

GENERAL NOTES

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

2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR OUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.

3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.

4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.

5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EXHAUSTING FROM CONSTRUCTION AREA.

6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SCHEDULING. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.

7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.

8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND ETC.) SHOWN WITHIN CORP SPACES SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS-CEILING.

9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.

10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.

11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.

12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.

13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF THE REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY ACCESSIBLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.

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

16. C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.

17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.

19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.

20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.

21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.

22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND E1.01 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING OPTISM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL EQUALIZATION FOR ADDITION OF NEW HVAC GRILLES AND SMOKE DETECTORS.

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

3. FOR HOTEL ROOMS RCPs REFER TO SHEETS A001-018.

4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.

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

6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORNERS.

7. CENTER LIGHT FIXTURE IN SPACE U.O.N.

8. REFER TO A-281 FOR LIGHTING FUTURE SCHEDULE.

9. J-BLOCK FOR FUTURE LED UNLIGHTS FOR TUBE SCREEN.

10. COORDINATE LOCATION OF HANGING CHAIR WITH USG/BAK PROOF TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.

11. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PF-01 (FLAT PEARL) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL PEARL).

12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUS-IN BECEPACES AT ALL.

13. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.

14. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES AREAS.

15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS IN ACT AS VENTS TO CORRAL DRAFFERY AIR. 1"x4" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

ONE COILING/SOFT CEILING HEIGHT KEY CEILING TYPE CEILING HEIGHT - AFF

1' X 4' PENDANT DOWNLIGHT

EXTerior/Decorative SOURCE PERCHMENT FIXTURE SURFACE MOUNTED FIXTURE WALL SCONCE

EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION DEMO FIXTURE - PATCH AND REPAIR CEILING

NEW LIGHT FIXTURE DEMO LIGHT FIXTURE

BATTERY POWERED WALL MOUNTED LINEAR OFFUSER

EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION

SMOKE DETECTOR CEILING MOUNTED

SMOKE DETECTOR WALL MOUNTED

EXISTING CEILING MOUNTED SPRINKLER

SPRINKLER

EXISTING WALL MOUNTED SPRINKLER

SUPPLY OFFUSER

RETURN AIR GRILLE

REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE

JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

Jonathan Cardello

Lic. # ARS3391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

FIRST FLOOR
REFLECTED CEILING
PLAN

SHEET NUMBER

A201

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

COPYRIGHT ADD INC 2011

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

KEYPLAN N.T.S.

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT BEFORE ANY WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE CUT, DRILLED OR BORED ON OR BEFORE THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM SPREADING TO CONTIGUOUS AREAS.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SCHEDULING. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING DEPARTMENT REGULATIONS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING DEPARTMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.

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

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

18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FEATURES, MECH. SYSTEMS AND COMPONENTS, LIFE SUPPORTS, SMOKE DETECTORS, EMERGENCY LIGHTS AND EXITS IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURE ONLY. NOT FOR CDO DISTRIBUTION. SEE FIRE DRAWINGS FOR DISTRIBUTION AND CALCULATION.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AT THE SITE PRIOR TO THE START OF WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1-01 FOR ELECTRICAL DRAWING SERIES FOR FIRE SPRINKLER DRAWINGS

- | | |
|---|---|
| <p>ELECTRICAL
SAFETY
AND ANY OTHER</p> <p>DESIGN INTENT
THE PROTECTION OF
THE</p> <p>ONLY OF ANY
FIELD</p> <p>THE
OF ANY
PROBLEM
THE ARCHITECT</p> <p>FINISHINGS AND FF</p> | <p>④ ALL EXISTING VERTICAL BOARD CEILING IN IS
MAINTAINED AND RESTORED WHERE POSSIBLE.
REPAIRS FOR ADDITION OF HANGING GRILLIES
SORTED AFTER</p> <p>⑤ ALL EXISTING LIGHT FIXTURES IN HADRON HALL
TO REMOVED AND REPLACED IN SAME LOCATION UNLESS
OTHERWISE NOTED</p> <p>⑥ FOR HALL ROOMS ROOPS REFER TO SHEETS A401
AND A402</p> <p>⑦ FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE
PLAN</p> <p>⑧ EXISTING HEDGEMORE SCOFFIN ARE IN HADRON HALL
GROUND FLOOR CORNER AREA TO BE KEPT AND
RESTORED.</p> <p>⑨ EXISTING EXPOSED SPRINKLER HEADS IN HADRON
HALLS TO BE COVERED WITH NEW FIBERGLASS
CAPS AT ALL CORNERS.</p> <p>⑩ CENTER LIGHT FIXTURE IN SPACE U.O.N.</p> <p>⑪ REFER TO A-281 FOR LIGHTING FUTURE SCHEDULE</p> <p>⑫ J-BOX FOR LIGHTING LIFT BACKLIGHT FOR TOWER</p> |
|---|---|

- ① COORDINATE LOCATION OF HANGING CHAIRS WITH DECORATOR PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
- ② ALL GENERAL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. A GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
- ③ LED STRIP LIGHTING SHOWN ON PLAN. WE NOTE AS LIGHT IN RECEPTACLE AT ALL.
- ④ ALL LUGGAGE FIXTURES IN CAPTION AREA, ATRIA AND POOL SUITES TO BE NEW AND CENT IN SPACE U.O.N.
- ⑤ WALL SCENES SHOWN ON PLAN. ALL WALL SCENES IN HADSON HALL GUESTROOMS TO REPLACE EXISTING IN SAME LOCATION. A SCENES IN CHAMBER AND POOL SUITES REFER TO GUESTROOM ELEVATIONS FOR SCENE HEIGHT.
- ⑥ 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07.

- [illegible]

- (4) ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE REMOVED AND RESTORED WHERE POSSIBLE. DEMOLITION FOR ADDITION OF NEW HVAC GRILLES REQUIRED AREAS.
- (5) ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- (6) FOR HALL ROOMS ROPS REFER TO SHEETS A601
- (7) FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS
- (8) EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL OUTDOOR FLOOR GRADIENT AREA TO BE KEPT AND RESTORED.
- (9) EXISTING EXPOSED SPRAWLER PIPES IN HADDON BUILDING TO BE COVERED WITH NEW PERIMETER AREA AT ALL CORROSION.
- (10) CENTER LIGHT FIXTURE IN SPACE U.O.N.
- (11) REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE
- (12) J-BOX FOR FURNITURE LED BACKLIGHT FOR TUBE 50

- ① COORDINATE LOCATION OF HANGING CHAIRS WITH DECORATOR PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
- ② ALL GENERAL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. A GUESTROOM AND PUBLIC RESTROOMS CEN TO BE PAINTED PT-01 (EGGSHELL FINISH).
- ③ LED STRIP LIGHTING SHOWN ON PLAN. WE NOTE AS LIGHT IN RECEPTACLE AT ALL.
- ④ ALL LUGGAGE FIXTURES IN CAPTION AREA, AND POOL SUITES TO BE NEW AND CENT IN SPACE U.O.N.
- ⑤ WALL SCENES SHOWN ON PLAN. ALL WALL SCENES IN HADSON HALL GUESTROOMS TO REPLACE EXISTING IN SAME LOCATION. A SCENES IN CAPTION AND POOL SUITES REFER TO GUESTROOM ELEVATIONS FOR SCENE HEIGHT.
- ⑥ 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07.

		ONLY CEILING/GRID CEILING HEIGHT		BATTERY POWERED WALL MOUNTED
		ONLY CEILING/GRID CEILING HEIGHT - 4FT		LINEAR OPERATOR
DE LL LING N		CEILING HEIGHT - 4FT		OCCUPANCY SENSOR
		DOWNLIGHT		EXIT SIGN
		LED STRIP LIGHT		ARROW
HT		LED STRIP LIGHT		EXIT SIGN - WALL MOUNTED ARROW INDICATE DIRECTION
		UNDERMOUNT/OCCLUSIVE SCIENCE		SMOKE DETECTOR CEILING MOUNTED
CEILING FIXTURE		PERMANENT MOUNTED		SMOKE DETECTOR WALL MOUNTED
		PERMANENT MOUNTED FUTURE		EXISTING CEILING MOUNTED FUTURE
WALL MOUNT N		WALL MOUNTED		EXISTING CEILING MOUNTED FUTURE
WALL MOUNT N		WALL MOUNTED		EXISTING CEILING MOUNTED FUTURE
		EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE (SEE LOCATION)		EXISTING WALL MOUNTED SPRINKLER
		EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE (SEE LOCATION)		EXISTING WALL MOUNTED SPRINKLER
		DRUM FIXTURE - PATCH REQUIRED		EXISTING WALL MOUNTED SPRINKLER
		NEW LIGHT SOURCE		EXISTING WALL MOUNTED SPRINKLER
		NEW LIGHT SOURCE		EXISTING WALL MOUNTED SPRINKLER
		NEW LIGHT SOURCE		EXISTING WALL MOUNTED SPRINKLER
		NEW LIGHT SOURCE		EXISTING WALL MOUNTED SPRINKLER

- | | | |
|---------------|---|---|
| CEILING/SPLIT |  | BATTERY POWERED WALL MOUNTED |
| HIGH KEY |  | PIPE |
| HEIGHT - AFF |  | LUNACY DIFFUSER |
| " PENDANT |  | OCCUPANCY SENSOR |
| " PENDANT |  | EXIT SIGN |
| " PENDANT |  | ARROWS INDICATE DIRECTION |
| " PENDANT |  | EXIT SIGN - WALL MOUNTED |
| " PENDANT |  | ARROWS INDICATE DIRECTION |
| " PENDANT |  | SMOKE DETECTOR CEILING MOUNTED |
| " PENDANT |  | SMOKE DETECTOR WALL MOUNTED |
| " PENDANT |  | EXISTING CEILING MOUNTED |
| " PENDANT |  | SPRINKLER |
| " PENDANT |  | SPRINKLER |
| " PENDANT |  | EXISTING WALL MOUNTED |
| " PENDANT |  | SPRINKLER |
| " PENDANT |  | SUPPLY DIFFUSER |
| " PENDANT |  | RETURN AIR GRILLE |
| " PENDANT |  | REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE |



A202

COPYRIGHT ADD INC 2011

[illegible]

100% CONSTRUCTION DOCUMENT SET

ADD Inc Architecture Interiors Planning

JOB NUMBER: 13036.00

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE _____

SECOND FLOOR
REFLECTED CEILING
PLAN

QUEST. NUMBER _____

A202

GENERAL NOTES

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

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

SHEET NOTES

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

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

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

LEGEND

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

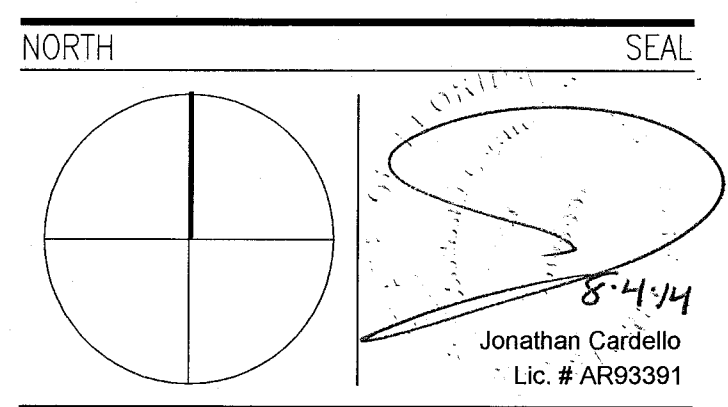
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

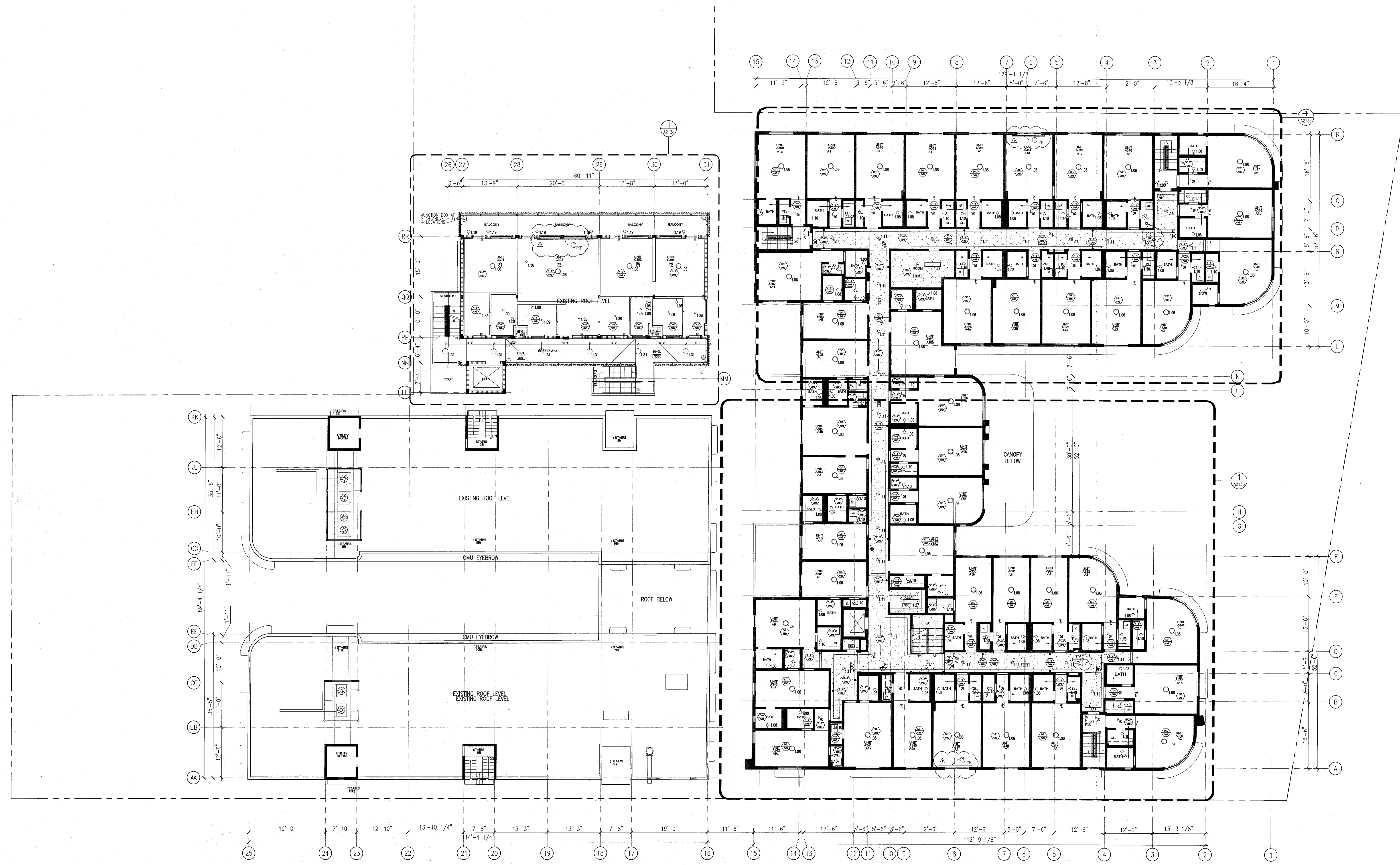
THIRD FLOOR
REFLECTED CEILING
PLAN

SHEET NUMBER

A203

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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

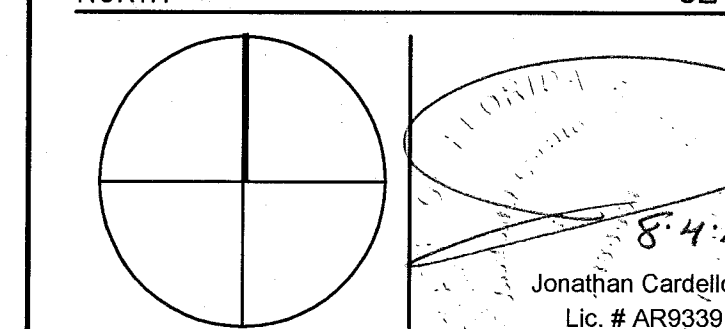
MIAMI BEACH, FL

N.T.S.

DESCRIPTION	ISSUE DATE
MASTER PERMIT COMMENTS	07-03-20

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

NORTH SEA



ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ROOF DECK
REFLECTED CEILING
PLAN

SHEET NUMBER _____

A204

COPYRIGHT ADD INC 2011

GENERAL NOTES

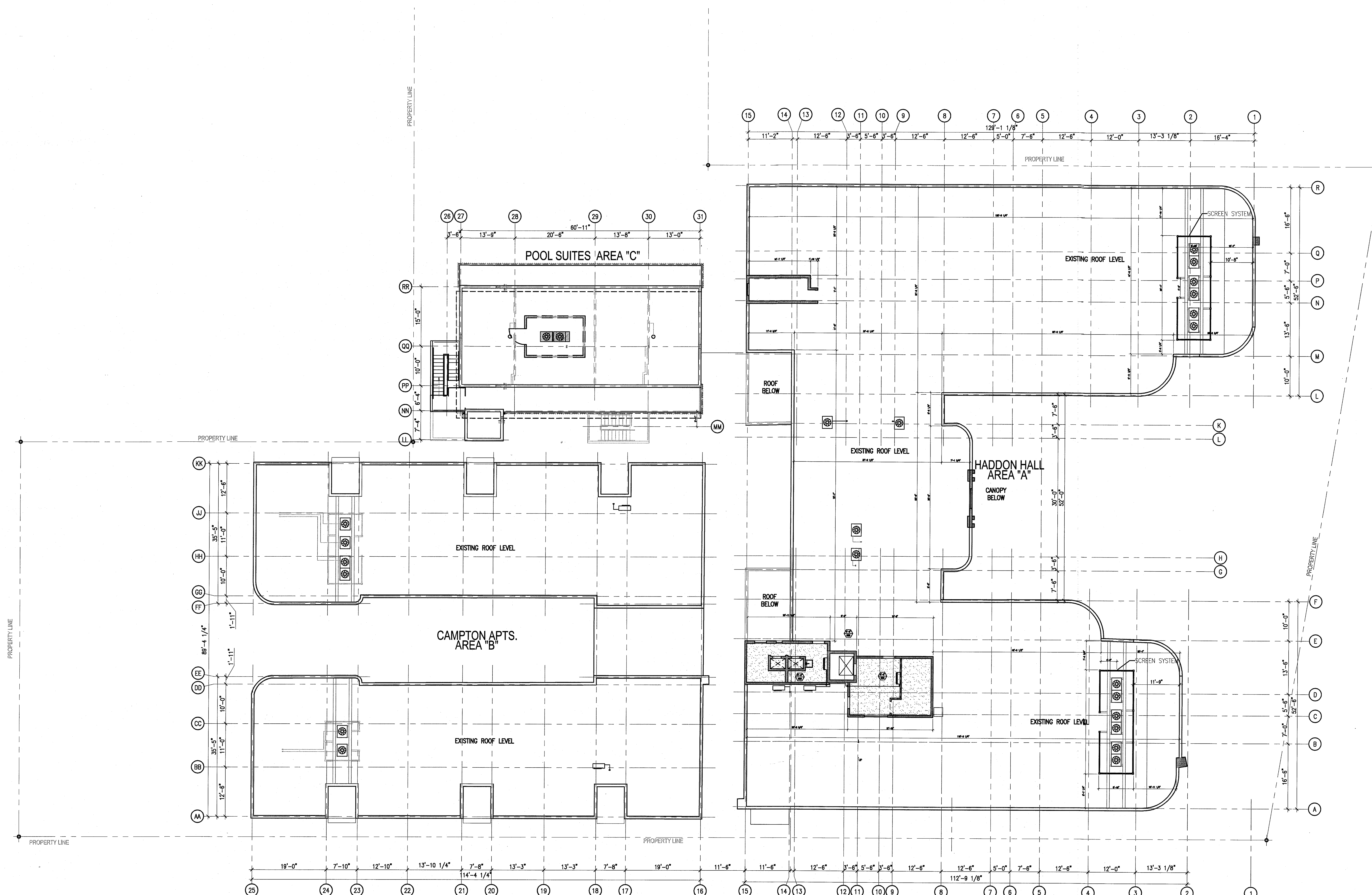
- | | | | |
|--|---|---|---|
| 1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR AN OBSTACLE BEFORE PROCEEDING. CONTACT THE ARCHITECT TO CORRECT THE OBSTACLE BEFORE WORK WITH CONSTRUCTION MEMBERS ARE TO BE STARTED. | CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHEN REQUIRED. | 14. ALL MEP-PPF DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PPF DRAWINGS, OR TO BE COORDINATED WITH MEP-PPF DRAWINGS, ARE TO BE COORDINATED WITH THE ARCHITECT AND THE INSTALLATION. | 18. CONTRACTOR TO PROVIDE OVERSIGHT DRAWING FOR ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AND COMPONENTS. LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ALARMS ARE TO BE COORDINATED WITH THE ARCHITECT AND THE FIELD ENGINEER TO ENSURE NO CONFLICTS. |
| 2. NO MAN FRAMING OR STRUCTURAL MEMBERS ARE TO BE REMOVED OR CUT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND BUILDING MANAGER. | 3. FIRE ALARM DEVICES (SMOKE DETECTORS, HORN, STRONGBOX AND TUD) SHOWN ON DRAWING SPACE SHALL REMAIN COORDINATED WITH THE EXISTING DEVICES. ANY DEVICES TO BE REMOVED FROM HANGING RAILS UPON REMOVAL OF WALLS-COLUMNS. | 15. PROTECTION OF EXISTING SYSTEMS FOR CONNECTION TO NEW SYSTEMS SHALL BE COORDINATED WITH THE ARCHITECT, CONTRACTOR MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. | 19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN SHALL BE COORDINATED WITH THE ARCHITECT AND THE FIELD ENGINEER TO ENSURE NO CONFLICTS. |
| 3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE ARCHITECT AND BUILDING MANAGER BEFORE PROCEEDING WITH THE ARCHITECT AND BUILDING MANAGER. | 4. PROTECT ALL BASE BUILDING SYSTEMS, TYPICAL. | 16. ALL REQUIREMENTS FOR FIRE RETARDING TO BE MAINTAINED THROUGHOUT CONSTRUCTION. | 20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CHANGES TO THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. |
| 4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT A POWER. | 5. THIS PROJECT INVOLVES CONNECTIONS IN AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A B.A. ARE ASSUMING THE RESPONSIBILITY FOR THE PROTECTION OF THE BUILDING AS IT INFLUENCES THE WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING AS IT INFLUENCES THE WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING AS IT INFLUENCES THE WORK. | 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. | 21. THE CONTRACTOR SHALL RESPECT THE EXISTING FIELD ENGINEER AND THE ARCHITECT AND THE FIELD ENGINEER TO ENSURE NO CONFLICTS. |
| 5. PROVIDE ACCESS TO JOB CLEANING AND PREVENT THE EXISTING FROM LEAKING MATERIAL FROM CONSTRUCTION AREA. | 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. | 19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN SHALL BE COORDINATED WITH THE ARCHITECT AND THE FIELD ENGINEER TO ENSURE NO CONFLICTS. | 22. REFER TO SHEETS 100-PPF FOR ELECTRICAL DRAWINGS AND SERIES FOR FPF SPRINKLER DRAWINGS. |
| 6. DESIGNER REMOVAL, MUST USE LOGS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. | 7. BOTTOM OF ALL HANGING UTILITIES TO BE NO LOWER THAN 7'-0" AFT. | 20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CHANGES TO THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. | |
| 7. OBTAIN SCHEDULING, MUST USE LOGS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. | | 21. THE CONTRACTOR SHALL RESPECT THE EXISTING FIELD ENGINEER AND THE ARCHITECT AND THE FIELD ENGINEER TO ENSURE NO CONFLICTS. | |
| 8. OBTAIN SCHEDULING, MUST USE LOGS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING SYSTEMS. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. | | 22. REFER TO SHEETS 100-PPF FOR ELECTRICAL DRAWINGS AND SERIES FOR FPF SPRINKLER DRAWINGS. | |

SHEET NOTES

- [illegible]

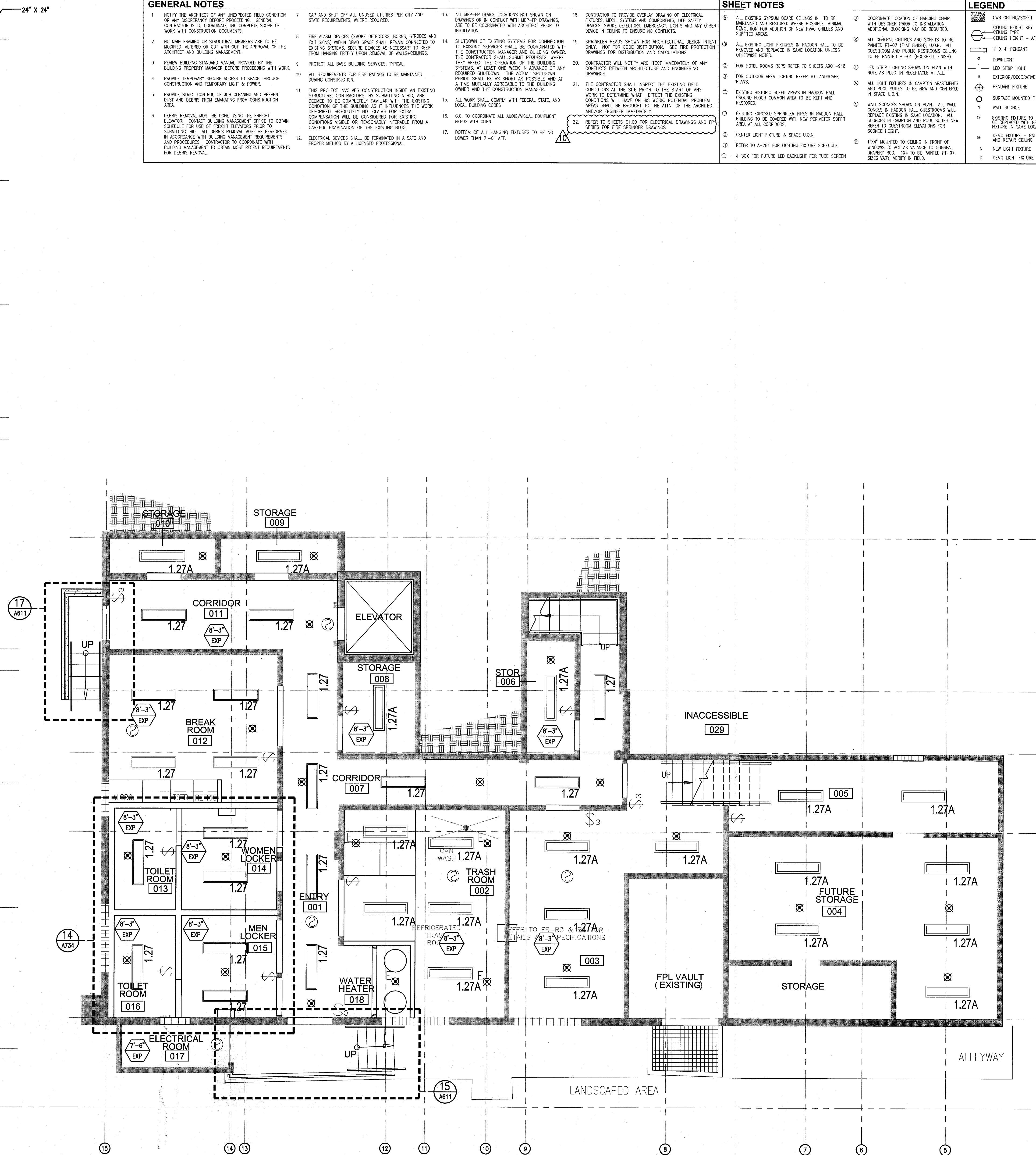
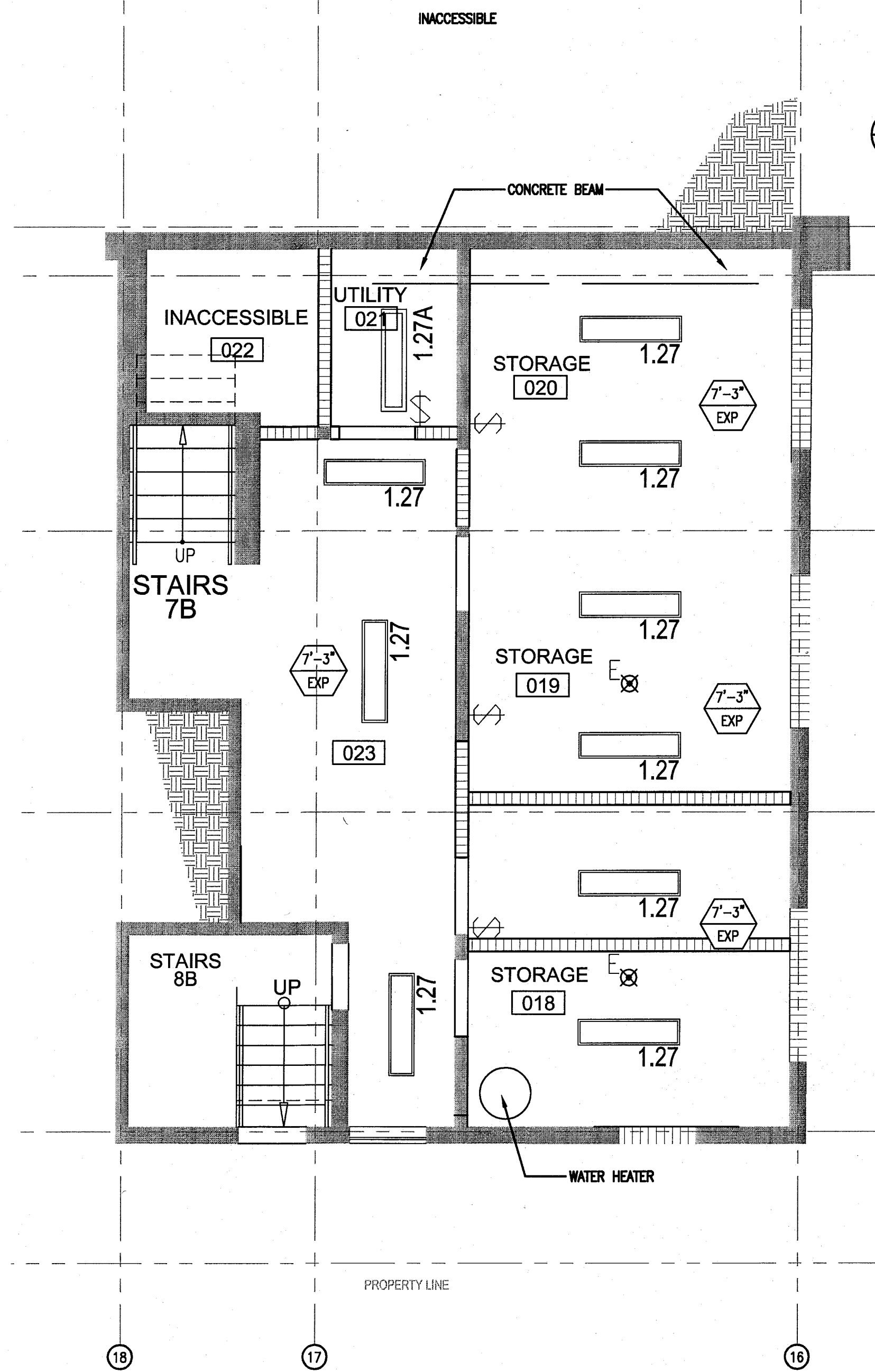
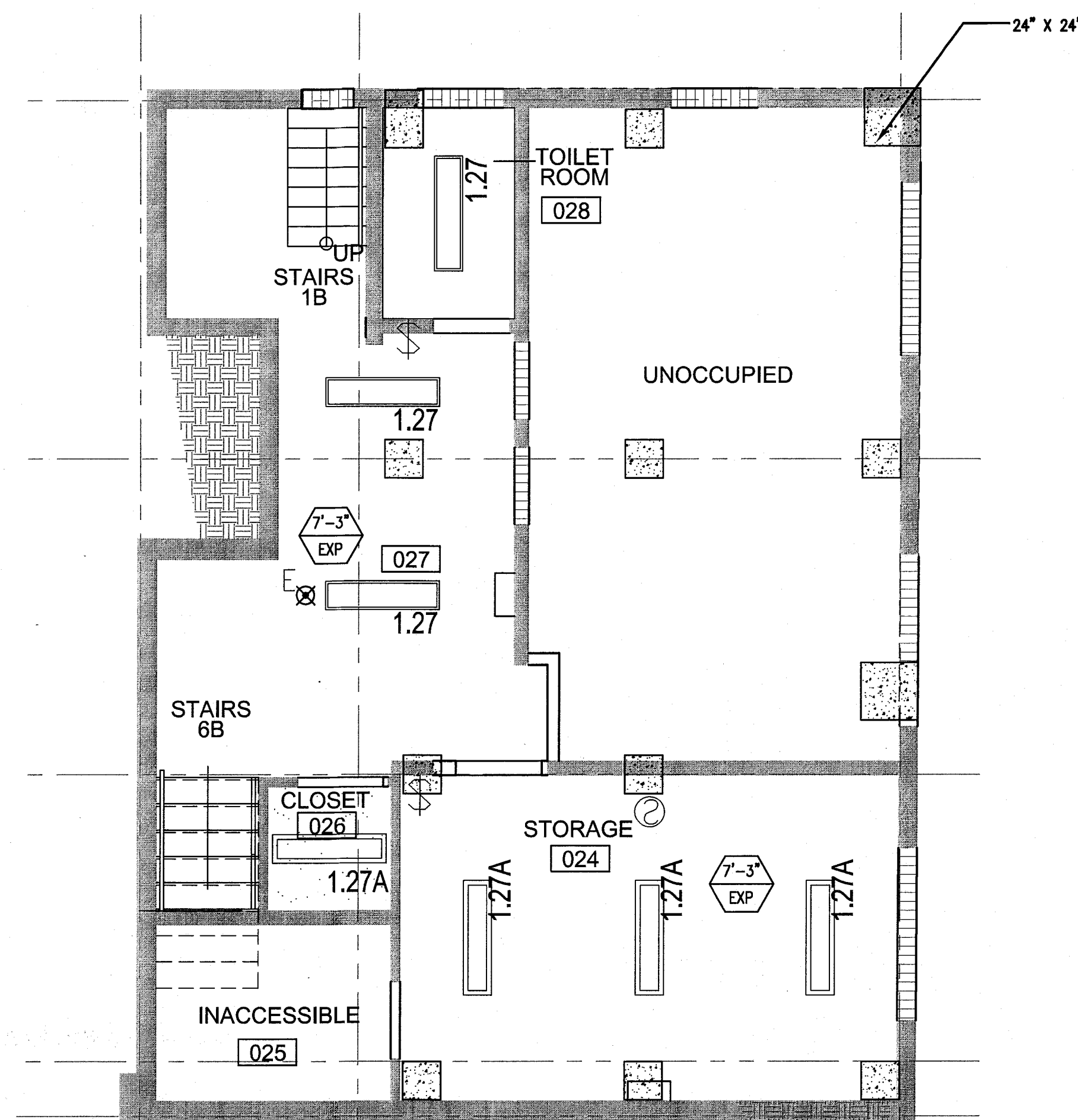
LEGEND	
--------	--

- | | | | |
|---|---|---|--|
|  | TWO COOLING COILS |  | BATTERY POWERED WALL MOUNTED |
|  | CEILING HEAT KEY |  | LINEAR DIFFUSER |
|  | CEILING TYPE |  | OCCUPANCY SENSOR |
|  | CEILING HEIGHT - AFF |  | EDR SEN |
|  | 1' X 4' PENDANT |  | SMOKE INDICATE DIRECTION |
|  | DOWNLIGHT |  | EXIT SIGN WALL MOUNTED |
|  | LED STEP LIGHT |  | ARROWS INDICATE DIRECTION |
|  | EXTERIOR/DECORATIVE SCONCE |  | SMOKE DETECTOR CEILING |
|  | PENDANT FIXTURE |  | SMOKE DETECTOR WALL MOUNTED |
|  | SURFACE MOUNTED FIXTURE |  | EXISTING CEILING MOUNTED SPRINKLER |
|  | WALL SCONCE |  | SPRINKLER |
|  | EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION |  | EXISTING WALL MOUNTED SPRINKLER |
|  | DEMO FIXTURE - PATCH AND REPAIR CEILING |  | SUPPLY DIFFUSER |
|  | NEW NIGHT FIXTURE |  | RETURN AIR GRILLE |
| | |  | EXISTING FIXTURE TO BE REPLACED WITH NEW NIGHT FIXTURE |



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO WORK SHALL BE DONE ON STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT OUT WITH THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
5. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
6. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
7. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, SIRENS AND EXISTING SMOKE DETECTORS) SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILING.
8. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
9. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
10. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL MEP-PP DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
13. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNERS AND THE CONSTRUCTION MANAGER.
14. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
15. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
16. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
17. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
18. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
19. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
20. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
21. REFER TO SHEET 11.00 FOR ELECTRICAL DRAWINGS AND PP SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A801-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL GLASSING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND COORDINATED IN SPACE U.O.N.
14. WALL SCONES SHOWN ON PLAN. ALL WALL CONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES HEIGHT.
15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- OMB CEILING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" x 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW
- CEILING FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DDMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINER OFFICER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

		REVIEWER	DATE
		INITIALS	REVIEWED
BUILDING	STRUCTURAL	MECHANICAL	ELECTRICAL
PLUMBING	SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH	SEAL
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
F: 305.482.8770
www.addinc.com
Lic. # AA26001507

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

SHEET TITLE

ENLARGED BASEMENT REFLECTED CEILING PLAN - HADDON HALL

SHEET NUMBER

A210

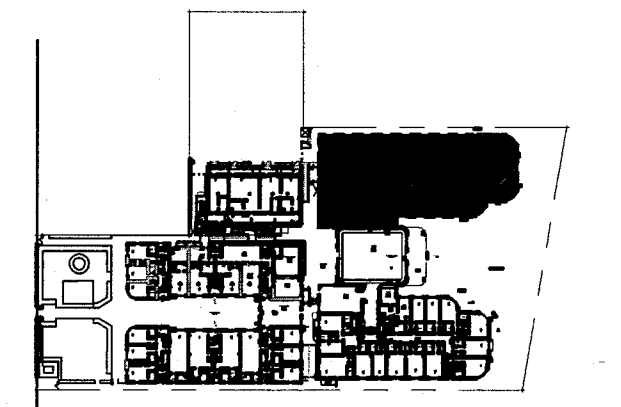
COPYRIGHT ADD INC 2011

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

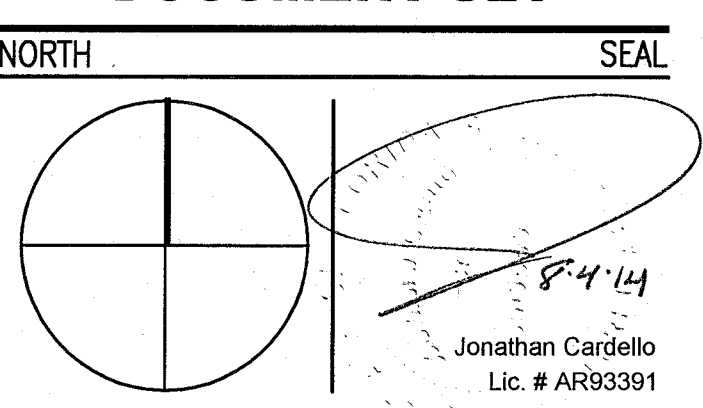
KEYPLAN N.T.S.



NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	MASTER PERMIT COMMENTS	07-03-2014
3	P&Z COMMENTS	07-14-2014

PRIVATE PROVIDER SERVICES, LLC			
Occupational Health, Safety, Inspection, Training & Scheduling			
BUILDING	REVIEWER INITIALS	DATE REVIEWED	
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION
DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

ENLARGED PUBLIC
AREA/COURTYARD
CEILING PLAN
FIRST FLOOR

SHEET NUMBER

A211

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DESER REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING. ALL DESER REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DESER REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILINGS.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK REQUIRED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, MECHANICAL SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS 11-00 FOR ELECTRICAL DRAWINGS AND 11-01 SERIES FOR FIRE SPRINKLER DRAWINGS.
23. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFOCATED AREAS.
24. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
25. FOR HOTEL ROOMS REFER TO SHEETS A801-918.
26. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
27. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
28. CENTER LIGHT FIXTURE IN SPACE U.O.N.
29. REFER TO A-281 FOR LIGHTING SCHEDULE.
30. 4-BAY FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFOCATED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS REFER TO SHEETS A801-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING SCHEDULE.
8. 4-BAY FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BRACING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL CEILINGTRIM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES HEIGHT.
14. 17x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRUMPT ROD. 14x TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- CEILING CLING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REMOVED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE JUNCTION BOX

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

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
- REVIEW BUILDING STANDARD MANUAL, PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND ISSUES FROM DRAINING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SOUNDS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILINGS.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- ALL MEP-FP DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR. THE CONTRACTOR SHALL, PRIOR TO ANY WORK THAT AFFECTS THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE, OF ANY REQUIRED SHUTDOWN, THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONTRACTOR MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
- G.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

SHEET NOTES

- ALL EXISTING OGYM BOARD CEILING IN, TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CONDITION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING HISTORIC SUFFIT AREA IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
- EXISTING EXPOSED SPRINKLER DRIES IN HADDON HALL BUILDING TO BE COVERED WITH NEW FIBERGLASS SUFFIT AREA AT ALL CORRIDORS.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BLOCK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDINGS MAY BE REQUIRED.
- ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL OUTDOOR AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH) IN SPACE U.O.N.
- ALL LIGHT FIXTURES IN COMMON AREAS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
- WALL SCAFFOLDING SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLDING AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCAFFOLDING.
- 17'4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 144 TO BE PAINTED PT-01 (EGGSHELL FINISH) IN FIELD.

LEGEND

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

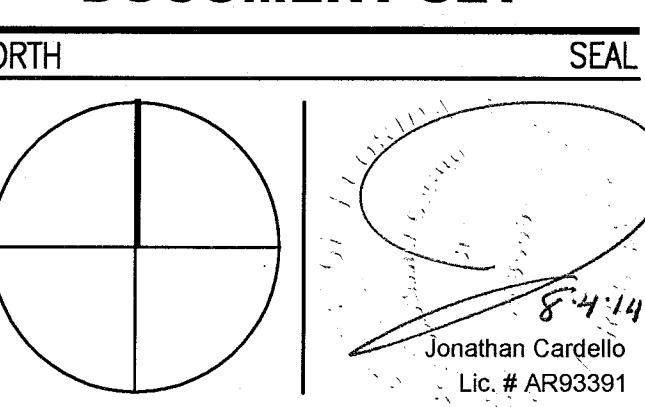


REVISIONS

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

PRIVATE PROVIDER SERVICES, LLC			
Building Design Services, Testing & Consulting			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
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 HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR-NORTH

SHEET NUMBER

A211a1

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

COPYRIGHT ADD INC 2011



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

GENERAL NOTES

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

SHEET NOTES

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

LEGEND

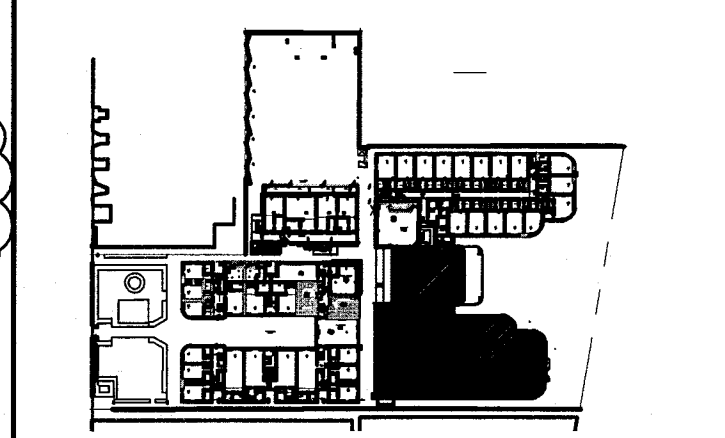
- GWS CEILING/SOFT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH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

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



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

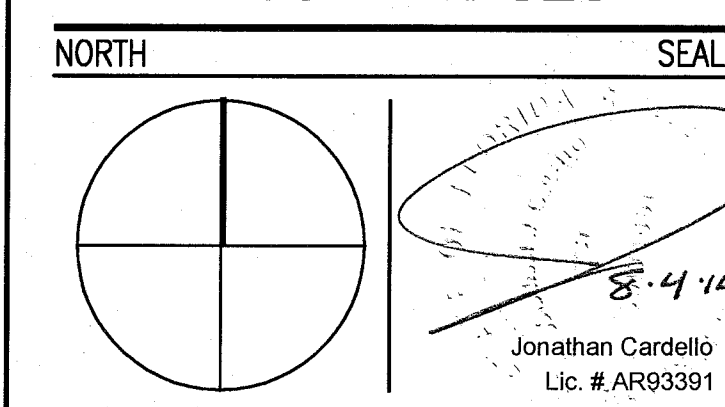
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning
One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA28001507
Boston Miami

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN
FIRST FLOOR - SOUTH

SHEET NUMBER

A211a2

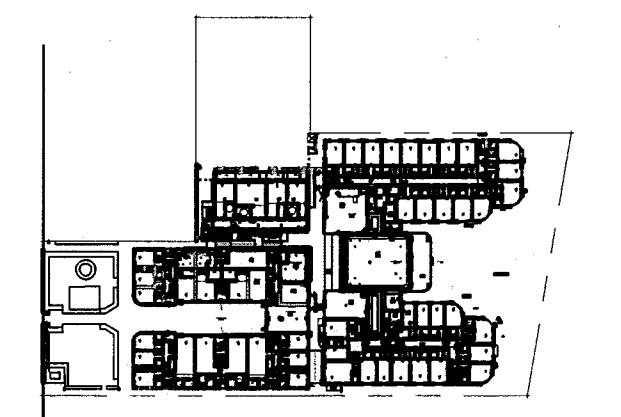
COPYRIGHT ADD INC 2011

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

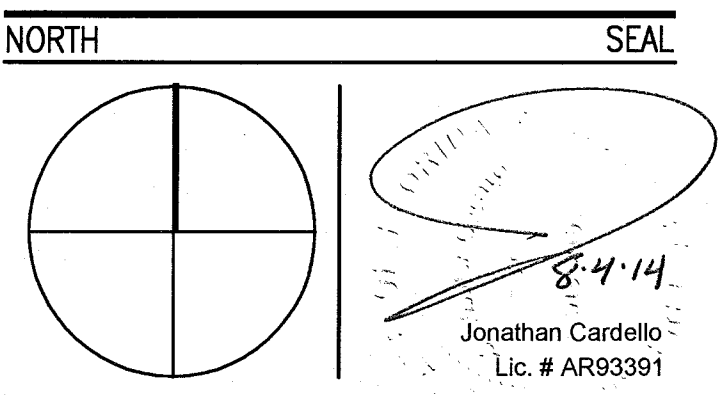
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION
DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

ENLARGED CAMPTON
APT. REFLECTED
CEILING PLAN -
FIRST FLOOR

SHEET NUMBER

A211b

COPYRIGHT ADD INC 2011

GENERAL NOTES

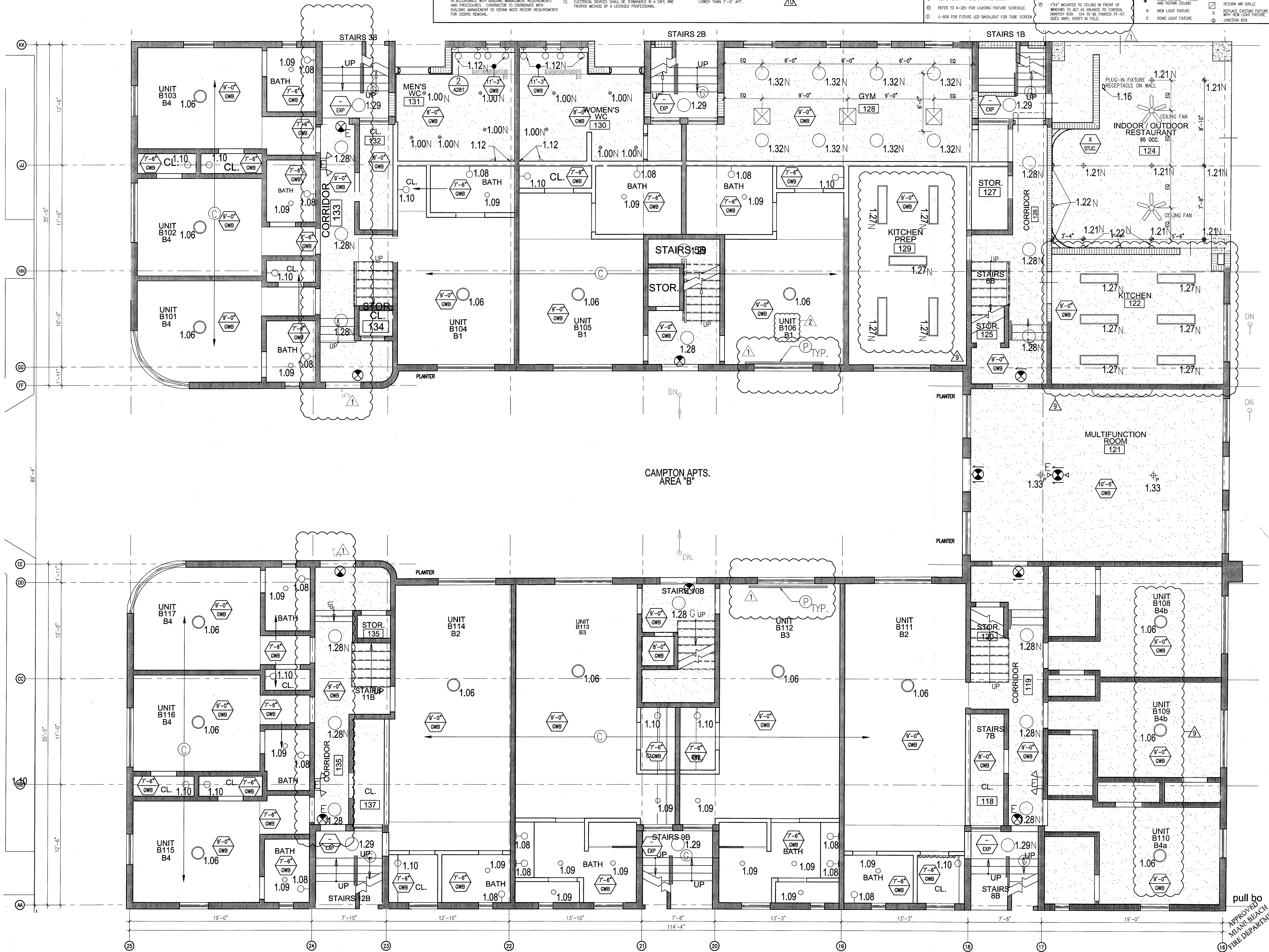
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAN TOWER OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
3. REVIEW BUILDING STANDARDS MANUAL, PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM SPREADING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATORS. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILINGS.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLY OR REASONABLY INFERRIBLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AS SUCH, ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONTRACTOR MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

SHEET NOTES

1. ALL EXISTING GYPSON BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFICIENT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND REPAIRED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND REPAIRED.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. 4-BOR FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOOMING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PF-07 (FLAT FINISH) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHALL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS FLOOR-IN RECEPTACLE AT ALL LOCATIONS. LED STRIP LIGHTING TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES.
14. 17"x4" MOUNTED TO CEILING IN FRONT OF WORKERS TO ACT AS VALANCE TO CONCEAL DRUMPT ROD. 114" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- 1. GWB CEILING/SOFFIT
- 2. CEILING HEIGHT KEY
- 3. CEILING TYPE
- 4. CEILING HEIGHT - AFF
- 5. 1" X 4" PENDANT
- 6. DOWNLIGHT
- 7. LED STRIP LIGHT
- 8. EXTERIOR/DECORATIVE SCONCE
- 9. PENDANT FIXTURE
- 10. SURFACE MOUNTED FIXTURE
- 11. WALL SCONCE
- 12. EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- 13. EXISTING FIXTURE - PATCH AND REPAIR CEILING
- 14. NEW LIGHT FIXTURE
- 15. DOWN LIGHT FIXTURE
- 16. BATTERY POWERED WALL MOUNTED
- 17. LINEAR DIFFUSER
- 18. OCCUPANCY SENSOR
- 19. EXIT SIGN
- 20. ARROWS INDICATE DIRECTION
- 21. EXIT SIGN - WALL MOUNTED
- 22. SMOKE DETECTOR WALL MOUNTED
- 23. SMOKE DETECTOR CEILING MOUNTED
- 24. SPRINKLER
- 25. EXISTING WALL MOUNTED SPRINKLER
- 26. RETURN AIR GRILLE
- 27. REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- 28. JUNCTION BOX



GENERAL NOTES

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

SHEET NOTES

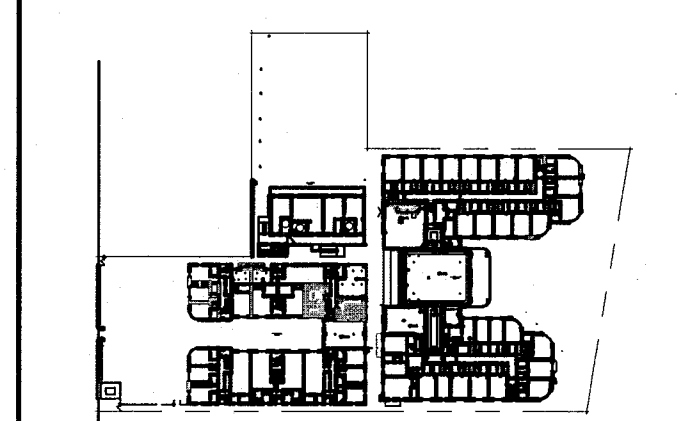
1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CEILING FLOOR RESTORATION OF NEW HANG GRILLES AND SUFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-018.
4. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL CEILING FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE CONCEALED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNED PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-02 (FLAT FINISH) U.O.N. ALL CEILING AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-03 (EGG SHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN COMMON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL COMMONS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN COMMON AND POOL SUITES NEW. REFER TO QUESTIONS ELEVATIONS FOR SPACE U.O.N.
14. 174" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL WINDOW ROD. JAX TO BE PAINTED PT-02. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

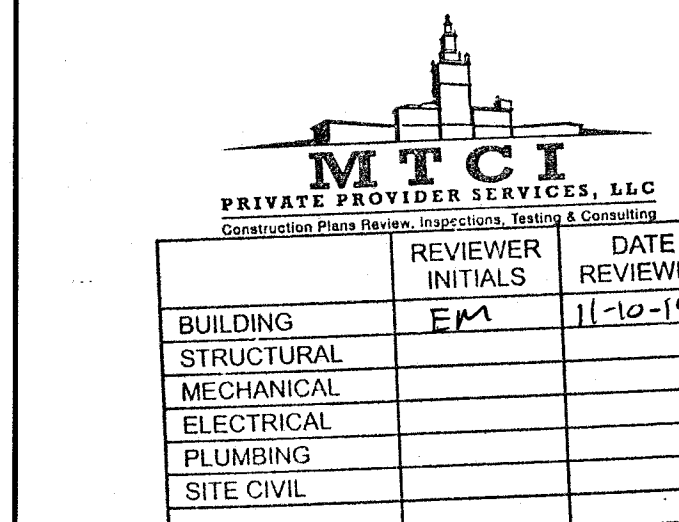
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

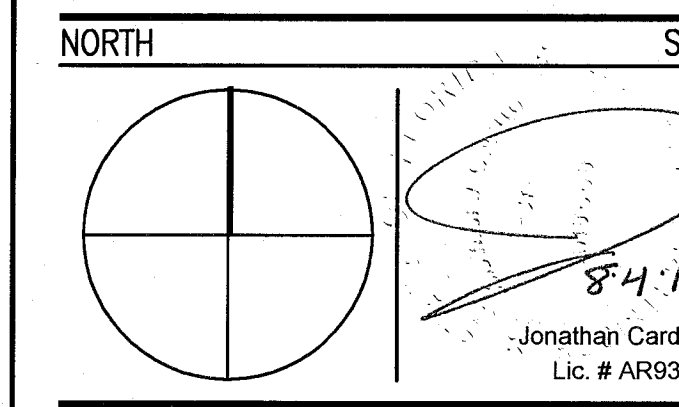


REVISIONS

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



100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T: 305.482.8700
F: 305.482.8770
www.addinc.com
Lic. # AA28001507

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

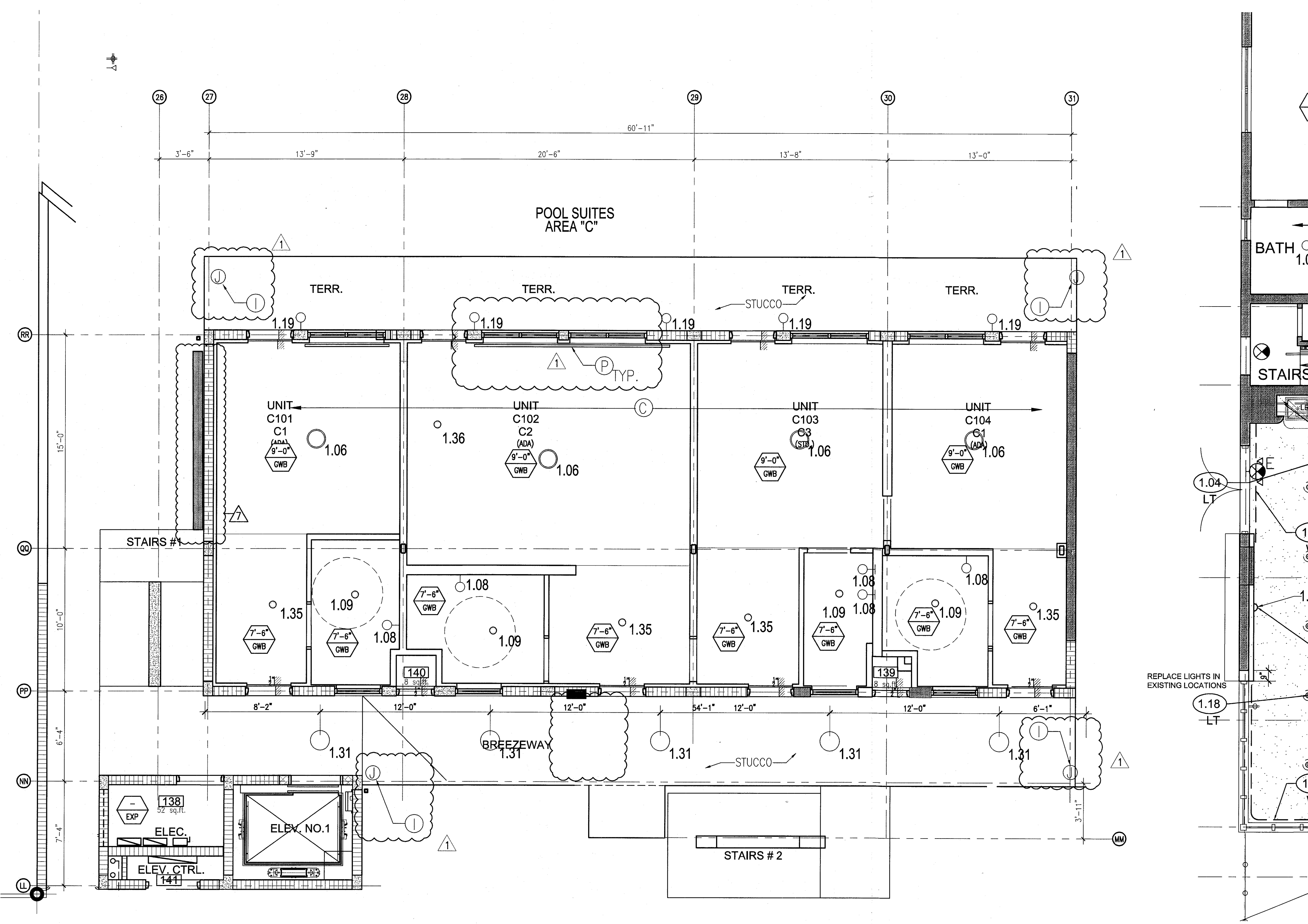
SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN - FIRST FLOOR

SHEET NUMBER

A211c

COPYRIGHT ADD INC 2011



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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

SHEET NOTES

1. ALL EXISTING GYPHON BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL VENTILATION FOR ADDITION OF NEW HVAC GRILLES AND SUPPLIED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SOFT AREA IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.A.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREENS.
9. COORDINATE LOCATION OF HANGING DOWN WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-02 (FLAT PERSH. U.O.A.). ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-03 (EGGSHALL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
13. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
14. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CORREL. DRAPERY ROD. 1"X4" TO BE PAINTED PT-02. SEE PLAN, VERIFY IN FIELD.

