

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 MOVED, ALTERED OR OUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARDS 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 EXITING 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 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, STRIKERS AND EXIT SIGNS) WITHIN COMMON SPACES 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 THE REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY ACCESSIBLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. C.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, 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 ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND E1.01 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING OPTISM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL EQUALIZATION FOR ADDITION OF NEW HVAC GRILLES AND SMOKE DETECTORS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS RCPs REFER TO SHEETS A001-018.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SHIRT 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 SOFFIT AREA AT ALL CORNERS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FUTURE SCHEDULE.
9. J-BLOCK FOR FUTURE LED UNLIGHTS FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH USG/NOVOPRO TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PF-01 (FLAT PEARL) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL PEARL).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUS-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES SCHEDULE.
15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS IN ACT AS VENTS TO CORRAL DRAFFY AIR. 1"x4" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

ONE COILING/SOFT	BATTERY POWERED WALL MOUNTED
CEILING HEIGHT KEY	LINEAR OFFUSER
CEILING TYPE - AFF	OCCUPANCY SENSOR
1' X 4' PENDANT	EXIT SIGN - WALL MOUNTED
DOWNLIGHT	ARROWS INDICATE DIRECTION
LED STRIP LIGHT	SMOKE DETECTOR CEILING MOUNTED
EXTENSION/DECORATIVE SOURCE	SMOKE DETECTOR WALL MOUNTED
PERIMETER FUTURE	EXISTING CEILING MOUNTED
SURFACE MOUNTED FUTURE	SPRINKLER
WALL SCONES	EXISTING WALL MOUNTED
EXISTING FUTURE TO BE REPLACED WITH NEW FUTURE IN SAME LOCATION	SPRINKLER
DEMO FUTURE - PATCH AND REPAIR CEILING	SUPPLY OFFUSER
NEW LIGHT FUTURE	RETURN AIR GRILLE
DEMO LIGHT FUTURE	REPLACE EXISTING FUTURE WITH NEW LIGHT FUTURE
	JUNCTION BOX

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

1 OVERALL FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 3/32" = 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
4	FIRE REVIEW COMMENTS	04-09-2014
10	MASTER PERMIT COMMENTS	07-03-2014

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

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Lic. # AR33391

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Boston Miami

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

SHEET TITLE

FIRST FLOOR
REFLECTED CEILING
PLAN

SHEET NUMBER

A201

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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 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 DRAINING 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. SENSORS) WITHIN TENANT 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 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.
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 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 S100 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINKLER DRAWINGS.

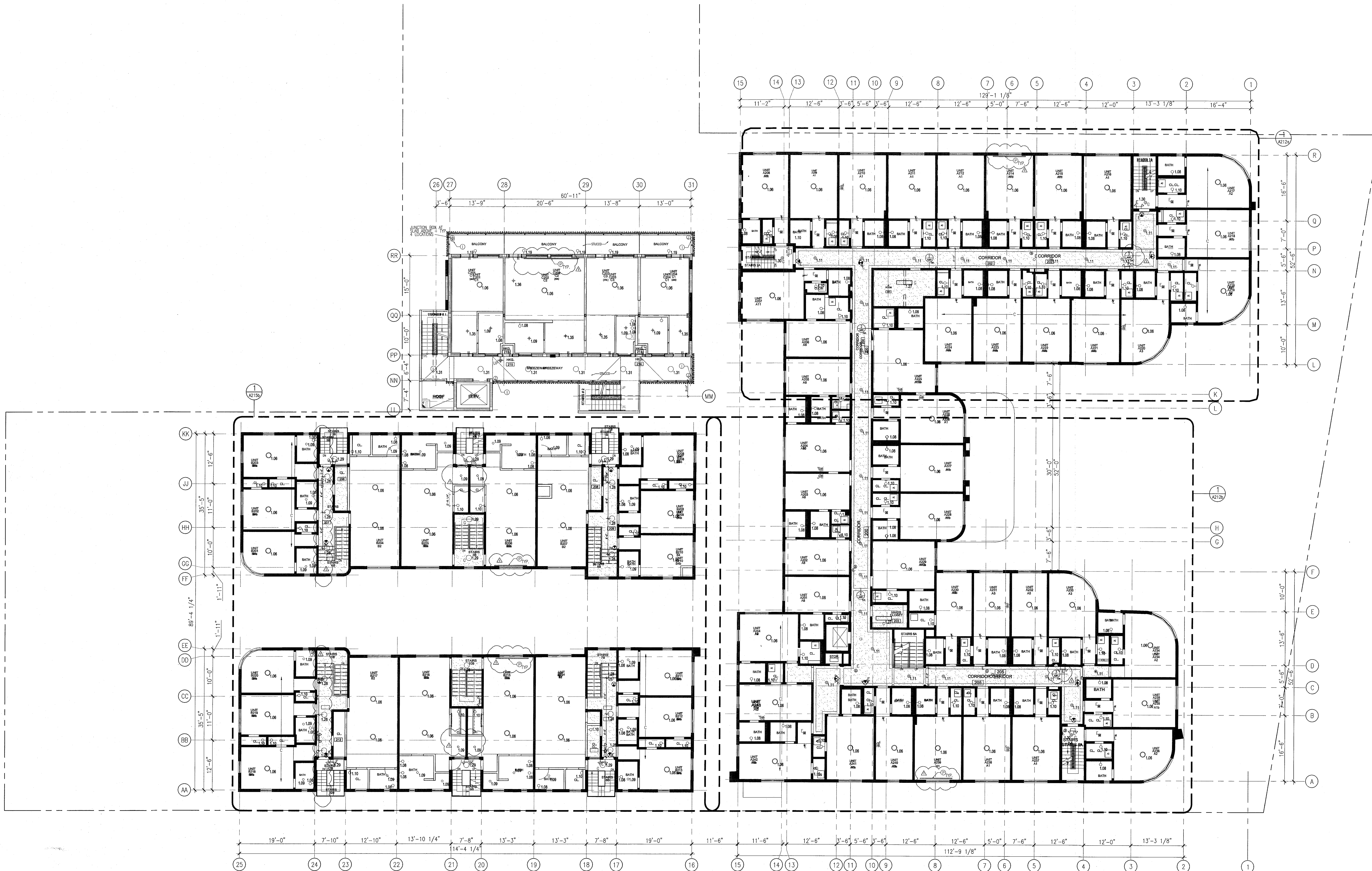
SHEET NOTES

1. ALL EXISTING EXPOSURE BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL MODIFICATION FOR ADDITION OF NEW HVAC GRILLES AND SUFFICIENT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS REFS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW FIBERGLASS 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 DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDING MAY BE REQUIRED.
10. 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).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PULL-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CAMPAIGN APARTMENTS AND POOL SUITES TO BE NEW AND CONTROLLED IN SPACE U.O.N.
13. WALL SCENES SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL CORNERS IN CAMPAIGN AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE SEQUEL.
14. 17"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL WINDOW ROD. 15x TO BE PRINTED PT-01 SIZES VARY, VARY IN FIELD.

LEGEND

- 1. GWS CEILING/SUFFIT
- 2. CEILING HEIGHT KEY
- 3. CEILING TYPE
- 4. CEILING HEIGHT - AFF
- 5. DOWNLIGHT
- 6. LED STRIP LIGHT
- 7. EXTERIOR/RECREATIVE SCIENCE
- 8. PENDANT FIXTURE
- 9. SURFACE MOUNTED FIXTURE
- 10. WALL SCIENCE
- 11. EXISTING FIXTURE TO BE REPAIRED WITH NEW FIXTURE IN SAME LOCATION
- 12. NEW LIGHT FIXTURE
- 13. DEMO LIGHT FIXTURE
- 14. BATTERY POWERED WALL MOUNTED
- 15. LINEAR OFFUSER
- 16. OCCUPANCY SENSOR
- 17. EXIST. SIGN - WALL MOUNTED
- 18. EXIST. SIGN - WALL MOUNTED
- 19. SMOKE DETECTOR CEILING MOUNTED
- 20. SMOKE DETECTOR WALL MOUNTED
- 21. EXISTING CEILING MOUNTED SPRINKLER
- 22. SPRINKLER
- 23. EXISTING WALL MOUNTED SPRINKLER
- 24. RETURN AIR GRILLE
- 25. REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- 26. JUNCTION BOX

NOTE: CEILINGS 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"

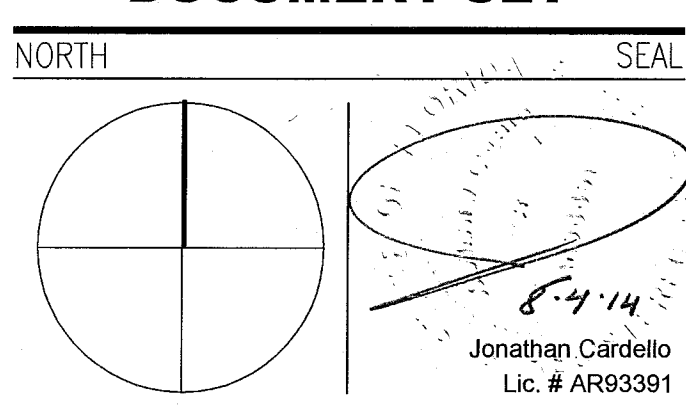
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

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



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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

KEYPLAN N.T.S.

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION THAT MAY AFFECT THE PROGRESS OF THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
2. NO WORK FACING OR STRUCTURAL MEMBERS ARE TO BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL, PROVIDED BY THE PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CORRIDORS AND ELEVATOR SHAFTS TO PROPERTY MANAGER.
5. PROVIDE STRICT CONTROL OF GUN CLEANING AND NAIL AND DUSTS FROM EXHAUSTING FROM CONSTRUCTION AREA.
6. DESIRS REMOVAL MUST BE DONE USING THE PROTECT ELEVATOR CONTING BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO WORKING IN THE AREA. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST SUITABLE REQUIREMENTS FOR DESIRS REMOVAL.

7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, HERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXITS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO THE CITY FIRE DEPARTMENT AND BE KEPT CLEAR OF HANGING FROM ANY REMOVAL OF MAINTENANCE/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INTO 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 TO BE PERFORMED. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS OR OTHERWISE NOTED IN THE BIDDING. A CAREFUL EXAMINATION OF THE EXISTING BUILDING.
12. ELECTRIC DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.

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|-----|--|-----|------|
| 13. | ALL MEP-PERMEABLE LOCATIONS NOT SHOWN ON THE EXISTING CONDITIONS DRAWING SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. | 18. | CON- |
| 14. | SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE OWNER SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND TO THE EXTENT AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER. | 19. | SPF |
| 15. | ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES. | 20. | CON |
| 16. | G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT WITH THE CONSTRUCTION MANAGER. | 21. | TH |
| 17. | BOTTOM OF ALL HANGING FORMS TO BE NO LOWER THAN 1'-0" AFF. | 22. | CON |

- CONTRACTOR TO PROVIDE DRYER DRYING OF ELECTRICAL EQUIPMENT, LUMPS, SYSTEMS AND COMPONENTS, LIFE-SAFETY EQUIPMENT, TOOLS, MATERIALS, AND SUPPLIES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER VIE IN RELATING TO SHOW NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR QUOTE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- THE CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES 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 OFFICE THE CONTRACTOR'S OBLIGATIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
- THE CONTRACTOR SHALL PROVIDE 10 SHEETS 10"X14" FOR ELECTRICAL DRAWINGS AND 10 SHEETS FOR FIRE SPRINKLER DRAWINGS.

1 ALL EXISTING CIPSTONE BENCH GRABINS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CUTTING AND ADDITION OF NEW HICK CREELES AND SORTED AREAS.

2 ALL EXISTING LIGHT FIXTURES IN HADDOON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.

3 FOR WOOD ROADS ROOF REFER TO SHEETS A-801-218.

4 FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.

5 EXISTING HISTORIC SPOKE AREAS IN HADDOON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.

6 EXISTING CORRODED SPRINKLER PIPS IN HADDOON HALL BUILDING TO BE COVERED WITH NEW PERIMETER STRIP AREA AT ALL CORRIDORS.

7 CENTER LIGHT FIXTURE IN SPACE U-2A.

8 REFER TO A-281 FOR LIGHTING FINISH SCHEDULE.

9 J-BOOK FOR FUTURE LED BACKGROUND FOR TUBE SCREEN.

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	ON/OFF CONTROL		BATTERY POWERED
	CEILING MOUNT		LINEAR OUTPUT
	ON/OFF CONTROL WITH ARROW		OCCUPANCY SENSOR
	1' X 4' PENDANT		ARROW INDICATES DIRECTION
	DOWNLIGHT		EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
	LED STRIP LIGHT		SMOKE DETECTOR CEILING MOUNTED
	EXTERNAL/DECORATIVE SOURCE		SMOKE DETECTOR WALL MOUNTED
	PENDANT FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	SURFACE MOUNTED FIXTURE		SPRINKLER
	WALL SOURCE		EXISTING WALL MOUNTED
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		SUPPLY AIR DIFFUSER
	ORNAMENT FIXTURE - PATCH AND REPAIR CEILING		RETURN AIR GRILLE
	NEW LIGHT FIXTURE		EXISTING FIXTURE WITH NEW LIGHT FIXTURE
	DEMO LIGHT FIXTURE		



PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

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

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Boston Miami

CHECKED BY: _____
 ISSUE DATE: FEBRUARY 18, 2014
 SCALE: $3/32" = 1'-0"$

THIRD FLOOR
REFLECTED CEILING
PLAN

A203

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

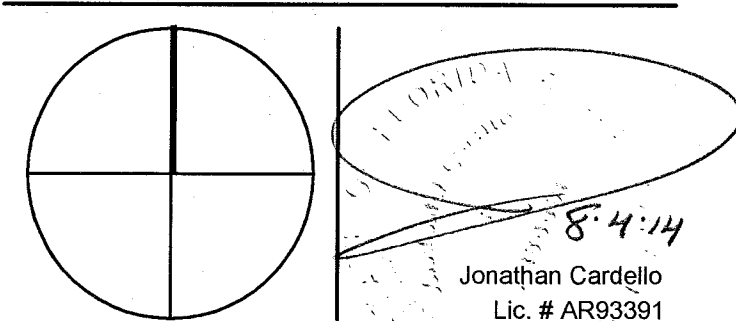
MIAMI BEACH, FL

.S.

DESCRIPTION	ISSUE DATE
MASTER PERMIT COMMENTS	07-03-2014

PRIVATE PROVIDER SERVICES, LLC <i>Construction Plans Review, Inspections, Testing & Consulting</i>		
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

NORTH SEAL



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Boston Miami

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

SHEET TITLE

ROOF DECK
REFLECTED CEILING
PLAN

SHEET NUMBER _____

A204

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GENERAL NOTES

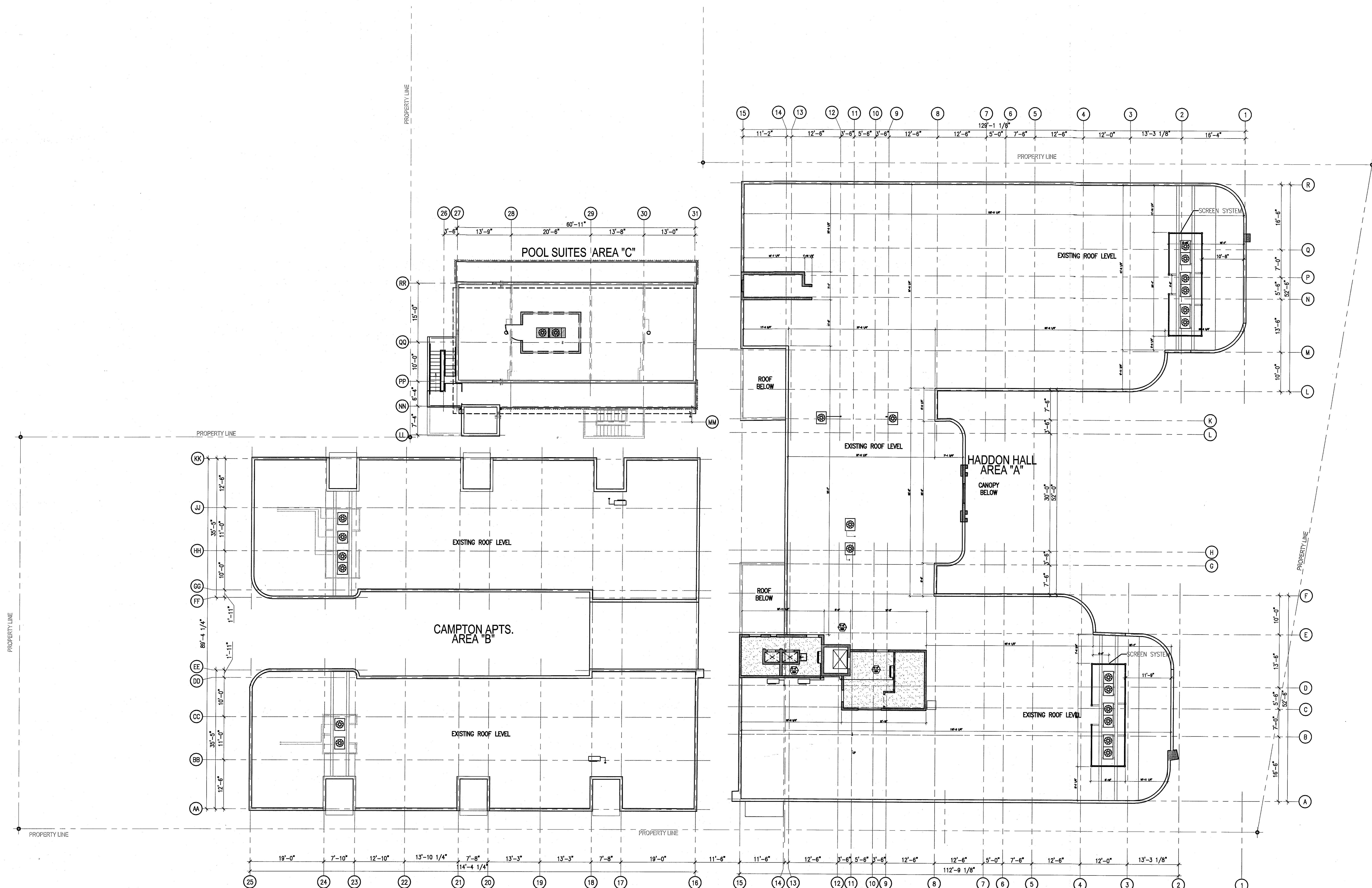
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	SHEET NOTES
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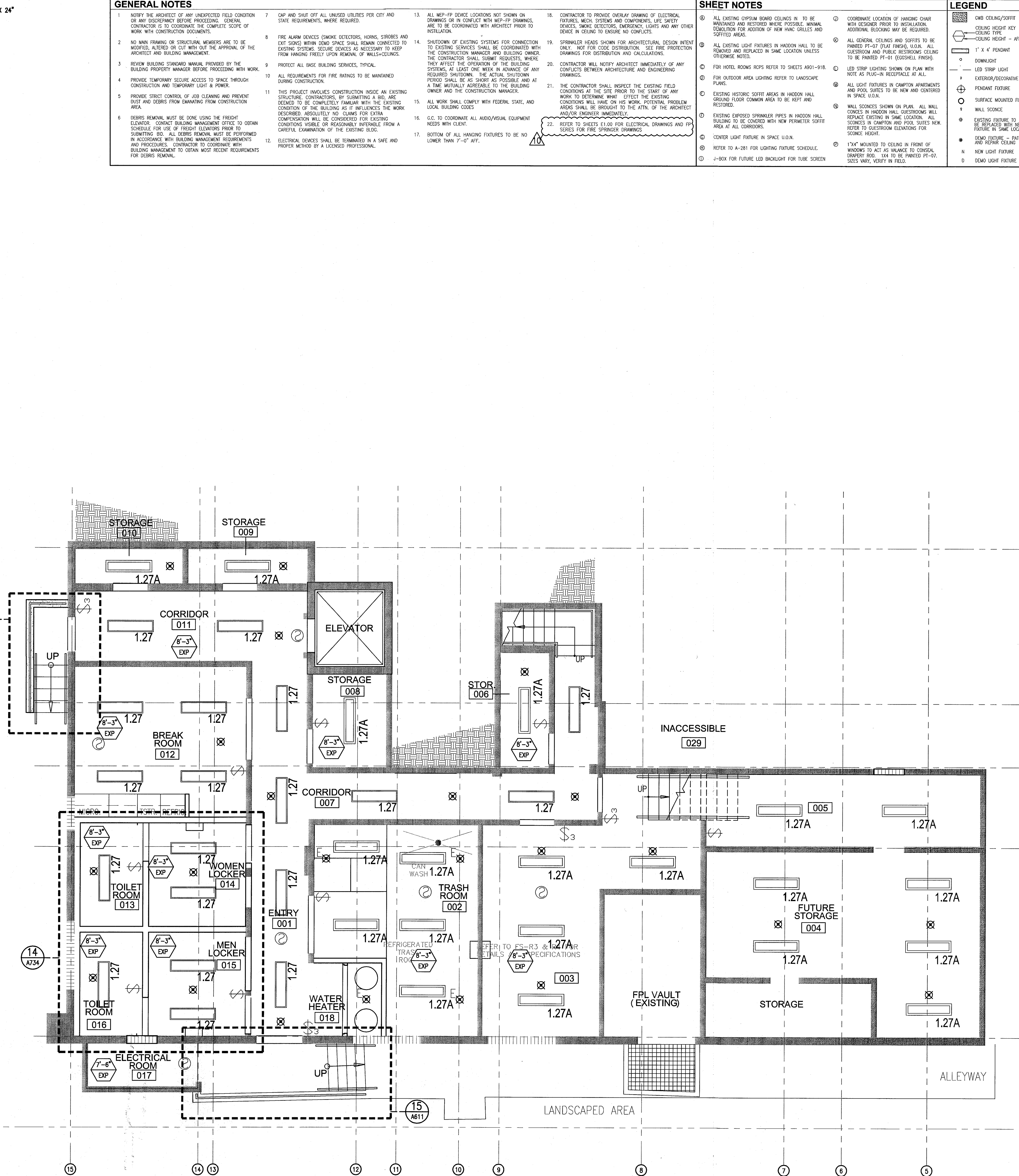
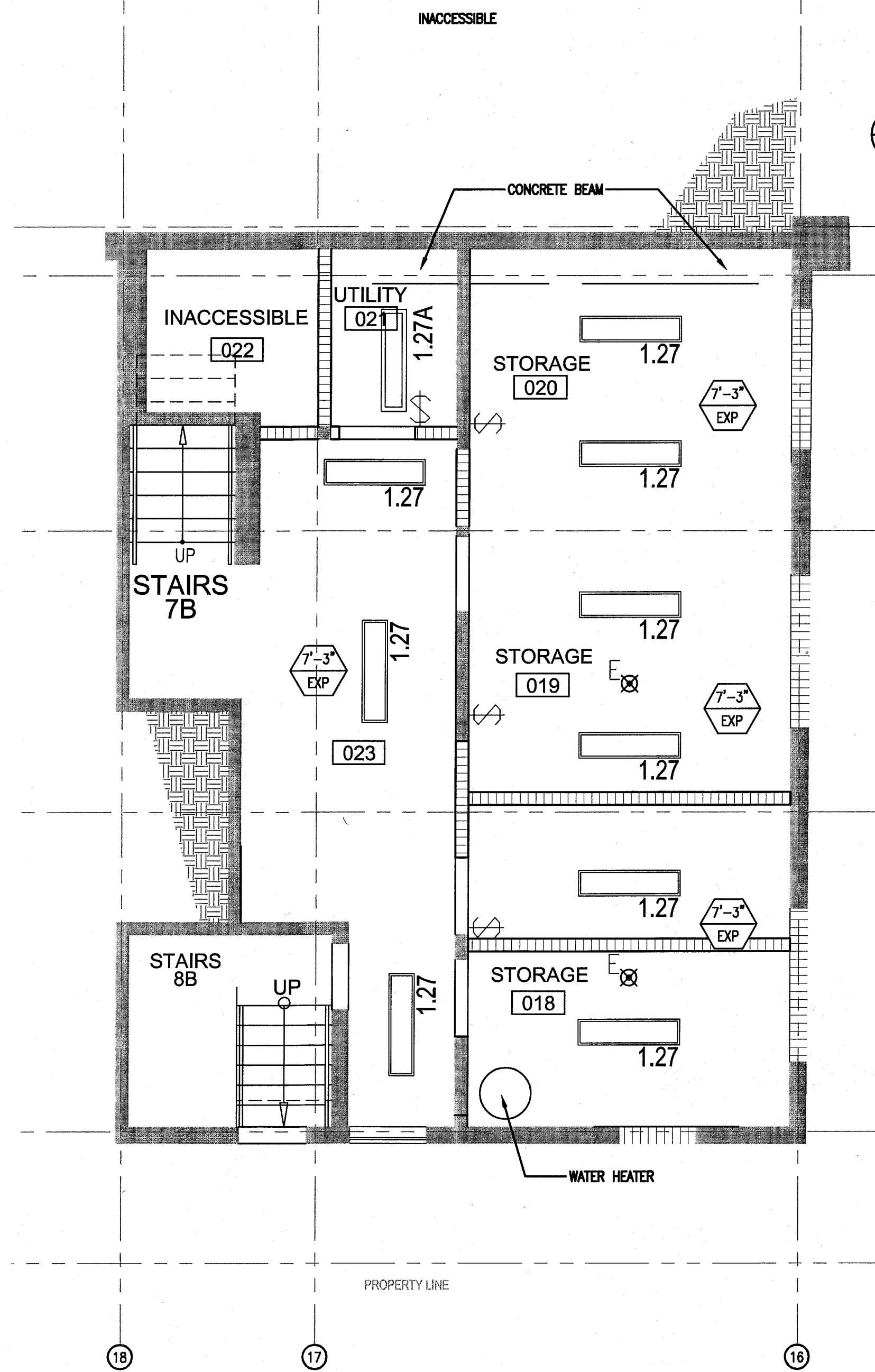
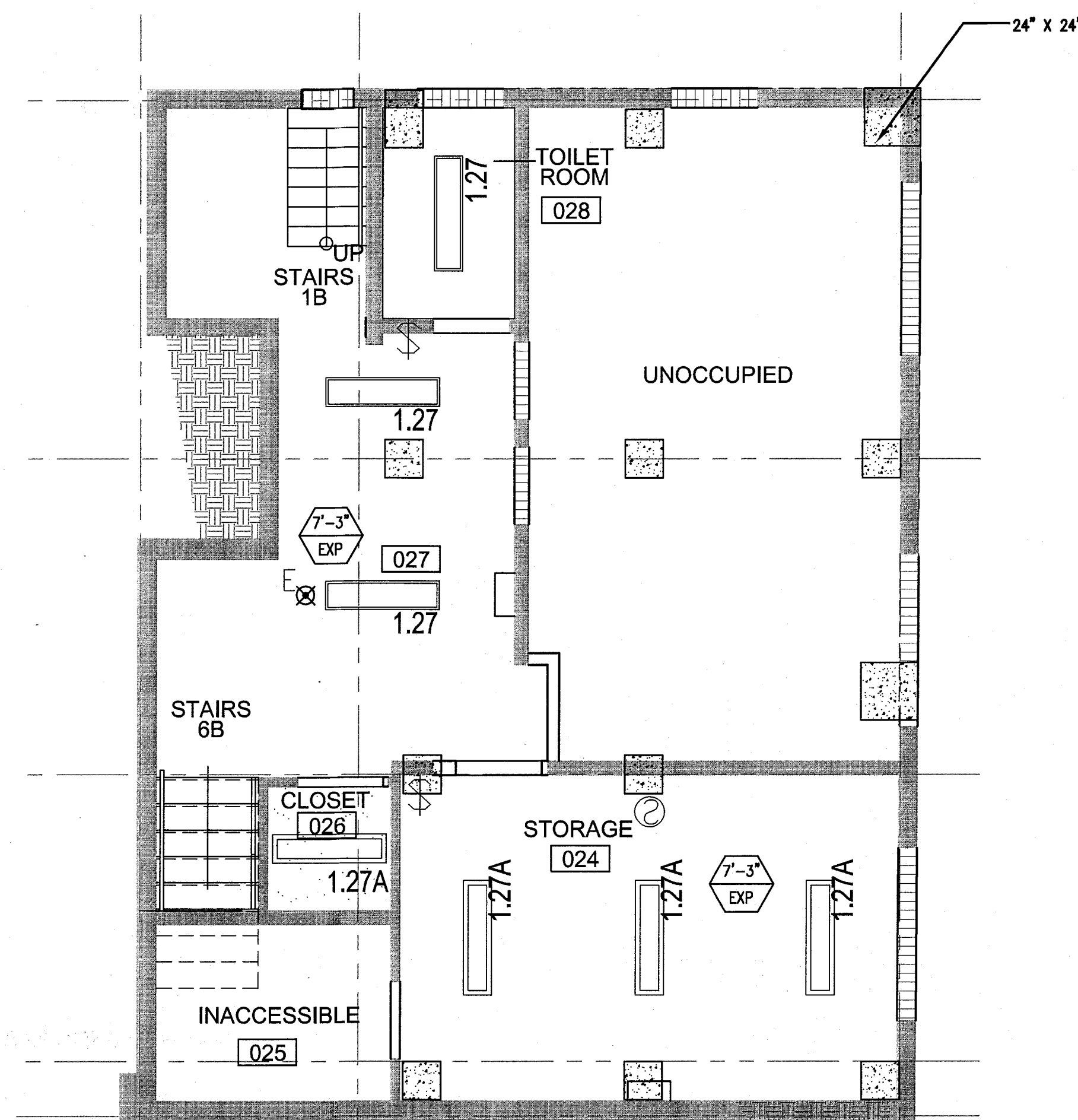
LEGEND	
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- | | | | |
|---|---|---|---|
|  | OWN CEILING/SOFFIT |  | BATTERY POWERED
WALL MOUNTED |
|  | CEILING HOOK - KEY
CEILING HOOK - KEY |  | LIBRARY DETECTOR |
|  | 1" x 4" PENDANT |  | OCCUPANCY SENSOR |
|  | DOWNLIGHT |  | EXIT SIGN |
|  | LED STRIP LIGHT |  | STROBE LIGHT INDICATOR |
|  | EXTERIOR/DECORATIVE SOURCE |  | EXIT SIGN - WALL MOUNTED
INDICATES AREA DETECTOR |
|  | PENDANT FEATURE |  | SMOKE DETECTOR CEILING MOUNTED |
|  | SURFACE MOUNTED FEATURE |  | SMOKE DETECTOR WALL MOUNTED |
|  | WALL SOURCE |  | EXTINGUISHING MOUNTED
SPRINKLER |
|  | EXISTING FEATURE TO BE REPLACED WITH NEW FEATURE IN SAME LOCATION |  | SPRINKLER |
|  | NEW FEATURE - PATCH AND REPAIR SCENE |  | EXISTING WALL MOUNTED
SPRINKLER |
|  | NEW LIGHT FEATURE |  | EXISTING OUTDOOR
SPRINKLER |
|  | NEW LIGHT FEATURE END USER |  | RETURN AIR GRILLE |
| | |  | REPLACE EXISTING FEATURE
WITH NEW LIGHT FEATURE |



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

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 SHALL BE DONE ON STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT OUT WITH THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
- REVIEW BUILDING STANDARDS 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 EMANATING 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.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, SIRENS AND EXISTING SMOKE DETECTORS) 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.
- 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.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
- 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.
- 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.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
- G.C. 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, 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.
- 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 SHEET 11.00 FOR ELECTRICAL DRAWINGS AND PPS SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

- ALL EXISTING GYPSON BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT 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 A801-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT 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 GLASSING MAY BE REQUIRED.
- ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND COLORED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE HEIGHT.
- 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- OMB CEILING/SUFFIT
- 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
- CEILING FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DOWN 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
- 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.

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
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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

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 DEBRIS FROM DRAINING 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. SONS) 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 SHALL, SIGNIFY 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 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, 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 E1.01 FOR ELECTRICAL DRAWINGS AND P1.01 SERIES FOR FIRE SPRINGER DRAWINGS.

SHEET NOTES

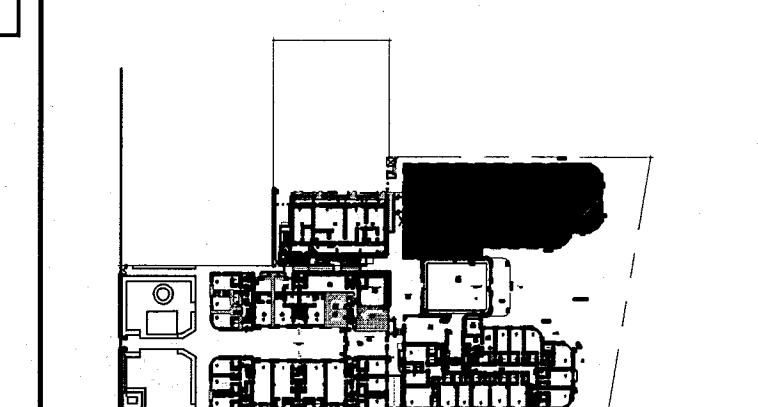
1. ALL EXISTING GYPSUM BOARD CEILING IN, TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANGING GRILLES AND SPOFFED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SPOFFED 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 FIBERGLASS SPOFFED 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 SPOFFS SHOWN ON PLAN. ALL WALL CORNICES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SPOFFS 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 (EGGSHELL FINISH) IN FIELD.

LEGEND

- 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 SPOFF
- 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.

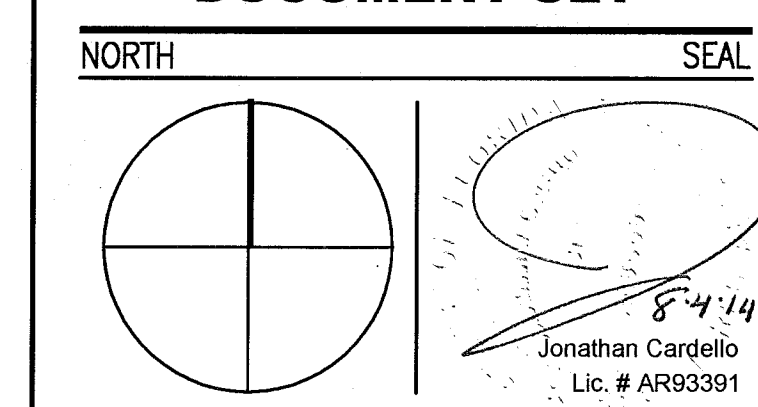


REVISIONS

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

PRIVATE PROVIDER SERVICES, LLC			
Building Design Services, Testing & Consulting			
REVIEWER	DATE	REVIEWED	DATE
EM	11-10-14		

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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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

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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 OCCUPANCY 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 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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM CRAWLING FROM CONSTRUCTION AREA.
5. 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 HANGING CEILING 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

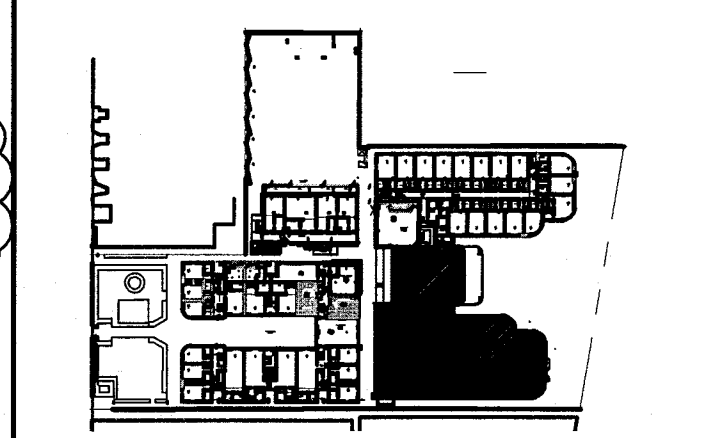
- GNB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH AND REPAIR CEILING
- N NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- EXIT SIGN
- EXIT SIGN - WALL 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

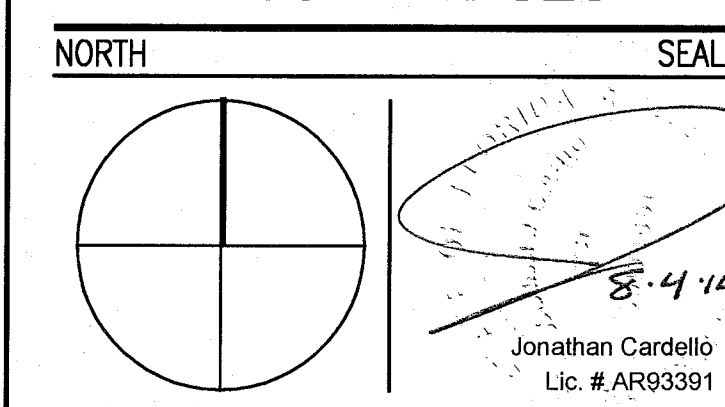
KEYPLAN N.T.S.



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, Drawings, Inspection, Testing & Consulting			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE/CIVIL			

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning
One Biscayne Tower
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Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA28001507

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

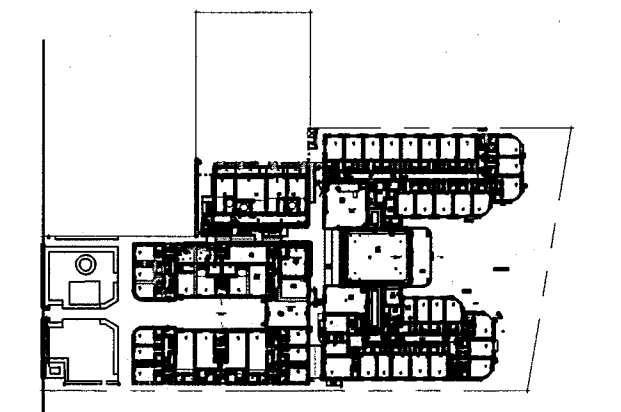
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1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR - SOUTH
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

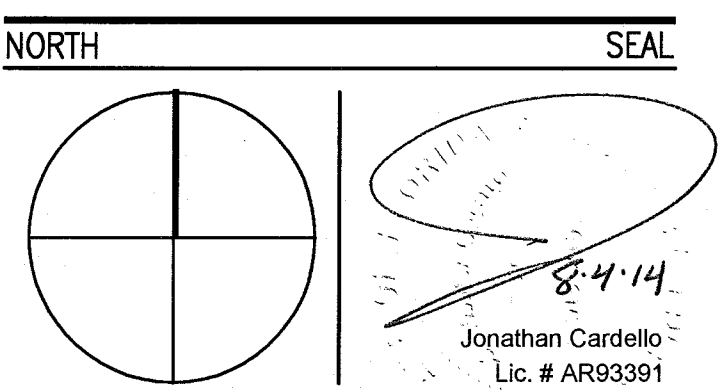
KEYPLAN N.T.S.



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

PRIVATE PROVIDER SERVICES, LLC			
Construction Plans, Specifications, and Schedules			
BUILDING	REVIEWER INITIALS	DATE REVIEWED	
STRUCTURAL	RM	11-12-14	
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: 1/4" = 1'-0"

SHEET TITLE

ENLARGED CAMPTON
APT. REFLECTED
CEILING PLAN -
FIRST FLOOR

SHEET NUMBER

A211b

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GENERAL NOTES

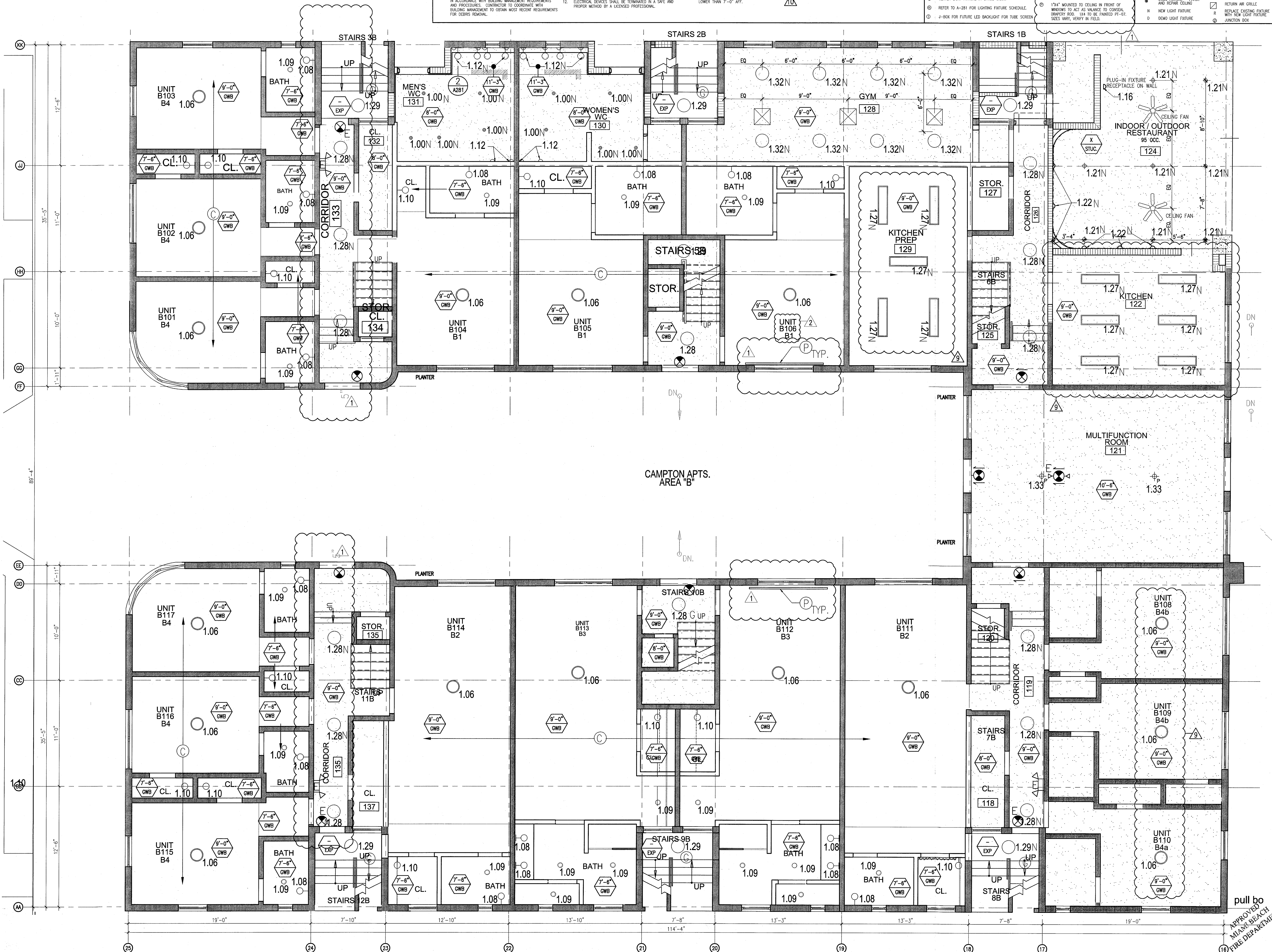
- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAN TOWNS OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING 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. 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 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.

SHEET NOTES

- ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL REMOVAL 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.
- 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 BLOOMS 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 FLOOR-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.
- 174" 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

- GWB 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
- EXISTING FIXTURE TO BE REPAIRED WITH NEW FIXTURE IN SAME LOCATION
- REMO. FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DOWD LIGHT 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



1 ENLARGED CAMPTON APARTMENTS REFLECTED CEILING PLAN - FIRST FLOOR

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

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 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 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 SONS) 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 P1.00 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

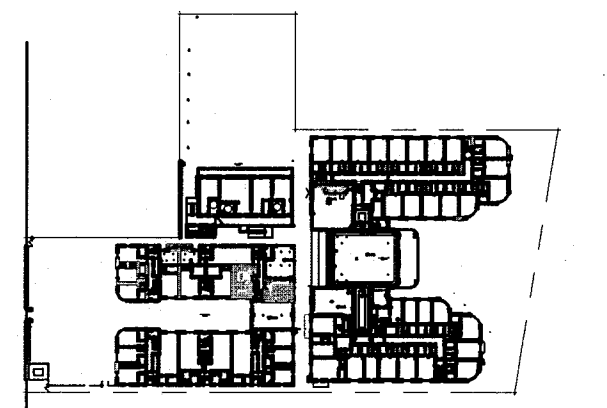
1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CEILING FLOOR RESTORATION OF NEW HANG GRILLES AND SUFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-018.
4. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL CEILING FLOOR COMMON AREA TO BE KEPT AND RESTORED.
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 SUFFIT 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 COMMON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL COMMONS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN COMMON AND POOL SUITES NEW. REFER TO QUESTIONS ELEVATIONS FOR SPACE U.O.N.
14. 17"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL WINDOW ROD. 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 SCONCE
- 9. PENDANT FIXTURE
- 10. SURFACE MOUNTED FIXTURE
- 11. WALL SCONCE
- 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. EXIT SIGN - WALL MOUNTED
- 19. EXIT SIGN - WALL MOUNTED
- 20. SMOKE DETECTOR CEILING MOUNTED
- 21. SMOKE DETECTOR WALL MOUNTED
- 22. SPRINKLER
- 23. EXISTING WALL MOUNTED SPRINKLER
- 24. RETURN AIR GRILLE
- 25. REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- 26. JUNCTION BOX

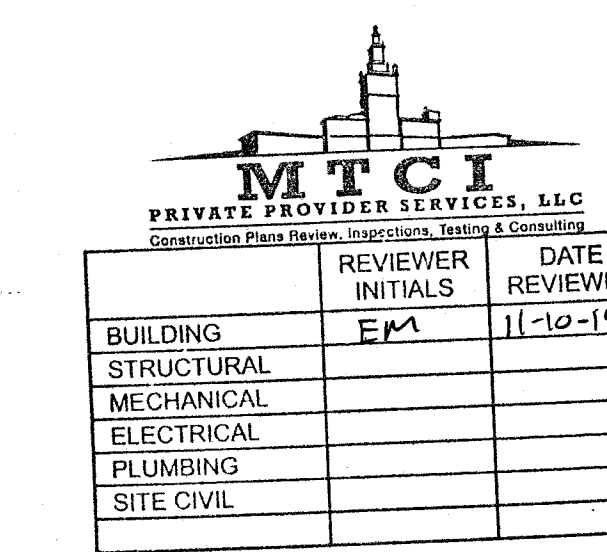
HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

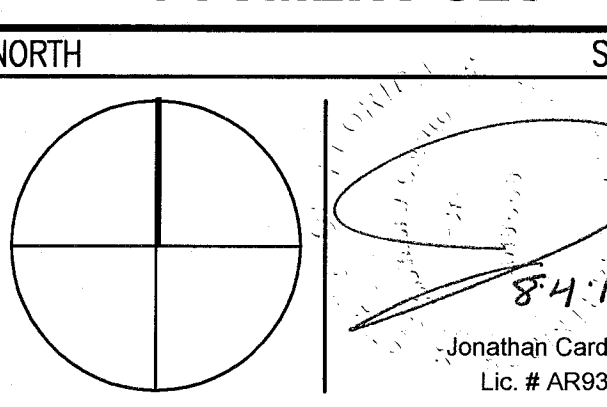


REVISIONS

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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Lic. # AA28001507

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

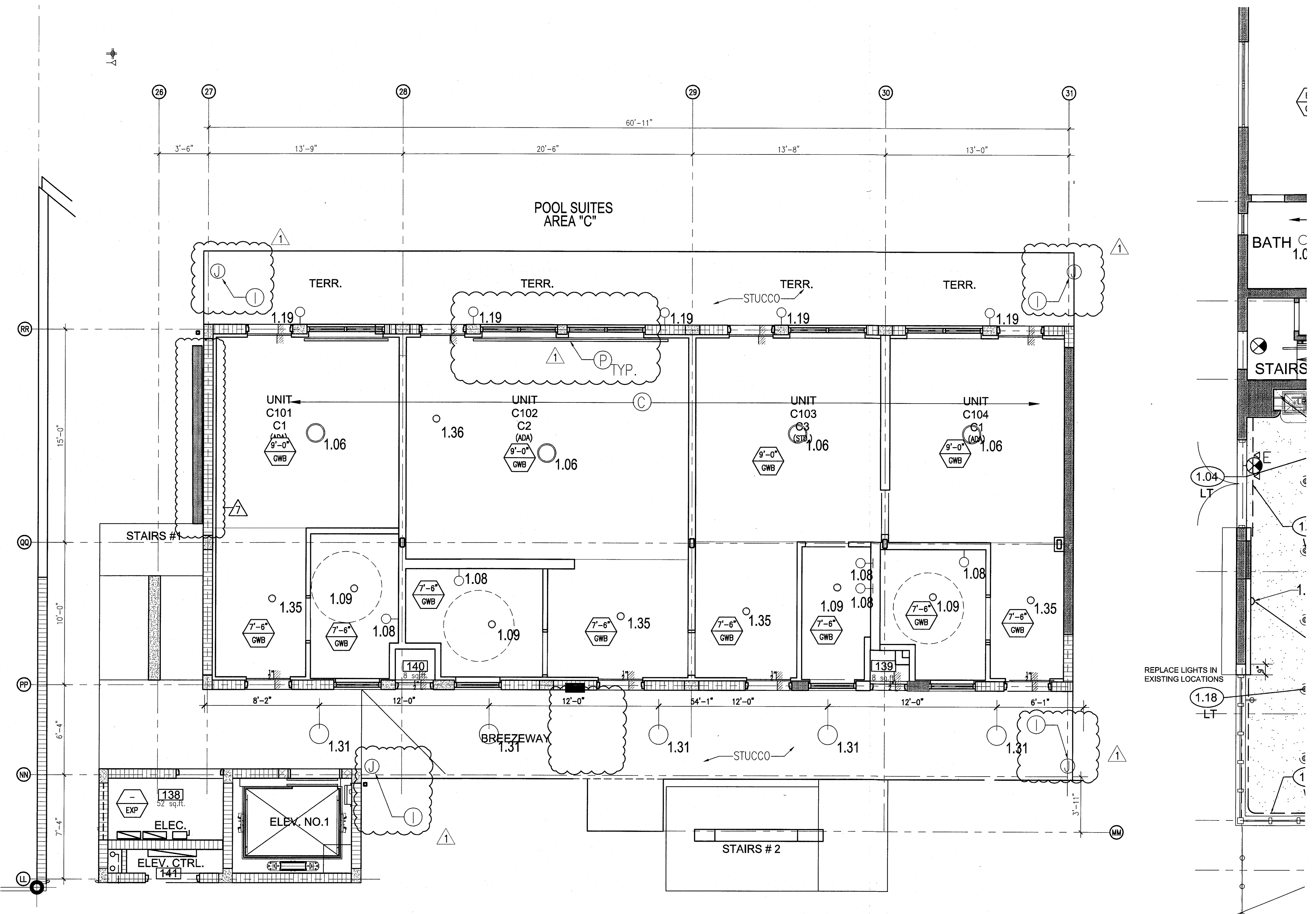
SHEET TITLE

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 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 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 SOFT 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 SOFT 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.

37. BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
38. OCCUPANCY SENSOR
39. EXIT SIGN - WALL MOUNTED
40. SMOKE DETECTOR CEILING MOUNTED
41. EXISTING CEILING MOUNTED SPRINKLER
42. EXISTING WALL MOUNTED SPRINKLER
43. SUPPLY DIFFUSER
44. RETURN AIR GRILLE
45. REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
46. JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



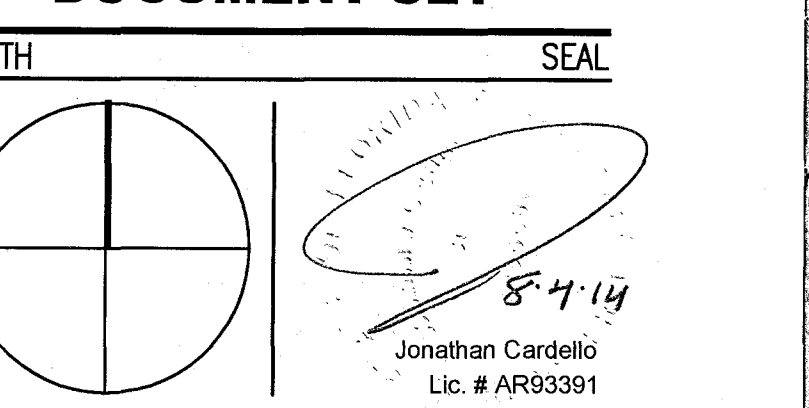
NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



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

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

100% CONSTRUCTION DOCUMENT SET



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Lic. # AA26001507

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-NORTH

SHEET NUMBER

A212a1

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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 FIRMING 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 TO 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 (GLOSS/SEMI GLOSS).
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 SOUNDES SHOWN ON PLAN. ALL WALL SOUNDES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SOUNDES IN CAPTION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPACE-ACSES.
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.

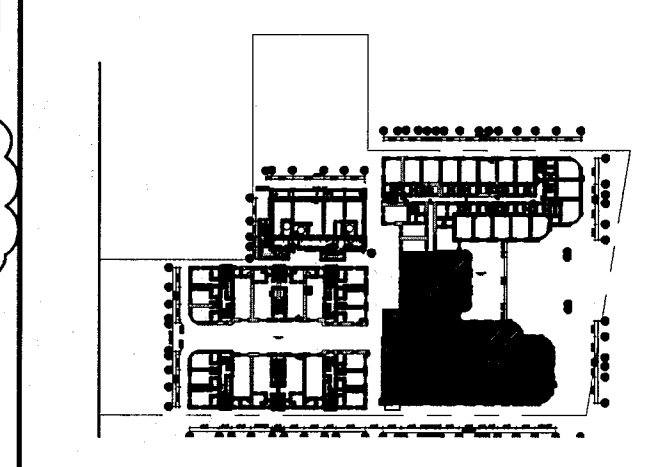
LEGEND

- GNB CEILING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SOUNDE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SOUNDE
- 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.

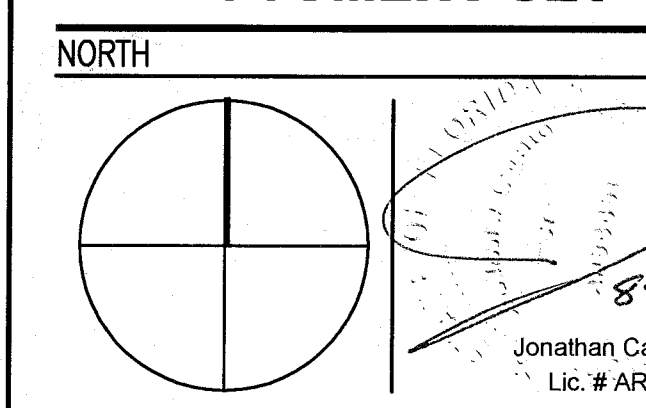


REVISIONS

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"

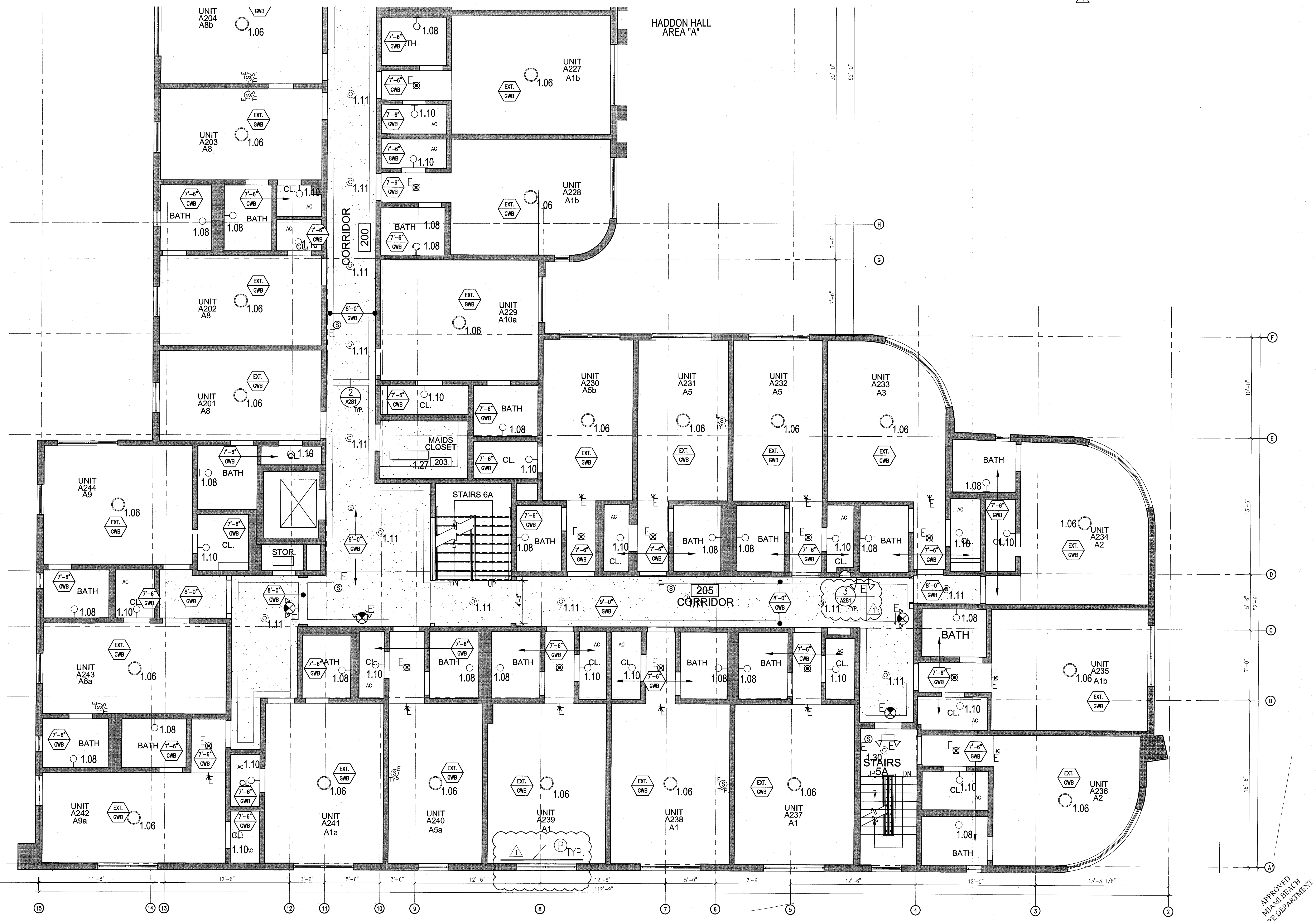
SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN SECOND FLOOR-SOUTH

SHEET NUMBER

A212a2

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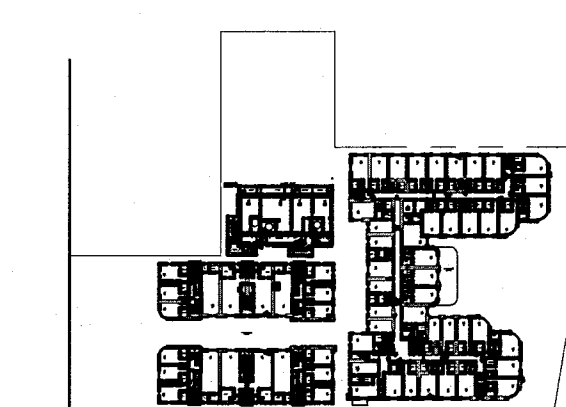


1 ENLARGED SECOND FLOOR REFLECTED CEILING PLAN/HADDON HALL SOUTH
SCALE: 1/4" = 1'-0"

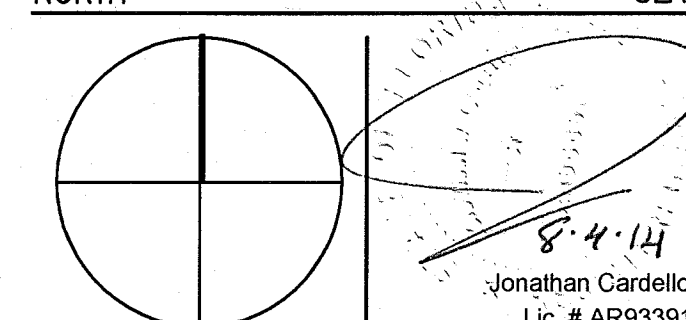
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

[illegible]

KEYPLAN	N.T.S.
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[illegible]

NORTH SEA



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Boston Miami

JOB NUMBER: 13036.0

ISSUE DATE: FEBRUARY 18, 201

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

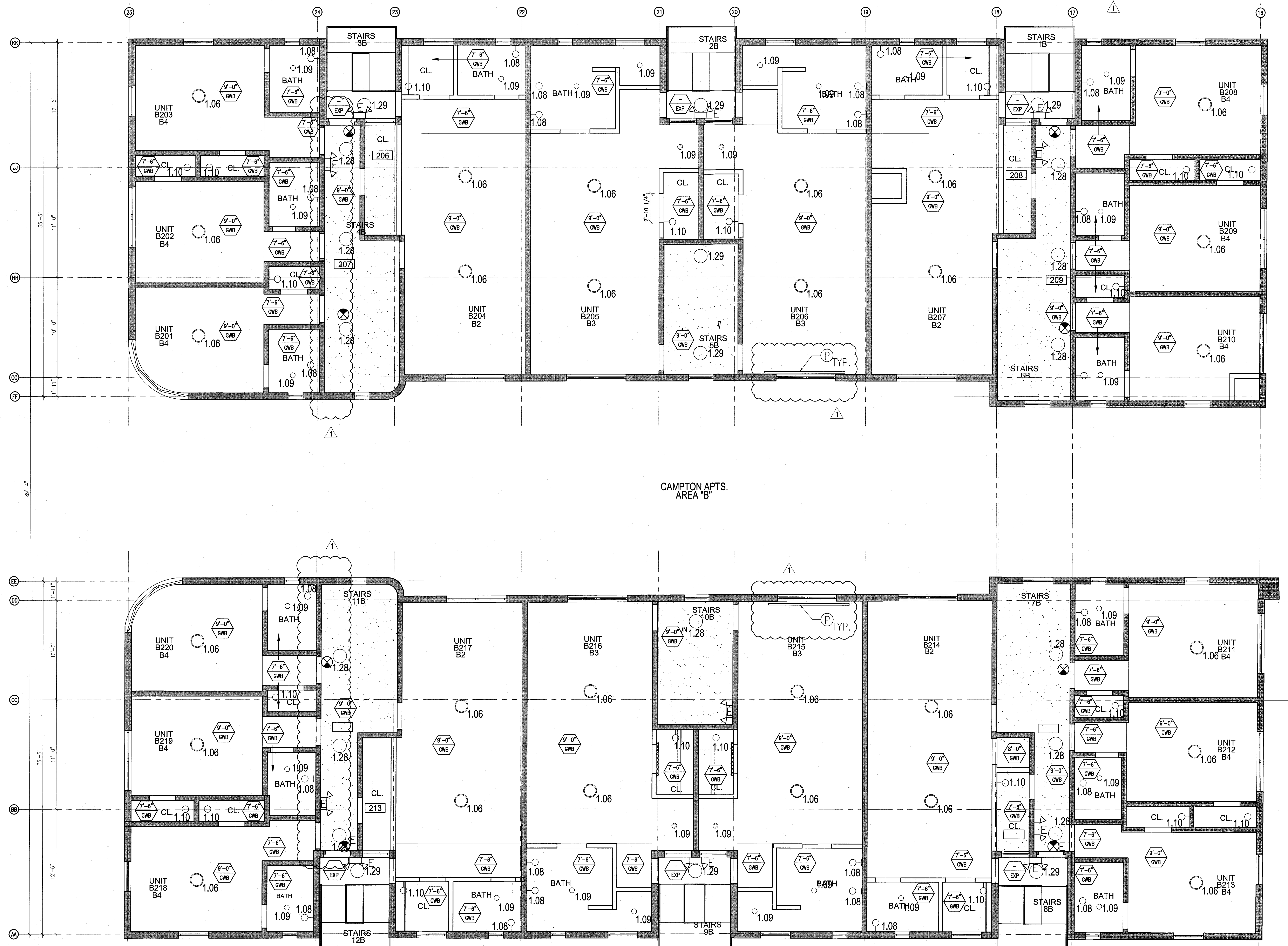
SHEET TITLE

ENLARGED CAMPTO
APTS. REFLECTED
CEILING PLAN
SECOND FLOOR

SHEET NUMBER

A212b

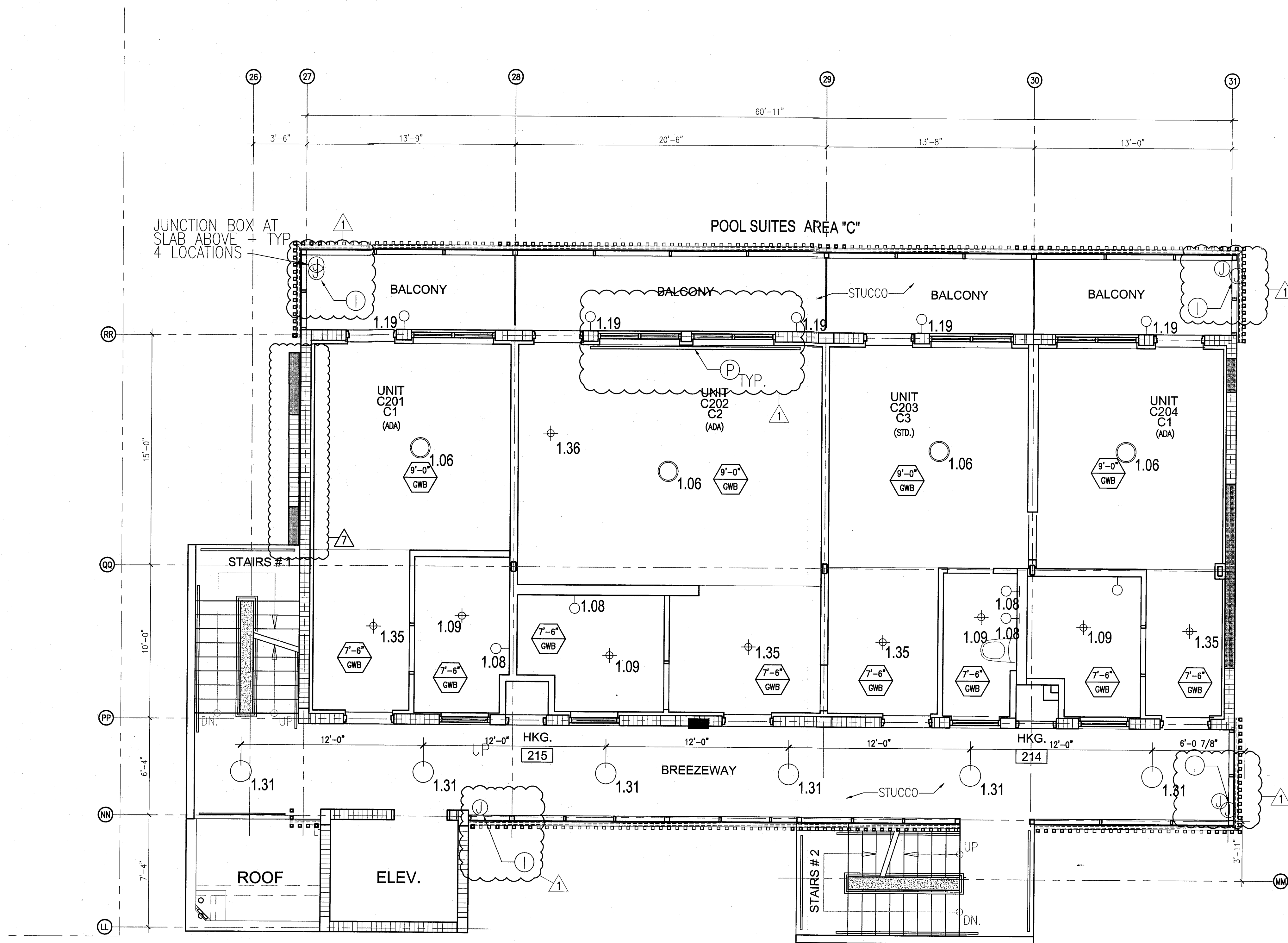
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1 ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

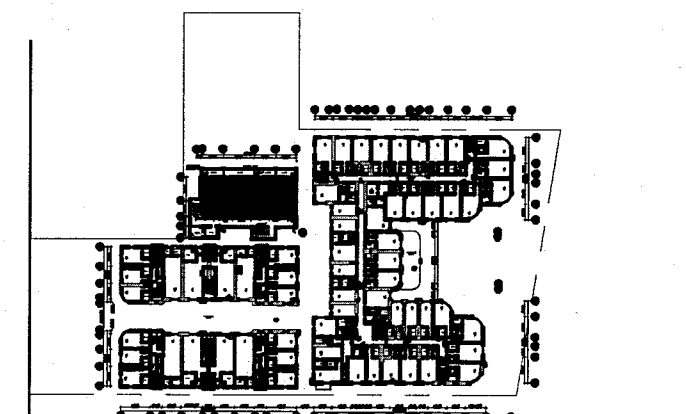
GENERAL NOTES				SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE 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 ADDITIONAL SMOKEPROOFING MAY BE REQUIRED.	③ COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL SMOKEPROOFING MAY BE REQUIRED.	○ GWS CEILING/SOFTIE	⚡ BATTERY POWERED
2. NO WORK 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.	② 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 CEILING AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	○ DOWNLIGHT	⚡ LINEAR DIFFUSER
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 HOTEL ROOMS ROPS REFER TO SHEETS A801-918.	⑤ LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	○ 1" x 4" PENDANT	⚡ OCCUPANCY SENSOR
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, GROUND FLOOR COMMON AREA TO BE LEFT AND RESIGNED.	⑥ ALL LIGHT FIXTURES IN CAMPHOR APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.	○ PENDANT FIXTURE	⚡ EXIST SIGN - WALL MOUNTED
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PROTECT 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 IMPRAGABLE 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 FOR SERIES FOR FIRE SPRINKLER DRAWINGS.	⑤ 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 CEILING/STAIRS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPHOR AND POOL SUITES NEW. REFER TO CEILING ELEVATIONS FOR SCONCE SIZES.	○ SURFACE MOUNTED FIXTURE	⚡ SMOKE DETECTOR CEILING 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.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.			⑥ CENTER LIGHT FIXTURE IN SPACE U.O.N.	⑧ 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL SUNSHY ROLL. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.	○ EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION	⚡ SMOKE DETECTOR WALL MOUNTED
				⑦ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.	⑨ NEW LIGHT FIXTURE	○ DEMO FIXTURE - PATCH AND REPAIR CEILING	⚡ SPRINKLER
				⑧ 4-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN	⑩ DEMO LIGHT FIXTURE	○ NEW LIGHT FIXTURE	⚡ EXISTING WALL MOUNTED SPRINKLER
						○ 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

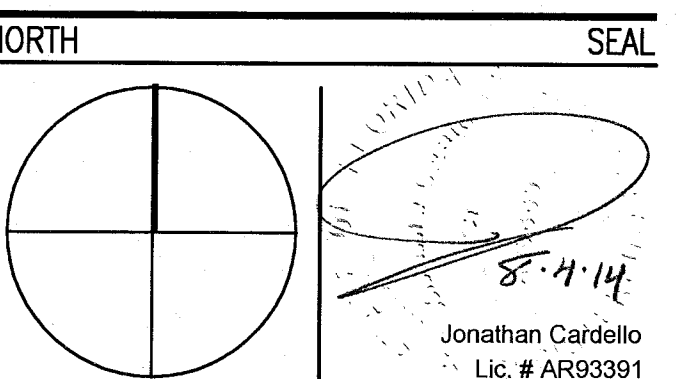
KEYPLAN N.T.S.



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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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 MOVED, ALTERED, OR CUT 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 CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EXHAUSTING 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 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 EXT. SENS) 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 OTHER COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS ON REASONABLY INFERABLE 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 DRAWING 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 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 FUTURES, MECA SYSTEMS AND COMPONENTS, LIFE SCHED. 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 E-1.01 FOR ELECTRICAL DRAWINGS AND F-1.01 FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING GYPSON BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFICIENT 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 A201-218.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
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.O.N.
7. REFER TO A-281 FOR LIGHTING FUTURE SCHEDULE.
8. J-BLOCK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGG SHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCHEDULE.
14. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSIDER SHUTTER HOOD. 1"x4" TO BE PAINTED PT-07. SEE'S VERY VERY IN FIELD.

LEGEND

- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/ACCENT SCONES
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONES
- EXISTING FIXTURE TO BE REMOVED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED LINEAR OFFICER
- OCCUPANCY SENSOR
- EXT. SGN - WALL MOUNTED ANCHOR INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY OFFICER
- 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.

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

PRIVATE PROVIDER SERVICES, LLC			
Construction Plans Manager, Project Manager, Testing & Consulting			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
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
www.addinc.com
Lic. # AA26001507

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

SHEET TITLE

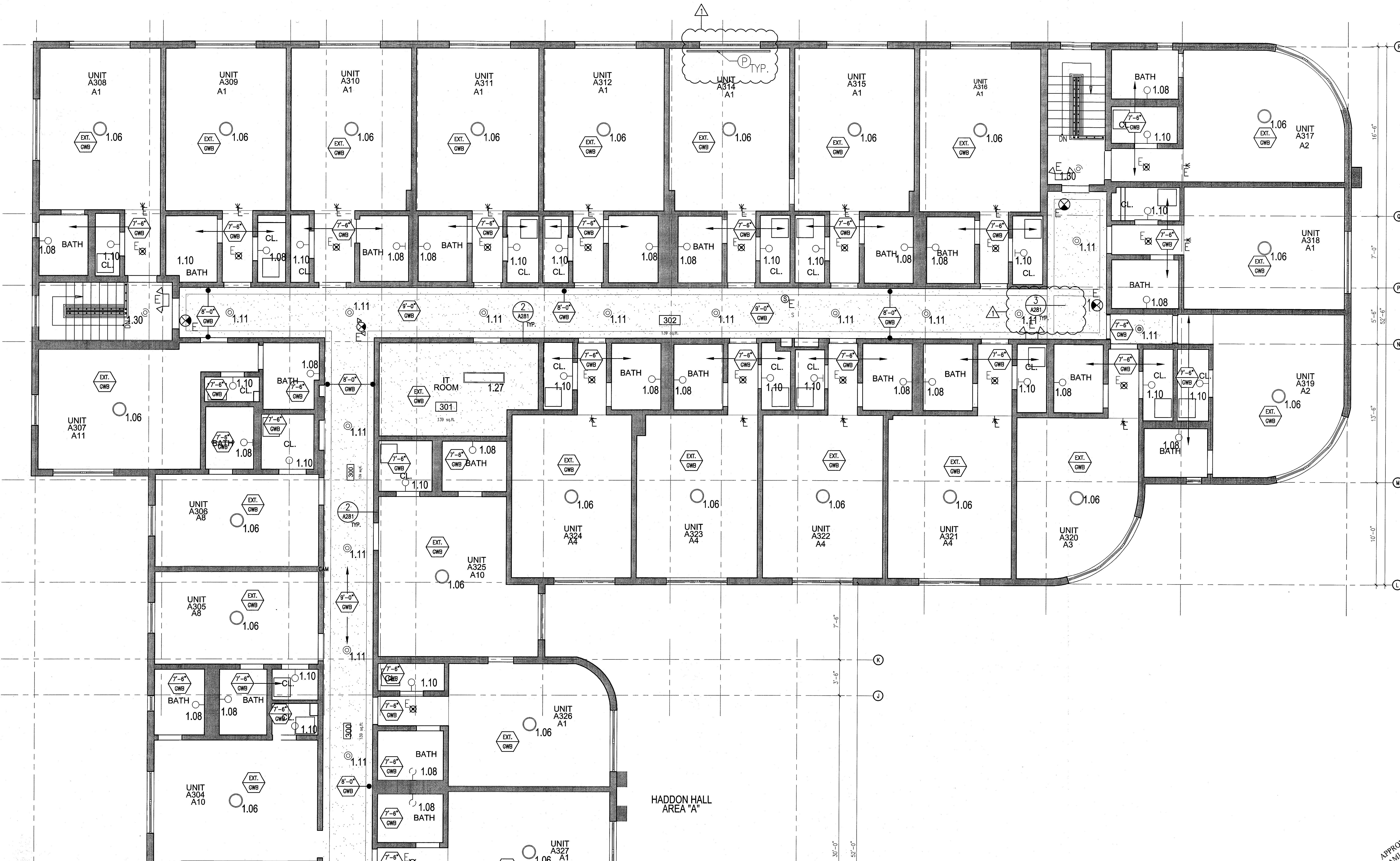
ENLARGED HADDON HALL REFLECTED CEILING PLAN
THIRD FLOOR - NORTH

SHEET NUMBER

A213a1

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT



1 ENLARGED THIRD FLOOR REFLECTED CEILING PLAN/HADDON HALL 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 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 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, 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 ADDITION OF NEW HANG, COLLES AND SUFFIT 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 BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SUFFIT 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 SCAFFOLD SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLD IN COMMON AND POOL SUITES WILL REFER TO GUESTROOM ELEVATORS FOR SCAFFOLD.
15. 17x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL OVERSET DOO. 14x4 TO BE PAINTED PT-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

- 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 RELOCATED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DEMOL LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXT. SGN. ARROWS INDICATE DIRECTION
- EXT. SGN. 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

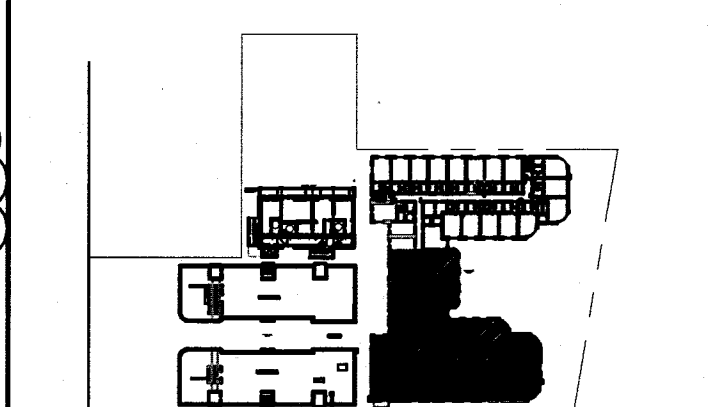
NOTE: CEILINGS AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

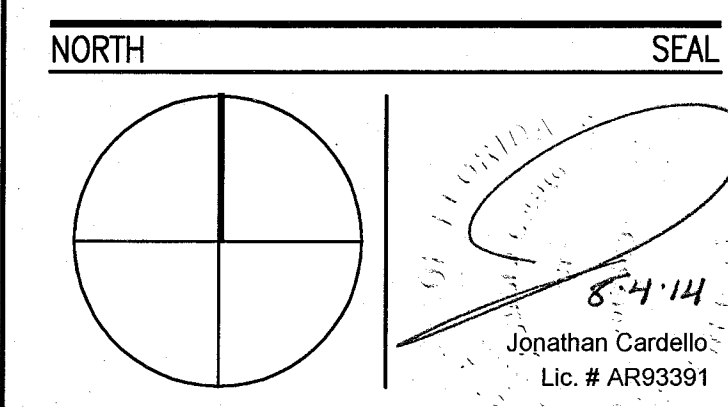
KEYPLAN N.T.S.



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

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

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 THIRD FLOOR - SOUTH

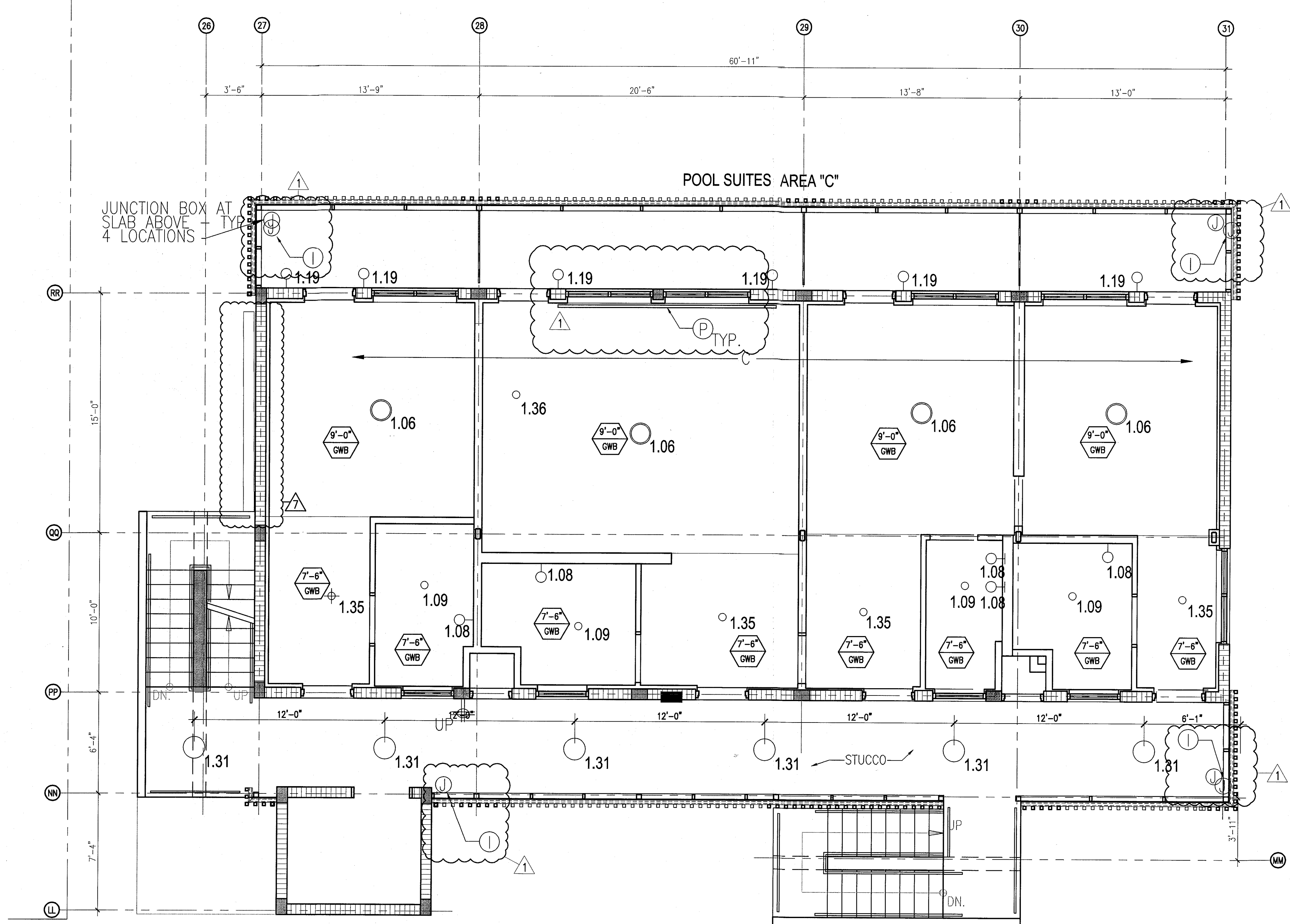
SHEET NUMBER

A213a2

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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-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	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 ORDER TO ENSURE NO CONFLICTS.	23. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN ORDER TO ENSURE NO CONFLICTS.	24. ALL EXISTING CRYSTAL BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SOFFITS AREAS.	25. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	26. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	27. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
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/CEILING.	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.	24. 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.	26. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	27. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	28. ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.	29. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CHAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES AREAS.
3. REVIEW BUILDING STANDARD 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.	25. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN ORDER TO ENSURE NO CONFLICTS.	26. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	27. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	30. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	31. ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
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. C.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 ATT. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	25. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN ORDER TO ENSURE NO CONFLICTS.	26. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	27. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	32. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	33. ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRAINING 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 F1-00 SERIES FOR FIRE SPRINKLER DRAWINGS.	25. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN ORDER TO ENSURE NO CONFLICTS.	26. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	27. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	34. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	35. ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
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.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.			25. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN ORDER TO ENSURE NO CONFLICTS.	26. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	27. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	36. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	37. ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.



1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR TO COORDINATE WITH ALL PROJECT MEMBERS 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 ARCHITECT AND BUILDING DEPARTMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO STAIRCASES THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JUNK CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL: MUST BE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE AT 708-399-0000 FOR USE OF THE FREIGHT ELEVATOR. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH ALL CITY ORDINANCES, RULES AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.

- | | |
|----|--|
| 7 | CAP AND SHUT OFF ALL UNUSED UTILITY FOR CITY AND STATE REQUIREMENTS, WHEN REQUIRED. |
| 8 | FIRE ALARM DEVICES (SMOKE DETECTORS, HORN, SIRENS, STROBE LIGHTS) WITH DDMO SPICAL SHALL REMAIN CONNECTED EXISTING SYSTEMS, SECURE DEVICES AS NECESSARY TO KEEP FROM HAZING FREELY USED, REPAIRS TO BE MADE. |
| 9 | PROTECT ALL BASE BUILDING SYSTEMS, 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 SITUATION AND CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA WORK OR COSTS WILL BE ALLOWED FOR ANY UNEXPECTED CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM THE DRAWINGS. |
| 12 | ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL. |

13. ALL MEP-IP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-IP 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 DISCONTINUATION MAINTENANCE OF THE BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, 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 MANAGEMENT.
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.
- 

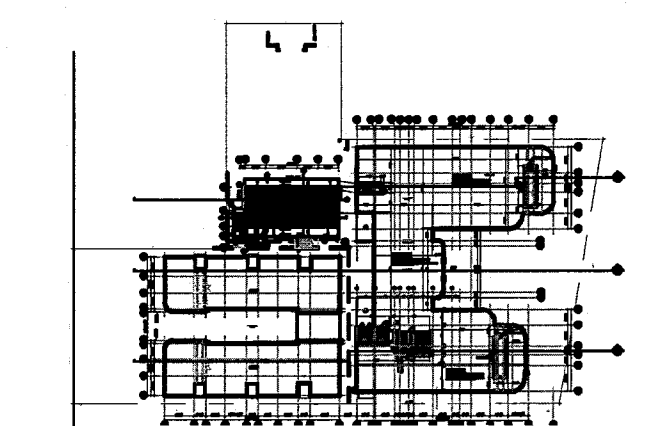
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, WORK DEVICES, EMERGENCY, LIGHTS AND AIR CONDITIONING IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN IN ONLY NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION ENGINEER FOR DISTRIBUTION 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. ANY OTHER PROBLEMS AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND SCHEDULE FOR FIRE SPRINKLER DRAWINGS.

OTHER	(1) ALL EXISTING OUTDOOR BOARD CELINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR ADDITION OF NEW HANG GRILLES AND SMOKE EXHAUST.
TENTATION	(2) ALL EXISTING LIGHT FIXTURES IN HADCOON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
	(3) FOR HALL ROOMS REPAIRS REFER TO SHEETS 4901-918.
	(4) FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLAN.
	(5) EXISTING HISTORIC SLOTTED AREA BEATS IN HADCOON HALL, GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
PROJECT	(6) EXISTING EXPOSED SPRINKLER PIPES IN HADCOON HALL PLUMBING TO BE COVERED WITH NEW PERFORATED SLOTTED AREA AT ALL CORNERS.
	(7) CENTER LIGHT FIXTURE IN SPACE U2N.
	(8) REFER TO A-261 FOR LIGHTING FIXTURE SCHEDULE.
	1-show one fixture per bay/row/one for three bays/row

- | | | |
|---|--|---|
| ① | CORROSION-RESISTANT LOCATION OF HANGING CHAIR WITH DESIGNED PIER TO BE REQUIRED.
ADDITIONAL BLOCKING MAY BE REQUIRED. |  |
| ② | ALL GENERAL CEILING AND DOORWAYS TO BE PAINTED PLAT FINISH. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED P-10 (EGGSHELL FINISH). |  |
| ③ | LED STRIP LIGHTING SHOWN ON PLAN WITH "NOT TO BE IN RECESSED". |  |
| ④ | ALL LIGHT FIXTURES TO COMPLY WITH ADOPTED AND POOL SIZES TO BE NEW AND CENTERED IN SPACE UOOL. |  |
| ⑤ | REPLACE SMOKE SHOWN ON PLAN. WALL CORNER SMOKE SHOWN WALL GUESTROOM WALL WALL EXISTING IN SAME LOCATION. ALL SMOKE IN CAMPTON AND FOUR SIZES IN NEW. SMOKE SHOWN ELEVATIONS FOR SOURCE HEIGHT. |  |
| ⑥ | "1-74" MOUNTED TO CEILING IN FRONT OF "1-74" AS SHOWN IN PLAN. |  |
| ⑦ | "1-74" MOUNTED TO CEILING IN FRONT OF "1-74" AS SHOWN IN PLAN. |  |

	GRID CEILING/SPLIT		BATTERY POWERED DOWN
	CEILING LIGHT KEY		LINEAR DIFFUSER
	CEILING LIGHT - AFF		OCCUPANCY SENSOR
	1" x 4" PENDANT		EXIT SIGN
	DOWNLIGHT		ARRROWS INDICATE DIRECTION
	LED STRIP LIGHT		EXIT SIGN - ARROWS INDICATE DIRECTION
	EXTERIOR/DECORATIVE SCISSOR		SMOKE DETECTOR CEILING MOUNT
	PENDANT FIXTURE		SMOKE DETECTOR WALL MOUNT
	SURFACE MOUNTED FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	WALL FIXTURE		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER
	DEMO FIXTURE - PATCH AND REPAIR CEILING		SUPPLY DIFFUSER
	NEW LIGHT FIXTURE		RETURN AIR GRILLE
			REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE

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Boston Miami

JOB NUMBER: 13036.00

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

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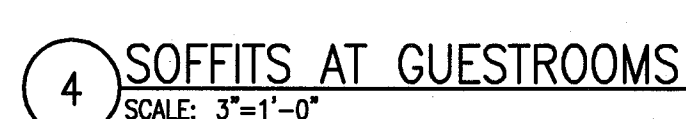
Boston Miami

SCALE: NO SCALE

LIGHTING SCHEDULE & CEILING DETAILS

A281

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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 lense	REPLACE EXISTING COVER 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	UNDERNEATH 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 lense	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 lense	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 RESTROOM
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 PROOVE 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	MINKA LAVERY	#9836 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	SKU# LS15-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 LGHTS	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

SCALE: NO SCALE

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A collection of 15 dot patterns arranged in a grid, representing the digits 0 through 9. Each digit is formed by a unique arrangement of black dots on a white background.

REVISIONS

SFAI

ADD Inc | Architecture Interiors Planning

JOB NUMBER: 13036.00

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

EXTERIOR
ELEVATIONS WEST
EAST & ROOFTOP

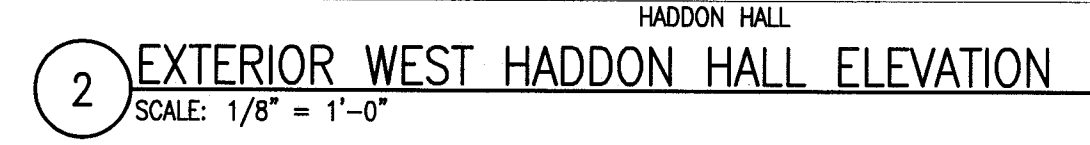
SHEET NUMBER

A301

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



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" FT); 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)
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14. NEW CONCRETE PLANTERS
15. NEW ROOFING SYSTEM
16. NEW ROOFTOP EQUIPMENT COVER SCREEN / ENCLOSURE
17. RESTORE AND REPLACE AS NEEDED/ REQUIRED NEON LIGHTING AT HAADON HALL HOTEL EASTER FACADE

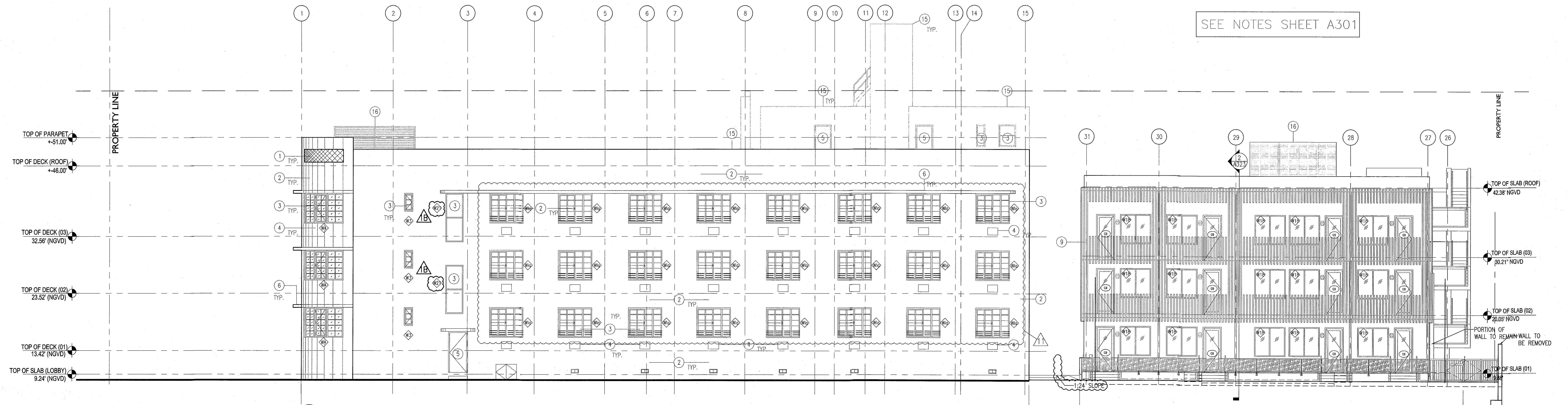


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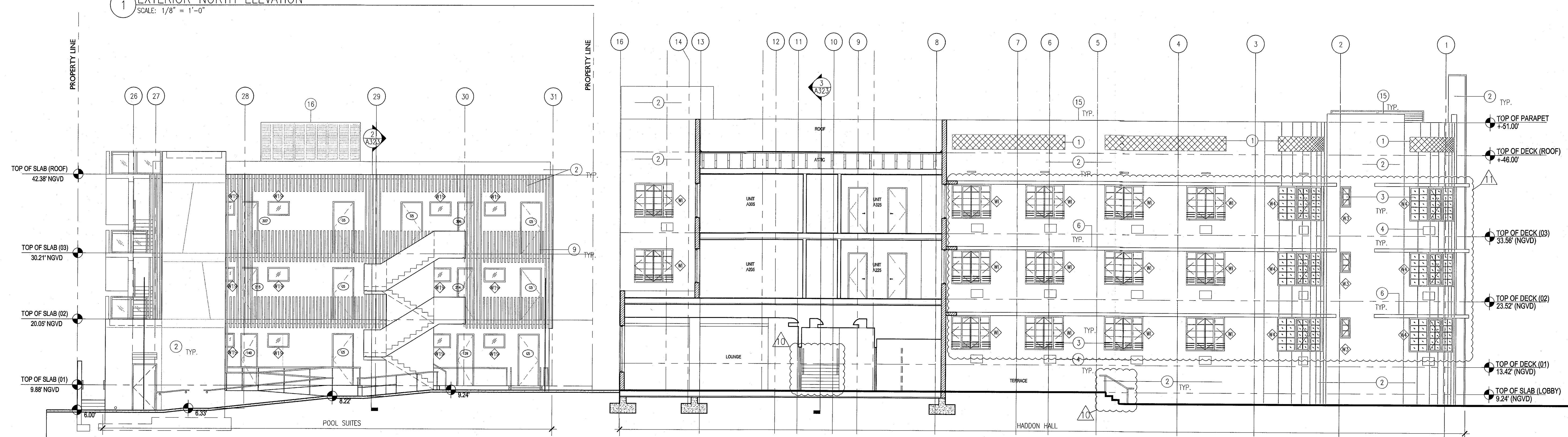
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MIAMI BEACH, FL

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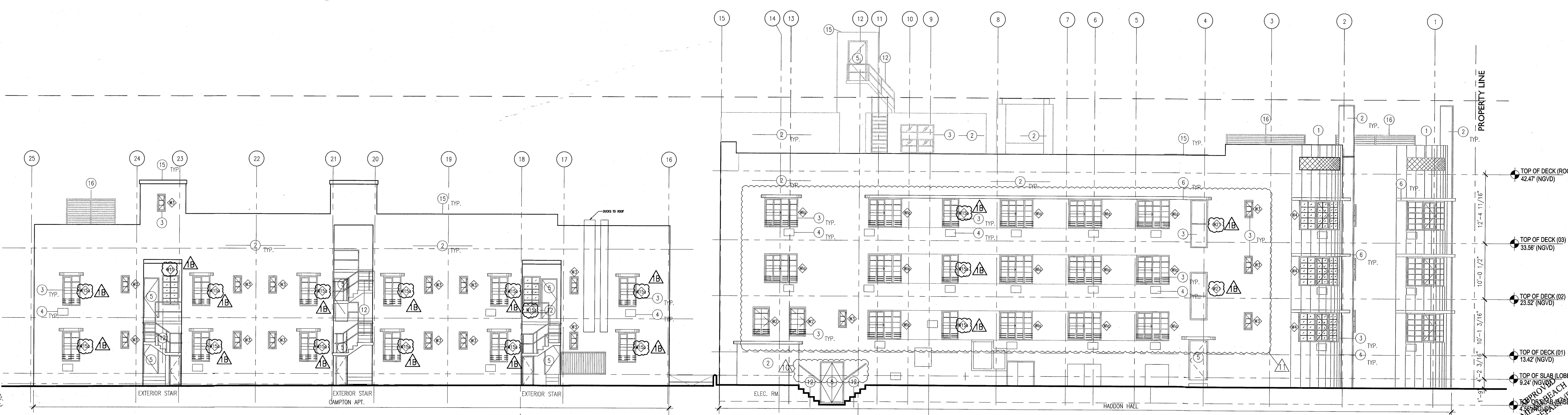
SEE NOTES SHEET A301



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 Plans, Specifications, Materials & Estimating			
BUILDING	REVIEWER	DATE	
STRUCTURAL	INITIALS	REVIEWED	
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 ELEVATIONS WEST EAST & SOUTH

SHEET NUMBER

A302

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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
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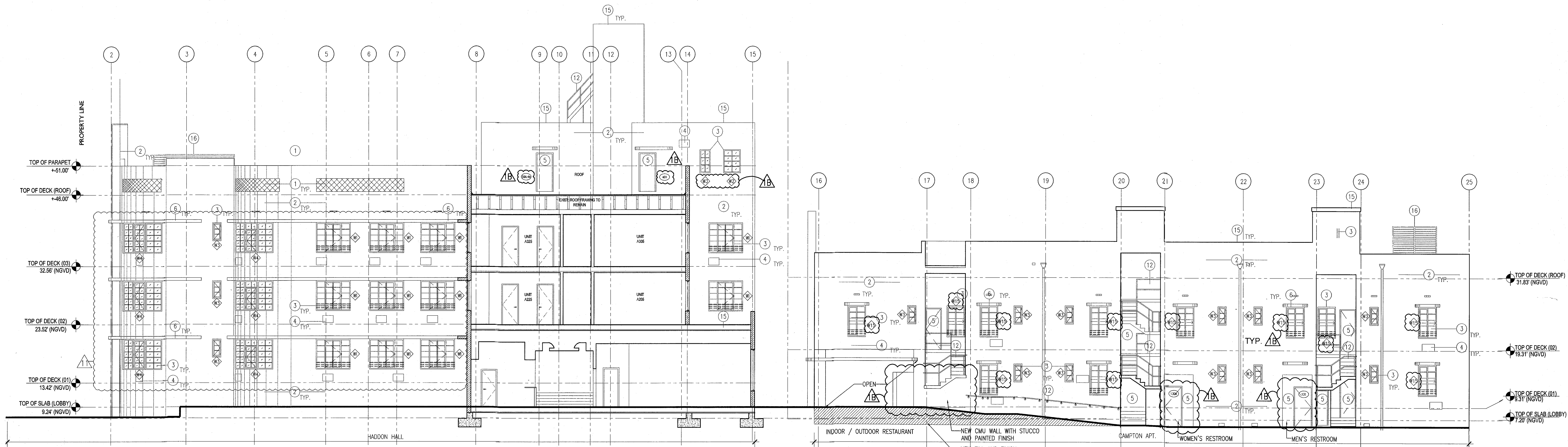
SHEET TITLE

