

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR OUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EXITING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SCHEDULING. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STRIKES AND EXIT SIGNS) WITHIN COMMON SPACES SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS-CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF THE REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY ACCESSIBLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND E1.01 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING OPTISM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL EQUALIZATION FOR ADDITION OF NEW HVAC GRILLES AND SMOKE DETECTORS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS RCPs REFER TO SHEETS A001-018.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SHOT AREA 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 PINK) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL PINK).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUS-IN RECEIPTED 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 SCENE AREA.
15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS IN ACT AS VENTS TO CORRAL DRAFTY AIR. 1"x4" TO BE PAINTED PF-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET

ADD Inc Architecture Interiors Planning

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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

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KEYPLAN N.T.S.

KEYPLAN N.T.S.

KEYPLAN N.T.S.

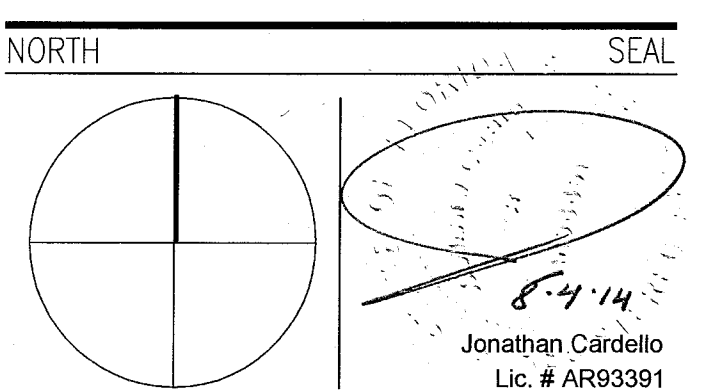
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MTCI
PRIVATE PROVIDER SERVICES, LLC
Domesticated Plus: Marine, Inspection, Testing & Construction

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

**100% CONSTRUCTION
DOCUMENT SET**



ADD Inc Architecture Interiors Planning

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www.aadinc.com
Lic. # AA26001507

Boston Miami

JOB NUMBER: 13036.00

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

SECOND FLOOR
REFLECTED CEILING
PLAN

SHEET NUMBER

A202

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GENERAL NOTES

- [illegible]

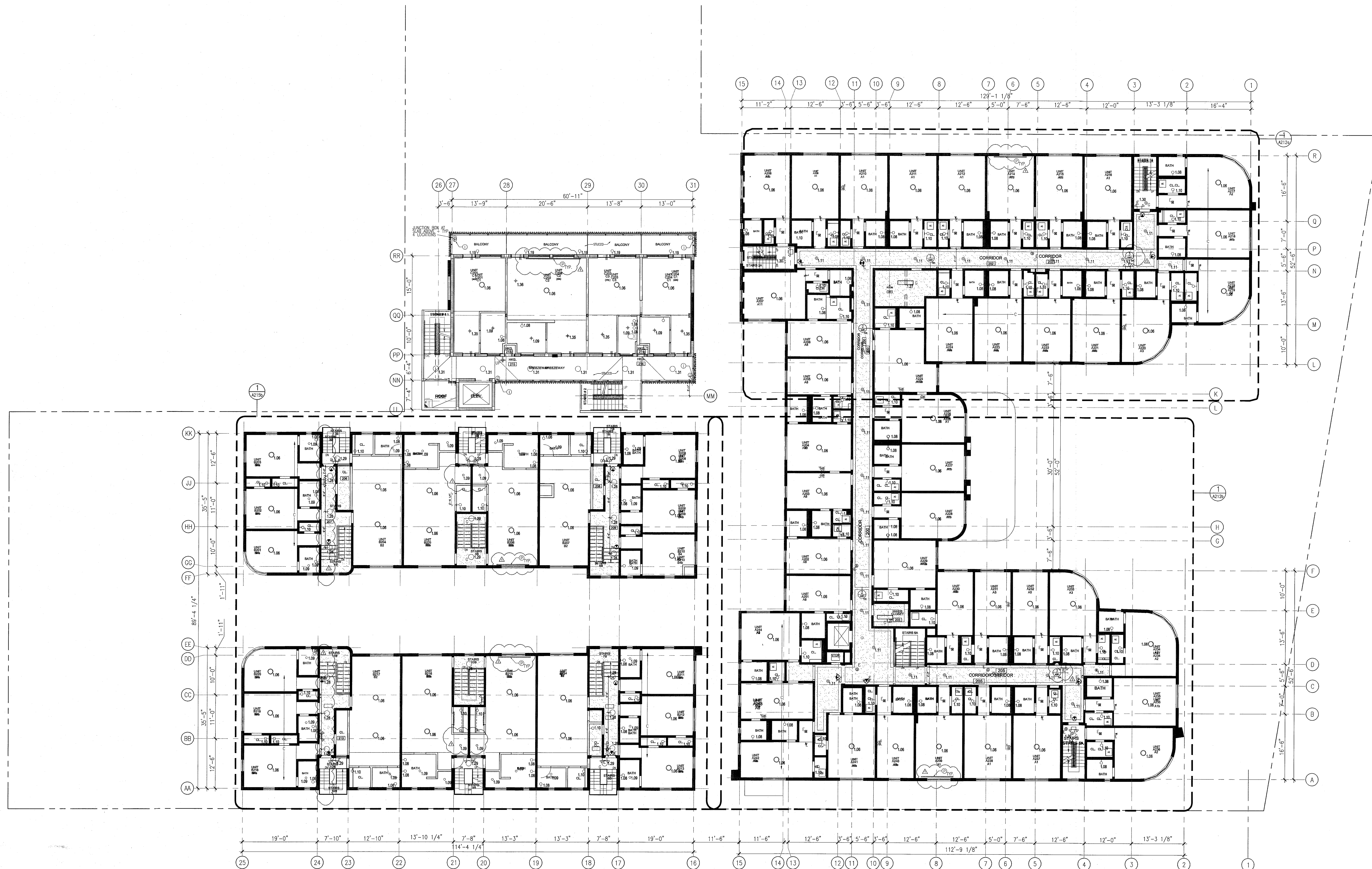
	SHEET NOTES
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|----|--|----|---|
| 1 | ALL EXISTING POOL AND SHOWER ENCLOSURES TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL REMOVAL OF ALL EXISTING POOL AND SHOWER ENCLOSURES AND ADDITION OF NEW CONCRETE WALLS AND SLOTTED AISLES. | 2 | COORDINATE LOCATION OF HANGING CHAIRS WITH DESIGNER PRIOR TO INSTALLATION. |
| 3 | ALL EXISTING LIGHT FIXTURES IN HALLWAY WALLS TO BE REMOVED AND NEW LIGHT FIXTURES (VOLTAGE UNKOWN) NOTED. | 4 | ALL GENERAL CLOSETS AND SLOTTED TO BE PAINTED 70% (TALL FRAMES), 50% (TALL FRAMES) AND 10% (TALL FRAMES) TO BE PAINTED 70% (TALL FRAMES) (TALL FRAMES). |
| 5 | FOR HALL ROOMS: REFER TO SHEETS 400-918. | 6 | LED STRIP LIGHTING TO RUN ALONG WITH NEW WALLS TO BE PAINTED 70% (TALL FRAMES). |
| 7 | FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE ARCHITECT'S EXPERIENCE. | 8 | ALL LIGHT FIXTURES IN CLOSET AREA, HALLWAY AND POOL SLOTTED TO BE NEW AND CENTRAL. |
| 9 | EXISTING HANGING CHAIRS IN HALLWAY HALL BUILDING FOUR COMMON AREA TO BE KEPT AND REFINISHED. | 10 | WALL SCENES SHOWN ON PLAN. |
| 11 | EXISTING EXPOSED SPRINKLER PIPES IN HALLWAY HALL BUILDING TO BE COATED WITH NEW PERIMETER SLOTTED WALLS. | 12 | SCENES IN HALLWAY HALL EXISTING WALLS TO BE KEPT AND REFINISHED. |
| 13 | ALL COORDINATES. | 13 | SCENES IN CLOSET AND POOL SLOTTED TO BE NEW AND CENTRAL. |
| 14 | CENTRAL LIGHTING IN CLOSET. | 14 | SCENES IN CLOSET AND POOL SLOTTED TO BE NEW AND CENTRAL. |
| 15 | REFER TO 4-201 FOR LIGHTING FUTURE SCENES. | 15 | SCENES IN CLOSET AND POOL SLOTTED TO BE NEW AND CENTRAL. |
| 16 | 4-201 FOR 4-201 FOR LIGHTING FUTURE SCENES. | 16 | SCENES IN CLOSET AND POOL SLOTTED TO BE NEW AND CENTRAL. |
| 17 | 4-201 FOR 4-201 FOR LIGHTING FUTURE SCENES. | 17 | SCENES IN CLOSET AND POOL SLOTTED TO BE NEW AND CENTRAL. |
| 18 | 4-201 FOR 4-201 FOR LIGHTING FUTURE SCENES. | 18 | SCENES IN CLOSET AND POOL SLOTTED TO BE NEW AND CENTRAL. |
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| 60 | 4-201 FOR 4-201 FOR LIGHTING FUTURE SCENES. | | |

LEGEND

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|--|---|--|---|
| | OMB CEILING/LIGHT | | BATTERY MOUNTED WALL MOUNTED |
| | CEILING HEIGHT - NTF | | LINEAR OCCUPANCY SENSOR |
| | 1' x 4' PENDANT | | EXIT SIGN - WALL MOUNTED |
| | DOWNLIGHT | | ARROWS INDICATE DIRECTION |
| | LED STRIP LIGHT | | SMOKE DETECTOR CEILING MOUNT |
| | EXTENDER/DIMOVANCE SOURCE | | SMOKE DETECTOR WALL MOUNT |
| | PENDANT FIXTURE | | EXISTING CEILING MOUNTED SPRINKLER |
| | SURFACE MOUNTED FIXTURE | | SPRINKLER |
| | WALL SCONCE | | EXISTING WALL MOUNTED SPRINKLER |
| | EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION | | SUPPLY AIR GRILLE |
| | DEMO FIXTURE - PATCH AND REWIRE CEILING | | RETURN AIR GRILLE |
| | NEW LIGHT FIXTURE | | EXISTING FIXTURE WITH NEW LIGHT FIXTURE |
| | DEMOLITION SYMBOL | | |

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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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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.
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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.
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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.
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22. REFER TO SHEETS 11.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINGER DRAWINGS.

SHEET NOTES

1. ALL EXISTING OPTIMUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL COORDINATION FOR POSITION OF NEW HANG CHILLES AND SPOFFED 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 SPOFF 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 SPOFF 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 SPOFFS 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 SPOFFS SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SPOFFS IN CAMPTON AND PINK SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPOFFS JARVIS.
15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS WINDUCE TO CORRAL. UNPINTED ROX 104 TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.

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

LEGEND

- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/RECREATIVE SOURCE
- PERIMETER FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SPOFF
- 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

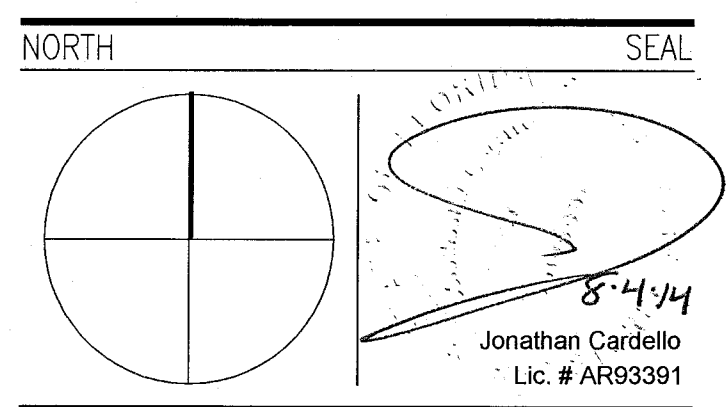
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET



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Lic. # AA26001507

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

SHEET TITLE

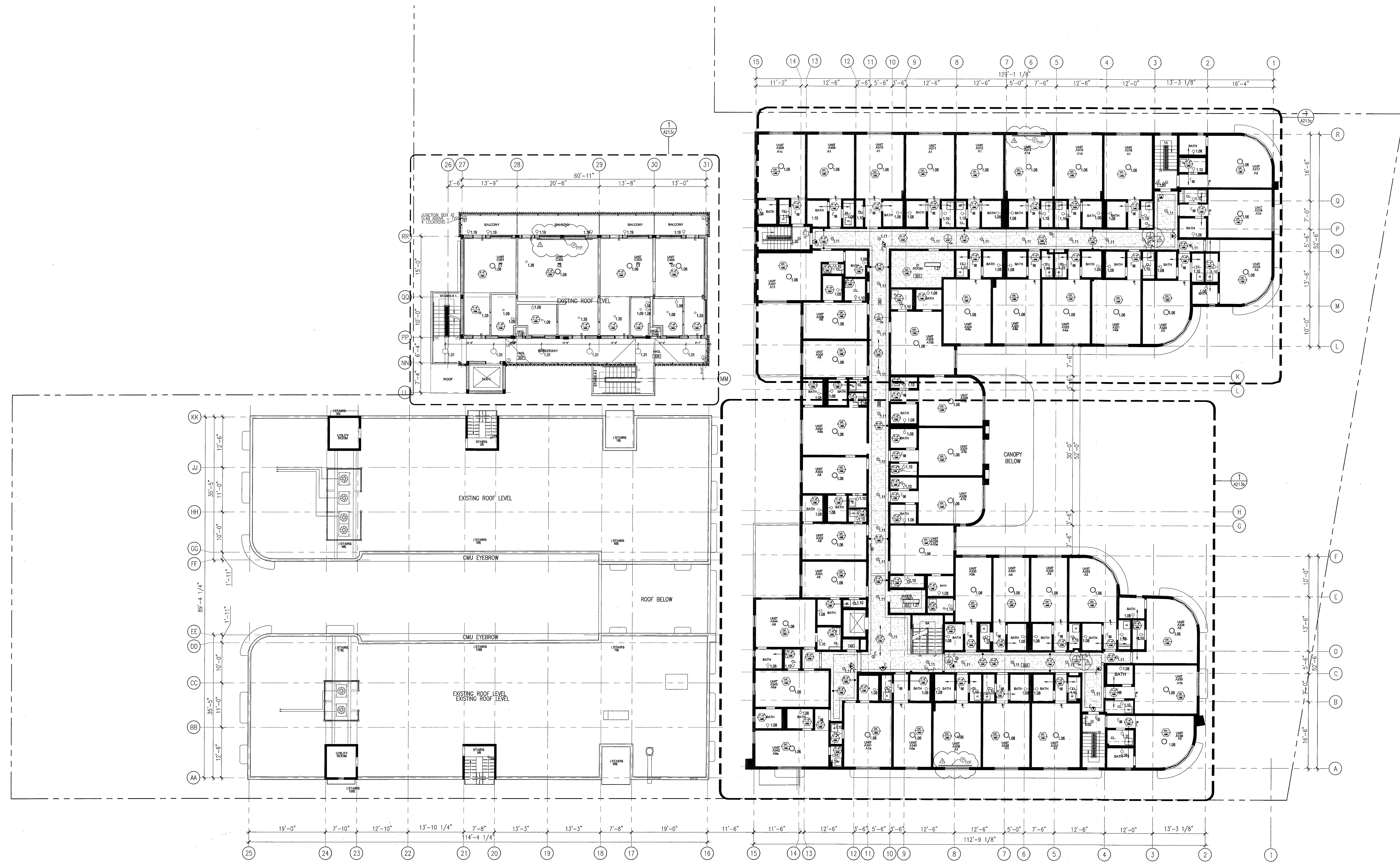
THIRD FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A203

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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

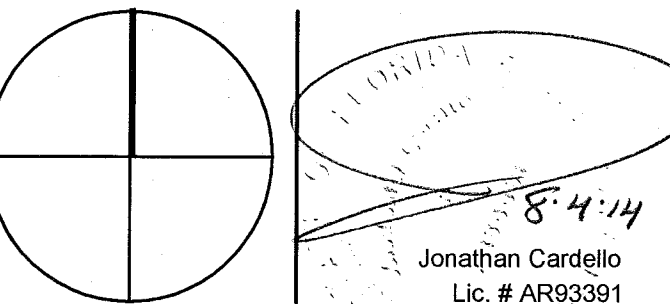
MIAMI BEACH, FL

.S.

REVISIONS

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL



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Boston Miami

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

HEET TITLE

ROOF DECK
REFLECTED CEILING
PLAN

SHEET NUMBER

A204

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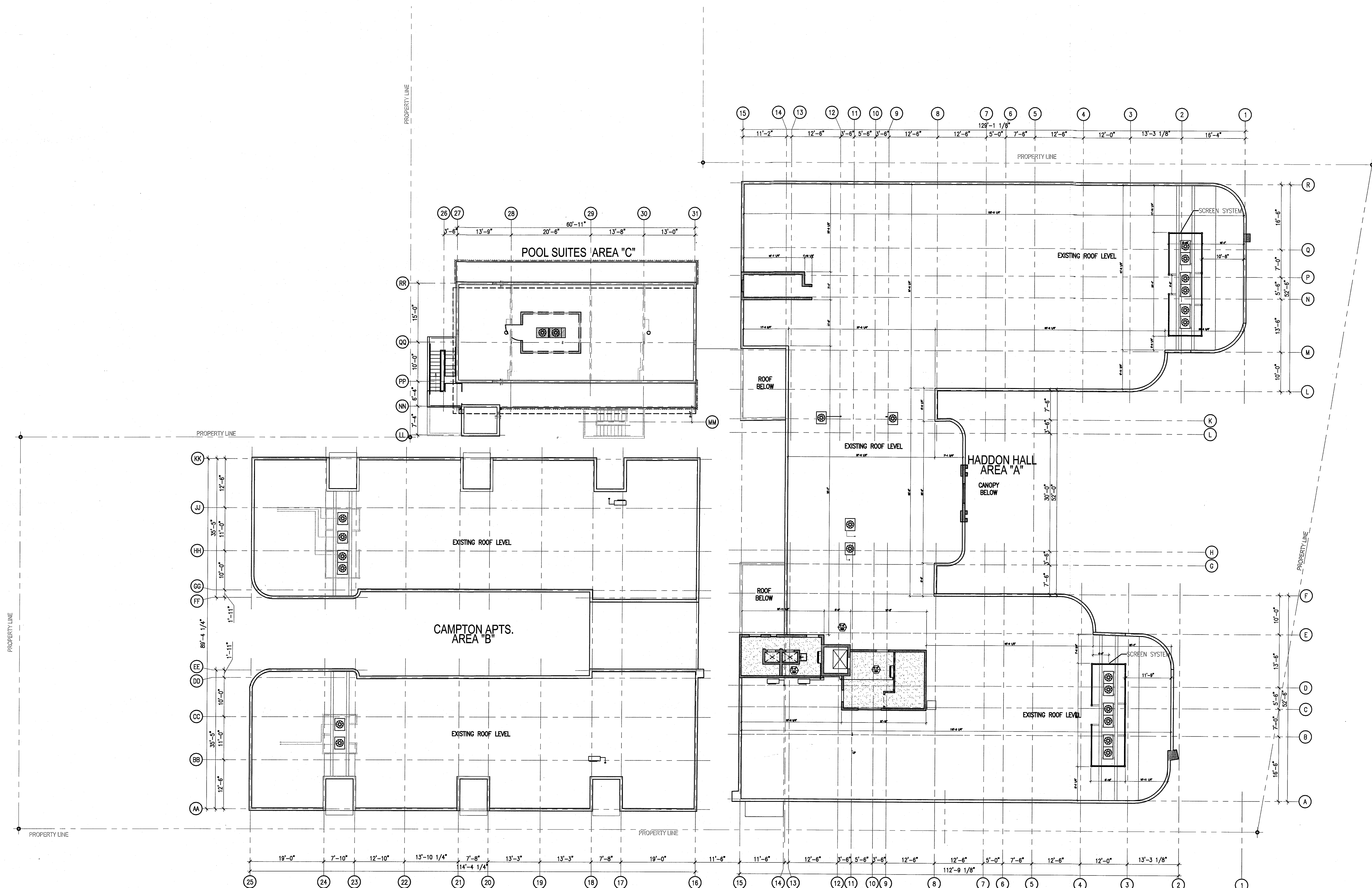
1 NOTIFY THE ARCHITECT OF ANY
OR ANY DISCREPANCY BEFORE

- [illegible]

④ ALL EXISTING GYPSUM BO
MAINTAINED AND RESTORE

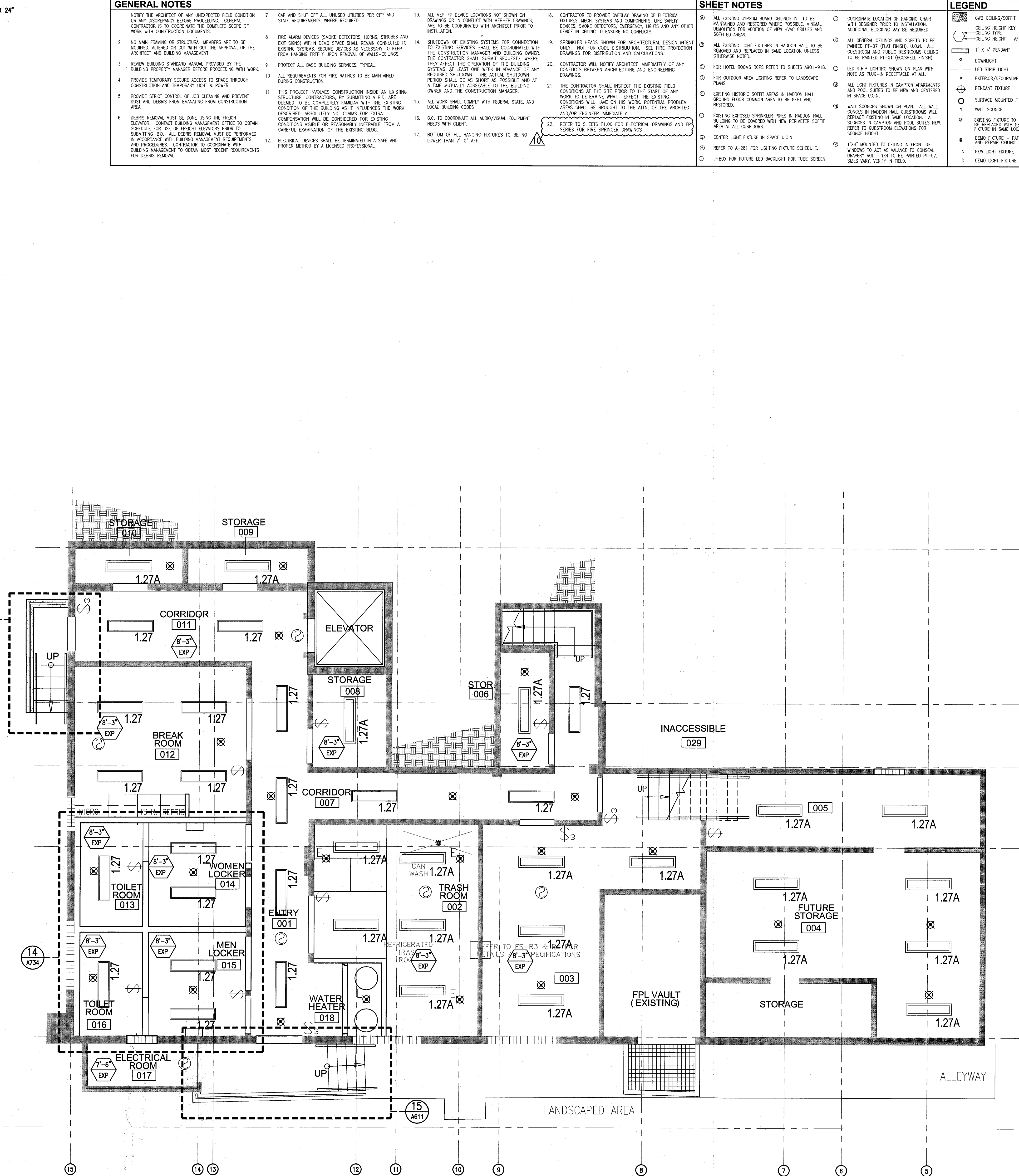
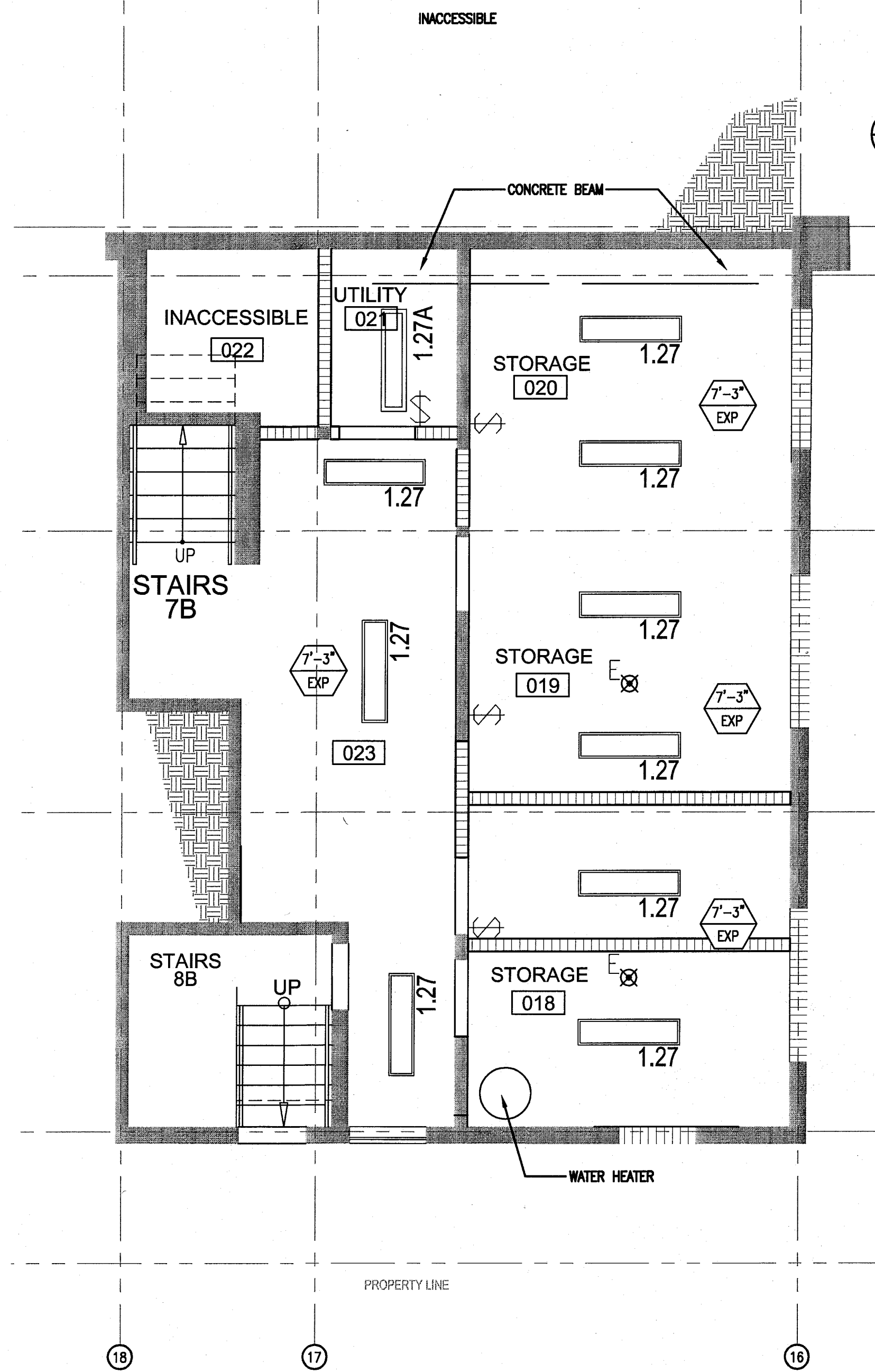
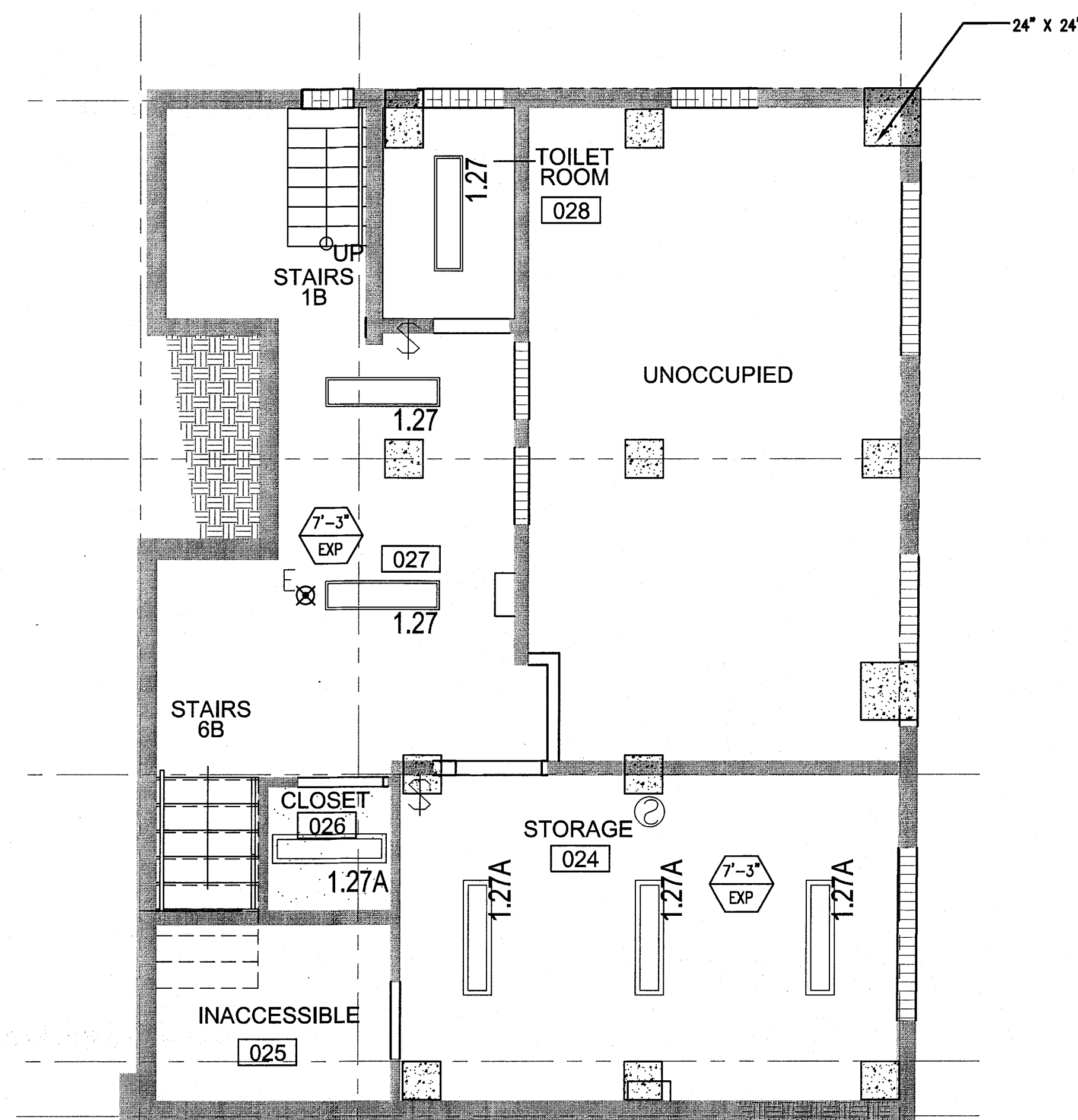
- | | | | |
|--|---|---|---|
| ALL EXISTING OFFSHORE BOARD CEILING LINES TO BE MAINTAINED UNLESS OTHERWISE NOTED. FORM POSSIBLE DAMAGE TO CEILING FOR LOCATION OF CHANGES AND SPLITTED AREAS. | ② COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. CHAIRS TO BE MAINTAINED UNLESS OTHERWISE NOTED. | ○ OWS CEILING/STOOP
○ DOWN CEILING KEY
○ CEILING HANGING - AFF
○ 1" x 4" CEILING HANGING |  WATER-POWERED FIRE ALARM CALL POINT
 LINEAR DIFFUSER
 OCCUPANCY SENSOR
 EXIT SIGN
 DIRECTIONAL ARROW INDICATES DIRECTION |
| ALL GENERAL CEILING AND SPLITTINGS TO BE PAINTED P-07 (FLAT WHITE). ALL WALLS, MATHESONS AND PUBLIC REVENUE CEILING TO BE PAINTED P-01 (EGGSHALL FINISH). | ③ LED STRIP LIGHTING SHOWN ON PLAN WITH KEY TO BE USED IN RECEPTION AREA. | ○ DOWNLIGHT
○ LED STRIP LIGHT |  EXIT SIGN
 WALL MOUNTED ARROWS INDICATE DIRECTION |
| FIRE HOSE REELS ROPS REFER TO SITES A301-A318. | ④ ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND FOOT SALOONS TO BE NEW AND CENTERED IN SPACE. | ○ EXTERIOR/OCCUPANCY SENSORS
○ PICTURE FIXTURE |  SMOKE DETECTOR
 CEILING MOUNTED SMOKE DETECTOR
 SURFACE MOUNTED FIRE ALARM |
| EXISTING HISTORIC SPLIT AREAS IN HALLWAY HALL GROUND FLOOR COMMON AREA TO BE KEPT AND REPAIRED. | ⑤ WALL SCENES SHOWN IN CAMPTON APARTMENTS AND FOOT SALOONS IN HALLWAY HALL GROUND FLOOR COMMON AREA TO BE KEPT AND REPAIRED. | ○ WALL SCENE |  SPRING ROLLER
 CEILING MOUNTED SPRING ROLLER |
| EXISTING EXPOSED SPRINKLER PIPES IN HALLWAY HALL BUILDING TO BE COVERED WITH NEW PERMITTER SPLIT AREAS TO ALL CORNERS. | ⑥ WALL SCENES SHOWN IN CAMPTON APARTMENTS AND FOOT SALOONS IN HALLWAY HALL GROUND FLOOR COMMON AREA TO BE KEPT AND REPAIRED. | ○ SPRINKLER |  CEILING MOUNTED SPRING ROLLER
 SUPPLY OF WATER |
| CENTER LIGHT FIXTURE IN SPACE U.S.O. | ⑦ 1" x 4" MOUNTED TO CEILING IN FRONT OF NEW LIGHTING FIXTURES AS NOTED BY OWNER. 1" x 4" MOUNTED TO CEILING IN FRONT OF NEW LIGHTING FIXTURES AS NOTED BY OWNER. | ○ NEW LIGHTING FIXTURE |  RETURN AIR GRILLE
 RETURN AIR GRILLE
 RETURN AIR GRILLE
 RETURN AIR GRILLE
 RETURN AIR GRILLE
 RETURN AIR GRILLE
 RETURN AIR GRILLE
 RETURN AIR GRILLE
 RETURN AIR GRILLE |

- | | | | |
|--|---|--|---|
| | DIMM CLIPPING/SPLIT | | BUILT-IN POWERED |
| | CEILING HOOK RING | | LINEAR OUTLET |
| | CEILING CLYPE | | OCCUPANCY SENSOR |
| | CEILING HEIGHT - AFT | | EXIT SIGN |
| | 1' X 4' PENDANT | | EXIT SIGN - WALL MOUNTED |
| | DOWNLIGHT | | ARROWS INDICATING DIRECTION |
| | LED STRIP LIGHT | | SMOKE DETECTOR CEILING MOUNTED |
| | EXTERIOR/DECORATIVE SCIENCE | | SMOKE DETECTOR WALL MOUNTED |
| | PERIMETER FOUNTAIN | | EXISTING CLIPPING MOUNTED SPRINKLER |
| | SURFACE MOUNTED FIXTURE | | SPRINKLER |
| | WALL SOURCE | | EXISTING WALL MOUNTED REPAIR HOOK WITH NEW FIXTURE IN SAME LOCATION |
| | EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION | | SUPPLY DIFFUSER |
| | PEND FOUTINE - PATCH AND REPAIR CLIPPING | | RETURN AIR GRILLE |
| | NEW LIGHT FIXTURE | | HIDEAGE EXISTING FIXTURE |
| | NEW LIGHT FIXTURE | | HIDEAGE EXISTING FIXTURE |



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



GENERAL NOTES

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

SHEET NOTES

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

LEGEND

- OMB CEILING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" x 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- CEILING FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- COMO 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

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

100% CONSTRUCTION DOCUMENT SET

NORTH	SEAL

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Lic. # AA26001507

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

SHEET TITLE

ENLARGED BASEMENT REFLECTED CEILING PLAN - HADDON HALL

SHEET NUMBER

A210

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

KEYPLAN	N.T.S.
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MTCI

PRIVATE PROVIDER SERVICES, LLC

Construction Safety Review, Inspections, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-20-16
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

NORTH SEAL



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 _____

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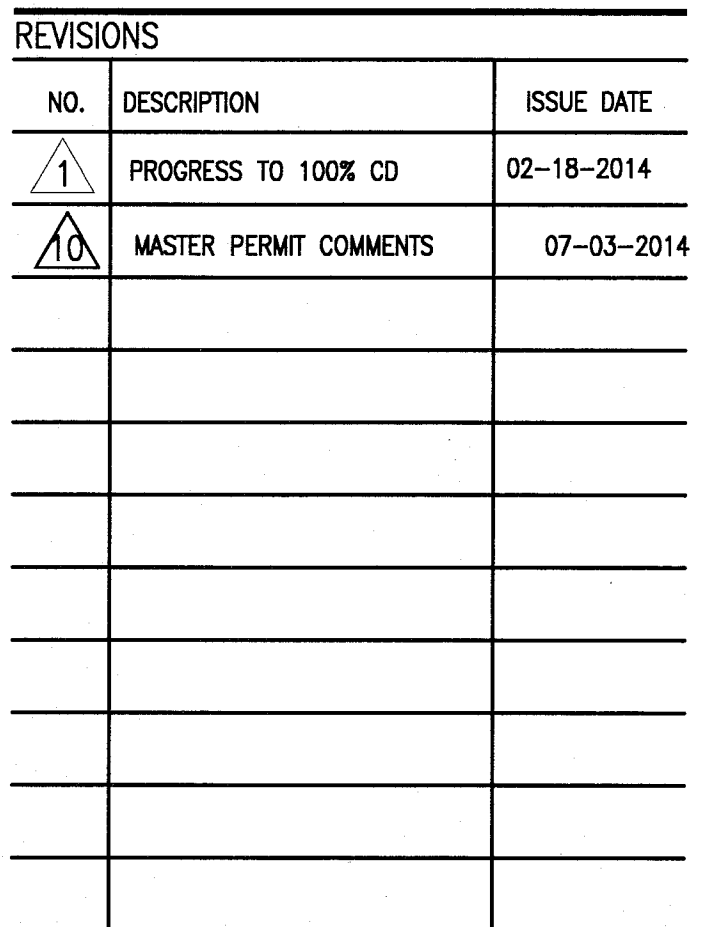
1	MONEY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT BEFORE ANY WORK WITH CONSTRUCTION DOCUMENTS.	7	END AND SHUT OFF ALL UNUSED UTILITY PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
2	NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE REMOVED OR CUT OUT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND BUILDING MANAGER.	8	FIRE ALARM FIDUCIES (SMOKE DETECTORS, HORNS, STRONG BOXES) WITHIN EXISTING SPACE SHALL REMAIN CONSERVED AND PROTECTED FROM ANY SCISSOR CUTS OR CUTS FROM HANGING TRUSS UPON REMOVAL OF WALLS/COLUMNS.
3	REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING MANAGER BEFORE BEGINNING WORK.	9	PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
4	PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10	ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED AND NOT COMPROMISED OR DESTROYED.
5	PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT AND ELIMINATE FROM DRAINING FROM CONSTRUCTION AREA.	11	THIS PROJECT INVOLVES CONSTRUCTION INSIDE AND AROUND STRUCTURE CONCEPTS, OR SUBMITTING A BAY AREA BUILDING DEPARTMENT, THE ARCHITECT AND BUILDING MANAGER OF THE BUILDING AS IT INFLUENCES THE PROJECT. ABSOLUTELY NO CONSTRUCTION OF ANY COMPENSATION WILL BE CONSIDERED FOR EXISTING STRUCTURE OR REMOVAL OR REPAIR OR RECONSTRUCTION, EXAMINATION OF THE EXISTING LOG.
6	DEEDS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. ALL JUNK MUST BE REMOVED TO OBTAIN SLOTTED FOR USE OF FREIGHT ELEVATORS prior to the start of the project. ALL JUNK MUST BE REMOVED IN ACCORDANCE WITH BUILDING MANAGER REQUIREMENTS FOR REMOVAL OF JUNK. CONTRACTOR SHALL OBTAIN BUILDING MANAGER TO OBTAIN MOST RECENT REQUIREMENTS FOR REMOVAL.	12	ELECTRICAL SERVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.

OTHER	EXISTING CONCRETE BRAND CEMENTS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL REPAIRS TO ADDITION OF NEW GRATE CHILLES AND SUFFICIENT AREA.	COORDINATE LOCATION OF HANDING CARDS WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	
INTENT	ALL EXISTING LIGHT FIXTURES IN HADSON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	ALL EXISTING CEILING LIGHTS TO BE REMOVED AND REPLACED BY 10" (24" DIA) FLUORESCENT. ALL OUTDOOR AND PUBLIC ROOMS CEILING LIGHTS TO BE REMOVED AND REPLACED BY 10" (24" DIA) FLUORESCENT.	
INTENT	FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-918.	TEST LIGHT STRIPING SCHEME ON PLAN WITH LIGHT AS FLUO-IN RECEPTACLE AT ALL.	
INTENT	FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.	ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND SUITES TO BE NEW AND CONTAINED IN SPACE UNUS.	
INTENT	EXISTING HISTORIC STONE WALLS IN HADSON HALL GROUND FLOOR ROOMS ARE TO BE REPAIR AND RESTORED.	WALL SCENES SHOWN ON PLANS. WALL WALLS IN HADSON HALL CHILLES TO BE REPLACED EXISTING IN SAME LOCATION. ALL EXISTING CAMPION AND SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE HERE.	
INTENT	EXISTING COLORED SPRINKLER PIPES IN HADSON HALL BUILDING TO BE COORDINATE WITH NEW PERIMETER SUFFIT AREA AT ALL CORNERS.	WALLS TO BE REMOVED AND REPLACED WITH NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE HERE.	
INTENT	CHANGING EXISTING IN SPACE UNUS.	REFER TO A-209 FOR LIGHTING TREATMENT SCHEDULE.	
INTENT	REFER TO A-209 FOR LIGHTING TREATMENT SCHEDULE.	WALLS TO BE REMOVED AND REPLACED WITH NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE HERE.	
INTENT	WATER CLOSET FIXTURES TO BE REPLACED WITH NEW.	1/4"X4" MOUNTED TO CEILING IN FRONT OF WINDOW TO ACT AS VENTILATION TO CONDENSE. 1/4"X4" TO BE REMOVED AND REPLACED WITH NEW.	

[illegible]

1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR- NORTH

KEYPLAN N.T.S.



NORTH	SEAL

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Boston Miami

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

ENLARGED HADDON
HALL REFLECTED
CEILING PLAN
FIRST FLOOR-NORTH

A211a1

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1	NOT THE ARCHITECT'S ANY UNEXPECTED FIELD CONDITION	7	CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND	13	ALL MEP-TO-DO LOCATIONS NOT SHOWN ON
2	AND ANY DISCREPANCIES OR PROCEEDING	8	SAFETY REQUIREMENTS AND ALL DISCREPANCIES	14	DRAWINGS OR IN CONFLICT WITH MEP-TO-DRAWINGS
3	CONTRACTOR TO COORDINATE THE COMPLETE SCOPE OF	9	WORK WITH ALL CONSTRUCTION DISCIPLINES	15	ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO
4	WORK WITH ALL CONSTRUCTION DISCIPLINES	10	FIRE ALARM SYSTEMS (SMOKE DETECTORS, HAND, STROBES	16	SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION
5	AND/OR FAN/EXHAUST OR STRUCTURAL MEMBERS ARE TO	11	AND/OR FAN/EXHAUST OR STRUCTURAL MEMBERS ARE TO	17	TO EXISTING SYSTEMS SHALL BE COORDINATED AT
6	BE MODIFIED, ALTERED OR CUT OFF THE APPROVAL OF	12	BE MODIFIED, ALTERED OR CUT OFF THE APPROVAL OF	18	THE ARCHITECT'S WRITTEN PERMISSION. THE
7	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	13	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	19	CONTRACTOR SHALL SUBMIT REQUESTS, BEFORE
8	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	14	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	20	CONSTRUCTION, TO AT LEAST ONE WEEK IN ADVANCE
9	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	15	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	21	OF THE MECHANICAL SHUTDOWN. THE MECHANICAL
10	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	16	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	22	SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE
11	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	17	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	23	AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR
12	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	18	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	24	OWNER AND THE CONSTRUCTION MANAGER
13	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	19	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	25	ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND
14	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	20	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	26	CITY AND BUILDING DEPARTMENT REQUIREMENTS
15	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	21	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	27	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
16	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	22	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	28	CITY AND BUILDING DEPARTMENT REQUIREMENTS
17	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	23	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	29	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
18	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	24	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	30	CITY AND BUILDING DEPARTMENT REQUIREMENTS
19	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	25	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	31	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
20	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	26	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	32	CITY AND BUILDING DEPARTMENT REQUIREMENTS
21	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	27	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	33	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
22	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	28	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	34	CITY AND BUILDING DEPARTMENT REQUIREMENTS
23	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	29	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	35	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
24	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	30	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	36	CITY AND BUILDING DEPARTMENT REQUIREMENTS
25	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	31	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	37	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
26	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	32	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	38	CITY AND BUILDING DEPARTMENT REQUIREMENTS
27	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	33	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	39	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
28	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	34	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	40	CITY AND BUILDING DEPARTMENT REQUIREMENTS
29	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	35	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	41	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
30	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	36	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	42	CITY AND BUILDING DEPARTMENT REQUIREMENTS
31	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	37	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	43	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
32	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	38	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	44	CITY AND BUILDING DEPARTMENT REQUIREMENTS
33	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	39	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	45	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
34	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	40	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	46	CITY AND BUILDING DEPARTMENT REQUIREMENTS
35	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	41	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	47	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
36	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	42	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	48	CITY AND BUILDING DEPARTMENT REQUIREMENTS
37	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	43	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	49	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
38	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	44	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	50	CITY AND BUILDING DEPARTMENT REQUIREMENTS
39	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	45	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	51	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
40	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	46	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	52	CITY AND BUILDING DEPARTMENT REQUIREMENTS
41	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	47	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	53	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
42	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	48	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	54	CITY AND BUILDING DEPARTMENT REQUIREMENTS
43	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	49	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	55	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
44	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	50	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	56	CITY AND BUILDING DEPARTMENT REQUIREMENTS
45	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	51	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	57	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
46	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	52	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	58	CITY AND BUILDING DEPARTMENT REQUIREMENTS
47	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	53	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	59	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
48	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	54	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	60	CITY AND BUILDING DEPARTMENT REQUIREMENTS
49	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	55	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	61	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
50	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	56	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	62	CITY AND BUILDING DEPARTMENT REQUIREMENTS
51	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	57	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	63	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
52	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	58	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	64	CITY AND BUILDING DEPARTMENT REQUIREMENTS
53	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	59	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	65	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
54	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	60	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	66	CITY AND BUILDING DEPARTMENT REQUIREMENTS
55	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	61	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	67	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
56	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	62	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	68	CITY AND BUILDING DEPARTMENT REQUIREMENTS
57	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	63	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	69	ALL GC SHALL COMPLY WITH FEDERAL, STATE, AND
58	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	64	THE REVIEW BUILDING STANDARD MANUAL, PROVIDED BY	70	CITY AND BUILDING DEPARTMENT REQUIREMENTS
59</					

①	ALL EXISTING OPENINGS/CEILING LINES TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL PATCHING OF EXISTING CEILING OF NEW HALLS, GALLEYS AND SLOTTED AREAS.	②	COORDINATE LOCATION OF LENSING CHAIR WITH DESIGNER PRIOR TO INSTALLATION.
③	ALL EXISTING LIGHT FIXTURES IN HALLS TO BE REMOVED AND RELOCATED IN SAME LOCATION AS EXISTING. HOLE DIMENSIONS.	③	ALL GENERAL CEILING AND SLOTTED TO BE PAINTED PT-07 (FLAT FINISH). U.S. ALL GENERAL CEILING AND SLOTTED TO BE PAINTED PT-01 (EGGSHELL FINISH).
④	EXISTING ROOMS ROOPS REFER TO SHEETS A00-018.	④	LED STRIP LIGHTING ON PLAN WITH 1/2" RISE AND 1/2" RISE TO BE PAINTED PT-01 (EGGSHELL FINISH).
⑤	FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE ARCHITECT'S DRAWING.	⑤	ALL LIGHT FIXTURES IN CAMPTON AVENUE AND ROCK SUITES TO BE NEW AND CENTERLINE TO BE NEW.
⑥	EXISTING HISTORIC SLOTTED AREAS IN HALLS/CLUB ROOM, FLOOR CROWN ARE TO BE KEPT AND RESTORED.	⑥	WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HALLS AND QUESTIONS WILL BE KEPT AND RESTORED IN SAME LOCATION AS EXISTING. SLOTTED IN CAMPTON AND ROCK SUITES NEW IN CAMPTON LOCATIONS.
⑦	EXISTING EXPOSED SPRINKLER PIPES IN HALLS GALLERY TO BE COVERED WITH NEW PERFEMETER SLOTTED WITH ALL CORROSION.	⑦	"1 1/4" MINIMUM TO CEILING IN FRONT OF 1/2" RISE TO BE KEPT AND RESTORED. DRIPNEY ROOF. 1/4" TO BE PAINTED PT-01 (EGGSHALL FINISH).
⑧	CENTER LIGHT FIXTURE IN SPACE U.S.		
⑨	REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.		
⑩	J-BOOK FOR LIGHTING BUDGET FOR THESE SCENES.		

	CAMB CEILING/CONFITE		BATTERY POWERED WALL
	CEILING HEIGHT KEY CEILING HEIGHT - AFF		LINEAR DIFFUSER
	1" X 4" PENDANT		OCCUPANCY SENSOR
	DOWNLIGHT		EXIT SIGN
	LED STRIP LIGHT		APPROXIMATE DIRECTION
	EXTERIOR/DECORATIVE SCENE		SMOKE DETECTOR MOUNTED
	PENDANT FUTURE		SMOKE DETECTOR WALL MOUNTED
	SURFACE MOUNTED FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	WALL SCENE		SPRINKLER
	EXISTING FUTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER
	DEMO DETECTOR - PATCH AND RE-LOCATE		SUPPLY DIFFUSER
	NEW LIGHT FUTURE		RETURN AIR GRILLE
	NON-PLUMB EXISTING		NEW EXISTING FUTURE WITH NEW LIGHT FUTURE



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO 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 CONSTRUCTION FOR ADDITION OF NEW HANG GRILLES AND SOFFIT AREAS.
2. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-918.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SOTTI AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.S.A. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUS-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CORRIDOR, HALLWAYS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SOCKETS SHOWN ON PLAN. ALL WALL SOCKETS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SOCKETS IN CORRIDOR AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SOCKET SIZES.
14. 12"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL CLOSET ROD. U.S.A. TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.

LEGEND

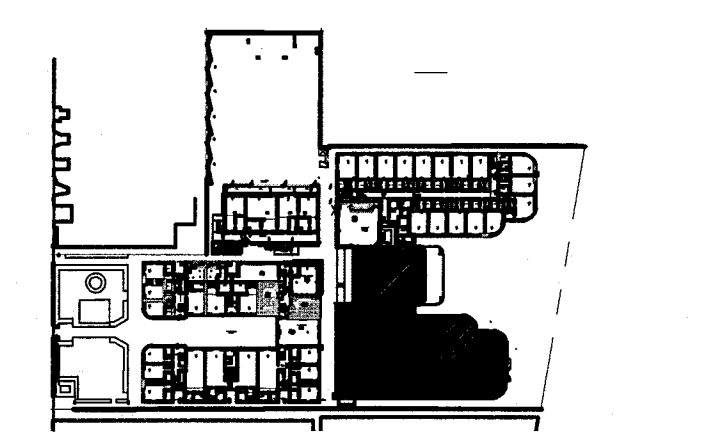
- GNB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH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

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



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

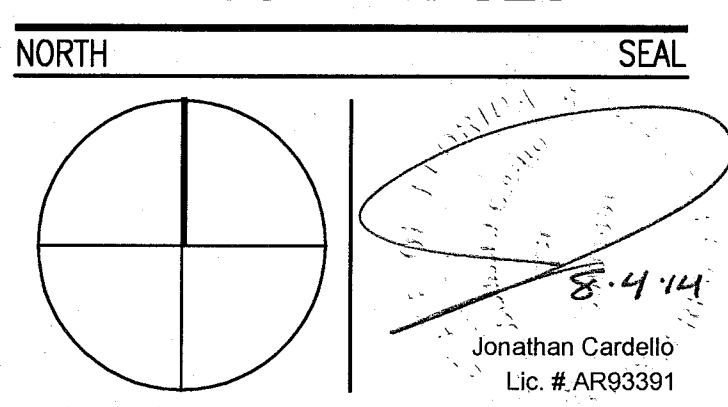
KEYPLAN N.T.S.



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

MTCI PRIVATE PROVIDER SERVICES, LLC			
Construction Plans, 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

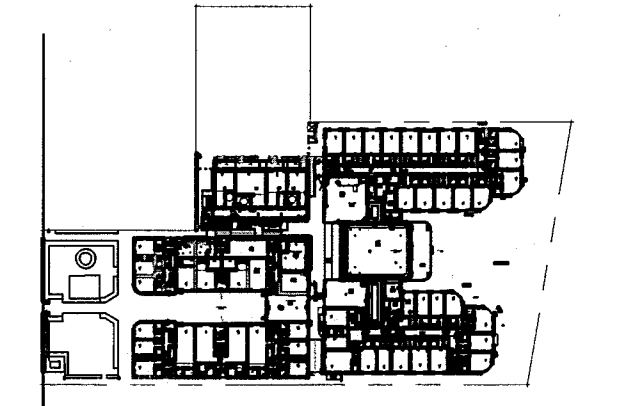
COPYRIGHT ADD INC 2011

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

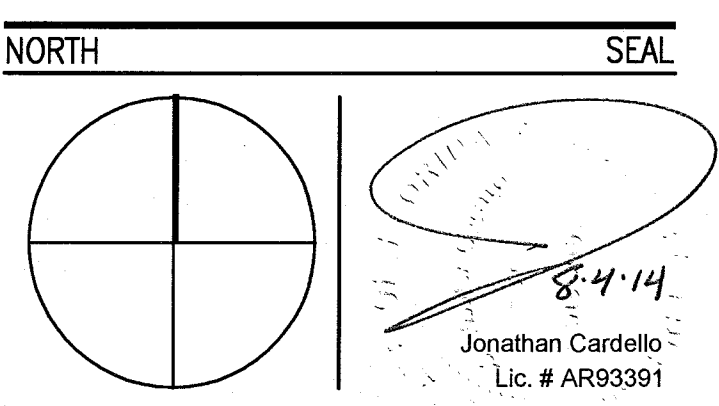
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION
DOCUMENT SET



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

SHEET TITLE

ENLARGED CAMPTON
APT. REFLECTED
CEILING PLAN -
FIRST FLOOR

SHEET NUMBER

A211b

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GENERAL NOTES

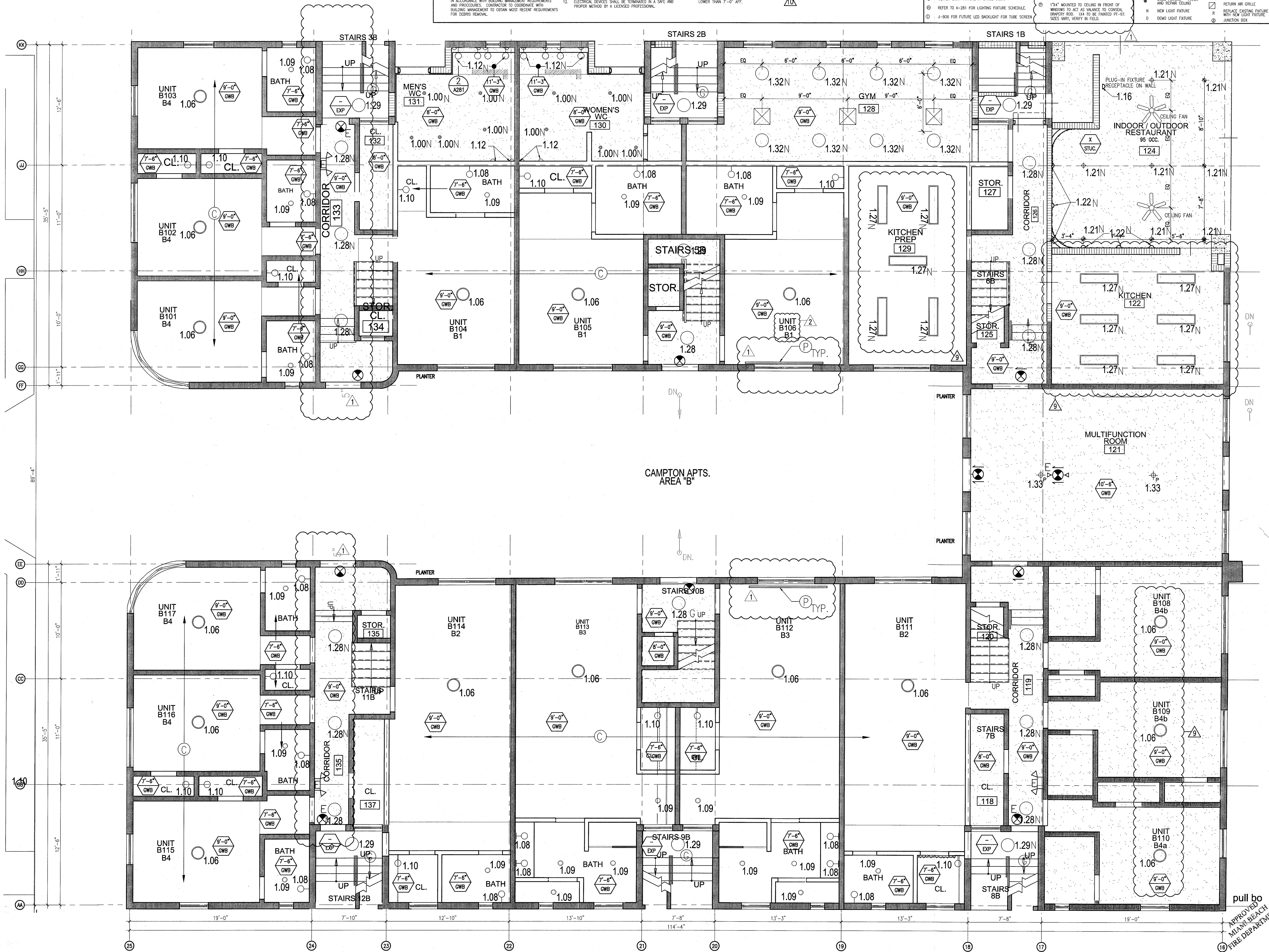
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAN TOWER OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND 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 BIDD. 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 VISIBLE 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. AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONTRACTOR MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. 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 GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION 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 SOFFIT TO BE PAINTED PF-07 (FLAT FINISH) U.O.N. ALL GYMSTROOM 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 GYMSTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPTON AND POOL SUITES NEW. REFER TO GYMSTROOM ELEVATIONS FOR SCONES.
14. 174" MOUNTED TO CEILING IN FRONT OF WORKERS TO ACT AS VALANCE TO CONCEAL DRUMPT ROD. 114" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

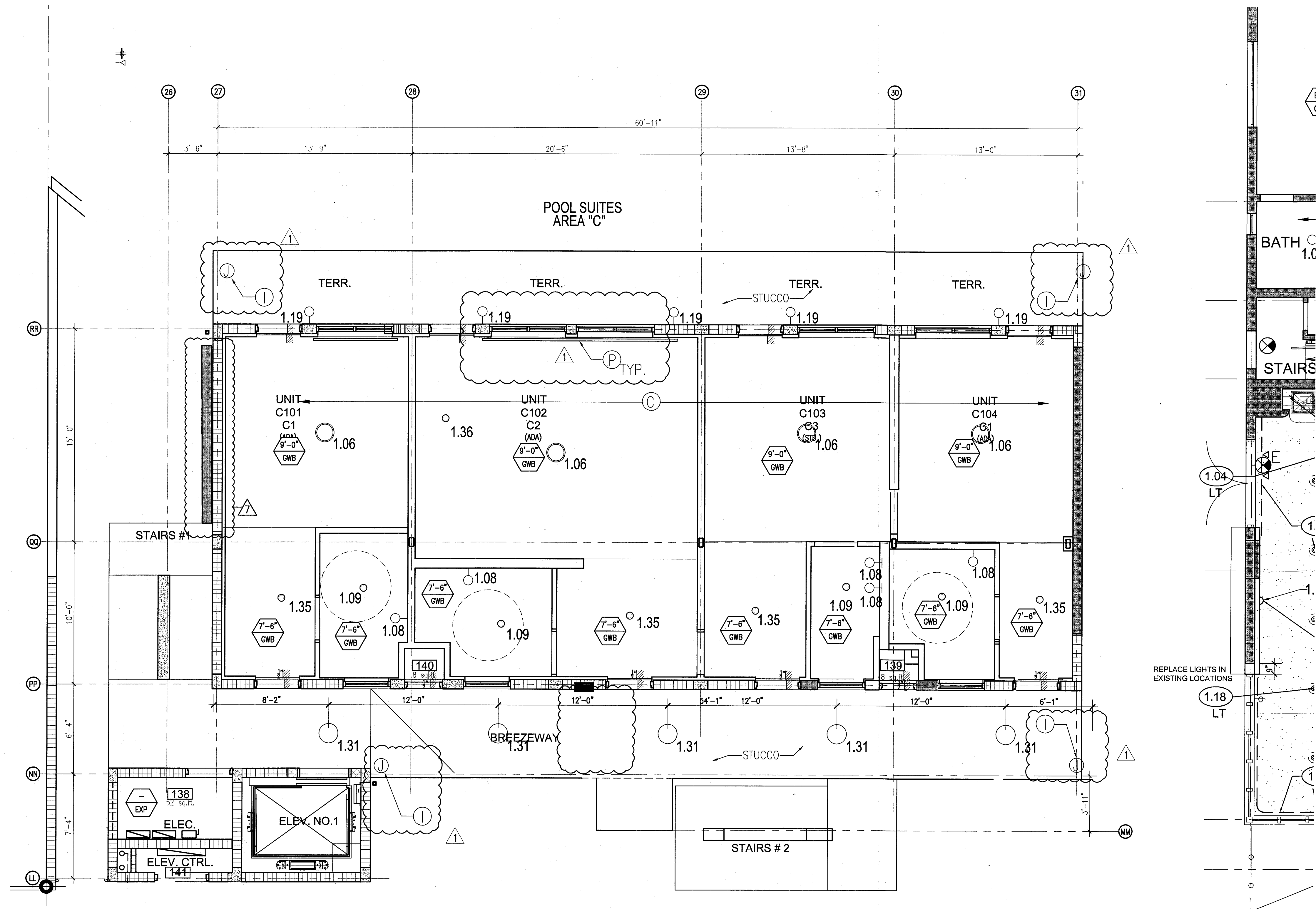
LEGEND

- GYM CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- 1' x 4' PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- EXISTING FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DOWN LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - ARROWS INDICATE DIRECTION
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX



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

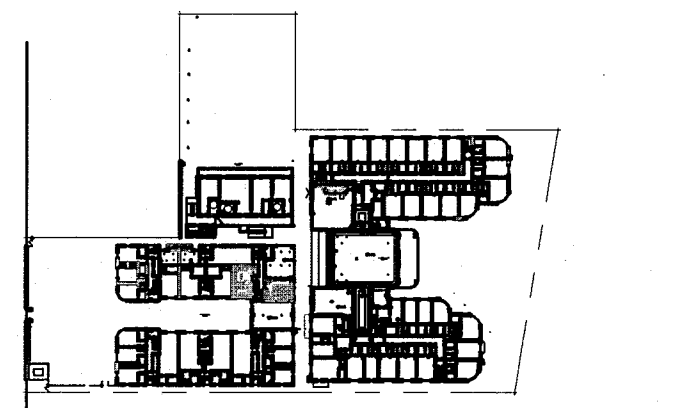
GENERAL NOTES				SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. ELECTRICAL CONSTRUCTION IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	19. 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.	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.	1. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNED PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	1. GYPSUM BOARD CEILING	1. BATTERY POWERED WALL MOUNTED LINEAR DEFUSER
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	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.	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.	20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	2. 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).	2. 1" x 4" PENDANT	2. OCCUPANCY SENSOR
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES.	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.	3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-918.	3. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	3. DOWNLIGHT	3. EXT. SMOKE - WALL MOUNTED
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 CLAIM FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	16. C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND PT. SERIES FOR FIRE SPRINGER DRAWINGS.	4. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL CEILING FLOOR COMMON AREA TO BE KEPT AND RESTORED.	4. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	4. PENDANT LIGHT	4. EXT. SMOKE - WALL MOUNTED
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM CRAWLING 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.		5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE CONCEALED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.	5. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL CEILING ARE TO BE REPLACED IN SAME LOCATION. ALL SCONCES IN COMMON AND POOL SUITES NEW REFER TO QUESTIONS ELEVATIONS FOR SPACE.	5. SURFACE MOUNTED LIGHT	5. SMOKE DETECTOR CEILING MOUNTED
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.				6. CENTER LIGHT FIXTURE IN SPACE U.O.N.	6. 17"X14" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL BATTERY BOX. ILL TO BE PAINTED PT-02. SIZES VARY, VERIFY IN FIELD.	6. WALL SCONCE	6. SMOKE DETECTOR WALL MOUNTED



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

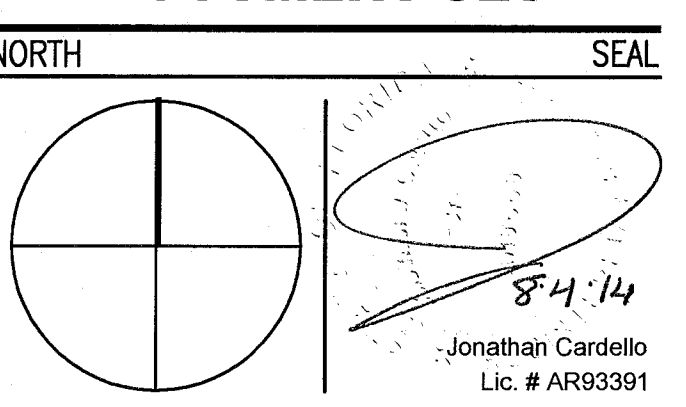
KEYPLAN N.T.S.