LEGEND

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

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



GENERAL NOTES

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

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CONDITION FOR POSITION OF NEW HANG GRILLES AND SUFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.G.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOSSOM MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PL-07 (FLAT FINISH) U.G.N. ALL OUTDOOR AND PUBLIC RESTROOMS CEILING TO BE PAINTED PL-01 (GLOSS/SEMI GLOSS).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CAPTION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.G.A.
14. WALL SOUNDES SHOWN ON PLAN. ALL WALL SOUNDES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SOUNDES IN CAPTION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPACE-AS-BE.
15. 1"X4" WOODEN TO SCULPT IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL, DRAPERY ROD. 1/4" TO BE PAINTED PL-07. SIZES VARY, VERIFY IN FIELD.

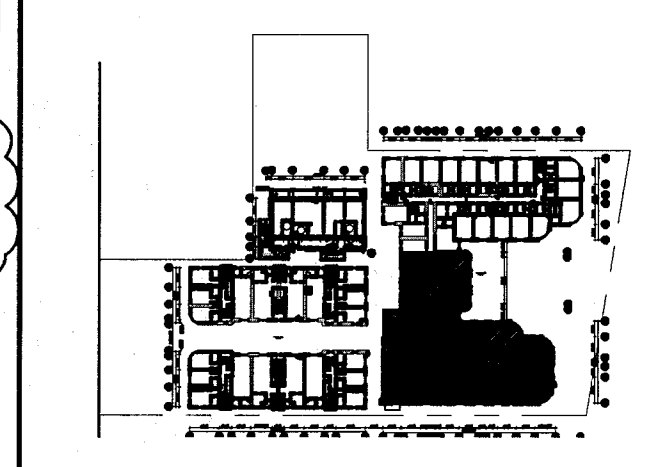
LEGEND

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

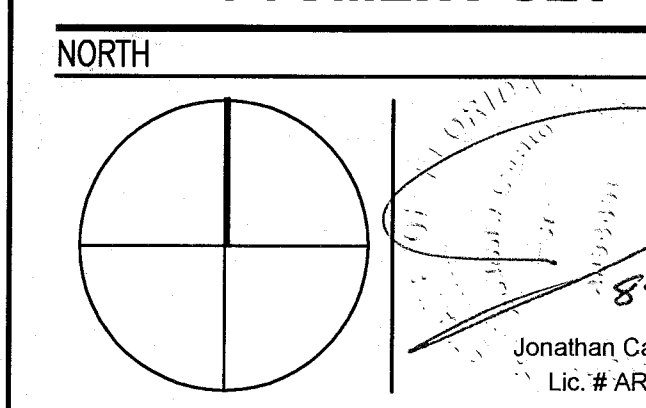


REVISIONS

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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

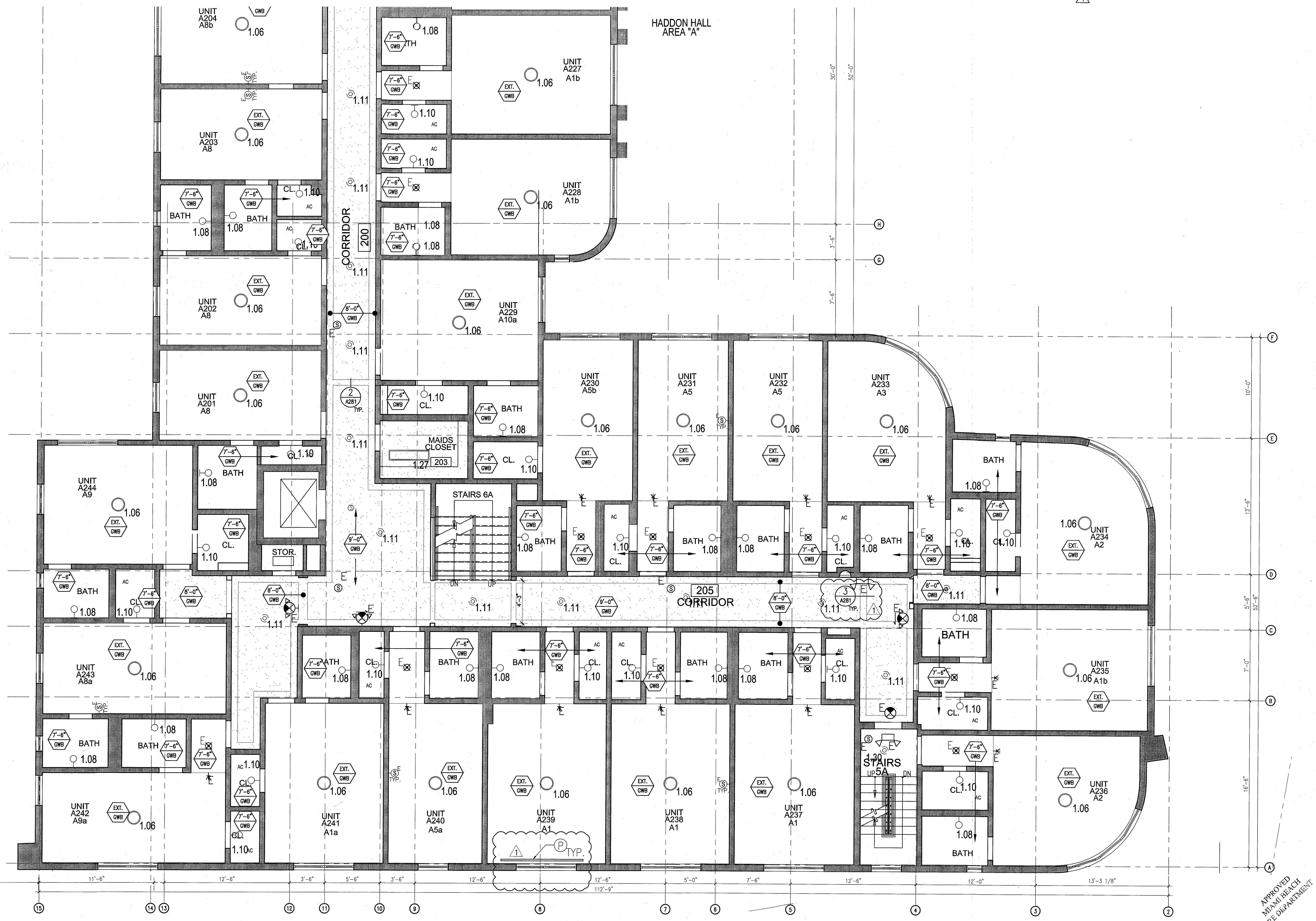
SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN SECOND FLOOR-SOUTH

SHEET NUMBER

A212a2

COPYRIGHT ADD INC 2011



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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

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

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

18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN ORDER TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND E2.00 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING GYPHUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CAUTION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A601-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SCOTT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
7. CENTER LIGHT FIXTURE IN SPACE U.S.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.

LEGEND

- OWB CEILING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SOURCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- OWB LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DEFUSER
- OCCUPANCY SENSOR
- EXIT SIGN
- EXIT SIGN ARROWS INDICATE DIRECTION
- EXT. SCA - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DEFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN

N.T.S.

REVISIONS

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

REVIEWER INITIALS			DATE
BUILDING	MECHANICAL	ELECTRICAL	PLUMBING

100% CONSTRUCTION DOCUMENT SET

NORTH	SEAL

ADD Inc

Architecture Interiors Planning

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

JOB NUMBER: 13036.00

CHECKED BY: FEBRUARY 18, 2014

ISSUE DATE: 1/4" = 1'-0"

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

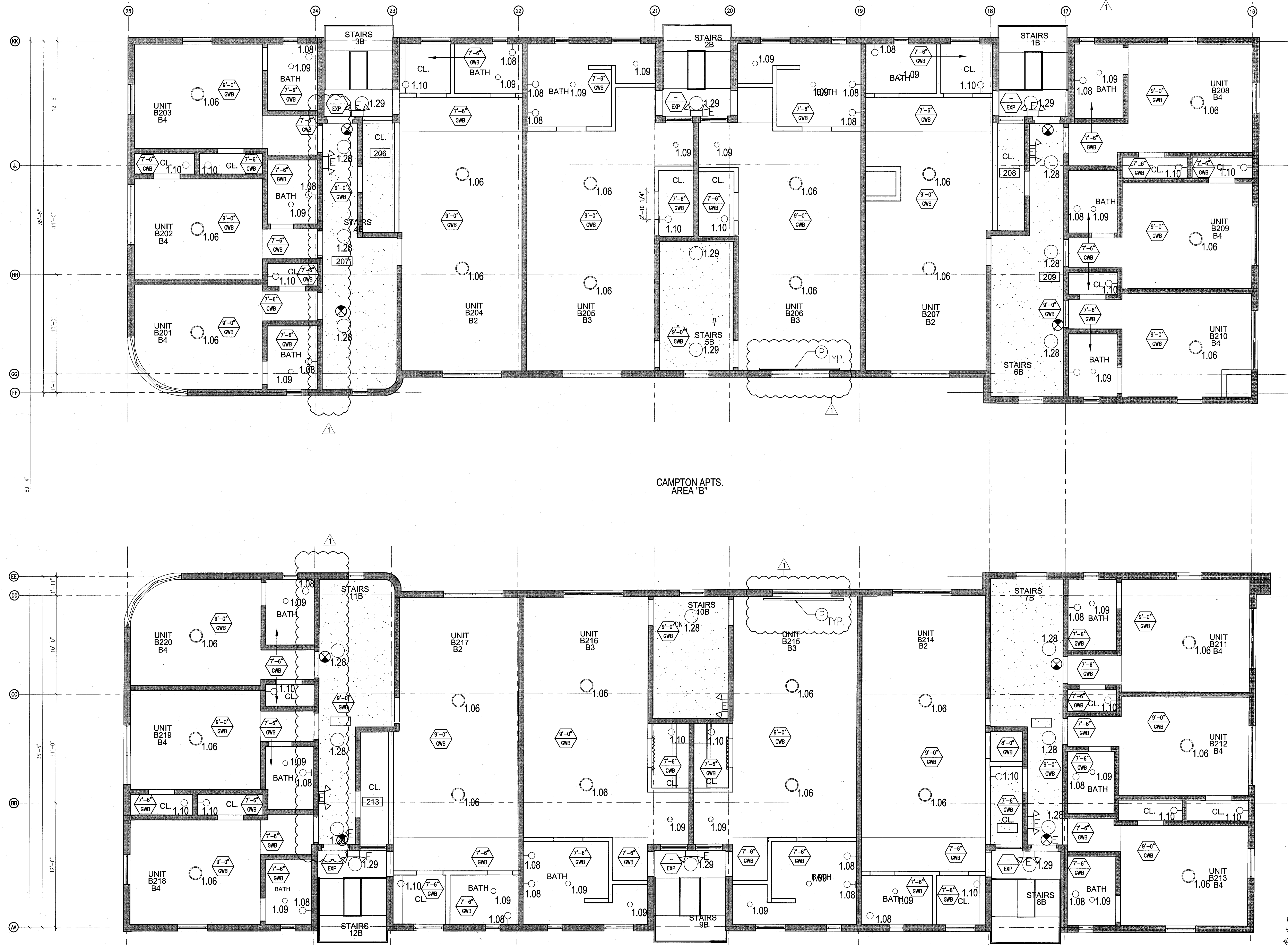
SHEET TITLE

ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER

A212b

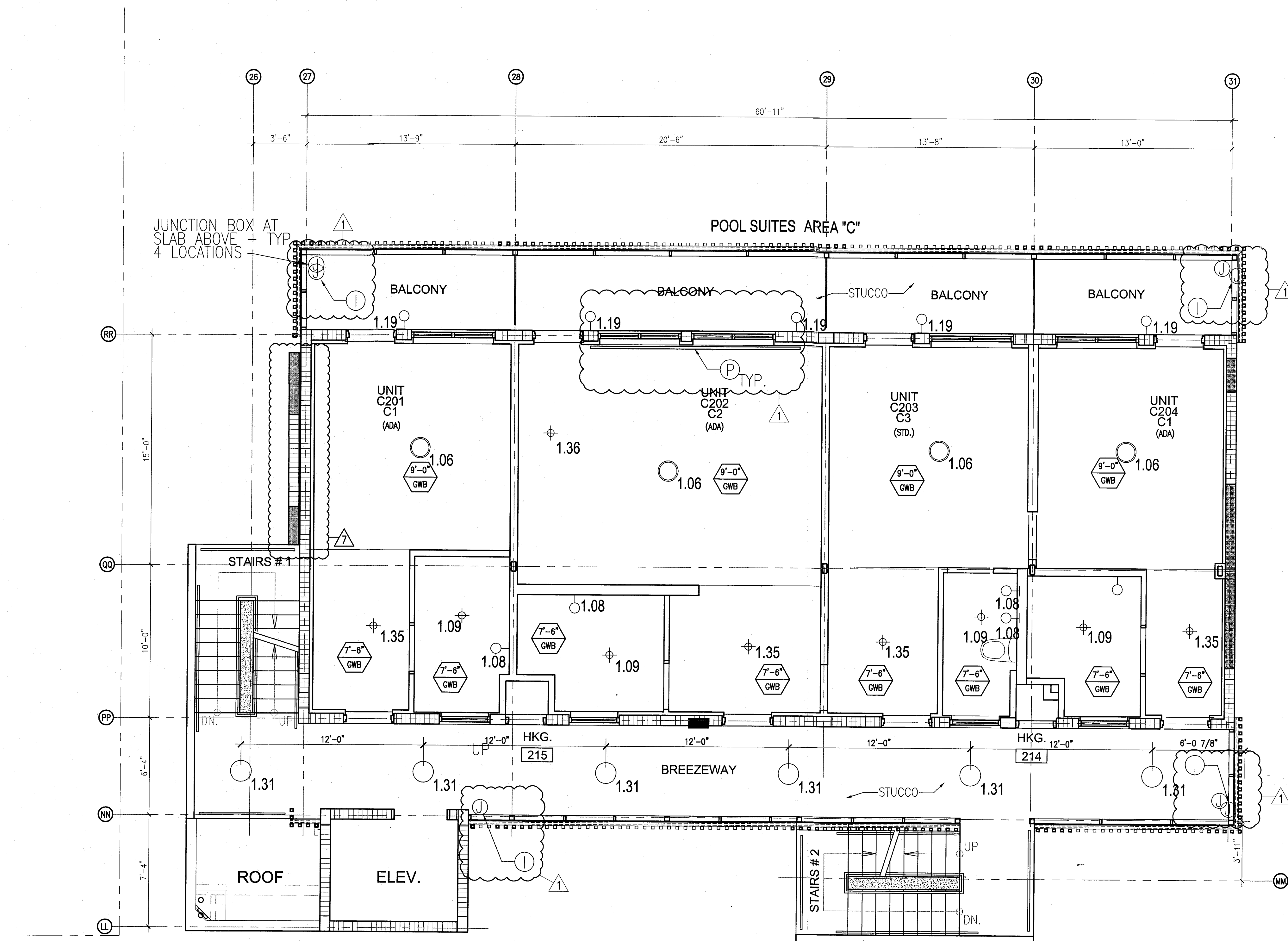
COPYRIGHT ADD INC 2011



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

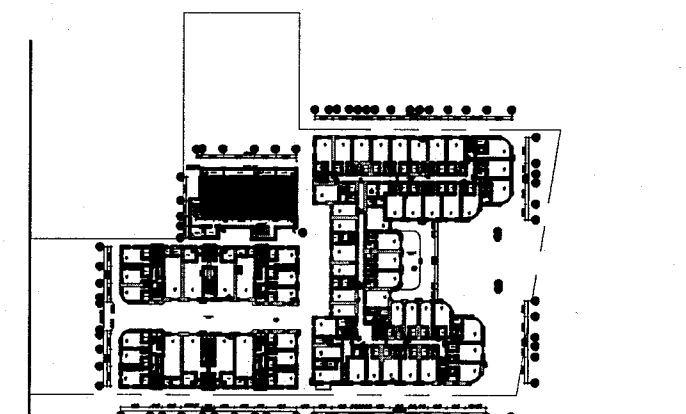
GENERAL NOTES				SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE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



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

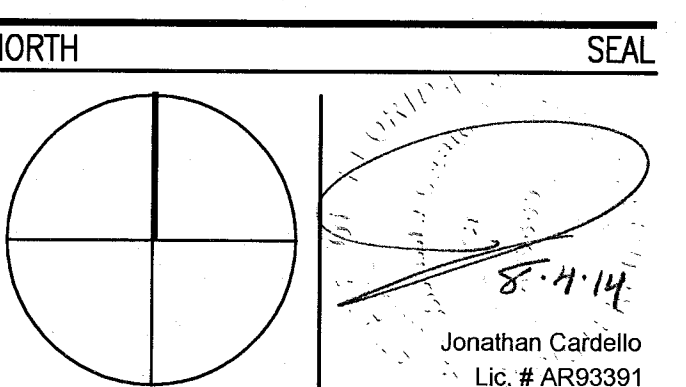
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # A429001507

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER

A212c

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED, OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
- REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING DEBRIS REMOVAL. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT SENS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIM FOR OTHER COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS ON READMANY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- ALL MEP-PP DEVICES LOCATIONS NOT SHOWN ON DRAWING OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES.
- G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECA. SYSTEMS AND COMPONENTS, LIFE SCHED. DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- REFER TO SHEETS E-100 FOR ELECTRICAL DRAWINGS AND E-101 SERIES FOR FIRE SPRINKLER DRAWINGS.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDING MAY BE REQUIRED.
- ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGG SHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CHAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES.
- 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL SHIMMER ROD. 1"x4" TO BE PAINTED PT-07. SEE'S VIEW, VERIFY IN FIELD.

SHEET NOTES

- ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFIT AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR HOTEL ROOMS ROPS REFER TO SHEETS A201-218.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BLOCK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.

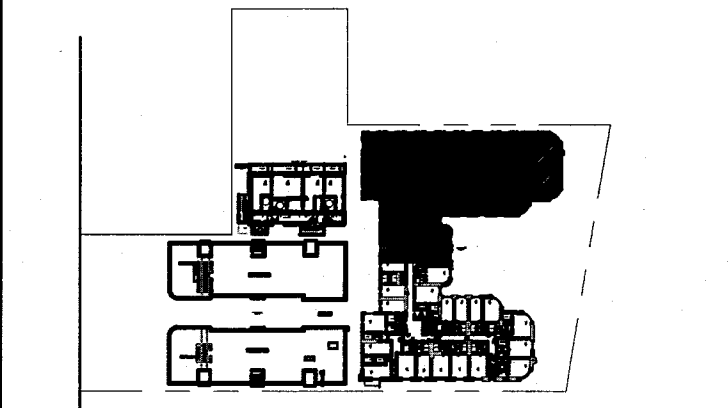
LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/ACCENT SCIENCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REMOVED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR OFFICER
- OCCUPANCY SENSOR
- EXT. SGN - WALL MOUNTED
- ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY OFFICER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

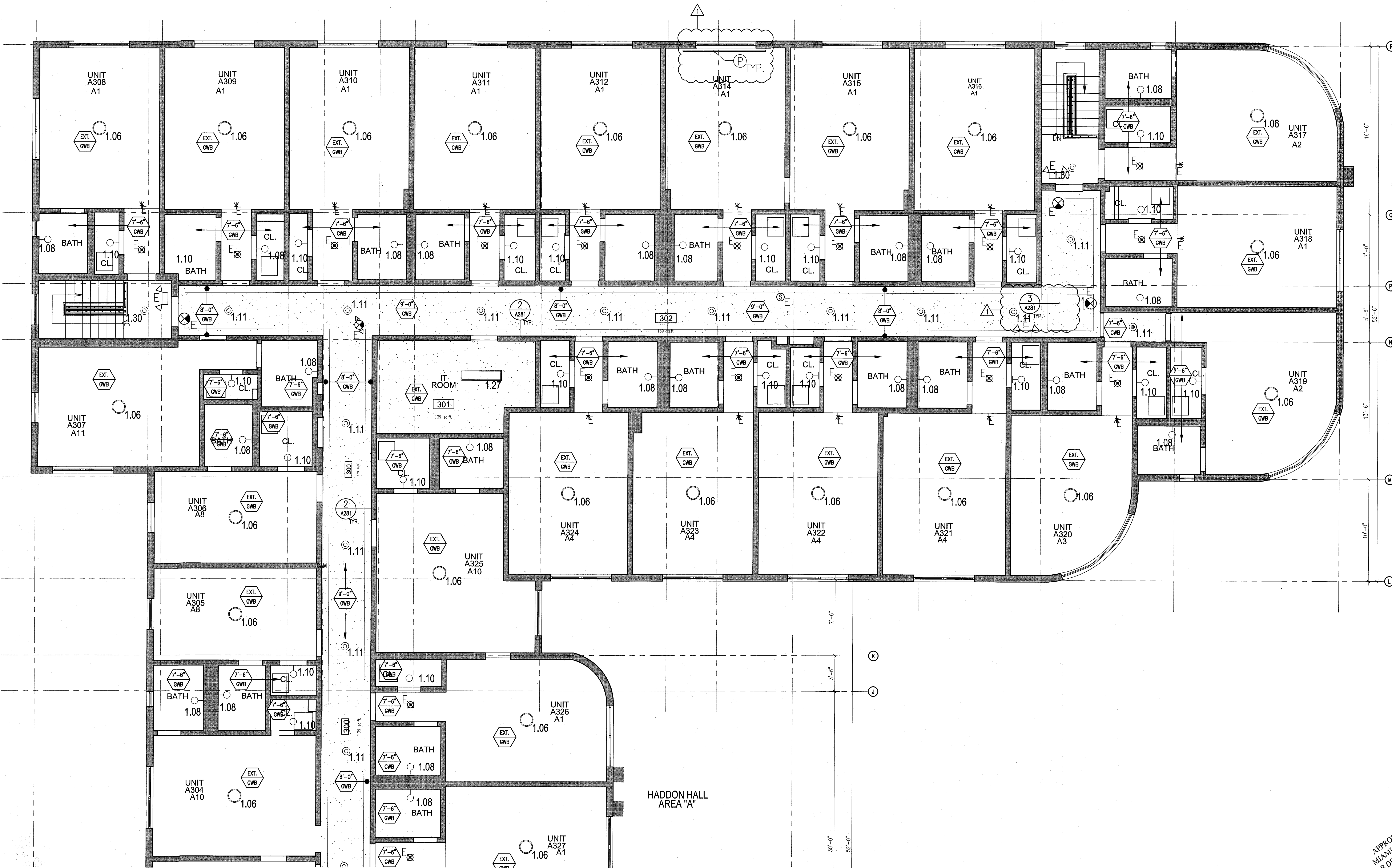
ENLARGED HADDON HALL REFLECTED CEILING PLAN
THIRD FLOOR - NORTH

SHEET NUMBER

A213a1

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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

GENERAL NOTES

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

SHEET NOTES

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

LEGEND

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

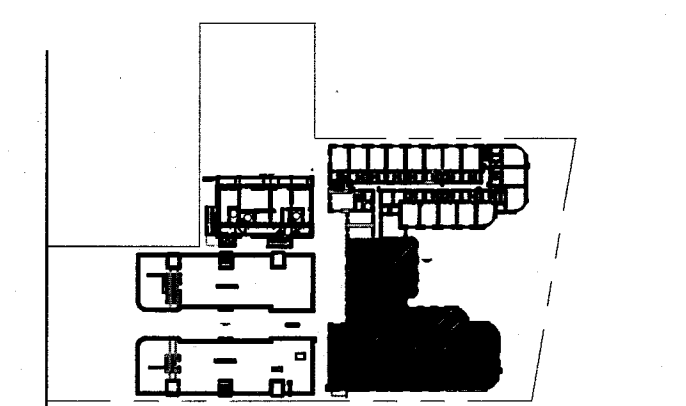
NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

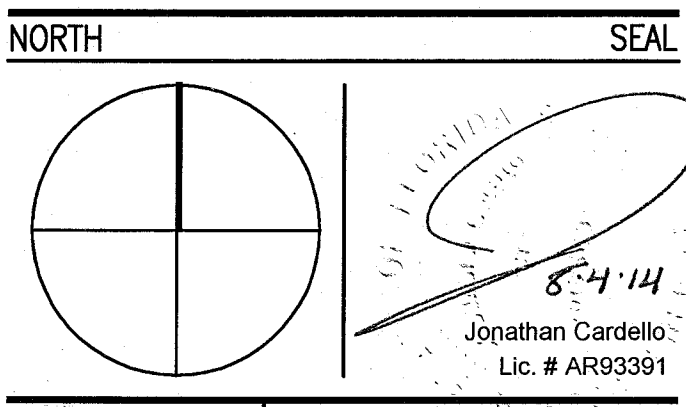
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN THIRD FLOOR - SOUTH

SHEET NUMBER

A213a2

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

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

13. ALL MEP-100 PE- DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-100 DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE ARCHITECT, MANUFACTURER AND BUILDING OWNER. THE CONTRACTOR SHALL SUGGEST REPAIRS, WHERE NECESSARY, TO THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY SHUTDOWN. THE SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME NATURALLY ACCORDING TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

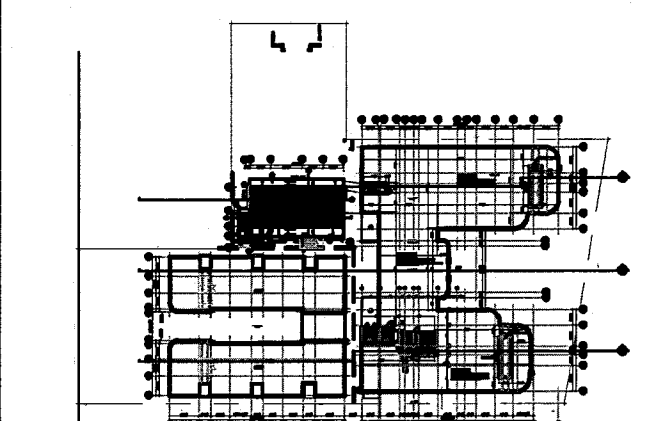
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MISC. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND AIR OUTLETS IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN IN ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECT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

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

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

	OWN CEILING/SWITCH		BATTERY POWERED WALL MOUNTED
	CEILING HANG TYPE		LINEAR DIFFUSER
	CEILING HANG TYPE - HET		OCCUPANCY SENSOR
	1' x 4' PENDANT		END STOP
	DOMINANT		ARROWS INDICATE DIRECTION
	LED STRIP LIGHT		SMOKE DETECTOR - WALL MOUNTED
	EXTERIOR/DECORATIVE SCIENCE		SMOKE DETECTOR - CEILING MOUNTED
	PENDANT FIXTURE		SMOKE DETECTOR WALL MOUNTED
	SURFACE MOUNTED FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	WALL SCIENCE		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER
	DEMOUNT FUTURE - PATCH AND REPAIR CEILING		SUPPLY DIFFUSER
	DEMOUNT FUTURE - PATCH AND REPAIR CEILING		RETURN AIR GRILLE
	NEW WALL FIXTURE		REPLACE EXISTING FIXTURE WITH NEW FIXTURE

KEYPLAN N.T.S.

[illegible]

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

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

ADD Inc Architecture Interiors Planning

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

Boston Miami

JOB NUMBER: 13036.0

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

ENLARGED ROOF DECK REFLECTED CEILING PLAN

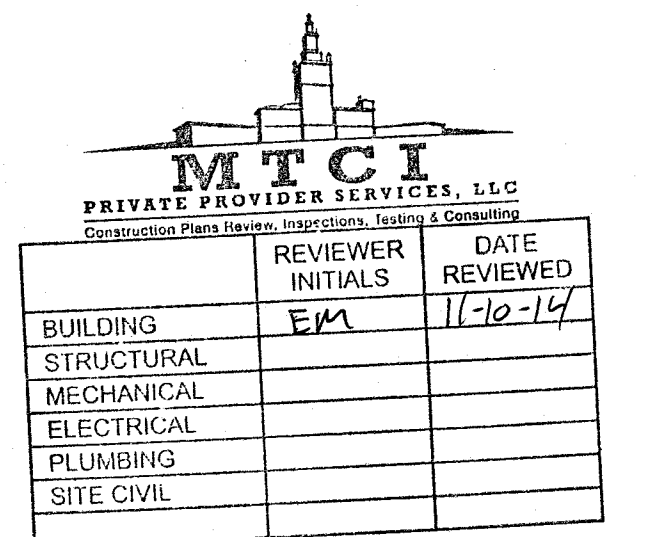
SHEET NUMBER _____

A214

COPYRIGHT ADD, INC. 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

KEYPLAN N.T.S.

[illegible]

REAL

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

Boston Miami

SCALE: NO SCALE

LIGHTING SCHEDULE & CEILING DETAILS

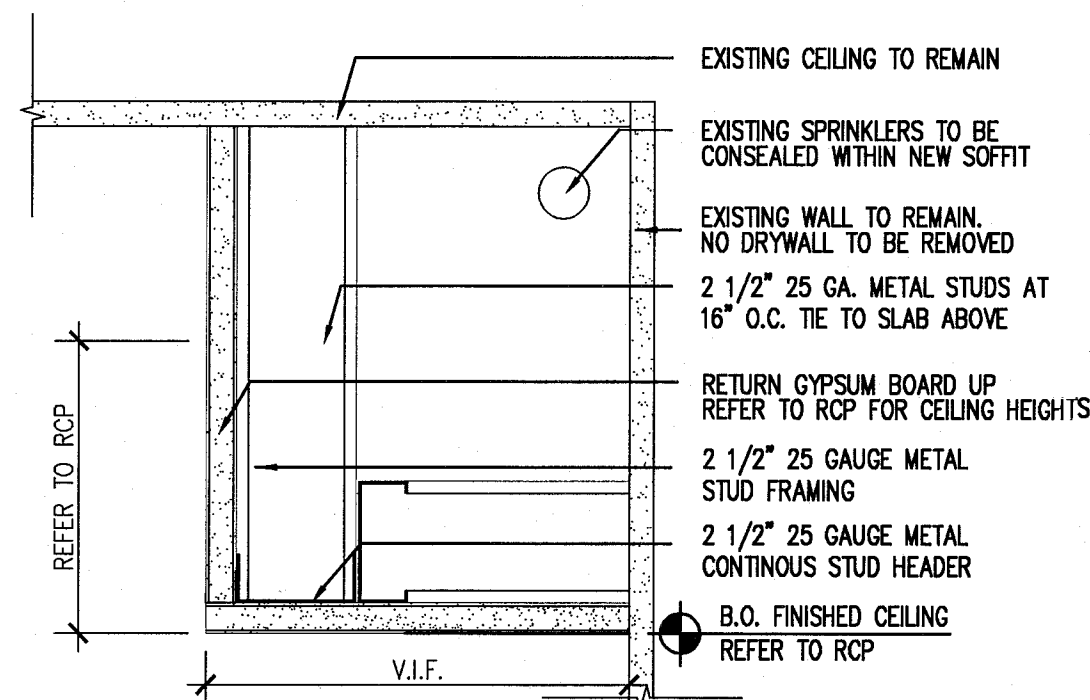
A281

COPYRIGHT ADD INC 2011

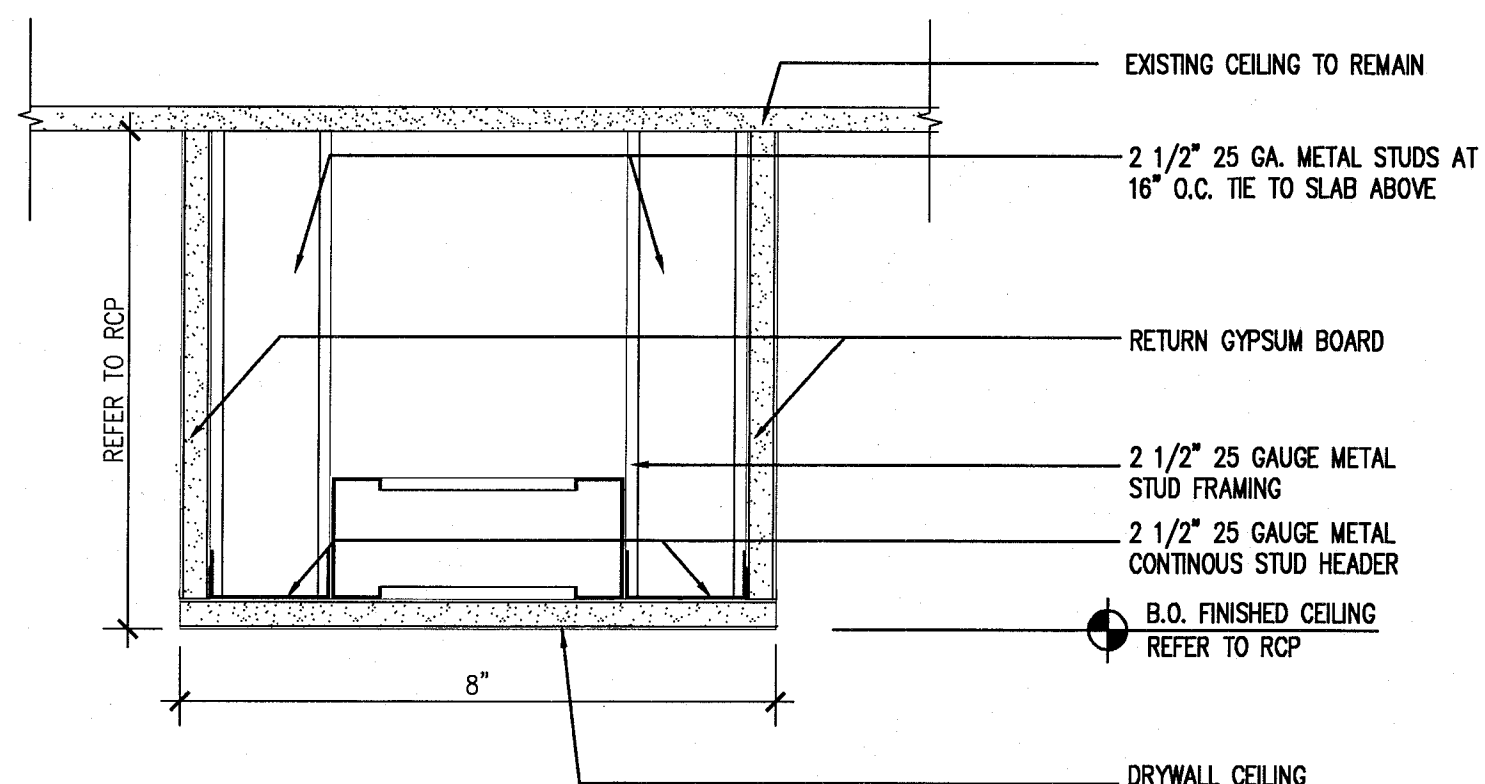
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

LIGHTING					
LT 1.00	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LOBBY
LT 1.01	PENDANT	VINTAGE	VINTAGE ROTAFLEX LANTERN, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.02	DIRECTIONAL	HIP HAVEN	TRIPLE BULLET CEILING FIXTURE, SIZE: MEDIUM CUSTOMIZE: HIP HAVEN TO ADD STEMS	MATTE WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.03	LED STRIP	FLEXTec	White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lens	REPLACE EXISTING COVE LIGHTS W/ LED STRIPS; WARMTH TO BE APPROVED BY RMCS ON DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE, APPLY UNDERNEATH LENS.	MSC
LT 1.04	PENDANT	BARNLIGHT ELECTRIC	THE ART DECO ROUND GLOBE SCHOOLHOUSE LIGHT SIZE: MEDIUM CODE: 118811	FINISHED, AGED BRASS ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY BAR
LT 1.05	LED STRIP	FLEXTec	(12 inch) 4.5 Watt - Very Warm White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum or flexible angle and frosted lens	MLLWORK LED STRIPS GELS TO BE SPECIFIED & APPROVED BY RMCS ON A DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE, APPLY UNDERNEATH LENS.	MSC
LT 1.06	CEILING FIXTURE		3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lens	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.07	BEDSIDE LIGHT FIXTURE	CUSTOM	60 W, TAKES 120 Volt G16 Bulb/ 25-60W, UL LISTED,	FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.08	BATHROOM SCONCE	REJUVENATION	#A8260 HANNAH SCONCE, CLASSIC WALL BRACKET ITEM WHITE PORCELAIN, 100W	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.09	BATHROOM LIGHT	LUCIFER LIGHTING CO.	DL21ZCP FOR WET LOCATION	WHITE TRIM, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.10	CLOSET SCONCE	ACCESS LIGHTING	NAUTICUS OVAL CEILING/WALL LIGHT	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.11	CEILING LIGHT	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25"	WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	HALLWAYS
LT 1.12	SCONCE	SCHOOL HOUSE ELECTRIC	TRUMAN SCONCE	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	PUBLIC RESTROOMS
LT 1.13	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.14	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.15	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.16	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.17	WALL MOUNTED	INFURN	INSPIRED PROOVE POTENCE LAMP, 60 W	BLACK POWDERCOAT, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY CONCIERGE
LT 1.18	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LOBBY BAR
LT 1.19	SCONCE	MINKA LAVERY	#9836 1 LIGHT OUTDOOR TIERED SCONCE, 100 W, 120 V, CERAMIC	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.20	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LIBRARY
LT 1.21	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	OUTDOOR RESTAURANT
LT 1.22	WALL LIGHT SCULPTURE	TBD	CUSTOM PER DRAWINGS BY RMCS	TBD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.23	STRING LIGHTS	OOGALIGHTS.COM	SKUR LSI15-WHT, 330' Commercial Linear Light String Strand - Intermediate Base - White	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.24	PENDANT LIGHTS OVER BAR	VINTAGE	INDUSTRIAL PENDANT LIGHTS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.25	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.26	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS (PICTURE FOR INSPIRATION), One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LIBRARY
LT 1.27	LINEAR FLOURESCENT - SURFACED	FOCAL POINT LIGHTS	TAB EVOLUTION, 1' x 4'	CLEAR SHIELD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	BACK OF HOUSE AREAS
LT 1.27A	SURFACE MOUNTED LINEAR	SIMPLESEAL	HASEI SERIES; 1'x4'		BACK OF HOUSE AREAS
LT 1.28	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	INTERIOR CAMPTON CORRIDORS
LT 1.29	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	EXTERIOR CAMPTON STAIRS
LT 1.30	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	HADDON STAIRS
LT 1.31	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES CORRIDOR
LT 1.32	PENDANT LIGHTS	SOLAVANTI LIGHTING, RMCS TO PROVIDE	CAP 10.353	SILVER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GYM
LT 1.33	EXISTING LIGHT FIXTURES TO REMAIN				SHOP/MULTIFUNCTION
LT 1.34	EXTERIOR SCONCE			FURNISH BY OWNER, INSTALL BY CONTRACTOR	CAMPTON LOBBY
LT 1.35	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	POOL SUITES
LT 1.36	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES

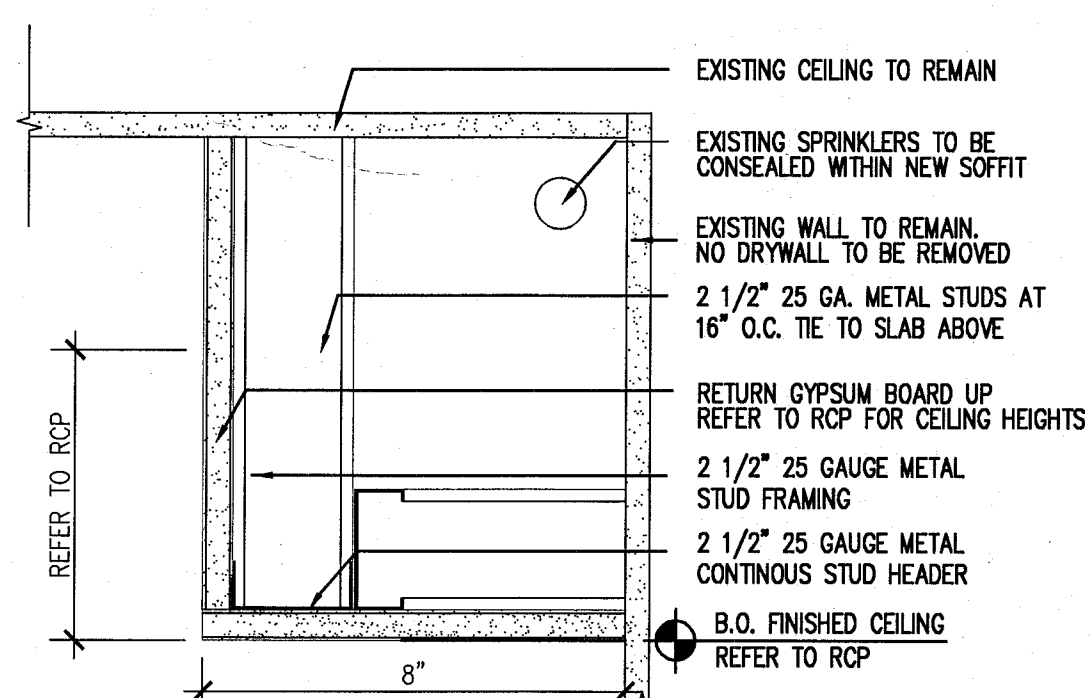
1) SCALE: NO SCALE



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



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



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

[illegible]

Jonathan Cardello
Lic. # AR93391

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

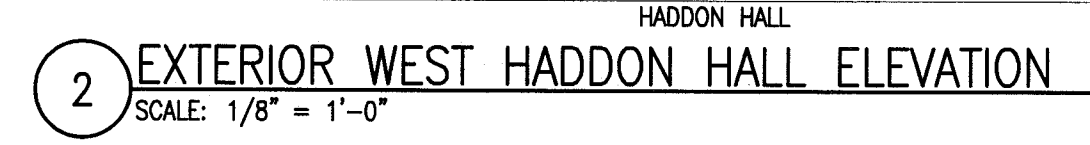
SHEET TITLE

SHEET NUMBER _____

COPYRIGHT ADD INC 2011



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



17. RESTORE AND REPLACE AS NEEDED/ REQUIRED NEON LIGHTING AT HADDON HALL HOTEL EASTER FACADE

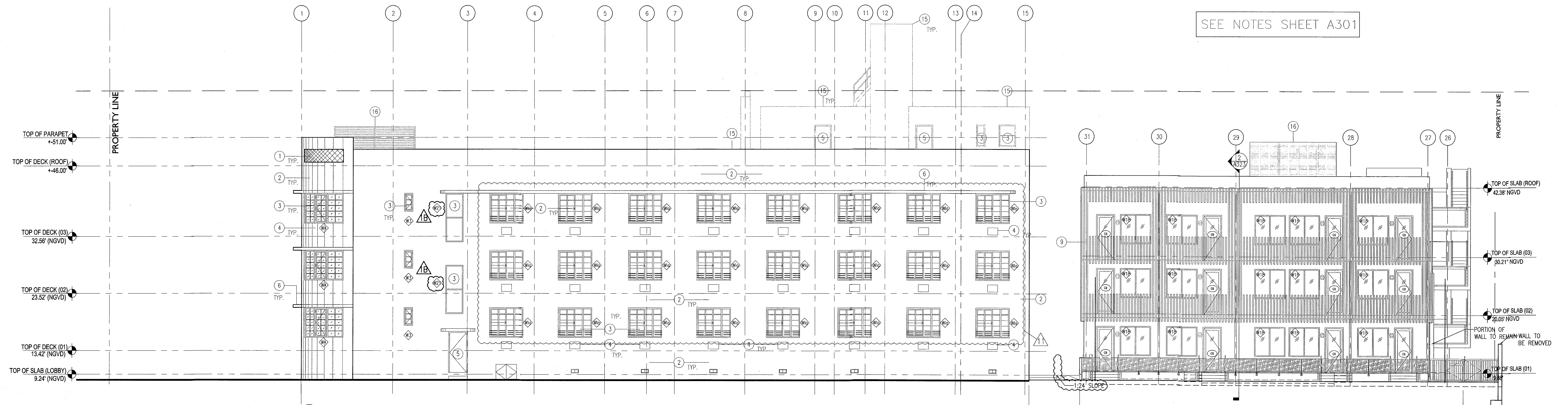


APPROVED
MIAMI BEACH
FIRE DEPARTMENT

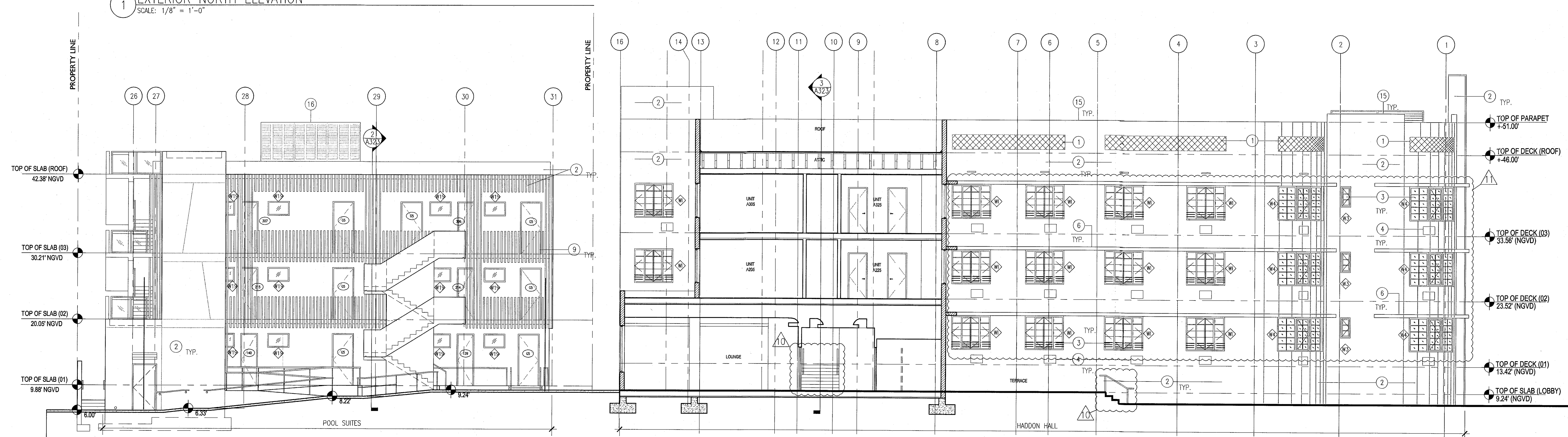
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

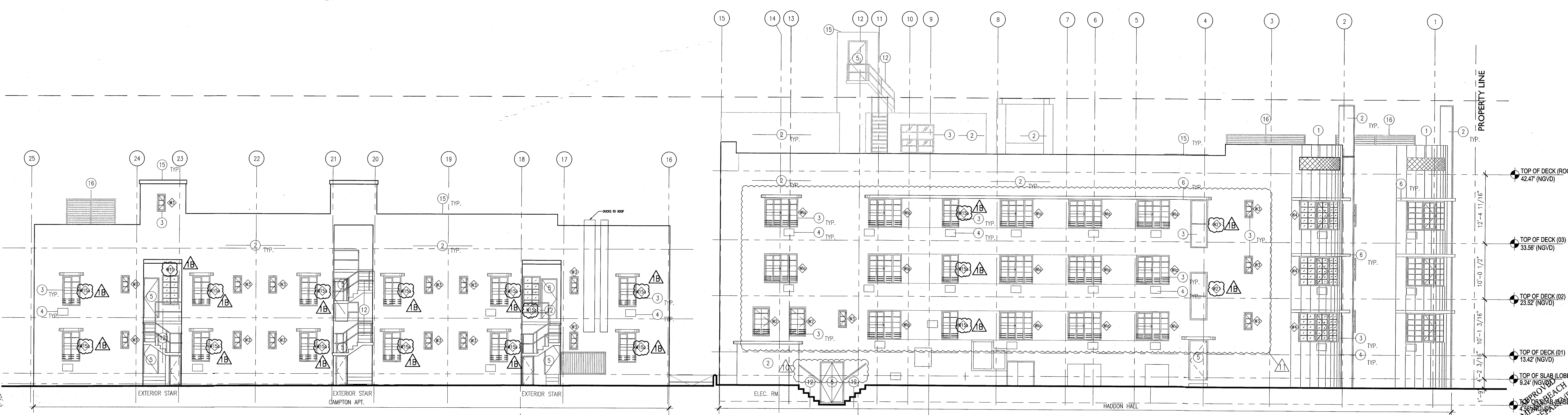
SEE NOTES SHEET A301



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



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



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

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

MTCY PRIVATE PROVIDER SERVICES, LLC Construction, Design, Drafting, Surveying, Testing & Consulting			
REVIEWER	DATE	INITIALS	REVIEWED
BUILDING			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION
DOCUMENT SET

ADD Inc
Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AR25001507

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

SHEET TITLE

EXTERIOR
ELEVATIONS WEST
EAST & SOUTH

SHEET NUMBER

A302

COPYRIGHT ADD INC 2011

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

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
F: 305.482.8770
www.addinc.com
Lic. # AA28001507

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

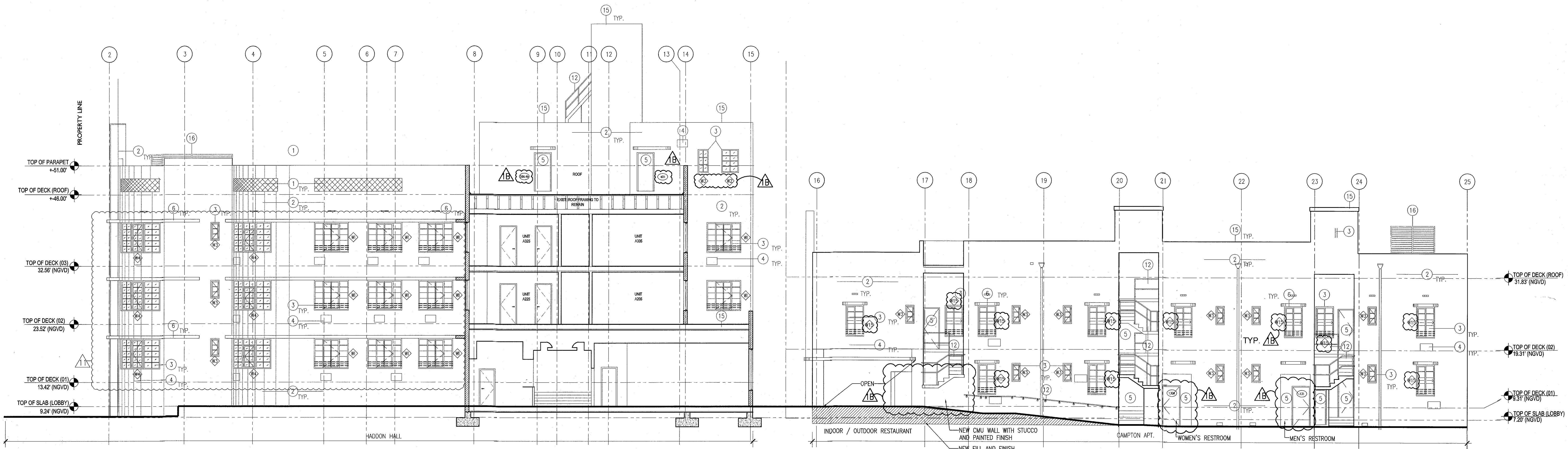
SHEET TITLE

EXTERIOR ELEVATIONS NORTH EAST & WEST

SHEET NUMBER

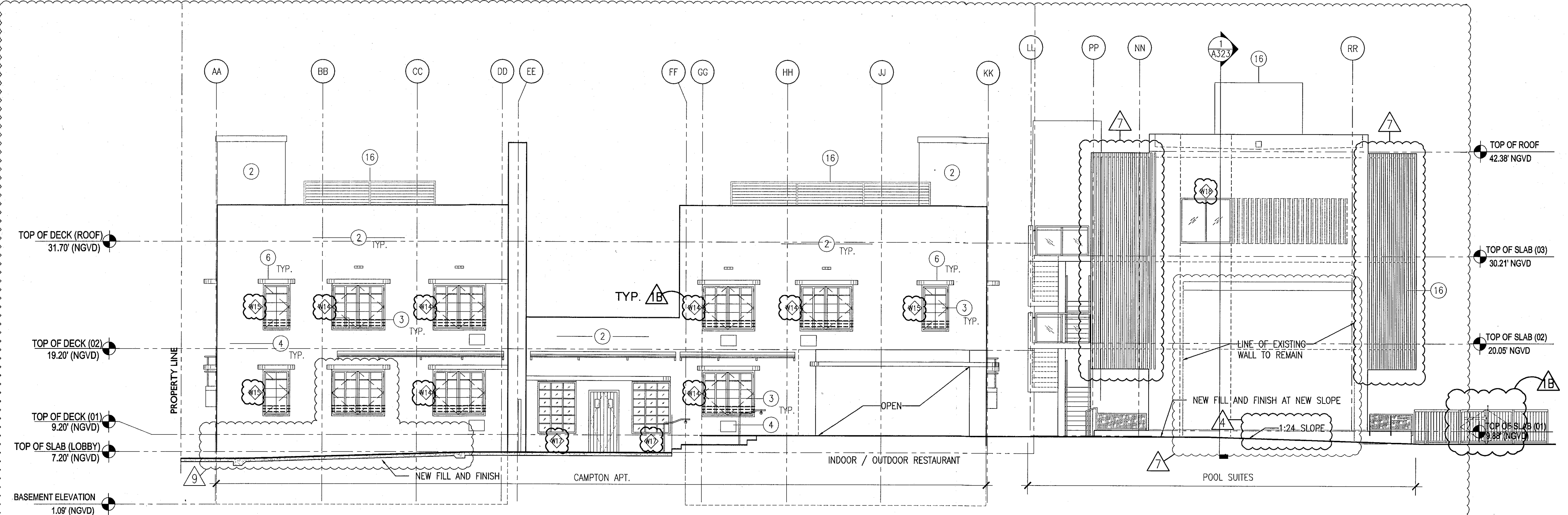
A303

COPYRIGHT ADD INC 2011

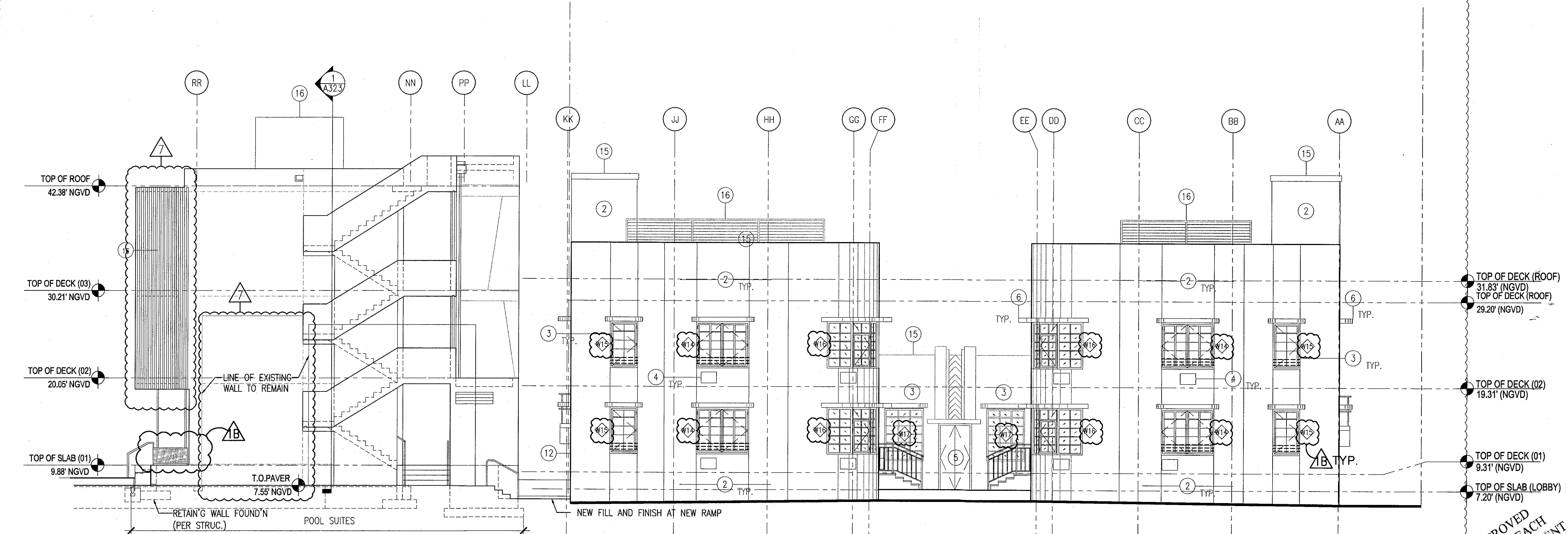


1 EXTERIOR NORTH CAMPTON ELEVATION
SCALE: 1/8" = 1'-0"

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



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



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

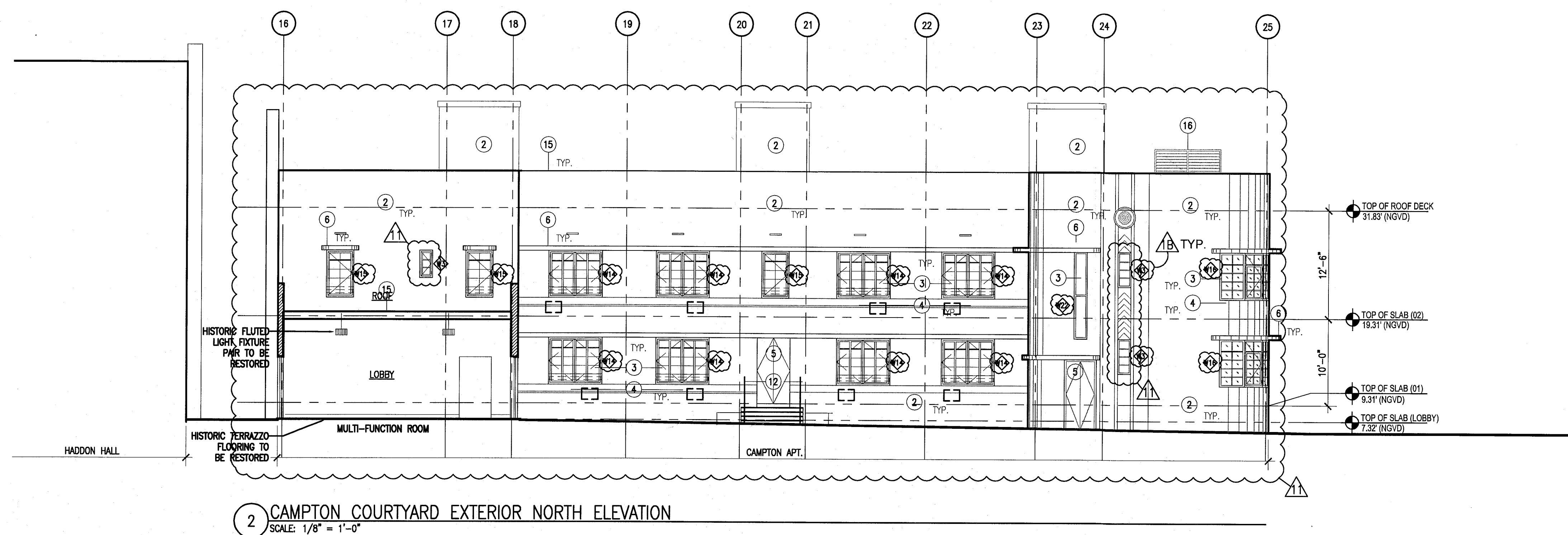
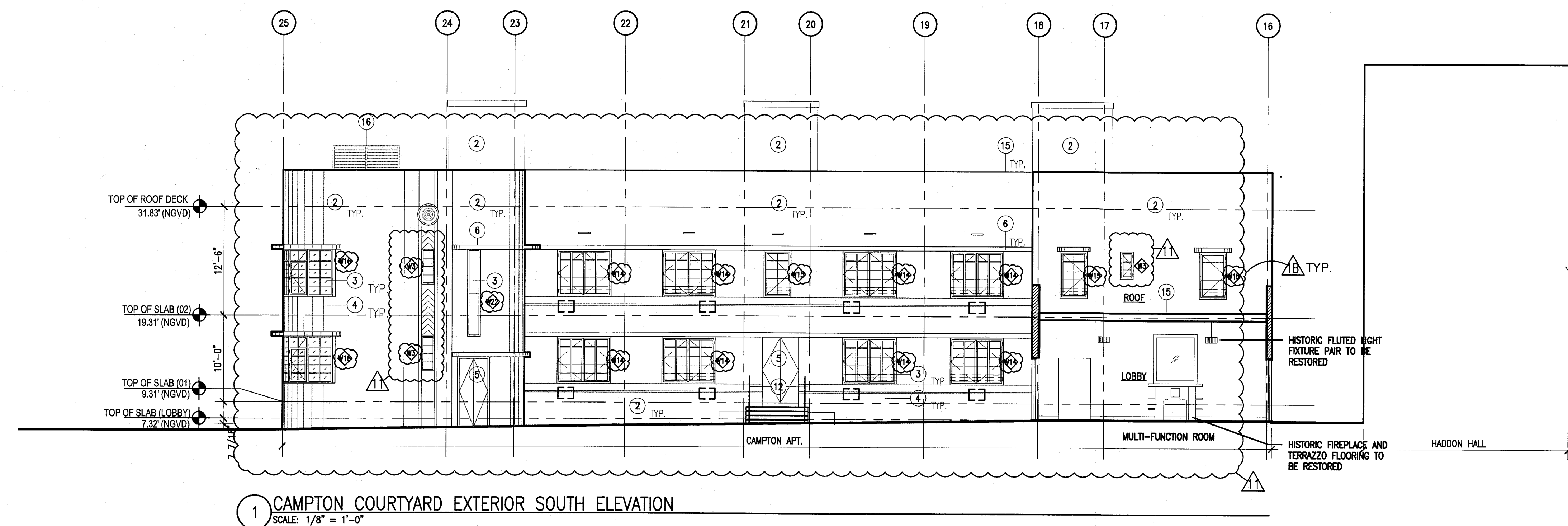
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

