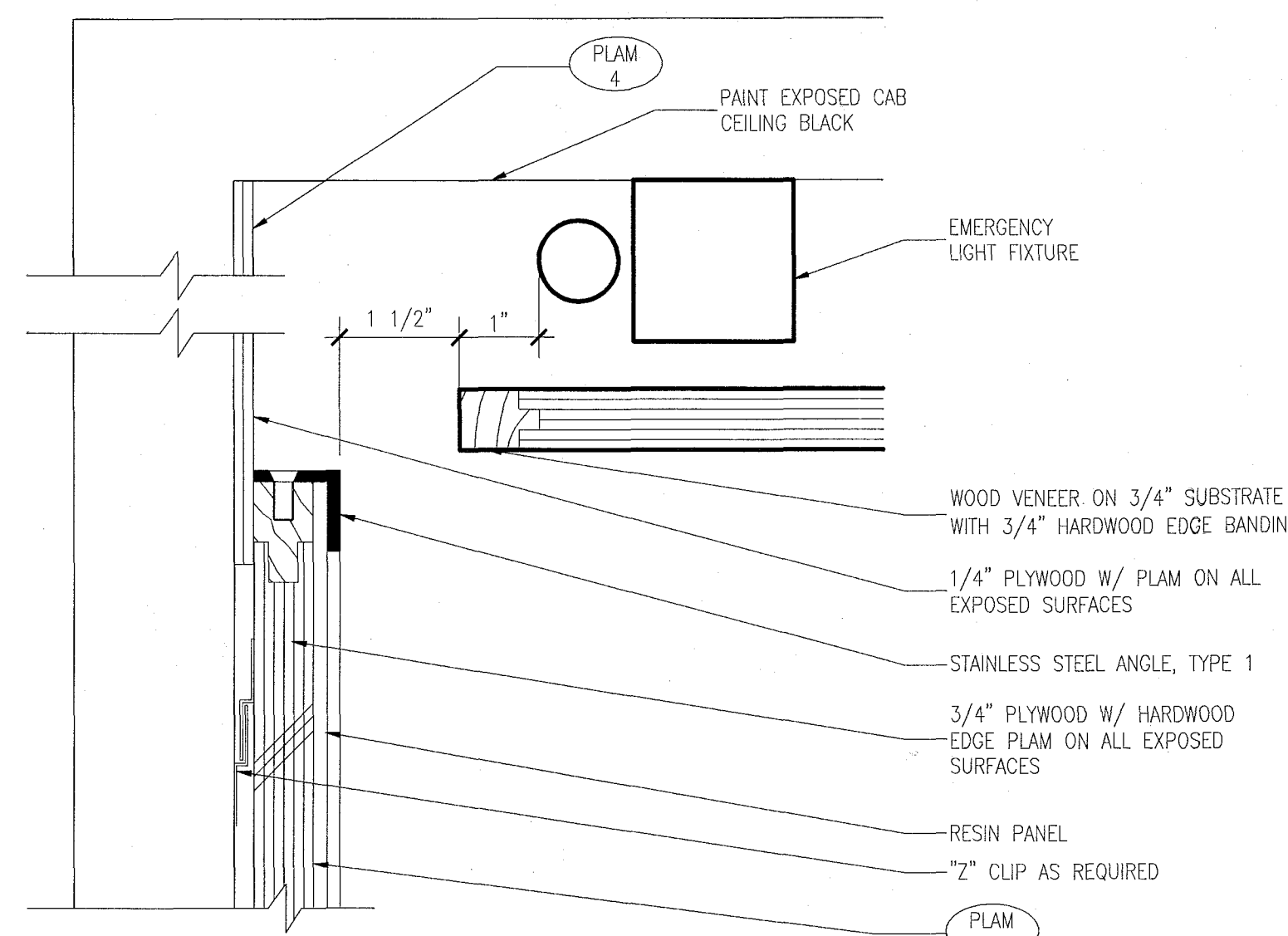
13 PLAN DETAIL @ ELEVATOR No.1 CAB HAND RAIL
SCALE: 6" = 1'-0"



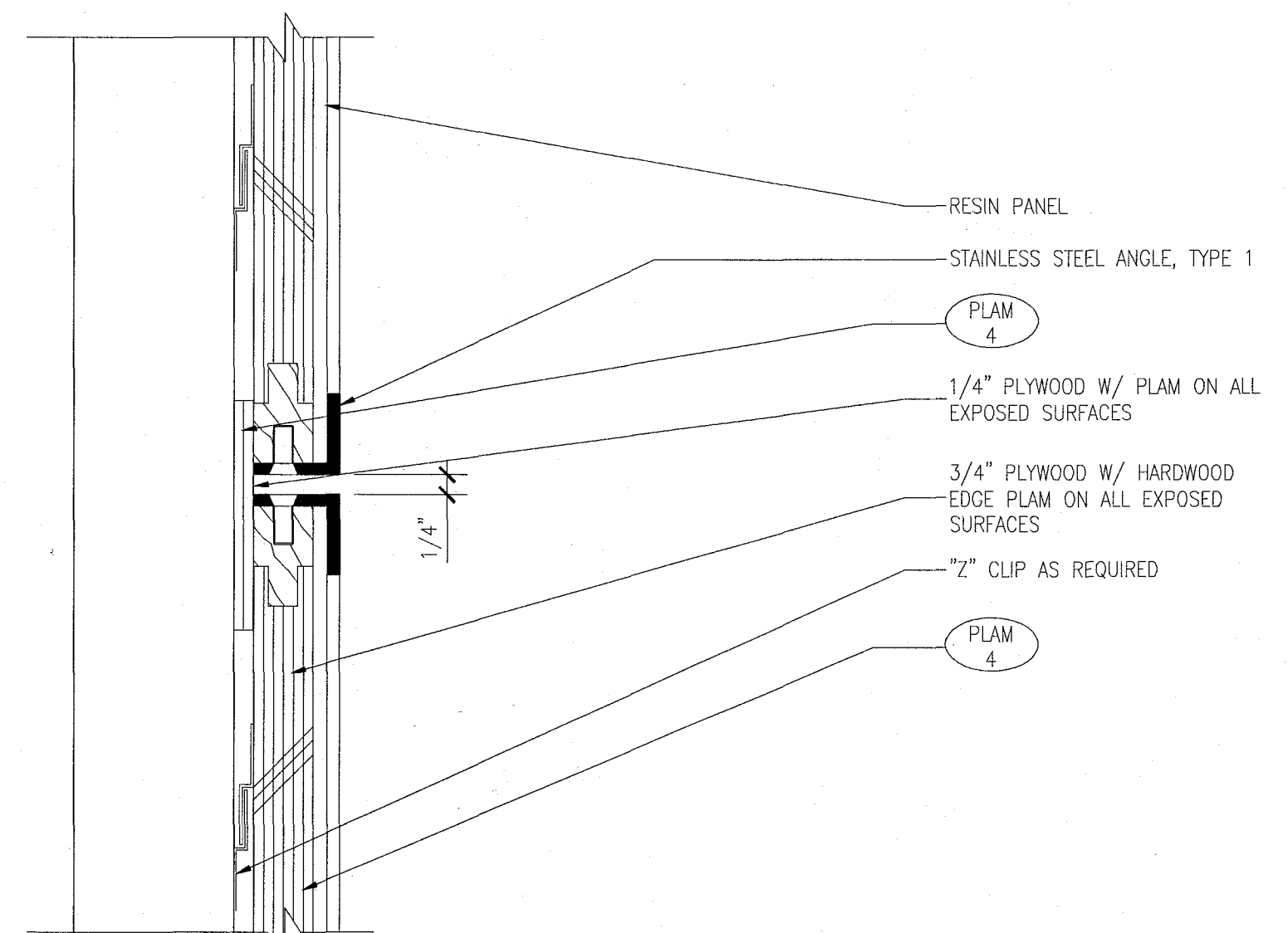
12 PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



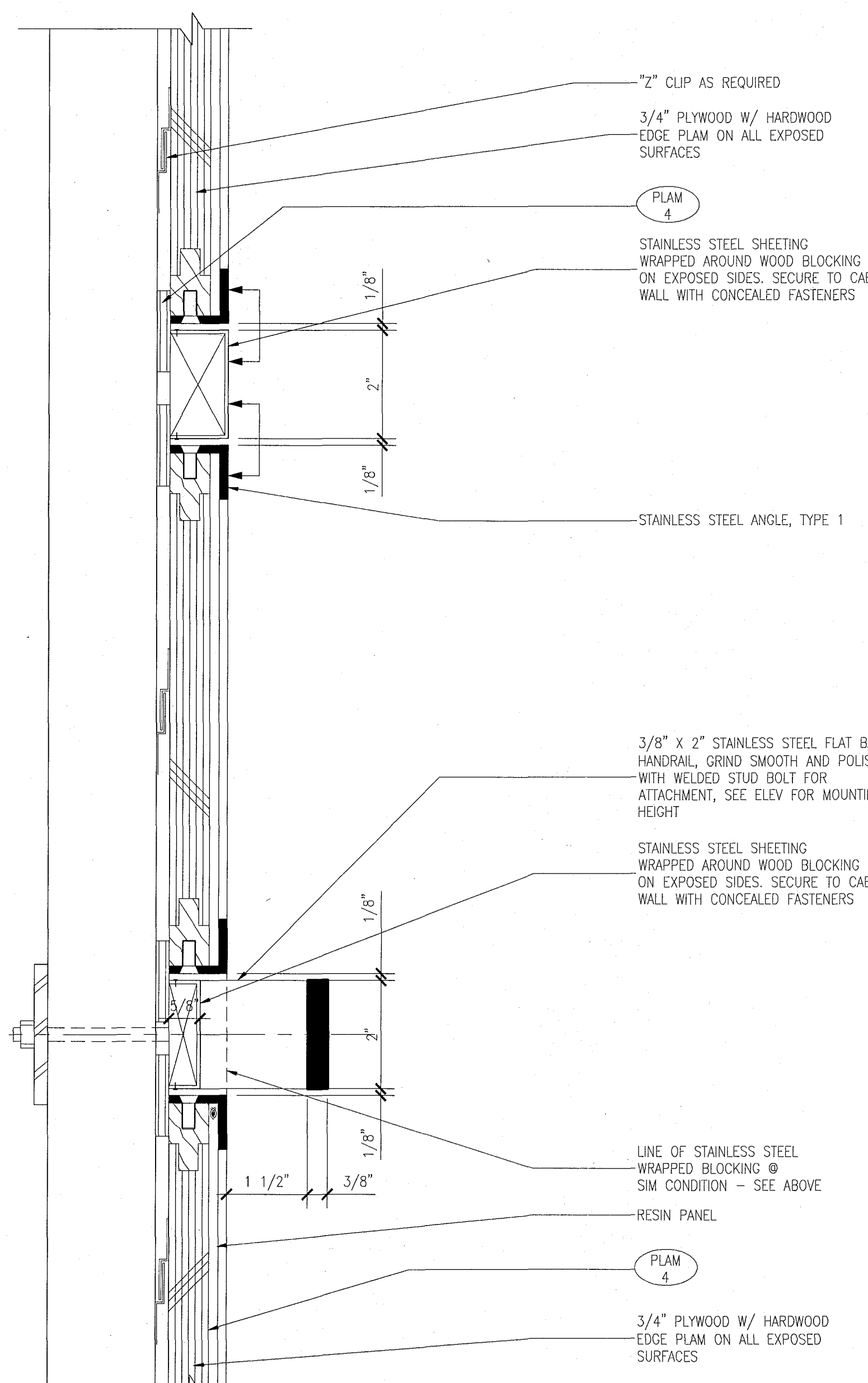
11 PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



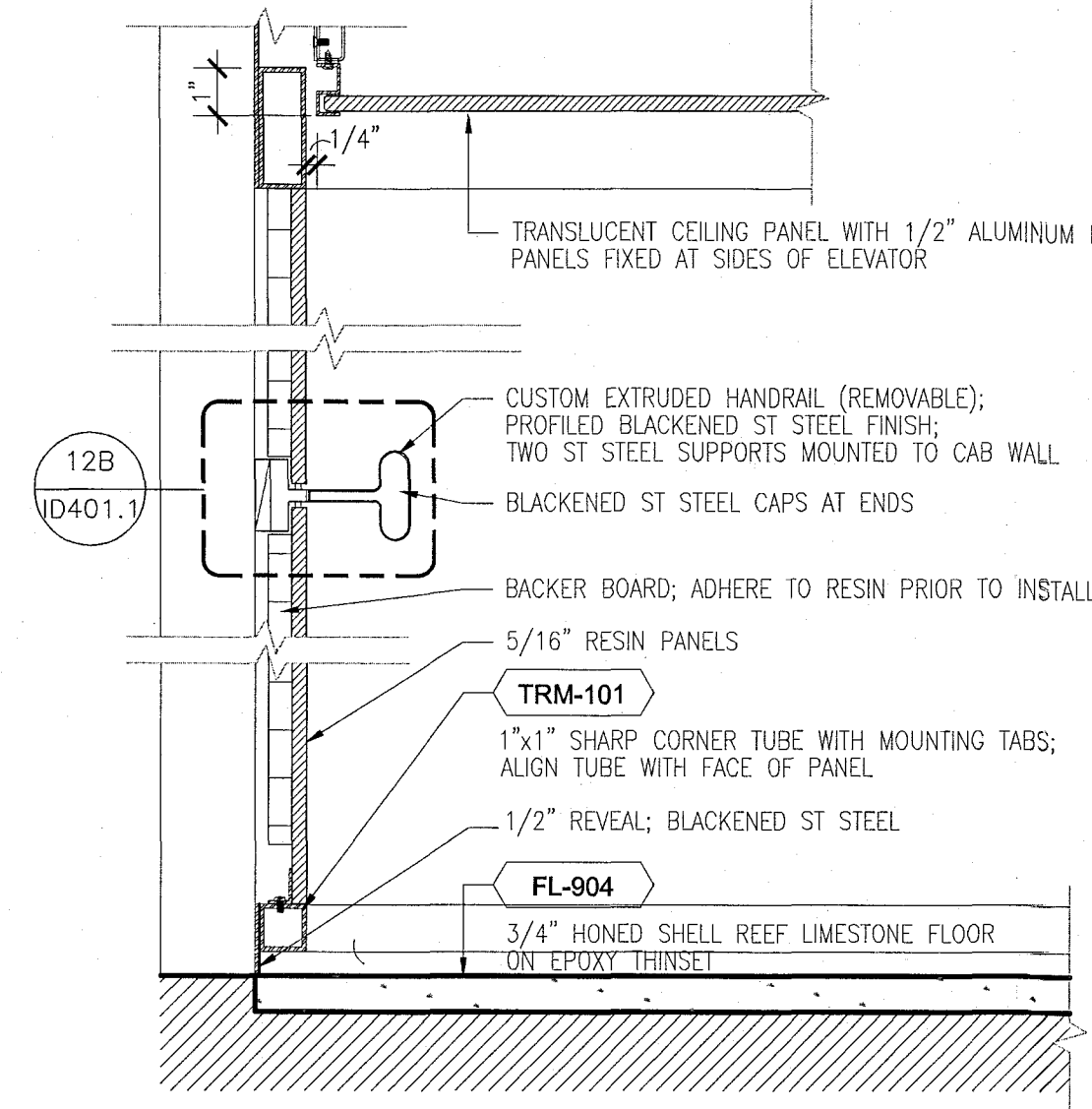
10 DETAIL @ ELEVATOR CAB CEILING
SCALE: 6" = 1'-0"



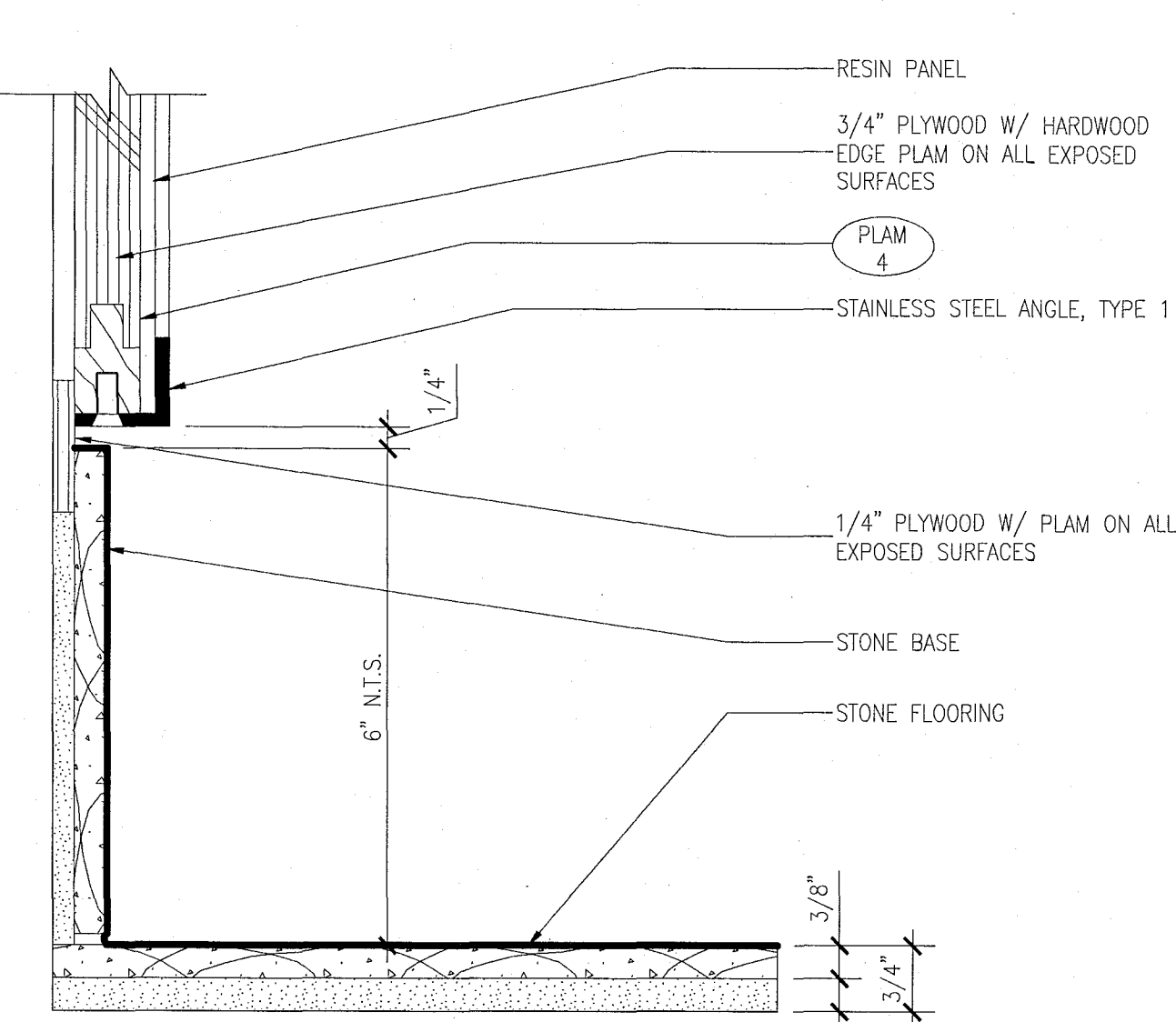
9 DETAIL @ ELEVATOR CAB PANEL REVEAL
SCALE: 6" = 1'-0"



