GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
17. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
18. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS ON SHEETS A731-A734 AND A900'S FOR WALL FINISHES.
21. ALL BASE TO BE B-1, PAINTED WOOD TO MATCH WALL ABOVE, U.O.N.
22. ALL GENERAL CEILINGS AND SOFFITS, EXCLUDING RESTROOMS, TO BE PAINTED PT-07, U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILINGS TO BE RE-PAINTED PT-01, U.O.N.
23. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

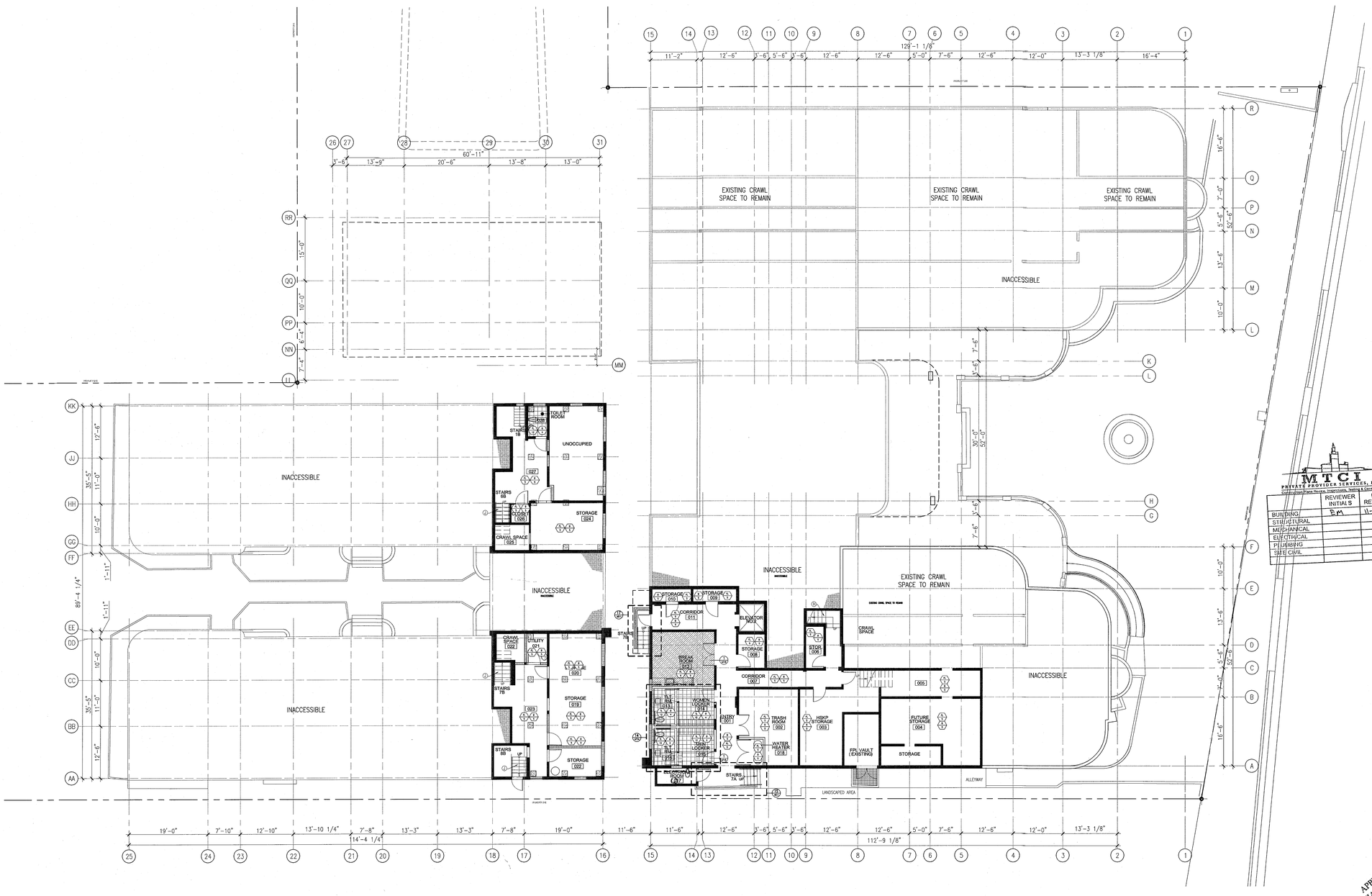
4

SHEET NOTES

- (A) WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- (B) TRASH ROOM TO BE AIR CONDITIONED
- (C) NOT USED
- (D) ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE G-012, SECTION F FOR DETAILS.
- (E) ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- (F) ALL WALLS TO BE RE-PAINTED PT-01, U.O.N.
- (G) REFER TO INDIVIDUAL ROOM TYPE SHEETS FOR GUESTROOM FINISH PLAN (SHEETS IA-900-A918A)
- (H) RESTORE EXISTING WOOD FLOORING IN CORRIDORS AND HADDON PUBLIC STAIRWAYS (SAND AND REFINISH)
- (J) IN CAMPTON INTERIOR STAIRWAYS, WOOD TREADS TO BE RESTORED AND RE-POLISHED. RISERS TO BE PAINTED PT-02, SEMI-GLOSS.
- (K) RESTORE & PAINT EXISTING MOLDING THROUGHOUT
- (L) REFER TO ELEVATIONS FOR WALL FINISHES
- (M) ALL EXISTING TERRAZZO FLOORING TO BE CLEANED & POLISHED.
- (N) WALLS AND CEILING IN KITCHEN TO BE FRP (FIBERGLASS POLYESTER PANELS).

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- TILE
- WOOD FLOORING
- VCT FLOORING
- EXISTING FLOOR TO REMAIN AND BE RE-FINISHED
- SHEET LINOLEUM FLOORING
- FLOOR RUNNER
- RUBBER FLOORING



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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

Jonathan Cardello
Lic. # AR93391

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

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

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

BASEMENT LEVEL FINISH PLAN

SHEET NUMBER

A710

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
17. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
18. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS ON SHEETS A731-A734 AND A900'S FOR WALL FINISHES.
21. ALL BASE TO BE B-1, PAINTED WOOD TO MATCH WALL ABOVE, U.O.N.
22. ALL GENERAL CEILINGS AND SOFFITS, EXCLUDING BESTROOMS, TO BE PAINTED PT-07, U.O.N. ALL GUESTROOM AND PUBLIC CORRIDORS CEILINGS TO BE PAINTED PT-01, U.O.N.
23. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

4

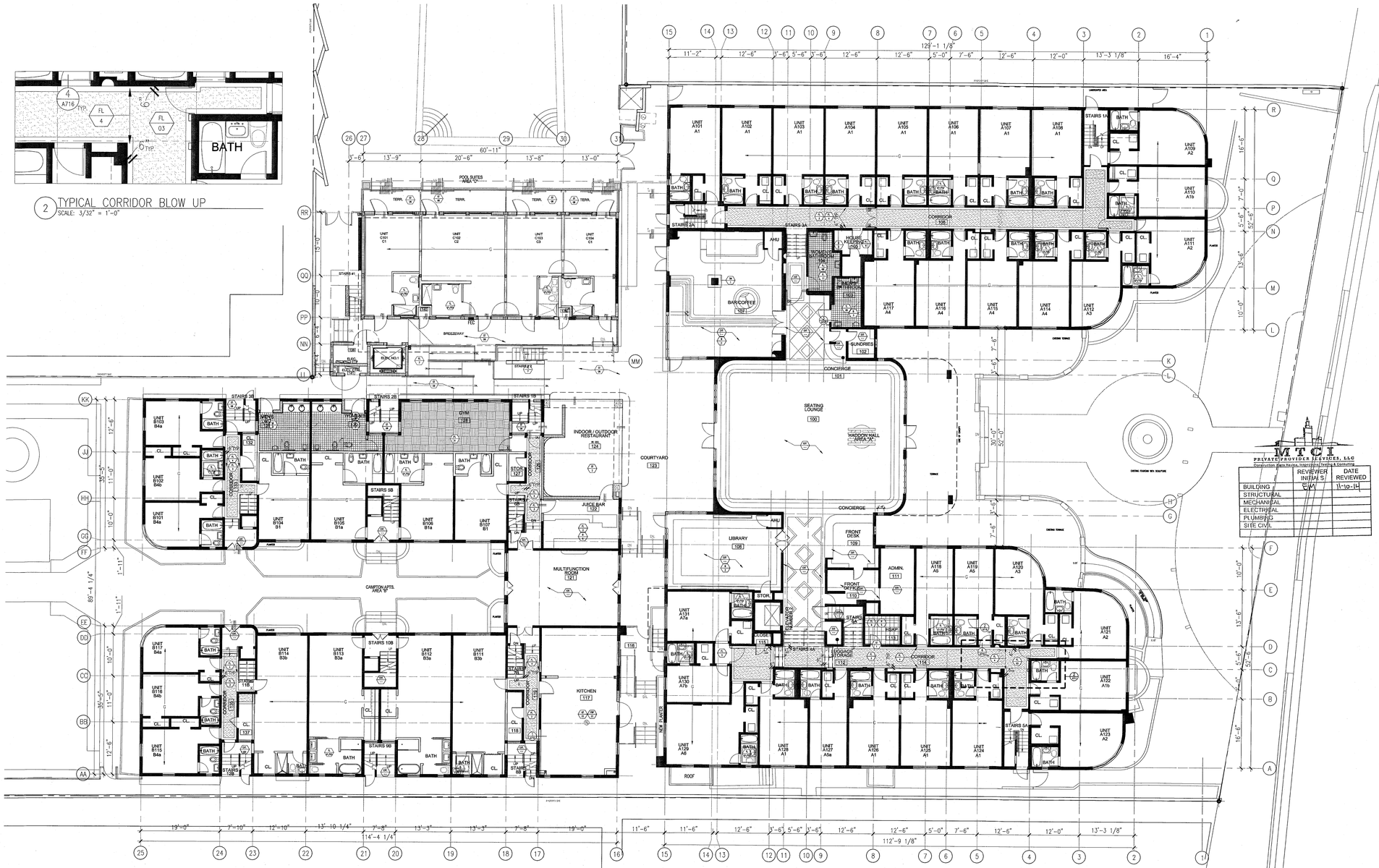
SHEET NOTES

- (A) WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- (B) TRASH ROOM TO BE AIR CONDITIONED
- (C) NOT USED
- (D) ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE G-012, SECTION 7 FOR DETAILS.
- (E) ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- (F) ALL WALLS TO BE RE-PAINTED PT-01, U.O.N.
- (G) REFER TO INDIVIDUAL ROOM TYPE SHEETS FOR GUESTROOM FINISH PLAN (SHEETS IA-900-A918A)
- (G) RESTORE EXISTING WOOD FLOORING IN CORRIDORS AND HADDON PUBLIC STAIRWAYS (SAND AND RE-FINISH)
- (J) IN CAMPTON INTERIOR STAIRWAYS, WOOD TREADS TO BE RESTORED AND RE-POLISHED. RISERS TO BE PAINTED PT-02, SEMI-GLOSS.
- (K) RESTORE & PAINT EXISTING MOLDING THROUGHOUT
- (L) REFER TO ELEVATIONS FOR WALL FINISHES
- (M) ALL EXISTING TERRAZZO FLOORING TO BE CLEANED & POLISHED.
- (N) WALLS AND CEILING IN KITCHEN TO BE FRP (FIBERGLASS POLYESTER PANELS).

LEGEND

EXISTING PARTITION TO REMAIN	TILE
NEW PARTITION	WOOD FLOORING
M.L.C. SHADING	VCT FLOORING
EXISTING STRUCTURE	EXISTING FLOOR TO REMAIN AND BE RE-FINISHED
EXISTING DOOR TO REMAIN	SHEET LINOLEUM FLOORING
DOOR NUMBER NEW DOOR	FLOOR RUNNER
ELEVATION REFERENCE	RUBBER FLOORING
DETAIL REFERENCE	

2 TYPICAL CORRIDOR BLOW UP
SCALE: 3/32" = 1'-0"



1 FIRST FLOOR - FINISH PLAN
SCALE: 3/32" = 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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

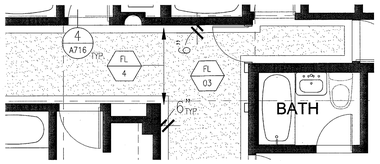
FIRST FLOOR FINISH PLAN

SHEET NUMBER

A711

APPROVED MIAMI BEACH FIRE DEPARTMENT

COPYRIGHT ADD INC 2011



2 TYPICAL CORRIDOR BLOW UP
SCALE: 3/32" = 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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
17. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
18. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS ON SHEETS A731-A734 AND ABOVE FOR WALL FINISHES.
21. ALL BASE TO BE B-1, PAINTED WOOD TO MATCH WALL ABOVE, U.O.N.
22. ALL GENERAL CEILINGS AND SOFFITS, EXCLUDING RESTROOMS, TO BE PAINTED PT-07, U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILINGS TO BE RE-PAINTED PT-01, U.O.N.
23. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

4

SHEET NOTES

- (A) WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- (B) TRASH ROOM TO BE AIR CONDITIONED
- (C) NOT USED
- (D) ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE C-012, SECTION F FOR DETAILS.
- (E) ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- (F) ALL WALLS TO BE RE-PAINTED PT-01, U.O.N.
- (G) REFER TO INDIVIDUAL ROOM TYPE SHEETS FOR GUESTROOM FINISH PLAN (SHEETS IA-900-A918A)
- (H) RESTORE EXISTING WOOD FLOORING IN CORRIDORS AND HADDON PUBLIC STAIRWAYS (SAND AND REFINISH)
- (J) IN CAMPTON INTERIOR STAIRWAYS, WOOD TREADS TO BE RESTORED AND RE-POLISHED. RISERS TO BE PAINTED PT-01, SEMI-GLOSS.
- (K) RESTORE & PAINT EXISTING MOLDING THROUGHOUT
- (L) REFER TO ELEVATIONS FOR WALL FINISHES
- (M) ALL EXISTING TERRAZZO FLOORING TO BE CLEANED & POLISHED.
- (N) WALLS AND CEILING IN KITCHEN TO BE FRP (FIBERGLASS POLYESTER PANELS).

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- TILE
- WOOD FLOORING
- VCT FLOORING
- EXISTING FLOOR TO REMAIN AND BE RE-FINISHED
- SHEET LINOLEUM FLOORING
- FLOOR RUNNER
- RUBBER FLOORING

1 HADDON HALL - FIRST FLOOR - FINISH PLAN
SCALE: 3/32" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

S. 22-1-1
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

FIRST FLOOR FINISH PLAN

SHEET NUMBER

A711a1

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
17. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
18. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS ON SHEETS A731-A734 AND AROUND FOR WALL FINISHES.
21. ALL BASE TO BE B-1, PAINTED WOOD TO MATCH WALL ABOVE, U.O.N.
22. ALL GENERAL CEILINGS AND SOFFITS, EXCLUDING RESTROOMS, TO BE PAINTED PT-07, U.O.N. ALL GUESTROOM AND PUBLIC RESTROOM CEILINGS TO BE RE-PAINTED PT-01, U.O.N.
23. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

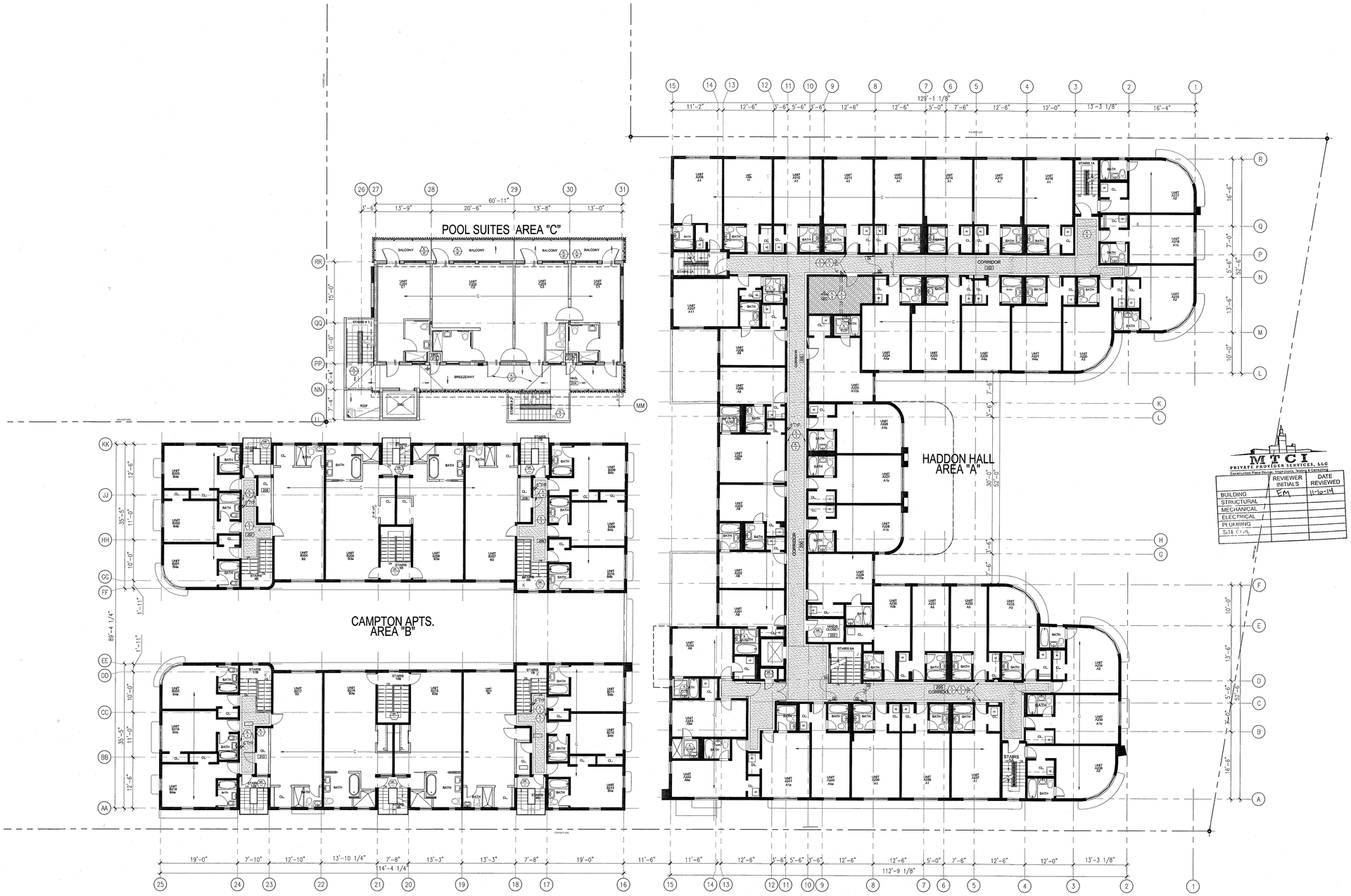
4

SHEET NOTES

- (A) WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- (B) TRASH ROOM TO BE AIR CONDITIONED
- (D) NOT USED
- (E) ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8, SEE G-012, SECTION F FOR DETAILS.
- (F) ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- (I) ALL WALLS TO BE RE-PAINTED PT-01, U.O.N.
- (J) REFER TO INDIVIDUAL ROOM TYPE SHEETS FOR GUESTROOM FINISH PLAN (SHEETS UA-900-A918A)
- (L) RESTORE EXISTING WOOD FLOORING IN CORRIDORS AND HADDON PUBLIC STAIRWAYS (SAND AND REFINISH)
- (J) IN CAMPTON INTERIOR STAIRWAYS, WOOD TREADS TO BE RESTORED AND RE-POLISHED. RISERS TO BE PAINTED PT-02, SEMI-GLOSS.
- (K) RESTORE & PAINT EXISTING MOLDING THROUGHOUT
- (L) REFER TO ELEVATIONS FOR WALL FINISHES
- (M) ALL EXISTING TERRAZZO FLOORING TO BE CLEANED & POLISHED.
- (N) WALLS AND CEILING IN KITCHEN TO BE FRP (FIBERGLASS POLYESTER PANELS).

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- N.L.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- TILE
- WOOD FLOORING
- VCT FLOORING
- EXISTING FLOOR TO REMAIN AND BE RE-FINISHED
- SHEET LINOLEUM FLOORING
- FLOOR RUNNER
- RUBBER FLOORING



1 SECOND FLOOR – FINISH PLAN
SCALE: 3/32" = 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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

SECOND FLOOR FINISH PLAN

APPROVED MIAMI BEACH FIRE DEPARTMENT

SHEET NUMBER

A712

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
17. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
18. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS ON SHEETS A731-A734 AND A900'S FOR WALL FINISHES.
21. ALL BASE TO BE B-1, PAINTED WOOD TO MATCH WALL ABOVE, U.O.N.
22. ALL GENERAL CEILINGS AND SOFFITS, EXCLUDING RESTROOMS, TO BE PAINTED PT-07, U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILINGS TO BE RE-PAINTED PT-01, U.O.N.
23. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

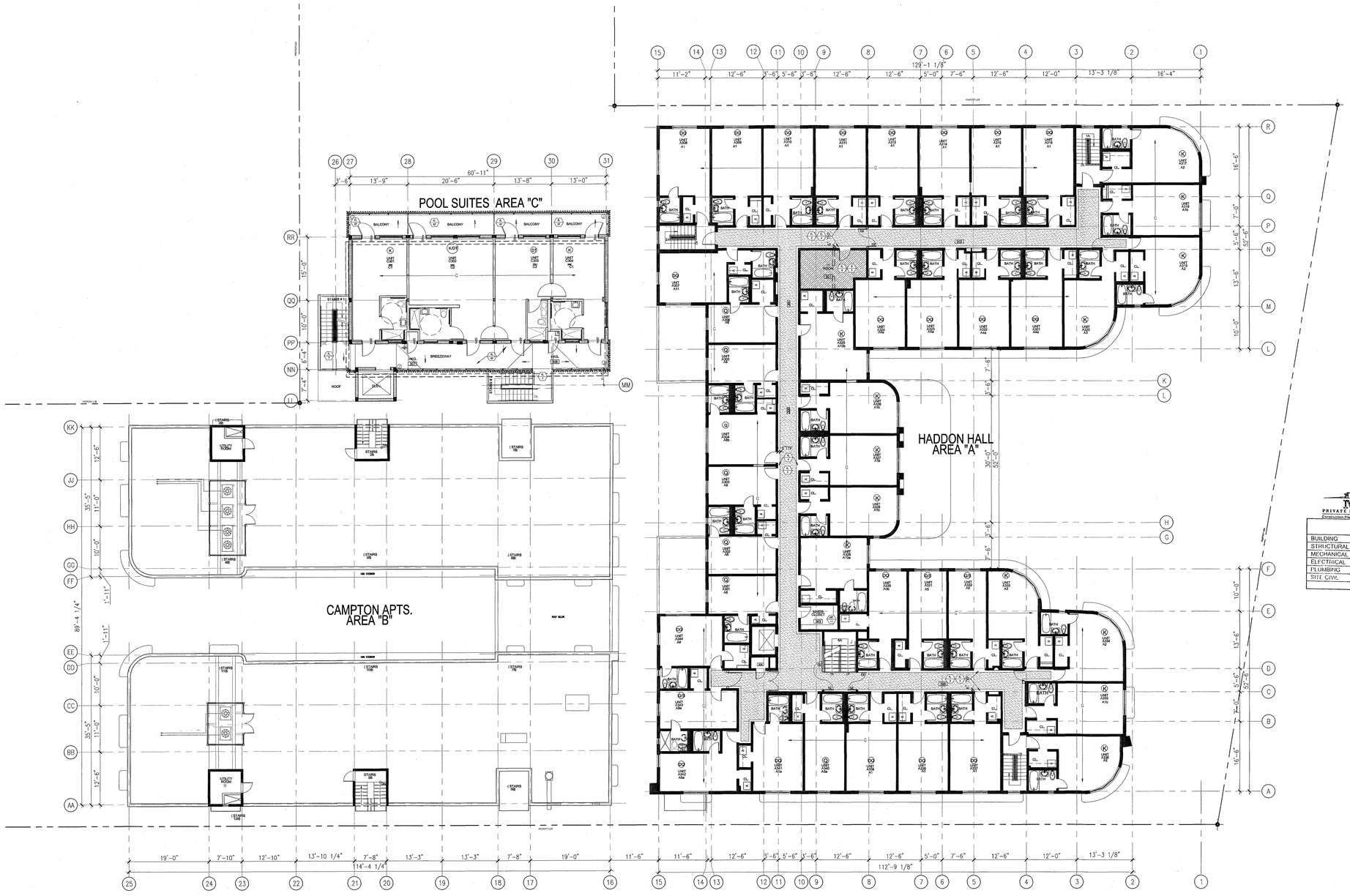
4

SHEET NOTES

- Ⓐ WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RAISED SPACES BELOW
- Ⓑ TRASH ROOM TO BE AIR CONDITIONED
- Ⓒ NOT USED
- Ⓓ ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE G-012, SECTION F FOR DETAILS.
- Ⓔ ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- Ⓕ ALL WALLS TO BE RE-PAINTED PT-01, U.O.N.
- Ⓖ REFER TO INDIVIDUAL ROOM TYPE SHEETS FOR GUESTROOM FINISH PLAN (SHEETS IA-900-A918A)
- Ⓗ RESTORE EXISTING WOOD FLOORING IN CORRIDORS AND HADDON PUBLIC STAIRWAYS (SAND AND REFINISH)
- Ⓙ IN CAMPTON INTERIOR STAIRWAYS, WOOD TREADS TO BE RESTORED AND RE-POLISHED. RISERS TO BE PAINTED PT-02, SEMI-GLOSS.
- Ⓚ RESTORE & PAINT EXISTING MOLDING THROUGHOUT
- Ⓛ REFER TO ELEVATIONS FOR WALL FINISHES
- Ⓜ ALL EXISTING TERRAZZO FLOORING TO BE CLEANED & POLISHED.
- Ⓝ WALLS AND CEILING IN KITCHEN TO BE FRP (FIBERGLASS POLYESTER PANELS).

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- M.L.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- TILE
- WOOD FLOORING
- VCT FLOORING
- EXISTING FLOOR TO REMAIN AND BE RE-FINISHED
- SHEET LINOLEUM FLOORING
- FLOOR RUNNER
- RUBBER FLOORING



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

APPROVED MIAMI BEACH FIRE DEPARTMENT

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL
5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

THIRD FLOOR FINISH PLAN

SHEET NUMBER

A713

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION, OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SKIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
17. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILINGS.
18. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS ON SHEETS A731-A734 AND A900'S FOR WALL FINISHES.
21. ALL BASE TO BE B-1, PAINTED WOOD TO MATCH WALL ABOVE, U.O.N.
22. ALL GENERAL CEILINGS AND SOFFITS, EXCLUDING RESTROOMS, TO BE PAINTED PT-07, U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILINGS TO BE RE-PAINTED PT-01, U.O.N.
23. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

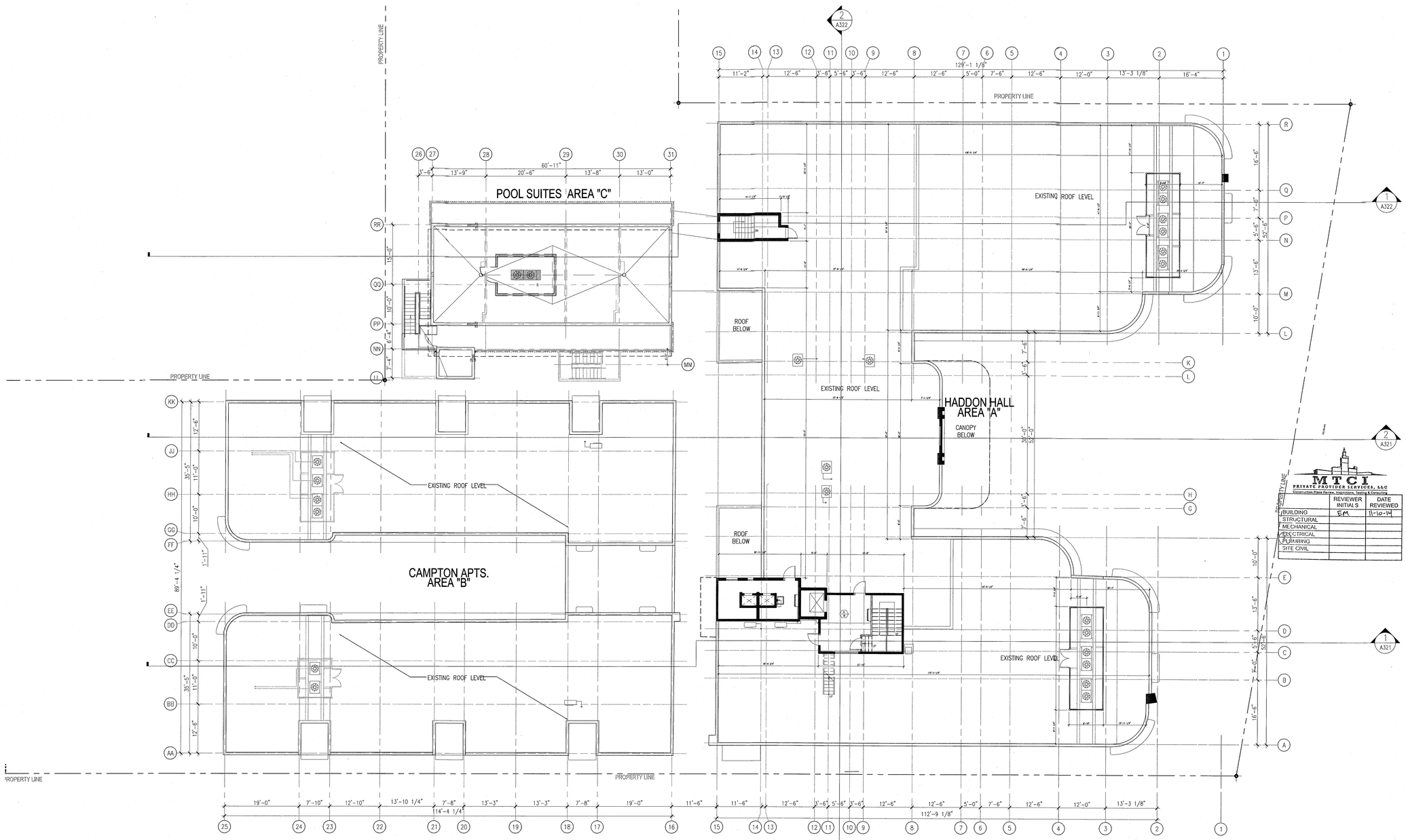
4

SHEET NOTES

- (A) WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- (B) TRASH ROOM TO BE AIR CONDITIONED
- (C) NOT USED
- (D) ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8, SEE G-012, SECTION F FOR DETAILS.
- (E) ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- (F) ALL WALLS TO BE RE-PAINTED PT-01, U.O.N.
- (G) REFER TO INDIVIDUAL ROOM TYPE SHEETS FOR GUESTROOM FINISH PLAN (SHEETS IA-900-A918A)
- (H) RESTORE EXISTING WOOD FLOORING IN CORRIDORS AND HADDON PUBLIC STAIRWAYS (SAND AND REFINISH)
- (J) IN CAMPTON INTERIOR STAIRWAYS, WOOD TREADS TO BE RESTORED AND RE-POLISHED. RISERS TO BE PAINTED PT-02, SEMI-GLOSS.
- (K) RESTORE & PAINT EXISTING MOLDING THROUGHOUT
- (L) REFER TO ELEVATIONS FOR WALL FINISHES
- (M) ALL EXISTING TERRAZZO FLOORING TO BE CLEANED & POLISHED.
- (N) WALLS AND CEILING IN KITCHEN TO BE FRP (FIBERGLASS POLYESTER PANELS).

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- DOOR NUMBER NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- TILE
- WOOD FLOORING
- VCT FLOORING
- EXISTING FLOOR TO REMAIN AND BE RE-FINISHED
- SHEET LINOLEUM FLOORING
- FLOOR RUNNER
- RUBBER FLOORING



1 FOURTH FLOOR - FINISH PLAN
SCALE: 3/32" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

FOURTH FLOOR FINISH PLAN

SHEET NUMBER

A714

COPYRIGHT ADD INC 2011

HADDON HALL - FINISH MATERIALS SCHEDULE - 02/18/2014
ALL BUILDINGS

KEY	IMAGE	DESCRIPTION	MANUFACTURER	PRODUCT INFORMATION	REMARKS	LOCATION	FR	RESPONSIBILITY	QTY.	UNITS	SAMPLES/ SHOP DWG REQ'D FOR APPROVAL
BASEBOARD											
B-1		SOLID WOOD 1X4 BASEBOARD W/ QUARTER ROUND CAP DETAIL PAINT GRADE FINISH			COLOR: TO MATCH PAINT ON WALL OR WALLCOVERING ABOVE. SEMI-GLOSS FINISH	MISC	N/A	GC	AS REQ'D	LIN FT.	COLOR & FINISH SAMPLE
B-2		SOLID MAHOGANY 1X4 W/ QUARTER ROUND CAP DETAIL			SATIN FINISH	MISC	N/A	GC	AS REQ'D	LIN FT.	WOOD & FINISH SAMPLE
B-3A		TILE BASEBOARD	NEMO TILE	CERAMICA VOGUE, SPECIAL PART 4E, 4"X4"	FINISH: GLOSSY; COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		TYPE & COLOR SAMPLE
B-3B		BASEBOARD CORNER DETAIL	NEMO TILE	CERAMICA VOGUE, SPECIAL PART 4G 1"X4"	FINISH: GLOSSY; COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		TYPE & COLOR SAMPLE
B-4		PORCELAIN BASE	DESIGN WORKS	STUDIO - SILVER MATTE	2.0"X 24" MATTE FINISH	BASEMENT RESTROOMS, LOCKER ROOMS	N/A	GC	AS REQ'D		
B-5		VINYL BASE	JOHNSONITE	STERLING SILVER	STRAIGHT 4TH	BASEMENT/BOH	N/A	GC	AS REQ'D		
B-6		RUBBER COVE MOLDING	FORBO FLOORING	MARMOLEUM	TO MATCH MARMOLEUM FLOORING	JUICE BAR	N/A	GC	AS REQ'D	LIN FT.	TYPE & COLOR SAMPLE
B-7		SOLID WOOD 1X4 BASEBOARD PAINT GRADE FINISH			COLOR TO MATCH PAINT ON WALL OR WALLCOVERING ABOVE. SEMI-GLOSS FINISH	GYM	N/A	GC	AS REQ'D	LIN FT.	COLOR & FINISH SAMPLE
B-8		STAINLESS STEEL BASE AT JUICE BAR	TBD	STAINLESS STEEL BASE W/ EXPOSED SCREWS (TO MATCH BAR FINISH)	POWDER COAT TO MATCH BAR	JUICE BAR	N/A	GC	AS REQ'D	LIN FT.	COLOR & FINISH SAMPLE
EQUIPMENT											
E 1.01		GUESTROOM PHONES				GUESTROOMS	N/A	BY OTHERS			SPEC SHEET TO BE PROVIDED BY COMMUNE
E 1.02		RETRACTABLE AWNING	SOMFY LT50 MOTOR SYSTEM	WALANCE DETAIL CUSTOM AS PER DRAWINGS BY RMCS	WHITE	OUTDOOR RESTAURANT	FABRIC TO MEET CLASS C FIRE RATINGS.	GC			SAMPLE OF FABRIC AND FRAME FINISH TO BE PROVIDED
E 1.03		MINI BAR REFRIGERATOR				GUESTROOMS	N/A	BY OTHERS			SPEC SHEET TO BE PROVIDED BY COMMUNE
E 1.04		FOOT REST AT JUICE BAR				JUICE BAR	N/A	GC			SPEC SHEET TO BE PROVIDED BY COMMUNE
FLOORING											
FL-1 (FL 1.01)		SHEET LINOLEUM	FORBO FLOORING	MARMOLEUM	COLOR TBD	HADDON HALL GUESTROOMS	CLASS 1	GC	AS REQ'D	SQ FT.	SAMPLE
FL-2 (FL 1.02)		SHEET LINOLEUM	FORBO FLOORING	MARMOLEUM	COLOR TBD	JUICE BAR	CLASS 1	GC	AS REQ'D	SQ FT.	SAMPLE
FL-3 (FL 1.03)		RUNNER	BOLON	BKV LUV COLLECTION, 4' WIDE, SISAL LIMITED COLLECTION	1001 BEIGE. CUSTOM PIECES WILL BE REQUIRED FOR CORNERS.	HALLWAYS	meets requirements in European standard En 15051-1, classification BFL1	GC	AS REQ'D	LIN FT.	SAMPLE
FL-4 (FL 1.04)		WOOD		EXISTING TO BE SANDED AND RE-SEALED		DIFFERENT SEALANT OPTIONS TO BE PROVIDED BY GC	HALLWAYS	N/A	GC	AS REQ'D	SQ FT.	SEALER & FINISH SAMPLE
FL-5		SEALED CONCRETE	EXISTING TO BE SANDED AND SEALED	N/A	N/A	N/A	BACK OF HOUSE AREAS	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
FL-6		VCT	ARMSTRONG	12" X 12", IMPERIAL TEXTURE STANDARD EXCELON - 51960	SOFT COOL GRAY	BACK OF HOUSE AREAS	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
FL-7		STAINED CONCRETE	TBD	SLIP RESISTANCE TO MEET ADA REQUIREMENTS	TBD	POOL SUITES BALCONIES AND STAIRS	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
FL-8	not used						N/A	GC			
FL-9		RECYCLED RUBBER	EVERLAST FITNESS FLOORING	EVERLAST ROLL ZONE 3, ELS3 "ON THE DISTANCE"	6MM 4' ROLL	GYM		GC	AS REQ'D	L.FT	SAMPLE
FL-10		TILE FLOORING	TBD	TBD	TBD	ROOF ELEVATOR LOBBY	N/A	GC			
FL-11		TERAZZO TILE	WALSALI TILE	CRUSHED ICE TE30		ELEVATOR FLOOR - HADDON HALL	N/A	GC			
FIBERGLASS PANELS											
FRP-01		FIBERGLASS POLYESTER PANELS		TBD		KITCHEN WALLS AND CEILINGS	N/A	GC			

KEY	IMAGE	DESCRIPTION	MANUFACTURER	PRODUCT INFORMATION	REMARKS	LOCATION	FR	RESPONSIBILITY	QTY.	UNITS	SAMPLES/ SHOP DWG REQ'D FOR APPROVAL
GLAZING											
G-01		FRAMED GLASS WINDOW		1/2" CLEAR TEMPERED GLASS WITH 1"X WOOD TRIM 2 7/ 6"-7"		LIBRARY	N/A	GC			
G-02 (G 1.02)		GLAZING FOR SHOWER ENCLOSURE	N/A	1/2" CLEAR TEMPERED GLASS		GUESTROOMS	N/A	GC	AS REQ'D		SHOP DRAWING AND SAMPLE
G-03 (G 1.03)		MIRROR FOR GYM WALL	N/A	1/4" THICK CLEAR MIRROR WITH POLISHED EDGES.		GYM	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
HARDWARE											
HDW-01		HOOKS FOR DOORS	MOEN	402 ROBE HOOK FROM THE ECONOMY COLLECTION		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-02		CLOSET CURTAIN ROD	P/PROBLEM SOLVERS OR EQUAL	28"-48" WRAP AROUND STEEL ROD, #62622, GLOSSY WHITE		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM CLOSETS	N/A	GC	AS REQ'D	EA SAMPLE
HDW-03		TOWEL SHELF	MOEN	5307-181 DONNER HOTEL COLLECTION 18" W CHROME		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-04		TOWEL BAR	MOEN	3818 ASPEN COLLECTION, 18" W CHROME		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-05		TOILET PAPER HOLDER	MOEN	DONNER COLLECTION #0297-5 RECESSED TISSUE PAPER HOLDER, POLISHED CHROME		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-07		SHOWER SHELVES	GINGER	653 CHOTELIER 8" WALL MOUNTED BRASS CADDIER SHOWER BASKET		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-08		TOILET SHELVES	MOEN	5307-181 DONNER HOTEL COLLECTION 18" W CHROME. ADD 1/4" TEMPERED GLASS SHELF TO FIT.		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-09A		SHOWER CURTAIN ROD	MOEN	MOEN 93-5 HD SHOWER ROD DONNER COMMERCIAL COLLECTION. POLISHED CHROME.		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-09B		SHOWER CURTAIN ROD	MOEN	MOEN 93-F SHOWER ROD FLANGE SET, POLISHED CHROME.		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOM BATHROOMS	N/A	GC		SAMPLE
HDW-10		GRAB BARS	TBD	36" AND 42" FOR TOILETS AND REQUIRED GRAB BARS FOR FULL SHOWER		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ADA BATHROOMS/STALLS	N/A	GC		SAMPLE
HDW-11		SOAP DISPENSER	BOBRICK	B-4112 SURFACE MOUNTED		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-12		TOILET PAPER DISPENSER	BOBRICK	B-4288 SURFACE MOUNTED MULTI-TOILET TISSUE DISPENSER		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-13		PAPER TOWEL DISPENSER/ WASTE RECEPTACLE	BOBRICK	B-43944 CONTURA SERIES RECESSED		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-14		PAPER TOWEL DISPENSER/ WASTE RECEPTACLE	BOBRICK	B-43949 CONTURA SERIES SURFACE MOUNTED		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-15		STAINLESS STEEL SHELF	BOBRICK	B-295X16		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS (NDA STALLS)		GC		SAMPLE
HDW-16		COAT HOOK	BOBRICK	B-2116 HEAVY DUTY CLOTHES HOOK WITH CONCEALED MOUNTING		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-17		SEAT COVER	BOBRICK	B-4221 CONTURA SERIES SURFACE MOUNTED SEAT COVER DISPENSER		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-18		BABY CHANGING STATION	BOBRICK	KB-200-SS HORIZONTAL WALL-MOUNTED BABY CHANGING STATION		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-19		SANITARY NAPKIN DISPOSAL	BOBRICK	B-1354 PARTITION MOUNTED SANITARY NAPKIN DISPOSAL		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-20		SANITARY NAPKIN DISPOSAL	BOBRICK	B-270 SURFACE MOUNTED SANITARY NAPKIN DISPOSAL		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-21		SANITARY NAPKIN VENDOR	BOBRICK	B-47069-50 CONTRA SERIES SURFACE MOUNTED NAPKIN/TAMPON VENDOR		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-22		SANITARY NAPKIN VENDOR	BOBRICK	B-47064-25 CONTURA SERIES SEMI-RECESSED NAPKIN/TAMPON VENDOR		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-23		WARM AIR HAND DRYERS	BOBRICK	B-7128-230 VADA SURFACE MOUNTED		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS		GC		SAMPLE
HDW-24		ADA MIRROR	BOBRICK	TBD		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS - ADA STALLS		GC		SAMPLE
HDW-25		FULL LENGTH MIRROR	TBD	TBD		CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	MENS/WOMENS LOCKER ROOMS		GC		SAMPLE
METAL											
MT-01		JUICE BAR DRINK RAIL			CUSTOM PER DRAWINGS BY RMCS, SEE I.D0.18.	POWDER COAT FINISH. COLOR TBD	JUICE BAR	N/A	GC	AS REQ'D	COLOR SAMPLE
MT-02		STAINLESS STEEL QUILTED WALL PANELS	STAINLESSSUPPLY.COM	#04 STAINLESS STEEL QUILTED WALL PANELS - DIAMONDS, 6" FROM POINT TO POINT AND ARE A 4.25" SQUARE.		POWDERCOAT FINISH. ALTERNATE PANEL COLORS: TBD	JUICE BAR	N/A	GC	AS REQ'D	SAMPLE
MT-03		1/16" STAINLESS STEEL SHEET	STAINLESSSUPPLY.COM OR EQUIVALENT	REFER TO ELEVATIONS ON A-602 FOR SIZE		POWDERCOAT FINISH. COLOR TBD	JUICE BAR	N/A	GC	AS REQ'D	SAMPLE
MT-04		1" STAINLESS STEEL TRANSITION STRIP	STAINLESSSUPPLY.COM OR EQUIVALENT	REFER TO ELEVATIONS ON A-602 - SCREWS TO BE EXPOSED		POWDERCOAT FINISH. COLOR TBD	JUICE BAR	N/A	GC	AS REQ'D	SAMPLE
PLASTIC LAMINATE											
PL-01		BREAKROOM CABINETS		TBD		TBD - WHITE, MATTE	BREAKROOM	N/A	GC	AS REQ'D	LIN. FT. SAMPLE
PL-02		BACKSPLASH		TBD		TBD	BREAKROOM	N/A	GC	AS REQ'D	LIN. FT. SAMPLE
PL-03		COUNTER TOP	FORMICA	TBD		TBD	JUICE BAR	N/A	GC	AS REQ'D	LIN. FT. SAMPLE
PL-04		MISCELANEOUS SHELVING FOR STORAGE		TBD		TBD	BOH/ HOUSEKEEPING/ SUNDRIES/ FRONT DESK AREA	N/A	GC	AS REQ'D	LIN. FT. SAMPLE

KEY	IMAGE	DESCRIPTION	MANUFACTURER	PRODUCT INFORMATION	REMARKS	LOCATION	FR	RESPONSIBILITY	QTY.	UNITS	SAMPLES/ SHOP DWG REQ'D FOR APPROVAL
PAINT											
PT-01			BENJAMIN MOORE	COLOR: JONTEKATER BAY-SC-79	EGGSHELL	MISC.		GC	AS REQ'D	GAL	SAMPLE
PT-02			BENJAMIN MOORE	COLOR: JONTEKATER BAY-SC-79	SEMI GLOSS TRIMS	MISC		GC	AS REQ'D	GAL	SAMPLE
PT-03			BENJAMIN MOORE	LIGHT SALMON 2105-50	SEMI GLOSS	ALL HALLWAY DOOR & STAIR		GC	AS REQ'D	GAL	SAMPLE
PT-04			BENJAMIN MOORE	COLOR: LIGHT BUFF 2146-70	EGGSHELL	ALL GUESTROOM HANGCOT		GC	AS REQ'D	GAL	SAMPLE
PT-05			BENJAMIN MOORE	WHITE DIPLOMACY 979	TO MATCH EXTERIOR FINISH	OUTDOOR RESTAURANT		GC	AS REQ'D	GAL	SAMPLE
PT-06			BENJAMIN MOORE	COLOR: TO MATCH STAINLESS STEEL POWDER COATING	SEMI GLOSS	JUICE BAR CEILING & CLOUD		GC	AS REQ'D	GAL	SAMPLE
PT-07			BENJAMIN MOORE	COLOR: WHITE DIPLOMACY BAY-SC-79	FLAT	ALL CEILINGS EXCLUDING BATHROOMS		GC	AS REQ'D	GAL	SAMPLE
PT-09			BENJAMIN MOORE	COLOR: LIGHT BUFF 2146-70	SEMI GLOSS	ALL INTERIOR GUESTROOM DOORS AND TRIMS		GC	AS REQ'D	GAL	SAMPLE
PT-08			BENJAMIN MOORE	LIGHT SALMON 2105-50	EGGSHELL	HALLWAY HANGCOT		GC	AS REQ'D	GAL	SAMPLE
PT-10			OIL PAINT @ THE BUSH ON SWA	TBD	TBD	TBD	BAR - LIQUOR SAC		GC	AS REQ'D	GAL SAMPLE
QUARRY TILE											
QT-01		QUARRY TILE	TBD	TBD	TBD	KITCHEN		GC	AS REQ'D		SAMPLE
SPECIAL MATERIALS											
SM-1		CUSTOM ART ON COLUMN IN BAR AT WEST - SEE ID0.20 ENGRA	TBD	CUSTOM	TBD	BAR/COFFEE AREA ON COLUMN		GC	AS REQ'D		
SM-2		ANTIQUE MIRROR	TBD	TBD	TBD	BAR/COFFEE AREA AT MAJOR ONE		GC	AS REQ'D		SAMPLE
SM-3		ANODIZED OR TINTED PLAT TO BE APPLIED ON WINDOW	TBD	COLOR & OPACITY TBD	TBD	JUICE BAR		GC	AS REQ'D		SAMPLE
SOLID SURFACE											
SS-1		SOLID SURFACE COUNTERTOP - FORMA	TBD	TBD	TBD	BREAKROOM		GC	AS REQ'D		SAMPLE
STONE											
ST-01		TRAVERTINE NATURE SILVER TEN FLOOR & BATHROOMS (INCLUDES BATHROOM)	N/A	GARGAR AVAILABLE	HONED	SUITES ROOMS	EA	GC	AS REQ'D		SAMPLE
ST-02		ARISTONE BAGUETTE	FLORIDA SLICA AND CONTRACT Carol Rogers (954 524 8760)	N/A	Review Keystone in Dania Or at Store	OUTDOOR RESTAURANT	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
ST-03		ARISTONE CUADRAD ON WOOD WALL AND WOOD WALL WITCH	FLORIDA SLICA AND CONTRACT Carol Rogers (954 524 8760)	N/A	Review Keystone in Dania Or at Store	OUTDOOR RESTAURANT	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
ST-04		CUT CLAY SLABS TO MATCH FRONT DESK	N/A	N/A	FINISH TO MATCH FRONT DESK	LOBBY CONCIERGE DESK	N/A	GC	AS REQ'D		SAMPLE
ST-05		CUT CLAY SLABS TO MATCH FRONT DESK	N/A	N/A	FINISH TO MATCH FRONT DESK. SLAB TO BE PLACED IN STAINLESS STEEL FLOATING FRAME	ALL ELEVATOR SKIRS	N/A	GC	AS REQ'D		SAMPLE
ST-06		STONE PANELS 1/2"	N/A	N/A	TO MATCH INTERIOR CONTRACT	EXTERIOR CONTITUATO	N/A	GC	AS REQ'D		SAMPLE
TILE											
TL-01		BATHROOM FLOORS	NEMO TILE	Ceramica Vogue, Item 2"x2"	FINISH: SATIN, COLOR: NERO (RAL 9004)	GUESTROOMS	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
TL-01S		BATHROOM FLOORS GROUT			CHARCOAL	GUESTROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-02		BATHROOM WALL BAMBOO	NEMO TILE	Ceramica Vogue, 3 sequence, 4"x4"	FINISH: GLOSSY, COLOR: GRAY (RAL 7035)	WOOD WALL GUESTROOMS	N/A	GC	AS REQ'D	SQ. FT.	SAMPLE
TL-02S		BATHROOM WALL GROUT			NERO	WOOD WALL GUESTROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-03		BATHROOM WALL TRIM (DETAIL)	NEMO TILE	Ceramica Vogue, Item 2"x2"	FINISH: SATIN, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-04		BATHROOM WALL CAP ON WAINSCOT (DETAIL)	NEMO TILE	Ceramica Vogue, Item 3 Cat 3 4"x4"	FINISH: SATIN, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-04B		BATHROOM WALL CAP ON WAINSCOT (DETAIL) BOTTOM CORNER PIECE	NEMO TILE	Ceramica Vogue, Pencil Specialt, Cat. 3 4"x4"	FINISH: GLOSSY, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-04C		BATHROOM WALL CAP ON WAINSCOT (DETAIL) TOP CORNER PIECE	NEMO TILE	Ceramica Vogue, Pencil Specialt, Cat. 3 4"x4"	FINISH: GLOSSY, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-04D		BATHROOM WALL CAP ON WAINSCOT (DETAIL) CORNER PIECE	NEMO TILE	Ceramica Vogue, Pencil Specialt, Cat. 3 4"x4"	FINISH: GLOSSY, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-05		BATHROOM WALL TRIM ON WAINSCOT (DETAIL)	NEMO TILE	Ceramica Vogue, 3 sequence, 2"x2"	FINISH: GLOSSY, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-06		BATHROOM WALL WAINSCOT	NEMO TILE	Ceramica Vogue, 3 sequence, 4"x4"	FINISH: GLOSSY, COLOR: NERO	STORM PUBLIC RESTROOM	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
TL-06S		BATHROOM WALL GROUT			NERO	STORM PUBLIC RESTROOM	N/A	GC	AS REQ'D		SAMPLE
TL-07		BATHROOM WALL WAINSCOT	NEMO TILE	Ceramica Vogue, 3 sequence, 4"x4"	FINISH: GLOSSY, COLOR: CIELO	MEN PUBLIC RESTROOM	N/A	GC	AS REQ'D	SQ FT.	SAMPLE
TL-07S		BATHROOM WALL GROUT			WHITE	MEN PUBLIC RESTROOM	N/A	GC	AS REQ'D		SAMPLE
TL-08		BATHROOM FLOORS	NEMO TILE	Ceramica Vogue, Item 2"x2"	FINISH: SATIN, COLOR: PERLA	WOMEN PUBLIC RESTROOM	N/A	GC	AS REQ'D	SQ. FT.	SAMPLE
TL-08S		BATHROOM FLOORS GROUT			CHARCOAL	WOMEN PUBLIC RESTROOM	N/A	GC	AS REQ'D		SAMPLE
TL-09		BATHROOM FLOORS	NEMO TILE	Ceramica Vogue, Item 2"x2"	FINISH: SATIN, COLOR: CIELO	MEN PUBLIC RESTROOM	N/A	GC	AS REQ'D	SQ. FT.	SAMPLE
TL-09S		BATHROOM FLOORS GROUT			CHARCOAL	MEN PUBLIC RESTROOM	N/A	GC	AS REQ'D		SAMPLE
TL-10		BATHROOM FLOORS	NEMO TILE	Ceramica Vogue, Item 2"x2"	FINISH: SATIN, COLOR: BIANCO (RAL 9003)	STAFF PUBLIC RESTROOM	N/A	GC	AS REQ'D		SAMPLE
TL-11A		BASEBOARD PIECE	NEMO TILE	Ceramica Vogue, Pencil Specialt, Cat. 3 4"x4"	FINISH: GLOSSY, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-11B		BASEBOARD CORNER PIECE	NEMO TILE	Ceramica Vogue, Pencil Specialt, Cat. 3 4"x4"	FINISH: GLOSSY, COLOR: NERO (RAL 9004)	ALL GUESTROOMS AND PUBLIC BATHROOMS	N/A	GC	AS REQ'D		SAMPLE
TL-12		PORCELAIN TILE - FLOOR	DESIGN WORKS	STUDIO - SILVER MATTE	12X12	BASEMENT RESTROOMS, LOCKER ROOMS, & BREAK ROOM	N/A	GC	AS REQ'D		SAMPLE
TL-13		PORCELAIN TILE - WALL	DESIGN WORKS	STUDIO - SILVER MATTE	12X12	BASEMENT RESTROOMS, LOCKER ROOMS, & BREAK ROOM	N/A	GC	AS REQ'D		SAMPLE
WALL COVERING											
WC-01		CUSTOM WALLPAPER	FLAVOR PAPER	CUSTOM PER DRAWINGS BY RMCS	LATEX ADHERED AND JET BALL COMPANY SUCH A	LOBBY BAR		TO MEET CLASS C FIRE RATINGS. TESTED TO BE DOCUMENTED	GC		AS REQ'D	SAMPLE
WOOD											
WD-01		SOLID MAHOGANY COUNTER TOP		TBD	REFER TO ELEVATIONS ON A-602 AND FOR DETAILS	BAR/COFFEE AREA - JULIUS CAESAR		GC	AS REQ'D		SAMPLE
WD-02		MAHOGANY WOOD PLANK		TBD	REFER TO ELEVATIONS ON A-602 AND FOR DETAILS	BAR/COFFEE AREA - JULIUS CAESAR		GC	AS REQ'D		SAMPLE
WD-03		MAHOGANY CIRCLE FRAME		TBD	REFER TO ELEVATIONS ON A-602 AND FOR DETAILS	BAR/COFFEE AREA - JULIUS CAESAR		GC	AS REQ'D		SAMPLE
WD-04		BOOKCASE SHELVES - WOOD TRIM		TBD	REFER TO ELEVATIONS ON A-602 AND FOR DETAILS	LIBRARY		GC	AS REQ'D		SAMPLE
WD-05		WOOD STAIR		TBD	TO MATCH MAHOGANY WOOD STAIR			GC	AS REQ'D		SAMPLE

APPROVED MIAMI BEACH FIRE DEPARTMENT

1

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
10	MASTER PERMIT COMMENTS	07-03-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

FINISH SCHEDULE

SHEET NUMBER

A715

COPYRIGHT ADD INC 2011

HADDON HALL
1500 COLLINS AVE

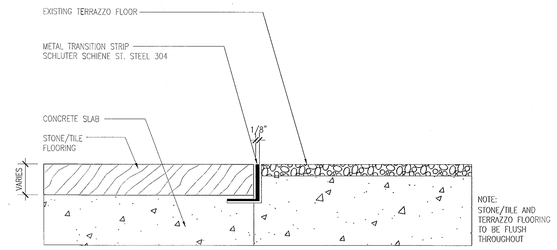
MIAMI BEACH, FL

KEYPLAN N.T.S.

THRESHOLD/FLOOR TRANSITION NOTES

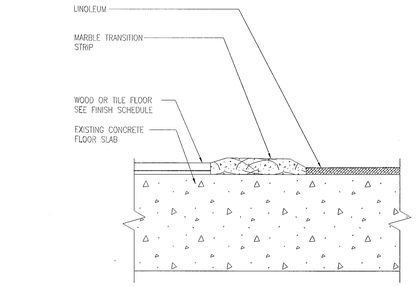
1. CHANGE OF FLOOR FINISH ELEVATION MUST NOT BE GREATER THAN 1/2".
2. THRESHOLDS AT DOORWAYS MUST NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING UNITS OR 1/2" FOR OTHER DOORS.
3. THRESHOLDS AT EGRESS DOORS MUST COMPLY WITH MEANS OF EGRESS SECTION OF THE CODE, NFPA SECTION 7.2.1.3 AND FAC 2012.

12a

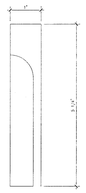


3 TRANSITION DETAIL
SCALE: 6" = 1'-0"

5 WOOD BASE PROFILE
SCALE: 6" = 1'-0"



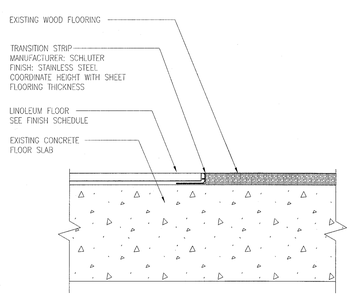
2 TRANSITION DETAIL AT UNIT ENTRIES & BATHROOMS
SCALE: 3" = 1'-0"



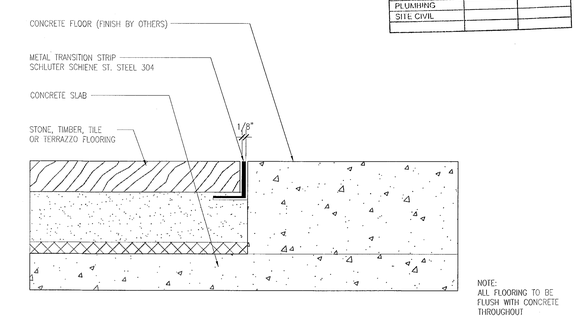
5 WOOD BASE PROFILE – GUESTROOMS
SCALE: 6" = 1'-0"

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

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



4 TRANSITION DETAIL
SCALE: 3" = 1'-0"



1 TRANSITION DETAIL
SCALE: 6" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
2a	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

10-9-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

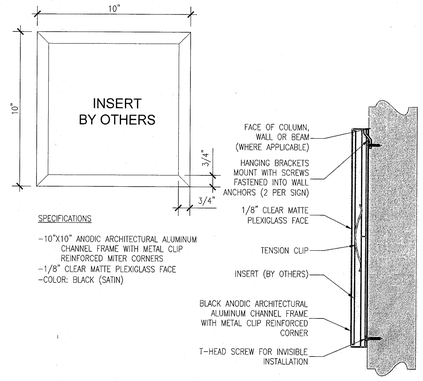
SHEET TITLE

FINISH DETAILS

SHEET NUMBER

A716

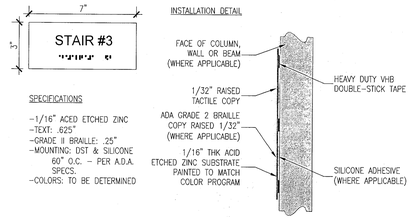
COPYRIGHT ADD INC 2011



SPECIFICATIONS

-10"X10" ANODIC ARCHITECTURAL ALUMINUM CHANNEL FRAME WITH METAL CLIP REINFORCED MITER CORNERS
-1/8" CLEAR MATTE PLEXIGLASS FACE
-COLOR: BLACK (SATIN)

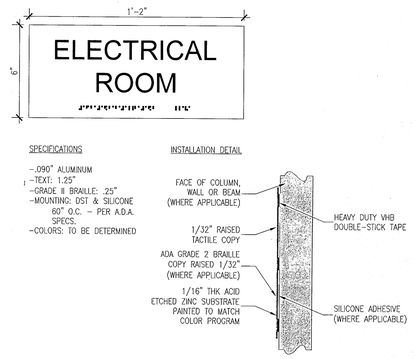
12 SIGNAGE TYPE M – EVACUATION ROUTE (TYP)
SCALE: 3" = 1'-0"



SPECIFICATIONS

-1/16" ACED ETCHED ZINC
-TEXT: .625"
-GRADE II BRAILLE: .25"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: TO BE DETERMINED

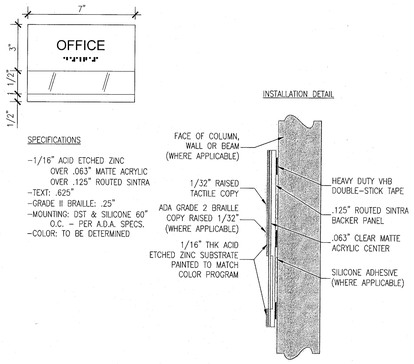
8 SIGNAGE TYPE H – STAIR ID (TYP)
SCALE: 3" = 1'-0"



SPECIFICATIONS

-.090" ALUMINUM
-TEXT: 1.25"
-GRADE II BRAILLE: .25"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: TO BE DETERMINED

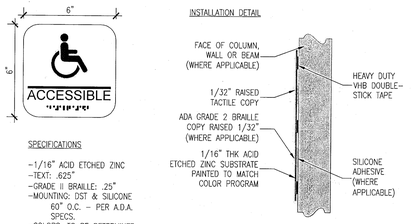
4 SIGNAGE TYPE D – EXTERIOR ROOM ID (TYP)
SCALE: 3" = 1'-0"



SPECIFICATIONS

-1/16" ACID ETCHED ZINC OVER .063" MATTE ACRYLIC OVER .125" ROUTED SINTRA
-TEXT: .625"
-GRADE II BRAILLE: .25"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLOR: TO BE DETERMINED

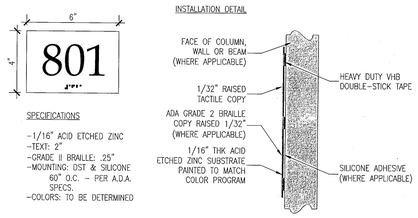
11 SIGNAGE TYPE L– ROOM ID W/ SLIDER
SCALE: 3" = 1'-0"



SPECIFICATIONS

-1/16" ACID ETCHED ZINC
-TEXT: .625"
-GRADE II BRAILLE: .25"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: TO BE DETERMINED

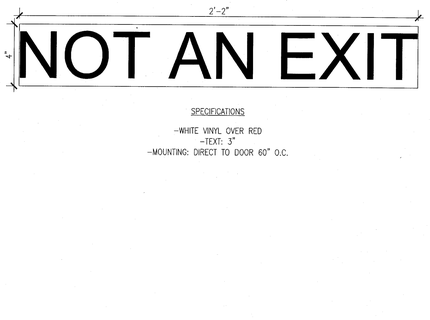
7 SIGNAGE TYPE G – HANDICAP ACCESSIBLE
SCALE: 3" = 1'-0"



SPECIFICATIONS

-1/16" ACID ETCHED ZINC
-TEXT: 2"
-GRADE II BRAILLE: .25"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: TO BE DETERMINED

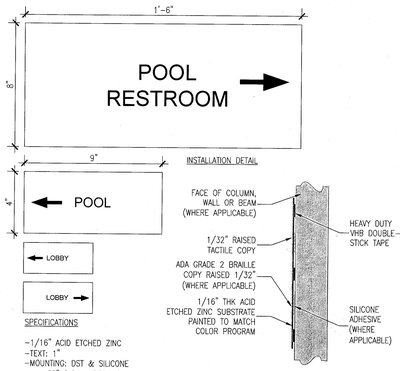
3 SIGNAGE TYPE C – INTERIOR RESIDENCE ID
SCALE: 3" = 1'-0"



SPECIFICATIONS

-WHITE VINYL OVER RED
-TEXT: 3"
-MOUNTING: DIRECT TO DOOR 60" O.C.

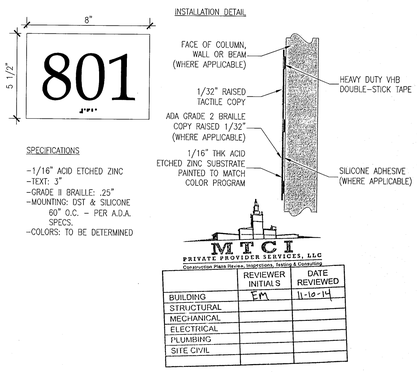
10 SIGNAGE TYPE K – VINYL DECALS
SCALE: 3" = 1'-0"



SPECIFICATIONS

-1/16" ACID ETCHED ZINC
-TEXT: 1"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: TO BE DETERMINED

6 SIGNAGE TYPE F – DIRECTIONALS
SCALE: 3" = 1'-0"



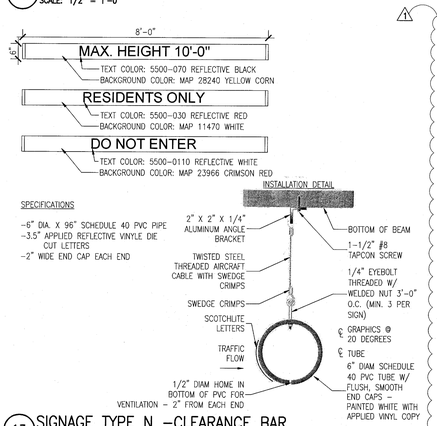
SPECIFICATIONS

-1/16" ACID ETCHED ZINC
-TEXT: 3"
-GRADE II BRAILLE: .25"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: TO BE DETERMINED

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

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

2 SIGNAGE TYPE B – EXTERIOR RESIDENCE ID
SCALE: 3" = 1'-0"

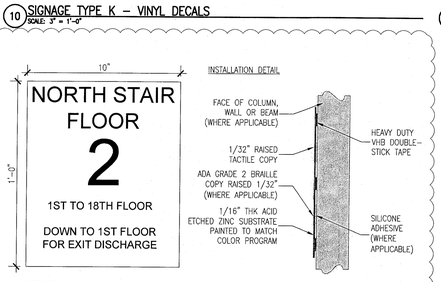


SPECIFICATIONS

-6" DIA. X 96" SCHEDULE 40 PVC PIPE
-3.5" APPLIED REFLECTIVE VINYLE DIE CUT LETTERS
-2" WIDE END CAP EACH END

13 SIGNAGE TYPE N –CLEARANCE BAR
SCALE: 1/2" = 1'-0"

13 SIGNAGE TYPE N –CLEARANCE BAR
SCALE: 1/2" = 1'-0"

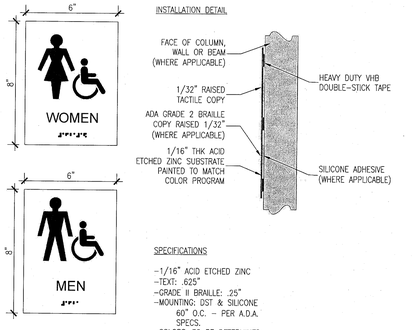


SPECIFICATIONS

-1/8" ACRYLIC W/ REVERSE DIGITAL
-TEXT: AS INDICATED
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: BLACK ON WHITE

PROVIDE SIGNAGE THRUOUT BUILDING FOR STAIRWELLS PER NFPA-1, 10.12.3

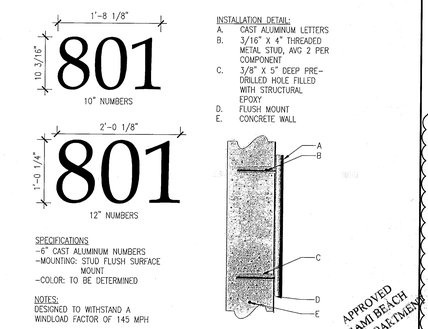
9 SIGNAGE TYPE J – STAIRWELL LIFE SAFETY (TYP)
SCALE: 3" = 1'-0"



SPECIFICATIONS

-1/16" ACID ETCHED ZINC
-TEXT: .625"
-GRADE II BRAILLE: .25"
-MOUNTING: DST & SILICONE 60" O.C. – PER A.D.A. SPECS.
-COLORS: TO BE DETERMINED

5 SIGNAGE TYPE E – RESTROOM ID (TYP)
SCALE: 3" = 1'-0"



SPECIFICATIONS
-6" CAST ALUMINUM NUMBERS
-MOUNTING: STUD FLUSH SURFACE MOUNT
-COLOR: TO BE DETERMINED

NOTES:
DESIGNED TO WITHSTAND A WINDLOAD FACTOR OF 145 MPH

APPROVED MIAMI BEACH FIRE DEPARTMENT

1 SIGNAGE TYPE A – BUILDING ADDRESS
SCALE: 1" = 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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

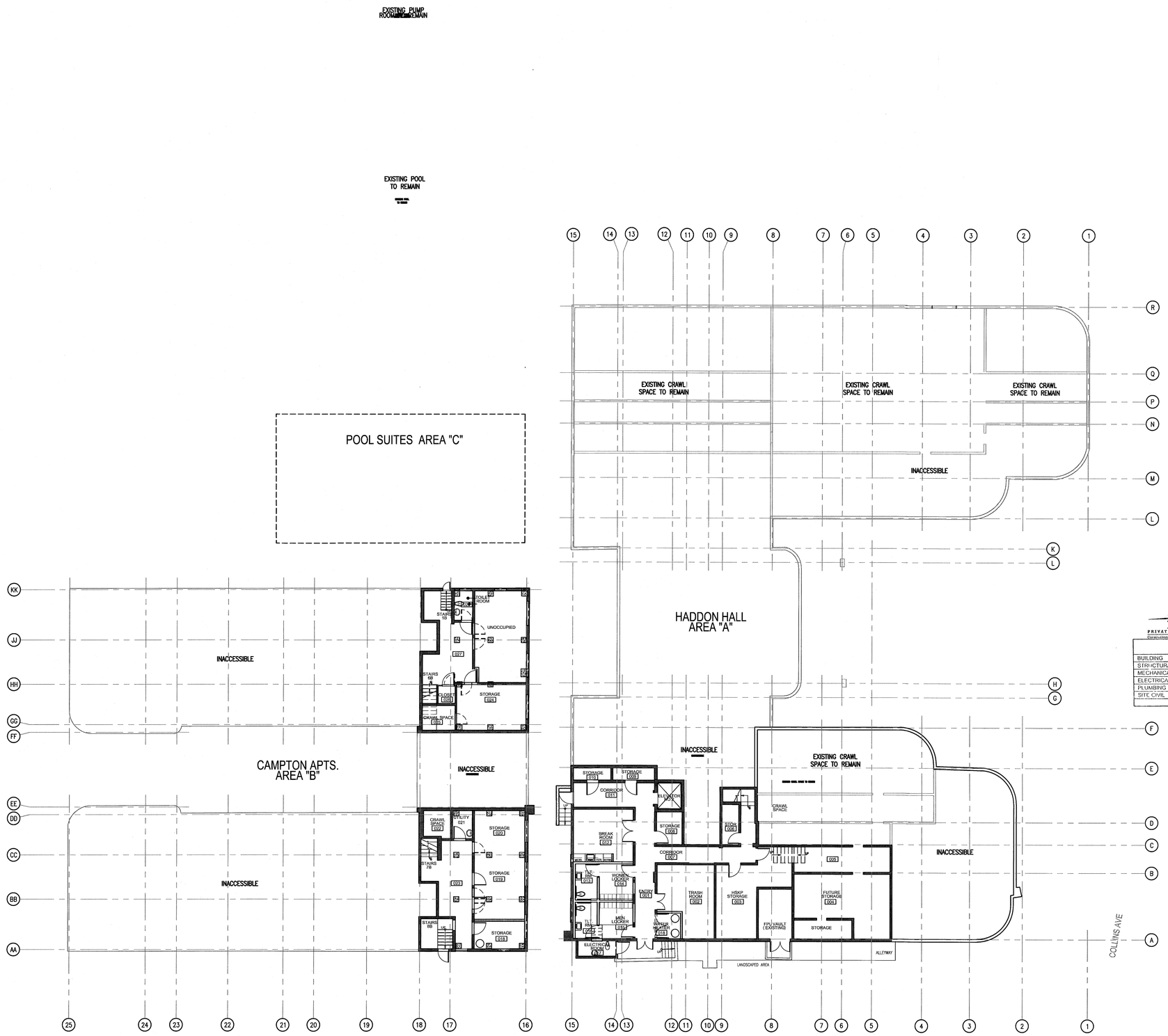
Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: REFER TO SHEET

SHEET TITLE
SIGNAGE DETAILS

SHEET NUMBER
A717

COPYRIGHT ADD INC 2011



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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-12-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

NORTH SEAL

Jonathan Candello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

BASEMENT FURNITURE PLAN

SHEET NUMBER

A720

COPYRIGHT ADD INC 2011

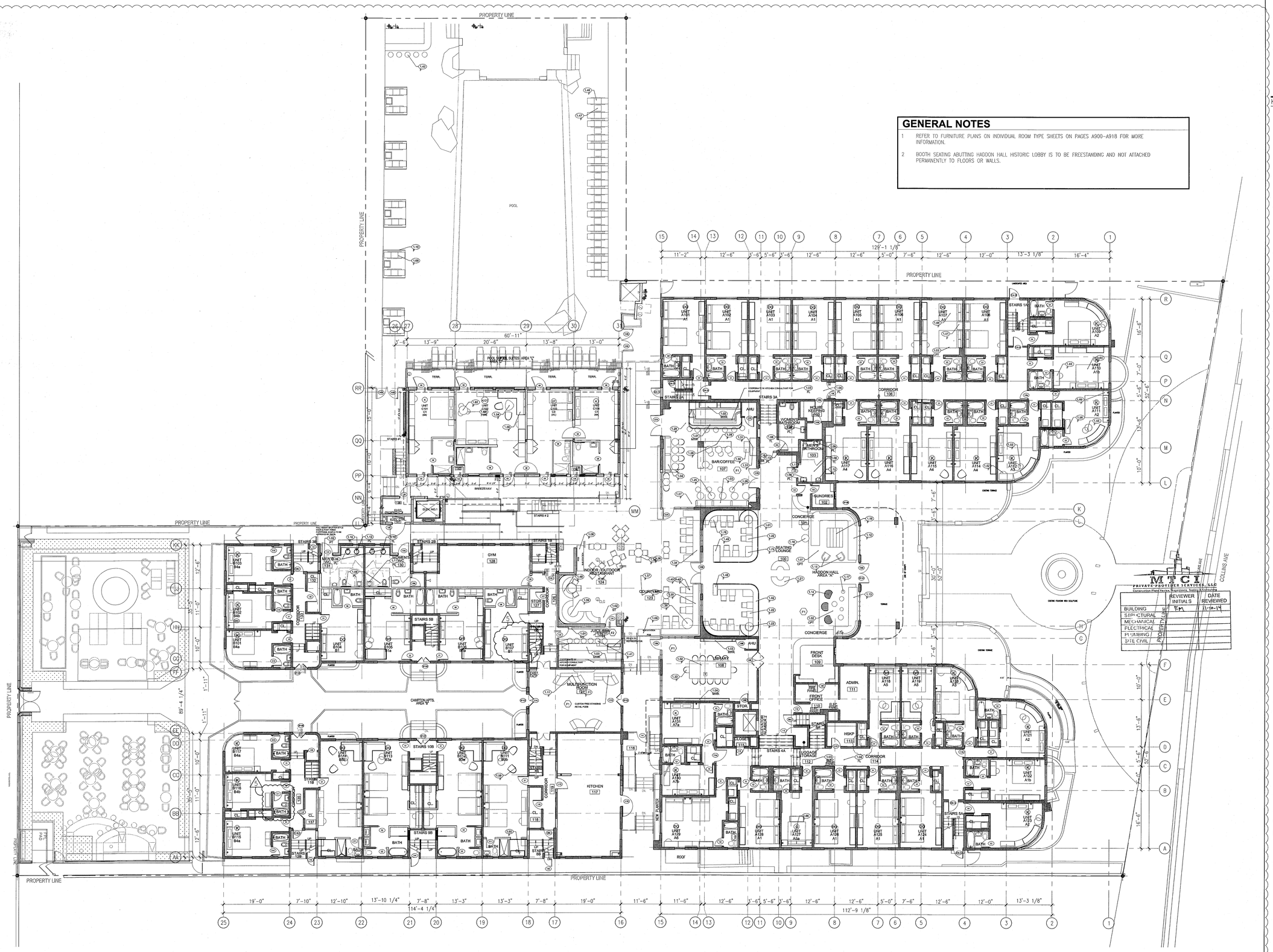
HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

GENERAL NOTES

1. REFER TO FURNITURE PLANS ON INDIVIDUAL ROOM TYPE SHEETS ON PAGES A900–A918 FOR MORE INFORMATION.
2. BOOTH SEATING ABUTTING HADDON HALL HISTORIC LOBBY IS TO BE FREESTANDING AND NOT ATTACHED PERMANENTLY TO FLOORS OR WALLS.



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

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

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
5	GUESTROOM COORDINATION	04-17-2014

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

FIRST FLOOR FURNITURE PLAN

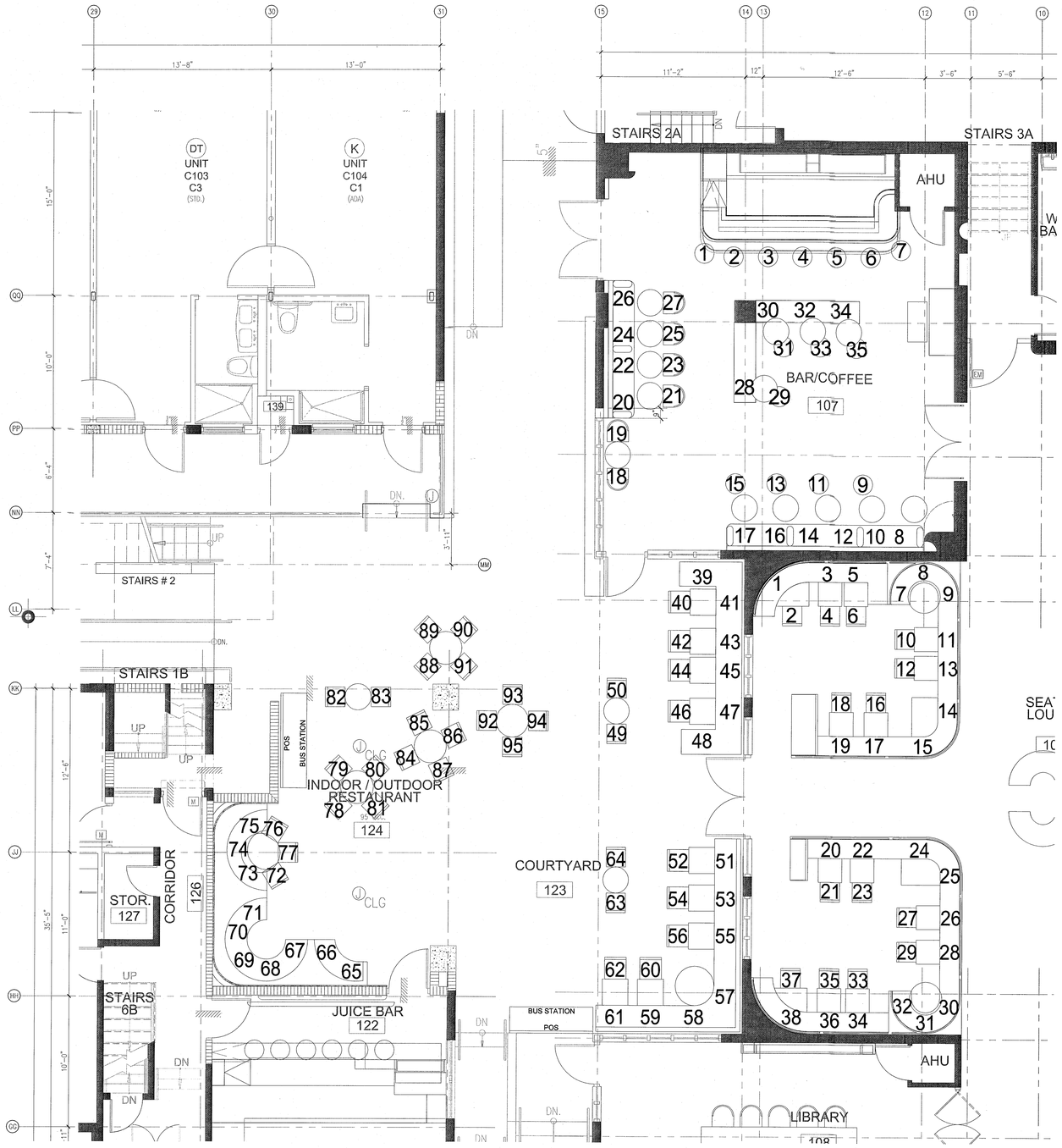
SHEET NUMBER

A721

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. REFER TO FURNITURE PLANS ON INDIVIDUAL ROOM TYPE SHEETS ON PAGES A900–A918 FOR MORE INFORMATION.
2. BOOTH SEATING ABUTTING HADDON HALL HISTORIC LOBBY IS TO BE FREESTANDING AND NOT ATTACHED PERMANENTLY TO FLOORS OR WALLS.



1 ENLARGED FIRST FLOOR BAR AND RESTAURANT SEATING COUNT
SCALE: 1/4" = 1'-0"

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED FIRST FLOOR FURNITURE PLAN

SHEET NUMBER

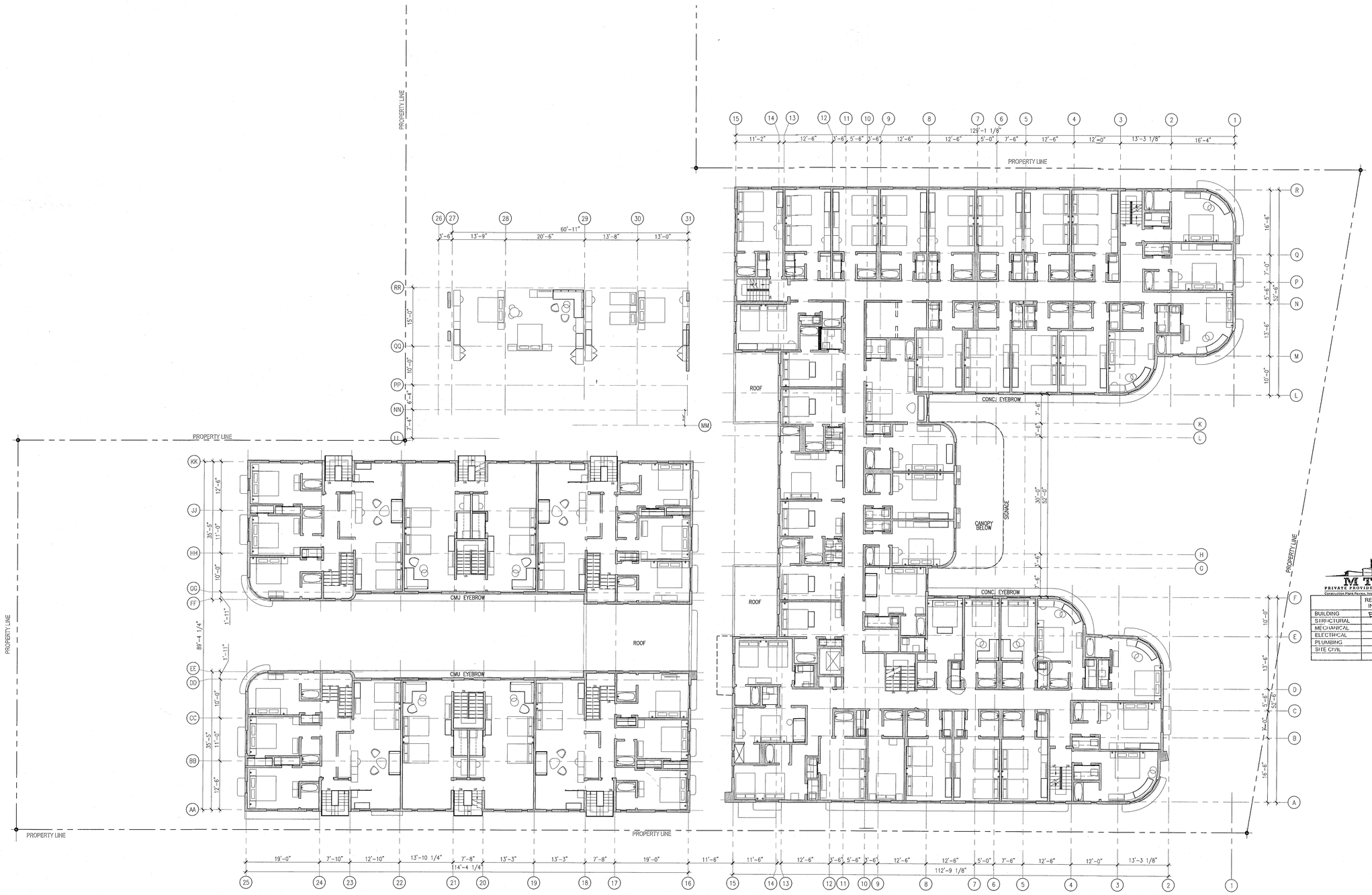
A721a

APPROVED MIAMI BEACH FIRE DEPARTMENT

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. REFER TO FURNITURE PLANS ON INDIVIDUAL ROOM TYPE SHEETS ON PAGES A900–A918 FOR MORE INFORMATION.
2. BOOTH SEATING ABUTTING HADDON HALL HISTORIC LOBBY IS TO BE FREESTANDING AND NOT ATTACHED PERMANENTLY TO FLOORS OR WALLS.



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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
5	GUESTROOM COORDINATION	04-17-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

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

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

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

SECOND FLOOR FURNITURE PLAN

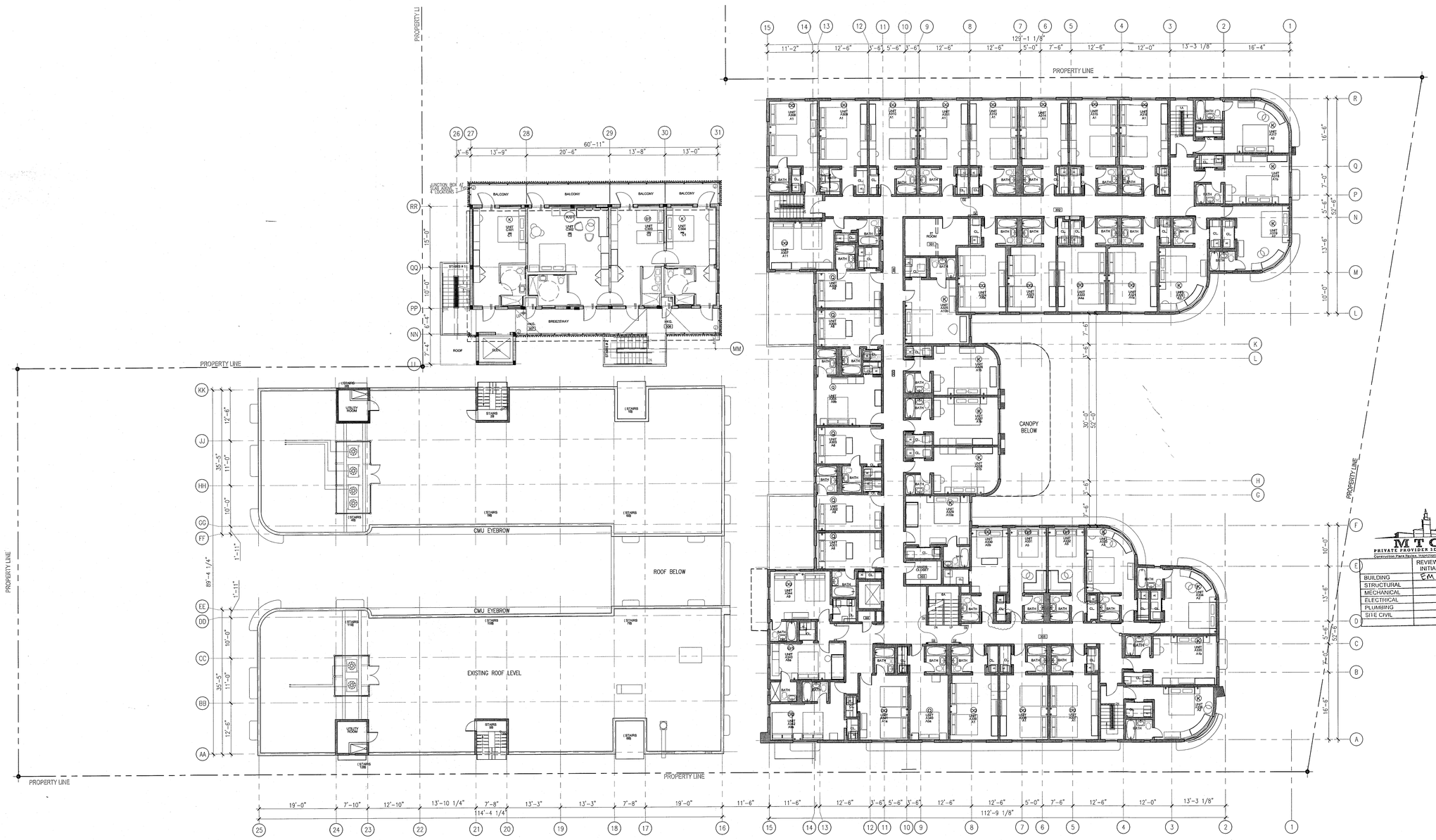
SHEET NUMBER

A722

COPYRIGHT ADD INC 2011

GENERAL NOTES

1. REFER TO FURNITURE PLANS ON INDIVIDUAL ROOM TYPE SHEETS ON PAGES A900-A918 FOR MORE INFORMATION.
2. BOOTH SEATING ABUTTING HADDON HALL HISTORIC LOBBY IS TO BE FREESTANDING AND NOT ATTACHED PERMANENTLY TO FLOORS OR WALLS.



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

APPROVED MIAMI BEACH FIRE DEPARTMENT 5

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
5	GUESTROOM COORDINATION	04-17-2014

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

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

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

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

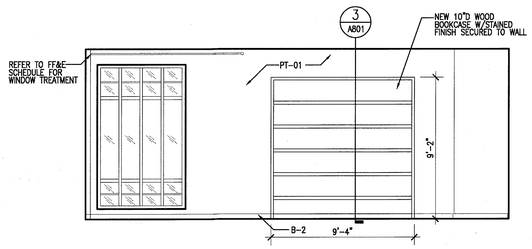
SHEET TITLE

THIRD FLOOR FURNITURE PLAN

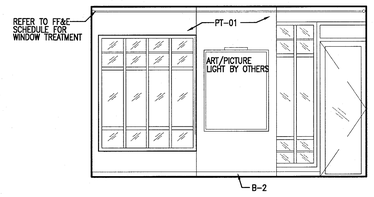
SHEET NUMBER

A723

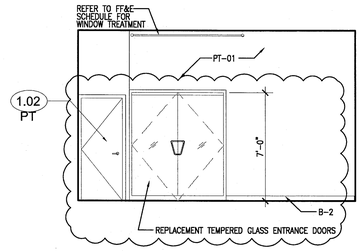
COPYRIGHT ADD INC 2011



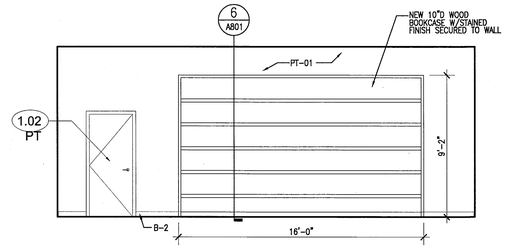
9 LIBRARY NORTH ELEVATION
SCALE: 1/4" = 1'-0"



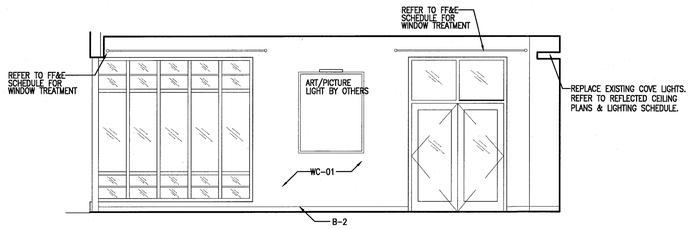
12 LIBRARY WEST ELEVATION
SCALE: 1/4" = 1'-0"



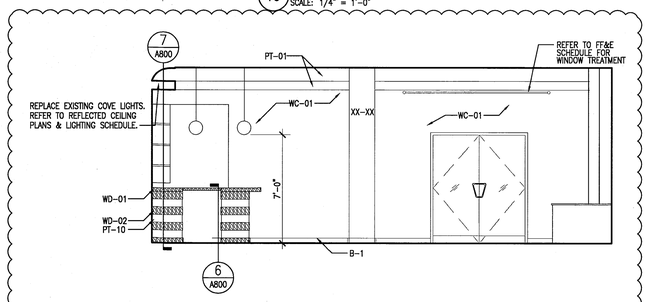
11 LIBRARY EAST ELEVATION
SCALE: 1/4" = 1'-0"



10 LIBRARY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

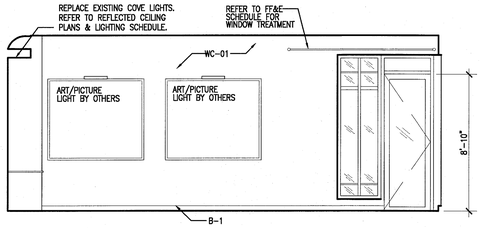


8 LOBBY BAR WEST ELEVATION
SCALE: 1/4" = 1'-0"

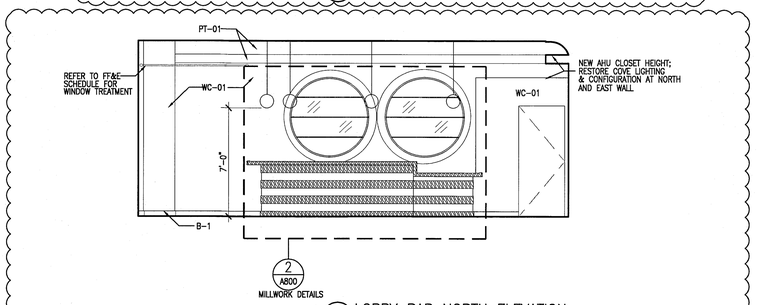


7 LOBBY BAR EAST ELEVATION
SCALE: 1/4" = 1'-0"

1

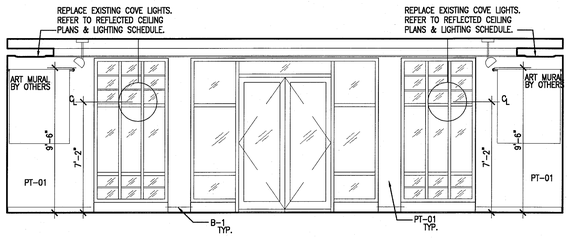


6 LOBBY BAR SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

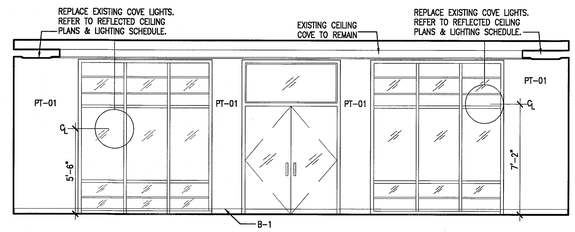


5 LOBBY BAR NORTH ELEVATION
SCALE: 1/4" = 1'-0"

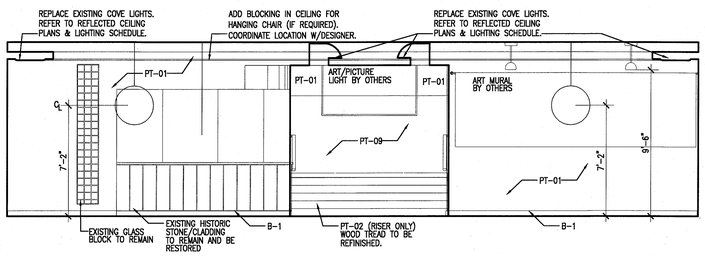
1



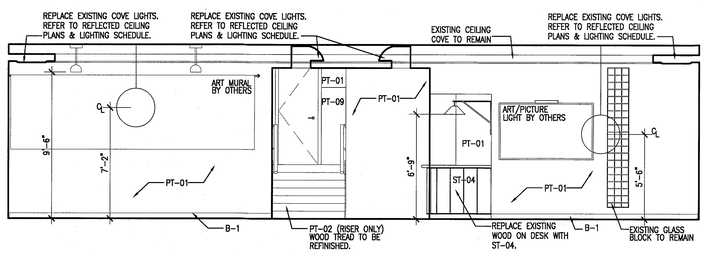
4 LOBBY WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 LOBBY EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 LOBBY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 LOBBY NORTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

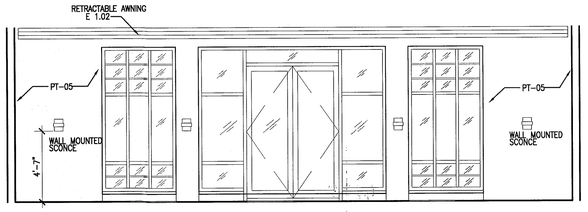
SHEET TITLE

INTERIOR ELEVATIONS PUBLIC AREAS

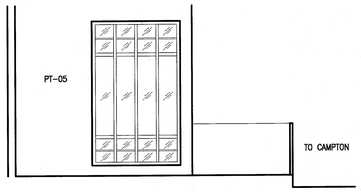
SHEET NUMBER

A731

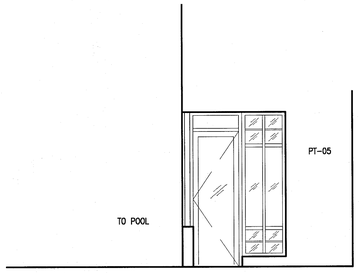
COPYRIGHT ADD INC 2011



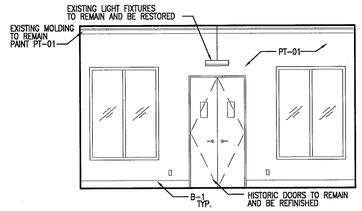
15 OUTDOOR RESTAURANT EAST ELEVATION
SCALE: 1/4" = 1'-0"



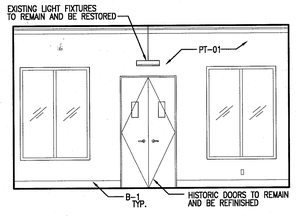
14 OUTDOOR RESTAURANT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



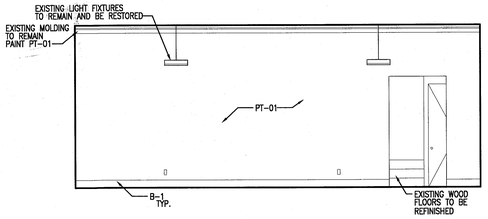
13 OUTDOOR RESTAURANT NORTH ELEVATION
SCALE: 1/4" = 1'-0"



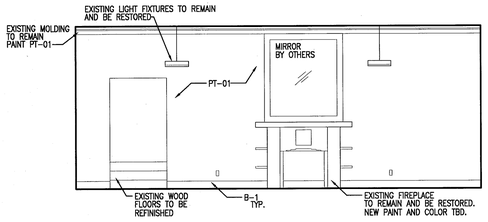
12 SHOP/MULTIFUNCTION WEST ELEVATION
SCALE: 1/4" = 1'-0"



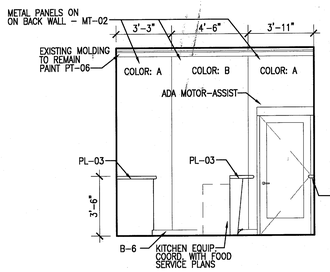
11 SHOP/MULTIFUNCTION EAST ELEVATION
SCALE: 1/4" = 1'-0"



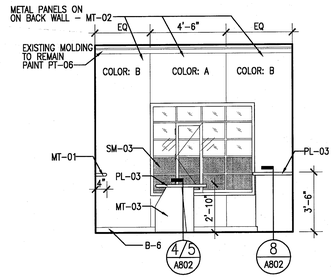
10 SHOP/MULTIFUNCTION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



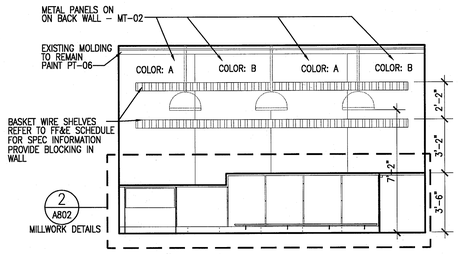
9 SHOP/MULTIFUNCTION NORTH ELEVATION
SCALE: 1/4" = 1'-0"



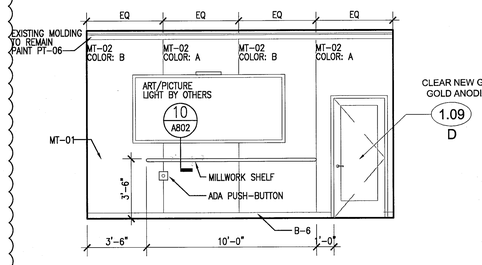
8 JUICE BAR WEST ELEVATION
SCALE: 1/4" = 1'-0"



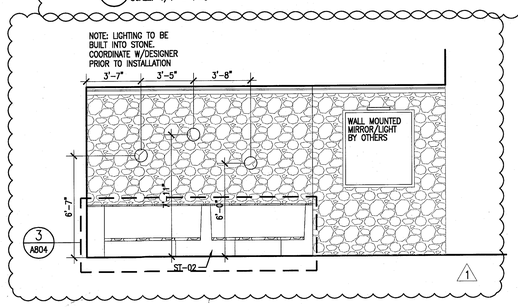
7 JUICE BAR EAST ELEVATION
SCALE: 1/4" = 1'-0"



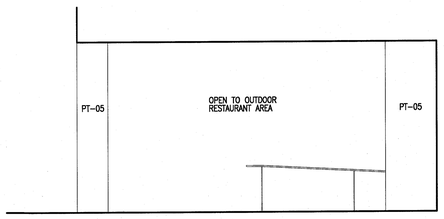
6 JUICE BAR SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



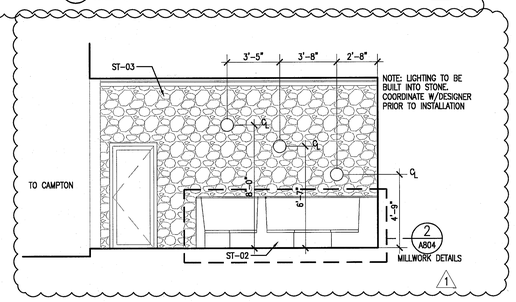
5 JUICE BAR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



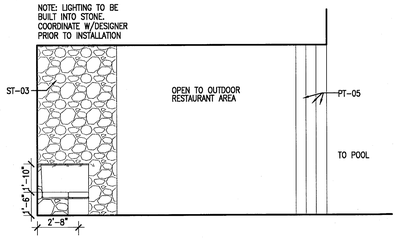
4 TERRACE WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 TERRACE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 TERRACE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 TERRACE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

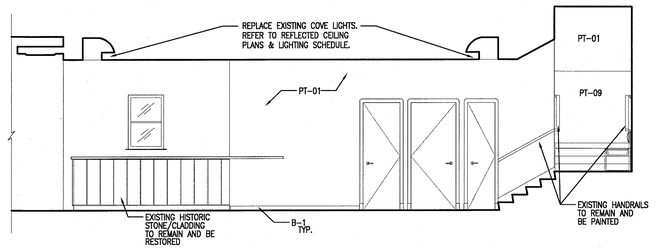
SHEET TITLE

INTERIOR ELEVATIONS PUBLIC AREAS

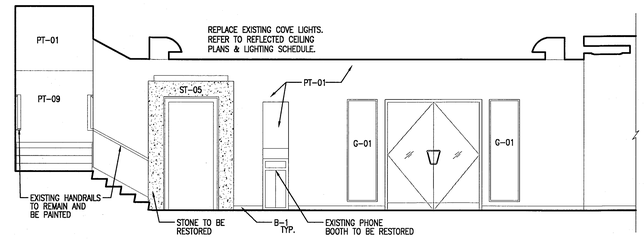
SHEET NUMBER

A732

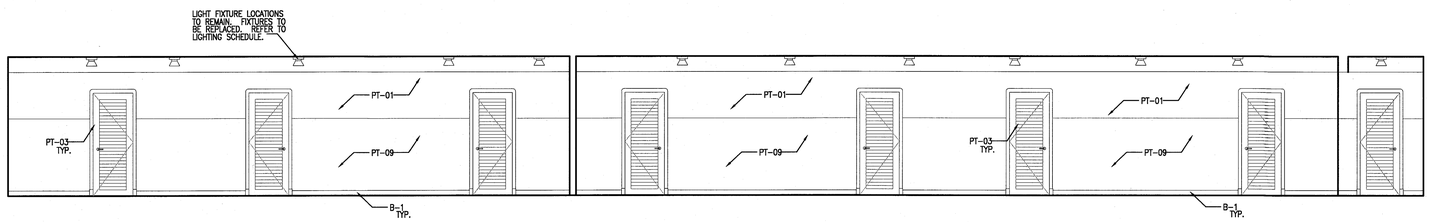
COPYRIGHT ADD INC 2011



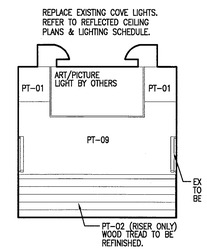
12 SOUTH SIDE LOBBY EAST ELEVATION
SCALE: 1/4" = 1'-0"



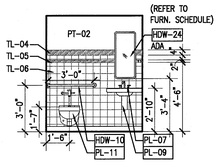
11 SOUTH SIDE LOBBY – WEST ELEVATION
SCALE: 1/4" = 1'-0"



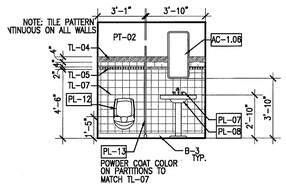
10 HADDON HALL TYPICAL CORRIDOR ELEVATION
SCALE: 1/4" = 1'-0"



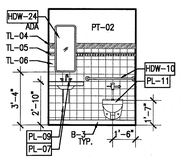
9 SOUTH SIDE LOBBY – SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



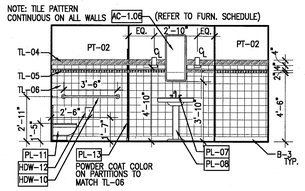
8 MEN'S RESTROOM NORTH ELEVATION
SCALE: 1/4" = 1'-0"



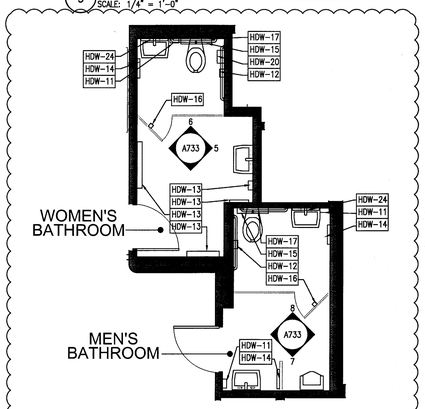
7 MEN'S RESTROOM SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



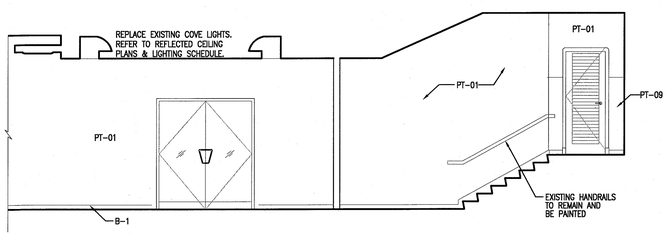
6 WOMEN'S RESTROOM NORTH ELEVATION
SCALE: 1/4" = 1'-0"



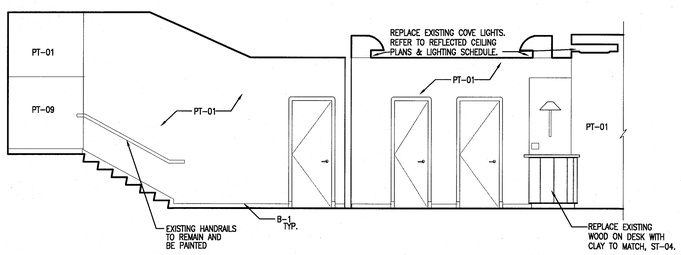
5 WOMEN'S RESTROOM EAST ELEVATION
SCALE: 1/4" = 1'-0"



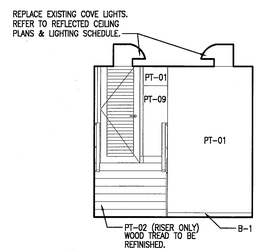
4 ENLARGED PUBLIC RESTROOM PLAN
SCALE: 1/4" = 1'-0"



3 NORTH SIDE LOBBY WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH SIDE LOBBY – EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH SIDE LOBBY – NORTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

S-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

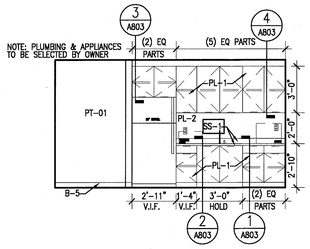
SHEET TITLE

INTERIOR ELEVATIONS PUBLIC AREAS

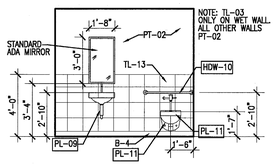
SHEET NUMBER

A733

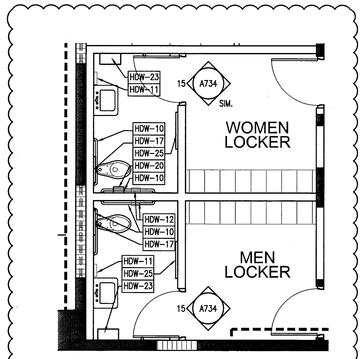
COPYRIGHT ADD INC 2011



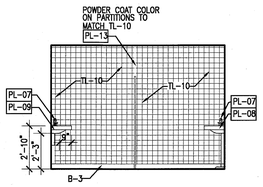
16 BREAK ROOM – BOH
SCALE: 1/4" = 1'-0"



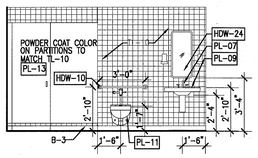
15 MEN RESTROOM – BOH (WOMEN, SIM.)
SCALE: 1/4" = 1'-0"



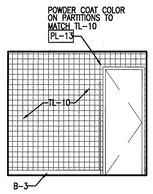
14 ENLARGED BOH RESTROOM PLAN
SCALE: 1/4" = 1'-0"



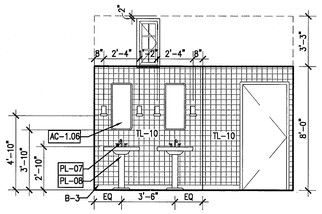
13 WOMEN'S POOL RESTROOM – WEST
SCALE: 1/4" = 1'-0"



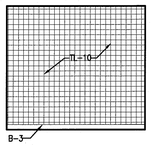
12 WOMEN'S POOL RESTROOM – SOUTH
SCALE: 1/4" = 1'-0"



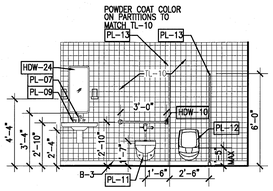
11 WOMEN'S POOL RESTROOM – EAST
SCALE: 1/4" = 1'-0"



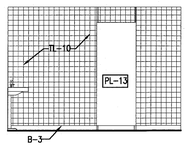
10 WOMEN'S POOL RESTROOM – NORTH
SCALE: 1/4" = 1'-0"



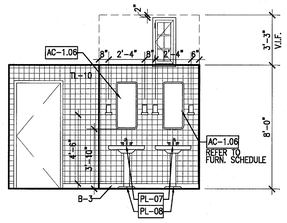
9 MEN'S POOL RESTROOM – WEST
SCALE: 1/4" = 1'-0"



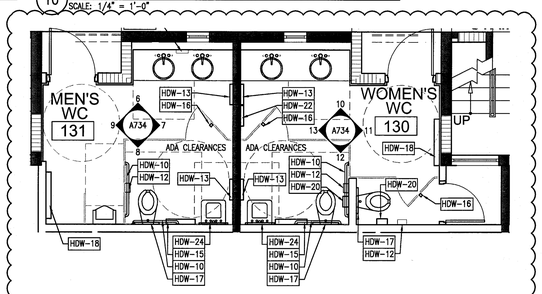
8 MEN'S POOL RESTROOM – SOUTH
SCALE: 1/4" = 1'-0"



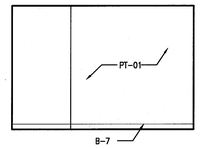
7 MEN'S POOL RESTROOM – EAST
SCALE: 1/4" = 1'-0"



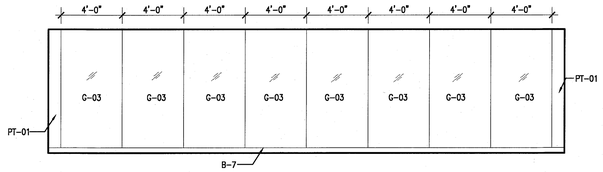
6 MEN'S POOL RESTROOM – NORTH
SCALE: 1/4" = 1'-0"



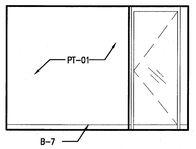
5 ENLARGED POOL RESTROOM PLAN
SCALE: 1/4" = 1'-0"



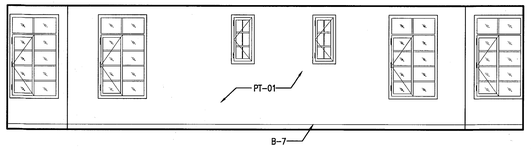
4 GYM – WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 GYM – SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GYM – EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 GYM – NORTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	1-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

SEAL
5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

INTERIOR ELEVATIONS PUBLIC AREAS

SHEET NUMBER

A734

COPYRIGHT ADD INC 2011

PLUMBING

PL 1.01		SHOWER HEAD AND TRIM	KOHLER	BANCROFT # K-T10581-4-CP, POLISHED CHROME	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	GUESTROOMS BATHROOMS	N/A				SAMPLE
PL 1.02A		TOILET	KOHLER	WELLCOMME # K-4350, VITREOUS CHINA, WHITE	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES. REFER TO PL 1.11C FOR FLUSHOMETER	GUESTROOMS BATHROOMS	N/A				SAMPLE
PL 1.02B		TOILET SEAT	KOHLER	LUSTRA # K-4652-A, ANTIMICROBIAL AGENT. WHITE.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	GUESTROOMS BATHROOMS	N/A				SAMPLE
PL 1.03		SINK	BARCLAY	STANFORD 460 PEDESTAL LAVATORY. #3-871WH. 1 HOLE. WHITE. 18"WX 15"D 34.25"H	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	GUESTROOMS BATHROOMS	N/A				SAMPLE
PL 1.04		SINK	BARCLAY	STANFORD 550 PEDESTAL LAVATORY. #3-868WH. 8" CENTER HOLES. WHITE. 21.74"WX 17"D 35.5"H	2 PER ROOM. CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	GUESTROOM BATHROOM IN ROOM	N/A				SAMPLE
PL 1.05		LARGE SINK	BARCLAY	STANFORD 660 PEDESTAL LAVATORY. #3-848WH. 8" CENTER HOLE. WHITE. 26"W X 20.5"D X	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	SUITE BATHROOM	N/A				SAMPLE
PL 1.06		BATH TUB	RANDOLPH MORRIS	RANDOLPH MORRIS 60" CAST IRON DOUBLE ENDED PEDESTAL TUB. NO DRILLINGS. WHITE.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	SUITE BATHROOM	N/A				SAMPLE
PL 1.07		FAUCET	KOHLER	BANCROFT WIDESPREAD K-10577-4-CP. 8" CENTER HOLES, POLISHED CHROME. (FOR USE ON SINK PL 1.05	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL GUESTROOMS AND	N/A				SAMPLE
PL 1.08		SINK	DEMOLITION DEPOT OR EQUAL	VINTAGE, SIZE 28"' x 22" OR SMALLER, WHITE	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS	N/A				SAMPLE
PL 1.09		ADA SINK	KOHLER	PINOIR #K-2035-8 WALL MOUNT SINK W/ 8" CENTERS. WHITE	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS & TYPE C1K, C2K	N/A				SAMPLE
PL 1.11A		TOILET	KOHLER	HIGHCREST # K-4302 ELONGATED TOILET WITH TOP SPUD. WHITE.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL ADA & PUBLIC RESTROOMS	N/A				SAMPLE
PL 1.11B		TOILET	KOHLER	LUSTRA K-4670-C ELONGATED OPEN FRONT TOILET SEAT WITH CHECK HINGE. WHITE.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES. FOR ADA GUESTROOMS PROVIDE LUSTRA # K-4652-A, ANTIMICROBIAL AGENT.	ALL ADA & PUBLIC RESTROOMS	N/A				SAMPLE
PL 1.11C		TOILET	SLOAN	GEM-2 1.6 GPF FLUSHOMETER. MODEL# 136-1.6 EXPOSED. POLISHED CHROME.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ALL RESTROOMS	N/A				SAMPLE
PL 1.12		URINAL	KOHLER	BARDON # K-4904-ET. WHITE.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS	N/A				SAMPLE
PL 1.13		BATHROOM PARTITIONS	BRADLEY	FLOOR BRACED PARTITIONS. SERIES 500. POWDER COAT FINISH. COLOR TO MATCH TILE. SPRING LOADED HINGE. SS SURFACE MOUNTED LATCH & KEEPER.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	PUBLIC RESTROOMS	N/A				SAMPLE
PL 1.14		FAUCET	KOHLER	BANCROFT # K-10579-4-CP, POLISHED CHROM. (TO GO WITH SINK PL 1.03)	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	GUESTROOMBATHROOMS	N/A				SAMPLE
PL 1.15A		HAND SHOWER	KOHLER	BANCROFT # K-10597. POLISHED CHROME.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ADA GUESTROOM BATHROOMS	N/A				SAMPLE
PL 1.15B		METAL SHOWER HOSE	KOHLER	MASTER SHOWER # K-8593-CP POLISHED CHROME. 72" LONG.	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ADA GUESTROOM BATHROOMS	N/A				SAMPLE
PL 1.15C		HAND SHOWER BRACKET	KOHLER	BANCROFT # K-10599-CP, POLISHED CHROME	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ADA GUESTROOM BATHROOMS	N/A				SAMPLE
PL 1.16		SHOWER BENCH	BOBRICK	# B-5181 REVERSIBLE SOLID PHENOLIC FOLDING SHOWER SEAT	CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND ACCESSORIES	ADA GUESTROOM SHOWERS	N/A				SAMPLE

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

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

PERMIT SET

SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

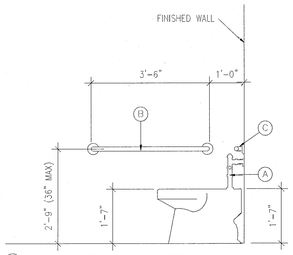
SHEET TITLE

PLUMBING SCHEDULE

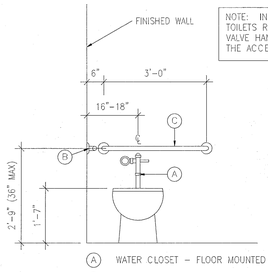
SHEET NUMBER

A735

COPYRIGHT ADD INC 2011

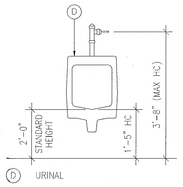


(A) WATER CLOSET – FLOOR MOUNTED
(B) GRAB BAR – 1-1/2" DIAx42" LONG
(C) GRAB BAR – 1-1/2" DIAx36" LONG

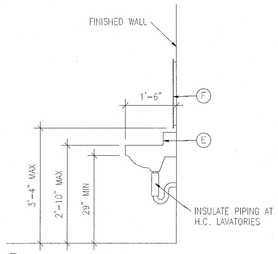


NOTE: IN ALL ADA ACCESSIBLE TOILETS ROOMS/STALLS, THE FLUSH VALVE HANDLE MUST BE LOCATED ON THE ACCESS SIDE (NOT THE WALL SIDE).

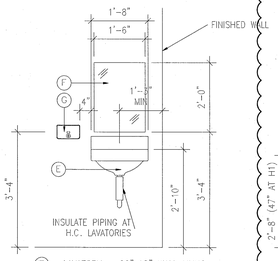
(A) WATER CLOSET – FLOOR MOUNTED
(B) GRAB BAR – 1-1/2" DIAx42" LONG
(C) GRAB BAR – 1-1/2" DIAx36" LONG



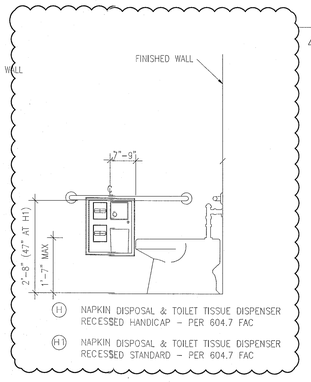
(D) URINAL



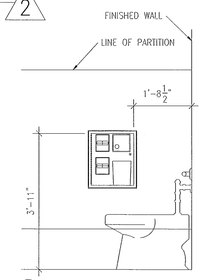
(E) LAVATORY – 20"x18" WALL HUNG
(F) MIRROR – 18"x24"



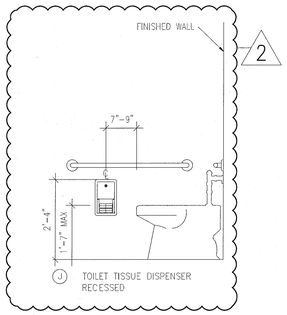
(E) LAVATORY – 20"x18" WALL HUNG
(F) MIRROR – 18"x24"
(G) SOAP DISPENSER – SURFACE MOUNTED



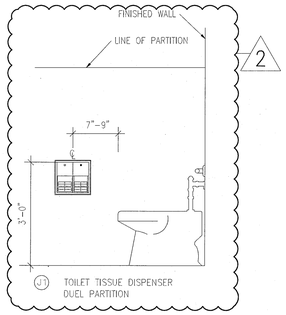
(H) NAPKIN DISPOSAL & TOILET TISSUE DISPENSER RECESSED HANDICAP – PER 604.7 FAC
(H1) NAPKIN DISPOSAL & TOILET TISSUE DISPENSER RECESSED STANDARD – PER 604.7 FAC



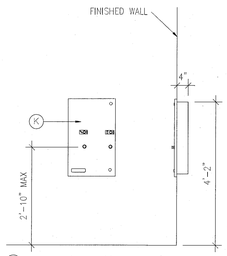
(H2) NAPKIN DISPOSAL & TOILET TISSUE DISPENSER DUEL PARTITION
(H3) NAPKIN DISPOSAL & TOILET TISSUE DISPENSER SURFACE MOUNTED



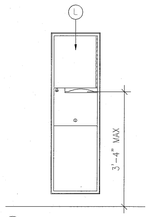
(J) TOILET TISSUE DISPENSER RECESSED



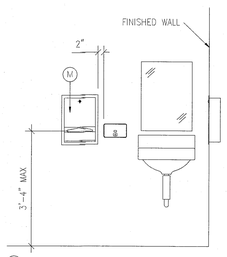
(J1) TOILET TISSUE DISPENSER DUEL PARTITION



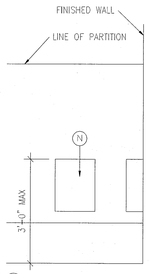
(K) FEMININE NAPKIN VENDOR – RECESSED



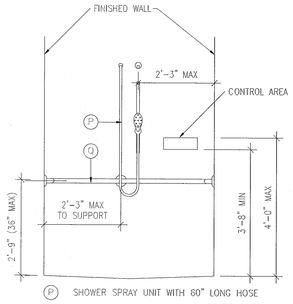
(L) TOWEL DISPENSER/WASTE RECEPTACLE



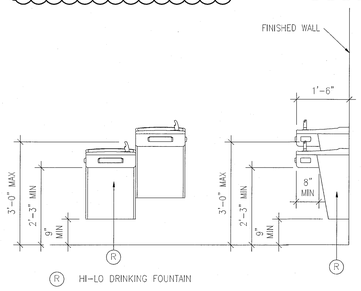
(M) TOWEL DISPENSER – RECESSED



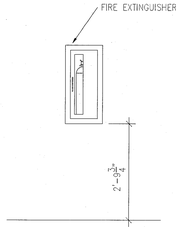
(N) WASTE RECEPTACLE – SURFACE MOUNTED



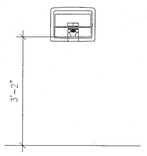
(P) SHOWER SPRAY UNIT WITH 60" LONG HOSE
(Q) GRAB BAR – 1-1/2" DIA.



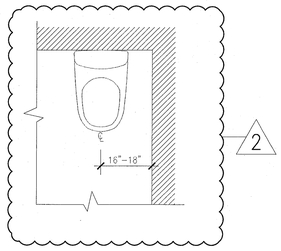
(R) HI-LO DRINKING FOUNTAIN



(S) FIRE EXTINGUISHER CABINET

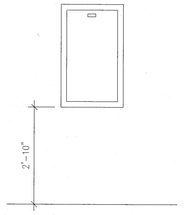


(U) WARM AIR HAND DRYER



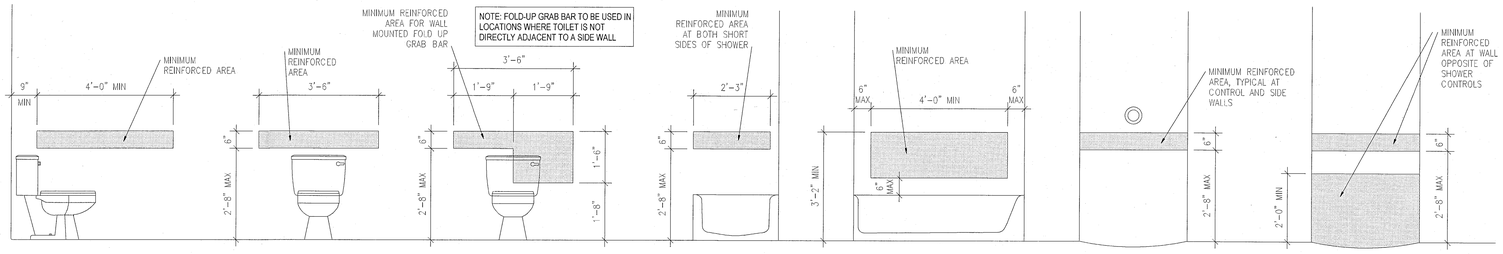
(V) PLAN WATER CLOSET LOCATION PER 604.2(A) FAC

(W) NOT USED



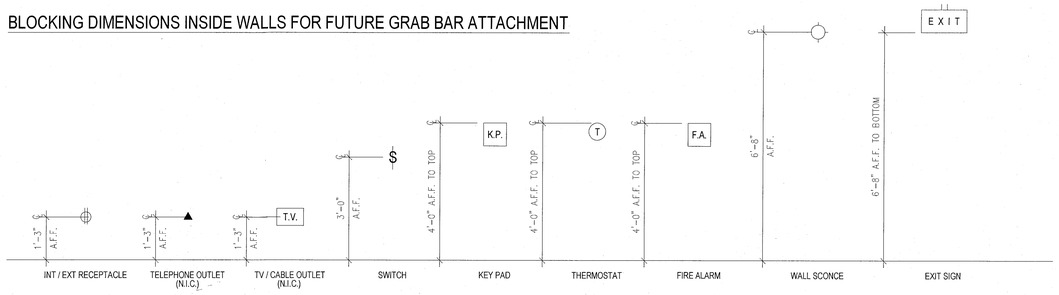
(X) BABY CHANGING TABLE

H.C. PLUMBING FIXTURE and ACCESSORY MOUNTING HEIGHTS



NOTE: FOLD-UP GRAB BAR TO BE USED IN LOCATIONS WHERE TOILET IS NOT DIRECTLY ADJACENT TO A SIDE WALL

BLOCKING DIMENSIONS INSIDE WALLS FOR FUTURE GRAB BAR ATTACHMENT



NOTE: INSIDE THE UNITS, ALL CONTROLS AND OPERATING MECHANISMS TO BE AT 48" A.F.F. MAX (44" WHEN OVER A COUNTER)

NOTE: G.C. TO SUBMIT BUILDING SIGNAGE PACKAGE (UNDER SEPARATE PERMIT) FOR ARCHITECT AND CITY OF MIAMI BEACH'S APPROVAL.

ELECTRICAL and ACCESSORY MOUNTING HEIGHTS

A.D.A. and FAIR HOUSING ACT NOTES:

1. ALL FIRST FLOOR UNITS ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH GUIDELINES OF FAIR HOUSING ACT, MARCH 6, 1991.

2. BUILDING ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE WITH NO CHANGE IN LEVEL OF MORE THAN 1/2" ALONG ROUTE AND MAXIMUM LEVEL CHANGE OF 3/4" AT SLIDING EXTERIOR DOORS ONLY.

3. ALL ENTRY DOORS IN UNITS SHALL PROVIDE A CLEAR OPENING OF 36" WIDE.

4. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS ARE TO BE LOCATED WITH OPERABLE PARTS NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FINISHED FLOOR. IF REACH IS OVER AN OBSTRUCTION, SUCH AS A CABINET, HEIGHT SHALL BE 44" FOR FORWARD APPROACH (NOTE: OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM WALL).

5. BATHROOMS SHALL BE PROVIDED WITH REINFORCEMENT IN WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILETS, TUBS, AND SHOWERS. SUCH REINFORCEMENT SHALL BE INSTALLED ACCORDING TO THE ILLUSTRATIONS SHOWN (NOTE: POWDER ROOMS IN UNITS WITH OTHER ACCESSIBLE BATHROOMS NEED NOT BE PROVIDED WITH REINFORCEMENT). PARALLEL APPROACH BY A WHEELCHAIR MUST BE PROVIDED IN FRONT OF LAVATORIES. IF PARALLEL APPROACH IS NOT POSSIBLE, LAVATORY CABINET BASE MUST BE REMOVABLE TO ALLOW FORWARD APPROACH KNEE CLEARANCE. WHERE DOOR SWINGS INTO BATHROOM THERE MUST BE A CLEAR FLOOR SPACE OF 30"x48" TO POSITION A WHEELCHAIR WITHIN BATHROOM. TOILETS SHOULD BE INSTALLED SO AS TO ALLOW A GRAB BAR TO BE INSTALLED ON ONE SIDE OF FIXTURE. REFER TO DIAGRAMS ON THIS SHEET.

6. KITCHENS SHALL BE PROVIDED WITH A CLEAR FLOOR SPACE OF 38"x48" TO ALLOW PARALLEL APPROACH TO SINK AND RANGE AND EITHER A PARALLEL OR FORWARD APPROACH TO DISHWASHER, OVEN, AND REFRIGERATOR. CLEARANCES BETWEEN COUNTERS. APPLIANCES, AND WALLS SHALL BE 40"

7. LAVATORY COUNTERTOP HEIGHT TO BE 34" A.F.F. WITH A MINIMUM CLEARANCE OF 29" A.F.F. TO THE BOTTOM OF THE APRON. ALL LAVATORIES TO HAVE SKIRTS.

8. FAUCETS TO BE LEVER OPERATED, PUSH TYPE, OR ELECTRONICALLY CONTROLLED MECHANISMS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

9. ALL ACCESSIBLE TOILET STALL DOORS MUST HAVE A SELF-CLOSING FEATURE OR PULL LATCH MOUNTED AT THE CENTER OF THE PARTITION DOOR.

10. WATER CLOSET AND URINAL FLUSH CONTROLS MUST BE 44" MINIMUM A.F.F. CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS MUST BE OPERABLE WITH ONE HAND AND MUST NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS MUST BE NO GREATER THAN 5 LBS.

11. ACCESSIBLE TOILET AND BATHROOM MUST BE IDENTIFIED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

12. SWITCHES AND THERMOSTATS SHALL BE LOCATED ADJACENT TO A WALL EDGE OR A DOOR JAMB. SWITCHES SHALL BE GANGED WHEREVER POSSIBLE.

13. BACKING FOR GRAB BARS SHALL BE 12 GAUGE STEEL AND RESIST A MAXIMUM OF 500 LBS. OF FORCE IN ANY DIRECTION.

14. ALL ACCESSIBLE FACILITIES ON THESE PLANS HAVE BEEN DESIGNED TO MEET ALL STATE, COUNTY, AND MUNICIPALITY CODES APPLICABLE.

15. IN LIEU OF THE FACT THAT ALL ACCESSIBILITY CODES CHANGE AND ARE INTERPRETED DIFFERENTLY BY AND/OR WITHIN EACH AND EVERY JURISDICTION HAVING AUTHORITY OVER THE SAME, AND THAT DESIGNING SUCH FACILITIES IS IMPOSSIBLE IN THAT THE CODES AND THEIR INTERPRETATIONS CHANGE CONSTANTLY, IT SHALL BE REQUIRED THAT THE CONTRACTOR DETERMINE, PRIOR TO CONSTRUCTION OF ACCESSIBLE FACILITES, EXACTLY WHO WILL BE THE FINAL AUTHORITY REGARDING THE DESIGN. THE CONTRACTOR SHALL REVIEW ALL ACCESSIBLE FACILITES SHOWN ON THESE PLANS WITH THE FINAL AUTHORITY AND NOTIFY THE ARCHITECT OF ANY REQUIRED CHANGES. THIS NOTIFICATION IN WRITING, SHALL HAVE THE MARK OF THE FINAL AUTHORITY INCLUDING BUT NOT LIMITED TO, NAME, TITLE, ADDRESS, PHONE NUMBER, AND SIGNATURE.

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
2	PERMIT REVIEW COMMENTS	03-14-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

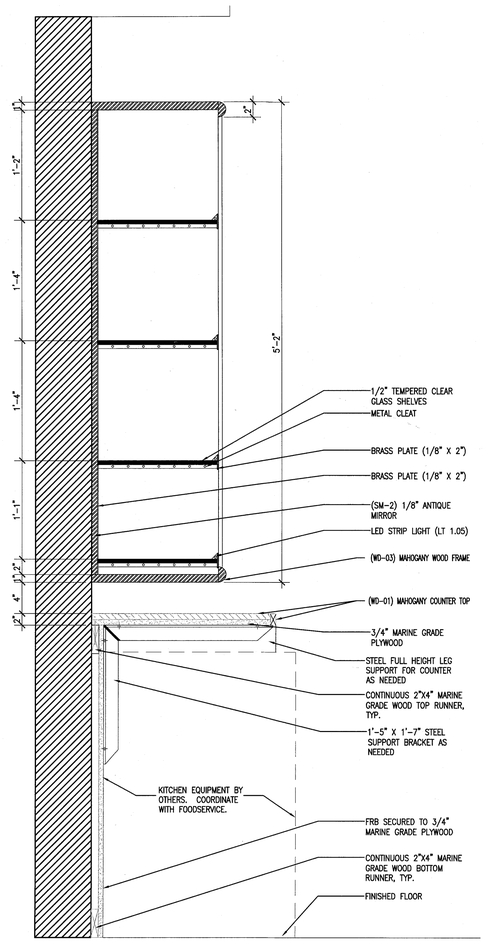
SHEET TITLE

STANDARD TOILET ROOMS ADA MOUNTING HEIGHTS

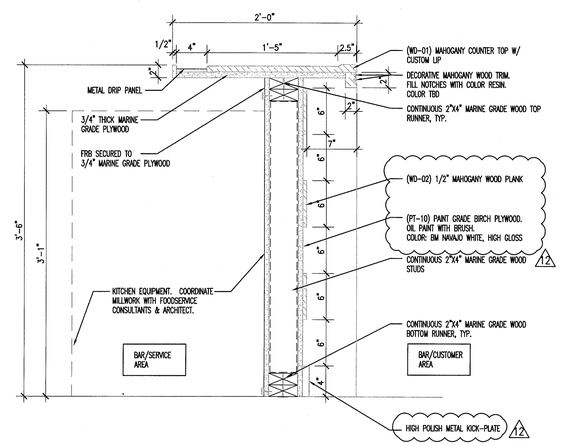
SHEET NUMBER

A-751

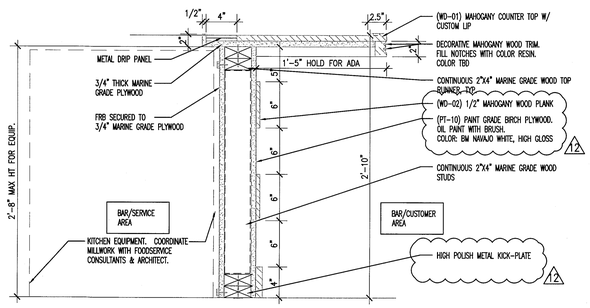
COPYRIGHT ADD INC 2011



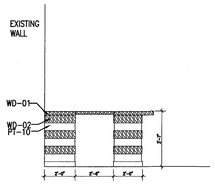
7 BAR DETAIL
SCALE: 1 1/2" = 1'-0"



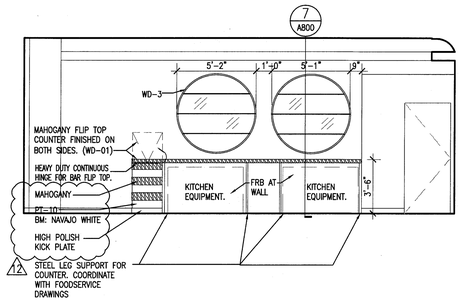
6 BAR DETAIL
SCALE: 1 1/2" = 1'-0"



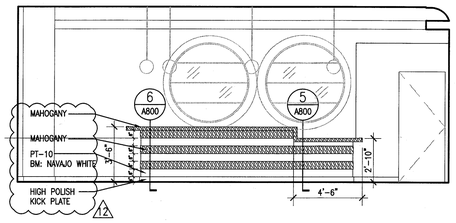
5 BAR DETAIL
SCALE: 1 1/2" = 1'-0"



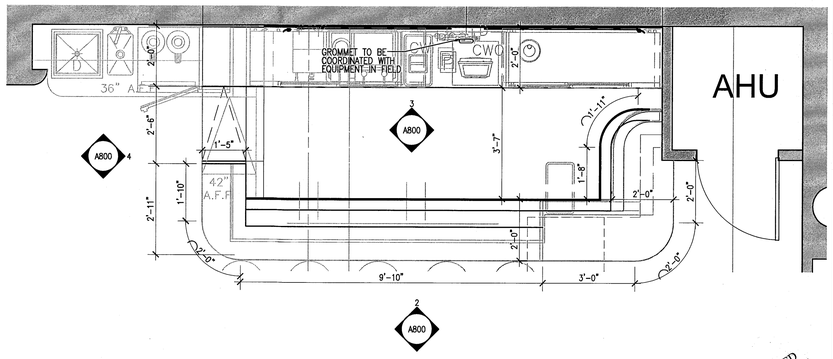
4 SIDE BAR ELEVATION
SCALE: 1/4" = 1'-0"



3 BACK BAR ELEVATION
SCALE: 1/4" = 1'-0"



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



1 BAR – PLAN VIEW
SCALE: 1/2" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

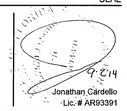
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL



ADD Inc Architecture Interiors Planning

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

Boston Miami

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

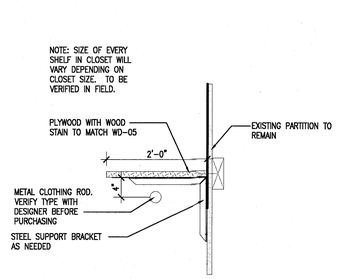
SHEET TITLE

MILLWORK DETAILS

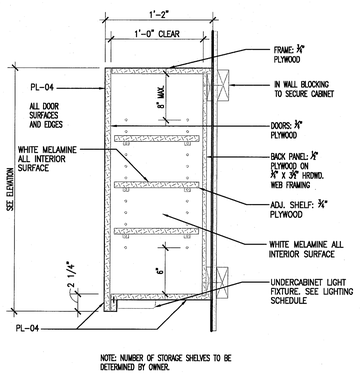
SHEET NUMBER

A-800

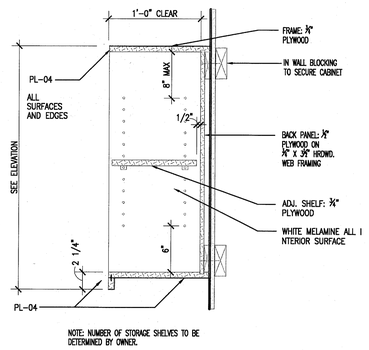
COPYRIGHT ADD INC 2011



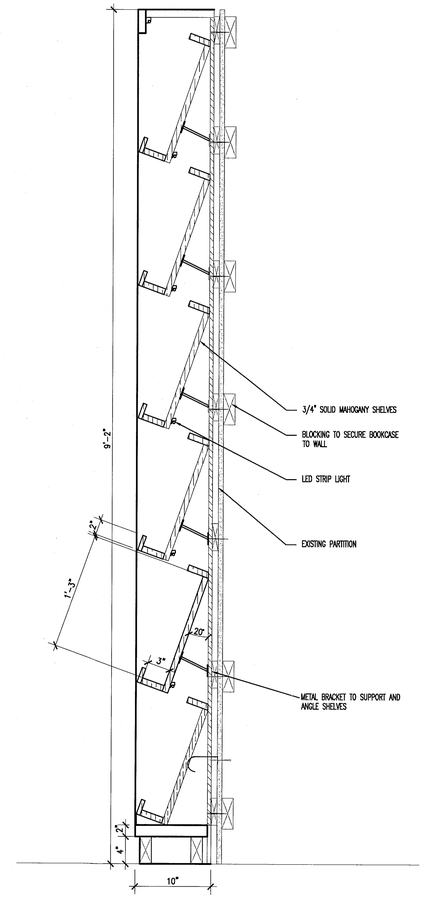
7 SHELVING IN GUESTROOM CLOSETS, TYP.
SCALE: 1 1/2" = 1'-0"



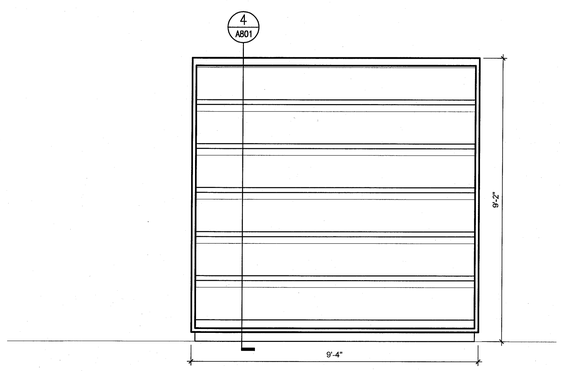
6 CONSEALED SHELVING, TYP.
SCALE: 1 1/2" = 1'-0"



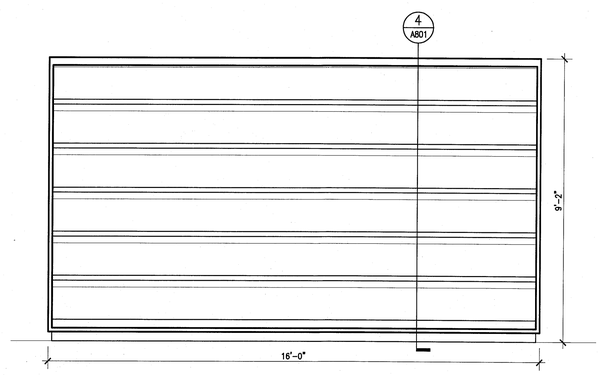
5 OPEN SHELVING, TYP.
SCALE: 1 1/2" = 1'-0"



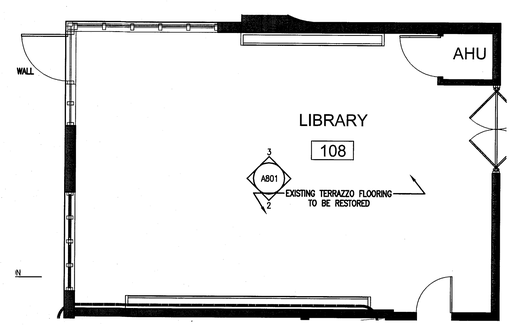
4 BOOKCASE SECTION
SCALE: 1 1/2" = 1'-0"



3 SMALL BOOKCASE ELEVATION
SCALE: 1/2" = 1'-0"



2 LARGE BOOKCASE ELEVATION
SCALE: 1/2" = 1'-0"



1 LIBRARY BOOKCASE – PLAN VIEW
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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL
5-22-14
Jonathan Cardello
Lic.# AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

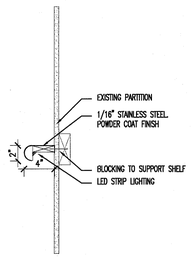
MILLWORK DETAILS

SHEET NUMBER

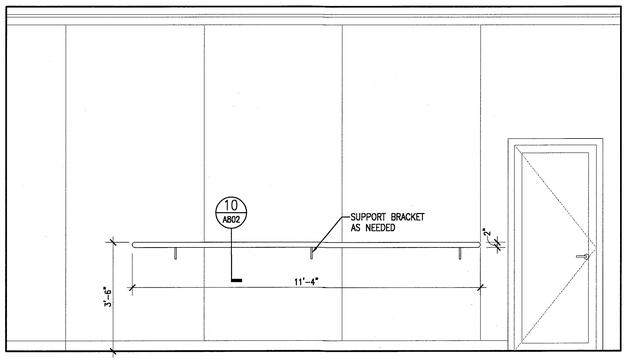
A-801

APPROVED MIAMI BEACH FIRE DEPARTMENT

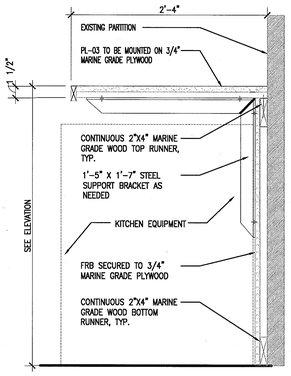
COPYRIGHT ADD INC 2011

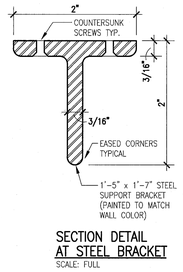


10 JUICE BAR SHELF DETAIL
SCALE: 3" = 1'-0"



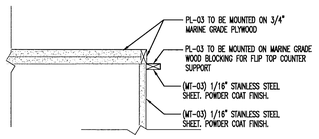
9 JUICE BAR – SHELF ELEVATION
SCALE: 1/2" = 1'-0"



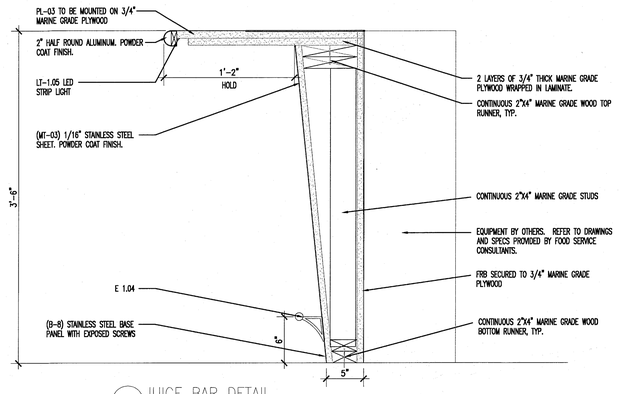


SECTION DETAIL AT STEEL BRACKET
SCALE: FULL

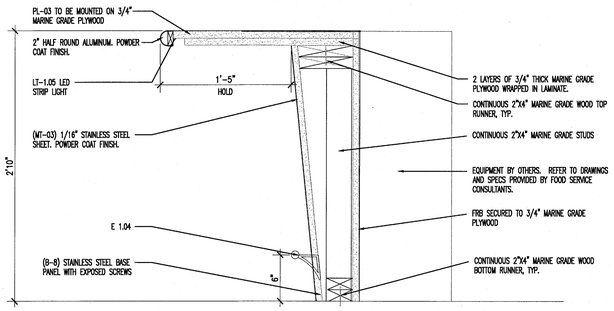
8 JUICE BAR – DETAIL
SCALE: 1 1/2" = 1'-0"



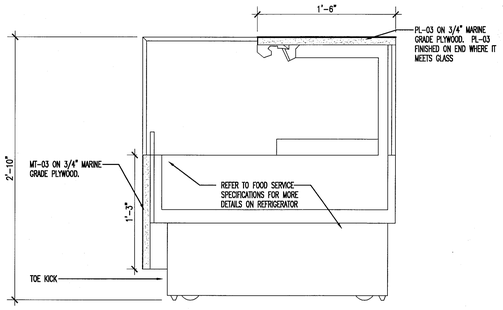
7 JUICE BAR – DETAIL
SCALE: 1 1/2" = 1'-0"



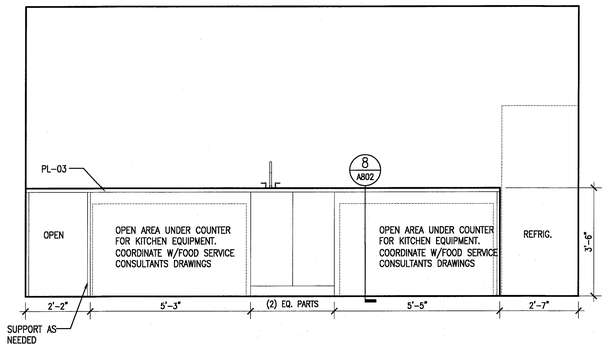
6 JUICE BAR DETAIL
SCALE: 1 1/2" = 1'-0"



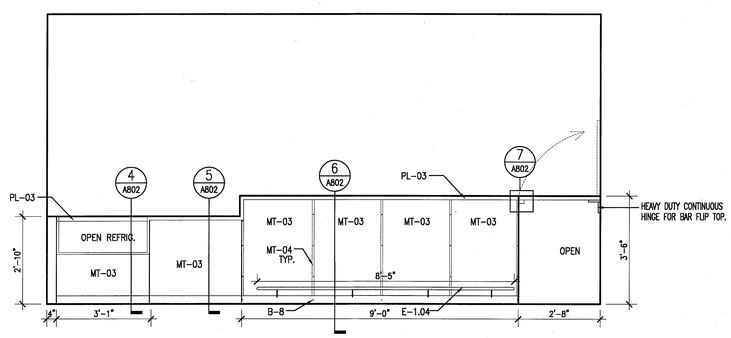
5 JUICE BAR – DETAIL
SCALE: 1 1/2" = 1'-0"



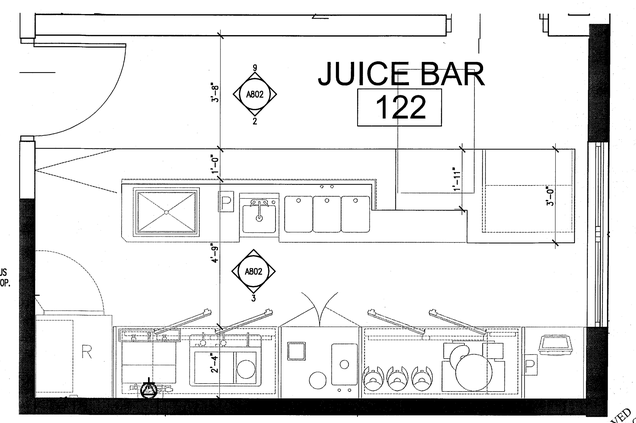
4 JUICE BAR – DETAIL
SCALE: 1 1/2" = 1'-0"



3 BACK BAR ELEVATION
SCALE: 1/2" = 1'-0"



2 FRONT BAR ELEVATION
SCALE: 1/2" = 1'-0"



1 JUICE BAR – PLAN VIEW
SCALE: 1/2" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT 3

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
3	COORDINATION	03-14-2014

MTCI PRIVATE PROVIDER SERVICES, LLC
Executive Plans Review, Inspections, Training & Consulting

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

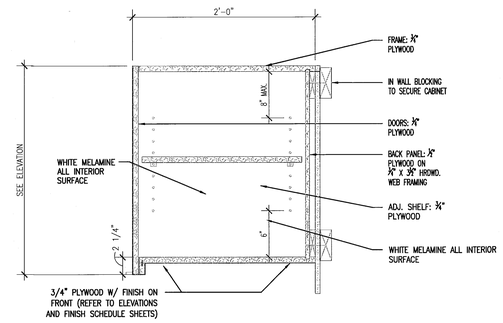
SHEET TITLE

MILLWORK DETAILS

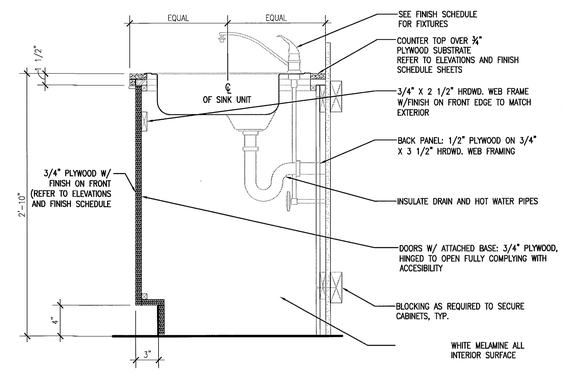
SHEET NUMBER

A802

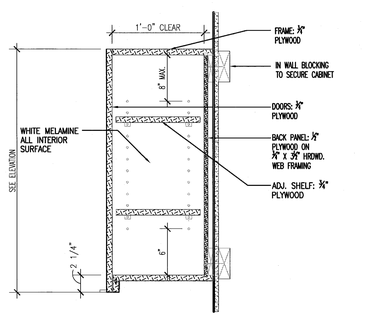
COPYRIGHT ADD INC 2011



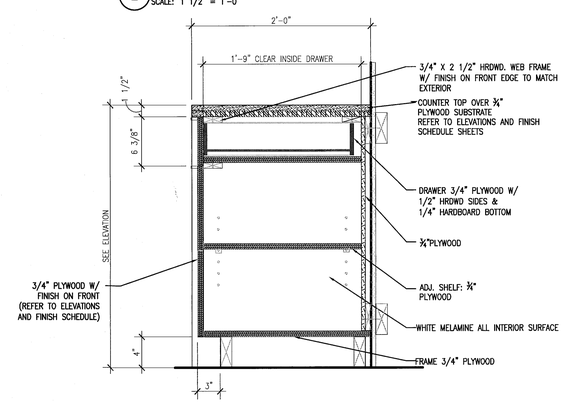
3 UPPER CABINET DETAIL
SCALE: 1 1/2" = 1'-0"



2 ACCESIBLE SINK DETAIL
SCALE: 1 1/2" = 1'-0"



4 UPPER CABINET DETAIL
SCALE: 1 1/2" = 1'-0"



1 MILLWORK CABINET DETAIL
SCALE: 1 1/2" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

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

PERMIT SET

SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

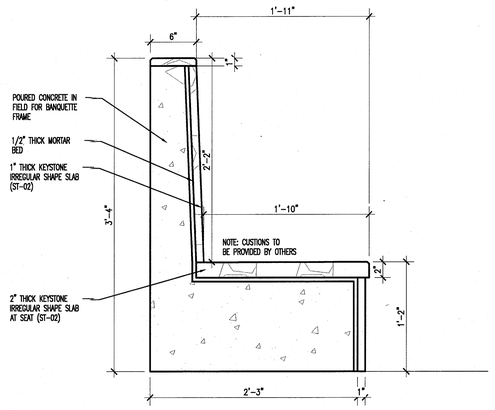
SHEET TITLE

MILLWORK DETAILS

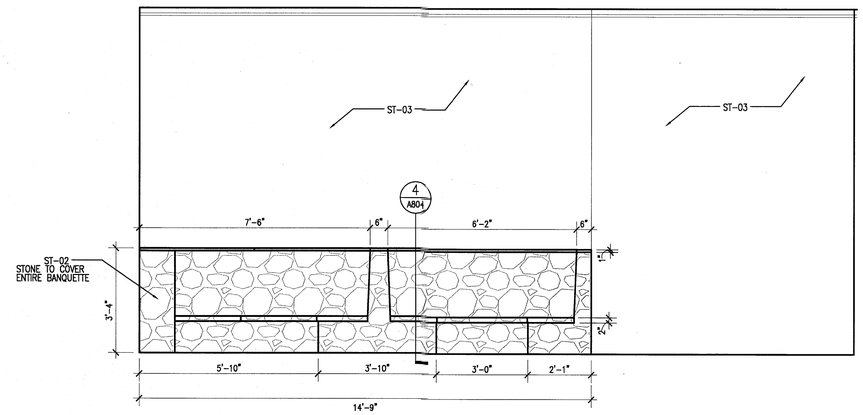
SHEET NUMBER

A-803

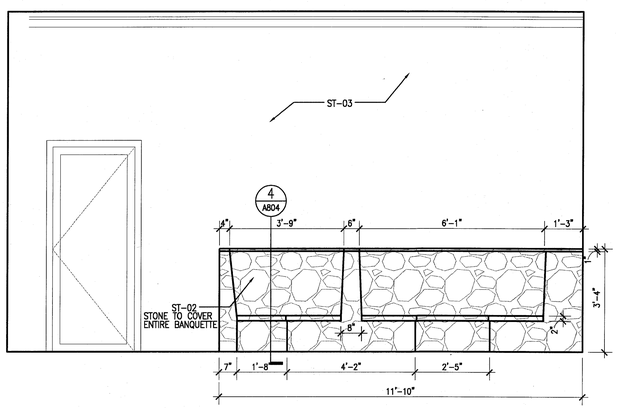
COPYRIGHT ADD INC 2011



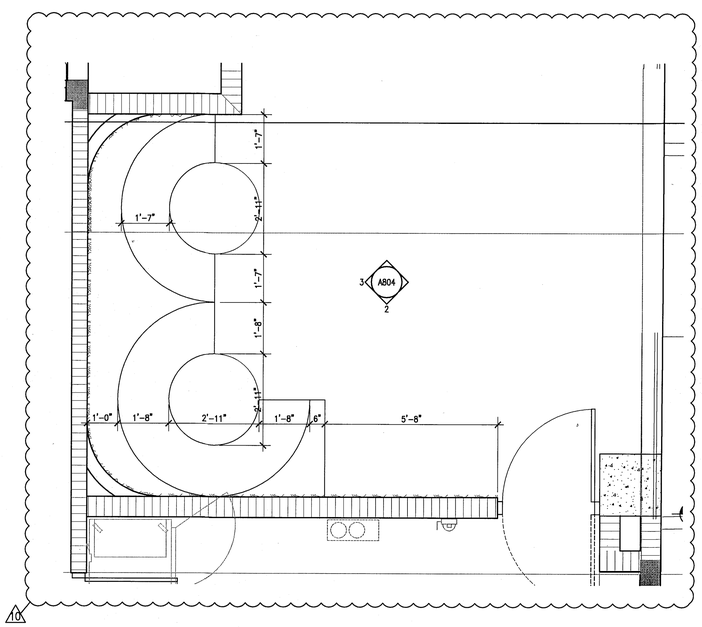
4 BANQUETTE DETAIL
SCALE: 1 1/2" = 1'-0"



3 BANQUETTE ELEVATION
SCALE: 1/2" = 1'-0"



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



10

1 RESTAURANT BUILT-IN – PLAN VIEW
SCALE: 1/2" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

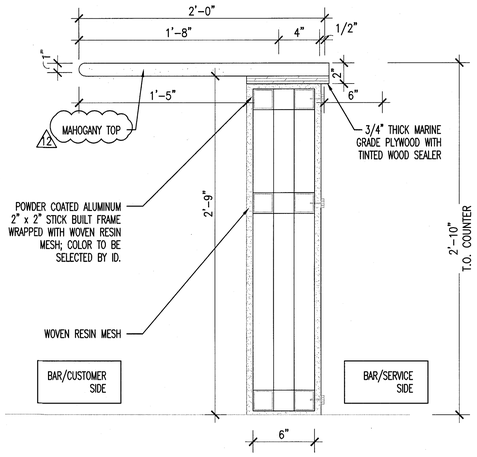
MILLWORK DETAILS

SHEET NUMBER

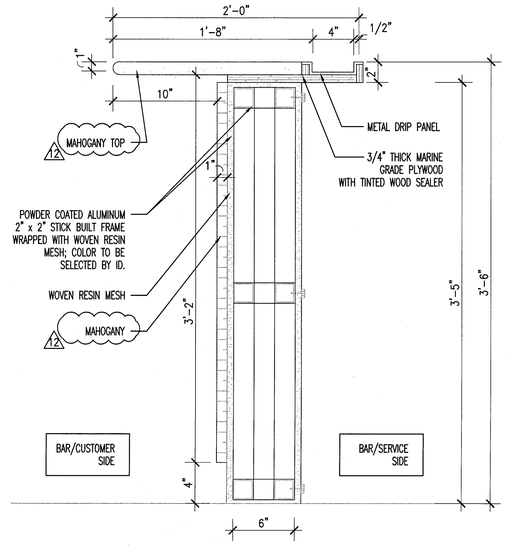
A-804

COPYRIGHT ADD INC 2011

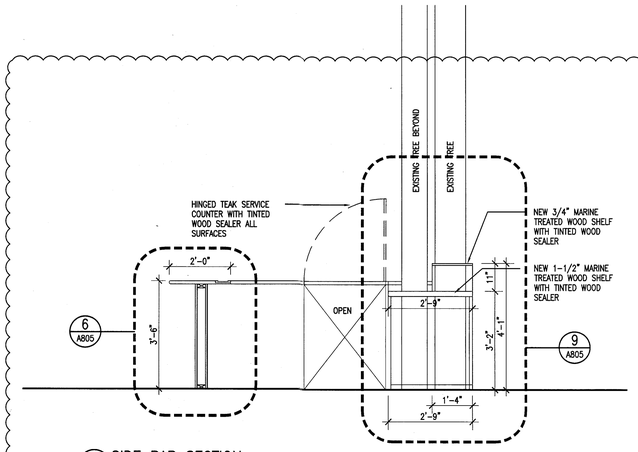
1



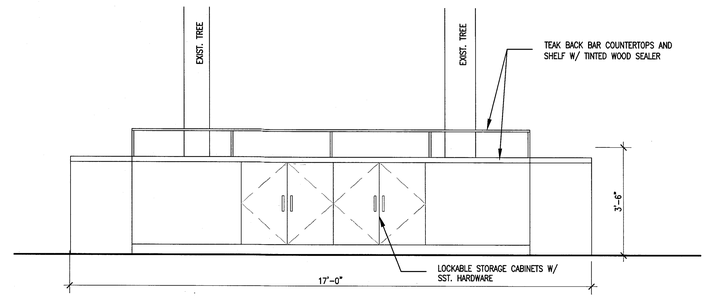
7 BAR DETAIL – ADA
SCALE: 1 1/2" = 1'-0"



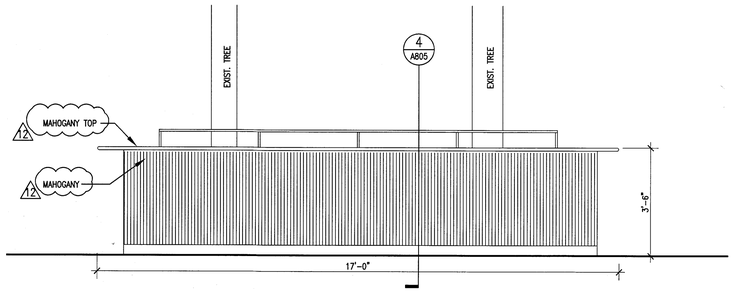
6 BAR DETAIL – STD.
SCALE: 1 1/2" = 1'-0"



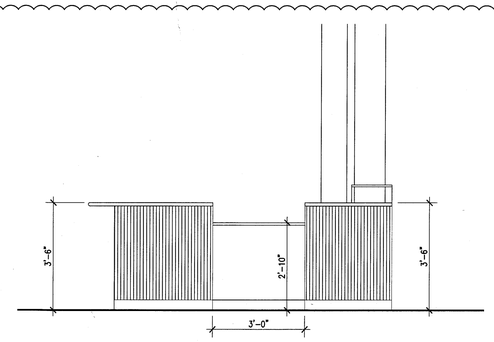
4 SIDE BAR SECTION
SCALE: 1/2" = 1'-0"



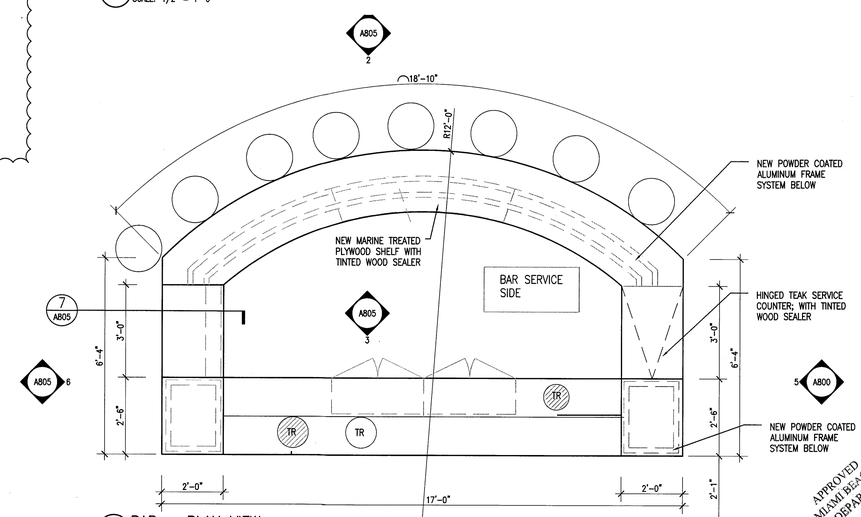
3 BACK BAR ELEVATION
SCALE: 1/2" = 1'-0"



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



5 SIDE BAR ELEVATION – ADA
SCALE: 1/2" = 1'-0"



1 BAR – PLAN VIEW
SCALE: 1/2" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

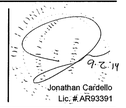
NO.	DESCRIPTION	ISSUE DATE
6	P&Z REVIEW COMMENTS	04-18-2014
1	P&Z COMMENTS	07-14-2014
2	FIRE & MTCI PERMIT COMMENTS	08-21-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL



ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

MILLWORK DETAILS - EXTERIOR

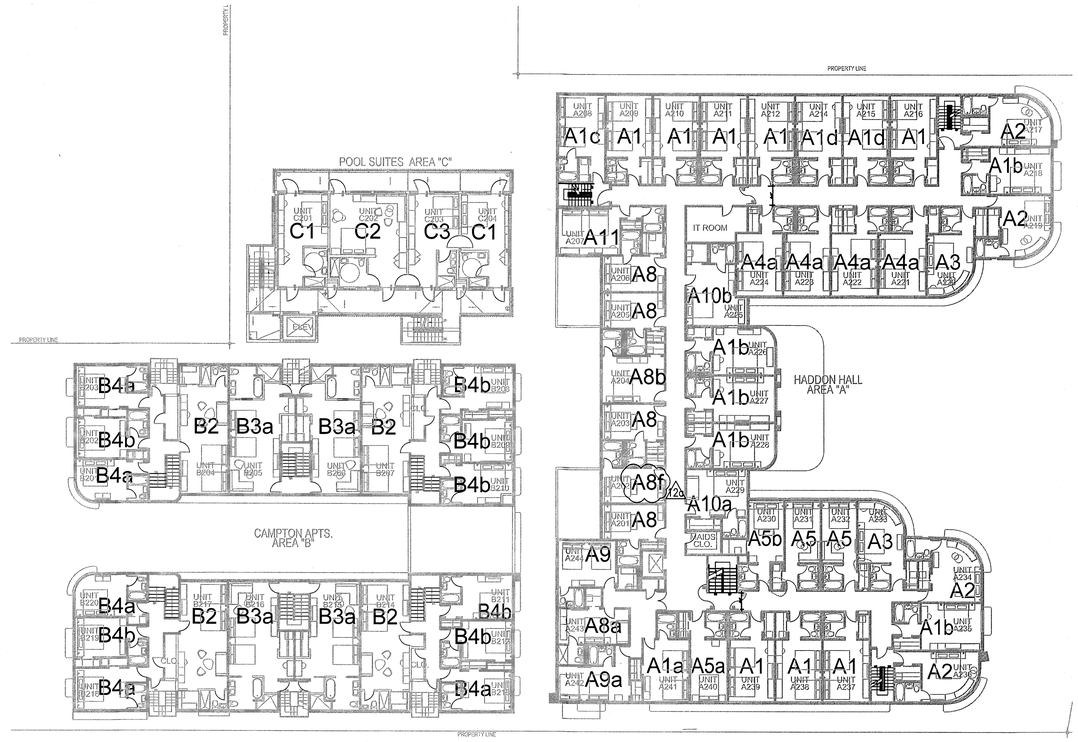
SHEET NUMBER

A805

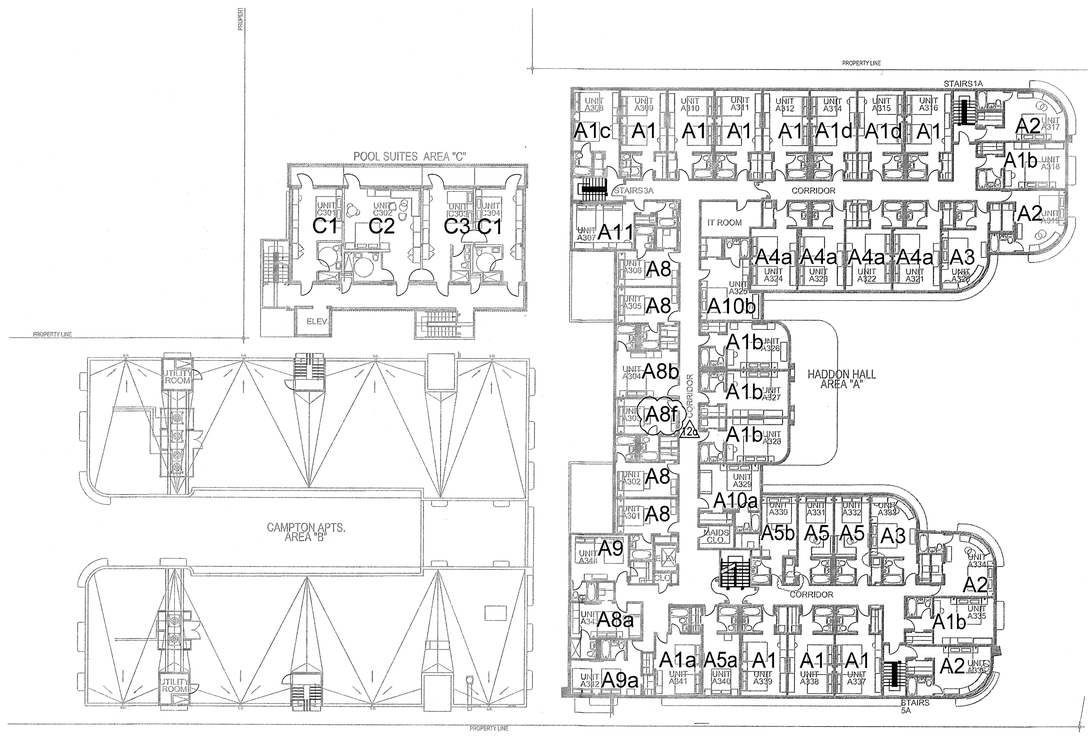
COPYRIGHT ADD INC 2011

6

1 LEVEL 1 ROOM LAYOUT PLAN
SCALE: 1/16" = 1'-0"



2 LEVEL 2 ROOM LAYOUT PLAN
SCALE: 1/16" = 1'-0"



3 LEVEL 3 ROOM LAYOUT PLAN
SCALE: 1/16" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
5	GUESTROOM COORDINATION	04-17-2014
9	KITCHEN REINFORCEMENT	05-30-2014
12A	FIRE PERMIT COMMENTS	09-29-2014

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

16-9-14
Jonathan Cardello
Lic.# AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ROOM TYPE PLAN

SHEET NUMBER

A900

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN
- OUTLET – DEDICATED TO APPLIANCE
- OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CARD READER
- THERMOSTAT
- WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- SMOKE DETECTOR
- DOOR BUZZER
- SWITCH
- SWITCH "3" – 3 WAY "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY – CEILING HEIGHT – AFF – CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- HVAC ACCESS PANEL
- REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- DETAIL REFERENCE
- FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

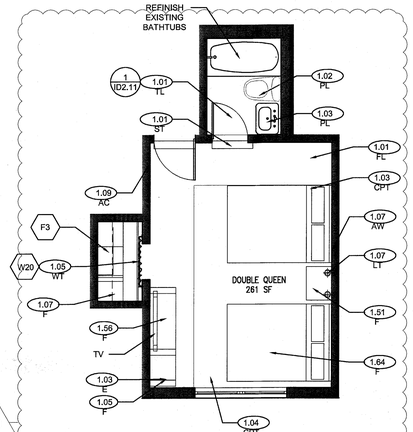
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

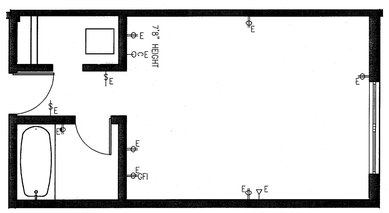
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ~~ALL EXISTING MILLWORK TO BE DEMOLISHED.~~
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

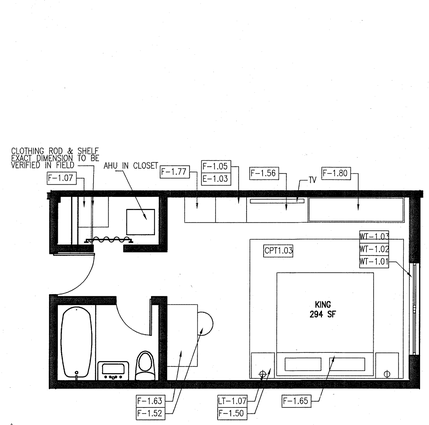
4



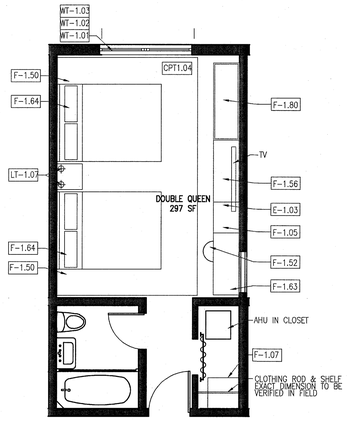
5 9 TYPE A1a FURNITURE PLAN – REF. UNIT A241
SCALE: 1/4" = 1'-0" DOUBLE QUEEN



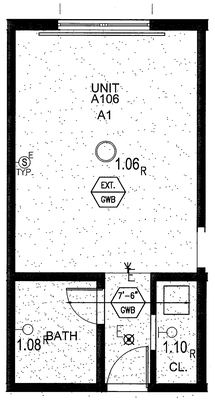
5 7 TYPE A1b POWER &S IGNAL PLAN
SCALE: 1/4" = 1'-0" REF. UNIT A 110



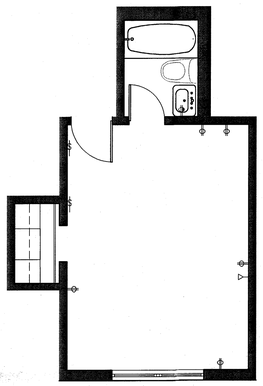
5 7 TYPE A1b FURNITURE PLAN – REF. UNIT A110
SCALE: 1/4" = 1'-0" KING



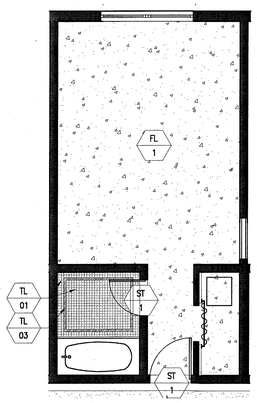
6 TYPE A1 FURNITURE PLAN – REF. UNIT A106
SCALE: 1/4" = 1'-0" DOUBLE QUEEN



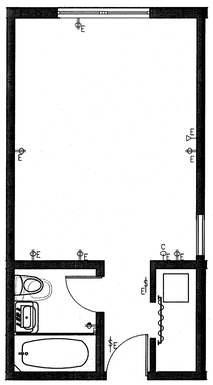
5 TYPE A1 REFLECTED CEILING PLAN – REF. UNIT A106
SCALE: 1/4" = 1'-0"



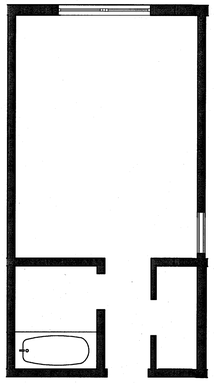
5 10 TYPE A1a POWER & SIGNAL PLAN
SCALE: 1/4" = 1'-0" REF. UNIT A241



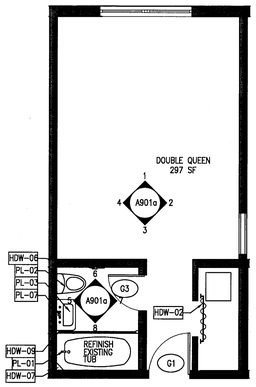
4 TYPE A1 FINISH PLAN – REF. UNIT A106
SCALE: 1/4" = 1'-0"



3 TYPE A1 POWER & SIGNAL PLAN – REF. UNIT A106
SCALE: 1/4" = 1'-0"



2 TYPE A1 DEMO PLAN – REF. UNIT A106
SCALE: 1/4" = 1'-0"

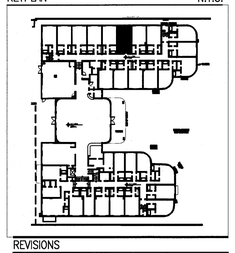


1 TYPE A1 FLOOR PLAN – REF. UNIT A106
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH BLDG DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

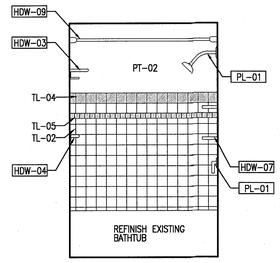
ENLARGED GUESTROOM PLANS TYPE A1, A1a, A1b

5

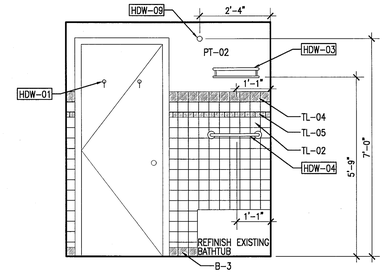
SHEET NUMBER

A901

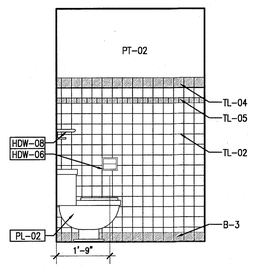
COPYRIGHT ADD INC 2011



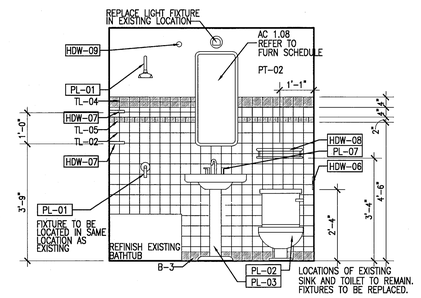
8 REFERENCE UNIT A106 – SOUTH RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



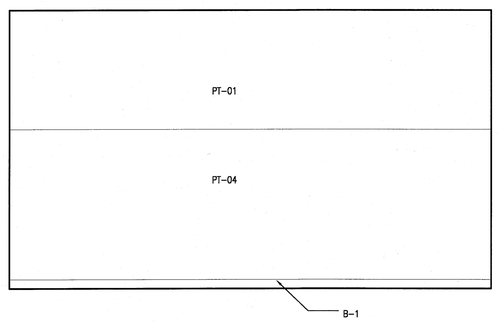
7 REFERENCE UNIT A106 – EAST RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



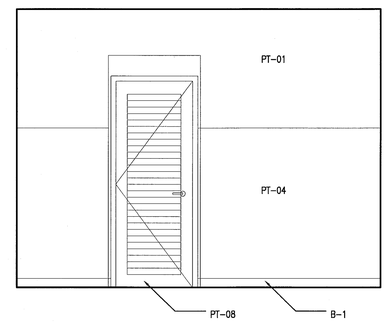
6 REFERENCE UNIT A106 – NORTH RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



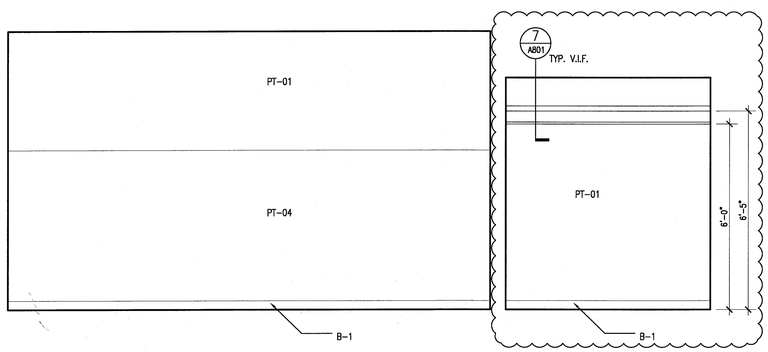
5 REFERENCE UNIT A106 – WEST RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



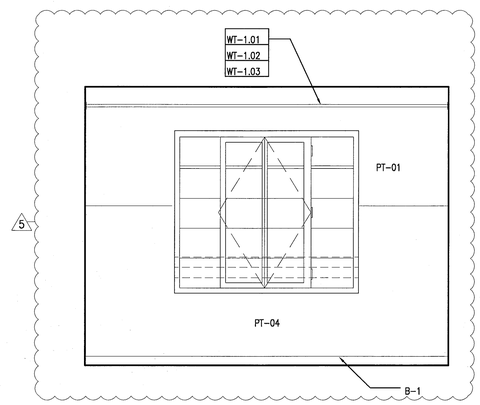
4 REFERENCE UNIT A106 – ELEVATION WEST
SCALE: 1/2" = 1'-0"



3 REFERENCE UNIT A106 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



2 REFERENCE UNIT A106 – ELEVATION EAST
SCALE: 1/2" = 1'-0"

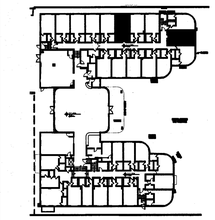


1 REFERENCE UNIT A106 – ELEVATION NORTH
SCALE: 1/2" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic.# AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

TYPICAL HADDON HALL GUESTROOM AND RESTROOM ELEVATIONS

SHEET NUMBER

A901a

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- E — OUTLET – EXISTING TO REMAIN
- D — OUTLET – DEDICATED TO APPLIANCE
- GFI — OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- W — OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CR — CARD READER
- T — THERMOSTAT
- WA — WIRELESS ACCESS
- O — DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- S — SMOKE DETECTOR
- B — DOOR BUZZER
- SWITCH
- 3 — SWITCH "3" – 3 WAY, "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- 9'-0" / ACT — CEILING HEIGHT KEY: CEILING HEIGHT – AFF; CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- S — SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 — HVAC ACCESS PANEL
- R — REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- # — KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / IA481 TYP. — DETAIL REFERENCE
- X / # — FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

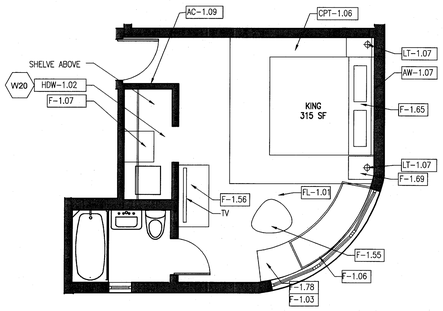
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N.
   ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

FINISH PLAN NOTES

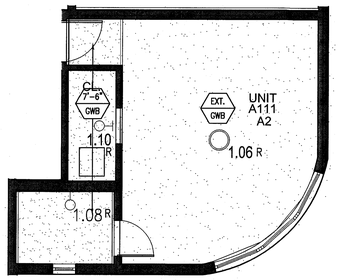
1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

4

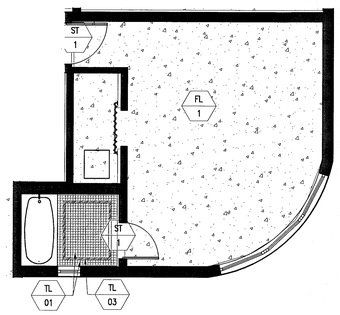


6 TYPE A2 FURNITURE PLAN – REF. UNIT A111
SCALE: 1/4" = 1'-0"

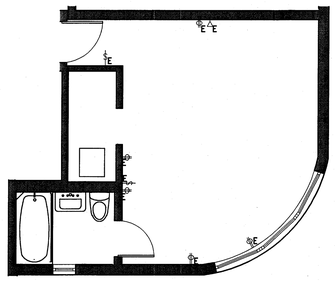
KING



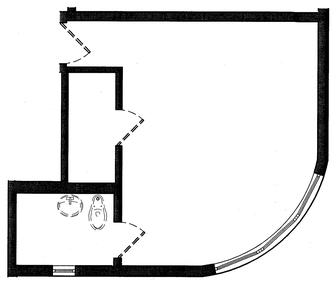
5 TYPE A2 REFLECTED CEILING PLAN – REF. UNIT A111
SCALE: 1/4" = 1'-0"



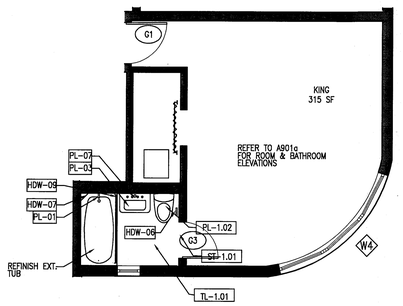
4 TYPE A2 FINISH PLAN – REF. UNIT A111
SCALE: 1/4" = 1'-0"



3 TYPE A2 POWER & SIGNAL PLAN – REF. UNIT A111
SCALE: 1/4" = 1'-0"



2 TYPE A2 DEMO PLAN – REF. UNIT A111
SCALE: 1/4" = 1'-0"

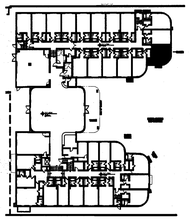


1 TYPE A2 FLOOR PLAN – REF. UNIT A111
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A2

SHEET NUMBER

A902

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN (E)
- OUTLET – DEDICATED TO APPLIANCE (D)
- OUTLET – GROUND FAULT INTERRUPTOR (GFI)
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED (W)
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CR CARD READER
- T THERMOSTAT
- WA WIRELESS ACCESS
- D DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- S SMOKE DETECTOR
- B DOOR BUZZER
- SWITCH
- SWITCH "3" – 3 WAY "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- 9'-0" / ACT — CEILING HEIGHT KEY: CEILING HEIGHT – AFF, CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 HVAC ACCESS PANEL
- R REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / A481 TYP. DETAIL REFERENCE
- X / # FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

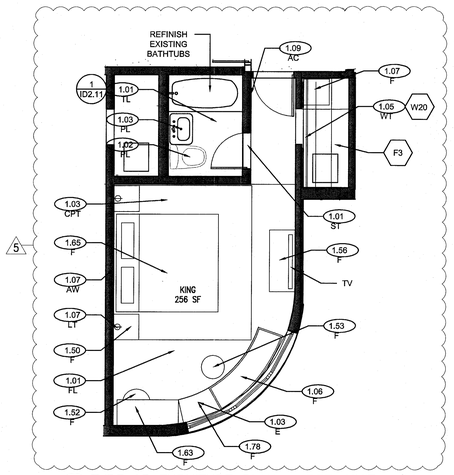
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY - SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

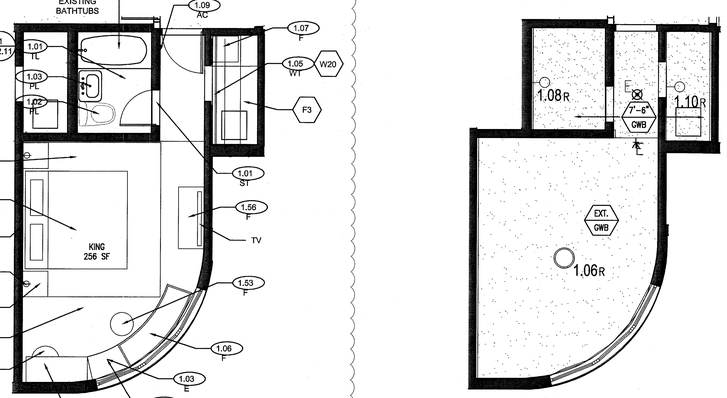
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS.
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE REMOVISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

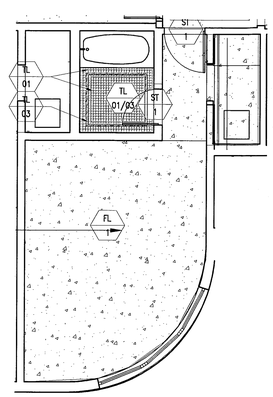
4



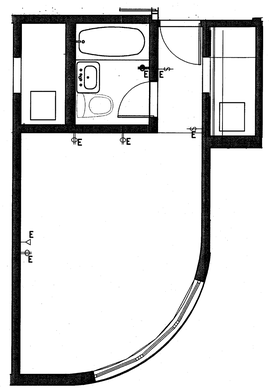
6 TYPE A3 FURNITURE PLAN – REF. UNIT A112 KING
SCALE: 1/4" = 1'-0"



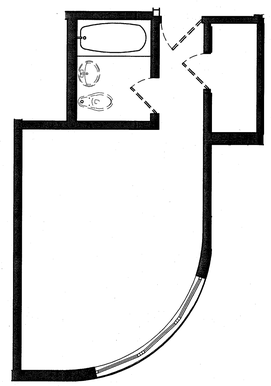
5 TYPE A3 REFLECTED CEILING PLAN – REF. UNIT A112
SCALE: 1/4" = 1'-0"



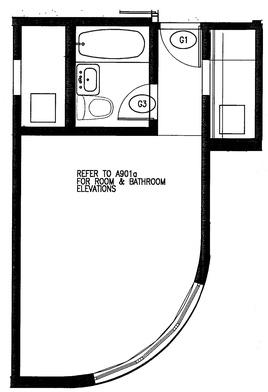
4 TYPE A3 FINISH PLAN – REF. UNIT A112
SCALE: 1/4" = 1'-0"



3 TYPE A3 POWER & SIGNAL PLAN – REF. UNIT A112
SCALE: 1/4" = 1'-0"



2 TYPE A3 DEMO PLAN – REF. UNIT A112
SCALE: 1/4" = 1'-0"

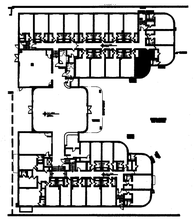


1 TYPE A3 FLOOR PLAN – REF. UNIT A112
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A3

SHEET NUMBER

A903

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- E — OUTLET – EXISTING TO REMAIN
- D — OUTLET – DEDICATED TO APPLIANCE
- GFI — OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- W — OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CR — CARD READER
- T — THERMOSTAT
- WA — WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- S — SMOKE DETECTOR
- B — DOOR BUZZER
- SWITCH
- 3 — SWITCH "3" – 3 WAY, "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- 9'-0" / ACT — CEILING HEIGHT KEY: CEILING HEIGHT – AFF; CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- S — SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 — HVAC ACCESS PANEL
- R — REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- # — KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / A481 TYP. — DETAIL REFERENCE
- X / # — FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

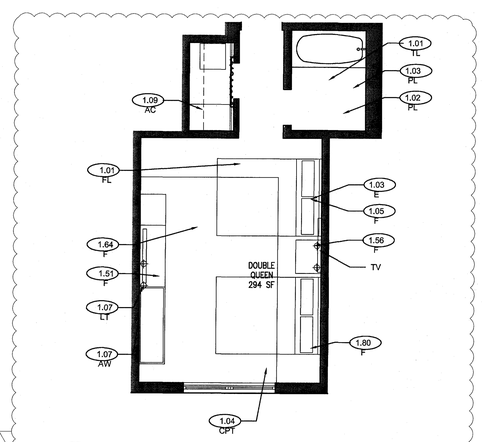
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

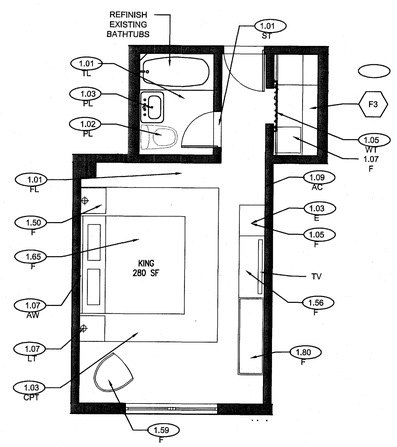
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS.
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2.

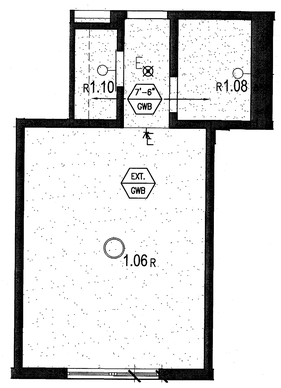
4



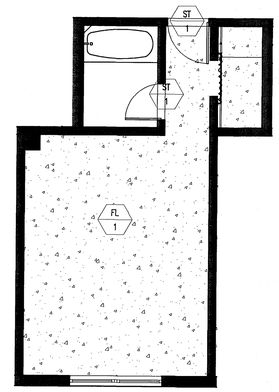
5 — 7 TYPE A4a FURNITURE PLAN – REF. UNIT A222 DOUBLE QUEEN
SCALE: 1/4" = 1'-0"



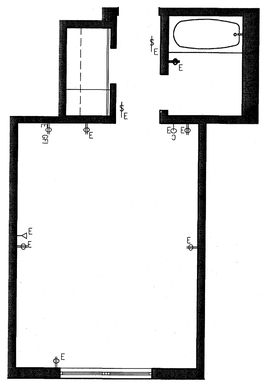
6 TYPE A4 FURNITURE PLAN – REF. UNIT A114 KING
SCALE: 1/4" = 1'-0"



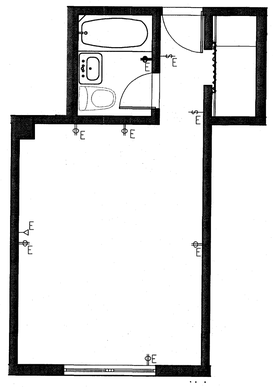
5 TYPE A4 REFLECTED CEILING PLAN – REF. UNIT A114
SCALE: 1/4" = 1'-0"



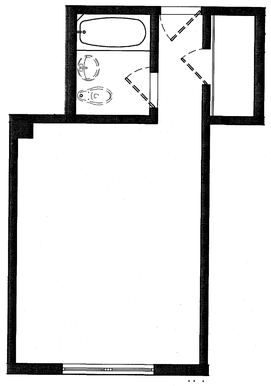
4 TYPE A4 FINISH PLAN – REF. UNIT A114
SCALE: 1/4" = 1'-0"



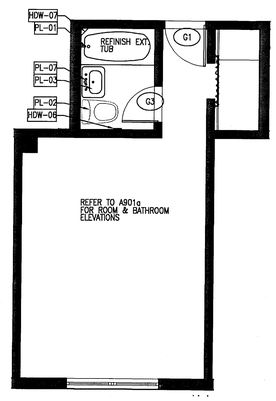
5 — 7 TYPE A4a POWER & SIGNAL PLAN REF. UNIT A222
SCALE: 1/4" = 1'-0"



3 TYPE A4 POWER & SIGNAL PLAN – REF. UNIT A114
SCALE: 1/4" = 1'-0"



2 TYPE A4 DEMO PLAN – REF. UNIT A114
SCALE: 1/4" = 1'-0"



1 TYPE A4 FLOOR PLAN – REF. UNIT A114
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
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL
5.22.14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A4, A4a

5

SHEET NUMBER

A904

APPROVED MIAMI BEACH FIRE DEPARTMENT

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN
- OUTLET – DEDICATED TO APPLIANCE
- OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CARD READER
- THERMOSTAT
- WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- SMOKE DETECTOR
- DOOR BUZZER
- SWITCH
- SWITCH '3' – 3 WAY '4' – 4 WAY
- DIMMER SWITCH

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3"-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY – CEILING HEIGHT – AFF – CEILING TYPE (9'-0" / ACT)
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- HVAC ACCESS PANEL (AP-1)
- REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

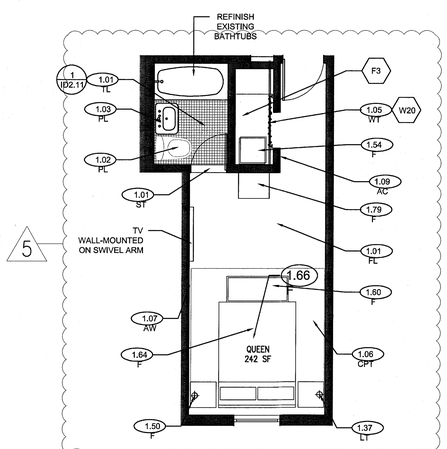
FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- DETAIL REFERENCE (4 / IM481, TYP.)
- FINISH TAG (X / #)
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

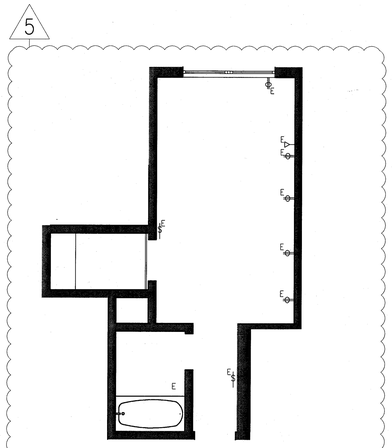
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ~~ALL EXISTING MILLWORK TO BE REMOVED.~~
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

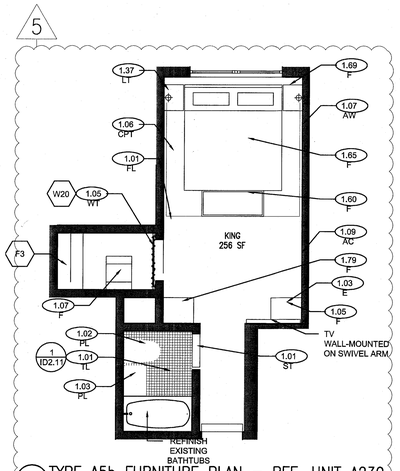
4



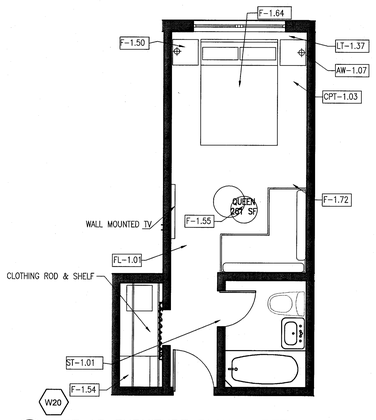
9 TYPE A5a FURNITURE PLAN – REF. UNIT A127 QUEEN
SCALE: 1/4" = 1'-0"



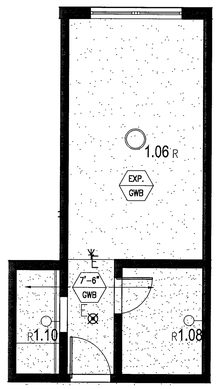
8 TYPE A5b POWER & SIGNAL PLAN REF. UNIT A230
SCALE: 1/4" = 1'-0"



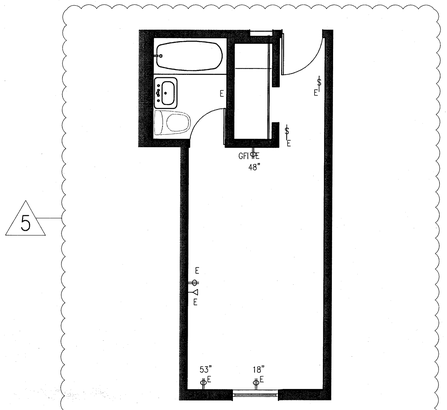
7 TYPE A5b FURNITURE PLAN – REF. UNIT A230 KING
SCALE: 1/4" = 1'-0"



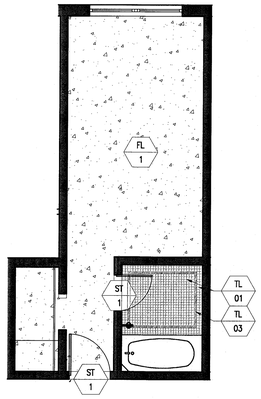
6 TYPE A5 FURNITURE PLAN – REF. UNIT A118 QUEEN
SCALE: 1/4" = 1'-0"



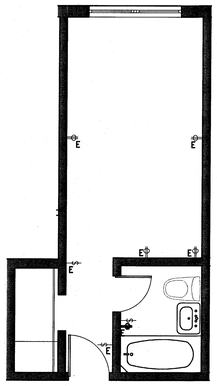
5 TYPE A5 REFLECTED CEILING PLAN – REF. UNIT A118
SCALE: 1/4" = 1'-0"



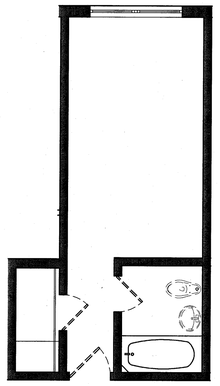
10 TYPE A5a POWER & SIGNAL PLAN REF. UNIT A127
SCALE: 1/4" = 1'-0"



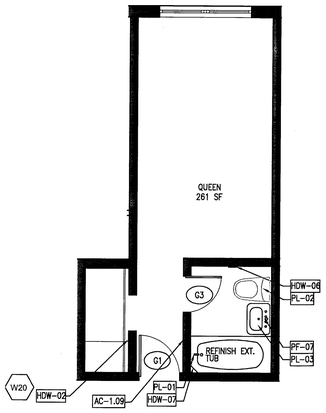
4 TYPE A5 FINISH PLAN – REF. UNIT A118
SCALE: 1/4" = 1'-0"



3 TYPE A5 POWER & SIGNAL PLAN – REF. UNIT A118
SCALE: 1/4" = 1'-0"



2 TYPE A5 DEMO PLAN – REF. UNIT A118
SCALE: 1/4" = 1'-0"

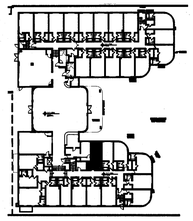


1 TYPE A5 FLOOR PLAN – REF. UNIT A118
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic.# AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A5, A5a, A5b

5

SHEET NUMBER

A905

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- E – OUTLET – EXISTING TO REMAIN
- D – OUTLET – DEDICATED TO APPLIANCE
- GFI – OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- W – OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CR – CARD READER
- T – THERMOSTAT
- WA – WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- S – SMOKE DETECTOR
- B – DOOR BUZZER
- SWITCH
- 3 – SWITCH "3" – 3 WAY "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- 9'-0" / ACT – CEILING HEIGHT KEY: CEILING HEIGHT – AFF; CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- S – SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 – HVAC ACCESS PANEL
- R – REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- # – KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / IA481 – TYP. – DETAIL REFERENCE
- X / # – FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

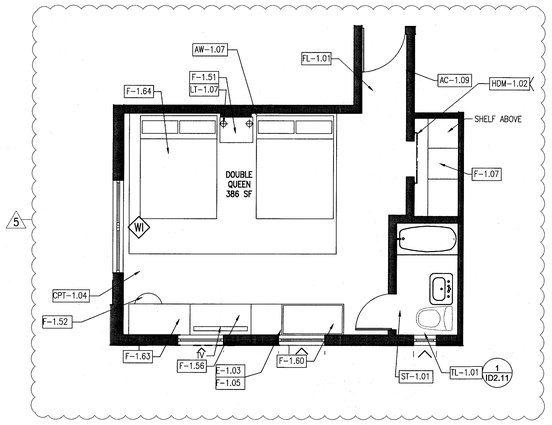
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

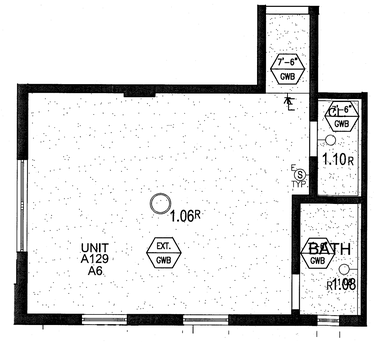
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE REMOVED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

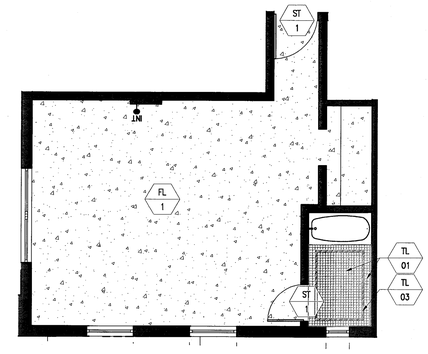
4



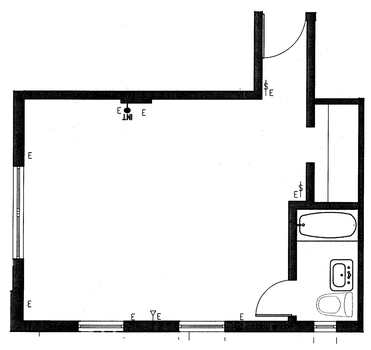
6 TYPE A6 FURNITURE PLAN – REF. UNIT A129
SCALE: 1/4" = 1'-0"



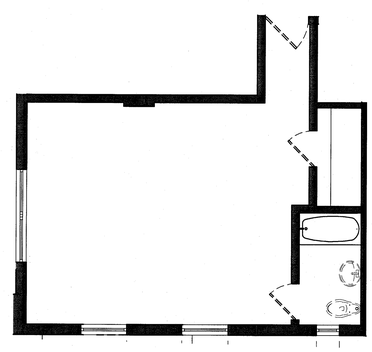
5 TYPE A6 REFLECTED CEILING PLAN – REF. UNIT A129
SCALE: 1/4" = 1'-0"



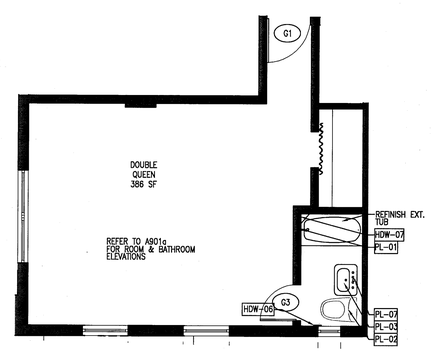
4 TYPE A6 FINISH PLAN – REF. UNIT A129
SCALE: 1/4" = 1'-0"



3 TYPE A6 POWER & SIGNAL PLAN – REF. UNIT A129
SCALE: 1/4" = 1'-0"



2 TYPE A6 DEMO PLAN – REF. UNIT A129
SCALE: 1/4" = 1'-0"

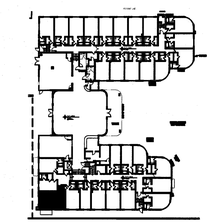


1 TYPE A6 FLOOR PLAN – REF. UNIT A129
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL
5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A6

SHEET NUMBER

A906

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

OUTLET – DUPLEX	CARD READER
OUTLET – EXISTING TO REMAIN	THERMOSTAT
OUTLET – DEDICATED TO APPLIANCE	WIRELESS ACCESS
OUTLET – GROUND FAULT INTERRUPTOR	DOORBELL IN ADA UNITS ONLY
OUTLET – QUADRAPLEX	VOICE, DATA & VIDEO – WALL MOUNT
OUTLET – SPECIAL PURPOSE	SMOKE DETECTOR
OUTLET – VOICE	DOOR BUZZER
OUTLET – VOICE WALL MOUNTED	SWITCH
OUTLET – DATA	SWITCH "3" – 3 WAY "4" – 4 WAY
OUTLET – VOICE/DATA	DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

GWB CEILING/SOFFIT	SUPPLY DIFFUSER
CEILING HEIGHT KEY – CEILING HEIGHT – AFF – CEILING TYPE	RETURN AIR GRILLE
DOWNLIGHT	HVAC ACCESS PANEL
WALL SCONCE	
SMOKE DETECTOR	REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION
SPRINKLER	
CEILING FIXTURE	

FINISH PLAN LEGEND

NEW PARTITION	TILE FLOORING
EXISTING PARTITION	LINOLEUM FLOORING
EXISTING STRUCTURE	ACCENT TILE
KEY NOTE INDICATOR	
INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG	
DETAIL REFERENCE	
FINISH TAG	
ALIGN	

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

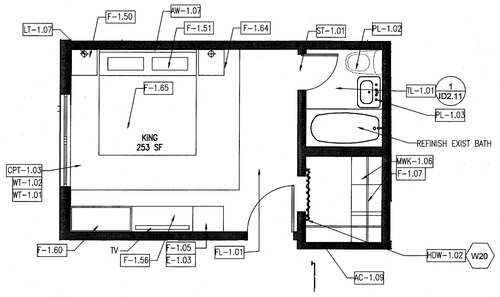
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N.
   ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

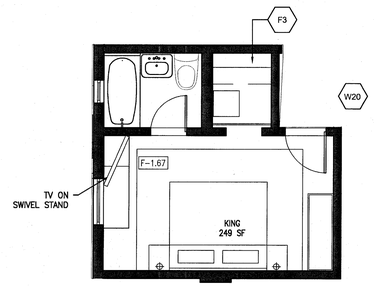
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS.
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

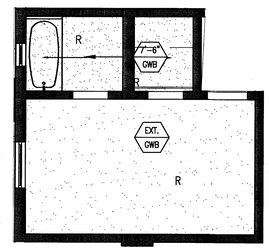
4



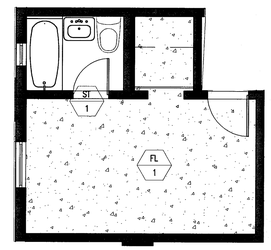
7 TYPE A7a FURNITURE PLAN – REF. UNIT A131 KING
SCALE: 1/4" = 1'-0"



6 TYPE A7b FURNITURE PLAN – REF. UNIT A130 KING
SCALE: 1/4" = 1'-0"

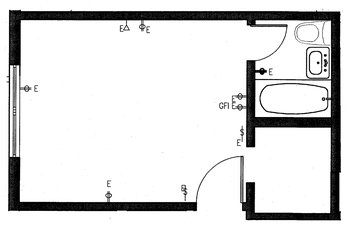


5 TYPE A7b REFLECTED CEILING PLAN – REF. UNIT A130
SCALE: 1/4" = 1'-0"

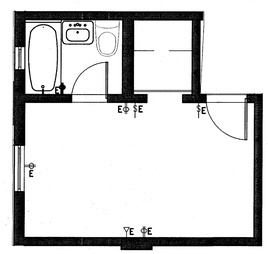


4 TYPE A7b FINISH PLAN – REF. UNIT A130
SCALE: 1/4" = 1'-0"

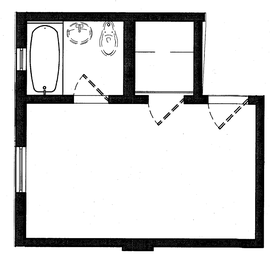
5



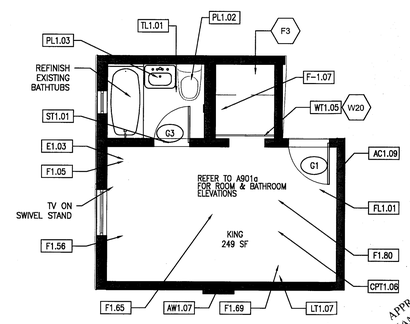
8 TYPE A7a POWER & SIGNAL PLAN REF. UNIT A131
SCALE: 1/4" = 1'-0"



3 TYPE A7b POWER & SIGNAL PLAN – REF. UNIT A130
SCALE: 1/4" = 1'-0"



2 TYPE A7b DEMO PLAN – REF. UNIT A130
SCALE: 1/4" = 1'-0"

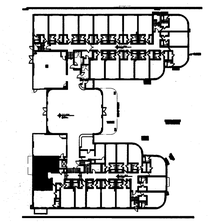


1 TYPE A7b FLOOR PLAN – REF. UNIT A130
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A7a, A7b

5

SHEET NUMBER

A907

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN
- OUTLET – DEDICATED TO APPLIANCE
- OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CARD READER
- THERMOSTAT
- WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- SMOKE DETECTOR
- DOOR BUZZER
- SWITCH
- SWITCH "3" = 3 WAY "4" = 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY – CEILING HEIGHT – AFF – CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- HVAC ACCESS PANEL
- REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- DETAIL REFERENCE
- FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3"-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

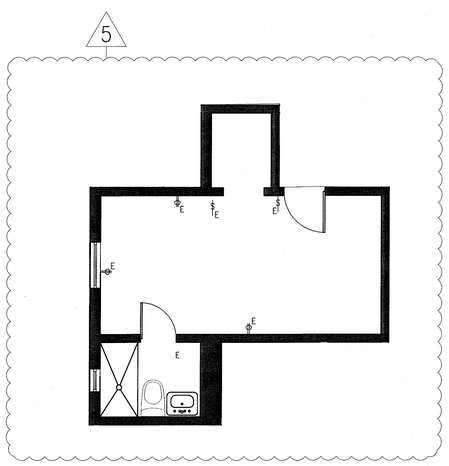
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

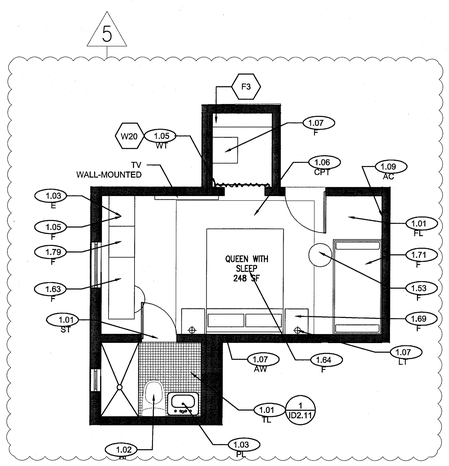
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

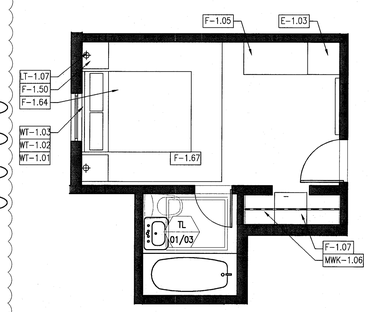
4



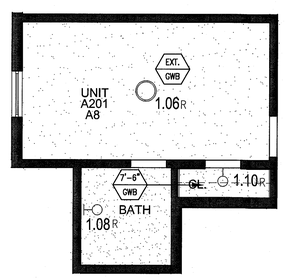
8 TYPE A8a POWER & SIGNAL PLAN
SCALE: 1/4" = 1'-0" REF. UNIT A243



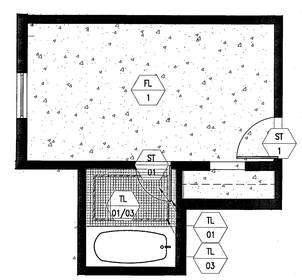
7 TYPE A8a FURNITURE PLAN – REF. UNIT A243
SCALE: 1/4" = 1'-0" QUEEN WITH SLEEPER



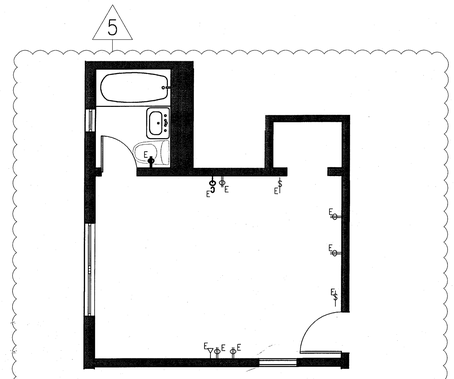
6 TYPE A8 FURNITURE PLAN – REF. UNIT A201
SCALE: 1/4" = 1'-0" QUEEN



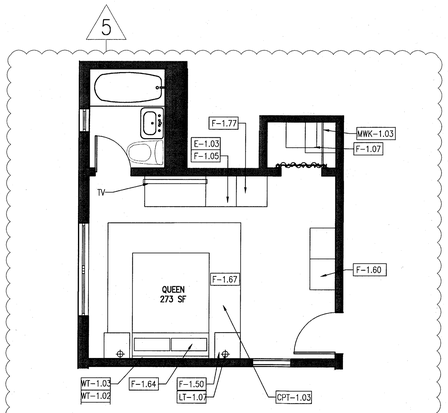
5 TYPE A8 REFLECTED CEILING PLAN – REF. UNIT A201
SCALE: 1/4" = 1'-0"



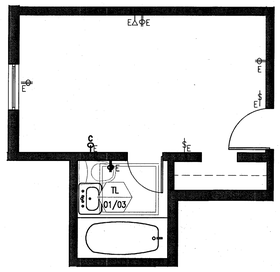
4 TYPE A8 FINISH PLAN – REF. UNIT A201
SCALE: 1/4" = 1'-0"



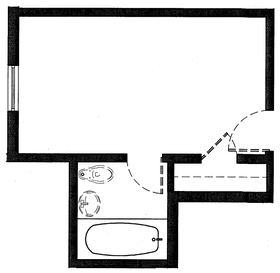
10 TYPE A8b POWER & SIGNAL
SCALE: 1/4" = 1'-0" REF. UNIT A204



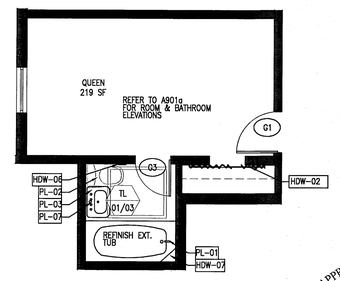
9 TYPE A8b FURNITURE PLAN – REF. UNIT A204
SCALE: 1/4" = 1'-0" QUEEN



3 TYPE A8 POWER & SIGNAL PLAN – REF. UNIT A201
SCALE: 1/4" = 1'-0" QUEEN



2 TYPE A8 DEMO PLAN – REF. UNIT A201
SCALE: 1/4" = 1'-0"

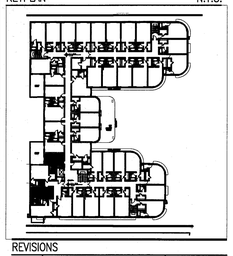


1 TYPE A8 FLOOR PLAN – REF. UNIT A201
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A8, A8a, A8b

5

SHEET NUMBER

A908

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN
- OUTLET – DEDICATED TO APPLIANCE
- OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CARD READER
- THERMOSTAT
- WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- SMOKE DETECTOR
- DOOR BUZZER
- SWITCH
- SWITCH "3" – 3 WAY "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY: 9'-0" / ACT — CEILING HEIGHT – AFF; CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 HVAC ACCESS PANEL
- R REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / A481 TYP. DETAIL REFERENCE
- X / # FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

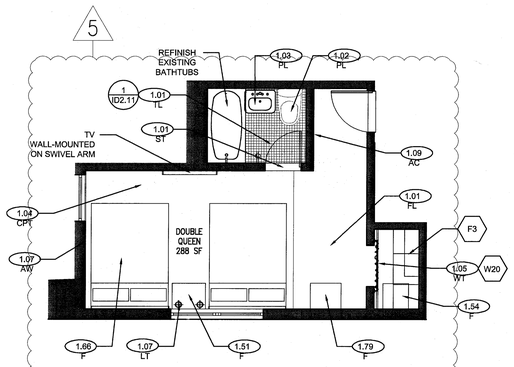
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

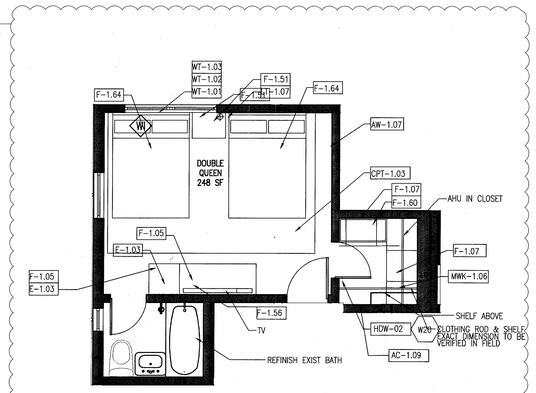
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

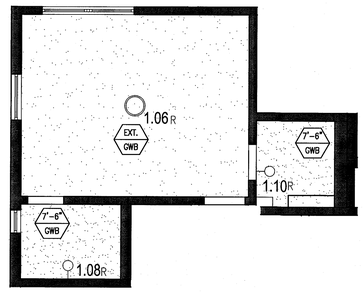
4



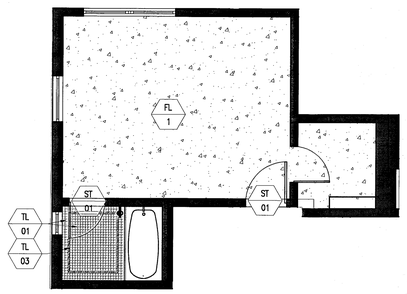
7 TYPE A9a FURNITURE PLAN – REF. UNIT A242 DOUBLE QUEEN
SCALE: 1/4" = 1'-0"



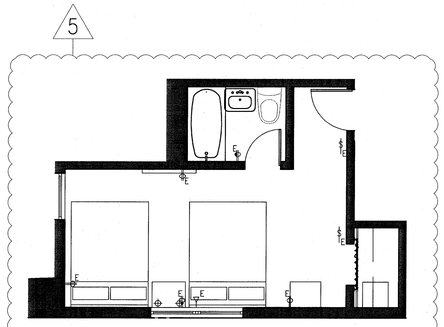
6 TYPE A9 FURNITURE PLAN – REF. UNIT A244 DOUBLE QUEEN
SCALE: 1/4" = 1'-0"



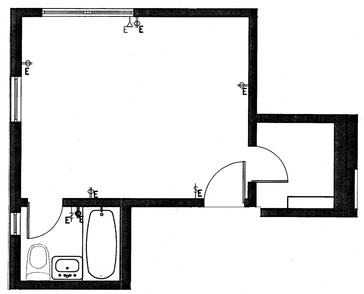
5 TYPE A9 REFLECTED CEILING PLAN – REF. UNIT A244
SCALE: 1/4" = 1'-0"



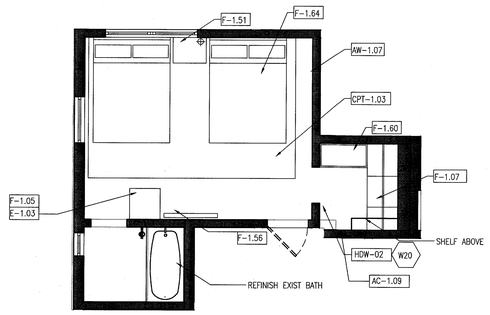
4 TYPE A9 FINISH PLAN – REF. UNIT A244
SCALE: 1/4" = 1'-0"



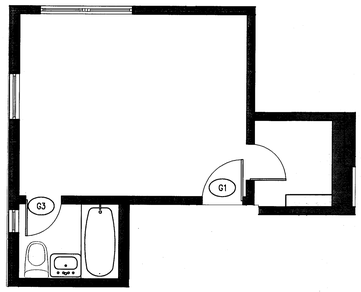
8 TYPE A9a POWER & SIGNAL PLAN REF. UNIT A242
SCALE: 1/4" = 1'-0"



3 TYPE A9 POWER & SIGNAL PLAN – REF. UNIT A244
SCALE: 1/4" = 1'-0"



2 TYPE A9 DEMO PLAN – REF. UNIT A244
SCALE: 1/4" = 1'-0"

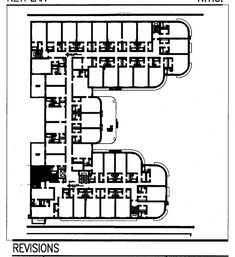


1 TYPE A9 FLOOR PLAN – REF. UNIT A244
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A9, A9a

5

SHEET NUMBER

A909

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- E — OUTLET – EXISTING TO REMAIN
- D — OUTLET – DEDICATED TO APPLIANCE
- GFI — OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- W — OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CR — CARD READER
- T — THERMOSTAT
- WA — WIRELESS ACCESS
- O — DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- S — SMOKE DETECTOR
- B — DOOR BUZZER
- SWITCH
- 3 — SWITCH "3" – 3 WAY "4" – 4 WAY
- DIMMER SWITCH

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- 9'-0" / ACT — CEILING HEIGHT KEY: CEILING HEIGHT – AFF; CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 — HVAC ACCESS PANEL
- R — REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N.
2. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
3. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
4. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
5. 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.
6. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8 WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

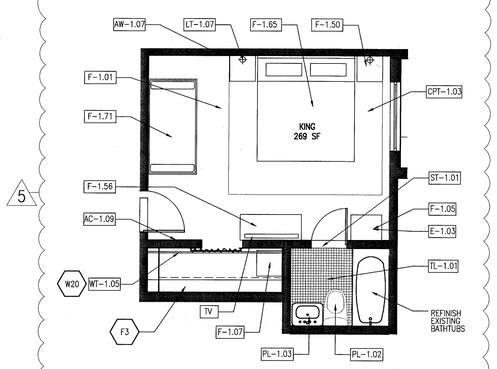
FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / M481 TYP. — DETAIL REFERENCE
- X / # — FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

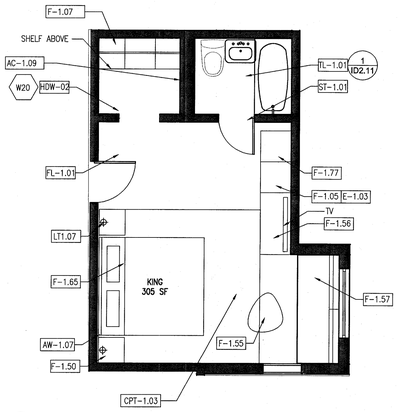
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

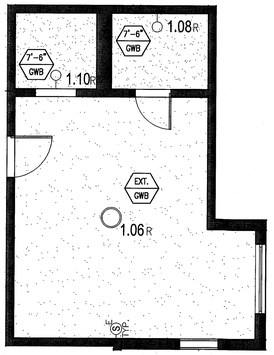
4



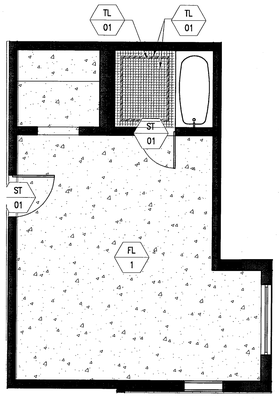
7 TYPE A10a FURNITURE PLAN – REF. UNIT A229 KING
SCALE: 1/4" = 1'-0"



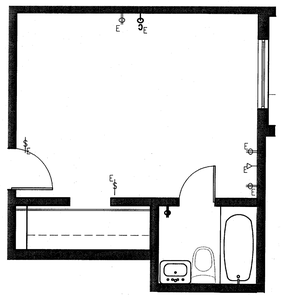
6 TYPE A10b FURNITURE PLAN – REF. UNIT A225 KING
SCALE: 1/4" = 1'-0"



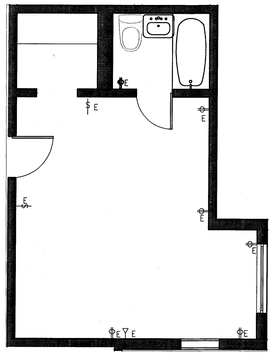
5 TYPE A10b REFLECTED CEILING PLAN – REF. UNIT A225
SCALE: 1/4" = 1'-0"



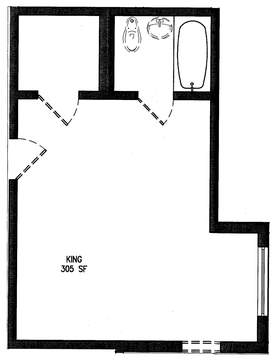
4 TYPE A10b FINISH PLAN – REF. UNIT A225
SCALE: 1/4" = 1'-0"



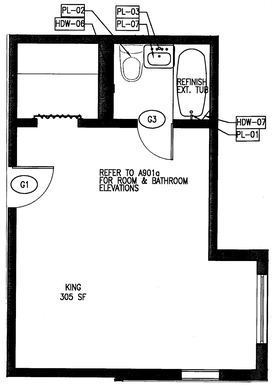
8 TYPE A10a POWER & SIGNAL PLAN REF. UNIT A229
SCALE: 1/4" = 1'-0"



3 TYPE A10b POWER & SIGNAL PLAN – REF. UNIT A225
SCALE: 1/4" = 1'-0"



2 TYPE A10b DEMO PLAN – REF. UNIT A225
SCALE: 1/4" = 1'-0"

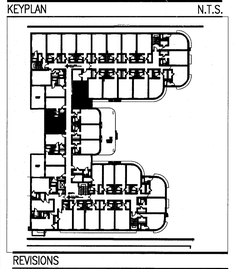


1 TYPE A10b FLOOR PLAN – REF. UNIT A225
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL
5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A10a, A10b

5

SHEET NUMBER

A910

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN (E)
- OUTLET – DEDICATED TO APPLIANCE (D)
- OUTLET – GROUND FAULT INTERRUPTOR (GFI)
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED (W)
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CR – CARD READER
- T – THERMOSTAT
- WA – WIRELESS ACCESS
- O – DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- S – SMOKE DETECTOR
- B – DOOR BUZZER
- SWITCH
- SWITCH "3" – 3 WAY, "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- 9'-0" / ACT – CEILING HEIGHT KEY: CEILING HEIGHT – AFF / CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 – HVAC ACCESS PANEL
- R – REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / IA481 – DETAIL REFERENCE (TYP.)
- X – FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

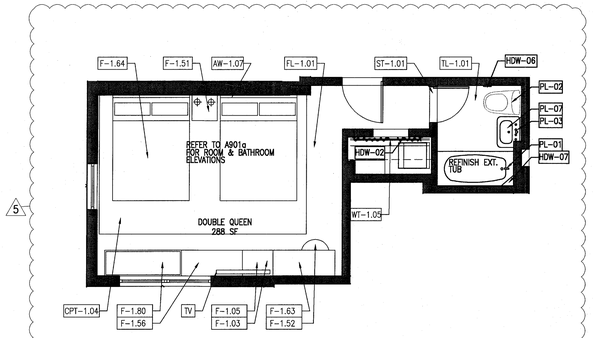
1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

REFLECTED CEILING PLAN NOTES

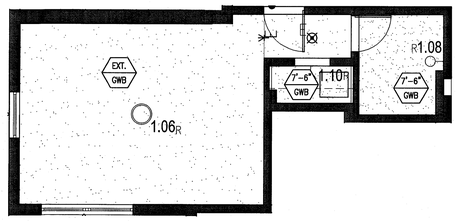
1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N.
   ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

FINISH PLAN NOTES

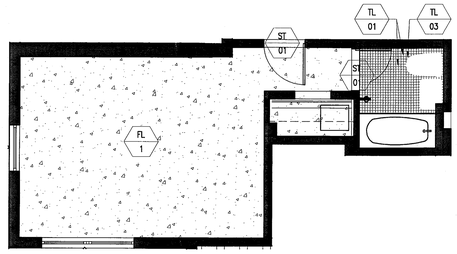
1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2 (4)



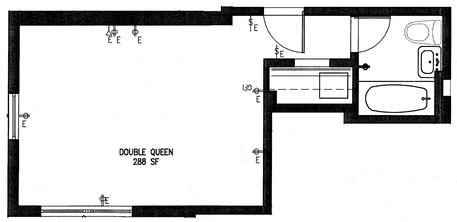
6 TYPE A11 FURNITURE PLAN – REF. UNIT A207 DOUBLE QUEEN
SCALE: 1/4" = 1'-0"



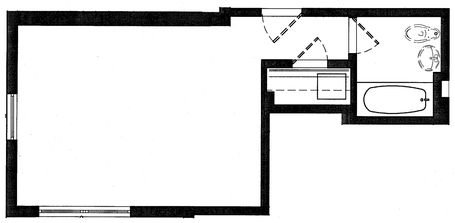
5 TYPE A11 REFLECTED CEILING PLAN – REF. UNIT A207
SCALE: 1/4" = 1'-0"



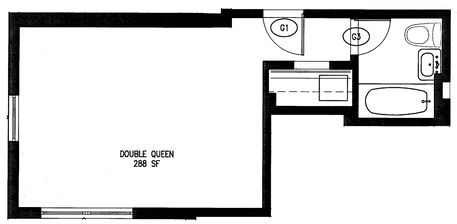
4 TYPE A11 FINISH PLAN – REF. UNIT A207
SCALE: 1/4" = 1'-0"



3 TYPE A11 POWER & SIGNAL PLAN – REF. UNIT A207
SCALE: 1/4" = 1'-0"



2 TYPE A11 DEMO PLAN – REF. UNIT A207
SCALE: 1/4" = 1'-0"

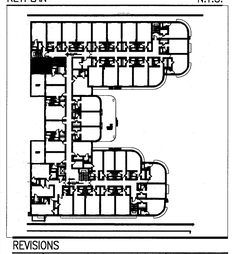


1 TYPE A11 FLOOR PLAN – REF. UNIT A207
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL
5-22-14
Jonathan Cardello
Lic # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE A11

SHEET NUMBER

A911

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

OUTLET – DUPLEX	CARD READER
OUTLET – EXISTING TO REMAIN	THERMOSTAT
OUTLET – DEDICATED TO APPLIANCE	WIRELESS ACCESS
OUTLET – GROUND FAULT INTERRUPTOR	DOORBELL IN ADA UNITS ONLY
OUTLET – QUADRAPLEX	VOICE, DATA & VIDEO – WALL MOUNT
OUTLET – SPECIAL PURPOSE	SMOKE DETECTOR
OUTLET – VOICE	DOOR BUZZER
OUTLET – VOICE WALL MOUNTED	SWITCH
OUTLET – DATA	SWITCH "3" – 3 WAY "4" – 4 WAY
OUTLET – VOICE/DATA	DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

GWB CEILING/SOFFIT	SUPPLY DIFFUSER
9'-0" / ACT: CEILING HEIGHT KEY, CEILING HEIGHT – AFF, CEILING TYPE	RETURN AIR GRILLE
DOWNLIGHT	AP-1: HVAC ACCESS PANEL
WALL SCONCE	
SMOKE DETECTOR	R: REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION
SPRINKLER	
CEILING FIXTURE	

FINISH PLAN LEGEND

NEW PARTITION	TILE FLOORING
EXISTING PARTITION	LINOLEUM FLOORING
EXISTING STRUCTURE	ACCENT TILE
KEY NOTE INDICATOR	
INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG	
4 / A481 TYP.: DETAIL REFERENCE	
X: FINISH TAG	
ALIGN	

POWER & SIGNAL PLAN NOTES

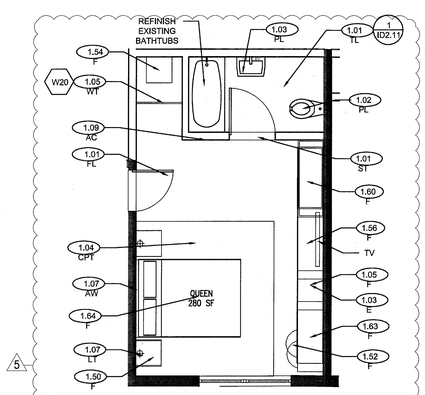
1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

REFLECTED CEILING PLAN NOTES

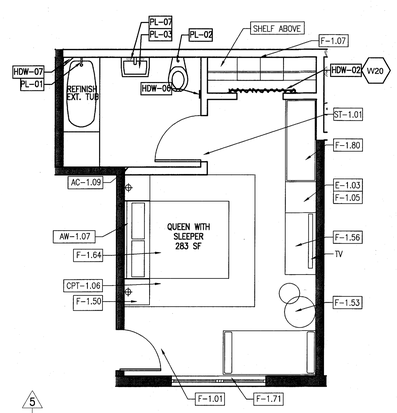
1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

FINISH PLAN NOTES

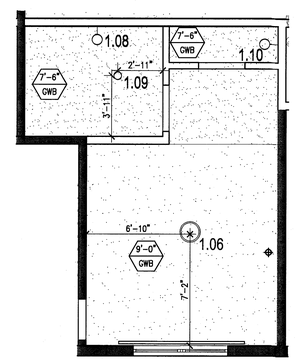
1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2



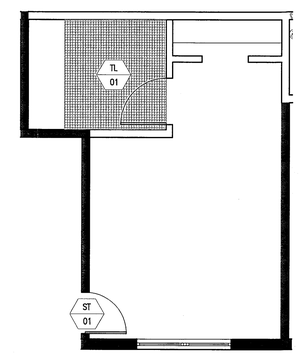
7 TYPE B1 FURNITURE PLAN – REF. UNIT B104 QUEEN
SCALE: 1/4" = 1'-0"



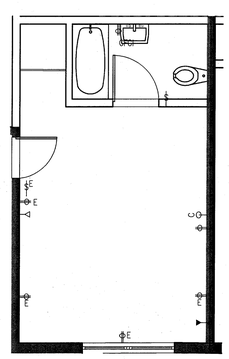
6 TYPE B1a FURNITURE PLAN – REF. UNIT B106 QUEEN WITH SLEEPER
SCALE: 1/4" = 1'-0"



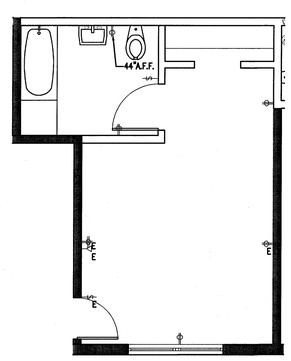
5 TYPE B1a REFLECTED CEILING PLAN – REF. UNIT B107
SCALE: 1/4" = 1'-0"



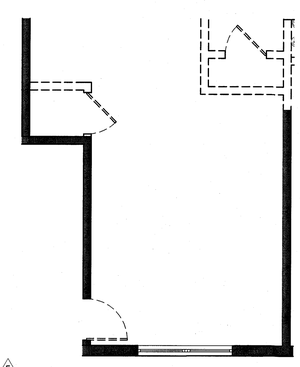
4 TYPE B1 FINISH PLAN – REF. UNIT B107
SCALE: 1/4" = 1'-0"



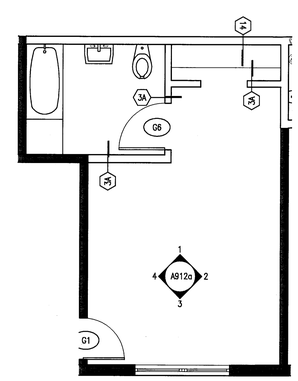
8 TYPE B1 POWER & SIGNAL PLAN REF. UNIT B104
SCALE: 1/4" = 1'-0"



3 TYPE B1a POWER & SIGNAL PLAN REF. UNIT B107
SCALE: 1/4" = 1'-0"



2 TYPE B1a DEMO PLAN – REF. UNIT B107
SCALE: 1/4" = 1'-0"

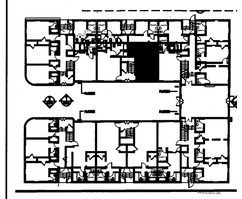


1 TYPE B1a FLOOR PLAN – REF. UNIT B107
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

Jonathan Cardello
Lic.# AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

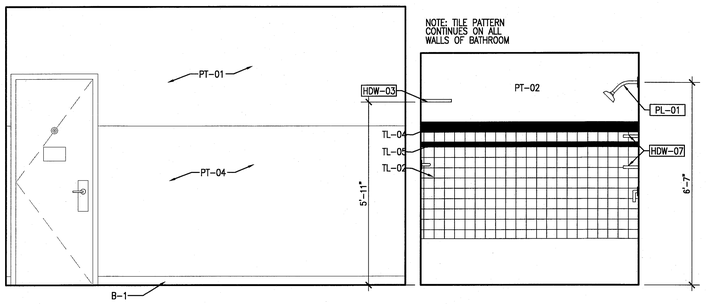
SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE B1, B1a, B1b

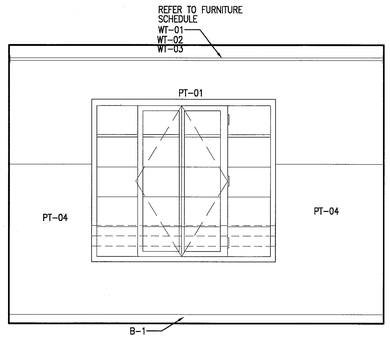
SHEET NUMBER

A912

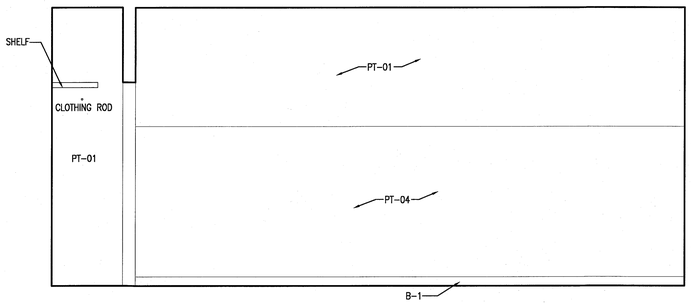
COPYRIGHT ADD INC 2011



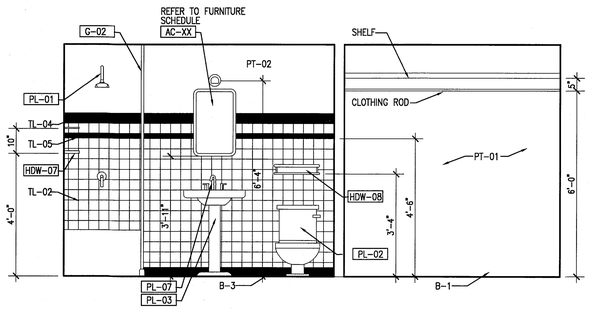
4 TYPE B1 UNIT B107 – ELEVATION WEST
SCALE: 1/2" = 1'-0"



3 TYPE B1 UNIT B107 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



2 TYPE B1 UNIT B107 – ELEVATION EAST
SCALE: 1/2" = 1'-0"

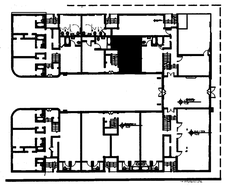


1 TYPE B1 UNIT B107 – ELEVATION NORTH
SCALE: 1/2" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM ELEVATIONS - TYPE B1

SHEET NUMBER

A912a

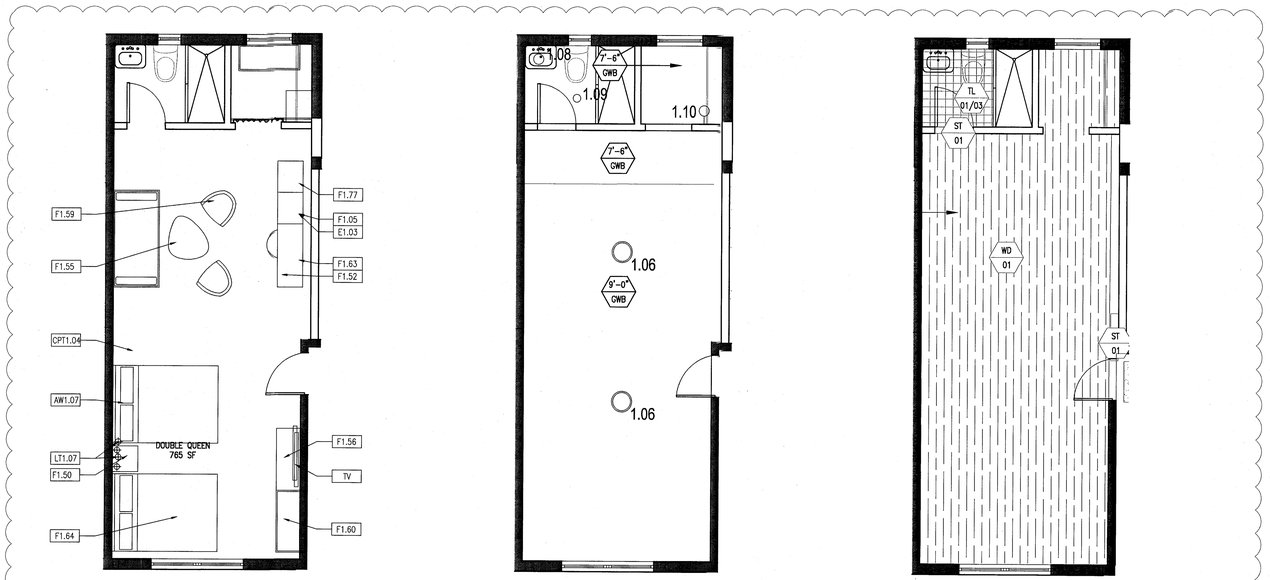
COPYRIGHT ADD INC 2011

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / IA481 TYP. — DETAIL REFERENCE
- X / # — FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2



6 TYPE B2 FURNITURE PLAN – REF. UNIT B207 DOUBLE QUEEN
SCALE: 1/4" = 1'-0"

5 TYPE B2 REFLECTED CEILING PLAN – REF. UNIT B207
SCALE: 1/4" = 1'-0"

4 TYPE B2 FINISH PLAN – REF. UNIT B207
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- 9'-0" / ACT — CEILING HEIGHT KEY: CEILING HEIGHT – AFF; CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- S — SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- AP-1 — HVAC ACCESS PANEL
- R — REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

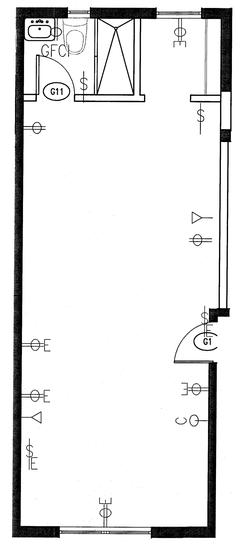
FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- 4 / IA481 TYP. — DETAIL REFERENCE
- X / # — FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

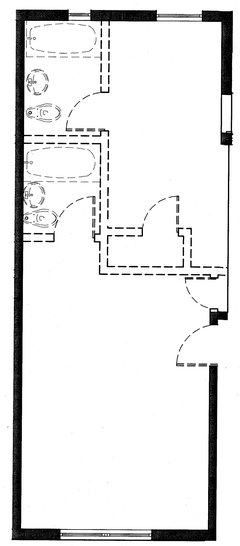
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

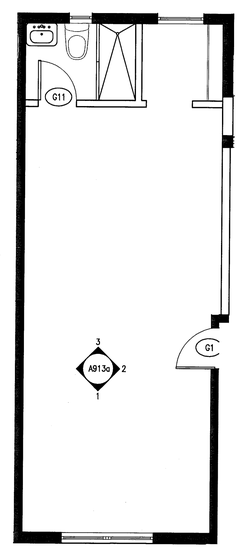
4



3 TYPE B2 POWER & SIGNAL PLAN – REF. UNIT B207
SCALE: 1/4" = 1'-0"



2 TYPE B2 DEMO PLAN – REF. UNIT B207
SCALE: 1/4" = 1'-0"



1 TYPE B2 FLOOR PLAN – REF. UNIT B207
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

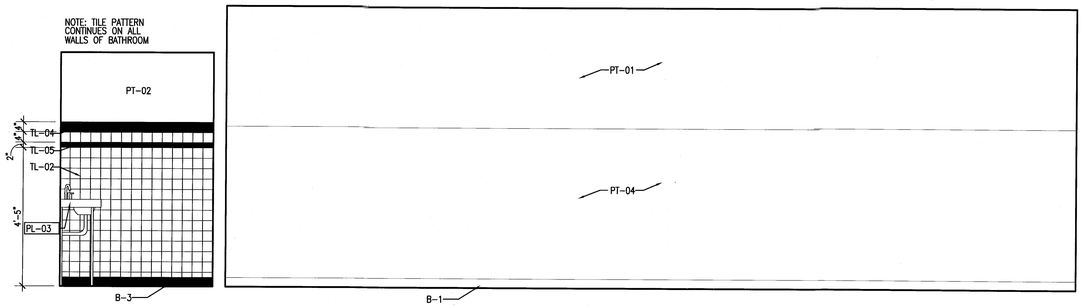
SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE B2

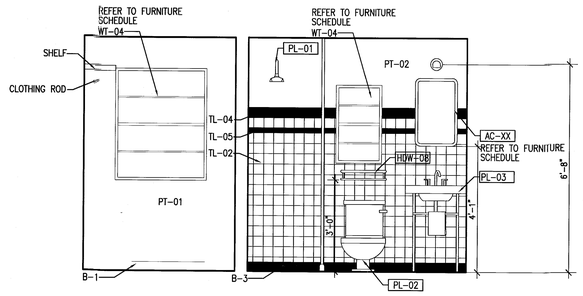
SHEET NUMBER

A913

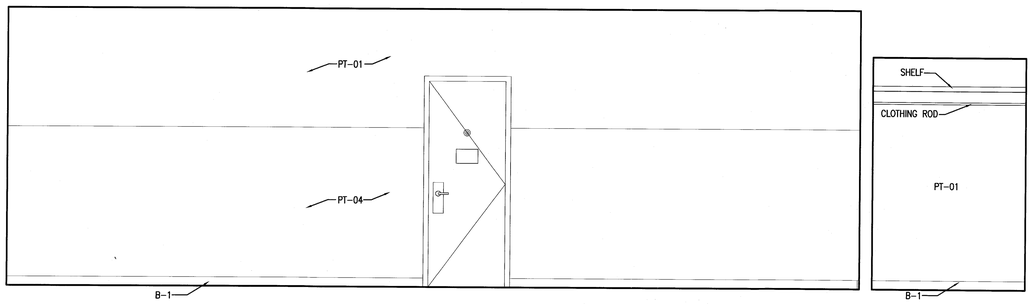
COPYRIGHT ADD INC 2011



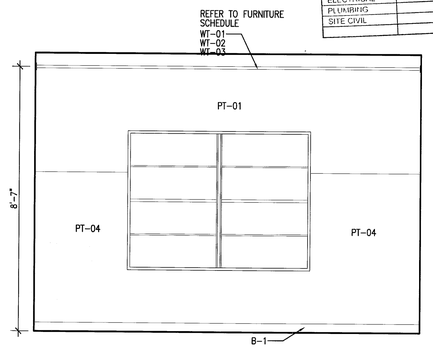
4 TYPE B2 UNIT B111 – ELEVATION WEST
SCALE: 1/2" = 1'-0"



3 TYPE B2 UNIT B111 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



2 TYPE B2 UNIT B111 – ELEVATION EAST
SCALE: 1/2" = 1'-0"



1 TYPE B2 UNIT B111 – ELEVATION NORTH
SCALE: 1/2" = 1'-0"

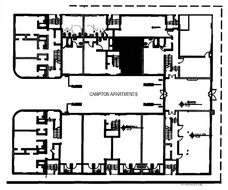
MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM ELEVATIONS - TYPE B2

SHEET NUMBER

A913a

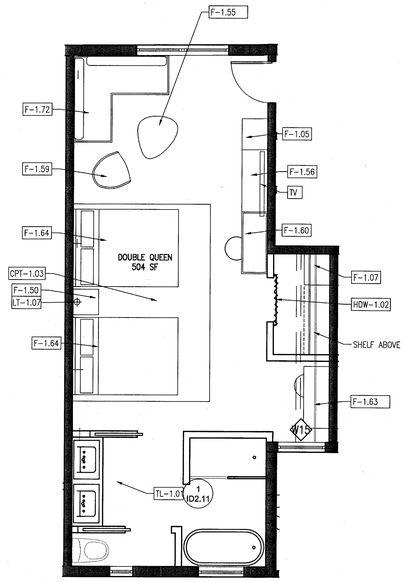
COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

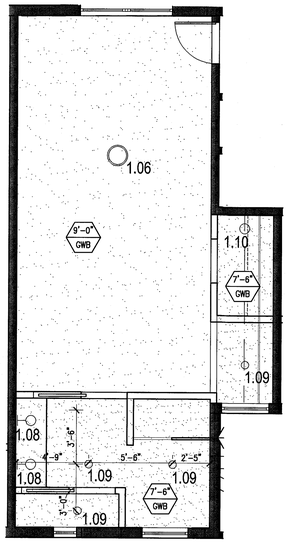
	OUTLET – DUPLEX	CR	CARD READER
E	OUTLET – EXISTING TO REMAIN	T	THERMOSTAT
D	OUTLET – DEDICATED TO APPLIANCE	WA	WIRELESS ACCESS
GFI	OUTLET – GROUND FAULT INTERRUPTOR		DOORBELL IN ADA UNITS ONLY
	OUTLET – QUADRAPLEX		VOICE, DATA & VIDEO – WALL MOUNT
	OUTLET – SPECIAL PURPOSE	S	SMOKE DETECTOR
	OUTLET – VOICE	B	DOOR BUZZER
W	OUTLET – VOICE WALL MOUNTED		SWITCH
	OUTLET – DATA	3	SWITCH "3" – 3 WAY "4" – 4 WAY
	OUTLET – VOICE/DATA		DIMMER SWITCH

POWER & SIGNAL PLAN NOTES

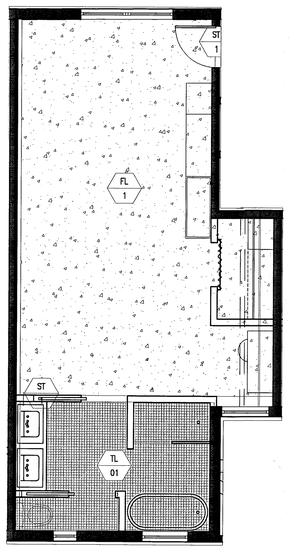
1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.



6 TYPE B3 FURNITURE PLAN – REF. UNIT B113 DOUBLE QUEEN
SCALE: 1/4" = 1'-0"



5 TYPE B3 REFLECTED CEILING PLAN – REF. UNIT B113
SCALE: 1/4" = 1'-0"



4 TYPE B3 FINISH PLAN – REF. UNIT B113
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

	GWB CEILING/SOFFIT		SUPPLY DIFFUSER
			RETURN AIR GRILLE
9'-0" / ACT	CEILING HEIGHT KEY: CEILING HEIGHT – AFF; CEILING TYPE	AP-1	HVAC ACCESS PANEL
	DOWNLIGHT		
	WALL SCONCE		
S	SMOKE DETECTOR	R	REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION
	SPRINKLER		
	CEILING FIXTURE		

FINISH PLAN LEGEND

	NEW PARTITION		TILE FLOORING
	EXISTING PARTITION		LINOLEUM FLOORING
	EXISTING STRUCTURE		ACCENT TILE
#	KEY NOTE INDICATOR		
	INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG		
4 / 14481	TYP. DETAIL REFERENCE		
X / #	FINISH TAG		
	ALIGN		

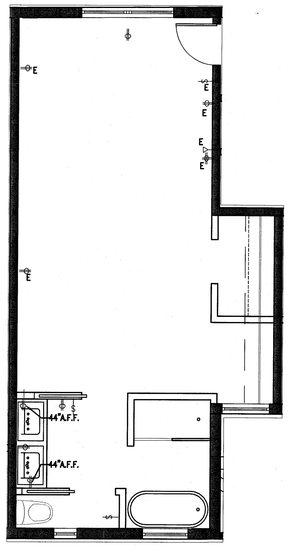
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N.
   ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

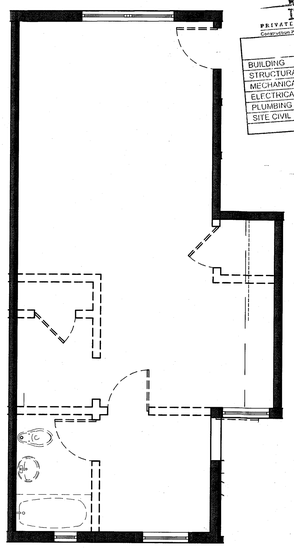
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ~~ALL EXISTING MILLWORK TO BE DEMOLISHED.~~
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

4



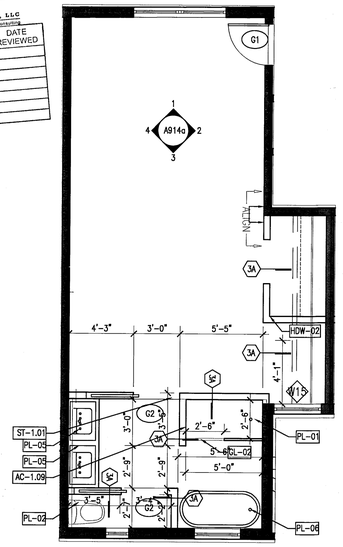
3 TYPE B3 POWER & SIGNAL PLAN – REF. UNIT B113
SCALE: 1/4" = 1'-0"



2 TYPE B3 DEMO PLAN – REF. UNIT B113
SCALE: 1/4" = 1'-0"

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

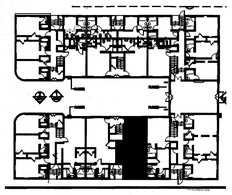


1 TYPE B3 FLOOR PLAN – REF. UNIT B113
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Candello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

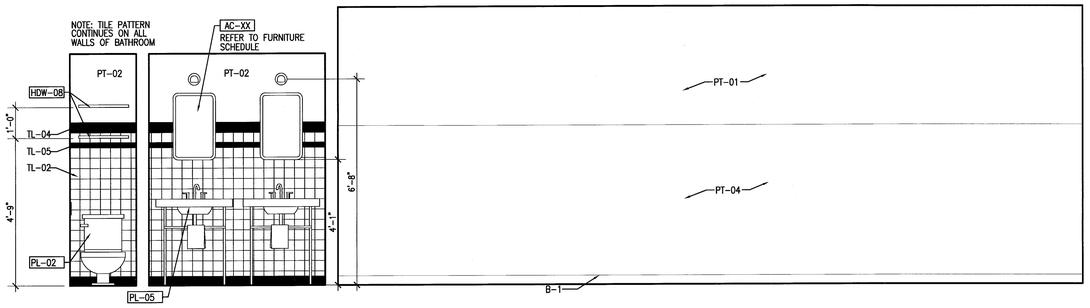
SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE B3

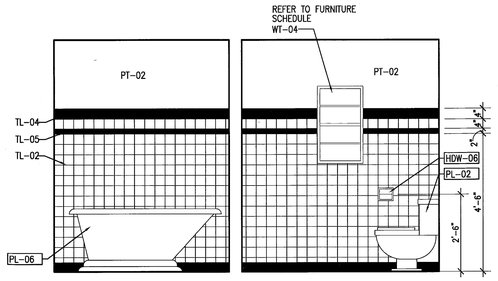
SHEET NUMBER

A914

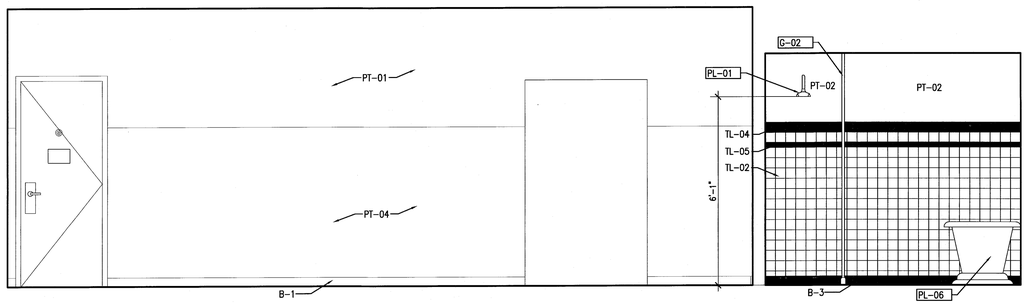
COPYRIGHT ADD INC 2011



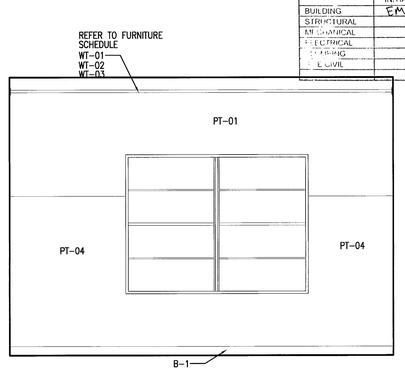
4 TYPE B3 UNIT B113 – ELEVATION WEST
SCALE: 1/2" = 1'-0"



3 TYPE B3 UNIT B113 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



2 TYPE B3 UNIT B113 – ELEVATION EAST
SCALE: 1/2" = 1'-0"



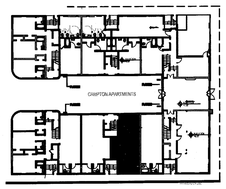
1 TYPE B3 UNIT B113 – ELEVATION NORTH
SCALE: 1/2" = 1'-0"

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans review, inspections, testing & consulting

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

SEAL

Jonathan Carcello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM ELEVATIONS - TYPE B3

SHEET NUMBER

A914a

APPROVED MIAMI BEACH FIRE DEPARTMENT

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN
- OUTLET – DEDICATED TO APPLIANCE
- OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CARD READER
- THERMOSTAT
- WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- SMOKE DETECTOR
- DOOR BUZZER
- SWITCH
- SWITCH "3" – 3 WAY "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY – CEILING HEIGHT – AFF – CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- HVAC ACCESS PANEL
- REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- DETAIL REFERENCE
- FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

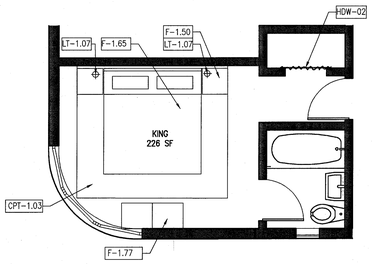
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

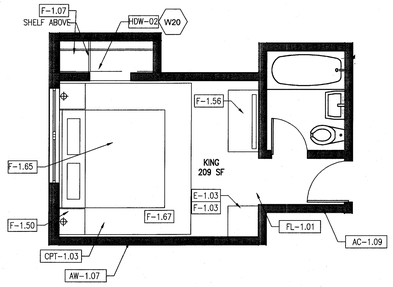
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE DEMOLISHED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

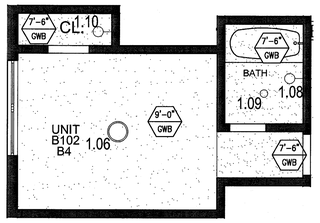
4



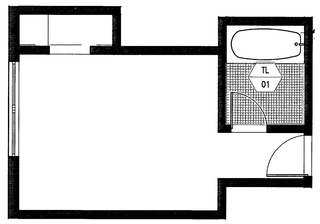
7 TYPE B4a FLOOR PLAN – REF. UNIT B101 KING
SCALE: 1/4" = 1'-0"



6 TYPE B4b FURNITURE PLAN – REF. UNIT B102
SCALE: 1/4" = 1'-0"

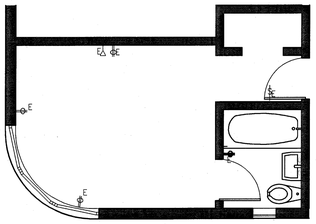


5 TYPE B4b REFLECTED CEILING PLAN – REF. UNIT B102
SCALE: 1/4" = 1'-0"

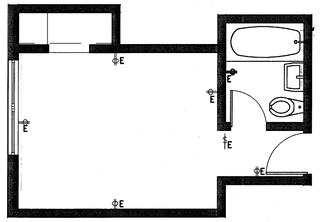


4 TYPE B4b FINISH PLAN – REF. UNIT B102
SCALE: 1/4" = 1'-0"

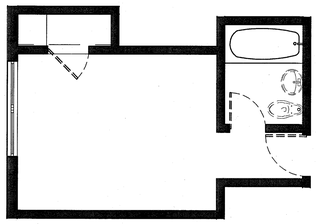
5



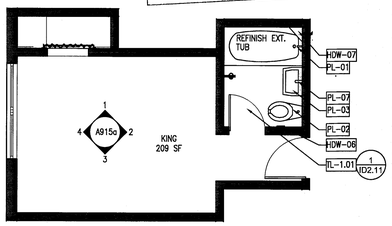
8 TYPE B4a POWER & SIGNAL PLAN REF. UNIT B101
SCALE: 1/4" = 1'-0"



3 TYPE B4b POWER & SIGNAL PLAN REF. UNIT B102
SCALE: 1/4" = 1'-0"



2 TYPE B4b DEMO PLAN – REF. UNIT B102
SCALE: 1/4" = 1'-0"



1 TYPE B4b FLOOR PLAN – REF. UNIT B102
SCALE: 1/4" = 1'-0"

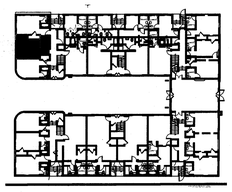
MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

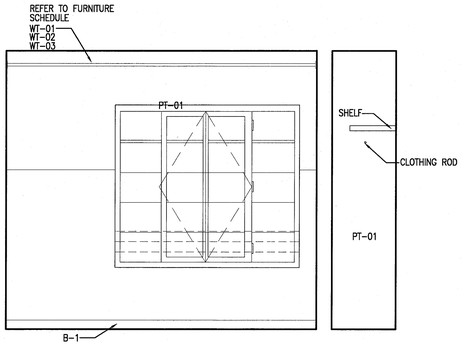
ENLARGED GUESTROOM PLANS TYPE B4a, B4b

5

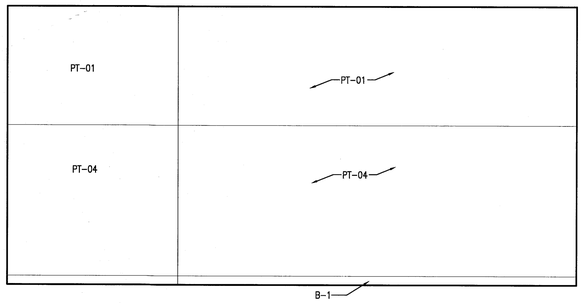
SHEET NUMBER

A915

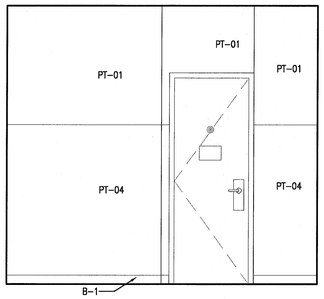
COPYRIGHT ADD INC 2011



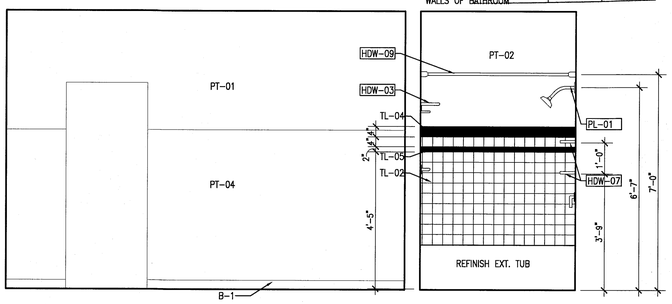
5 4 TYPE B4b UNIT B102 – ELEVATION WEST
SCALE: 1/2" = 1'-0"



5 3 TYPE B4b UNIT B102 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



5 2 TYPE B4b UNIT B102 – ELEVATION EAST
SCALE: 1/2" = 1'-0"



5 1 TYPE B4b UNIT B102 – ELEVATION NORTH
SCALE: 1/2" = 1'-0"

NOTE: TILE PATTERN CONTINUES ON ALL WALLS OF BATHROOM.

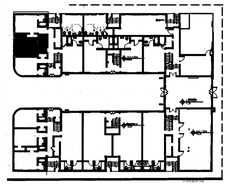
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Contracting

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
5	GUESTROOM COORDINATION	04-17-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Carbello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM ELEVATIONS - TYPE B4

SHEET NUMBER

A915a

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

OUTLET – DUPLEX	CR – CARD READER
E – OUTLET – EXISTING TO REMAIN	T – THERMOSTAT
D – OUTLET – DEDICATED TO APPLIANCE	WA – WIRELESS ACCESS
GFI – OUTLET – GROUND FAULT INTERRUPTOR	O – DOORBELL IN ADA UNITS ONLY
OUTLET – QUADRAPLEX	VOICE, DATA & VIDEO – WALL MOUNT
OUTLET – SPECIAL PURPOSE	S – SMOKE DETECTOR
OUTLET – VOICE	B – DOOR BUZZER
W – OUTLET – VOICE WALL MOUNTED	SWITCH
OUTLET – DATA	3 – SWITCH 3 – 3 WAY 4 – 4 WAY
OUTLET – VOICE/DATA	DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

GWB CEILING/SOFFIT	SUPPLY DIFFUSER
9'-0" ACT – CEILING HEIGHT KEY – CEILING HEIGHT – AFF – CEILING TYPE	RETURN AIR GRILLE
DOWNLIGHT	AP-1 – HVAC ACCESS PANEL
WALL SCONCE	
SMOKE DETECTOR	R – REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION
SPRINKLER	
CEILING FIXTURE	

FINISH PLAN LEGEND

NEW PARTITION	TILE FLOORING
EXISTING PARTITION	LINOLEUM FLOORING
EXISTING STRUCTURE	ACCENT TILE
f – KEY NOTE INDICATOR	
INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG	
4 A481 TYP. – DETAIL REFERENCE	
X # – FINISH TAG	
ALIGN	

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

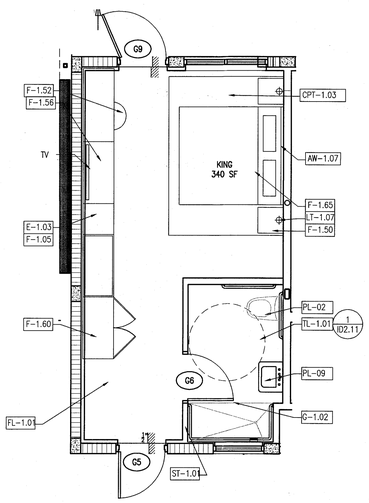
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (ECOSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

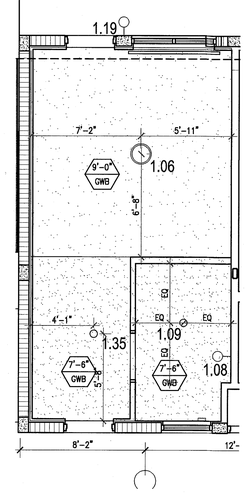
FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ALL EXISTING MILLWORK TO BE REMOLDIED.
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

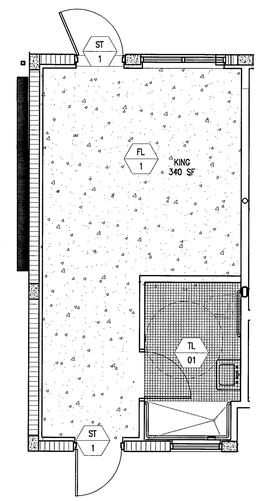
4



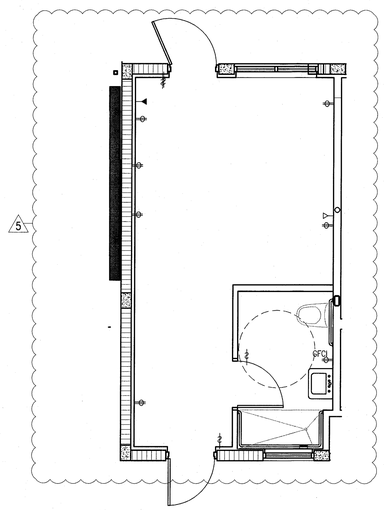
6 TYPE C1 FURNITURE PLAN – REF. UNIT C101
SCALE: 1/4" = 1'-0"



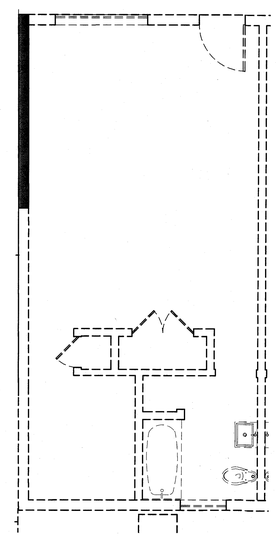
5 TYPE C1 REFLECTED CEILING PLAN – REF. UNIT C101
SCALE: 1/4" = 1'-0"



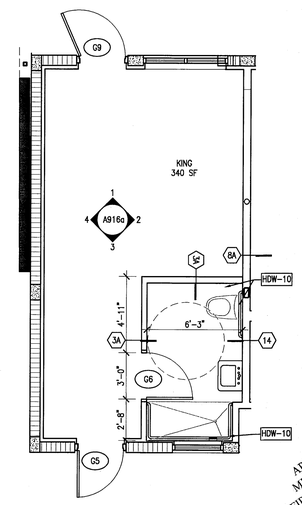
4 TYPE C1 FINISH PLAN – REF. UNIT C101
SCALE: 1/4" = 1'-0"



3 TYPE C1 POWER & SIGNAL PLAN – REF. UNIT C101
SCALE: 1/4" = 1'-0"



2 TYPE C1 DEMO PLAN – REF. UNIT C101
SCALE: 1/4" = 1'-0"

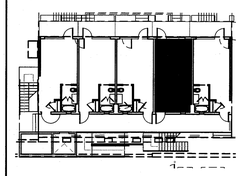


1 TYPE C1 FLOOR PLAN (ADA) – REF. UNIT C101
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

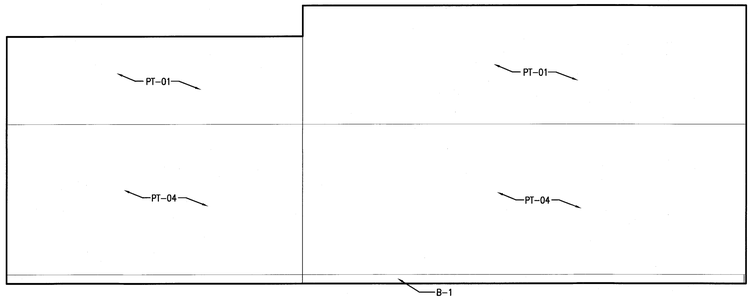
SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE C1

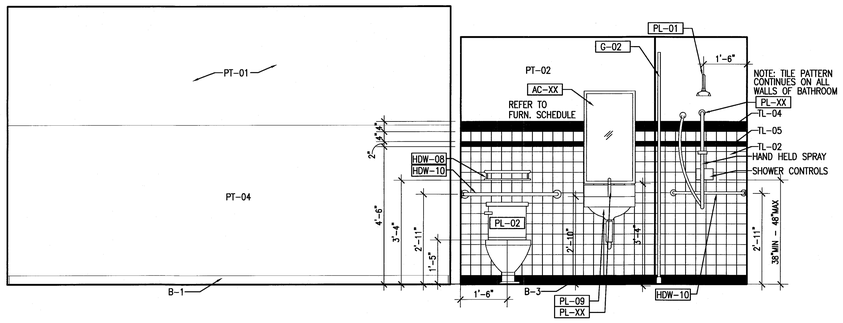
SHEET NUMBER

A916

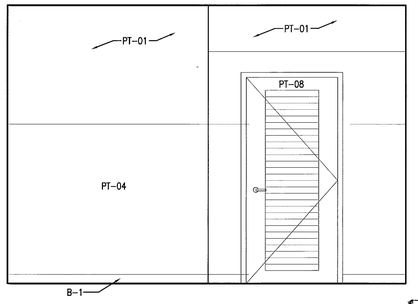
COPYRIGHT ADD INC 2011



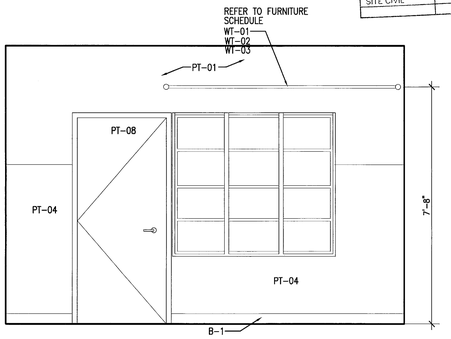
4 TYPE C1 UNIT C101 – ELEVATION WEST
SCALE: 1/2" = 1'-0"



2 TYPE C1 UNIT C101 – ELEVATION EAST
SCALE: 1/2" = 1'-0"



3 TYPE C1 UNIT C101 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



1 TYPE C1 UNIT C101 – ELEVATION NORTH
SCALE: 1/2" = 1'-0"

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review · Inspections · Training & Certification

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	FM	11-12-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM ELEVATIONS - TYPE C1-ADA

SHEET NUMBER

A916a

COPYRIGHT ADD INC 2011

POWER & SIGNAL PLAN LEGEND

- OUTLET – DUPLEX
- OUTLET – EXISTING TO REMAIN
- OUTLET – DEDICATED TO APPLIANCE
- OUTLET – GROUND FAULT INTERRUPTOR
- OUTLET – QUADRAPLEX
- OUTLET – SPECIAL PURPOSE
- OUTLET – VOICE
- OUTLET – VOICE WALL MOUNTED
- OUTLET – DATA
- OUTLET – VOICE/DATA
- CARD READER
- THERMOSTAT
- WIRELESS ACCESS
- DOORBELL IN ADA UNITS ONLY
- VOICE, DATA & VIDEO – WALL MOUNT
- SMOKE DETECTOR
- DOOR BUZZER
- SWITCH
- SWITCH "3" – 3 WAY "4" – 4 WAY
- DIMMER SWITCH

REFLECTED CEILING PLAN LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY – CEILING HEIGHT – AFF – CEILING TYPE
- DOWNLIGHT
- WALL SCONCE
- SMOKE DETECTOR
- SPRINKLER
- CEILING FIXTURE
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- HVAC ACCESS PANEL
- REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION

FINISH PLAN LEGEND

- NEW PARTITION
- EXISTING PARTITION
- EXISTING STRUCTURE
- KEY NOTE INDICATOR
- INDICATES DIRECTION OF DOMINANT STRIPE IN CARPET OR RUG
- DETAIL REFERENCE
- FINISH TAG
- ALIGN
- TILE FLOORING
- LINOLEUM FLOORING
- ACCENT TILE

POWER & SIGNAL PLAN NOTES

1. ALL EXISTING POWER OUTLETS TO REMAIN.
2. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON TYPICAL POWER & SIGNAL MOUNTING HEIGHT KEY, U.O.N. REFER TO A-003 DRAWINGS.
3. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED FROM ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
4. 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).
5. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUD CAVITY.
6. LOCATE SWITCHES 6" CLEAR OF THE EDGE OF DOOR FRAME, U.O.N. AT DOUBLE DOORS OR DOORS WITH SIDELIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
7. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN, PROJECTION SCREEN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
8. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR DEVICES TO BE WHITE U.O.N.
9. REFER TO ACCESS CONTROL DRAWINGS FOR CARD READER LOCATIONS.

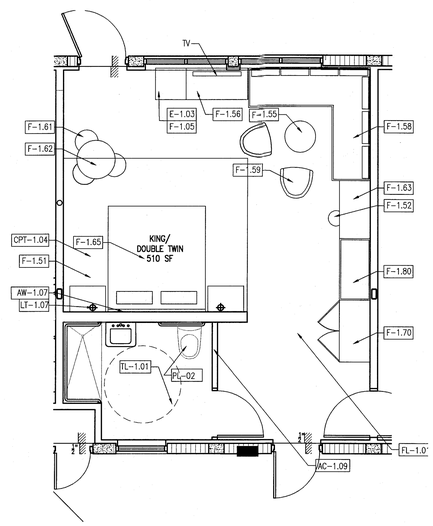
REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL BATHROOM CEILINGS TO BE PAINTED PT-01 (EGGSHELL FINISH).
2. ALL LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW FIXTURES PER LIGHTING SCHEDULE.
3. ALL DIMENSIONS OF NEW FIXTURES, DEVICES, SPRINKLER HEADS, ETC. ARE TO CENTERLINE OF FIXTURE, U.O.N. WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUP OF ITEMS TO ALIGN, U.O.N.
4. 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.
5. LAYOUT IS FOR INFORMATION ONLY – SEE THE ELECTRIC DRAWINGS FOR QUANTITY AND FIXTURE LOCATIONS.
6. SEE MEP-FP DRAWINGS FOR LOCATIONS OF SMOKE DETECTORS, SPRINKLER HEAD, EXIT SIGNS, ETC6.
7. LOCATION OF CLOSET FIXTURE IN HADDON HALL MAY VARY. REPLACE EXISTING FIXTURE WITH NEW FIXTURE KEEPING THE SAME FIXTURE LOCATION.
8. WALL SCONCES SHOWN ON PLAN. REFER TO ROOM ELEVATIONS FOR HEIGHT.

FINISH PLAN NOTES

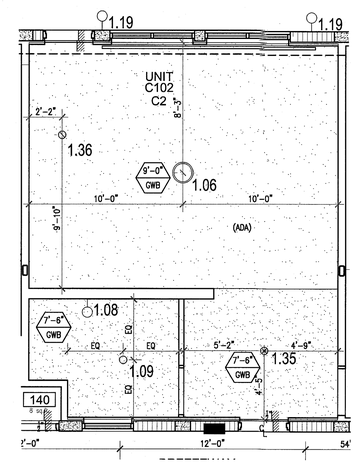
1. ALL WALLS TO BE PAINTED PT-01, U.O.N. REFER TO ELEVATIONS FOR WALL FINISHES.
2. ALL FLOORING TRANSITIONS AT DOOR OPENING TO OCCUR UNDERNEATH DOOR, U.O.N.
3. FLOOR FINISHES AND WALL BASE TO CONTINUE UNDER COUNTER TOPS, ANY MILLWORK OPENINGS,
4. ALL WOOD BASE TO BE PAINTED TO MATCH WALL ABOVE.
5. VERIFY FLOOR FINISH LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION. (TILE LAYOUT, SEAMING DIAGRAMS, ETC.)
6. DOORS TO BE PAINTED PER DOOR SCHEDULE.
7. FRAMES TO BE PAINTED PER DOOR SCHEDULE.
8. ALL GWB SOFFITS TO BE PAINTED PT-01, U.O.N.
9. ~~ALL EXISTING MILLWORK TO BE SANDBLASTED~~
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2

4

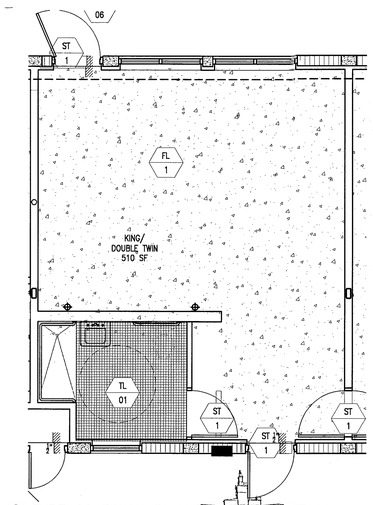


6 TYPE C2 FURNITURE PLAN – REF. UNIT C102 KING/DOUBLE TWIN
SCALE: 1/4" = 1'-0"

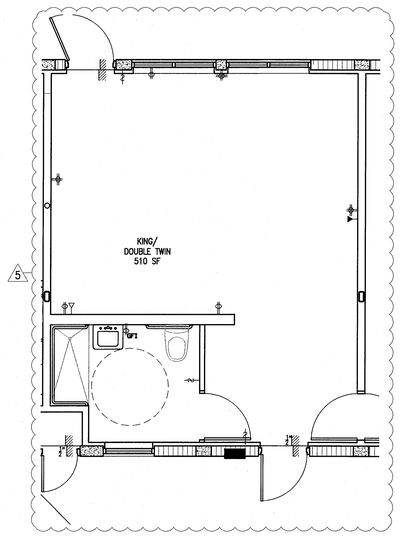
TERR.



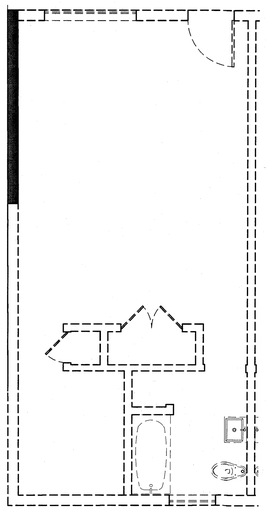
5 TYPE C2 REFLECTED CEILING PLAN – REF. UNIT C102
SCALE: 1/4" = 1'-0"



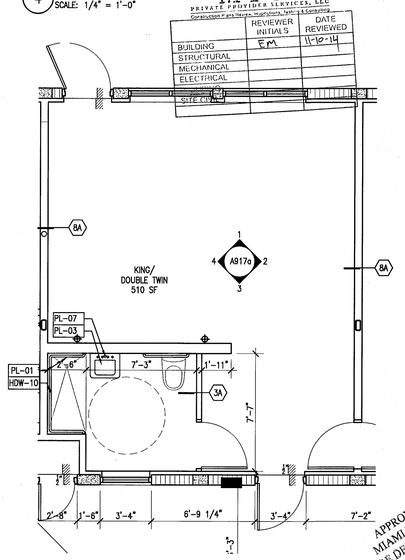
4 TYPE C2 FINISH PLAN – REF. UNIT C102
SCALE: 1/4" = 1'-0"



3 TYPE C2 POWER & SIGNAL PLAN – REF. UNIT C102
SCALE: 1/4" = 1'-0"



2 TYPE C2 DEMO PLAN – REF. UNIT C102
SCALE: 1/4" = 1'-0"



1 TYPE C2 FLOOR PLAN (ADA) – REF. UNIT C102
SCALE: 1/4" = 1'-0"

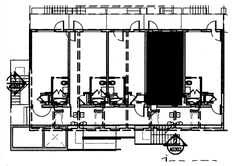
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
4	FIRE REVIEW COMMENTS	04-01-2014
5	GUESTROOM COORDINATION	04-17-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

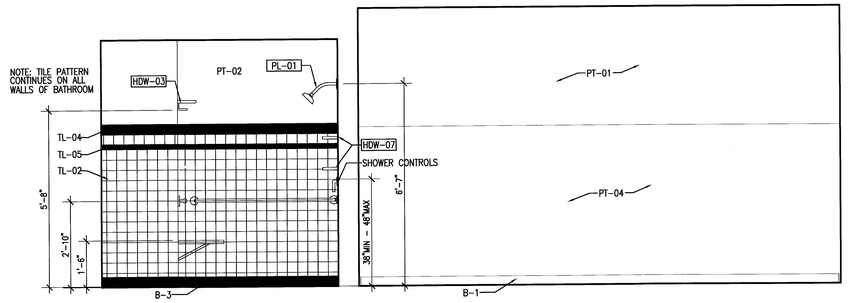
SHEET TITLE

ENLARGED GUESTROOM PLANS TYPE C2

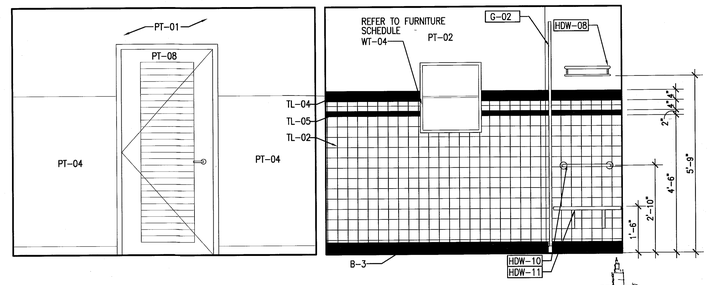
SHEET NUMBER

A917

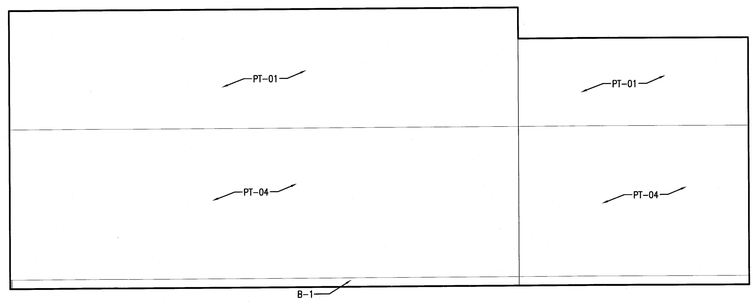
COPYRIGHT ADD INC 2011



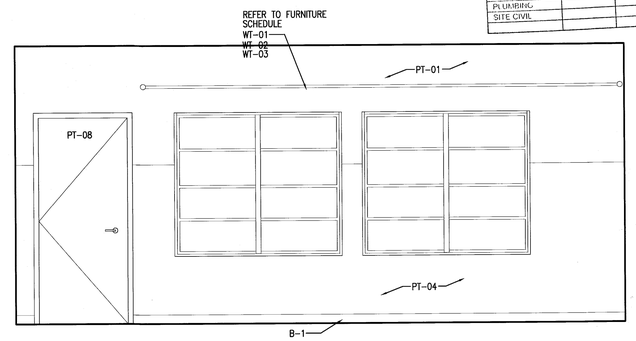
4 TYPE C2 UNIT C102 – ELEVATION WEST
SCALE: 1/2" = 1'-0"



3 TYPE C2 UNIT C102 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"



2 TYPE C2 UNIT C102 – ELEVATION EAST
SCALE: 1/2" = 1'-0"



1 TYPE C2 UNIT C102 – ELEVATION NORTH
SCALE: 1/2" = 1'-0"

MTCI
CODE PROVIDER SERVICES, LLC
Code Compliance Review Plan Review & Consulting

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

APPROVED
Miami BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED GUESTROOM ELEVATIONS - TYPE C2-ADA

SHEET NUMBER

A917a

COPYRIGHT ADD INC 2011