NOTES

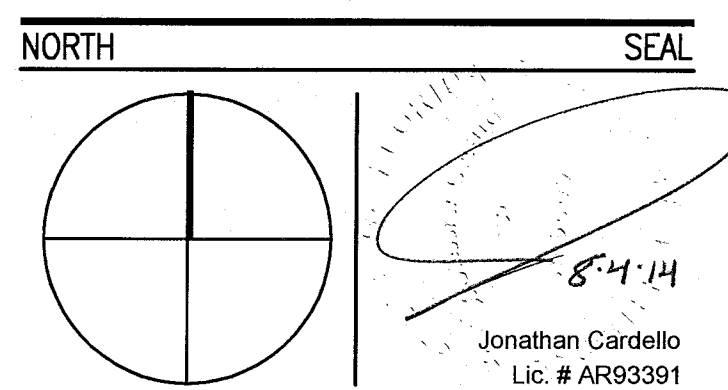
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
3. REPLACE ALL EXTERIOR WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED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



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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

EXTERIOR ELEVATION
CAMPTON & HADDON
COURTYARD

SHEET NUMBER

A304

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

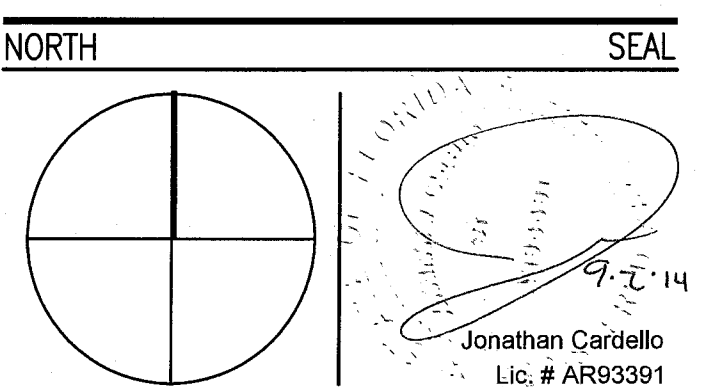
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

MTCI PRIVATE PROVIDER SERVICES, LLC			
REVIEWER INITIALS			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	Em	11-2-14	
Mechanical			
Electrical			
Plumbing			
Site Civil			

100% CONSTRUCTION
DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

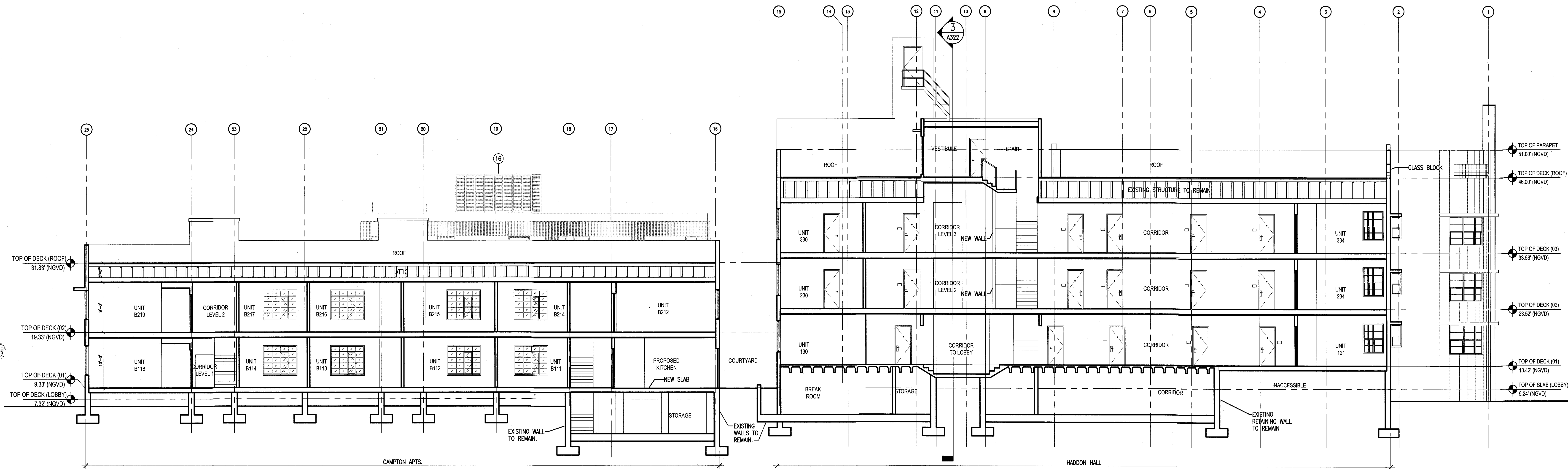
BUILDING
SECTIONS

SHEET NUMBER

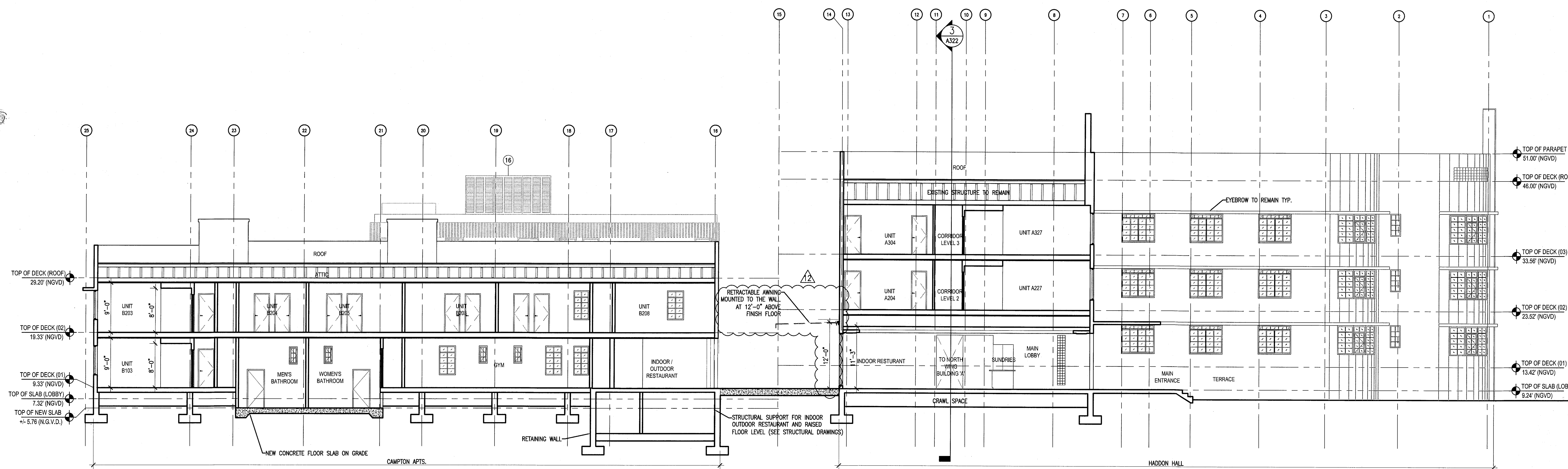
A321

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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



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

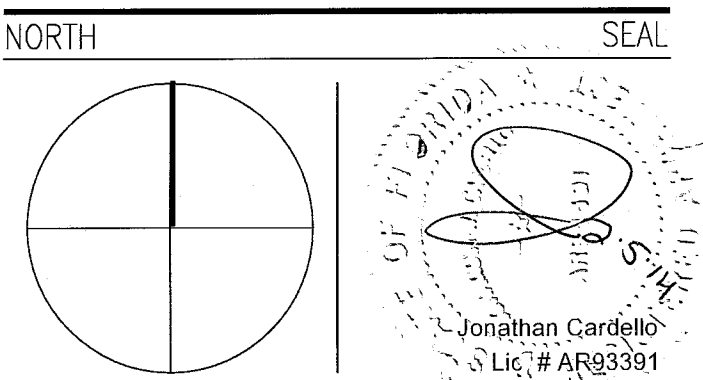
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

PRIVATE PROVIDER SERVICES, LLC			
Construction Permit Review, Inspection, Testing & Consulting			
BUILDING	REVIEWER INITIALS	DATE	REVIEWED
STRUCTURAL	EM	11/20/14	
Mechanical			
Electrical			
Plumbing			
Site Civil			

PERMIT SET



ADD Inc Architecture Interiors Planning

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

Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

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

SHEET TITLE

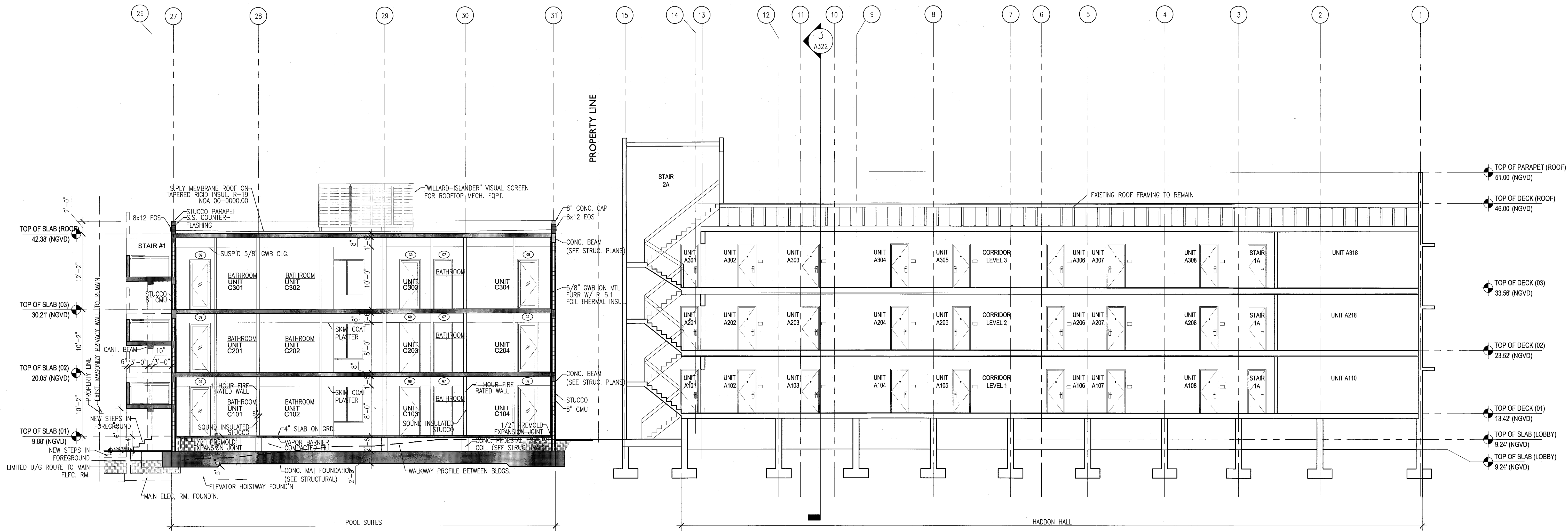
BUILDING
SECTIONS

SHEET NUMBER

A322

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

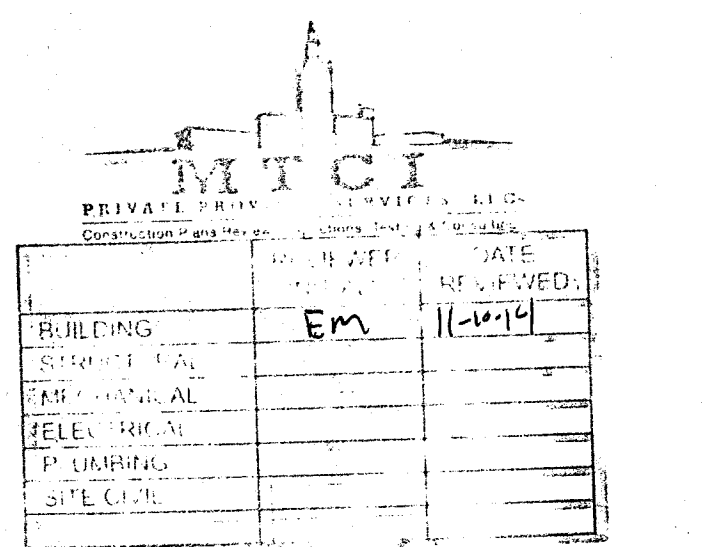


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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



100% CONSTRUCTION DOCUMENT SET

SEAL
Jonathan Cardello
Lic. # AR83391

ADD Inc Architecture Interiors Planning

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

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

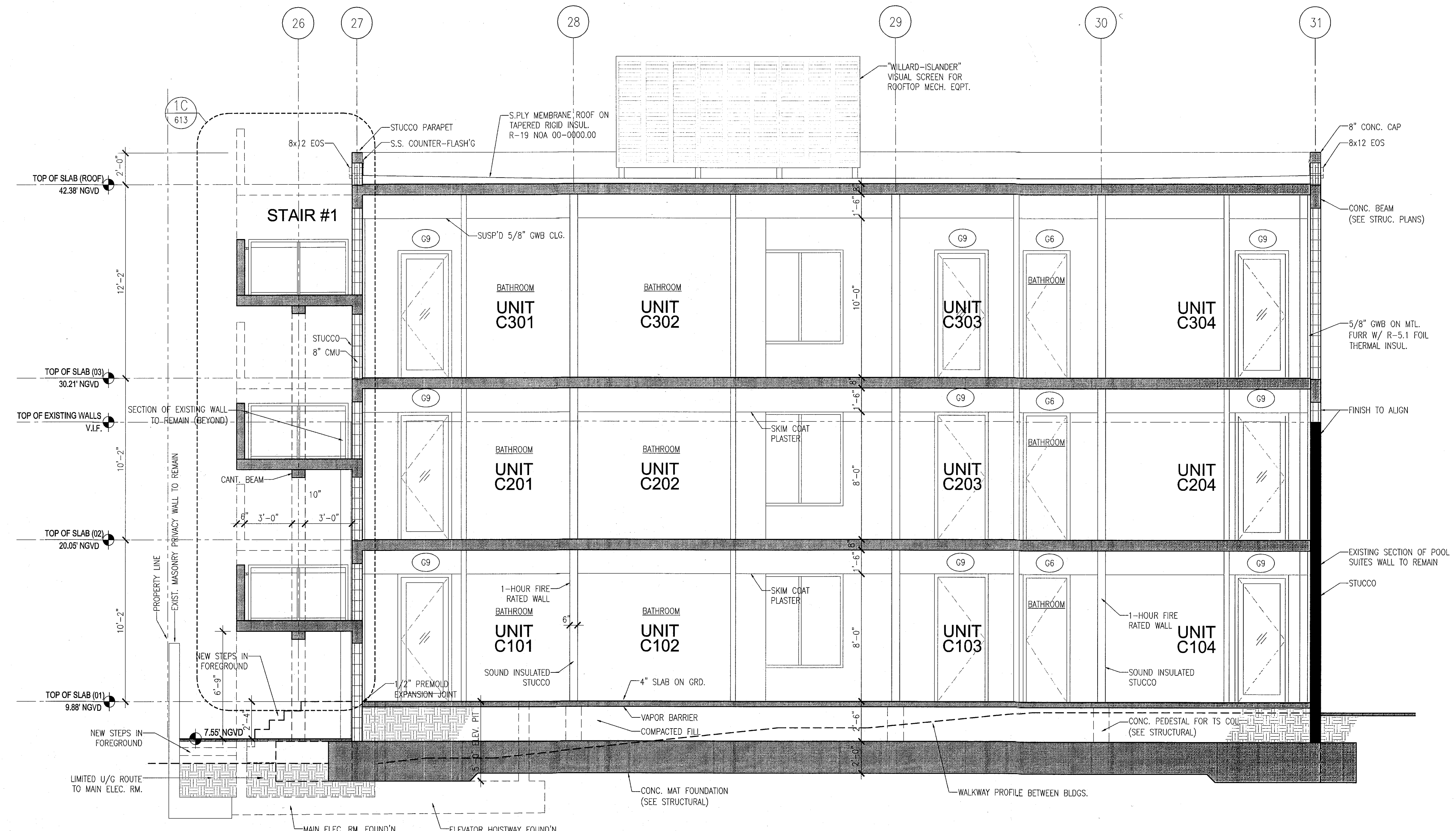
SHEET TITLE

BUILDING "C" SECTIONS

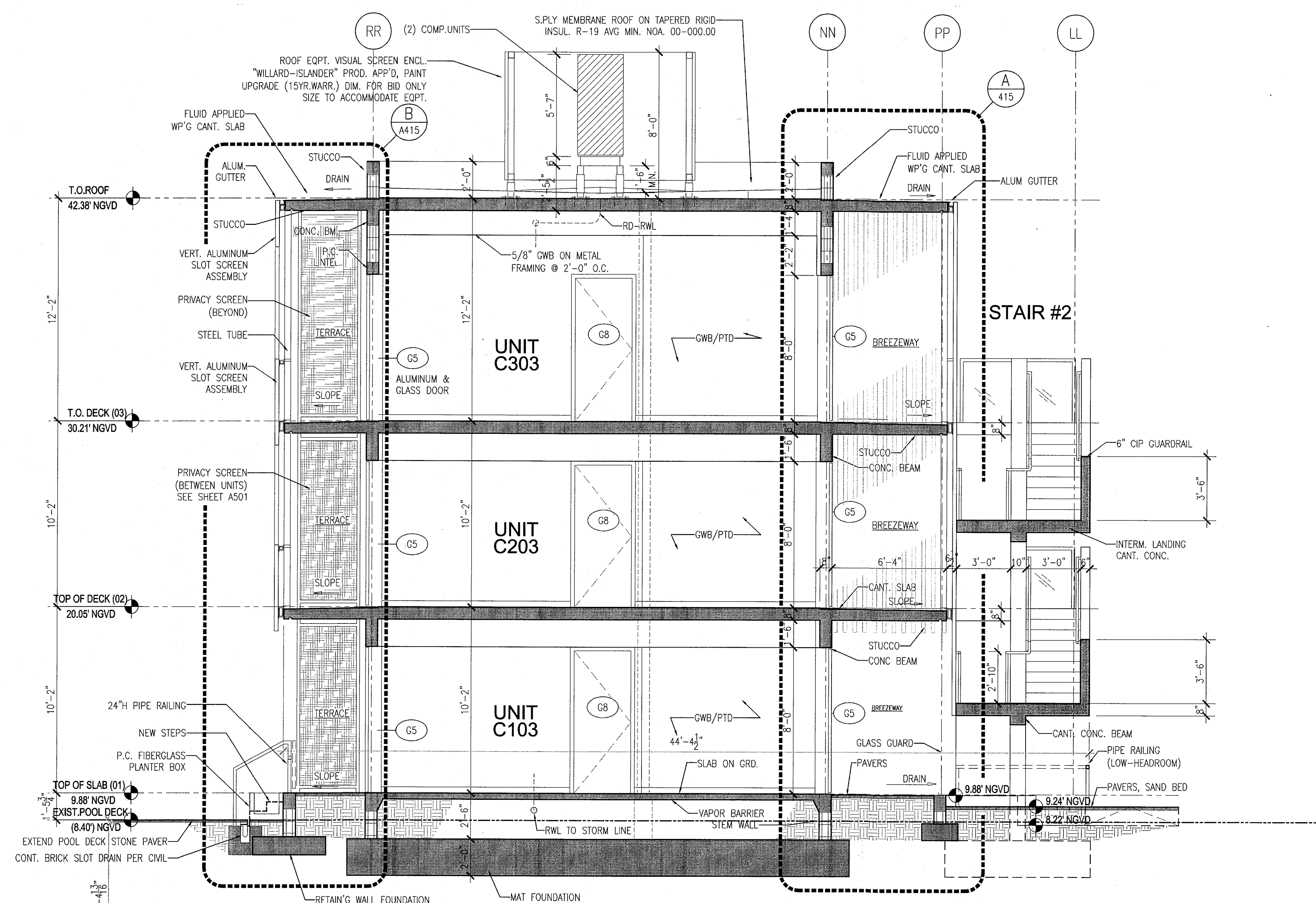
SHEET NUMBER

A323

COPYRIGHT ADD INC 2011



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



2 BUILDING CROSS-SECTION - POOL SUITES
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	02-18-2014

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

100% CONSTRUCTION DOCUMENT SET

SEAL
S. J. J. J.
Jonathan Cardello
Lic. # AR9391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8710
www.addinc.com
Lic. # AA26001507

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

SHEET TITLE

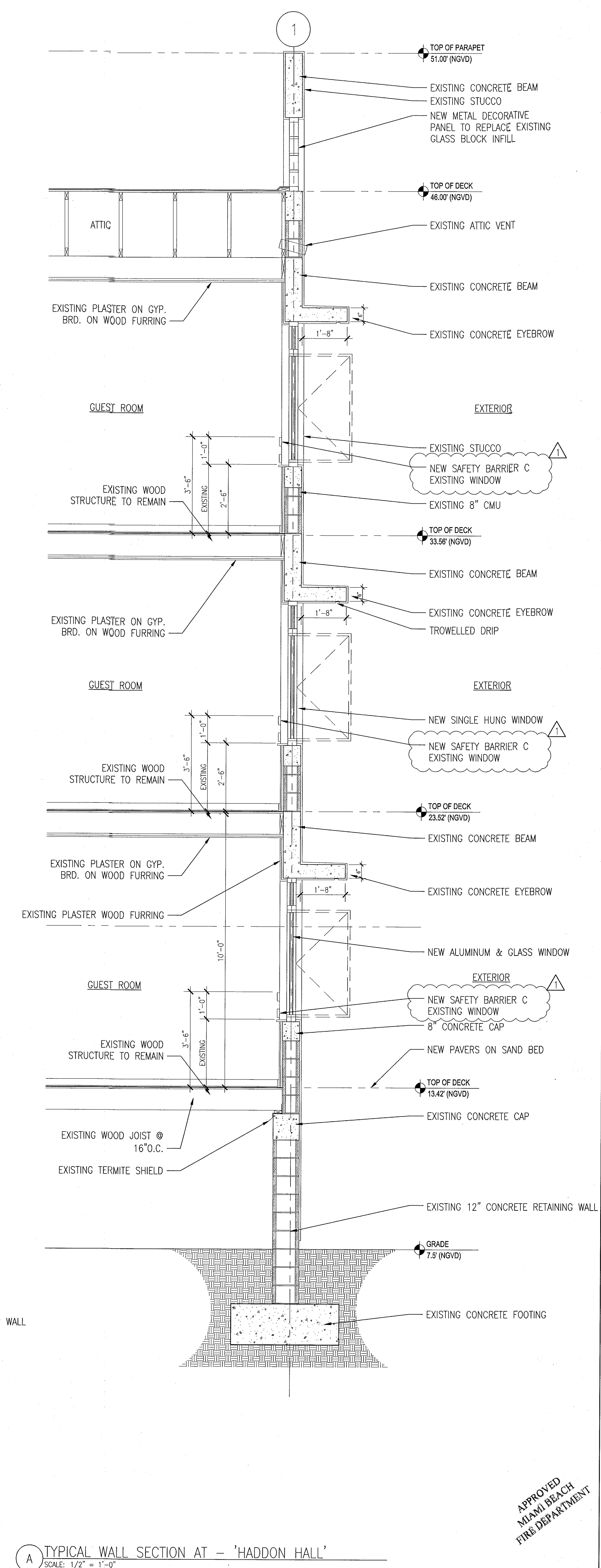
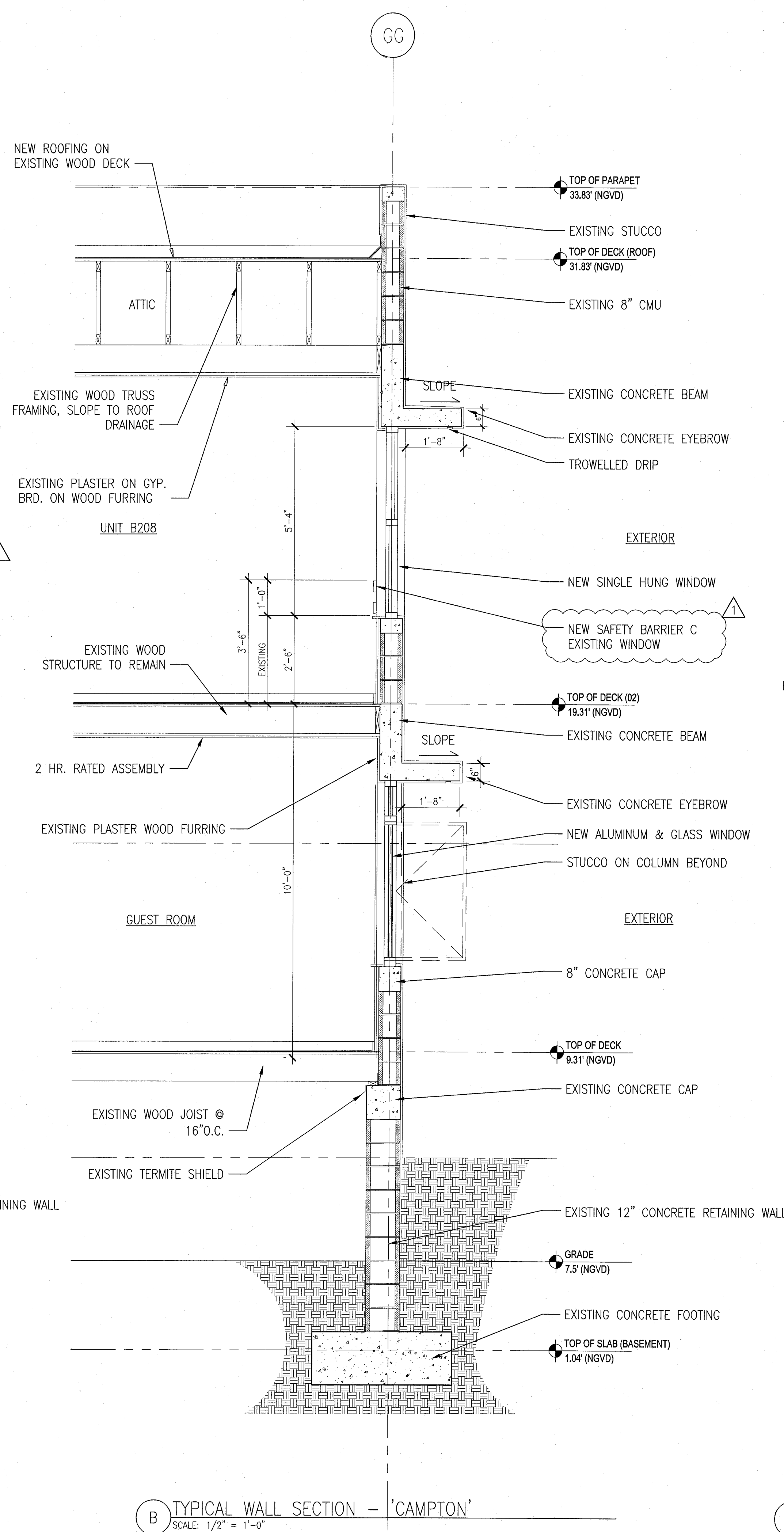
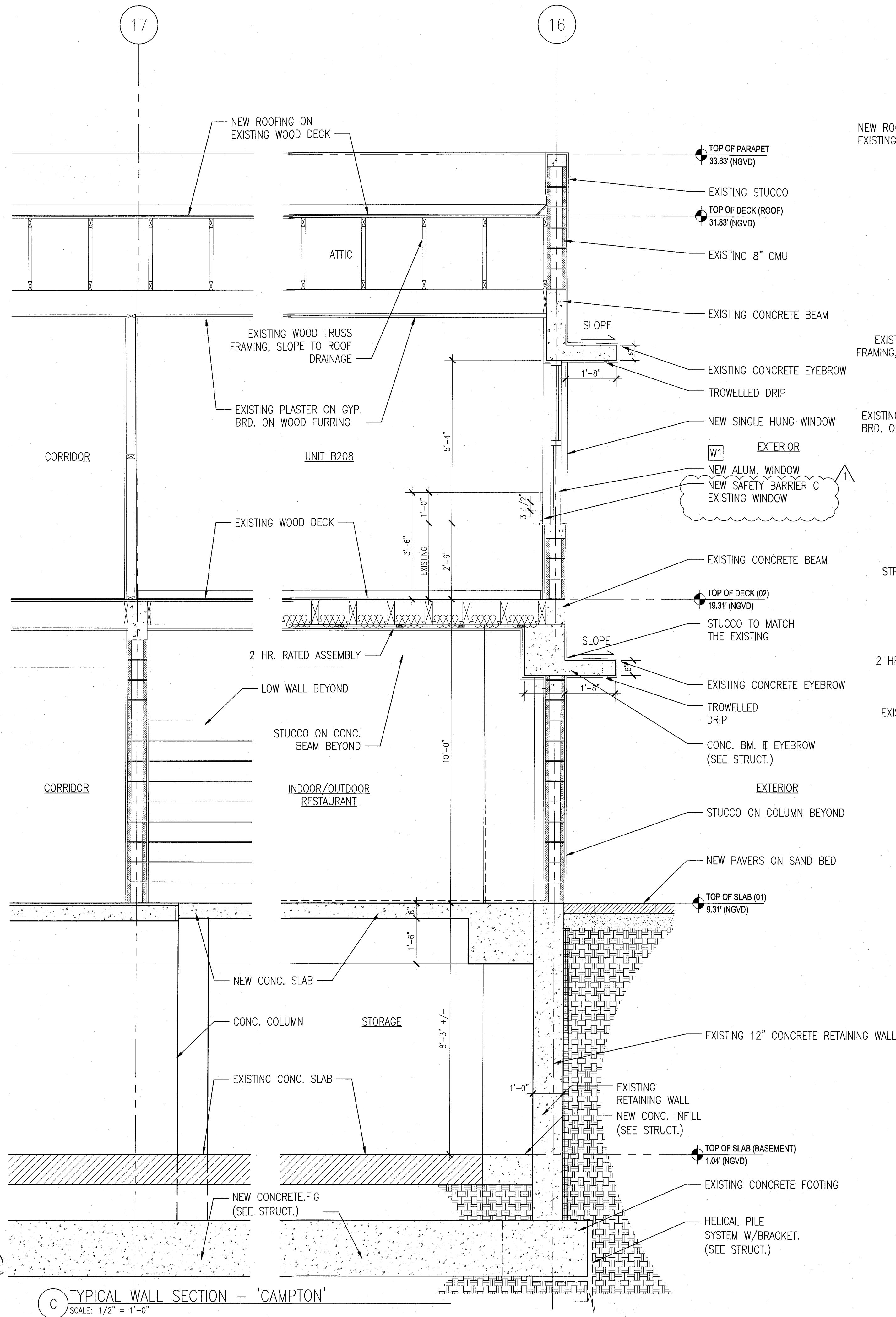
TYPICAL EXTERIOR WALL SECTIONS

SHEET NUMBER

A411

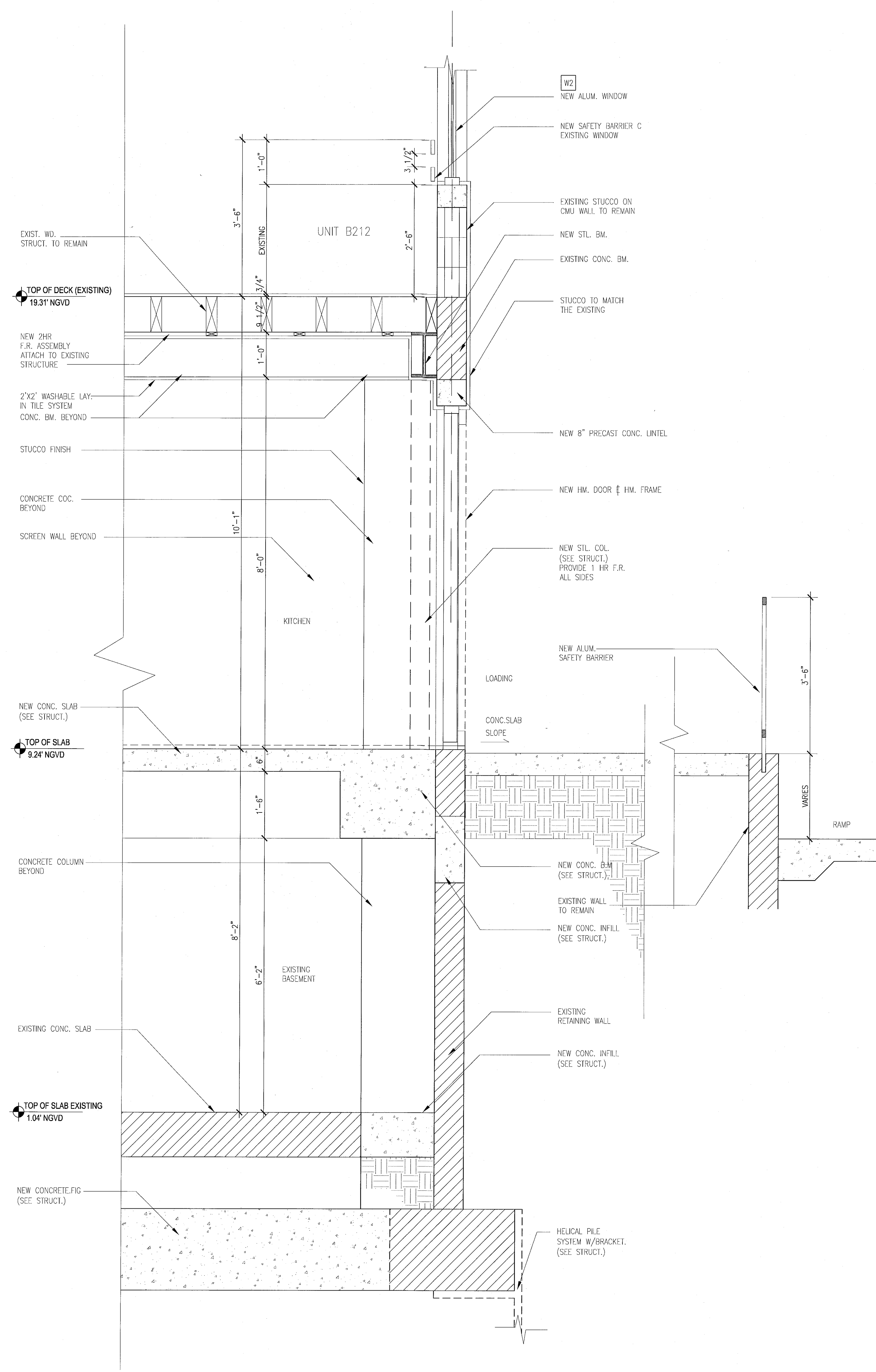
COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

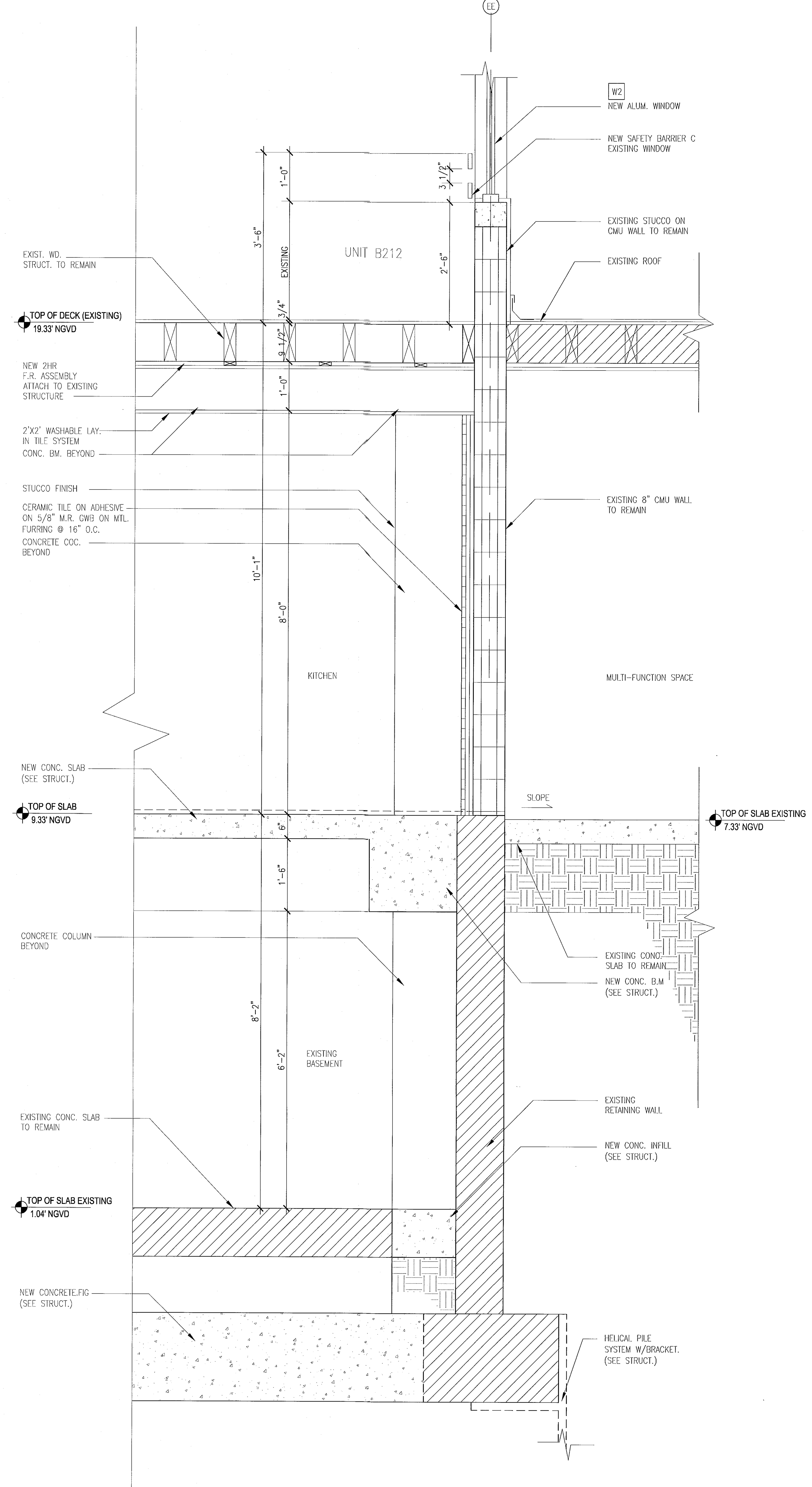


HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

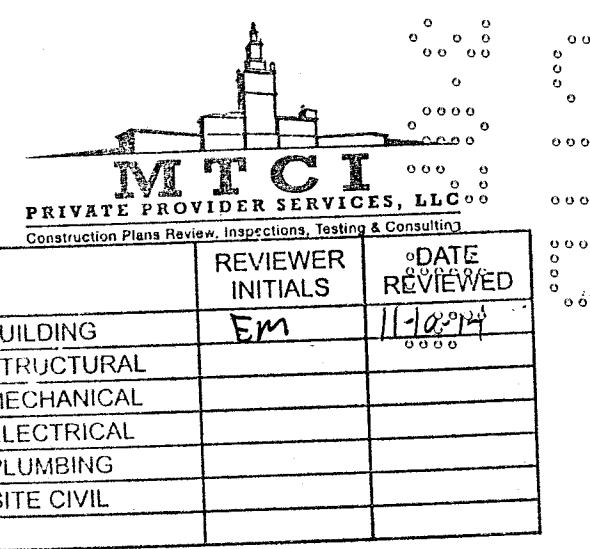


B TYPICAL WALL SECTION - 'CAMPTON'
SCALE: 3/4" = 1'-0"

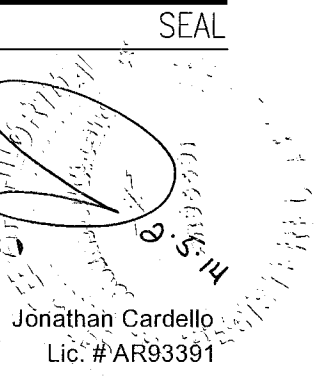


A TYPICAL WALL SECTION AT - 'HADDON HALL'
SCALE: 3/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE



PERMIT SET



ADD Inc Architecture Interiors Planning
One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA26901507

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

SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

SHEET NUMBER

A412

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

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

PERMIT SET

SEAL

Jonathan Cardello
Lic. #AR53391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA25001507

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

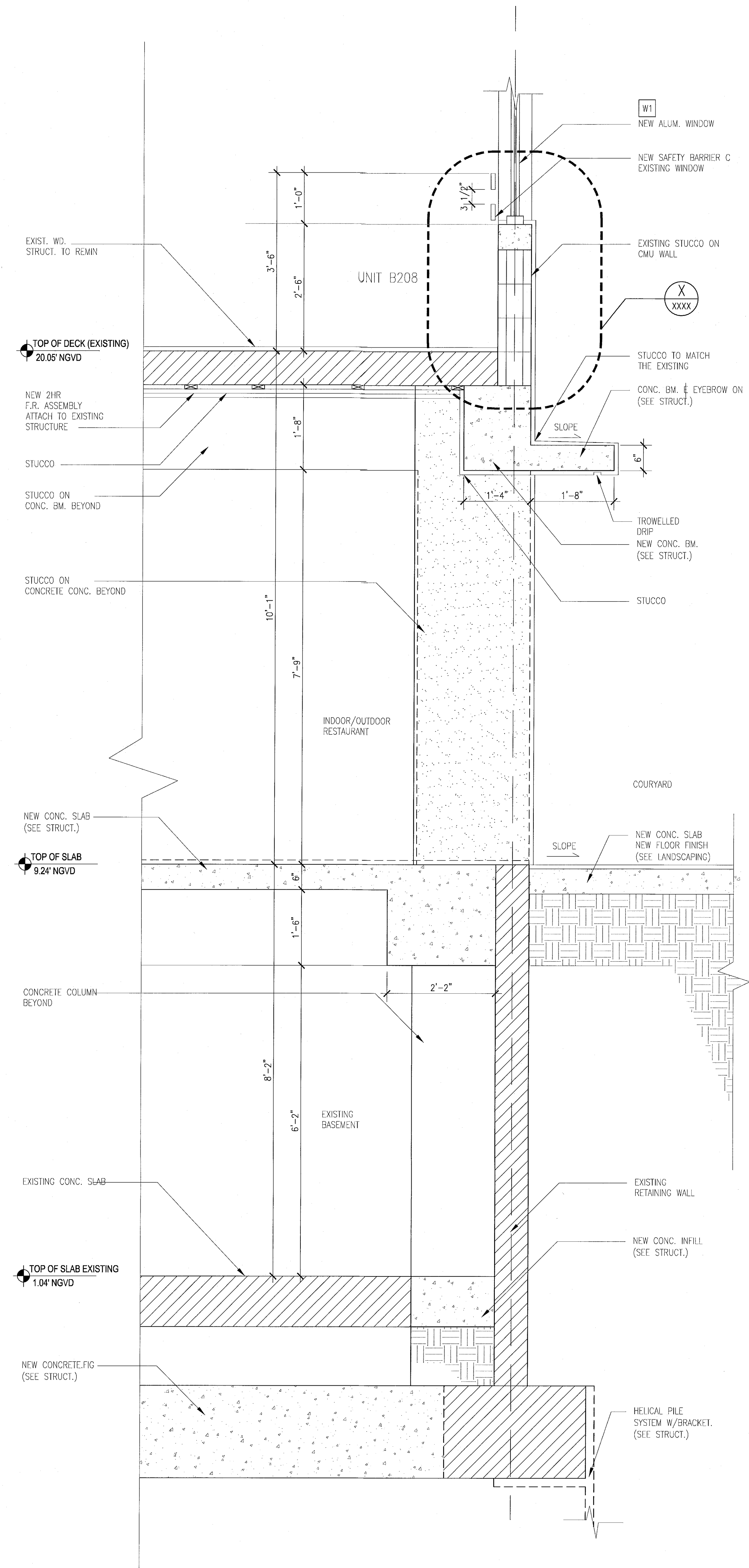
SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

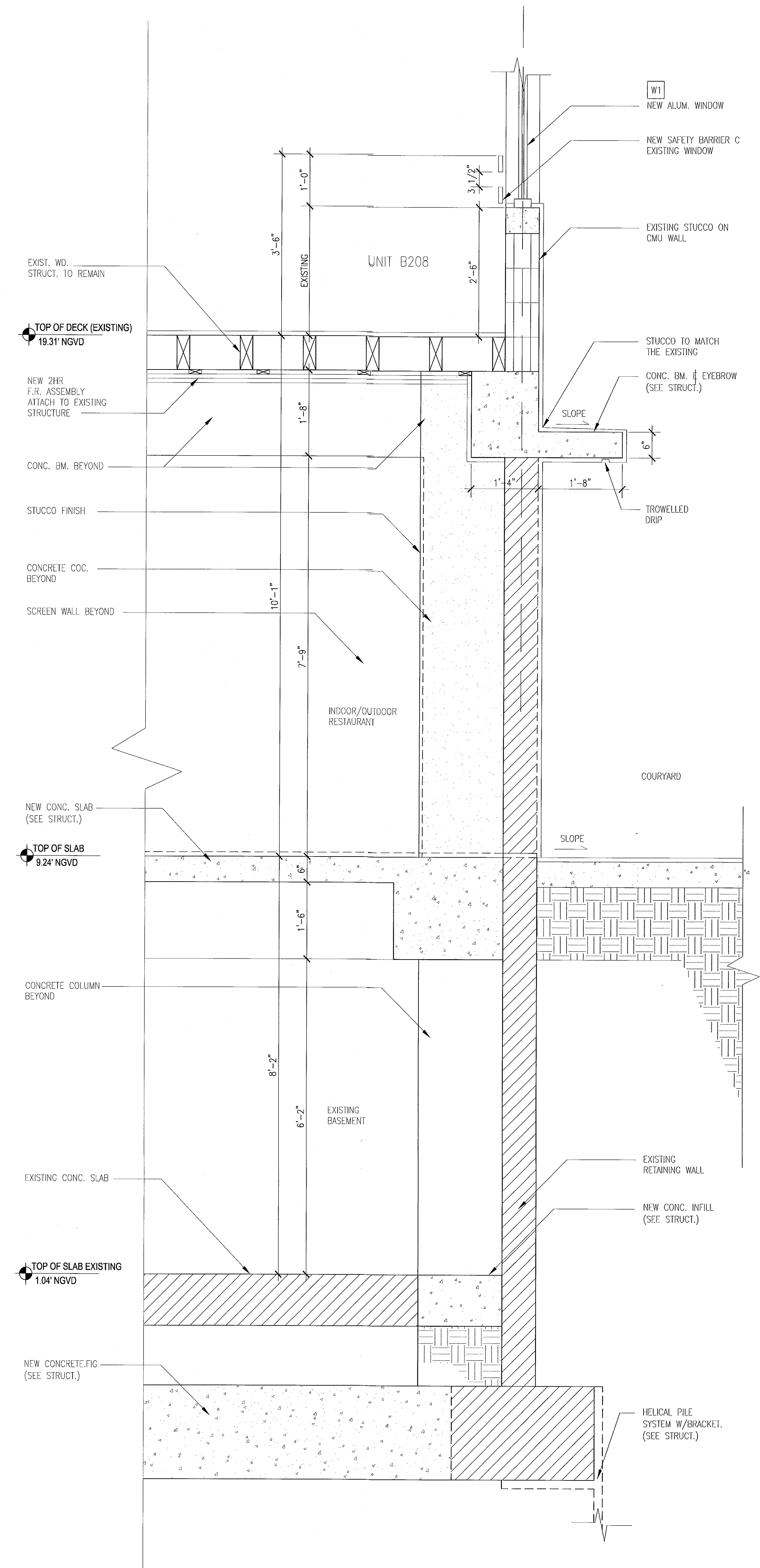
SHEET NUMBER

A413

COPYRIGHT ADD INC 2011



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



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

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

ADD Inc Architecture Interiors Planning
One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. #AA26501507