EXTERIOR ELEVATIONS NORTH EAST & WEST

SHEET NUMBER

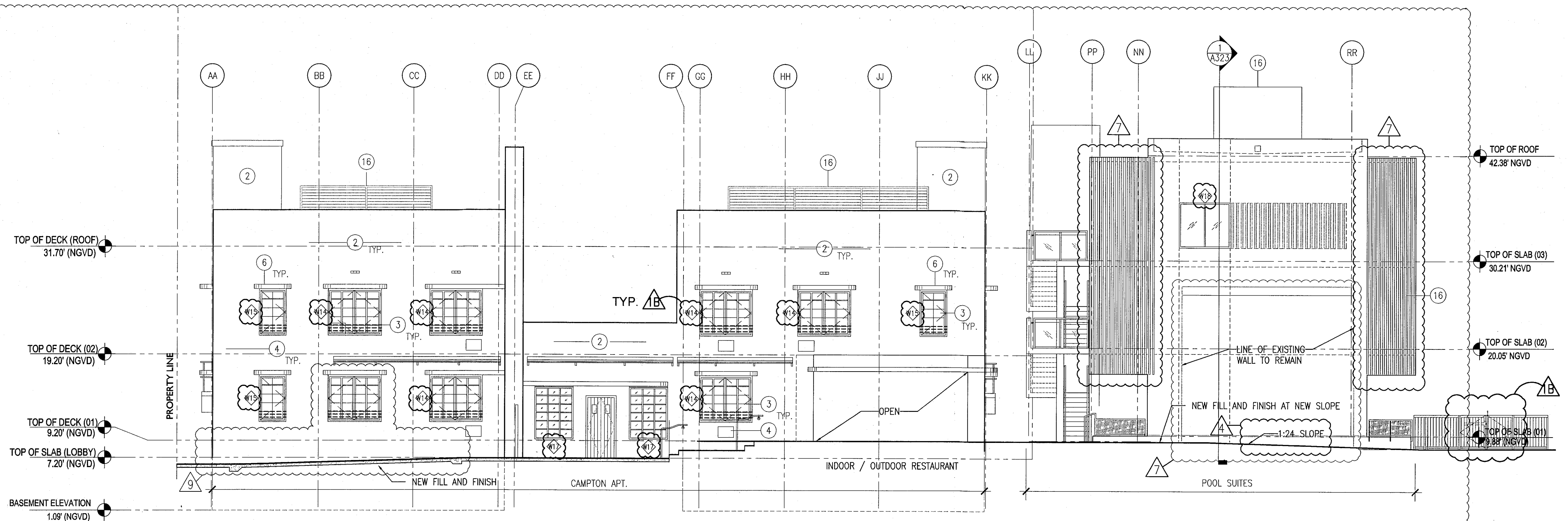
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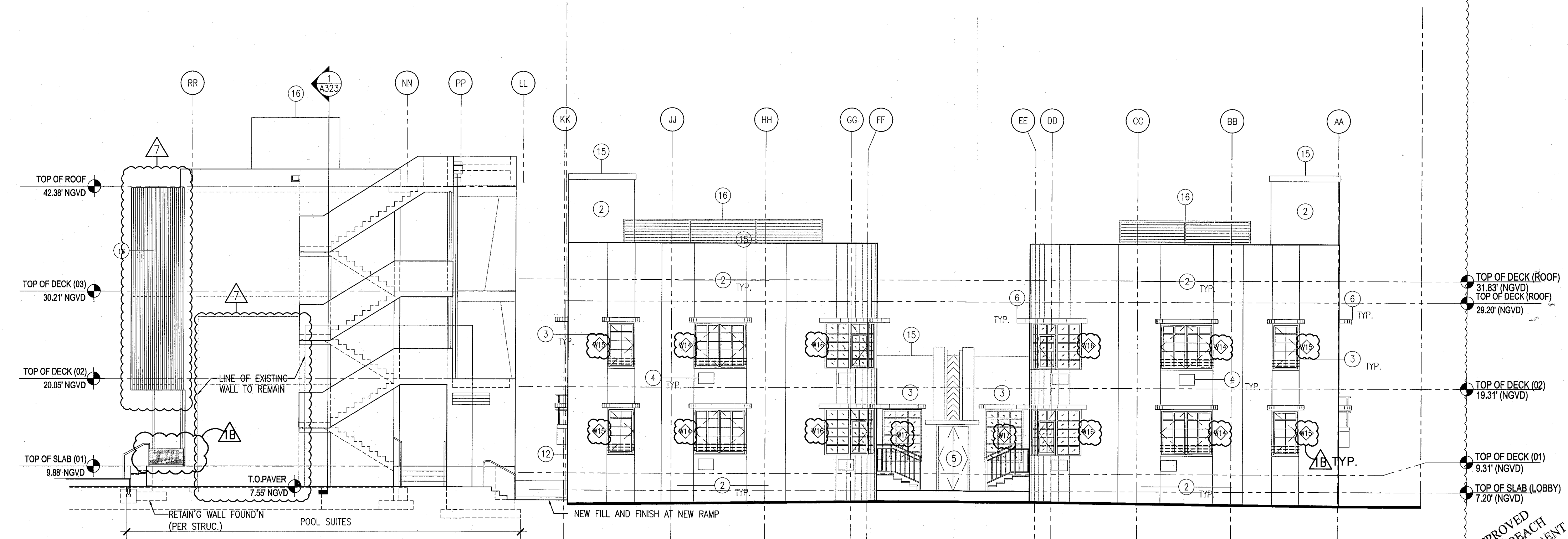


1 EXTERIOR NORTH CAMPTON ELEVATION
SCALE: 1/8" = 1'-0"

- NOTES**
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
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2 EXTERIOR EAST CAMPTON & POOL SUITES ELEVATION
SCALE: 1/8" = 1'-0"



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

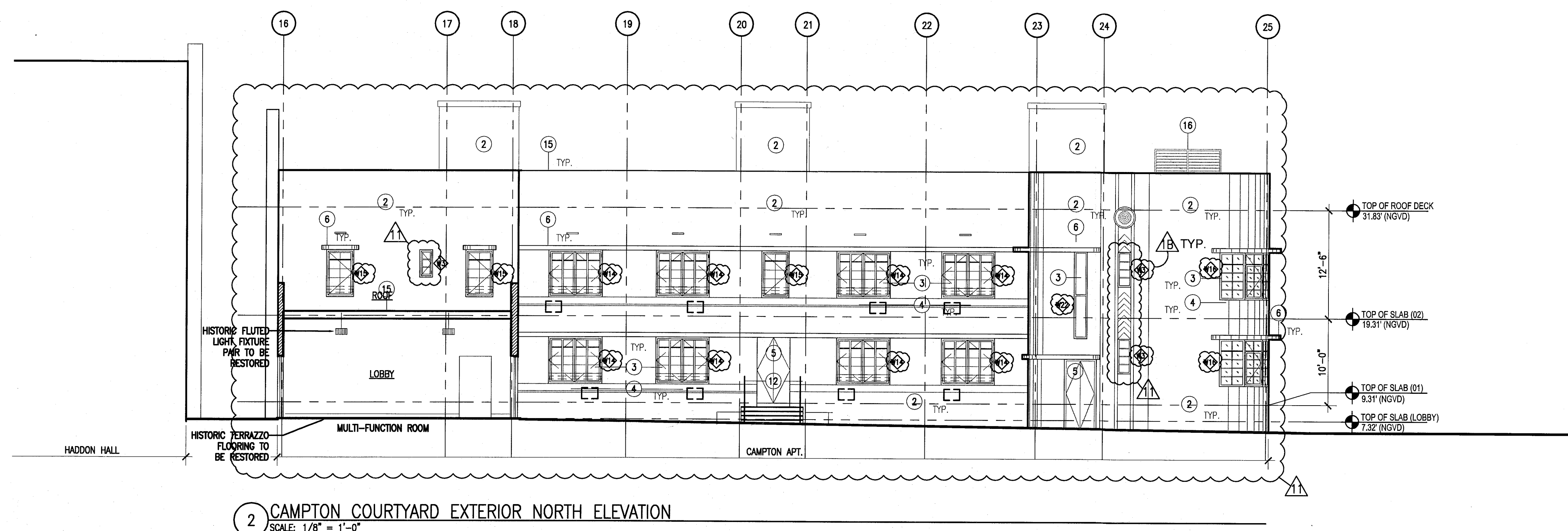
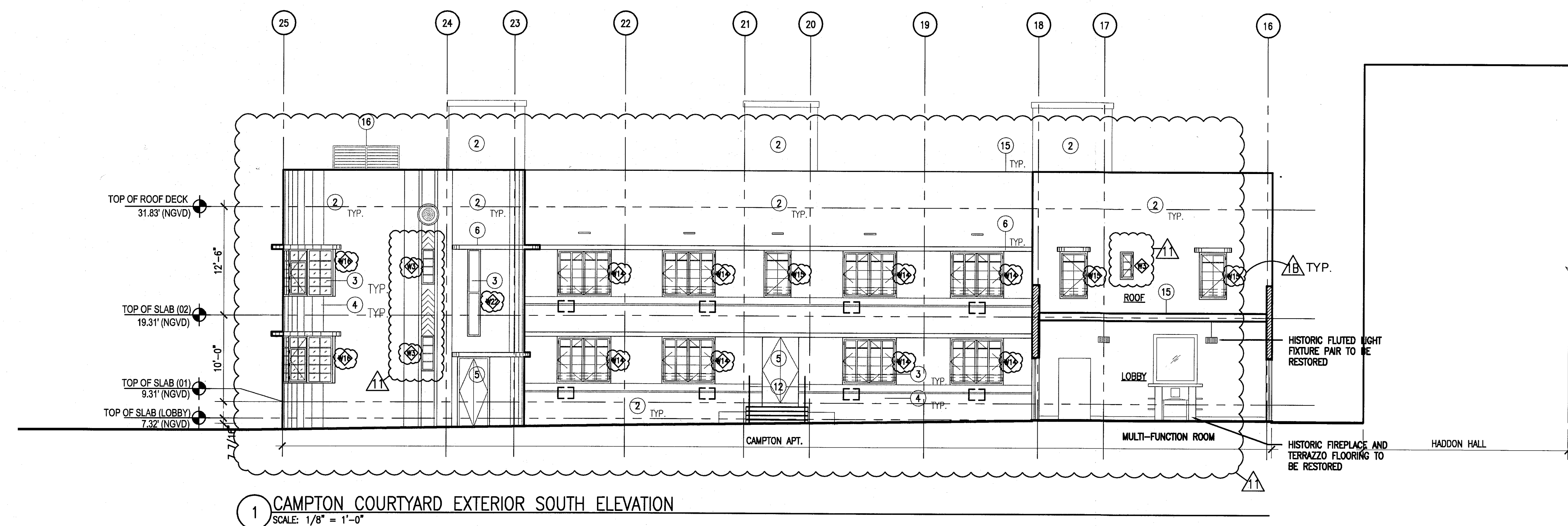
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HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

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NOTES

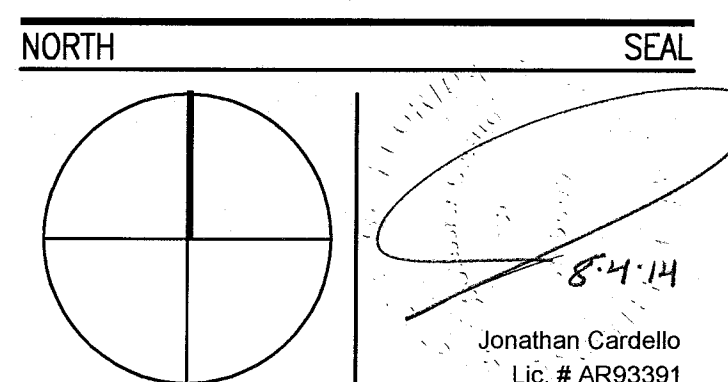
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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1B	DOOR-WINDOW COORD.	03-5-2014
1A	P&Z COMMENTS	07-14-2014

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

100% CONSTRUCTION DOCUMENT SET



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

SHEET TITLE

EXTERIOR ELEVATION
CAMPTON & HADDON
COURTYARD

SHEET NUMBER

A304

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FIRE DEPARTMENT

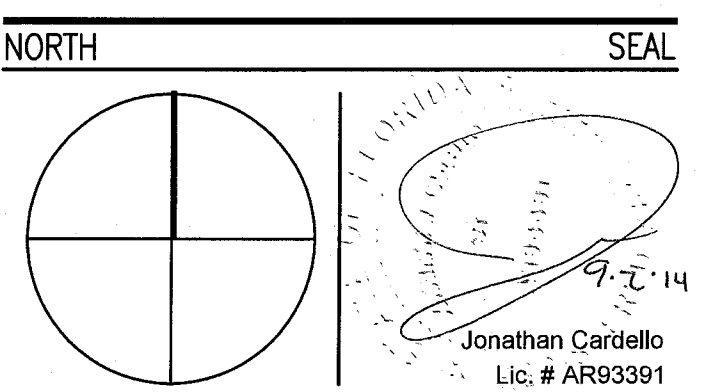
HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

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			

100% CONSTRUCTION DOCUMENT SET



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Lic. # AA26001507

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

SHEET TITLE

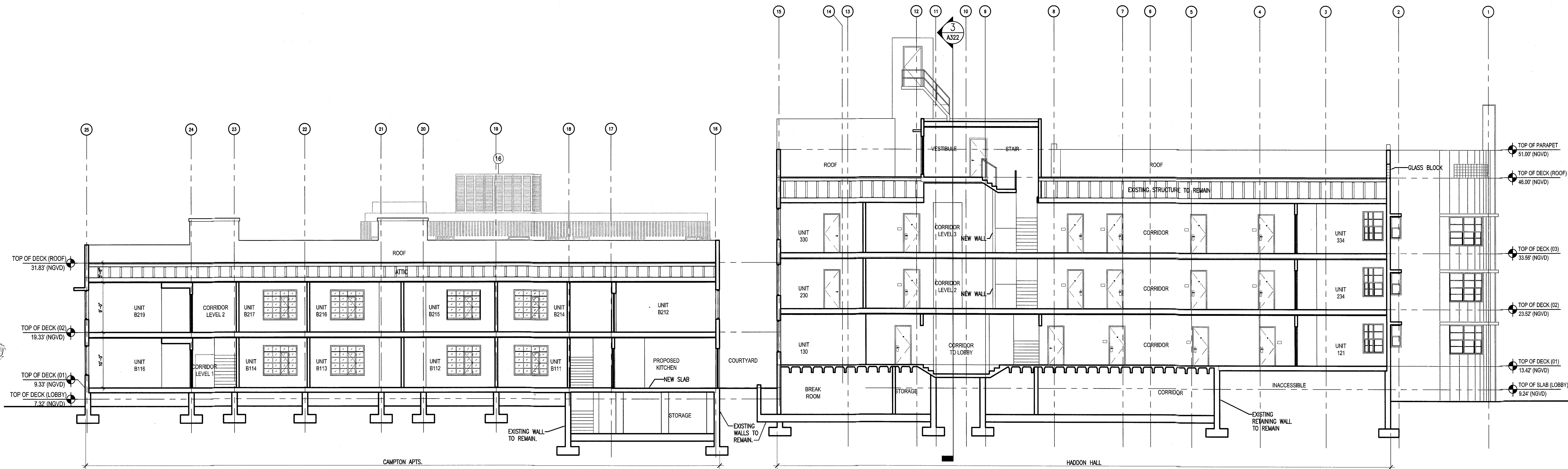
BUILDING SECTIONS

SHEET NUMBER

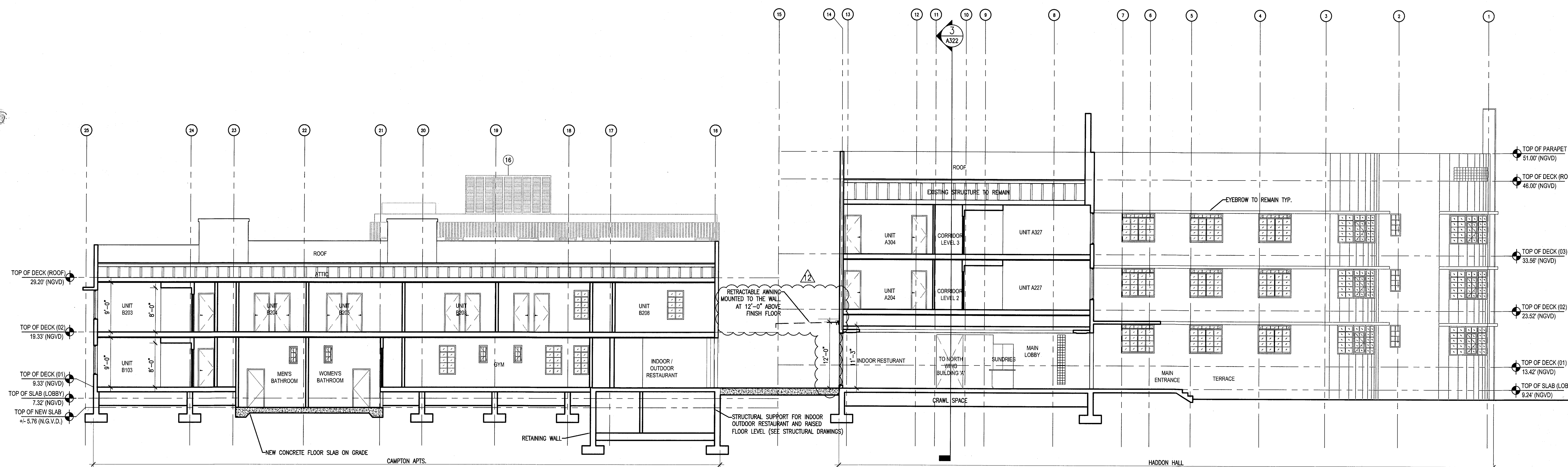
A321

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



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

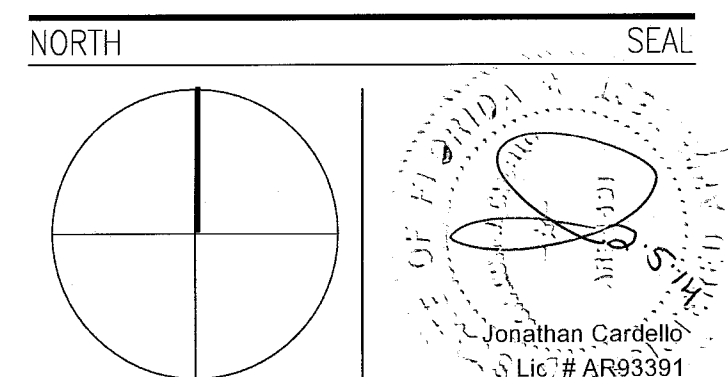
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MIAMI BEACH, FL

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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

PRIVATE PROVIDER SERVICES, LLC			
Construction Permit Review, Inspection, Testing & Consulting			
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ELECTRICAL			
PLUMBING			
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Boston Miami

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ISSUE DATE: JANUARY 24, 2014

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

SHEET TITLE

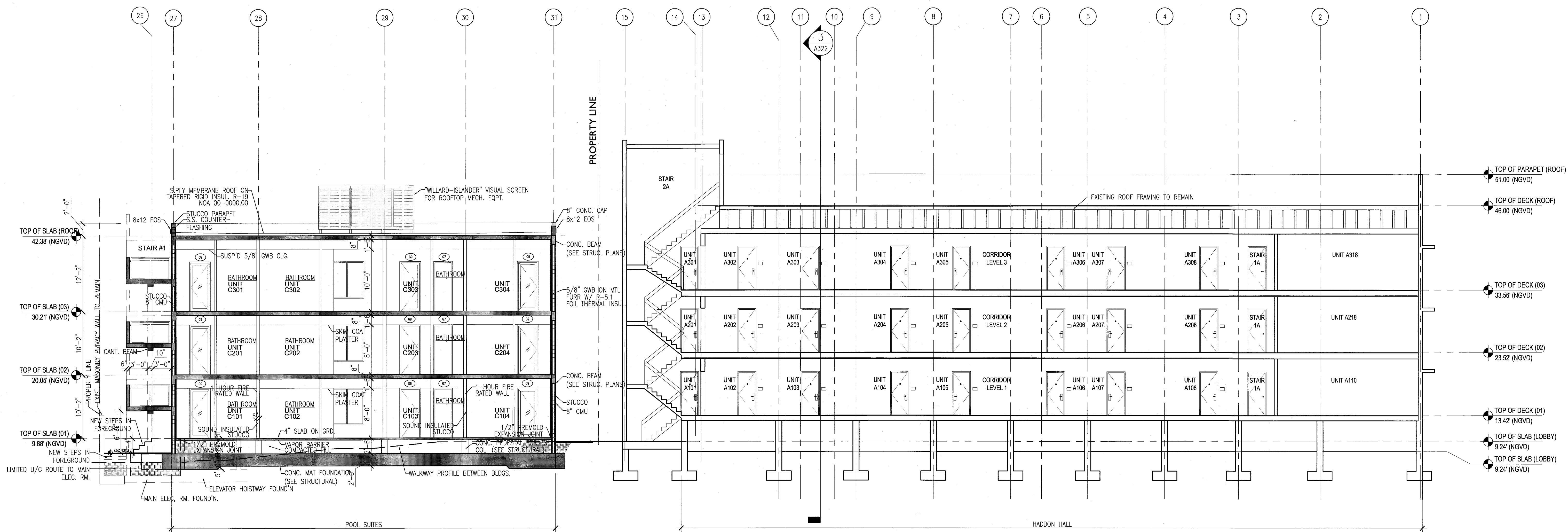
BUILDING
SECTIONS

SHEET NUMBER

A322

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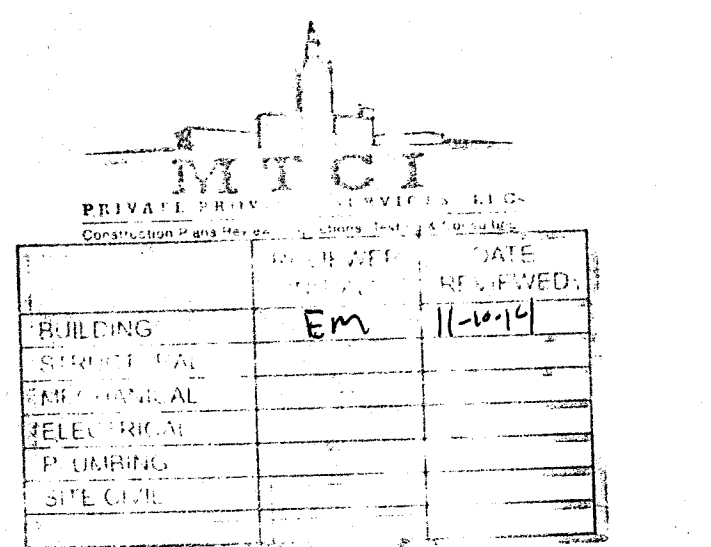


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

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1	P&Z COMMENTS	07-14-2014



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

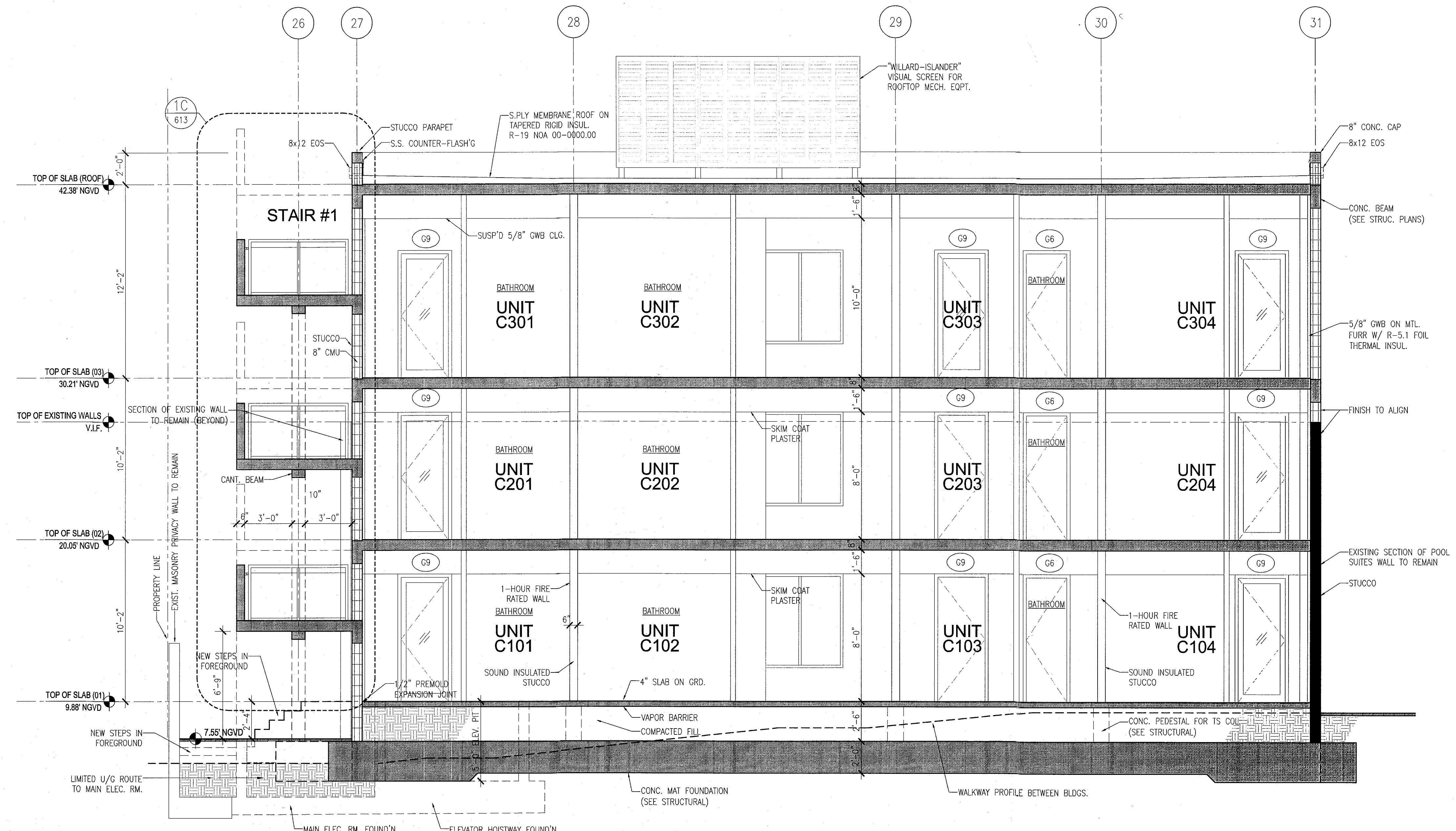
SHEET TITLE

BUILDING "C" SECTIONS

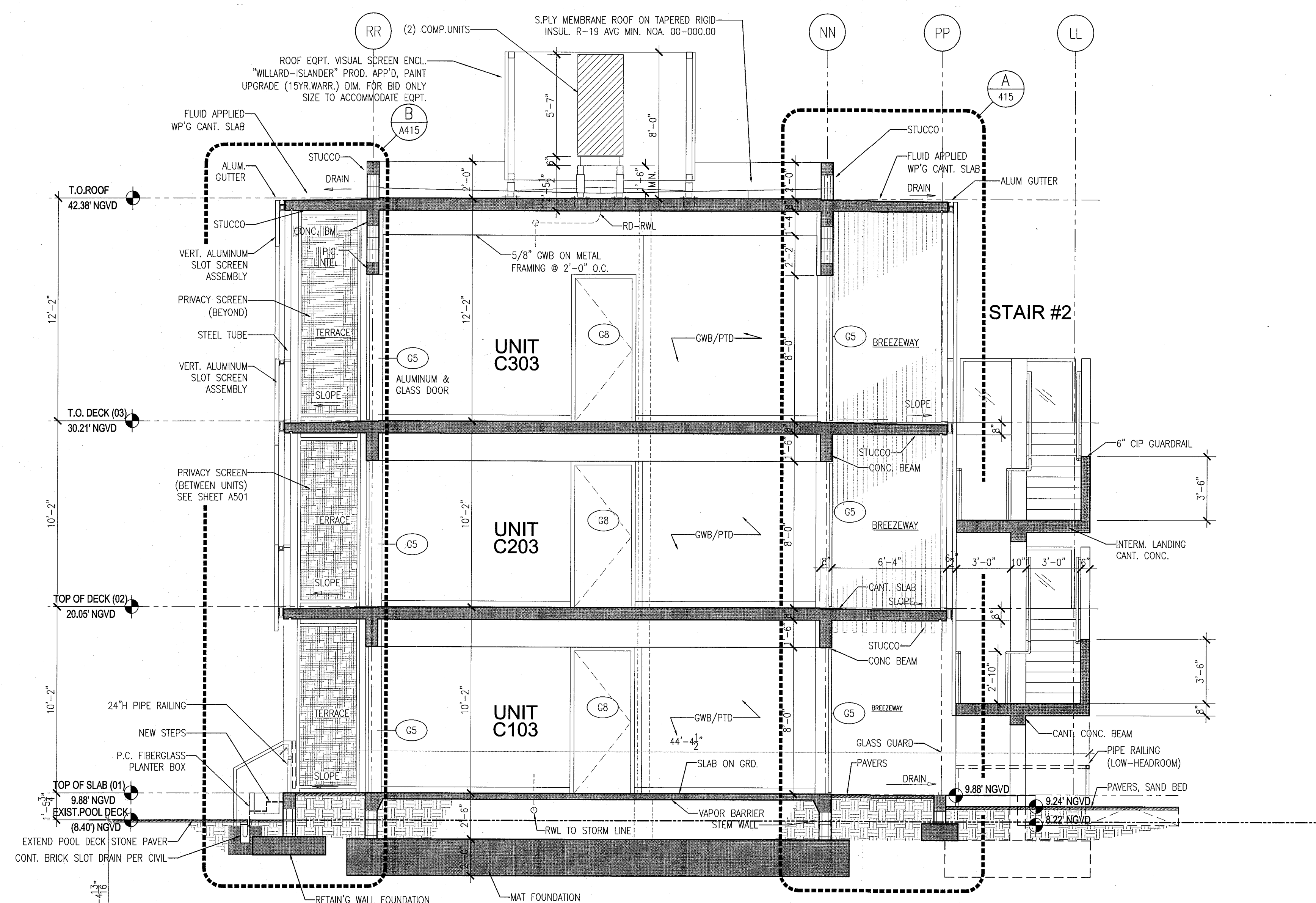
SHEET NUMBER

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

M.T.C.I. PRIVATE PROVIDER SERVICES, LLC			
REVIEWER INITIALS DATE			
BUILDING	FM	11/12/14	
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

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

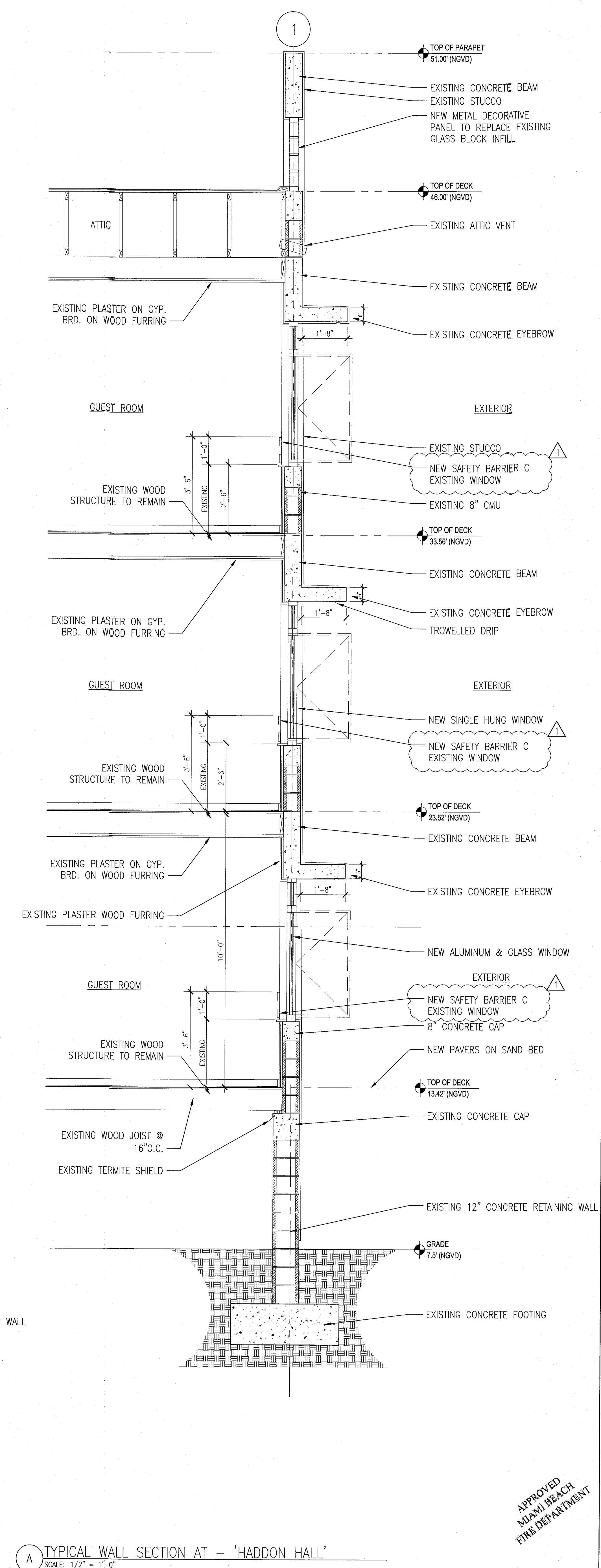
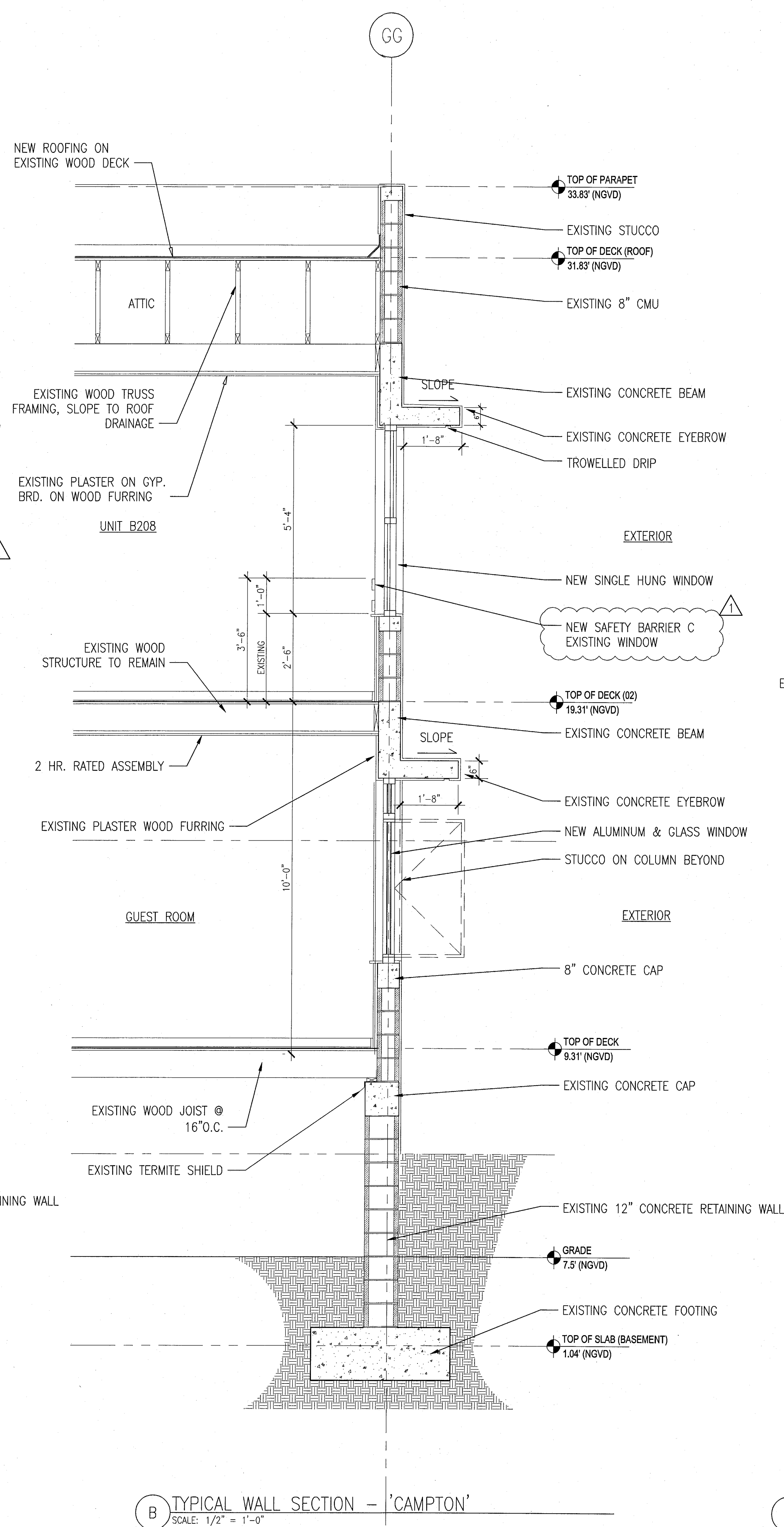
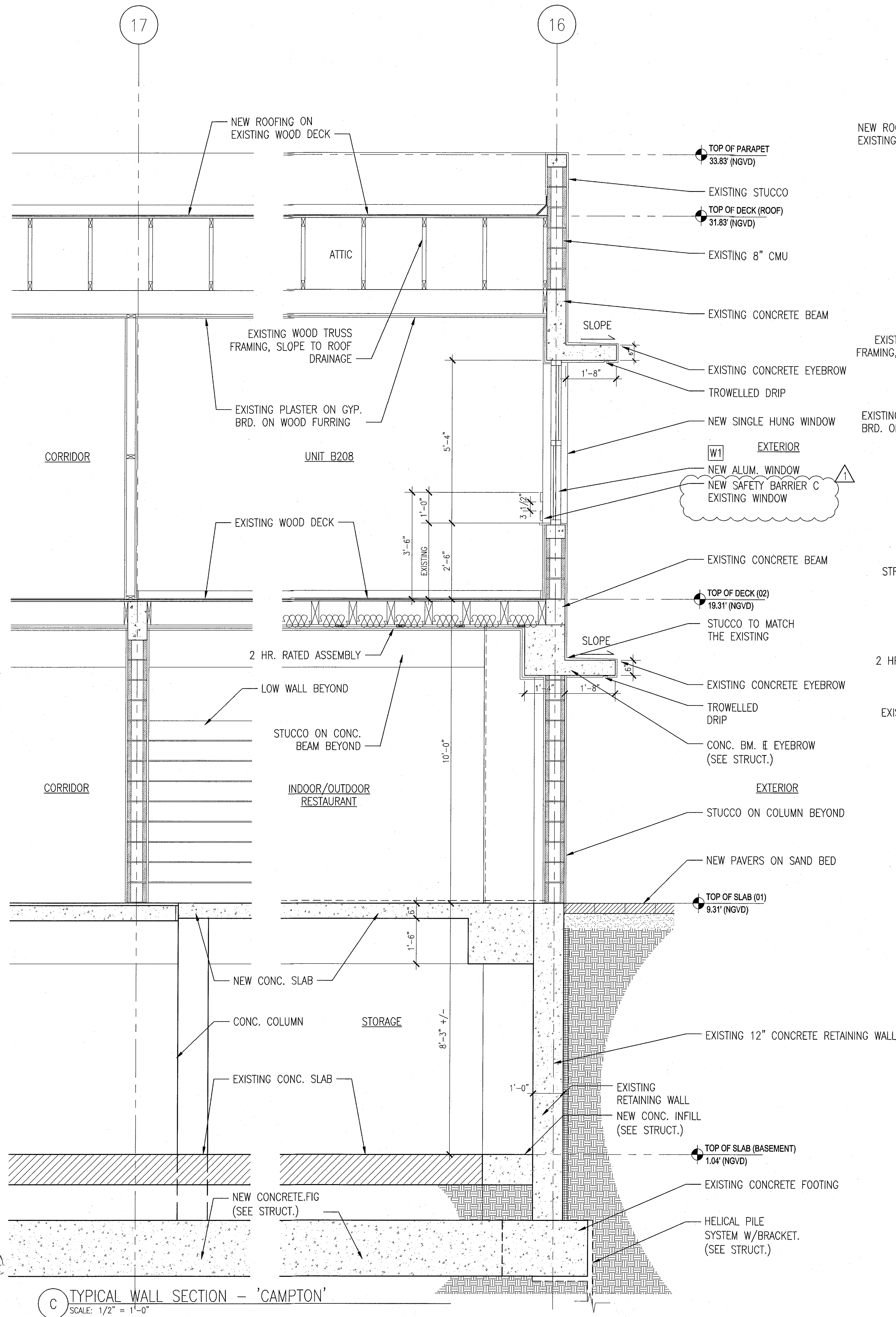
SHEET TITLE

TYPICAL EXTERIOR WALL SECTIONS

SHEET NUMBER

A411

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N.T.S.

VISIONS



PRIVATE PROVIDER SERVICES
Construction Plans Review, Inspections, Testing & C

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Em	1
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SEAI

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

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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	

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SCALE: 3/4"=1'-0"

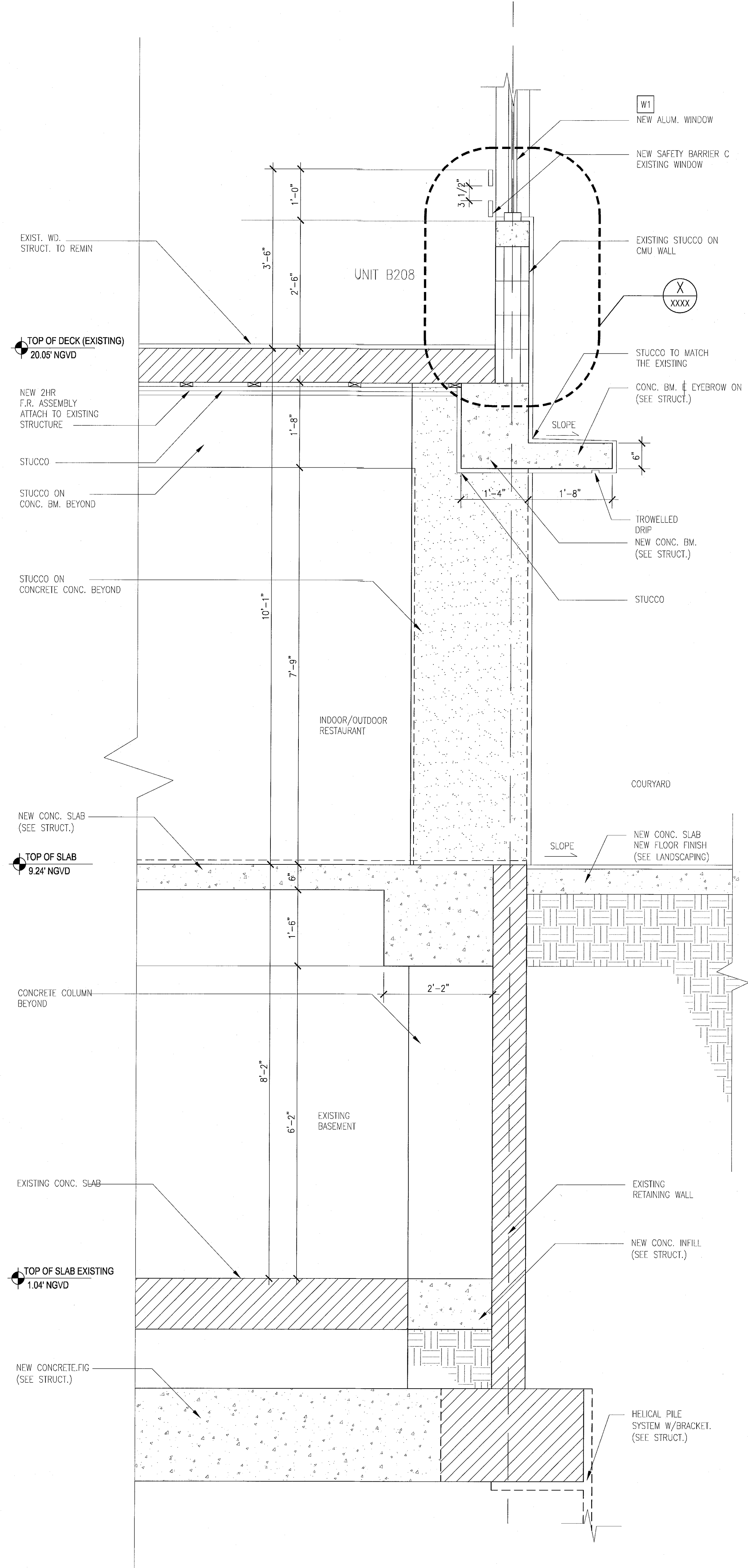
SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

