

GENERAL NOTES

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

SHEET NOTES

1. ALL EXISTING OPTISM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL EQUALIZATION FOR ADDITION OF NEW HVAC GRILLES AND SMOKE DETECTORS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS RCPs REFER TO SHEETS A001-018.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SHIRT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORNERS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FUTURE SCHEDULE.
9. J-BLOCK FOR FUTURE LED UNLIGHTS FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH USG/BAK PROOF TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PF-01 (FLAT PINK) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL PINK).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUS-IN RECEIPTED AT ALL.
13. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCENE AREA.
15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS IN ACT AS VENTS TO CORRAL DRAFFY AIR. 1"x4" TO BE PAINTED PF-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

Jonathan Cardello
Lic. # AR03391

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Boston Miami

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

SHEET TITLE

FIRST FLOOR
REFLECTED CEILING
PLAN

SHEET NUMBER

A201

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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2. NO WORK SHALL BE DONE WITHOUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM ENTERING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE PROPER ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF ELEVATOR PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
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8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT. SPOKES WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
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18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
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22. REFER TO SHEETS 11.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINKLER DRAWINGS.

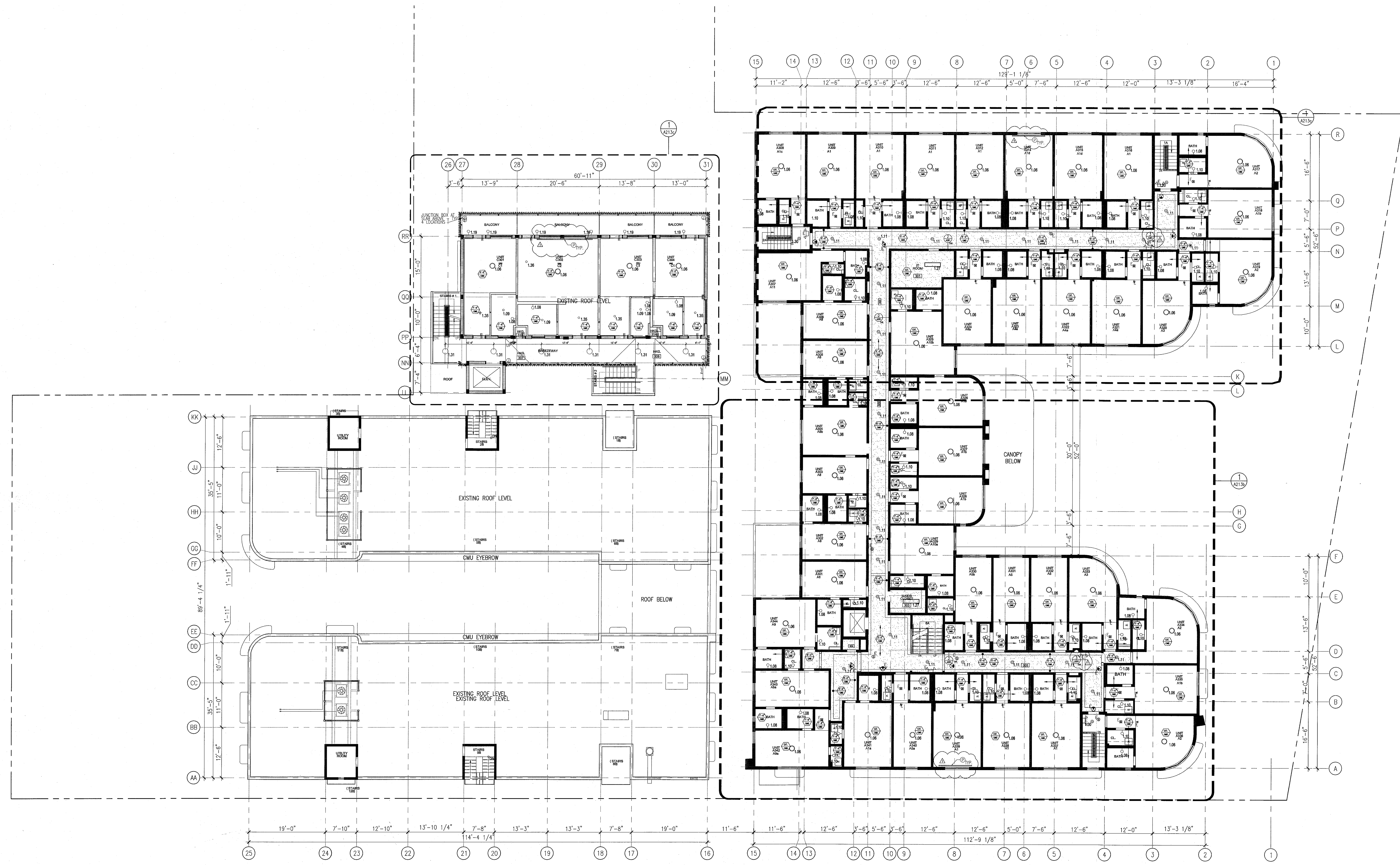
SHEET NOTES

1. ALL EXISTING OPTIMUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL CONDITION FOR ADDITION OF NEW HANG CHAINS AND SUPPORTED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE MAINTAINED AND RESTORED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SPOTLIGHT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SPOTLIGHT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
10. ALL CORREL, CEILING AND SUPPORTS TO BE PARTED PT-07 (FLAT FINISH) U.O.N. ALL CEILING AND PUBLIC RESTROOMS CEILING TO BE PARTED PT-01 (GOSPEL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. WALL SPOUNCES SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL CORNERS IN CAMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPACING JARVIS.
13. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS WINDUPE TO CORRAL. UNPUNCTURED ROOF 1/4" TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.

LEGEND

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

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



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

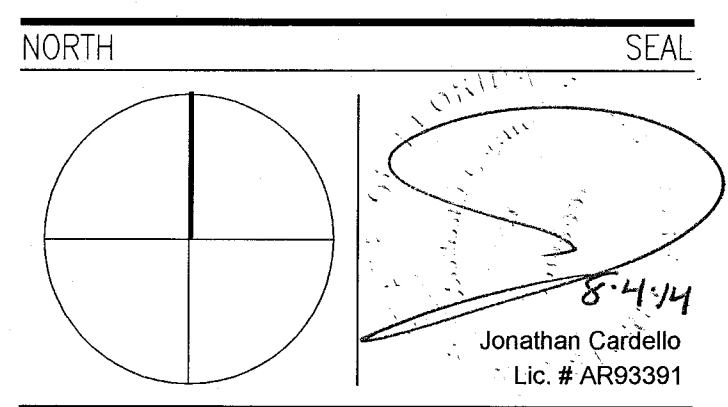
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

PRIVATE PROVIDER SERVICES, LLC			
Construction Plans, Specifications, Estimating & Consulting			
BUILDING	REVIEWER	DATE	INITIALS
STRUCTURAL	FKM	11-18-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



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

SHEET TITLE

THIRD FLOOR
REFLECTED CEILING
PLAN

SHEET NUMBER

A203

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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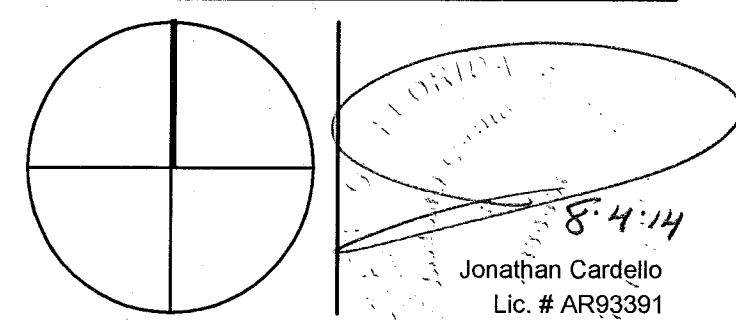
MIAMI BEACH, FL

.S.

DESCRIPTION	ISSUE DATE
MASTER PERMIT COMMENTS	07-03-2014

Construction Phase Review, Inspection, Testing & Consulting		
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-19
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

NORTH SEAL



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Boston Miami

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

SHEET TITLE _____

ROOF DECK
REFLECTED CEILING
PLAN

SHEET NUMBER _____

A204

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GENERAL NOTES

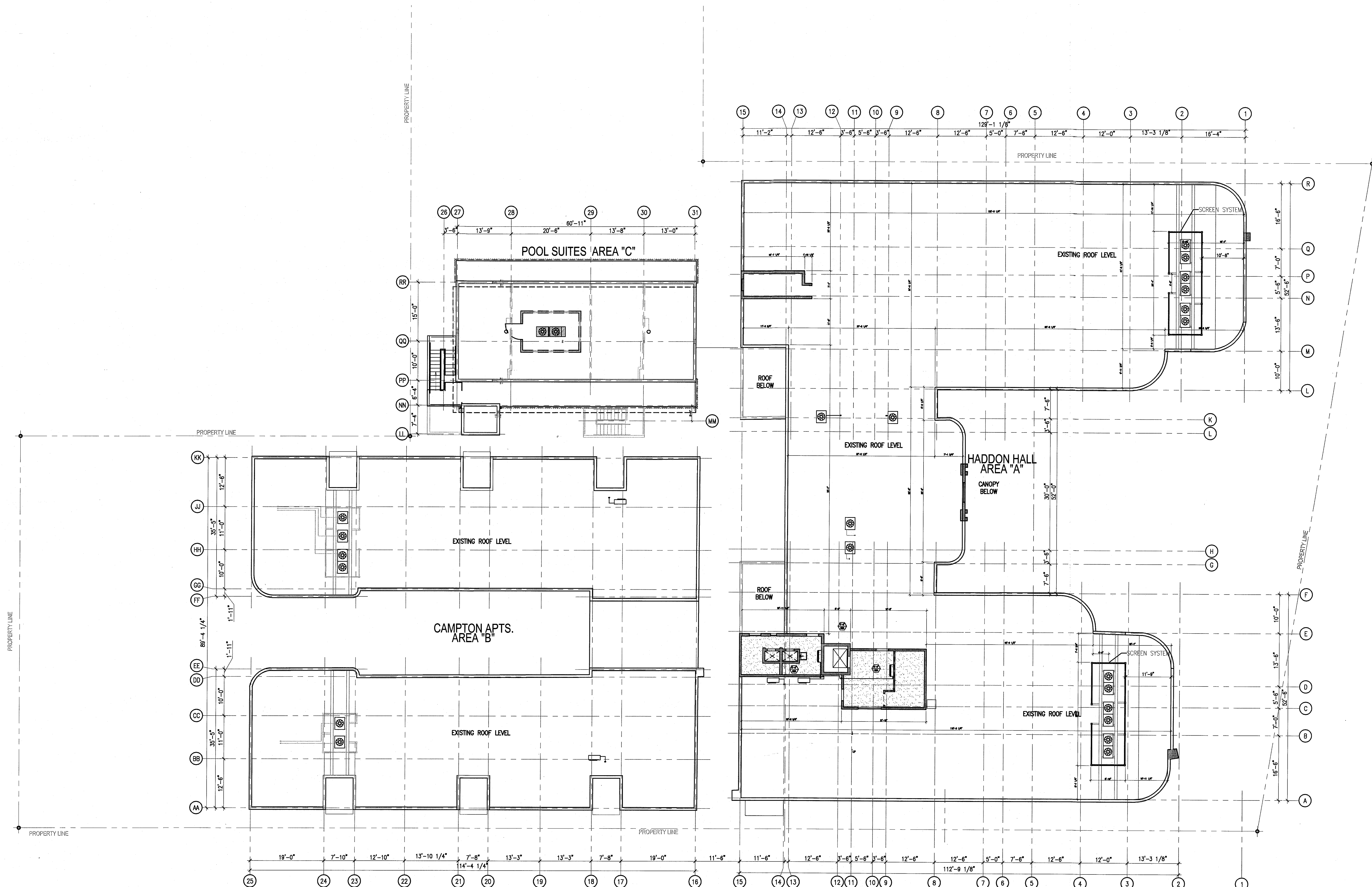
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	SHEET NOTES
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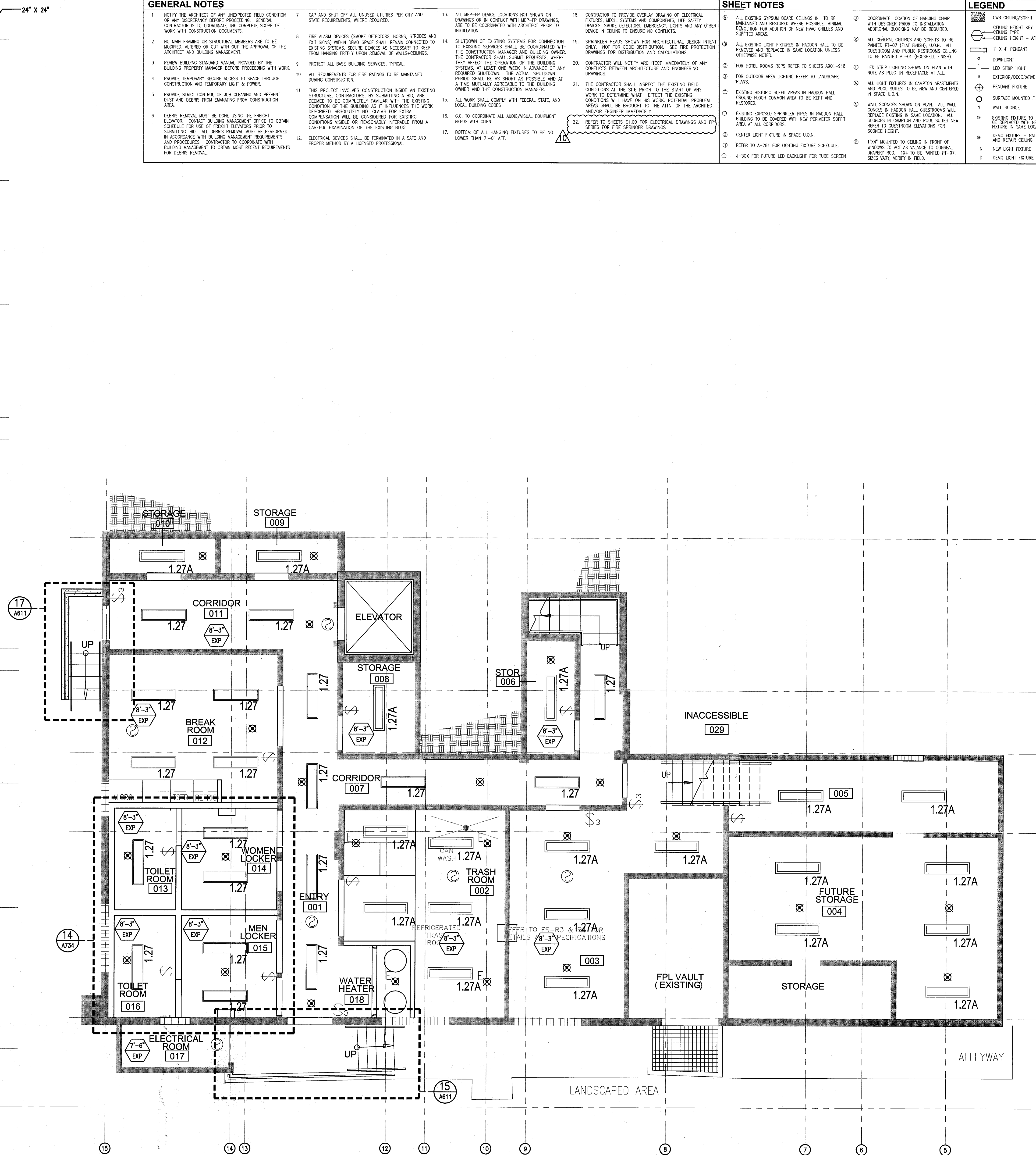
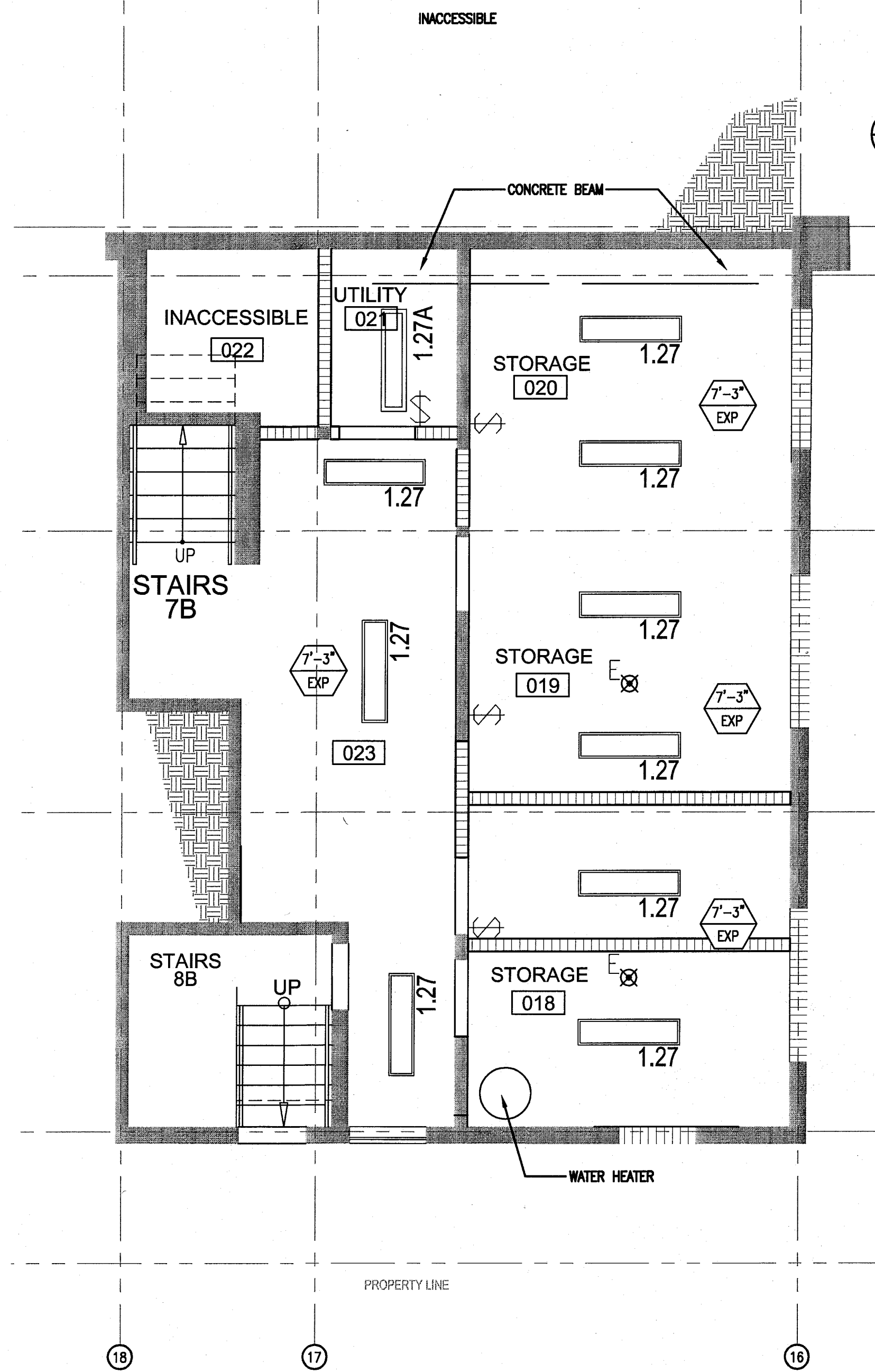
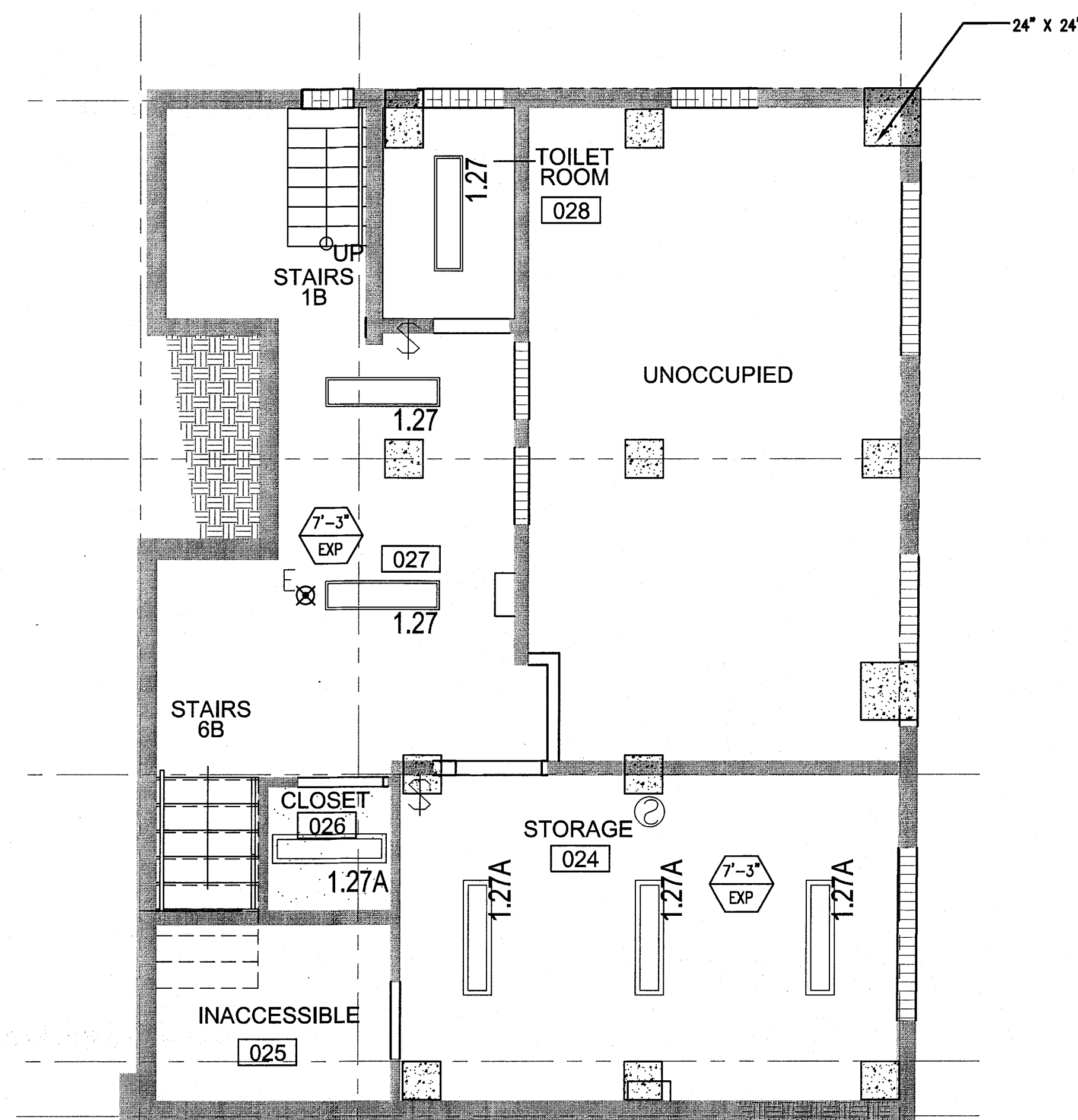
LEGEND	
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- | | | | |
|---|---|---|--|
|  | OWN CEILING/SOFFIT |  | BATTERY POWERED
WALL MOUNTED |
|  | CEILING HOOK - KEY |  | WALKOUT DETECTOR |
|  | CEILING HOOK - KEY |  | OCCUPANCY SENSOR |
|  | 1" x 4" PENDANT |  | EXIT SIGN |
|  | DOWNLIGHT |  | STROBE LIGHT INDICATOR |
|  | LED STRIP LIGHT |  | EXIT SIGN - WALL MOUNTED
INDICATES ARROWS |
|  | EXTERIOR/DECORATIVE SOURCE |  | SMOKE DETECTOR CEILING MOUNTED |
|  | PENDANT FEATURE |  | SMOKE DETECTOR WALL MOUNTED |
|  | SURFACE MOUNTED FEATURE |  | EXTINGUISHING MOUNTED
SPRINKLER |
|  | WALL SOURCE |  | SPRINKLER |
|  | EXISTING FEATURE TO
BE REPLACED WITH NEW
FEATURE IN SAME LOCATION |  | EXISTING WALL MOUNTED
SPRINKLER |
|  | NEW FEATURE - PATCH
AND REPAIR SCENE |  | SPRINKLER OUTLET |
|  | NEW LIGHT FEATURE |  | RETURN AIR GRILLE |
|  | NEW LIGHT FEATURE
END OF LINE |  | REPLACE EXISTING FEATURE
WITH NEW LIGHT FEATURE |



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



GENERAL NOTES

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- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
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- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, SIRENS AND EXISTING SMOKE DETECTORS) SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILING.
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- ALL MEP-PP DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
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- REFER TO SHEET E-100 FOR ELECTRICAL DRAWINGS AND PPS SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

- ALL EXISTING GYP/PLA BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
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- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL GLASSING MAY BE REQUIRED.
- ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEIPTABLE AT ALL.
- ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND COLORED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL CONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES HEIGHT.
- 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- OMB CEILING/SUFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" x 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW
- EXISTING FIXTURE TO BE PATCHED AND REPAIR CEILING
- NEW LIGHT FIXTURE
- EXISTING CEILING MOUNTED SPRINKLER
- SMOKE DETECTOR WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- RETURN AIR GRILLE
- BATTERY POWERED WALL MOUNTED
- LINEAR OFFICER
- EXIT SIGN
- ARROWS INDICATE DIRECTION
- OCCUPANCY SENSOR

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH	SEAL

ADD Inc Architecture Interiors Planning

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www.addinc.com
Lic. # AA26001507

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

SHEET TITLE

ENLARGED BASEMENT REFLECTED CEILING PLAN - HADDON HALL

SHEET NUMBER

A210

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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

SHEET NOTES

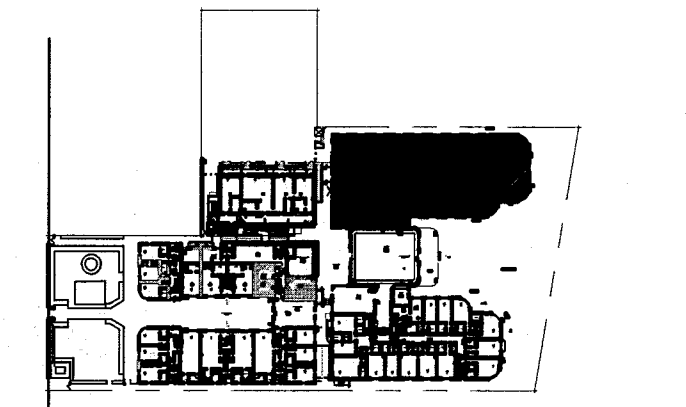
1. ALL EXISTING OGYM BOARD CEILING IN, TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW FIBERGLASS SUFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BLOCK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDINGS MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL CEILINGSTROM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH) IN SPACE U.O.N.
11. ALL LIGHT FIXTURES IN COMMON AREAS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
12. WALL SCAFFOLDING SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLDING AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCAFFOLDING.
13. 17'x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 144 TO BE PAINTED PT-01 (EGGSHELL FINISH) IN FIELD.

LEGEND

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

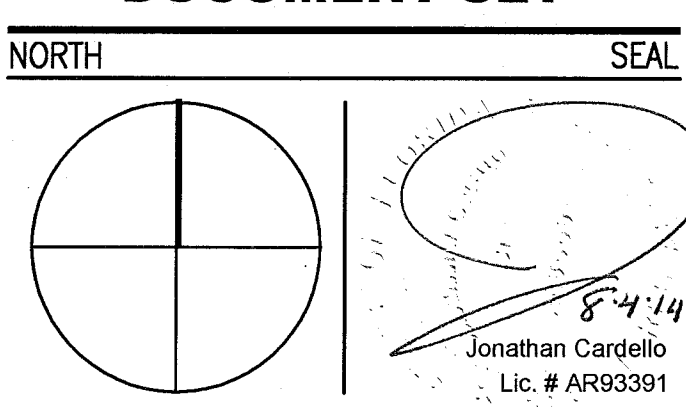


REVISIONS

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

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

100% CONSTRUCTION DOCUMENT SET



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www.addinc.com
Lic. # AA26001507
Boston Miami

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR-NORTH

SHEET NUMBER

A211a1

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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

GENERAL NOTES

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

SHEET NOTES

1. ALL EXISTING CHIPS/BOARD CEILING IN 10 TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL MODIFICATION FOR ADDITION OF NEW HANGING CEILING AND SOFFIT AREAS.
2. FOR HOTEL ROOMS ROPS REFER TO SHEETS A01-918.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SOTTI AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PT-07 (FLAT FINISH), U.S.A. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUS-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CORRIDOR, HALLWAYS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SOCKETS SHOWN ON PLAN. ALL WALL SOCKETS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SOCKETS IN CORRIDOR AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SOCKET SIZES.
14. 12"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL COUNTRY ROD. U.S.A. TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.

LEGEND

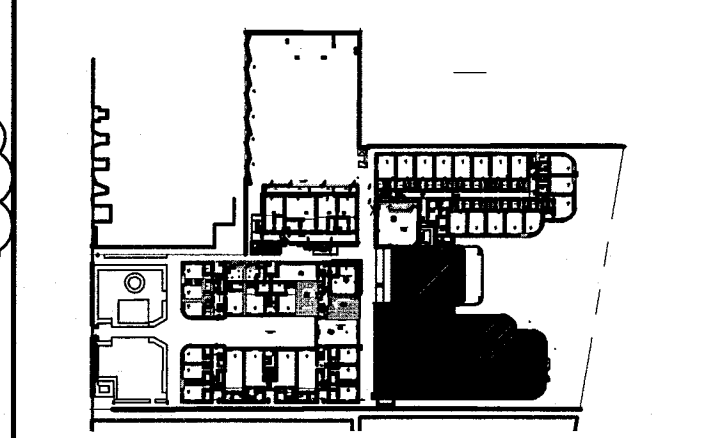
- GWS CEILING/SOFT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH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

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



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

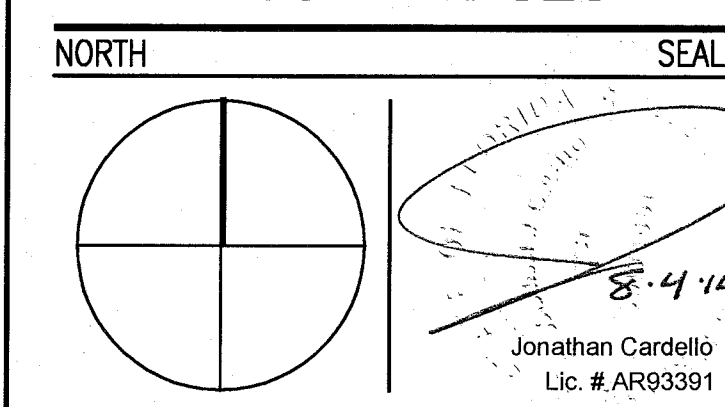
KEYPLAN N.T.S.



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

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans, Drawings, Inspection, Testing & Consulting			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL	EM	11-10-14	
Mechanical			
Electrical			
Plumbing			
Site Civil			

100% CONSTRUCTION DOCUMENT SET



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www.addinc.com
Lic. # AA28001507

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR - SOUTH

SHEET NUMBER

A211a2

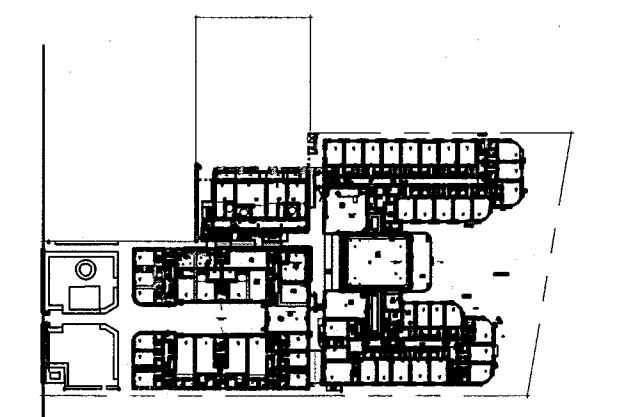
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1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR - SOUTH
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

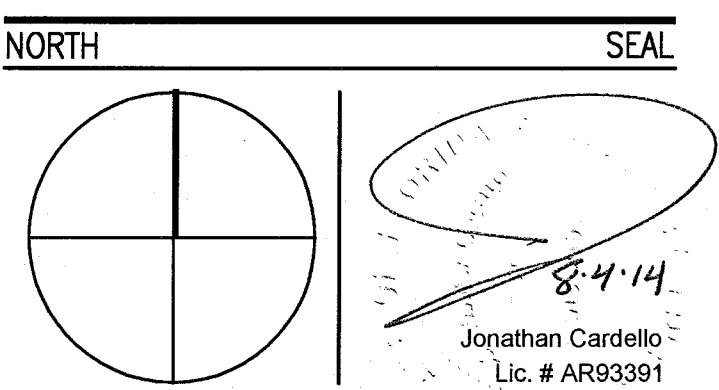
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION
DOCUMENT SET



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

SHEET TITLE

ENLARGED CAMPTON
APT. REFLECTED
CEILING PLAN -
FIRST FLOOR

SHEET NUMBER

A211b

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GENERAL NOTES

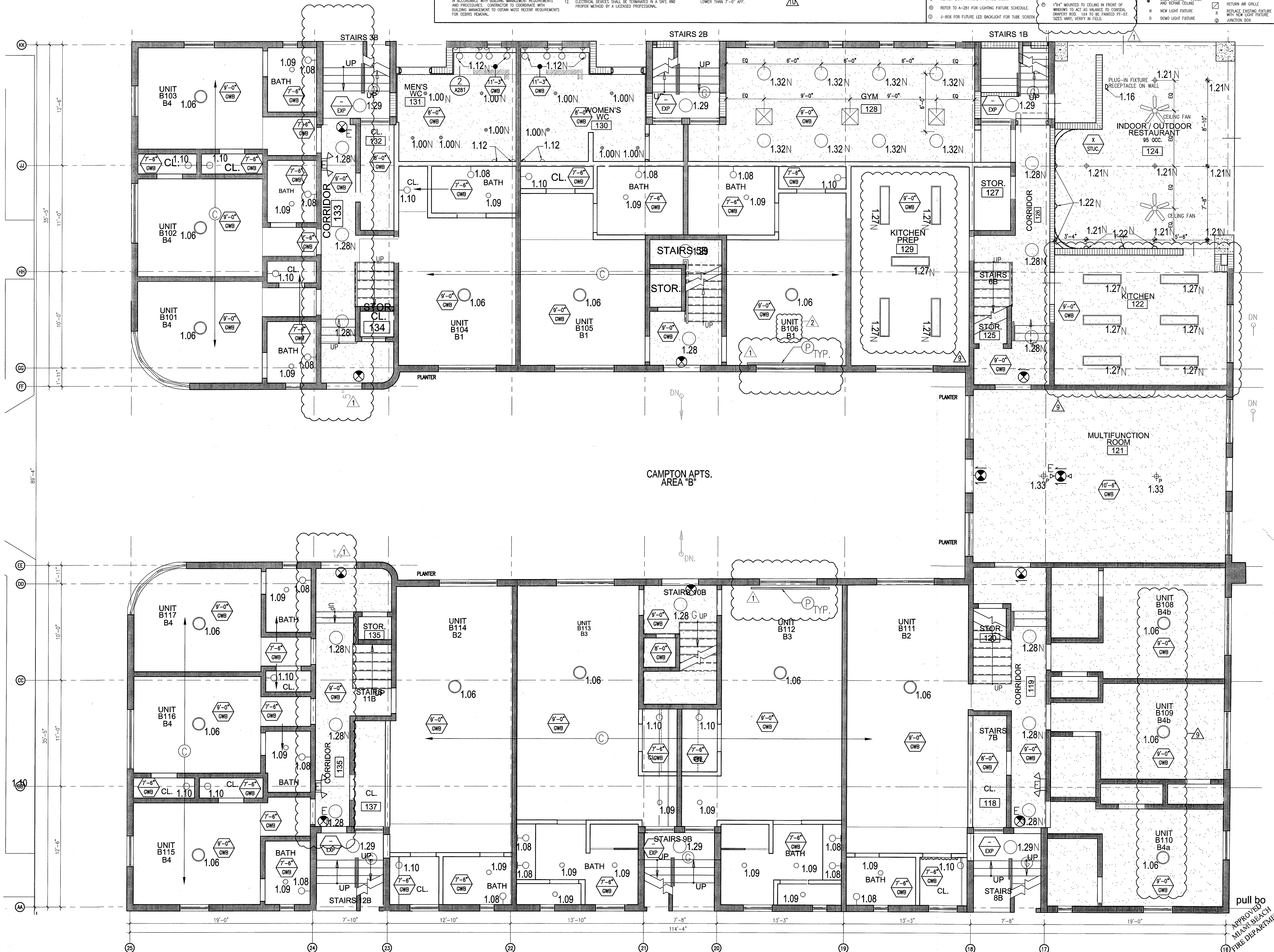
- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAN TOWNS OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
- REVIEW BUILDING STANDARDS MANUAL, PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM SPREADING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATORS. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO PREVENT HANGING FREELY UPON REMOVAL OF WALLS/CEILINGS.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLY OR REASONABLY APPARENT FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
- 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.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AS SUCH, ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONTRACTOR MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
- G.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.

SHEET NOTES

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

LEGEND

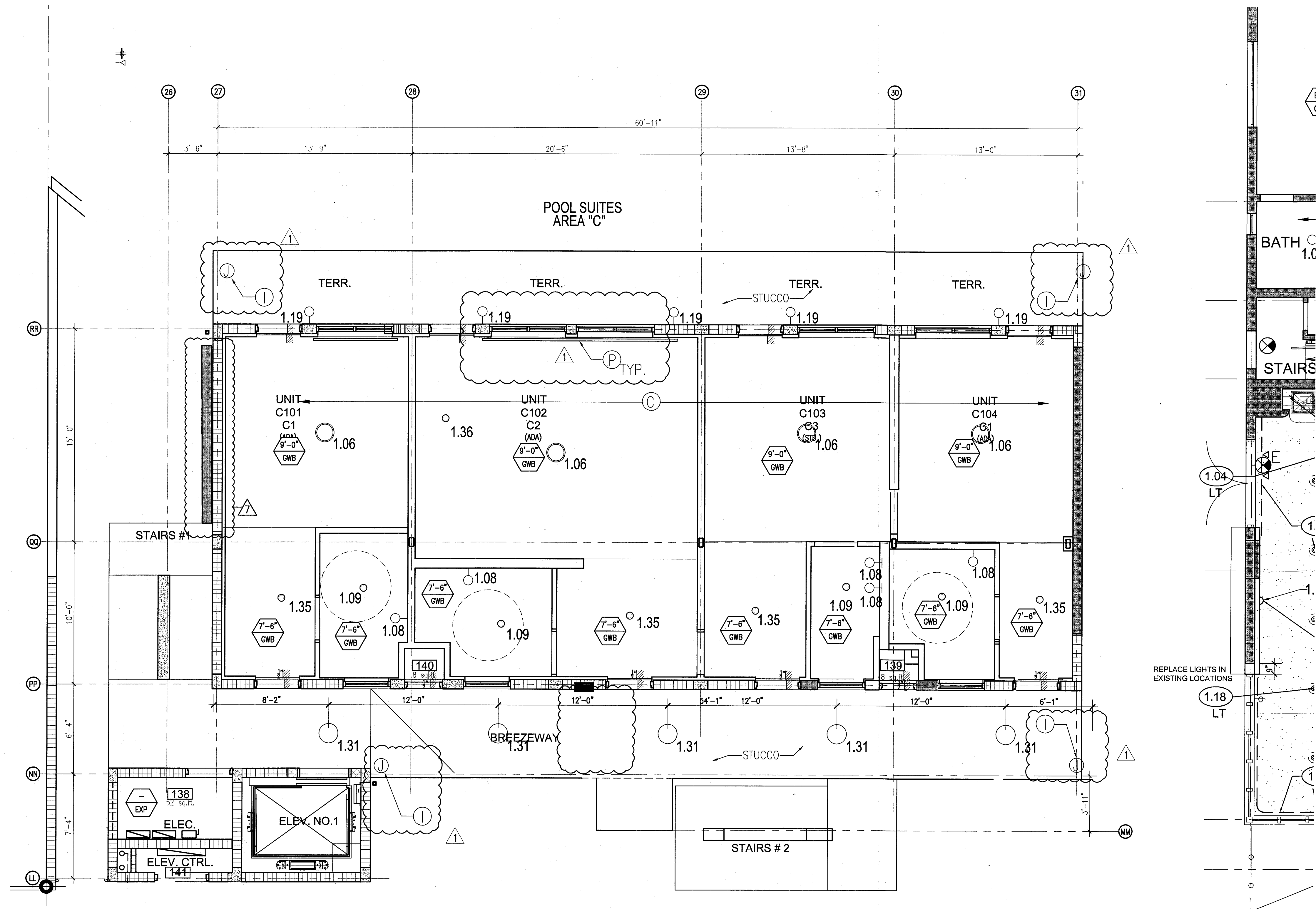
- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNSIDE
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- REMOVAL OF EXISTING FIXTURE
- NEW LIGHT FIXTURE
- DOWNSIDE LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - ARROWS INDICATE DIRECTION
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX



1 ENLARGED CAMPTON APARTMENTS REFLECTED CEILING PLAN - FIRST FLOOR

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

GENERAL NOTES				SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. ELECTRICAL CONSTRUCTION IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	19. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MEDIA, SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.	1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CEILING FLOOR RESTORATION OF NEW HANG GRILLES AND SUFFIT AREAS.	1. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNED PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.	1. GYPSUM BOARD CEILING	1. BATTERY POWERED WALL MOUNTED LINEAR DEFUSER
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORN, SMOKE AND EXT SMOKE) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILING.	14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.	20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	2. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PT-02 (FLAT FINISH), U.O.N. ALL CEILING AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-03 (EGG SHELL FINISH).	2. 1" x 4" PENDANT	2. OCCUPANCY SENSOR
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES.	21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-018.	3. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	3. DOWNLIGHT	3. EXT. SMOKE DETECTOR INDICATE DIRECTION
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.	16. C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND PT. SERIES FOR FIRE SPRINKLER DRAWINGS.	4. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL CEILING FLOOR COMMON AREA TO BE KEPT AND RESTORED.	4. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	4. PENDANT LIGHT	4. EXT. SMOKE DETECTOR WALL MOUNTED
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM CRAWLING FROM CONSTRUCTION AREA.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIM FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.		5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE CONCEALED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.	5. WALL SCONCE SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL CEILING ARE TO BE REPLACED IN SAME LOCATION. ALL SCONCES IN COMMON AND POOL SUITES NEW REFER TO QUESTIONS ELEVATIONS FOR SPACE.	5. SURFACE MOUNTED FIXTURE	5. EXISTING CEILING MOUNTED SPRINKLER
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.			6. CENTER LIGHT FIXTURE IN SPACE U.O.N.	6. 17" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL BATTERY BOX. 1A TO BE PAINTED PT-02. SIZES VARY, VERIFY IN FIELD.	6. WALL SCONCE	6. EXISTING WALL MOUNTED SPRINKLER



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH		SEAL

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN - FIRST FLOOR

SHEET NUMBER

A211c

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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

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

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

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

23. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
24. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL VARIATION FOR ADDITION OF NEW HVAC GRILLES AND SUPPLIED AREAS.
25. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
26. EXISTING HISTORIC SOFTIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
27. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFTIT AREA AT ALL CORRIDORS.
28. CENTER LIGHT FIXTURE IN SPACE U.O.A.
29. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
30. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREENS.

31. COORDINATE LOCATION OF HANGING DOWN WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
32. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-02 (FLAT PERSH. U.O.A.). ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-03 (EGGSHALL FINISH).
33. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
34. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
35. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS AND 1000 SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
36. 1'X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CORREL. DRAPERY ROD. 1'X4" TO BE PAINTED PT-02. SEE WMY, VERIFY IN FIELD.

- ## LEGEND
- GWB CEILING/200FFIT
 - CEILING HEIGHT KEY
 - CEILING TYPE
 - 1' X 4" PENDANT
 - DOWNLIGHT
 - LED STRIP LIGHT
 - EXTERIOR/DECORATIVE SCONES
 - PENDANT FIXTURE
 - SURFACE MOUNTED FIXTURE
 - WALL SCONES
 - EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
 - DEMO FIXTURE - PATCH AND REPAIR CEILING
 - NEW LIGHT FIXTURE
 - DEMO LIGHT FIXTURE
 - BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
 - OCCUPANCY SENSOR
 - EXIT SIGN - WALL MOUNTED
 - SMOKE DETECTOR CEILING MOUNTED
 - EXISTING CEILING MOUNTED SPRINKLER
 - WALL MOUNTED SPRINKLER
 - EXISTING WALL MOUNTED SPRINKLER
 - RETURN AIR GRILLE
 - REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
 - JUNCTION BOX

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



GENERAL NOTES

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

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CONDITION FOR POSITION OF NEW HANG GRILLES AND SUFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A801-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.G.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCALES.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOSSOM MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PL-07 (FLAT FINISH) U.G.N. ALL OUTDOOR AND PUBLIC RESTROOMS CEILING TO BE PAINTED PL-01 (GLOSS/SEMI GLOSS).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CAPTION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.G.A.
14. WALL SCAFFOLD SHOWN ON PLAN. ALL WALL CONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLD IN CAPTION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPACE-4500.
15. 1"X4" WOODEN TO SCULPT IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL, DRAPERY ROD. 1/4" TO BE PAINTED PL-07. SIZES VARY, VERIFY IN FIELD.

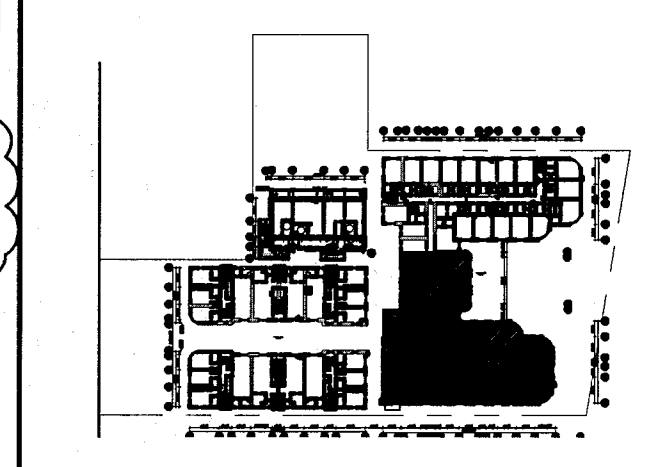
LEGEND

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

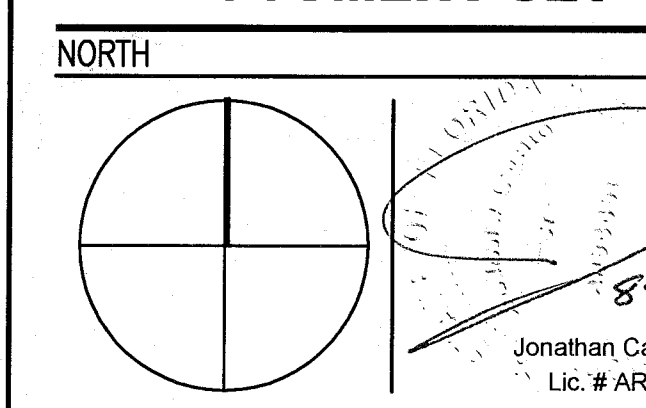


REVISIONS

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

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

100% CONSTRUCTION DOCUMENT SET



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www.addinc.com
Lic. # AA26001507

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

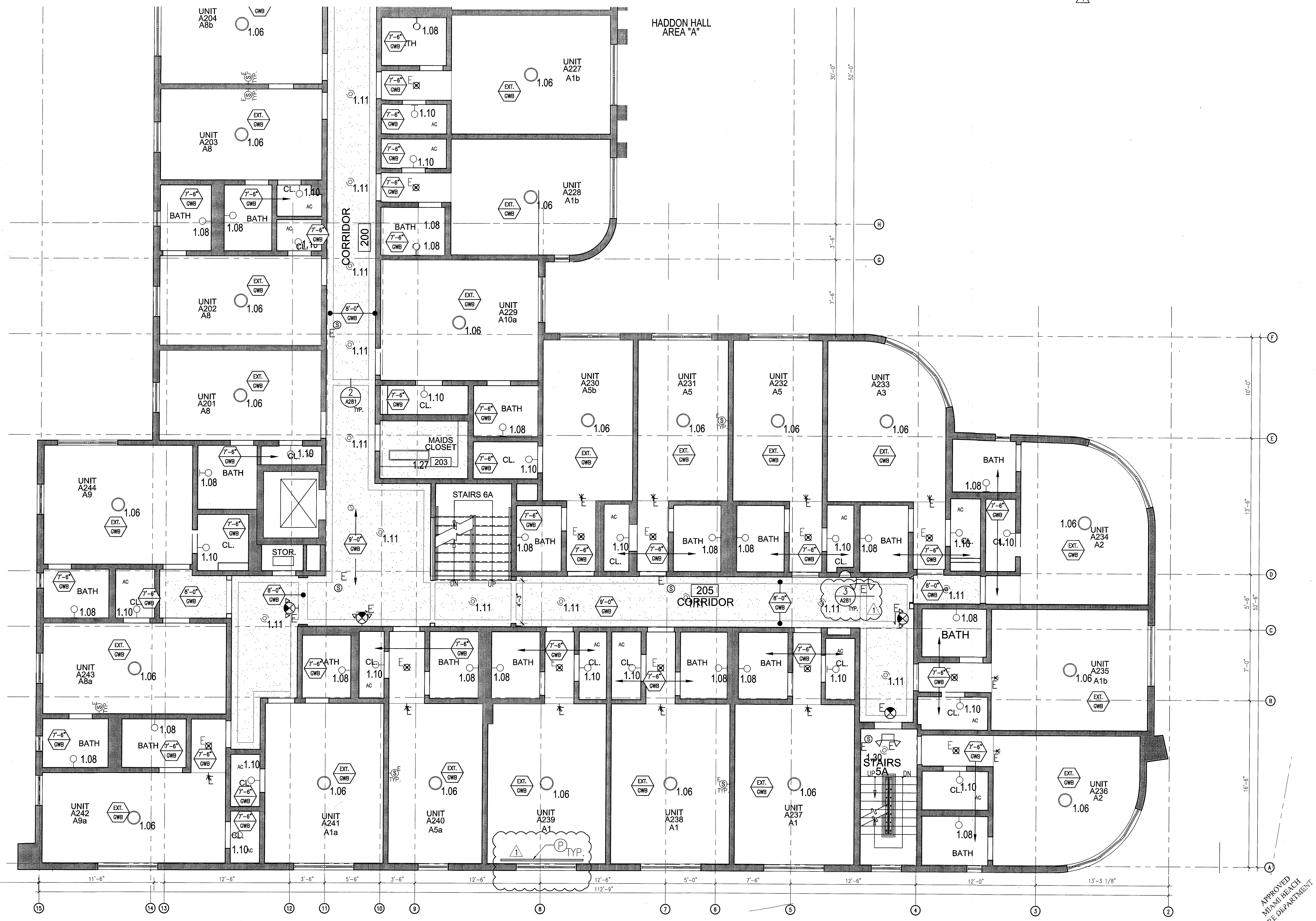
SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN SECOND FLOOR-SOUTH

SHEET NUMBER

A212a2

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

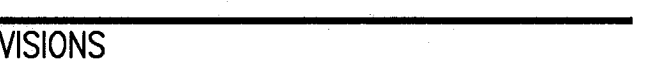
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

[illegible]

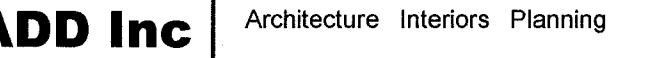
1 ALL EXISTING OPGM/BM BOLLARDS IN USE TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. ANNUAL CLEANING AND POLISHING AND BE RE-PAVED AS REQUIRED FOR ADDITION OF NEW GRASS GRILLES AND SORTED AREAS. 2 ALL EXISTING LIGHT FIXTURES IN HALLWAY SHALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED. 3 FOR HOTEL ROOMS REFER TO SHEETS A00-018. 4 FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS. 5 EXISTING HISTORIC SITES AREAS IN HALLWAY GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED. 6 EXISTING EXPOSED SPRINKLER PIPES IN HALLWAY BUILDING TO BE COVERED WITH NEW PERIMETER SLOTTED CAST ALUM. COVERINGS. 7 CENTER LIGHT FIXTURES IN SPACE 03.X. 8 REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE. 9 J-BOX FOR FUTURE LED BACKLIGHT FOR FLOOR SCREENS.	11 COORDINATE LOCATION OF USTING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. COORDINATE LOCATION AND BE RE-PAVED AS REQUIRED. 12 ALL BOLLARDS AND GRILLES TO BE PAINTED PPGI (FLAT FINISH). USE ALL GUESSEWORK AND PARTIAL REDUCTIONS CLOSING TO PPGI-CH2000 FINISHED. 13 LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL. 14 ALL LIGHT FIXTURES IN CAMPTON AREAS AND ROOMS, SUITES TO BE NEW AND CENTERED IN ROOM. 15 WALL SCREENS SHOWN ON PLAN. ALL WALL CONINGS IN HALLWAY GUESTROOMS WILL BE REMOVED IN SAME LOCATION UNLESS OTHERWISE NOTED. 16 WALL SCREENS IN CAMPTON AND SUITES, NEW TO BE CLOSING CEILING FANS. 17 1'X4" MOUNTED TO CEILING IN FRONT OF WINDOWS AT J-BOX TO BE PAINTED TO CONCEAL. BRASSY BRONZE. USE TO BE FINISHED IN SITES VARY, VARY IN PLACE.	OWB CLOSING/SOFT CEILING HIDE - AT CEILING HIDE - AT 1' X 4' PENDANT DOWNLIGHT LED STRIP LIGHT EXTERIOR/RECREATION SCENCE PENDANT FIXTURE SURFACE MOUNTED FIXTURE WALL SCREEN EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION DOWN LIGHT	BATTERY POWERED LINEAR FIXTURE OCCUPANCY SENSOR EXIT SIGN EXIT SIGN SMOKE DETECTOR CALL MOUNTED SMOKE DETECTOR WALL MOUNTED EXISTING CEILING MOUNTED SPRINKLER SPRINKLER EXISTING WALL MOUNTED SUPPLY DIFFUSER RETURN AIR GRILLE REPLACING EXISTING FIXTURE EXISTING WALL MOUNTED JUNCTION BOX
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	ON/OFF CEILING SWITCH		BATTERY POWERED LINEAR DETECTOR
	CEILING TYPE		LINEAR DETECTOR
	CEILING TYPE - ATT		OCCUPANCY SENSOR
	1' X 6' PENDANT		EXIT SIGN ARROWS INDICATE DIRECTION
	DOWNLIGHT		EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
	STRIP LIGHT		SMOKE DETECTOR CEILING MOUNTED
	EXTENDER/DECORATIVE		SMOKE DETECTOR WALL MOUNTED
	PENDANT FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	SURFACE MOUNTED FIXTURE		SPRINKLER
	WALL MOUNTED		EXISTING WALL MOUNTED SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		SUPPLY DIFFUSER
	EXISTING FIXTURE - PATCH AND REPAIR CEILING		RETURN AIR GRILLE
	NEW LINEAR FIXTURE		REPLACE EXISTING FIXTURE WITH NEW MOUNT
	DEMO LIGHT FIXTURE		JUNCTION BOX

PLAN	N.T.S.
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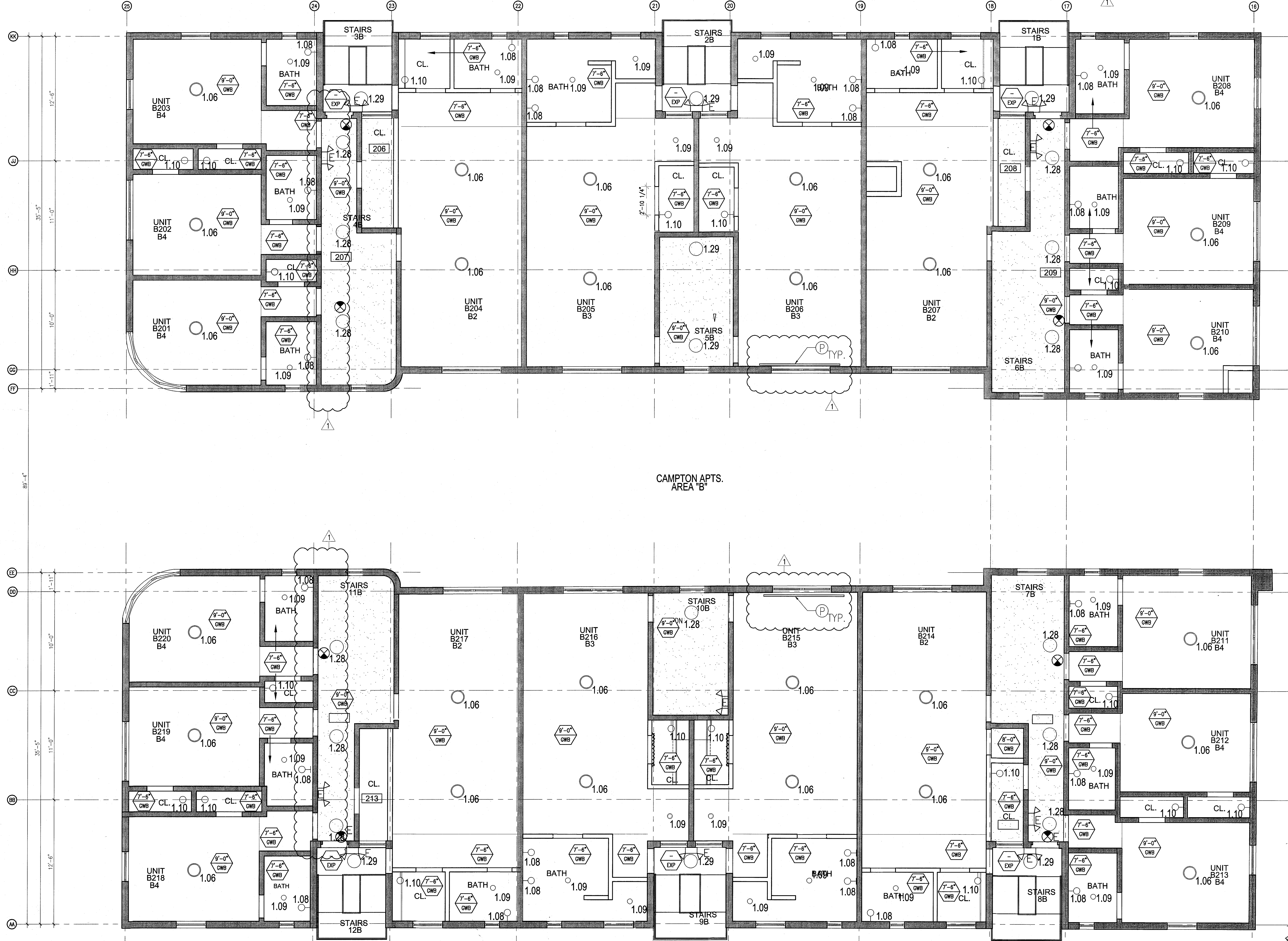
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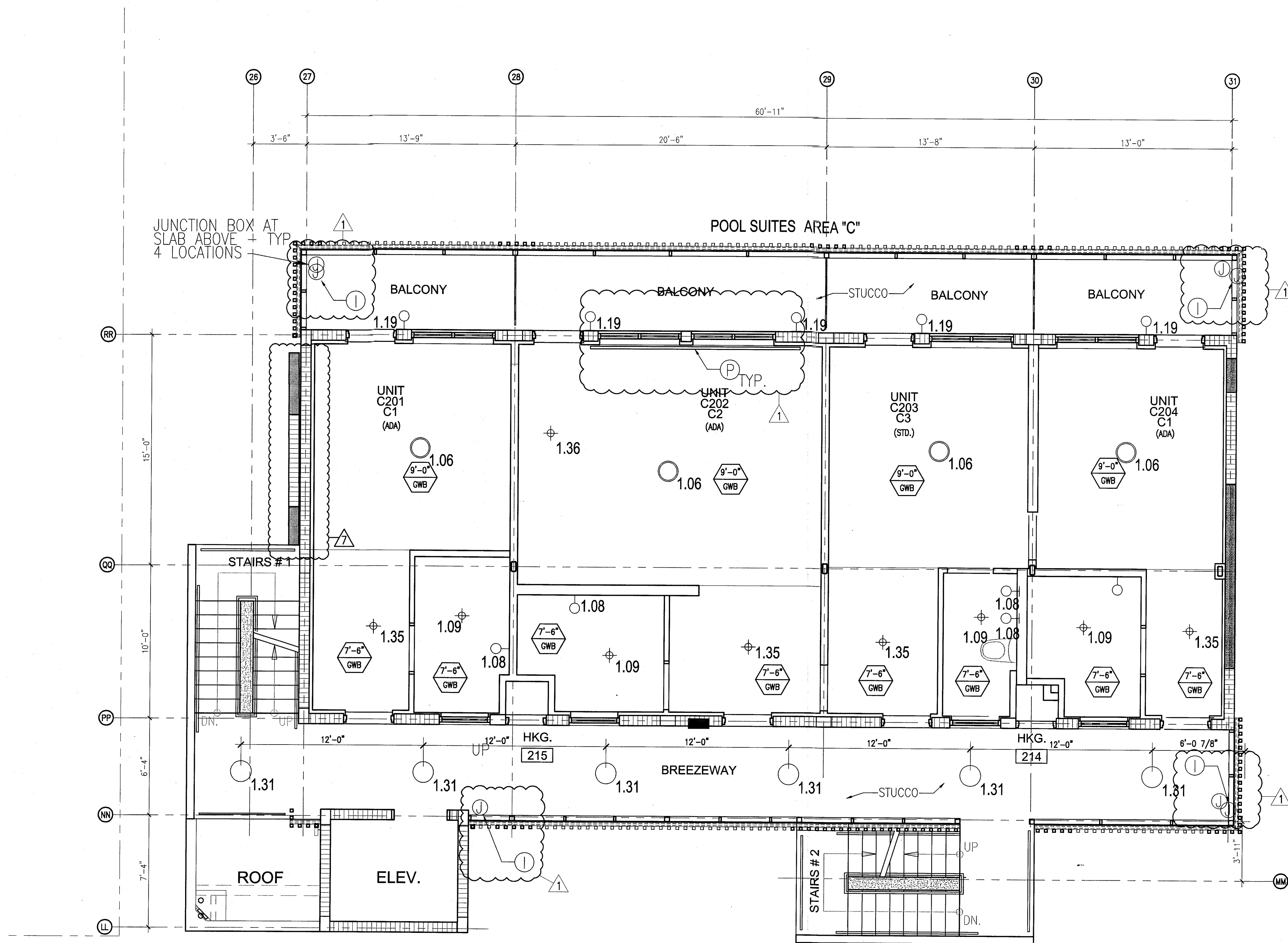
A212b

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

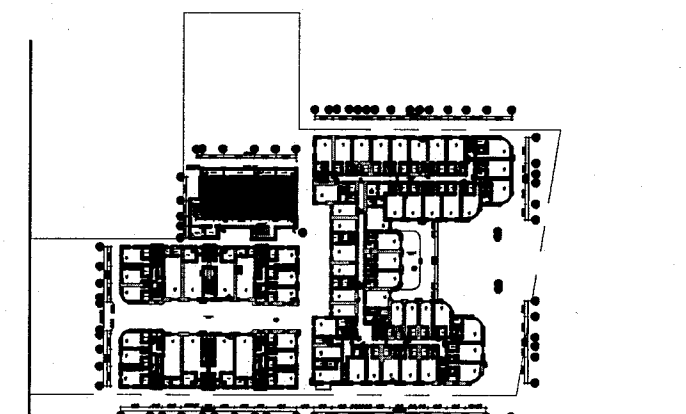
GENERAL NOTES				SHEET NOTES		LEGEND	
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.	① ALL EXISTING GYPSUM BOARD CEILING IN, TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL ADDITIONAL SPOCKING MAY BE REQUIRED.	③ COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL SPOCKING MAY BE REQUIRED.	⬆ GWS CEILING/SCOTTE	⬆ BATTERY POWERED WALL MOUNTED LINER DIFFUSER
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILINGS.	14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.	19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.	② ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	④ ALL GENERAL CEILING AND SCOTTS TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL CLOSETROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	⬆ LED STRIP LIGHT	⬆ OCCUPANCY SENSOR
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.	20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	③ FOR HOTEL ROOMS ROPS REFER TO SHEETS A801-918.	⑤ LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	⬆ DOWNLIGHT	⬆ EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.	16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	④ EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL CEILING FLOOR COMMON AREA TO BE LEFT AND RESIGNED.	⑥ ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.	⬆ EXTERIOR/DECORATIVE SCOTTE	⬆ SMOKE DETECTOR CEILING MOUNTED
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PROTECT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY IMPRISON FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.	22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FOR SERIES FOR FIRE SPRINKLER DRAWINGS.	⑤ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SCOTTE AREA AT ALL CORNERS.	⑦ WALL SCOTTS SHOWN ON PLAN. ALL WALL SCOTTS IN HADDON HALL CLOSETROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCOTTS IN CAMPTON AND POOL SUITES NEW. REFER TO CLOSETROOM ELEVATIONS FOR SCOTTE SIZES.	⬆ PENDANT FIXTURE	⬆ SMOKE DETECTOR WALL MOUNTED
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.			⑥ CENTER LIGHT FIXTURE IN SPACE U.O.N.	⑧ 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL SUNSHY ROLL. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.	⬆ SURFACE MOUNTED FIXTURE	⬆ SPRINKLER
				⑦ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.	⑨ DEMO FIXTURE - PATCH AND REPAIR CEILING.	⬆ NEW LIGHT FIXTURE	⬆ EXISTING WALL MOUNTED SPRINKLER
				⑧ 4-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN	⑩ DEMO FIXTURE - PATCH AND REPAIR CEILING.	⬆ DEMO LIGHT FIXTURE	⬆ RETURN AIR GRILLE
							⬆ REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE JUNCTION BOX



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET

NORTH	SEAL

ADD Inc Architecture Interiors Planning

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Suite 1670
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T. 305.482.8700
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Lic. # A429001507

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER

A212c

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MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED, OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
- REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EXHAUSTING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING DEBRIS REMOVAL. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXT SENS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIM FOR OTHER COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS ON READMANY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- ALL MEP-PP DEVICES LOCATIONS NOT SHOWN ON DRAWING OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES.
- G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECA SYSTEMS AND COMPONENTS, LIFE SCHED. DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- REFER TO SHEETS E-100 FOR ELECTRICAL DRAWINGS AND E-101 SERIES FOR FIRE SPRINKLER DRAWINGS.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- REFER TO J-BOOK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.

SHEET NOTES

- ALL EXISTING GYPSON BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFICIENT AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR HOTEL ROOMS ROPS REFER TO SHEETS A801-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- FOR A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BOOK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BUILDING MAY BE REQUIRED.
- ALL GENERAL CEILING AND SUFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGG SHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCHEDULE.
- 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSIDER SHUTTER HOOD. 1"x4" TO BE PAINTED PT-07. SEE'S VERY VERY IN FIELD.

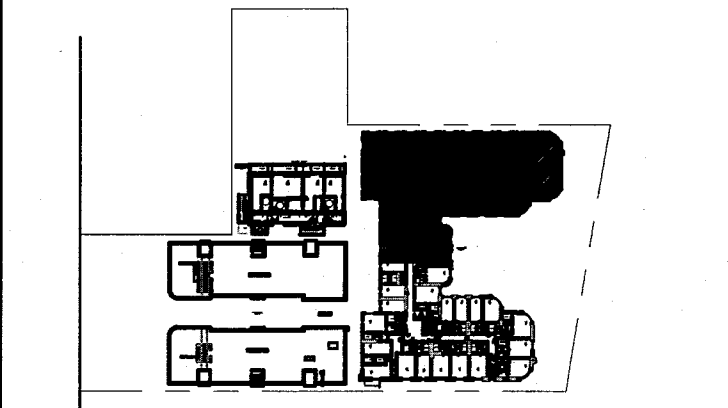
LEGEND

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

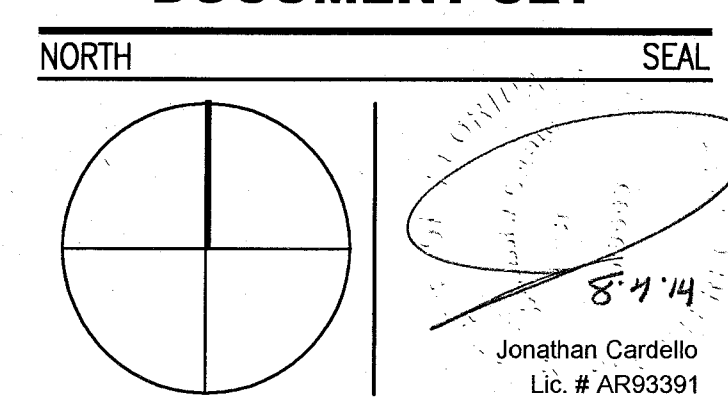
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



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Boston Miami

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

SHEET TITLE

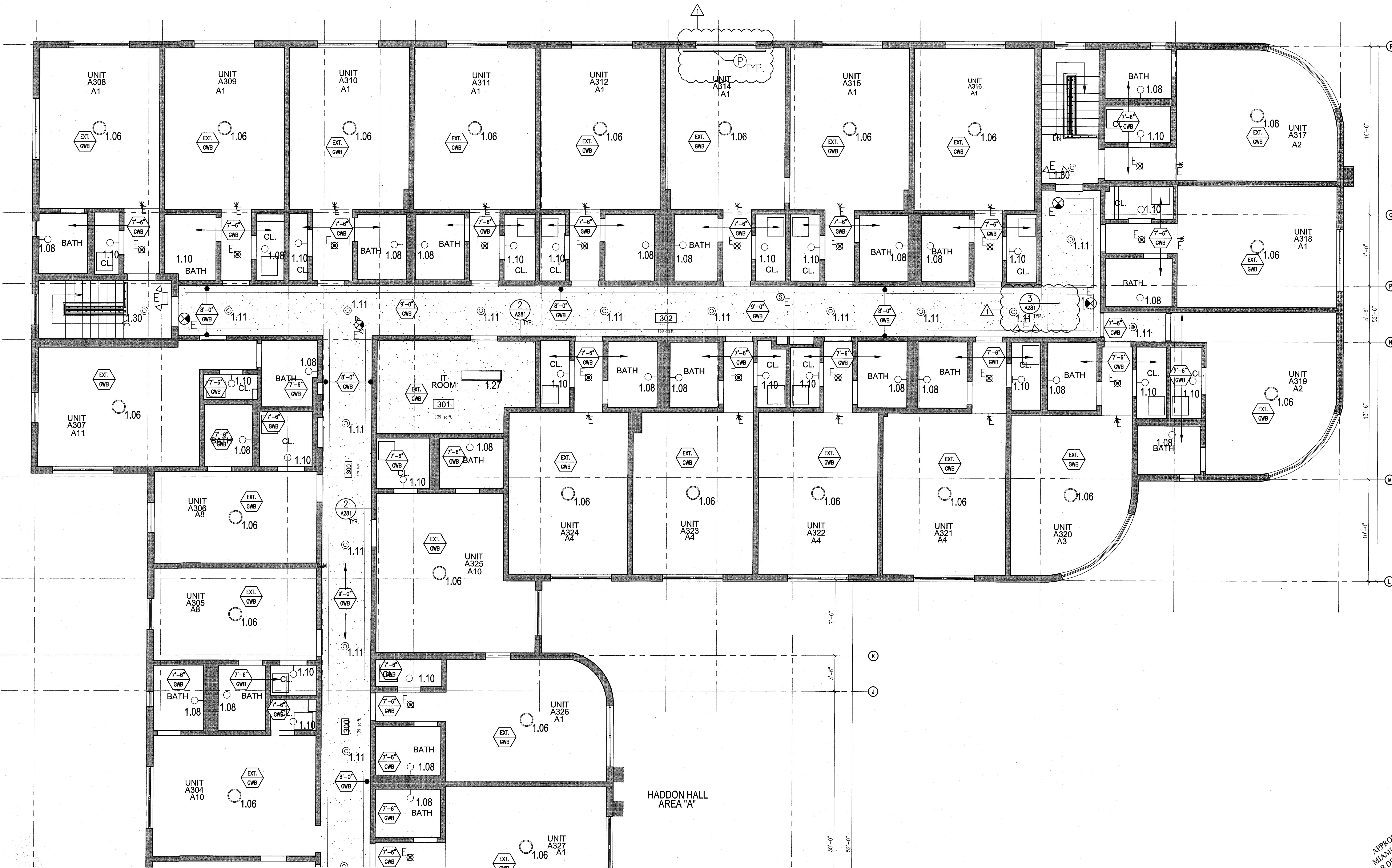
ENLARGED HADDON HALL REFLECTED CEILING PLAN
THIRD FLOOR - NORTH

SHEET NUMBER

A213a1

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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

GENERAL NOTES

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

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXCAVATION FOR REMOVAL OF NEW HANG, COLLES AND SUFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROOMS REFER TO SHEETS A301-318.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BRIGHTLIGHT FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL SUFFITING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SUFFITING TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL CEILING AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN COMMON AREAS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
14. WALL SUFFITING SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SUFFITING IN COMMON AND POOL SUITES WILL REFER TO GUESTROOM ELEVATIONS FOR SUFFITING.
15. 17x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL OVERSET BOD. 14x TO BE PAINTED PT-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

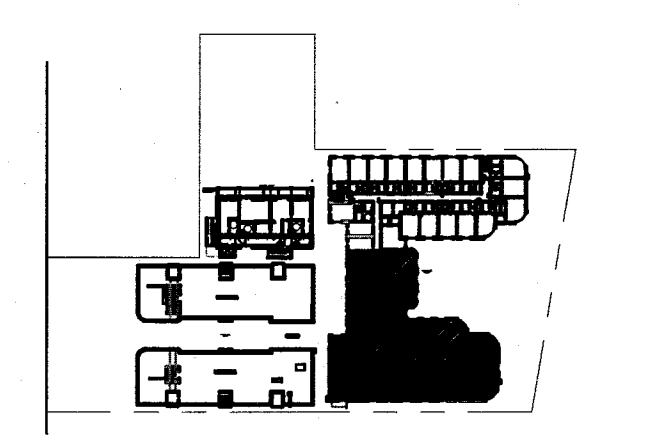
NOTE: CEILINGS AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

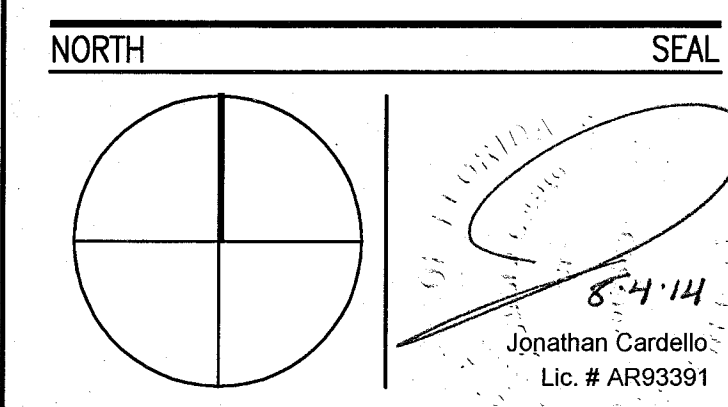
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN THIRD FLOOR - SOUTH

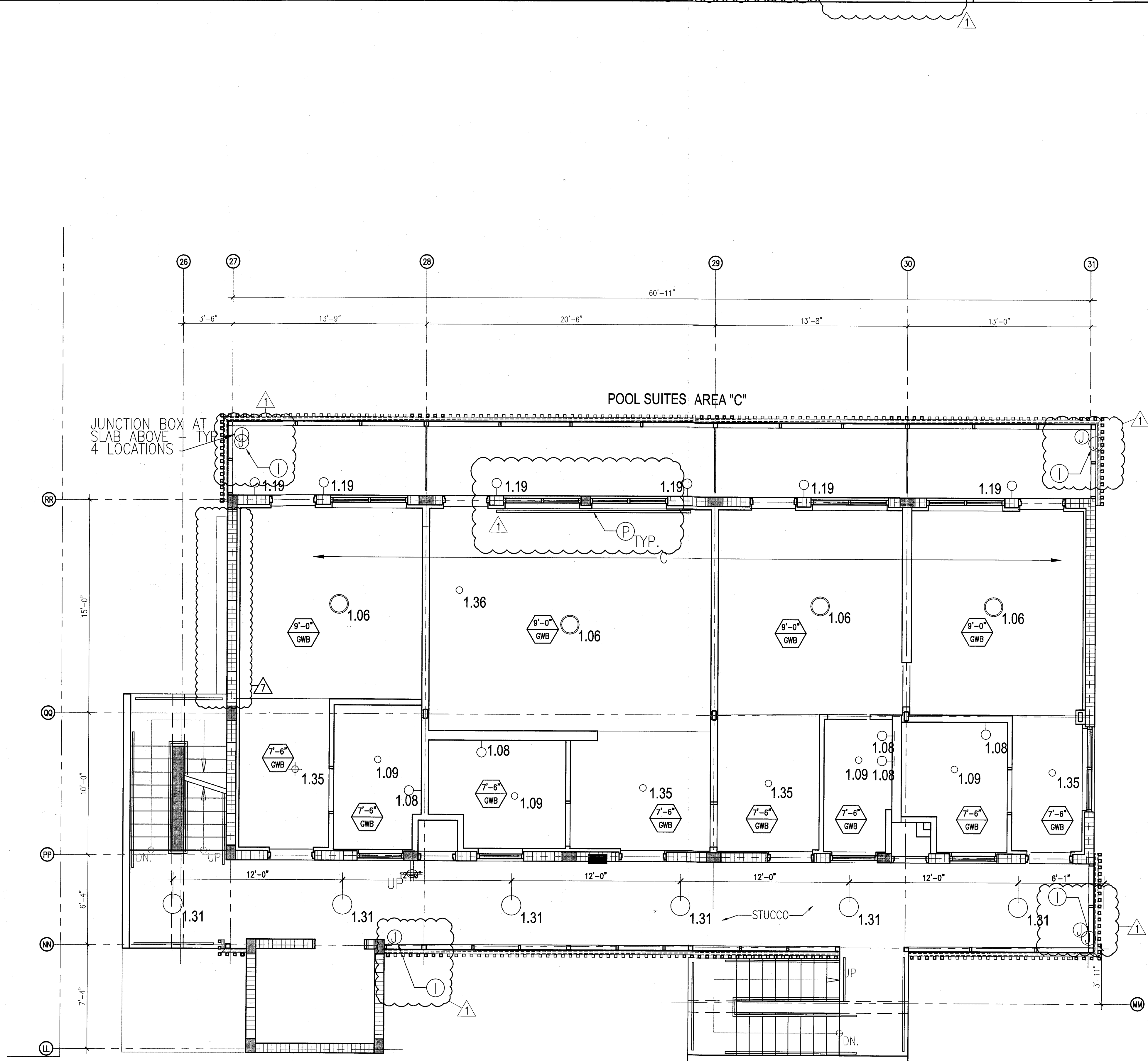
SHEET NUMBER

A213a2

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

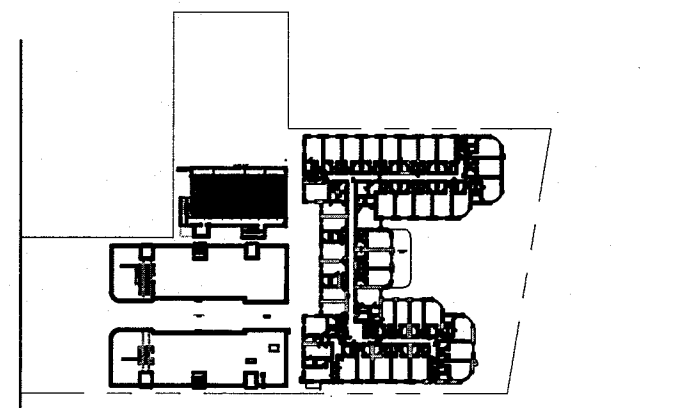
GENERAL NOTES										SHEET NOTES										LEGEND									
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS. 2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE REMOVED OR CUT, OR THE REMOVAL OF THE ARCHITECT AND BUILDING MANAGEMENT. 3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE ARCHITECT AND PROJECT MANAGER DESIGNER PRIOR TO ANY WORK. 4. PROVIDE TEMPORARY SPACE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER. 5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT ALL DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. 6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR AND NOT THE PASSENGER ELEVATOR. SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO ANY WORK. 7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT'S REQUESTS FOR DEBRIS REMOVAL. 8. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED. 9. FIRE ALARM DEVICES (SMOKE DETECTORS, VIBRO, STROGES AND EXIT SIGNS) WITH OWNER SPACE SHALL REMAIN CONNECTED TO THE FIRE ALARM SYSTEM. THE ARCHITECT AND BUILDING MANAGEMENT FROM HANGING FLOOR DOWN SPACIAL OF WALL-CHECKED. 10. PROTECT ALL BASE BUILDING SYSTEMS, TYPICAL. 11. ALL REQUIREMENTS FOR FIRE RAININGS TO BE MAINTAINED DURING CONSTRUCTION. 12. THE PROJECT MANAGER CONSTRUCTION OWNER AN EXISTING STRUCTURE, CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT RELATES TO THE PROJECT. ABSOLUTELY NO CLAIMS FOR EXTRA WORK SHALL BE FORWARDED FOR ANY OF THE EXISTING CONDITIONS WORK, OR REASONABLY INFERRED FROM A SUPERFICIAL EXAMINATION OF THE EXISTING BUILDING. 13. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL. 14. THE PROJECT MANAGER CONSTRUCTION OWNER AN EXISTING STRUCTURE, CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT RELATES TO THE PROJECT. ABSOLUTELY NO CLAIMS FOR EXTRA WORK SHALL BE FORWARDED FOR ANY OF THE EXISTING CONDITIONS WORK, OR REASONABLY INFERRED FROM A SUPERFICIAL EXAMINATION OF THE EXISTING BUILDING. 15. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL. 16. 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. 17. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ARCHITECT AND BUILDING OWNER PRIOR TO ANY WORK. THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AT A TIME FULLY AVAILABLE TO THE BUILDING OWNER AND CONSTRUCTION MANAGEMENT. 18. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES. 19. G.C. TO COORDINATE ALL AUDIO/VISIO, EQUIPMENT MEETS WITH CLIENT. 20. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF. 21. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN ORDER TO ENSURE NO CONFLICTS. 22. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ARCHITECT FOR DISTRIBUTION AND CALCULATIONS. 23. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS. 24. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS PRIOR TO ANY WORK. THE CONTRACTOR SHALL WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE PROJECT. PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY. 25. REFER TO SHEETS 01-00 FOR ELECTRICAL DRAWINGS AND FOR SIZES FOR PRE-SPRANGING DRAWINGS. 26. ALL EXISTING GYPSON BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SMOKE DETECTORS. 27. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED. 28. FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-918. 29. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS. 30. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOTTI AREA AT ALL CORRIDORS. 31. CENTER LIGHT FIXTURE IN SPACE U.O.N. 32. ALL LIGHTING FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N. 33. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CHAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES AREA. 34. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VANTAGE TO CONSIDER DRAPEY BOX. 1"X4 TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD. 35. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED. 36. ALL GENERAL CEILING AND SOTTI TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH). 37. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL. 38. ALL LIGHT FIXTURES IN CHAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N. 39. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CHAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONES AREA. 40. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VANTAGE TO CONSIDER DRAPEY BOX. 1"X4 TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD. 41. 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1 ENLARGED POOL SUITES REFLECTED CEILING PLAN - THIRD FLOOR
SCALE: 1/4" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

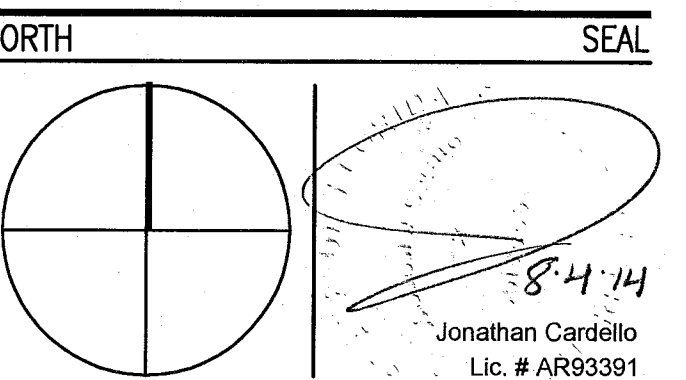
KEYPLAN N.T.S.



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

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

100% CONSTRUCTION
DOCUMENT SET



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

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

SHEET TITLE

ENLARGED POOL
SUITES REFLECTED
CEILING PLAN
THIRD FLOOR - SOUTH

SHEET NUMBER

A213c

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

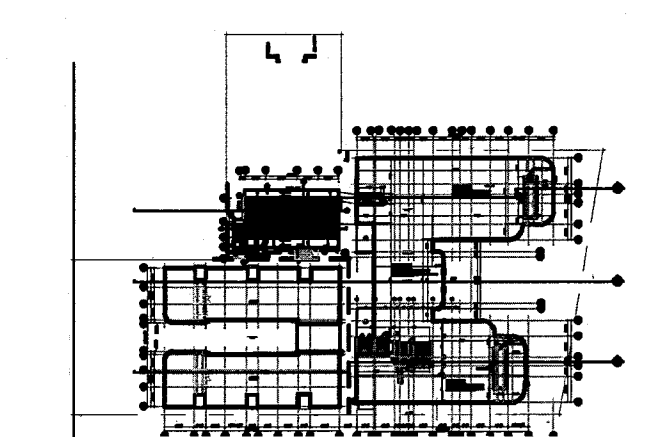
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR TO COORDINATE WITH ALL PROJECT MEMBERS OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE REMOVED, ALTERED OR CUT OUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE BETWEEN CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JUNK CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL: MUST BE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE AT 312-527-0300 FOR USE OF FREIGHT ELEVATOR. ALL DEBRIS MUST BE SUBMITTED 801. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH ALL CITY ORDINANCES, RULES AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.

- | | | | |
|----|---|----|--|
| 7 | CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED. | 11 | ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH OTHER DRAWINGS, SHALL BE COORDINATED WITH STATE AGENCY PRIOR TO INSTALLATION. |
| 8 | EXPLOSION DETECTORS (SMOKE DETECTORS, HORN, STROBES AND EXIST ALARMS) WITHIN SCOPE SHALL REMAIN CONNECTED TO EXISTING WIRING. SECURE EXISTING WIRING TO PREVENT FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING. | 12 | SHUTDOWN OF EXISTING SERVICES FOR CONNECTION TO NEW SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER PRIOR TO THE START OF THE CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A SHUTDOWN REQUEST TO THE OWNER BEFORE THEY OPERATE THE BUILDING. |
| 9 | PROTECT ALL BASE BUILDING SYSTEMS, TYPICAL. | 13 | SHUTDOWN AT LEAST ONE HOUR IN ADVANCE AND ANY REQUIRED SHUTDOWN... THE ACTUAL SHUTDOWN, HOWEVER, SHALL BE AT LEAST ONE HOUR IN ADVANCE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER, THE CONSTRUCTION MANAGER AND THE CONTRACTOR. |
| 10 | ALL REQUIREMENTS FOR FIRE RINGS TO BE MAINTAINED THROUGHOUT CONSTRUCTION. | 14 | ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES. |
| 11 | THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONSTRUCTION OF A BUREAU, ARE REPAIRS, OR COMPLETELY NEW CONSTRUCTION OF THE BUILDING AS IT INFLUENCES A BUREAU, ARE REPAIRS, OR COMPLETELY NEW CONSTRUCTION, A CAREFUL EXAMINATION OF THE EXISTING BUILD. | 15 | C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT WITH THE CONSTRUCTION MANAGER. |
| 12 | ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL. | 16 | BOTTOM OF ALL HANGING PARTS TO BE NO LOWER THAN 7'-0" AFF. |

- ⑥ ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE REMOVED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SMOOTED AREAS.
- ⑦ ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- ⑧ FOR HOTEL ROOMS ROPS REFER TO SHEETS A501-918.
- ⑨ FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- ⑩ EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESIGNED.
- ⑪ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
- ⑫ CENTER LIGHT FIXTURE IN SPACE U.O.N.
- ⑬ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- ⑭ 1-DOWN 600 RITING LED BACKLIGHT FOR THESE SCREENS

	GRID CEILING/SPLIT		BATTERY POWERED WALL MOUNTED
	CEILING LIGHT KEY		LINEAR DIFFUSER
	CEILING LIGHT - AFF		OCCUPANCY SENSOR
	1" x 4" PENDANT		EXIT SIGN
	DOWNLIGHT		ARRIVING INDICATE DIRECTION
	LED STRIP LIGHT		EXIT SIGN - IN/OUT MOUNTED ARROWS INDICATE DIRECTION
	EXTERIOR/DECORATIVE SCISSOR		SMOKE DETECTOR CEILING MOUNT
	PENDANT FIXTURE		SMOKE DETECTOR WALL MOUNT
	SURFACE MOUNTED FIXTURE		EXISTING CEILING MOUNTED SPRINKLER
	WALL FIXTURE		SPRINKLER
	EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER
	DEMOUNT FIXTURE - PATCH AND REPAIR CEILING		SUPPLY DIFFUSER
	NEW LIGHT FIXTURE		RETURN AIR GRILLE
			REPLACEMENT FIXTURE WITH NEW LIGHT FIXTURE

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PRIVATE PROVIDER SERVICES, LLC
Consulting Plans, Specs, Inspections, Training & Consulting

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

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Boston Miami

JOB NUMBER: 13036.00

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

ENLARGED ROOF DECK REFLECTED CEILING PLAN

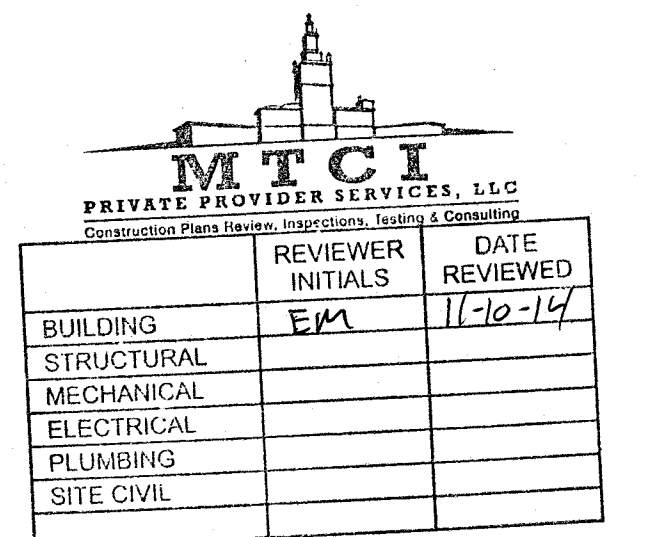
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A214

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Boston Miami

SCALE: NO SCALE

LIGHTING SCHEDULE & CEILING DETAILS

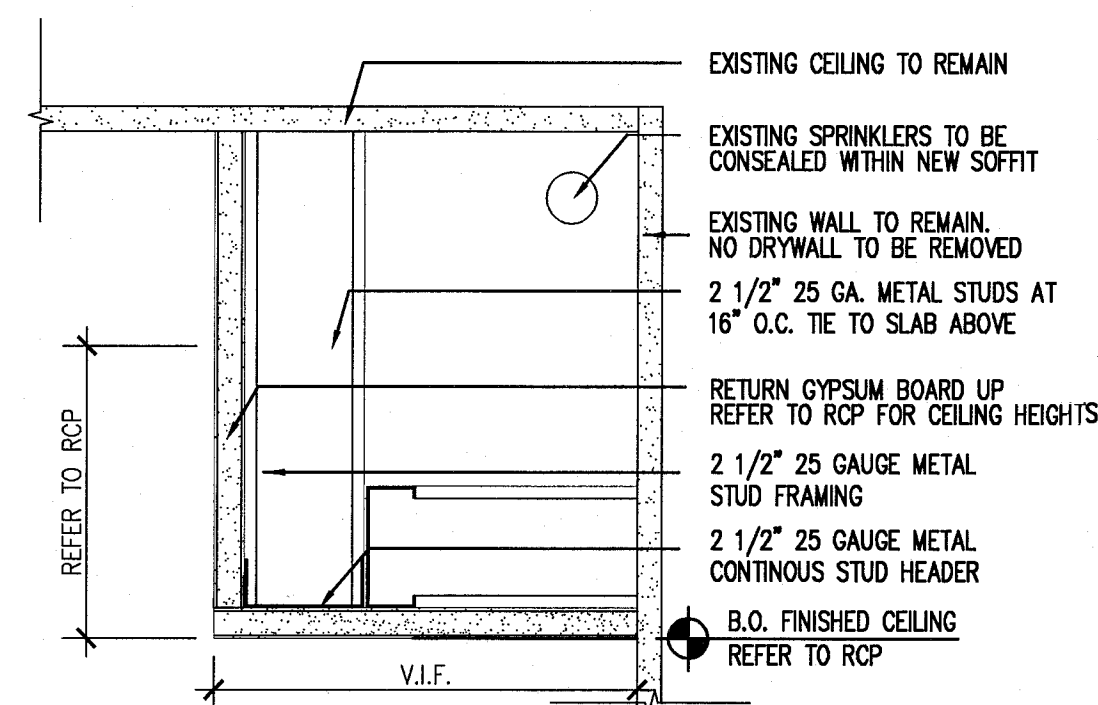
A281

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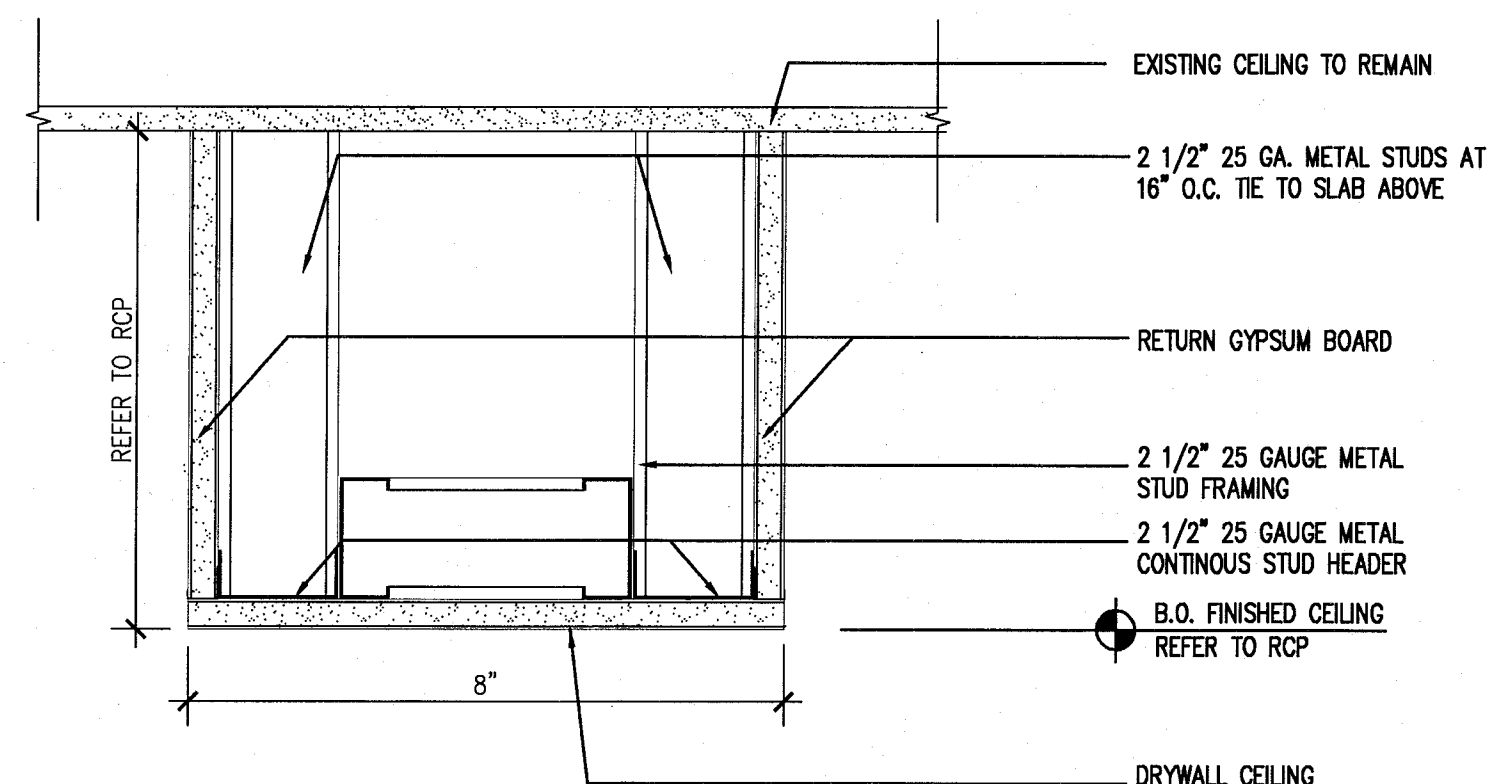
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MIAMI BEACH
FIRE DEPARTMENT

LIGHTING					
LT 1.00	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LOBBY
LT 1.01	PENDANT	VINTAGE	VINTAGE ROTAFLEX LANTERN, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.02	DIRECTIONAL	HIP HAVEN	TRIPLE BULLET CEILING FIXTURE, SIZE: MEDIUM CUSTOMIZE: HIP HAVEN TO ADD STEMS	MATTE WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.03	LED STRIP	FLEXTEC	White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Ssd Separately - Indoor Use Only, with aluminum channel and frosted lense	REPLACE EXISTING COVER LIGHTS W/ LED STRIPS, WARMTH TO BE APPROVED BY RMCS ON DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE, APPLY UNDERNEATH LENS.	MISC
LT 1.04	PENDANT	BARNLIGHT ELECTRIC	THE ART DECO ROUND GLOBE SCHOOLHOUSE LIGHT SIZE: MEDIUM CODE: 118811 (12 inch) 4.5 Watt - Very Warm White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Ssd Separately - Indoor Use Only, with aluminum or flexible angle and frosted lense	FINISHED, ACED BRASS ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY BAR
LT 1.05	LED STRIP	FLEXTEC	3M Taped Backing - LED Driver and Power Connector Cord Ssd Separately - Indoor Use Only, with aluminum or flexible angle and frosted lense	MILLWORK LED STRIPS GELS TO BE SPECIFIED & APPROVED BY RMCS ON A DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE, APPLY UNDERNEATH LENS.	MISC
LT 1.06	CEILING FIXTURE		3M Taped Backing - LED Driver and Power Connector Cord Ssd Separately - Indoor Use Only, with aluminum channel and frosted lense	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.07	BEDSIDE LIGHT FIXTURE	CUSTOM	60 W, TAKES 120 Volt G16 Bulb/ 26.60W, UL LISTED,	FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.08	BATHROOM SCONCE	REJUVENATION	#A8260 HANNAH SCONCE, CLASSIC WALL BRACKET ITEM WHITE PORCELAIN, 100W	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.09	BATHROOM LIGHT	LUCIFER LIGHTING CO.	DL21ZCP FOR WET LOCATION	WHITE TRIM, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.10	CLOSET SCONCE	ACCESS LIGHTING	NAUTICUS OVAL CEILING/WALL LIGHT	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.11	CEILING LIGHT	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25"	WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	HALLWAYS
LT 1.12	SCONCE	SCHOOL HOUSE ELECTRIC	TRUMAN SCONCE	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	PUBLIC RESTROOMS
LT 1.13	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.14	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.15	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.16	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.17	WALL MOUNTED	INFURN	INSPIRED PROOVE POTENCE LAMP, 60 W	BLACK POWDERCOAT, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY CONCIERGE
LT 1.18	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LOBBY BAR
LT 1.19	SCONCE	MINKA LAVERY	#9836 1 LIGHT OUTDOOR TIERED SCONCE, 100 W, 120 V, CERAMIC	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.20	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	LIBRARY
LT 1.21	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	OUTDOOR RESTAURANT
LT 1.22	WALL LIGHT SCULPTURE	TBD	CUSTOM PER DRAWINGS BY RMCS	TBD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.23	STRING LIGHTS	OOGALIGHTS.COM	SKUR, LS115-WHT, 330' Commercial Linear Light String Strand - Intermediate Base - White	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.24	PENDANT LIGHTS OVER BAR	VINTAGE	INDUSTRIAL PENDANT LIGHTS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.25	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.26	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS (PICTURE FOR INSPIRATION), One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LIBRARY
LT 1.27	LINEAR FLOURESCENT - SUSPENDED	FOCAL POINT LIGHTS	TAB EVOLUTION, 1' x 4'	CLEAR SHIELD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	BACK OF HOUSE AREAS
LT 1.27A	SURFACE MOUNTED LINEAR	SIMPLESEAL	HASSEI SERIES; 1'x4'		BACK OF HOUSE AREAS
LT 1.28	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	INTERIOR CAMPTON CORRIDORS
LT 1.29	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	EXTERIOR CAMPTON STAIRS
LT 1.30	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	HADDON STAIRS
LT 1.31	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES CORRIDOR
LT 1.32	PENDANT LIGHTS	SOLAVANTI LIGHTING RMCS TO PROVIDE	CAP 10.353	SILVER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GYM
LT 1.33	EXISTING LIGHT FIXTURES TO REMAIN				SHOP/MULTIFUNCTION
LT 1.34	EXTERIOR SCONCE			FURNISH BY OWNER, INSTALL BY CONTRACTOR	CAMPTON LOBBY
LT 1.35	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL12P-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM ON DIMMER	POOL SUITES
LT 1.36	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES

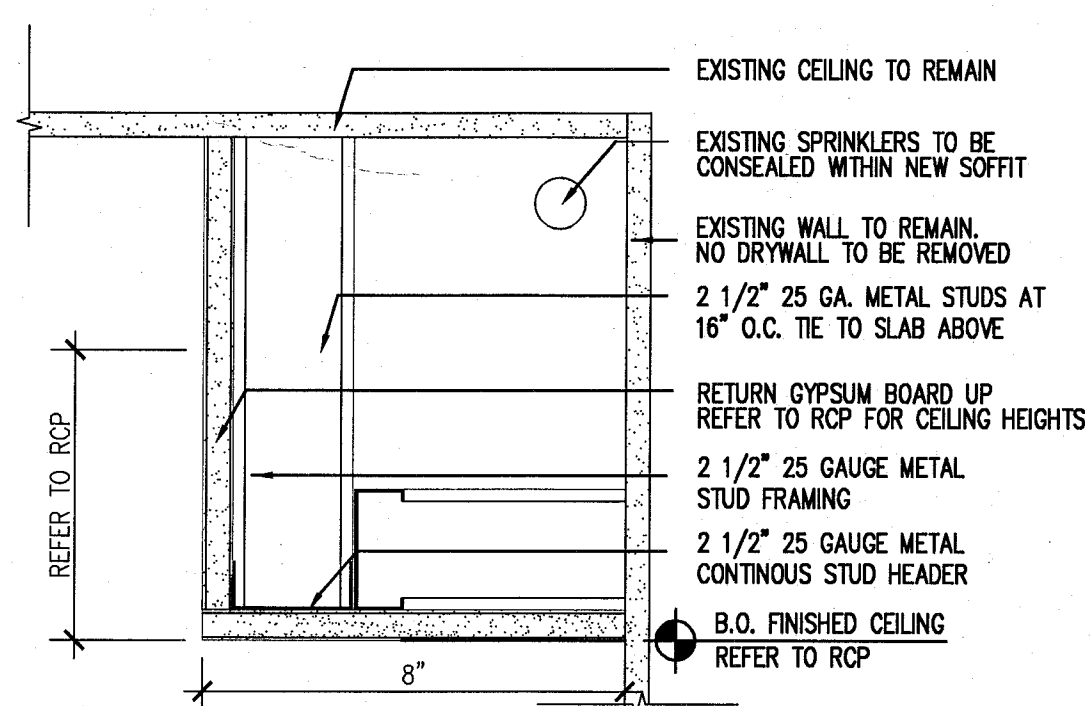
1 LIGHTING SCHEDULE
SCALE: NO SCALE



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



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



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

Figure 1 shows a 4x4 grid of 16 small squares. Each small square contains a unique pattern of black dots. The patterns are combinations of four basic shapes: a single dot, a horizontal pair of dots, a vertical pair of dots, and a 2x2 square of dots. The patterns are arranged in a way that they can be used to form larger shapes, such as the 'U' shape in the top row of Figure 2.

REVISIONS



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

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

Jonathan Cardello
Lic. # AR93391

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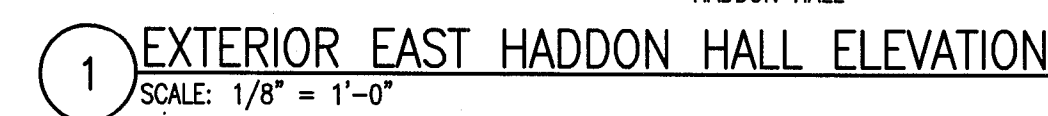
Boston Miami

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

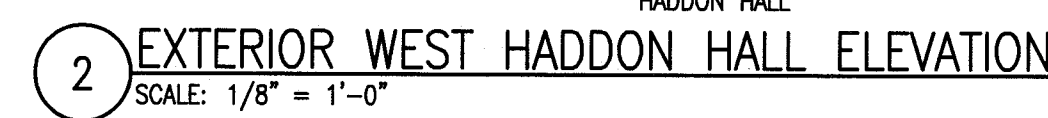
EXTERIOR
ELEVATIONS WEST
EAST & ROOFTOP

A301

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



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

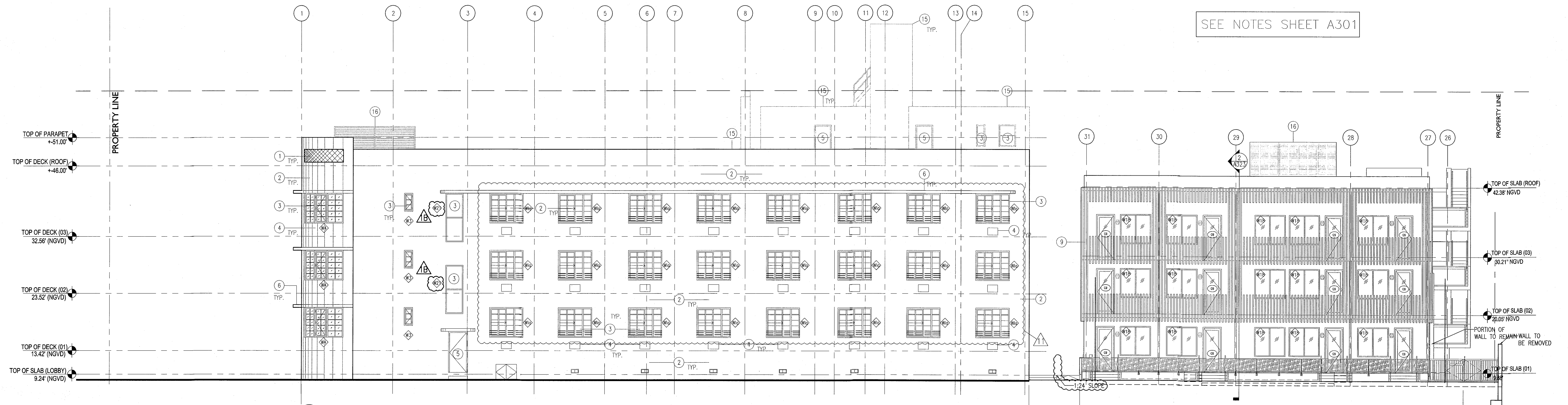


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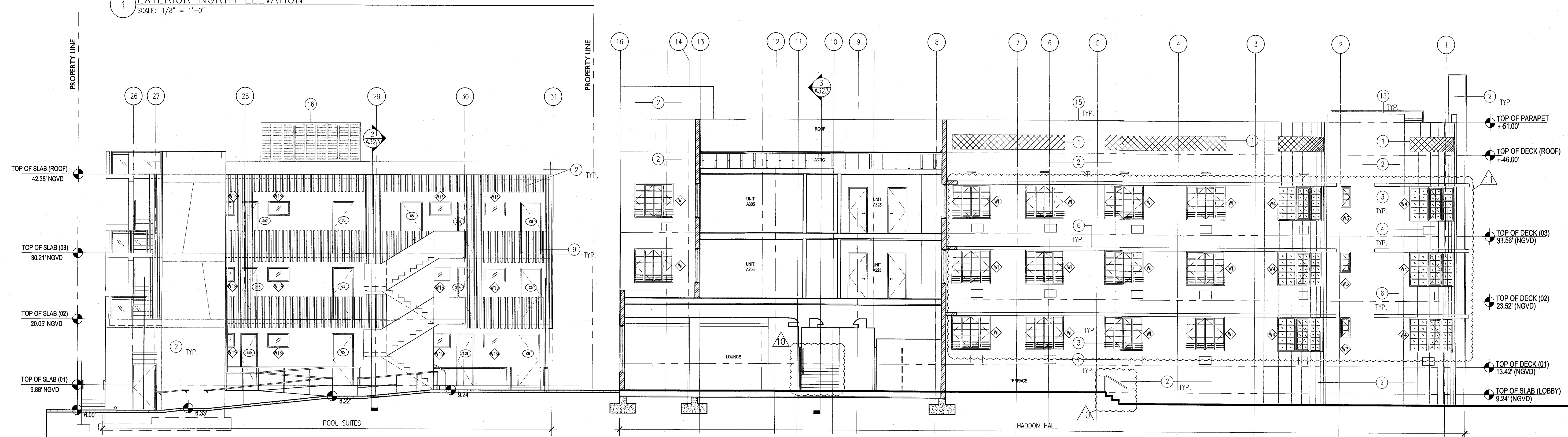
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

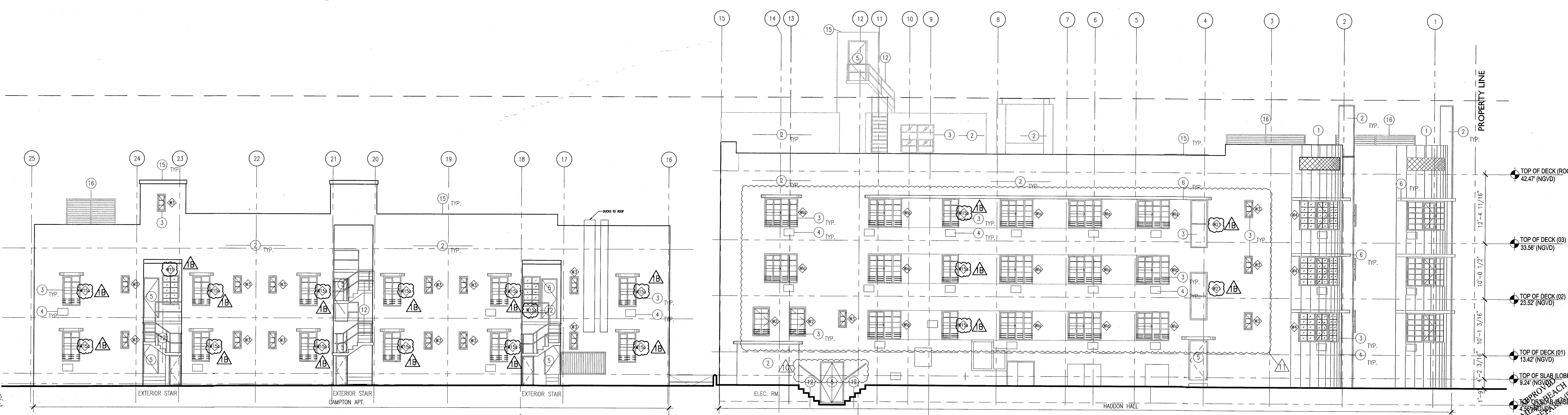
SEE NOTES SHEET A301



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



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



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

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

MTCY PRIVATE PROVIDER SERVICES, LLC			
Construction Plans, Specifications, Schedules, and Cost Estimating			
REVIEWER	DATE	REVIEWER	DATE
INITIALS	REVIEWED	INITIALS	REVIEWED
BUILDING	FM	11-10-14	
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION
DOCUMENT SET

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

SHEET TITLE

EXTERIOR
ELEVATIONS WEST
EAST & SOUTH

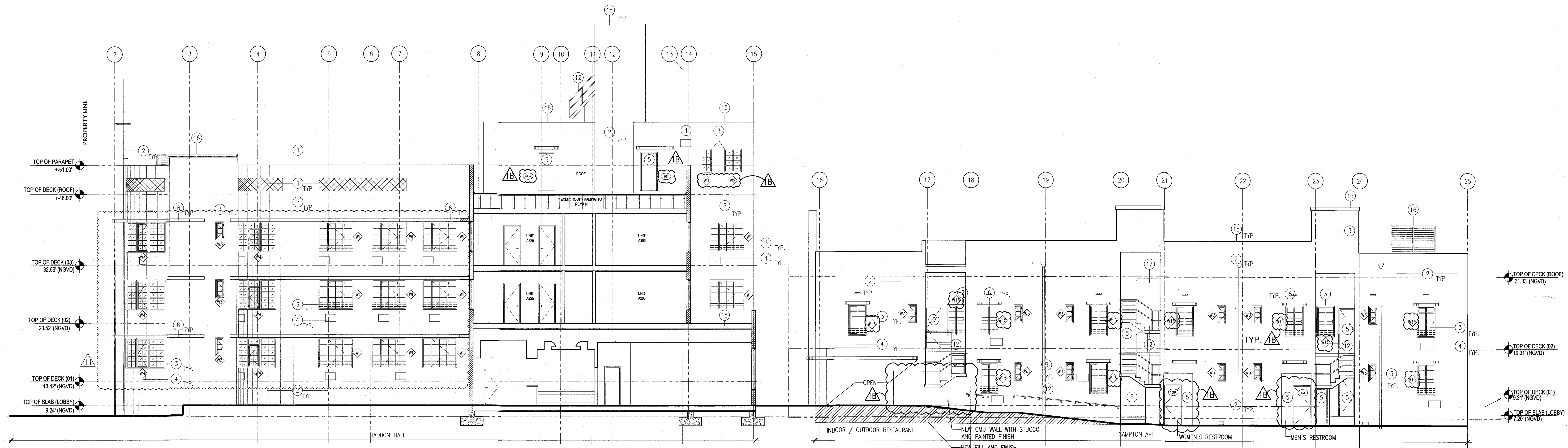
SHEET NUMBER

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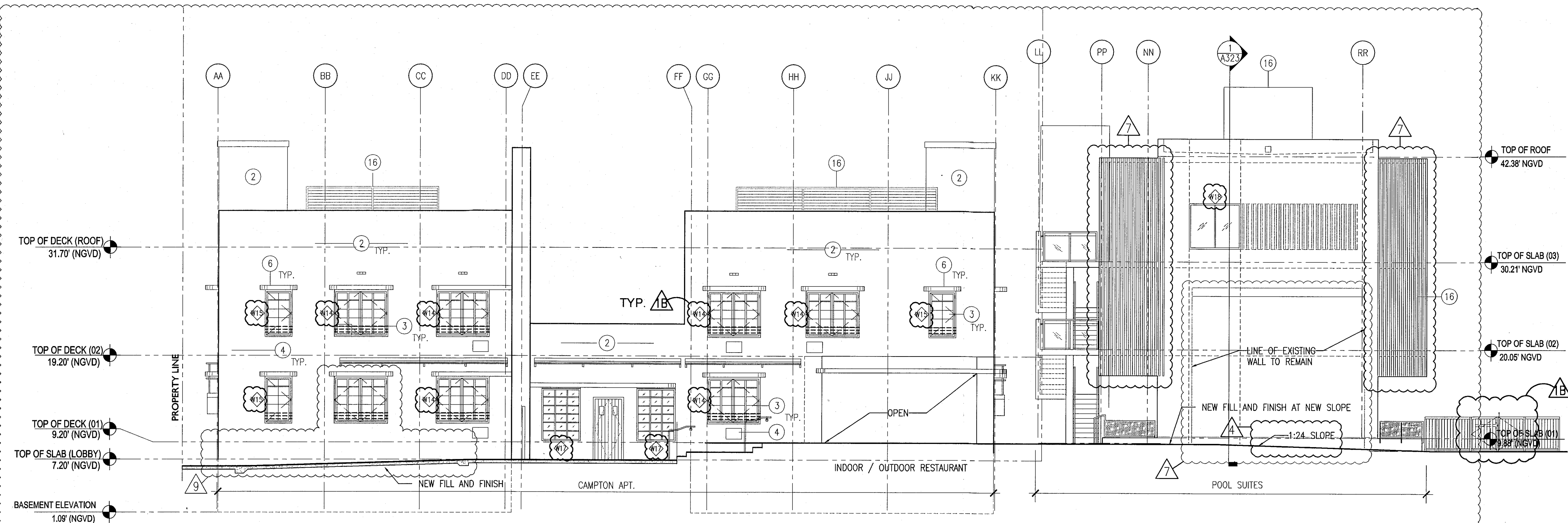
KEYPLAN N.T.S.



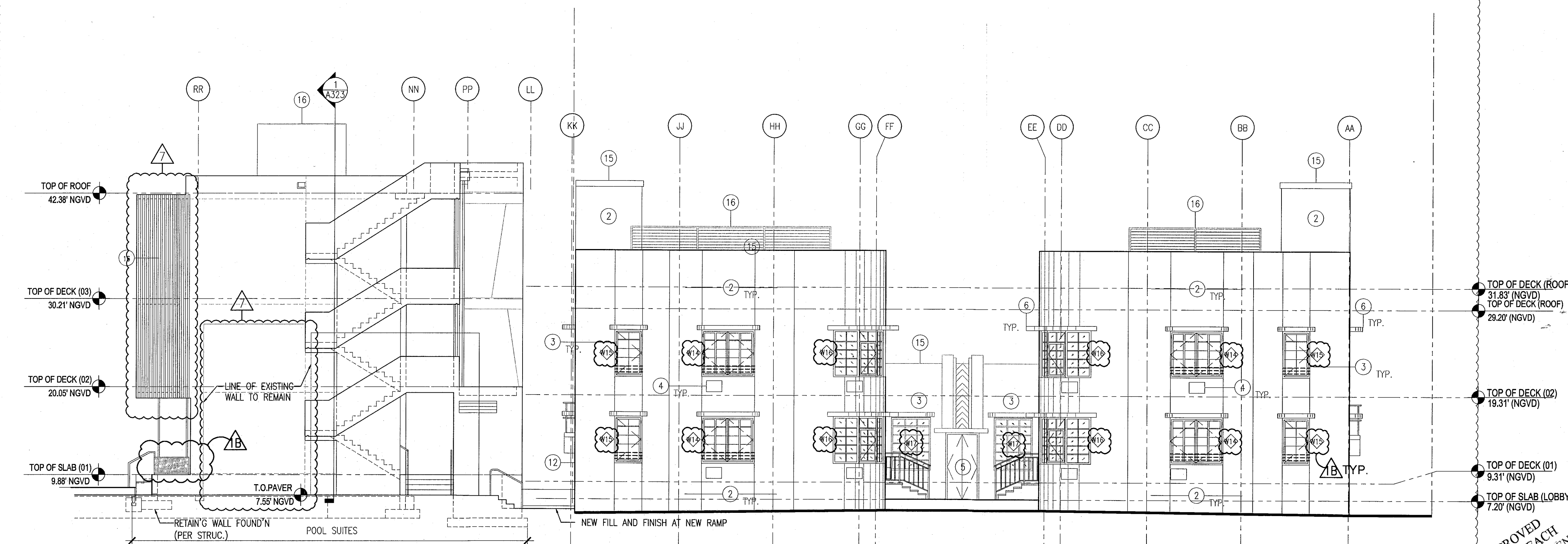
1 EXTERIOR NORTH CAMPTON ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

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



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



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

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

 MTCI PRIVATE PROVIDER SERVICES, LLC <i>Construction Plans Review, Inspections, Testing & Consulting</i>		
REVIEWER INITIALS		DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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Miami, FL 33131
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www.addinc.com
Lic. # AA28001507

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

SHEET TITLE

EXTERIOR ELEVATIONS NORTH EAST & WEST

SHEET NUMBER

A303

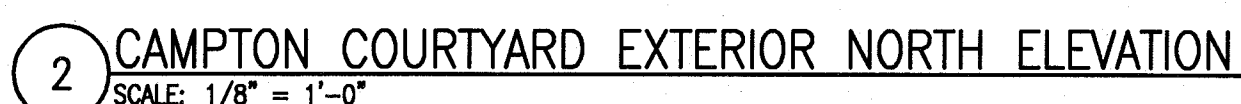
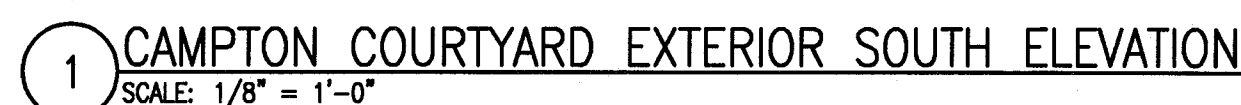
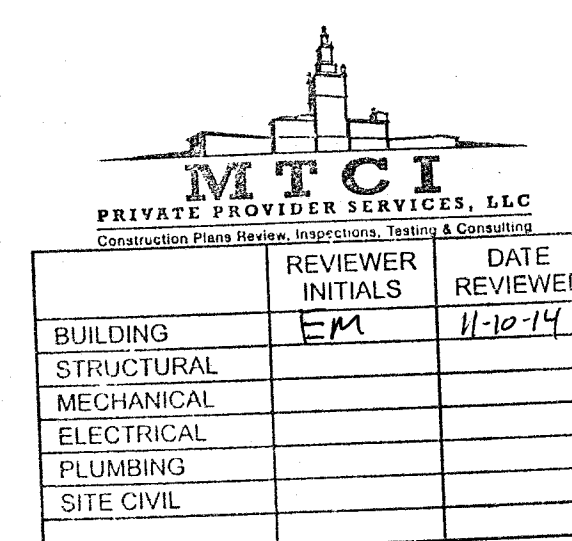
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MIAMI BEACH
FIRE DEPARTMENT

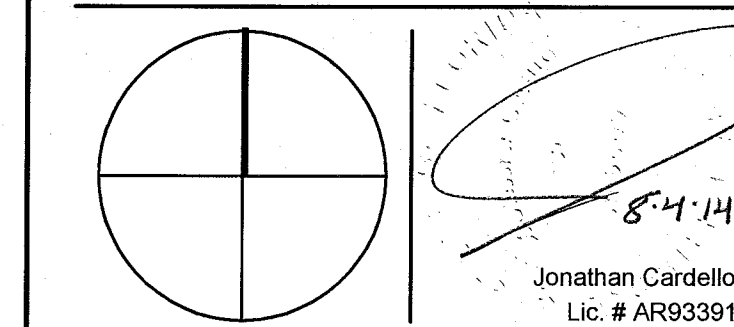
MIAMI BEACH, FL

N.T.S

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

[illegible]

NORTH SEA



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Boston Miami

JOB NUMBER: 13036.0

CHECKED BY: _____

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

EXTERIOR ELEVATION
CAMPTON & HADDON
COURTYARD

SHEET NUMBER

A304

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FIRE DEPARTMENT

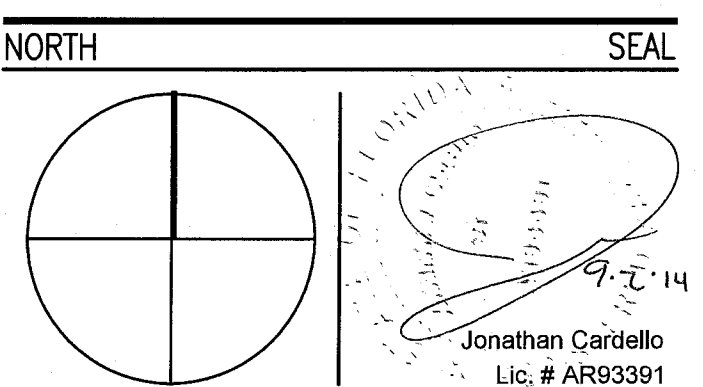
HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

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

SHEET TITLE

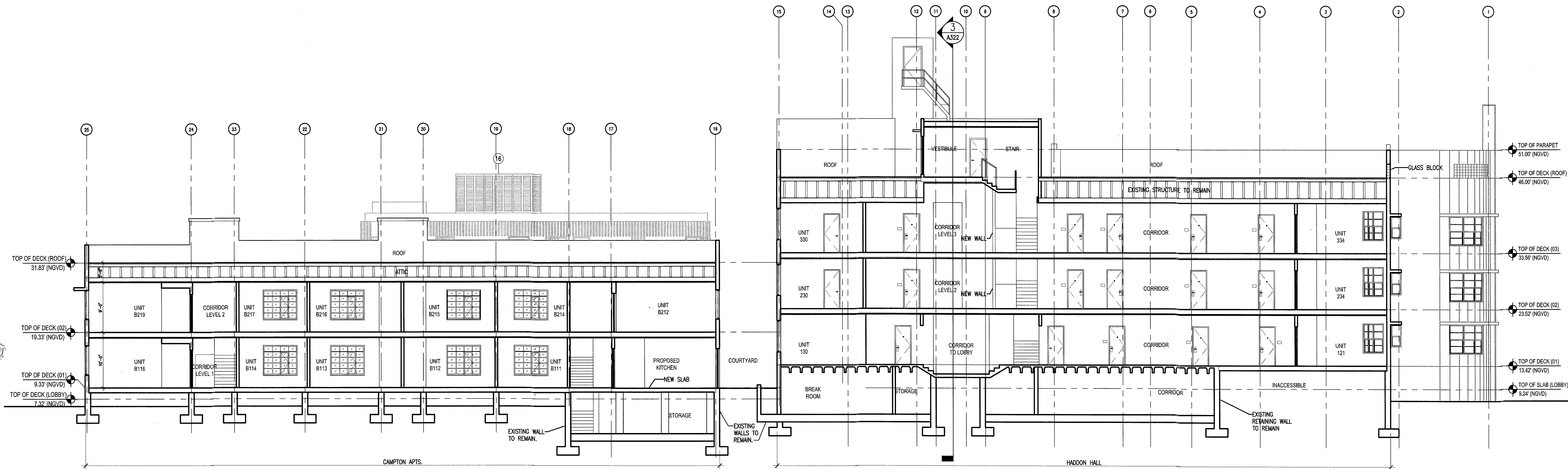
BUILDING SECTIONS

SHEET NUMBER

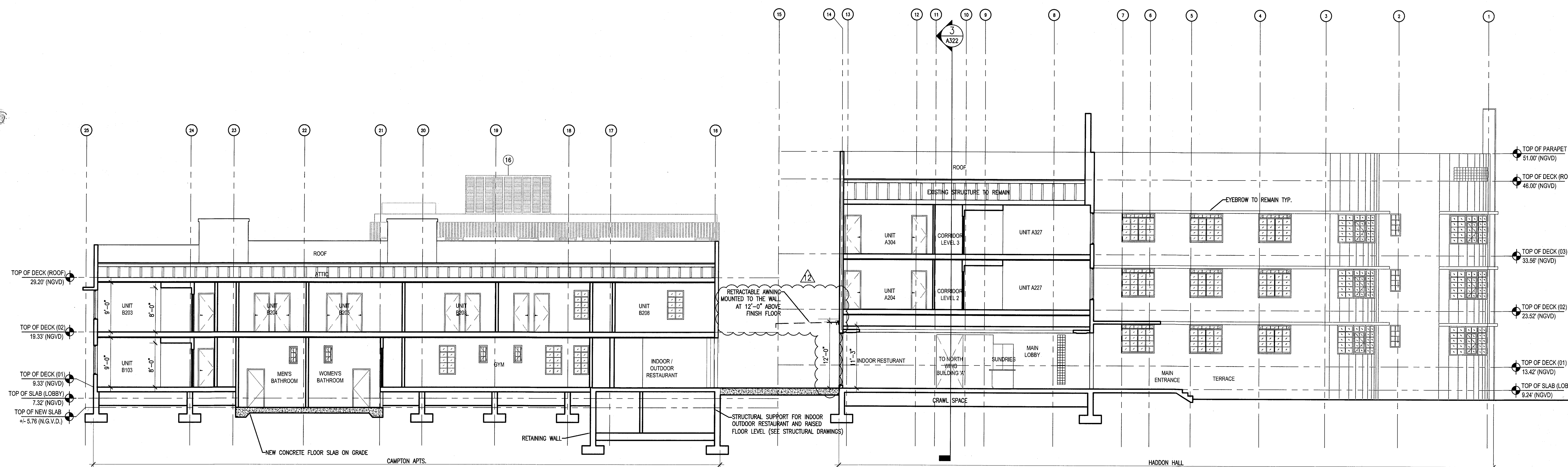
A321

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FIRE DEPARTMENT



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



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

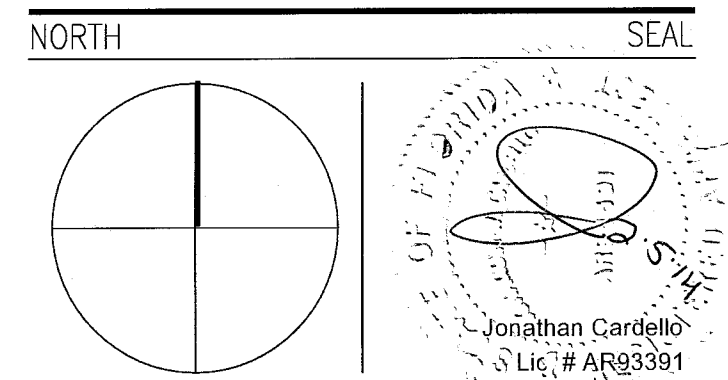
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

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

PERMIT SET



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Boston Miami

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

SHEET TITLE

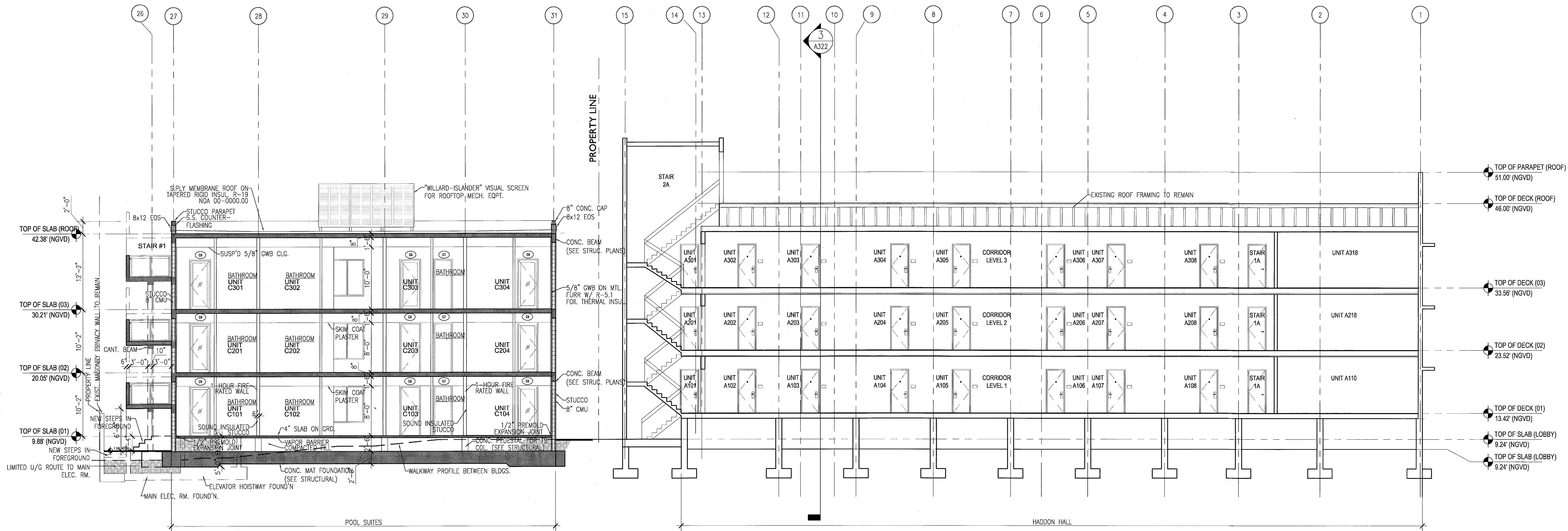
BUILDING
SECTIONS

SHEET NUMBER

A322

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MIAMI BEACH
FIRE DEPARTMENT

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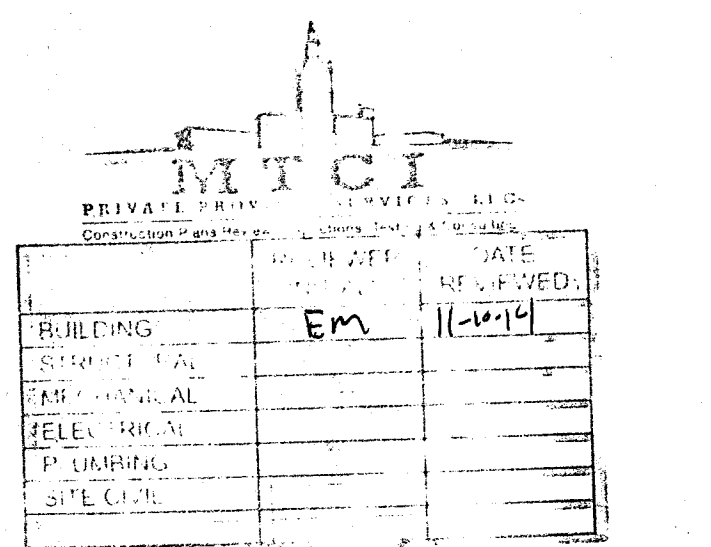


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

HADDON HALL 1500 COLLINS AVE MIAMI BEACH, FL

KEYPLAN N.T.S.

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



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

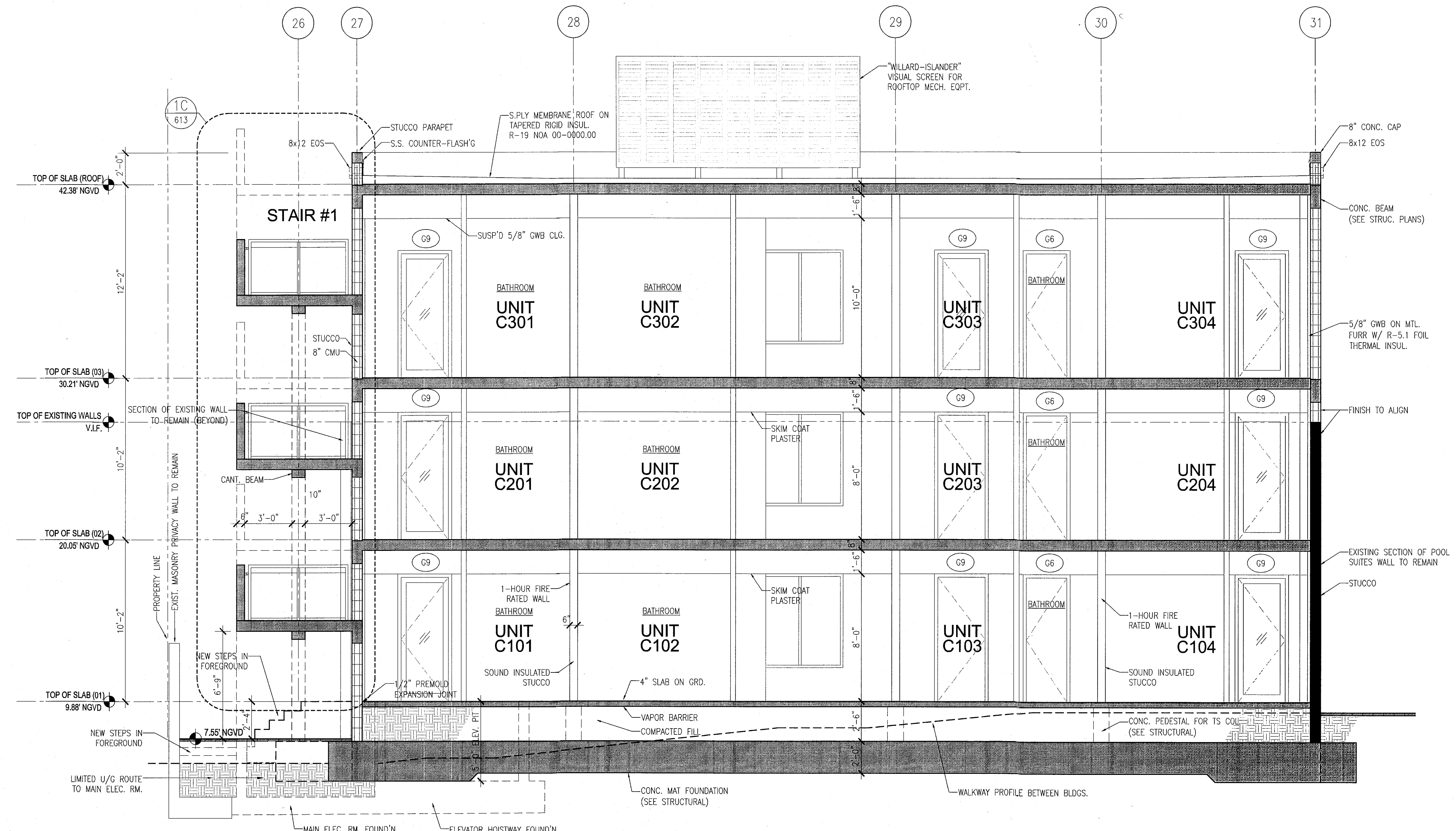
SHEET TITLE

BUILDING "C" SECTIONS

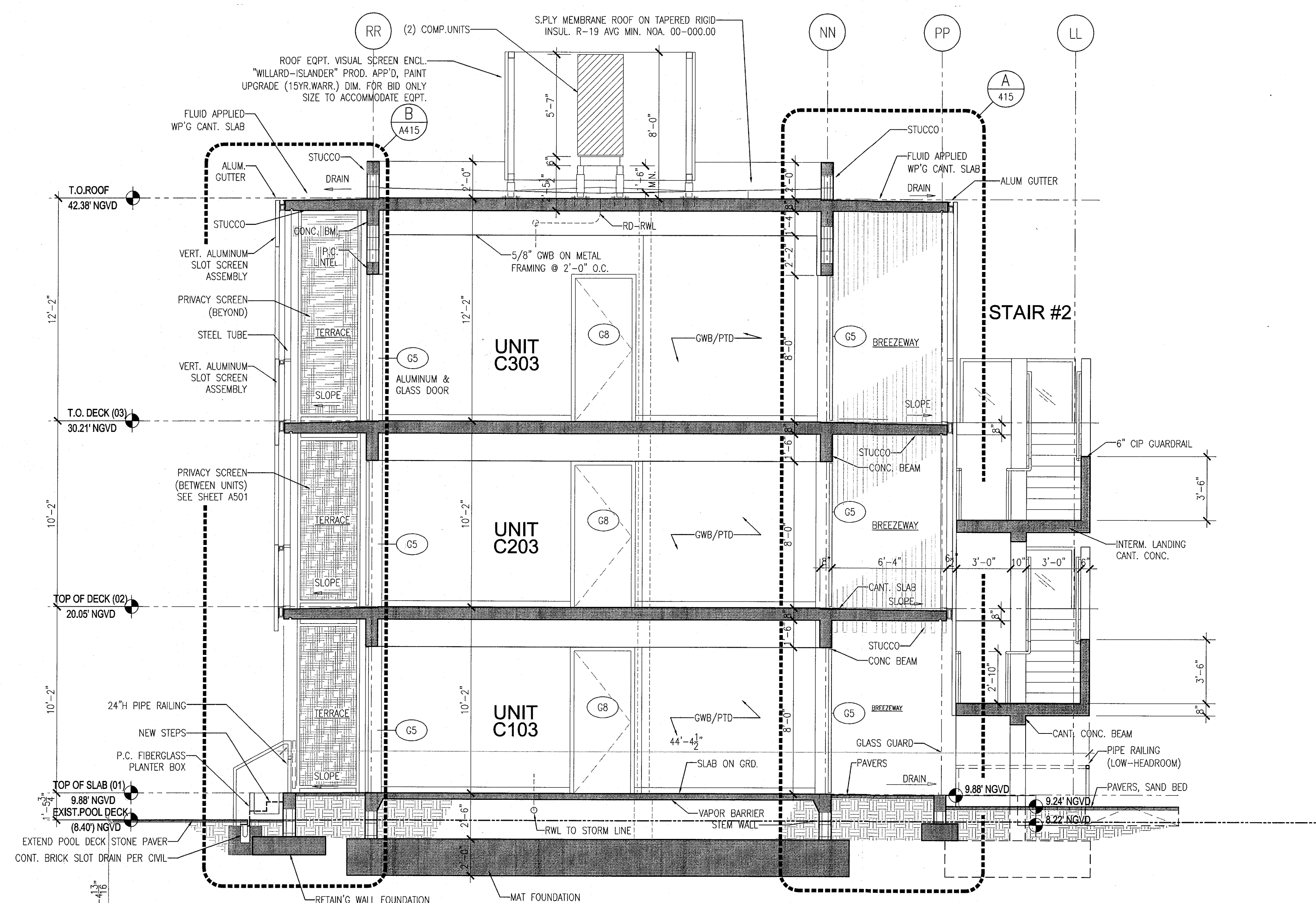
SHEET NUMBER

A323

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



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

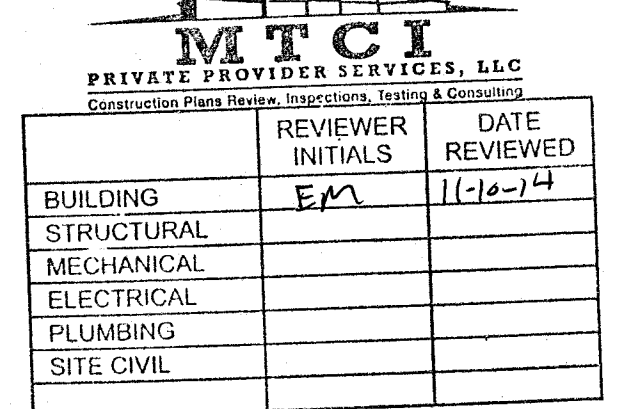
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S.

IONS

DESCRIPTION	ISSUE DATE
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Bayne Boulevard
Miami, FL 33131
305.482.8700
305.482.8770
www.addinc.com
AA26001507

Boston Miami

NUMBER: 13036.00

OKED BY:

DATE: FEBRUARY 18, 2014

AS NOTED

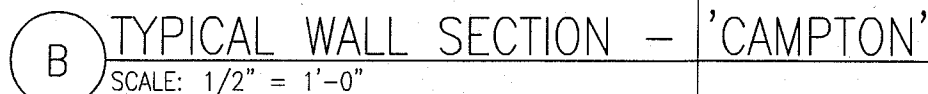
TITLE _____

TYPICAL EXTERIOR WALL SECTIONS

NUMBER _____

A411

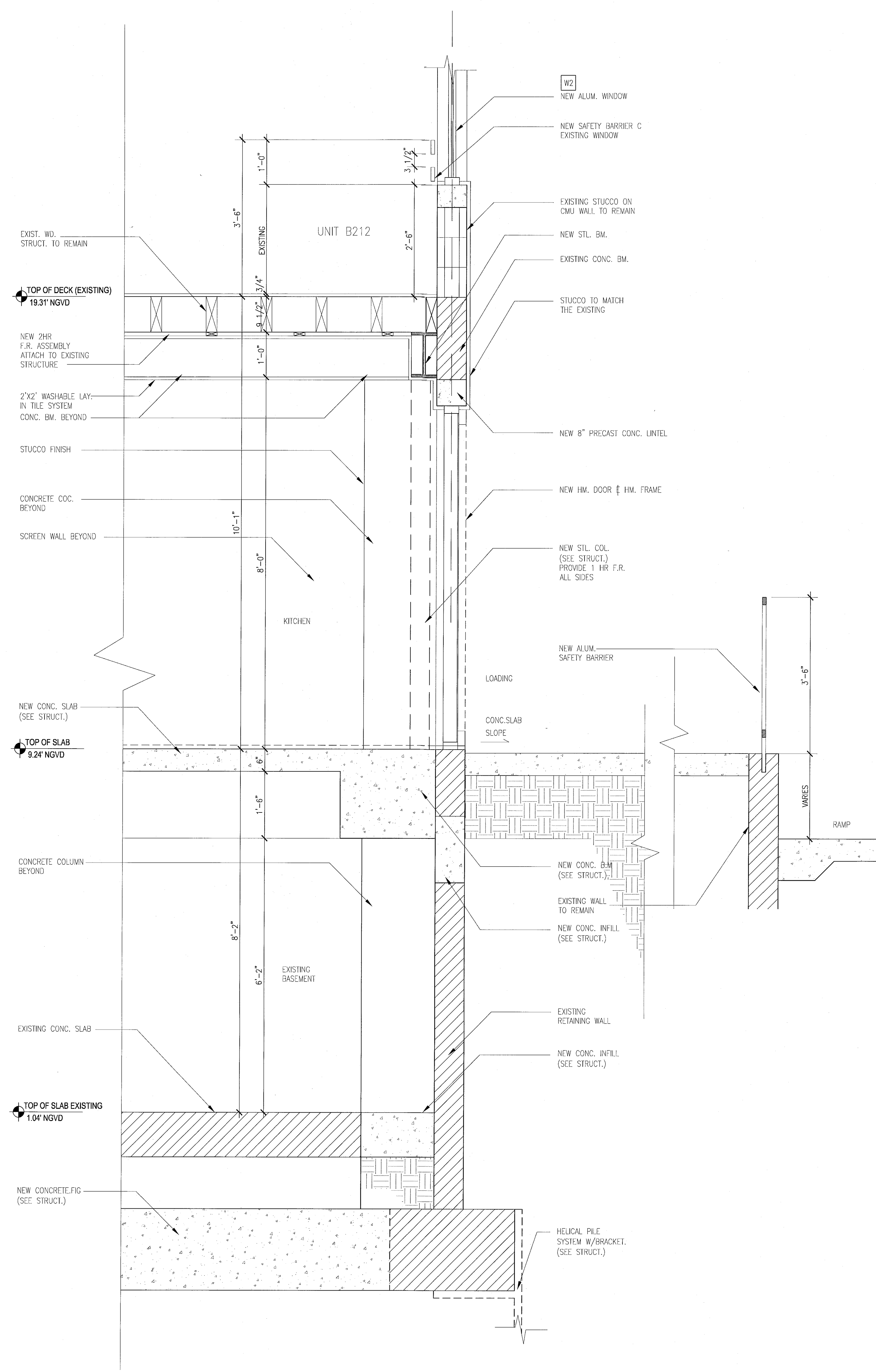
COPYRIGHT ADD INC 2011



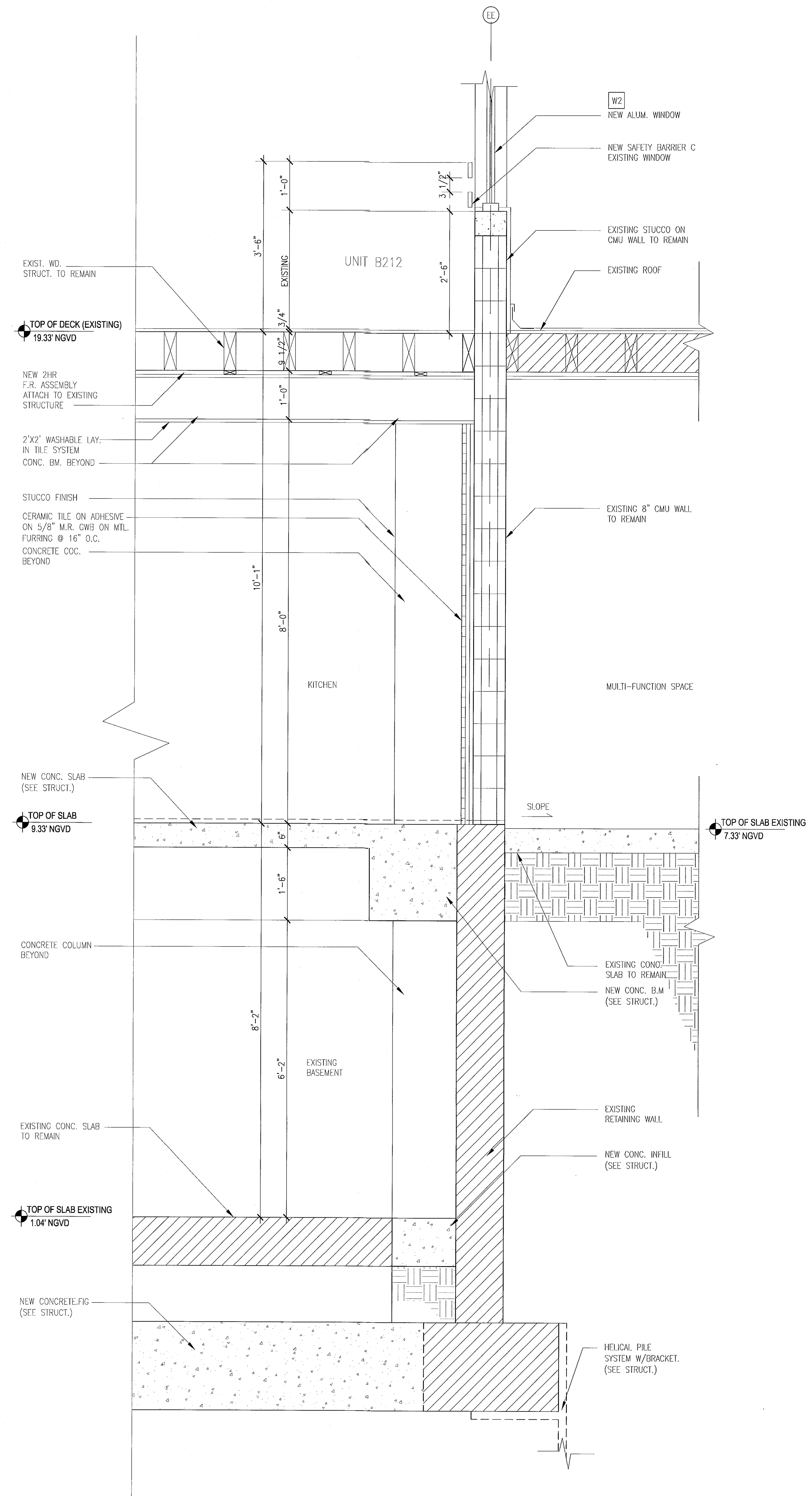
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

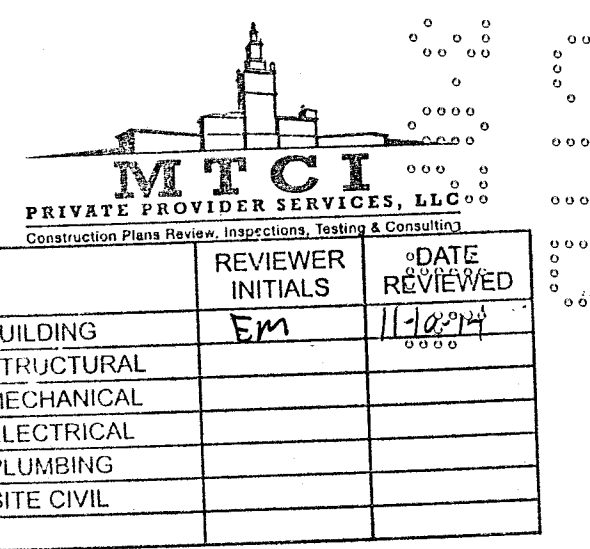


B TYPICAL WALL SECTION - 'CAMPTON'
SCALE: 3/4" = 1'-0"

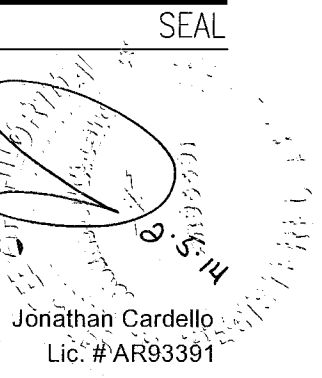


A TYPICAL WALL SECTION AT - 'HADDON HALL'
SCALE: 3/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE



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

SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

SHEET NUMBER

A412

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MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

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

PERMIT SET

SEAL

Jonathan Cardello
Lic. #AR53391

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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

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

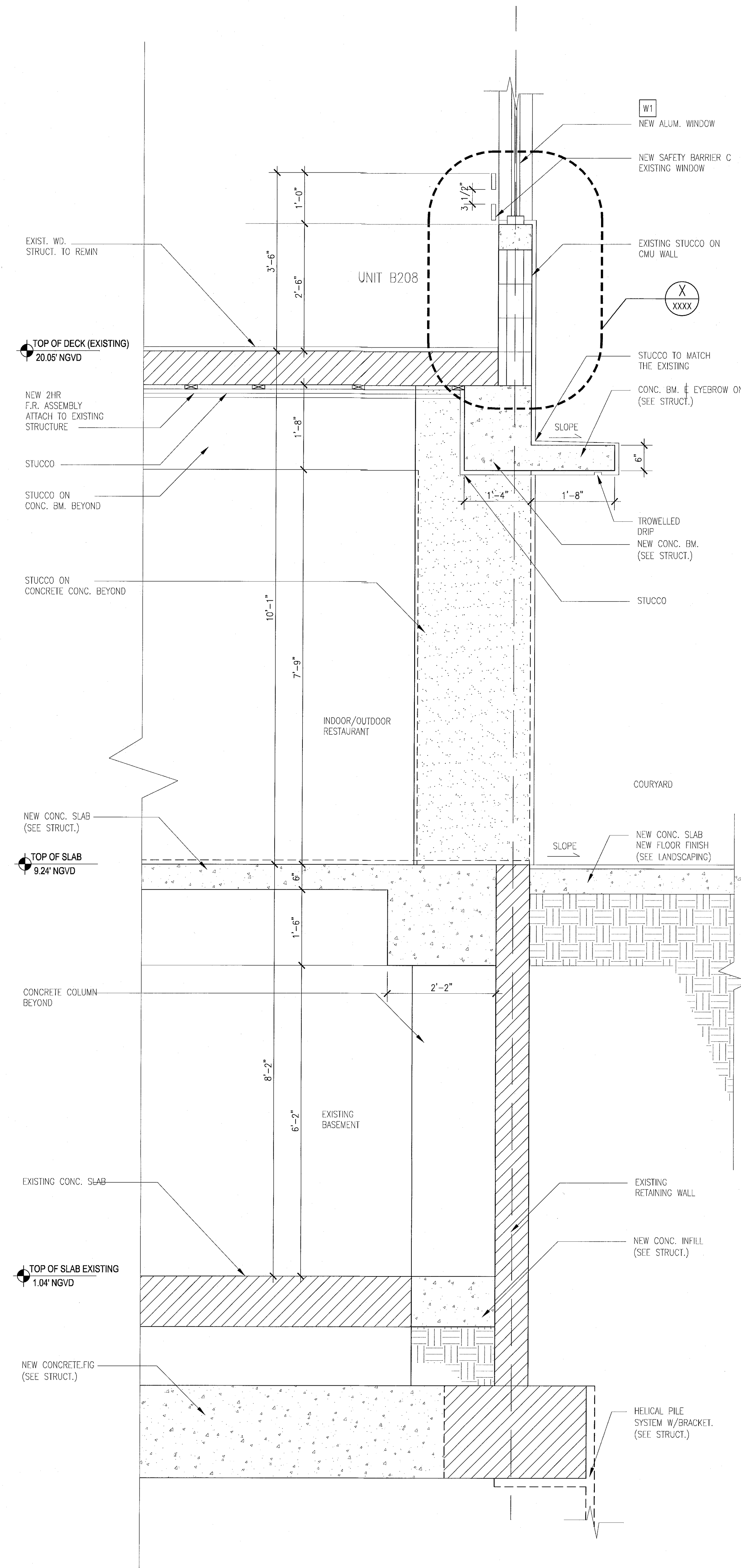
SHEET TITLE

EXISTING TYPICAL
EXTERIOR
WALL SECTIONS

SHEET NUMBER

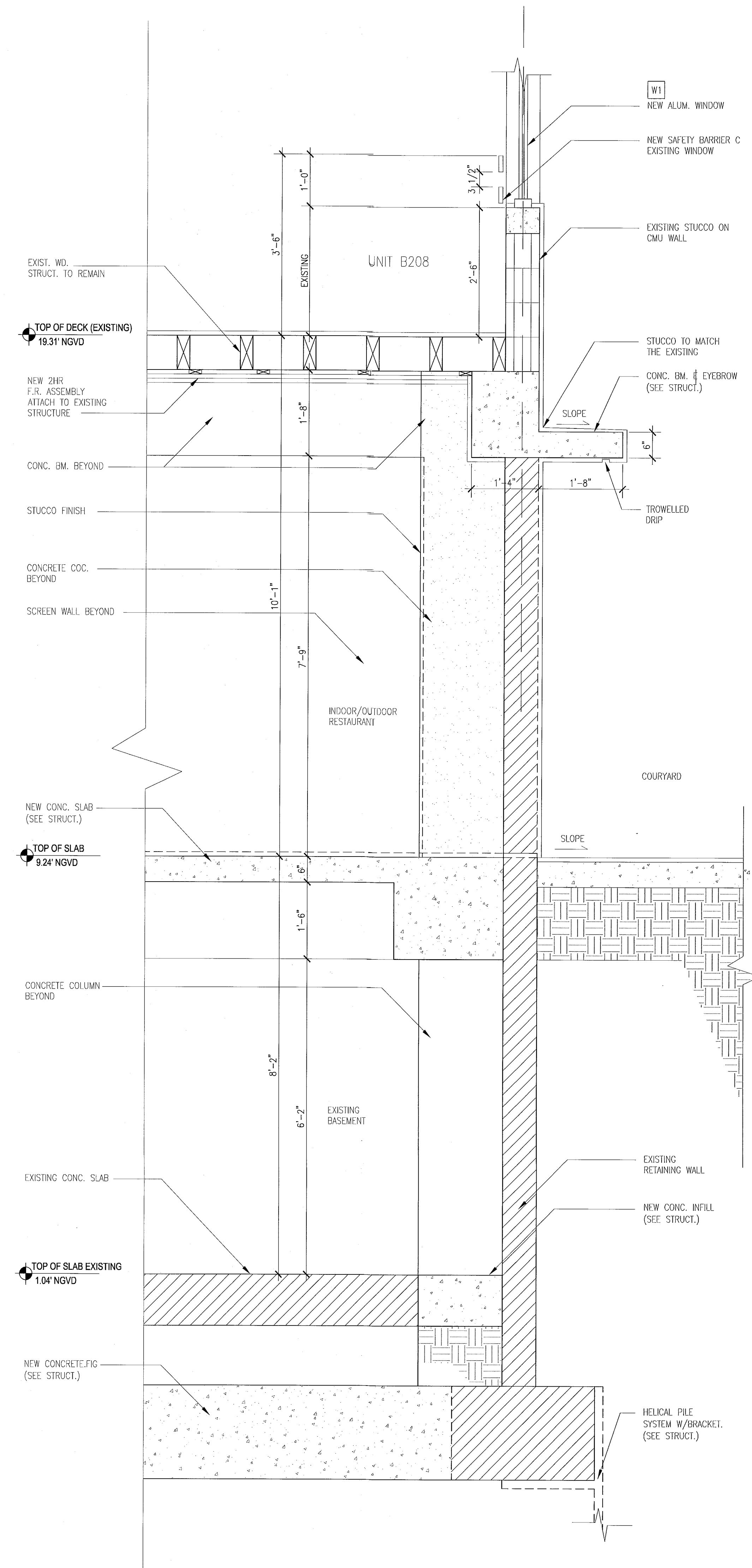
A413

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D TYPICAL WALL SECTION - 'CAMPTON'

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



C TYPICAL WALL SECTION AT - 'HADDON HALL'

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

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FIRE DEPARTMENT

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVIEWER INITIALS		
NO.	DATE	REVIEWED

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ISSUE DATE: JANUARY 24, 2014
SCALE: 1/2" = 1'-0"

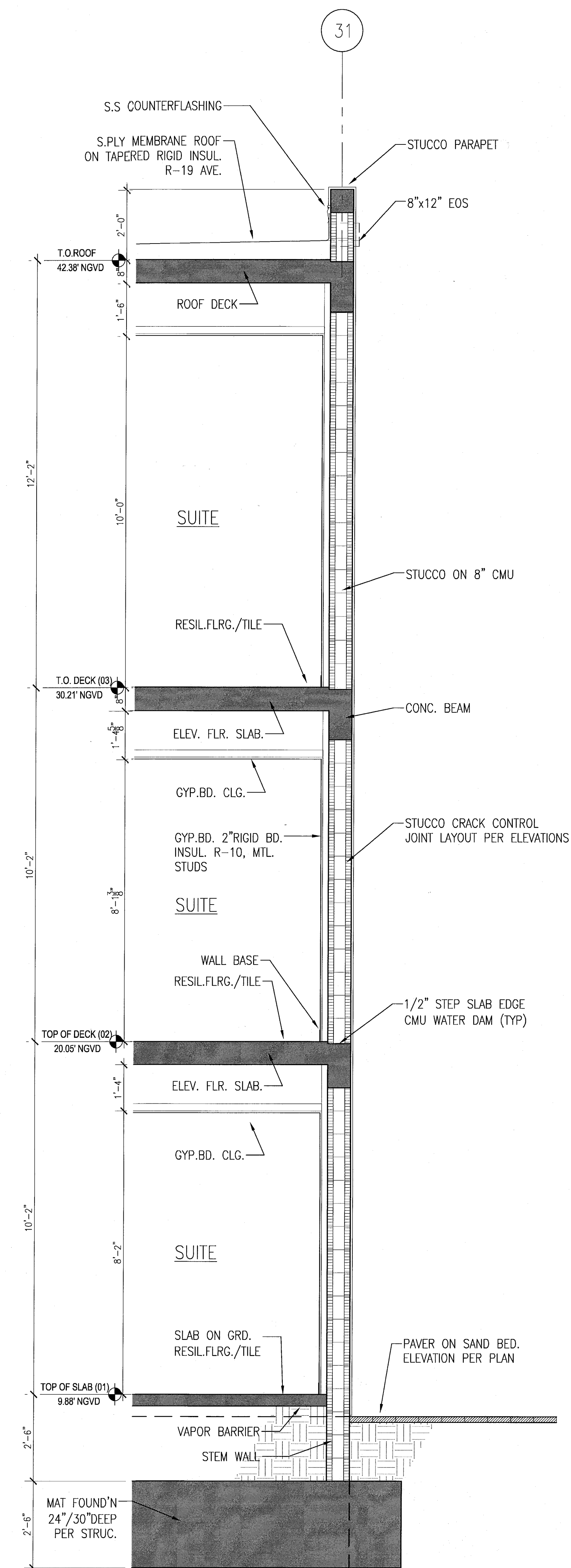
SHEET TITLE

TYPICAL EXTERIOR
WALL SECTIONS
BLDG-C
POOL SUITES

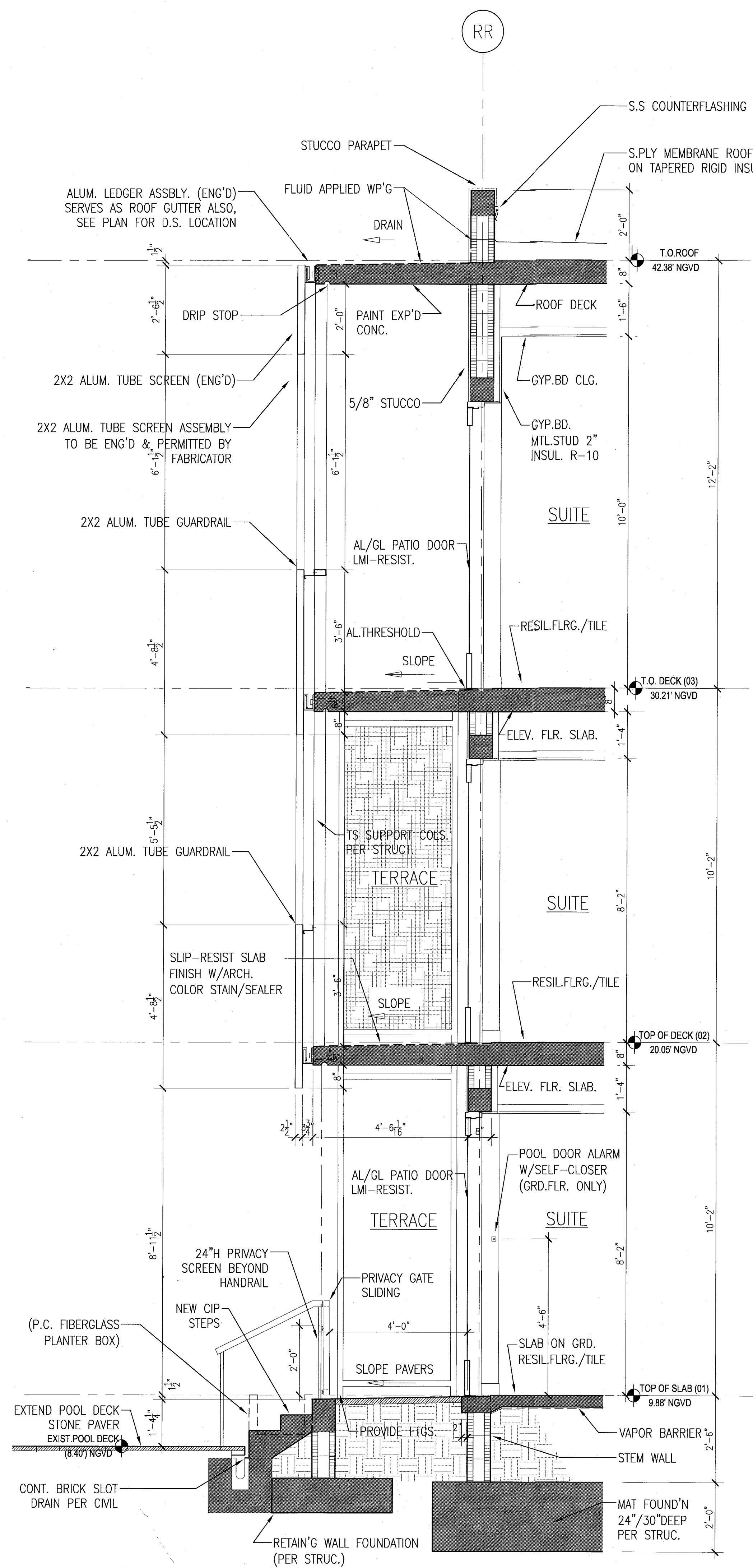
SHEET NUMBER

A415

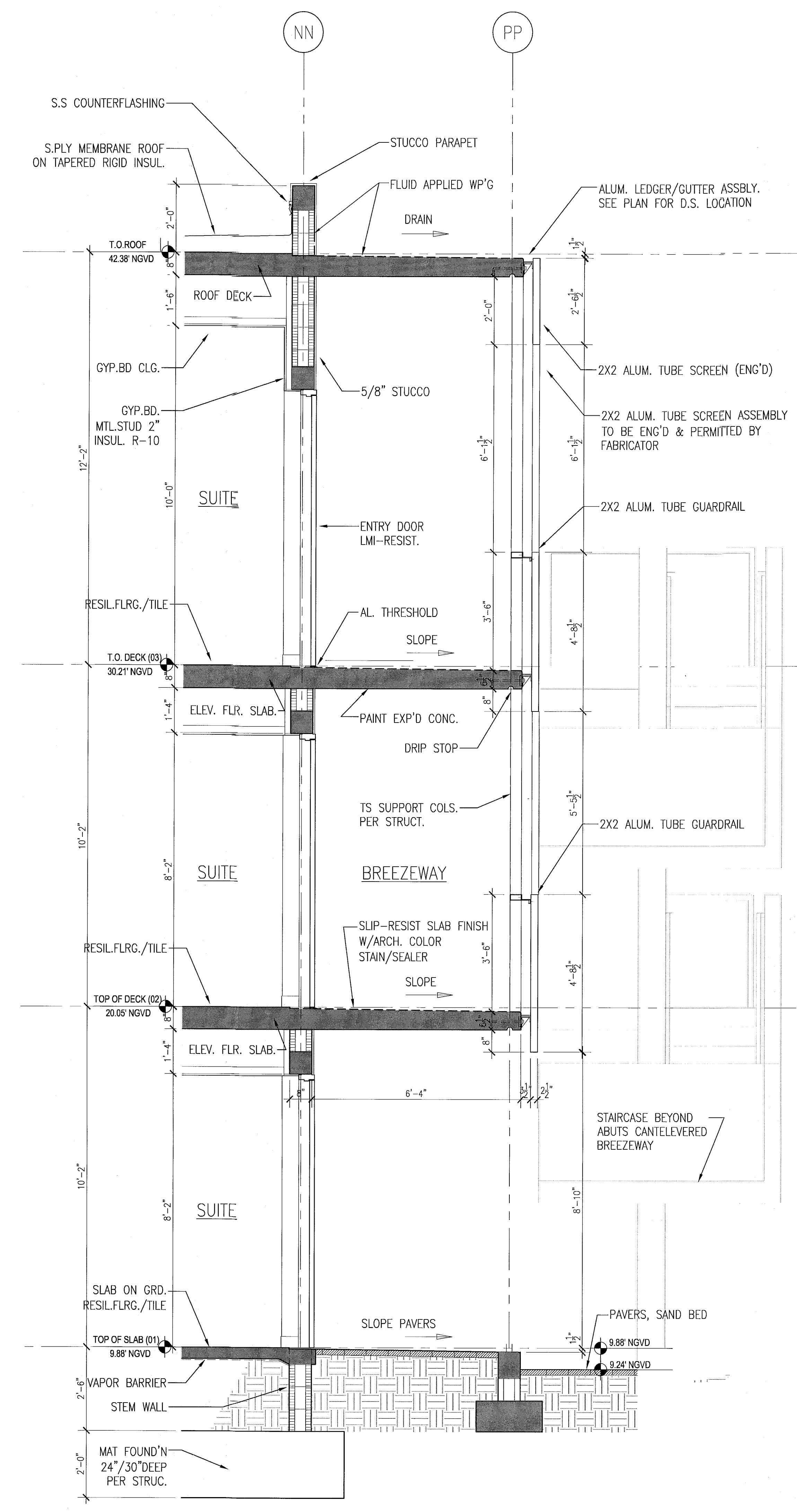
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C TYPICAL WEST/EAST WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



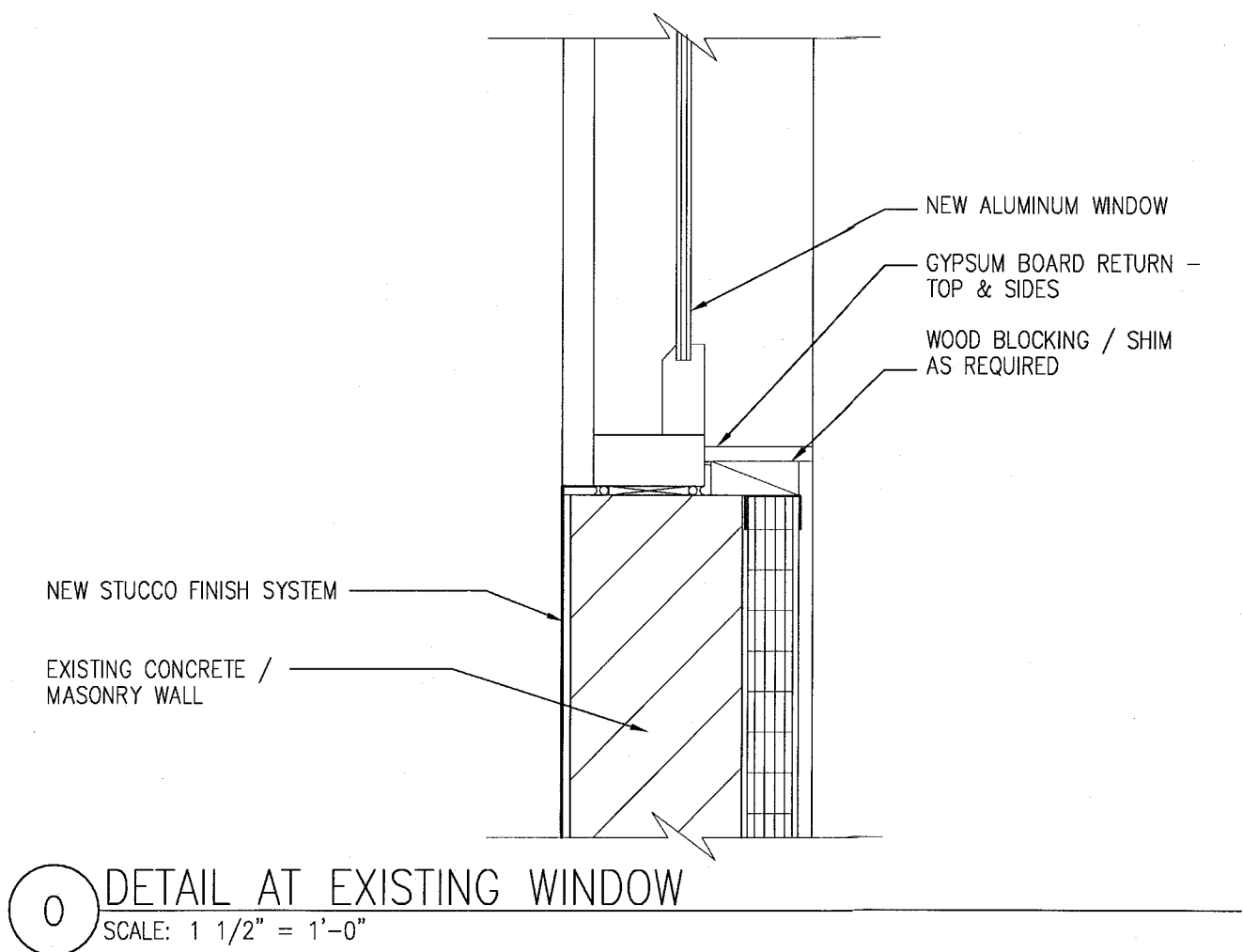
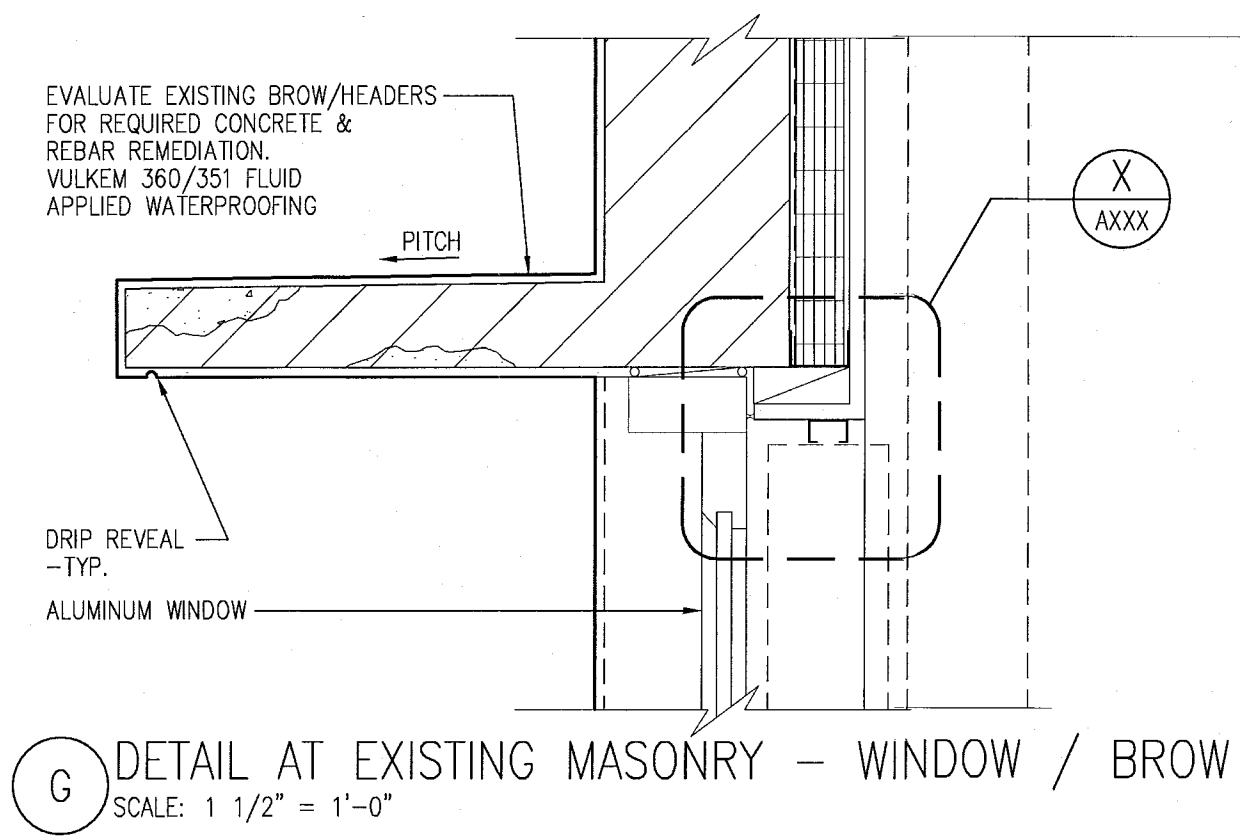
B TYPICAL SOUTH WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

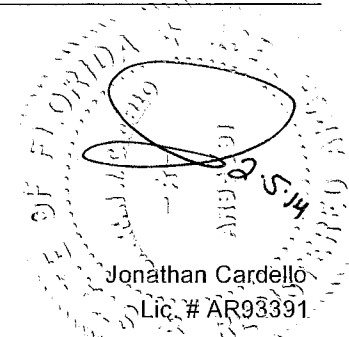
KEY PLAN N.T.S.



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

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Boston Miami

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

SHEET TITLE

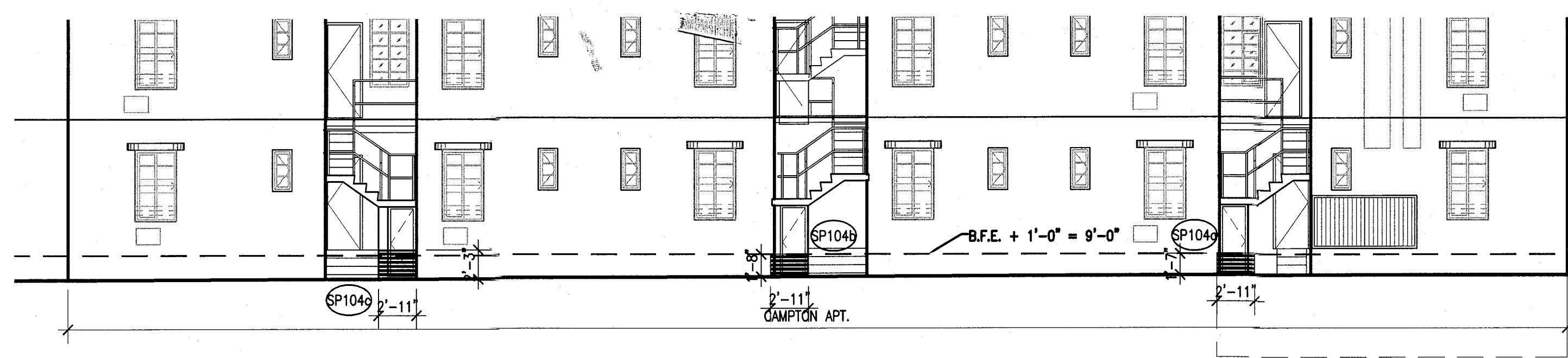
TYP. EXTERIOR WALL
WALL AND ROOF
DETAIL SECTIONS

SHEET NUMBER

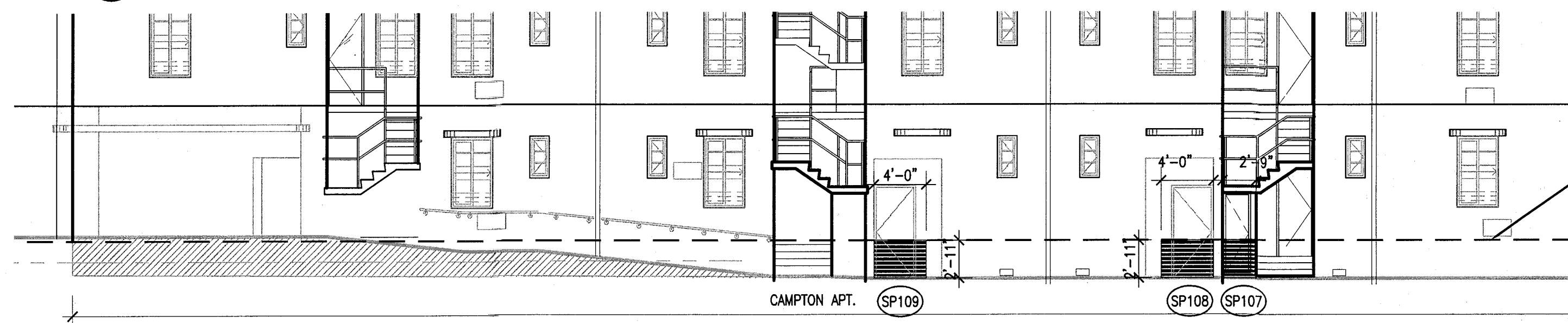
A420

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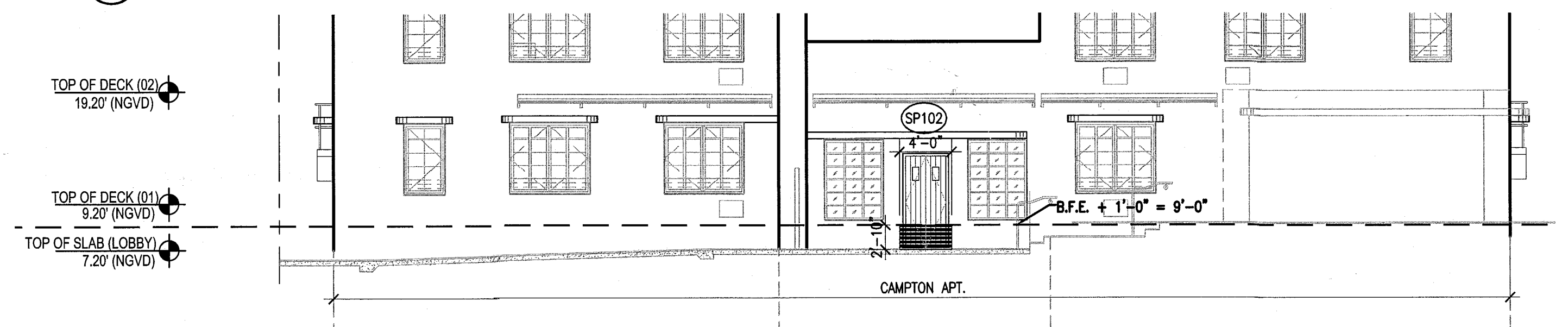
APPROVED
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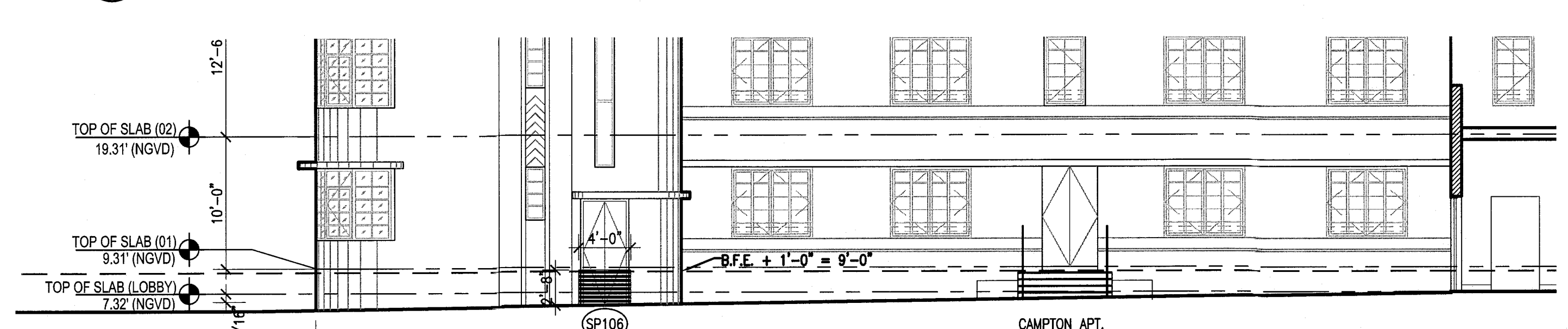
2 CAMPTON APT & HADDON HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



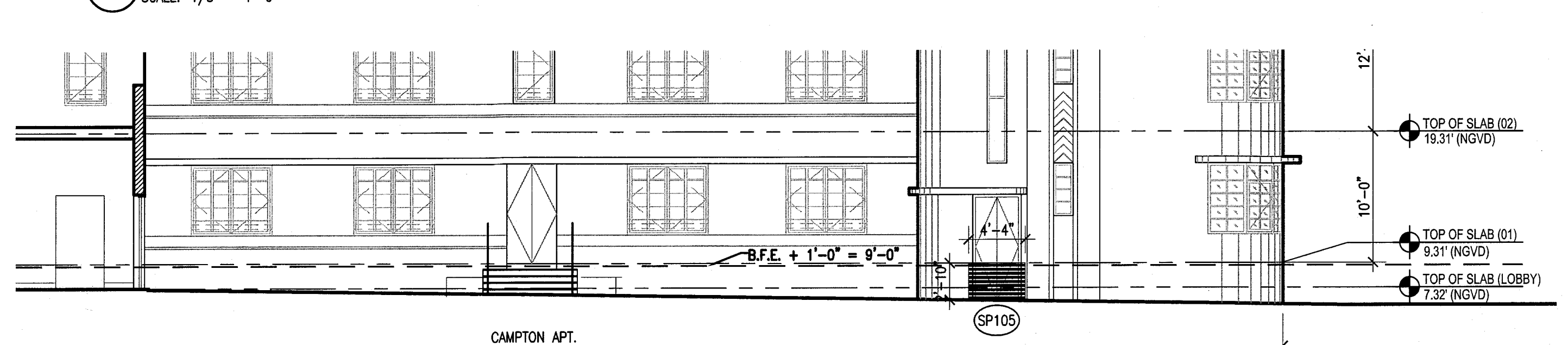
4 CAMPTON APT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



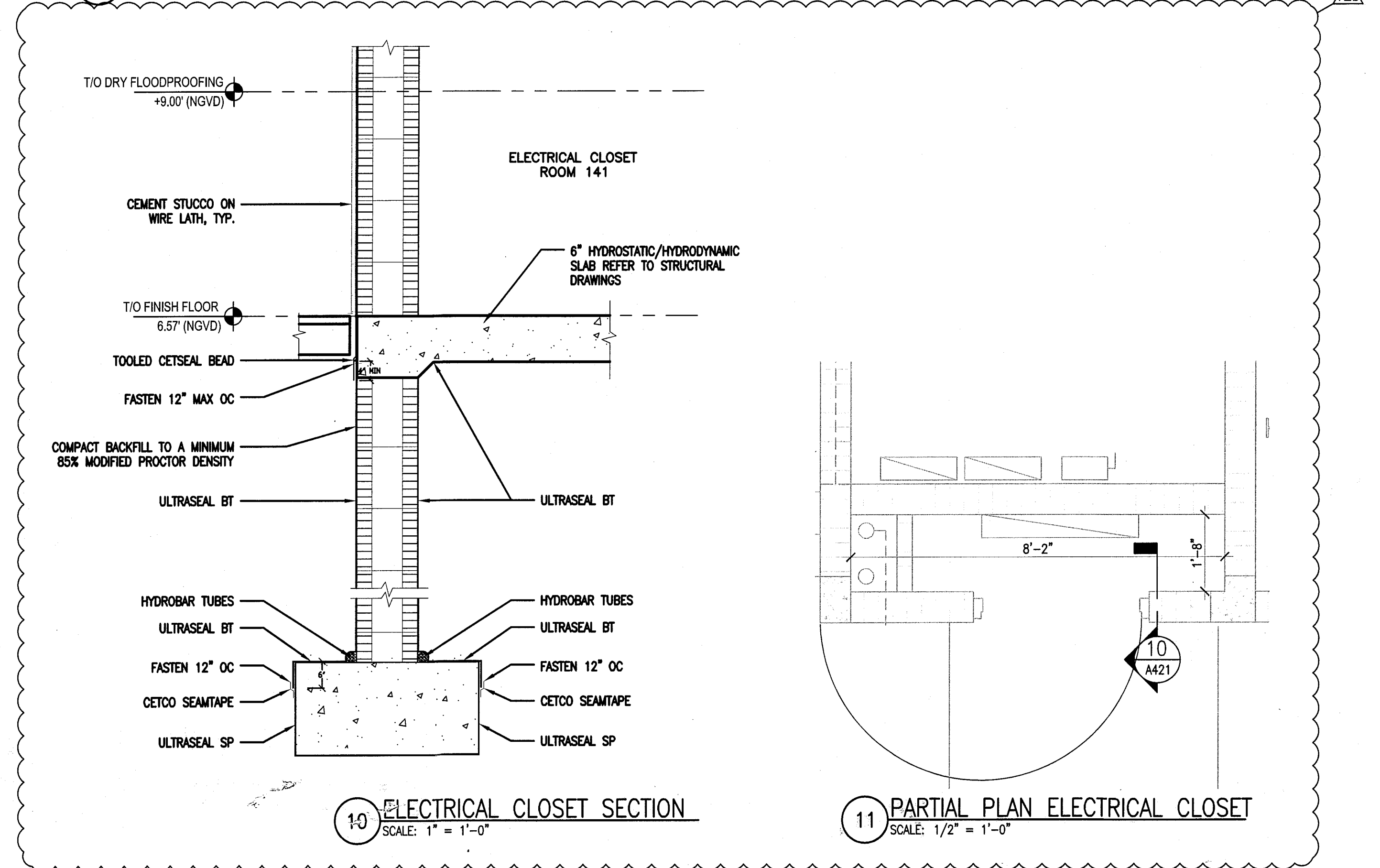
6 CAMPTON APT EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