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

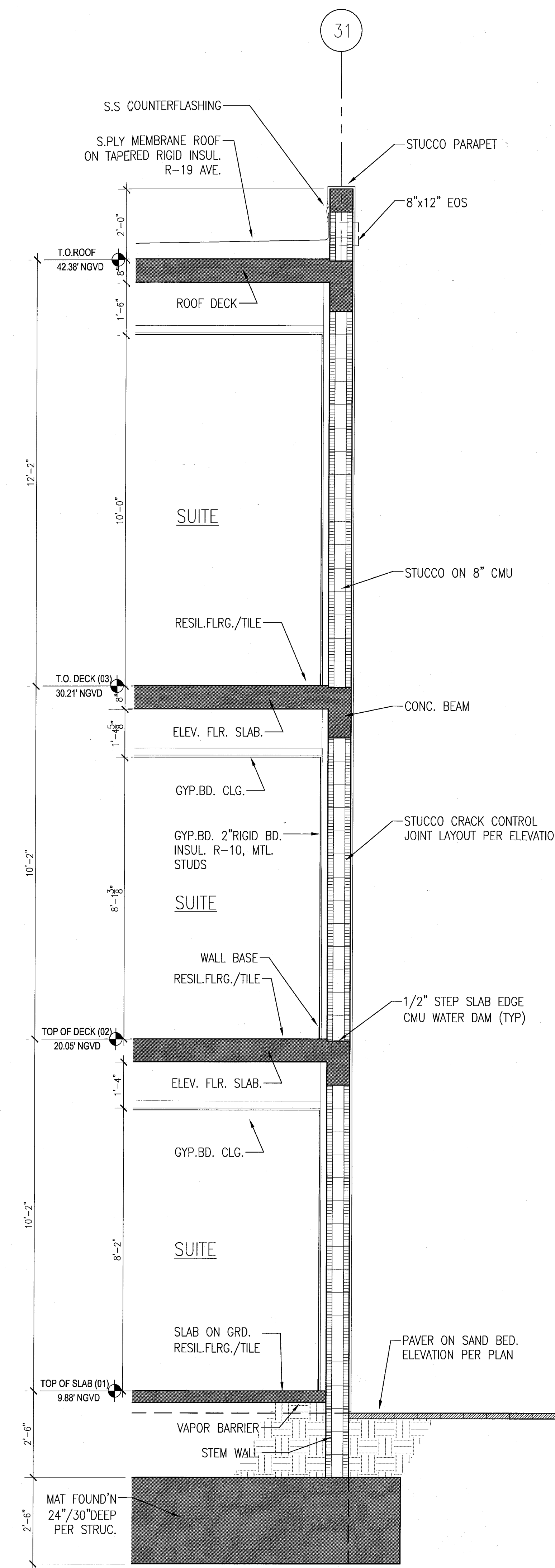
SHEET TITLE

TYPICAL EXTERIOR
WALL SECTIONS
BLDG-C
POOL SUITES

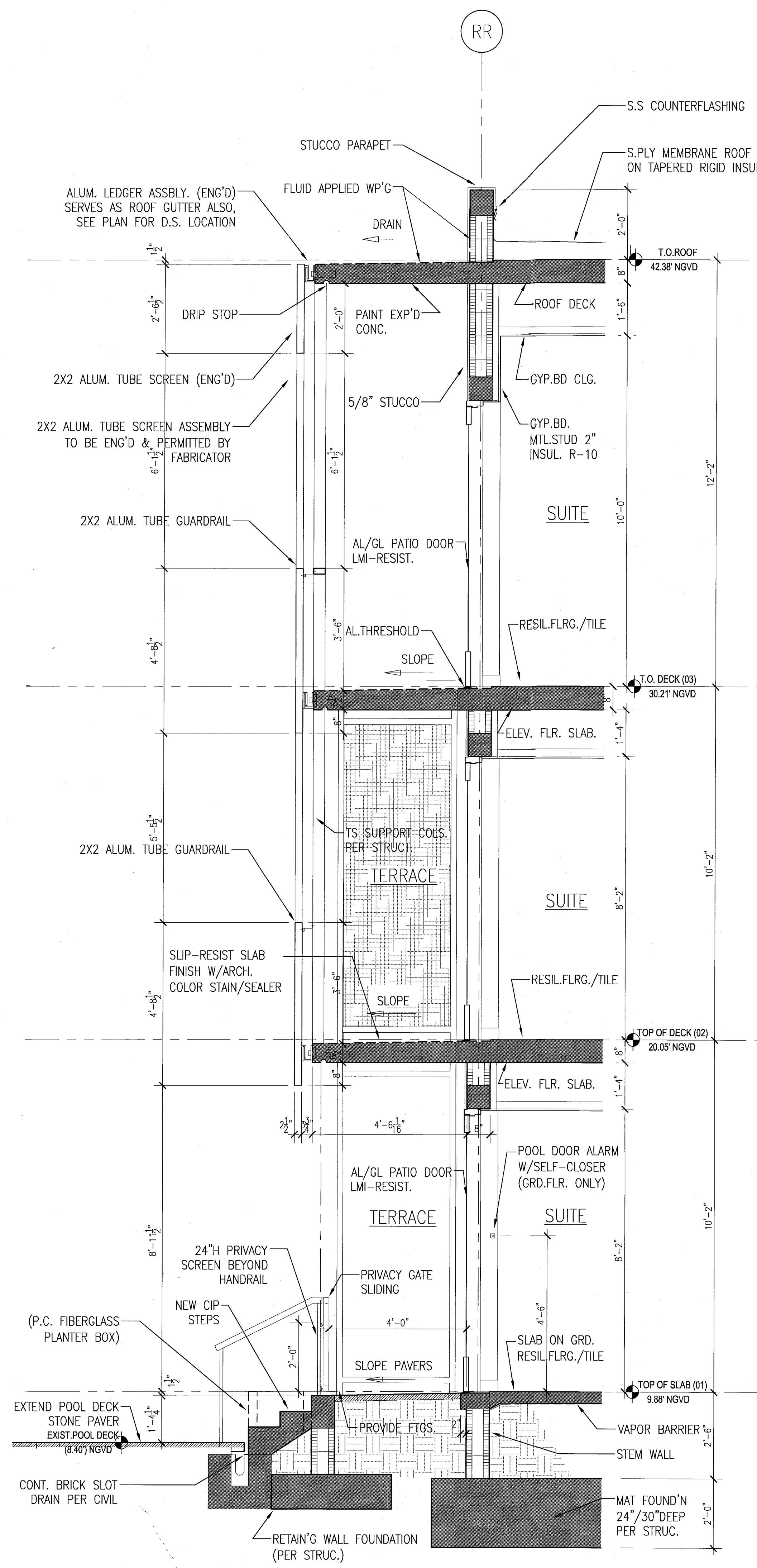
SHEET NUMBER

A415

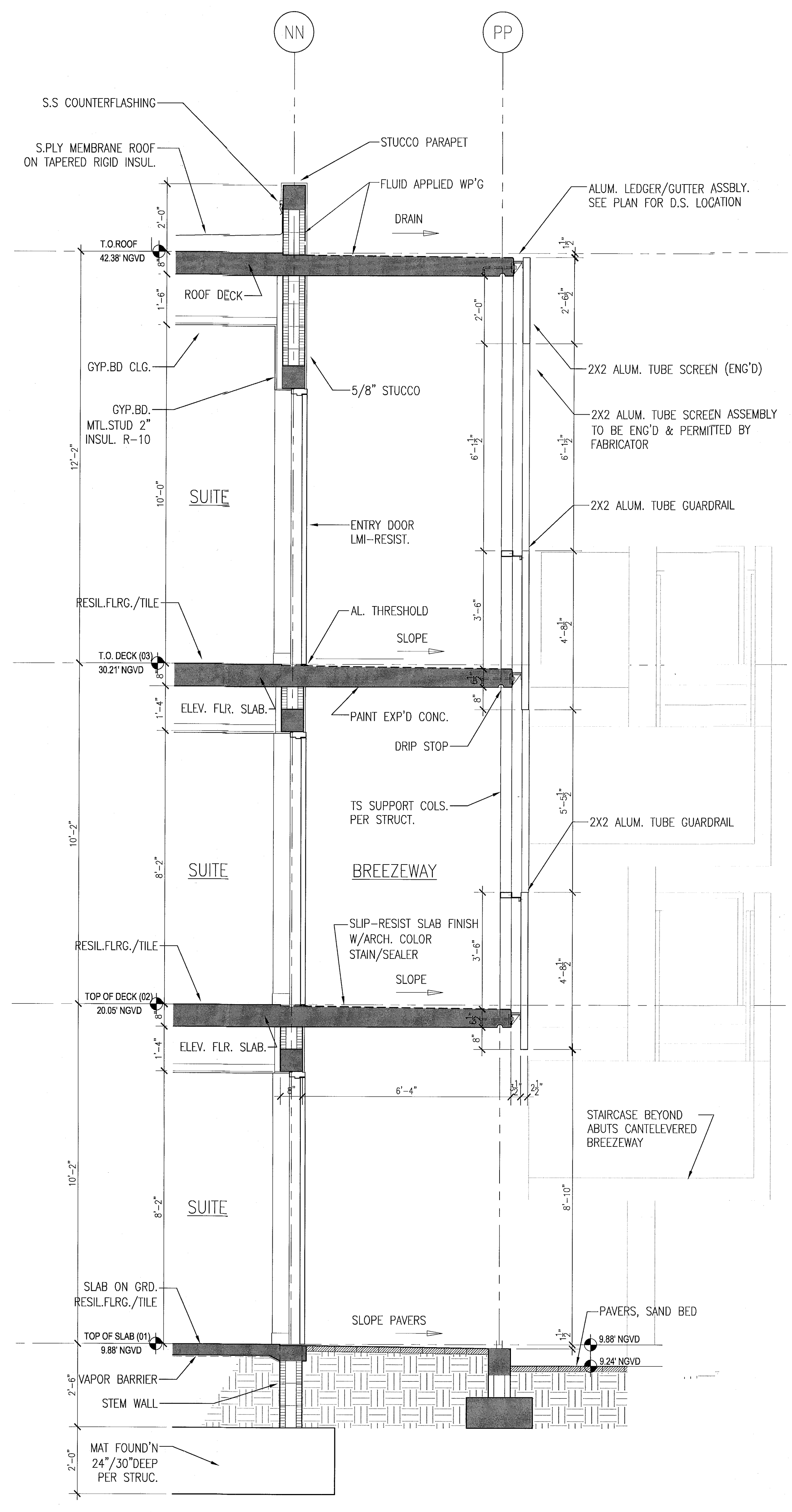
COPYRIGHT ADD INC. 2011



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



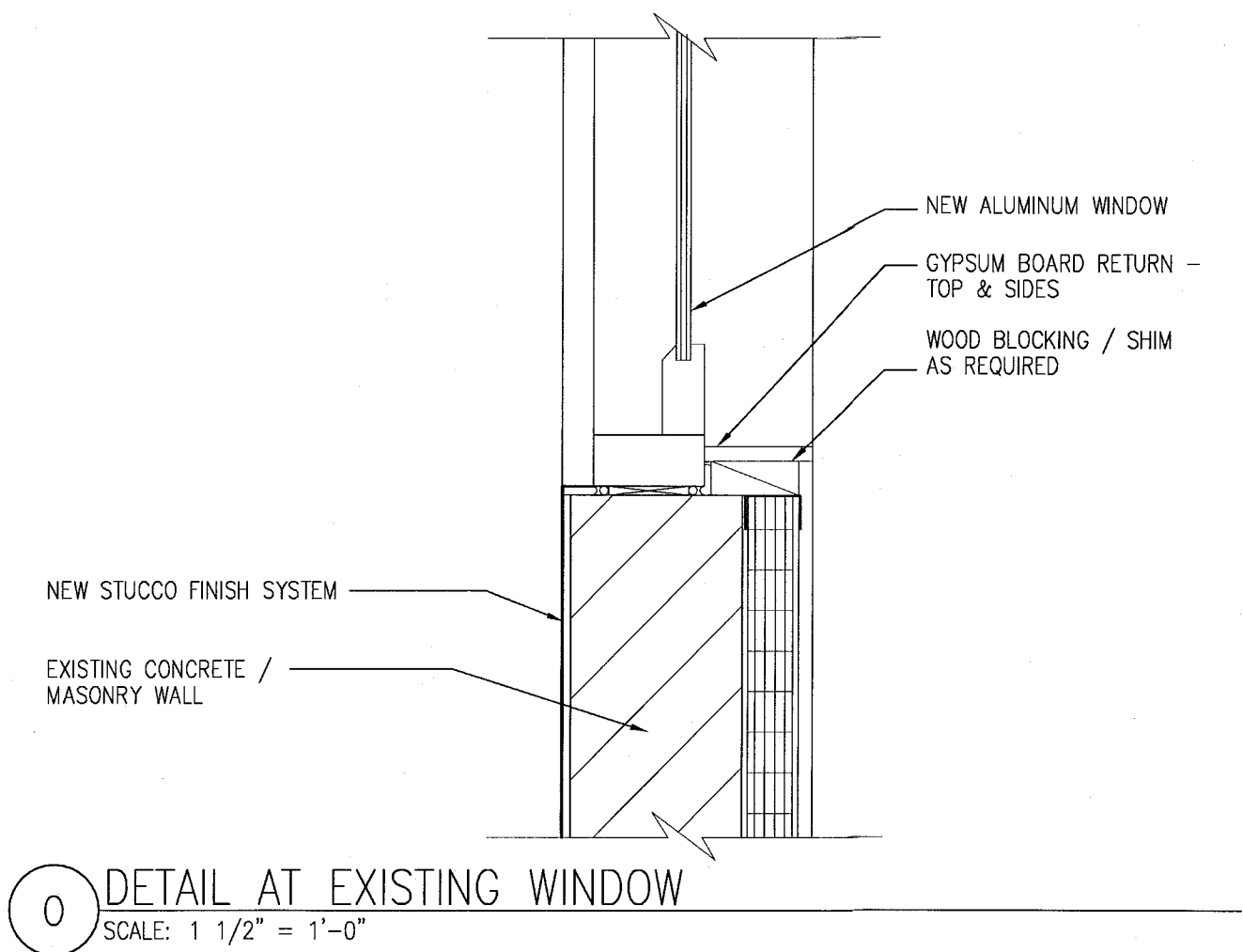
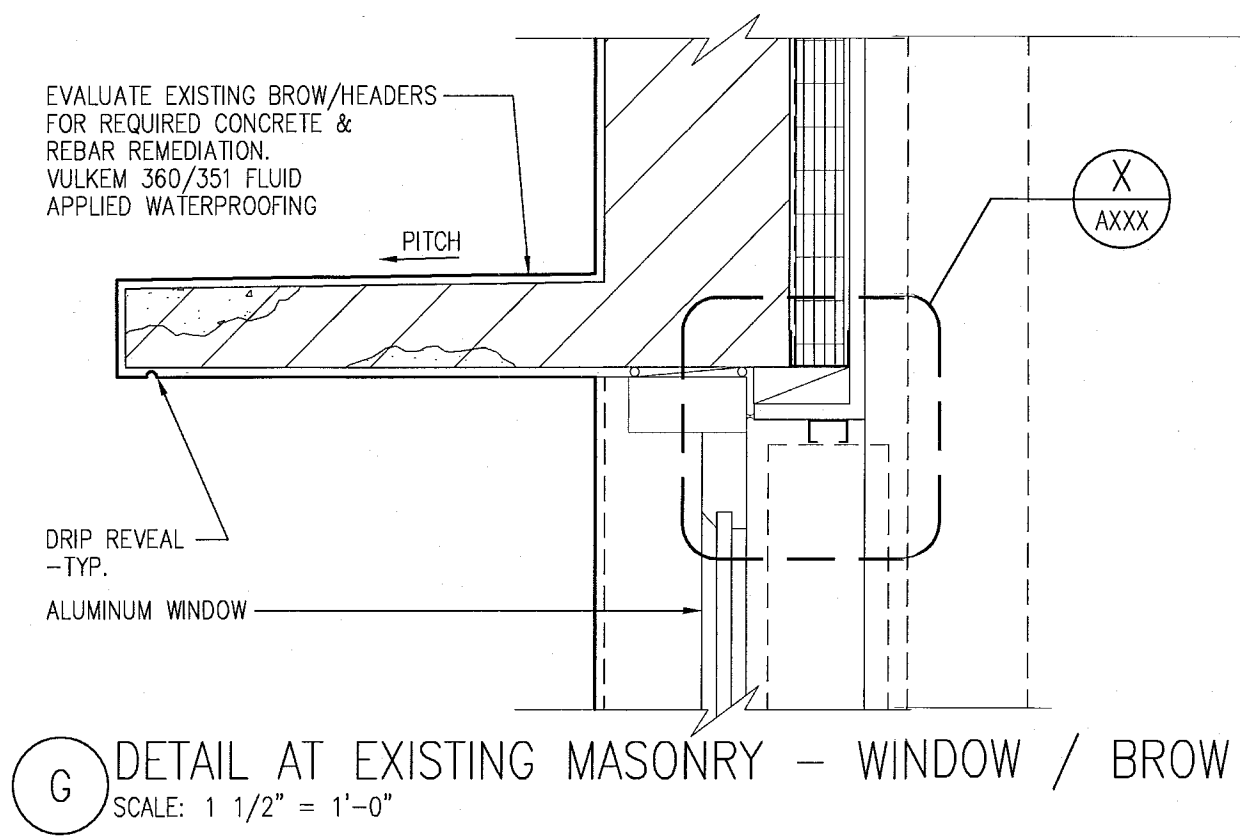
B TYPICAL SOUTH WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

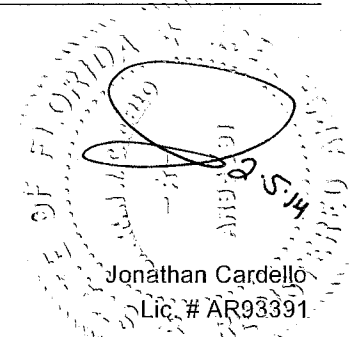
KEY PLAN N.T.S.



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

PERMIT SET

SEAL



ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA0001507

Boston Miami

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

SHEET TITLE

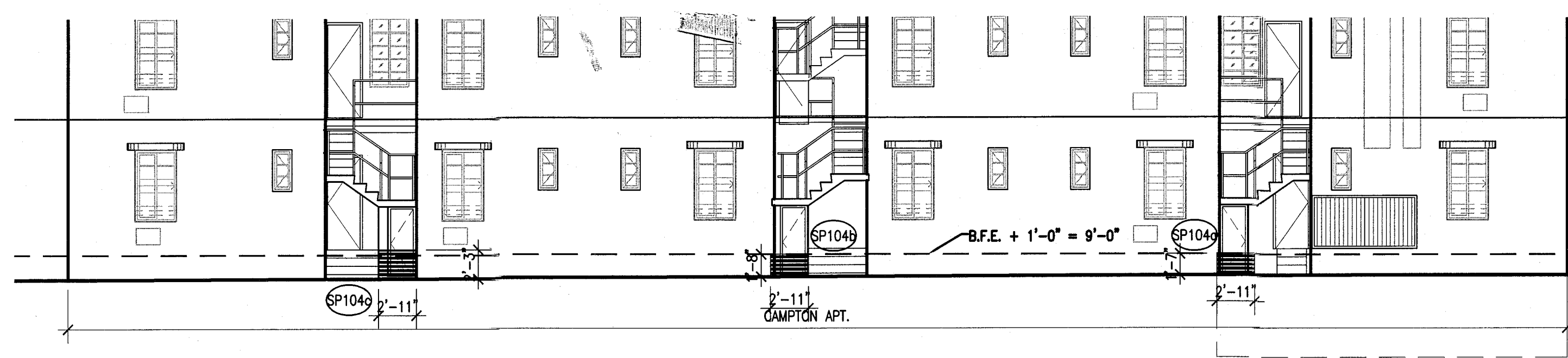
TYP. EXTERIOR WALL
WALL AND ROOF
DETAIL SECTIONS

SHEET NUMBER

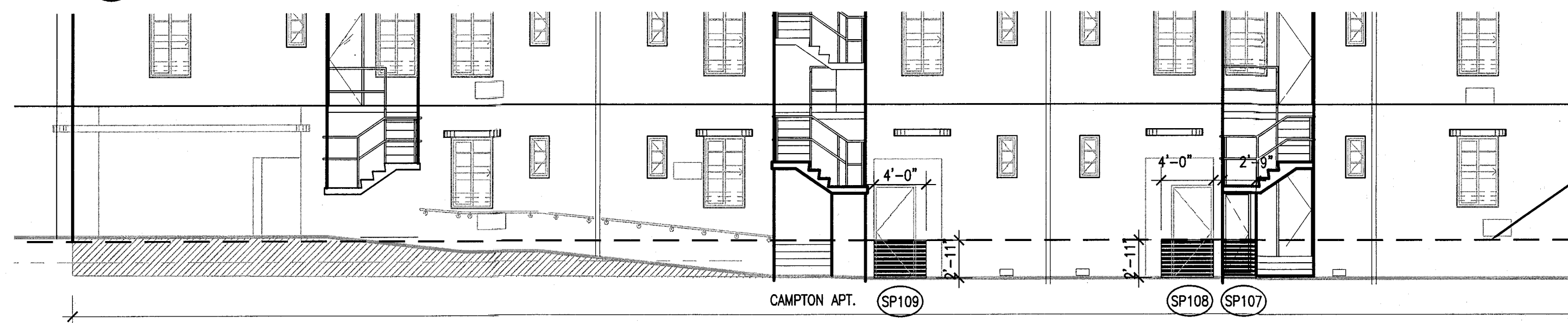
A420

COPYRIGHT ADD INC 2011

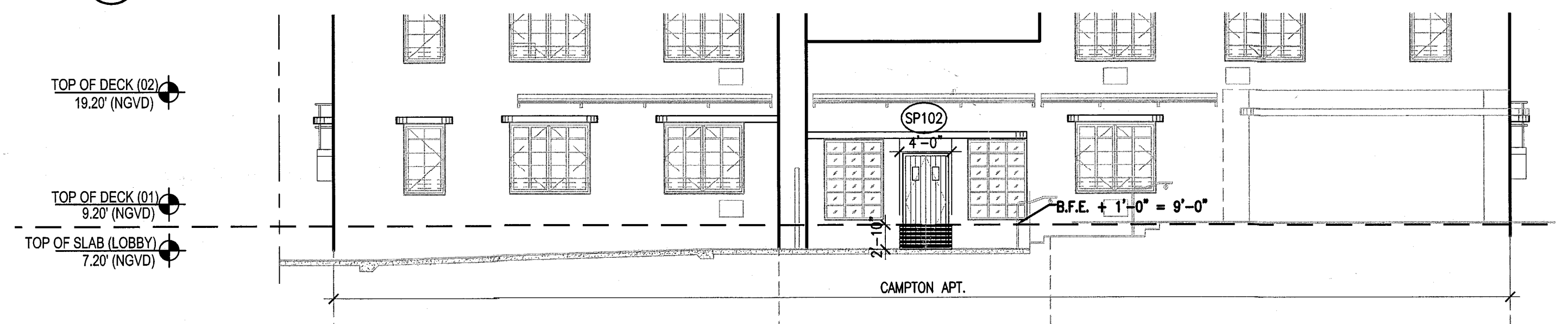
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



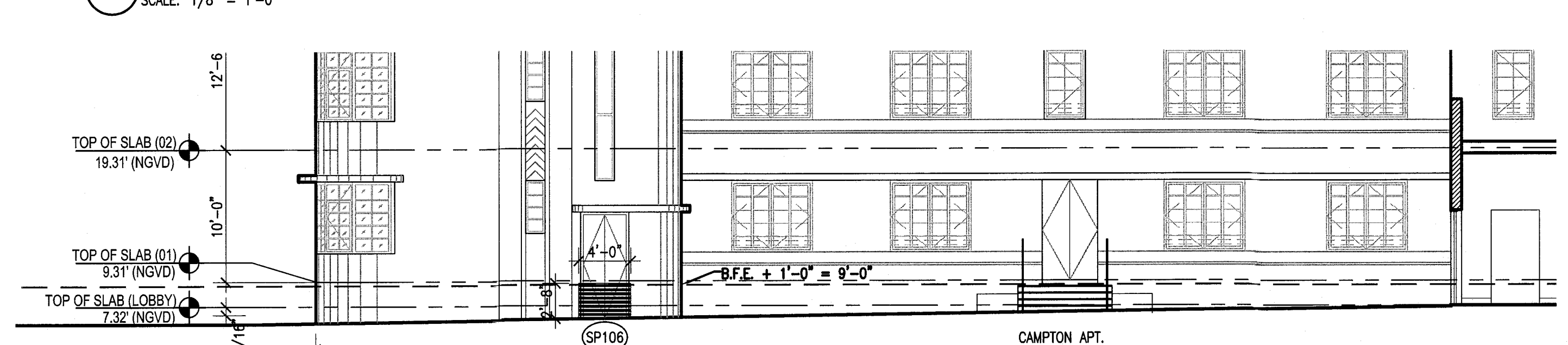
2 CAMPTON APT & HADDON HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



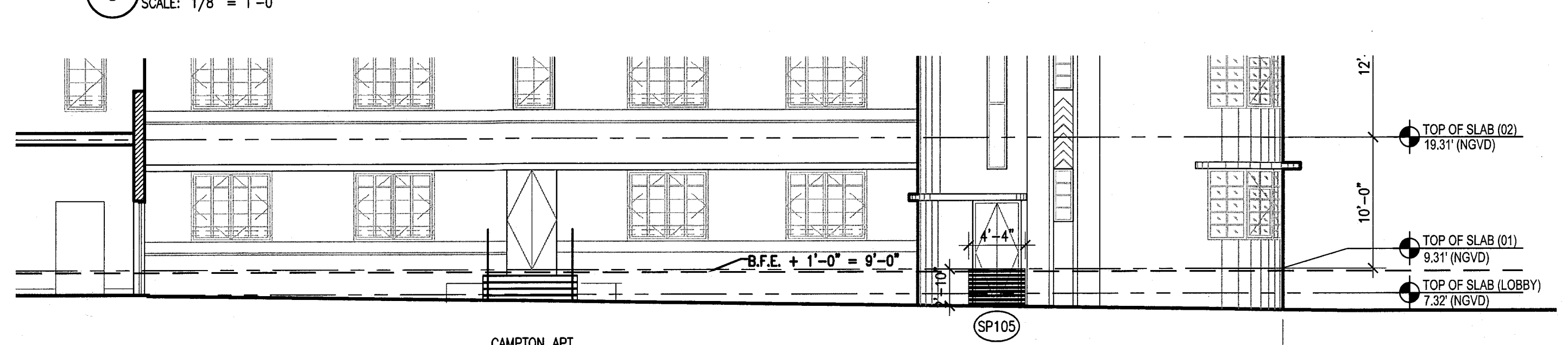
4 CAMPTON APT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



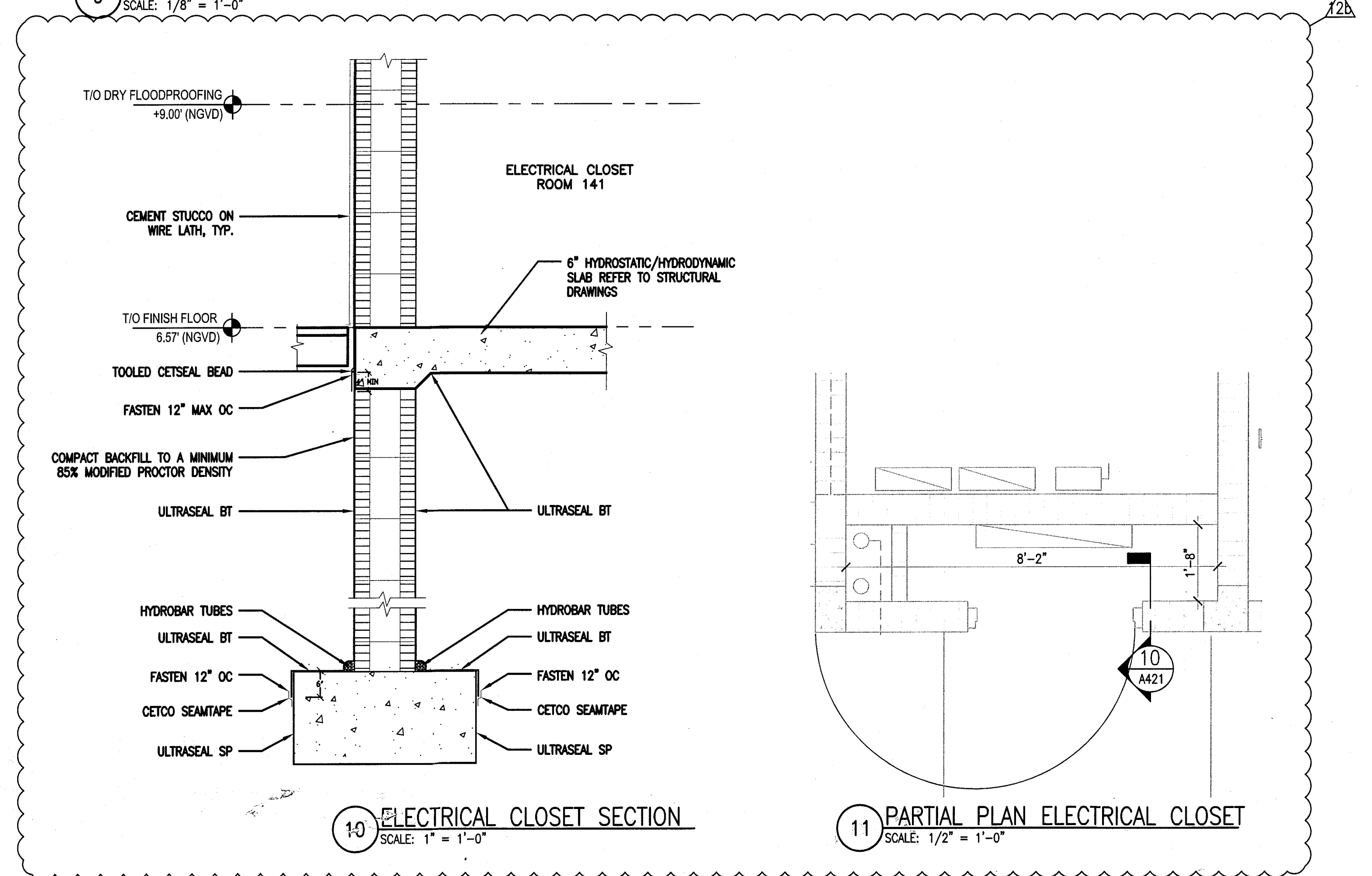
6 CAMPTON APT EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

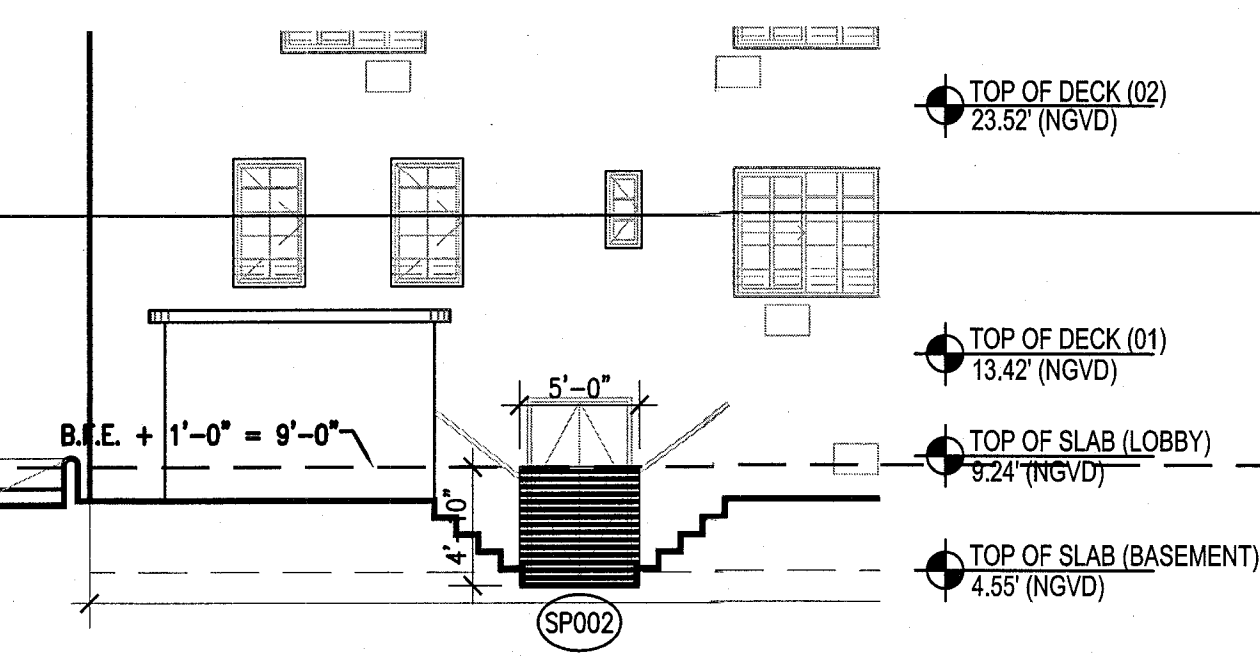


9 CAMPTON APT INNER COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"

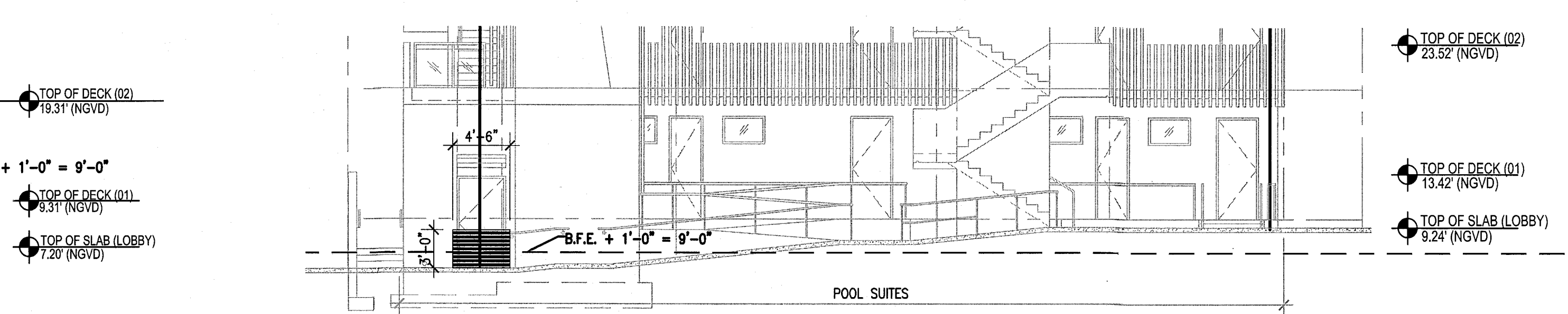


10 ELECTRICAL CLOSET SECTION
SCALE: 1" = 1'-0"

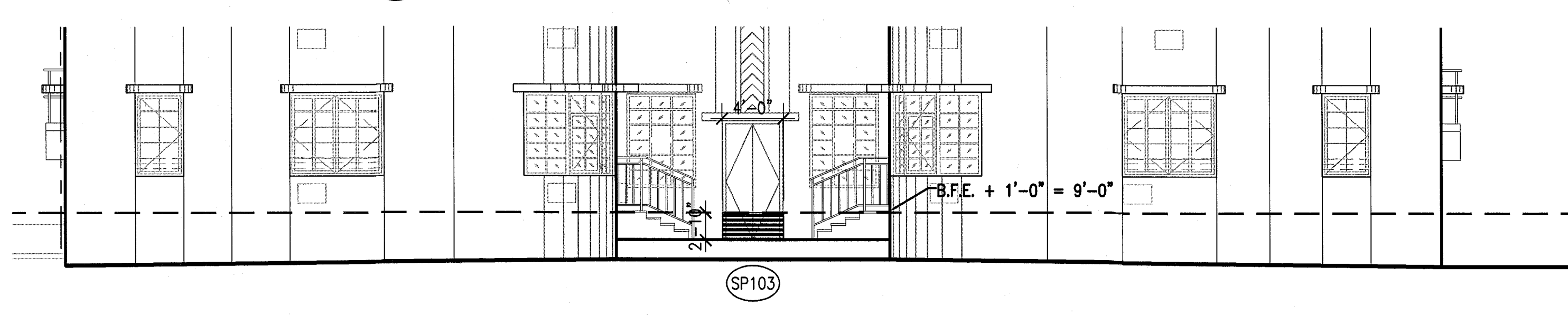
11 PARTIAL PLAN ELECTRICAL CLOSET
SCALE: 1/2" = 1'-0"



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



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

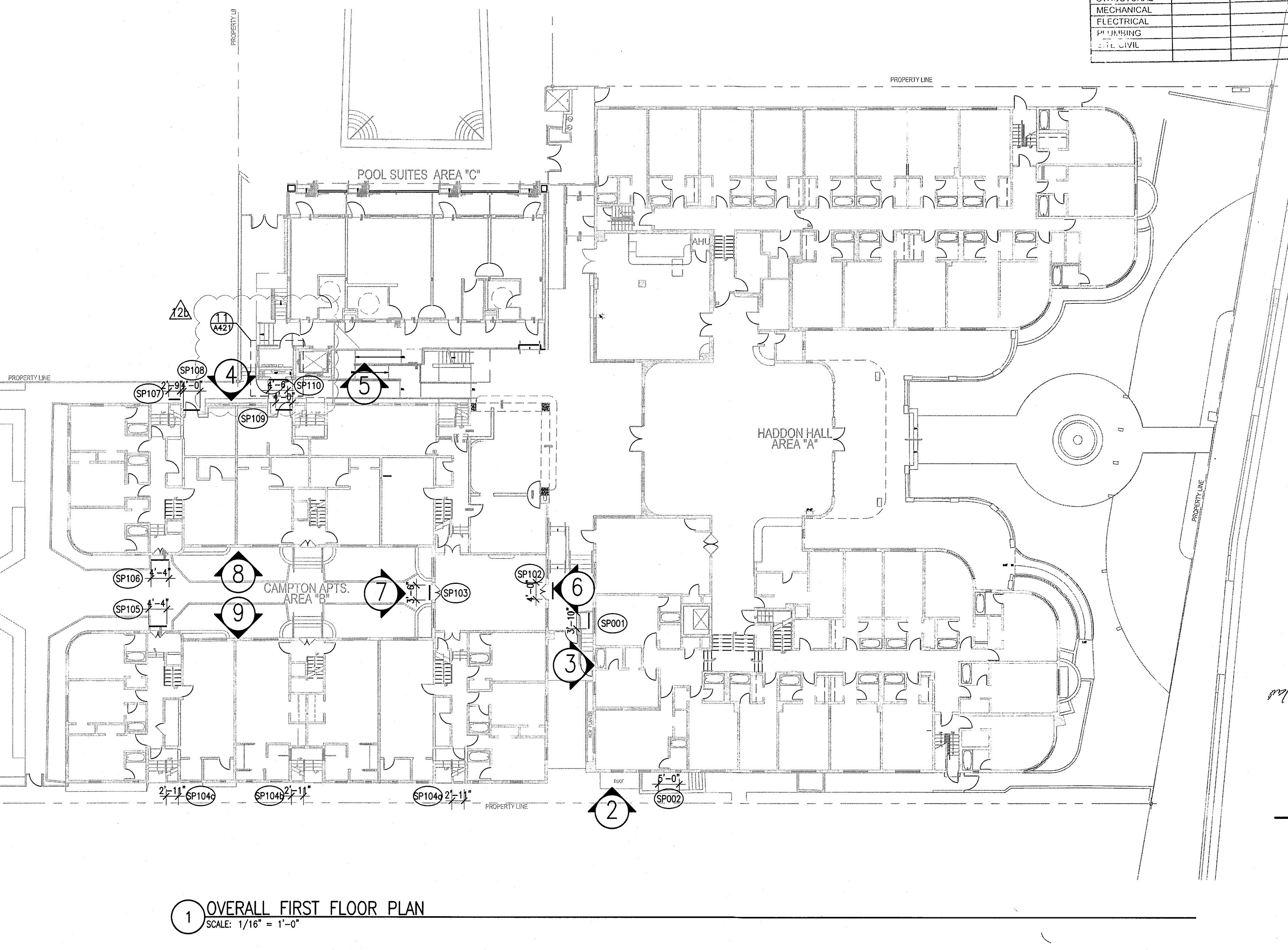


7 CAMPTON APT WEST ELEVATION
SCALE: 1/8" = 1'-0"

FLOODPROOFING NOTES:

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

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Team: Design, Construction, Inspection & Consulting			
BUILDING	REVIEWER	DATE	
STRUCTURAL	INITIALS	REVIEWED	
MECHANICAL	Em	11-11-14	
ELECTRICAL			
PLUMBING			
CIVIL			



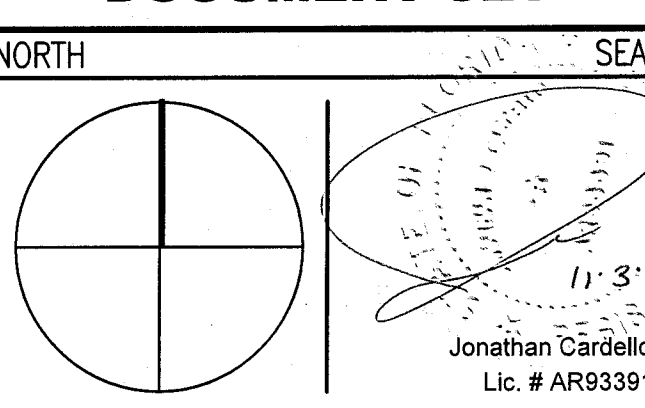
1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A421

COPYRIGHT ADD INC 2011

HADDON HALL WINDOW SCHEDULE

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

FENESTRATION NOAs (Notice of Acceptance)

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

NOTES:

- ALL GLASS TO HAVE VISIBLE LIGHT TRANSMISSION AS FOLLOWS:
 - AT HADDON EAST FACADE AT 34%
 - AT ALL OTHER HADDON ALL AND CAMPTON APARTMENT FACADES $\geq 3\%$
 - AT POOL SUITES FACADES $\geq 3\%$
- ALL WINDOW FRAMES TO HAVE A SILVER METALLIC FINISH. DURANAR COLOR TO BE SELECTED BY ARCHITECT.
- ALL SINGLE HUNG WINDOW SHALL OPERATE FROM THE TOP AT CURVED/FACETED WINDOW LOCATIONS.
- LMI - LARGE MISSILE IMPACT APPLIES TO THOSE WINDOWS INSTALLED AT 30' OR LESS ABOVE GROUND FLOOR.
- S.M.I. - SMALL MISSILE IMPACT APPLIES TO THOSE WINDOWS INSTALLED AT 30' OR MORE ABOVE GROUND FLOOR.
- AS ALLOWED BY STATE ENERGY CODE FOR EXISTING BUILDING CONDITIONS, U-VALUE=1.25 AND SHGC = 0.82

GENERAL WINDOW NOTES:

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

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

1 HADDON HALL WINDOW TYPE ELEVATIONS

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

HADDON HALL STOREFRONT SCHEDULE

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

CAMPTON WINDOW SCHEDULE

SIZE	DESCRIPTION	MATERIAL	GLASS	REMARKS
W3 1'-6" x 3'-2"	CASEMENT	ALUM. & GLASS	IMPACT GLASS	
W14 6'-2" x 5'-5"	FIXED/CASEMENT W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	LIMIT CASEMENT OPENING TO 4" MAX.
W15 3'-2" x 5'-5"	CASEMENT W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	LIMIT CASEMENT OPENING TO 4" MAX.
W15 3'-2" x 5'-5"	SLIDER W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	
W16 (3) 3'-0" x 5'-5"	FIXED/CASEMENT/FIXED W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	ARCHED OPENING, LIMIT CASEMENT OPENING TO 4" MAX.
W17 4'-9" x 6'-2"	FIXED/FIXED W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	

2 HADDON HALL STOREFRONT ELEVATIONS

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

3 CAMPTON WINDOW TYPE ELEVATIONS

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

POOL SUITES WINDOW SCHEDULE

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

FRESH AIR VENTILATION CHART

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

2 POOL SUITES WINDOW TYPE ELEVATIONS

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

WINDOW SCHEDULE

SHEET NUMBER

A431

COPYRIGHT ADD INC 2011

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

100% CONSTRUCTION DOCUMENT SET

SEAL

PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspection, Design & Construction

BUILDING	REVIEWER INITIALS	DATE
STRUCTURAL	CM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE/CIVIL		

Jonathan Cardello
Lic. # AR6381

ADD Inc Architecture Interiors Planning

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

Boston Miami

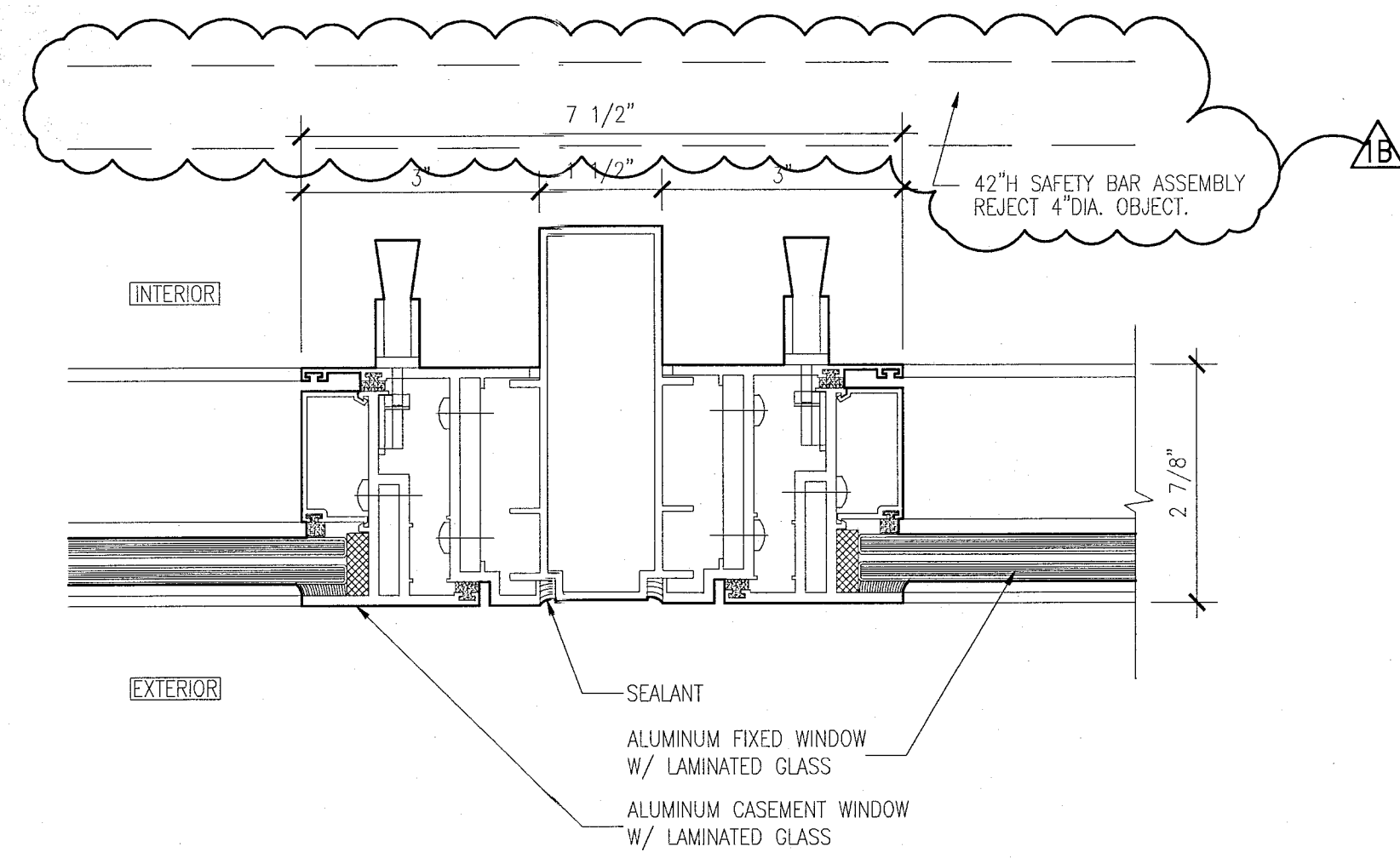
JOB NUMBER: 13036.00

CHECKED BY:

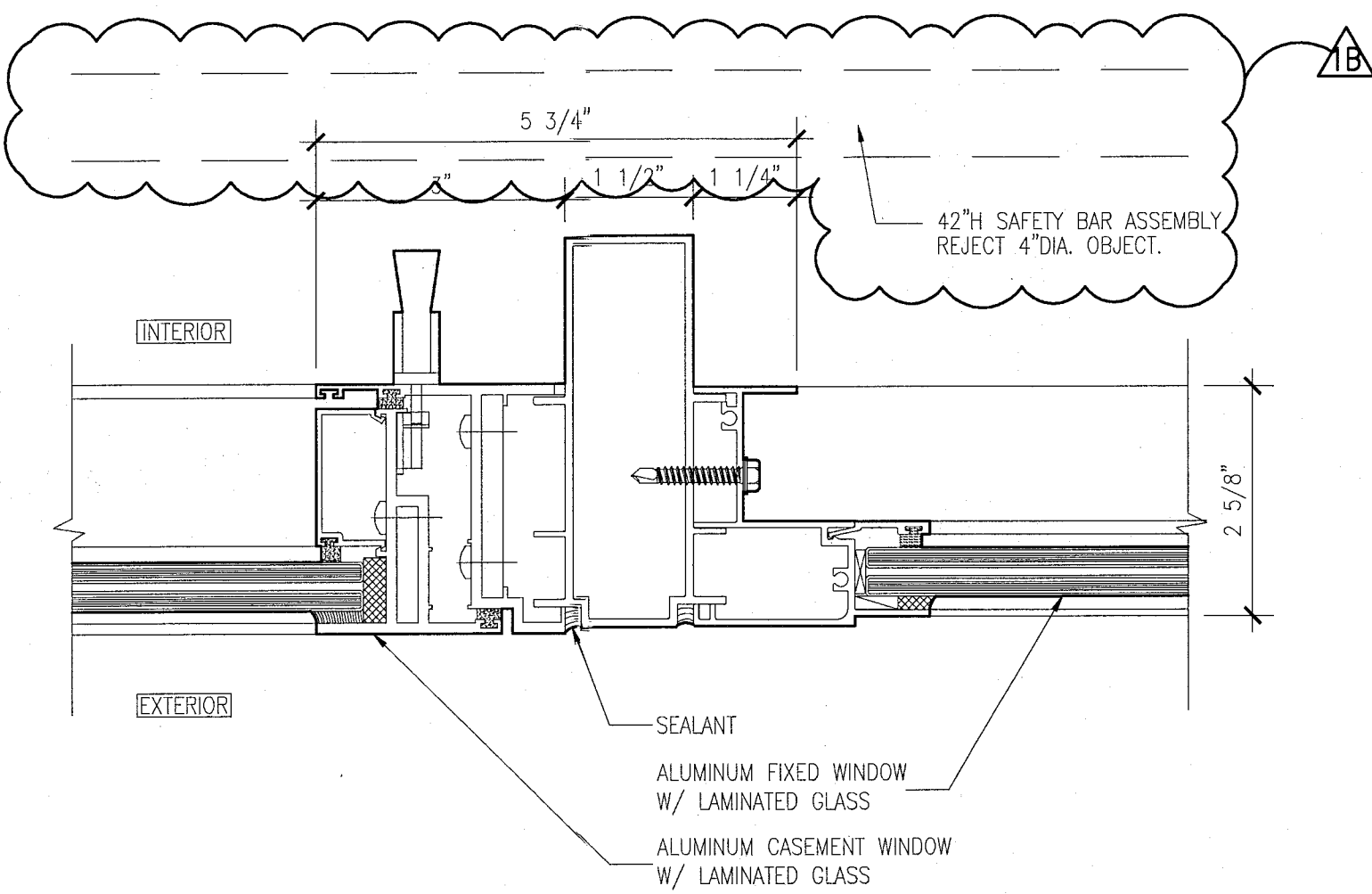
ISSUE DATE: FEBRUARY 18, 2014

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

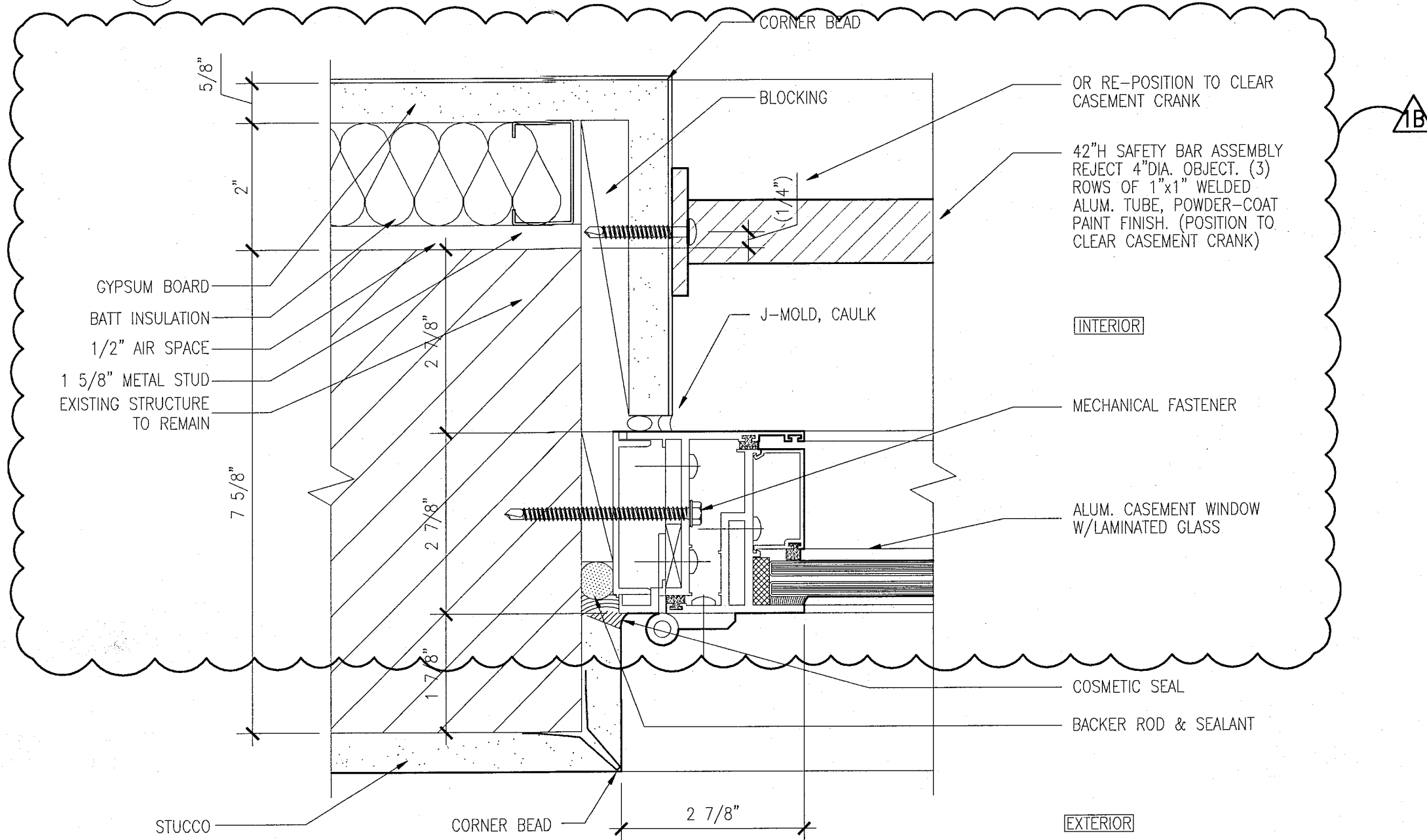
SHEET TITLE



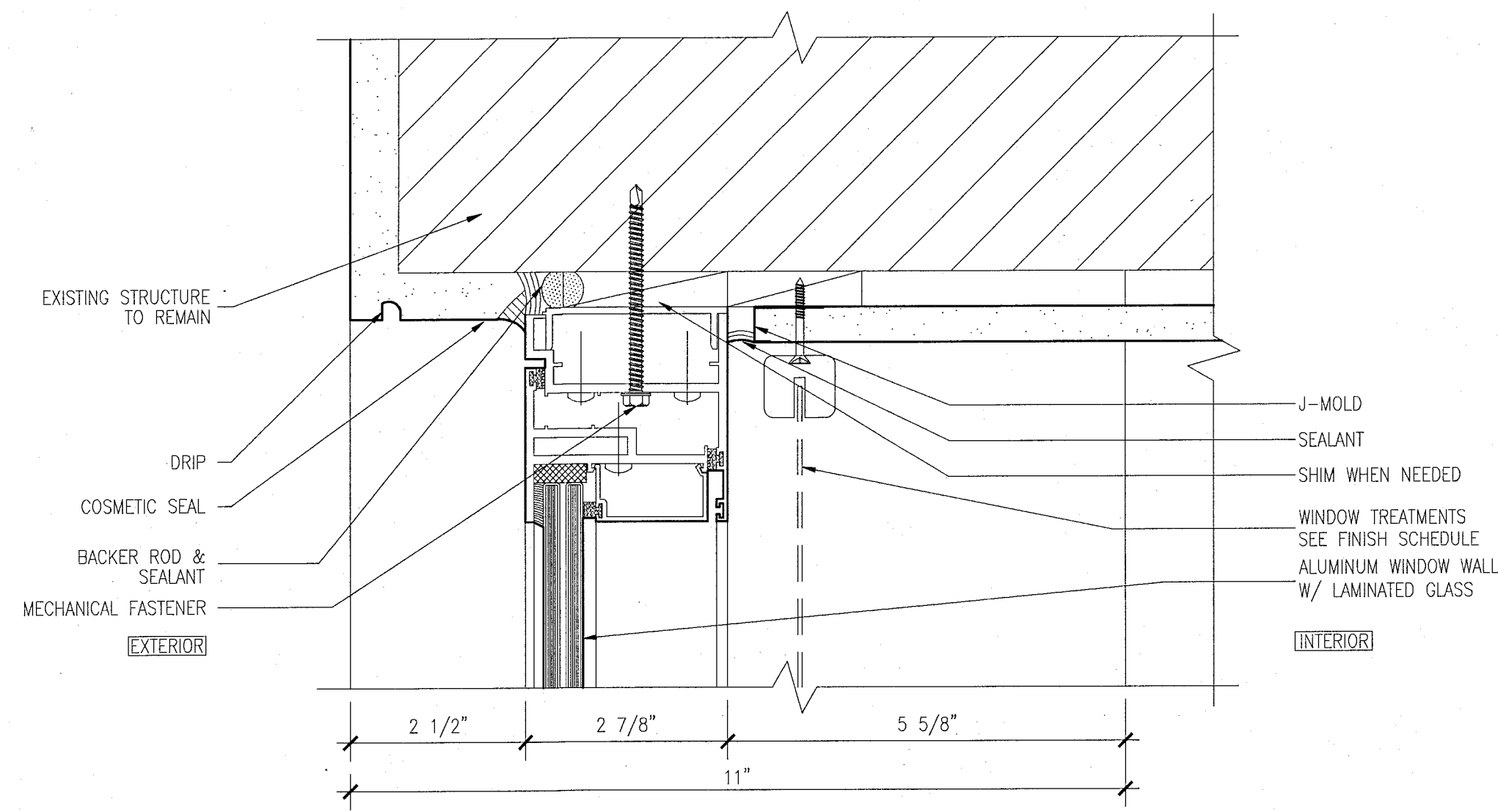
10 JAMB DETAIL AT TWO CASEMENT WINDOWS
SCALE: 6" = 1'-0"



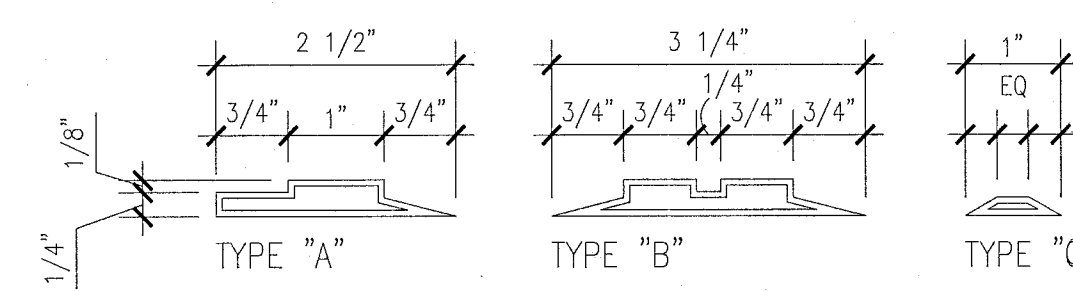
9 JAMB DETAIL AT CASEMENT WINDOWS AND FIXED WINDOWS
SCALE: 6" = 1'-0"



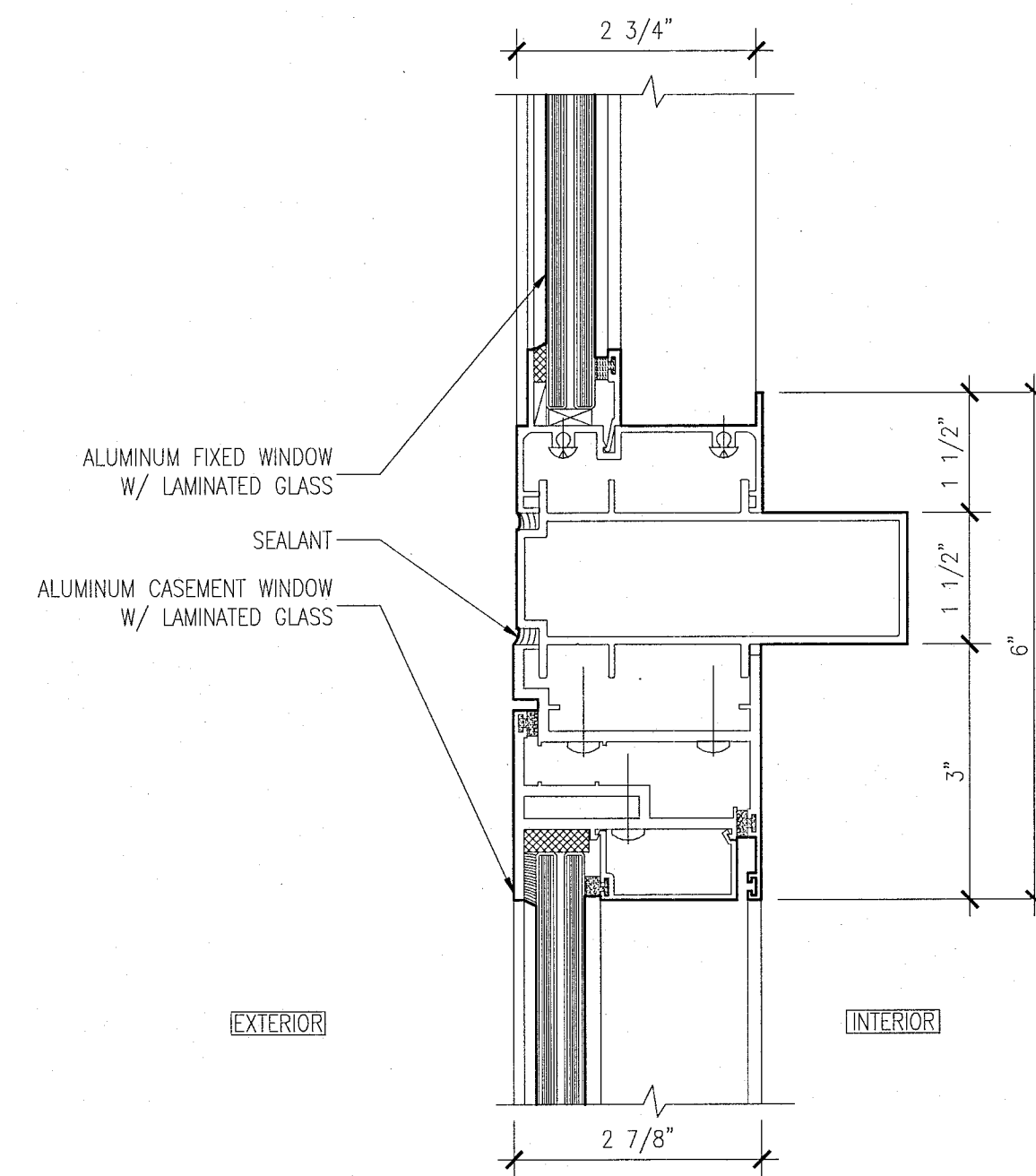
8 JAMB DETAIL AT CASEMENT WINDOWS AND WALL
SCALE: 6" = 1'-0"



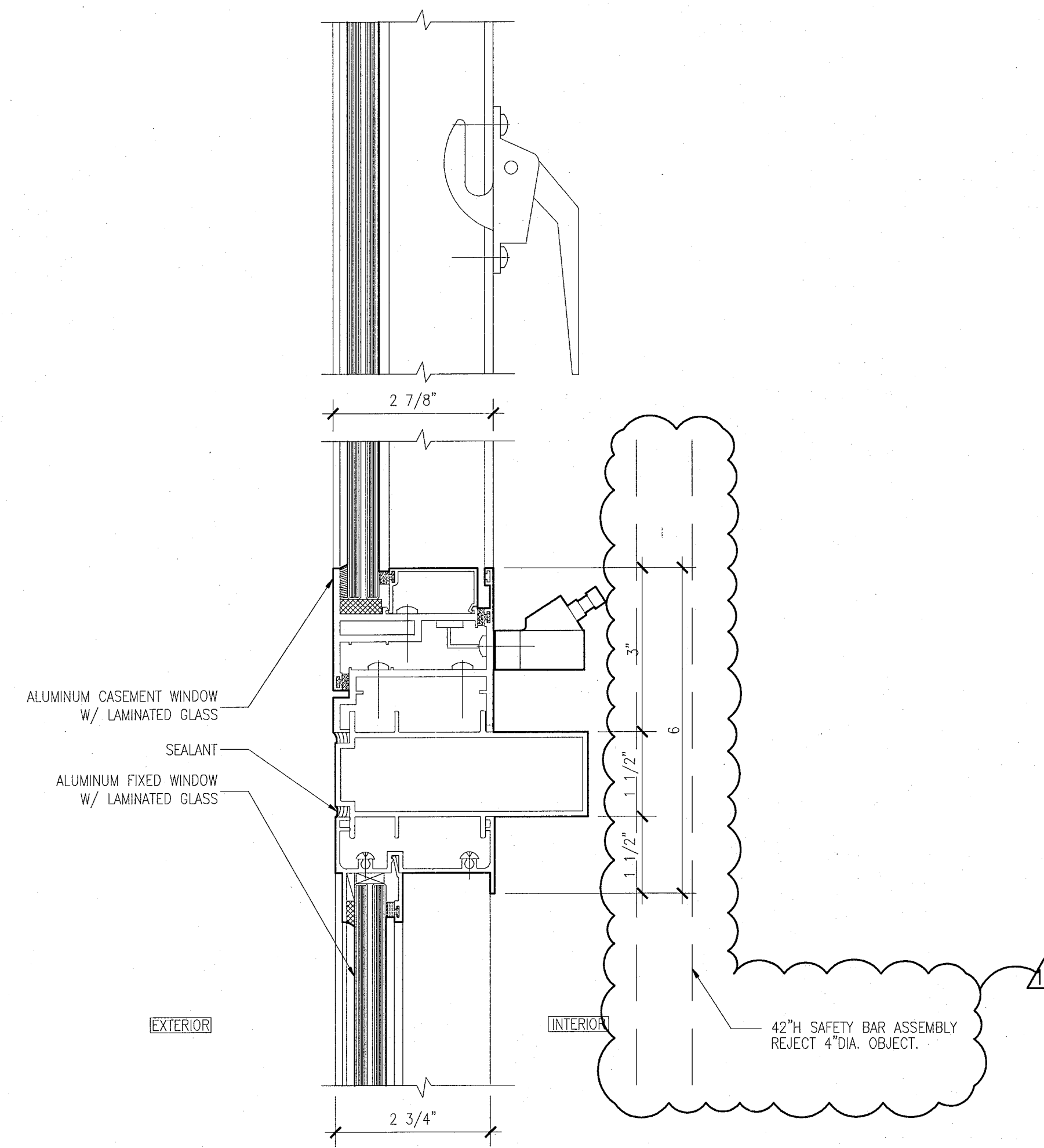
7 HEAD DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



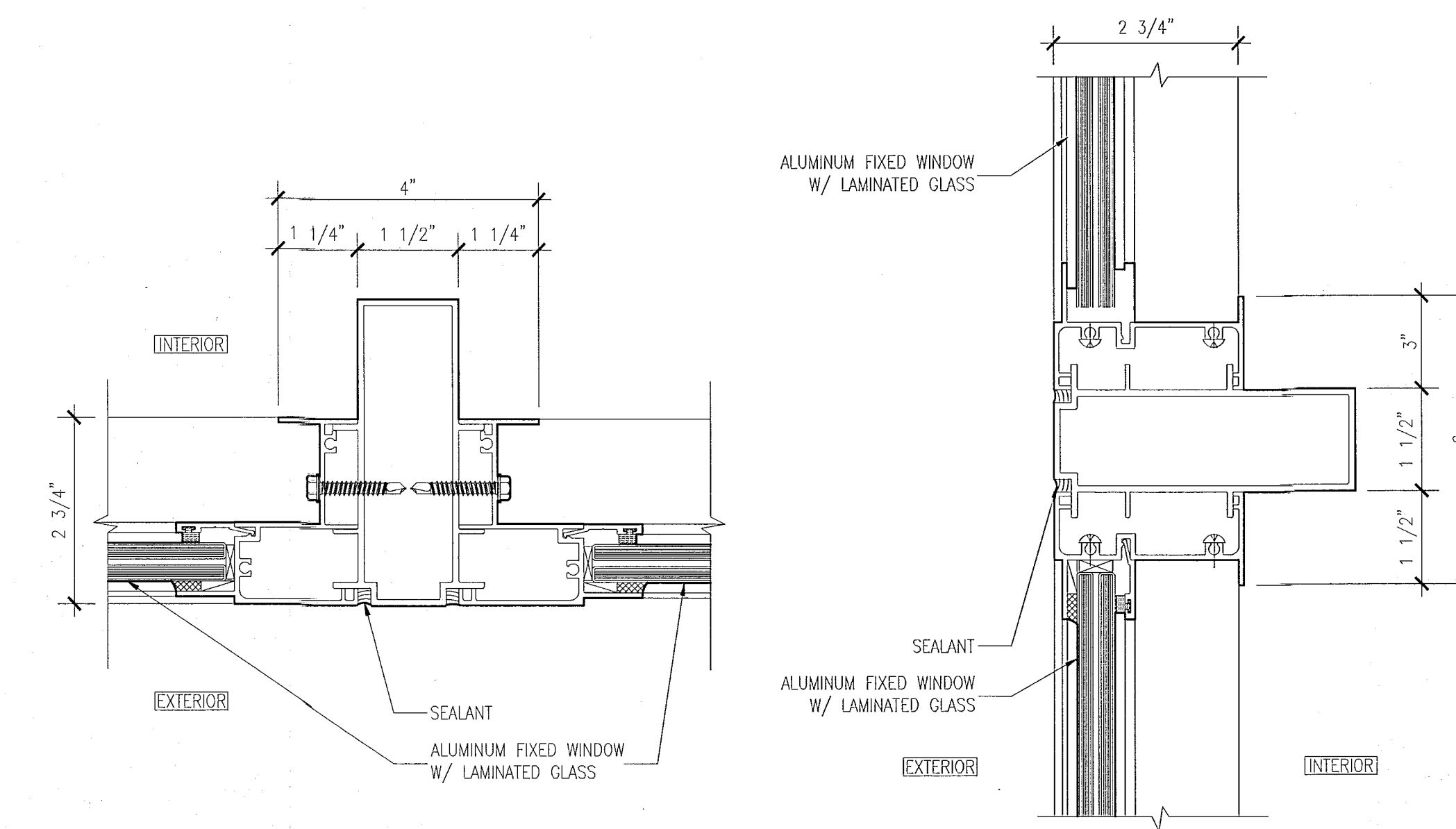
11 WINDOW MUNTIN / EXTRUSION PROFILES
SCALE: N.T.S.



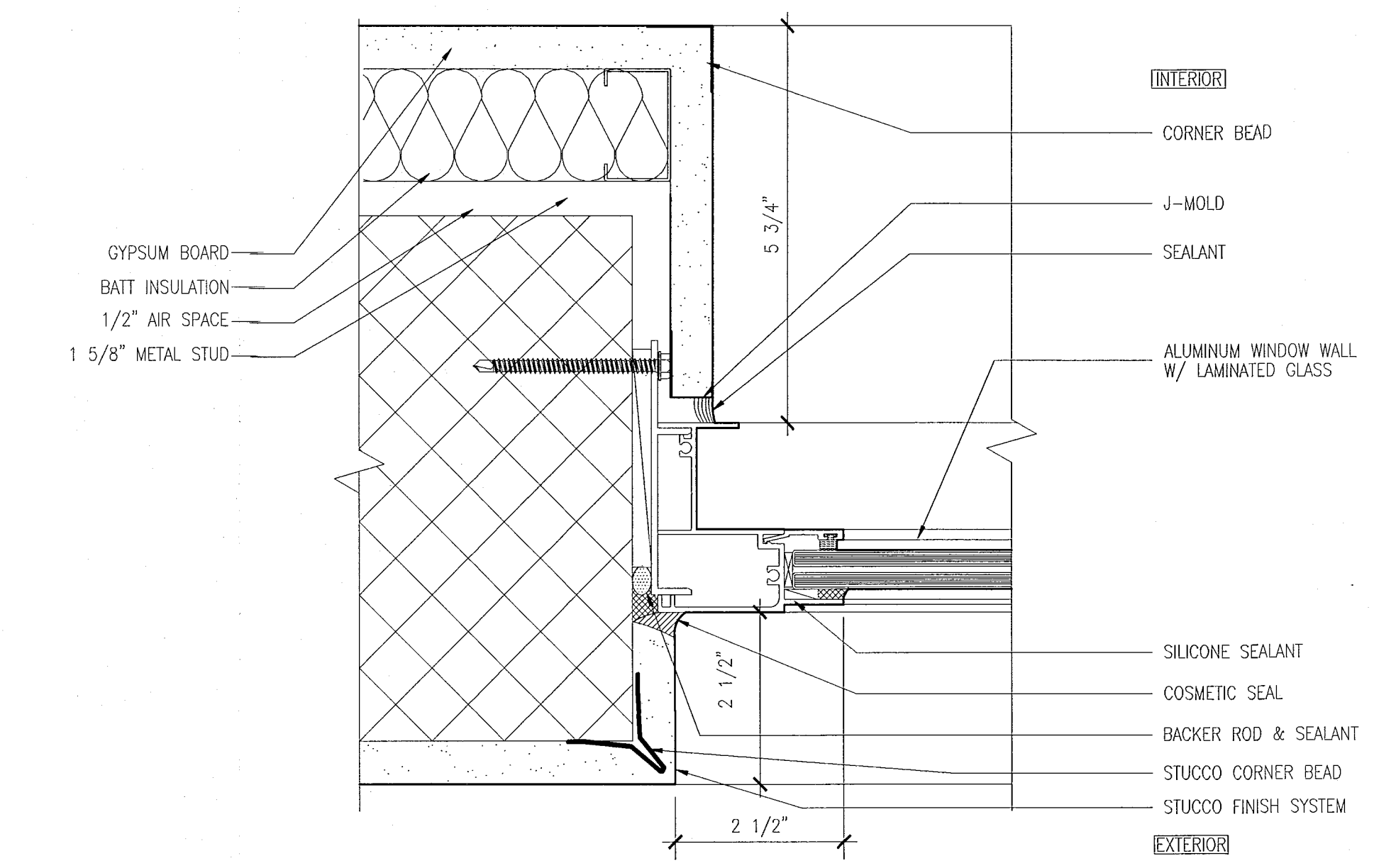
6 HEAD DETAIL AT CASEMENT WINDOWS WITH FIXED TRANSOM
SCALE: 6" = 1'-0"



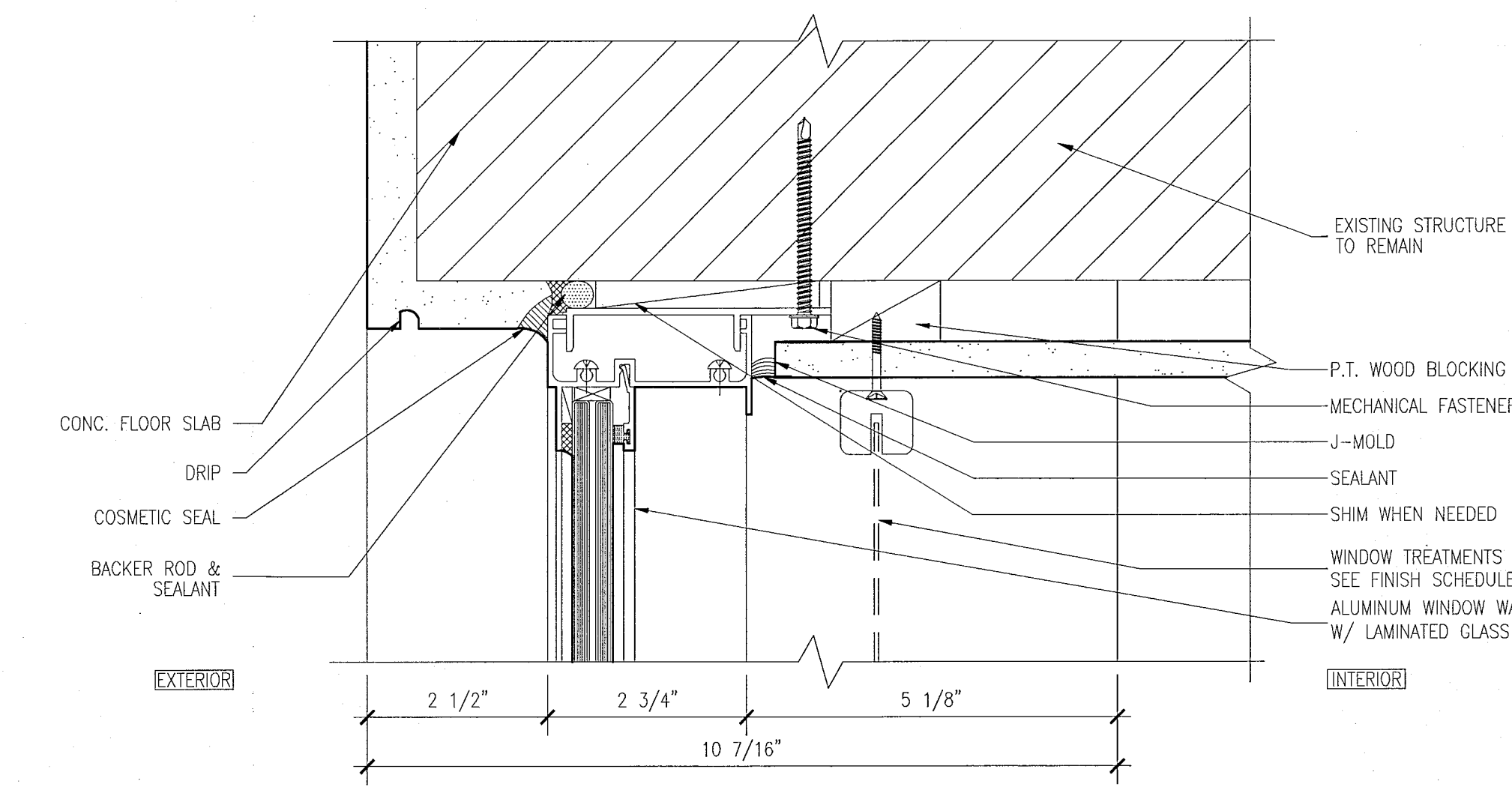
5 SILL AND LOCK DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



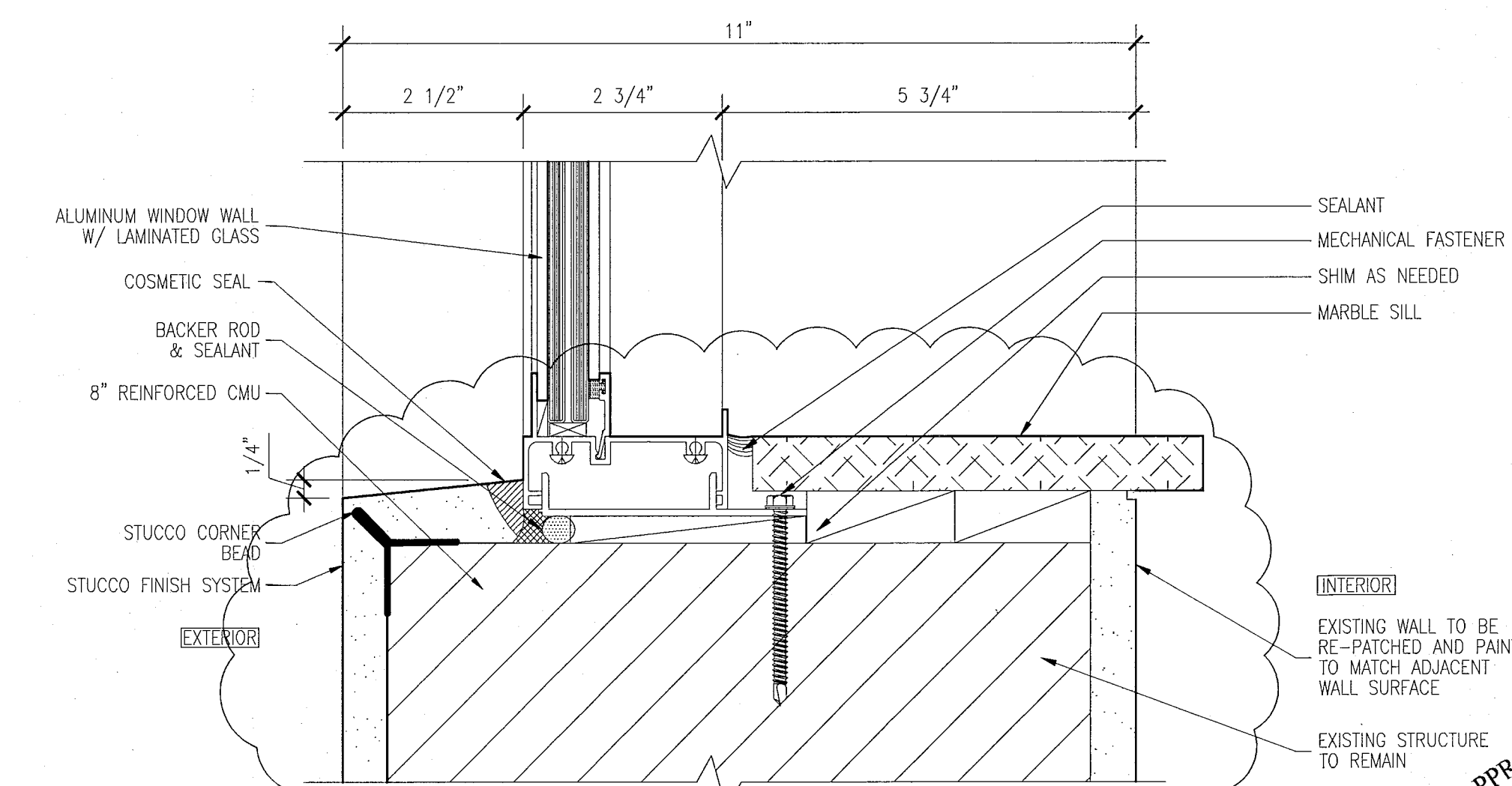
4 MULLION DETAILS AT TWO FIXED WINDOWS
SCALE: 6" = 1'-0"



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



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



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

MTCI PRIVATE PROVIDER SERVICES, LLC		
Professional Seal, Review, Preparation, Title & Stamping		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	FM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

WINDOW AND STOREFRONT DETAILS

SHEET NUMBER

A432

COPYRIGHT ADD INC 2011

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, Inspection, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE
STRUCTURAL	EM	11-18-17
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET

SEAL

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
F. 305.482.8770
www.addinc.com
Lic. # AA20001507

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

SHEET TITLE

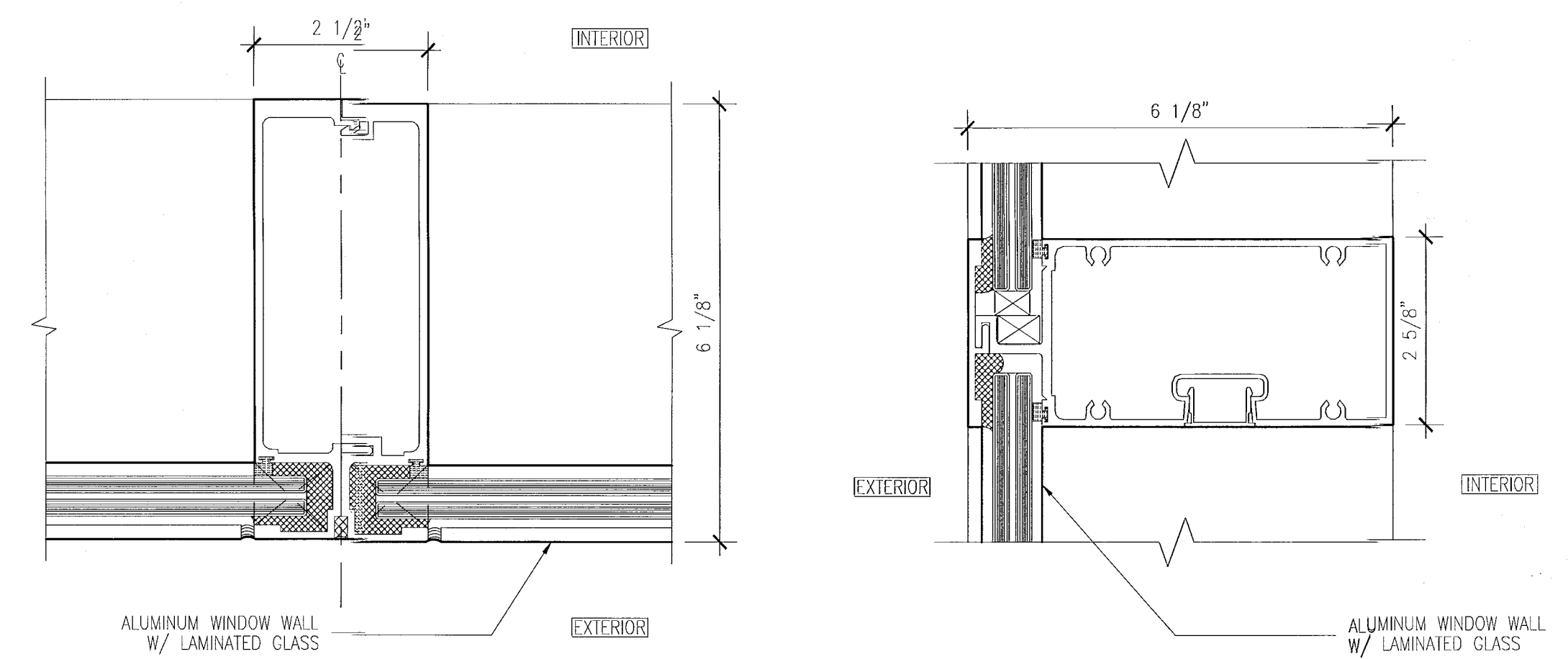
WINDOW AND
STOREFRONT
DETAILS

SHEET NUMBER

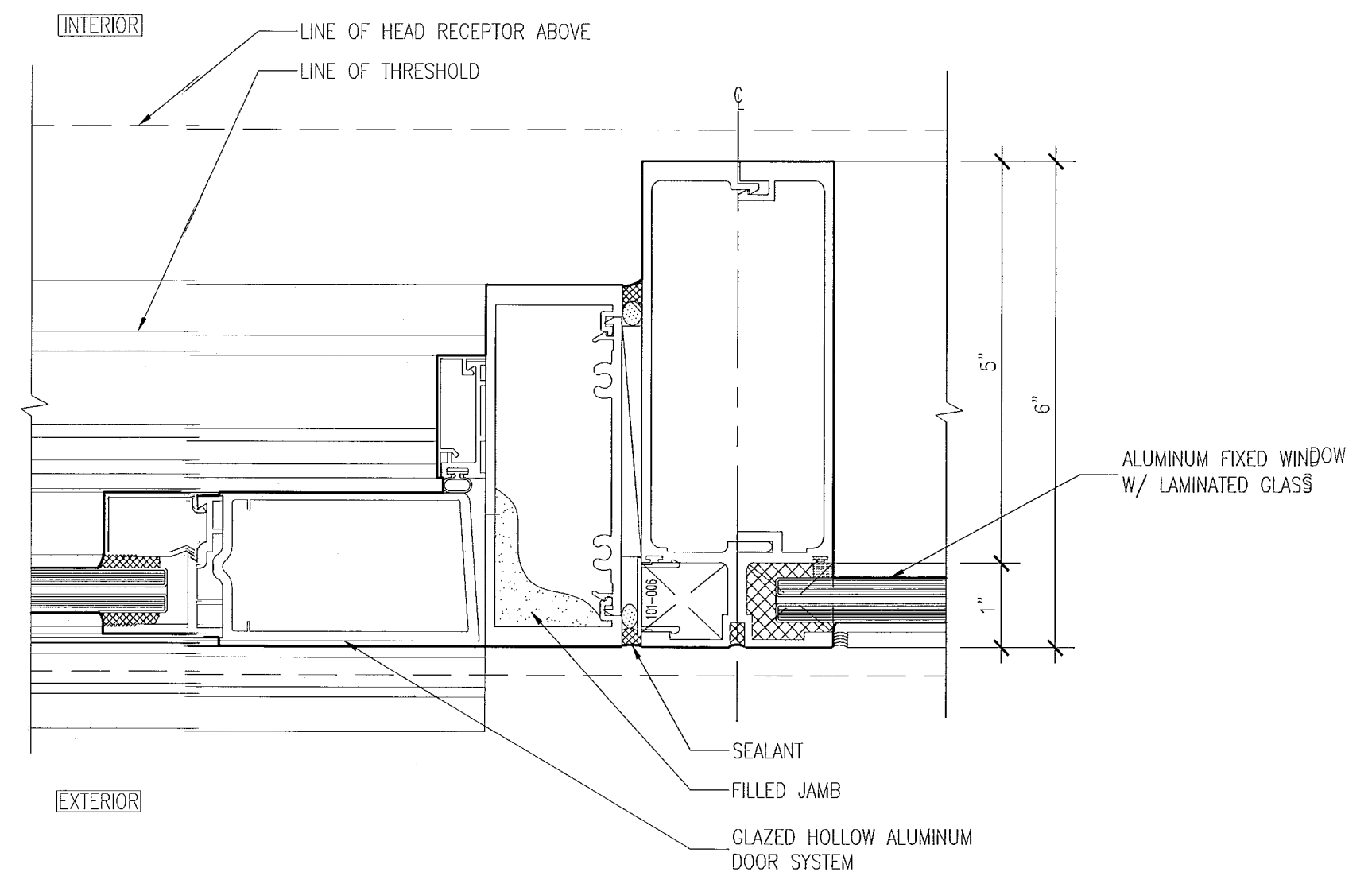
A433

COPYRIGHT ADD INC 2011

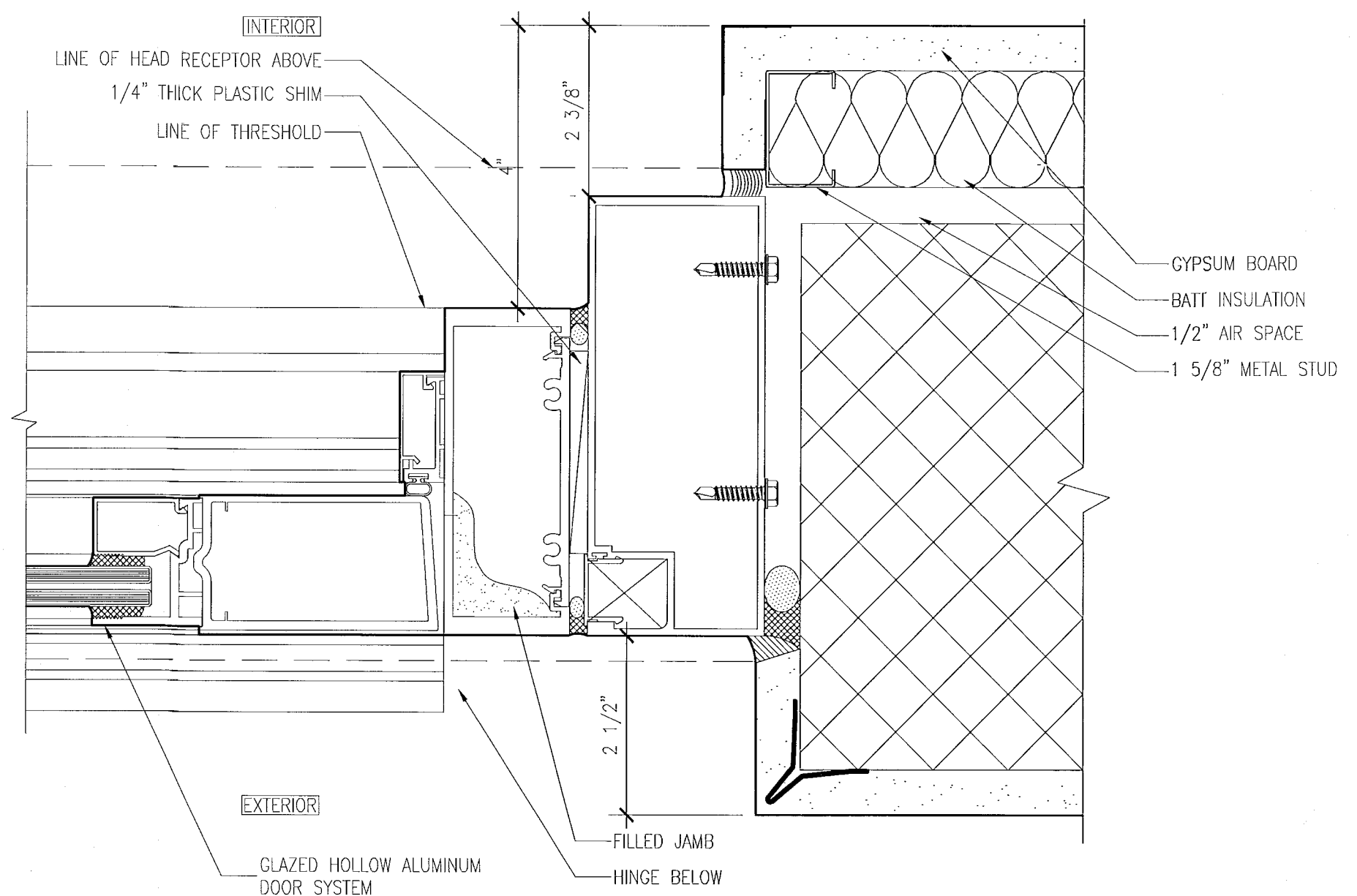
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



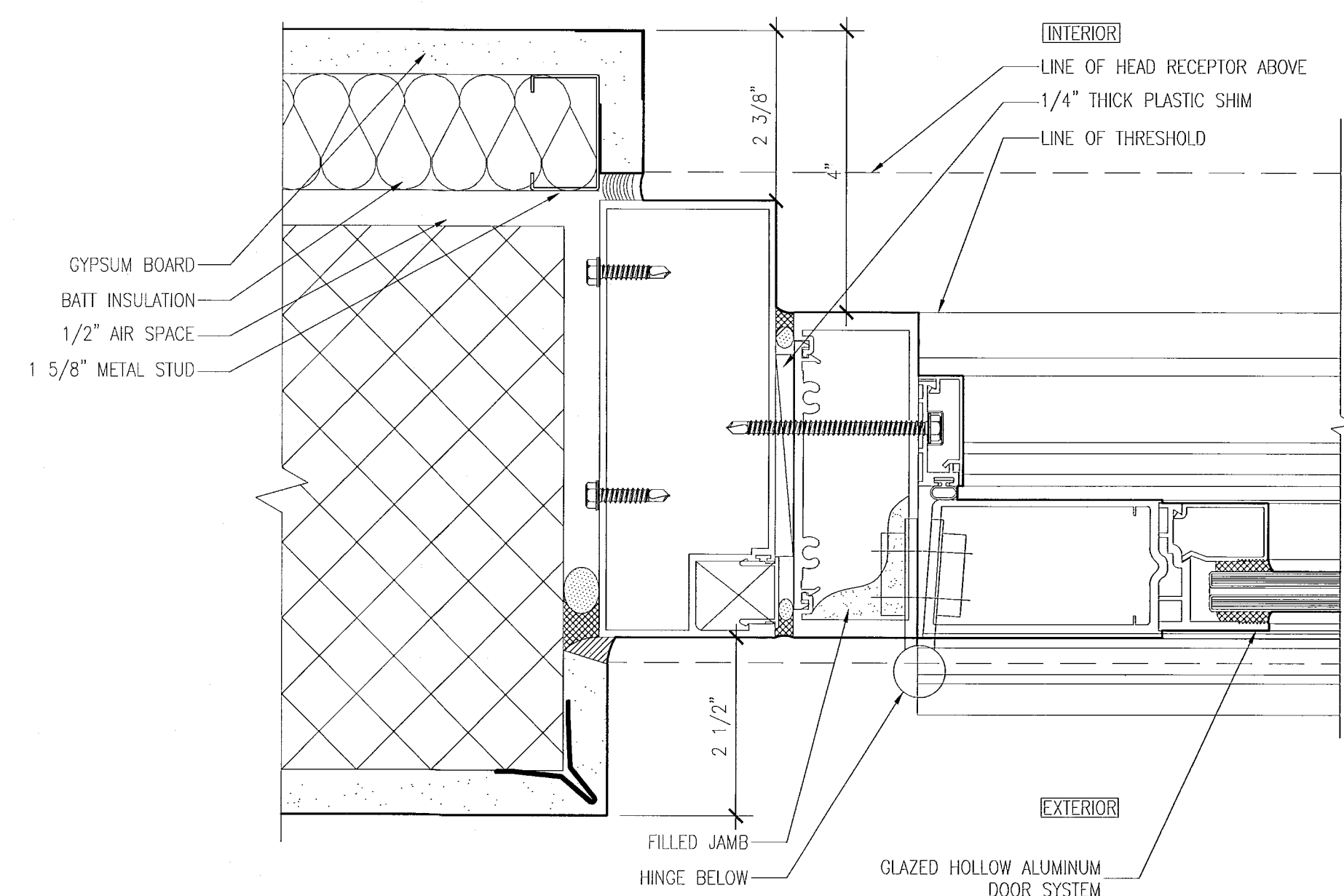
4 MULLION DETAIL AT WINDOW WALL
SCALE: 6" = 1'-0"



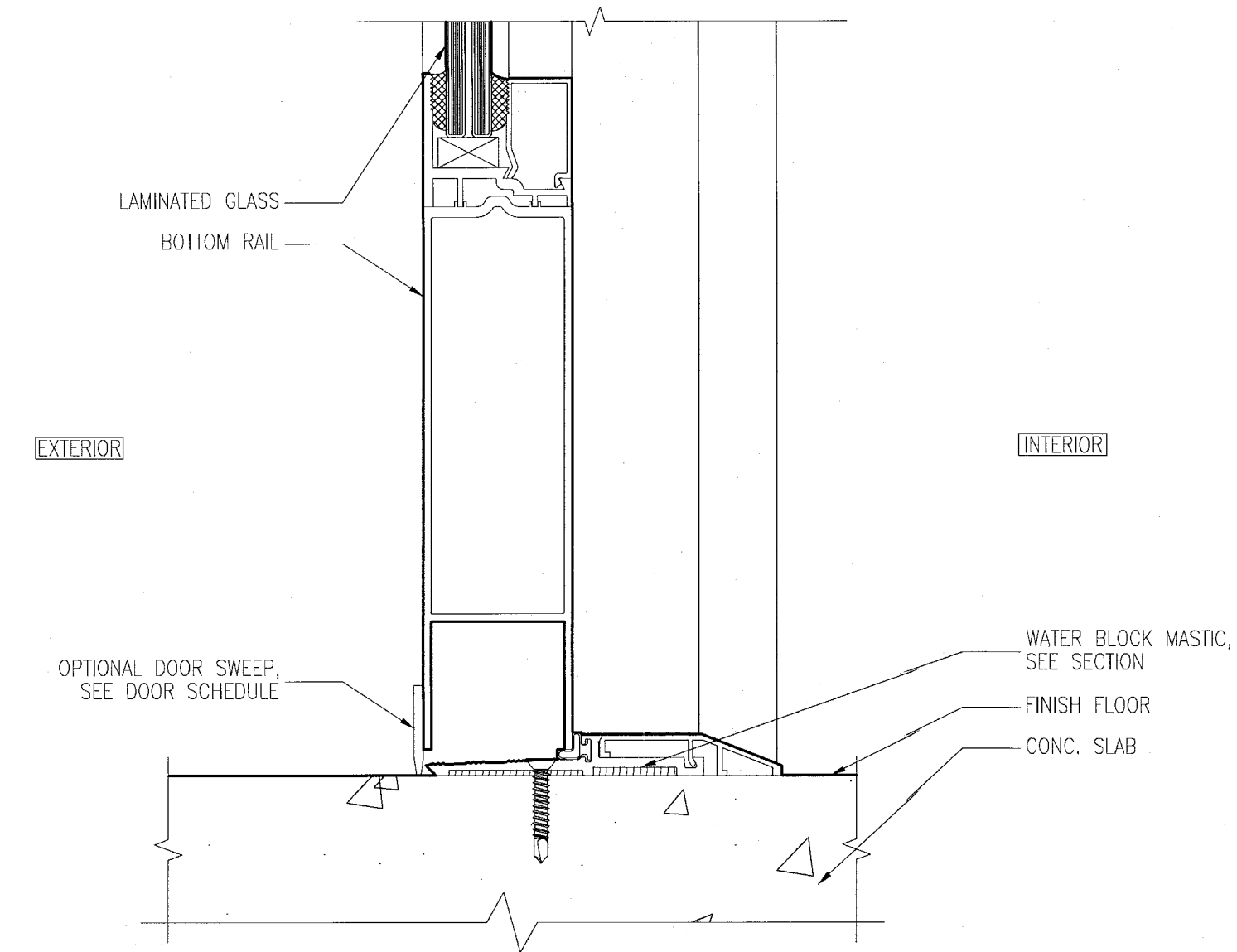
3 SWINGING DOOR AND FIXED WINDOW
SCALE: 6" = 1'-0"



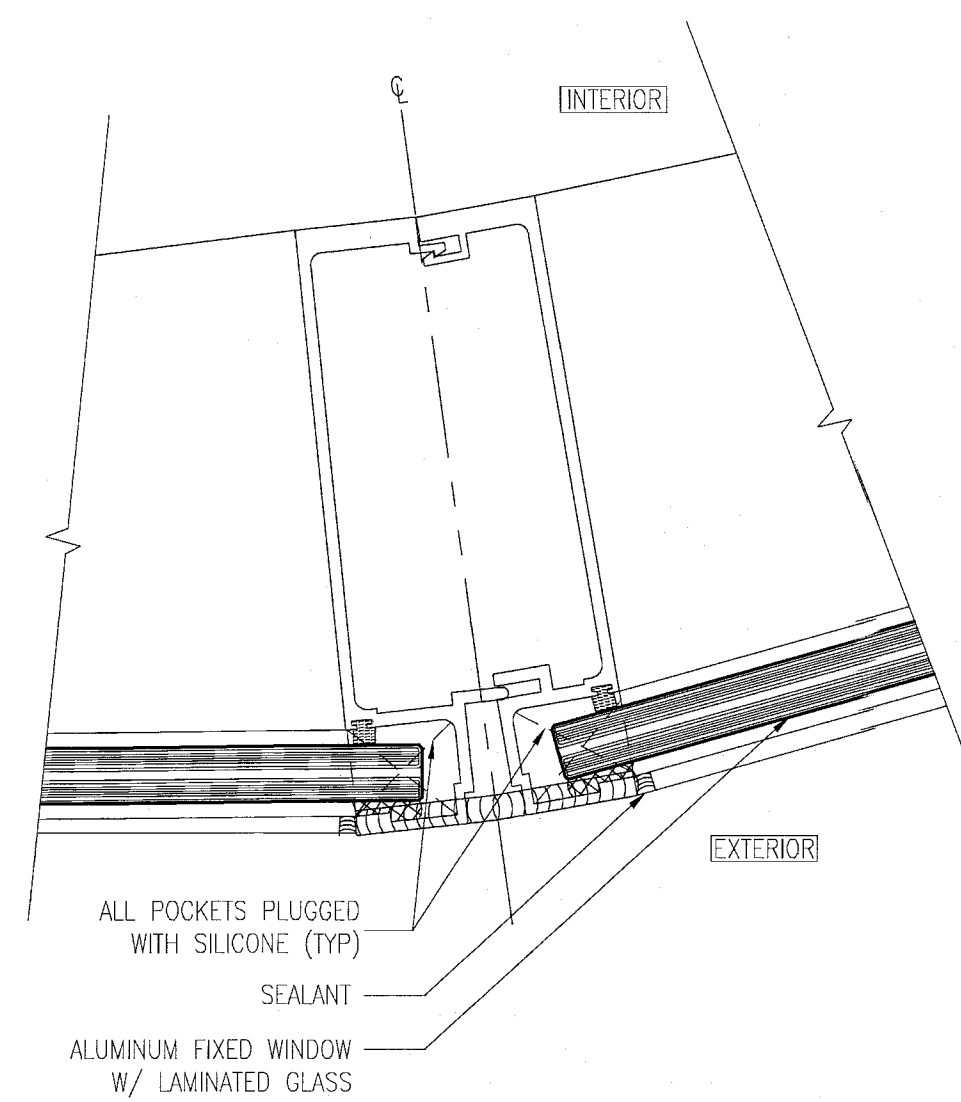
2 SWINGING DOOR JAMB
SCALE: 6" = 1'-0"



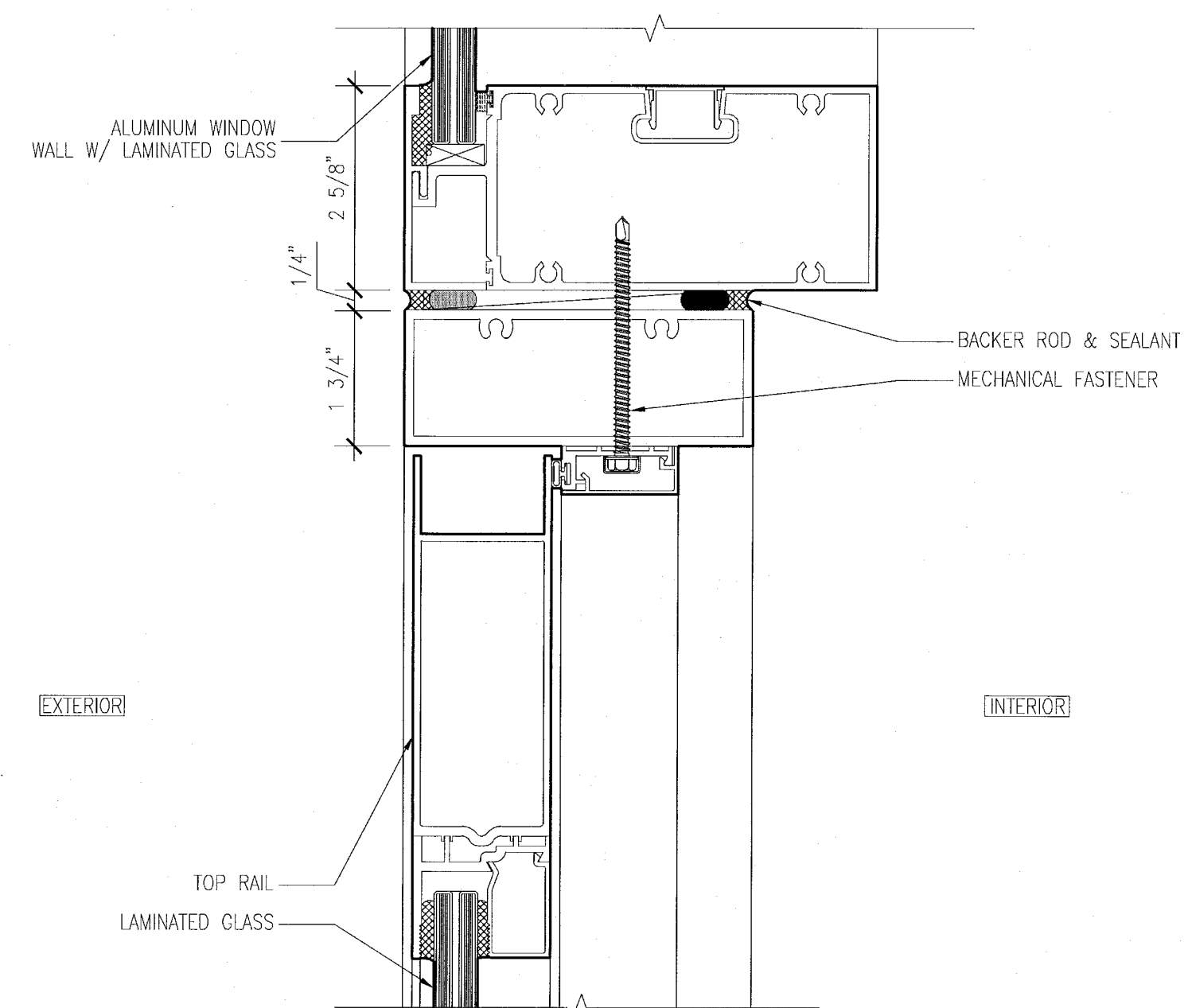
1 SWINGING DOOR JAMB AT HINGE
SCALE: 6" = 1'-0"



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



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



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

KEYPLAN N.T.S.

[illegible]

SEAL

ADD Inc Architecture Interiors Planning

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

Boston Miami

JOB NUMBER: 13036.00

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

SCALE: AS NOTED

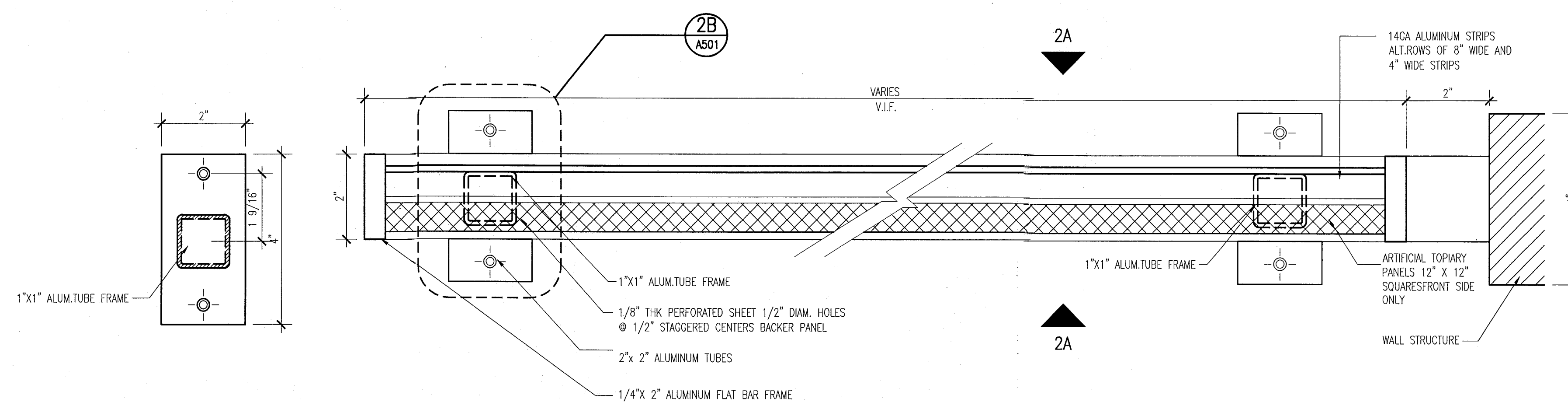
SHEET TITLE

ENLARGED VERTICAL DETAILS & PENETRATION DETAILS

SHEET NUMBER

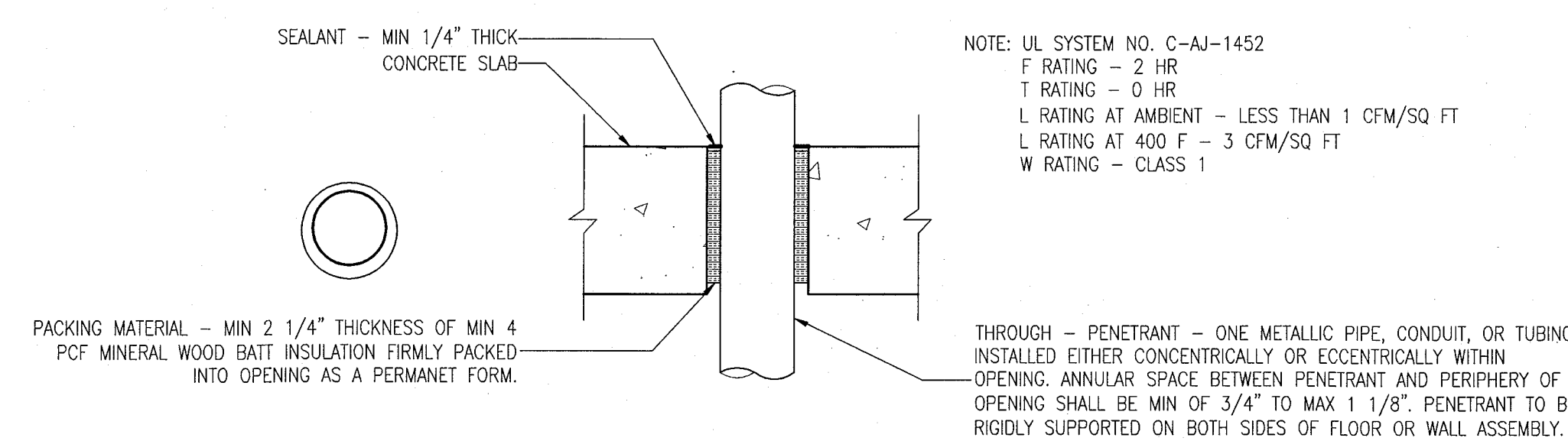
A501

COPYRIGHT ADD, INC. 201

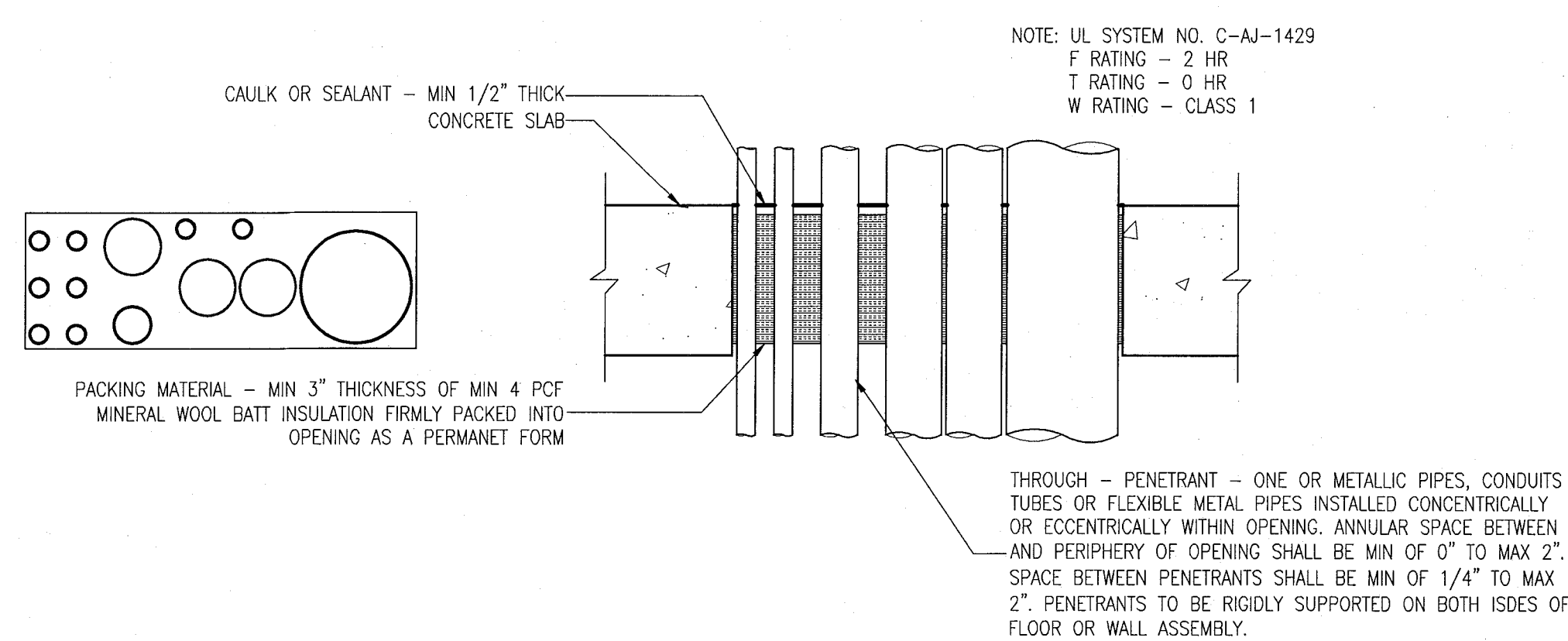


2B) DETAIL — BALCONY DIVIDER PLAN
SCALE: 6" = 1'-0"

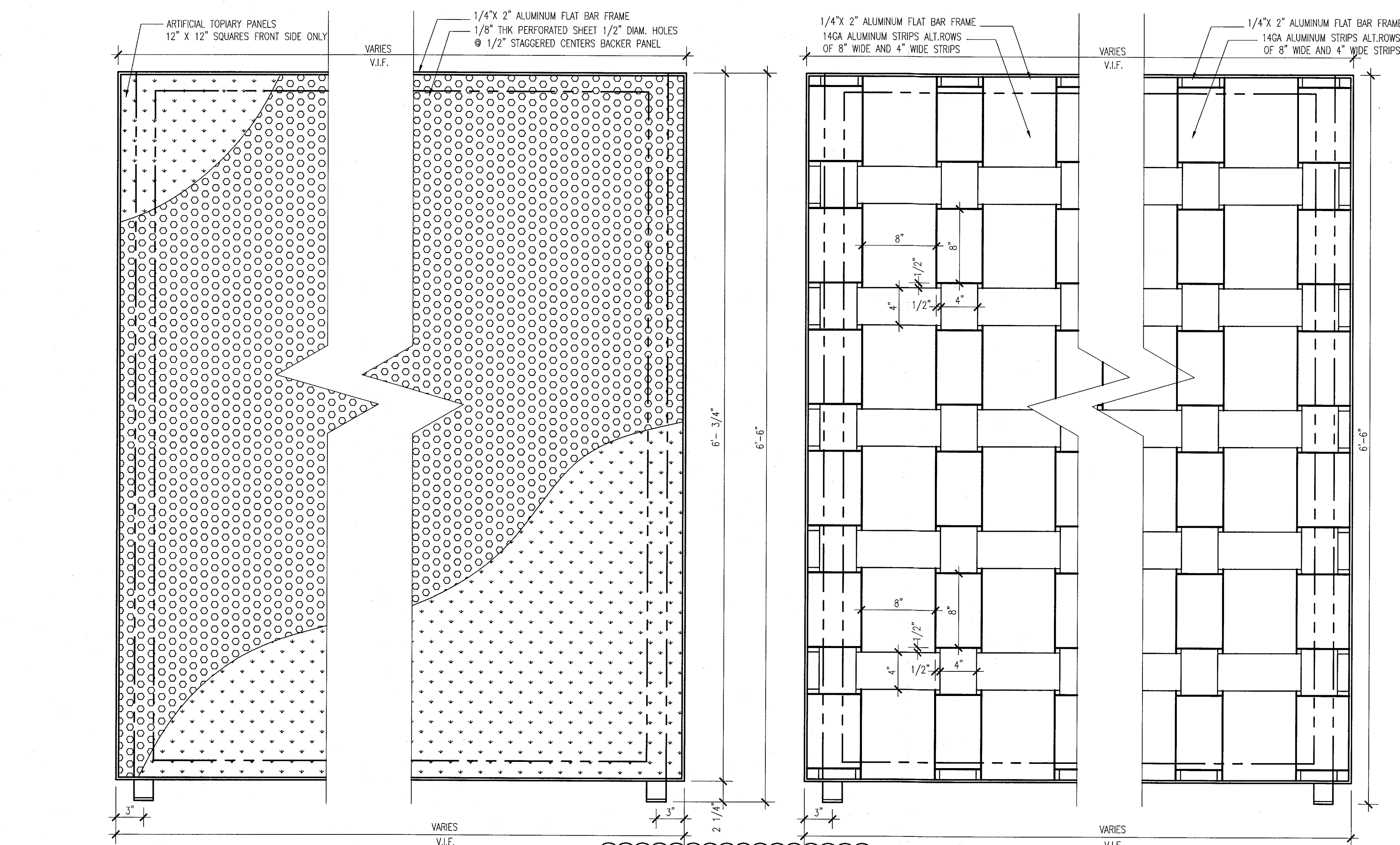
2 BALCONY DIVIDER PLAN - AT POOL SUITES BUILDING
SCALE: 6" = 1'-0"



5 PENETRATION DETAIL
SCALE: NO SCALE

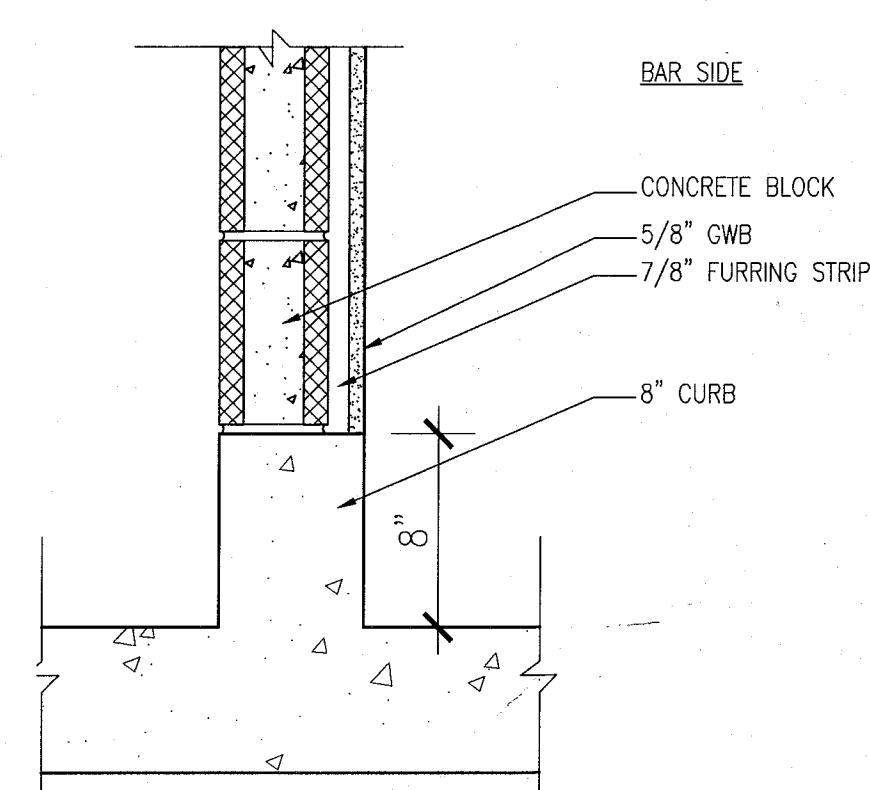


4 PENETRATION DETAIL
SCALE: NO SCALE

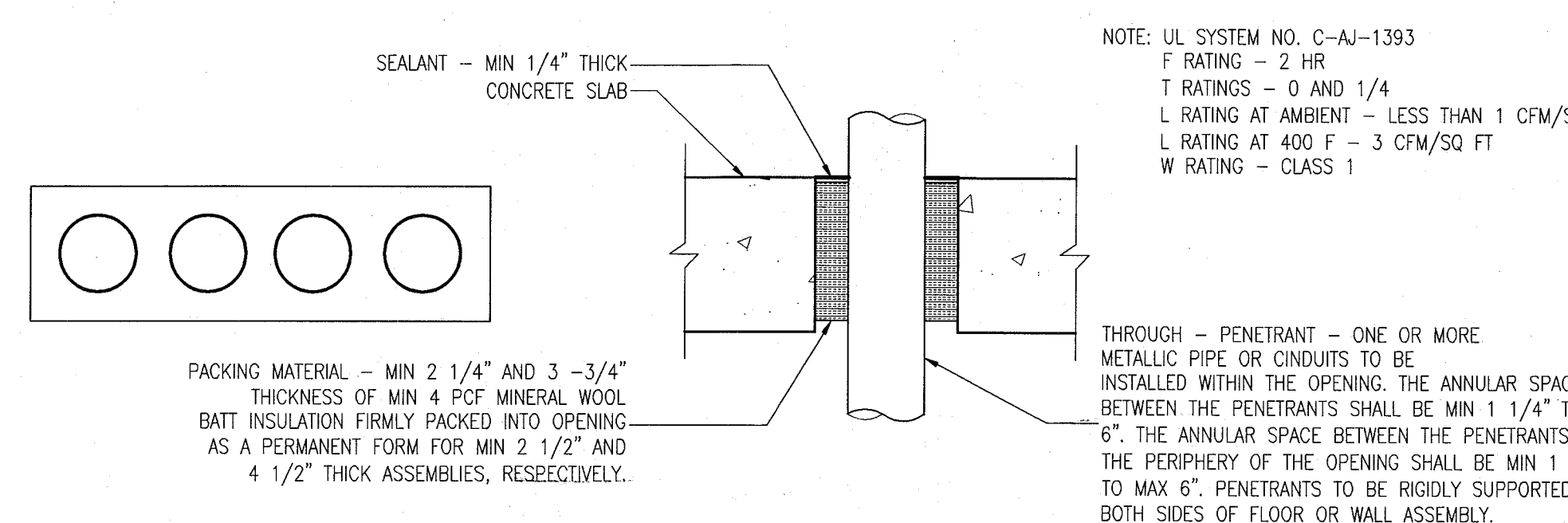


BALCONY DIVIDER ELEVATION
AT GROUND LEVEL OF POOL SUITES BLDG.

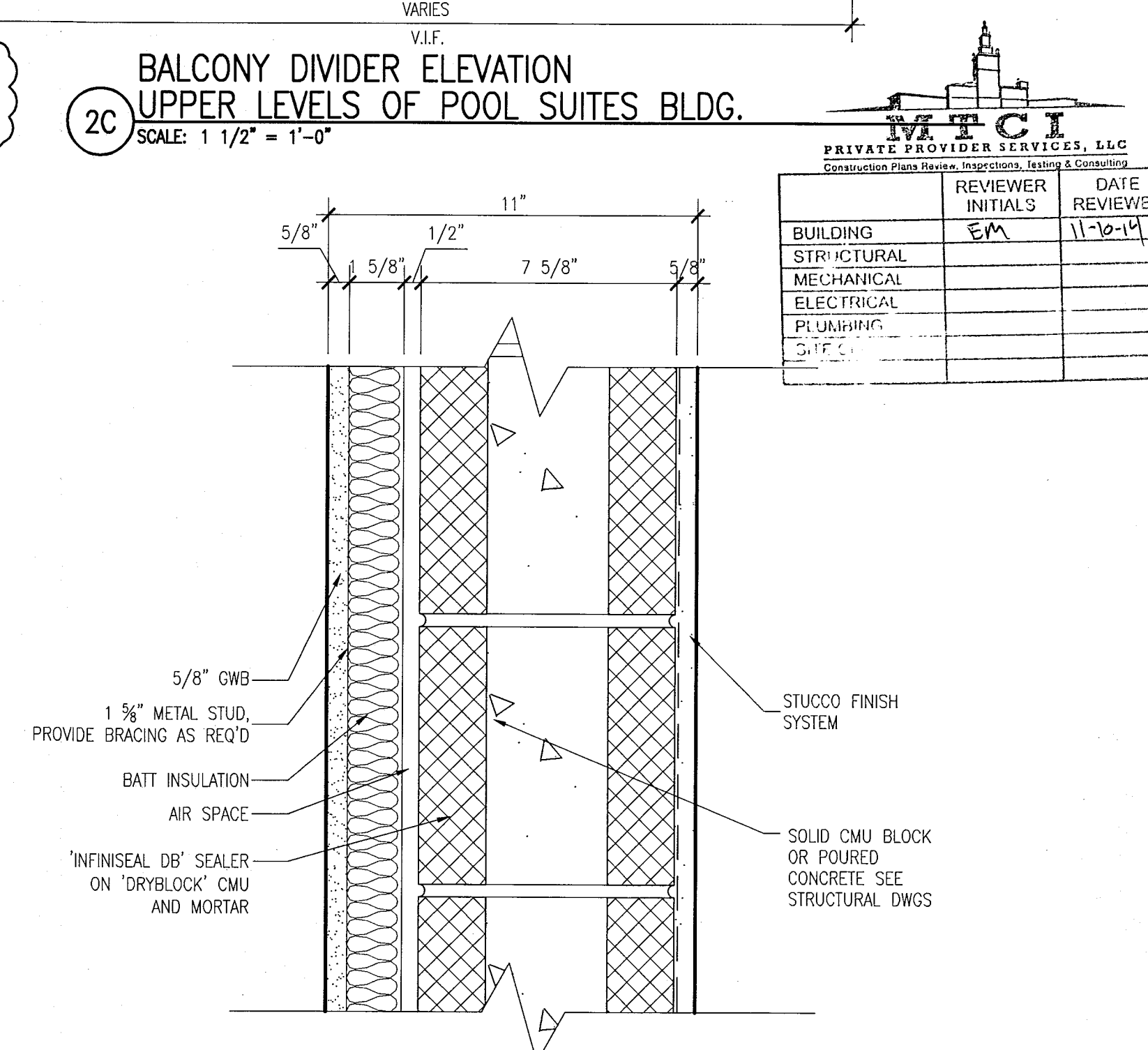
V.I.F.
BALCONY DIVIDER ELEVATION
UPPER LEVELS OF POOL SUITES BLDG.



6 CURB AT BASEMENT COOLER WALL
SCALE: NO SCALE



3 PENETRATION DETAIL
SCALE: NO SCALE



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

KEYPLAN N.T.S.

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

100% CONSTRUCTION
DOCUMENT SET

SEAL

8-4-14
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
F. 305.482.8770
www.addinc.com
Lic. # AA28001607 Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

SCALE:

SHEET TITLE

REPAIR
DETAILS

SHEET NUMBER

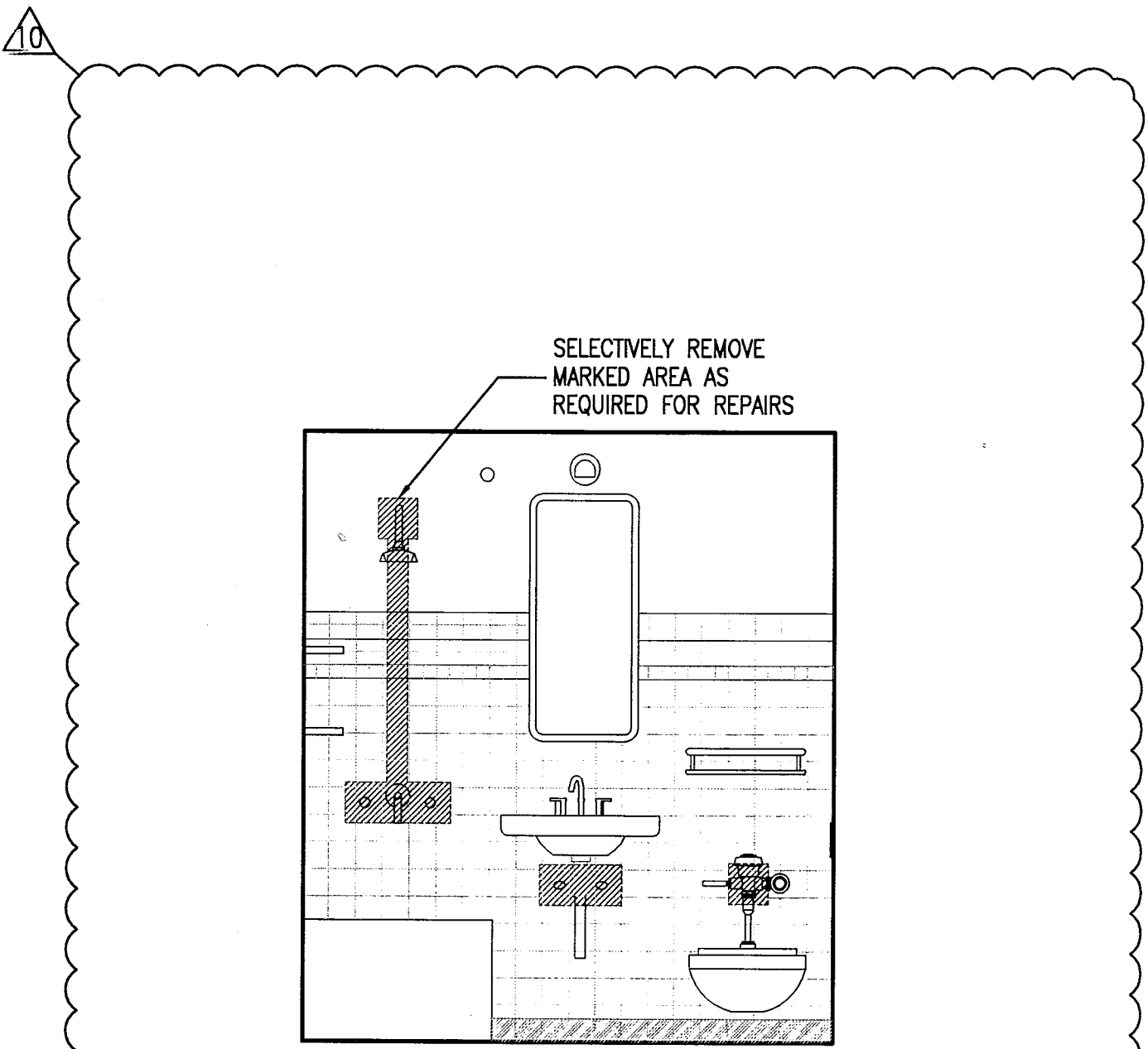
A502

NEW SHEET

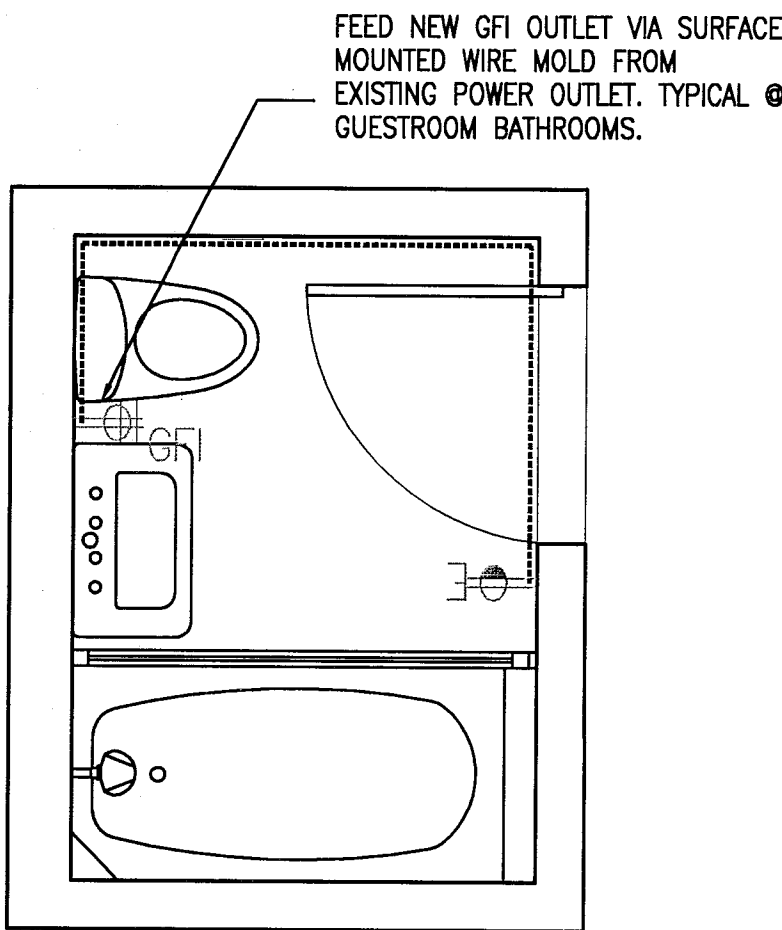
COPYRIGHT ADD INC 2011

NOTES:

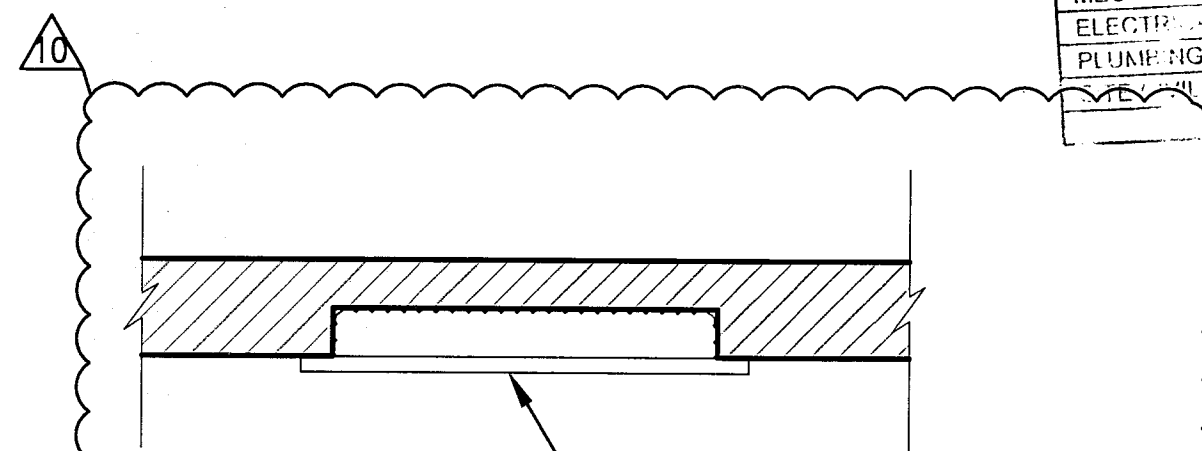
1. THE INTENT OF THESE DETAILS IS TO REPAIR
DAMAGED/LEAKING LINES AND REPLACE SHOWER, SINK, AND
TOILET VALVES AS REQUIRED.
2. ANY PORTION OF WALL REMOVED TO INSTALL / REPAIR WORK
SHALL BE REPLACED TO MATCH EXISTING.



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



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



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

PRIVATE PROVIDER SERVICES, LLC			
Specialty Trade Services, Inspections, Project Coordination			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

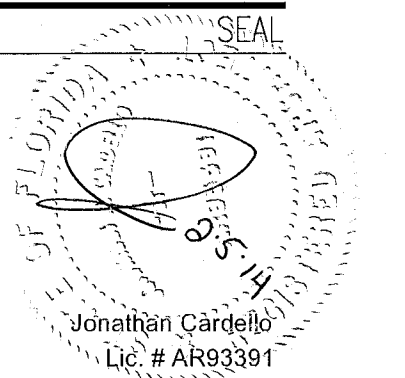
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

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

PERMIT SET



ADD Inc Architecture Interiors Planning

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

Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

SCALE: VARIES

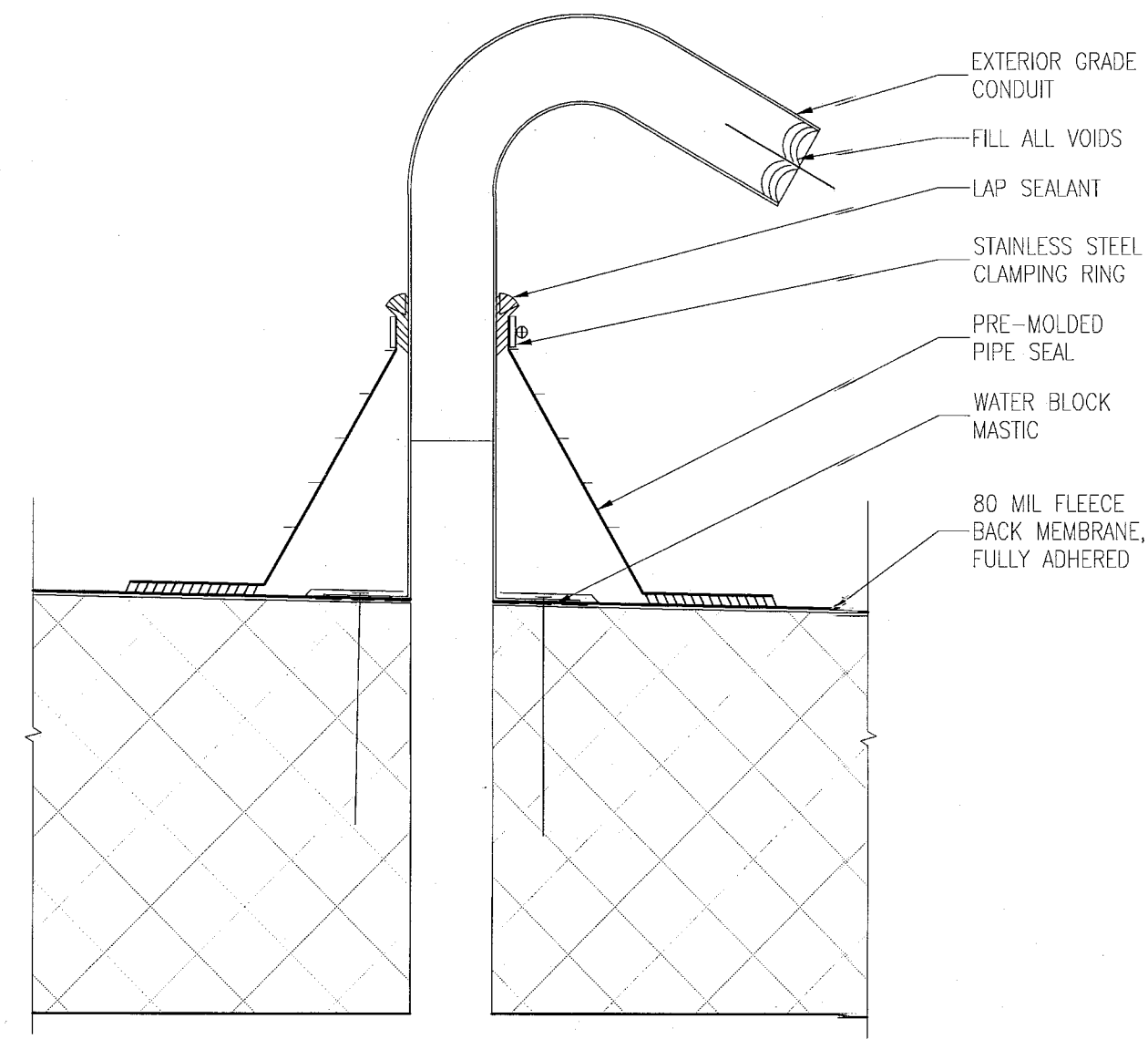
SHEET TITLE

ROOF DETAILS

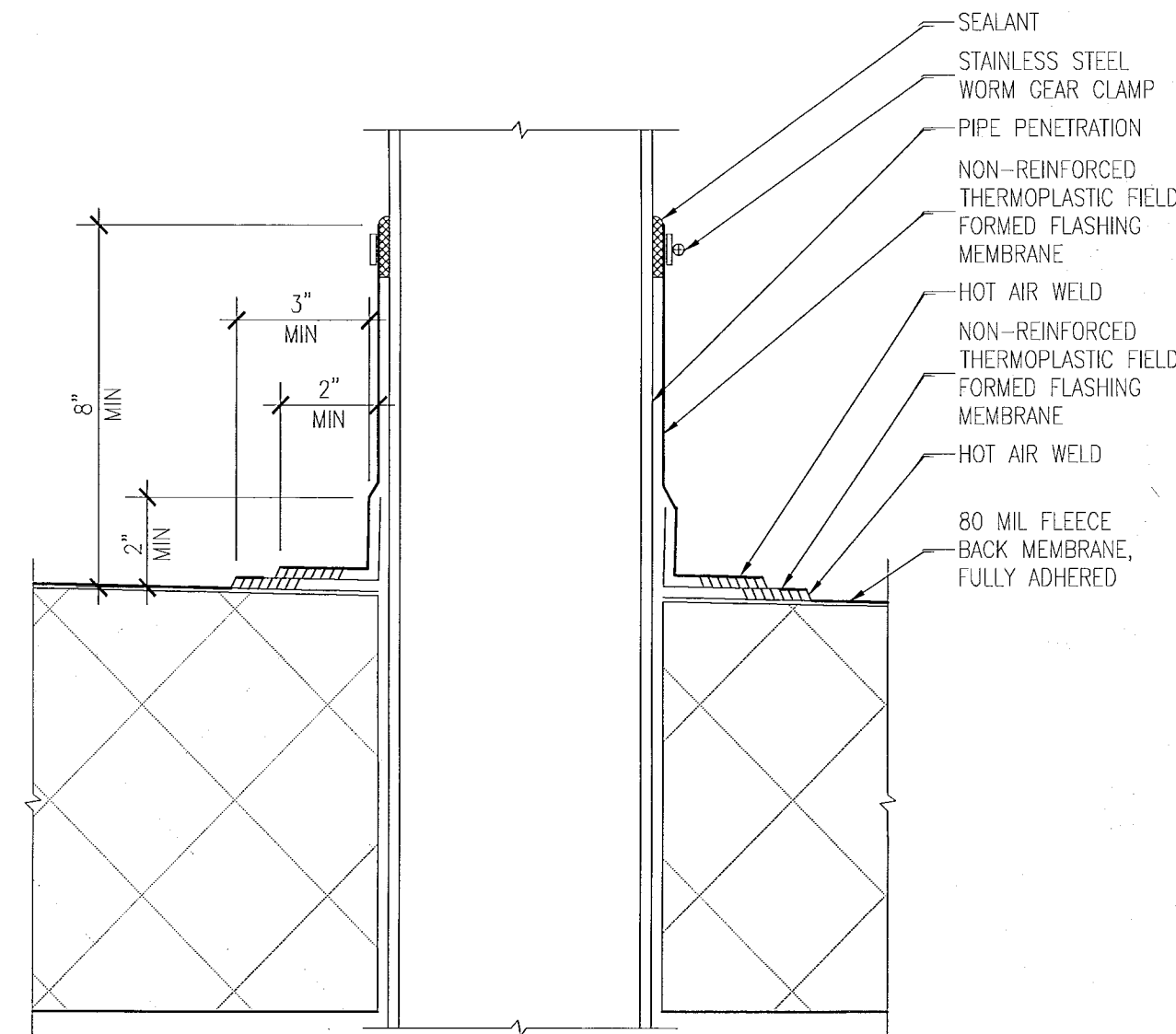
SHEET NUMBER

A591

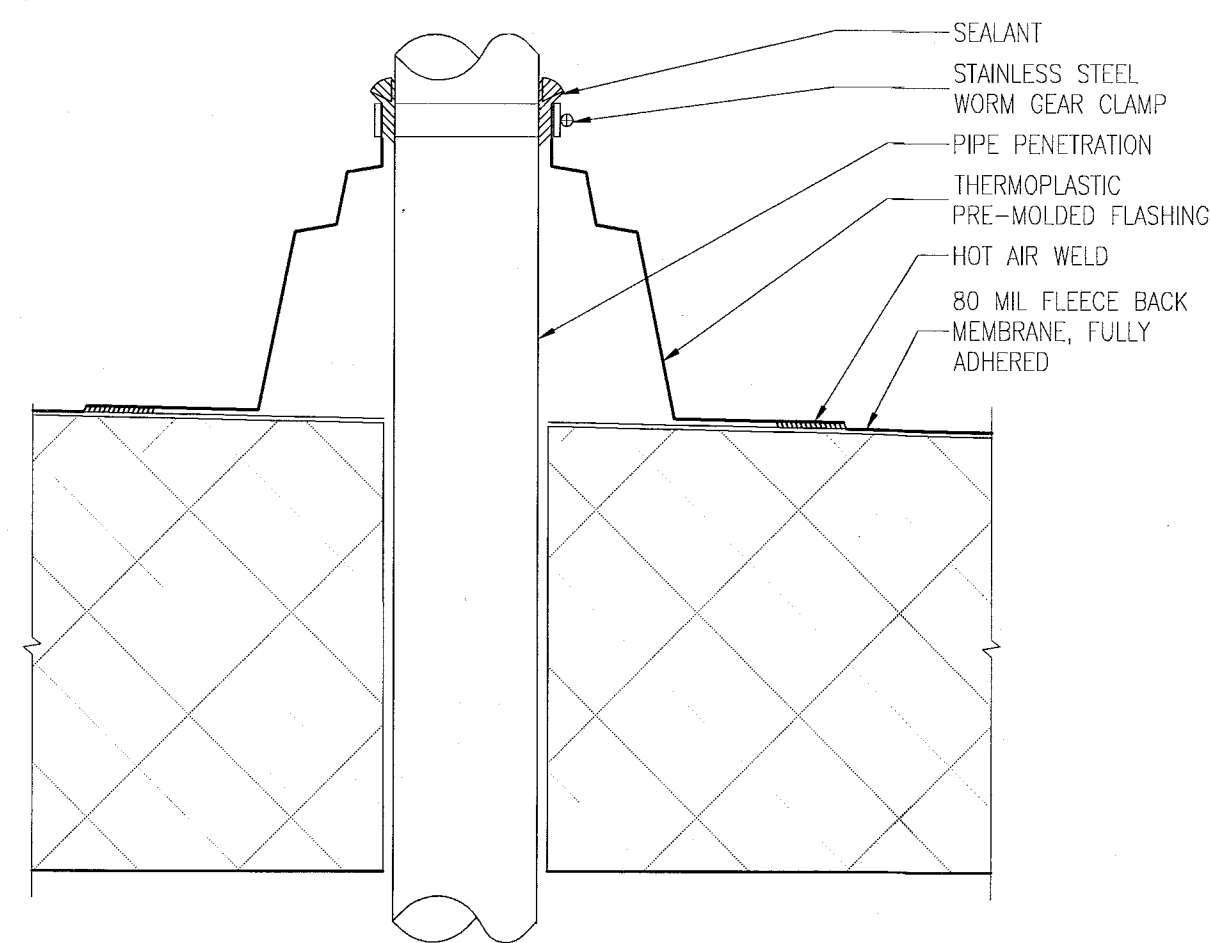
COPYRIGHT ADD INC 2011



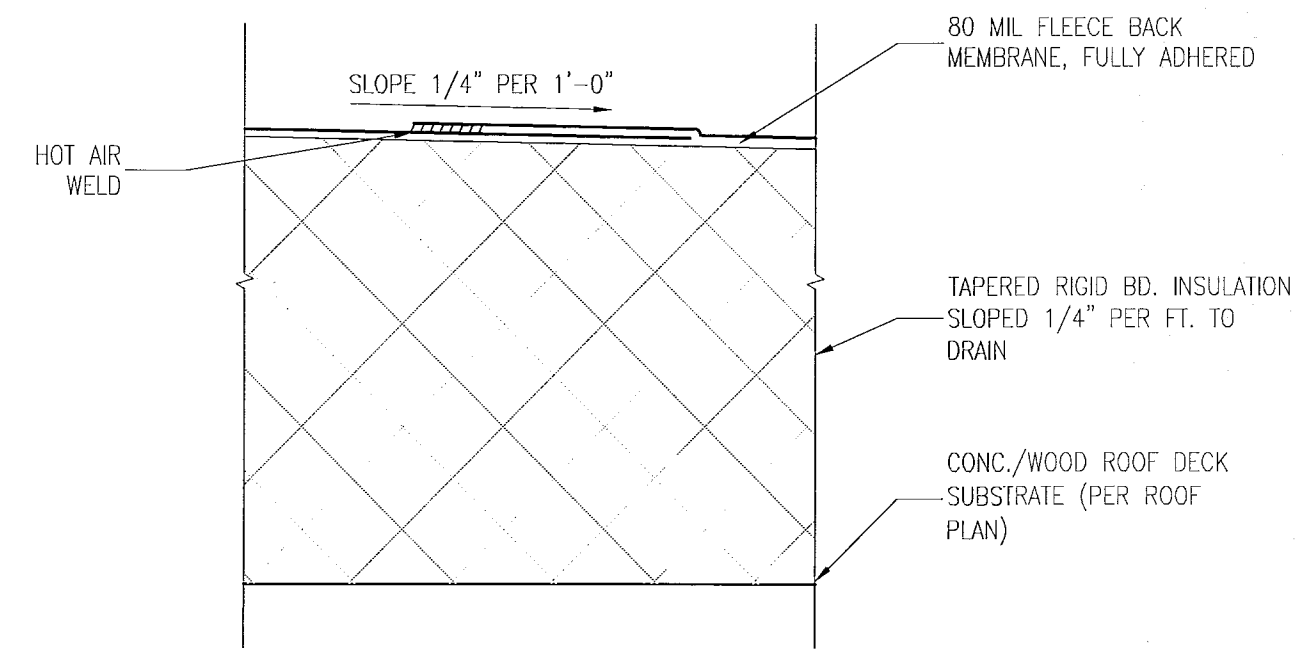
H ELECTRICAL CABLE DETAIL
SCALE: 3" = 1'-0"



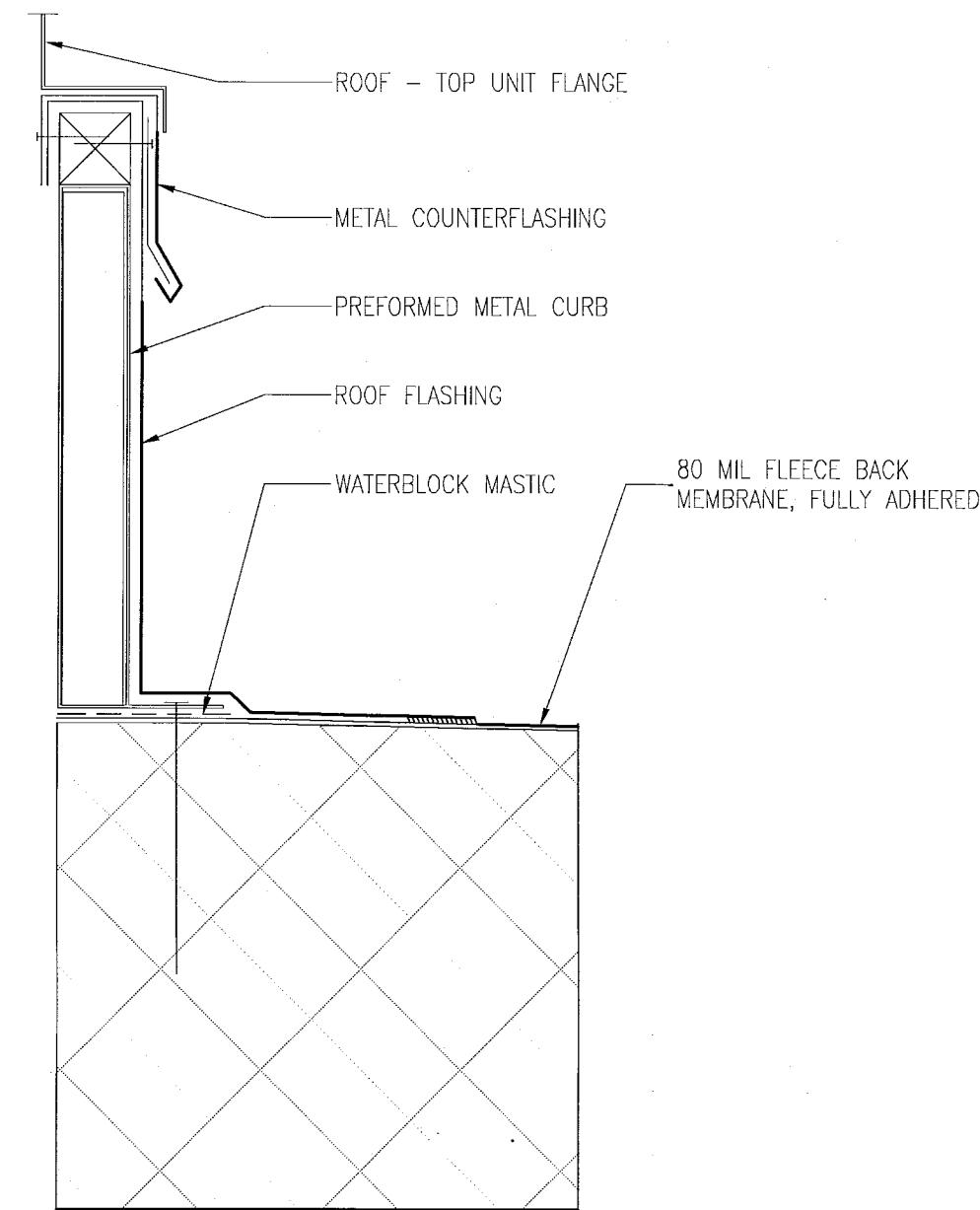
D ROOF PENETRATION DETAIL
SCALE: 3" = 1'-0"



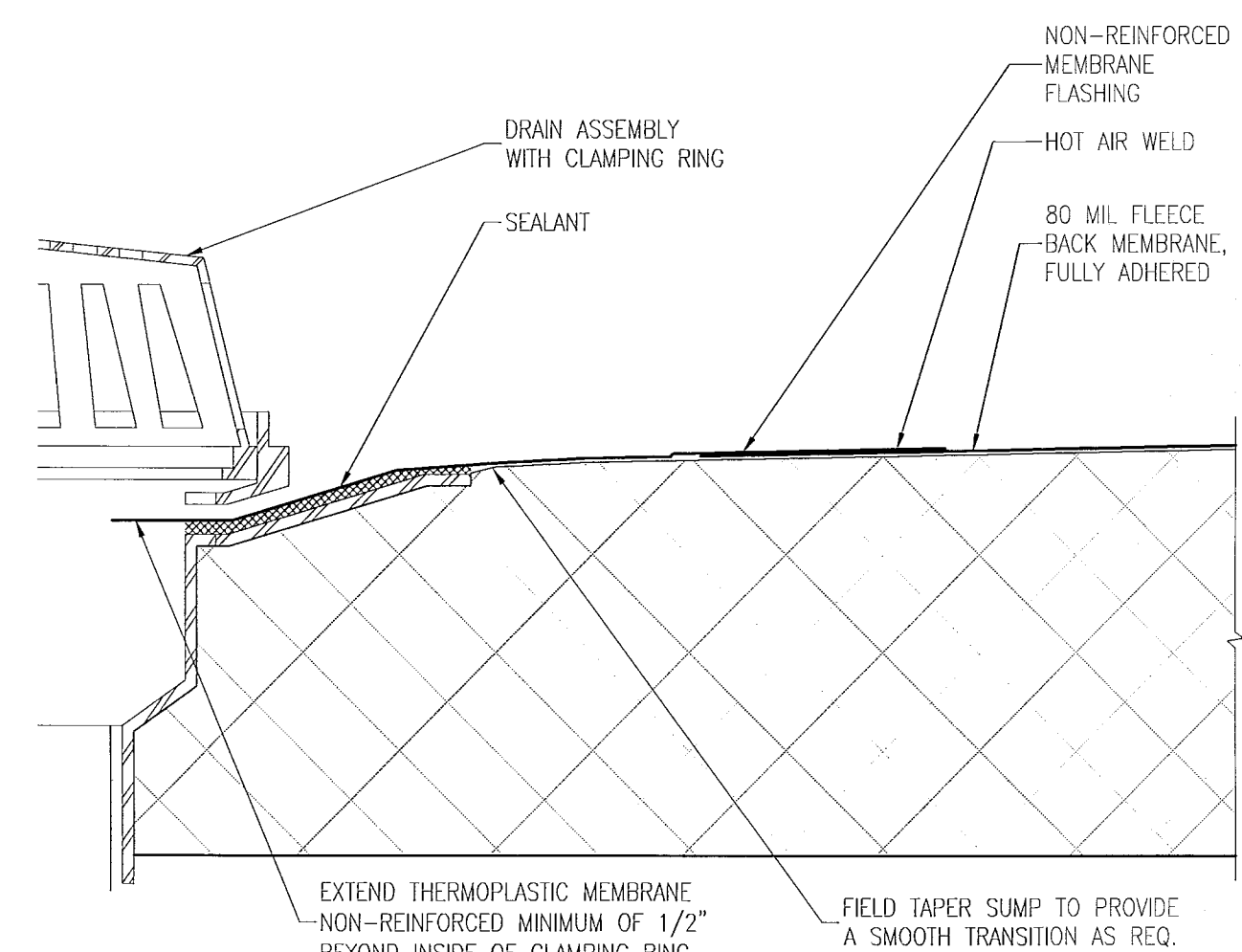
G ROOF PIPE PENETRATION
SCALE: 3" = 1'-0"



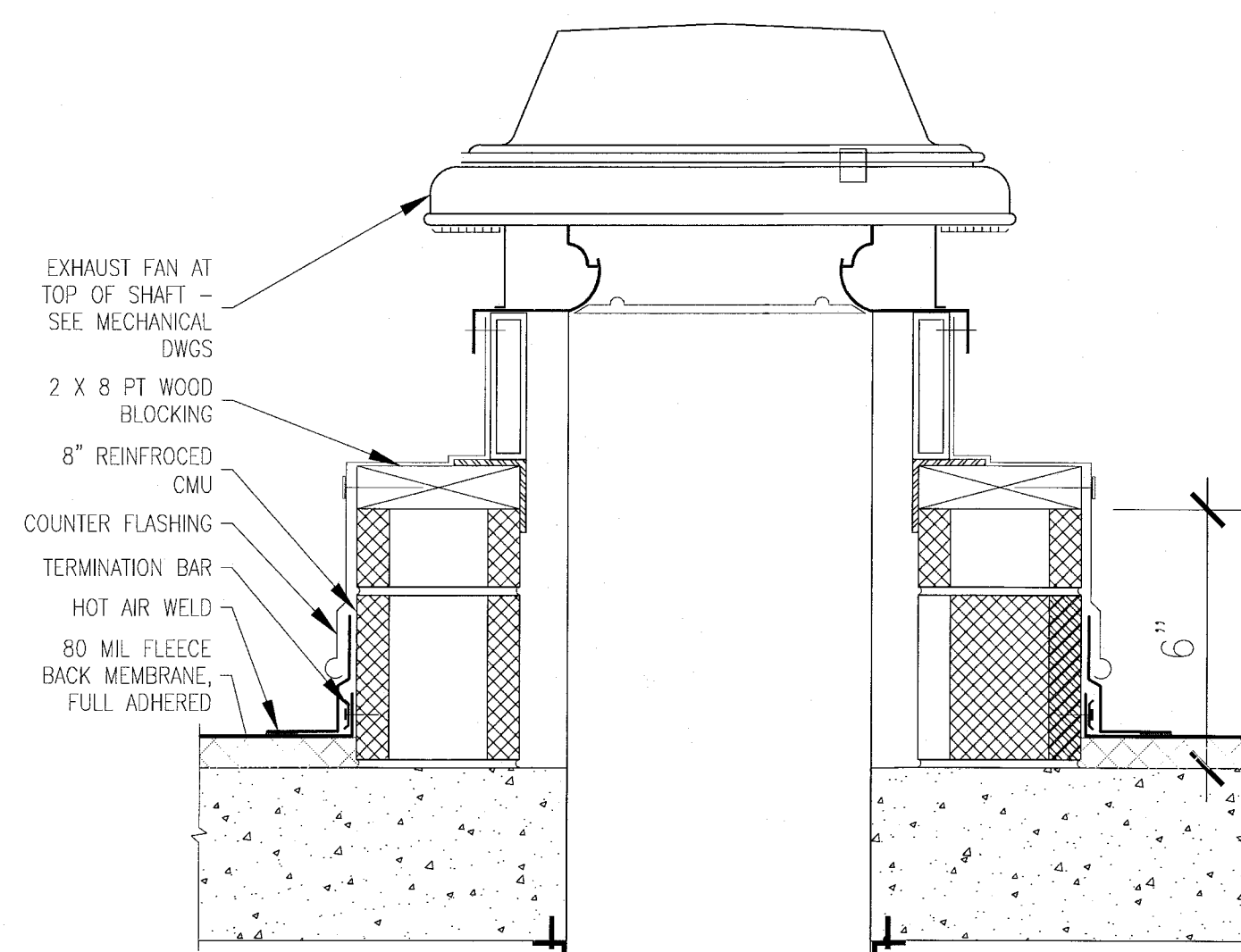
C ROOF SYSTEM - ONE (RS1)
SCALE: 3" = 1'-0"



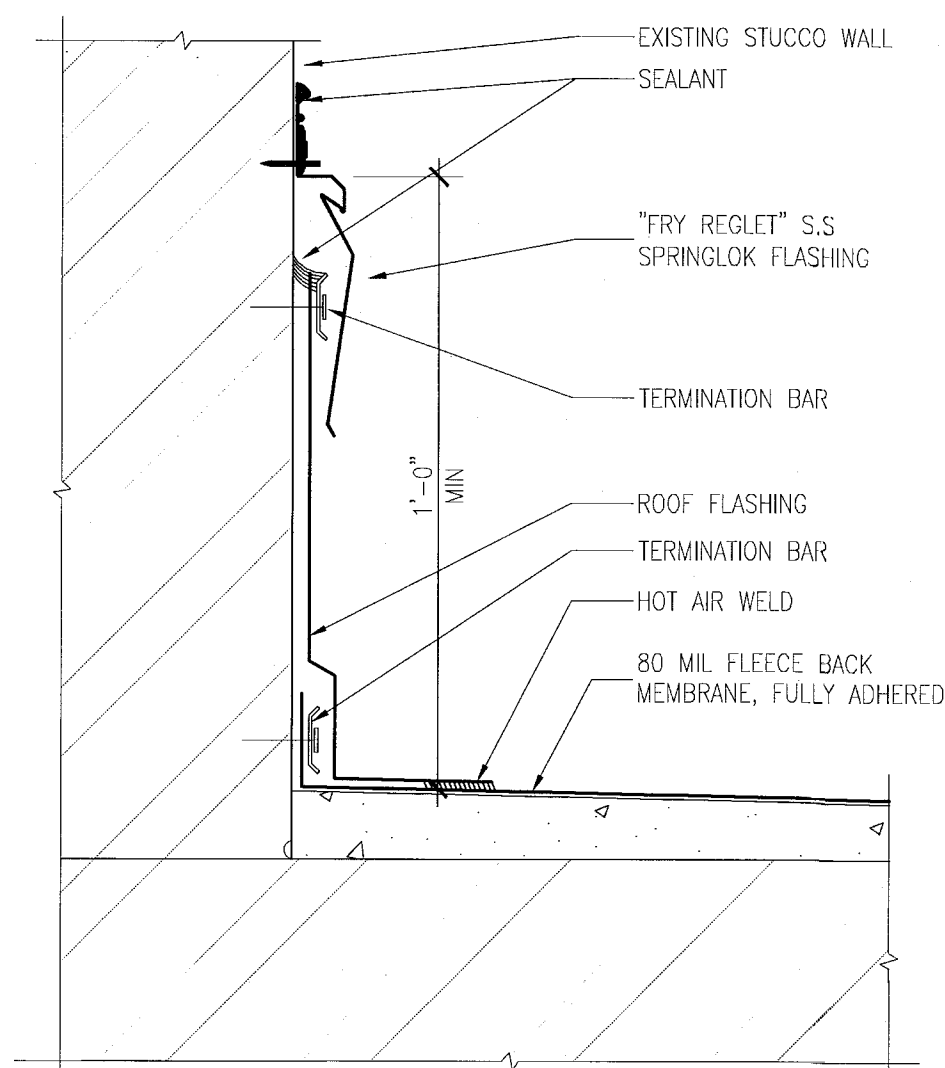
F ROOF AT RTU CURB DETAIL
SCALE: 3" = 1'-0"



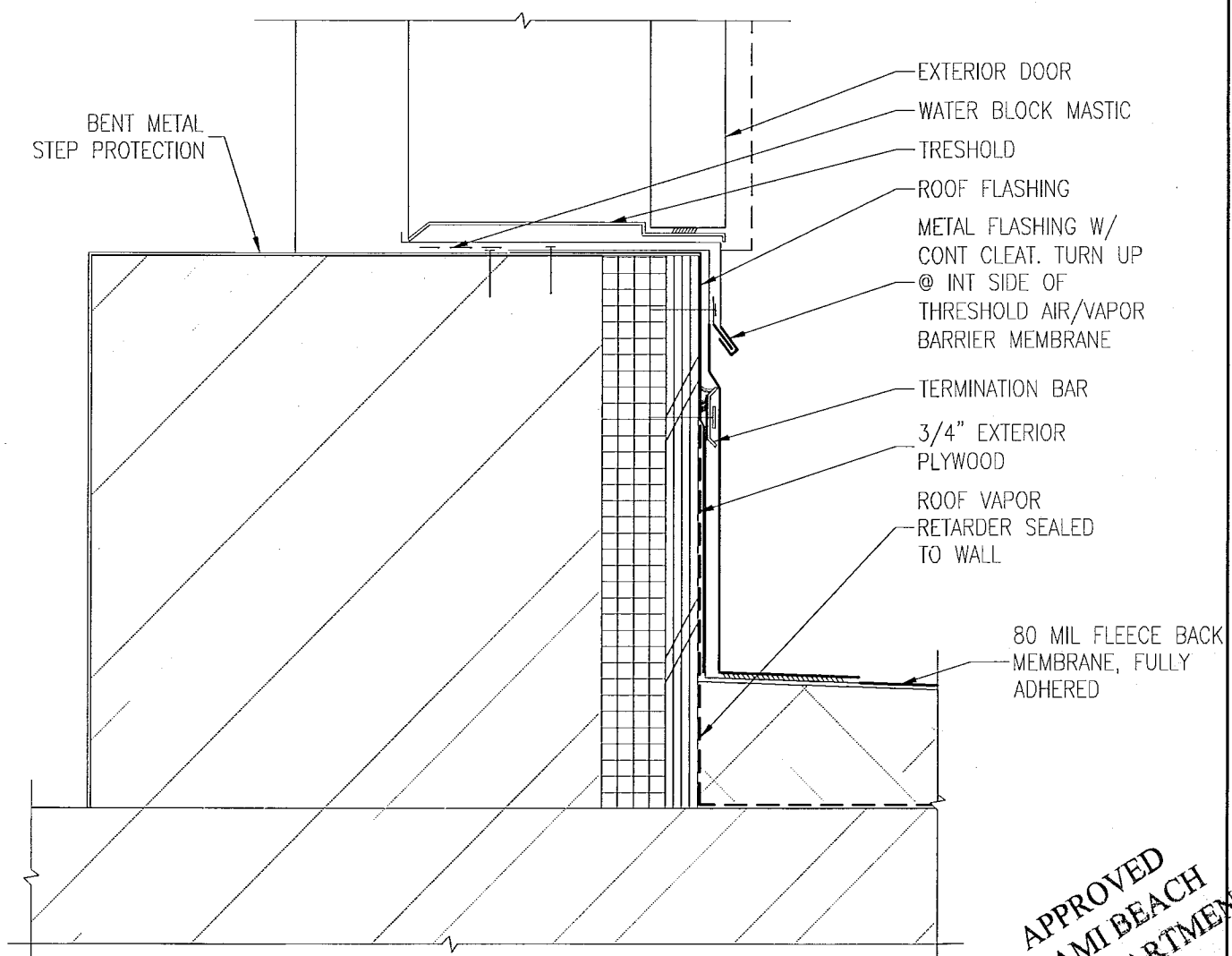
B ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



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



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



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

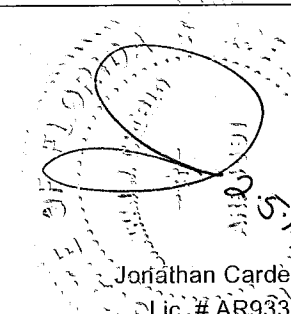
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

MIAMI BEACH, FL

N.T.S.

PERMIT SET

SF



Architecture Interiors Planning

Boston Miami

13036

JANUARY 24, 20

AS NOT

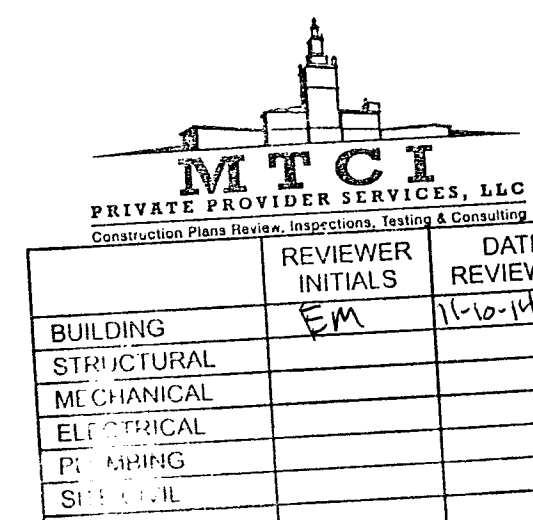
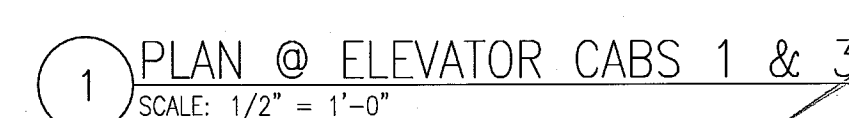
OF

ELEVATOR
ENLARGED PLAN
& SECTION

NUMBER _____

A602

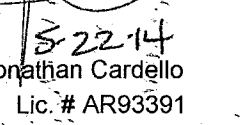
COPYRIGHT ADD INC 20



AMI BEACH, FL

S.[illegible]

NORTH SEAL



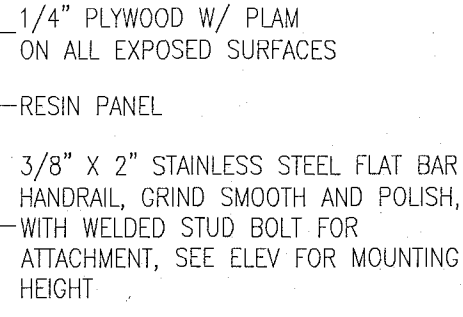
Architecture Interiors Planning

Boston Miami

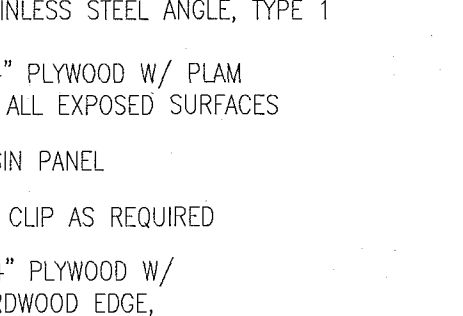
5036.00

3, 2014

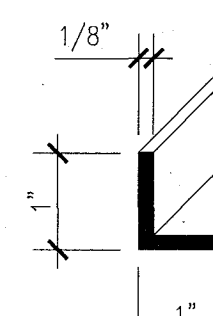
FINISHES



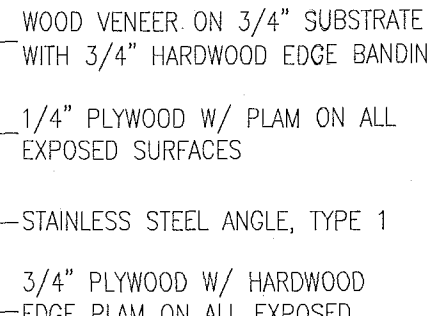
PLAN DETAIL @ ELEVATOR No.1 CAB HAND RAIL
SCALE: 6" = 1'-0"



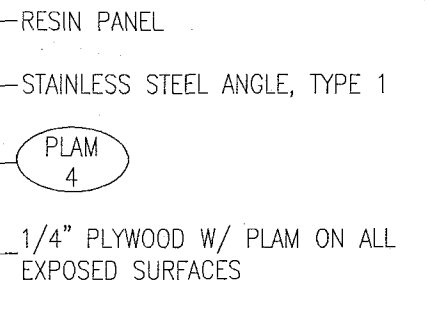
PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



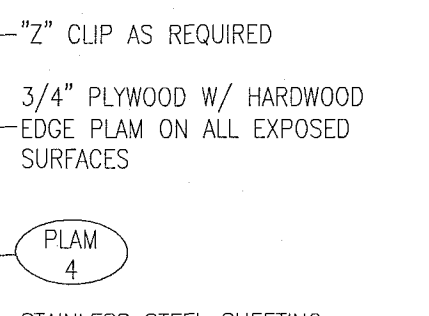
PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



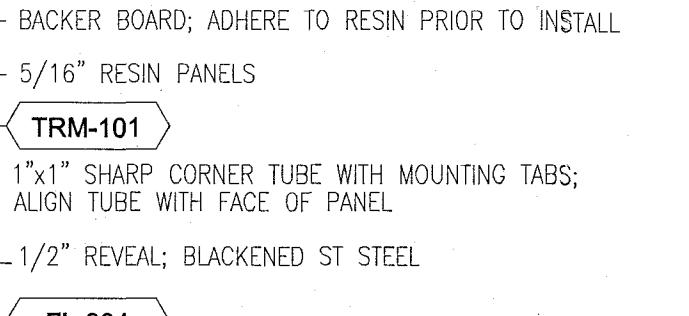
DETAIL @ ELEVATOR CAB CEILING
SCALE: 6" = 1'-0"



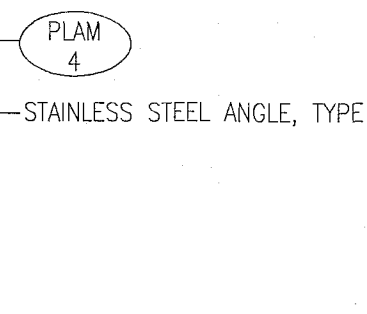
DETAIL @ ELEVATOR CAB PANEL REVEAL
SCALE: 6" = 1'-0"



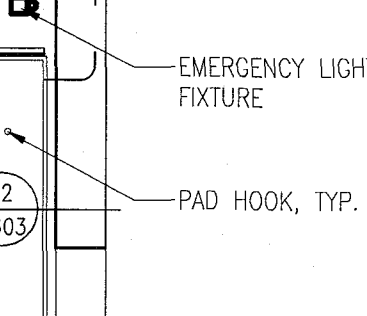
SECTION @ ELEVATOR CAB HAND RAIL & REVEAL
SCALE: 6" = 1'-0"



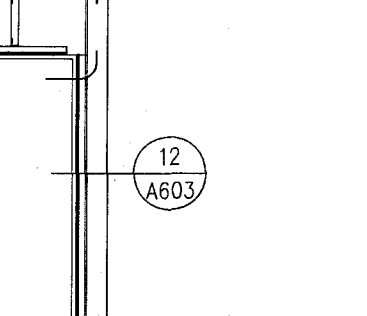
SECTION AT RESIN PANEL (PASSENGER)
SCALE: 3" = 1'-0"



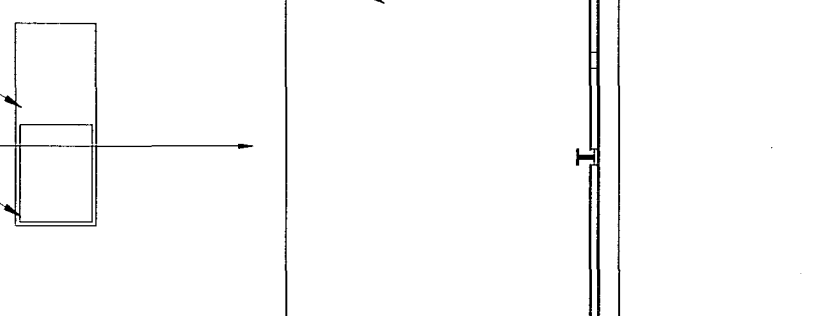
DETAIL @ ELEVATOR No.1 CAB BASE
SCALE: 6" = 1'-0"



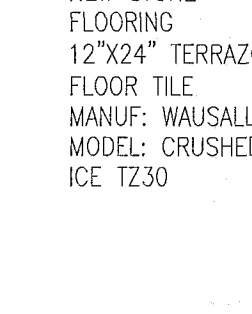
SIDE ELEVATION @ ELEVATOR CABS 1
SCALE: 1/2" = 1'-0"



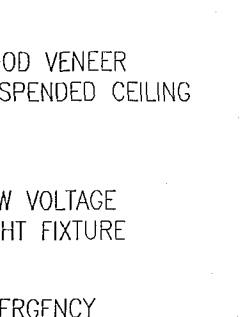
REAR ELEVATION @ ELEVATOR CABS 1 & 3
SCALE: 1/2" = 1'-0"



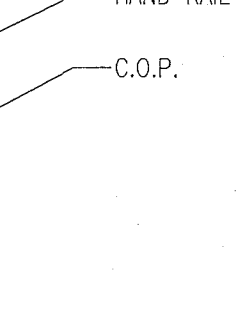
FRONT ELEVATION @ ELEVATOR CAB 1
SCALE: 1/2" = 1'-0"



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



RCP @ ELEVATOR CABS



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

MIAMI BEACH, FL

T.S.

[illegible]

SEAL

Architecture Interiors Planning

Jonathan Cardello

13036.00

FEBRUARY 18, 2014

$$\frac{1}{4^n} = 1 - 0^n$$

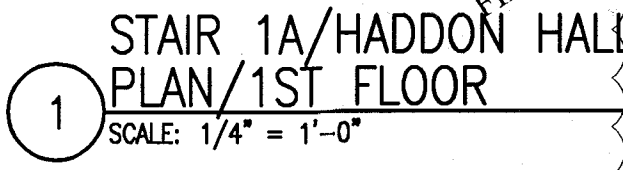
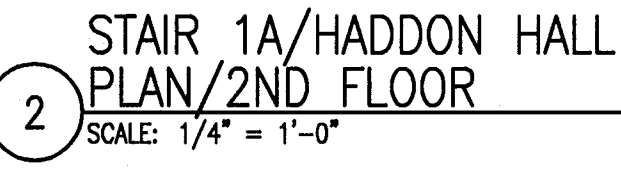
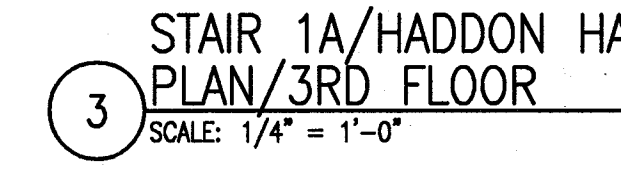
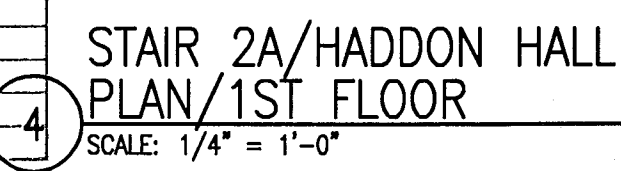
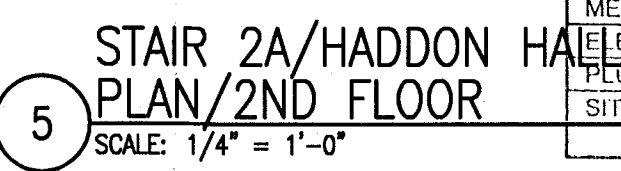
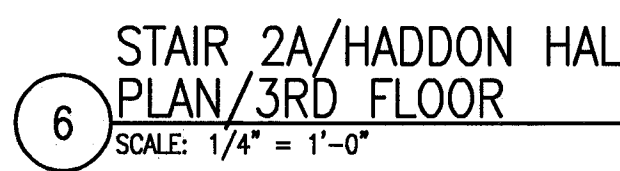
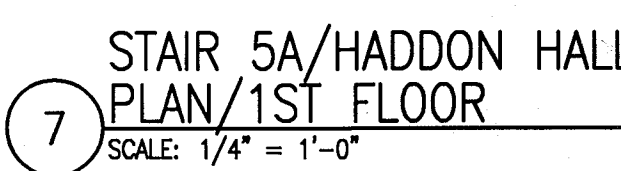
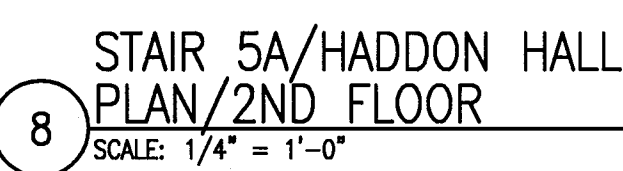
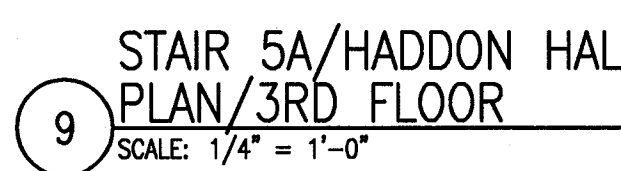
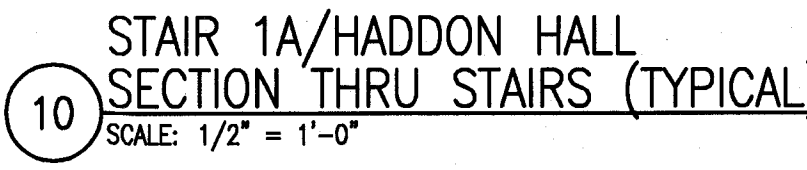
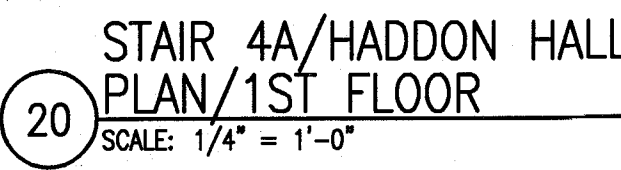
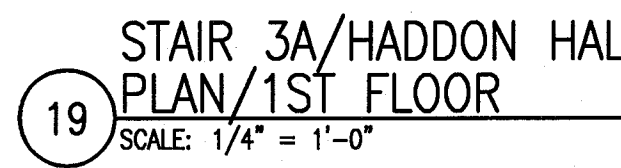
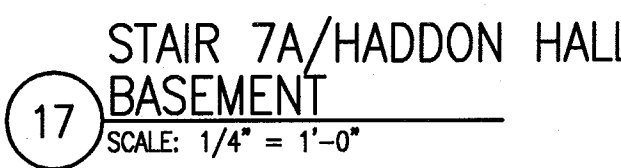
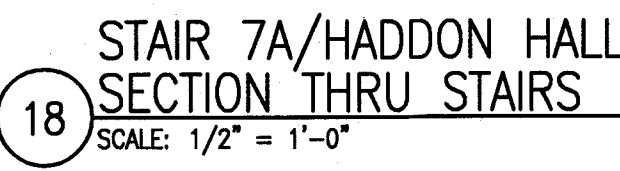
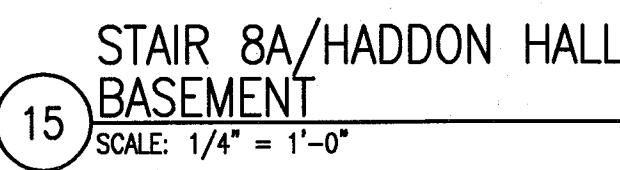
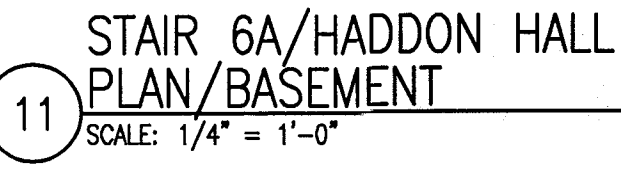
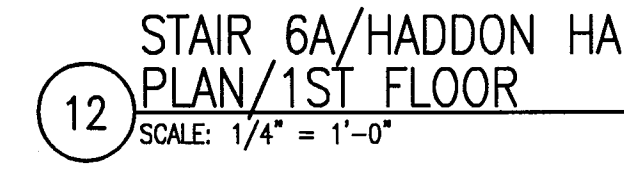
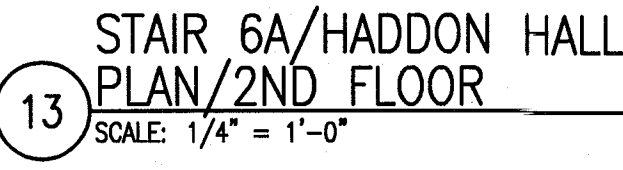
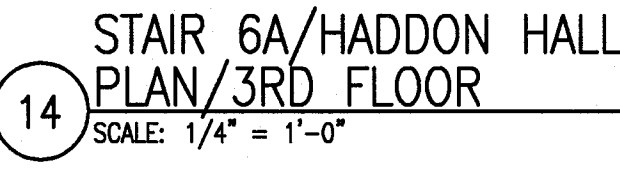
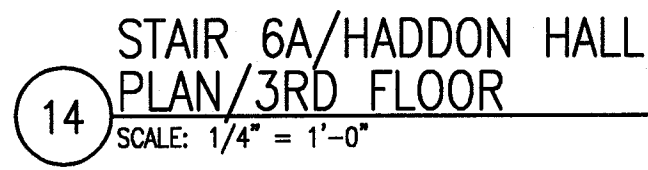
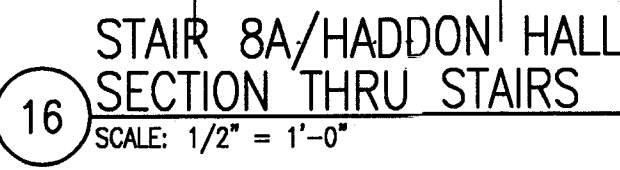
SHEET TITLE

STAIR PLANS AT HADDON HALL

SHEET NUMBER

A611

COPYRIGHT ADD INC 2011



HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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

100% CONSTRUCTION DOCUMENT SET

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

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1070
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA25001507

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

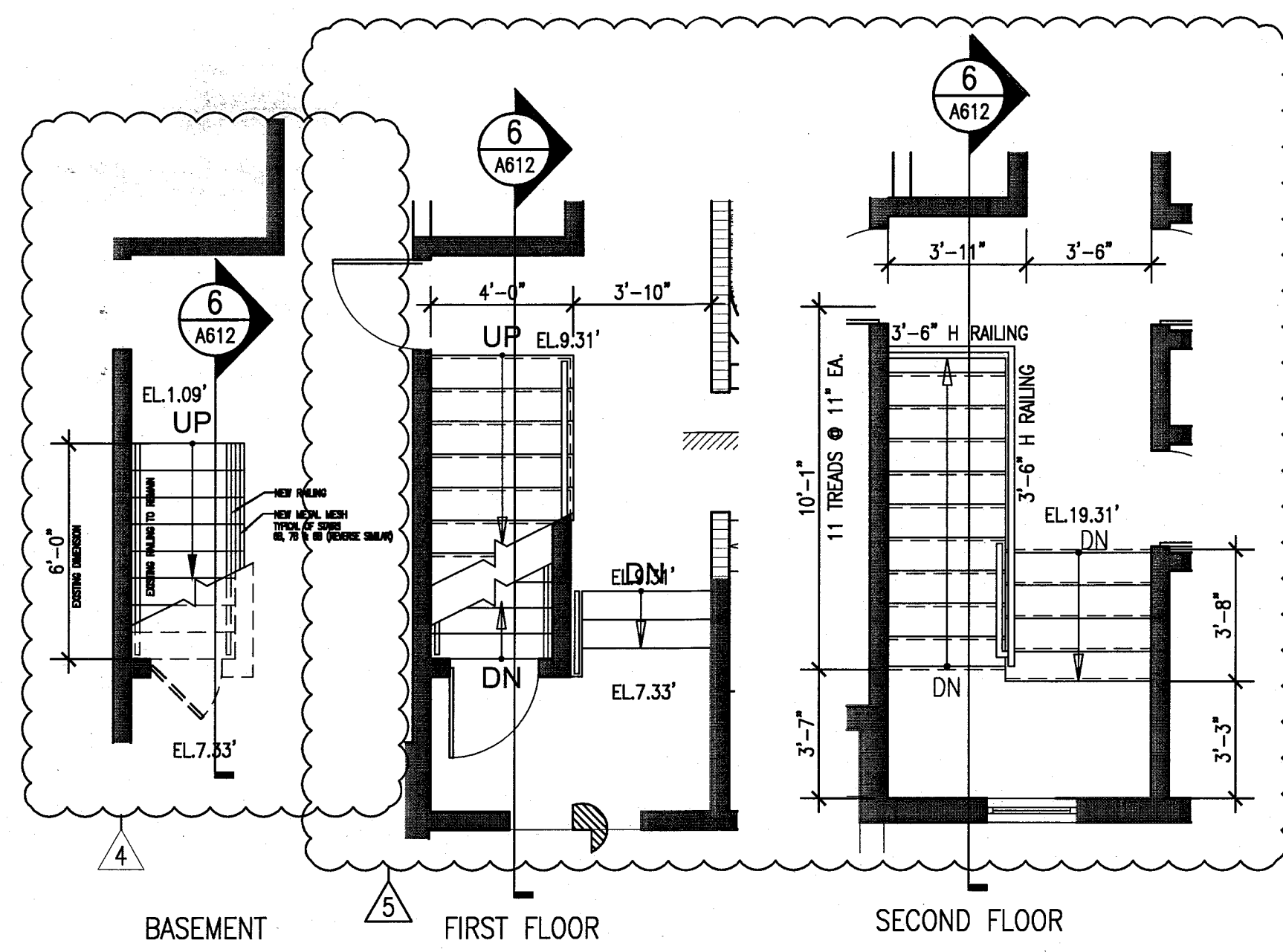
SHEET TITLE

STAIR PLANS
AT CAMPTON

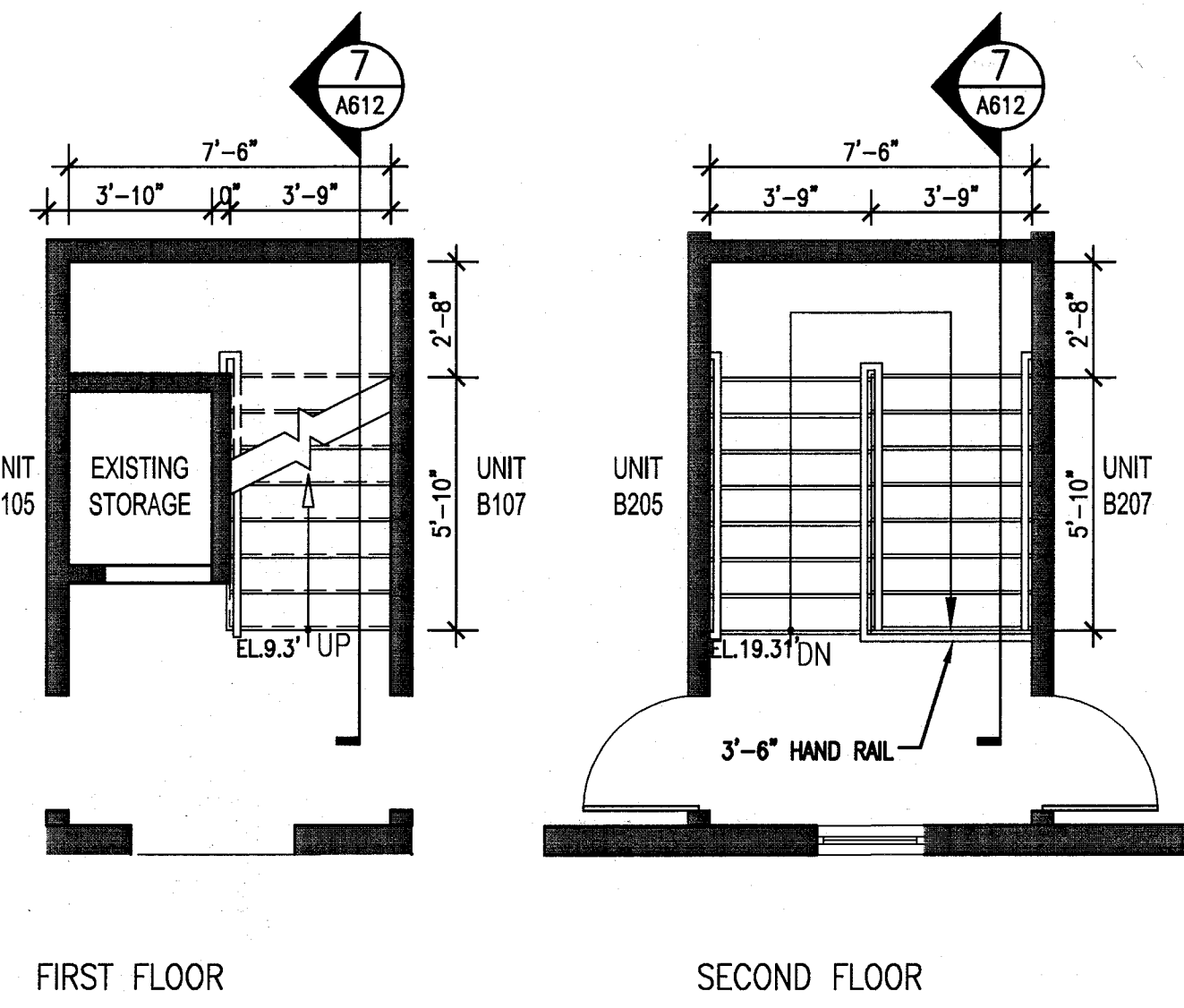
SHEET NUMBER

A612

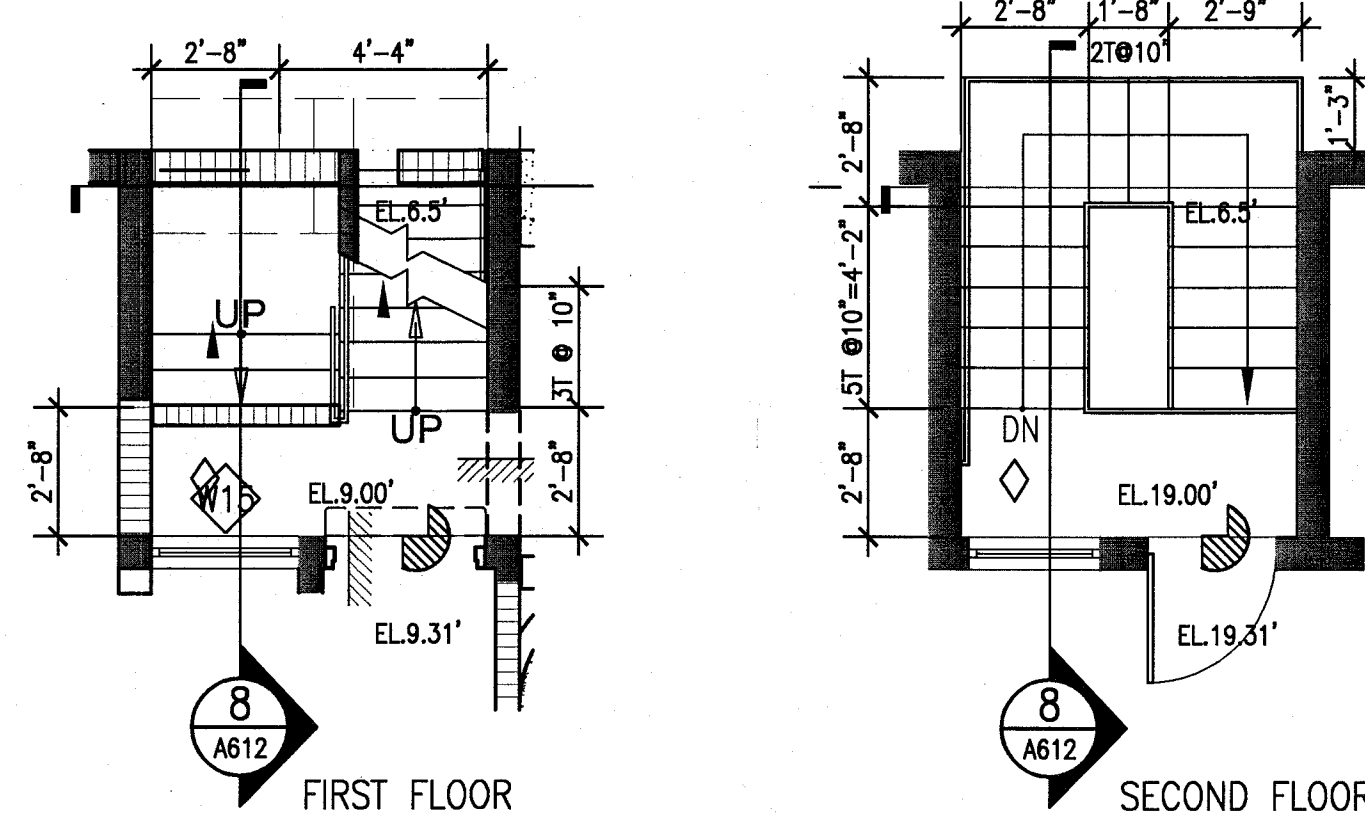
COPYRIGHT ADD INC 2011



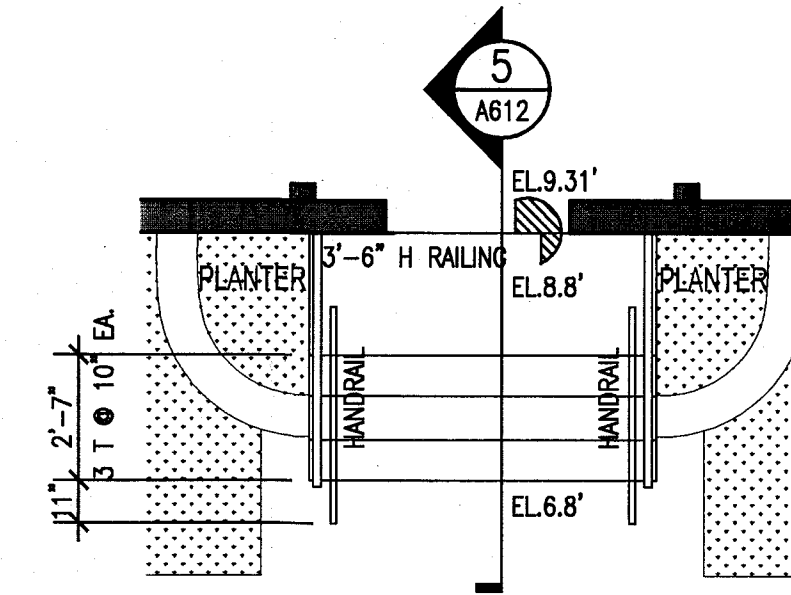
1 STAIR 6B & 11B (4B & 7B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



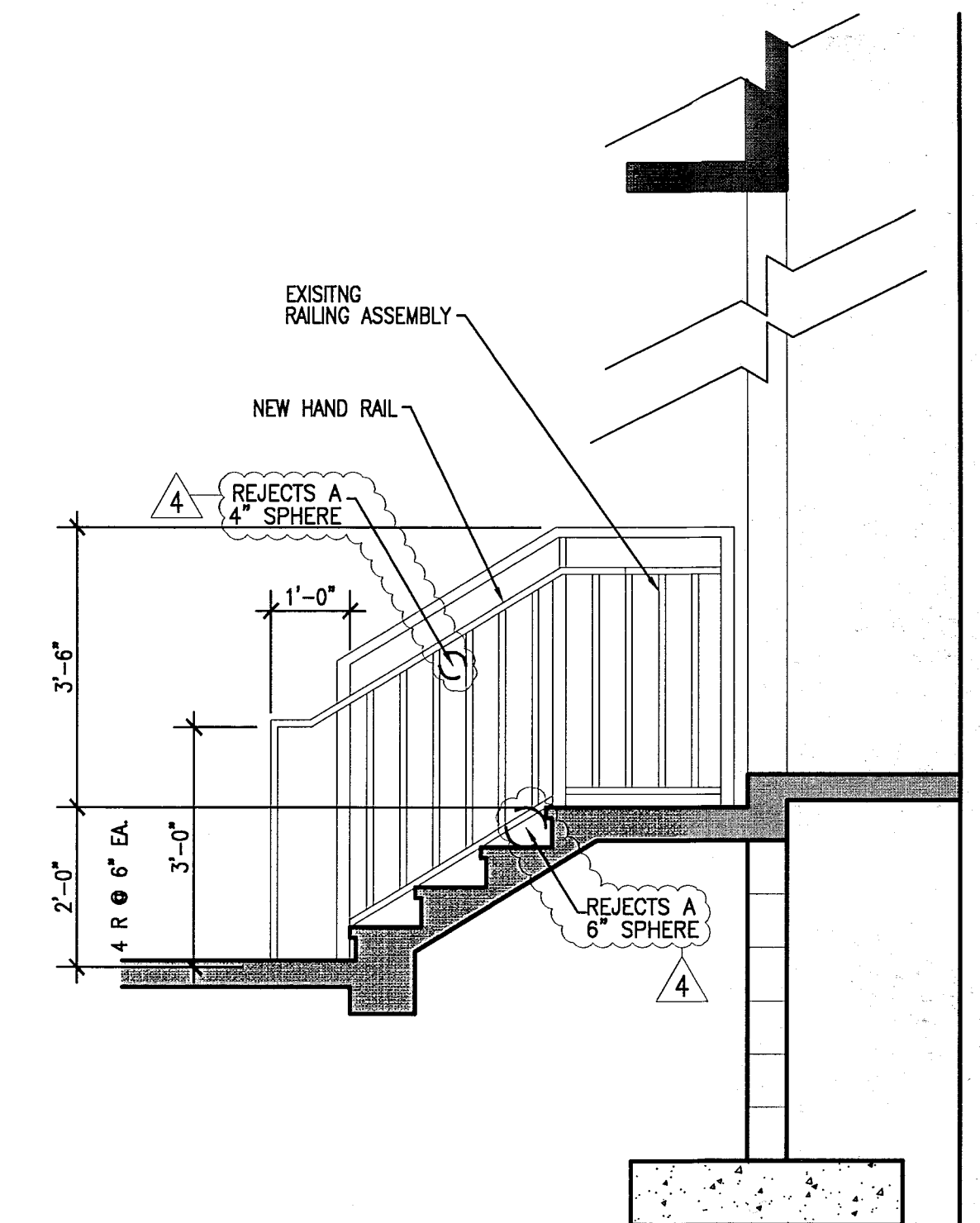
2 STAIR 5B & 10B
CAMPTON/ PLAN
SCALE: 1/4" = 1'-0"



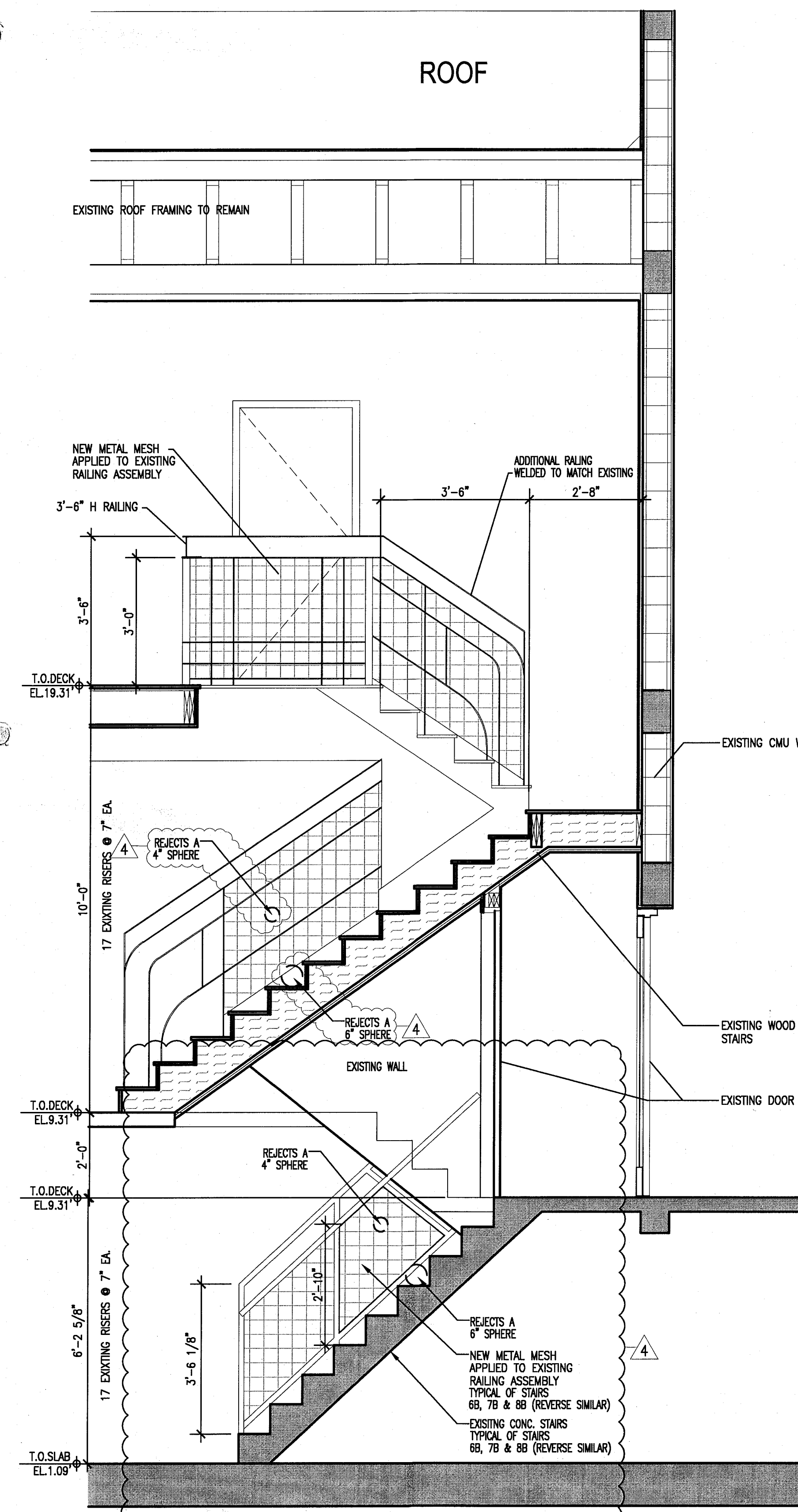
3 STAIR 1B, 3B & 9B (2B, 8B & 12B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



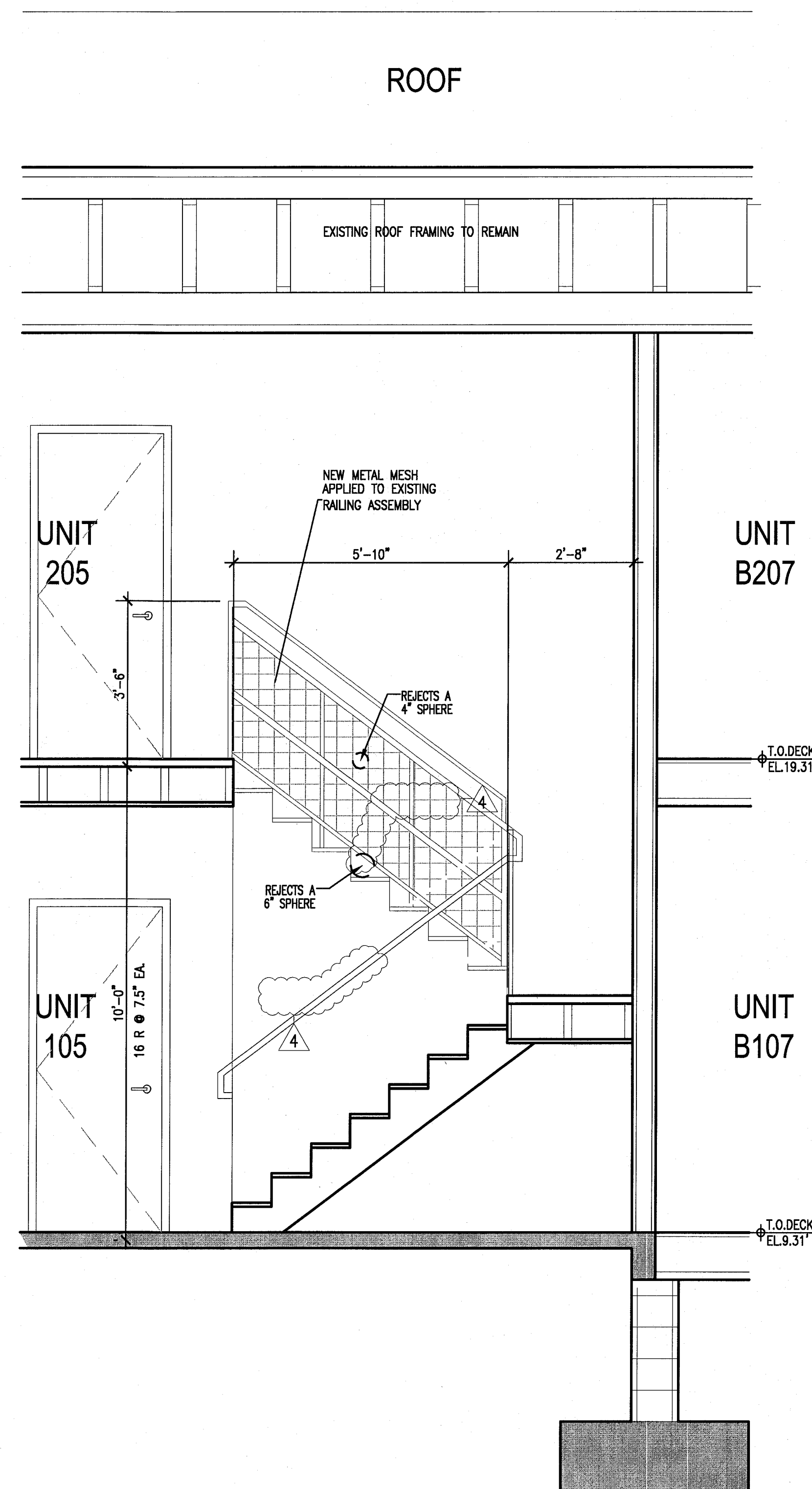
4 CAMPTON ENTRY STAIRS
PLAN
SCALE: 1/4" = 1'-0"



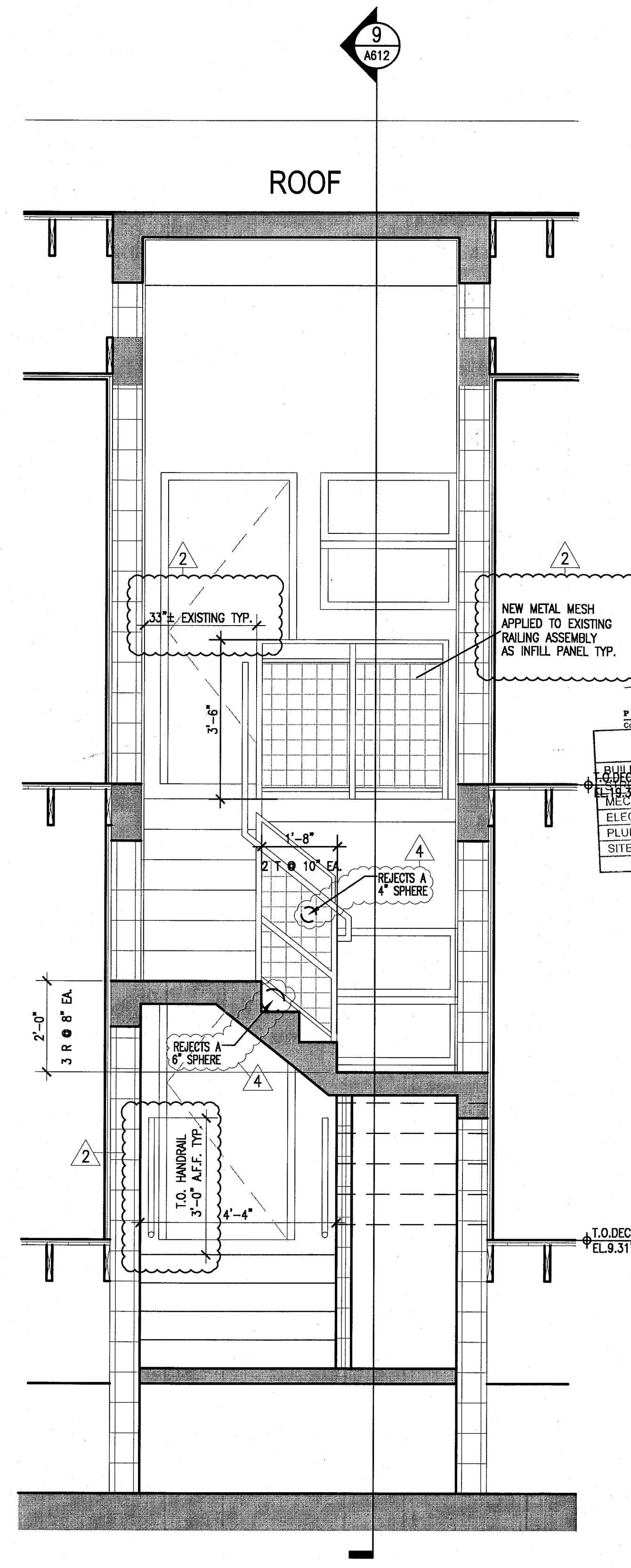
5 CAMPTON ENTRY STAIR
SECTION
SCALE: 1/2" = 1'-0"



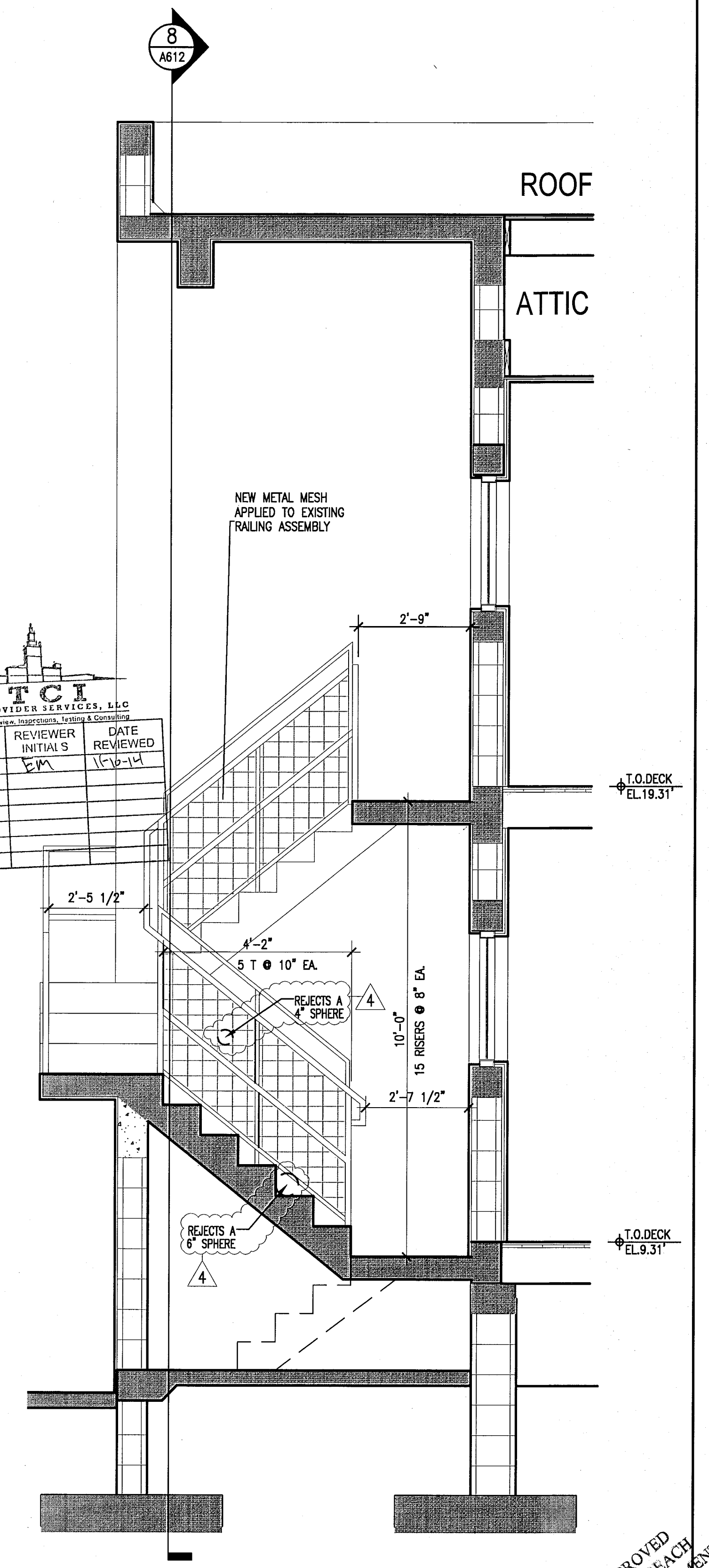
6 SECTION THRU STAIRS
6B & 11B AT CAMPTON
SCALE: 1/2" = 1'-0"



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



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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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

100% CONSTRUCTION DOCUMENT SET

ADD Inc

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

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/2" = 1'-0"

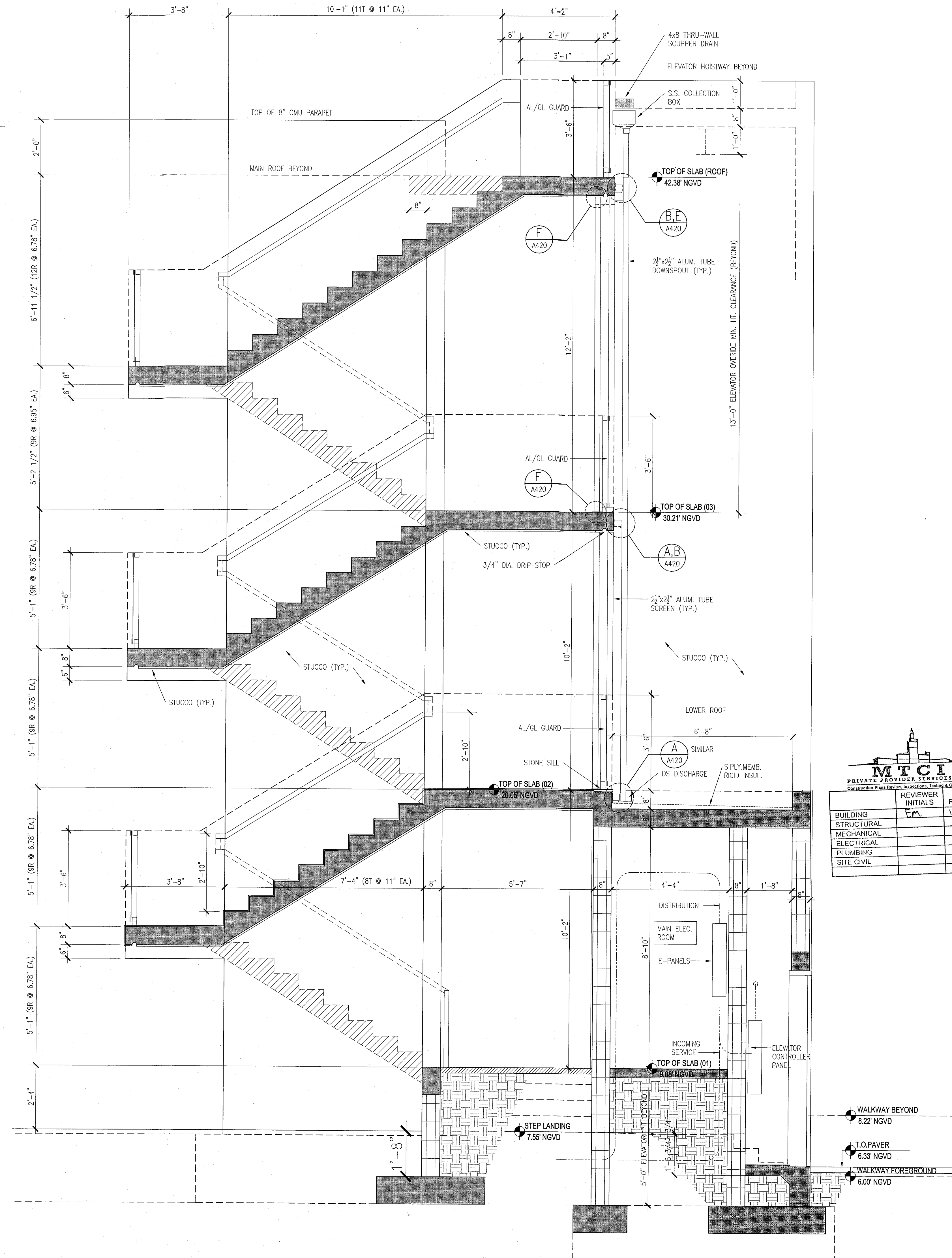
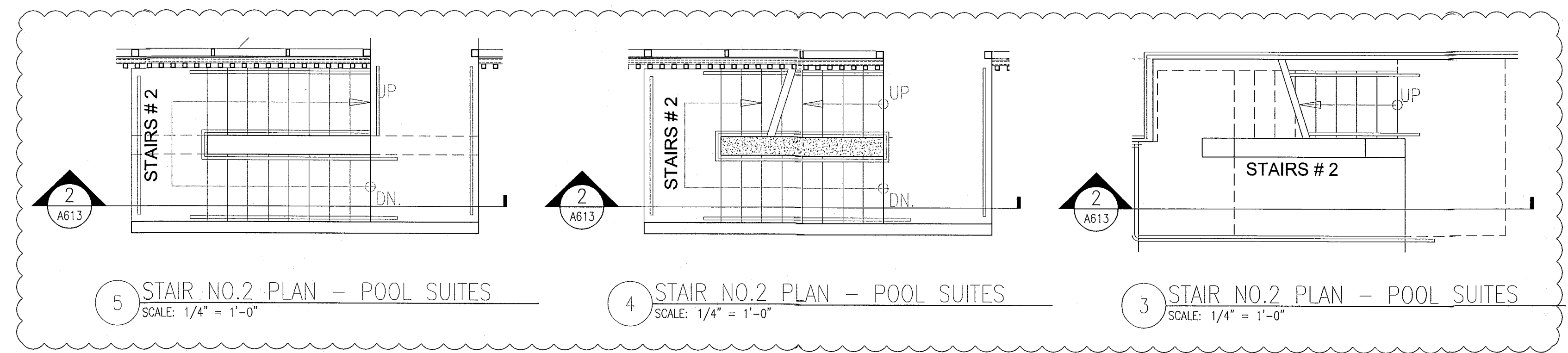
SHEET TITLE

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

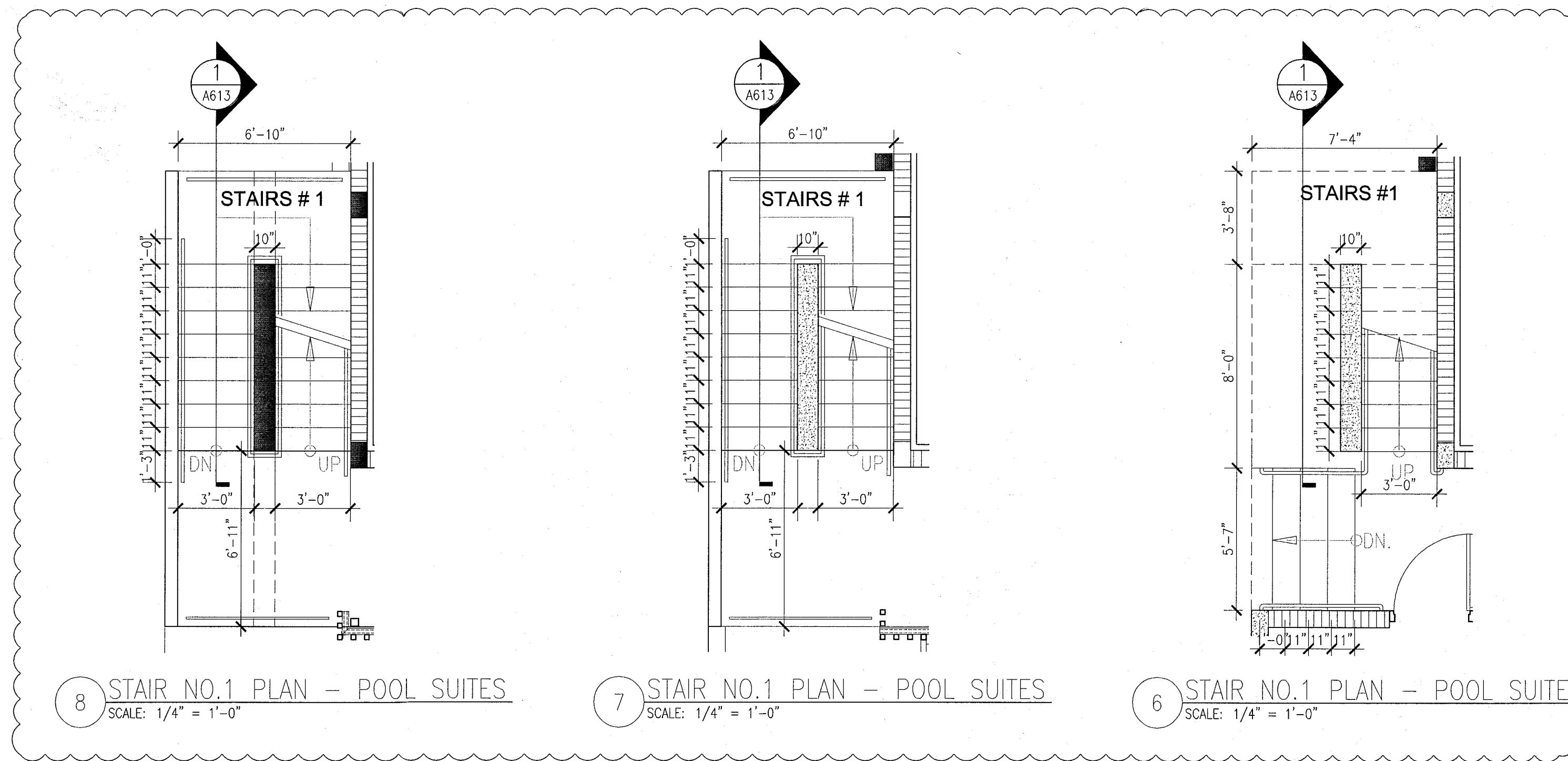
SHEET NUMBER

A613

COPYRIGHT ADD INC 2011



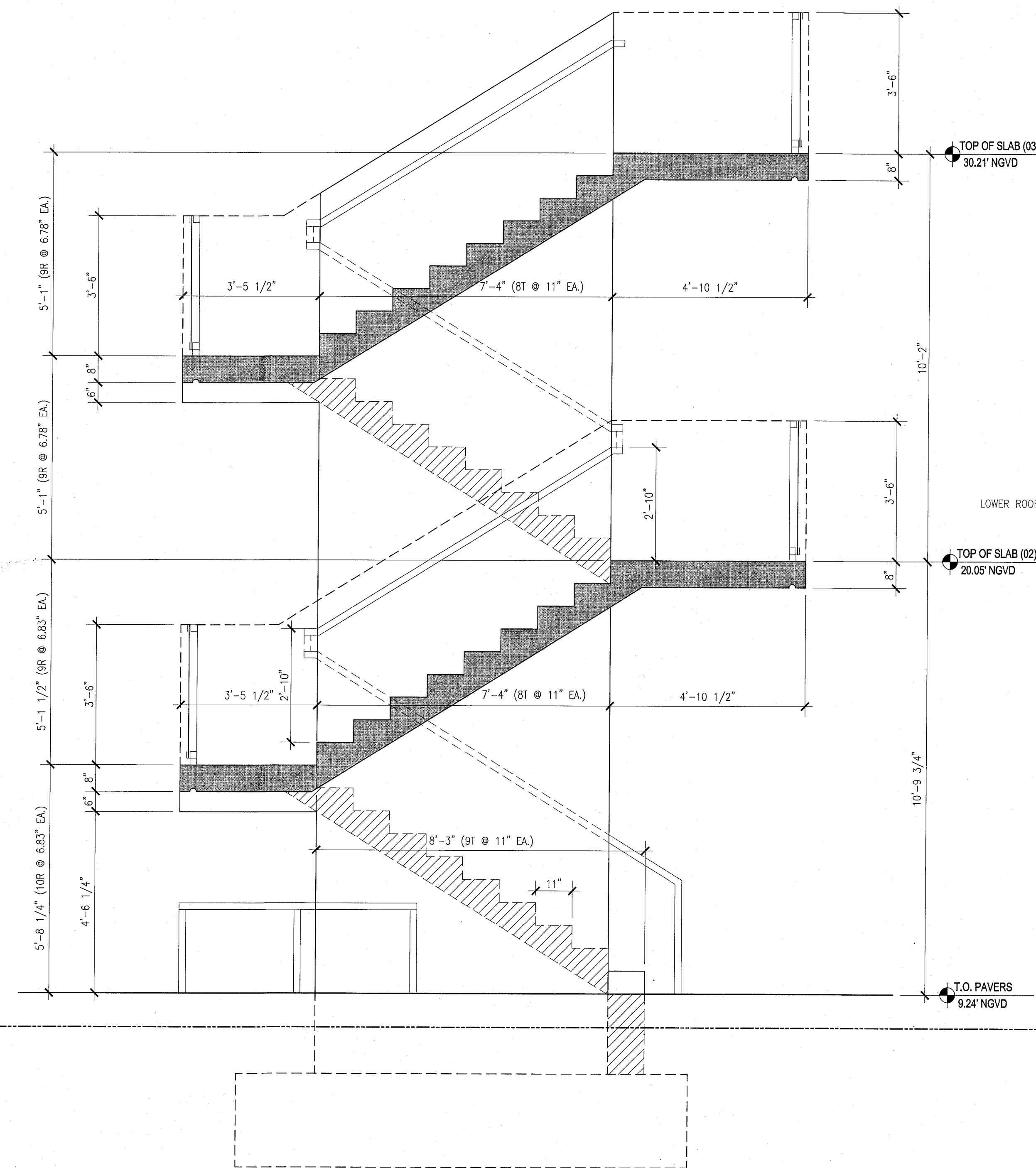
1 STAIR NO.1 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"



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

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

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

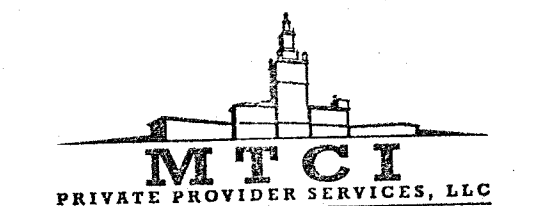


2 STAIR NO.2 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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



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

100% CONSTRUCTION DOCUMENT SET

SEAL
Johathan Cardello
Lic. # AR93591

ADD Inc Architecture Interiors Planning

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

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

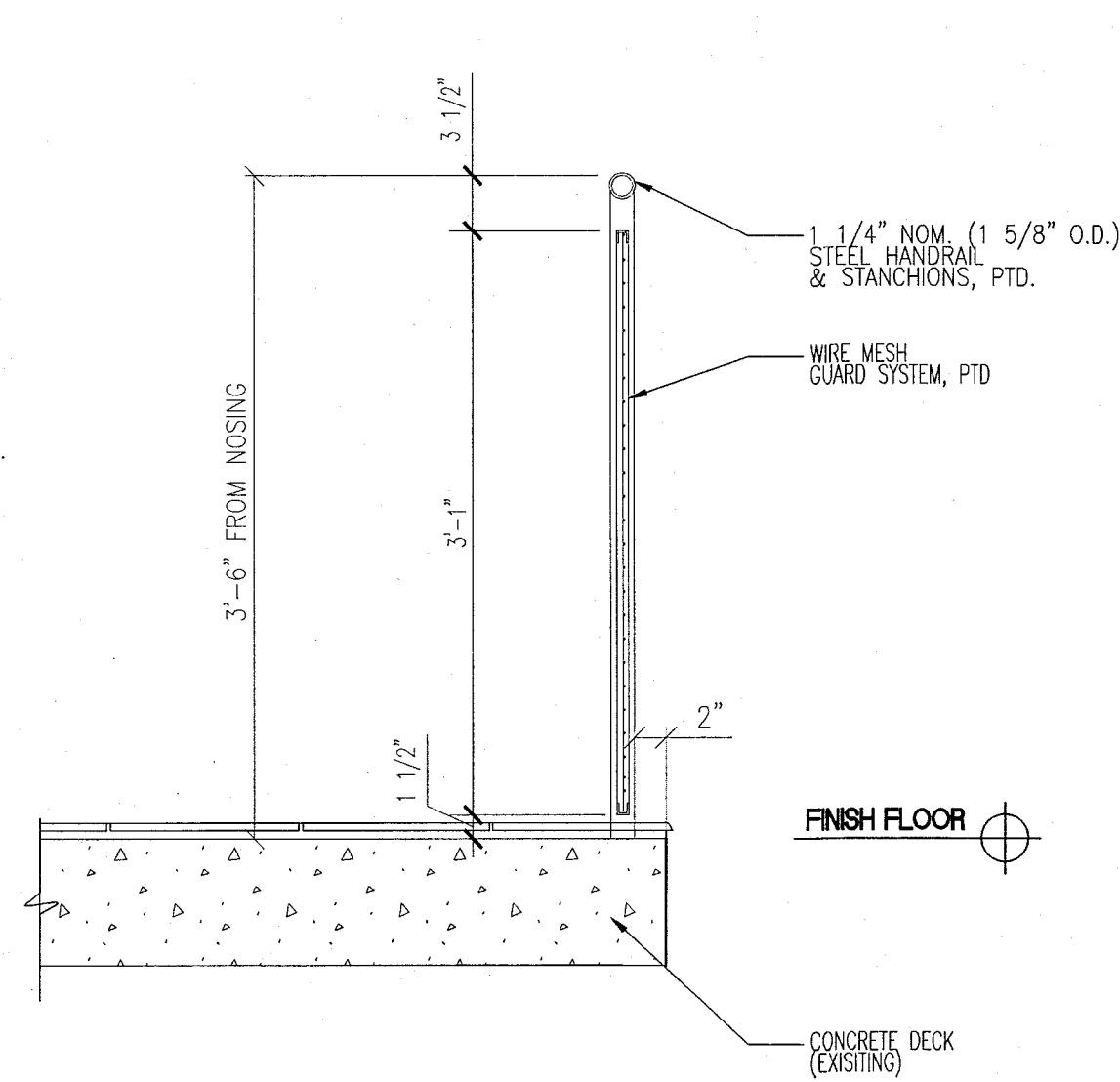
SHEET TITLE

STAIR TYP. DETAILS

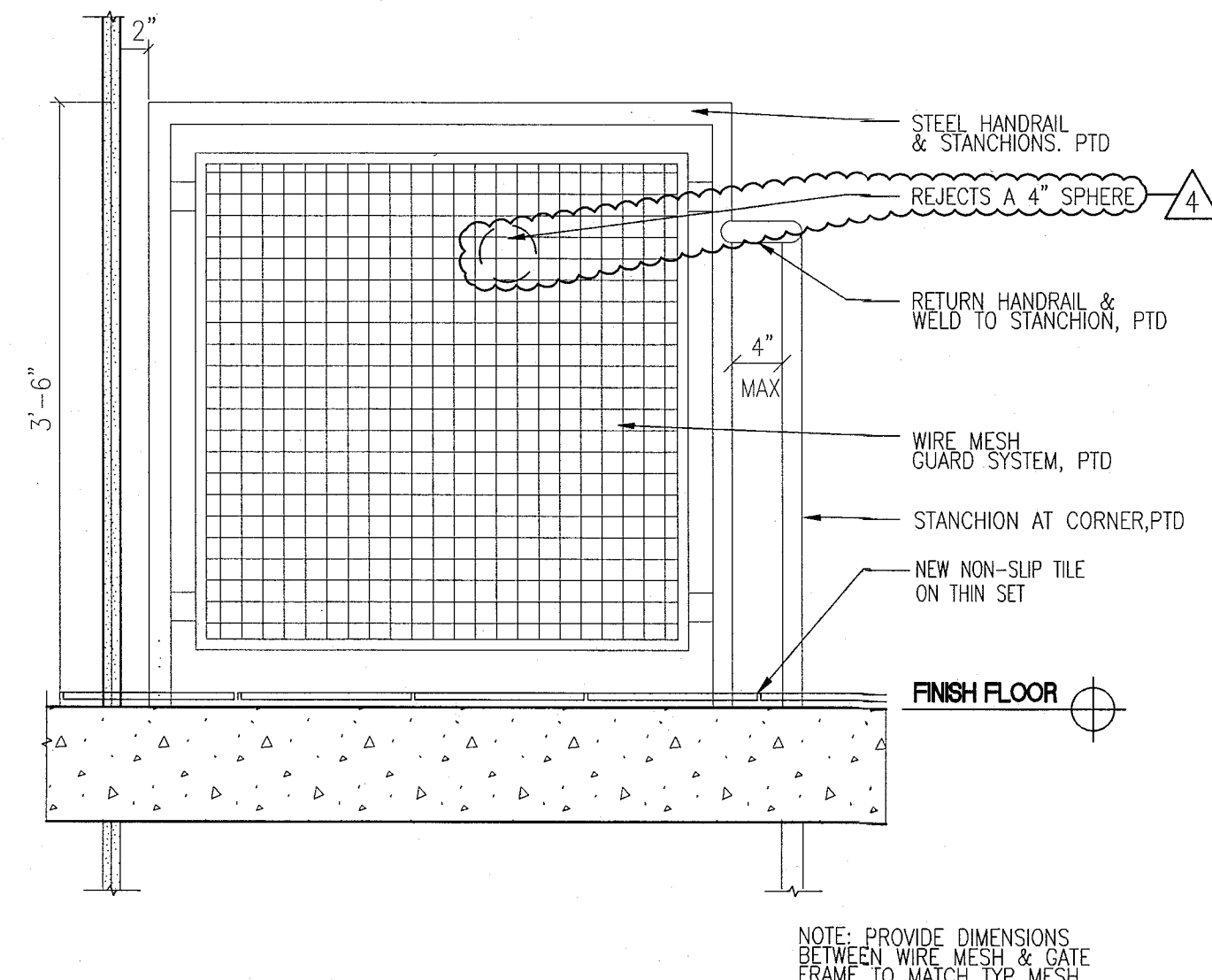
SHEET NUMBER

A617

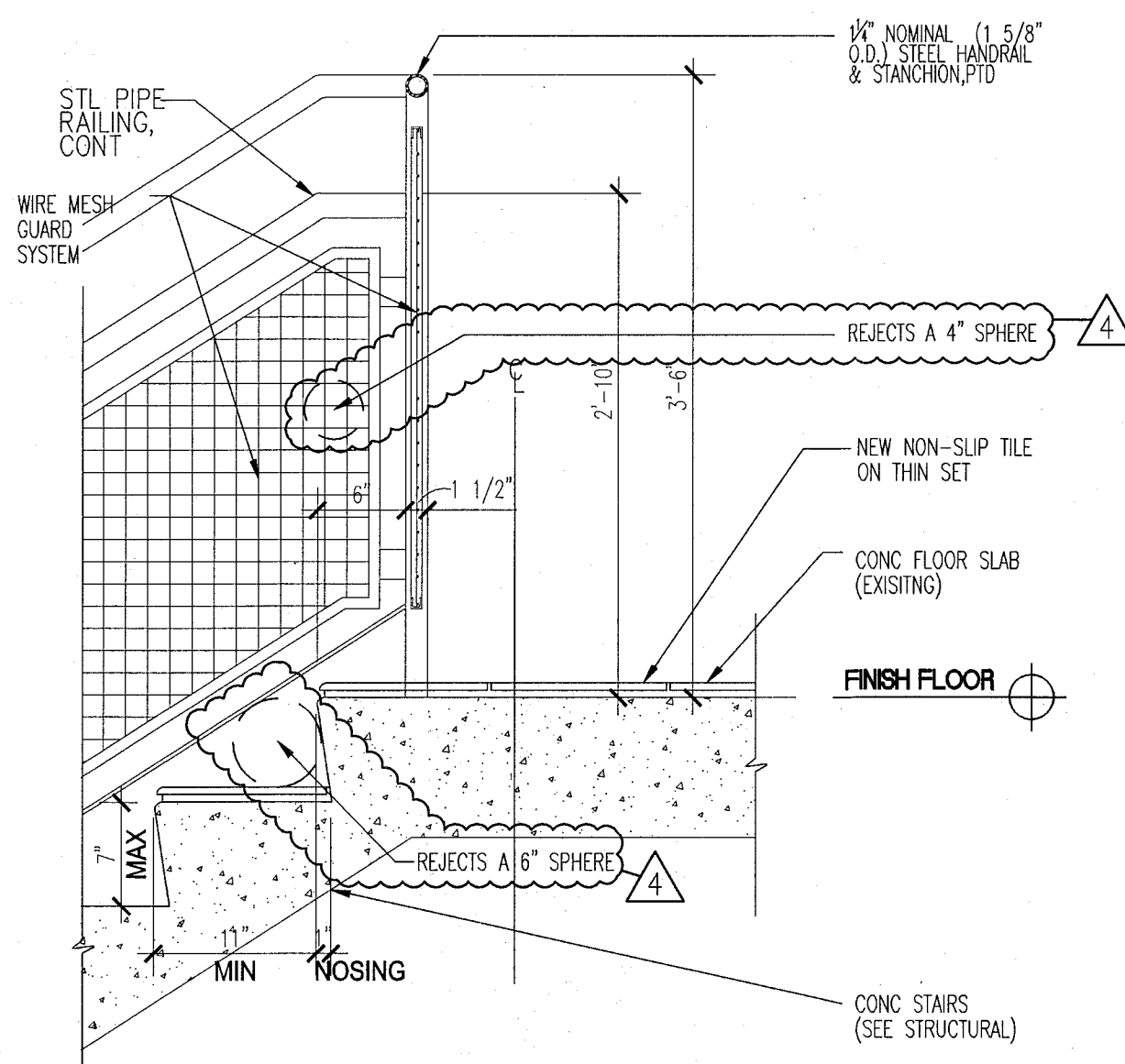
COPYRIGHT ADD INC 2011



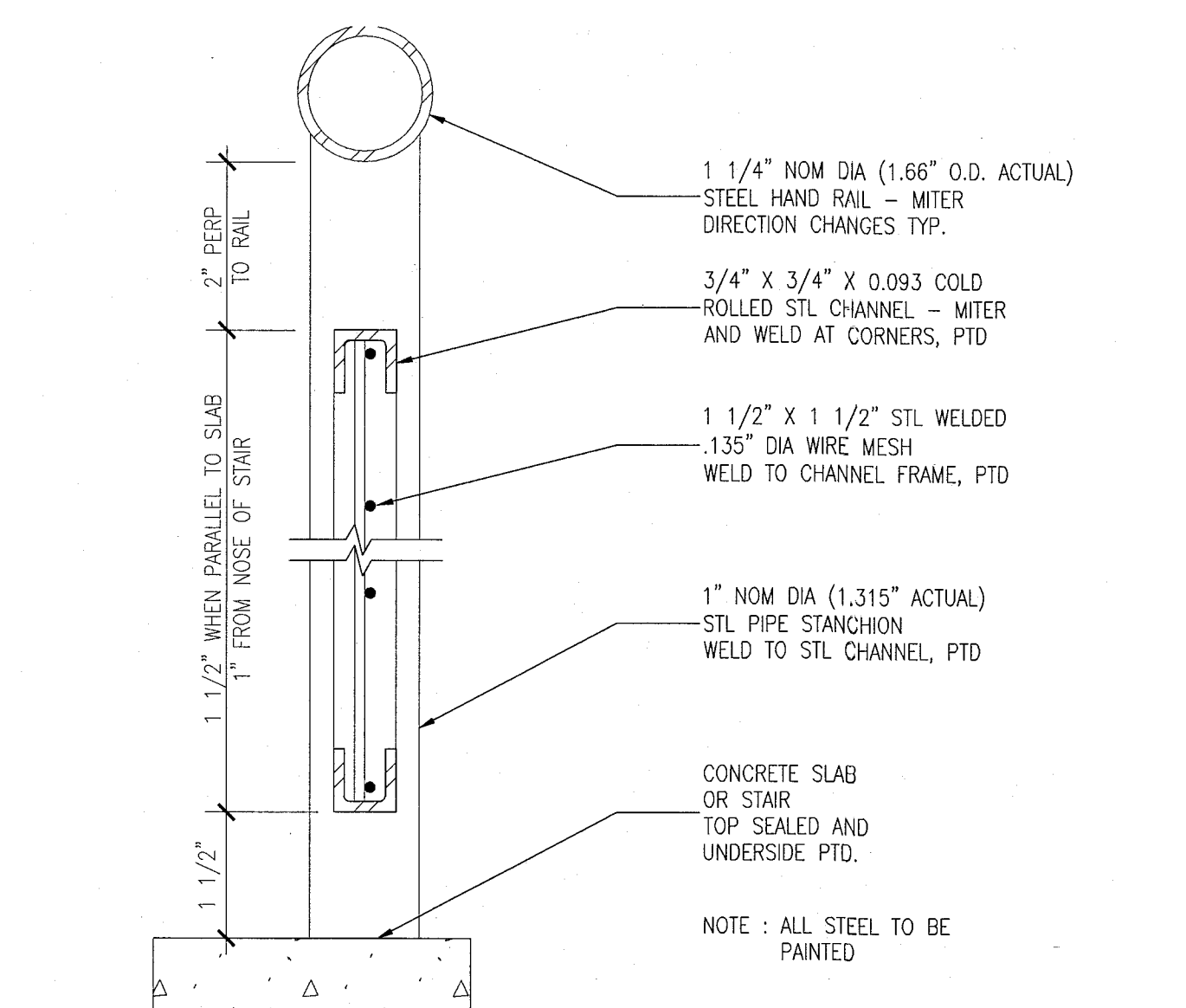
11 SECTION AT TOP BALCONY
SCALE: 1" = 1'-0"



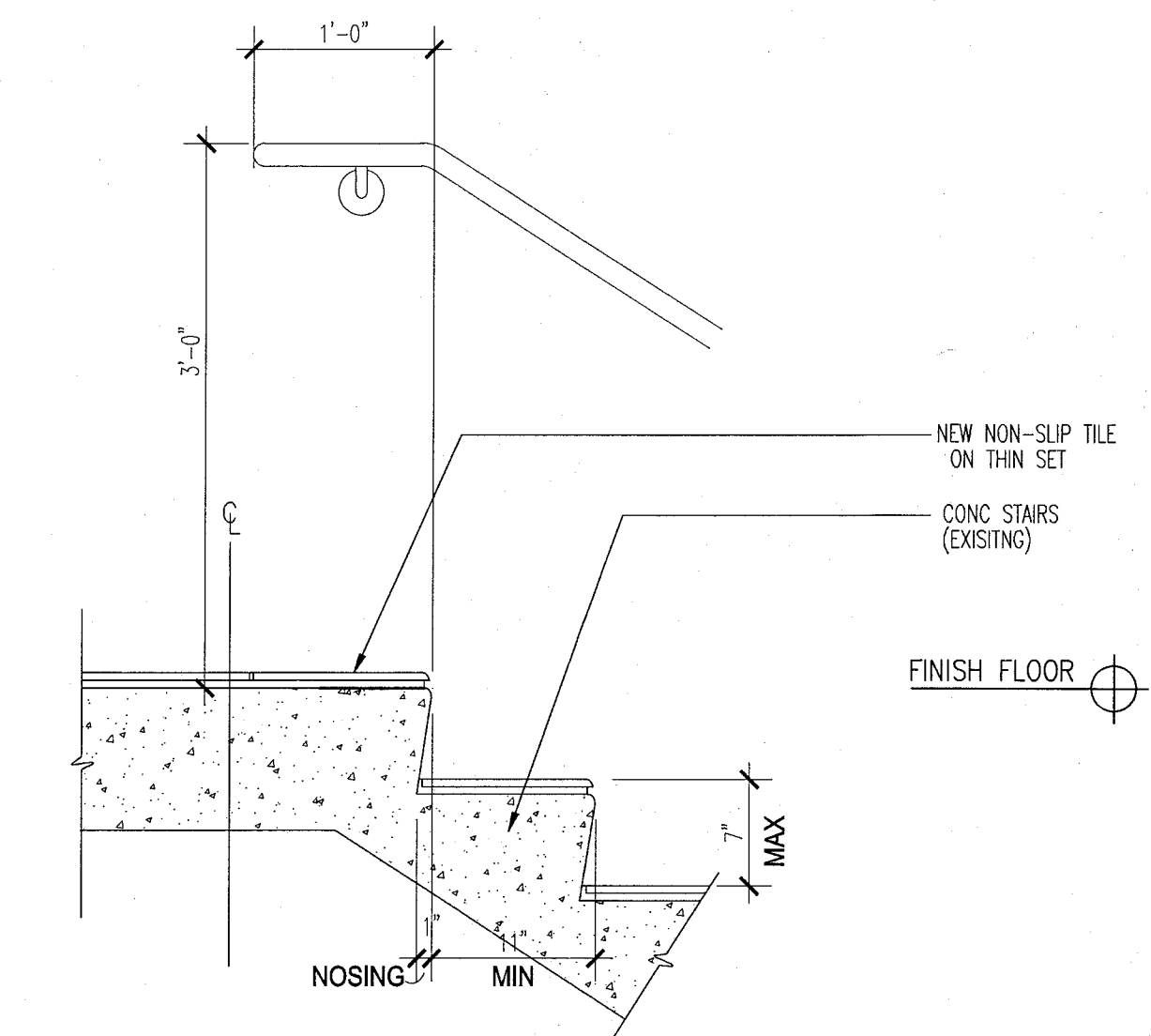
6 GUARDRAIL AT TOP LANDING
SCALE: 1" = 1'-0"



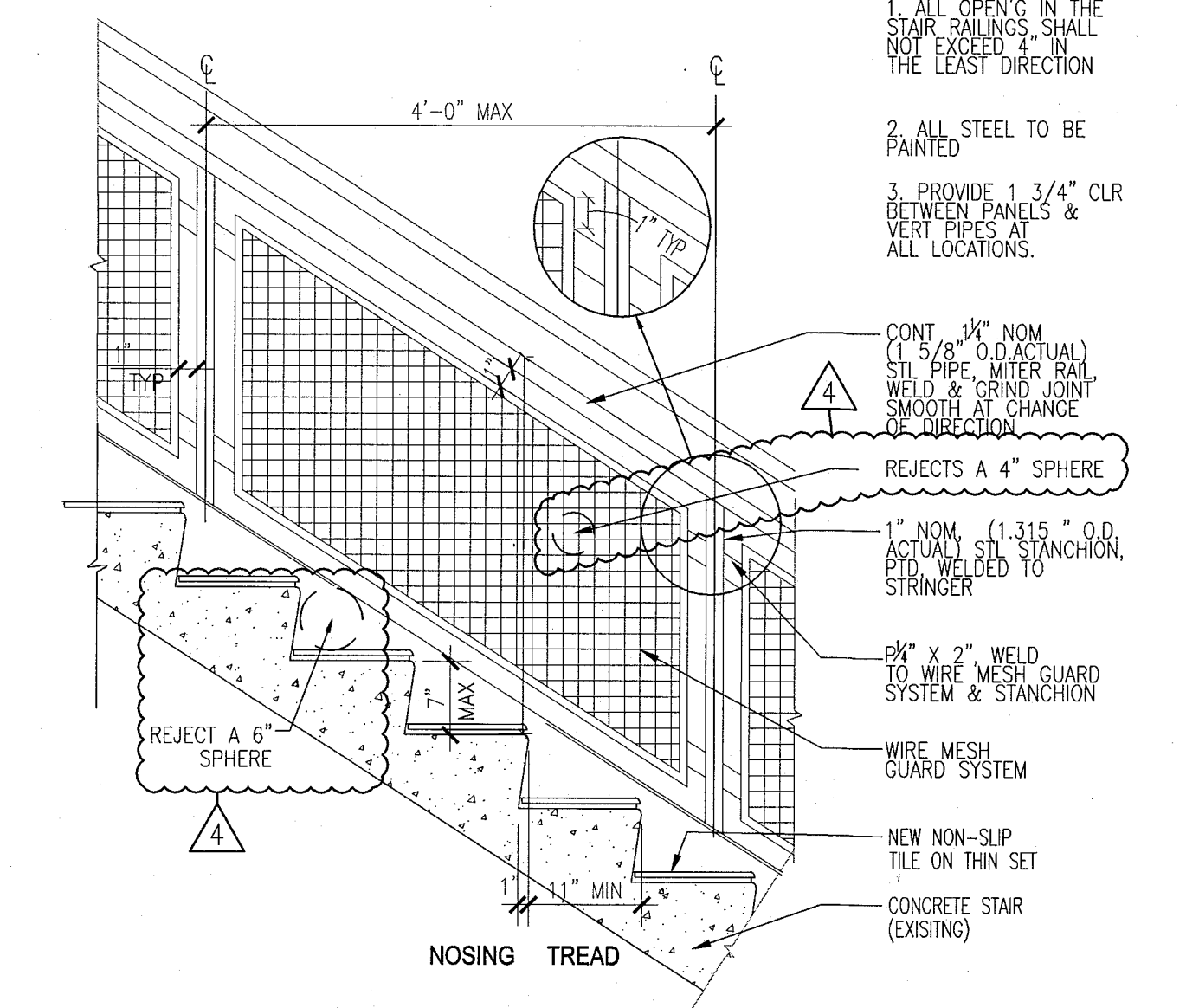
9 DETAIL AT TOP LANDING BALCONY
SCALE: 1" = 1'-0"



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

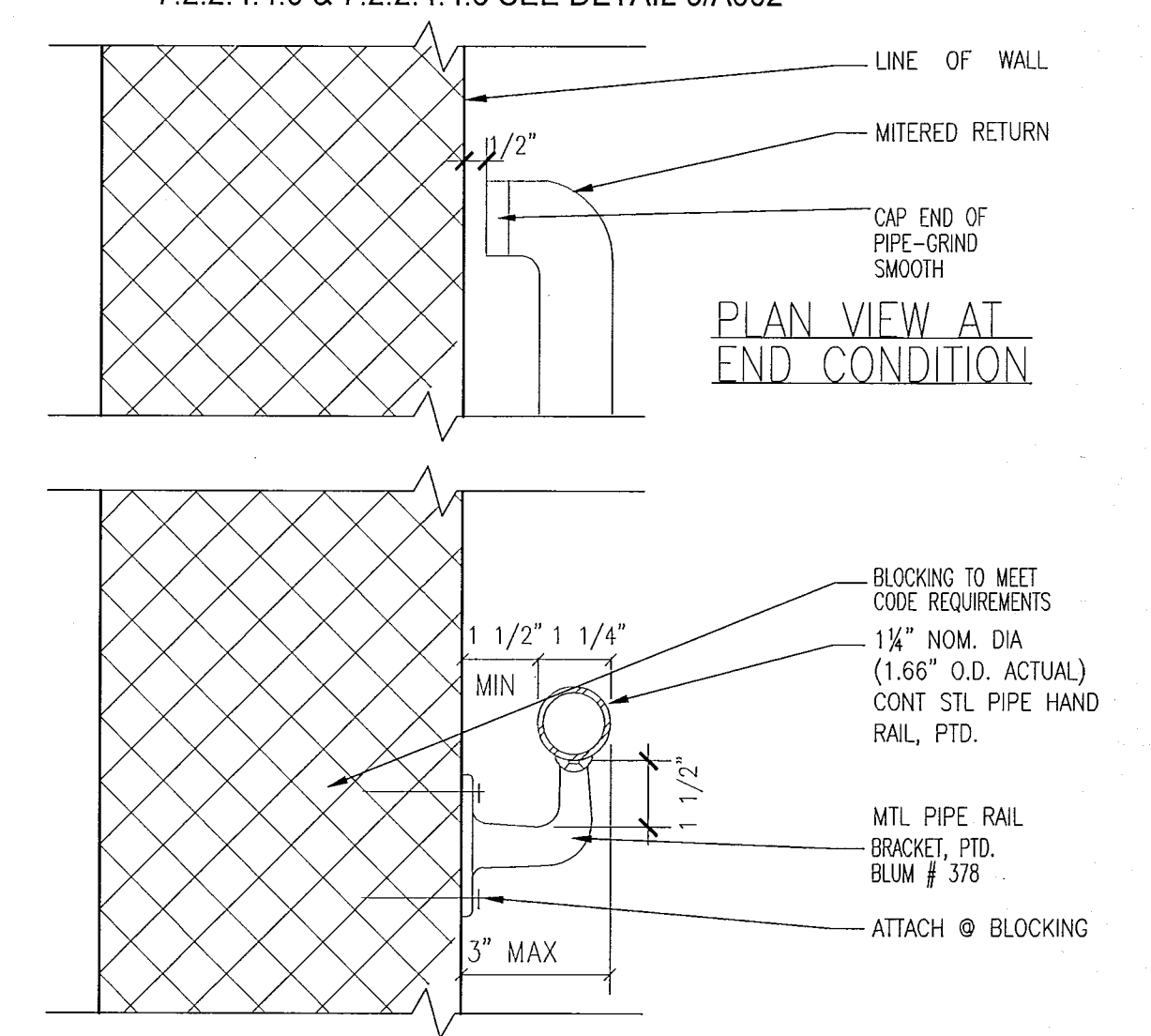


8 DETAIL AT TOP LANDING AT STAIR
SCALE: 1" = 1'-0"

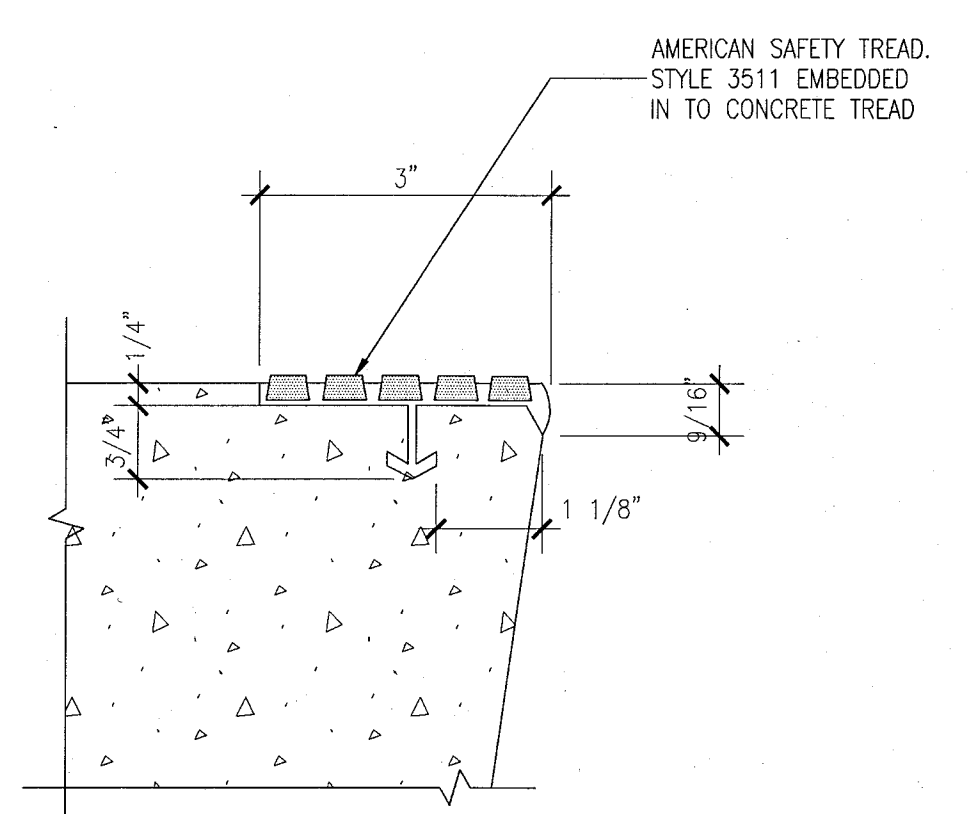


4 TYPICAL WIRE MESH GUARD SYSTEM & STAIR
SCALE: 3/4" = 1'-0"

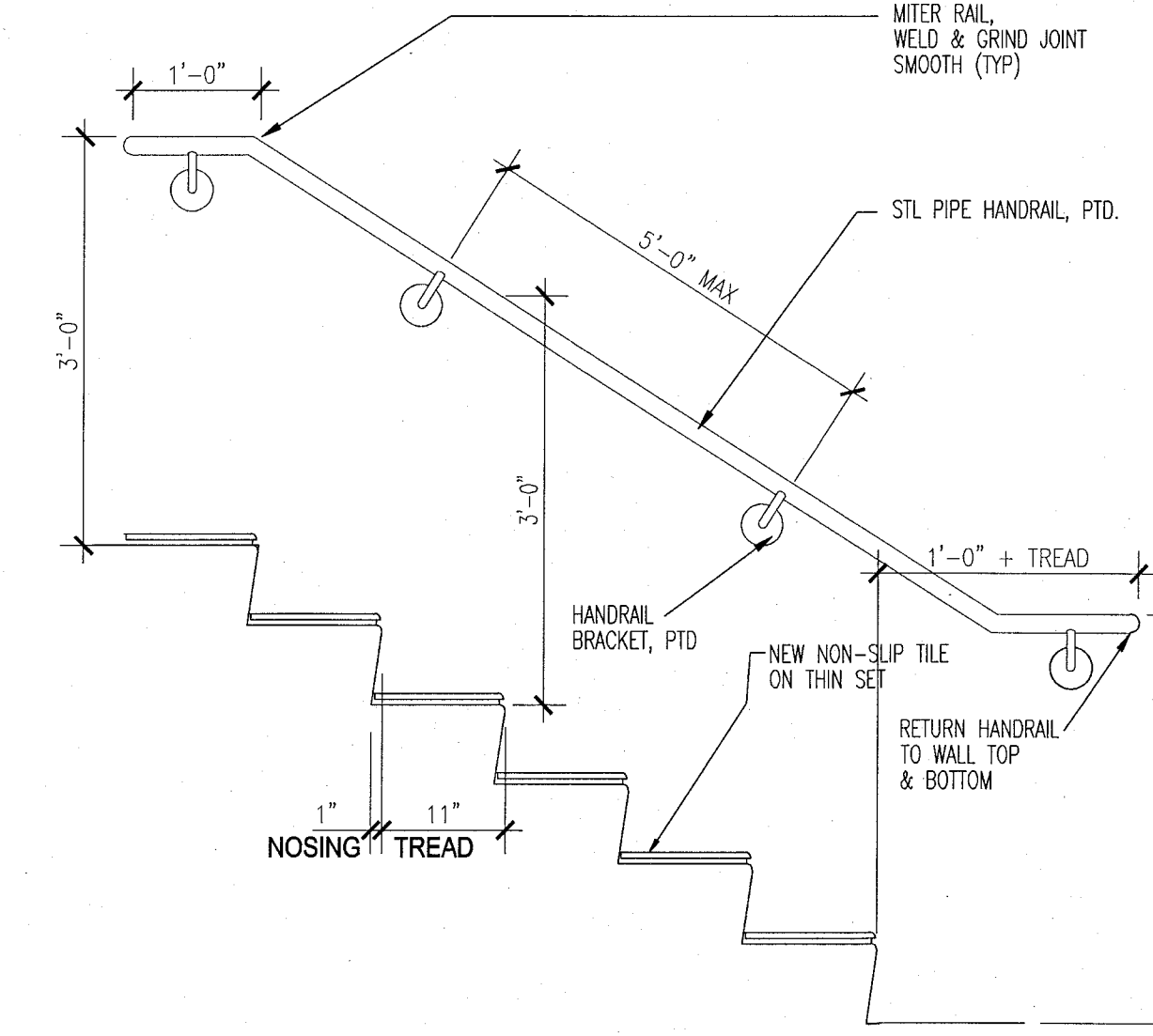
NOTE:
1 ALL GUARDRAILS TO COMPLY WITH FBC 1012
2 ALL HANDRAIL TERMINATION MUST COMPLY WITH SECTION 7.2.2.4.4.9 & 7.2.2.4.4.6 SEE DETAIL 9/A002



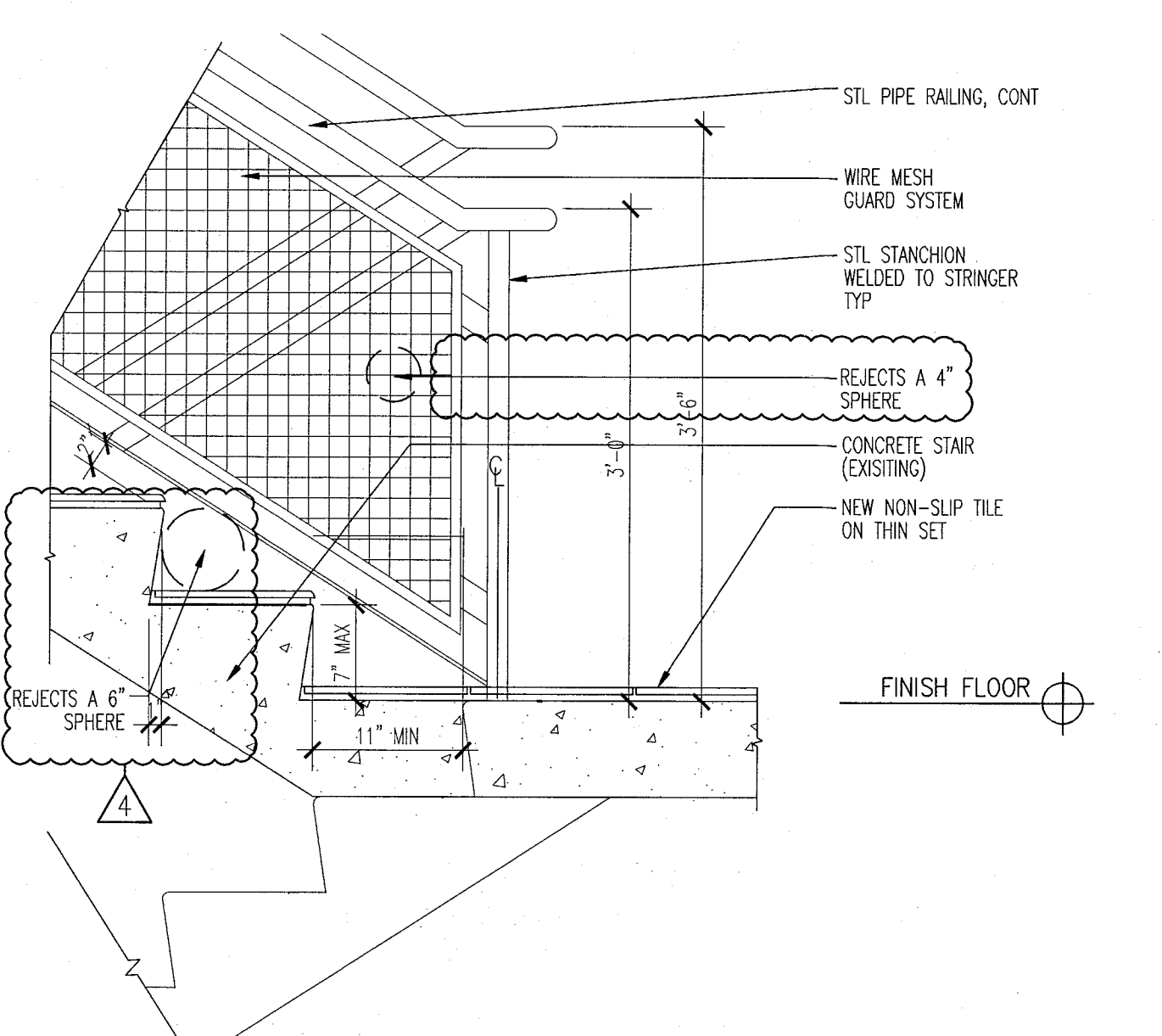
2 TYPICAL WALL MOUNTED HANDRAIL
SCALE: 1" = 1'-0"



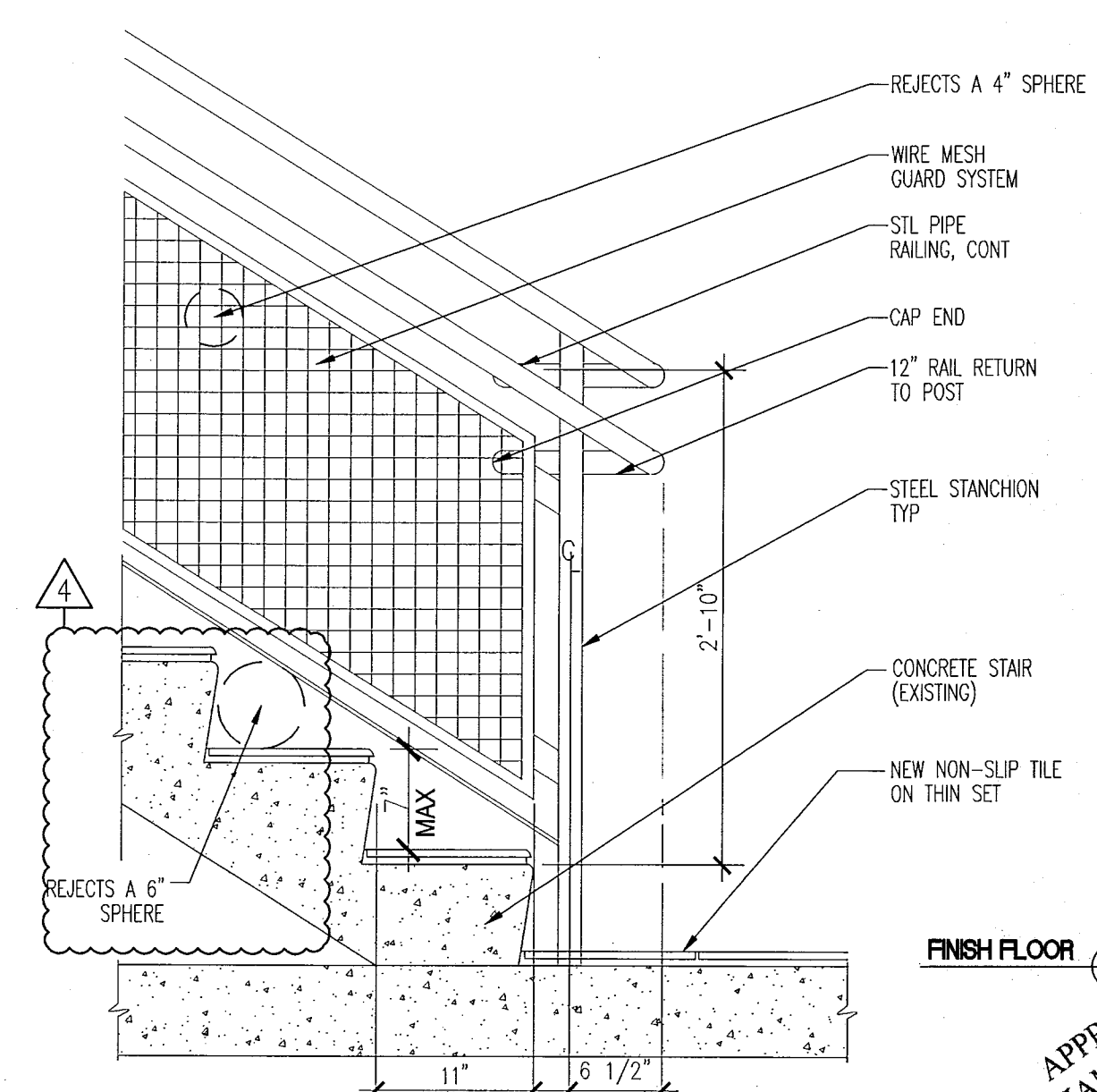
10 TREAD NOSING DETAIL
SCALE: 6" = 1'-0"



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



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

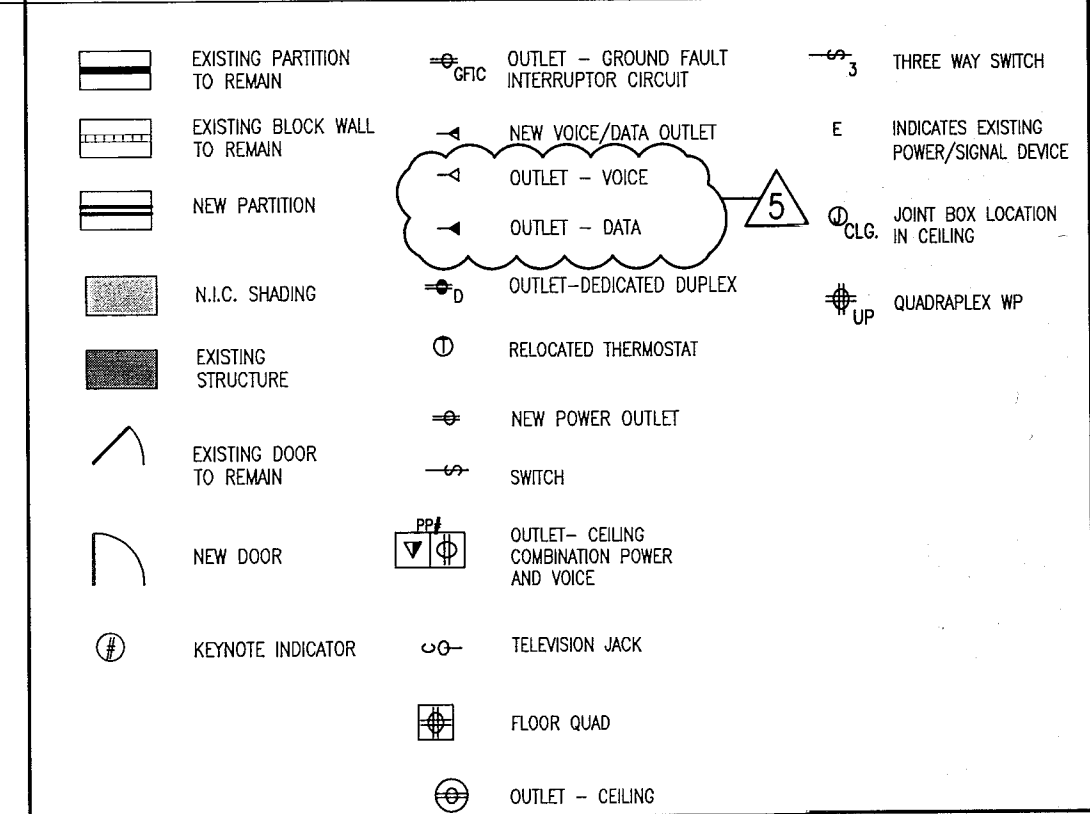


1 DETAIL AT BOTTOM LANDING
SCALE: 1" = 1'-0"

GENERAL NOTES

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

LEGEND



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

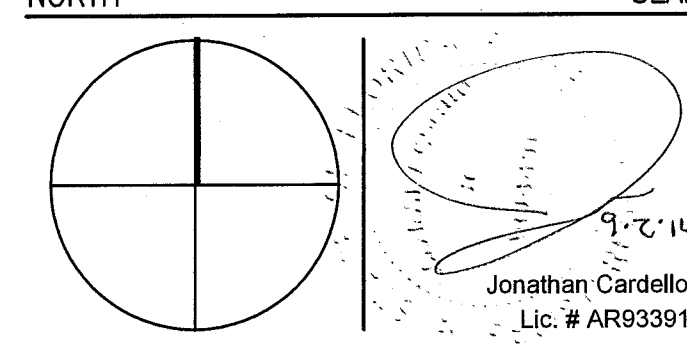
KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL



ADD Inc. Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # A428001507

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

FIRST FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A701

COPYRIGHT ADD INC 2011

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

GENERAL NOTES

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

SHEET NOTES

LEGEND

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

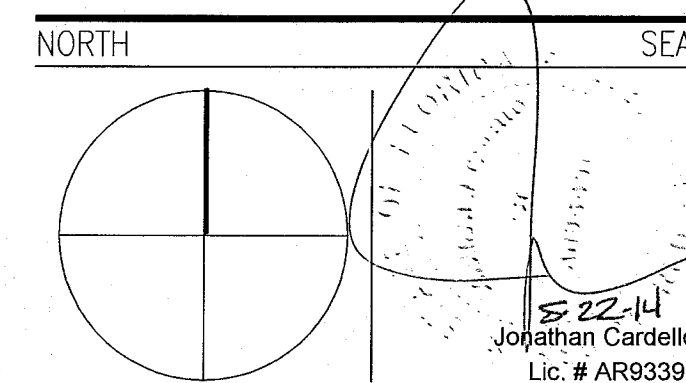
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA28001507

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

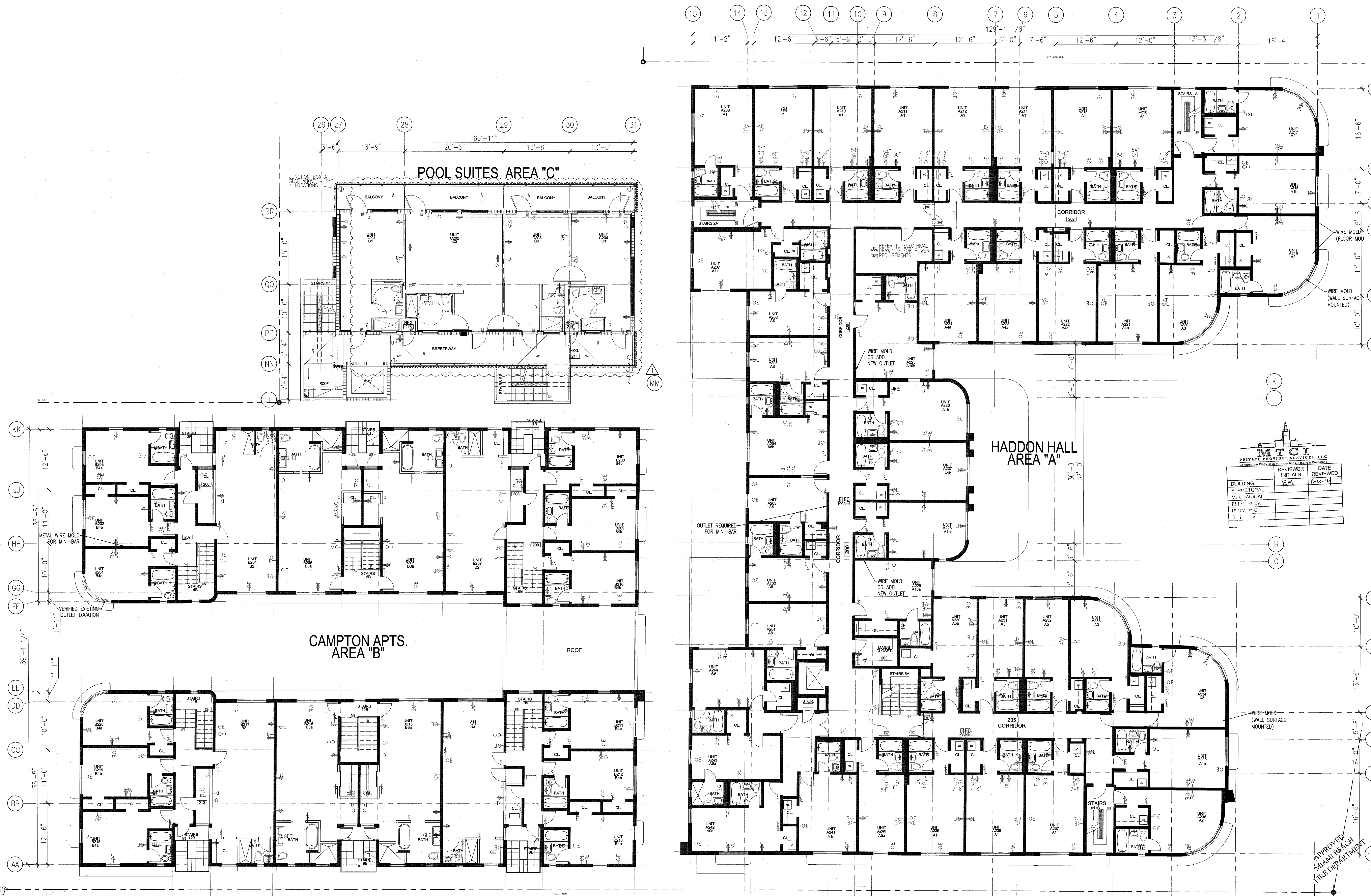
SHEET TITLE

SECOND FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A702

COPYRIGHT ADD INC 2011



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

GENERAL NOTES

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

SHEET NOTES

LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.L.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT
- NEW VOICE/DATA OUTLET
- OUTLET - VOICE
- OUTLET - DATA
- OUTLET - DEDICATED DUPLEX
- RELOCATED THERMOSTAT
- NEW POWER OUTLET
- SWITCH
- OUTLET - CEILING CONDUIT/POWER AND VOICE
- TELEVISION JACK
- FLOOR QUAD
- OUTLET - CEILING
- THREE WAY SWITCH
- INDICATES EXISTING POWER/SIGNAL DEVICE
- JOINT BOX LOCATION IN CLASH
- QUICK-RELEASE WP

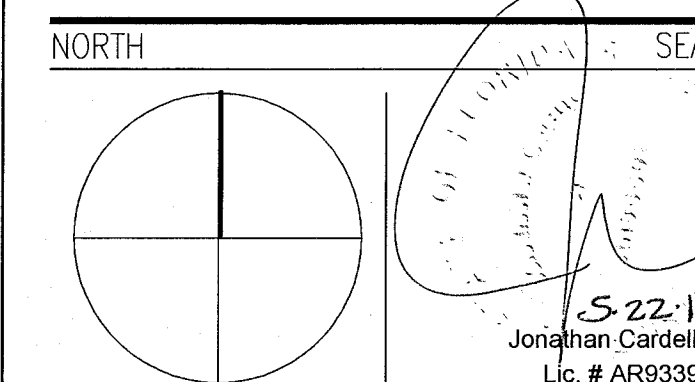
HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

THIRD FLOOR POWER & SIGNAL PLAN

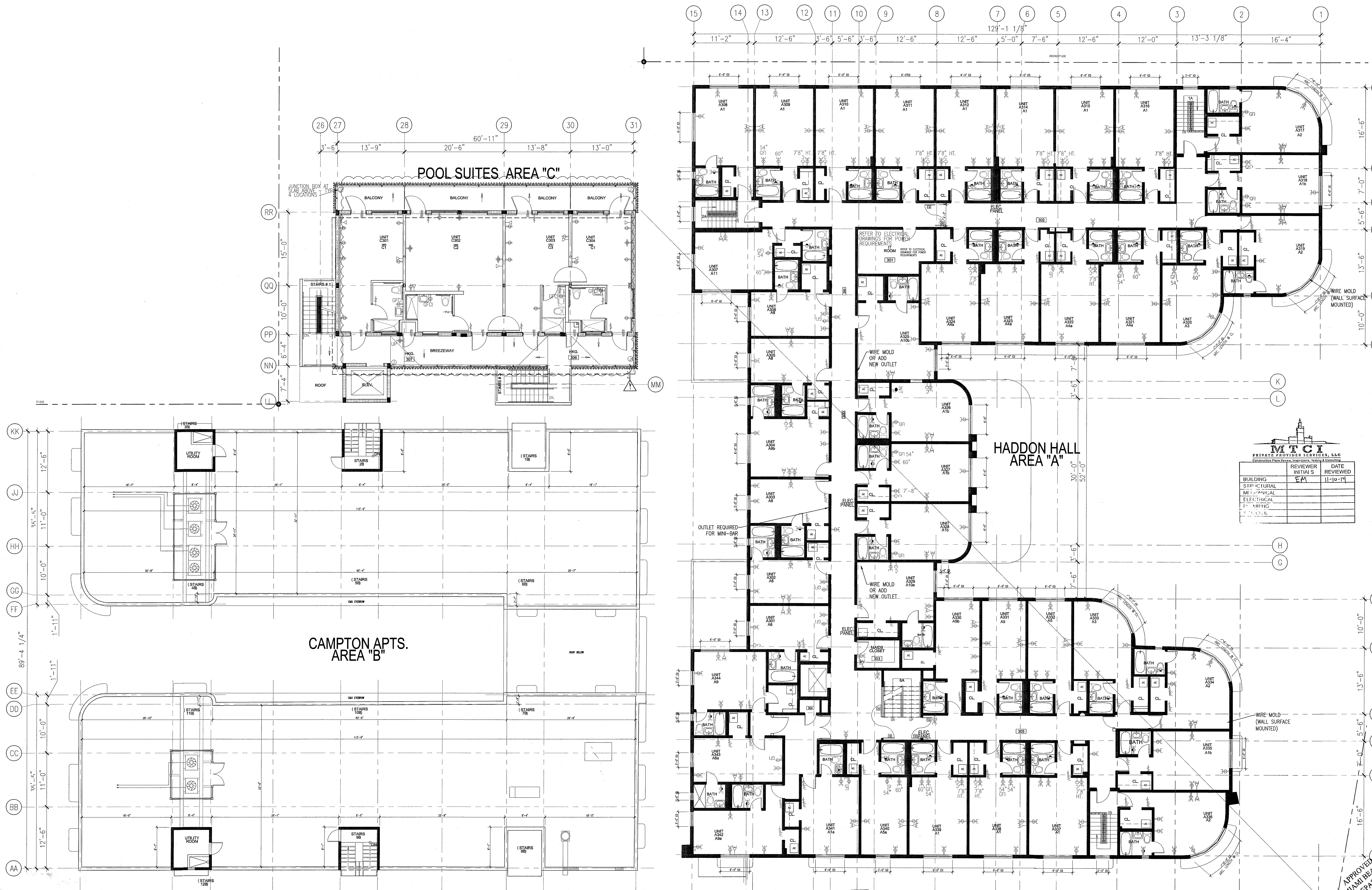
SHEET NUMBER

A703

COPYRIGHT ADD INC 2011

1 THIRD FLOOR POWER & SIGNAL PLAN

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



REVIEWER		DATE
INITIALS	SIGNATURE	REVIEWED
SM		11-10-14

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER RIDE FOR REUSE.
- ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF WET WALL LOCATIONS TO BE GFCI TYP.
- GC TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/ TENANT.
- ALL EXISTING OUTLETS TO REMAIN, U.O.N.
- MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
- LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
- ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN KITCHEN, COFFEE AREAS, TOILET ROOMS, ETC (WET AREAS) SHALL BE GFI AS PER CODE (REFER TO ELECTRICAL DRAWINGS).

- STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
- GROUP MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE GROUPED NOT MORE THAN 6" APART.
- REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMOSTAT, FIRE HORN, STROBE LIGHT, AND PHIL. STATION LOCATIONS AND REQUIREMENTS, U.O.N. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
- ALL WET-TP DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ALIGNED ON CENTERLINE, U.O.N.
- WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
- FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.N.

SHEET NOTES

LEGEND

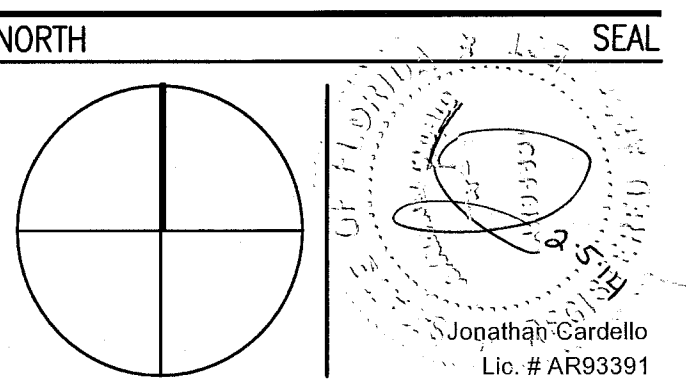
- | | | | | | |
|--|-------------------------------|--|--|--|--|
| | EXISTING PARTITION TO REMAIN | | OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT | | THREE WAY SWITCH |
| | EXISTING BLOCK WALL TO REMAIN | | NEW VOICE/DATA OUTLET | | INDICATES EXISTING POWER/SIGNAL DEVICE |
| | NEW PARTITION | | OUTLET-DEDICATED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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

PERMIT SET



ADD Inc Architecture Interiors Planning

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

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

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

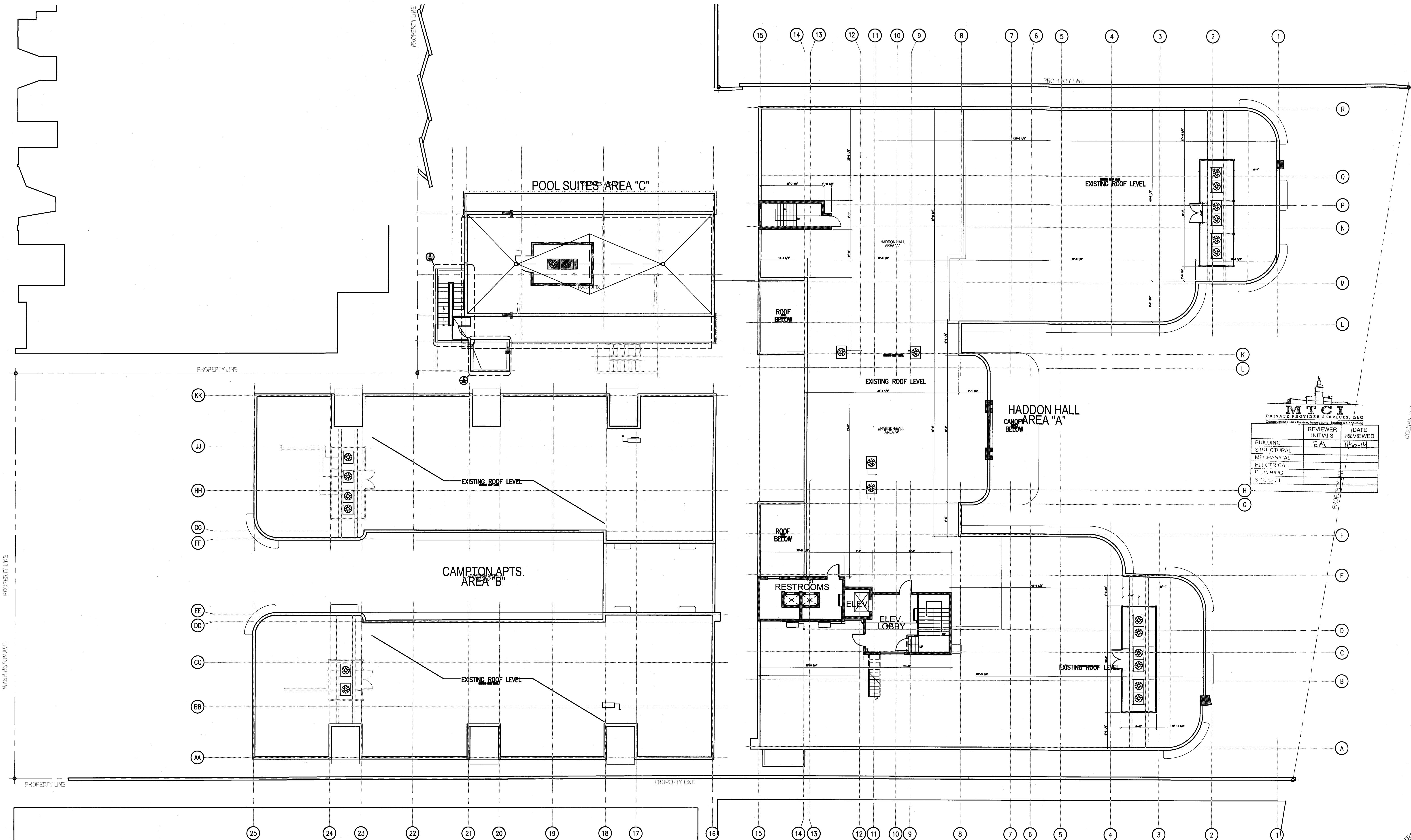
SHEET TITLE

ROOF LEVEL
POWER & SIGNAL
PLAN

SHEET NUMBER

A704

COPYRIGHT ADD INC 2011



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT