"HADDON HALL" ROOF EGRESS CALCULATIONS

MAXIMUM OCCUPANCY (FBC TABLE 1004.1.1 & NFPA TABLE 7.3.1.)

ROOM #	FUNCTION OF SPACE	OCCUPANCY	OCCUPANT LOAD FACTOR	GROSS FLOOR AREA	TOTAL OCCUPANTS (PERSONS)
400	ELEVATOR VESTIBULE	STORAGE (S-2)	300 GSF PER PERSON	238 GSF	1
401	STORAGE	STORAGE (S-2)	300 GSF PER PERSON	120 GSF	1
402	STORAGE	STORAGE (S-2)	300 GSF PER PERSON	118 GSF	1
	TOTAL				3 PERSONS

"HADDON HALL" ROOF EGRESS CAPACITY PER OCCUPANT SERVED (FBC TABLE 1005.1 & NFPA TABLE 7.3.3.1)

H2.1	H2.2	H2.3	CUMULATIVE TOTAL OCCUPANTS	MINIMUM REQ. WIDTH (LEVEL)	PROVIDED	MINIMUM REQ. WIDTH (STAIRWAY & RAMPS)	PROVIDED
22 OCC.			22 OCC./ 1 EXIT = 22 OCC./EXIT	22 OCC. @ 0.2/OCC. = 4.4"	36"	22 OCC. @ .3 OCC. = 6.6"	36"

4

NOTES:
1. FOR SPRINKLER HEAD LOCATION REFER TO FIRE PROTECTION DRAWINGS; SEE FP SHEETS
2. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING.
3. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.
4. ALL PAVING ALONG EGRESS PATH MUST COMPLY WITH F.F.P.C. 7.1.8.4
5. PROVIDE A SMOKE DETECTOR AND SOUNDER BASE AT EACH SIDE OF THE GUESTROOM DOOR AT UNIT NUMBERS: A101, A109, A123, A208, A2217, A236, A308, A317, A336 INTERCONNECT THEM TO INITIATE ALARMS IN UNISON. 1

LIFE SAFETY PLAN NOTES

1. ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS AND BARRIERS MUST BE BUILT ACCORDING TO THE UL-LISTED FIRE-RESISTANCE DIRECTORY'S DESIGNS.
2. ALL PENETRATIONS THROUGH SMOKE-RATED PARTITIONS AND BARRIERS MUST UTILIZE PRODUCTS TO RESIST THE PASSAGE OF AIR AND SMOKE. 4
3. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHERS) PER N.F.P.A 101 9.7.4.1. THE QUANTITY AND LOCATIONS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.
4. NO DUCTS, PIPING, OR CONDUITS WILL BE PERMITTED WITHIN THE EXIST STAIR ENCLOSURE UNLESS THEY SERVE THE STAIR.
5. LIFE SAFETY DRAWINGS TO SUPERCEDE ALL OTHER DISCIPLINES.
6. FIRE ALARM AND SPRINKLERS WORK IS INCLUDED WITHIN SCOPE OF THESE ROOMS. 4
7. EXISTING WALLS NOT IN SCOPE OF WORK UNLESS OTHERWISE NOTED WITH RATING SYMBOL
8. EXISTING SMOKE DETECTORS OCCUR IN ALL HADDON HALL AND CAMPTON APARTMENT GUESTROOMS. NEW SMOKE DETECTORS TO BE PROVIDED IN POOL SUITES BUILDING AND RECONFIGURED CAMPTON ROOMS 4
9. ANY GATES ALONG THE MEANS OF EGRESS MUST BE OPERABLE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.
10. ANY DOOR S SWINGING INTO THE REQUIRED MEANS OF EGRESS MUST BE SELF CLOSING

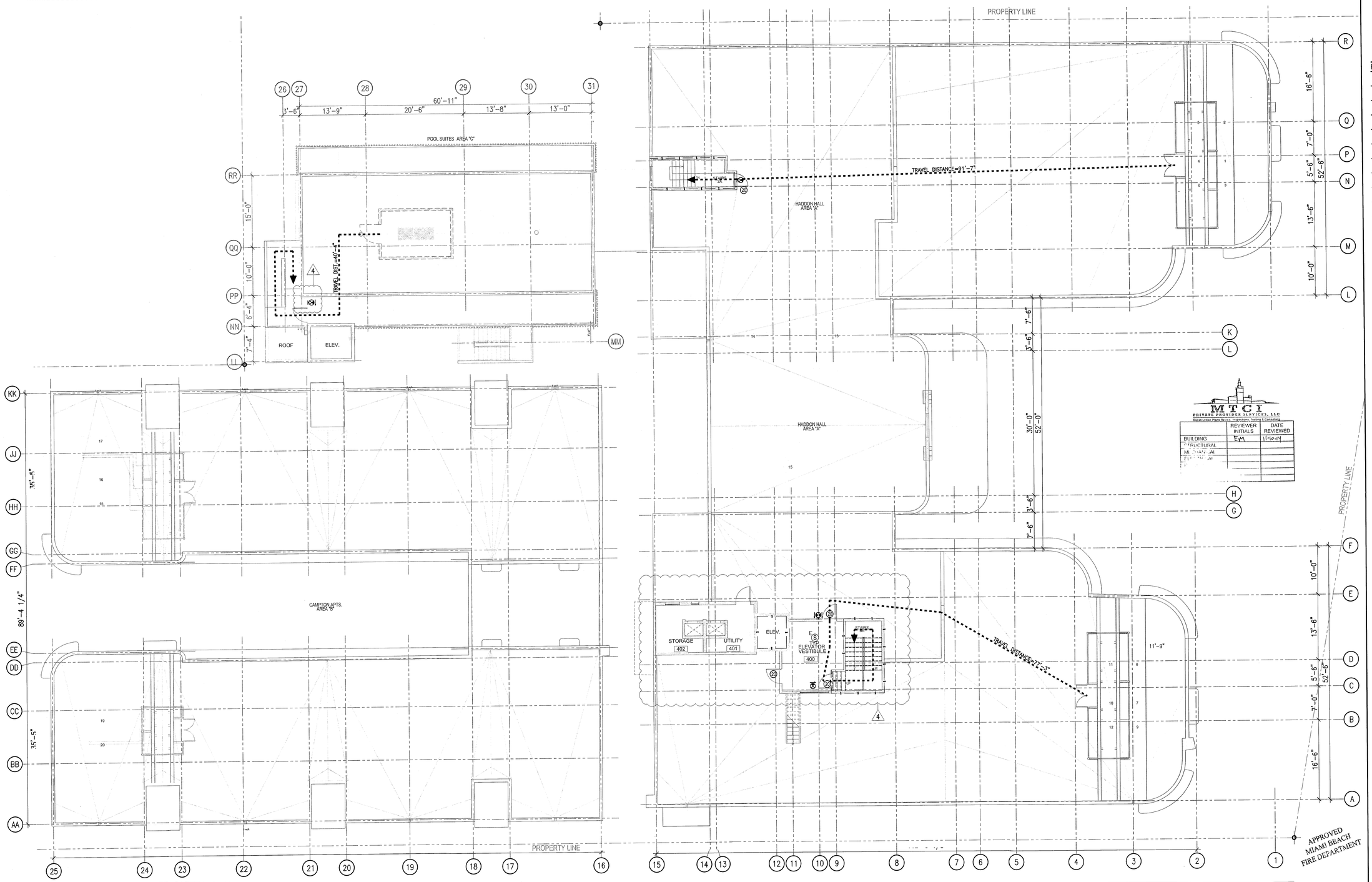
These drawings do not depict and/or provide design direction for specific fire protection systems within the City of Miami Beach. These drawings do indicate rated fire and fire/smoke barriers, rated horizontal and vertical exit enclosures, smoke partitions, exit access passageways and other fire and life safety architectural features as required by local authority having jurisdiction (City of Miami Beach Fire Department and City of Miami Beach Building Department), Florida Building Code, 2004 Edition (FBC), and the applicable codes and standards referenced within the FBC for the type occupancy.

These drawings provide general guidance to design professionals and indicate fire and fire/smoke separations for the purpose of designing smoke management zones, automatic suppression zones and emergency voice alarm communication zones which are to be in concert with architectural fire & life safety features, as required by code.

LIFE SAFETY PLAN LEGEND

- 1 — CUMULATIVE NUMBER OF OCCUPANTS ALONG EGRESS PATH
- B — FUNCTION OF SPACE
- 1500 SF — GROSS FLOOR AREA (SF)
- 15 — ROOM OCCUPANT LOAD FACTOR (TABLE 1004.1.1)
- B-1 — EXIT NUMBER
- 168 35" — USE/ # OF OCCUPANTS CAPACITY OF OCCUPANTS
- EXIT NUMBER
- ST1 — MINIMUM EGRESS WIDTH REQUIRED
- 32" — EGRESS WIDTH PROVIDED
- 60" — MINIMUM STAIR WIDTH REQUIRED
- 44" — STAIR WIDTH PROVIDED
- 144"
- S — SMOKE PARTITION 1
- 1 — ONE HOUR FIRE RATING
- 2 — TWO HOUR FIRE RATING
- 3 — THREE HOUR FIRE RATING
- 4 — FOUR HOUR FIRE RATING
- R — DOOR RESISTS THE PASSAGE OF SMOKE
- 20 — 20 MIN. RATED DOOR ASSEMBLY
- C 45 — 45 MIN. RATED CLASS "C" DOOR ASSEMBLY
- B 1.5 — 1 1/2 HR. RATED CLASS "B" DOOR ASSEMBLY
- A 3 — 3 HR. RATED CLASS "A" DOOR ASSEMBLY
- CEILING MOUNTED
- WALL MOUNTED
- 120 — 120 VOLT
- SP
- MH
- FEC — FIRE EXTINGUISHER CABINET
- FE — BRACKET MOUNTED FIRE EXTINGUISHER
- FIRE SPRINKLERS
- FIRE ALARM DEVICE VISUAL SIGNAL
- FIRE ALARM DEVICE COMBINATION SIGNAL
- FIRE ALARM SPEAKER SIGNAL
- HEAT DETECTOR
- WALL MOUNTED SMOKE DETECTOR
- CEILING MOUNTED SMOKE DETECTOR
- FIRE ALARM DEVICE PULL STATION
- FS — FLOW SWITCH
- TS — TAMPER SWITCH
- VB — VALVE BOX

REVISION 12a – MODIFICATIONS ONLY ON HADDON AND CAMPTON BUILDINGS
- DEMISING WALLS BETWEEN GUESTROOMS UNITS REVISED TO SHOW EXISTING ½-HOUR PARTITION
- DEMISING WALLS BETWEEN GUESTROOMS AND CORRIDORS REVISED TO SHOW EXISTING SMOKE PARTITIONS AT GUESTROOM CORRIDORS
- THE 20 MINUTE RATING HAS BEEN REMOVED FROM GUESTROOM CORRIDOR DOORS AS ONLY SMOKE TIGHT DOORS ARE REQUIRED
- STAIR ENCLOSURE IS SHOWN AS EN EXISTING 1-HOUR PARTITION
- DOORS AT EGRESS STAIRS HAVE BEEN LABELED AS 60 MINUTES
- EXISTING GUESTROOM DOORS OPENING INTO THE EGRESS STAIRS HAVE BEEN LABELED AS 60 MINUTES
- A 1-HOUR SEPARATION BETWEEN IT, STORAGE, AND HOUSEKEEPING ROOMS WITH A 45 MINUTE LABELED DOOR HAS BEEN NOTED THROUGHOUT 12a



1 FOURTH FLOOR – LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

MTCI PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Certifications

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

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	04-01-2014
12a	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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Boston Miami

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

SHEET TITLE

LIFE SAFETY PLAN
FOURTH FLOOR

SHEET NUMBER

LS-104

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July 16, 2014

HAND DELIVER:

Juan Melzoso – Fire Marshal
Miami Beach Fire Department
1701 Meridian Avenue
Miami Beach, FL 33130

HADDON HALL – MIAMI BEACH, FLORIDA
PROTECTION OF VERTICAL OPENING - ALTERNATIVE METHOD

Dear Chief Melzoso:

SLS Consulting, Inc. (SLS) has prepared this letter on behalf of Rockwood Capital LLC, and the Haddon Hotel design team (ADD, Inc. and Steven Feiler). The project is located at 1500 Collins Avenue in Miami Beach, Florida. The purpose of this letter is to outline a proposed *alternative method of approach* to achieve compliance with the intent of the applicable codes regarding an existing historic stair which extends from the Main Lobby vertically to each guestroom story.

Outlined below are the prescriptive methods of code compliance of the applicable codes for the project (i.e. 2010 Editions of the *Florida Building Code* (FBC) and the *Florida Fire Prevention Code* (FFPC)) which take into account allowances as a *historic building* and to outline the inherent and added fire protection and life safety features which are proposed in support of the *alternative method* request. It is understood that this letter, if endorsed by the City of Miami Beach Fire Department, will serve as an official project document and will be permanently affixed to the record plans for permit.

BACKGROUND DISCUSSION

The applicable codes for the project include the 2010 Editions of the FBC-*Existing Buildings* and FFPC. Based on discussions with the design and development team, it is the understanding of SLS Consulting, Inc. that the scope of work at Haddon Hall is intended to comply with the minimum requirements of the prescriptive codes (without deviation) with the lone exception of the proposed *alternative method of approach* (as described in this letter) regarding an existing unprotected vertical opening. A brief description of the existing Haddon Hall facility and the proposed improvements are provided in the bullets below:

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- **Historic Haddon Hall Building:** The existing Haddon Hall Hotel building (including its Main Lobby) is a designated *historic structure contributing to the City's historic character* by the City of Miami Beach Historic Preservation Board. The existing building contains three (3) stories of hotel guestrooms, Use Group R-1 *Residential* occupancy. Each of the three levels of guestrooms are served by three (3) exit stair enclosures (located in the NE, NW, and SE corners of the building) which are each protected by 1-hour fire resistance rated construction. There is a fourth stair (located in the SW part of the building) which runs unprotected and open to the corridors at each level. This open stair (which is a common feature within many vintage hotels in Miami Beach) forms the *vertical opening* condition addressed by this letter.

- **Historic Main Lobby:** The First Floor Level guestrooms are slightly elevated above the Main Lobby, another characteristic which is common in many vintage hotels on Miami Beach. Within the proposed scope of improvements (as approved by the Historic Preservation Board), is the "*preservation*" and/or "*restoration*" of the existing Main Lobby. Although it is intended that the guestroom corridors on the Second and Third Levels be separated (protected) from this existing "open stair" condition (in accordance with the applicable codes), it is understood by the design team (as expressed by the City of Miami Beach Historic Preservation Board) that enclosing or separating this stair from the First Floor landing would negatively impact the historic character of the Main Lobby.

PROTECTION OF VERTICAL OPENINGS - CODE REQUIREMENTS

Section 43.10.4.7.1 of the FFPC-2010 permits the following:

"*Stairways shall be permitted to be unenclosed in a historic building where such stairways serve only one adjacent floor.*"

Section 43.10.4.7.2 of the FFPC-2010 requires the following:

"*In buildings three or fewer stories in height, exit enclosure construction shall limit the spread of smoke by use of tight-fitting doors and solid elements; however such elements shall not be required to have a fire rating.*"

Section 29.3.1.1.1 of the FFPC-2010 requires the following:

"*Vertical openings shall be enclosed or protected in accordance with Section 8.6.*"

Section 29.3.1.1.2 of the FFPC-2010 permits the following:

"*Vertical openings in accordance with Section 8.6.8.2 shall be permitted.*"

Section 8.6.8.2 of the FFPC-2010 permits the following:

"*Unenclosed vertical openings not concealed within the building construction shall be permitted as follows:*

(1) Such openings shall connect not more than two adjacent stories (one floor pierced only).
(2) Such openings shall be separated from unprotected vertical openings serving other floors by a barrier complying with Section 8.6.5.
(3) Such openings shall be separated from corridors.
(4) N/A – refers to new construction only
(5) Such openings shall not serve as a required means of egress.

Section 7.1.3.2.1(1) of the FFPC-2010 requires the following:

"*The separation shall have a minimum one (1) hour fire resistance rating where the exit connects three (3) stories or less.*"

Code Interpretations regarding Deficiencies:

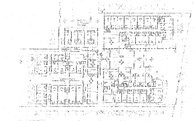
It is the opinion of SLS Consulting, Inc., that, based on the proposed design configuration by ADD Inc, the three (3) exit stair enclosures serving each guestroom corridor of the building shall limit the spread of smoke (in accordance with Section 43.10.4.7.2), and that the existing open stair, in the SW part of the building, should not be considered a required exit for the building.

Given the minimum construction classification of the existing building, Type 2B (0,0,0), it is understood the existing floor/ceiling assemblies at the corridors are not required to have a fire resistance rating. In light of this, it is the opinion of SLS Consulting, Inc., that the open stair condition, will be consistent with the intent of the requirements of Section 8.6.8.2, for an unprotected vertical opening, provided the stairs are separated from the corridors at the Second and Third Floors by smoke resistant construction.

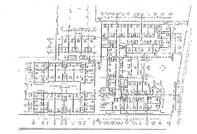
PROPOSED ALTERNATIVE METHOD OF APPROACH

The following fire protection and life safety features are proposed to be incorporated into the proposed design in order to provide an equivalent level of protection currently required by the FFPC:

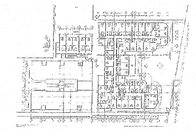
- Protect the three existing exit stair enclosures with one (1) hour fire resistance rated construction and door assemblies with 60-minute labels. Although Section 43.10.4.7.2 of the FFPC only requires exit enclosure construction to limit the spread of smoke by use of tight-fitting doors and solid elements, an increase in the level of fire protection and life safety is proposed by providing a fire resistance rating of one hour and the walls and door assemblies.
- Separate the existing unprotected vertical opening "open stair" from the guestroom corridors on the Second and Third Floors by construction which resists the passage of smoke. Although the stair opening connects the three (3) levels of the building, separation construction is proposed in order to isolate the vertical opening from the Second and Third Floors. Refer to the Figures on the next page.



Haddon Hall Hotel - First Floor Level
(yellow = corridor / green = vertical opening / orange = exit enclosure)



Haddon Hall Hotel - Second Floor Level
(yellow = corridor / green = vertical opening / orange = exit enclosure)



Haddon Hall Hotel - Third Floor Level
(yellow = corridor / green = vertical opening / orange = exit enclosure)

- Provide system connected smoke detectors within the First Floor guestroom corridor and Main Lobby. It is noted, that as a building protected throughout by automatic sprinklers, smoke detection is not required by the minimum requirements of FBC or the FFPC; however additional means of detection is proposed in order to provide occupants early warning in the event of a fire incident.
- Draft stops with closely spaced sprinklers designed in accordance with Section 8.14.4.3 of NFPA 13, *Standard for the Installation of Sprinklers* (2007) will be installed around the First Floor ceiling at the edge of the "open stair". Although draft stops are not required, since it is proposed the stair opening be isolated from the Second and Third Floors, these additional features of protection are proposed to further prevent the migration of smoke vertically within the SW historic stair. As part of the proposed configuration, the following requirements will be provided:
  - Draft stops to be located immediately adjacent to the opening at the First Floor;
  - Draft stops to be a minimum of 18-inches deep;
  - Draft stops will be of non-combustible or limited combustible construction that will stay in place before and during sprinkler operation.
  - Sprinklers will be spaced not more than six (6) feet apart and placed 6-inches to 12-inches from the draft stops on the sides opposite the opening.

CONCLUSION

It is understood the complexities and constraints inherent with these types of vintage hotels in Miami Beach, make an *alternative method of approach* an appropriate means for addressing existing construction conditions. In respect of this, and in an effort to "*preserve*" the historic character of the construction, it is the opinion of SLS Consulting, Inc., that the proposed fire protection features (described above), will provide a level of protection and safety which is equivalent to or greater than that currently required by the FFPC, and therefore request the City of Miami Beach Fire Department accept this alternate method of approach.

Please do not hesitate to contact us with any questions.

Very Truly Yours,
SLS Consulting, Inc.

Michael Sheehan, P.E.

Alternative Method Approval – Haddon Hall Hotel – Protection of Vertical Opening

City of Miami Beach Fire Department — Date 8/7/14

SLS #295 sls01014_SLS 295 Haddon Hall Hotel - Alternative Method of Approach – Protection of Vertical Opening

12

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October 01, 2014

HAND DELIVER:

Juan Melzoso – Fire Marshal
Miami Beach Fire Department
1701 Meridian Avenue
Miami Beach, FL 33130

HADDON HALL – MIAMI BEACH, FLORIDA
CLARIFICATION - PROTECTION AT EXIT ENCLOSURES

Dear Chief Melzoso:

SLS Consulting, Inc. (SLS) has prepared this letter on behalf of Rockwood Capital LLC, and the design team (ADD, Inc. and Steven Feiler), for the Haddon Hall project, located at 1500 Collins Avenue in Miami Beach, Florida. The purpose of this letter is to clarify the implementation of a previously approved *alternate method* and to clarify the code compliance and appropriateness of the existing construction with respect to the protection of exit *stairs* within the existing buildings in the Haddon Hall Hotel project.

The applicable codes for the project are the 2010 Editions of the *Florida Building Code* (FBC) and the *Florida Fire Prevention Code* (FFPC). Within each, special criteria is provided for existing structures designated as "*historic*" (more specifically, FBC-*Existing Buildings* and *Chapter 43* of the FFPC). It is understood that this clarification letter, upon endorsement from the City of Miami Beach Fire Department, will serve as an official project document and will be permanently affixed to the record plans for permit.

BACKGROUND DISCUSSION

Based on the documents submitted for permit (as prepared by the design team), it is the understanding of SLS Consulting, Inc. that the scope of work at Haddon Hall is intended to comply with the minimum requirements of the prescriptive codes (without deviation) with the lone exception of the previously approved *alternative method of approach* (copy provided in this letter) regarding the existing exit enclosures within the Main Building. A brief description of the existing Haddon Hall facility and the proposed improvements are provided below:

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- **Haddon Hall (Main) Building:** The existing Haddon Hall Hotel building (including its Main Lobby) is a designated *historic structure contributing to the City's historic character* by the City of Miami Beach Historic Preservation Board. The existing building contains three (3) stories of hotel guestrooms, Use Group R-1 *Residential* occupancy. Each of the three levels of guestrooms are served by three (3) exit stair enclosures (located in the NE, NW, and SE corners of the building) which are each protected by 1-hour fire resistance rated construction (consisting of cast-in-place concrete). There is a fourth stair (located in the SW part of the building) which is a convenience stair and is to be protected by non-rated smoke barriers at the second and third levels (as described in the previously approved *alternate method of approach* letter).

PREVIOUSLY APPROVED *ALTERNATIVE METHOD OF APPROACH*

The following fire protection and life safety features are to be incorporated into the proposed design in order to provide an equivalent level of protection currently required by the FFPC:

1) Protect the three existing exit stair enclosures with one (1) hour fire resistance rated construction and door assemblies with 60-minute labels. Although Section 43.10.4.7.2 of the FFPC only requires exit enclosure construction to limit the spread of smoke by use of tight-fitting doors and solid elements, an increase in the level of fire protection and life safety is proposed by providing a fire resistance rating of one hour and the walls and door assemblies.
2) Separate the existing unprotected vertical opening "open stair" from the guestroom corridors on the Second and Third Floors by construction which resists the passage of smoke. Although the stair opening connects the three (3) levels of the building, separation construction is proposed in order to isolate the vertical opening from the Second and Third Floors.

- **Compton Buildings:** The existing Compton Buildings (located directly behind the Main Building) is actually two buildings (North and South Wing) which mirror each other. Both of these structures are also designated as *historic structures contributing to the City's historic character* by the City of Miami Beach Historic Preservation Board. The existing Compton buildings contain only two (2) stories each, of hotel guestrooms, Use Group R-1 *Residential* occupancy. Within the scope of work of the North Wing, a few of the first floor guestrooms are proposed to be converted to accessory assembly spaces for all hotel guests of the Haddon Hall facility. Each of the wings of the Compton Buildings are segmented into three (3) separate cores (East, West and Central). Both the East and West cores contain two (2) exit stairs connected by a common corridor. The Central core of each wing contains two (2) exit stairs which are not connected by a common corridor.

CLARIFICATION OF CODE COMPLIANCE

The following code excerpts are provided to help demonstrate full compliance with the minimum requirements at each of the exit stairs within the Compton Buildings:

Section 43.10.4.7.1 of the FFPC-2010 permits the following:

"*Stairways shall be permitted to be unenclosed in a historic building where such stairways serve only one adjacent floor.*"

All existing stairs within the Compton Buildings serve only one adjacent floor.

Section 43.10.4.7.2 of the FFPC-2010 requires the following:

"*In buildings three or fewer stories in height, exit enclosure construction shall limit the spread of smoke by use of tight-fitting doors and solid elements; however such elements shall not be required to have a fire rating.*"

Within each East and West core of the Compton Buildings, where the exit stairs are connected by a common corridor, at least one exit stair is separated from the corridor by non-rated smoke barriers and doors which restrict the passage of smoke.

Within each Central core of the Compton Buildings, where the exit stairs are <u>not</u> connected by a common corridor, both exit stairs are separated from the remaining building by non-rated smoke barriers and doors which restrict the passage of smoke.

Section 29.3.1.1.4 of the FFPC-2010 permits the following:
"*In buildings two or fewer stories in height, unprotected openings shall be permitted by the authority having jurisdiction to continue to be used where the building is protected throughout by an approved automatic sprinkler system…*"

Per Table 1018.1 of the FBC-2010:
Corridors, in Group R occupancies, which serve no more than 10 occupants, shall <u>not</u> require a fire-resistance rating.

Section 1022.1 *Exception* 1 of the FBC-2010 permits the following:
"*In all occupancies, other than Group H and I occupancies, a stairway is not required to be enclosed when the stairway serves an occupant load of less than 10 and… the stairway is open to not more than one story above its level of exit discharge.*"

Within each East and West core of the Compton Buildings, the corridor serves an occupant load of no more than 10 occupants and the exit stair (open to the corridor) serves an occupant load of less than 10 occupants. As such, the open stair and corridor are permitted to be separated from the remaining building by non-rated smoke barriers and doors which restrict the passage of smoke. It is noted, based on visual observation by SLS Consulting, Inc., that the existing gypsum lath and plaster on wood framing provides wall assemblies (at both the corridors and exit stairs) which constitute adequate construction methods to effectively resist the passage of smoke.

12a

CONCLUSION

It is understood, that often times, the complexities and constraints inherent within vintage hotels, such as the Haddon Hall facility in Miami Beach, makes it necessary for the implementation of an *alternate method* or to provide a *code compliance clarification* in order to support design approaches during rehabilitation efforts. In respect of this, and in an effort to "*preserve*" the historic character of the construction, it is the opinion of SLS Consulting, Inc., that the proposed design approaches (detailed above and as previously approved) will provide a level of protection and safety which is equivalent to or greater than that currently required by the FFPC, and therefore request the endorsement and acceptance, from the City of Miami Beach Fire Department, for use in this project.

Please do not hesitate to contact us with any questions.

Very Truly Yours,
SLS Consulting, Inc.

Michael Sheehan, P.E.

Haddon Hall Hotel – Protection of Exit Stairs (Main Building & Compton Buildings)

City of Miami Beach Fire Department — Date 10/2/14

SLS #295 tr_100114_SLS 295 Haddon Hall Hotel – Clarification - Protection of Exits

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN — N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12a	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH — SEAL

10·9·14
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Boston Miami

M T C I
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

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

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

SHEET TITLE

FIRE SAFETY ALTERNATIVE METHOD APPROVAL

SHEET NUMBER

LS105

10 — NEW SHEET

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GENERAL DEMOLITION NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GC IS TO COORDINATE THE COMPLETE SCOPE OF WORK FOR DEMO WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAME OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
3. WHEN DEMOLISHING MATERIALS NEXT TO ABUTTING MATERIALS, CARE MUST BE TAKEN TO AVOID DAMAGING ELEMENTS TO REMAIN. G.C. WILL BE RESPONSIBLE FOR ALL REPAIRS.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION CONSTRUCTION AREA.
5. COORDINATE DEBRIS REMOVAL WITH OWNER. ALL DEBRIS REMOVAL MUST BE PREFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT PROCEDURES AND DERM REQUIREMENTS.
6. FIRE ALARM DEVICES (SMOKE DETECTORS AND HORNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS AND CEILING.
7. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED.
8. DISCONNECT AND MAKE SAFE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED BOXES, DEVICES AND WIRING IDENTIFIED FOR REMOVAL.
9. RELOCATION OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICES OWNER OR TENANT AS REQUIRED.
10. ALL STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION PER 207 FBC 3310. PROVIDE TEMPORARY STAIRWAY FLOOR NUMBERS SIGNS PER 2007 FBC 3310.3.
11. IF APPLICABLE, ALL EXISTING FLOOR MOUNTED OUTLETS TO BE REMOVED SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR ACCEPT NEW FLOOR COVERINGS.
12. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THTE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
13. 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.
14. REMOVE ALL MISCELLANEOUS UNUSED CLIPS, ANCHORS, ETC. FROM MASONRY, WALLS, COLUMNS, BEAMS, AND DECKS.
15. ~~PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE TO FLORIDA~~ BUILDING CODE 2010, SECTION 3309.
16. THESE DEMOLITION DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
17. INTENT IS TO REMOVE EVERYTHING NECESSARY TO ALLOW NEW CONSTRUCTION TO BE ACCOMPLISHED. SEE DRAWINGS SHOWING PROPOSED NEW CONSTRUCTION.
18. REMOVE AND LEGALLY DISPOSE OF THE FOLLOWING UNLESS OTHERWISE NOTED: ALL DEBRIS, CEILINGS, FURNITURE, FIXED OR REMOVABLE EQUIPMENT, PIPING, PLUMBING, CONDUIT, LOOSE FINISH MATERIALS, DOORS, FRAMES, WINDOWS, PARTITIONS AND STAIRS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
19. PRIOR TO CARRYING OUT DEMOLITION WORK, ALL EXISTING FRAMING MUST BE EXPOSED. ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR INSPECTION OF EXISTING CONDITIONS. REMOVAL OF EXISTING SUPPORTS FOR REMAINING FLOOR FRAMING WILL REQUIRE SHORING OF THESE MEMBERS AND ADDITION OF NEW BEAMS AND POSTS AS REQUIRED BY STRUCTURAL ENGINEER. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND WALL BRACING AND SHALL CARRY OUT ALL REVISIONS REQUIRED BY EXISTING FIELD CONDITIONS.
20. REMOVE ALL FLOOR AREAS AND STRUCTURE WHERE NOTED ON DRAWINGS. NO NEW MASONRY OPENINGS ARE TO BE MADE OR STRUCTURE REMOVED PRIOR TO NOTIFYING STRUCTURAL ENGINEER.
21. NO NEW MASONRY OPENINGS ARE TO BE MADE OR STRUCTURE REMOVED PRIOR TO NOTIFYING STRUCTURAL ENGINEER.
22. LOCATION OF NEW OPENINGS ARE SHOWN ON DRAWINGS.
23. WHERE CONCRETE OR MASONRY WORK IS REQUIRED TO BE CUT, CUTTING SHALL BE DONE BY ABRASIVE, WHEELS, SAWS, OR CORNING. NO JACKHAMMERS WILL BE ALLOWED ON THESE AREAS UNLESS APPROVED BY THE ARCHITECT.
24. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM SITE AS THEY ARE REMOVED.
25. ALL DEMOLITION TO BE PROPERLY DISPOSED OF, UNLESS OTHERWISE NOTED.
26. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
27. PROVIDE RAILS AND OTHER PROTECTIONS REQUIRED BY OSHA, THE STATE FLORIDA, AND THE FLORIDA BUILDING CODE 2010, SECTION 3303.2.
28. PROTECT EXISTING FINISHES, TRIM, AND FIXTURES TO REMAIN. I.E. WOOD AND TERRAZZO FLOORS, RUNNING TRIM DECK HANDRAILS, ETC.
29. ALL WORK NOTED TO BE REMOVED, CUT DOWN OR DISMANTLED SHALL BE DONE IN SUCH A MANNER AS TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE.
30. THE DEMOLITION CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY OF VERIFYING CONDITIONS AT THE JOB TO PROVIDE FOR A SAFE AND ORDERLY PERFORMANCE OF THE WORK.
31. UNDER NO CONDITION SHALL ANY EXISTING FOUNDATION BE UNDERMINED OR ANY STRUCTURAL MEMBER ALTERED IN ANY WAY THAT WILL ADVERSELY EFFECT THE EXISTING WORK TO REMAIN.
32. WORK UNDER THIS CONTRACT SHALL BE THE FULL RESPONSIBILITY FOR THE DEMOLITION CONTRACTOR; AND NO ACT, DIRECTION OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT OR HIS CONSULTANTS SHALL CHANGE OR EFFECT THE CONTRACTORS RESPONSIBILITY IN THIS MATTER.
33. STORE ITEMS TO BE RELOCATED AS SHOWN AND PROTECT FROM DAMAGE.
34. CAP IN ACCORDANCE WITH CODE ALL ABANDONED PLUMBING, GAS & ELECTRICAL LINES, ETC.
35. ALL WALLS AND CEILINGS TO BE STRIPPED BACK TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
36. EXISTING HVAC TO REMAIN UNLESS OTHERWISE NOTED.
37. BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION.
38. IF APPLICABLE, ANY ASBESTOS REMOVAL SHALL COMPLY WITH FLORIDA BUILDING CODE 2010, SECTION 105.9
39. PROVIDE SANITARY FACILITIES DURING CONSTRUCTION, REMODELING OR DEMOLITION IN ACCORDANCE TO FLORIDA BUILDING CODE 2010, SECTION 3305.1.
40. A MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING AND/OR ALTERATION IN ACCORDANCE TO FLORIDA BUILDING CODE 2010, SECTION 3310.2.
41. ASBESTOS REMOVAL DISCLOSURE STATEMENT: STATE LAW REQUIRES ASBESTOS ABATEMENT TO BE DONE BY LICENSED CONTRACTORS.

12 12a

DEMOLITION SHEET NOTES

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
2. INTERIOR PARTITIONS TO BE DEMOLISHED
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS
4. CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
5. SELECT DEMOLITION OF INTERIOR AND EXTERIOR WALLS FOR NEW PROCEDURE
6. SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM
7. FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/ OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE.
8. REMOVE EXISTING PLUMBING FIXTURES
9. EXISTING FLOOR MATERIAL TO BE DEMOLISHED IN SELECT AREA; NEW FLOOR TO BE INSTALLED AT NEW FLOOR ELEVATION
10. REMOVE EXISTING WINDOW AND FRAME PATCH AND PAINT TO MATCH EXISTING FINISH
11. EXISTING WOOD FRAMED FOOT BRIDGE TO BE DEMOLISHED IN ITS ENTIRETY
12. HARDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN).
13. HARDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN)
14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR.
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.
17. EXISTING RETAINING WALL TO BE REMOVED IN ITS ENTIRETY.
18. EXISTING DOOR AND FRAMES TO BE REMOVED.
18A. EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE.
19. ROOFING TO BE REMOVED AND REDONE
20. ROOF SYSTEM AND FRAMING TO BE DEMOLISHED.
21. CONCRETE STEPS TO BE REMOVED.
21A. EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR UG UTILITY INSTALLATION IN AREAS OF WORK.
22. CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY.
23. CONCRETE CURB TO BE DEMOLISHED.
24. EXISTING CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN.
25. EXISTING COPING TO BE REMOVED.
26. REMOVE CONCRETE POOL DECK TILES.
27. EXISTING METAL RAIL TO BE REMOVED.
28. EXISTING POOL SHOWER TO BE RECONFIGURED
29. EXISTING WALL TO REMAIN IN ITS ENTIRETY.
30. POLE SIGN TO BE RESTORED.
31. EXISTING OVERHANG TO REMAIN
32. REMOVE EXISTING CHAIN-FENCING AND BARBED WIRE
33. REMOVE EXISTING THRU-WALL A/C UNIT. PATCH AND PAINT TO MATCH EXISTING FINISH
34. REMOVE EXISTING GLASS BLOCK PANELS.
35. REMOVE EXISTING WINDOW BARS, PATCH AND PAINT TO MATCH EXISTING.
36. REMOVE EXISTING WHEELS STOPS.
37. REMOVE EXISTING PAVING.
38. REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT.
39. REMOVE EXISTING TV ANTENA
40. REMOVE EXISTING CONCRETE BALUSTRADE
41. CONCRETE POST TO REMAIN
42. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL – POOLSIDE
43. DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A101.
44. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
45. BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING. REMOVE EXISTING METAL RAILING
46. EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
47. REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT
48. REMOVE WOOD DECK AND WOOD JOIST

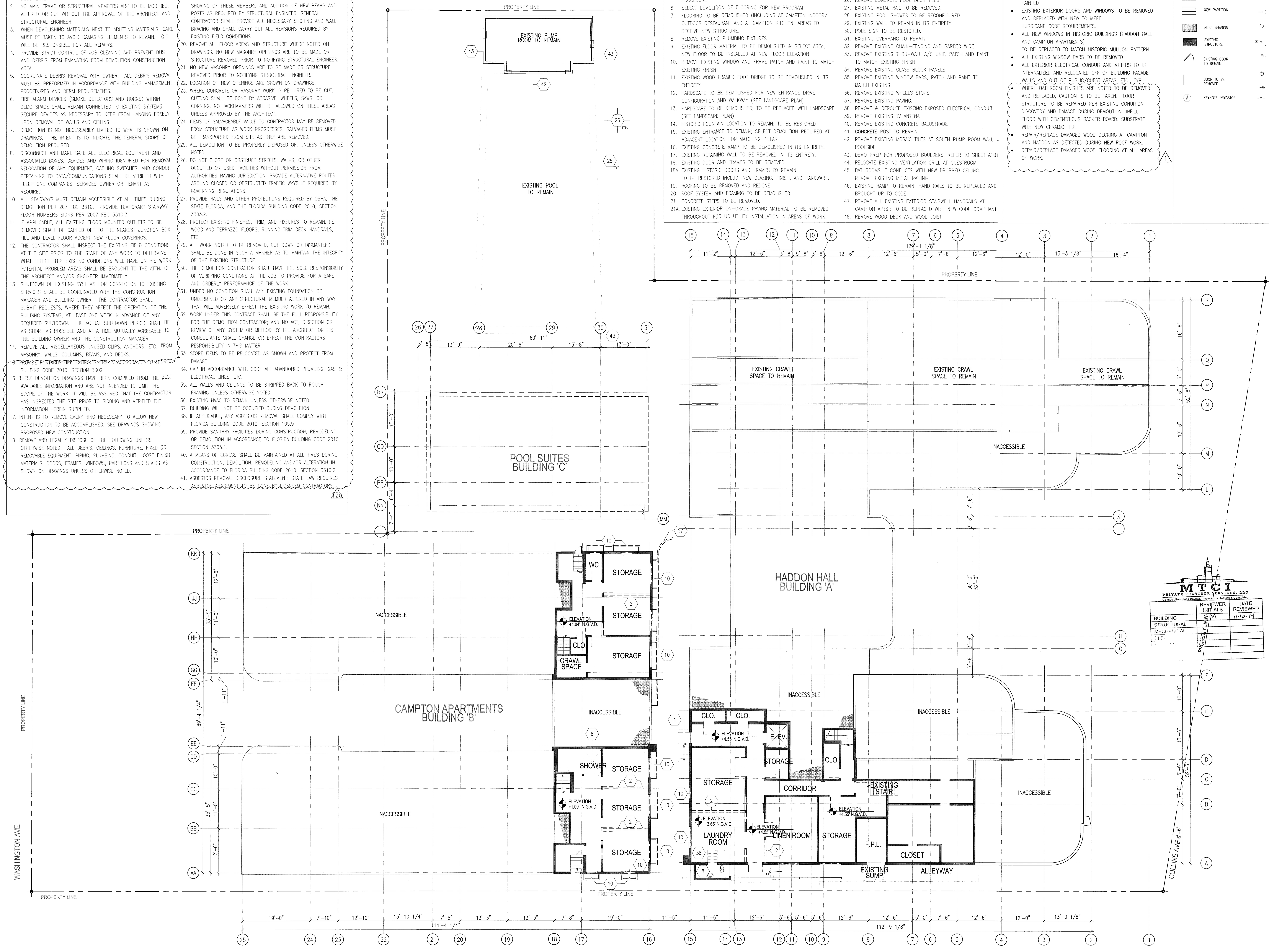
REPLACEMENT & RESTORATION NOTES

- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED
- ALL EXISTING A/C WINDOW UNIT BOXES ARE TO BE REMOVED; WALLS TO BE BLOCKED UP, PATCHED, AND PAINTED
- EXISTING EXTERIOR DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
- ALL NEW WINDOWS IN HISTORIC BUILDINGS (HADDON HALL AND CAMPTON APARTMENTS) TO BE REPLACED TO MATCH HISTORIC MULLION PATTERN.
- ALL EXISTING WINDOW BARS TO BE REMOVED
- ALL EXTERIOR ELECTRICAL CONDUIT AND METERS TO BE INTERNALIZED AND RELOCATED OFF OF BUILDING FACADE WALLS AND OUT OF PUBLIC/GUEST AREAS, ETC., TYP.
- WHERE BATHROOM FINISHES ARE NOTED TO BE REMOVED AND REPLACED, CAUTION IS TO BE TAKEN. FLOOR STRUCTURE TO BE REPAIRED PER EXISTING CONDITION DISCOVERY AND DAMAGE DURING DEMOLITION. INFILL FLOOR WITH CEMENTITIOUS BACKER BOARD. SUBSTRATE WITH NEW CERAMIC TILE.
- REPAIR/REPLACE DAMAGED WOOD DECKING AT CAMPTON AND HADDON AS DETECTED DURING NEW ROOF WORK.
- REPAIR/REPLACE DAMAGED WOOD FLOORING AT ALL AREAS OF WORK.

1

LEGEND

- PARTITION TO BE DEMOLISHED
- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- DOOR TO BE REMOVED
- KEYNOTE INDICATOR
- EXISTING OUTLET – VOICE/DATA
- EXISTING SWITCH
- EXISTING POWER OUTLET
- EXISTING VOICE/DATA OUTLET
- EXISTING THERMOSTAT
- EXISTING FIRE STROBE
- EXISTING FIRE EXTINGUISHER CABINET
- RELOCATED THERMOSTAT
- NEW POWER OUTLET
- RELOCATED SWITCH



1 BASEMENT LEVEL DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

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	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELE...		

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12a	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10·9·14
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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 3/32" = 1'-0"

SHEET TITLE

BASEMENT LEVEL DEMOLITION PLAN

SHEET NUMBER

AD100

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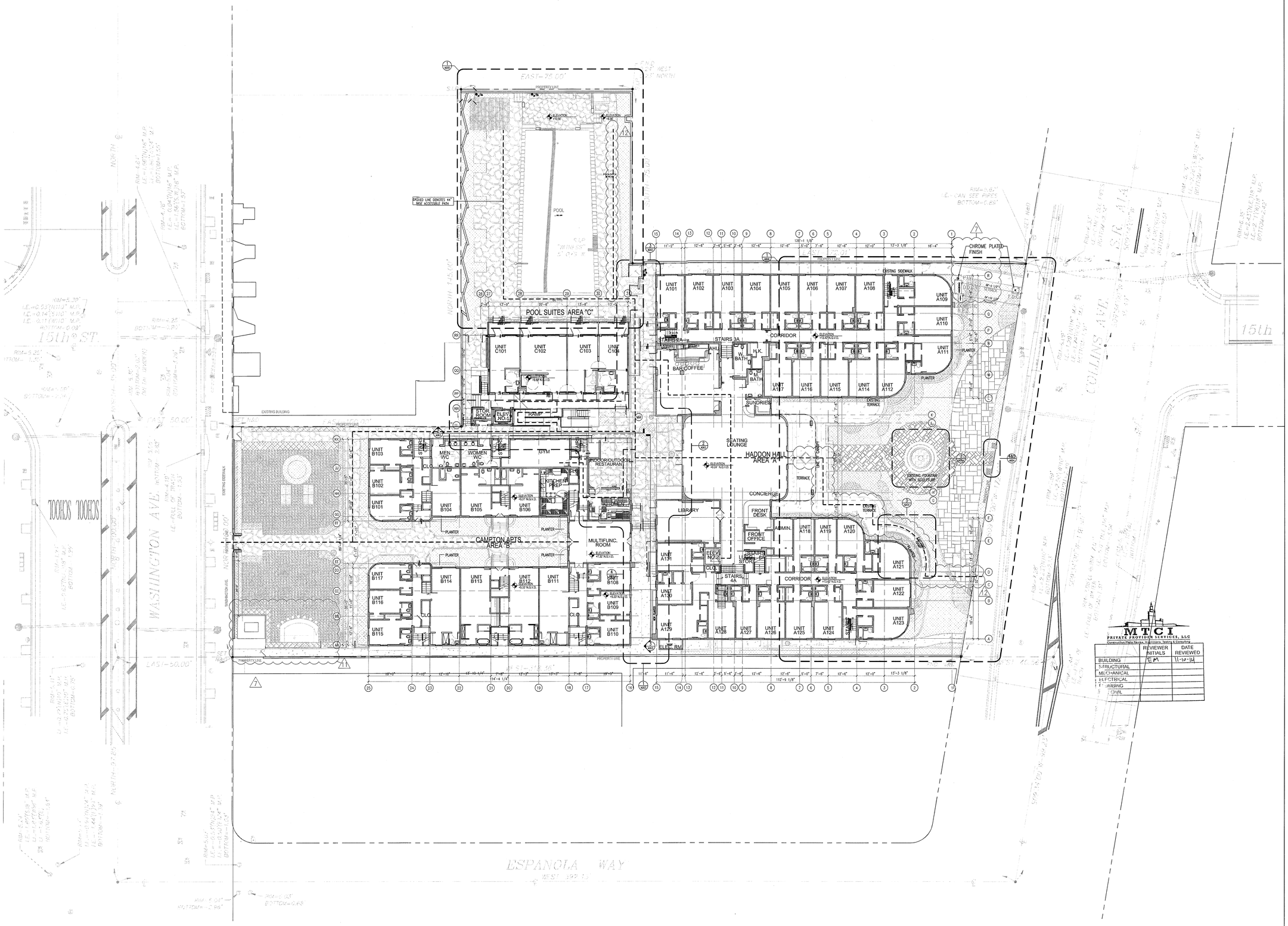

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

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REVISIONS

NO.	DESCRIPTION	ISSUE DATE
7	POOL SUITES WALLS	04-04-2014
1	P&Z COMMENTS	07-14-2014
1A	FIRE & MTCI PERMIT COMMENTS	08-01-2014

100% CONSTRUCTION DOCUMENT SET

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9.2.14
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	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
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JOB NUMBER:	13036.00
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ISSUE DATE:	FEBRUARY 18, 2014
SCALE:	1/16" = 1'-0"

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A001

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APPROVED MIAMI BEACH FIRE DEPARTMENT

GENERAL NOTES

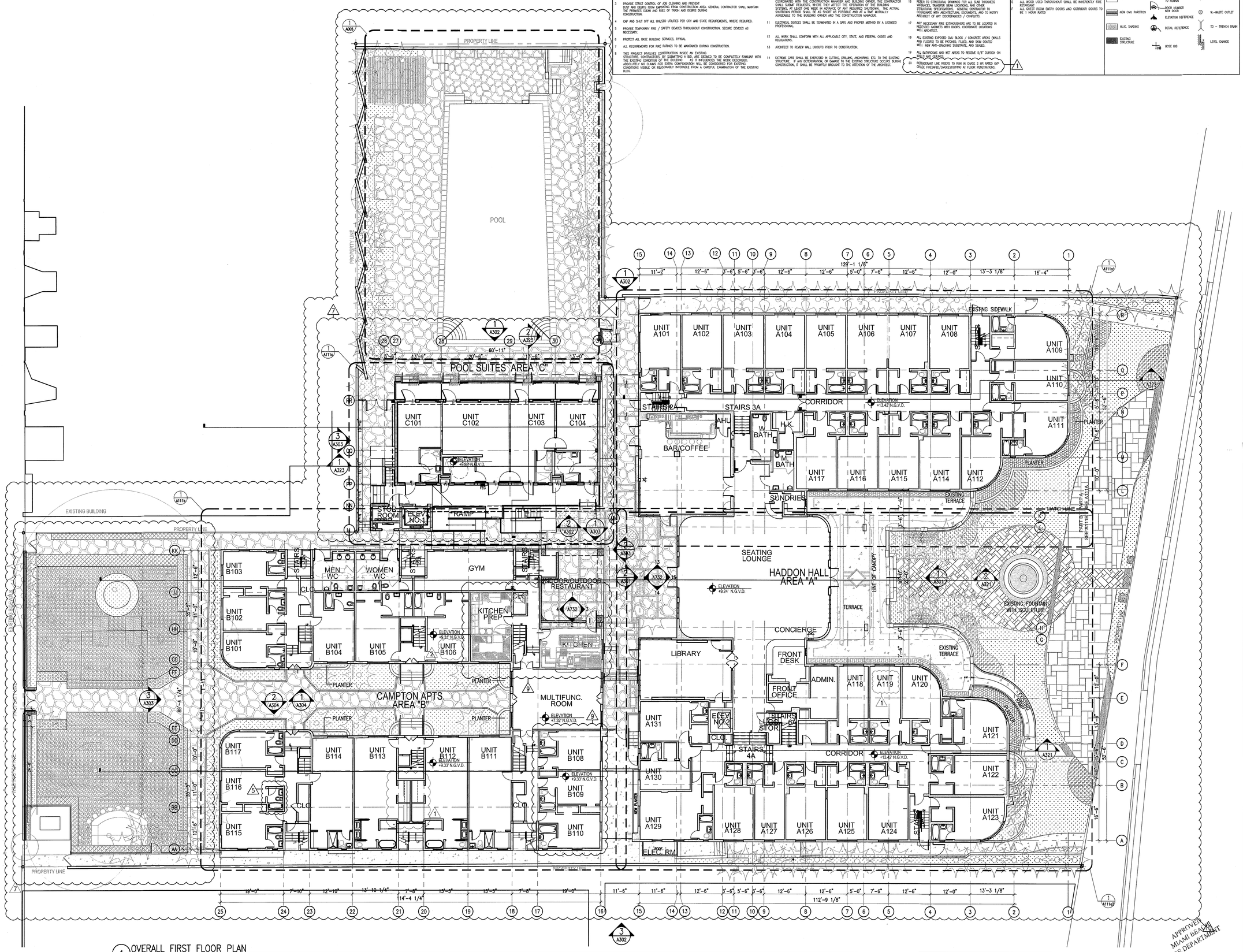
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. 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 INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. 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 THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. 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.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS AND REQUIREMENTS, REINFORCEMENT, PENETRATIONS, AND STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
17. ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILING.
20. RESTAURANT LINE RIGERS TO RUN IN CHASE 2 HR RATED OFF CHASE FIRECARTO/SMOKESTOPPING AT FLOOR PENETRATIONS.

SHEET NOTES

A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
B. TRASH ROOM TO BE AIR CONDITIONED
C. LIFT UNDER SEPARATE PERMIT
D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE G-010, SECTION F FOR DETAILS.
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
F. ALL EXIT ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

EXISTING PARTITION TO REMAIN
NEW PARTITION
NEW CMU PARTITION
A.I.C. SHAVING
EXISTING STRUCTURE
CMU CEILING/SOFFIT
EXISTING DOOR TO REMAIN
DOOR NUMBER
NEW DOOR
ELEVATION REFERENCE
DETAIL REFERENCE
HOSE BIB
F.S. FLOOR SINK
FD.-FLOOR DRAIN
W.-WASTE OUTLET
TD - TRENCH DRAIN
LEVEL CHANGE



1 OVERALL FIRST FLOOR PLAN
SCALE: 3/32" = 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	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
5	GUESTROOM COORDINATION	04-17-2014
7	POOL SUITES WALLS	04-14-2014
9	KITCHEN REINFORCEMENT	05-30-2014
10	MASTER PERMIT COMMENTS	07-03-2014

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

100% CONSTRUCTION DOCUMENT SET

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Boston Miami

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

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A101

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DEMOLITION SHEET NOTES

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
2. INTERIOR PARTITIONS TO BE DEMOLISHED
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS
4. CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
5. SELECT DEMOLITION OF INTERIOR AND EXTERIOR WALLS FOR NEW PROCEDURE
6. SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM
7. FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/ OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE.
8. REMOVE EXISTING PLUMBING FIXTURES
9. EXISTING FLOOR MATERIAL TO BE DEMOLISHED IN SELECT AREA; NEW FLOOR TO BE INSTALLED AT NEW FLOOR ELEVATION
10. REMOVE EXISTING WINDOW AND FRAME PATCH AND PAINT TO MATCH EXISTING FINISH
11. EXISTING WOOD FRAMED FOOT BRIDGE TO BE DEMOLISHED IN ITS ENTIRETY
12. HARDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN).
13. HARDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN)
14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR.
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.
17. EXISTING RETAINING WALL TO BE REMOVED IN ITS ENTIRETY.
18. EXISTING DOOR AND FRAMES TO BE REMOVED.

18A. EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE.

19. ROOFING TO BE REMOVED AND REDONE
20. ROOF SYSTEM AND FRAMING TO BE DEMOLISHED.
21. CONCRETE STEPS TO BE REMOVED.

21A. EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR UG UTILITY INSTALLATION IN AREAS OF WORK.

22. CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY.
23. CONCRETE CURB TO BE DEMOLISHED.
24. EXISTING CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN.
25. EXISTING COPING TO BE REMOVED.
26. REMOVE CONCRETE POOL DECK TILES.
27. EXISTING METAL RAIL TO BE REMOVED.
28. EXISTING POOL SHOWER TO BE RECONFIGURED
29. EXISTING WALL TO REMAIN IN ITS ENTIRETY.
30. POLE SIGN TO BE RESTORED.
31. EXISTING OVERHANG TO REMAIN
32. REMOVE EXISTING CHAIN-FENCING AND BARBED WIRE
33. REMOVE EXISTING THRU-WALL A/C UNIT. PATCH AND PAINT TO MATCH EXISTING FINISH
34. REMOVE EXISTING GLASS BLOCK PANELS.
35. REMOVE EXISTING WINDOW BARS, PATCH AND PAINT TO MATCH EXISTING.
36. REMOVE EXISTING WHEELS STOPS.
37. REMOVE EXISTING PAVING.
38. REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT.
39. REMOVE EXISTING TV ANTENA
40. REMOVE EXISTING CONCRETE BALUSTRADE
41. CONCRETE POST TO REMAIN
42. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL – POOLSIDE
43. DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A101.
44. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
45. BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING. REMOVE EXISTING METAL RAILING
46. EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
47. REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT
48. REMOVE WOOD DECK AND WOOD JOIST

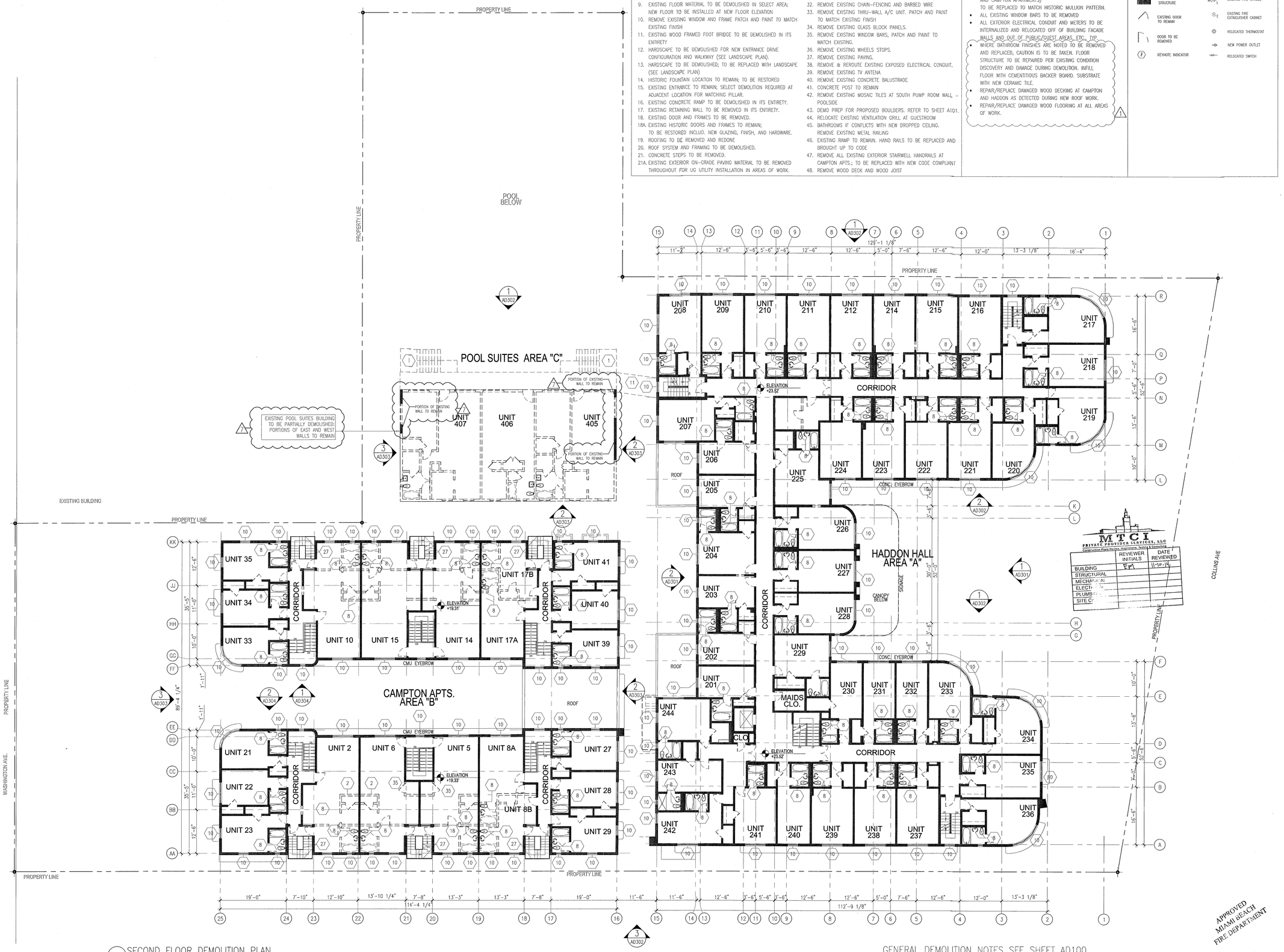
REPLACEMENT & RESTORATION NOTES

- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED
- ALL EXISTING A/C WINDOW UNIT BOXES ARE TO BE REMOVED; WALLS TO BE BLOCKED UP, PATCHED, AND PAINTED
- EXISTING EXTERIOR DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
- ALL NEW WINDOWS IN HISTORIC BUILDINGS (HADDON HALL AND CAMPTON APARTMENTS) TO BE REPLACED TO MATCH HISTORIC MULLION PATTERN.
- ALL EXISTING WINDOW BARS TO BE REMOVED
- ALL EXTERIOR ELECTRICAL CONDUIT AND METERS TO BE INTERNALIZED AND RELOCATED OFF OF BUILDING FACADE WALLS AND OUT OF PUBLIC/GUEST AREAS, ETC., TYP.
- WHERE BATHROOM FINISHES ARE NOTED TO BE REMOVED AND REPLACED, CAUTION IS TO BE TAKEN. FLOOR STRUCTURE TO BE REPAIRED PER EXISTING CONDITION DISCOVERY AND DAMAGE DURING DEMOLITION. INFILL FLOOR WITH CEMENTITIOUS BACKER BOARD. SUBSTRATE WITH NEW CERAMIC TILE.
- REPAIR/REPLACE DAMAGED WOOD DECKING AT CAMPTON AND HADDON AS DETECTED DURING NEW ROOF WORK.
- REPAIR/REPLACE DAMAGED WOOD FLOORING AT ALL AREAS OF WORK.

1

LEGEND

PARTITION TO BE DEMOLISHED	EXISTING OUTLET – VOICE/DATA
EXISTING PARTITION TO REMAIN	EXISTING SWITCH
EXISTING BLOCK WALL TO REMAIN	EXISTING POWER OUTLET
NEW PARTITION	EXISTING VOICE/DATA OUTLET
N.I.C. SHADING	EXISTING THERMOSTAT
EXISTING STRUCTURE	EXISTING FIRE STROBE
EXISTING DOOR TO REMAIN	EXISTING FIRE EXTINGUISHER CABINET
DOOR TO BE REMOVED	RELOCATED THERMOSTAT
KEYNOTE INDICATOR	NEW POWER OUTLET
	RELOCATED SWITCH



1 SECOND FLOOR DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

GENERAL DEMOLITION NOTES SEE SHEET AD100

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	04-04-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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

SHEET TITLE

SECOND FLOOR DEMOLITION PLAN

SHEET NUMBER

AD102

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DEMOLITION SHEET NOTES

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
2. INTERIOR PARTITIONS TO BE DEMOLISHED
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS
4. CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
5. SELECT DEMOLITION OF INTERIOR AND EXTERIOR WALLS FOR NEW PROCEDURE
6. SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM
7. FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/ OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE.
8. REMOVE EXISTING PLUMBING FIXTURES
9. EXISTING FLOOR MATERIAL TO BE DEMOLISHED IN SELECT AREA; NEW FLOOR TO BE INSTALLED AT NEW FLOOR ELEVATION
10. REMOVE EXISTING WINDOW AND FRAME PATCH AND PAINT TO MATCH EXISTING FINISH
11. EXISTING WOOD FRAMED FOOT BRIDGE TO BE DEMOLISHED IN ITS ENTIRETY
12. HARDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN).
13. HARDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN)
14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR.
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.
17. EXISTING RETAINING WALL TO BE REMOVED IN ITS ENTIRETY.
18. EXISTING DOOR AND FRAMES TO BE REMOVED.

18A. EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE.

19. ROOFING TO BE REMOVED AND REDONE
20. ROOF SYSTEM AND FRAMING TO BE DEMOLISHED.
21. CONCRETE STEPS TO BE REMOVED.

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22. CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY.
23. CONCRETE CURB TO BE DEMOLISHED.
24. EXISTING CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN.
25. EXISTING COPING TO BE REMOVED.
26. REMOVE CONCRETE POOL DECK TILES.
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28. EXISTING POOL SHOWER TO BE RECONFIGURED
29. EXISTING WALL TO REMAIN IN ITS ENTIRETY.
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31. EXISTING OVERHANG TO REMAIN
32. REMOVE EXISTING CHAIN-FENCING AND BARBED WIRE
33. REMOVE EXISTING THRU-WALL A/C UNIT. PATCH AND PAINT TO MATCH EXISTING FINISH
34. REMOVE EXISTING GLASS BLOCK PANELS.
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36. REMOVE EXISTING WHEELS STOPS.
37. REMOVE EXISTING PAVING.
38. REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT.
39. REMOVE EXISTING TV ANTENA
40. REMOVE EXISTING CONCRETE BALUSTRADE
41. CONCRETE POST TO REMAIN
42. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL – POOLSIDE
43. DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A1.1.
44. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
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REPLACEMENT & RESTORATION NOTES

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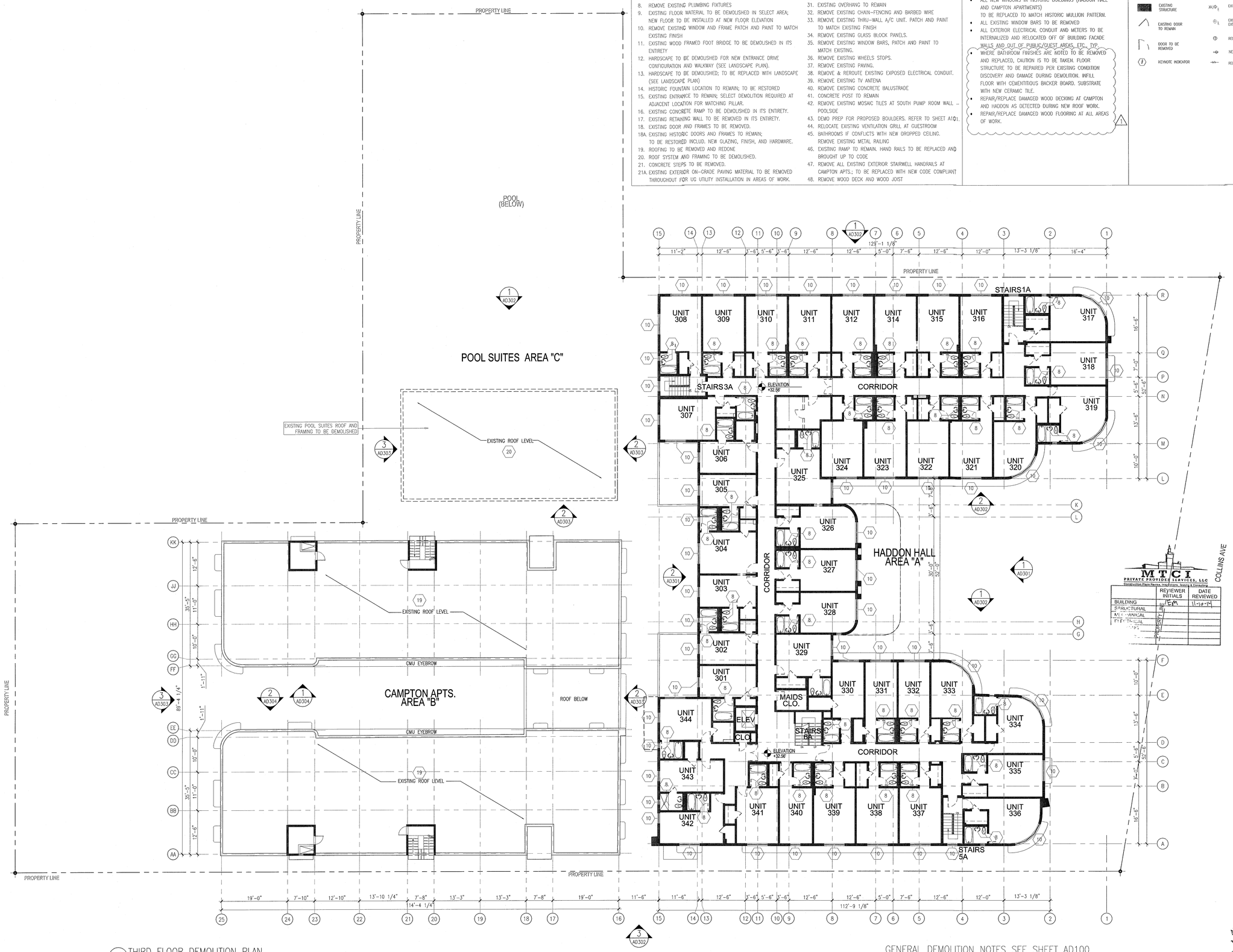
1

LEGEND

PARTITION TO BE DEMOLISHED	EXISTING OUTLET – VOICE/DATA
EXISTING PARTITION TO REMAIN	EXISTING SWITCH
EXISTING BLOCK WALL TO REMAIN	EXISTING POWER OUTLET
NEW PARTITION	EXISTING VOICE/DATA OUTLET
N.I.C. SHADING	EXISTING THERMOSTAT
EXISTING STRUCTURE	EXISTING FIRE STROBE
EXISTING DOOR TO REMAIN	EXISTING FIRE EXTINGUISHER CABINET
DOOR TO BE REMOVED	RELOCATED THERMOSTAT
	NEW POWER OUTLET
KEYNOTE INDICATOR	RELOCATED SWITCH



1 THIRD FLOOR DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

GENERAL DEMOLITION NOTES SEE SHEET AD100

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

5-22-14
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Lic. # AR93391

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Boston Miami

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

SHEET TITLE

THIRD FLOOR DEMOLITION PLAN

SHEET NUMBER

AD103

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DEMOLITION SHEET NOTES

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
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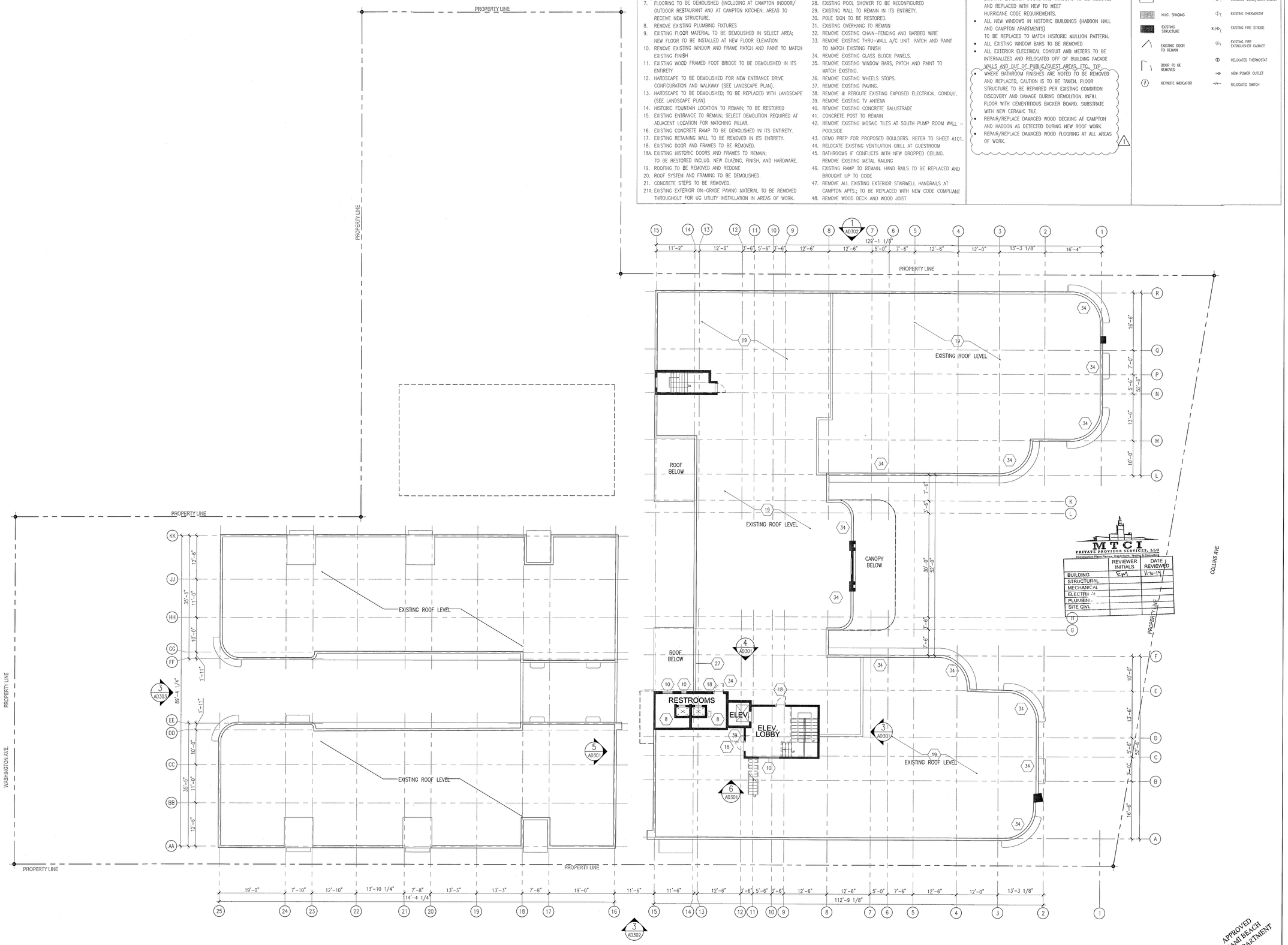
1

LEGEND

	PARTITION TO BE DEMOLISHED		EXISTING OUTLET - VOICE/DATA
	EXISTING PARTITION TO REMAIN		EXISTING SWITCH
	EXISTING BLOCK WALL TO REMAIN		EXISTING POWER OUTLET
	NEW PARTITION		EXISTING VOICE/DATA OUTLET
	N.I.C. SHADING		EXISTING THERMOSTAT
	EXISTING STRUCTURE		EXISTING FIRE STROBE
	EXISTING DOOR TO REMAIN		EXISTING FIRE EXTINGUISHER CABINET
	DOOR TO BE REMOVED		RELOCATED THERMOSTAT
			NEW POWER OUTLET
	KEYNOTE INDICATOR		RELOCATED SWITCH



1 ROOF DECK DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

GENERAL DEMOLITION NOTES SEE SHEET AD100

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

5-22-14
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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 DEMOLITION PLAN

SHEET NUMBER

AD104

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GENERAL DEMOLITION NOTES SEE SHEET AD100

DEMOLITION SHEET NOTES

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
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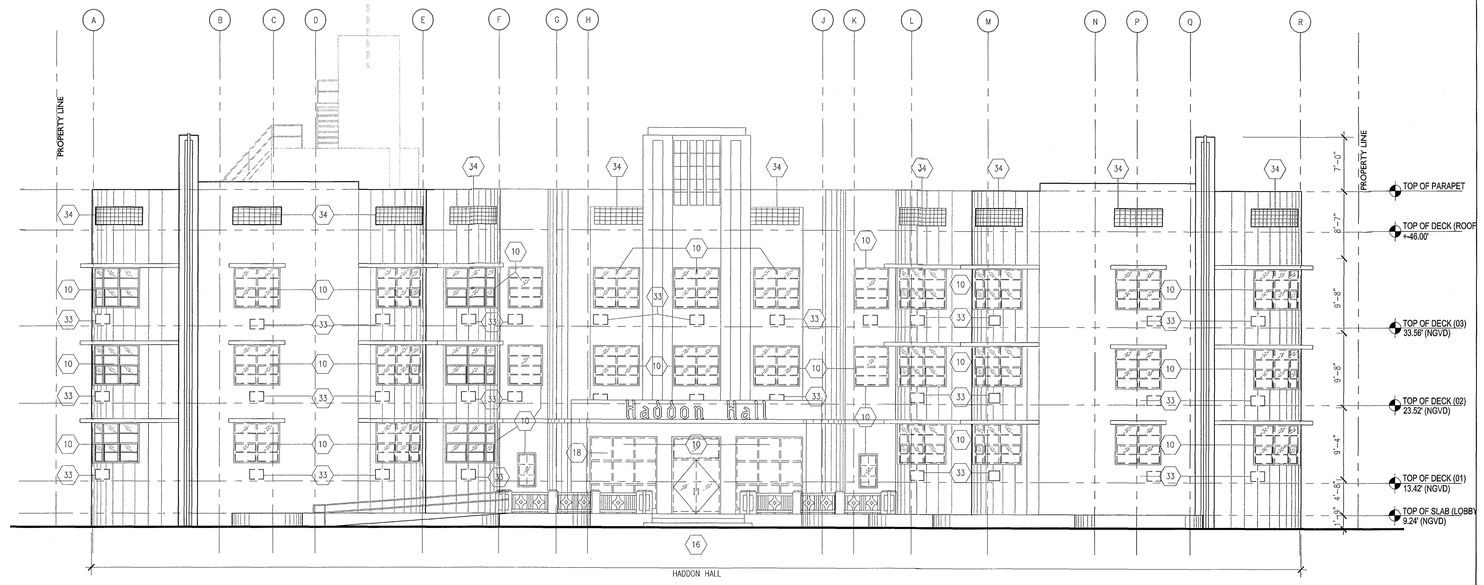
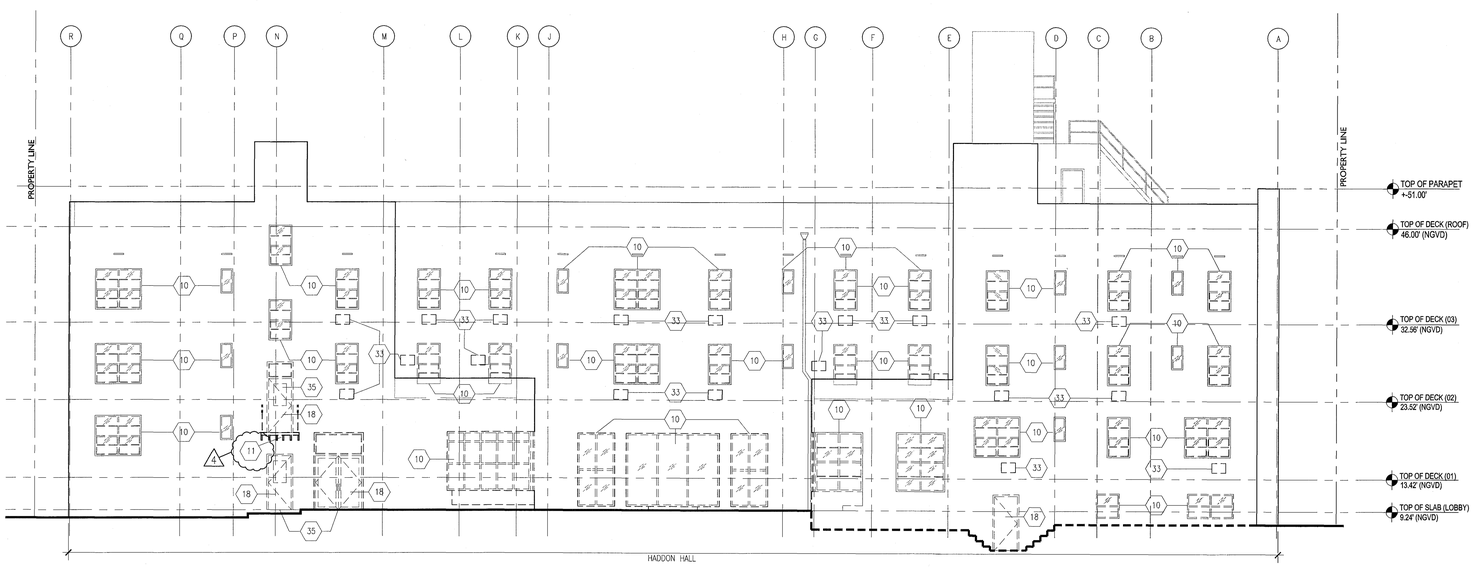
1

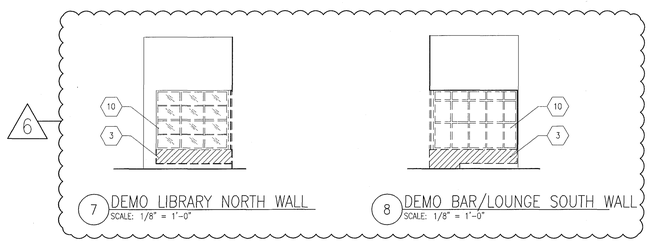
PARTITION TO BE DEMOLISHED	EXISTING OUTLET - VOICE/DATA
EXISTING PARTITION TO REMAIN	EXISTING SWITCH
EXISTING BLOCK WALL TO REMAIN	EXISTING POWER OUTLET
NEW PARTITION	EXISTING VOICE/DATA OUTLET
N.L.C. SHADING	EXISTING THERMOSTAT
EXISTING STRUCTURE	EXISTING FIRE STROBE
EXISTING DOOR TO REMAIN	EXISTING FIRE EXTINGUISHER CABINET
DOOR TO BE REMOVED	RELOCATED THERMOSTAT
	NEW POWER OUTLET
KEYNOTE INDICATOR	RELOCATED SWITCH



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

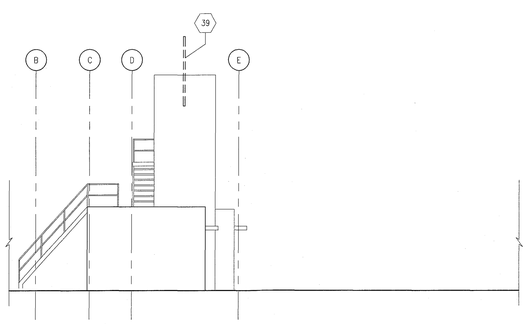


2 EXTERIOR WEST ELEVATION HADDON HALL
SCALE: 1/8" = 1'-0"

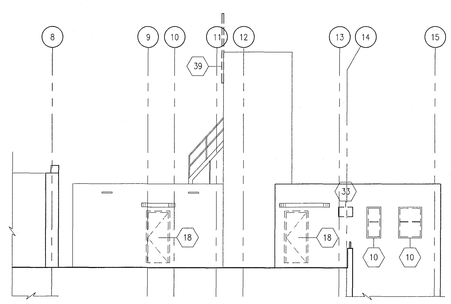


7 DEMO LIBRARY NORTH WALL
SCALE: 1/8" = 1'-0"

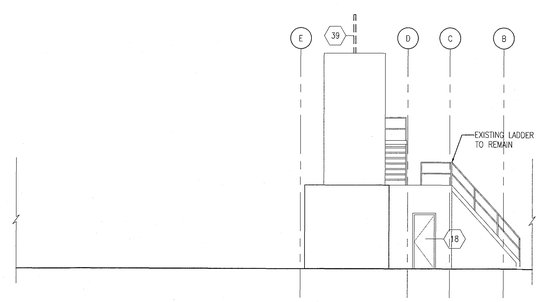
8 DEMO BAR/LOUNGE SOUTH WALL
SCALE: 1/8" = 1'-0"



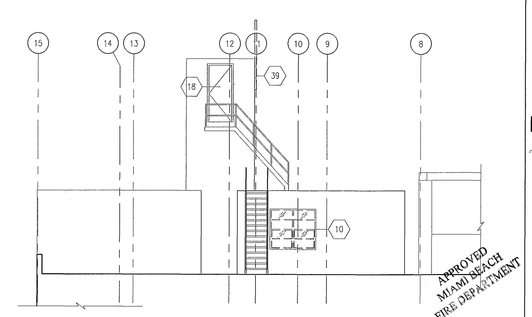
3 EXTERIOR EAST ELEVATION HADDON HALL ROOFTOP (EXISTING)
SCALE: 1/8" = 1'-0"



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



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



6 EXTERIOR SOUTH ELEVATION HADDON HALL ROOFTOP (EXISTING)
SCALE: 1/8" = 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	PROGRESS TO 100% CD	02-18-2014
4	FIRE REVIEW COMMENTS	04-01-2014
6	P&Z COMMENTS	04-18-2014

MTCI PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consultant

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

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Lic. # AA26001507

Boston Miami

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

SHEET TITLE

EXTERIOR DEMO
EAST AND WEST ELEV.
ROOF ELEVATIONS

SHEET NUMBER

AD301

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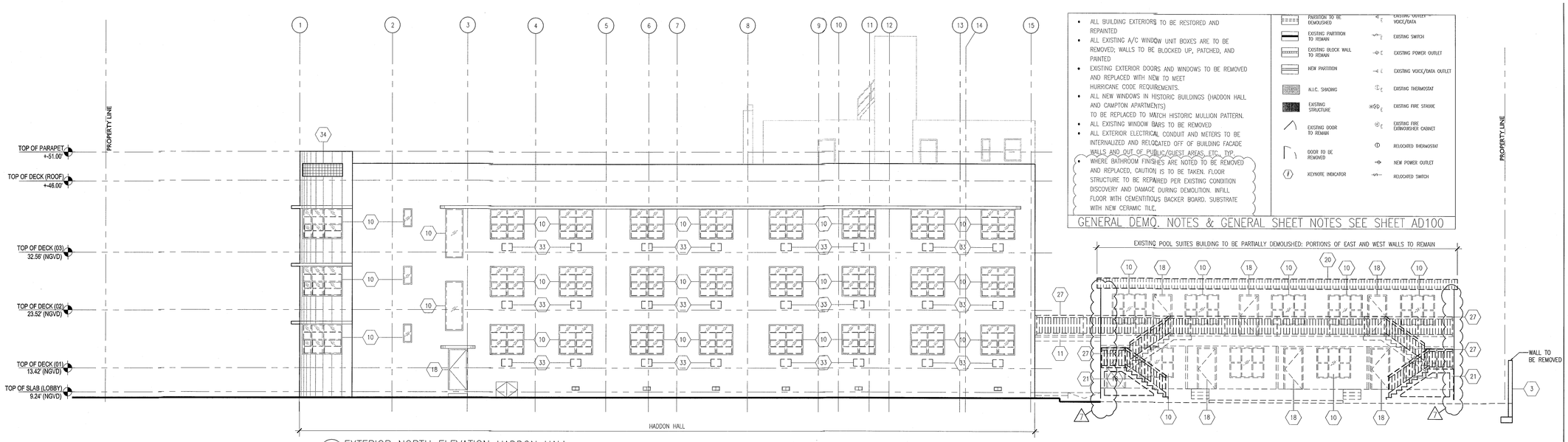
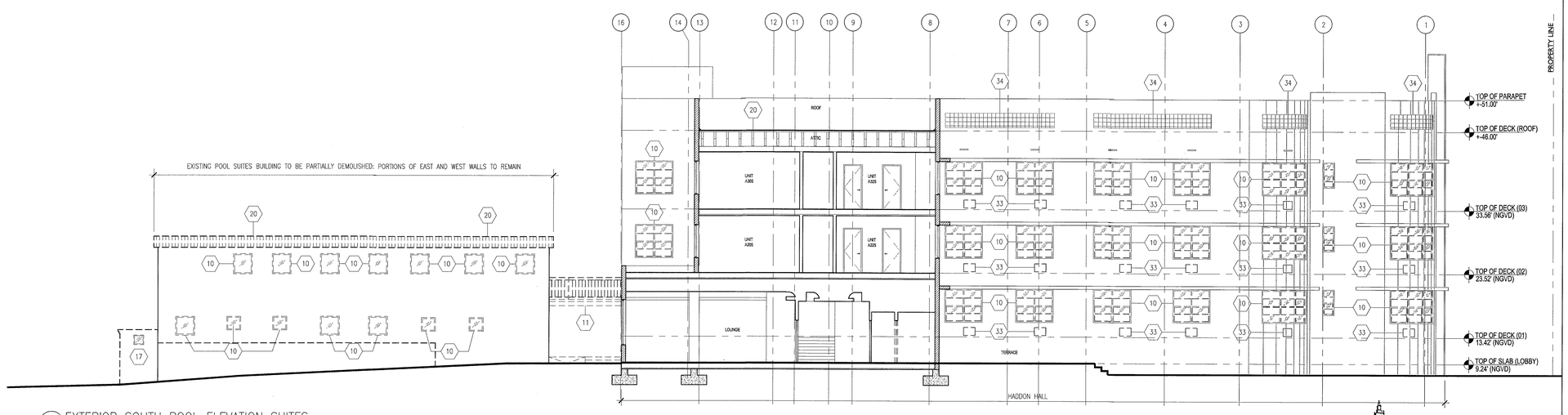


1 EXTERIOR NORTH ELEVATION HADDON HALL
SCALE: 1/8" = 1'-0"

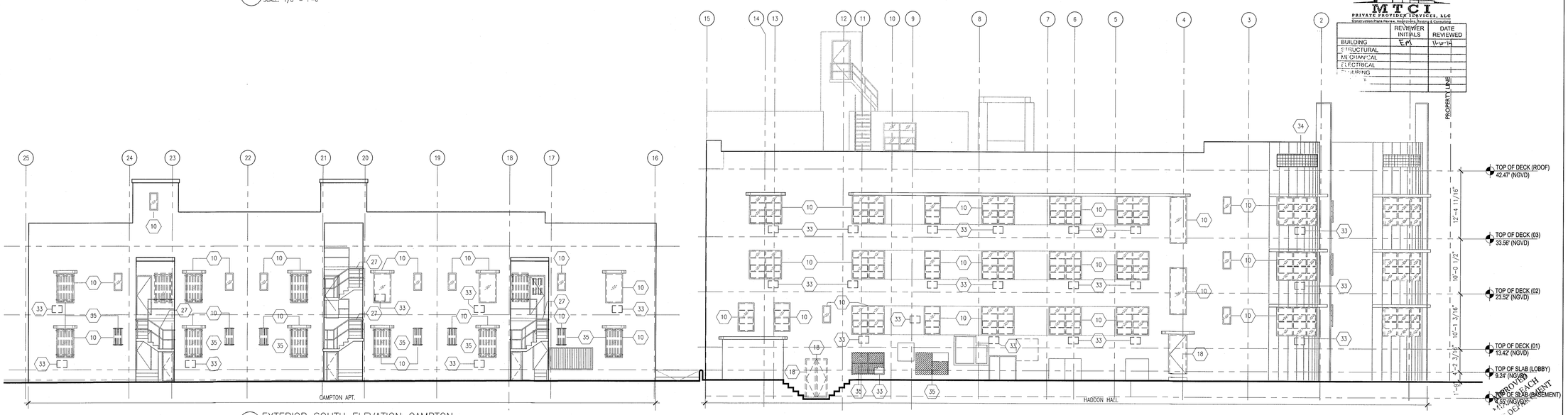
- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED
- ALL EXISTING A/C WINDOW UNIT BOXES ARE TO BE REMOVED; WALLS TO BE BLOCKED UP, PATCHED, AND PAINTED
- EXISTING EXTERIOR DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
- ALL NEW WINDOWS IN HISTORIC BUILDINGS (HADDON HALL AND CAMPTON APARTMENTS) TO BE REPLACED TO MATCH HISTORIC MULLION PATTERN.
- ALL EXISTING WINDOW BARS TO BE REMOVED
- ALL EXTERIOR ELECTRICAL CONDUIT AND METERS TO BE INTERNALIZED AND RELOCATED OFF OF BUILDING FACADE WALLS AND OUT OF PUBLIC/GUEST AREAS, ETC., TYP.
- WHERE BATHROOM FINISHES ARE NOTED TO BE REMOVED AND REPLACED, CAUTION IS TO BE TAKEN. FLOOR STRUCTURE TO BE REPAIRED PER EXISTING CONDITION DISCOVERY AND DAMAGE DURING DEMOLITION. INFILL FLOOR WITH CEMENTITIOUS BACKER BOARD. SUBSTRATE WITH NEW CERAMIC TILE.

PARTITION TO BE DEMOLISHED	EXISTING OUTLET VOICE/DATA
EXISTING PARTITION TO REMAIN	EXISTING SWITCH
EXISTING BLOCK WALL TO REMAIN	EXISTING POWER OUTLET
NEW PARTITION	EXISTING VOICE/DATA OUTLET
A.L.C. SHADING	EXISTING THERMOSTAT
EXISTING STRUCTURE	EXISTING FIRE STROBE
EXISTING DOOR TO REMAIN	EXISTING FIRE EXTINGUISHER CABINET
DOOR TO BE REMOVED	RELOCATED THERMOSTAT
KEYNOTE INDICATOR	NEW POWER OUTLET
	RELOCATED SWITCH

GENERAL DEMO. NOTES & GENERAL SHEET NOTES SEE SHEET AD100



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



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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	CM	11-12-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

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	04-04-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

5.22.14
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Lic. # AA26001507

Boston Miami

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

SHEET TITLE

EXTERIOR
EXISTING / DEMO
ELEVATIONS

SHEET NUMBER

AD302

APPROVED FOR MIAMI BEACH HISTORIC DESIGN

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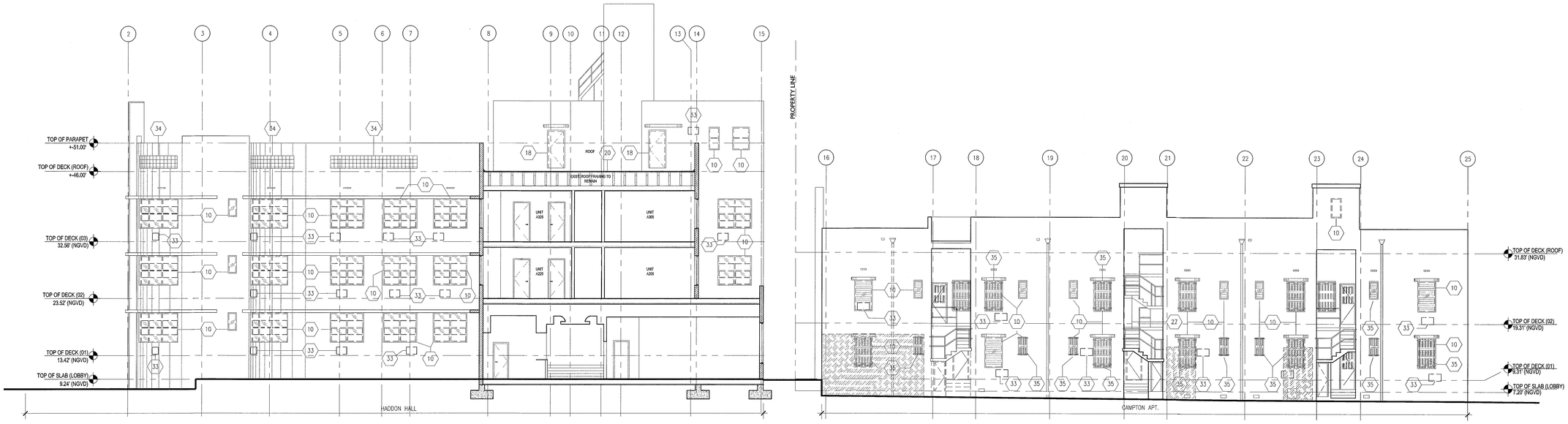

1 EXTERIOR NORTH ELEVATION CAMPTON
SCALE: 1/8" = 1'-0"

DEMOLITION SHEET NOTES

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
2. INTERIOR PARTITIONS TO BE DEMOLISHED
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS
4. CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
5. SELECT DEMOLITION OF INTERIOR AND EXTERIOR WALLS FOR NEW PROCEDURE
6. SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM
7. FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/ OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE.
8. REMOVE EXISTING PLUMBING FIXTURES
9. EXISTING FLOOR MATERIAL TO BE DEMOLISHED IN SELECT AREA; NEW FLOOR TO BE INSTALLED AT NEW FLOOR ELEVATION
10. REMOVE EXISTING WINDOW AND FRAME PATCH AND PAINT TO MATCH EXISTING FINISH
11. EXISTING WOOD FRAMED FOOT BRIDGE TO BE DEMOLISHED IN ITS ENTIRETY
12. HARDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN).
13. HARDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN)
14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR.
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.
17. EXISTING RETAINING WALL TO BE REMOVED IN ITS ENTIRETY.
18. EXISTING DOOR AND FRAMES TO BE REMOVED.
18A. EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE.
19. ROOFING TO BE REMOVED AND REDONE
20. ROOF SYSTEM AND FRAMING TO BE DEMOLISHED.
21. CONCRETE STEPS TO BE REMOVED.
21A. EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR UG UTILITY INSTALLATION IN AREAS OF WORK.
22. CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY.
23. CONCRETE CURB TO BE DEMOLISHED.
24. EXISTING CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN.
25. EXISTING COPING TO BE REMOVED.
26. REMOVE CONCRETE POOL DECK TILES.
27. EXISTING METAL RAIL TO BE REMOVED.
28. EXISTING POOL SHOWER TO BE RECONFIGURED
29. EXISTING WALL TO REMAIN IN ITS ENTIRETY.
30. POLE SIGN TO BE RESTORED.
31. EXISTING OVERHANG TO REMAIN
32. REMOVE EXISTING CHAIN-FENCING AND BARBED WIRE
33. REMOVE EXISTING THRU-WALL A/C UNIT. PATCH AND PAINT TO MATCH EXISTING FINISH
34. REMOVE EXISTING GLASS BLOCK PANELS.
35. REMOVE EXISTING WINDOW BARS, PATCH AND PAINT TO MATCH EXISTING.
36. REMOVE EXISTING WHEELS STOPS.
37. REMOVE EXISTING PAVING.
38. REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT.
39. REMOVE EXISTING TV ANTENA
40. REMOVE EXISTING CONCRETE BALUSTRADE
41. CONCRETE POST TO REMAIN
42. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL – POOLSIDE
43. DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A101.
44. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
45. BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING. REMOVE EXISTING METAL RAILING
46. EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
47. REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT
48. REMOVE WOOD DECK AND WOOD JOIST

REPLACEMENT & RESTORATION NOTES

- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED
- ALL EXISTING A/C WINDOW UNIT BOXES ARE TO BE REMOVED; WALLS TO BE BLOCKED UP, PATCHED, AND PAINTED
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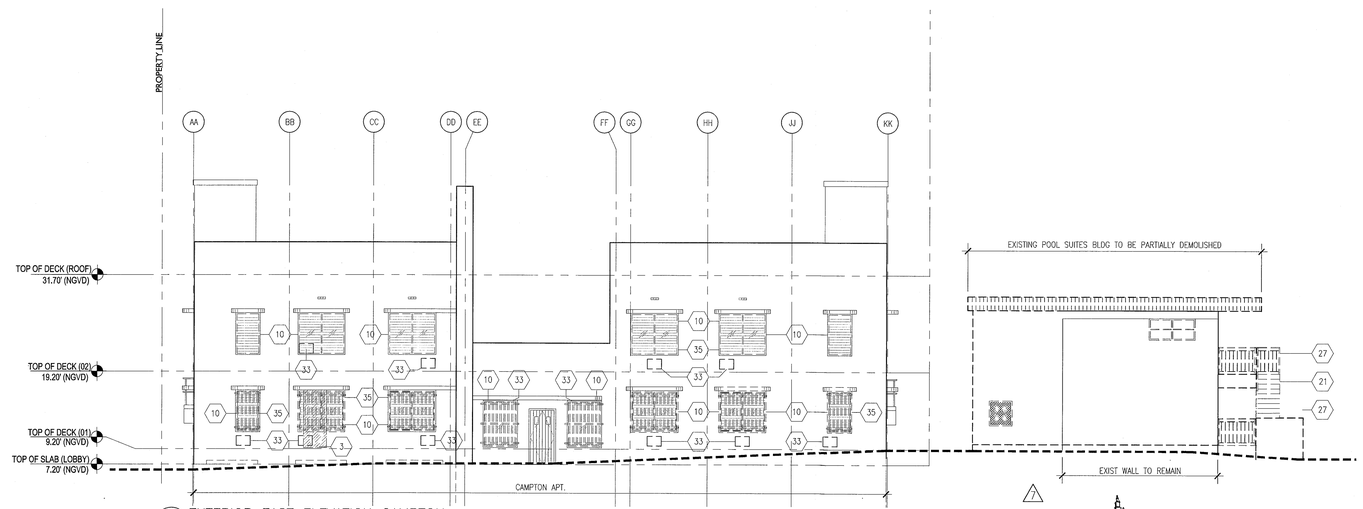
- REPAIR/REPLACE DAMAGED WOOD DECKING AT CAMPTON AND HADDON AS DETECTED DURING NEW ROOF WORK.
- REPAIR/REPLACE DAMAGED WOOD FLOORING AT ALL AREAS OF WORK.

1

LEGEND

	PARTITION TO BE DEMOLISHED	E	EXISTING OUTLET – VOICE/DATA
	EXISTING PARTITION TO REMAIN	E	EXISTING SWITCH
	EXISTING BLOCK WALL TO REMAIN	E	EXISTING POWER OUTLET
	NEW PARTITION	E	EXISTING VOICE/DATA OUTLET
	N.I.C. SHADING	E	EXISTING THERMOSTAT
	EXISTING STRUCTURE	E	EXISTING FIRE STROBE
	EXISTING DOOR TO REMAIN	E	EXISTING FIRE EXTINGUISHER CABINET
	DOOR TO BE REMOVED		RELOCATED THERMOSTAT
F	KEYNOTE INDICATOR		NEW POWER OUTLET
			RELOCATED SWITCH

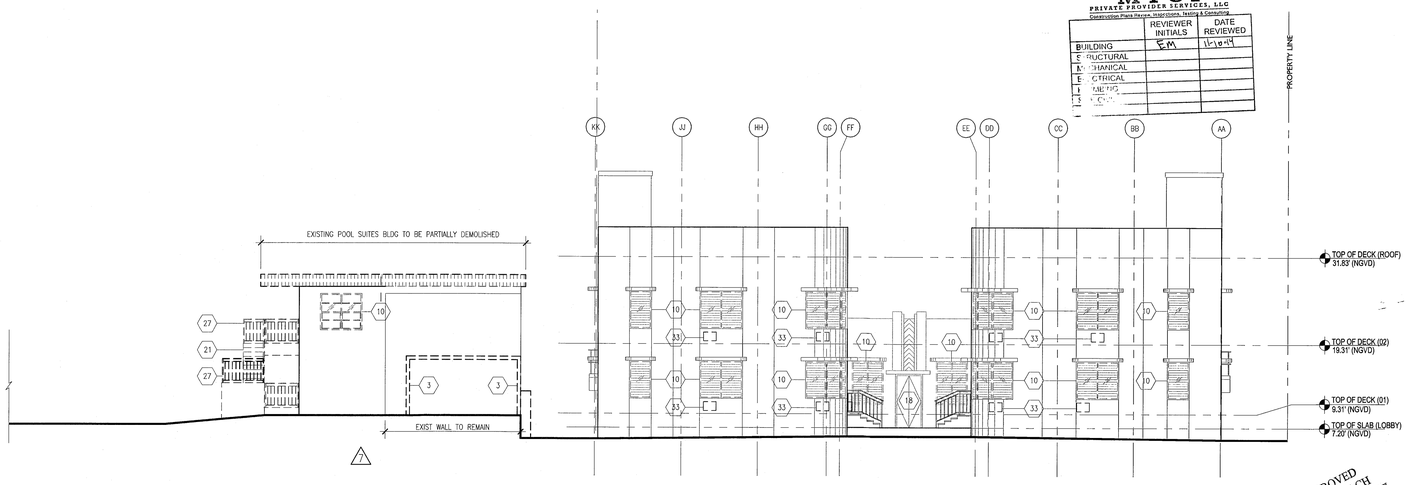
GENERAL DEMOLITION NOTES SEE SHEET AD100



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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	1/13/14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
FIRE		



3 EXTERIOR WEST ELEVATION POOL SUITES
SCALE: 1/8" = 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	PROGRESS TO 100% CD	02-18-2014
2	POOL SUITES WALLS	04-04-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

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Lic. # AA26001507

Boston Miami

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

SHEET TITLE

EXTERIOR EXISTING / DEMO ELEVATIONS

SHEET NUMBER

AD303

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GENERAL DEMOLITION NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GC IS TO COORDINATE THE COMPLETE SCOPE OF WORK FOR DEMO WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAME OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
3. WHEN DEMOLISHING MATERIALS NEXT TO ABUTTING MATERIALS, CARE MUST BE TAKEN TO AVOID DAMAGING ELEMENTS TO REMAIN. G.C. WILL BE RESPONSIBLE FOR ALL REPAIRS.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION CONSTRUCTION AREA.
5. COORDINATE DEBRIS REMOVAL WITH OWNER. ALL DEBRIS REMOVAL MUST BE PREFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT PROCEDURES AND DERM REQUIREMENTS.
6. FIRE ALARM DEVICES (SMOKE DETECTORS AND HORNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS AND CEILING.
7. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED.
8. DISCONNECT AND MAKE SAFE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED BOXES, DEVICES AND WIRING IDENTIFIED FOR REMOVAL.
9. RELOCATION OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICES OWNER OR TENANT AS REQUIRED.
10. ALL STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION PER 207 FBC 3310. PROVIDE TEMPORARY STAIRWAY FLOOR NUMBERS SIGNS PER 2007 FBC 3310.3.
11. IF APPLICABLE, ALL EXISTING FLOOR MOUNTED OUTLETS TO BE REMOVED SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR ACCEPT NEW FLOOR COVERINGS.
12. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THTE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
13. 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.
14. REMOVE ALL MISCELLANEOUS UNUSED CLIPS, ANCHORS, ETC. FROM MASONRY, WALLS, COLUMNS, BEAMS, AND DECKS.

DEMOLITION SHEET NOTES

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
2. INTERIOR PARTITIONS TO BE DEMOLISHED
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS
4. CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
5. SELECT DEMOLITION OF INTERIOR AND EXTERIOR WALLS FOR NEW PROCEDURE
6. SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM
7. FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE.
8. REMOVE EXISTING PLUMBING FIXTURES
9. EXISTING FLOOR MATERIAL TO BE DEMOLISHED IN SELECT AREA; NEW FLOOR TO BE INSTALLED AT NEW FLOOR ELEVATION
10. REMOVE EXISTING WINDOW AND FRAME PATCH AND PAINT TO MATCH EXISTING FINISH
11. EXISTING WOOD FRAMED FOOT BRIDGE TO BE DEMOLISHED IN ITS ENTIRETY
12. HARDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN).
13. HARDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN).
14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR.
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.
17. EXISTING RETAINING WALL TO BE REMOVED IN ITS ENTIRETY.
18. EXISTING DOOR AND FRAMES TO BE REMOVED.

18A. EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE.

19. ROOFING TO BE REMOVED AND REDONE
20. ROOF SYSTEM AND FRAMING TO BE DEMOLISHED.
21. CONCRETE STEPS TO BE REMOVED.

21A. EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR UG UTILITY INSTALLATION IN AREAS OF WORK.

22. CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY.
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25. EXISTING COPING TO BE REMOVED.
26. REMOVE CONCRETE POOL DECK TILES.
27. EXISTING METAL RAIL TO BE REMOVED.
28. EXISTING POOL SHOWER TO BE RECONFIGURED
29. EXISTING WALL TO REMAIN IN ITS ENTIRETY.
30. POLE SIGN TO BE RESTORED.
31. EXISTING OVERHANG TO REMAIN
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37. REMOVE EXISTING PAVING.
38. REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT.
39. REMOVE EXISTING TV ANTENA
40. REMOVE EXISTING CONCRETE BALUSTRADE
41. CONCRETE POST TO REMAIN
42. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL – POOLSIDE
43. DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A101.
44. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
45. BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING. REMOVE EXISTING METAL RAILING
46. EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
47. REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT
48. REMOVE WOOD DECK AND WOOD JOIST

REPLACEMENT & RESTORATION NOTES

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- ALL EXTERIOR ELECTRICAL CONDUIT AND METERS TO BE INTERNALIZED AND RELOCATED OFF OF BUILDING FACADE WALLS AND OUT OF PUBLIC/GUEST AREAS, ETC., TYP.
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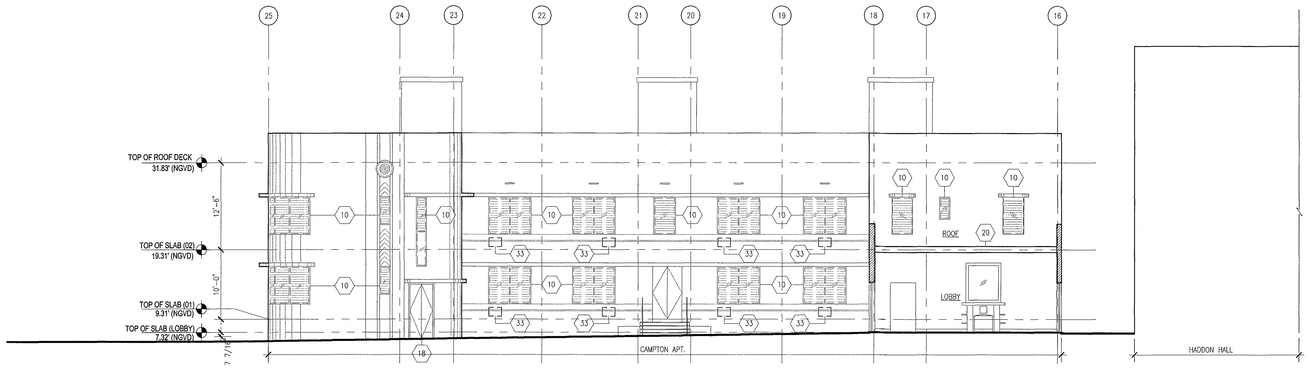
- REPAIR/REPLACE DAMAGED WOOD DECKING AT CAMPTON AND HADDON AS DETECTED DURING NEW ROOF WORK.
- REPAIR/REPLACE DAMAGED WOOD FLOORING AT ALL AREAS OF WORK.

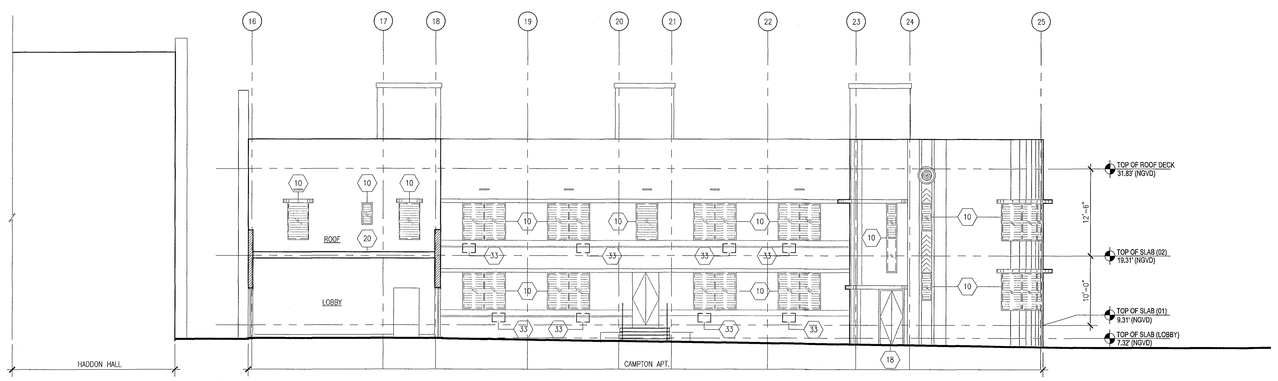
1

LEGEND

PARTITION TO BE DEMOLISHED	EXISTING OUTLET – VOICE/DATA
EXISTING PARTITION TO REMAIN	EXISTING SWITCH
EXISTING BLOCK WALL TO REMAIN	EXISTING POWER OUTLET
NEW PARTITION	EXISTING VOICE/DATA OUTLET
H.V.C. SHADING	EXISTING THERMOSTAT
EXISTING STRUCTURE	EXISTING FIRE STROBE
EXISTING DOOR TO REMAIN	EXISTING FIRE EXTINGUISHER CABINET
DOOR TO BE REMOVED	RELOCATED THERMOSTAT
	NEW POWER OUTLET
KEYNOTE INDICATOR	RELOCATED SWITCH



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



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

MTCI
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	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EN	11-19-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
ENERGY		

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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www.addinc.com
Lic. # AA26001507

Boston Miami

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

SHEET TITLE

EXTERIOR
EXISTING / DEMO
ELEVATIONS

SHEET NUMBER

AD304

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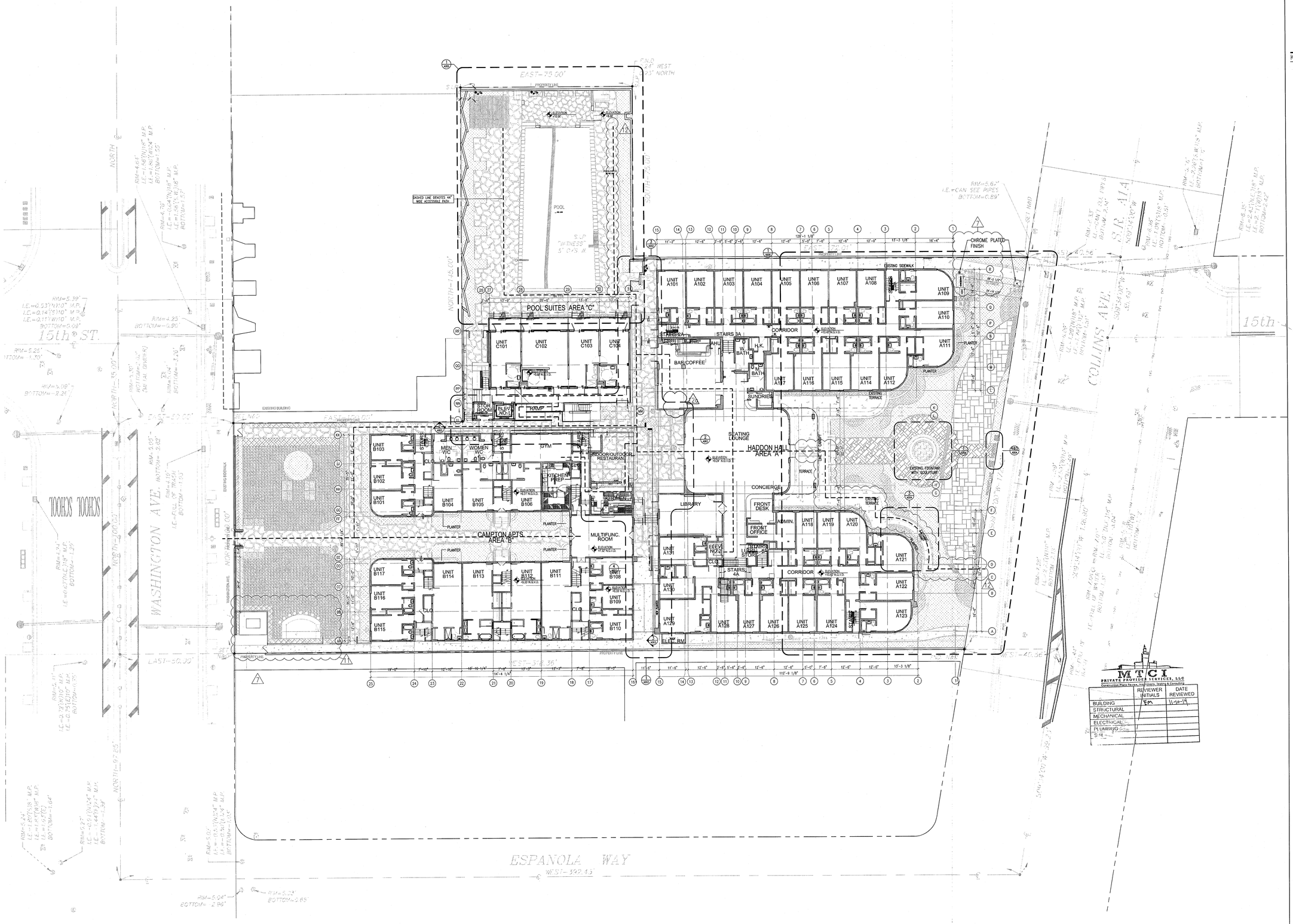

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
7	POOL SUITES WALLS	04-04-2014
11	P&Z COMMENTS	07-14-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12A	FIRE & MTCI PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10-9-14
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	REVIEWER INITIALS	DATE REVIEWED
BUILDING	FM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE		

JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	FEBRUARY 18, 2014
SCALE:	1/16" = 1'-0"

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A001

APPROVED MIAMI BEACH FIRE DEPARTMENT

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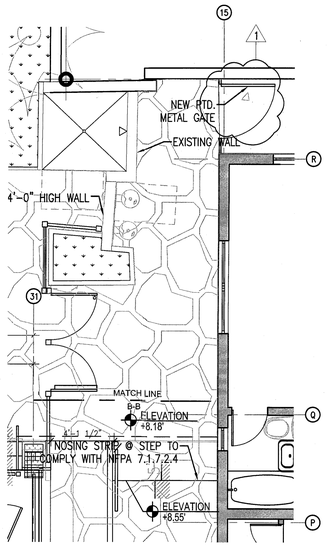
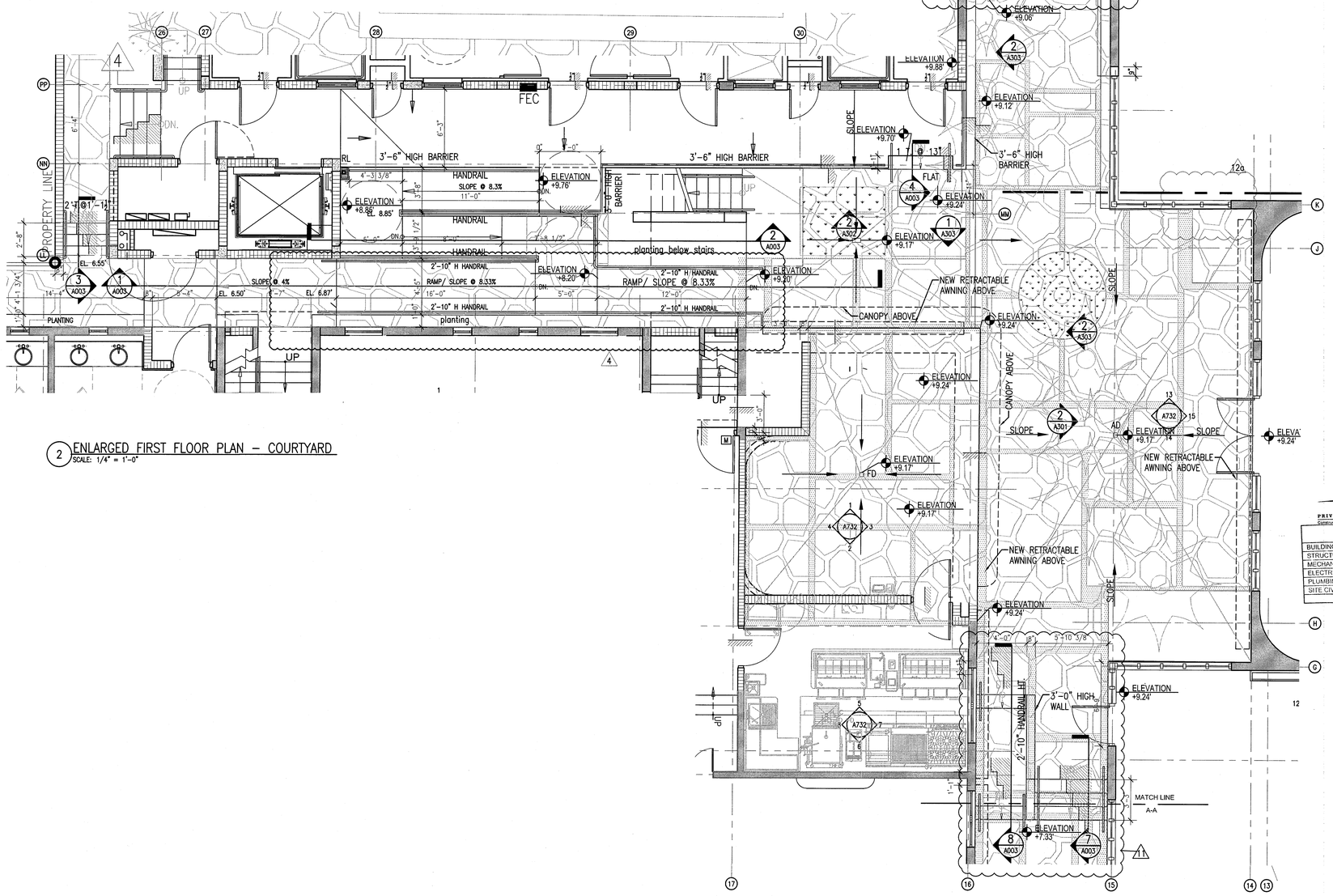
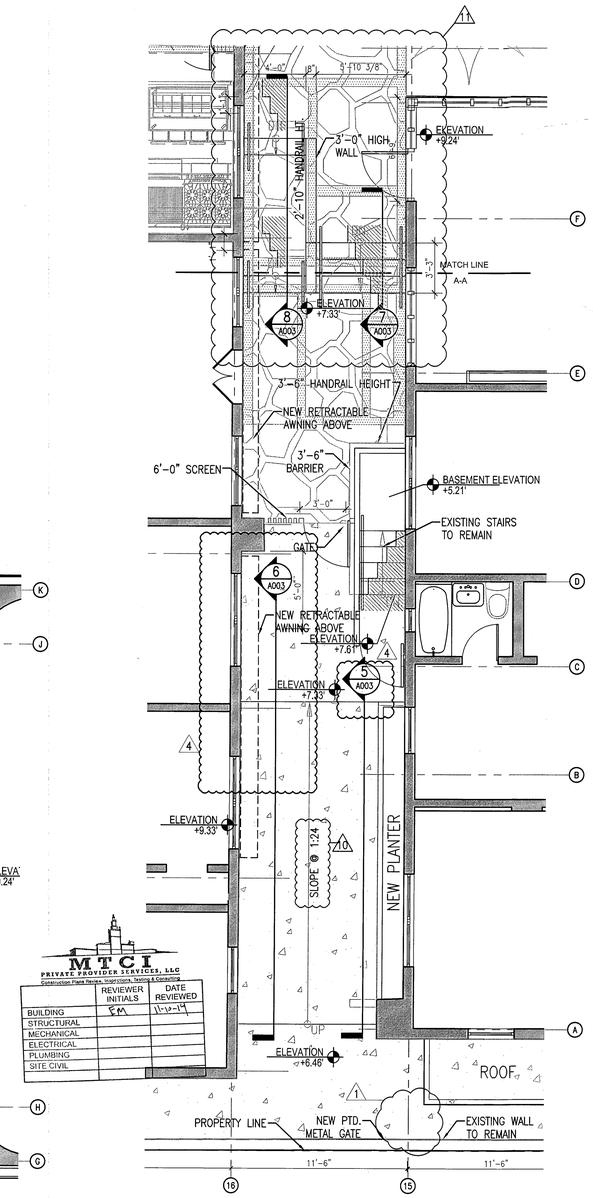


3 ENLARGED FIRST FLOOR PLAN – COURTYARD
SCALE: 1/4" = 1'-0"



2 ENLARGED FIRST FLOOR PLAN – COURTYARD
SCALE: 1/4" = 1'-0"



1 ENLARGED FIRST FLOOR PLAN – COURTYARD
SCALE: 1/4" = 1'-0"

MTCI
PRIVATE PROVIDER SERVICES, LLC
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	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-12-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
4	FIRE REVIEW COMMENTS	04-01-2014
10	MASTER PERMIT COMMENTS	07-03-2014
11	P&Z COMMENTS	07-14-2014
12a	FIRE & MTCI PERMIT COMMENTS	09-29-2014

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NORTH SEAL

10-9-14
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JOB NUMBER:	13036.00
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ISSUE DATE:	FEBRUARY 18, 2014
SCALE:	1/4" = 1'-0"

SHEET TITLE

ENLARGED FIRST FLOOR PLAN - CENTER AREA 'A'

SHEET NUMBER

A002

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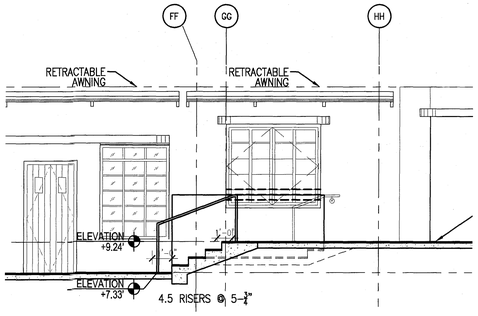
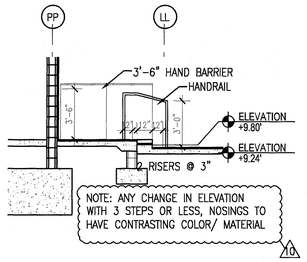


8 SECTION THRU STAIRS COURTYARD
SCALE: 1/4" = 1'-0"



4 SECTION THRU STAIRS COURTYARD
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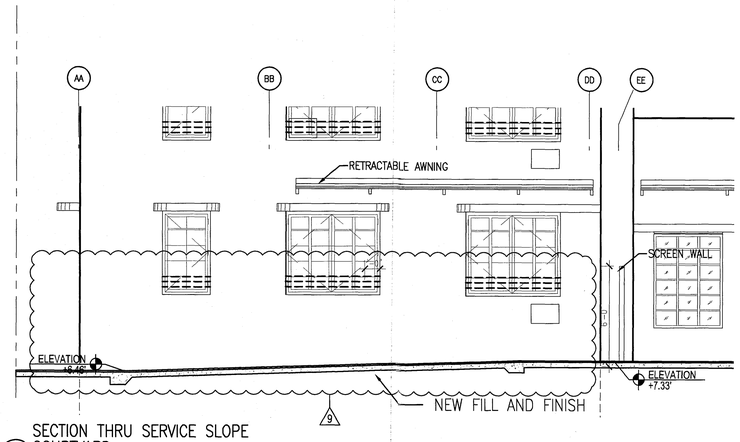
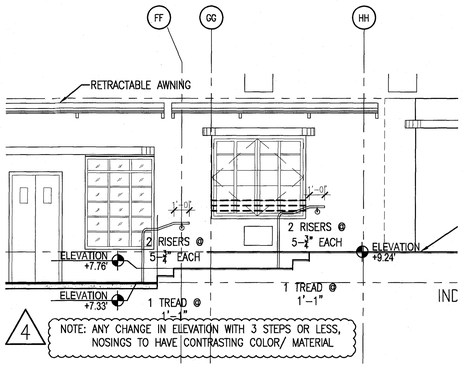
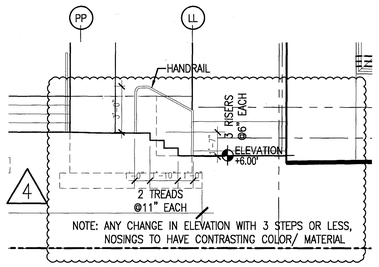


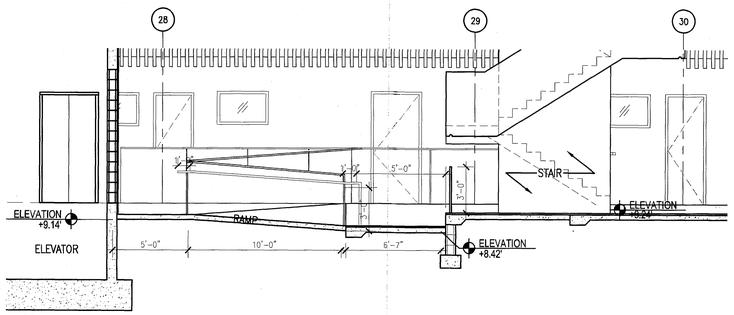
5 SECTION THRU SERVICE SLOPE COURTYARD
SCALE: 1/4" = 1'-0"



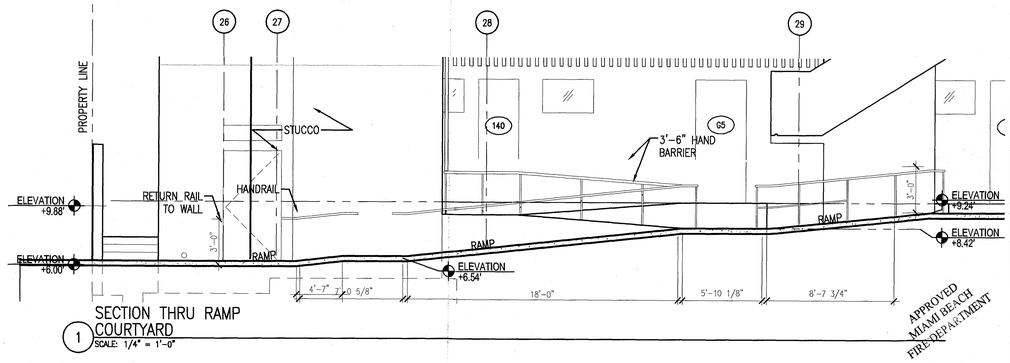
7 SECTION THRU STAIRS COURTYARD
SCALE: 1/4" = 1'-0"



3 SECTION THRU STAIRS COURTYARD
SCALE: 1/4" = 1'-0"



2 SECTION THRU RAMP COURTYARD
SCALE: 1/4" = 1'-0"



1 SECTION THRU RAMP COURTYARD
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
9	KITCHEN REINFORCEMENT	05-30-2014
10	MASTER PERMIT COMMENTS	07-03-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

8/4/14
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Boston Miami

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

SHEET TITLE

SITE DETAILS

SHEET NUMBER

A003

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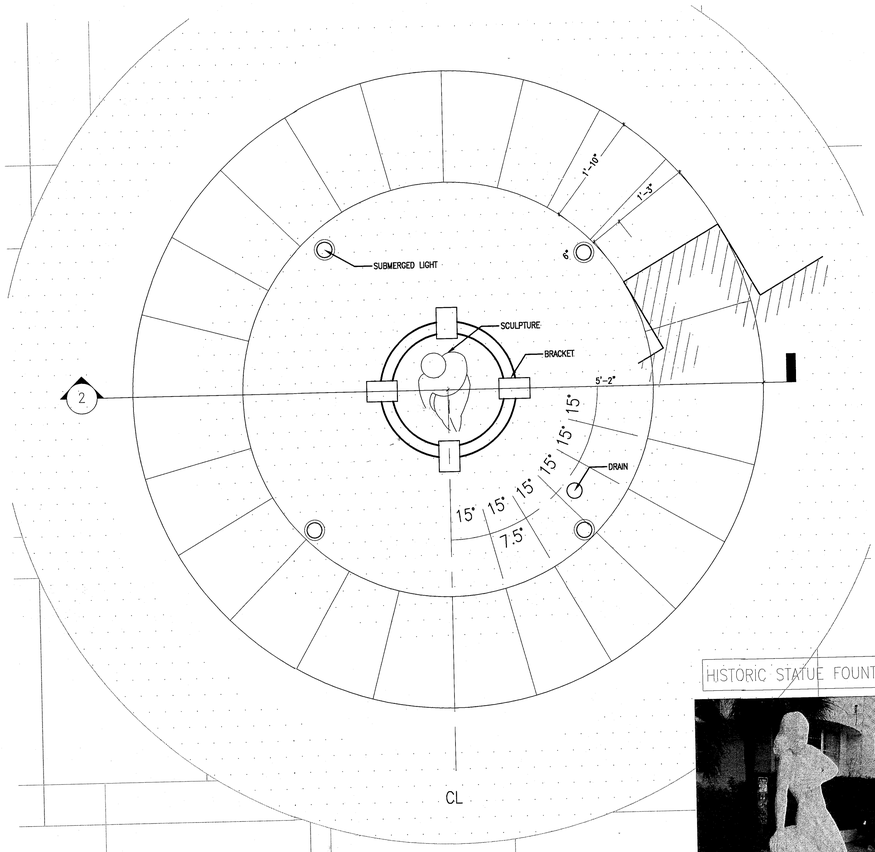
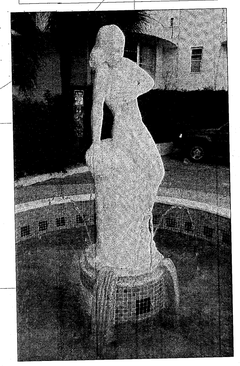
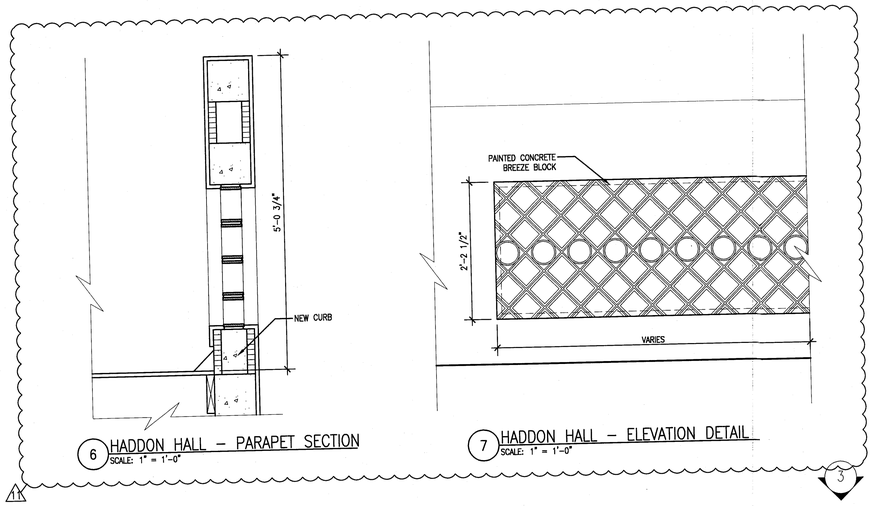


1 HADDON HALL – PLAN HISTORIC FOUNTAIN WITH SCULPTURE
SCALE: 1" = 1'-0"

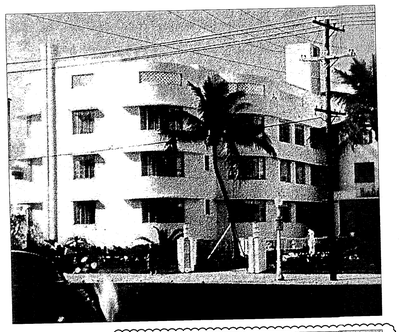
HISTORIC STATUE FOUNTAIN

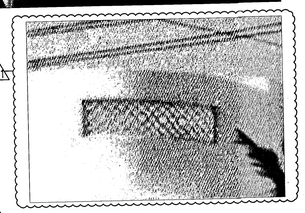


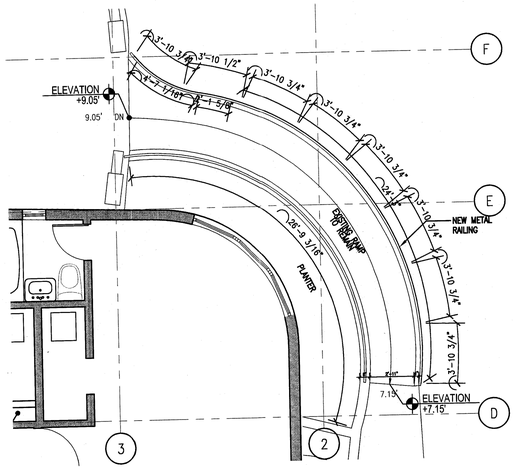


6 HADDON HALL – PARAPET SECTION
SCALE: 1" = 1'-0"

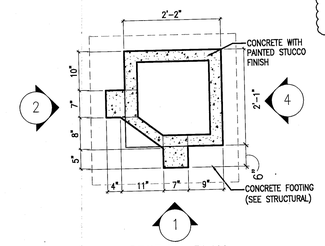
7 HADDON HALL – ELEVATION DETAIL
SCALE: 1" = 1'-0"





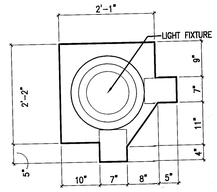


3 HADDON HALL – PLAN / EXISTING RAMP
SCALE: 1/4" = 1'-0"

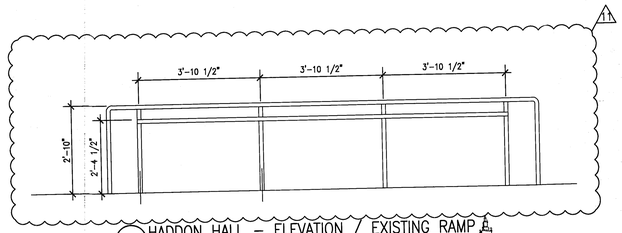


SECTION PLAN

4 HADDON HALL – HISTORIC PILLAR
SCALE: 1" = 1'-0"

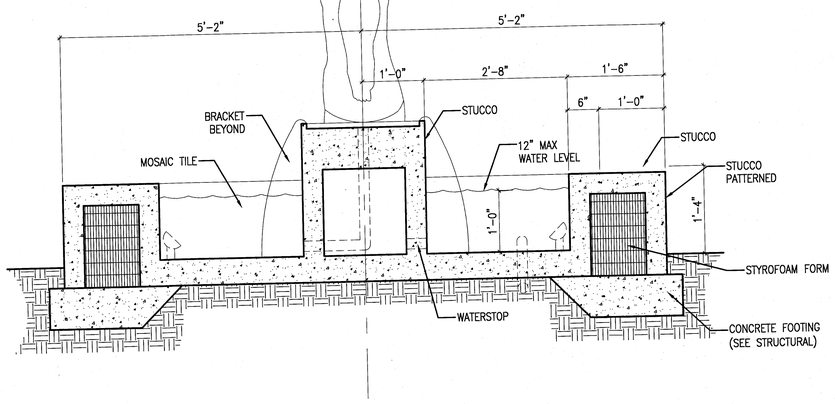


TOP VIEW

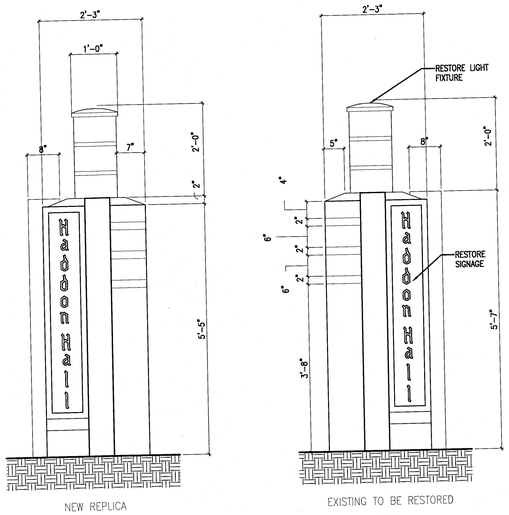


3a HADDON HALL – ELEVATION / EXISTING RAMP
SCALE: 1/4" = 1'-0"

HISTORIC FOUNTAIN SCOPE OF WORK: HISTORIC STATUE AND FOUNTAIN TO REMAIN IN EXISTING ORIGINAL LOCATION; RESTORE PLASTER STATUE – CAREFULLY REMOVE BUILT-UP LAYERS OF PLASTER/PAINT / ESPECIALLY AT 1940s ARTIST'S ENGRAVED SIGNATURE [ROBERT M. SCHWARTZ] ON STATUE TOWARD BASE; REPAIR AND REPLACE EXISTING DAMAGED TILES AT INTERIOR AND EXTERIOR FOUNTAIN SURFACES AS NEEDED; NEW TILES MUST MATCH EXACT COLOR, SIZE AND TEXTURE OF EXISTING TILE; RESTORE ALL PLASTER SURFACES TO NEW CONDITION; RESTORE AND UPGRADE LIGHTING AND FOUNTAIN TO NEW CONDITION; REFER TO TECHNICAL SPECIFICATIONS FOR MORE DETAIL ON RESTORATION PROCEDURES.



2 HADDON HALL – SECTION HISTORIC FOUNTAIN WITH STATUE
SCALE: 1" = 1'-0"



NEW REPLICA 1 | EXISTING TO BE RESTORED 2 | 3 | 4

5 HADDON HALL – ELEVATION HISTORIC PILLAR
SCALE: 1" = 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	P&Z COMMENTS	07-14-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

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	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	7-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

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Boston Miami

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

SHEET TITLE

SITE DETAILS - HISTORIC FOUNTAIN, STATUE & PILLAR/ LANTERNS

SHEET NUMBER

A004

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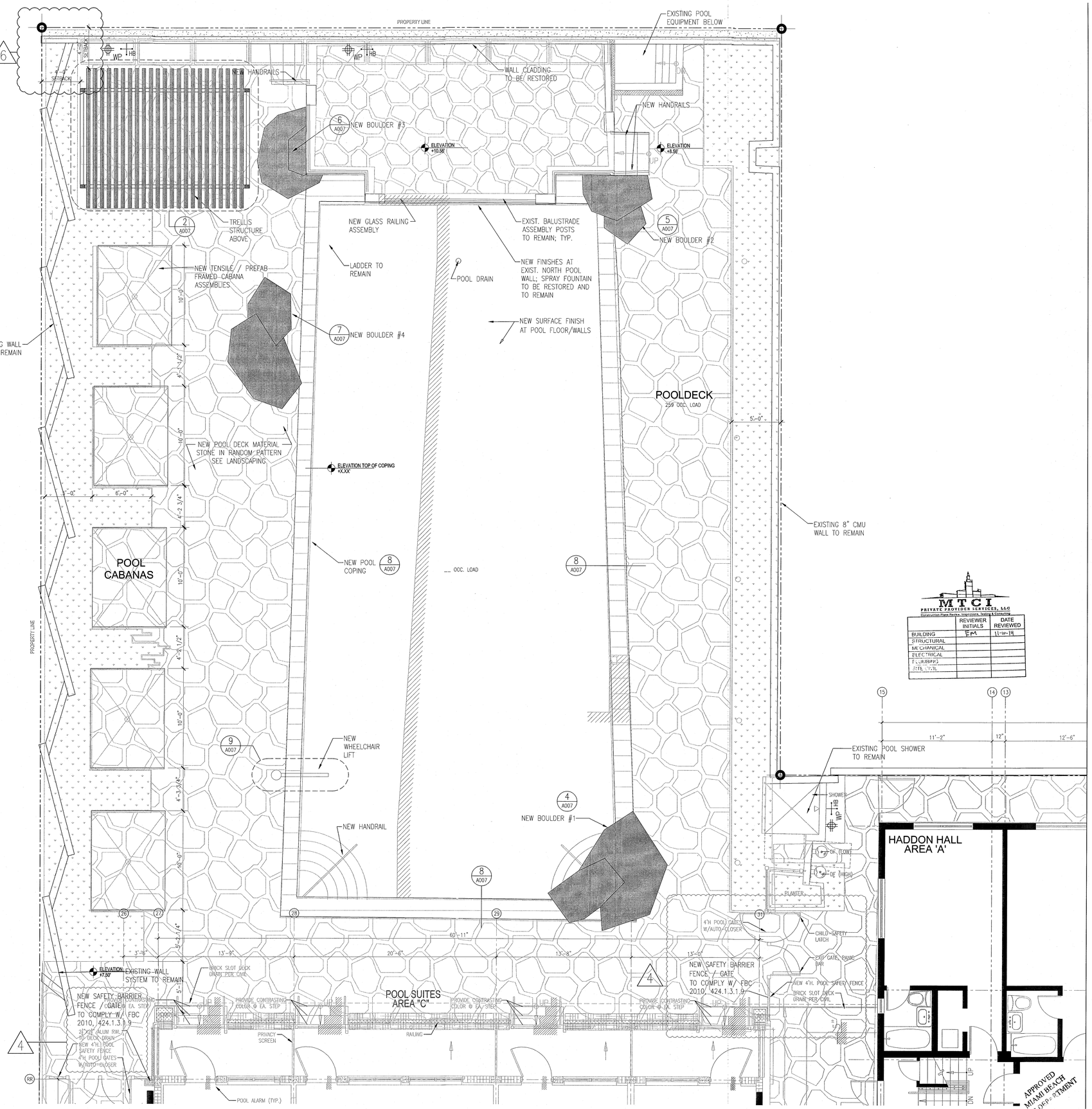

1 ENLARGED POOL DECK PLAN
SCALE: 1/4" = 1'-0"

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Contracting

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

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	P&Z COMMENTS	04-18-2014

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

SHEET TITLE

ENLARGED POOL DECK PLAN

SHEET NUMBER

A005

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1 ENLARGED ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

HADDON HALL
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KEYPLAN N.T.S.

REVISIONS

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

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	FEBRUARY 18, 2014
SCALE:	3/16" = 1'-0"

SHEET TITLE

ENLARGED ARCHITECTURAL SITE PLAN

SHEET NUMBER

A006

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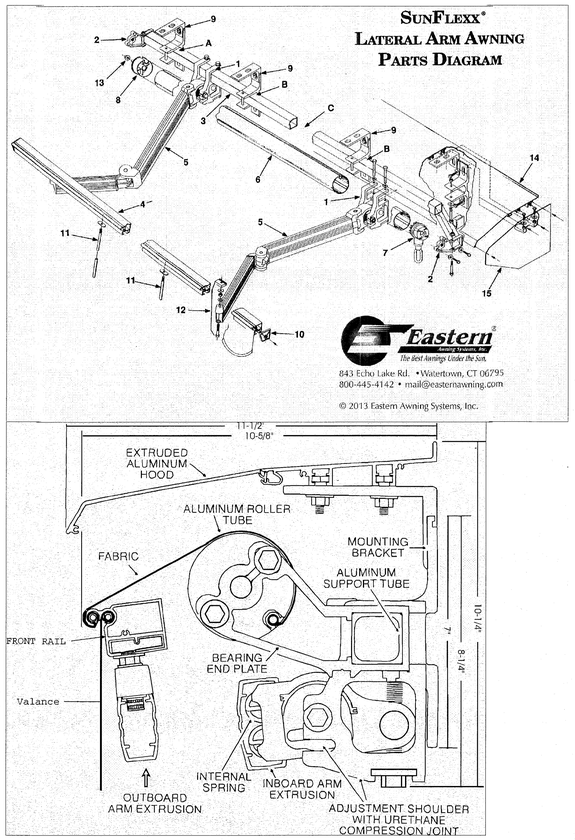


10 AWNING SPECIFICATION
SCALE: N.T.S.

7 NOT USED
SCALE: 1/2" = 1'-0"

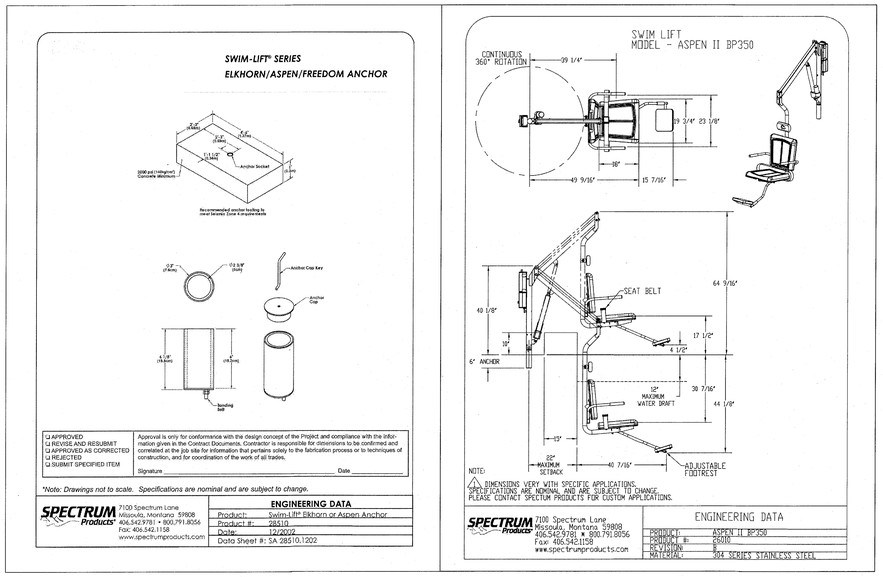
6 NOT USED
SCALE: 1/2" = 1'-0"

5 NOT USED
SCALE: 1/2" = 1'-0"

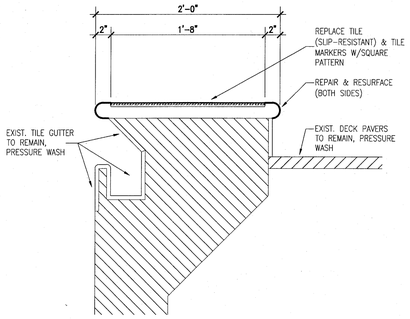
4 NOT USED
SCALE: 1/2" = 1'-0"

POOL BOULDER GENERAL NOTES:

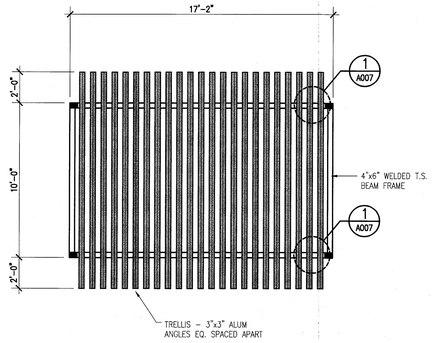
1. BOULDERS ARE TO BE CUSTOM FABRICATED OF 3/4" THICK POLYETHYLENE REINFORCED CONCRETE BY "URDL'S WATERFALL CREATIONS" DELRAY BEACH, FL. 561-278-3320, WWW.URDLS.NET
2. ONLY BOULDER PLANS HAVE BEEN PROVIDED FOR BIDDING. INTERIOR DESIGNER TO PROVIDE ADDITIONAL BOULDER 3-DIMENSION SHAPE INFO DURING CONSTRUCTION.
3. THE FABRICATED BOULDERS ARE TO LOOK & FEEL LIKE THE NATURAL STONE THAT THE INTERIOR DESIGNER SELECTS. THE INTERIOR DESIGNER TO PROVIDE STONE TYPE & COLOR TO MATCH.
4. BOULDERS ARE TO BE SUPPORTED ON THE POOL DECK PAVERS AND CANTILEVER OVER THE POOL COPING. FIELD-CUT & GROUT BOULDER IN-PLACE TO GIVE DESIGNER'S DESIRED APPEARANCE. THE BOULDERS SHALL BE ANCHORED IN-PLACE CAPABLE OF SUPPORTING, WITHOUT MOVING, NUMEROUS PEOPLE STANDING ANYWHERE ON THE BOULDER.
5. PROVIDE STRUCTURAL CALULATIONS SHOWING THAT THE BOULDERS & ANCHORAGE MEETS THE DESIGN INTENT.OF ITEM #4 ABOVE.



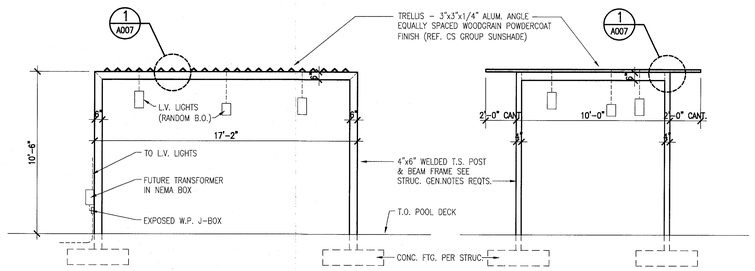
9 SPECTRUM-ASPEN II SWIM LIFT
SCALE: N.T.S.



8 RE-TILE POOL COPING
SCALE: 1-1/2" = 1'-0"



2 TRELLIS ROOF PLAN
SCALE: 1/4" = 1'-0"



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

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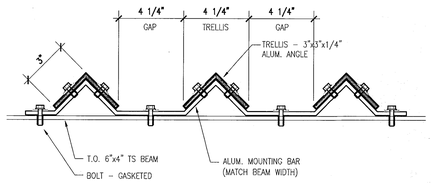
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE PLAN		



APPROVED MIAMI BEACH FIRE DEPARTMENT

1 TRELLIS MOUNTING DETAIL
SCALE: 3" = 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
1	P&Z COMMENTS	07-14-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

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Boston Miami

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

SHEET TITLE

MISCELLANEOUS SITE DETAILS

SHEET NUMBER

A007

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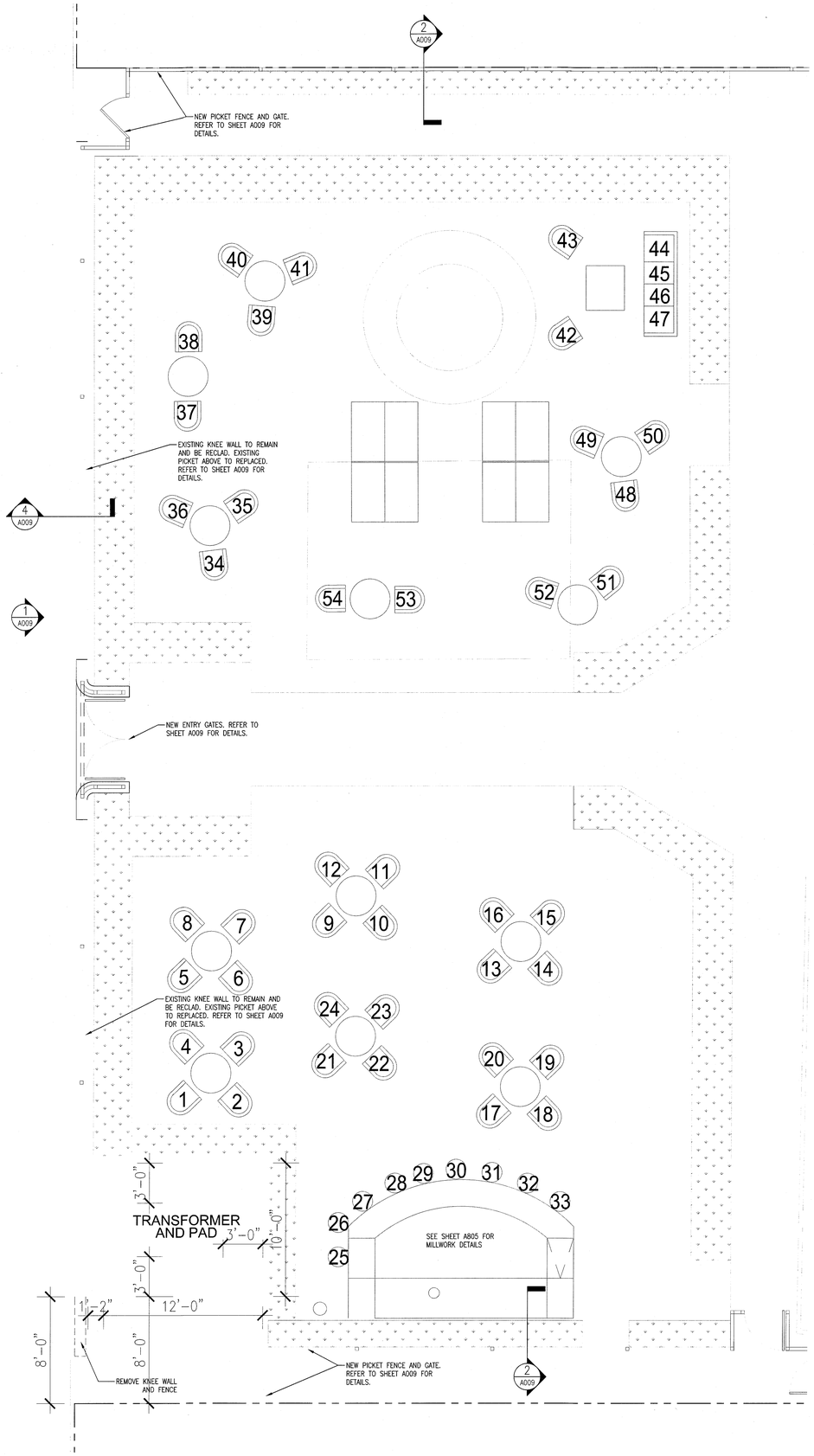


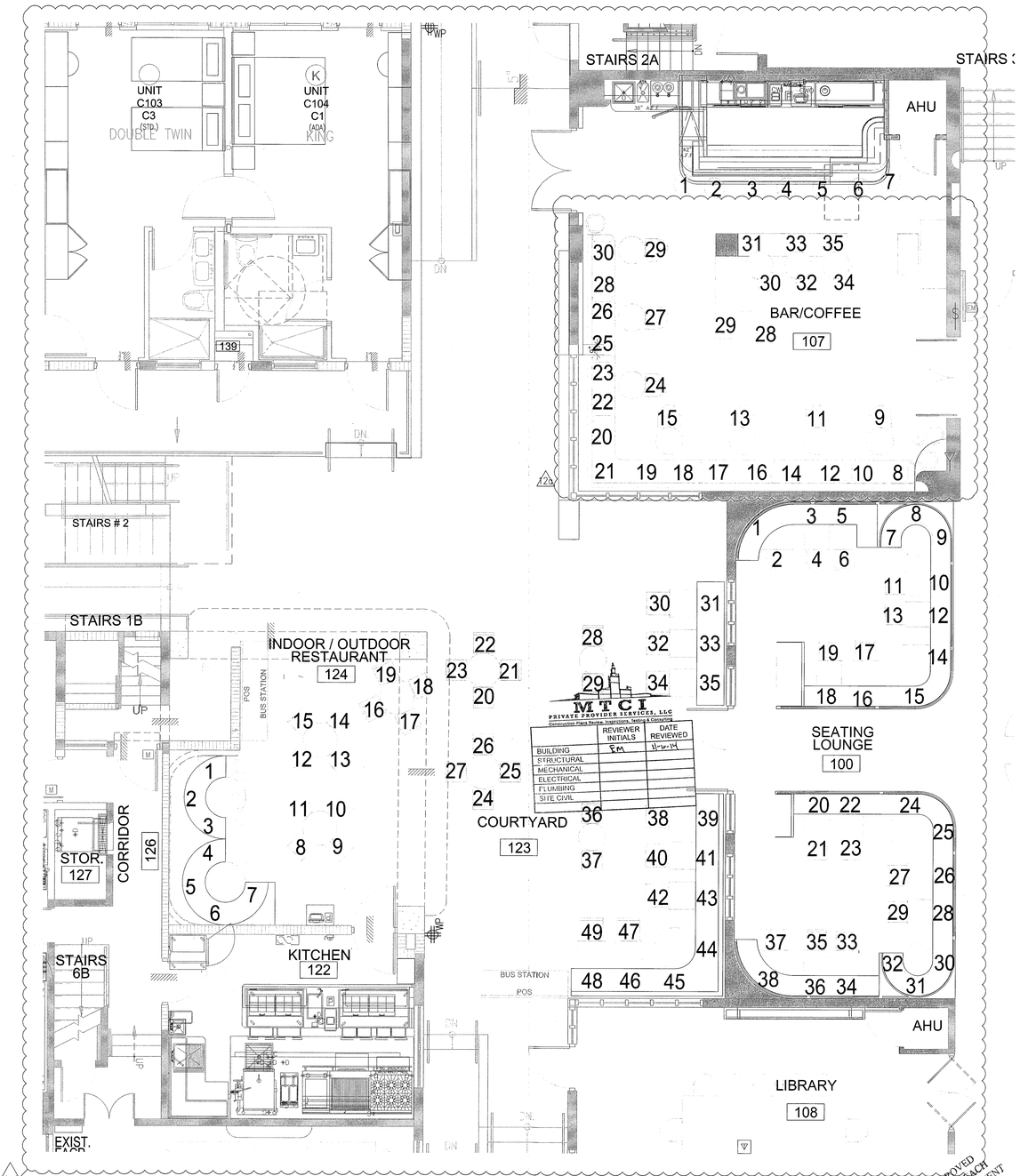
1 ENLARGED CAMPTON COURTYARD PLAN
SCALE: 1/4" = 1'-0"

FOOD & BEVERAGE SEATING CAPACITY

	SEATING [Qty. of chairs]		
	INDOOR	OUTDOOR	TOTALS
INDOOR/OUTDOOR RESTAURANT AT HADDON HALL AND CAMPTON APTS.	38	49	87
BAR/ COFFEE AT HADDON HALL	35	0	35
POOL & POOL DECK GROUND LEVEL	0	45	45
CAMPTON YARD AREA	0	54	54

NOTE:
- FOR OCCUPANCY LOAD CALCULATIONS REFER TO SHEET LS-101A
- NOTE FURNITURE ARE ALL LOOSE/MOVEABLE PIECES NOT TO BE ATTACHED TO THE FLOOR OR WALLS IN ANY WAY. TYPICAL AT ALL HISTORIC AREAS.

11



2 ENLARGED RESTAURANT/BAR SEATING PLAN
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
6	P&Z COMMENTS	04-18-2014
11	P&Z COMMENTS	07-14-2014
12a	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10-9-14
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Boston Miami

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

SHEET TITLE

ENLARGED ARCHITECTURAL SITE PLAN - CAMPTON YARD

SHEET NUMBER

A008 6

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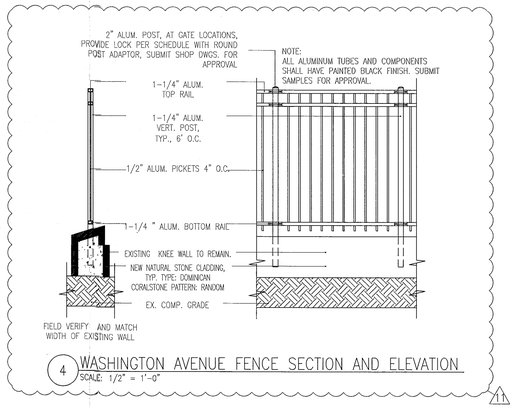
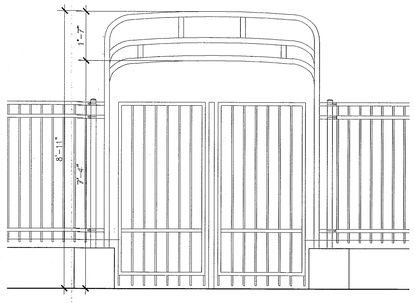
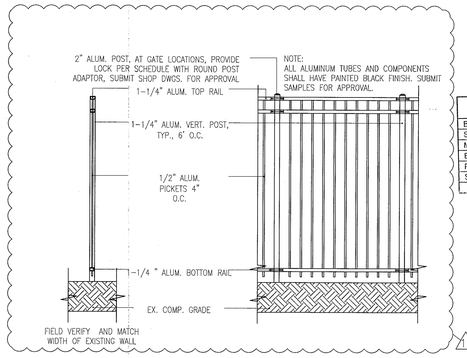


4 WASHINGTON AVENUE FENCE SECTION AND ELEVATION
SCALE: 1/2" = 1'-0"



3 CAMPTON YARD GATE ELEVATION
SCALE: 1/2" = 1'-0"



2 PROPERTY LINE FENCE SECTION AND ELEVATION
SCALE: 1/2" = 1'-0"

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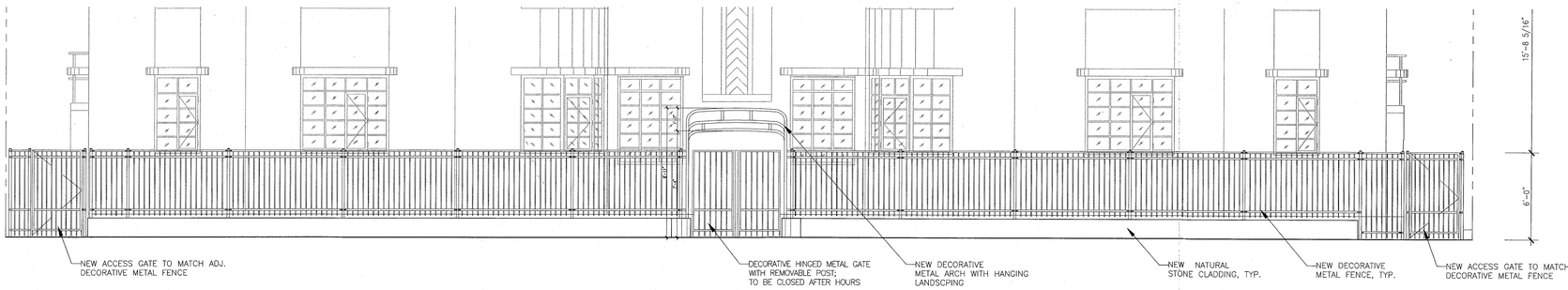
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE C/A		



1 WASHINGTON AVENUE FENCE ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
6	P&Z COMMENTS	04-18-2014
1	P&Z COMMENTS	07-14-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
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Boston Miami

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

SHEET TITLE

SITE DETAILS - CAMPTON YARD

SHEET NUMBER

A009 6

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GENERAL NOTES

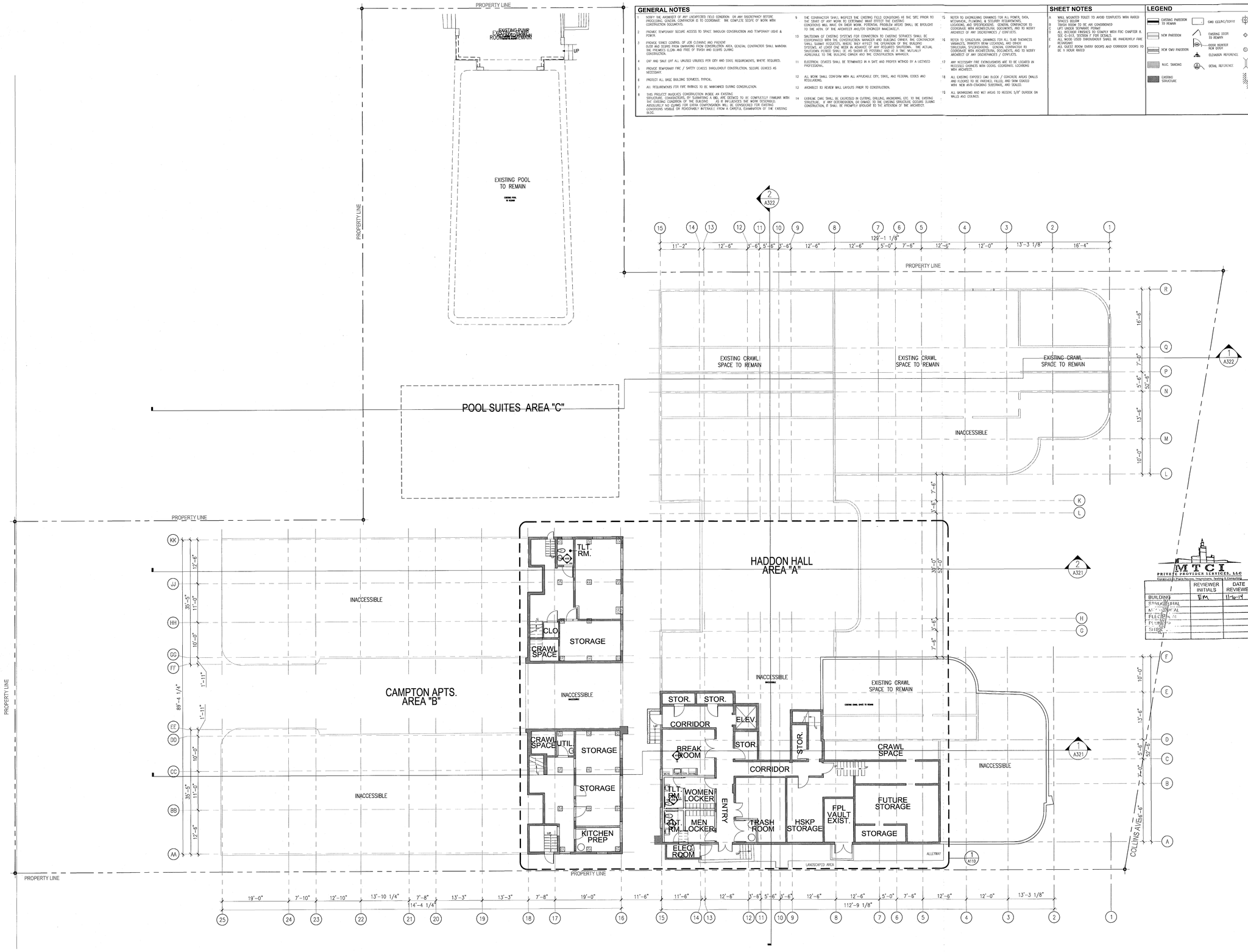
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. DAY AND SALT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SURFACES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. 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 INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. 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 THEIR WORK. ANY POTENTIAL PROBLEM MUST BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. 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 BRIEF AS POSSIBLE AND BE MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A NEAT AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, HACKSAWING, ETC. TO THE EXISTING STRUCTURE. IF ANY DEFORMATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING & SECURITY RESPONSIBILITIES. SHOP DRAWINGS SHALL BE PROVIDED BY GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSITIONS, REFER LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
17. ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DURROCK ON WALLS AND CEILINGS.

SHEET NOTES

A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RAISED SLABS BELOW
B. STORAGE ROOM TO BE AIR CONDITIONED
C. LIFT UNDER SEPARATE PERMIT
D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE G-012, SECTION F FOR DETAILS.
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RESISTANT
F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW CMU PARTITION
- N.I.C. SWINGING
- EXISTING STRUCTURE
- CMU CEILING/SOFFIT
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- F.S. FLOOR SINK
- FD.-FLOOR DRAIN
- W.-WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE



1 OVERALL BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-6-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE		

PERMIT SET

NORTH SEAL

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Lic. # AR93391

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Boston Miami

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

SHEET TITLE

OVERALL BASEMENT FLOOR PLAN

SHEET NUMBER

A100

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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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND FIREFIGHT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. 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 IS INFLUENCES THE WORK DESCRIBED, IMPLICITLY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. 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 THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
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11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
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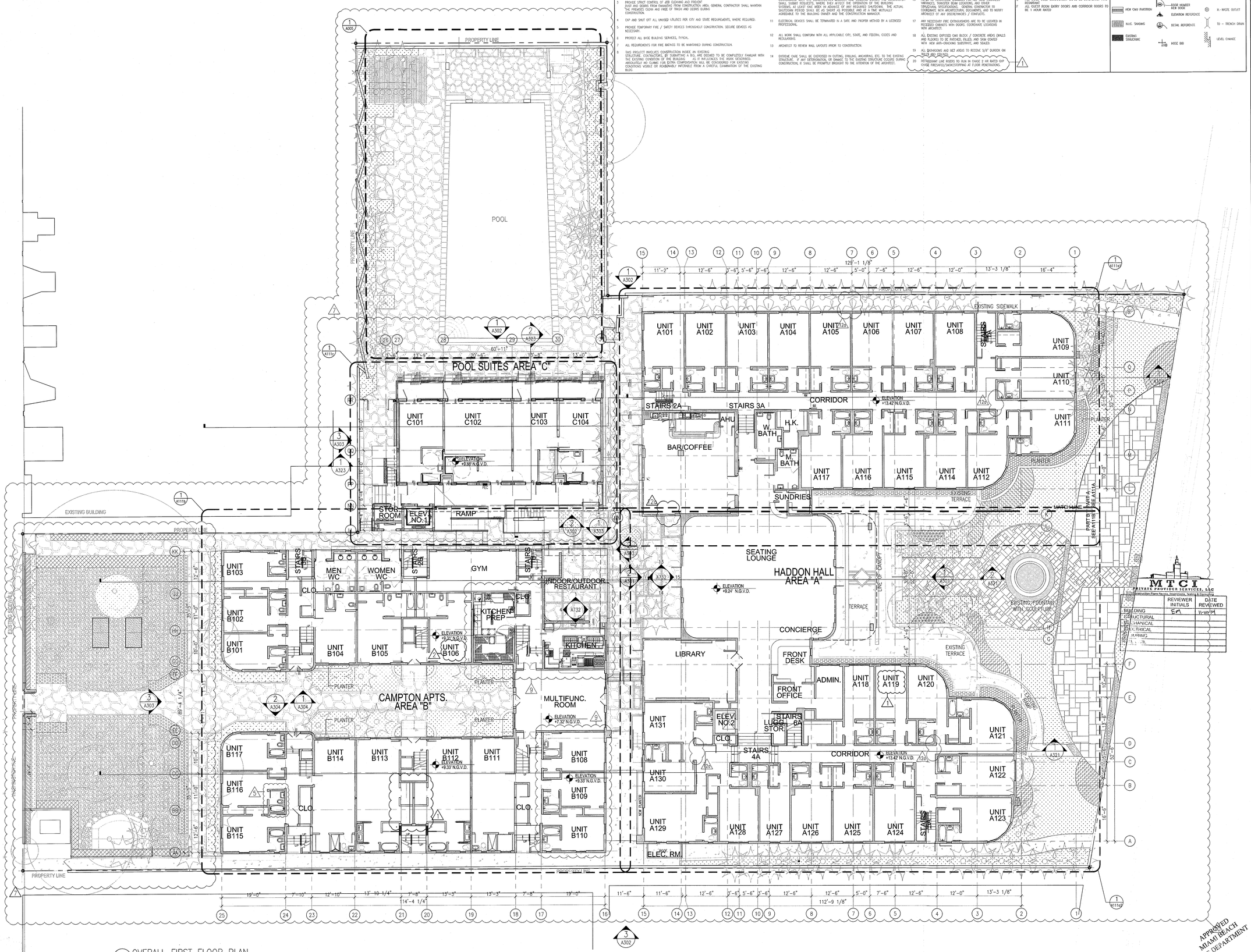
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
20. RETROGRAM LIVE RISERS TO RUN IN CHASE 2 HR RATED GYP CHASE FIRESWEEL/SMOKESTOPPING AT FLOOR PENETRATIONS.

SHEET NOTES

A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
B. TRASH ROOM TO BE AIR CONDITIONED
C. LIFT UNDER SEPARATE PERMIT
D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8, SEE G-010, SECTION 7 FOR DETAILS.
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW CMU PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- CMU CEILING/SOFFIT
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- HOSE BIB
- F.S. FLOOR SINK
- FD.-FLOOR DRAIN
- W.-WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE



1 OVERALL FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
5	GUESTROOM COORDINATION	04-17-2014
7	POOL SUITES WALLS	04-14-2014
9	KITCHEN REINFORCEMENT	05-30-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10-9-14
Jonathan Cardello
Lic. # AR93391

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Boston Miami

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

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A101

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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.
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11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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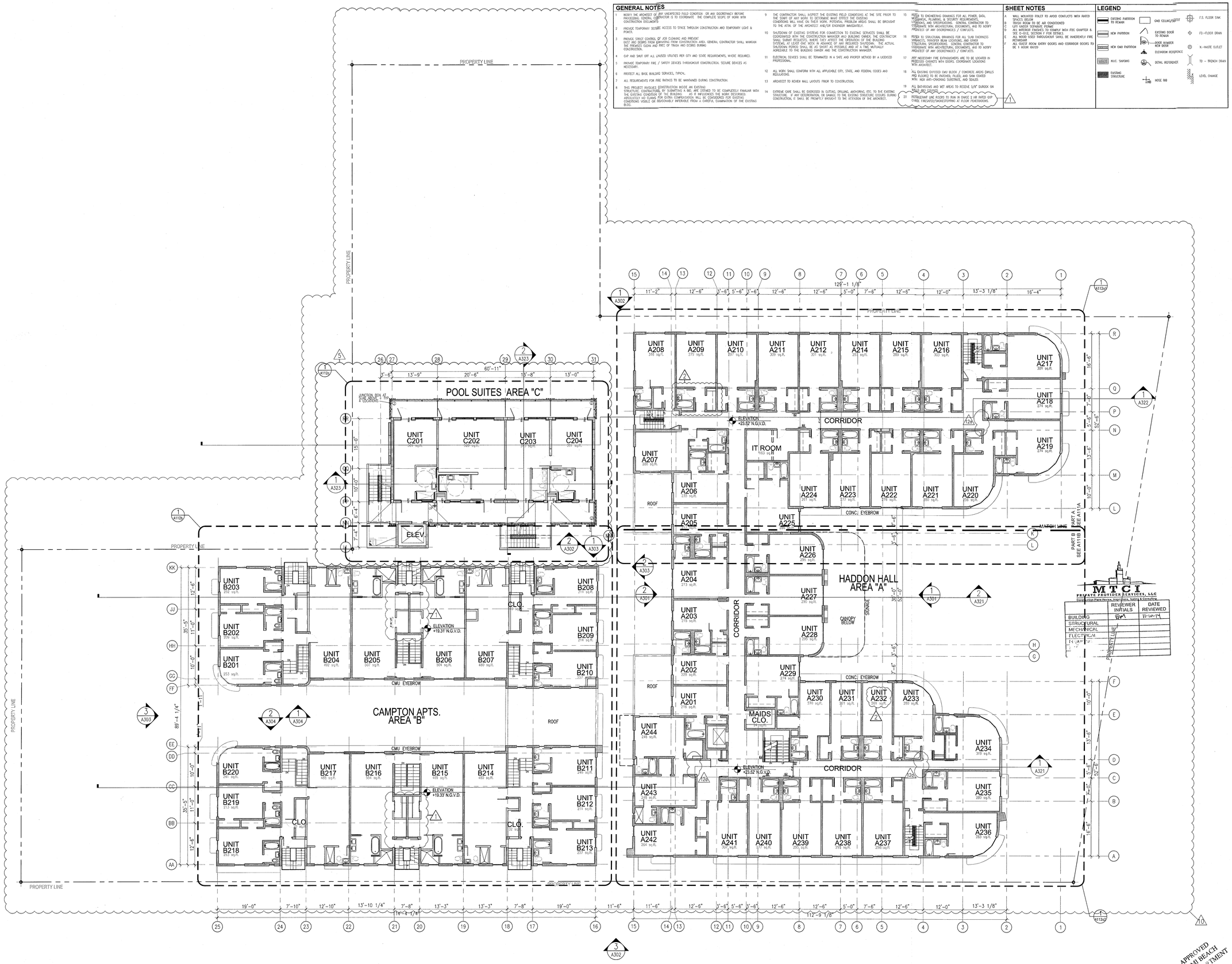
17. ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NON ANTI-CHIGGING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DURAROCK ON WALLS AND CEILINGS.
20. PATHOGENIC LINE RISERS TO RUN IN CHASE 2 HR RATED GYP CHASE, FIRECAVITY/SMOKESTOPPING AT FLOOR PENETRATIONS.

SHEET NOTES

A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
B. TRASH ROOM TO BE AIR CONDITIONED
C. LIFT UNDER SEPARATE PERMIT
D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE G-012, SECTION F FOR DETAILS.
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT.
F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW CMU PARTITION
- MLLC. SHADOWS
- EXISTING STRUCTURE
- CMU CEILING/SOFFIT
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- HOSE BIB
- F.S. FLOOR SINK
- FD.-FLOOR DRAIN
- W.-WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE



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	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EWM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
3	GUESTROOM COORDINATION	03-14-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391

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www.addinc.com
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Boston Miami

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

SHEET TITLE

ARCHITECTURAL SECOND FLOOR PLAN

SHEET NUMBER

A102

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GENERAL NOTES

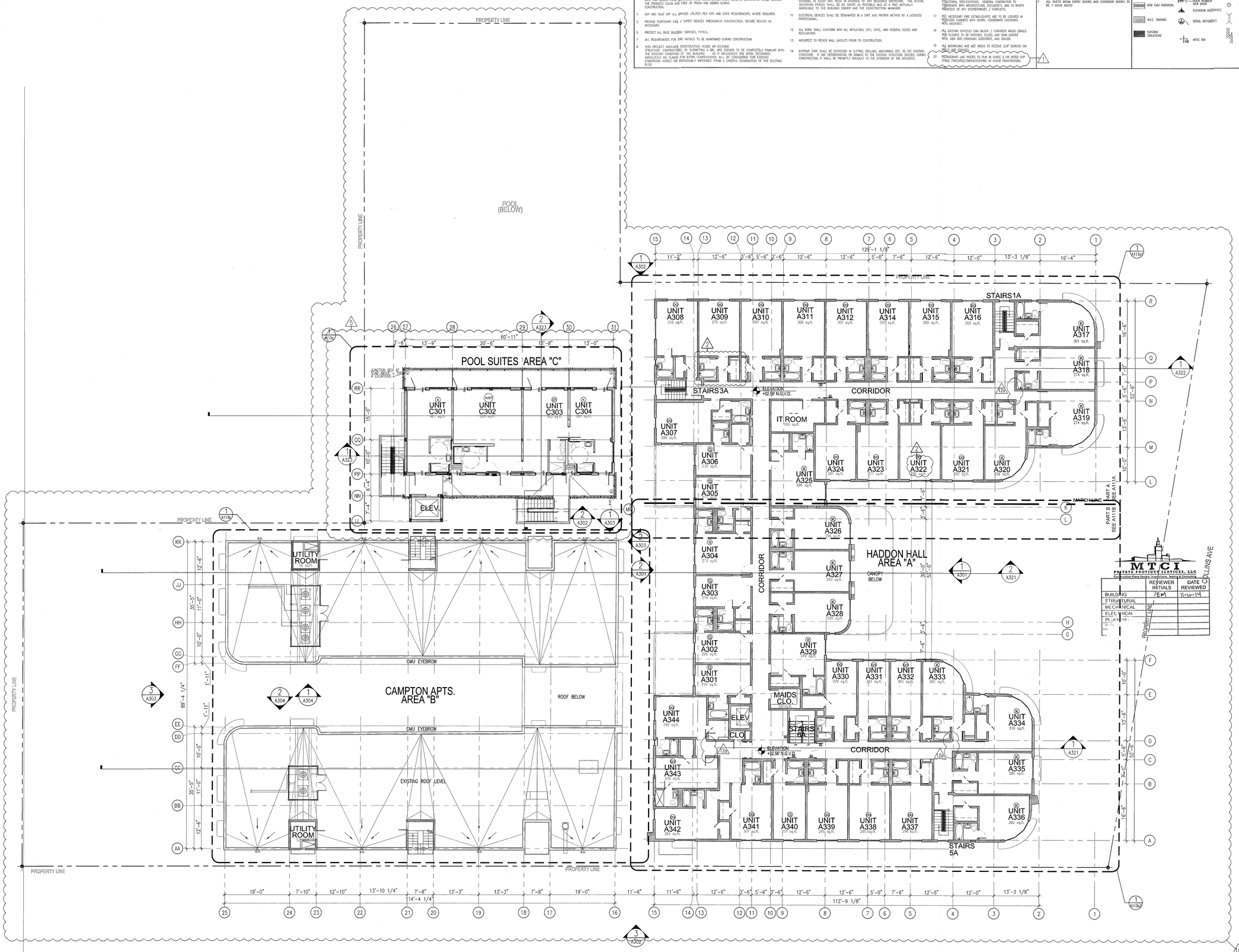
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. 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 INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. 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 THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWNS 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, 48 HOURS PRIOR TO THE TIME OF SHUTDOWN. UNLESS OTHERWISE INDICATED, THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL EQUIPMENT, EMERGENCY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TURNDOWN BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
17. ADD NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-SMOKING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DURAROCK ON WALLS AND CEILINGS.
20. RETROFIT NEW FIREFRS TO RUN IN GWB'S 2 HR RATED CHASE FIREWRED/SMOKESTOPPING AT FLOOR PENETRATIONS.

SHEET NOTES

A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED WALL ASSEMBLY.
B. TRASH ROOM TO BE AIR CONDITIONED
C. LEFT UNDER SEPARATE PERMIT
D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8, SEE G-012, SECTION F FOR DETAILS.
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW CMU PARTITION
- M.E.C. SHAFTS
- EXISTING STRUCTURE
- GWB CEILING/SOFFIT
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- NOISE BIB
- F.S. FLOOR SINK
- FD.-FLOOR DRAIN
- W.-WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE



HADDON HALL
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MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
5	GUESTROOM COORDINATION	03-14-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10-9-14
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Boston Miami

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

SHEET TITLE

ARCHITECTURAL THIRD FLOOR PLAN

SHEET NUMBER

A103

APPROVED MIAMI BEACH FIRE DEPARTMENT

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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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMPARTING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING BUILDING. THE CONTRACTOR SHALL BE EXPECTED TO BE 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 INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. 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 THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. 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.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
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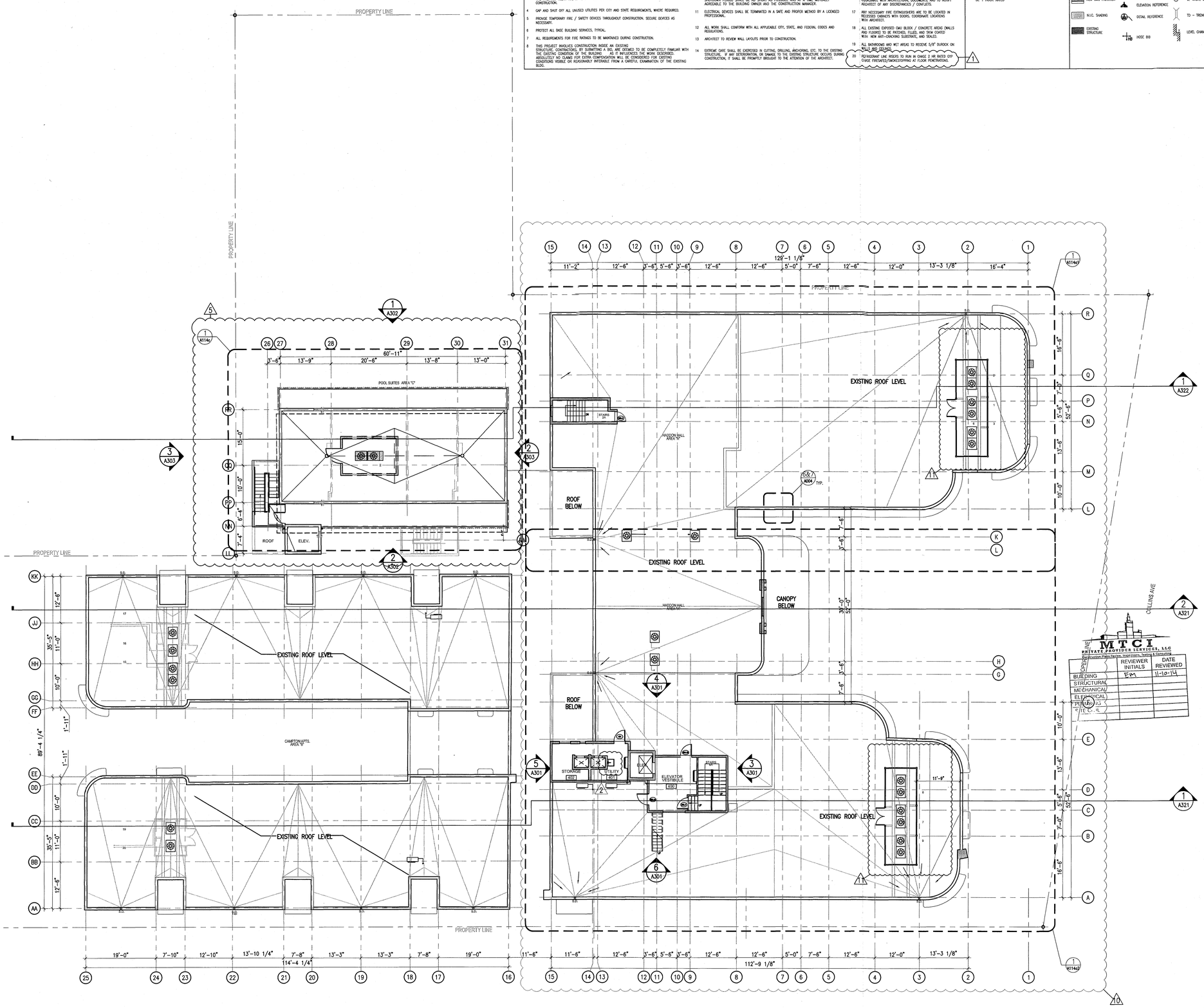
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DURIOCK ON WALLS AND CEILINGS.
20. REFRIGERANT LINE RISERS TO RUN IN CHASE 2 HR RATED CYP CHASE FIRESTATS/SMOKESTOPPING AT FLOOR PENETRATIONS.

SHEET NOTES

A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED WALL ASSEMBLY.
B. TRASH ROOM TO BE AIR CONDITIONED
C. LIFT UNDER SEPARATE PERMIT
D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8; SEE G-012, SECTION F FOR DETAILS.
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW CMU PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- CMU COLUMN/SOFFITE
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- HOSE BIB
- F.S. FLOOR SINK
- FD.-FLOOR DRAIN
- W.-WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE



1 OVERALL ROOF FLOOR 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
2	PERMIT REVIEW COMMENTS	03-14-2014
10	MASTER PERMIT COMMENTS	07-03-2014
11	P&Z COMMENTS	07-14-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391
9.3.14

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DISCIPLINE	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
F.P.C.O.		

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Boston Miami

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

SHEET TITLE

OVERALL ROOF FLOOR PLAN

SHEET NUMBER

A104

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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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
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12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
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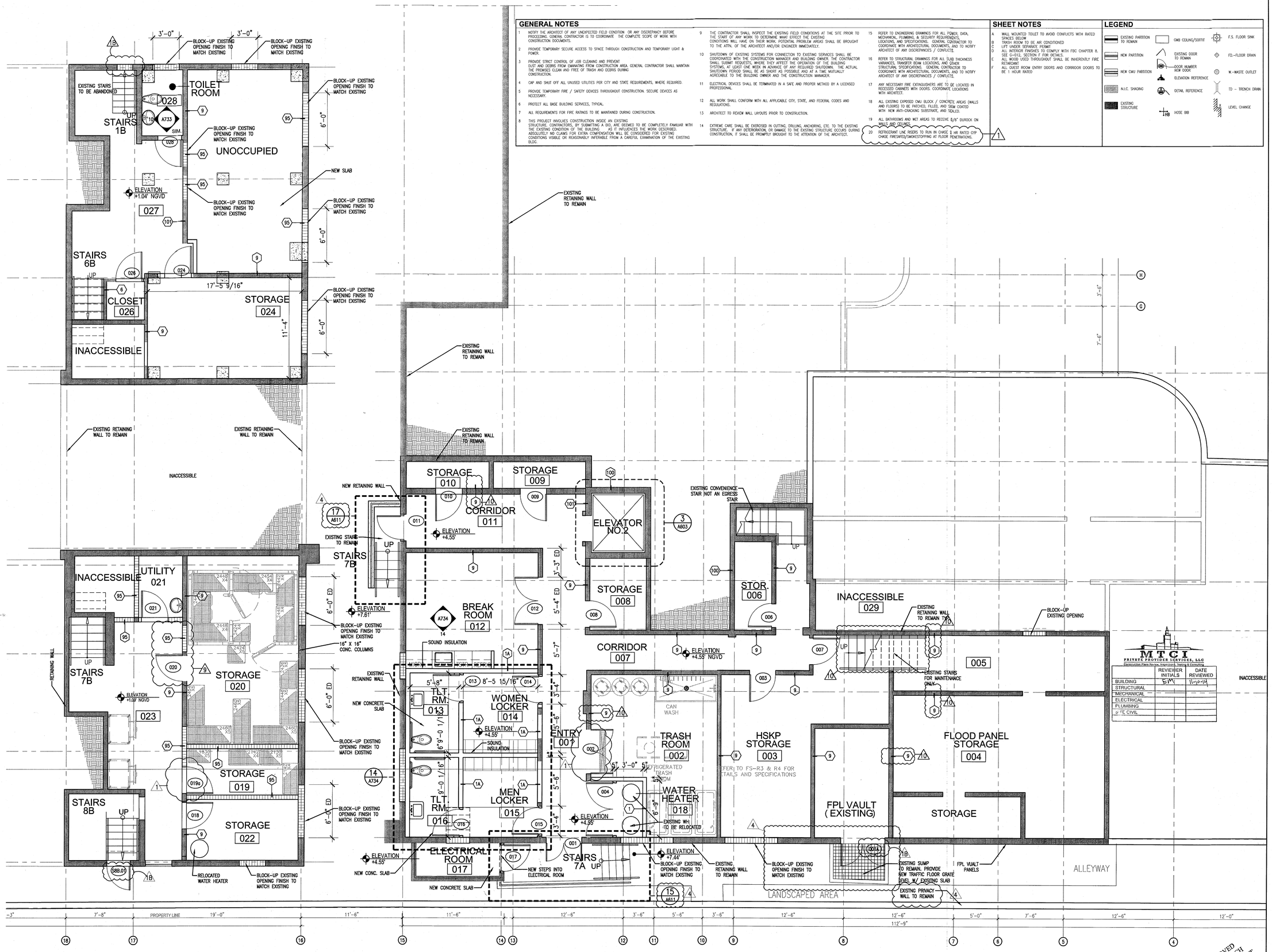
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
20. REFRIGERANT LINE RISERS TO RUN IN CHASE 1 HR RATED (VIP. CHASE FIRESAFED)/SMOKESTOPPING AT FLOOR PENETRATIONS.

SHEET NOTES

A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
B. TRASH ROOM TO BE AIR CONDITIONED
C. LIFT UNDER SEPARATE PERMIT
D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8, SEE G-012, SECTION F FOR DETAILS.
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

EXISTING PARTITION TO REMAIN
NEW PARTITION
NEW CMU PARTITION
N.L.C. SHADING
EXISTING STRUCTURE
GWB CEILING/SOFFIT
EXISTING DOOR TO REMAIN
DOOR NUMBER NEW DOOR
ELEVATION REFERENCE
DETAIL REFERENCE
HOSE BIB
F.S. FLOOR SINK
FD.-FLOOR DRAIN
W.-WASTE OUTLET
TD - TRENCH DRAIN
LEVEL CHANGE



1 ENLARGED BASEMENT LEVEL PLAN / HADDON HALL
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
1B	DOOR-WINDOW COORD.	03-5-2014
4	FIRE REVIEW COMMENTS	04-01-2014
9	KITCHEN REINFORCEMENT	05-30-2014
10	MASTER PERMIT COMMENTS	07-03-2014
11	P&Z COMMENTS	07-14-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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Lic. # AA26001507

Boston Miami

MITCH 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		

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

SHEET TITLE

ENLARGED BASEMENT PLAN

SHEET NUMBER

A110

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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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MANTAINED DURING CONSTRUCTION.
8. 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 INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. 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 THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
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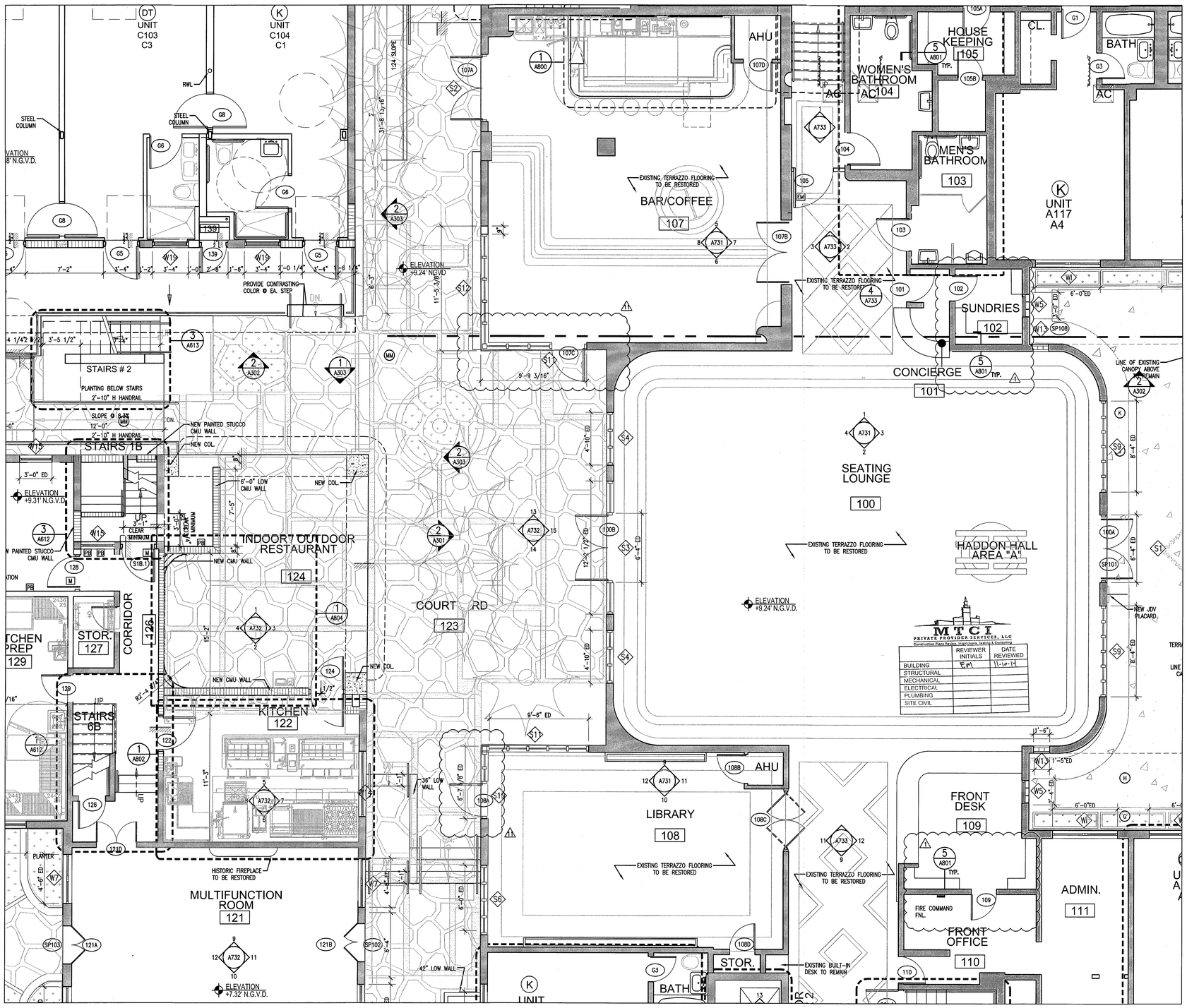
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
17. ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
20. REFRIGERANT LINE RISERS TO RUN IN CHASE; 2 HR RATED GYP CHASE FIRESAFED/SMOKESTOPPING AT FLOOR PENETRATIONS. 1

SHEET NOTES

A WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
B TRASH ROOM TO BE AIR CONDITIONED
C LIFT UNDER SEPARATE PERMIT
D ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE G-012, SECTION F FOR DETAILS.
E ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
F ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

LEGEND

EXISTING PARTITION TO REMAIN
NEW PARTITION
NEW CMU PARTITION
N.I.C. SHADING
EXISTING STRUCTURE
GWB CEILING/SOFFIT
EXISTING DOOR TO REMAIN
DOOR NUMBER
NEW DOOR
ELEVATION REFERENCE
DETAIL REFERENCE
HOSE BIB
F.S. FLOOR SINK
FD.-FLOOR DRAIN
W.-WASTE OUTLET
TD - TRENCH DRAIN
LEVEL CHANGE

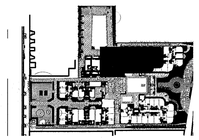


1 ENLARGED FIRST FLOOR PLAN – NORTH HADDON HALL
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-13-2014
1	P+Z COMMENTS	07-14-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic.#AR93391

ADD Inc Architecture Interiors Planning

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Two South
Biscayne Boulevard
Miami, Fl 33131
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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 PUBLIC AREAS

SHEET NUMBER

A111

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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.
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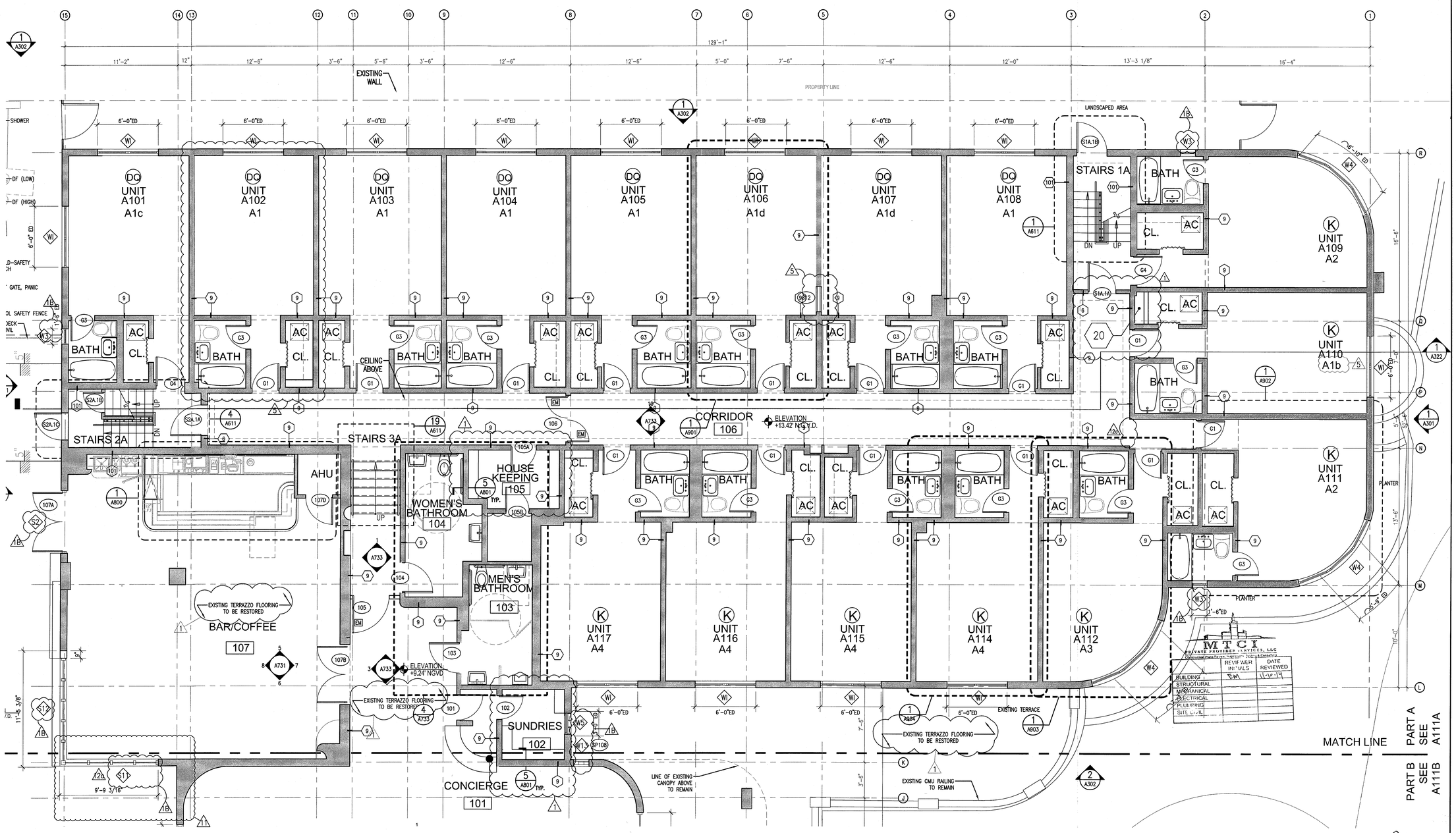
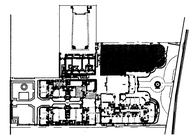
- NEW CMU PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- CWB CEILING/SOFFIT
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- HOSE BIB
- F.S. FLOOR SINK
- FD.-FLOOR DRAIN
- W.-WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE



1 ENLARGED FIRST FLOOR PLAN – NORTH HADDON HALL
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
1B	DOOR-WINDOW COORD.	03-05-2014
5	GUESTROOM COORDINATION	03-14-2014
1A	P&Z COMMENTS	07-14-2014
2A	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10-9-14
Jonathan Cardello
Lic. # AR93391

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Boston Miami

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

SHEET TITLE

ENLARGED FIRST FLOOR PLAN - NORTH AREA 'A'

SHEET NUMBER

A111a1

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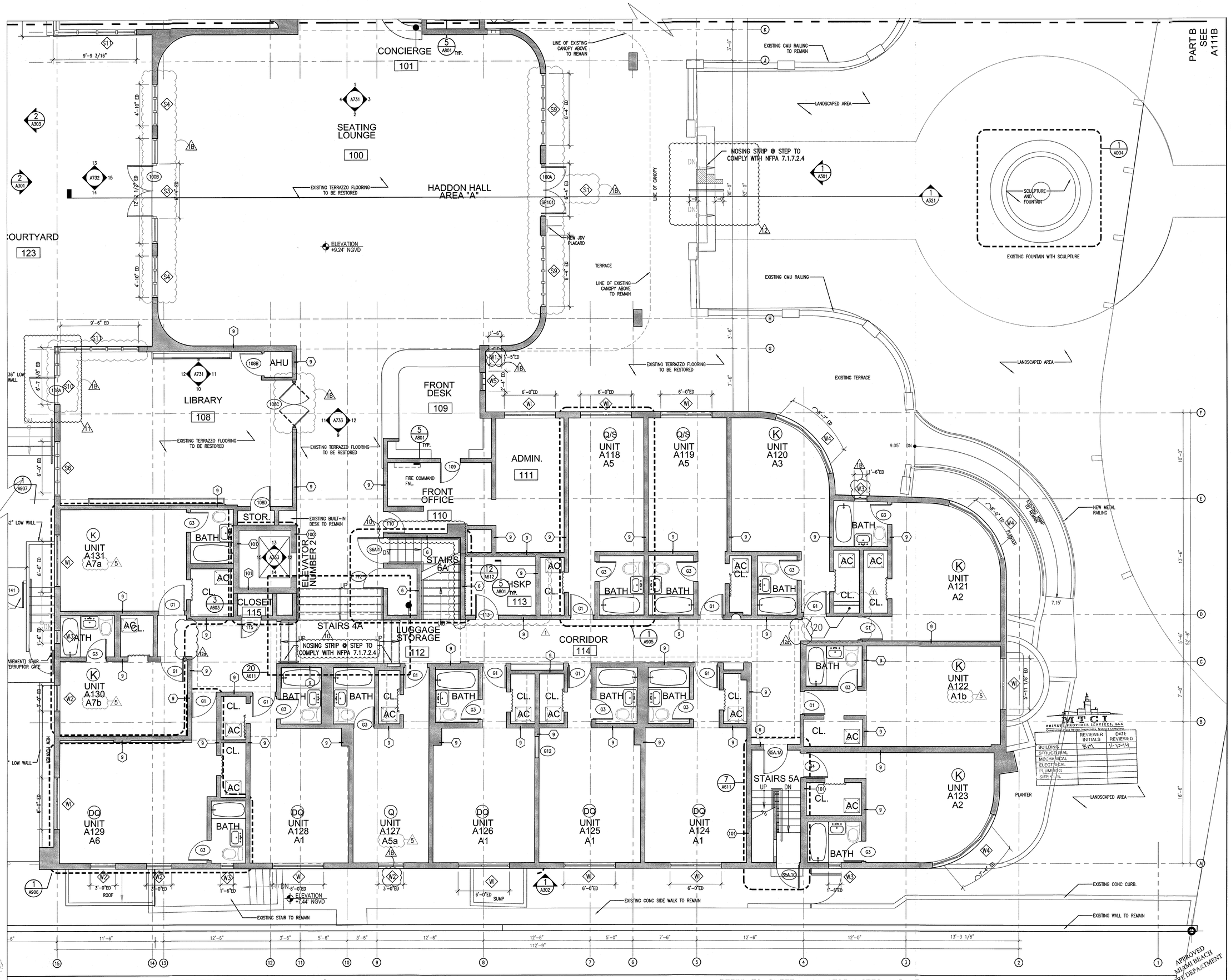
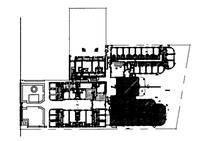


1 ENLARGED FIRST FLOOR PLAN – SOUTH / HADDON HALL
SCALE: 1/4" = 1'-0"

REFER TO SHEET A111a1FOR NOTES AND LEGEND

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	XX-XX-2014
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
11	P&Z COMMENTS	07-14-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12a	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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Boston Miami

MTCI PRIVATE PROVIDER SERVICES, LLC
Connecting Plan Review, Inspections, Testing & Consulting

BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	SPA	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE PLAN		

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

SHEET TITLE

ENLARGED FIRST FLOOR PLAN - SOUTH AREA 'A'

SHEET NUMBER

A111a2

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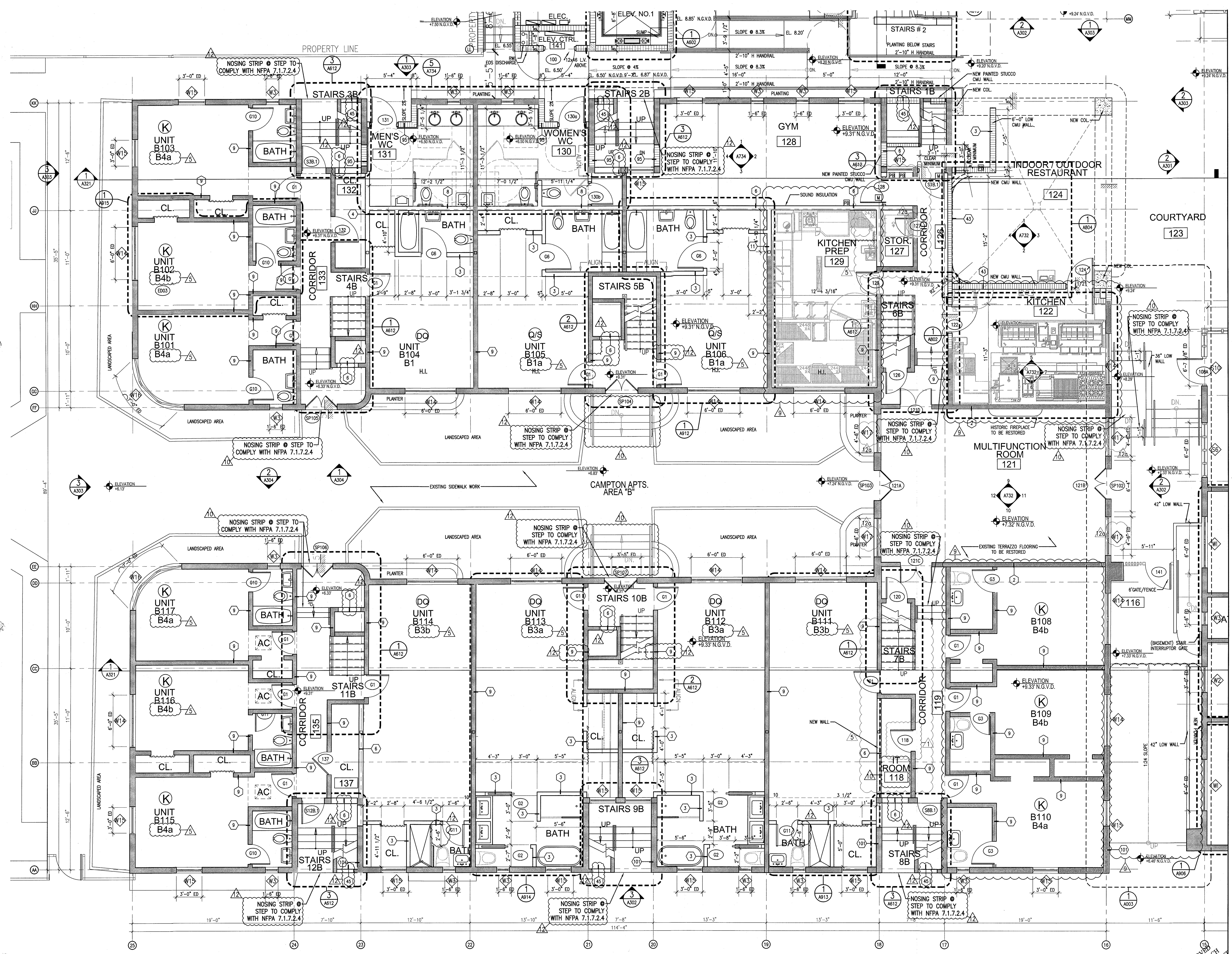
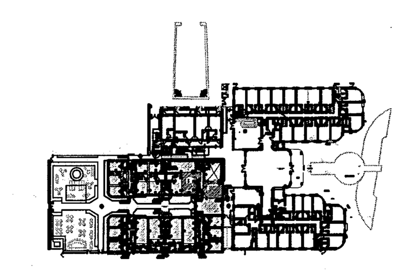


1 ENLARGED AREA C FIRST FLOOR PLAN CAMPTON
SCALE: 1/4" = 1'-0"

REFER TO SHEET A111a1FOR NOTES AND 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
1B	DOOR-WINDOW COORD.	03-05-2014
5	GUESTROOM COORDINATION	04-17-2014
9	KITCHEN REINFORCEMENT	05-30-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12a	FIRE & MTCI PERMIT COMMENTS	09-29-2014

MTCI
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		

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10.9.14
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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE
ENLARGED FIRST FLOOR PLAN AREA 'B'

SHEET NUMBER
A111b

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APPROVED MIAMI BEACH FIRE DEPARTMENT

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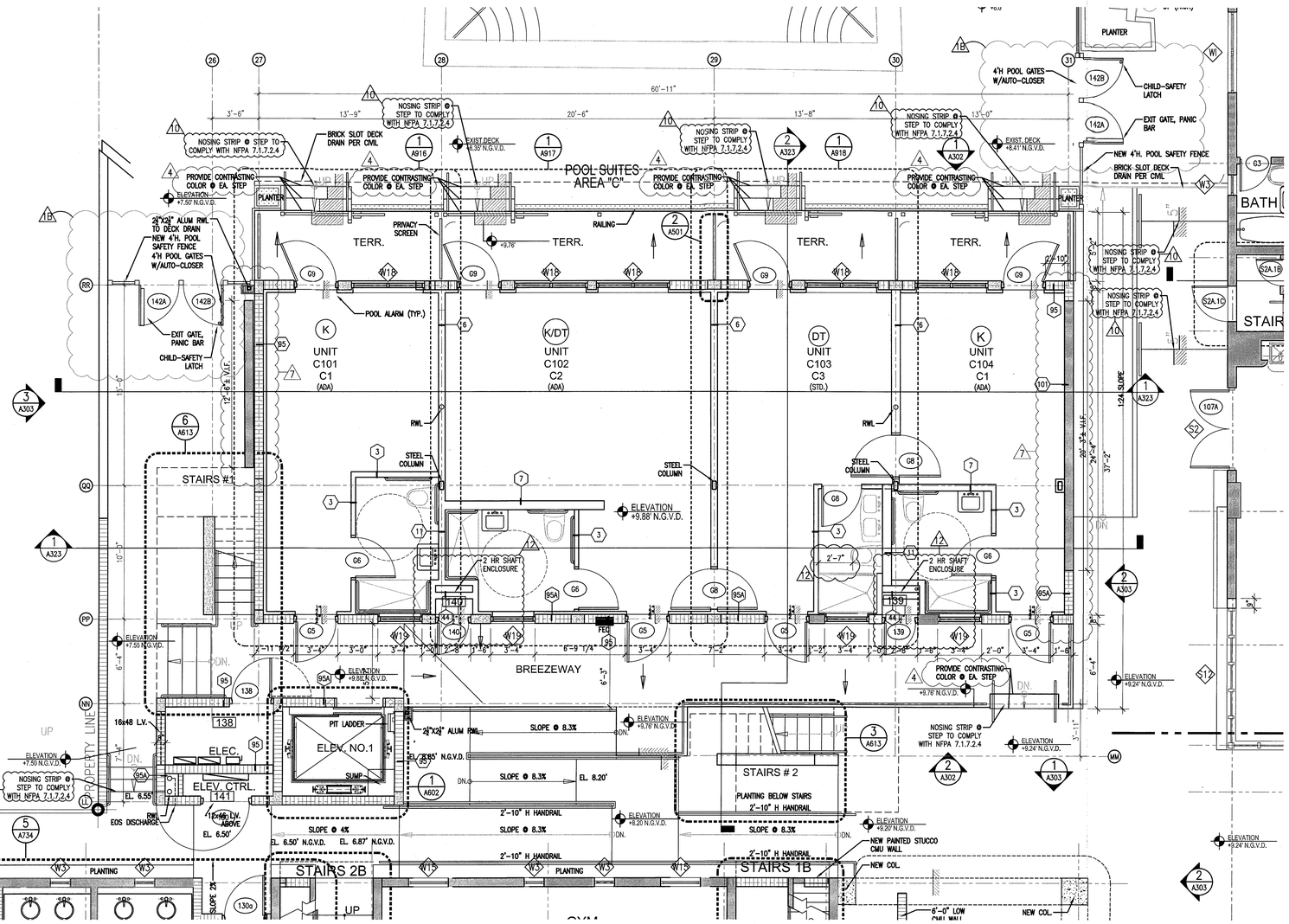
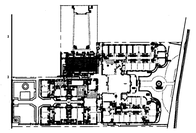


1 ENLARGED FIRST FLOOR PLAN – AREA 'C'
SCALE: 1/4" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1B	DOOR-WINDOW COORD.	03-5-2014
4	FIRE REVIEW COMMENTS	04-01-2014
7	POOL SUITES WALLS	04-14-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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Construction Plans Review, Inspections, Testing & Consulting

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

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

SHEET TITLE

ENLARGED FIRST FLOOR PLAN AREA 'C'

SHEET NUMBER

A111c

APPROVED MIAMI BEACH FIRE DEPARTMENT

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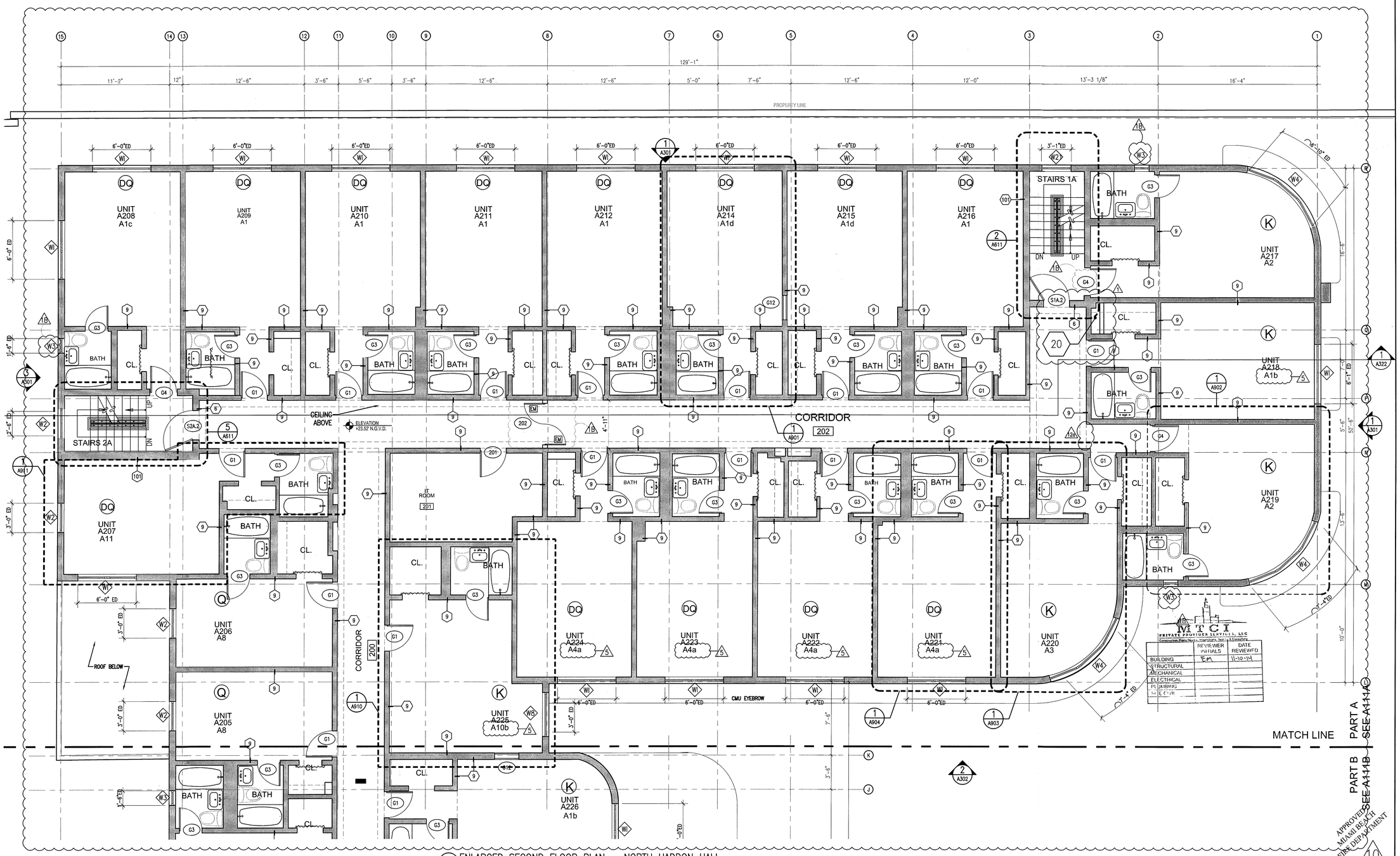
E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

1

LEGEND

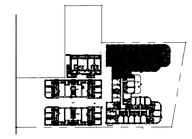
EXISTING PARTITION TO REMAIN
NEW PARTITION
NEW CMU PARTITION
N.L.C. SHADING
EXISTING STRUCTURE
GWB CEILING/SOFFIT
EXISTING DOOR TO REMAIN
DOOR NUMBER
NEW DOOR
ELEVATION REFERENCE
DETAIL REFERENCE
HOSE BIB
F.S. FLOOR SINK
FD.-FLOOR DRAIN
W.-WASTE OUTLET
TD - TRENCH DRAIN
LEVEL CHANGE



1 ENLARGED SECOND FLOOR PLAN – NORTH HADDON HALL
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
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12A	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10.9.14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED SECOND FLOOR PLAN - NORTH AREA 'A'

SHEET NUMBER

A112a1

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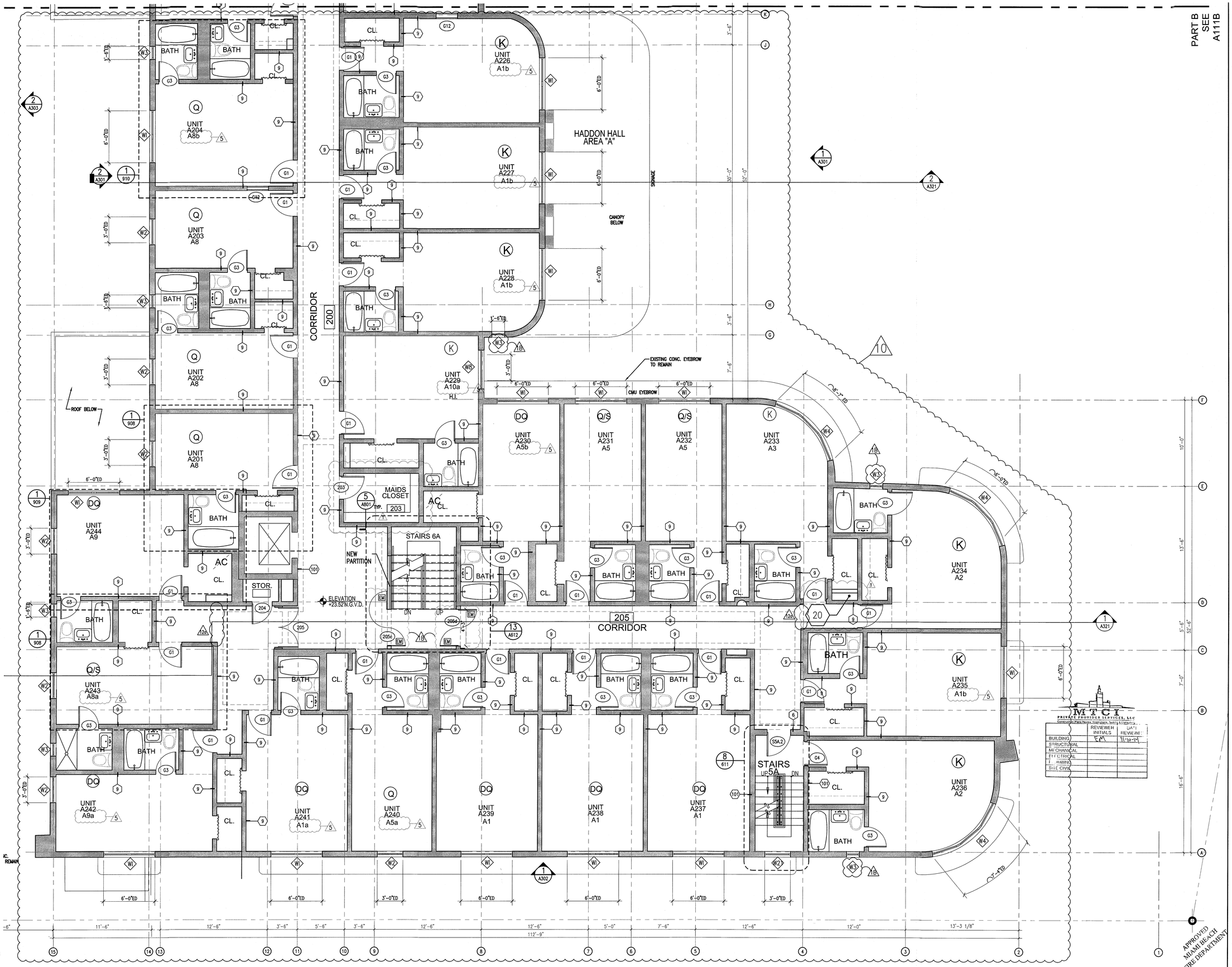
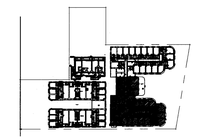


1 ENLARGED SECOND FLOOR PLAN – SOUTH WING HADDON HALL
SCALE: 1/4" = 1'-0"

REFER TO SHEET A111a1FOR NOTES AND 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
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
22	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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Lic. # AA26001507

Boston Miami

M C I
PRIVATE PROVIDER SERVICES, LLC

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-18-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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

SHEET TITLE

ENLARGED SECOND FLOOR PLAN - SOUTH AREA 'A'

SHEET NUMBER

A112a2

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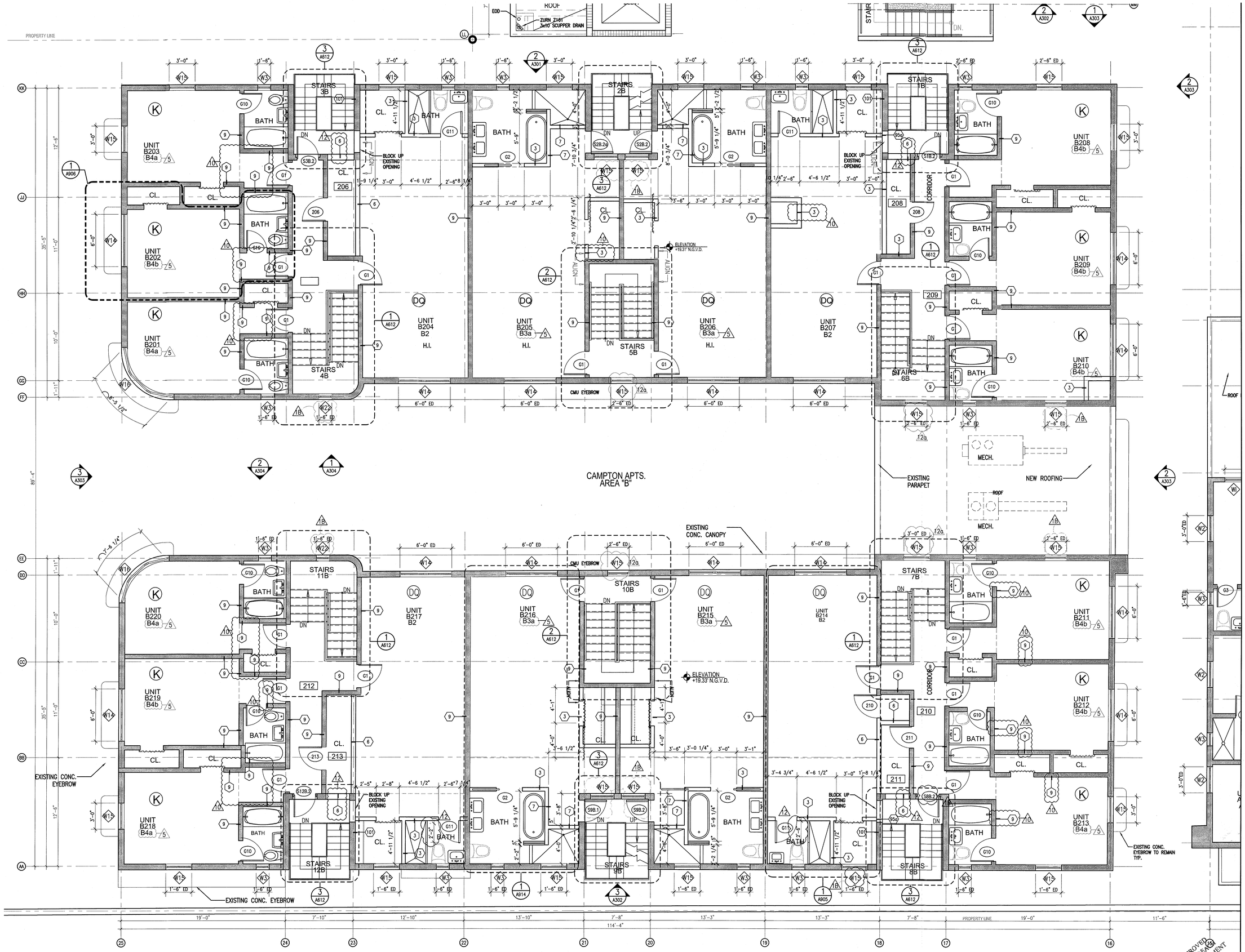
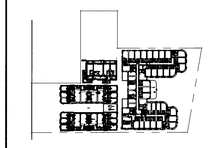


1 ENLARGED AREA B SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFER TO SHEET A111a1 FOR NOTES AND LEGEND

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12a	FIRE & MTCI PERMIT COMMENTS	09-29-2014

MTCI 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		

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

10.9.14
Jonathan Cardello
Lic. # AR93391

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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 PLAN
SECOND FLOOR
AREA 'B'

SHEET NUMBER

A112b

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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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. 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 INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. 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 THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
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13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
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SHEET NOTES

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B. TRASH ROOM TO BE AIR CONDITIONED
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LEGEND

EXISTING PARTITION TO REMAIN
NEW PARTITION
NEW CMU PARTITION
N.I.C. SHADING
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GWB CEILING/SOFFIT
EXISTING DOOR TO REMAIN
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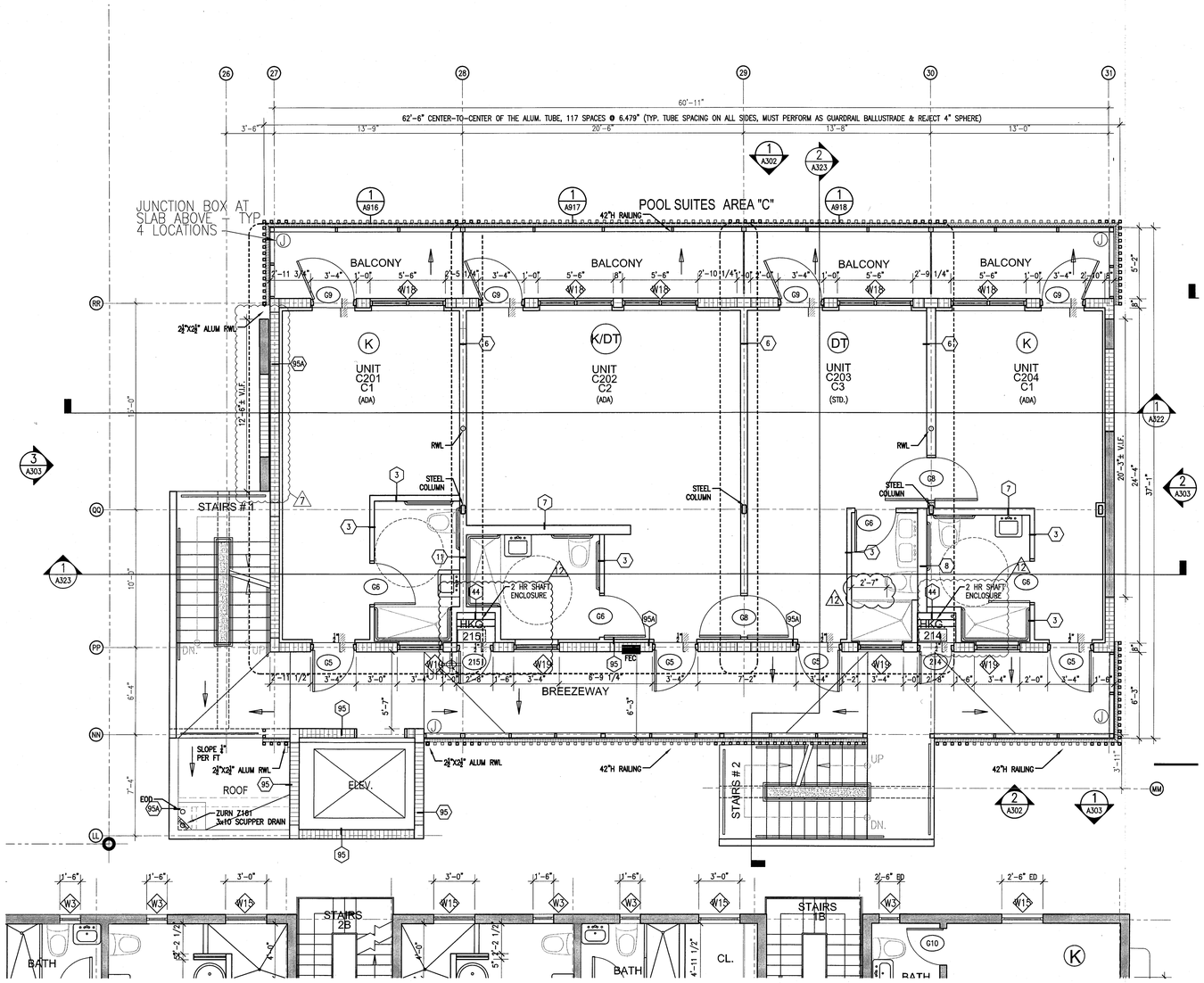
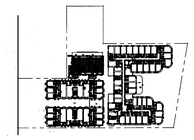


1 ENLARGED 2ND FLOOR PLAN – AREA 'C'
SCALE: 1/4" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
7	POOL SUITES WALLS	04-14-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014

MTCI 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		

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

9.3.14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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Suite 1670
Two South
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Miami, Fl 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA26001507

Boston Miami

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

SHEET TITLE

ENLARGED 2ND FLOOR PLAN AREA 'C'

SHEET NUMBER

A112c

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APPROVED MIAMI BEACH FIRE DEPARTMENT

GENERAL NOTES

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C. LIFT UNDER SEPARATE PERMIT
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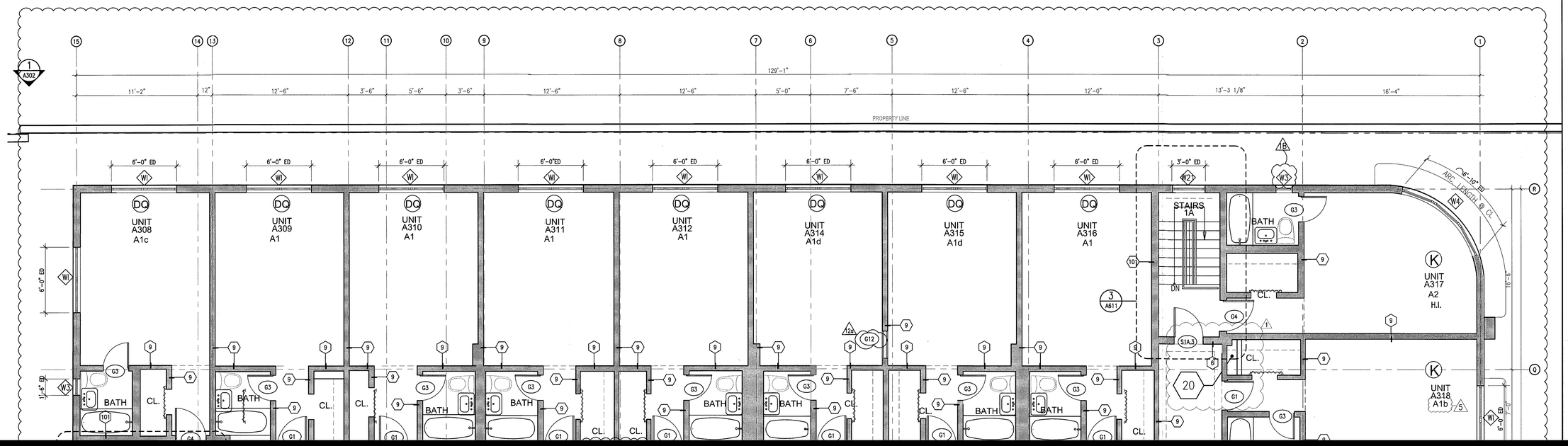
LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW CMU PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- GWB CEILING/SOFFIT
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- HOSE BIB
- F.S. FLOOR SINK
- FD.-FLOOR DRAIN
- W.-WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE



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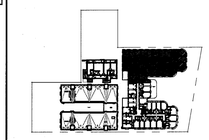
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
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BUILDING	EM	11-10-14
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