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

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
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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

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPES OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT 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, WHENEVER THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. E.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

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

23. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
24. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
25. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
26. 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.
27. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

28. 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.
29. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
30. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
31. 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.
32. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

33. 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.
34. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
35. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
36. 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.
37. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

38. 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.
39. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
40. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
41. 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.
42. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

43. 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.
44. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
45. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
46. 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.
47. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

48. 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.
49. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
50. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
51. 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.
52. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

53. 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.
54. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
55. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
56. 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.
57. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

58. 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.
59. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
60. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
61. 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.
62. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FFP SITES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION 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 SOFFIT 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.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 DOWNER 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 W.M.V. VERTY IN FIELD.

15. COORDINATE LOCATION OF HANGING DOWNER WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
16. 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).
17. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
18. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
19. 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.
20. 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 W.M.V. VERTY IN FIELD.

21. COORDINATE LOCATION OF HANGING DOWNER WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
22. 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).
23. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
24. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
25. 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.
26. 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 W.M.V. VERTY IN FIELD.

27. COORDINATE LOCATION OF HANGING DOWNER WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
28. 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).
29. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
30. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
31. 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.
32. 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 W.M.V. VERTY IN FIELD.

LEGEND

- GWB CEILING/DOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONES
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONES
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE

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

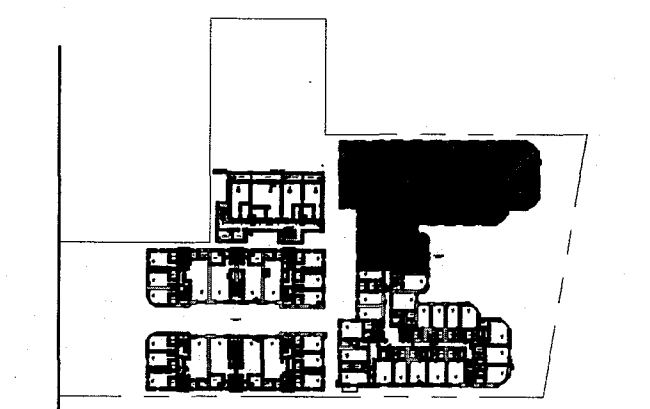
NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

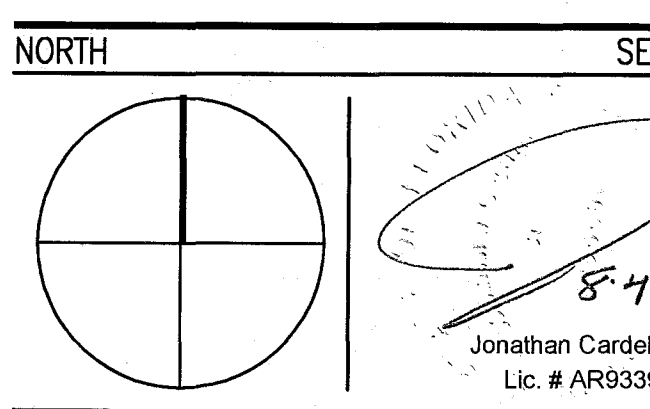
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN
SECOND FLOOR-NORTH

SHEET NUMBER

A212a1

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

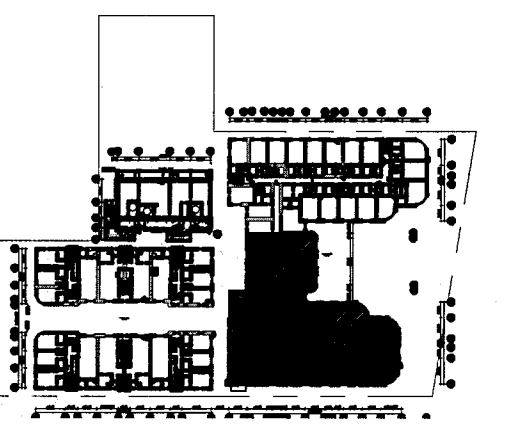
1	NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION	7	CAP AND SHUT OFF ALL UNNECESSARY UTILITIES PER CITY AND	13	ALL MEP-FIELD DEVICE LOCATIONS NOT SHOWN ON
2	OR DISCREPANCY BETWEEN THE EXISTING RECORD DRAWINGS	8	AND SPECIFICATIONS, UNLESS REQUIRED.	14	DRAWINGS OR IN CONFLICT WITH MEP-FIELD DRAWINGS
3	OR DISCREPANCY BETWEEN THE EXISTING RECORD DRAWINGS	9	AND SPECIFICATIONS, UNLESS REQUIRED.	15	ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO
4	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	10	EXIST FLOOD DAMAGE (SMOKE DETECTORS, SMOKE AND	16	SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION
5	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	11	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	17	TO EXISTING SERVICES SHALL BE COORDINATED
6	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	12	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	18	WITH THE ARCHITECT PRIOR TO THE START OF
7	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	13	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	19	THE CONTRACTOR SHALL SUBMIT REQUESTS
8	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	14	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	20	FOR ANY CHANGES TO THE EXISTING
9	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	15	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	21	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
10	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	16	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	22	OF THE START OF THE OPERATION
11	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	17	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	23	THE CONTRACTOR SHALL SUBMIT REQUESTS
12	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	18	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	24	FOR ANY CHANGES TO THE EXISTING
13	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	19	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	25	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
14	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	20	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	26	OF THE START OF THE OPERATION
15	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	21	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	27	THE CONTRACTOR SHALL SUBMIT REQUESTS
16	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	22	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	28	FOR ANY CHANGES TO THE EXISTING
17	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	23	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	29	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
18	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	24	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	30	OF THE START OF THE OPERATION
19	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	25	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	31	THE CONTRACTOR SHALL SUBMIT REQUESTS
20	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	26	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	32	FOR ANY CHANGES TO THE EXISTING
21	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	27	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	33	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
22	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	28	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	34	OF THE START OF THE OPERATION
23	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	29	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	35	THE CONTRACTOR SHALL SUBMIT REQUESTS
24	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	30	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	36	FOR ANY CHANGES TO THE EXISTING
25	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	31	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	37	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
26	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	32	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	38	OF THE START OF THE OPERATION
27	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	33	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	39	THE CONTRACTOR SHALL SUBMIT REQUESTS
28	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	34	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	40	FOR ANY CHANGES TO THE EXISTING
29	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	35	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	41	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
30	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	36	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	42	OF THE START OF THE OPERATION
31	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	37	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	43	THE CONTRACTOR SHALL SUBMIT REQUESTS
32	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	38	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	44	FOR ANY CHANGES TO THE EXISTING
33	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	39	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	45	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
34	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	40	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	46	OF THE START OF THE OPERATION
35	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	41	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	47	THE CONTRACTOR SHALL SUBMIT REQUESTS
36	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	42	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	48	FOR ANY CHANGES TO THE EXISTING
37	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	43	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	49	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
38	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	44	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	50	OF THE START OF THE OPERATION
39	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	45	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	51	THE CONTRACTOR SHALL SUBMIT REQUESTS
40	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	46	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	52	FOR ANY CHANGES TO THE EXISTING
41	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	47	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	53	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
42	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	48	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	54	OF THE START OF THE OPERATION
43	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	49	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	55	THE CONTRACTOR SHALL SUBMIT REQUESTS
44	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	50	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	56	FOR ANY CHANGES TO THE EXISTING
45	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	51	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	57	SYSTEMS, AT LEAST ONE WEEK IN ADVANCE
46	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	52	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	58	OF THE START OF THE OPERATION
47	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	53	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	59	THE CONTRACTOR SHALL SUBMIT REQUESTS
48	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	54	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING	60	FOR ANY CHANGES TO THE EXISTING
49	NO MODIFIED, ALTERED OR CONFLICTING MEMBERS ARE TO BE	55	STRIKE ALONG WITHIN 50' OF THE PERMANENT EXISTING		

OTHER	13	ALL EXISTING OLYMPIC SWAMP CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINOR DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SLOTTED AREAS.
MENTION	14	ALL EXISTING LIGHT FIXTURES IN HADDOON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
	15	FOR HOTEL ROOMS REFER TO SHEETS A801-9
	16	FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
	17	EXISTING HISTORIC SOFFIT AREAS IN HADDOON HALL GROUND FLOOR CORRIDOR AREA TO BE KEPT AND RESTORED.
IN JECT	18	EXISTING EXPOSED SPRINKLER PIPES IN HADDOON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
FF	19	CENTER LIGHT FIXTURE IN SPACE U.O.N.
	20	REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
	21	J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN

	ON/OFF CEILING MOUNT		BATTERY POWERED WALL MOUNTED
	CEILING MOUNT TYPE		LINEAR DETECTOR
	CEILING HEIGHT - AFT		OCCUPANCY SENSOR
	1' X 4' PENDANT		DIP SWITCH
	DOWNLIGHT		EXIT SIGN - WALL MOUNTED
	LED STRIP LIGHT		ARROWS INDICATE DIRECTION
	EXTERIOR/DECORATIVE SCONCE		SMOKE DETECTOR CEILING MOUNTED
	PENDANT FIXTURE		SMOKE DETECTOR WALL MOUNTED
	SURFACE MOUNTED FIXTURE		EXISTING CEILING MOUNTED FIXTURE
	WALL SCONCE		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED BY NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED FIXTURE
	DEMO FIXTURE - PATCH AND RETAIN SCONCE		SUPPLY DIFFUSER
	DEMO LIGHT FIXTURE		ACTION AIR GRILLE
	NEW LIGHT FIXTURE		REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
	DEMO LIGHT FIXTURE		REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN	N.T.S.
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[illegible]

DOCUMENT SET

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Boston Miami

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

SHEET TITLE

ENLARGED HADDON
HALL REFLECTED
CEILING PLAN
SECOND FLOOR-SOUTH

SHEET NUMBER

A212a2

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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 DUST 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 DEMOLITION 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 SPOFF 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/SOFFIT
- 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
- ARROWS INDICATE DIRECTION
- EXIT SIGN - 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

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

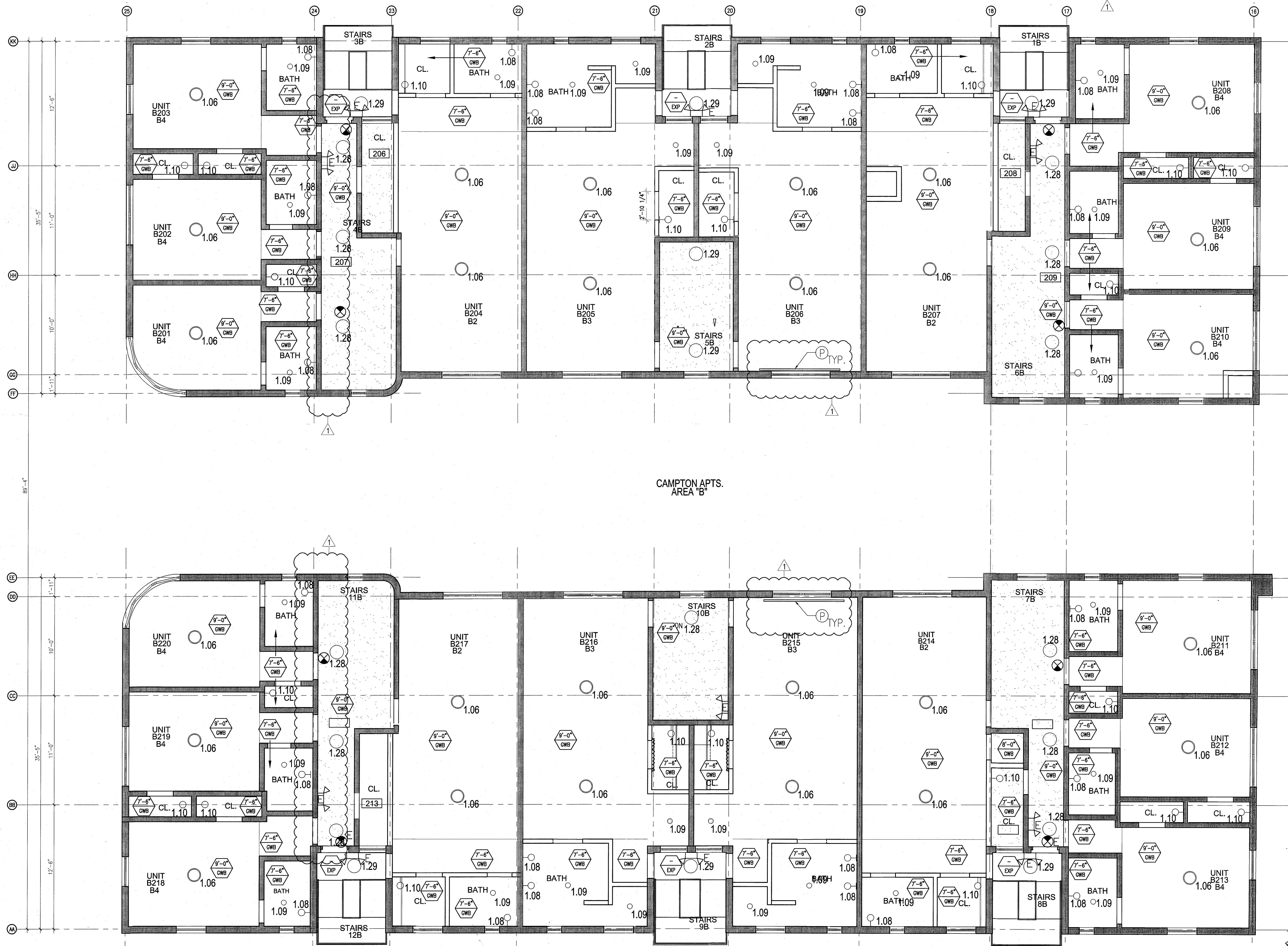
SHEET TITLE

ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER

A212b

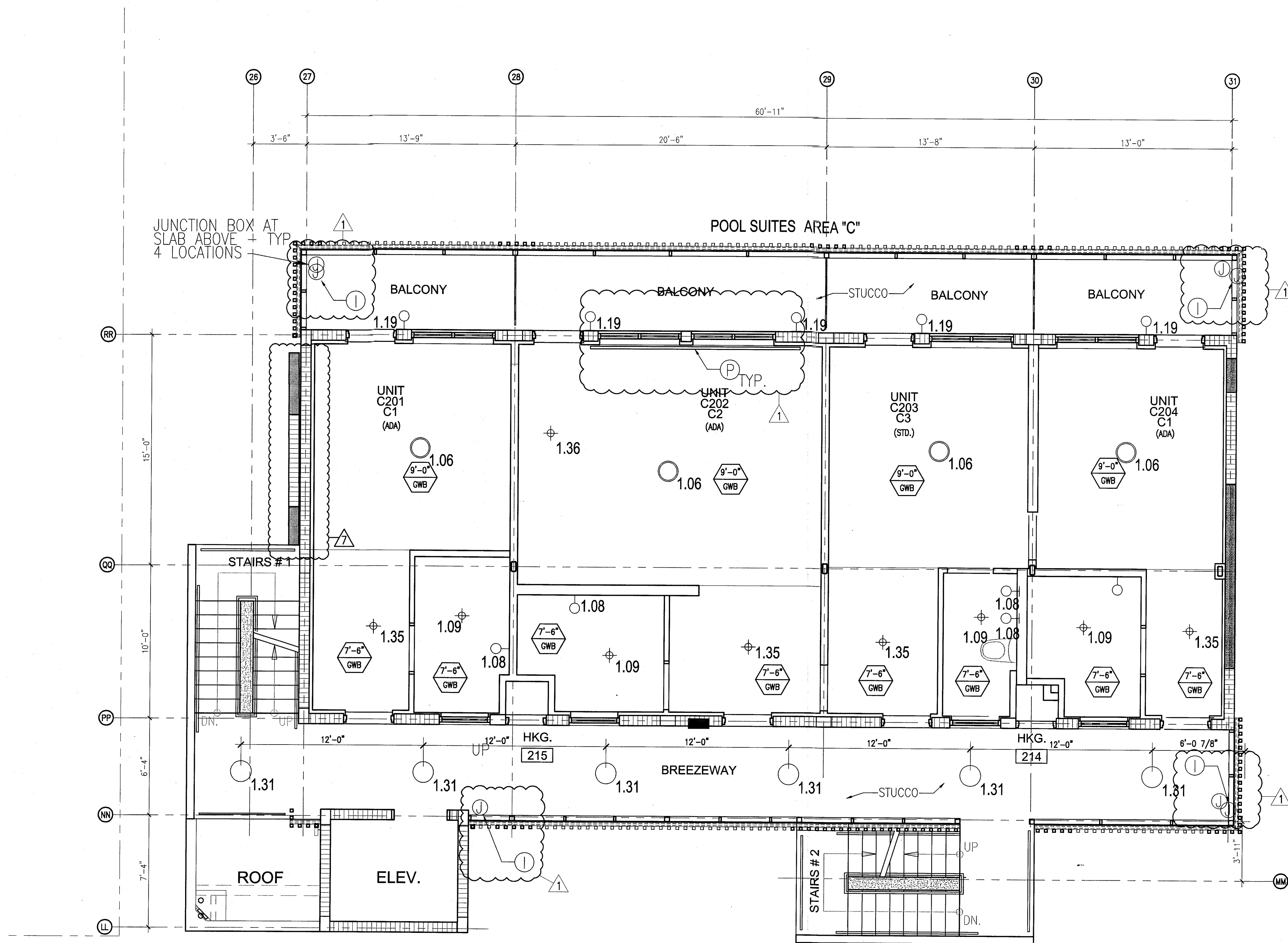
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1 ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

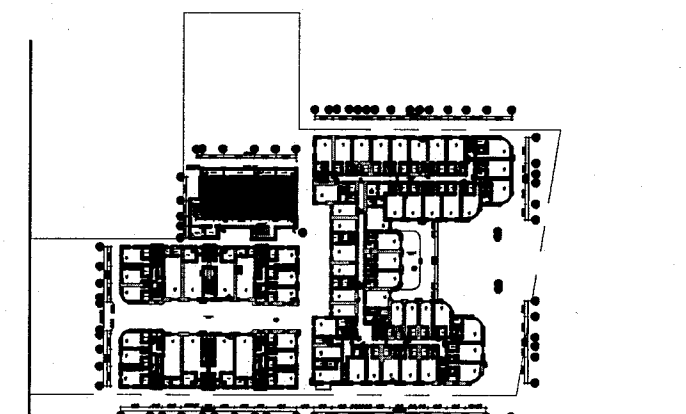
GENERAL NOTES				SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL 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/SOFFIT	BATTERY POWERED WALL MOUNTED LINEAR 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.	② ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	④ ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL CLOSETROOM AND PUBLIC RESTROOMS 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.	EXTERIOR/DECORATIVE SCONCE	SMOKE DETECTOR CEILING MOUNTED
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.	16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	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.	PENDANT FIXTURE	SMOKE DETECTOR WALL MOUNTED
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PROTECT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY IMPRAGABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.	22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FOR SERIES FOR FIRE SPRINKLER DRAWINGS.	⑦ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORNERS.	⑦ WALL SCONCES SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL CLOSETROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND POOL SUITES NEW. REFER TO CLOSETROOM ELEVATIONS FOR SCONCE SIZES.	SURFACE MOUNTED FIXTURE	EXISTING CEILING MOUNTED SPRINKLER
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.			⑧ CENTER LIGHT FIXTURE IN SPACE U.O.N.	⑧ 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL SUNSHY ROLL. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION	RETURN AIR GRILLE
				⑨ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.		NEW LIGHT FIXTURE	REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE JUNCTION BOX
				⑩ 4-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN		DEMO FIXTURE - PATCH AND REPAIR CEILING	



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
7	POOL SUITES WALLS	04-14-2014
10	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

NORTH	SEAL

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN SECOND FLOOR

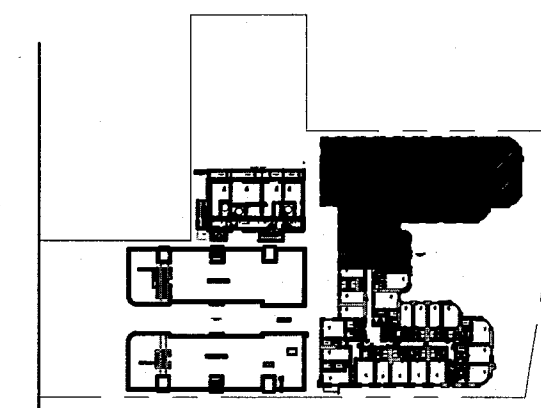
SHEET NUMBER

A212c

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FIRE DEPARTMENT

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[illegible]

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	Jonathan Cardello Lic. # AR93391

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Boston Miami

JOB NUMBER: 13036.0

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE _____

ENLARGED HADDON
HALL REFLECTED
CEILING PLAN
THIRD FLOOR - NORTH

SHEET NUMBER _____

A213a1

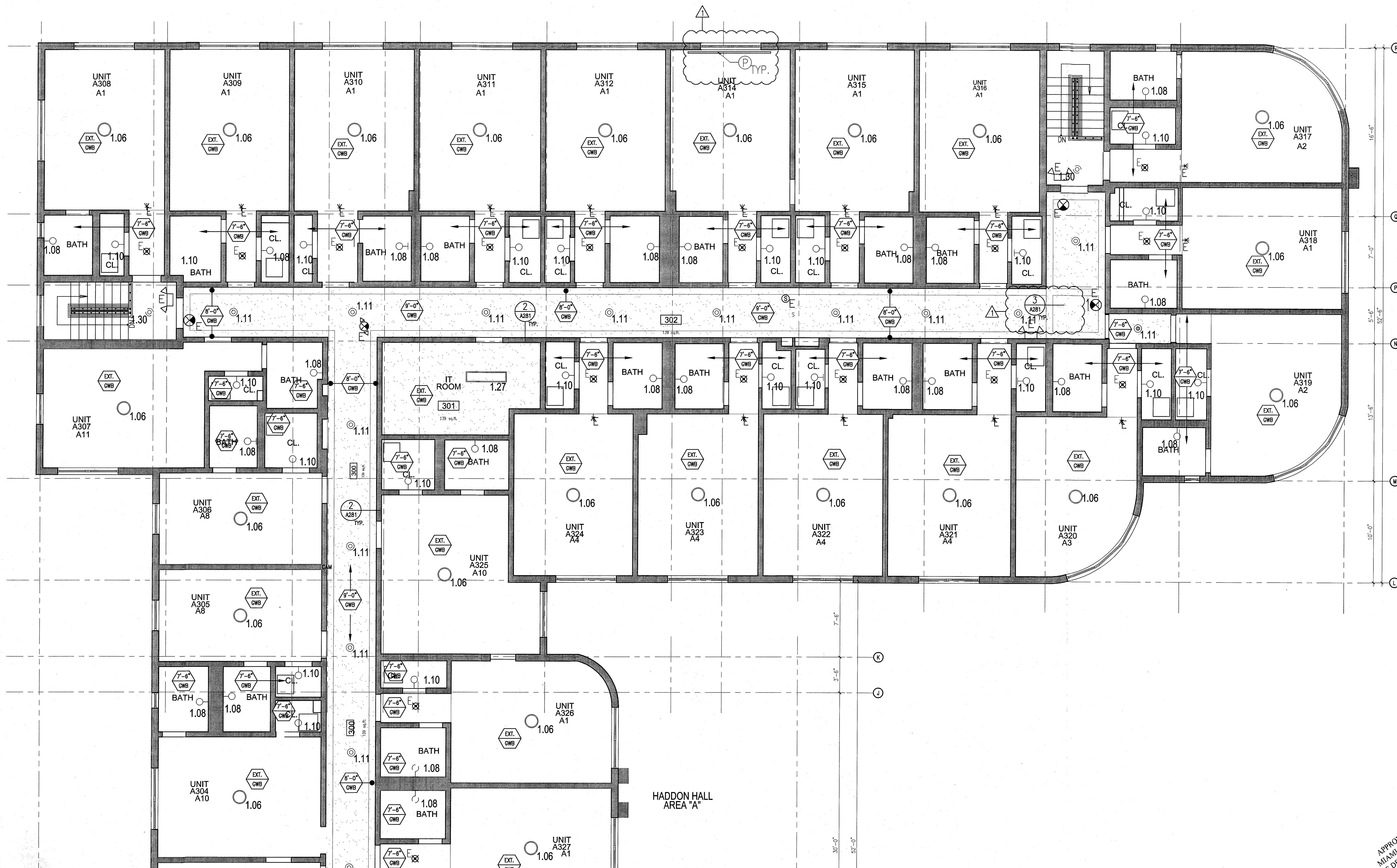
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1	NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS OR AN OCCASIONARY STOPPING OF CONSTRUCTION. THE CONTRACTOR IS TO COORDINATE WITH THE ARCHITECT, ASIDE OF THE ARCHITECT AND BUILDING CONTRACT DOCUMENTS.	2	DAY AND SHUT OFF ALL UNLIMITED UTILITY PER SITE AND SITE REQUIREMENTS, WHEN REQUIRED.
3	NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED OR CUT WITH THE ARCHITECT AND BUILDING CONTRACT DOCUMENTS.	4	FREE ALARM DEVICES (SMOKE DETECTORS, HORNES, SPKRERS, ETC) WITHIN EACH ROOM SHALL REMAIN COMPLETED AND OPERATIONAL. SECURE DEVICES FROM BEING TRIPPED FREELY UPON REMOVAL OF WALLS/CEILING.
5	PROVIDE TEMPORARY SCHEDULE MANUAL PROVIDED BY THE ARCHITECT TO THE CONTRACTOR WITH THE SCHEDULING WORK.	6	PROTECT ALL ASIDE BUILDING SERVICES, ETC.
7	PROTECT TEMPORARY SERVICE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	8	ALL REQUIREMENTS FOR FREE RATINGS TO BE MAINTAINED THROUGHOUT THE PROJECT.
9	PROTECT STRICT CONTROL OF JOIL CLEANING AND PAPERING THE WORK AND DEBRIS FROM DAMAGING CONSTRUCTION AREA.	10	THIS PROJECT INVOLVES CONSTRUCTION INSIDE ONE OF THE STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ACCEPTS THE RESPONSIBILITY OF COMPLETING THE CONSTRUCTION OF THE BUILDING AS IT APPEARS IN THE ARCHITECT'S DRAWINGS. THE CONTRACTOR'S RESPONSIBILITY FOR THE COMPLETION WILL BE CONSIDERED FOR EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL EXAMINATION OF THE EXISTING LOGS.
11	DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. DEBRIS SHALL BE REMOVED TO THE OFFSHORE CRANES FOR USE OF FREIGHT ELEVATORS PRIOR TO THE REMOVAL OF DEBRIS FROM THE CRANES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS FOR THE CONTRACTOR'S DEBRIS REMOVAL. THE BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.	12	ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.

[illegible]

	WIRING		BATTERY POWERED WALL MOUNTED
	CABLE		LINEAR ACTUATOR
	COLORING HEIGHT KEY COLORING HEIGHT - AFT		OCCUPANCY SENSOR
	1" X 4" PENDANT		EXIT SIGN ARROWS INDICATE DIRECTION
	DOWNLIGHT		EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
	LED STRIP LIGHT		SMOKE DETECTOR (CEILING MOUNTED)
	EXTENSORS/DECORATIVE SOUNDERS		SMOKE DETECTOR (WALL MOUNTED)
	PENDANT FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	SURFACE MOUNTED FIXTURE		SPRINKLER
	WALL SCONCE		EXISTING WALL MOUNTED SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		SUPPLY DIFFUSER
	DEMO FIXTURE - PATCH AND REPAIR CEILING		RETURN AIR GRILLE
	NEW LIGHT FIXTURE		REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE

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



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

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAINTENANCE OR STRUCTURAL WORKS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT SOOT AND DEBRIS FROM 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 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/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 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 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, 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 LOCATIONS.
13. ALL LIGHT FIXTURES IN COMMON AREAS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
14. WALL SCAFFOLD SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLD IN COMMON AND POOL SUITES WILL REFER TO GUESTROOM ELEVATORS FOR SCAFFOLDING.
15. 17x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL OVERSET DOOR. 14x4" TO BE PAINTED PT-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

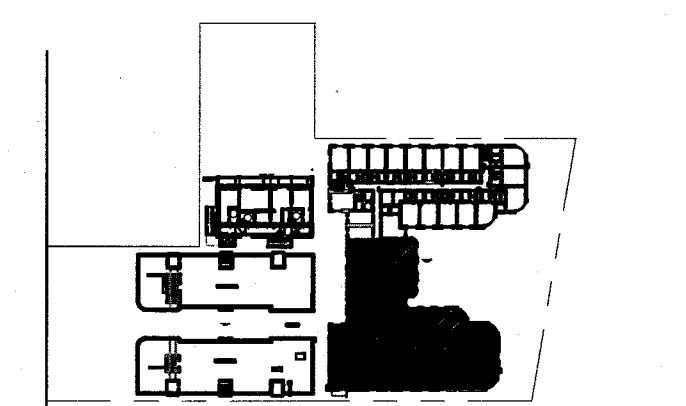
NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

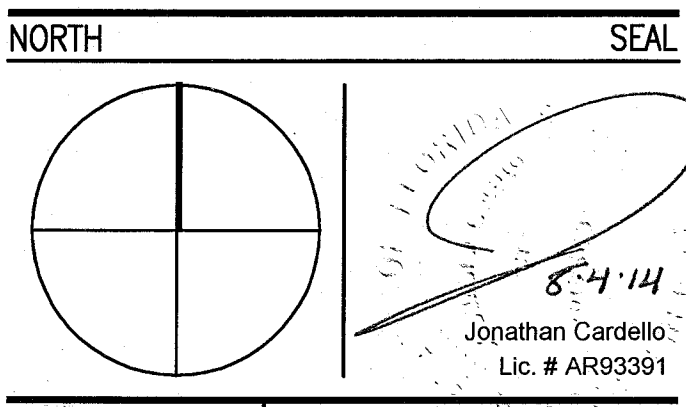
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



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Lic. # AA26001507

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN THIRD FLOOR - SOUTH

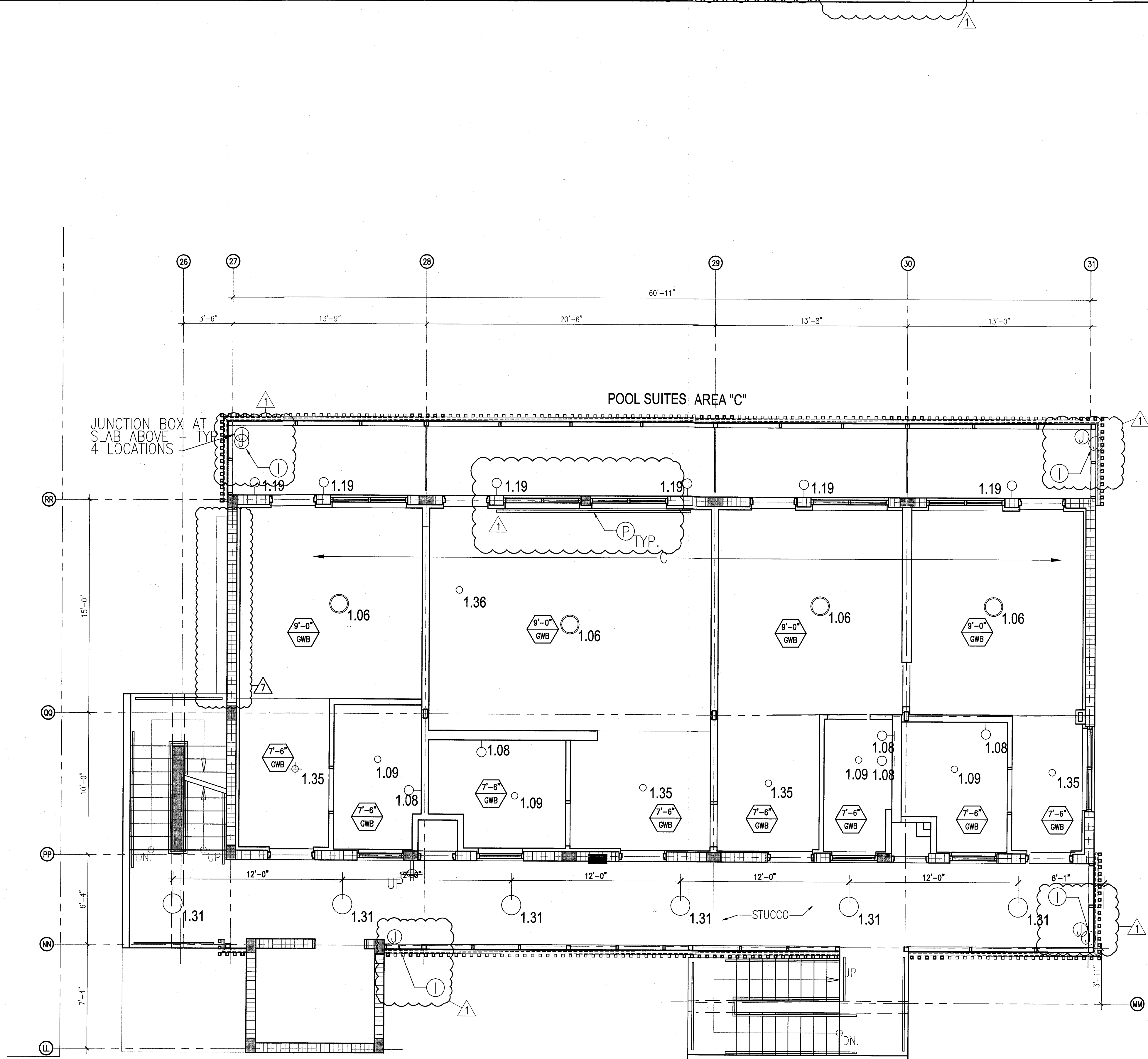
SHEET NUMBER

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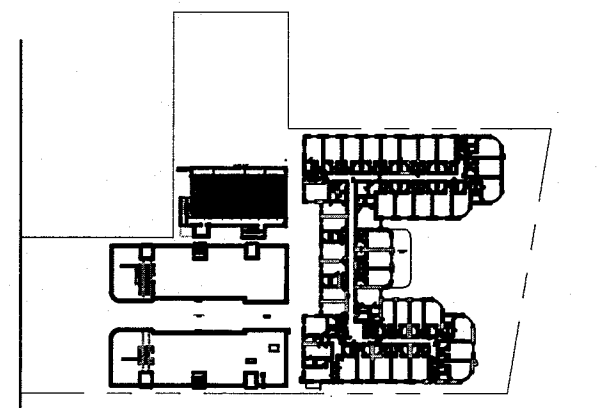
GENERAL NOTES												SHEET NOTES												LEGEND																																																											
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS. 2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT. 3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER. 4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRAINING 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 SHEDDING. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. 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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 F1-00 SERIES FOR FIRE SPRINKLER DRAWINGS.												23. ALL EXISTING CRYSTAL BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SOFFITED AREAS. 24. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED. 25. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-918. 26. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS. 27. EXISTING HISTORIC LIGHT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED. 28. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS. 29. CENTER LIGHT FIXTURE IN SPACE U.O.N.												30. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED. 31. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH). 32. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL. 33. ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N. 34. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CHAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES AREAS. 35. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VANTAGE TO CONSIDER DRAPEY BOLD. 1"X4" TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.												36. CMB CEILING/SOFFIT 37. CEILING HEIGHT KEY 38. CEILING TYPE 39. CEILING HEIGHT - AFF 40. DOWNLIGHT 41. LED STRIP LIGHT 42. EXTERIOR/DECORATIVE SCONCE 43. PENDANT FIXTURE 44. SURFACE MOUNTED FIXTURE 45. WALL SCONCE 46. EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION 47. DEMO FIXTURE - PATCH AND REPAIR CEILING 48. NEW LIGHT FIXTURE 49. DEMO LIGHT FIXTURE 50. BATTERY POWERED WALL MOUNTED 51. LINEAR DIFFUSER 52. OCCUPANCY SENSOR 53. EXIT SIGN - WALL MOUNTED 54. EXIT SIGN - WALL MOUNTED 55. SMOKE DETECTOR CEILING MOUNTED 56. SMOKE DETECTOR WALL MOUNTED 57. EXISTING CEILING MOUNTED SPRINKLER 58. SPRINKLER 59. EXISTING WALL MOUNTED SPRINKLER 60. RETURN AIR GRILLE 61. REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE. JUNCTION BOX.											



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

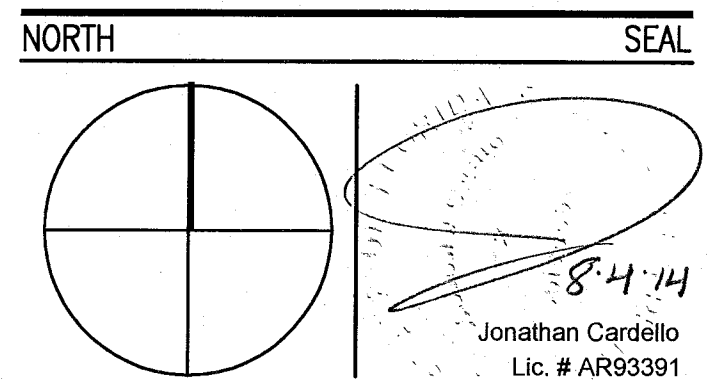
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



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Boston Miami

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN
THIRD FLOOR - SOUTH

SHEET NUMBER

A213c

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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, HEARM, SMOKE DETECTOR SOUNDS) WITH DEMO SPACE SHALL REMAIN CONNECTED EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANDING FREELY USED SOURCE OF MISCELLANEOUS INFORMATION. |
| 9 | PROTECT ALL BASE BUILDING SYSTEMS, TYPICAL. |
| 10 | ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED OR EXCEEDED. |
| 11 | THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE ALLOWED FOR ANY UNEXPECTED CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM EXISTING CONDITIONS. |
| 12 | ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL. |

13. ALL MEP-1P DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONNECTION WITH MEP-1P DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE ARCHITECT, MANUFACTURER AND BUILDING OWNER. THE CONTRACTOR SHALL SUGGEST REPAIRS, WHERE NECESSARY, TO THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY SYSTEM SHUTDOWN. THE SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME NATURALLY ACCORDING TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

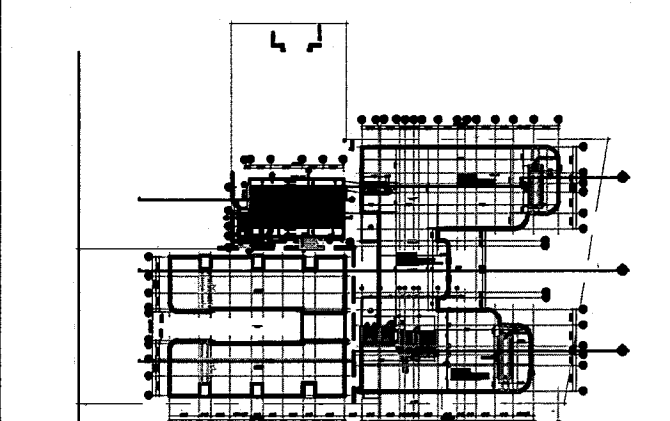
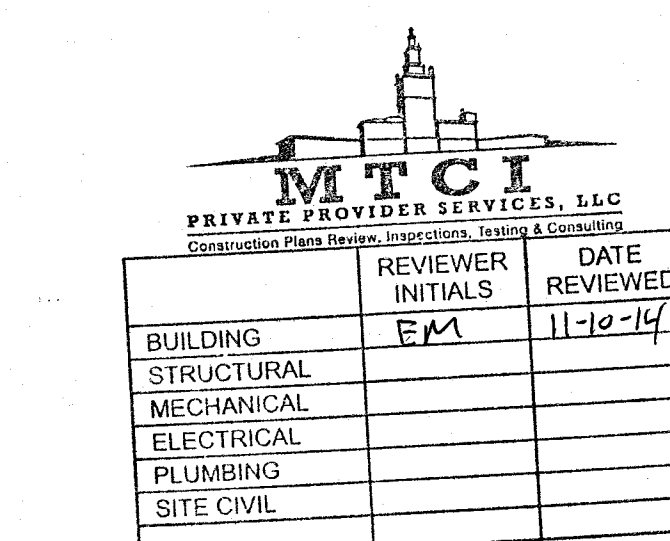
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MISC. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND AIR OUTLETS IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN IN ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECT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

OTHER	11 ALL EXISTING CROWN BOARD CELEBRIS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL SOLUTION FOR ADDITION OF NEW HADDOCK GRILLES AND SADDLES.
INTENTION	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.
WORK	15 EXISTING HIGHLIGHTS: SOFT AREA IN HADDOCK HALL FLOOR COMMON AREA TO BE KEPT AND RESTORED.
PROJECT	EXISTING EXPOSED SPRINKLER PIPES IN HADDOCK HALL BUILDING TO BE COVERED WITH NEW PENDENT SOFT 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 THERE SUBSTITUTION

- ① COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
- ② ALL GENERAL CEILING AND SCAFFETS TO BE PAINTED 02 (EGGSHALL FINISH).
- ③ ALL LIGHT FIXTURES ON PLAN WITH WATER RESISTANT JOINTS.
- ④ ALL LED STRIP LIGHTING ON CEILING AND POOL SITES TO BE NEW AND CENTERED IN SPACE U.O.A.
- ⑤ WALL SCISSORS IN SOME LOCATION, ALL WALL CORNERS AT HANGING CHAIR QUESTIONS WILL REPLACE EXISTING IN SAME LOCATION.
- ⑥ SCAFFETS IN COMFORT AND POOL SITES NEW. ALL QUESTIONS ELEVATIONS FOR SOURCE HEIGHT.
- ⑦ 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOW AS HANGING CHAIR. ALL HANGING CHAIR DRAPERY ROD, 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
	NEW WALL FIXTURE		RETURN AIR GRILLE
	NEW WALL FIXTURE		RETURN EXISTING FIXTURE WITH NEW FIXTURE

KEYPLAN N.T.S.

[illegible]

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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 _____

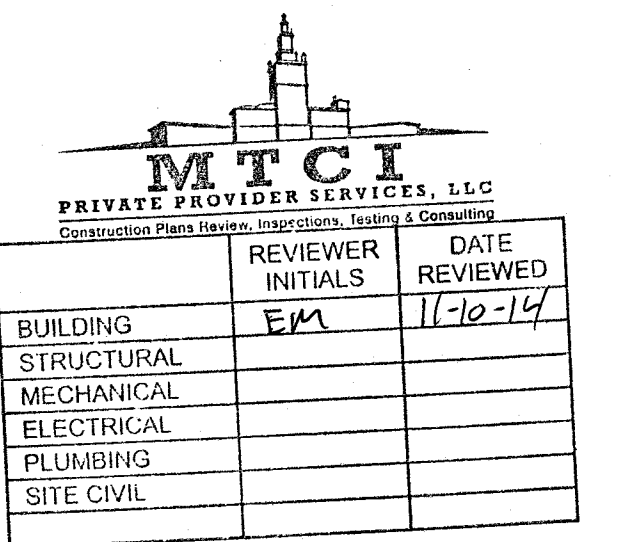
SHEET NUMBER

A214

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

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SCALE: NO SCALE

LIGHTING SCHEDULE & CEILING DETAILS

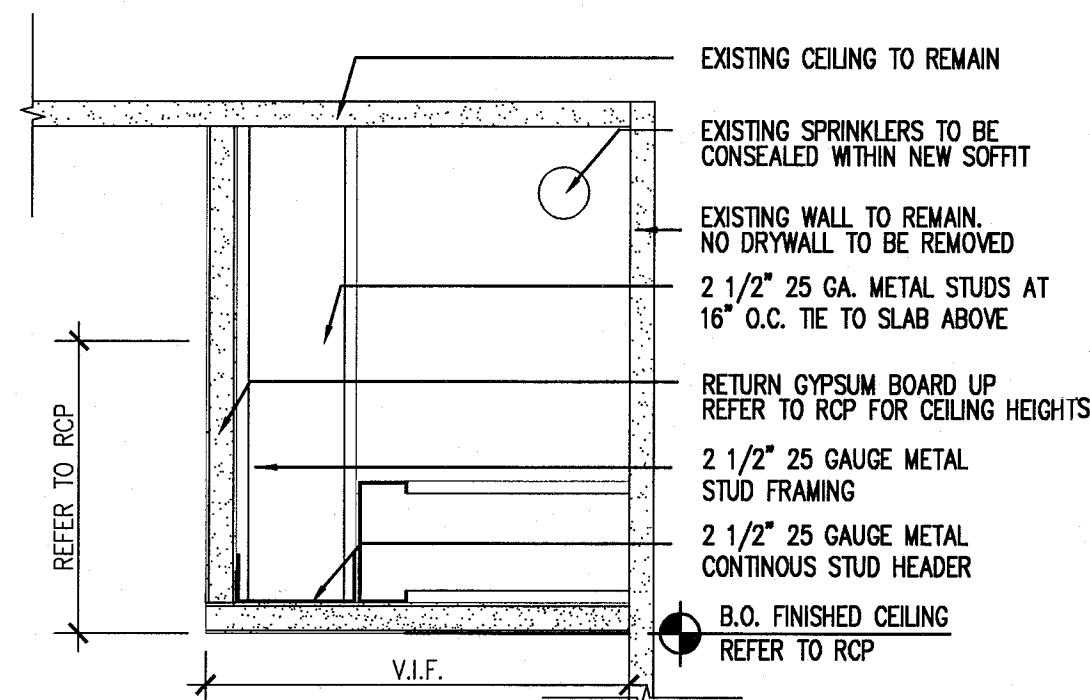
A281

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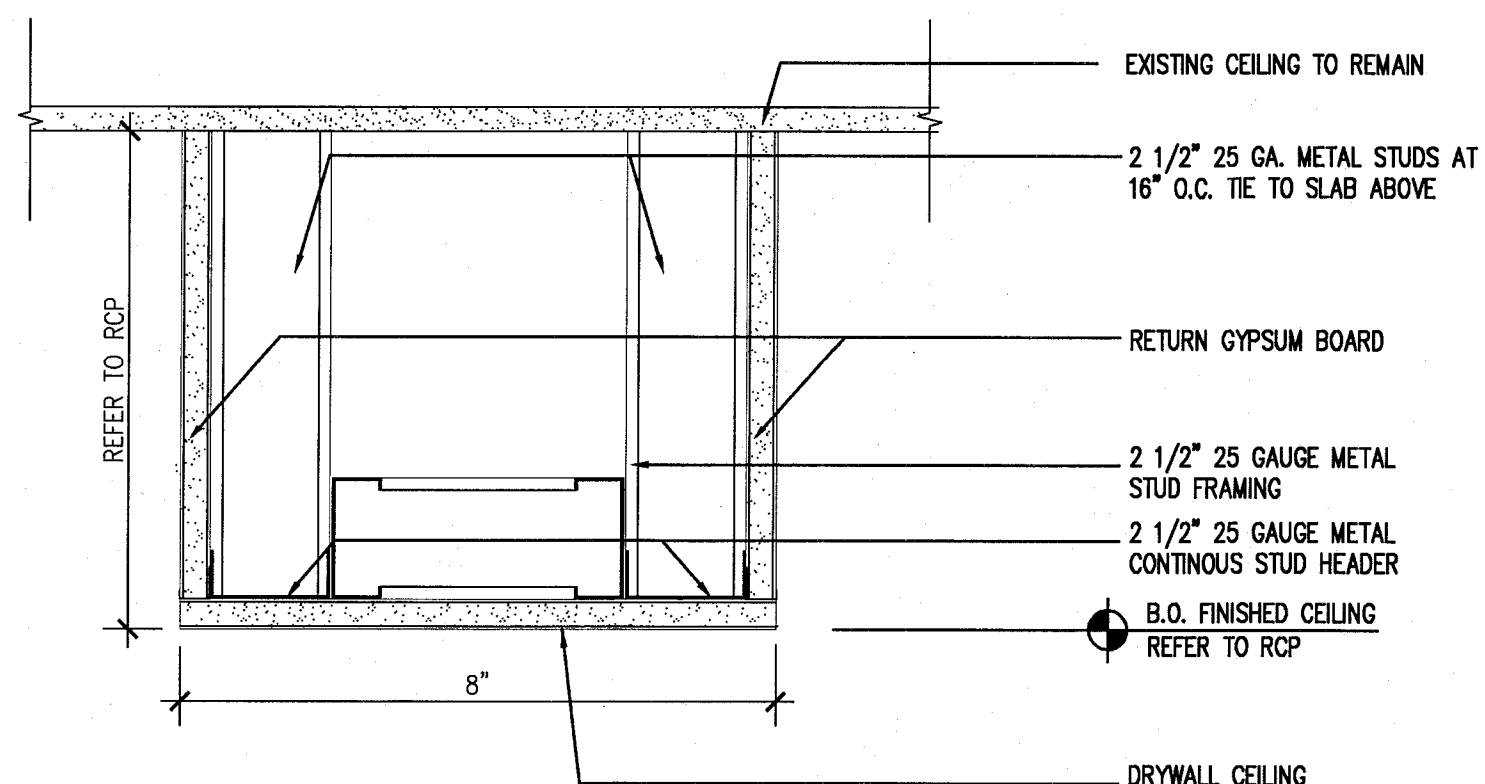
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FIRE DEPARTMENT

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 Solder Separately - Indoor Use Only, with aluminum channel and frosted lense	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	MISC
LT 1.04	PENDANT	BARNLIGHT ELECTRIC	THE ART DECO ROUND GLOBE SCHOOLHOUSE LIGHT SIZE : MEDIUM CODE: 118811	FINISHED: AGED BRASS ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY BAR
LT 1.05	LED STRIP	FLEXTec	(12 Inch) 4.5 Watt - Very Warm White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Solder Separately - Indoor Use Only, with aluminum or flexible angle and frosted lense	MILLWORK LED STRIPS GELS TO BE SPECIFIED & APPROVED BY RMCS ON A DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE, APPLY UNDERNEATH LENS.	MISC
LT 1.06	CEILING FIXTURE		3M Taped Backing - LED Driver and Power Connector Cord Solder Separately - Indoor Use Only, with aluminum channel and frosted lense	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.07	BEDSIDE LIGHT FIXTURE	CUSTOM	60 W, TAKES 120 Volt G16 Bulb/ 25-60W, UL LISTED,	FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.08	BATHROOM SCONCE	REJUVENATION	#A8260 HANNAH SCONCE, CLASSIC WALL BRACKET ITEM WHITE PORCELAIN, 100W	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.09	BATHROOM LIGHT	LUCIFER LIGHTING CO.	DL121CP 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-LS115-WHT, 330' Commercial Linear Light String Strand - Intermediate Base - White	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.24	PENDANT LIGHTS OVER BAR	VINTAGE	INDUSTRIAL PENDANT LIGHTS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.25	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.26	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS (PICTURE FOR INSPIRATION), One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LIBRARY
LT 1.27	LINEAR FLOURESCENT - SUSPENDED	FOCAL POINT LIGHTS	TAB EVOLUTION, 1' x 4'	CLEAR SHIELD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	BACK OF HOUSE AREAS
LT 1.27A	SURFACE MOUNTED LINEAR	SIMPLESEAL	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

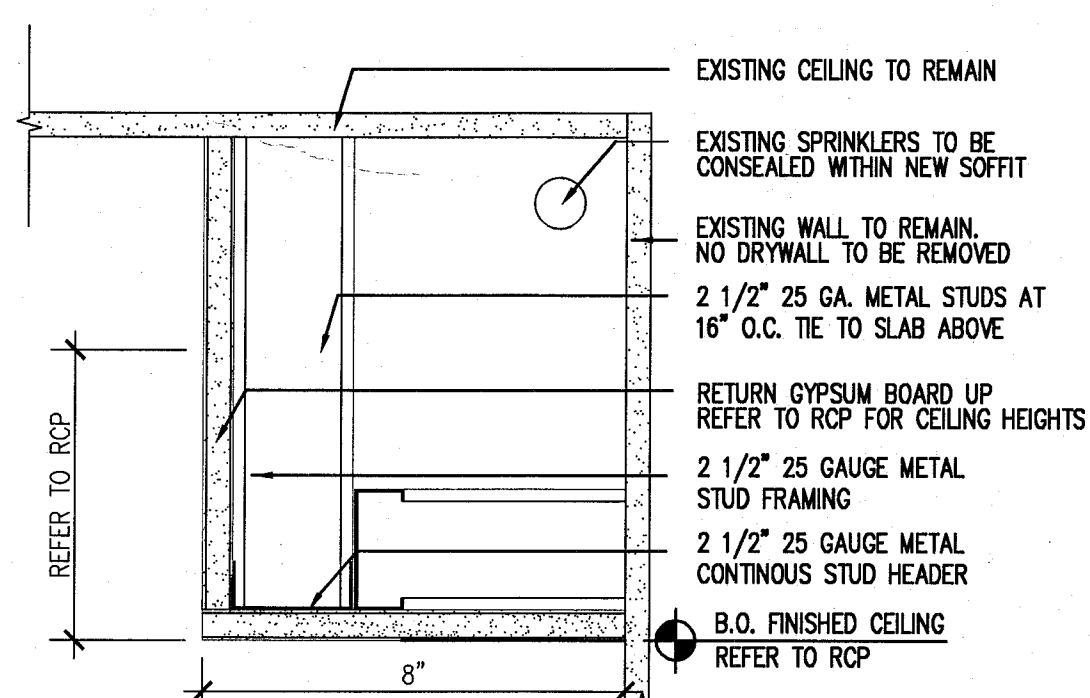
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4 SOFFITS AT GUESTROOMS
SCALE: 3"=1'-0"



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



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

SCALE: NO SCALE

Figure 1 shows a 4x4 grid of 16 small squares. Each small square contains a unique pattern of black dots. The patterns are as follows (row by row, left to right):
 Row 1: 1 dot, 2 dots (horizontal), 2 dots (vertical), 4 dots (2x2 square).
 Row 2: 3 dots (L-shape), 3 dots (corner), 3 dots (diagonal), 3 dots (anti-diagonal).
 Row 3: 4 dots (2x2 square), 4 dots (2x2 square with center), 4 dots (2x2 square with horizontal bar), 4 dots (2x2 square with vertical bar).
 Row 4: 5 dots (plus sign), 5 dots (cross), 5 dots (X-shape), 5 dots (X-shape with center).

[illegible]

**100% CONSTRUCTION
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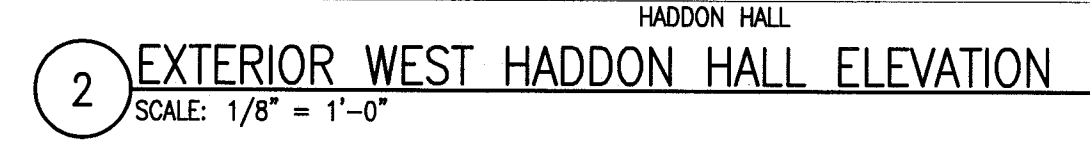
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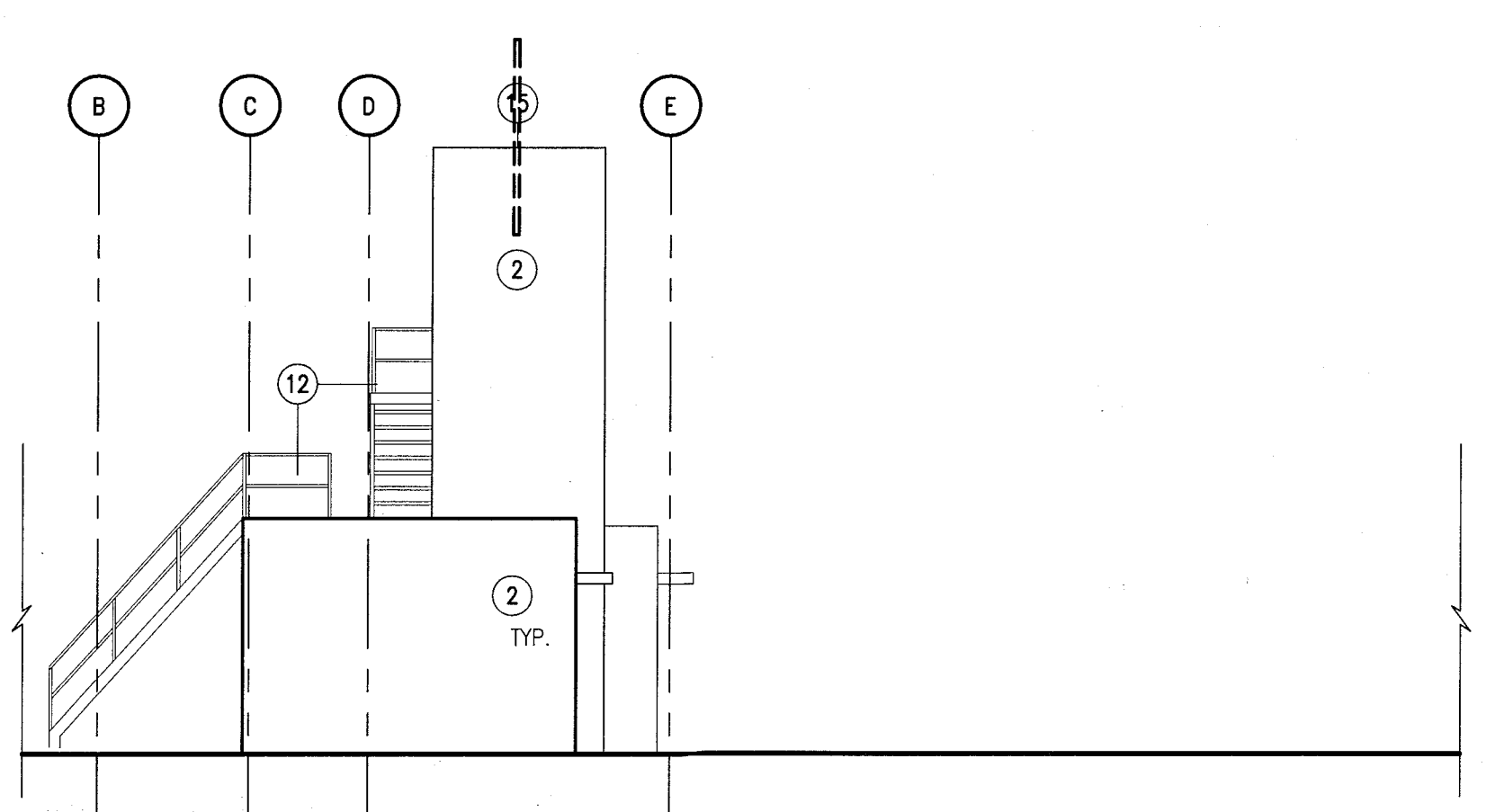
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NOTE: ALL WINDOWS AT EAST HADDON HALL ELEVATION WILL HAVE VISIBLE TRANSMISSION OF 34% DUE TO EASTERN EXPOSURE. SEE SHEET A431.



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

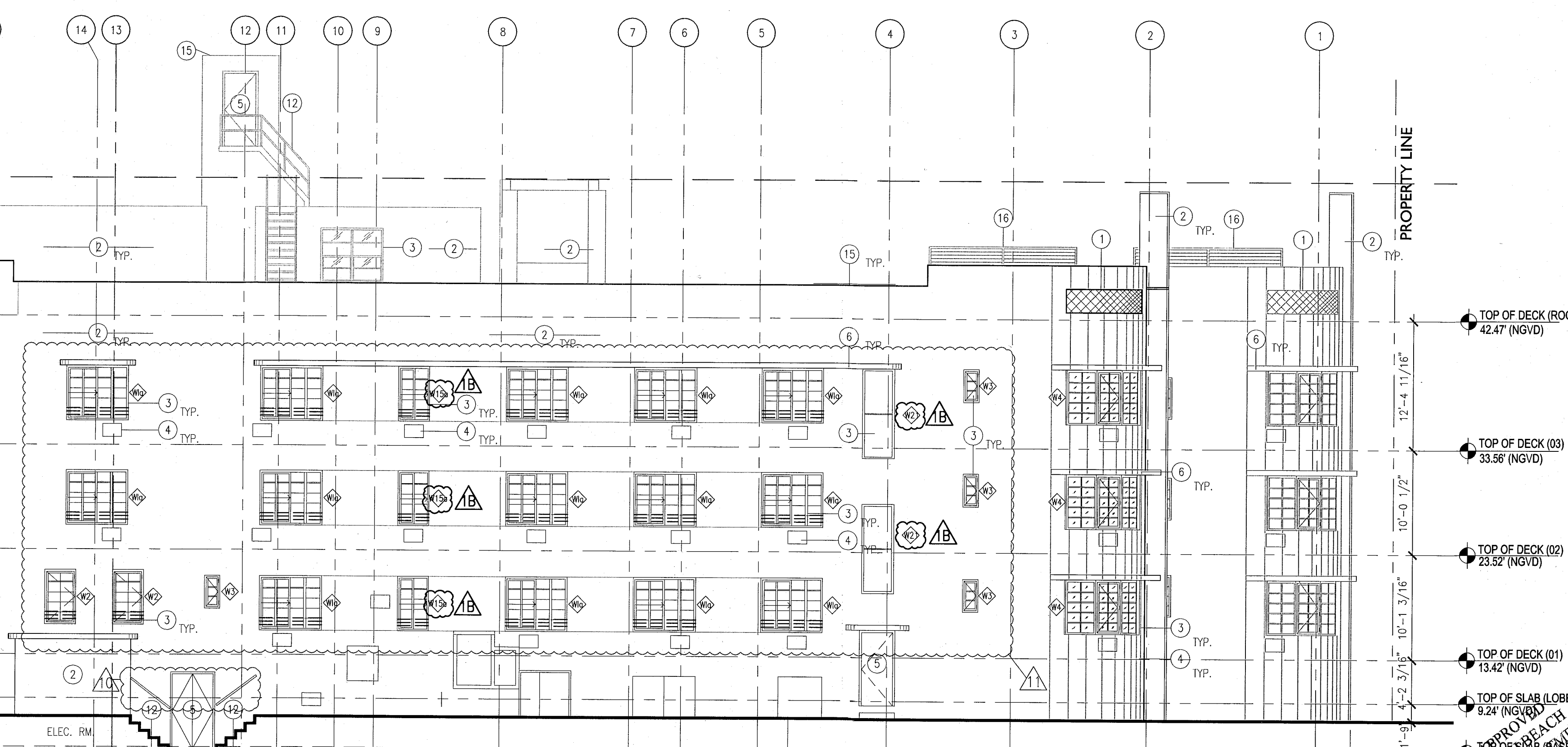
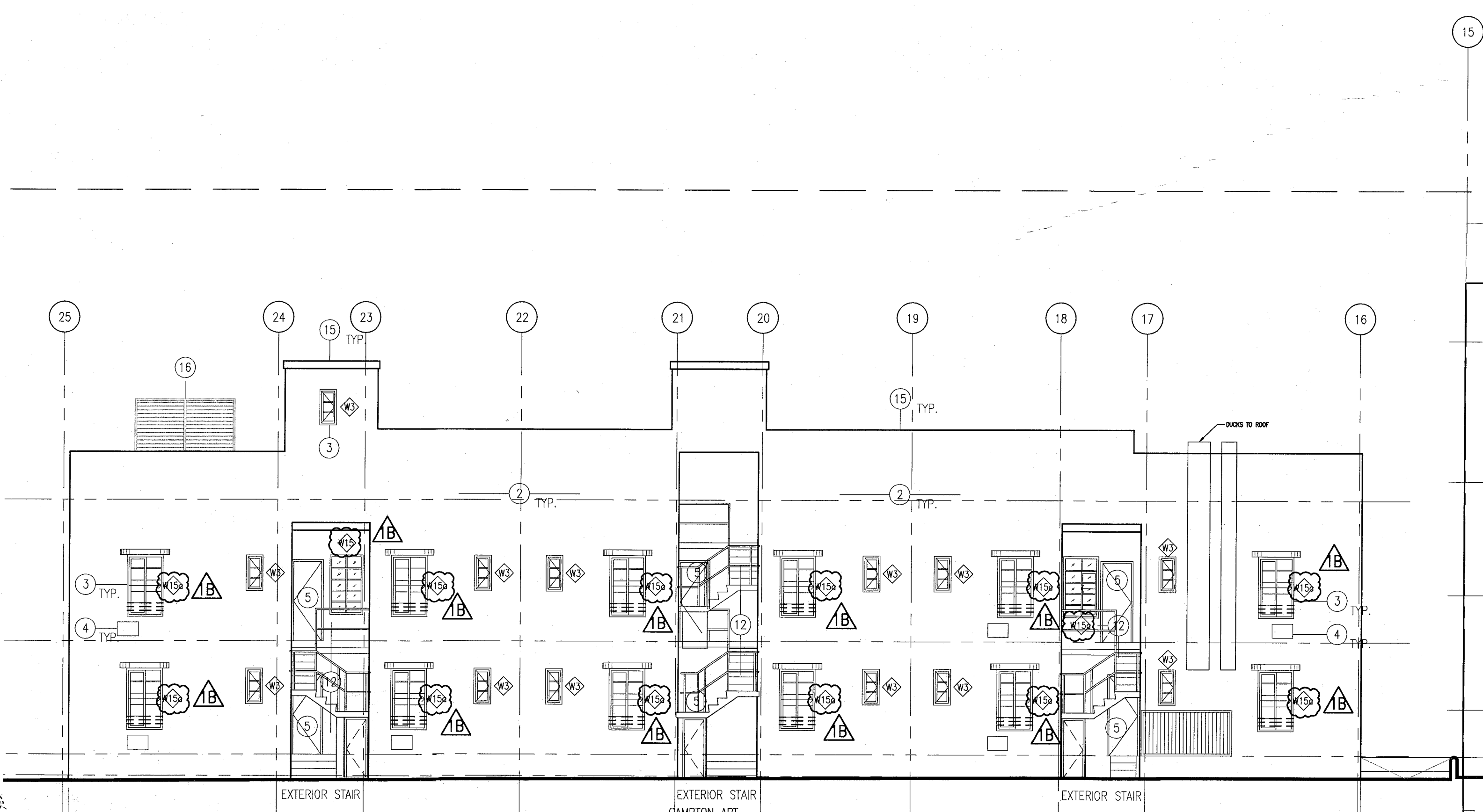
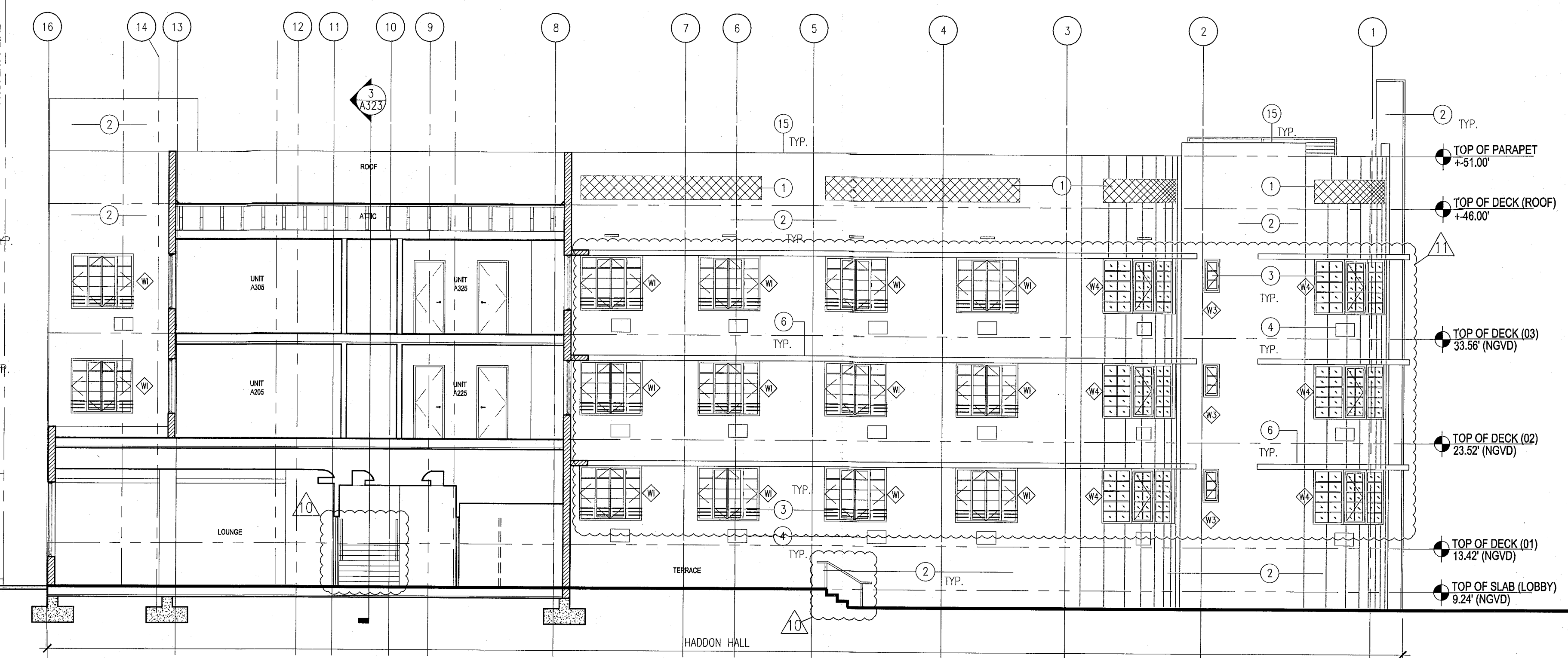
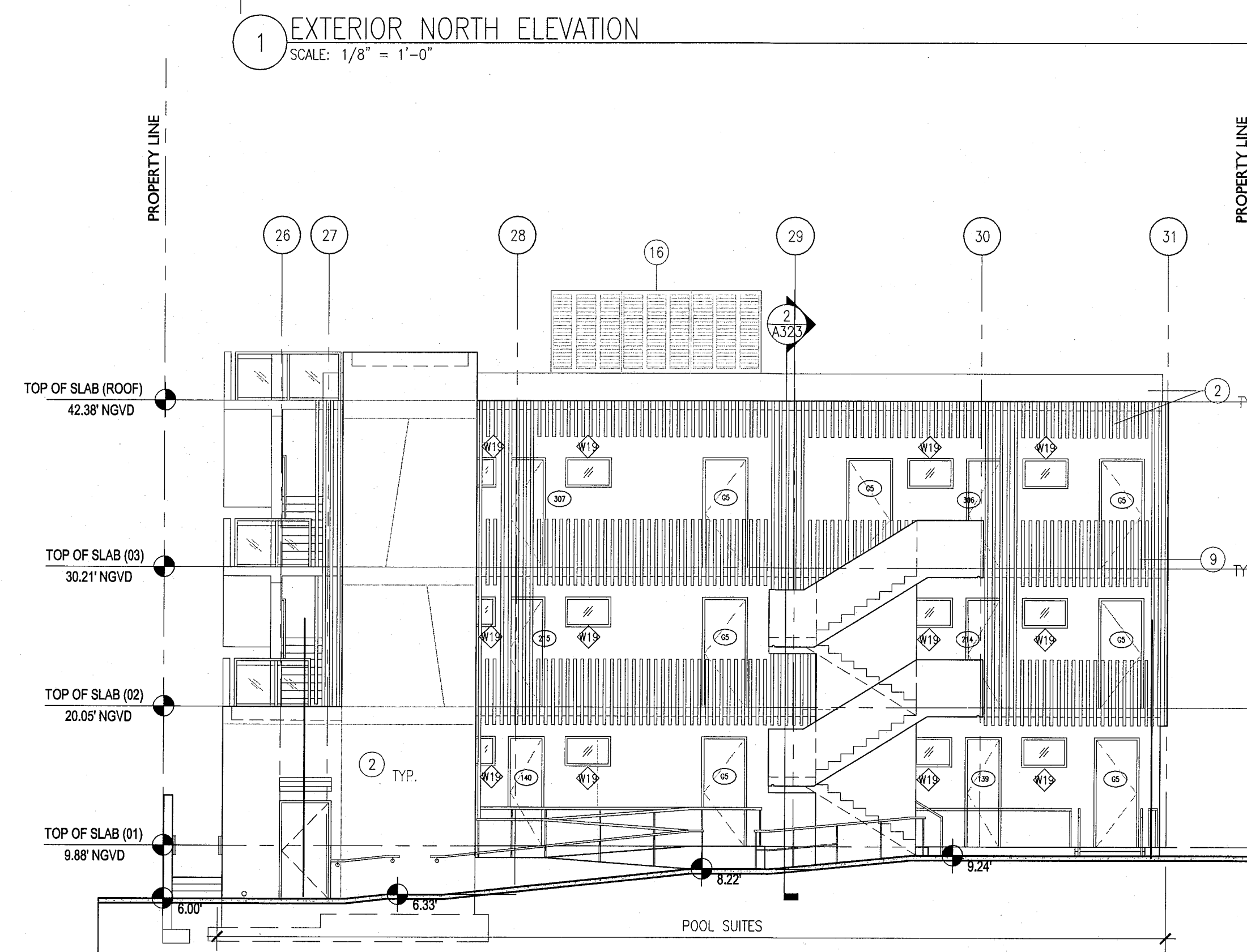
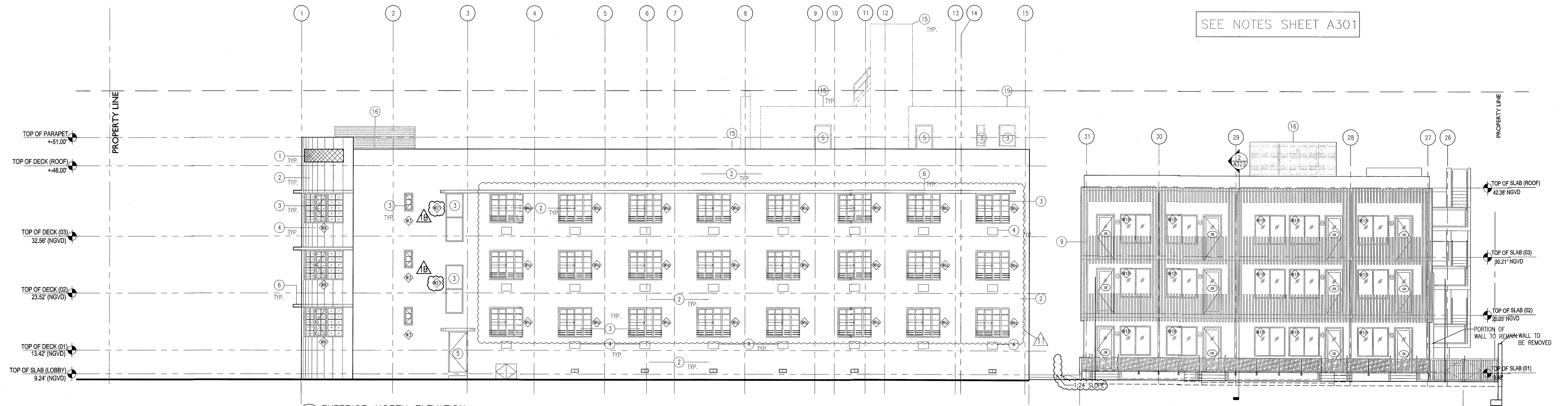


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FIRE DEPARTMENT

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KEYPLAN N.T.S.

SEE NOTES SHEET A301



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

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

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

SHEET TITLE

EXTERIOR
ELEVATIONS WEST
EAST & SOUTH

SHEET NUMBER

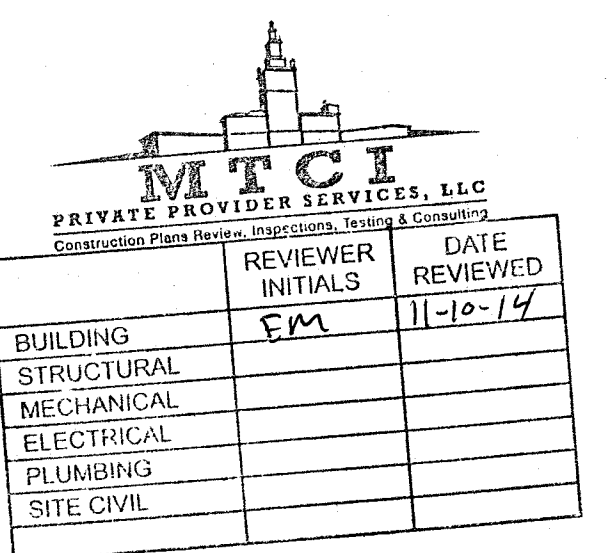
A302

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



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

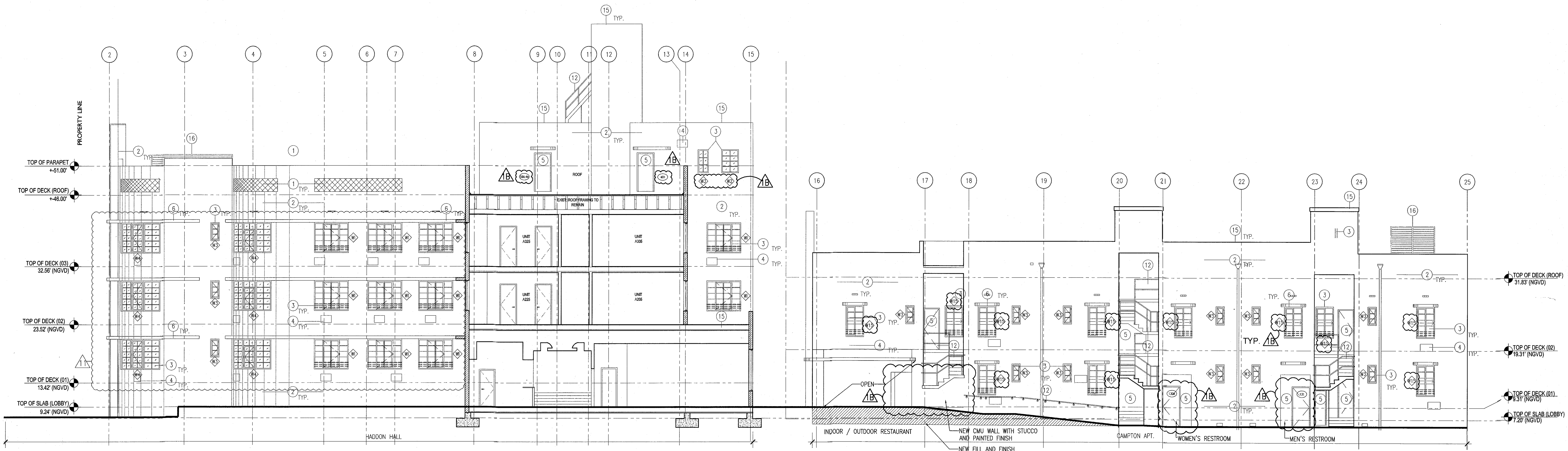
SHEET TITLE

EXTERIOR
ELEVATIONS NORTH
EAST & WEST

SHEET NUMBER

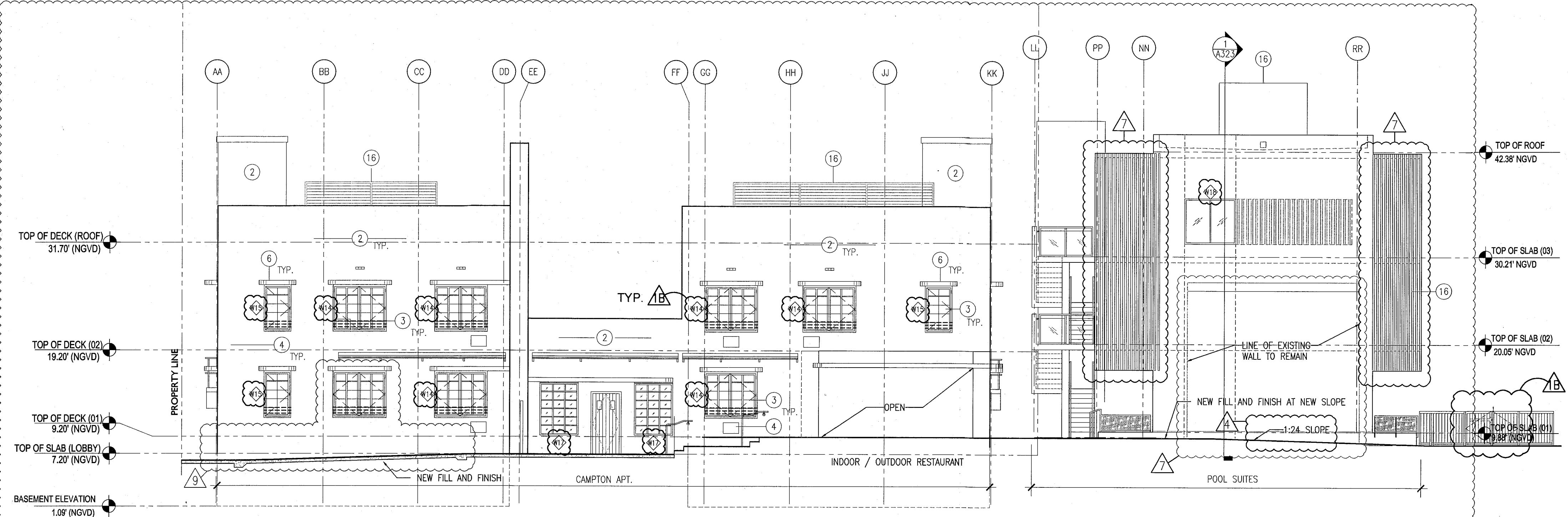
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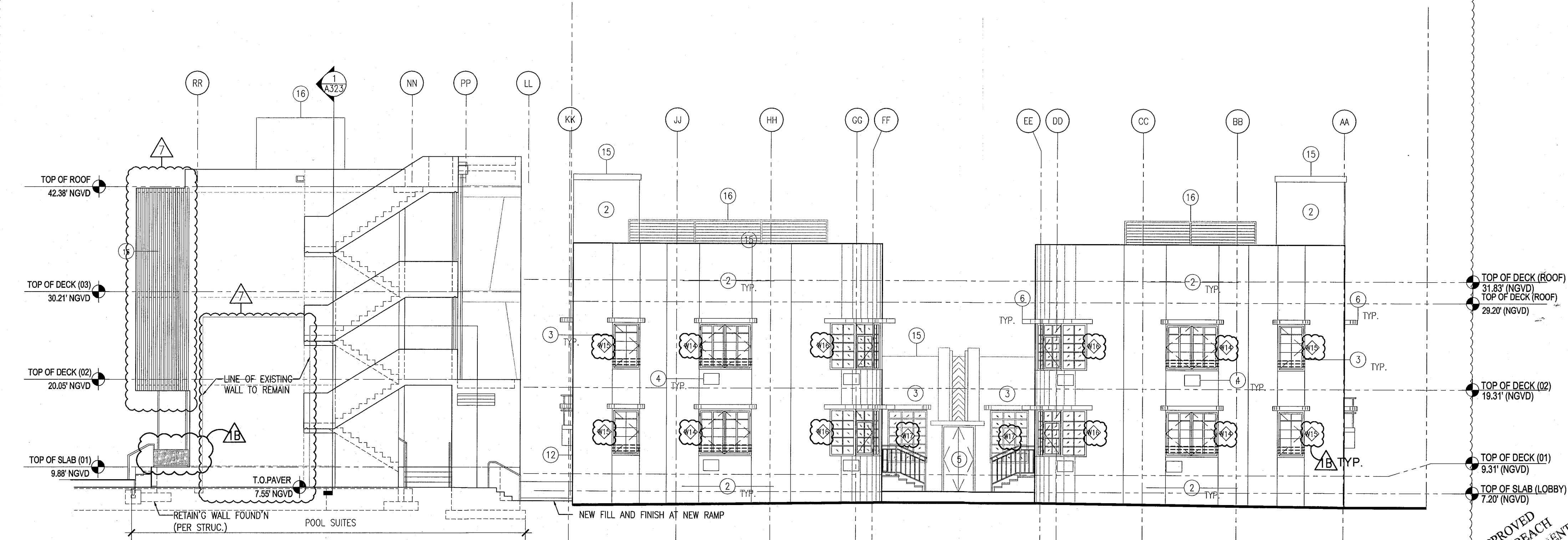


1 EXTERIOR NORTH CAMPTON ELEVATION
SCALE: 1/8" = 1'-0"

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



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



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

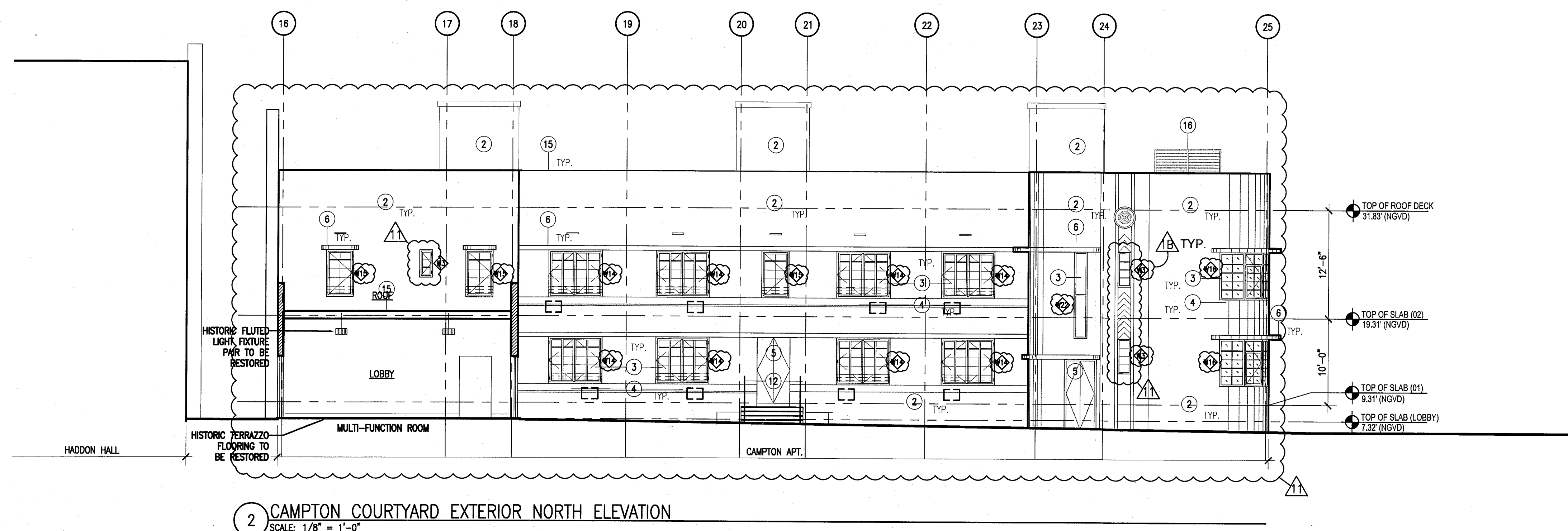
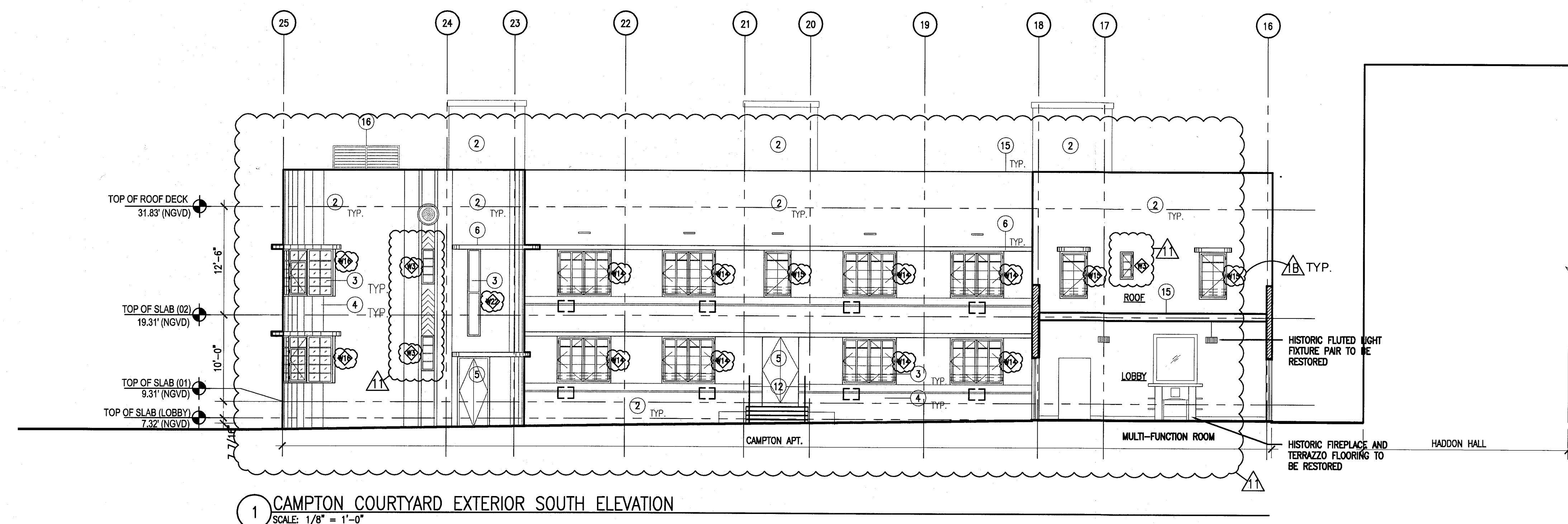
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MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

NOTES

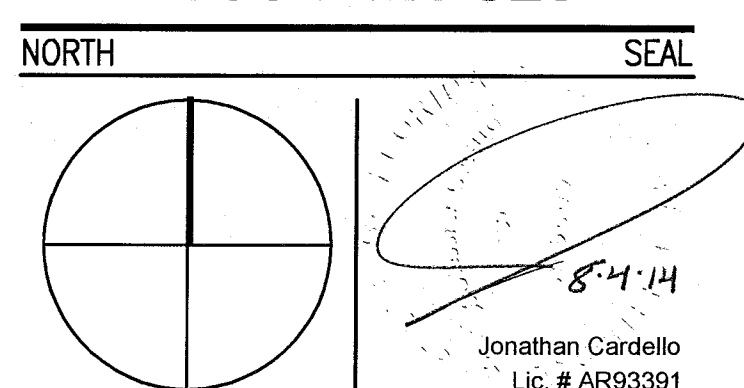
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
3. REPLACE ALL EXTERIOR WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED 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
1B	DOOR-WINDOW COORD.	03-5-2014
1A	P&Z COMMENTS	07-14-2014

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

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

SHEET TITLE

EXTERIOR ELEVATION
CAMPTON & HADDON
COURTYARD

SHEET NUMBER

A304

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FIRE DEPARTMENT

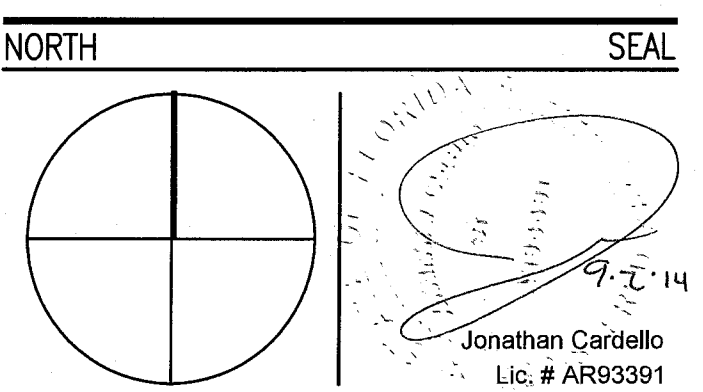
HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

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

SHEET TITLE

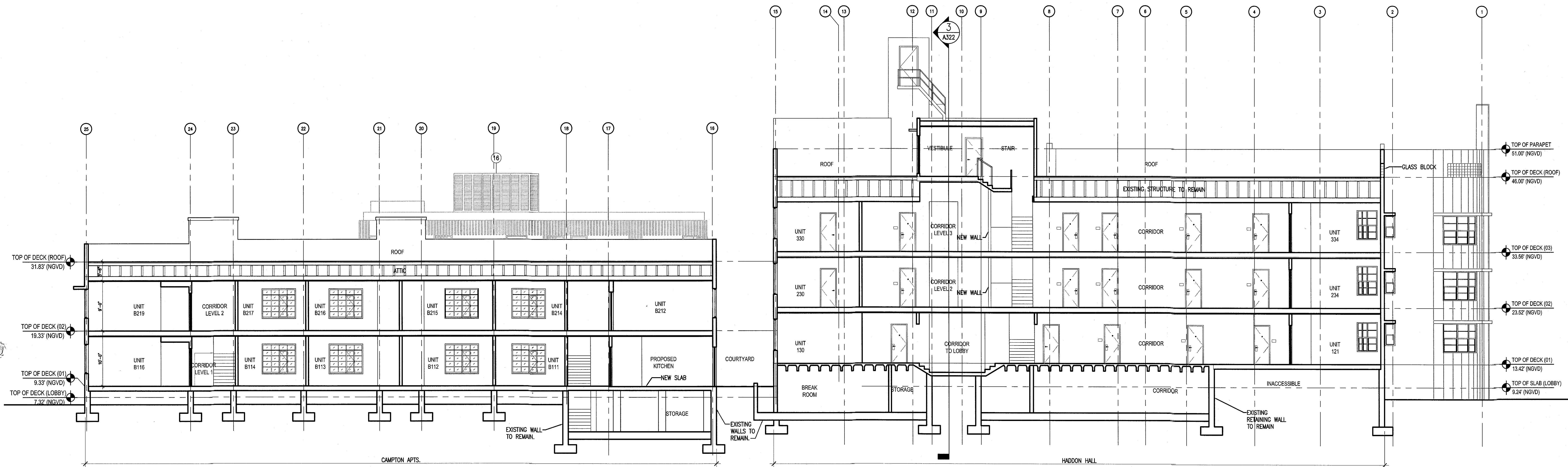
BUILDING SECTIONS

SHEET NUMBER

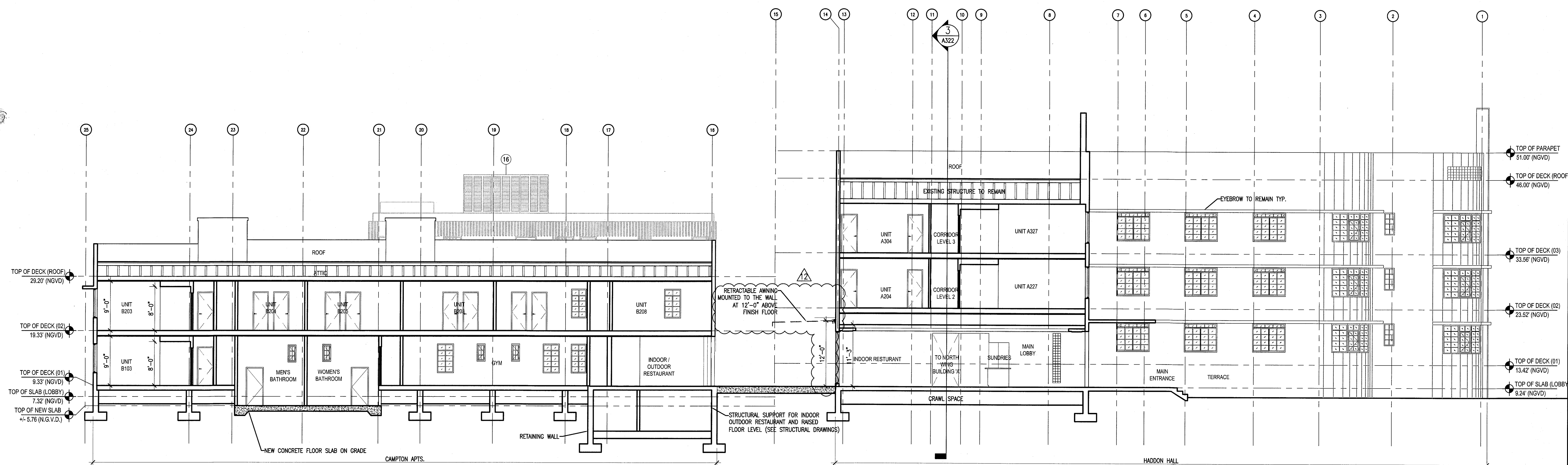
A321

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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

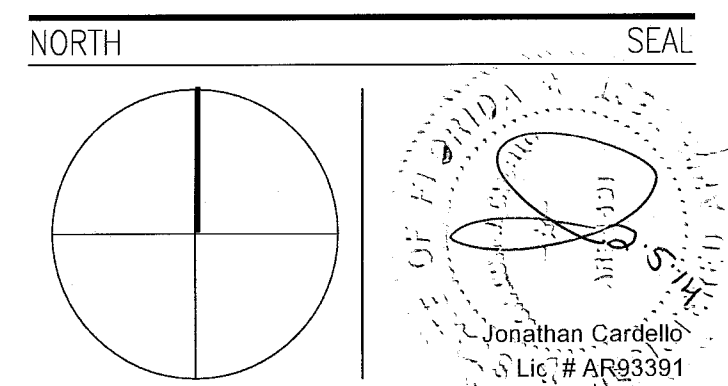
KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

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Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

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

SHEET TITLE

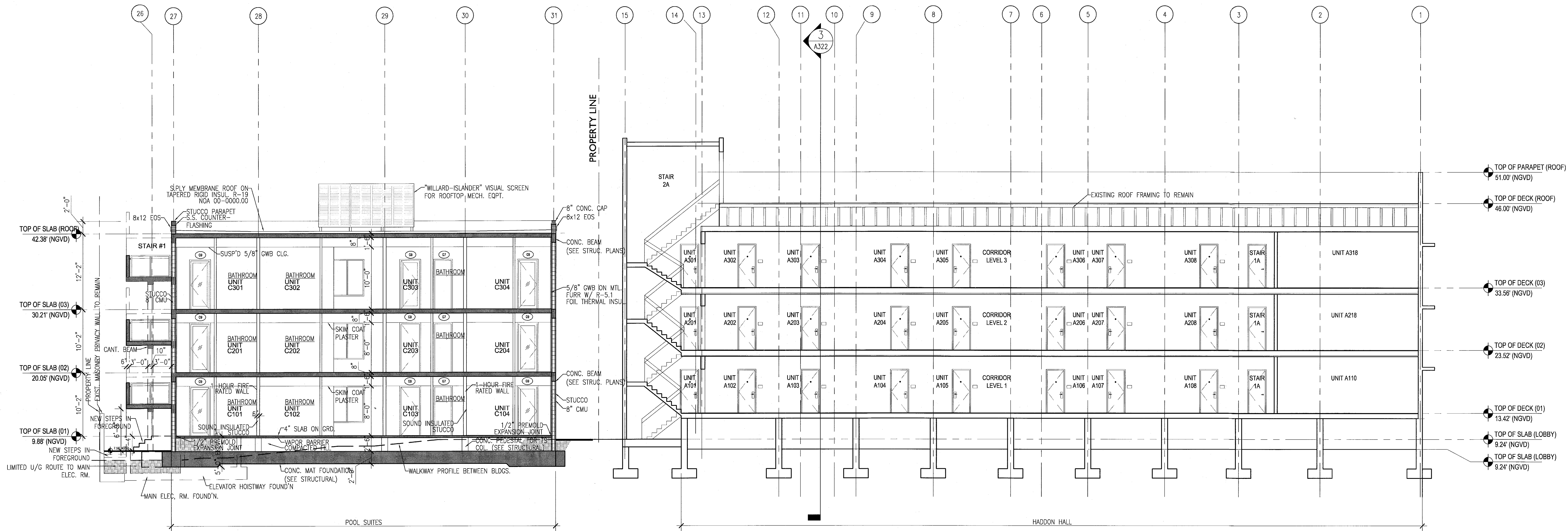
BUILDING
SECTIONS

SHEET NUMBER

A322

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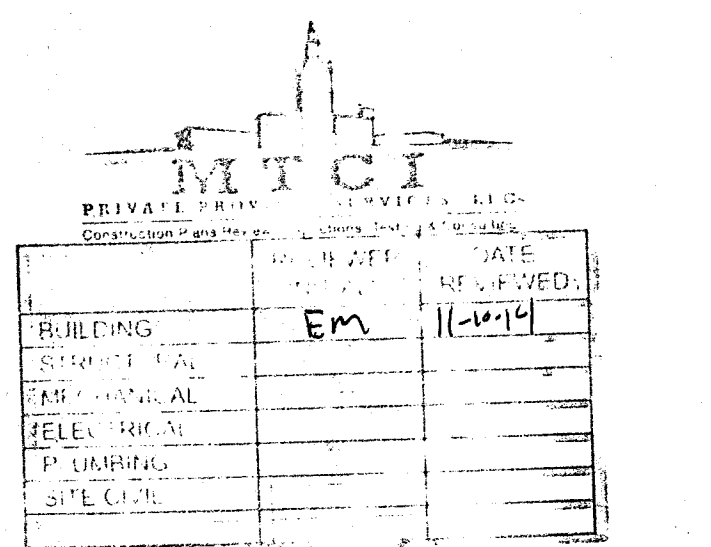


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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



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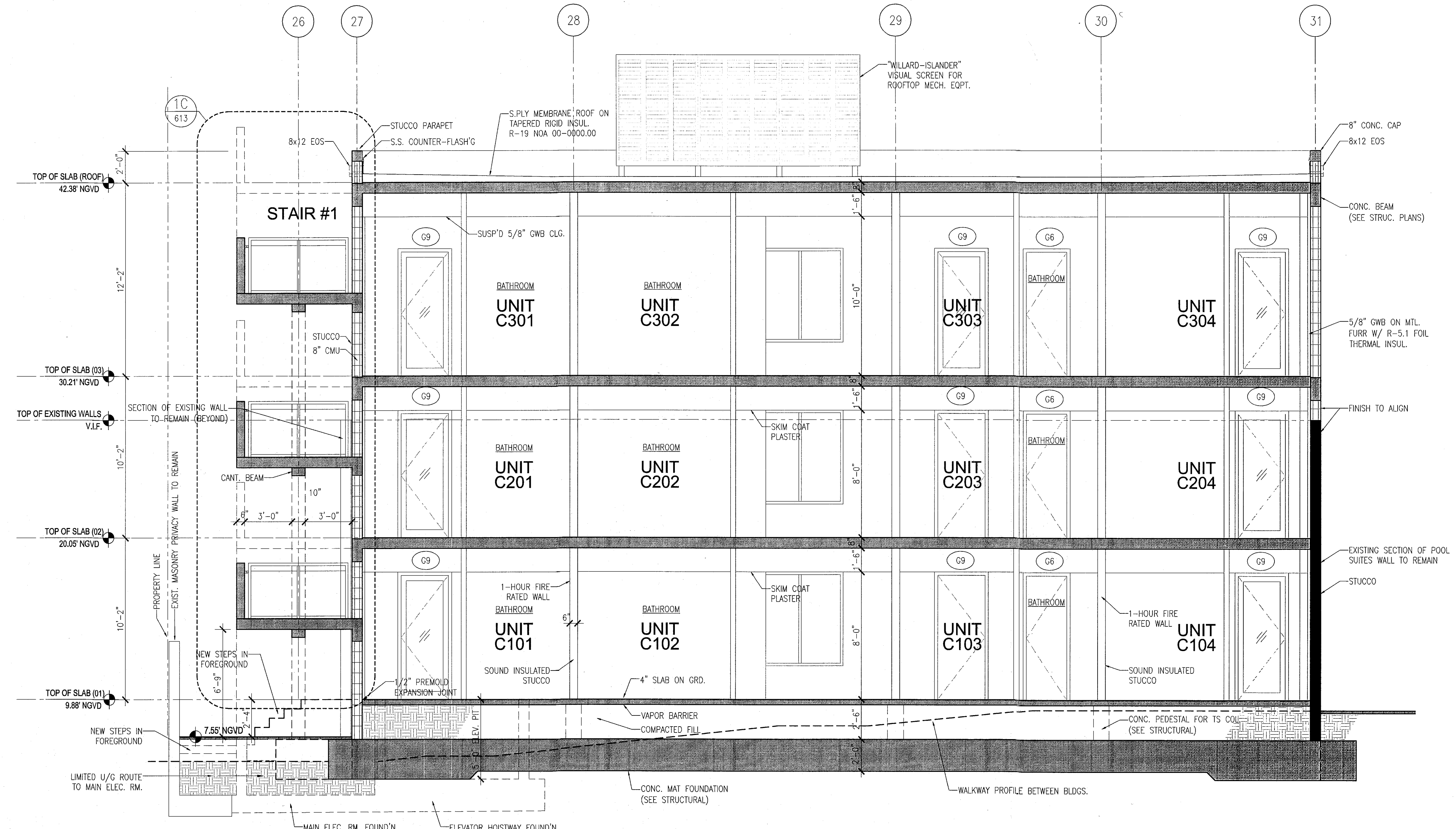
SHEET TITLE

BUILDING "C" SECTIONS

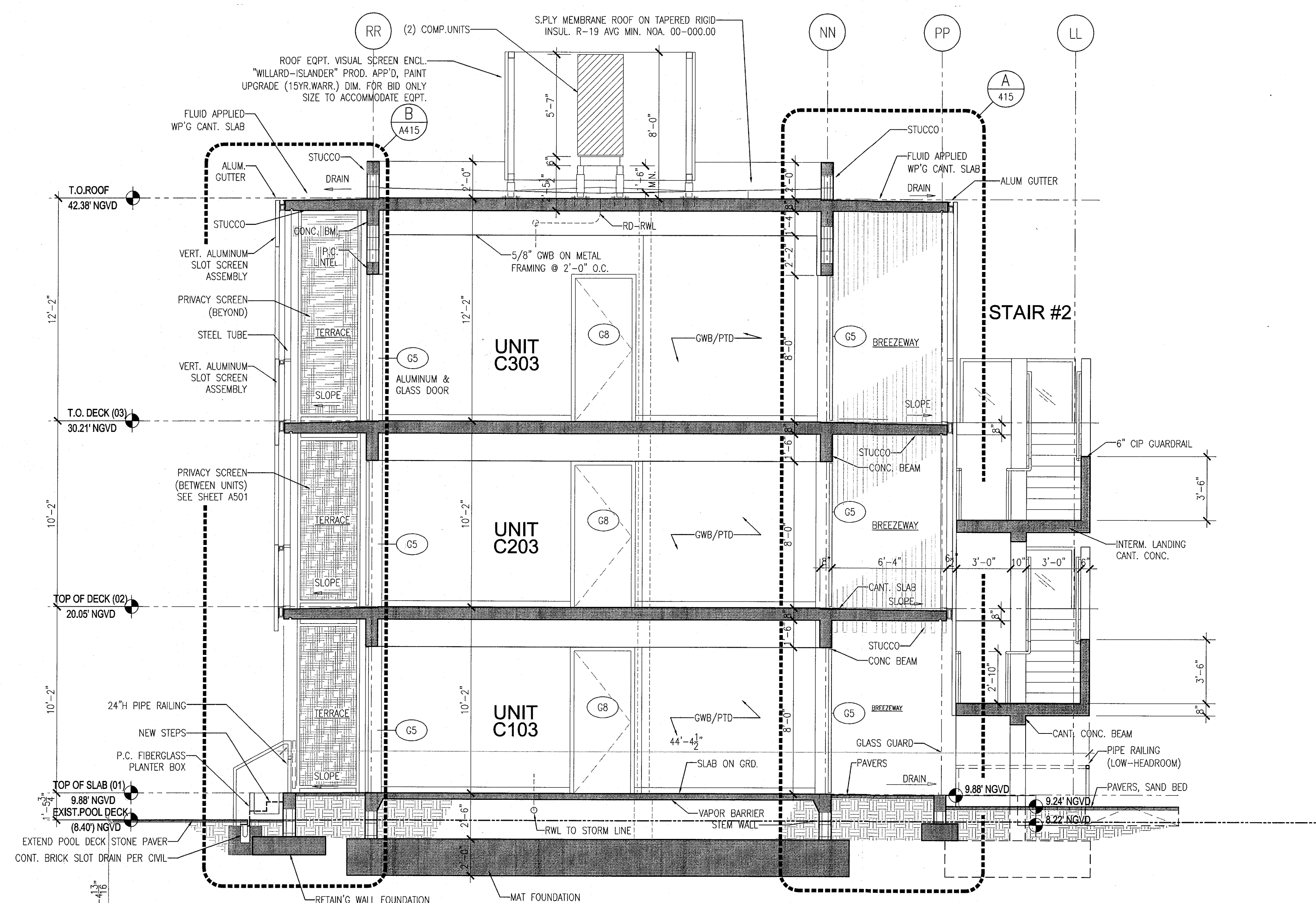
SHEET NUMBER

A323

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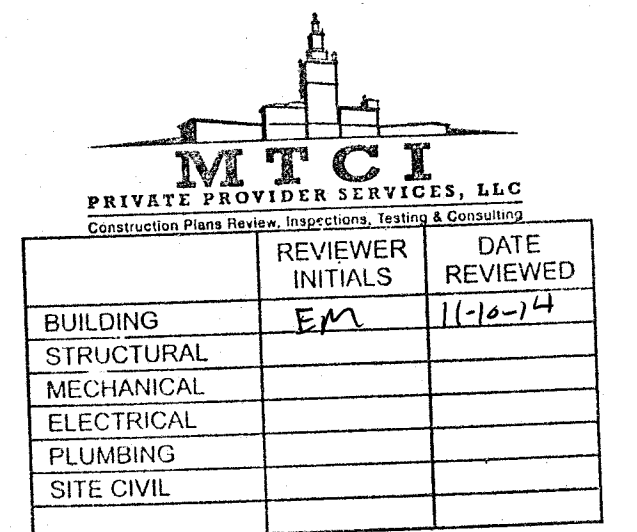
1 BUILDING LONGITUDINAL SECTION - POOL SUITES
SCALE: 1/4" = 1'-0"



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

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MIAMI BEACH, FL

S.[illegible]

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AA26001507

Boston Miami

NUMBER: 13036.00

OKED BY:

DATE: FEBRUARY 18, 2014

AS NOTED

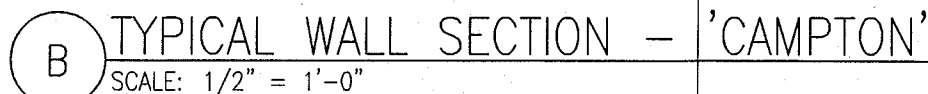
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TYPICAL EXTERIOR WALL SECTIONS

NUMBER _____

A411

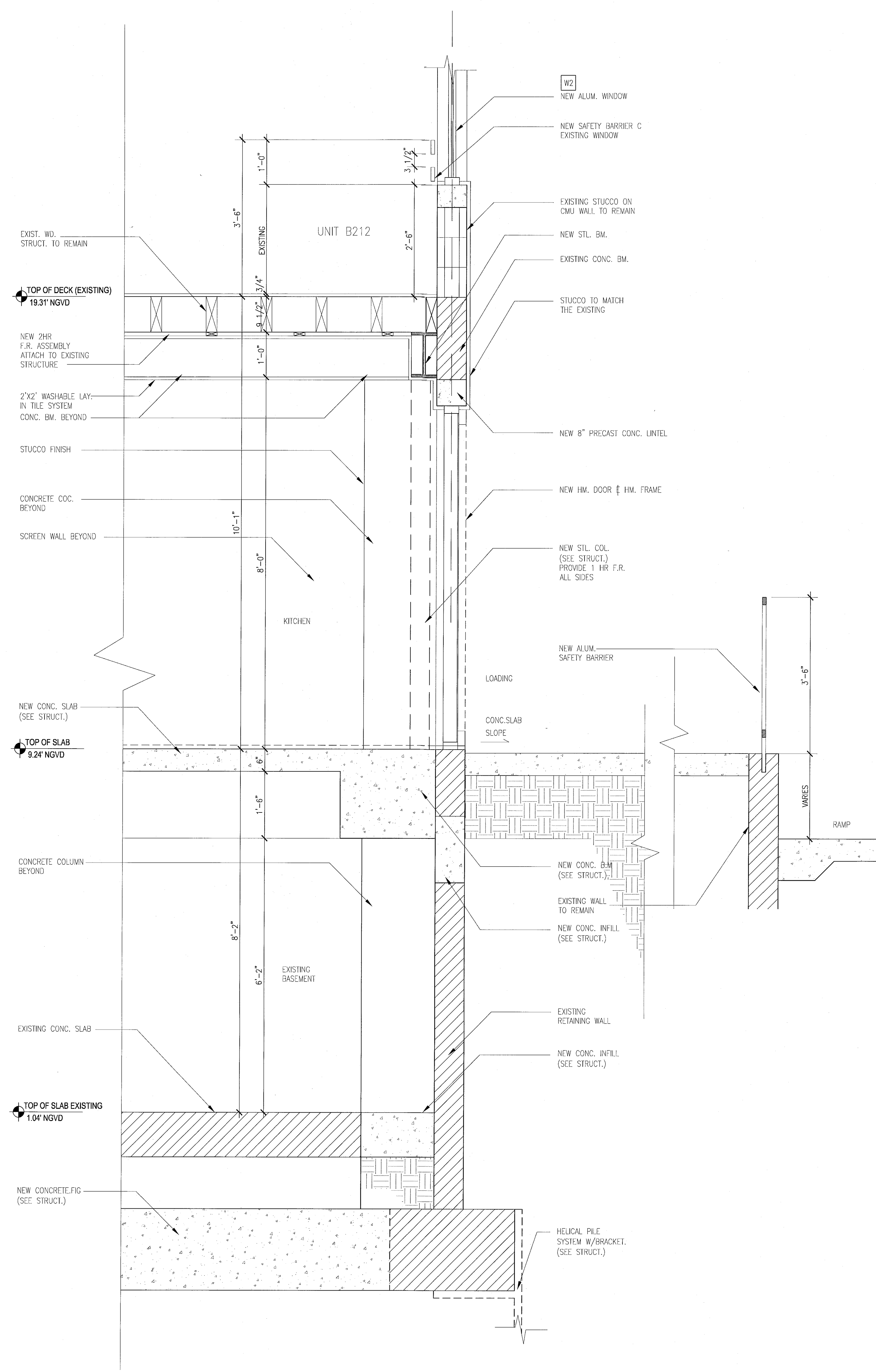
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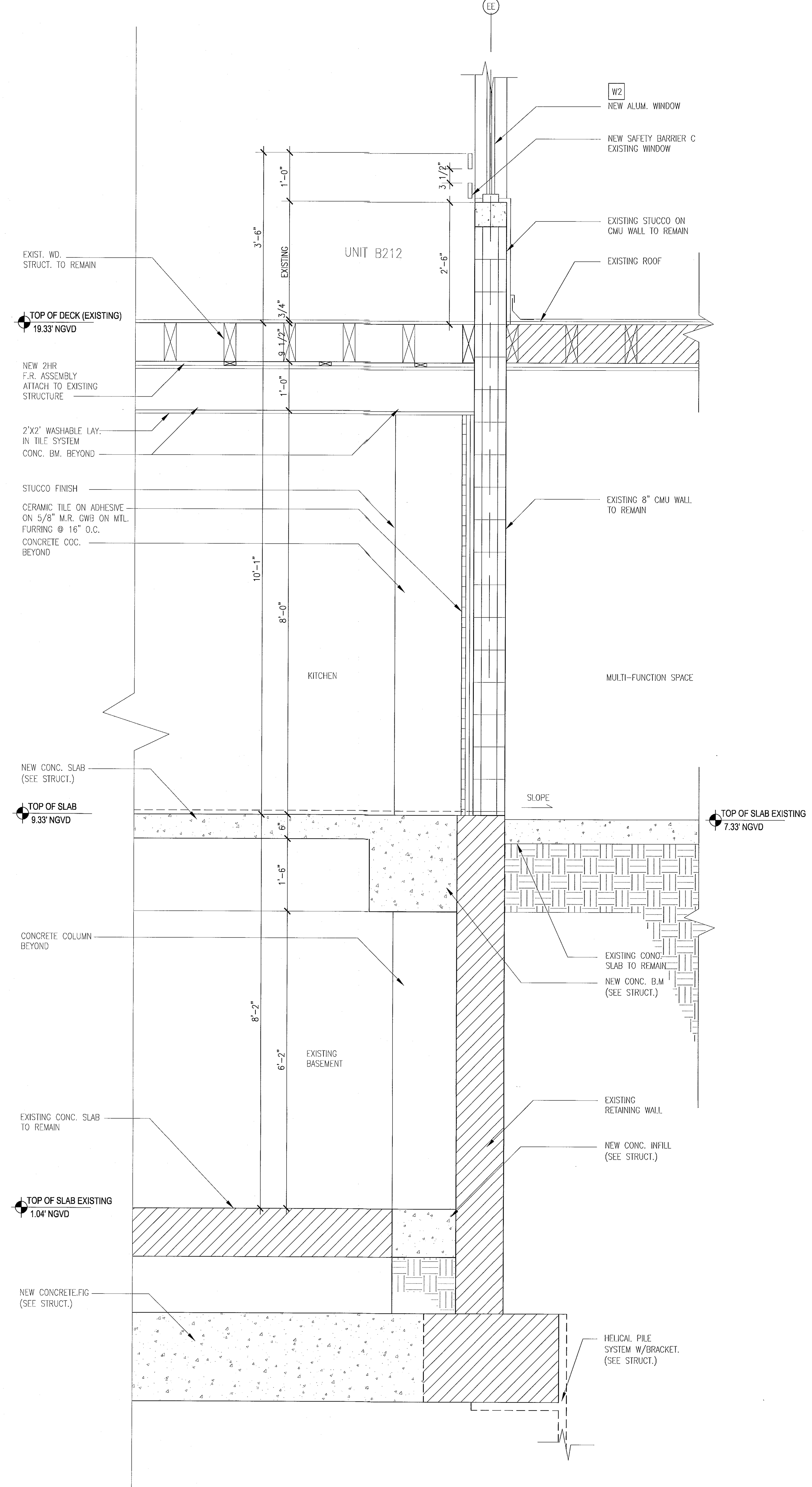
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HADDON HALL
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MIAMI BEACH, FL

KEYPLAN N.T.S.

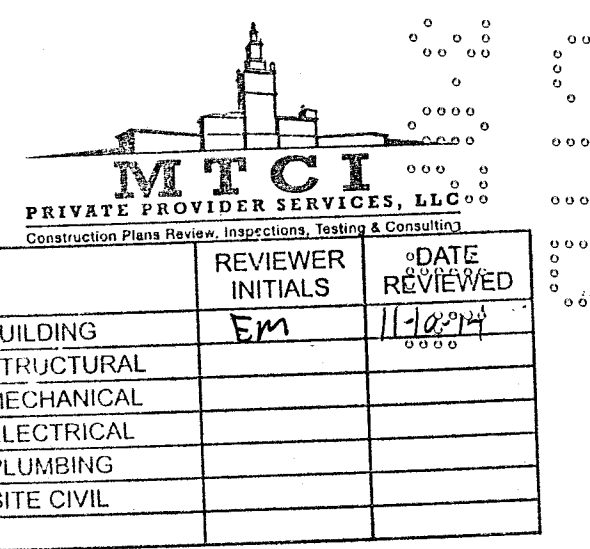


B TYPICAL WALL SECTION - 'CAMPTON'
SCALE: 3/4" = 1'-0"

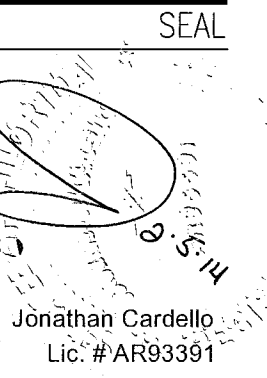


A TYPICAL WALL SECTION AT - 'HADDON HALL'
SCALE: 3/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE



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

SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

SHEET NUMBER

A412

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MIAMI BEACH
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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, Industrial, Institutional, Residential & Marine			
REVIEWER	DATE	REVIEWED	DATE
INITIALS	INITIALS	INITIALS	INITIALS
BUILDING	FM	11-12-14	
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

PERMIT SET

SEAL

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

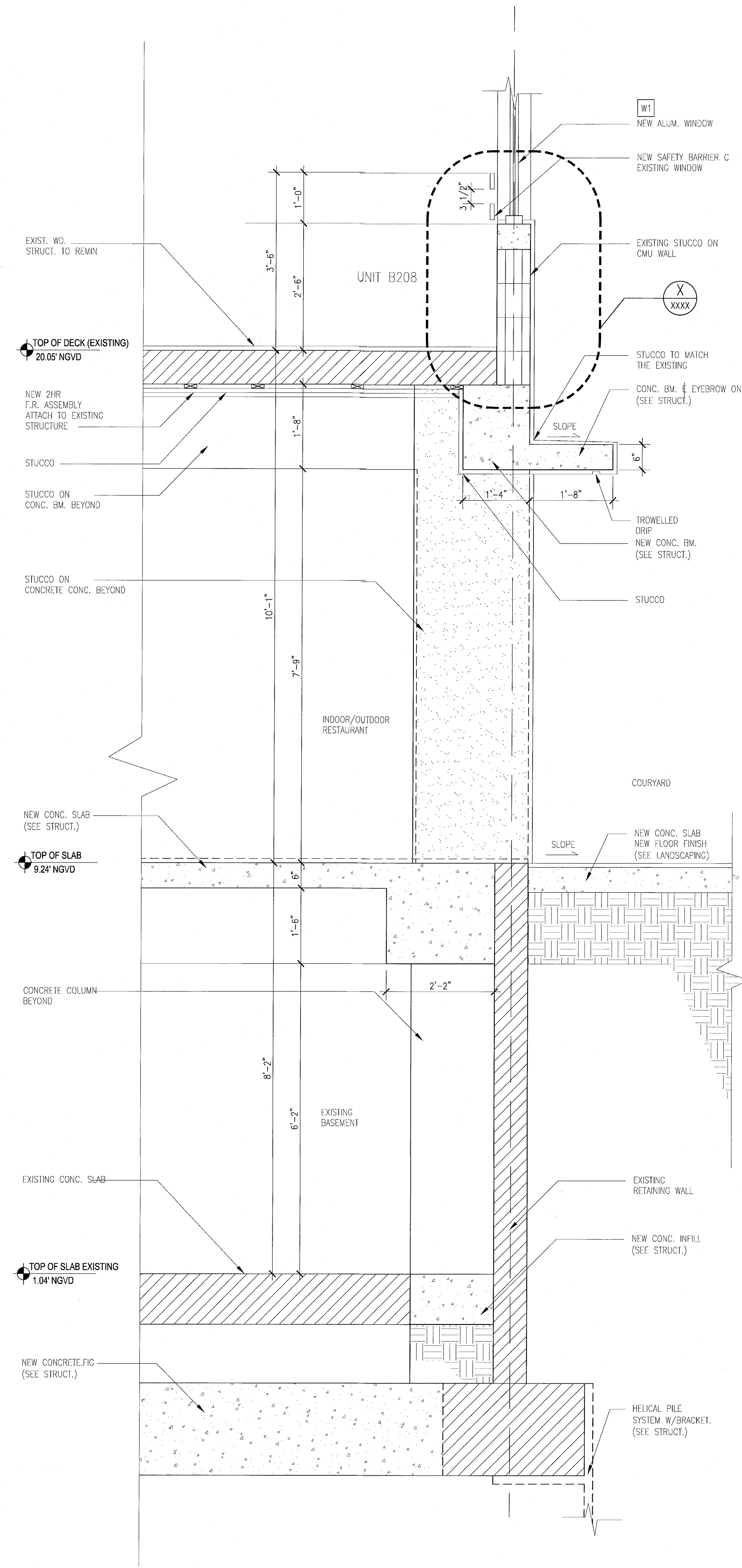
SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

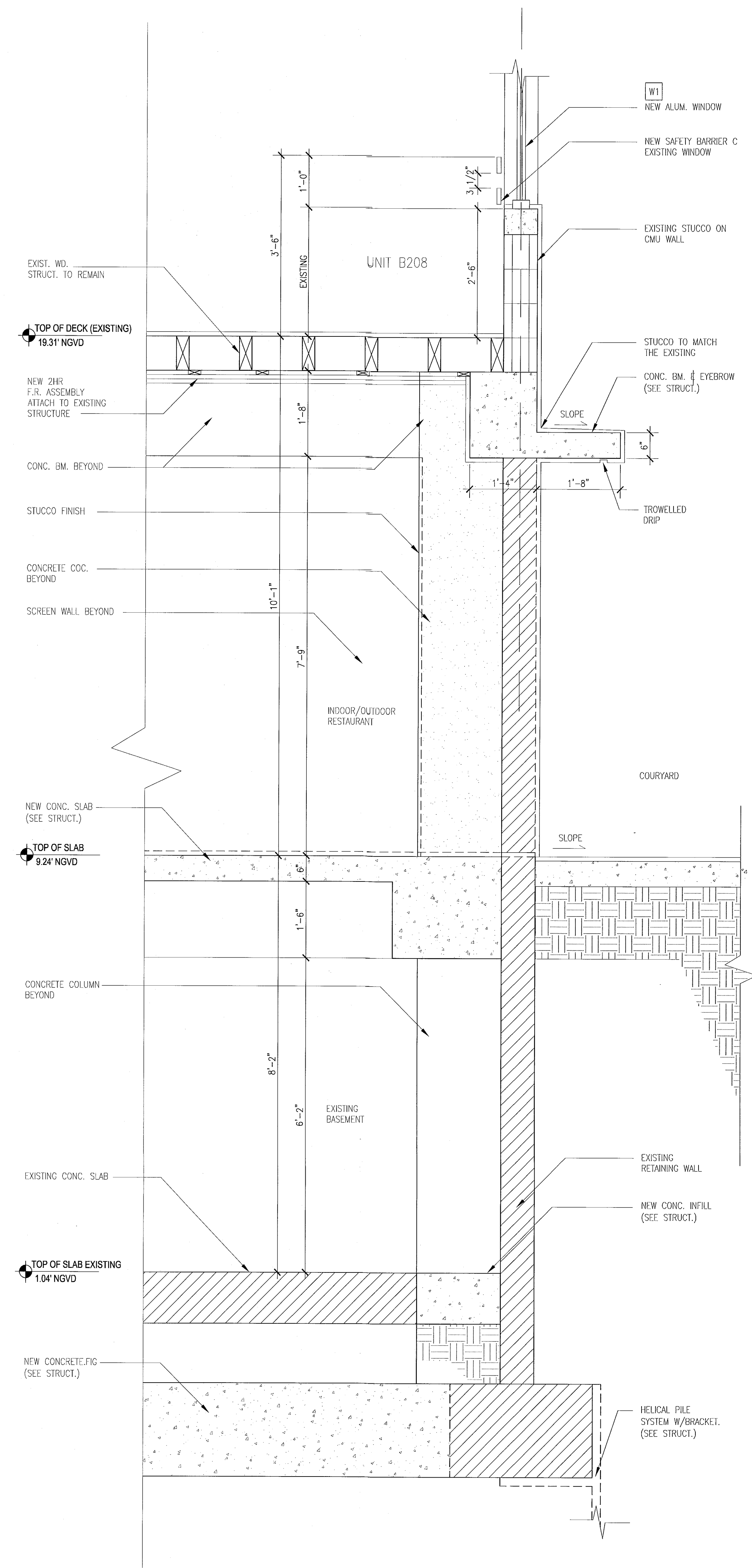
SHEET NUMBER

A413

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



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

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVIEWER INITIALS		
NO.	DATE	REVIEWED

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

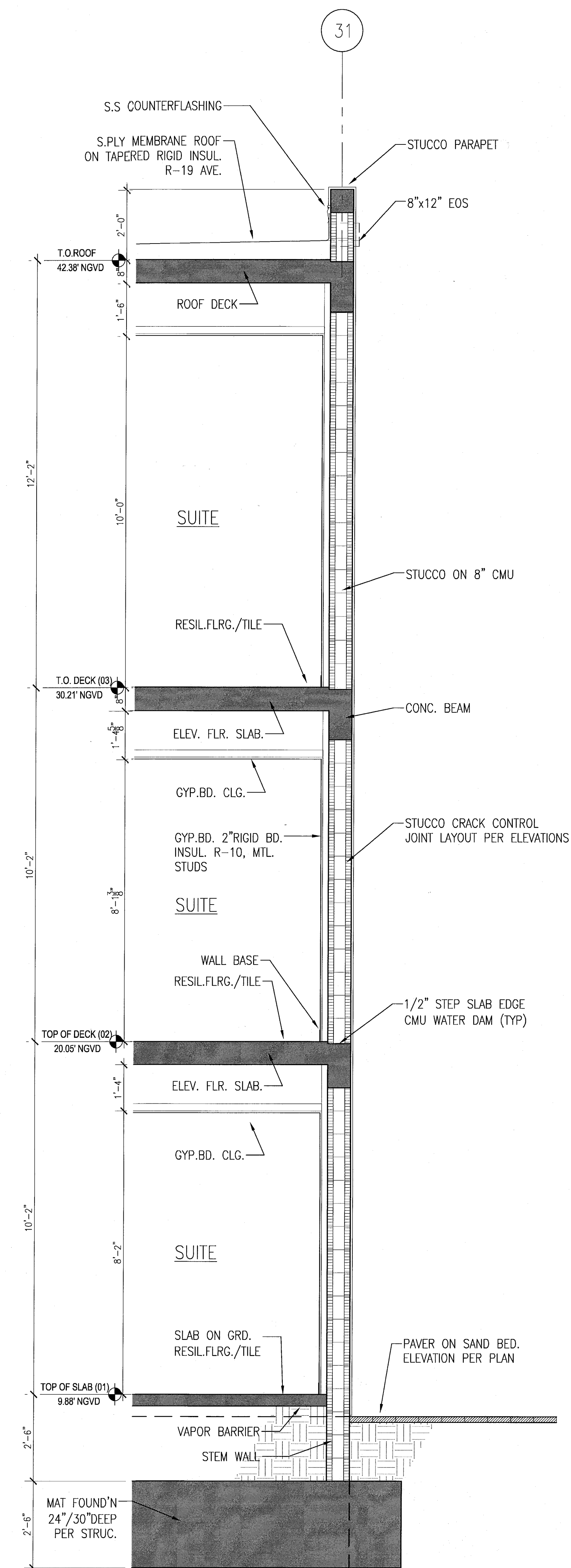
SHEET TITLE

TYPICAL EXTERIOR
WALL SECTIONS
BLDG-C
POOL SUITES

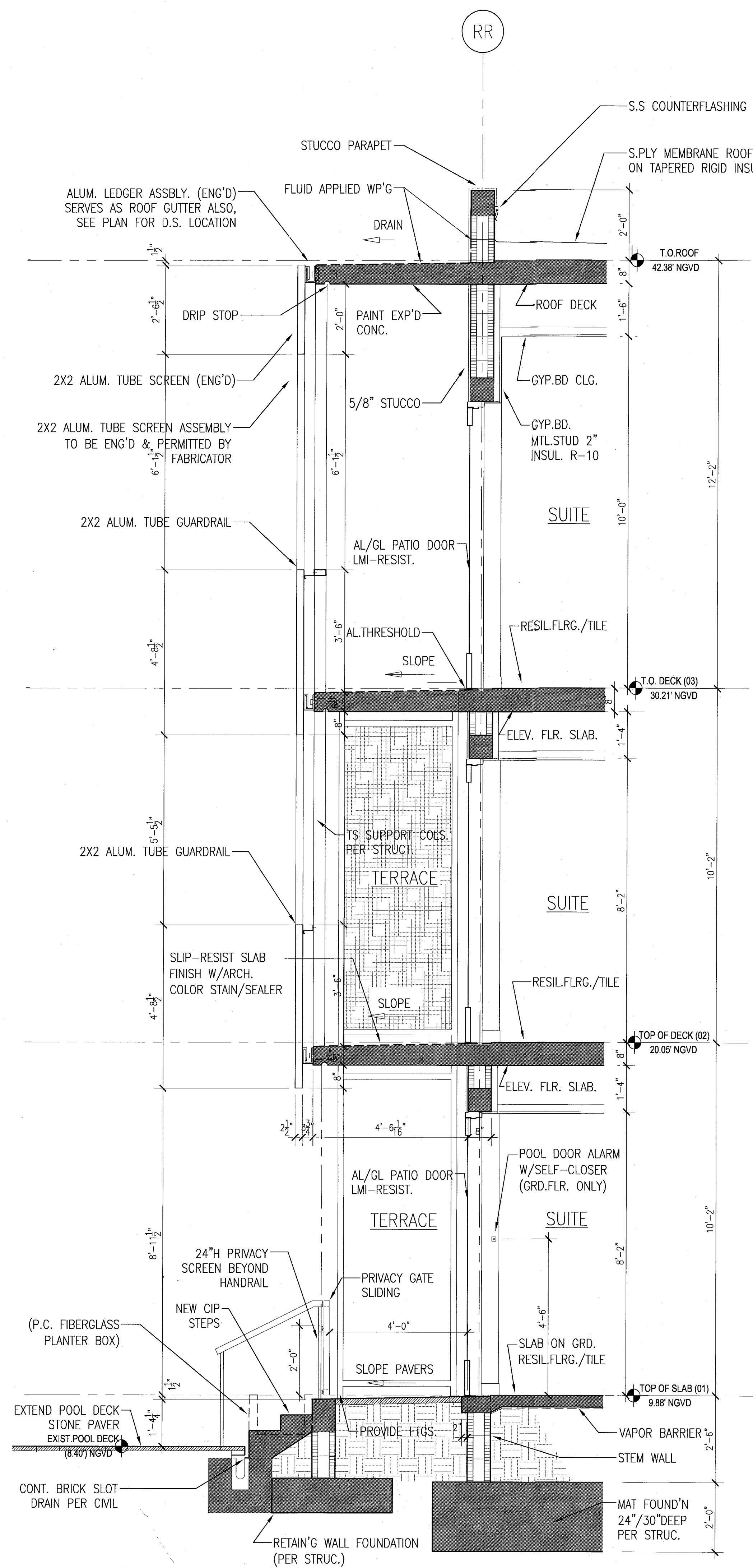
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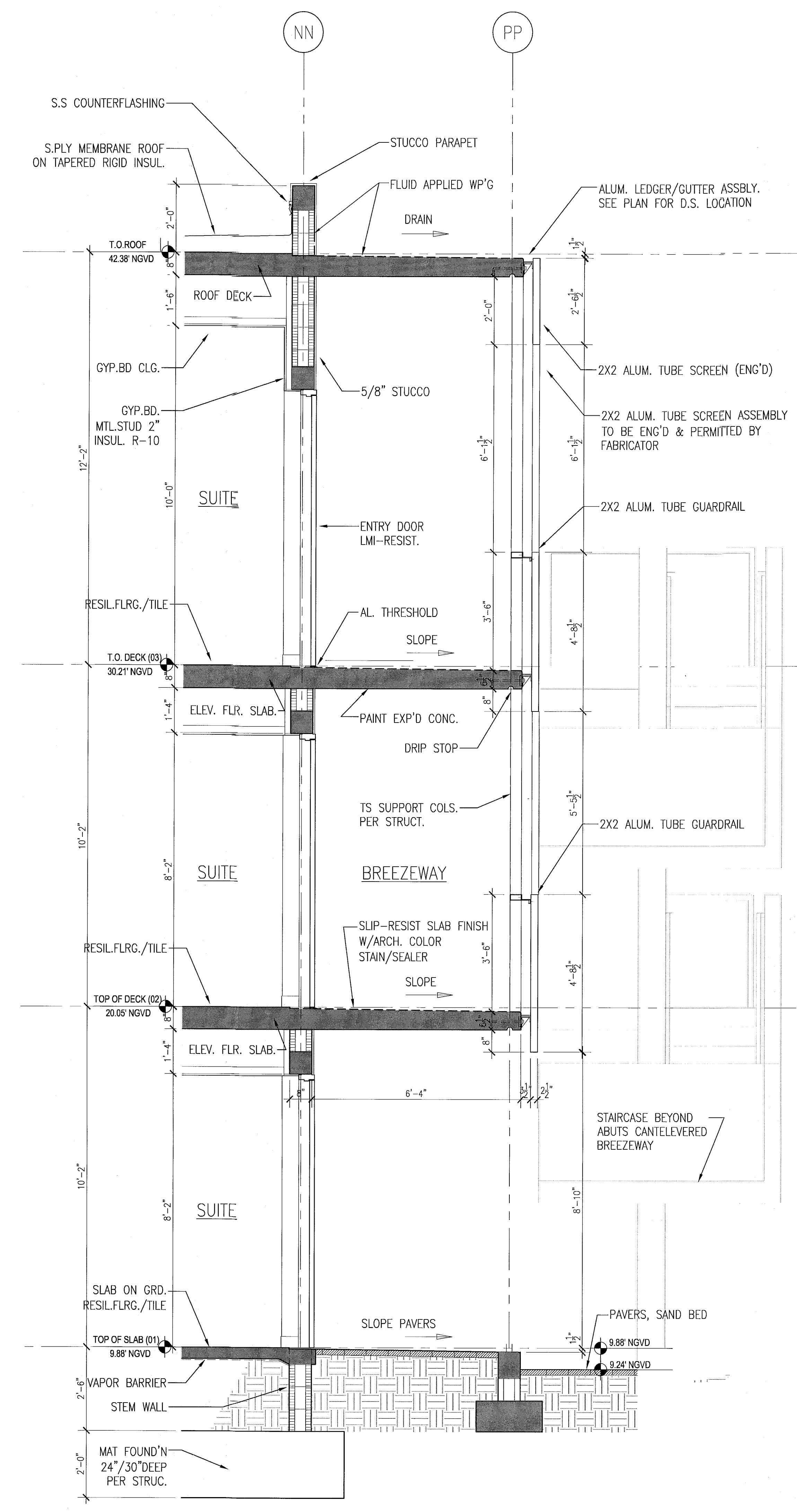
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C TYPICAL WEST/EAST WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



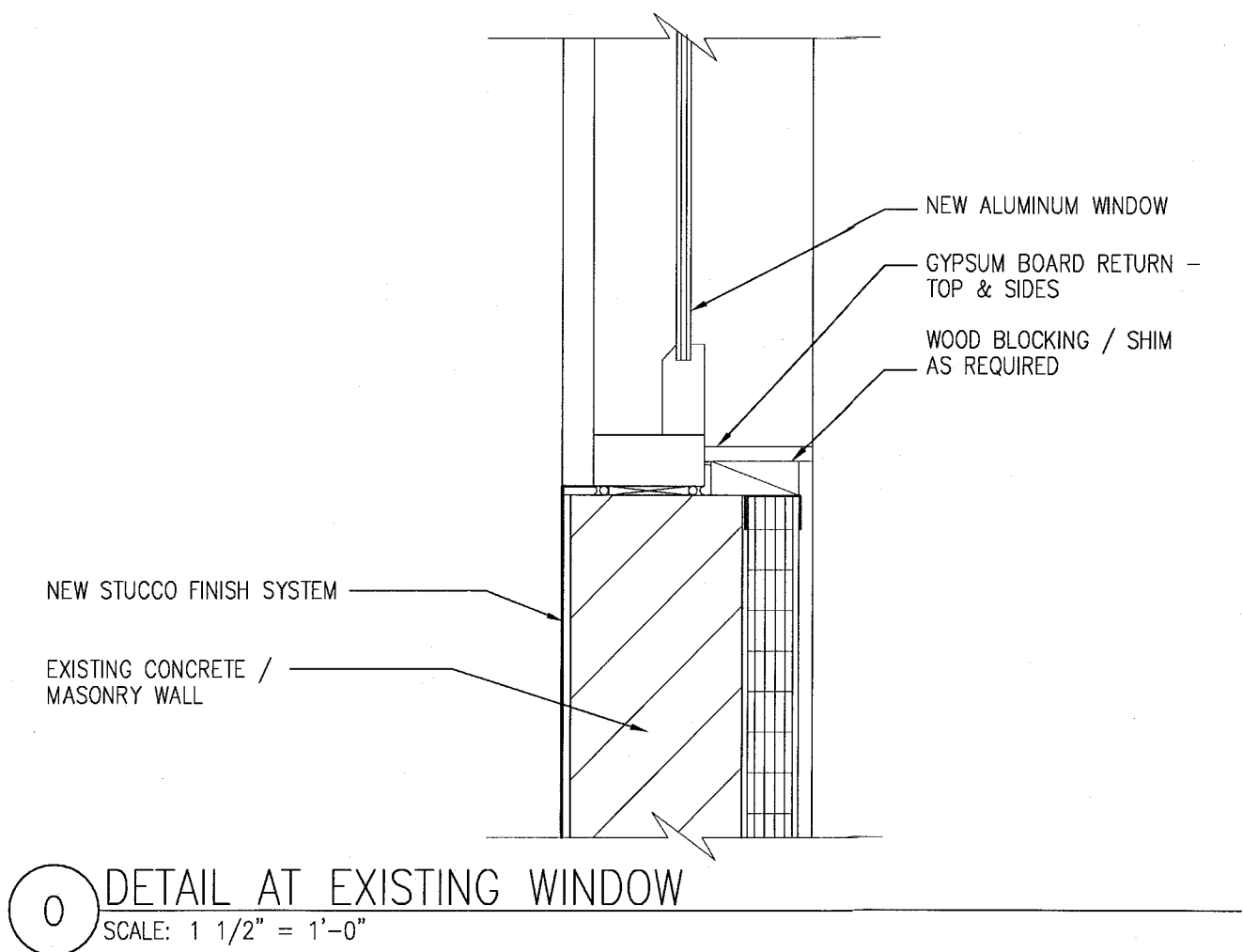
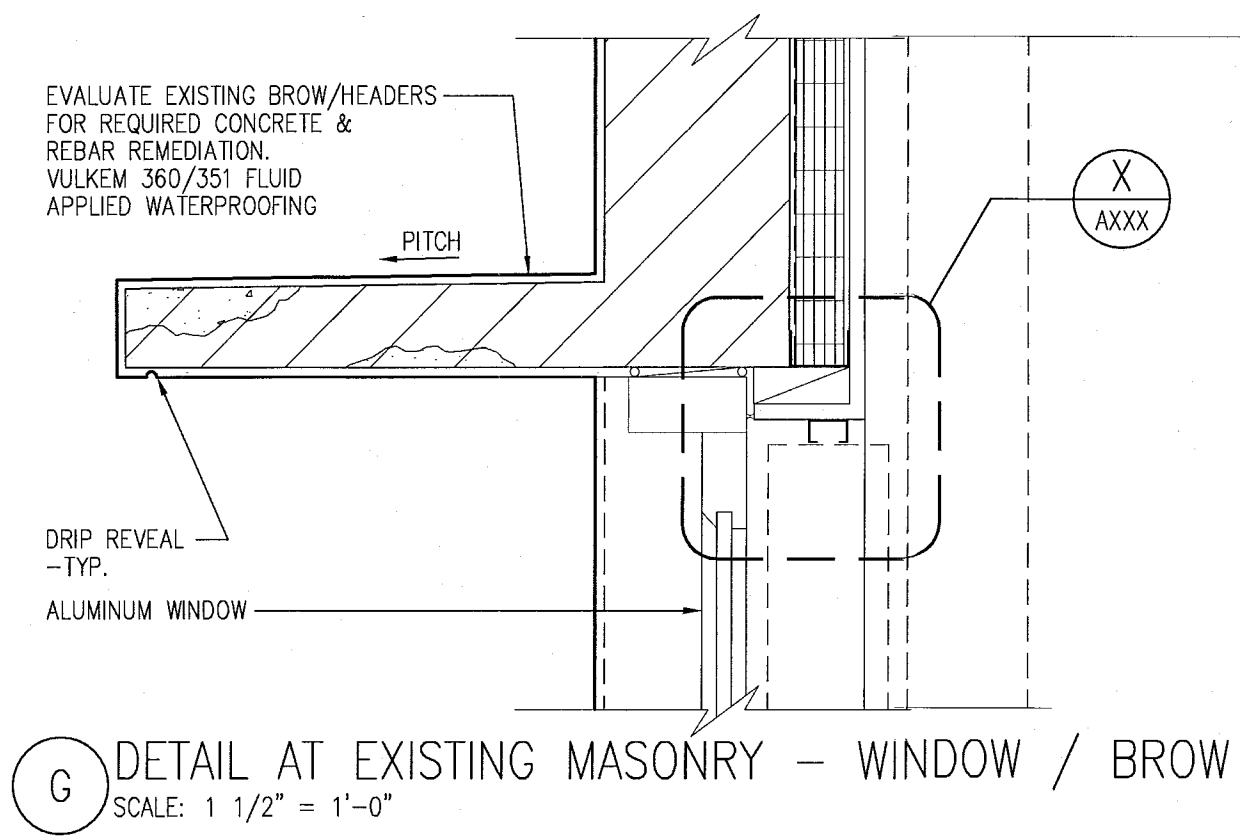
B TYPICAL SOUTH WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

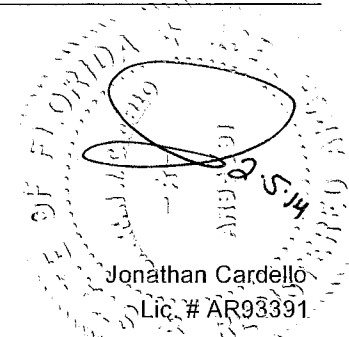
KEY PLAN N.T.S.



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

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Lic. # AA0001507

Boston Miami

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

SHEET TITLE

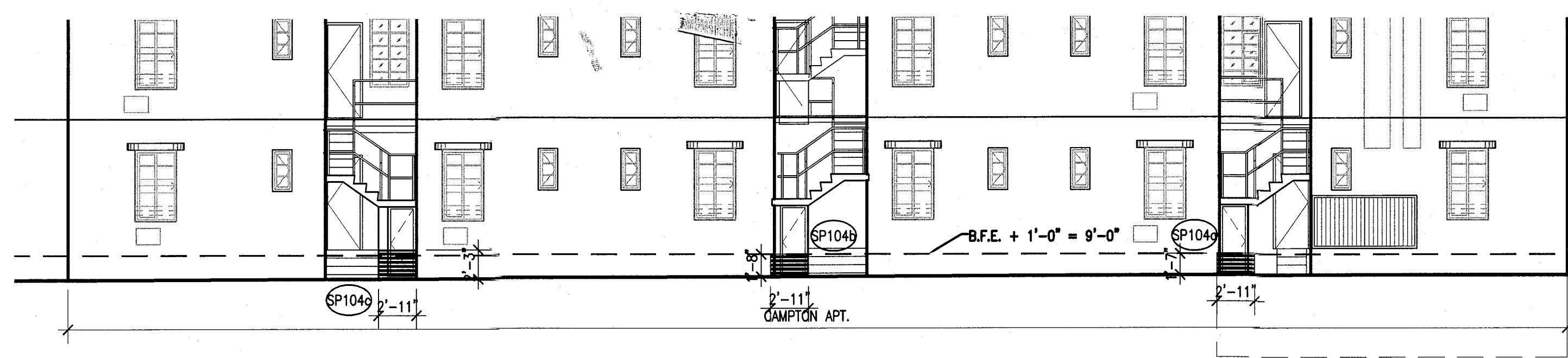
TYP. EXTERIOR WALL
WALL AND ROOF
DETAIL SECTIONS

SHEET NUMBER

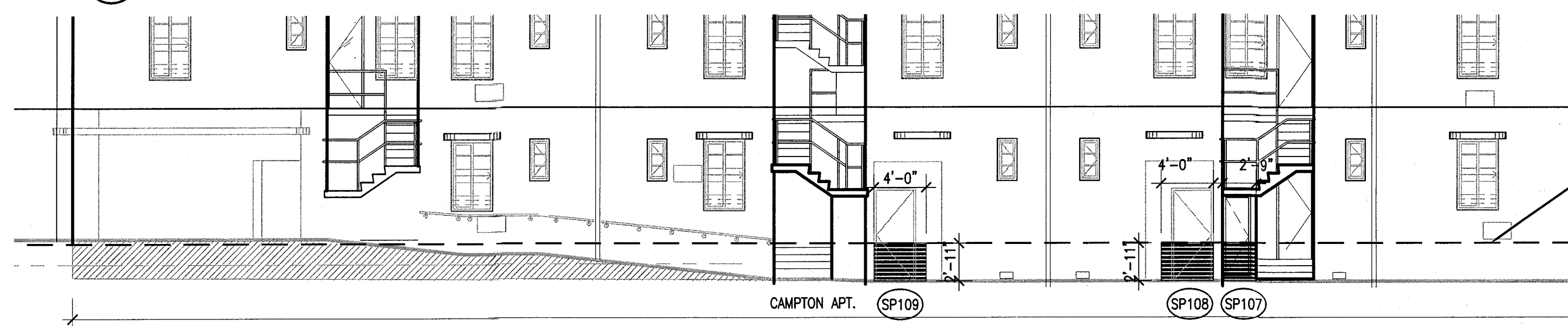
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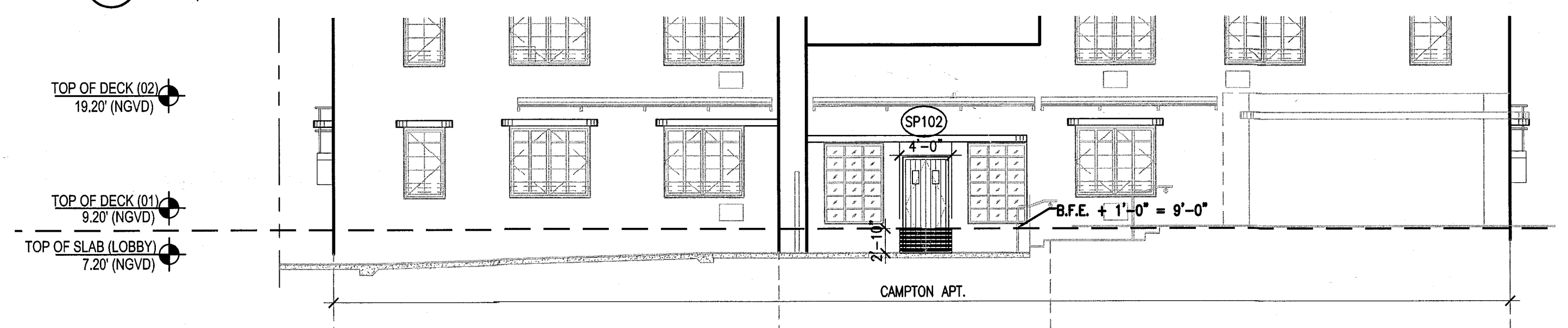
APPROVED
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FIRE DEPARTMENT



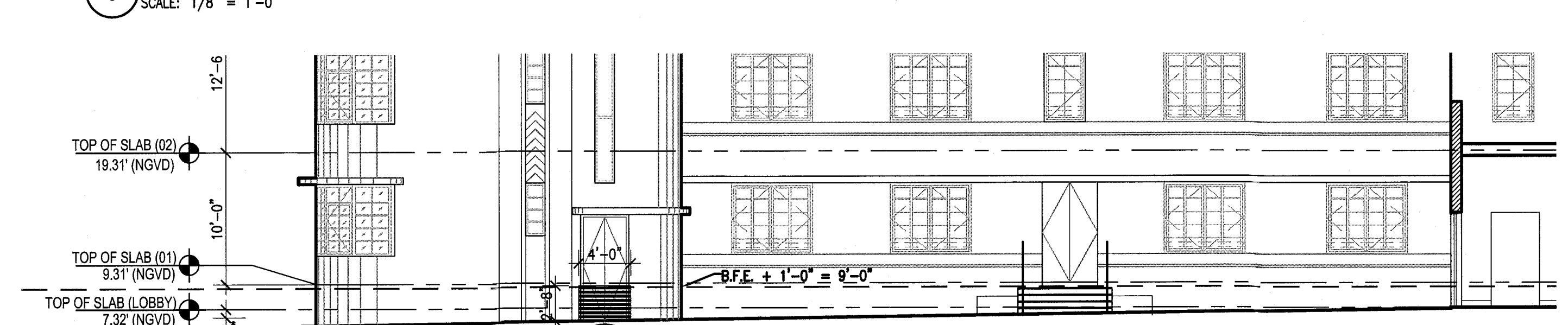
2 CAMPTON APT & HADDON HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



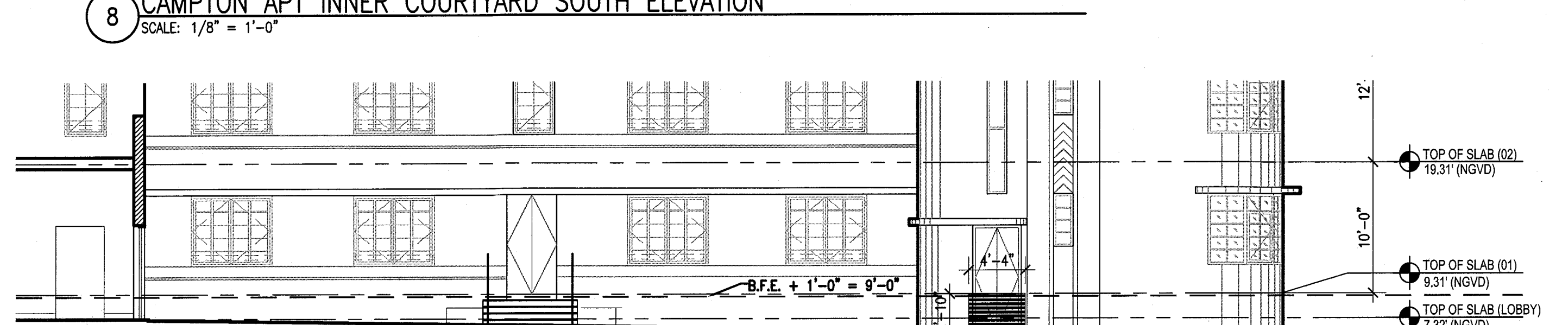
4 CAMPTON APT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



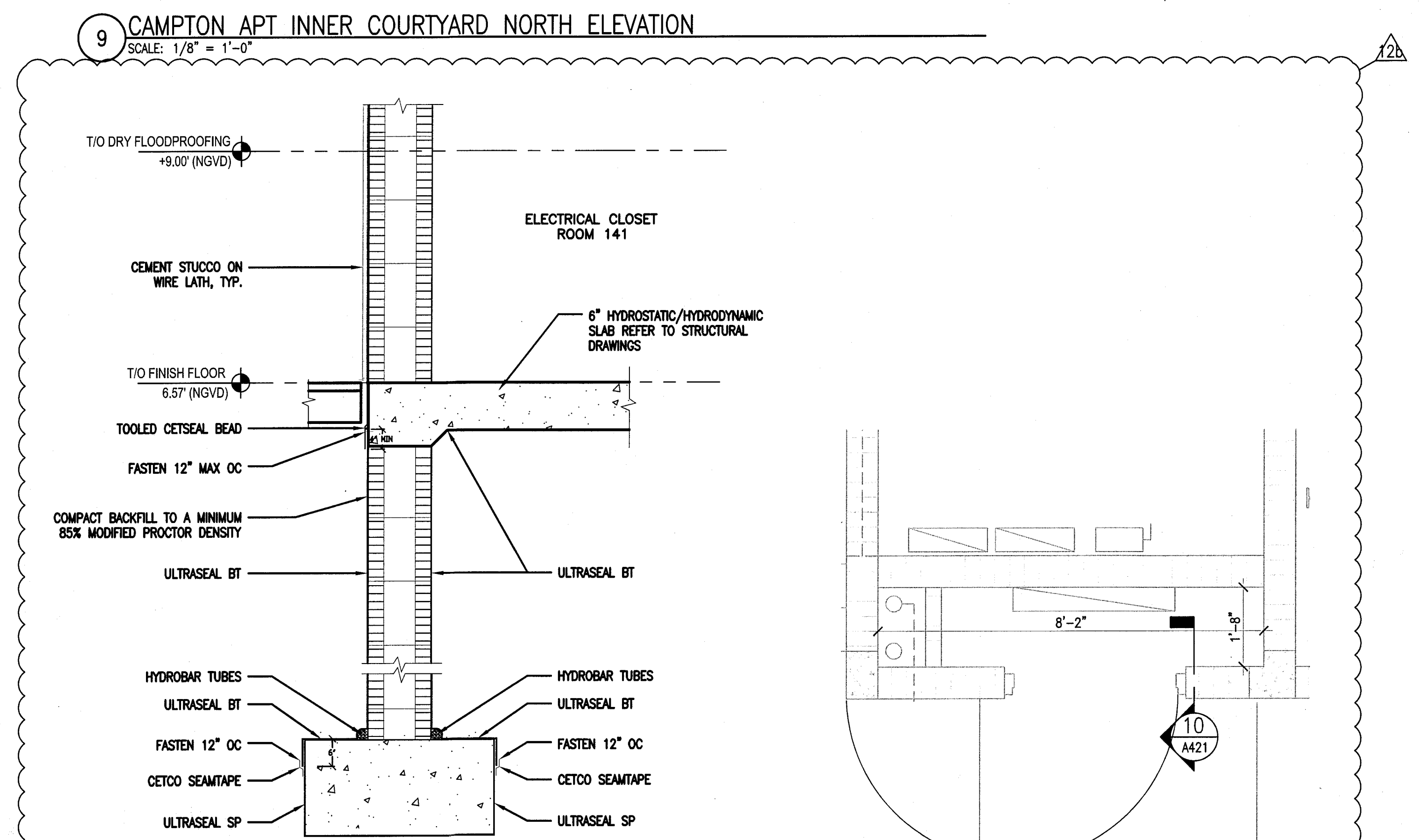
6 CAMPTON APT EAST ELEVATION
SCALE: 1/8" = 1'-0"



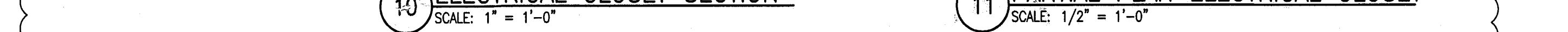
8 CAMPTON APT INNER COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



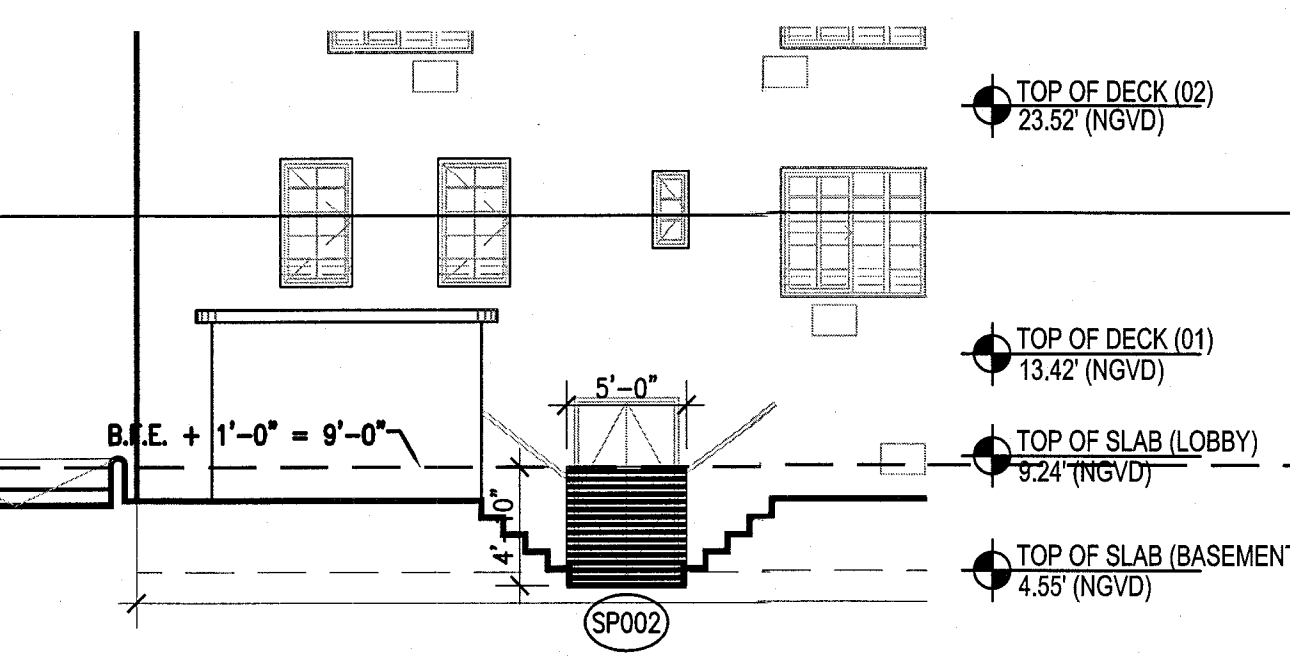
9 CAMPTON APT INNER COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"



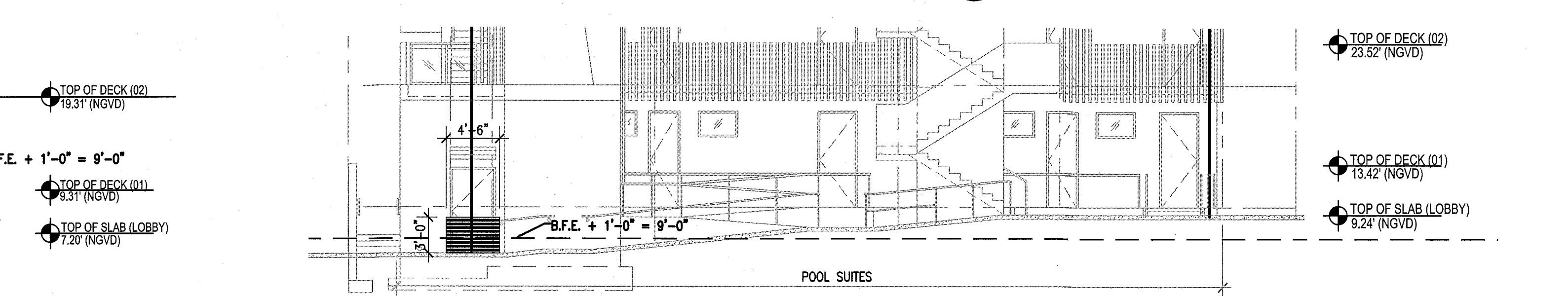
10 ELECTRICAL CLOSET SECTION
SCALE: 1" = 1'-0"



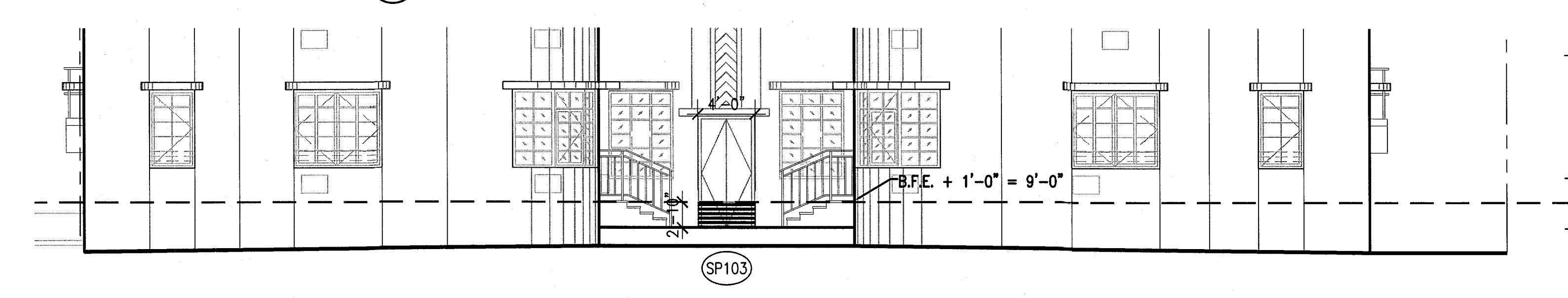
11 PARTIAL PLAN ELECTRICAL CLOSET
SCALE: 1/2" = 1'-0"



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



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

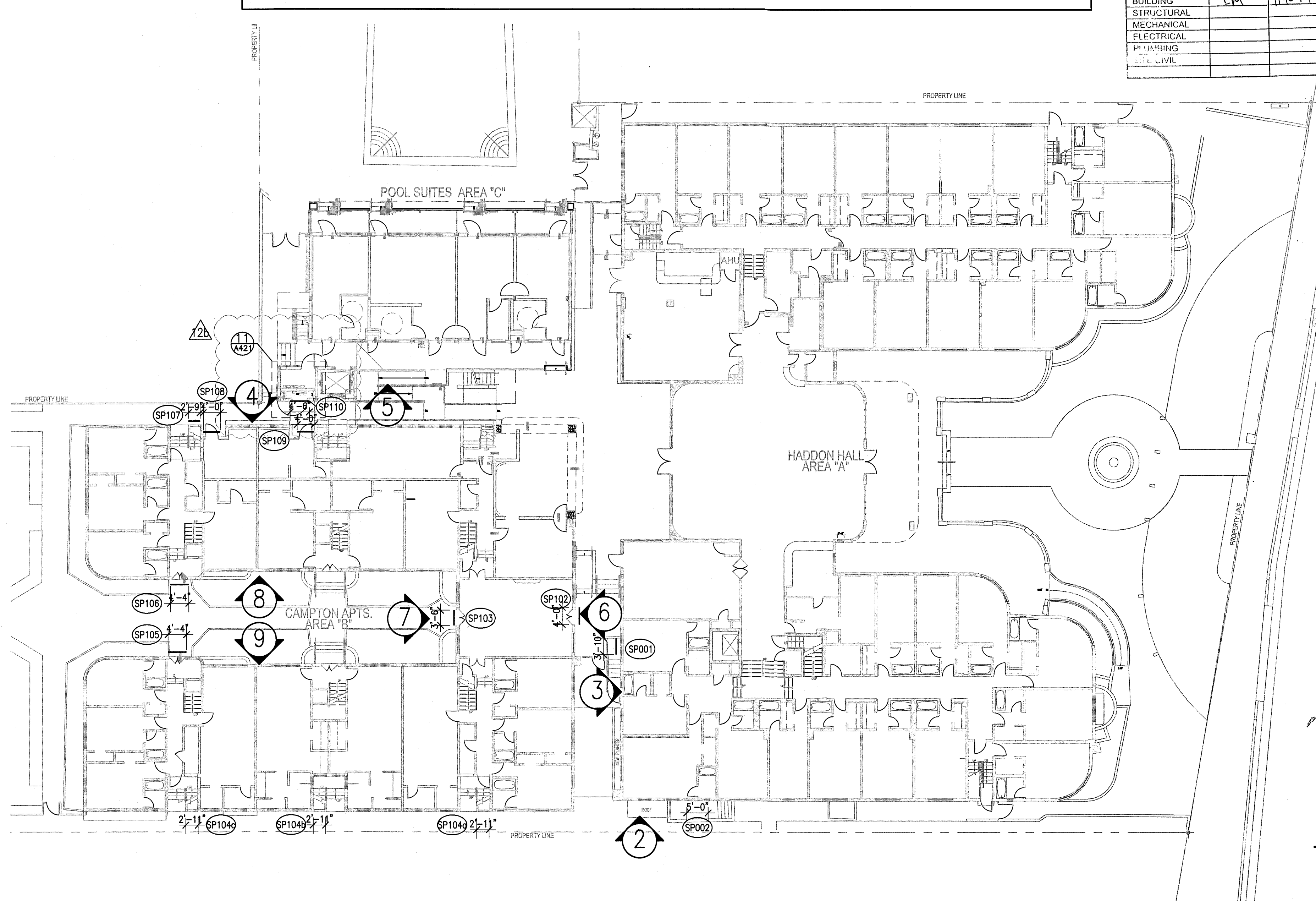


7 CAMPTON APT WEST ELEVATION
SCALE: 1/8" = 1'-0"

FLOODPROOFING NOTES:

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

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



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH
SEAL
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Lic. # AR93391

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

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A421
NEW SHEET

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HADDON HALL WINDOW SCHEDULE

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

FENESTRATION NOAs (Notice of Acceptance)

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

NOTES:

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

GENERAL WINDOW NOTES:

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

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

1 HADDON HALL WINDOW TYPE ELEVATIONS

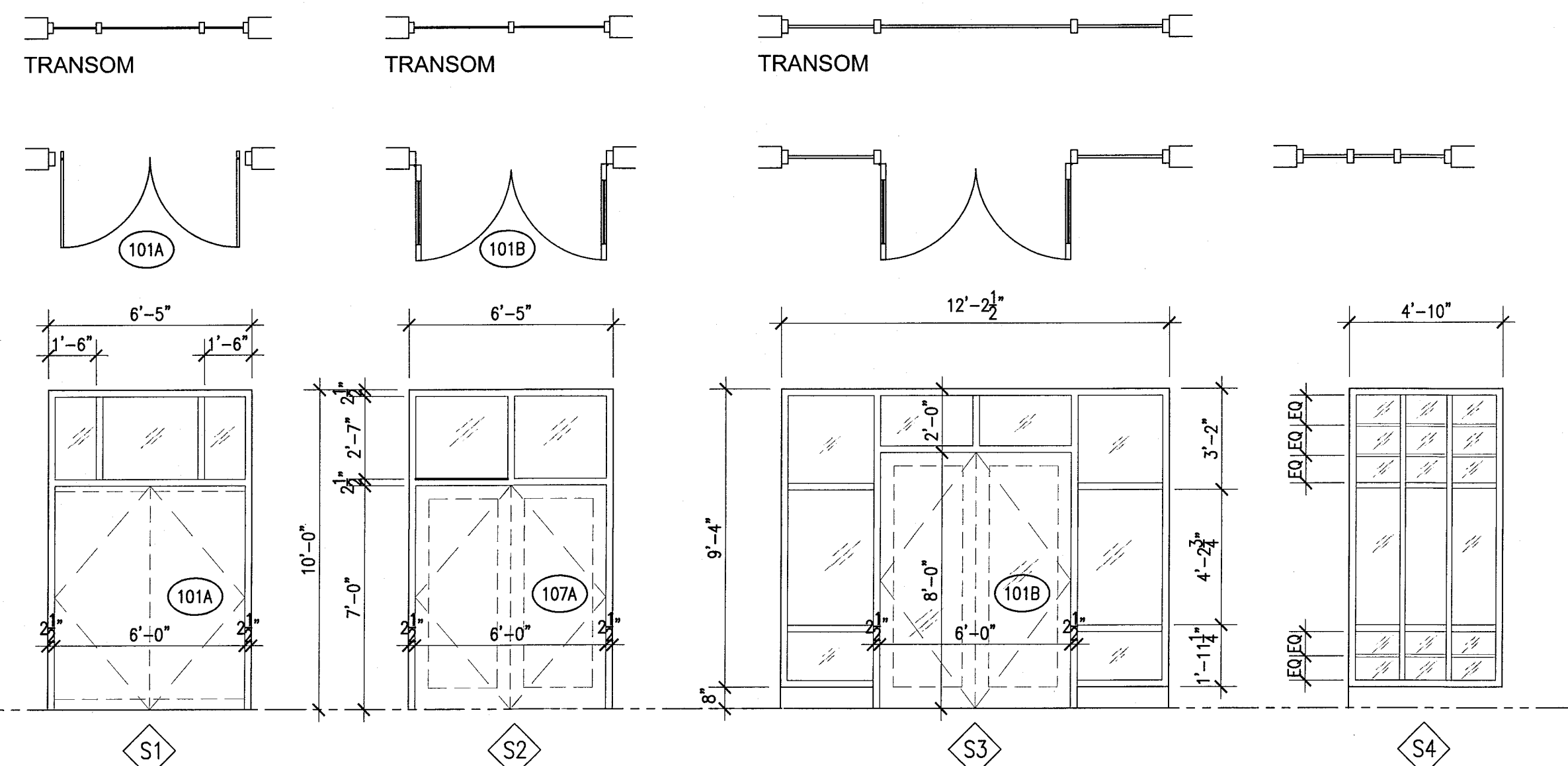
SCALE: 1/4" = 1'-0"

HADDON HALL STOREFRONT SCHEDULE

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

CAMPTON WINDOW SCHEDULE

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

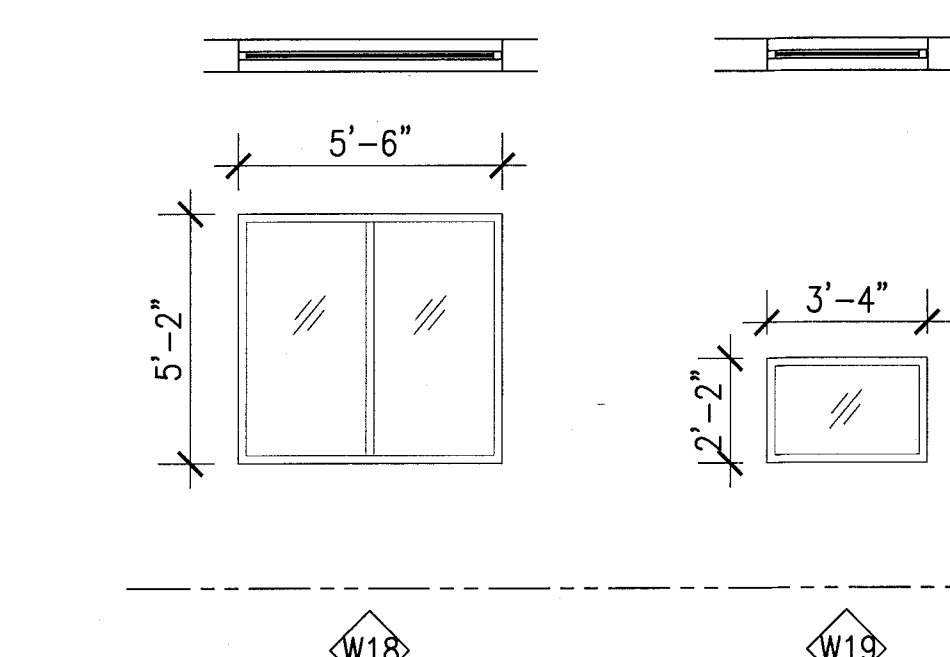


2 HADDON HALL STOREFRONT ELEVATIONS

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

POOL SUITES WINDOW SCHEDULE

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

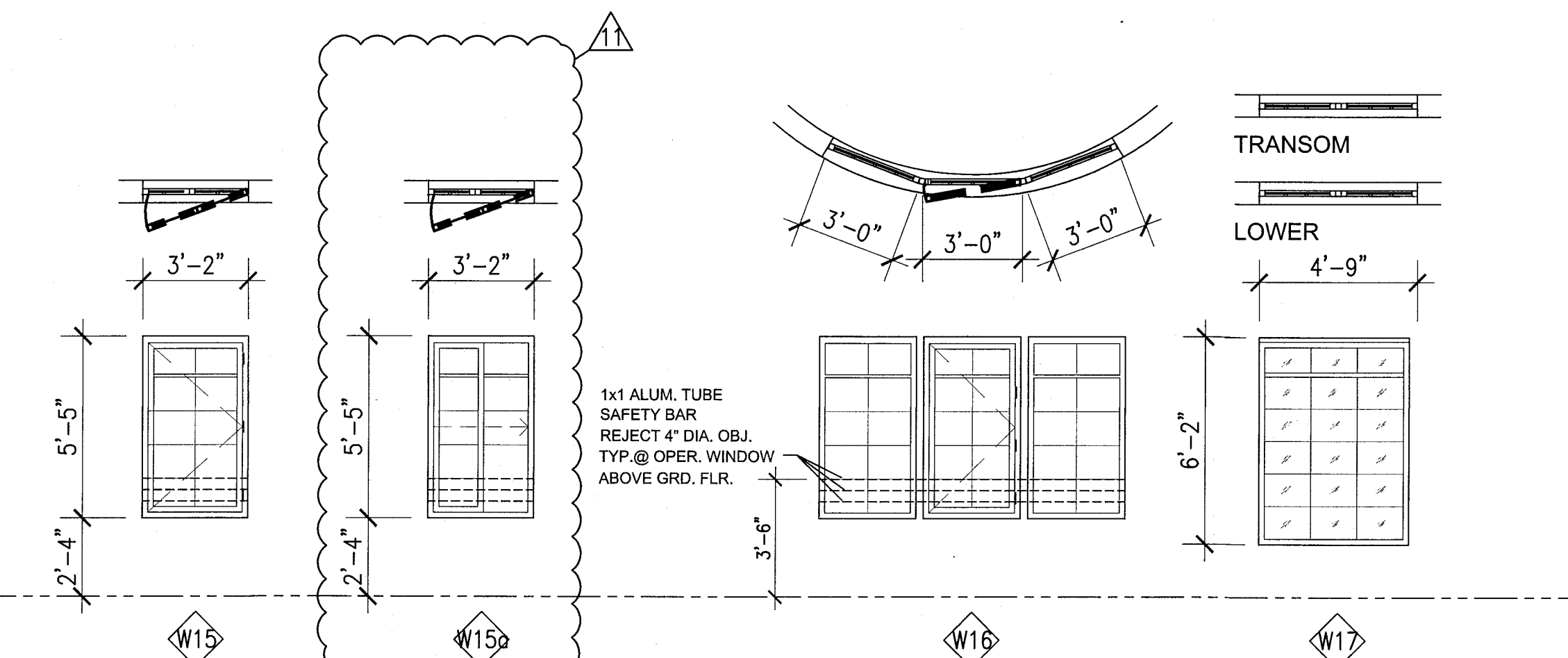


2 POOL SUITES WINDOW TYPE ELEVATIONS

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

3 CAMPTON WINDOW TYPE ELEVATIONS

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



FRESH AIR VENTILATION CHART

HADDON HALL									
UNIT	UNIT AREA	EXISTING R.O. AREA	EXISTING OPEN FREE AREA	EXISTING % OPEN FREE AREA	REQUIRED 4% OPEN FREE AREA	PROPOSED WINDOW TYPE	PROPOSED OPEN FREE AREA	PROPOSED % OPEN FREE AREA	REMARKS
A105	292 SF	48.14 SF	18.9 SF	4.7 %	11.68 SF	W-1	13.80 SF	4.7 %	EXISTING AWNING WINDOW TO BE REPLACED
A121	294 SF	31.50 SF	13.8 SF	6.4 %	11.76 SF	W-4	12.57 SF	4.2 %	EXISTING AWNING WINDOW TO BE REPLACED
A126	292 SF	31.50 SF	13.8 SF	4.7 %	11.68 SF	W-1	13.80 SF	4.7 %	EXISTING AWNING WINDOW TO BE REPLACED
A127	238 SF	15.75 SF	6.5 SF	2.7 %	8.32 SF	W-2	13.00 SF	5.4 %	EXISTING AWNING WINDOW TO BE REPLACED
CAMPTON									
B107	302 SF	32.39 SF	32.39 SF	10.7 %	12.07 SF	W-1	13.80 SF		
B202	222 SF	32.39 SF	32.39 SF	14.5 %	8.80 SF	W-1	13.80 SF		EXISTING JALOUSIE WINDOW TO BE REPLACED
B206	494 SF	16.64 SF	13.8 SF			W-2	13.00 SF		EXISTING JALOUSIE WINDOW TO BE REPLACED
		4.75 SF	4.75 SF			W-3	3.00 SF		EXISTING JALOUSIE WINDOW TO BE REPLACED
			TOTAL 50.84 SF	10.2 %	19.76 SF		TOTAL 29.80 SF	6.0 %	

