POWER & SIGNAL PLAN LEGEND

⊖	OUTLET – DUPLEX	CR	CARD READER
⊖ E	OUTLET – EXISTING TO REMAIN	Ⓣ	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	Ⓢ	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	R	REPLACE EXISTING FIXTURE WITH NEW FIXTURE IN SAME LOCATION
Ⓢ	SMOKE DETECTOR		
●	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 / IA481 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.

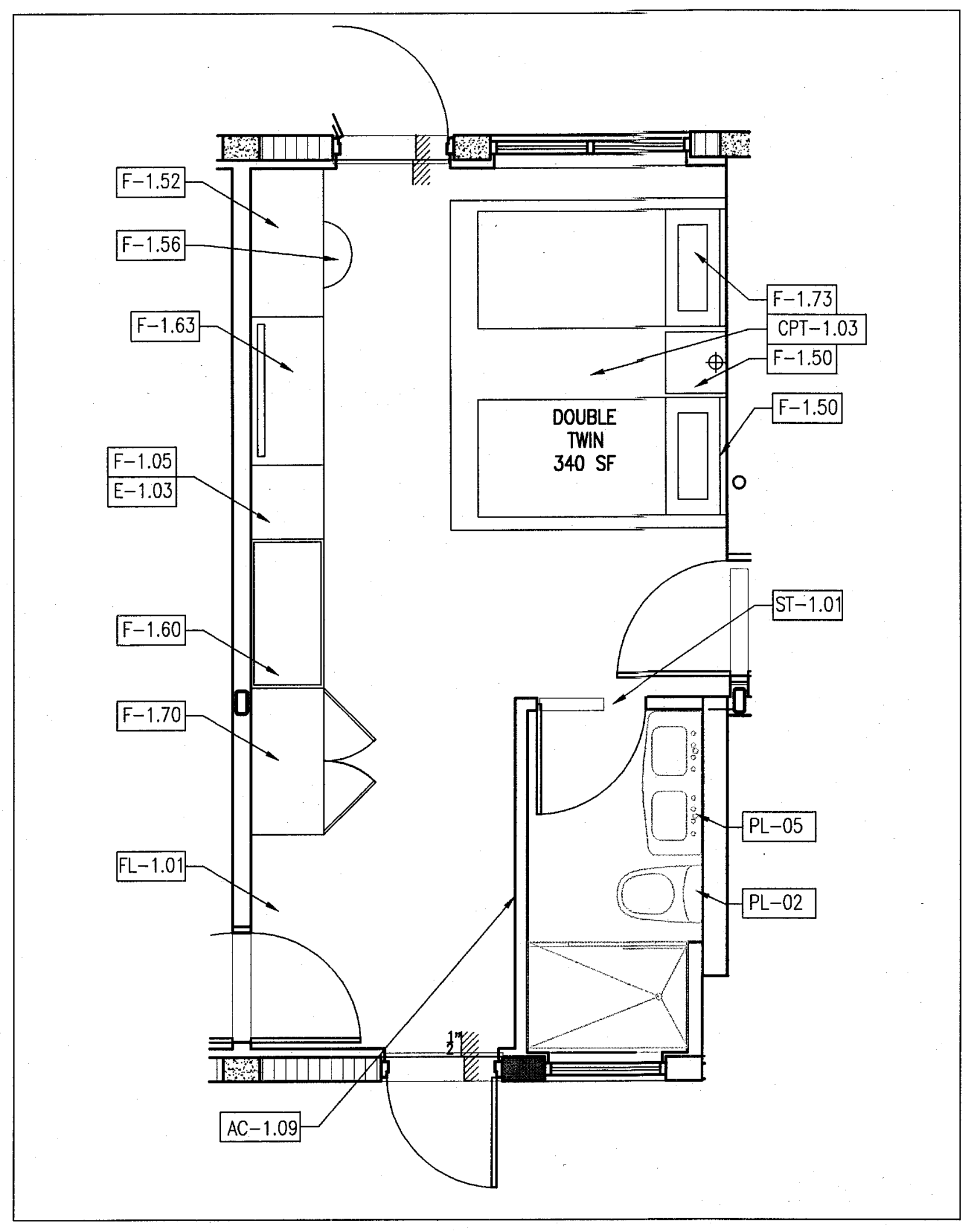
REFLECTED CEILING PLAN NOTES

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.

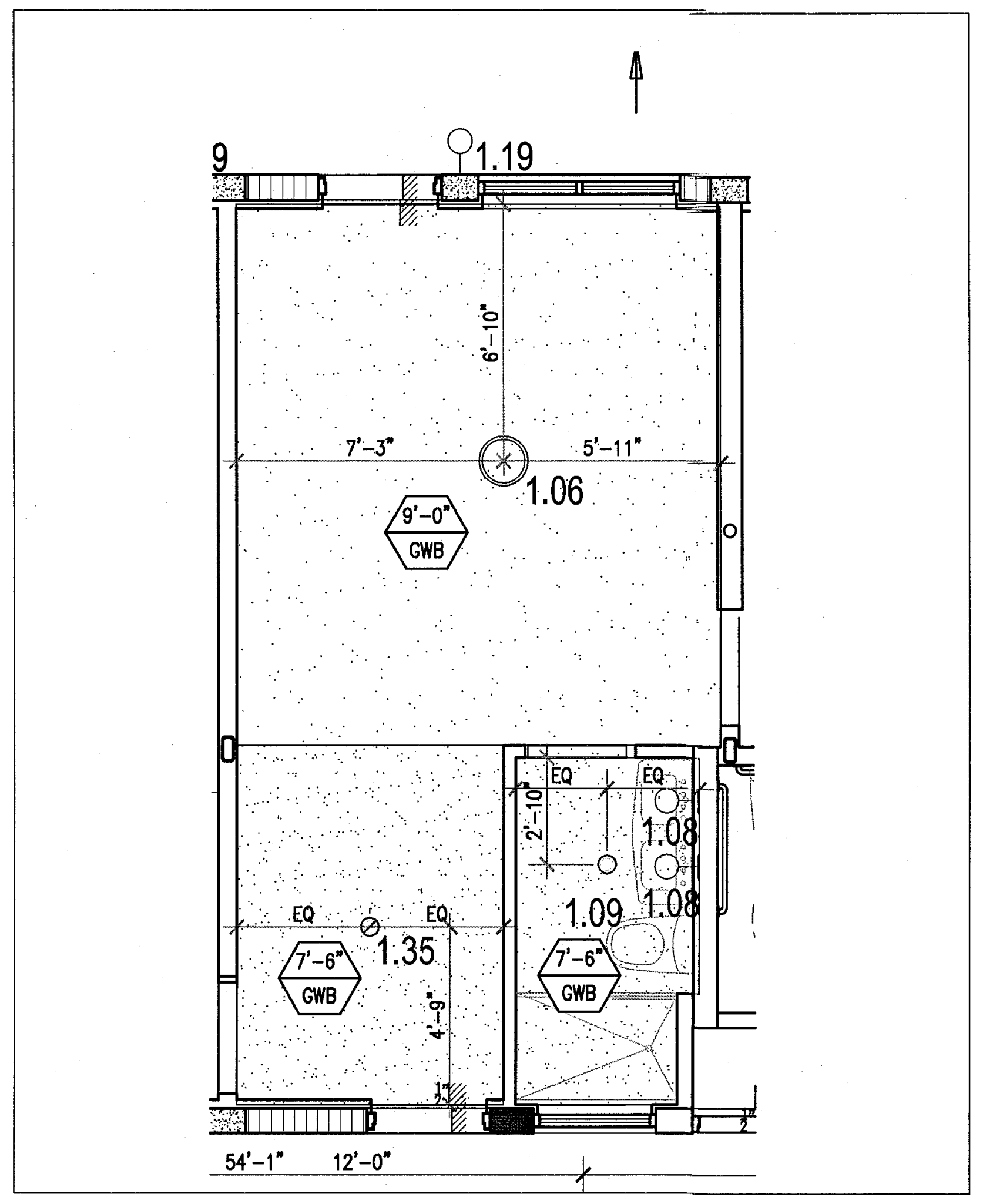
FINISH PLAN NOTES

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

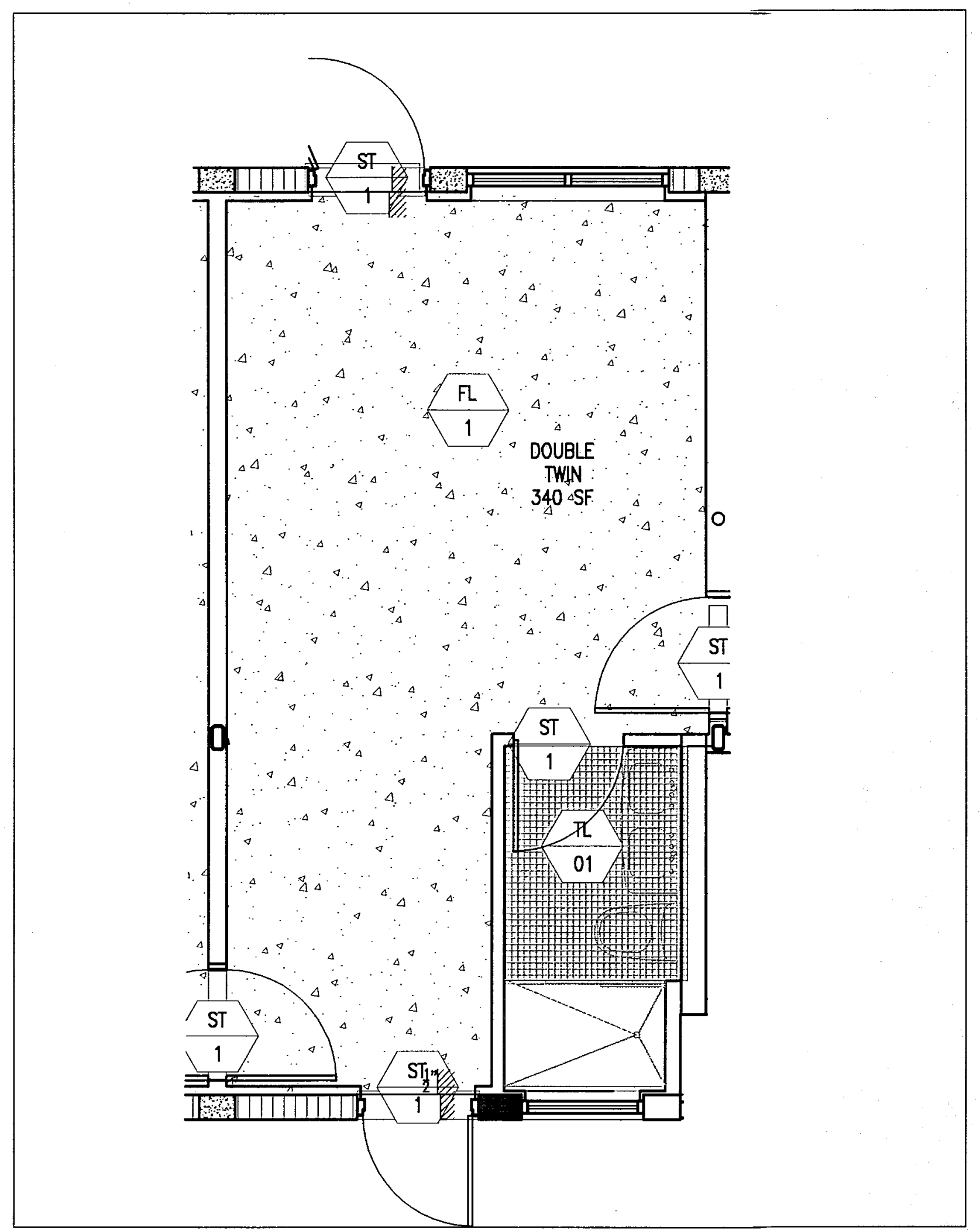
4



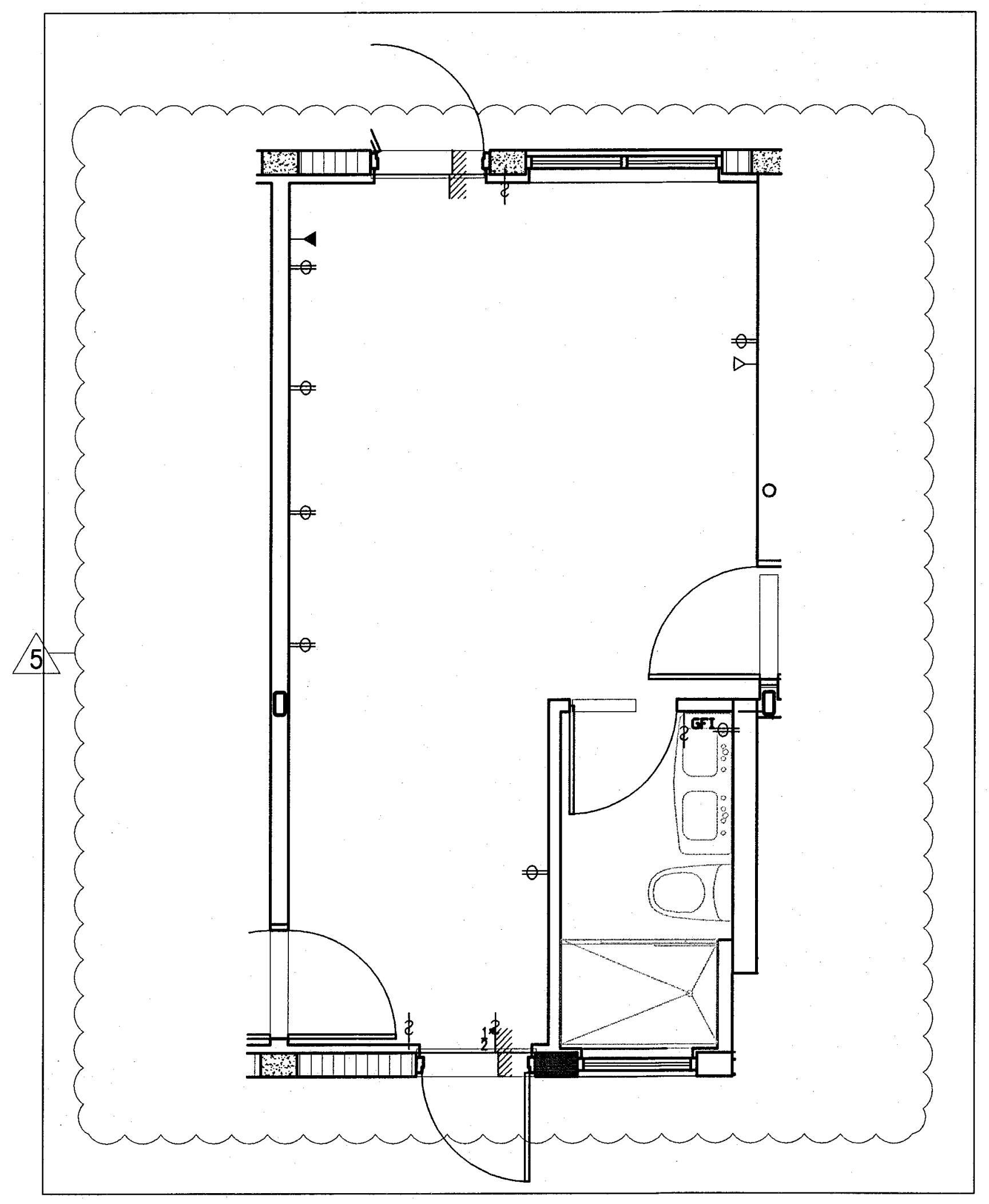
6 TYPE C3 FURNITURE PLAN – REF. UNIT C103
DOUBLE TWIN
SCALE: 1/4" = 1'-0"



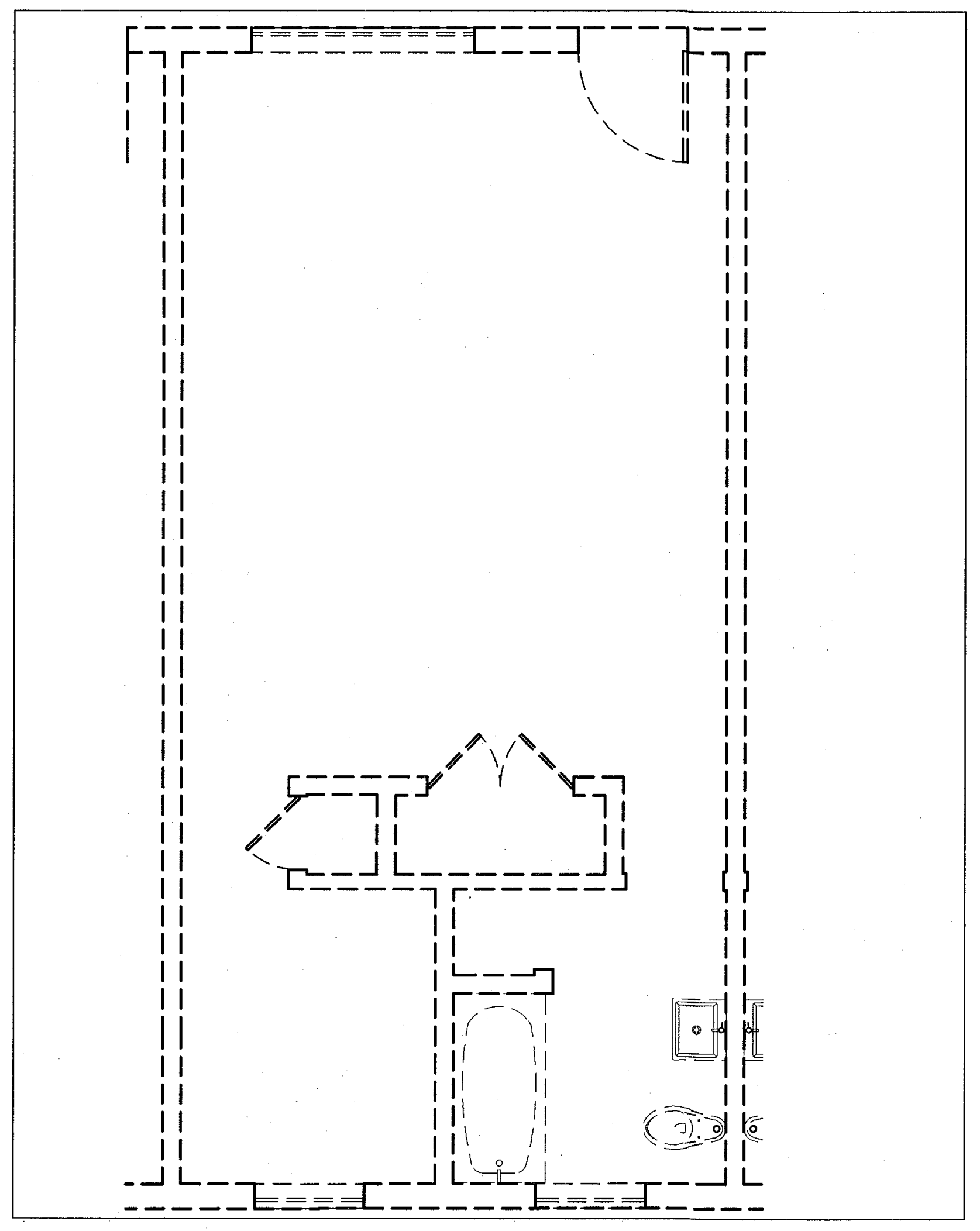
5 TYPE C3 REFLECTED CEILING PLAN – REF. UNIT C103
SCALE: 1/4" = 1'-0"



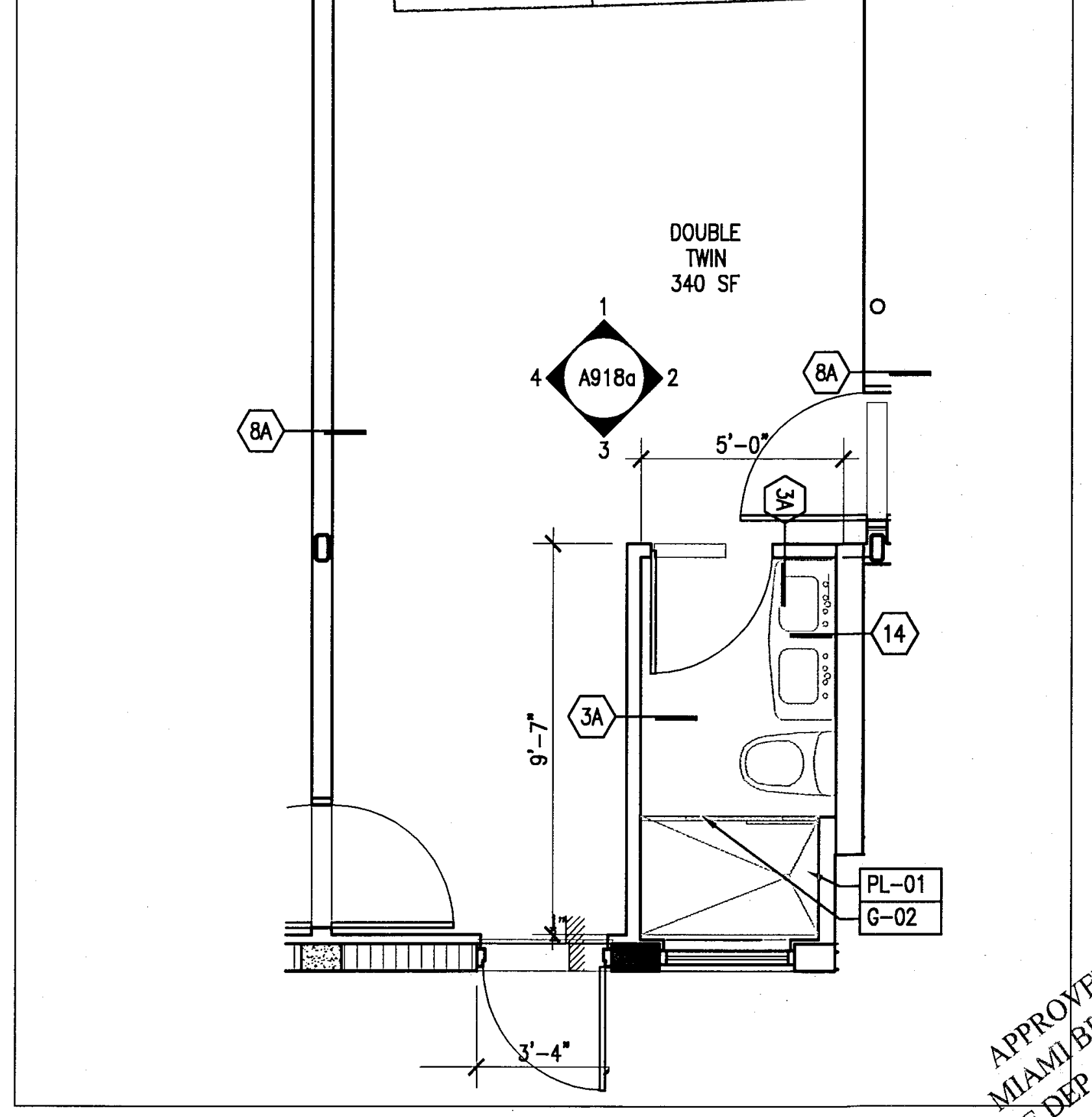
4 TYPE C3 FINISH PLAN – REF. UNIT C103
SCALE: 1/4" = 1'-0"



3 TYPE C3 POWER & SIGNAL PLAN – REF. UNIT C103
SCALE: 1/4" = 1'-0"



2 TYPE C3 DEMO PLAN – REF. UNIT C103
SCALE: 1/4" = 1'-0"



1 TYPE C3 FLOOR PLAN – REF. UNIT C103
SCALE: 1/4" = 1'-0"

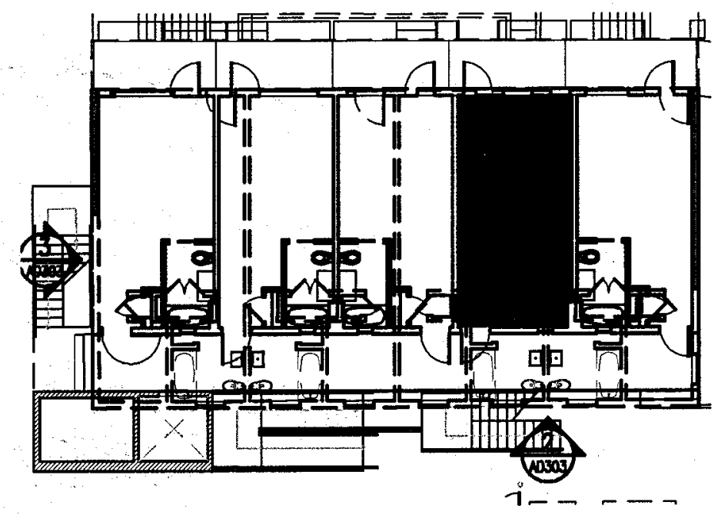
MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

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

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

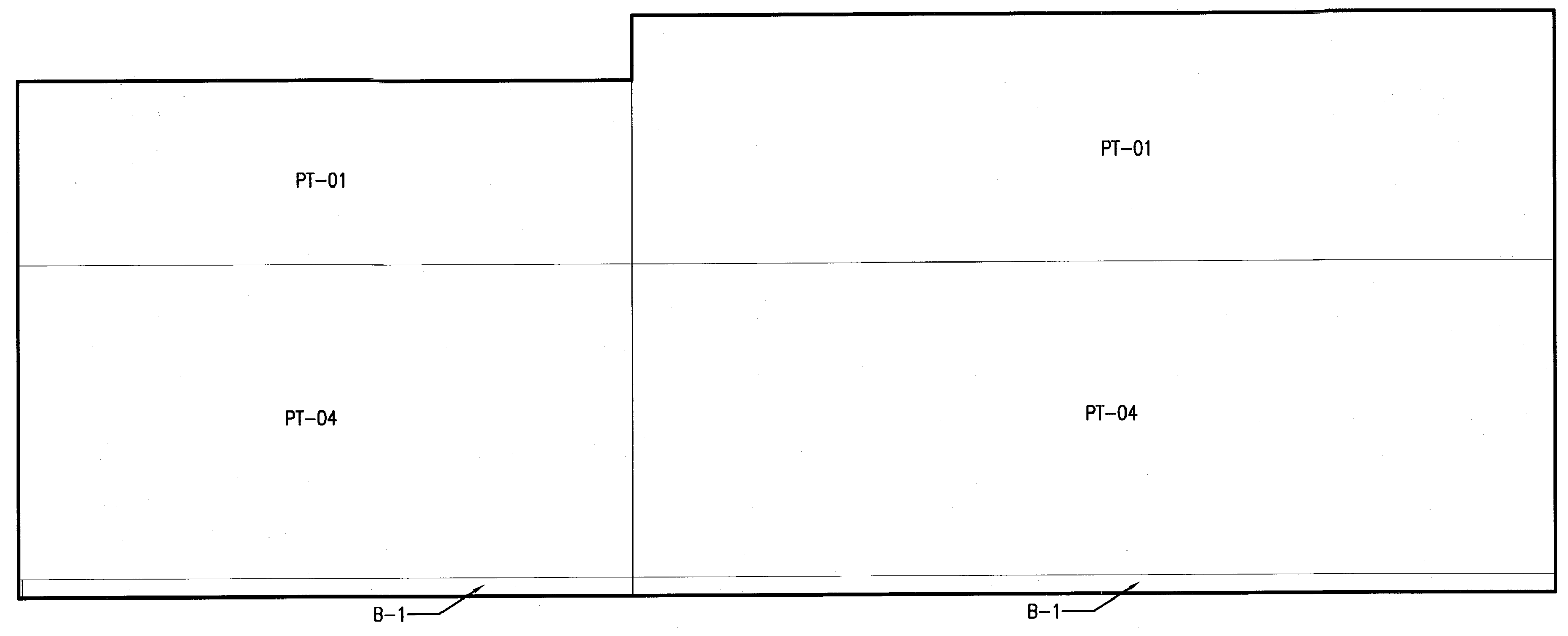
JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	FEBRUARY 18, 2014
SCALE:	VARIES

SHEET TITLE

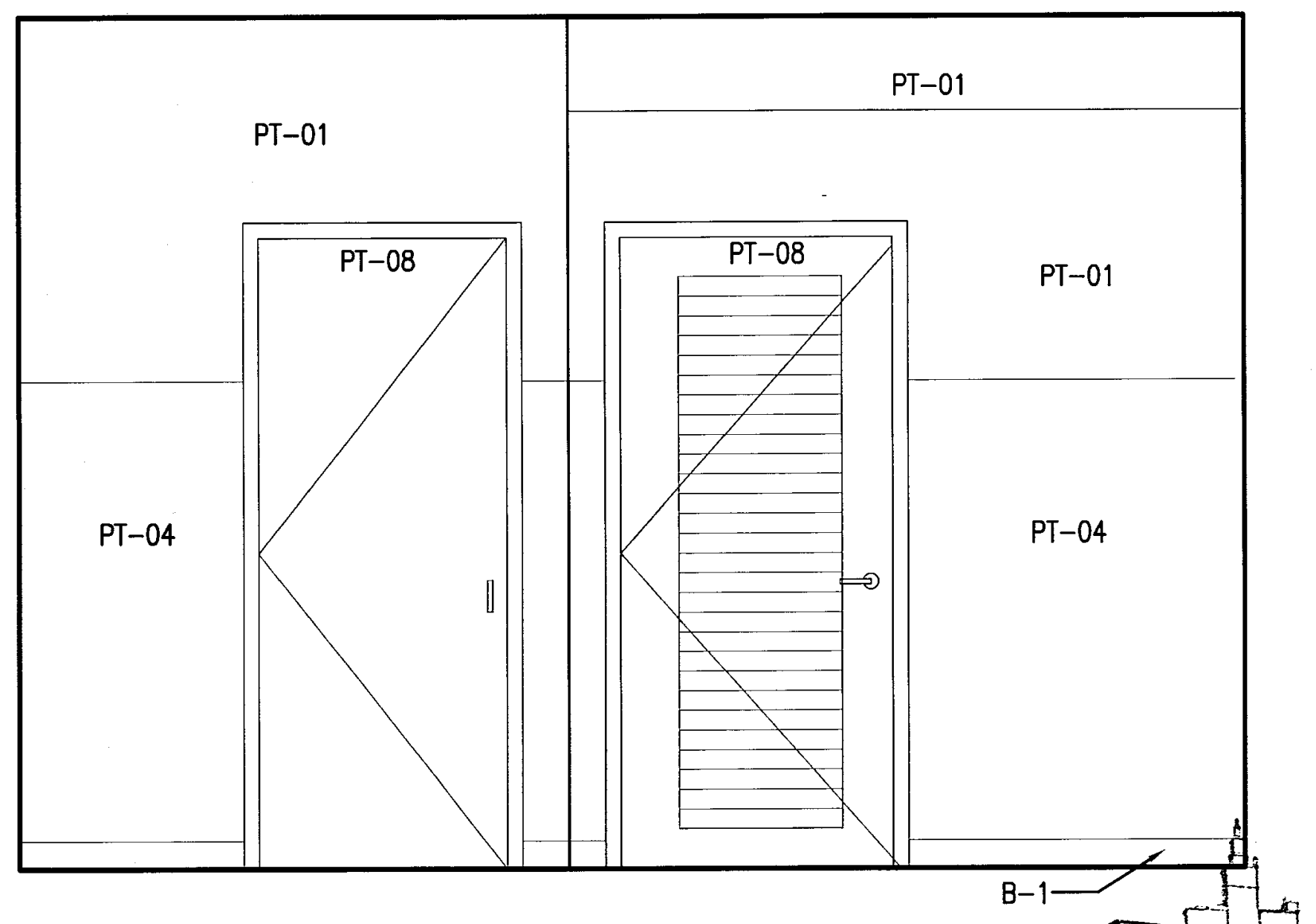
ENLARGED GUESTROOM PLANS TYPE C3

SHEET NUMBER

A918


PT-01
PT-01
PT-04
PT-04
B-1
B-1

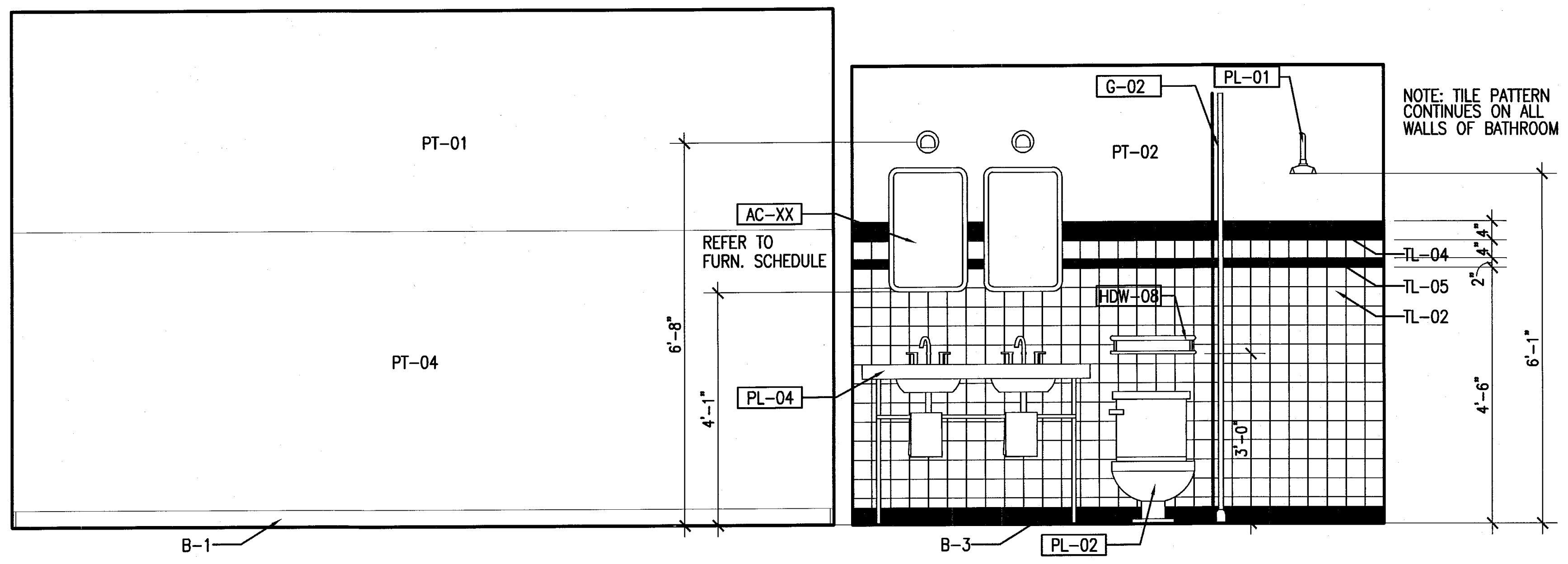
④ TYPE C3 UNIT C103 – ELEVATION WEST
SCALE: 1/2" = 1'-0"


PT-01
PT-01
PT-08
PT-08
PT-01
PT-04
PT-04
B-1

③ TYPE C3 UNIT C103 – ELEVATION SOUTH
SCALE: 1/2" = 1'-0"

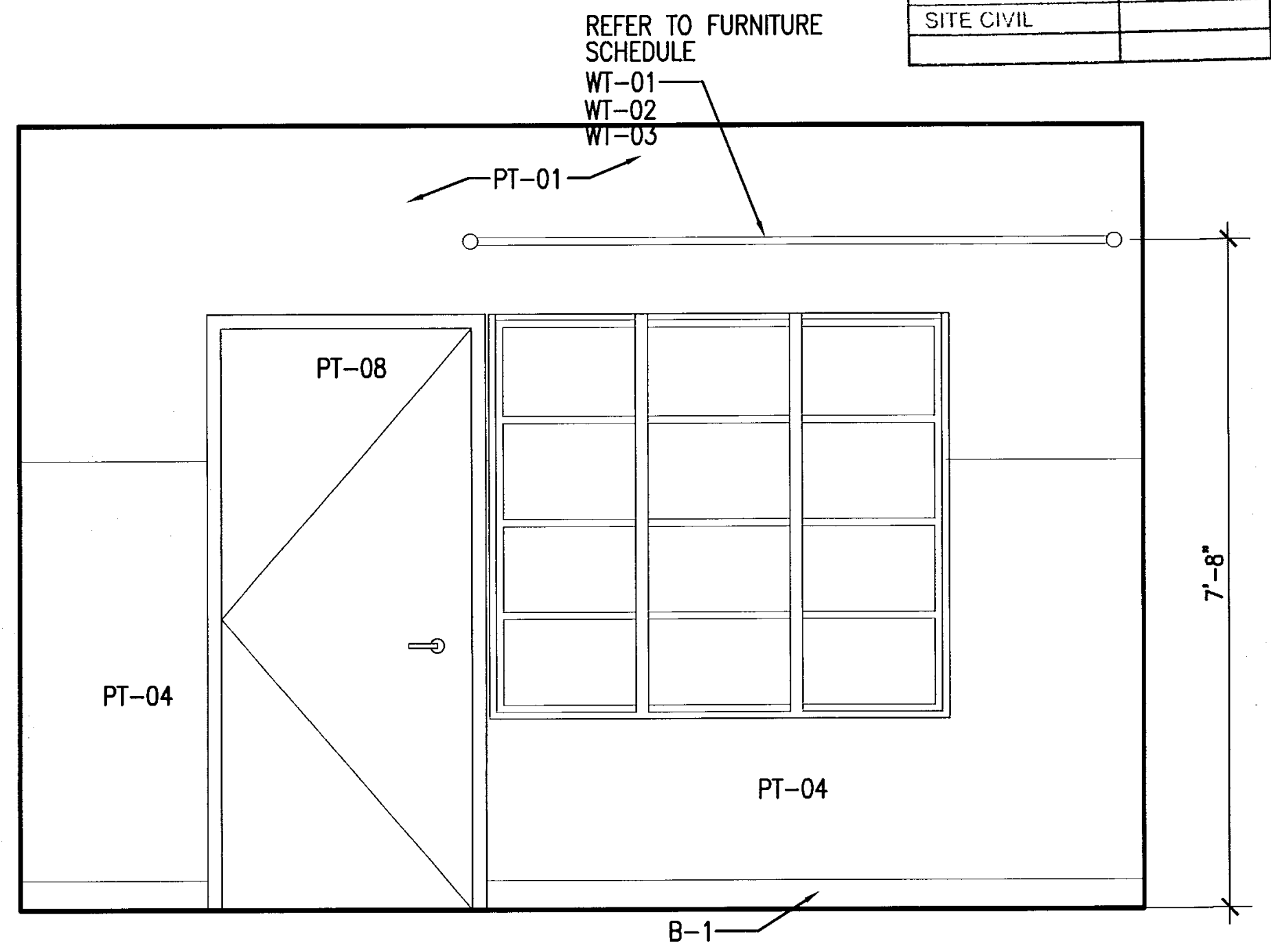
MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

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


PT-01
PT-04
6'-8"
4'-1"
B-1
AC-XX
REFER TO FURN. SCHEDULE
PL-04
G-02
PL-01
PT-02
HDW-08
3'-0"
B-3
PL-02
TL-04
TL-05
TL-02
4"
4"
2"
4'-6"
6'-1"

NOTE: TILE PATTERN CONTINUES ON ALL WALLS OF BATHROOM

② TYPE C3 UNIT C103 – ELEVATION EAST
SCALE: 1/2" = 1'-0"


REFER TO FURNITURE SCHEDULE
WT-01
WT-02
WT-03
PT-01
PT-08
PT-04
PT-04
7'-8"
B-1

① TYPE C3 UNIT C103 – 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

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

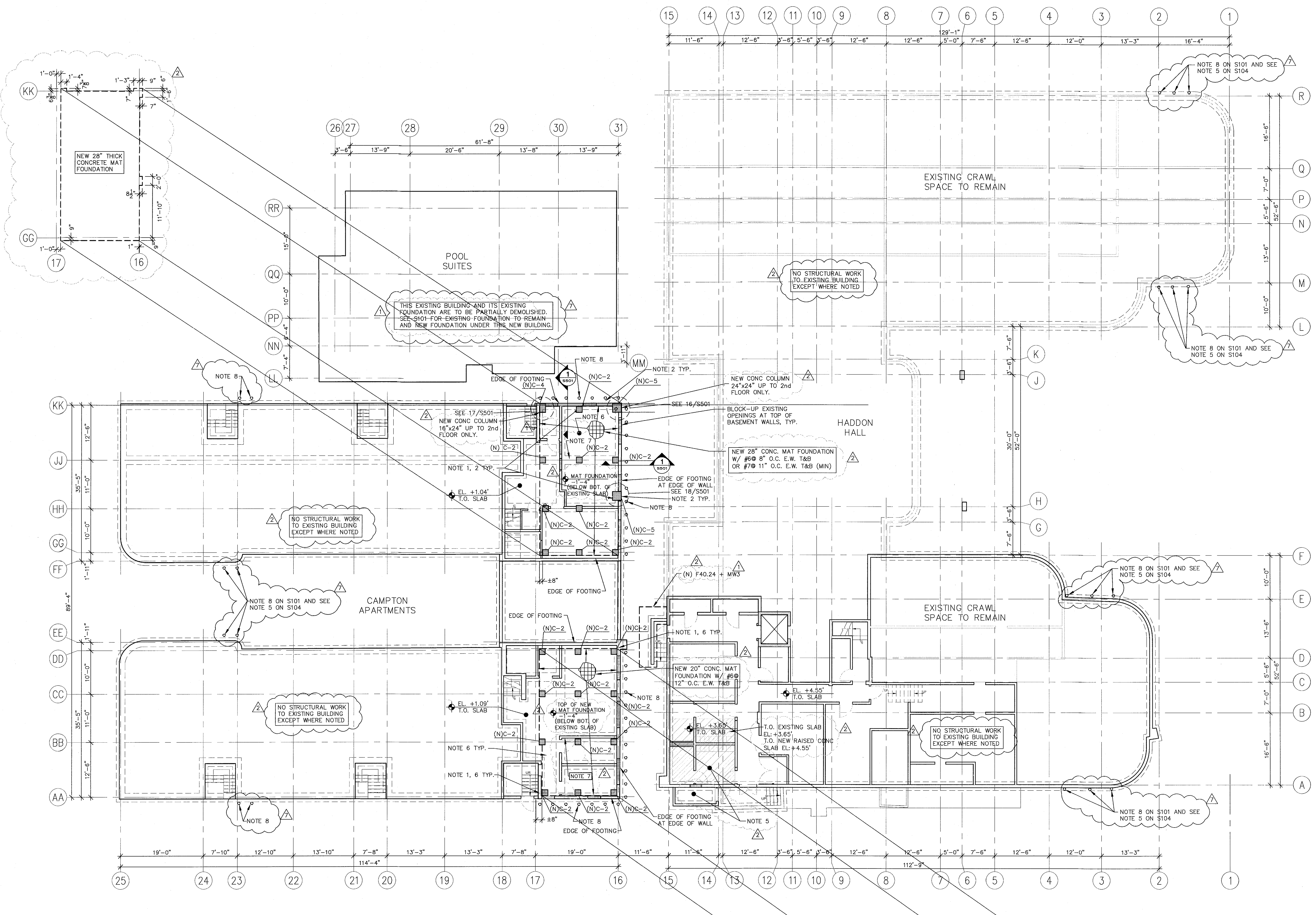
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: VARIES

SHEET TITLE

ENLARGED
GUESTROOM
ELEVATIONS -
TYPE C3

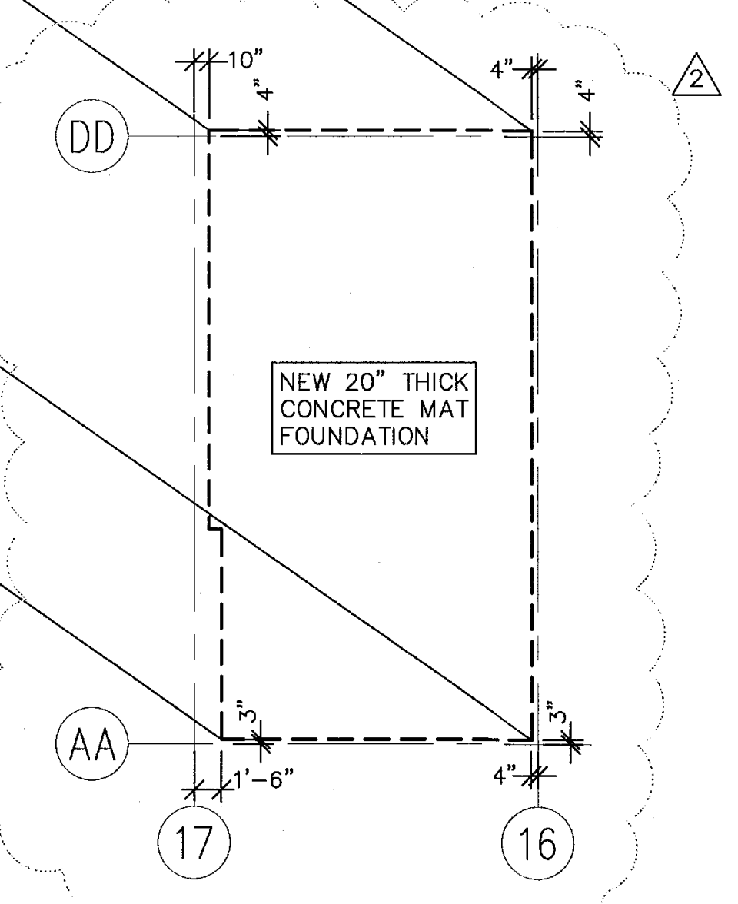
SHEET NUMBER

A918a


15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
11'-6" 12'-6" 3'-6" 5'-6" 3'-6" 12'-6" 12'-6" 5'-0" 7'-6" 12'-6" 12'-0" 13'-3" 16'-4"
129'-1"
NOTE 8 ON S101 AND SEE NOTE 5 ON S104
R Q P N M L K J H G F E D C B A
16'-6" 7'-0" 5'-6" 13'-6" 10'-0" 52'-6" 30'-0" 7'-6"
EXISTING CRAWL SPACE TO REMAIN
NO STRUCTURAL WORK TO EXISTING BUILDING EXCEPT WHERE NOTED
KK GG 17 16
1'-0" 1'-4" 1'-3" 9" 6" 7" 8½" 2'-0" 11'-10" 9"
NEW 28" THICK CONCRETE MAT FOUNDATION
26 27 28 29 30 31
3'-6" 13'-9" 20'-6" 13'-8" 13'-9" 61'-8"
RR QQ PP NN LL MM
15'-0" 10'-0" 9'-4" 7'-4" 3'-11"
POOL SUITES
THIS EXISTING BUILDING AND ITS EXISTING FOUNDATION ARE TO BE PARTIALLY DEMOLISHED.
~~SEE S101 FOR EXISTING FOUNDATION TO REMAIN AND NEW FOUNDATION UNDER THIS NEW BUILDING.~~
NOTE 8
EDGE OF FOOTING
(N)C-4
(N)C-2
(N)C-5
NOTE 2 TYP.
NEW CONC COLUMN 24"x24" UP TO 2nd FLOOR ONLY.
SEE 16/S501
BLOCK-UP EXISTING OPENINGS AT TOP OF BASEMENT WALLS, TYP.
SEE 17/S501
NEW CONC COLUMN 16"x24" UP TO 2nd FLOOR ONLY.
NOTE 6
NOTE 7
NEW 28" CONC. MAT FOUNDATION W/ #6@ 8" O.C. E.W. T&B OR #7@ 11" O.C. E.W. T&B (MIN)
NOTE 1, 2 TYP.
MAT FOUNDATION -1'-4" (BELOW BOT. OF EXISTING SLAB)
EDGE OF FOOTING AT EDGE OF WALL
SEE 18/S501
EL. +1.04' T.O. SLAB
HADDON HALL
KK JJ HH GG FF EE DD CC BB AA
12'-6" 11'-0" 10'-0" 1'-11" 35'-5" 89'-4"
±8"
(N) F40.24 + MW3
CAMPTON APARTMENTS
NOTE 1, 6 TYP.
NEW 20" CONC. MAT FOUNDATION W/ #6@ 12" O.C. E.W. T&B
EL. +4.55' T.O. SLAB
EL. +1.09' T.O. SLAB
TOP OF NEW MAT FOUNDATION -1'-4" (BELOW BOT. OF EXISTING SLAB)
EL. +3.65' T.O. SLAB
T.O. EXISTING SLAB EL: +3.65' T.O. NEW RAISED CONC SLAB EL: +4.55'
NOTE 6 TYP.
NOTE 5
25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
19'-0" 7'-10" 12'-10" 13'-10" 7'-8" 13'-3" 13'-3" 7'-8" 19'-0" 11'-6" 11'-6" 12'-6" 3'-6" 5'-6" 3'-6" 12'-6" 12'-6" 5'-0" 7'-6" 12'-6" 12'-0" 13'-3"
114'-4"
112'-9"
S501

1 BASEMENT FOUNDATION PLAN

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


DD
AA
17
16
10"
4"
1'-6"
NEW 20" THICK CONCRETE MAT FOUNDATION

HELICAL PILE NOTES:

ALL HELICAL PILES SHOWN ARE HELICAP PILE SYSTEM INCLUDING 24" WIDE X 12" LONG MINIMUM BRACKETS BY MANUFACTURER RATED FOR 24 KIPS AXIAL COMPRESSION AND 8 KIPS AXIAL TENSION ALLOWABLE CAPACITY. HELICAL PILE MANUFACTURER TO PROVIDE DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA FOR ALL HELICAL PILE SYSTEM USED ON THIS PROJECT.

2 ~~ALL PILE CAP HAVE W/C = 0.4, F'c = 6,000 PSI. @ 28 DAYS~~

NOTES:

1. GC TO INSTALL NEW HELICAL PILE WITH BRACKETS CAPABLE OF SUSTAINING 24KIPS ALOWABLE AXIAL COMPRESSION LOAD AT 3'-0" ON CENTER FROM EXTERIOR SIDE OF BASEMENT WALL FOUNDATION AND BRACE EXISTING BASEMENT WALL PRIOR TO CUTTING EXISTING SLAB TO INSTALL NEW FOUNDATIUON AND NEW COLUMNS.
2. GC TO EXCAVATE DOWN TO EXISTING FOUNDATION LEVEL TO BUILD NEW COLUMNS. AFTER INSTALLING NEW HELICAL PILES W/ BRACKETS (HPB) AT EXTERIOR, CUT 8" OF WIDTH FROM EXISTING 24" WIDE x 12" DEEP x CONTINUOUS FOUNDATION UNDER BASEMENT WALLS WHERE SHOWN TO INSTALL NEW HELICAL PILE CAP (HPC) FLUSH WITH INTERIOR FACE OF BASEMENT WALLS. PROVIDE EARTH AND STRUCTURE SHORING AS REQUIRED AND AS ENGINEERED BY A SHORING FLORIDA REGISTERED PROFESSIONAL ENGINEER (TYPICAL).
3. NEW C-4 AND C-5 COLUMN FROM NEW FOUNDATION UP TO 2ND FLOOR.
4. NEW C-2 COLUMN FROM NEW FOUNDATION UP TO GROUND FLOOR.
5. NEW 4" RAISED CONCRETE-SLAB-ON-GRADE WITH 6x6 W2.9xW2.9 WWF ON 10 MIL S BARRIER ON COMPACTED, TREATED SUB-SOIL ON TOP OF EXISTING SLAB TO REMAIN..
6. NEW CONCRETE SLAB INFILL AT LOCATIONS OF REMOVED SLAB FOR NEW COLUMN AND FOUNDATION INSTALLATION TO MATCH EXISTING BASEMENT CONCRETE SLAB. DOWEL AND EPOXY NEW SLAB INFILL BARS #5 @ 12" o.c. EACH WAY TOP & BOTT MIN. TO SURROUNDING EXISTING SLAB AND WALLS WITH HIILTY HIT HY150 ADHESIVE SYSTEM AND 7.5 MINIMUM EMBEDMENT.
7. DEMOLISH INTERIOR CMU WALL AND ITS FOUNDATION ONLY AFTER SHORING BASEMENT WALLS AND REMOVING 1ST FLOOR FRAMING TO INSTALL NEW MAT FOUNDATION.
8. NEW HELICAL PILE SYSTEM @ 3'-0" ON CENTER WITH BRACKET BY MANUFACTURER RATED FOR 24 KIPS ALLOWABLE AXIAL COMPRESSION LOAD ADDED UNDER EXISTING FOUNDATION TO REINFORCE EXISTING FOUNDATION BEARING CAPACITY.
9. ALL ELEVATIONS ARE N.G.V.D. UNLESS OTHERWISE (U.N.O.)

Structural Drawing Updated 1-14-14
Based on Architectural Backgrounds Dated 1-9-14

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	JMC	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835 - 9994 FAX (561) 835 - 8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

PERMIT 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

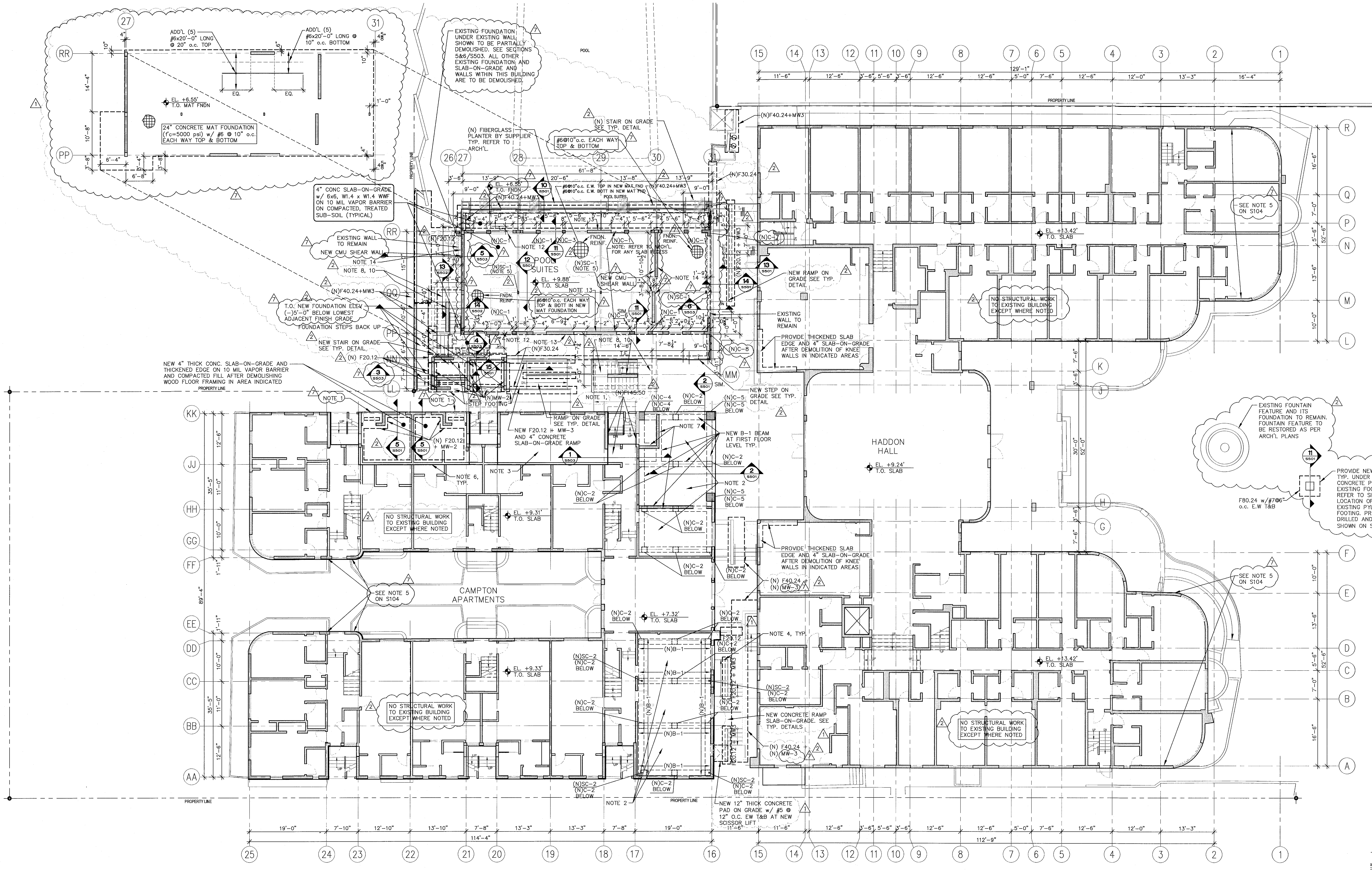
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 3/32" = 1'-0"

SHEET TITLE

BASEMENT FOUNDATION PLAN

SHEET NUMBER

S100


EXISTING FOUNDATION UNDER EXISTING WALL SHOWN TO BE PARTIALLY DEMOLISHED. SEE SECTIONS 5&6/S503. ALL OTHER EXISTING FOUNDATION AND SLAB-ON-GRADE AND WALLS WITHIN THIS BUILDING ARE TO BE DEMOLISHED.
ADD'L (5) #6x20'-0" LONG @ 20" o.c. TOP
ADD'L (5) #6x20'-0" LONG @ 10" o.c. BOTTOM
EL. +6.55' T.O. MAT FNDN
24" CONCRETE MAT FOUNDATION (f'c=5000 psi) w/ #6 @ 10" o.c. EACH WAY TOP & BOTTOM
POOL
(N) STAIR ON GRADE SEE TYP. DETAIL
(N) FIBERGLASS PLANTER BY SUPPLIER TYP. REFER TO ARCH'L.
4" CONC SLAB-ON-GRADE w/ 6x6, W1.4 x W1.4 WWF ON 10 MIL VAPOR BARRIER ON COMPACTED, TREATED SUB-SOIL (TYPICAL)
EXISTING WALL TO REMAIN
NEW CMU SHEAR WALL
POOL SUITES
EL. +9.88' T.O. SLAB
T.O. NEW FOUNDATION ELEV (-)5'-0" BELOW LOWEST ADJACENT FINISH GRADE. FOUNDATION STEPS BACK UP
NEW STAIR ON GRADE SEE TYP. DETAIL
NEW 4" THICK CONC. SLAB-ON-GRADE AND THICKENED EDGE ON 10 MIL VAPOR BARRIER AND COMPACTED FILL AFTER DEMOLISHING WOOD FLOOR FRAMING IN AREA INDICATED
PROPERTY LINE
NEW RAMP ON GRADE SEE TYP. DETAIL
EXISTING WALL TO REMAIN
PROVIDE THICKENED SLAB EDGE AND 4" SLAB-ON-GRADE AFTER DEMOLITION OF KNEE WALLS IN INDICATED AREAS
NEW STEP ON GRADE SEE TYP. DETAIL
RAMP ON GRADE SEE TYP. DETAIL
NEW F20.12 + MW-3 AND 4" CONCRETE SLAB-ON-GRADE RAMP
NEW B-1 BEAM AT FIRST FLOOR LEVEL TYP.
HADDON HALL
EL. +9.24' T.O. SLAB
EL. +13.42' T.O. SLAB
NO STRUCTURAL WORK TO EXISTING BUILDING EXCEPT WHERE NOTED
SEE NOTE 5 ON S104
EXISTING FOUNTAIN FEATURE AND ITS FOUNDATION TO REMAIN. FOUNTAIN FEATURE TO BE RESTORED AS PER ARCH'L PLANS
PROVIDE NEW FOUNDATION TYP. UNDER EXISTING CONCRETE PYLON AND EXISTING FOOTING RELOCATED. REFER TO SITE PLAN FOR LOCATION OF RELOCATION OF EXISTING PYLON AND EXISTING FOOTING. PROVIDE #5 BARS DRILLED AND EPOXY AS SHOWN ON SECTION 1/S502
F80.24 w/ #7@6" o.c. E.W T&B
EL. +9.31' T.O. SLAB
EL. +9.33' T.O. SLAB
EL. +7.32' T.O. SLAB
CAMPTON APARTMENTS
NEW CONCRETE RAMP SLAB-ON-GRADE. SEE TYP. DETAILS
NEW 12" THICK CONCRETE PAD ON GRADE w/ #5 @ 12" O.C. EW T&B AT NEW SCISSOR LIFT
RR
PP
QQ
LL
MM
KK
JJ
HH
GG
FF
EE
DD
CC
BB
AA
R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
25
24
23
22
21
20
19
18
17
16
26
27
28
29
30
31
114'-4"
112'-9"
129'-1"
89'-4"

1 FIRST FLOOR PLAN

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

NOTES:

1. NEW OPENING IN EXISTING CMU LOAD BEARING WALL AT NEW DOOR. PROVIDE NEW STEEL DOUBLE CHANNEL, PLATE AND BOLT SHORING SYSTEM PRIOR TO CUTTING OPENING. PROVIDE NEW CONCRETE LINTEL BEAM ABOVE NEW OPENING.
2. SHORE EXISTING BASEMENT RETAINING WALLS. THEN, REMOVE EXISTING WOOD FLOOR FRAMING. THEN PROVIDE NEW 6" THICK CONCRETE SLAB WITH #6 @ 12" O.C. E.W. T&B, W/C =0.4, F'c = 6,000 PSI @ 28 DAYS SPANNING BETWEEN NEW CONCRETE BEAMS. CANTILEVER SLAB OUT TO EXISTING BASEMENT WALLS WHERE REQUIRED WITH SAME REINFORCING SPECIFIED. DOWEL TOP AND BOTTOM BARS 6.75" INTO EXISTING WALLS WITH HILTI HIT HY150.
3. ADD NEW (2) 2X10 SP NO. 2 GRADE JOISTS @ 16" O.C. TO REINFORCE EXISTING FLOOR FRAMING UNDER NEW GYM ROOM AREA. PROVIDE (2) SIMPSON HGA10 CONNECTIONS AT EACH ENDS TO EXISTING CMU BEARING WALLS/ BEARING STEM WALLS.
4. INFILL EXISTING BASEMENT WALL SIDELITE OPENINGS WITH NEW MW-2 WALLS AND EPOXY WITH HILTI HIT HY 150 ADHESIVE SYSTEM WITH 8" MIN. EMBED TO EXISTING FILLED CELLS. IF ADJACENT SURROUNDING CELLS ARE NOT FILLED, GROUT FILL FIRST ROW/COLUMN CELLS ONLY.
5. PROVIDE NEW 12"X12"X1.25" THICK CAP AND BASE PLATE W/ (4) 1/2" X 5" LG H.S. AT ELEVATED SLABS PROVIDE NEW 12"X12"X1" BASE PLATE AT FOUNDATION W/ (4) 1" DIAMETER X 16" LG A307 THREADED BOLT W/ 2"X2"X3/4" PLATE AND DOUBLE NUTS AT END OF BOLTS.
6. EXISTING BEARING WALL/BEARING STEM WALLS TO REMAIN ON TOP OF EXISTING 24" WIDE X 12" THICK FOUNDATION TYPICAL U.N.O.
7. NEW CMU MW-1.
8. 8" THICK STAIR SLAB THICKNESS PLUS RISER W/ #4@6"O.C. E.W. T&B AT STAIR SLAB AND LANDING. HOOK ALL STAIR STAIR SLAB AND LANDING REBAR INTO CONCRETE WALL AND CONCRETE BEAMS. PROVIDE 6" THICK CONCRETE WALLS AT EDGES W/ #4 @ 6" O.C. MID VERTICAL HOOKED INTO STAIR SLAB AND #4 @ 12" O.C. HORIZONTAL.
9. 10" THICK CONCRETE WALL W/ #5@ 8" O.C. EACH FACE VERTICAL, #4@ 16" O.C. EACH FACE HORIZONTAL.
10. PRIOR TO CUTTING HOLE IN EXISTING CMU, CUT CMU AT NEW JAMB ONLY FIRST AND PROVIDE NEW C-7 CONCRETE COLUMN FROM FOUNDATION UP TO TOP OF NEW OPENING. THEN PROVIDE INFORMATION AS PER SECTION 2/S503.
11. PROVIDE NEW MW-3 WALLS AT ALL CMU NOT TAGGED ON PLAN. GROUT ALL CELLS SOLID BELOW GRADE.
12. PROVIDE NEW MW-3 TYPICAL ALONG THIS WALL U.N.O. FROM FNDN TO ROOF.
13. PROVIDE NEW 8" CONCRETE SHEARWALL (FNDN TO TOP OF ROOF) W/ #7 @ 6" O.C. VERTICAL E.F. AND #3 @ 8" O.C. HORIZONTAL E.F.
14. PROVIDE NEW MW-3 FOR 6 FEET FROM EACH END OF THIS WALL FROM FNDN TO ROOF AND PROVIDE NEW MW-5 AT BALANCE FROM FNDN TO ROOF.
15. ALL NEW FOUNDATIONS TO BE 1'-6" BELOW FINISHED GRADE UNLESS NOTED OTHERWISE.

Structural Drawing Updated 1-27-14
Based on Architectural Backgrounds Dated 1-22-14

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	mc	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835 - 9994 FAX (561) 835 - 8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

PERMIT 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

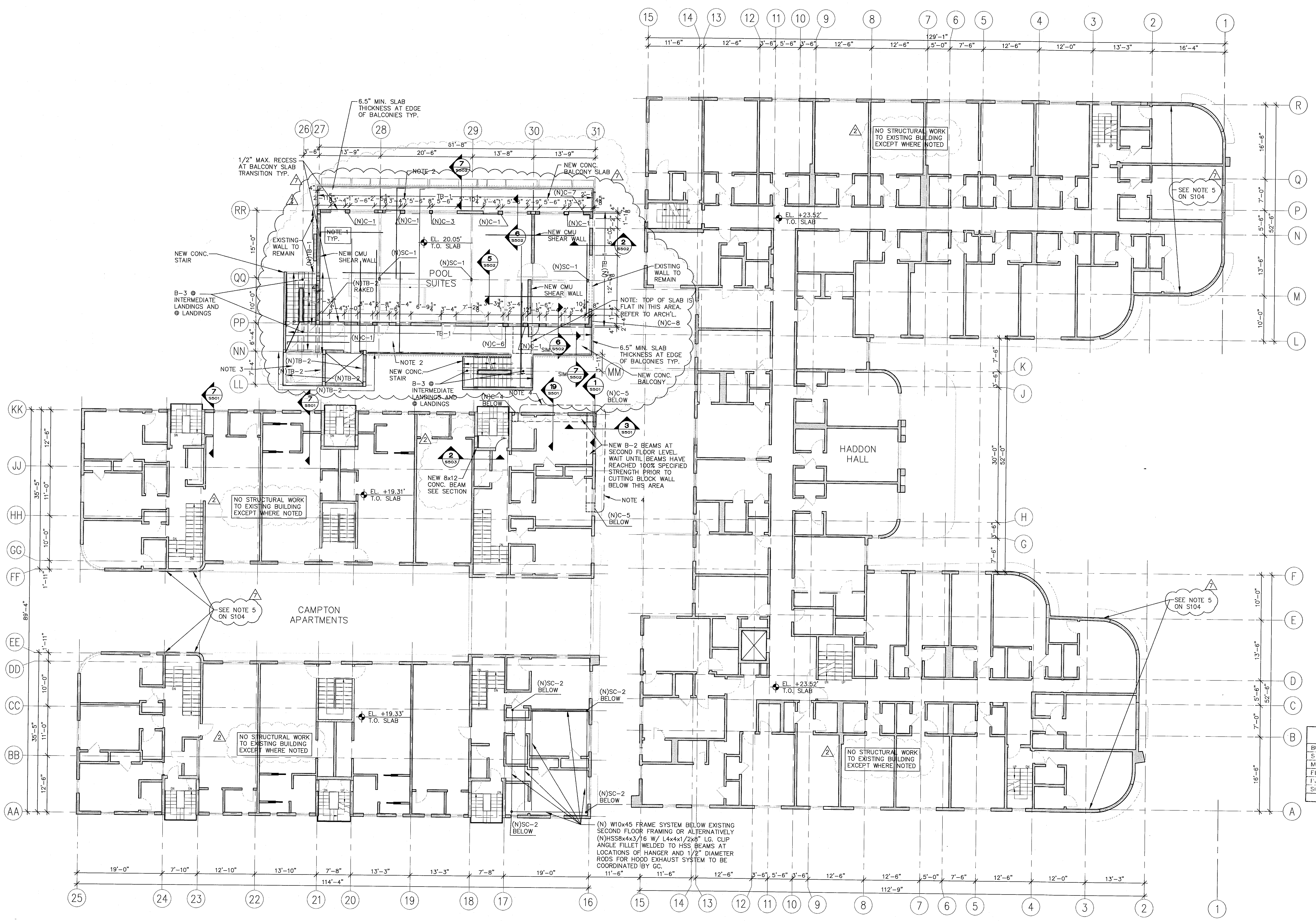
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 3/32" = 1'-0"

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

S101


POOL SUITES
HADDON HALL
CAMPTON APARTMENTS
NO STRUCTURAL WORK TO EXISTING BUILDING EXCEPT WHERE NOTED
6.5" MIN. SLAB THICKNESS AT EDGE OF BALCONIES TYP.
1/2" MAX. RECESS AT BALCONY SLAB TRANSITION TYP.
NEW CONC. BALCONY SLAB
NEW CONC. STAIR
B-3 @ INTERMEDIATE LANDINGS AND @ LANDINGS
EXISTING WALL TO REMAIN
NEW CMU SHEAR WALL
EL. 20.05' T.O. SLAB
EL. +23.52' T.O. SLAB
EL. +19.33' T.O. SLAB
NOTE: TOP OF SLAB IS FLAT IN THIS AREA. REFER TO ARCH'L.
NEW CONC. BALCONY
NEW B-2 BEAMS AT SECOND FLOOR LEVEL. WAIT UNTIL BEAMS HAVE REACHED 100% SPECIFIED STRENGTH PRIOR TO CUTTING BLOCK WALL BELOW THIS AREA
NEW 8x12 CONC. BEAM SEE SECTION
SEE NOTE 5 ON S104
(N) W10x45 FRAME SYSTEM BELOW EXISTING SECOND FLOOR FRAMING OR ALTERNATIVELY (N)HSS8x4x3/16 W/ L4x4x1/2x8" LG. CLIP ANGLE FILLET WELDED TO HSS BEAMS AT LOCATIONS OF HANGER AND 1/2" DIAMETER RODS FOR HOOD EXHAUST SYSTEM TO BE COORDINATED BY GC.
(N)SC-2 BELOW
(N)C-5 BELOW
112'-9"
114'-4"
89'-4"
52'-0"
51'-8"

1 SECOND FLOOR FRAMING PLAN

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

△2

NOTES:

1. NEW 8" THICK CONCRETE SLAB W/ #5@12" O.C. E.W. T&B. AT ALL BALCONIES, PROVIDE #5@12" O.C. TOP BARS RUNNING NORTH–SOUTH AND #4@8" O.C. TOP BARS RUNNING EAST–WEST AND #4@6" O.C. BOTTOM BARS EACH WAY. EXTEND ALL NORTH–SOUTH #5 TOP BARS OF BALCONIES 17' INTO INTERIOR SLAB. EXTEND BOTTOM BAR 4' INTO INTERIOR SLAB. REFER TO NOTE 2 FOR REINFORCING BAR PROTECTION IN BALCONIES. △7
2. REFER TO ARCH'L FOR SLOPING AT TOP OF SLAB AT BALCONIES/WALKWAYS TYP. ALL BALCONY AND EXPOSED SLABS SHALL HAVE GALVANIZED REINFORCING BARS AND CONCRETE PROTECTION AS PER CONCRETE STRUCTURAL NOTE 9D ON S401.
3. NEW 6" THICK CONCRETE SLAB W/ #5 @ 12" O.C. E.W. T&B, WITH 8" THICK x 10" TALL CONCRETE CURB WITH 2#5 AT TOP AND MID. △7
4. NEW 6" THICK CONCRETE EYEBROW W/ #4 @ 12" O.C. E.W. T&B.

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	CMC	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

Structural Drawing Updated 1-27-14
Based on Architectural Backgrounds Dated 1-22-14

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
△1	PROGRESS TO 100% CD	2/7/14
△2	PERMIT REVIEW COMMENTS	3/14/14
△7	POOL SUITES WALLS	4/4/14

PERMIT 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: JANUARY 24, 2014
SCALE: 3/32" = 1'-0"

SHEET TITLE

SECOND FLOOR
FRAMING PLAN

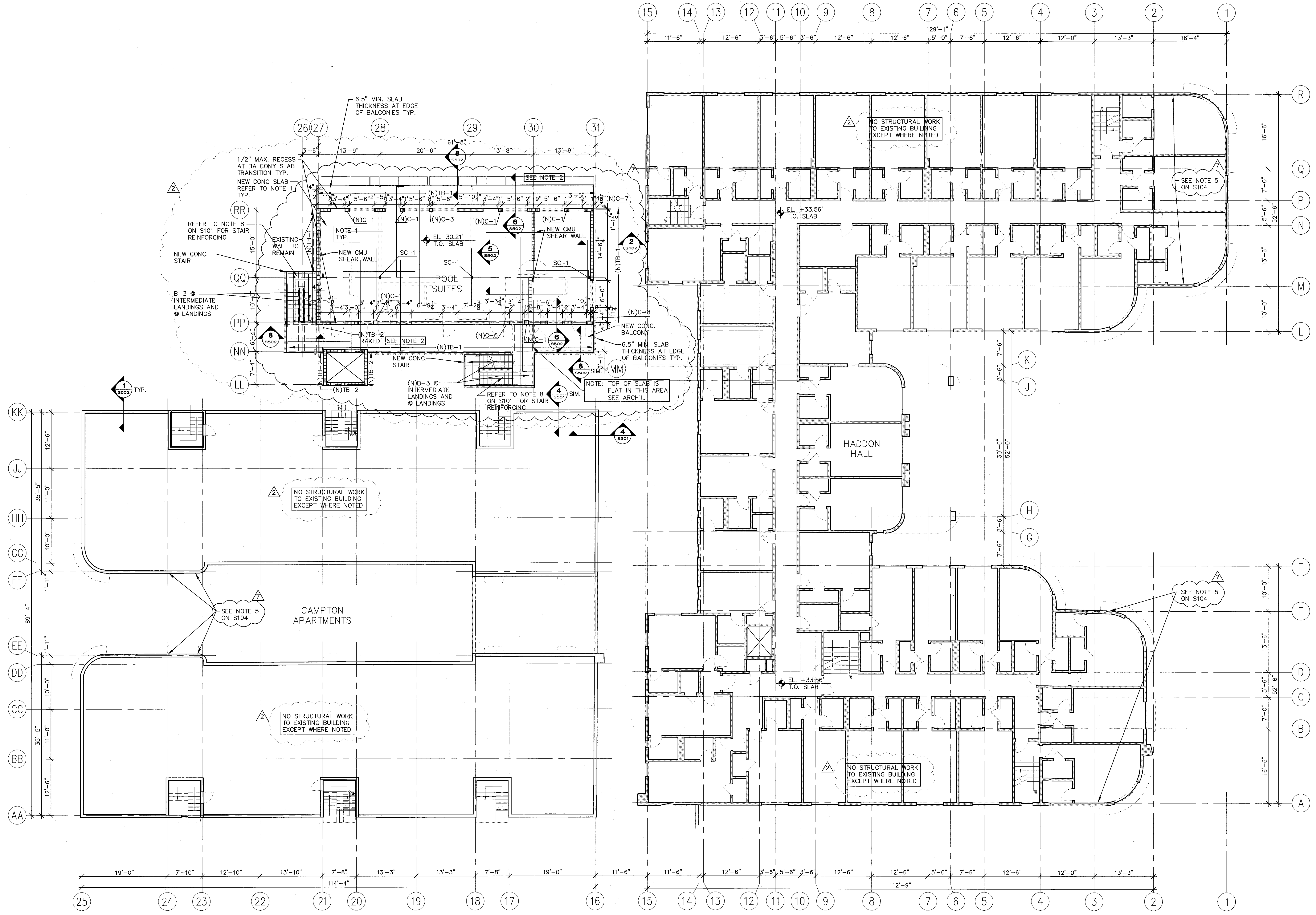
SHEET NUMBER

S102

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.



15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
11'-6" 12'-6" 3'-6" 5'-6" 3'-6" 12'-6" 12'-6" 5'-0" 7'-6" 12'-6" 12'-0" 13'-3" 16'-4"
129'-1"
R Q P N M L K J H G F E D C B A
16'-6" 7'-0" 5'-6" 13'-6" 10'-0" 52'-6"
NO STRUCTURAL WORK TO EXISTING BUILDING EXCEPT WHERE NOTED
SEE NOTE 5 ON S104
EL. +33.56' T.O. SLAB
HADDON HALL
30'-0" 52'-0"
26 27 28 29 30 31
61'-8"
3'-6" 13'-9" 20'-6" 13'-8" 13'-9"
RR QQ PP NN LL MM
6.5" MIN. SLAB THICKNESS AT EDGE OF BALCONIES TYP.
1/2" MAX. RECESS AT BALCONY SLAB TRANSITION TYP.
NEW CONC SLAB REFER TO NOTE 1 TYP.
REFER TO NOTE 8 ON S101 FOR STAIR REINFORCING
EXISTING WALL TO REMAIN
NEW CONC. STAIR
B-3 @ INTERMEDIATE LANDINGS AND @ LANDINGS
NOTE 1 TYP.
NEW CMU SHEAR WALL
SC-1
(N)C-1
(N)C-3
(N)C-6
(N)C-7
(N)C-8
(N)TB-1
(N)TB-2
(N)TB-2 RAKED
SEE NOTE 2
EL. 30.21' T.O. SLAB
POOL SUITES
NEW CONC. BALCONY
(N)B-3 @ INTERMEDIATE LANDINGS AND @ LANDINGS
NOTE: TOP OF SLAB IS FLAT IN THIS AREA SEE ARCH'L.
S502 S501 SIM. TYP.
KK JJ HH GG FF EE DD CC BB AA
12'-6" 11'-0" 35'-5" 10'-0" 1'-11" 89'-4"
CAMPTON APARTMENTS
25 24 23 22 21 20 19 18 17 16
19'-0" 7'-10" 12'-10" 13'-10" 7'-8" 13'-3" 13'-3" 7'-8" 19'-0" 11'-6"
114'-4" 112'-9"

① THIRD FLOOR FRAMING PLAN

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

NOTES:

1. NEW 8" THICK CONCRETE SLAB W/ #5@12" O.C. E.W. T&B. AT ALL BALCONIES, PROVIDE #5@12" O.C. TOP BARS RUNNING NORTH–SOUTH AND #4@8" O.C. TOP BARS RUNNING EAST–WEST AND #4@6" O.C. BOTTOM BARS EACH WAY. EXTEND ALL NORTH–SOUTH #5 TOP BARS OF BALCONIES 17' INTO INTERIOR SLAB. EXTEND BOTTOM BAR 4' INTO INTERIOR SLAB. REFER TO NOTE 2 FOR REINFORCING BAR PROTECTION IN BALCONIES.
2. REFER TO ARCH'L FOR SLOPING AT TOP OF SLAB AT BALCONIES/WALKWAYS TYP. ALL BALCONY AND EXPOSED SLABS SHALL HAVE GALVANIZED REINFORCING BARS AND CONCRETE PROTECTION AS PER CONCRETE STRUCTURAL NOTE 9D ON S401.

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	OMC	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

Structural Drawing Updated 1-27-14
Based on Architectural Backgrounds Dated 1-22-14

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-8255
LIC. #0004386
JOB # 665.073

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

PERMIT 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

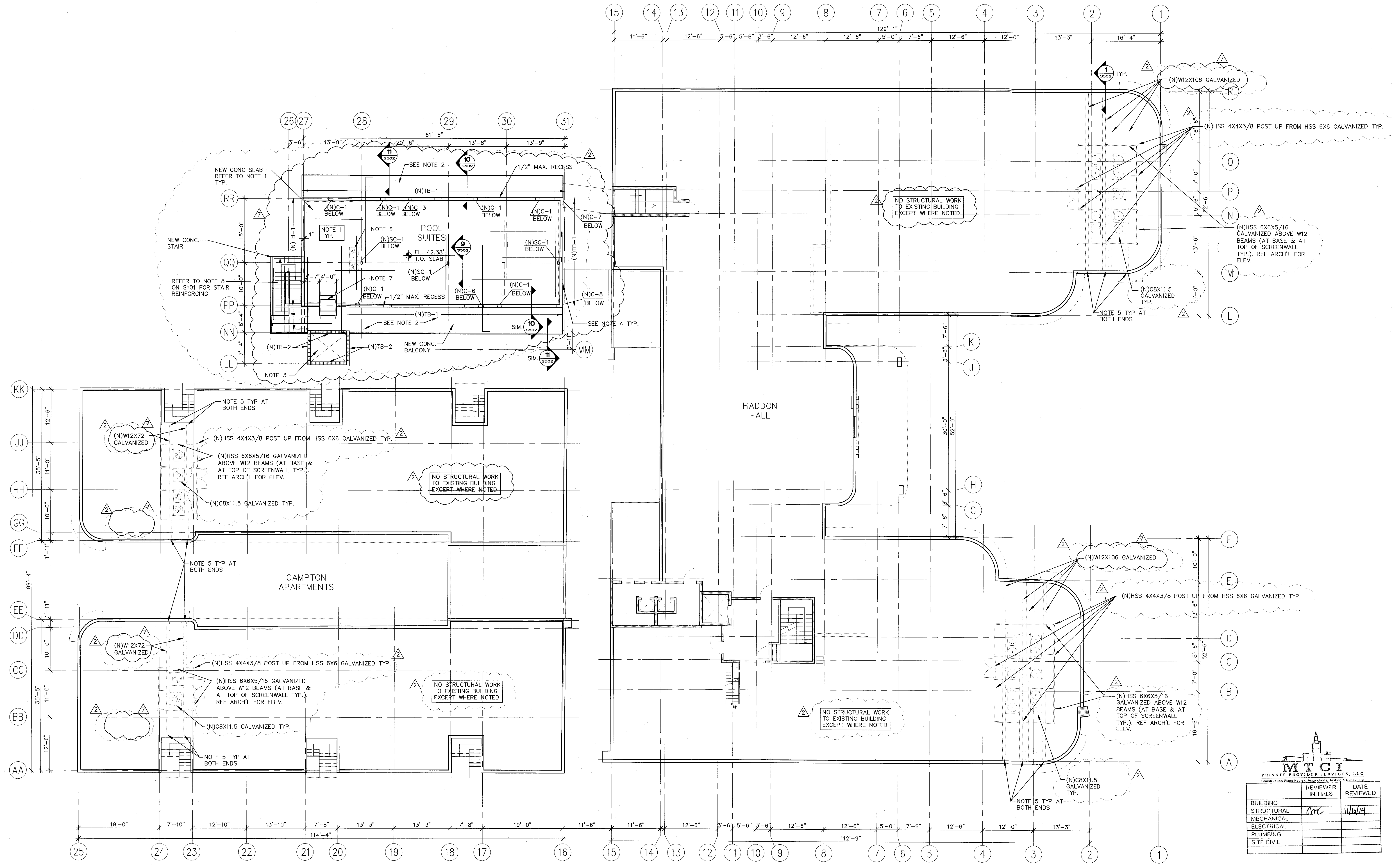
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 3/32" = 1'-0"

SHEET TITLE

THIRD FLOOR
FRAMING PLAN

SHEET NUMBER

S103


15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
129'-1"
11'-6"
12'-6"
3'-6"
5'-6"
3'-6"
12'-6"
12'-6"
5'-0"
7'-6"
12'-6"
12'-0"
13'-3"
16'-4"
26
27
28
29
30
31
61'-8"
3'-6"
13'-9"
20'-6"
13'-8"
13'-9"
11 S502
10 S502
9 S502
1 S502 TYP.
NEW CONC SLAB REFER TO NOTE 1 TYP.
SEE NOTE 2
1/2" MAX. RECESS
(N)TB-1
(N)C-1 BELOW
(N)C-3 BELOW
(N)C-7 BELOW
(N)C-8 BELOW
(N)C-6 BELOW
(N)SC-1 BELOW
NOTE 1 TYP.
NOTE 6
NOTE 7
NOTE 3
POOL SUITES
EL. 42.38' T.O. SLAB
NEW CONC. STAIR
REFER TO NOTE 8 ON S101 FOR STAIR REINFORCING
4"
3'-7"
4'-0"
15'-0"
10'-0"
6'-4"
7'-4"
3'-1"
RR
QQ
PP
NN
LL
MM
(N)TB-2
NEW CONC. BALCONY
SEE NOTE 4 TYP.
SIM. 10 S502
SIM. 11 S502
(N)W12X106 GALVANIZED
(N)HSS 4X4X3/8 POST UP FROM HSS 6X6 GALVANIZED TYP.
(N)HSS 6X6X5/16 GALVANIZED ABOVE W12 BEAMS (AT BASE & AT TOP OF SCREENWALL TYP.). REF ARCH'L FOR ELEV.
(N)C8X11.5 GALVANIZED TYP.
NOTE 5 TYP AT BOTH ENDS
NO STRUCTURAL WORK TO EXISTING BUILDING EXCEPT WHERE NOTED
R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A
16'-6"
7'-0"
5'-6"
52'-6"
13'-6"
10'-0"
7'-6"
3'-6"
30'-0"
52'-0"
HADDON HALL
KK
JJ
HH
GG
FF
EE
DD
CC
BB
AA
12'-6"
35'-5"
11'-0"
10'-0"
1'-11"
89'-4"
(N)W12X72 GALVANIZED
(N)C8X11.5 GALVANIZED TYP.
CAMPTON APARTMENTS
(N)W12X106 GALVANIZED
25
24
23
22
21
20
19
18
17
16
19'-0"
7'-10"
12'-10"
13'-10"
7'-8"
13'-3"
13'-3"
7'-8"
19'-0"
11'-6"
114'-4"
112'-9"
2
7

1 ROOF FRAMING PLAN

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

NOTES:

1. NEW 8" THICK CONCRETE SLAB W/ #5@12" O.C. E.W. T&B. AT ALL BALCONIES, PROVIDE #5@ 12" O.C. TOP BARS RUNNING NORTH-SOUTH AND #4@8" O.C. TOP BARS RUNNING EAST-WEST AND #4@6" O.C. BOTTOM BARS EACH WAY. EXTEND ALL NORTH-SOUTH #7 TOP BARS OF BALCONIES 17' INTO INTERIOR SLAB. EXTEND BOTTOM BAR 4' INTO INTERIOR SLAB. REFER TO NOTE 2 FOR REINFORCING BAR PROTECTION IN BALCONIES.
2. REFER TO ARCH'L FOR SLOPING AT TOP OF SLAB AT BALCONIES/WALKWAYS TYP. ALL BALCONY AND EXPOSED SLABS SHALL HAVE GALVANIZED REINFORCING BARS AND CONCRETE PROTECTION AS PER CONCRETE STRUCTURAL NOTE 9D ON S401.
3. NEW 6" THICK CONCRETE SLAB W/ #5 @ 12" O.C. E.W. T&B. AT TOP OF ELEVATOR.
4. PROVIDE NEW MW-2 PARAPET WITH BB-2 AT TOP TYP.
5. BREAK EXTERIOR FACE SHELL OF EXISTING CMU AND PROVIDE #5 VERTICAL DOWN TO TOP OF FOUNDATION UNDER EACH W12 BEAMS CONNECTION ANGLES. EMBED NEW #5 VERTICAL BARS 7" INTO EXISTING FOUNDATION WITH HILTI HIT HY150 ADHESIVE SYSTEM. GROUT CELLS SOLID AND APPLY STUCCO AS SPECIFIED IN ARCH'L.
6. NEW ROOF TOP UNIT WITH CURB BY SUPPLIER. PROVIDE AT 1 FOOT FROM EACH ENDS OF EACH RTU (2) L4X4X1/4X12" LG CLIP (8 CLIPS PER RTU) EACH W/ (2) 3/4" DIAM. BOLT SPACED 10" APART W/ HILTI HIT HY150 ADHESIVE SYSTEM W/ 6.75" EMBED INTO CONCRETE SLAB. PROVIDE (1) 4" WIDE 14GA METAL STRAP WELDED TO EACH CLIP ANGLES AND WRAPPING AROUND RTU (2 STRAPS PER RTU SIDES, 4 STRAPS TOTAL).
7. NEW PREFABRICATED METAL STAIR BY SUPPLIER. REFER TO ARCH'L PLANS.

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	AMC	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

Structural Drawing Updated 1-27-14
Based on Architectural Backgrounds Dated 1-22-14

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835 - 9994 FAX (561) 835 - 8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

PERMIT 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

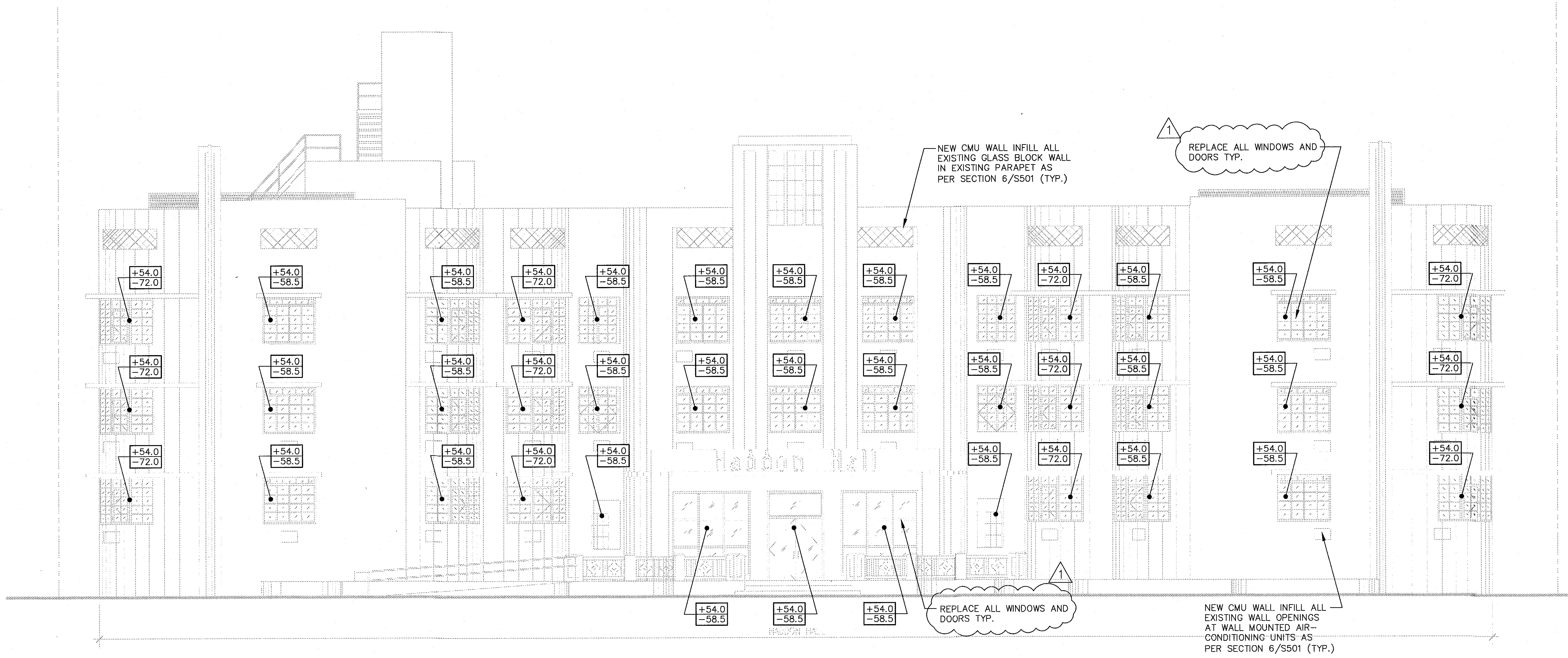
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 3/32" = 1'-0"

SHEET TITLE

ROOF
FRAMING PLAN

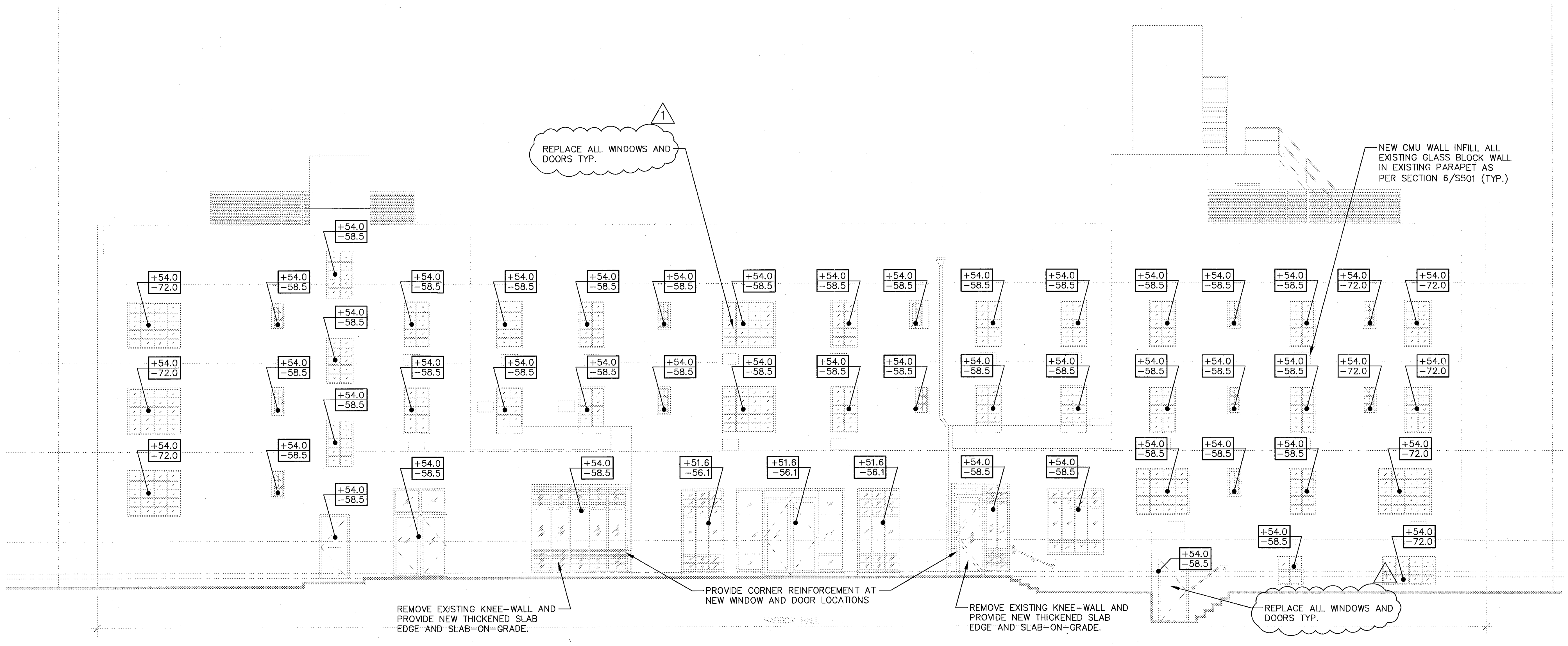
SHEET NUMBER

S104


NEW CMU WALL INFILL ALL EXISTING GLASS BLOCK WALL IN EXISTING PARAPET AS PER SECTION 6/S501 (TYP.)
1
REPLACE ALL WINDOWS AND DOORS TYP.
+54.0 −72.0
+54.0 −58.5
Haddon Hall
1
REPLACE ALL WINDOWS AND DOORS TYP.
NEW CMU WALL INFILL ALL EXISTING WALL OPENINGS AT WALL MOUNTED AIR-CONDITIONING UNITS AS PER SECTION 6/S501 (TYP.)
HADDON HALL

1 EXTERIOR EAST HADDON HALL FACADE

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


1
REPLACE ALL WINDOWS AND DOORS TYP.
NEW CMU WALL INFILL ALL EXISTING GLASS BLOCK WALL IN EXISTING PARAPET AS PER SECTION 6/S501 (TYP.)
+54.0 −72.0
+54.0 −58.5
+51.6 −56.1
REMOVE EXISTING KNEE-WALL AND PROVIDE NEW THICKENED SLAB EDGE AND SLAB-ON-GRADE.
PROVIDE CORNER REINFORCEMENT AT NEW WINDOW AND DOOR LOCATIONS
REMOVE EXISTING KNEE-WALL AND PROVIDE NEW THICKENED SLAB EDGE AND SLAB-ON-GRADE.
1
REPLACE ALL WINDOWS AND DOORS TYP.
HADDON HALL

2 EXTERIOR WEST HADDON HALL FACADE

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

+ = ALLOWABLE PRESSURE IN PSF
− = ALLOWABLE SUCTION IN PSF
Kd = 0.85 INCLUDED
EXPOSURE D
Vasd = 139 MPH

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	omc	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

Structural Drawing Updated 1-27-14
Based on Architectural Backgrounds Dated 1-22-14

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14

PERMIT 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

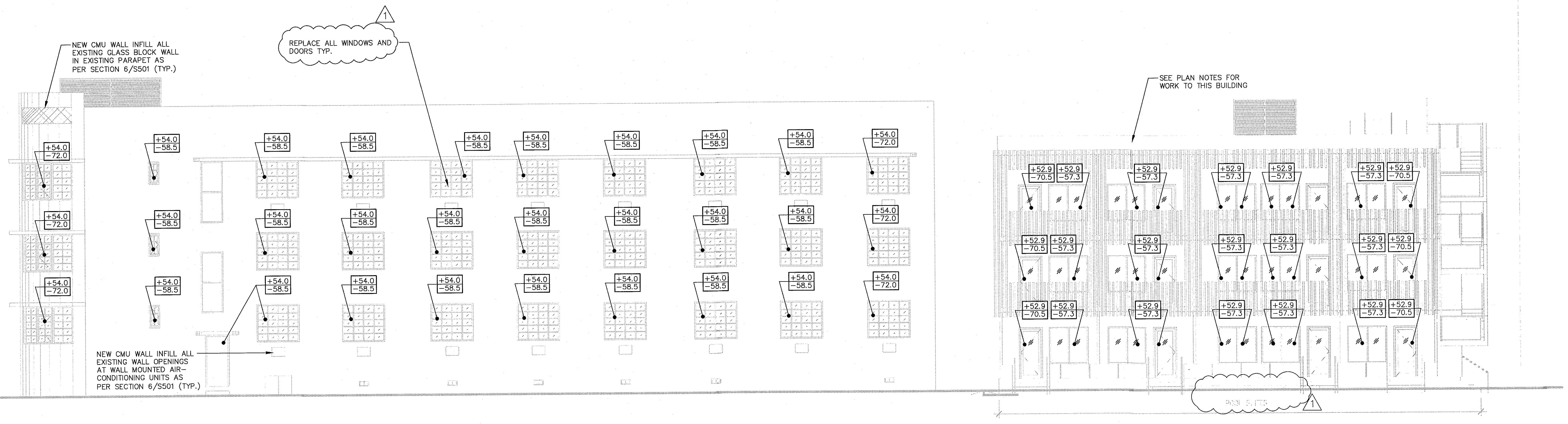
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

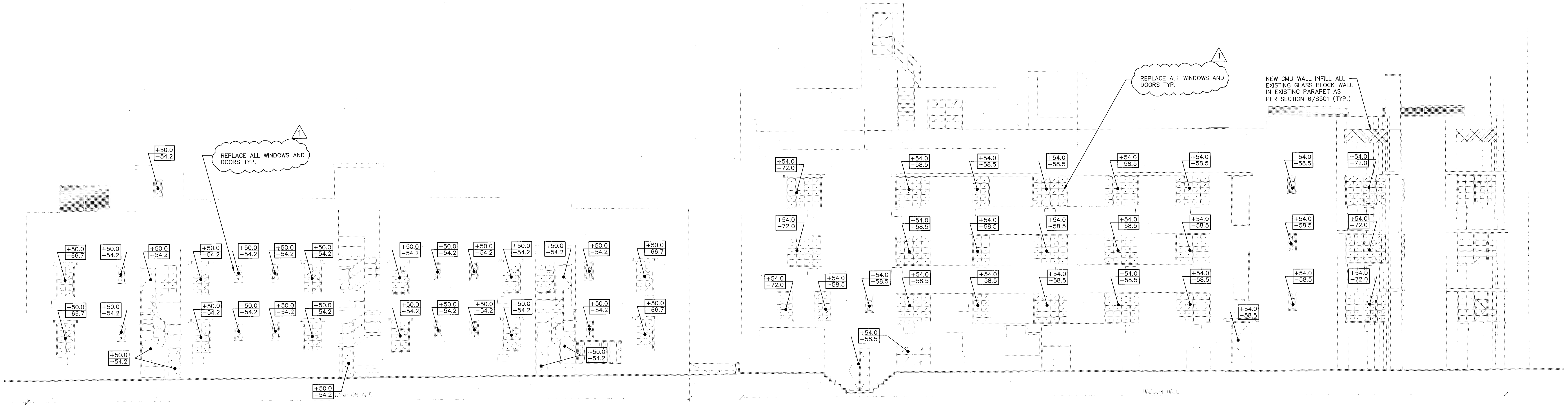
EXTERIOR ELEVATIONS

SHEET NUMBER

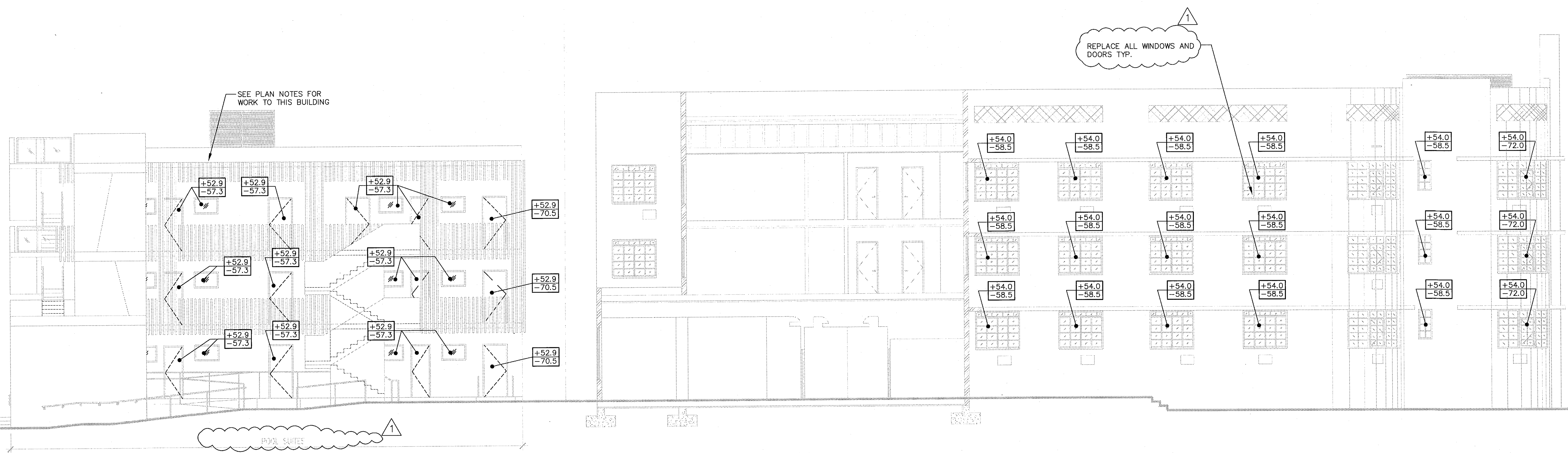
S301


NEW CMU WALL INFILL ALL EXISTING GLASS BLOCK WALL IN EXISTING PARAPET AS PER SECTION 6/S501 (TYP.)
REPLACE ALL WINDOWS AND DOORS TYP.
1
NEW CMU WALL INFILL ALL EXISTING WALL OPENINGS AT WALL MOUNTED AIR-CONDITIONING UNITS AS PER SECTION 6/S501 (TYP.)
SEE PLAN NOTES FOR WORK TO THIS BUILDING
+54.0 −72.0
+54.0 −58.5
+52.9 −70.5
+52.9 −57.3
POOL SUITES
1

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


REPLACE ALL WINDOWS AND DOORS TYP.
1
+50.0 −54.2
+50.0 −66.7
CAMPTON APT
REPLACE ALL WINDOWS AND DOORS TYP.
1
NEW CMU WALL INFILL ALL EXISTING GLASS BLOCK WALL IN EXISTING PARAPET AS PER SECTION 6/S501 (TYP.)
+54.0 −72.0
+54.0 −58.5
HADDON HALL

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


SEE PLAN NOTES FOR WORK TO THIS BUILDING
+52.9 −57.3
+52.9 −70.5
REPLACE ALL WINDOWS AND DOORS TYP.
1
+54.0 −58.5
+54.0 −72.0
POOL SUITES
1

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

+ = ALLOWABLE PRESSURE IN PSF
− = ALLOWABLE SUCTION IN PSF
Kd = 0.85 INCLUDED
EXPOSURE D
Vasd = 139 MPH

MTCI
PRIVATE PROVIDER [illegible], LLC
Construction Plans Review [illegible] & Consulting

	REVIEWER INITS	DATE REVIEWED
BUILDING		
STRUCTURAL	CnC	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

Structural Drawing Updated 1-27-14
Based on Architectural Backgrounds Dated 1-22-14

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14

PERMIT 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

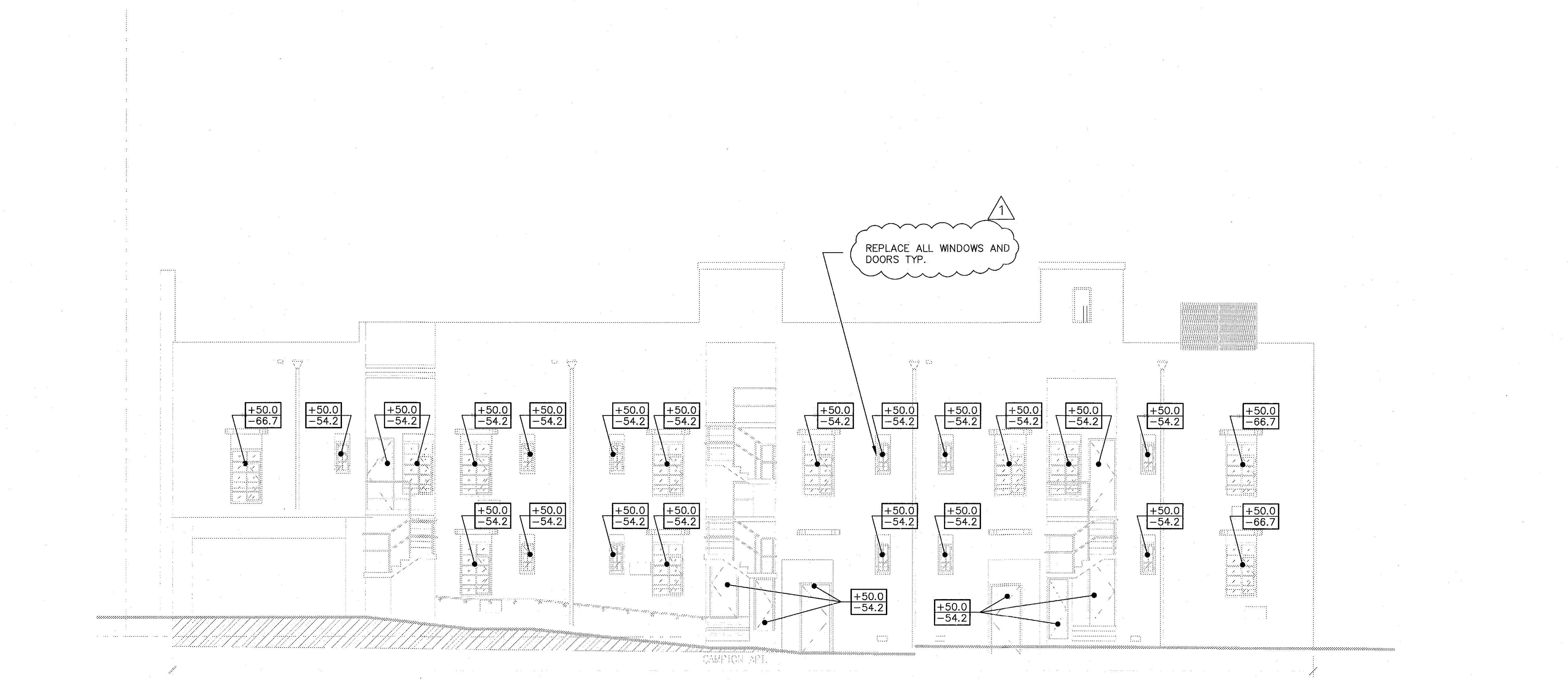
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

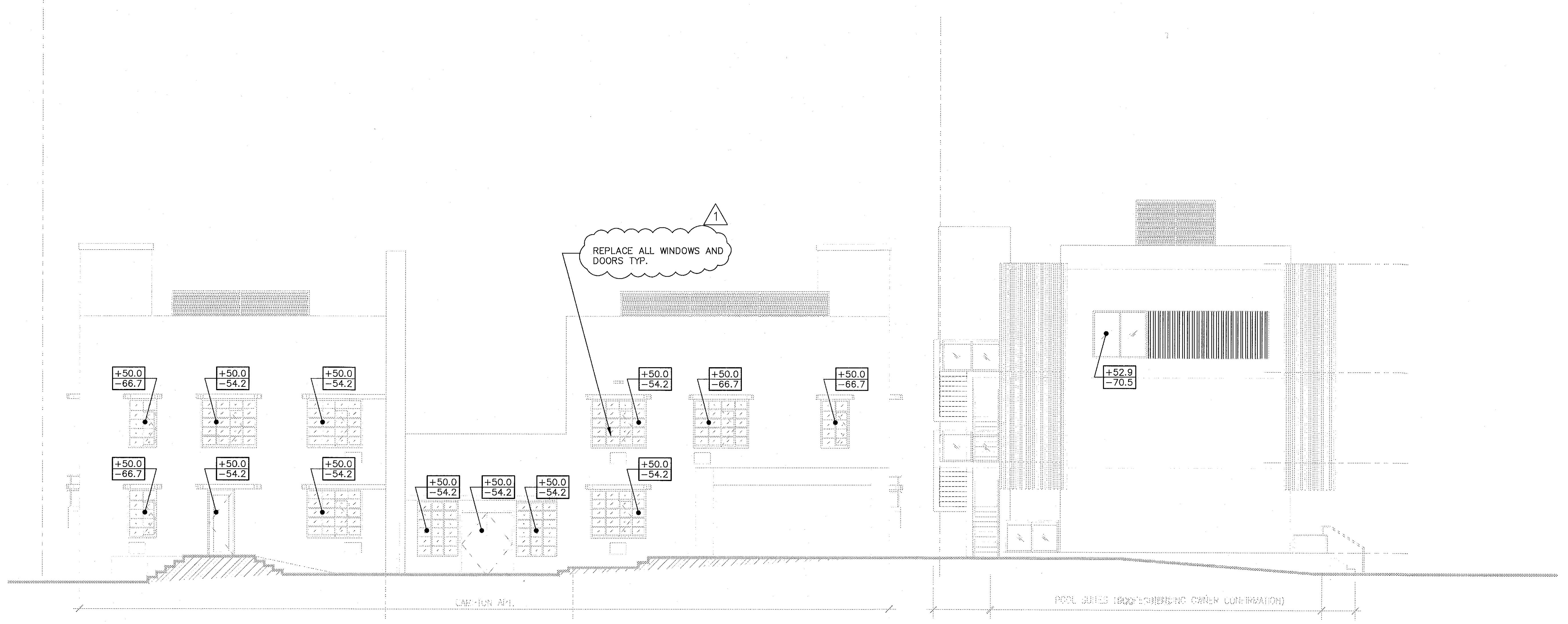
EXTERIOR ELEVATIONS

SHEET NUMBER

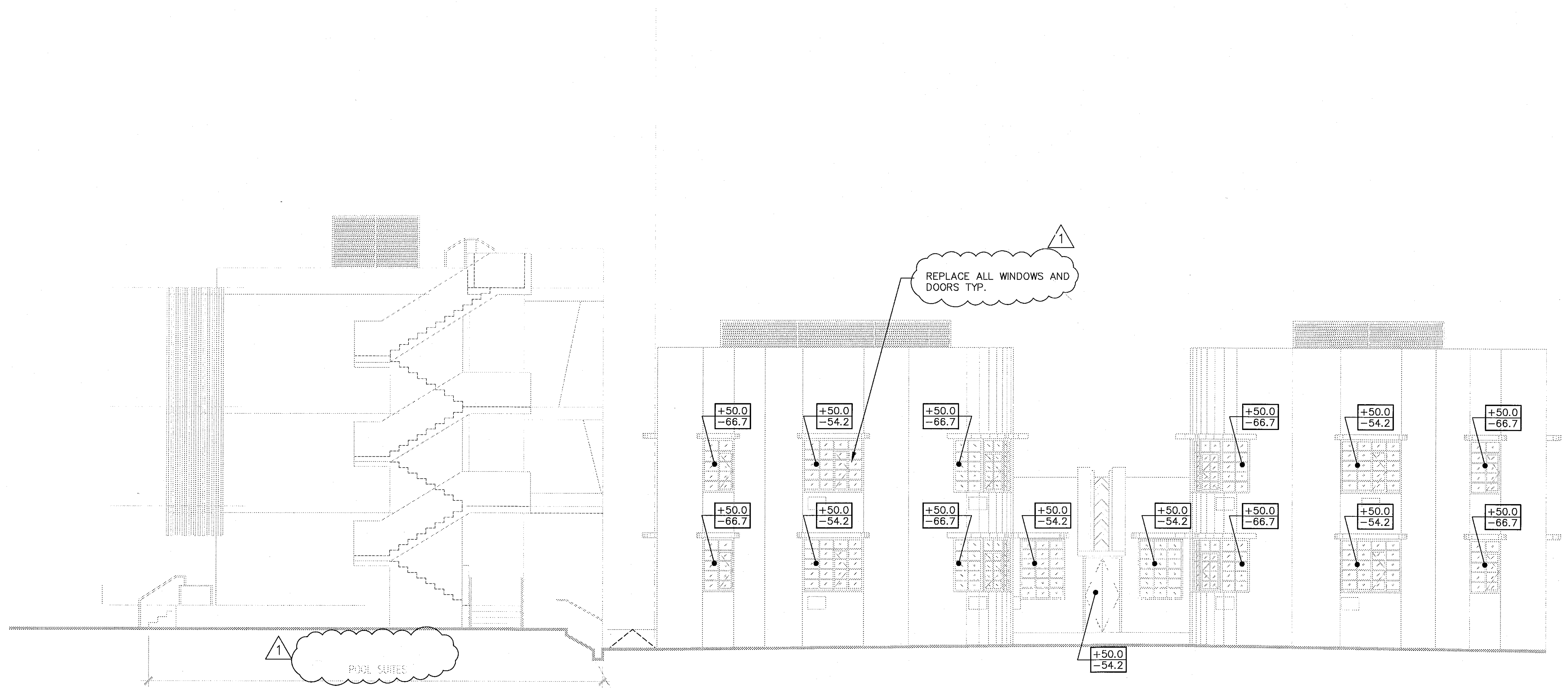
S302


1
REPLACE ALL WINDOWS AND DOORS TYP.
+50.0 −66.7
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −66.7
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −66.7
+50.0 −54.2
+50.0 −54.2
CAMPTON APT.

1 EXTERIOR NORTH CAMPTON FACADE
SCALE: 1/8" = 1'−0"


2
REPLACE ALL WINDOWS AND DOORS TYP.
+50.0 −66.7
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −66.7
+50.0 −66.7
+52.9 −70.5
+50.0 −66.7
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
+50.0 −54.2
CAMPTON APT.

2 EXTERIOR EAST CAMPTON AND POOL SUITES FACADE
SCALE: 1/8" = 1'−0"


1
REPLACE ALL WINDOWS AND DOORS TYP.
+50.0 −66.7
+50.0 −54.2
+50.0 −66.7
+50.0 −66.7
+50.0 −54.2
+50.0 −66.7
+50.0 −66.7
+50.0 −54.2
+50.0 −66.7
+50.0 −54.2
+50.0 −54.2
+50.0 −66.7
+50.0 −54.2
+50.0 −66.7
+50.0 −54.2
1
POOL SUITES

3 EXTERIOR WEST CAMPTON AND POOL SUITES FACADE
SCALE: 1/8" = 1'−0"

Structural Drawing Updated 1-27-14
Based on Architectural Backgrounds Dated 1-22-14

+ = ALLOWABLE PRESSURE IN PSF
− = ALLOWABLE SUCTION IN PSF
Kd = 0.85 INCLUDED
EXPOSURE D
Vasd = 139 MPH

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

	REVIEWED BY	DATE REVIEWED
BUILDING		
STRUCTURAL	Mc	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835 - 9994 FAX (561) 835 - 8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14

PERMIT 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: JANUARY 24, 2014
SCALE: 1/8" = 1'−0"

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
S303

STRUCTURAL NOTES

CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. O'DONNELL, NACCARATO, MIGNOGNA & JACKSON, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

CODES AND STANDARDS

1. WIND LOADS AS PER:
    - A. SECTION 1609 OF THE FLORIDA BUILDING CODE 2010 EDITION WITH AN ULTIMATE WIND SPEED VULT = 179 MPH (NOMINAL WIND SPEED VASD = 136 MPH), FOR RISK CATEGORY 2, EXPOSURE D AND INTERNAL PRESSURE COEFFICIENT +/- 0.18.
    - B. THIS BUILDING IS DESIGNED AS AN ENCLOSED BUILDING.
    - C. ASCE 7-10 /EDITION, WITH AN ULTIMATE WIND SPEED VULT = 179 MPH NOMINAL WIND SPEED VASD = 136 MPH), FOR RISK CATEGORY 2, EXPOSURE D AND INTERNAL PRESSURE COEFFICIENT +/- 0.18.
2. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
    - A. FLORIDA BUILDING CODE 2010 EDITION.
    - B. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ LATEST EDITION).
    - C. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315/ LATEST EDITION).
    - D. MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCING STEEL, INSERTS & CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION. AWS. D1.4/ LATEST EDITION.
    - E. SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD/ 9TH EDITION OR LRFD 3RD EDITION.
    - F. SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301/LATEST EDITION.
    - G. NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/LATEST EDITION.
    - H. BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530, 530.1/ASCE 5, 6/TMS 402, 602/LATEST EDITIONS).
    - I. ASCE 7- 10.
3. ARCHITECTURAL AND MECHANICAL DRAWINGS:
    - A. THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION CONTAINED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
    - B. REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
    - C. BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE OWNER RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
    - D. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
    - E. ALL STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS LISTED ONLY AS COMPLETED STRUCTURES. THE GENERAL CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT WORK IN PROGRESS UNTIL THE STRUCTURES ARE COMPLETED. THE GENERAL CONTRACTOR SHALL ALSO INSURE THAT ITS OPERATIONS AND PROCEDURES PROVIDE NO LOADING GREATER THAN THE DESIGN LOADS LISTED ON ANY MEMBER.
4. SECTIONS AND DETAILS:

    ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
5. THRESHOLD INSPECTIONS SHALL BE PERFORMED DURING CONSTRUCTION OF THIS BUILDING AS REQUIRED BY SECTION 110.3.7 OF FBC.
6. MATERIALS AND ASSEMBLY TEST AS FOLLOWS:
    - A. EXTERIOR WINDOWS, SLIDING AND PATIO GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR FLORIDA STATE WIDE PRODUCT APPROVAL NUMBER TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS:

      ANSI/AAMA/NWWDA 101/I.S. 2-97 OR TAS 202 (HVHZ SHALL COMPLY WITH TAS 202)
    - B. EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED FOR STRUCTURAL INTEGRITY IN ACCORDANCE WITH ASTM E330 AT A LOAD OF 1.5 TIMES THE REQUIRED DESIGN PRESSURE LOAD. THE LOAD SHALL BE SUSTAINED FOR 10 SECONDS WITH NO PERMANENT DEFORMATION OF ANY MAIN FRAME OR PANEL MEMBER IN EXCESS OF 0.4 PERCENT OF ITS SPAN AFTER THE LOAD IS REMOVED. HVHZ SHALL COMPLY WITH TAS 202. AFTER EACH SPECIFIED LOADING, THERE SHALL BE NO GLASS BREAKAGE, PERMANENT DAMAGE TO FASTENERS, HARDWARE PARTS, OR ANY OTHER DAMAGE, WHICH CAUSES THE DOOR TO BE INOPERABLE.
    - C. CUSTOM (ONE OF A KIND) EXTERIOR DOOR ASSEMBLIES SHALL BE TESTED BY AN APPROVED TESTING LABORATORY OR BE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.
    - D. WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEM USED FOR SUBSTRATES NOT SPECIFIED BY THE FENSTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.
7. ALL FASTENERS DESIGNATED, AS STAINLESS STEEL SHALL CONFORM TO AISI 316 STAINLESS STEEL.

SPECIALTY ENGINEERED PRODUCTS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PROPER SUBMISSION OF SPECIALTY ENGINEERED SHOP DRAWINGS WHICH SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE SPECIALTY ENGINEERED SHOP DRAWINGS ARE SUBMITTED IN A TIMELY MANNER SO AS TO ALLOW REVIEWS AND RESUBMISSIONS AS REQUIRED. ALL SPECIALTY ENGINEERED PRODUCTS SHALL BE DESIGNED FOR THE APPROPRIATE GRAVITY LOADS AND WIND LOADS INCLUDING UPLIFT AND LATERAL LOADS. INTERIOR SPECIALTY PRODUCTS SHALL BE DESIGNED FOR LATERAL LOADS TO ASSURE STABILITY. SPECIALTY ENGINEERED PRODUCTS SHALL BE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
    - A. LIGHT GAUGE METAL, INCLUDING BUT NOT LIMITED TO, SOFFITS, CLADDING, CEILINGS, ETC.
    - B. MISCELLANEOUS METALS INCLUDING STEEL STAIRS, HAND RAILS AND SAFETY RAILS, MECHANICAL EQUIPMENT SUPPORTS, FRAMES THAT SUPPORT MACHINES, PIPES OR OTHER STRUCTURAL METAL USED FOR SUPPORT OF MECHANICAL SYSTEMS.
    - C. MISCELLANEOUS HANGERS, CHANDELIERS, CABINETS, METAL FRAMES, LADDERS, RIGGING, HANGING WALLS, RAILINGS, GLAZING FRAMES, CLADDING SUCH AS STONE, PRECAST, ALUMINUM, METAL PANELS, CABLE BARRIER SYSTEMS, ETC. OR ANY OTHER MISCELLANEOUS PRODUCT REQUIRED BY ANY OF THE CONSTRUCTION DOCUMENTS.
    - D. IN ADDITION TO THE LOADS SHOWN IN THE DESIGN LOAD SCHEDULE, THE SPECIALTY ENGINEER SHALL DESIGN FOR THE WEIGHT OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND FIXTURES, AS WELL AS CHANDELIER FIXTURES, BAR CABINETS, AND ART WORK / MOBILES.
    - E. HELICAL PILE SYSTEM INCLUDING CAP PLATES AND BRACKETS.

GENERAL CONTRACTOR TO INCULDE IN THEIR BID THE COST OF THE ABOVE NOTED SPECIALTY ENGINEERING.

ADDITIONS/RENOVATIONS

1. ALL EXISTING CONDITIONS, DIMENSIONS, LOCATIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR IN THE FIELD AND COORDINATED WITH THE NEW CONSTRUCTION PRIOR TO PREPARATION OF WORKING OR SHOP DRAWINGS OR FABRICATION AND COMMENCEMENT OF ANY WORK. IF DISCREPANCIES ARE DISCOVERED BETWEEN EXISTING CONDITIONS AND CONTRACT WORK, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER PRIOR TO PERFORMANCE OF ANY WORK.
2. PRIOR TO SHOP DRAWING PREPARATION, THE GENERAL CONTRACTOR IS TO INVESTIGATE AND VERIFY ACTUAL FIELD CONDITIONS, EXPOSED OR CONCEALED AND TAKE INTO ACCOUNT ANY POSSIBLE CONSTRUCTION INTERFERENCES AND RELOCATIONS OF, BUT NOT LIMITED TO STRUCTURES, EQUIPMENT, UTILITIES, CABLES, DUCT LINES, PIPING, DRAIN LINES, ETC.
3. ANY PORTION OF EXISTING STRUCTURE ADJACENT TO THE CONSTRUCTION WHICH MAY BY DISTURBED OR DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION AS GOOD AS BEFORE THE COMMENCEMENT OF THE WORK AT NO ADDITIONAL COSTS TO THE OWNER.
4. EXISTING STRUCTURE SHALL BE PROTECTED, MAINTAINED AND SUPPORTED DURING THE CONSTRUCTION WORK.

DEMOLITION

1. CONTRACTOR TO:
    - A. OBTAIN DEMOLITION PERMIT BEFORE PROCEEDING WITH THE WORK. CONTACT LOCAL BUILDING AUTHORITIES TO BECOME FAMILIAR WITH LOCAL LAWS AND REGULATIONS GOVERNING THIS WORK.
    - B. PROVIDE THE NECESSARY LABOR, MATERIAL, SCAFFOLDING AND EQUIPMENT REQUIRED TO COMPLETE DEMOLITION AS DESCRIBED IN THE DRAWINGS.
    - C. DISCONNECT ALL ELECTRICAL, PLUMBING AND AIR CONDITIONING SYSTEMS WITHIN THE AREA TO BE DEMOLISHED BEFORE PROCEEDING WITH DEMOLITION WORK.
    - D. DEMOLISH ONLY THE MEMBERS INDICATED IN THE DRAWINGS. DEMOLISH CONCRETE MEMBERS IN SMALL SECTIONS. TAKE EVERY PRECAUTION TO PROTECT EXISTING STRUCTURE THAT IS TO REMAIN. USE BRACING AND SHORING AS NECESSARY TO AVOID COLLAPSE OF STRUCTURE.
    - E. REMOVE ALL RUBBISH AND DEBRIS FROM BUILDING AND FROM PROPERTY.

SHORING AND RESHORING

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE THE STABILITY OF THE STRUCTURE DURING CONTRUCTION. SUBMIT SIGNED AND SEALED SHOP DRAWINGS PREPARED BY A DELEGATED ENGINEER EXPERIENCED IN SUCH WORK AND LICENSED IN STHE STATE OF FLORIDA. SUBMIT DRAWINGS TO THE ARCHITECT, ENGINEER, SPECIAL INSPECTOR, AND BUILDING OFFICIAL FOR RECORD ONLY. SHORING AND RESHORING DESIGN AND CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE ENGINEER IN HIS EMPLOY.

    THE DELEGATED ENGINEER WHO PREPARES THE SHORING AND REHORING DRAWINGS SHALL INSPECT THE SHORING AND RESHORING. HE SHALL PROVIDE A FIELD REPORT OF EACH INSPECTION TO THE CONTRACTOR AND ARCHITECT.
2. THE BRACING DETAILS OF THE EXTERIOR WALLS OF WHICH IN SOME CASES, THE ROOF DECK DIAPHRAGM AND ROOFING MEMBERS WILL BE REMOVED LEAVING THE EXTERIOR WALLS UNBRACED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HIRE A SPECIALTY SHORING AND BRACING ENGINEER TO PROVIDE THE REQUIRED DOCUMENTS FOR THIS EFFORT.

FOUNDATION

1. ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE:
    - A. REPORT ON SOILS AND FOUNDATION INVESTIGATION PREPARED BY ARDAMAN AND ASSOCIATES.
2. THE BUILDING SITE SHOULD BE EXCAVATED TO THE DEPTH AND EXTENT INDICATED IN THE SOILS REPORT. ALL SUBGRADES SHALL BE APPROVED IN WRITING BY THE SOILS ENGINEER PRIOR TO BACKFILLING.
3. BOTTOM OF FOOTINGS TO BEAR ON:
    - A. CONTROLLED COMPACTED FILL CAPABLE OF SAFELY SUPPORTING 4000 PSF.
4. SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
5. TOP OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM'-4" BELOW EXTERIOR FINISH GRADE.
6. EXCAVATION & BACKFILL:
    - A. ALL EXCAVATION SHALL BE KEPT DRY. DE-WATERING WILL BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR. THE DE-WATERING SHALL BE PROVIDED SO ALL EXCAVATIONS ARE DRY AND THE TESTING AGENCY CAN TAKE THE APPROPIRIATE DENSITY TESTS AND ALL OTHER REQUIREMENTS OF THE GEOTECHNICAL REPORT AND PROJECT CONSTRUCTION DOCUMENTS ARE MET. EXCAVATE TO DEPTHS AND DIMENSIONS INDICATED. TAKE EVERY PRECAUTION TO GUARD AGAINST ANY MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, UTILITIES, PIPING, ETC.
    - B. PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING AND NEW FOUNDATION OR STRUCTURES.
7. CENTERLINE OF FOOTINGS: SHALL COINCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
8. DIMENSIONS: ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.
9. DO NOT BACKFILL ANY BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE OR THE WALLS ADEQUATELY BRACED.

CONCRETE

1. CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:

A. FOUNDATIONS	6000 PSI
B. SLAB-ON-GRADE	6000 PSI
C. COLUMNS	6000 PSI (U.N.O)
D. WALLS	6000 PSI
E. BEAMS	6000 PSI
F. TIE BEAMS	6000 PSI
G. STRUCTURAL SLABS	6000 PSI
H. MASONRY GROUT	3000 PSI

ALL OTHER CONCRETE TO BE 6000 PSI UNLESS NOTED OTHERWISE.

2. ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
    - A. A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS AND HAVE A MINIMUM OF 517 LBS. OF CEMENT PER CUBIC YARD.
    - B. A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI @ 28 DAYS AND HAVE A MINIMUM OF 587 LBS. OF CEMENT PER CUBIC YARD.
    - D. SLUMPS SHALL BE 3 INCH MINIMUM AND 5 INCH MAXIMUM.
    - F. ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.40.
    - G. JOBSITE WATER SHALL NOT BE ADDED.
    - H. CEMENT SHALL CONFORM WITH ASTM C150 TYPE 1. SLAG, ASTM C989 SHALL BE LIMITED TO 50% (BY WEIGHT OF CEMENTITIOUS MATERIAL AND FLY ASH, ASTM C618, CLASS F, SHALL BE LIMITED TO 25% (BY WEIGHT) OF CEMENTITIOUS MATERIAL.
3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ LATEST EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
4. ~~SUBMIT ALL REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.~~
5. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS AND AS FOLLOWS:
    - -AT CONCRETE CAST DIRECTLY AGAINST EARTH: 3"
    - -AT ALL CONCRETE SLABS EXPOSED TO EXTERIOR ENVIRONMENT/WEATHER: 1.5"
    - -AT ALL CONCRETE WALLS EXPOSED TO EXTERIOR ENVIRONMENT/WEATHER: 2.0"
    - -AT ALL CONCRETE BEAMS/COLUMNS EXPOSED TO EXTERIOR ENVIRONMENT/WEATHER: 2.5"
6. WELDED WIRE FABRIC SHALL COMPLY WITH ~~ASTM A 185, UNLESS~~ OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.
7. REQUIREMENTS:
    - A. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
    - B. WWF SHALL COMPLY WITH ASTM A 185.
    - C. REINFORCING STEEL SHALL BE EPOXY COATED CONFORMING TO ASTM A776 81. INCREASE SPLICE AND DEVELOPMENT LENGTHS OF EPOXY COATED BARS BY 40%.
    - D. REINFORCING STEEL SHALL BE GALVANIZED CONFORMING TO ASTM A776.
    - E. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH MICRO-COMPOSITE (MMFX) STEEL REBAR, GRADE 100, CORROSION RESISTANT AND UNCOATED STEEL REINFORCEMENT FOR CONCRETE CONSTRUCTION.
    - F. PROVIDE 10 MIL VAPOR BARRIER COMPLIANT WITH ASTM E1745 BELOW ALL SLAB ON GRADE.
8. LAP ALL BARS WITH CLASS B TENSION LAP SPLICE UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 12 INCHES (UNLESS OTHERWISE NOTED).
9. REINFORCING BARS:
    - A. AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE 1-#5 OR MATCHING HORIZONTAL BARS X 5'-0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
    - B. WHERE COLUMNS ARE AN INTEGRAL PART OF CONCRETE WALLS, WALL REINFORCEMENT SHALL BE CONTINUOUS THRU THE COLUMNS.
    - C. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.
    - D. FOR BALCONIES, SLABS AND WALKWAYS EXPOSED TO WEATHER ALL REINFORCING STEEL (TOP AND BOTTOM) AS WELL AS SPACERS AND OTHER DEVICES FOR SPACING, SUPPORTING AND FASTENING REINFORCING SHALL BE GALVANIZED CONFORMING TO ASTM A767. BOLSTERS AND CHAIRS TO BE PLASTIC. CONCRETE PLACED IN THESE AREAS TO HAVE .40 W/C RATIO MAXIMUM AND CONTAIN 2.5 GALLONS OF CALCIUM NITRATE PER CUBIC YARD. REBAR COVER TO BE 1.5" MINIMUM.
    - E. CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE COST OF 4 TONS OF ADDITIONAL REINFORCING STEEL, INCLUDING DETAILING, FABRICATION, BENDING, FURNISHING, AND PLACING. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT, THE ARCHITECT'S AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK SHALL BE CREDITED TO THE OWNER'S ACCOUNT.
10. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE AT MID-SPAN AND KEY JOINTED WITH REINFORCING CONTINUOUS ACROSS JOINT AND ADDITIONAL SHEAR FRICTION REINFORCING. CONSTRUCTION JOINT LOCATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONSTRUCTION JOINTS IN POST-TENSION SLABS SHALL BE LOCATED AND DESIGNED BY SPECIALTY ENGINEER.
11. ALL MECHANICAL COUPLERS SHALL DEVELOP 1.25 FY OF REBAR IN TENSION OR COMPORESSION AND COMPLY WITH ACI 318.
12. CONCRETE LINTELS:
    - A. DROP BOTTOM OF BEAM OR SLAB AT WINDOWS, DOORS AND MASONRY OPENINGS AS REQUIRED TO PROVIDE A CONCRETE CLOSURE BETWEEN THE BOTTOM OF THE BEAM AND WINDOW AND/OR DOOR HEADER OR PROVIDE A PRECAST CONCRETE LINTEL BY CASTCRETE IF NOT NEXT TO A POURED CONCRETE COLUMN.
    - B. MAXIMUM DROP SHALL BE 16" (TWO BLOCK COURSES) AND SPAN EQUAL TO MASONRY OPENING WIDTH. PROVIDE 2 #5 AT BOTTOM OF DROP INCLUDING #3 TIES @ 24" O.C. EXTENDING TO TOP OF BEAM REINFORCING. IF THE LINTEL EXCEEDS THE ABOVE LIMIT OF DROP, A SEPARATED LINTEL SHALL BE PROVIDED AS FOLLOWS:
        - L1. OPENING LESS THAN 6'0" WIDE 8" X 8" W/2 #5 BOTTOM BARS.
        - L2. OPENING BETWEEN 6'0" AND 12'0" WIDE 8" X 12" W/2 #6 BOTTOM BARS.
    - C. LINTELS TO HAVE 8" MINIMUM BEARING AT EACH END.
    - D. IF THE MASONRY OPENING HAS AN END ADJACENT TO A CONCRETE COLUMN PROVIDE (2) #5 OR #6 DOWELS, AS THE CASE MAY BE, IN THE CONCRETE COLUMN WITH SHEAR KEY 1-1/2 INCH DEEP BY LINTEL'S DEPTH AND WIDTH FOR ITS SUBSEQUENT CONSTRUCTION.

MASONRY

1. MASONRY UNITS SHALL BE
    - A. LOAD BEARING ASTM C90
    - B. TYPE II NON-MOISTURE CONTROLLED
    - C. NORMAL WEIGHT
2. THE COMPRESSIVE STRENGTH OF MASONRY (F'M) SHALL BE 1,500 PSI AS CALCULATED IN ACCORDANCE WITH ASTM C1314.
3. ALL MORTAR SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION C270.
    - A. FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO)
4. GROUT SHALL BE A HIGH SLUMP MIX
    - A. IN ACCORDANCE WITH ASTM SPECIFICATION C476
    - B. HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI
    - C. FROM FIELD OBTAINED TEST CUBES. (MIN. OF TWO)
5. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS SHALL BE
    - A. CONSTRUCTED
    - B. INSPECTED BY A CERTIFIED INSPECTION COMPANY AND CONSTRUCTED

    IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TSM 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TSM 602)/ LATEST EDITIONS.
6. PROVIDE 8" X 8" MASONRY BEAM WITH 2 #5 CONT. AT EVERY WINDOW SILL. EXTEND BEAM 8" BEYOND EDGE OF OPENING.
7. PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (9 GA.) AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS.

    CONNECT MULTI-WYTHE WALLS AS FOLLOWS:

    PROVIDE DOUBLE SIDED ROD-ADDUR TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C.

    PROVIDE 1 1/2" WIDE 16 GAGE CORRUGATED MASONRY ANCHOR WITH 1/4" DIAMETER TAPCO, WITH 1/2" EMBED, AT 24" O.C. HORIZONTAL AND 16" O.C. VERTICAL.

    FOR JOINT REINFORCEMENT, WALL TIES, ANCHORS AND INSERTS, APPLY A MINIMUM COAT OF 1.5 OUNCES PER SQUARE FOOT (PSF) (458/G/M2) COMPLY WITH THE REQUIREMENTS OF ASTM A153, CLASS B.
8. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT A SPACING OF 30' + O.C. AND ALIGN WITH ARCHITECTURAL CONTROL JOINTS.
9. EPOXY GROUT SHALL BE NON-SHRINK HIGH CREEP RESISTANT, AND SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE PROPERTIES:
    - TENSILE STRENGTH, ASTM C 30: 1,500 PSI
    - FLEXURAL STRENGTH, ASTM C 580: 4,000 PSI
    - COMPRESSIVE STRENGTH, ASTM C 579: 1,600 PSI/7 DAYS.
10. MINIMUM LAP SPLICES FOR REINFORCED CMU AS FOLLOWS:

BAR SIZE	#4	#5	#6	#7	#8
	24"	30"	36"	42"	48"

    - A. LAP SPLICES SHALL OCCUR DIRECTLY ABOVE FOOTINGS AND SLABS. NO SPLICES ARE ALLOWED AT MID-HEIGHT OF WALL.
    - B. LAP SPLICES THAT OCCUR AT CANTILEVERED WALLS SUCH AS: PARAPETS, RETAIING WALLS, ETC. SHALL HAVE LAP SPLICE LENGTHS INCREASED BY 50% TO 72 BAR DIAMETERS.
11. MASONRY LINTELS:
    - A. A PRECAST CONCRETE LINTEL BY CASTCRETE SHALL BE PROVIDED OVER ALL MASONRY WALL OPENINGS. THE LINTEL SHALL BE FULLY GROUTED.
    - B. LINTELS TO HAVE 4" MINIMUM BEARING AT EACH END.
    - C. SHORE PRECAST LINTEL PER MANUFACTUER'S INSTRUCTIONS.

STEEL

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO:
    - A. ASTM SPECIFICATION A 992 GRADE 50 FOR ALL WIDE FLANGE BEAMS.
    - B. ASTM SPECIFICATION A 36 FOR MISCELLANEOUS STEEL SHAPES (ANGLES, PLATES, ETC.).
    - C. SQUARE OR RECTANGULAR HSS SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B (FY=46 KSI).
    - D. ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.
    - E. DELETE PAINT ON ALL STEEL TO RECEIVE SPRAYED ON FIREPROOFING OR CONCRETE ENCASEMENT.
    - F. ALL MILL CAMBER TO BE ORIENTED UPWARD DURING FABRICATION AND ERECTION.
2. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D1.1), TO PERFORM THE TYPE OF WORK REQUIRED.
3. ALL CONNECTIONS SHALL BE BOLTED WITH 3/4" DIAMETER, A-325 HIGH STRENGTH BOLTS OR WELDED (UNLESS SHOWN OTHERWISE ON THE DRAWINGS).
    - A. FULL DEPTH DOUBLE CLIP ANGLE CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3-INCH O/C VERTICAL.
    - B. ALL CONNECTIONS TO HOLLOW STRUCTURAL SECTION (HSS) COLUMNS ARE TO BE THRU-PLATE UNLESS NOTED OTHERWISE.
    - C. ALL CONNECTIONS SHALL BE DOUBLE ANGLES UNLESS NOTED OTHERWISE.
4. ALL ALUMINUM AND STEEL MEMBERS TO BE TREATED OR PROPERLY SEPARATED TO PREVENT GALVANIC AND CORROSIVE EFFECTS.
5. ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.
6. SUBMIT ALL STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION.
7. STAINLESS STEEL SHALL CONFORM TO THE LATEST AISC CODE. STAINLESS STEEL ROD MATERIAL SHALL MEET THE REQUIREMENTS OF ASTM F593 (AISI 304). STAINLESS STEEL WASHERS SHALL MEET ANSI B18.22.1/LATEST EDITION, TYPE A PLAIN, REQUIREMENTS. STAINLESS STEEL NUTS SHALL MEET ASTM F594 REQUIREMENTS.
8. EQUIPMENT SUPPORTS:

    PROVIDE ALL SUPPORTING STEEL NOT INDICATED ON PLAN AS REQUIRED FOR THE INSTALLATION OF MECHANICAL EQUIPMENT AND MATERIALS, INCLUDING ANGLES, CHANNELS, BEAMS, HANGERS, ETC. DO NOT SUPPORT EQUIPMENT OR PIPING FROM METAL DECKING.
9. CONTRACTOR SHALL INCLUDE IN HIS BASE BID THE COST OF 2 TONS OF ADDITIONAL STRUCTURAL STEEL (MEMBERS OVER 10 LBS. PER FOOT) AND 2 TONS OF MISCELLANEOUS STEEL (MEMBERS 10 LBS. PER FOOT OR LESS)INCLUDING PREFABRICATED METAL ROOF TRUSSES FURNISHING, DETAILING, FABRICATION, CLEANING, PAINTING, DELIVERY AND ERECTION. THIS EXTRA STOCK SHALL BE FURNISHED AND USED FOR SPECIAL CONDITIONS AS DIRECTED BY THE ARCHITECT, THE ARCHITECT'S AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR. THE PRICE OF THE UNUSED EXTRA STOCK SHALL BE CREDITED TO THE OWNER'S ACCOUNT.

WOOD

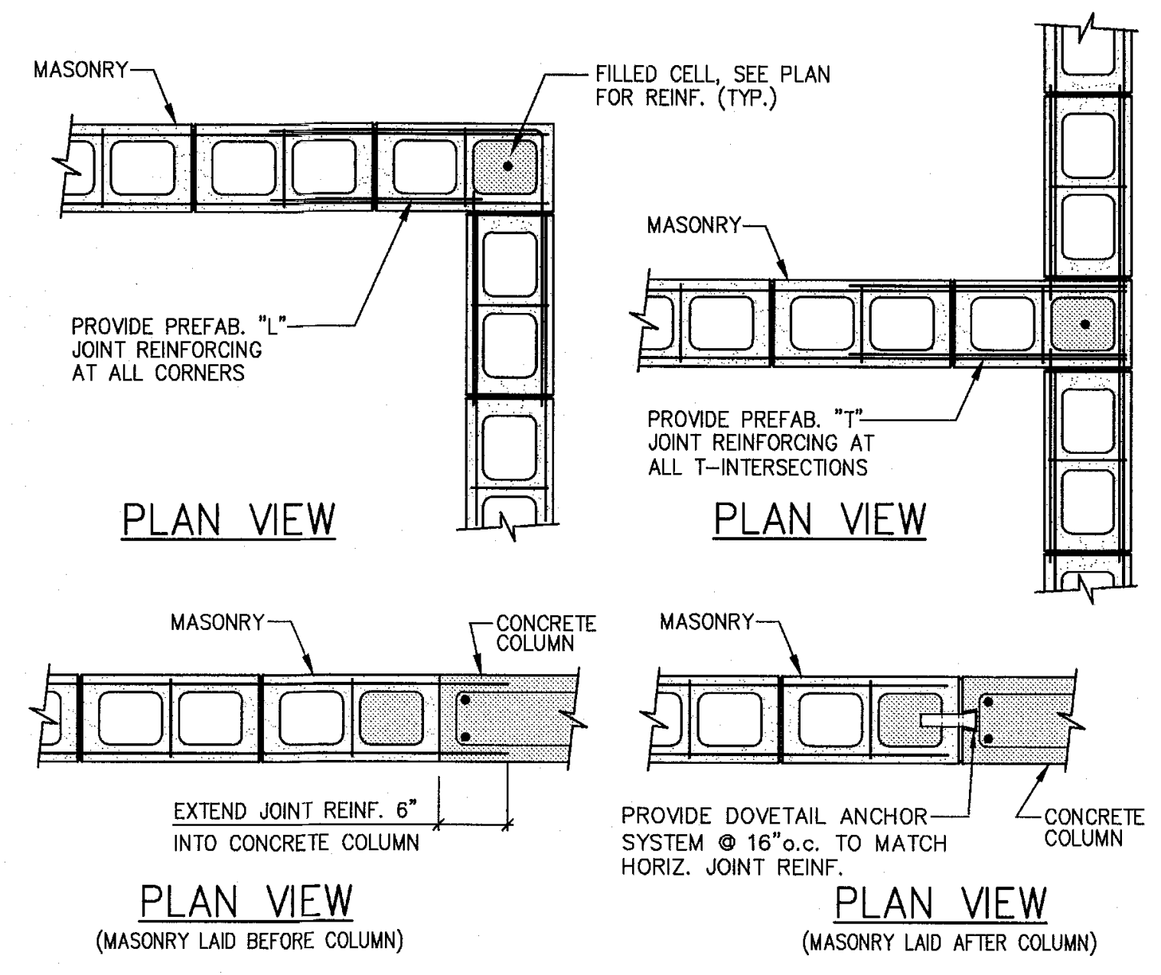
1. ALL STRUCTURAL WOOD MEMBERS ARE DESIGNED AS "DRY-USE". MOISTURE CONTENT MUST BE 19% OR LESS. STORE WOOD FRAMING ABOVE GROUND AND UNDER TARPS WITH PROPER AIR CIRCULATION.
2. ALL LUMBER SHALL BE SOUTHERN PINE SPECIES #2 GRADE OR APPROVED EQUAL. ALLOWABLE DESIGN STRESSES SHALL FOLLOW NATIONAL DESIGN SPECIFICATION (NDS) (LATEST EDITION).
3. HEADERS AT NON BEARING CONDITIONS SHALL BE AS FOLLOWS:

OPENING SIZE	HEADER
UP TO 4' -0"	(2) 2" X 6"
4'- 0" TO 6'- 0"	(2) 2" X 8"
6'- 0" TO 9'- 0"	(2) 2" X 10"

4. PROVIDE SP ACQ PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE/MASONRY OR OUTSIDE OF BUILDING. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREADED LUMBER SHALL BE GALVANIZED WITH A RATING OF G-185 AND CONFORM TO ASTM A653. ALL NAILS AND SCREWS USED WITH PRESSURE TREATED LUMBER ARE TO BE HOT-DIPPED GALVANIZED AND TO CONFORM TO ASTM A153 CLASS D. ELECTROGALVANIZED FASTENERS SHALL HAVE A CLASS RATING PER ASTM B695 NO LESS THAN 55. ALUMINUM NOT TO BE USED IN DIRECT CONTACT WITH ACQ TREATED LUMBER.
5. PLYWOOD SHEATHING:
    - A. FLOOR: USE 3/4" T&G APA 24oc STURD-I-FLOOR, EXP. 1, PLYWOOD SUB-FLOOR SHEATHING.
    - B. WALL: Use 15/32" APA 32/16 RATED, STRUCTURAL 1, EXP. 1, PLYWOOD SHEATHING.
6. WOOD CONNECTIONS - ALL NAILS USED FOR STRUCTURAL FRAMING MEMBERS SHALL BE COMMON WIRE, U.N.O. ALL NAILS, TRUSS HANGERS, TRUSS ANCHORS AND STRAPS SHALL BE GALVANIZED FOR CORROSIVE RESISTANCE. ALL METAL STRAPS MUST BE INSTALLED WITH EQUAL LENGTHS ABOUT THE JOINT LINE. USE SIMPSON STRONG-TIE CONNECTOR PRODUCTS OR APPROVED EQUAL. TOE NAILING WILL NOT BE PERMITTED.

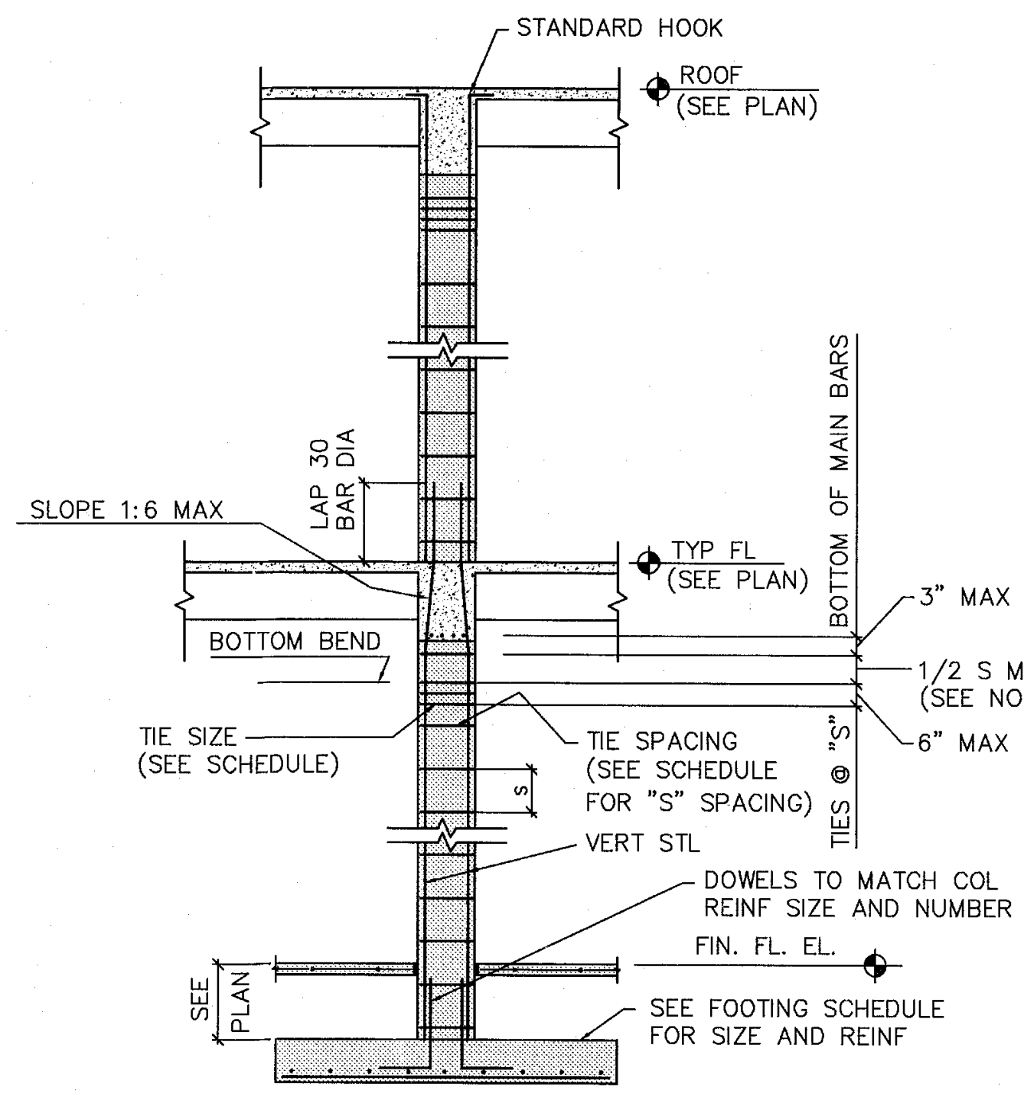
SHOP DRAWINGS

1. THE SHOP DRAWINGS SHALL BE SUBMITTED IN COMPLETE PACKAGES FOR THE FOLLOWING:
    - A. CONCRETE MIX DESIGNS
    - B. CONCRETE REINFORCING STEEL AND WELDED WIRE FABRIC
    - C. STRUCTURAL STEEL
    - D. HELICAL PILE SYSTEM
2. PRE-ENGINEERED ITEMS SHALL BE SUBMITTED SIGNED AND SEALED BY A SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA.


MASONRY
FILLED CELL, SEE PLAN FOR REINF. (TYP.)
PROVIDE PREFAB. "L" JOINT REINFORCING AT ALL CORNERS
PLAN VIEW
MASONRY
PROVIDE PREFAB. "T" JOINT REINFORCING AT ALL T-INTERSECTIONS
PLAN VIEW
MASONRY
CONCRETE COLUMN
EXTEND JOINT REINF. 6" INTO CONCRETE COLUMN
PLAN VIEW
(MASONRY LAID BEFORE COLUMN)
MASONRY
PROVIDE DOVETAIL ANCHOR SYSTEM @ 16"o.c. TO MATCH HORIZ. JOINT REINF.
CONCRETE COLUMN
PLAN VIEW
(MASONRY LAID AFTER COLUMN)

TYPICAL MASONRY DETAILS

N.T.S.

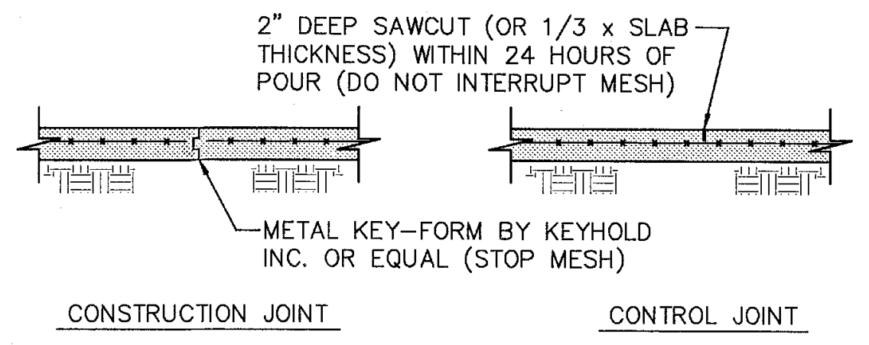


NOTE:

1. ADD EXTRA TIES IF THE DISTANCE BETWEEN BOTTOM LAYER OF SLAB REINFORCEMENT AND LOWER POINT OF OFFSET BENT IS MORE THAN 1/2 S (HALF SCHED. TIES SPACING).
2. WHERE COLUMN IS SPLICED BETWEEN FLOORS, PROVIDE CLASS B TENSION LAP SPLICE.

TYPICAL CONCRETE COLUMN DETAIL

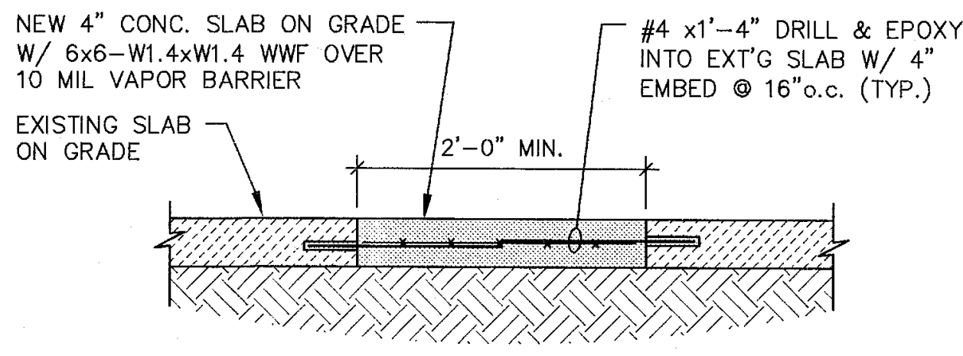
N.T.S.


2" DEEP SAWCUT (OR 1/3 x SLAB THICKNESS) WITHIN 24 HOURS OF POUR (DO NOT INTERRUPT MESH)
METAL KEY-FORM BY KEYHOLD INC. OR EQUAL (STOP MESH)
CONSTRUCTION JOINT
CONTROL JOINT

TYPICAL SLAB-ON-GRADE

N.T.S.

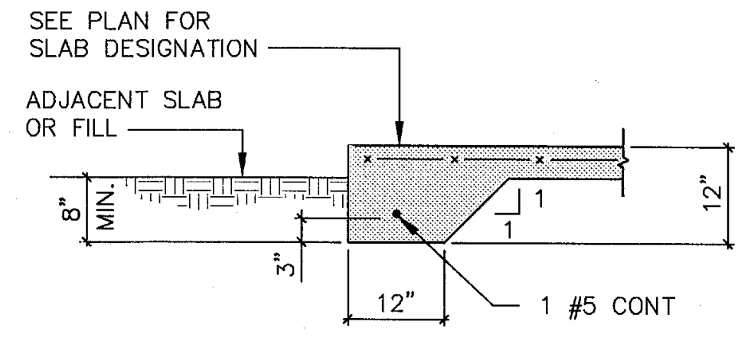
NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 150 SQ. FEET (MAXIMUM)


NEW 4" CONC. SLAB ON GRADE W/ 6x6-W1.4xW1.4 WWF OVER 10 MIL VAPOR BARRIER
EXISTING SLAB ON GRADE
#4 x1'-6" DRILL & EPOXY INTO EXT'G SLAB W/ 4" EMBED @ 16"o.c. (TYP.)
2'-0" MIN.

NOTE TO G.C.
REPLACE CONTROL JOINTS
PER ORIGINAL LOCATION, 2" DEEP

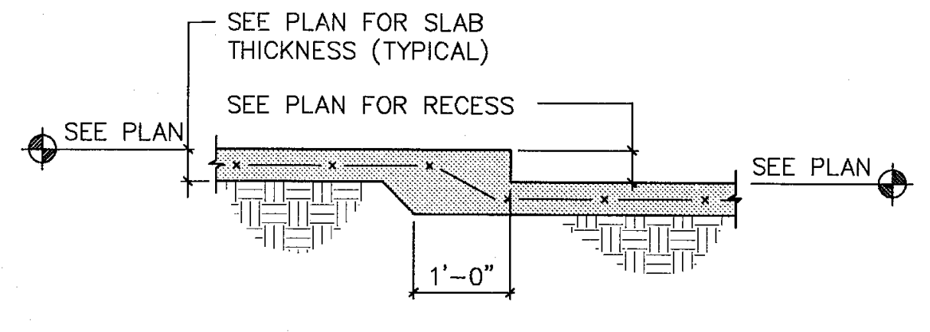
SLAB ON GRADE REPAIR DETAIL

N.T.S.



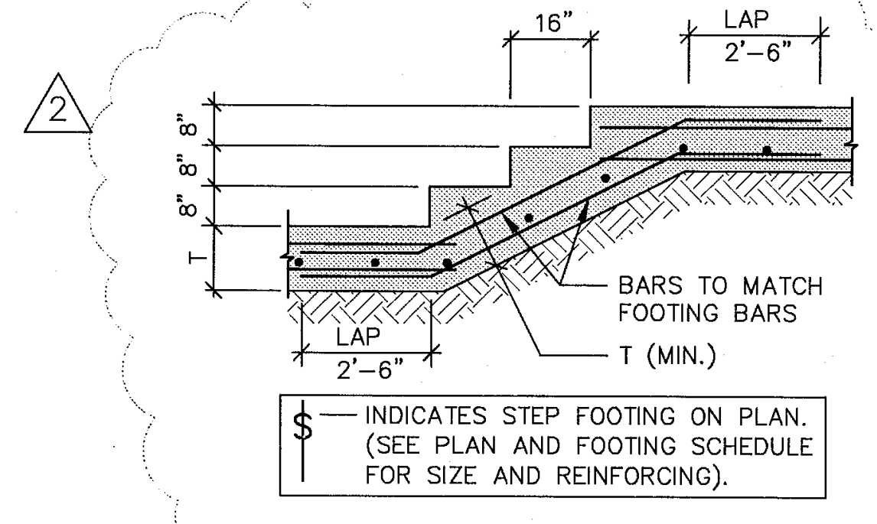
THICKENED EDGE (T.E.)

N.T.S.



TYPICAL SLAB RECESS

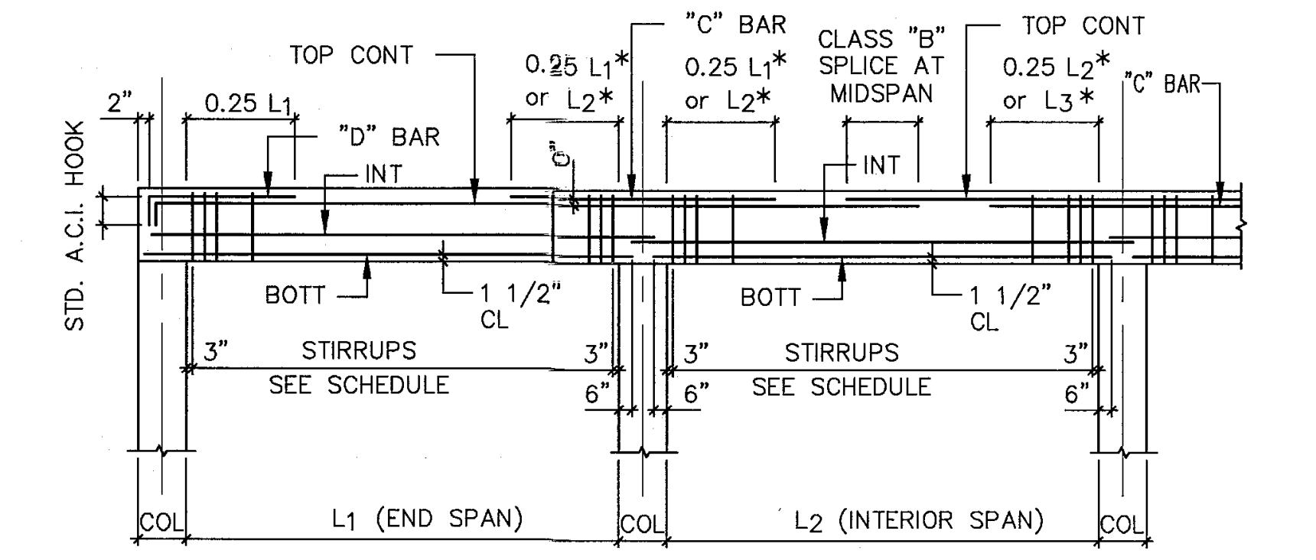
N.T.S.



$ — INDICATES STEP FOOTING ON PLAN. (SEE PLAN AND FOOTING SCHEDULE FOR SIZE AND REINFORCING).

TYPICAL STEP FOOTING DETAIL

N.T.S.

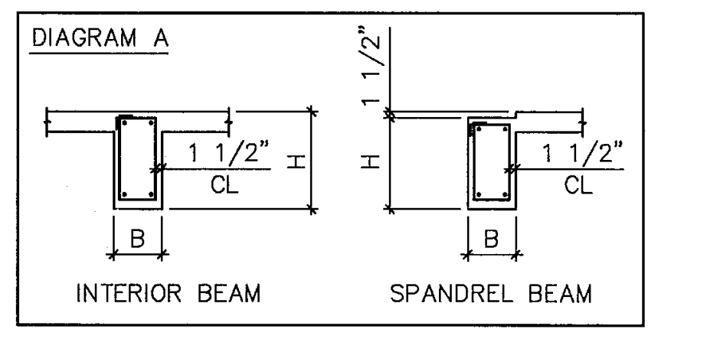


"C" BAR : TOP BAR AT INTERIOR SUPPORT (IN ADDITION TO TOP CONT BARS) PLACE IN SAME LAYER AS TOP CONT BARS (U.O.N.). LOCATE AT RIGHT SUPPORT OF SPAN INDICATED IN SCHEDULE.

"D" BAR : TOP BAR AT EXTERIOR SUPPORT (IN ADDITION TO TOP CONT BARS) PLACE IN SAME LAYER AS TOP CONT BARS (U.O.N.).

"INT" BARS : INTERMEDIATE BARS LOCATED AT A SPACING EQUAL TO THE WIDTH OF THE BEAM BUT NOT GREATER THAN 12" ABOVE BOTT BARS. IF MORE THAN ONE PAIR, PLACE IN LAYERS OF TWO.

CLASS "B" TENSION SPLICE (3000 PSI)				
	#4	38"	#7	82"
	#5	47"	#8	93"
	#6	56"	#9	105"
*	WHICHEVER IS GREATER.			



NOTES :

WHEN ADJACENT BEAMS OR TIE BEAMS HAVE TOP CONT BARS OF DIFFERENT SIZE, THE TRANSITION SHOULD BE MADE AT MIDSPAN OF THE BEAM WITH SMALLER SCHEDULED BARS. USE LAP SPLICE LENGTH OF SMALLER SIZE BAR.

(2L) - INDICATES BARS PLACE IN TWO LAYERS. WHERE BARS ARE PLACED IN TWO LAYERS, THE SECOND LAYER BARS MUST BE PLACED DIRECTLY UNDER BARS IN THE FIRST LAYER (IF TOP BAR) OR DIRECTLY OVER BAR IN THE FIRST LAYER (IF BOTT BAR). PROVIDE 1" CLEAR DISTANCE BETWEEN LAYERS OR ONE BAR DIAMETER, WHICHEVER IS THE GREATER DISTANCE.

SCHEDULED BEAM SIZES : [SEE DIAGRAM A]

"B" INDICATES BEAM WIDTH DIMENSION. WHEN BEAM IS OVER A BLOCK WALL, USE ACTUAL BLOCK WIDTH (7 5/8" or 11 5/8").
"H" INDICATES BEAM DEPTH DIMENSION. LESS 1 1/2" FOR RECESS FOR BLOCK WALL DEDUCTED WHERE APPLICABLE, OR MINIMUM DEPTH IN A VARIABLE DEPTH BEAM. COORDINATE BEAM CONFIGURATION WITH ARCHITECTURAL DRAWINGS.

TYPICAL BEAM BAR PLACEMENT DIAGRAM

N.T.S.

ULTIMATE

COMPONENT & CLADDING WIND DESIGN PRESSURES

PRESSURES BASED ON V_{ULT}	ROOF WIND LOADS			WALL WIND LOADS (SEE NOTE 1)	
	ROOF AREA (10 SF)			WALL AREA (25 SF)	
Kd IS INCLUDED	1	2	3	4	5
PRESSURE (PSF)	40.0	90.0	90.0	90.0	90.0
SUCTION (PSF)	98.4	165.0	165.0	97.5	120.0

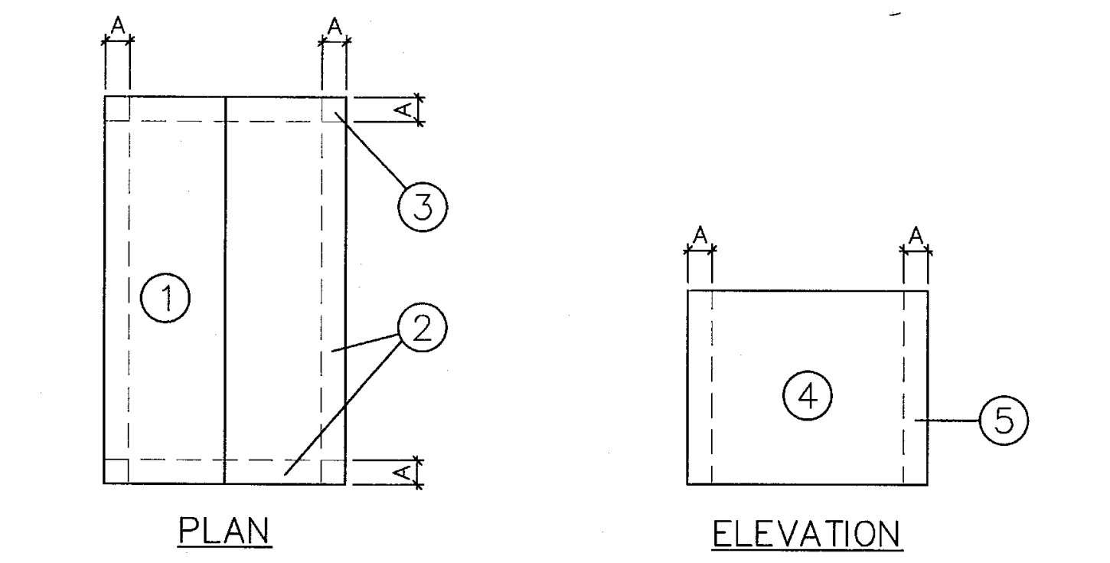
1. EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2010 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.
2. WIND DESIGN PRESSURES NOTED MAY BE MULTIPLIED BY (.6) FOR COMPARISON TO ALLOWABLE (NOMINAL) WIND PRESSURES OF TESTED ASSEMBLIES. PER SECTION 1609.1.5 OF 2010 FBC.
3. REFER TO STRUCTURAL NOTES FOR ALL WIND LOAD PARAMETERS.
4. CORNER DISTANCE, A = 11.3 FEET (HADDON); 9.0 FEET (CAMPTON APTS); 3.0 FEET (POOL SUITES BLDG)

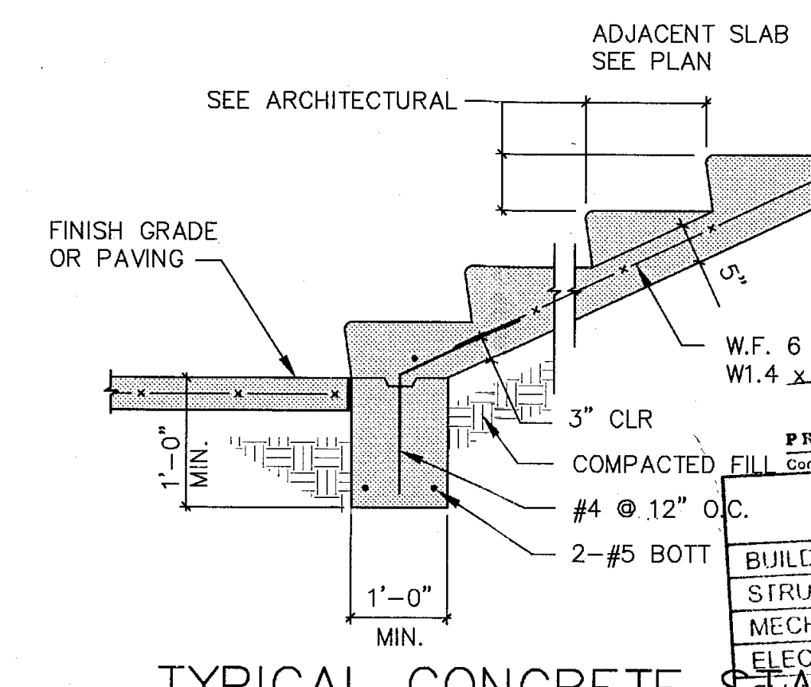
ALLOWABLE

COMPONENT & CLADDING WIND DESIGN PRESSURES

PRESSURES BASED ON V_{ASD}	ROOF WIND LOADS			WALL WIND LOADS (SEE NOTE 1)	
	ROOF AREA (10 SF)			WALL AREA (25 SF)	
Kd IS INCLUDED	1	2	3	4	5
PRESSURE (PSF)	24.0	54.0	54.0	54.0	54.0
SUCTION (PSF)	59.0	99.0	99.0	58.5	72.0

1. EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2010 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.
2. REFER TO STRUCTURAL NOTES FOR ALL WIND LOAD PARAMETERS.
3. CORNER DISTANCE, A = 11.3 FEET (HADDON); 9.0 FEET (CAMPTON APTS); 3.0 FEET (POOL SUITES BLDG)





TYPICAL CONCRETE STAIR ON GRADE

N.T.S.

M T C I
PRIVATE PROVIDER SERVICES, LLC

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	Cnt	4/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

DESIGN LOAD SCHEDULE

(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)

AREA / COMPONENT	CAMPTON APARTMENTS			POOL SUITES				
	GYM	RESTAURANT	KITCHEN	FLOOR/BALCONY	ROOF			
FRAMING	15	75	75	100	100			
FLOORING	5	25	25	10	–			
MEP/CLG/MISC.	15	90	100	15	50			
TOTAL DEAD LOAD	35	190	200	125	150			
TOTAL LIVE LOAD	100	100	150	40	30			
TOTAL LOAD	135	290	350	165	180			

BEAM SCHEDULE

MARK	SIZE BxH (inches)	REINFORCING			STIRRUPS	
		BOTT	TOP	INT	TIES	SPACING
B-1	24"x24"	12#7**	12#7**	6#5**	#4+	@ 9" O.C.
B-2	16"x20"	6#6*	6#6*	–	#4+	@ 8" O.C.
B-3	10"x14"	2#7*	2#7*	2#5*	#4+	@ 3" O.C.
TB-1	8"x24"	4#7**	4#7**	–	#3	***
TB-2	8"x16"	2#6*	2#6*	–	#3	****
BB-1	8"x8"	–	–	2#5*	–	–
BB-2	8"x16"	2#5*	2#5*	–	–	–

NOTES :

1. TIE-BEAMS INTENDED TO BE CAST ATOP MASONRY WALLS - EXTEND AND HOOK WALL REINFORCING INTO TIE-BEAM.
2. LEGEND:
    - * = 1 LAYER
    - ** = 2 LAYERS
    - + = CLOSED LOOP

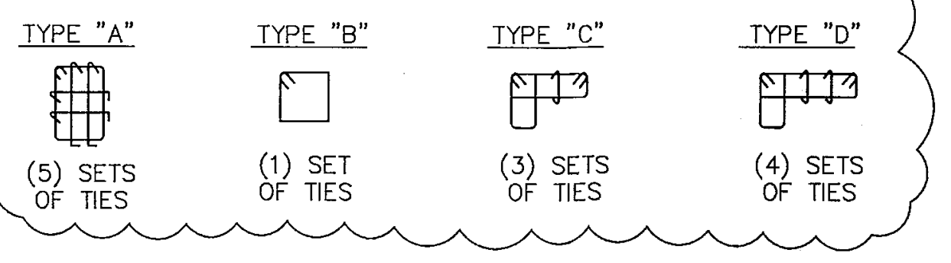
*** @ 3" O.C. AT CANTILEVER, & ABOVE OPENINGS; 24" O.C. AT BALANCE

**** @ 3" O.C. ABOVE OPENINGS; 24" O.C. AT BALANCE

CONCRETE COLUMN SCHEDULE

MARK	SIZE (inches)	VERT. REINF.	TIES	SPACING
C-1	9"x12"	6#6	#3 (B)	@ 3" O.C.
C-2	16"x16"	8#6	#3 (B)	@ 10" O.C.
C-3	8"x10"(8000 PSI)	4#6	#3 (B)	@ 3" O.C.
C-4	16"x24"	12#6	#4 (A)	@ 8" O.C.
C-5	24"x24"	12#7	#4 (A)	@ 10" O.C.
C-6	8"x14"	4#6	#3 (B)	@ 3" O.C.
C-7	8"x25"x18"	12#6	#3 (C)	@ 8" O.C.
C-8	8"x18.25"x32"	14#6	#3 (D)	@ 8" O.C.

1. TIE TYPES:
    - A: 4#3 HAIRPINS
    - B: NO HAIRPINS
    - C: 1#3 HAIRPIN
    - D: 2#3 HAIRPINS



STEEL COLUMN SCHEDULE

MARK	SIZE	BASE ℘	A.B.	REM
SC-1	HSS8"x4"x1/2"	SEE PLAN	*	(4) 1/2" DIAM H.S x5" LG
SC-2	HSS2.5x2.5x1/4	12"x12"x1"	N/A	

* (4) 3/4" DIAM A307 ANCHOR BOLTS X 15" LG W/ 3" HOOK AT END

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F20.12	2'-0" X 12" X CONT.	3#5 CONT BOTT; #5 @ 48" O.C. BOTT TRANSV
F30.24	3'-0" X 24" X CONT.	4#5 CONT T&B; #5 @ 24" O.C. T&B TRANSV
F40.24	4'-0" X 24" X CONT.	5#5 CONT T&B; #5 @ 12" O.C. T&B TRANSV
F14550	14'-6" X 5'-0"" X 24"	#6 @ 10" O.C. E.W. T&B

MASONRY WALL SCHEDULE

MARK	THICKNESS	REINFORCING
MW-1	8" CMU F'M = 1500 PSI	#5 @ 48" O.C. VERT MID
MW-2	8" CMU F'M = 1500 PSI	#5 @ 24" O.C. VERT MID
MW-3	8" CMU F'M = 1500 PSI	#6 @ 8" O.C. VERT MID
MW-4	8" CMU F'M = 1500 PSI	#6 @ 16" O.C. VERT MID
MW-5	8" CMU F'M = 1500 PSI	#5 @ 32" O.C. VERT MID

MASONRY WALL NOTES:

1. WALL SEGMENTS SHALL BE REINFORCED WITH 9 GA. GALVANIZED LATERAL REINFORCING @ 16" O.C. HORIZ. EXTEND REINFORCING 6" INTO POURED ELEMENTS AND AROUND ENCASED STEEL.
2. ADJACENT TO ANY EXTERIOR/INTERIOR WALL OPENING, PLACE (1) MATCHING VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT.
3. ALL MASONRY REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI GROUT MIX.
4. AT END, CORNERS, AND INTERSECTION OF WALLS PLACE (1) MATCHING VERTICAL IN CELL GROUTED SOLID, FULL HEIGHT.
5. CMU MARK ON PLAN GOES FROM BOTTOM OF TOP OF FOUNDATION TO ROOF U.N.O.

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG #60791

ONMJ
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-9355
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

PERMIT 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

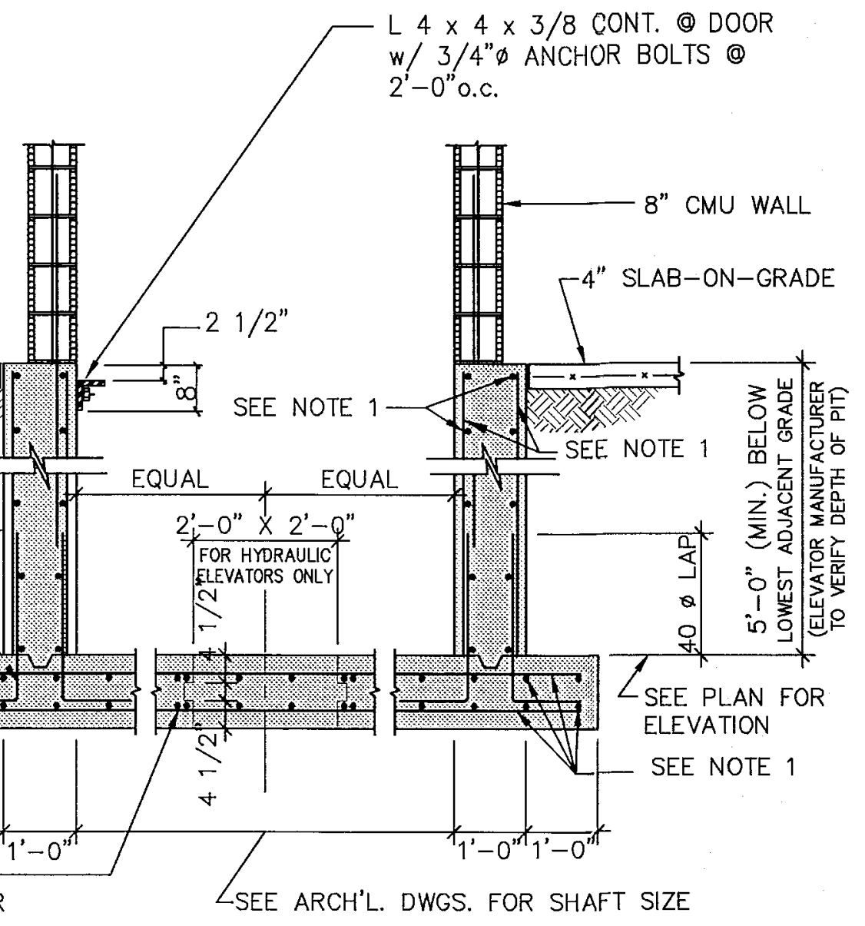
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE:

SHEET TITLE

TYPICAL NOTES
SCHEDULES AND DETAILS

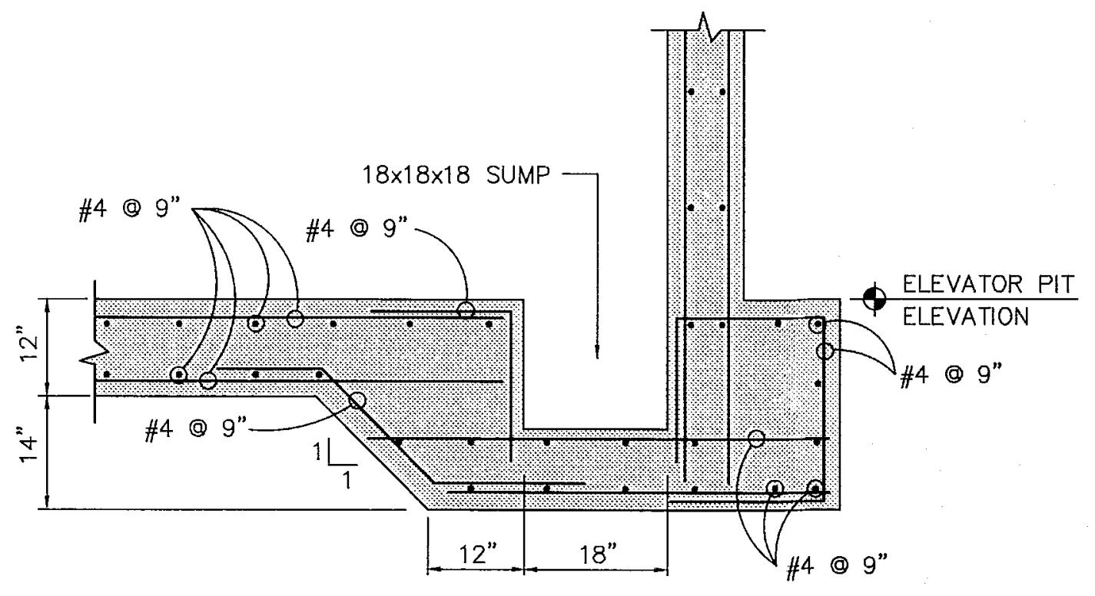
SHEET NUMBER

S401

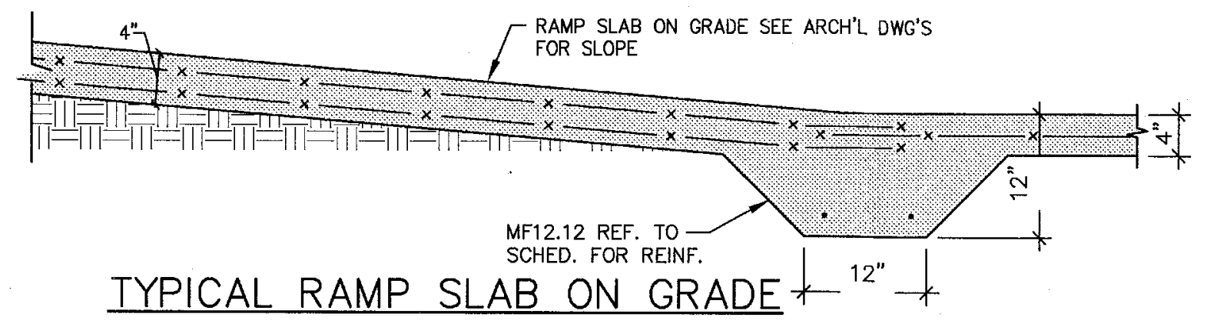

L 4 x 4 x 3/8 CONT. @ DOOR w/ 3/4"ø ANCHOR BOLTS @ 2'-0"o.c.
8" CMU WALL
4" SLAB-ON-GRADE
4" SLAB-ON-GRADE
2 1/2"
8"
SEE NOTE 1
SEE NOTE 1
EQUAL
EQUAL
2'-0" X 2'-0" FOR HYDRAULIC ELEVATORS ONLY
12" REINF. CONC. WALL
PROVIDE DOWELS TO MATCH VERT. REINF. TYP.
40 ø LAP
5'-0" (MIN.) BELOW LOWEST ADJACENT GRADE (ELEVATOR MANUFACTURER TO VERIFY DEPTH OF PIT)
SEE PLAN FOR ELEVATION
SEE NOTE 1
4 1/2"
4 1/2"
1'-0" 1'-0"
1'-0" 1'-0"
2 #5 TOP & BOTT. @ EA. SIDE & EA. CORNER
SEE ARCH'L. DWGS. FOR SHAFT SIZE

TYPICAL ELEVATOR PIT DETAIL
N.T.S.

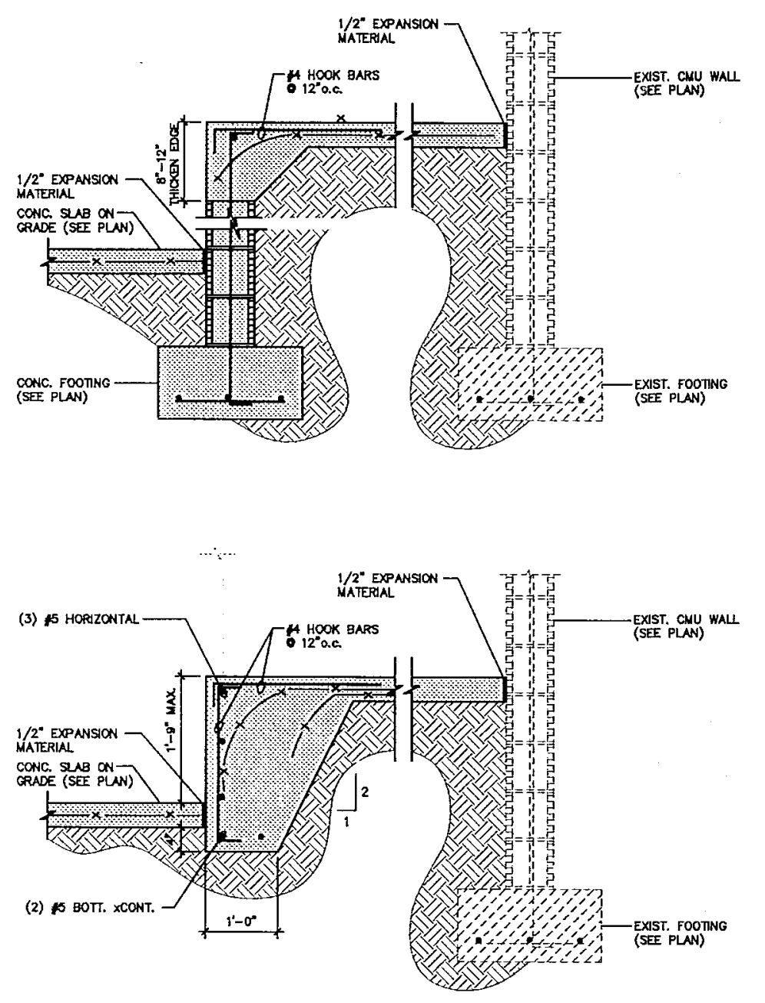
NOTE 1: REFER TO 3/S503 & 4/S503 FOR DETAILS


18x18x18 SUMP
#4 @ 9"
#4 @ 9"
#4 @ 9"
#4 @ 9"
#4 @ 9"
ELEVATOR PIT ELEVATION
12"
14"
1
1
12"
18"

TYPICAL SUMP DETAIL
(AT SIDE WALL)


RAMP SLAB ON GRADE SEE ARCH'L DWG'S FOR SLOPE
4"
4"
12"
MF12.12 REF. TO SCHED. FOR REINF.
12"

TYPICAL RAMP SLAB ON GRADE
N.T.S.


1/2" EXPANSION MATERIAL
#4 HOOK BARS @ 12"o.c.
EXIST. CMU WALL (SEE PLAN)
8"-12" THICKEN EDGE
1/2" EXPANSION MATERIAL
CONC. SLAB ON GRADE (SEE PLAN)
CONC. FOOTING (SEE PLAN)
EXIST. FOOTING (SEE PLAN)
1/2" EXPANSION MATERIAL
(3) #5 HORIZONTAL
#4 HOOK BARS @ 12"o.c.
EXIST. CMU WALL (SEE PLAN)
1'-9" MAX.
1/2" EXPANSION MATERIAL
CONC. SLAB ON GRADE (SEE PLAN)
4"
2
1
(2) #5 BOTT. xCONT.
1'-0"
EXIST. FOOTING (SEE PLAN)

TYPICAL RAMP ON GRADE DETAILS

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	Cmc	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

PERMIT 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

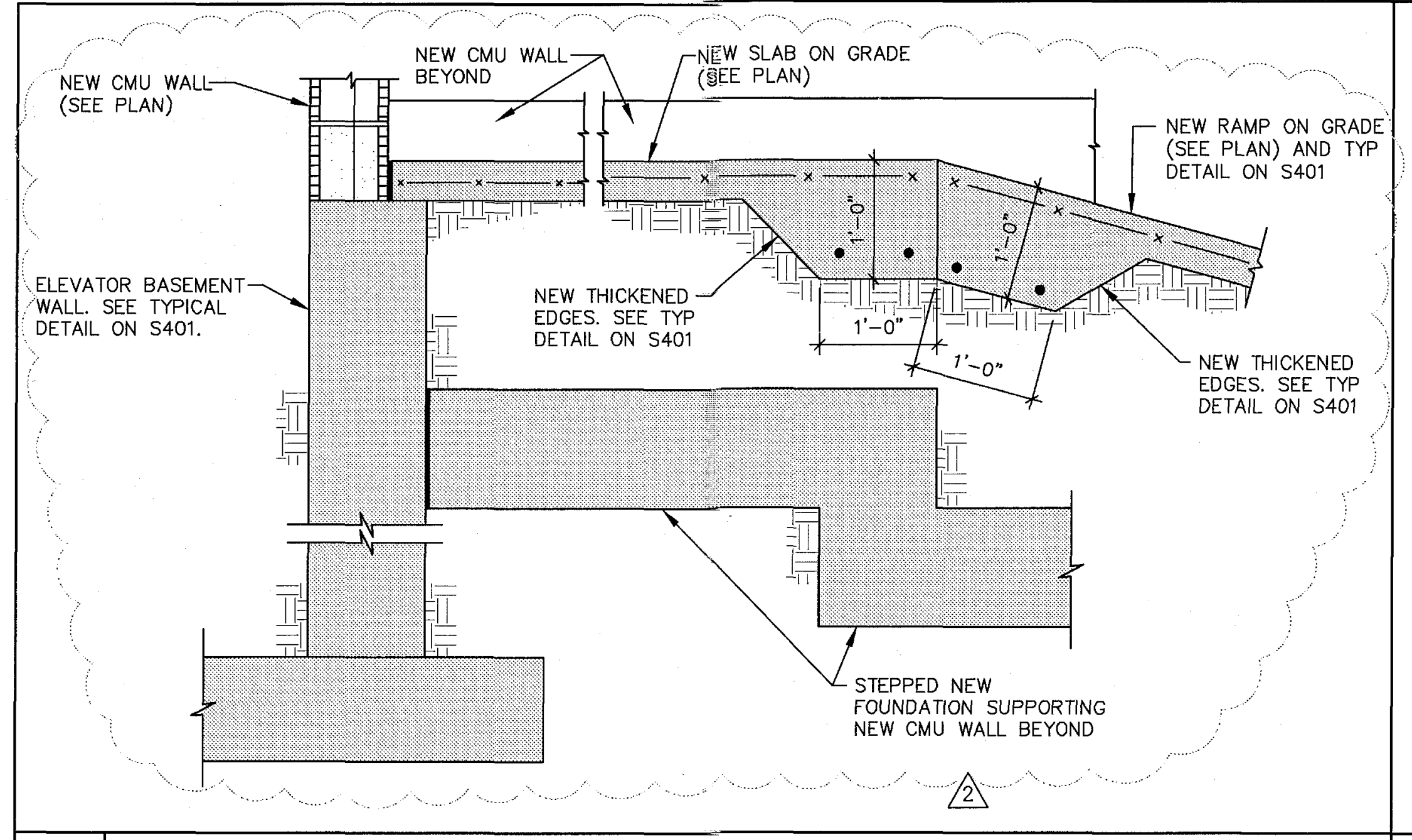
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: JANUARY 24, 2014
SCALE:

SHEET TITLE

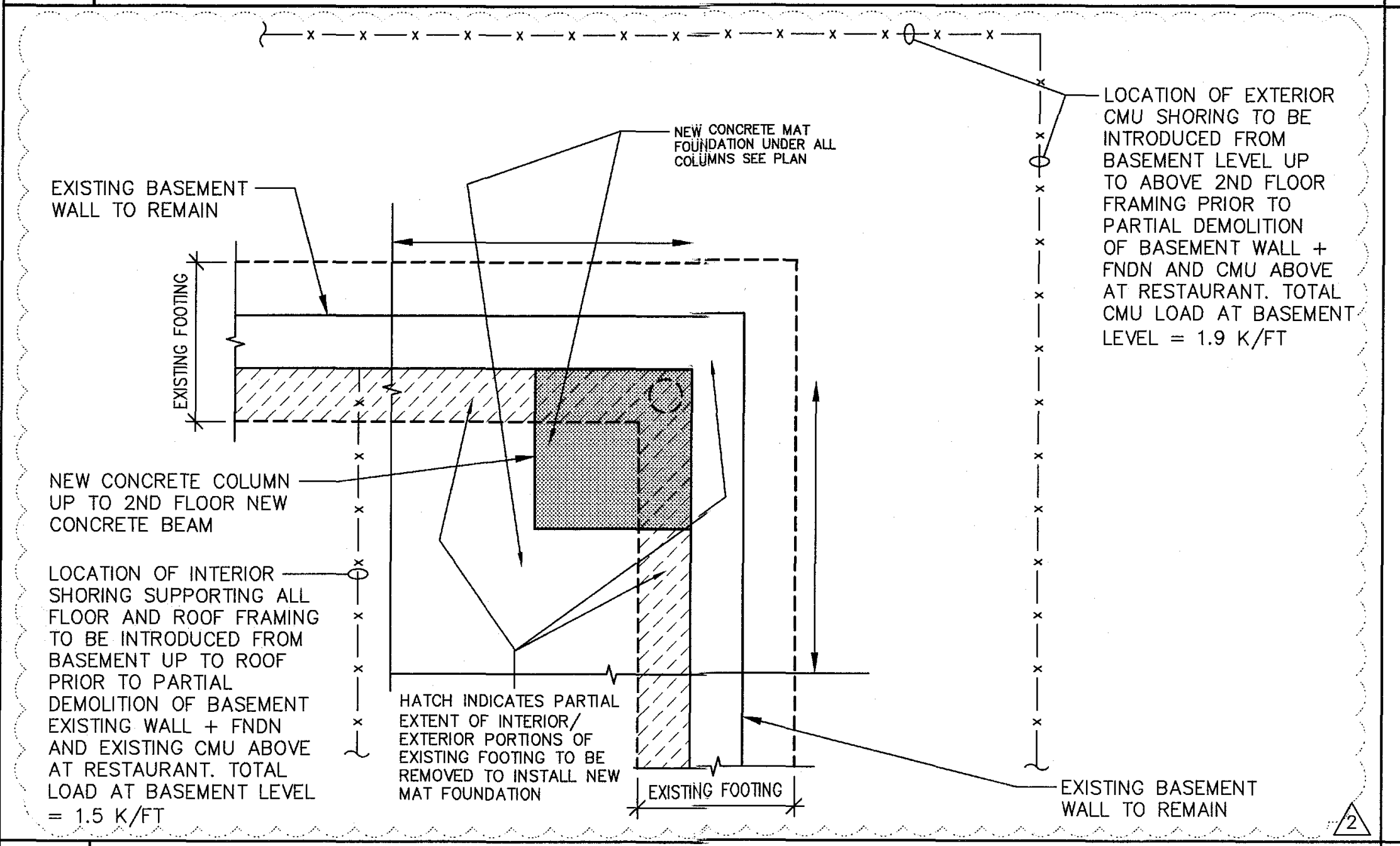
TYPICAL NOTES
SCHEDULES AND DETAILS

SHEET NUMBER

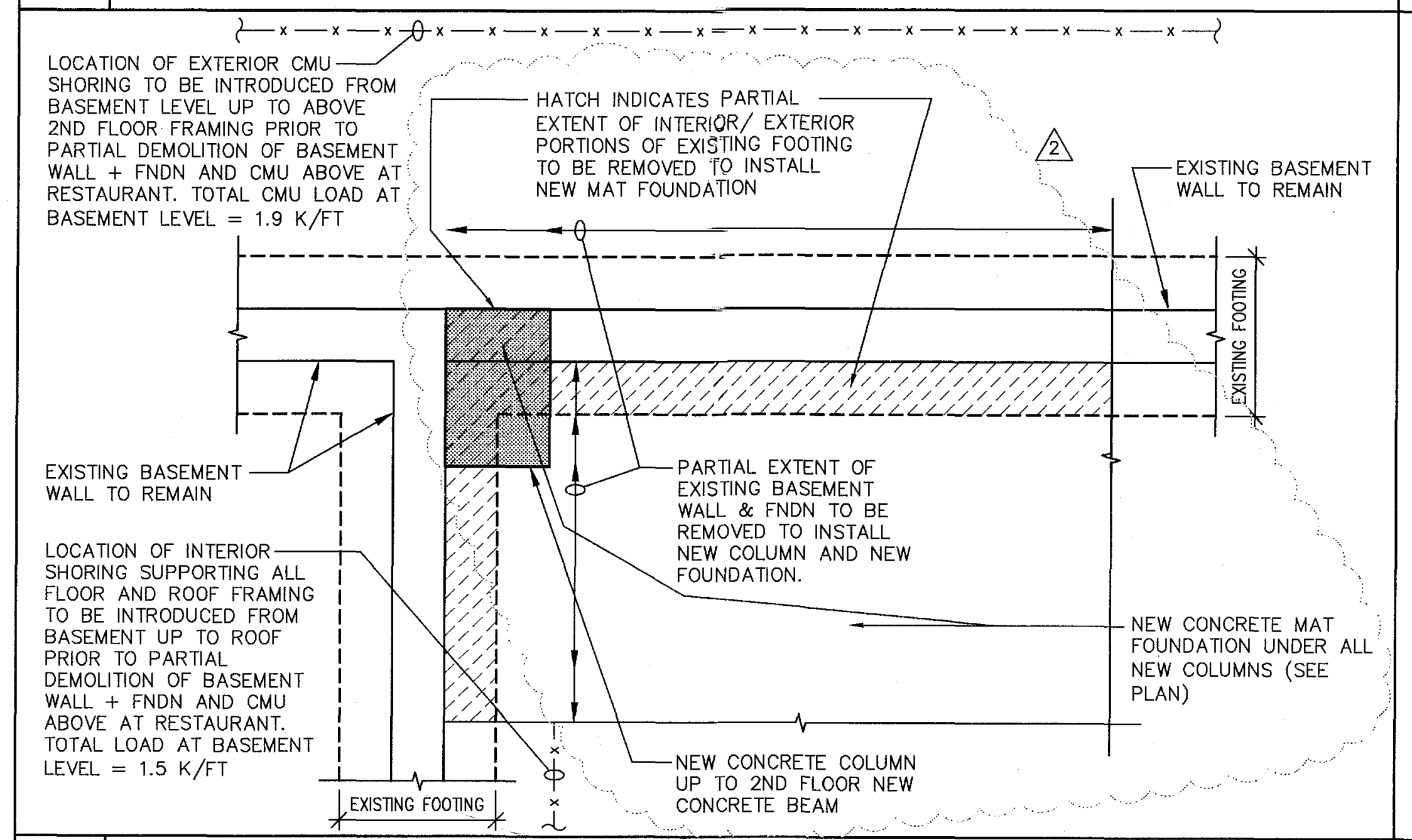
S402 7


NEW CMU WALL (SEE PLAN)
NEW CMU WALL BEYOND
NEW SLAB ON GRADE (SEE PLAN)
NEW RAMP ON GRADE (SEE PLAN) AND TYP DETAIL ON S401
ELEVATOR BASEMENT WALL. SEE TYPICAL DETAIL ON S401.
NEW THICKENED EDGES. SEE TYP DETAIL ON S401
1'-0"
NEW THICKENED EDGES. SEE TYP DETAIL ON S401
STEPPED NEW FOUNDATION SUPPORTING NEW CMU WALL BEYOND
2

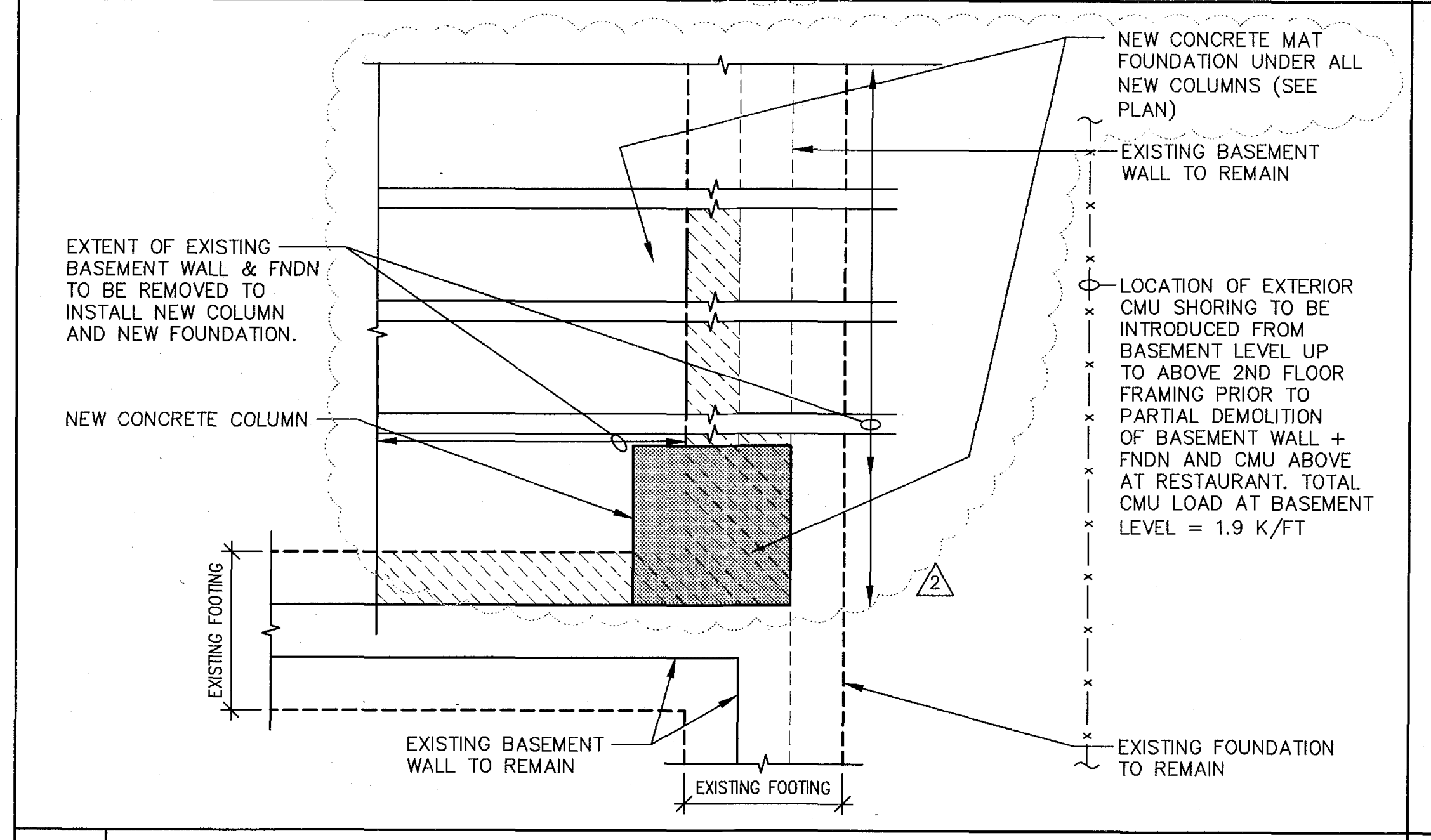
15 SECTION 3/4" = 1'-0"


NEW CONCRETE MAT FOUNDATION UNDER ALL COLUMNS SEE PLAN
LOCATION OF EXTERIOR CMU SHORING TO BE INTRODUCED FROM BASEMENT LEVEL UP TO ABOVE 2ND FLOOR FRAMING PRIOR TO PARTIAL DEMOLITION OF BASEMENT WALL + FNDN AND CMU ABOVE AT RESTAURANT. TOTAL CMU LOAD AT BASEMENT LEVEL = 1.9 K/FT
EXISTING BASEMENT WALL TO REMAIN
EXISTING FOOTING
NEW CONCRETE COLUMN UP TO 2ND FLOOR NEW CONCRETE BEAM
LOCATION OF INTERIOR SHORING SUPPORTING ALL FLOOR AND ROOF FRAMING TO BE INTRODUCED FROM BASEMENT UP TO ROOF PRIOR TO PARTIAL DEMOLITION OF BASEMENT EXISTING WALL + FNDN AND EXISTING CMU ABOVE AT RESTAURANT. TOTAL LOAD AT BASEMENT LEVEL = 1.5 K/FT
HATCH INDICATES PARTIAL EXTENT OF INTERIOR/ EXTERIOR PORTIONS OF EXISTING FOOTING TO BE REMOVED TO INSTALL NEW MAT FOUNDATION
EXISTING FOOTING
EXISTING BASEMENT WALL TO REMAIN
2

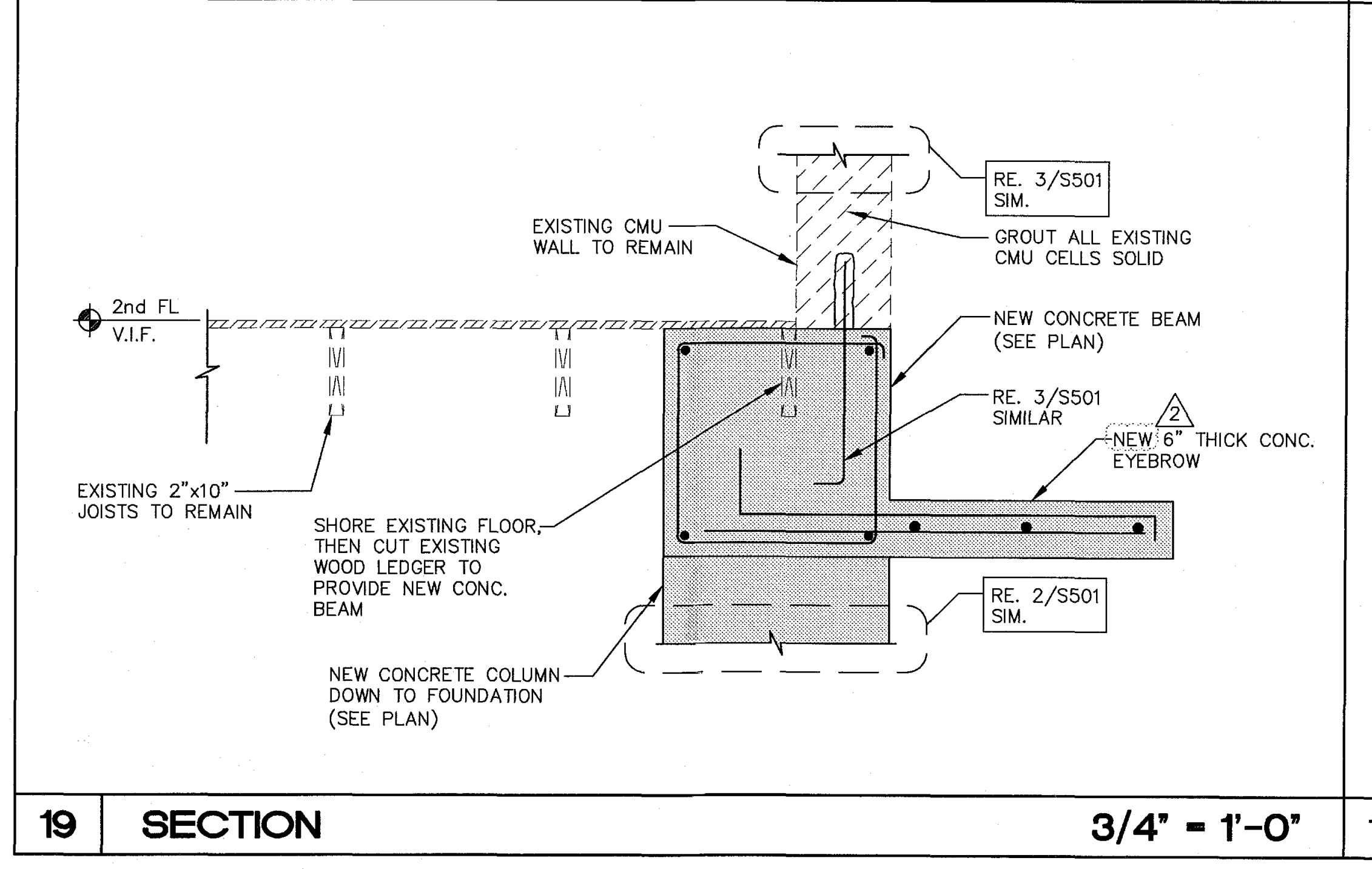
16 SECTION 1/2" = 1'-0"


LOCATION OF EXTERIOR CMU SHORING TO BE INTRODUCED FROM BASEMENT LEVEL UP TO ABOVE 2ND FLOOR FRAMING PRIOR TO PARTIAL DEMOLITION OF BASEMENT WALL + FNDN AND CMU ABOVE AT RESTAURANT. TOTAL CMU LOAD AT BASEMENT LEVEL = 1.9 K/FT
HATCH INDICATES PARTIAL EXTENT OF INTERIOR/ EXTERIOR PORTIONS OF EXISTING FOOTING TO BE REMOVED TO INSTALL NEW MAT FOUNDATION
EXISTING BASEMENT WALL TO REMAIN
EXISTING FOOTING
EXISTING BASEMENT WALL TO REMAIN
PARTIAL EXTENT OF EXISTING BASEMENT WALL & FNDN TO BE REMOVED TO INSTALL NEW COLUMN AND NEW FOUNDATION.
LOCATION OF INTERIOR SHORING SUPPORTING ALL FLOOR AND ROOF FRAMING TO BE INTRODUCED FROM BASEMENT UP TO ROOF PRIOR TO PARTIAL DEMOLITION OF BASEMENT WALL + FNDN AND CMU ABOVE AT RESTAURANT. TOTAL LOAD AT BASEMENT LEVEL = 1.5 K/FT
NEW CONCRETE MAT FOUNDATION UNDER ALL NEW COLUMNS (SEE PLAN)
NEW CONCRETE COLUMN UP TO 2ND FLOOR NEW CONCRETE BEAM
EXISTING FOOTING
2

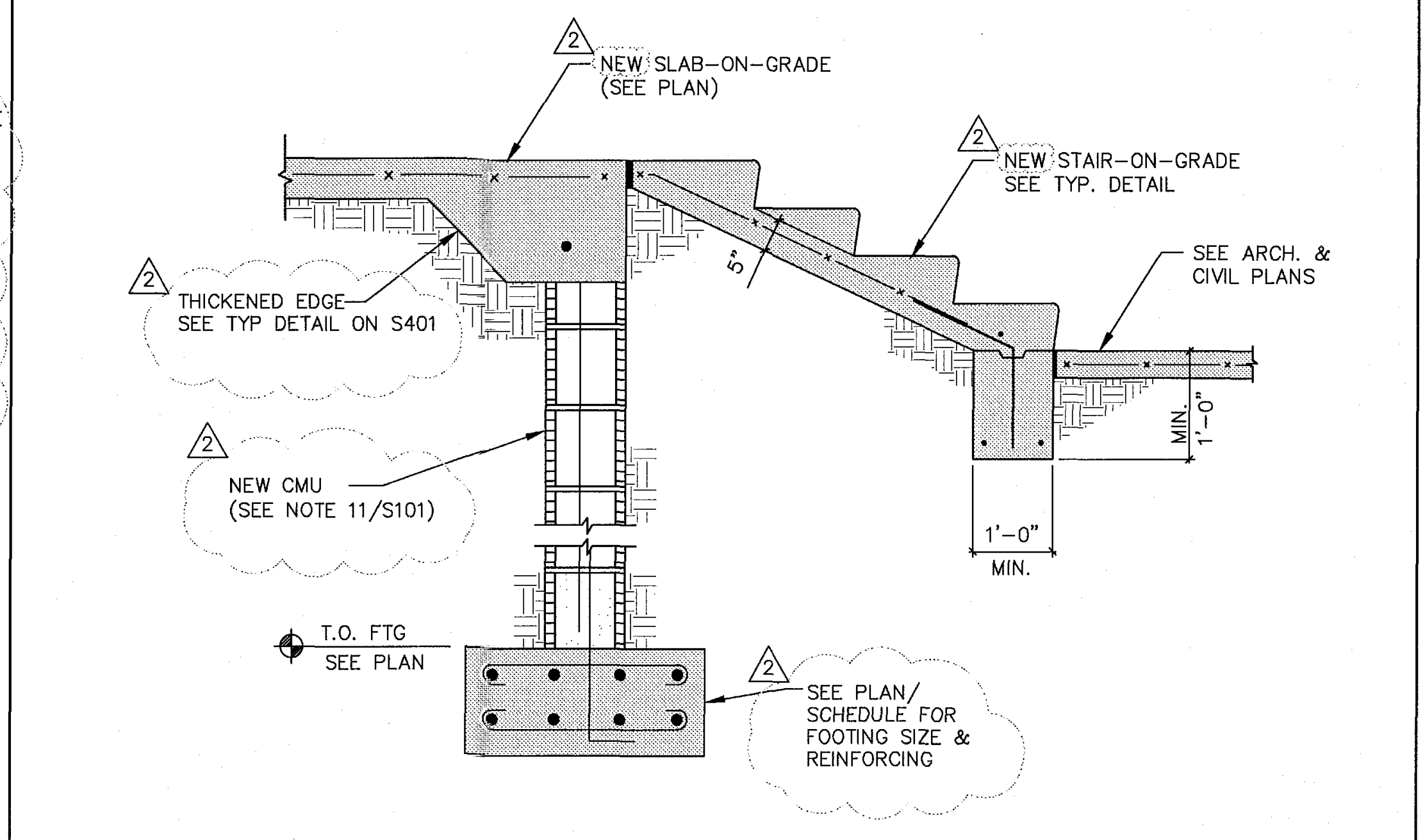
17 SECTION 1/2" = 1'-0"


NEW CONCRETE MAT FOUNDATION UNDER ALL NEW COLUMNS (SEE PLAN)
EXISTING BASEMENT WALL TO REMAIN
EXTENT OF EXISTING BASEMENT WALL & FNDN TO BE REMOVED TO INSTALL NEW COLUMN AND NEW FOUNDATION.
LOCATION OF EXTERIOR CMU SHORING TO BE INTRODUCED FROM BASEMENT LEVEL UP TO ABOVE 2ND FLOOR FRAMING PRIOR TO PARTIAL DEMOLITION OF BASEMENT WALL + FNDN AND CMU ABOVE AT RESTAURANT. TOTAL CMU LOAD AT BASEMENT LEVEL = 1.9 K/FT
NEW CONCRETE COLUMN
EXISTING FOOTING
EXISTING BASEMENT WALL TO REMAIN
EXISTING FOOTING
EXISTING FOUNDATION TO REMAIN
2

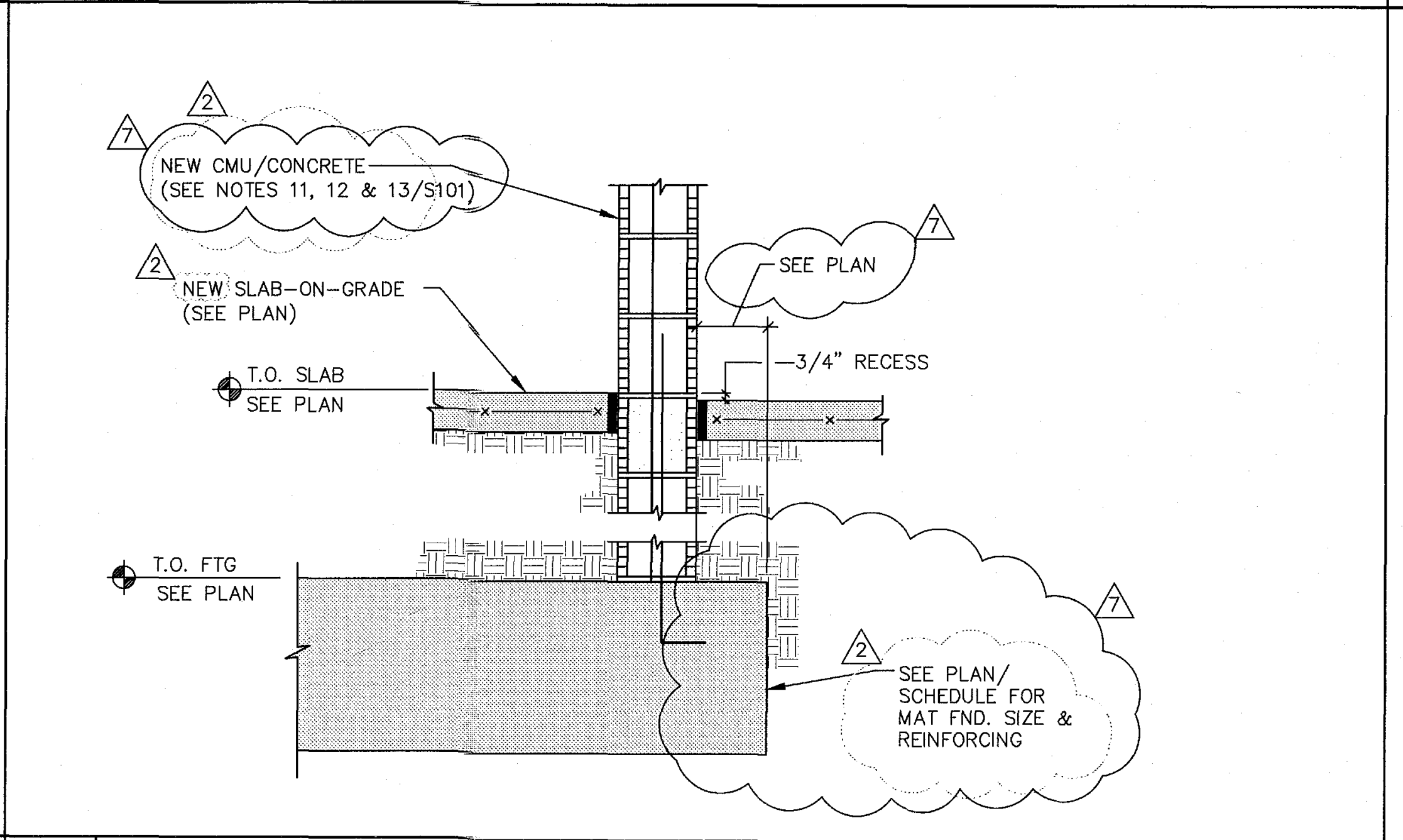
18 SECTION 1/2" = 1'-0"


RE. 3/S501 SIM.
EXISTING CMU WALL TO REMAIN
GROUT ALL EXISTING CMU CELLS SOLID
2nd FL V.I.F.
NEW CONCRETE BEAM (SEE PLAN)
RE. 3/S501 SIMILAR
NEW 6" THICK CONC. EYEBROW
2
EXISTING 2"x10" JOISTS TO REMAIN
SHORE EXISTING FLOOR, THEN CUT EXISTING WOOD LEDGER TO PROVIDE NEW CONC. BEAM
RE. 2/S501 SIM.
NEW CONCRETE COLUMN DOWN TO FOUNDATION (SEE PLAN)

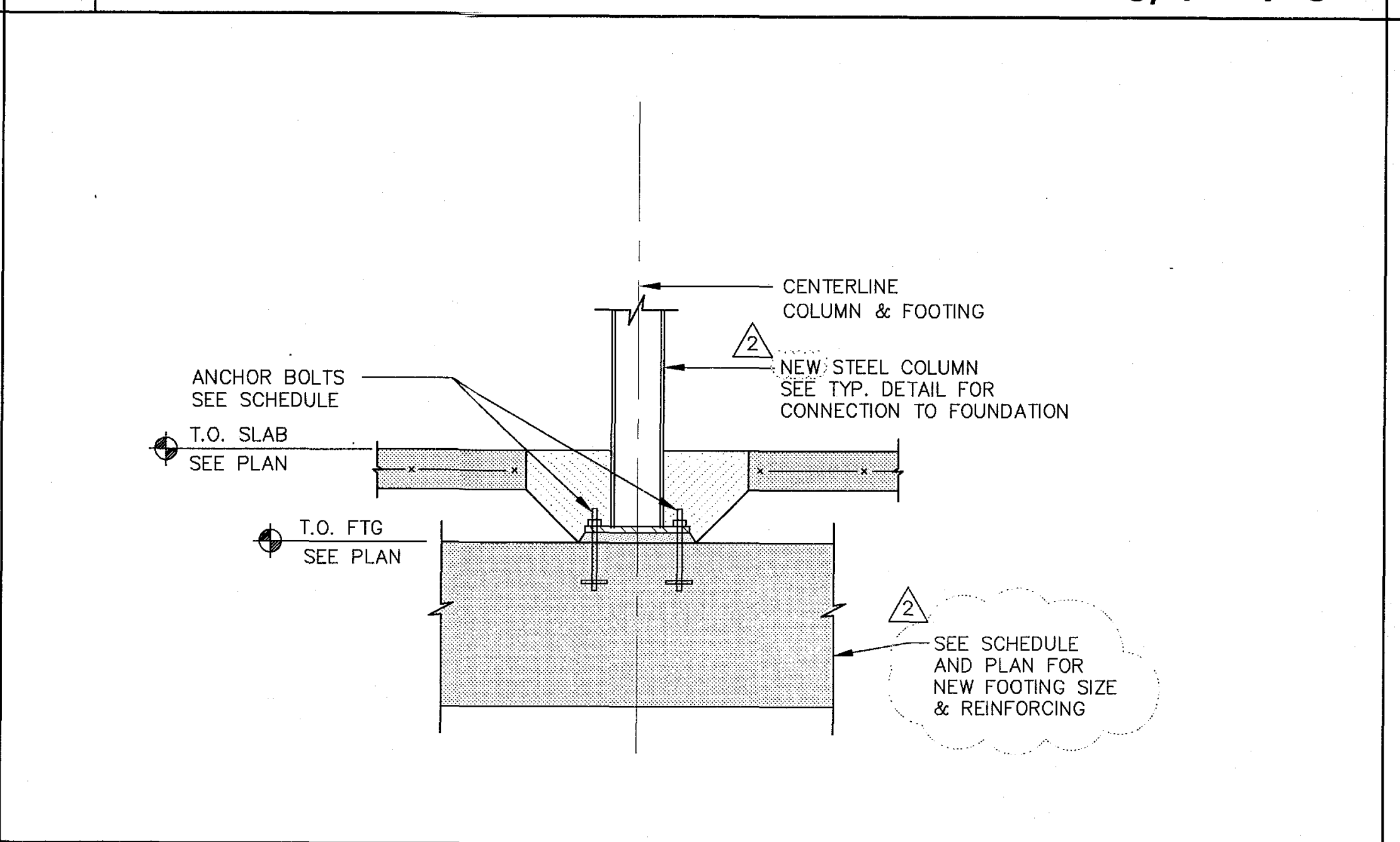
19 SECTION 3/4" = 1'-0"


NEW SLAB-ON-GRADE (SEE PLAN)
NEW STAIR-ON-GRADE SEE TYP. DETAIL
SEE ARCH. & CIVIL PLANS
THICKENED EDGE SEE TYP DETAIL ON S401
NEW CMU (SEE NOTE 11/S101)
1'-0" MIN.
MIN. 1'-0"
T.O. FTG SEE PLAN
SEE PLAN/ SCHEDULE FOR FOOTING SIZE & REINFORCING
2

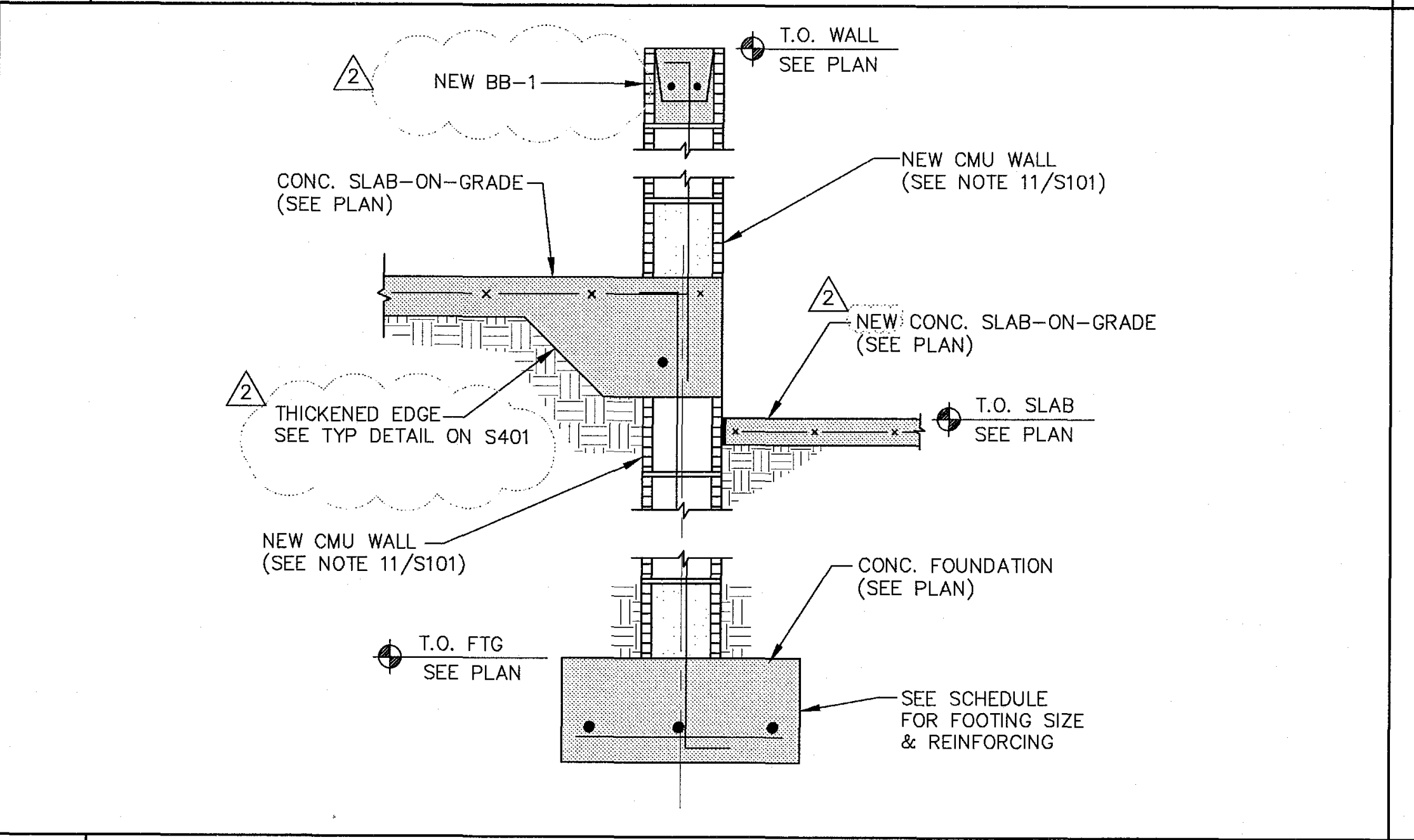
10 SECTION 3/4" = 1'-0"


NEW CMU/CONCRETE (SEE NOTES 11, 12 & 13/S101)
NEW SLAB-ON-GRADE (SEE PLAN)
SEE PLAN
3/4" RECESS
T.O. SLAB SEE PLAN
T.O. FTG SEE PLAN
SEE PLAN/ SCHEDULE FOR MAT FND. SIZE & REINFORCING
2
7

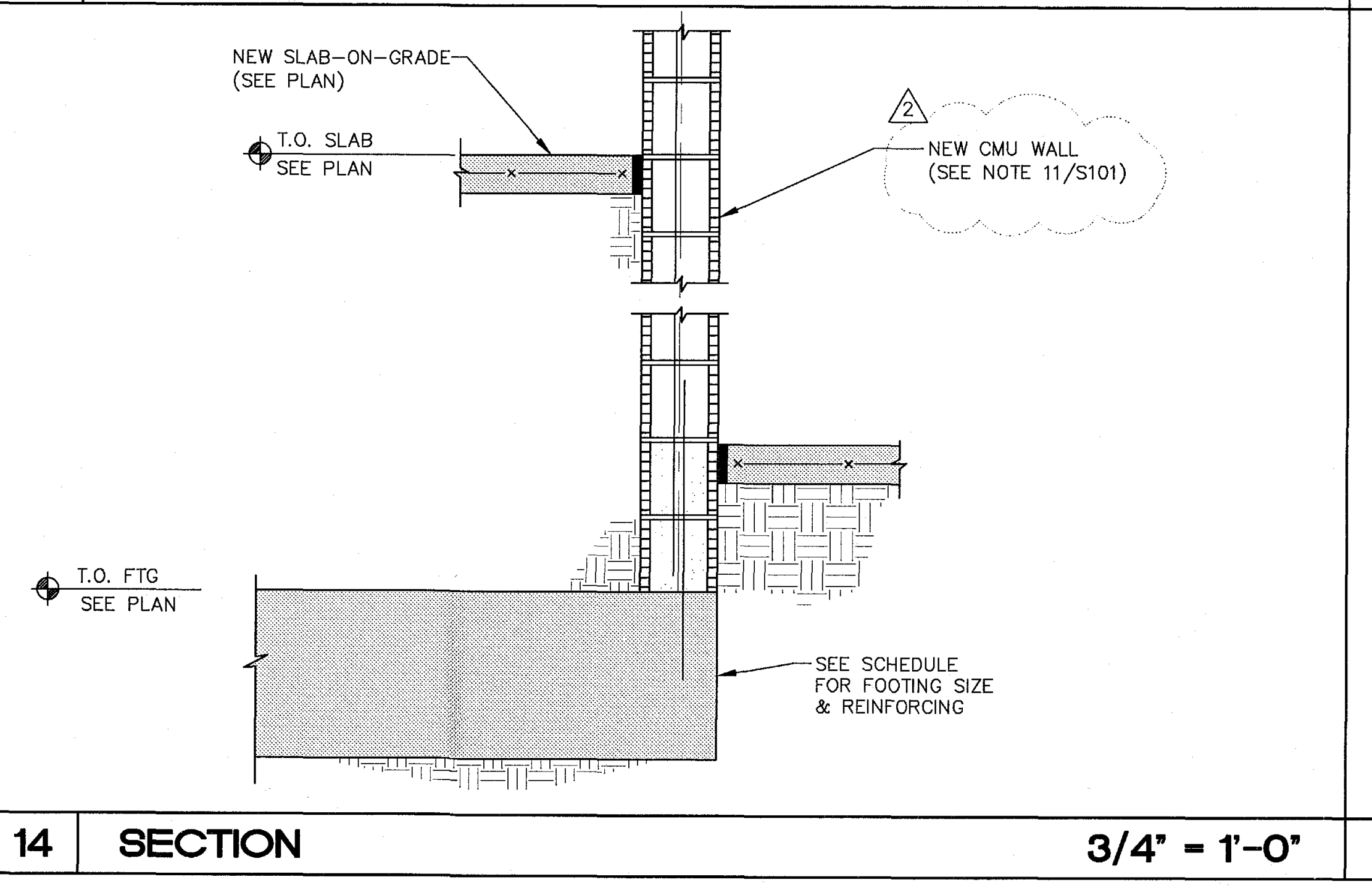
11 SECTION 3/4" = 1'-0"


CENTERLINE COLUMN & FOOTING
ANCHOR BOLTS SEE SCHEDULE
NEW STEEL COLUMN SEE TYP. DETAIL FOR CONNECTION TO FOUNDATION
T.O. SLAB SEE PLAN
T.O. FTG SEE PLAN
SEE SCHEDULE AND PLAN FOR NEW FOOTING SIZE & REINFORCING
2

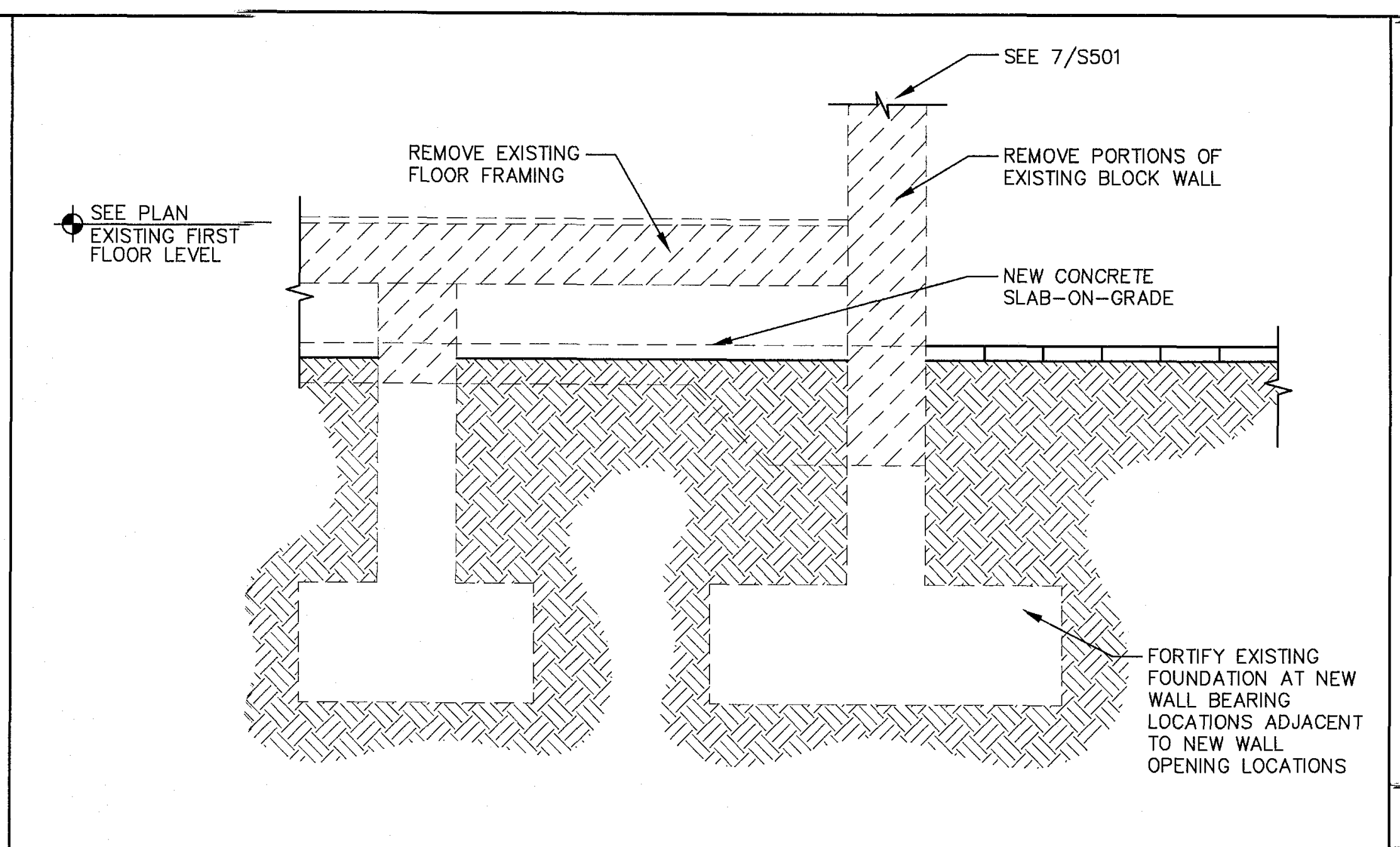
12 SECTION 3/4" = 1'-0"


NEW BB-1
T.O. WALL SEE PLAN
CONC. SLAB-ON-GRADE (SEE PLAN)
NEW CMU WALL (SEE NOTE 11/S101)
NEW CONC. SLAB-ON-GRADE (SEE PLAN)
THICKENED EDGE SEE TYP DETAIL ON S401
T.O. SLAB SEE PLAN
NEW CMU WALL (SEE NOTE 11/S101)
CONC. FOUNDATION (SEE PLAN)
T.O. FTG SEE PLAN
SEE SCHEDULE FOR FOOTING SIZE & REINFORCING
2

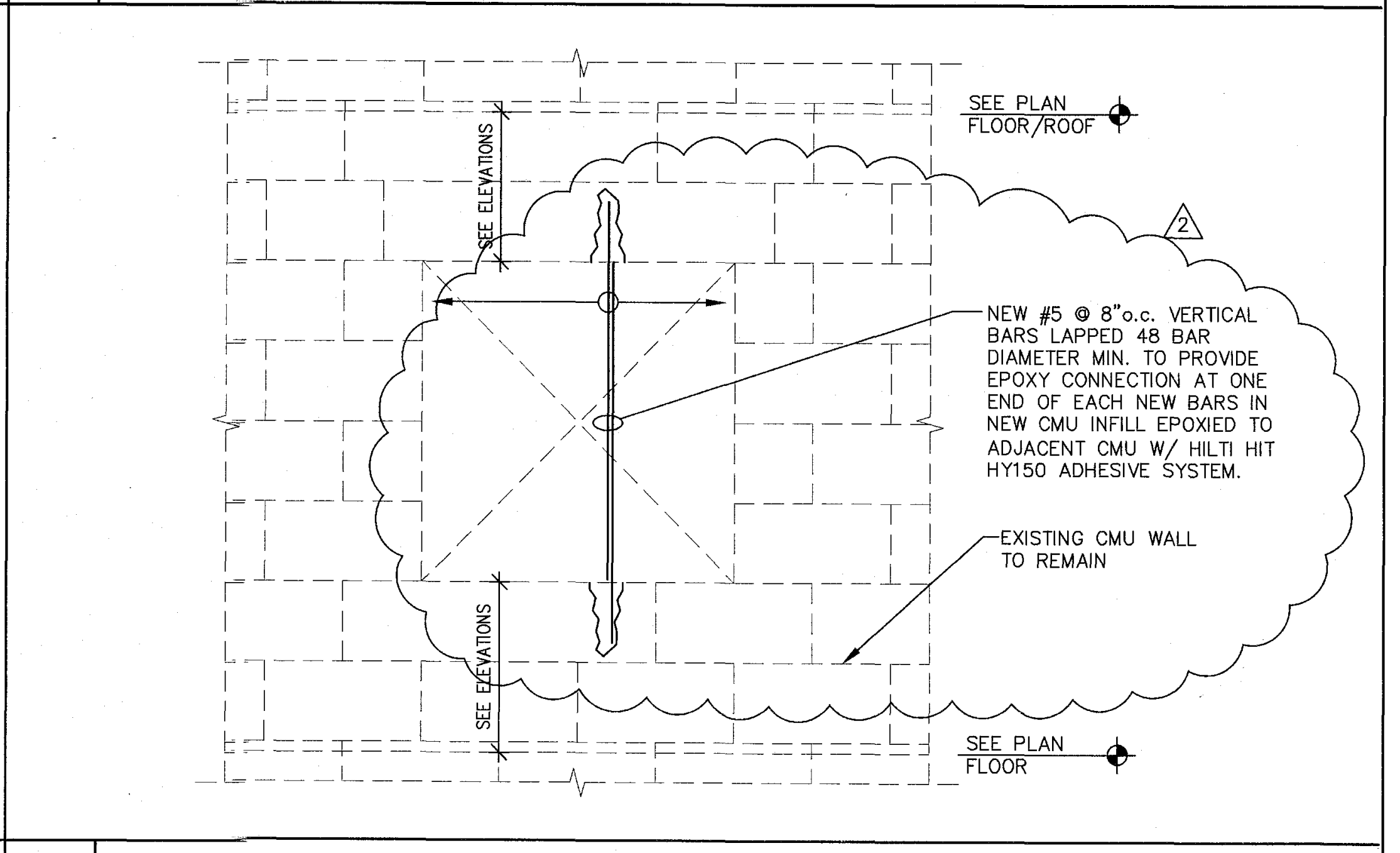
13 SECTION 3/4" = 1'-0"


NEW SLAB-ON-GRADE (SEE PLAN)
T.O. SLAB SEE PLAN
NEW CMU WALL (SEE NOTE 11/S101)
T.O. FTG SEE PLAN
SEE SCHEDULE FOR FOOTING SIZE & REINFORCING
2

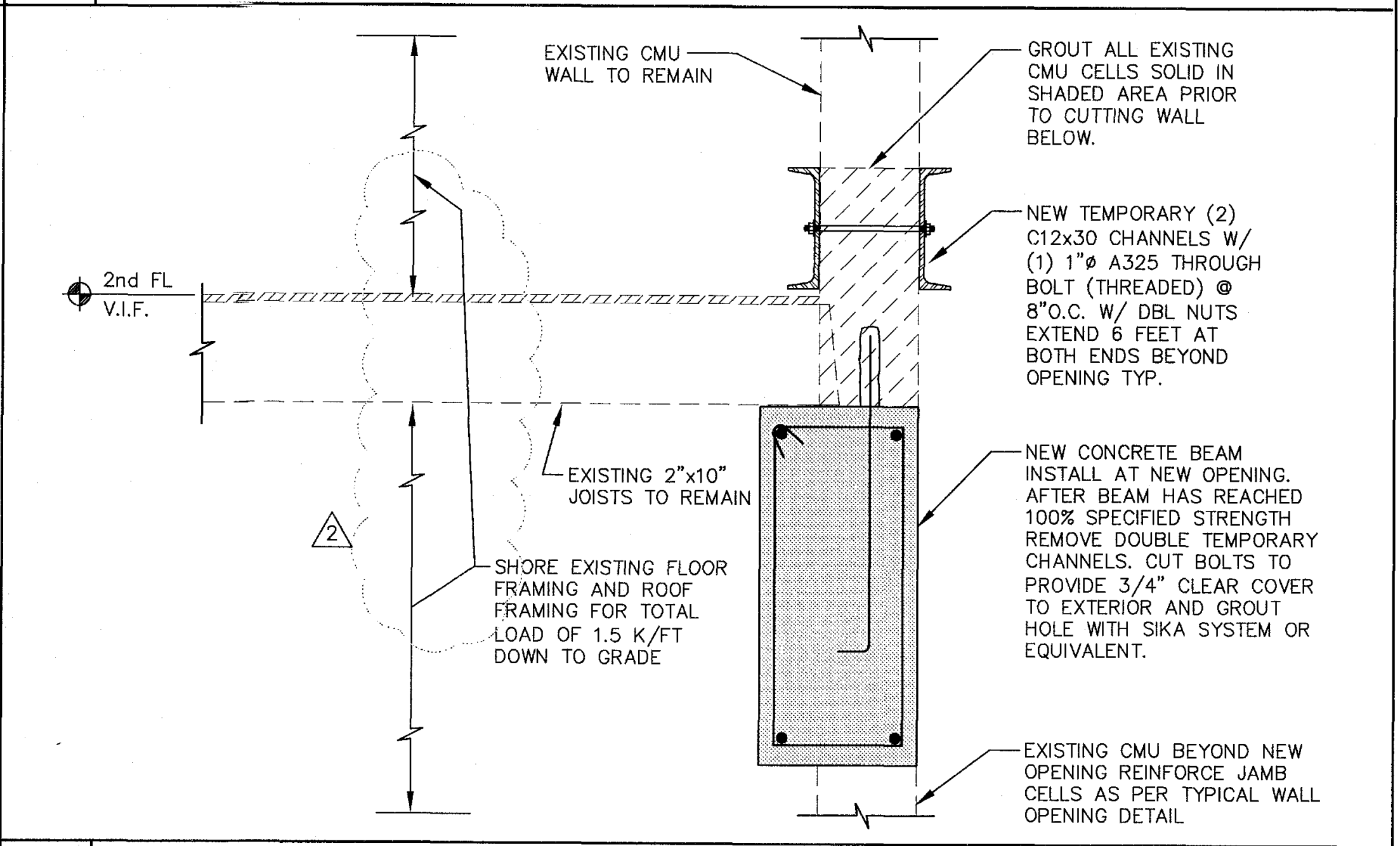
14 SECTION 3/4" = 1'-0"


SEE 7/S501
SEE PLAN EXISTING FIRST FLOOR LEVEL
REMOVE EXISTING FLOOR FRAMING
REMOVE PORTIONS OF EXISTING BLOCK WALL
NEW CONCRETE SLAB-ON-GRADE
FORTIFY EXISTING FOUNDATION AT NEW WALL BEARING LOCATIONS ADJACENT TO NEW WALL OPENING LOCATIONS

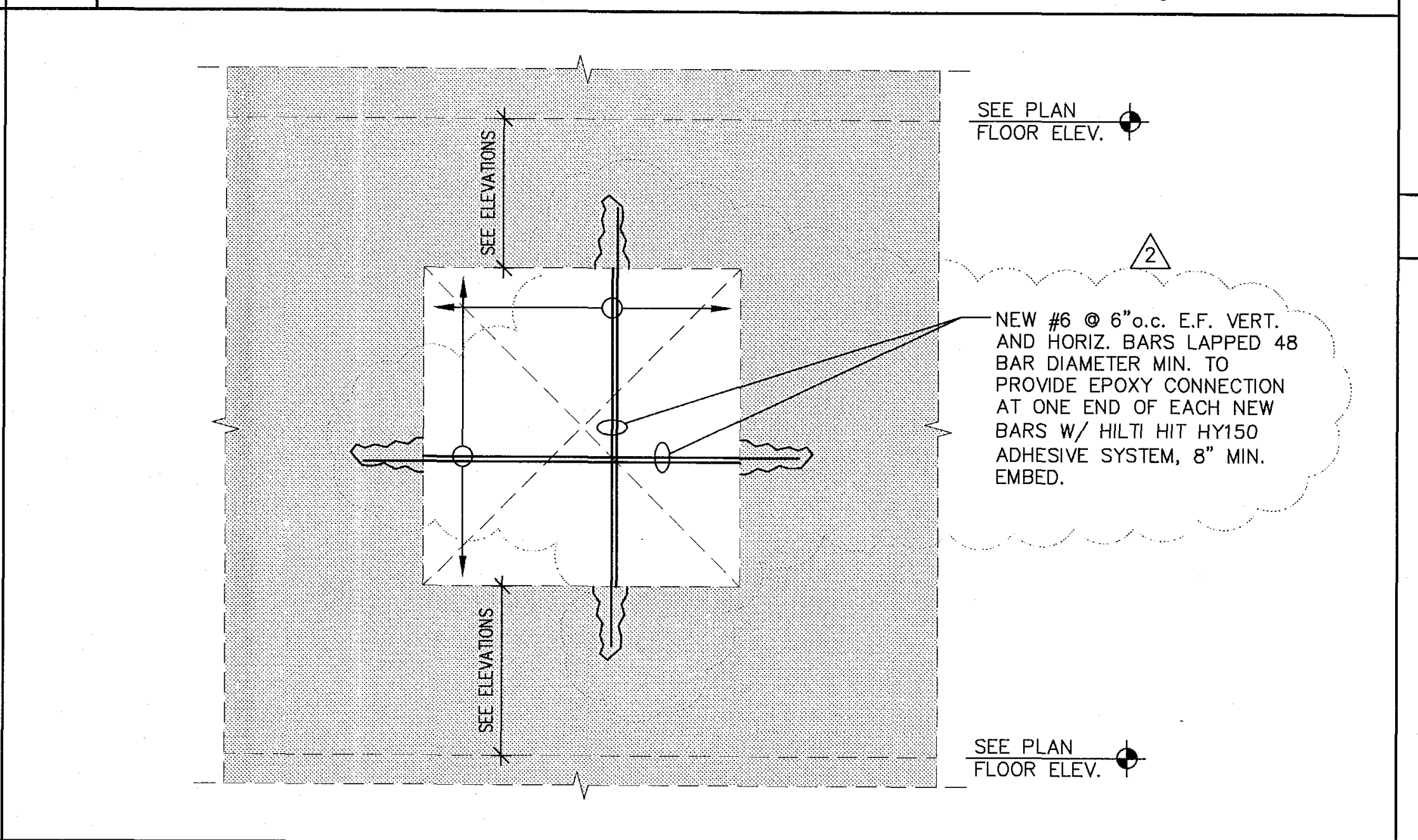
5 SECTION - CAMPTON APARTMENTS 3/4" = 1'-0"


SEE PLAN FLOOR/ROOF
SEE ELEVATIONS
NEW #5 @ 8"o.c. VERTICAL BARS LAPPED 48 BAR DIAMETER MIN. TO PROVIDE EPOXY CONNECTION AT ONE END OF EACH NEW BARS IN NEW CMU INFILL EPOXIED TO ADJACENT CMU W/ HILTI HIT HY150 ADHESIVE SYSTEM.
EXISTING CMU WALL TO REMAIN
SEE ELEVATIONS
SEE PLAN FLOOR
2

6 SECTION 3/4" = 1'-0"

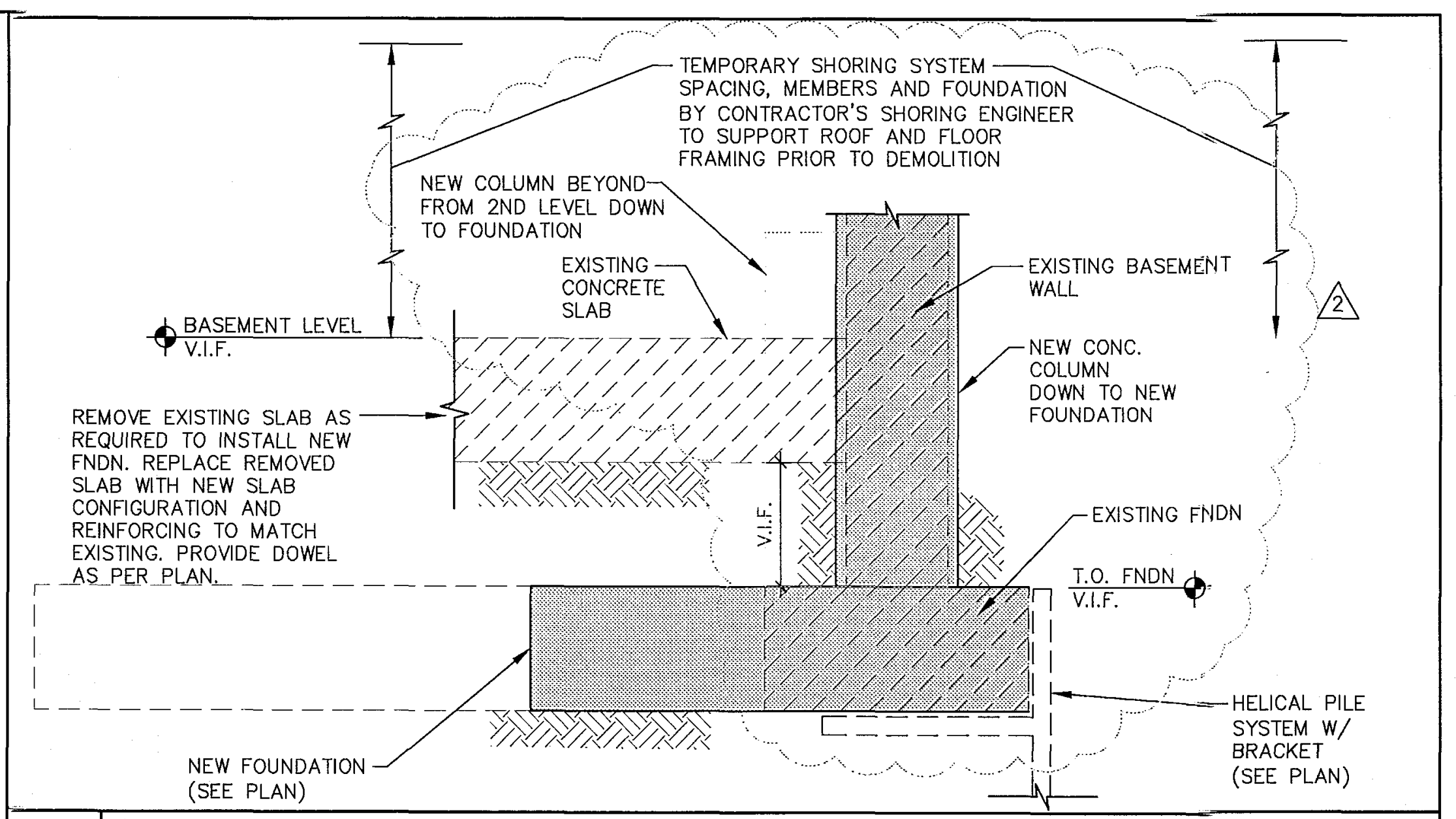

EXISTING CMU WALL TO REMAIN
GROUT ALL EXISTING CMU CELLS SOLID IN SHADED AREA PRIOR TO CUTTING WALL BELOW.
NEW TEMPORARY (2) C12x30 CHANNELS W/ (1) 1"ø A325 THROUGH BOLT (THREADED) @ 8"O.C. W/ DBL NUTS EXTEND 6 FEET AT BOTH ENDS BEYOND OPENING TYP.
2nd FL V.I.F.
EXISTING 2"x10" JOISTS TO REMAIN
NEW CONCRETE BEAM INSTALL AT NEW OPENING. AFTER BEAM HAS REACHED 100% SPECIFIED STRENGTH REMOVE DOUBLE TEMPORARY CHANNELS. CUT BOLTS TO PROVIDE 3/4" CLEAR COVER TO EXTERIOR AND GROUT HOLE WITH SIKA SYSTEM OR EQUIVALENT.
SHORE EXISTING FLOOR FRAMING AND ROOF FRAMING FOR TOTAL LOAD OF 1.5 K/FT DOWN TO GRADE
EXISTING CMU BEYOND NEW OPENING REINFORCE JAMB CELLS AS PER TYPICAL WALL OPENING DETAIL
2

7 SECTION - CAMPTON APARTMENTS 3/4" = 1'-0"

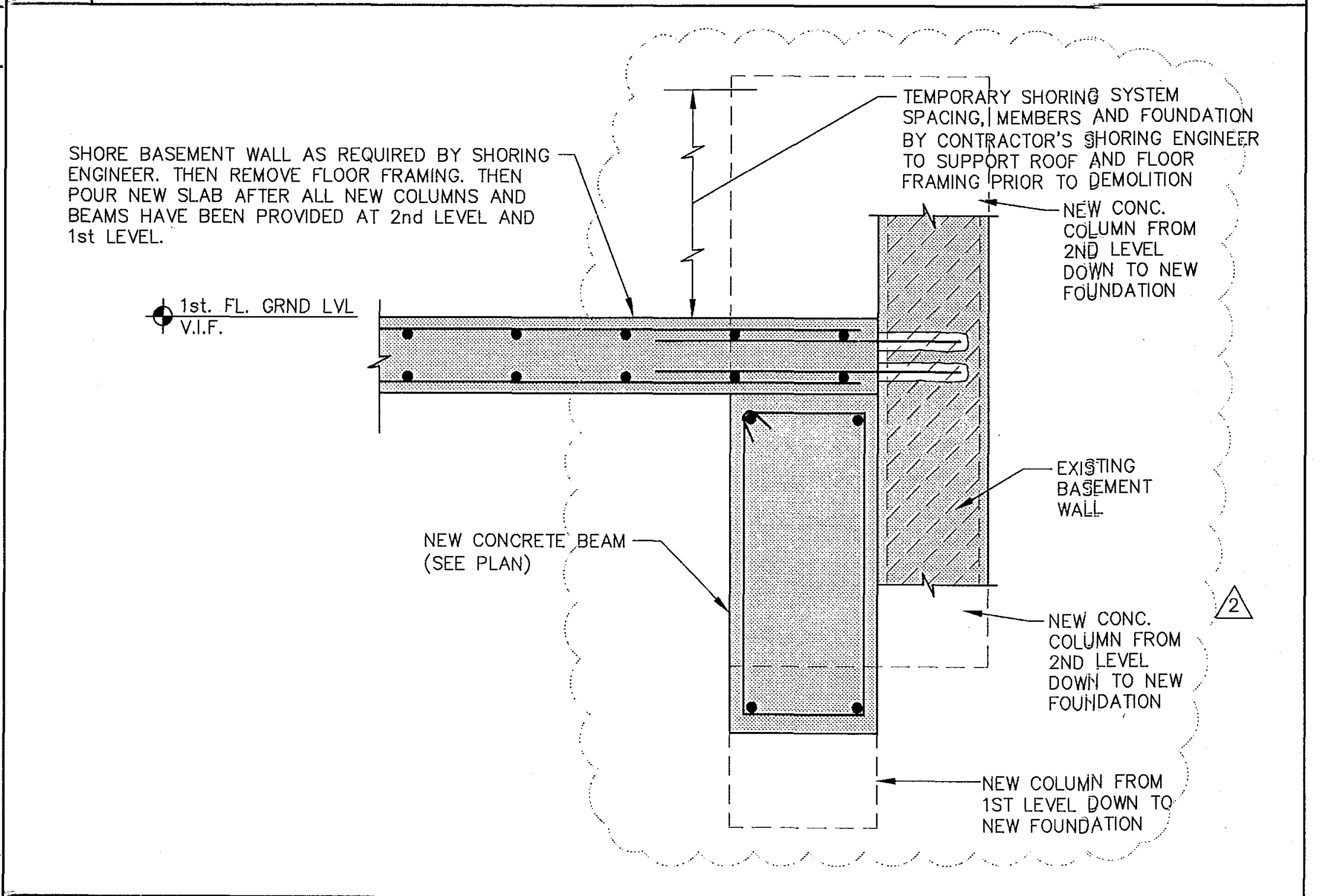

SEE PLAN FLOOR ELEV.
SEE ELEVATIONS
NEW #6 @ 6"o.c. E.F. VERT. AND HORIZ. BARS LAPPED 48 BAR DIAMETER MIN. TO PROVIDE EPOXY CONNECTION AT ONE END OF EACH NEW BARS W/ HILTI HIT HY150 ADHESIVE SYSTEM, 6" MIN. EMBED.
SEE ELEVATIONS
SEE PLAN FLOOR ELEV.
2

8 SECTION 3/4" = 1'-0"

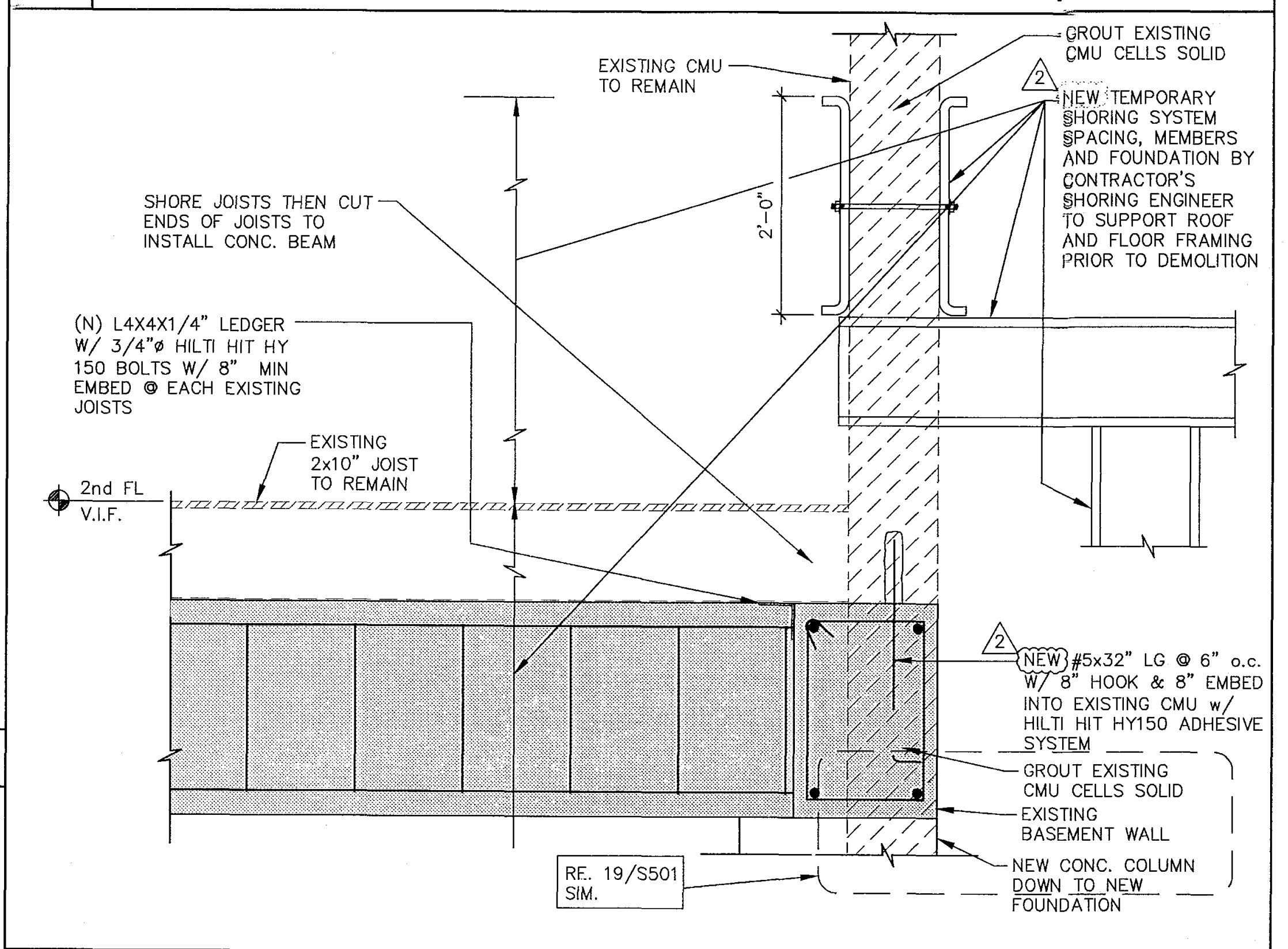
9 SECTION 3/4" = 1'-0"


TEMPORARY SHORING SYSTEM SPACING, MEMBERS AND FOUNDATION BY CONTRACTOR'S SHORING ENGINEER TO SUPPORT ROOF AND FLOOR FRAMING PRIOR TO DEMOLITION
NEW COLUMN BEYOND FROM 2ND LEVEL DOWN TO FOUNDATION
EXISTING CONCRETE SLAB
EXISTING BASEMENT WALL
BASEMENT LEVEL V.I.F.
NEW CONC. COLUMN DOWN TO NEW FOUNDATION
REMOVE EXISTING SLAB AS REQUIRED TO INSTALL NEW FNDN. REPLACE REMOVED SLAB WITH NEW SLAB CONFIGURATION AND REINFORCING TO MATCH EXISTING. PROVIDE DOWEL AS PER PLAN.
V.I.F.
EXISTING FNDN
T.O. FNDN V.I.F.
NEW FOUNDATION (SEE PLAN)
HELICAL PILE SYSTEM W/ BRACKET (SEE PLAN)
2

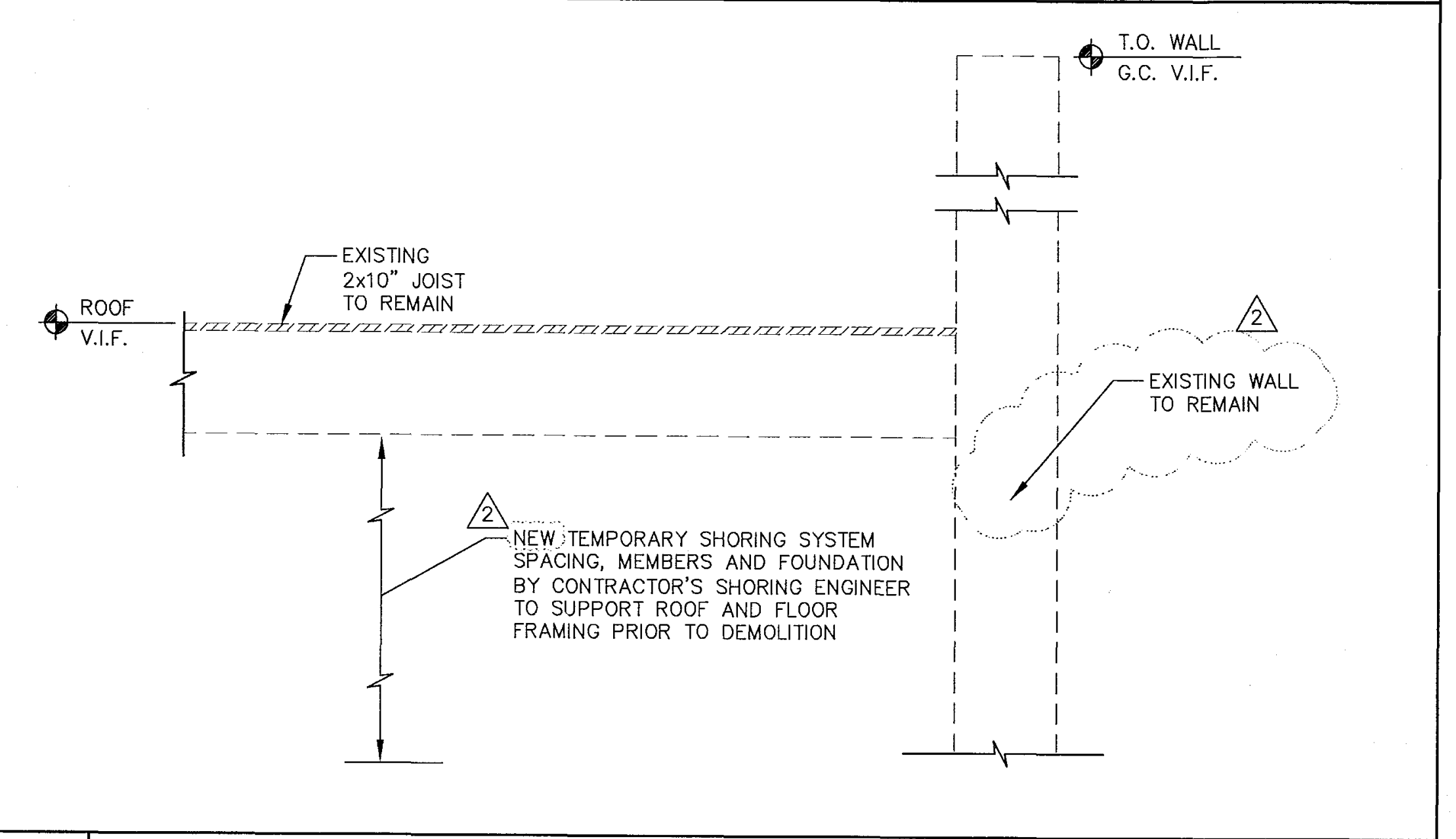
1 SECTION - CAMPTON APARTMENTS 3/4" = 1'-0"


TEMPORARY SHORING SYSTEM SPACING, MEMBERS AND FOUNDATION BY CONTRACTOR'S SHORING ENGINEER TO SUPPORT ROOF AND FLOOR FRAMING PRIOR TO DEMOLITION
SHORE BASEMENT WALL AS REQUIRED BY SHORING ENGINEER. THEN REMOVE FLOOR FRAMING. THEN POUR NEW SLAB AFTER ALL NEW COLUMNS AND BEAMS HAVE BEEN PROVIDED AT 2nd LEVEL AND 1st LEVEL.
NEW CONC. COLUMN FROM 2ND LEVEL DOWN TO NEW FOUNDATION
1st. FL. GRND LVL V.I.F.
EXISTING BASEMENT WALL
NEW CONCRETE BEAM (SEE PLAN)
NEW CONC. COLUMN FROM 2ND LEVEL DOWN TO NEW FOUNDATION
NEW COLUMN FROM 1ST LEVEL DOWN TO NEW FOUNDATION
2

2 SECTION - CAMPTON APARTMENTS 3/4" = 1'-0"


EXISTING CMU TO REMAIN
GROUT EXISTING CMU CELLS SOLID
NEW TEMPORARY SHORING SYSTEM SPACING, MEMBERS AND FOUNDATION BY CONTRACTOR'S SHORING ENGINEER TO SUPPORT ROOF AND FLOOR FRAMING PRIOR TO DEMOLITION
SHORE JOISTS THEN CUT ENDS OF JOISTS TO INSTALL CONC. BEAM
2'-0"
(N) L4X4X1/4" LEDGER W/ 3/4"ø HILTI HIT HY 150 BOLTS W/ 8" MIN EMBED @ EACH EXISTING JOISTS
EXISTING 2x10" JOIST TO REMAIN
2nd FL V.I.F.
(NEW) #5x32" LG @ 6" o.c. W/ 8" HOOK & 8" EMBED INTO EXISTING CMU w/ HILTI HIT HY150 ADHESIVE SYSTEM
GROUT EXISTING CMU CELLS SOLID
EXISTING BASEMENT WALL
NEW CONC. COLUMN DOWN TO NEW FOUNDATION
RF. 19/S501 SIM.
2

3 SECTION - CAMPTON APARTMENTS 3/4" = 1'-0"


T.O. WALL G.C. V.I.F.
EXISTING 2x10" JOIST TO REMAIN
ROOF V.I.F.
EXISTING WALL TO REMAIN
NEW TEMPORARY SHORING SYSTEM SPACING, MEMBERS AND FOUNDATION BY CONTRACTOR'S SHORING ENGINEER TO SUPPORT ROOF AND FLOOR FRAMING PRIOR TO DEMOLITION
2

4 SECTION - CAMPTON APARTMENTS 3/4" = 1'-0"

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 300
WEST PALM BEACH, FLORIDA 33401
(561) 835-9994 FAX (561) 835-8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	ONC	11/18/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT 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: JANUARY 24, 2014
SCALE:

SHEET TITLE

SECTIONS

SHEET NUMBER

S501

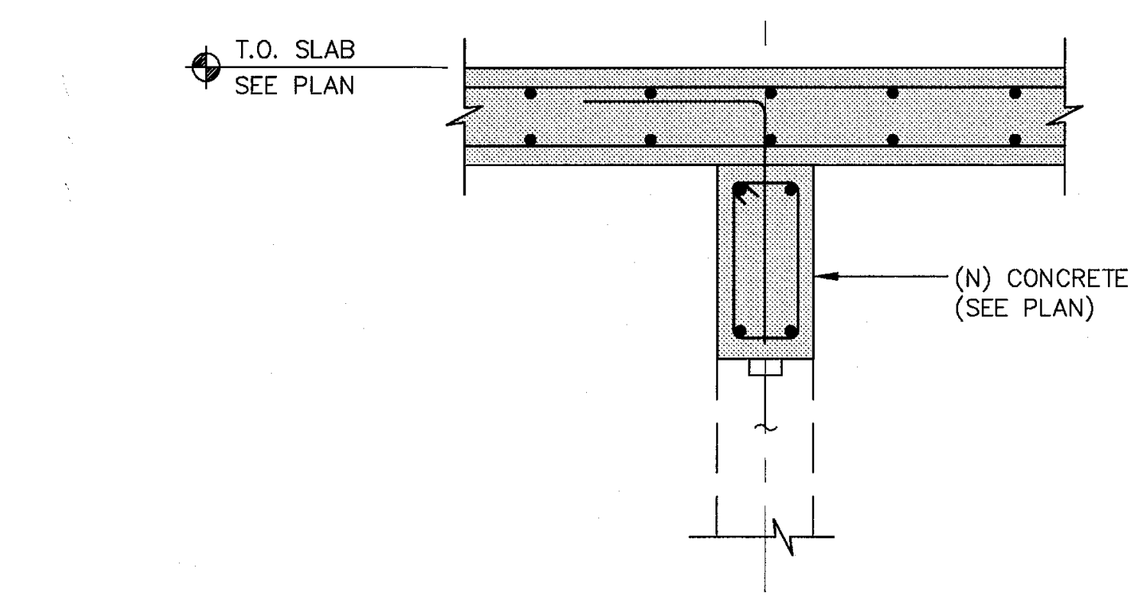
15 **SECTION** 3/4" = 1'-0"

16 **SECTION** 3/4" = 1'-0"

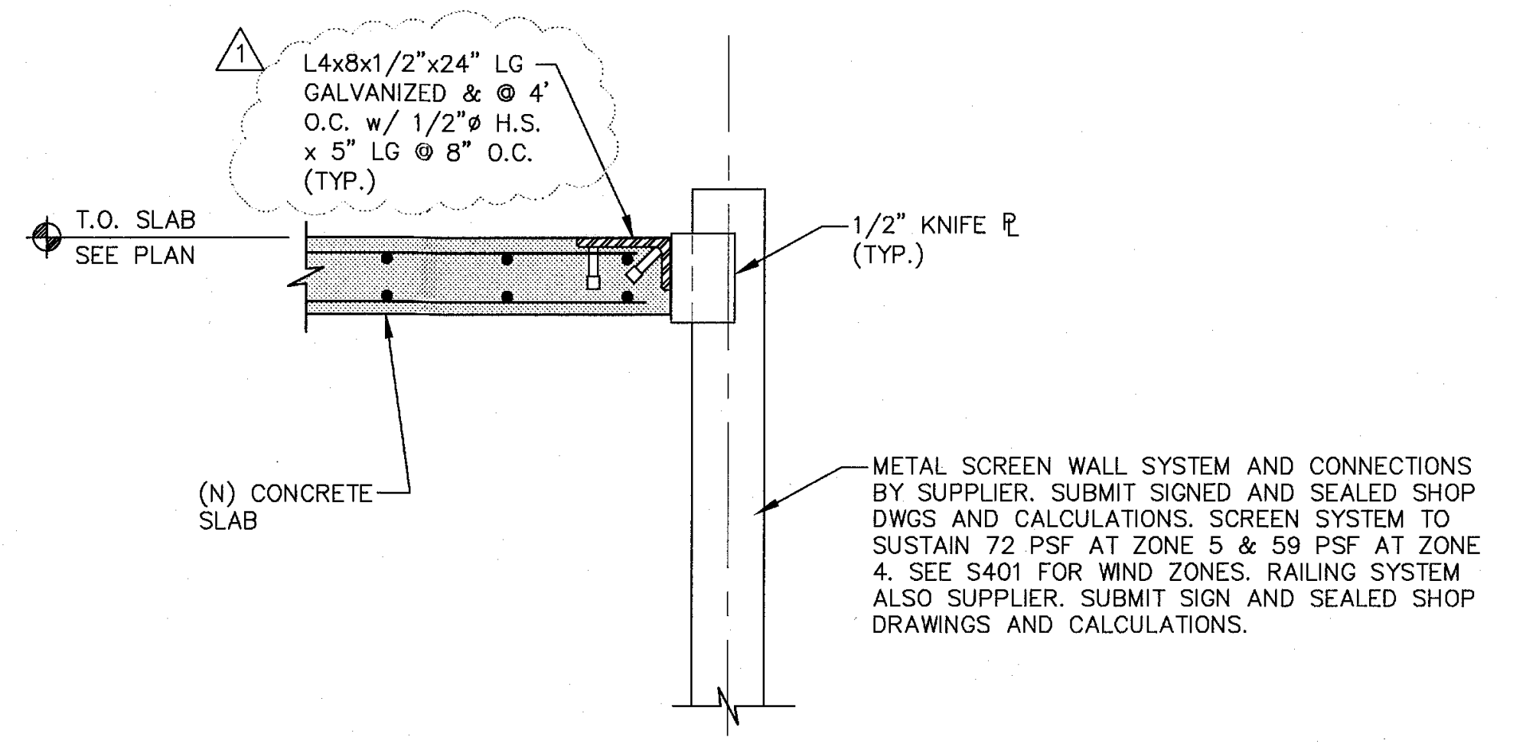
17 **SECTION** 3/4" = 1'-0"

18 **SECTION** 3/4" = 1'-0"

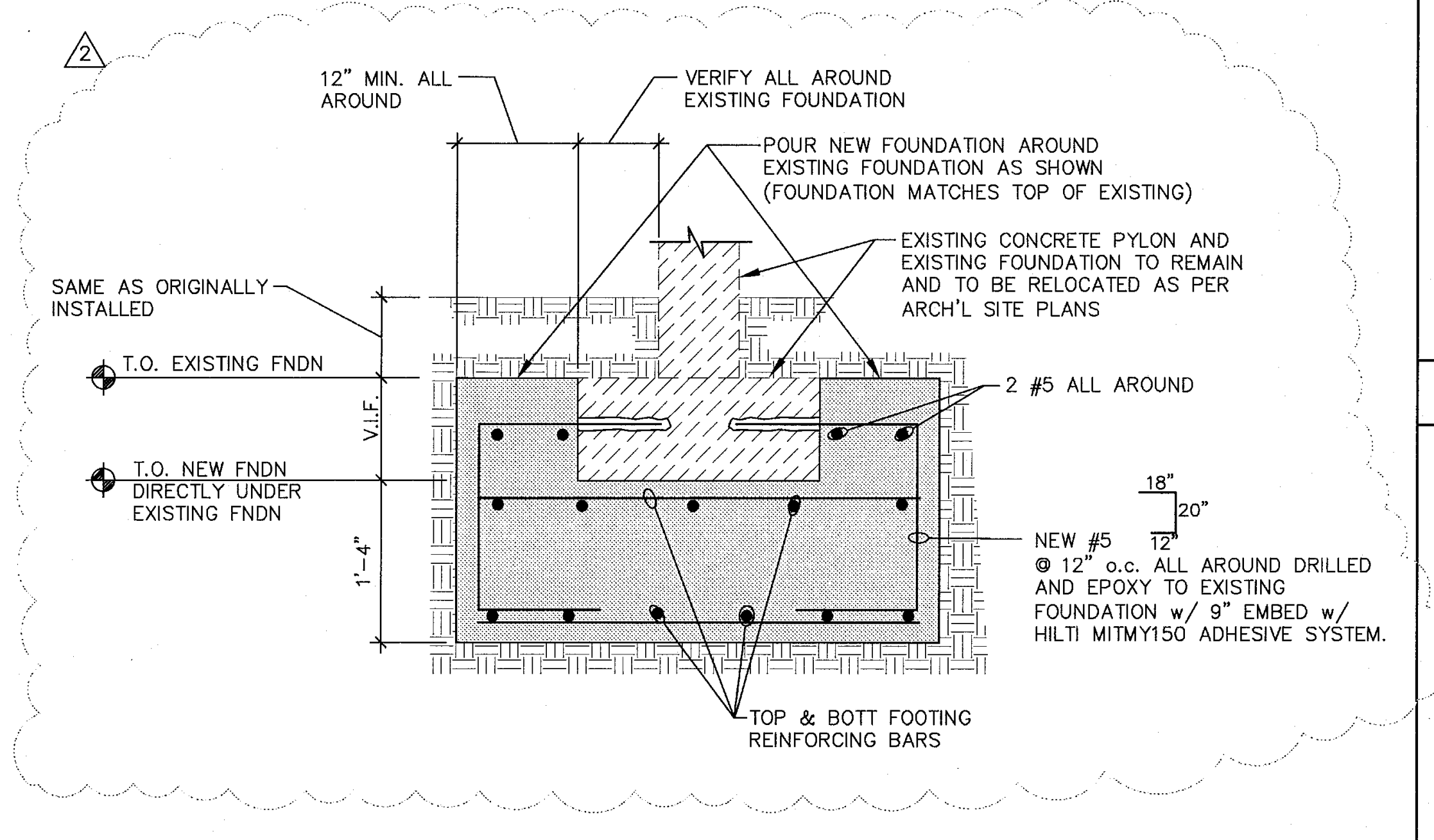
19 **SECTION** 3/4" = 1'-0"


T.O. SLAB
SEE PLAN
(N) CONCRETE BEAM
(SEE PLAN)

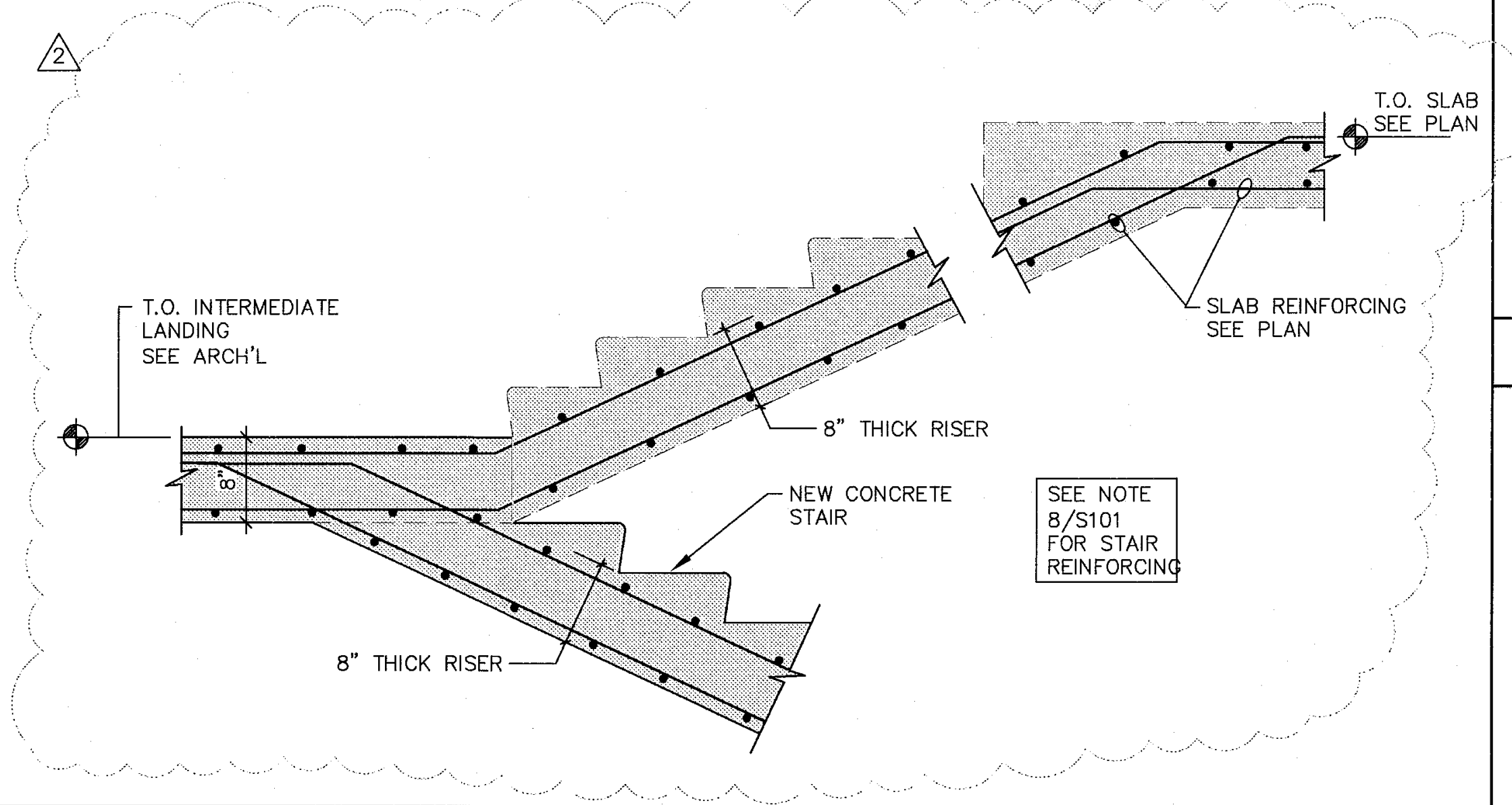
10 **SECTION** 3/4" = 1'-0"


1
L4x8x1/2"x24" LG GALVANIZED & @ 4' O.C. w/ 1/2"ø H.S. x 5" LG @ 8" O.C. (TYP.)
T.O. SLAB
SEE PLAN
1/2" KNIFE ℞ (TYP.)
(N) CONCRETE SLAB
METAL SCREEN WALL SYSTEM AND CONNECTIONS BY SUPPLIER. SUBMIT SIGNED AND SEALED SHOP DWGS AND CALCULATIONS. SCREEN SYSTEM TO SUSTAIN 72 PSF AT ZONE 5 & 59 PSF AT ZONE 4. SEE S401 FOR WIND ZONES. RAILING SYSTEM ALSO SUPPLIER. SUBMIT SIGN AND SEALED SHOP DRAWINGS AND CALCULATIONS.

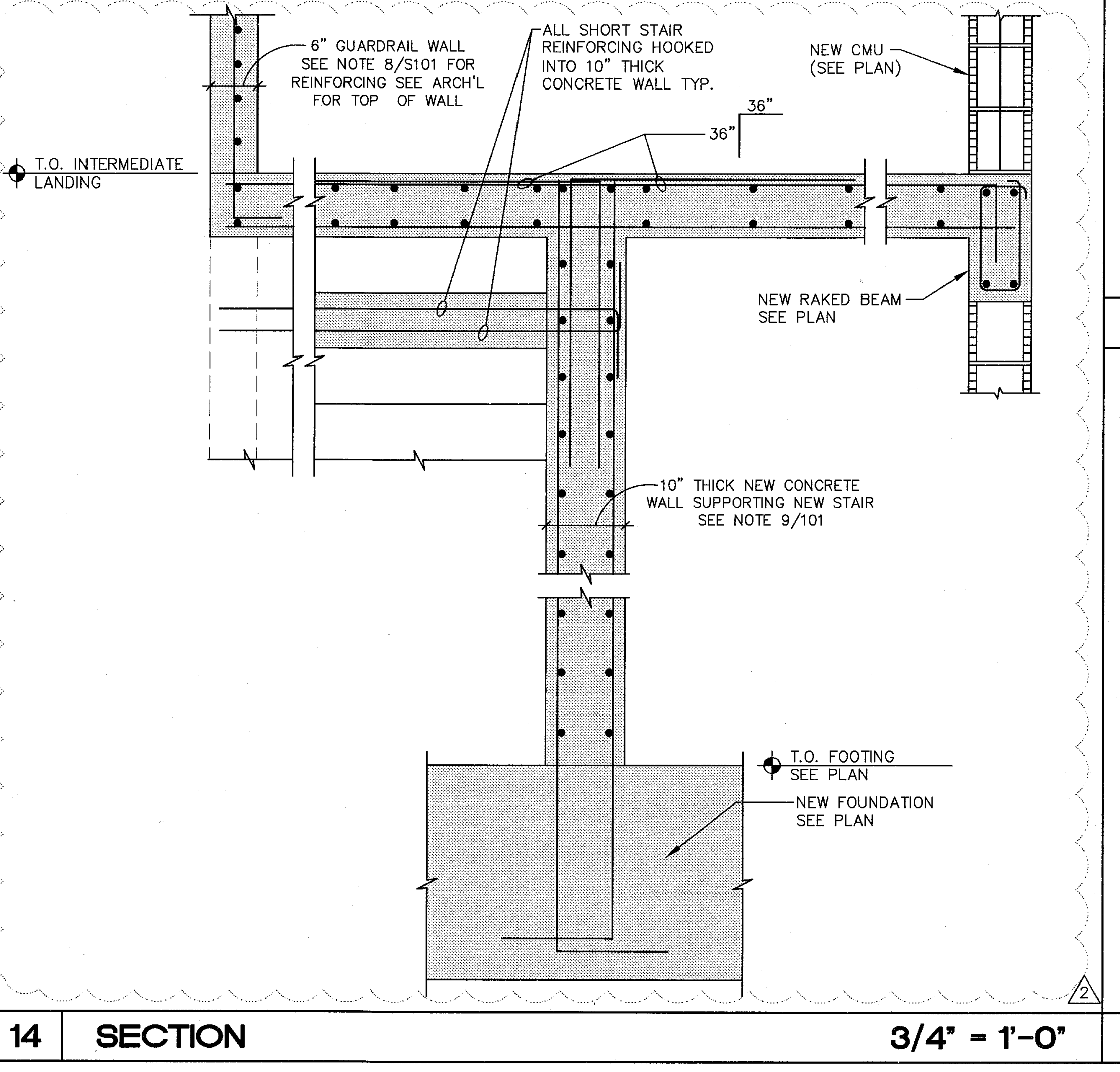
11 **SECTION** 3/4" = 1'-0"


2
12" MIN. ALL AROUND
VERIFY ALL AROUND EXISTING FOUNDATION
POUR NEW FOUNDATION AROUND EXISTING FOUNDATION AS SHOWN (FOUNDATION MATCHES TOP OF EXISTING)
EXISTING CONCRETE PYLON AND EXISTING FOUNDATION TO REMAIN AND TO BE RELOCATED AS PER ARCH'L SITE PLANS
SAME AS ORIGINALLY INSTALLED
T.O. EXISTING FNDN
V.I.F.
T.O. NEW FNDN DIRECTLY UNDER EXISTING FNDN
1'-4"
2 #5 ALL AROUND
18"
20"
12"
NEW #5 @ 12" o.c. ALL AROUND DRILLED AND EPOXY TO EXISTING FOUNDATION w/ 9" EMBED w/ HILTI MITMY150 ADHESIVE SYSTEM.
TOP & BOTT FOOTING REINFORCING BARS

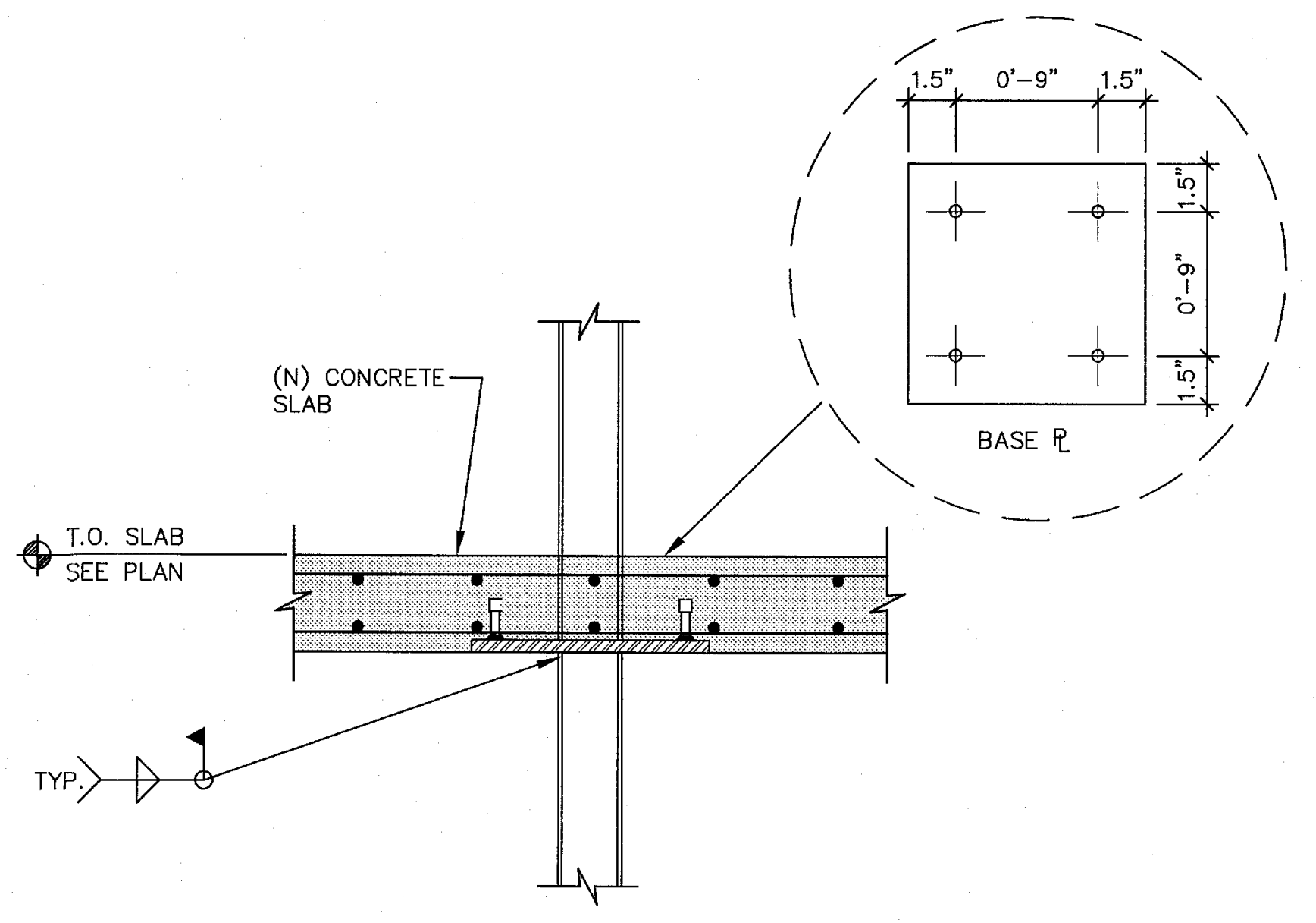
12 **SECTION** 3/4" = 1'-0"


2
T.O. SLAB
SEE PLAN
SLAB REINFORCING SEE PLAN
T.O. INTERMEDIATE LANDING SEE ARCH'L
8" THICK RISER
8"
NEW CONCRETE STAIR
SEE NOTE 8/S101 FOR STAIR REINFORCING
8" THICK RISER

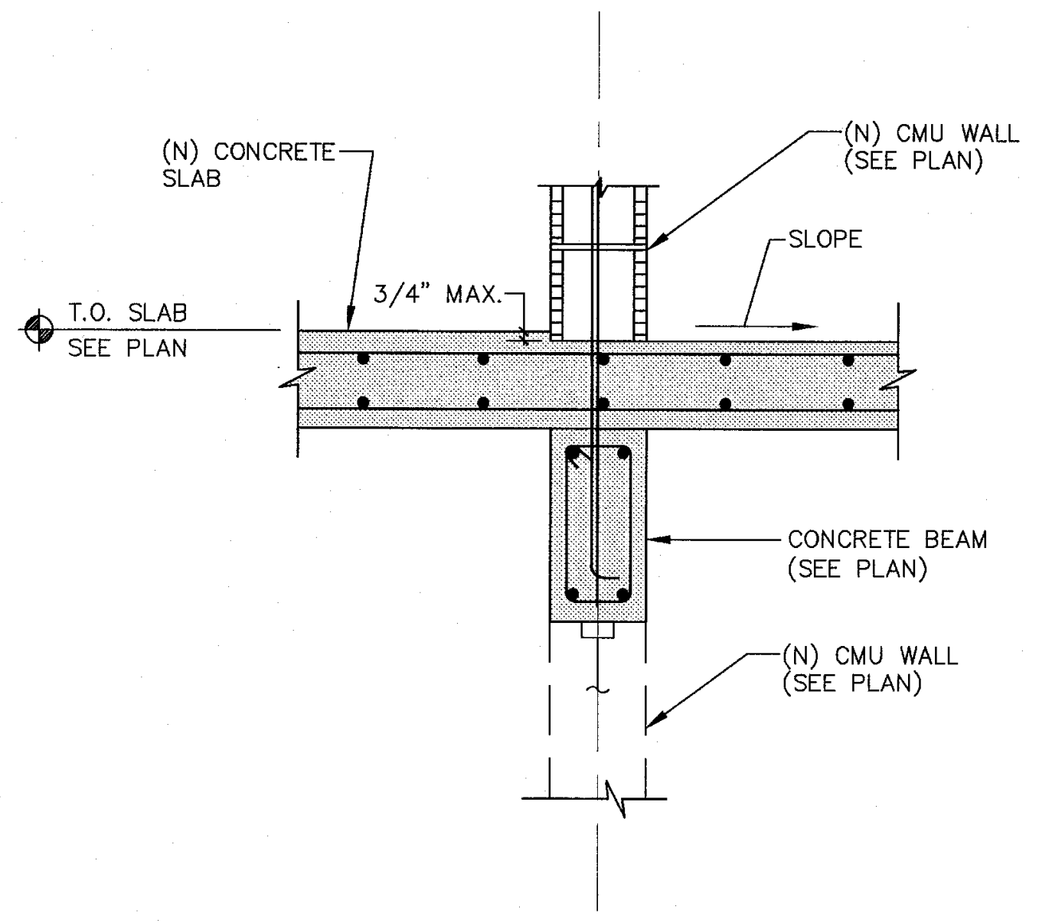
13 **SECTION** 3/4" = 1'-0"


6" GUARDRAIL WALL SEE NOTE 8/S101 FOR REINFORCING SEE ARCH'L FOR TOP OF WALL
ALL SHORT STAIR REINFORCING HOOKED INTO 10" THICK CONCRETE WALL TYP.
NEW CMU (SEE PLAN)
36"
36"
T.O. INTERMEDIATE LANDING
NEW RAKED BEAM SEE PLAN
10" THICK NEW CONCRETE WALL SUPPORTING NEW STAIR SEE NOTE 9/101
T.O. FOOTING SEE PLAN
NEW FOUNDATION SEE PLAN
2

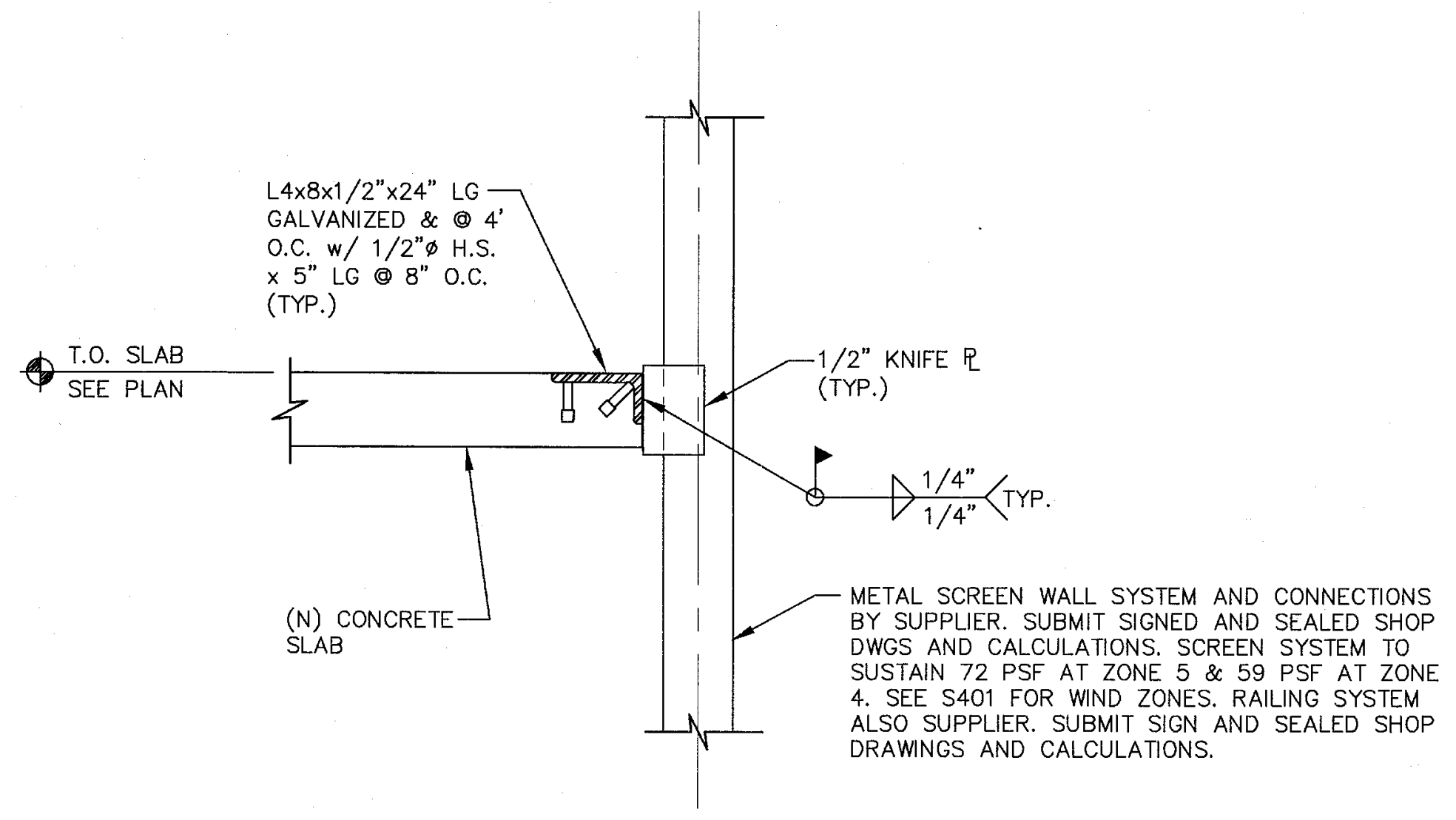
14 **SECTION** 3/4" = 1'-0"


1.5"
0'-9"
1.5"
1.5"
0'-9"
1.5"
BASE ℞
(N) CONCRETE SLAB
T.O. SLAB
SEE PLAN
TYP.

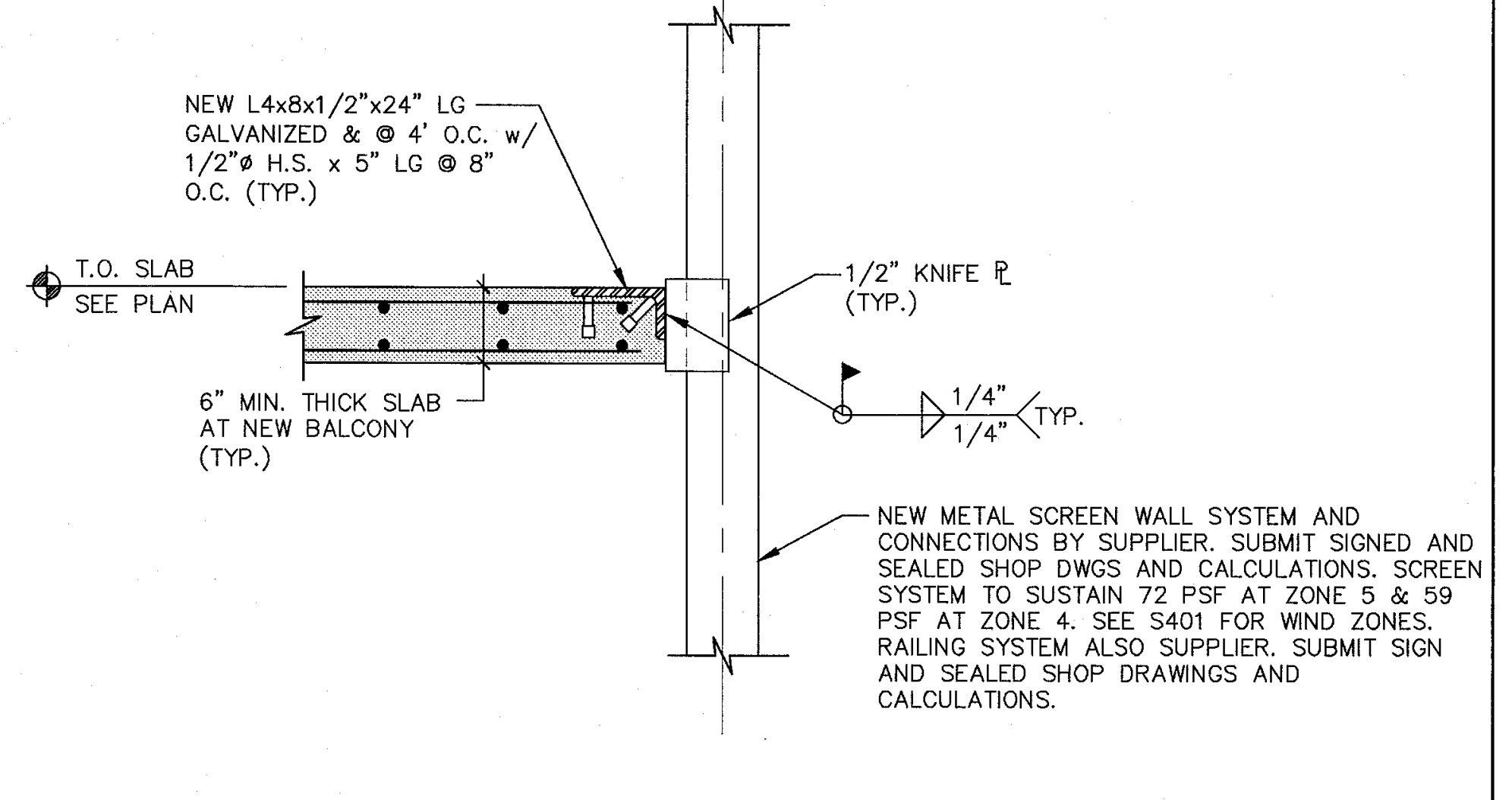
5 **SECTION** 3/4" = 1'-0"


(N) CONCRETE SLAB
(N) CMU WALL (SEE PLAN)
SLOPE
3/4" MAX.
T.O. SLAB
SEE PLAN
CONCRETE BEAM (SEE PLAN)
(N) CMU WALL (SEE PLAN)

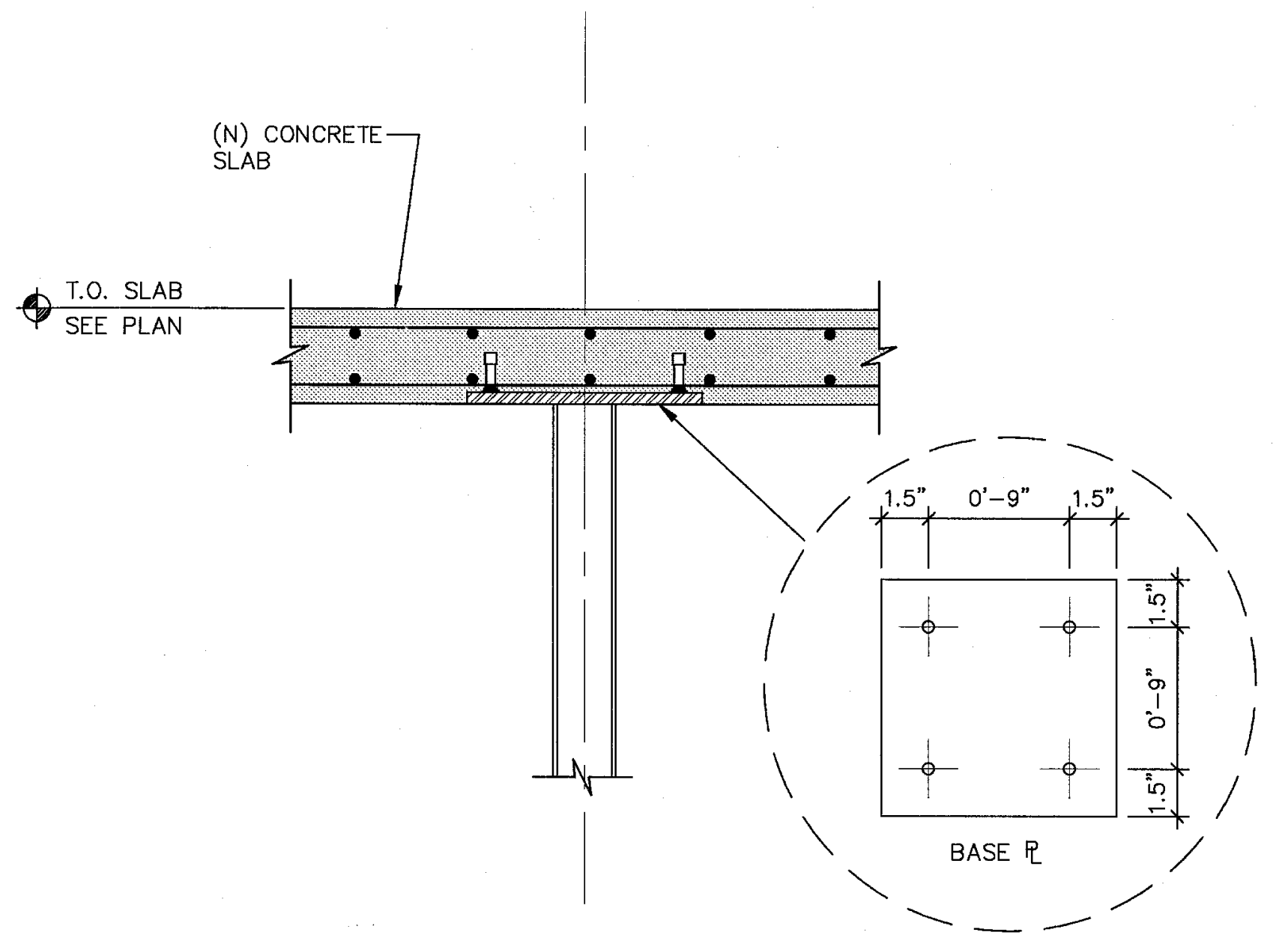
6 **SECTION** 3/4" = 1'-0"


L4x8x1/2"x24" LG GALVANIZED & @ 4' O.C. w/ 1/2"ø H.S. x 5" LG @ 8" O.C. (TYP.)
T.O. SLAB
SEE PLAN
1/2" KNIFE ℞ (TYP.)
1/4"
1/4"
TYP.
(N) CONCRETE SLAB
METAL SCREEN WALL SYSTEM AND CONNECTIONS BY SUPPLIER. SUBMIT SIGNED AND SEALED SHOP DWGS AND CALCULATIONS. SCREEN SYSTEM TO SUSTAIN 72 PSF AT ZONE 5 & 59 PSF AT ZONE 4. SEE S401 FOR WIND ZONES. RAILING SYSTEM ALSO SUPPLIER. SUBMIT SIGN AND SEALED SHOP DRAWINGS AND CALCULATIONS.

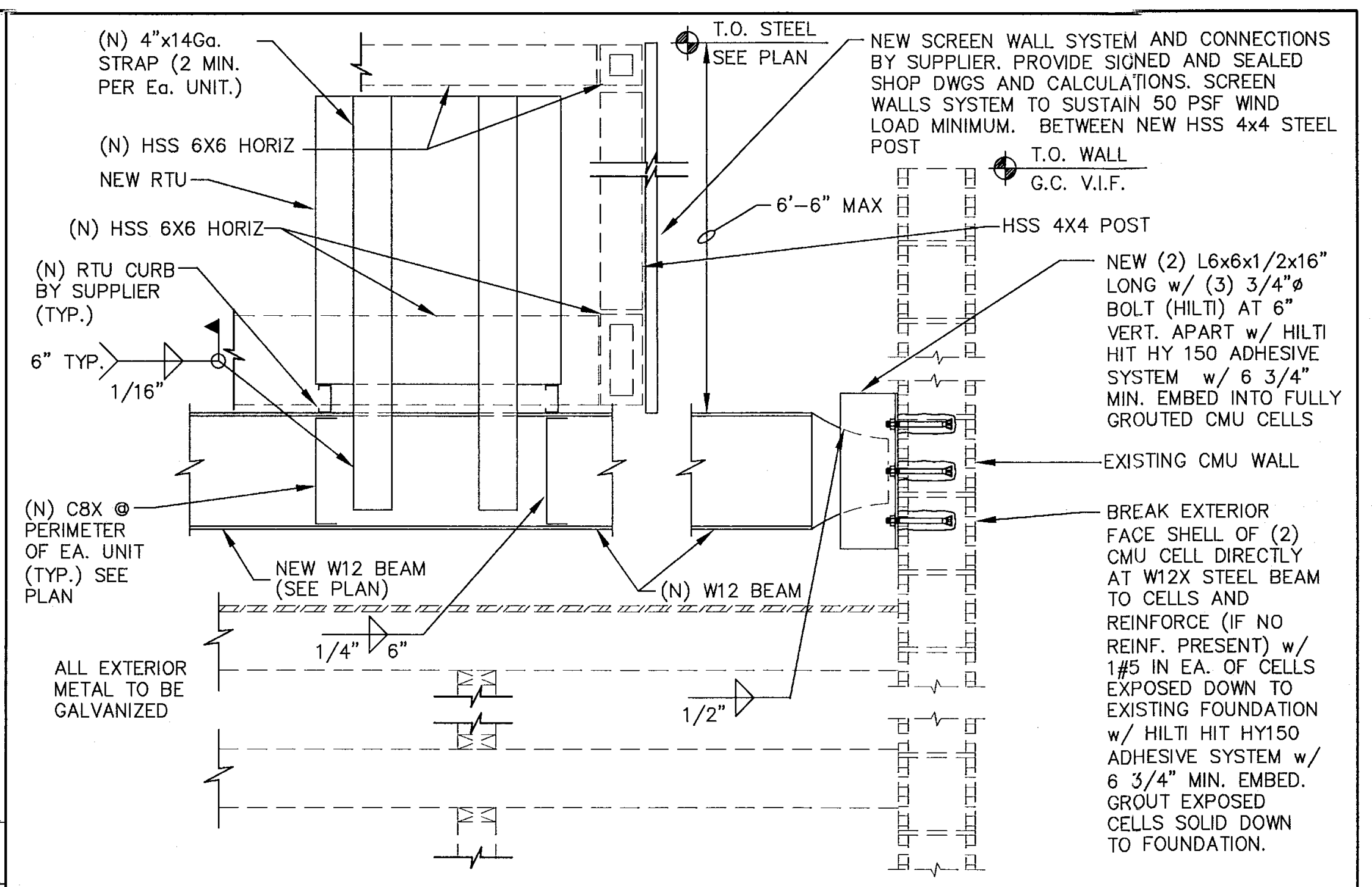
7 **SECTION - CAMPTON APARTMENTS** 3/4" = 1'-0"


NEW L4x8x1/2"x24" LG GALVANIZED & @ 4' O.C. w/ 1/2"ø H.S. x 5" LG @ 8" O.C. (TYP.)
T.O. SLAB
SEE PLAN
1/2" KNIFE ℞ (TYP.)
6" MIN. THICK SLAB AT NEW BALCONY (TYP.)
1/4"
1/4"
TYP.
NEW METAL SCREEN WALL SYSTEM AND CONNECTIONS BY SUPPLIER. SUBMIT SIGNED AND SEALED SHOP DWGS AND CALCULATIONS. SCREEN SYSTEM TO SUSTAIN 72 PSF AT ZONE 5 & 59 PSF AT ZONE 4. SEE S401 FOR WIND ZONES. RAILING SYSTEM ALSO SUPPLIER. SUBMIT SIGN AND SEALED SHOP DRAWINGS AND CALCULATIONS.

8 **SECTION** 3/4" = 1'-0"


(N) CONCRETE SLAB
T.O. SLAB
SEE PLAN
1.5"
0'-9"
1.5"
1.5"
0'-9"
1.5"
BASE ℞

9 **SECTION** 3/4" = 1'-0"


(N) 4"x14Ga. STRAP (2 MIN. PER Ea. UNIT.)
(N) HSS 6X6 HORIZ
NEW RTU
(N) HSS 6X6 HORIZ
(N) RTU CURB BY SUPPLIER (TYP.)
6" TYP.
1/16"
(N) C8X @ PERIMETER OF EA. UNIT (TYP.) SEE PLAN
NEW W12 BEAM (SEE PLAN)
(N) W12 BEAM
1/4"
6"
ALL EXTERIOR METAL TO BE GALVANIZED
1/2"
T.O. STEEL
SEE PLAN
NEW SCREEN WALL SYSTEM AND CONNECTIONS BY SUPPLIER. PROVIDE SIGNED AND SEALED SHOP DWGS AND CALCULATIONS. SCREEN WALLS SYSTEM TO SUSTAIN 50 PSF WIND LOAD MINIMUM. BETWEEN NEW HSS 4x4 STEEL POST
T.O. WALL
G.C. V.I.F.
6'-6" MAX
HSS 4X4 POST
NEW (2) L6x6x1/2x16" LONG w/ (3) 3/4"ø BOLT (HILTI) AT 6" VERT. APART w/ HILTI HIT HY 150 ADHESIVE SYSTEM w/ 6 3/4" MIN. EMBED INTO FULLY GROUTED CMU CELLS
EXISTING CMU WALL
BREAK EXTERIOR FACE SHELL OF (2) CMU CELL DIRECTLY AT W12X STEEL BEAM TO CELLS AND REINFORCE (IF NO REINF. PRESENT) w/ 1#5 IN EA. OF CELLS EXPOSED DOWN TO EXISTING FOUNDATION w/ HILTI HIT HY150 ADHESIVE SYSTEM w/ 6 3/4" MIN. EMBED. GROUT EXPOSED CELLS SOLID DOWN TO FOUNDATION.

1 **SECTION** 3/4" = 1'-0"

2 **SECTION** 3/4" = 1'-0"

3 **SECTION** 3/4" = 1'-0"

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	Cmc	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

4 **SECTION** 3/4" = 1'-0"

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835 - 9994 FAX (561) 835 - 8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14

PERMIT 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: JANUARY 24, 2014
SCALE:

SHEET TITLE

SECTIONS

SHEET NUMBER

S502

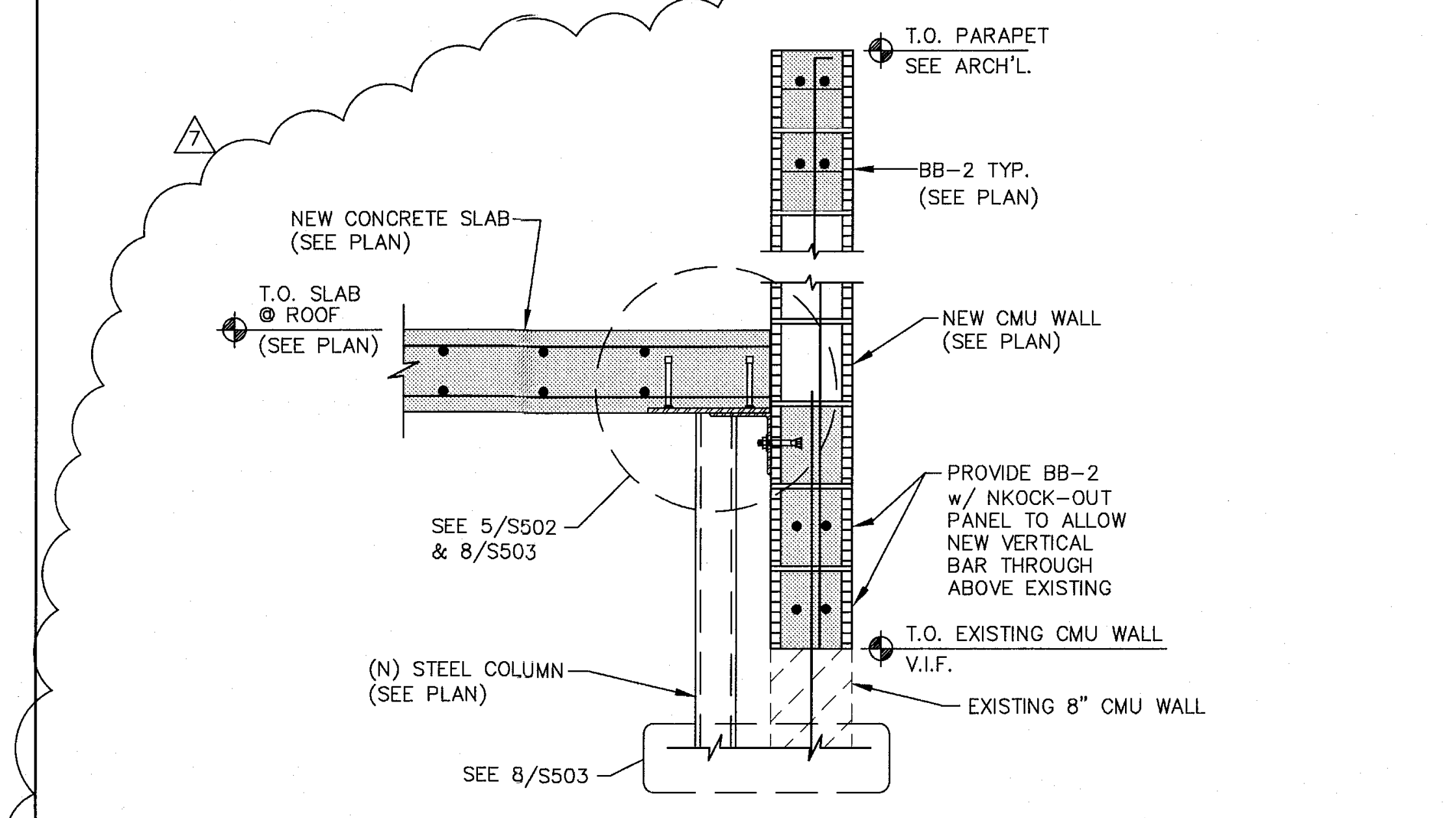
14 SECTION 3/4" = 1'-0"

15 SECTION 3/4" = 1'-0"

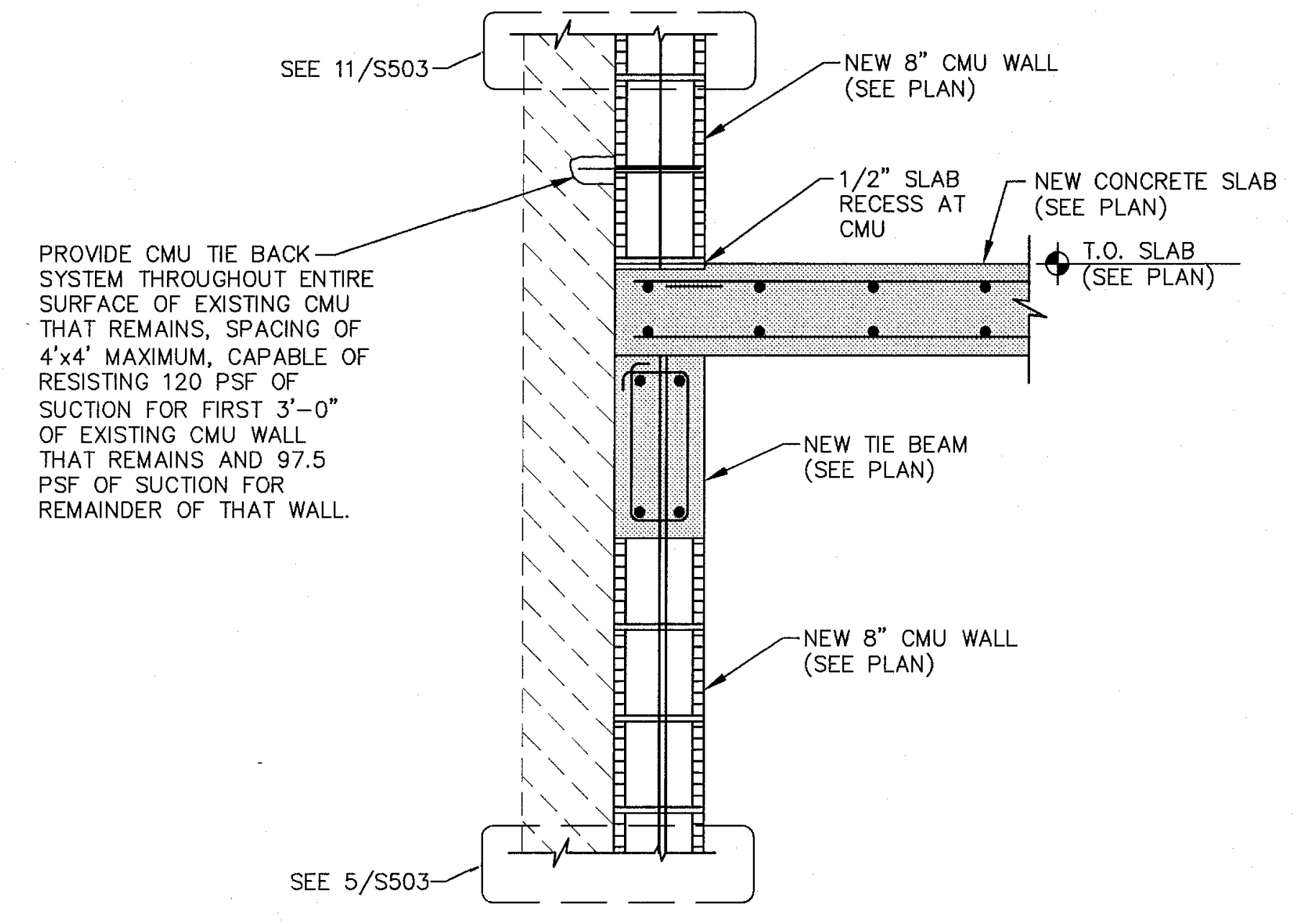
16 SECTION 3/4" = 1'-0"

17 SECTION 3/4" = 1'-0"

18 SECTION 3/4" = 1'-0"

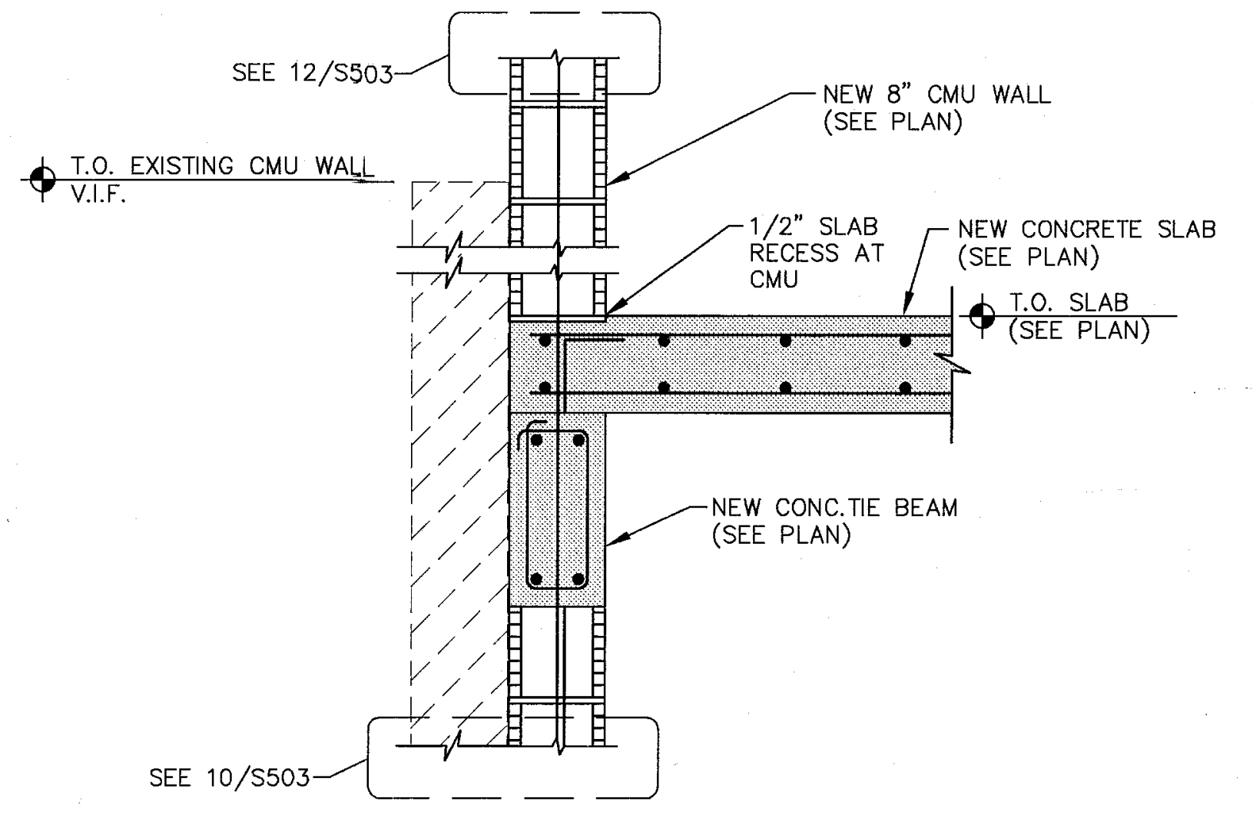

T.O. PARAPET SEE ARCH'L.
BB-2 TYP. (SEE PLAN)
NEW CONCRETE SLAB (SEE PLAN)
T.O. SLAB @ ROOF (SEE PLAN)
NEW CMU WALL (SEE PLAN)
PROVIDE BB-2 w/ NKOCK-OUT PANEL TO ALLOW NEW VERTICAL BAR THROUGH ABOVE EXISTING
SEE 5/S502 & 8/S503
T.O. EXISTING CMU WALL V.I.F.
(N) STEEL COLUMN (SEE PLAN)
EXISTING 8" CMU WALL
SEE 8/S503
7

9 SECTION 3/4" = 1'-0"

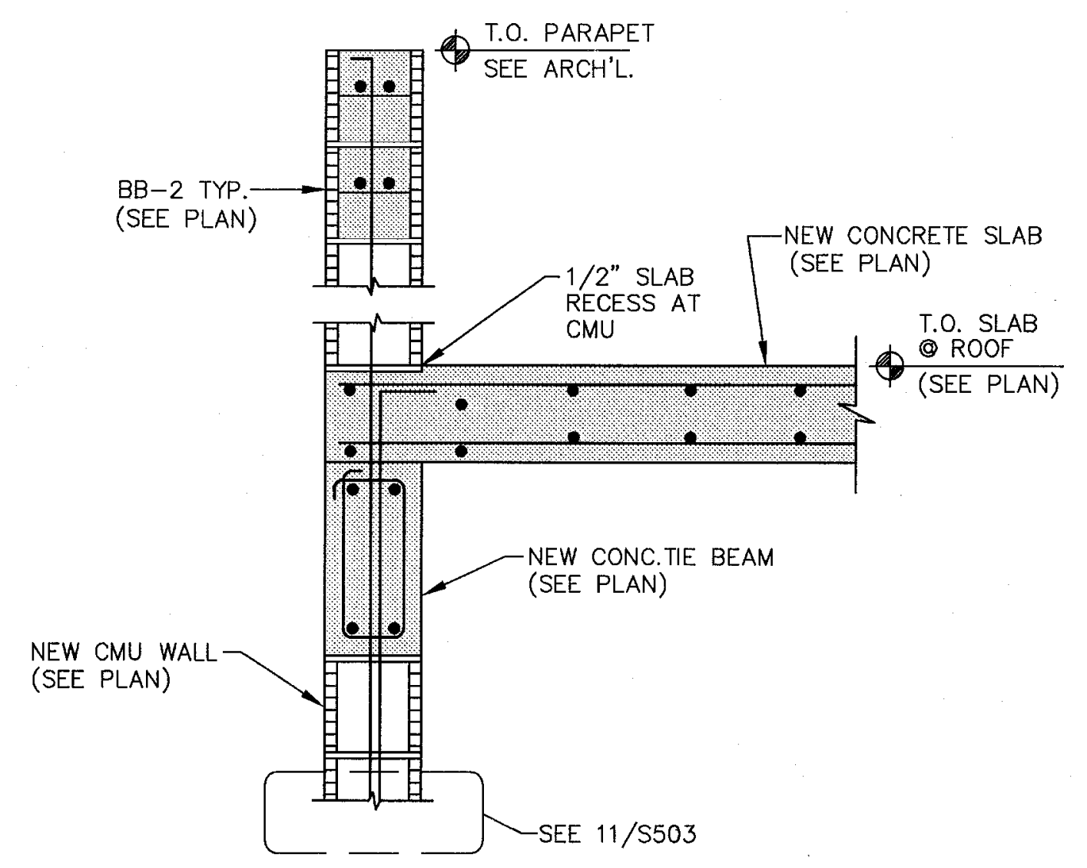

SEE 11/S503
NEW 8" CMU WALL (SEE PLAN)
1/2" SLAB RECESS AT CMU
NEW CONCRETE SLAB (SEE PLAN)
T.O. SLAB (SEE PLAN)
NEW TIE BEAM (SEE PLAN)
NEW 8" CMU WALL (SEE PLAN)
SEE 5/S503

PROVIDE CMU TIE BACK SYSTEM THROUGHOUT ENTIRE SURFACE OF EXISTING CMU THAT REMAINS, SPACING OF 4'x4' MAXIMUM, CAPABLE OF RESISTING 120 PSF OF SUCTION FOR FIRST 3'-0" OF EXISTING CMU WALL THAT REMAINS AND 97.5 PSF OF SUCTION FOR REMAINDER OF THAT WALL.

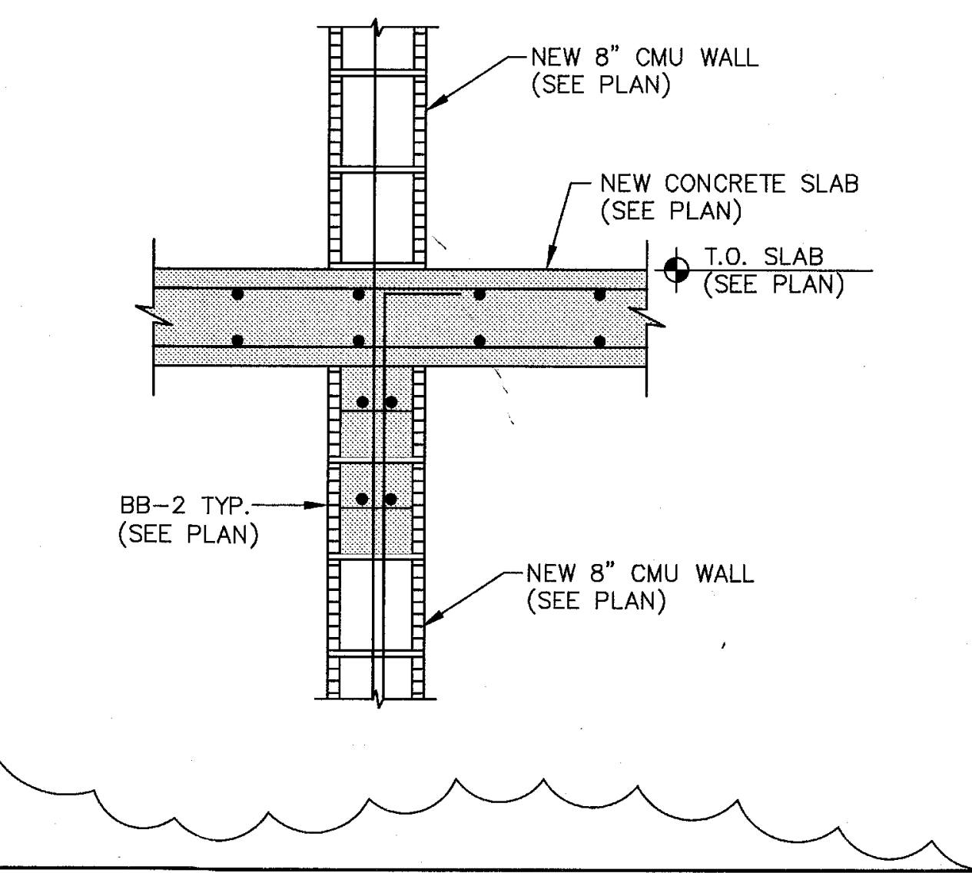
10 SECTION 3/4" = 1'-0"


SEE 12/S503
NEW 8" CMU WALL (SEE PLAN)
T.O. EXISTING CMU WALL V.I.F.
1/2" SLAB RECESS AT CMU
NEW CONCRETE SLAB (SEE PLAN)
T.O. SLAB (SEE PLAN)
NEW CONC.TIE BEAM (SEE PLAN)
SEE 10/S503

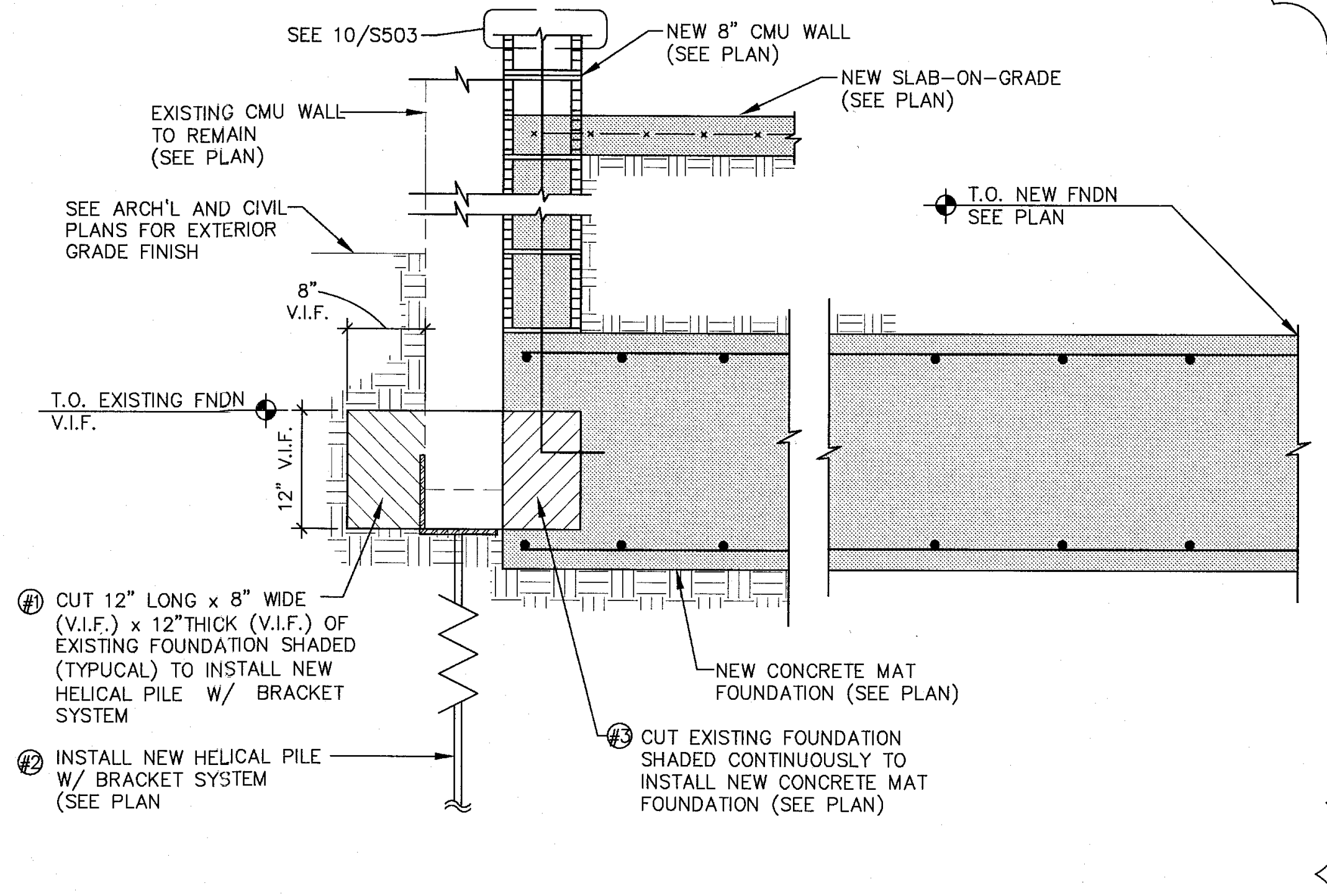
11 SECTION 3/4" = 1'-0"


T.O. PARAPET SEE ARCH'L.
BB-2 TYP. (SEE PLAN)
1/2" SLAB RECESS AT CMU
NEW CONCRETE SLAB (SEE PLAN)
T.O. SLAB @ ROOF (SEE PLAN)
NEW CONC.TIE BEAM (SEE PLAN)
NEW CMU WALL (SEE PLAN)
SEE 11/S503

12 SECTION 3/4" = 1'-0"


NEW 8" CMU WALL (SEE PLAN)
NEW CONCRETE SLAB (SEE PLAN)
T.O. SLAB (SEE PLAN)
BB-2 TYP. (SEE PLAN)
NEW 8" CMU WALL (SEE PLAN)
7

13 SECTION 3/4" = 1'-0"


SEE 10/S503
NEW 8" CMU WALL (SEE PLAN)
NEW SLAB-ON-GRADE (SEE PLAN)
EXISTING CMU WALL TO REMAIN (SEE PLAN)
SEE ARCH'L AND CIVIL PLANS FOR EXTERIOR GRADE FINISH
T.O. NEW FNDN SEE PLAN
8" V.I.F.
T.O. EXISTING FNDN V.I.F.
12" V.I.F.

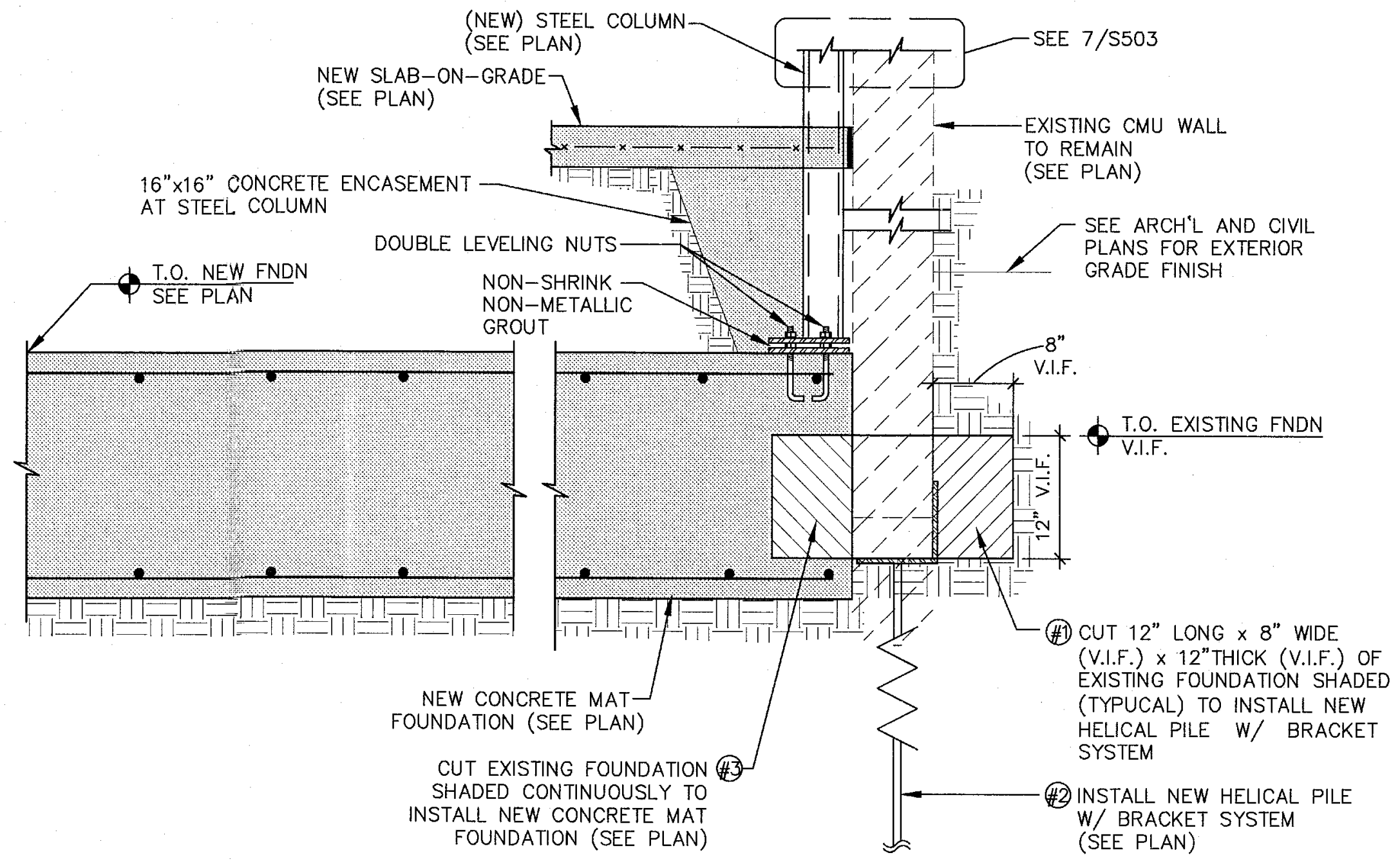
#1 CUT 12" LONG x 8" WIDE (V.I.F.) x 12"THICK (V.I.F.) OF EXISTING FOUNDATION SHADED (TYPUCAL) TO INSTALL NEW HELICAL PILE W/ BRACKET SYSTEM

#2 INSTALL NEW HELICAL PILE W/ BRACKET SYSTEM (SEE PLAN

NEW CONCRETE MAT FOUNDATION (SEE PLAN)

#3 CUT EXISTING FOUNDATION SHADED CONTINUOUSLY TO INSTALL NEW CONCRETE MAT FOUNDATION (SEE PLAN)

5 SECTION 3/4" = 1'-0"


(NEW) STEEL COLUMN (SEE PLAN)
SEE 7/S503
NEW SLAB-ON-GRADE (SEE PLAN)
EXISTING CMU WALL TO REMAIN (SEE PLAN)
16"x16" CONCRETE ENCASEMENT AT STEEL COLUMN
SEE ARCH'L AND CIVIL PLANS FOR EXTERIOR GRADE FINISH
DOUBLE LEVELING NUTS
T.O. NEW FNDN SEE PLAN
NON-SHRINK NON-METALLIC GROUT
8" V.I.F.
T.O. EXISTING FNDN V.I.F.
12" V.I.F.
7

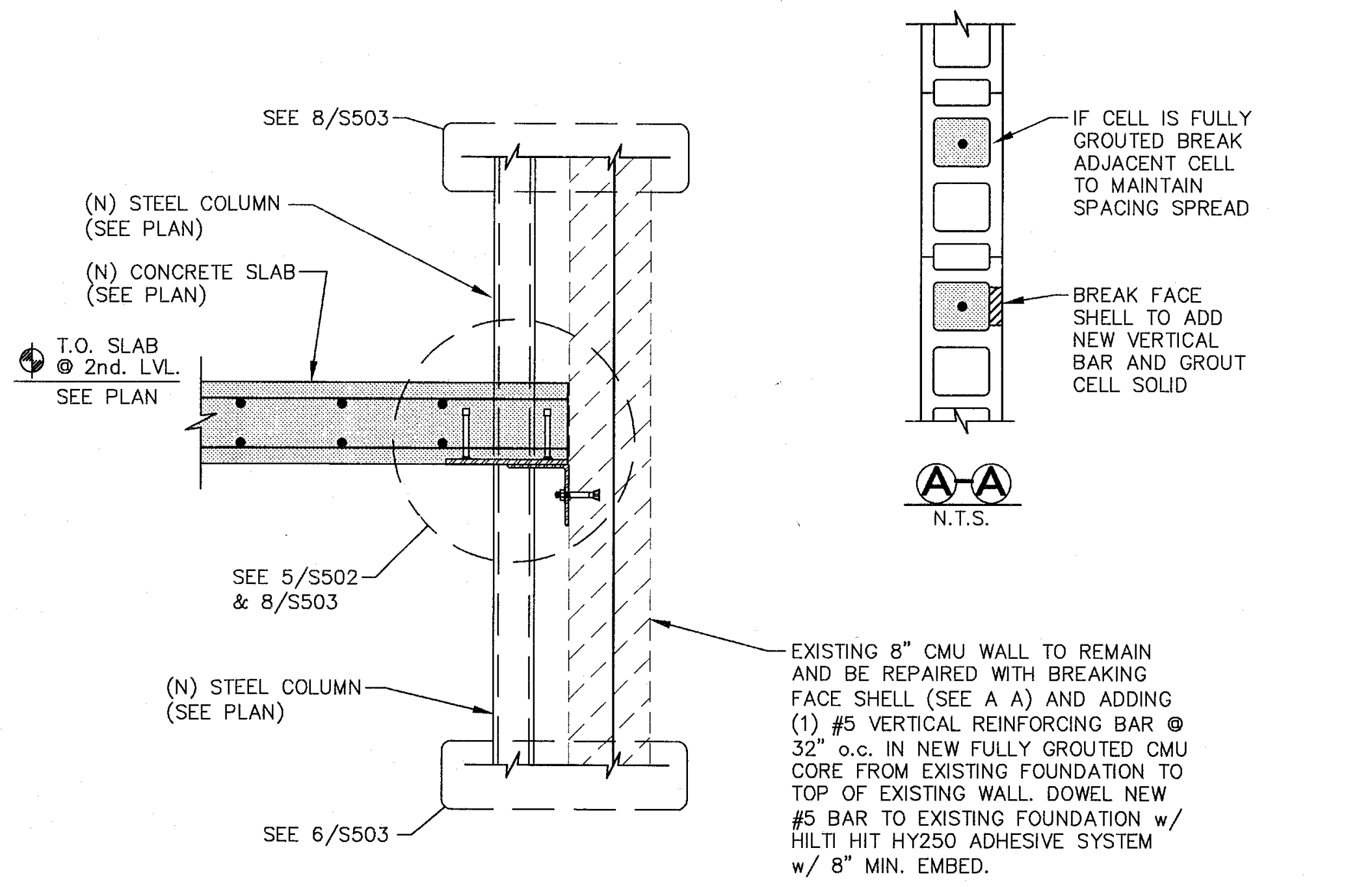
#1 CUT 12" LONG x 8" WIDE (V.I.F.) x 12"THICK (V.I.F.) OF EXISTING FOUNDATION SHADED (TYPUCAL) TO INSTALL NEW HELICAL PILE W/ BRACKET SYSTEM

NEW CONCRETE MAT FOUNDATION (SEE PLAN)

CUT EXISTING FOUNDATION SHADED CONTINUOUSLY TO INSTALL NEW CONCRETE MAT FOUNDATION (SEE PLAN) #3

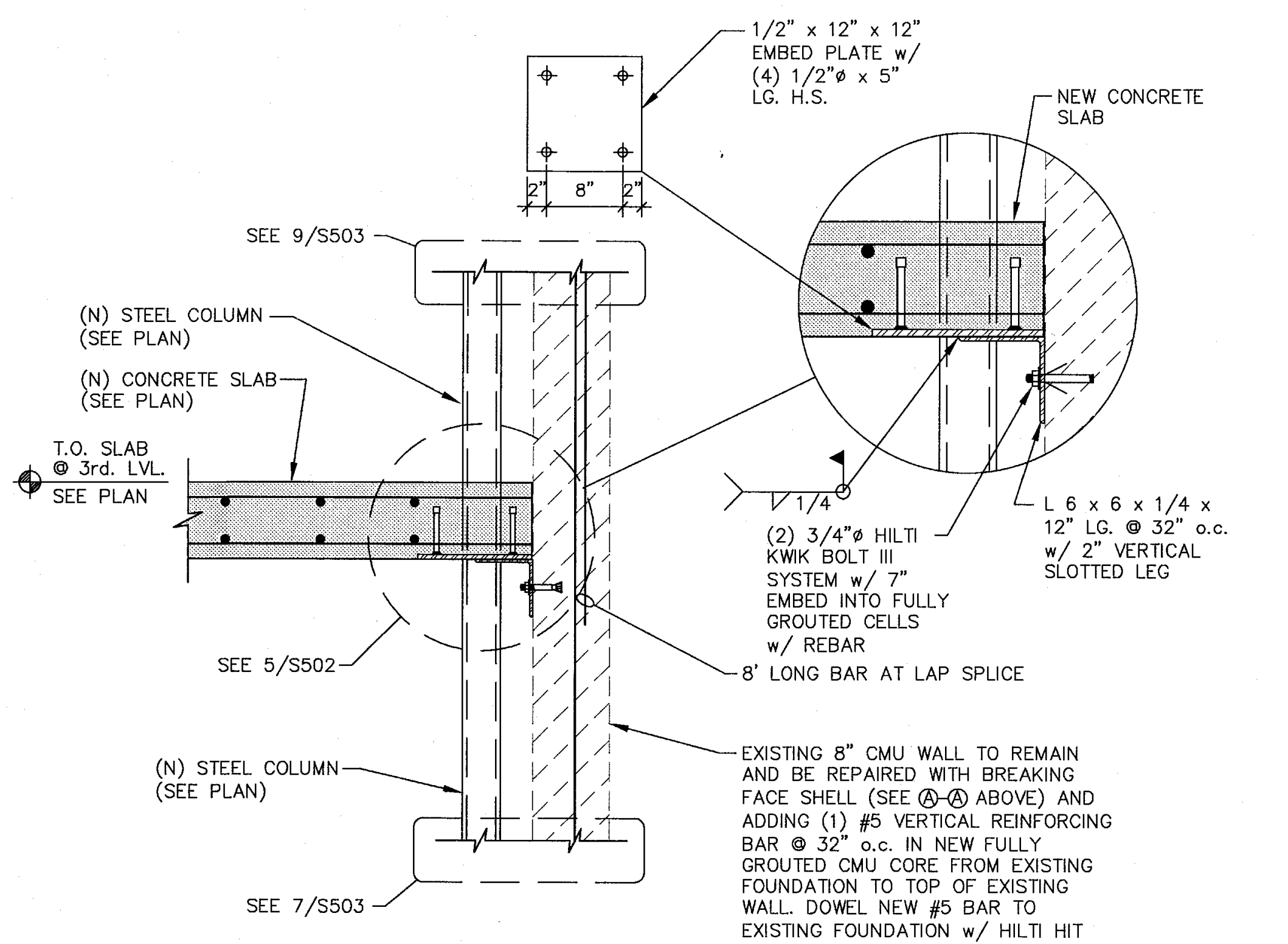
#2 INSTALL NEW HELICAL PILE W/ BRACKET SYSTEM (SEE PLAN)

6 SECTION 3/4" = 1'-0"


SEE 8/S503
(N) STEEL COLUMN (SEE PLAN)
(N) CONCRETE SLAB (SEE PLAN)
T.O. SLAB @ 2nd. LVL. SEE PLAN
SEE 5/S502 & 8/S503
(N) STEEL COLUMN (SEE PLAN)
SEE 6/S503
IF CELL IS FULLY GROUTED BREAK ADJACENT CELL TO MAINTAIN SPACING SPREAD
BREAK FACE SHELL TO ADD NEW VERTICAL BAR AND GROUT CELL SOLID
A-A
N.T.S.

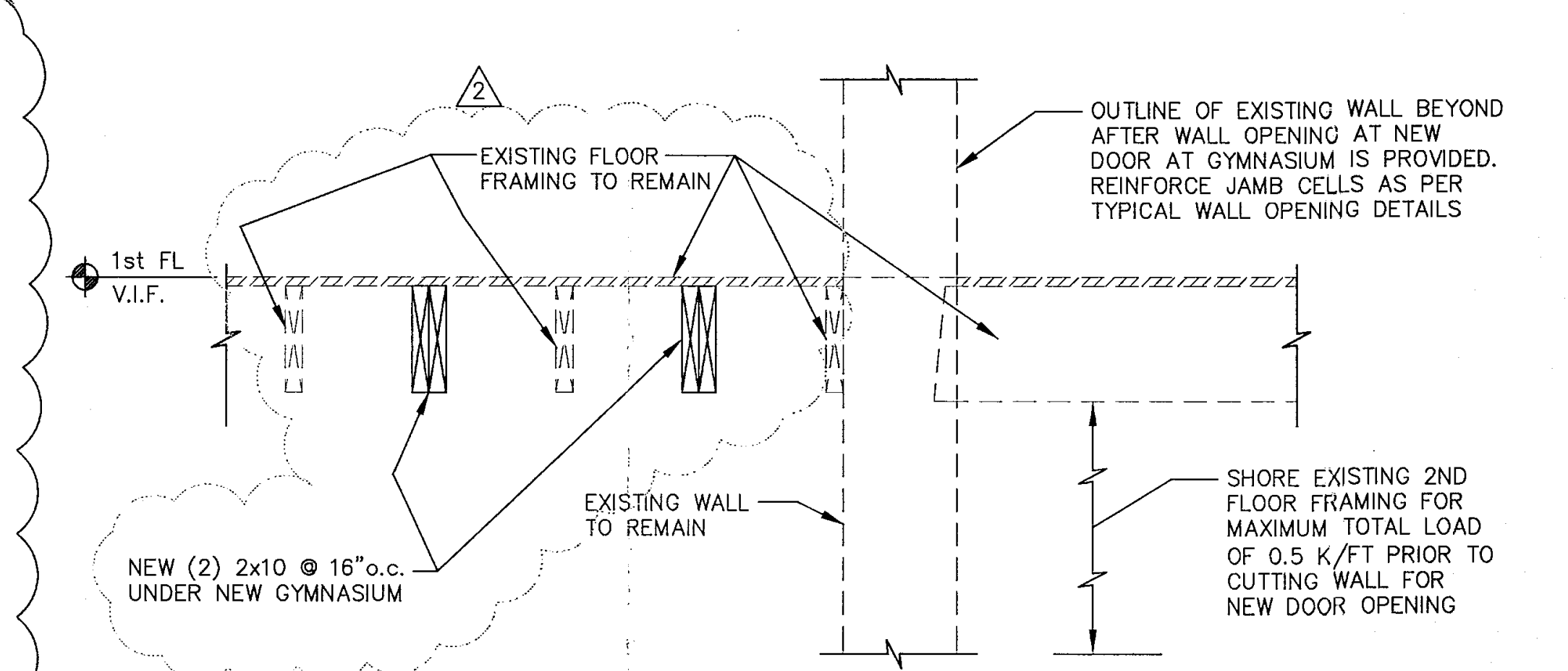
EXISTING 8" CMU WALL TO REMAIN AND BE REPAIRED WITH BREAKING FACE SHELL (SEE A A) AND ADDING (1) #5 VERTICAL REINFORCING BAR @ 32" o.c. IN NEW FULLY GROUTED CMU CORE FROM EXISTING FOUNDATION TO TOP OF EXISTING WALL. DOWEL NEW #5 BAR TO EXISTING FOUNDATION w/ HILTI HIT HY250 ADHESIVE SYSTEM w/ 8" MIN. EMBED.

7 SECTION 3/4" = 1'-0"

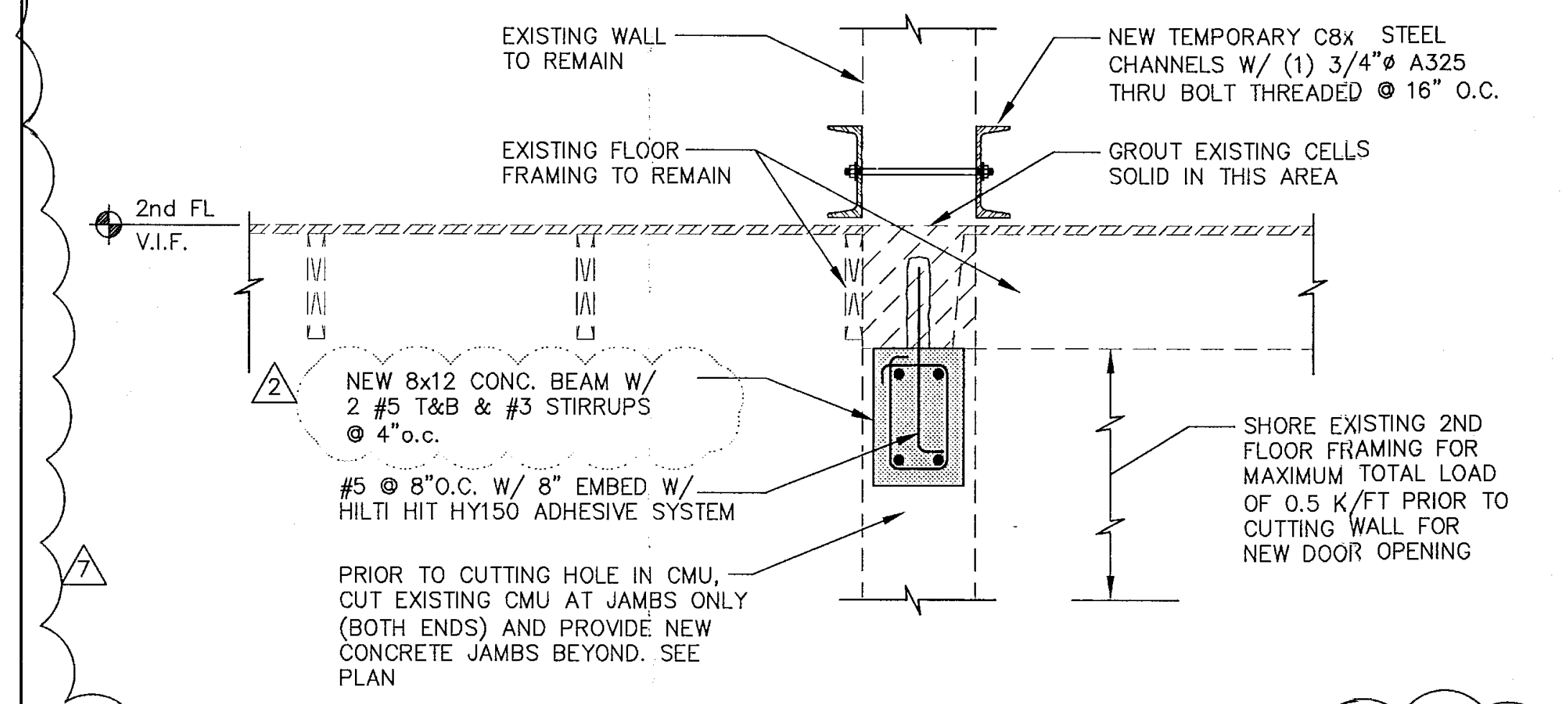

1/2" x 12" x 12" EMBED PLATE w/ (4) 1/2"ø x 5" LG. H.S.
2"
8"
2"
NEW CONCRETE SLAB
SEE 9/S503
(N) STEEL COLUMN (SEE PLAN)
(N) CONCRETE SLAB (SEE PLAN)
T.O. SLAB @ 3rd. LVL. SEE PLAN
1/4
(2) 3/4"ø HILTI KWIK BOLT III SYSTEM w/ 7" EMBED INTO FULLY GROUTED CELLS w/ REBAR
L 6 x 6 x 1/4 x 12" LG. @ 32" o.c. w/ 2" VERTICAL SLOTTED LEG
SEE 5/S502
8' LONG BAR AT LAP SPLICE
(N) STEEL COLUMN (SEE PLAN)
SEE 7/S503

EXISTING 8" CMU WALL TO REMAIN AND BE REPAIRED WITH BREAKING FACE SHELL (SEE Ⓐ-Ⓐ ABOVE) AND ADDING (1) #5 VERTICAL REINFORCING BAR @ 32" o.c. IN NEW FULLY GROUTED CMU CORE FROM EXISTING FOUNDATION TO TOP OF EXISTING WALL. DOWEL NEW #5 BAR TO EXISTING FOUNDATION w/ HILTI HIT HY250 ADHESIVE SYSTEM w/ 8" MIN. EMBED.

8 SECTION 3/4" = 1'-0"

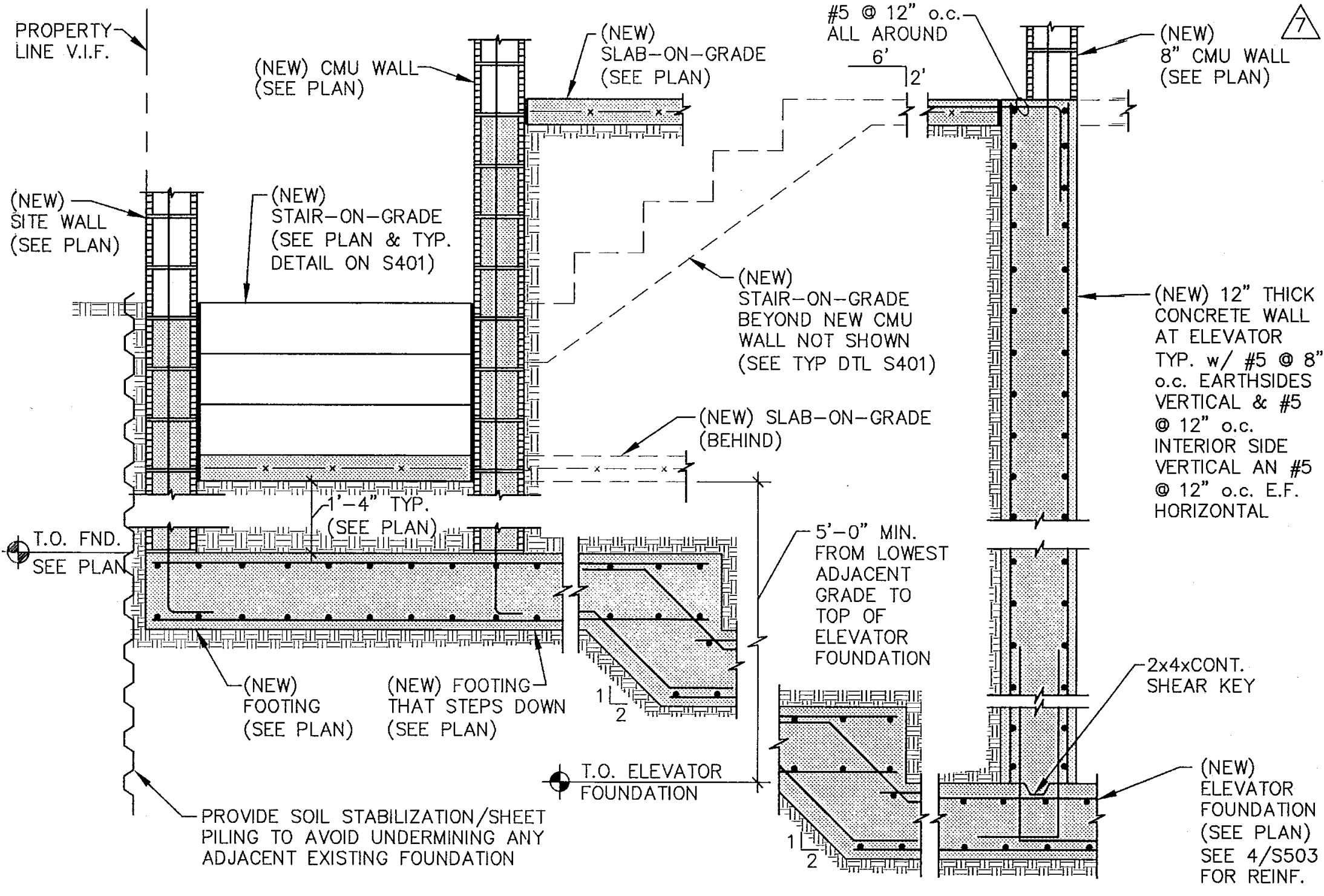

2
EXISTING FLOOR FRAMING TO REMAIN
OUTLINE OF EXISTING WALL BEYOND AFTER WALL OPENING AT NEW DOOR AT GYMNASIUM IS PROVIDED. REINFORCE JAMB CELLS AS PER TYPICAL WALL OPENING DETAILS
1st FL V.I.F.
EXISTING WALL TO REMAIN
NEW (2) 2x10 @ 16"o.c. UNDER NEW GYMNASIUM
SHORE EXISTING 2ND FLOOR FRAMING FOR MAXIMUM TOTAL LOAD OF 0.5 K/FT PRIOR TO CUTTING WALL FOR NEW DOOR OPENING

1 SECTION 3/4" = 1'-0"


EXISTING WALL TO REMAIN
NEW TEMPORARY C8x STEEL CHANNELS W/ (1) 3/4"ø A325 THRU BOLT THREADED @ 16" O.C.
EXISTING FLOOR FRAMING TO REMAIN
GROUT EXISTING CELLS SOLID IN THIS AREA
2nd FL V.I.F.
2
NEW 8x12 CONC. BEAM W/ 2 #5 T&B & #3 STIRRUPS @ 4"o.c.
#5 @ 8"O.C. W/ 8" EMBED W/ HILTI HIT HY150 ADHESIVE SYSTEM
SHORE EXISTING 2ND FLOOR FRAMING FOR MAXIMUM TOTAL LOAD OF 0.5 K/FT PRIOR TO CUTTING WALL FOR NEW DOOR OPENING
7

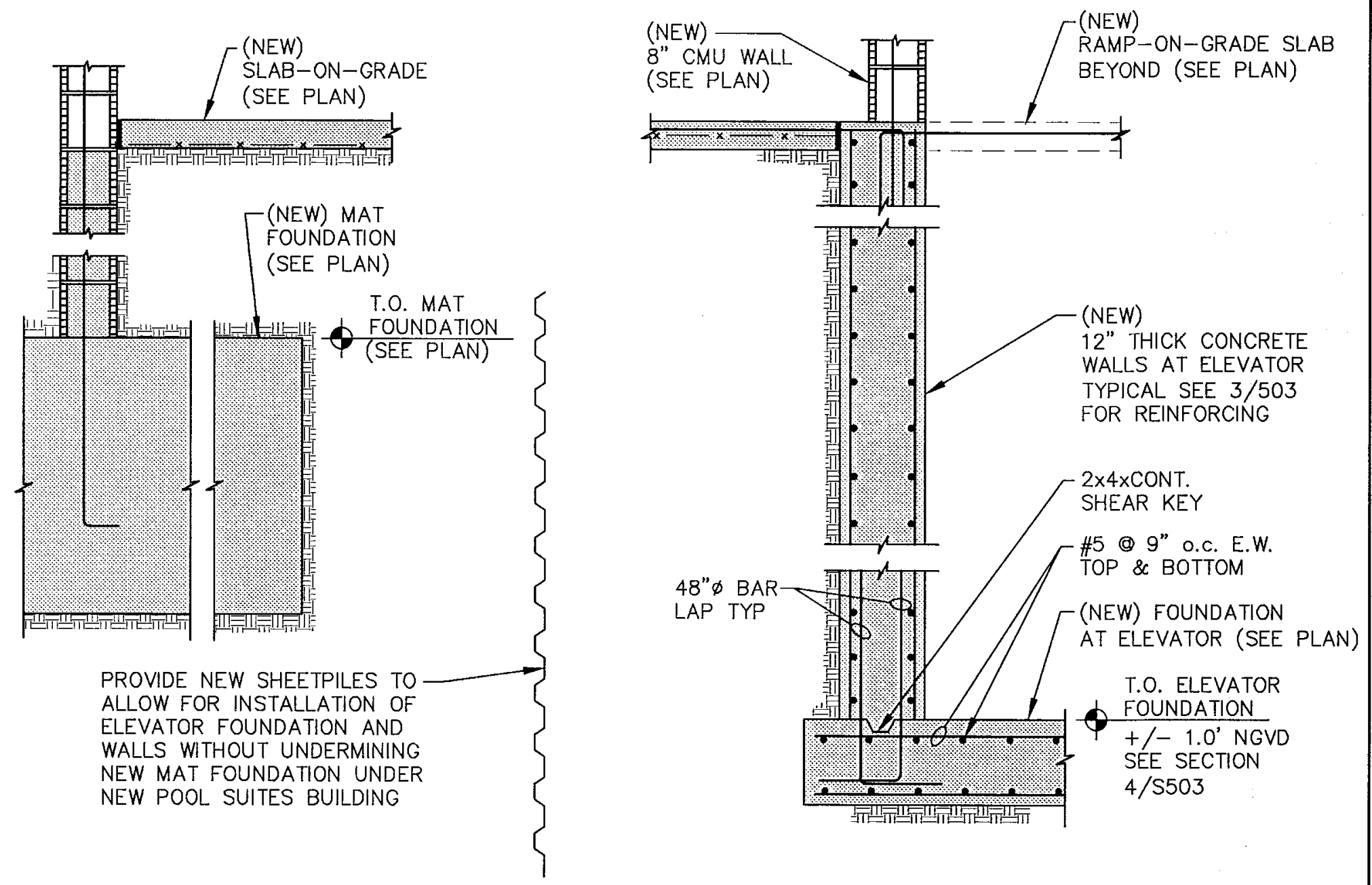
PRIOR TO CUTTING HOLE IN CMU, CUT EXISTING CMU AT JAMBS ONLY (BOTH ENDS) AND PROVIDE NEW CONCRETE JAMBS BEYOND. SEE PLAN

2 SECTION 3/4" = 1'-0"


PROPERTY LINE V.I.F.
(NEW) CMU WALL (SEE PLAN)
(NEW) SLAB-ON-GRADE (SEE PLAN)
#5 @ 12" o.c. ALL AROUND
6'
2'
(NEW) 8" CMU WALL (SEE PLAN)
7
(NEW) SITE WALL (SEE PLAN)
(NEW) STAIR-ON-GRADE (SEE PLAN & TYP. DETAIL ON S401)
(NEW) STAIR-ON-GRADE BEYOND NEW CMU WALL NOT SHOWN (SEE TYP DTL S401)
(NEW) 12" THICK CONCRETE WALL AT ELEVATOR TYP. w/ #5 @ 8" o.c. EARTHSIDES VERTICAL & #5 @ 12" o.c. INTERIOR SIDE VERTICAL AN #5 @ 12" o.c. E.F. HORIZONTAL
(NEW) SLAB-ON-GRADE (BEHIND)
1'-4" TYP. (SEE PLAN)
T.O. FND. SEE PLAN
5'-0" MIN. FROM LOWEST ADJACENT GRADE TO TOP OF ELEVATOR FOUNDATION
(NEW) FOOTING (SEE PLAN)
(NEW) FOOTING THAT STEPS DOWN (SEE PLAN)
1
2
2x4xCONT. SHEAR KEY
T.O. ELEVATOR FOUNDATION
(NEW) ELEVATOR FOUNDATION (SEE PLAN) SEE 4/S503 FOR REINF.

PROVIDE SOIL STABILIZATION/SHEET PILING TO AVOID UNDERMINING ANY ADJACENT EXISTING FOUNDATION

3 SECTION 1/2" = 1'-0"


(NEW) SLAB-ON-GRADE (SEE PLAN)
(NEW) 8" CMU WALL (SEE PLAN)
(NEW) RAMP-ON-GRADE SLAB BEYOND (SEE PLAN)
(NEW) MAT FOUNDATION (SEE PLAN)
T.O. MAT FOUNDATION (SEE PLAN)
(NEW) 12" THICK CONCRETE WALLS AT ELEVATOR TYPICAL SEE 3/503 FOR REINFORCING
2x4xCONT. SHEAR KEY
#5 @ 9" o.c. E.W. TOP & BOTTOM
48"ø BAR LAP TYP
(NEW) FOUNDATION AT ELEVATOR (SEE PLAN)
T.O. ELEVATOR FOUNDATION +/- 1.0' NGVD SEE SECTION 4/S503

PROVIDE NEW SHEETPILES TO ALLOW FOR INSTALLATION OF ELEVATOR FOUNDATION AND WALLS WITHOUT UNDERMINING NEW MAT FOUNDATION UNDER NEW POOL SUITES BUILDING

4 SECTION 1/2" = 1'-0"

PERMIT SET
1/24/14

THESE ARE PROGRESS DRAWINGS, THEREFORE THEY ARE ISSUED PRIOR TO COMPLETION OF THE STRUCTURAL DESIGN, AND OTHER DESIGN DISCIPLINES. INCLUDING BUT NOT LIMITED TO ARCHITECTURAL OR MECHANICAL DESIGNS; AND AS SUCH, ARE INCOMPLETE BY NATURE FOR THE COMPREHENSIVE SCOPE OF THE PROJECT. ALLOWANCES FOR STRUCTURAL ELEMENTS REQUIRED DUE TO THE COMPLETION AND CROSS-COORDINATION OF ALL OTHER DISCIPLINES SHOULD BE MADE.

5-5-14
FREDERIC CARRIE
P.E. FLORIDA
REG. #60791

ONM&J
O'Donnell, Naccarato, Mignogna & Jackson
STRUCTURAL ENGINEERS
321 15TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33401
(561) 835 - 9994 FAX (561) 835 - 8255
LIC. #0004386
JOB # 665.073

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	2/7/14
2	PERMIT REVIEW COMMENTS	3/14/14
7	POOL SUITES WALLS	4/4/14

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	CMC	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT 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: JANUARY 24, 2014
SCALE:

SHEET TITLE

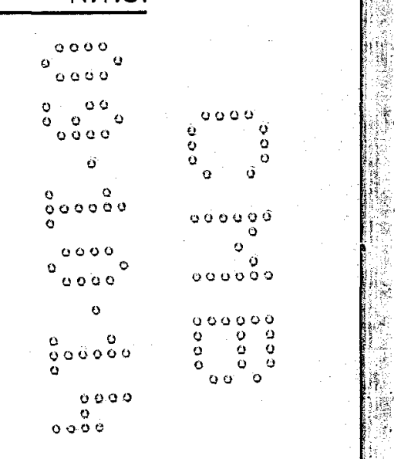
SECTIONS

SHEET NUMBER

S503

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



DEMOLITION DRAWING NOTES

① PHASE COORDINATION OF DEMOLITION TO BE DETERMINED BY SURVEY OR EXISTING EQUIPMENT TO REMAIN.

② REMOVE AND COORDINATE DISPOSAL OF THE EXISTING HVAC EQUIPMENT TO BE DEMOLISHED WITH GENERAL CONTRACTOR.

③ EXISTING POOL SUITES BUILDING TO BE DEMOLISHED IN ITS ENTIRELY.

HVAC DESIGN REQUIREMENTS

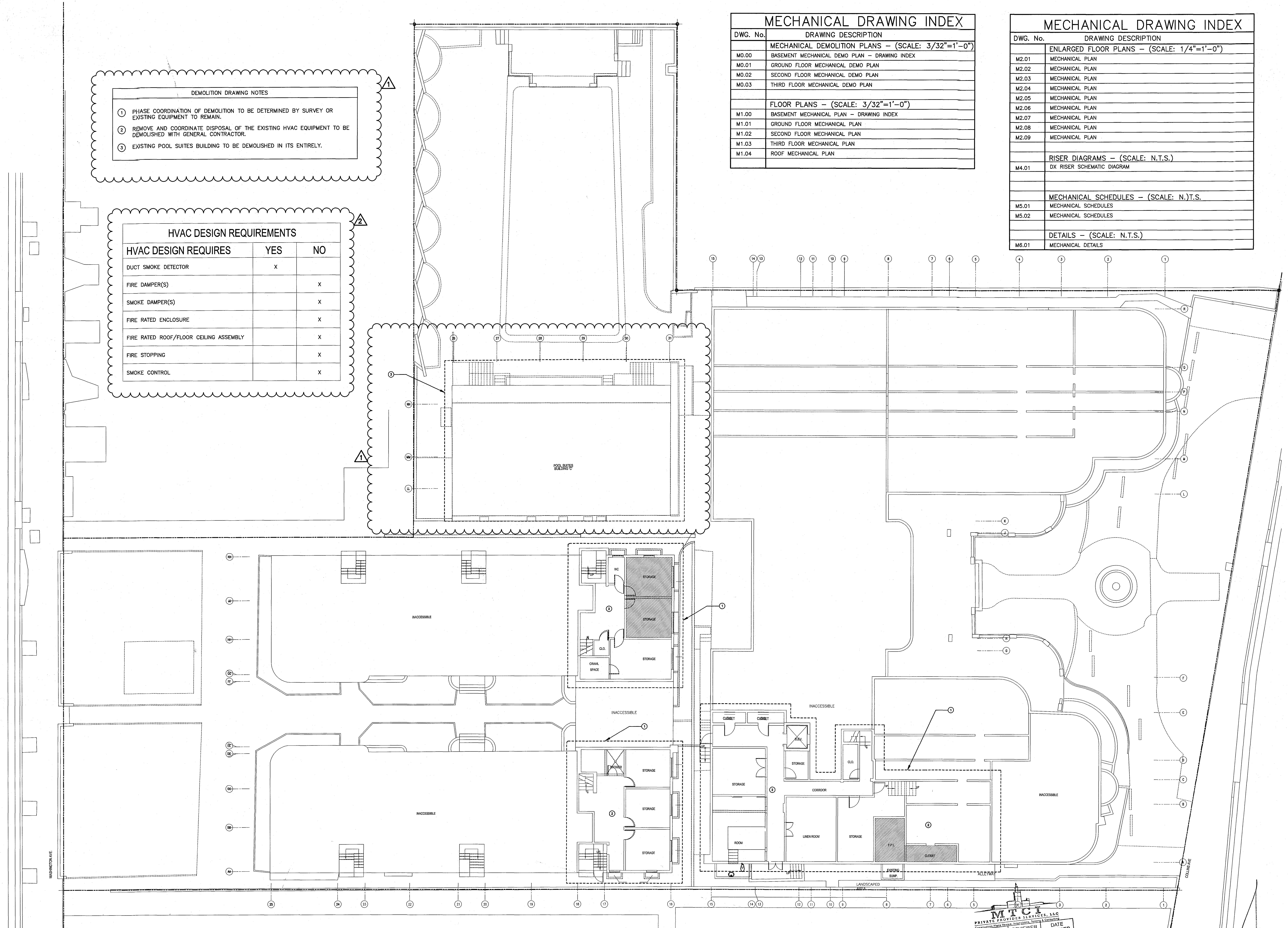
HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)		X
SMOKE DAMPER(S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

MECHANICAL DRAWING INDEX

DWG. No.	DRAWING DESCRIPTION
	MECHANICAL DEMOLITION PLANS – (SCALE: 3/32"=1'–0")
M0.00	BASEMENT MECHANICAL DEMO PLAN – DRAWING INDEX
M0.01	GROUND FLOOR MECHANICAL DEMO PLAN
M0.02	SECOND FLOOR MECHANICAL DEMO PLAN
M0.03	THIRD FLOOR MECHANICAL DEMO PLAN
	FLOOR PLANS – (SCALE: 3/32"=1'–0")
M1.00	BASEMENT MECHANICAL PLAN – DRAWING INDEX
M1.01	GROUND FLOOR MECHANICAL PLAN
M1.02	SECOND FLOOR MECHANICAL PLAN
M1.03	THIRD FLOOR MECHANICAL PLAN
M1.04	ROOF MECHANICAL PLAN

MECHANICAL DRAWING INDEX

DWG. No.	DRAWING DESCRIPTION
	ENLARGED FLOOR PLANS – (SCALE: 1/4"=1'–0")
M2.01	MECHANICAL PLAN
M2.02	MECHANICAL PLAN
M2.03	MECHANICAL PLAN
M2.04	MECHANICAL PLAN
M2.05	MECHANICAL PLAN
M2.06	MECHANICAL PLAN
M2.07	MECHANICAL PLAN
M2.08	MECHANICAL PLAN
M2.09	MECHANICAL PLAN
	RISER DIAGRAMS – (SCALE: N.T.S.)
M4.01	DX RISER SCHEMATIC DIAGRAM
	MECHANICAL SCHEDULES – (SCALE: N.)T.S.
M5.01	MECHANICAL SCHEDULES
M5.02	MECHANICAL SCHEDULES
	DETAILS – (SCALE: N.T.S.)
M6.01	MECHANICAL DETAILS



BASEMENT MECHANICAL DEMOLITION PLAN
SCALE:3/32"=1'–0"

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
2	PERMIT REVIEW COMMENTS	03-14-14

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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

BASEMENT DEMOLITION PLAN

SHEET NUMBER

M0.00

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

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

SEP 04 201

STEVEN M. FELLER
No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

DEMOLITION DRAWING NOTES

① REMOVE EXISTING WINDOW UNITS AND REMOVE FROM SITE. COORDINATE DISPOSAL OF THE EXISTING HVAC EQUIPMENT TO BE DEMOLISHED WITH GENERAL CONTRACTOR. (TYPICAL FOR ALL WINDOW UNITS)

② REMOVE EXISTING VENTIALTION DUCTWORK AND FANS AT EXISTING CAMPTORN APARTMENS ONLY. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT.

③ REMOVE EXISTING AHU/CU AT LOUNGE AND DISCONNECT FROM EXISTING DUCTWORK. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE SITE WITH NEW LAYOUT.

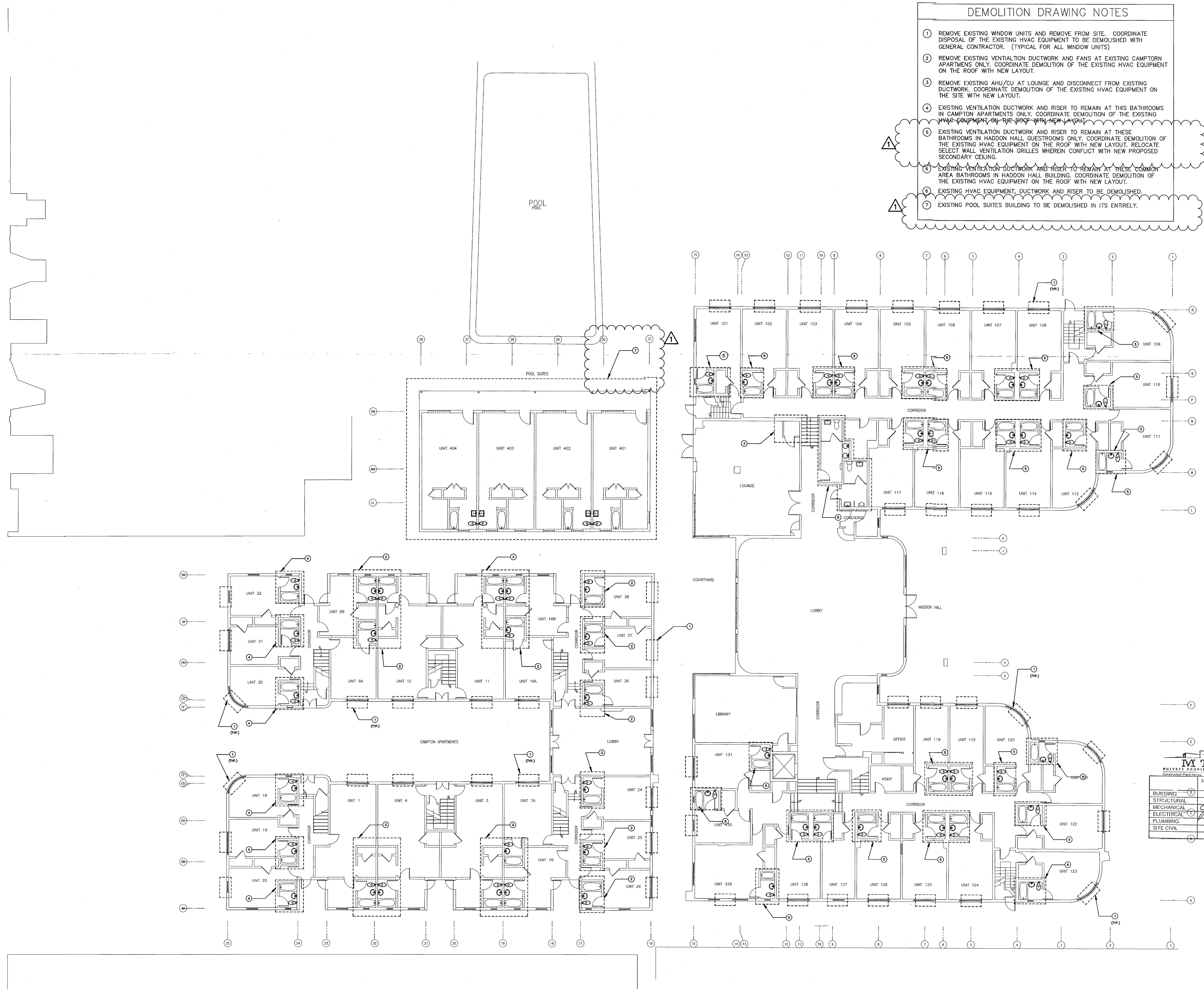
④ EXISTING VENTILATION DUCTWORK AND RISER TO REMAIN AT THIS BATHROOMS IN CAMPTON APARTMENTS ONLY. COORDINATE DEMOLITION OF THE EXISTING ~~HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT.~~

1 ⑤ EXISTING VENTILATION DUCTWORK AND RISER TO REMAIN AT THESE BATHROOMS IN HADDON HALL GUESTROOMS ONLY. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT. RELOCATE SELECT WALL VENTILATION GRILLES WHEREIN CONFLICT WITH NEW PROPOSED SECONDARY CEILING.

⑥ ~~EXISTING VENTILATION DUCTWORK AND RISER TO REMAIN AT THESE COMMON~~ AREA BATHROOMS IN HADDON HALL BUILDING. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT.

⑥ EXISTING HVAC EQUIPMENT, DUCTWORK AND RISER TO BE DEMOLISHED.

1 ⑦ EXISTING POOL SUITES BUILDING TO BE DEMOLISHED IN ITS ENTIRELY.


POOL
POOL SUITES
UNIT 404
UNIT 403
UNIT 402
UNIT 401
UNIT 101
UNIT 102
UNIT 103
UNIT 104
UNIT 105
UNIT 106
UNIT 107
UNIT 108
UNIT 109
UNIT 110
UNIT 111
UNIT 112
UNIT 114
UNIT 115
UNIT 116
UNIT 117
LOUNGE
CORRIDOR
CONCIERGE
COURTYARD
LOBBY
HADDON HALL
LIBRARY
OFFICE
UNIT 118
UNIT 119
UNIT 120
UNIT 121
UNIT 122
UNIT 123
UNIT 124
UNIT 125
UNIT 126
UNIT 127
UNIT 128
UNIT 129
UNIT 130
UNIT 131
HSKP
UNIT 32
UNIT 31
UNIT 30
UNIT 9B
UNIT 9A
UNIT 12
UNIT 11
UNIT 16B
UNIT 16A
UNIT 38
UNIT 37
UNIT 36
CAMPTON APARTMENTS
UNIT 18
UNIT 19
UNIT 20
UNIT 1
UNIT 4
UNIT 3
UNIT 7A
UNIT 7B
UNIT 24
UNIT 25
UNIT 26
(TYP.)

GROUND FLOOR MECHANICAL DEMOLITION PLAN

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

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

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

MAY 09 2014

STEVEN M. FELLER
LICENSE No. 22046
STATE OF FLORIDA
PROFESSIONAL ENGINEER

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E., PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14

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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

GROUND FLOOR
DEMOLITION PLAN

SHEET NUMBER

M0.01

DEMOLITION DRAWING NOTES

① REMOVE EXISTING WINDOW UNITS AND REMOVE FROM SITE. COORDINATE DISPOSAL OF THE EXISTING HVAC EQUIPMENT TO BE DEMOLISHED WITH GENERAL CONTRACTOR. (TYPICAL FOR ALL WINDOW UNITS)

② REMOVE EXISTING VENTILATION DUCTWORK AND FANS AT EXISTING CAMPTON APARTMENTS ONLY. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT.

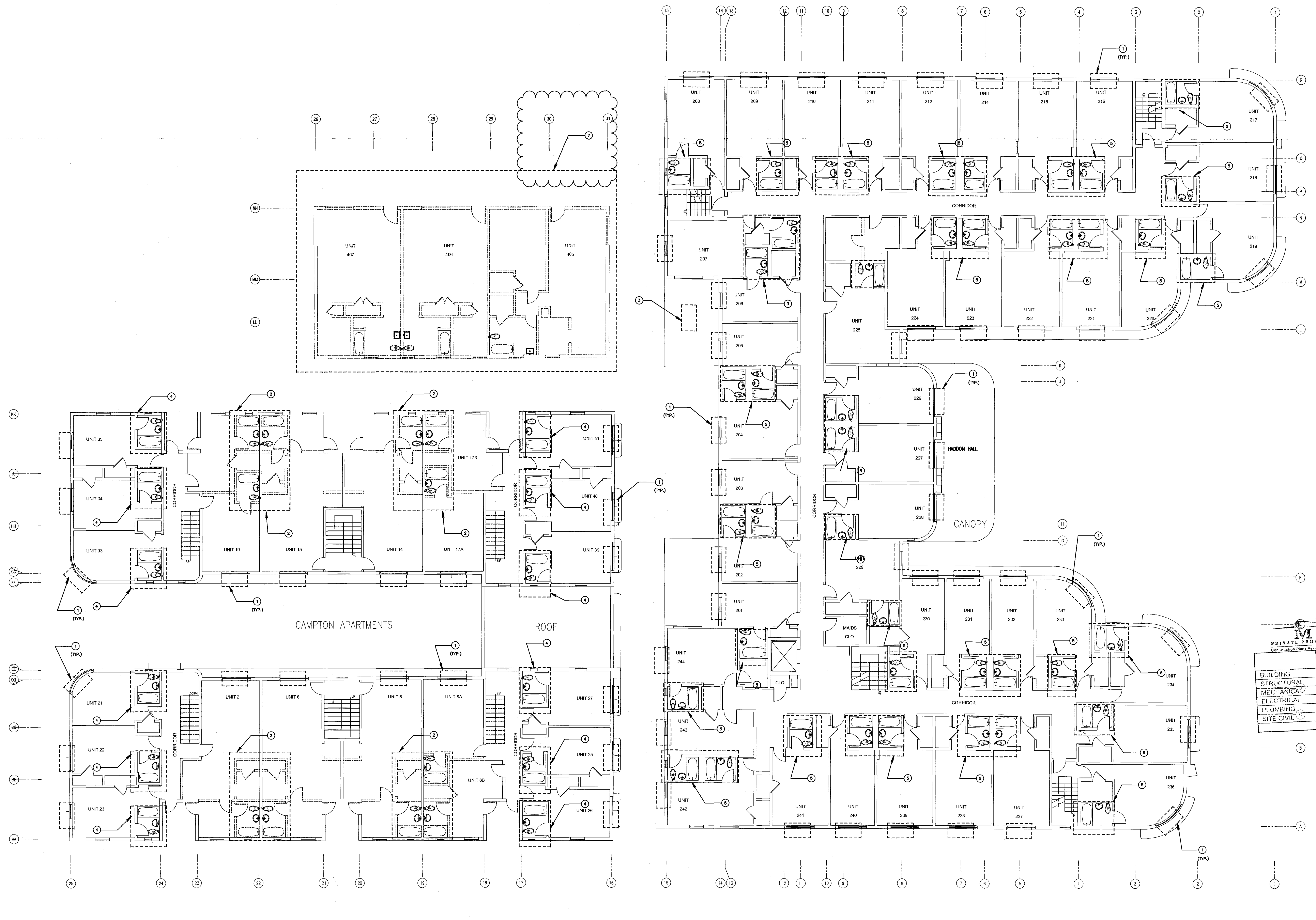
③ REMOVE EXISTING AHU/CU AT LOUNGE AND DISCONNECT FROM EXISTING DUCTWORK TO REMAIN. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE SITE WITH NEW LAYOUT.

④ EXISTING VENTILATION DUCTWORK AND RISER TO REMAIN AT THESE BATHROOMS IN HADDON HALL GUESTROOMS ONLY. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT. RELOCATE SELECT WALL VENTILATION GRILLES WHEREIN CONFLICT WITH NEW PROPOSED SECONDARY CEILING. 1

⑤ EXISTING VENTILATION DUCTWORK AND RISER TO REMAIN AT THESE BATHROOMS IN HADDON HALL GUESTROOMS ONLY. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT.

⑥ EXISTING STRUCTURE TO REMAIN. EXISTING HVAC, VENTILATION DUCTWORK AND RISER TO BE DEMOLISHED.

⑦ EXISTING POOL SUITES BUILDING TO BE DEMOLISHED IN ITS ENTIRELY. 1


UNIT 407
UNIT 406
UNIT 405
UNIT 208
UNIT 209
UNIT 210
UNIT 211
UNIT 212
UNIT 214
UNIT 215
UNIT 216
UNIT 217
UNIT 218
UNIT 219
UNIT 207
UNIT 206
UNIT 205
UNIT 204
UNIT 203
UNIT 202
UNIT 201
UNIT 225
UNIT 224
UNIT 223
UNIT 222
UNIT 221
UNIT 220
UNIT 226
UNIT 227
UNIT 228
UNIT 229
UNIT 230
UNIT 231
UNIT 232
UNIT 233
UNIT 234
UNIT 235
UNIT 236
UNIT 237
UNIT 238
UNIT 239
UNIT 240
UNIT 241
UNIT 242
UNIT 243
UNIT 244
MAIDS CLO.
CLO.
CORRIDOR
HADDON HALL
CANOPY
UNIT 35
UNIT 34
UNIT 33
UNIT 10
UNIT 15
UNIT 14
UNIT 17A
UNIT 17B
UNIT 41
UNIT 40
UNIT 39
CAMPTON APARTMENTS
ROOF
UNIT 21
UNIT 22
UNIT 23
UNIT 2
UNIT 6
UNIT 5
UNIT 8A
UNIT 8B
UNIT 37
UNIT 25
UNIT 36
(TYP.)

SECOND FLOOR MECHANICAL DEMOLITION PLAN

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

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

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

MAY 09 2014

STEVEN M. FELLER
No 22046

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14

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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

SECOND FLOOR DEMOLITION PLAN

SHEET NUMBER

M0.02

DEMOLITION DRAWING NOTES

① REMOVE EXISTING WINDOW UNITS AND REMOVE FROM SITE. COORDINATE DISPOSAL OF THE EXISTING HVAC EQUIPMENT TO BE DEMOLISHED WITH GENERAL CONTRACTOR. (TYPICAL FOR ALL WINDOW UNITS)

② REMOVE EXISTING VENTILATION DUCTWORK AND FANS AT EXISTING CAMPTORN APARTMENTS ONLY. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT.

③ REMOVE EXISTING AHU/CU AT LIBRARY AND LOUNGE AND DISCONNECT FROM EXISTING DUCTWORK TO REMAIN. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE SITE WITH NEW LAYOUT.

④ EXISTING VENTILATION DUCTWORK AND RISER TO REMAIN AT THIS BATHROOMS IN CAMPTON APARTMENTS ONLY. COORDINATE DEMOLITION OF THE EXISTING ~~HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT.~~

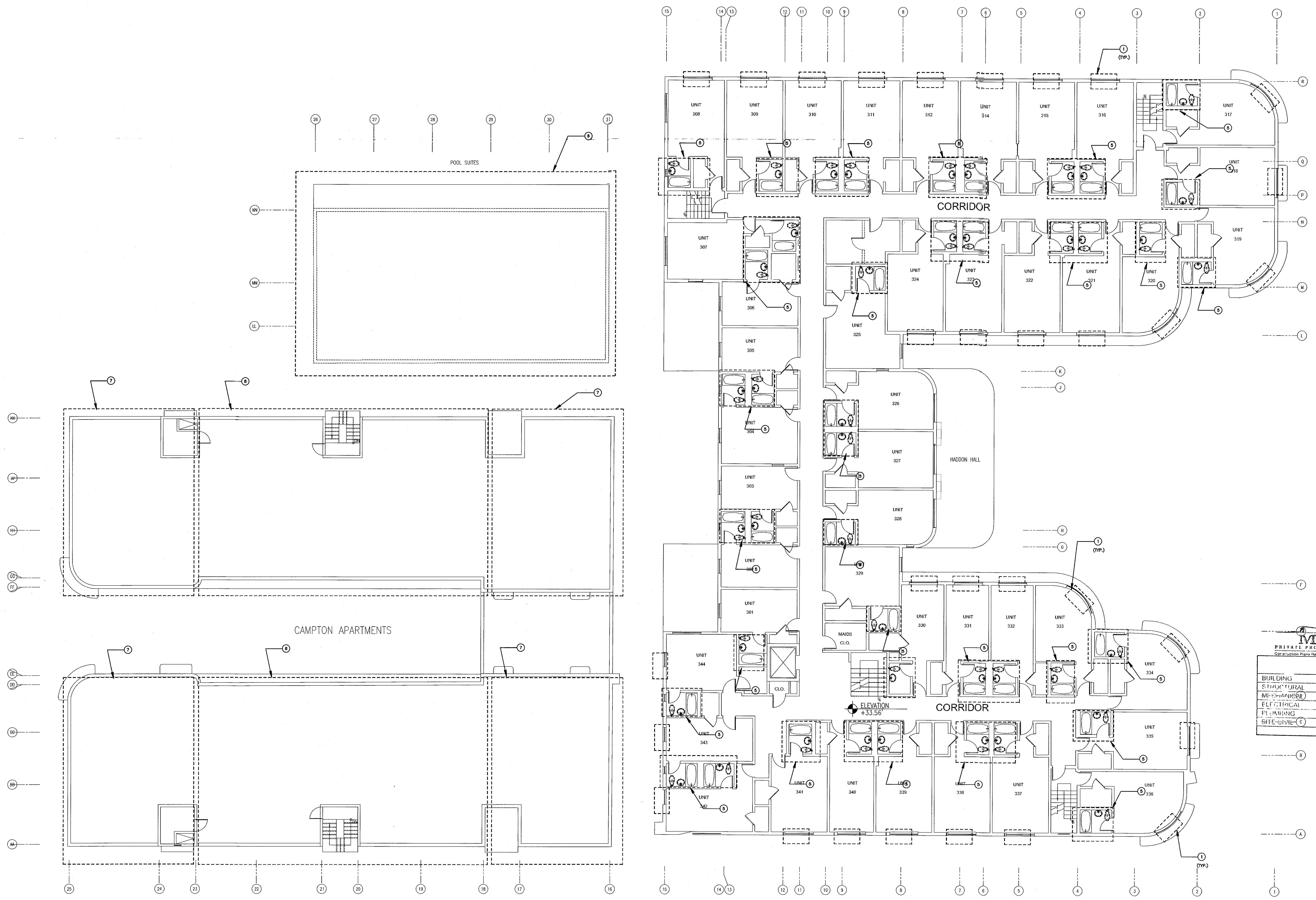
⑤ EXISTING VENTILATION DUCTWORK AND RISER TO REMAIN AT THESE BATHROOMS IN HADDON HALL GUESTROOMS ONLY. COORDINATE DEMOLITION OF THE EXISTING HVAC EQUIPMENT ON THE ROOF WITH NEW LAYOUT. RELOCATE SELECT WALL VENTILATION GRILLES WHEREIN CONFLICT WITH NEW PROPOSED SECONDARY CEILING.

⑥ EXISTING STRUCTURE TO REMAIN. EXISTING HVAC, VENTILATION DUCTWORK AND RISER TO BE DEMOLISHED.

⑦ ~~EXISTING HVAC EQUIPMENT ON ROOF TO REMAIN. COORDINATE WITH HVAC~~ CONTRACTOR AND NEW WORK.

⑧ EXISTING HVAC EQUIPMENT ON ROOF TO BE DEMOLISHED COORDINATE DISPOSAL OF THE EXISTING HVAC EQUIPMENT TO BE DEMOLISHED WITH GENERAL CONTRACTOR.

1


POOL SUITES
CAMPTON APARTMENTS
HADDON HALL
CORRIDOR
CORRIDOR
ELEVATION +33.56
MAIDS CLO.
CLO.
UNIT 308
UNIT 309
UNIT 310
UNIT 311
UNIT 312
UNIT 314
UNIT 315
UNIT 316
UNIT 317
UNIT 318
UNIT 319
UNIT 320
UNIT 321
UNIT 322
UNIT 323
UNIT 324
UNIT 325
UNIT 326
UNIT 327
UNIT 328
UNIT 329
UNIT 330
UNIT 331
UNIT 332
UNIT 333
UNIT 334
UNIT 335
UNIT 336
UNIT 337
UNIT 338
UNIT 339
UNIT 340
UNIT 341
UNIT 342
UNIT 343
UNIT 344
UNIT 301
UNIT 302
UNIT 303
UNIT 304
UNIT 305
UNIT 306
UNIT 307
(TYP.)

THIRD FLOOR MECHANICAL DEMOLITION PLAN

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

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

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

MAY 09 2014

STEVEN M. FELLER
No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14

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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

THIRD FLOOR
DEMOLITION PLAN

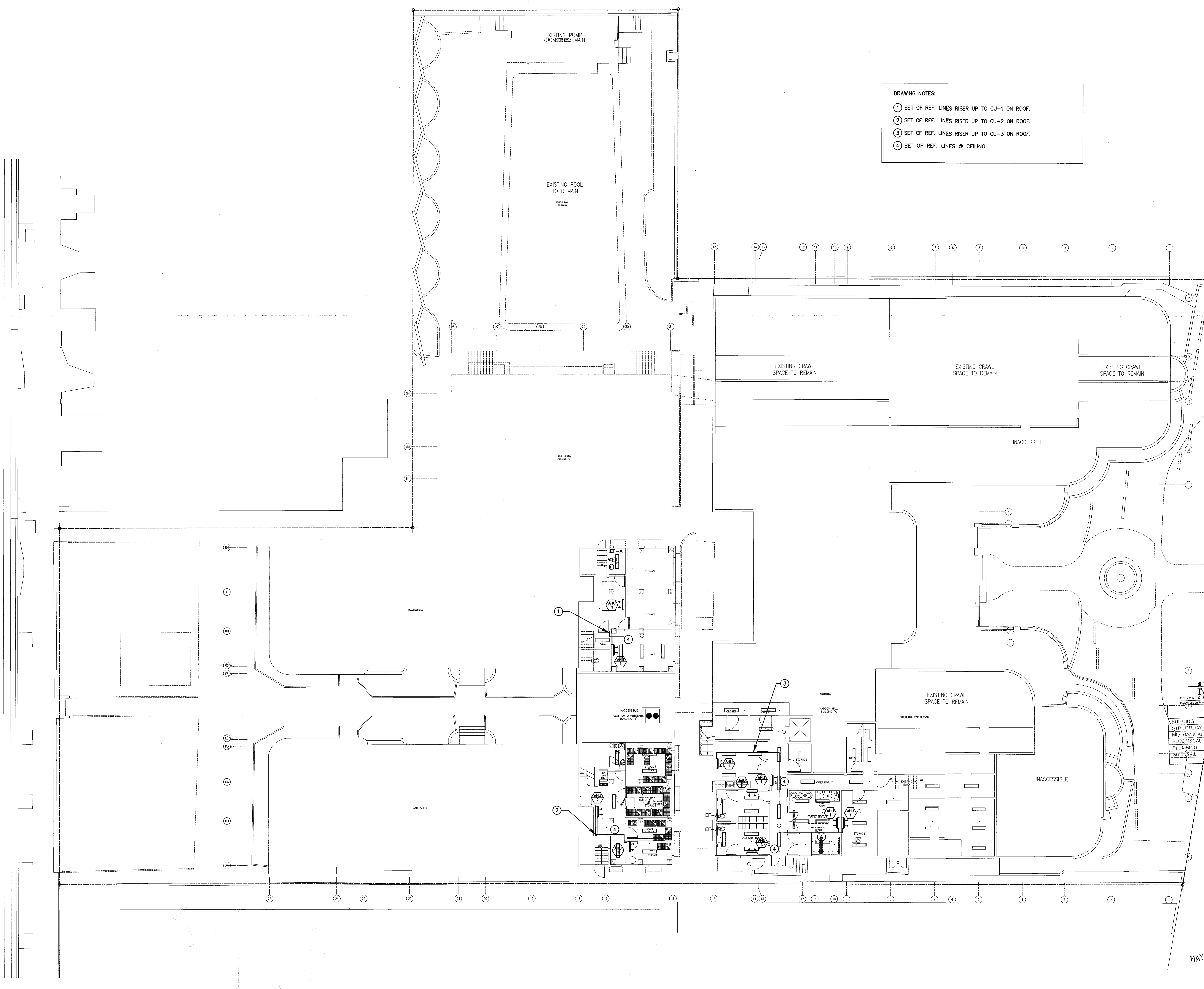
SHEET NUMBER

M0.03

File: E:\H[illegible]on Hall\M\M[illegible] Basement.dwg | Layout: Layout1
User: Javier Marquez | D[illegible] Tuesday, [illegible] 2014 11:12:22 AM

DRAWING NOTES:

① SET OF REF. LINES RISER UP TO CU-1 ON ROOF.
② SET OF REF. LINES RISER UP TO CU-2 ON ROOF.
③ SET OF REF. LINES RISER UP TO CU-3 ON ROOF.
④ SET OF REF. LINES @ CEILING



EXISTING PUMP ROOM TO REMAIN
EXISTING POOL TO REMAIN
POOL SUITES BUILDING "C"
EXISTING CRAWL SPACE TO REMAIN
EXISTING CRAWL SPACE TO REMAIN
EXISTING CRAWL SPACE TO REMAIN
INACCESSIBLE
INACCESSIBLE
INACCESSIBLE
INACCESSIBLE
CAMPTON APARTMENTS BUILDING "B"
HADDON HALL BUILDING "A"
EXISTING CRAWL SPACE TO REMAIN
INACCESSIBLE
STORAGE
STORAGE
STORAGE
CORRIDOR
EF-A
EF
EF
①
②
③
④

BASEMENT MECHANICAL PLAN

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

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

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

MAY 09 2014

STEVEN M. FELLER
LICENSE No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

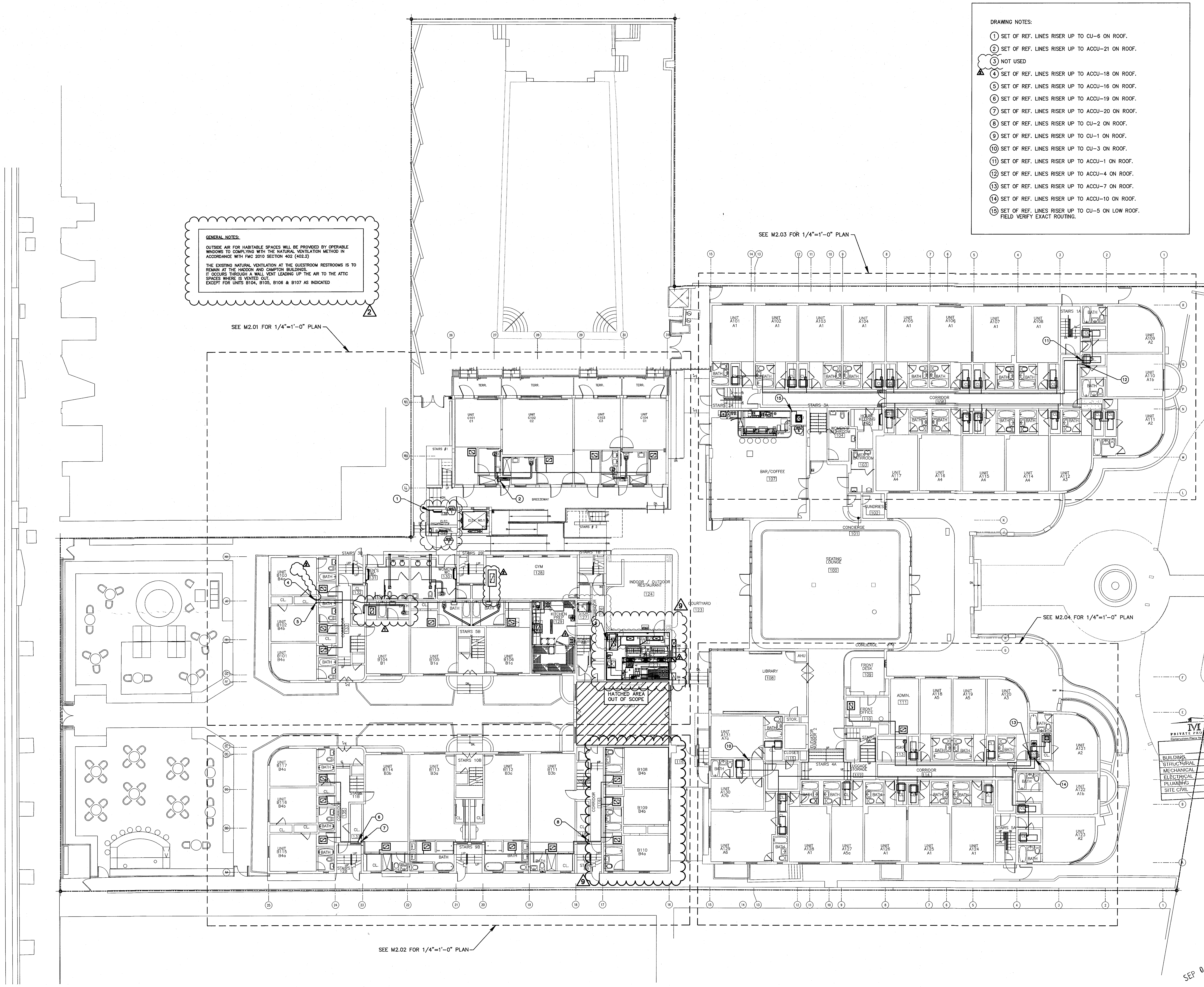
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

BASEMENT MECHANICAL PLAN

SHEET NUMBER

M1.00


SEE M2.01 FOR 1/4"=1'-0" PLAN
SEE M2.02 FOR 1/4"=1'-0" PLAN
SEE M2.03 FOR 1/4"=1'-0" PLAN
SEE M2.04 FOR 1/4"=1'-0" PLAN
BAR/COFFEE 107
SEATING LOUNGE 100
CONCIERGE 101
SUNDRIES 102
LIBRARY 108
FRONT DESK 109
FRONT OFFICE
ADMIN. 111
GYM 128
INDOOR / OUTDOOR RESTAURANT 124
COURTYARD 123
KITCHEN PREP 129
HATCHED AREA OUT OF SCOPE
CORRIDOR 106
CORRIDOR 114
BREEZEWAY
STAIRS 1A
STAIRS 2A
STAIRS 3A
STAIRS 4A
STAIRS 5A
STAIRS 1B
STAIRS 2B
STAIRS 3B
STAIRS 5B
STAIRS 9B
STAIRS 10B
STAIRS 11B
COLLINS AVE

DRAWING NOTES:

① SET OF REF. LINES RISER UP TO CU–6 ON ROOF.
② SET OF REF. LINES RISER UP TO ACCU–21 ON ROOF.
③ NOT USED
④ SET OF REF. LINES RISER UP TO ACCU–18 ON ROOF.
⑤ SET OF REF. LINES RISER UP TO ACCU–16 ON ROOF.
⑥ SET OF REF. LINES RISER UP TO ACCU–19 ON ROOF.
⑦ SET OF REF. LINES RISER UP TO ACCU–20 ON ROOF.
⑧ SET OF REF. LINES RISER UP TO CU–2 ON ROOF.
⑨ SET OF REF. LINES RISER UP TO CU–1 ON ROOF.
⑩ SET OF REF. LINES RISER UP TO CU–3 ON ROOF.
⑪ SET OF REF. LINES RISER UP TO ACCU–1 ON ROOF.
⑫ SET OF REF. LINES RISER UP TO ACCU–4 ON ROOF.
⑬ SET OF REF. LINES RISER UP TO ACCU–7 ON ROOF.
⑭ SET OF REF. LINES RISER UP TO ACCU–10 ON ROOF.
⑮ SET OF REF. LINES RISER UP TO CU–5 ON LOW ROOF. FIELD VERIFY EXACT ROUTING.

GENERAL NOTES:

OUTSIDE AIR FOR HABITABLE SPACES WILL BE PROVIDED BY OPERABLE WINDOWS TO COMPLYING WITH THE NATURAL VENTILATION METHOD IN ACCORDANCE WITH FMC 2010 SECTION 402 (402.2)

THE EXISTING NATURAL VENTILATION AT THE GUESTROOM RESTROOMS IS TO REMAIN AT THE HADDON AND CAMPTON BUILDINGS.
IT OCCURS THROUGH A WALL VENT LEADING UP THE AIR TO THE ATTIC SPACES WHERE IS VENTED OUT.
EXCEPT FOR UNITS B104, B105, B106 & B107 AS INDICATED

△2

GROUND FLOOR MECHANICAL PLAN

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

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

SEP 04 2014

No 22046
STEVEN M. FELLER

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

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

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02–07–14
2	PERMIT REVIEW COMMENTS	03–14–14
3	COORDINATION REVISION	03–14–14
9	KITCHEN RELOCATION	05–30–14

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

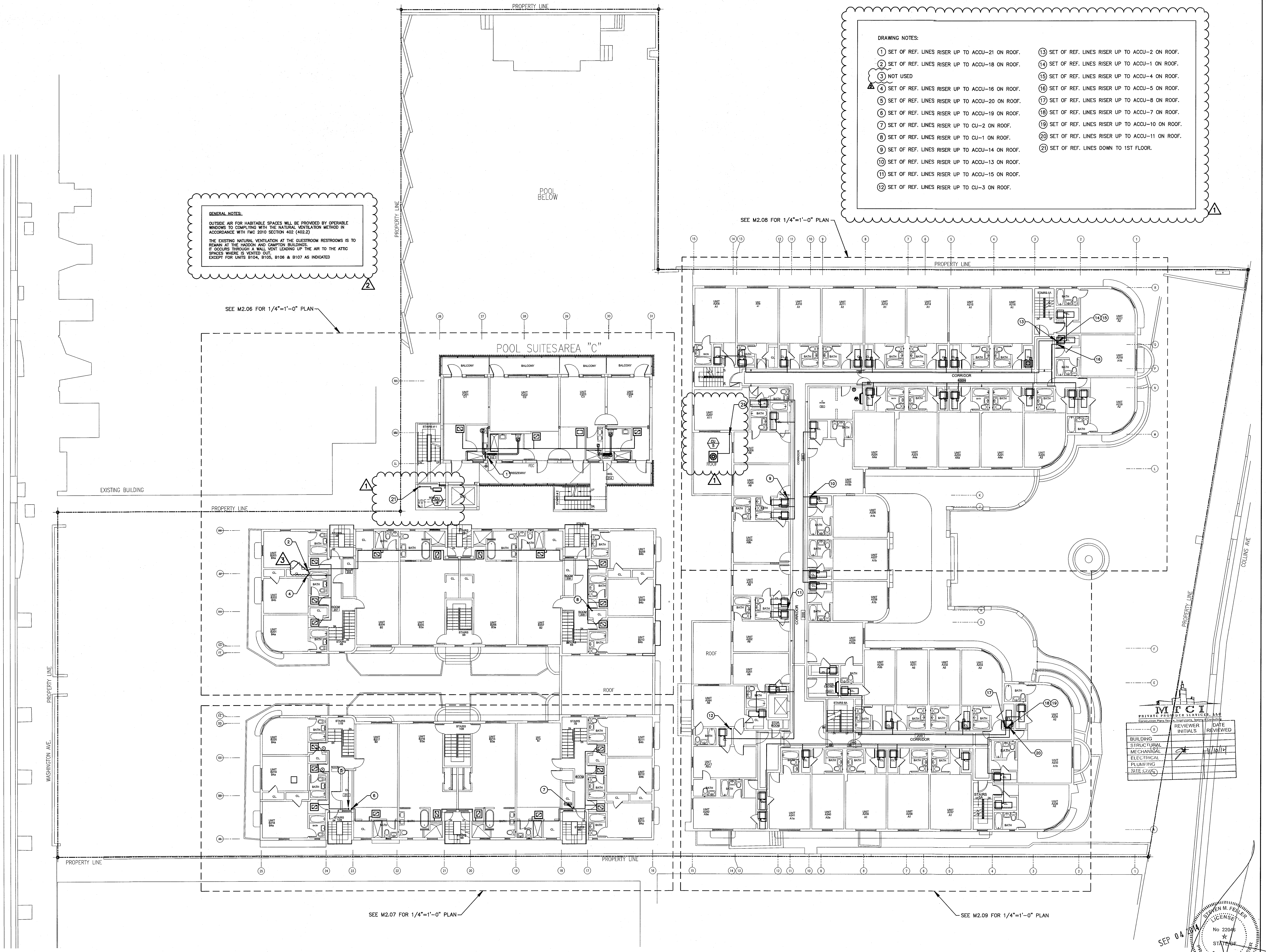
JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

GROUND FLOOR
MECHANICAL PLAN

SHEET NUMBER

M1.01


PROPERTY LINE
POOL BELOW
POOL SUITESAREA "C"
EXISTING BUILDING
WASHINGTON AVE.
COLLINS AVE
CORRIDOR
ROOF
SEE M2.06 FOR 1/4"=1'-0" PLAN
SEE M2.07 FOR 1/4"=1'-0" PLAN
SEE M2.08 FOR 1/4"=1'-0" PLAN
SEE M2.09 FOR 1/4"=1'-0" PLAN

GENERAL NOTES:

OUTSIDE AIR FOR HABITABLE SPACES WILL BE PROVIDED BY OPERABLE WINDOWS TO COMPLYING WITH THE NATURAL VENTILATION METHOD IN ACCORDANCE WITH FMC 2010 SECTION 402 (402.2)

THE EXISTING NATURAL VENTILATION AT THE GUESTROOM RESTROOMS IS TO REMAIN AT THE HADDON AND CAMPTON BUILDINGS.
IT OCCURS THROUGH A WALL VENT LEADING UP THE AIR TO THE ATTIC SPACES WHERE IS VENTED OUT.
EXCEPT FOR UNITS B104, B105, B106 & B107 AS INDICATED

DRAWING NOTES:

① SET OF REF. LINES RISER UP TO ACCU-21 ON ROOF.
② SET OF REF. LINES RISER UP TO ACCU-18 ON ROOF.
③ NOT USED
④ SET OF REF. LINES RISER UP TO ACCU-16 ON ROOF.
⑤ SET OF REF. LINES RISER UP TO ACCU-20 ON ROOF.
⑥ SET OF REF. LINES RISER UP TO ACCU-19 ON ROOF.
⑦ SET OF REF. LINES RISER UP TO CU-2 ON ROOF.
⑧ SET OF REF. LINES RISER UP TO CU-1 ON ROOF.
⑨ SET OF REF. LINES RISER UP TO ACCU-14 ON ROOF.
⑩ SET OF REF. LINES RISER UP TO ACCU-13 ON ROOF.
⑪ SET OF REF. LINES RISER UP TO ACCU-15 ON ROOF.
⑫ SET OF REF. LINES RISER UP TO CU-3 ON ROOF.
⑬ SET OF REF. LINES RISER UP TO ACCU-2 ON ROOF.
⑭ SET OF REF. LINES RISER UP TO ACCU-1 ON ROOF.
⑮ SET OF REF. LINES RISER UP TO ACCU-4 ON ROOF.
⑯ SET OF REF. LINES RISER UP TO ACCU-5 ON ROOF.
⑰ SET OF REF. LINES RISER UP TO ACCU-8 ON ROOF.
⑱ SET OF REF. LINES RISER UP TO ACCU-7 ON ROOF.
⑲ SET OF REF. LINES RISER UP TO ACCU-10 ON ROOF.
⑳ SET OF REF. LINES RISER UP TO ACCU-11 ON ROOF.
㉑ SET OF REF. LINES DOWN TO 1ST FLOOR.

SECOND FLOOR MECHANICAL PLAN

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
2	PERMIT REVIEW COMMENTS	03-14-14
3	COORDINATION REVISION	03-14-14

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	gt	11/10/14
ELECTRICAL		
PLUMBING		
SITE CIVIL		

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

SECOND FLOOR
MECHANICAL PLAN

SEP 04 2014

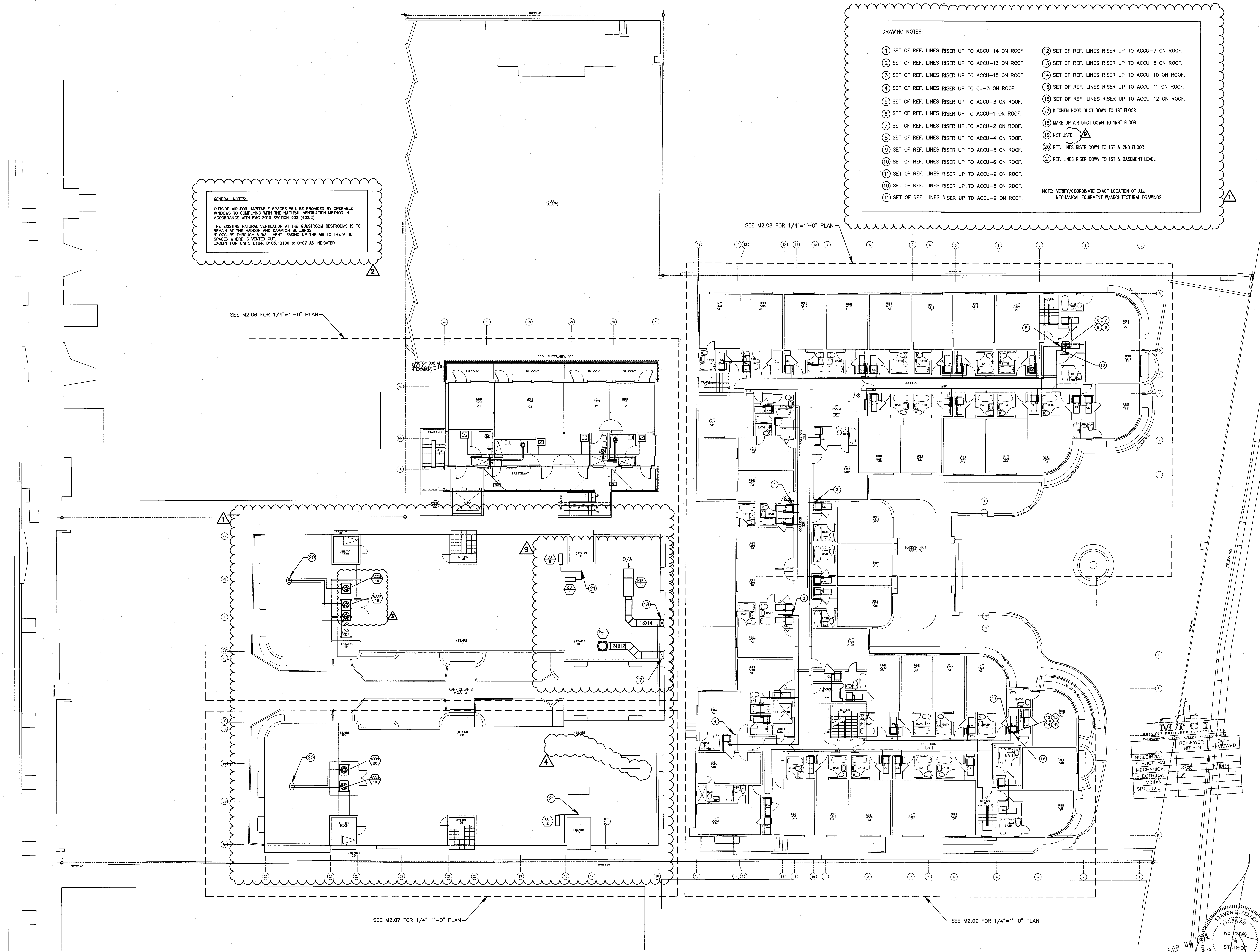
STEVEN M. FELLER
No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

SHEET NUMBER

M1.02

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153



GENERAL NOTES:

OUTSIDE AIR FOR HABITABLE SPACES WILL BE PROVIDED BY OPERABLE WINDOWS TO COMPLYING WITH THE NATURAL VENTILATION METHOD IN ACCORDANCE WITH FMC 2010 SECTION 402 (402.2)

THE EXISTING NATURAL VENTILATION AT THE GUESTROOM RESTROOMS IS TO REMAIN AT THE HADDON AND CAMPTON BUILDINGS.
IT OCCURS THROUGH A WALL VENT LEADING UP THE AIR TO THE ATTIC SPACES WHERE IS VENTED OUT.
EXCEPT FOR UNITS B104, B105, B106 & B107 AS INDICATED

DRAWING NOTES:

① SET OF REF. LINES RISER UP TO ACCU-14 ON ROOF.
② SET OF REF. LINES RISER UP TO ACCU-13 ON ROOF.
③ SET OF REF. LINES RISER UP TO ACCU-15 ON ROOF.
④ SET OF REF. LINES RISER UP TO CU-3 ON ROOF.
⑤ SET OF REF. LINES RISER UP TO ACCU-3 ON ROOF.
⑥ SET OF REF. LINES RISER UP TO ACCU-1 ON ROOF.
⑦ SET OF REF. LINES RISER UP TO ACCU-2 ON ROOF.
⑧ SET OF REF. LINES RISER UP TO ACCU-4 ON ROOF.
⑨ SET OF REF. LINES RISER UP TO ACCU-5 ON ROOF.
⑩ SET OF REF. LINES RISER UP TO ACCU-6 ON ROOF.
⑪ SET OF REF. LINES RISER UP TO ACCU-9 ON ROOF.
⑩ SET OF REF. LINES RISER UP TO ACCU-6 ON ROOF.
⑪ SET OF REF. LINES RISER UP TO ACCU-9 ON ROOF.
⑫ SET OF REF. LINES RISER UP TO ACCU-7 ON ROOF.
⑬ SET OF REF. LINES RISER UP TO ACCU-8 ON ROOF.
⑭ SET OF REF. LINES RISER UP TO ACCU-10 ON ROOF.
⑮ SET OF REF. LINES RISER UP TO ACCU-11 ON ROOF.
⑯ SET OF REF. LINES RISER UP TO ACCU-12 ON ROOF.
⑰ KITCHEN HOOD DUCT DOWN TO 1ST FLOOR
⑱ MAKE UP AIR DUCT DOWN TO 1RST FLOOR
⑲ NOT USED. 9
⑳ REF. LINES RISER DOWN TO 1ST & 2ND FLOOR
㉑ REF. LINES RISER DOWN TO 1ST & BASEMENT LEVEL

NOTE: VERIFY/COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT W/ARCHITECTURAL DRAWINGS

THIRD FLOOR MECHANICAL PLAN

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

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
2	PERMIT REVIEW COMMENTS	03-14-14
3	COORDINATION REVISION	03-14-14
4	FIRE REVIEW COMMENTS	04-07-14
9	KITCHEN RELOCATION	05-30-14

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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

THIRD FLOOR
MECHANICAL PLAN

SHEET NUMBER

M1.03

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	JA	11/10/14
ELECTRICAL		
PLUMBING		
SITE CIVIL		

SEP 04 2014

STEVEN M. FELLER
LICENSE No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

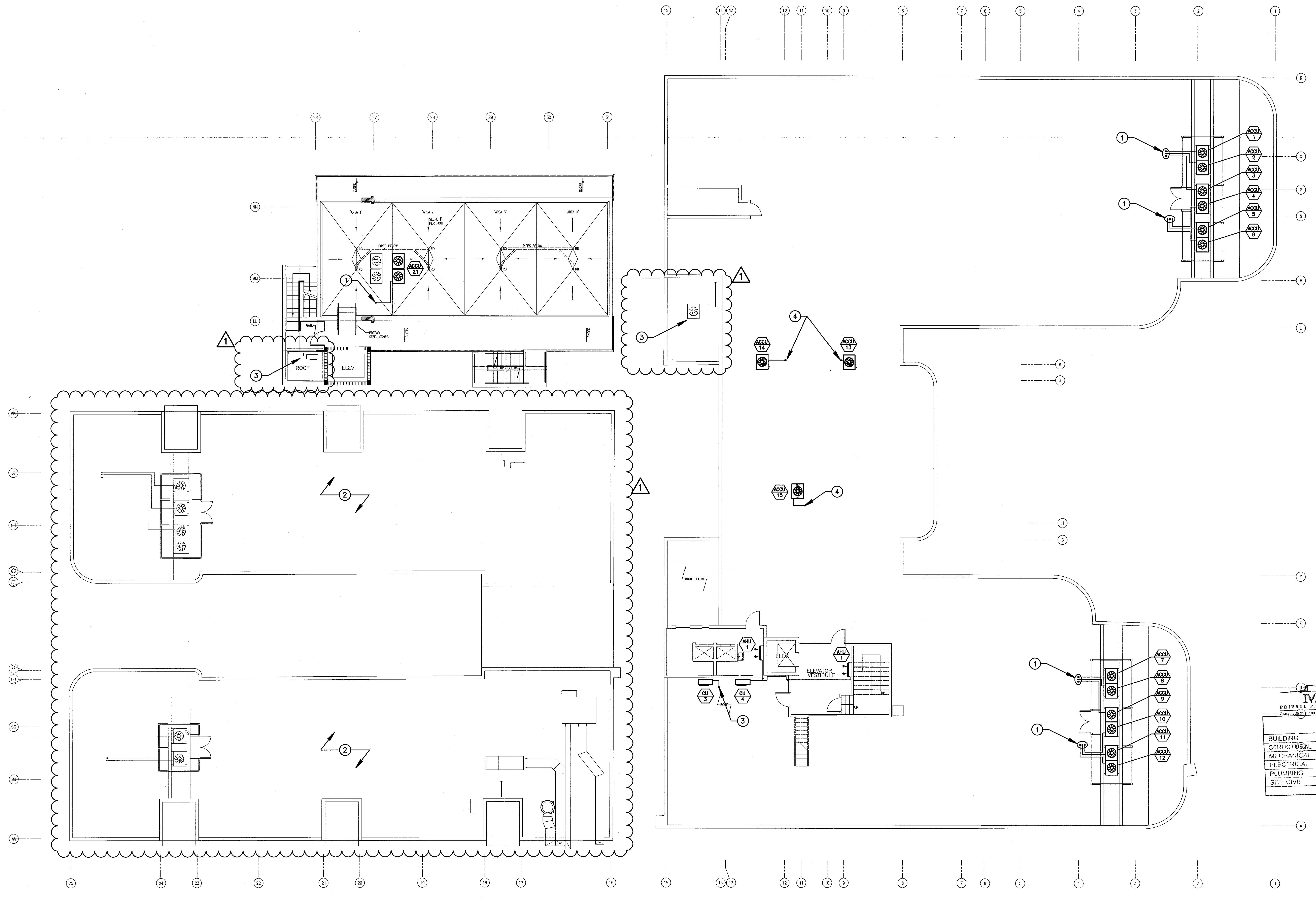
STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

User: clarence | Date: Thursday, September 4 2014 01:14:40 PM

DRAWING NOTES:

① REF. LINES RISER DOWN TO 1ST; 2ND & 3RD FLOOR
② SEE ROOF EQUIPMENT ON SHEET M1.03
③ SEE ROOF EQUIPMENT ON SHEET M1.02
④ REF. LINES RISER UP TO 2ND & 3RD LEVEL
⑤ REF. LINES RISER DOWN TO 1ST LEVEL
⑥ KITCHEN HOOD DUCT DOWN TO 1ST FLOOR
⑦ MAKE UP AIR DUCT DOWN TO 1RST FLOOR
⑧ KITCHEN S/R AIR CONDITIONING DUCT DOWN TO 1ST FLOOR

NOTE: VERIFY/COORDINATE EXACT LOCATION OF ALL
MECHANICAL EQUIPMENT W/ARCHITECTURAL DRAWINGS


ACCU 1
ACCU 2
ACCU 3
ACCU 4
ACCU 5
ACCU 6
ACCU 7
ACCU 8
ACCU 9
ACCU 10
ACCU 11
ACCU 12
ACCU 13
ACCU 14
ACCU 15
ACCU 21
AHU 1
CU 3
CU 4
ROOF
ELEV.
ELEVATOR VESTIBULE
ROOF BELOW

MECHANICAL ROOF PLAN

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
~~STRUCTURAL~~		
MECHANICAL	JA	11/10/14
ELECTRICAL		
PLUMBING		
SITE CIVIL		

MAY 09 2014

No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14

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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

MECHANICAL
ROOF PLAN

SHEET NUMBER

M1.04

DRAWING NOTES:

① SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 18X12 RAG. TYP. FOR ALL.

② SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 30X24 RAG. TYP. FOR ALL.

③ SET OF REF. PIPES RISER UP TO ROOF PLAN.

④ SET OF REF. PIPES AT CEILING SPACE, FIELD VERIFY EXACT LOCATION.

⑤ EXHAUST DUCT UP TO ROOF IN 2HR FIRE RATED SHAFT W/ GOOSE NECK CAP AND INSECT WIRE MESH SCREEN AT ROOF TERMINATION.

⑥ EXHAUST DUCT TO EXTERIOR WALL 10' AFF W/WALL CAP AND INSECT WIRE MESH SCREEN AT WALL TERMINATION.

⑦ EXHAUST DUCT UP TO ROOF W/ GOOSE NECK CAP AND INSECT WIRE MESH SCREEN AT ROOF TERMINATION.

⑧ SET OF REF. PIPES RISER UP TO LOW ROOF PLAN.

⑨ TERMINATE 8"ø O/A INTAKE DUCT @ EXTERIOR WALL W/WALL CAP. PROVIDE BUG SCREEN. SET MVD @ 110 CFM

⑩ TERMINATE 6"ø O/A INTAKE DUCT @ EXTERIOR WALL W/WALL CAP. PROVIDE BUG SCREEN. SET MVD @ 100 CFM

⑪ KITCHEN EXHAUST HOOD & MUA DUCTS UP TO ROOF & PENETRATE PARAPET. SUPPORTS AS REQUIRED. SLOPE KITCHEN HOOD EXIT DUCT. NO LOW POINT PERMITTED. SEE M104 FOR CONTINUATION.

⑫ KITCHEN EXHAUST DUCT TO BE 16 GAGE STEEL W/WELDED STEAM AND WATER TIGHT. PROVIDE CLEANOUTS IN ACCORDANCE W/ CODE.

⑬ DISH WASHER EXH DUCT. PROVIDE ALUMINUM DUCT W/WELDED STEAM AND WATER TIGHT.

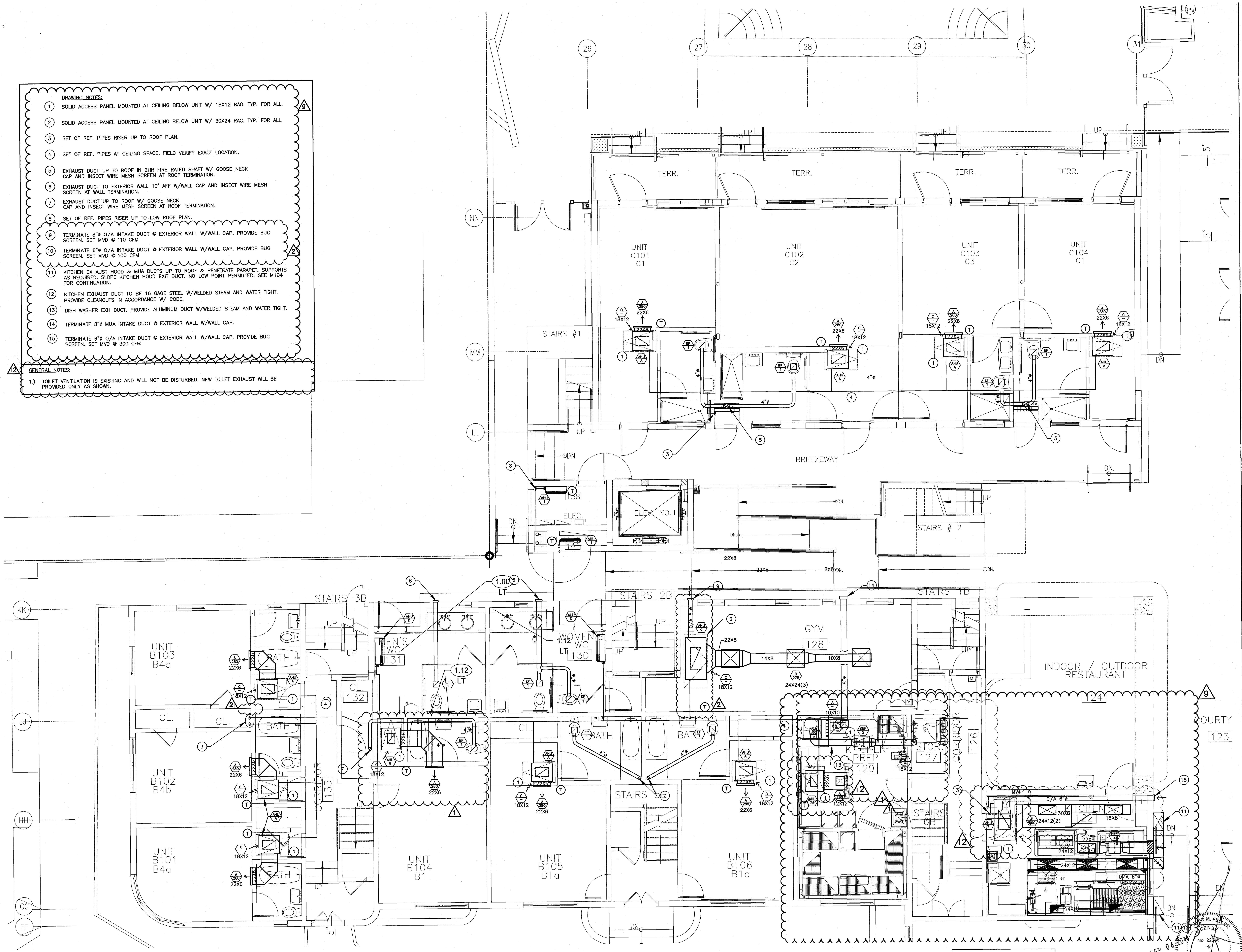
⑭ TERMINATE 8"ø MUA INTAKE DUCT @ EXTERIOR WALL W/WALL CAP.

⑮ TERMINATE 6"ø O/A INTAKE DUCT @ EXTERIOR WALL W/WALL CAP. PROVIDE BUG SCREEN. SET MVD @ 300 CFM

9 2

12 GENERAL NOTES:

1.) TOILET VENTILATION IS EXISTING AND WILL NOT BE DISTURBED. NEW TOILET EXHAUST WILL BE PROVIDED ONLY AS SHOWN.

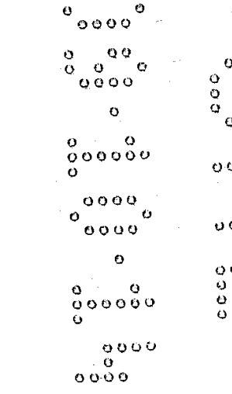

26
27
28
29
30
31
NN
MM
LL
KK
JJ
HH
GG
FF
TERR.
TERR.
TERR.
TERR.
UNIT C101 C1
UNIT C102 C2
UNIT C103 C3
UNIT C104 C1
STAIRS #1
BREEZEWAY
ELEC.
ELEV. NO.1
STAIRS # 2
STAIRS 3B
STAIRS 2B
STAIRS 1B
MEN'S WC 131
WOMEN'S WC 130
GYM 128
INDOOR / OUTDOOR RESTAURANT
124
COURTY 123
CL. 132
CL.
BATH
CORRIDOR 133
UNIT B103 B4a
UNIT B102 B4b
UNIT B101 B4a
UNIT B104 B1
UNIT B105 B1a
UNIT B106 B1a
STAIRS 5B
STAIRS 6B
KITCHEN PREP 129
STOR. 127
CORRIDOR 126
KITCHEN 122
22X8
22X6
18X12
24X24(3)
14X8
10X8
10X10
12X12
30X8
16X8
24X12(2)
24X12
18X14
14X16
1.00 LT
1.12 LT
UP
DN.
4"ø

CAMPTON / POOLS GROUND FLOOR TYPICAL ENLARGED UNITS MECHANICAL PLAN

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
2	COORDINATION REVISION	03-14-14
9	KITCHEN RELOCATION	05-30-14
12	FIRE & MTCI COMMENTS	08-21-14

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

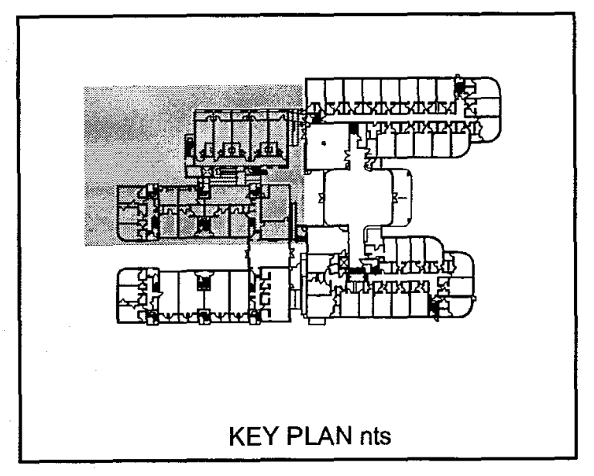
One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, Fl 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA26001507

Boston Miami

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

ENLARGED UNITS
MECHANICAL PLAN
CAMPTON / POOL UNITS



KEY PLAN nts

STEVEN FELLER P.E., PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

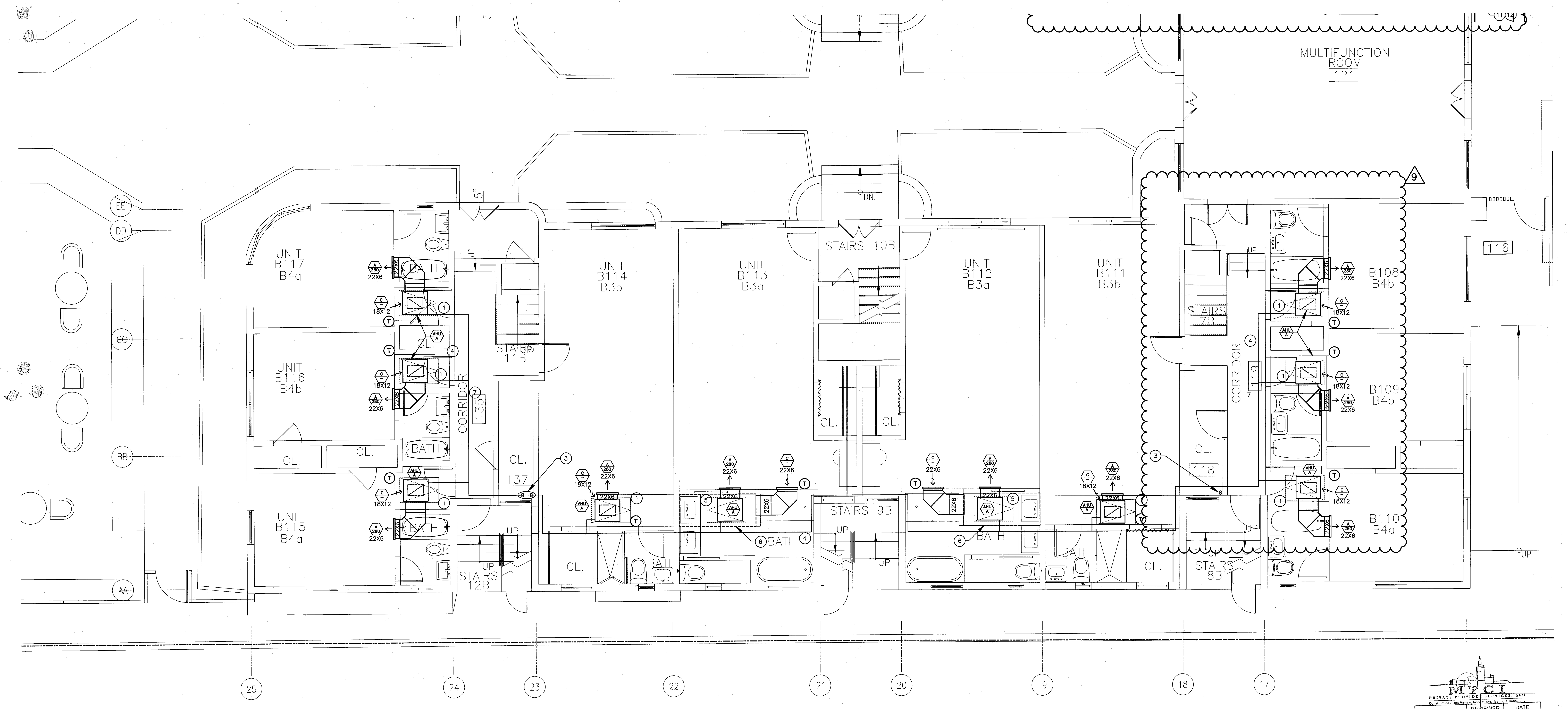
SEP 04 2014

No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

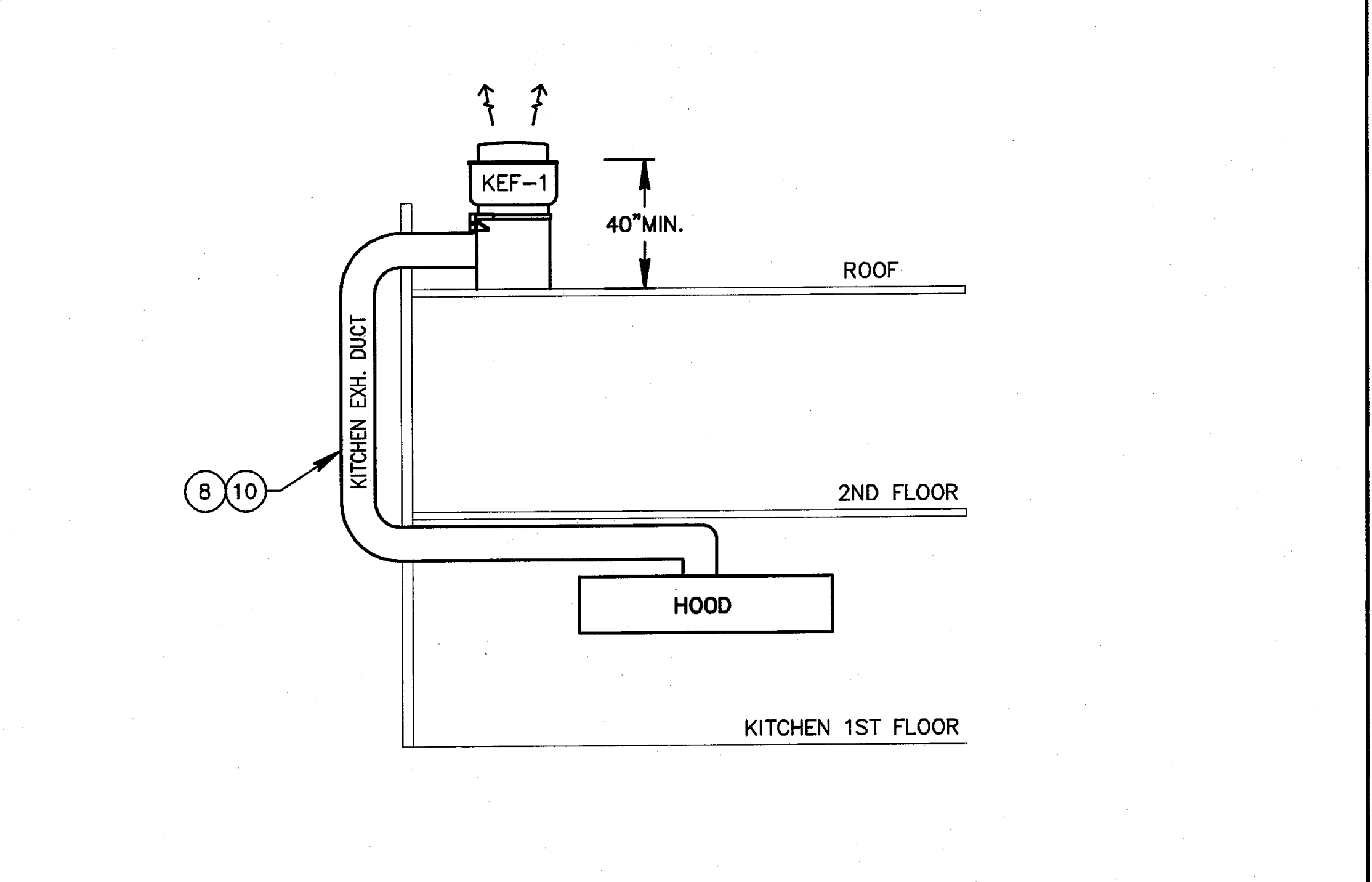
SHEET NUMBER
M2.01

User: clarence | Date: Thursday, September 4 2014 01:15:06 PM


MULTIFUNCTION ROOM
121
116
11 12
9
EE
DD
CC
BB
AA
UNIT B117 B4a
UNIT B116 B4b
UNIT B115 B4a
UNIT B114 B3b
UNIT B113 B3a
UNIT B112 B3a
UNIT B111 B3b
B108 B4b
B109 B4b
B110 B4a
STAIRS 10B
STAIRS 11B
STAIRS 12B
STAIRS 9B
STAIRS 7B
STAIRS 8B
CORRIDOR
135
CORRIDOR
119
CL.
137
CL.
118
BATH
DN.
UP
5"
22X6
18X12
25
24
23
22
21
20
19
18
17
16

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	SM	11/10/14
ELECTRICAL		
PLUMBING		
SITE CIVIL		


KEF-1
40"MIN.
ROOF
KITCHEN EXH. DUCT
8
10
2ND FLOOR
HOOD
KITCHEN 1ST FLOOR

KITCHEN EXH DUCT RISER DIAGRAM

SCALE: NTS

DRAWING NOTES:

① SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 18X12 RAG. TYP. FOR ALL.

② SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 30X24 RAG. TYP. FOR ALL.

③ SET OF REF. PIPES RISER UP TO ROOF PLAN.

④ SET OF REF. PIPES AT CEILING SPACE, FIELD VERIFY EXACT LOCATION.

⑤ SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT.

⑥ R/A PLENUM ABOVE CEILING. ANY PENETRATIONS THRU PLENUM DUCTWORK, PIPING, CONDUIT, ETC. SHALL BE SEALED AIR TIGHT.

⑦ SET OF REF. PIPES BELOW EXISTING CEILING. ARCHITECT TO PROVIDE SOFFIT. COORDINATE W/I D DWG.

⑧ NOT USED.

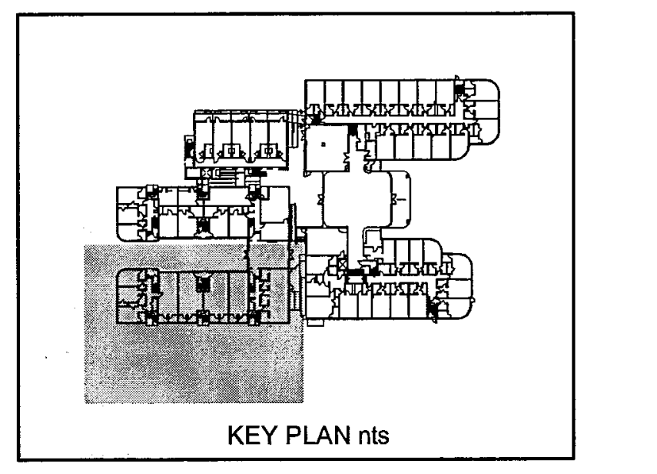
⑨ NOT USED.

⑩ NOT USED.

⑪ DISH WASHER EXH DUCT. PROVIDE ALUMINUM DUCT W/WELDED STEAM AND WATER TIGHT.

CAMPTON GROUND FLOOR TYPICAL ENLARGED UNITS MECHANICAL PLAN

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



KEY PLAN nts

SEP 04 2014

STEVEN M. FELLER
LICENSE
No 22046
STATE OF FLORIDA
PROFESSIONAL ENGINEER

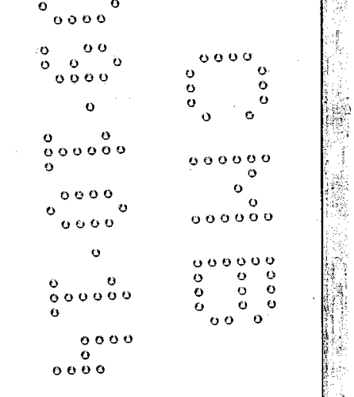
STEVEN FELLER P.E., PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
9	KITCHEN RELOCATION	05-30-14

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:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

ENLARGED UNITS
MECHANICAL PLAN
CAMPTON UNITS

SHEET NUMBER

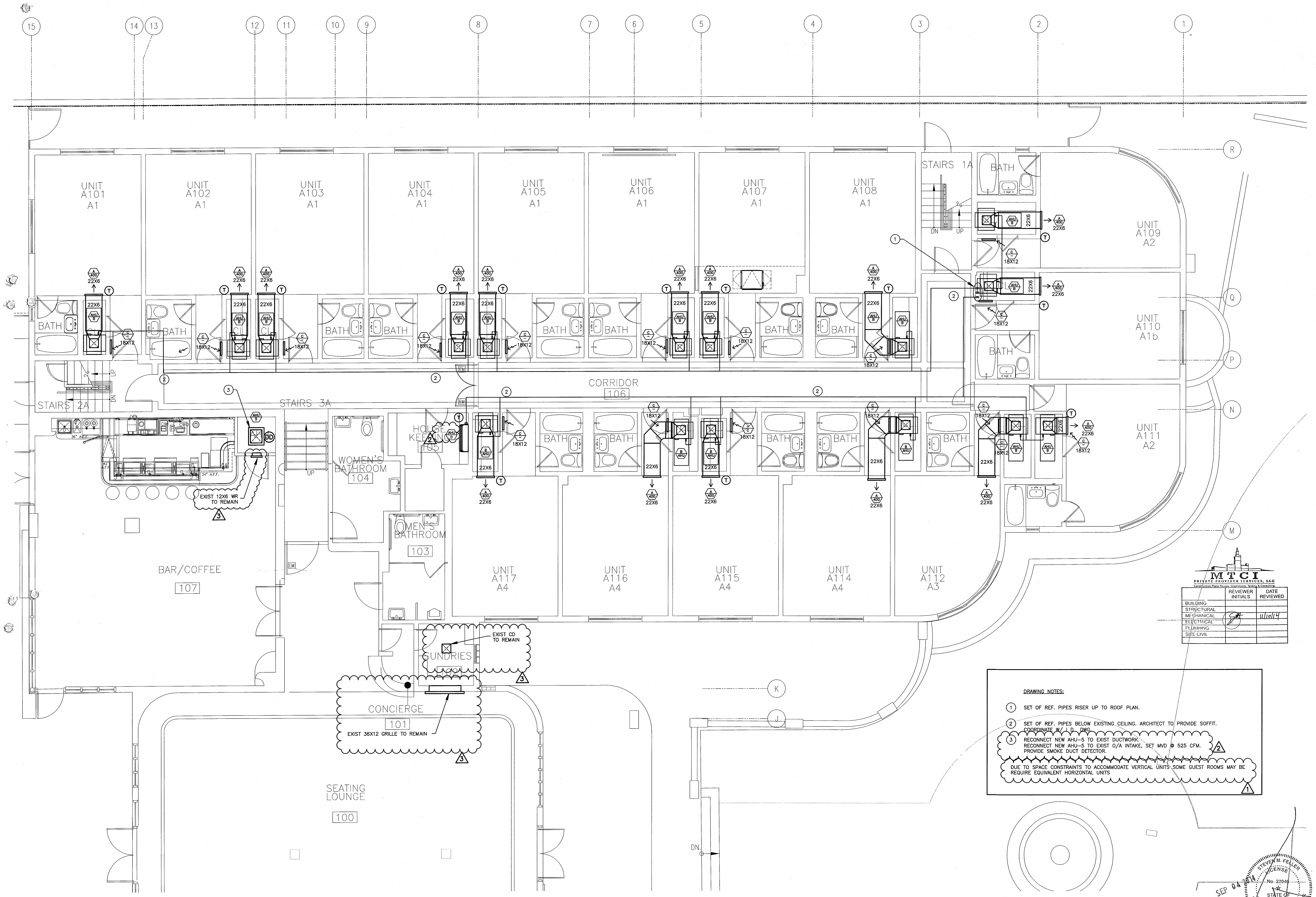
M2.02

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
2	PERMIT REVIEW COMMENTS	03-14-14
3	COORDINATION REVISION	03-14-14


15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
R
Q
P
N
M
K
J
UNIT A101 A1
UNIT A102 A1
UNIT A103 A1
UNIT A104 A1
UNIT A105 A1
UNIT A106 A1
UNIT A107 A1
UNIT A108 A1
UNIT A109 A2
UNIT A110 A1b
UNIT A111 A2
UNIT A117 A4
UNIT A116 A4
UNIT A115 A4
UNIT A114 A4
UNIT A112 A3
STAIRS 1A
STAIRS 2A
STAIRS 3A
BATH
CORRIDOR 106
HOUSE KEEPING 105
WOMEN'S BATHROOM 104
MEN'S BATHROOM 103
BAR/COFFEE 107
SUNDRIES
CONCIERGE 101
SEATING LOUNGE 100
22X6
18X12
AHU
EXIST 12X6 WR TO REMAIN
EXIST CD TO REMAIN
EXIST 36X12 GRILLE TO REMAIN
DN
UP

DRAWING NOTES:

① SET OF REF. PIPES RISER UP TO ROOF PLAN.

② SET OF REF. PIPES BELOW EXISTING CEILING. ARCHITECT TO PROVIDE SOFFIT. COORDINATE W/ I.D. DWG.

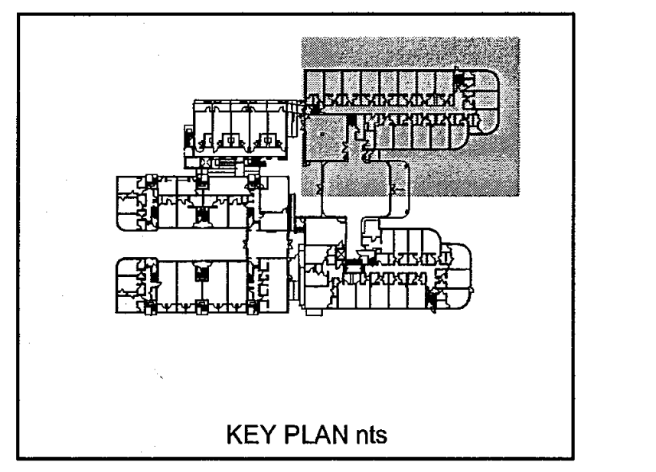
③ RECONNECT NEW AHU-5 TO EXIST DUCTWORK.
RECONNECT NEW AHU-5 TO EXIST O/A INTAKE, SET MVD @ 525 CFM.
PROVIDE SMOKE DUCT DETECTOR. △2

DUE TO SPACE CONSTRAINTS TO ACCOMMODATE VERTICAL UNITS SOME GUEST ROOMS MAY BE REQUIRE EQUIVALENT HORIZONTAL UNITS △1

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

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

HADDON HALL GROUND FLOOR TYPICAL ENLARGED UNITS MECHANICAL PLAN
SCALE: 1/4"=1'-0"


KEY PLAN nts

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

SEP 04 2014

STEVEN M. FELLER
No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

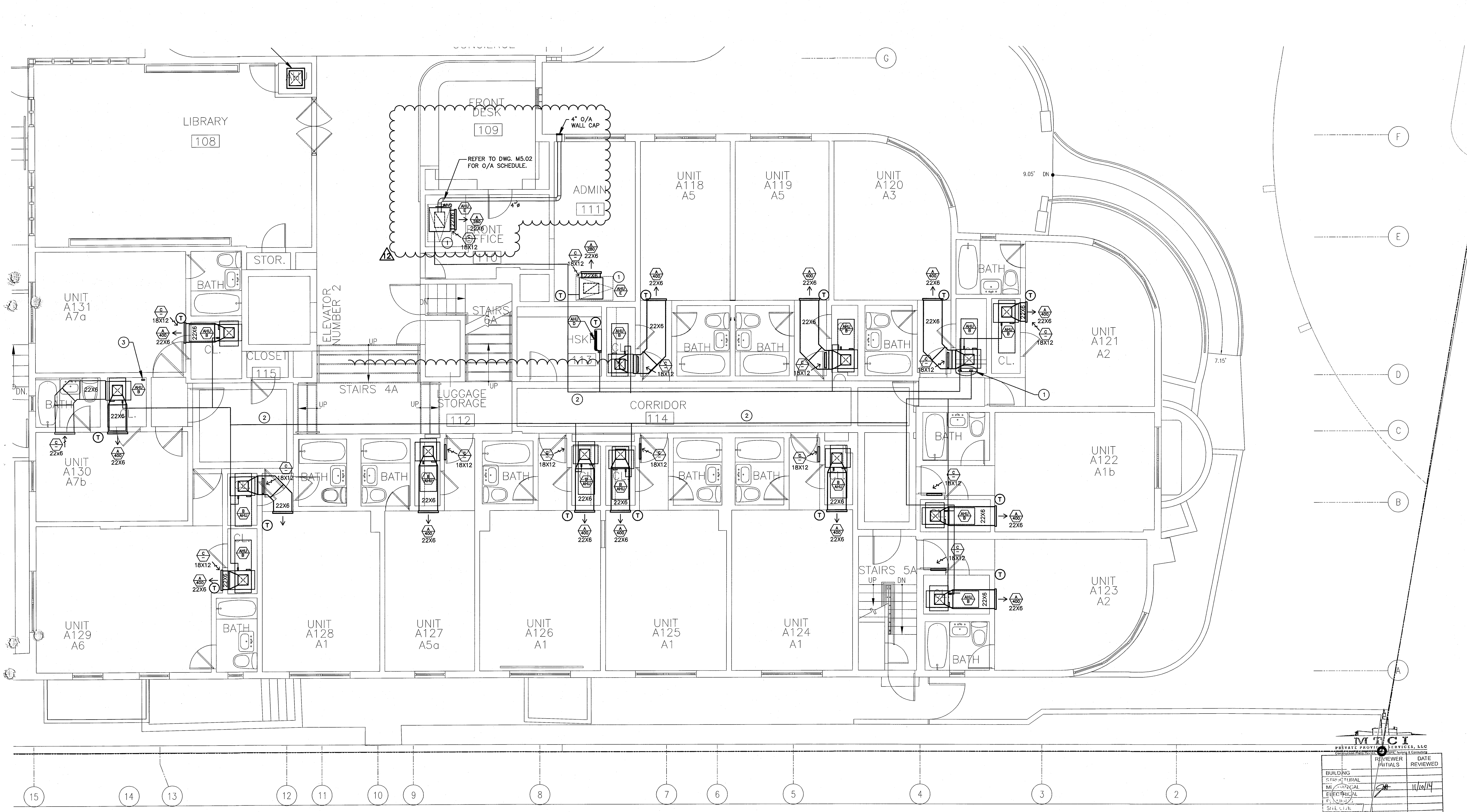
JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

ENLARGED UNITS
MECHANICAL PLAN
HADDON HALL NORTH WING

SHEET NUMBER

M2.03


LIBRARY
108
STOR.
FRONT DESK
109
4" O/A WALL CAP
REFER TO DWG. M5.02 FOR O/A SCHEDULE.
ADMIN
111
FRONT OFFICE
110
4"⌀
ELEVATOR NUMBER 2
STAIRS 6A
HSKP
113
CLOSET
115
STAIRS 4A
LUGGAGE STORAGE
112
CORRIDOR
114
STAIRS 5A
UP
DN
UNIT A131 A7a
UNIT A130 A7b
UNIT A129 A6
UNIT A128 A1
UNIT A127 A5a
UNIT A126 A1
UNIT A125 A1
UNIT A124 A1
UNIT A118 A5
UNIT A119 A5
UNIT A120 A3
UNIT A121 A2
UNIT A122 A1b
UNIT A123 A2
BATH
CL.
22X6
18X12
400
280
9.05' DN
7.15'
G
F
E
D
C
B
A
15
14
13
12
11
10
9
8
7
6
5
4
3
2

DRAWING NOTES:

① SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 18X12 RAG. TYP. FOR ALL.

② SET OF REF. PIPES BELOW EXISTING CEILING. ARCHITECT TO PROVIDE SOFFIT. COORDINATE W/ I D DWG.

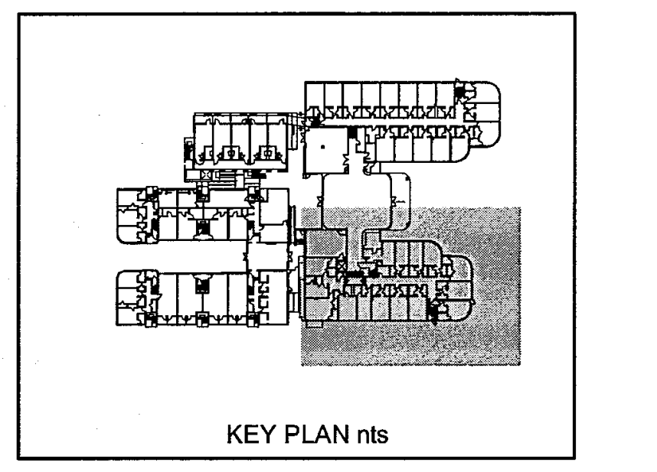
③ SET OF REF. PIPES RISER UP TO ROOF PLAN.

④ EXISTING AHU TO REMAIN.

DUE TO SPACE CONSTRAINTS TO ACCOMMODATE VERTICAL UNITS SOME GUEST ROOMS MAY BE REQUIRE EQUIVALENT HORIZONTAL UNITS 1

HADDON HALL GROUND FLOOR TYPICAL ENLARGED UNITS MECHANICAL PLAN

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



KEY PLAN nts

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

STEVEN M. FELLER
No 22046

SEP 04 2014

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	JH	11/10/14
ELECTRICAL		
PLUMBING		
SITE CIVIL		

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
12	FIRE & MTCI COMMENTS	08-21-14

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

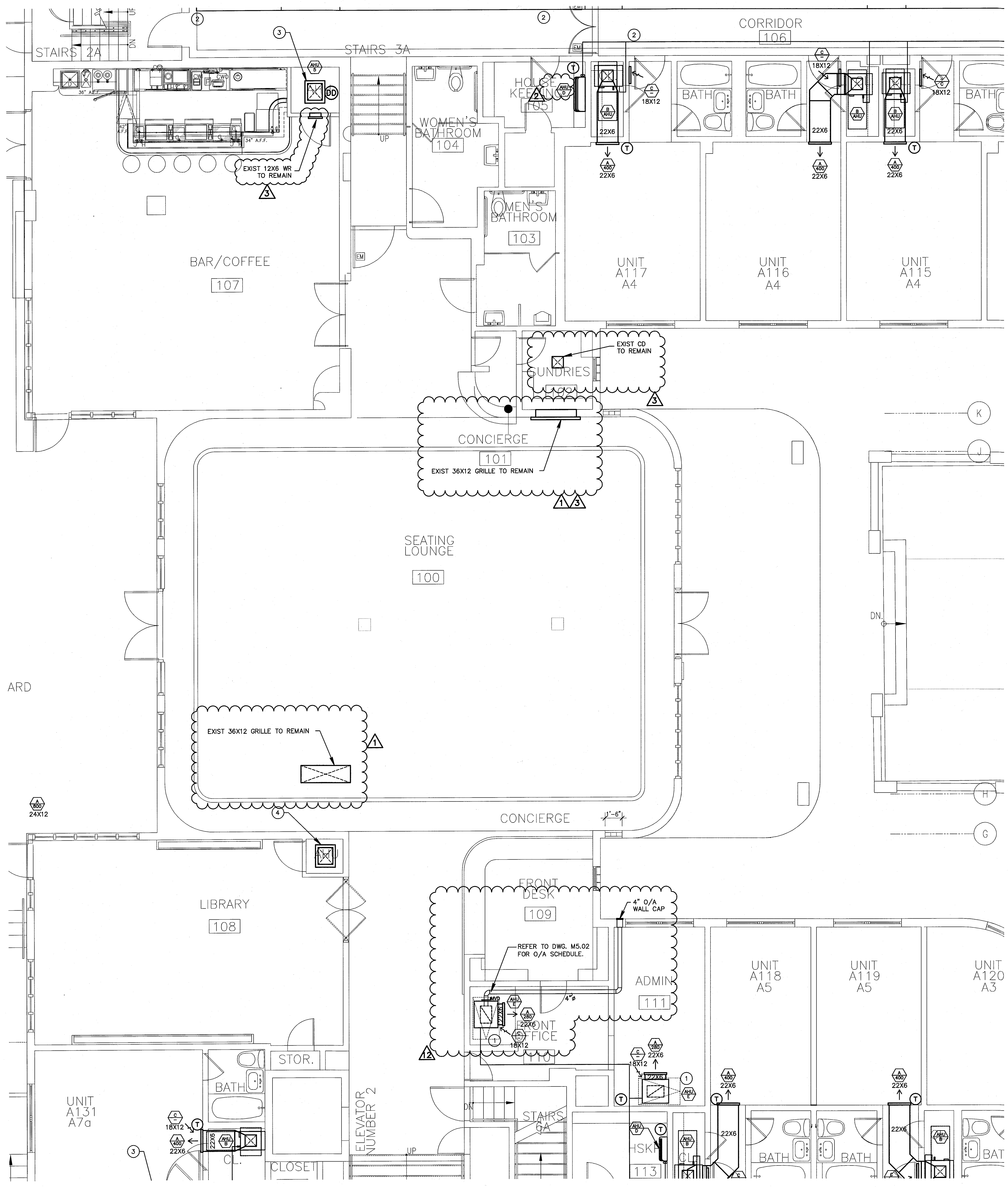
JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

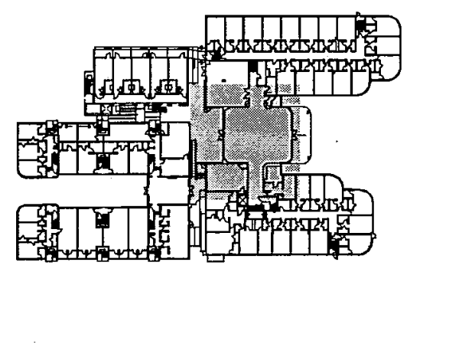
ENLARGED UNITS
MECHANICAL PLAN
HADDON HALL SOUTH WING

SHEET NUMBER

M2.04


STAIRS 2A
STAIRS 3A
CORRIDOR
106
HOUSEKEEPING
105
WOMEN'S BATHROOM
104
MEN'S BATHROOM
103
BATH
UNIT A117 A4
UNIT A116 A4
UNIT A115 A4
BAR/COFFEE
107
EXIST 12X6 WR TO REMAIN
EXIST CD TO REMAIN
SUNDRIES
CONCIERGE
101
EXIST 36X12 GRILLE TO REMAIN
SEATING LOUNGE
100
EXIST 36X12 GRILLE TO REMAIN
CONCIERGE
ARD
LIBRARY
108
FRONT DESK
109
4" O/A WALL CAP
REFER TO DWG. M5.02 FOR O/A SCHEDULE.
ADMIN
111
FRONT OFFICE
110
UNIT A118 A5
UNIT A119 A5
UNIT A120 A3
UNIT A131 A7a
STOR.
CLOSET
ELEVATOR NUMBER 2
STAIRS 6A
HSKP
113
22X6
18X12
24X12
DN.
UP
K
J
H
G

HADDON HALL COMMON AREAS MECHANICAL PLAN
SCALE: 1/4"=1'-0"


KEY PLAN nts

DRAWING NOTES:

① SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 18X12 RAG. TYP. FOR ALL.

② SET OF REF. PIPES BELOW EXISTING CEILING. ARCHITECT TO PROVIDE SOFFIT. COORDINATE W/ I.D. DWG.

③ RECONNECT NEW AHU-5 TO EXIST DUCTWORK. RECCONECT NEW AHU-5 TO EXIST O/A INTAKE, SET MVD @ 525 CFM. PROVIDE SMOKE DUCT DETECTOR.

④ EXISTING AHU TO REMAIN.

DUE TO SPACE CONSTRAINTS TO ACCOMMODATE VERTICAL UNITS SOME GUEST ROOMS MAY BE REQUIRE EQUIVALENT HORIZONTAL UNITS

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

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

SEP 04 2014

STEVEN M. FELLER
No 22046

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
2	PERMIT REVIEW COMMENTS	03-14-14
3	COORDINATION REVISION	03-14-14
12	FIRE & MTCI COMMENTS	08-21-14

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

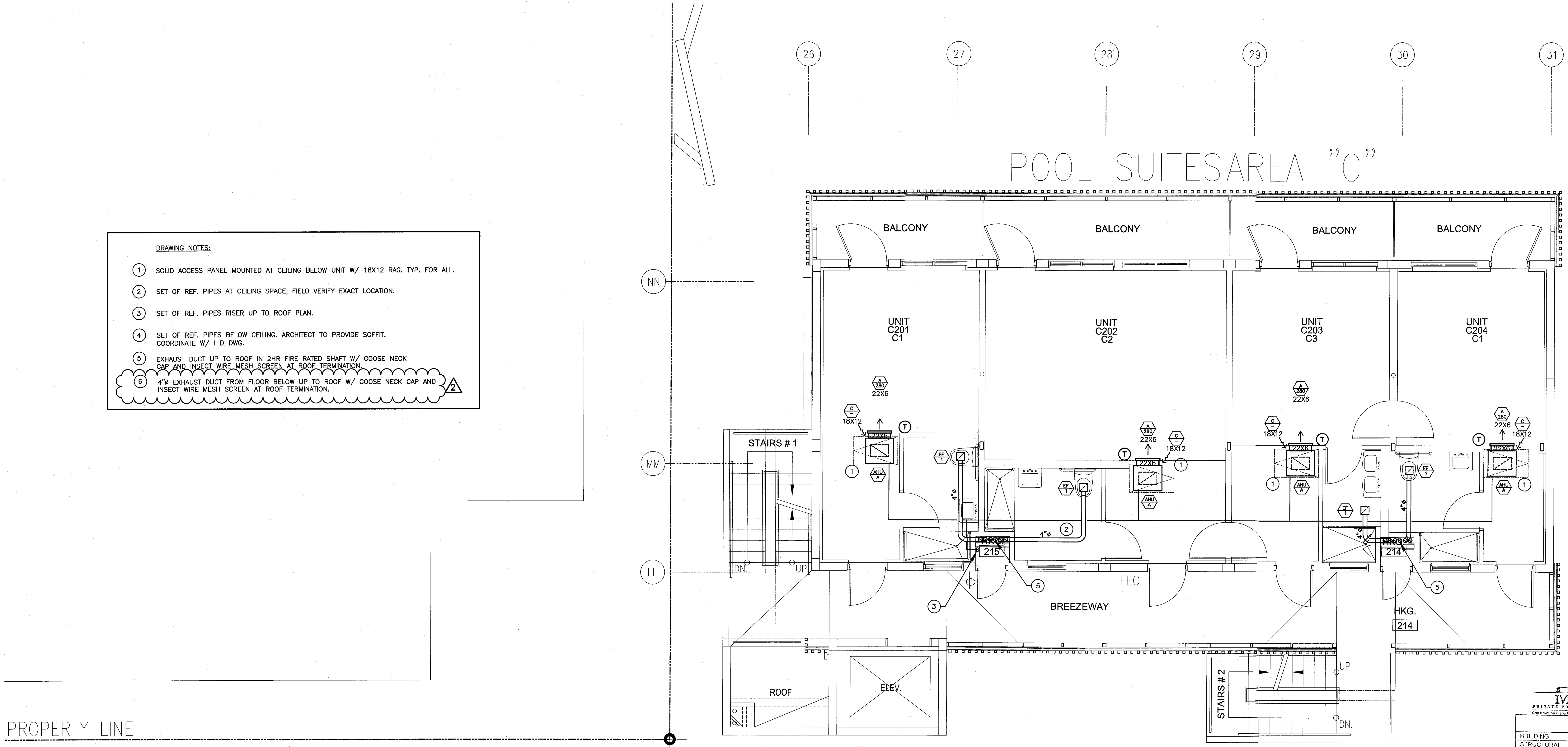
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

ENLARGED UNITS
THIRD FLOOR
MECHANICAL PLAN
HADDON HALL COMMON AREA

SHEET NUMBER

M2.05

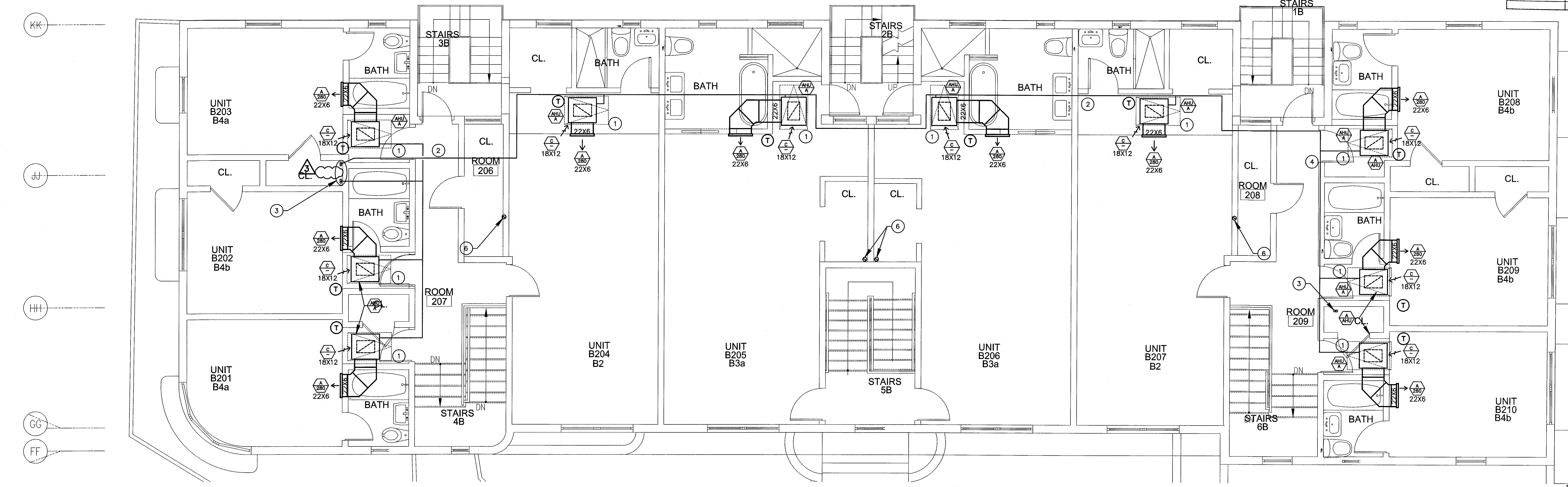

26
27
28
29
30
31
POOL SUITESAREA "C"
BALCONY
BALCONY
BALCONY
BALCONY
UNIT C201 C1
UNIT C202 C2
UNIT C203 C3
UNIT C204 C1
NN
MM
LL
STAIRS # 1
DN.
UP
BREEZEWAY
FEC
215
214
HKG.
214
ROOF
ELEV.
STAIRS # 2
UP
DN.
PROPERTY LINE
18X12
22X6
4"ø

DRAWING NOTES:

1. SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 18X12 RAG. TYP. FOR ALL.
2. SET OF REF. PIPES AT CEILING SPACE, FIELD VERIFY EXACT LOCATION.
3. SET OF REF. PIPES RISER UP TO ROOF PLAN.
4. SET OF REF. PIPES BELOW CEILING. ARCHITECT TO PROVIDE SOFFIT. COORDINATE W/ I D DWG.
5. EXHAUST DUCT UP TO ROOF IN 2HR FIRE RATED SHAFT W/ GOOSE NECK CAP AND INSECT WIRE MESH SCREEN AT ROOF TERMINATION.
6. 4"ø EXHAUST DUCT FROM FLOOR BELOW UP TO ROOF W/ GOOSE NECK CAP AND INSECT WIRE MESH SCREEN AT ROOF TERMINATION. 2

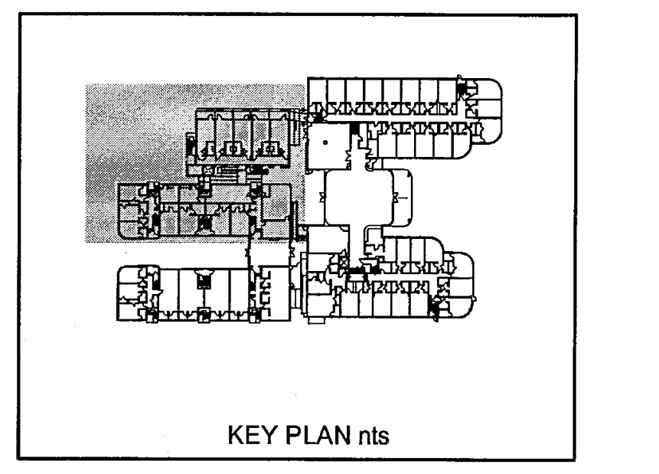
MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	JA	11/10/14
ELECTRICAL		
PLUMBING		
SITE CIVIL		


KK
JJ
HH
GG
FF
UNIT B203 B4a
UNIT B202 B4b
UNIT B201 B4a
UNIT B204 B2
UNIT B205 B3a
UNIT B206 B3a
UNIT B207 B2
UNIT B208 B4b
UNIT B209 B4b
UNIT B210 B4b
STAIRS 3B
STAIRS 2B
STAIRS 1B
STAIRS 4B
STAIRS 5B
STAIRS 6B
ROOM 206
ROOM 207
ROOM 208
ROOM 209
BATH
CL.
DN
UP
22X6
18X12

CAMPTON 2FL / POOL 2FL & 3FL ENLARGED UNITS MECHANICAL PLAN

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


KEY PLAN nts

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

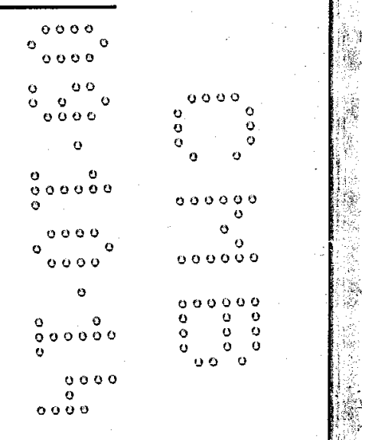
SEP 04 2014

STEVEN M. FELLER
No. 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	BLDG DEPARTMENT COMMENT	03-18-13
2	PERMIT REVIEW COMMENTS	03-14-14
3	COORDINATION REVISION	03-14-14

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

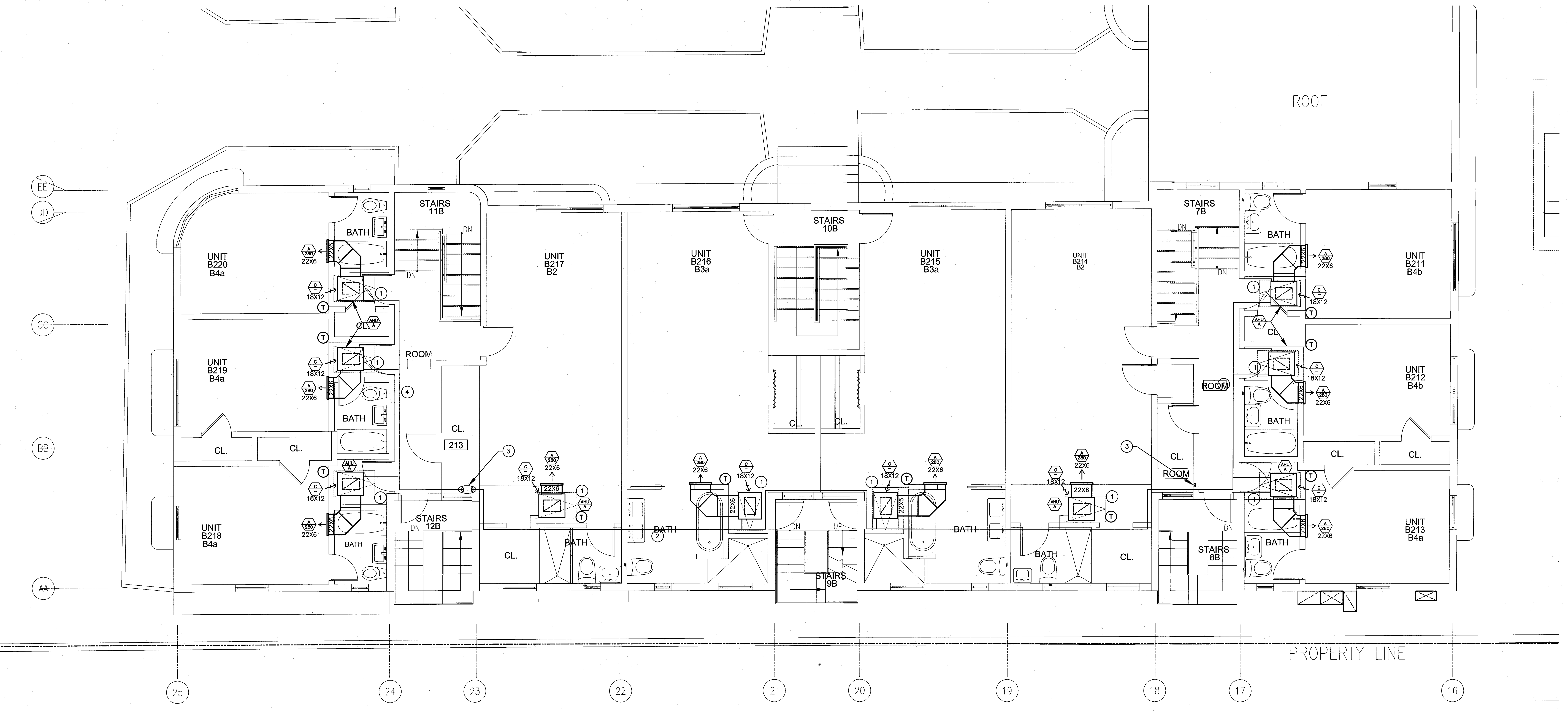
JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

ENLARGED UNITS
MECHANICAL PLAN
CAMPTON 2FL
POOL 2FL & 3FL
UNITS

SHEET NUMBER

M2.06


ROOF
EE
DD
CC
BB
AA
STAIRS 11B
STAIRS 10B
STAIRS 7B
STAIRS 12B
STAIRS 9B
STAIRS 8B
UNIT B220 B4a
UNIT B219 B4a
UNIT B218 B4a
UNIT B217 B2
UNIT B216 B3a
UNIT B215 B3a
UNIT B214 B2
UNIT B211 B4b
UNIT B212 B4b
UNIT B213 B4a
BATH
CL.
ROOM
213
DN
UP
22X6
18X12
AHU A
280
T
PROPERTY LINE
25
24
23
22
21
20
19
18
17
16

CAMPTON 2FL ENLARGED UNITS MECHANICAL PLAN

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

DRAWING NOTES:

① SOLID ACCESS PANEL MOUNTED AT CEILING BELOW UNIT W/ 18X12 RAG. TYP. FOR ALL.

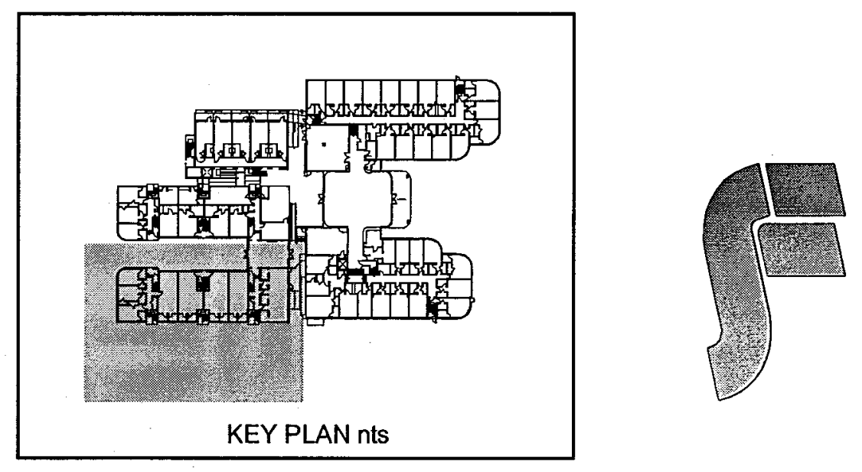
② SET OF REF. PIPES AT CEILING SPACE, FIELD VERIFY EXACT LOCATION.

③ SET OF REF. PIPES RISER UP TO ROOF PLAN.

④ SET OF REF. PIPES BELOW CEILING. ARCHITECT TO PROVIDE SOFFIT. COORDINATE W/ I D DWG.

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

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


KEY PLAN nts

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

STEVEN M. FELLER
No 22046

SEP 04 2014

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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

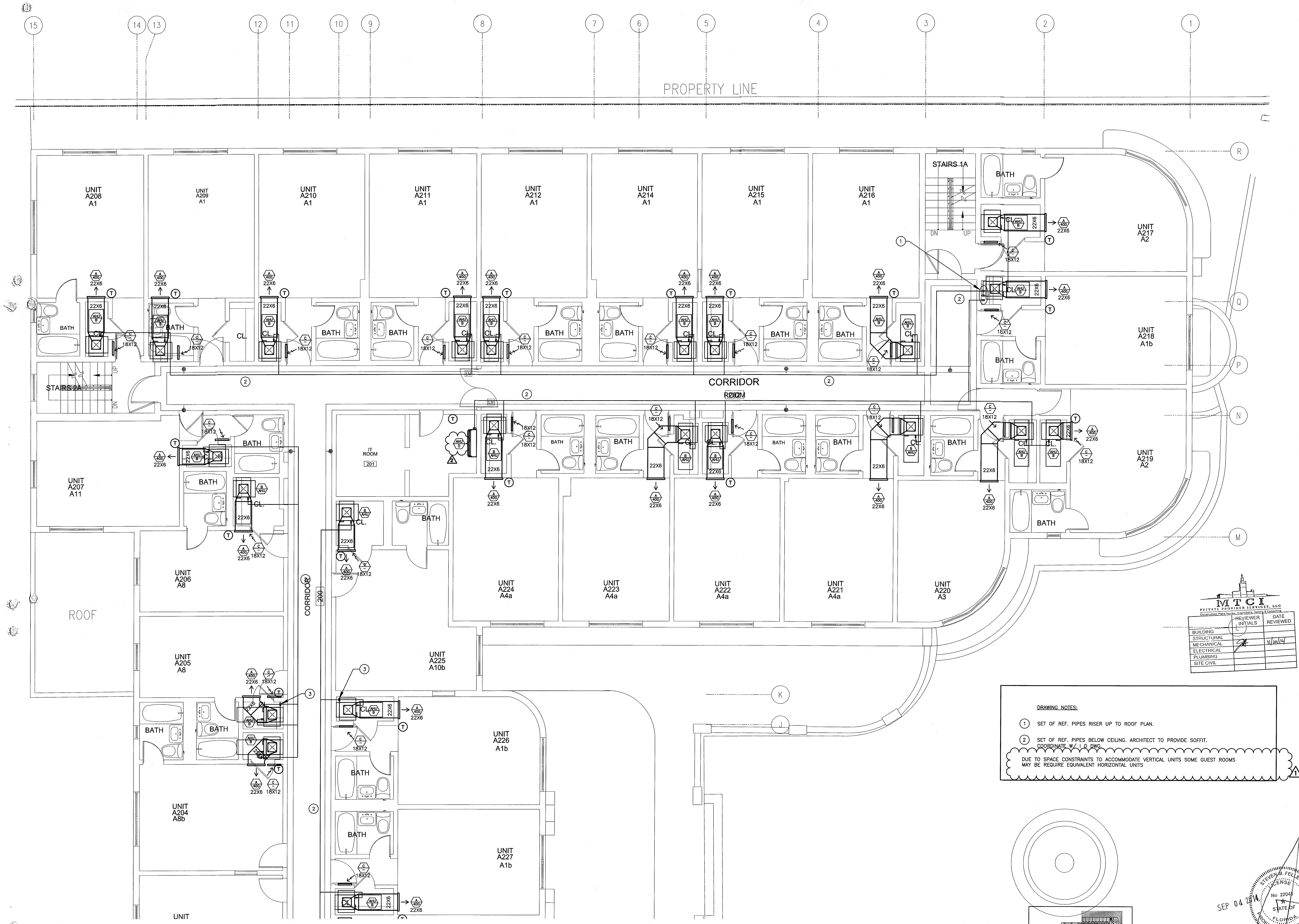
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

ENLARGED UNITS
MECHANICAL PLAN
CAMPTON 2FL

SHEET NUMBER

M2.07


15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
PROPERTY LINE
R
Q
P
N
M
K
J
STAIRS 1A
DN
UP
STAIRS 2A
UNIT A208 A1
UNIT A209 A1
UNIT A210 A1
UNIT A211 A1
UNIT A212 A1
UNIT A214 A1
UNIT A215 A1
UNIT A216 A1
UNIT A217 A2
UNIT A218 A1b
UNIT A219 A2
UNIT A207 A11
UNIT A206 A8
UNIT A205 A8
UNIT A204 A8b
UNIT
UNIT A224 A4a
UNIT A223 A4a
UNIT A222 A4a
UNIT A221 A4a
UNIT A220 A3
UNIT A225 A10b
UNIT A226 A1b
UNIT A227 A1b
IT ROOM 201
CORRIDOR
ROOM
CORRIDOR 200
ROOF
BATH
CL.
22X6
18X12
400
AHU

HADDON HALL 2FL & 3FL FLOOR ENLARGED UNITS MECHANICAL PLAN

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

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

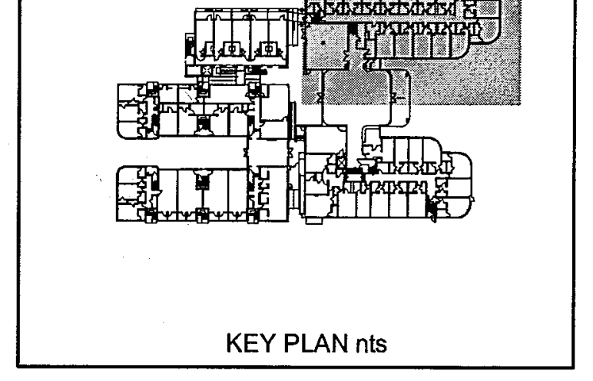
	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		11/10/14
ELECTRICAL		
PLUMBING		
SITE CIVIL		

DRAWING NOTES:

① SET OF REF. PIPES RISER UP TO ROOF PLAN.

② SET OF REF. PIPES BELOW CEILING. ARCHITECT TO PROVIDE SOFFIT. COORDINATE W/ I D DWG.

DUE TO SPACE CONSTRAINTS TO ACCOMMODATE VERTICAL UNITS SOME GUEST ROOMS MAY BE REQUIRE EQUIVALENT HORIZONTAL UNITS
1



KEY PLAN nts

SEP 04 2014

STEVEN M. FELLER
LICENSE
No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-07-14
2	COORDINATION REVISION	03-14-14

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

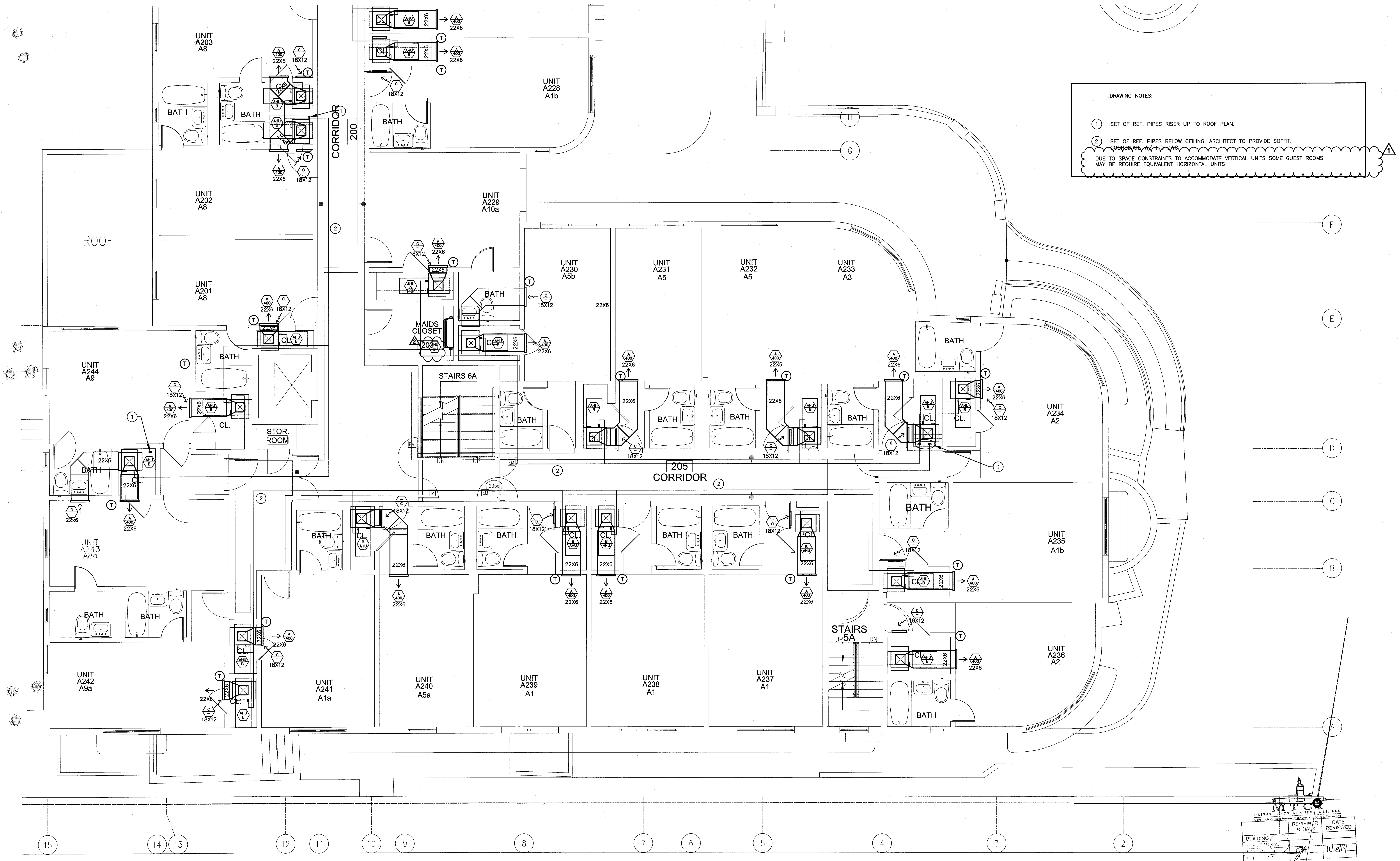
JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

ENLARGED UNITS
MECHANICAL PLAN
HADDON HALL
2FL & 3FL

SHEET NUMBER

M2.08


UNIT A203 A8
UNIT A202 A8
UNIT A201 A8
ROOF
UNIT A244 A9
UNIT A243 A8a
UNIT A242 A9a
UNIT A241 A1a
UNIT A240 A5a
UNIT A239 A1
UNIT A238 A1
UNIT A237 A1
UNIT A236 A2
UNIT A235 A1b
UNIT A234 A2
UNIT A233 A3
UNIT A232 A5
UNIT A231 A5
UNIT A230 A5b
UNIT A229 A10a
UNIT A228 A1b
CORRIDOR 200
205 CORRIDOR
STAIRS 6A
STAIRS 5A
MAIDS CLOSET 203
STOR. ROOM
BATH
CL.
UP
DN
22X6
18X12
A 400
C
T
AHU
EM
H
G
F
E
D
C
B
A
15
14
13
12
11
10
9
8
7
6
5
4
3
2

DRAWING NOTES:

① SET OF REF. PIPES RISER UP TO ROOF PLAN.

② SET OF REF. PIPES BELOW CEILING. ARCHITECT TO PROVIDE SOFFIT. ~~COORDINATE W/ I.D. DWG.~~

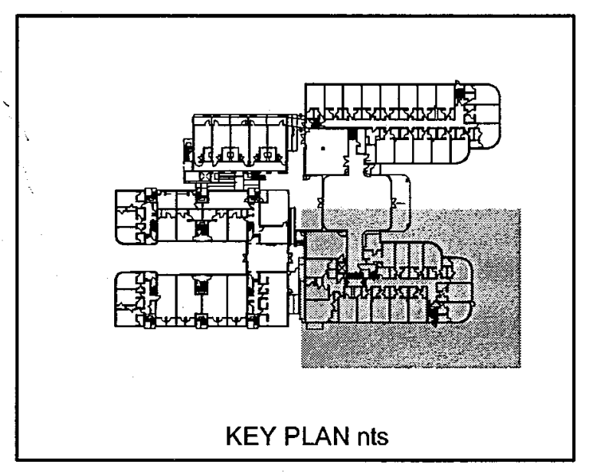
DUE TO SPACE CONSTRAINTS TO ACCOMMODATE VERTICAL UNITS SOME GUEST ROOMS MAY BE REQUIRE EQUIVALENT HORIZONTAL UNITS △1

HADDON HALL 2FL & 3FL ENLARGED UNITS MECHANICAL PLAN

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	GA	11/10/14


KEY PLAN nts

STEVEN FELLER P.E., PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

STEVEN M. FELLER
No 22046

SEP 04 2014
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
△1	PROGRESS 100% CD SET	02-07-14
△2	COORDINATION REVISION	03-14-14

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

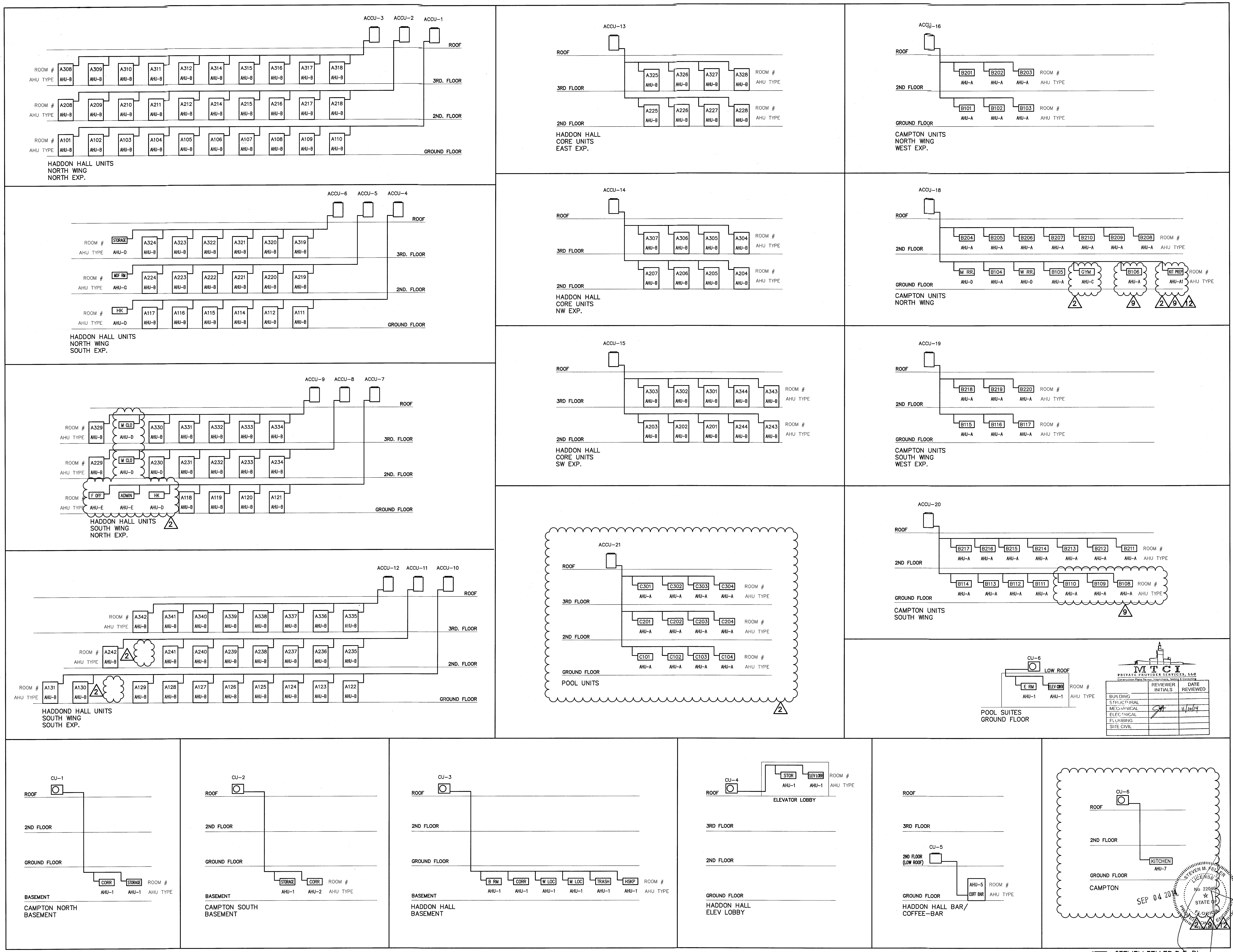
JOB NUMBER:	13036.00
CHECKED BY:	
ISSUE DATE:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

ENLARGED UNITS
MECHANICAL PLAN
HADDON HALL
2FL & 3FL

SHEET NUMBER

M2.09


ACCU-3 ACCU-2 ACCU-1
ROOF
3RD. FLOOR
2ND. FLOOR
GROUND FLOOR
ROOM #
AHU TYPE
HADDON HALL UNITS NORTH WING NORTH EXP.
HADDON HALL UNITS NORTH WING SOUTH EXP.
HADDON HALL UNITS SOUTH WING NORTH EXP.
HADDOND HALL UNITS SOUTH WING SOUTH EXP.
HADDON HALL CORE UNITS EAST EXP.
HADDON HALL CORE UNITS NW EXP.
HADDON HALL CORE UNITS SW EXP.
CAMPTON UNITS NORTH WING WEST EXP.
CAMPTON UNITS NORTH WING
CAMPTON UNITS SOUTH WING WEST EXP.
CAMPTON UNITS SOUTH WING
POOL UNITS
POOL SUITES GROUND FLOOR
CAMPTON NORTH BASEMENT
CAMPTON SOUTH BASEMENT
HADDON HALL BASEMENT
HADDON HALL ELEV LOBBY
ELEVATOR LOBBY
HADDON HALL BAR/ COFFEE-BAR
CAMPTON
KITCHEN AHU-7
BASEMENT
LOW ROOF
2ND FLOOR (LOW ROOF)

MTCI PRIVATE PROVIDER SERVICES, LLC

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

DX RISER SCHEMATIC DIAGRAM

SCALE: NTS

SEP 04 2014

STEVEN M. FELLER LICENSE No 22046 STATE OF FLORIDA

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-18-14
2	COORDINATION REVISION	03-14-14
9	KITCHEN RELOCATION	05-30-14
12	FIRE & MTCI COMMENTS	08-21-14

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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

MECHANICAL SYSTEM
DX RISER SCHEMATIC
DIAGRAM

SHEET NUMBER

M4.01

VRV AIR HANDLING UNIT SCHEDULE (HEAT PUMP)

MARK (MOUNTING)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	COOLING CAPACITY BTU/H	HEATING CAPACITY BTU/H	MCA A	MOP A	REFRIGERANT	REFRIGERANT CONTROL	AIRFLOW RATE H/L	WEIGHT	HEIGHT	WIDTH	DEPTH	SOUND DB	S.P.	LIQUID LINE	GAS LINE	
AHU-A (1 TON) HORIZ. SLIM	DAIKIN	FXDQ12MVJU	208-230/1/60	12,000	13,500	0.9	15	R-410A	ELECTRONIC EXPANSION VALVE	280	51	11-13/16	21-5/8	27-9/16	33	0.40	1/4	1/2	
AHU-B (1 TON) VERTICAL	DAIKIN	FXTQ12PAVJU	208-230/1/60	12,000	13,500	1.1	15	R-410A	EXPANSION	400	119	46-3/4	19-1/2	27-9/16	22	0.50	1/4	1/2	
AHU-C (2.5 TON) HORIZ. DUCTED	DAIKIN	FXMQ30PVJU	208-230/1/60	30,000	34,000	2.3	15	R-410A	ELECTRONIC EXPANSION VALVE	883	80	11-13/16	39-3/8	27-9/16	43	0.80	3/8	5/8	
AHU-D (0.6 TON) HIGH WALL	DAIKIN	FXAQ07PVJU	208-230/1/60	7,500	8,500	0.4	15	R-410A	ELECTRONIC EXPANSION VALVE	260	26	11-3/8	31-1/4	9-1/4	36	–	1/4	1/2	
AHU-E (0.6 TON) HORIZ. SLIM	DAIKIN	FXDQ07MVJU	208-230/1/60	7,500	8,500	0.9	15	R-410A	ELECTRONIC EXPANSION VALVE	280	51	7-7/8	27-9/16	24-7/16	33	0.12	1/4	1/2	
AHU-F (1.0 TON) CEILING SUSPENDED	DAIKIN	FXHQ12MVJU	208-230/1/60	12,000	13,500	0.8	15	R-410A	ELECTRONIC EXPANSION VALVE	410	53	7-11/16	37-13/16	26-3/4	38	–	1/4	1/2	
AHU-A1 (1.5 TON) HORIZ. SLIM	DAIKIN	FXDQ18MVJU	208-230/1/60	18,000	20,000	1.3	15	R-410A	ELECTRONIC EXPANSION VALVE	440	63	7-7/8	35-7/16	24-7/16	33	0.17	1/4	1/2	

VRV-III HEAT PUMPS & MULTISPLIT SYSTEM

1- DAIKIN BASIS OF DESIGN, PANASONIC, SAMSUNG, MITSUBISHI, WILL BE CONSIDERED PER APPROVED\ EQUALS.
2- PROVIDE 7 YEARS COMPRESSOR WARRANTY, 1 TEAR PARTS IN CONDENSING UNITS & FAN COIL IVERTER TYPE COMPRESSION WITH.
3- PROVIDE INTELLIGENT TOUCH MANAGER COMPLETE W/D-III PLUS ADAPTER.
4- FURNISH AND INSTALL ALL AHU'S W/ FACTORY MOUNTED CONDENSATE PUMP W/ DISCHARGE CHECK VALVE AND FLOAT SWITCH TO AUTOMATICALLY SHUT DOWN UNIT IF FAILURE.
5- REFER TO RISER DIAGRAM FOR CONDENSING UNITS TYPES & LOCATION.
6- MAINTAIN REFRIGERANT PIPING WITHIN MANUFACTURER'S RECOMMENDED LENGTHS. DO NOT EXCEED LIMITATIONS.
7- PROVIDE REFRIGERANT PIPE DIAMETERS PER MANUFACTURERS RECOMMENDATIONS & CALCULATIONS. COORDINATE W/ MANUFACTURER FOR ALL PIPE SIZING CALCULATIONS.
8- PROVIDE REFRIGERANT PIPE JOINTS IN ACCORDANCE W/MANUFACTRERS REQUIREMENTS AND APPROVED MANUFACTURER'S METHODS.

VRV CONDENSER UNIT SCHEDULE (HEAT PUMP)

PERFORMANCE													FAN	REFRIGERANT PIPING				UNIT	
MARK (AHU)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	COOLING CAPACITY BTU/H	HEATING CAPACITY BTU/H	OPERATING RATING COOLING	OPERATING RATING HEATING	IEER	MCA A	MOP A	RLA A	SOUND DB	AIRFLOW CFM	VERTICAL PIPE LENGTH ABOVE	VERTICAL PIPE LENGTH BELOW	ACTUAL PIPE LENGTH	EQUIVALENT PIPE LENGTH	WEIGHT LBS.	DIMENSIONS (HxWxD)
ACCU-4,6,7,8,9,16,~~17~~,19 (6 TON)	DAIKIN	RXYQ72PBTJ	208-230/3/60	72,000	77,000	23-110	0-77	25.8/21.5	30	35	14.2	57	8,230	164 (295 WITH OPTION)	295	540	620	420	66-1/8"x36-5/8"x30-1/8"
ACCU-11,12,13,14 (8 TON)	DAIKIN	RXYQ96PBTJ	208-230/3/60	96,000	108,000	23-110	0-77	23.0/18.0	43	50	7.8+16.8	60	8,300	164 (295 WITH OPTION)	295	540	620	620	66-1/8"x48-7/8"x30-1/8"
ACCU-1,2,3,10,15 (10 TON)	DAIKIN	RXYQ120PBTJ	208-230/3/60	120,000	135,000	23-110	0-77	20.4/17.2	43	50	10.6+16.8	60	8,230+8,230	164 (295 WITH OPTION)	295	540	620	620	66-1/8"x48-7/8"x30-1/8"
ACCU-18, 20 (15 TON)	DAIKIN	RXYQ192PBTJ	208-230/3/60	184,000	206,000	23-110	0-77	19.9/19.1	43+30	50+35	(10.8+16.8)+14.2	62	8,230+6,350	164 (295 WITH OPTION)	295	540	620	1040	66-1/8"x48-7/8"x30-1/8" +66-1/8"x36-5/8"x30-1/8"
ACCU-21 (14 TON)	DAIKIN	RXYQ168PBTJ	208-230/3/60	160,000	180,000	23-110	0-77	22.2/20.2	43+30	50+35	(7.8+16.8)+14.2	62	8,230+8,230	164 (295 WITH OPTION)	295	540	620	860	66-1/8"x36-5/8"x30-1/8" +66-1/8"x48-7/8"x30-1/8"

SPLIT DUCTED INDOOR UNIT SCHEDULE (HEAT PUMP)

MARK (MOUNTING)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	COOLING CAPACITY BTU/H	HEATING CAPACITY BTU/H	AIRFLOW CFM	WEIGHT	SUCTION LINE	LIQUID LINE	SOUND DB	SEER
AHU-7 (3.0 TON) DCUT CONCEALED	DAIKIN	FBQ36PVJU	208-230/1/60	36000	27200	1130	102	5/8"	3/8"	39	17.5

SPLIT CONDENSER UNIT SCHEDULE (HEAT PUMP)

MARK (AHU)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	COOLING CAPACITY BTU/H	HEATING CAPACITY BTU/H	SEER/EER	MCA A	MOP A	SUCTION LINE	LIQUID LINE	DIMENSIONS (HxWxD)	WEIGHT
CU-7	DAIKIN	RZQ36PVJU9	208-230/1/60	36000	27500	16.3/10.8	27	30	5/8"	3/8"	53X17X17	283

FAN SCHEDULE

MARK	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	SELECTION BASED ON: TYPE	CFM	STATIC PRESSURE	VOLT/Ø/HZ	SPEED CONTROLLER UNIT MOUNTED	WATTS	CONTROL	SERVICE	SONES
EF-1	GREENHECK	SP-A50	CABINET	50	0.1	120/1/60	YES	18.3	MOTION SENSOR	TOILETS	0.8

MULTISPLIT WALL MOUNTED INDOOR UNIT SCHEDULE (HEAT PUMP)

MARK (MOUNTING)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	COOLING CAPACITY BTU/H	HEATING CAPACITY BTU/H	AIRFLOW CFM	WEIGHT	SUCTION LINE	LIQUID LINE	SOUND DB	
AHU-1 (0.6 TON) HIGH WALL	DAIKIN	CTXS07LVJU	208-230/1/60	7000	850	350	20	3/8"	1/4"	38	
AHU-2 (1 TON) HIGH WALL	DAIKIN	CTXS12LVJU	208-230/1/60	11500	11500	400	20	3/8"	1/4"	45	

MULTISPLIT CONDENSER UNIT SCHEDULE (HEAT PUMP)

MARK (AHU)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	COOLING CAPACITY BTU/H	HEATING CAPACITY BTU/H	SEER/EER	MCA A	MOP A	SUCTION LINE	LIQUID LINE	DIMENSIONS (HxWxD)	WEIGHT
CU-1,4&6	DAIKIN	2MXS18GVJU	208-230/1/60	18,000	22,000	16.3/10.8	11.1	20	3/8"	1/4"	29X33X12	139
CU-2	DAIKIN	3MXS24GVJU	208-230/1/60	24,000	30,000	16.3/12.5	17.8	20	3/8"	1/4"	31X17X13	168
CU-3	DAIKIN	RMXS48LVJU	208-230/1/60	48,000	54,000	16.3/10.8	27	30	3/4"	3/8"	53X17X13	283

AIR DISTRIBUTION SCHEDULE

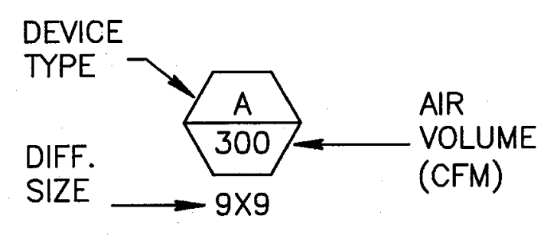
MARK	USE	MATERIAL	FRAME	ACCESSORIES	FINISH	MAKE AND MODEL NO.	REMARKS
A	SUPPLY	ALUMINUM	*	OBD	**	TITUS 272 FS	1
B	SUPPLY	ALUMINUM	*	OBD	**	TITUS TDC-AA	1
C	RETURN/ EXHAUST	ALUMINUM	*	OBD	**	TITUS 4FL	1

GENERAL NOTE:

1. TITUS IS THE BASIS OF DESIGN AND THE STANDARD FOR COMPARISON.
2. PROVIDE LOCKABLE TYPE O.B.O.
3. PROVIDE 24X24 PANEL.
4. COORDINATE CEILING MOUNTING APPROACH AND PROVIDE REQUIRED HARDWARE FOR DIFFERENT CEILING TYPES WITH MANUFACTURES RECOMMENDATIONS.

* REFER TO ARCH'S PLANS FOR CEILING/WALL TYPE.
** OFF WHITE FINISH (SUBJECT TO ARCHITECTS APPROVAL).

DIFFUSER LEGEND



SPLIT SYSTEM VERTICAL INDOOR UNIT SCHEDULE

MARK (MOUNTING)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	COOLING CAPACITY BTU/H	HEATER KW MOP	AIRFLOW CFM	MOTOR HP	MOTOR RPM	MOTOR FLA	MOTOR LRA	MOTOR MCA	MOP A	WEIGHT	REFRIG.	SUCTION LINE	LIQUID LINE
AHU-5 (7.5 TON) VERTICAL	DAIKIN	DAR0904A	208-230/3/60	90,000	15 50	3000	1.5	–	5.2	35	6.5	15	405	R-410A	1-1/8"	5/8"

SPLIT SYSTEM CONDENSER UNIT SCHEDULE

MARK (AHU)	SELECTION BASED ON: MAKE	SELECTION BASED ON: MODEL NO.	ELECTRICAL	EER SEER	COOLING CAPACITY BTU/H	HEATING CAPACITY BTU/H	COMPRESSOR RLA A	FAN FLA A	FAN HP	REFRIG.	SUCTION LINE	LIQUID LINE	DIMENSIONS (HxWxD)	WEIGHT	MCA A	MOP A
CU-5	DAIKIN	DX115A	208-230/3/60	11.2 11.5	90,000		25.0	5.6	1.0	R-410A	1-3/8"	5/8"	36X36X37	315	36.9	60

MECHANICAL SCHEDULES

SCALE: NTS

SEP 04 2014

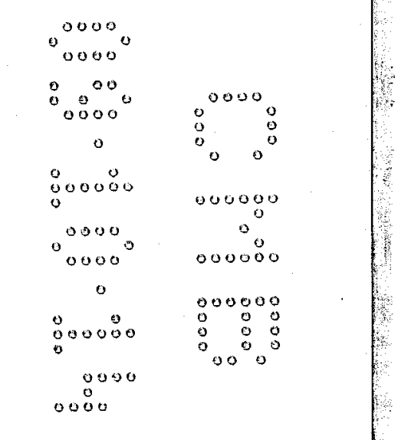
STEVEN FELLER P.E., PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-18-14
2	COORDINATION REVISION	03-14-14
9	KITCHEN RELOCATION	05-30-14
12	FIRE & MTCI COMMENTS	08-21-14

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL	GA	11/10/14
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

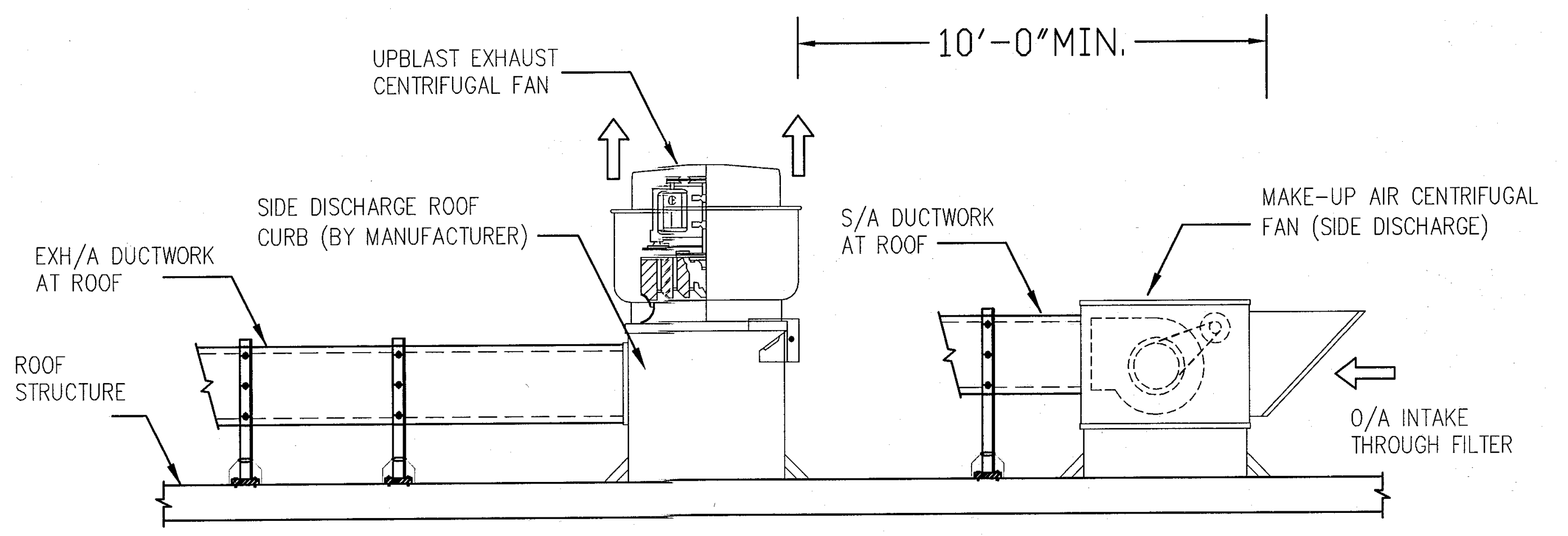
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

MECHANICAL SCHEDULES

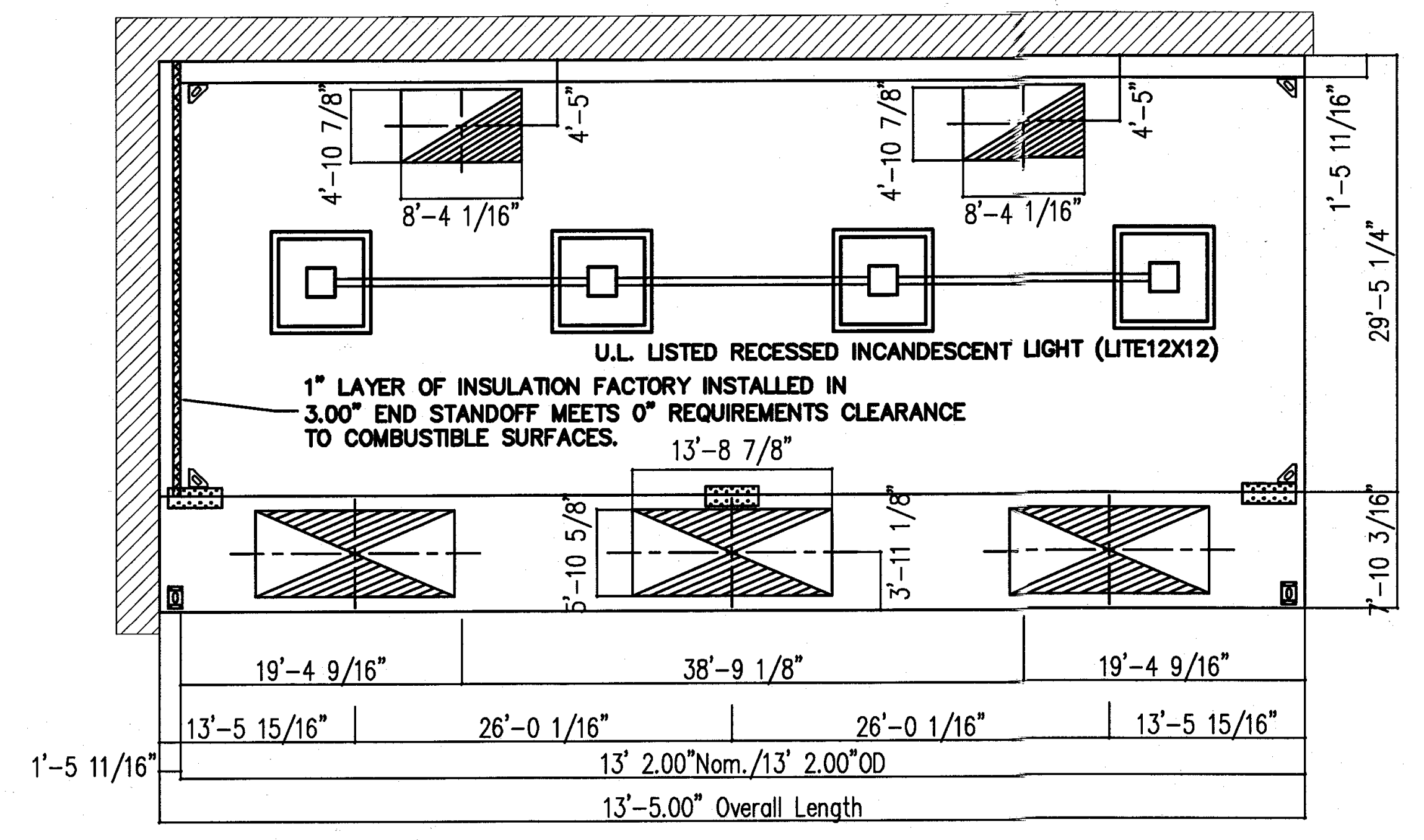
SHEET NUMBER

M5.01

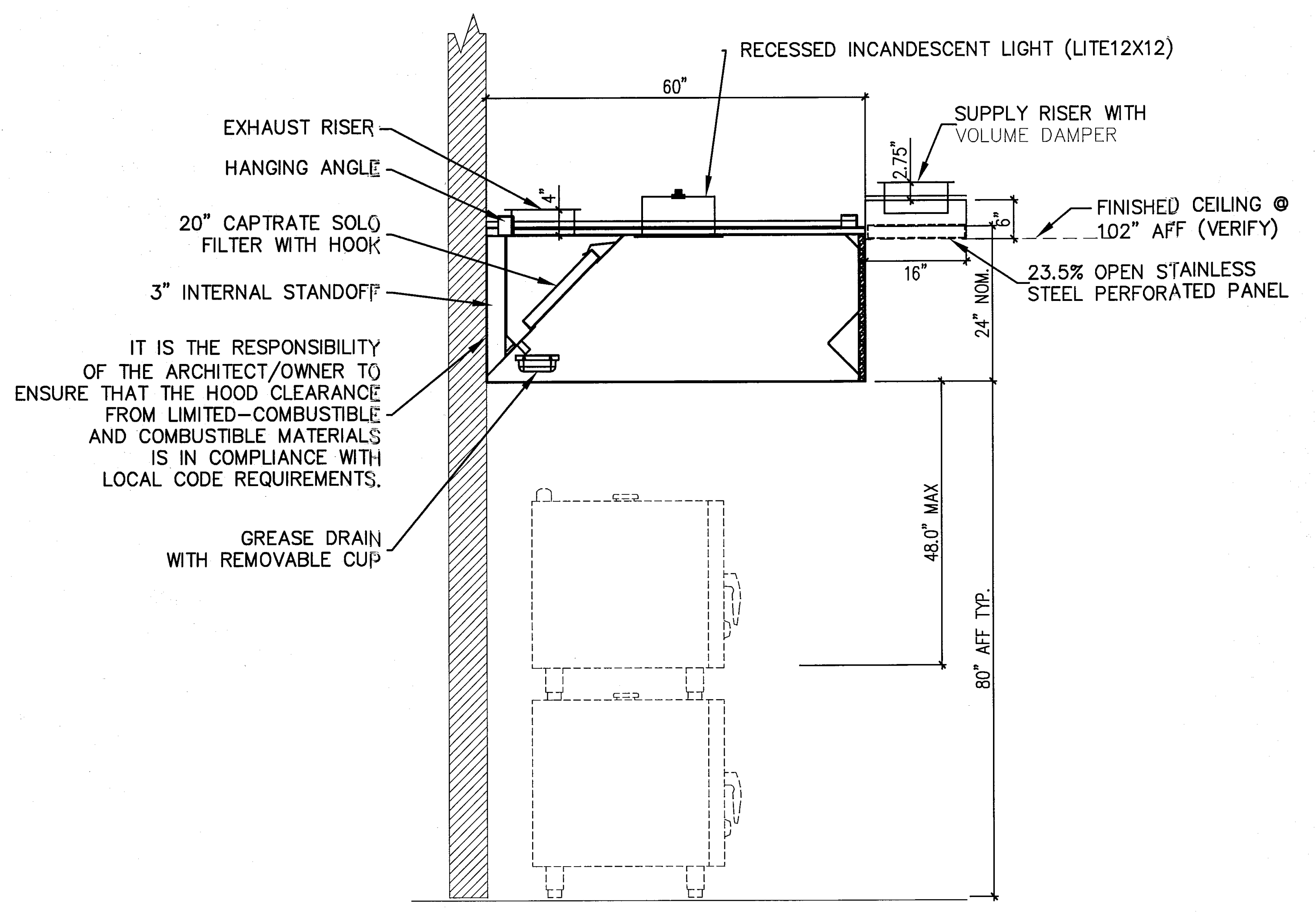

UPBLAST EXHAUST CENTRIFUGAL FAN
10'-0"MIN.
SIDE DISCHARGE ROOF CURB (BY MANUFACTURER)
EXH/A DUCTWORK AT ROOF
ROOF STRUCTURE
S/A DUCTWORK AT ROOF
MAKE-UP AIR CENTRIFUGAL FAN (SIDE DISCHARGE)
O/A INTAKE THROUGH FILTER

KITCHEN EXHAUST / SUPPLY FAN DETAIL

N.T.S.


4'-10 7/8"
4'-5"
8'-4 1/16"
4'-10 7/8"
4'-5"
8'-4 1/16"
1'-5 11/16"
29'-5 1/4"
U.L. LISTED RECESSED INCANDESCENT LIGHT (LITE12X12)
1" LAYER OF INSULATION FACTORY INSTALLED IN 3.00" END STANDOFF MEETS 0" REQUIREMENTS CLEARANCE TO COMBUSTIBLE SURFACES.
13'-8 7/8"
5'-10 5/8"
3'-11 1/8"
7'-10 3/16"
19'-4 9/16"
38'-9 1/8"
19'-4 9/16"
13'-5 15/16"
26'-0 1/16"
26'-0 1/16"
13'-5 15/16"
1'-5 11/16"
13' 2.00"Nom./13' 2.00"OD
13'-5.00" Overall Length

PLAN VIEW – Hood


RECESSED INCANDESCENT LIGHT (LITE12X12)
60"
EXHAUST RISER
HANGING ANGLE
20" CAPTRATE SOLO FILTER WITH HOOK
3" INTERNAL STANDOFF
IT IS THE RESPONSIBILITY OF THE ARCHITECT/OWNER TO ENSURE THAT THE HOOD CLEARANCE FROM LIMITED-COMBUSTIBLE AND COMBUSTIBLE MATERIALS IS IN COMPLIANCE WITH LOCAL CODE REQUIREMENTS.
GREASE DRAIN WITH REMOVABLE CUP
4"
2.75"
SUPPLY RISER WITH VOLUME DAMPER
6"
FINISHED CEILING @ 102" AFF (VERIFY)
16"
23.5% OPEN STAINLESS STEEL PERFORATED PANEL
24" NOM.
48.0" MAX
80" AFF TYP.

HOOD VENTILATION DETAILS

NTS

SECTION S

NTS

KITCHEN AIR BALANCE SCHEDULE

DESCRIPTION	EXHAUST AIR CFM	SUPPLY AIR CFM	RETURN AIR CFM	O/A AIR CFM	PRESS DIFF CFM
HEAT / COOL AC UNIT	–	+1200	–900	+300	+300
HOOD EXHAUST FAN	–3896	–	–	–	–3896
MUA SUPPLY FAN	–	–	–	+2532	+2532
DISHWASHER EXHAUST	–	–	–	–	–
VENTILATION	–	–	–	+800	+800
TOTAL					–264

KITCHEN AREA IS 264 CFM UNDER NEGATIVE PRESSURE

PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.
2	122	FRONT	161"	16"	6"	MUA	12"	28"		784	0.229"
						MUA	12"	28"		784	0.229"
						MUA	12"	28"		784	0.229"

HOOD OPTIONS

HOOD NO.	TAG	OPTION
2	122	LEFT END STANDOFF (FINISHED) 3" WIDE 60" LONG INSULATED
		STRUCTURAL FRONT PANEL

HOOD INFORMATION

HOOD NO.	TAG	FILTER(S) TYPE	QTY.	HEIGHT	LENGTH	LIGHT(S) QTY.	TYPE	WIRE GUARD	FIRE SYSTEM PIPING	HOOD HANGING WGHT
1	109					0	RECESSED		NO	346 LBS
2	122	CAPTRATE SOLO FILTER	9	20"	16"	4		NO	YES	744 LBS

HOOD INFORMATION

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM TOTAL EXH. CFM	RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
1	109	4224 VHB-G	3' 6.00"	700 Deg.	525	9"	9"		525	–0.068"	0	304 SS 100%	ALONE	ALONE
2	122	6024 ND-2-PSP-F	13' 2.00"	600 Deg.	3621	10" 10"	17" 17"		1810 1810	–0.677" –0.677"	2352	304 SS 100%	ALONE	ALONE

KITCHEN FAN SCHEDULE

MARK	SELECTION BASED ON: MAKE	MODEL NO.	TYPE	EXT. STATIC PRESSURE	CFM	HP	VOLT/Ø/HZ	RPM	DRIVE	CONTROL	WEIGHT	SONES	SERVICE AREA	WALL OPENING	EMER. POWER	REMARKS
KEF-1	GREENHECK	CUBE 180-15	UPBLAST CENTRIFUGAL	1.0	3621	1-1/2	208/3/60	1725	BELT	–	197	18.4	CAMPTON KITCHEN	–	NO	1, 2, 3
KSF-1	GREENHECK	MSX-109-H12	CENTRIFUGAL	0.5	2352	1-1/2	208/3/60	1725	BELT	–	528	23	CAMPTON KITCHEN	–	NO	1, 2, 3
KSF-2	GREENHECK	SQ 95	IN-LINE	0.2	800	1/8	120/1/60	1550	DIRECT	–	41	23	CAMPTON KITCHEN	–	NO	1, 2, 3
KEF-2	GREENHECK	SQ 90	IN-LINE	0.4	579	1/10	120/1/60	1550	DIRECT	–	41	23	CAMPTON KITCHEN PREP.	–	NO	1, 2, 3

SPECIFIC FAN NOTES: (APPLIES TO INDIVIDUAL FANS) 1. PROVIDE WALL SWITCH. 2. PROVIDE WIRE GUARD - MOTOR SIDE. 3. PROVIDE SIDE DISCHARGE CURB.

ASHRAE STANDARD 62.1-2004 OUTSIDE AIR CALCULATION

$$Voz=[(Rp \times Pz)+(Ra \times Az)]/Ez$$

VENTILATION ZONE	UNIT #	Rp OUTDOOR AIR RATE PER PERSON	Pz QUANTITY AIR RATE PEOPLE	Vbzp VENTILATION BASED ON PEOPLE	Ra OUTDOOR AIR RATE BASED ON AREA	Az AREA	Vbza VENTILATION BASED ON AREA	Vbz TOTAL VENTILATION RATE	Ez ZONE AIR DISTRIBUTION EFF	Voz ZONE O/A=Vbz/Ez	PROVIDED CFM
BAR/COFFEE & SEAT LOUNGE (A/2)	AHU-5	7.5	22	165	0.18	1993	358.74	523.74	1	523.74	525
GYM	AHU-C	0	6	0	0.3	335	106.5	106.5	1	106.5	110
KITCHEN	RTU-1	7.5	4	30	0.12	250	106.5	106.5	1	106.5	300
FRONT OFFICE	AHU-E	5	1	5	0.06	160	10	15	1	15	15

12

MECHANICAL SCHEDULES

SCALE: NTS

SEP 04 2014

STEVEN FELLER P.E. PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

9 2

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02-18-14
2	PERMIT REVIEW COMMENTS	03-14-14
9	KITCHEN RELOCATION	05-30-14
12	FIRE & MTCI COMMENTS	08-21-14

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		11/10/14
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: MARCH 14, 2014
SCALE: AS NOTED

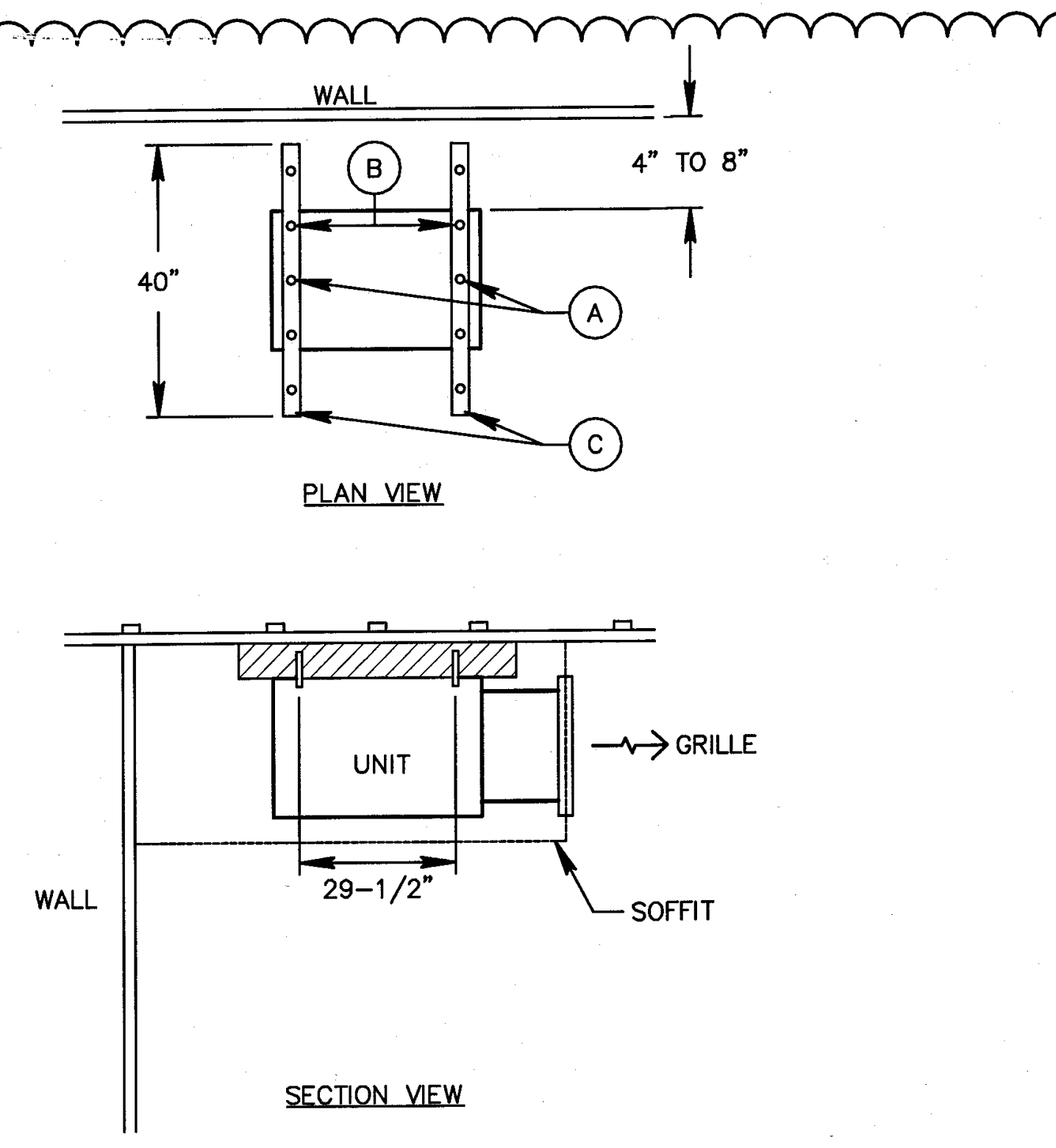
SHEET TITLE

MECHANICAL SCHEDULES

SHEET NUMBER

M5.02

File: E:\Haddon Hall\M_Revision 12 Mechanical\M5.01, M5.02 Schedules.dwg | Layout: M5.02
User: clarence | Date: Thursday, September 4 2014 01:17:45 PM


WALL
4" TO 8"
B
40"
A
C
PLAN VIEW
UNIT
GRILLE
WALL
29-1/2"
SOFFIT
SECTION VIEW

NOTES –

A.) DENOTES #8x2-1/2" LONG WOOD SCREWS – HEX HEAD SCREWS WILL BE USED TO ATTACH 2" SLOTTED UNISTRUT PIECES OF 40" LENGTH EACH TO EXISTING WOOD TRUSSES PM 16" CL TO CL.

B.) DENOTES 3/8" ALL THREAD ROD PIECES TO ANCHOR DAIKIN UNIT TO STEEL STRUT PIECES THRU FACTORY HOLES 29-1/2" APART. DAIKIN UNIT WILL BE HELD WITH 1/4" THICK RUBBER GROMMET AS ISOLATORS.

C.) 40" LONG STRUT PIECE.

MINI-SPLIT FSN COIL ANCHORING DETAIL

N.T.S.

12
2

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BDD	BACK DRAFT DAMPER
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CR	CEILING REGISTER
DB	DRY BULB
DN	DOWN
DR	DROP
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
EWT	ENTERING WATER TEMPERATURE
FD	FUSIBLE LINK FIRE DAMPER W/ DUCT ACCESS DOOR
FLA	FULL LOAD AMPS
GPM	GALLONS PER MINUTE
HP	HORSE POWER
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LRA	LOCK ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
NFA	NET FREE AREA
NIC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
OAI	OUTSIDE AIR INTAKE
PSI (G)	POUNDS PER SQUARE INCH (GAUGE)
RA	RETURN AIR
RPM	REVOLUTIONS PER MINUTE
SMK	SMOKE EXHAUST
TRG	TRANSFER GRILLE
VD	VOLUME DAMPER
WB	WET BULB
WMS	WIRE MESH SCREEN
(300)	300 CUBIC FEET OF AIR PER MINUTE

PIPING LEGEND:

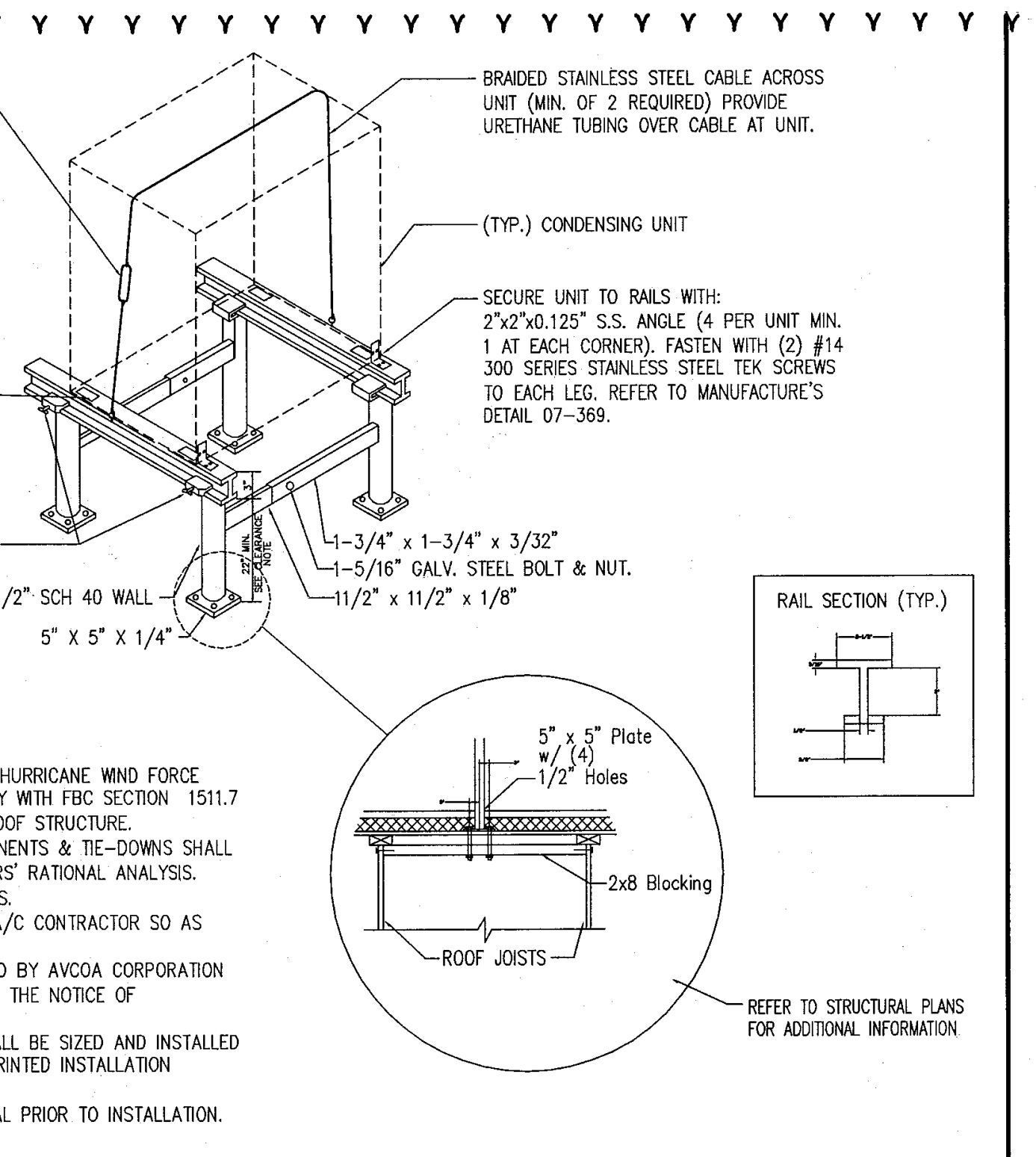
—— R ——	REFRIGERANT LINE
——◀——	ARROW INDICATES DIRECTION OF FLOW
——o	ELBOW TURNED UP
——⊖	ELBOW TURNED DOWN

DUCTWORK LEGEND:

⊠	SUPPLY DUCT UP
⊠	SUPPLY DUCT DOWN
◸	RETURN OR EXHAUST DUCT UP
◸	RETURN OR EXHAUST DUCT DOWN
18x12	DUCT SIZE (CLEAR INSIDE DIMENSION) FIRST FIGURE INDICATES PLAN SIZE
18ø	ROUND DUCT DIAMETER SIZE
▥	FLEXIBLE CONNECTION
VD	VOLUME DAMPER
⌐	ELBOW WITH TURNING VANES
E—L	RECTANGULAR DUCT CAPPED & SEALED W/ VOLUME DAMPER
——	NEW DUCTWORK
- - - -	EXISTING DUCTWORK TO REMAIN
▨	EXISTING DUCTWORK TO BE REMOVED
⊠	CEILING DIFFUSER (4–WAY)
⊠	CEILING DIFFUSER (3–WAY)
⊠	CEILING DIFFUSER (2–WAY)
■	CEILING DIFFUSER (1–WAY)
◪	RETURN REGEISTER OR GRILLE
T.G.	TRANSFER GRILLE ON BOTH SIDES OF PARTITION WALL
⊐→	SUPPLY REGISTER
⊐←	RETURN REGISTER OR GRILLE
L	LOUVER DOOR (SQUARE FEET)
U/C	UNDERCUT DOOR
EF–1	EQUIPMENT SYMBOL AND NUMBER
M	MOTORIZED DAMPER WITH AIRFOIL BLADES AND OBD
▼	FIRE DAMPER W/ ACCES PANEL
FS	AUTOMATIC COMBINATION FIRE SMOKE DAMPER WITH AIRFOIL BLADES AND OBD. RUSKIN FSD–60.
■	
MVD	MANUAL VOLUME DAMPER
Ⓣ	PROVIDE DIGITAL PROGRAMMABLE THERMOSTAT FOR ALL HP IN APARTMENTS AND COMMERCIAL HEAT PUMPS. LOCKING COVER TO BE PROVIDED FOR ALL COMMERCIAL HEAT PUMP UNITS.

NOTE: ALL SYMBOLS MAY NOT NECESSARILY APPLY TO THESE PLANS

CLEARANCE NOTE:
CONTRACTOR TO VERIFY THICKNESS OF ROOF ASSEMBLY. 18" FOR CLEARANCE REQUIRED FROM BOTTOM OF SUPPORT RACK STRUCTURAL MEMBER TO TOP OF ROOF ASSEMBLY. IF ANY PIECE OF EQUIPMENT MOUNTED ON RACK EXCEEDS 36" IN THE LATERALLY MOUNTED DIMENSION, THE CLEARANCE NEEDS TO BE INCREASED TO 24".

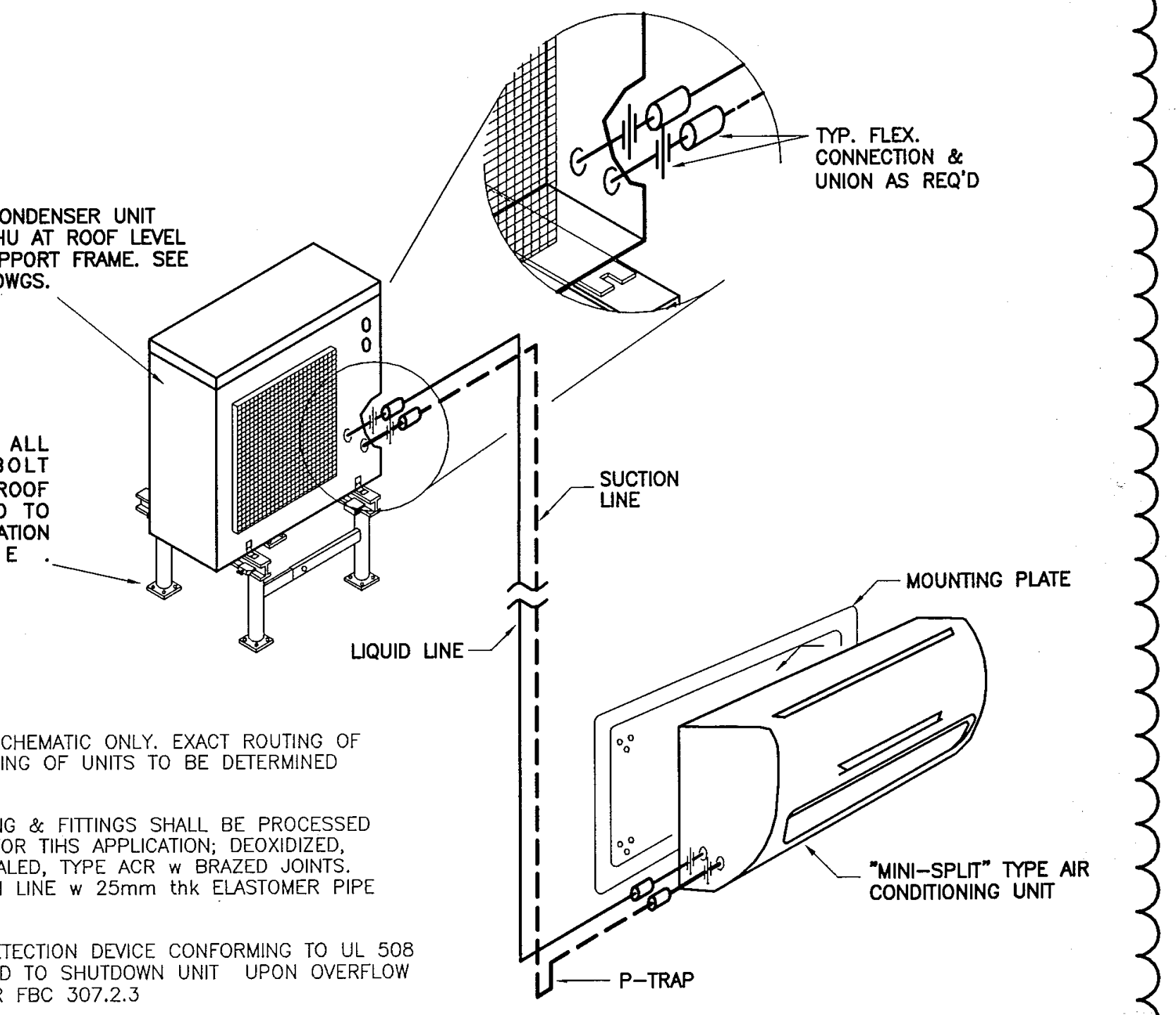

GALV. TURNBUCKLE
BRAIDED STAINLESS STEEL CABLE ACROSS UNIT (MIN. OF 2 REQUIRED) PROVIDE URETHANE TUBING OVER CABLE AT UNIT.
(TYP.) CONDENSING UNIT
SECURE UNIT TO RAILS WITH: 2"x2"x0.125" S.S. ANGLE (4 PER UNIT MIN. 1 AT EACH CORNER). FASTEN WITH (2) #14 300 SERIES STAINLESS STEEL TEK SCREWS TO EACH LEG. REFER TO MANUFACTURE'S DETAIL 07-369.
PAD (TYP.) BY A/C CONTRACTOR EXAMPLES : RUBBER VIBRATION PAD (RP. 3/4" – 2"X2") (RP. 3/8" – 2"X2")
1/4" X 3/4" GALVANIZED STEEL THUMBSCREW TIGHTEN WITH TORQUE WRENCH TO REFUSAL.
1-3/4" x 1-3/4" x 3/32"
1-5/16" GALV. STEEL BOLT & NUT.
11/2" x 11/2" x 1/8"
1-1/2" SCH 40 WALL
5" X 5" X 1/4"
22" MIN. SEE CLEARANCE NOTE
RAIL SECTION (TYP.)
5" x 5" Plate w/ (4) 1/2" Holes
2x8 Blocking
ROOF JOISTS
REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

NOTES:

1.) UNIT & STAND SHALL BE ANCHORED TO WITHSTAND F.B.C. HURRICANE WIND FORCE REQUIREMENTS. HEIGHT OF EQUIPMENT A.F.R. SHALL COMPLY WITH FBC SECTION 1511.7
2.) ANCHOR BASE PLATE –EXPANSION BOLTS TO CONCRETE ROOF STRUCTURE.
3). CONDENSING UNIT MOUNTING FRAME CONSTRUCTION COMPONENTS & TIE–DOWNS SHALL COMPLY WITH SIZES CALCULATED BY STRUCTURAL ENGINEERS' RATIONAL ANALYSIS.
4.) ALL CONSTRUCTION TO MEET ALUMINUM ASSOCIATION SPECS.
5.) VIBRATION INSULATOR PADS SHALL BE PROVIDED BY THE A/C CONTRACTOR SO AS NOT TO CAUSE VIBRATION TO EXISTING SUB–STRUCTURE.
6.) ALUMINUM EQUIPMENT STAND SUPPORTS AS MANUFACTURED BY AVCOA CORPORATION OF FORT LAUDERDALE, FLA. (WWW.AVCOAUSA.COM) BEARING THE NOTICE OF ACCEPTANCE NO. 07–0516.04.
7.) STANDS SHALL PROVIDE 18" MINIMUM CLEARANCE AND SHALL BE SIZED AND INSTALLED ACCORDING TO THE MANUFACTURERS LOAD CHARTS AND PRINTED INSTALLATION DETAILS. CONTACT: (800) 266–7212
8.) PROVIDE PRODUCT SUBMITTALS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

CONDENSING UNIT SUPPORT DETAIL

N.T.S.


TYP. FLEX. CONNECTION & UNION AS REQ'D
TYP. CONDENSER UNIT FOR AHU AT ROOF LEVEL ON SUPPORT FRAME. SEE PLAN DWGS.
ALUMINUM FRAME; ALL WELDED CONST. BOLT SECURELY TO WALL/ROOF w LAG BOLTS SIZED TO SUIT. COORD. INSTALLATION ON-SITE.
SUCTION LINE
MOUNTING PLATE
LIQUID LINE
"MINI–SPLIT" TYPE AIR CONDITIONING UNIT
P–TRAP

NOTES –

1.) THIS DIAGRAM ID SCHEMATIC ONLY. EXACT ROUTING OF PIPING AND MOUNTING OF UNITS TO BE DETERMINED ON–SITE.

2.) REFRIGERANT TUBING & FITTINGS SHALL BE PROCESSED TUBING SUITABLE FOR TIHS APPLICATION; DEOXIDIZED, DEHYDRATED & SEALED, TYPE ACR w BRAZED JOINTS. INSULATED SUCTION LINE w 25mm thk ELASTOMER PIPE INSULATION.

3.) A WATER LEVEL DETECTION DEVICE CONFORMING TO UL 508 SHALL BE PROVIDED TO SHUTDOWN UNIT UPON OVERFLOW DETECTION. AS PER FBC 307.2.3

MINI-SPLIT HANGING/SUPPORT DETAIL

N.T.S.

2

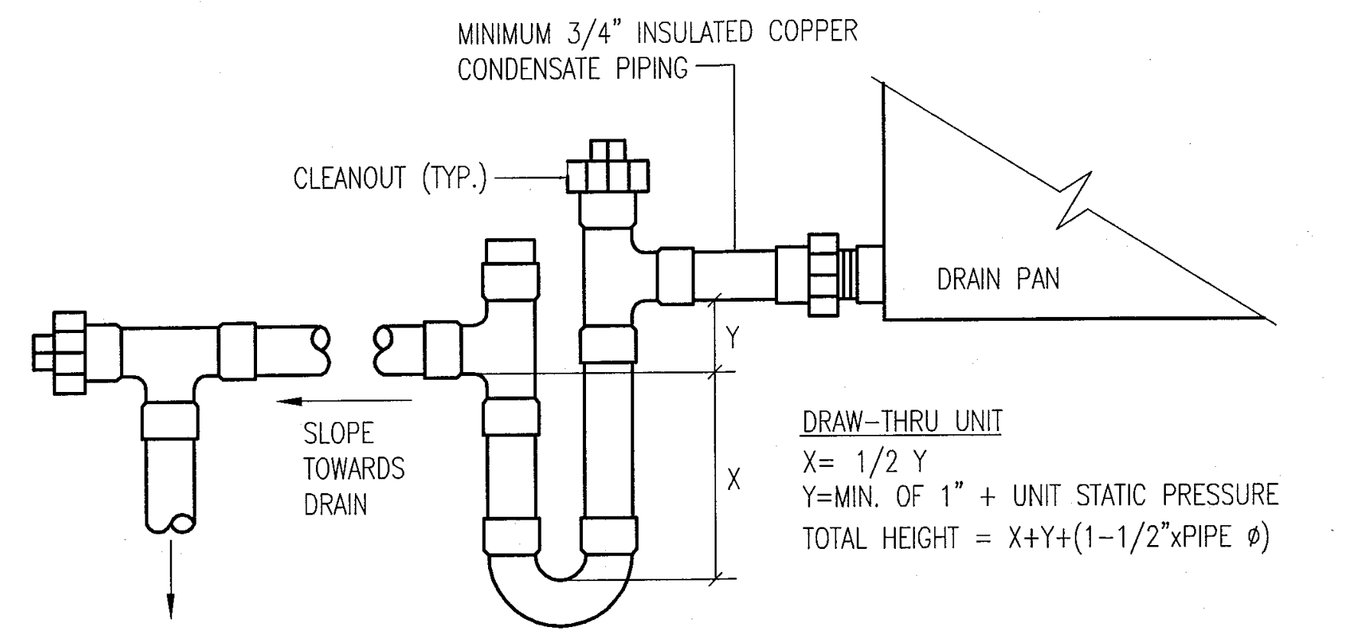
HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS 100% CD SET	02–18–14
2	PERMIT REVIEW COMMENTS	03–14–14
3	COORDINATION REVISION	03–14–14
12	FIRE & MTCI COMMENTS	08–21–14

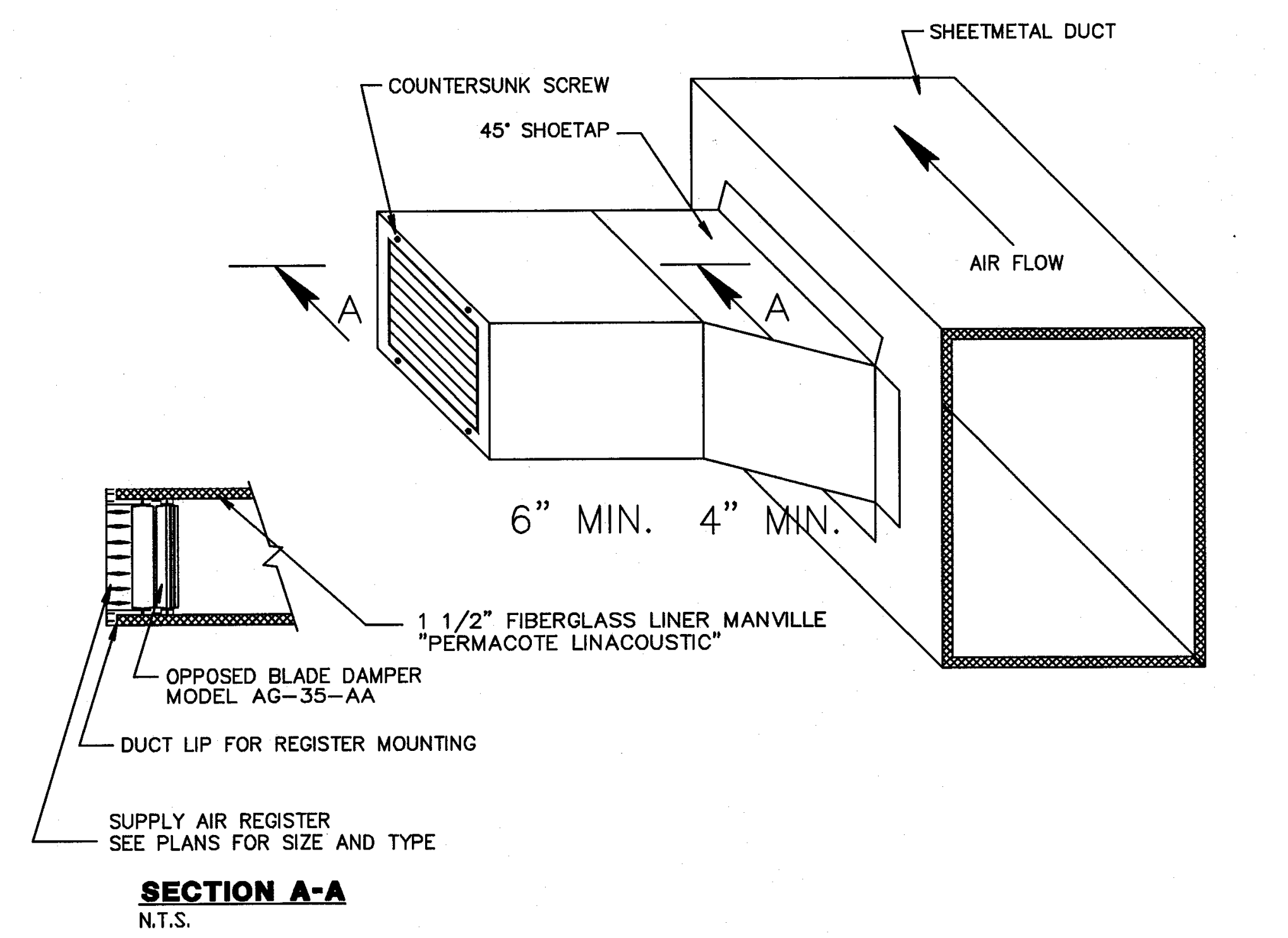

MINIMUM 3/4" INSULATED COPPER CONDENSATE PIPING
CLEANOUT (TYP.)
DRAIN PAN
SLOPE TOWARDS DRAIN
Y
X

DRAW–THRU UNIT
X= 1/2 Y
Y=MIN. OF 1" + UNIT STATIC PRESSURE
TOTAL HEIGHT = X+Y+(1-1/2"xPIPE ø)

CONDENSATE DRAIN TRAP DETAIL

N.T.S.

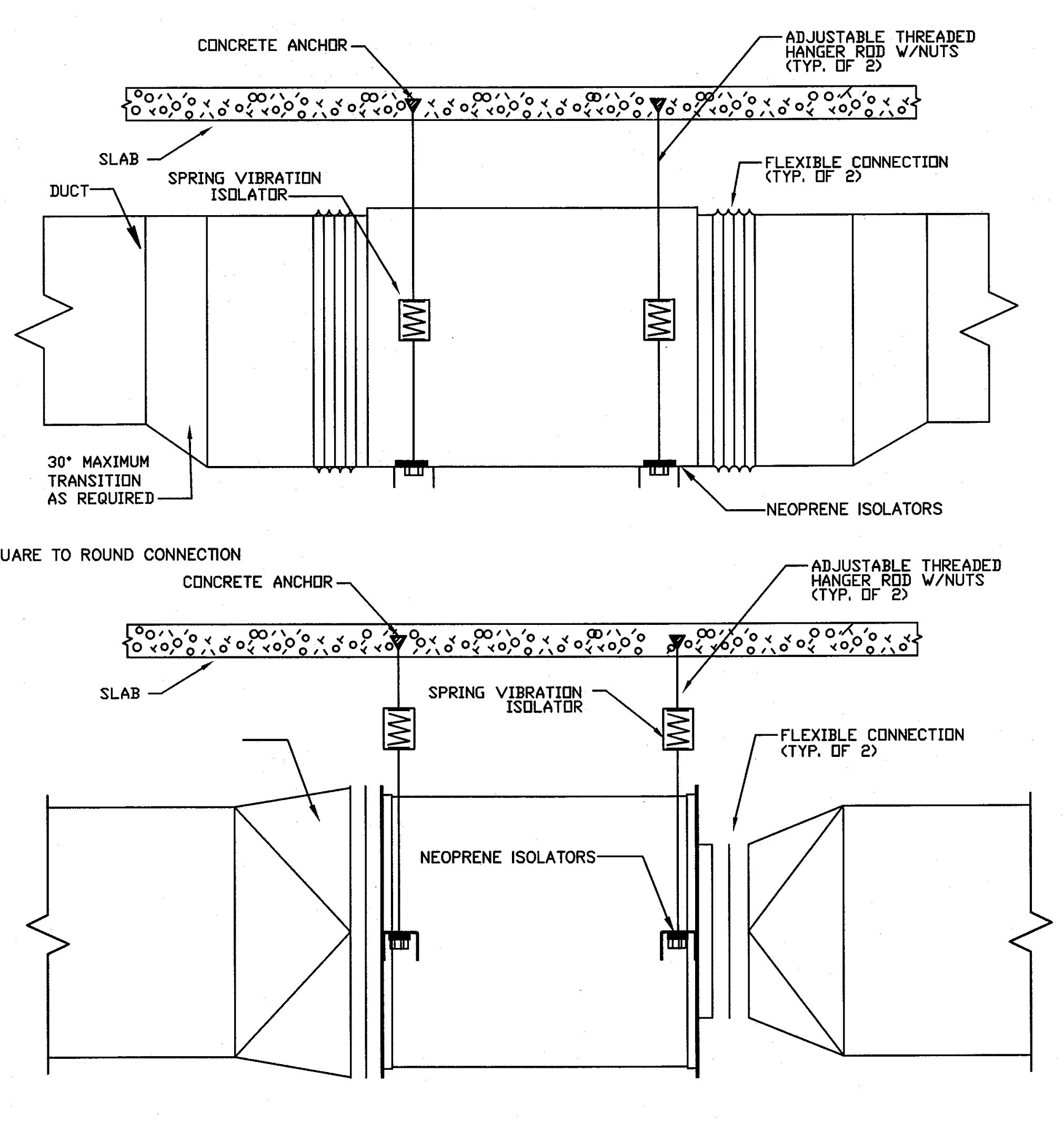
3


SHEETMETAL DUCT
COUNTERSUNK SCREW
45° SHOETAP
A
A
AIR FLOW
6" MIN.
4" MIN.
1 1/2" FIBERGLASS LINER MANVILLE "PERMACOTE LINACOUSTIC"
OPPOSED BLADE DAMPER MODEL AG–35–AA
DUCT LIP FOR REGISTER MOUNTING
SUPPLY AIR REGISTER SEE PLANS FOR SIZE AND TYPE

SECTION A-A
N.T.S.

SIDE REGISTER DETAIL

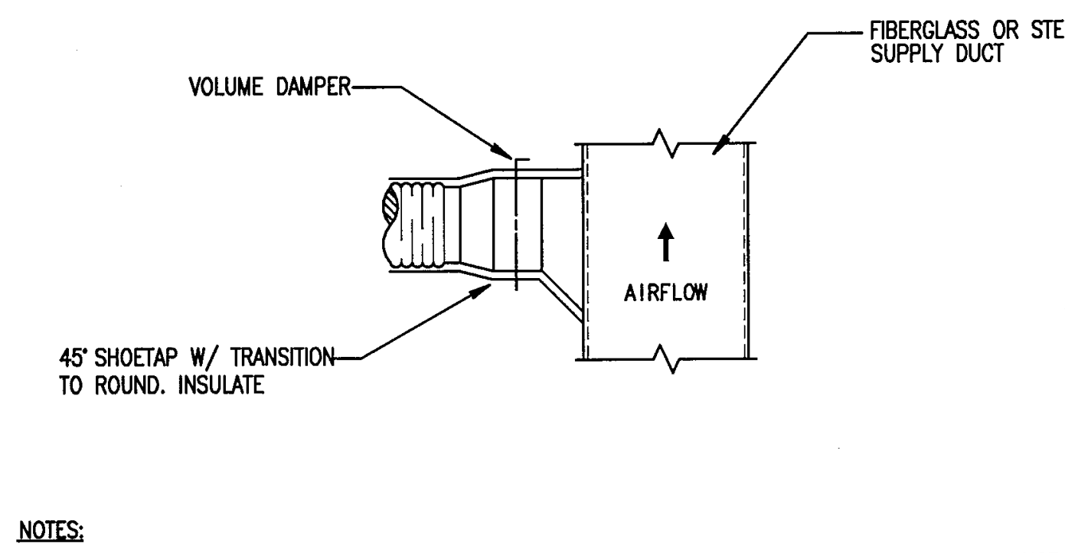
NTS


CONCRETE ANCHOR
ADJUSTABLE THREADED HANGER ROD W/NUTS (TYP. OF 2)
SLAB
DUCT
SPRING VIBRATION ISOLATOR
FLEXIBLE CONNECTION (TYP. OF 2)
30° MAXIMUM TRANSITION AS REQUIRED
NEOPRENE ISOLATORS
SQUARE TO ROUND CONNECTION
CONCRETE ANCHOR
ADJUSTABLE THREADED HANGER ROD W/NUTS (TYP. OF 2)
SLAB
SPRING VIBRATION ISOLATOR
FLEXIBLE CONNECTION (TYP. OF 2)
NEOPRENE ISOLATORS

INLINE FAN DETAIL

N.T.S.

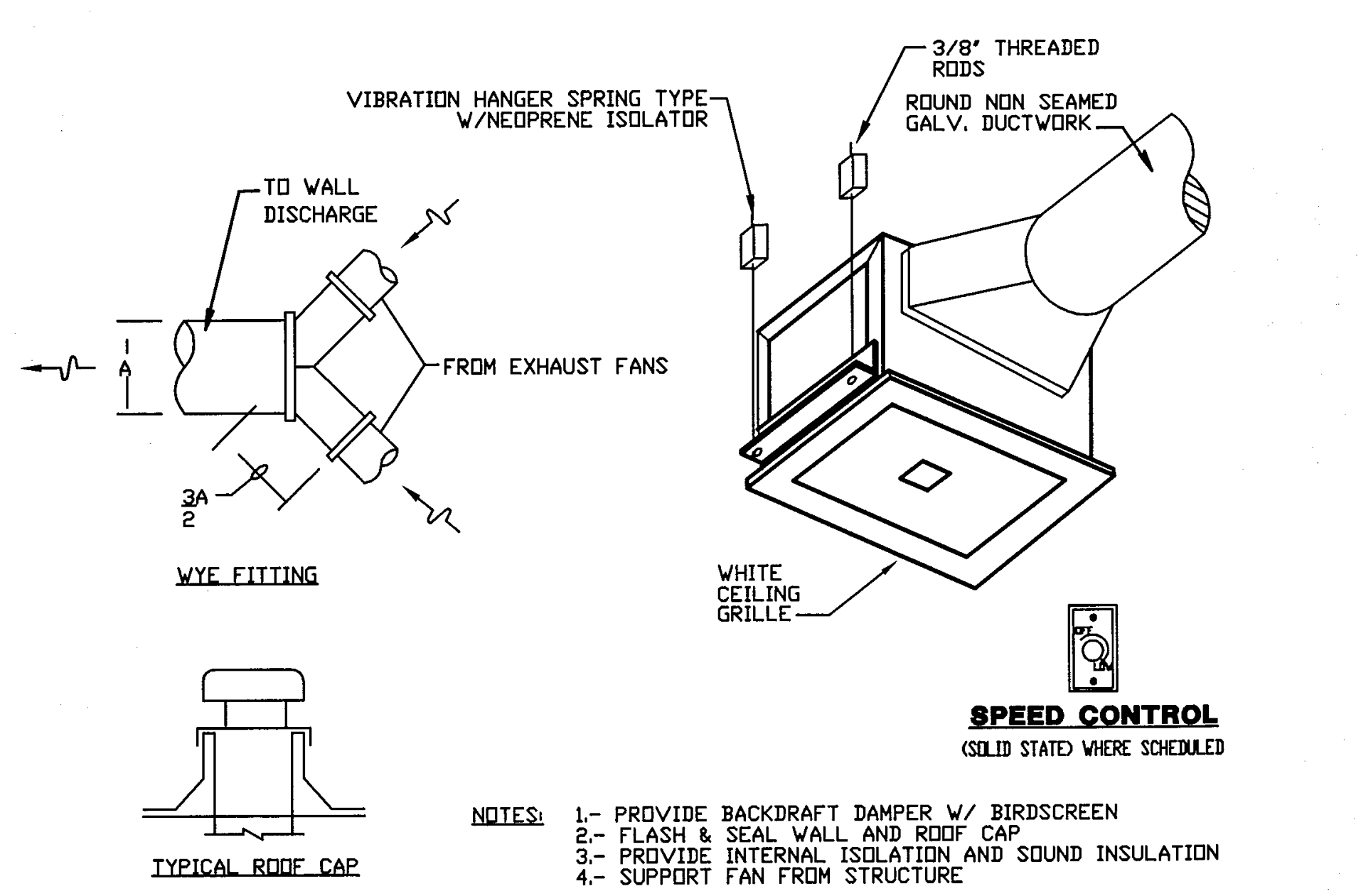
ALL INLINE FANS MOUNTED ABOVE FINISHED CEILINGS SHALL BE PROVIDED WITH MOTORS MOUNTED ON THE SIDE OF THE FAN (POSITIONS 3 & 9) UNLESS NOTED OTHERWISE ON FLOOR PLANS. ACCESS PANELS SHALL BE PROVIDED IN FINISHED CEILING LARGE ENOUGH TO ACCESS FAN FOR MAINTENANCE AND REMOVAL IF REQUIRED. COORDINATE PANEL TYPE WITH ARCH./INTERIOR DESIGNER. WHENEVER POSSIBLE FAN SHALL BE MOUNTED A MAX. OF 12" ABOVE FINISHED CEILING FOR EASE OF ACCESSIBILITY.


FIBERGLASS OR STEEL SUPPLY DUCT
VOLUME DAMPER
AIRFLOW
45° SHOETAP W/ TRANSITION TO ROUND. INSULATE

NOTES:
1. SHOE TAP SHOULD BE SIZED TO PROVIDE A MINIMUM OF 140% LARGER OPENING THAN ROUND DUCT SIZE.

TYPICAL FLEX. DUCT CONNECTION DETAIL

N.T.S.

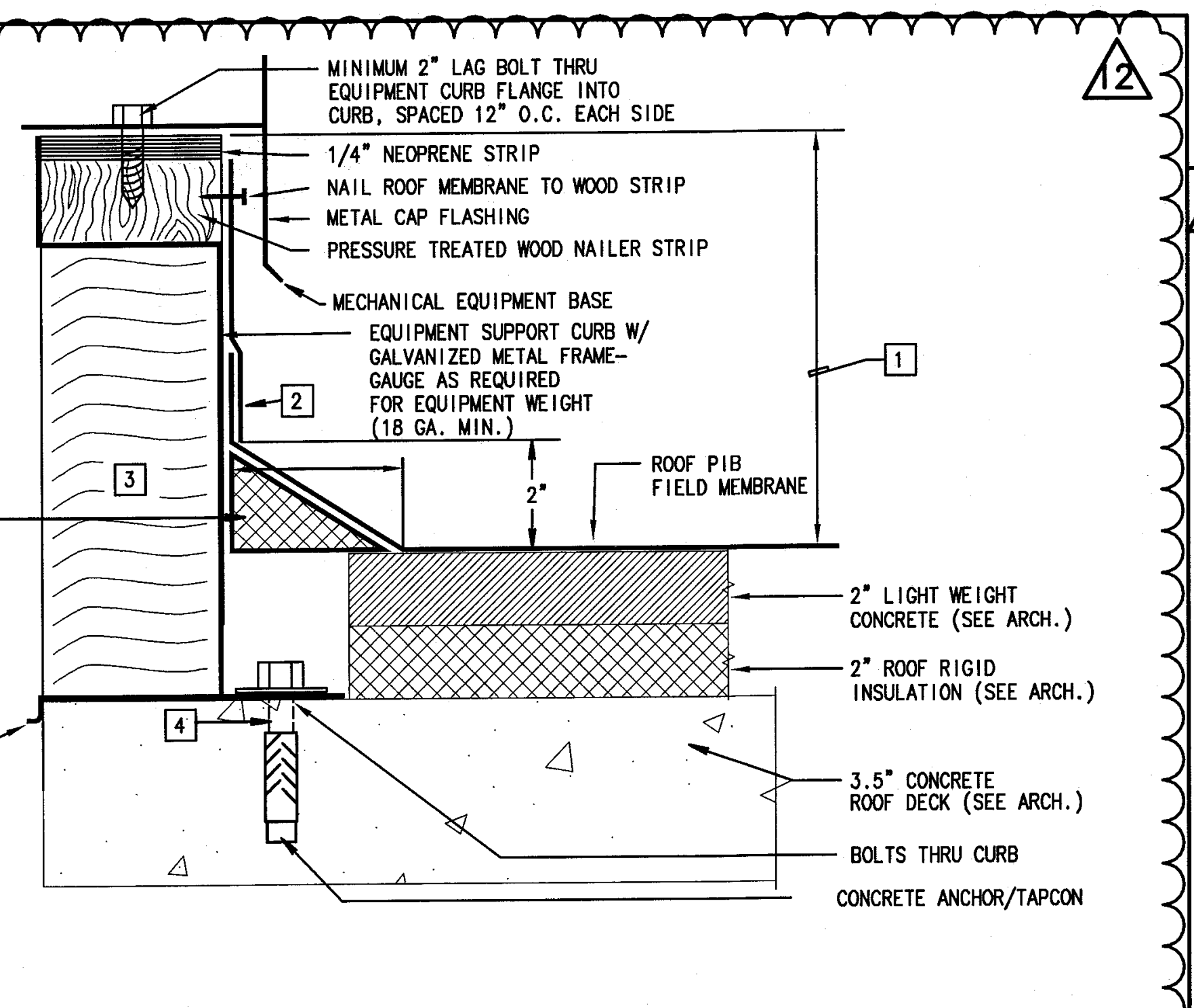

3/8' THREADED RODS
VIBRATION HANGER SPRING TYPE W/NEOPRENE ISOLATOR
ROUND NON SEAMED GALV. DUCTWORK
TO WALL DISCHARGE
FROM EXHAUST FANS
A
3A/2
WYE FITTING
WHITE CEILING GRILLE
TYPICAL ROOF CAP

SPEED CONTROL
(SOLID STATE) WHERE SCHEDULED

NOTES: 1.- PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
2.- FLASH & SEAL WALL AND ROOF CAP
3.- PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
4.- SUPPORT FAN FROM STRUCTURE

CEILING MOUNTED FAN DETAIL

N.T.S.

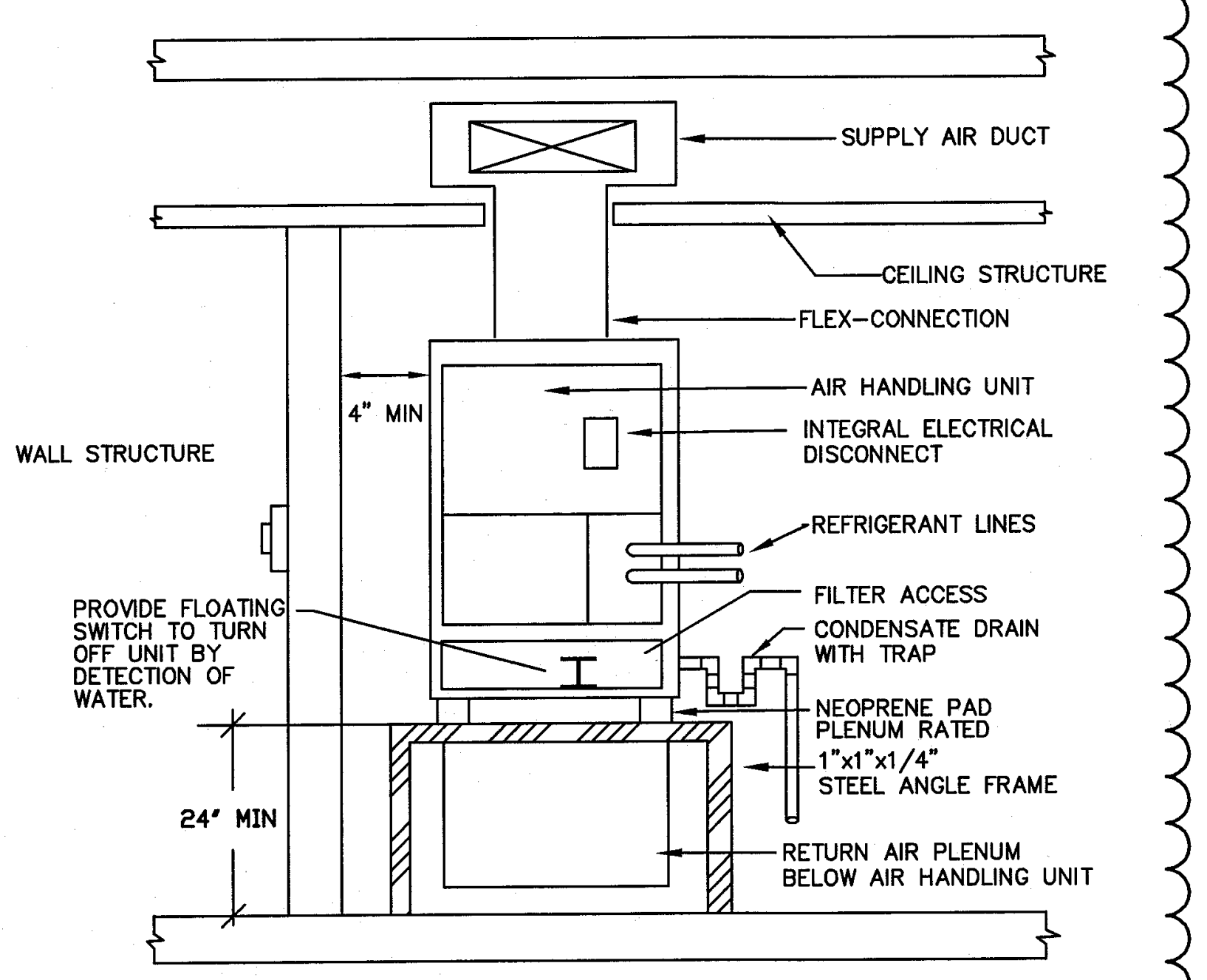

12
MINIMUM 2" LAG BOLT THRU EQUIPMENT CURB FLANGE INTO CURB, SPACED 12" O.C. EACH SIDE
1/4" NEOPRENE STRIP
NAIL ROOF MEMBRANE TO WOOD STRIP
METAL CAP FLASHING
PRESSURE TREATED WOOD NAILER STRIP
MECHANICAL EQUIPMENT BASE
EQUIPMENT SUPPORT CURB W/ GALVANIZED METAL FRAME- GAUGE AS REQUIRED FOR EQUIPMENT WEIGHT (18 GA. MIN.)
1
2
3
2"
ROOF PIB FIELD MEMBRANE
CANT STRIP BY OTHERS
2" LIGHT WEIGHT CONCRETE (SEE ARCH.)
2" ROOF RIGID INSULATION (SEE ARCH.)
BACKDRAFT DAMPER SUPPORT (WHEN CALLED OUT ON SCHEDULE)
4
3.5" CONCRETE ROOF DECK (SEE ARCH.)
BOLTS THRU CURB
CONCRETE ANCHOR/TAPCON

1 ROOF CURB SHALL BE MIN. 12" ABOVE FINISHED ROOF IF NOT OTHERWISE SPECIFIED ON PLANS,
2 REINFORCED PIB FLASHING APPLIED WITH CONTACT ADHESIVE-START 4" ABOVE ROOF DECK.
3 1-1/2" DENSITY ACOUSTICAL INSULATION WITH NEOPRENE COATING ON ALL EXPOSED SURFACES.
4 FOR FAN ROOFCURB, PROVIDE 1 1/4"X1/4" TAPCON SECURED THRU CURB FLANGE TO ROOF DECK, TYP. EACH SIDE. FOR LARGER CURBS PROVIDE ANCHORING AT 18" O.C. OR AS RECOMMENDED BY REGISTERED PROFESSIONAL STRUCTURAL ENGINEER FOR A/C UNIT ROOFCURB, PROVIDE 3/8"X2-3/4" "RED HEAD" WEDGE TYPE ANCHOR WITH MIN. EMBEDMENT AS RECOMMENDED BY MANUFACTURER. FOR LARGER CURBS PROVIDE ANCHORING AT 18" O.C. OR AS RECOMMENDED BY STRUCTURAL ENGINEER.

EQUIPMENT SUPPORT CURB DETAIL

N.T.S.

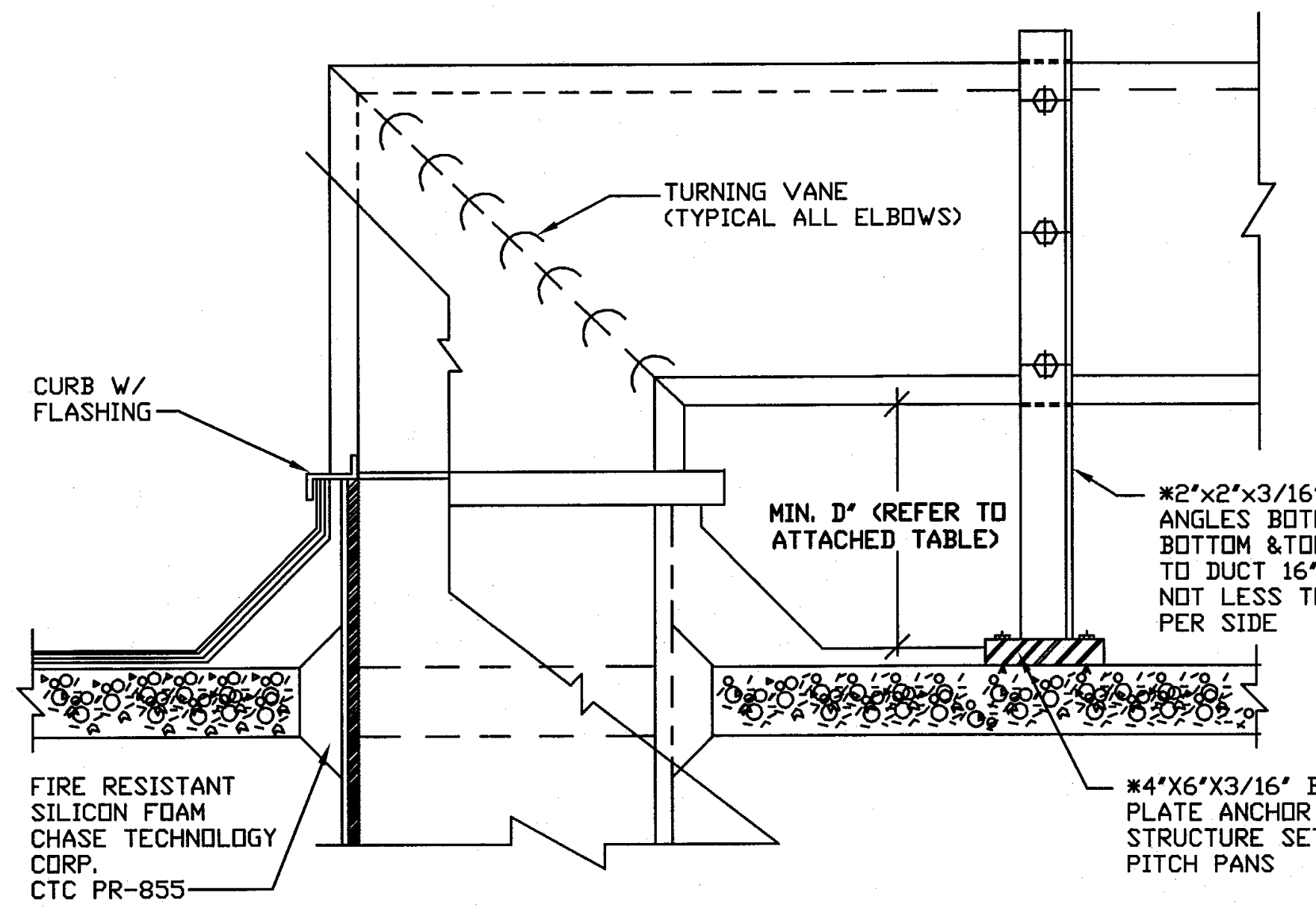
12


SUPPLY AIR DUCT
CEILING STRUCTURE
FLEX–CONNECTION
AIR HANDLING UNIT
4" MIN
INTEGRAL ELECTRICAL DISCONNECT
WALL STRUCTURE
REFRIGERANT LINES
FILTER ACCESS
PROVIDE FLOATING SWITCH TO TURN OFF UNIT BY DETECTION OF WATER.
CONDENSATE DRAIN WITH TRAP
NEOPRENE PAD PLENUM RATED
1"x1"x1/4" STEEL ANGLE FRAME
24' MIN
RETURN AIR PLENUM BELOW AIR HANDLING UNIT

TYPICAL VERTICAL AIR UNIT DETAIL

N.T.S. M\AHU–VERT

ROOF EQUIPMENT SUPPORT STRUCTURES & TIE–DOWNS HAVE BEEN DESIGNED AND COMPLY W/REQUIREMENTS OF THE FLORIDA BLDG. CODE SEE STRUCTURAL FOR CALCULATIONS.


TURNING VANE (TYPICAL ALL ELBOWS)
CURB W/ FLASHING
MIN. D' (REFER TO ATTACHED TABLE)
*2'x2'x3/16' GALV. ANGLES BOTH SIDES BOTTOM &TOP ANCHOR TO DUCT 16' O.C. & NOT LESS THAN 2 PER SIDE
FIRE RESISTANT SILICON FOAM CHASE TECHNOLOGY CORP. CTC PR–855
*4'X6'X3/16' BASE PLATE ANCHOR TO STRUCTURE SET IN PITCH PANS

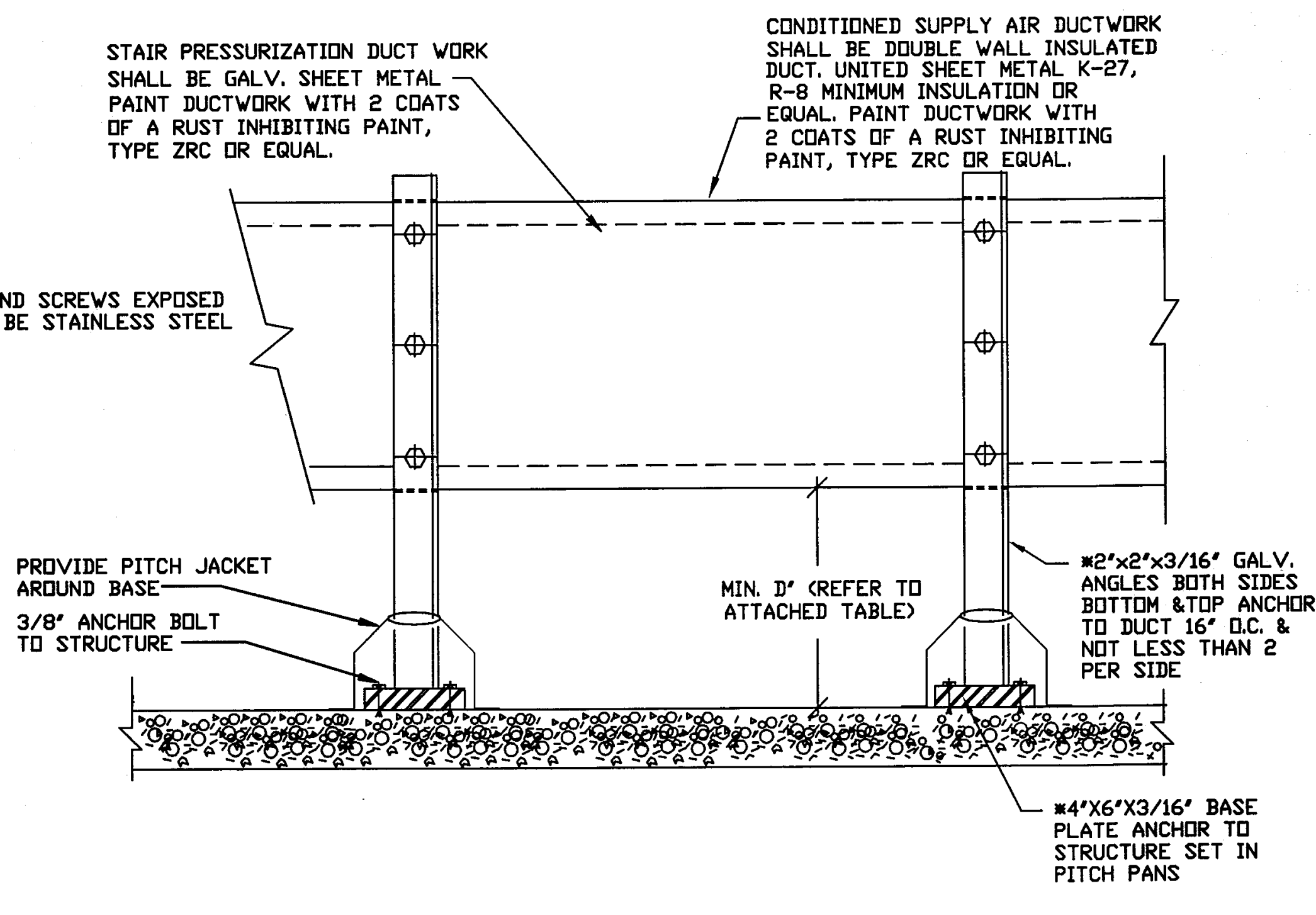
GENERAL NOTE

ALL NUTS, BOLTS, AND SCREWS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL OR CADIUM PLATED

TABLE 1522.3 (FLORIDA BLDG. CODE)
ROOF MOUNTED EQUIPMENT HEIGHT REQUIREMENTS

WIDTH OF EQUIPMENT (In.)	HEIGHT OF LEGS ('D') (In.)
Up to 24	14
25 to 36	18
37 to 48	24
49 to 60	30
61 and wider	48

DIMENSIONS INDICATED ARE MINIMUM REQUIRED BY THE F.B.C. DUCTS SHALL BE MOUNTED TO COMPLY WITH CODE MINIMUM REUIREMENT UNLESS OTHERWISE NOTED ON FLOOR PLAN.


STAIR PRESSURIZATION DUCT WORK SHALL BE GALV. SHEET METAL PAINT DUCTWORK WITH 2 COATS OF A RUST INHIBITING PAINT, TYPE ZRC OR EQUAL.
CONDITIONED SUPPLY AIR DUCTWORK SHALL BE DOUBLE WALL INSULATED DUCT. UNITED SHEET METAL K-27, R-8 MINIMUM INSULATION OR EQUAL. PAINT DUCTWORK WITH 2 COATS OF A RUST INHIBITING PAINT, TYPE ZRC OR EQUAL.
PROVIDE PITCH JACKET AROUND BASE
3/8' ANCHOR BOLT TO STRUCTURE
MIN. D' (REFER TO ATTACHED TABLE)
*2'x2'x3/16' GALV. ANGLES BOTH SIDES BOTTOM &TOP ANCHOR TO DUCT 16' O.C. & NOT LESS THAN 2 PER SIDE
*4'X6'X3/16' BASE PLATE ANCHOR TO STRUCTURE SET IN PITCH PANS

ROOF MOUNTED DUCT SUPPORT & PENETRATION DETAILS

N.T.S. * VERIFY SIZES WITH STRUCTURAL ENGINEER

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		11/10/14
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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

MECHANICAL DETAILS

SEP 04 2014

STEVEN M. FELLER No. 22046

APPROVED MIAMI BEACH FIRE DEPARTMENT

STEVEN FELLER P.E. PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

MECHANICAL DETAILS
SCALE: NTS

SHEET NUMBER

M6.01

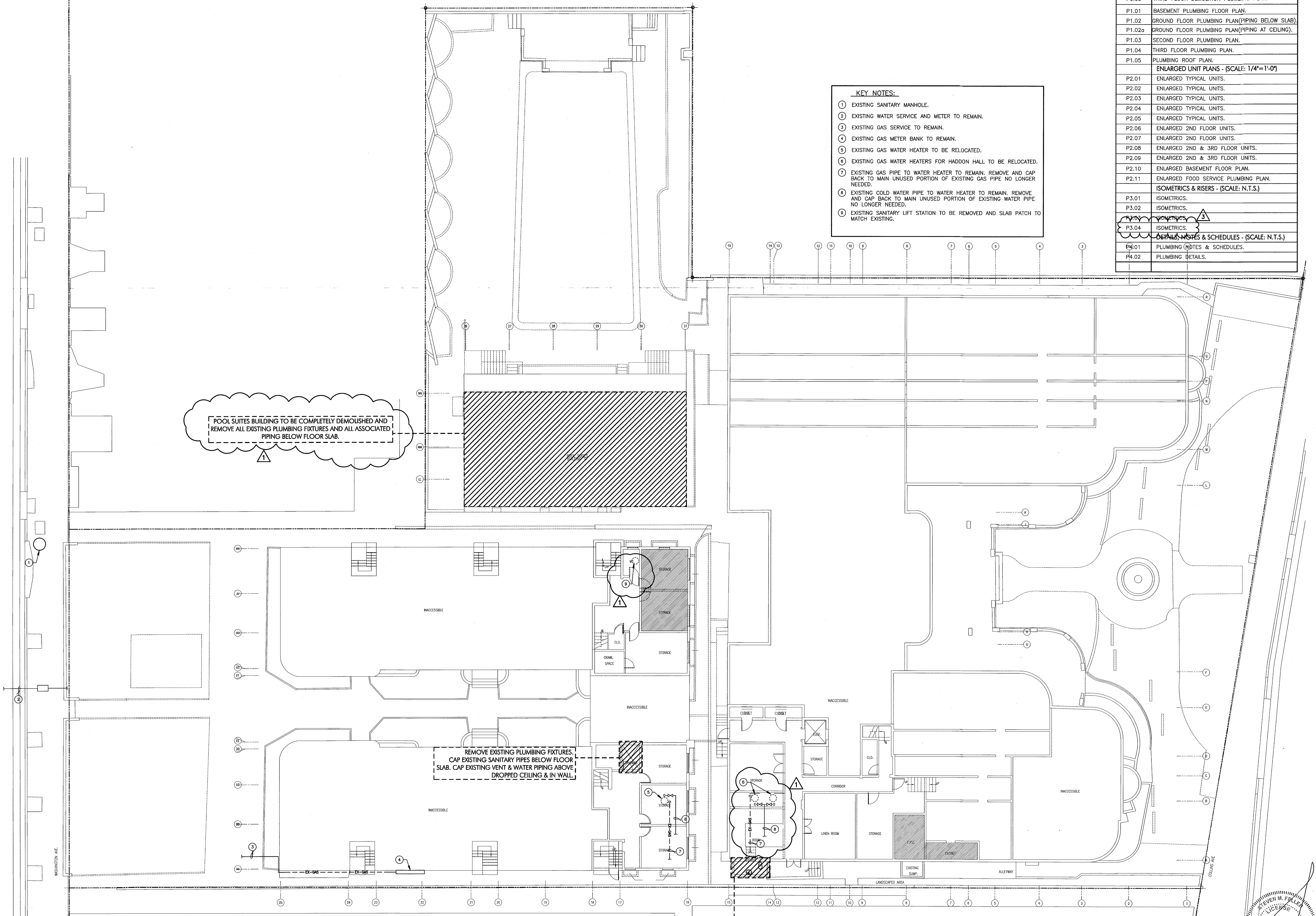
12 Mechanical\M6.01 Details.dwg | Layout: M6.01
September 4 2014 01:18:06 PM

PLUMBING DRAWING INDEX

DWG. No.	DRAWING DESCRIPTION
	FLOOR PLANS - (SCALE: 3/32"=1'-0")
P0.00	BASEMENT DEMOLITION PLUMBING FLOOR PLAN.
P0.01	GROUND FLOOR DEMOLITION PLUMBING PLAN.
P0.02	SECOND FLOOR DEMOLITION PLUMBING PLAN.
P0.03	THIRD FLOOR DEMOLITION PLUMBING PLAN.
P1.01	BASEMENT PLUMBING FLOOR PLAN.
P1.02	GROUND FLOOR PLUMBING PLAN(PIPING BELOW SLAB).
P1.02a	GROUND FLOOR PLUMBING PLAN(PIPING AT CEILING).
P1.03	SECOND FLOOR PLUMBING PLAN.
P1.04	THIRD FLOOR PLUMBING PLAN.
P1.05	PLUMBING ROOF PLAN.
	ENLARGED UNIT PLANS - (SCALE: 1/4"=1'-0")
P2.01	ENLARGED TYPICAL UNITS.
P2.02	ENLARGED TYPICAL UNITS.
P2.03	ENLARGED TYPICAL UNITS.
P2.04	ENLARGED TYPICAL UNITS.
P2.05	ENLARGED TYPICAL UNITS.
P2.06	ENLARGED 2ND FLOOR UNITS.
P2.07	ENLARGED 2ND FLOOR UNITS.
P2.08	ENLARGED 2ND & 3RD FLOOR UNITS.
P2.09	ENLARGED 2ND & 3RD FLOOR UNITS.
P2.10	ENLARGED BASEMENT FLOOR PLAN.
P2.11	ENLARGED FOOD SERVICE PLUMBING PLAN.
	ISOMETRICS & RISERS - (SCALE: N.T.S.)
P3.01	ISOMETRICS.
P3.02	ISOMETRICS.
~~P3.03~~	~~ISOMETRICS.~~ △3
P3.04	ISOMETRICS.
	DETAILS, NOTES & SCHEDULES - (SCALE: N.T.S.)
P4.01	PLUMBING NOTES & SCHEDULES.
P4.02	PLUMBING DETAILS.

KEY NOTES:

① EXISTING SANITARY MANHOLE.
② EXISTING WATER SERVICE AND METER TO REMAIN.
③ EXISTING GAS SERVICE TO REMAIN.
④ EXISTING GAS METER BANK TO REMAIN.
⑤ EXISTING GAS WATER HEATER TO BE RELOCATED.
⑥ EXISTING GAS WATER HEATERS FOR HADDON HALL TO BE RELOCATED.
⑦ EXISTING GAS PIPE TO WATER HEATER TO REMAIN. REMOVE AND CAP BACK TO MAIN UNUSED PORTION OF EXISTING GAS PIPE NO LONGER NEEDED.
⑧ EXISTING COLD WATER PIPE TO WATER HEATER TO REMAIN. REMOVE AND CAP BACK TO MAIN UNUSED PORTION OF EXISTING WATER PIPE NO LONGER NEEDED.
⑨ EXISTING SANITARY LIFT STATION TO BE REMOVED AND SLAB PATCH TO MATCH EXISTING.



POOL SUITES BUILDING TO BE COMPLETELY DEMOLISHED AND REMOVE ALL EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED PIPING BELOW FLOOR SLAB. △1

REMOVE EXISTING PLUMBING FIXTURES. CAP EXISTING SANITARY PIPES BELOW FLOOR SLAB. CAP EXISTING VENT & WATER PIPING ABOVE DROPPED CEILING & IN WALL.

REMOVE EXISTING PLUMBING FIXTURES. CAP EXISTING SANITARY PIPES BELOW FLOOR SLAB. REMOVE EXISTING VENT & WATER PIPING ABOVE DROPPED. CAP PIPING OUTSIDE OF THIS ROOM, NO PIPING SHALL BE LEFT IN THE CEILING.

BASEMENT DEMOLITION PLUMBING FLOOR PLAN

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

File: E:\Ha[illegible] Hall\P\P[illegible] Basement Demo.dwg | Layout: Layout1
User: Adri[illegible] Date: Tuesday, May 6 2014 01:41:19 PM

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
△1	PROGRESS TO 100% CD SET	02/07/2014
△3	COORDINATION REVISION	03/25/14

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DJ	11/10/14
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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

BASEMENT DEMOLITION PLAN

MAY 09 2014

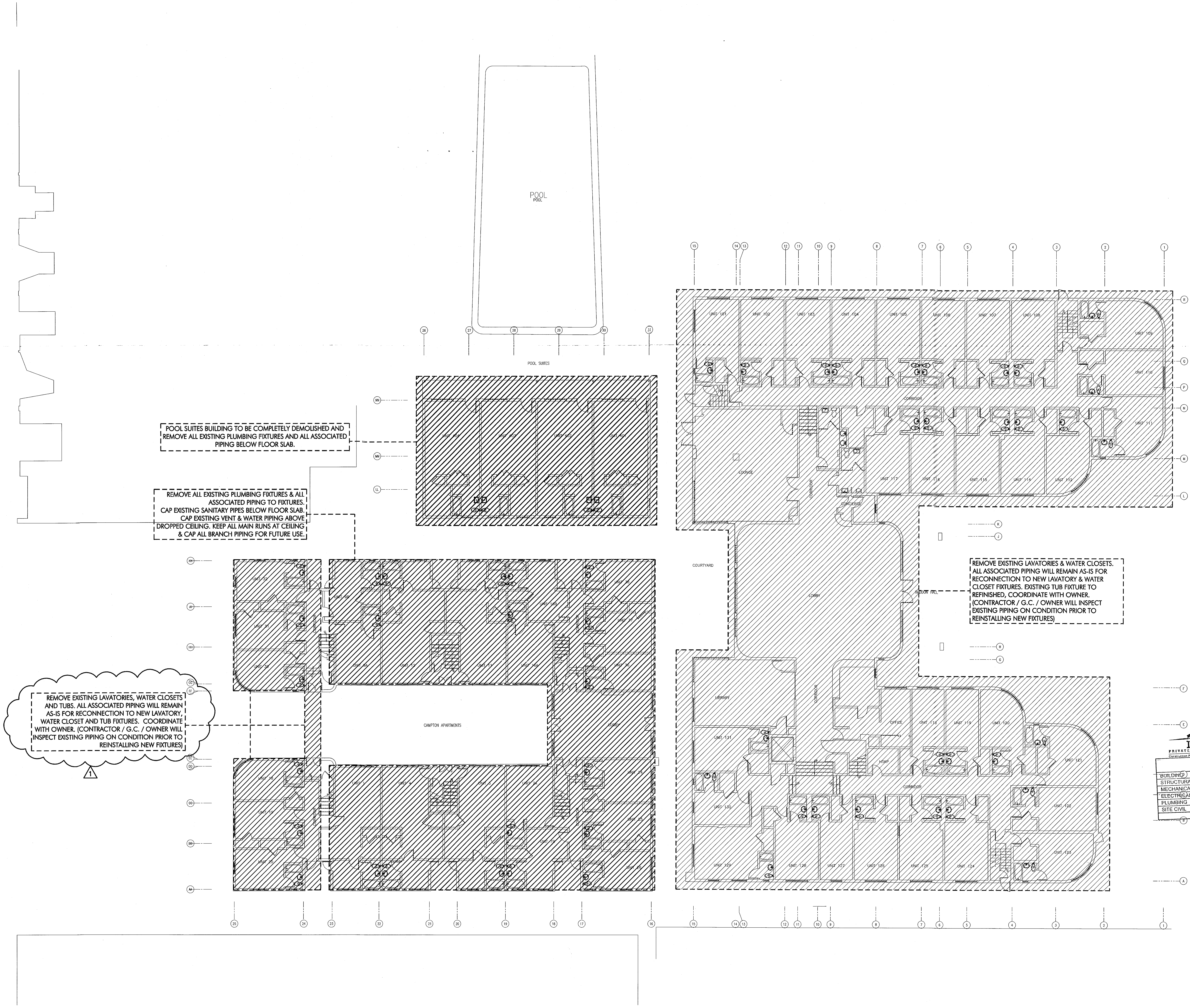
STEVEN M. FELLER
No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

SHEET NUMBER

P0.00



POOL SUITES BUILDING TO BE COMPLETELY DEMOLISHED AND REMOVE ALL EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED PIPING BELOW FLOOR SLAB.

REMOVE ALL EXISTING PLUMBING FIXTURES & ALL ASSOCIATED PIPING TO FIXTURES. CAP EXISTING SANITARY PIPES BELOW FLOOR SLAB. CAP EXISTING VENT & WATER PIPING ABOVE DROPPED CEILING. KEEP ALL MAIN RUNS AT CEILING & CAP ALL BRANCH PIPING FOR FUTURE USE.

REMOVE EXISTING LAVATORIES, WATER CLOSETS AND TUBS. ALL ASSOCIATED PIPING WILL REMAIN AS-IS FOR RECONNECTION TO NEW LAVATORY, WATER CLOSET AND TUB FIXTURES. COORDINATE WITH OWNER. (CONTRACTOR / G.C. / OWNER WILL INSPECT EXISTING PIPING ON CONDITION PRIOR TO REINSTALLING NEW FIXTURES)

1

REMOVE EXISTING LAVATORIES & WATER CLOSETS. ALL ASSOCIATED PIPING WILL REMAIN AS-IS FOR RECONNECTION TO NEW LAVATORY & WATER CLOSET FIXTURES. EXISTING TUB FIXTURE TO REFINISHED, COORDINATE WITH OWNER. (CONTRACTOR / G.C. / OWNER WILL INSPECT EXISTING PIPING ON CONDITION PRIOR TO REINSTALLING NEW FIXTURES)

GROUND FLOOR DEMOLITION PLUMBING PLAN

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DJ	11/10/14
SITE CIVIL		

MAY 09 2014

Nº 22046
STEVEN M. FELLER

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

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 SET	02/07/2014

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

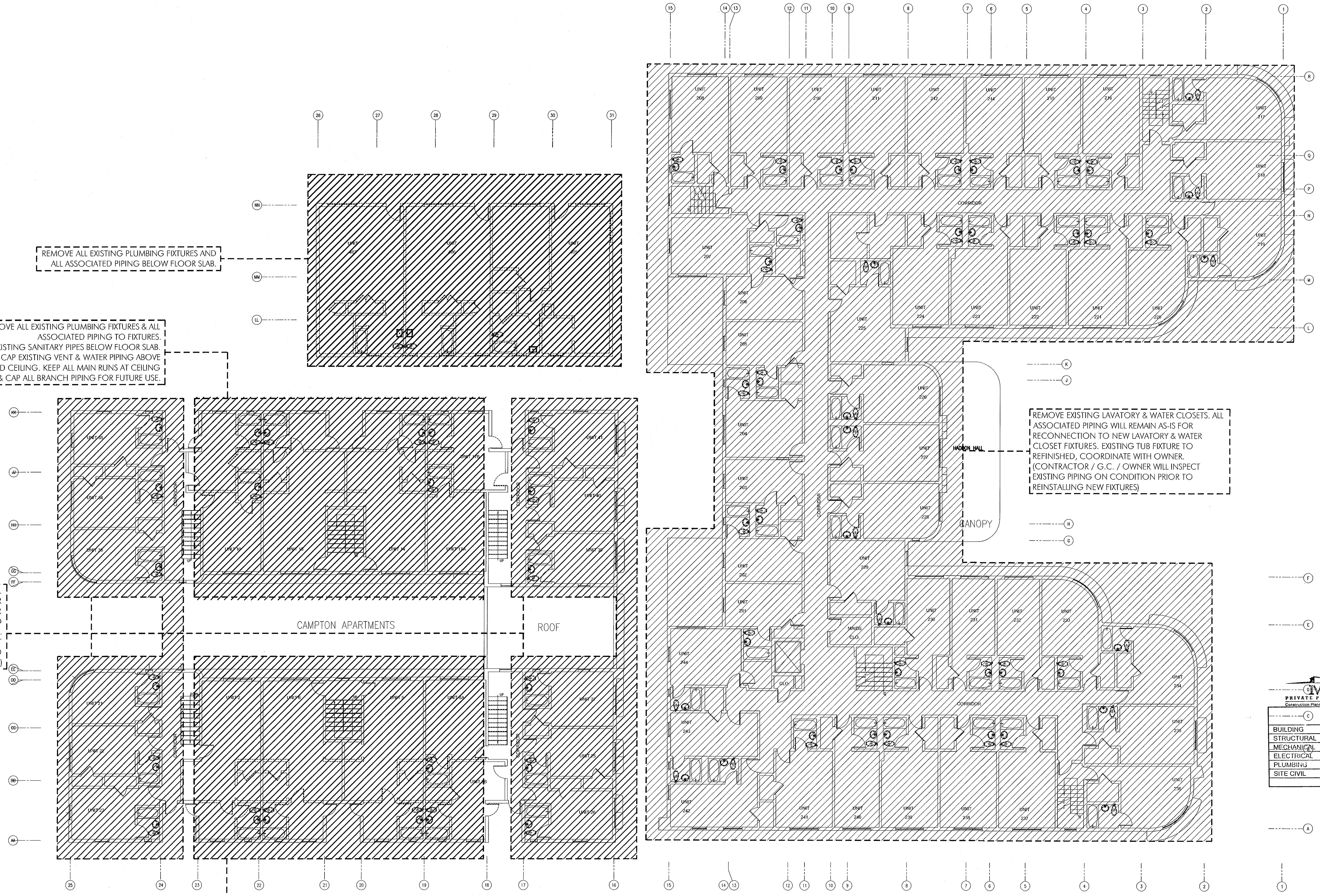
JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

GROUND FLOOR DEMOLITION PLAN

SHEET NUMBER

P0.01



REMOVE ALL EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED PIPING BELOW FLOOR SLAB.

REMOVE ALL EXISTING PLUMBING FIXTURES & ALL ASSOCIATED PIPING TO FIXTURES. CAP EXISTING SANITARY PIPES BELOW FLOOR SLAB. CAP EXISTING VENT & WATER PIPING ABOVE DROPPED CEILING. KEEP ALL MAIN RUNS AT CEILING & CAP ALL BRANCH PIPING FOR FUTURE USE.

REMOVE EXISTING LAVATORY & WATER CLOSETS. ALL ASSOCIATED PIPING WILL REMAIN AS-IS FOR RECONNECTION TO NEW LAVATORY & WATER CLOSET FIXTURES. EXISTING TUB FIXTURE TO REFINISHED, COORDINATE WITH OWNER. (CONTRACTOR / G.C. / OWNER WILL INSPECT EXISTING PIPING ON CONDITION PRIOR TO REINSTALLING NEW FIXTURES)

REMOVE EXISTING LAVATORY & WATER CLOSETS. ALL ASSOCIATED PIPING WILL REMAIN AS-IS FOR RECONNECTION TO NEW LAVATORY & WATER CLOSET FIXTURES. EXISTING TUB FIXTURE TO REFINISHED, COORDINATE WITH OWNER. (CONTRACTOR / G.C. / OWNER WILL INSPECT EXISTING PIPING ON CONDITION PRIOR TO REINSTALLING NEW FIXTURES)

REMOVE ALL EXISTING PLUMBING FIXTURES & ALL ASSOCIATED PIPING TO FIXTURES. CAP EXISTING SANITARY PIPES BELOW FLOOR SLAB. CAP EXISTING VENT & WATER PIPING ABOVE DROPPED CEILING. KEEP ALL MAIN RUNS AT CEILING & CAP ALL BRANCH PIPING FOR FUTURE USE.

SECOND FLOOR DEMOLITION PLUMBING PLAN

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DJ	11/10/14
SITE CIVIL		

FEB 05 2014

STEVEN M. FELLER
LICENSE
No 22046
STATE OF FLORIDA
PROFESSIONAL ENGINEER

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT 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

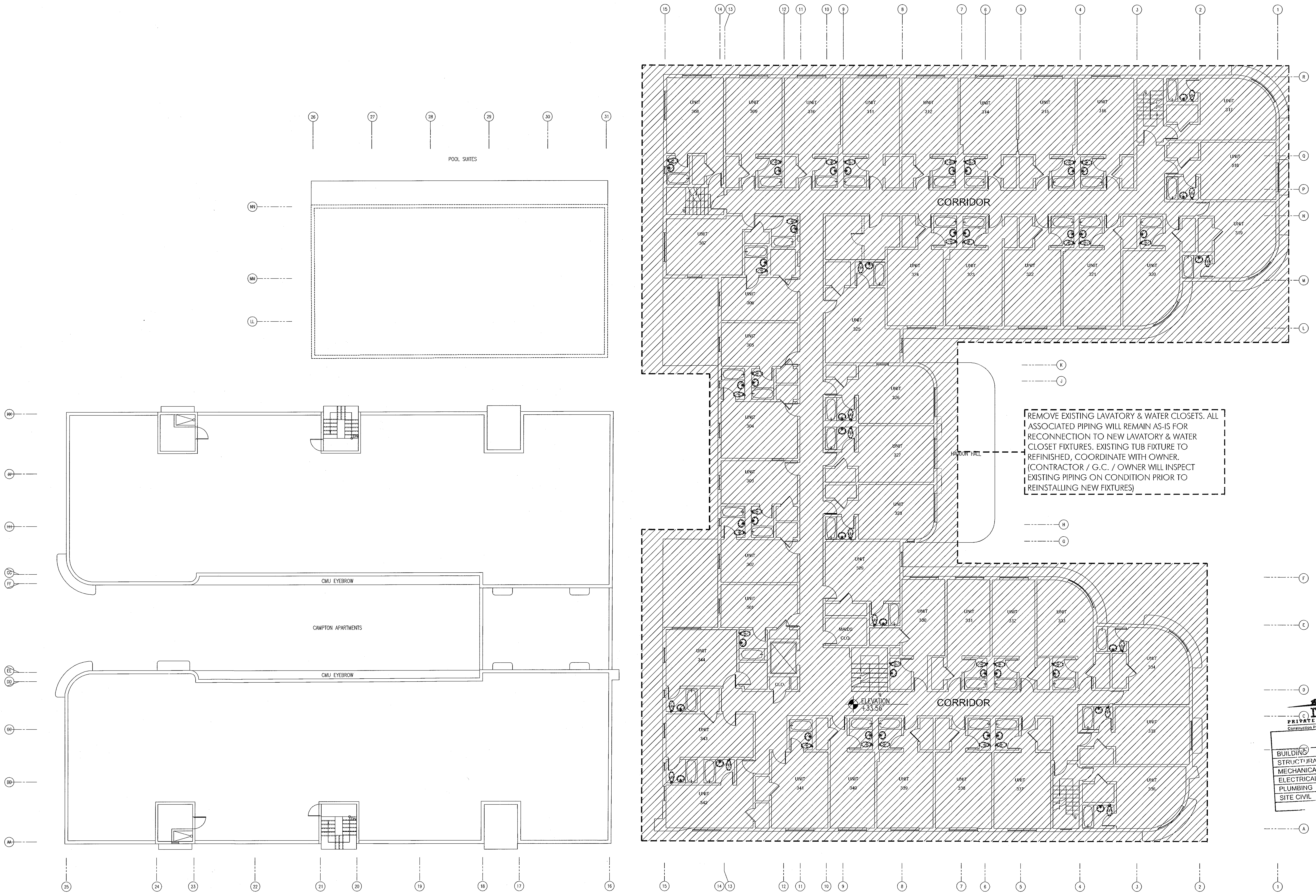
JOB NUMBER:	13036.00
CHECKED BY:	SF
ISSUE DATE:	JANUARY 24, 2014
SCALE:	AS NOTED

SHEET TITLE

SECOND FLOOR
DEMOLITION PLAN

SHEET NUMBER

P0.02



REMOVE EXISTING LAVATORY & WATER CLOSETS. ALL ASSOCIATED PIPING WILL REMAIN AS-IS FOR RECONNECTION TO NEW LAVATORY & WATER CLOSET FIXTURES. EXISTING TUB FIXTURE TO REFINISHED, COORDINATE WITH OWNER. (CONTRACTOR / G.C. / OWNER WILL INSPECT EXISTING PIPING ON CONDITION PRIOR TO REINSTALLING NEW FIXTURES)

THIRD FLOOR DEMOLITION PLUMBING PLAN

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

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

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

FEB 05 2014

STEVEN M. FELLER
No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E. PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT 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

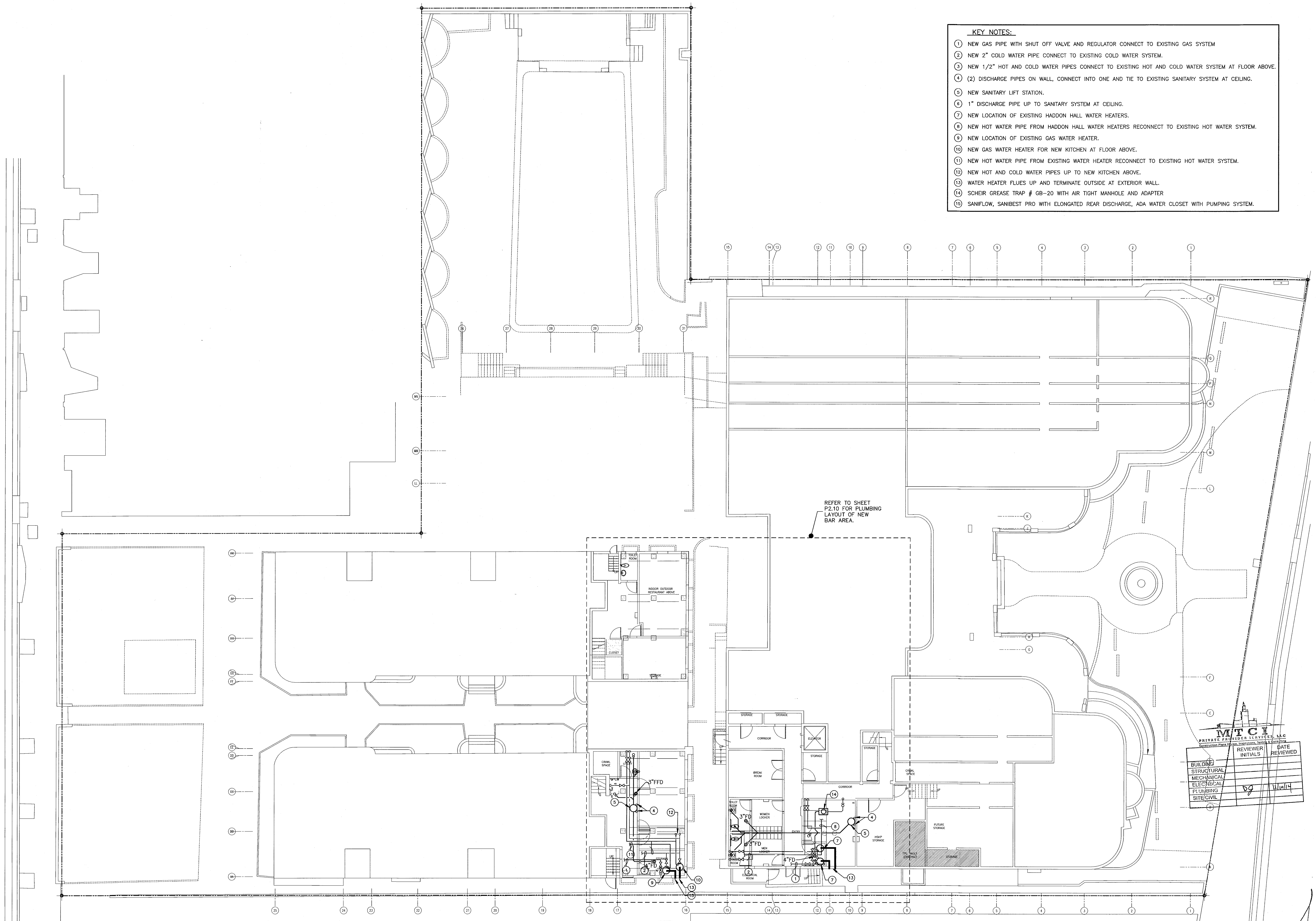
JOB NUMBER: 13036.00
CHECKED BY: SF
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

SHEET TITLE

THIRD FLOOR DEMOLITION PLAN

SHEET NUMBER

P0.03



KEY NOTES:

① NEW GAS PIPE WITH SHUT OFF VALVE AND REGULATOR CONNECT TO EXISTING GAS SYSTEM
② NEW 2" COLD WATER PIPE CONNECT TO EXISTING COLD WATER SYSTEM.
③ NEW 1/2" HOT AND COLD WATER PIPES CONNECT TO EXISTING HOT AND COLD WATER SYSTEM AT FLOOR ABOVE.
④ (2) DISCHARGE PIPES ON WALL, CONNECT INTO ONE AND TIE TO EXISTING SANITARY SYSTEM AT CEILING.
⑤ NEW SANITARY LIFT STATION.
⑥ 1" DISCHARGE PIPE UP TO SANITARY SYSTEM AT CEILING.
⑦ NEW LOCATION OF EXISTING HADDON HALL WATER HEATERS.
⑧ NEW HOT WATER PIPE FROM HADDON HALL WATER HEATERS RECONNECT TO EXISTING HOT WATER SYSTEM.
⑨ NEW LOCATION OF EXISTING GAS WATER HEATER.
⑩ NEW GAS WATER HEATER FOR NEW KITCHEN AT FLOOR ABOVE.
⑪ NEW HOT WATER PIPE FROM EXISTING WATER HEATER RECONNECT TO EXISTING HOT WATER SYSTEM.
⑫ NEW HOT AND COLD WATER PIPES UP TO NEW KITCHEN ABOVE.
⑬ WATER HEATER FLUES UP AND TERMINATE OUTSIDE AT EXTERIOR WALL.
⑭ SCHEIR GREASE TRAP # GB-20 WITH AIR TIGHT MANHOLE AND ADAPTER
⑮ SANIFLOW, SANIBEST PRO WITH ELONGATED REAR DISCHARGE, ADA WATER CLOSET WITH PUMPING SYSTEM.

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DJ	11/10/14
SITE/CIVIL		

BASEMENT PLUMBING FLOOR PLAN

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

FEB 05 2014

STEVEN M. FELLER
LICENSE
No 22046
STATE OF FLORIDA
PROFESSIONAL ENGINEER

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT 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:	SF
ISSUE DATE:	JANUARY 24, 2014
SCALE:	AS NOTED

SHEET TITLE

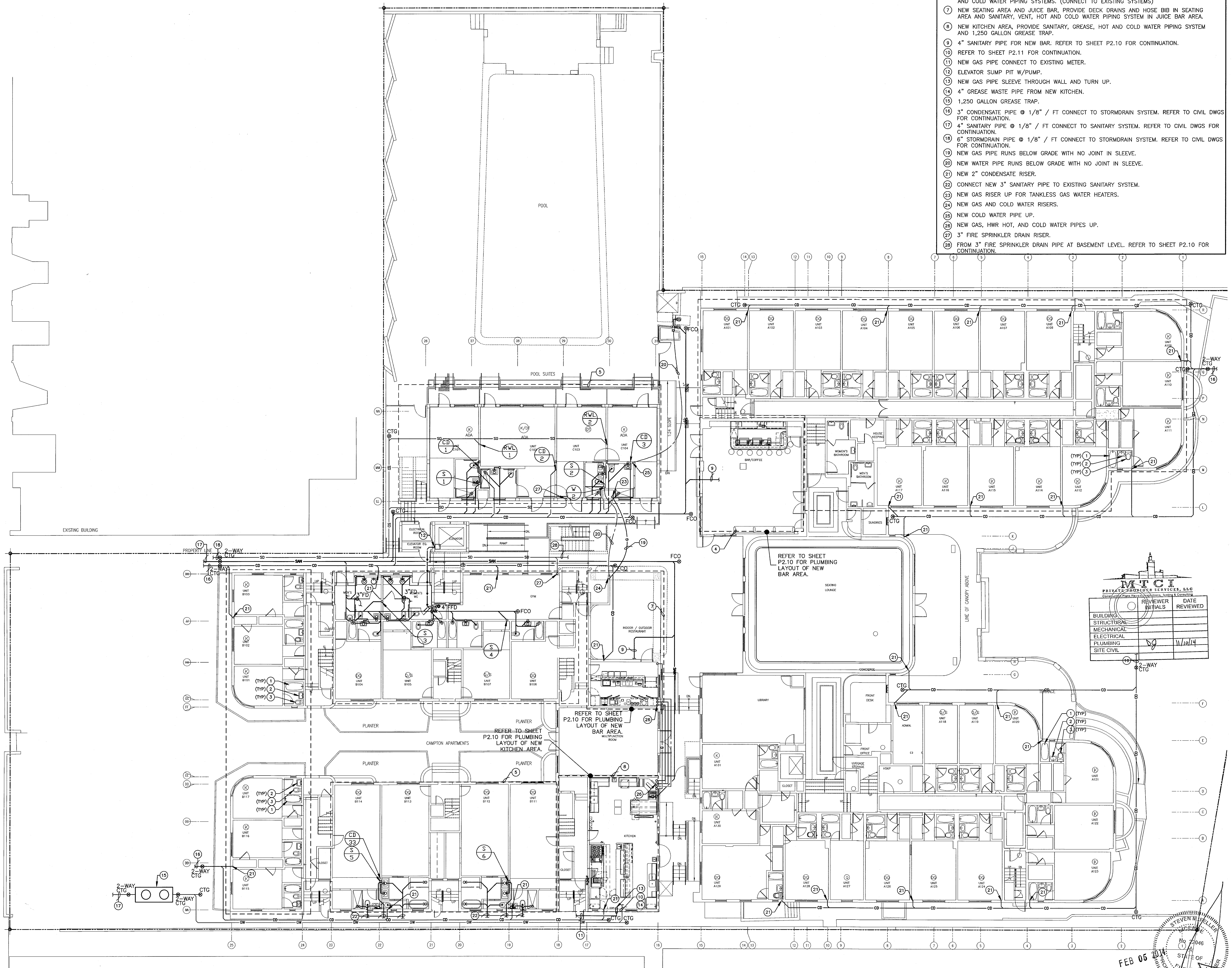
BASEMENT
PLUMBING PLAN

SHEET NUMBER

P1.01

KEY NOTES:

① EXISTING TUB TO BE REFURNISHED, WITH NEW DRAIN, SHOWER VALVES AND HEAD. TYPICAL UNLESS OTHERWISE NOTED.
② EXISTING LAVATORY TO BE REMOVED AND REPLACED WITH NEW LAVATORY, WITH NEW FAUCET, SUPPLY PIPES, P–TRAP AND ANGLE STOPS. TYPICAL UNLESS OTHERWISE NOTED.
③ EXISTING WATER CLOSET TO BE REMOVED AND REPLACED WITH NEW, WITH NEW SUPPLY PIPE, ANGLE STOP AND WAX RING. TYPICAL UNLESS OTHERWISE NOTED.
④ NEW BAR AREA, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
⑤ NEW UNITS BATHROOM, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
⑥ NEW UNITS BATHROOMS AND PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
⑦ NEW SEATING AREA AND JUICE BAR, PROVIDE DECK DRAINS AND HOSE BIB IN SEATING AREA AND SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEM IN JUICE BAR AREA.
⑧ NEW KITCHEN AREA, PROVIDE SANITARY, GREASE, HOT AND COLD WATER PIPING SYSTEM AND 1,250 GALLON GREASE TRAP.
⑨ 4" SANITARY PIPE FOR NEW BAR. REFER TO SHEET P2.10 FOR CONTINUATION.
⑩ REFER TO SHEET P2.11 FOR CONTINUATION.
⑪ NEW GAS PIPE CONNECT TO EXISTING METER.
⑫ ELEVATOR SUMP PIT W/PUMP.
⑬ NEW GAS PIPE SLEEVE THROUGH WALL AND TURN UP.
⑭ 4" GREASE WASTE PIPE FROM NEW KITCHEN.
⑮ 1,250 GALLON GREASE TRAP.
⑯ 3" CONDENSATE PIPE @ 1/8" / FT CONNECT TO STORMDRAIN SYSTEM. REFER TO CIVIL DWGS FOR CONTINUATION.
⑰ 4" SANITARY PIPE @ 1/8" / FT CONNECT TO SANITARY SYSTEM. REFER TO CIVIL DWGS FOR CONTINUATION.
⑱ 6" STORMDRAIN PIPE @ 1/8" / FT CONNECT TO STORMDRAIN SYSTEM. REFER TO CIVIL DWGS FOR CONTINUATION.
⑲ NEW GAS PIPE RUNS BELOW GRADE WITH NO JOINT IN SLEEVE.
⑳ NEW WATER PIPE RUNS BELOW GRADE WITH NO JOINT IN SLEEVE.
㉑ NEW 2" CONDENSATE RISER.
㉒ CONNECT NEW 3" SANITARY PIPE TO EXISTING SANITARY SYSTEM.
㉓ NEW GAS RISER UP FOR TANKLESS GAS WATER HEATERS.
㉔ NEW GAS AND COLD WATER RISERS.
㉕ NEW COLD WATER PIPE UP.
㉖ NEW GAS, HWR HOT, AND COLD WATER PIPES UP.
㉗ 3" FIRE SPRINKLER DRAIN RISER.
㉘ FROM 3" FIRE SPRINKLER DRAIN PIPE AT BASEMENT LEVEL. REFER TO SHEET P2.10 FOR CONTINUATION.


POOL
POOL SUITES
EXISTING BUILDING
PROPERTY LINE
2–WAY CTG
CTG
FCO
CD
SD
SAN
GW
ADA
GYM
BAR/COFFEE
WOMEN'S BATHROOM
MEN'S BATHROOM
HOUSE KEEPING
SUNDRIES
SEATING LOUNGE
LINE OF CANOPY ABOVE
INDOOR / OUTDOOR RESTAURANT
MULTIFUNCTION ROOM
KITCHEN
LIBRARY
FRONT DESK
FRONT OFFICE
LUGGAGE STORAGE
PLANTER
CAMPTON APARTMENTS
CLOSET
ELEVATOR
RAMP
TERRACE
CONCIERGE
(TYP)

REFER TO SHEET P2.10 FOR PLUMBING LAYOUT OF NEW BAR AREA.

REFER TO SHEET P2.10 FOR PLUMBING LAYOUT OF NEW BAR AREA.

REFER TO SHEET P2.10 FOR PLUMBING LAYOUT OF NEW KITCHEN AREA.

GROUND FLOOR PLUMBING PLAN

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DG	11/10/14
SITE CIVIL		

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

STEVEN M. FELLER No 22046

FEB 05 2014

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 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: SF
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

SHEET TITLE

GROUND FLOOR
PLUMBING PLAN
(PIPE BELOW SLAB)

SHEET NUMBER

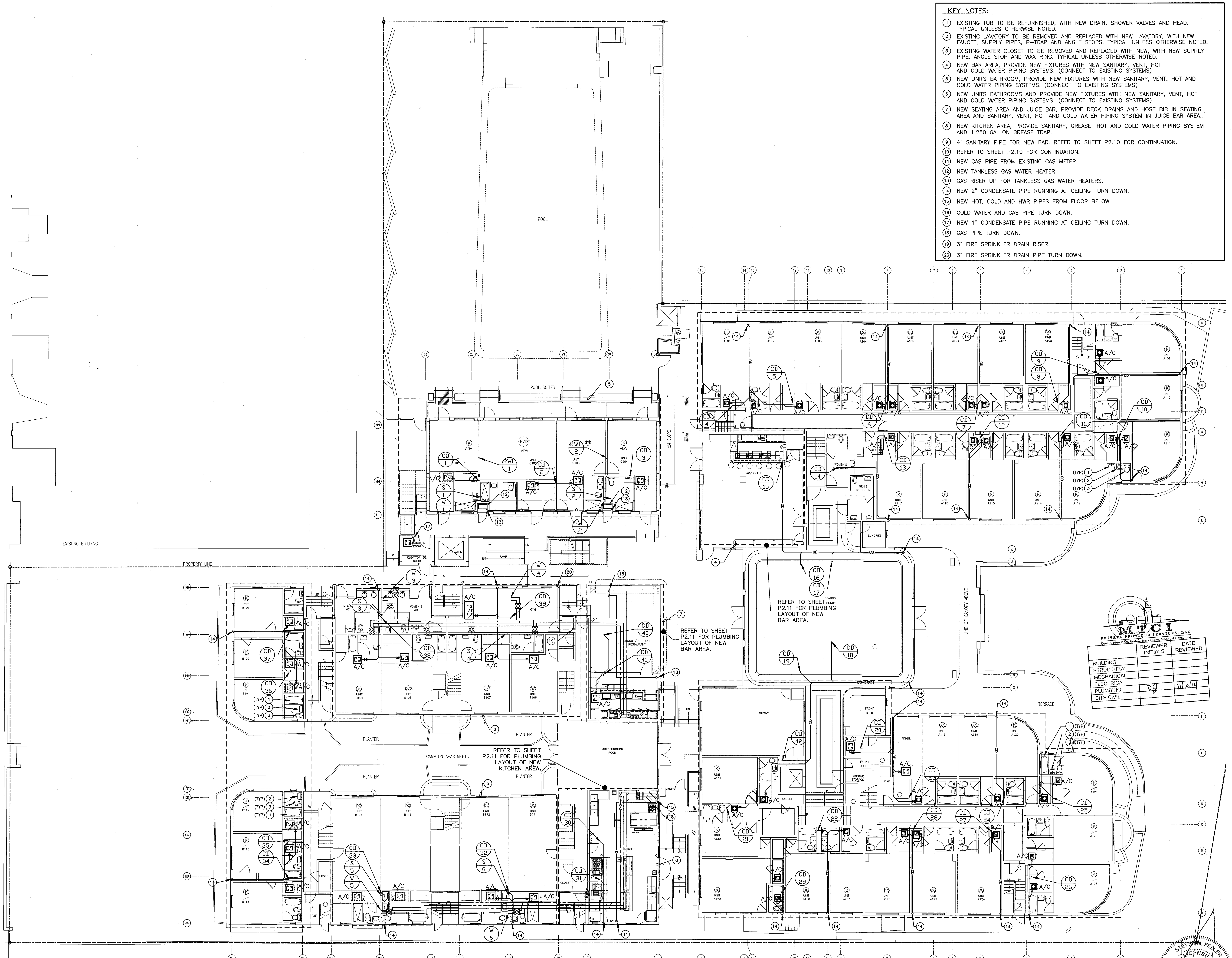
P1.02

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

KEY NOTES:

1. EXISTING TUB TO BE REFURNISHED, WITH NEW DRAIN, SHOWER VALVES AND HEAD. TYPICAL UNLESS OTHERWISE NOTED.
2. EXISTING LAVATORY TO BE REMOVED AND REPLACED WITH NEW LAVATORY, WITH NEW FAUCET, SUPPLY PIPES, P–TRAP AND ANGLE STOPS. TYPICAL UNLESS OTHERWISE NOTED.
3. EXISTING WATER CLOSET TO BE REMOVED AND REPLACED WITH NEW, WITH NEW SUPPLY PIPE, ANGLE STOP AND WAX RING. TYPICAL UNLESS OTHERWISE NOTED.
4. NEW BAR AREA, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
5. NEW UNITS BATHROOM, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
6. NEW UNITS BATHROOMS AND PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
7. NEW SEATING AREA AND JUICE BAR, PROVIDE DECK DRAINS AND HOSE BIB IN SEATING AREA AND SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEM IN JUICE BAR AREA.
8. NEW KITCHEN AREA, PROVIDE SANITARY, GREASE, HOT AND COLD WATER PIPING SYSTEM AND 1,250 GALLON GREASE TRAP.
9. 4" SANITARY PIPE FOR NEW BAR. REFER TO SHEET P2.10 FOR CONTINUATION.
10. REFER TO SHEET P2.10 FOR CONTINUATION.
11. NEW GAS PIPE FROM EXISTING GAS METER.
12. NEW TANKLESS GAS WATER HEATER.
13. GAS RISER UP FOR TANKLESS GAS WATER HEATERS.
14. NEW 2" CONDENSATE PIPE RUNNING AT CEILING TURN DOWN.
15. NEW HOT, COLD AND HWR PIPES FROM FLOOR BELOW.
16. COLD WATER AND GAS PIPE TURN DOWN.
17. NEW 1" CONDENSATE PIPE RUNNING AT CEILING TURN DOWN.
18. GAS PIPE TURN DOWN.
19. 3" FIRE SPRINKLER DRAIN RISER.
20. 3" FIRE SPRINKLER DRAIN PIPE TURN DOWN.


POOL
POOL SUITES
EXISTING BUILDING
PROPERTY LINE
REFER TO SHEET P2.11 FOR PLUMBING LAYOUT OF NEW BAR AREA.
REFER TO SHEET P2.11 FOR PLUMBING LAYOUT OF NEW BAR AREA.
REFER TO SHEET P2.11 FOR PLUMBING LAYOUT OF NEW KITCHEN AREA.
CAMPTON APARTMENTS
PLANTER
LIBRARY
TERRACE
MULTIFUNCTION ROOM
LINE OF CANOPY ABOVE
(TYP)
A/C

GROUND FLOOR PLUMBING PLAN
SCALE: 3/32"=1'-0"

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT 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: SF
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

SHEET TITLE

GROUND FLOOR
PLUMBING PLAN
(PIPE AT CEILING)

SHEET NUMBER

P1.02a

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

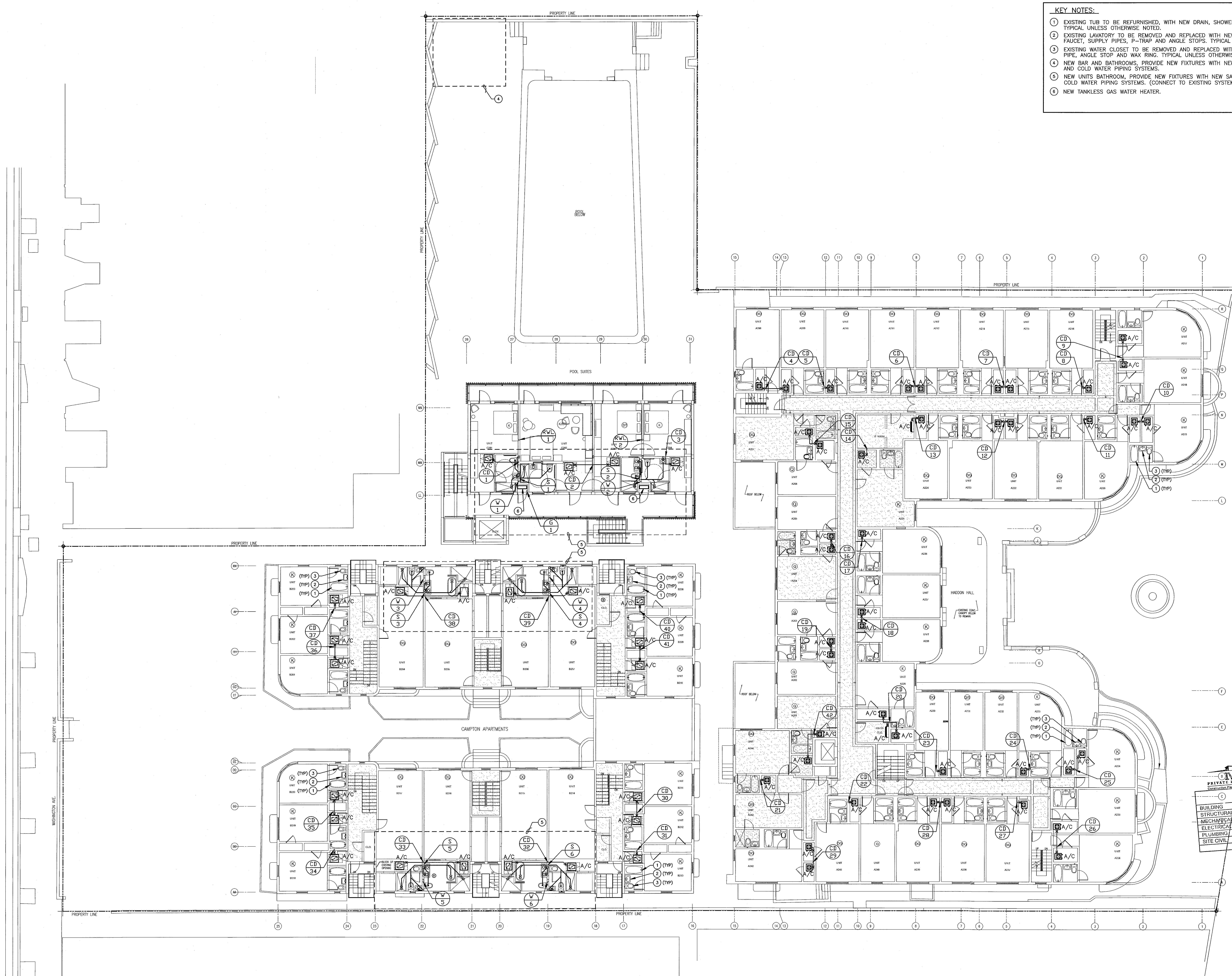
	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DJ	11/10/14
SITE CIVIL		

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

STEVEN M. FELLER No 22046

FEB 05 2014

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



SECOND FLOOR PLUMBING PLAN

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

KEY NOTES:

1. EXISTING TUB TO BE REFURNISHED, WITH NEW DRAIN, SHOWER VALVES AND HEAD. TYPICAL UNLESS OTHERWISE NOTED.
2. EXISTING LAVATORY TO BE REMOVED AND REPLACED WITH NEW LAVATORY, WITH NEW FAUCET, SUPPLY PIPES, P-TRAP AND ANGLE STOPS. TYPICAL UNLESS OTHERWISE NOTED.
3. EXISTING WATER CLOSET TO BE REMOVED AND REPLACED WITH NEW, WITH NEW SUPPLY PIPE, ANGLE STOP AND WAX RING. TYPICAL UNLESS OTHERWISE NOTED.
4. NEW BAR AND BATHROOMS, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS.
5. NEW UNITS BATHROOM, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
6. NEW TANKLESS GAS WATER HEATER.

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT 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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
~~MECHANICAL~~		
ELECTRICAL		
PLUMBING	DG	1/10/14
SITE CIVIL		

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

SHEET TITLE

SECOND FLOOR
PLUMBING PLAN

FEB 05 2014

STEVEN M. FELLER
LICENSE No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

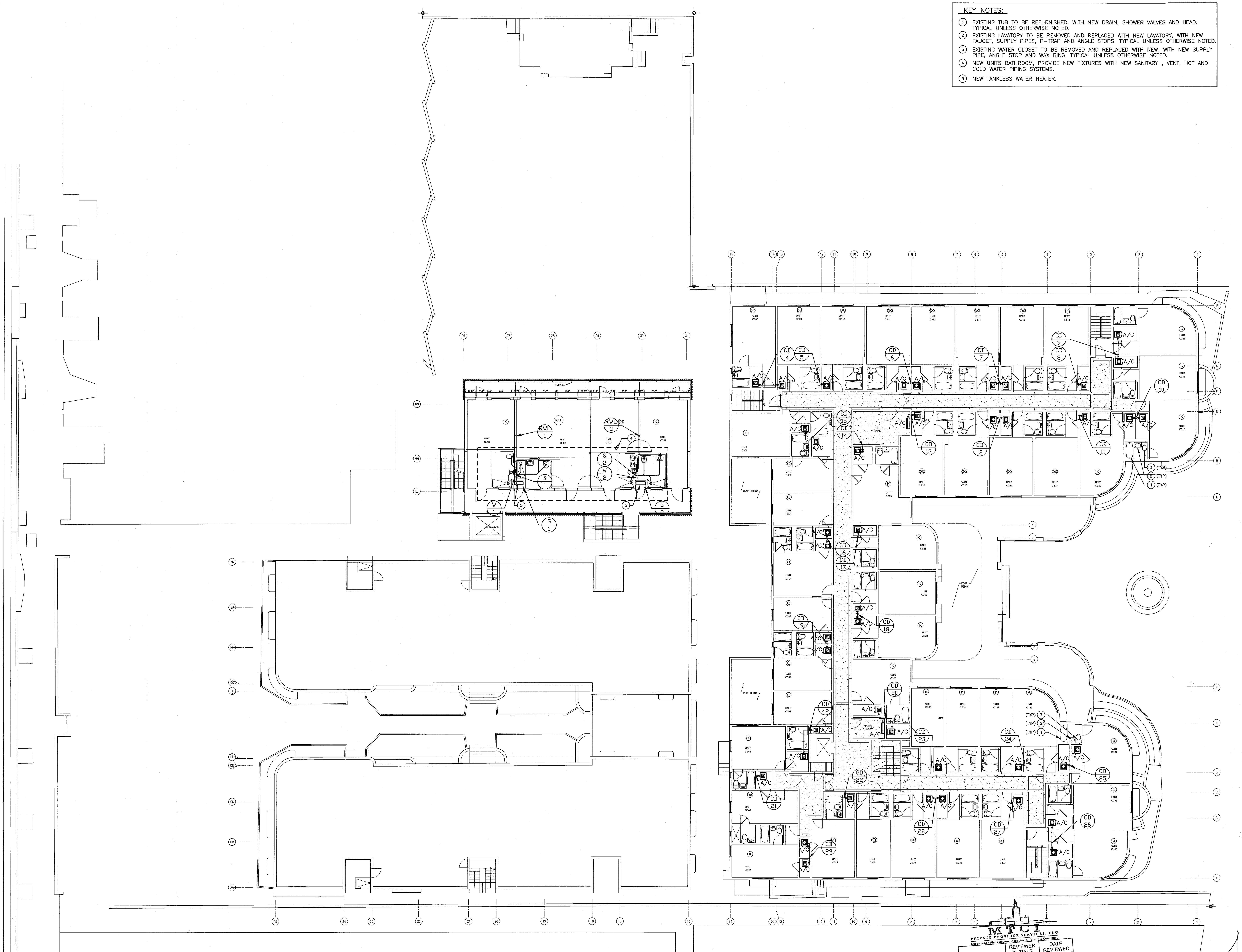
SHEET NUMBER

P1.03

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

KEY NOTES:

1. EXISTING TUB TO BE REFURNISHED, WITH NEW DRAIN, SHOWER VALVES AND HEAD. TYPICAL UNLESS OTHERWISE NOTED.
2. EXISTING LAVATORY TO BE REMOVED AND REPLACED WITH NEW LAVATORY, WITH NEW FAUCET, SUPPLY PIPES, P–TRAP AND ANGLE STOPS. TYPICAL UNLESS OTHERWISE NOTED.
3. EXISTING WATER CLOSET TO BE REMOVED AND REPLACED WITH NEW, WITH NEW SUPPLY PIPE, ANGLE STOP AND WAX RING. TYPICAL UNLESS OTHERWISE NOTED.
4. NEW UNITS BATHROOM, PROVIDE NEW FIXTURES WITH NEW SANITARY , VENT, HOT AND COLD WATER PIPING SYSTEMS.
5. NEW TANKLESS WATER HEATER.



THIRD FLOOR PLUMBING PLAN

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	Dg	11/10/14
SITE CIVIL		

FEB 05 2014

STEVEN M. FELLER LICENSE No 22046 STATE OF FLORIDA PROFESSIONAL ENGINEER

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT 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: SF
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

SHEET TITLE

THIRD FLOOR
PLUMBING PLAN

SHEET NUMBER

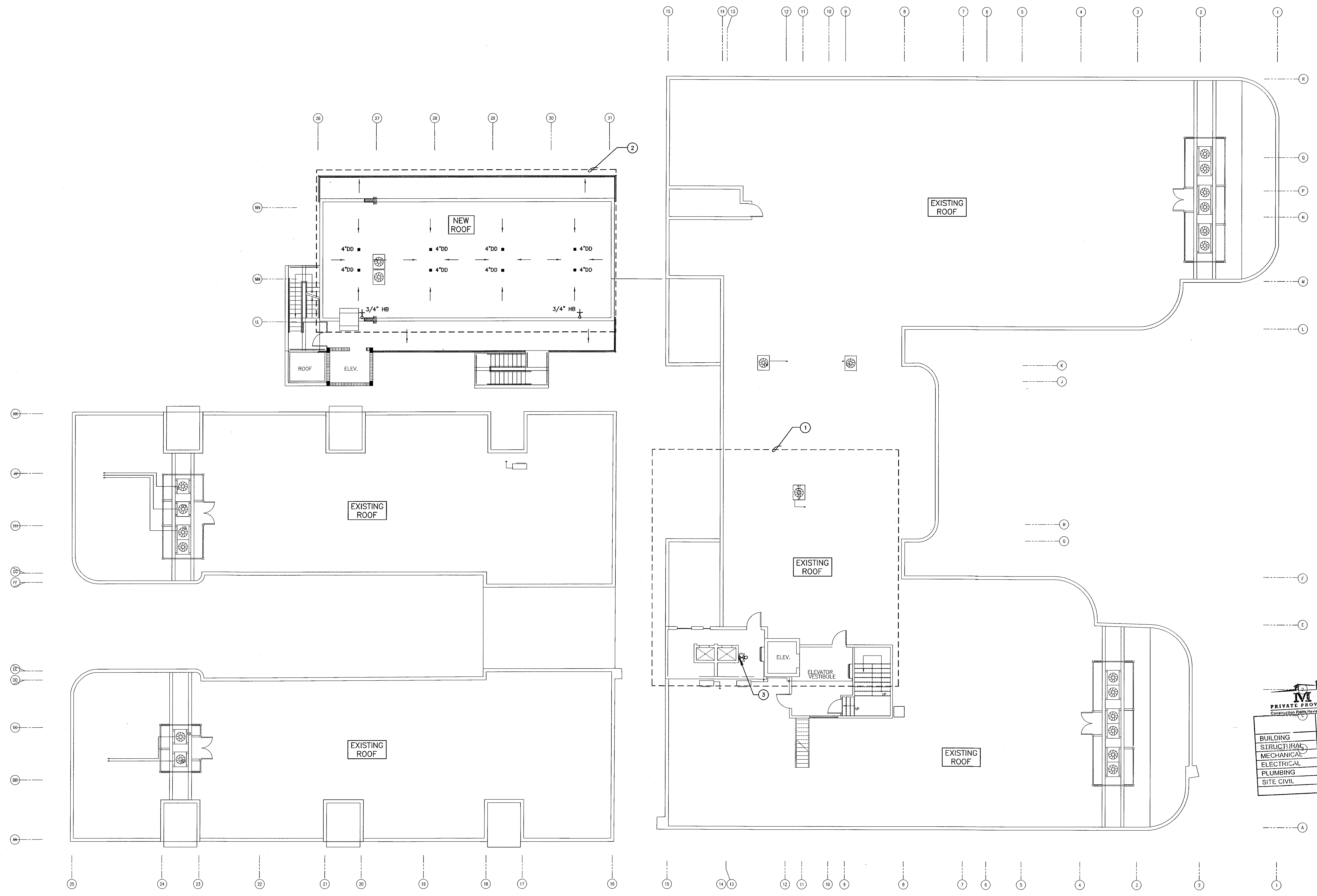
P1.04

KEY NOTES:

① NEW ROOF DECK AND SINK, PROVIDE DECK DRAINS FOR DECK, HOSE BIB, NEW SINK AND SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS.

② NEW ROOF DECK, PROVIDE NEW DECK DRAINS AND HOSE BIB.

③ 2" SANITARY PIPE DOWN FROM NEW SINK. CONNECT TO EXISTING SANITARY SYSTEM.



PLUMBING ROOF PLAN

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

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

STEVEN M. FELLER
LICENSE
No 22046
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FEB 05 2014

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DJ	11/10/14
SITE CIVIL		

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT 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

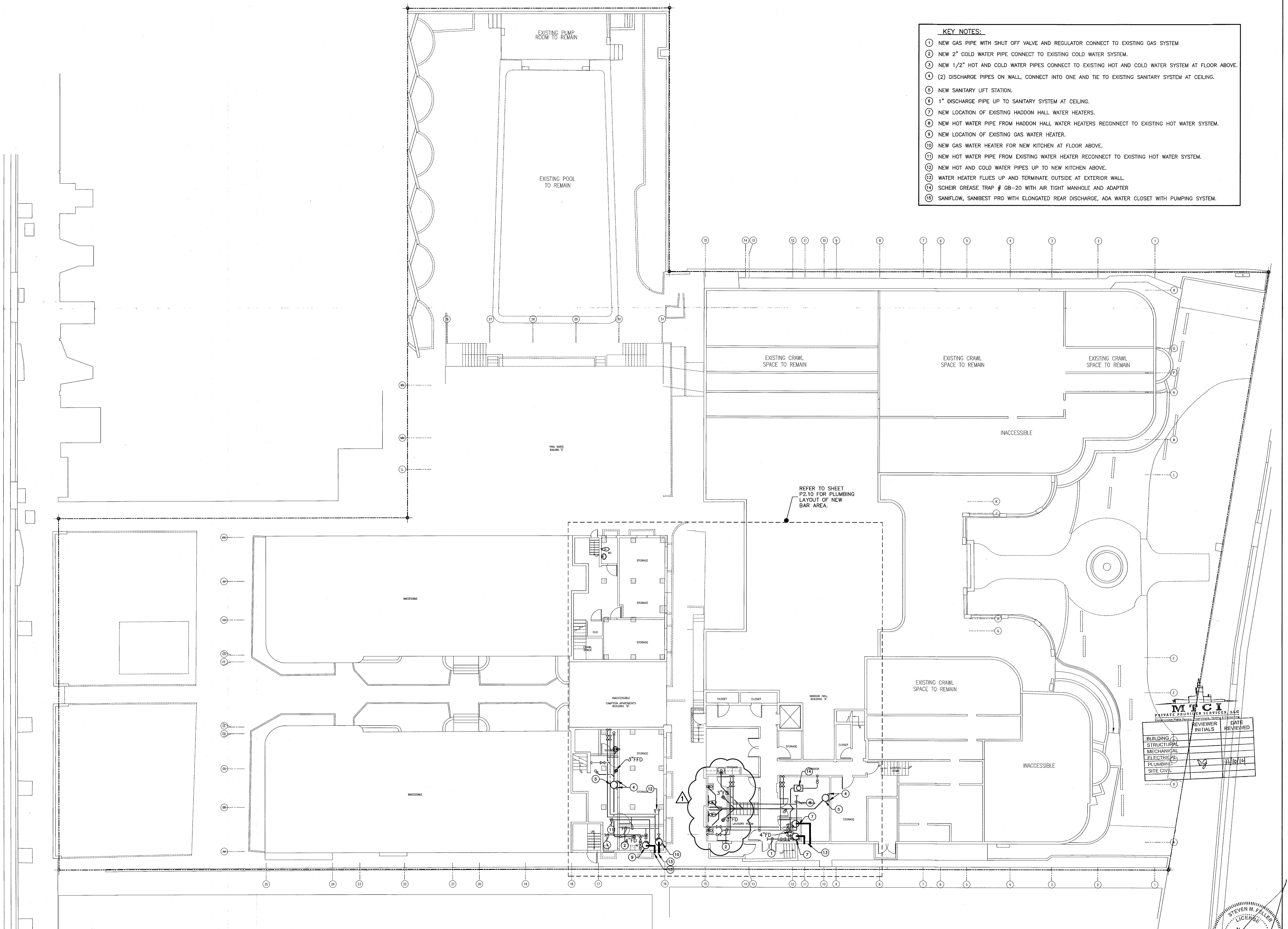
JOB NUMBER: 13036.00
CHECKED BY: SF
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

SHEET TITLE

PLUMBING
ROOF PLAN

SHEET NUMBER

P1.05


EXISTING PUMP ROOM TO REMAIN
EXISTING POOL TO REMAIN
EXISTING CRAWL SPACE TO REMAIN
EXISTING CRAWL SPACE TO REMAIN
EXISTING CRAWL SPACE TO REMAIN
INACCESSIBLE
REFER TO SHEET P2.10 FOR PLUMBING LAYOUT OF NEW BAR AREA.
INACCESSIBLE
INACCESSIBLE
STORAGE
STORAGE
STORAGE
CLO.
INACCESSIBLE
CLOSET
CLOSET
HADDON HALL BUILDING "A"
STORAGE
CLOSET
EXISTING CRAWL SPACE TO REMAIN
INACCESSIBLE
3"FFD
3"FD
4"FD
4"FD
LAUNDRY ROOM
STORAGE
INACCESSIBLE

BASEMENT PLUMBING FLOOR PLAN

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

KEY NOTES:

① NEW GAS PIPE WITH SHUT OFF VALVE AND REGULATOR CONNECT TO EXISTING GAS SYSTEM
② NEW 2" COLD WATER PIPE CONNECT TO EXISTING COLD WATER SYSTEM.
③ NEW 1/2" HOT AND COLD WATER PIPES CONNECT TO EXISTING HOT AND COLD WATER SYSTEM AT FLOOR ABOVE.
④ (2) DISCHARGE PIPES ON WALL, CONNECT INTO ONE AND TIE TO EXISTING SANITARY SYSTEM AT CEILING.
⑤ NEW SANITARY LIFT STATION.
⑥ 1" DISCHARGE PIPE UP TO SANITARY SYSTEM AT CEILING.
⑦ NEW LOCATION OF EXISTING HADDON HALL WATER HEATERS.
⑧ NEW HOT WATER PIPE FROM HADDON HALL WATER HEATERS RECONNECT TO EXISTING HOT WATER SYSTEM.
⑨ NEW LOCATION OF EXISTING GAS WATER HEATER.
⑩ NEW GAS WATER HEATER FOR NEW KITCHEN AT FLOOR ABOVE.
⑪ NEW HOT WATER PIPE FROM EXISTING WATER HEATER RECONNECT TO EXISTING HOT WATER SYSTEM.
⑫ NEW HOT AND COLD WATER PIPES UP TO NEW KITCHEN ABOVE.
⑬ WATER HEATER FLUES UP AND TERMINATE OUTSIDE AT EXTERIOR WALL.
⑭ SCHEIR GREASE TRAP # GB-20 WITH AIR TIGHT MANHOLE AND ADAPTER
⑮ SANIFLOW, SANIBEST PRO WITH ELONGATED REAR DISCHARGE, ADA WATER CLOSET WITH PUMPING SYSTEM.

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DG	11/10/14
SITE CIVIL		

MAY 09 2014

STEVEN M. FELLER
LICENSE No 22046

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

STEVEN FELLER P.E.,PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD SET	02/07/2014

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:	MARCH 14, 2014
SCALE:	AS NOTED

SHEET TITLE

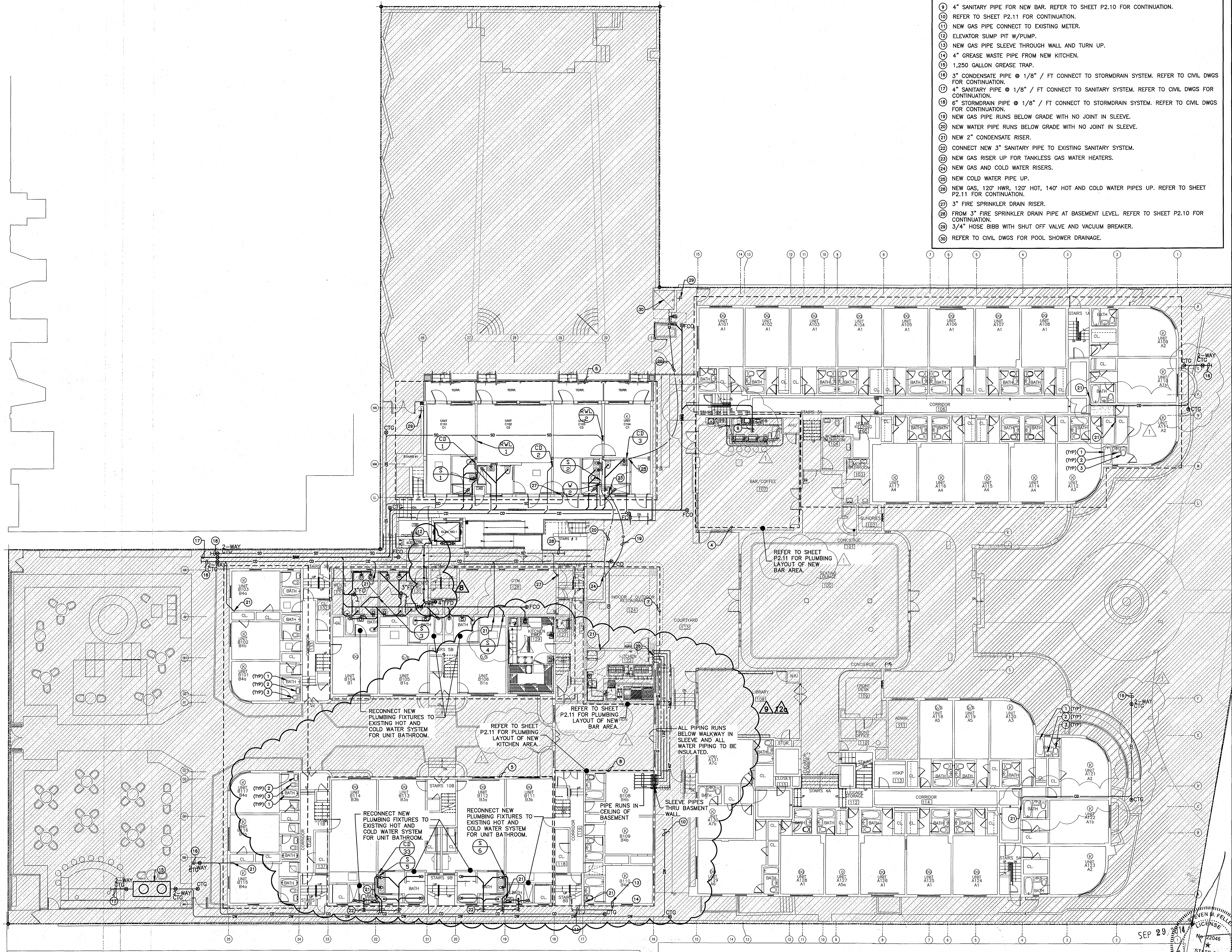
BASEMENT PLUMBING PLAN

SHEET NUMBER

P1.01

KEY NOTES:

① EXISTING TUB TO BE REFURNISHED, WITH NEW DRAIN, SHOWER VALVES AND HEAD. TYPICAL UNLESS OTHERWISE NOTED.
② EXISTING LAVATORY TO BE REMOVED AND REPLACED WITH NEW LAVATORY, WITH NEW FAUCET, SUPPLY PIPES, P–TRAP AND ANGLE STOPS. TYPICAL UNLESS OTHERWISE NOTED.
③ EXISTING WATER CLOSET TO BE REMOVED AND REPLACED WITH NEW, WITH NEW SUPPLY PIPE, ANGLE STOP AND WAX RING. TYPICAL UNLESS OTHERWISE NOTED.
④ NEW BAR AREA, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
⑤ NEW UNITS BATHROOM, PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
⑥ NEW UNITS BATHROOMS AND PROVIDE NEW FIXTURES WITH NEW SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEMS. (CONNECT TO EXISTING SYSTEMS)
⑦ NEW SEATING AREA AND JUICE BAR, PROVIDE DECK DRAINS AND HOSE BIB IN SEATING AREA AND SANITARY, VENT, HOT AND COLD WATER PIPING SYSTEM IN JUICE BAR AREA.
⑧ NEW KITCHEN AREA, PROVIDE SANITARY, GREASE, HOT AND COLD WATER PIPING SYSTEM AND 1,250 GALLON GREASE TRAP.
⑨ 4" SANITARY PIPE FOR NEW BAR. REFER TO SHEET P2.10 FOR CONTINUATION.
⑩ REFER TO SHEET P2.11 FOR CONTINUATION.
⑪ NEW GAS PIPE CONNECT TO EXISTING METER.
⑫ ELEVATOR SUMP PIT W/PUMP.
⑬ NEW GAS PIPE SLEEVE THROUGH WALL AND TURN UP.
⑭ 4" GREASE WASTE PIPE FROM NEW KITCHEN.
⑮ 1,250 GALLON GREASE TRAP.
⑯ 3" CONDENSATE PIPE @ 1/8" / FT CONNECT TO STORMDRAIN SYSTEM. REFER TO CIVIL DWGS FOR CONTINUATION.
⑰ 4" SANITARY PIPE @ 1/8" / FT CONNECT TO SANITARY SYSTEM. REFER TO CIVIL DWGS FOR CONTINUATION.
⑱ 6" STORMDRAIN PIPE @ 1/8" / FT CONNECT TO STORMDRAIN SYSTEM. REFER TO CIVIL DWGS FOR CONTINUATION.
⑲ NEW GAS PIPE RUNS BELOW GRADE WITH NO JOINT IN SLEEVE.
⑳ NEW WATER PIPE RUNS BELOW GRADE WITH NO JOINT IN SLEEVE.
㉑ NEW 2" CONDENSATE RISER.
㉒ CONNECT NEW 3" SANITARY PIPE TO EXISTING SANITARY SYSTEM.
㉓ NEW GAS RISER UP FOR TANKLESS GAS WATER HEATERS.
㉔ NEW GAS AND COLD WATER RISERS.
㉕ NEW COLD WATER PIPE UP.
㉖ NEW GAS, 120° HWR, 120° HOT, 140° HOT AND COLD WATER PIPES UP. REFER TO SHEET P2.11 FOR CONTINUATION.
㉗ 3" FIRE SPRINKLER DRAIN RISER.
㉘ FROM 3" FIRE SPRINKLER DRAIN PIPE AT BASEMENT LEVEL. REFER TO SHEET P2.10 FOR CONTINUATION.
㉙ 3/4" HOSE BIBB WITH SHUT OFF VALVE AND VACUUM BREAKER.
㉚ REFER TO CIVIL DWGS FOR POOL SHOWER DRAINAGE.


RECONNECT NEW PLUMBING FIXTURES TO EXISTING HOT AND COLD WATER SYSTEM FOR UNIT BATHROOM.
REFER TO SHEET P2.11 FOR PLUMBING LAYOUT OF NEW KITCHEN AREA.
REFER TO SHEET P2.11 FOR PLUMBING LAYOUT OF NEW BAR AREA.
ALL PIPING RUNS BELOW WALKWAY IN SLEEVE AND ALL WATER PIPING TO BE INSULATED.
PIPE RUNS IN CEILING OF BASEMENT
SLEEVE PIPES THRU BASMENT WALL.
RECONNECT NEW PLUMBING FIXTURES TO EXISTING HOT AND COLD WATER SYSTEM FOR UNIT BATHROOM.
RECONNECT NEW PLUMBING FIXTURES TO EXISTING HOT AND COLD WATER SYSTEM FOR UNIT BATHROOM.
KITCHEN 122
LIBRARY 108
CORRIDOR 119
UNIT B104 B1
UNIT B105 B1a
UNIT B106 B1a
UNIT B114 B3b
UNIT B113 B3a
UNIT B112 B3a
UNIT B111 B3b
B108 B4b
B109 B4b
B110 B4a
UNIT A131 A7a
UNIT A130 A7b
UNIT A129 A6
STAIRS 5B
STAIRS 10B
STAIRS 9B
2-WAY CTG
FCO

GROUND FLOOR PLUMBING PLAN

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

SEP 29 2014

STEVEN FELLER P.E. PL
FLORIDA P.E. Reg. # 22046
Certificate of Authorization # 00003427
500 N.E. THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33301
PH: 954.467.1402 FAX: 954.467.5752
e-mail: fellerpe@fellerpe.com
JOB # 13153

STEVEN M. FELLER
LICENSE
No 22046

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 SET	02/07/2014
8	DERM COMMENTS	04-23-14
9	KITCHEN RELOCATION	05-30-14
12a	FIRE DEP'T. COMM.	09-29-14

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING	DG	11/10/14
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: MARCH 14, 2014
SCALE: AS NOTED

SHEET TITLE

GROUND FLOOR
PLUMBING PLAN
(PIPE BELOW SLAB)

SHEET NUMBER

P1.02

User: greg | Date: Monday, September 29 2014 09:56:33 AM