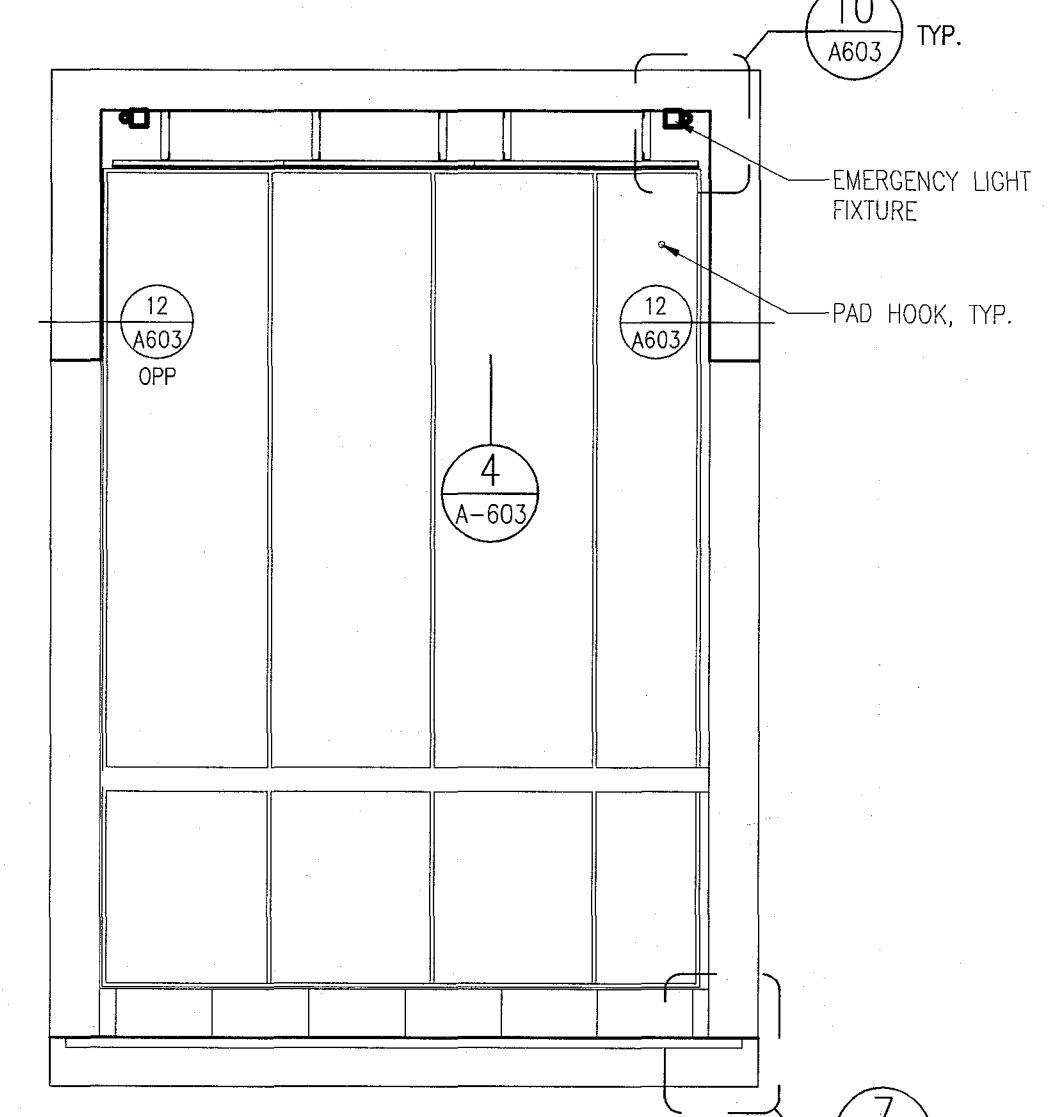
8 SECTION @ ELEVATOR CAB HAND RAIL & REVEAL
SCALE: 6" = 1'-0"



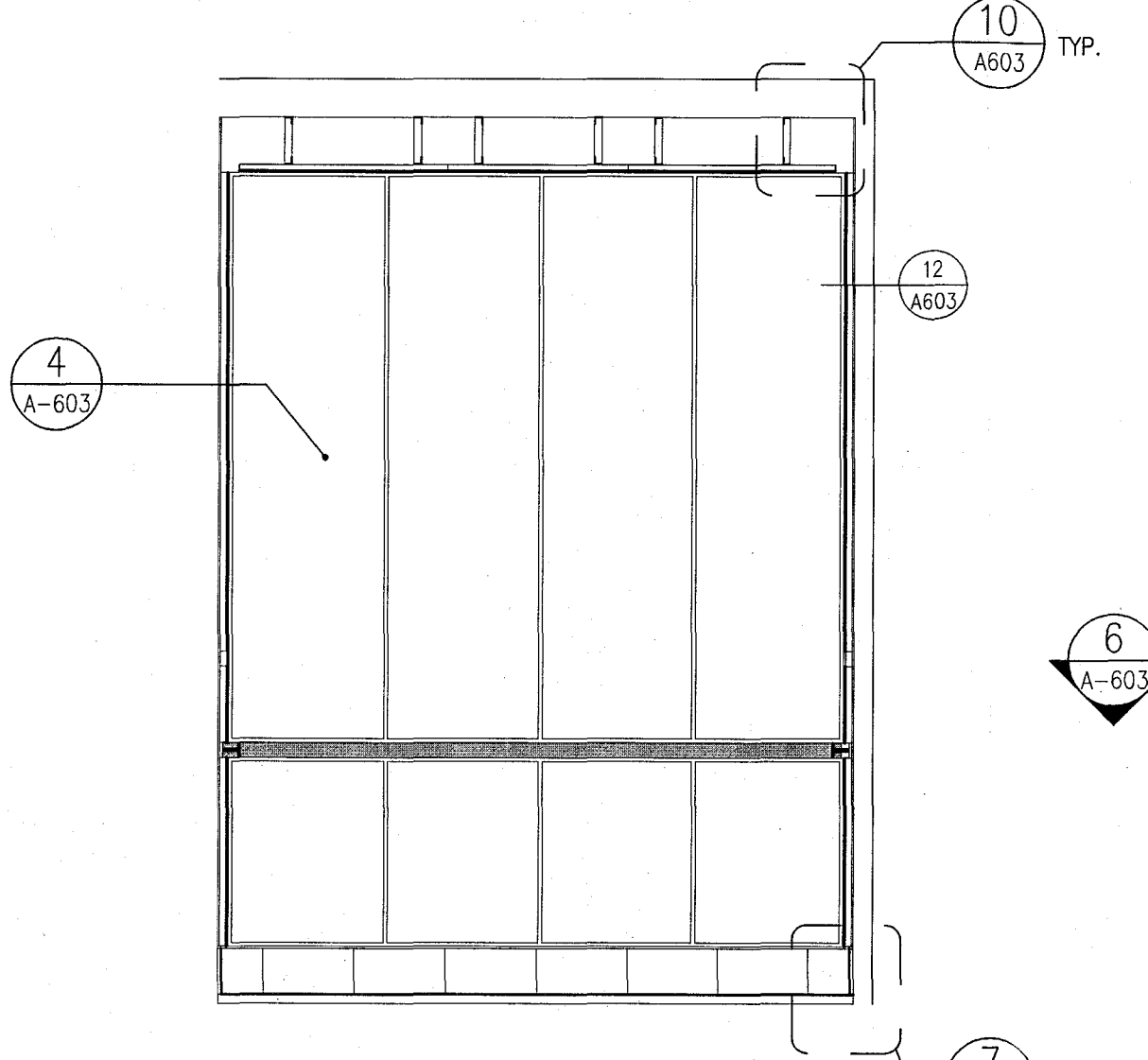
1 SECTION AT RESIN PANEL (PASSENGER)
SCALE: 3" = 1'-0"



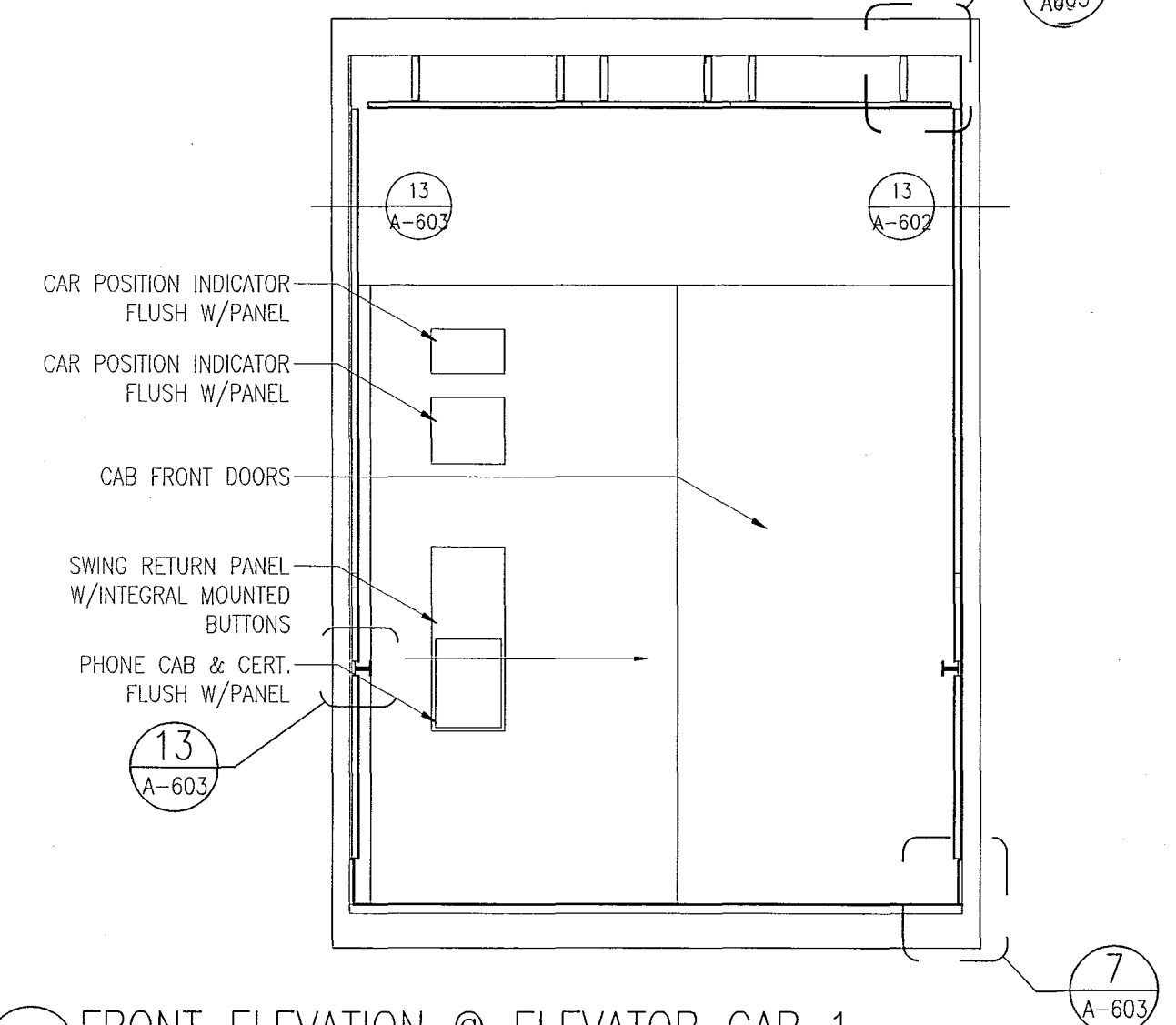
7 DETAIL @ ELEVATOR No.1 CAB BASE
SCALE: 6" = 1'-0"



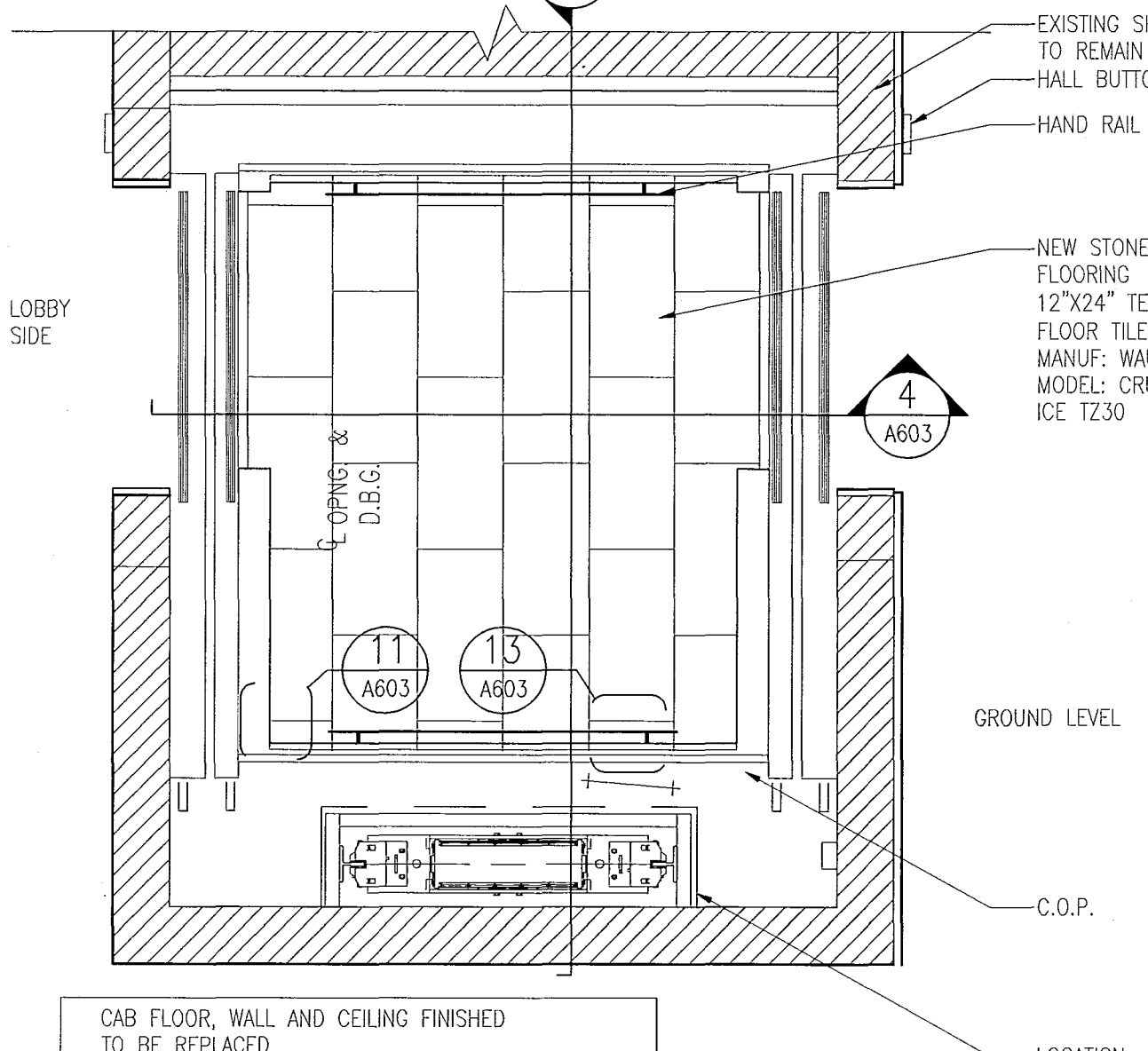
6 SIDE ELEVATION @ ELEVATOR CABS 1
SCALE: 1/2" = 1'-0"



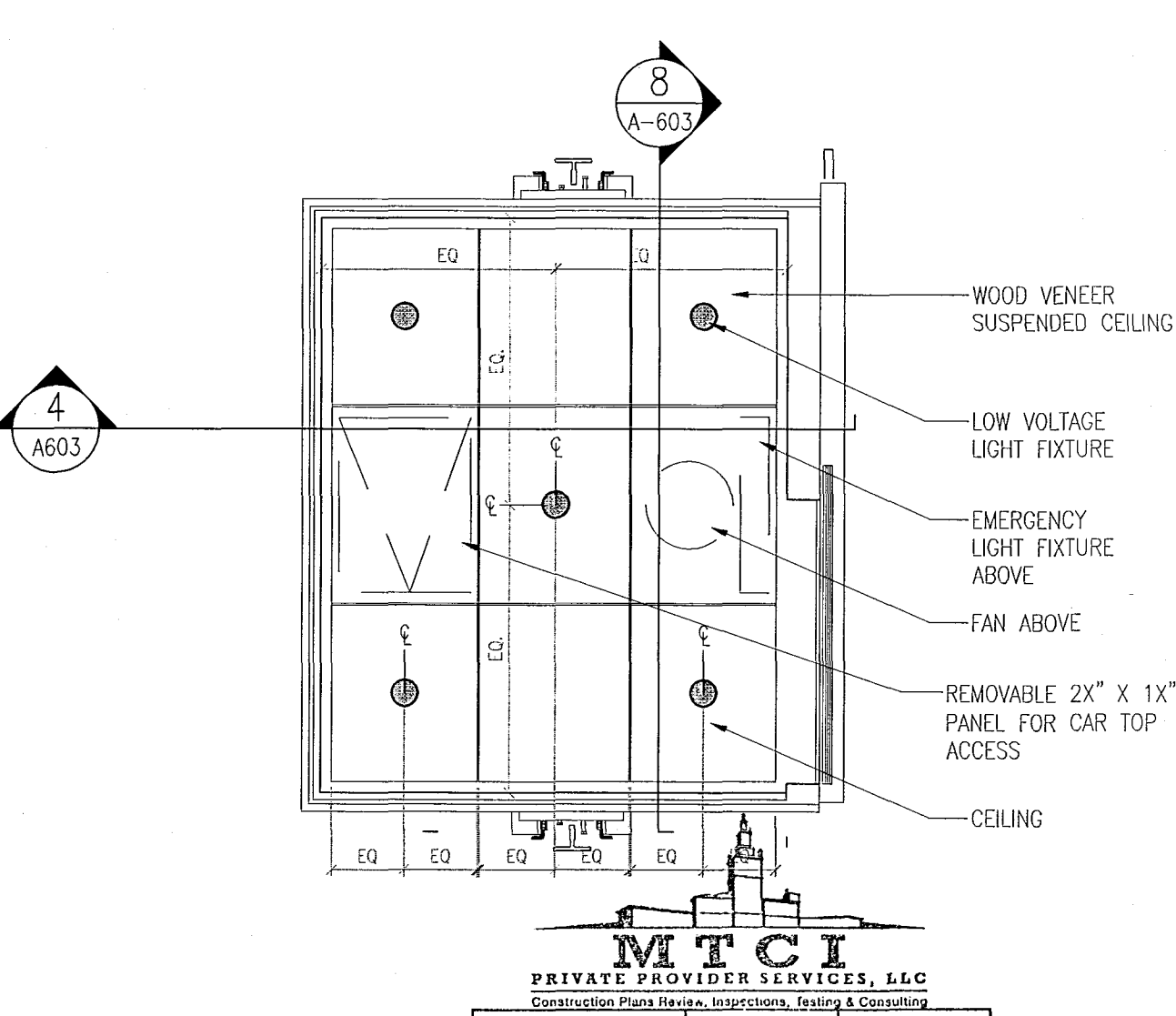
5 REAR ELEVATION @ ELEVATOR CABS 1 & 3
SCALE: 1/2" = 1'-0"



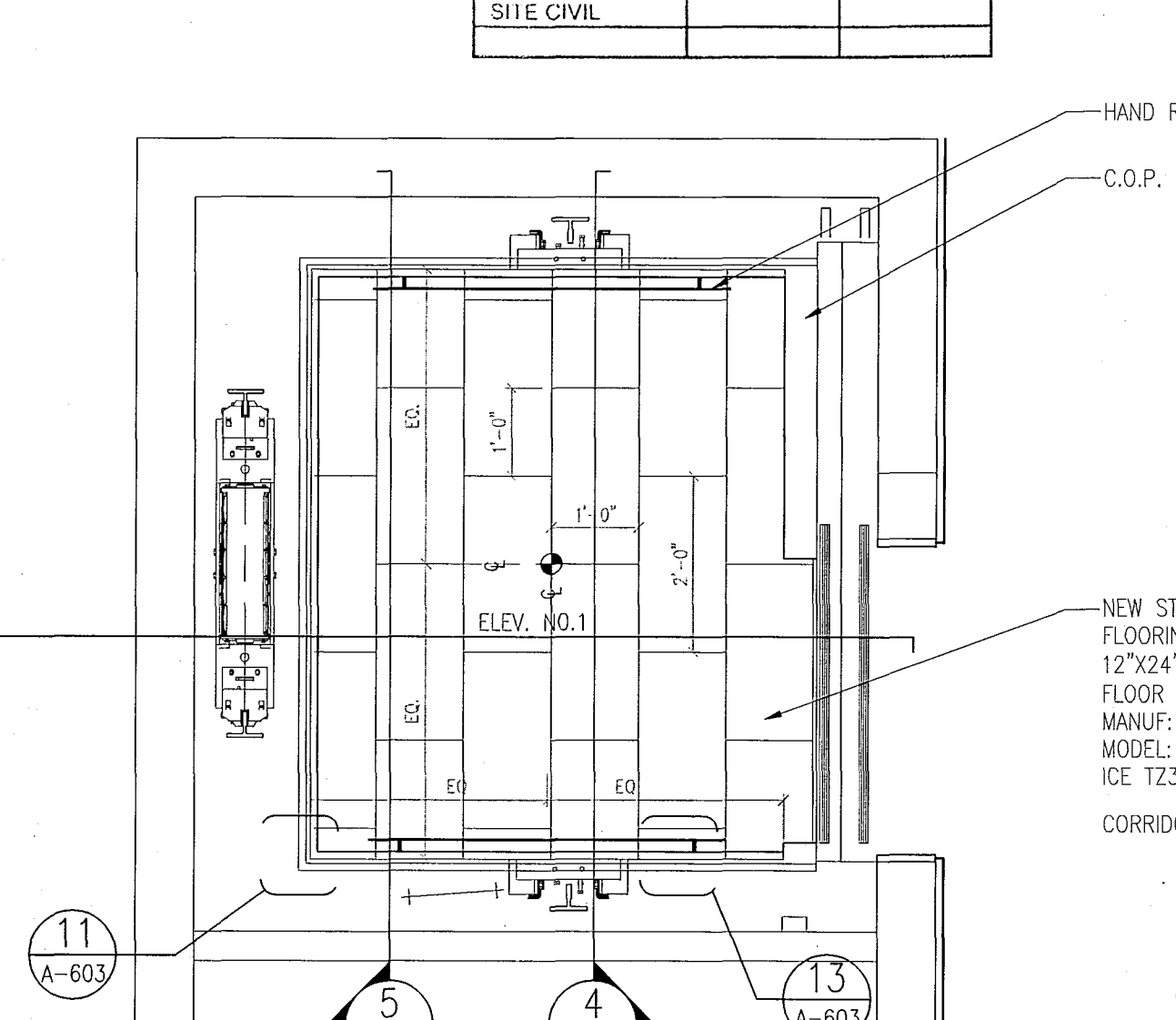
4 FRONT ELEVATION @ ELEVATOR CAB 1
SCALE: 1/2" = 1'-0"