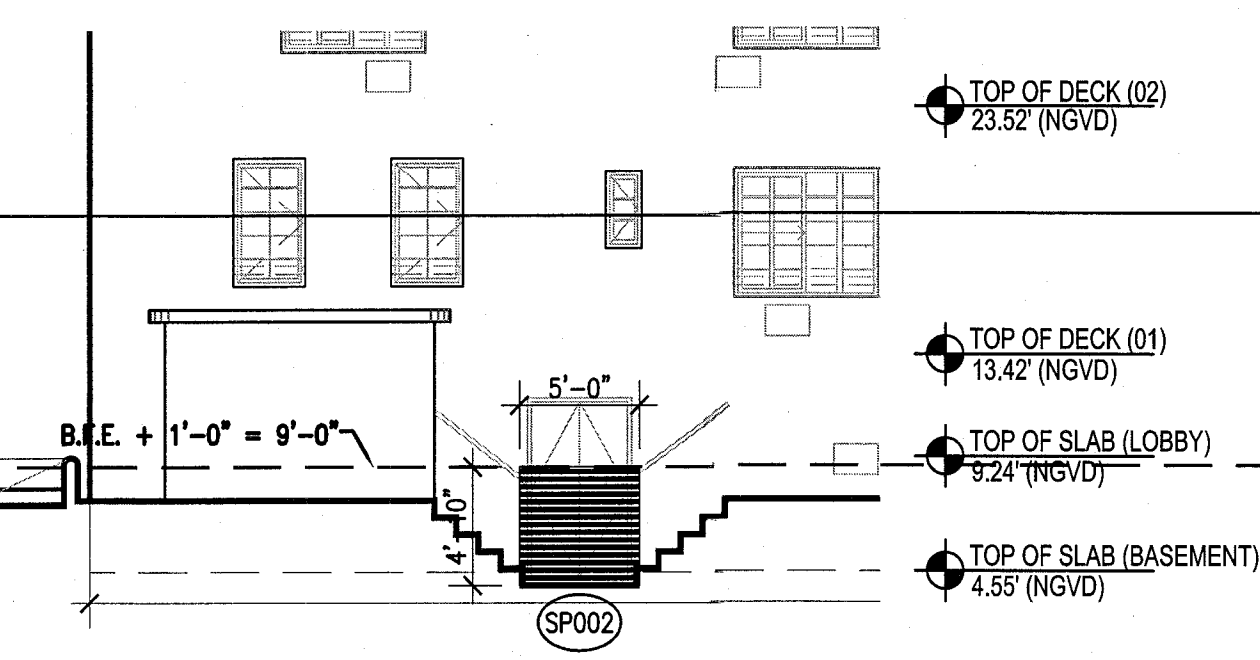


9 CAMPTON APT INNER COURTYARD NORTH ELEVATION
SCALE: 1/8" = 1'-0"

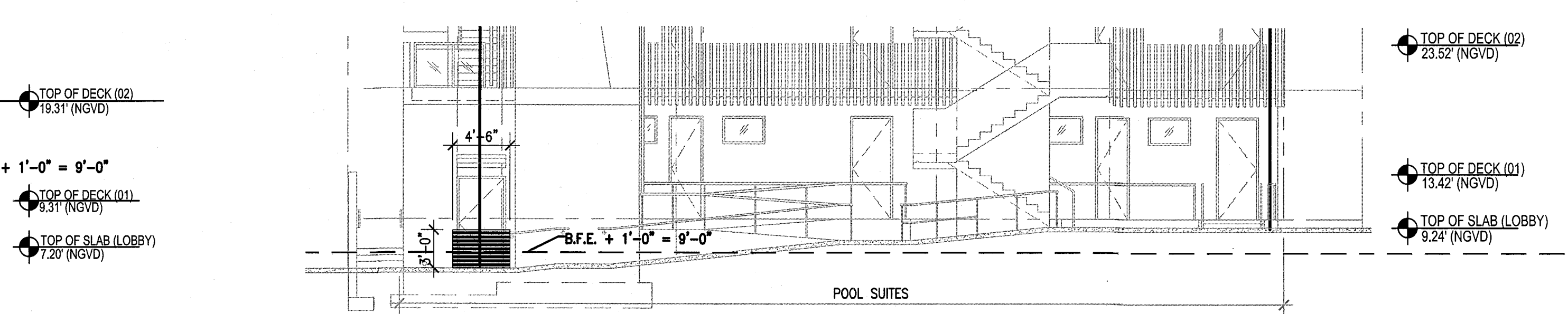


10 ELECTRICAL CLOSET SECTION
SCALE: 1" = 1'-0"

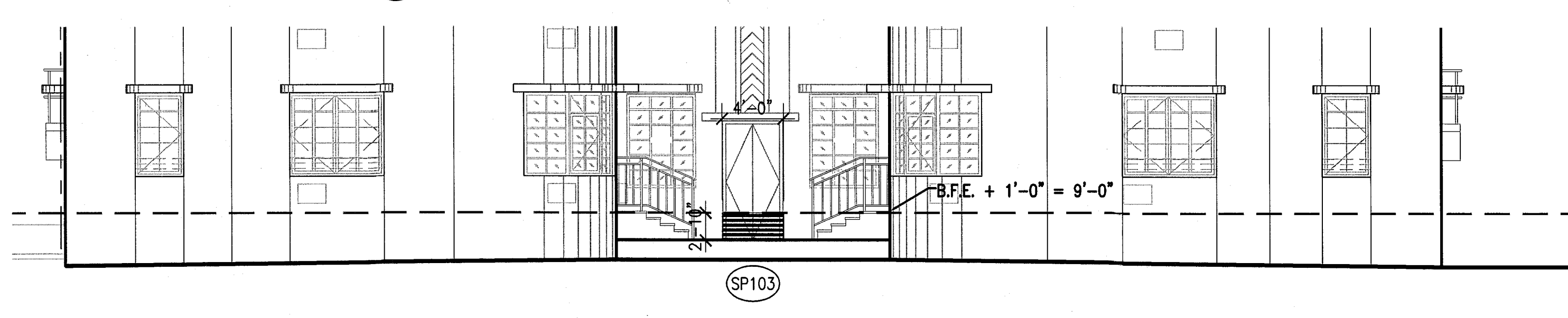
11 PARTIAL PLAN ELECTRICAL CLOSET
SCALE: 1/2" = 1'-0"



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



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

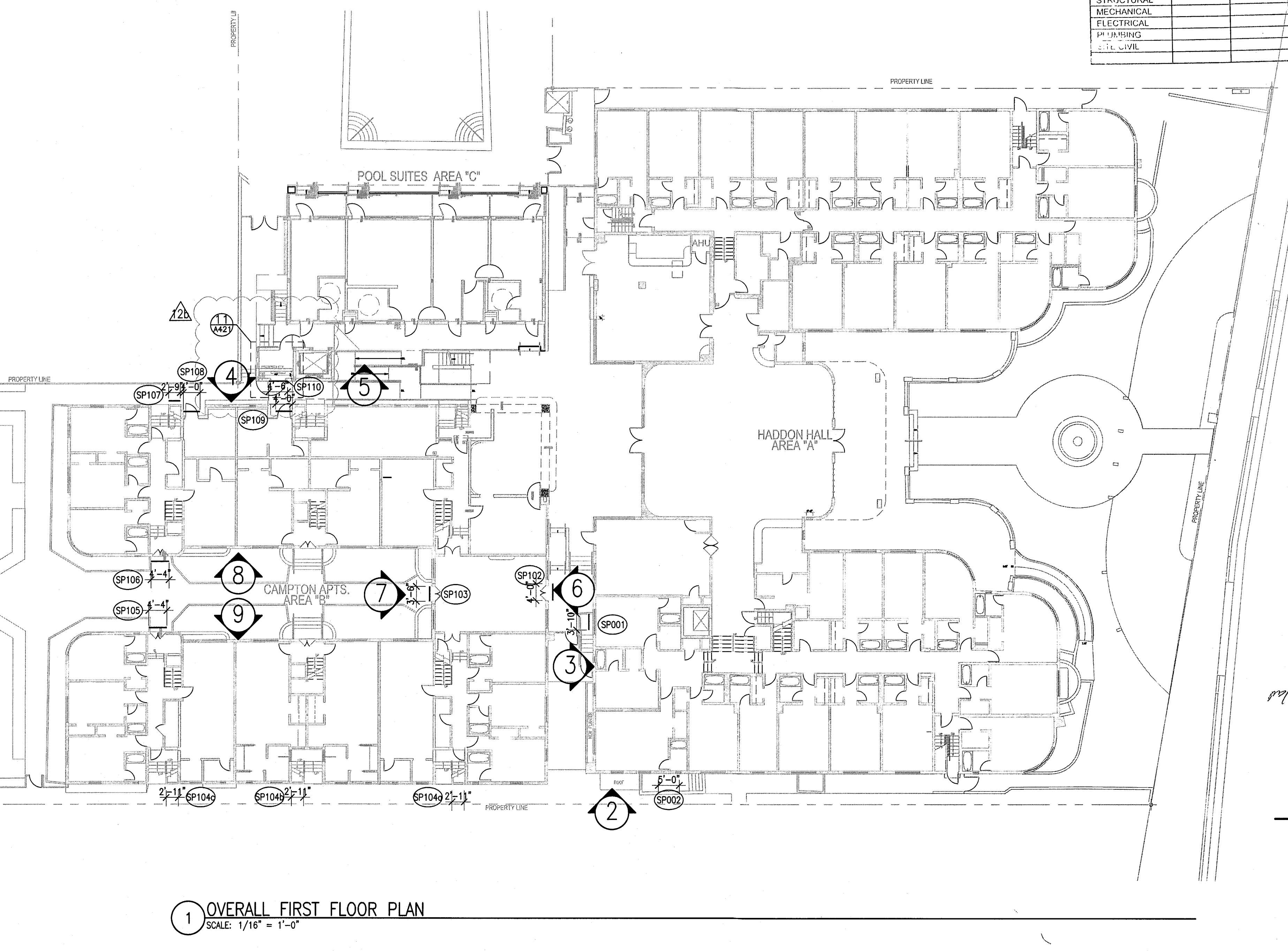


7 CAMPTON APT WEST ELEVATION
SCALE: 1/8" = 1'-0"

FLOODPROOFING NOTES:

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

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



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

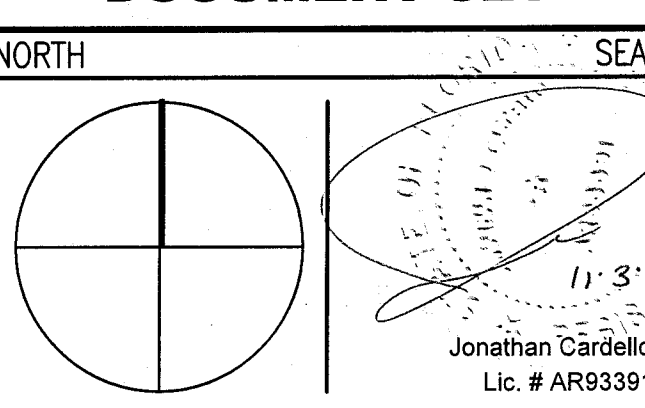
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A421

NEW SHEET

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HADDON HALL WINDOW SCHEDULE

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

FENESTRATION NOAs (Notice of Acceptance)

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

NOTES:

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

GENERAL WINDOW NOTES:

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

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

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REVISIONS

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

1 HADDON HALL WINDOW TYPE ELEVATIONS

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

HADDON HALL STOREFRONT SCHEDULE

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

CAMPTON WINDOW SCHEDULE

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

3 CAMPTON WINDOW TYPE ELEVATIONS

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

2 HADDON HALL STOREFRONT ELEVATIONS

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

POOL SUITES WINDOW SCHEDULE

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

2 POOL SUITES WINDOW TYPE ELEVATIONS

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

FRESH AIR VENTILATION CHART

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

100% CONSTRUCTION DOCUMENT SET

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MTCI		
PRIVATE PROVIDER SERVICES, LLC		
Construction Plans Review, Inspection, Design & Consulting		
BUILDING	REVIEWER INITIALS	DATE
STRUCTURAL	CM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE/CIVIL		

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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

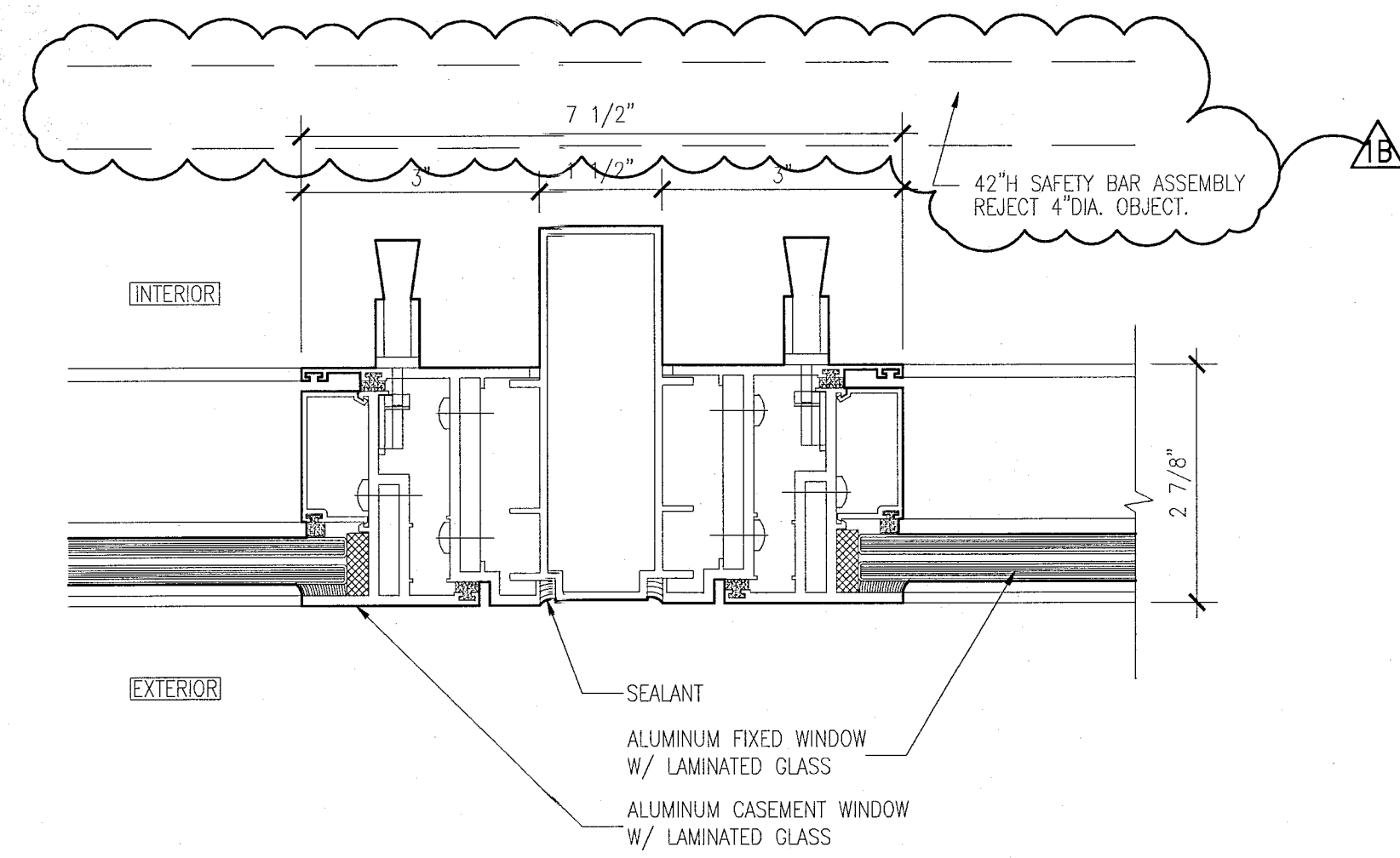
WINDOW SCHEDULE

SHEET NUMBER

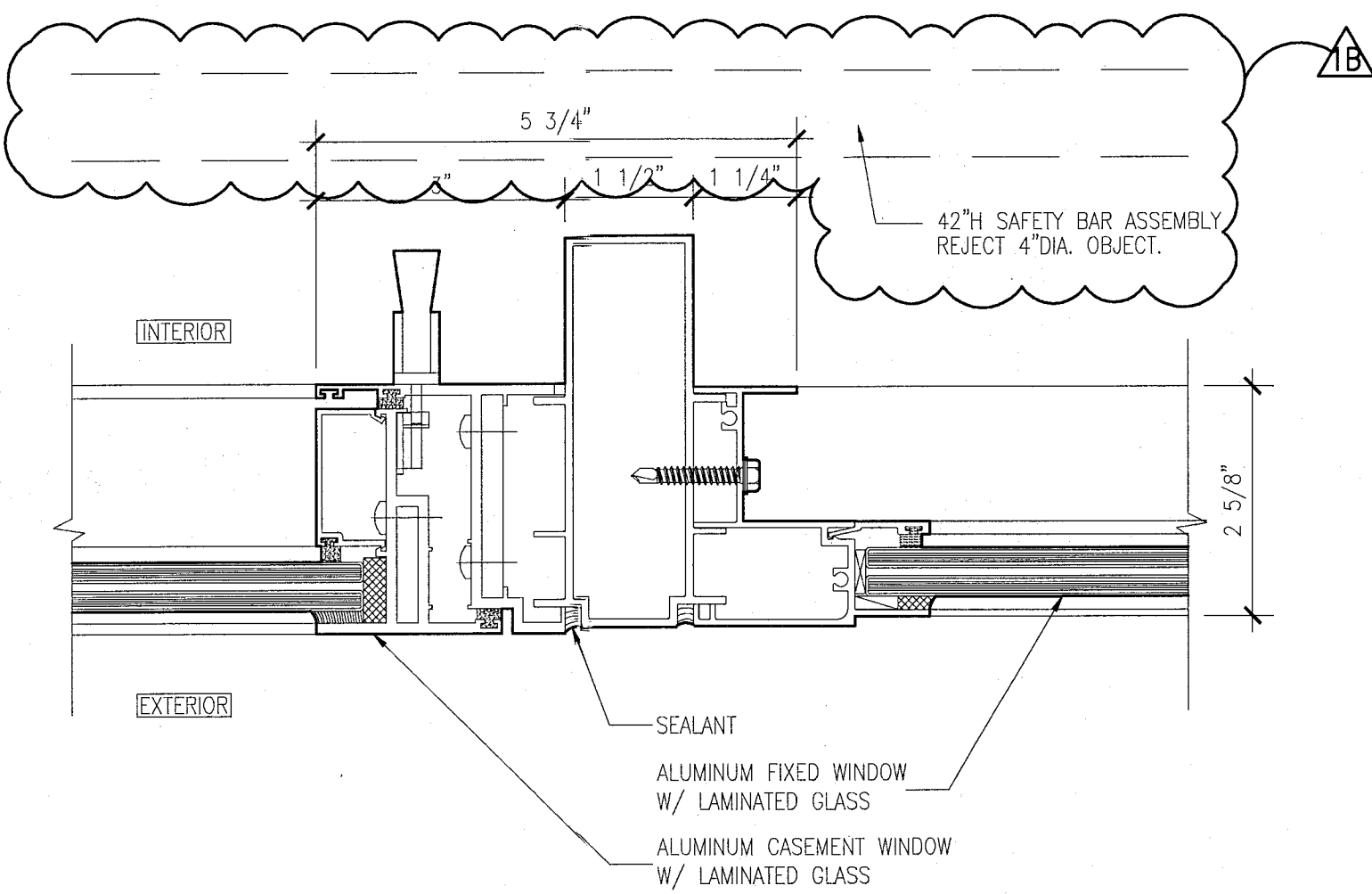
A431

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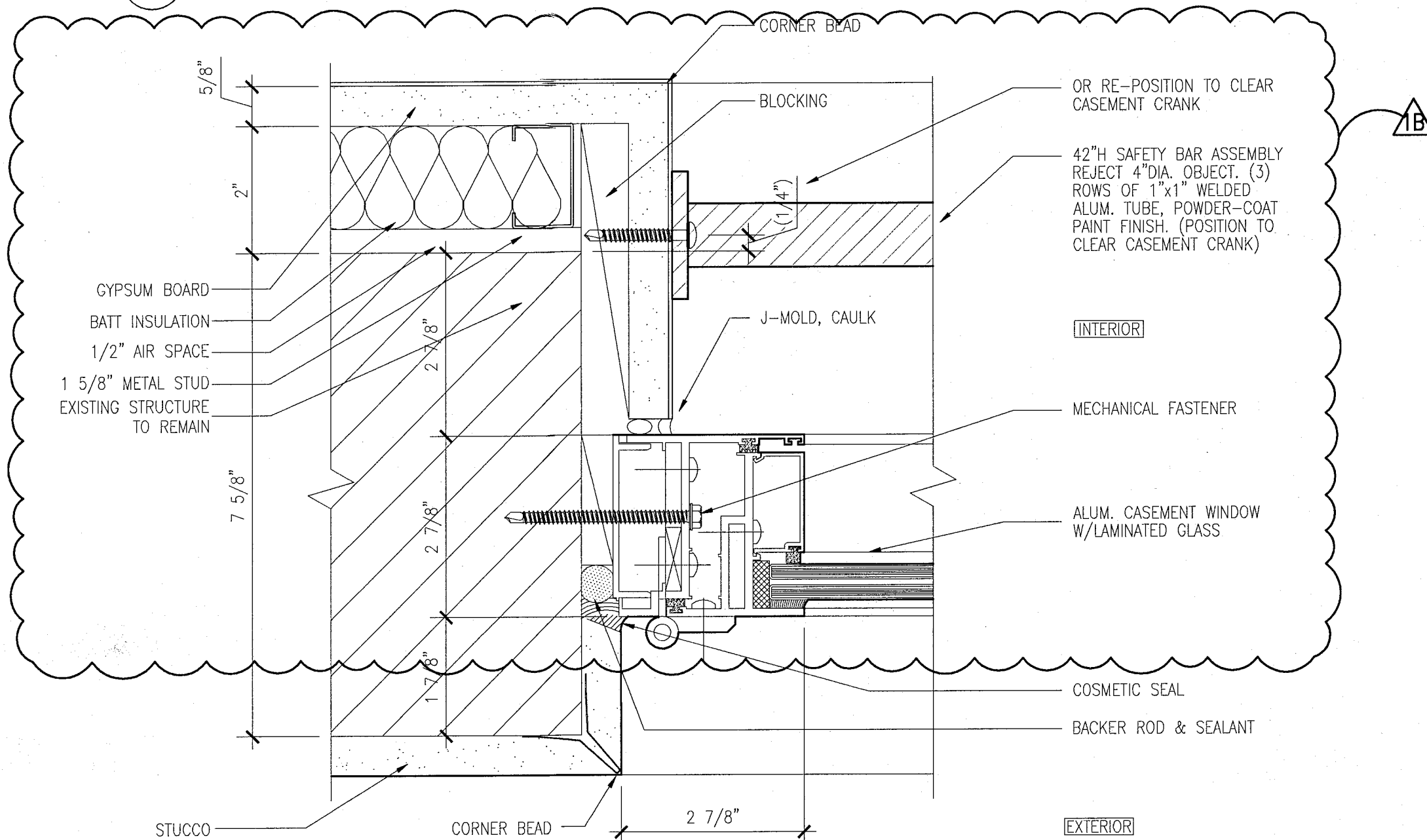
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



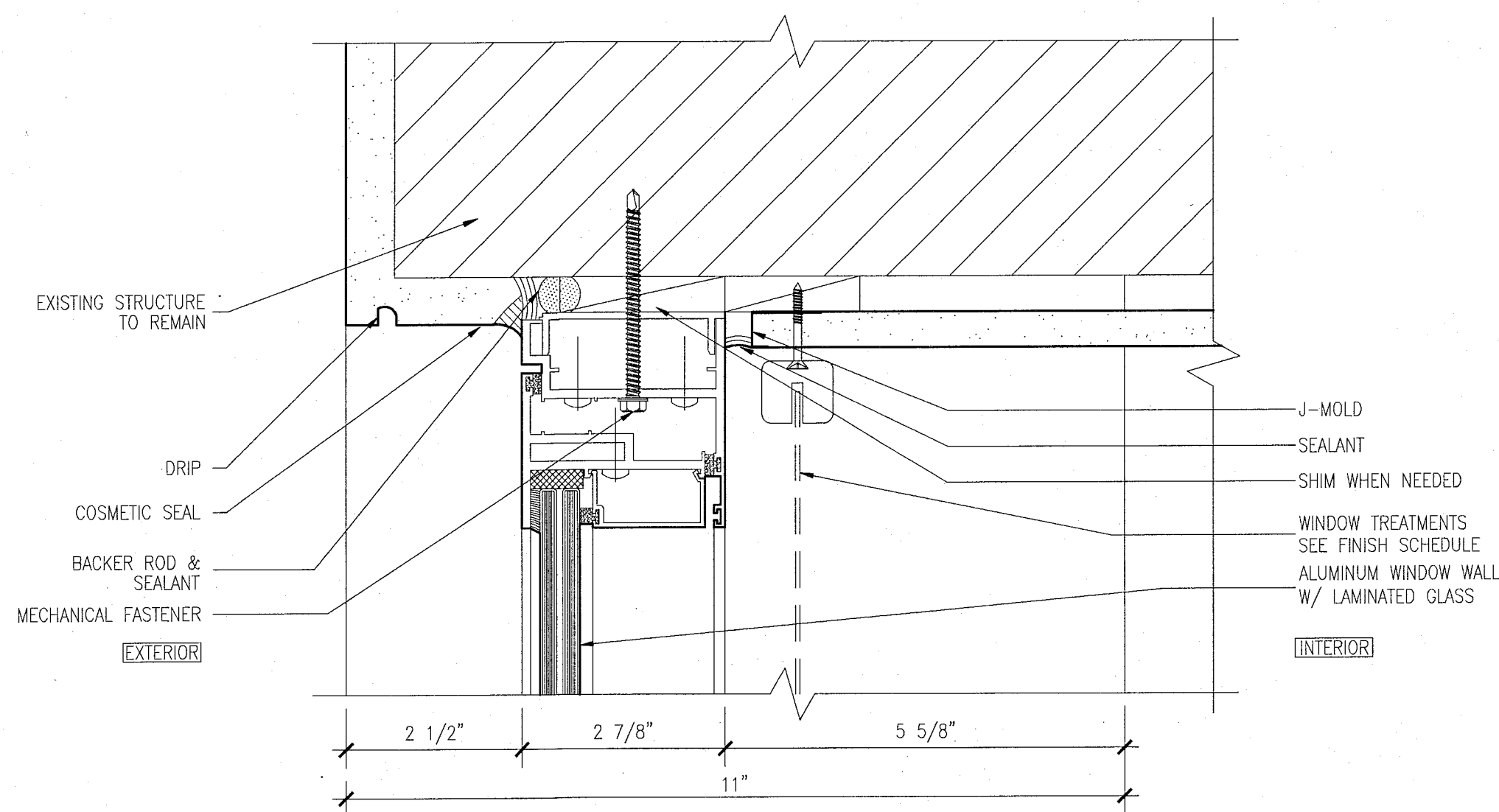
10 JAMB DETAIL AT TWO CASEMENT WINDOWS
SCALE: 6" = 1'-0"



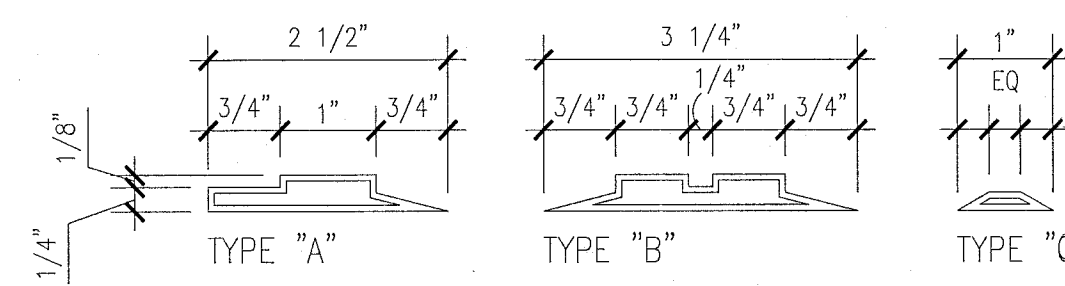
9 JAMB DETAIL AT CASEMENT WINDOWS AND FIXED WINDOWS
SCALE: 6" = 1'-0"



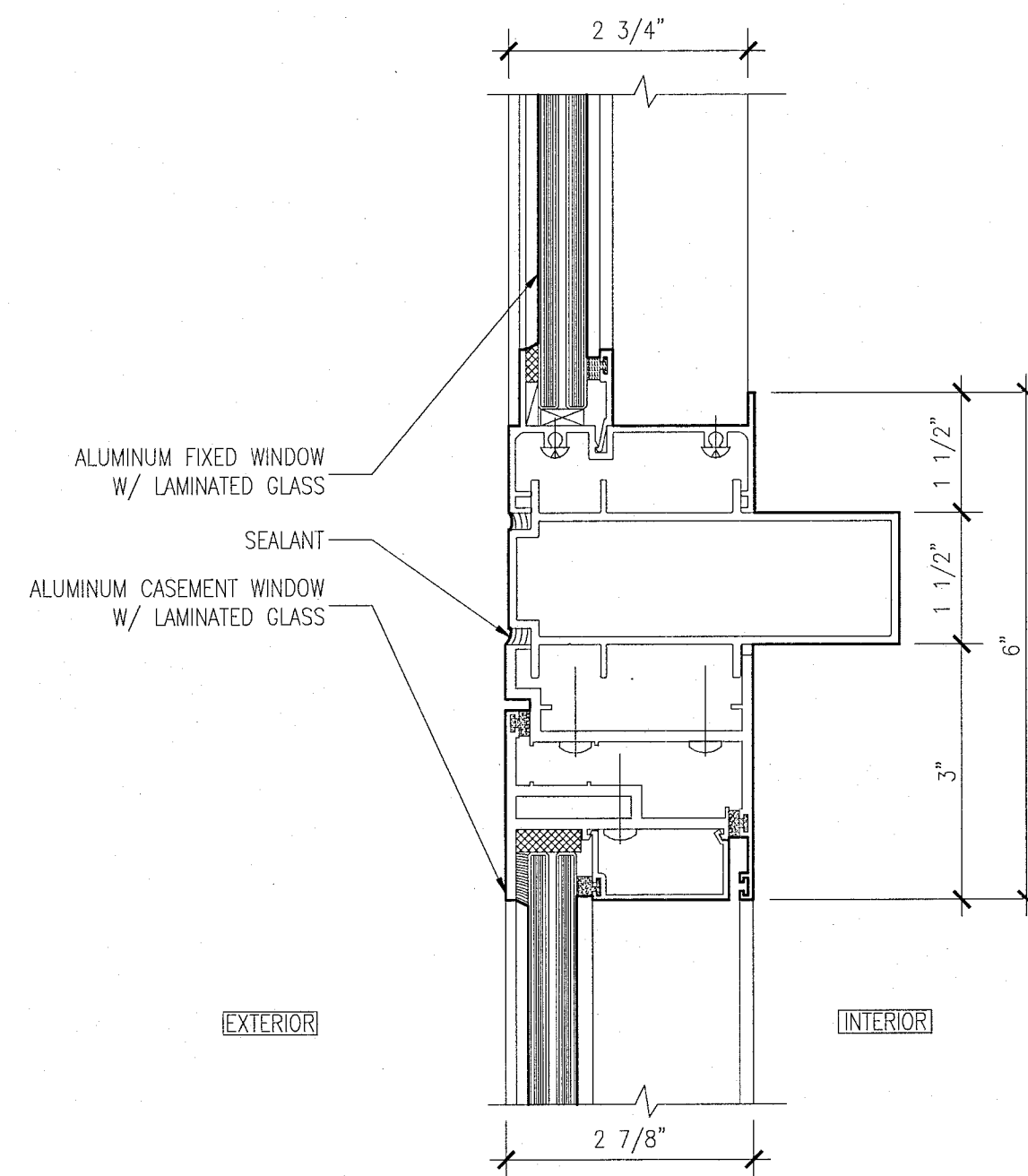
8 JAMB DETAIL AT CASEMENT WINDOWS AND WALL
SCALE: 6" = 1'-0"



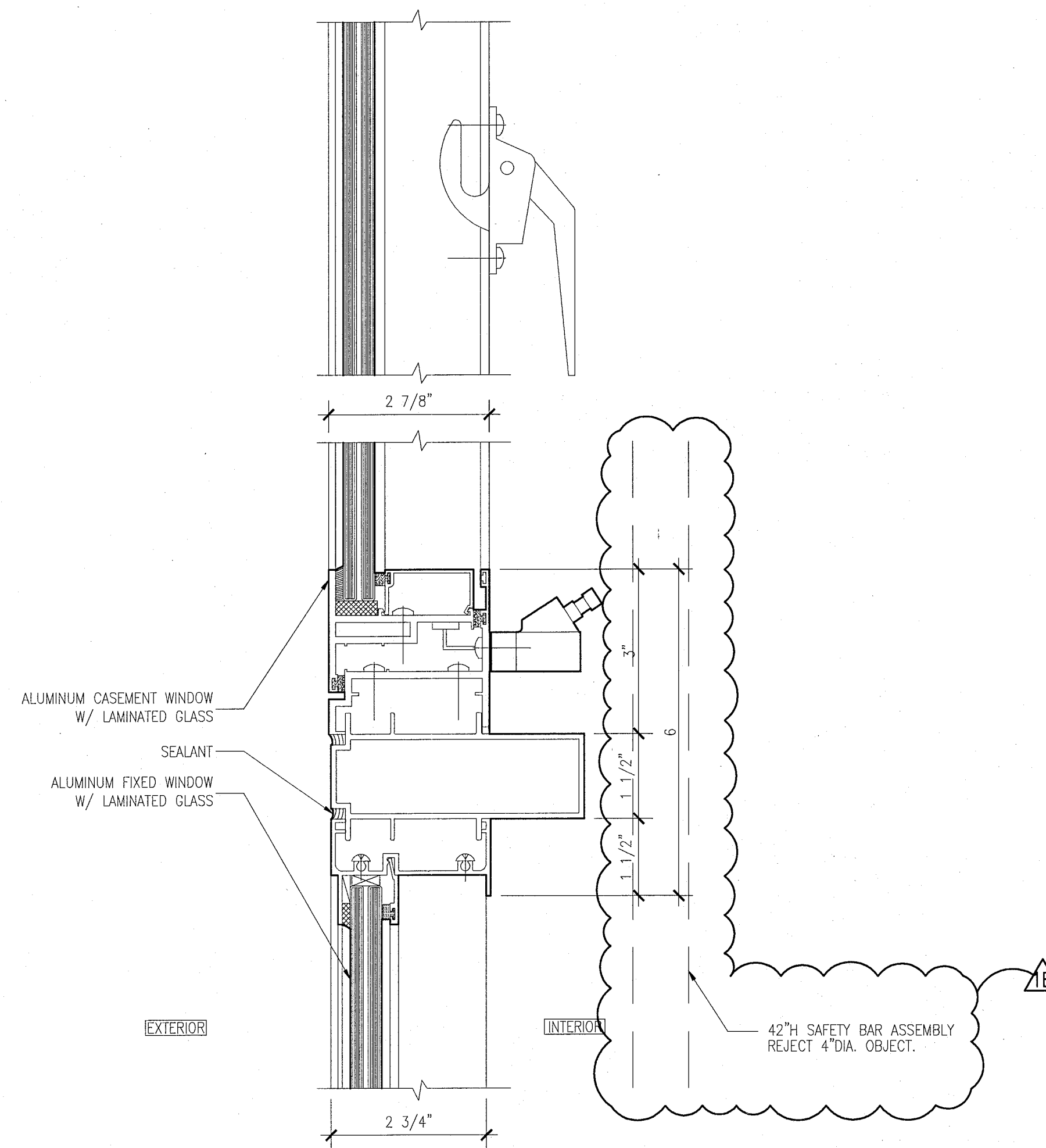
7 HEAD DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



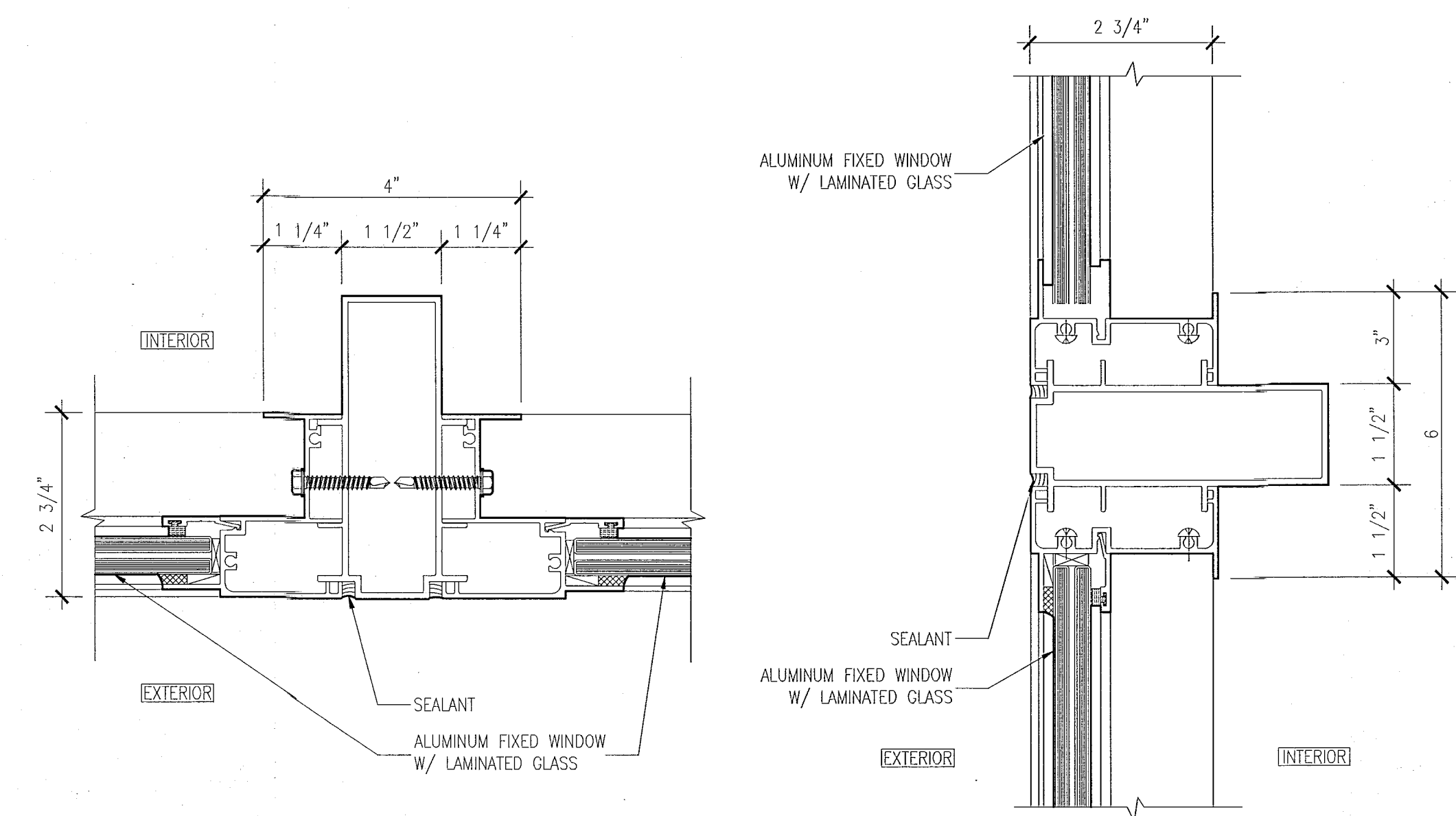
11 WINDOW MUNTIN / EXTRUSION PROFILES
SCALE: N.T.S.



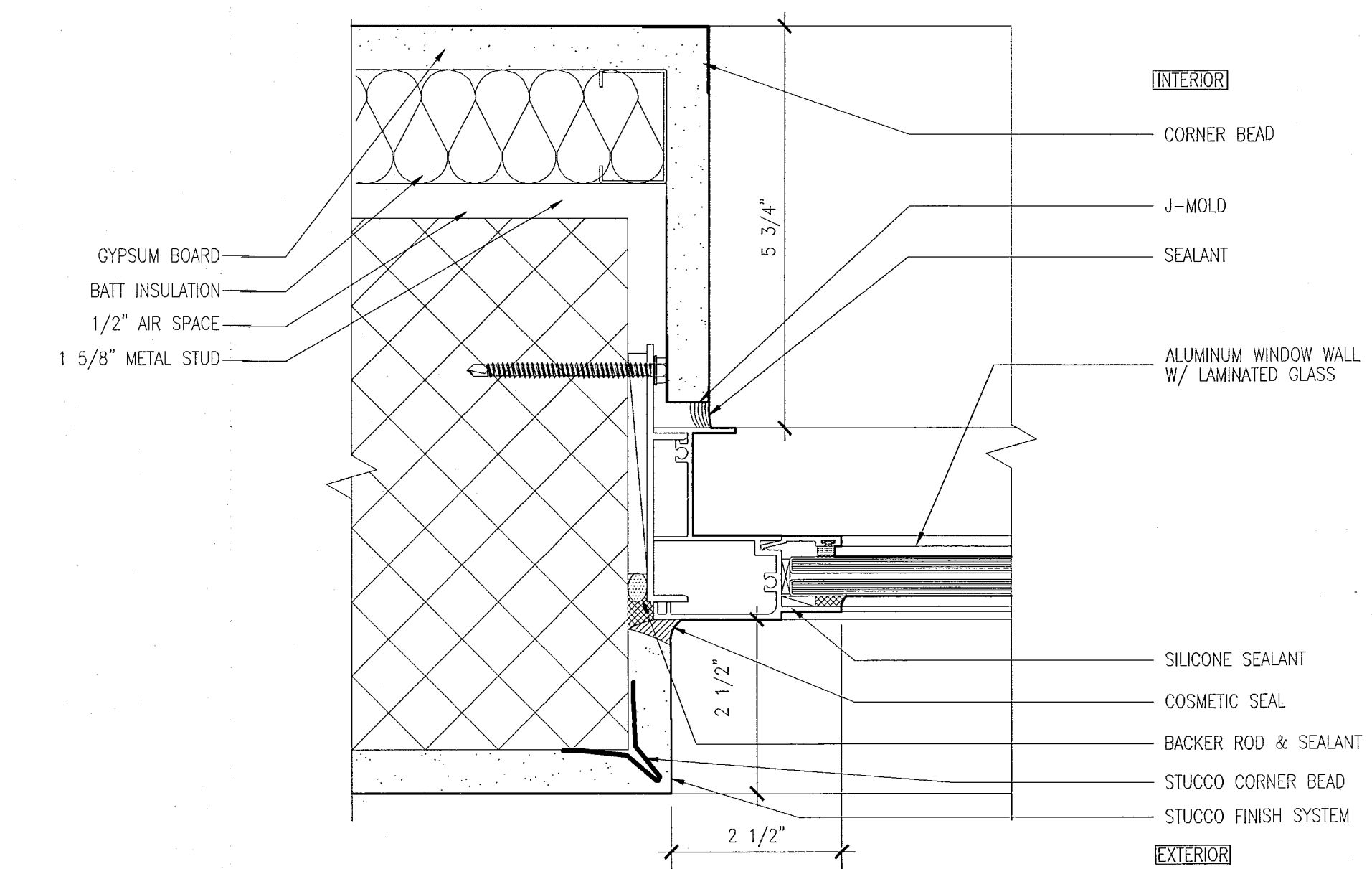
6 HEAD DETAIL AT CASEMENT WINDOWS WITH FIXED TRANSOM
SCALE: 6" = 1'-0"



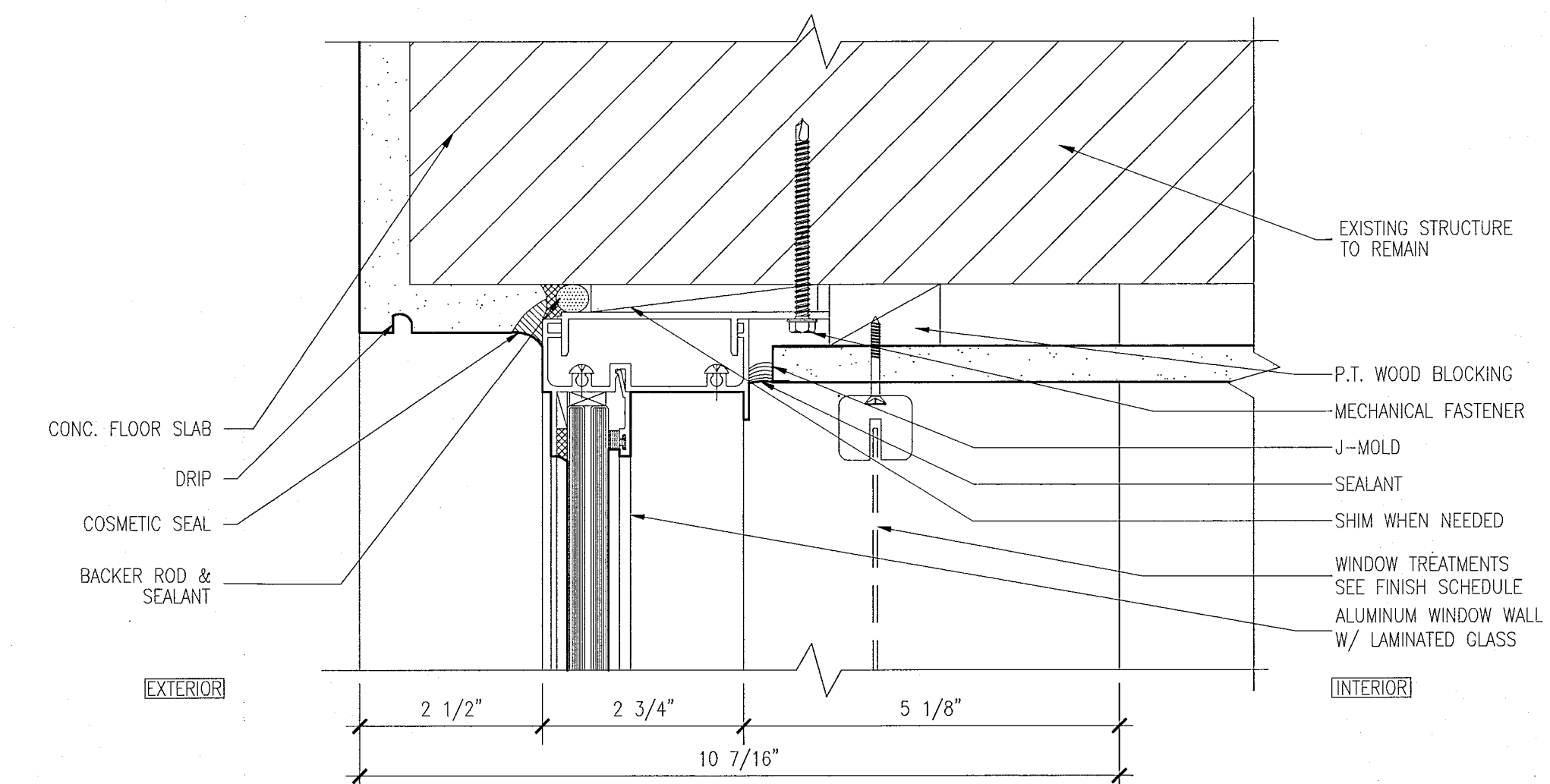
5 SILL AND LOCK DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



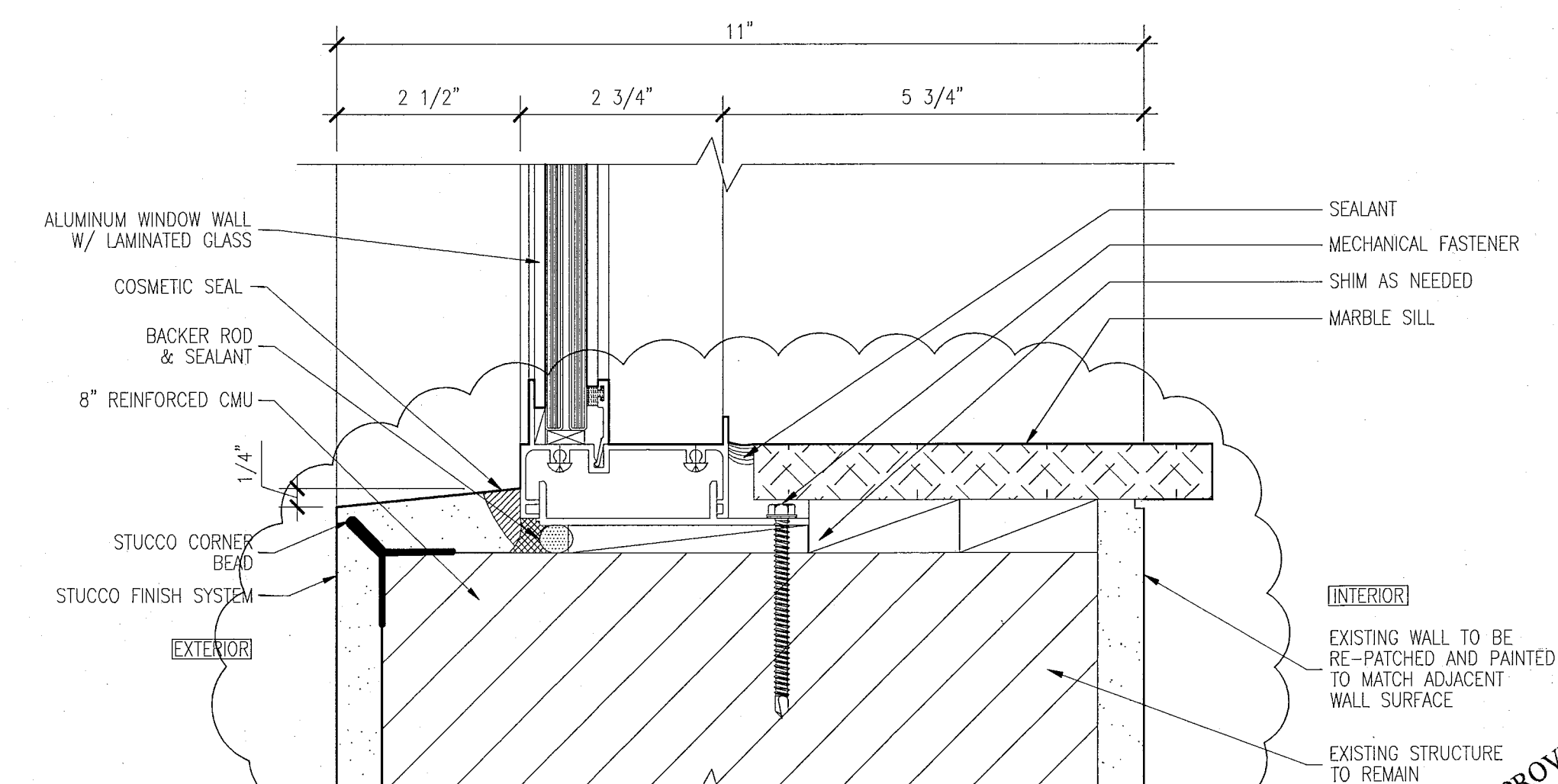
4 MULLION DETAILS AT TWO FIXED WINDOWS
SCALE: 6" = 1'-0"



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



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



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

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

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Cost Review, Inspection, Pricing & Scheduling		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	FM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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JOB NUMBER: 13036.00

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ISSUE DATE: FEBRUARY 18, 2014

SCALE: AS NOTED

SHEET TITLE

WINDOW AND
STOREFRONT
DETAILS

SHEET NUMBER

A432

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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVIEWER INITIALS			DATE
BUILDING	FM	REVIEWED	11-18-17
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

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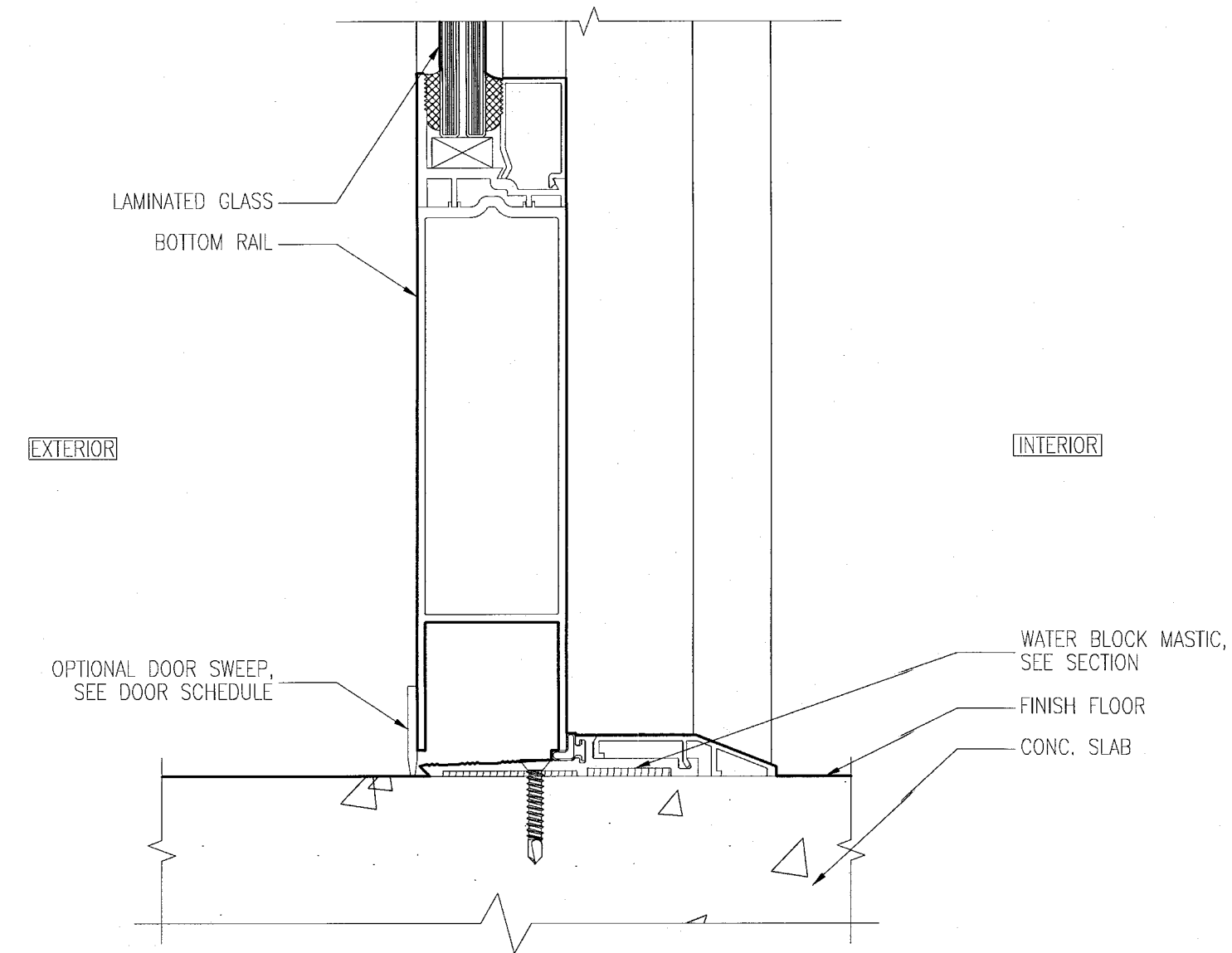
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WINDOW AND
STOREFRONT
DETAILS

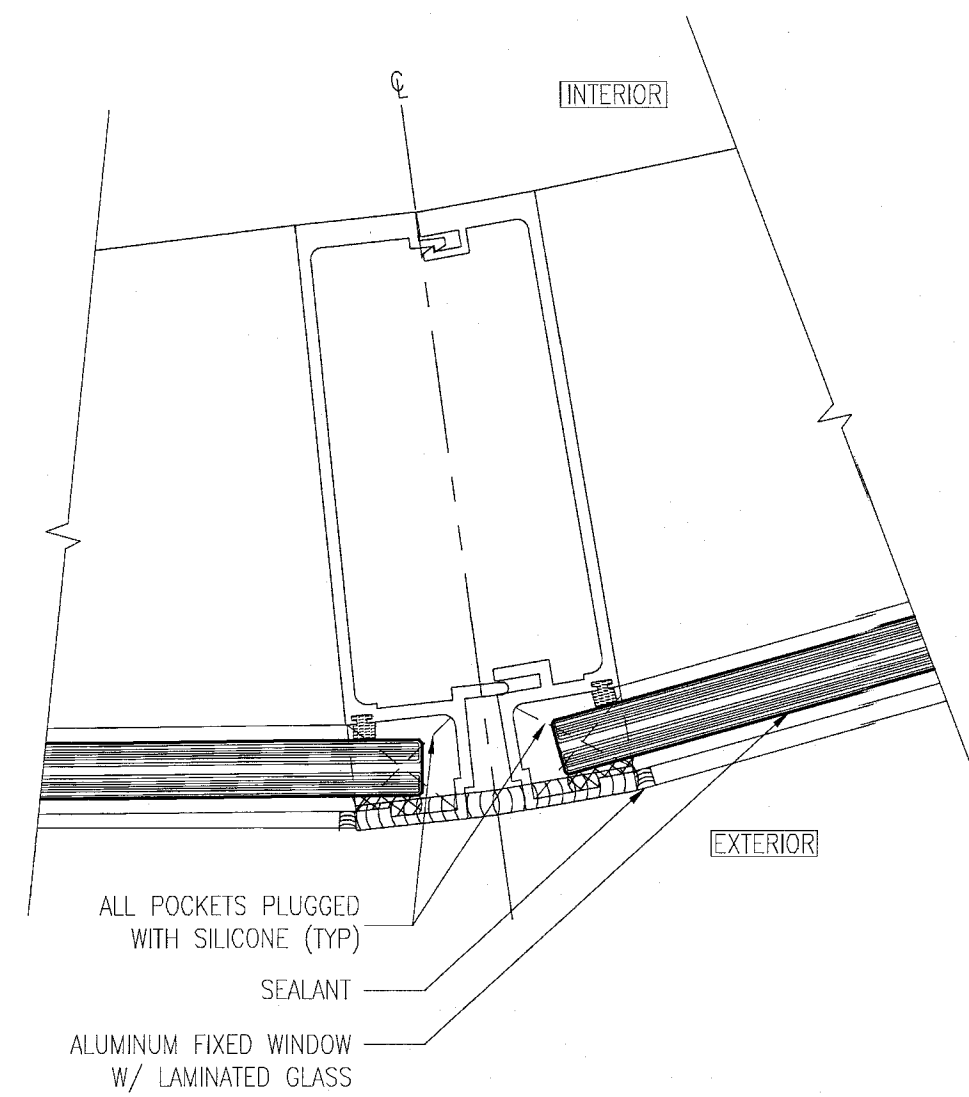
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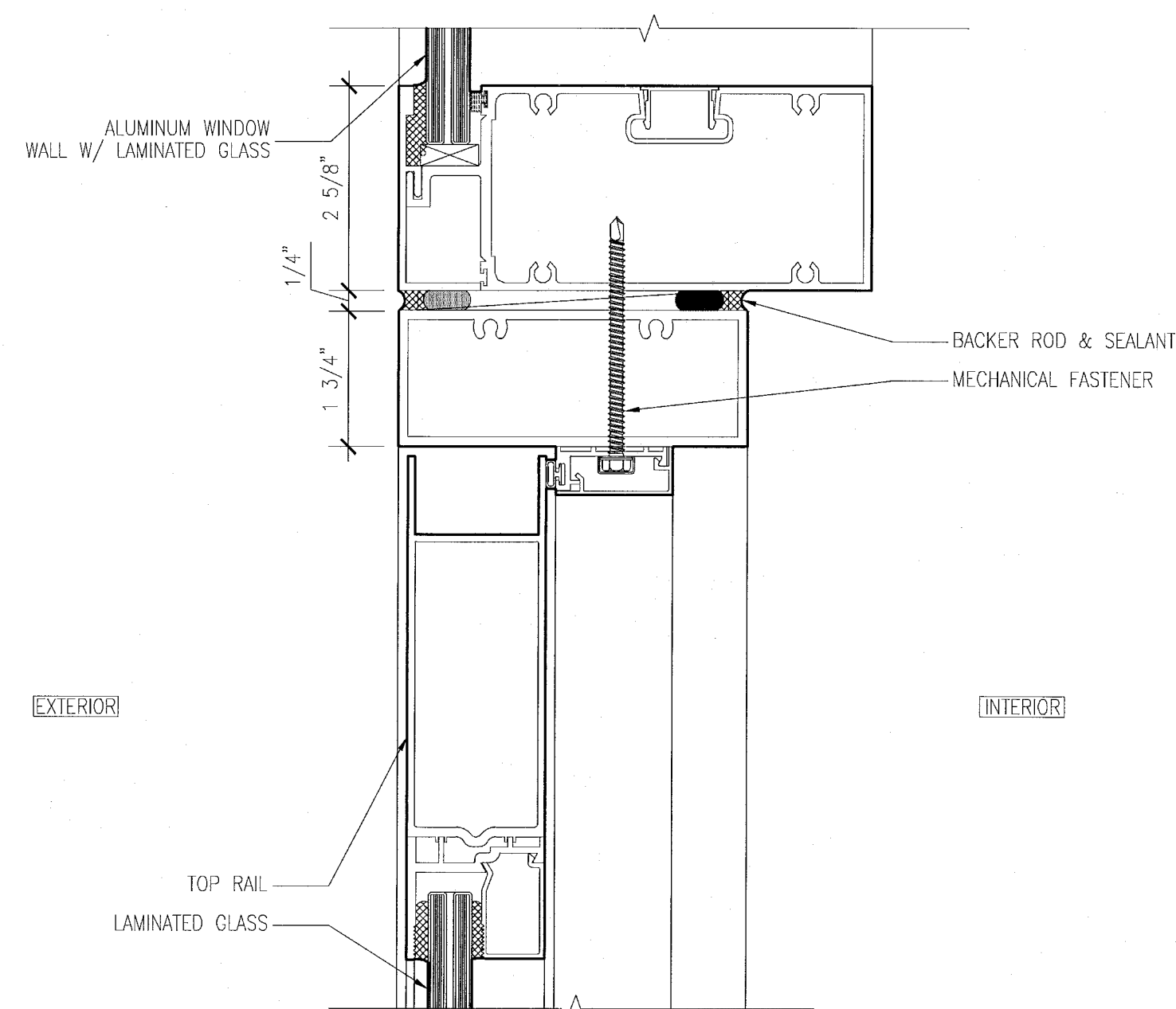
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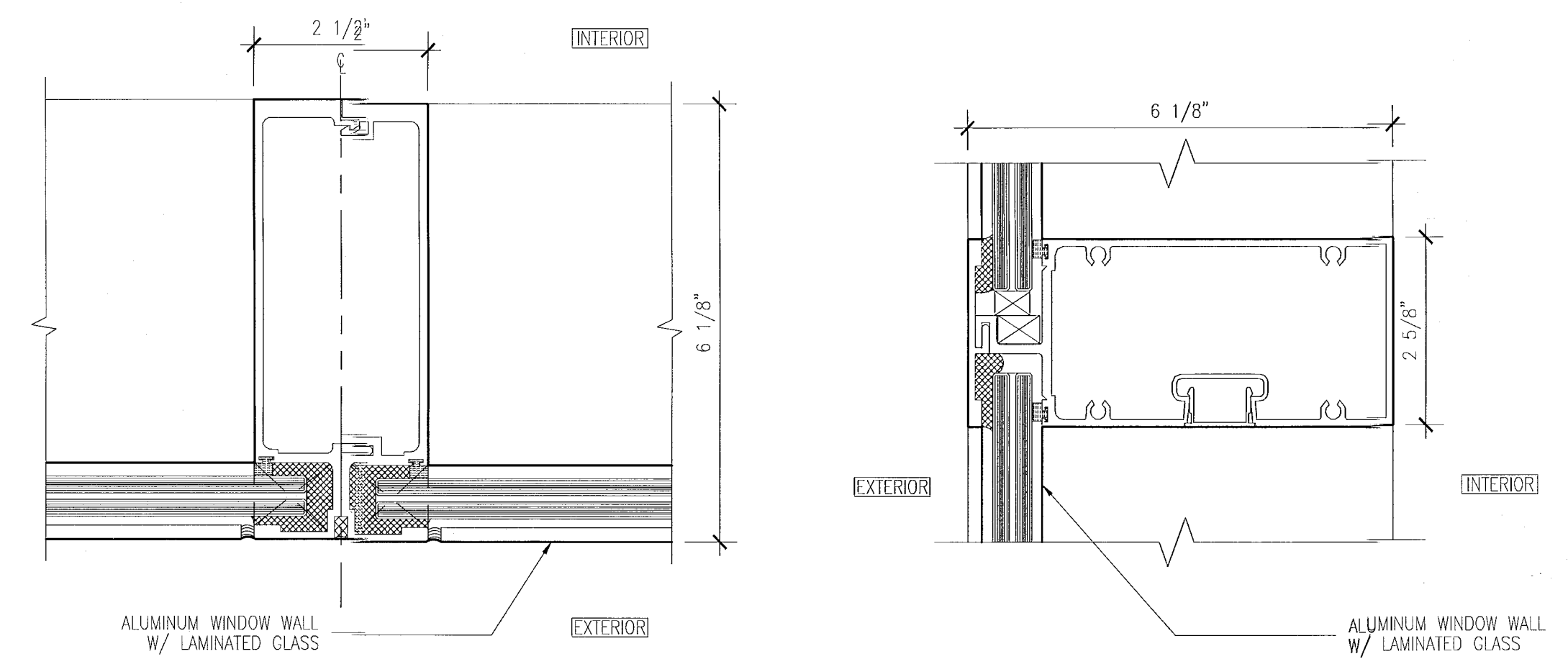
8 SILL DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



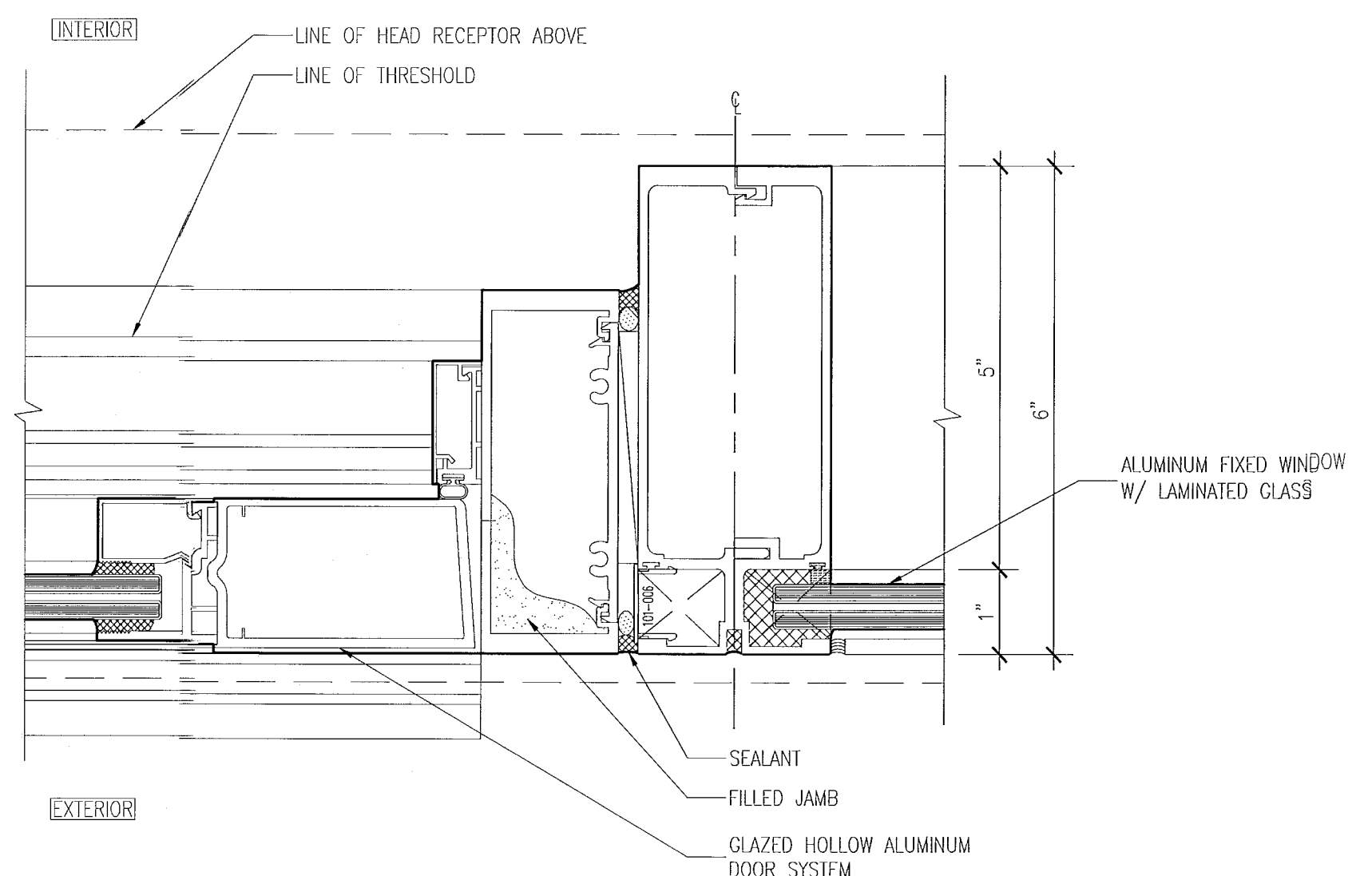
7 WINDOW WALL @ CURVED HADDON HALL CORNER UNIT
SCALE: 6" = 1'-0"



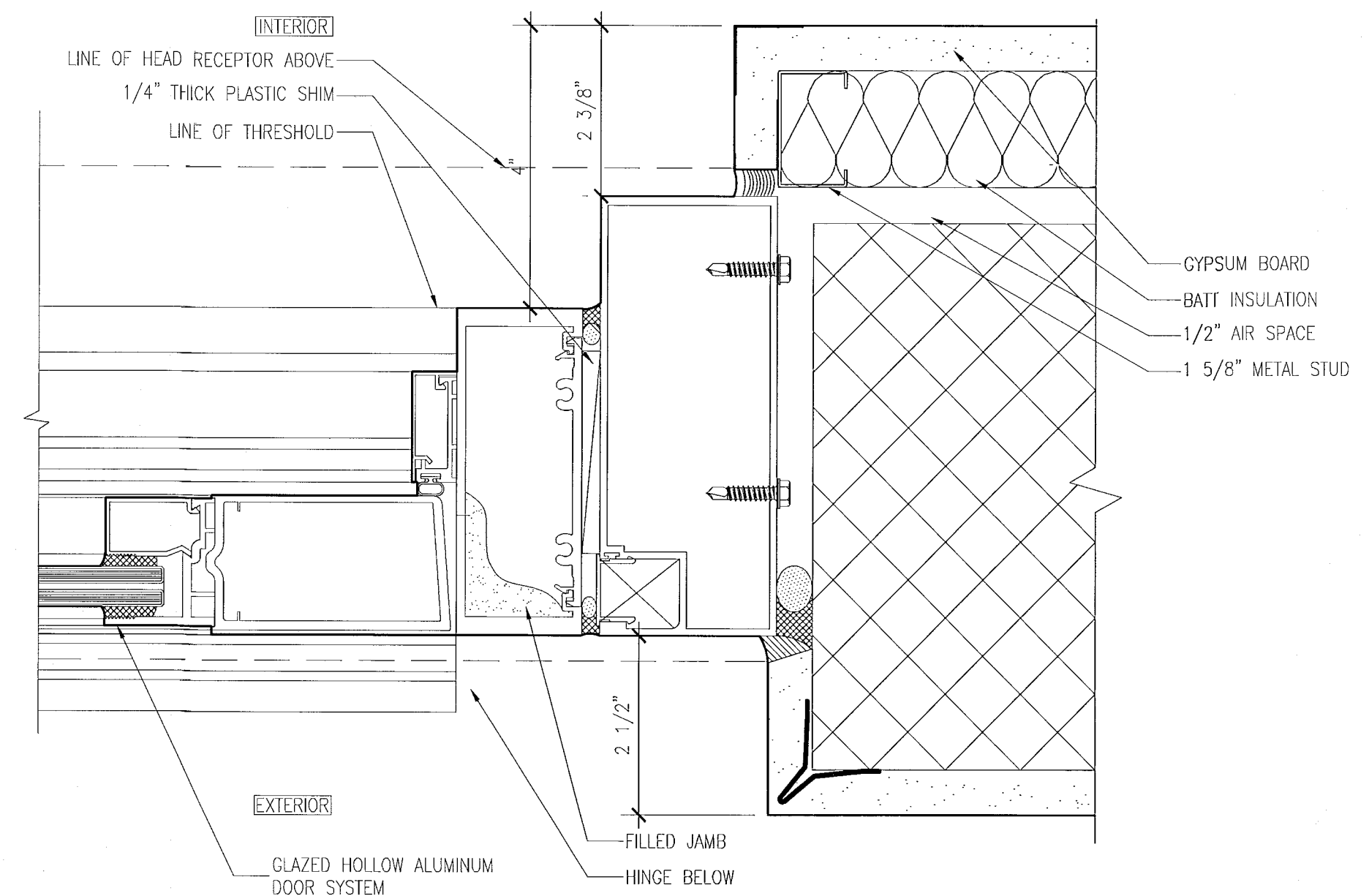
9 HEAD DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



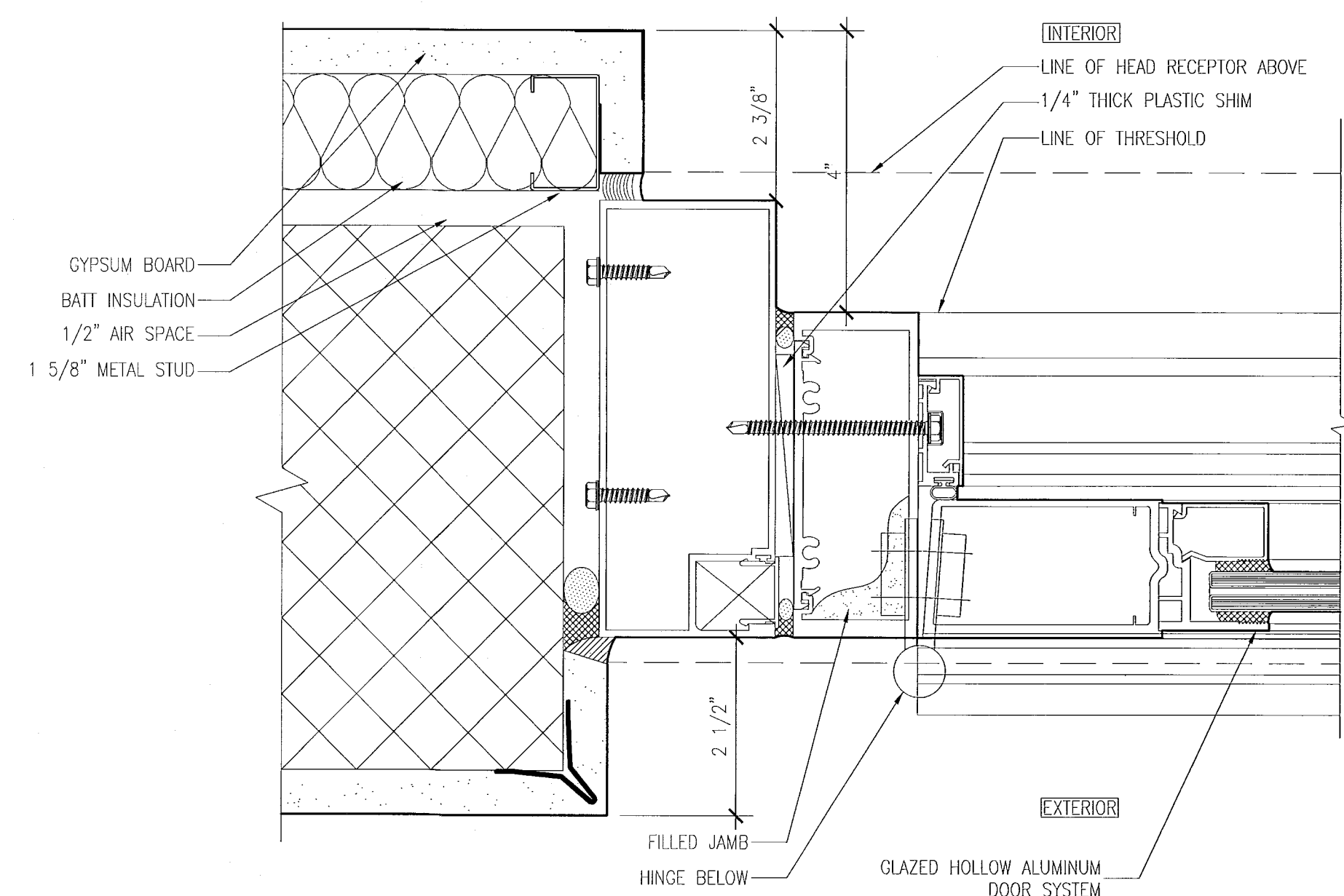
4 MULLION DETAIL AT WINDOW WALL
SCALE: 6" = 1'-0"



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



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



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

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[illegible]

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SCALE: AS NOTED

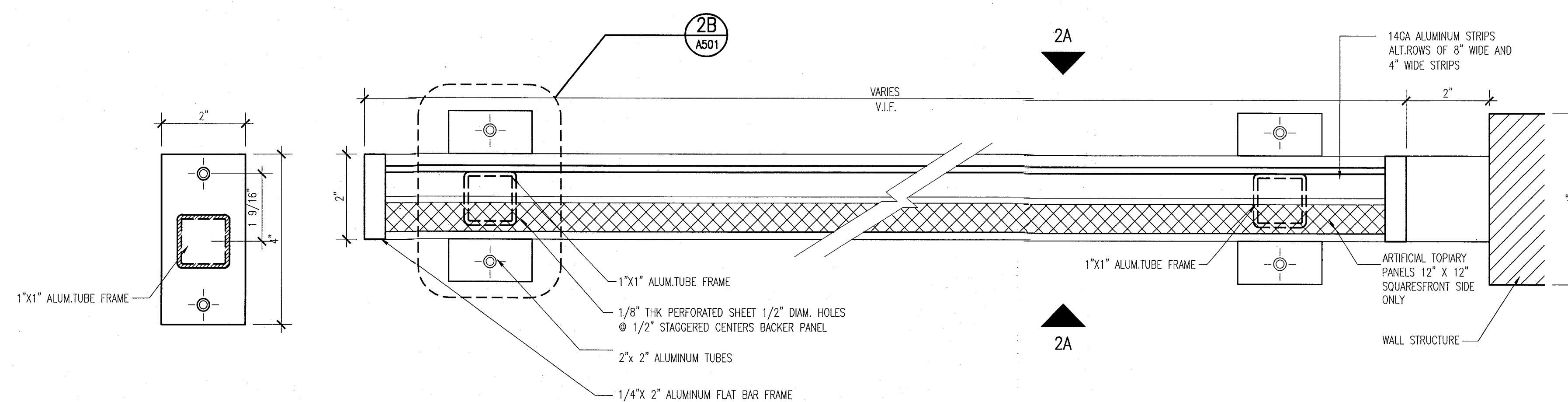
SHEET TITLE _____

ENLARGED VERTICAL DETAILS & PENETRATION DETAILS

SHEET NUMBER

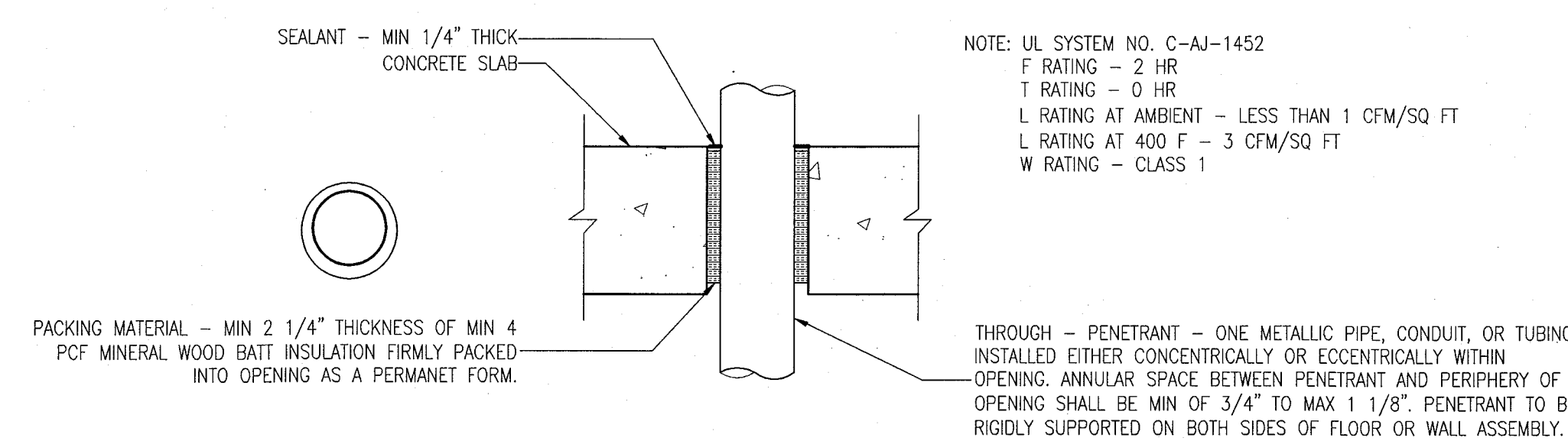
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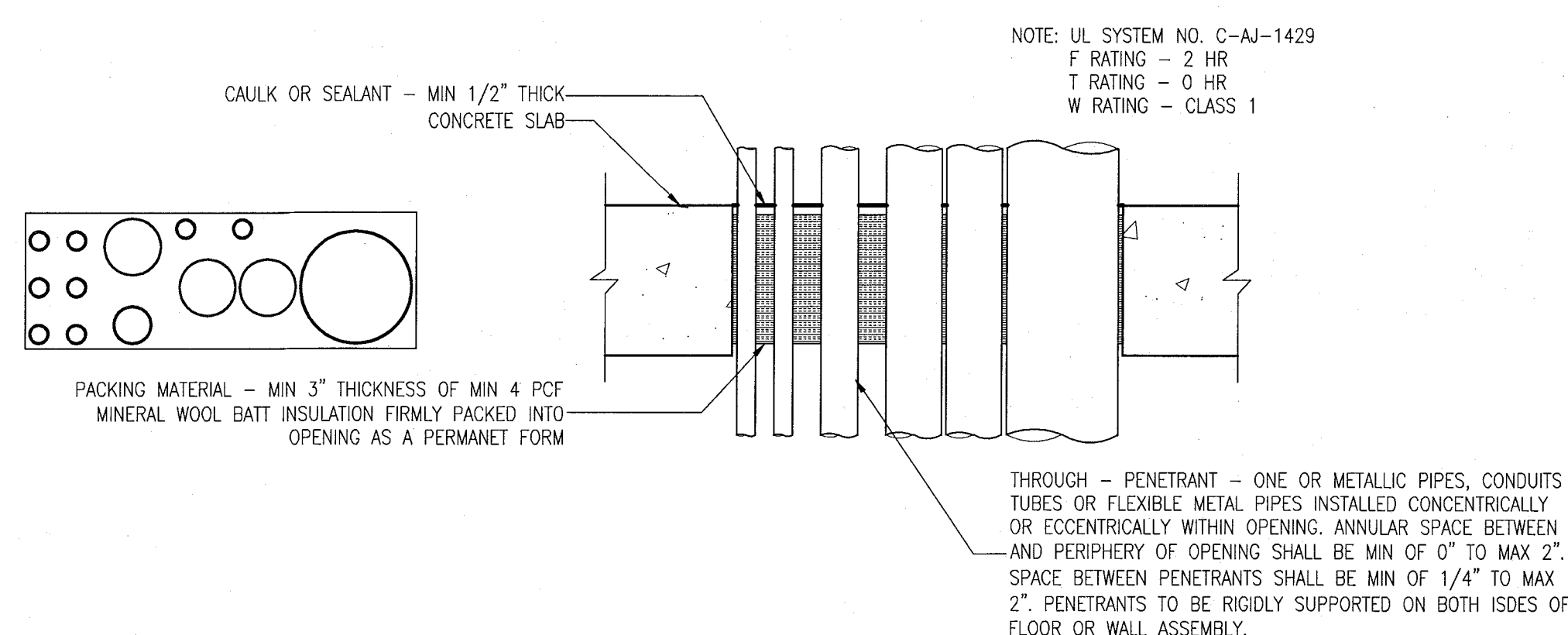


2B) DETAIL — BALCONY DIVIDER PLAN
SCALE: 6" = 1'-0"

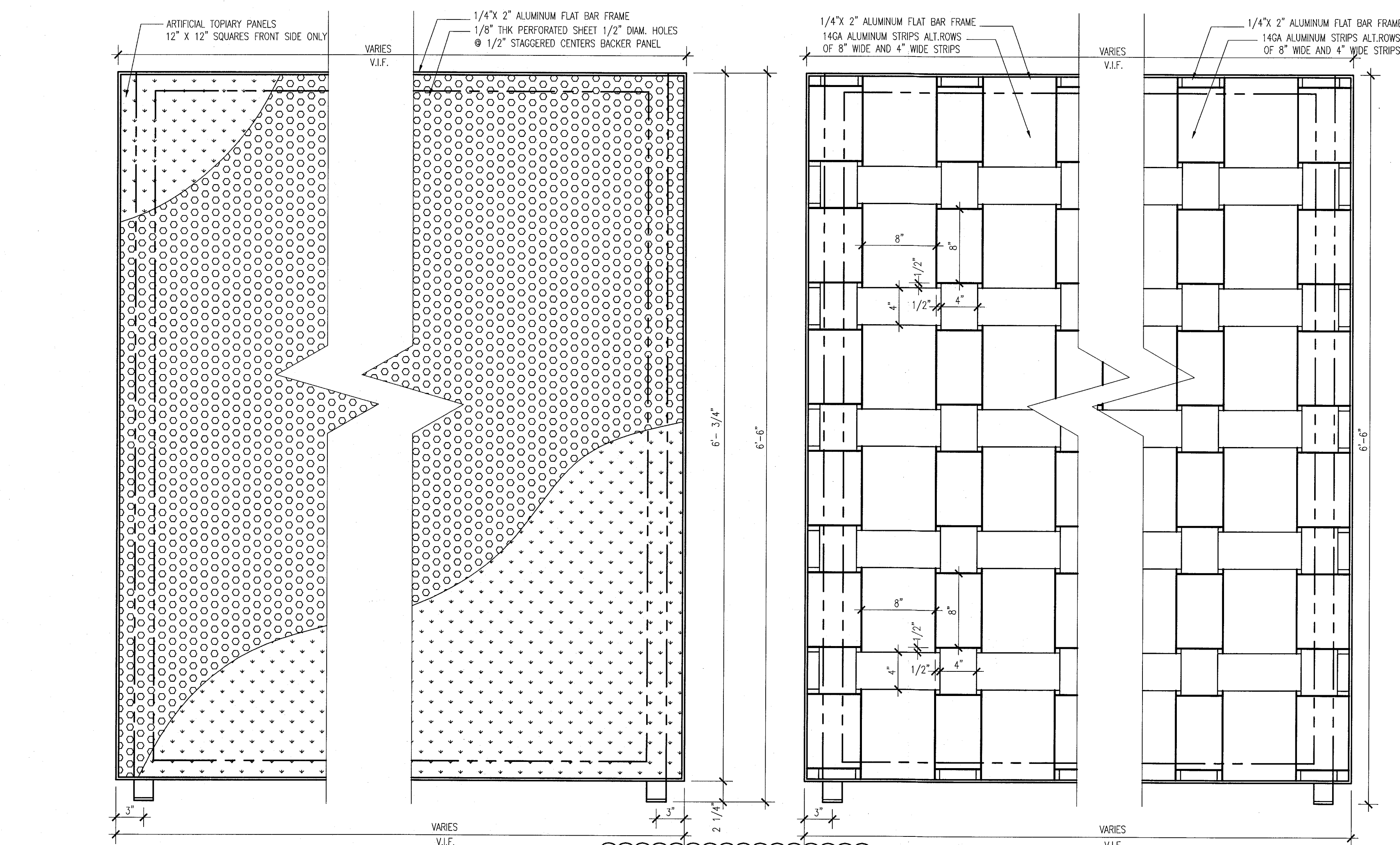
2 BALCONY DIVIDER PLAN - AT POOL SUITES BUILDING
SCALE: 6" = 1'-0"



5 PENETRATION DETAIL
SCALE: NO SCALE

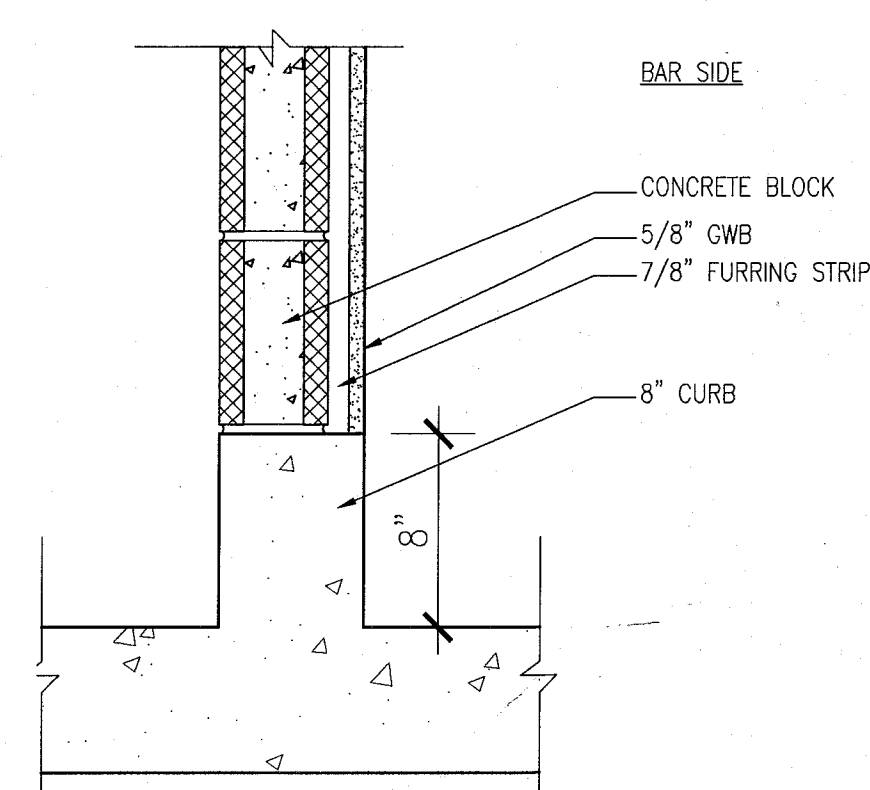


4 PENETRATION DETAIL
SCALE: NO SCALE

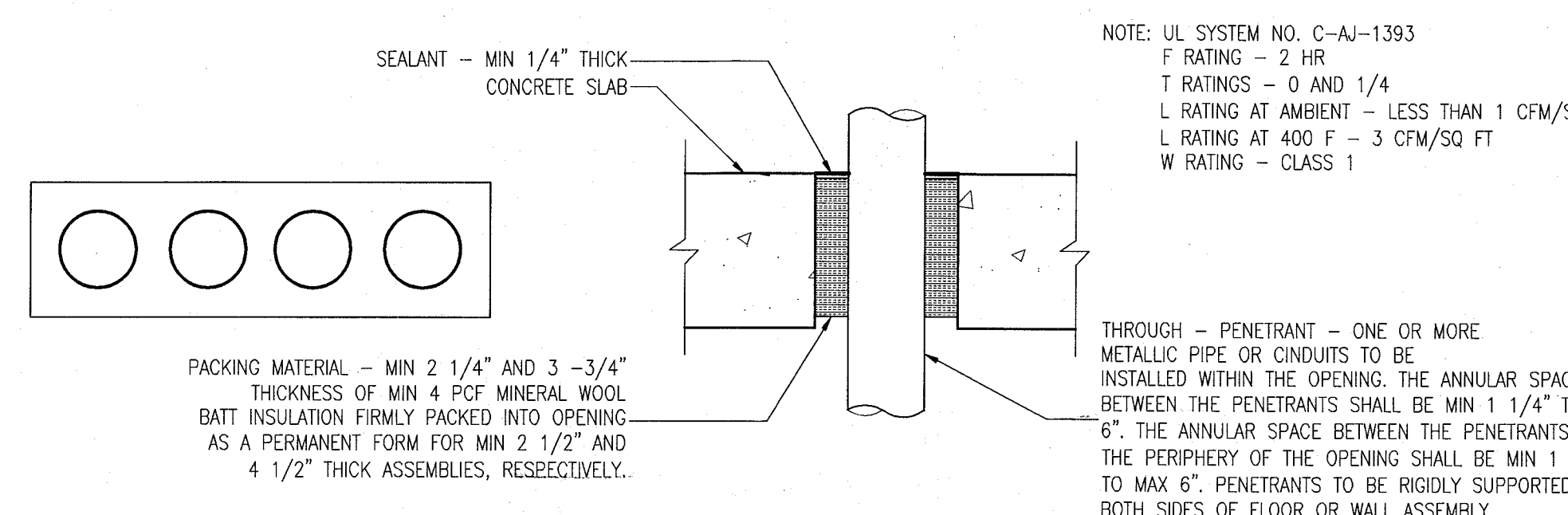


BALCONY DIVIDER ELEVATION
AT GROUND LEVEL OF POOL SUITES BLDG.

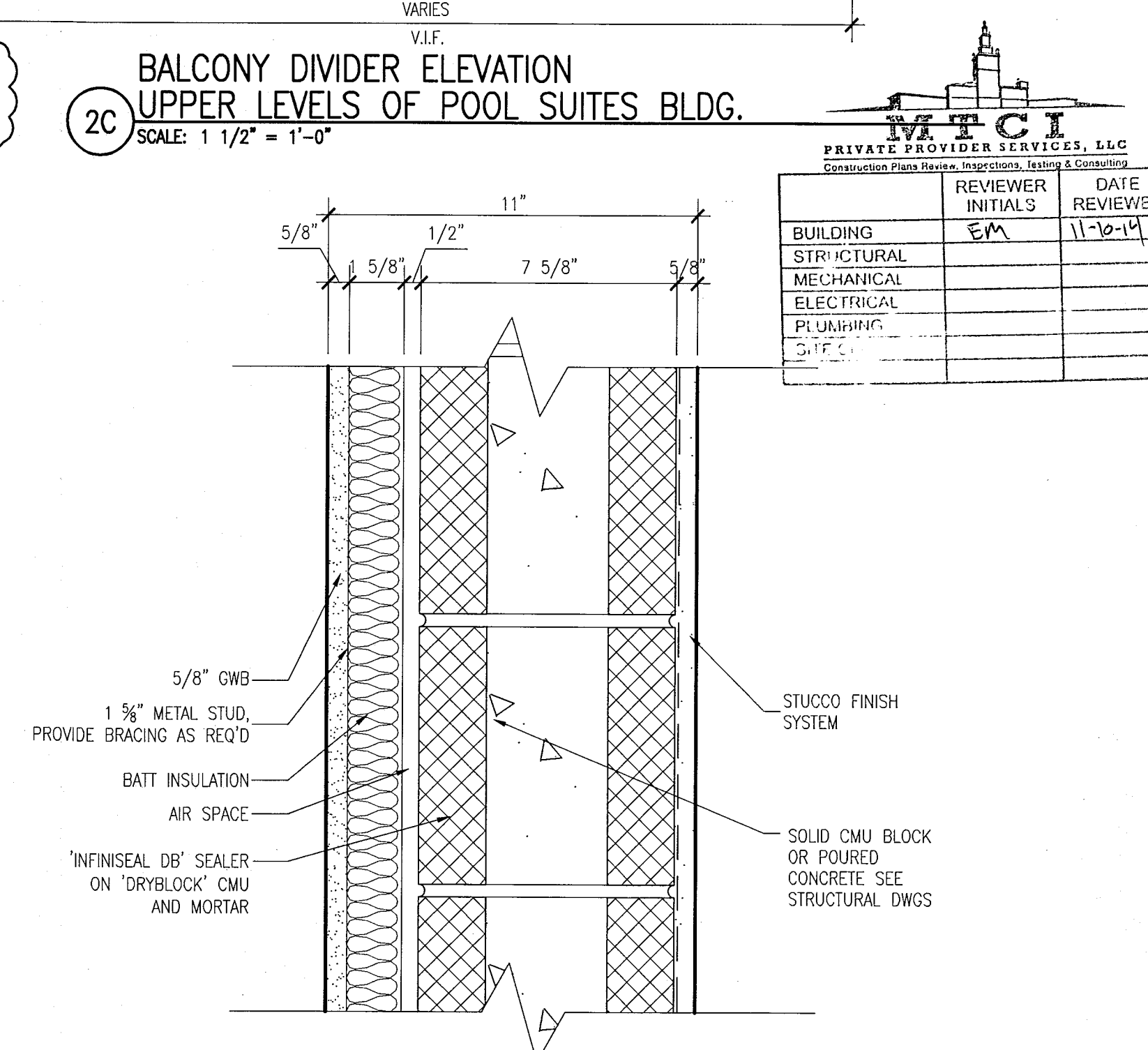
V.I.F.
BALCONY DIVIDER ELEVATION
UPPER LEVELS OF POOL SUITES BLDG.



6 CURB AT BASEMENT COOLER WALL
SCALE: NO SCALE



3 PENETRATION DETAIL
SCALE: NO SCALE



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

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FIRE DEPARTMENT

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

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

SHEET TITLE

REPAIR
DETAILS

SHEET NUMBER

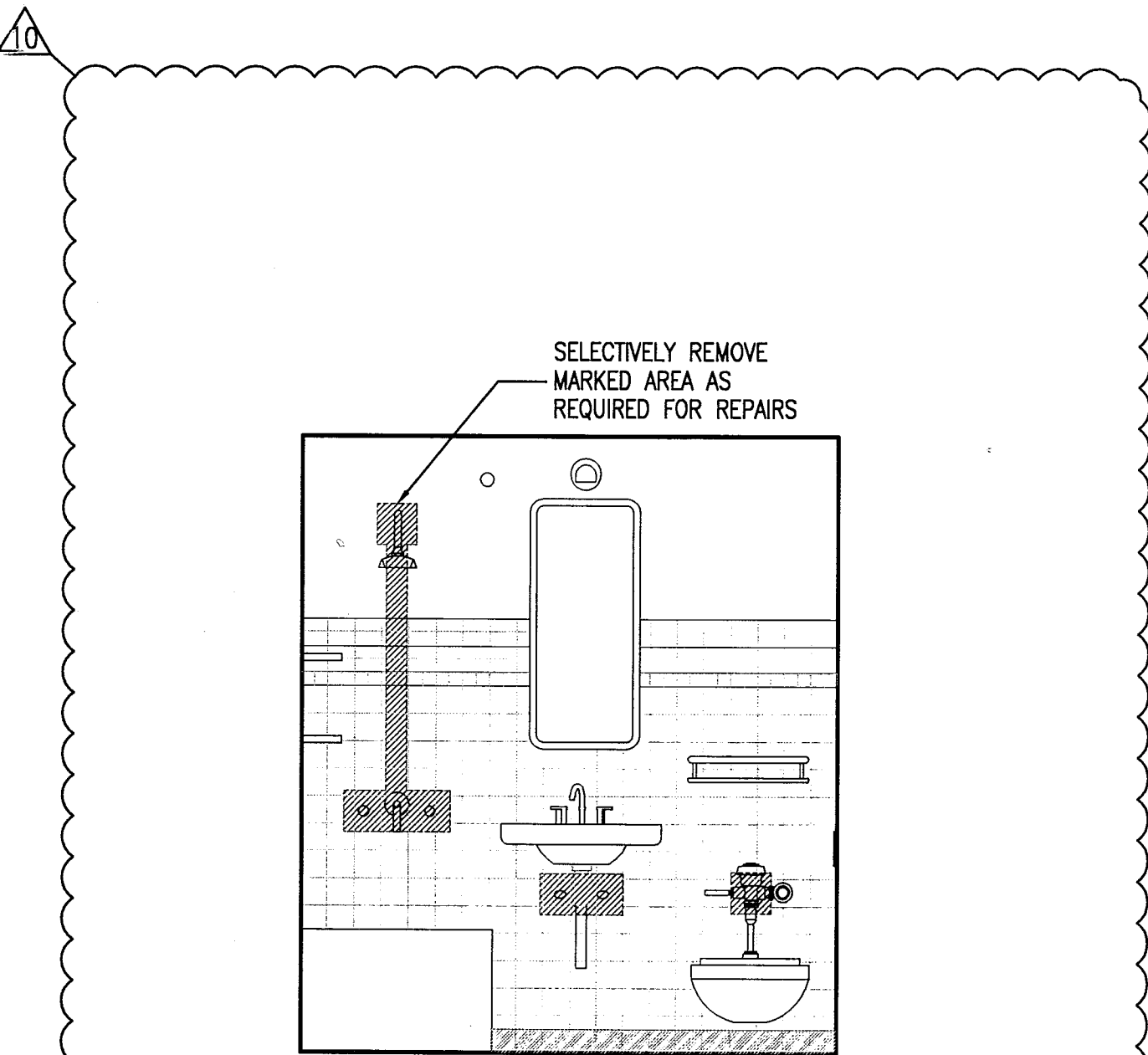
A502

NEW SHEET

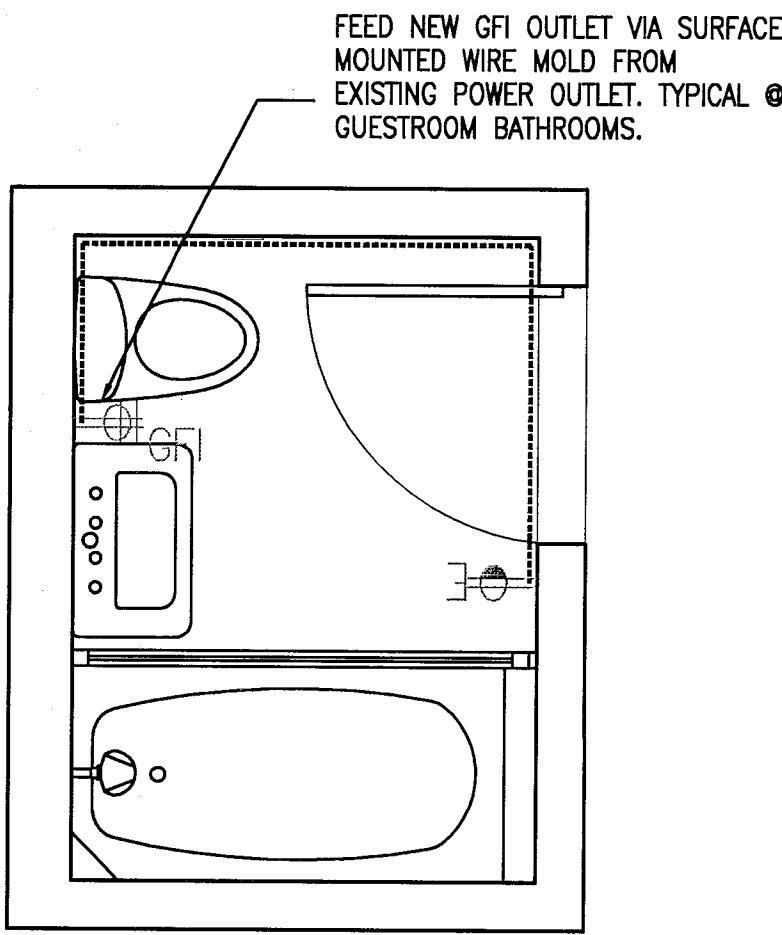
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NOTES:

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

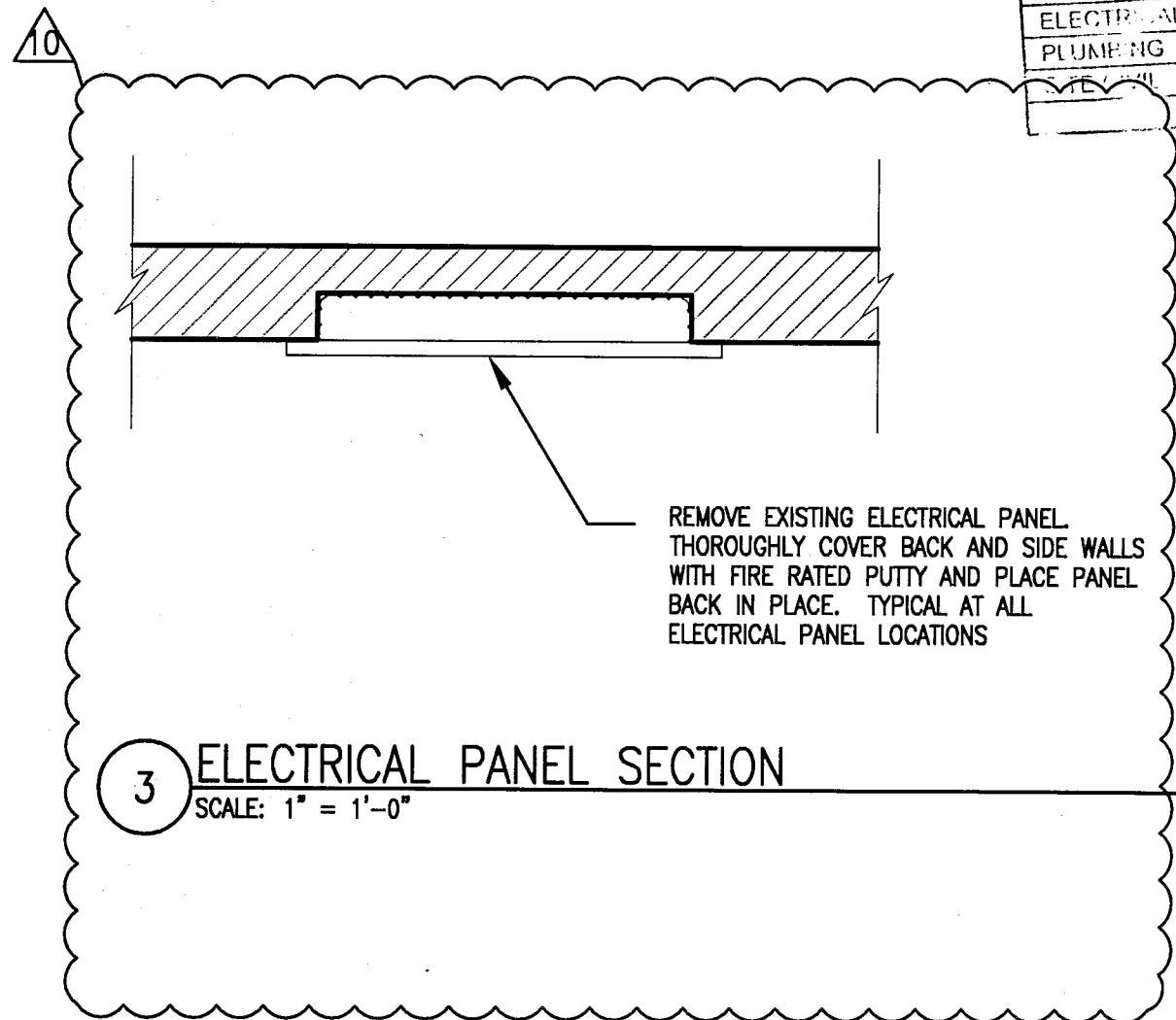


1 REPAIR DETAILS @ GUESTROOM BATHROOMS (TYP.)
SCALE: 1/2" = 1'-0"



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

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PLUMBING			



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

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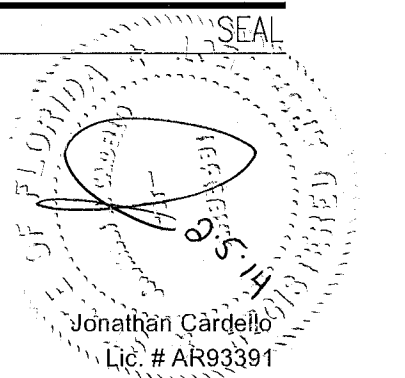
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NO.	DESCRIPTION	ISSUE DATE

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

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ISSUE DATE: JANUARY 24, 2014

SCALE: VARIES

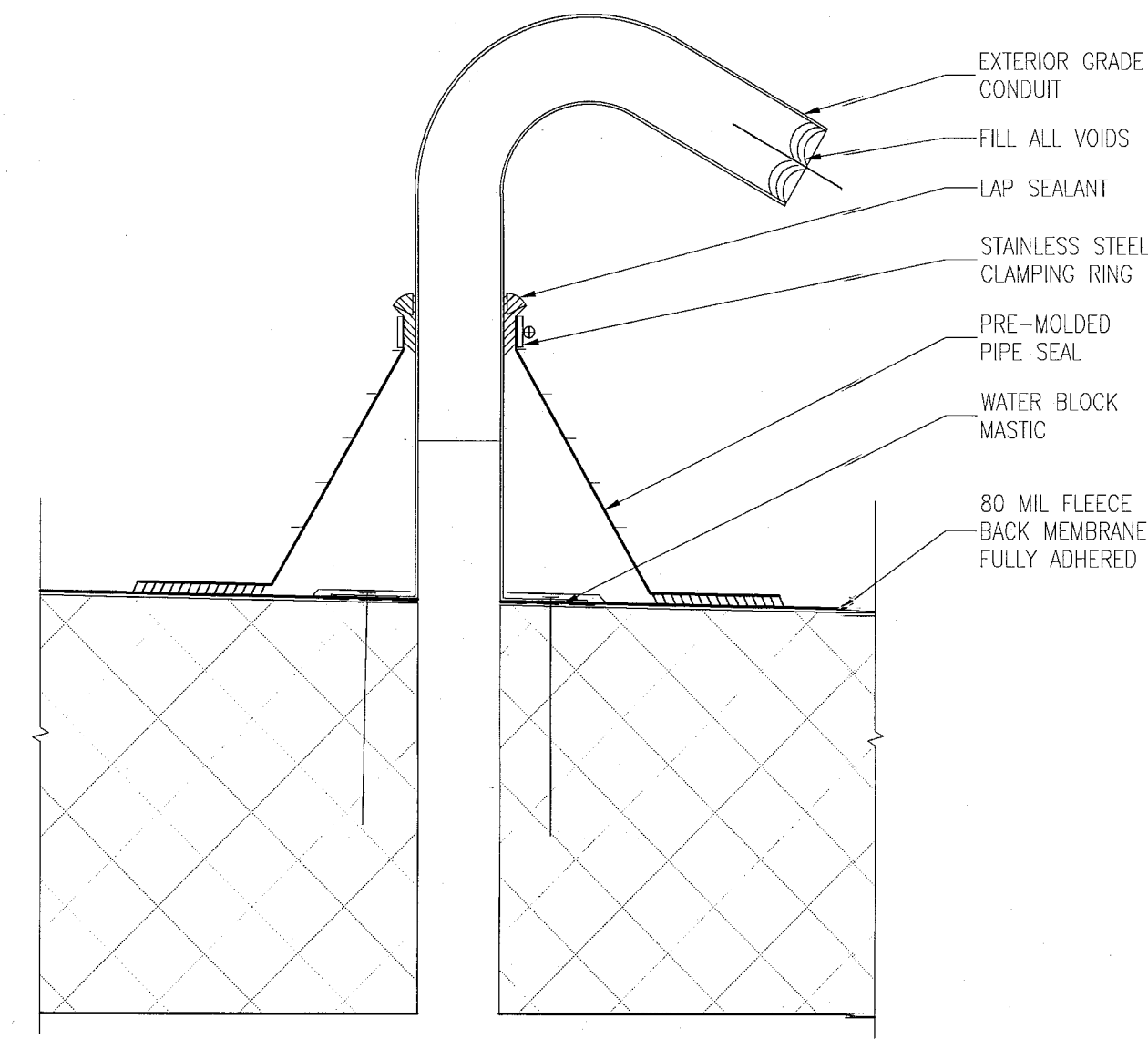
SHEET TITLE

ROOF DETAILS

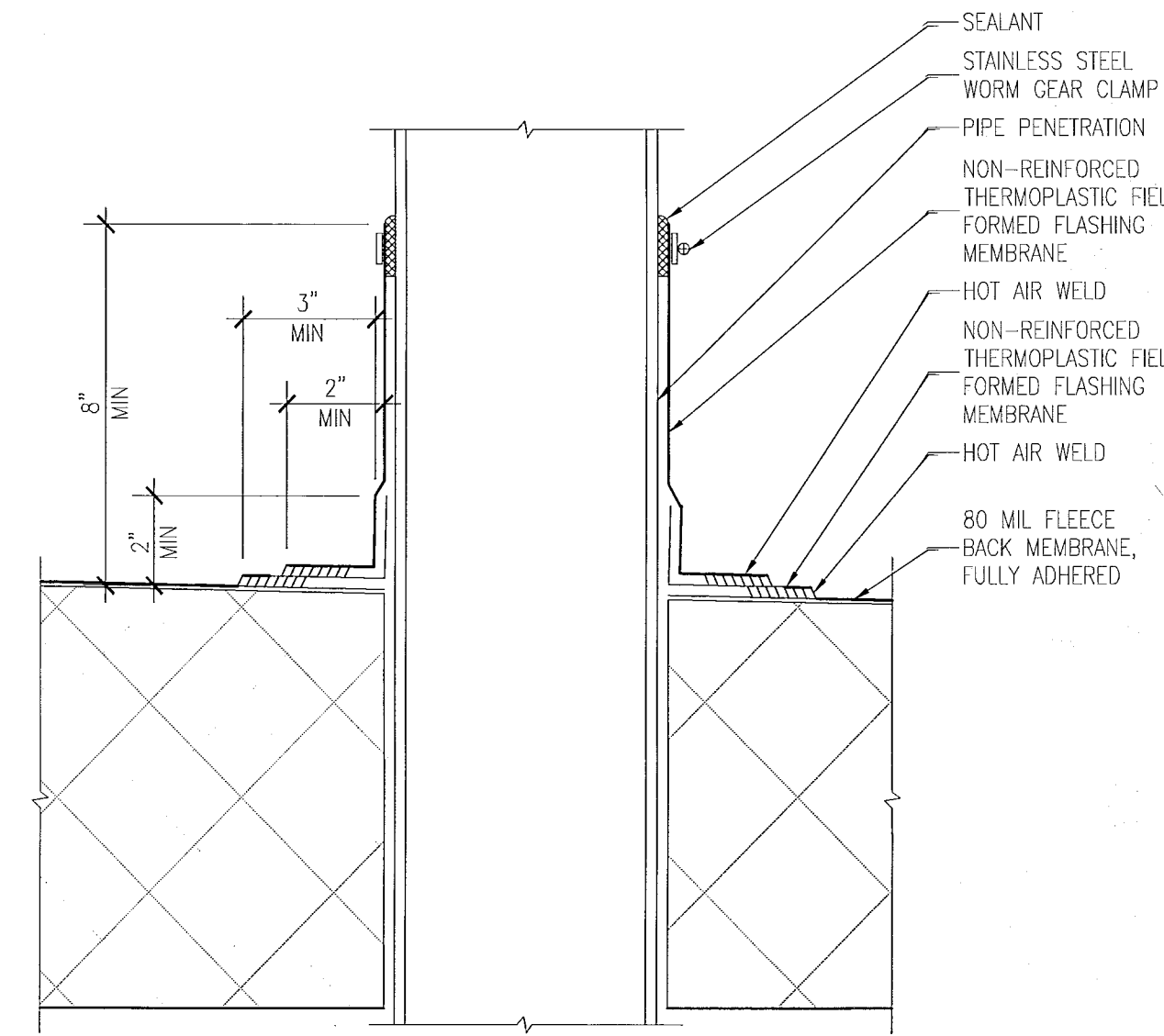
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A591

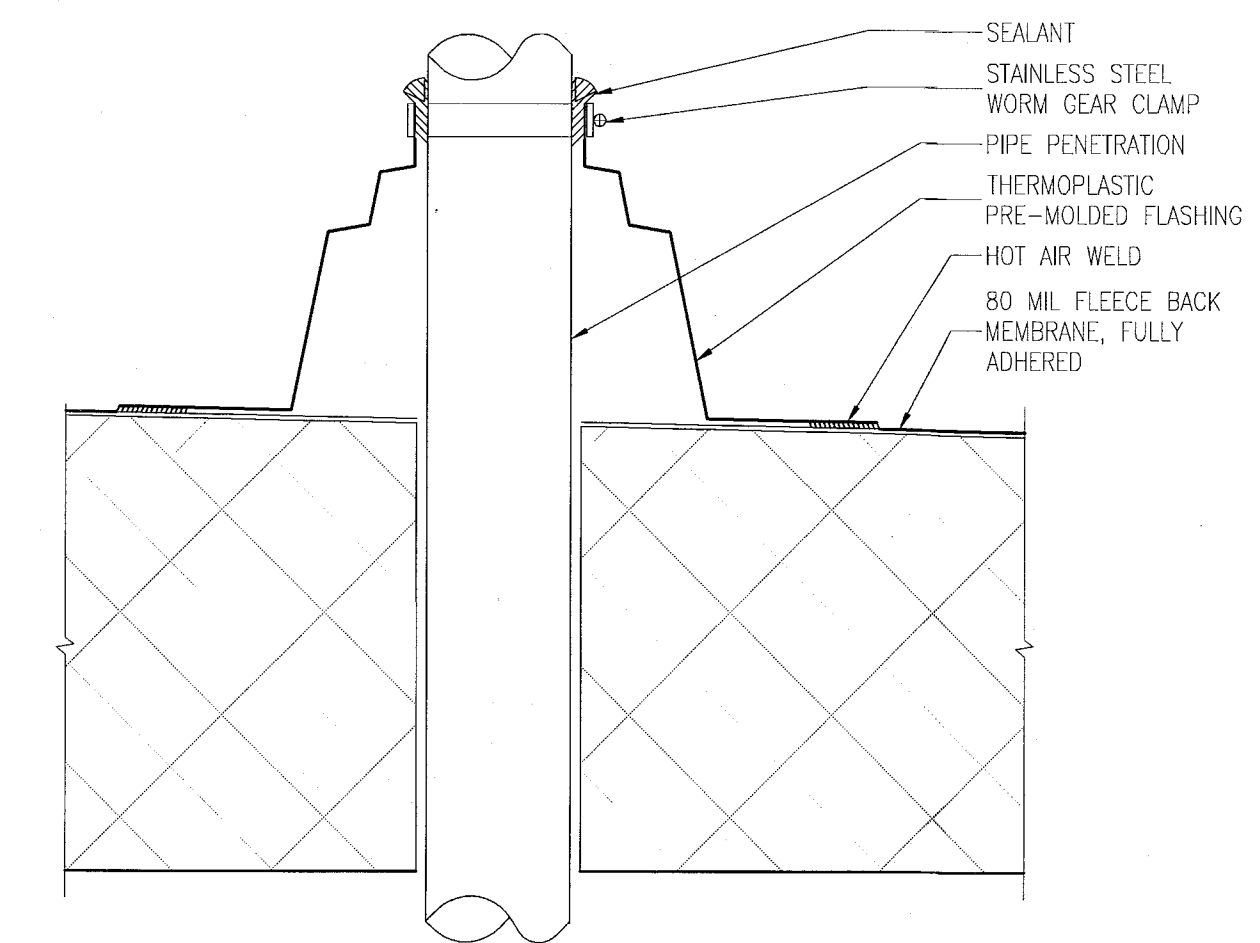
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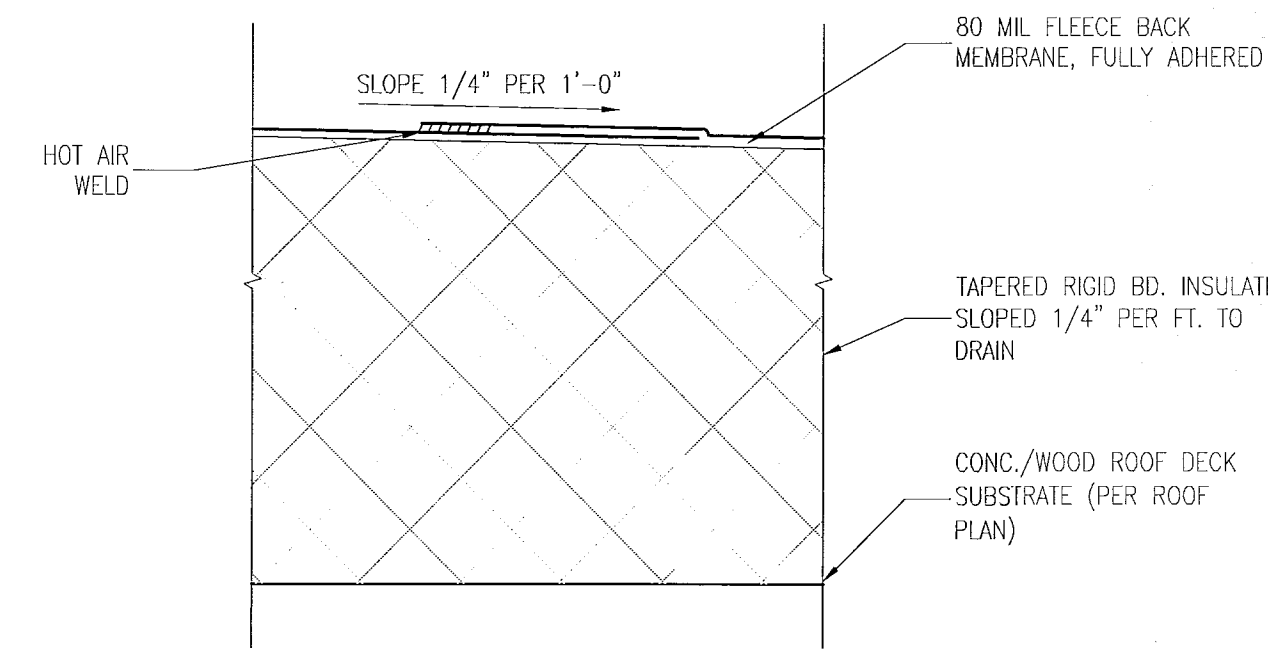
H ELECTRICAL CABLE DETAIL
SCALE: 3" = 1'-0"



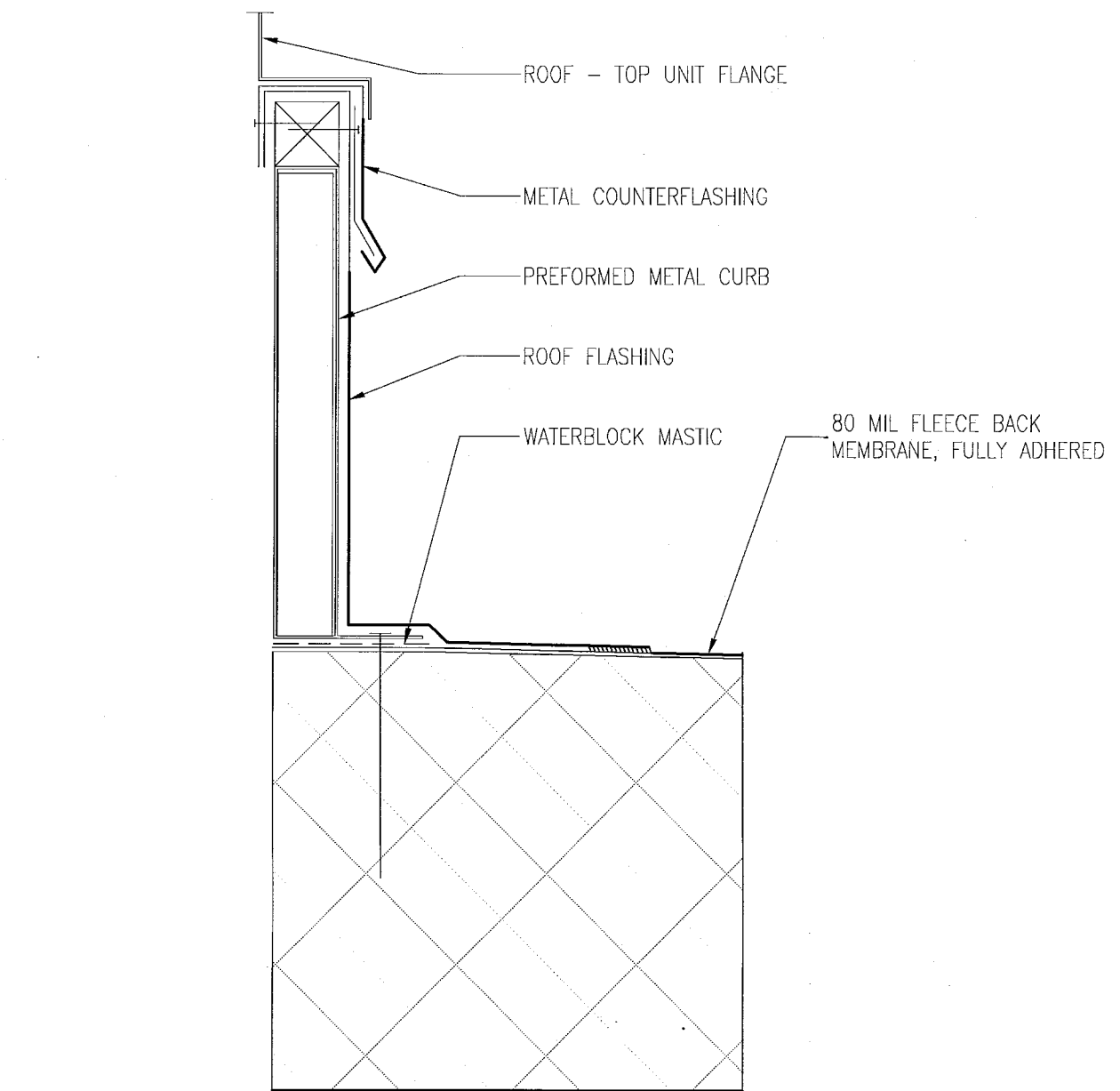
D ROOF PENETRATION DETAIL
SCALE: 3" = 1'-0"



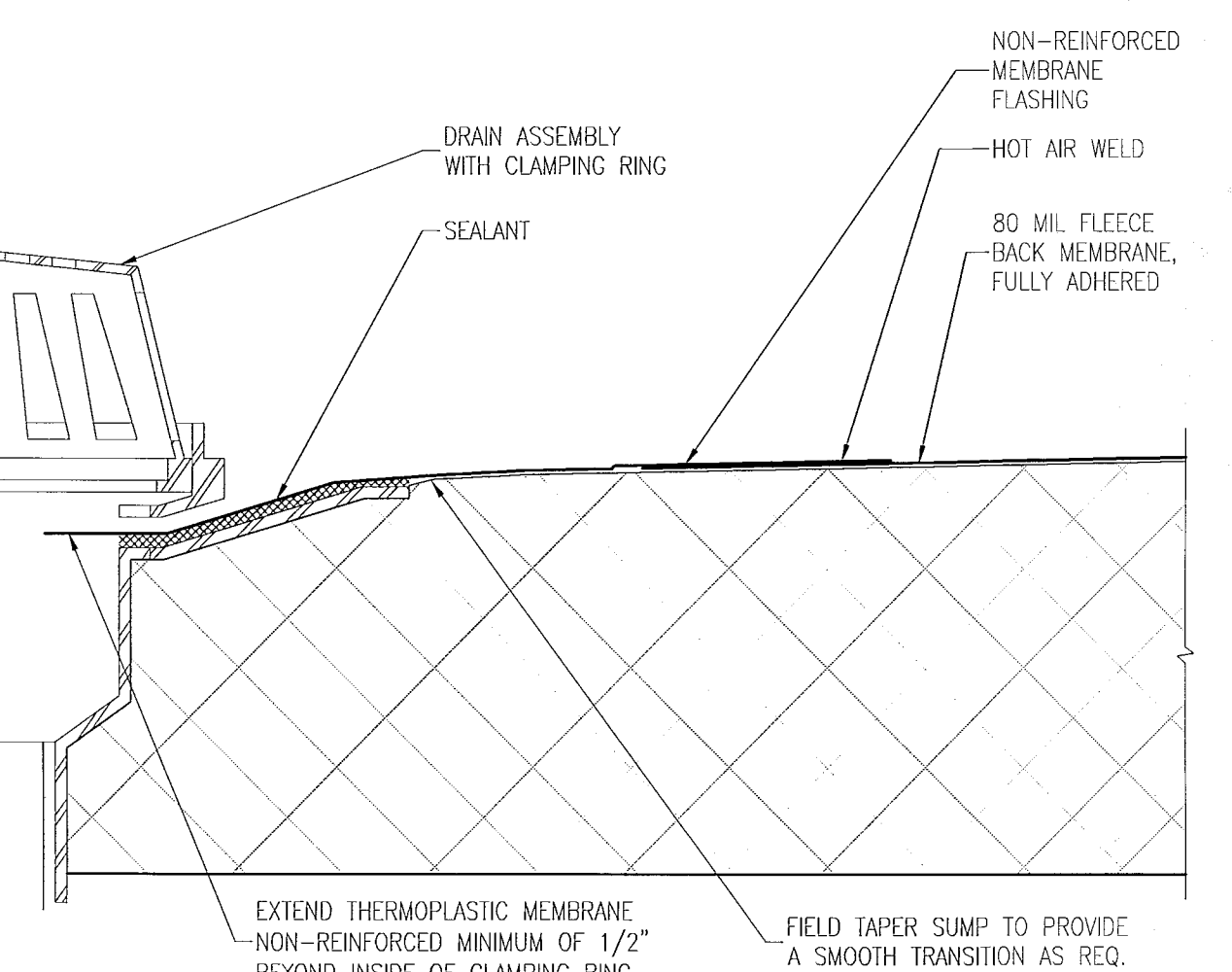
G ROOF PIPE PENETRATION
SCALE: 3" = 1'-0"



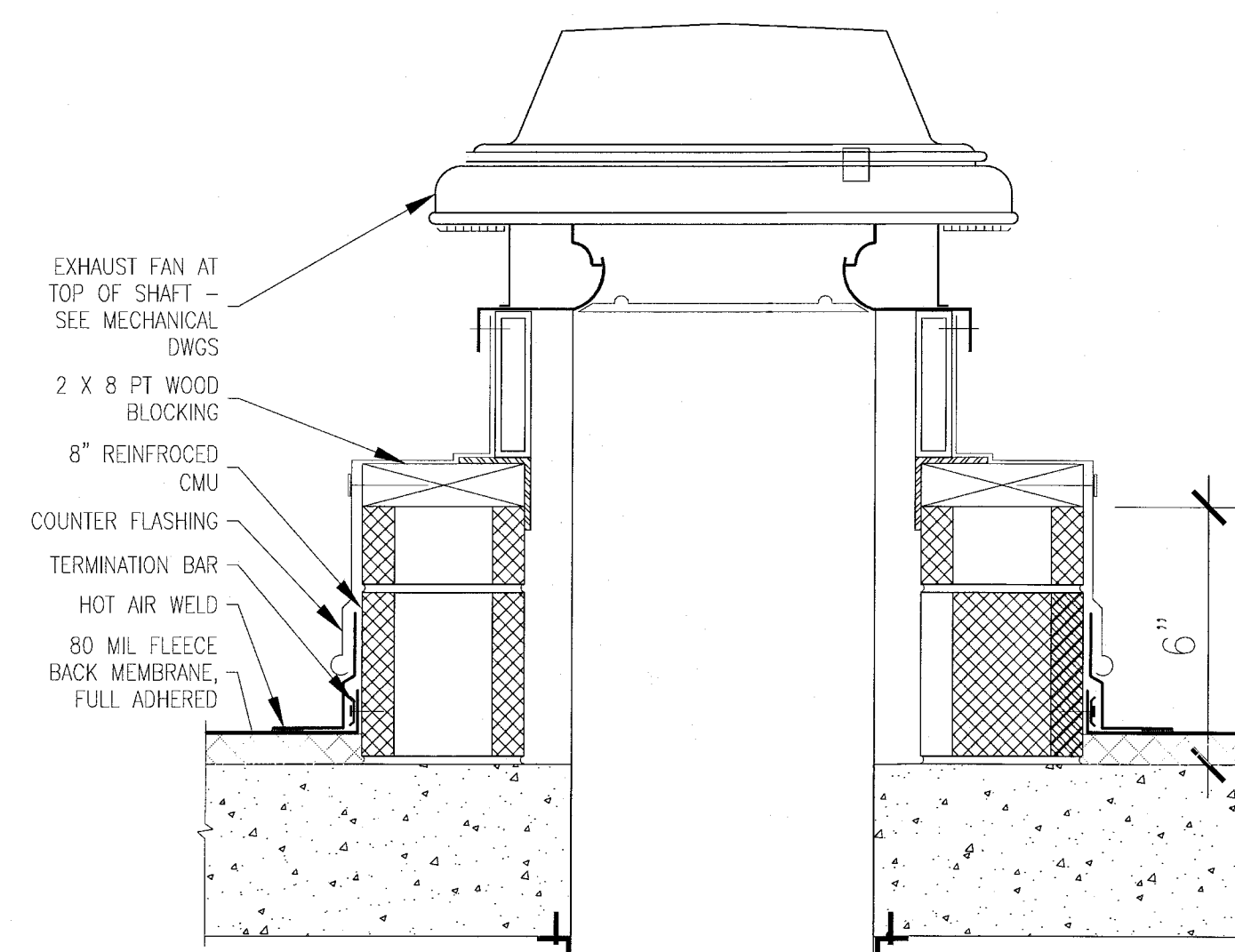
C ROOF SYSTEM - ONE (RS1)
SCALE: 3" = 1'-0"



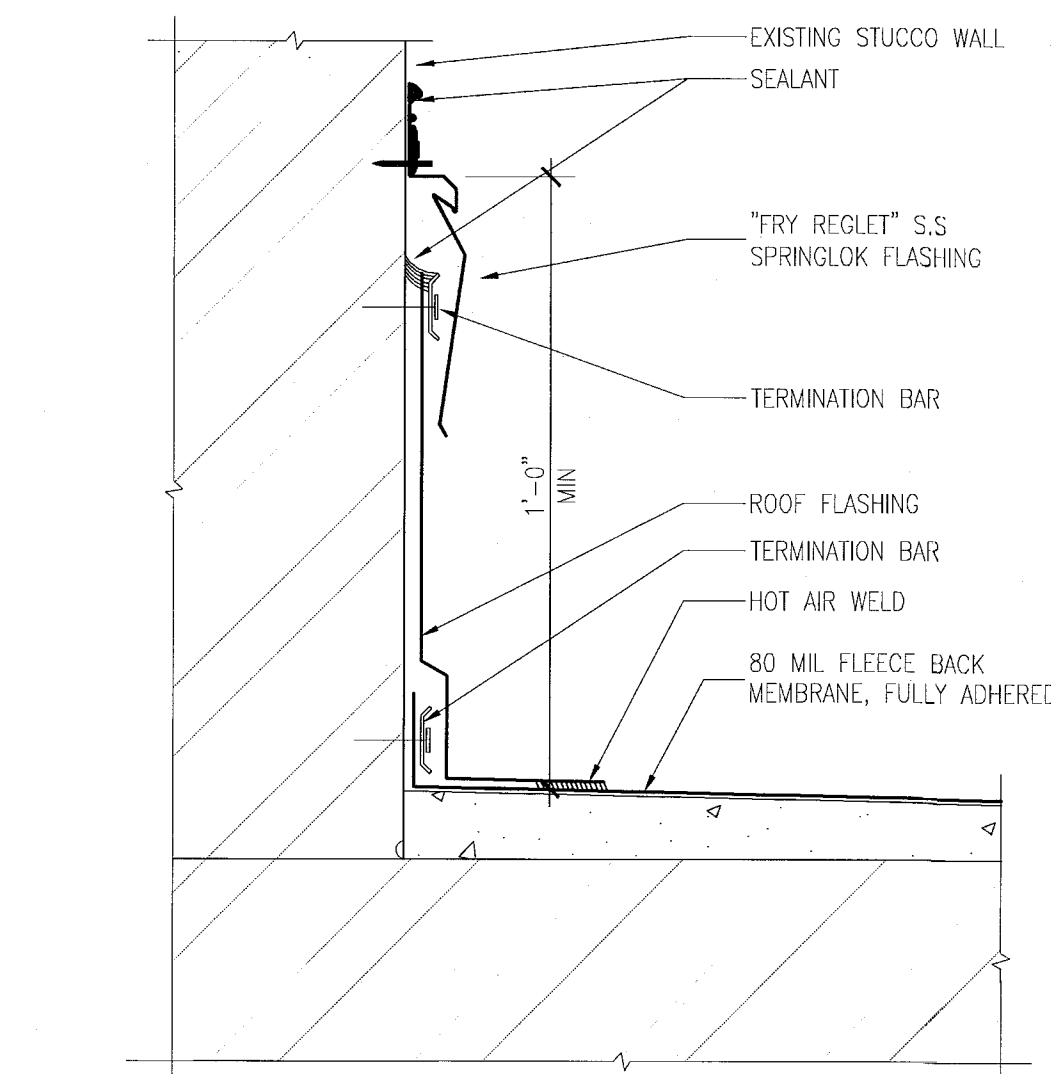
F ROOF AT RTU CURB DETAIL
SCALE: 3" = 1'-0"



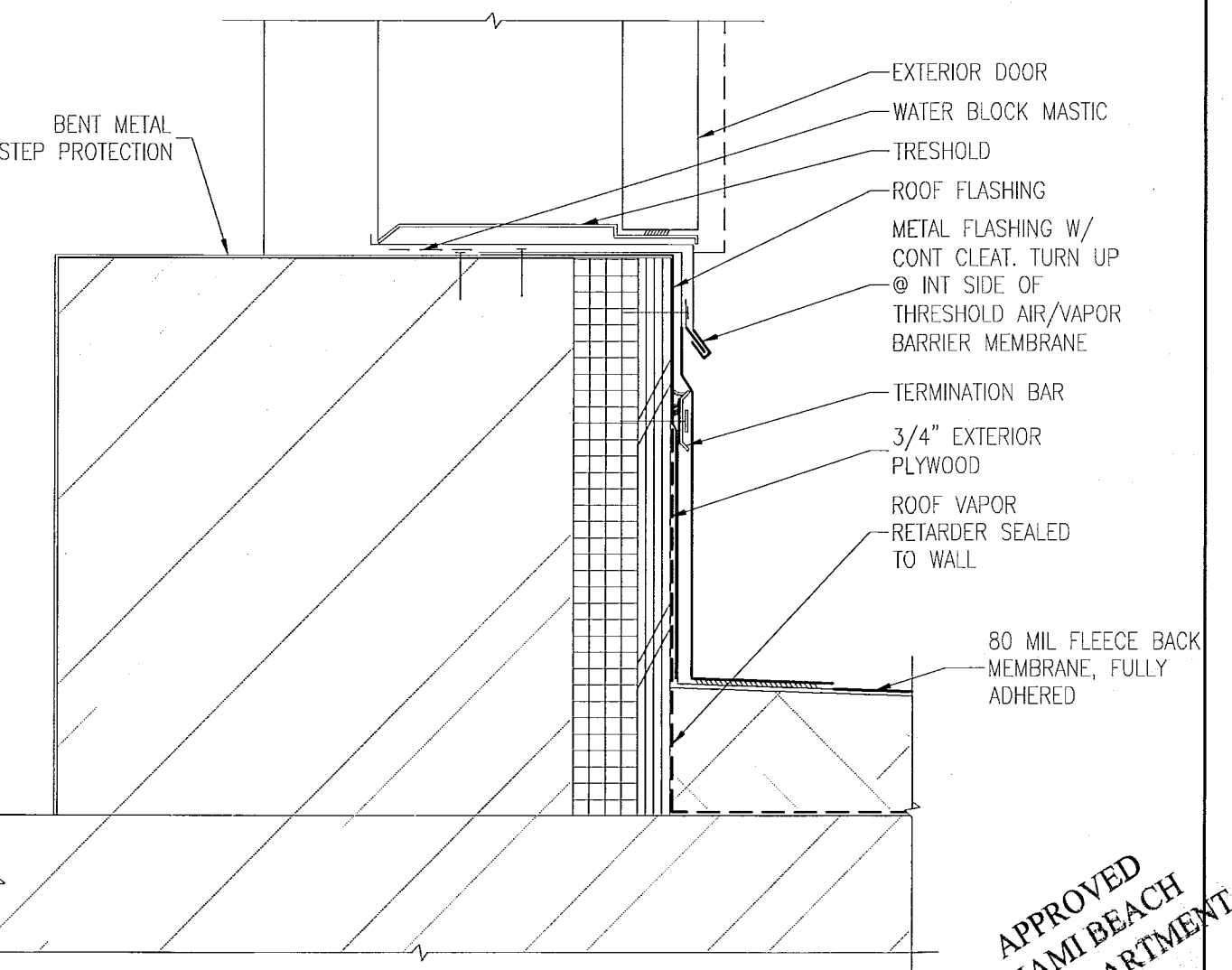
B ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



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



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



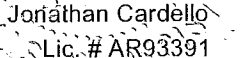
A ROOF ACCESS DOOR THRESHOLD @ STAIR
SCALE: N.T.S.

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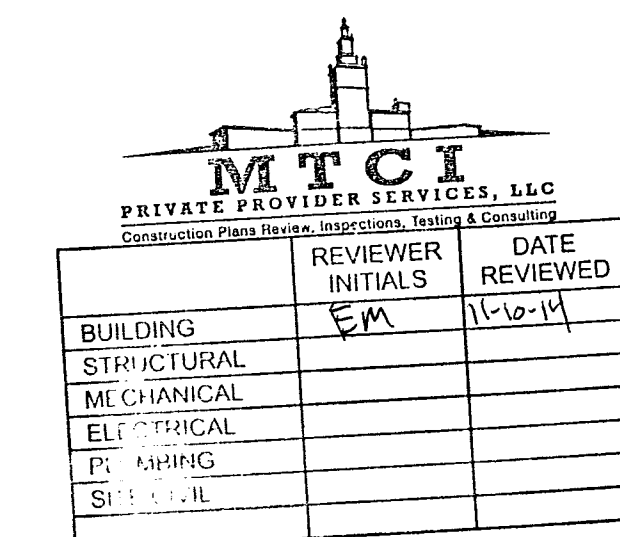
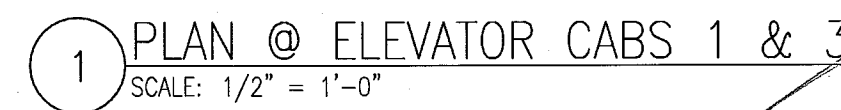
JANUARY 24, 2014

NOTED

ELEVATOR LARGED PLAN & SECTION

A602

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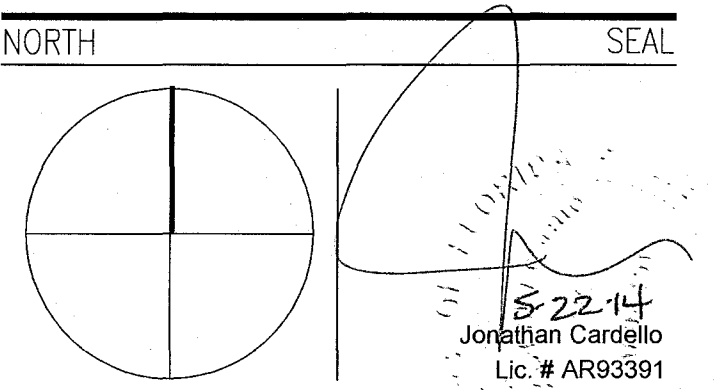
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REVISIONS		
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1	PROGRESS TO 100% CD	02-18-2014

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ISSUE DATE: FEBRUARY 18, 2014
SCALE: AS NOTED

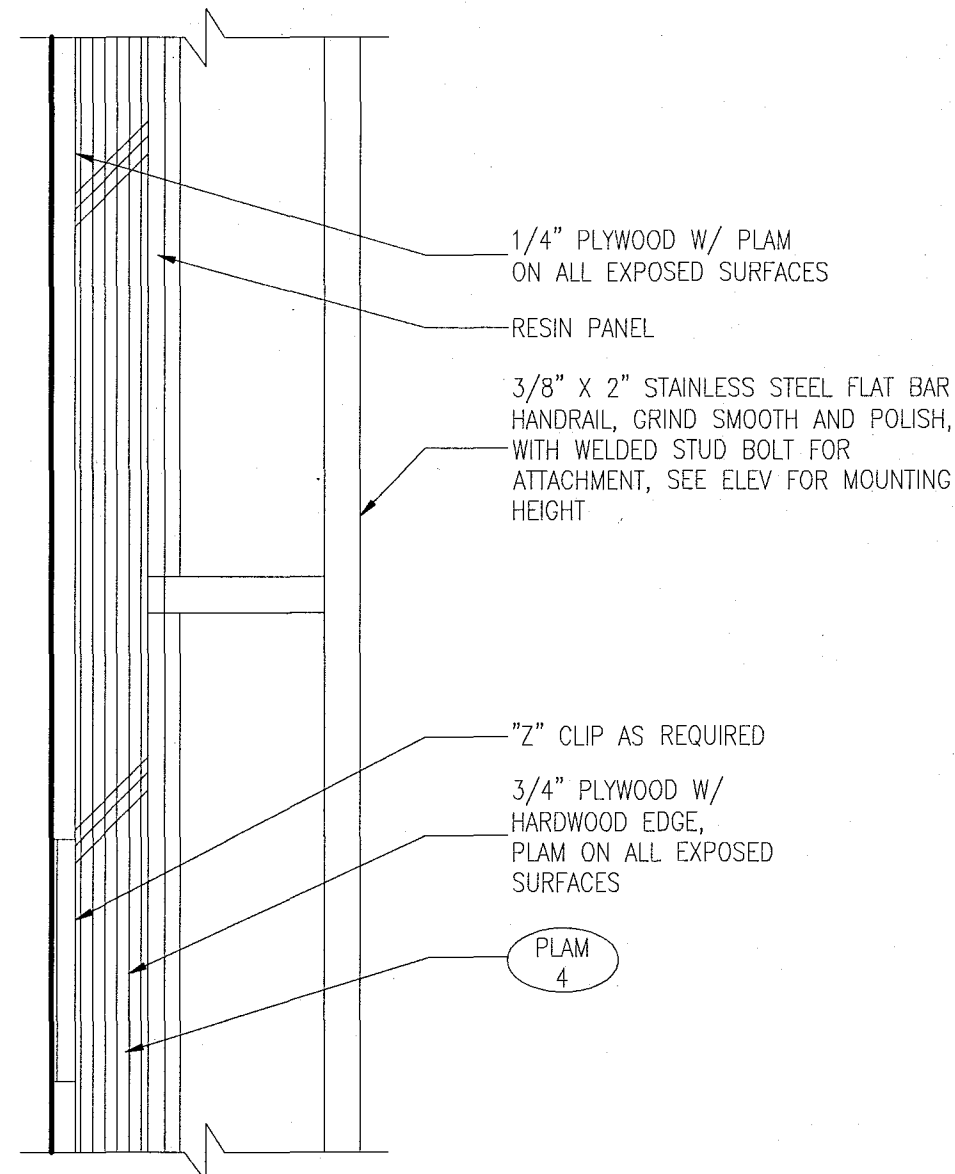
SHEET TITLE

ELEVATOR INTERIOR FINISHES

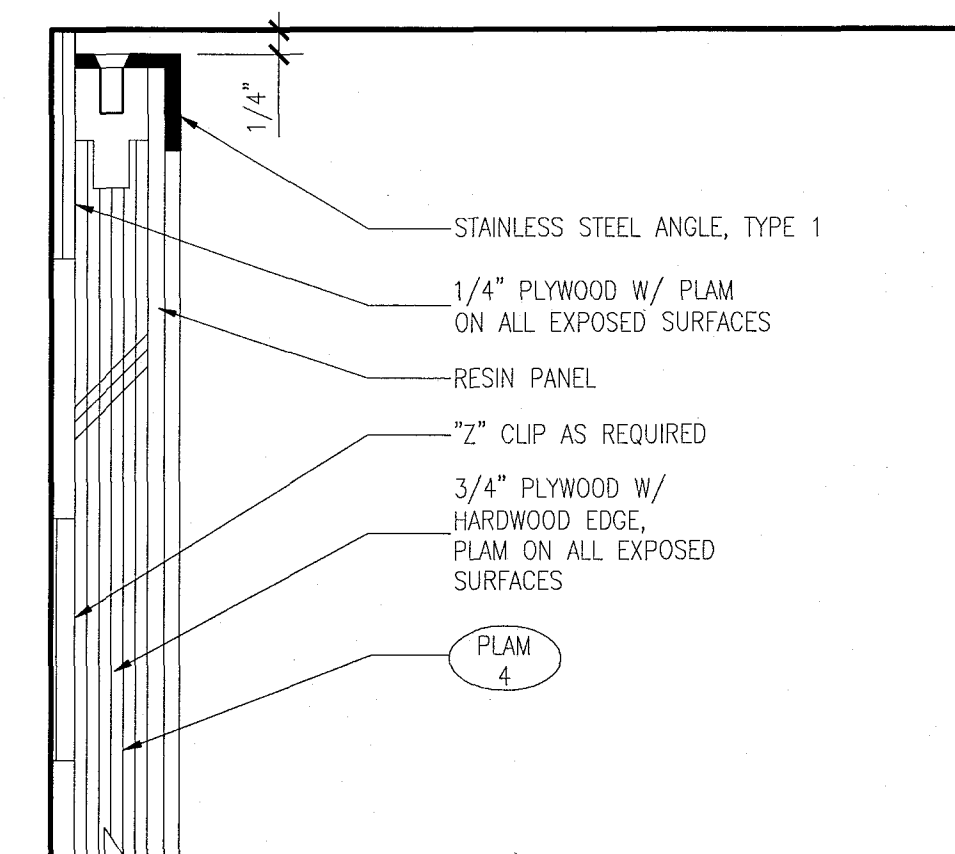
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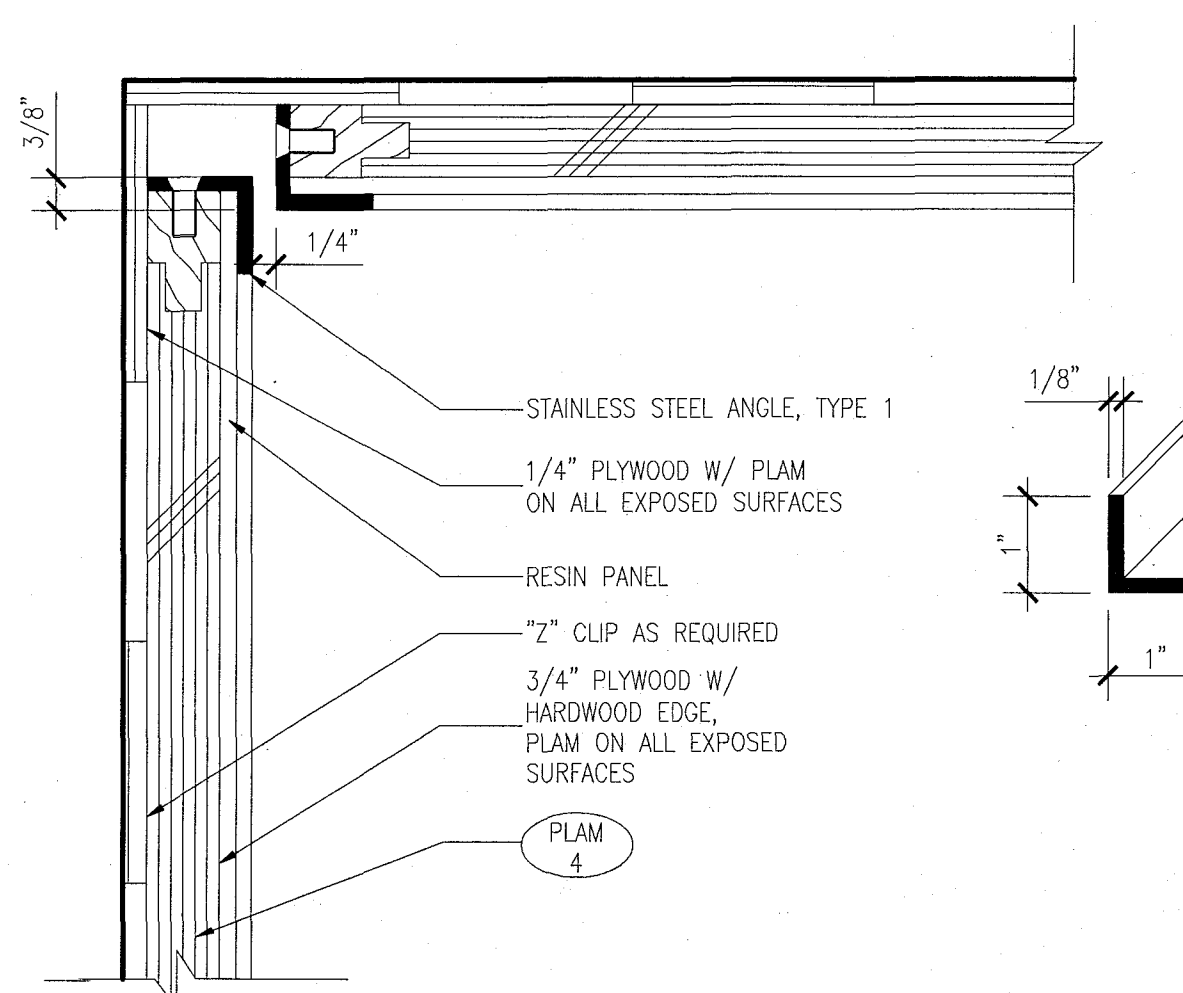
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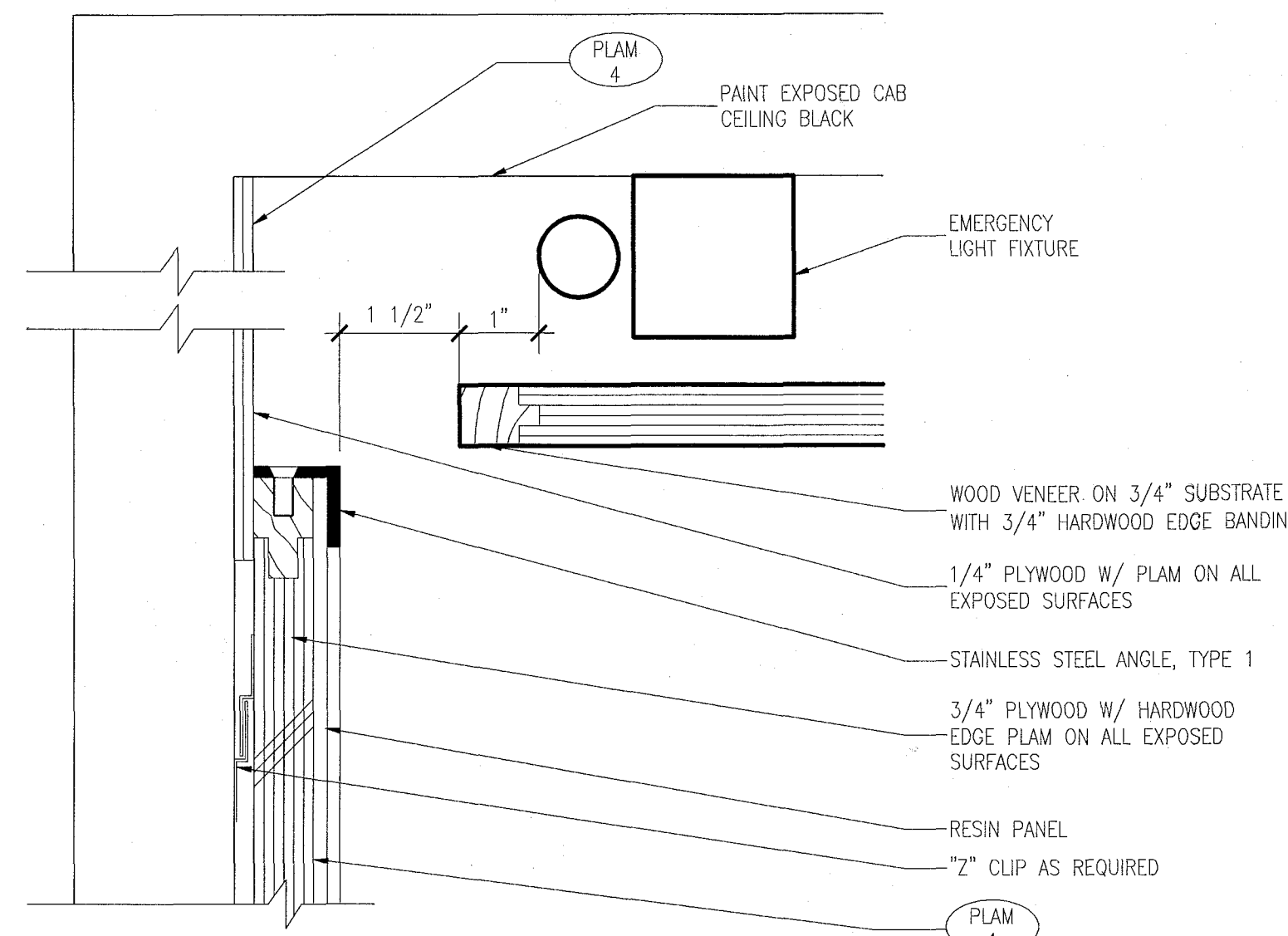
13 PLAN DETAIL @ ELEVATOR No.1 CAB HAND RAIL
SCALE: 6" = 1'-0"



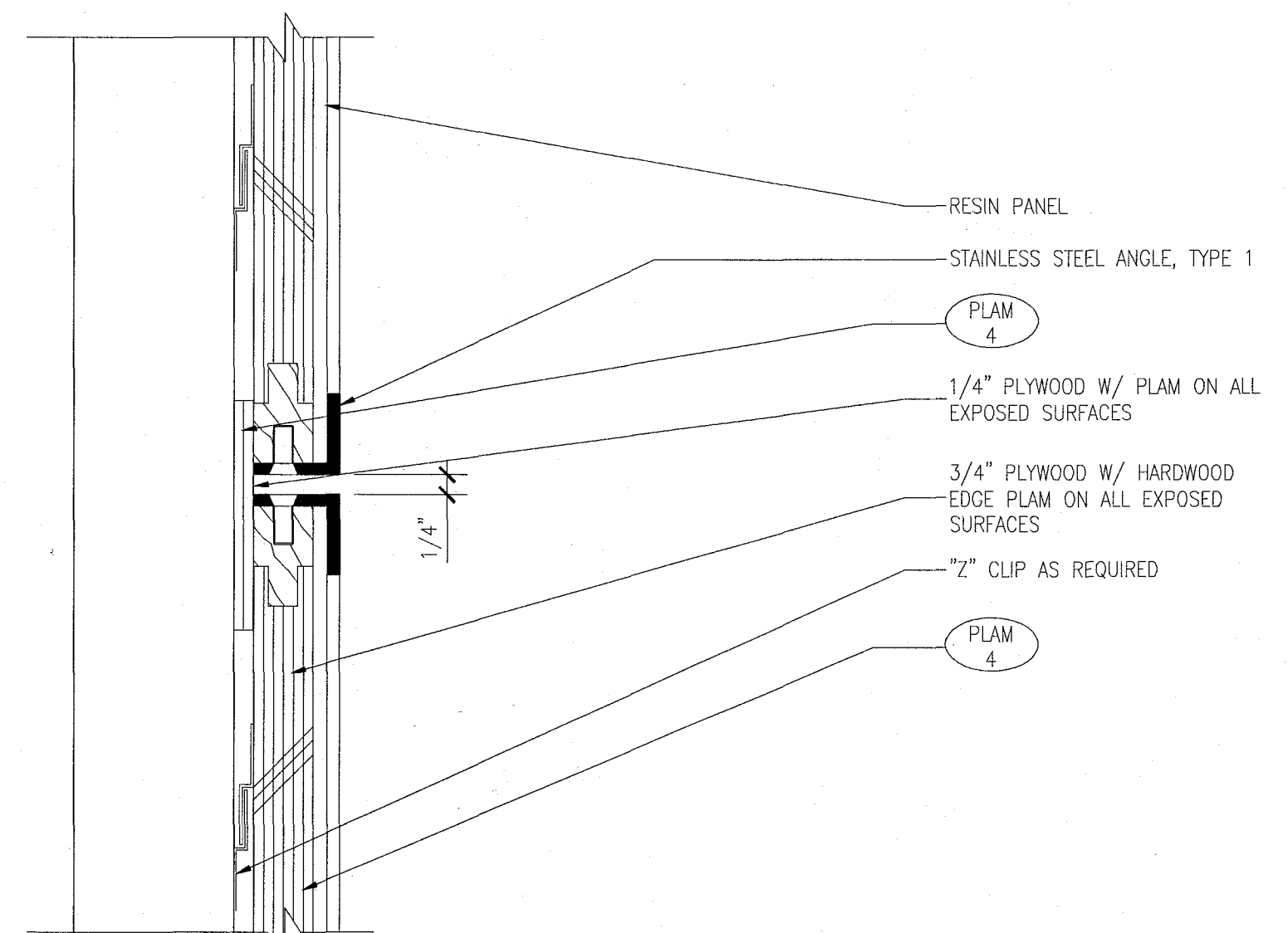
12 PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



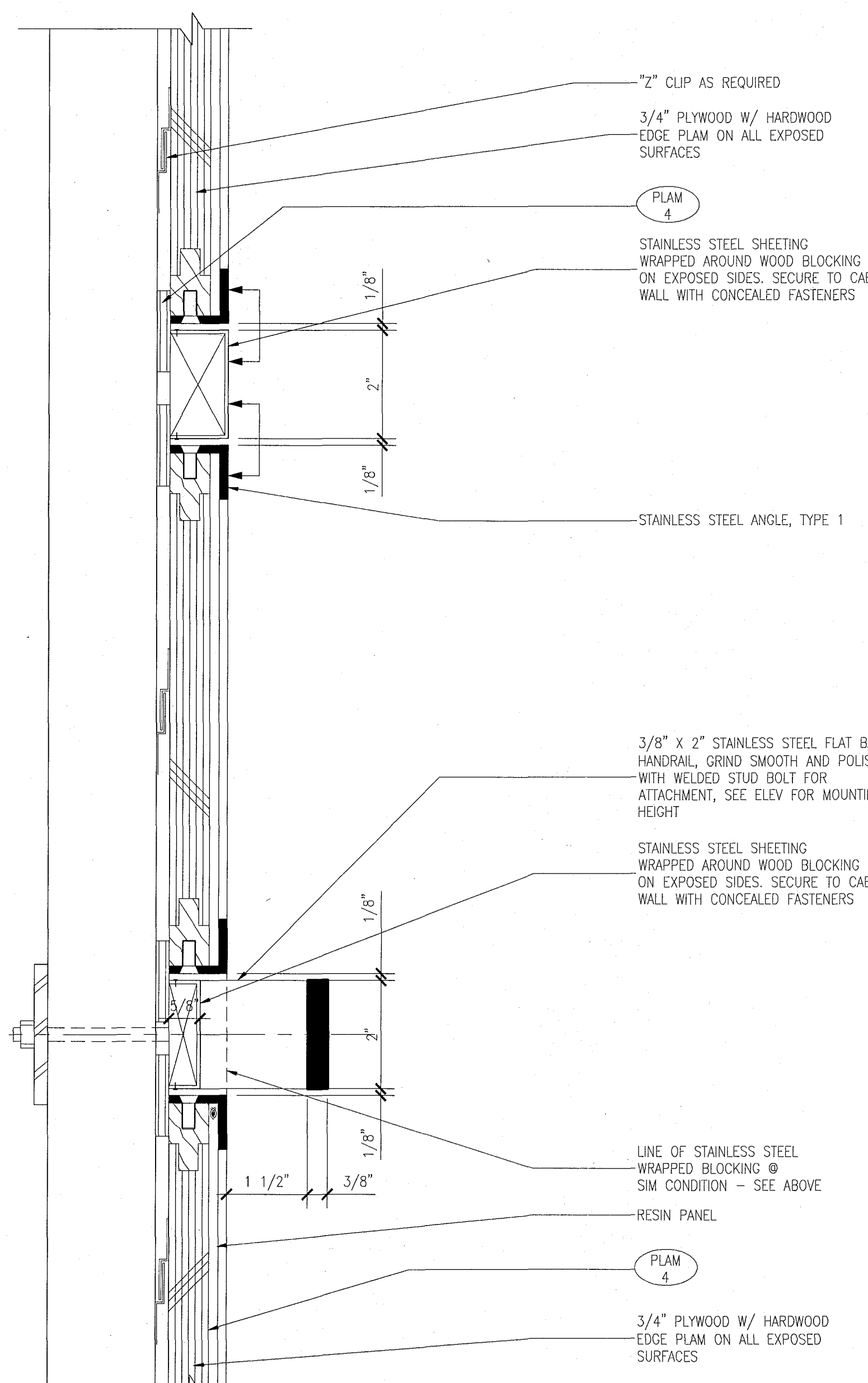
11 PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



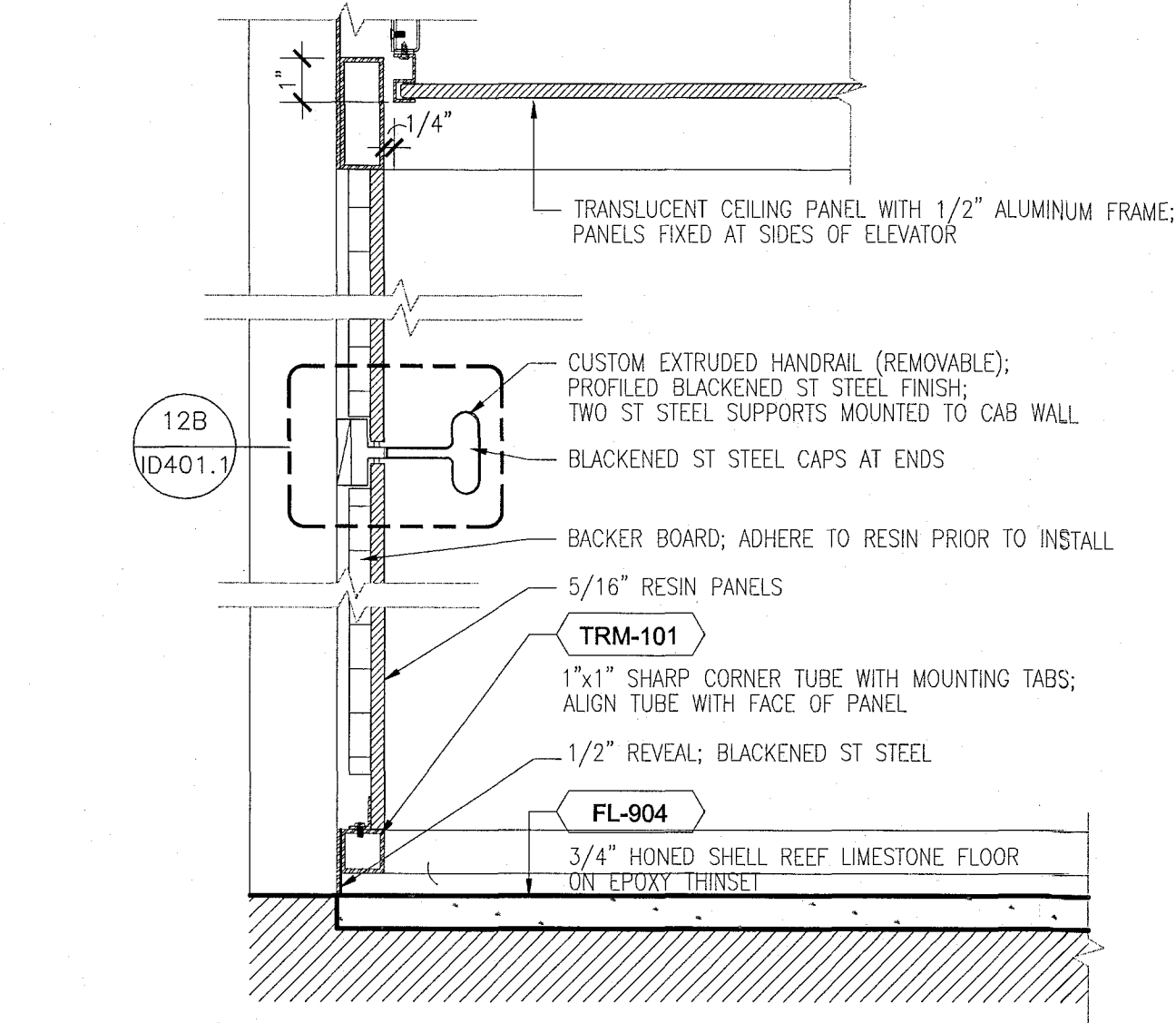
10 DETAIL @ ELEVATOR CAB CEILING
SCALE: 6" = 1'-0"



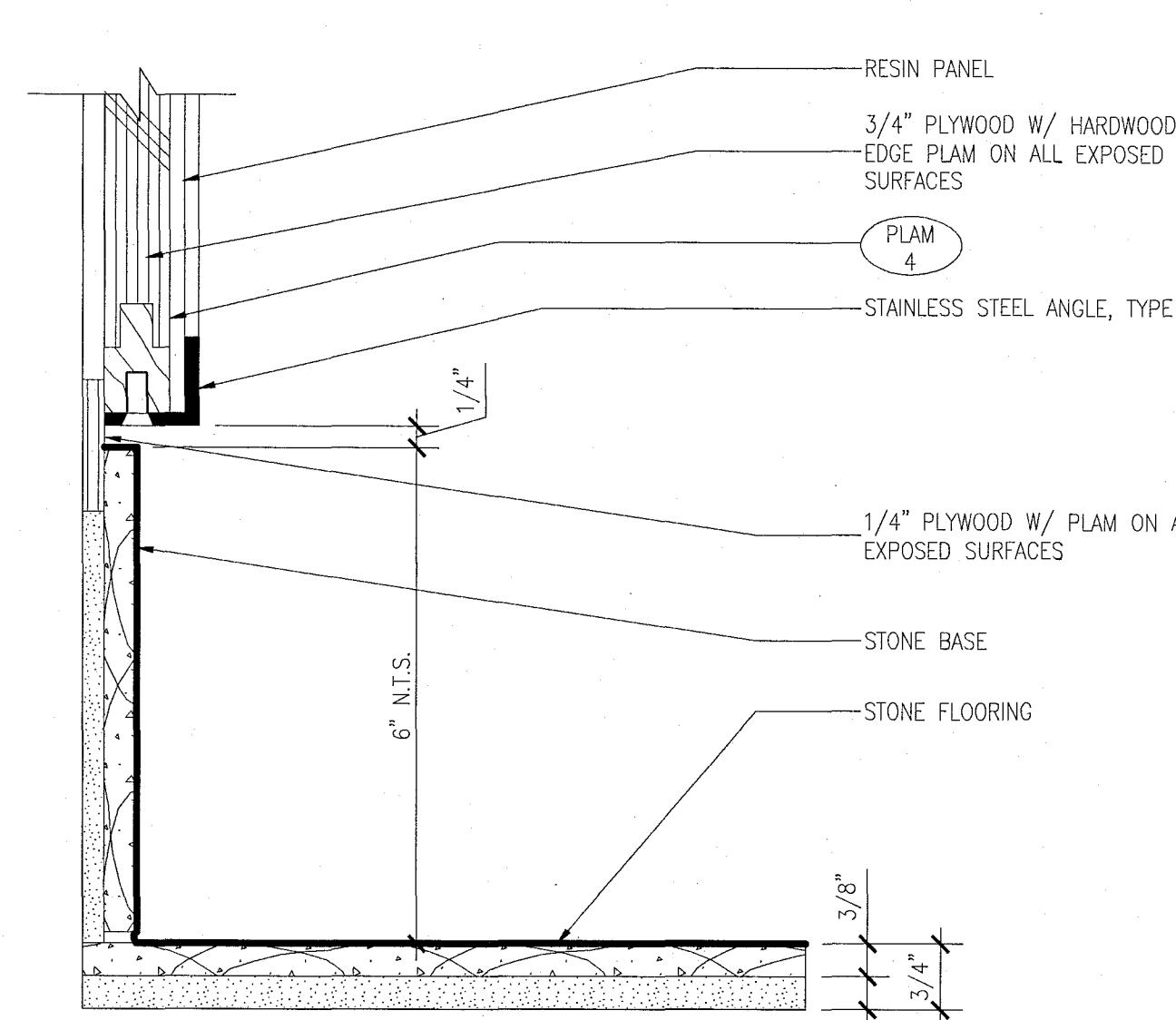
9 DETAIL @ ELEVATOR CAB PANEL REVEAL
SCALE: 6" = 1'-0"



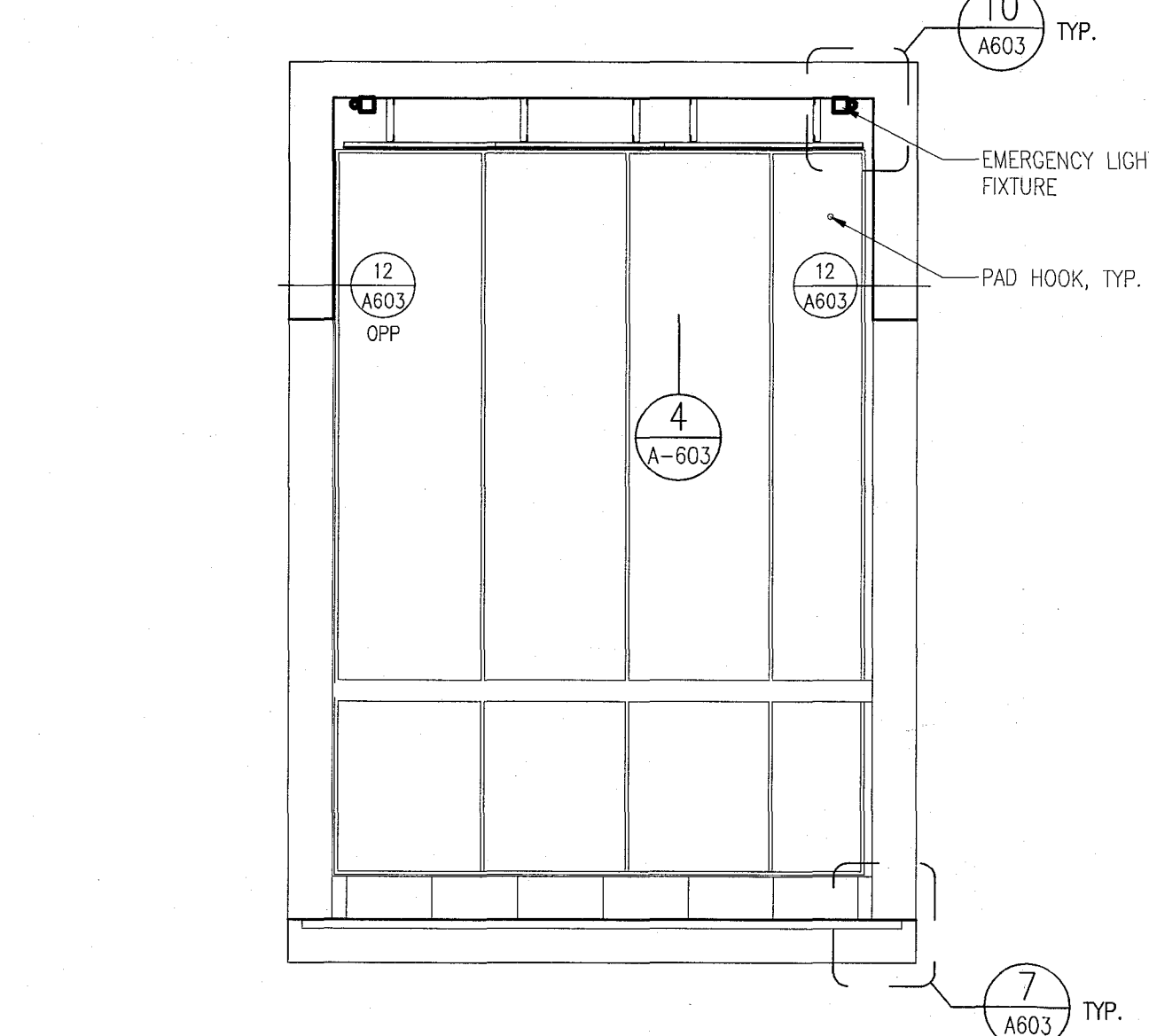
8 SECTION @ ELEVATOR CAB HAND RAIL & REVEAL
SCALE: 6" = 1'-0"



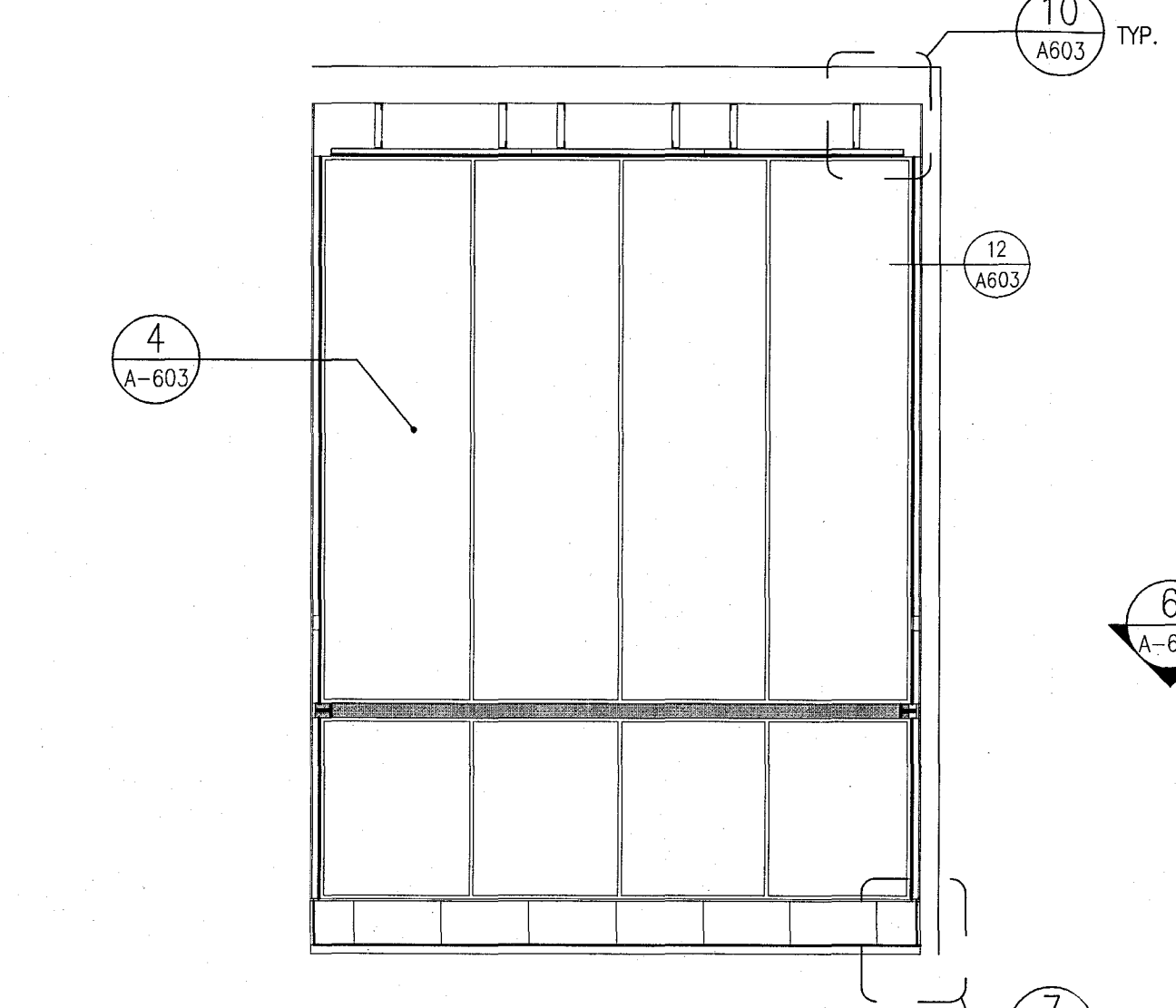
1 SECTION AT RESIN PANEL (PASSENGER)
SCALE: 3" = 1'-0"



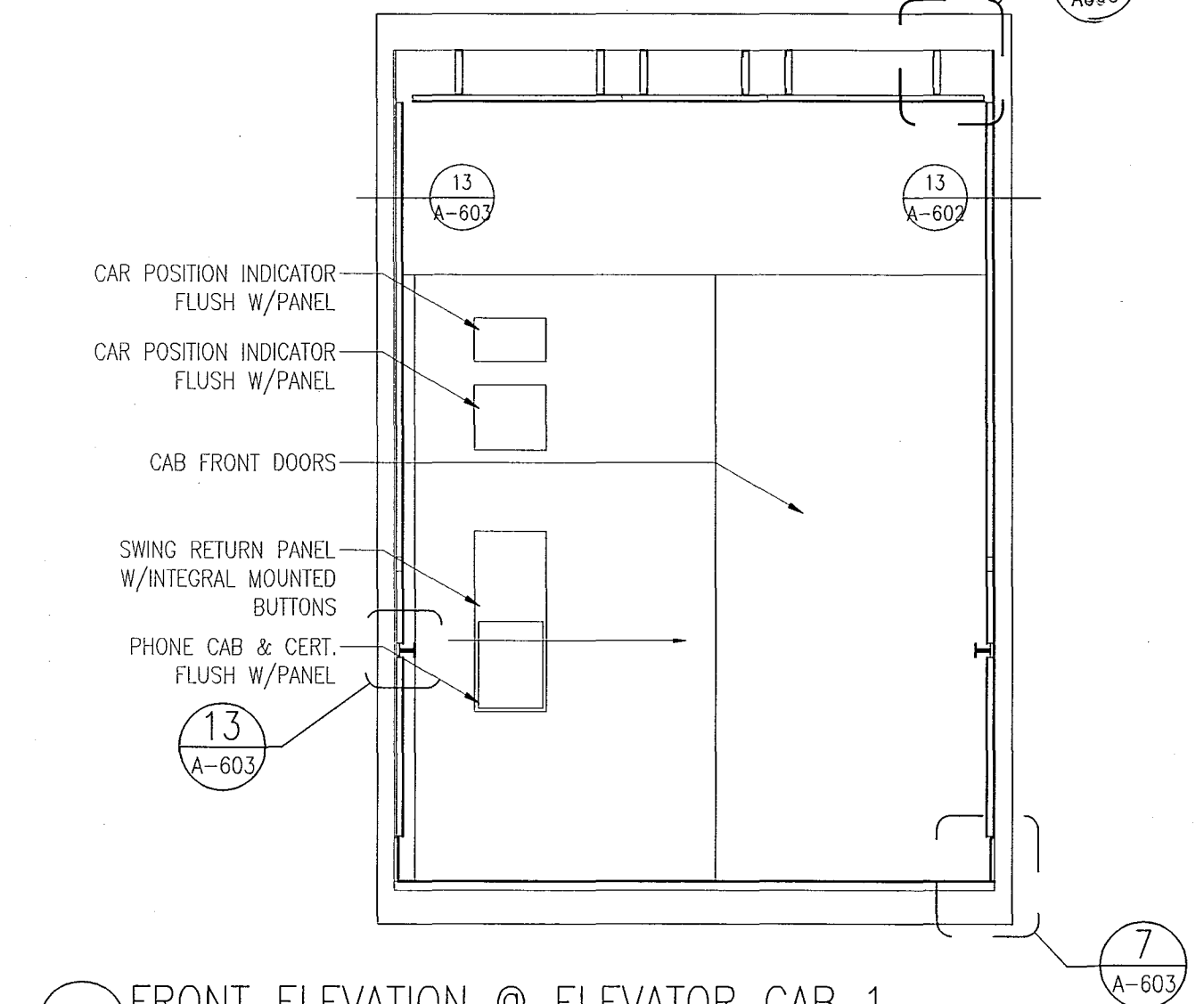
7 DETAIL @ ELEVATOR No.1 CAB BASE
SCALE: 6" = 1'-0"



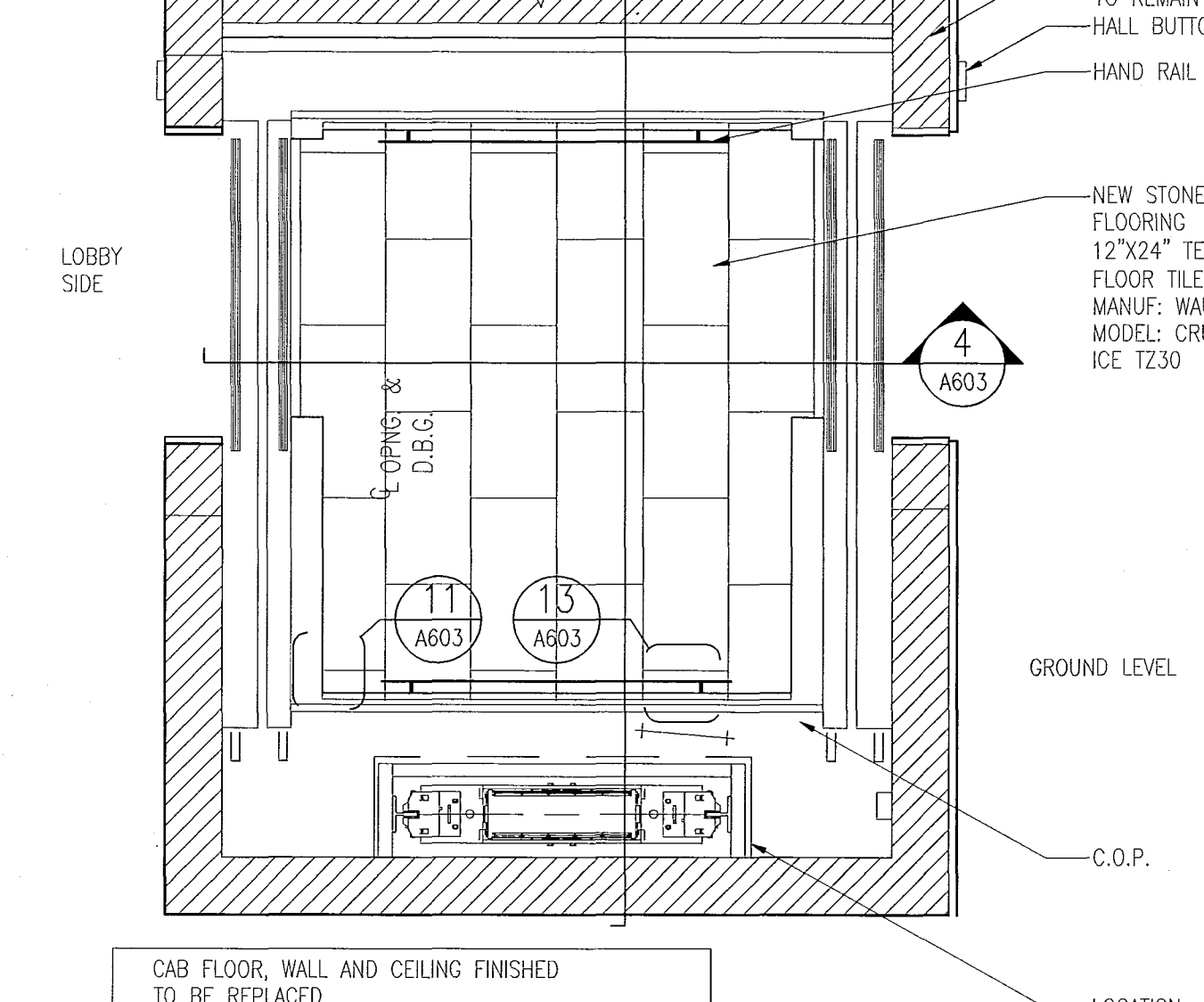
6 SIDE ELEVATION @ ELEVATOR CABS 1
SCALE: 1/2" = 1'-0"