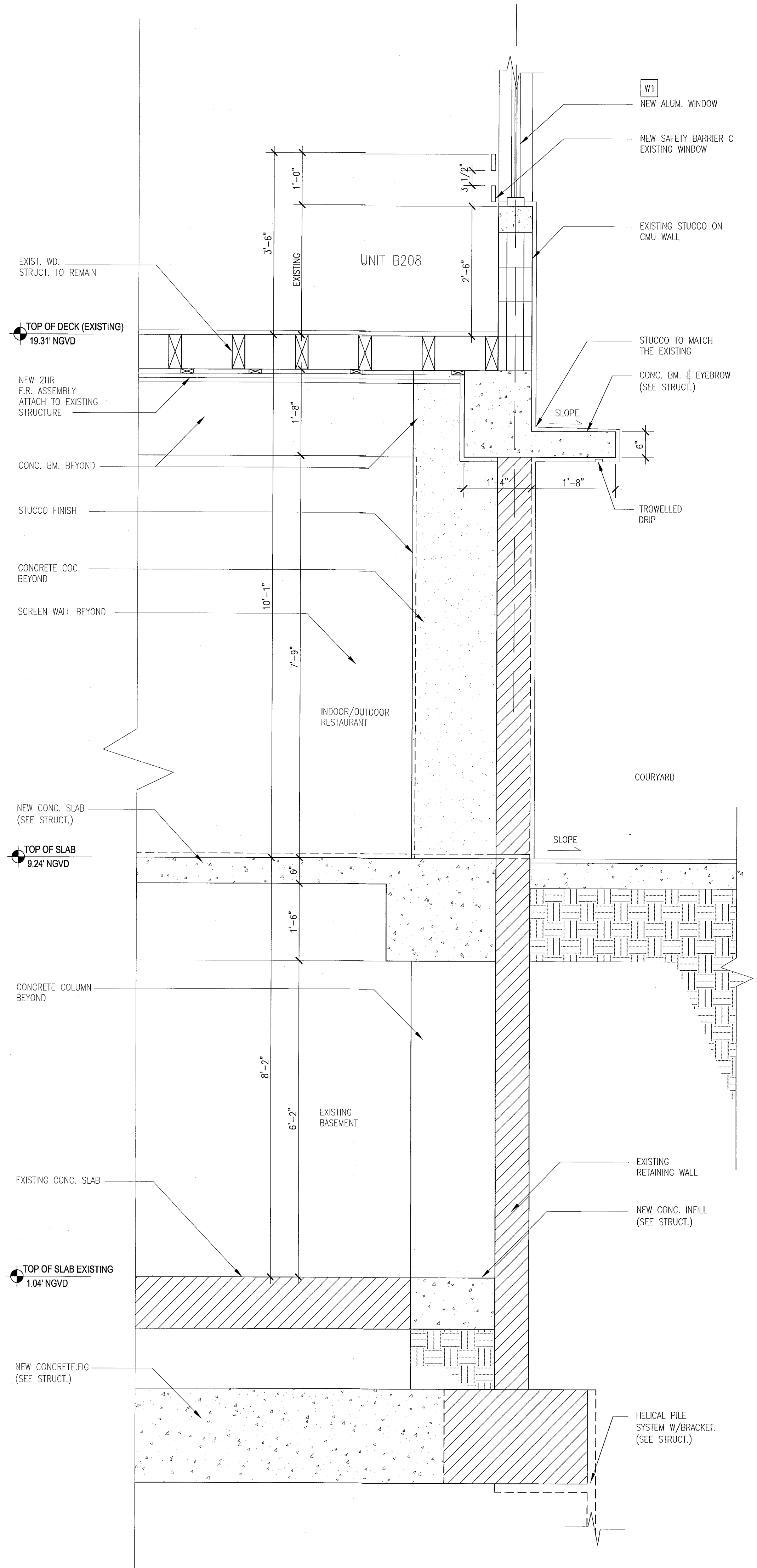
SHEET NUMBER

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

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NO.	DATE	REVIEWED

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

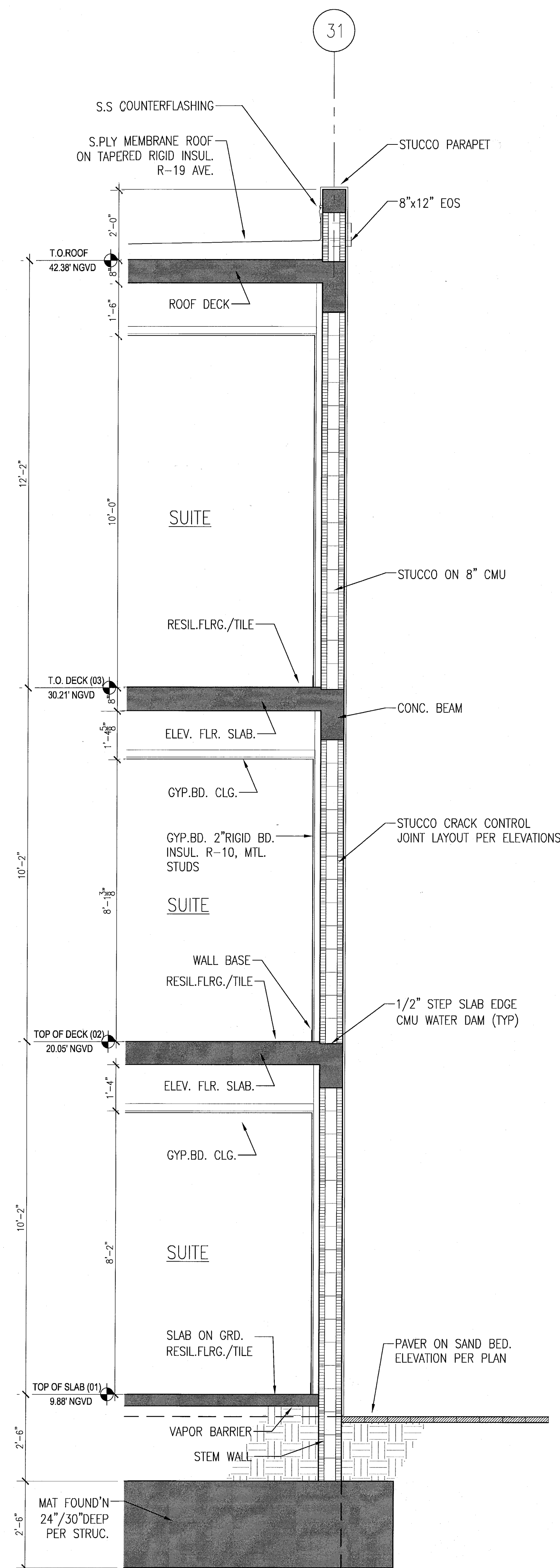
SHEET TITLE

TYPICAL EXTERIOR
WALL SECTIONS
BLDG-C
POOL SUITES

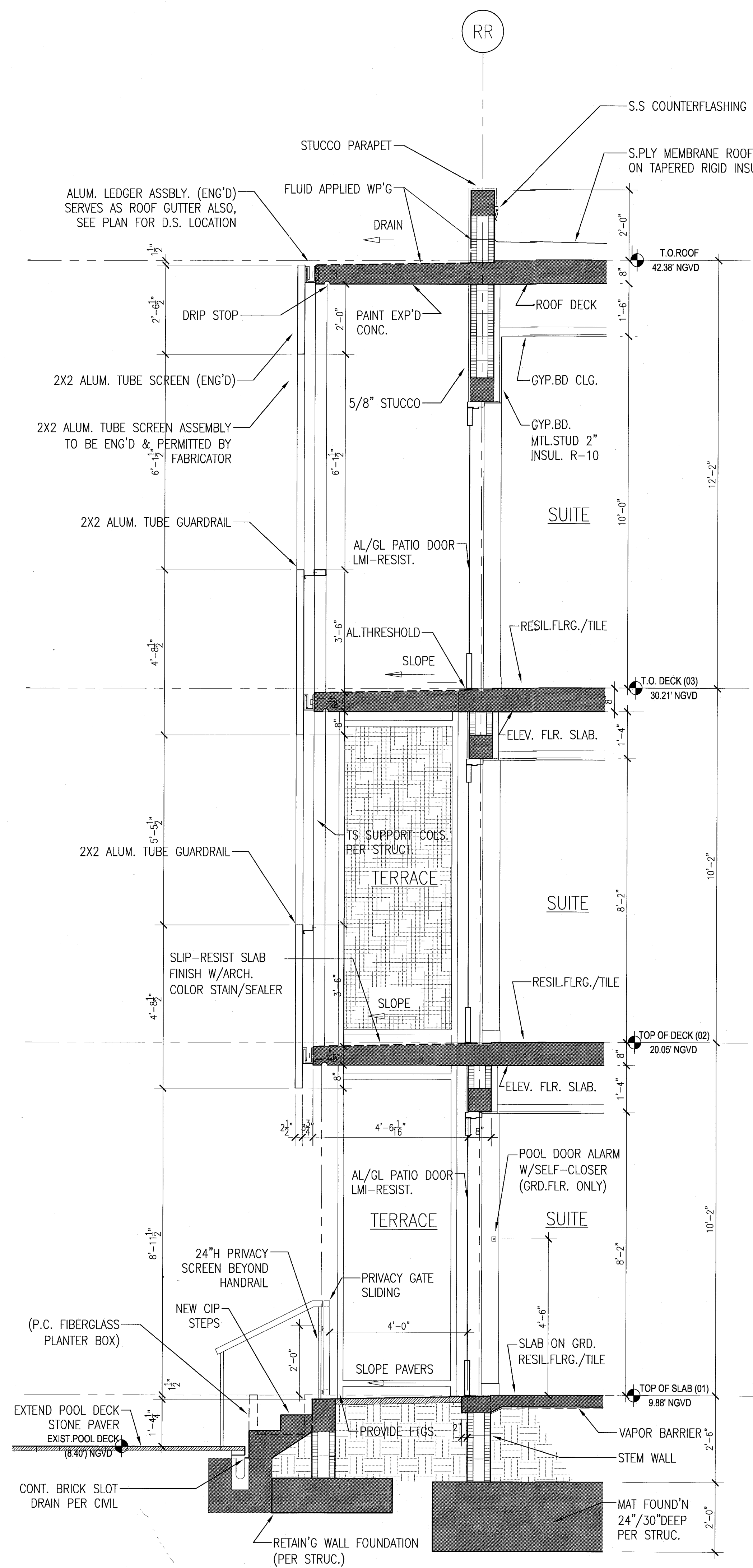
SHEET NUMBER

A415

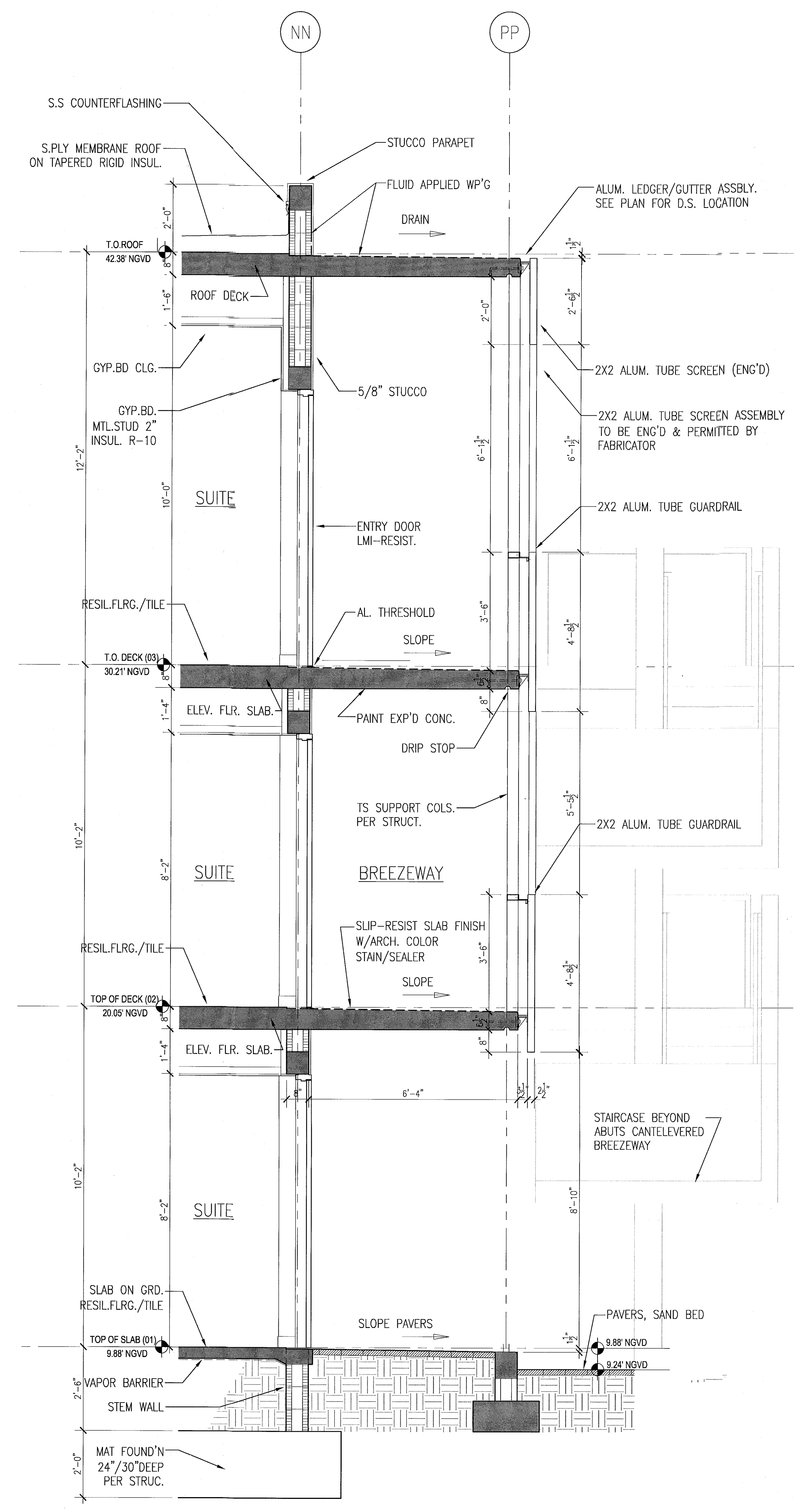
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C TYPICAL WEST/EAST WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



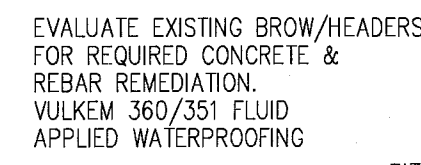
B TYPICAL SOUTH WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



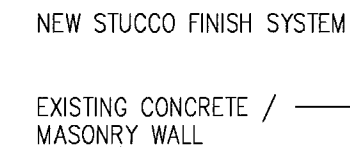
A TYP. NORTH WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"

MIAMI BEACH, FL

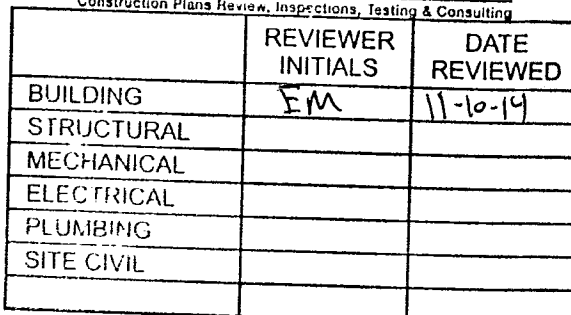
T.S.



(G) SCALE: 1 1/2" = 1'-0"

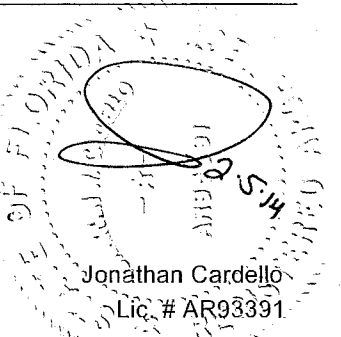


0 DETAIL AT EX
SCALE: 1 1/2" = 1'-0"



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Boston Miami

JOB NUMBER: 13036.00

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ISSUE DATE:

SCALE:

SHEET TITLE

TVD EY

THE EX
WALL

WALL

DETAIL

SHEET NUMBER

100% 95% 90% 85% 80% 75% 70% 65% 60% 55% 50% 45% 40% 35% 30% 25% 20% 15% 10% 5% 0%

 Δ

A

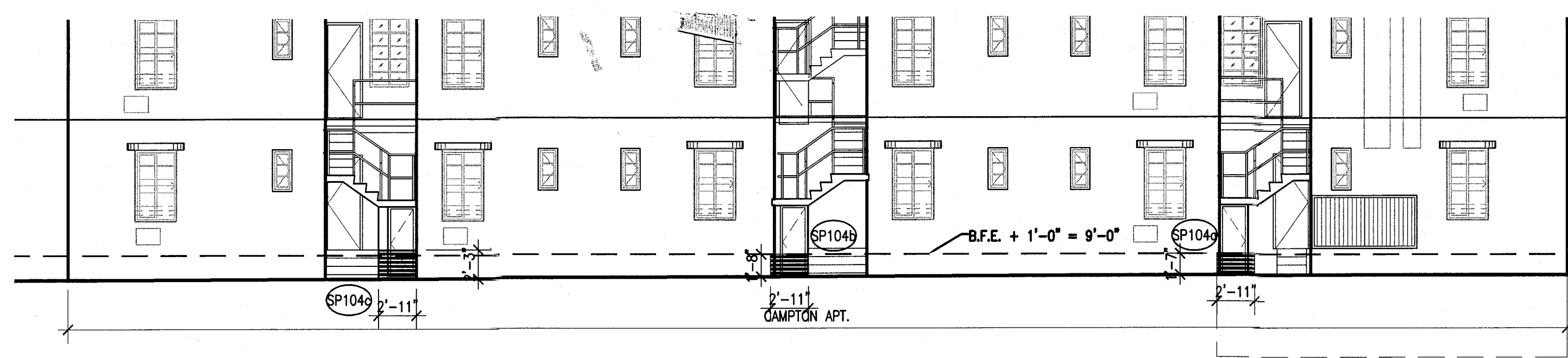
1

COPY

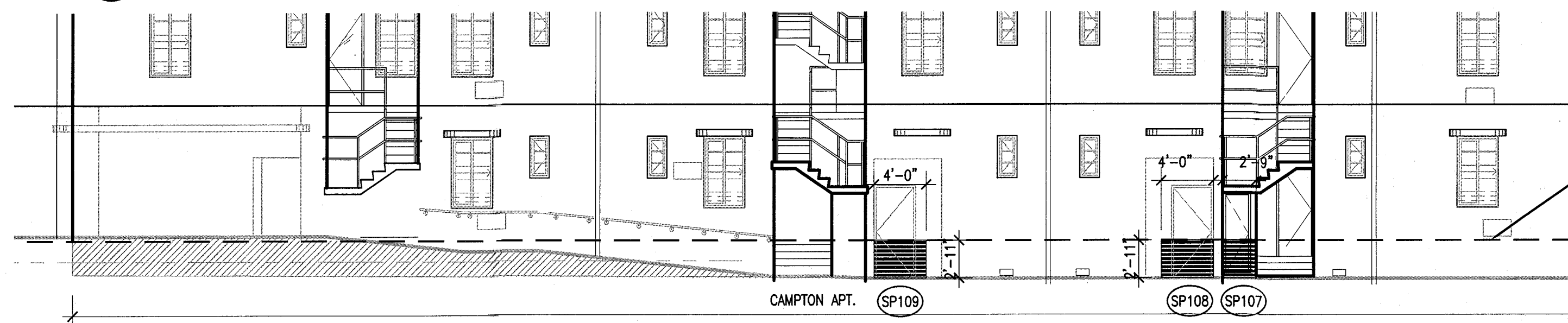
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

A420

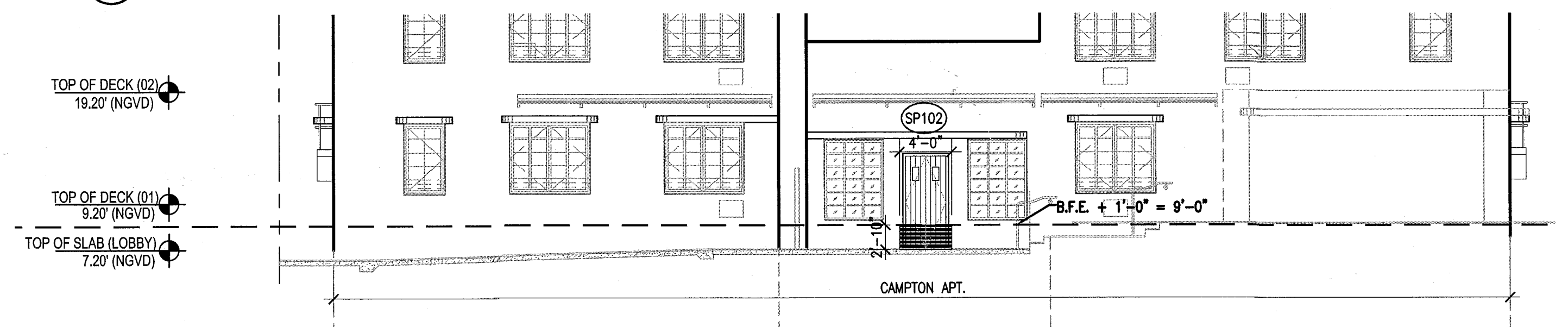
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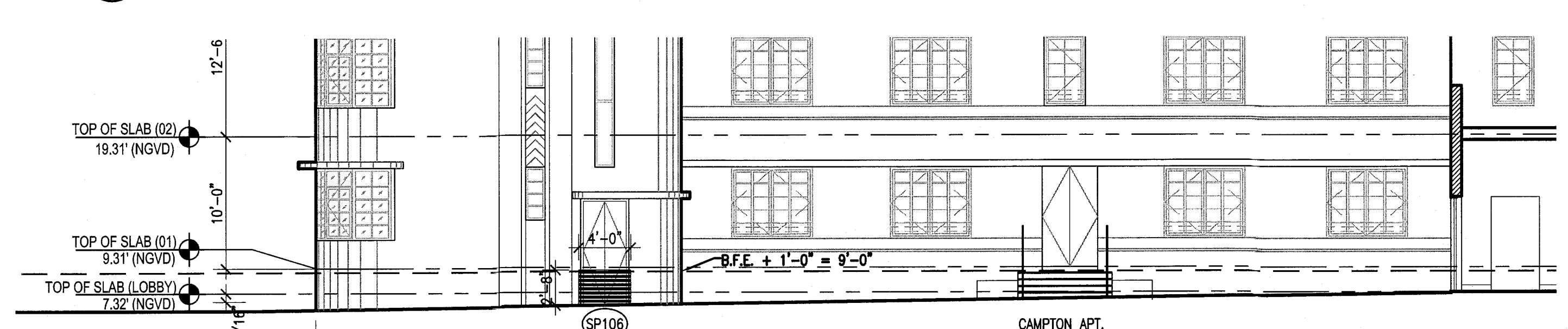
2 CAMPTON APT & HADDON HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



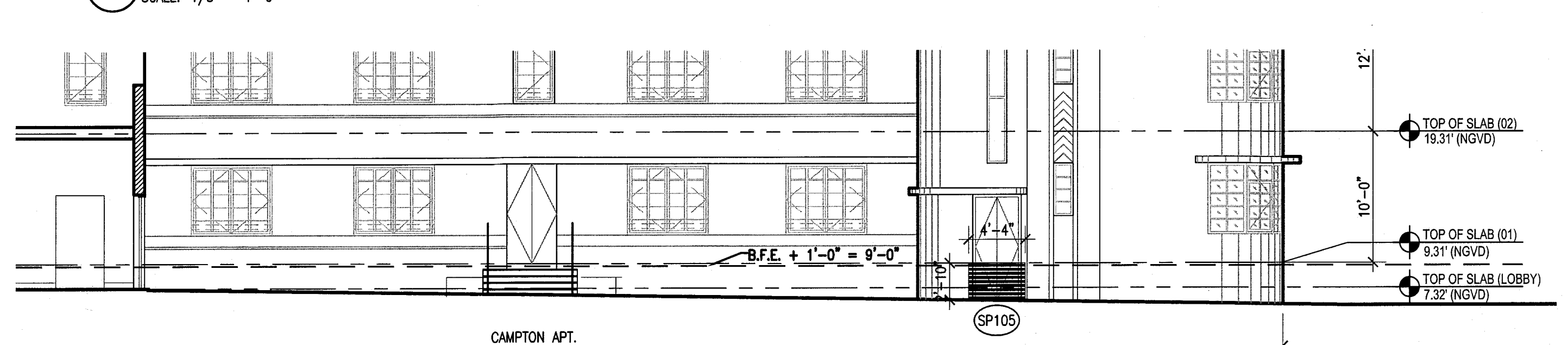
4 CAMPTON APT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



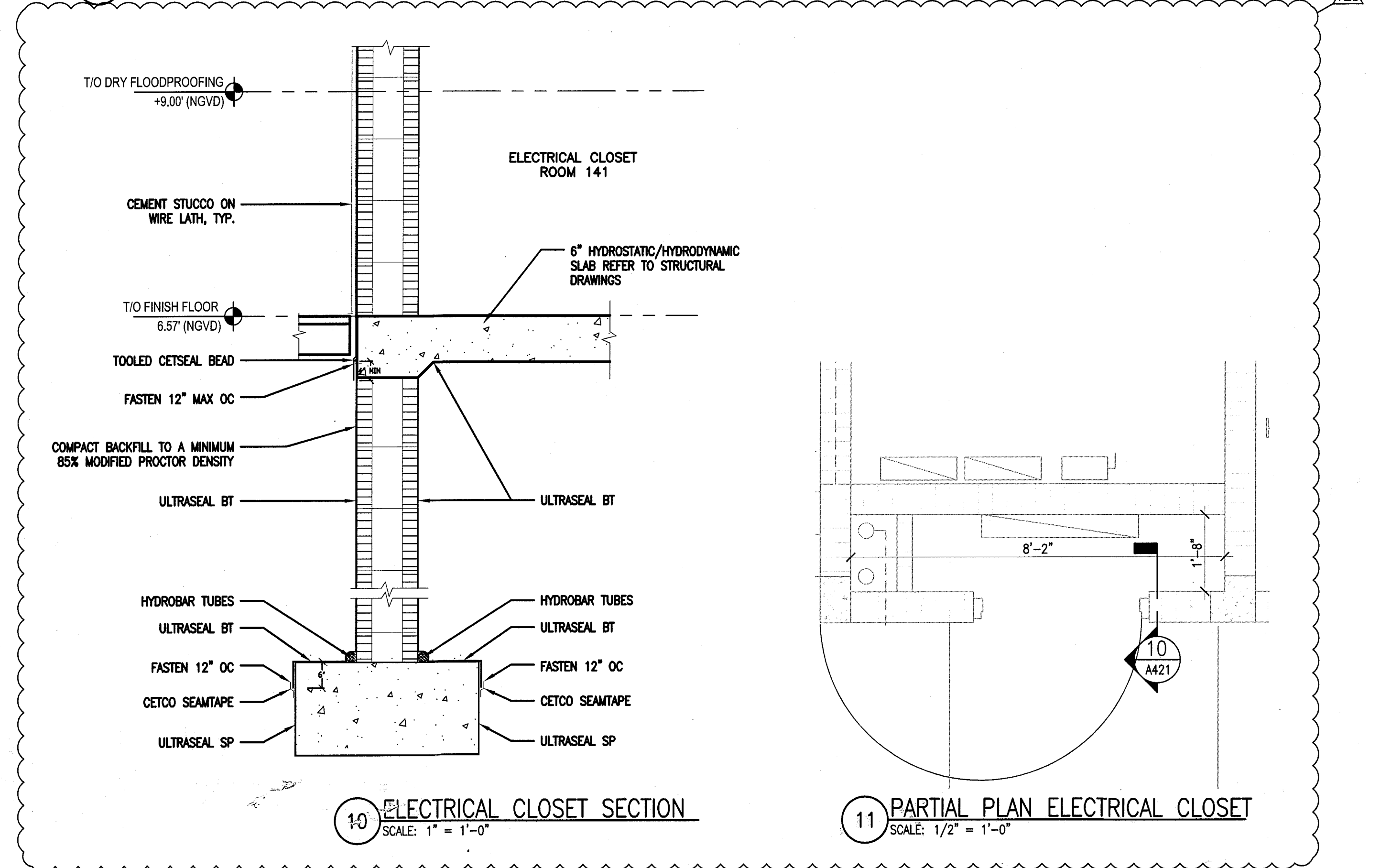
6 CAMPTON APT EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

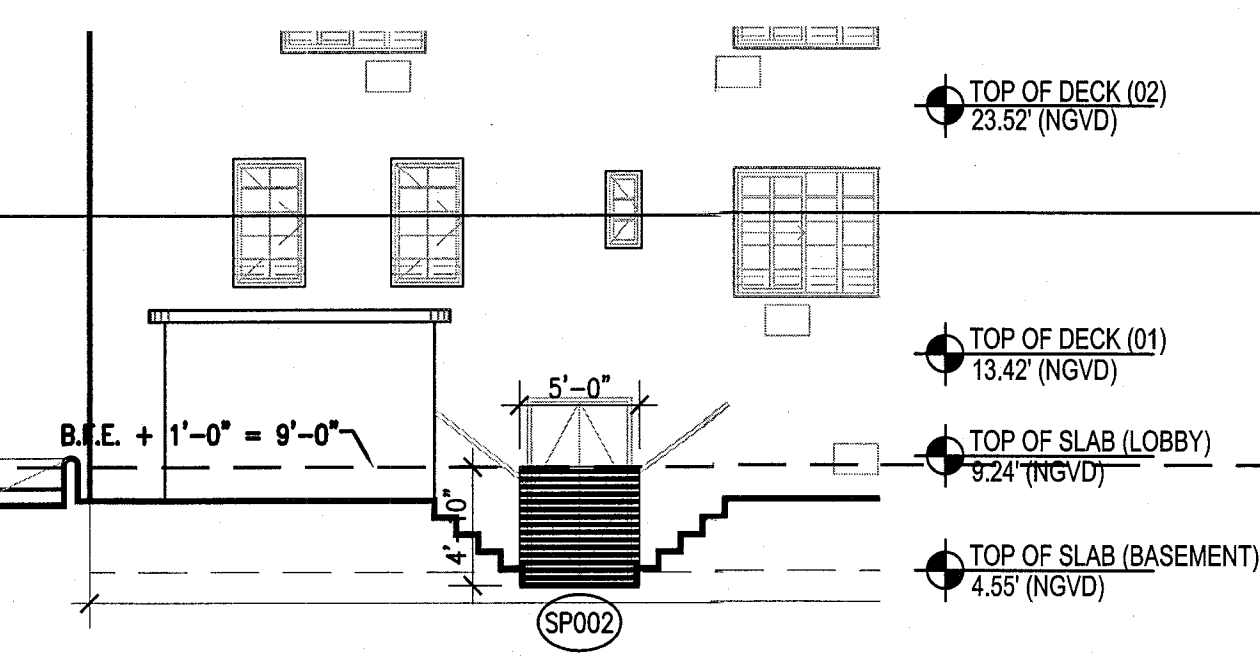


9 CAMPTON APT INNER COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"

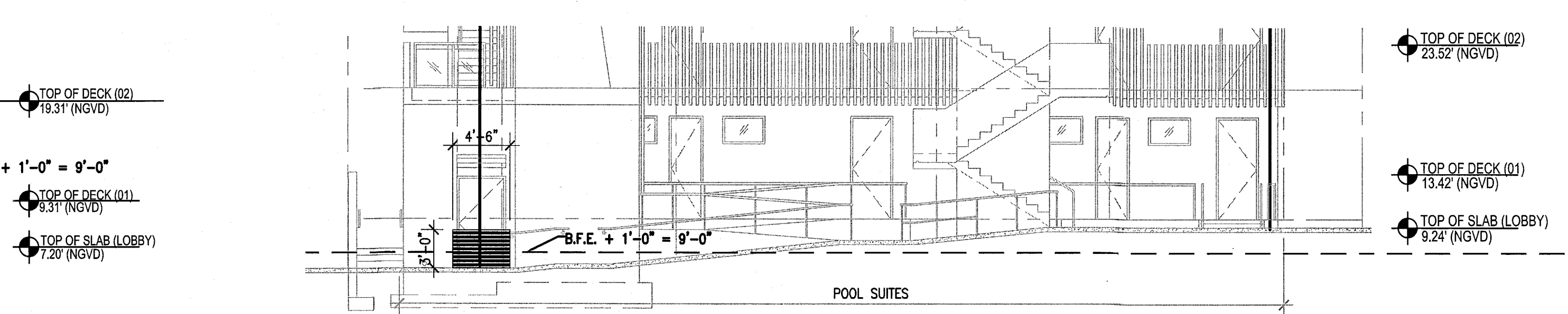


10 ELECTRICAL CLOSET SECTION
SCALE: 1" = 1'-0"

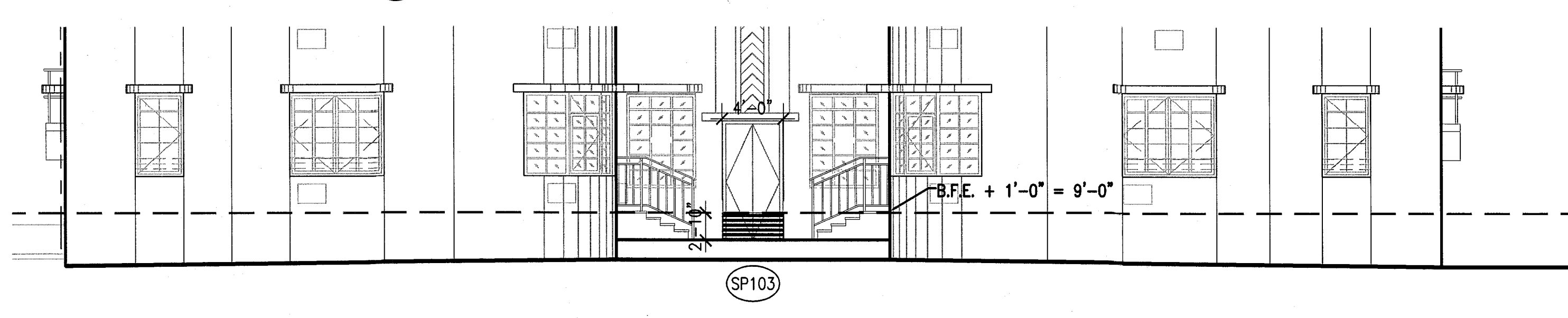
11 PARTIAL PLAN ELECTRICAL CLOSET
SCALE: 1/2" = 1'-0"



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



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

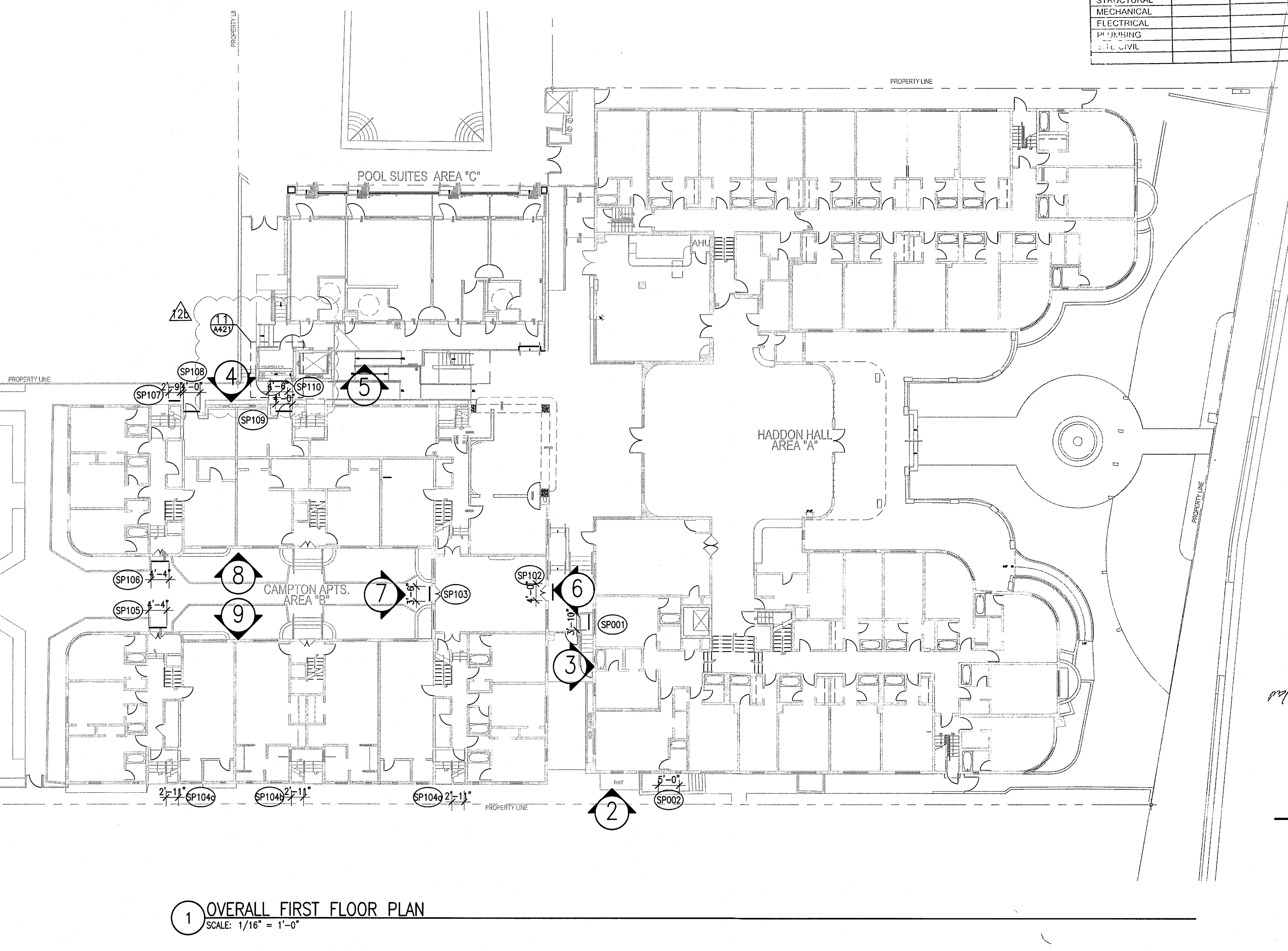


7 CAMPTON APT WEST ELEVATION
SCALE: 1/8" = 1'-0"

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			



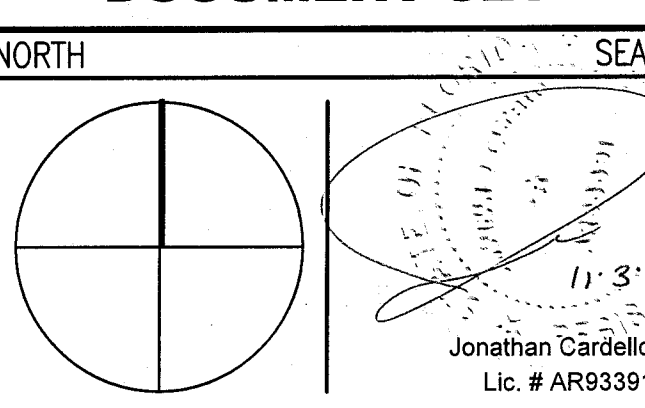
1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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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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 $\geq 3\%$
 - AT POOL SUITES FACADES $\geq 3\%$
- 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
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MIAMI BEACH, FL

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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
1B	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	

3 CAMPTON WINDOW TYPE ELEVATIONS

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

2 HADDON HALL STOREFRONT 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

2 POOL SUITES WINDOW TYPE ELEVATIONS

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

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 %	

100% CONSTRUCTION DOCUMENT SET

SEAL

MTCI		
PRIVATE PROVIDER SERVICES, LLC		
Construction Plans Review, Inspection, Design & Consulting		
BUILDING	REVIEWER	DATE
STRUCTURAL	CM	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

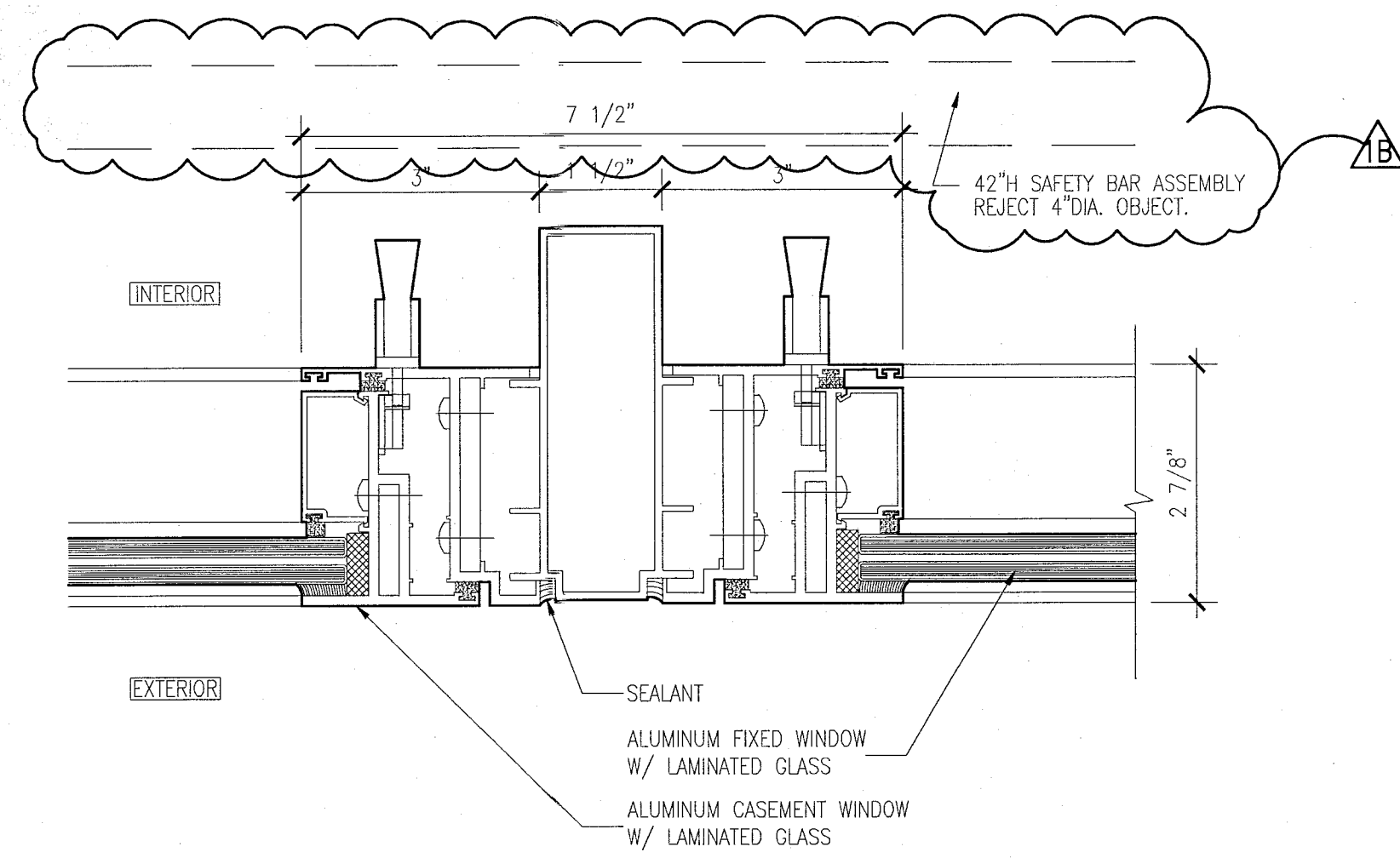
WINDOW SCHEDULE

SHEET NUMBER

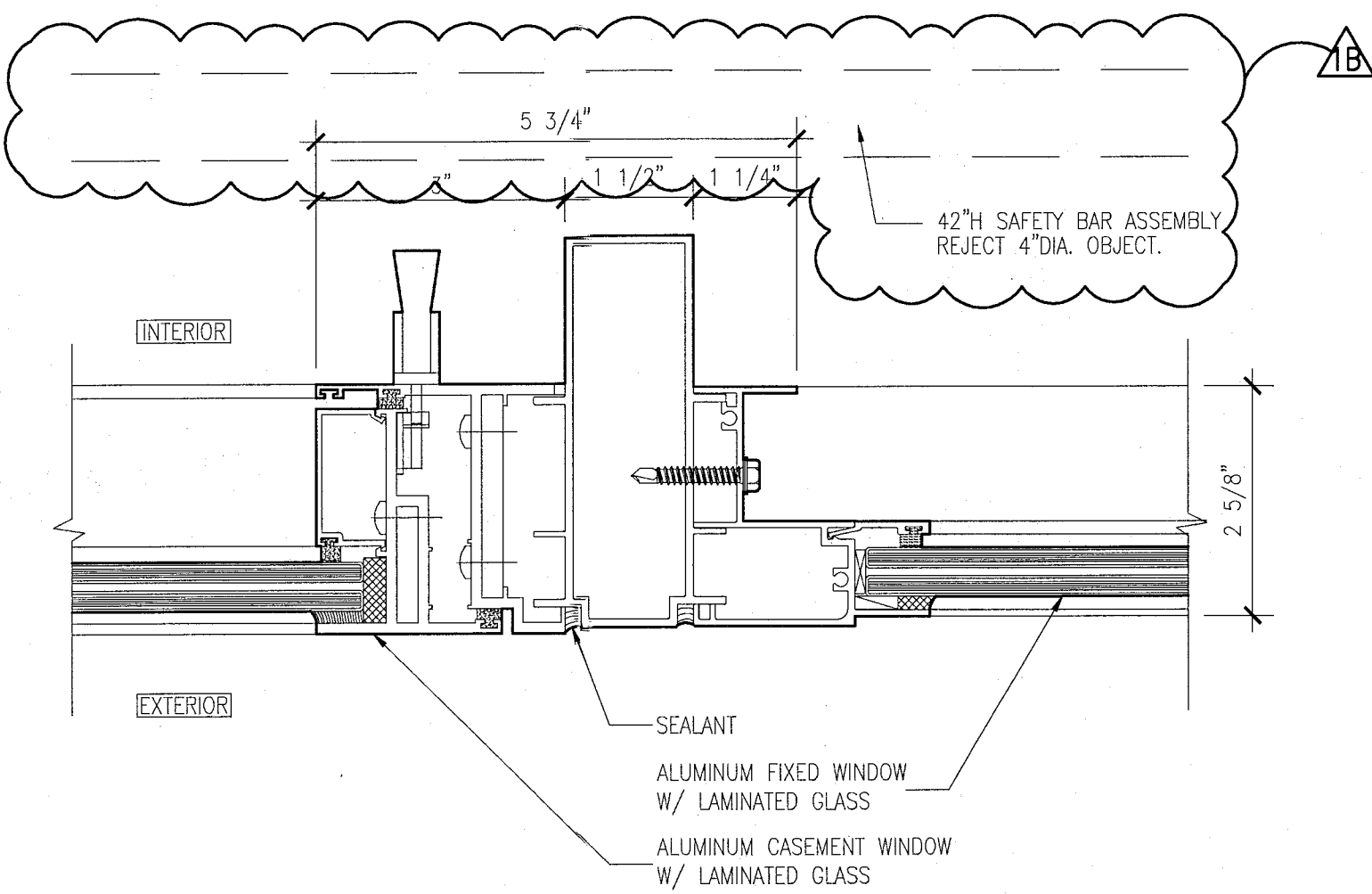
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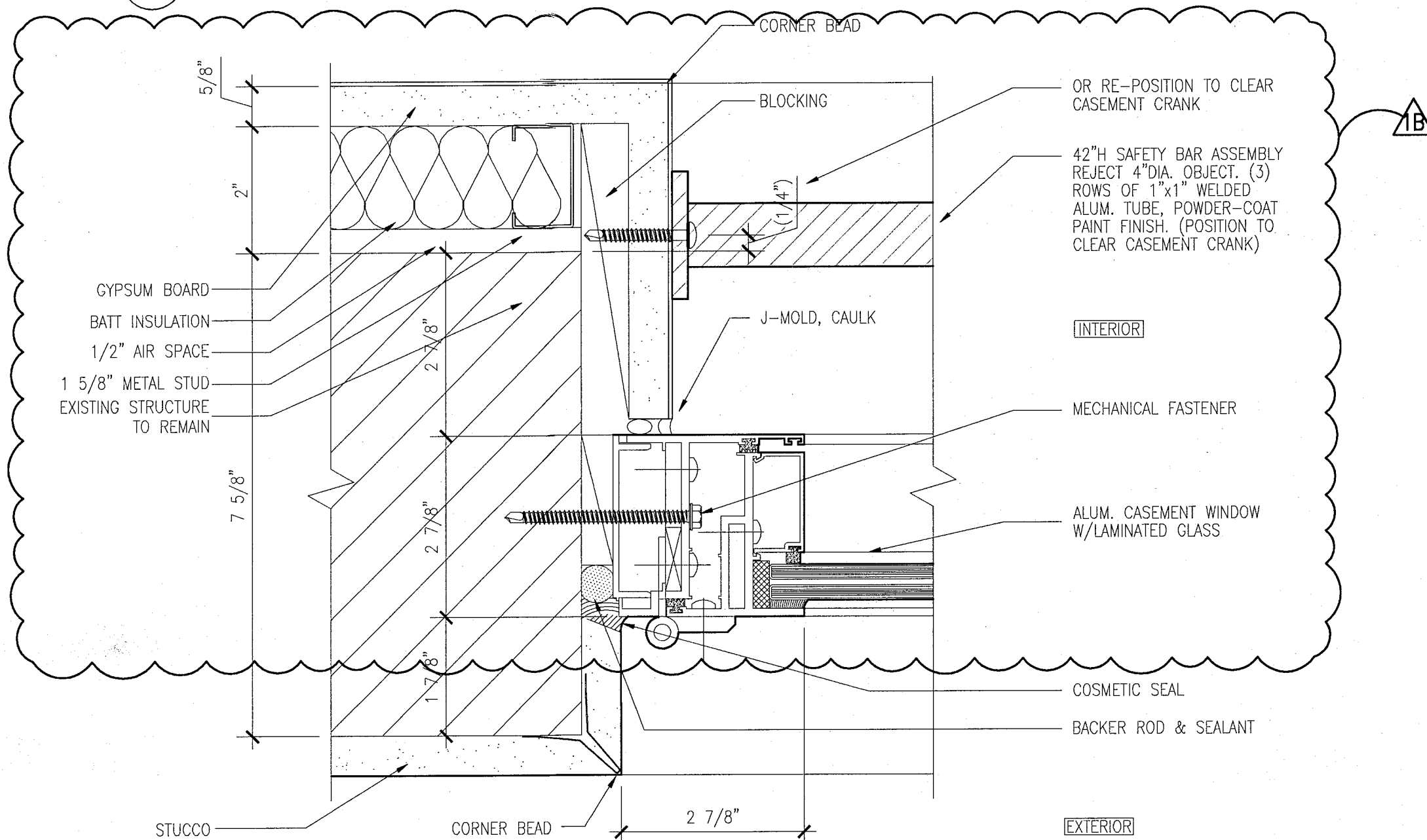
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



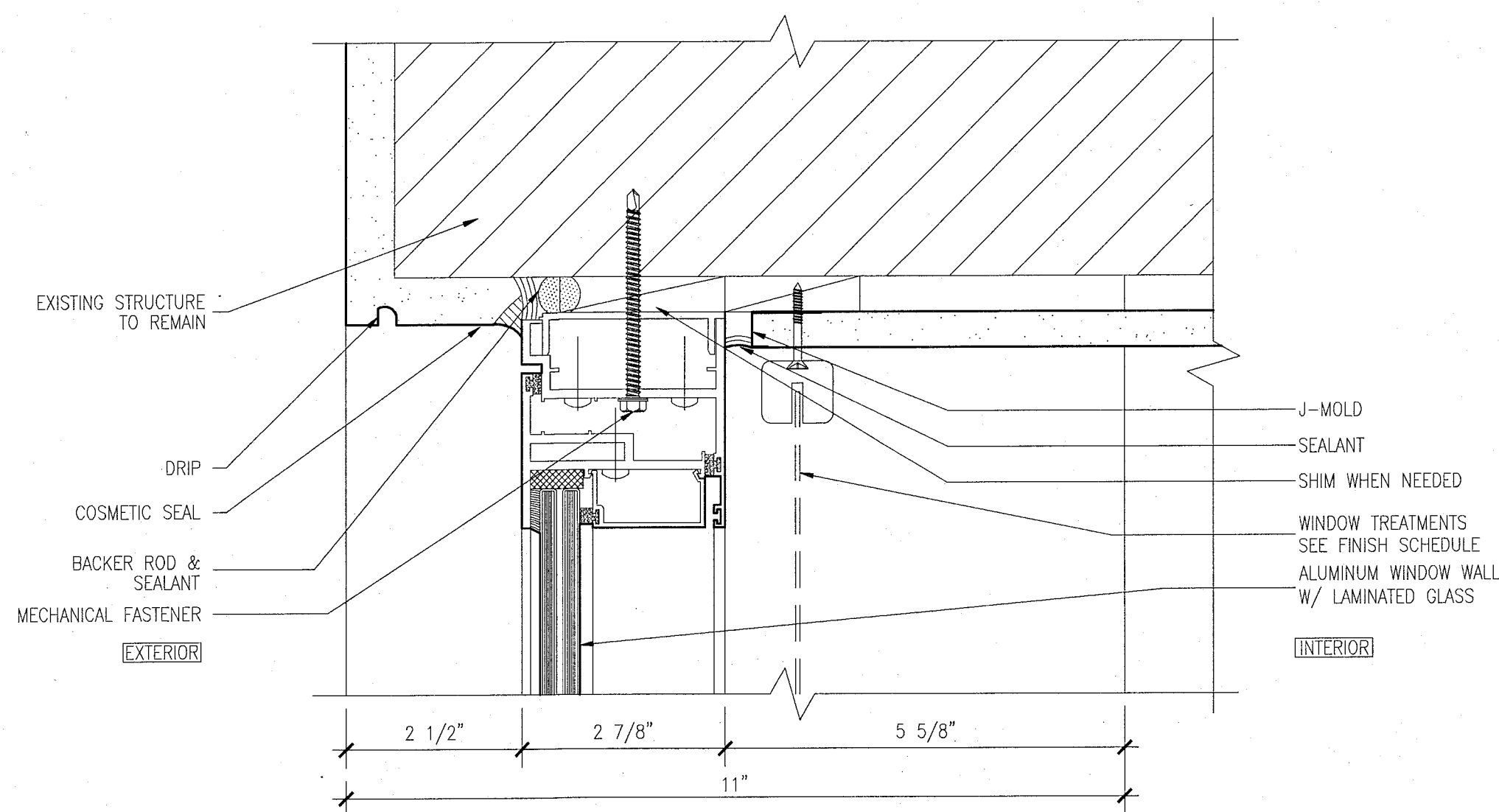
10 JAMB DETAIL AT TWO CASEMENT WINDOWS
SCALE: 6" = 1'-0"



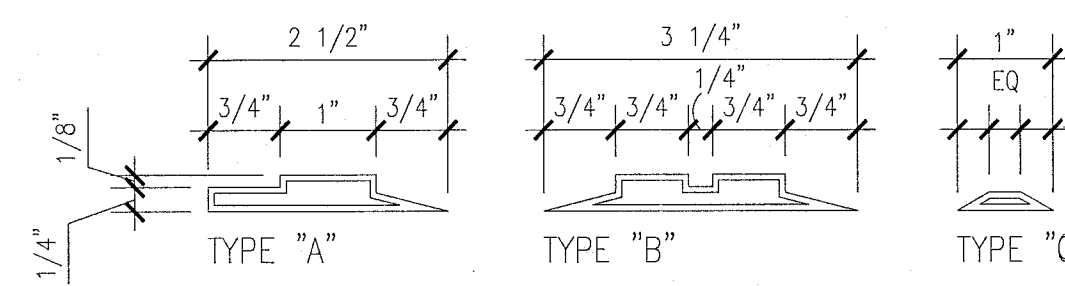
9 JAMB DETAIL AT CASEMENT WINDOWS AND FIXED WINDOWS
SCALE: 6" = 1'-0"



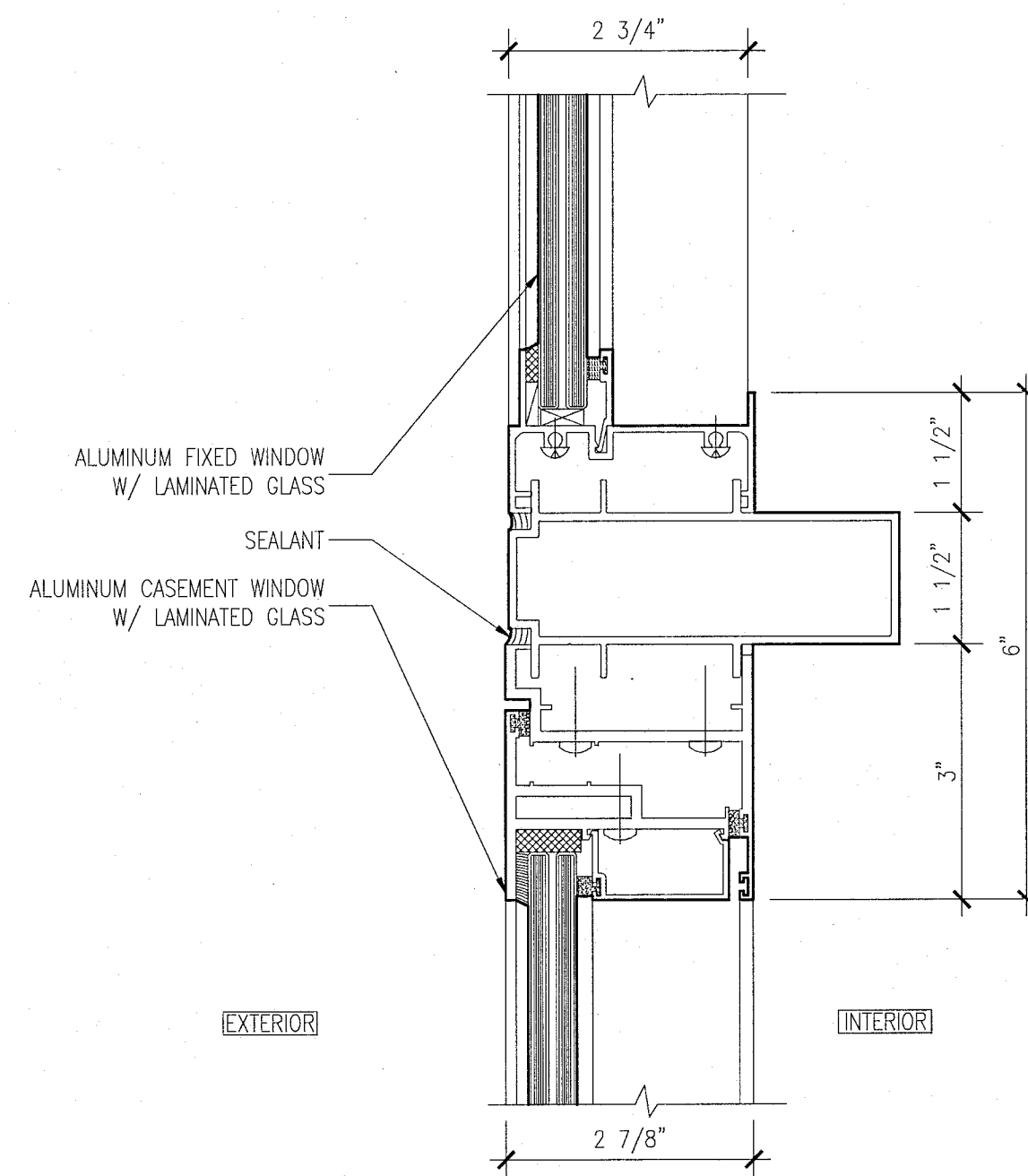
8 JAMB DETAIL AT CASEMENT WINDOWS AND WALL
SCALE: 6" = 1'-0"



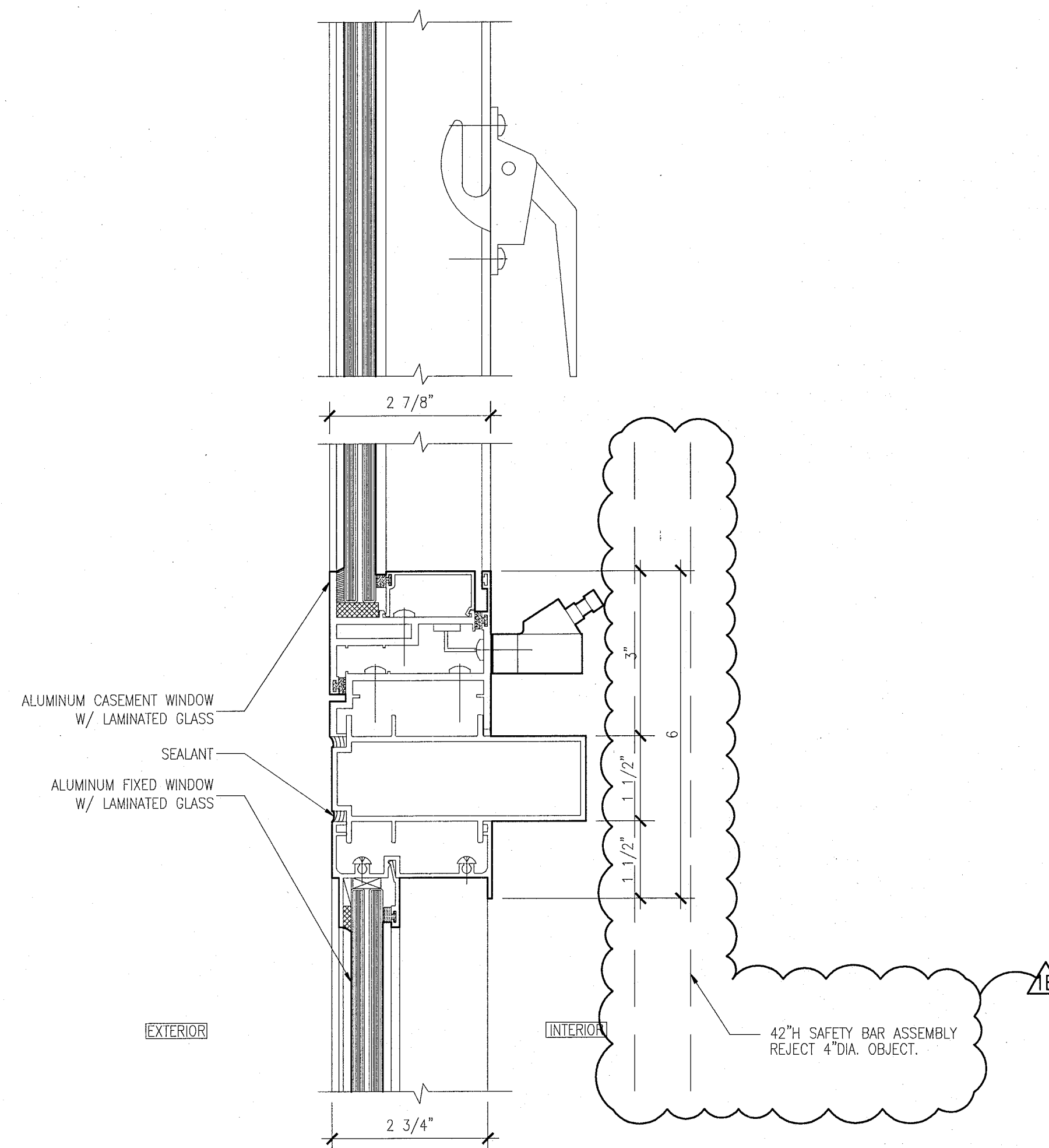
7 HEAD DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



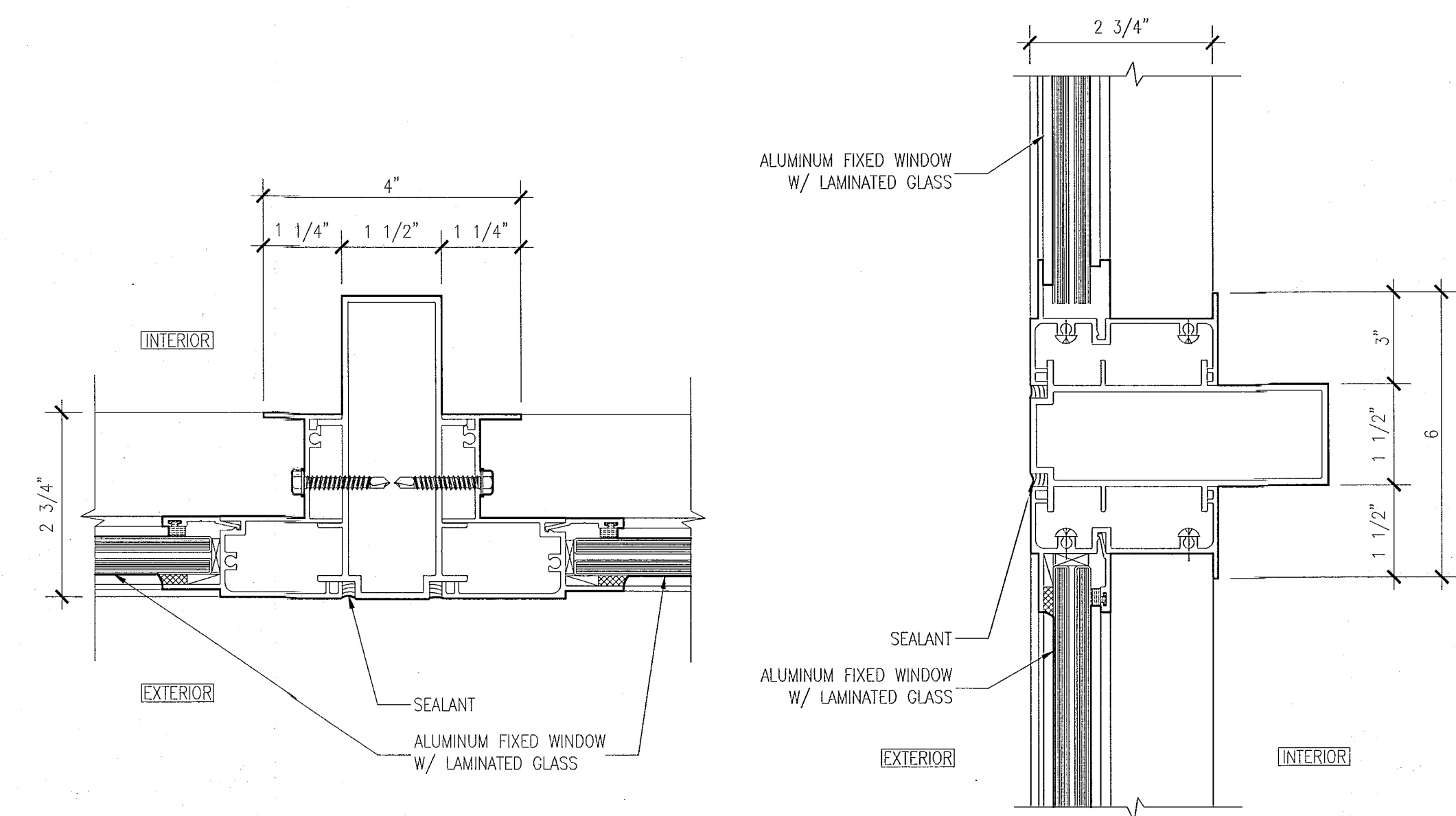
11 WINDOW MUNTIN / EXTRUSION PROFILES
SCALE: N.T.S.



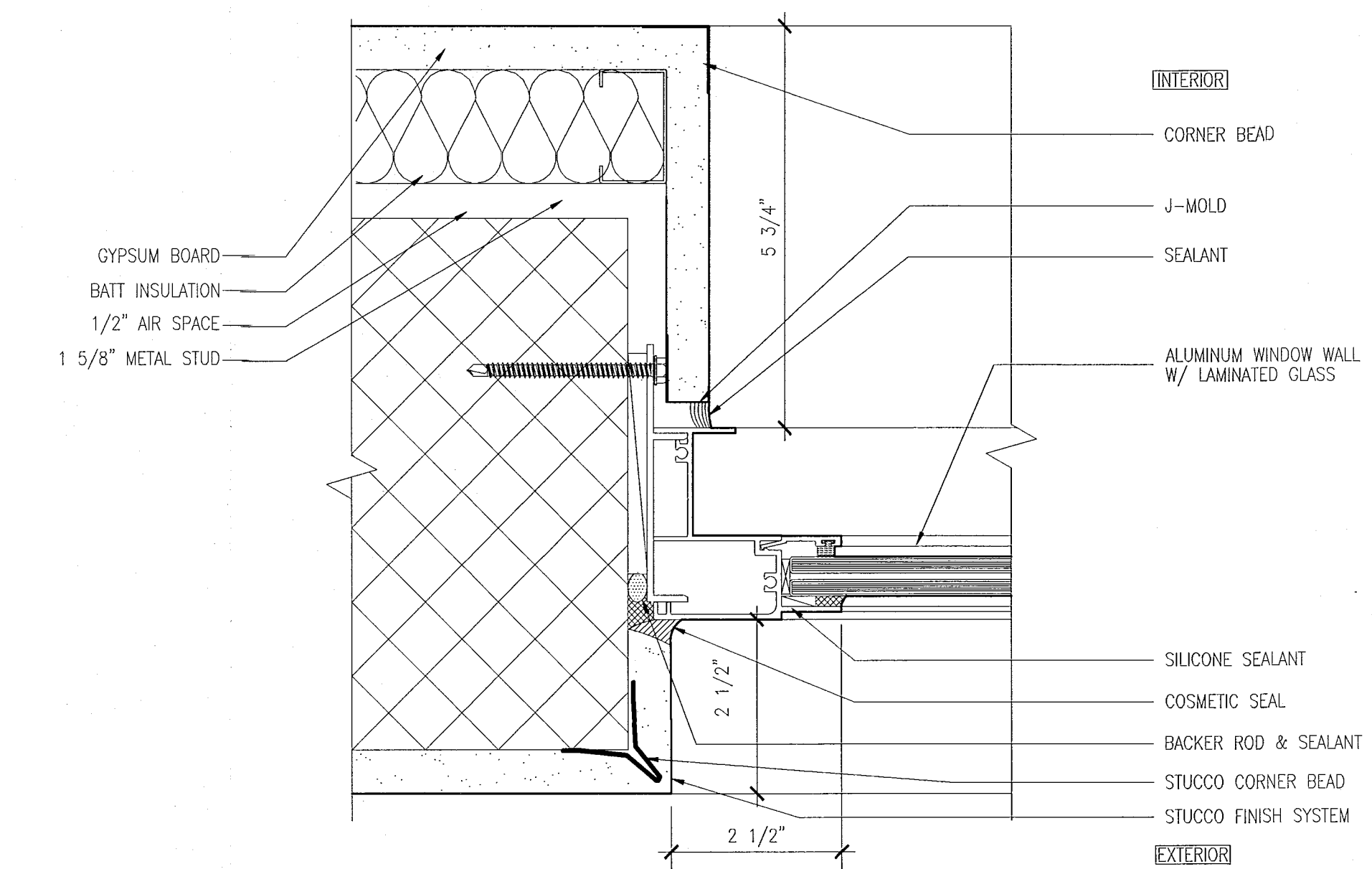
6 HEAD DETAIL AT CASEMENT WINDOWS WITH FIXED TRANSOM
SCALE: 6" = 1'-0"



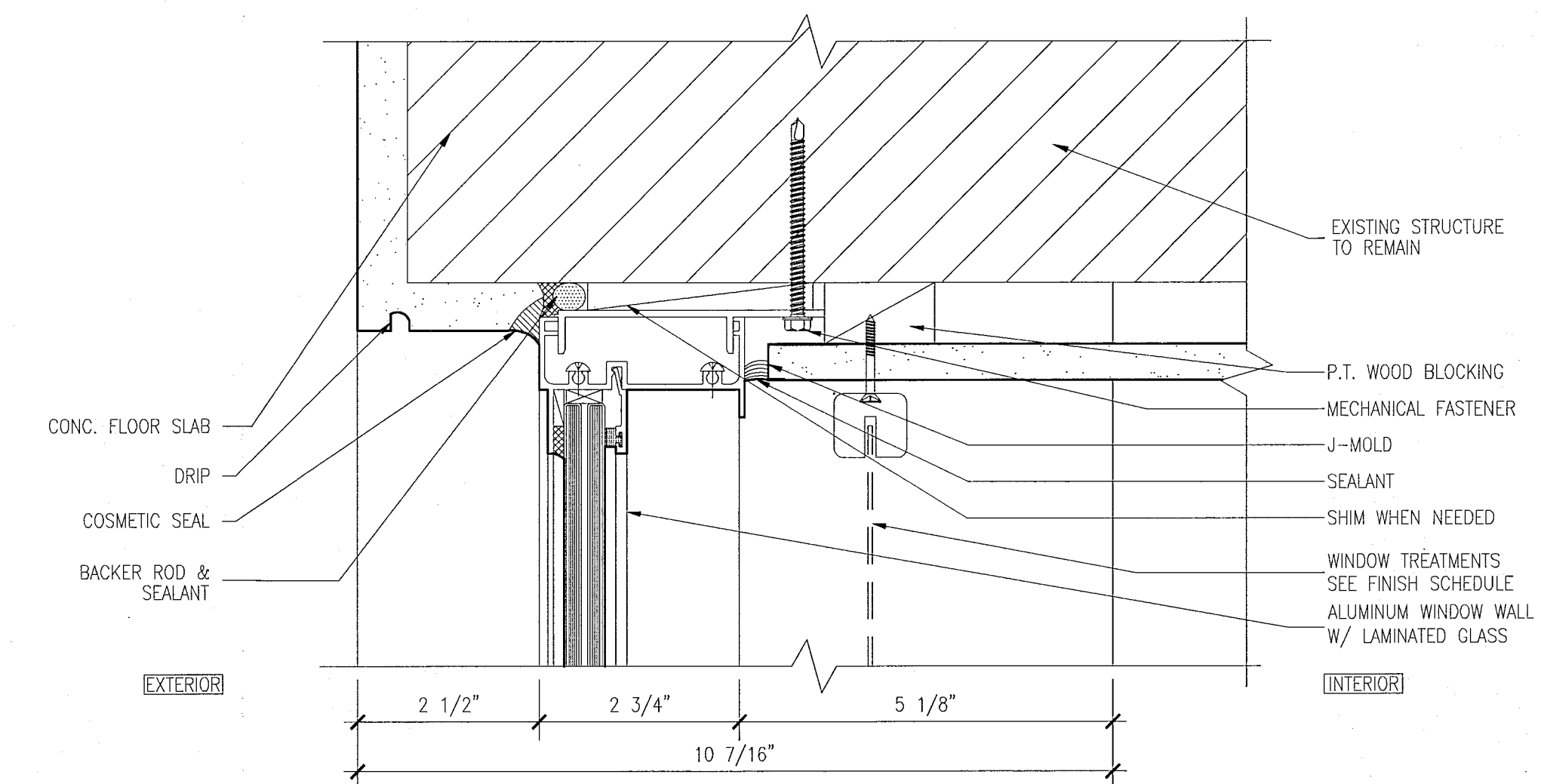
5 SILL AND LOCK DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



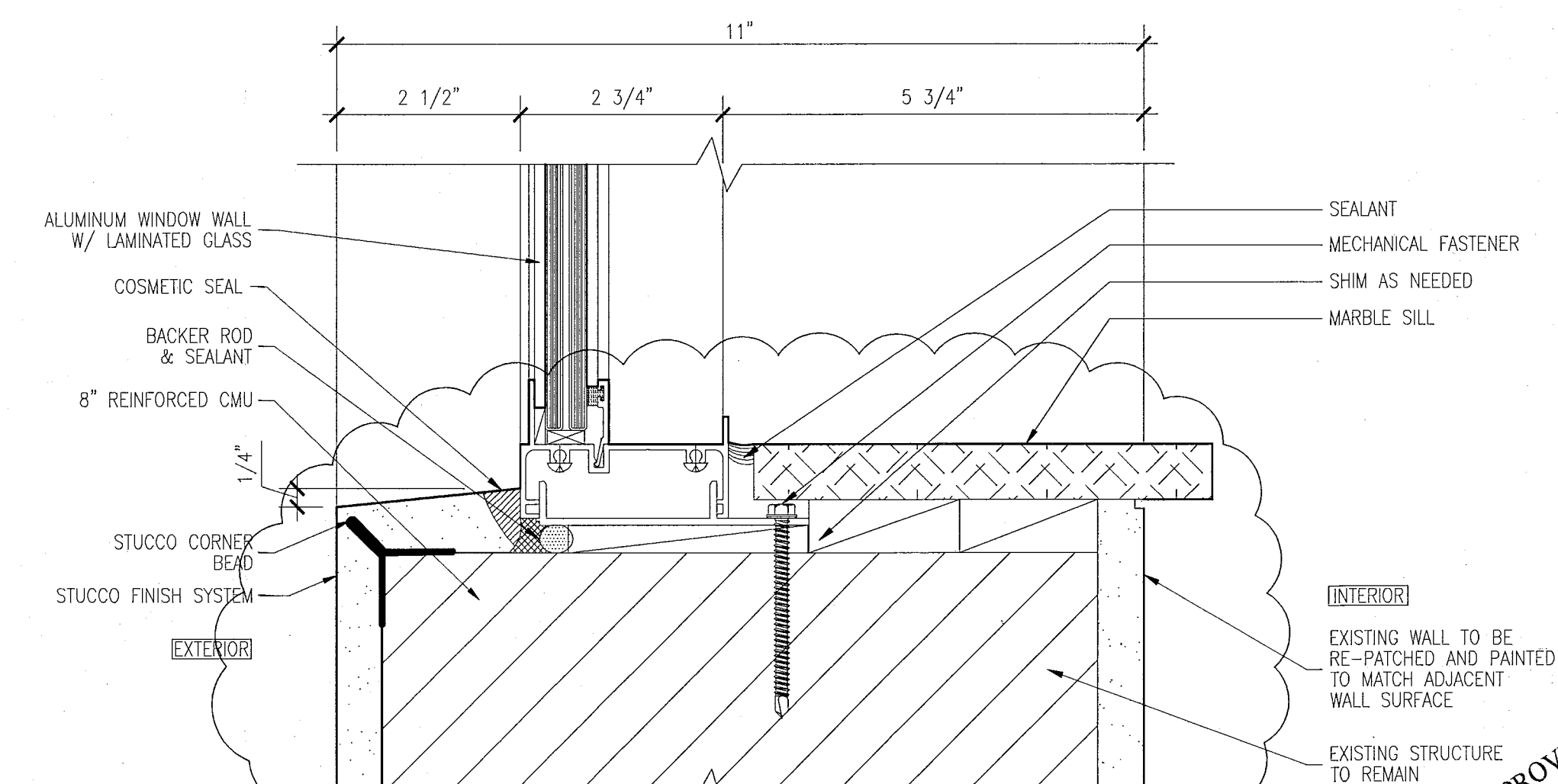
4 MULLION DETAILS AT TWO FIXED WINDOWS
SCALE: 6" = 1'-0"



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 Professional Seal Review, Inspection, Testing & Sealing		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	FM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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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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Lic. # AR93391

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SCALE: AS NOTED

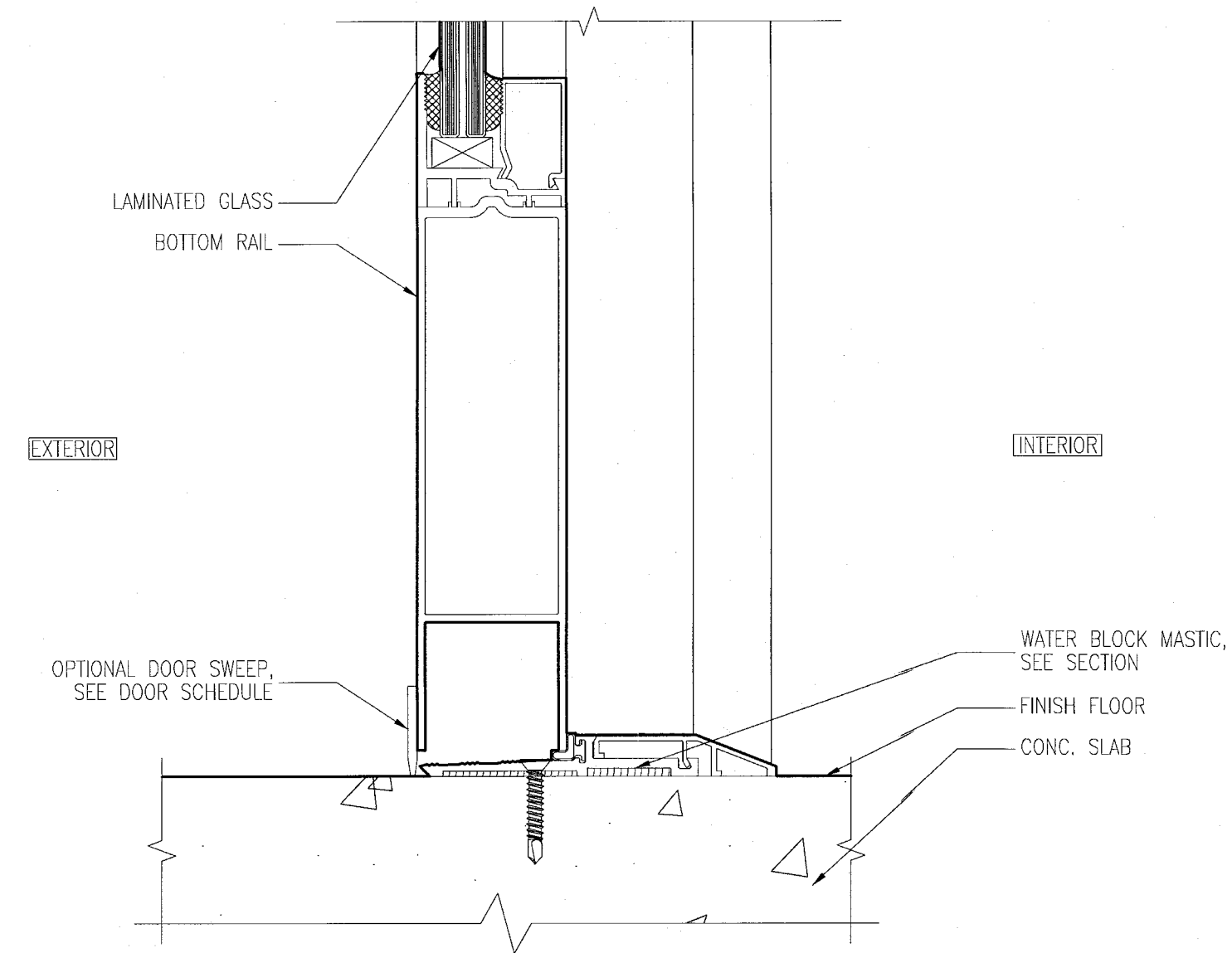
SHEET TITLE

WINDOW AND
STOREFRONT
DETAILS

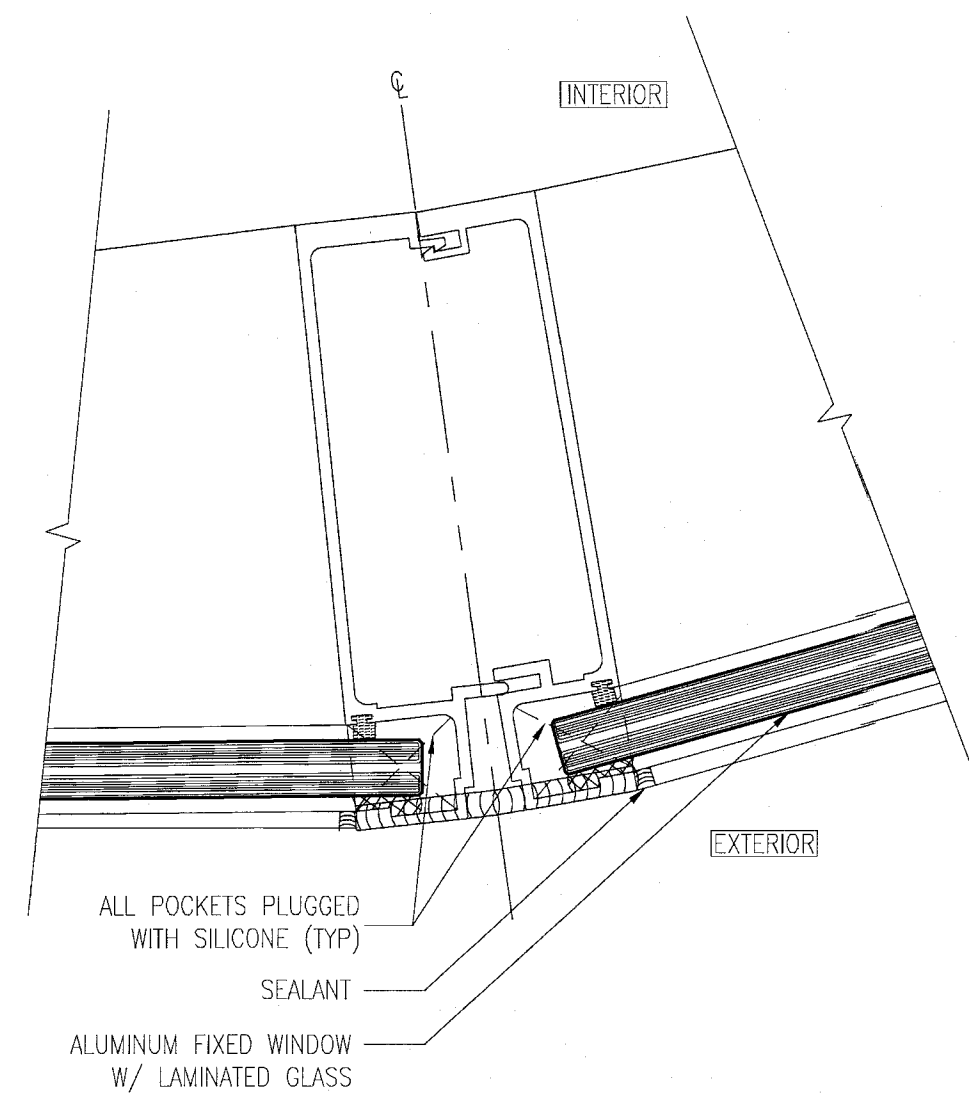
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A433

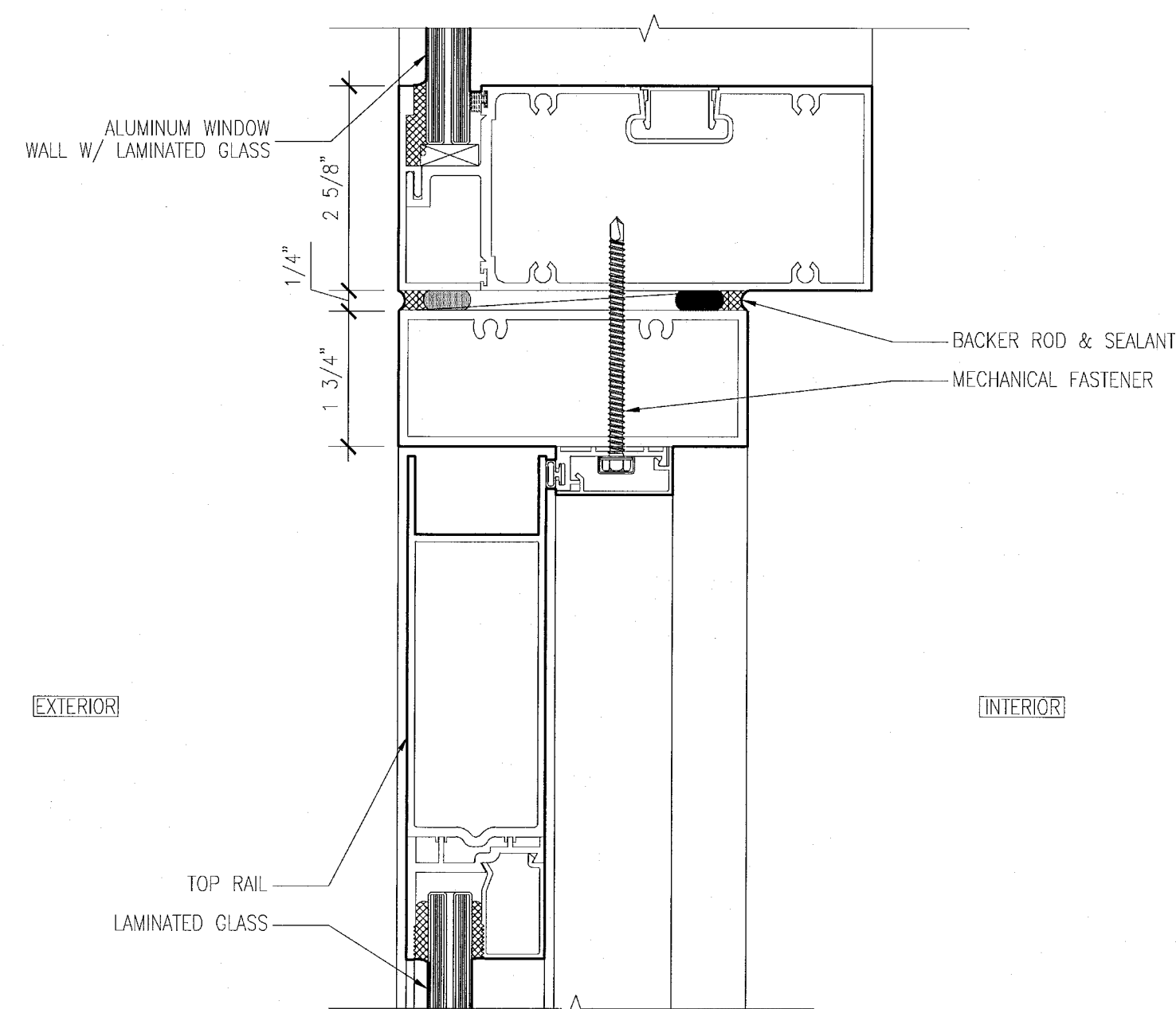
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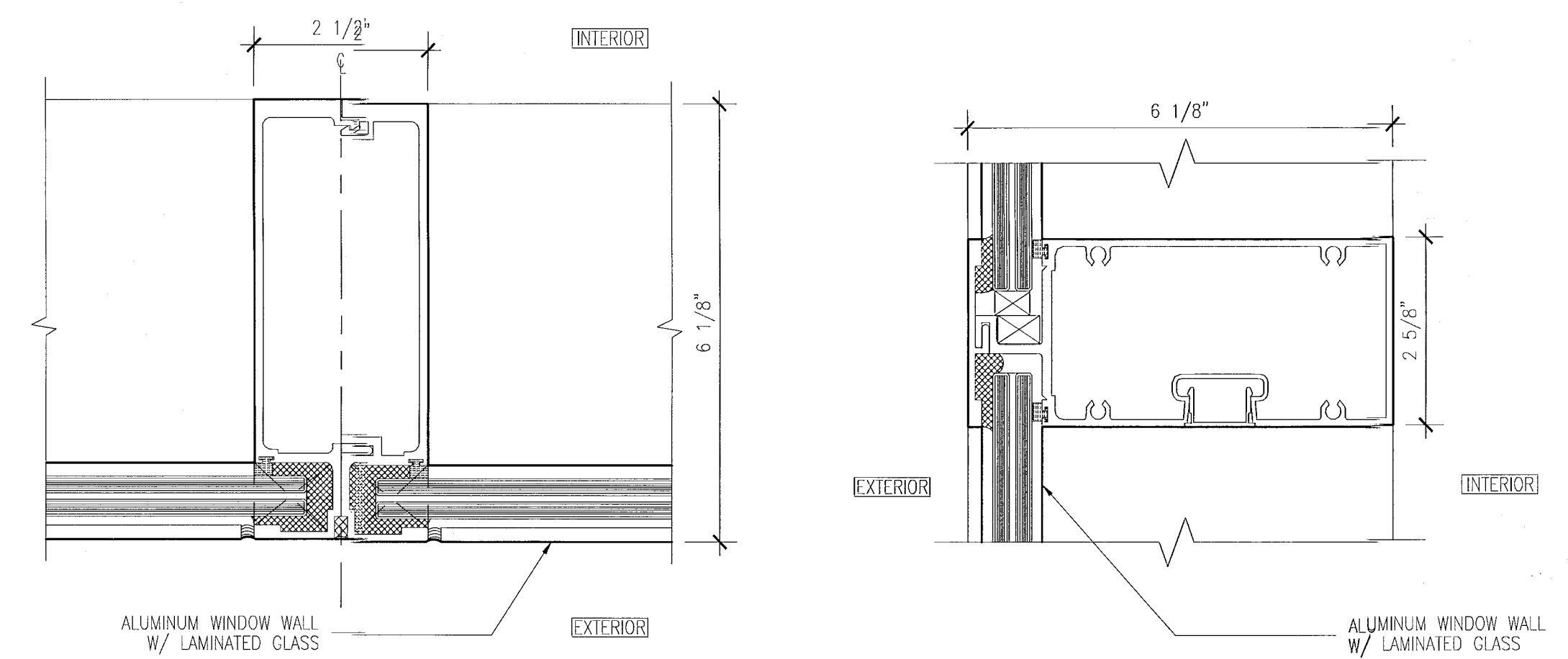
8 SILL DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



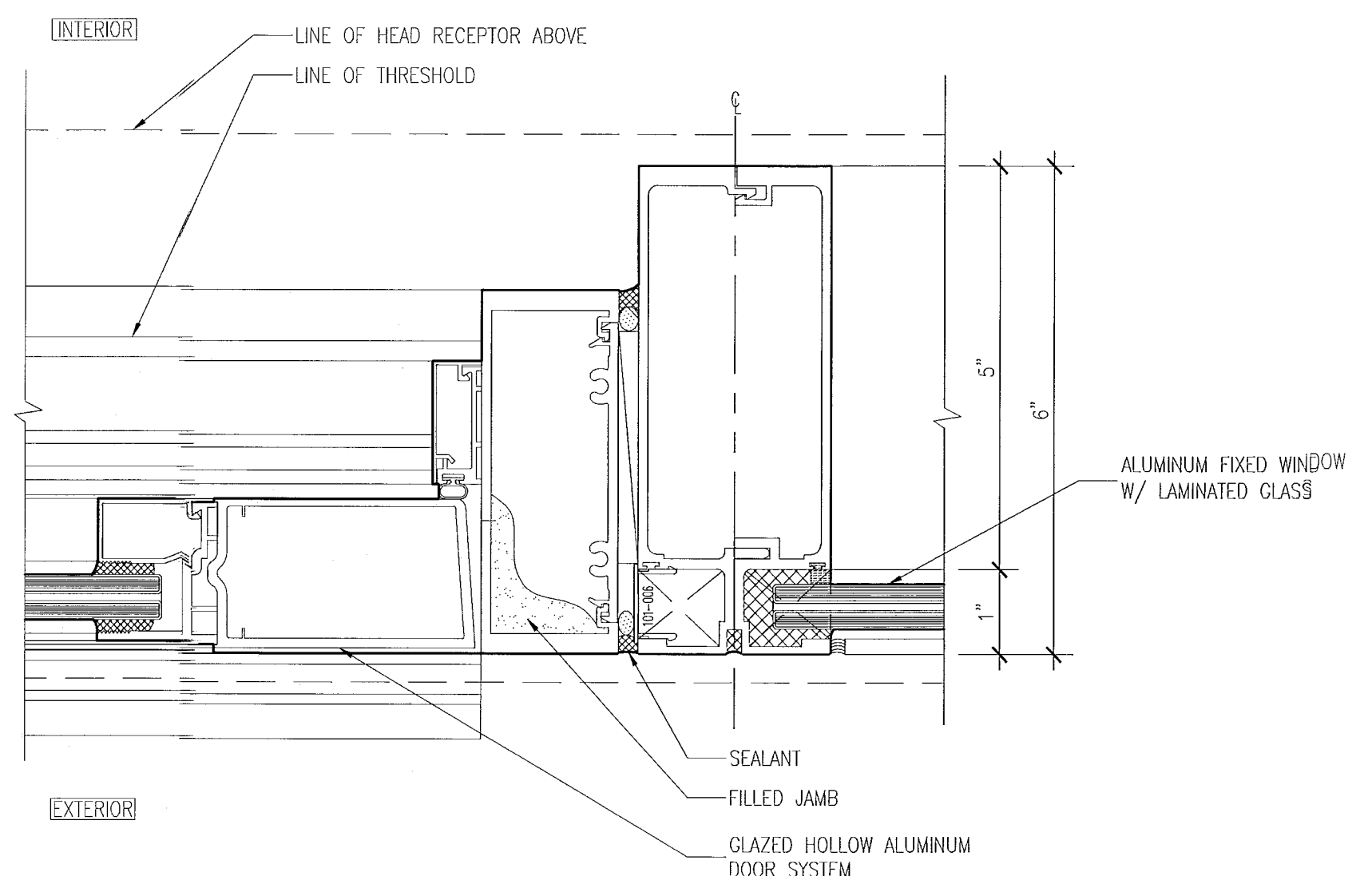
7 WINDOW WALL @ CURVED HADDON HALL CORNER UNIT
SCALE: 6" = 1'-0"



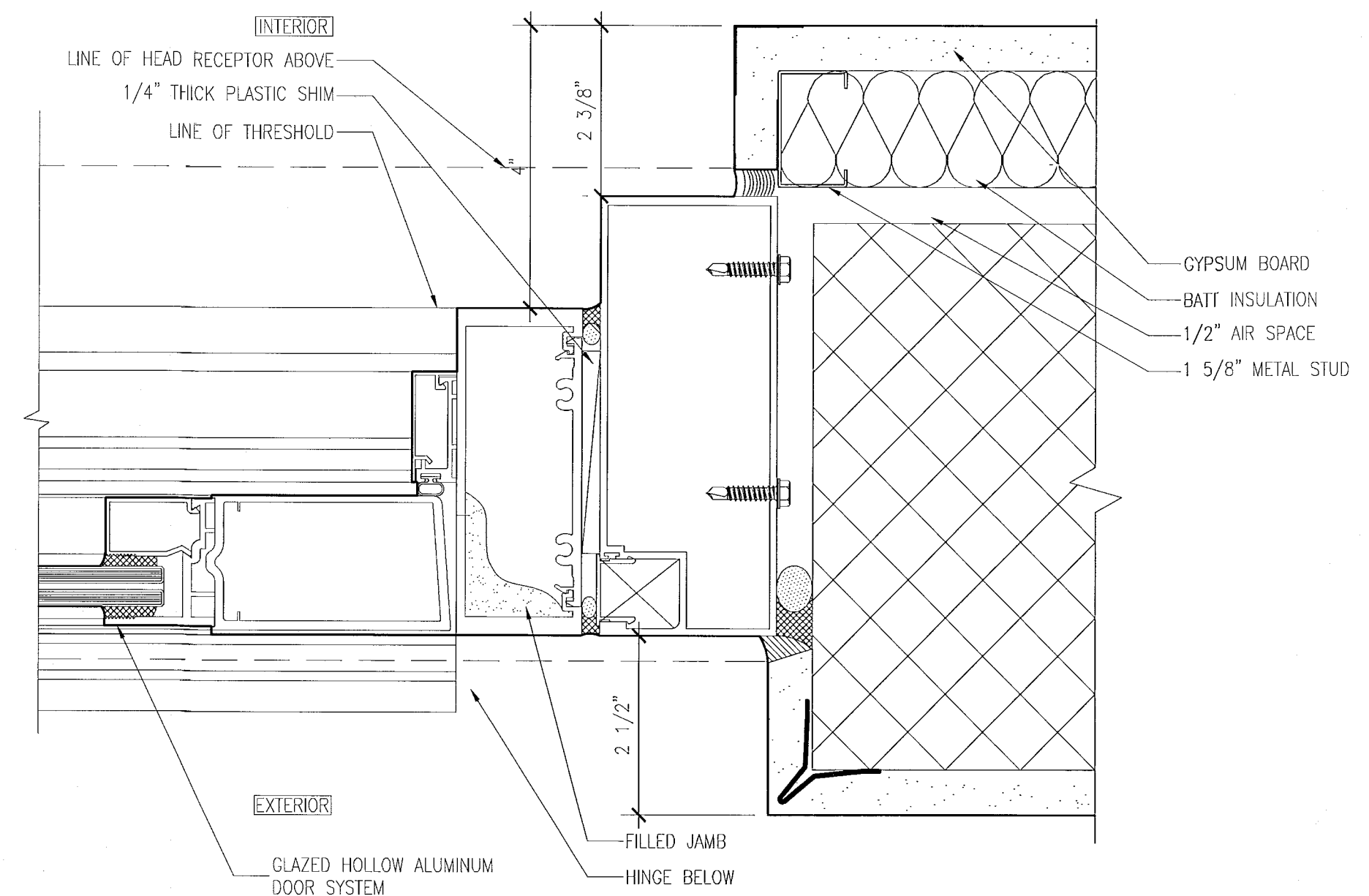
9 HEAD DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



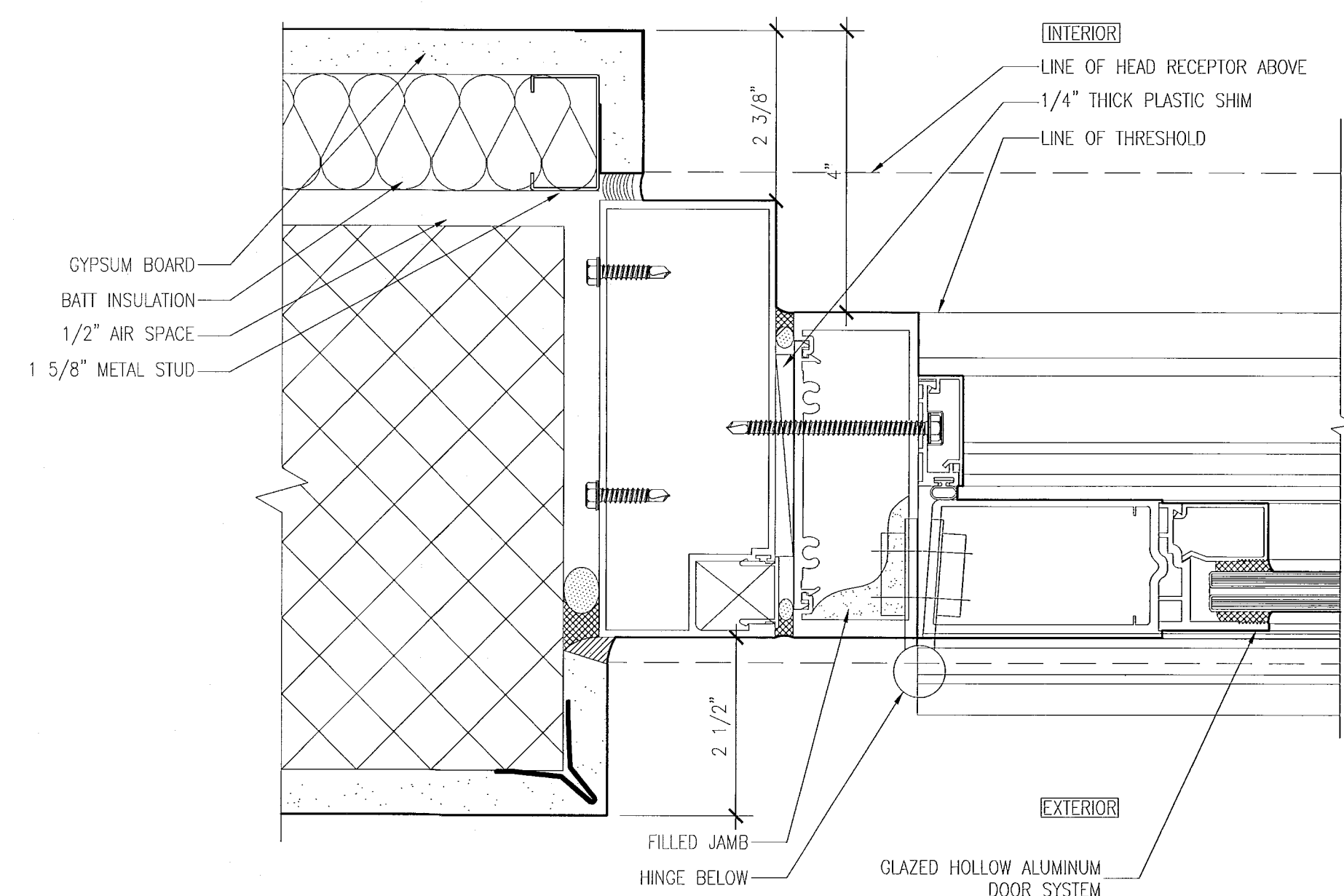
4 MULLION DETAIL AT WINDOW WALL
SCALE: 6" = 1'-0"



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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MIAMI BEACH
FIRE DEPARTMENT

KEYPLAN N.T.S.

[illegible]

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ISSUE DATE: FEBRUARY 18, 2014

SCALE: AS NOTED

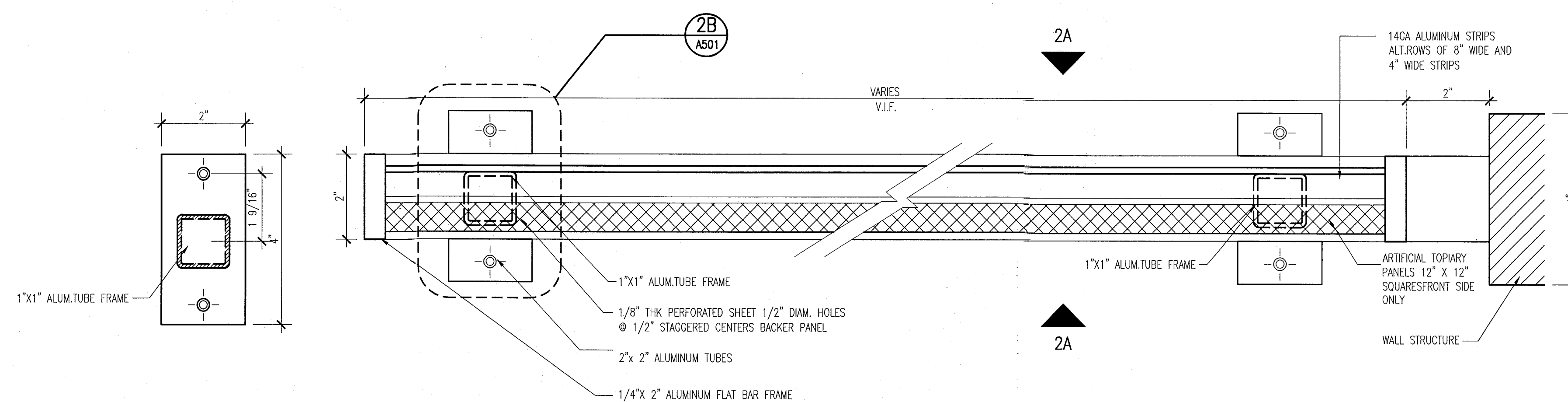
SHEET TITLE

ENLARGED VERTICAL DETAILS & PENETRATION DETAILS

SHEET NUMBER

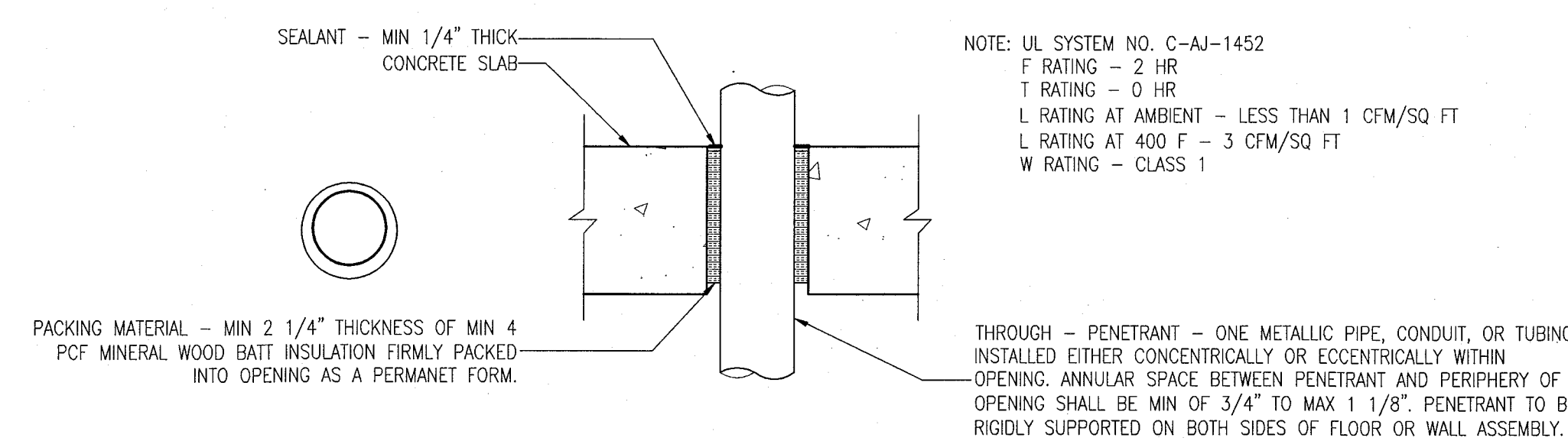
A501

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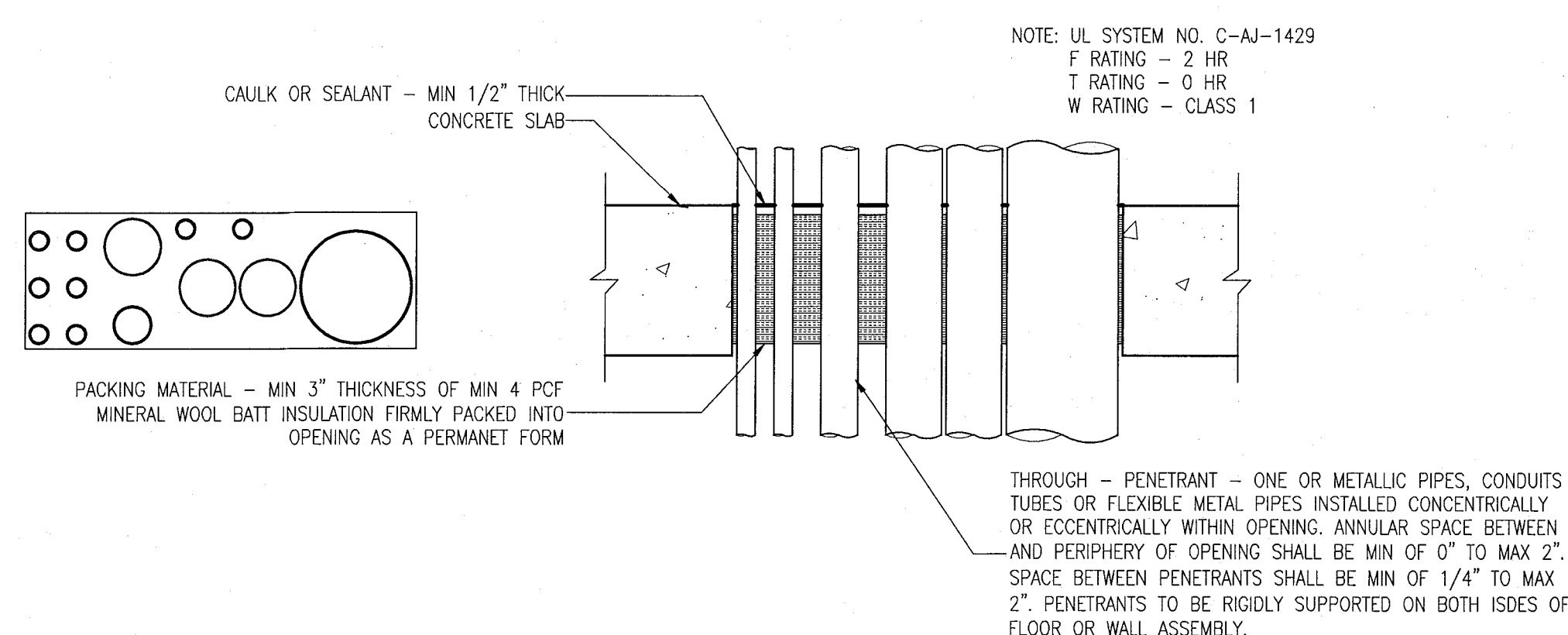


2B) DETAIL — BALCONY DIVIDER PLAN
SCALE: 6" = 1'-0"

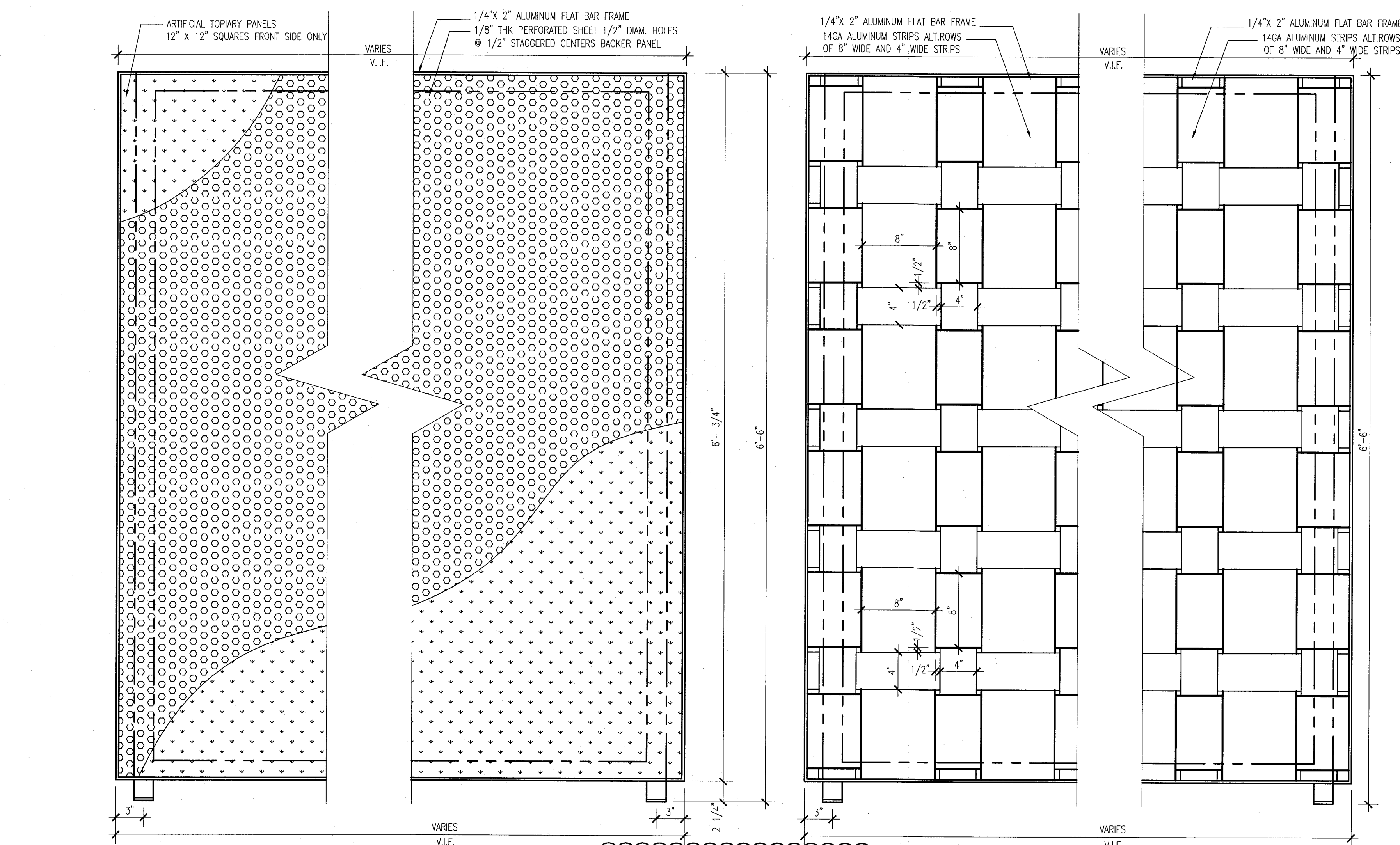
2 BALCONY DIVIDER PLAN - AT POOL SUITES BUILDING
SCALE: 6" = 1'-0"



5 PENETRATION DETAIL
SCALE: NO SCALE

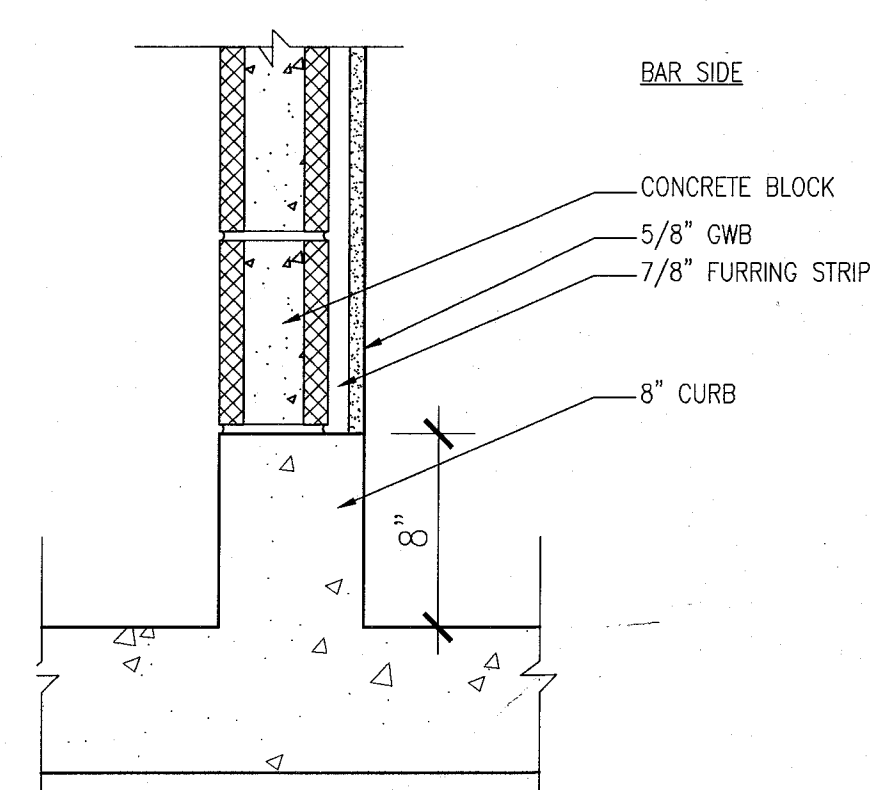


4 PENETRATION DETAIL
SCALE: NO SCALE

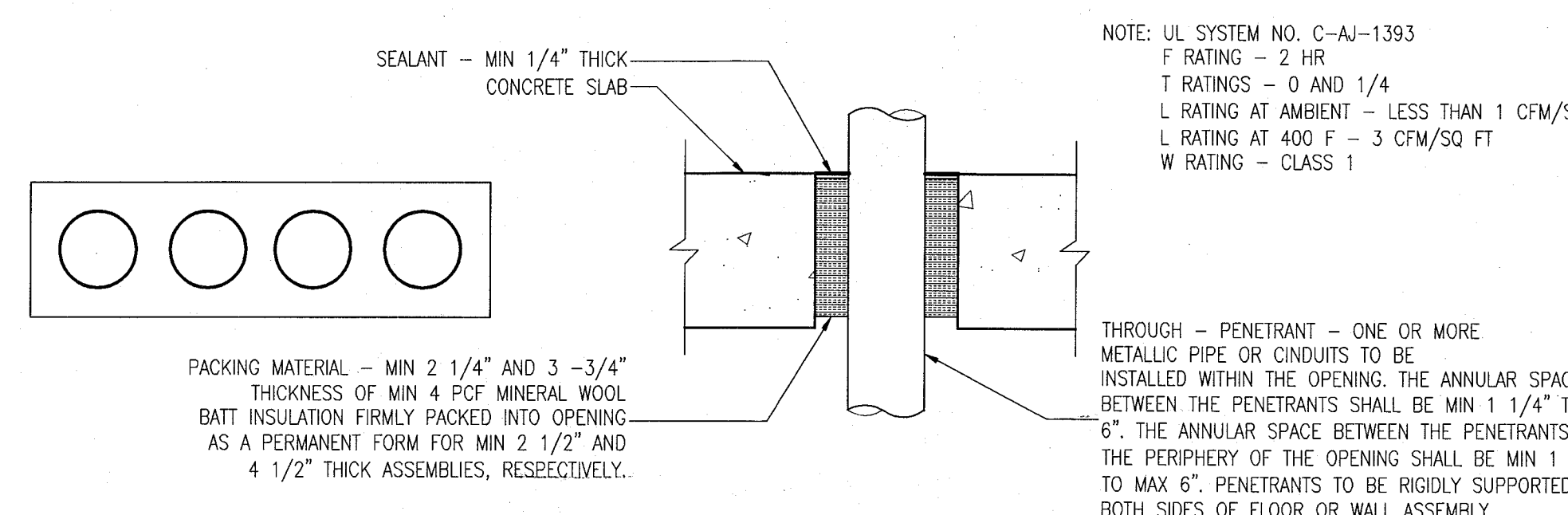


BALCONY DIVIDER ELEVATION
AT GROUND LEVEL OF POOL SUITES BLDG.

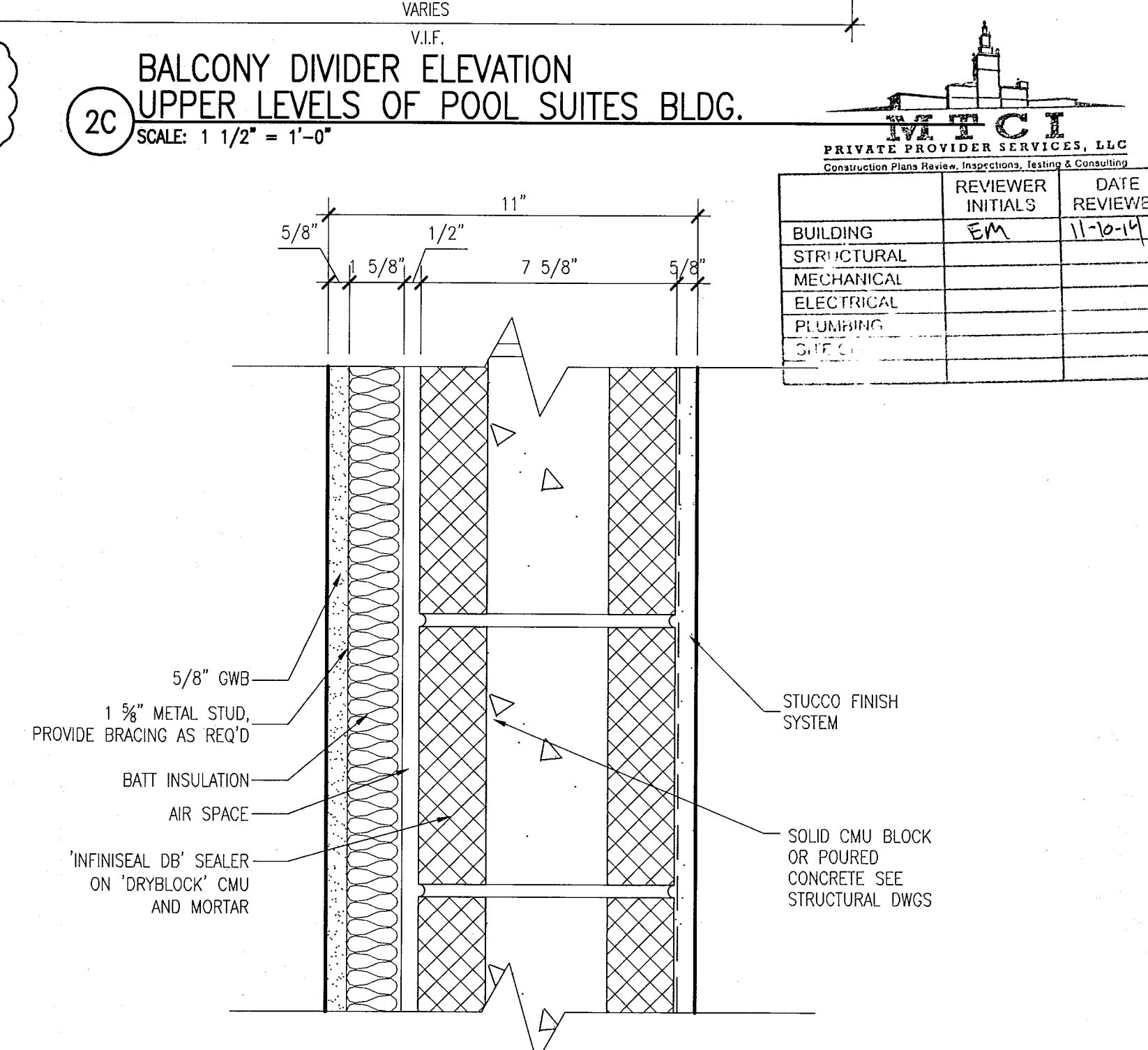
V.I.F.
BALCONY DIVIDER ELEVATION
UPPER LEVELS OF POOL SUITES BLDG.



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"

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FIRE DEPARTMENT

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

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8-4-14
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SCALE:

SHEET TITLE

REPAIR
DETAILS

SHEET NUMBER

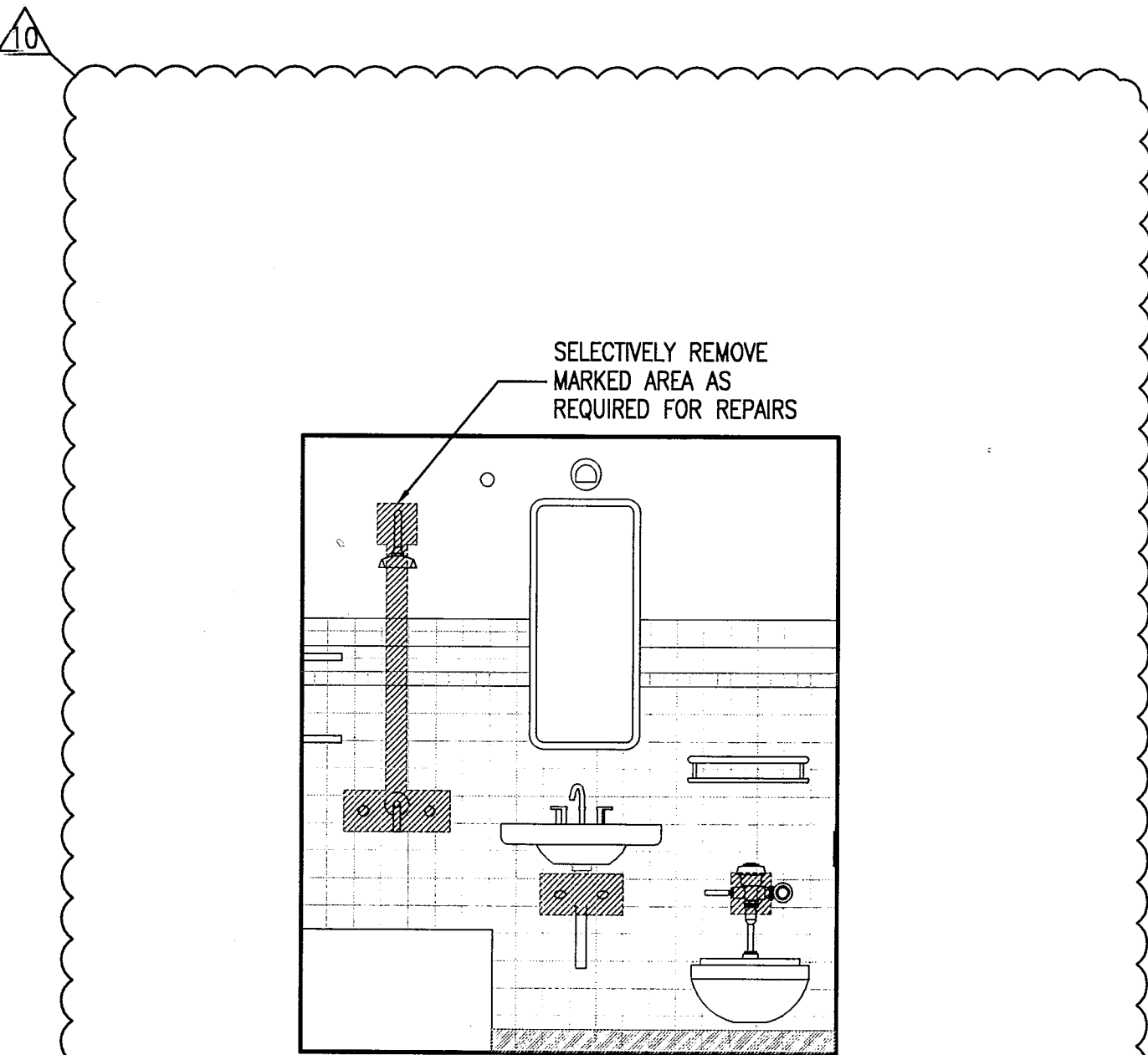
A502

NEW SHEET

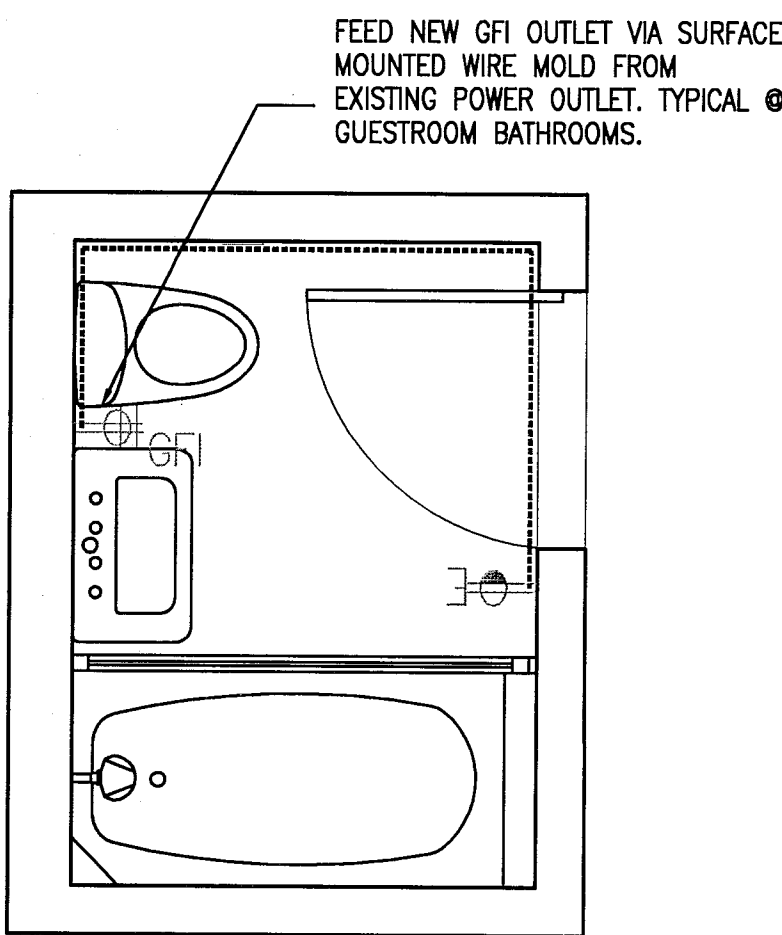
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NOTES:

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

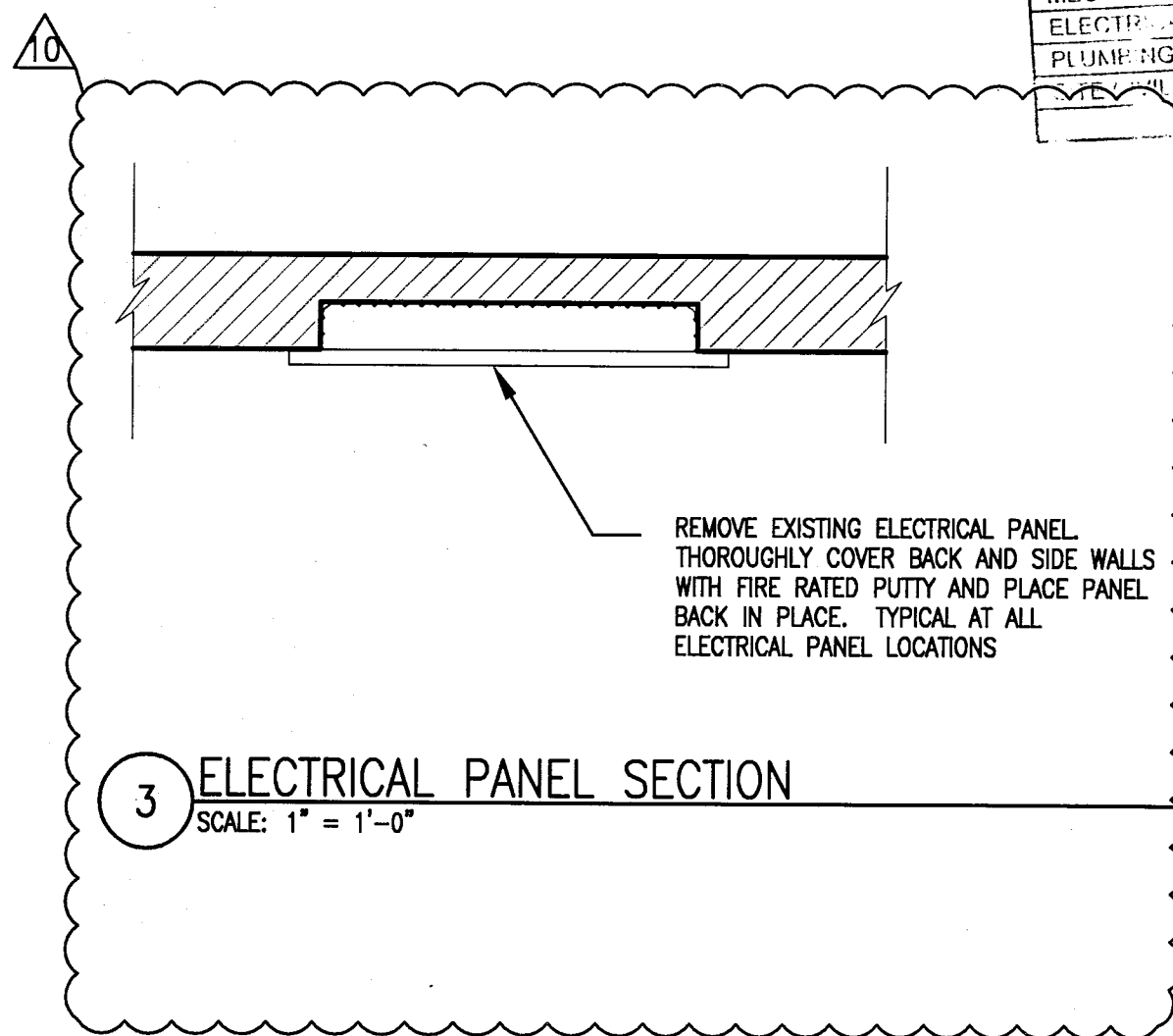


1 REPAIR DETAILS @ GUESTROOM BATHROOMS (TYP.)
SCALE: 1/2" = 1'-0"



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

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

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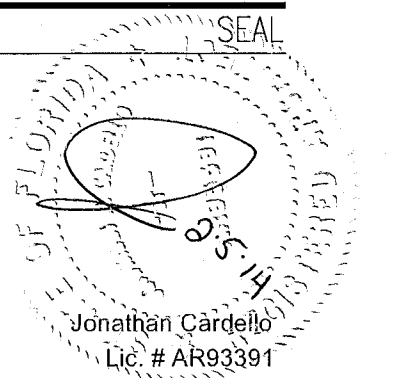
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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

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PLUMBING		
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SCALE: VARIES

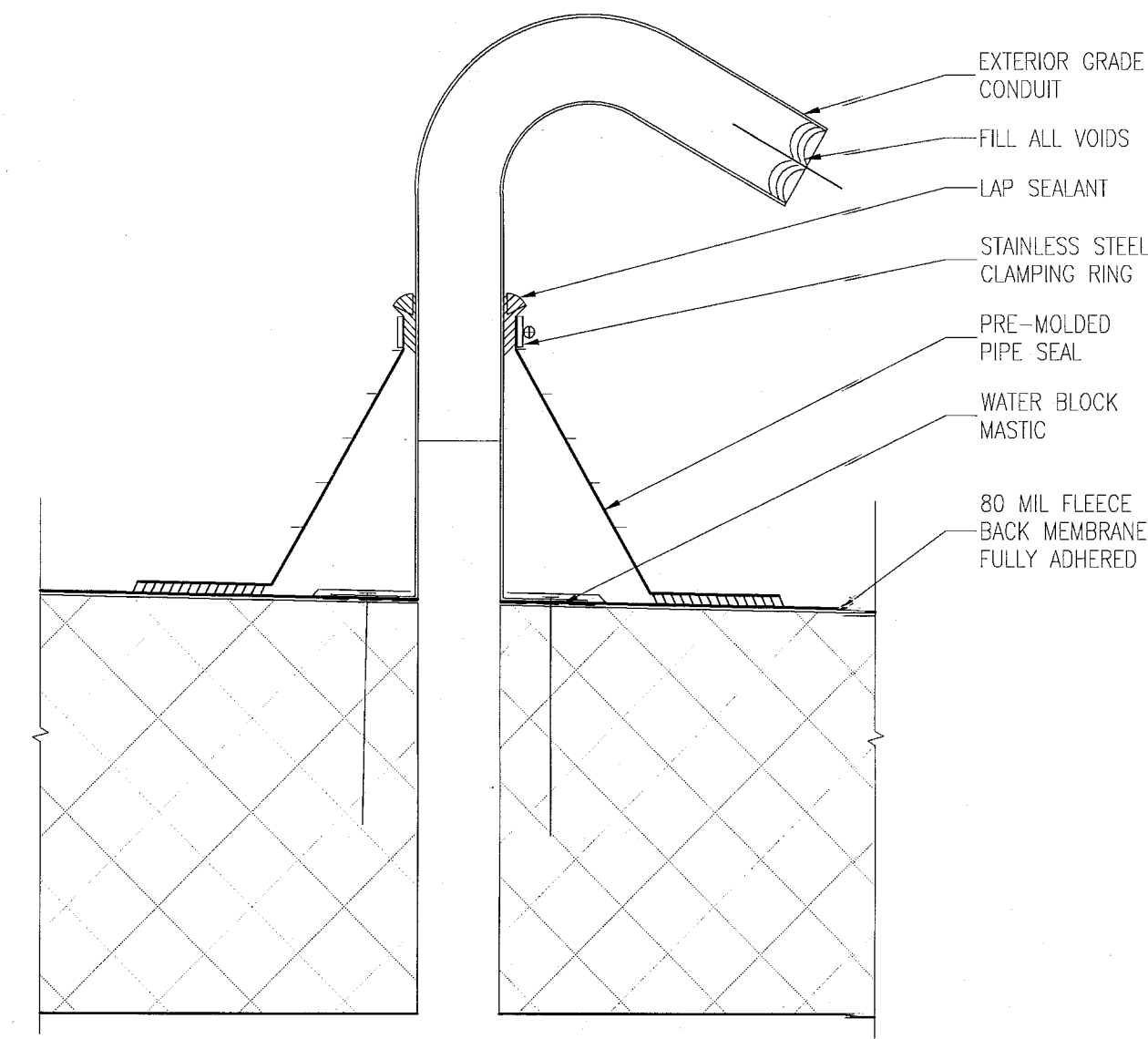
SHEET TITLE

ROOF DETAILS

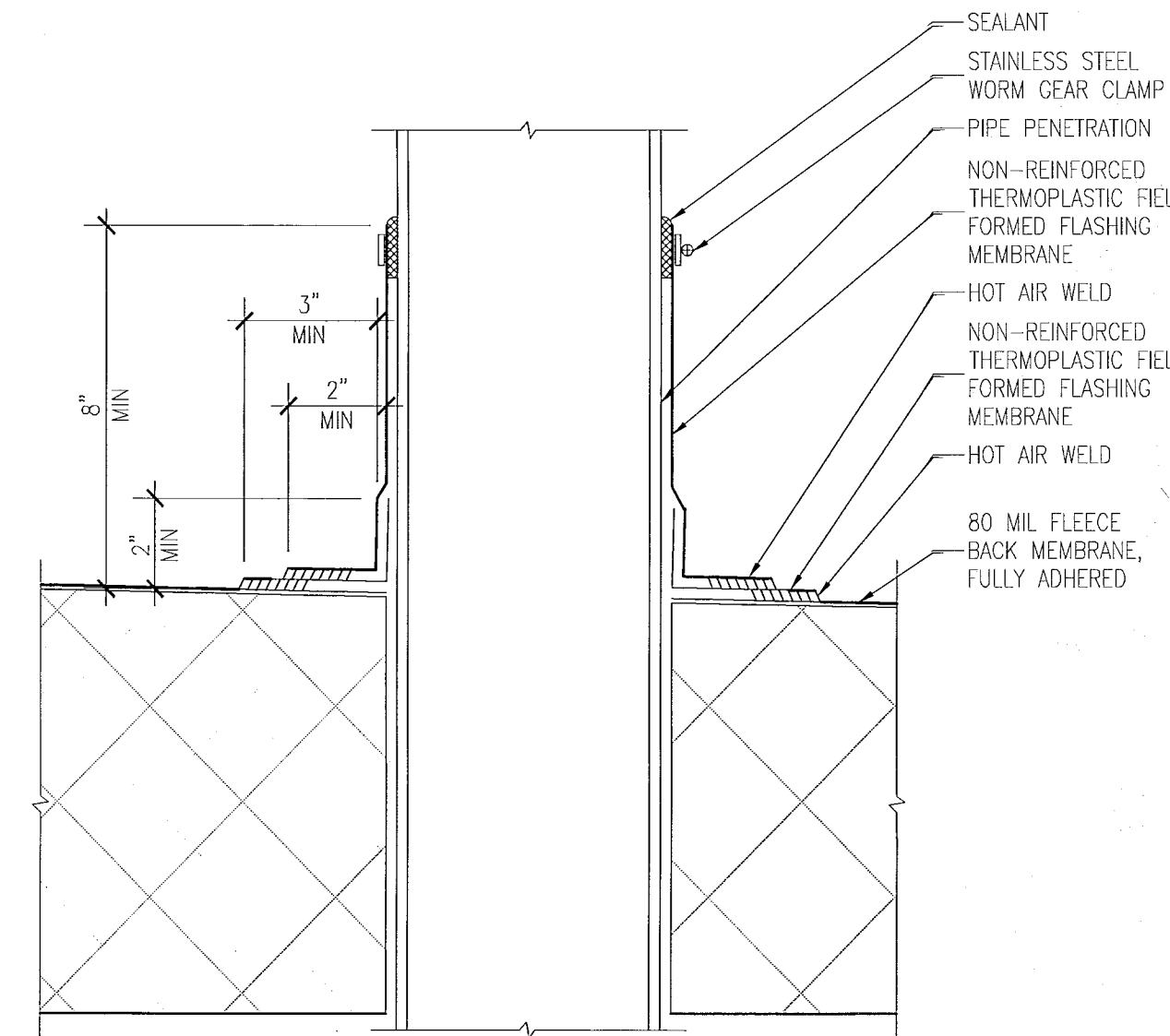
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A591

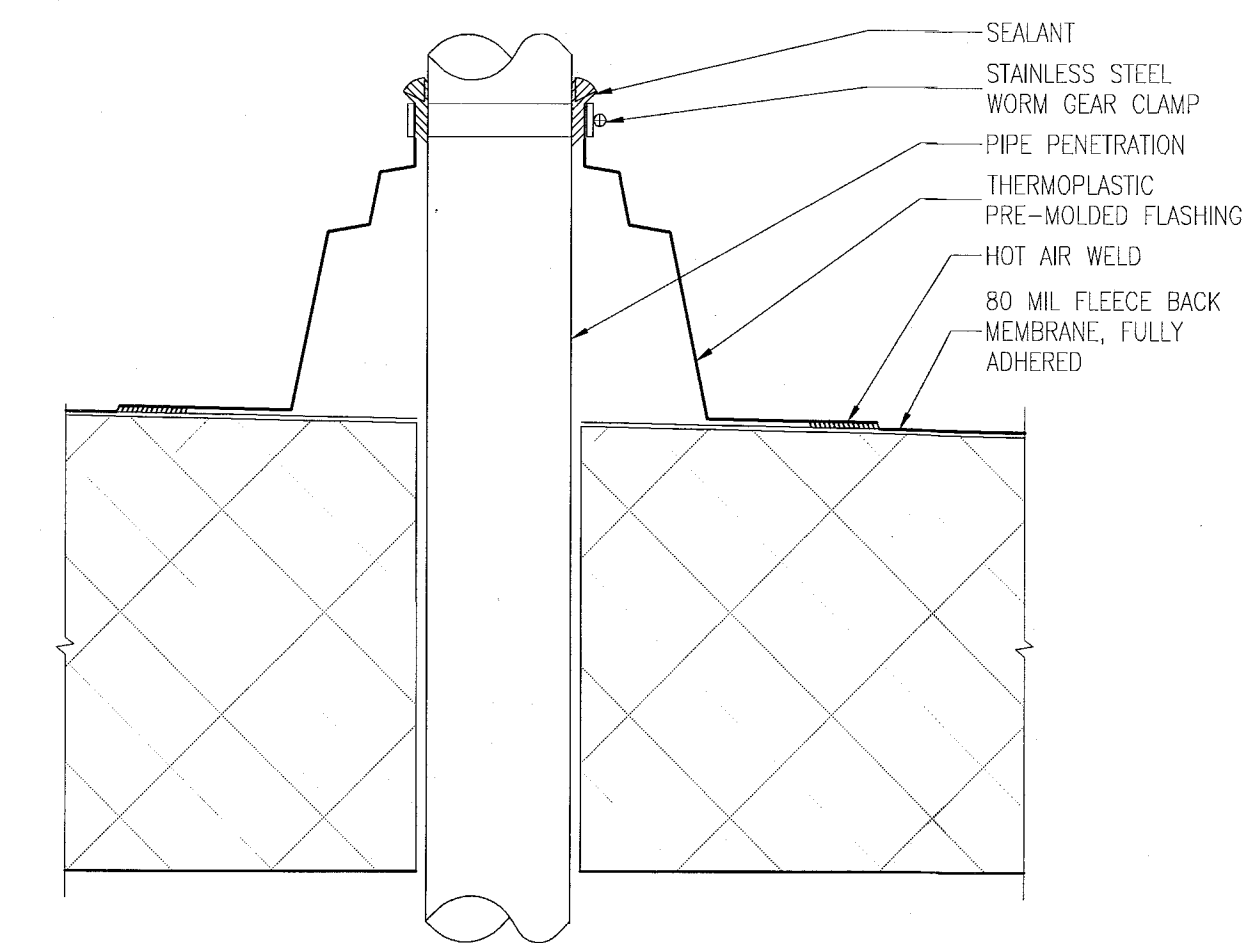
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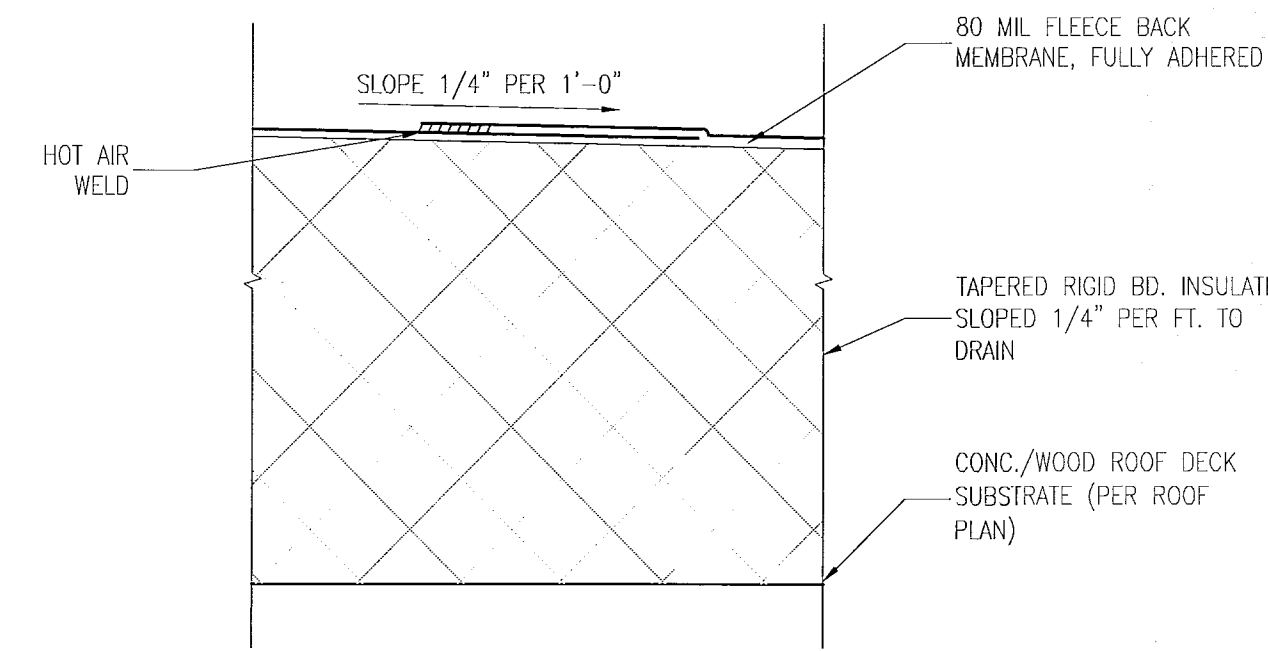
H ELECTRICAL CABLE DETAIL
SCALE: 3" = 1'-0"



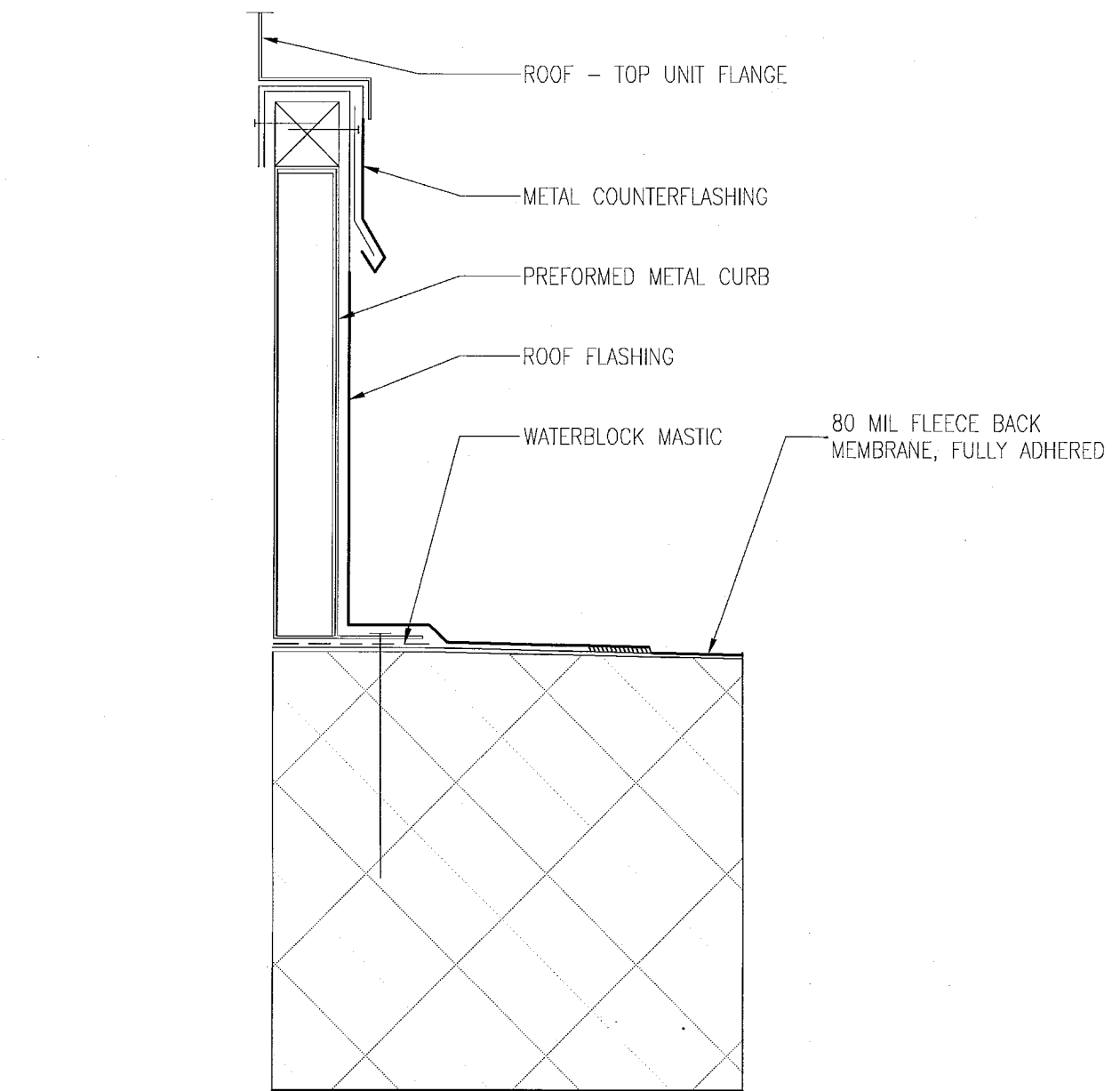
D ROOF PENETRATION DETAIL
SCALE: 3" = 1'-0"



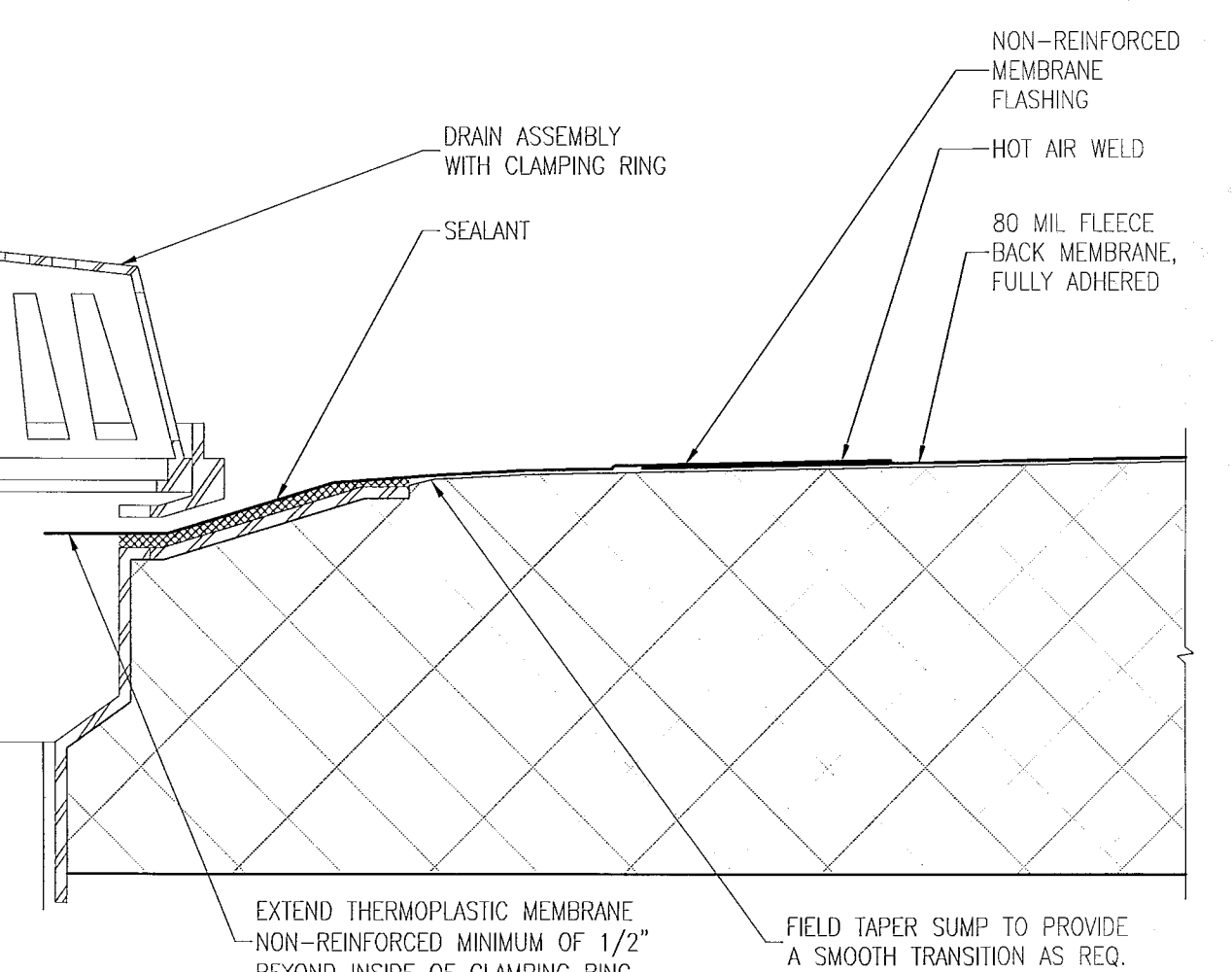
G ROOF PIPE PENETRATION
SCALE: 3" = 1'-0"



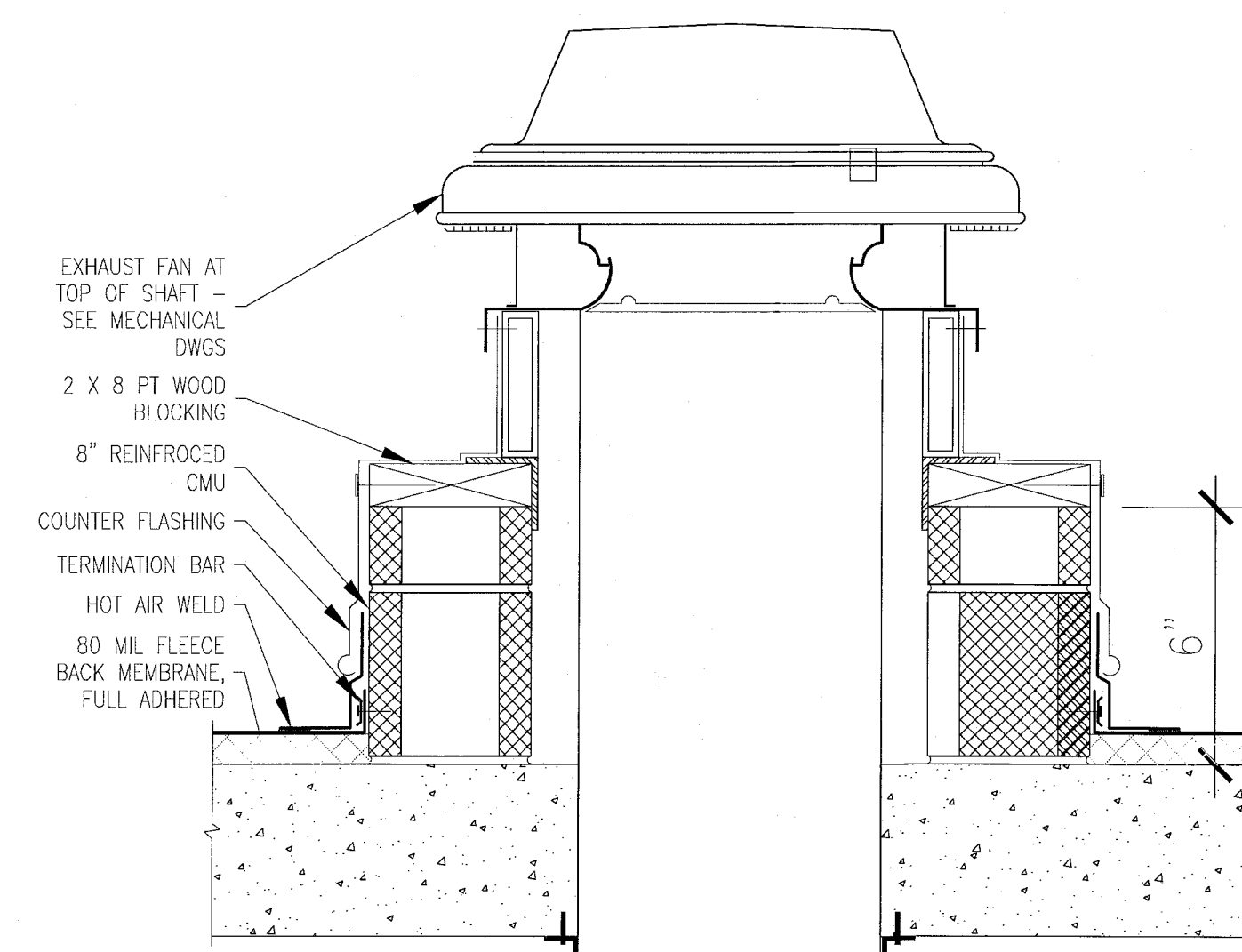
C ROOF SYSTEM - ONE (RS1)
SCALE: 3" = 1'-0"



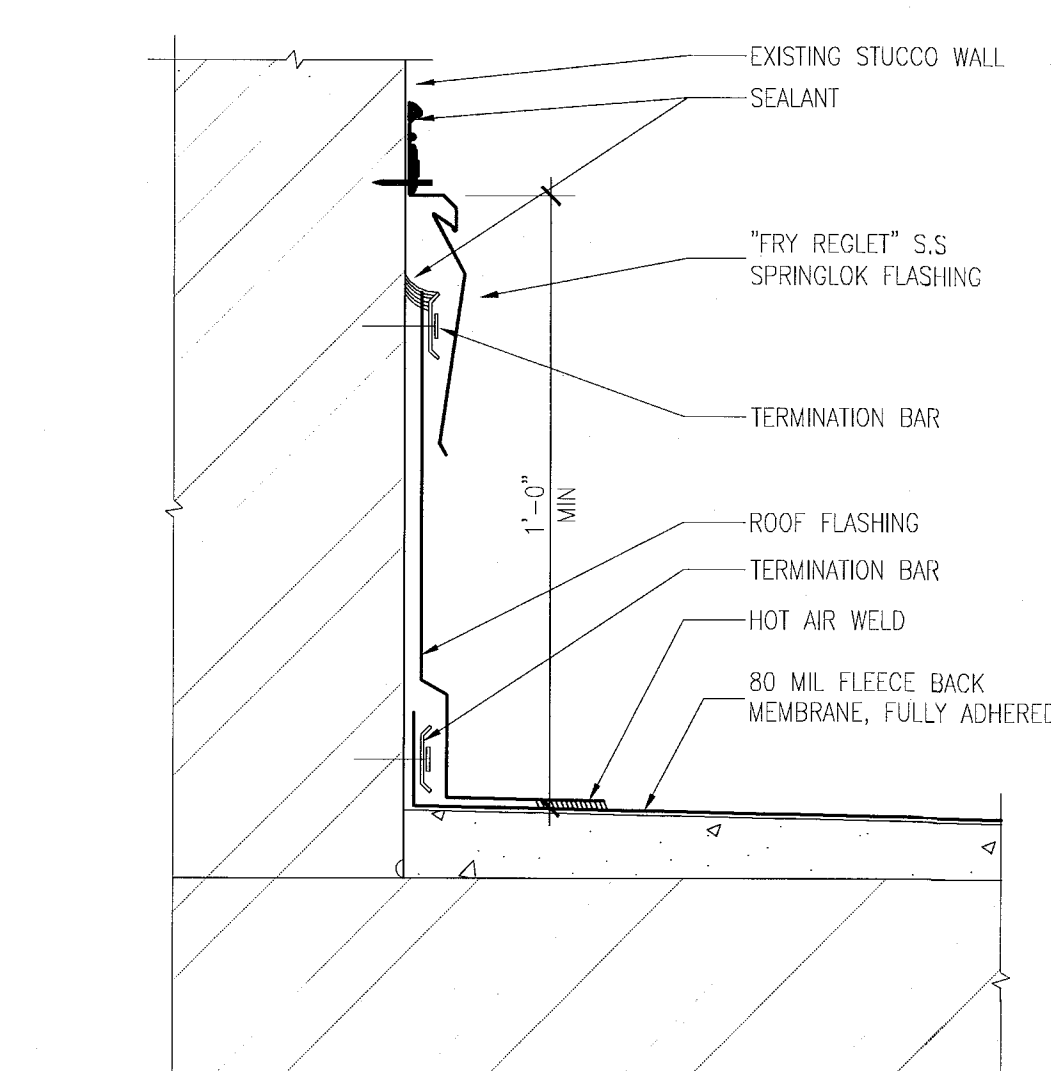
F ROOF AT RTU CURB DETAIL
SCALE: 3" = 1'-0"



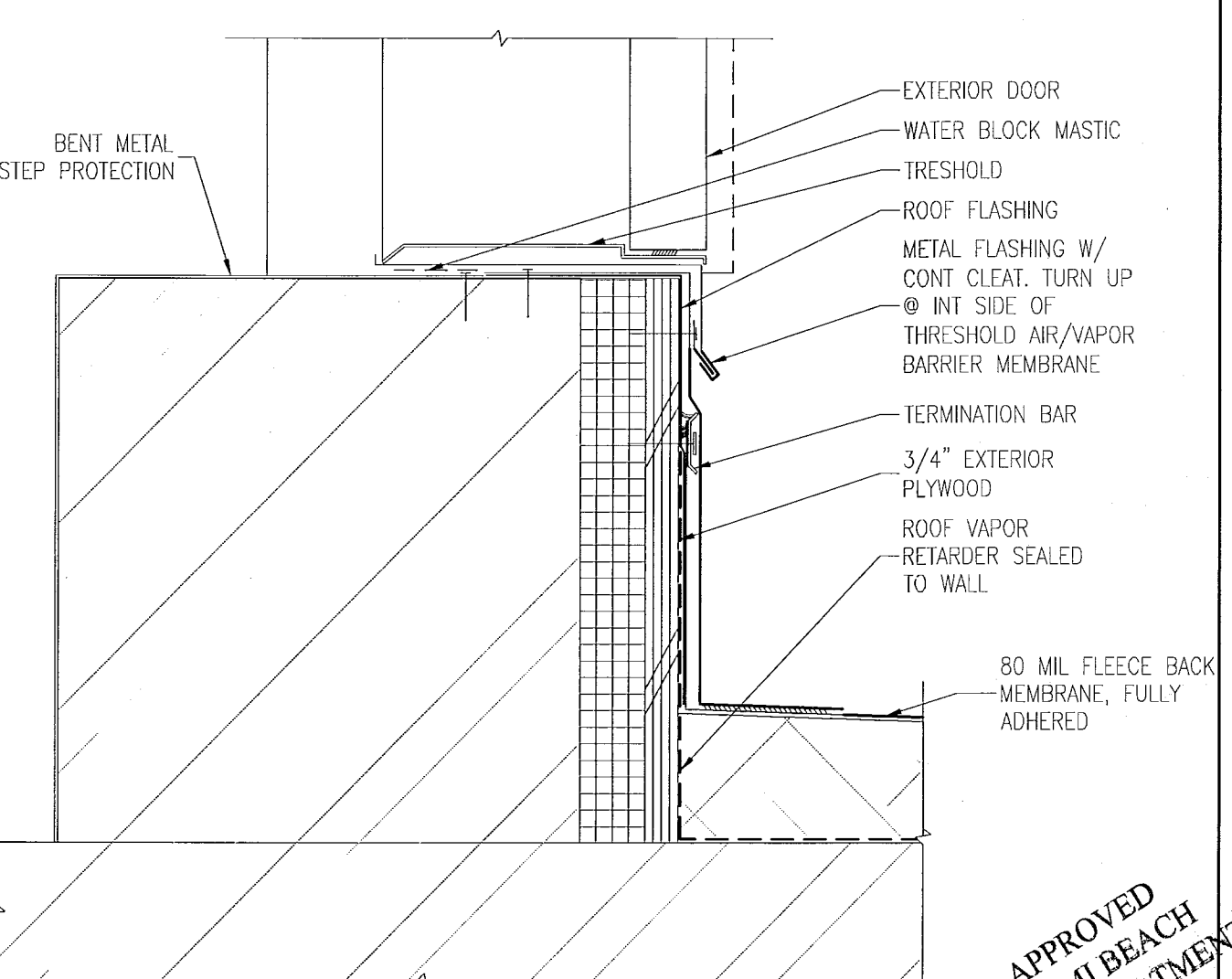
B ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



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



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

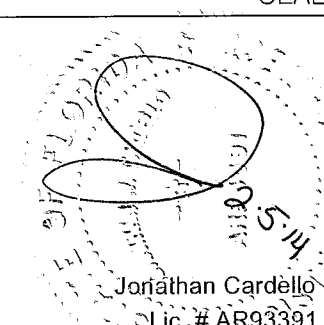


A ROOF ACCESS DOOR THRESHOLD @ STAIR
SCALE: N.T.S.

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FIRE DEPARTMENT

MIAMI BEACH, FL

N.T.S



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Boston Miami

13036.00

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JANUARY 24, 2014

AS NOTED

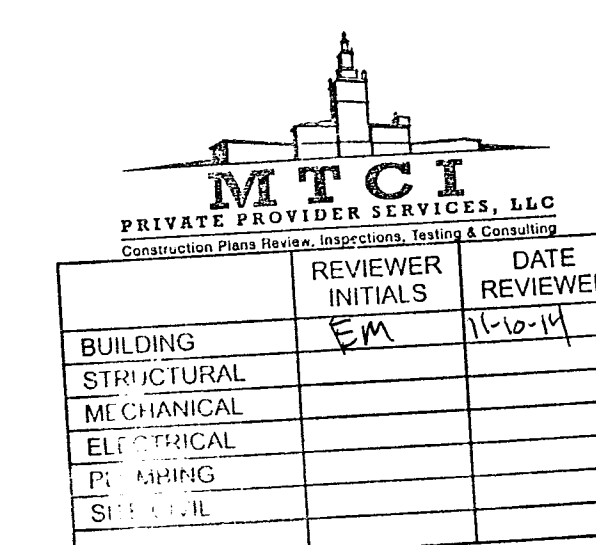
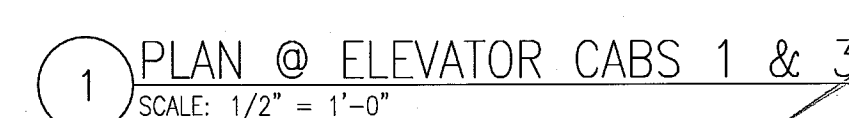
TIME

ELEVATOR
ENLARGED PLAN
& SECTION

NUMBER _____

A602

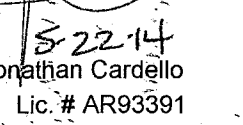
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NORTH SEAL



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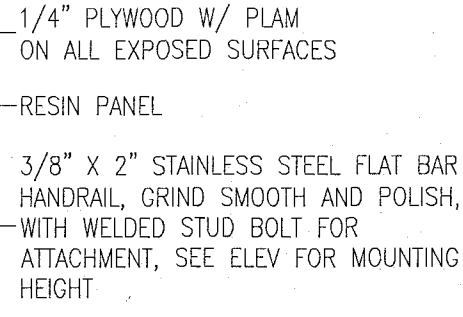
Boston Miami

3036.00

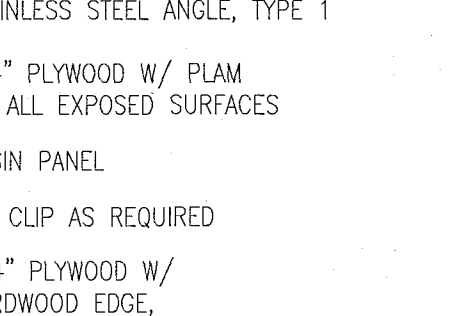
3, 2014

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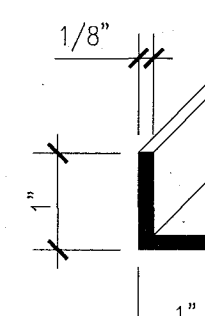
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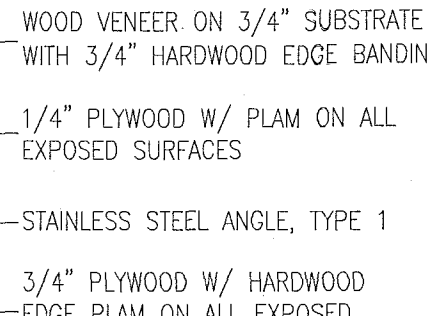
PLAN DETAIL @ ELEVATOR No.1 CAB HAND RAIL
SCALE: 6" = 1'-0"



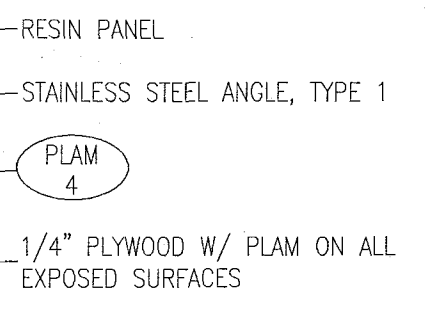
PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



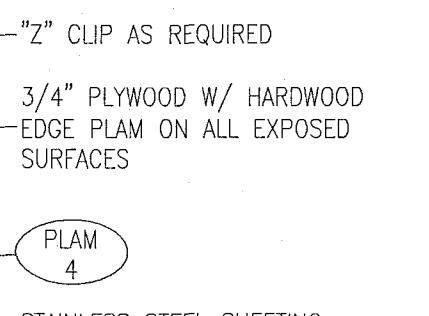
PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



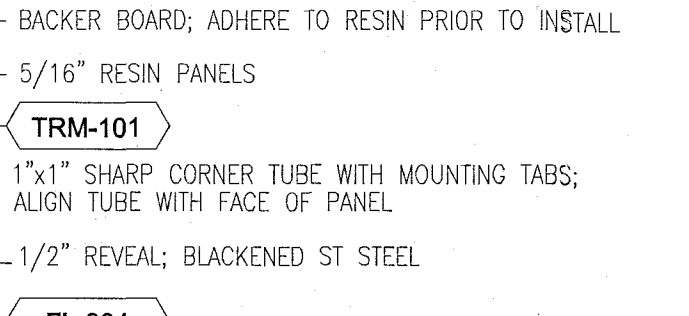
DETAIL @ ELEVATOR CAB CEILING
SCALE: 6" = 1'-0"



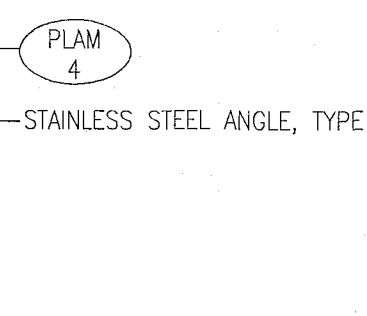
DETAIL @ ELEVATOR CAB PANEL REVEAL
SCALE: 6" = 1'-0"



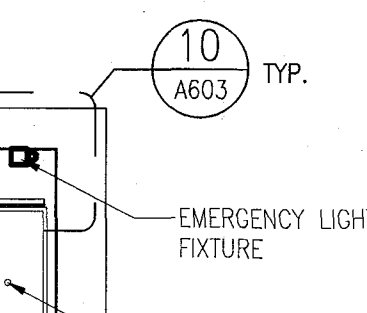
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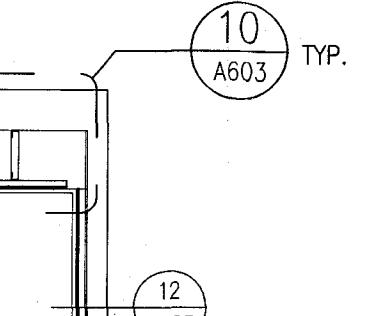
SECTION AT RESIN PANEL (PASSENGER)
SCALE: 3" = 1'-0"



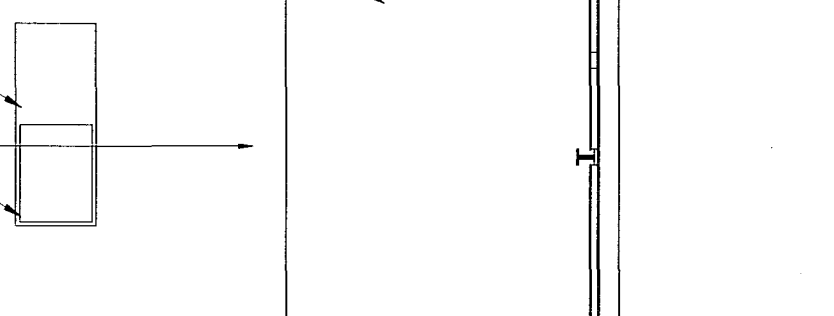
DETAIL @ ELEVATOR No.1 CAB BASE
SCALE: 6" = 1'-0"



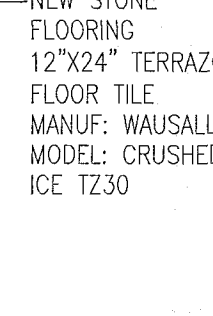
SIDE ELEVATION @ ELEVATOR CABS 1
SCALE: 1/2" = 1'-0"



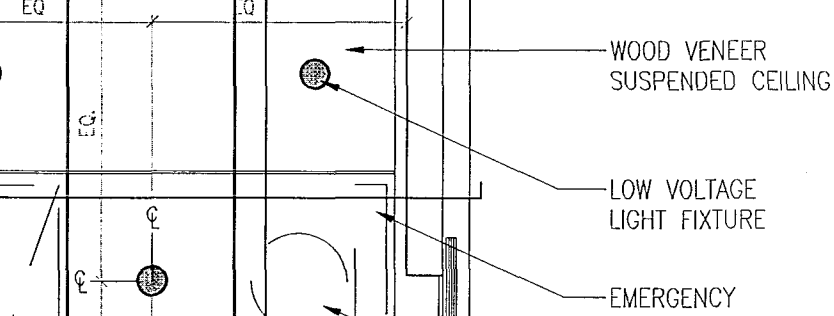
REAR ELEVATION @ ELEVATOR CABS 1 & 3
SCALE: 1/2" = 1'-0"



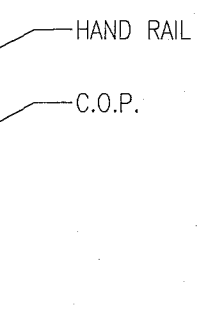
4 FRONT ELEVATION @ ELEVATOR CAB 1
SCALE: 1/2" = 1'-0"



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



RCP @ ELEVATOR CABS



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

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SEMI BEACH
DEPARTMENT

MIAMI BEACH, FL

KEYPLAN N.T.S.

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Architecture Interiors Planning

Boston Miami

13036.00

JARY 18, 2014

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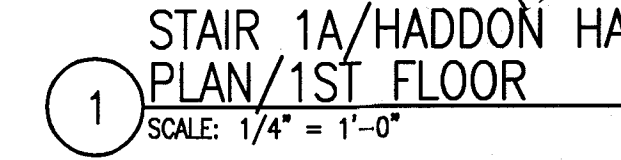
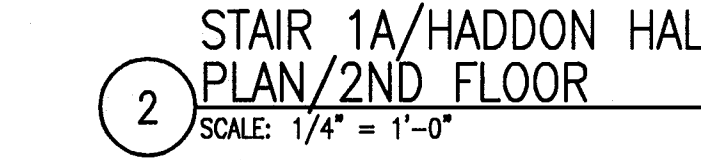
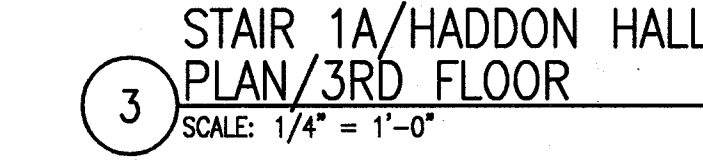
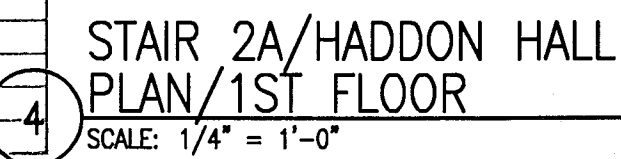
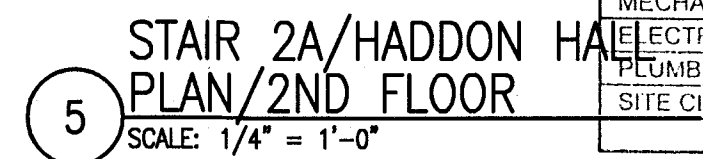
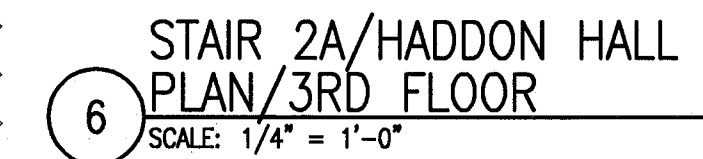
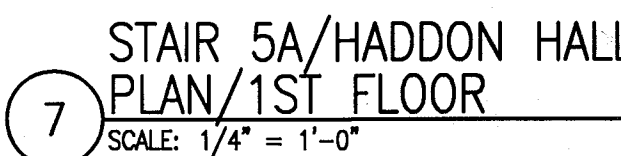
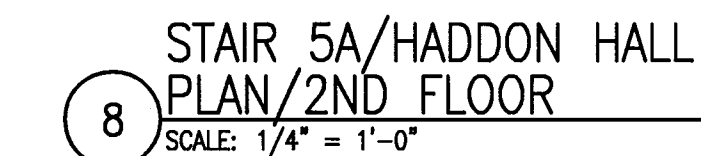
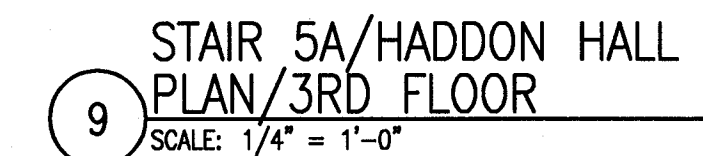
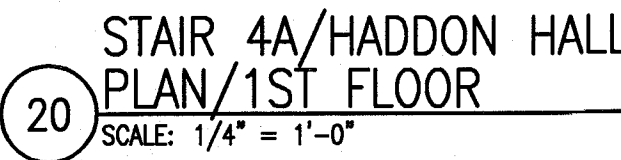
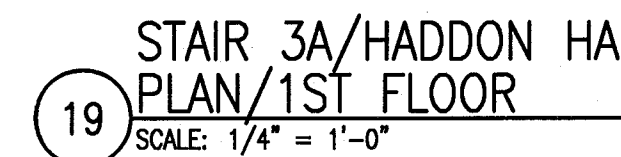
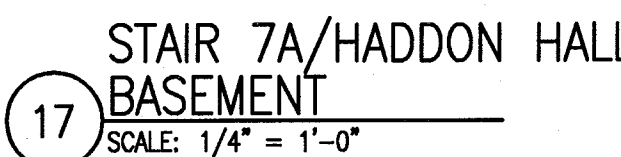
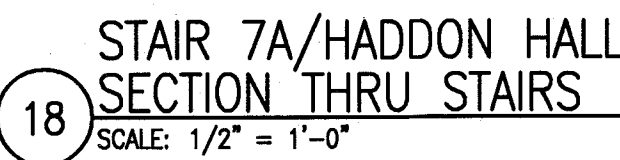
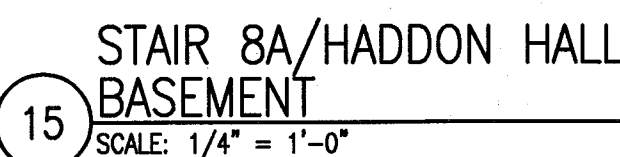
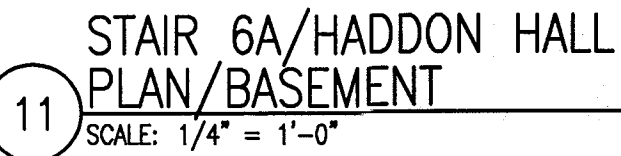
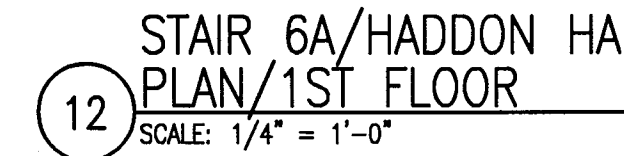
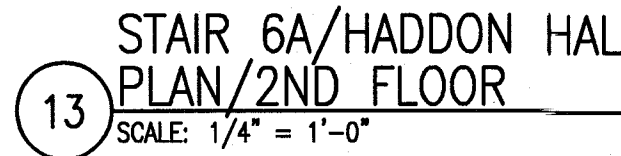
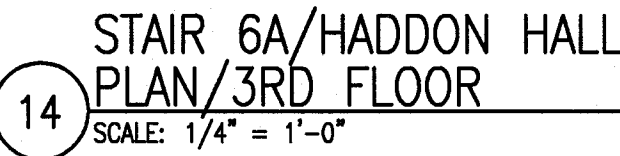
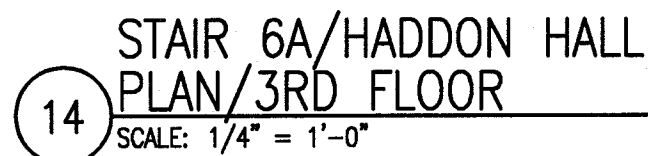
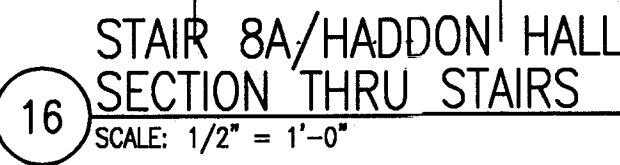
SHEET TITLE

STAIR PLANS AT HADDON HALL

SHEET NUMBER

A611

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 PRIVATE PROVIDER SERVICES, LLC <i>Construction Plans Review, Inspections, Testing & Consulting</i>		
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	FM	11-20-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

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

100% CONSTRUCTION DOCUMENT SET

SEAL
6-22-14
Jonathan Cardello
Lic. # AFS3391

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

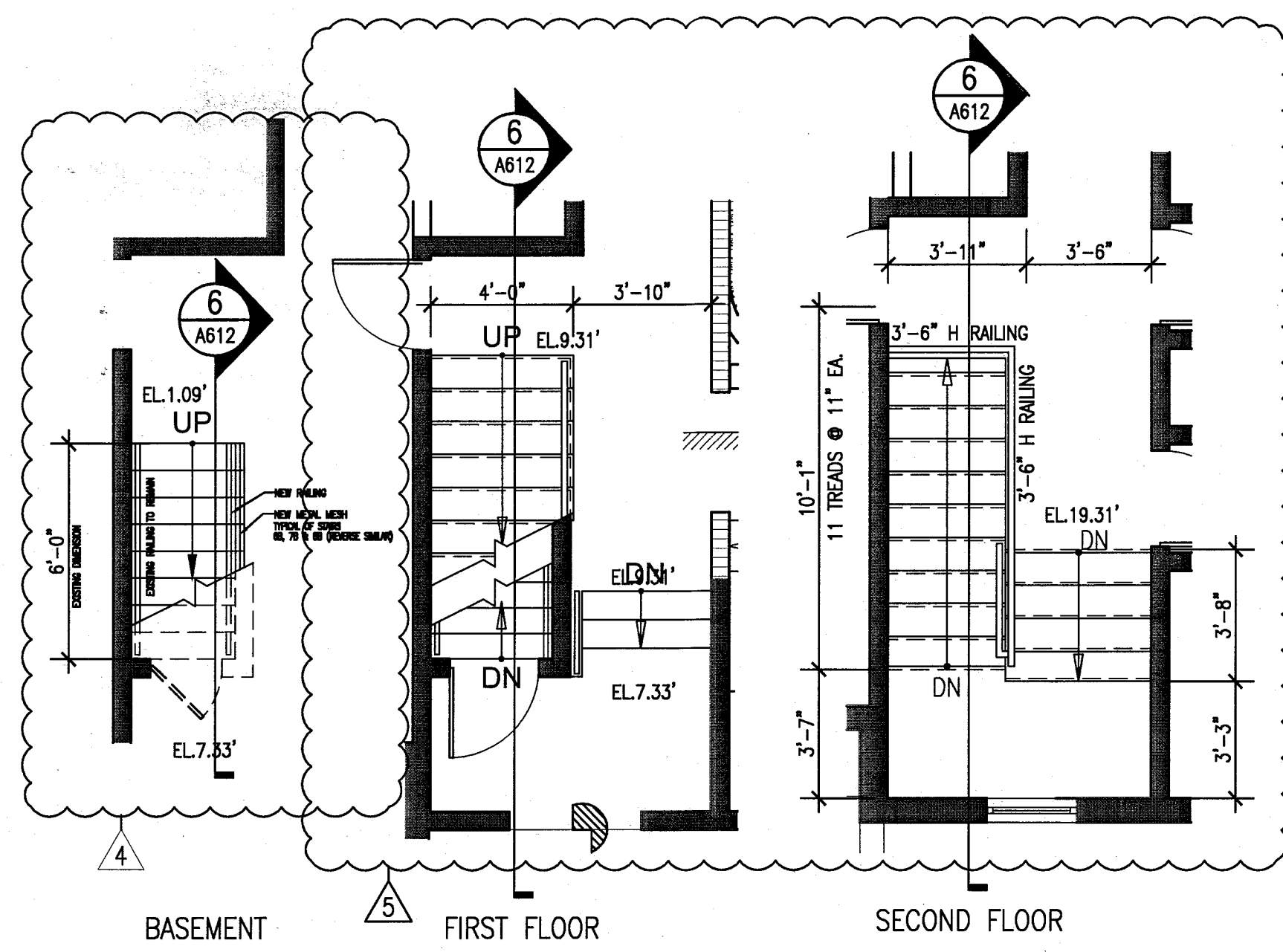
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STAIR PLANS AT CAMPTON

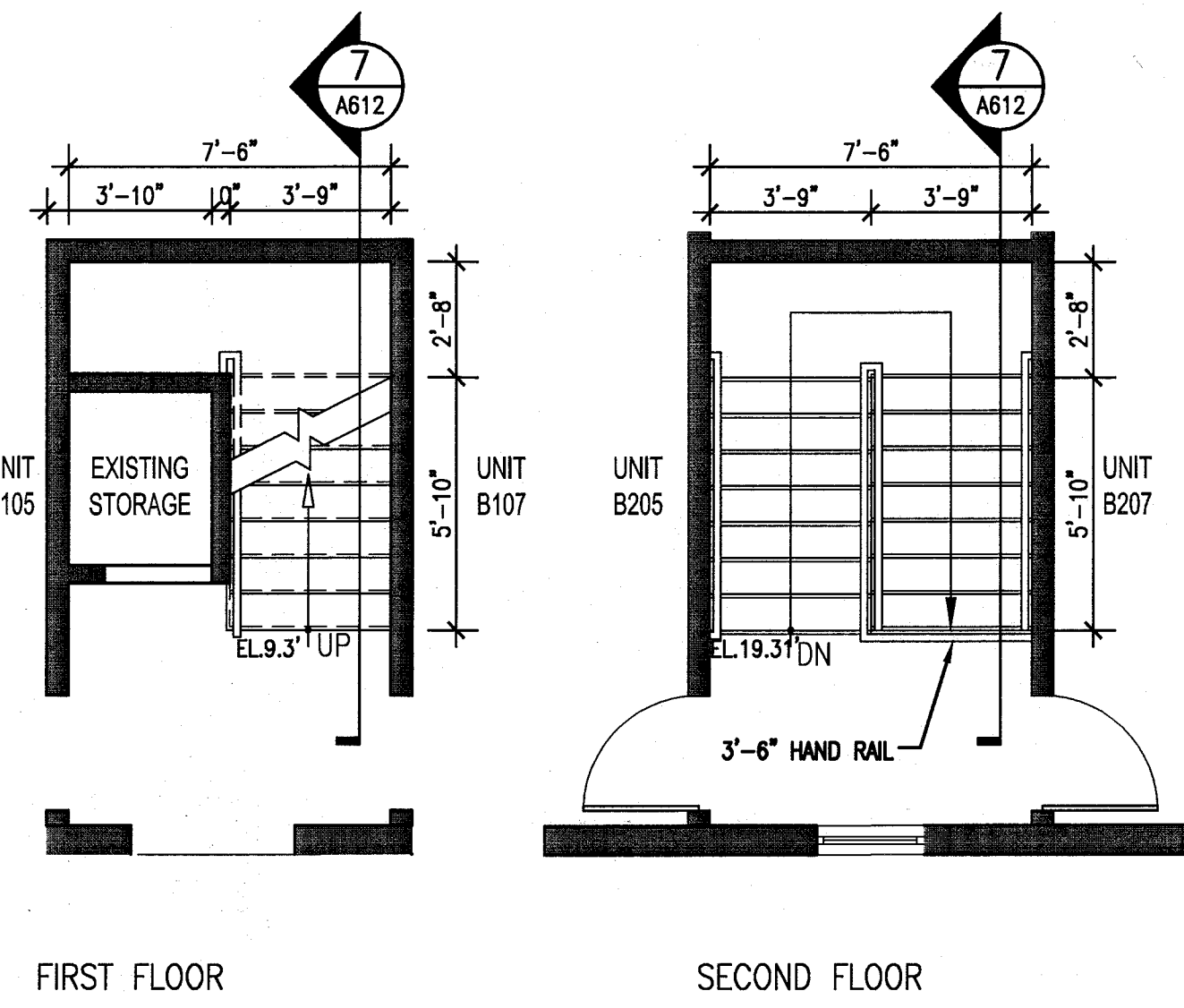
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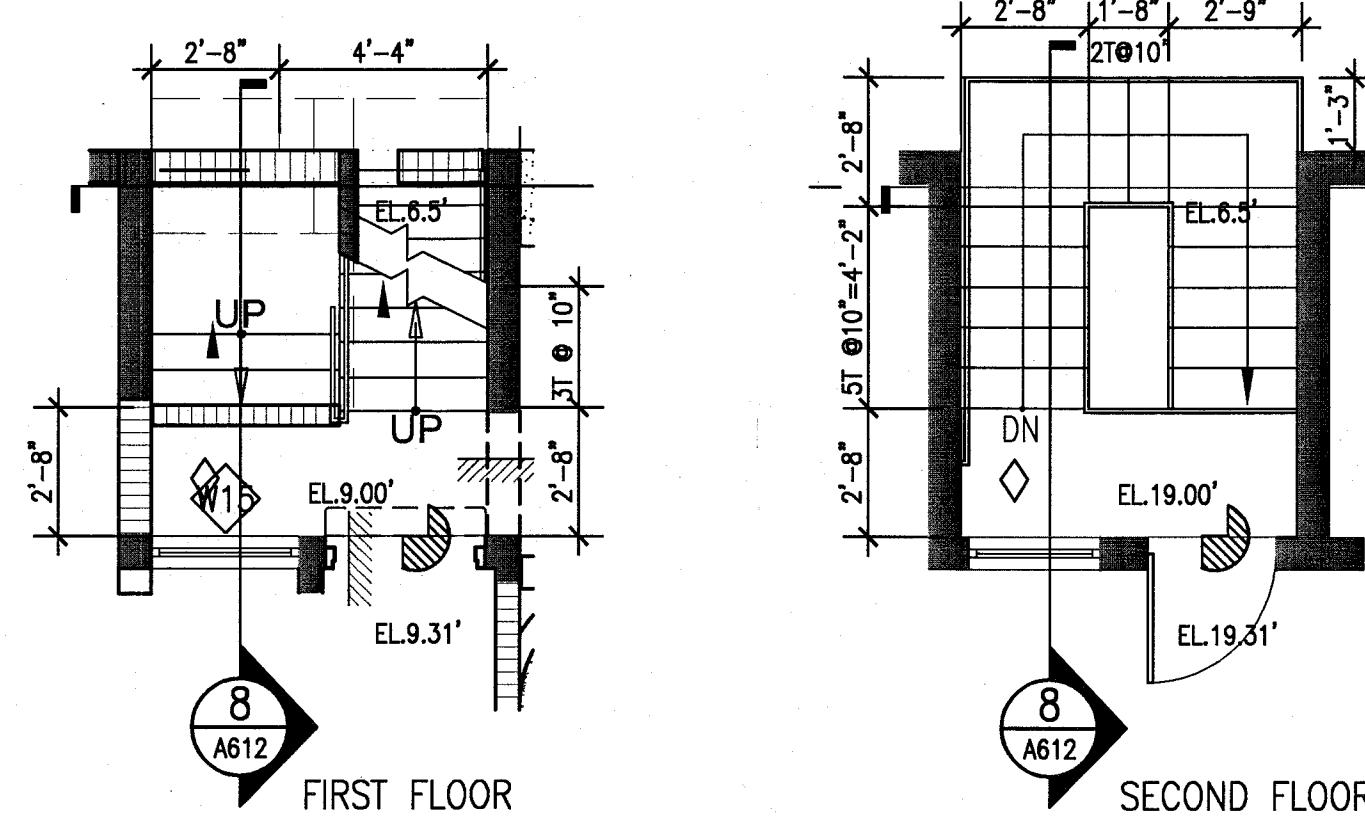
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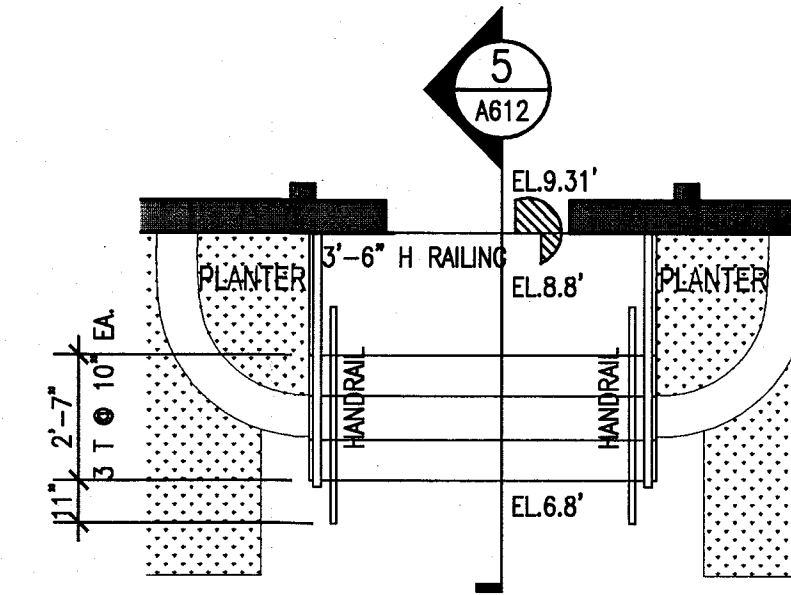
1 STAIR 6B & 11B (4B & 7B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



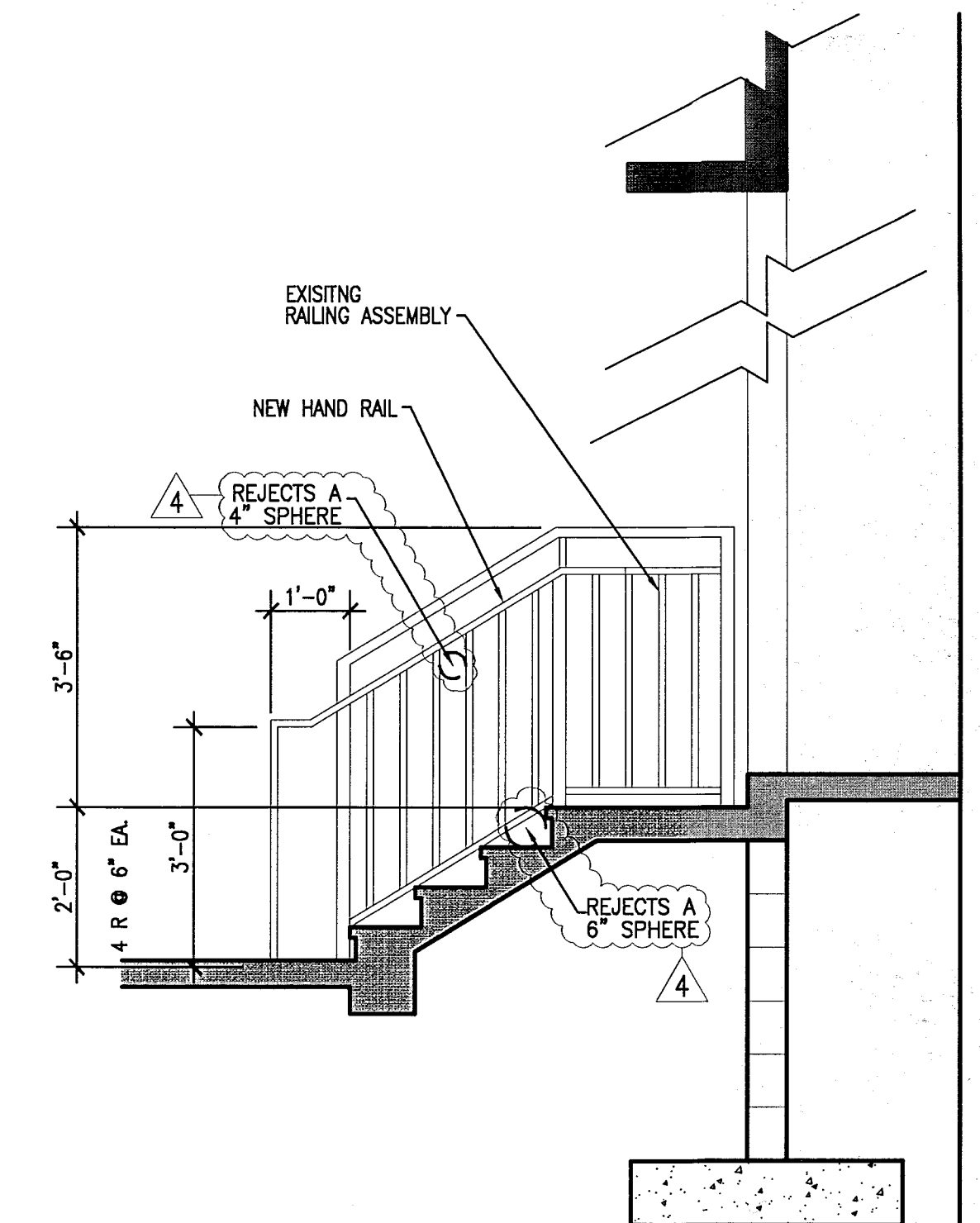
2 STAIR 5B & 10B
CAMPTON/ PLAN
SCALE: 1/4" = 1'-0"



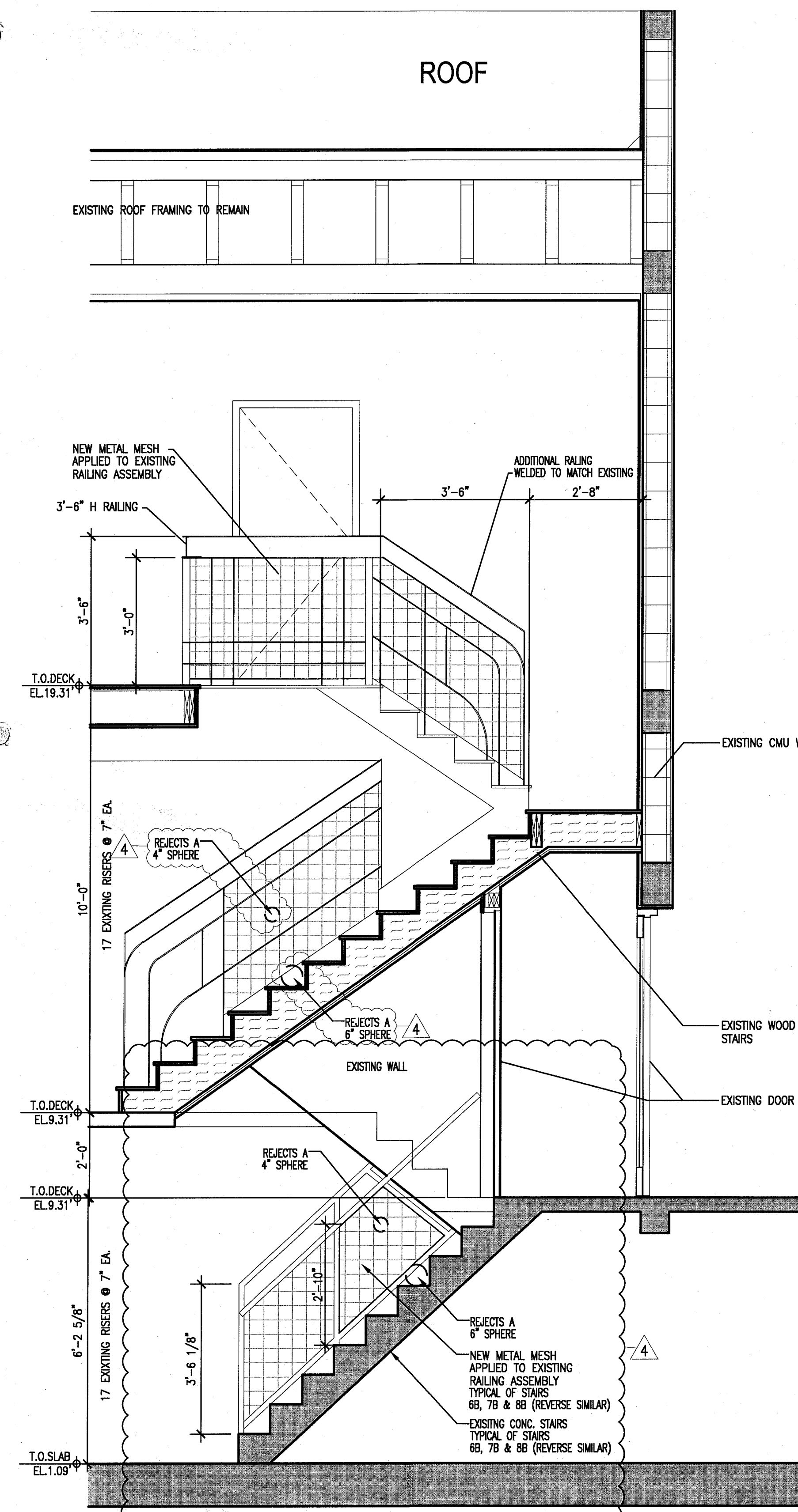
3 STAIR 1B, 3B & 9B (2B, 8B & 12B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



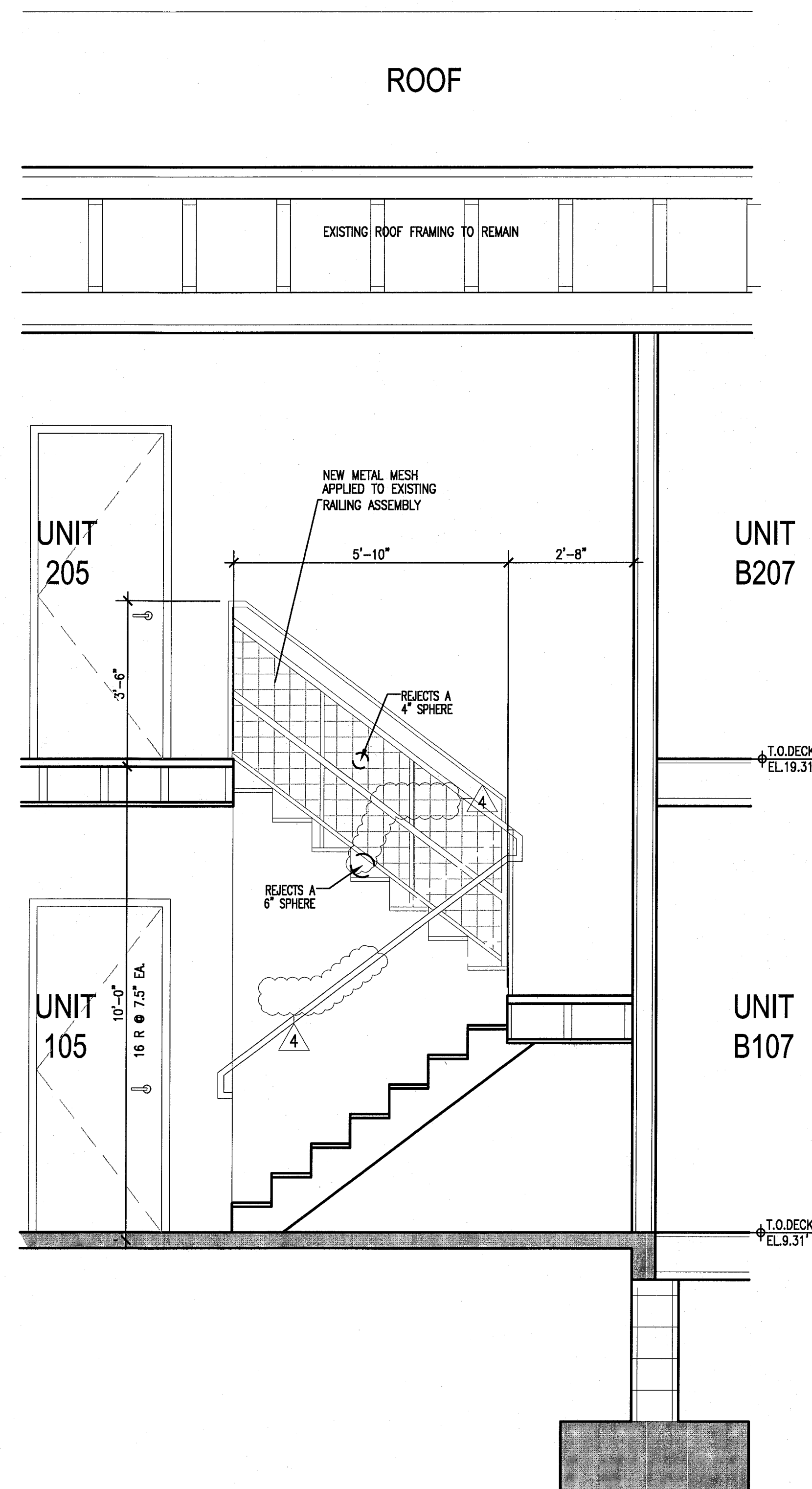
4 CAMPTON ENTRY STAIRS
PLAN
SCALE: 1/4" = 1'-0"



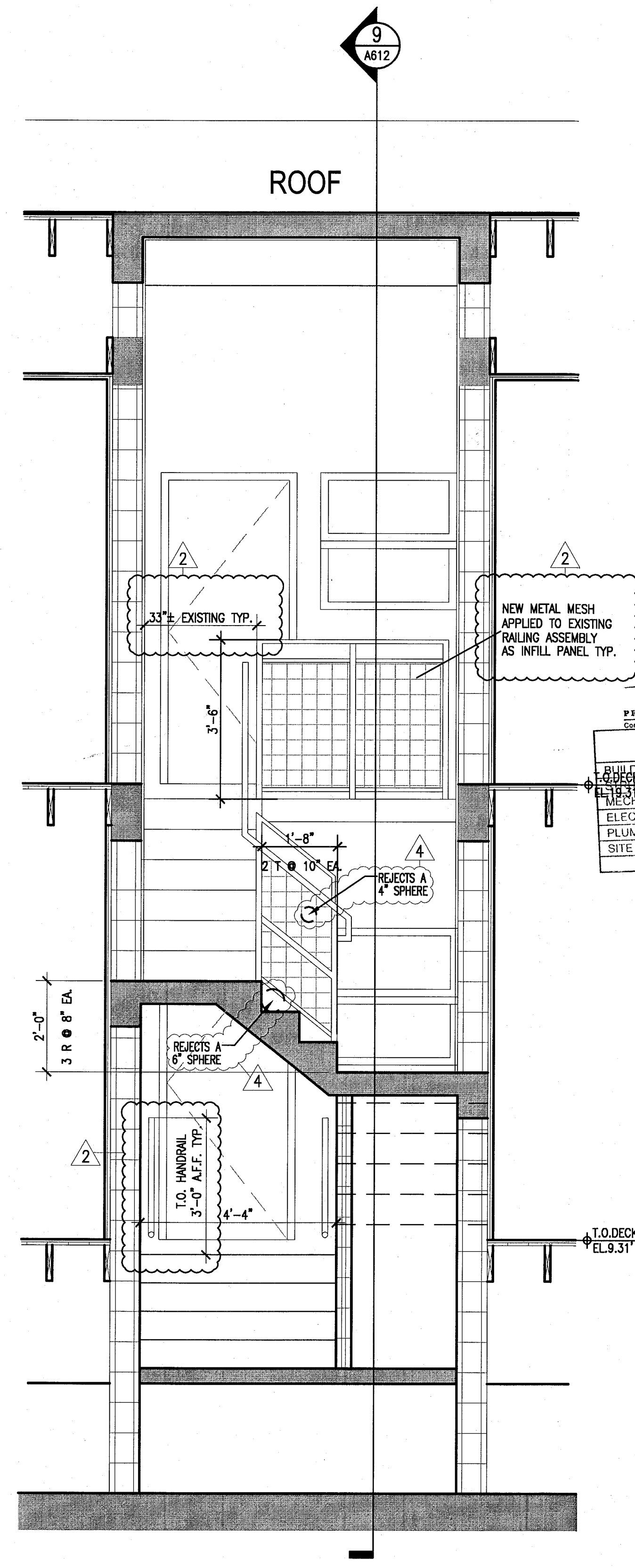
5 CAMPTON ENTRY STAIR
SECTION
SCALE: 1/2" = 1'-0"



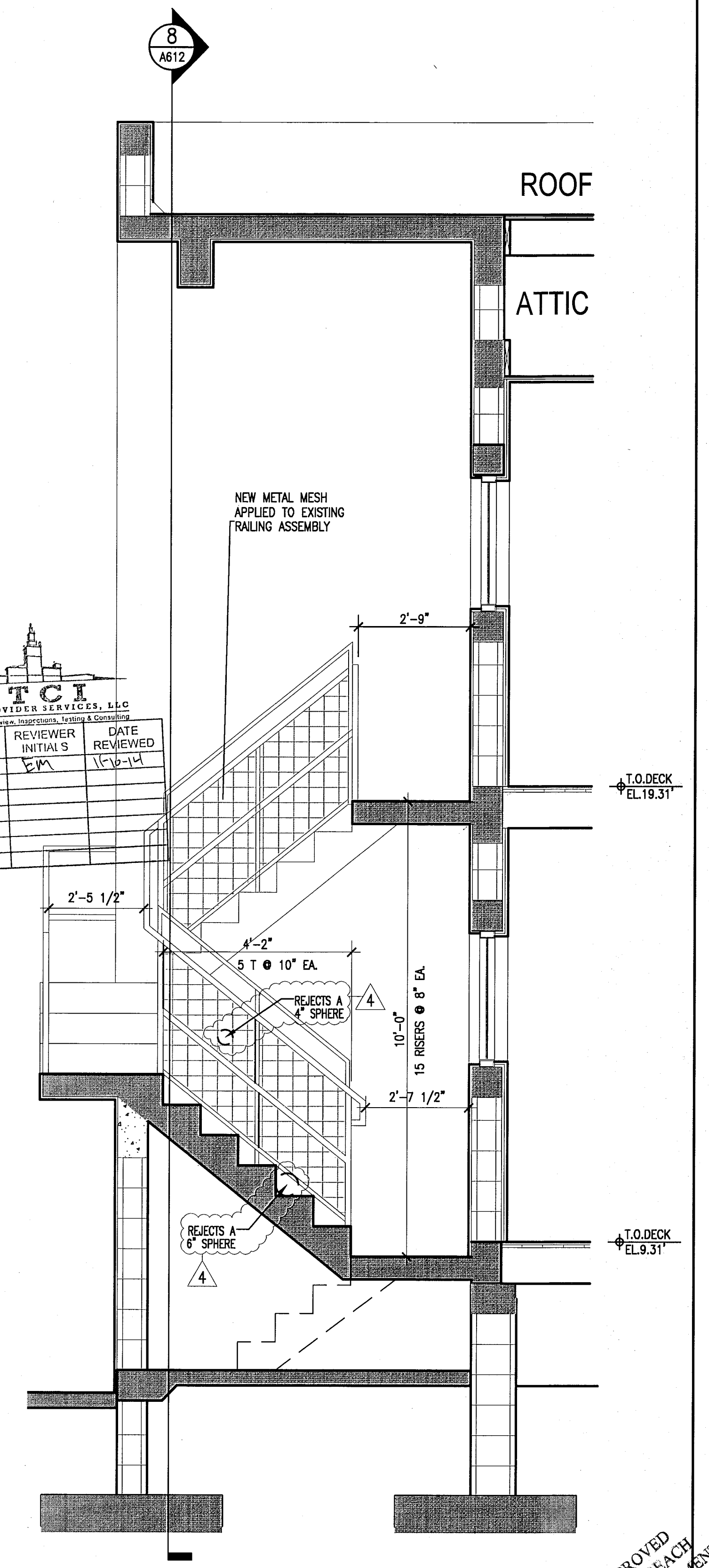
6 SECTION THRU STAIRS
6B & 11B AT CAMPTON
SCALE: 1/2" = 1'-0"



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

100% CONSTRUCTION DOCUMENT SET

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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

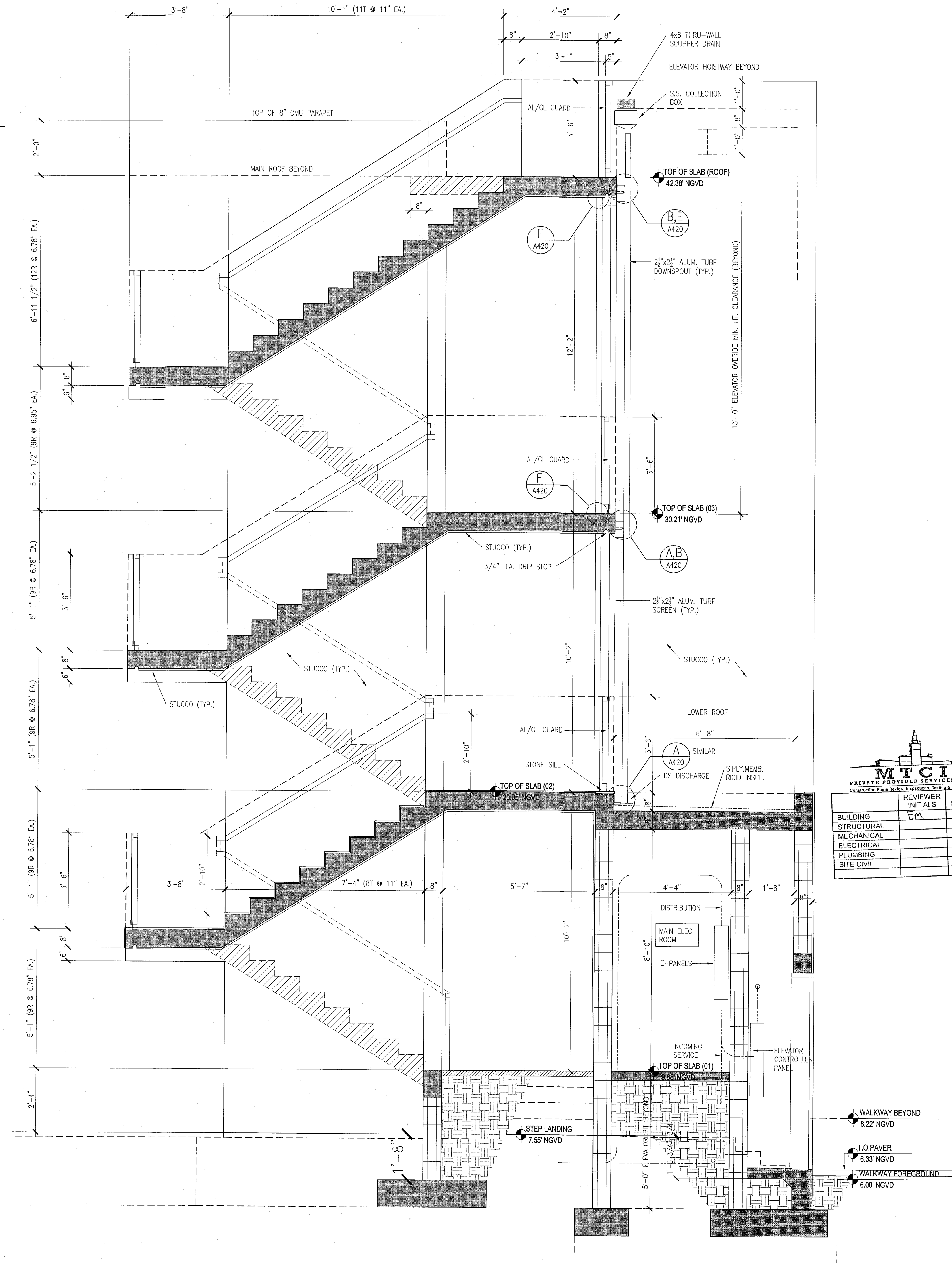
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SECTIONS THRU STAIRS #1 & #2 POOL SUITES (C)

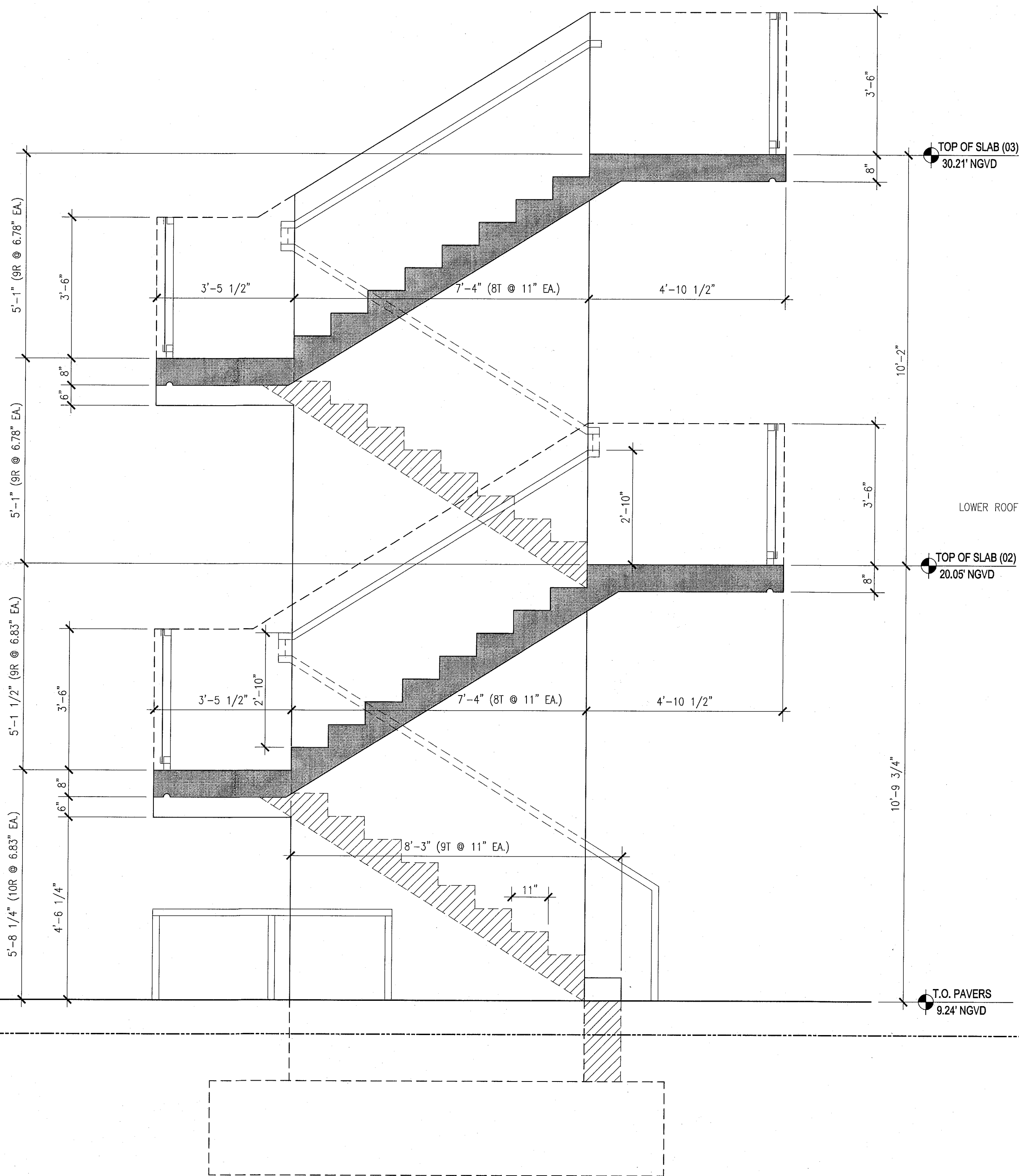
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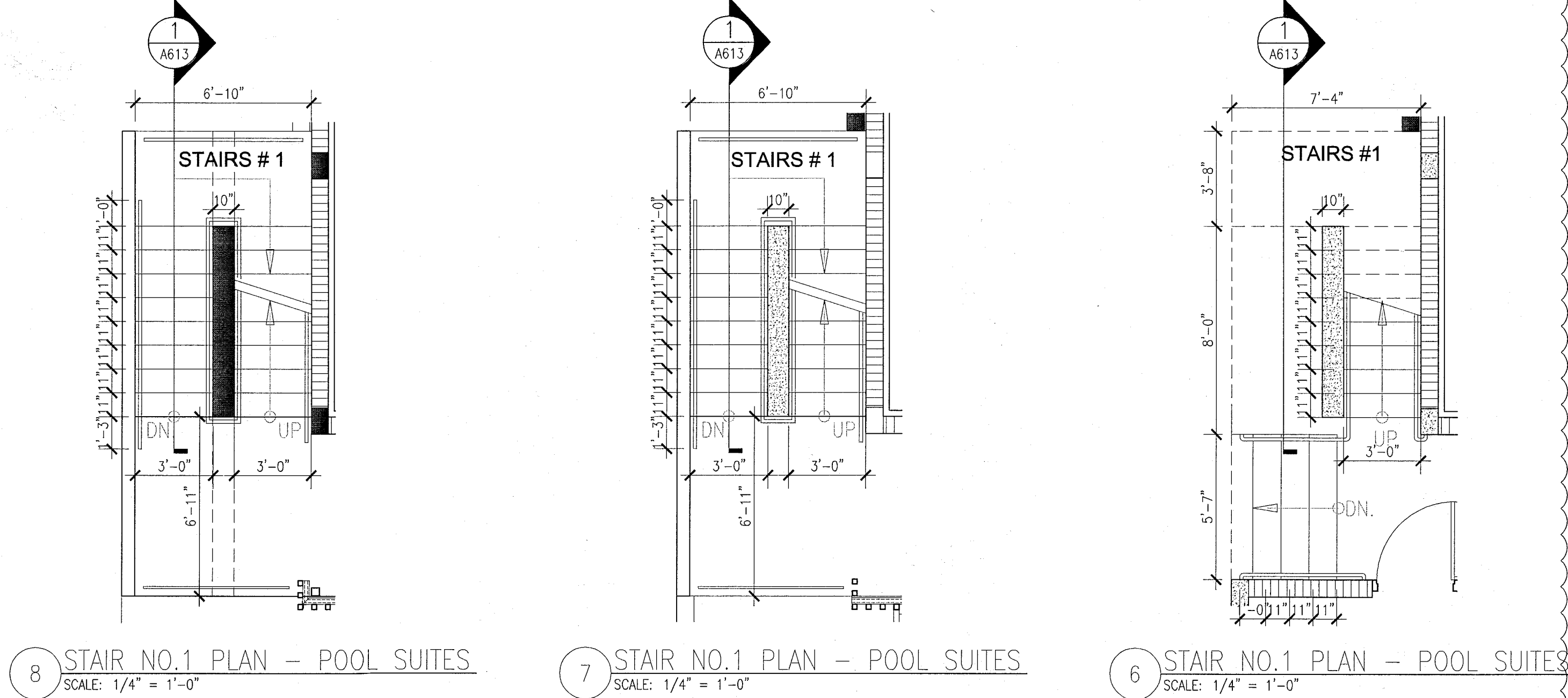
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1 STAIR NO.1 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"



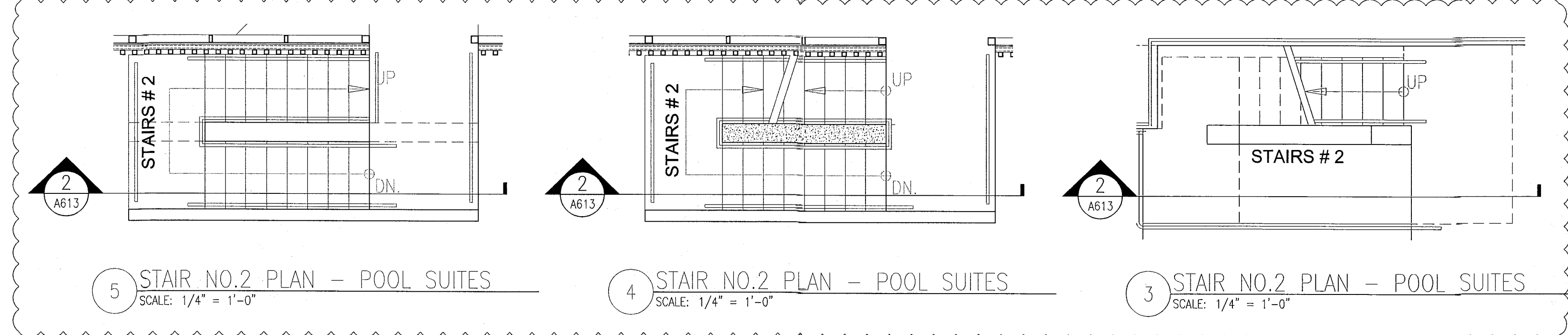
2 STAIR NO.2 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"



8 STAIR NO.1 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

7 STAIR NO.1 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

6 STAIR NO.1 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

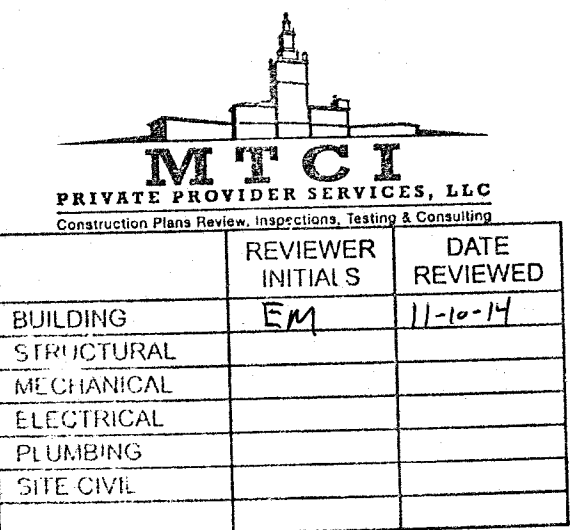


5 STAIR NO.2 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

4 STAIR NO.2 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

3 STAIR NO.2 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

MIAMI BEACH, FL

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STAIR TYP. DETAILS

SHEET NUMBER _____

A617

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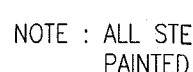
SCALE: 1" = 1'-0"



6 SCALE: 1" = 1'-0"



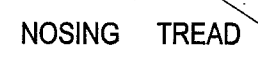
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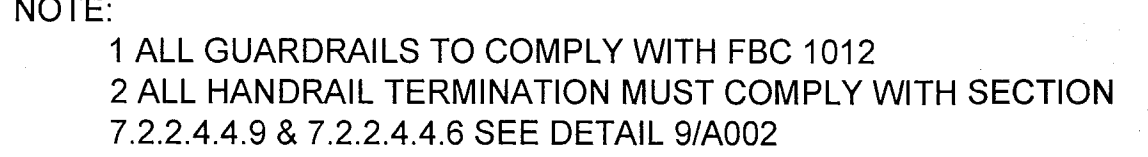
5) DETAIL AT
SCALE: 6" = 1'-0"



SCALE: 1" = 1'-0"

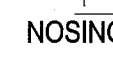


4. SCALE: $3/4" = 1'$



2) TYPICAL WALL
SCALE: 1" = 1' 0"

10 TREAD NOS



TYPICAL W.



7 DETAIL AT



DETAIL AT B

- 1 NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR
2 ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS
3 TO COORDINATE THE COMPLETE SCOPE OF WORK WITH
4 CONSTRUCTION DOCUMENTS.
- 5 IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET
6 LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN
7 OVER RIDE FOR REUSE.
- 8 ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF WET WALL
9 LOCATIONS TO BE GIC TYP.
- 10 GC TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/
11 TENANT.
- 12 ALL EXISTING OUTLETS TO REMAIN, U.O.N.
- 13 MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER &
14 SIGNAL POWER ELEVATION, U.O.N. REFER TO A7-51.
- 15 ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL
16 BUILDING CODES AND REGULATIONS.
- 17 LOCATION OF ALL POWER & SIGNAL DRIVES ARE TO BE
18 COORDINATED WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF
19 ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL
20 DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS
21 FOR EQUIPMENT REQUIREMENTS.
- 22 ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN
23 KITCHEN, COFFEE AREAS, TOILET ROOMS, ETC (WET AREAS) SHALL BE
24 GIC 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 ENGINEERED NOT MORE THAN 6" APART.
- 12 REFER TO DRAWING 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. DOUBLE DOORS OR DOORS WITH Sidelights, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
- 14 ALL WEP-3P 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	GFCI	OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT	3	THREE WAY SWITCH
	EXISTING BLOCK WALL TO REMAIN	4	NEW VOICE/DATA OUTLET	E	INDICATES EXISTING POWER/SIGNAL DEVICE
	NEW PARTITION	D	OUTLET-DEDICATED DUPLEX		
		1	RELOCATED THERMOSTAT		
	N.I.C. SHADING	P	NEW POWER OUTLET		
	EXISTING STRUCTURE	S	SWITCH		
	EXISTING DOOR TO REMAIN	PDP	OUTLET- CEILING COMBINATION POWER AND VOICE		
	NEW DOOR	TV	TELEVISION JACK		
	KEYNOTE INDICATOR	F	FLOOR QUAD		
		C	OUTLET - CEILING		

KEYPLAN	N.T.S.
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[illegible]

NORTH	SEAL

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Boston Miami

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

BASEMENT LEVEL POWER & SIGNAL PLAN

A700

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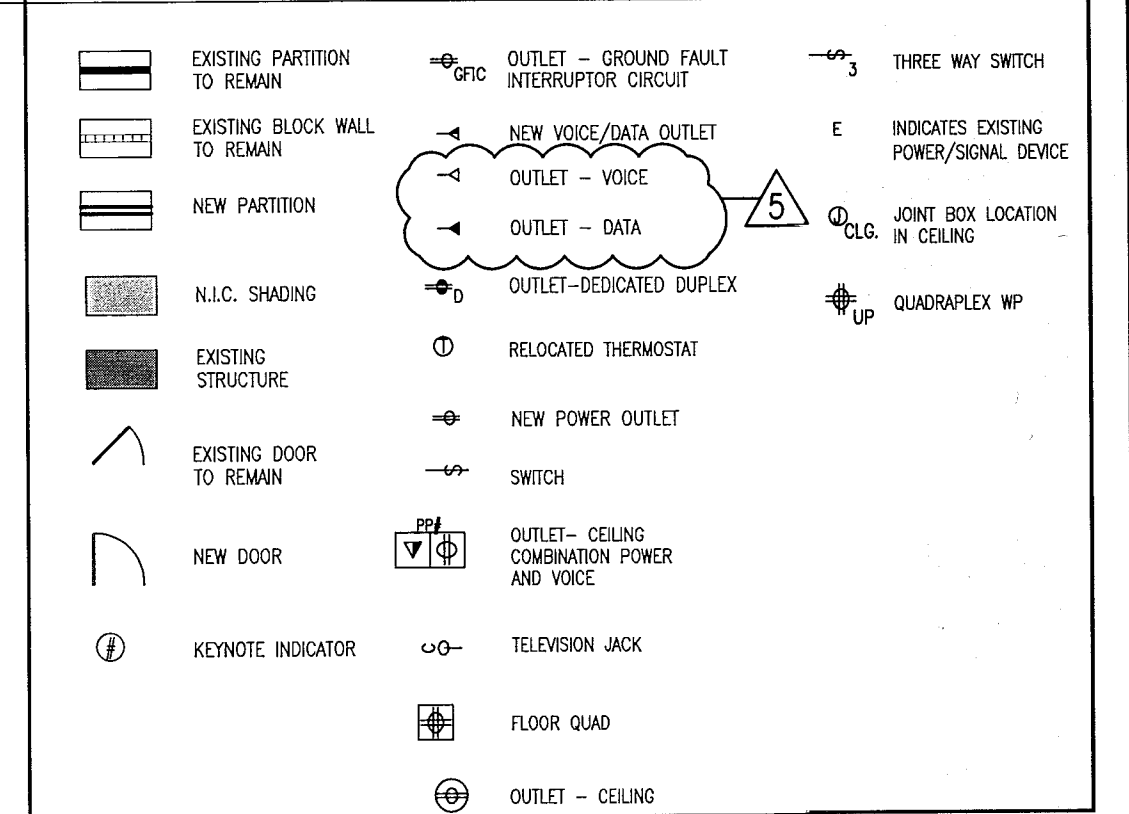
1 BASEMENT LEVEL POWER AND SIGNAL PLAN
SCALE: 3/32" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

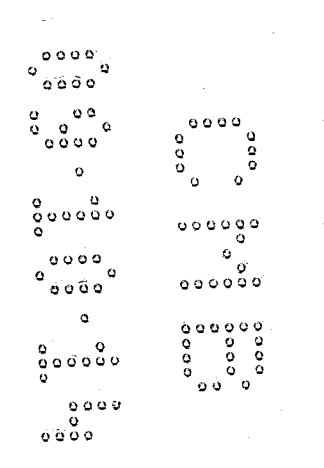
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER RISE FOR REUSE.
3. ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF NEW WALL LOCATIONS TO BE GFCI TYP.
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 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 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



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

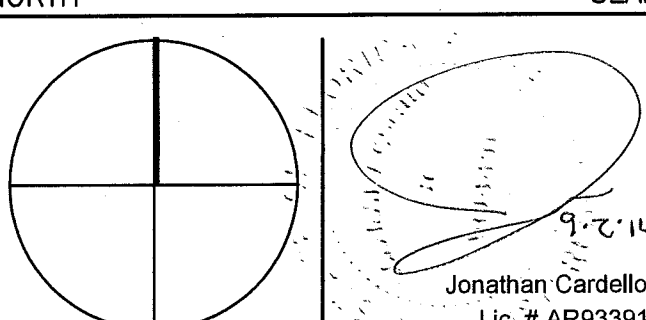


REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH



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JOB NUMBER: 13036.00

CHECKED BY:

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 VOLTAGE/AMPERE OUTLET
- OUTLET - VOICE
- OUTLET - DATA
- OUTLET - DECEASED 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

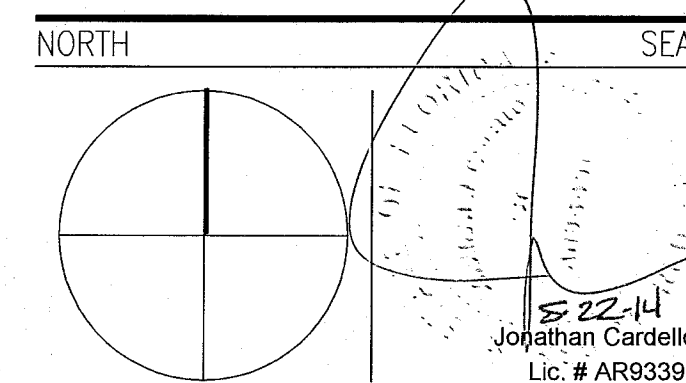
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET



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

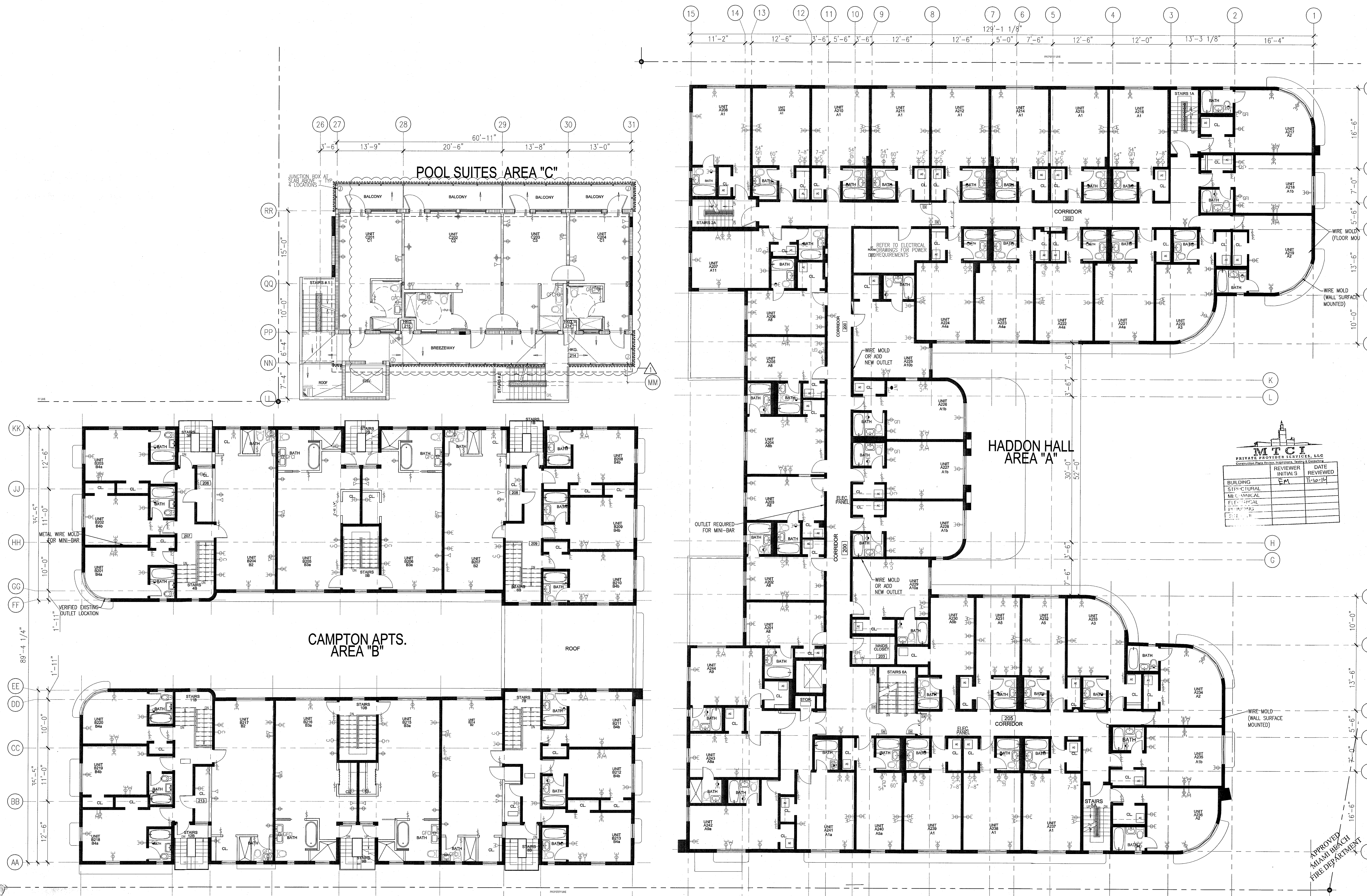
SHEET TITLE

SECOND FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A702

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

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 RIDE FOR REUSE.
3. ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF NEW WALL LOCATIONS TO BE GFCI TYPE.
4. GO 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. 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, THERMOSTAT, FIRE HORN, 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 SILENTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
14. ALL WEP-PP DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ADJACENT 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.L.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT
- NEW VOICE/DATA OUTLET
- OUTLET - VOICE
- OUTLET - DATA
- OUTLET - DEDICATED DUPLEX
- RELOCATED THERMOSTAT
- NEW POWER OUTLET
- SWITCH
- OUTLET - CEILING CONDUIT/POWER AND VOICE
- TELEVISION JACK
- FLOOR QUAD
- OUTLET - CEILING
- THREE WAY SWITCH
- INDICATES EXISTING POWER/SIGNAL DEVICE
- JOINT BOX LOCATION IN CLASH
- QUICK-RELEASE WP

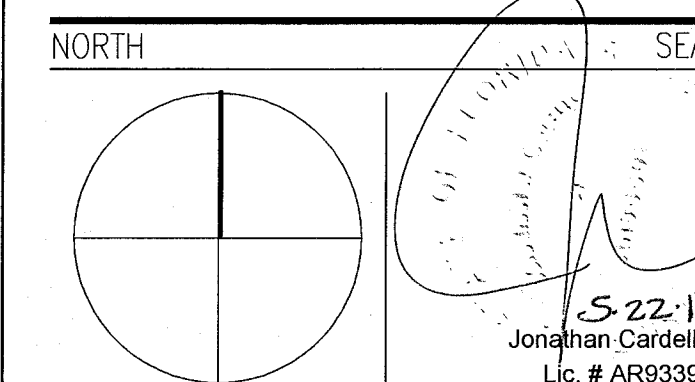
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KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET



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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

THIRD FLOOR
POWER & SIGNAL
PLAN

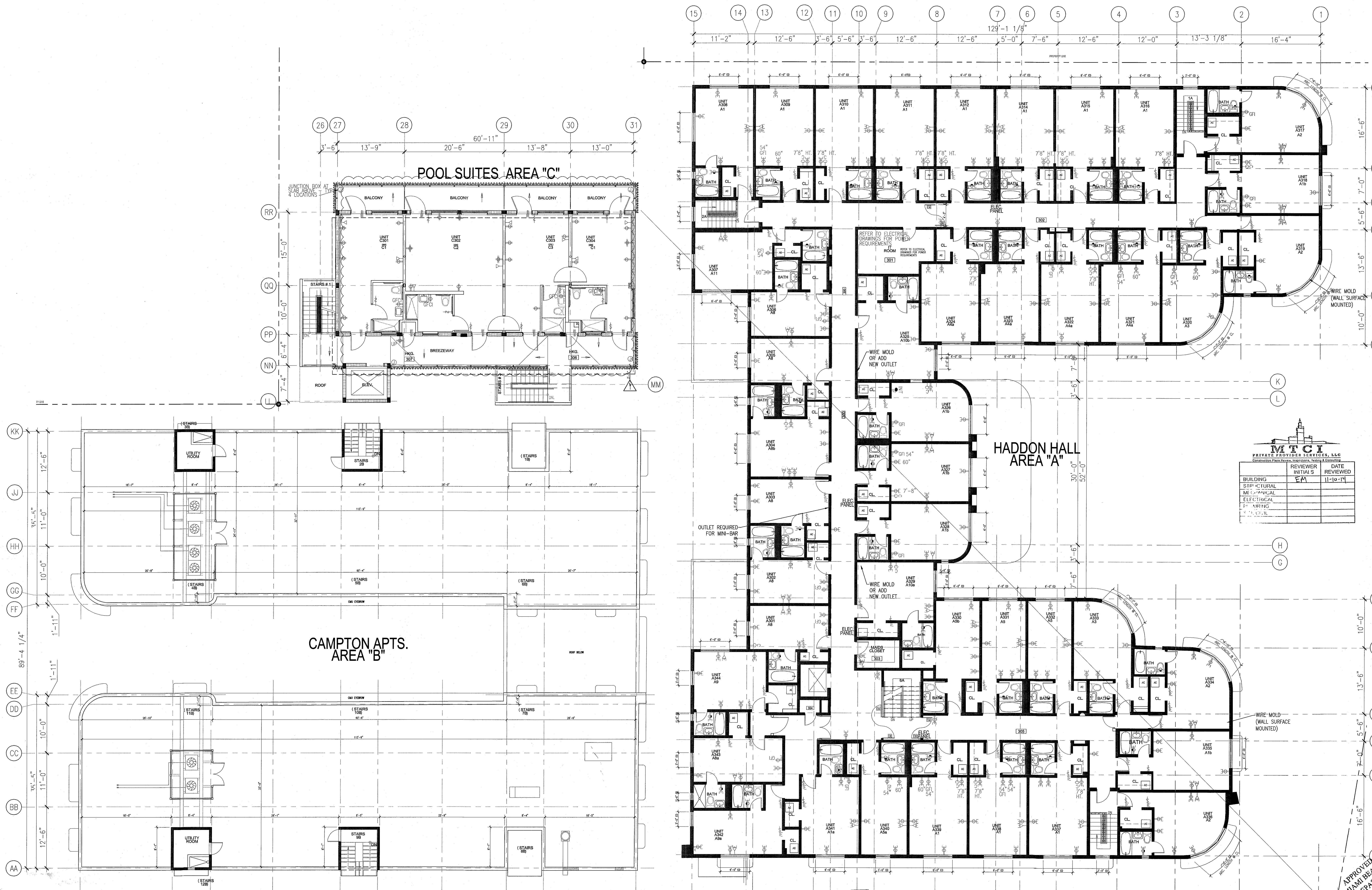
SHEET NUMBER

A703

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1 THIRD FLOOR POWER & SIGNAL PLAN

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



REVIEWER		DATE
INITIALS	S	11-10-14
BUILDING	STRUCTURAL	
METALLICAL		
ELECTRICAL		
MECHANICAL		
CIVIL		

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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- ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF WET WALL LOCATIONS TO BE GFCI TYP.
- GC TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/ TENANT.
- ALL EXISTING OUTLETS TO REMAIN, U.O.N.
- MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
- 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.
- 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).

- STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
- GROUP MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE GROUPED NOT MORE THAN 6" APART.
- REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMOSTAT, FIRE HORN, STROBE LIGHT, AND PHIL. STATION LOCATIONS AND REQUIREMENTS, U.O.N. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 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.
- ALL WET-TP DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ALIGNED ON CENTERLINE, U.O.N.
- WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
- 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

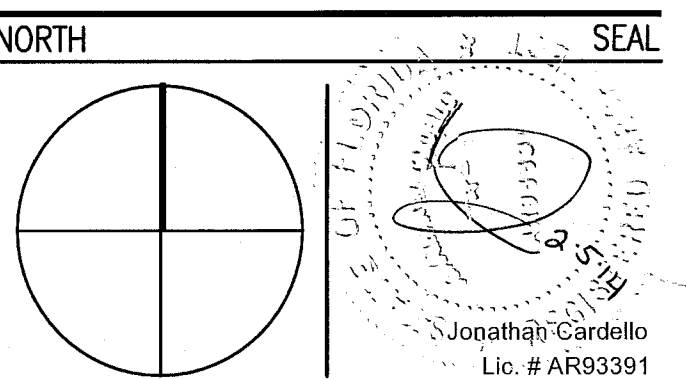
- | | | | | | |
|--|-------------------------------|--|--|--|--|
| | EXISTING PARTITION TO REMAIN | | OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT | | THREE WAY SWITCH |
| | EXISTING BLOCK WALL TO REMAIN | | NEW VOICE/DATA OUTLET | | INDICATES EXISTING POWER/SIGNAL DEVICE |
| | NEW PARTITION | | OUTLET-DEDICATED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

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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

PERMIT SET



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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 3/32" = 1'-0"

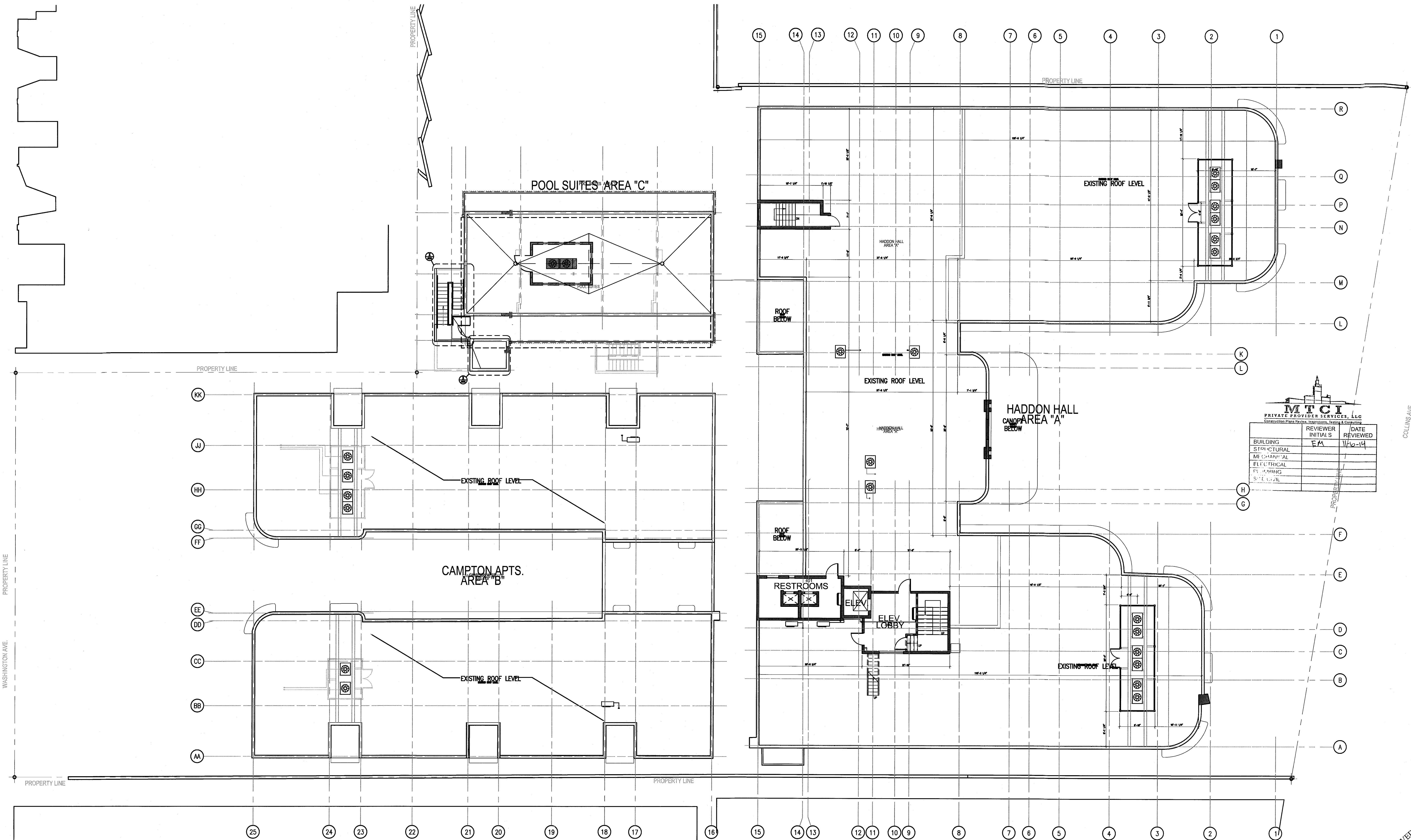
SHEET TITLE

ROOF LEVEL
POWER & SIGNAL
PLAN

SHEET NUMBER

A704

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

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