3 PLAN @ ELEVATOR CABS 2
SCALE: 1 1/2" = 1'-0"



2 RCP @ ELEVATOR CABS 2
SCALE: 1/2" = 1'-0"



1 PLAN @ NEW ELEVATOR CABS No.1 - POOL SUITES
SCALE: 1/2" = 1'-0"

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T.S.[illegible]

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FEBRUARY 18, 2014

$$\overline{1/4^n} = 1' - 0^n$$

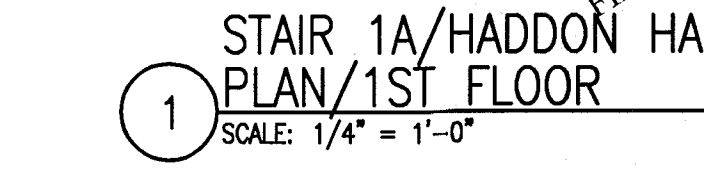
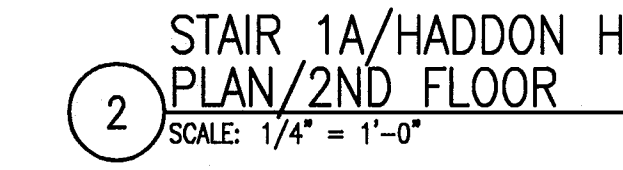
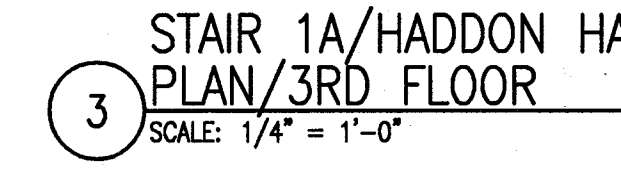
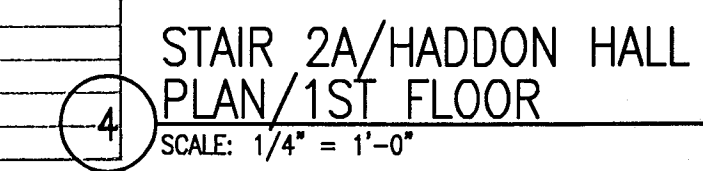
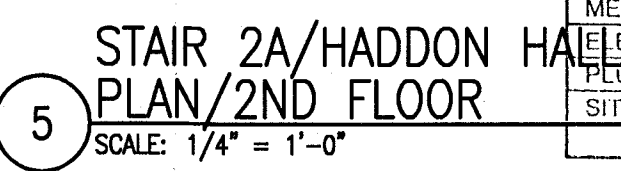
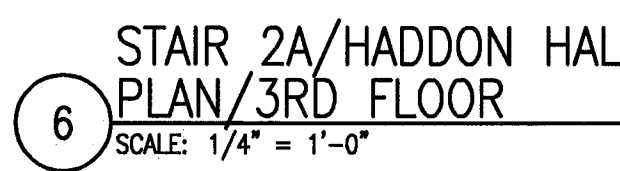
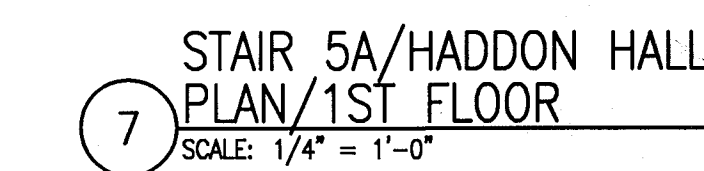
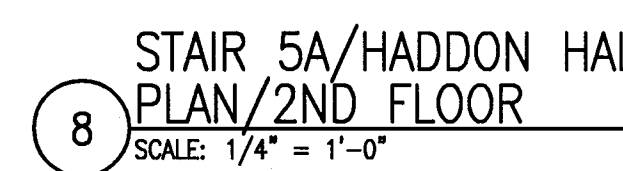
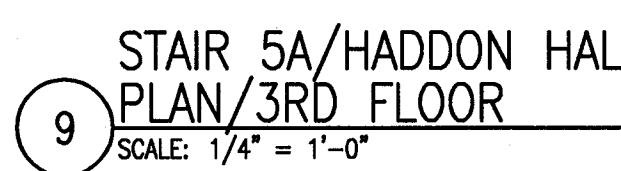
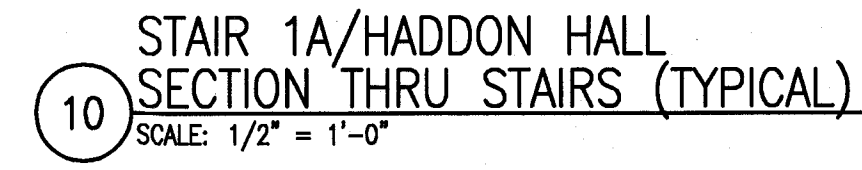
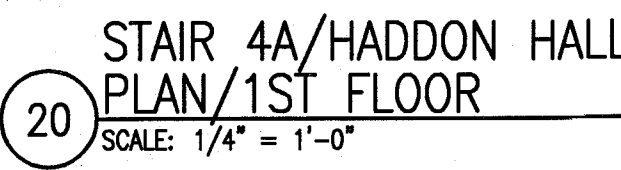
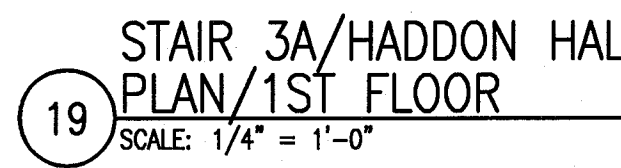
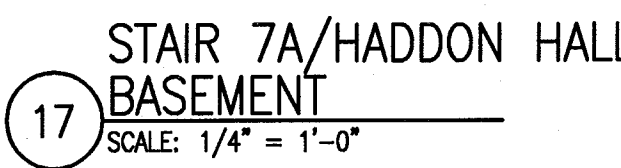
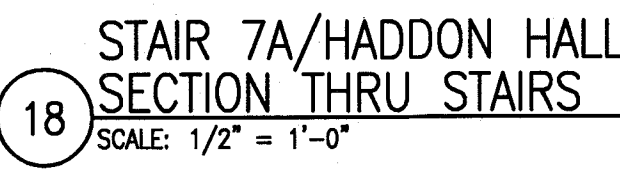
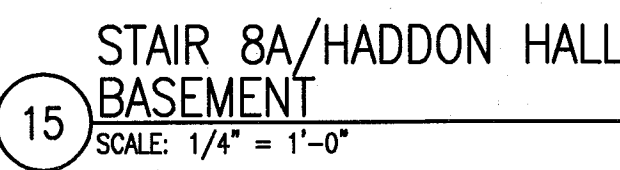
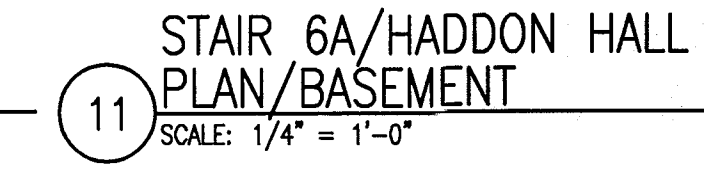
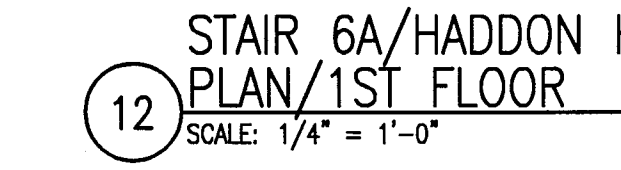
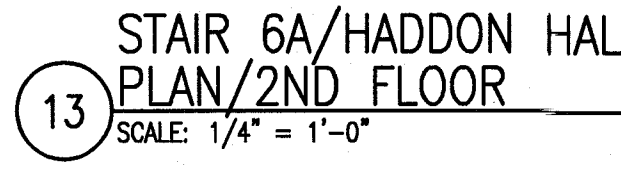
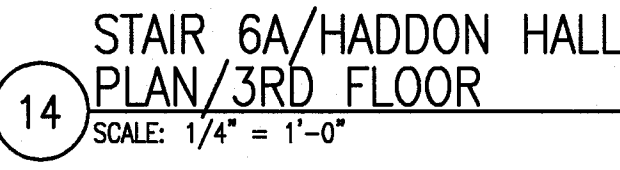
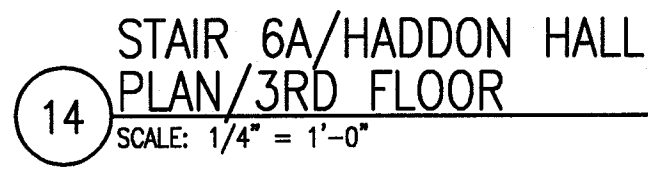
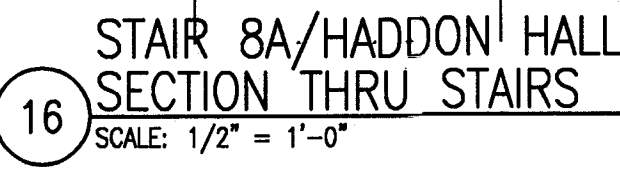
SHEET TITLE

STAIR PLANS AT HADDON HALL

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	REVIEWER INITIALS	DATE REVIEWED
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ELECTRICAL		
PLUMBING		
SITE CIVIL		

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KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
2	PERMIT REVIEW COMMENTS	03-14-2014
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	03-14-2014

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6-22-14
Jonathan Cardello
Lic. # AFS3391

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
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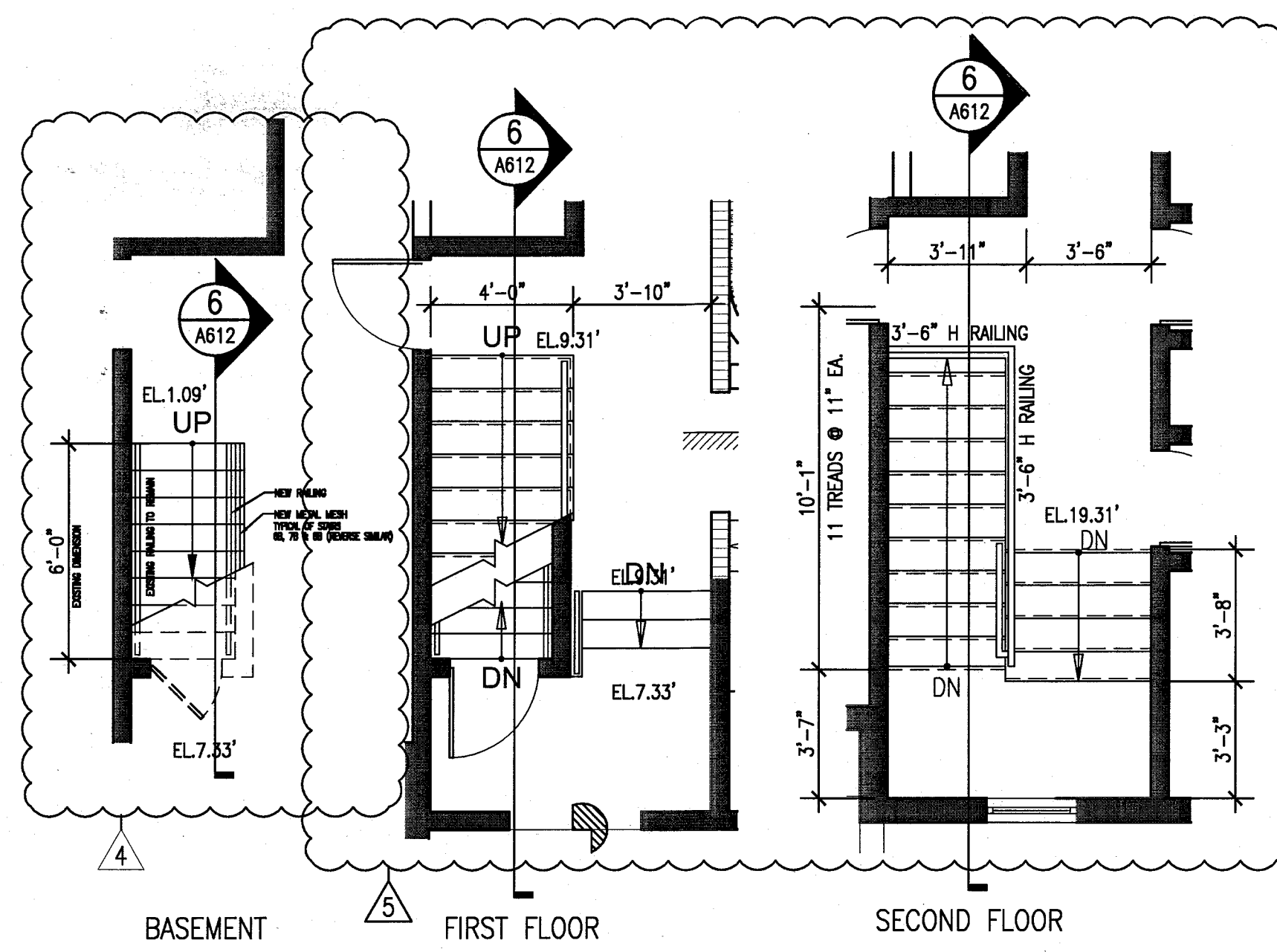
SHEET TITLE

STAIR PLANS
AT CAMPTON

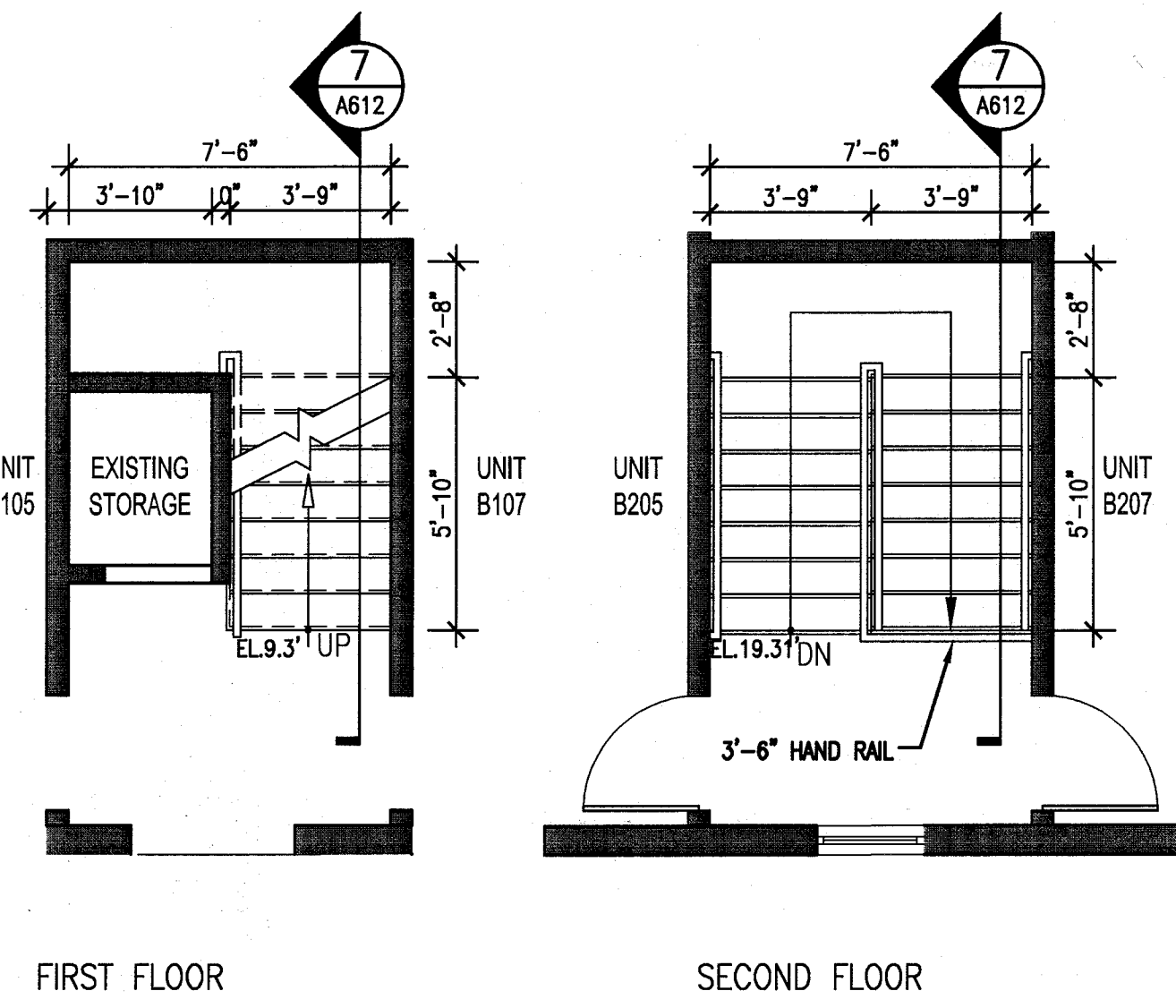
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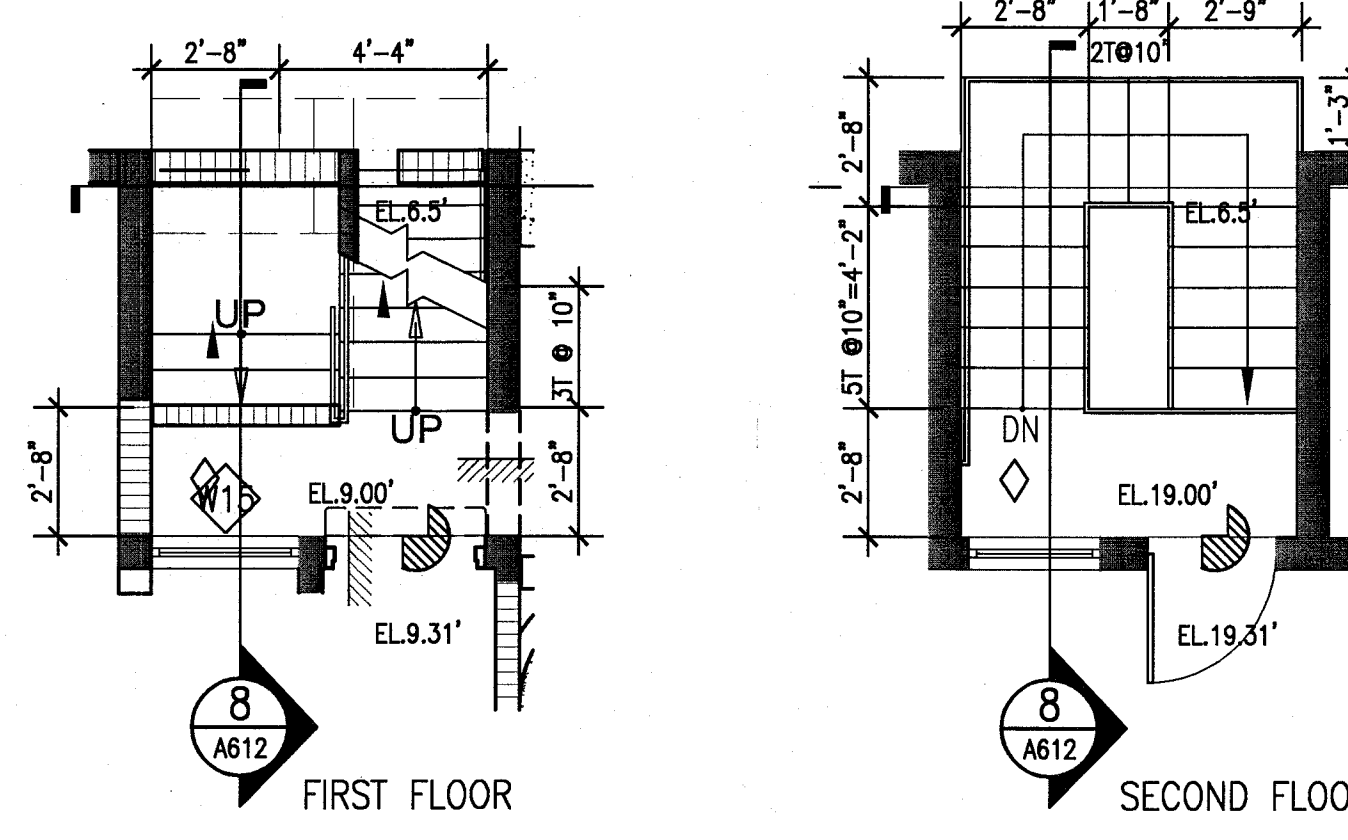
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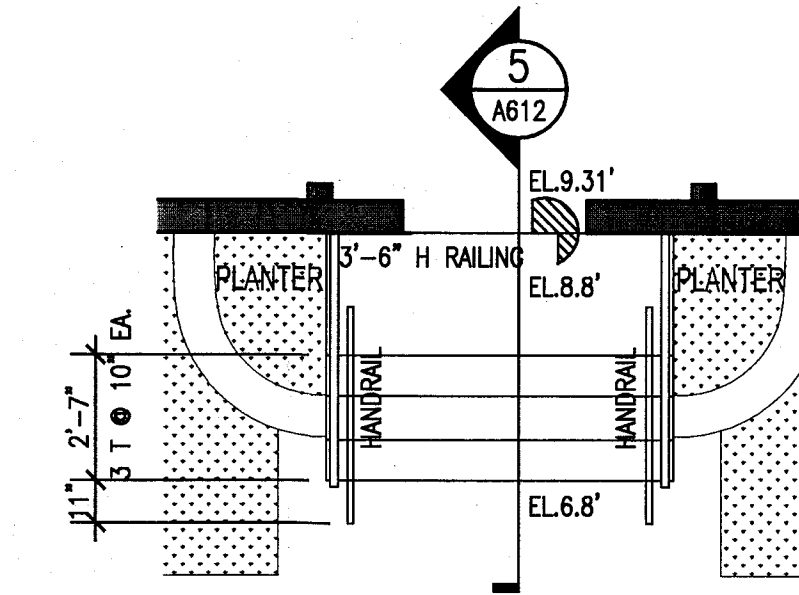
1 STAIR 6B & 11B (4B & 7B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



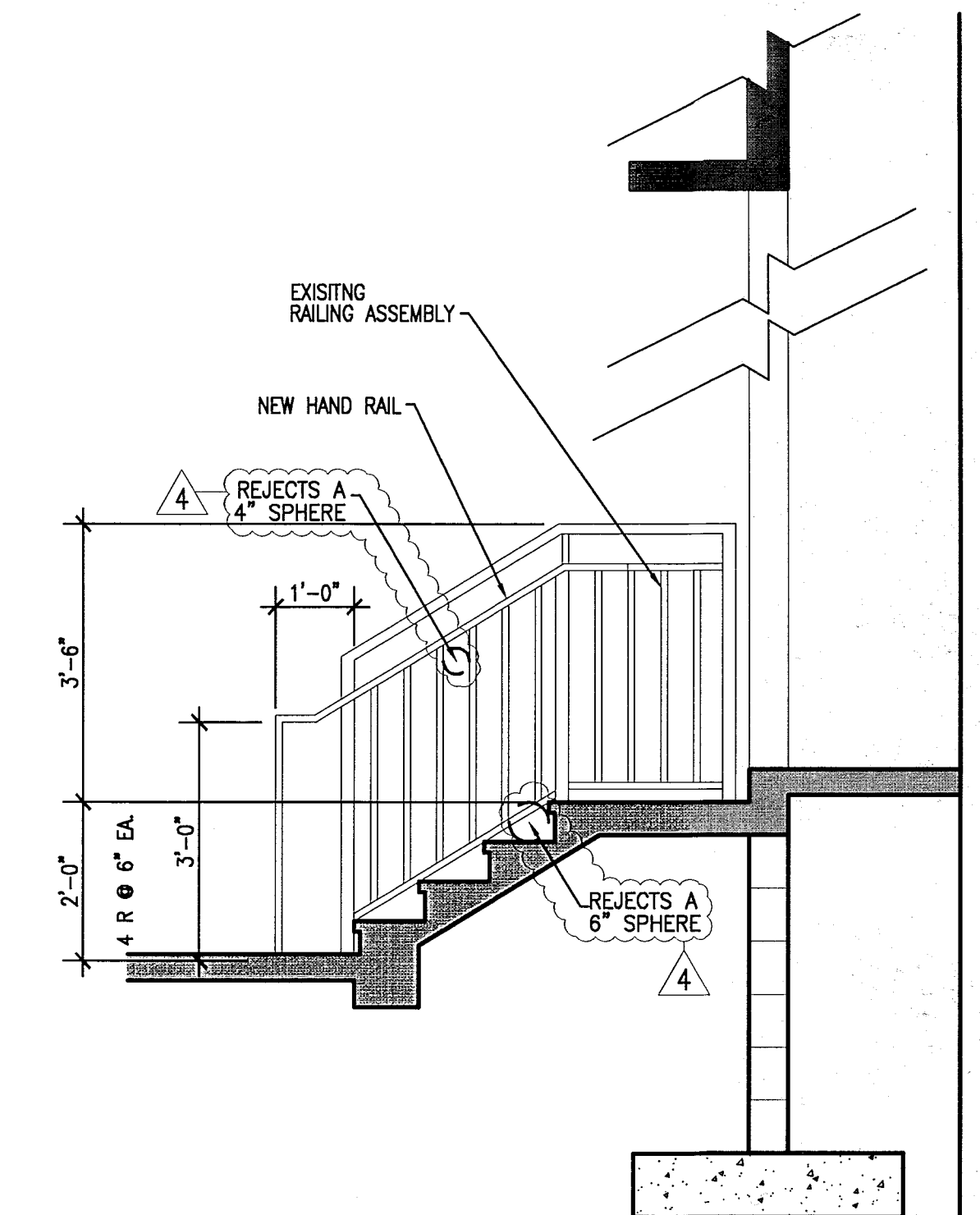
2 STAIR 5B & 10B
CAMPTON/ PLAN
SCALE: 1/4" = 1'-0"



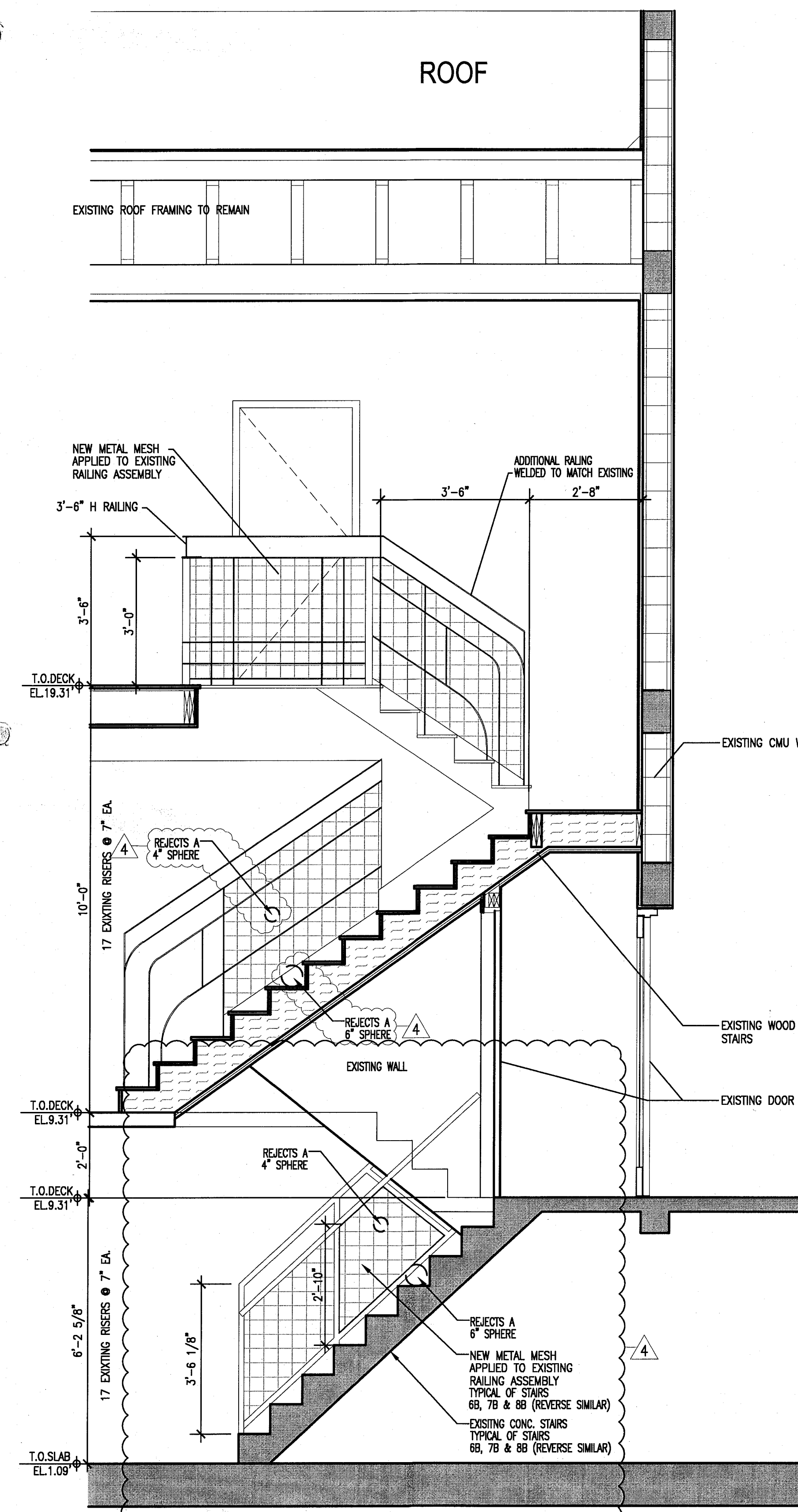
3 STAIR 1B, 3B & 9B (2B, 8B & 12B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



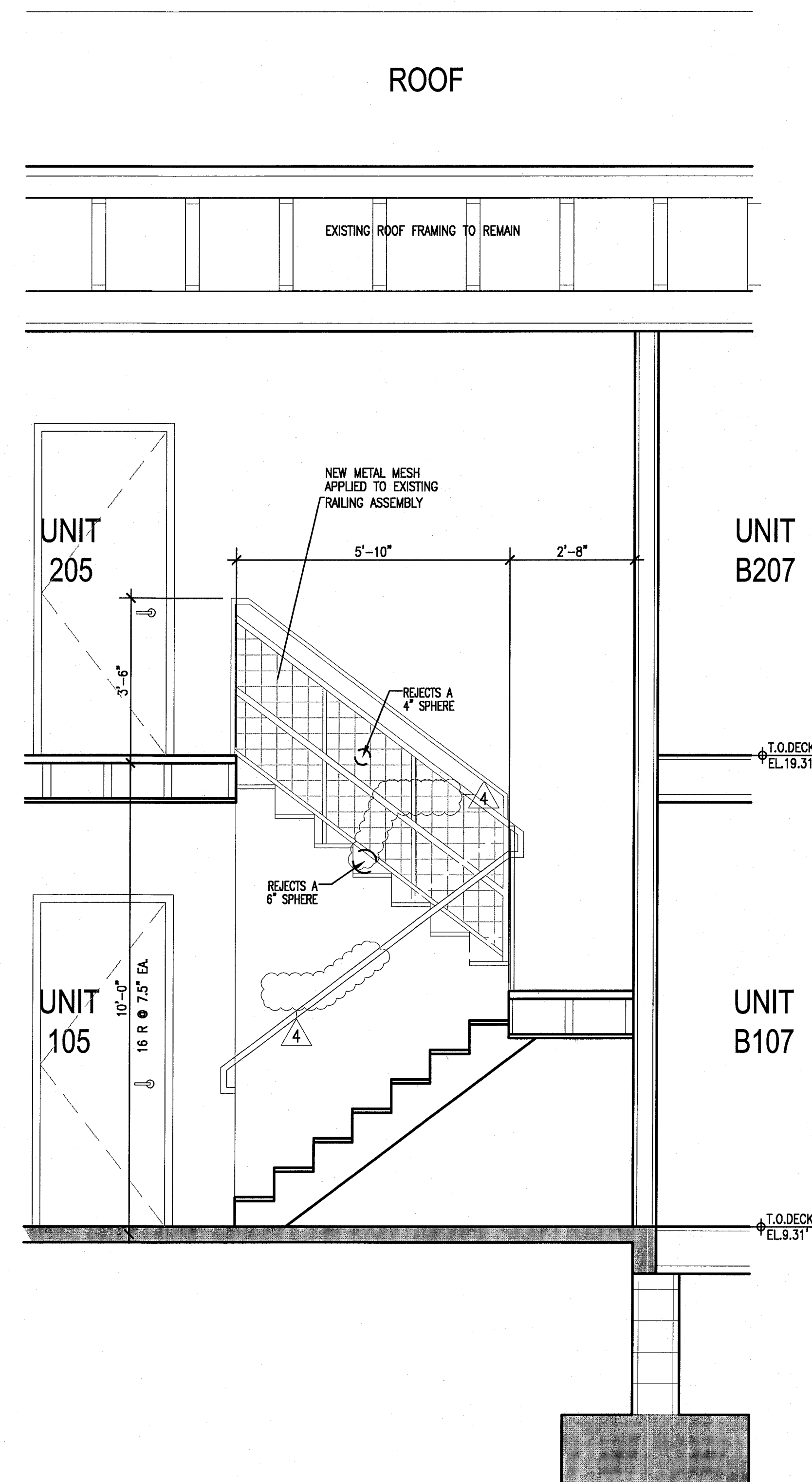
4 CAMPTON ENTRY STAIRS
PLAN
SCALE: 1/4" = 1'-0"



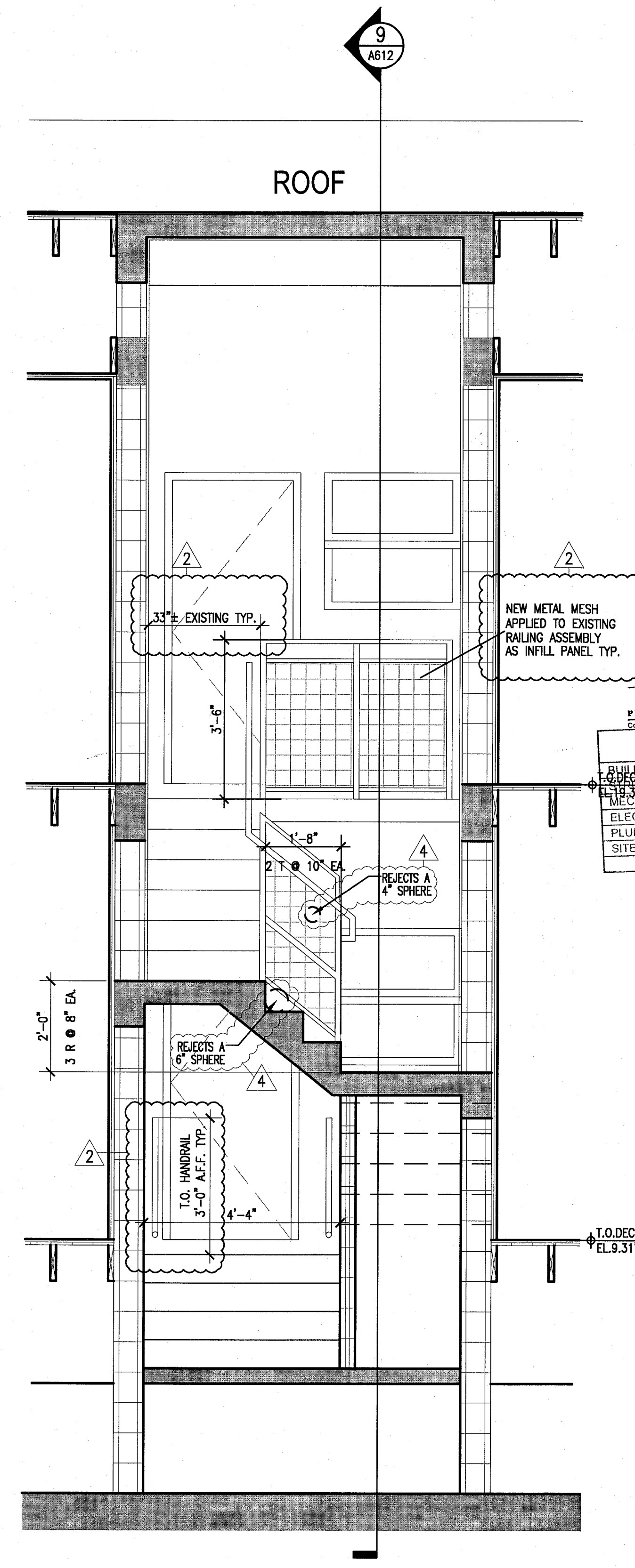
5 CAMPTON ENTRY STAIR
SECTION
SCALE: 1/2" = 1'-0"



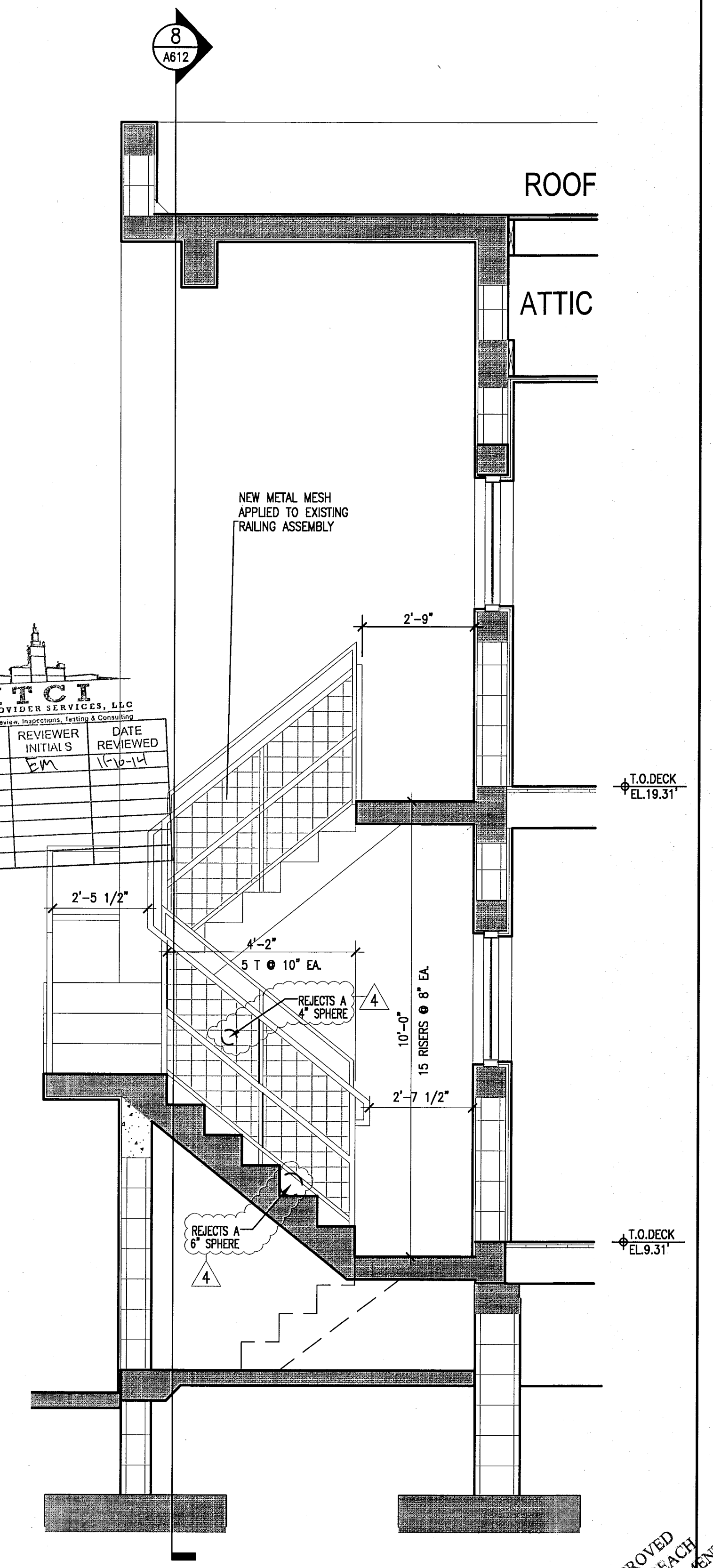
6 SECTION THRU STAIRS
6B & 11B AT CAMPTON
SCALE: 1/2" = 1'-0"



7 SECTION THRU STAIRS
5B & 10B AT CAMPTON
SCALE: 1/2" = 1'-0"

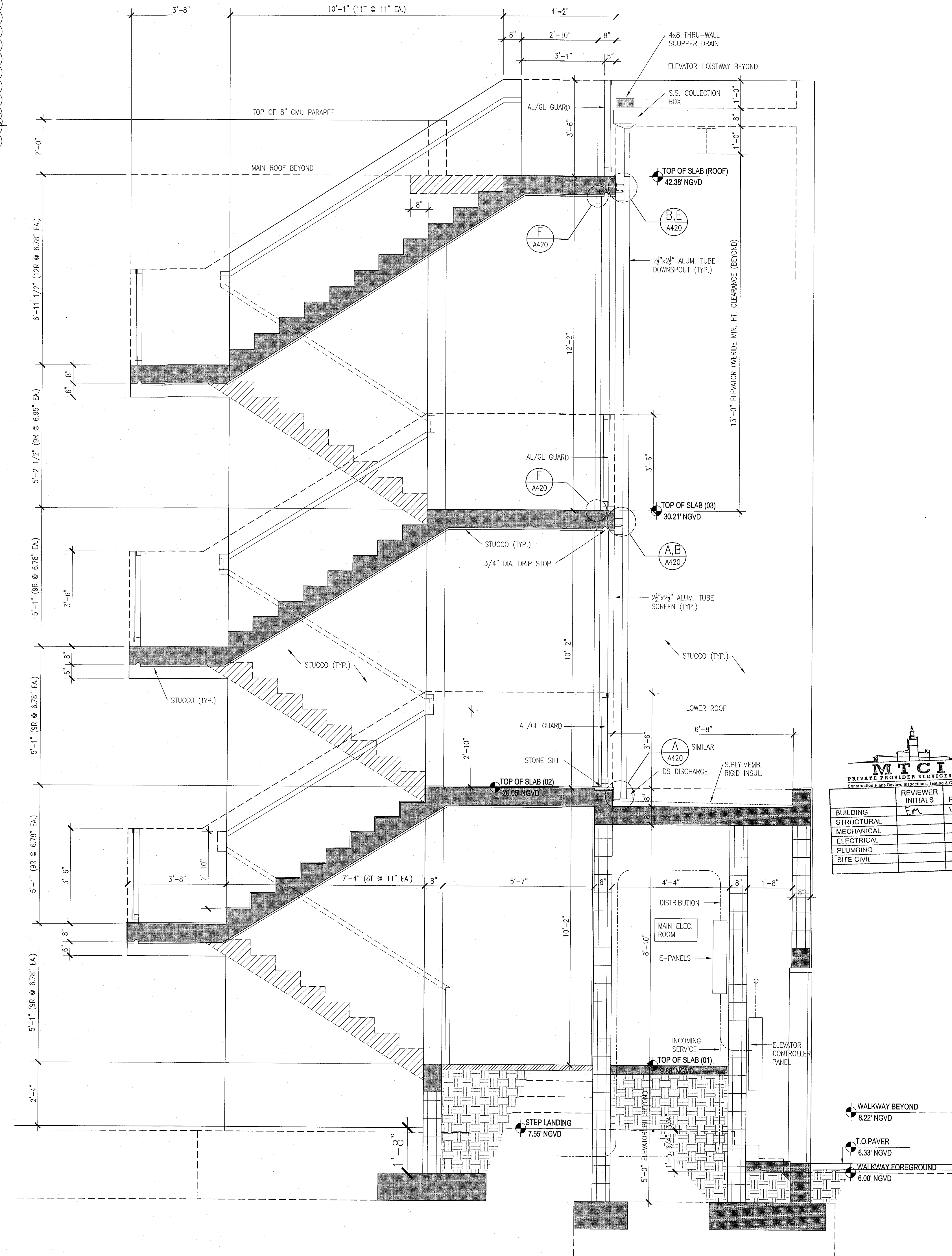
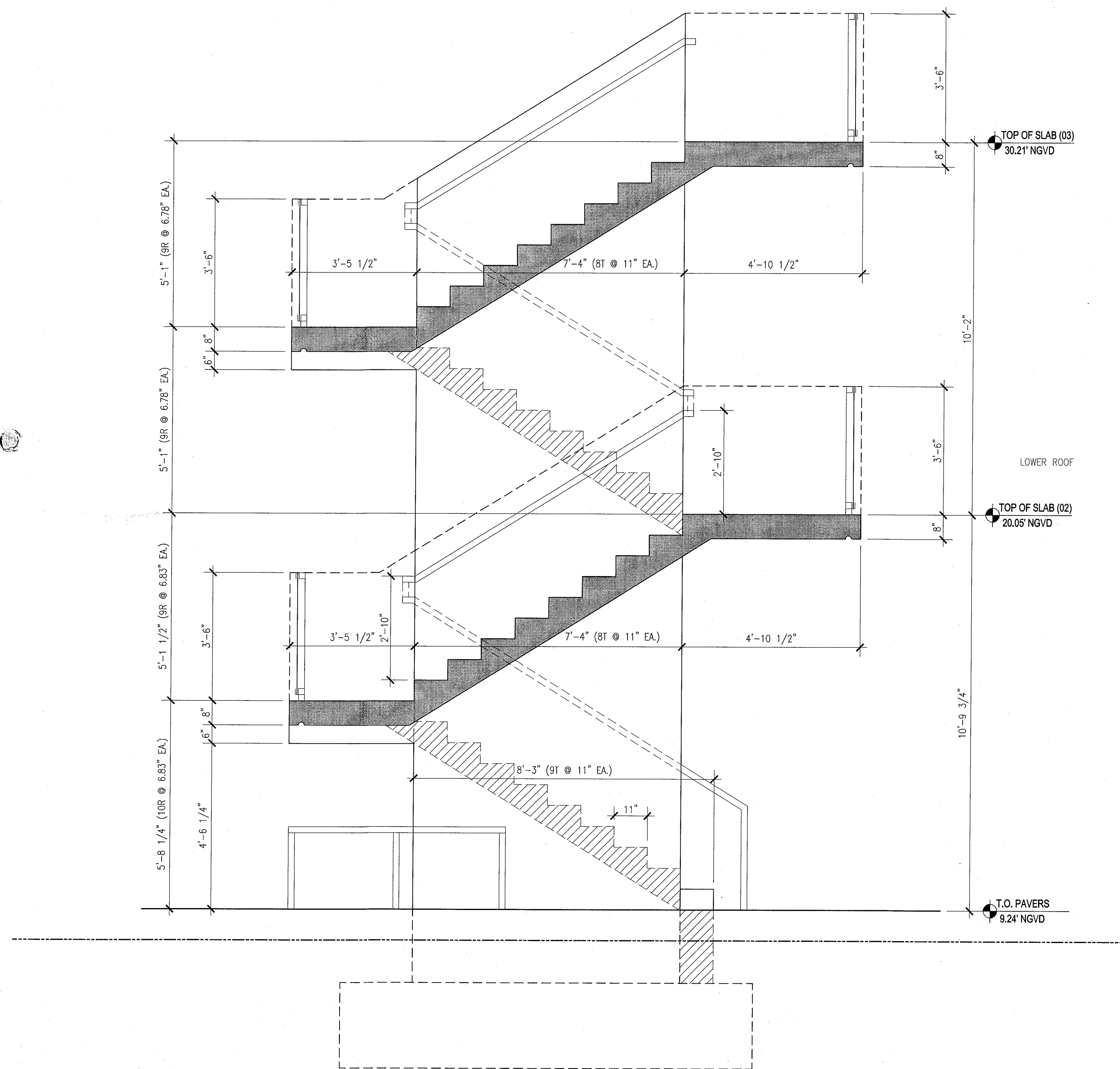
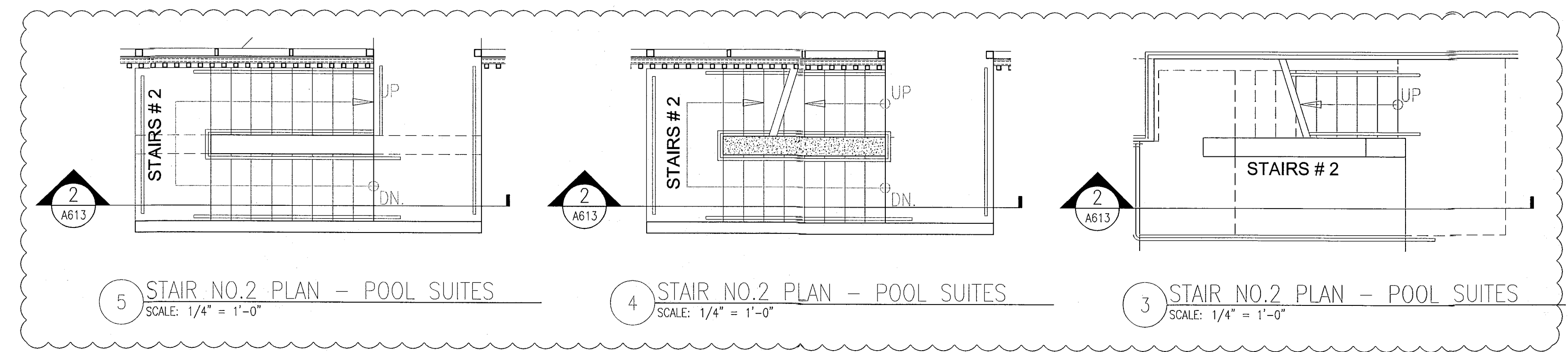
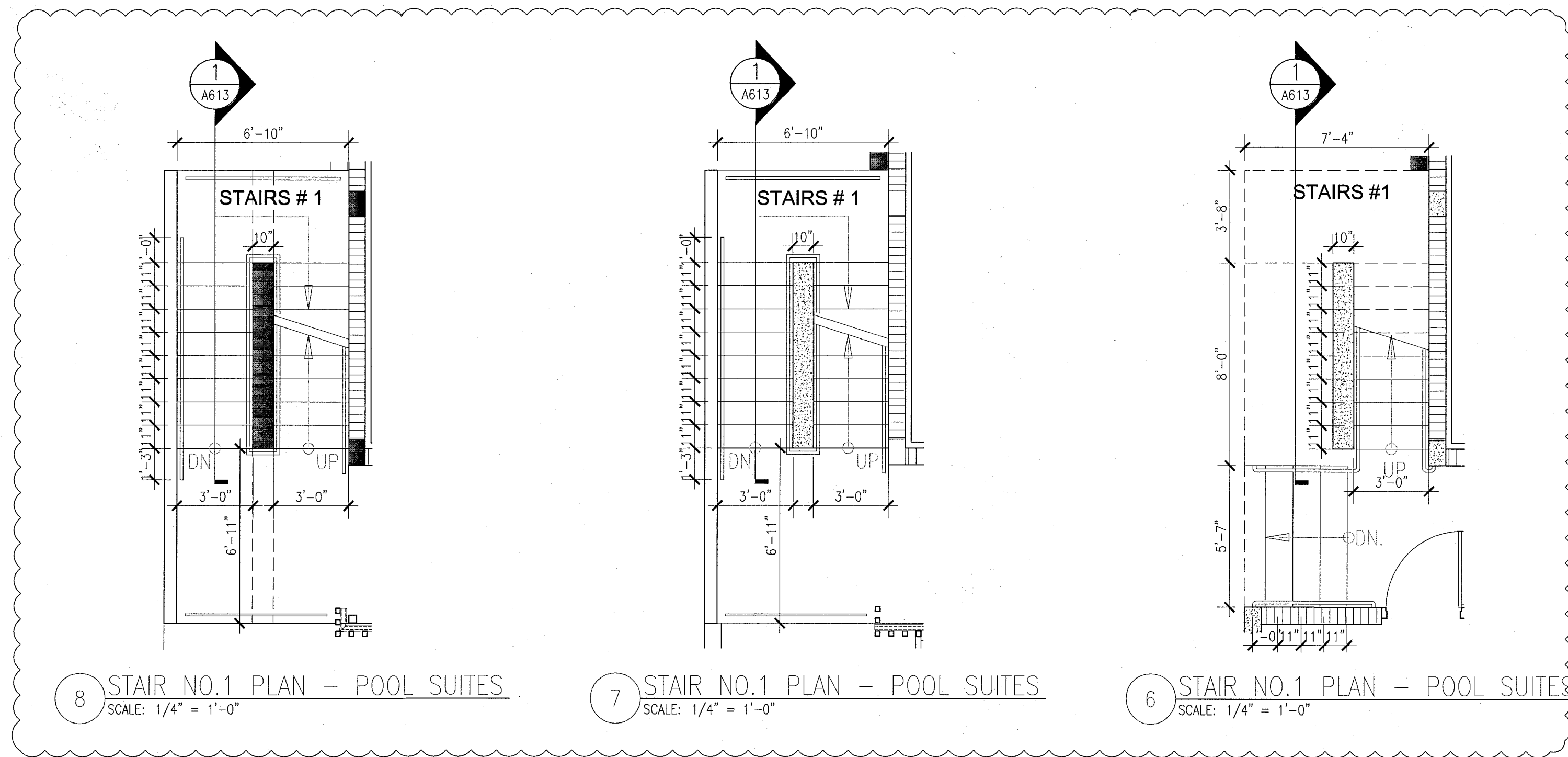


8 THRU STAIRS 1B, 3B & 9B
SECTION
SCALE: 1/2" = 1'-0"



9 THRU STAIRS 1B, 3B & 9B
SECTION
SCALE: 1/2" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	POOL SUITES WALLS	04-09-2014

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Jonathan Cardello
Lic. # AR93391

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SCALE: 1/2" = 1'-0"

SHEET TITLE

SECTIONS THRU
STAIRS #1 & #2
POOL SUITES (C)

SHEET NUMBER

A613

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REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014

REVIEWER INITIALS			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: AS NOTED

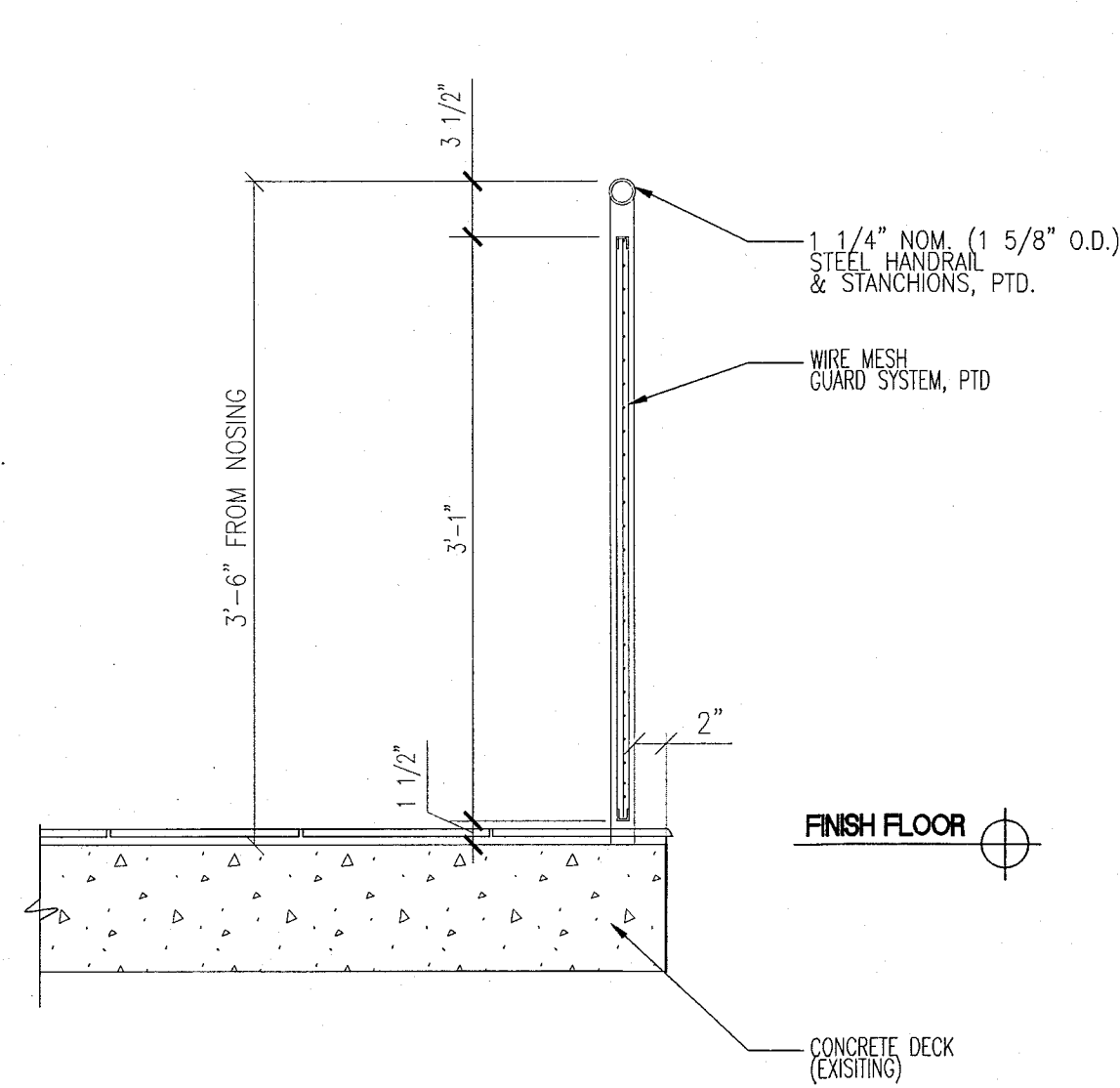
SHEET TITLE

STAIR TYP. DETAILS

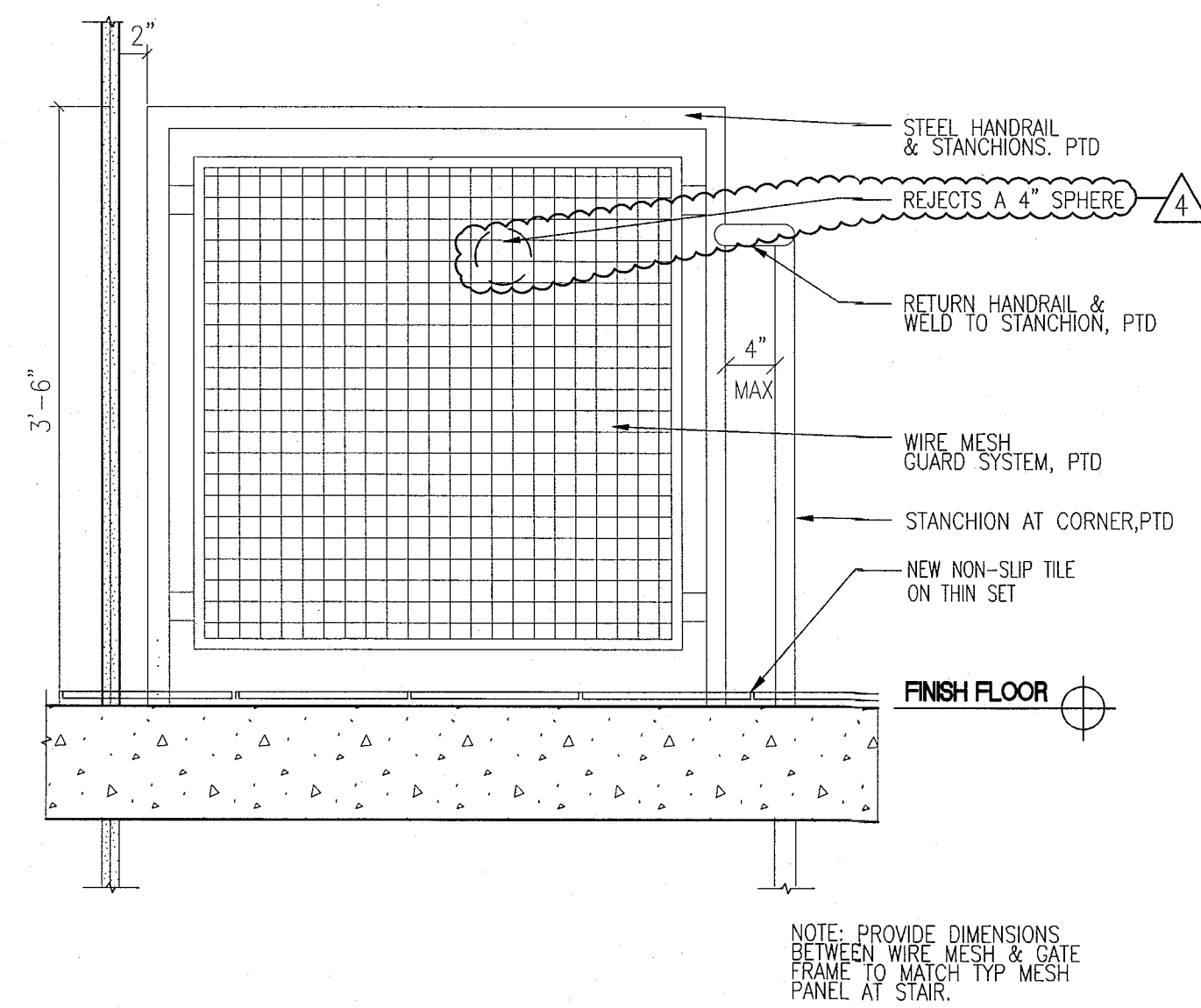
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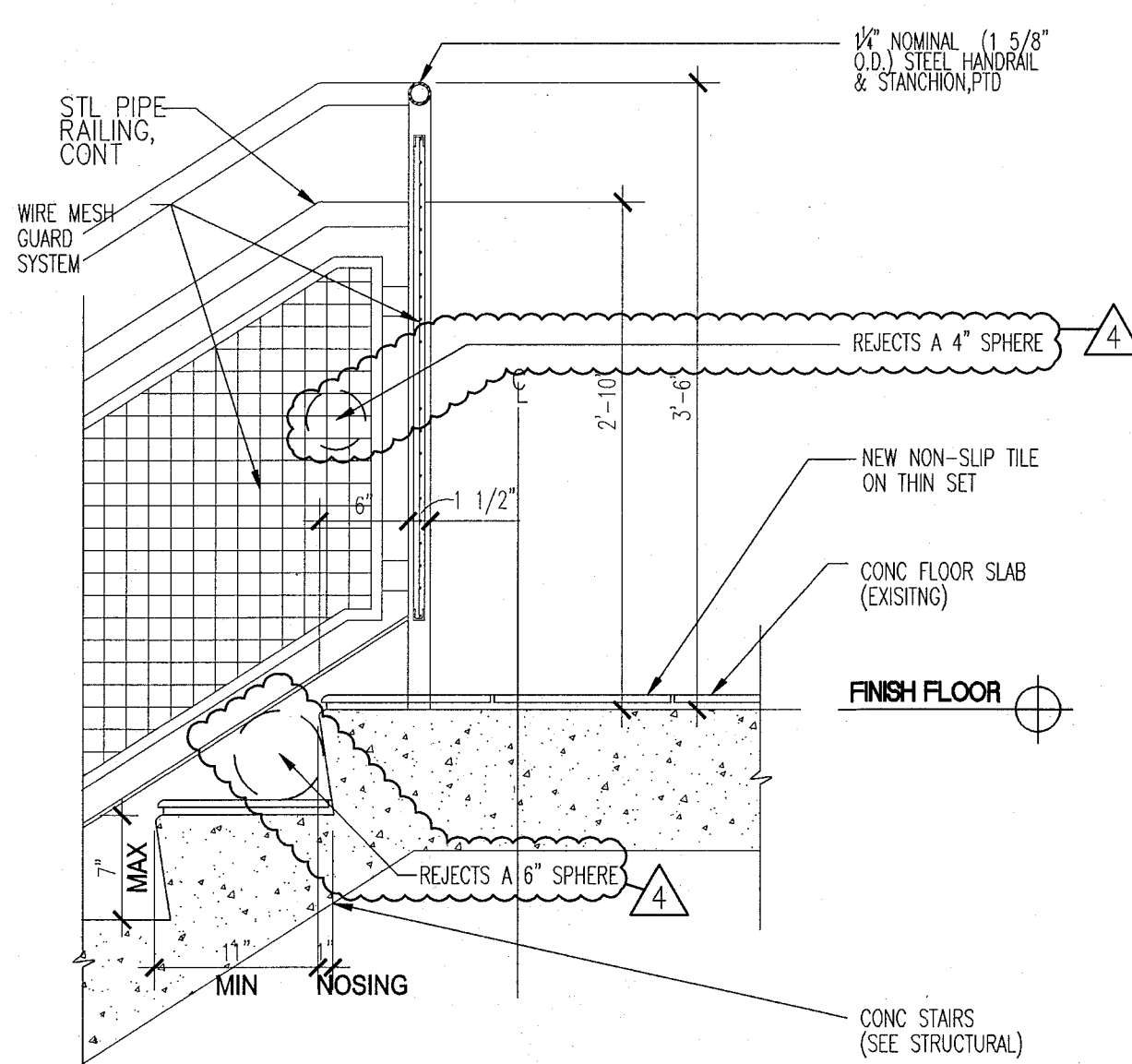
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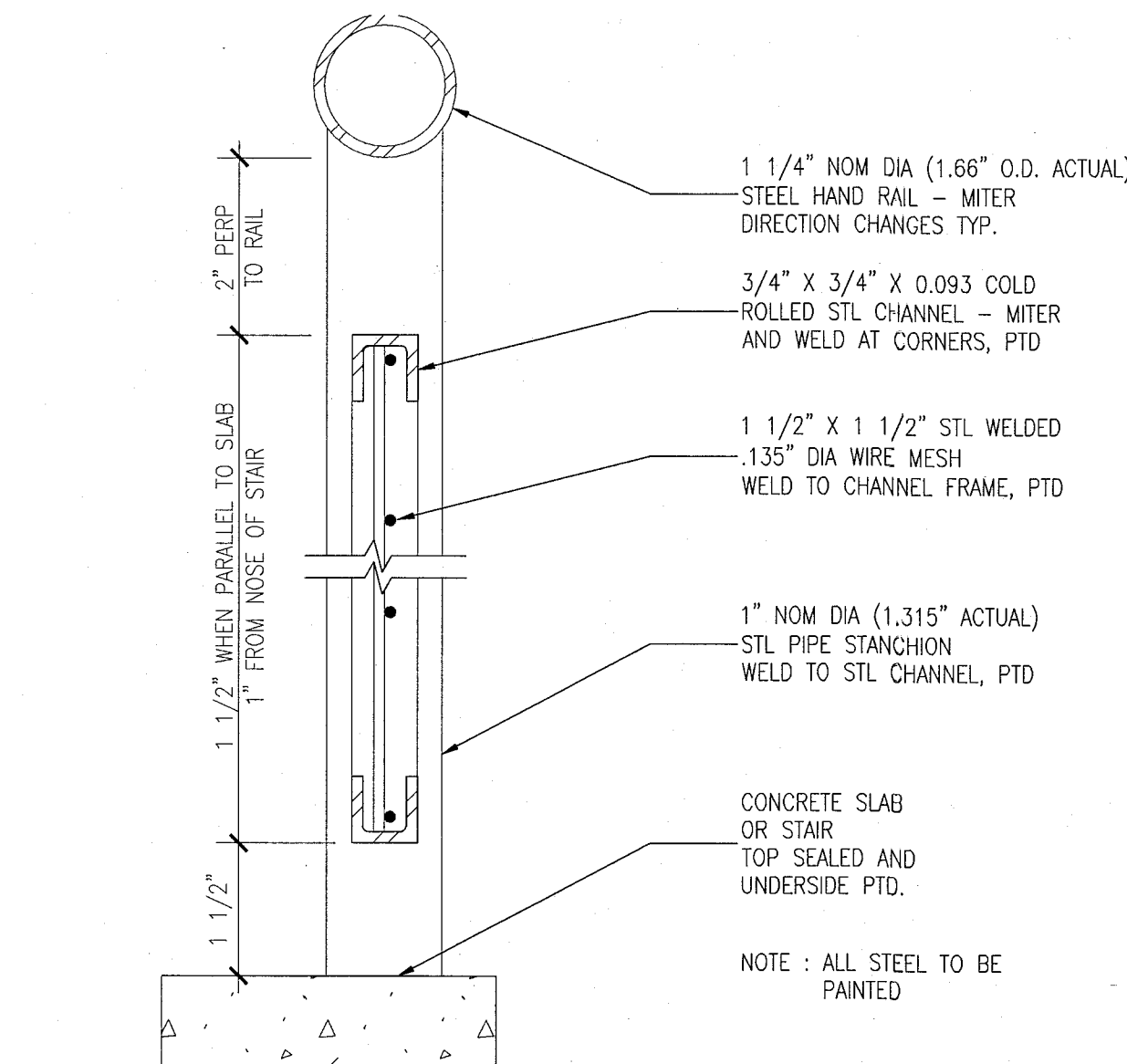
11 SECTION AT TOP BALCONY
SCALE: 1" = 1'-0"



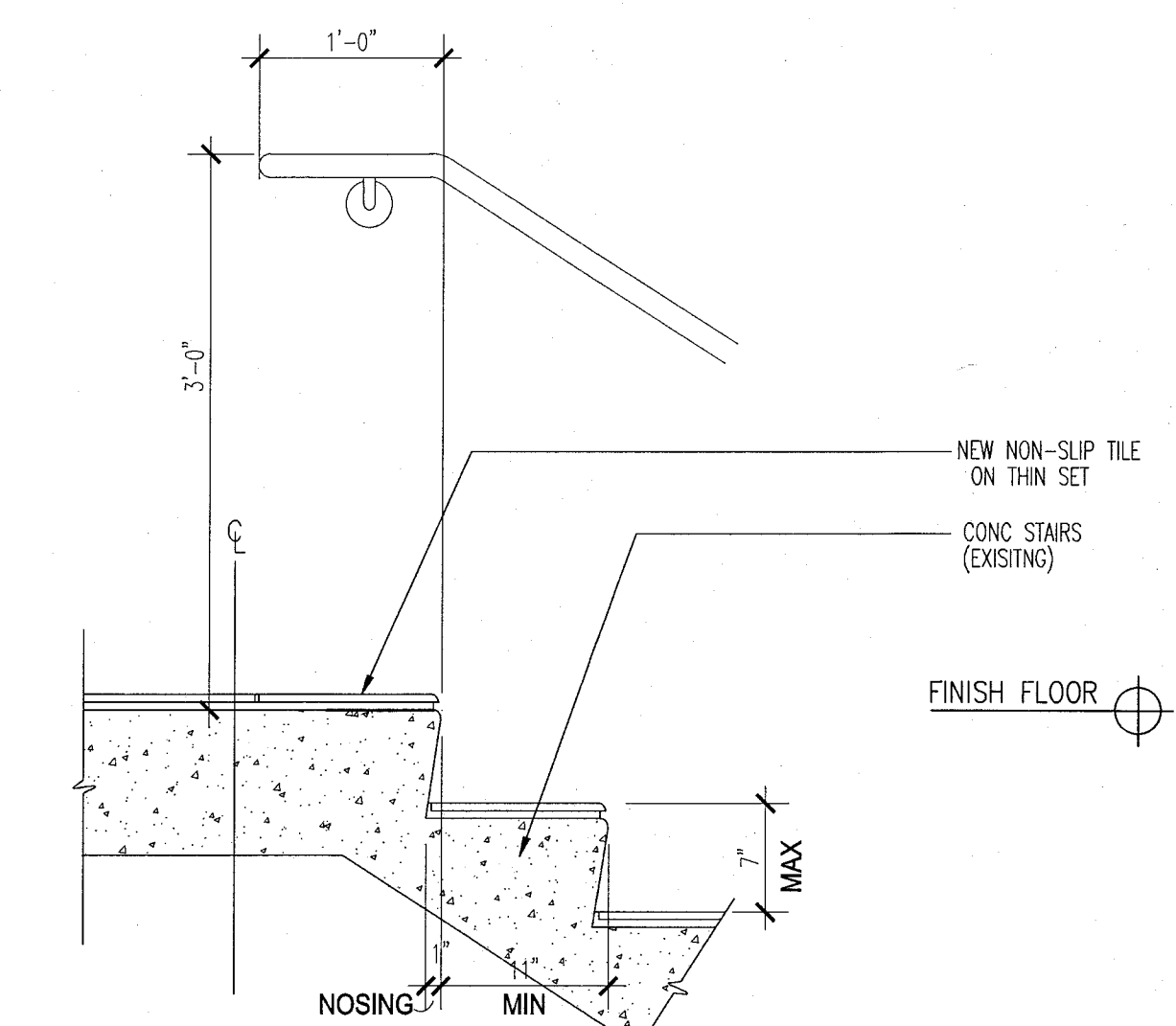
6 GUARDRAIL AT TOP LANDING
SCALE: 1" = 1'-0"



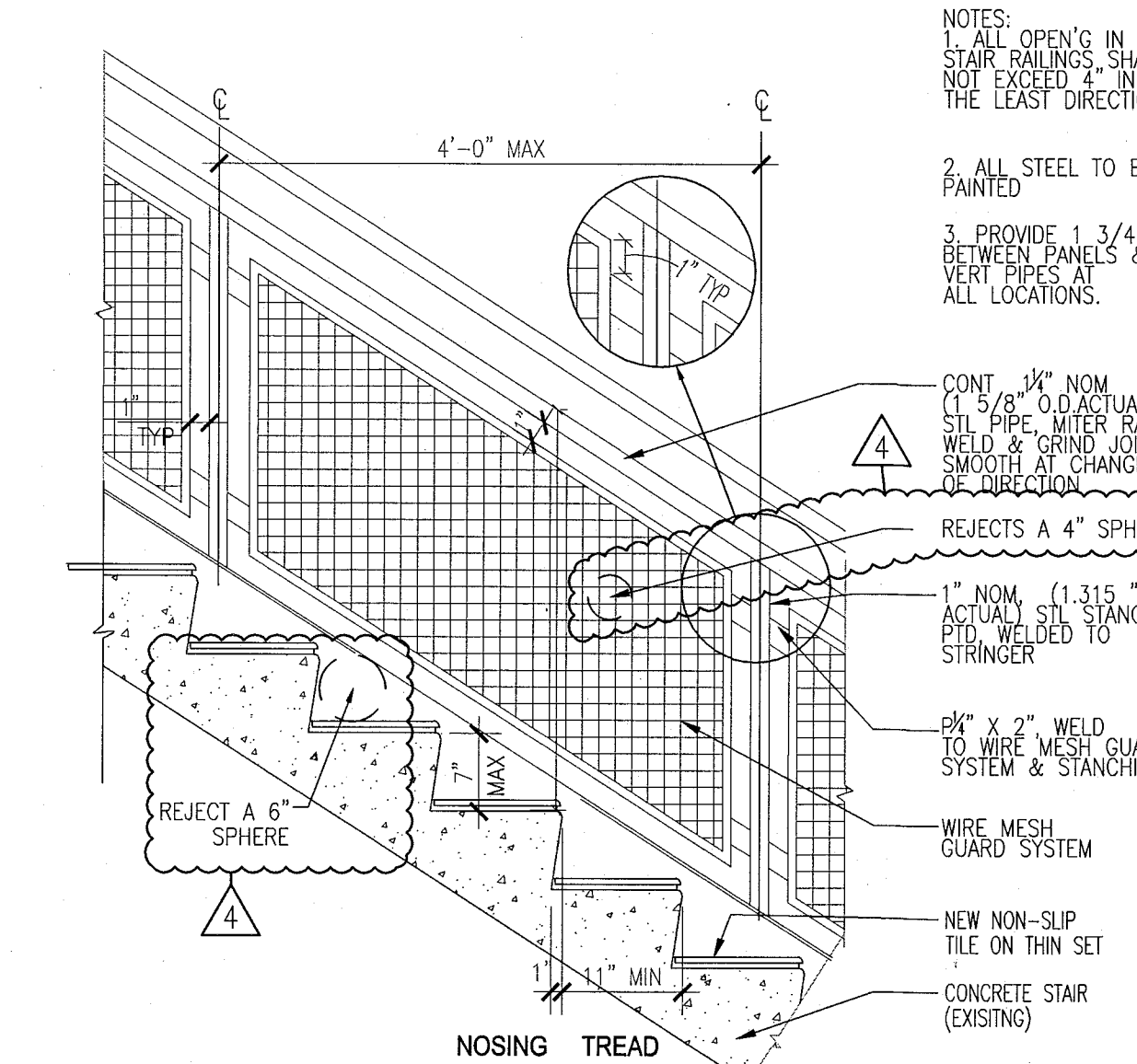
9 DETAIL AT TOP LANDING BALCONY
SCALE: 1" = 1'-0"



5 DETAIL AT RAILING - WIRE MESH GUARD SYSTEM
SCALE: 6" = 1'-0"

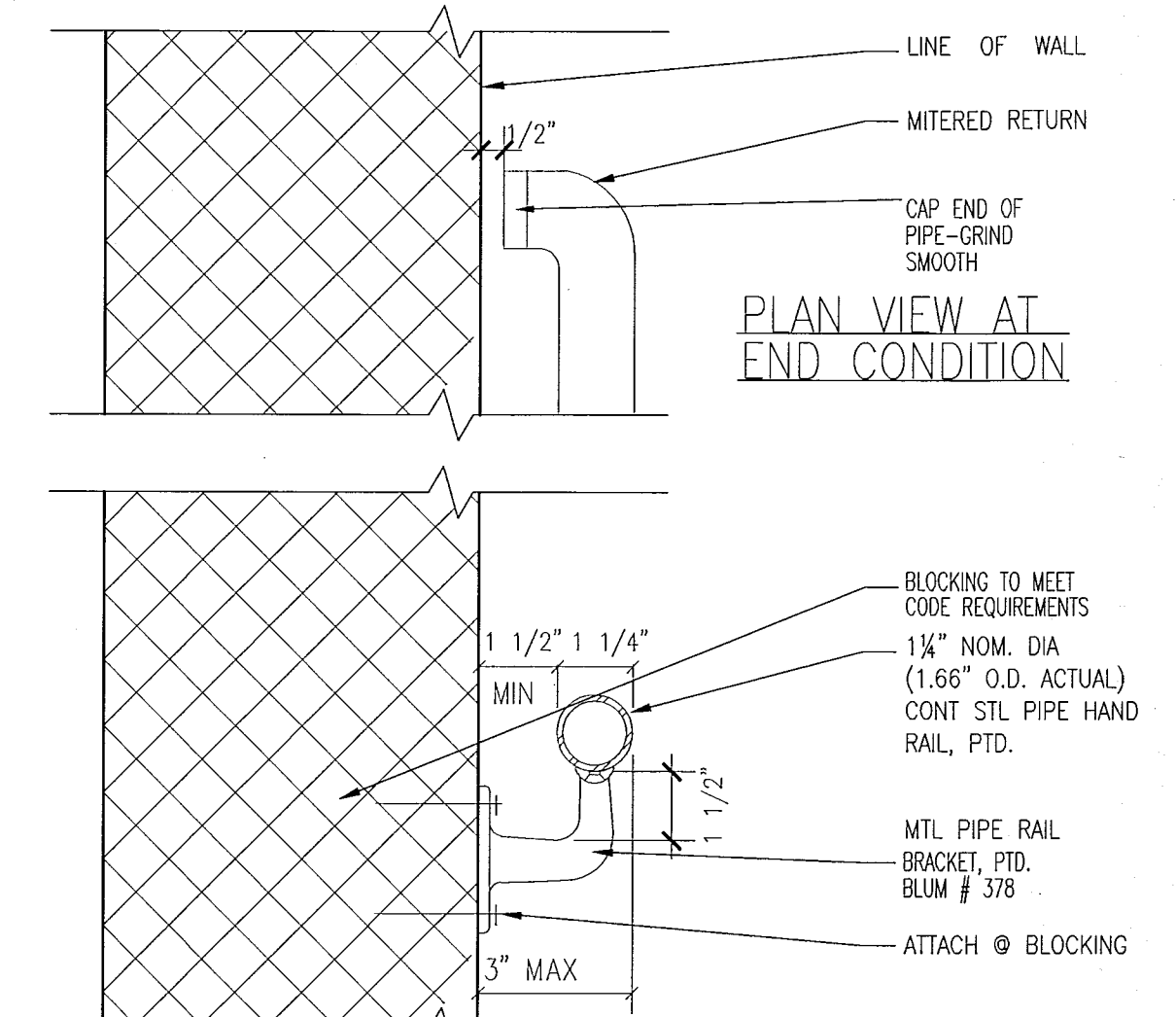


8 DETAIL AT TOP LANDING AT STAIR
SCALE: 1" = 1'-0"

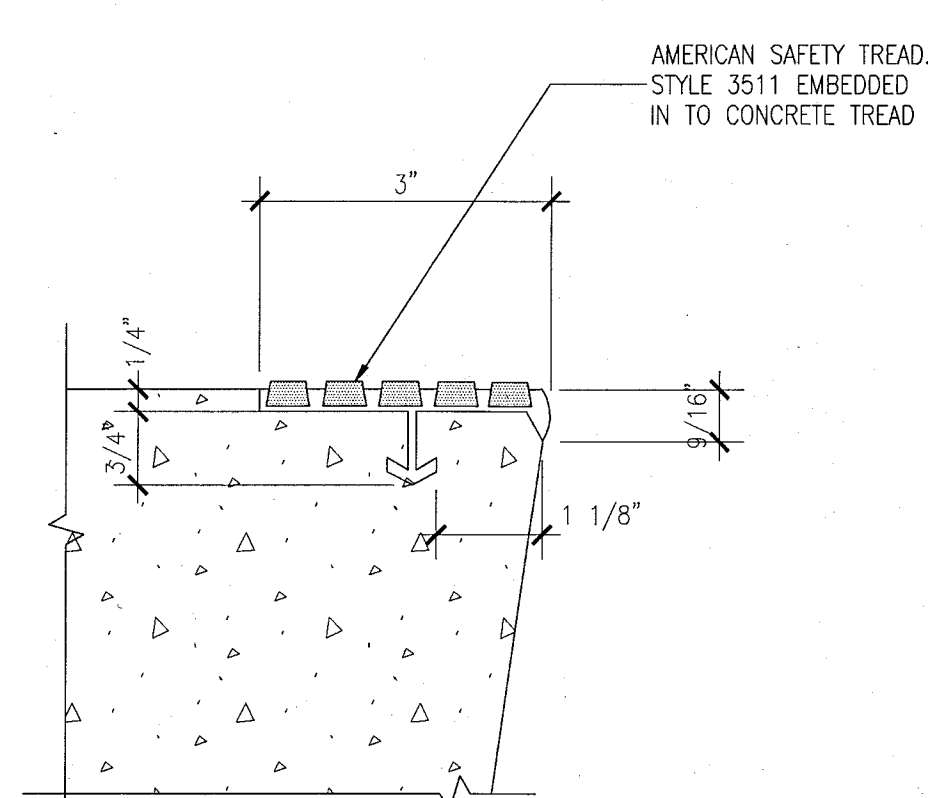


4 TYPICAL WIRE MESH GUARD SYSTEM & STAIR
SCALE: 3/4" = 1'-0"

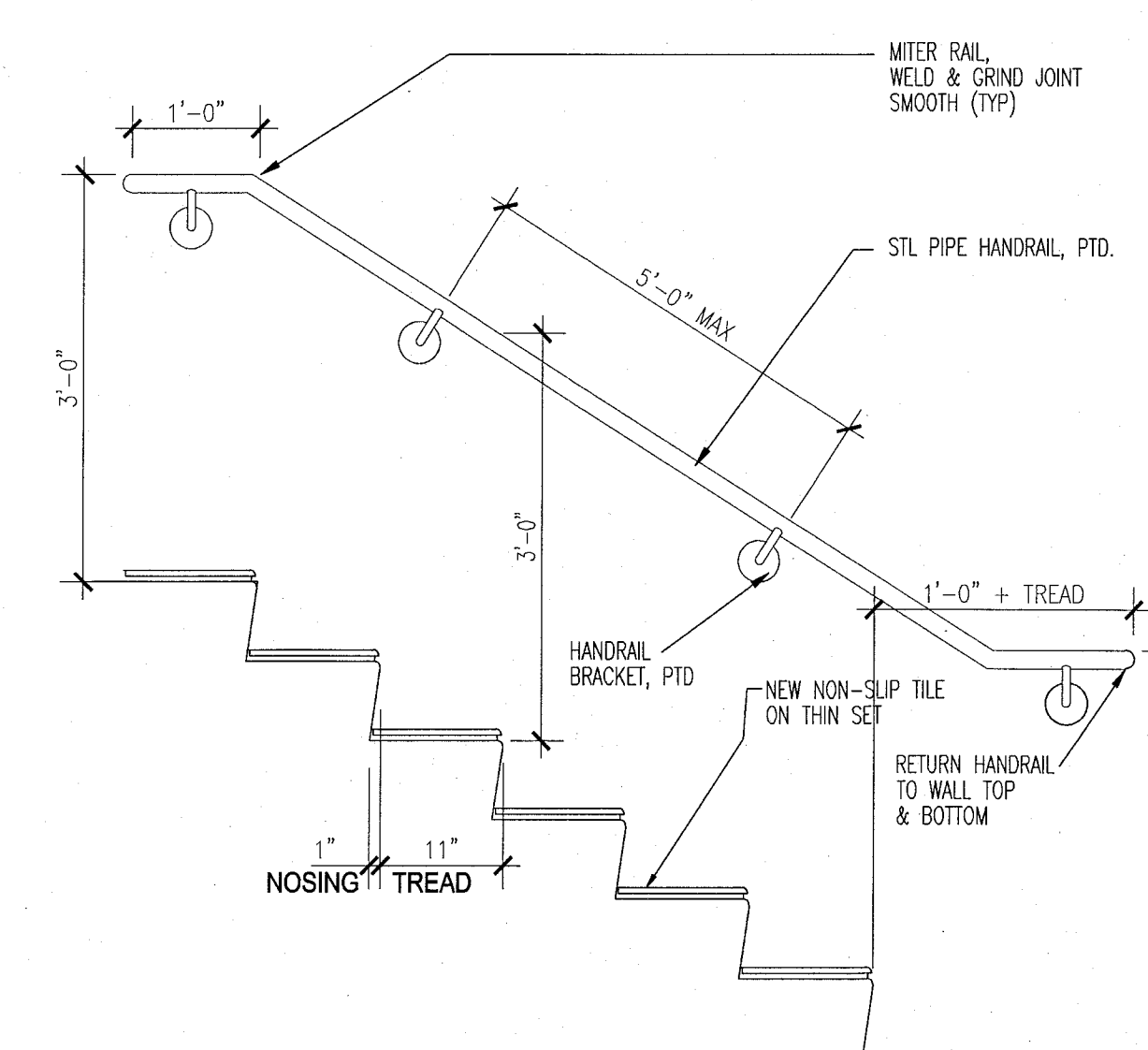
NOTE:
1 ALL GUARDRAILS TO COMPLY WITH FBC 1012
2 ALL HANDRAIL TERMINATION MUST COMPLY WITH SECTION 7.2.2.4.4.9 & 7.2.2.4.4.6 SEE DETAIL 9/A002



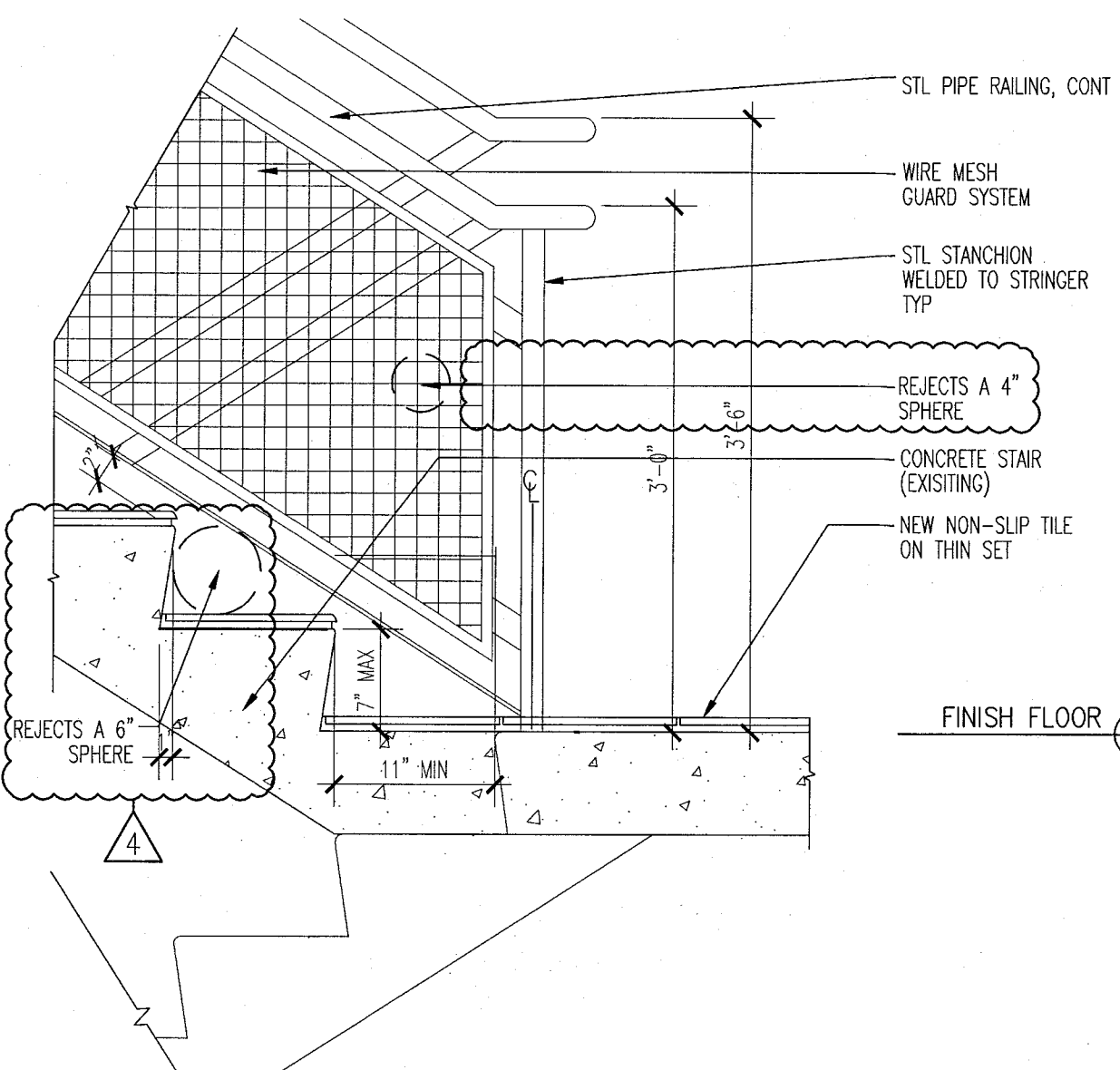
2 TYPICAL WALL MOUNTED HANDRAIL
SCALE: 1" = 1'-0"



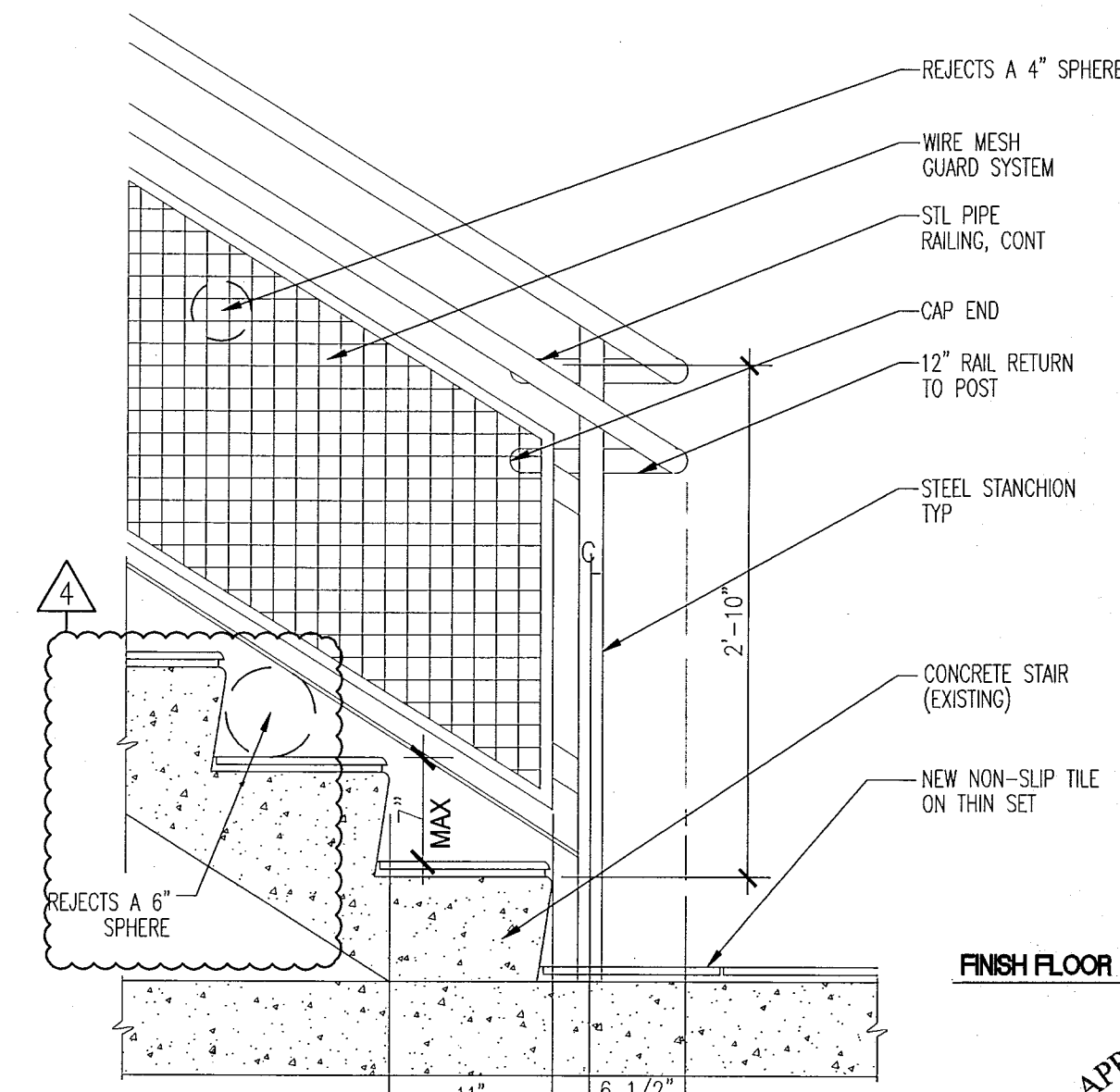
10 TREAD NOSING DETAIL
SCALE: 6" = 1'-0"



7 TYPICAL WALL RAIL DIAGRAM
SCALE: 1" = 1'-0"



3 DETAIL AT FLOOR LANDING OFFSET TREAD
SCALE: 1" = 1'-0"



1 DETAIL AT BOTTOM LANDING
SCALE: 1" = 1'-0"

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FIRE DEPARTMENT

1 NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.

2 IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER RIDE FOR REUSE.

3 ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF WET WALL LOCATIONS TO BE GFIC TYP.

4 GC TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/
TENANT.

5 ALL EXISTING OUTLETS TO REMAIN, U.O.N.

6 MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751.

7 ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.

8 LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.

9 ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN KITCHEN, COFFEE AREAS, TOILET ROOMS, ETC (WET AREAS) SHALL BE GFI AS PER CODE (REFER TO ELECTRICAL DRAWINGS).

10 STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES
OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME
STUD CAVITY.

11 GROUP MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE
GROUPED NOT MORE THAN 6" APART.

12 REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMOSTAT, FIRE HORN, STROBE LIGHT, AND PULL STATION LOCATIONS AND REQUIREMENTS, U.O.N. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.

13 LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.

14 ALL MEP-FP DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE
ALIGNED ON CENTERLINE, U.O.N.

15 WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.

16 FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.N.

	EXISTING PARTITION TO REMAIN		OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT		THREE WAY SWITCH
	EXISTING BLOCK WALL TO REMAIN		NEW VOICE/DATA OUTLET		INDICATES EXISTING POWER/SIGNAL DEVICE
	NEW PARTITION		OUTLET-DEDICATED DUPLEX		
			RELOCATED THERMOSTAT		
	N.I.C. SHAING		NEW POWER OUTLET		
	EXISTING STRUCTURE		SWITCH		
	EXISTING DOOR TO REMAIN		OUTLET - CEILING COMBINATION POWER AND VOICE		
	NEW DOOR		TELEVISION JACK		
	KEYNOTE INDICATOR		FLOOR QUAD		
			OUTLET - CEILING		

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REVISIONS

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Boston Miami

JOB NUMBER: 13036.00

CHECKED BY: _____

ISSUE DATE: JANUARY 24, 2014

SCALE: $1/4" = 1'-0"$

SHEET TITLE

BASEMENT LEVEL
POWER & SIGNAL
PLAN

SHEET NUMBER

A700

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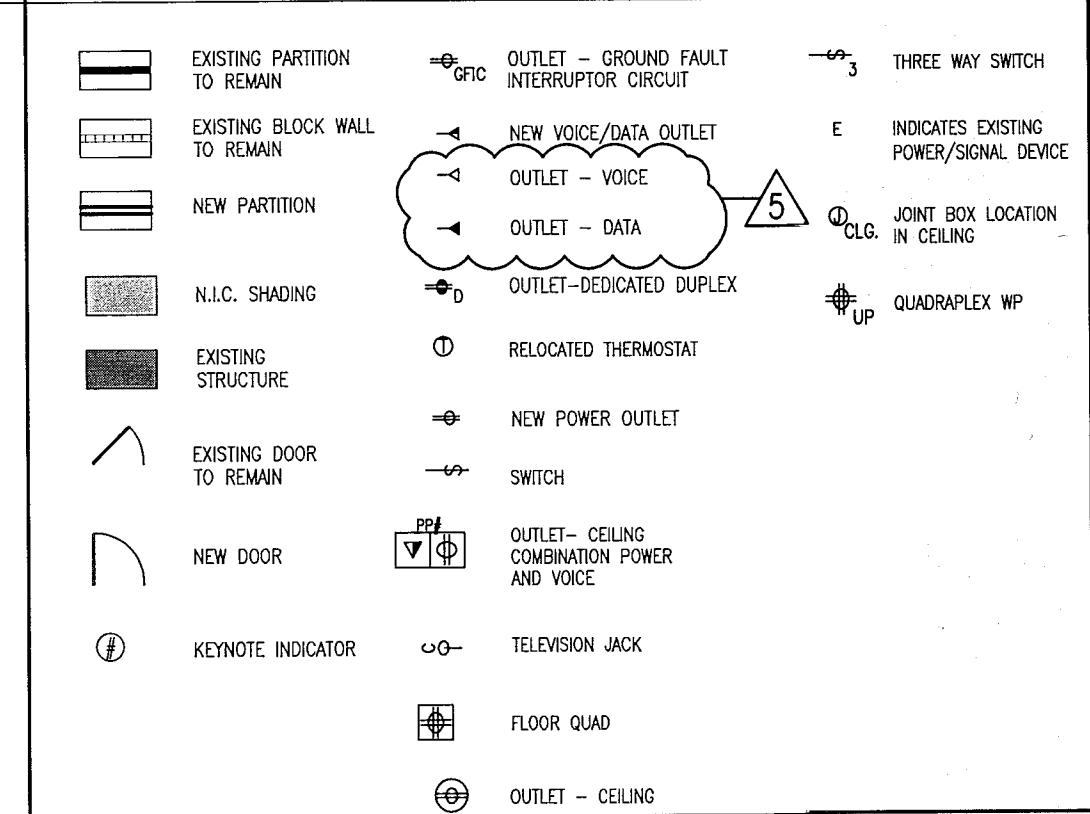
1 BASEMENT LEVEL POWER AND SIGNAL PLAN
SCALE: 3/32" = 1'-0"

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FIRE DEPARTMENT

GENERAL NOTES

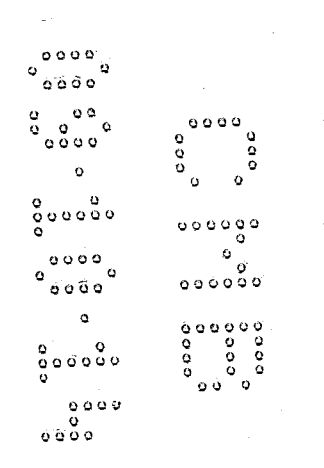
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER WIRE FOR REUSE.
3. ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF NEW WALL LOCATIONS TO BE GFCI TYPE.
4. GC TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/ TOWN.
5. ALL EXISTING OUTLETS TO REMAIN, U.O.N.
6. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751.
7. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
8. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
9. ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN KITCHENS, COFFEE AREAS, TOILET ROOMS, ETC. (NET HEAD) SHALL BE GFI AS PER CODE (REFER TO ELECTRICAL DRAWINGS).
10. STAGED ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHUTTER PARTITIONS. DEVICES SHALL NOT OCCUPY THE SAME STAG DUTY.
11. GROUP MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE GROUPED NOT MORE THAN 6" APART.
12. REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMISTOR, FIRE ALARM, STROBE LIGHT, AND PULL STATION LOCATIONS AND REQUIREMENTS, U.O.N. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
13. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIGHTGLASS, LOCATE SWITCHES 3'-8" FROM DOOR AT SIDE WALL, U.O.N.
14. ALL WEP-FP DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ADJACENT TO CORRIDOR, U.O.N.
15. WHERE SWITCHES FOR SMOKE OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
16. FINISHES FOR COVER PLATES TO BE WHITE, U.O.N. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.N.