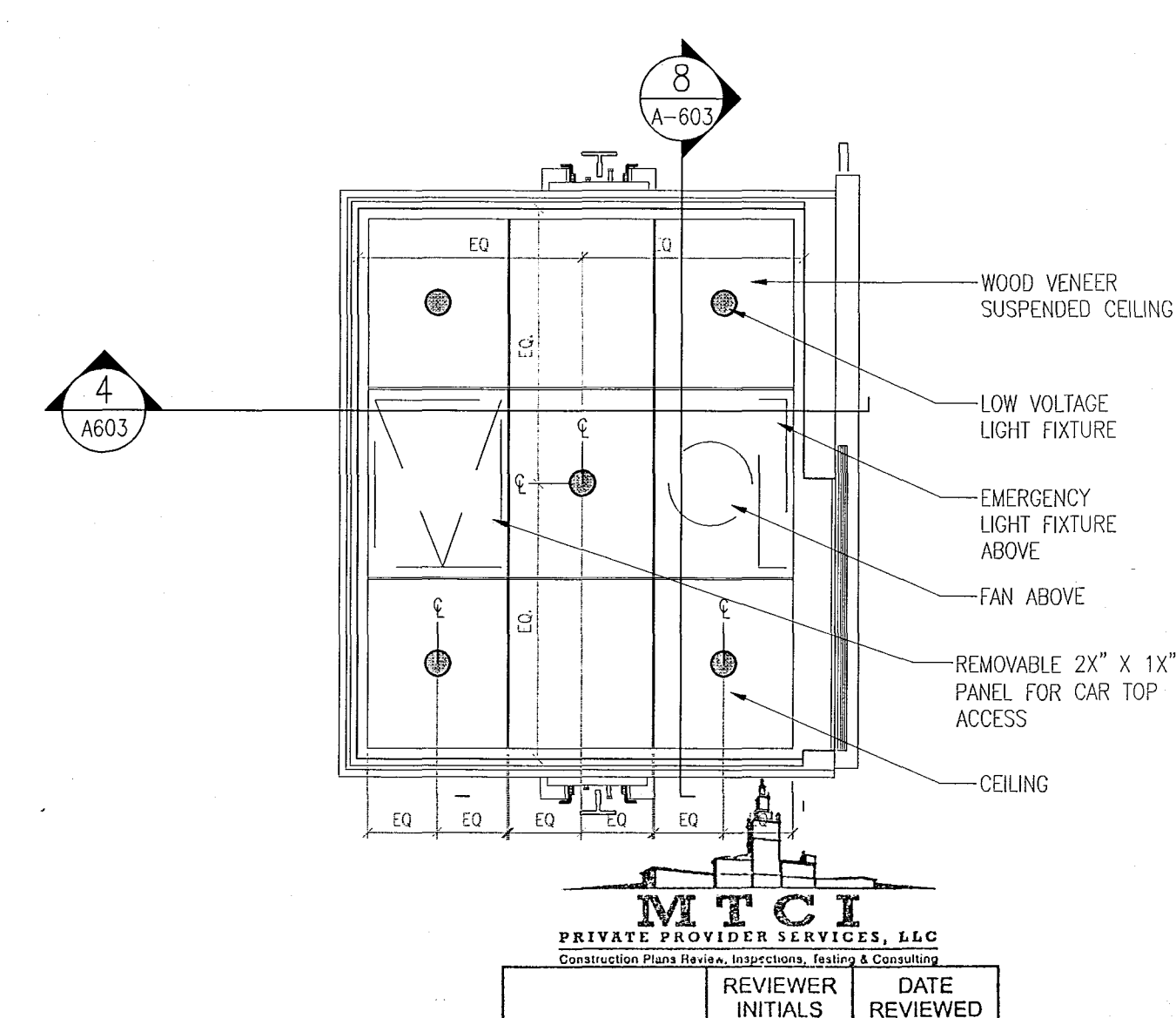
5 REAR ELEVATION @ ELEVATOR CABS 1 & 3
SCALE: 1/2" = 1'-0"



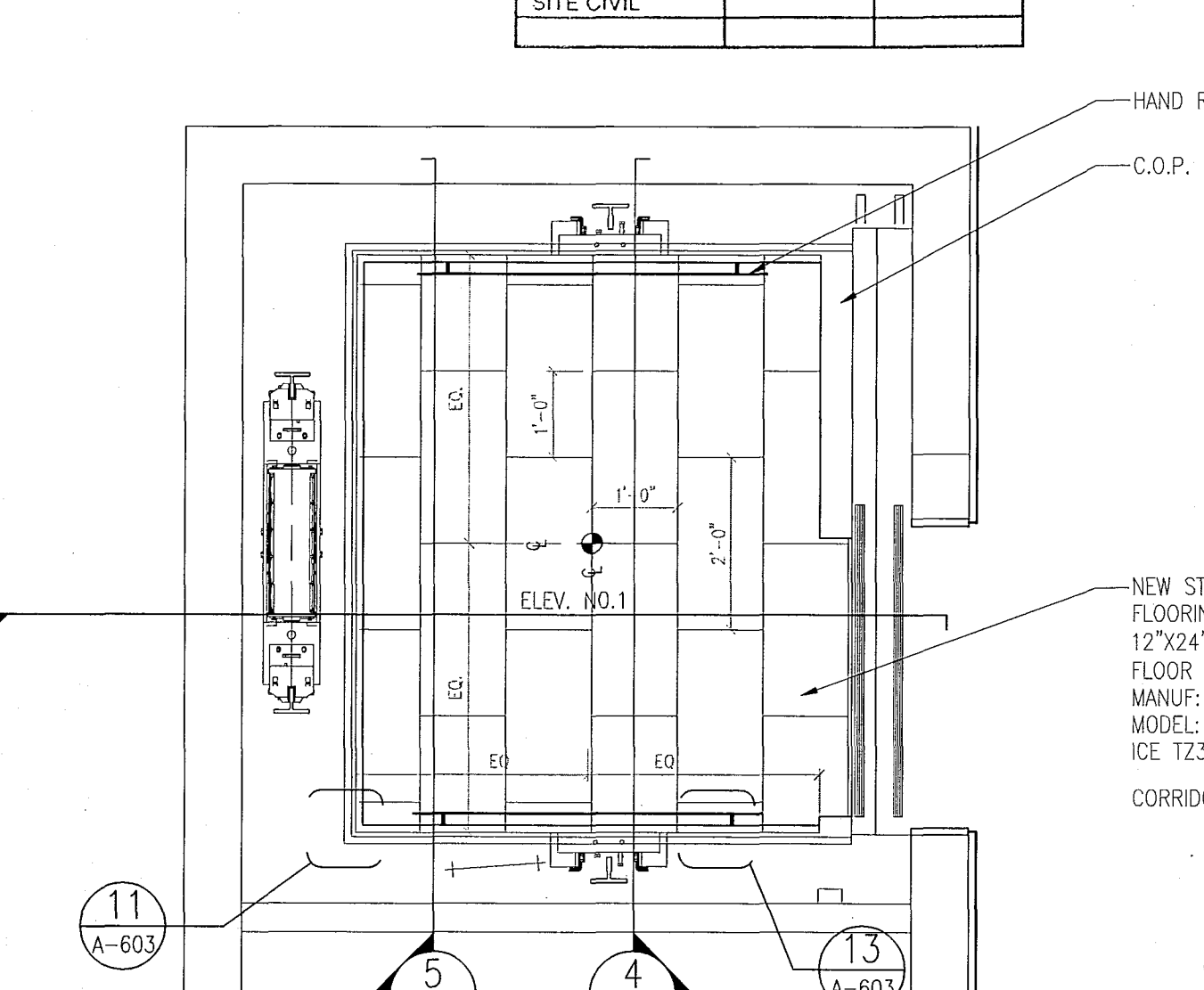
4 FRONT ELEVATION @ ELEVATOR CAB 1
SCALE: 1/2" = 1'-0"



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



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



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

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Architecture Interiors Planning

Jonathan Cardello

13036.00

FEBRUARY 18, 2014

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

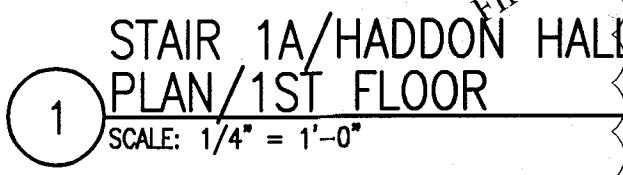
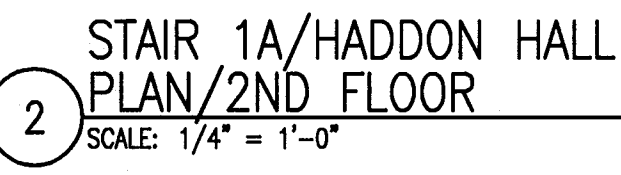
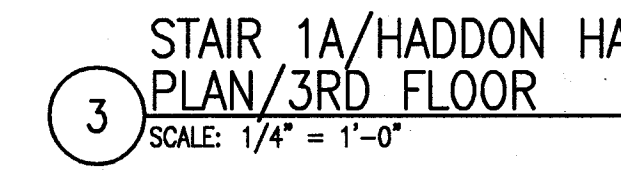
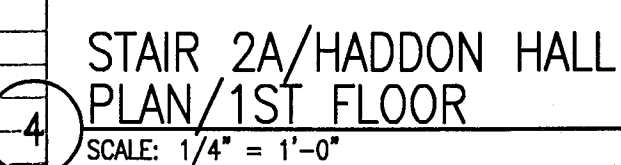
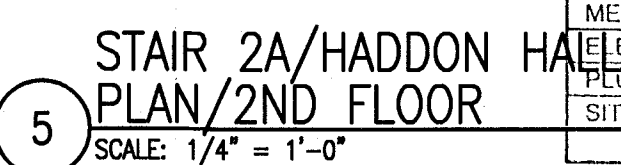
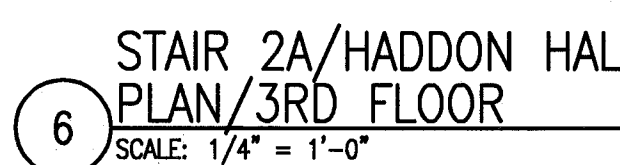
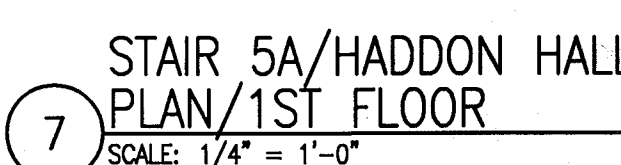
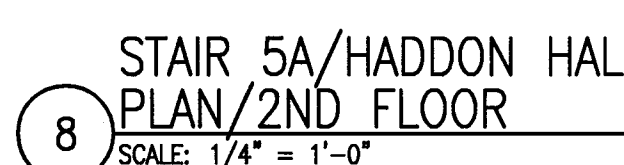
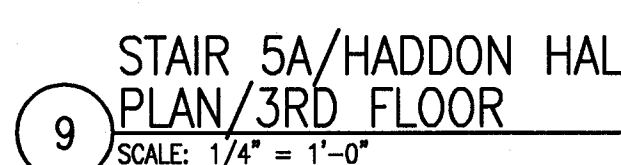
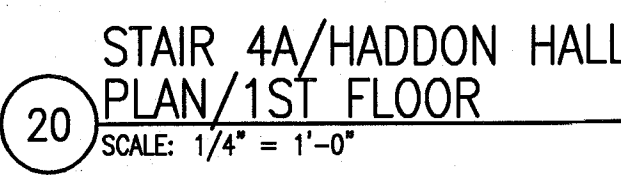
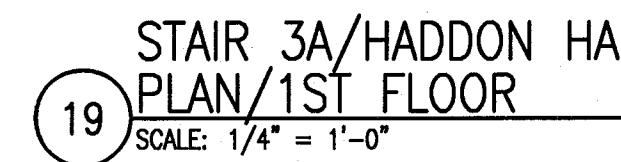
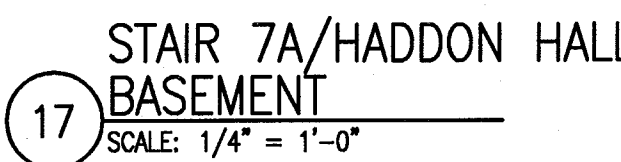
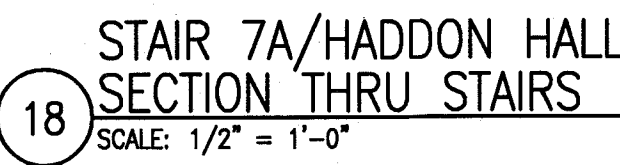
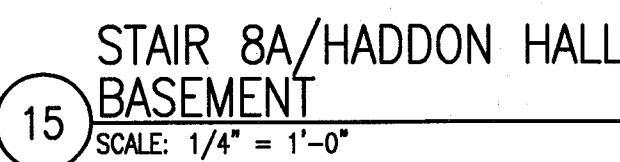
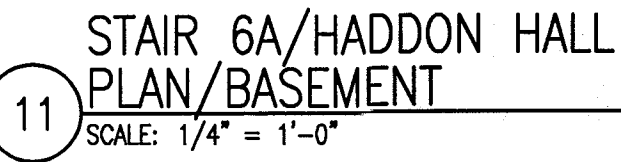
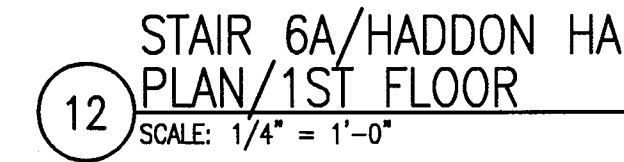
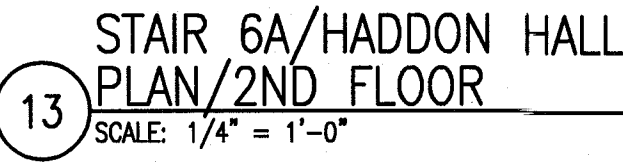
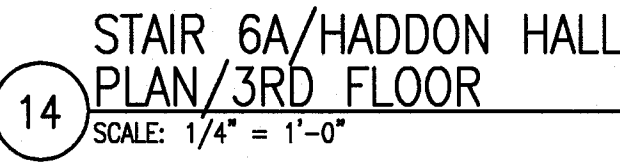
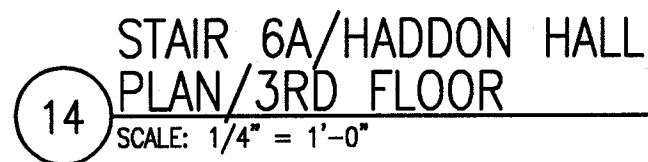
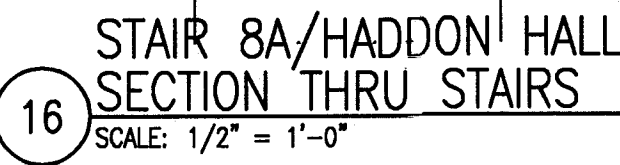
SHEET TITLE

STAIR PLANS AT HADDON HALL

SHEET NUMBER

A611

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

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6-22-14
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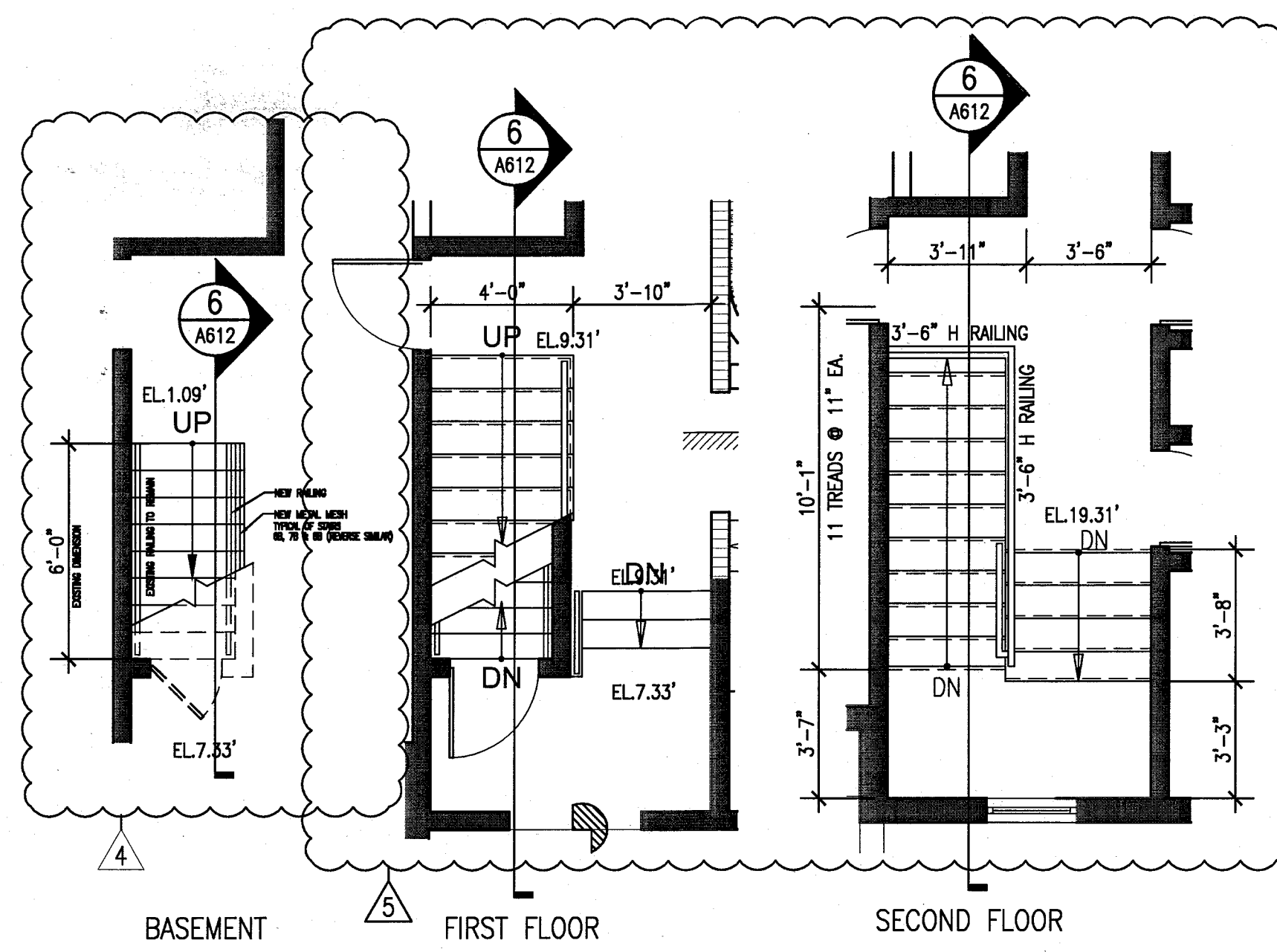
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STAIR PLANS AT CAMPTON

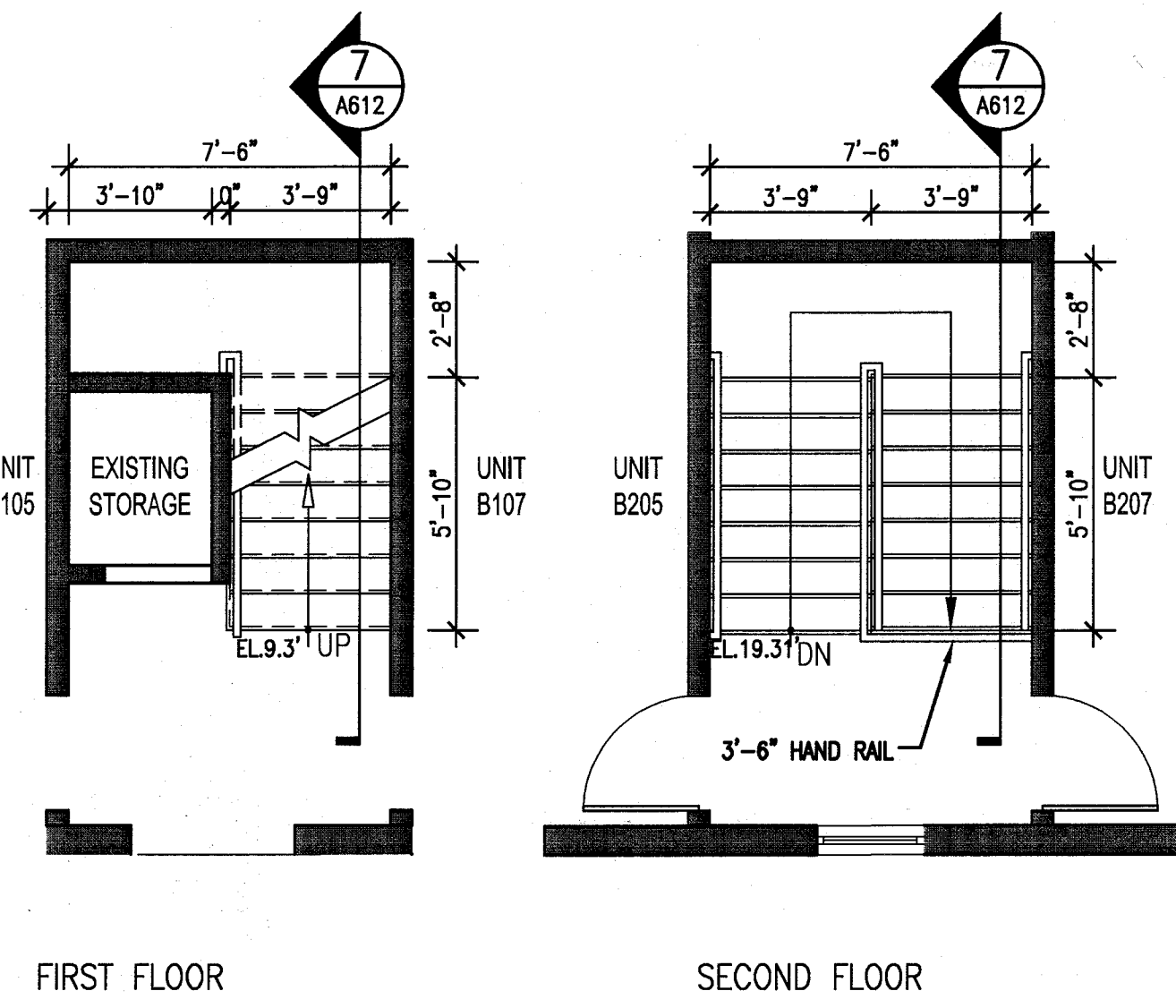
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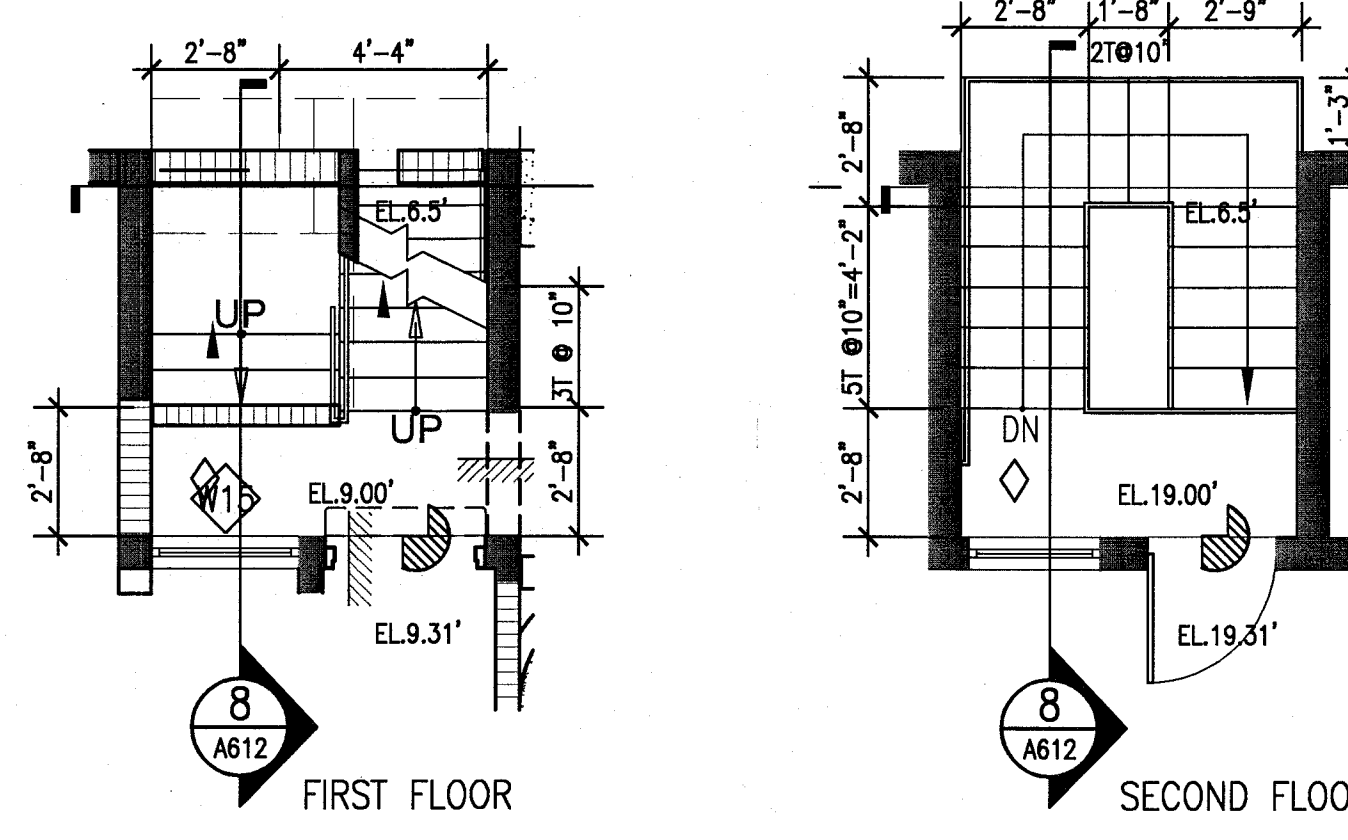
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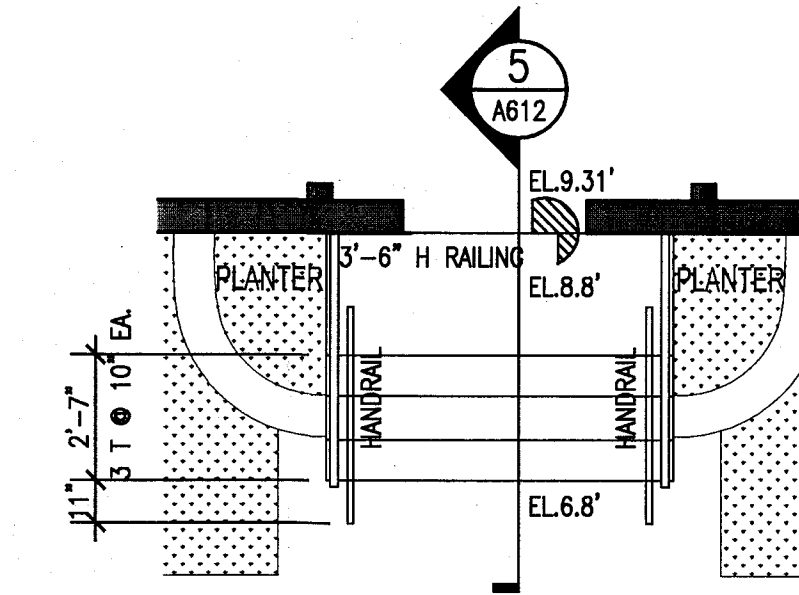
1 STAIR 6B & 11B (4B & 7B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



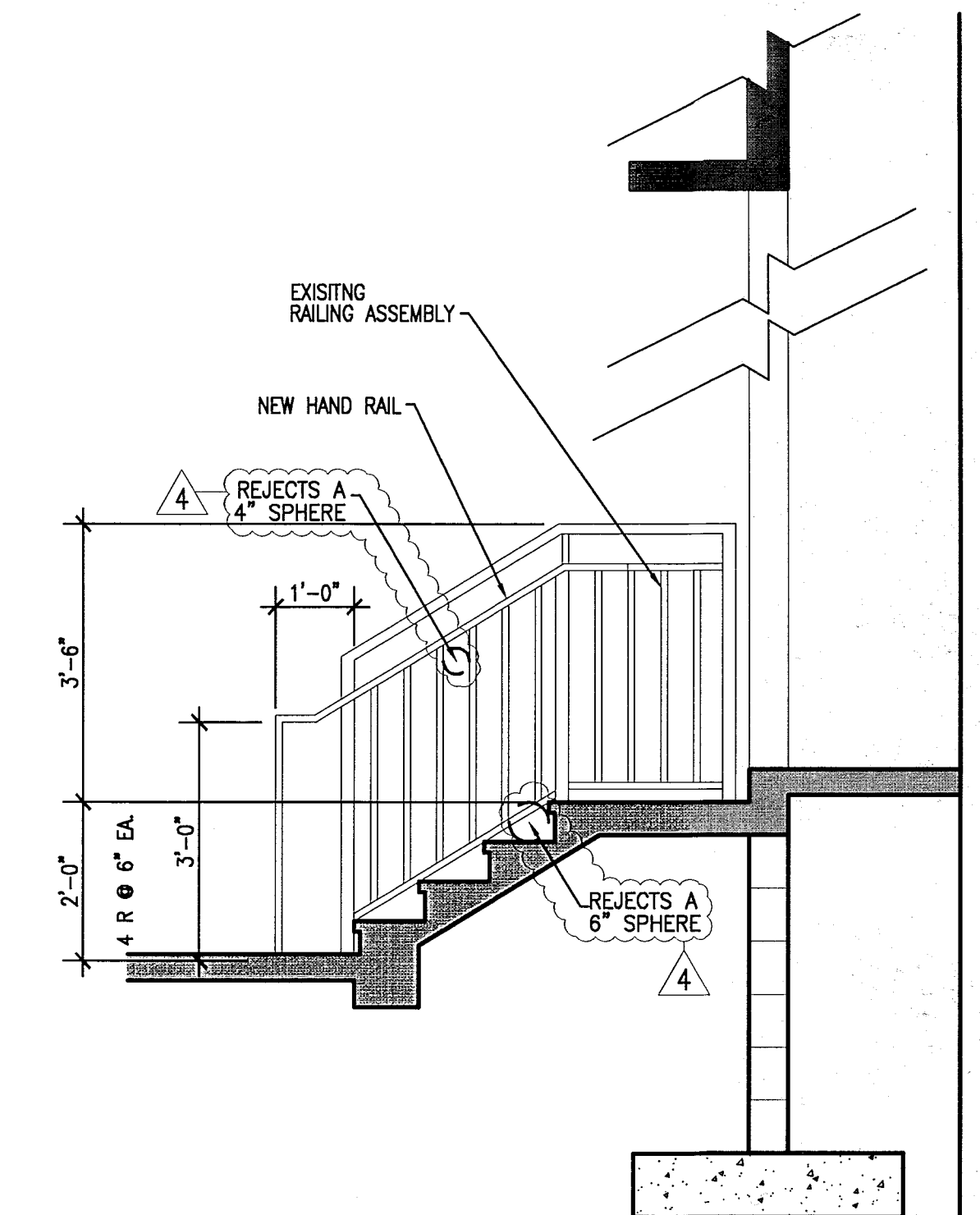
2 STAIR 5B & 10B
CAMPTON/ PLAN
SCALE: 1/4" = 1'-0"



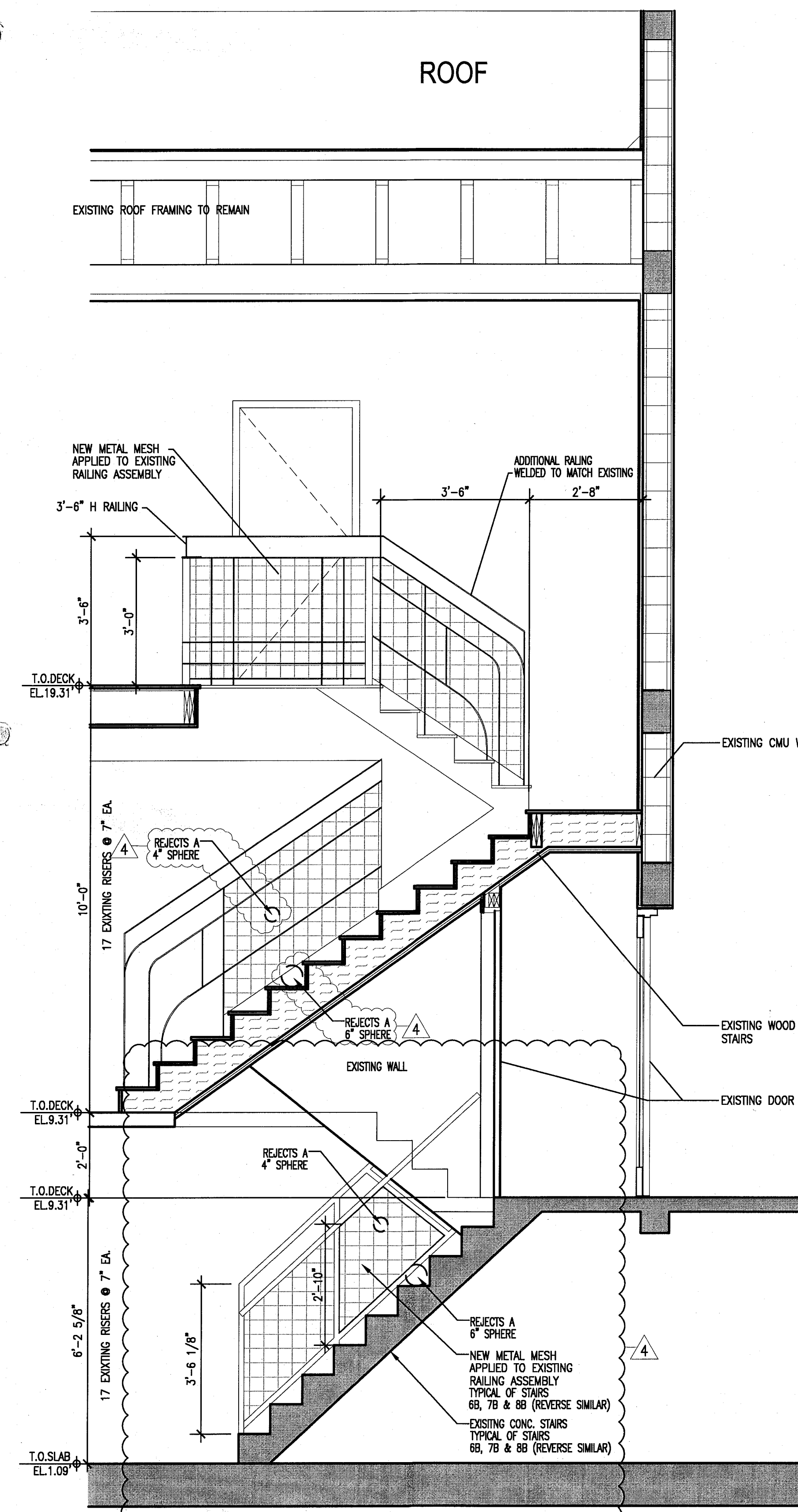
3 STAIR 1B, 3B & 9B (2B, 8B & 12B REV.SIM.)
CAMPTON/ PLANS
SCALE: 1/4" = 1'-0"



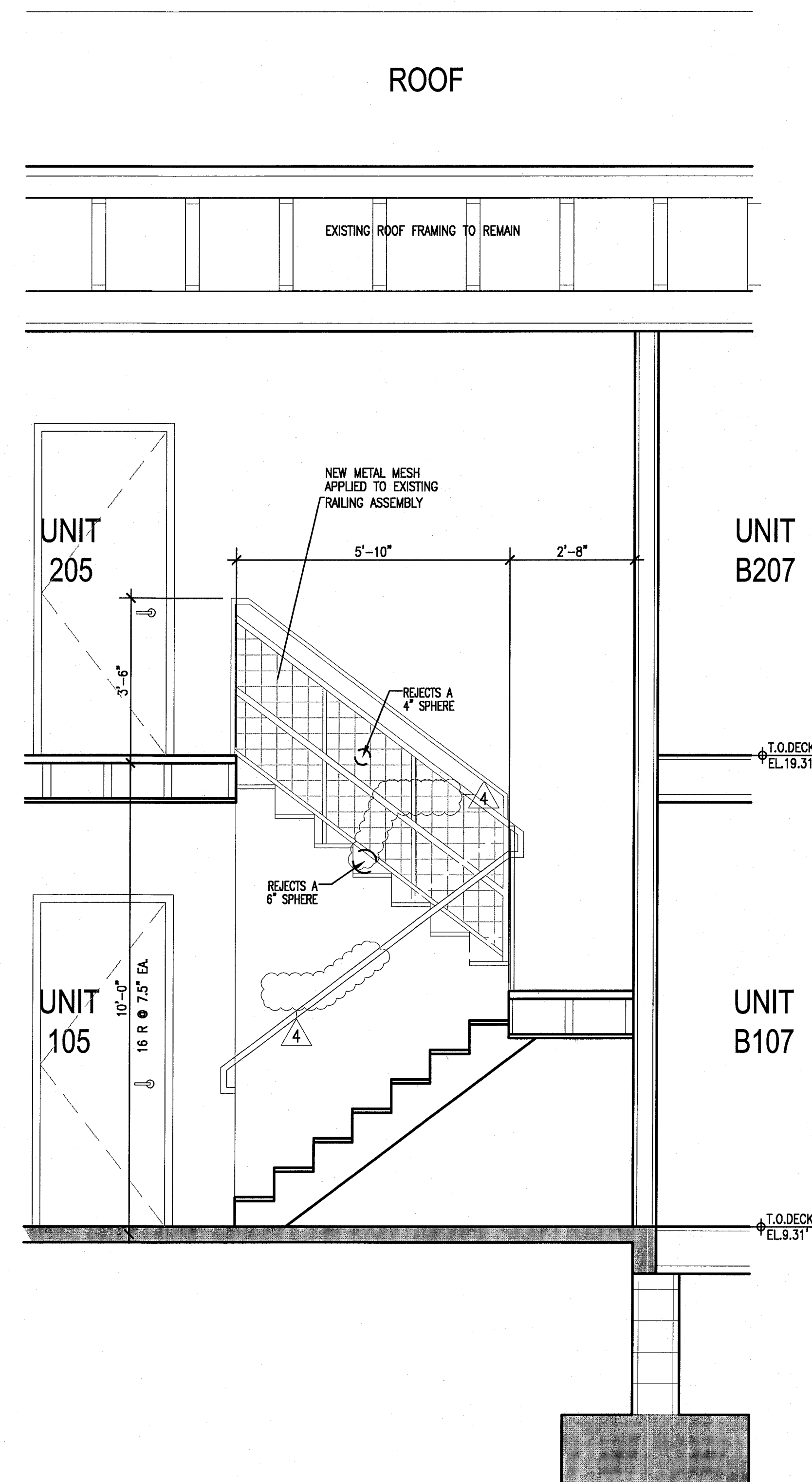
4 CAMPTON ENTRY STAIRS
PLAN
SCALE: 1/4" = 1'-0"



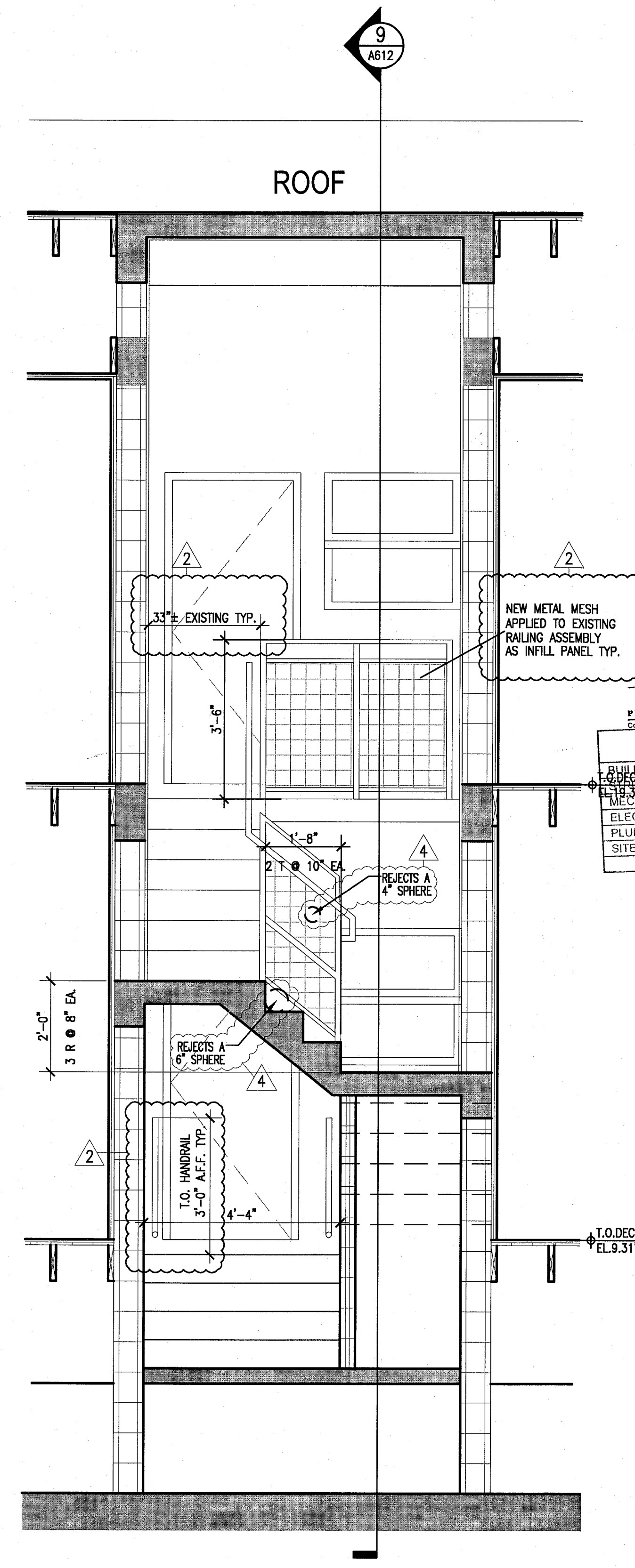
5 CAMPTON ENTRY STAIR
SECTION
SCALE: 1/2" = 1'-0"



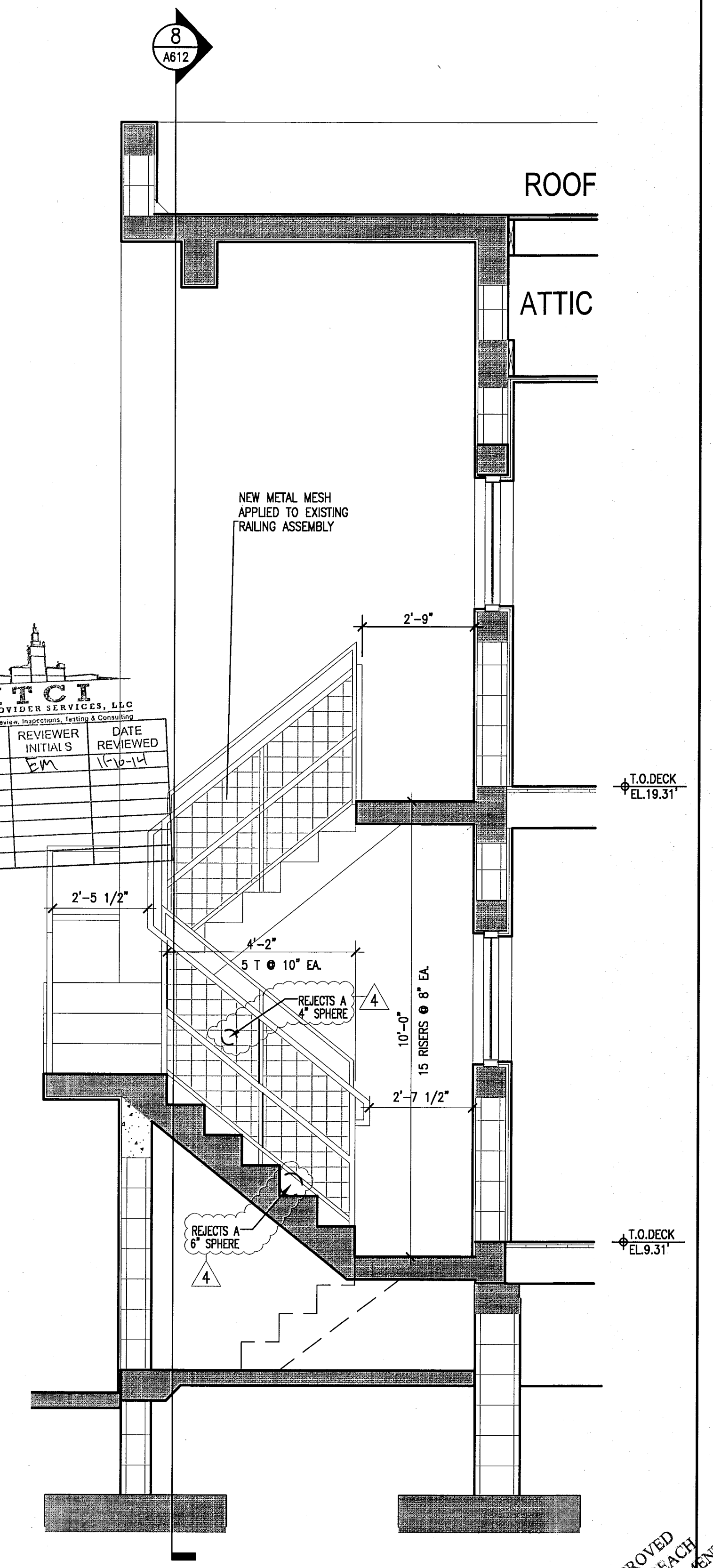
6 SECTION THRU STAIRS
6B & 11B AT CAMPTON
SCALE: 1/2" = 1'-0"



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



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



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

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1	POOL SUITES WALLS	04-09-2014

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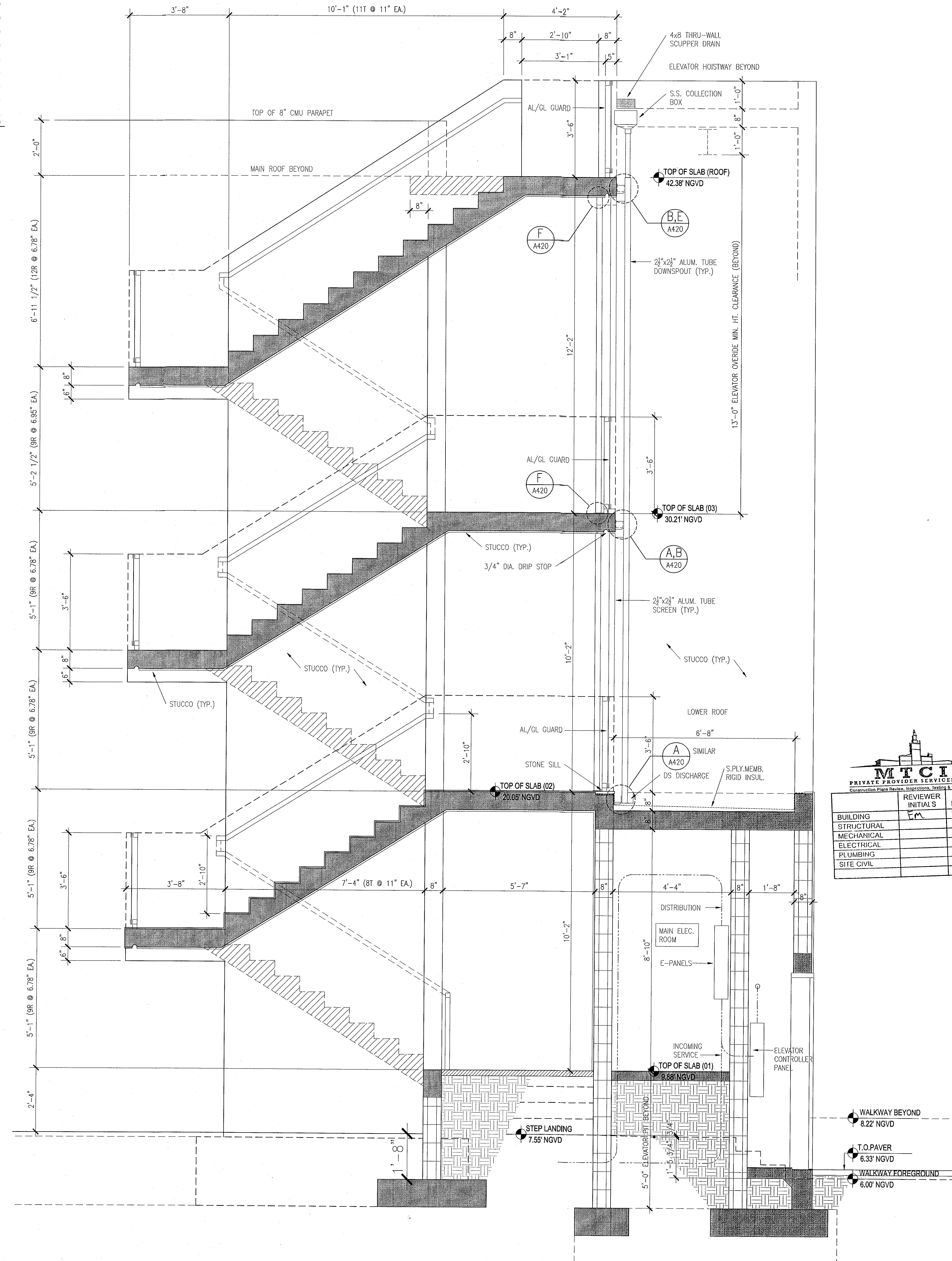
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SECTIONS THRU STAIRS #1 & #2 POOL SUITES (C)

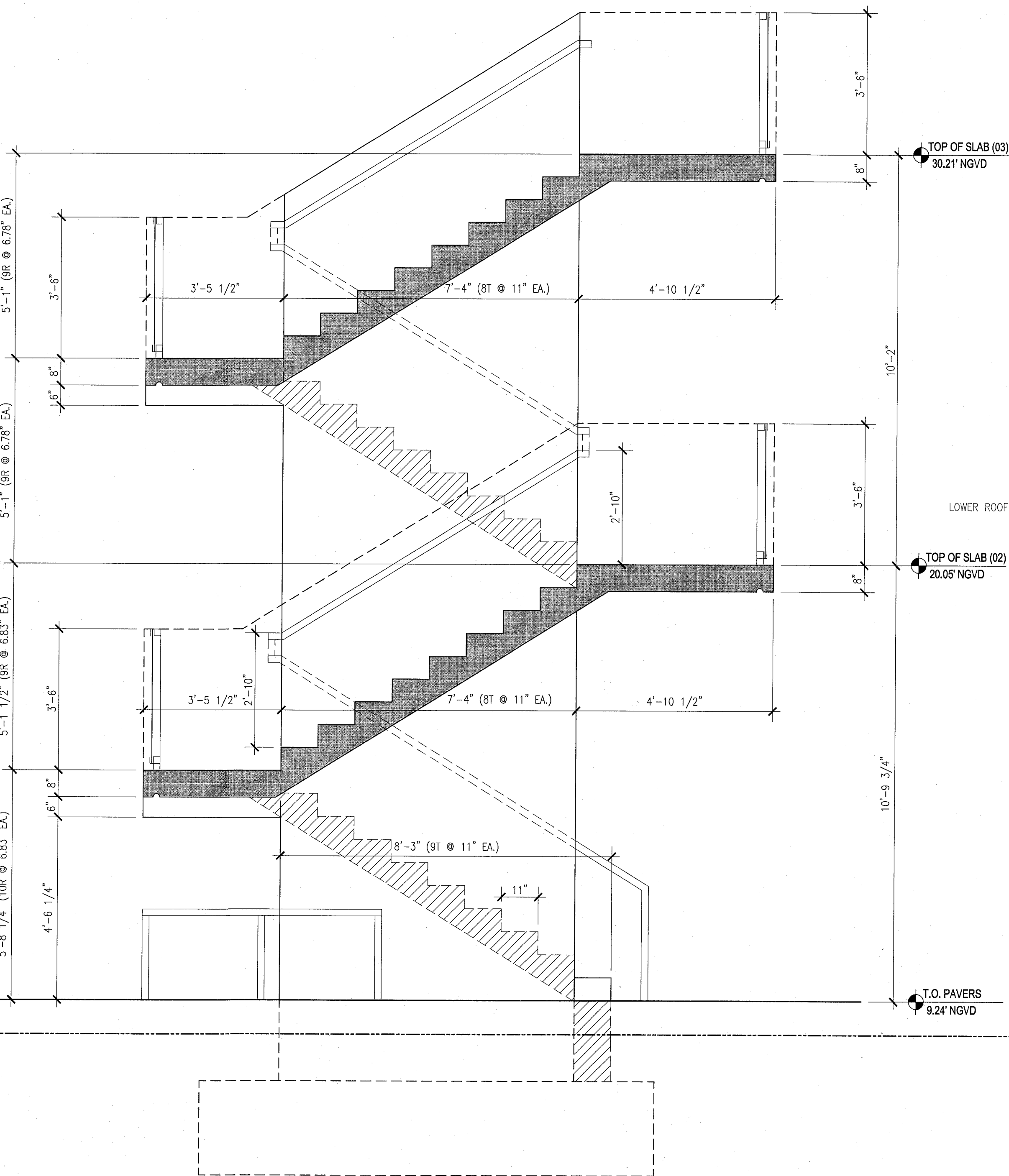
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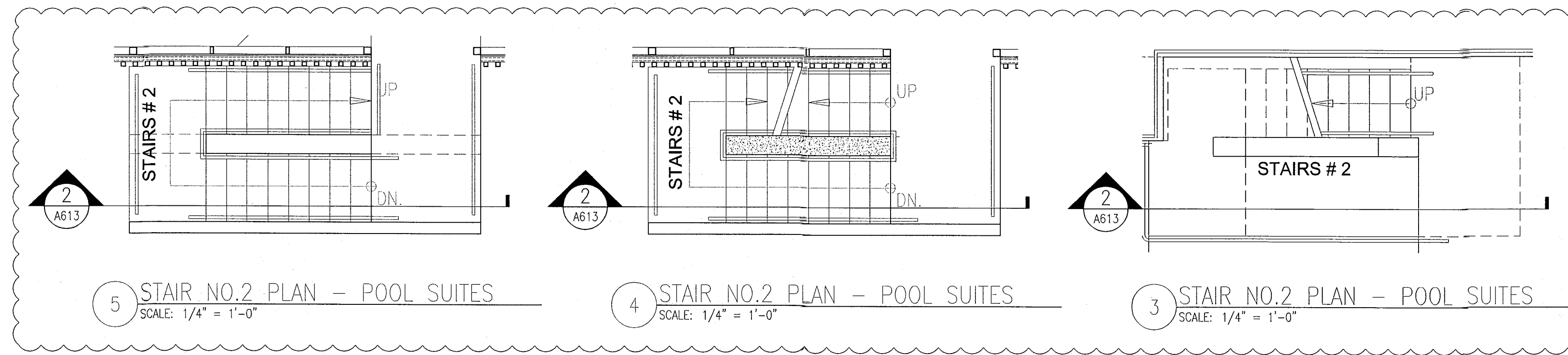
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1 STAIR NO.1 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"



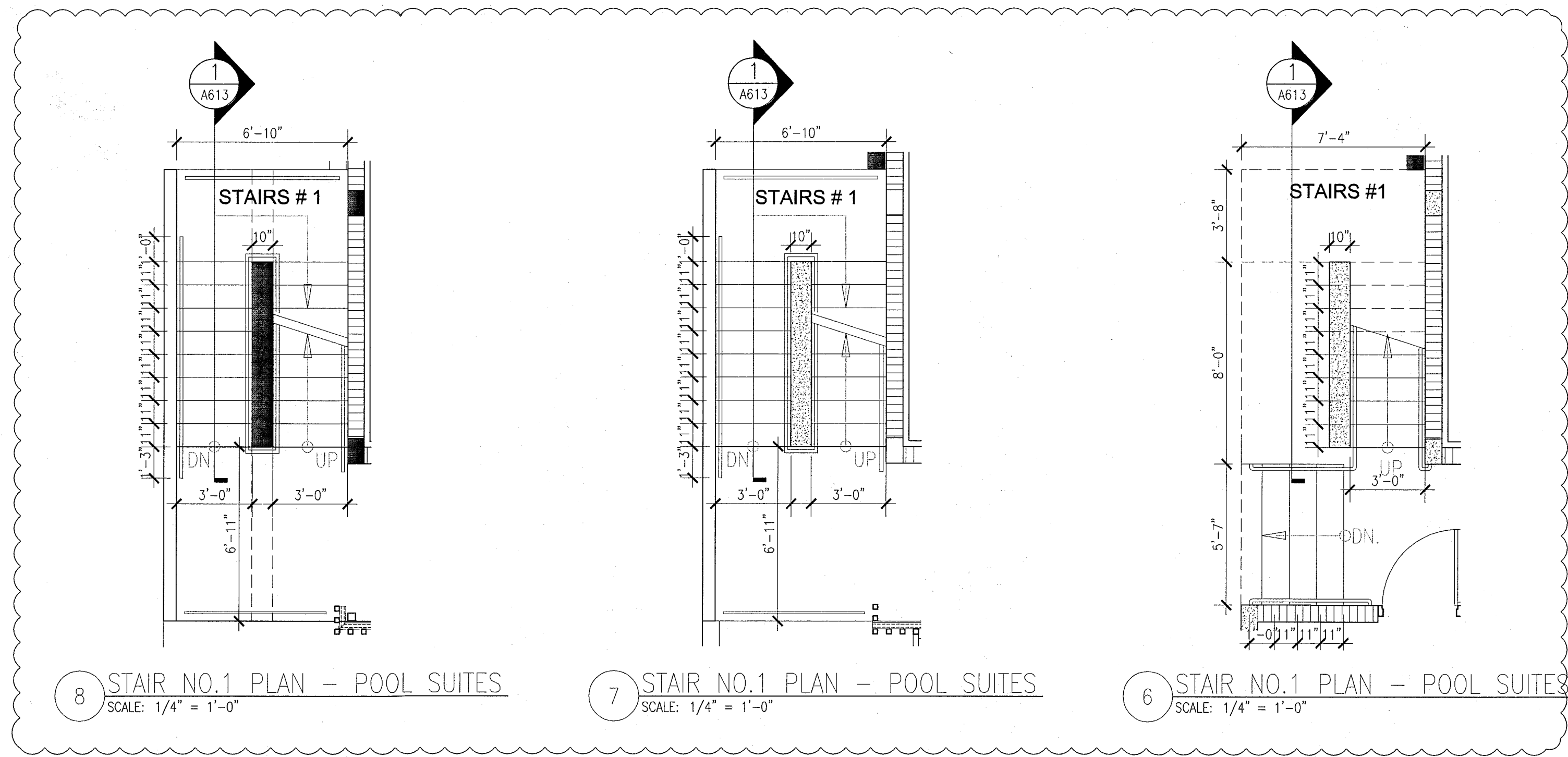
2 STAIR NO.2 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"



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

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

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



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

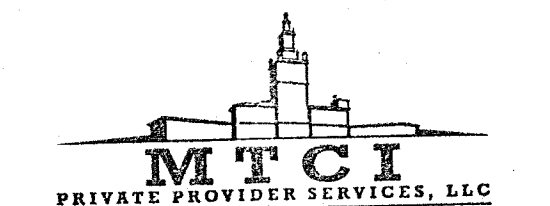
7 STAIR NO.1 PLAN - POOL SUITES
SCALE: 1/4" = 1'-0"

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

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



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

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Johathan Cardello
Lic. # AR93591

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ISSUE DATE: FEBRUARY 18, 2014
SCALE: AS NOTED

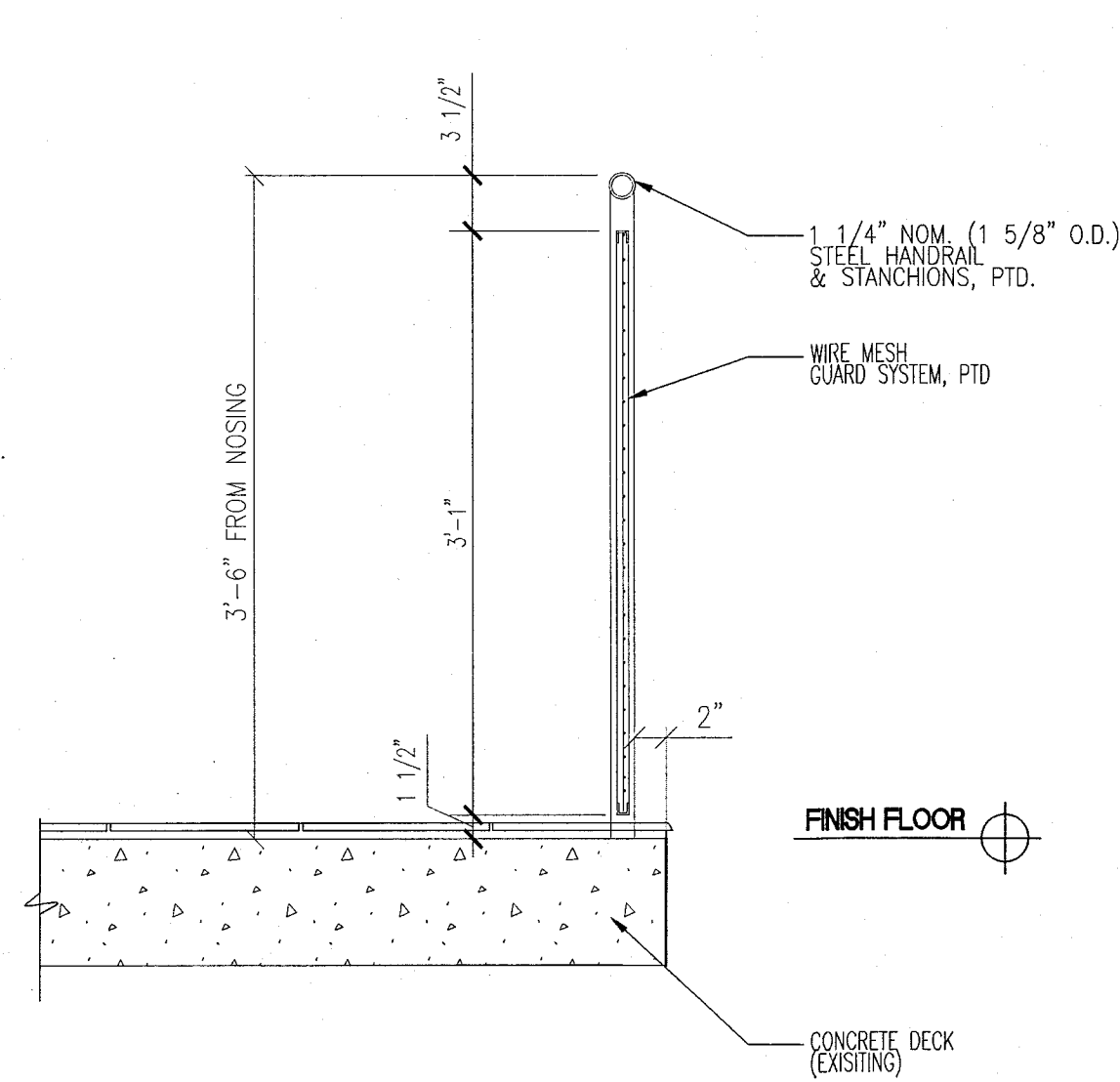
SHEET TITLE

STAIR TYP. DETAILS

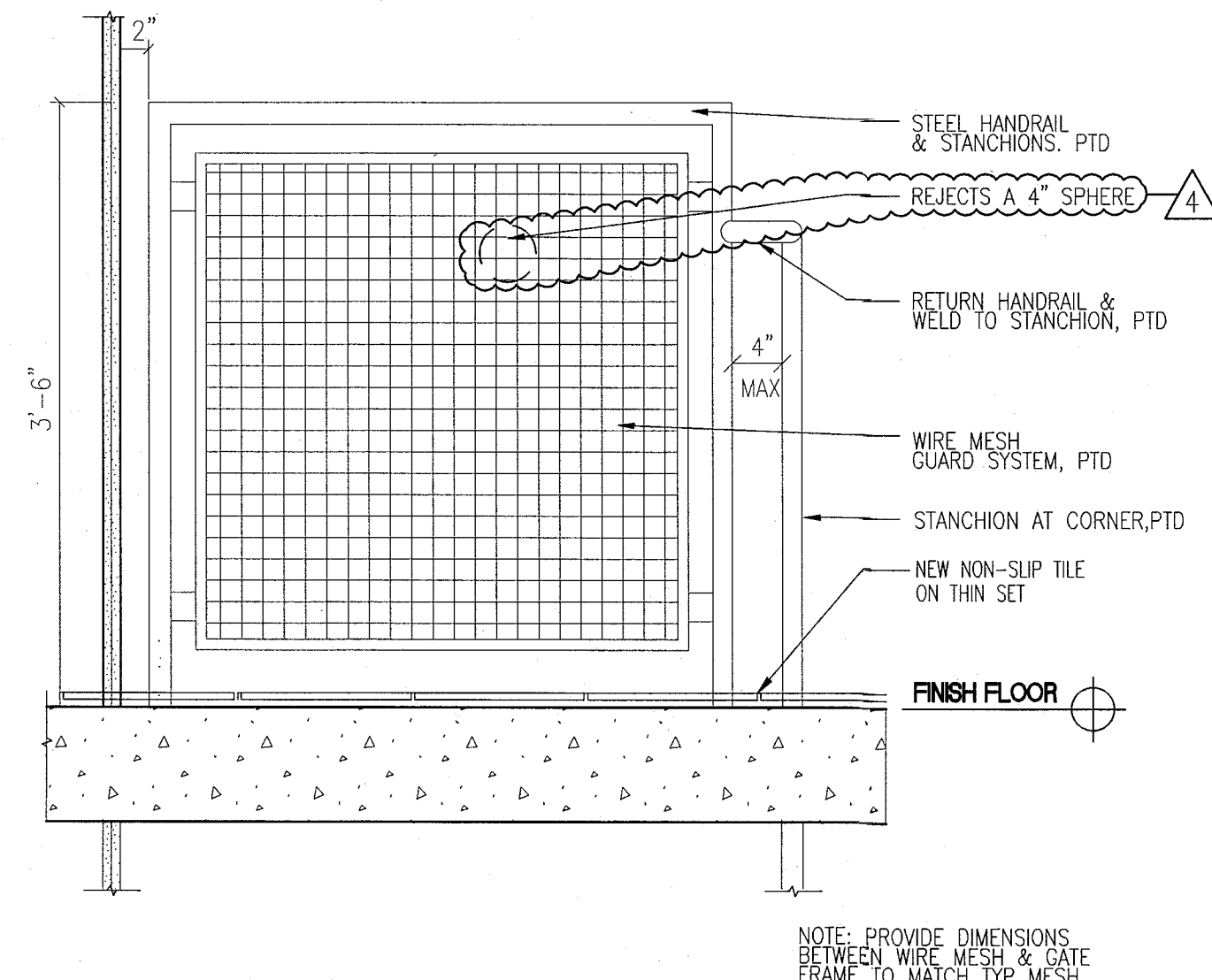
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A617

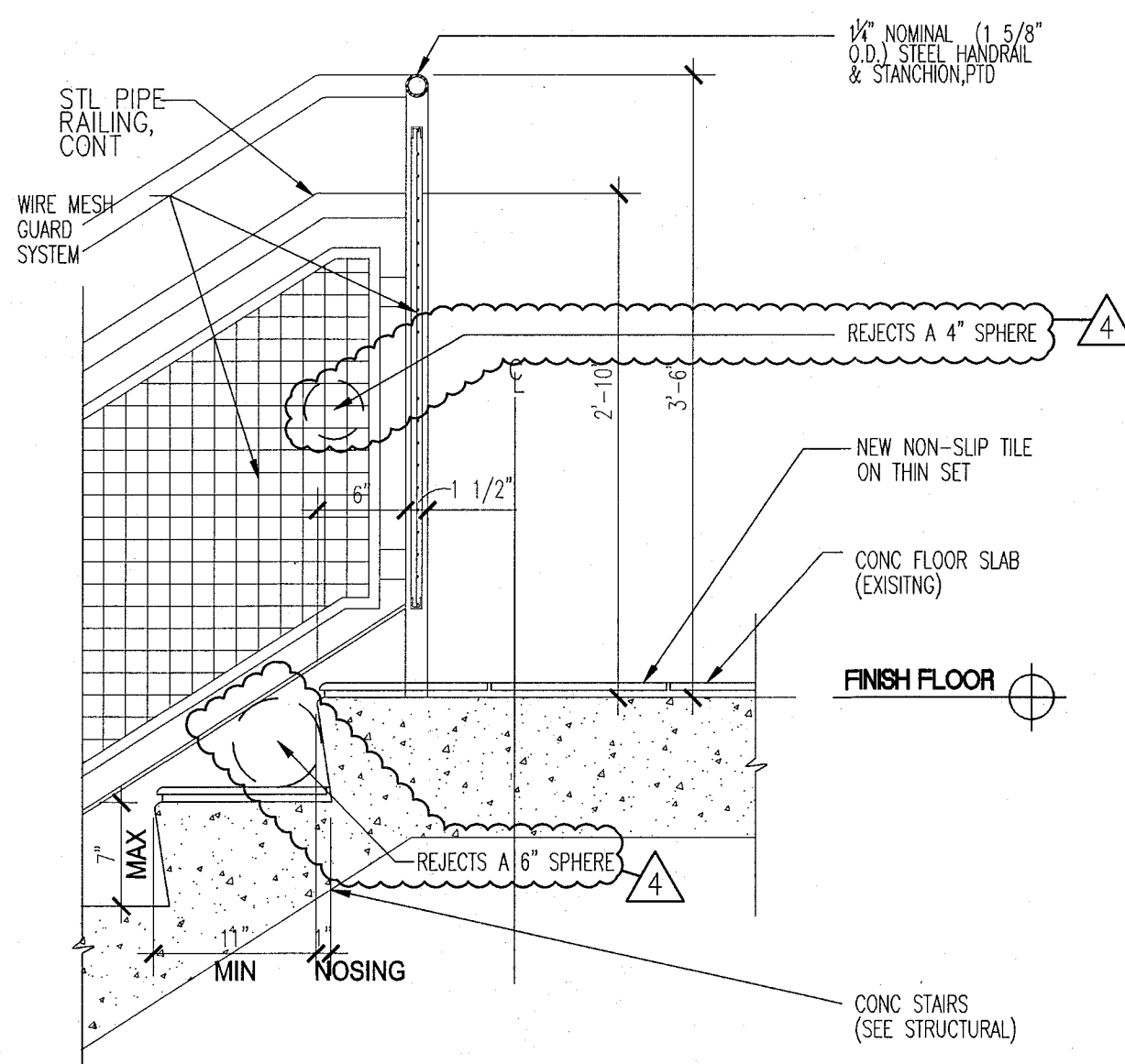
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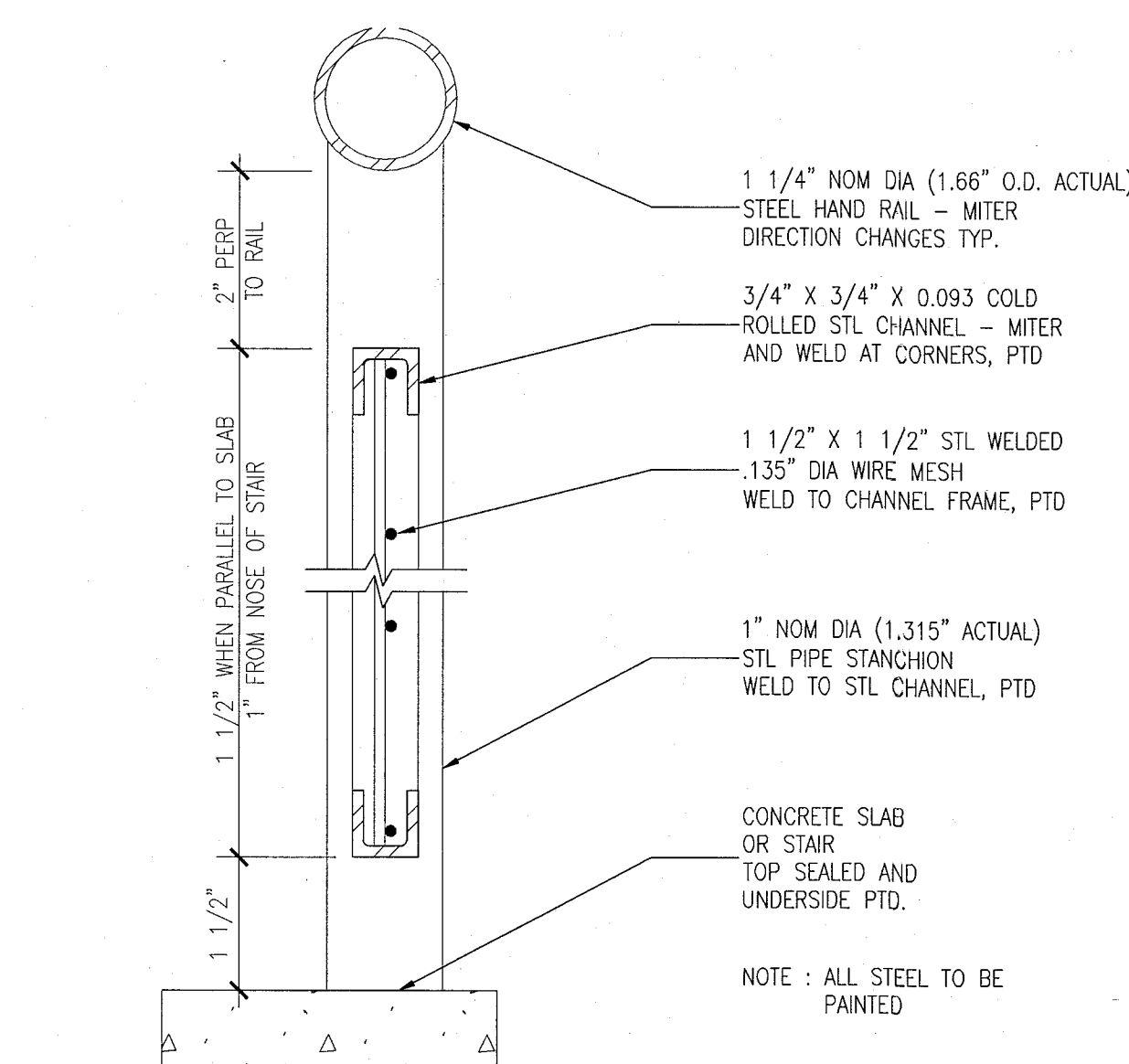
11 SECTION AT TOP BALCONY
SCALE: 1" = 1'-0"



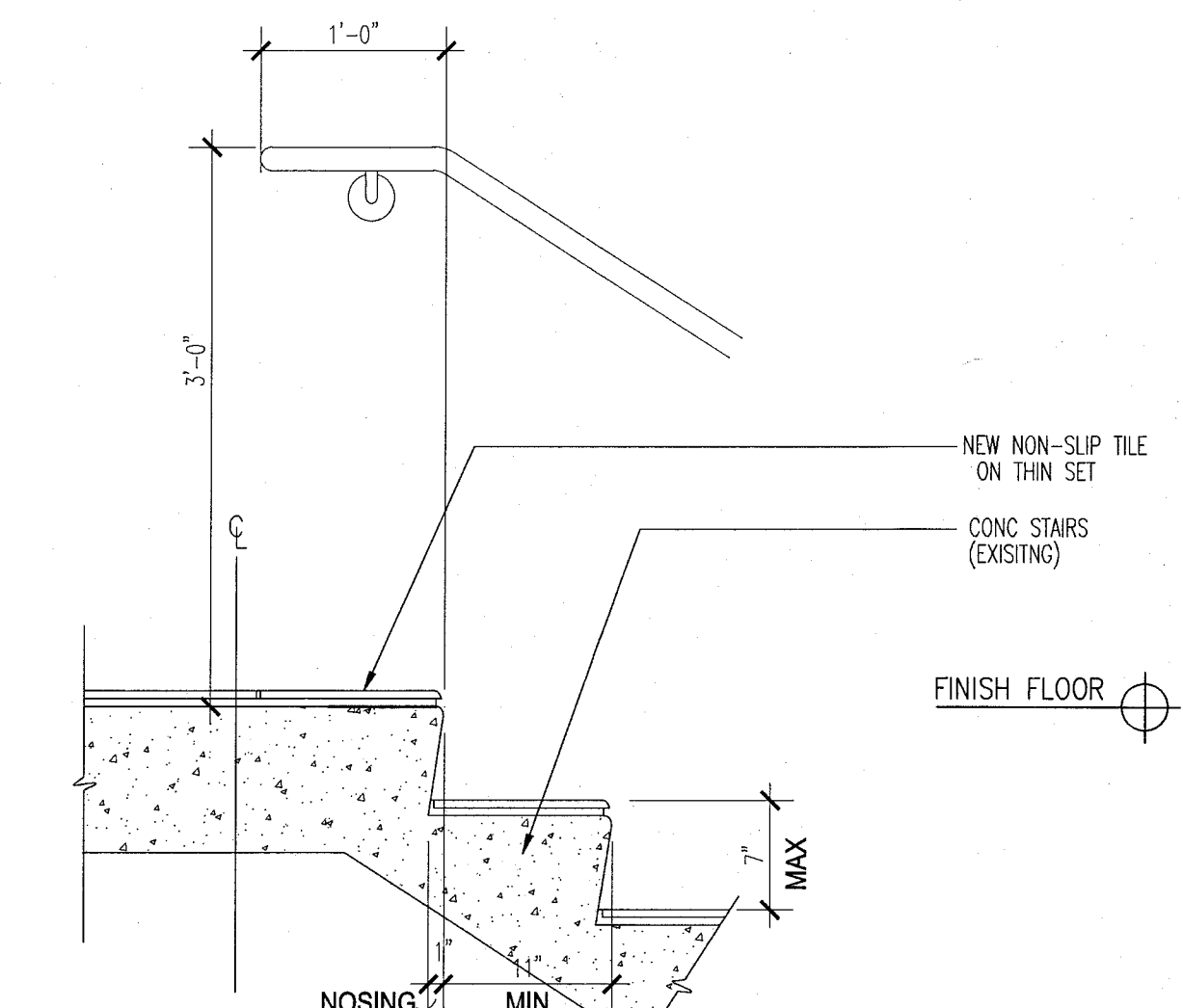
6 GUARDRAIL AT TOP LANDING
SCALE: 1" = 1'-0"



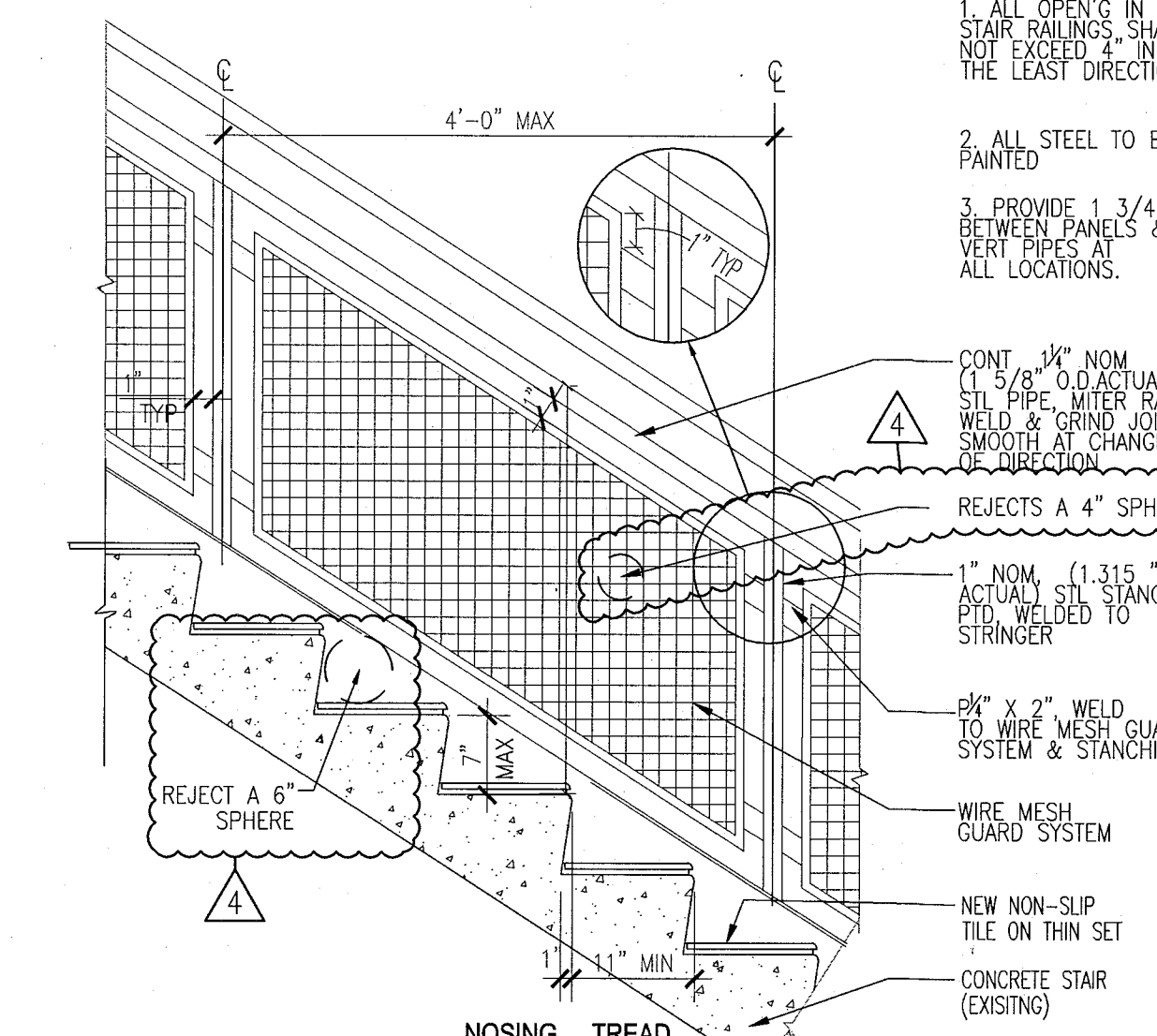
9 DETAIL AT TOP LANDING BALCONY
SCALE: 1" = 1'-0"



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

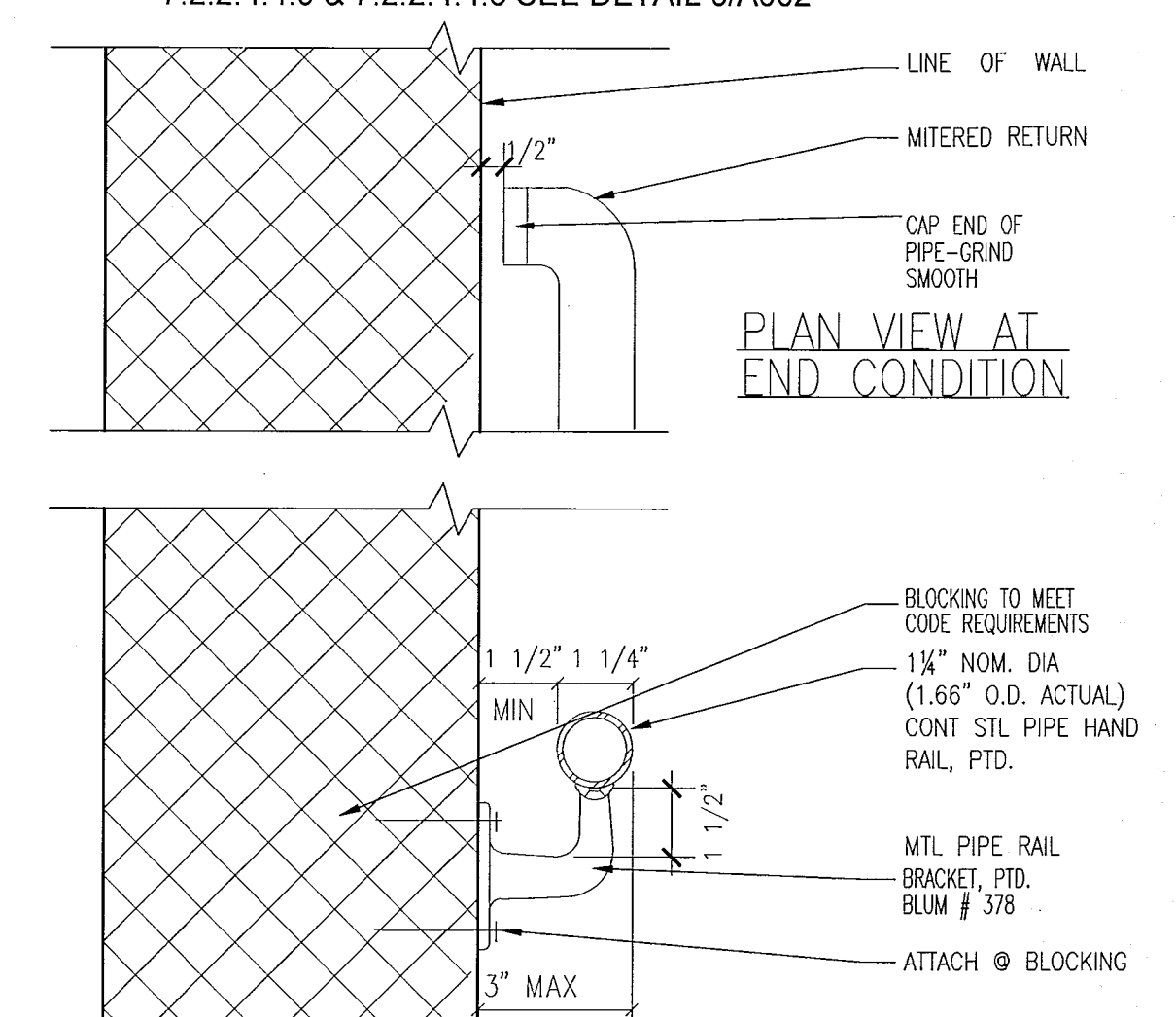


8 DETAIL AT TOP LANDING AT STAIR
SCALE: 1" = 1'-0"

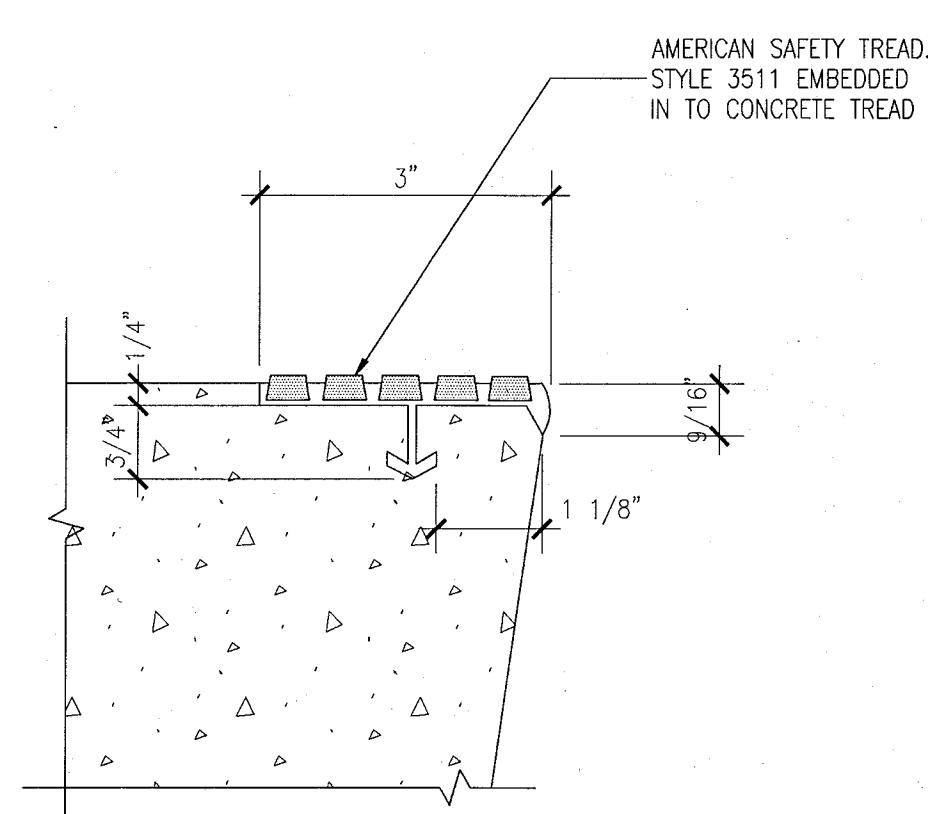


4 TYPICAL WIRE MESH GUARD SYSTEM & STAIR
SCALE: 3/4" = 1'-0"

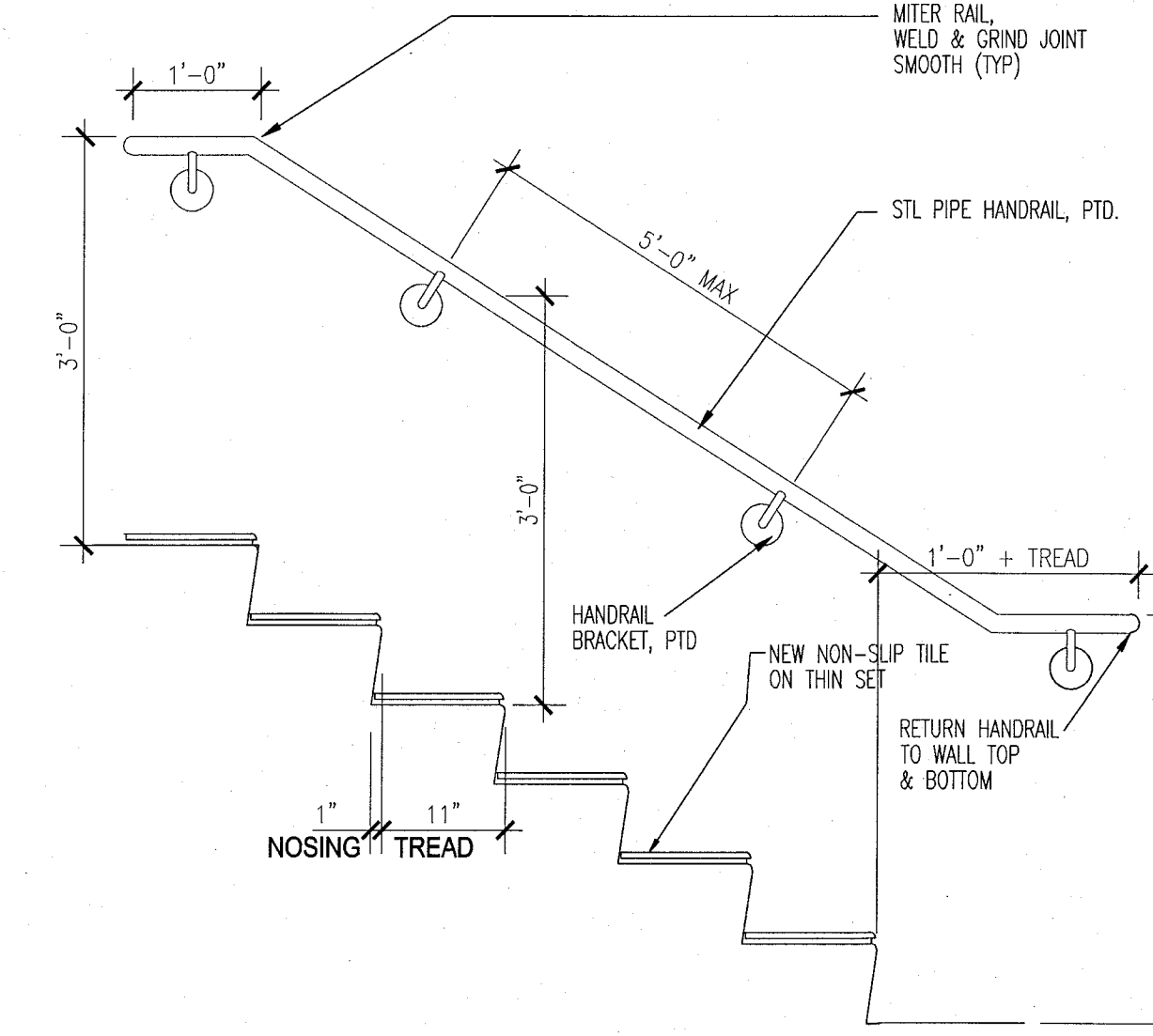
NOTE:
1 ALL GUARDRAILS TO COMPLY WITH FBC 1012
2 ALL HANDRAIL TERMINATION MUST COMPLY WITH SECTION 7.2.2.4.4.9 & 7.2.2.4.4.6 SEE DETAIL 9/A002



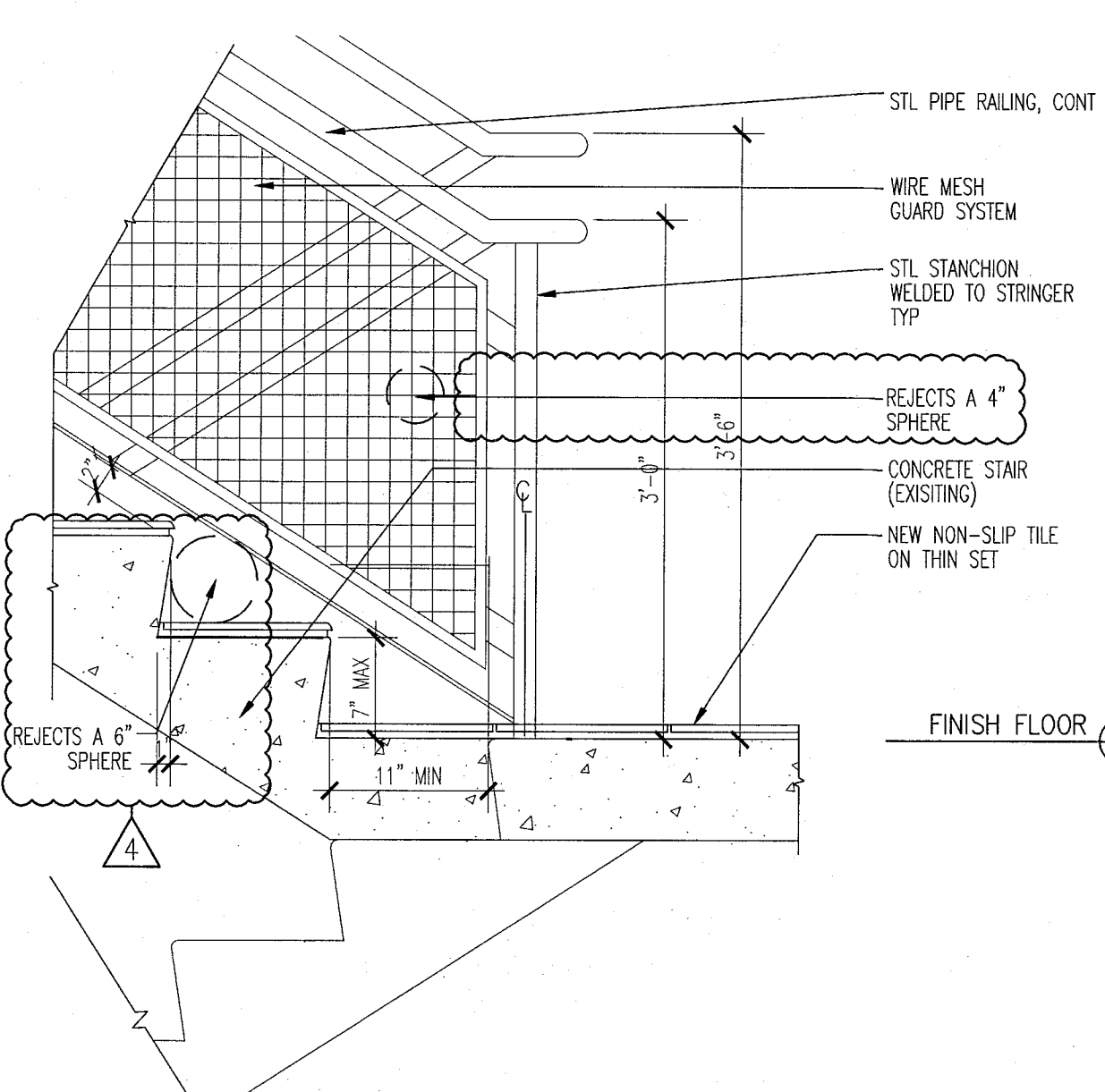
2 TYPICAL WALL MOUNTED HANDRAIL
SCALE: 1" = 1'-0"



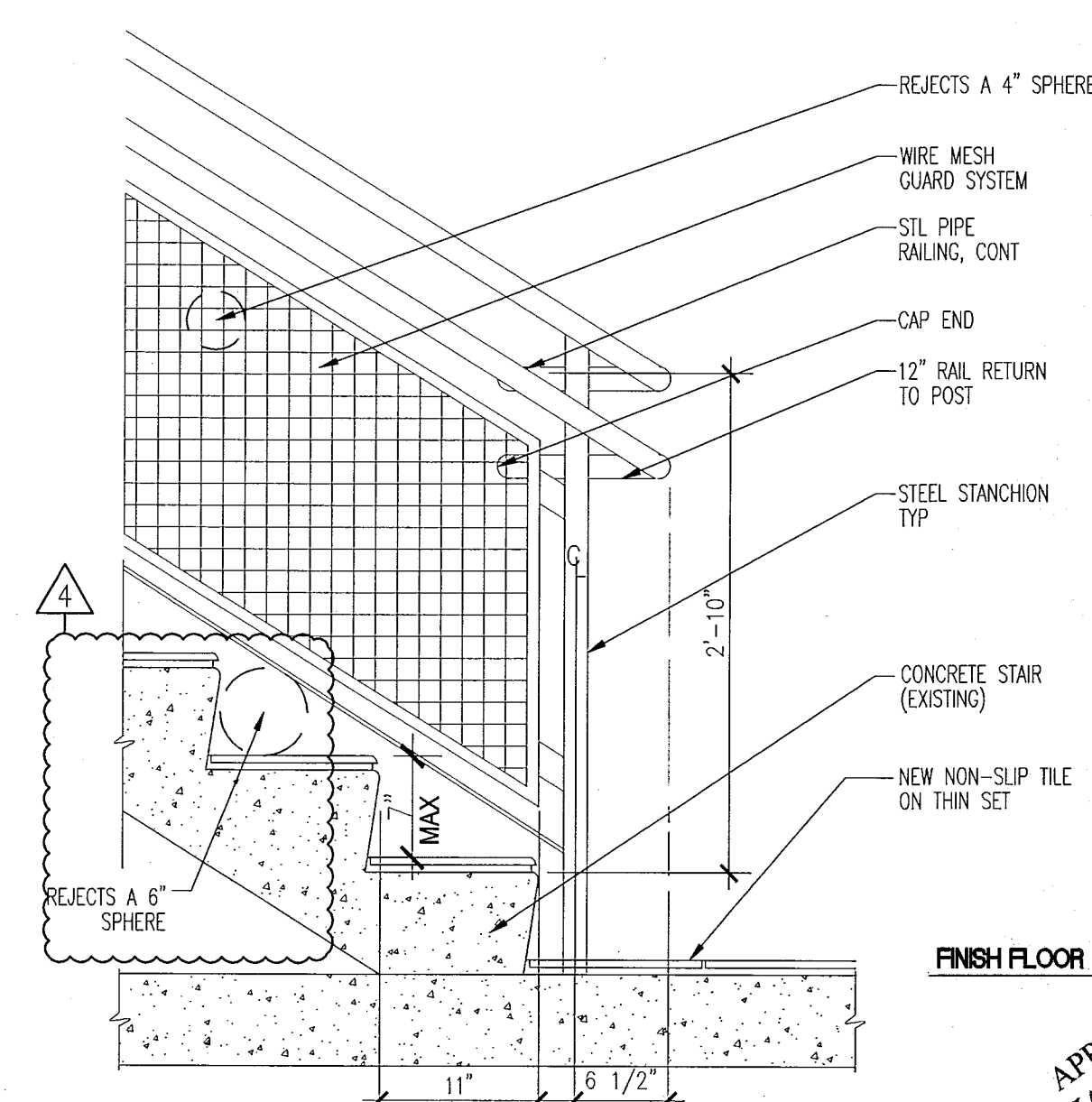
10 TREAD NOSING DETAIL
SCALE: 6" = 1'-0"



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



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



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

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

5 IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET
6 LOCATION, THE ARCHITECT OR ARCHITECT IF EXISTING LOCATION CAN
7 OVER RIDE FOR REUSE.

8 ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF WET WALL
9 LOCATIONS TO BE GFCI TYP.

10 ALL TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/
11 TENANT.

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

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

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

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

22 ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN
23 COMMERCIAL KITCHEN ARE TO BE GFCI. (WET AREAS) SHALL BE
24 GFI AS PER CODE. (REFER TO ELECTRICAL DRAWINGS).

- 10 STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICES SHALL NOT OCCUPY THE SAME STUD CAVITY.
- 11 GROUP MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE GROUPED NOT MORE THAN 6" APART.
- 12 REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMOSTAT, FIRE HORN, STROBE LIGHT, AND PULL STATION LOCATIONS AND REQUIREMENTS. U.O.N. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 13 LOCATE SWITCHES 6" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.N. AT DOUBLE DOOR DOORS WITH SIGHTGLASS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.N.
- 14 ALL MFP-1P DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE AIMED ON CENTERLINE, U.O.N.
- 15 WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (I.E. EXHAUST FAN) ARE ADJACENT TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
- 16 FINISHES FOR COVER PLATES TO BE WHITE, U.O.N. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.N.

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

KEYPLAN N.T.S.

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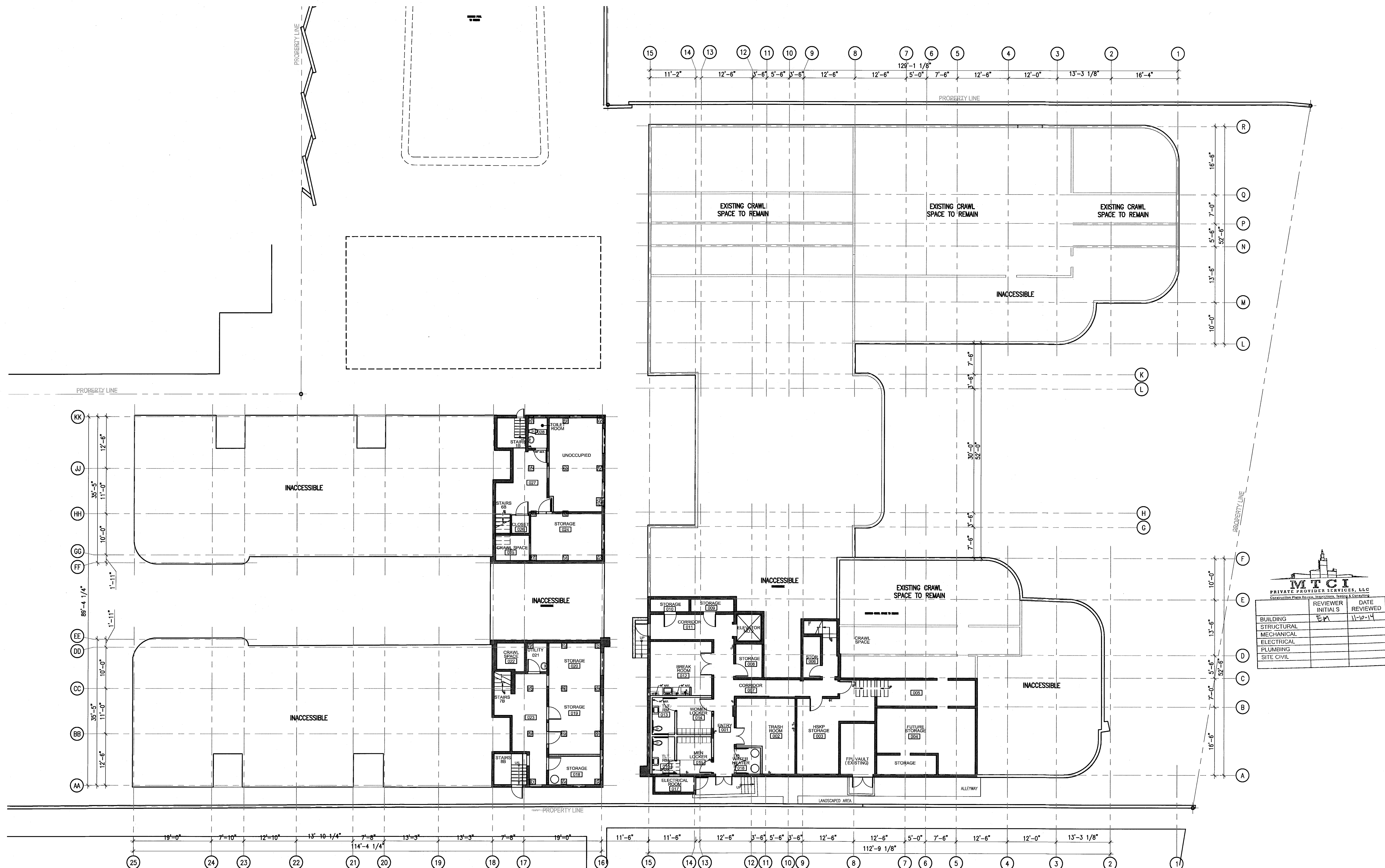
JOB NUMBER: 13036.0
CHECKED BY:
ISSUE DATE: JANUARY 24, 201
SCALE: 1/4" = 1'-0"

BASEMENT LEVEL
POWER & SIGNAL
PLAN

SHEET NUMBER _____

A700

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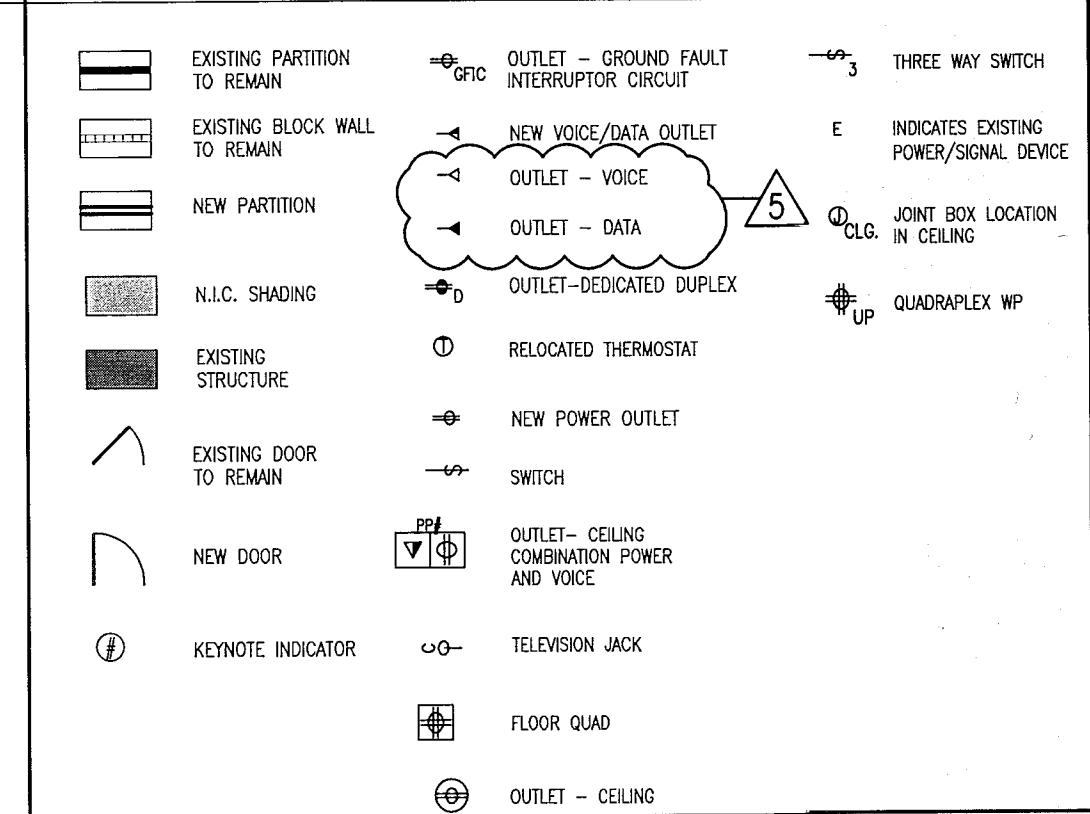
1 BASEMENT LEVEL POWER AND SIGNAL PLAN
SCALE: 3/32" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

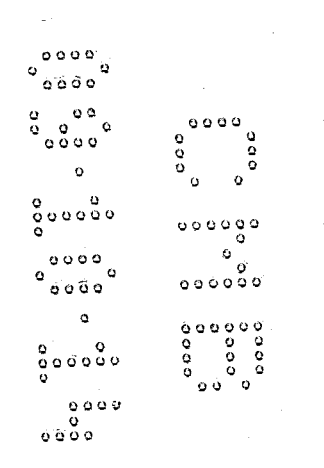
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN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

LEGEND



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

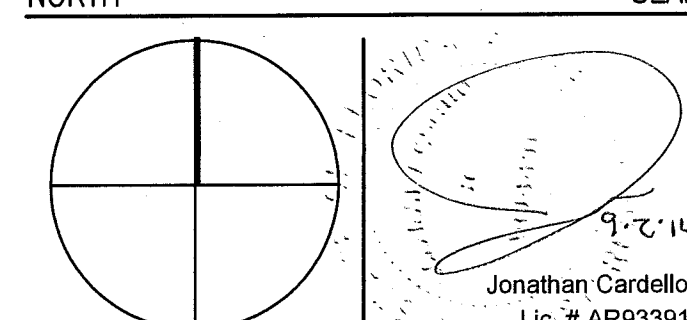


REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH



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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

FIRST FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A701

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

GENERAL NOTES

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

SHEET NOTES

LEGEND

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

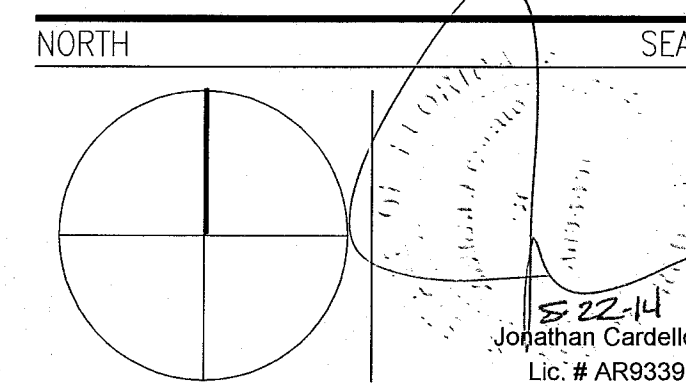
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KEYPLAN N.T.S.

REVISIONS

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

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

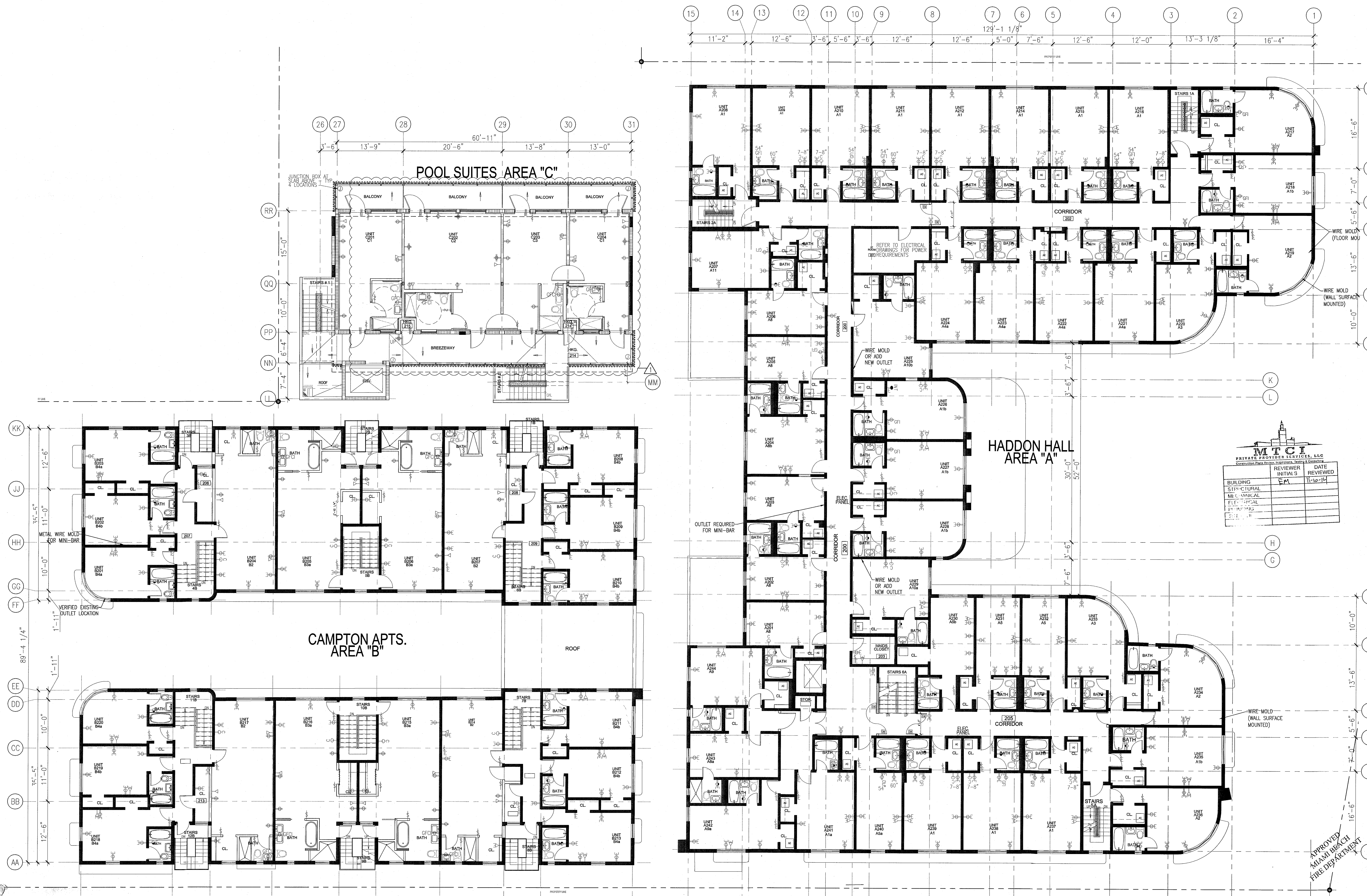
SHEET TITLE

SECOND FLOOR
POWER & SIGNAL
PLAN

SHEET NUMBER

A702

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

GENERAL NOTES

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

SHEET NOTES

LEGEND

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

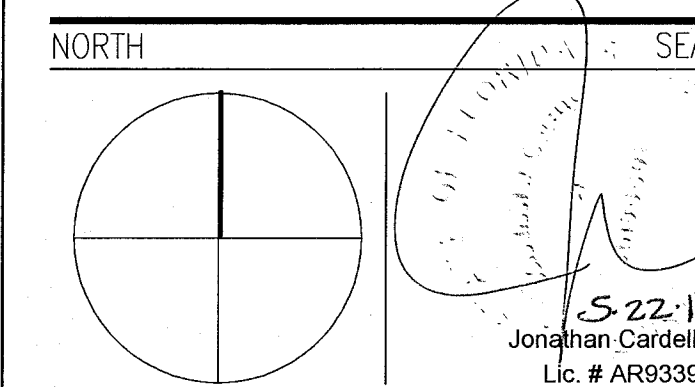
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1	PROGRESS TO 100% CD	02-18-2014

100% CONSTRUCTION DOCUMENT SET



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

SHEET TITLE

THIRD FLOOR
POWER & SIGNAL
PLAN

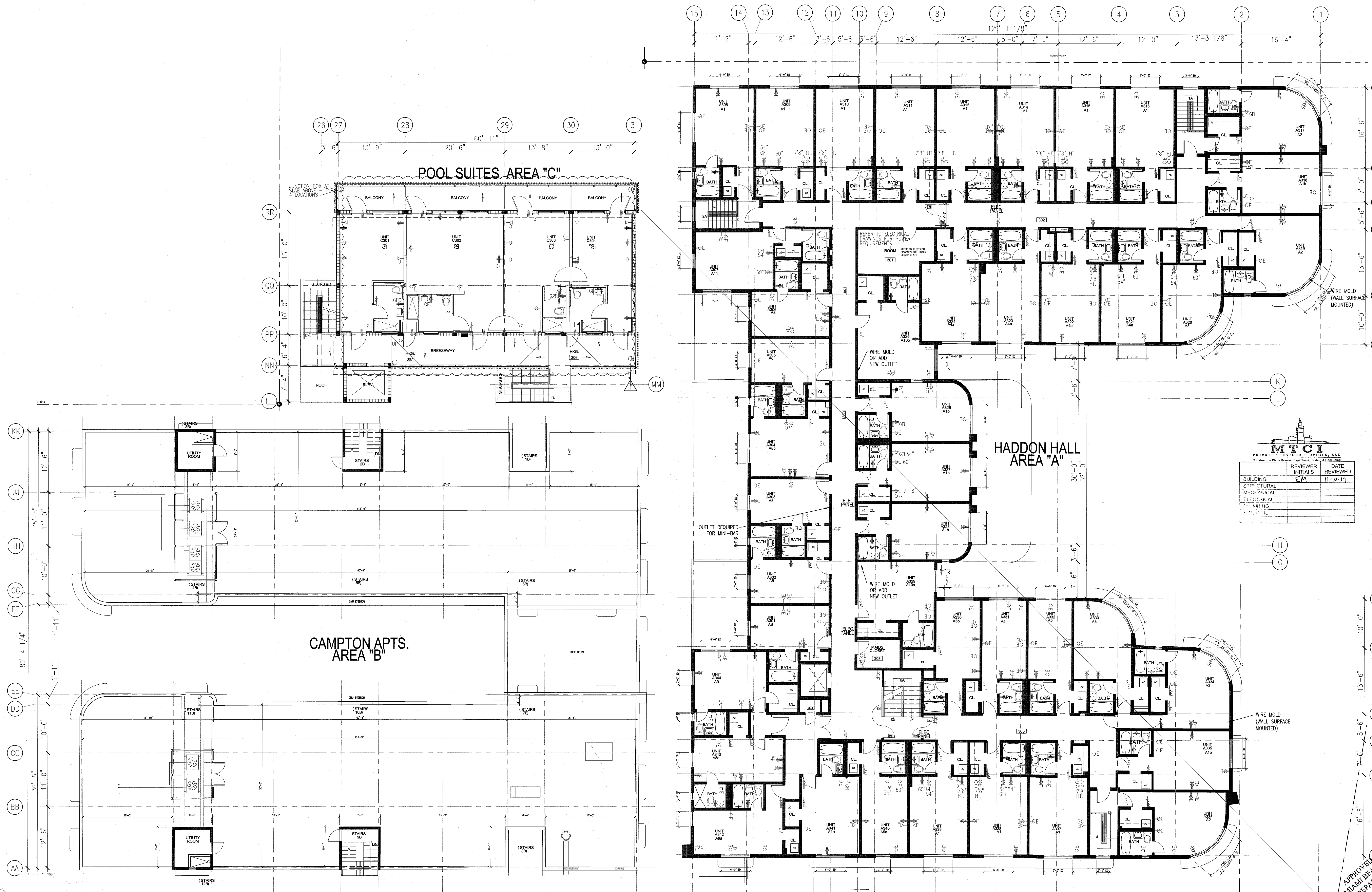
SHEET NUMBER

A703

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1 THIRD FLOOR POWER & SIGNAL PLAN

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



REVIEWER		DATE
INITIALS	S	11-10-14
BUILDING	STRUCTURAL	
METALLICAL		
ELECTRICAL		
MECHANICAL		
CIVIL		

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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

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

SHEET NOTES

LEGEND

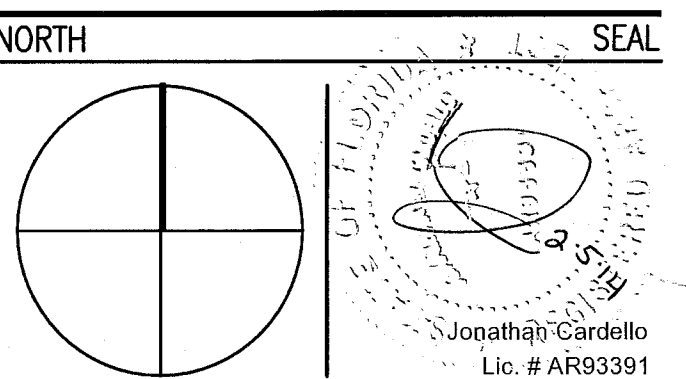
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|--|-------------------------------|--|--|--|--|
| | EXISTING PARTITION TO REMAIN | | OUTLET - GROUND FAULT INTERRUPTOR CIRCUIT | | THREE WAY SWITCH |
| | EXISTING BLOCK WALL TO REMAIN | | NEW VOICE/DATA OUTLET | | INDICATES EXISTING POWER/SIGNAL DEVICE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

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NO.	DESCRIPTION	ISSUE DATE

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JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: JANUARY 24, 2014

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

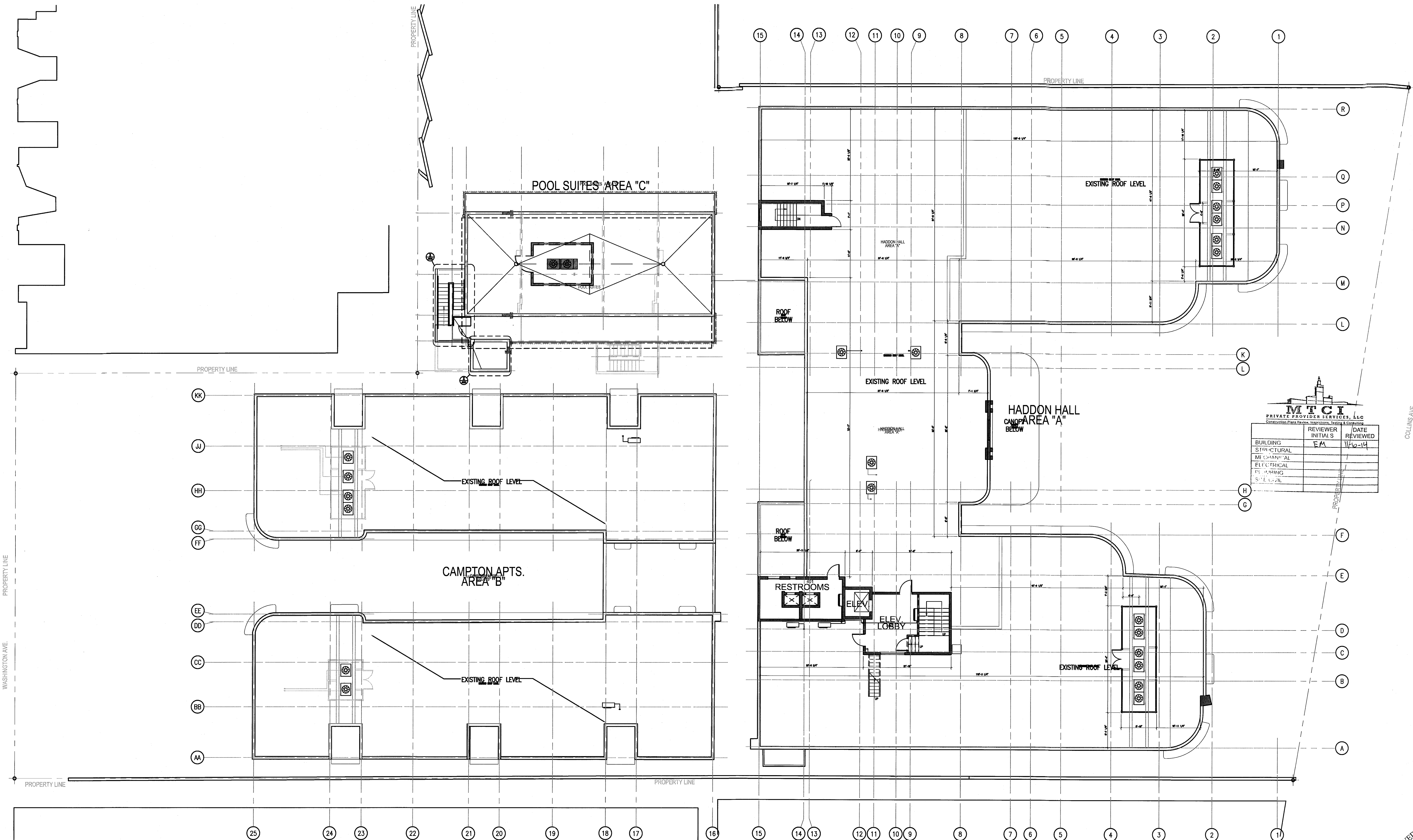
SHEET TITLE

ROOF LEVEL
POWER & SIGNAL
PLAN

SHEET NUMBER

A704

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

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