100% CONSTRUCTION DOCUMENT SET

SEAL

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

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

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JOB NUMBER: 13036.00

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ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

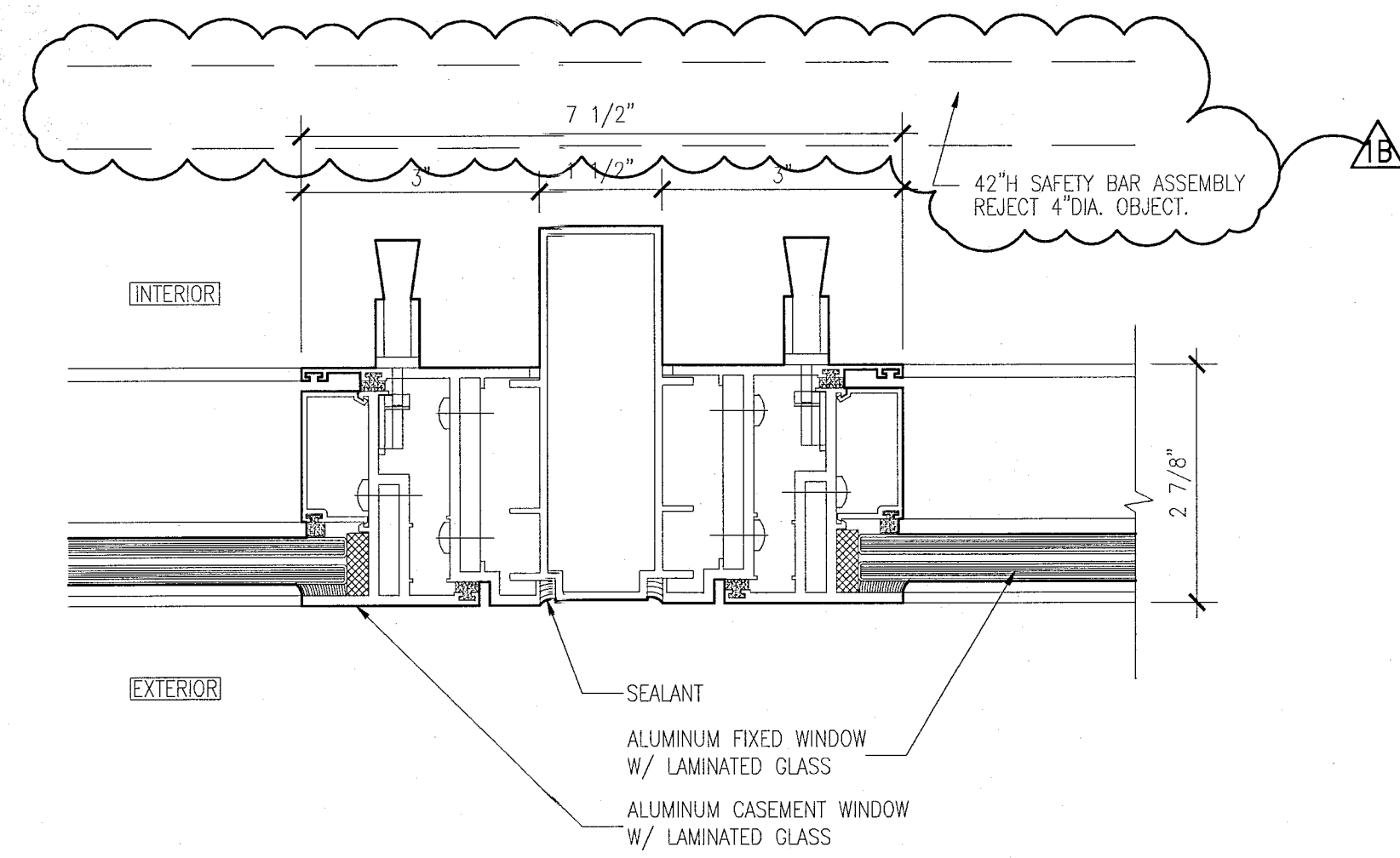
WINDOW SCHEDULE

SHEET NUMBER

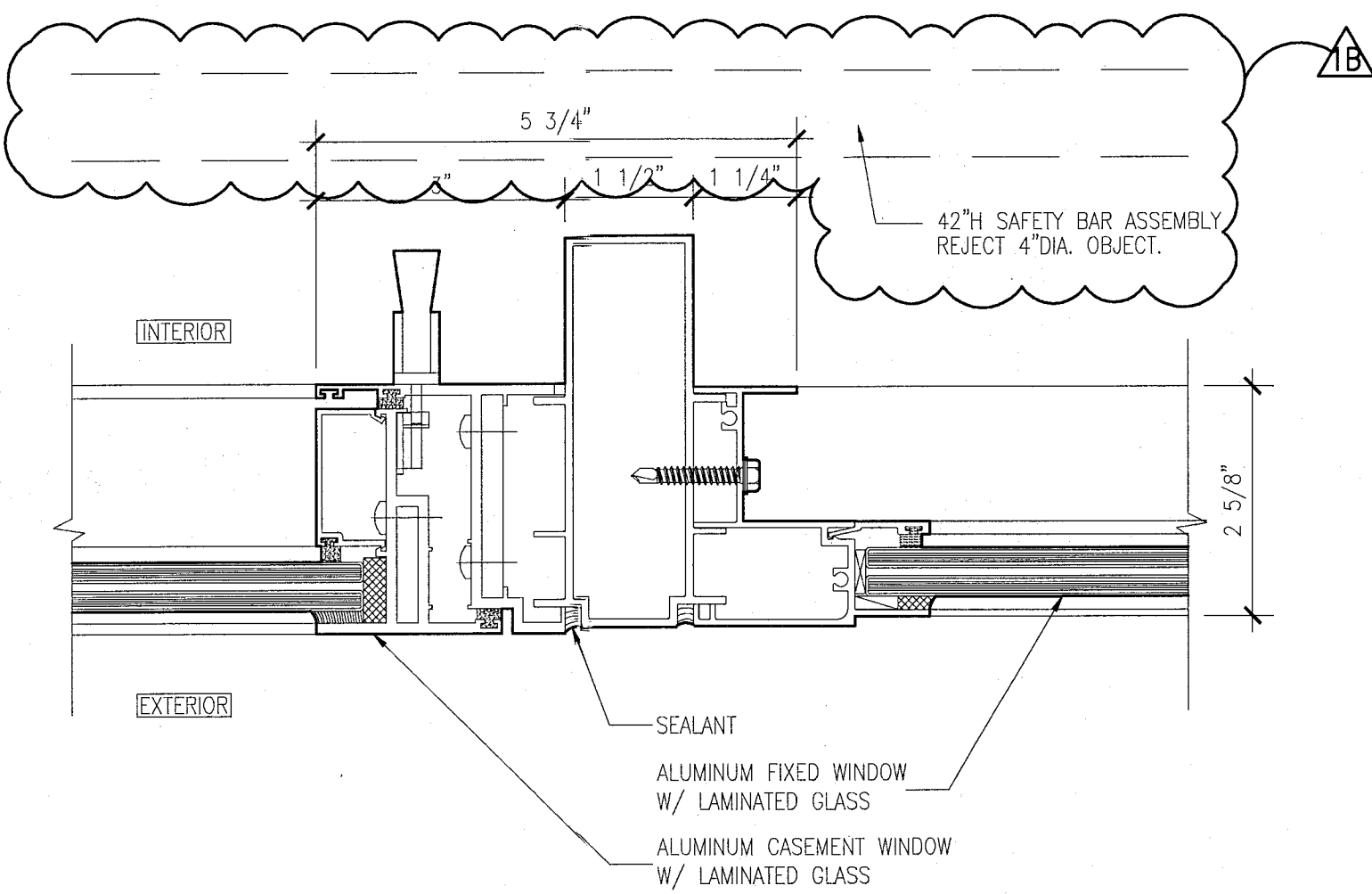
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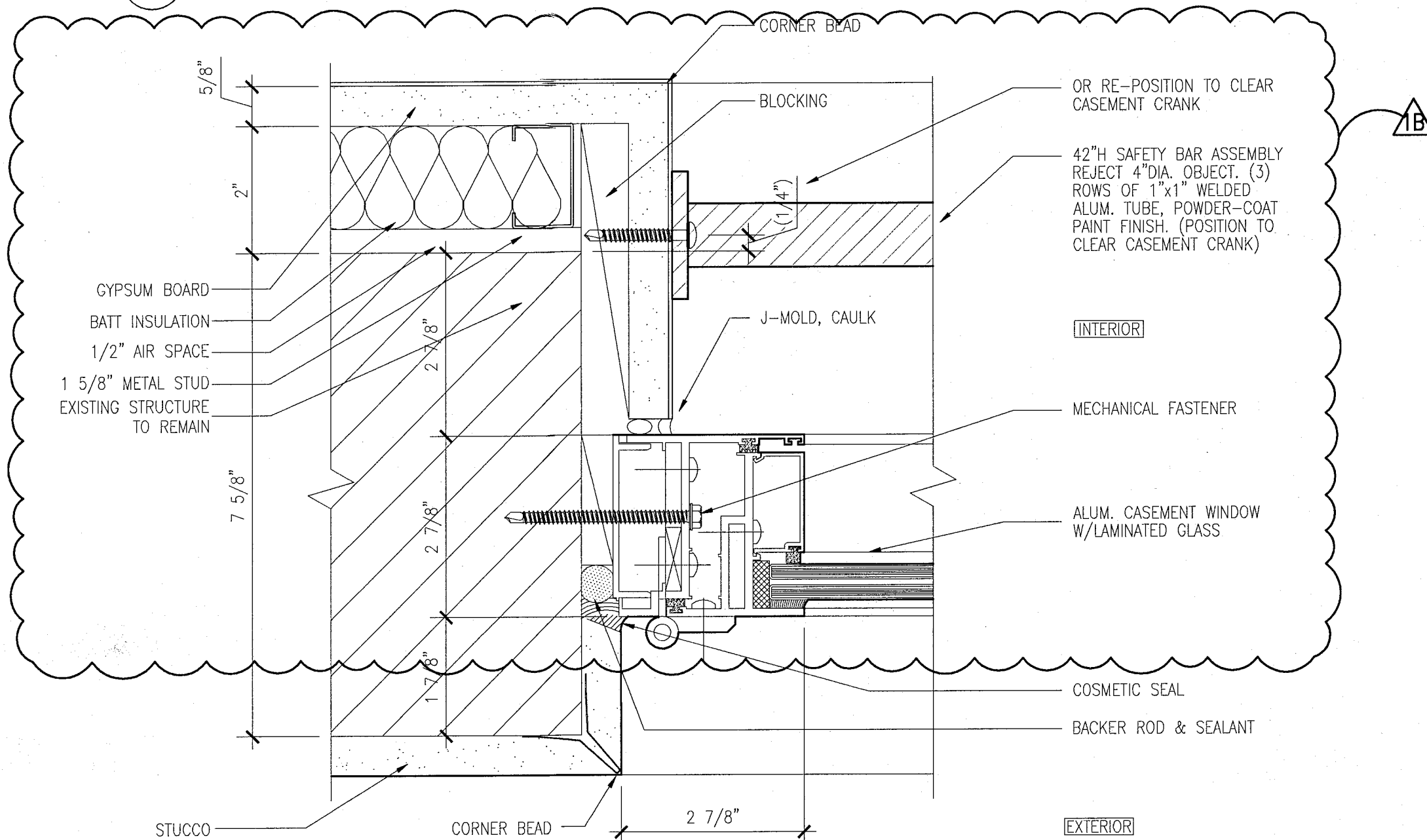
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



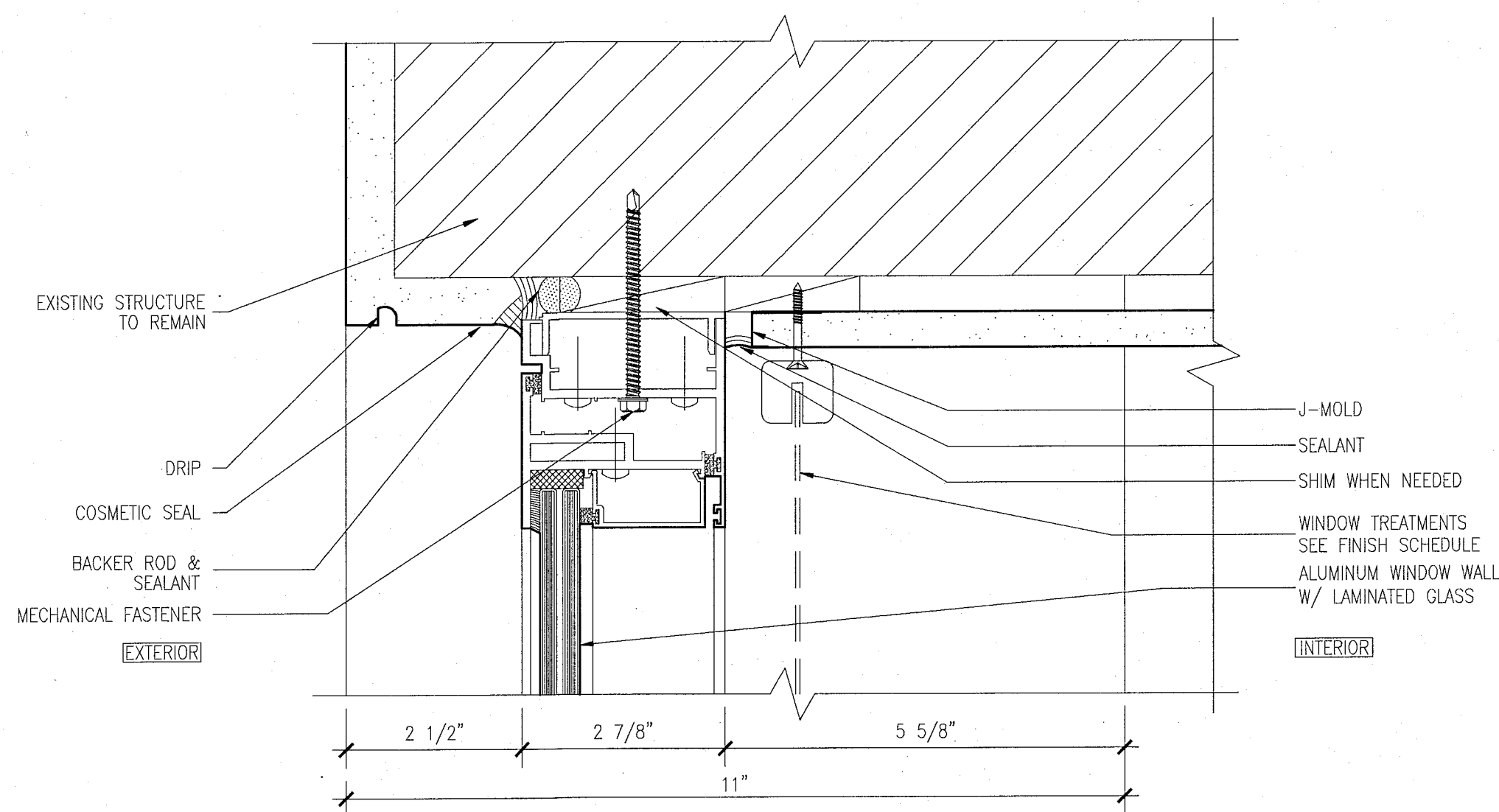
10 JAMB DETAIL AT TWO CASEMENT WINDOWS
SCALE: 6" = 1'-0"



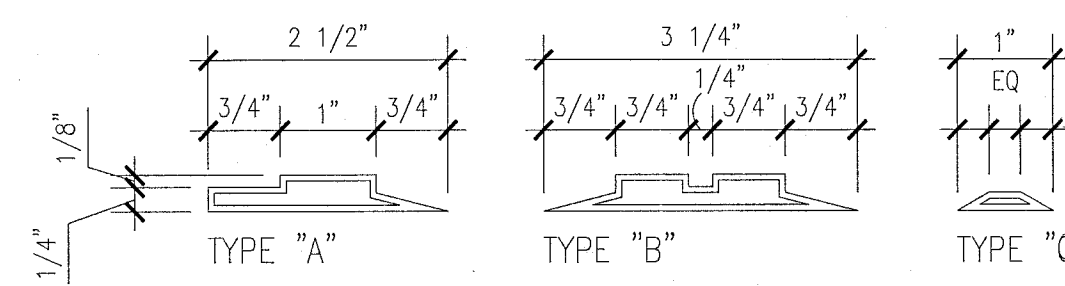
9 JAMB DETAIL AT CASEMENT WINDOWS AND FIXED WINDOWS
SCALE: 6" = 1'-0"



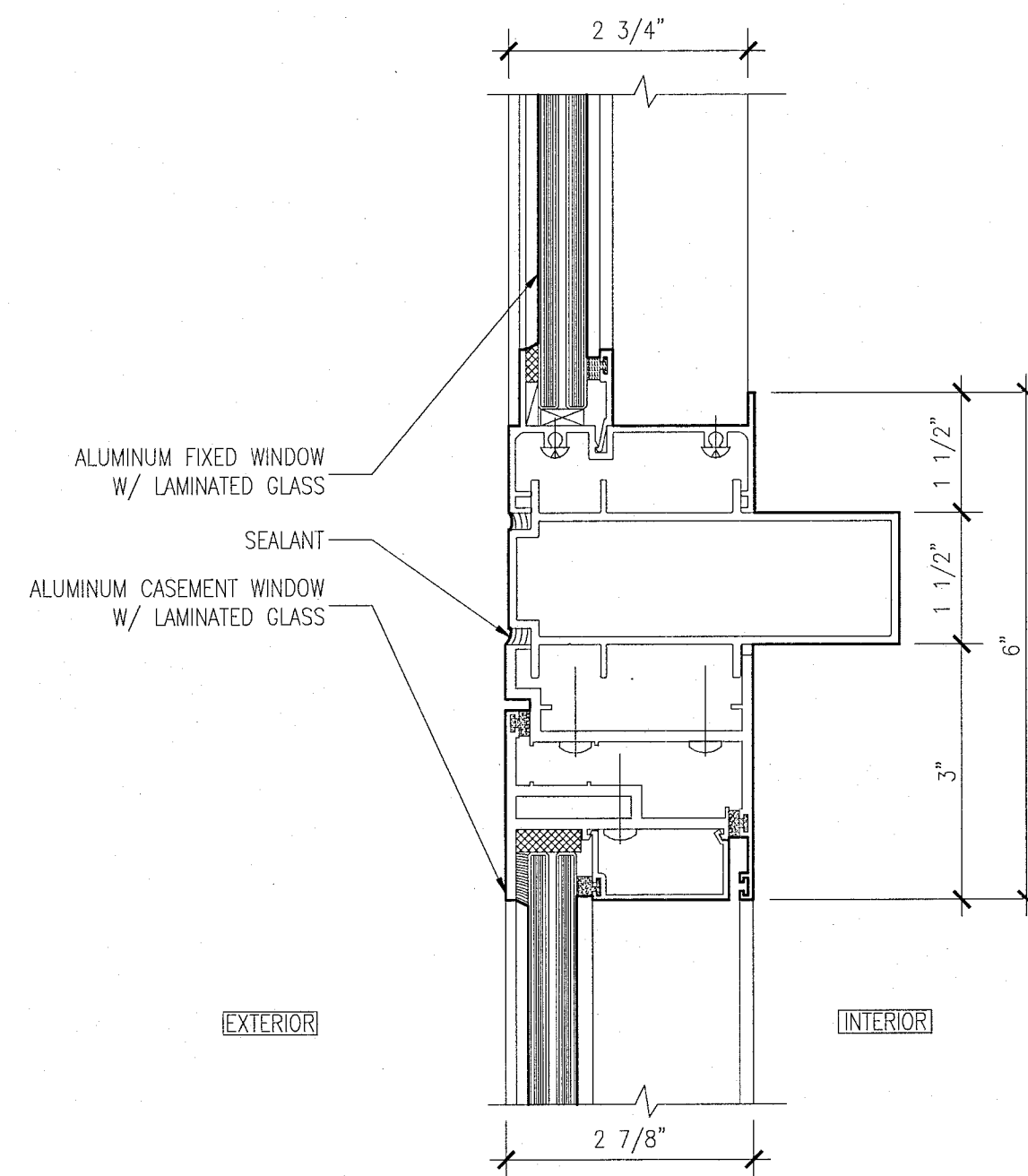
8 JAMB DETAIL AT CASEMENT WINDOWS AND WALL
SCALE: 6" = 1'-0"



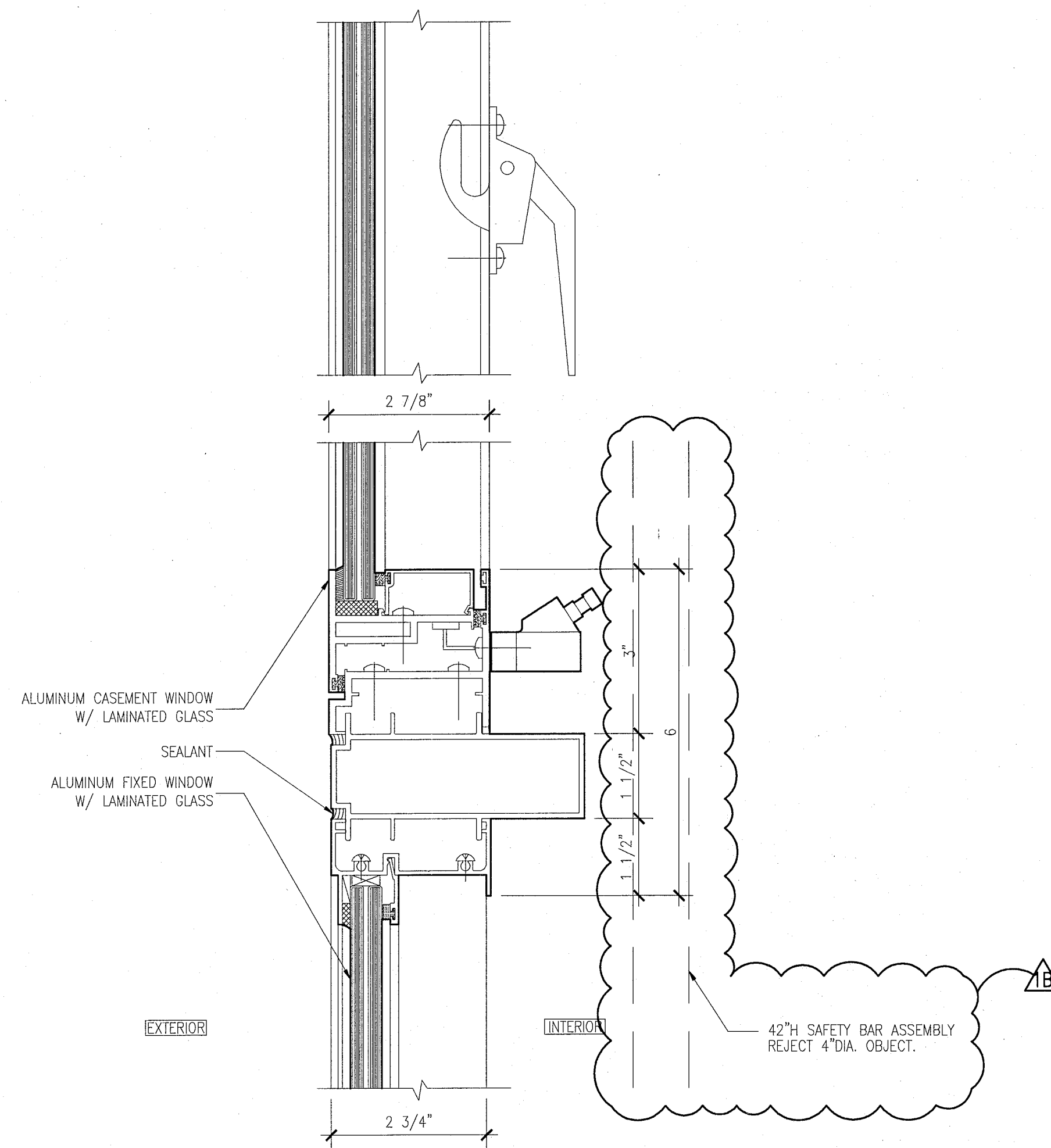
7 HEAD DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



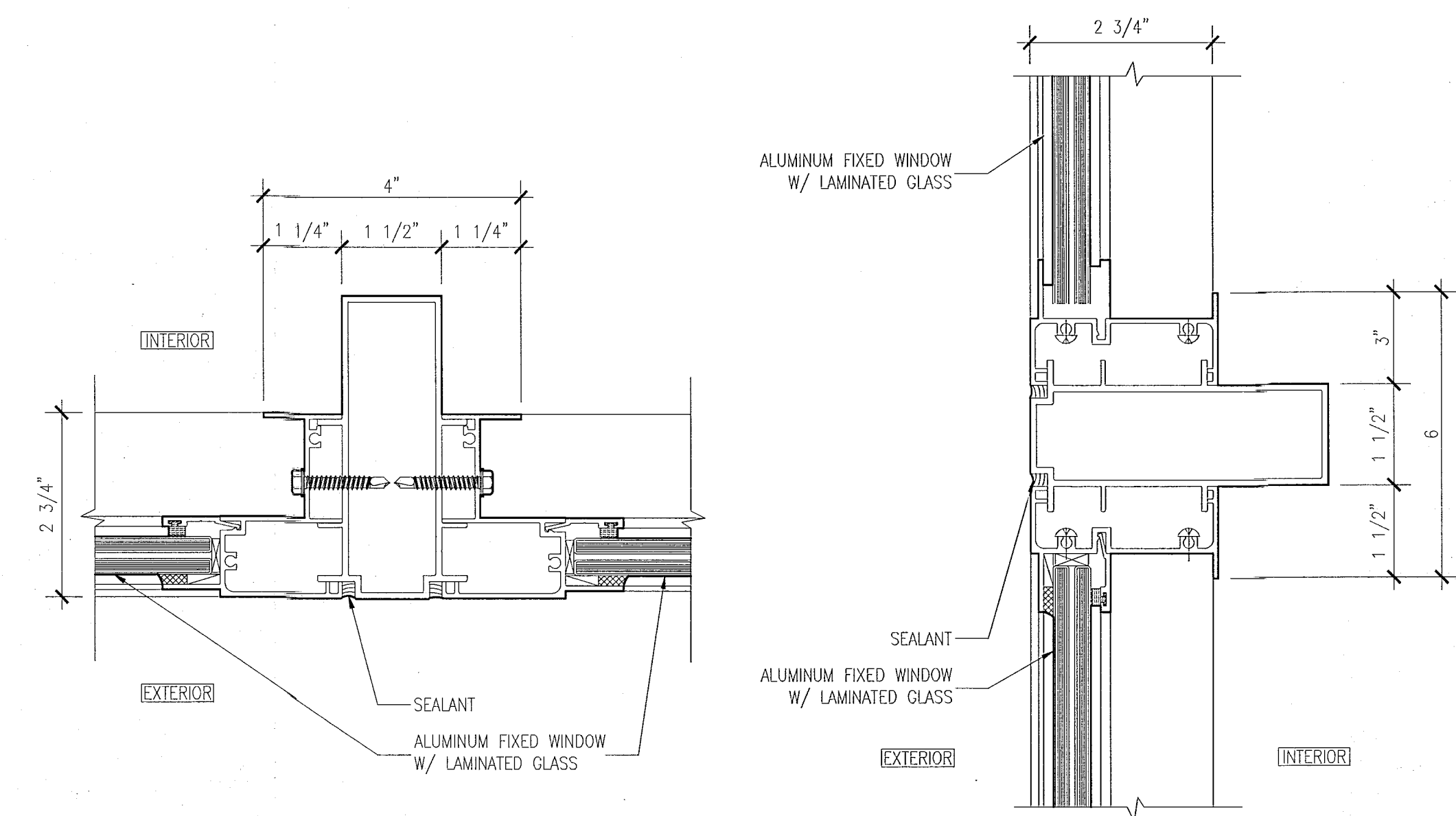
11 WINDOW MUNTIN / EXTRUSION PROFILES
SCALE: N.T.S.



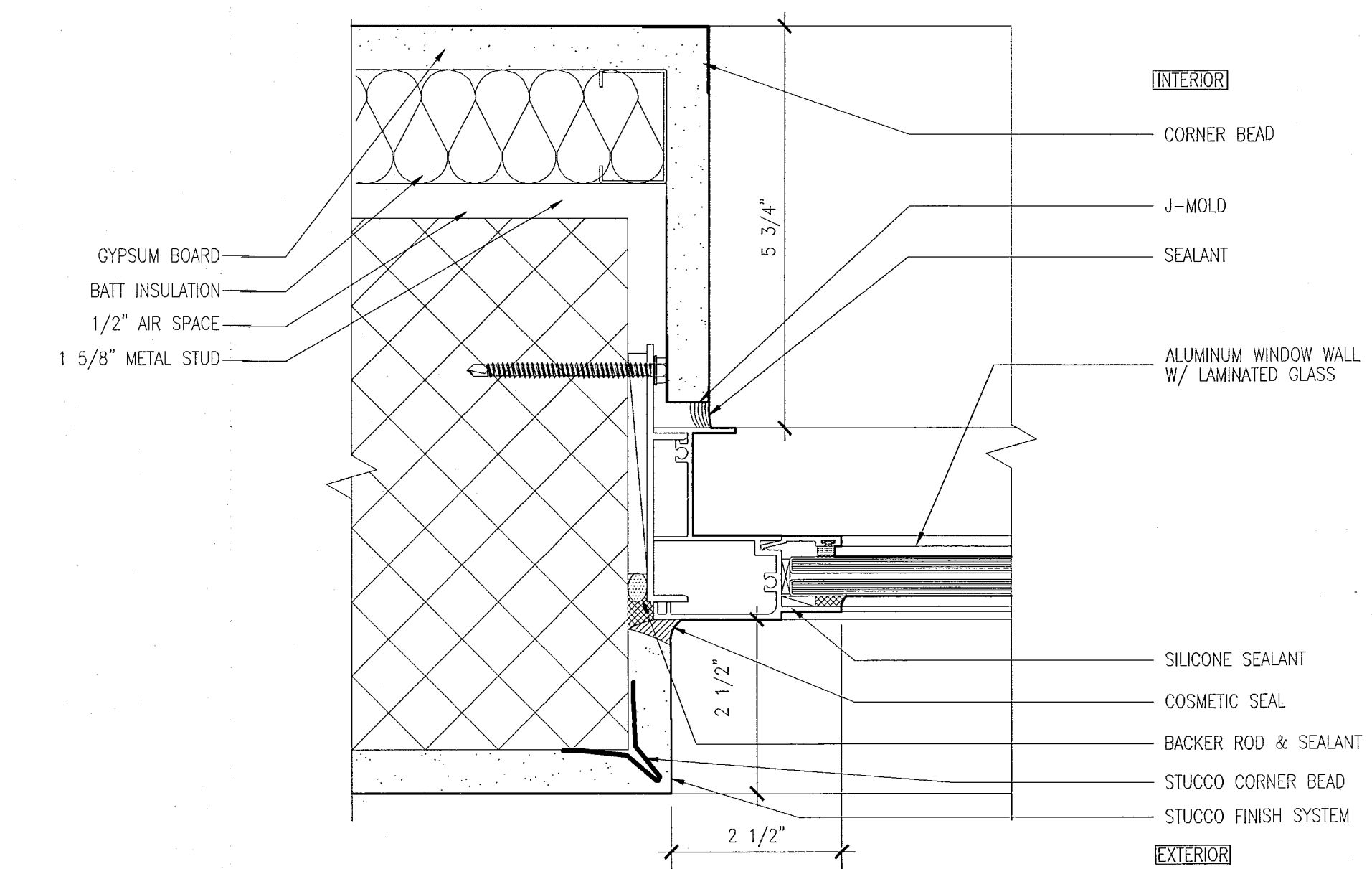
6 HEAD DETAIL AT CASEMENT WINDOWS WITH FIXED TRANSOM
SCALE: 6" = 1'-0"



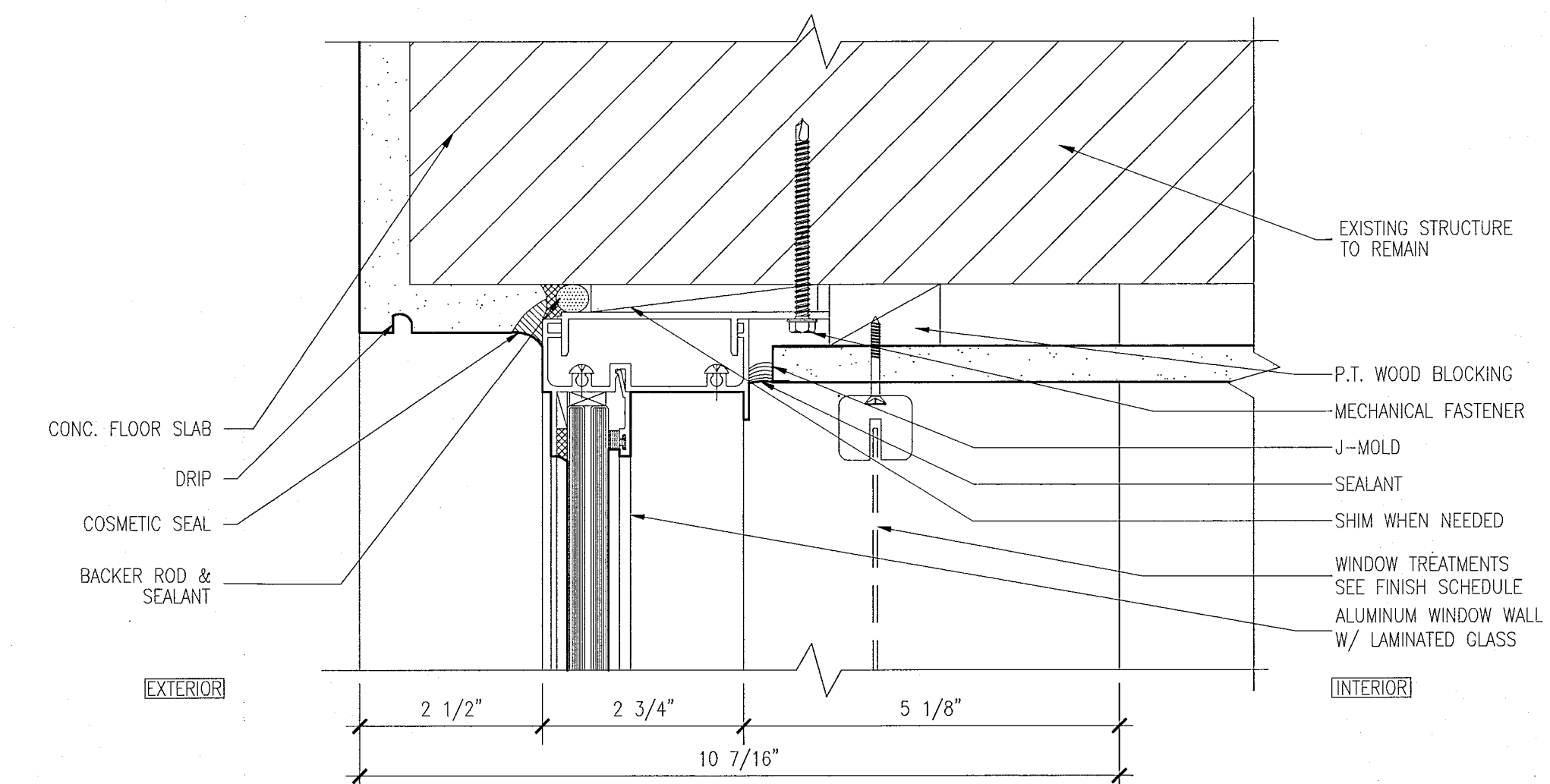
5 SILL AND LOCK DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



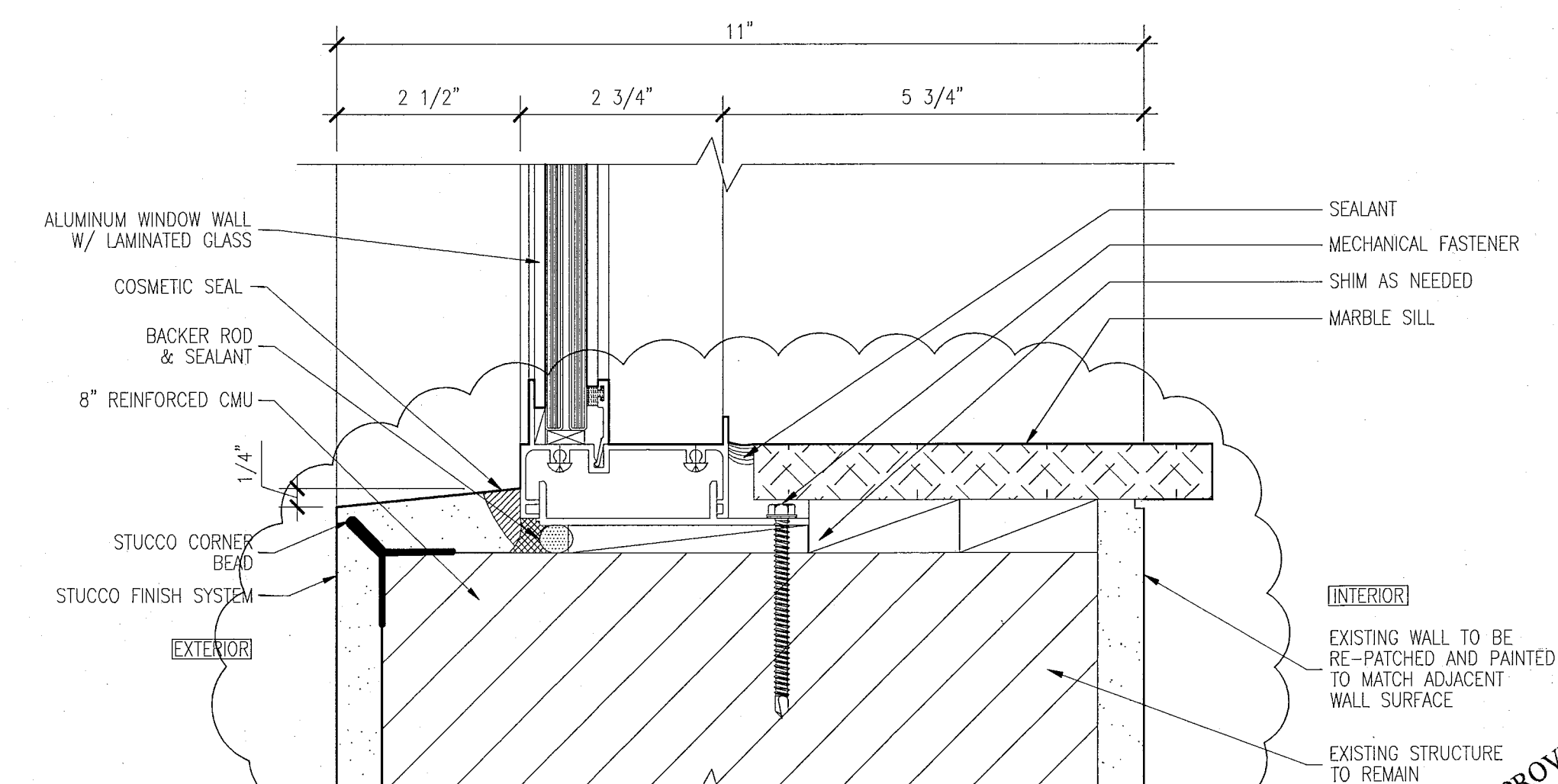
4 MULLION DETAILS AT TWO FIXED WINDOWS
SCALE: 6" = 1'-0"



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



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



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

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET

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ISSUE DATE: FEBRUARY 18, 2014

SCALE: AS NOTED

SHEET TITLE

WINDOW AND STOREFRONT DETAILS

SHEET NUMBER

A432

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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans Review, Inspection, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE
STRUCTURAL	FM	11-18-17
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET

SEAL

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Boston Miami

JOB NUMBER: 13036.00
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SHEET TITLE

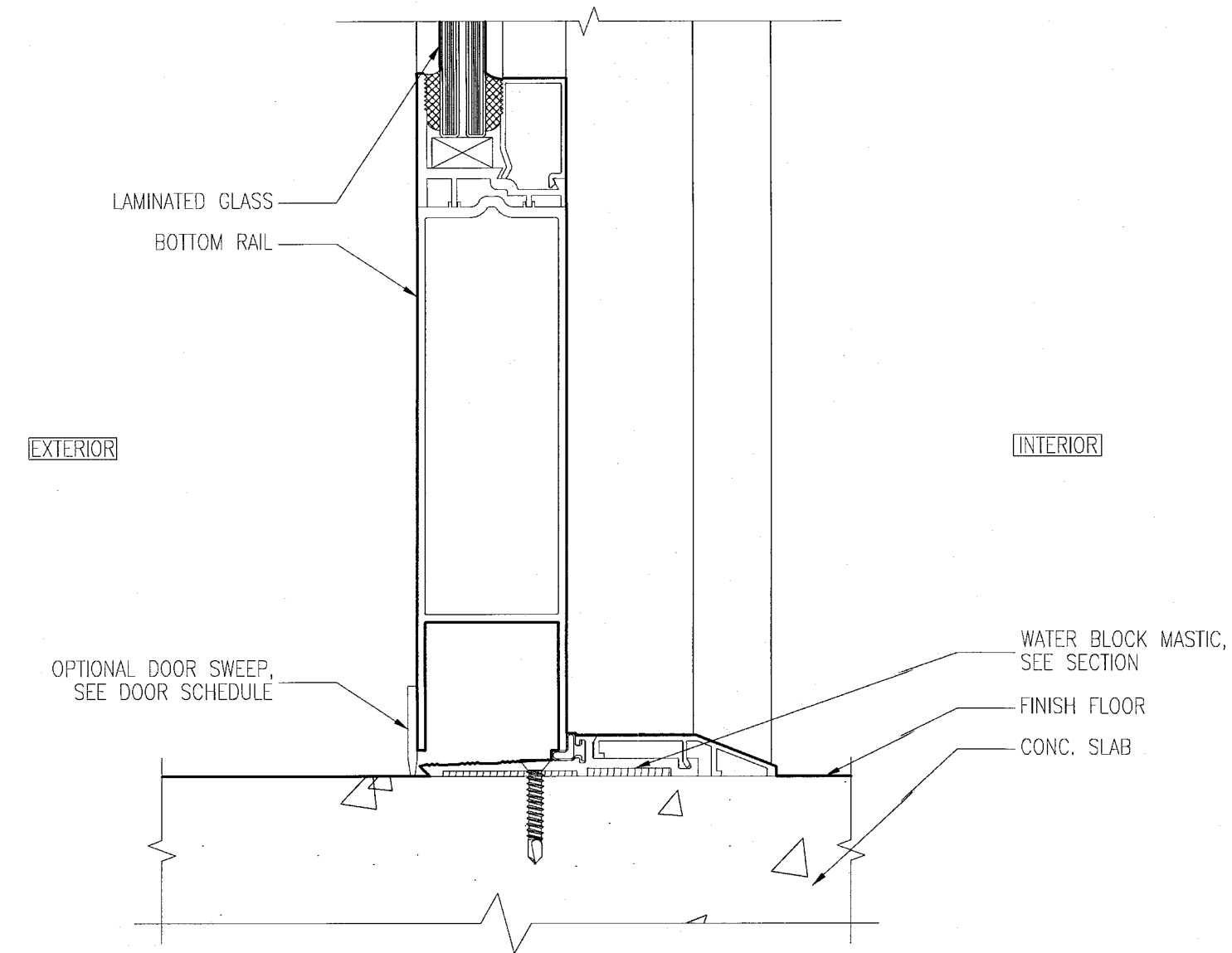
WINDOW AND
STOREFRONT
DETAILS

SHEET NUMBER

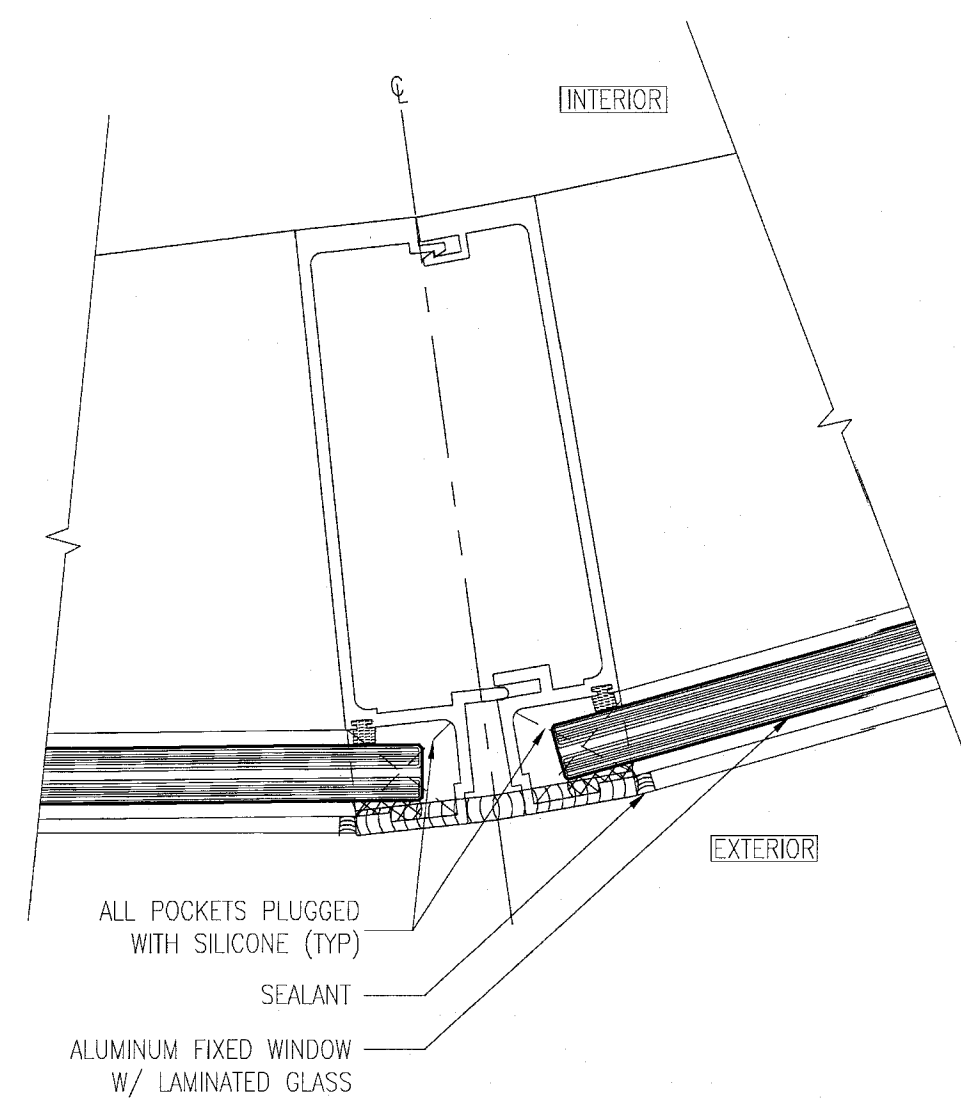
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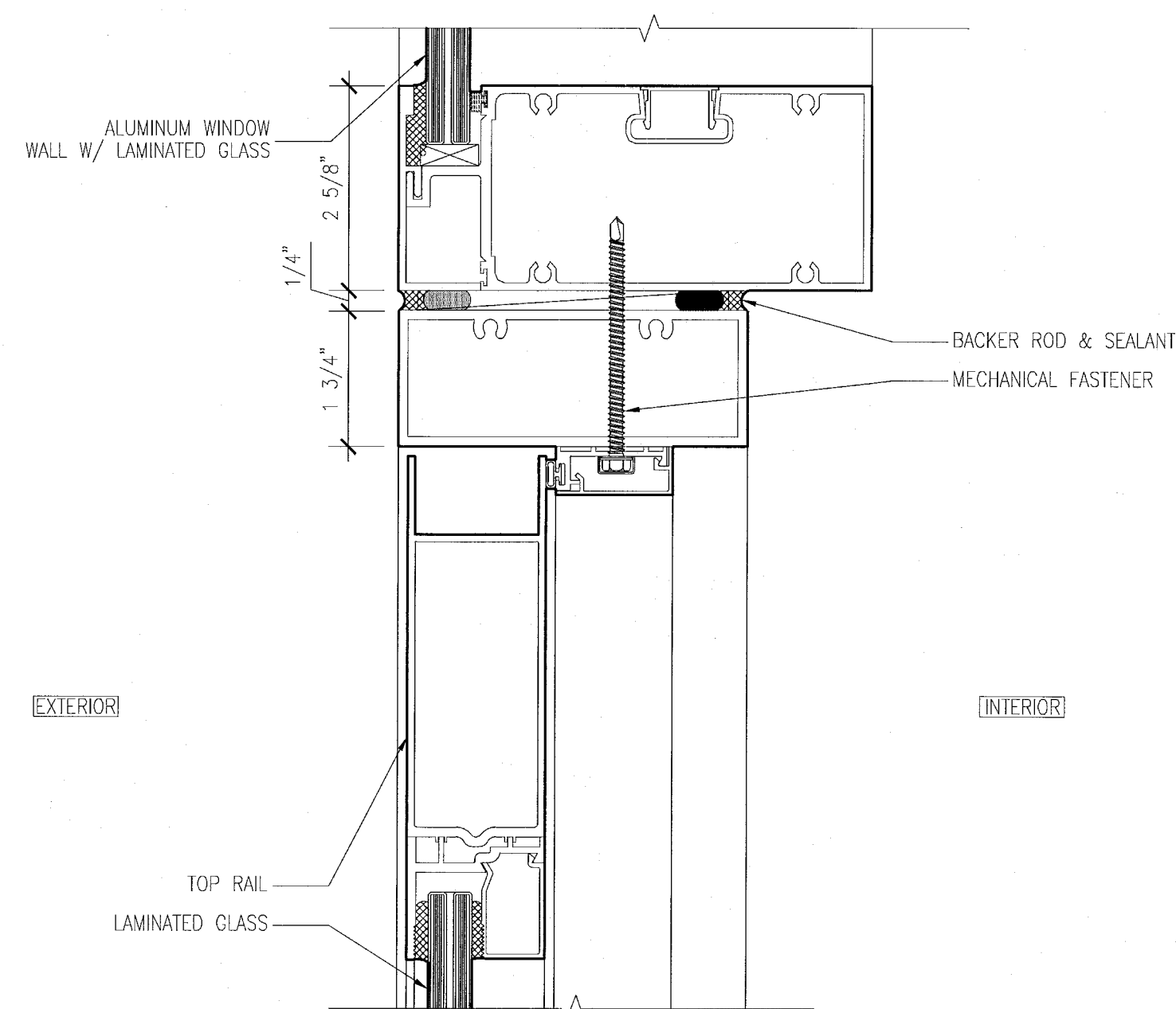
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



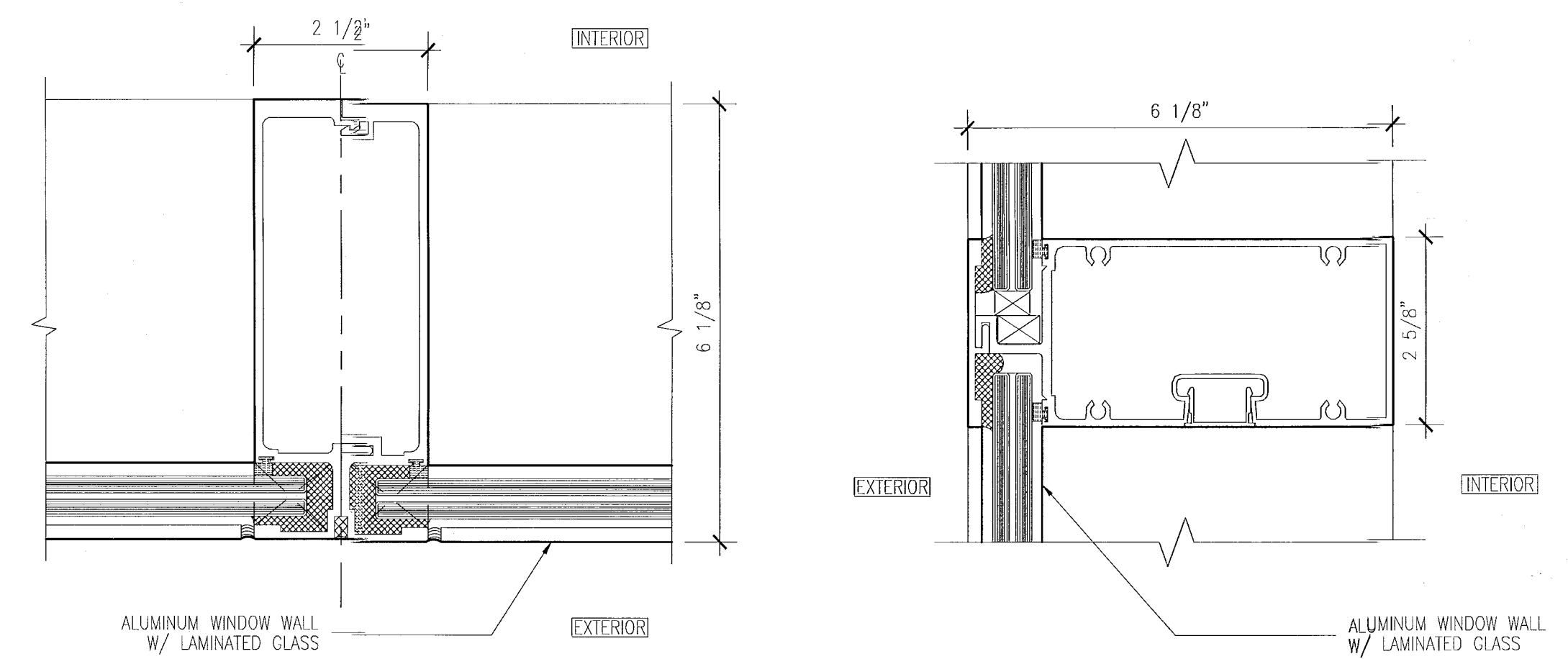
8 SILL DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



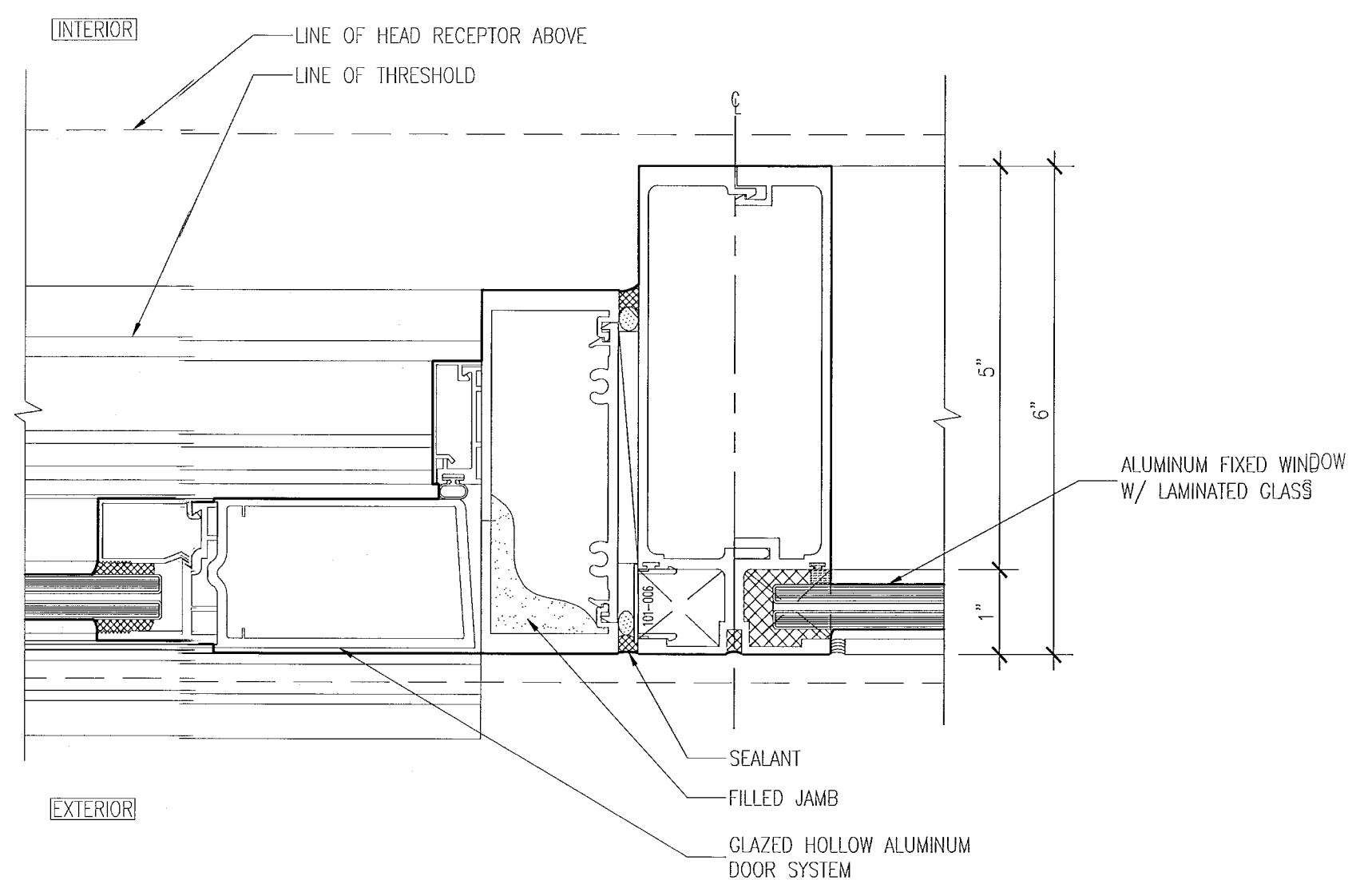
7 WINDOW WALL @ CURVED HADDON HALL CORNER UNIT
SCALE: 6" = 1'-0"



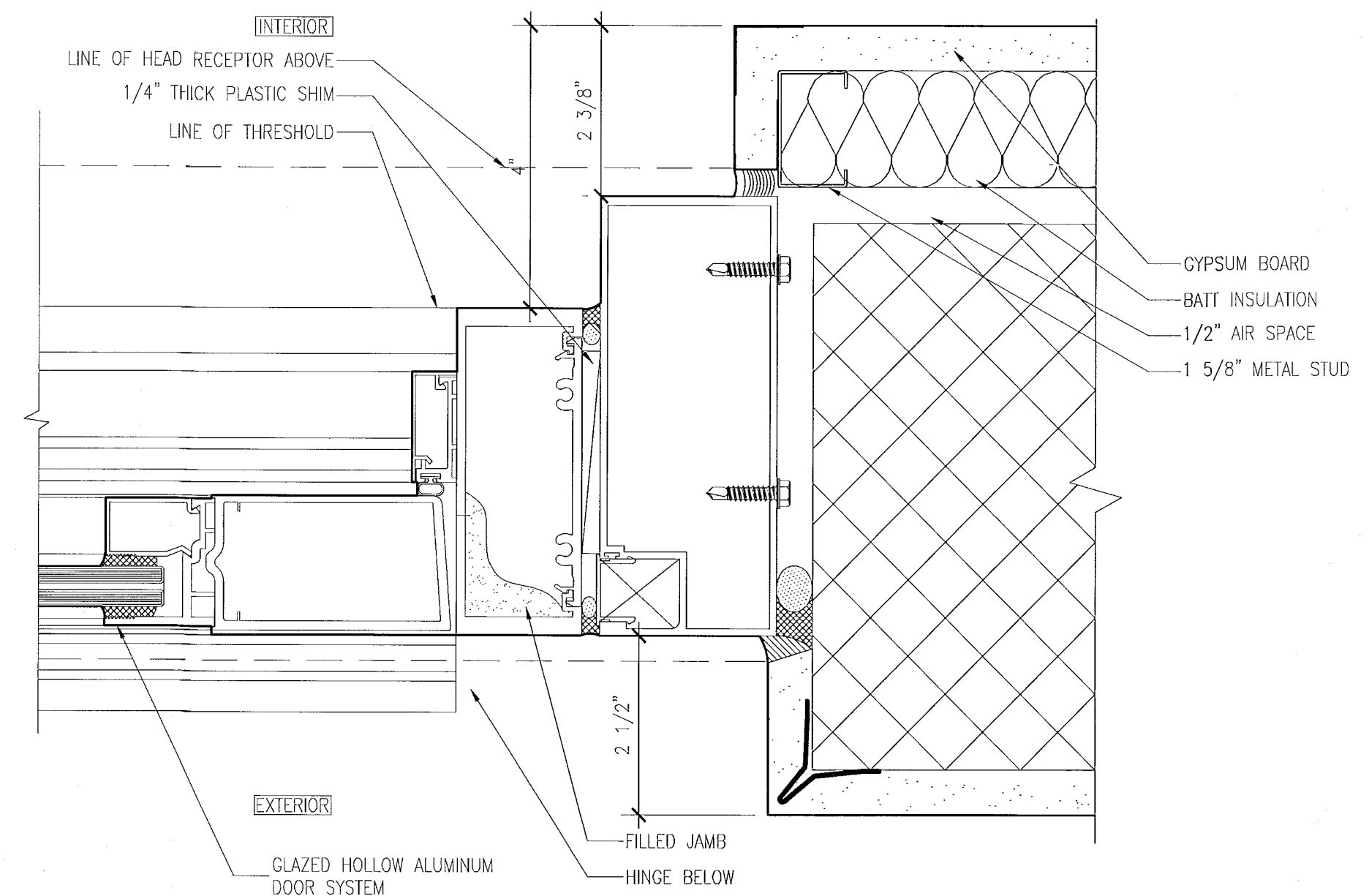
9 HEAD DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



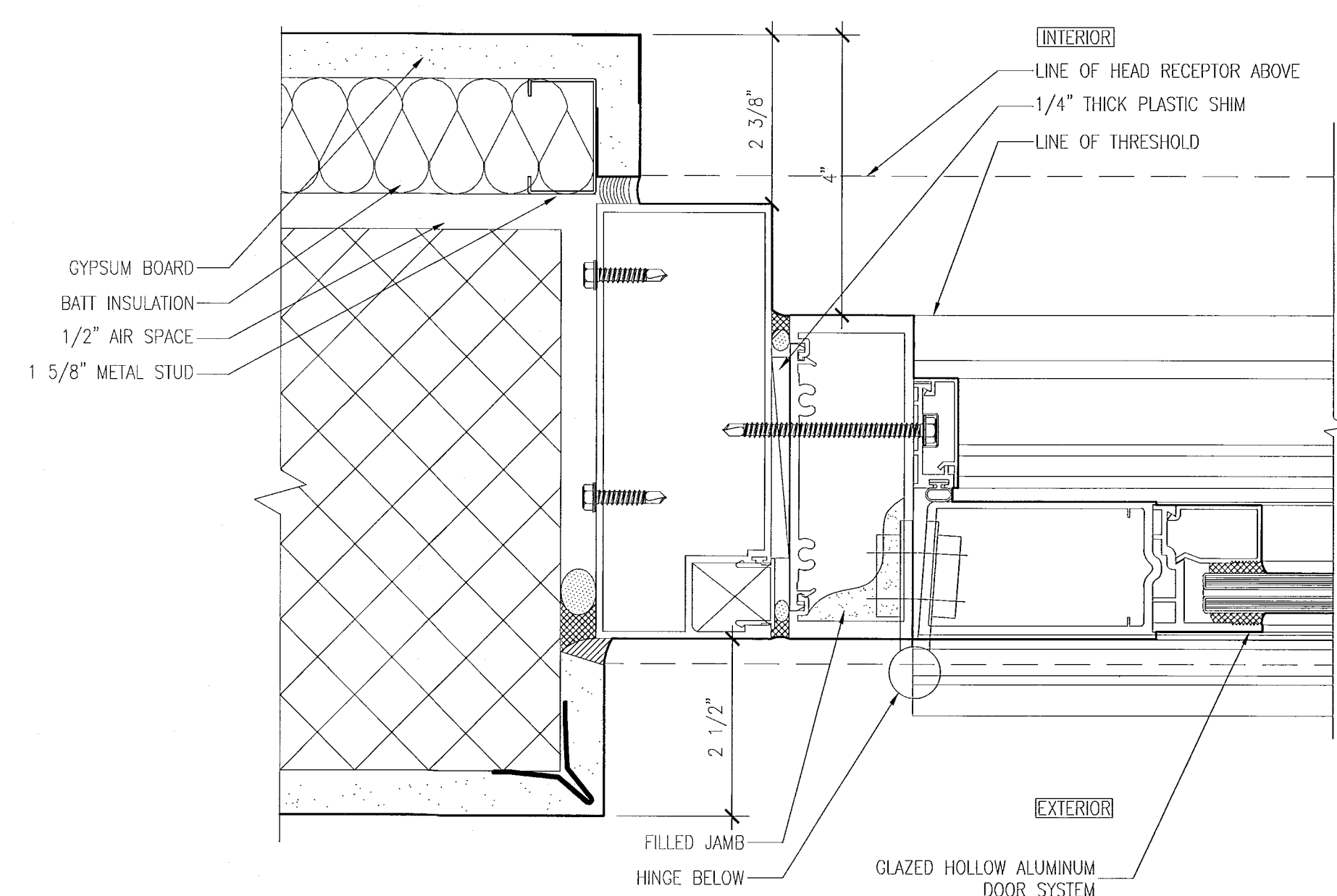
4 MULLION DETAIL AT WINDOW WALL
SCALE: 6" = 1'-0"



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



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



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

KEYPLAN N.T.S.

[illegible]

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SCALE: AS NOTED

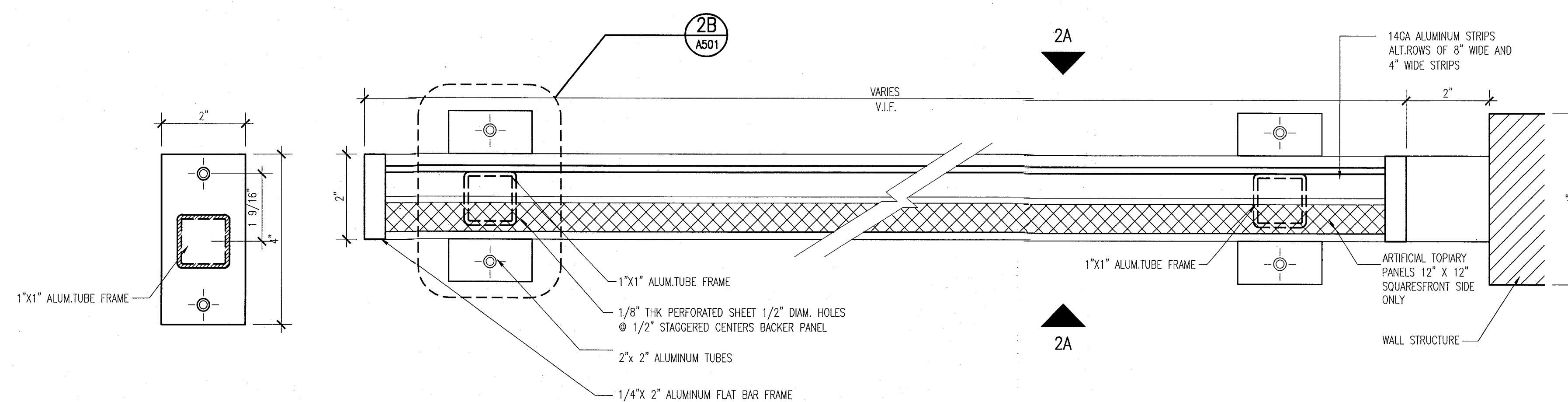
SHEET TITLE

ENLARGED VERTICAL DETAILS & PENETRATION DETAILS

SHEET NUMBER

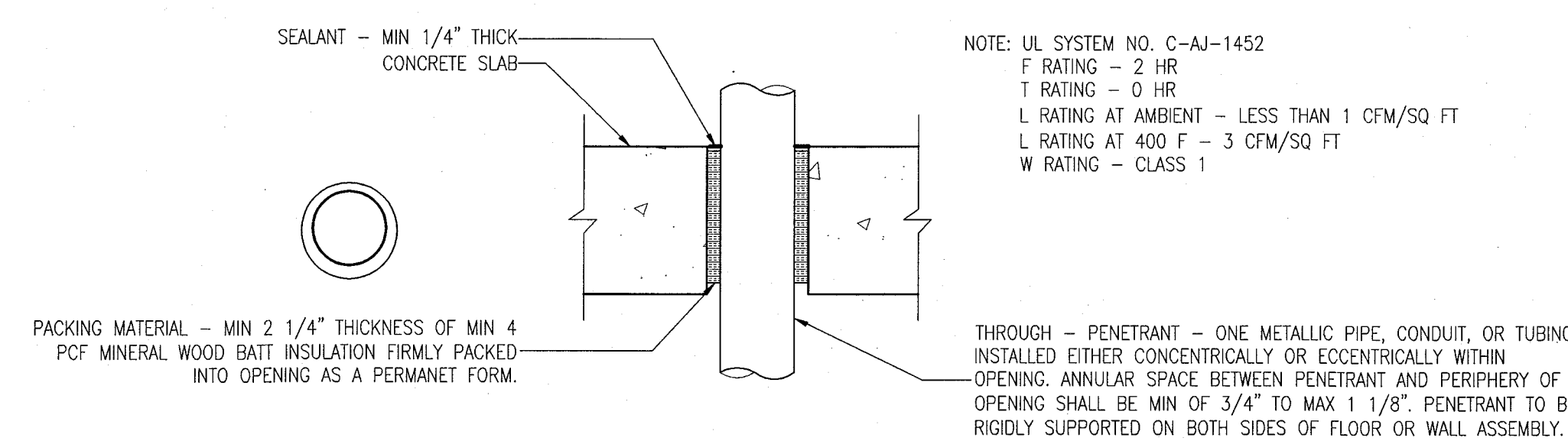
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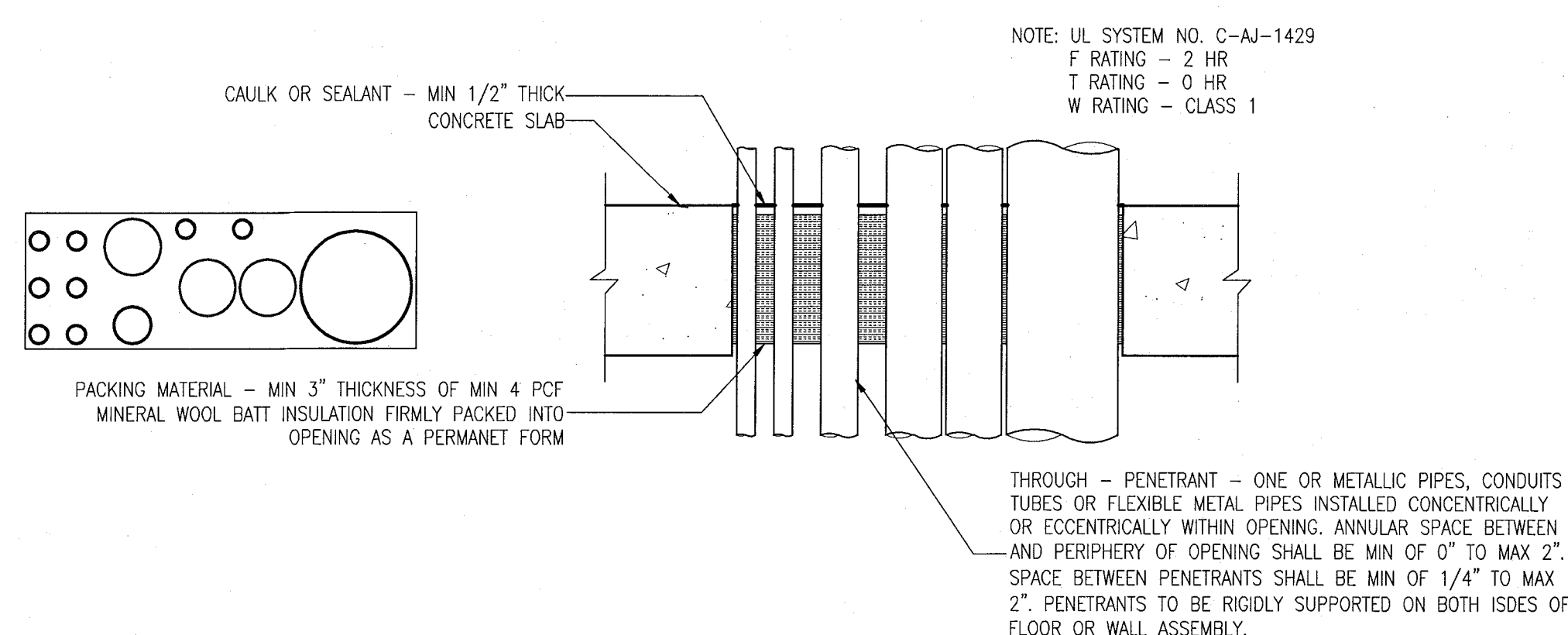


2B DETAIL — BALCONY DIVIDER PLAN
SCALE: 6" = 1'-0"

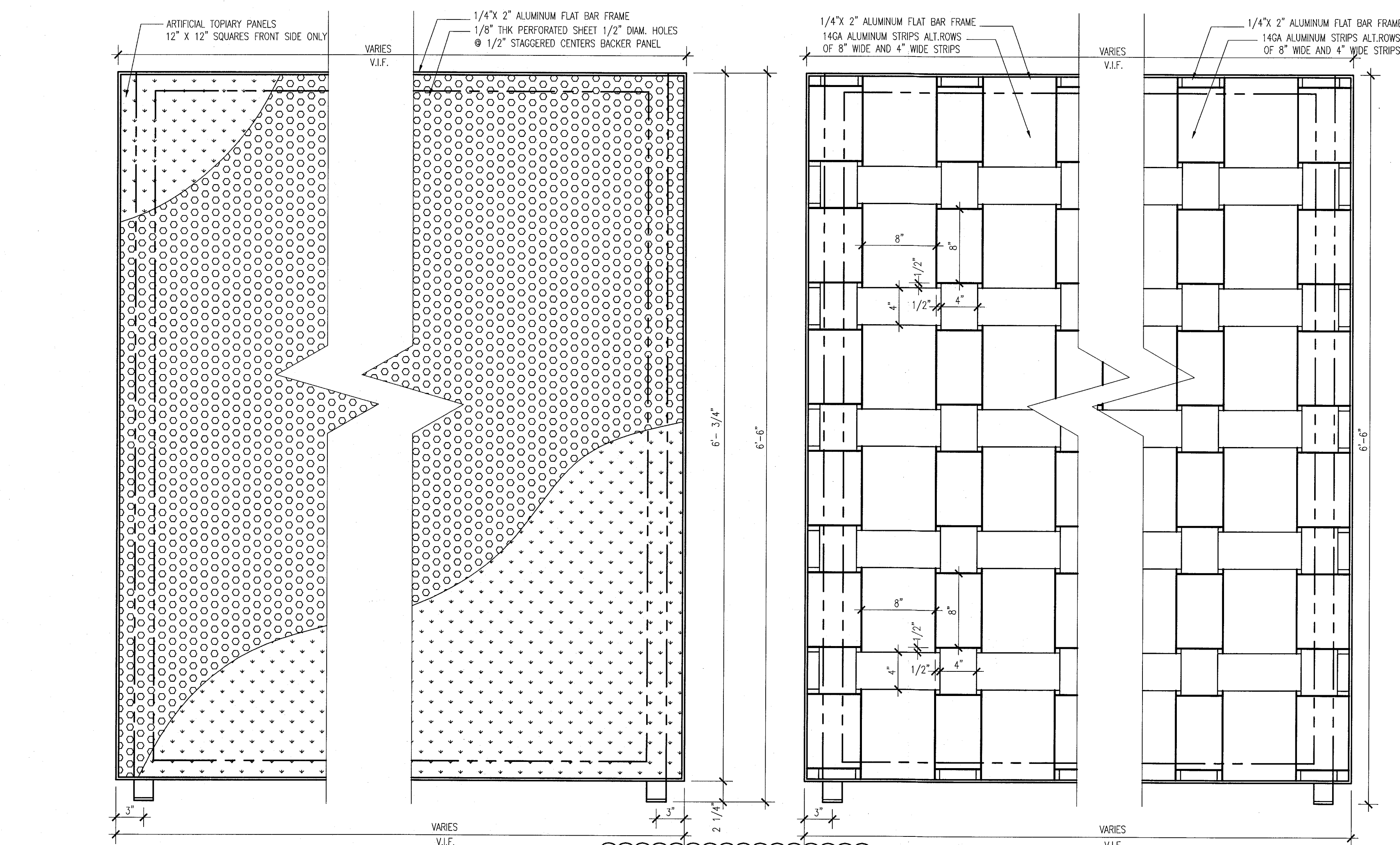
2 BALCONY DIVIDER PLAN - AT POOL SUITES BUILDING
SCALE: 6" = 1'-0"



5 PENETRATION DETAIL
SCALE: NO SCALE

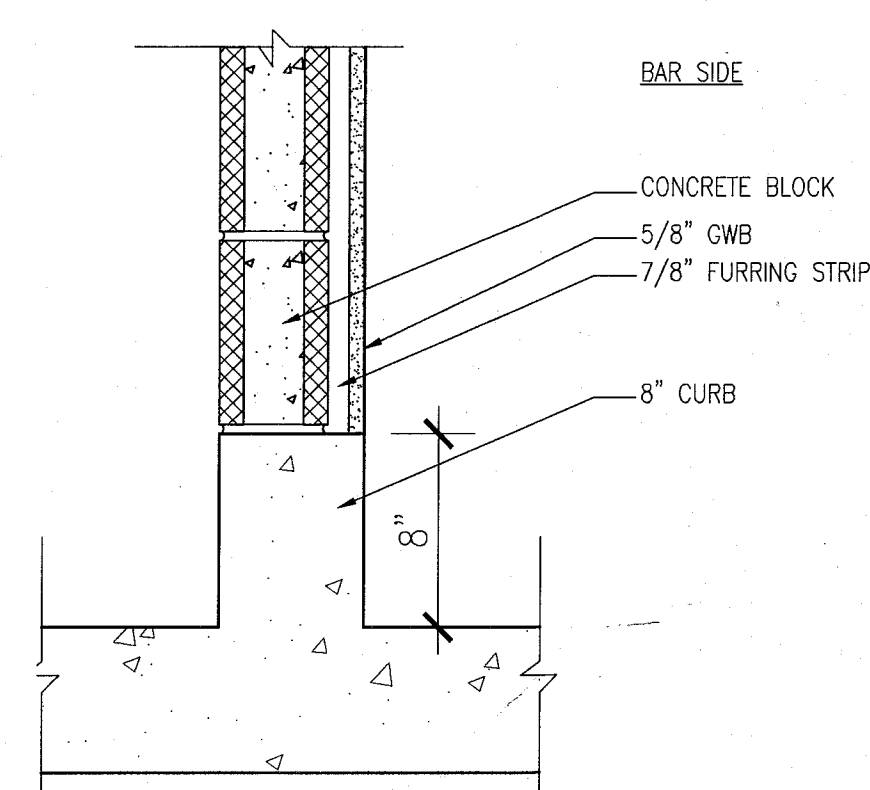


4 PENETRATION DETAIL
SCALE: NO SCALE

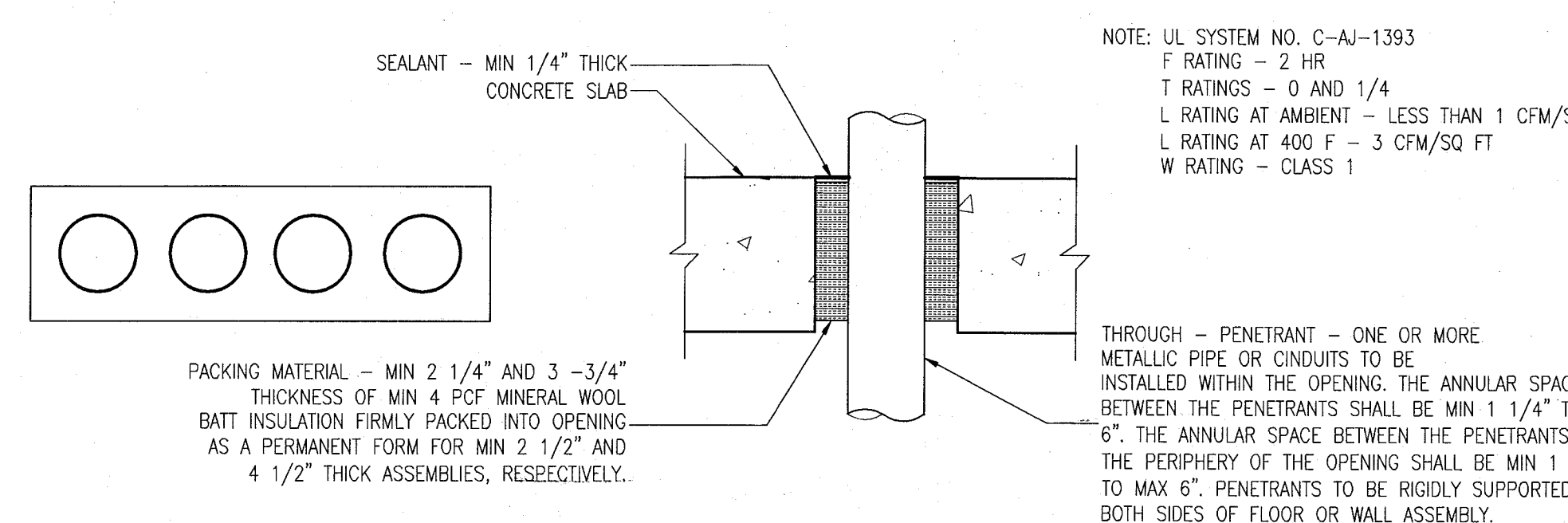


2A BALCONY DIVIDER ELEVATION
AT GROUND LEVEL OF POOL SUITES BLDG.

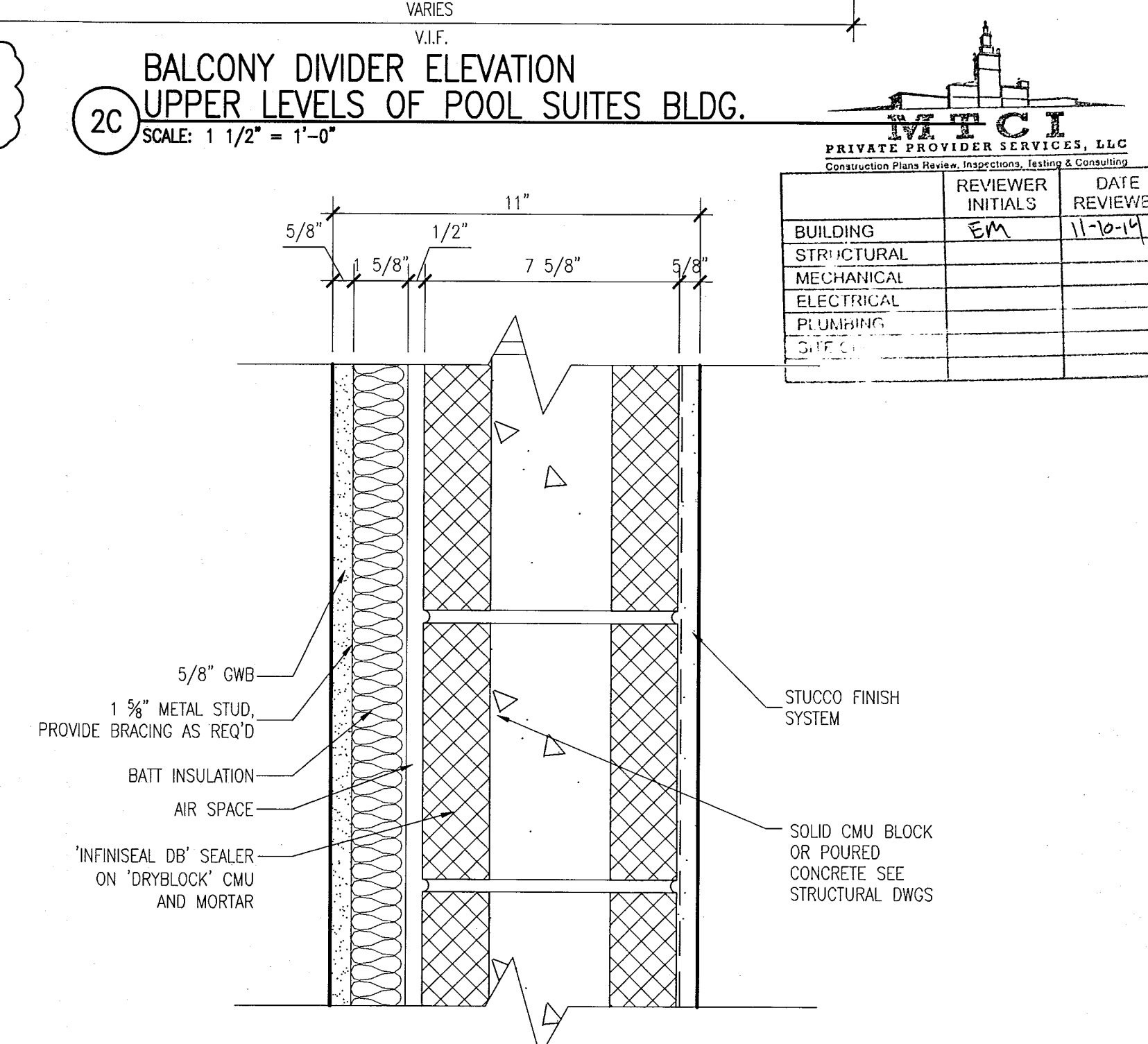
V.I.F.
BALCONY DIVIDER ELEVATION
UPPER LEVELS OF POOL SUITES BLDG.
2C SCALE: 1 1/2" = 1'-0"



6 CURB AT BASEMENT COOLER WALL
SCALE: NO SCALE



3 PENETRATION DETAIL
SCALE: NO SCALE



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

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MIAMI BEACH
FIRE DEPARTMENT

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

100% CONSTRUCTION
DOCUMENT SET

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8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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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

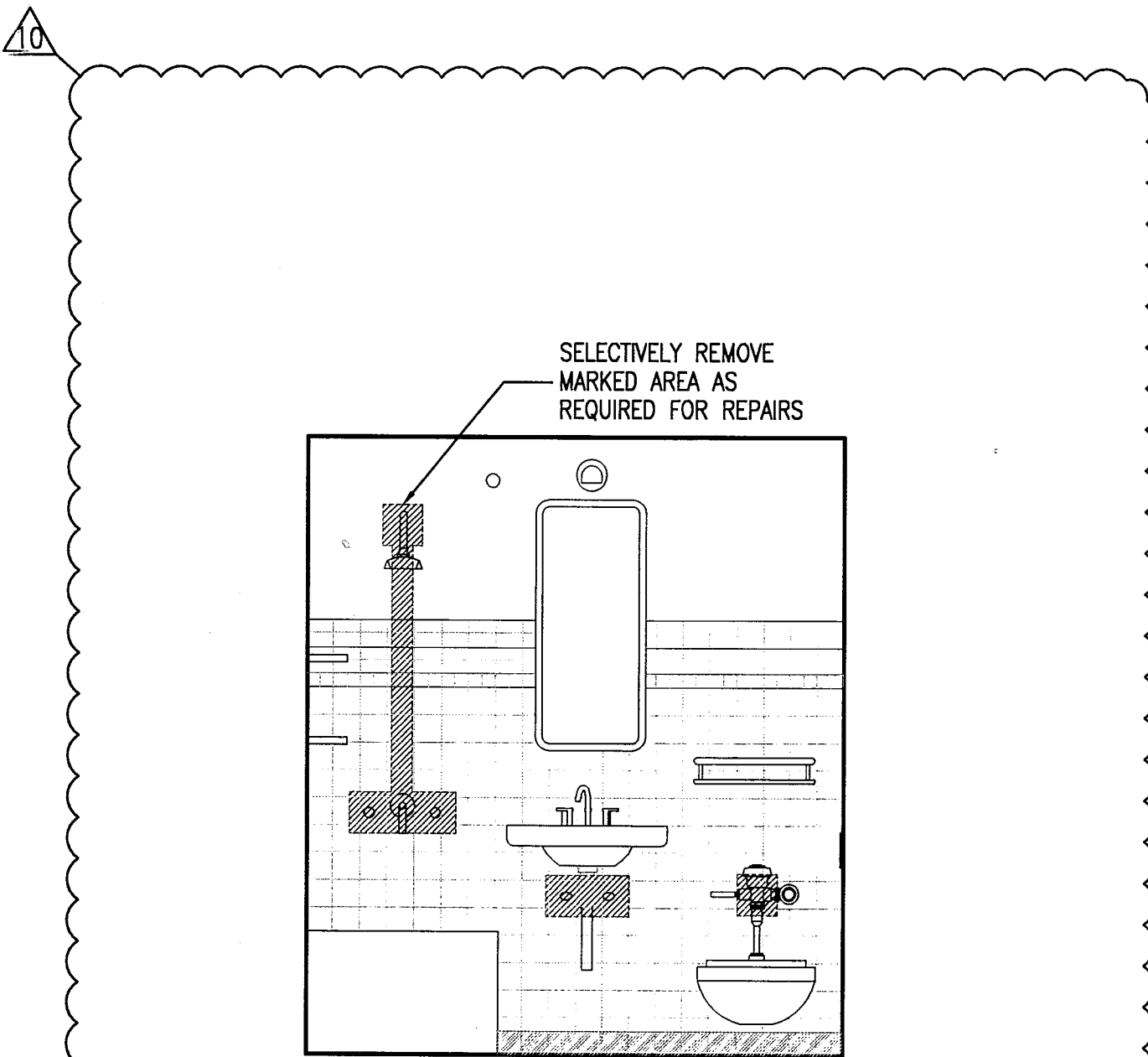
A502

NEW SHEET

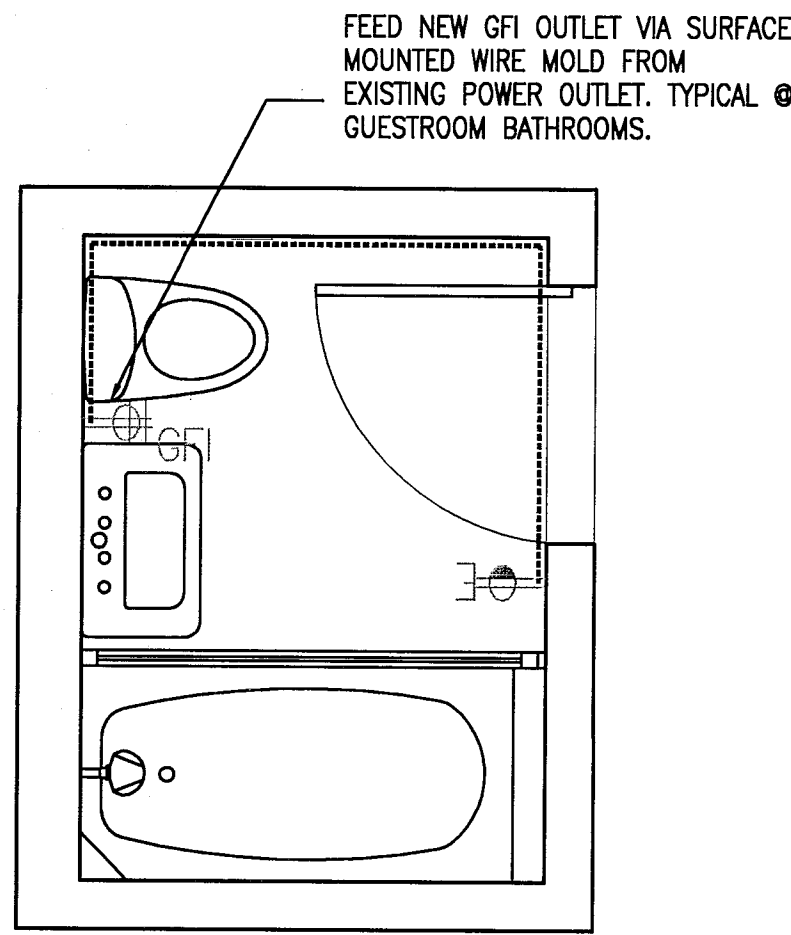
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NOTES:

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

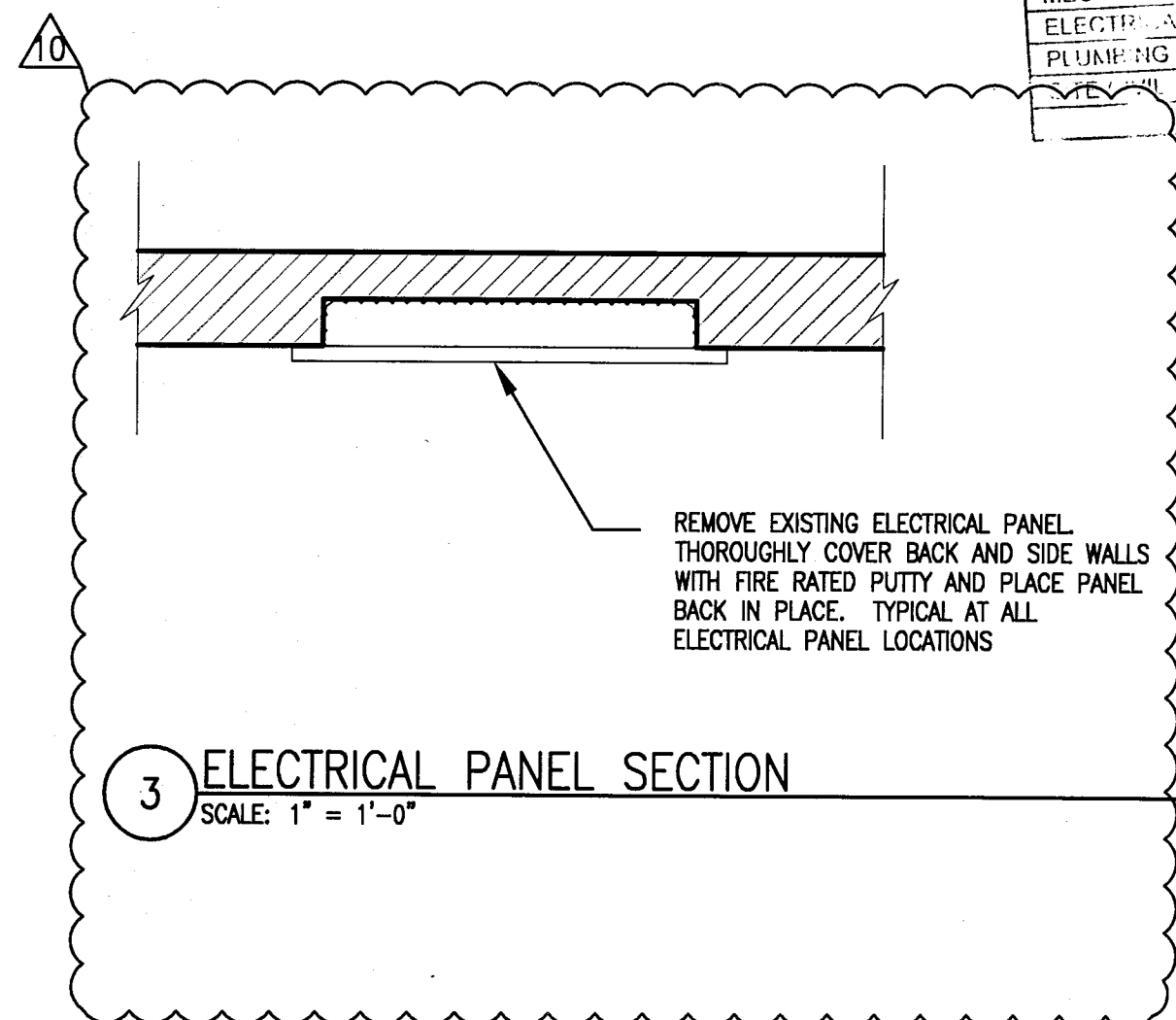


1 REPAIR DETAILS @ GUESTROOM BATHROOMS (TYP.)
SCALE: 1/2" = 1'-0"



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

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



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

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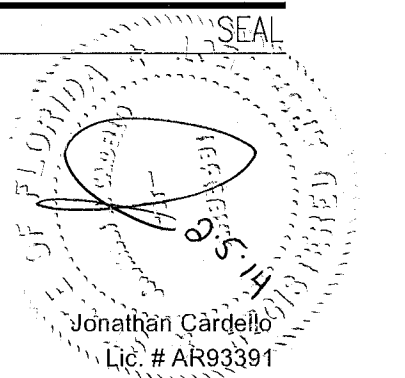
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

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

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Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

SCALE: VARIES

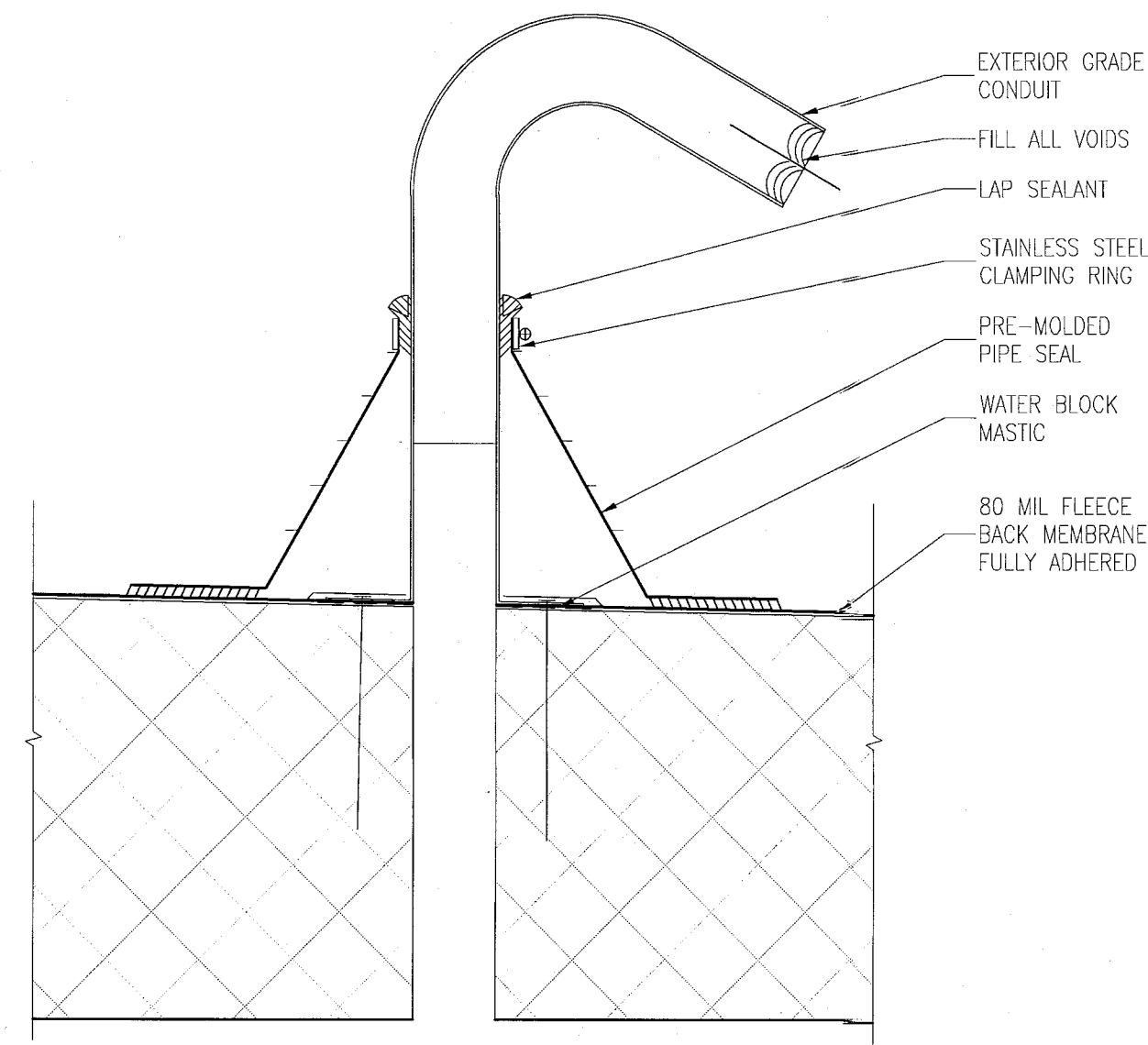
SHEET TITLE

ROOF DETAILS

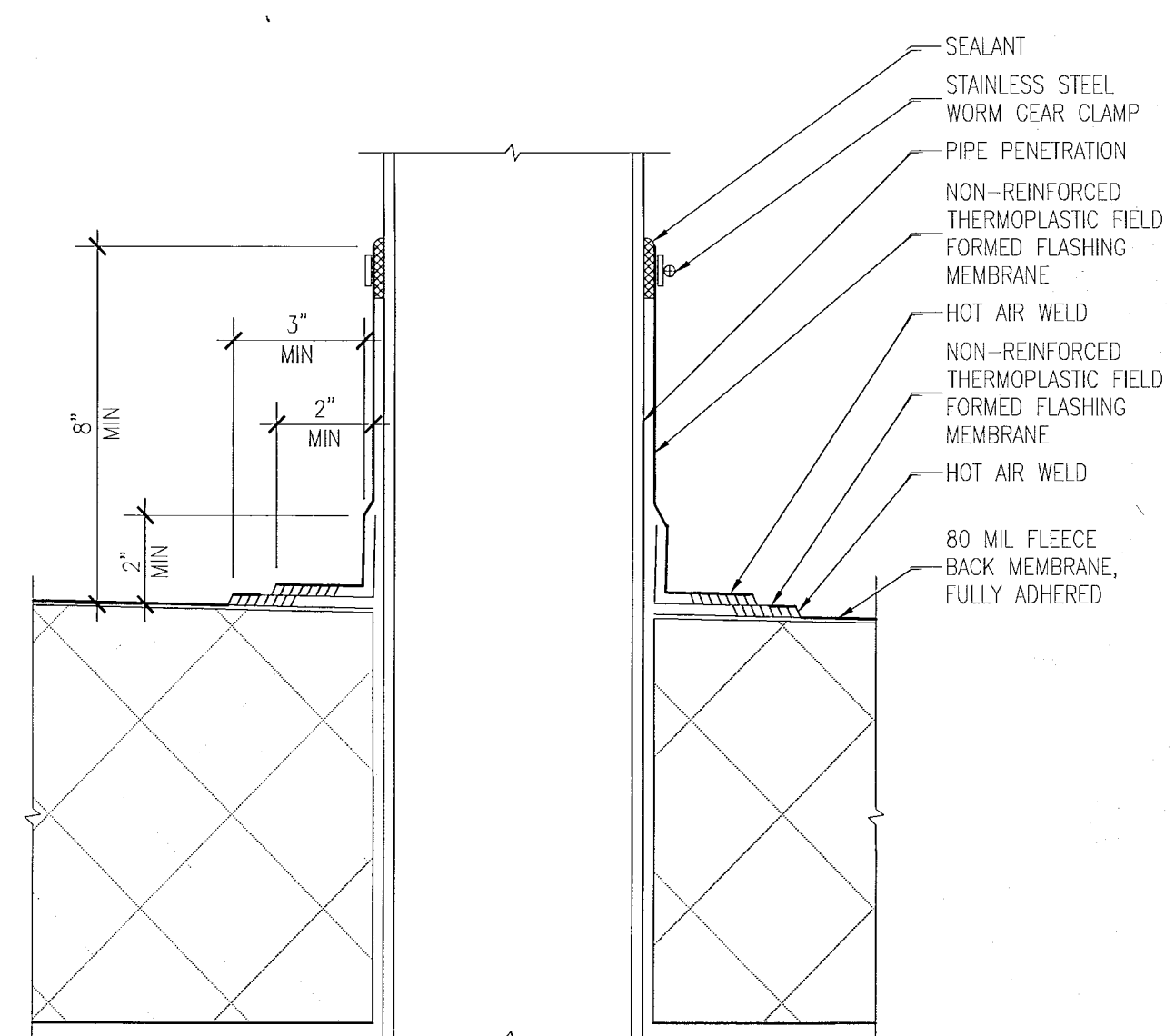
SHEET NUMBER

A591

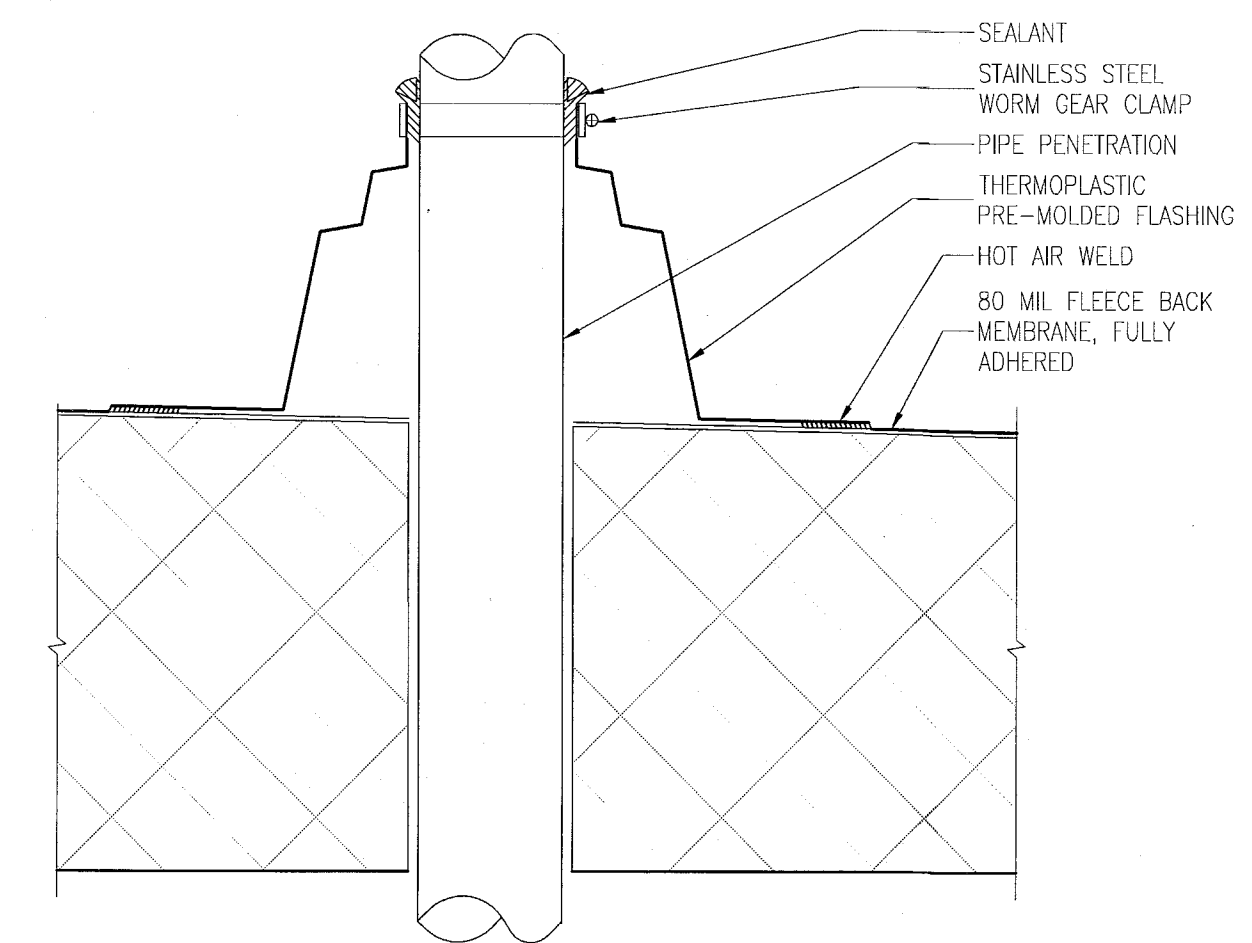
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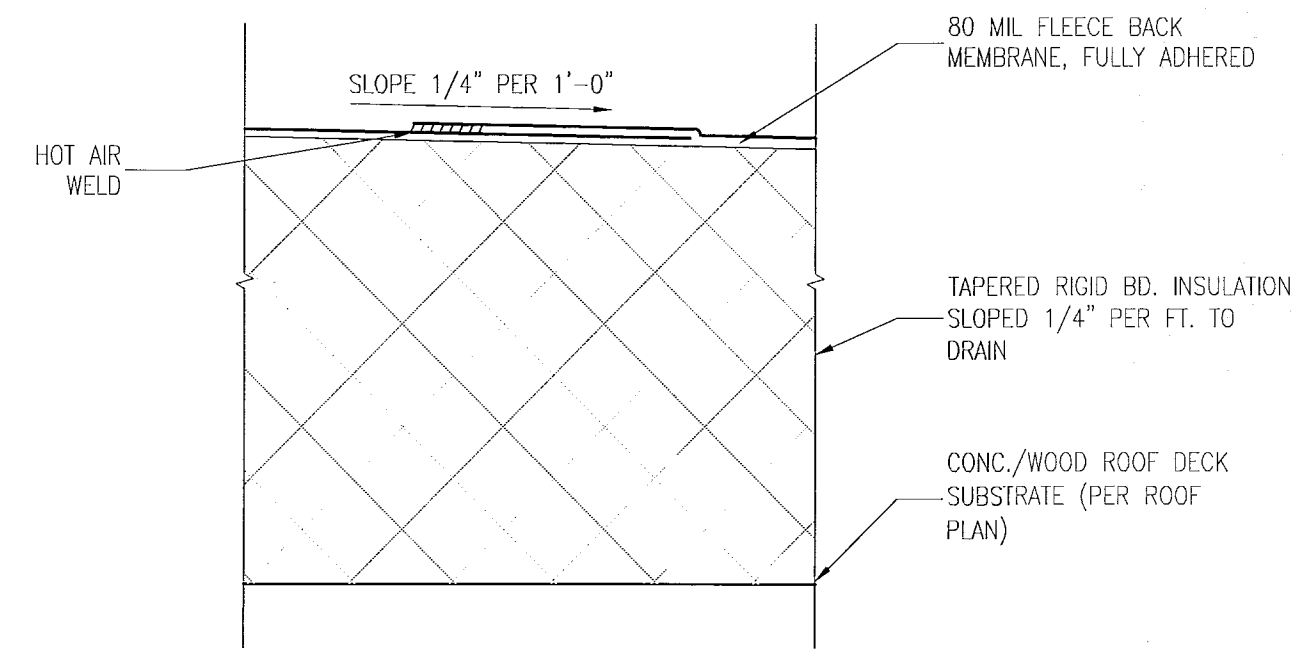
H ELECTRICAL CABLE DETAIL
SCALE: 3" = 1'-0"



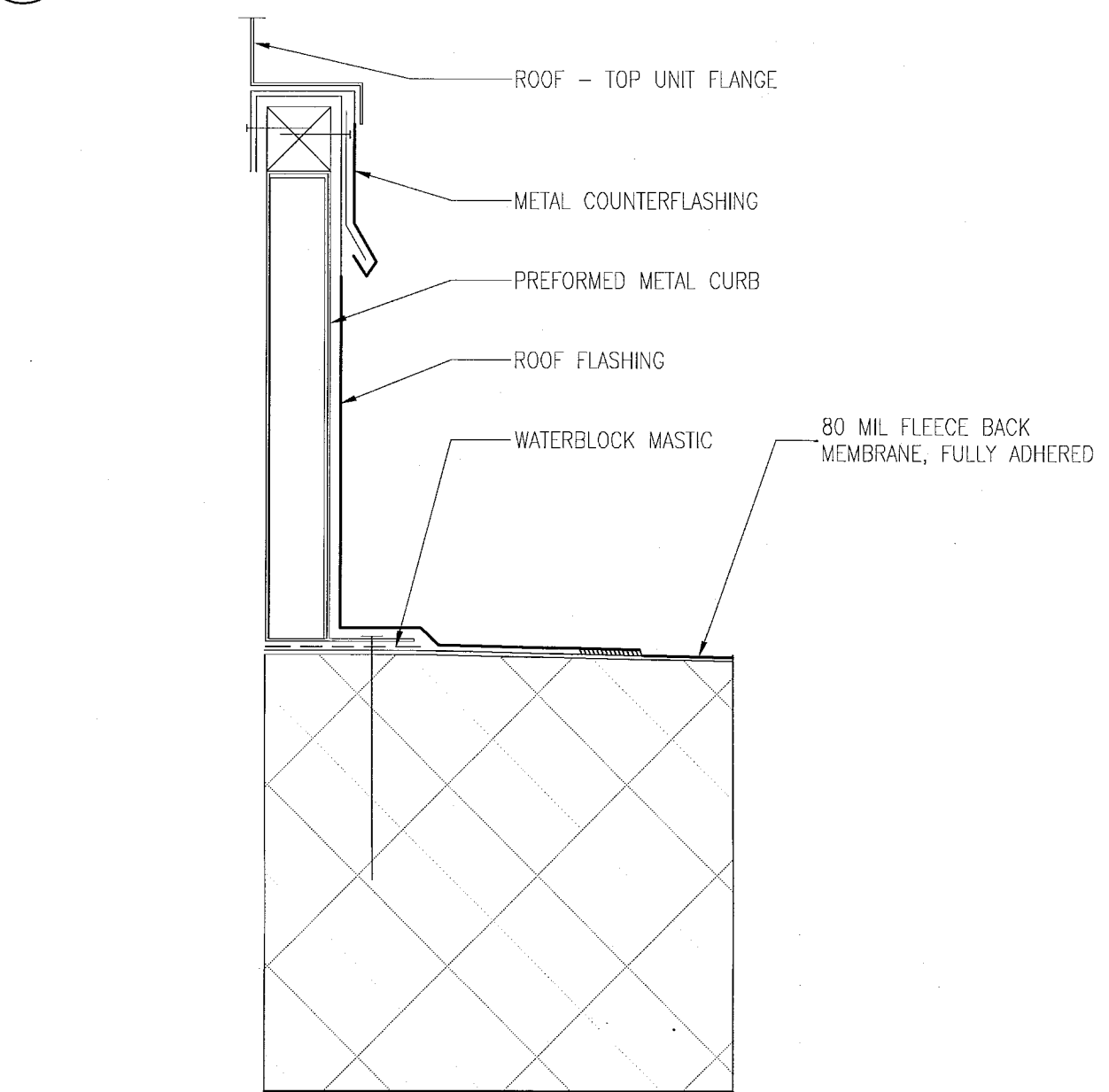
D ROOF PENETRATION DETAIL
SCALE: 3" = 1'-0"



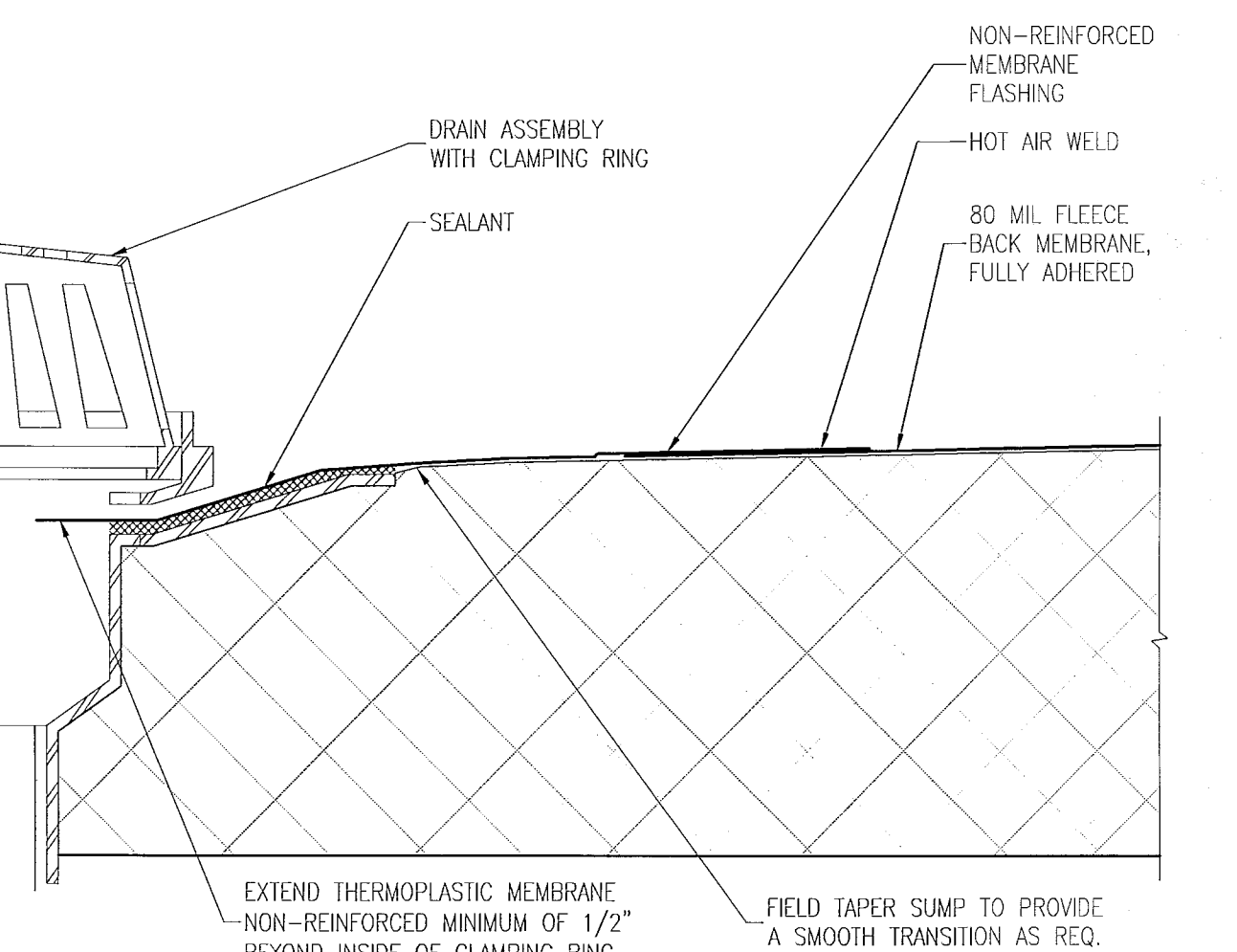
G ROOF PIPE PENETRATION
SCALE: 3" = 1'-0"



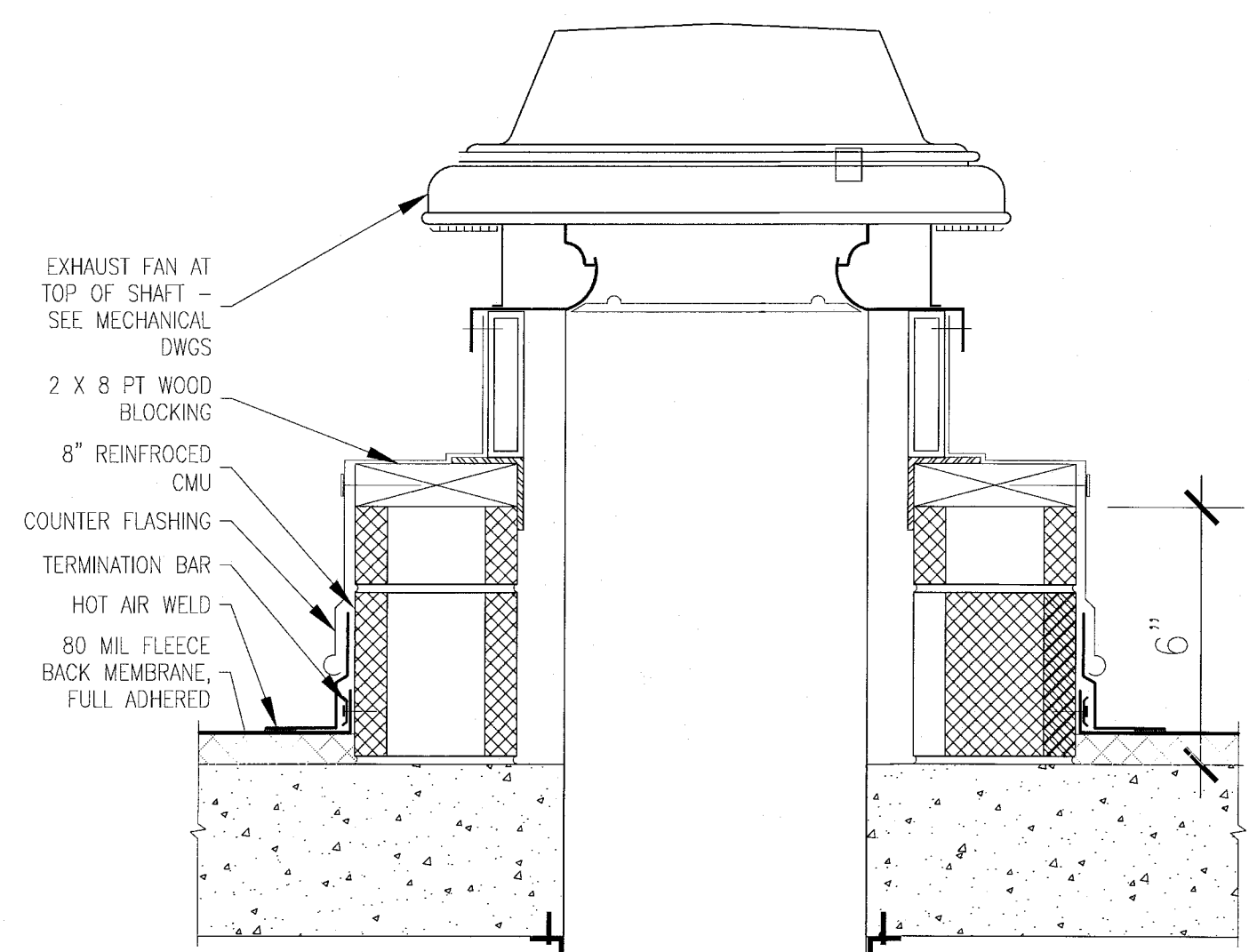
C ROOF SYSTEM - ONE (RS1)
SCALE: 3" = 1'-0"



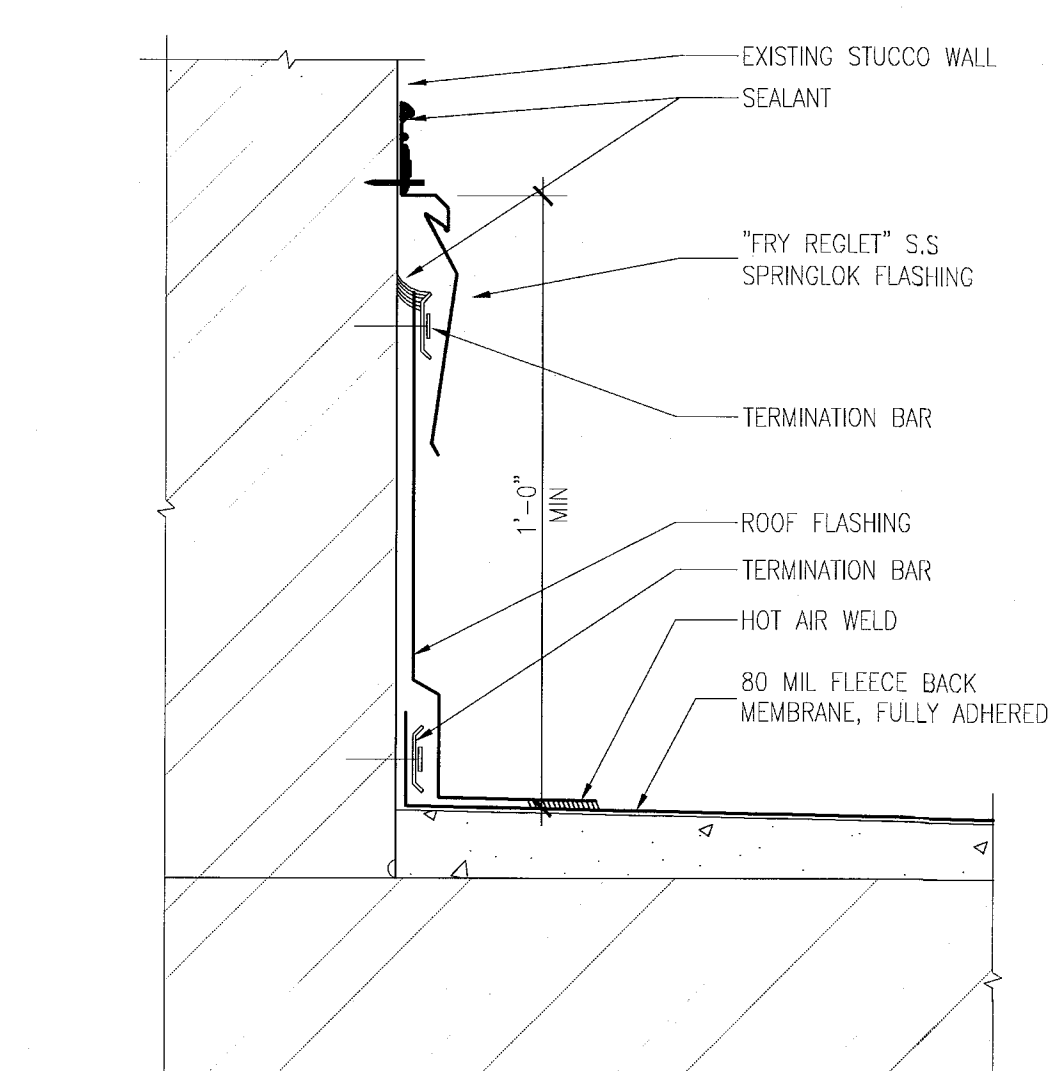
F ROOF AT RTU CURB DETAIL
SCALE: 3" = 1'-0"



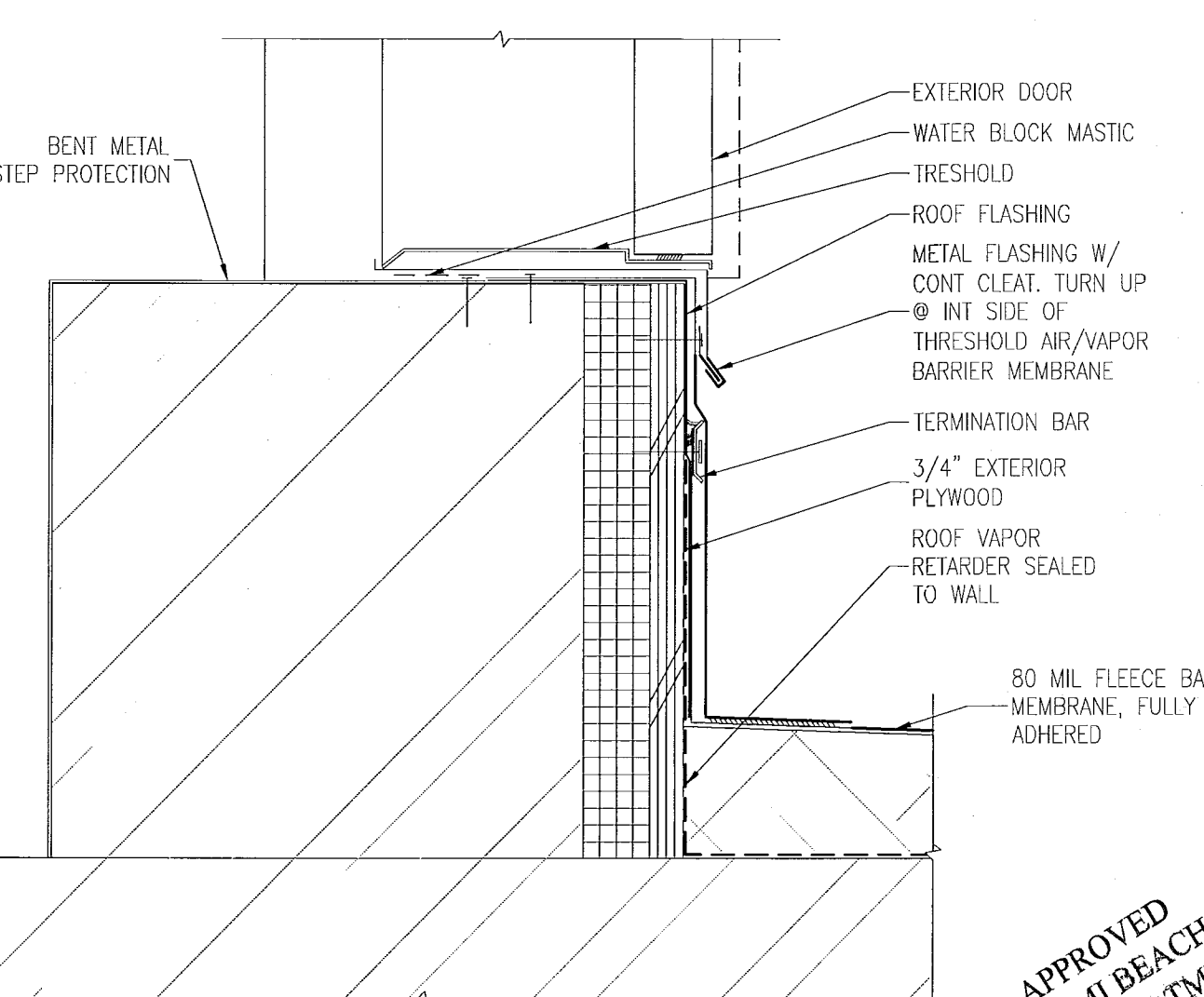
B ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



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



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

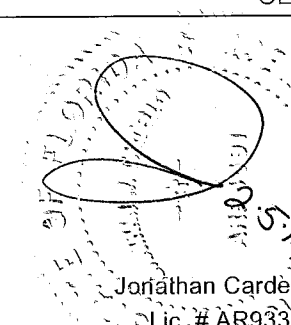


A ROOF ACCESS DOOR THRESHOLD @ STAIR
SCALE: N.T.S.

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MIAMI BEACH, FL

N.T.S.



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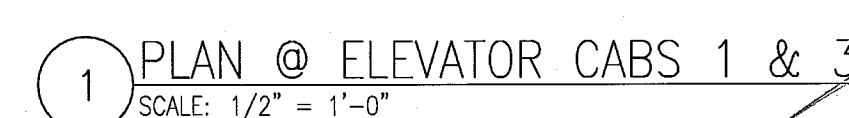
JANUARY 24, 2014

AS NOTED

ELEVATOR ENLARGED PLAN & SECTION

A602

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FIRE DEPARTMENT



MTCI
PRIVATE PROVIDER SERVICES, LLC
Consulting, Plans Review, Specifications, Training & Scheduling

	REVIEW INITIALS	DATE REVIEWED
STRUCTURAL	EM	11-10-14
BUILDING		
Mechanical		
Electrical		
PLUMBING		
Site Work		

KEYPLAN	N.T.S.
---------	--------

[illegible]

NORTH SEAL

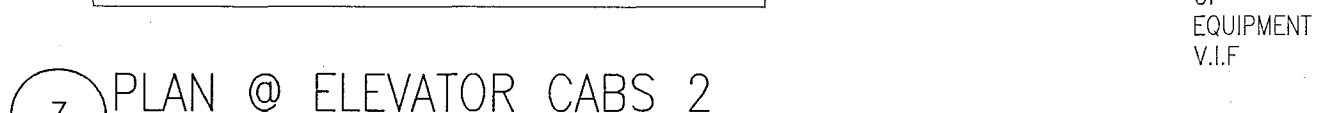
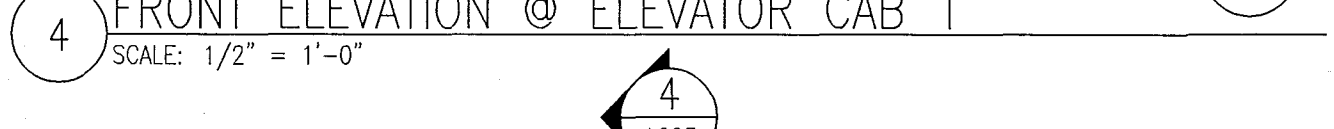
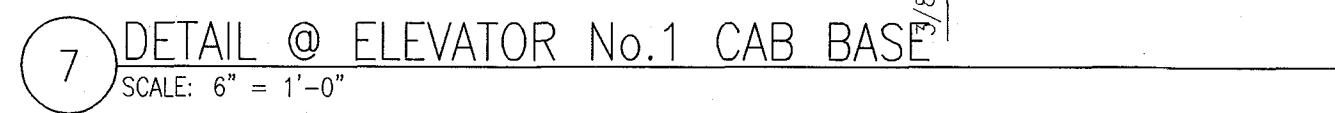
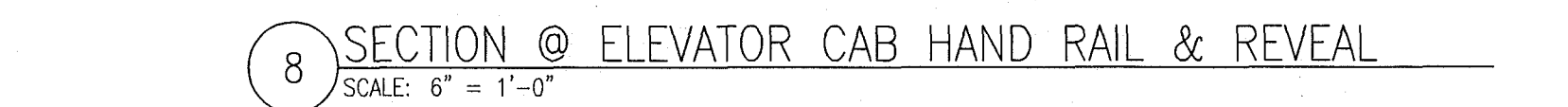
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2014

$$\overline{1'-0''}$$

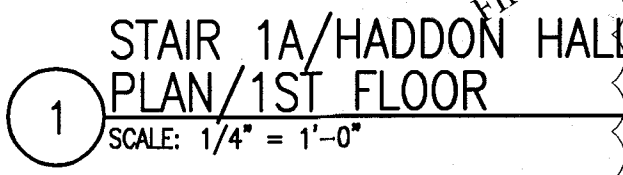
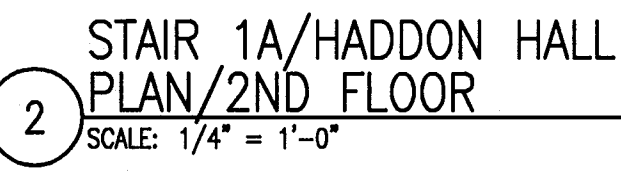
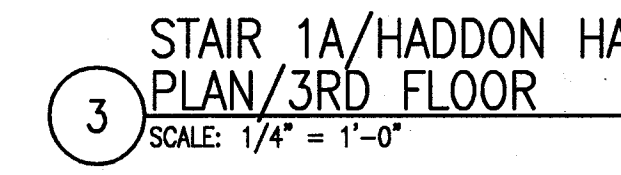
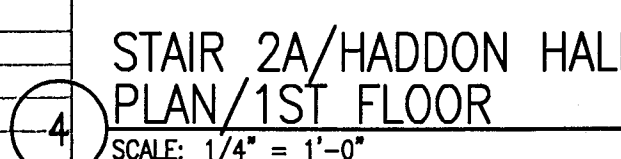
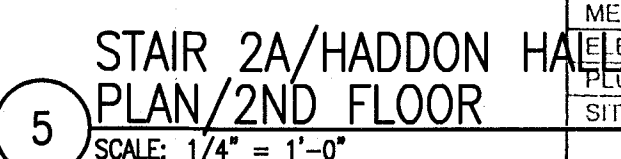
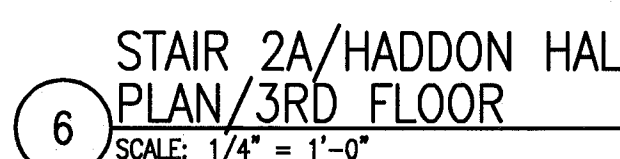
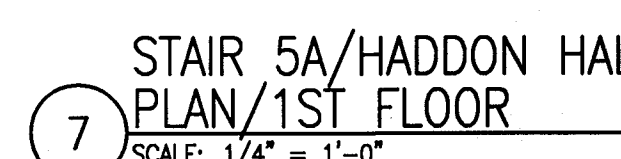
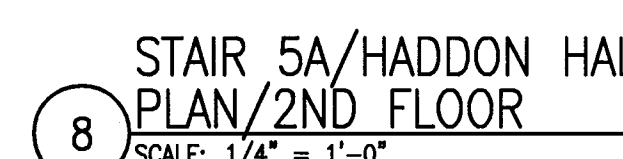
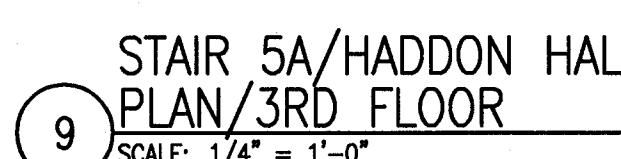
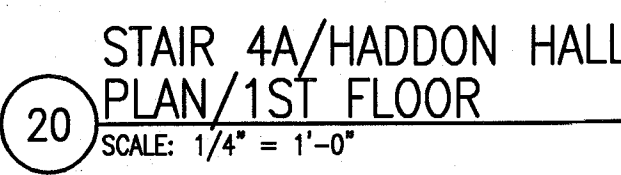
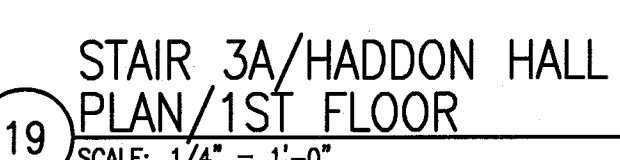
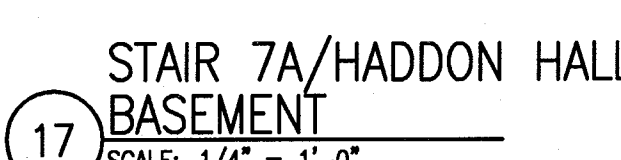
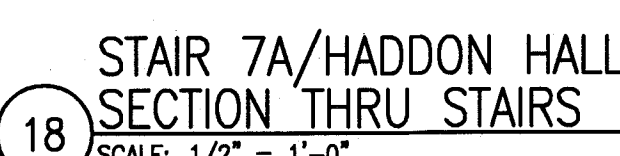
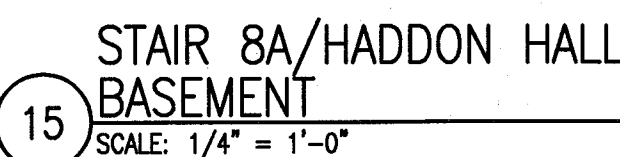
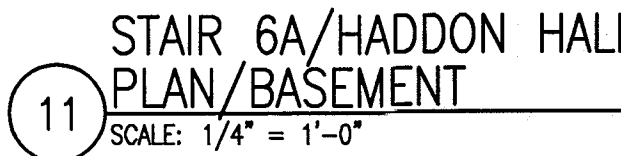
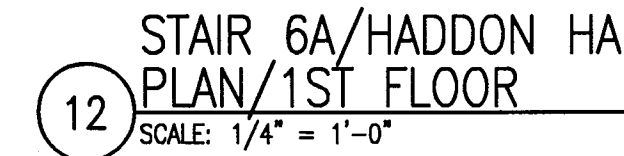
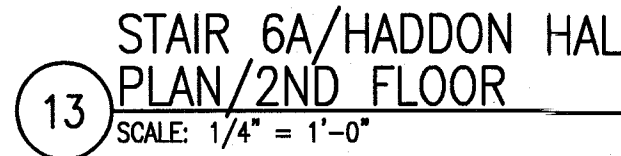
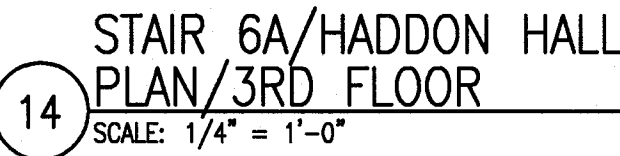
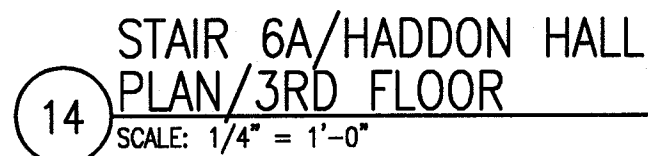
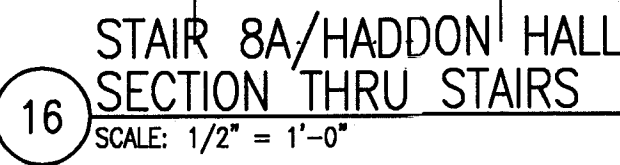
TITLE _____

STAIR PLANS T HADDON HALL

SHEET NUMBER

A611

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KEYPLAN N.T.S.

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

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5-22-14
Jonathan Cardello
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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

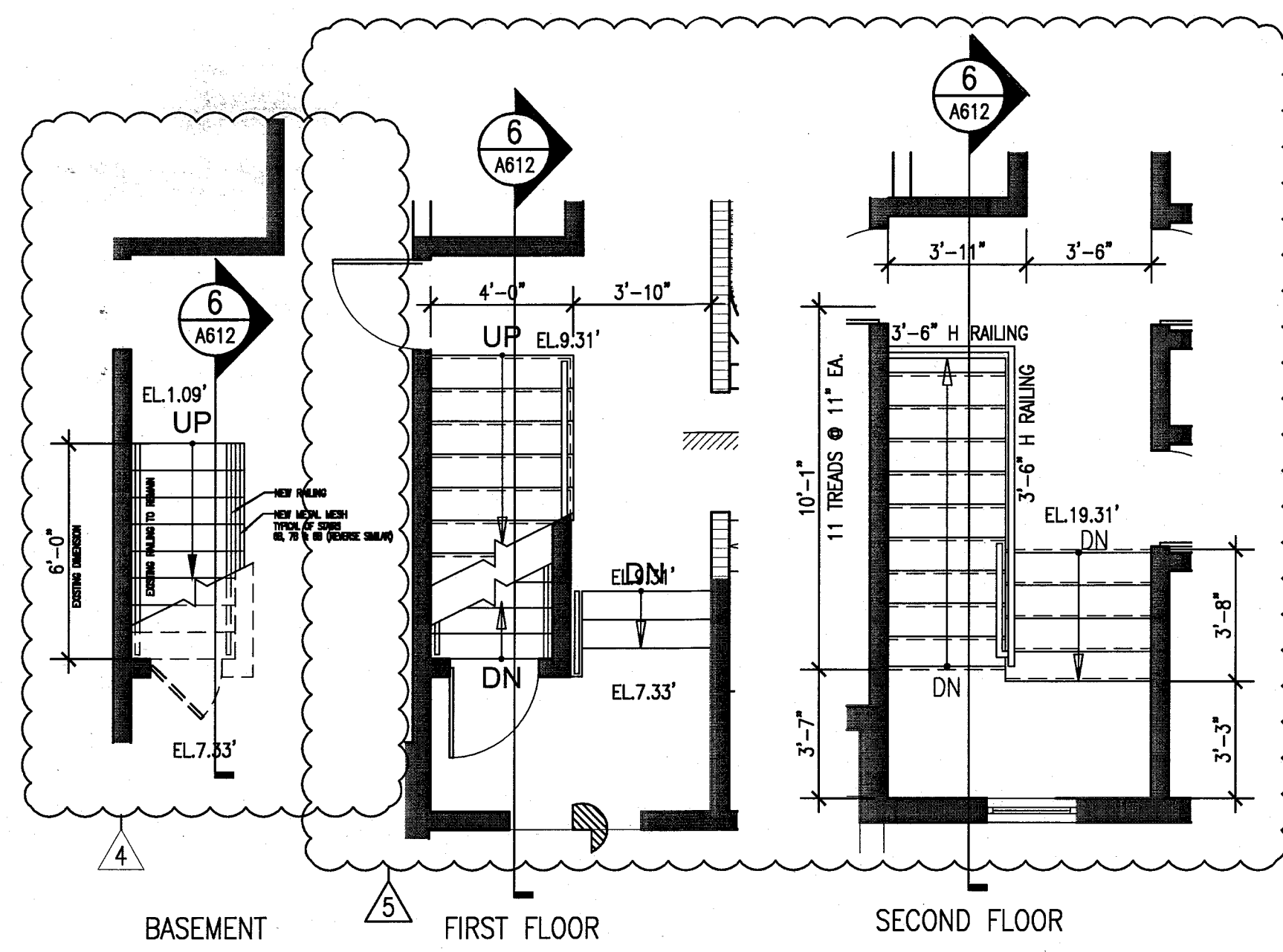
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STAIR PLANS AT CAMPTON

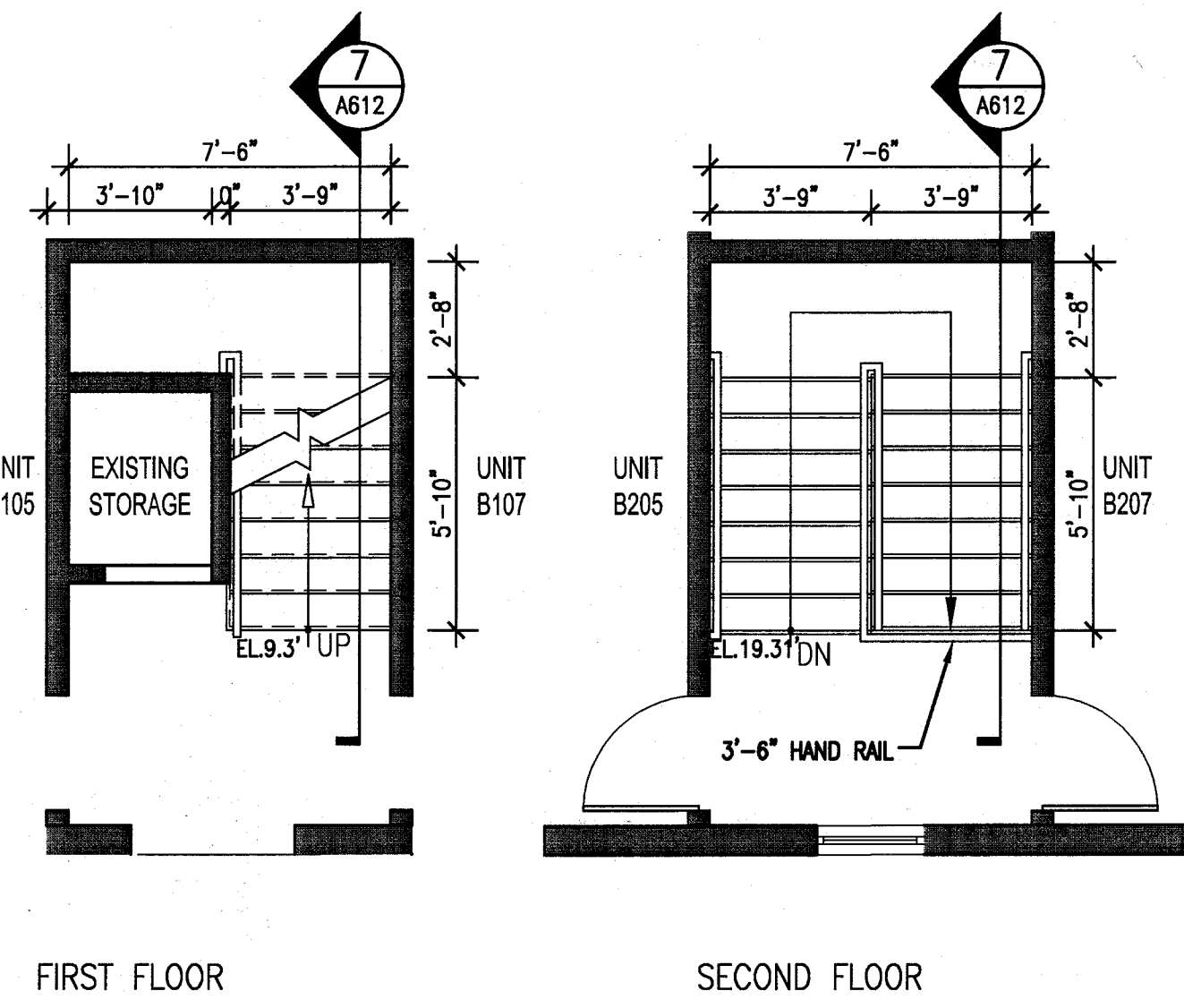
SHEET NUMBER

A612

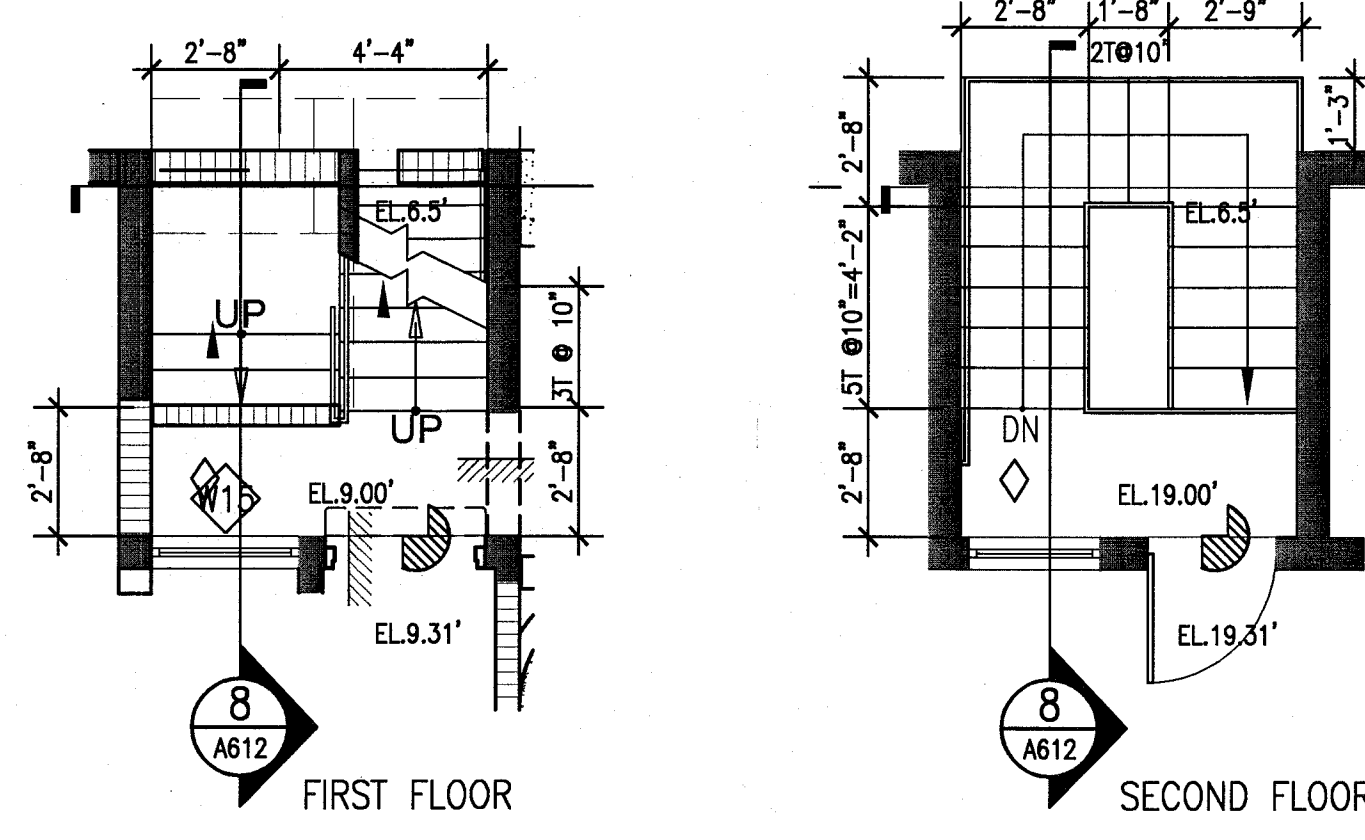
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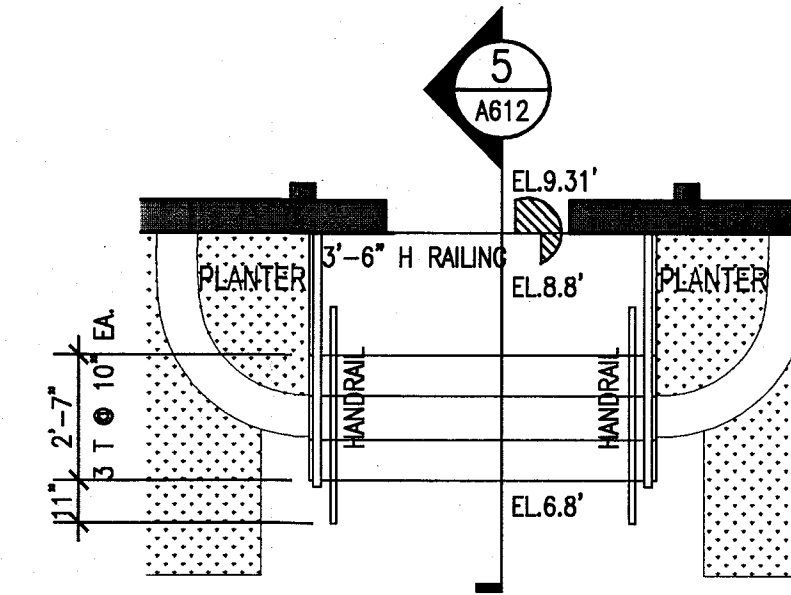
1 STAIR 6B & 11B (4B & 7B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



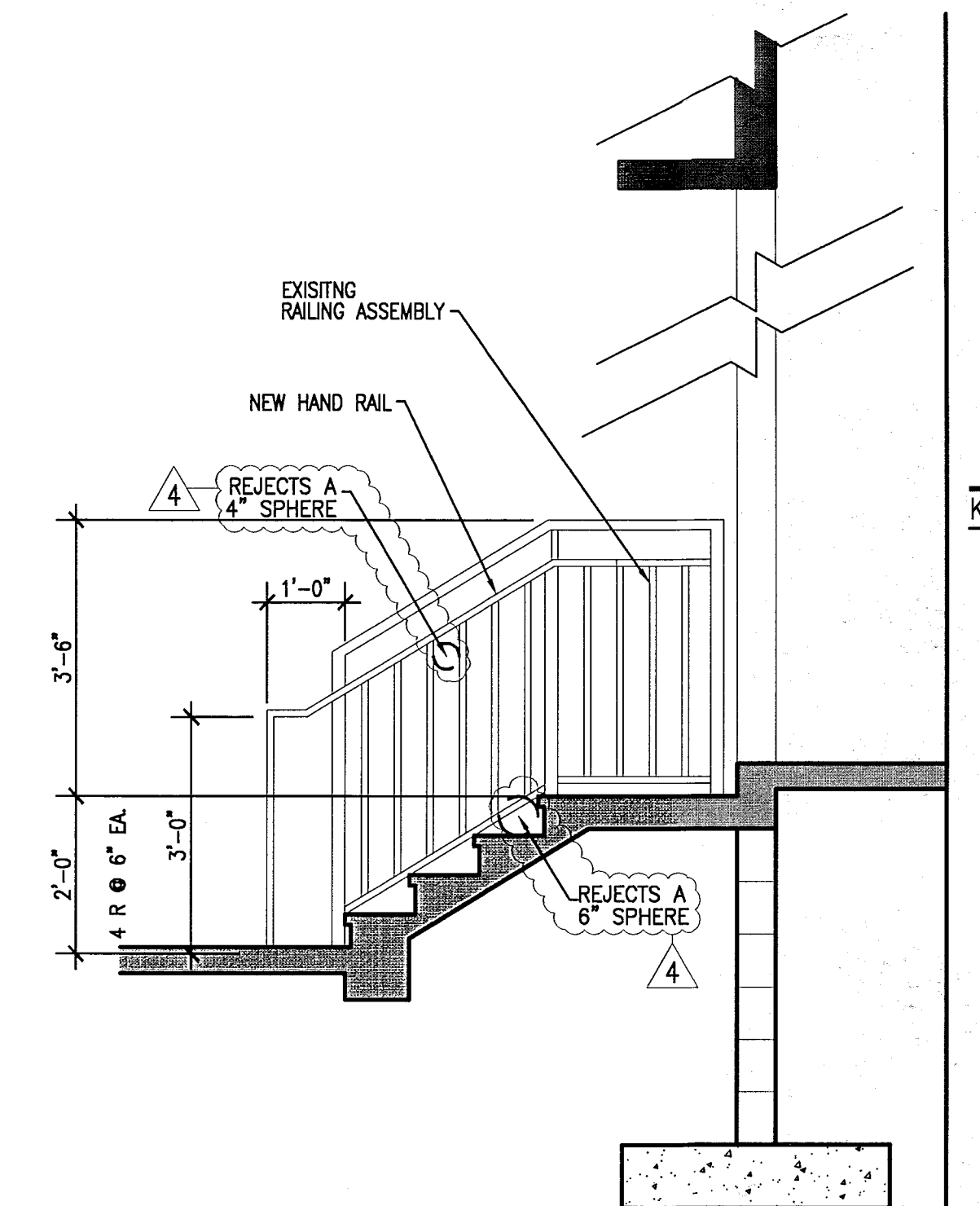
2 STAIR 5B & 10B
CAMPTON/ PLAN
SCALE: 1/4" = 1'-0"



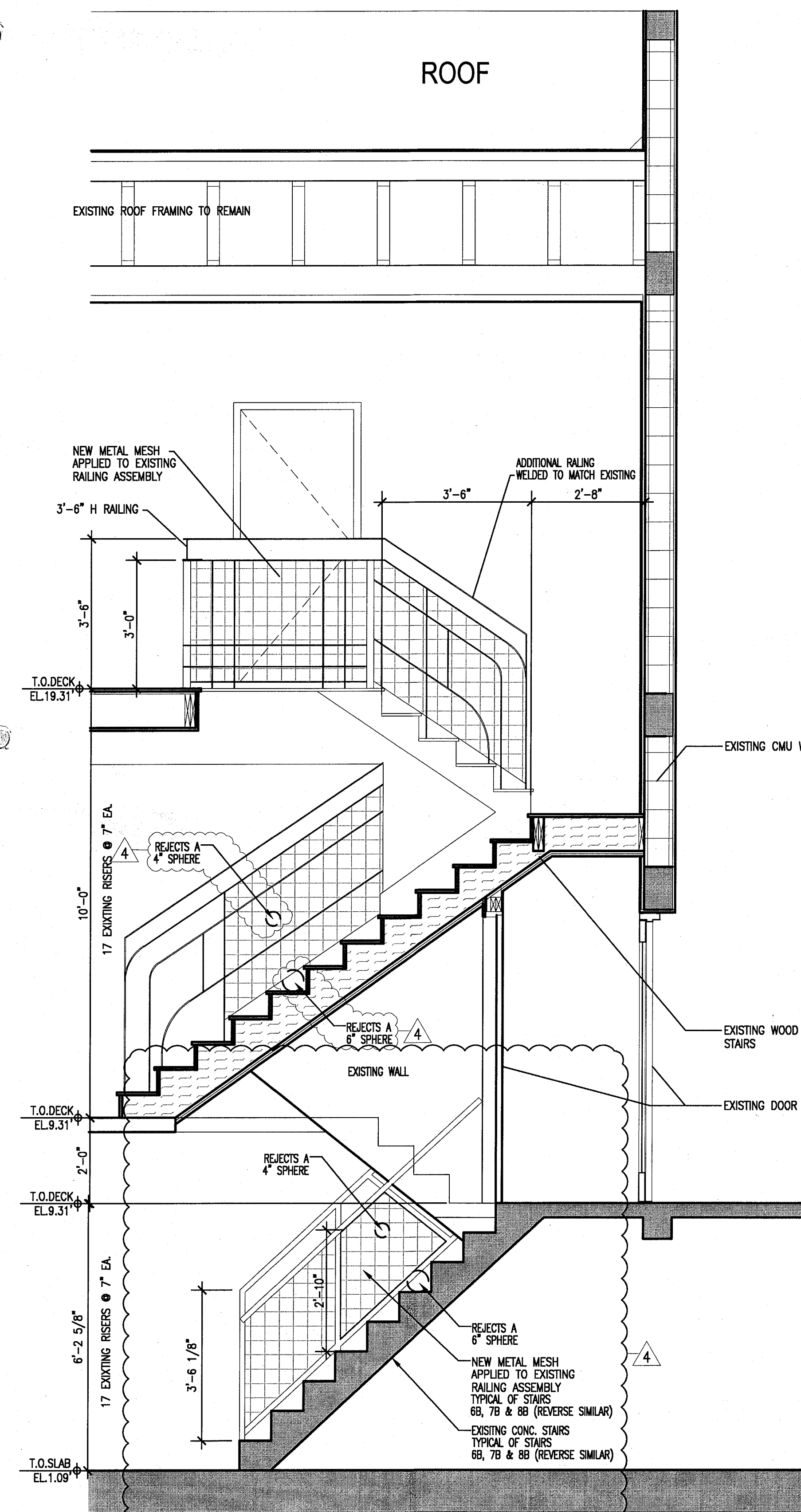
3 STAIR 1B, 3B & 9B (2B, 8B & 12B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



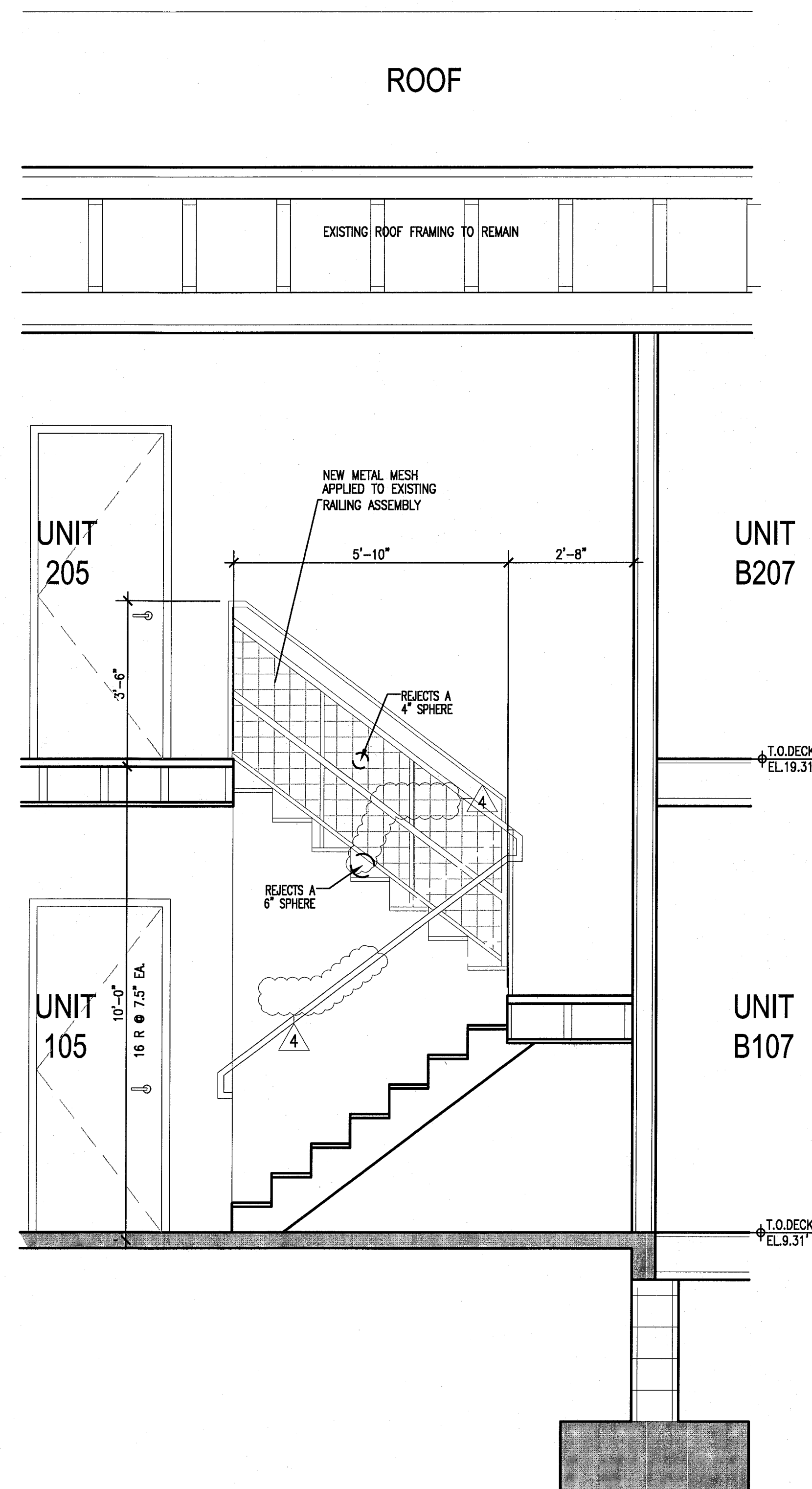
4 CAMPTON ENTRY STAIRS
PLAN
SCALE: 1/4" = 1'-0"



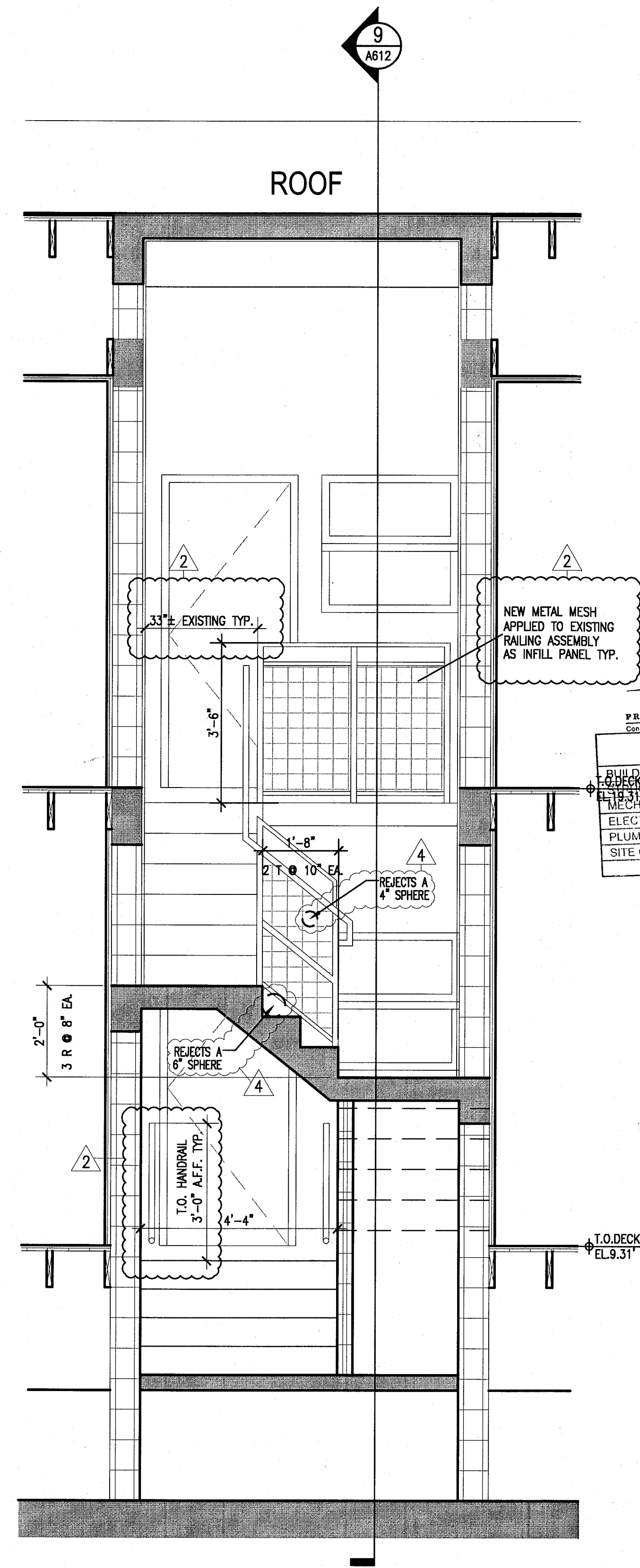
5 CAMPTON ENTRY STAIR
SECTION
SCALE: 1/2" = 1'-0"



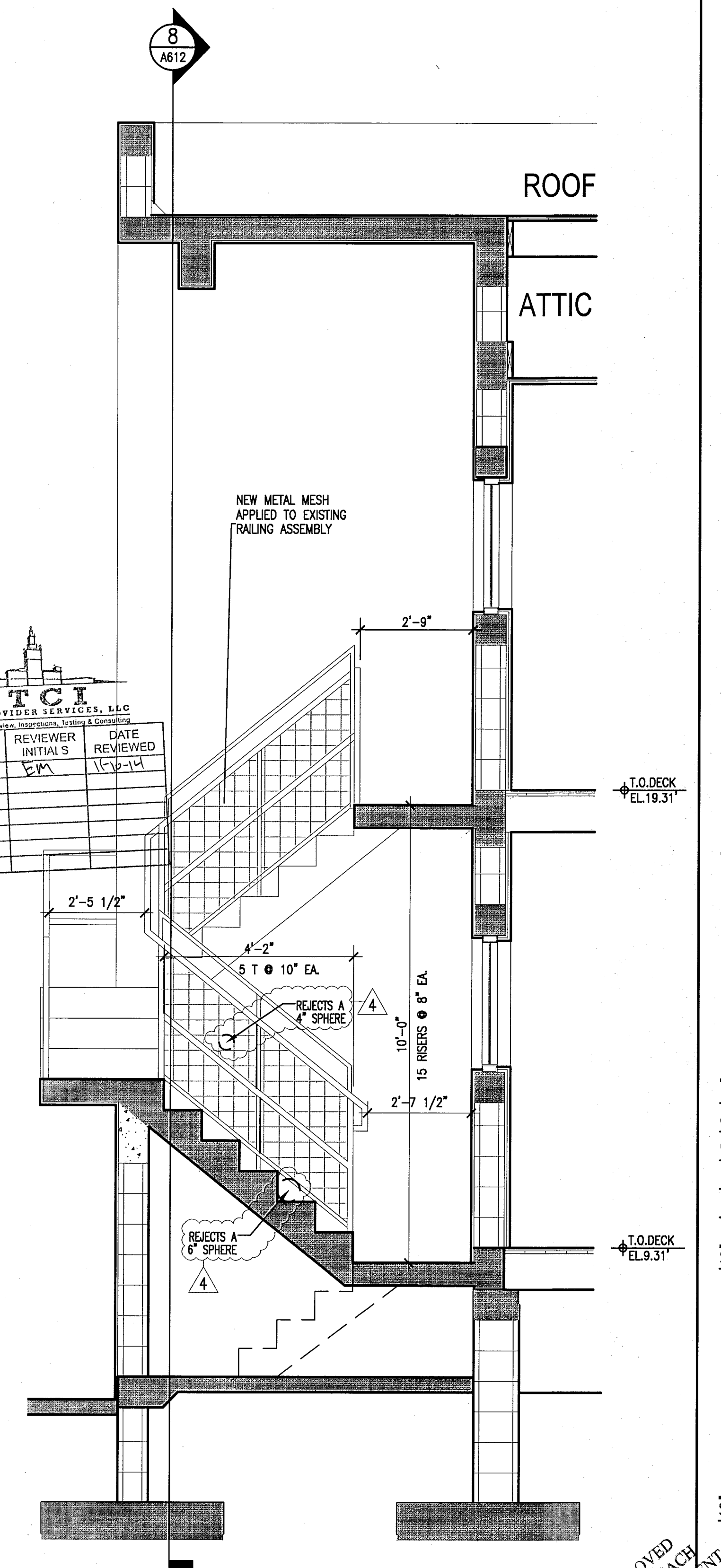
6 SECTION THRU STAIRS
6B & 11B AT CAMPTON
SCALE: 1/2" = 1'-0"



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



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



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

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KEYPLAN N.T.S.

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

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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

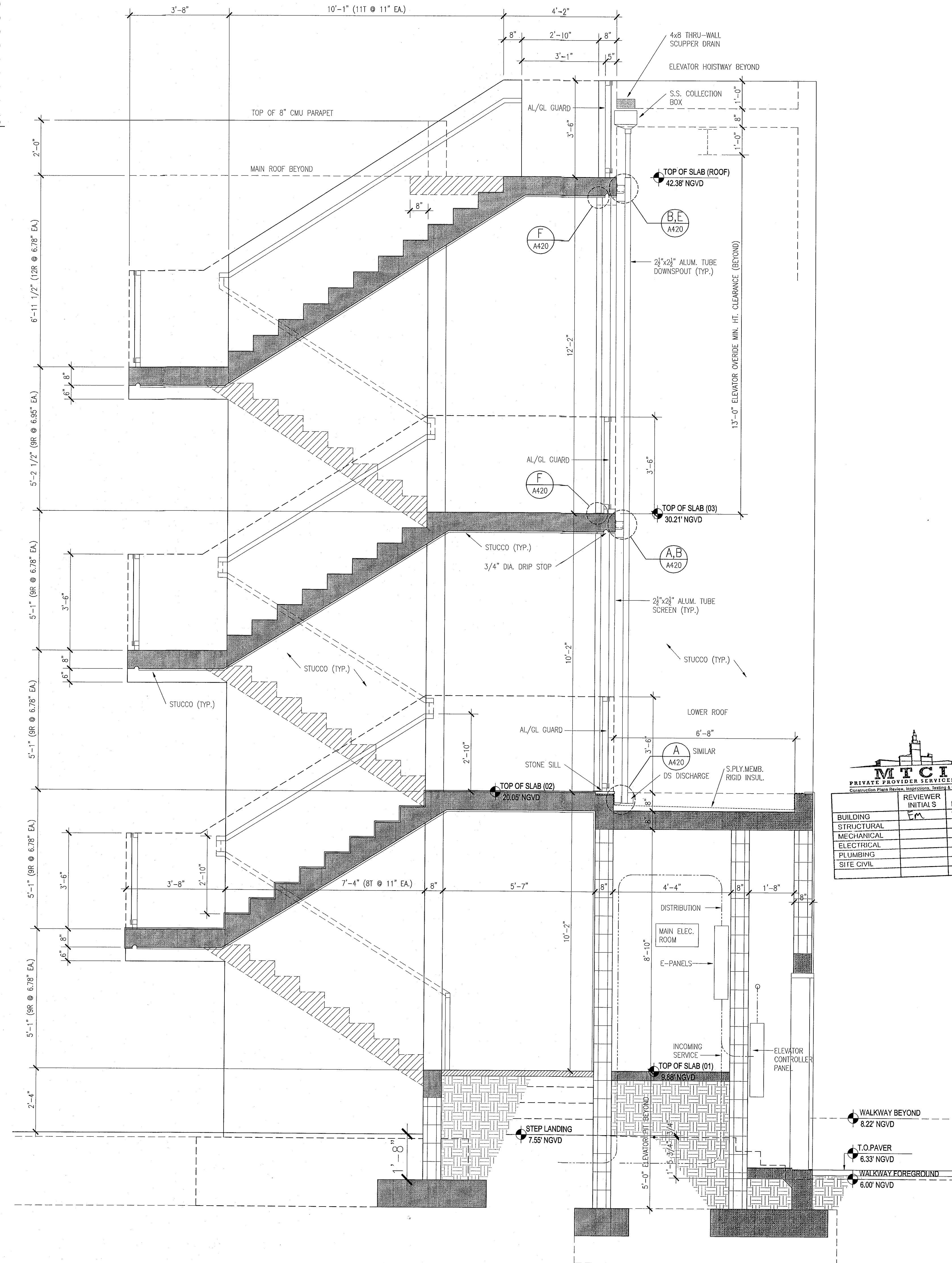
SHEET TITLE

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

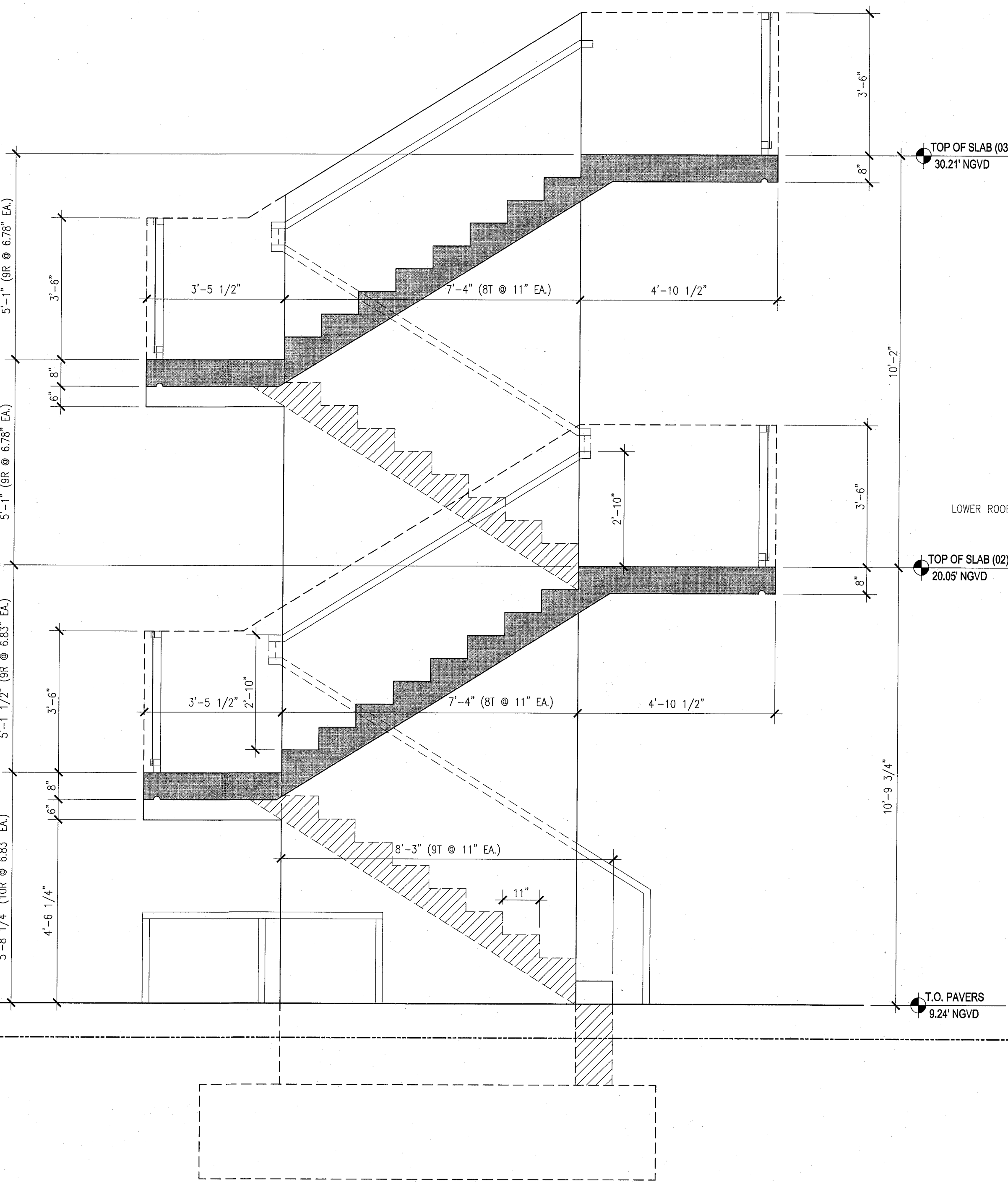
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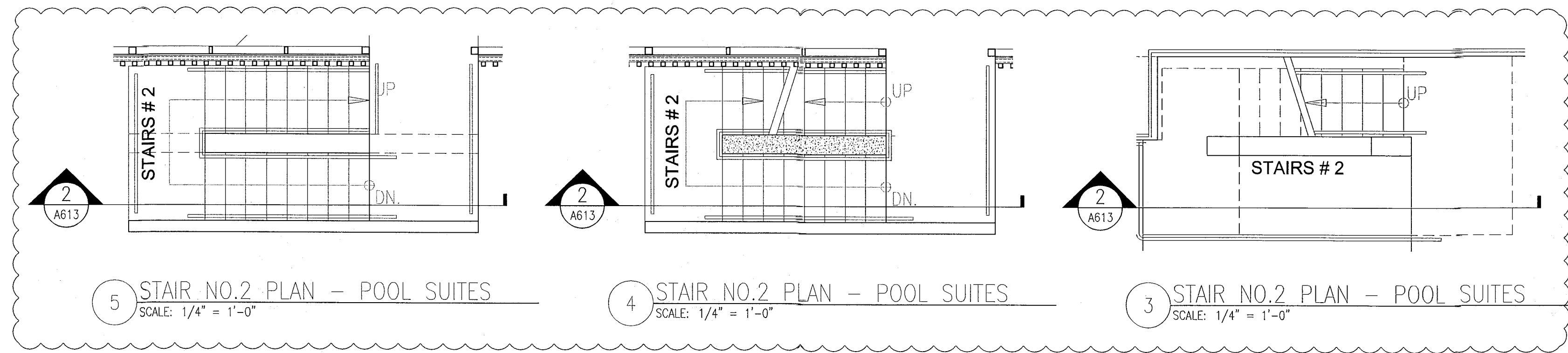
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1 STAIR NO.1 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"



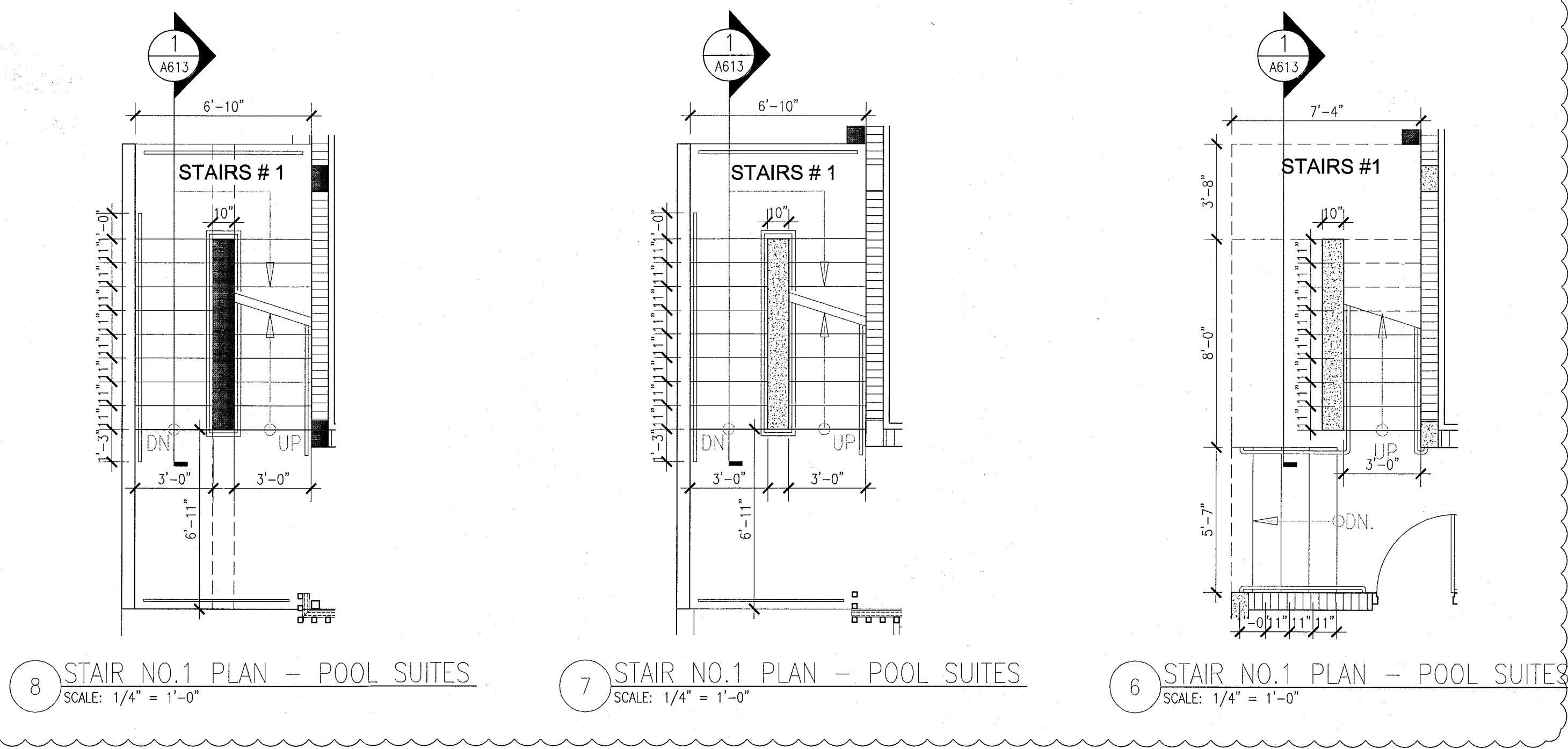
2 STAIR NO.2 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"



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

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

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



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

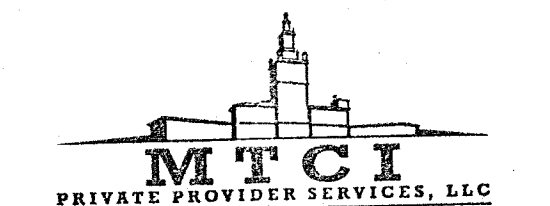
7 STAIR NO.1 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

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

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

5-22-14
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Lic. # AR93591

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Lic. # AA26001507

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

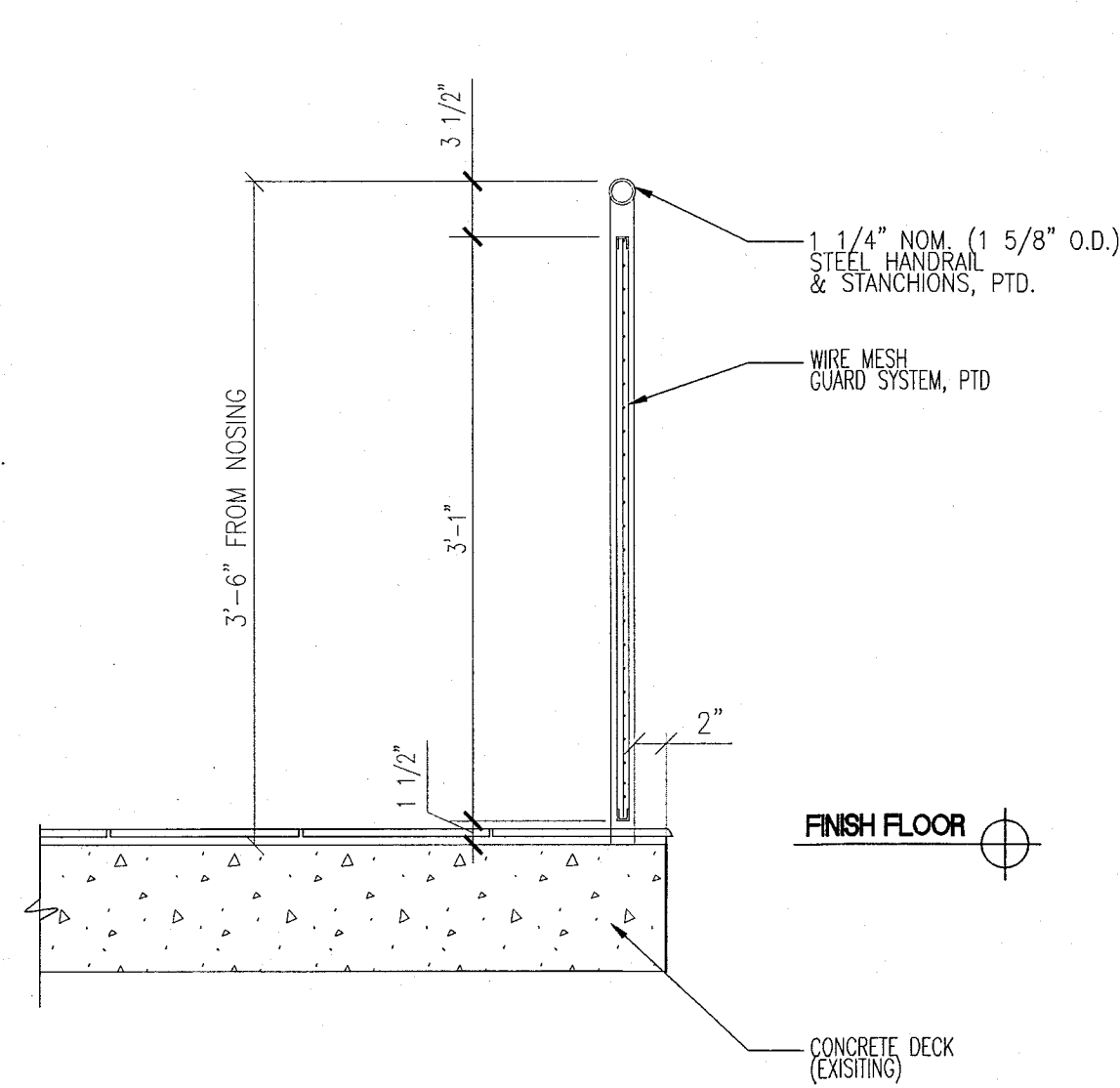
SHEET TITLE

STAIR TYP. DETAILS

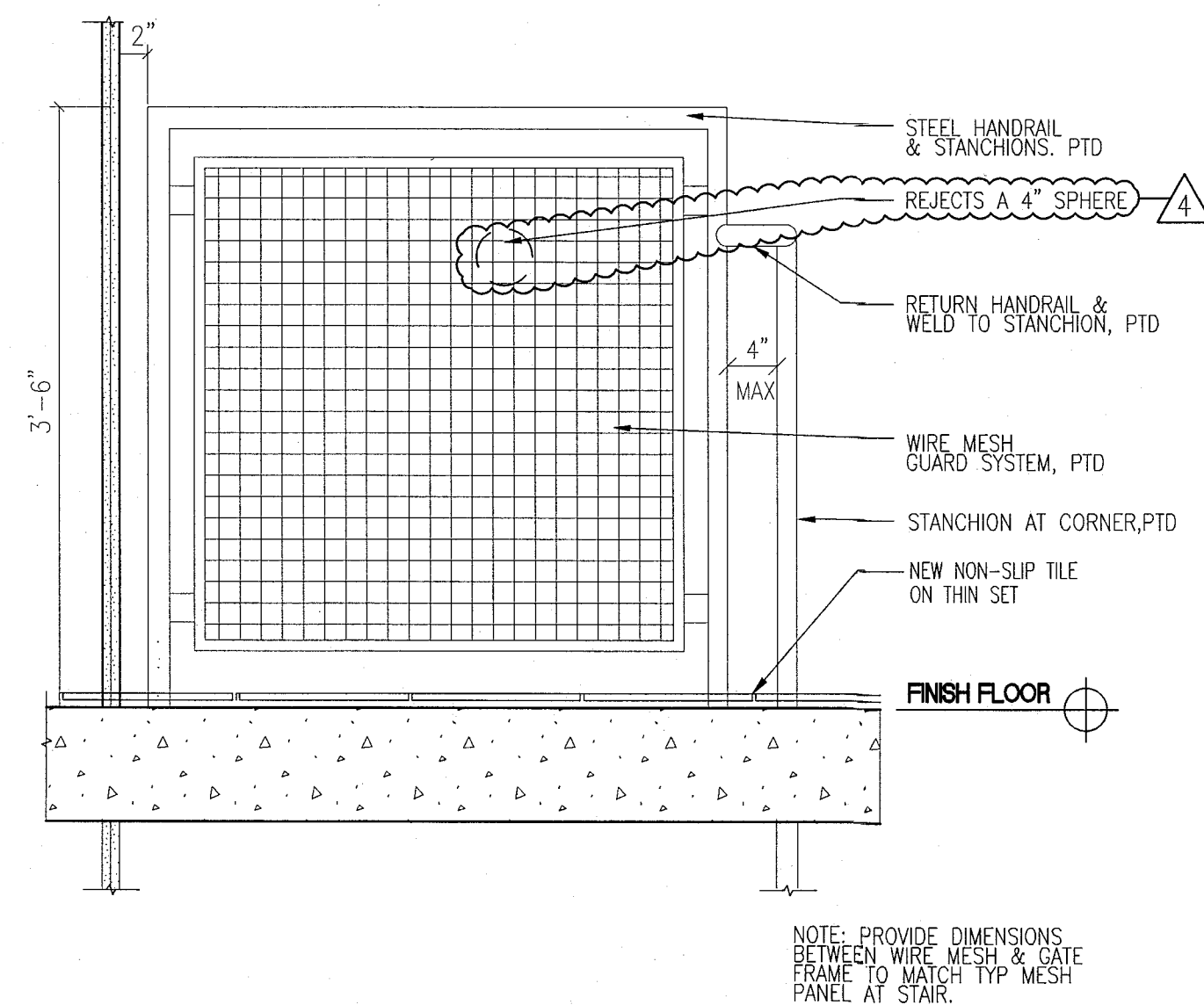
SHEET NUMBER

A617

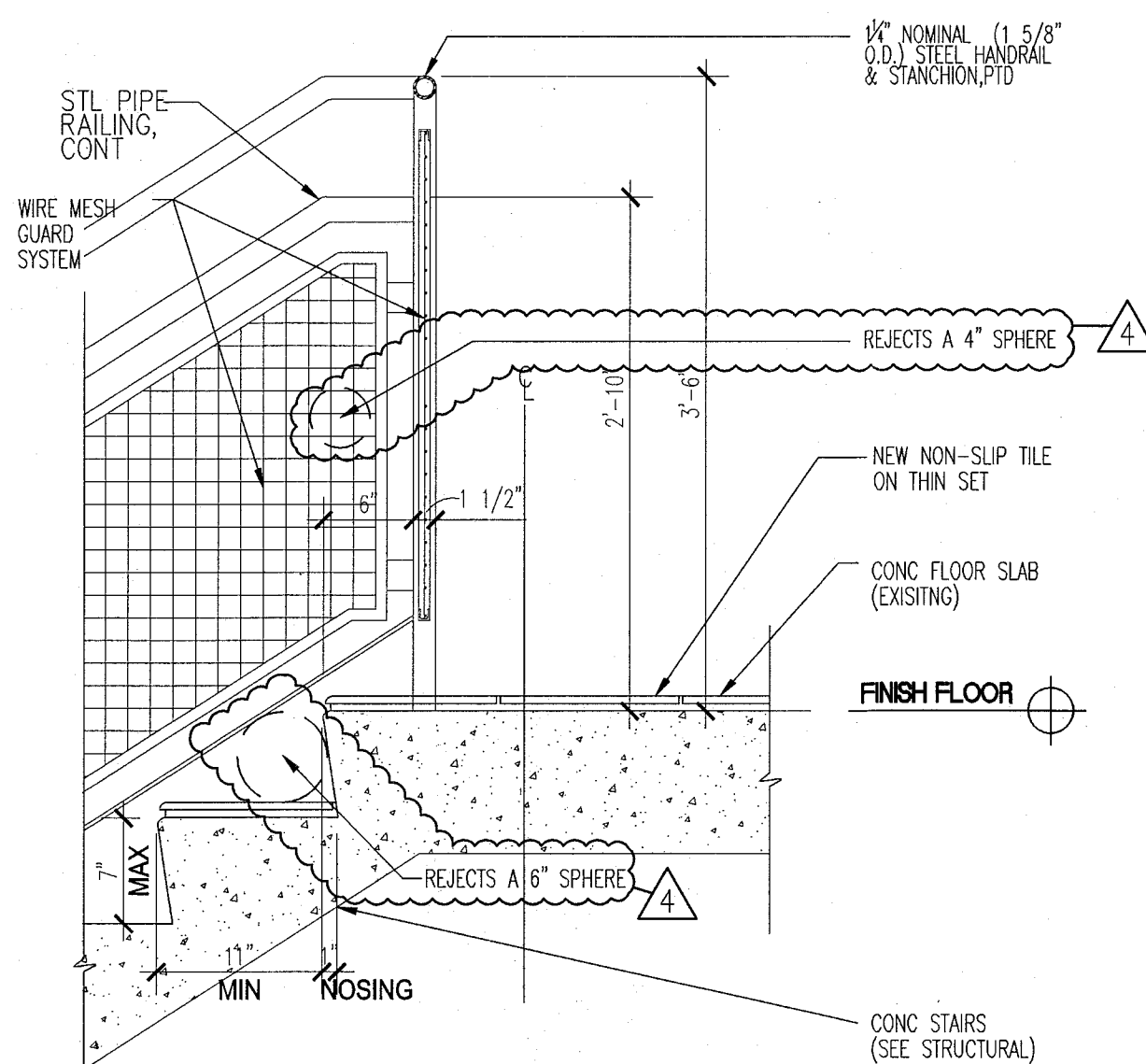
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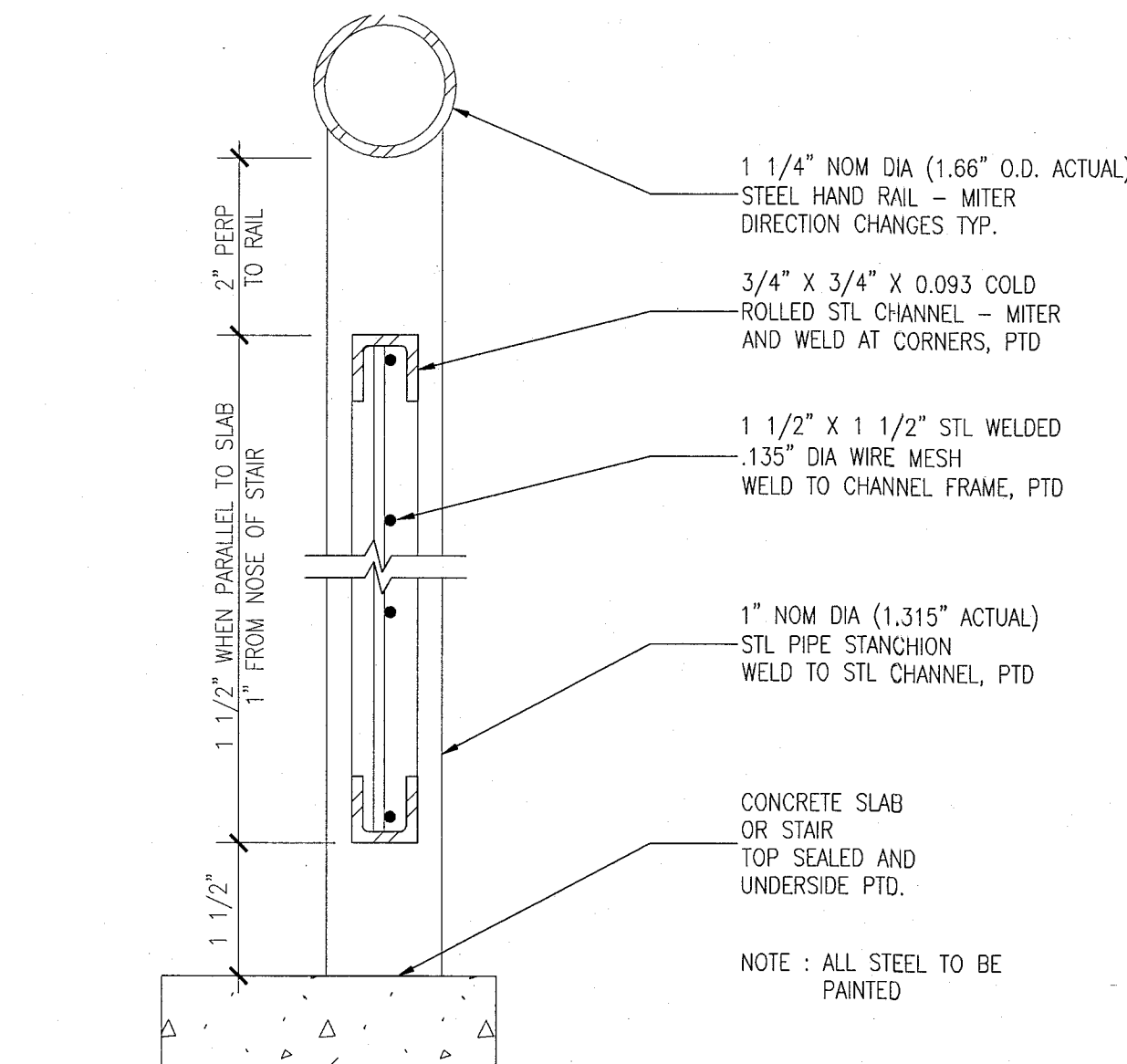
11 SECTION AT TOP BALCONY
SCALE: 1" = 1'-0"



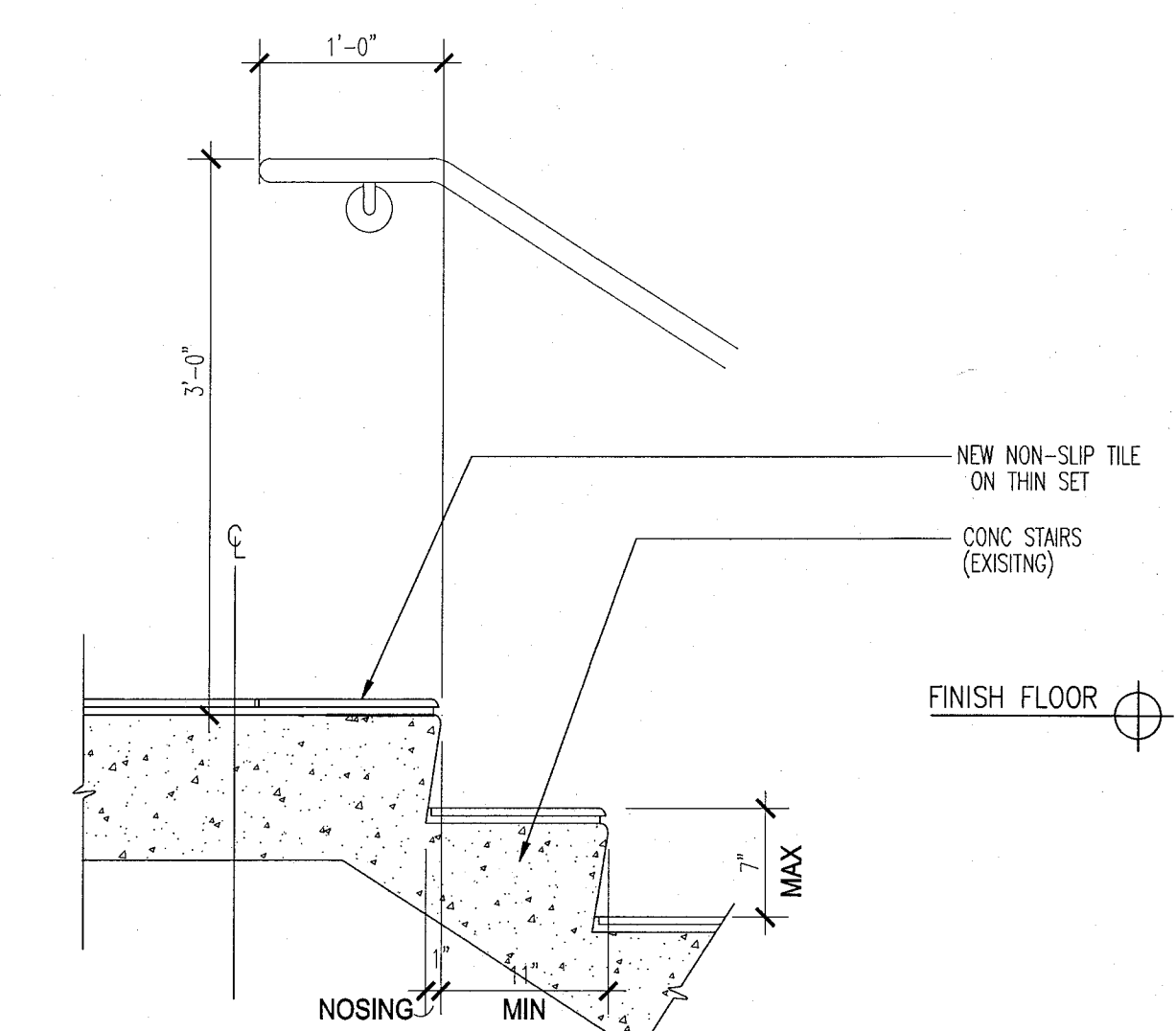
6 GUARDRAIL AT TOP LANDING
SCALE: 1" = 1'-0"



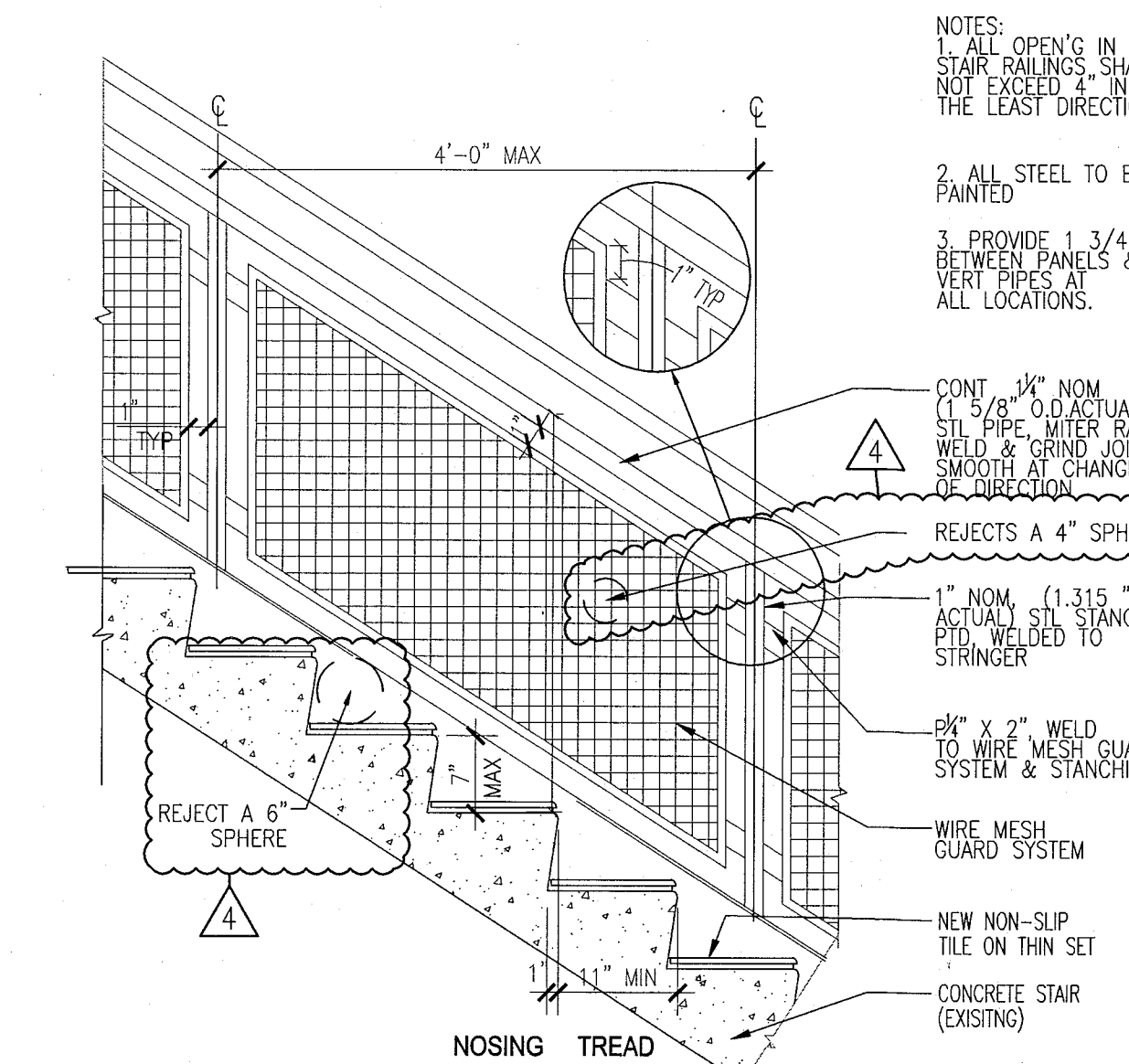
9 DETAIL AT TOP LANDING BALCONY
SCALE: 1" = 1'-0"



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

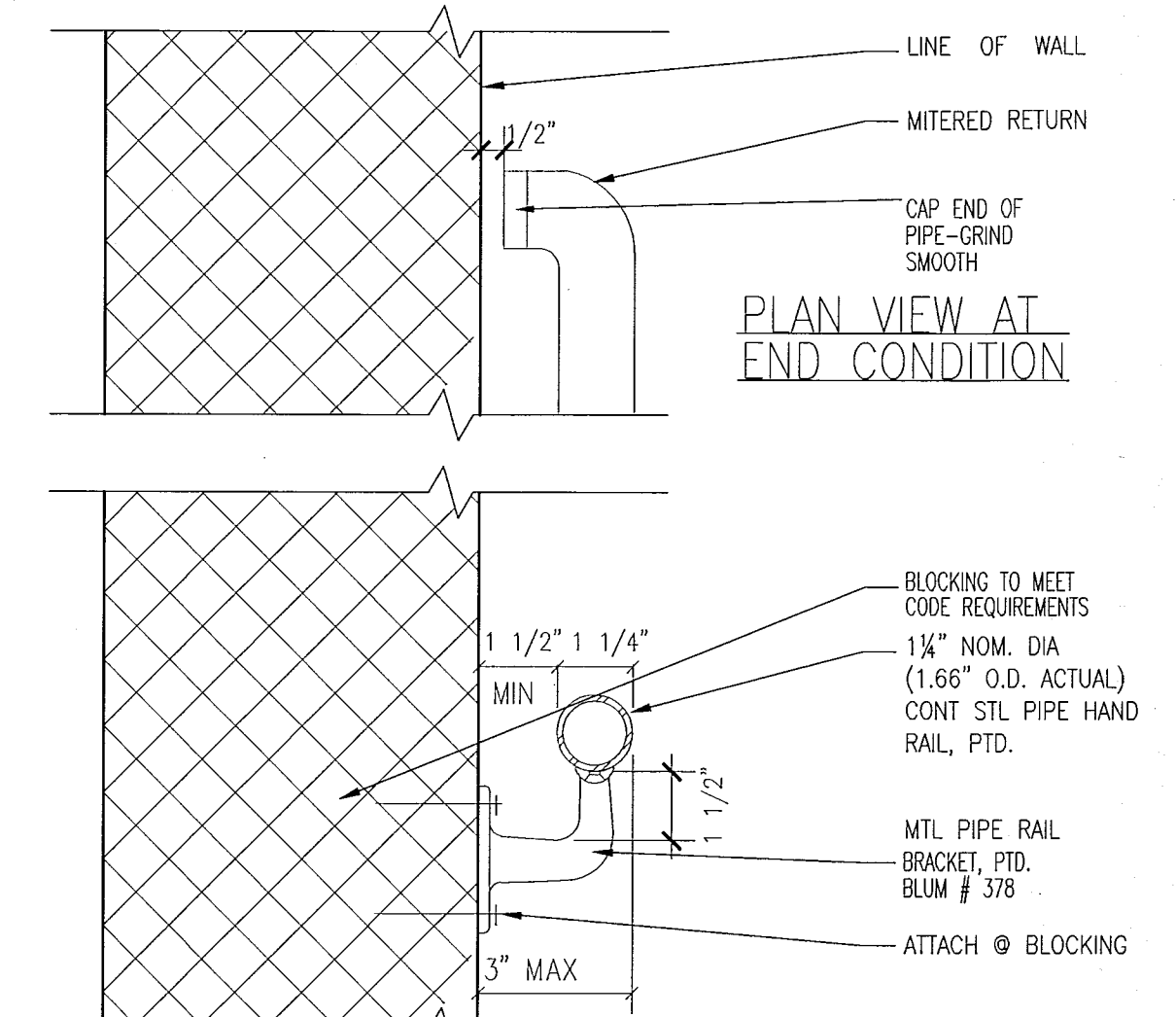


8 DETAIL AT TOP LANDING AT STAIR
SCALE: 1" = 1'-0"

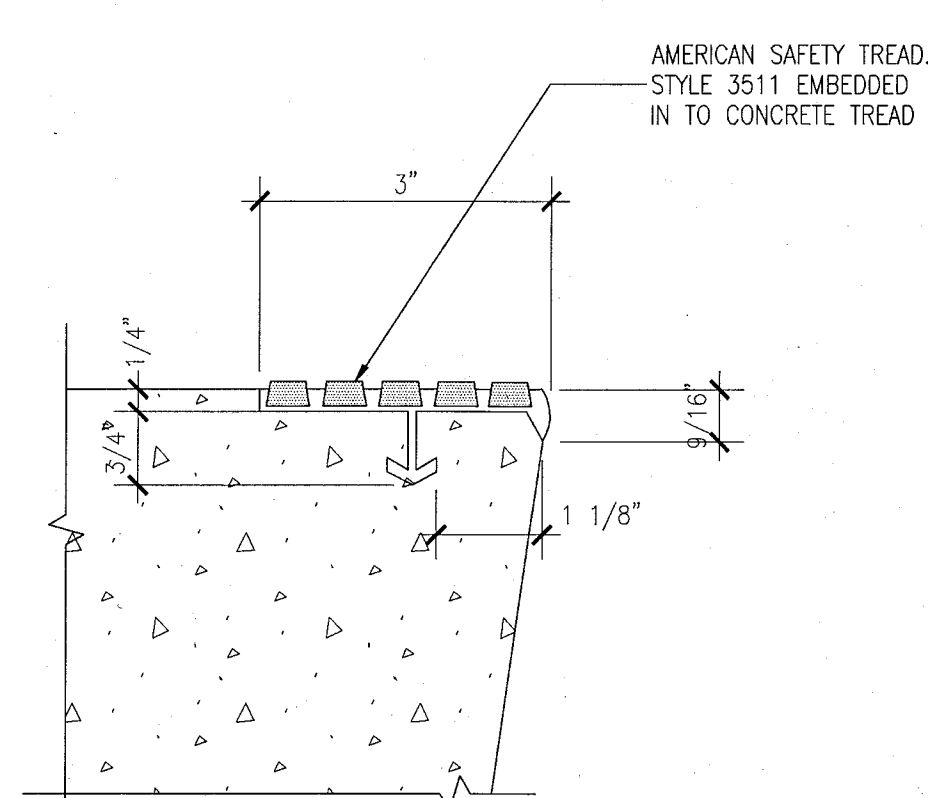


4 TYPICAL WIRE MESH GUARD SYSTEM & STAIR
SCALE: 3/4" = 1'-0"

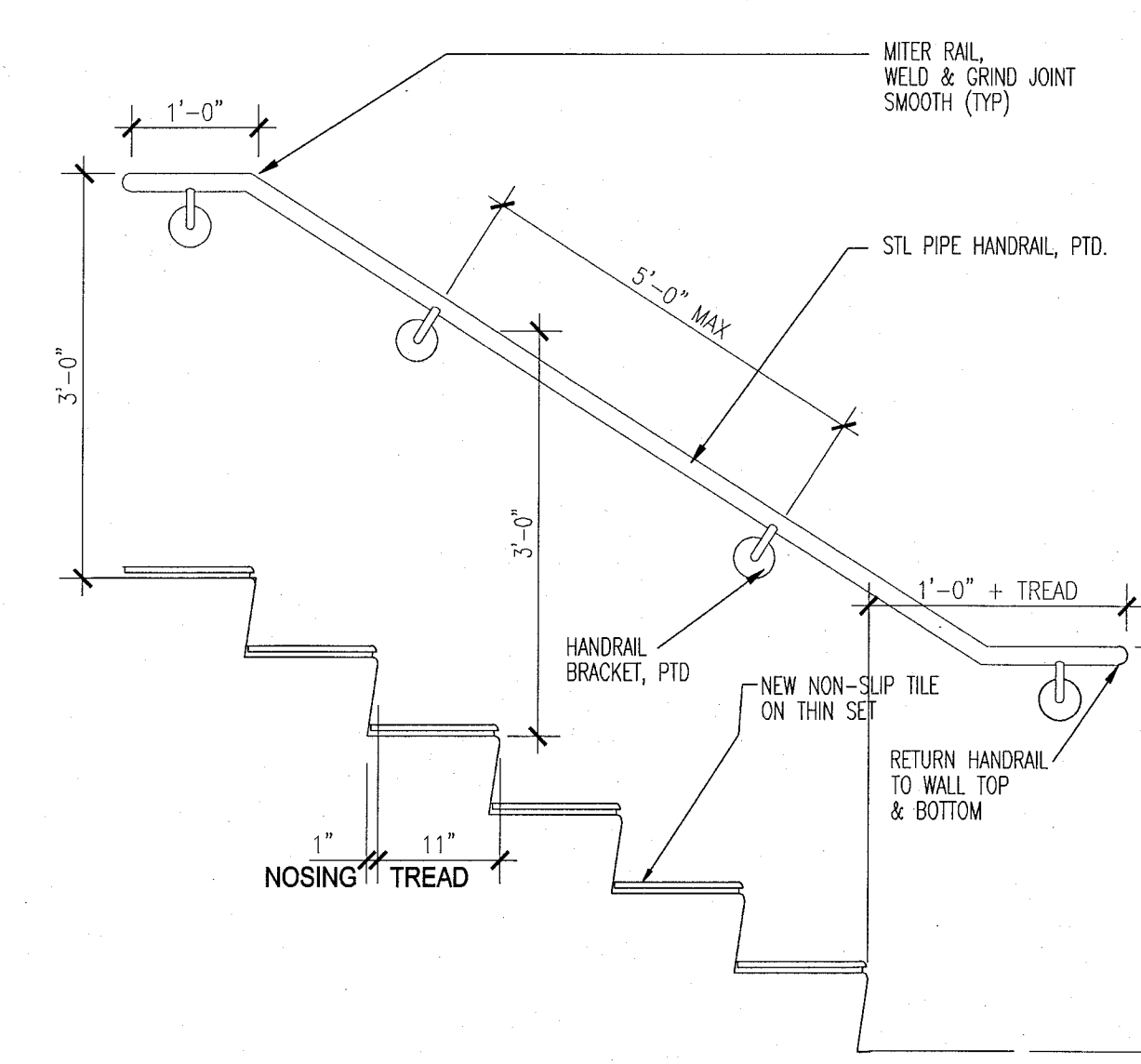
NOTE:
1 ALL GUARDRAILS TO COMPLY WITH FBC 1012
2 ALL HANDRAIL TERMINATION MUST COMPLY WITH SECTION 7.2.2.4.4.9 & 7.2.2.4.4.6 SEE DETAIL 9/A002



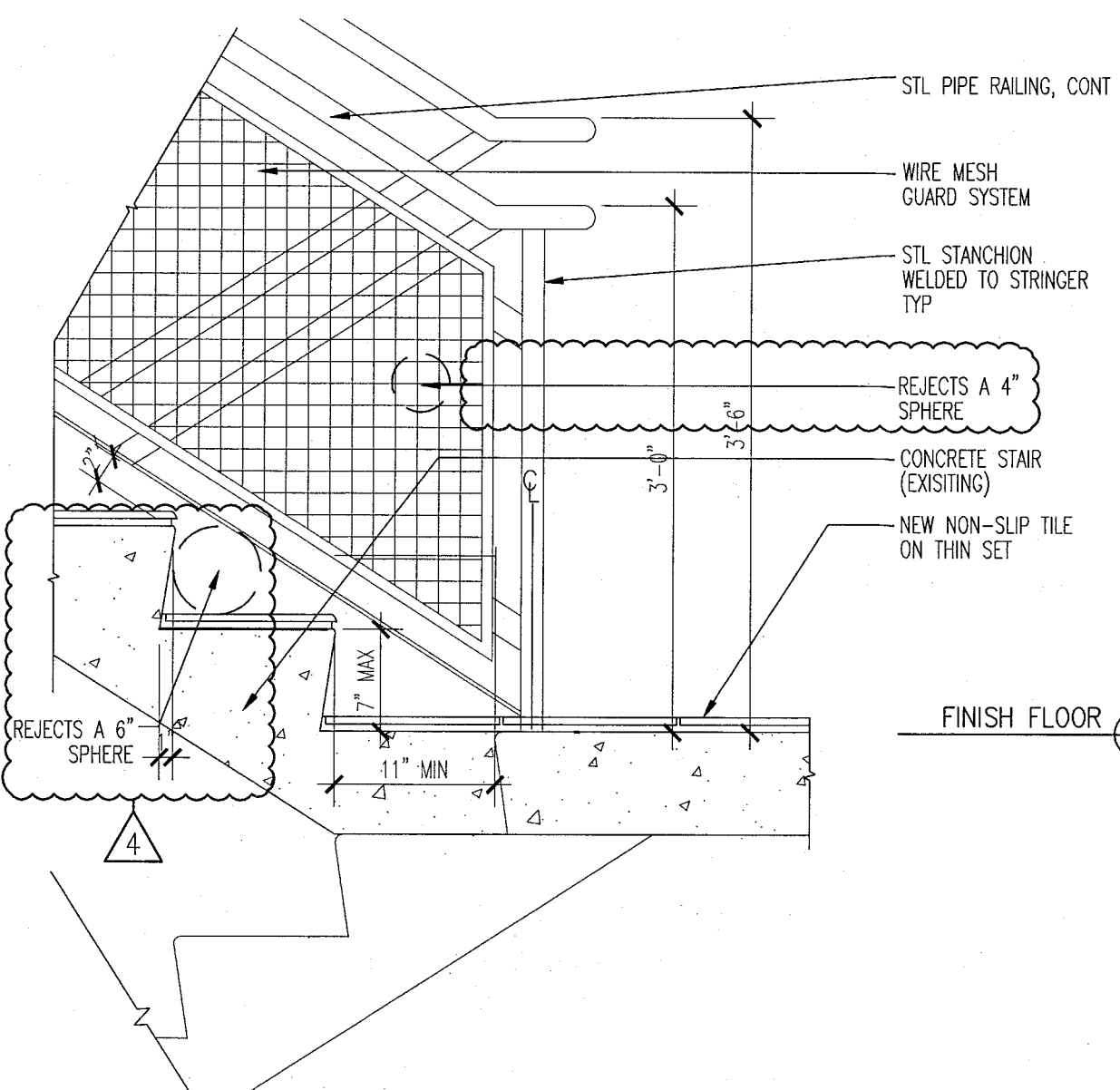
2 TYPICAL WALL MOUNTED HANDRAIL
SCALE: 1" = 1'-0"



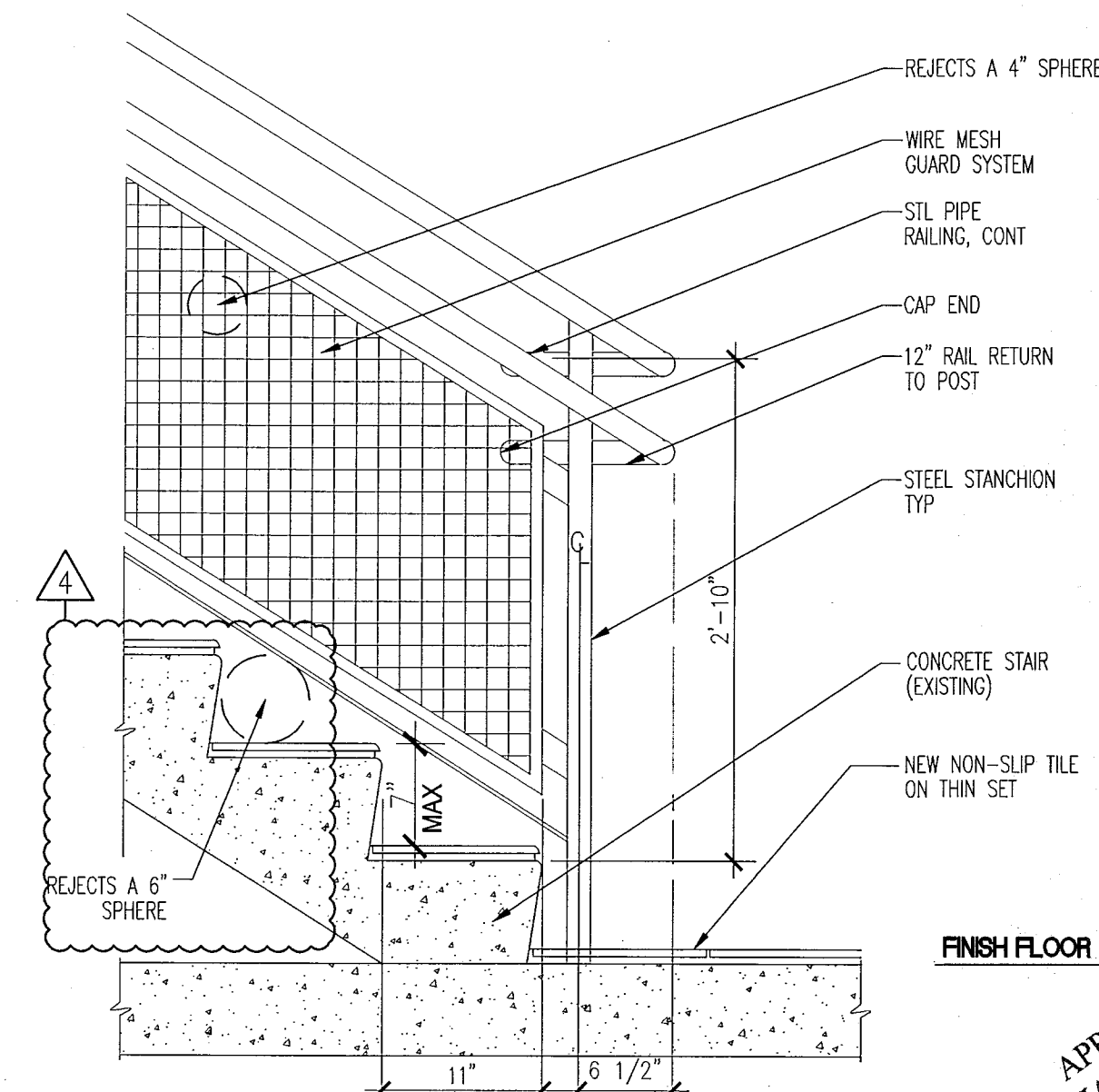
10 TREAD NOSING DETAIL
SCALE: 6" = 1'-0"



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



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



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

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

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

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

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

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

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

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

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

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

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

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

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

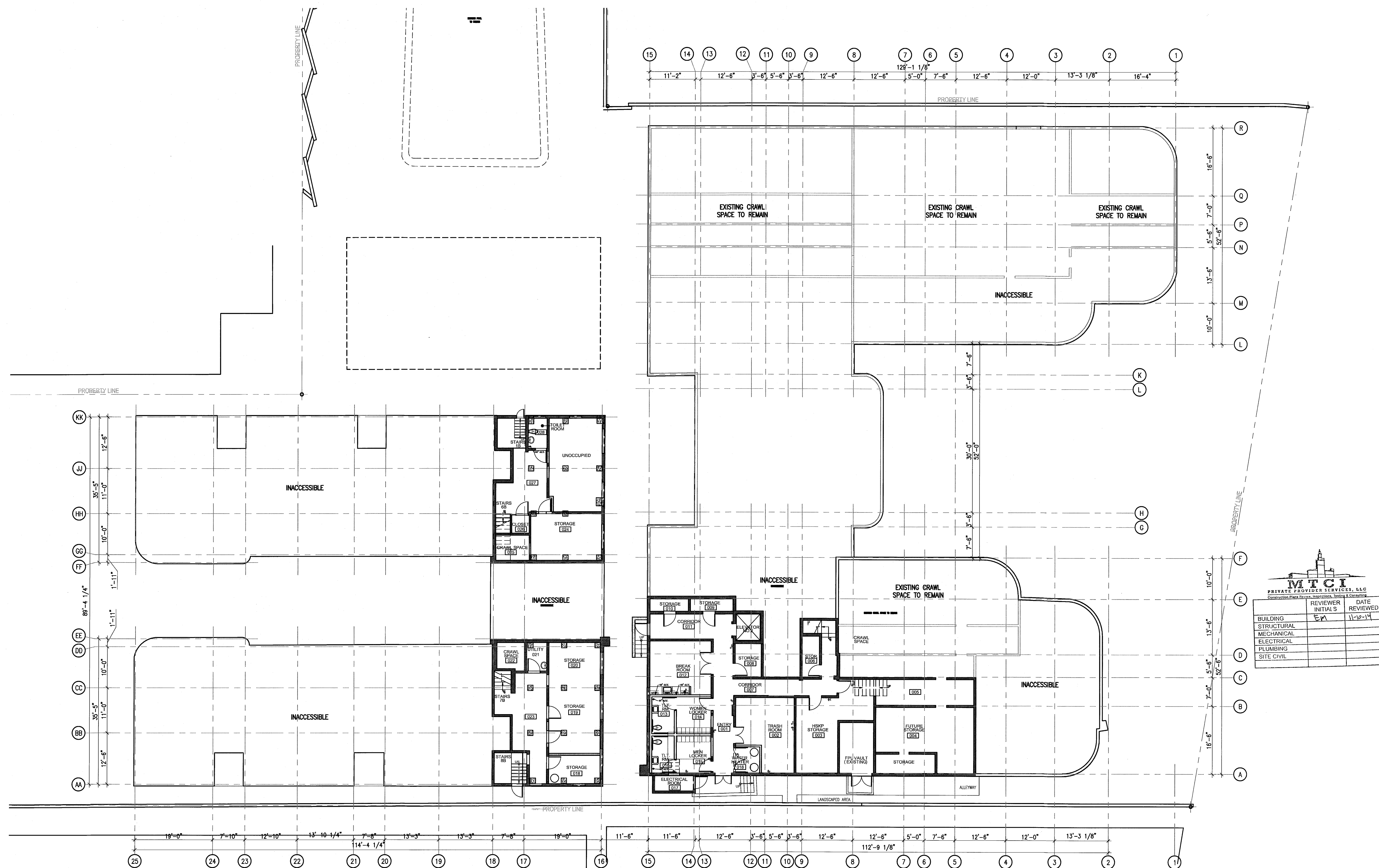
13 LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.

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

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

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

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



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

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[illegible]

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Boston Miami

JOB NUMBER: 13036.0

CHECKED BY: _____

ISSUE DATE: JANUARY 24, 201

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

SHEET TITLE

BASEMENT LEVEL
POWER & SIGNAL
PLAN

SHEET NUMBER _____

A700

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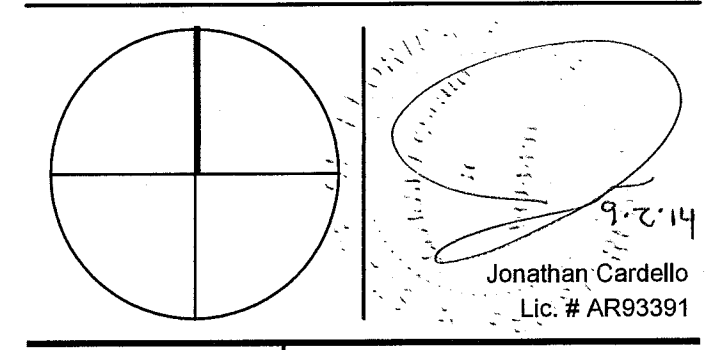
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1	PROGRESS TO 100% CD	02-18-2014
2	GUESTROOM COORDINATION	03-14-2014

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ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

FIRST FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A701

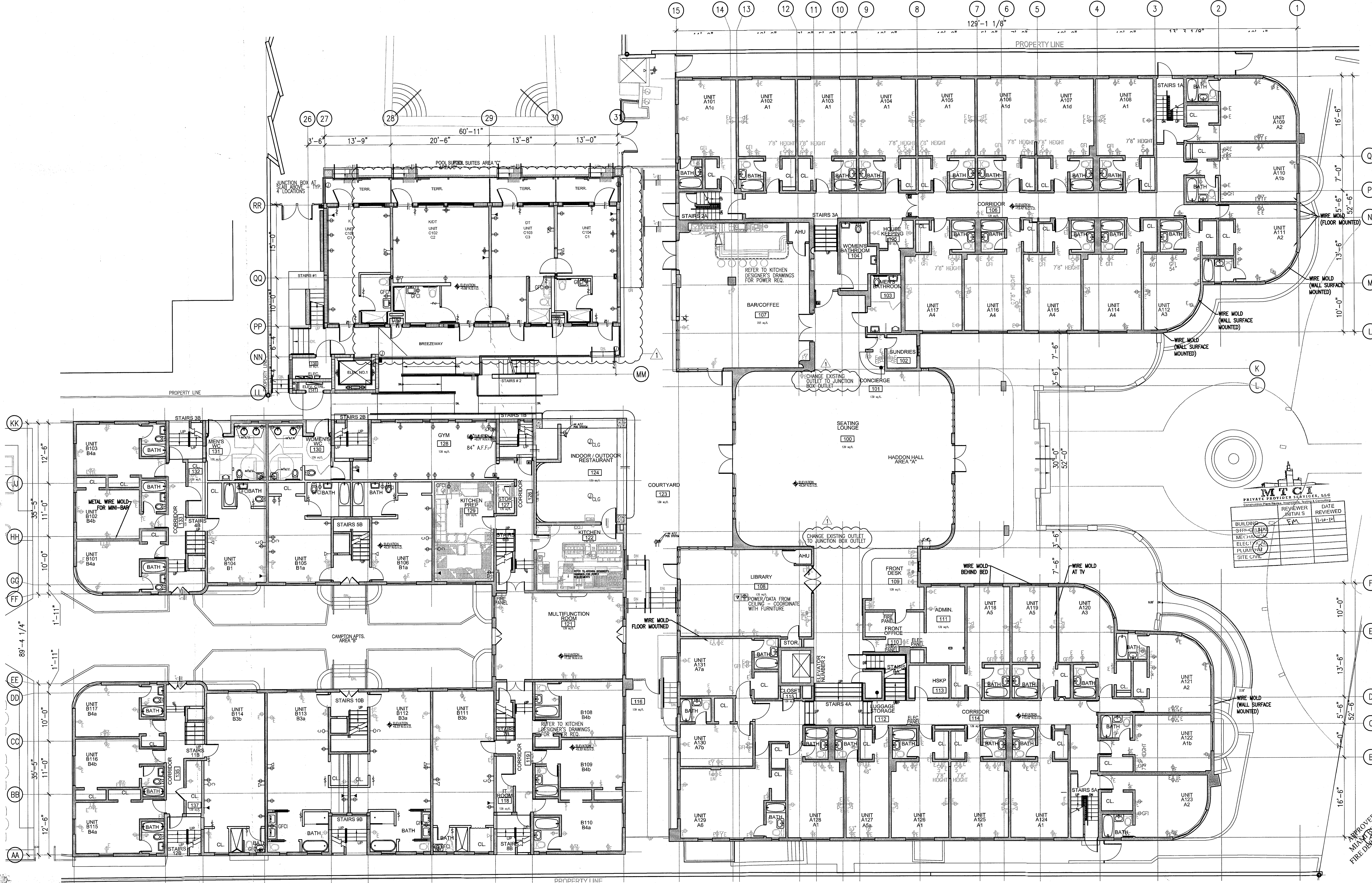
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GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER WIRE FOR REUSE.
3. ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF NEW WALL LOCATIONS TO BE GFCI TYP.
4. GC TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/ TOWN.
5. ALL EXISTING OUTLETS TO REMAIN, U.O.N.
6. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751.
7. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
8. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING 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

- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.I.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 COMBINATION POWER AND VOICE
- TELEVISION JACK
- FLOOR QUAD
- OUTLET - CEILING



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

GENERAL NOTES

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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.
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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).
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13. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SILLIGENTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
14. ALL MFP-IP DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ADJUSTED ON CENTERLINE, U.O.N.
15. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
16. FINISHES FOR COVER PLATES TO BE WHITE, U.O.N. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.N.

SHEET NOTES

LEGEND

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

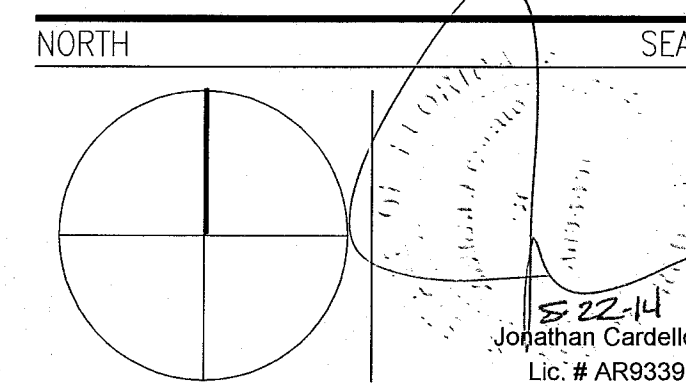
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1	PROGRESS TO 100% CD	02-18-2014
2	GUESTROOM COORDINATION	03-14-2014

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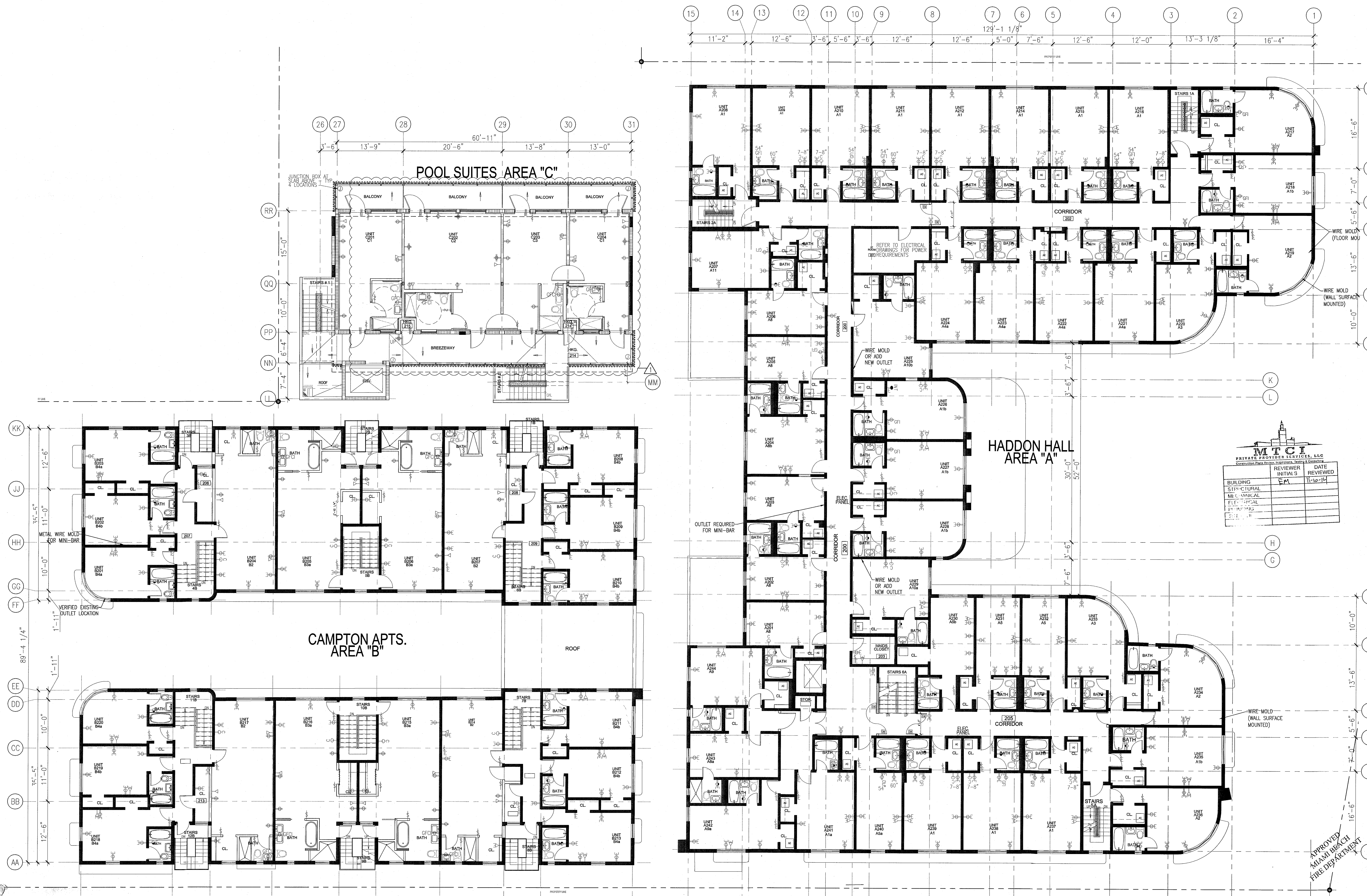
SHEET TITLE

SECOND FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A702

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

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13. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SLEIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
14. ALL WEF-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.
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SHEET NOTES

LEGEND

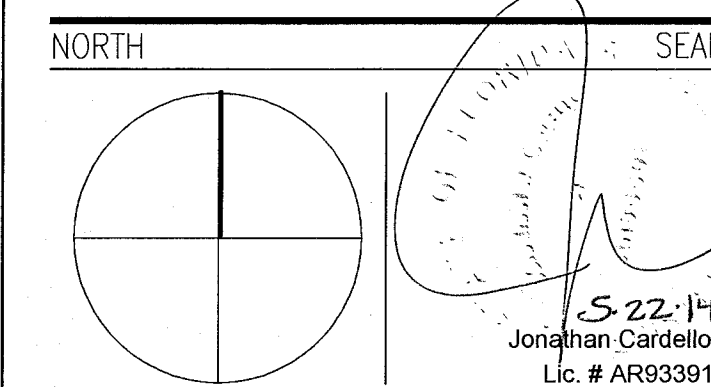
- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.L.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT
- NEW VOICE/DATA OUTLET
- OUTLET - VOICE
- OUTLET - DATA
- OUTLET - DEDICATED DUPLEX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

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SHEET TITLE

THIRD FLOOR
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PLAN

SHEET NUMBER

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1 THIRD FLOOR POWER & SIGNAL PLAN

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