LEGEND



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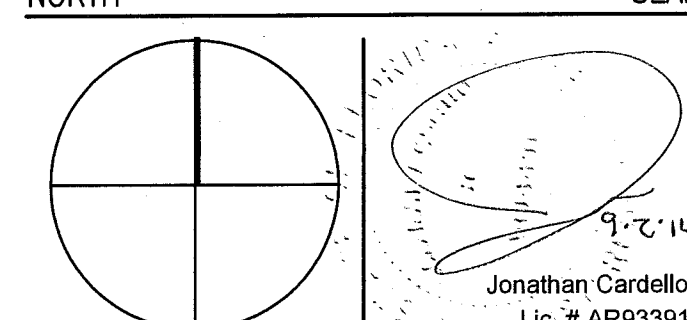


REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	GUESTROOM COORDINATION	03-14-2014

100% CONSTRUCTION DOCUMENT SET

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JOB NUMBER: 13036.00

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ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

FIRST FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A701

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1 FIRST FLOOR POWER & SIGNAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER FUSE FOR REUSE.
3. ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF MET WALL LOCATIONS TO BE GFCI TYPE.
4. CO-ORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/ TENANT.
5. ALL EXISTING OUTLETS TO REMAIN, U.O.N.
6. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751.
7. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
8. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
9. ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN KITCHEN, COTTAGE AREAS, TOILET ROOMS, ETC. (NET AREAS) SHALL BE GFI AS PER CODE (REFER TO ELECTRICAL DRAWINGS).
10. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICES SHALL NOT OCCUPY THE SAME STUD Cavity.
11. GROUP MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE GROUPED NOT MORE THAN 6" APART.
12. REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMISTOR, FIRE ALARM, SMOKE LIGHT, AND PULL STATION LOCATIONS AND REQUIREMENTS, U.O.N. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
13. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH DRILLINGS, LOCATE SWITCHES 3'-0" FROM DOOR AT SIDE WALL, U.O.N.
14. ALL MEP-FF DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ADJUSTED ON CENTERLINE, U.O.N.
15. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
16. FINISHES FOR COVER PLATES TO BE WHITE, U.O.N. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.N.

SHEET NOTES

LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.I.C. SHOWN
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET - GROUND FAULT INTERRUPTER CIRCUIT
- NEW VOICE/DATA OUTLET
- OUTLET - VOICE
- OUTLET - DATA
- OUTLET-DEGRADED DUPLEX
- REDUCED THERMOSTAT
- NEW POWER OUTLET
- SWITCH
- OUTLET - CEILING CONCEALED POWER AND VOICE
- TELEPHONE JACK
- FLOOR GUARD
- OUTLET - CEILING
- THREE WAY SWITCH
- INDICATES EXISTING POWER/SIGNAL DEVICES
- JOINT BOX LOCATION IN CEILING
- QUADPLEX WP

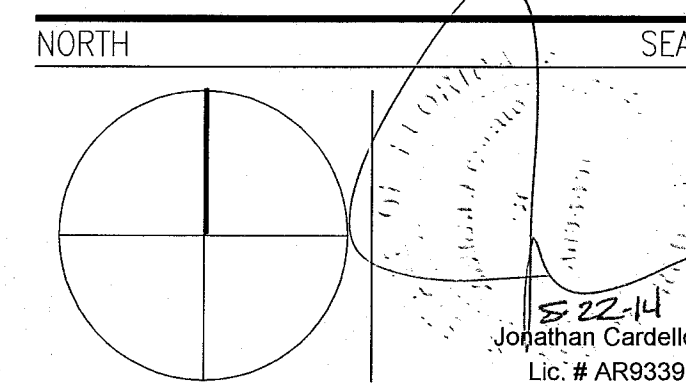
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REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	GUESTROOM COORDINATION	03-14-2014

100% CONSTRUCTION DOCUMENT SET



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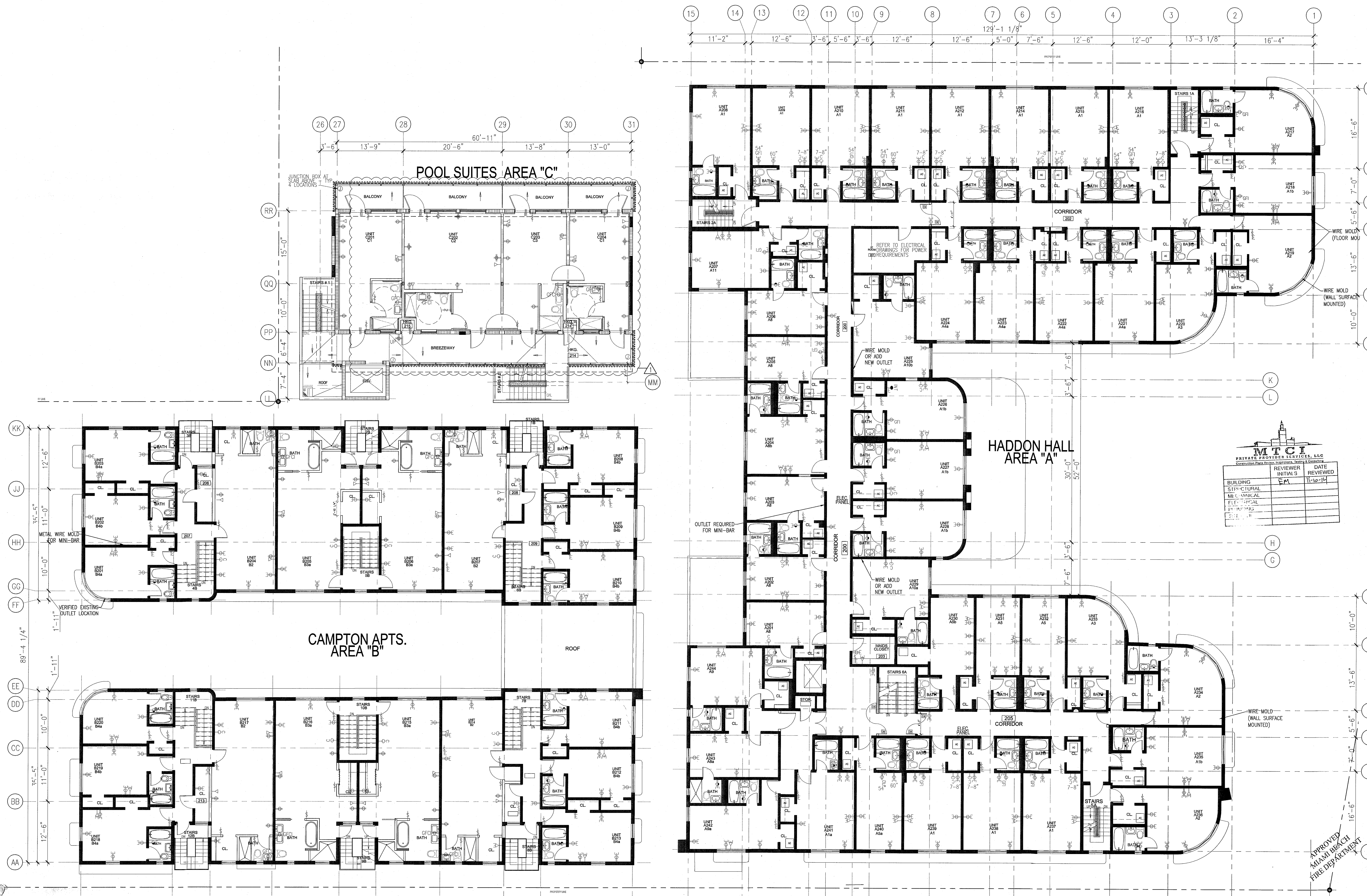
SHEET TITLE

SECOND FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A702

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1 SECOND FLOOR POWER & SIGNAL PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES

→	OUTLET - GROUND FAULT INTERFERENCE PROTECT	→	THREE WAY SWITCH
→	NEW VOICE/DATA OUTLET	E	INDICATES EXISTING POWER/SIGNAL DEVICE
→	OUTLET - VOICE	CL	CLAMP LOCATION IN CEILING
→	OUTLET - DATA	→	QUADPLEX WP
→	OUTLET-DEDICATED DUPLEX		
①	RELOCATED THERMOSIST		
→	NEW POWER OUTLET		
→	SWITCH		
①	OUTLET - CEILING COMBINATION POWER AND VOICE		
→	TELEVISION JACK		
①	FLOOR QANO		

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ISSUE DATE:	FEBRUARY 18, 201
SCALE:	1/8" = 1'-0

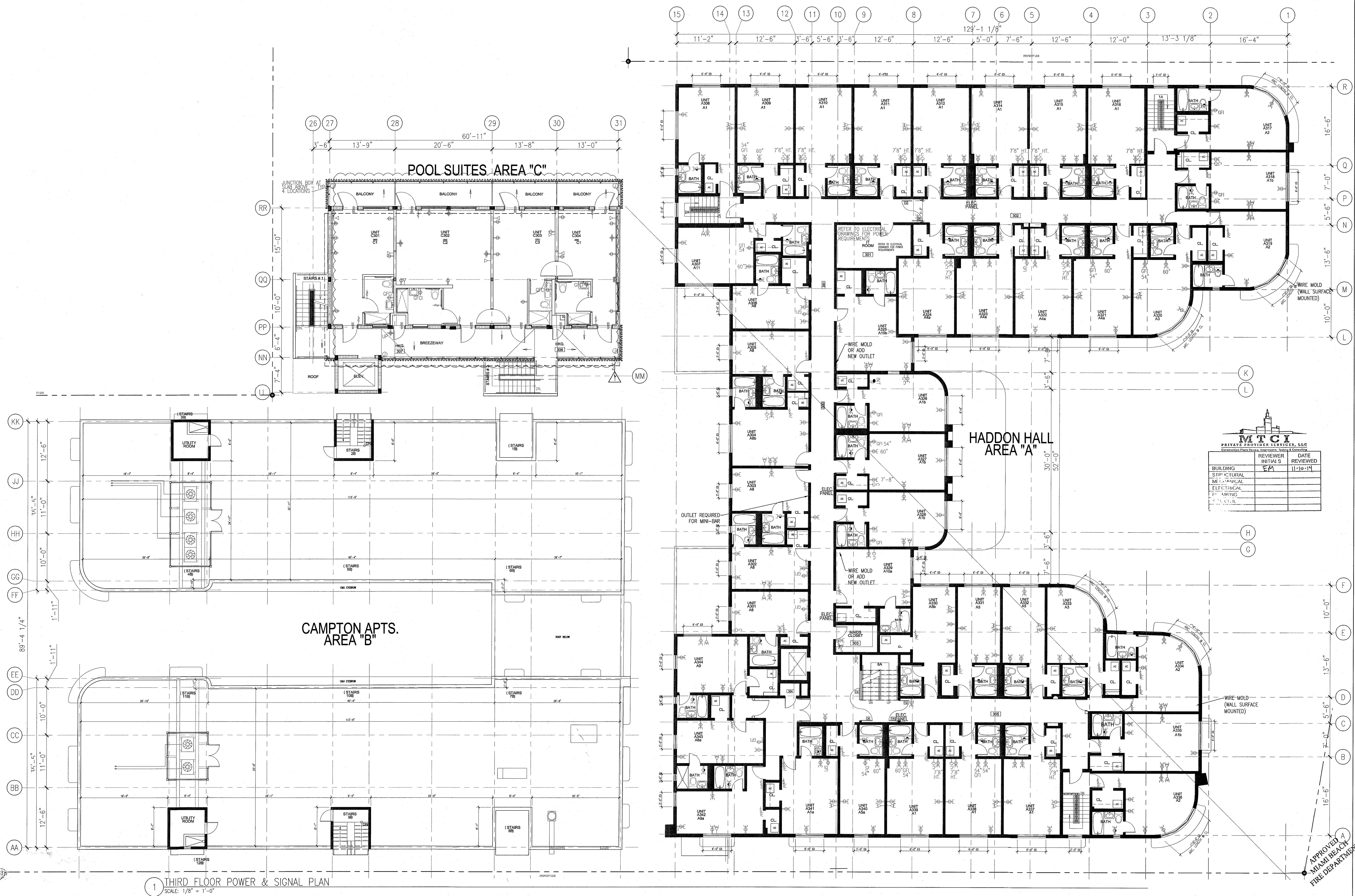
SHEET TITLE

THIRD FLOOR POWER & SIGNAL PLAN

SHEET NUMBER _____

A703

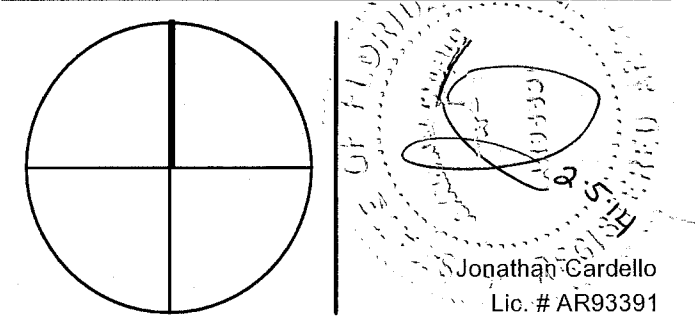
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Boston Miami

JOB NUMBER: 13036.00

ISSUE DATE: JANUARY 24, 2014

SCALE. 9/02

SHEET TITLE _____

ROOF LEVEL POWER & SIGNAL PLAN

SHEET NUMBER _____

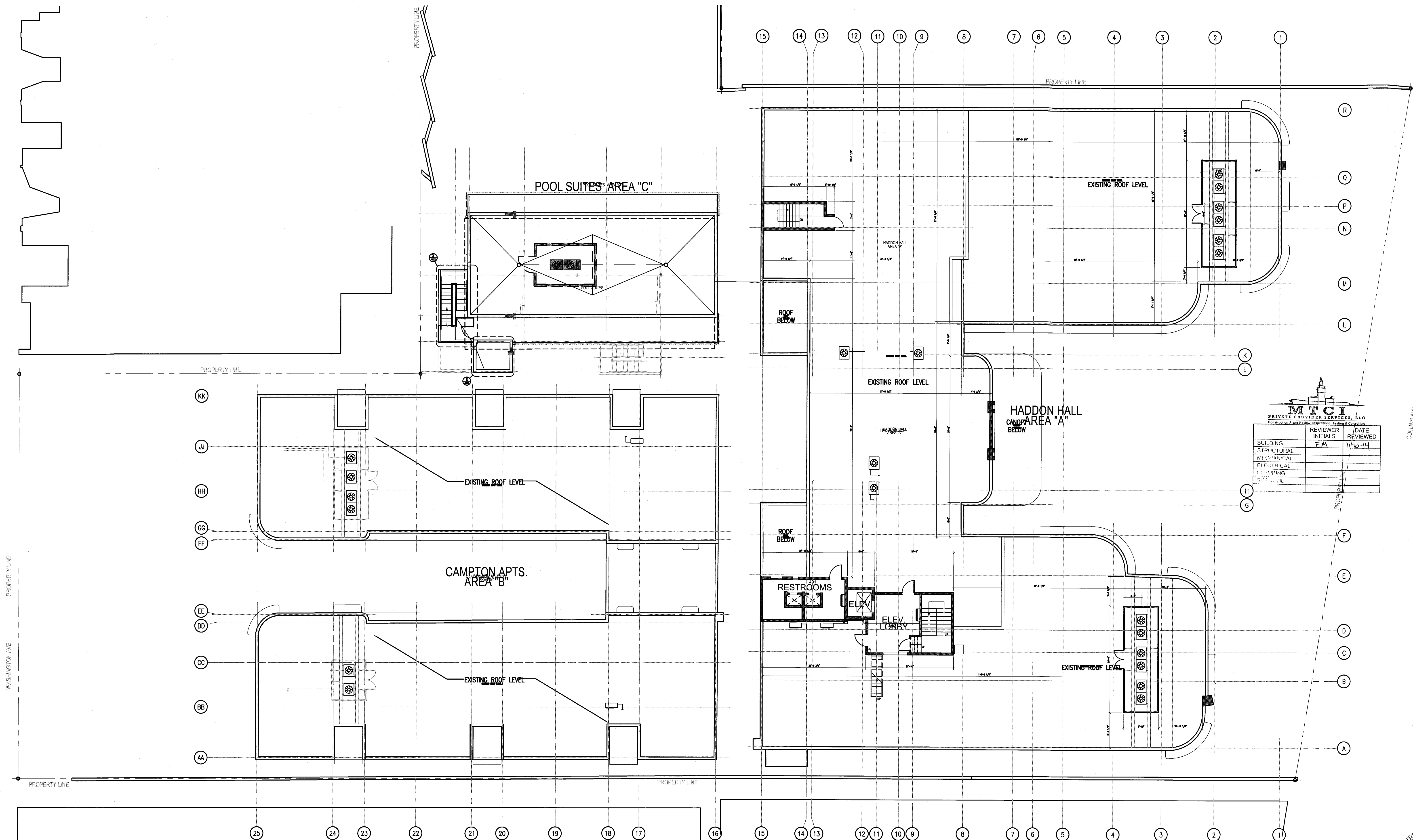
A704

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LEGEND

- | | | | |
|---|--|----|--|
| 1 | NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS. | 10 | STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY. |
| 2 | IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER RIDE FOR REUSE. | 11 | GROUP MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE GROUPED NOT MORE THAN 6" APART. |
| 3 | ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF NET WALL LOCATIONS TO BE GICF TYP. | 12 | REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMOSTAT, FIRE ALARM, STROBE LIGHT, AND PULL STATION LOCATIONS AND REQUIREMENTS. U.O.N. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION. |
| 4 | GC TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/ TENANT. | 13 | LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N. |
| 5 | ALL EXISTING OUTLETS TO REMAIN, U.O.N. | 14 | ALL MEP-FP DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ADJUGED ON CENTERLINE, U.O.N. |
| 6 | MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751. | 15 | WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR. |
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- | | | | |
|---|--|-----------------|--|
| —GFC | OUTLET - GROUND FAULT
INTERRUPTER CIRCUIT | —G ₃ | THREE WAY SWITCH |
| —1 | NEW VOICE/DATA OUTLET | E | INDICATES EXISTING
POWER/SIGNAL SENCE |
| —D | OUTLET - DEDICATED DUPLEX | | |
| ① | RELOCATED THERMOSTAT | | |
| —P | NEW POWER OUTLET | | |
| —S | SWITCH | | |
|  | OUTLET - CEILING
COMBINATION POWER AND
VOICE | | |
|  | TELEVISION JACK | | |
|  | FLOOR QUAD | | |
|  | OUTLET - CEILING | | |



1 ROOF LEVEL POWER AND SIGNAL PLAN
SCALE: 3/32" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT