

"HADDON HALL" ROOF EGRESS CALCULATIONS					
MAXIMUM OCCUPANCY (FBC TABLE 1004.1.1 & NFPA TABLE 7.3.1)					
ROOM #	FUNCTION OF SPACE	OCCUPANCY	OCCUPANT LOAD FACTOR	GROSS FLOOR AREA	TOTAL OCCUPANTS (PERSONS)
400	ELEVATOR VESTIBULE	STORAGE (S-2)	300 GSF PER PERSON	236 GSF	1
401	STORAGE	STORAGE (S-2)	300 GSF PER PERSON	120 GSF	1
402	STORAGE	STORAGE (S-2)	300 GSF PER PERSON	118 GSF	1
TOTAL					3 PERSONS

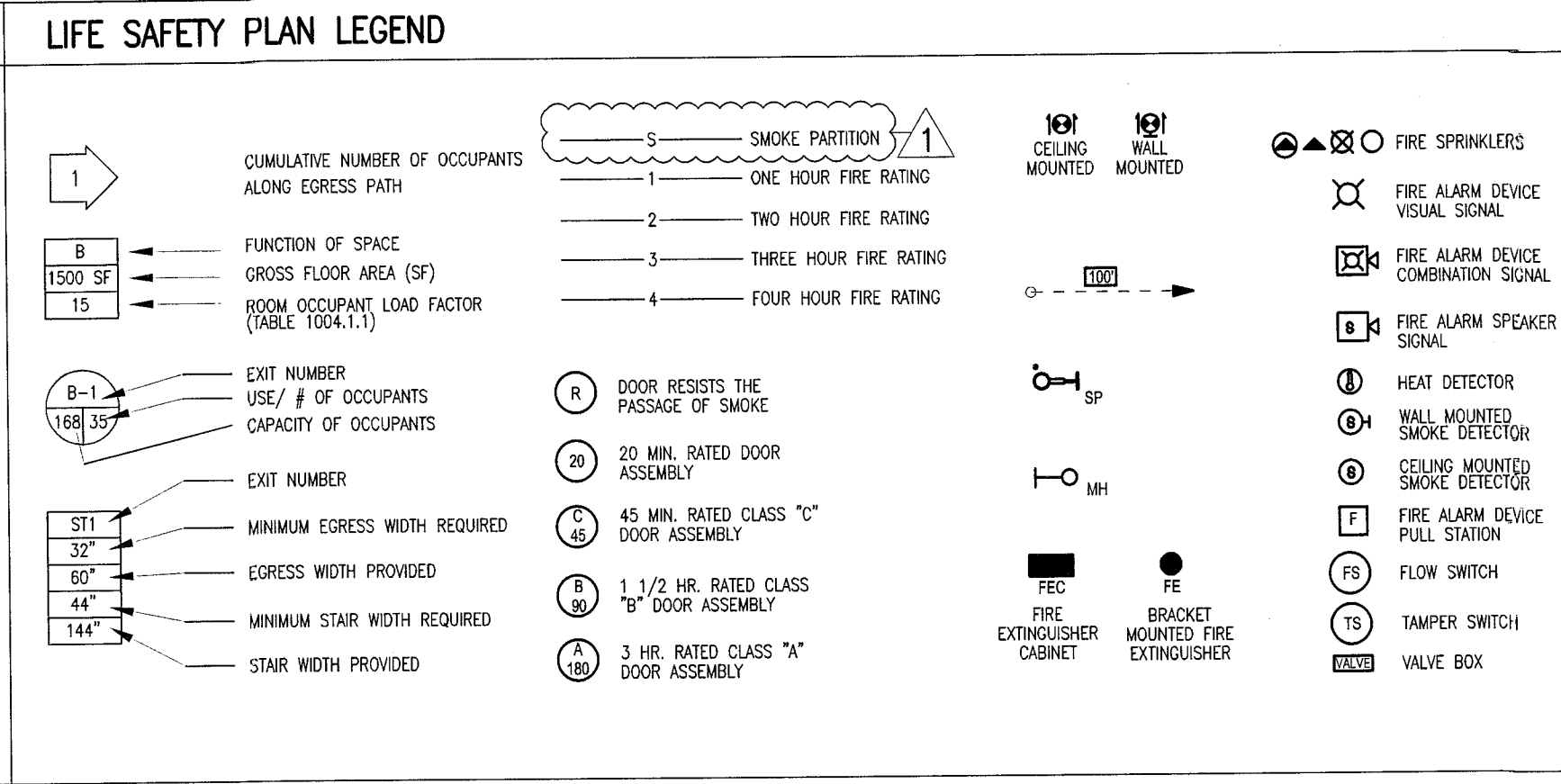
"HADDON HALL" ROOF EGRESS CAPACITY PER OCCUPANT SERVED (FBC TABLE 1005.1 & NFPA TABLE 7.3.3.1)							
HZ.1	HZ.2	HZ.3	CUMULATIVE TOTAL OCCUPANTS	MINIMUM REQ. WIDTH (LEVEL)	PROVIDED	MINIMUM REQ. WIDTH (STAIRWAY & RAMPS)	PROVIDED
22 OCC.			22 OCC./ 1 EXIT = 22 OCC./EXIT	22 OCC. @ 0.2/OCC. = 4'4"	36"	22 OCC. @ 3.0CC. = 6'6"	36"

NOTES:  
 1. FOR SPRINKLER HEAD LOCATIONS REFER TO FIRE PROTECTION DRAWINGS, SEE FP SHEETS  
 2. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING.  
 3. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.  
 4. ALL PAVING ALONG EGRESS PATH MUST COMPLY WITH F.P.C. 7.1.6.4  
 5. PROVIDE A SMOKE DETECTOR AND SOUNDER BASE AT EACH SIDE OF THE GUESTROOM DOOR AT UNIT NUMBERS: A101, A109, A123, A208, A2217, A236, A308, A317, A336 INTERCONNECT THEM TO INITIATE ALARMS IN UNISON.

**LIFE SAFETY PLAN NOTES**

- ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS AND BARRIERS MUST BE BUILT ACCORDING TO THE UL-LISTED FIRE-RESISTANCE DIRECTORY'S DESIGNS.
- ALL PENETRATIONS THROUGH SMOKE-RATED PARTITIONS AND BARRIERS MUST UTILIZE PRODUCTS TO RESIST THE PASSAGE OF AIR AND SMOKE.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHERS) PER NFPA 101 8.7.4.1. THE QUANTITY AND LOCATIONS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.
- NO DUCTS, PIPING, OR CONDUITS WILL BE PERMITTED WITHIN THE EXIST STAIR ENCLOSURE UNLESS THEY SERVE THE STAIR.
- LIFE SAFETY DRAWINGS TO SUPERSEDE ALL OTHER DISCIPLINES.
- FIRE ALARM AND SPRINKLER WORK IS INCLUDED WITHIN SCOPE OF THESE ROOMS.
- EXISTING WALLS NOT IN SCOPE OF WORK UNLESS OTHERWISE NOTED WITH RATING SYMBOL.
- EXISTING SMOKE DETECTORS OCCUR IN ALL HADDON HALL AND CAMPTON APARTMENT GUESTROOMS. NEW SMOKE DETECTORS TO BE PROVIDED IN POOL SUITES BUILDING AND RECONFIGURED CAMPTON ROOMS.
- ANY GATES ALONG THE MEANS OF EGRESS MUST BE OPERABLE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.
- ANY DOOR S WINDING INTO THE REQUIRED MEANS OF EGRESS MUST BE SELF-CLOSING.

These drawings provide general guidance to design professionals and indicate fire and fire/smoke separations for the purpose of designing smoke management zones, automatic suppression zones and emergency voice alarm communication zones which are to be in concert with architectural fire & life safety features, as required by code.



**REVISION 12a** - MODIFICATIONS ONLY ON HADDON AND CAMPTON BUILDINGS

- DEMISING WALLS BETWEEN GUESTROOMS UNITS REVISED TO SHOW EXISTING 1/2-HOUR PARTITION
- DEMISING WALLS BETWEEN GUESTROOMS AND CORRIDORS REVISED TO SHOW EXISTING SMOKE PARTITIONS AT GUESTROOM CORRIDORS
- THE 20 MINUTE RATING HAS BEEN REMOVED FROM GUESTROOM CORRIDOR DOORS AS ONLY SMOKE TIGHT DOORS ARE REQUIRED
- STAIR ENCLOSURE IS SHOWN AS EXISTING 1-HOUR PARTITION
- DOORS AT EGRESS STAIRS HAVE BEEN LABELED AS 60 MINUTES
- EXISTING GUESTROOM DOORS OPENING INTO THE EGRESS STAIRS HAVE BEEN LABELED AS 60 MINUTES
- A 1-HOUR SEPARATION BETWEEN IT, STORAGE, AND HOUSEKEEPING ROOMS WITH A 45 MINUTE LABELED DOOR HAS BEEN NOTED THROUGHOUT

**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	04-01-2014
3	FIRE PERMIT COMMENTS	09-29-2014

**100% CONSTRUCTION DOCUMENT SET**

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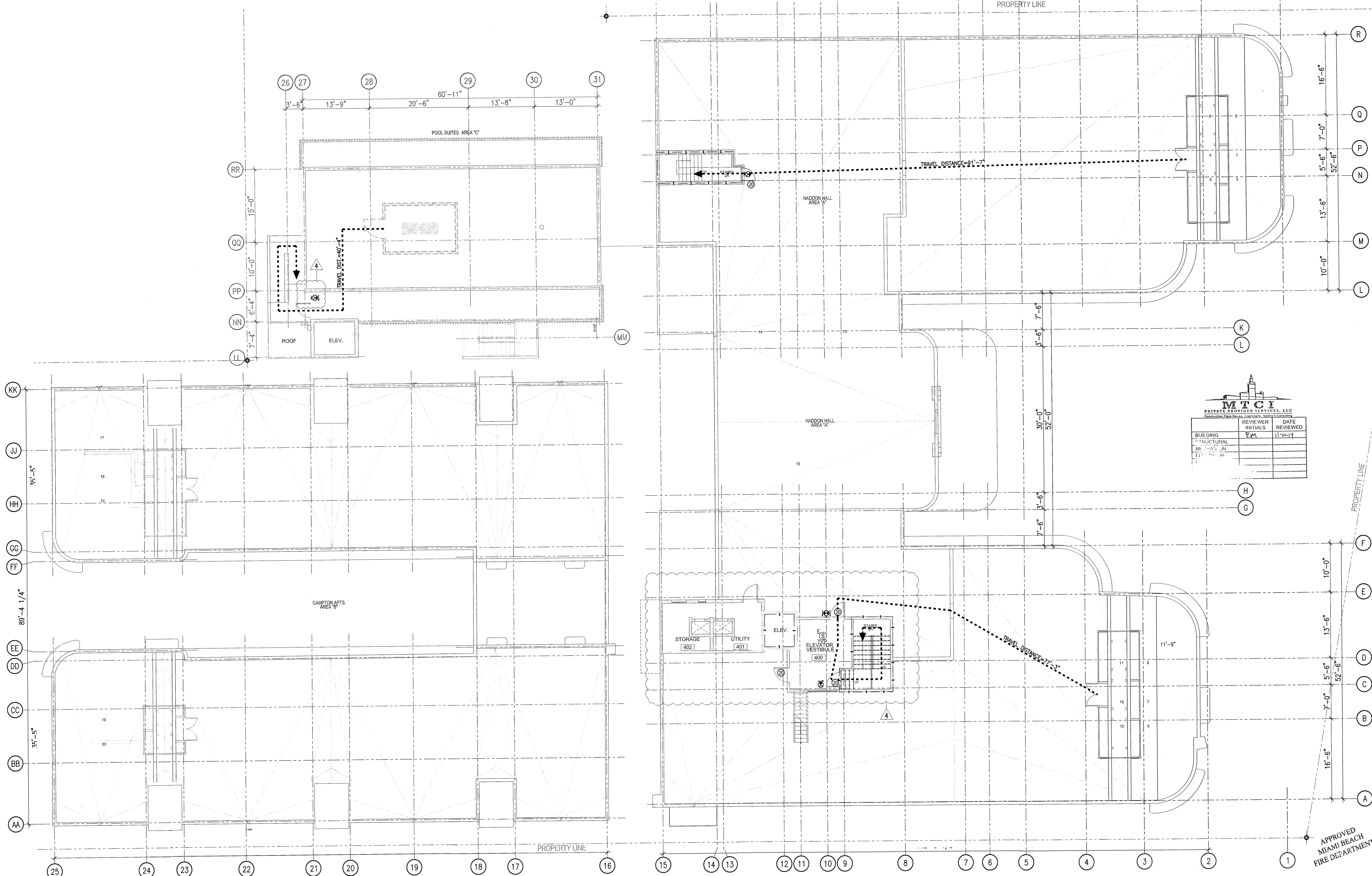
JOB NUMBER: 13036.00  
 CHECKED BY:  
 ISSUE DATE: FEBRUARY 18, 2014  
 SCALE: 1/8" = 1'-0"

SHEET TITLE:  
**LIFE SAFETY PLAN  
 FOURTH FLOOR**

SHEET NUMBER:  
**LS-104**

APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT

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1 FOURTH FLOOR - LIFE SAFETY PLAN  
 SCALE: 1/8" = 1'-0"



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July 16, 2014

**HAND DELIVER:**

Juan Melozo - Fire Marshal  
Miami Beach Fire Department  
1701 Meridian Avenue  
Miami Beach, FL 33130

**HADDON HALL - MIAMI BEACH, FLORIDA  
PROTECTION OF VERTICAL OPENING - ALTERNATIVE METHOD**

Dear Chief Melozo:

SLS Consulting, Inc. (SLS) has prepared this letter on behalf of Rockwood Capital LLC and the Haddon Hotel design team (ADD, Inc. and Steven Feller). The project is located at 1500 Collins Avenue in Miami Beach, Florida. The purpose of this letter is to outline a proposed alternative method of approach to achieve compliance with the intent of the applicable codes regarding an existing historic stair which extends from the Main Lobby vertically to each guestroom story.

Outlined below are the prescriptive methods of code compliance of the applicable codes for the project (i.e. 2010 Editions of the Florida Building Code (FBC) and the Florida Fire Prevention Code (FFPC) which take into account allowances as a historic building and to outline the inherent and added fire protection and life safety features which are proposed in support of the alternative method request. It is understood that this letter, if endorsed by the City of Miami Beach Fire Department, will serve as an official project document and will be permanently affixed to the record plans for permit.

**BACKGROUND DISCUSSION**

The applicable codes for the project include the 2010 Editions of the FBC-Existing Buildings and FFPC. Based on discussions with the design and development team, it is the understanding of SLS Consulting, Inc. that the scope of work at Haddon Hall is intended to comply with the minimum requirements of the prescriptive codes (without deviation) with the lone exception of the proposed alternative method of approach (as described in this letter) regarding an existing unprotected vertical opening. A brief description of the existing Haddon Hall facility and the proposed improvements are provided in the bulleted below:

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HADDON HALL HOTEL - MIAMI BEACH, FLORIDA  
PROTECTION OF VERTICAL OPENING - ALTERNATIVE METHOD  
SLS #295  
July 16, 2014

- Historic Haddon Hall Building: The existing Haddon Hall Hotel building (including its Main Lobby) is a designated historic structure contributing to the City's historic character by the City of Miami Beach Historic Preservation Board. The existing building contains three (3) stories of hotel guestrooms. Use Group R-1 Residential occupancy. Each of the three levels of guestrooms are served by three (3) exit stair enclosures (located in the NE, NW, and SE corners of the building) which are each protected by 1-hour fire resistance rated construction. There is a fourth stair (located in the SW part of the building) which runs unprotected and open to the corridors at each level. This open stair (which is a common feature within many vintage hotels in Miami Beach) forms the vertical opening condition addressed by this letter.
- Historic Main Lobby: The First Floor Level guestrooms are slightly elevated above the Main Lobby, another characteristic which is common in many vintage hotels in Miami Beach. Within the proposed scope of improvements (as approved by the Historic Preservation Board), is the "reservation" and/or "restoration" of the existing Main Lobby. Although it is intended that the guestroom corridors on the Second and Third Levels be separated (protected) from this existing "open stair" condition (in accordance with the applicable codes), it is understood by the design team (as expressed by the City of Miami Beach Historic Preservation Board) that enclosing or separating this stair from the First Floor landing would negatively impact the historic character of the Main Lobby.

**PROTECTION OF VERTICAL OPENINGS - CODE REQUIREMENTS**

Section 43.10.4.7.1 of the FFPC-2010 permits the following:

"Stairways shall be permitted to be unenclosed in a historic building where such stairways serve only one adjacent floor."

Section 43.10.4.7.2 of the FFPC-2010 requires the following:

"In buildings three or fewer stories in height, exit enclosure construction shall limit the spread of smoke by use of tight-fitting doors and solid elements; however such elements shall not be required to have a fire rating."

Section 29.3.1.1.1 of the FFPC-2010 requires the following:

"Vertical openings shall be enclosed or protected in accordance with Section 8.6."

Section 29.3.1.1.2 of the FFPC-2010 permits the following:

"Vertical openings in accordance with Section 8.6.8.2 shall be permitted."

Section 8.6.8.2 of the FFPC-2010 permits the following:

"Unenclosed vertical openings not concealed within the building construction shall be permitted as follows:

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HADDON HALL HOTEL - MIAMI BEACH, FLORIDA  
PROTECTION OF VERTICAL OPENING - ALTERNATIVE METHOD  
SLS #295  
July 16, 2014

- Such openings shall connect not more than two adjacent stories (one floor pierced only).
- Such openings shall be separated from unprotected vertical openings serving other floors by a barrier complying with Section 8.6.5.
- Such openings shall be separated from corridors.
- N/A - refers to new construction only.
- Such openings shall not serve as a required means of egress.

Section 7.1.3.2.1(1) of the FFPC-2010 requires the following:

"The separation shall have a minimum one (1) hour fire resistance rating where the exit connects three (3) stories or less."

**Code Interpretations regarding Deficiencies:**

It is the opinion of SLS Consulting, Inc., that, based on the proposed design configuration by ADD Inc, the three (3) exit stair enclosures serving each guestroom corridor of the building shall limit the spread of smoke (in accordance with Section 43.10.4.7.2), and that the existing open stair, in the SW part of the building, should not be considered a required exit for the building.

Given the minimum construction classification of the existing building, Type 2B (0,0,0), it is understood the existing floor/ceiling assemblies at the corridors are not required to have a fire resistance rating. In light of this, it is the opinion of SLS Consulting, Inc., that the open stair condition, will be consistent with the intent of the requirements of Section 8.6.8.2, for an unprotected vertical opening, provided the stairs are separated from the corridors at the Second and Third Floors by smoke resistant construction.

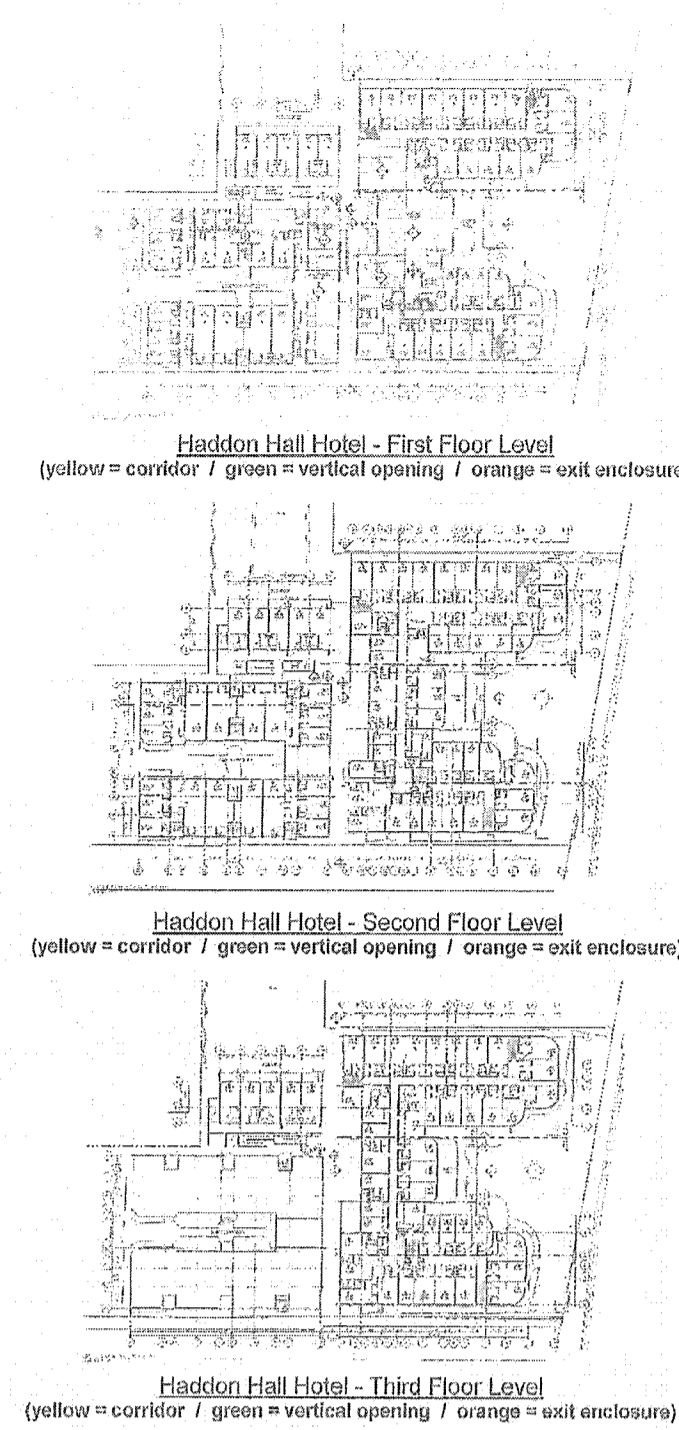
**PROPOSED ALTERNATIVE METHOD OF APPROACH**

The following fire protection and life safety features are proposed to be incorporated into the proposed design in order to provide an equivalent level of protection currently required by the FFPC:

- Protect the three existing exit stair enclosures with one (1) hour fire resistance rated construction and door assemblies with 90-minute labels. Although Section 43.10.4.7.2 of the FFPC only requires exit enclosure construction to limit the spread of smoke by use of tight-fitting doors and solid elements, an increase in the level of fire protection and life safety is proposed by providing a fire resistance rating of one hour and the walls and door assemblies.
- Separate the existing unprotected vertical opening "open stair" from the guestroom corridors on the Second and Third Floors by construction which restricts the passage of smoke. Although the stair opening connects the three (3) levels of the building, separation construction is proposed in order to isolate the vertical opening from the Second and Third Floors. Refer to the Figures on the next page.

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HADDON HALL HOTEL - MIAMI BEACH, FLORIDA  
PROTECTION OF VERTICAL OPENING - ALTERNATIVE METHOD  
SLS #295  
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HADDON HALL HOTEL - MIAMI BEACH, FLORIDA  
PROTECTION OF VERTICAL OPENING - ALTERNATIVE METHOD  
SLS #295  
July 16, 2014

- Provide system connected smoke detectors within the First Floor guestroom corridor and Main Lobby. It is noted, that as a building protected throughout by automatic sprinklers, smoke detection is not required by the minimum requirements of FBC or the FFPC, however additional means of detection is proposed in order to provide occupants early warning in the event of a fire incident.
- Draft stops with closely spaced sprinklers designed in accordance with Section 8.14.4.3 of NFPA 13, Standard for the Installation of Sprinklers (2007) will be installed around the First Floor ceiling at the edge of the "open stair". Although draft stops are not required, since it is proposed the stair opening be isolated from the Second and Third Floors, these additional features of protection are proposed to further prevent the migration of smoke vertically within the SW historic stair. As part of the proposed configuration, the following requirements will be provided:
  - Draft stops to be located immediately adjacent to the opening at the First Floor;
  - Draft stops to be a minimum of 10-inches deep;
  - Draft stops will be of non-combustible or limited combustible construction that will stay in place before and during sprinkler operation.
  - Sprinklers will be spaced not more than six (6) feet apart and placed 0-inches to 12-inches from the draft stops on the sides opposite the opening.

**CONCLUSION**

It is understood the complexities and constraints inherent within vintage hotels in Miami Beach, make an alternative method of approach an appropriate means for addressing existing construction conditions. In respect of this, and in an effort to "preserve" the historic character of the construction, it is the opinion of SLS Consulting, Inc., that the proposed fire protection features (described above), will provide a level of protection and safety which is equivalent to or greater than that currently required by the FFPC, and therefore request the City of Miami Beach Fire Department accept this alternate method of approach.

Please do not hesitate to contact us with any questions.

Very Truly Yours,  
SLS Consulting, Inc.  
Michael Sheehan, P.E.

Alternative Method Approval - Haddon Hall Hotel - Protection of Vertical Opening

City of Miami Beach Fire Department Date: 8/1/14

SLS #295 161414\_SLS 295 Haddon Hall Hotel - Alternative Method of Approach - Protection of Vertical Opening

**HADDON HALL  
1500 COLLINS AVE  
MIAMI BEACH, FL**

KEYPLAN N.T.S.

NO.	DESCRIPTION	ISSUE DATE
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE & MTC PERMIT COMMENTS	08-21-2014
12a	FIRE PERMIT COMMENTS	09-29-2014



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October 01, 2014

**HAND DELIVER:**

Juan Melozo - Fire Marshal  
Miami Beach Fire Department  
1701 Meridian Avenue  
Miami Beach, FL 33130

**HADDON HALL - MIAMI BEACH, FLORIDA  
CLARIFICATION - PROTECTION AT EXIT ENCLOSURES**

Dear Chief Melozo:

SLS Consulting, Inc. (SLS) has prepared this letter on behalf of Rockwood Capital LLC, and the design team (ADD, Inc. and Steven Feller), for the Haddon Hall project, located at 1500 Collins Avenue in Miami Beach, Florida. The purpose of this letter is to clarify the implementation of a previously approved alternate method and to clarify the code compliance and appropriateness of the existing construction with respect to the protection of exit stairs within the existing buildings in the Haddon Hall Hotel project.

The applicable codes for the project are the 2010 Editions of the Florida Building Code (FBC) and the Florida Fire Prevention Code (FFPC). Within each, special criteria is provided for existing structures designated as "historic" (more specifically, FBC-Existing Buildings and Chapter 43 of the FFPC). It is understood that this clarification letter, upon endorsement from the City of Miami Beach Fire Department, will serve as an official project document and will be permanently affixed to the record plans for permit.

**BACKGROUND DISCUSSION**

Based on the documents submitted for permit (as prepared by the design team), it is the understanding of SLS Consulting, Inc. that the scope of work at Haddon Hall is intended to comply with the minimum requirements of the prescriptive codes (without deviation) with the lone exception of the previously approved alternate method of approach (copy provided in this letter) regarding the existing exit enclosures within the Main Building. A brief description of the existing Haddon Hall facility and the proposed improvements are provided below:

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HADDON HALL HOTEL - MIAMI BEACH, FLORIDA  
PROTECTION OF EXIT STAIRS - CLARIFICATION  
SLS #295  
Oct. 1, 2014

- Haddon Hall (Main) Building: The existing Haddon Hall Hotel building (including its Main Lobby) is a designated historic structure contributing to the City's historic character by the City of Miami Beach Historic Preservation Board. The existing building contains three (3) stories of hotel guestrooms. Use Group R-1 Residential occupancy. Each of the three levels of guestrooms are served by three (3) exit stair enclosures (located in the NE, NW, and SE corners of the building) which are each protected by 1-hour fire resistance rated construction (consisting of cast-in-place concrete). There is a fourth stair (located in the SW part of the building) which is a convenience stair and is to be protected by non-rated smoke barriers at the second and third levels (as described in the previously approved alternate method of approach letter).

**PREVIOUSLY APPROVED ALTERNATIVE METHOD OF APPROACH**

The following fire protection and life safety features are to be incorporated into the proposed design in order to provide an equivalent level of protection currently required by the FFPC:

- Protect the three existing exit stair enclosures with one (1) hour fire resistance rated construction and door assemblies with 90-minute labels. Although Section 43.10.4.7.2 of the FFPC only requires exit enclosure construction to limit the spread of smoke by use of tight-fitting doors and solid elements, an increase in the level of fire protection and life safety is proposed by providing a fire resistance rating of one hour and the walls and door assemblies.
- Separate the existing unprotected vertical opening "open stair" from the guestroom corridors on the Second and Third Floors by construction which restricts the passage of smoke. Although the stair opening connects the three (3) levels of the building, separation construction is proposed in order to isolate the vertical opening from the Second and Third Floors.
- Compton Buildings: The existing Compton Buildings (located directly behind the Main Building) is actually two buildings (North and South Wing) which mirror each other. Both of these structures are also designated as historic structures contributing to the City's historic character by the City of Miami Beach Historic Preservation Board. The existing Compton buildings contain only two (2) stories each, of hotel guestrooms. Use Group R-1 Residential occupancy. Within the scope of work of the North Wing, a few of the first floor guestrooms are proposed to be converted to accessory assembly spaces for all hotel guests of the Haddon Hall facility. Each of the wings of the Compton Buildings are segmented into three (3) separate cores (East, West and Central). Both the East and West cores contain two (2) exit stairs connected by a common corridor. The Central core of each wing contains two (2) exit stairs which are not connected by a common corridor.

**CLARIFICATION OF CODE COMPLIANCE**

The following code excerpts are provided to help demonstrate full compliance with the minimum requirements at each of the exit stairs within the Compton Buildings:

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HADDON HALL HOTEL - MIAMI BEACH, FLORIDA  
PROTECTION OF EXIT STAIRS - CLARIFICATION  
SLS #295  
Oct. 1, 2014

Section 43.10.4.7.1 of the FFPC-2010 permits the following:

"Stairways shall be permitted to be unenclosed in a historic building where such stairways serve only one adjacent floor."

All existing stairs within the Compton Buildings serve only one adjacent floor.

Section 43.10.4.7.2 of the FFPC-2010 requires the following:

"In buildings three or fewer stories in height, exit enclosure construction shall limit the spread of smoke by use of tight-fitting doors and solid elements; however such elements shall not be required to have a fire rating."

Within each East and West core of the Compton Buildings, where the exit stairs are connected by a common corridor, both exit stairs are separated from the passage of smoke by non-rated smoke barriers and doors which restrict the passage of smoke.

Section 29.3.1.1.4 of the FFPC-2010 permits the following:

"In buildings two or fewer stories in height, unprotected openings shall be permitted by the authority having jurisdiction to continue to be used where the building is protected throughout by an approved automatic sprinkler system..."

Per Table 1018.1 of the FBC-2010:

Corridors, in Group R occupancies, which serve no more than 10 occupants, shall not require a fire-resistance rating.

Section 1022.1 Exception 1 of the FBC-2010 permits the following:

"In all occupancies, other than Group H and I occupancies, a stairway is not required to be enclosed when the stairway serves an occupant load of less than 10 and ... the stairway is open to not more than one story above its level of exit discharge."

Section 1022.1 Exception 1 of the FBC-2010 permits the following:

"In all occupancies, other than Group H and I occupancies, a stairway is not required to be enclosed when the stairway serves an occupant load of less than 10 and ... the stairway is open to not more than one story above its level of exit discharge."

Within each East and West core of the Compton Buildings, the corridor serves an occupant load of no more than 10 occupants and the exit stair (open to the corridor) serves an occupant load of less than 10 occupants. As such, the open stair and corridor are permitted to be separated from the remaining building by non-rated smoke barriers and doors which restrict the passage of smoke. It is noted, based on visual observation by SLS Consulting, Inc., that the existing gypsum lath and plaster on wood framing provides wall assemblies (at both the corridors and exit stairs) which constitute adequate construction methods to effectively resist the passage of smoke.

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HADDON HALL HOTEL - MIAMI BEACH, FLORIDA  
PROTECTION OF EXIT STAIRS - CLARIFICATION  
SLS #295  
Oct. 1, 2014

**CONCLUSION**

It is understood, that often times, the complexities and constraints inherent within vintage hotels, such as the Haddon Hall facility in Miami Beach, makes it necessary for the implementation of an alternate method or to provide a code compliance clarification in order to support design approaches during rehabilitation efforts. In respect of this, and in an effort to "preserve" the historic character of the construction, it is the opinion of SLS Consulting, Inc., that the proposed design approaches (detailed above and as previously approved) will provide a level of protection and safety which is equivalent to or greater than that currently required by the FFPC, and therefore request the endorsement and acceptance, from the City of Miami Beach Fire Department, for use in this project.

Please do not hesitate to contact us with any questions.

Very Truly Yours,  
SLS Consulting, Inc.  
Michael Sheehan, P.E.

Haddon Hall Hotel - Protection of Exit Stairs (Main Building & Compton Buildings)

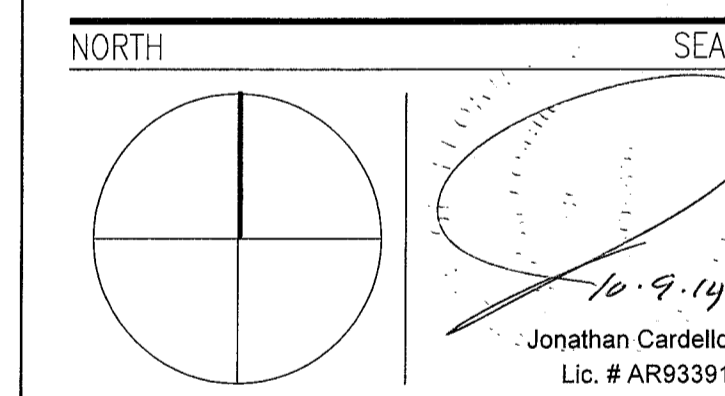
City of Miami Beach Fire Department Date: 10/1/14

SLS #295 161414\_SLS 295 Haddon Hall Hotel - Clarification - Protection of Exit

12a

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**100% CONSTRUCTION DOCUMENT SET**



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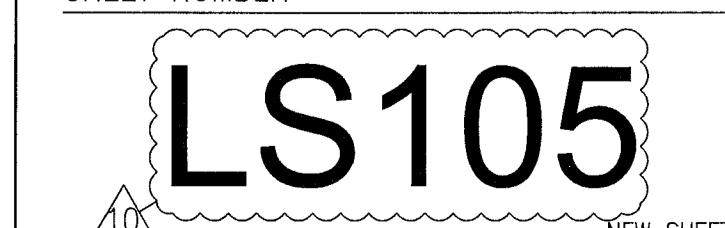
ISSUE DATE: FEBRUARY 18, 2014

SCALE: AS NOTED

SHEET TITLE

**FIRE SAFETY ALTERNATIVE METHOD APPROVAL**

SHEET NUMBER



APPROVED MIAMI BEACH FIRE DEPARTMENT

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**GENERAL DEMOLITION NOTES**

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GC IS TO COORDINATE THE COMPLETE SCOPE OF WORK FOR DEMO WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FRAME OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- WHEN DEMOLISHING MATERIALS NEXT TO ADJUTING MATERIALS, CARE MUST BE TAKEN TO AVOID DAMAGING ELEMENTS TO REMAIN. G.C. WILL BE RESPONSIBLE FOR ALL REPAIRS.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION CONSTRUCTION AREA.
- COORDINATE DEBRIS REMOVAL WITH OWNER. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT PROCEDURES AND DEMO REQUIREMENTS.
- FIRE ALARM DEVICES (SMOKE DETECTORS AND HORNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS AND CEILING.
- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED.
- DISCONNECT AND MAKE SAFE ALL ELECTRICAL EQUIPMENT AND ASSOCIATED BOXES, DEVICES AND WIRING IDENTIFIED FOR REMOVAL. RELOCATION OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERMITTING TO DATA/COMMUNICATIONS SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICES OWNER OR TENANT AS REQUIRED.
- ALL STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION PER 207 FBC 3310. PROVIDE TEMPORARY STAIRWAY FLOOR NUMBER SIGNS PER 2007 FBC 3310.3.
- IF APPLICABLE, ALL EXISTING FLOOR MOUNTED OUTLETS TO BE REMOVED SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR AROUND NEW FLOOR COVERINGS.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THIS EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- 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.
- REMOVE ALL MISCELLANEOUS UNUSED CLIPS, ANCHORS, ETC. FROM MASONRY, WALLS, COLUMNS, BEAMS, AND DECKS.
- PROVIDE PROTECTIVE COVERINGS TO PROTECT EXISTING WORKING BUILDING CODE 2010, SECTION 3309.
- THESE DEMOLITION DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
- INTENT IS TO REMOVE EVERYTHING NECESSARY TO ALLOW NEW CONSTRUCTION TO BE ACCOMPLISHED. SEE DRAWINGS SHOWING PROPOSED NEW CONSTRUCTION.
- REMOVE AND LEGALLY DISPOSE OF THE FOLLOWING UNLESS OTHERWISE NOTED: ALL DEBRIS, CEILING, FURNITURE, FIXED OR REMOVABLE EQUIPMENT, PIPING, PLUMBING, CONDUIT, LOOSE FINISH MATERIALS, DOORS, FRAMES, WINDOWS, PARTITIONS AND STAIRS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
- PRIOR TO CARRYING OUT DEMOLITION WORK, ALL EXISTING FRAMING MUST BE EXPOSED. ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR INSPECTION OF EXISTING CONDITIONS. REMOVAL OF EXISTING SUPPORTS FOR REMAINING FLOOR FRAMING WILL REQUIRE SHORING OF THESE MEMBERS AND ADDITION OF NEW BEAMS AND POSTS AS REQUIRED BY STRUCTURAL ENGINEER. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND WALL BRACING AND SHALL CARRY OUT ALL REVISIONS REQUIRED BY EXISTING FIELD CONDITIONS.
- REMOVE ALL FLOOR AREAS AND STRUCTURE WHERE NOTED ON DRAWINGS. NO NEW MASONRY OPENINGS ARE TO BE MADE OR STRUCTURE REMOVED PRIOR TO NOTIFYING STRUCTURAL ENGINEER.
- NO NEW MASONRY OPENINGS ARE TO BE MADE OR STRUCTURE REMOVED PRIOR TO NOTIFYING STRUCTURAL ENGINEER.
- LOCATION OF NEW OPENINGS ARE SHOWN ON DRAWINGS.
- WHERE CONCRETE OR MASONRY WORK IS REQUIRED TO BE CUT, CUTTING SHALL BE DONE BY ABRASIVE WHEELS, SAWS, OR CORNING. NO JACKHAMMERS WILL BE ALLOWED ON THESE AREAS UNLESS APPROVED BY THE ARCHITECT.
- ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM SITE AS THEY ARE REMOVED.
- ALL DEMOLITION TO BE PROPERLY DISPOSED OF, UNLESS OTHERWISE NOTED.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- PROVIDE RAILS AND OTHER PROTECTIONS REQUIRED BY OSHA, THE STATE FLORIDA, AND THE FLORIDA BUILDING CODE 2010, SECTION 3303.2.
- PROTECT EXISTING FINISHES, TRIM, AND FIXTURES TO REMAIN. I.E. WOOD AND TERRAZZO FLOORS, RUNNING TRIM, DECK HANDRAILS, ETC.
- ALL WORK NOTED TO BE REMOVED, CUT DOWN OR DISMANTLED SHALL BE DONE IN SUCH A MANNER AS TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE.
- THE DEMOLITION CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY OF VERIFYING CONDITIONS AT THE JOB TO PROVIDE FOR A SAFE AND ORDERLY PERFORMANCE OF THE WORK.
- UNDER NO CIRCUMSTANCES SHALL ANY EXISTING FOUNDATION BE UNDERMINED OR ANY STRUCTURAL MEMBER ALTERED IN ANY WAY THAT WILL ADVERSELY EFFECT THE EXISTING WORK TO REMAIN.
- WORK UNDER THIS CONTRACT SHALL BE THE FULL RESPONSIBILITY FOR THE DEMOLITION CONTRACTOR, AND NO ACT, DIRECTION OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT OR HIS CONSULTANTS SHALL CHANGE OR EFFECT THE CONTRACTORS RESPONSIBILITY IN THIS MATTER.
- STORE ITEMS TO BE RELOCATED AS SHOWN AND PROTECT FROM DAMAGE.
- CAP IN ACCORDANCE WITH CODE ALL ABANDONED PLUMBING, GAS & ELECTRICAL LINES, ETC.
- ALL WALLS AND CEILINGS TO BE STRIPPED BACK TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
- EXISTING HVAC TO REMAIN UNLESS OTHERWISE NOTED.
- BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION.
- IF APPLICABLE, ANY ASBESTOS REMOVAL SHALL COMPLY WITH FLORIDA BUILDING CODE 2010, SECTION 105.9
- PROVIDE SANITARY FACILITIES DURING CONSTRUCTION, REMODELING OR DEMOLITION IN ACCORDANCE TO FLORIDA BUILDING CODE 2010, SECTION 3305.1.
- A MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING AND/OR ALTERATION IN ACCORDANCE TO FLORIDA BUILDING CODE 2010, SECTION 3310.2.
- ASBESTOS REMOVAL DISCLOSURE STATEMENT: STATE LAW REQUIRES ASBESTOS ABATEMENT TO BE DONE BY LICENSED CONTRACTORS.

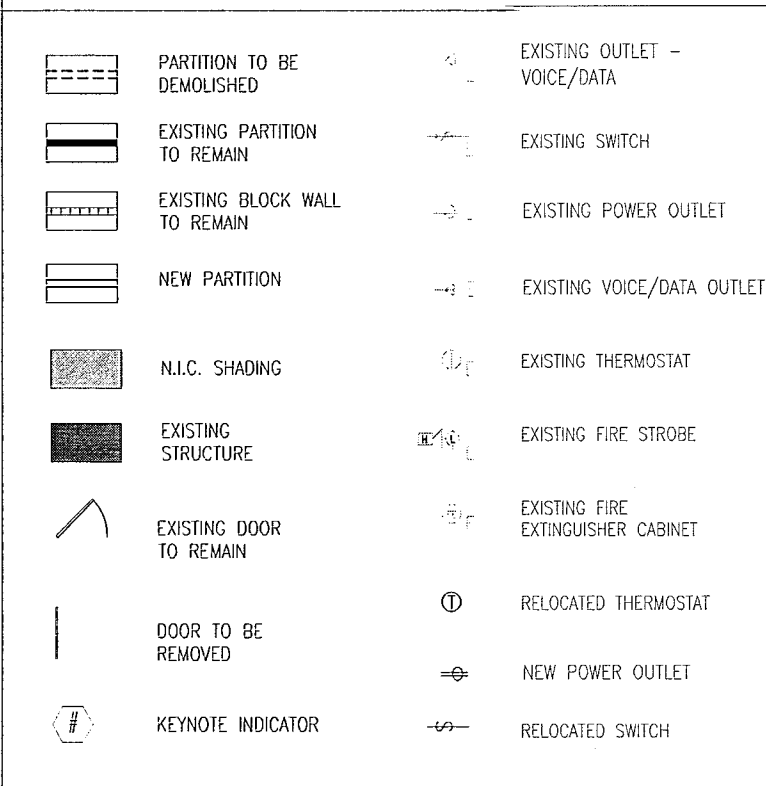
**DEMOLITION SHEET NOTES**

- EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
- INTERIOR PARTITIONS TO BE DEMOLISHED
- SELECT DEMOLITION AT EXTERIOR CMU WALLS
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- FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/ OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE.
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- HISTORIC FOUNTAIN LOCATION TO REMAIN, TO BE RESTORED
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- EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.
- EXISTING DOOR AND FRAMES TO BE REMOVED.
- EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE.
- ROOFING TO BE REMOVED AND REDONE
- ROOF SYSTEM AND FRAMING TO BE DEMOLISHED.
- CONCRETE STEPS TO BE REMOVED.
- EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR UG UTILITY INSTALLATION IN AREAS OF WORK.
- CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY.
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- EXISTING CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN.
- EXISTING COPING TO BE REMOVED.
- REMOVE CONCRETE POOL DECK TILES.
- EXISTING METAL RAIL TO BE REMOVED.
- EXISTING POOL SHOWER TO BE RECONFIGURED
- EXISTING POOL TO REMAIN IN ITS ENTIRETY.
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- EXISTING OVERHANG TO REMAIN
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- REMOVE EXISTING GLASS BLOCK PANELS.
- REMOVE EXISTING WINDOW BARS, PATCH AND PAINT TO MATCH EXISTING.
- REMOVE EXISTING WHEELS STOPS.
- REMOVE EXISTING PAVING.
- REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT.
- REMOVE EXISTING TV ANTENNA
- REMOVE EXISTING CONCRETE BALUSTRADE
- CONCRETE POST TO REMAIN
- REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL - POOLSIDE
- DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A101.
- RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
- BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING. REMOVE EXISTING METAL RAILING
- EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
- REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT
- REMOVE WOOD DECK AND WOOD JOIST

**REPLACEMENT & RESTORATION NOTES**

- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED
- ALL EXISTING A/C WINDOW UNIT BOXES ARE TO BE REMOVED; WALLS TO BE BLOCKED UP, PATCHED, AND PAINTED
- EXISTING EXTERIOR DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
- ALL NEW WINDOWS IN HISTORIC BUILDINGS (HADDON HALL AND CAMPTON APARTMENTS) TO BE REPLACED TO MATCH HISTORIC MULLION PATTERN.
- ALL EXISTING WINDOW BARS TO BE REMOVED
- ALL EXTERIOR ELECTRICAL CONDUIT AND METERS TO BE INTERNALIZED AND RELOCATED OFF OF BUILDING FACADE WALLS AND OUT OF PUBLIC/QUESS AREAS, ETC., TO WHERE BATHROOM FINISHES ARE NOTED TO BE REMOVED AND REPLACED. CAUTION IS TO BE TAKEN FLOOR STRUCTURE TO BE REPAIRED PER EXISTING CONDITION DISCOVERY AND DAMAGE DURING DEMOLITION. INFILL FLOOR WITH CEMENTITIOUS BACKER BOARD. SUBSTRATE WITH NEW CERAMIC TILE.
- REPAIR/REPLACE DAMAGED WOOD DECKING AT CAMPTON AND HADDON AS DETECTED DURING NEW ROOF WORK.
- REPAIR/REPLACE DAMAGED WOOD FLOORING AT ALL AREAS OF WORK.

**LEGEND**



**M.I.C.T.**  
PRIVATE CONSULTING SERVICES, LLC  
CORPORATE PLANNING, DESIGN, CONSTRUCTION MANAGEMENT, INTERIOR DESIGN

BUILDING	REVIEWER	DATE
STRUCTURAL	EM	11-10-14
M.E.C.H./ELECTRICAL	AT	
PLUMBING		

Jonathan Cardello  
Lic. # AR93391

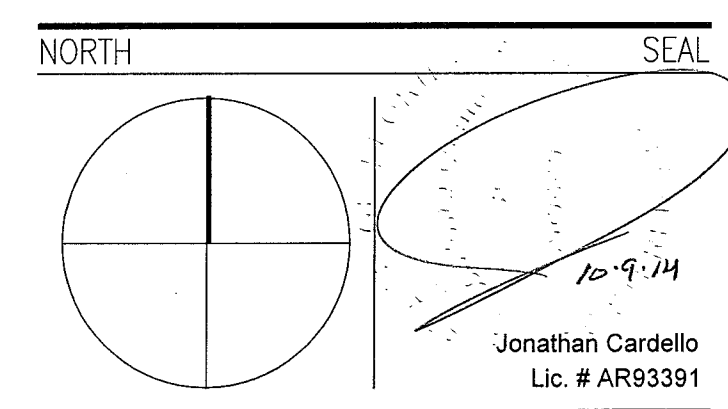
**HADDON HALL**  
**1500 COLLINS AVE.**  
MIAMI BEACH, FL

KEYPLAN N.T.S.

**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE & MTCI PERMIT COMMENTS	08-21-2014
3	FIRE PERMIT COMMENTS	09-29-2014

**100% CONSTRUCTION DOCUMENT SET**



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Lic. # AA28001507 Boston Miami

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

**BASEMENT LEVEL DEMOLITION PLAN**

SHEET NUMBER  
**AD100**

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT

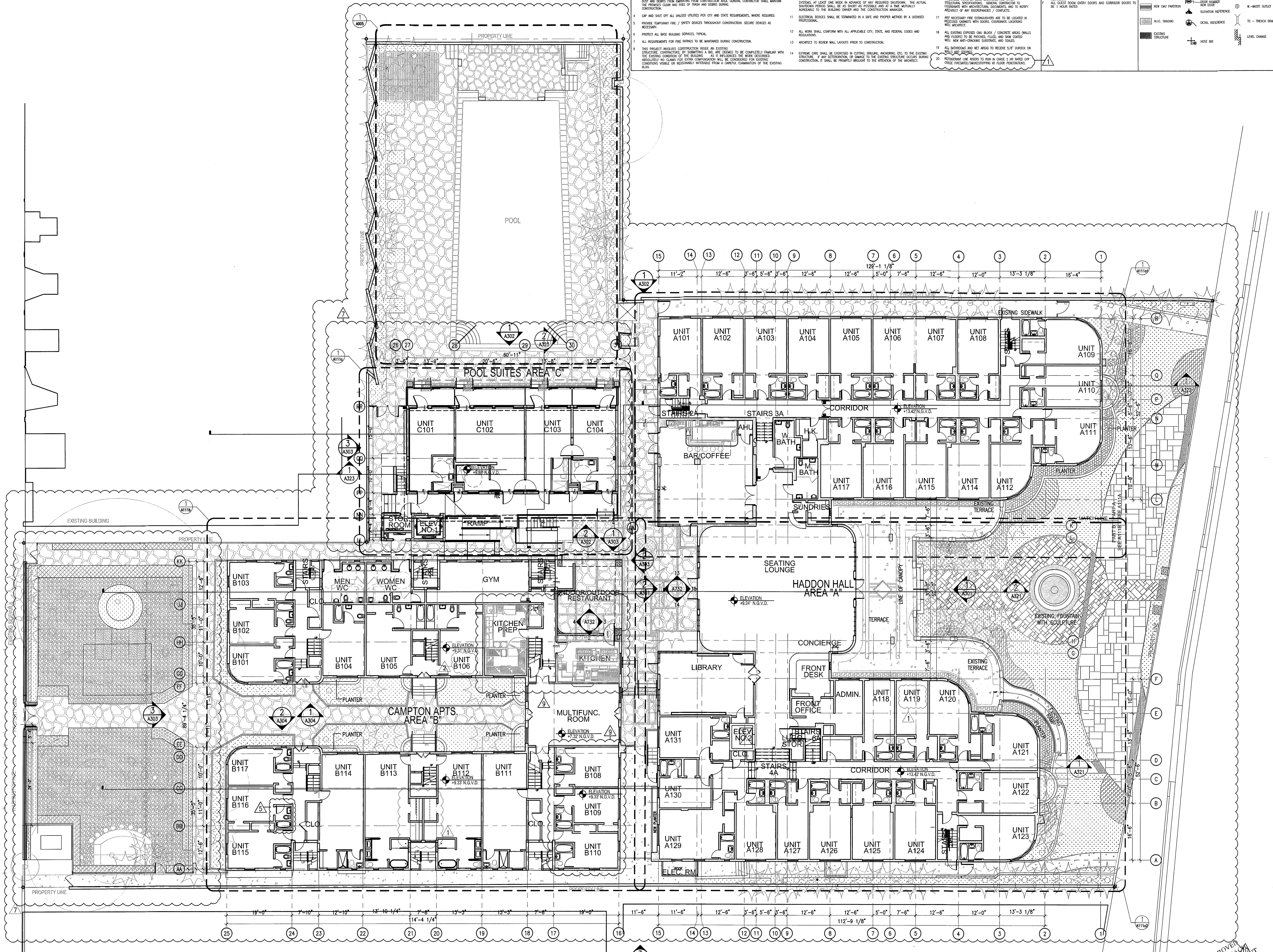
1 BASEMENT LEVEL DEMOLITION PLAN  
SCALE: 3/32" = 1'-0"



**HADDON HALL  
1500 COLLINS AVE  
MIAMI BEACH, FL**

KEYPLAN N.T.S.

GENERAL NOTES		SHEET NOTES		LEGEND																																				
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY OBSTACLE BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO CORRECT. THE QUALITY OF WORK WITH CONSTRUCTION EQUIPMENT.	2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PROTECT SURFACES FROM DAMAGING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE FINISHED CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.	4. CAP AND SHUT OFF ALL UNUSED UTILITIES FOR CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.	6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	7. ALL REQUIREMENTS FOR FIRE PATRONS TO BE MAINTAINED DURING CONSTRUCTION.	8. THIS PROJECT INVOLVES CONSTRUCTION OF AN EXISTING STRUCTURE. CONTRACTORS BY COMMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING. ALL IF INFLUENCES THE WORK DESCRIBED. RESPECTIVE AND CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR SETTING CONTRACTORS VISIBLY OR OTHERWISE INFERRIBLE FROM A CAREFUL EXAMINATION OF THE EXISTING PLAN.	9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	10. SUBMITTALS OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OFFICE. THE CONTRACTOR SHALL SUBMIT PROFILES, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE MONTH IN ADVANCE OF ANY REQUIRED CONSTRUCTION. THE ACTUAL SUBMITTAL PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREED TO BY THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.	11. ELECTRICAL DEVICES SHALL BE REMOVED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.	12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.	13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.	14. EXTERNAL CARE SHALL BE EXERCISED IN CUTTING DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETRIORATION OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.	15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, TELEPHONE, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.	16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS, WALLS, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.	17. ALL NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN WELL AREAS.	18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS WALLS AND FLOORS TO BE PROTECT, FILL, AND NEW COATED WITH NEW ANTI-RUSTING SUBSTRATE, AND SEALED.	19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DRAIN ON WALL AND FLOOR.	20. REFER TO THE PERMITS TO KNOW IN CHASE 2 HR RATED GIP OVER PENETRATIONS/DRILLINGS AT FLOOR PENETRATIONS.	A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW.	B. TRACK ROOM TO BE AN UNCONDITIONED SPACE.	C. ALL INTERIOR FINISHES TO COMPLY WITH FIC CHAPTER 8, SEE 0-100, SECTION F FOR DETAILS.	D. ALL WOOD SURFACES SHALL BE PROTECTED FROM RETAINMENT.	E. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED.	EXISTING PARTITION TO REMOVE	NEW PARTITION	NEW CMU PARTITION	N.A.C. SWAGING	EXISTING STRUCTURE	GRID COLUMNS/JOISTS	EXISTING DOOR TO REMOVE	NEW DOOR NUMBER NEW DOOR	ELEVATION REFERENCE	DETAIL REFERENCE	NOSE BAR	F.S. FLOOR SINK	FD-FLOOR DRAIN	W-WASTE OUTLET	TD - TRENCH SHOWN	LEVEL CHANGE



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
3	GUESTROOM COORDINATION	04-17-2014
4	POOL SUITES WALLS	04-14-2014
5	KITCHEN REINFORCEMENT	05-30-2014
6	MASTER PERMIT COMMENTS	07-03-2014

MTCI PRIVATE PROVIDER SERVICES, LLC			
Professional Seal and Stamp			
REVIEWER INITIALS	DATE REVIEWED		
EM	11-12-14		
BUILDINGS			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

**100% CONSTRUCTION DOCUMENT SET**

NORTH SEAL

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

SHEET TITLE  
**OVERALL FIRST FLOOR PLAN**

SHEET NUMBER  
**A101**

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

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT

**DEMOLITION SHEET NOTES**

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
2. INTERIOR PARTITIONS TO BE DEMOLISHED
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS
4. CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
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12. HARDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN)
13. HARDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN)
14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR
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- 18A. EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE.
19. ROOFING TO BE REMOVED AND REDONE
20. ROOF SYSTEM AND FRAMING TO BE DEMOLISHED
21. CONCRETE STEPS TO BE REMOVED
- 21A. EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR US UTILITY INSTALLATION IN AREAS OF WORK.
22. CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY
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25. EXISTING COPING TO BE REMOVED
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28. EXISTING POOL SHOWER TO BE RECONFIGURED
29. EXISTING WALL TO REMAIN IN ITS ENTIRETY
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38. REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT
39. REMOVE EXISTING TV ANTENNA
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41. CONCRETE POST TO REMAIN
42. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL - POOLSIDE
43. DEMO PIER FOR PROPOSED SHOULDERS. REFER TO SHEET AD101
44. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
45. BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING. REMOVE EXISTING METAL RAILING
46. EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
47. REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT
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**REPLACEMENT & RESTORATION NOTES**

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**LEGEND**

	PARTITION TO BE DEMOLISHED		EXISTING OUTLET - VOICE/DATA
	EXISTING PARTITION TO REMAIN		EXISTING SWITCH
	EXISTING BLOCK WALL TO REMAIN		EXISTING POWER OUTLET
	NEW PARTITION		EXISTING VOICE/DATA OUTLET
	N.I.C. SHADING		EXISTING THERMOSTAT
	EXISTING STRUCTURE		EXISTING FIRE ESCAPE
	EXISTING DOOR TO REMAIN		EXISTING FIRE EXTINGUISHER CABINET
	DOOR TO BE REMOVED		RELOCATED THERMOSTAT
	KEYNOTE INDICATOR		NEW POWER OUTLET
			RELOCATED SWITCH

**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	04-04-2014

**100% CONSTRUCTION DOCUMENT SET**

NORTH SEAL

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JOB NUMBER: 13036.00  
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SHEET TITLE

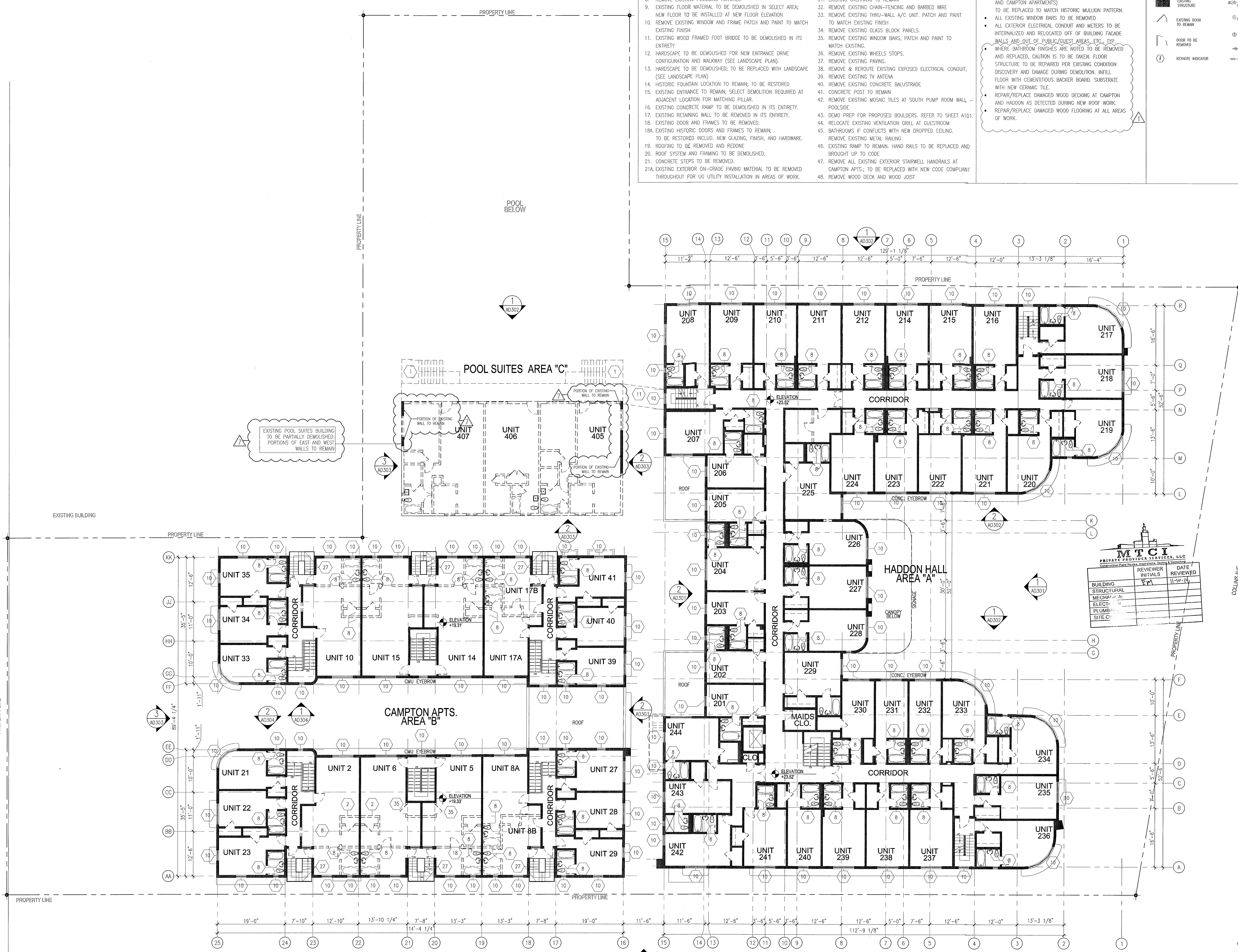
**SECOND FLOOR DEMOLITION PLAN**

SHEET NUMBER

**AD102**

APPROVED MIAMI BEACH FIRE DEPARTMENT

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

GENERAL DEMOLITION NOTES SEE SHEET AD100



**DEMOLITION SHEET NOTES**

1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY.
2. INTERIOR PARTITIONS TO BE DEMOLISHED.
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS.
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6. SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM.
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8. REMOVE EXISTING PLUMBING FIXTURES.
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14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED.
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR.
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.
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19. ROOFING TO BE REMOVED AND REDONE.
20. ROOF SYSTEM AND FRAMING TO BE DEMOLISHED.
21. CONCRETE STEPS TO BE REMOVED.
- 21A. EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR UG UTILITY INSTALLATION IN AREAS OF WORK.
22. CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY.
23. CONCRETE CURB TO BE DEMOLISHED.
24. EXISTING CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN.
25. EXISTING COPING TO BE REMOVED.
26. REMOVE CONCRETE POOL DECK TILES.
27. EXISTING METAL RAIL TO BE REMOVED.
28. EXISTING POOL SHOWER TO BE RECONFIGURED.
29. EXISTING WALL TO REMAIN IN ITS ENTIRETY.
30. POLE SIGN TO BE RESTORED.
31. EXISTING OVERHANG TO REMAIN.
32. REMOVE EXISTING CHAIN-FENCING AND BARBED WIRE.
33. REMOVE EXISTING THRU-WALL A/C UNIT. PATCH AND PAINT TO MATCH EXISTING FINISH.
34. REMOVE EXISTING GLASS BLOCK PANELS.
35. REMOVE EXISTING WINDOW BARS, PATCH AND PAINT TO MATCH EXISTING.
36. REMOVE EXISTING WHEELS STOPS.
37. REMOVE EXISTING PAVING.
38. REMOVE & REROUTE EXISTING EXPOSED ELECTRICAL CONDUIT.
39. REMOVE EXISTING TV ANTENNA.
40. REMOVE EXISTING CONCRETE BALUSTRADE.
41. CONCRETE POST TO REMAIN.
42. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL - POOLSIDE.
43. DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A101.
44. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING.
45. REMOVE EXISTING METAL RAILING.
46. EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE.
47. REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT.
48. REMOVE WOOD DECK AND WOOD JOIST.

**REPLACEMENT & RESTORATION NOTES**

- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED.
- ALL EXISTING A/C WINDOW UNIT BOXES ARE TO BE REMOVED; WALLS TO BE BLOCKED UP, PATCHED, AND PAINTED.
- EXISTING EXTERIOR DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
- ALL NEW WINDOWS IN HISTORIC BUILDINGS (HADDON HALL AND CAMPTON APARTMENTS) TO BE REPLACED TO MATCH HISTORIC MULLION PATTERN.
- ALL EXISTING WINDOW BARS TO BE REMOVED.
- ALL EXTERIOR ELECTRICAL CONDUIT AND METERS TO BE INTERNALIZED AND RELOCATED OFF OF BUILDING FACADE WALLS AND OUT OF PUBLIC/GUEST AREAS, ETC., TOP.
- WHERE BATHROOM FINISHES ARE NOTED TO BE REMOVED AND REPLACED, CAUTION IS TO BE TAKEN. FLOOR STRUCTURE TO BE REPAIRED PER EXISTING CONDITION DISCOVERY AND DAMAGE DURING DEMOLITION. INSTALL FLOOR WITH CEMENTITIOUS BACKER BOARD, SUBSTRATE WITH NEW CERAMIC TILE.
- REPAIR/REPLACE DAMAGED WOOD DECKING AT CAMPTON AND HADDON AS DETECTED DURING NEW ROOF WORK.
- REPAIR/REPLACE DAMAGED WOOD FLOORING AT ALL AREAS OF WORK.

**LEGEND**

[Symbol]	PARTITION TO BE DEMOLISHED	[Symbol]	EXISTING OUTLET - VOICE/DATA
[Symbol]	EXISTING PARTITION TO REMAIN	[Symbol]	EXISTING SWITCH
[Symbol]	EXISTING BLOCK WALL TO REMAIN	[Symbol]	EXISTING POWER OUTLET
[Symbol]	NEW PARTITION	[Symbol]	EXISTING THERMOSTAT
[Symbol]	N.L.C. SHADING	[Symbol]	EXISTING FIRE STROKE
[Symbol]	EXISTING STRUCTURE	[Symbol]	EXISTING FIRE EXTINGUISHER CABINET
[Symbol]	EXISTING DOOR TO REMAIN	[Symbol]	RELOCATED THERMOSTAT
[Symbol]	DOOR TO BE REMOVED	[Symbol]	NEW POWER OUTLET
[Symbol]	KEYNOTE INDICATOR	[Symbol]	RELOCATED SWITCH

**HADDON HALL**  
**1500 COLLINS AVE**  
 MIAMI BEACH, FL

KEYPLAN N.T.S.

**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE

**100% CONSTRUCTION DOCUMENT SET**

NORTH

**ADD Inc** Architecture Interiors Planning

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Boston Miami

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

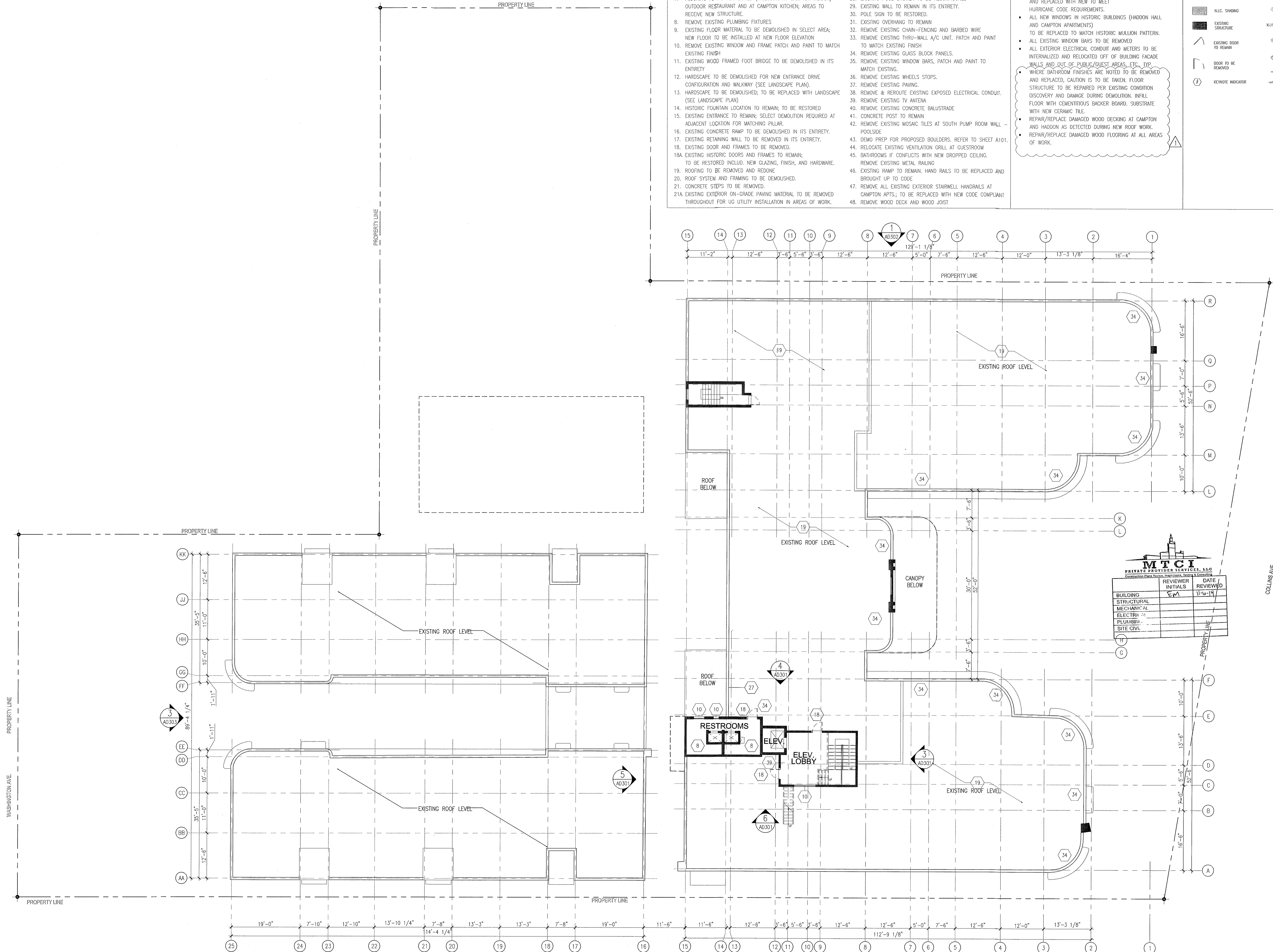
SHEET TITLE

**ROOF DECK DEMOLITION PLAN**

SHEET NUMBER

**AD104**

COPYRIGHT ADD INC 2011



**1 ROOF DECK DEMOLITION PLAN**  
 SCALE: 3/32" = 1'-0"

GENERAL DEMOLITION NOTES SEE SHEET AD100

APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT

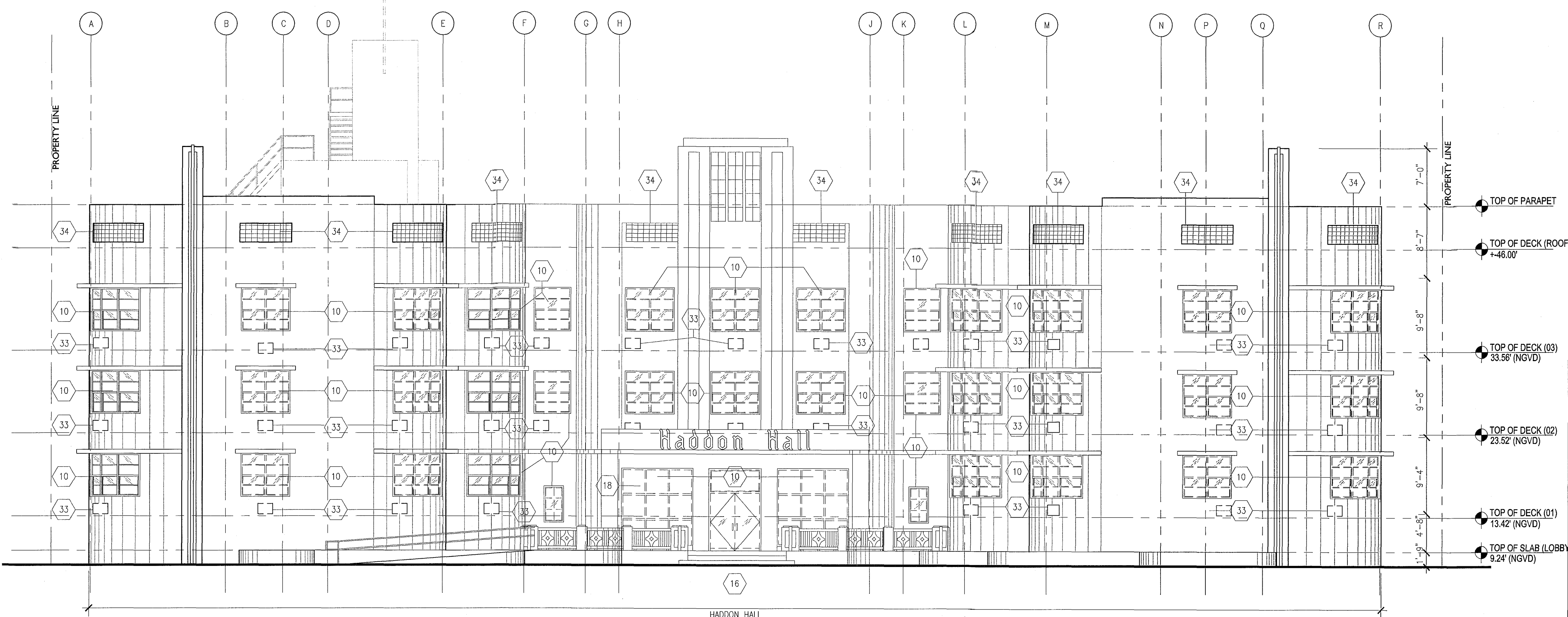
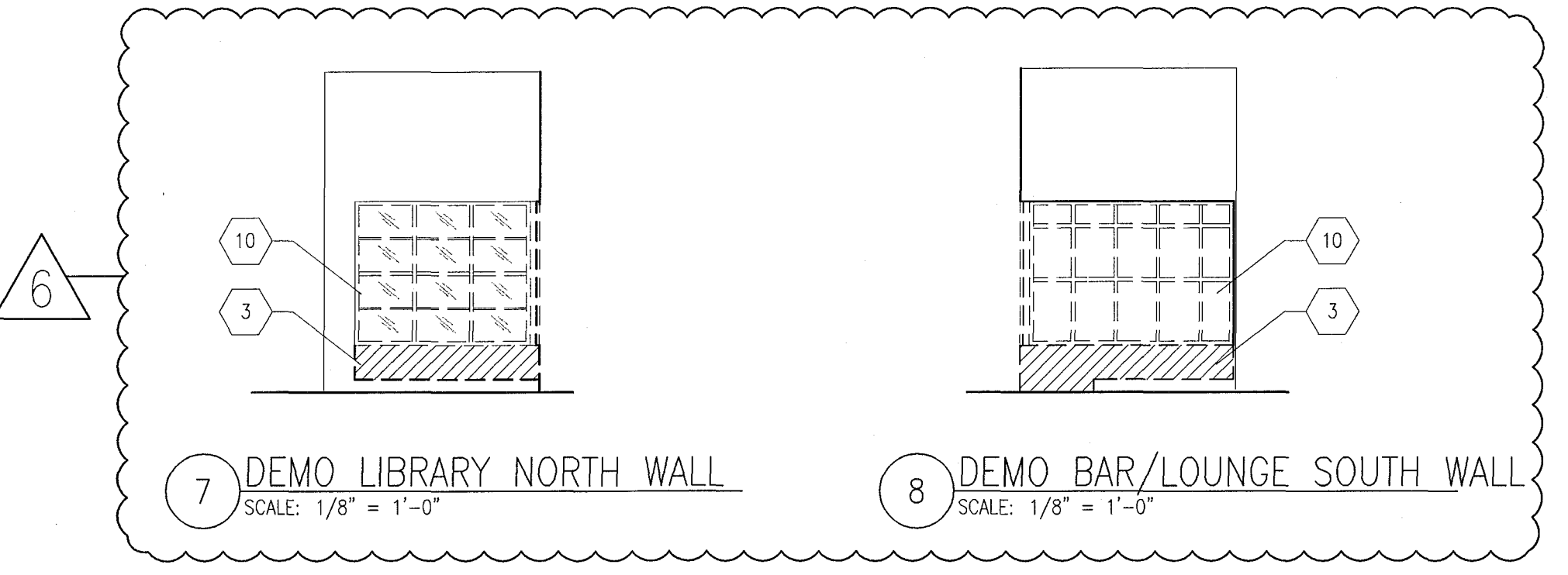


DEMOLITION SHEET NOTES

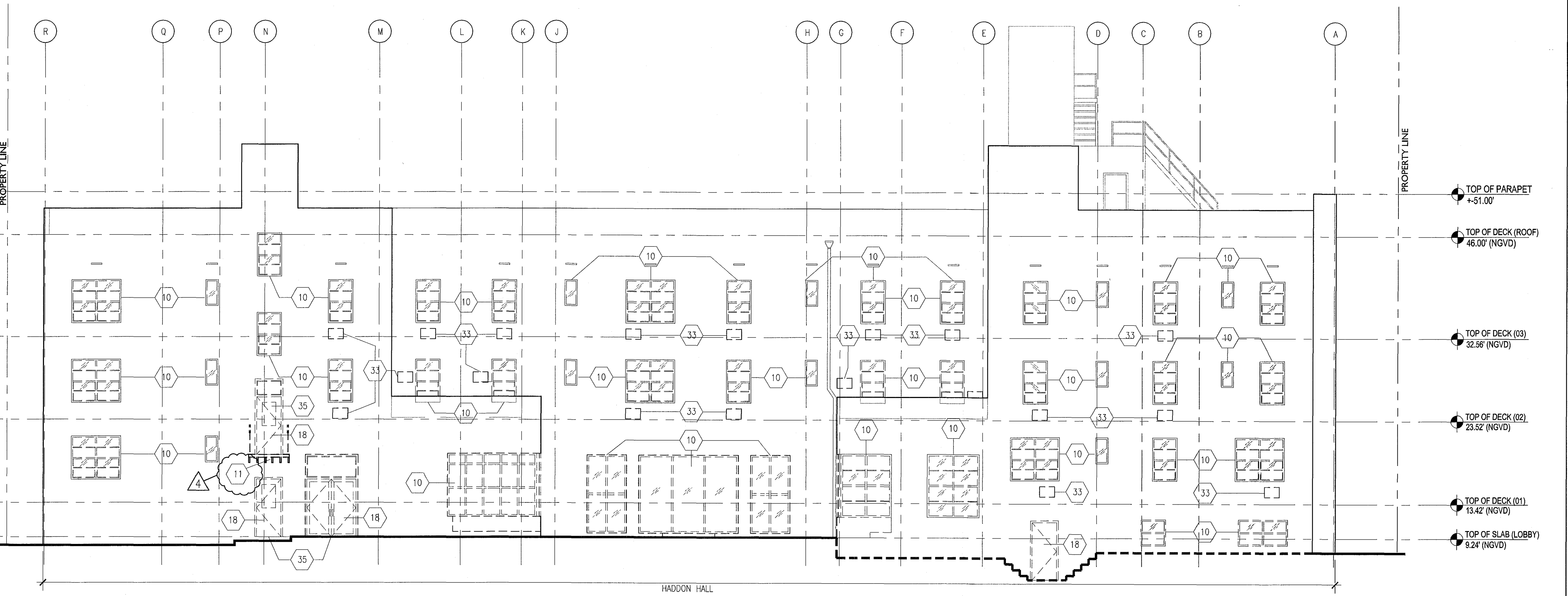
1. EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
2. INTERIOR PARTITIONS TO BE DEMOLISHED
3. SELECT DEMOLITION AT EXTERIOR CMU WALLS
4. CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
5. SELECT DEMOLITION OF INTERIOR AND EXTERIOR WALLS FOR NEW PROCEDURE
6. SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM
7. FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/ OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE)
8. REMOVE EXISTING PLUMBING FIXTURES
9. EXISTING FLOOR MATERIAL TO BE DEMOLISHED IN SELECT AREA; NEW FLOOR TO BE INSTALLED AT NEW FLOOR ELEVATION
10. REMOVE EXISTING WINDOW AND FRAME PATCH AND PAINT TO MATCH EXISTING FINISH
11. EXISTING WOOD FRAMED FOOT BRIDGE TO BE DEMOLISHED IN ITS ENTIRETY
12. HANDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN)
13. HANDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN)
14. HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
15. EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY
17. EXISTING RETAINING WALL TO BE REMOVED IN ITS ENTIRETY
18. EXISTING DOOR AND FRAMES TO BE REMOVED
- 18A. EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLD. NEW GLAZING, FINISH, AND HARDWARE
19. ROOFING TO BE REMOVED AND REDONE
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23. SELECT CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN
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40. REMOVE EXISTING CONCRETE POST TO REMAIN
41. REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL - POOLSIDE
42. DEMO PREP FOR PROPOSED BOULDER. REFER TO SHEET A01.
43. RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING. REMOVE EXISTING METAL RAILING
44. EXISTING RAMP TO REMAIN. HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
45. REMOVE ALL EXISTING EXTERIOR STAIRWELL HANDRAILS AT CAMPTON APTS.; TO BE REPLACED WITH NEW CODE COMPLIANT
46. REMOVE WOOD DECK AND WOOD JOIST

- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED
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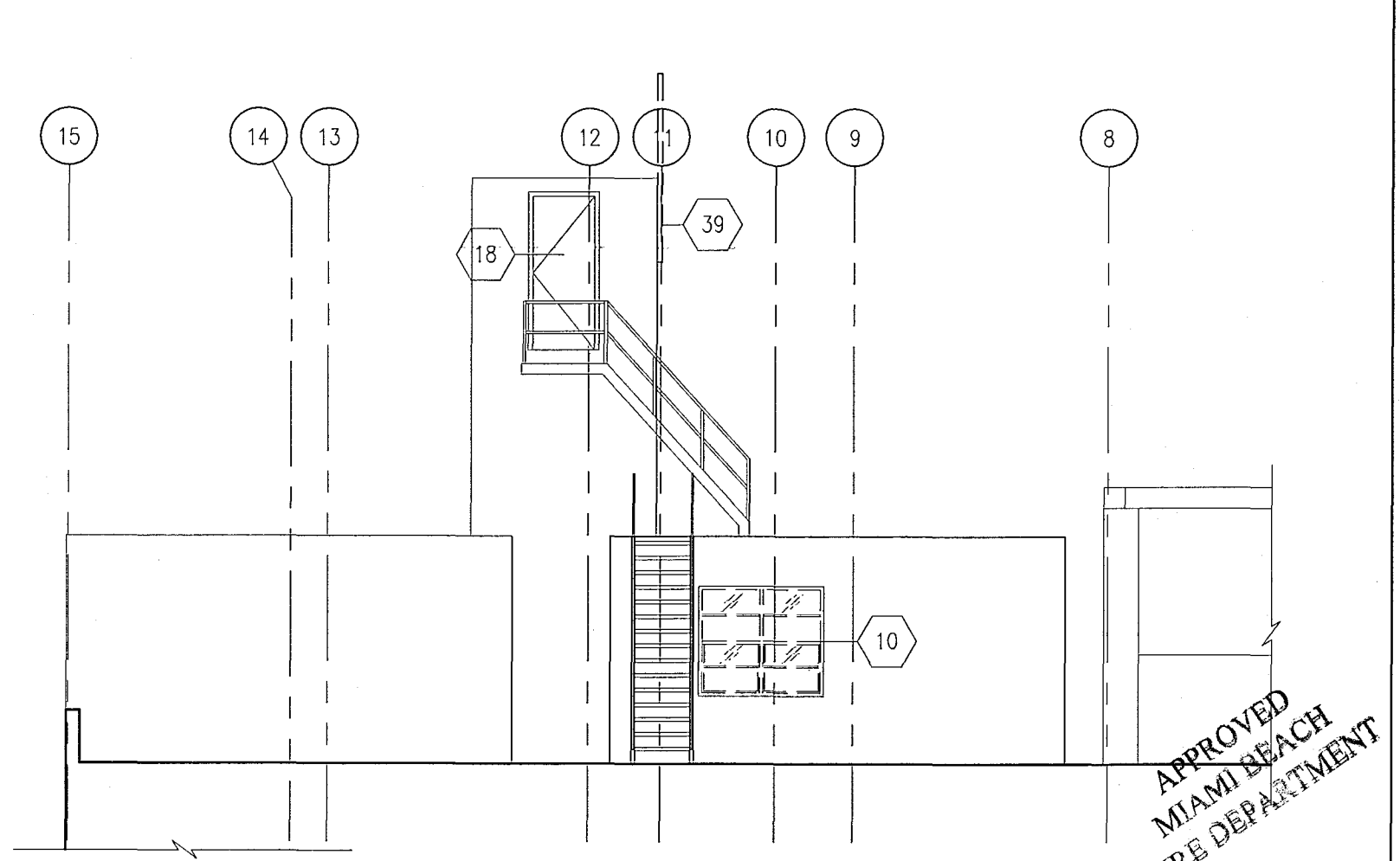
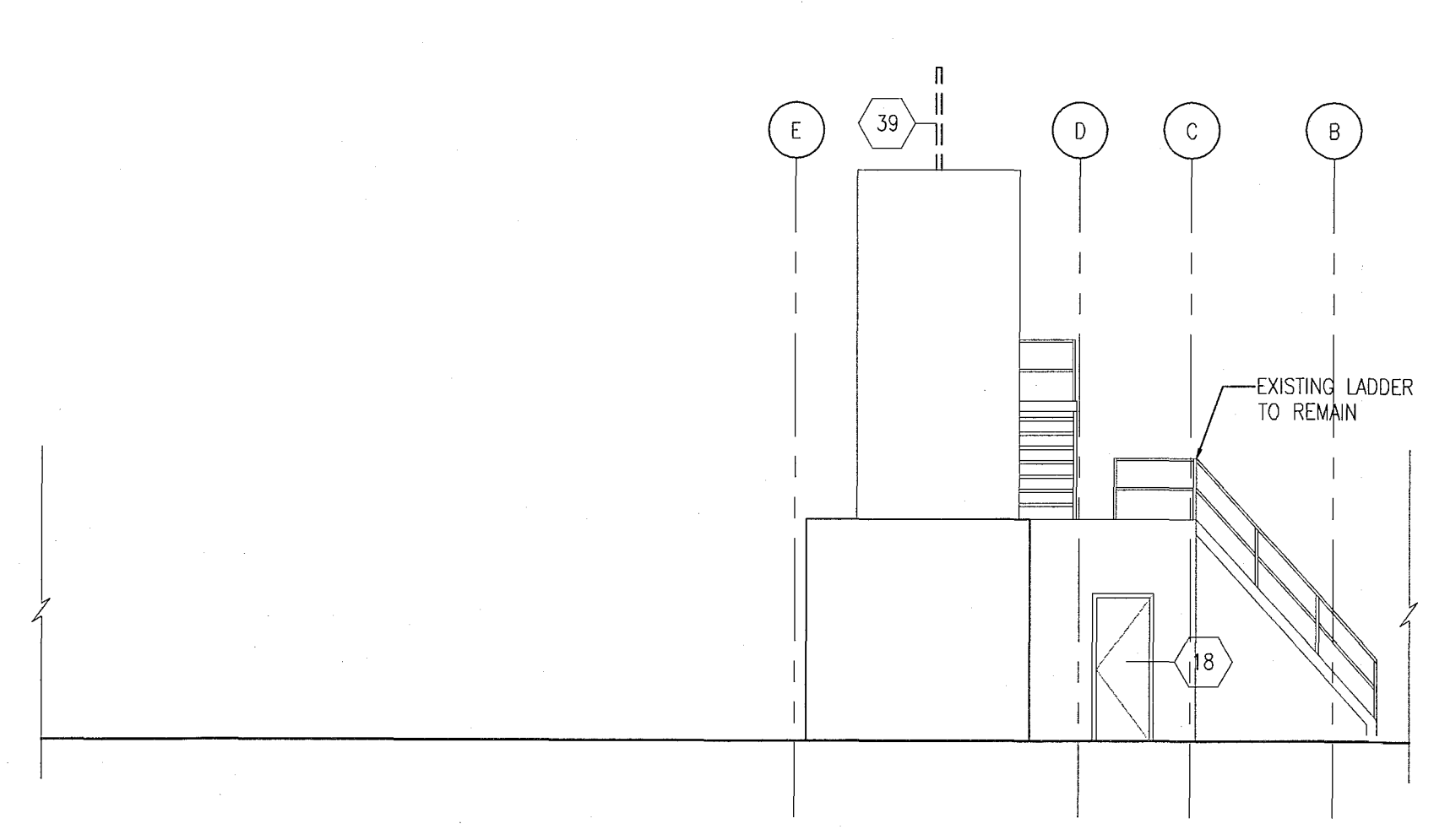
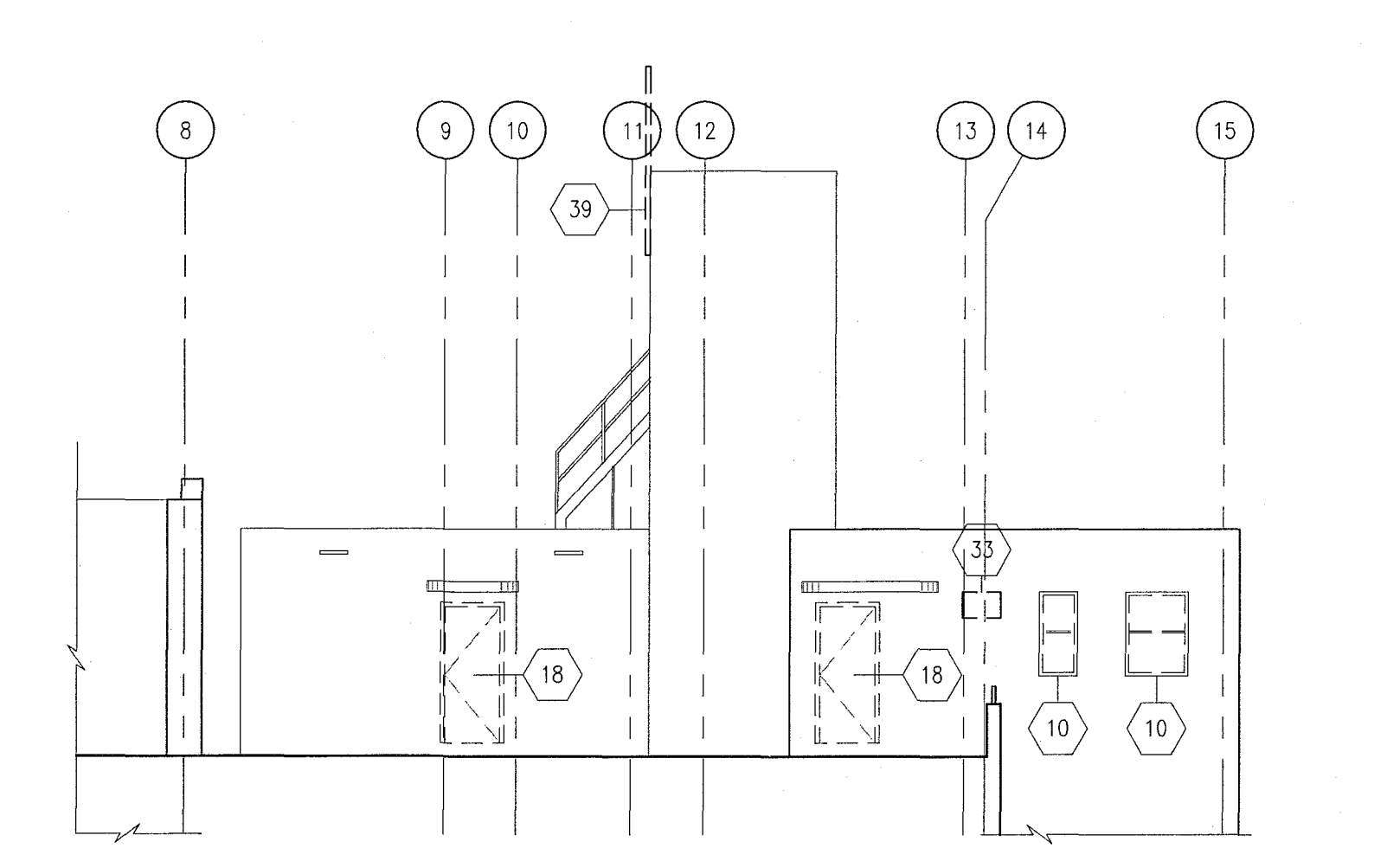
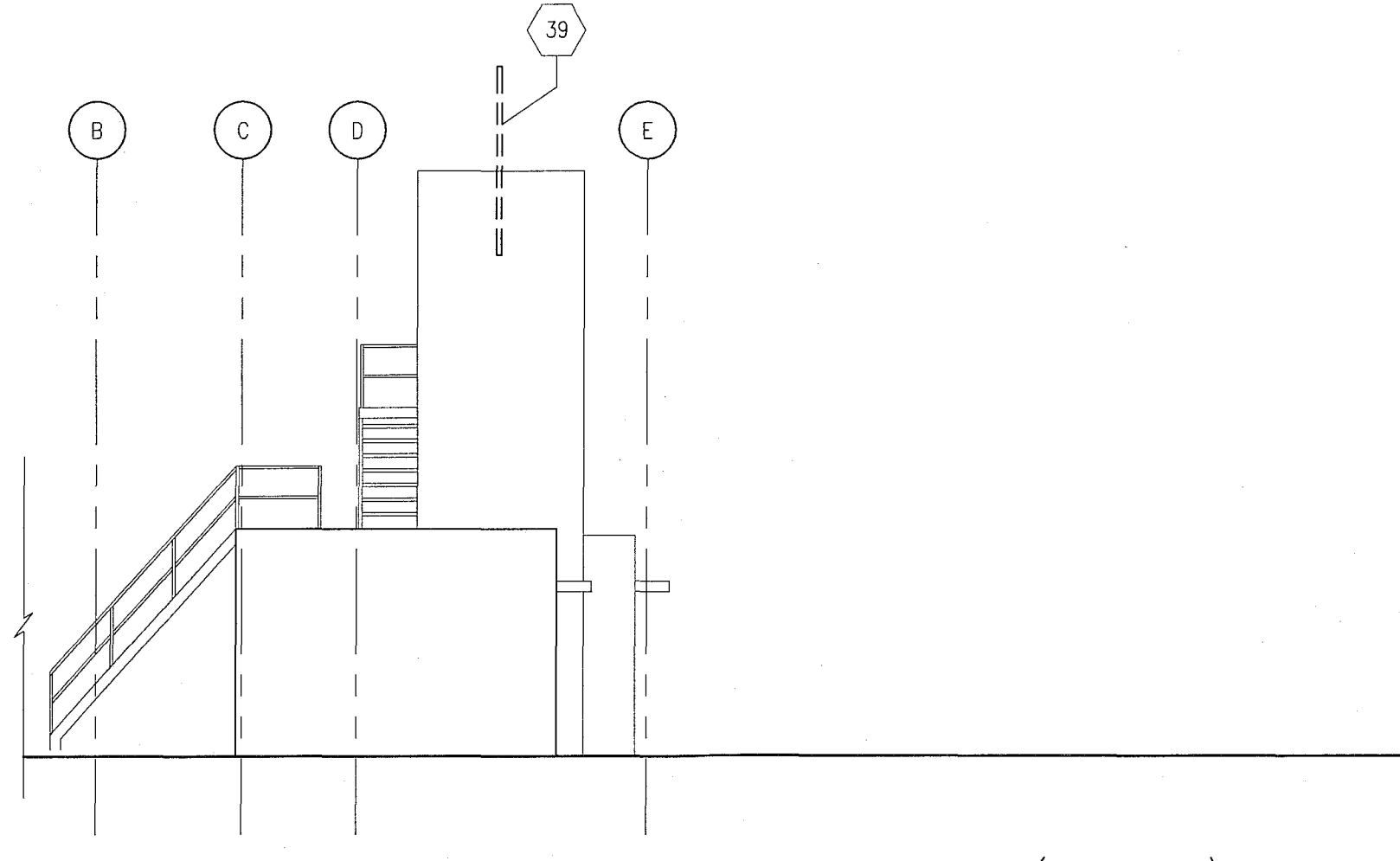
	PARTITION TO BE DEMOLISHED		EXISTING OUTLET - VOICE/DATA
	EXISTING PARTITION TO REMAIN		EXISTING SWITCH
	EXISTING BLOCK WALL TO REMAIN		EXISTING POWER OUTLET
	NEW PARTITION		EXISTING VOICE/DATA OUTLET
	N.I.C. SHADING		EXISTING THERMOSTAT
	EXISTING STRUCTURE		EXISTING FIRE STROBE
	EXISTING DOOR TO REMAIN		EXISTING FIRE EXTINGUISHER CABINET
	DOOR TO BE REMOVED		RELOCATED THERMOSTAT
	KEYNOTE INDICATOR		NEW POWER OUTLET
			RELOCATED SWITCH



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



2 EXTERIOR WEST ELEVATION HADDON HALL  
SCALE: 1/8" = 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	FIRE REVIEW COMMENTS	04-01-2014
3	PAZ COMMENTS	04-18-2014

MITCI PRIVATE PROPERTY SERVICES, LLC  
Demolition, Data, Design, Inspection, Testing & Monitoring

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

100% CONSTRUCTION DOCUMENT SET

APPROVED  
MARIANNE BEECH  
FILED PER PERMITMENT

5:22:14  
Jonathan Cardello  
Lic # AR93391

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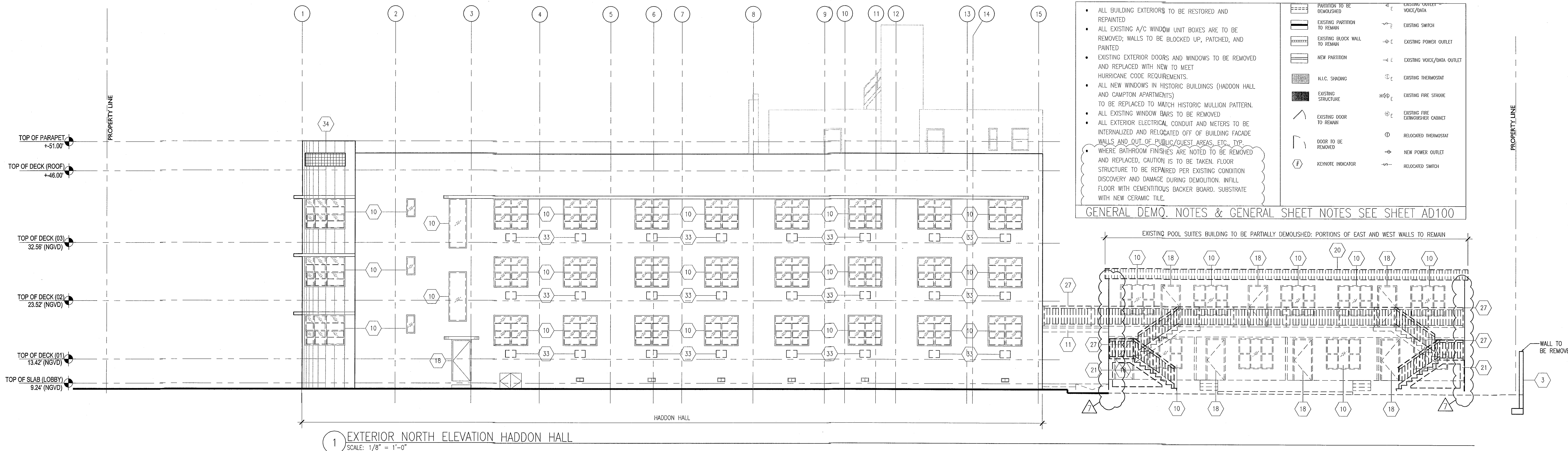
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CHECKED BY:  
ISSUE DATE: FEBRUARY 18, 2014  
SCALE: 1/8" = 1'-0"

SHEET TITLE  
EXTERIOR DEMO  
EAST AND WEST ELEV.  
ROOF ELEVATIONS

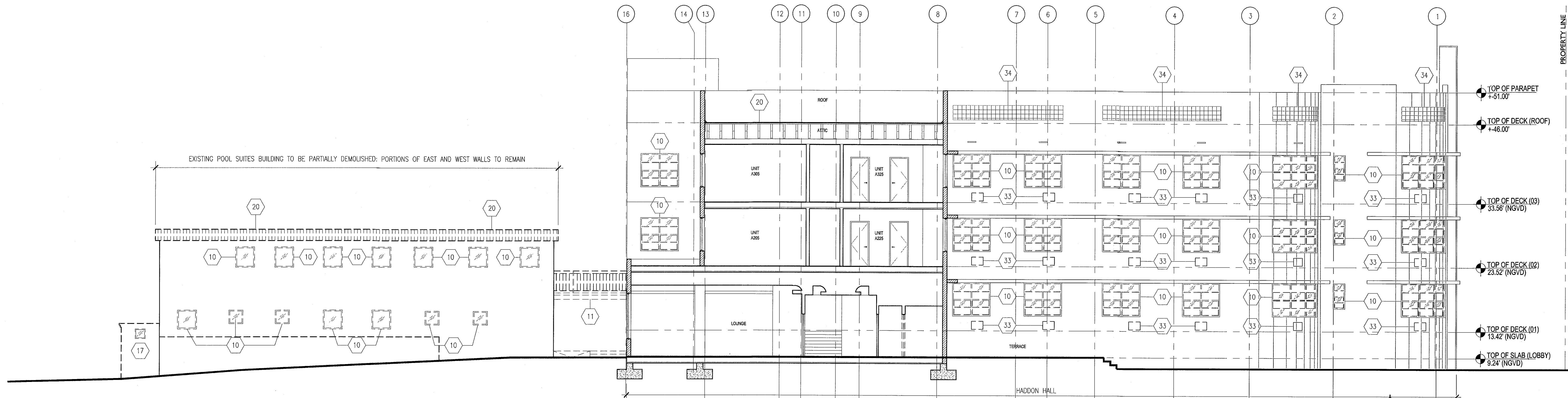
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**HADDON HALL**  
1500 COLLINS AVE  
MIAMI BEACH, FL

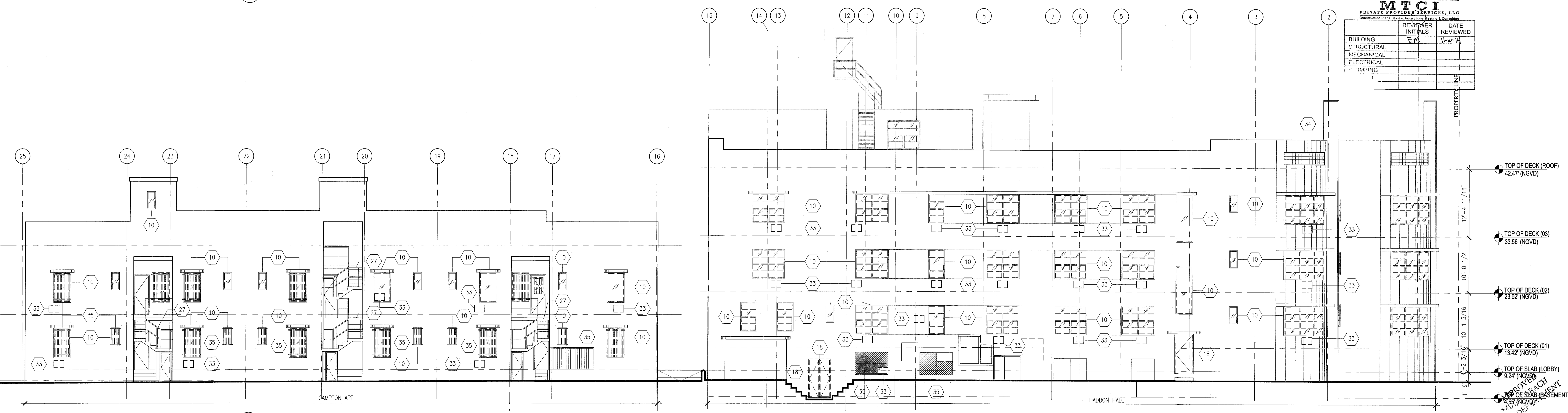
KEYPLAN N.T.S.



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



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



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

- ALL BUILDING EXTERIORS TO BE RESTORED AND REPAINTED.
- ALL EXISTING A/C WINDOW UNIT BOXES ARE TO BE REMOVED; WALLS TO BE BLOCKED UP, PATCHED, AND PAINTED.
- EXISTING EXTERIOR DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
- ALL NEW WINDOWS IN HISTORIC BUILDINGS (HADDON HALL AND CAMPTON APARTMENTS) TO BE REPLACED TO MATCH HISTORIC MULLION PATTERN.
- ALL EXISTING WINDOW BARS TO BE REMOVED.
- ALL EXTERIOR ELECTRICAL CONDUIT AND METERS TO BE INTERNALIZED AND RELOCATED OFF OF BUILDING FACADE WALLS AND OUT OF PUBLIC/GUEST AREAS, ETC. TOP WHERE BATHROOM FINISHES ARE NOTED TO BE REMOVED AND REPLACED. CAUTION IS TO BE TAKEN. FLOOR STRUCTURE TO BE REPAIRED PER EXISTING CONDITION DISCOVERY AND DAMAGE DURING DEMOLITION. INFILL FLOOR WITH CEMENTITIOUS BACKER BOARD. SUBSTRATE WITH NEW CERAMIC TILE.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	POOL SUITES WALLS	04-04-2014

**100% CONSTRUCTION DOCUMENT SET**

**MTCI**  
PRIVATE PROVIDER SERVICES, LLC  
Construction Plans Review, Site/Utility Plans & Construction

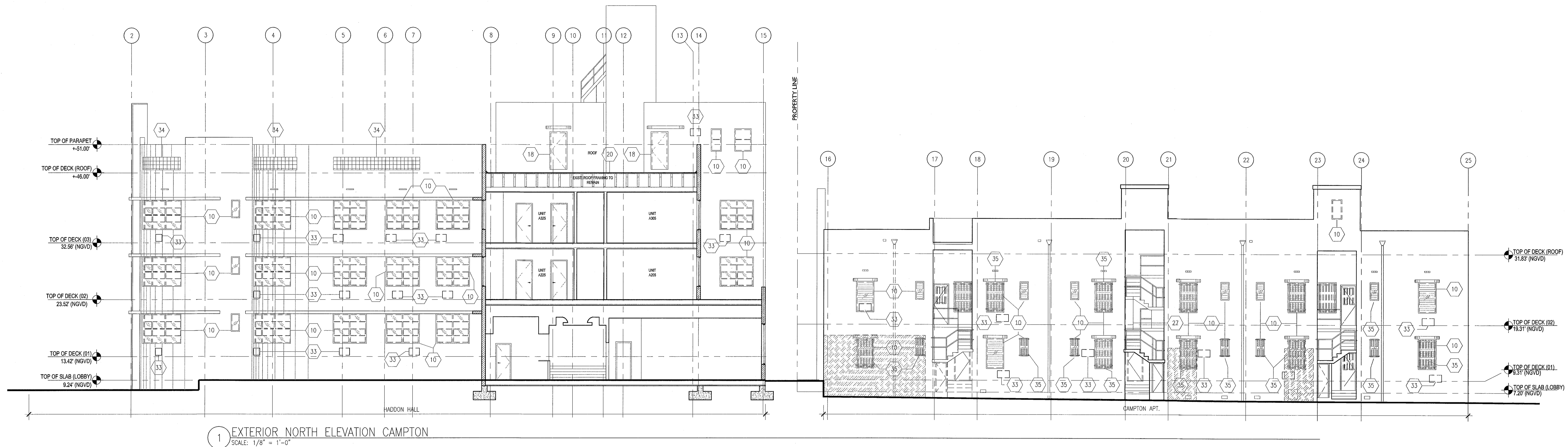
REVIEWER	DATE
EM	11-12-14

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

**EXTERIOR EXISTING / DEMO ELEVATIONS**

SHEET NUMBER  
**AD302**



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

- DEMOLITION SHEET NOTES**
- EXISTING CONCRETE STAIRS TO BE DEMOLISHED IN THEIR ENTIRETY
  - INTERIOR PARTITIONS TO BE DEMOLISHED
  - SELECT DEMOLITION AT EXTERIOR CMU WALLS
  - CMU WALL TO BE DEMOLISHED IN ITS ENTIRETY
  - SELECT DEMOLITION OF INTERIOR AND EXTERIOR WALLS FOR NEW PROCEDURE
  - SELECT DEMOLITION OF FLOORING FOR NEW PROGRAM
  - FLOORING TO BE DEMOLISHED (INCLUDING AT CAMPTON INDOOR/OUTDOOR RESTAURANT AND AT CAMPTON KITCHEN; AREAS TO RECEIVE NEW STRUCTURE)
  - REMOVE EXISTING PLUMBING FIXTURES
  - EXISTING FLOOR MATERIAL TO BE DEMOLISHED IN SELECT AREA; NEW FLOOR TO BE INSTALLED AT NEW FLOOR ELEVATION
  - REMOVE EXISTING WINDOW AND FRAME PATCH AND PAINT TO MATCH EXISTING FINISH
  - EXISTING WOOD FRAMED FOOT BRIDGE TO BE DEMOLISHED IN ITS ENTIRETY
  - HARDSCAPE TO BE DEMOLISHED FOR NEW ENTRANCE DRIVE CONFIGURATION AND WALKWAY (SEE LANDSCAPE PLAN)
  - HARDSCAPE TO BE DEMOLISHED; TO BE REPLACED WITH LANDSCAPE (SEE LANDSCAPE PLAN)
  - HISTORIC FOUNTAIN LOCATION TO REMAIN; TO BE RESTORED
  - EXISTING ENTRANCE TO REMAIN; SELECT DEMOLITION REQUIRED AT ADJACENT LOCATION FOR MATCHING PILLAR
  - EXISTING CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY
  - EXISTING RETAINING WALL TO BE REMOVED IN ITS ENTIRETY
  - EXISTING DOOR AND FRAMES TO BE REMOVED
  - EXISTING HISTORIC DOORS AND FRAMES TO REMAIN; TO BE RESTORED INCLUD. NEW GLAZING, FINISH, AND HARDWARE
  - ROOFING TO BE REMOVED AND REDONE
  - ROOF SYSTEM AND FRAMING TO BE DEMOLISHED
  - CONCRETE STEPS TO BE REMOVED
  - EXISTING EXTERIOR ON-GRADE PAVING MATERIAL TO BE REMOVED THROUGHOUT FOR UG UTILITY INSTALLATION IN AREAS OF WORK
  - CONCRETE STRUCTURE TO BE REMOVED IN ITS ENTIRETY
  - CONCRETE CURB TO BE DEMOLISHED
  - EXISTING CONCRETE DECORATIVE RAIL TO BE REMOVED, POSTS TO REMAIN
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  - REMOVE EXISTING TV ANTENNA
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  - REMOVE EXISTING MOSAIC TILES AT SOUTH PUMP ROOM WALL - POOLSIDE
  - DEMO PREP FOR PROPOSED BOULDERS. REFER TO SHEET A101
  - RELOCATE EXISTING VENTILATION GRILL AT GUESTROOM
  - BATHROOMS IF CONFLICTS WITH NEW DROPPED CEILING, REMOVE EXISTING METAL RAILING
  - EXISTING RAMP TO REMAIN, HAND RAILS TO BE REPLACED AND BROUGHT UP TO CODE
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  - REMOVE WOOD DECK AND WOOD JOIST

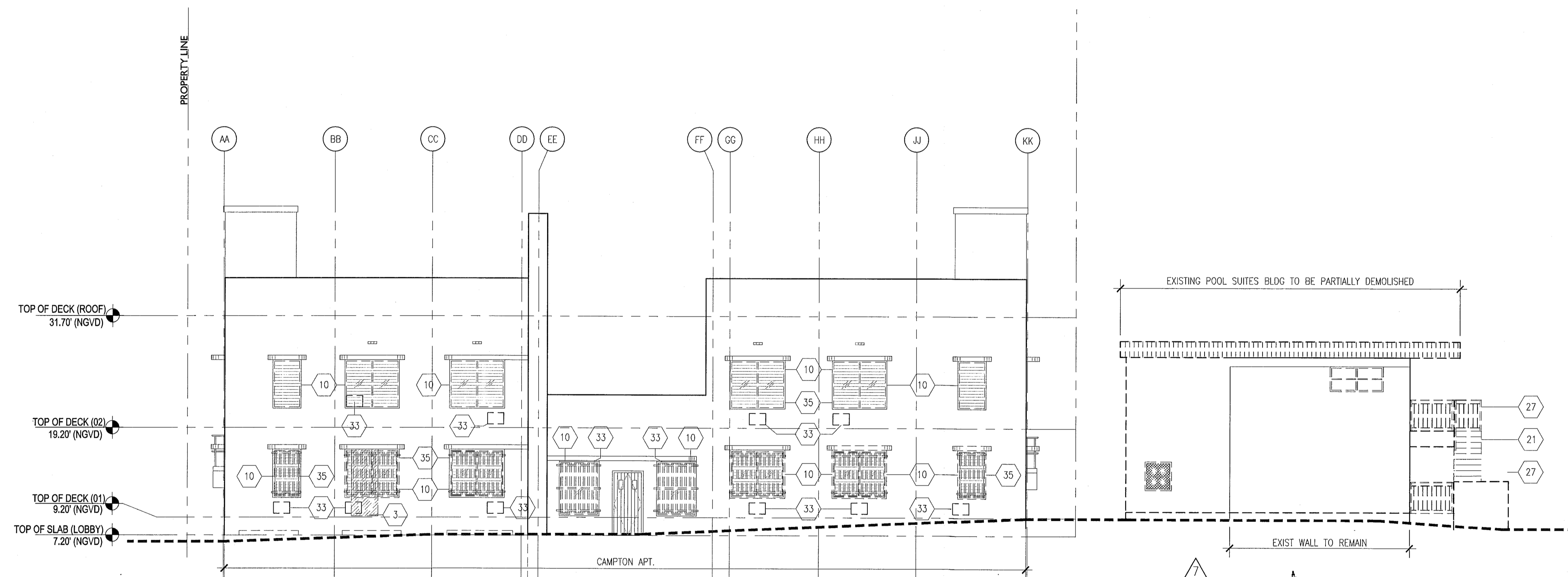
**REPLACEMENT & RESTORATION NOTES**

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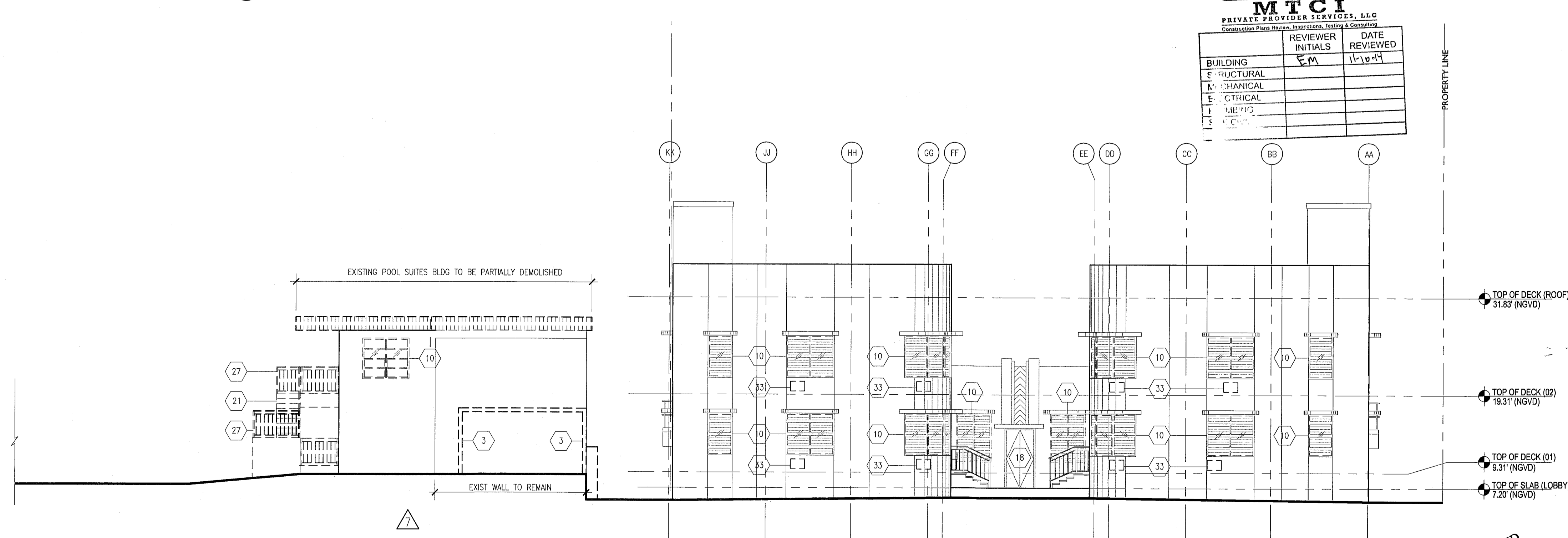
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[Symbol]	PARTITION TO BE DEMOLISHED	[Symbol]	EXISTING OUTLET - VOICE/DATA
[Symbol]	EXISTING PARTITION TO REMAIN	[Symbol]	EXISTING SWITCH
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[Symbol]	NEW PARTITION	[Symbol]	EXISTING VOICE/DATA OUTLET
[Symbol]	N.I.C. SHADING	[Symbol]	EXISTING THERMOSTAT
[Symbol]	EXISTING STRUCTURE	[Symbol]	EXISTING FIRE STORE
[Symbol]	EXISTING DOOR TO REMAIN	[Symbol]	EXISTING FIRE EXTINGUISHER CABINET
[Symbol]	DOOR TO BE REMOVED	[Symbol]	RELOCATED THERMOSTAT
[Symbol]	KEYNOTE INDICATOR	[Symbol]	NEW POWER OUTLET
		[Symbol]	RELOCATED SWITCH

GENERAL DEMOLITION NOTES SEE SHEET AD100



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



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

**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	POOL SUITES WALLS	04-04-2014

100% CONSTRUCTION DOCUMENT SET

SEAL  
5.22.14  
Jonathan Cardello  
Lic. # AR93991

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JOB NUMBER: 13036.00  
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SHEET TITLE

EXTERIOR EXISTING / DEMO ELEVATIONS

SHEET NUMBER

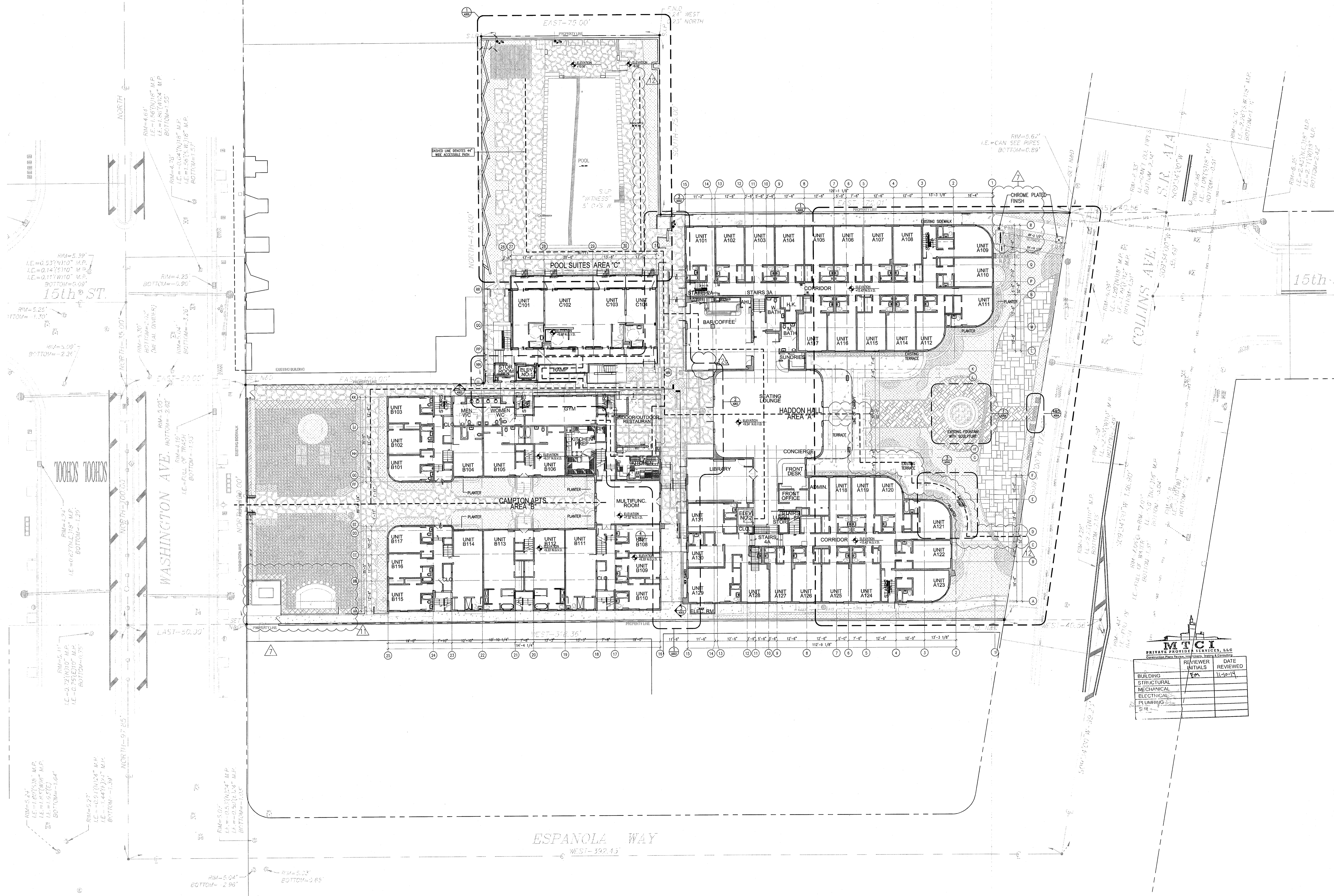
AD303

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT



**HADDON HALL**  
**1500 COLLINS AVE.**  
 MIAMI BEACH, FL

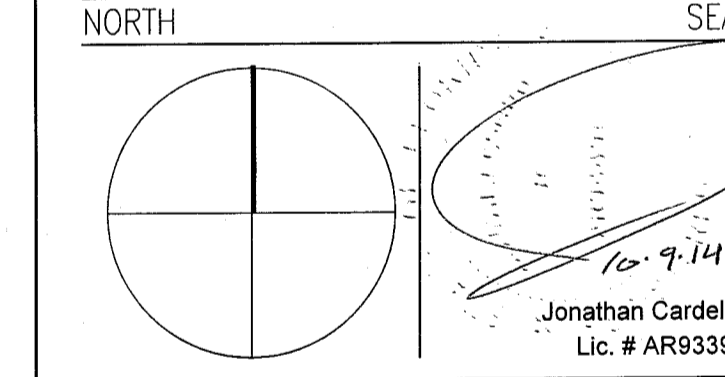
KEYPLAN N.T.S.



**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	POOL SUITES WALLS	04-04-2014
11	P&Z COMMENTS	07-14-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
13	FIRE & MTCI PERMIT COMMENTS	09-29-2014

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 Lic. # AA29001507

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

**ARCHITECTURAL SITE PLAN**

SHEET NUMBER

**A001**

APPROVED MIAMI BEACH FIRE DEPARTMENT

1 ARCHITECTURAL SITE PLAN  
 SCALE: 1/16" = 1'-0"

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REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE REVIEW COMMENTS	04-01-2014
3	MASTER PERMIT COMMENTS	07-03-2014
4	P&Z COMMENTS	07-14-2014
12a	FIRE & MTCI PERMIT COMMENTS	09-29-2014

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NORTH SEAL

Jonathan Cardello  
Lic. # AR93391

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Boston Miami

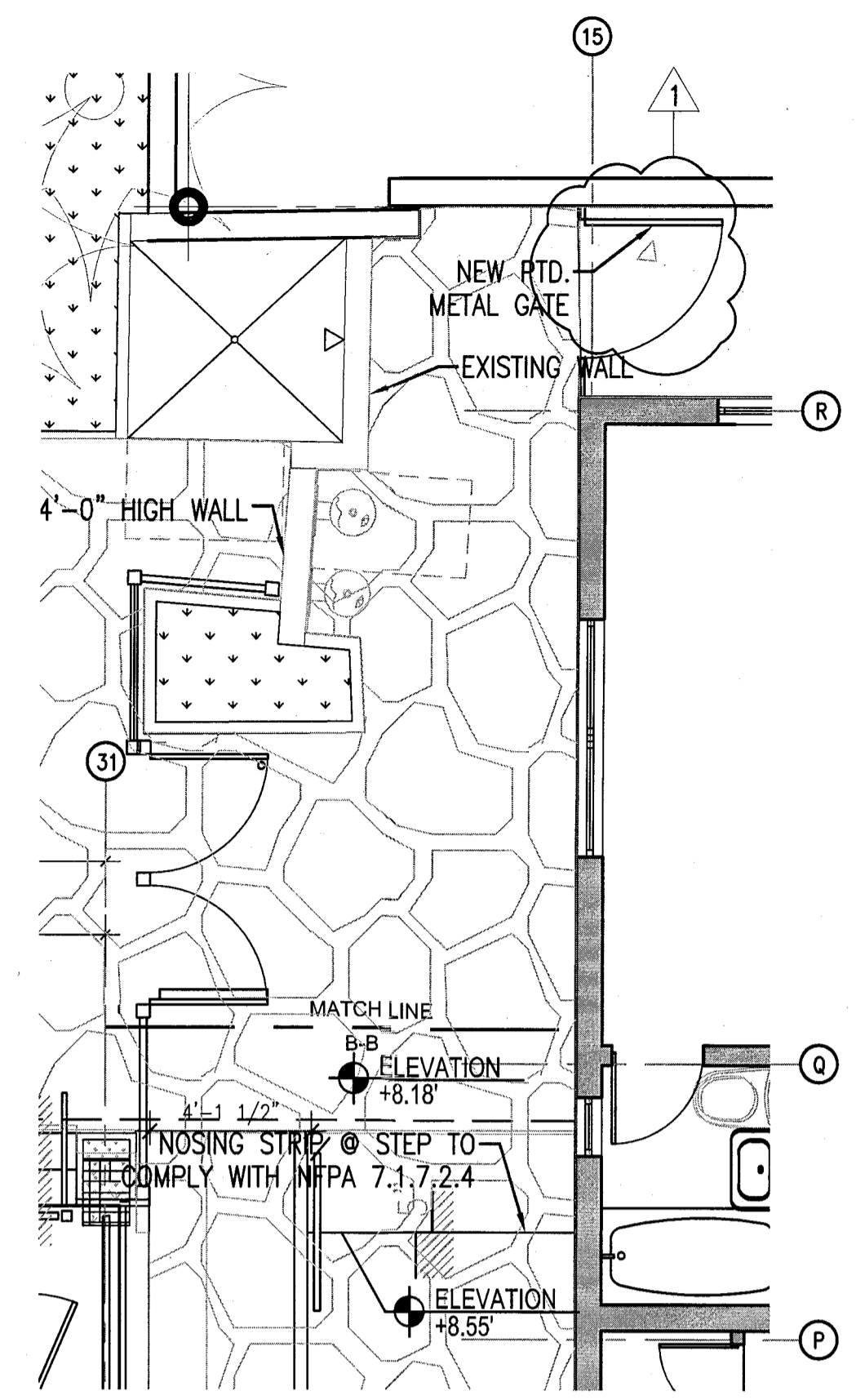
JOB NUMBER: 13036.00  
CHECKED BY:  
ISSUE DATE: FEBRUARY 18, 2014  
SCALE: 1/4" = 1'-0"

SHEET TITLE

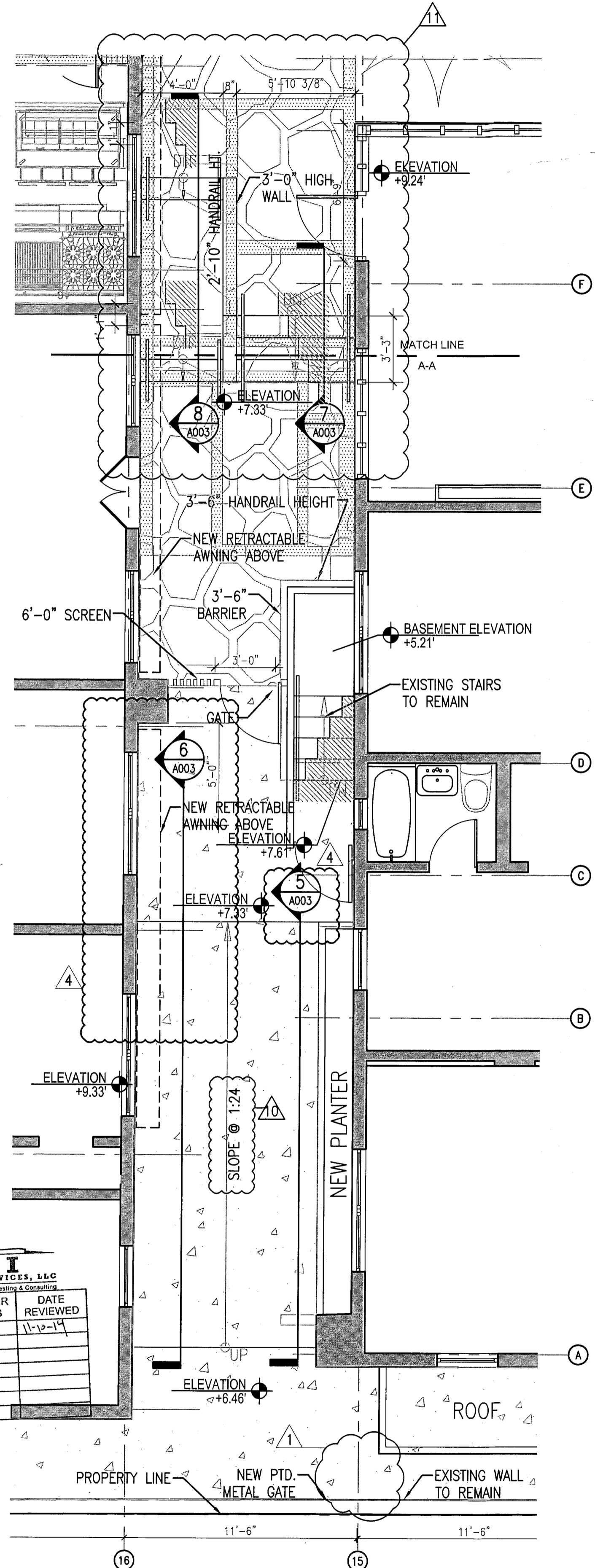
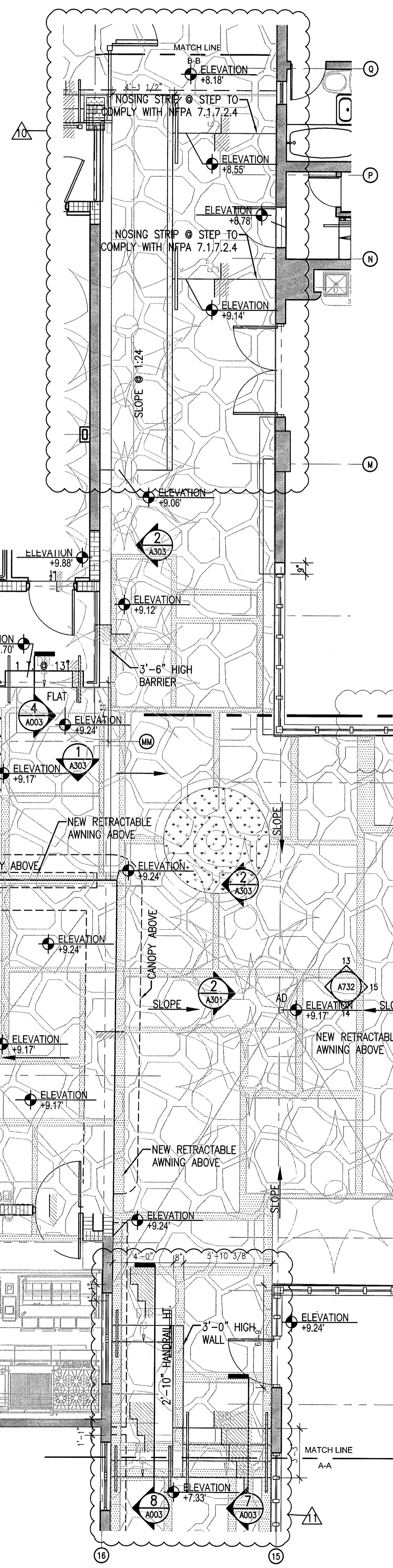
ENLARGED  
FIRST FLOOR  
PLAN - CENTER  
AREA 'A'

SHEET NUMBER

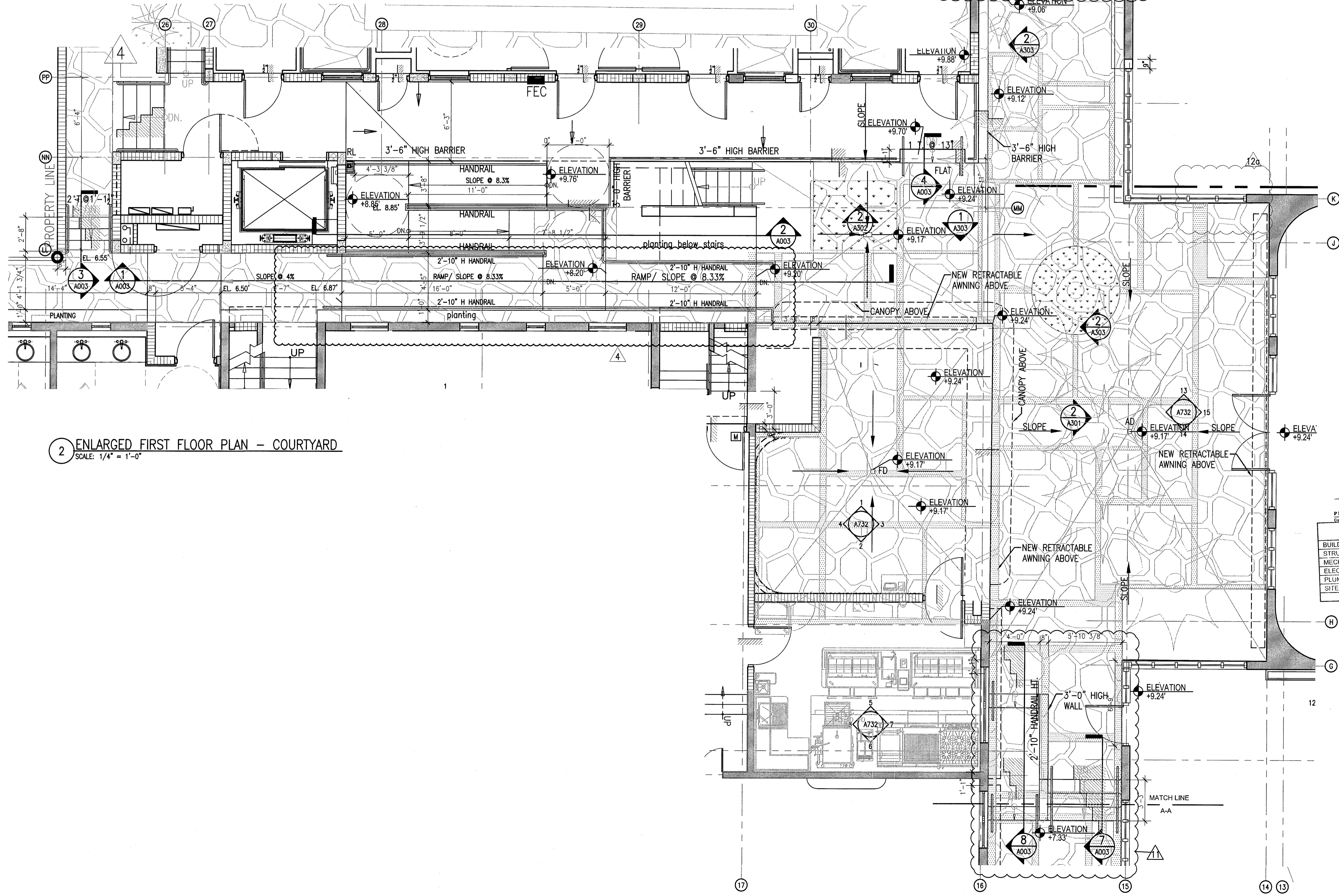
**A002**



3 ENLARGED FIRST FLOOR PLAN - COURTYARD  
SCALE: 1/4" = 1'-0"



1 ENLARGED FIRST FLOOR PLAN - COURTYARD  
SCALE: 1/4" = 1'-0"



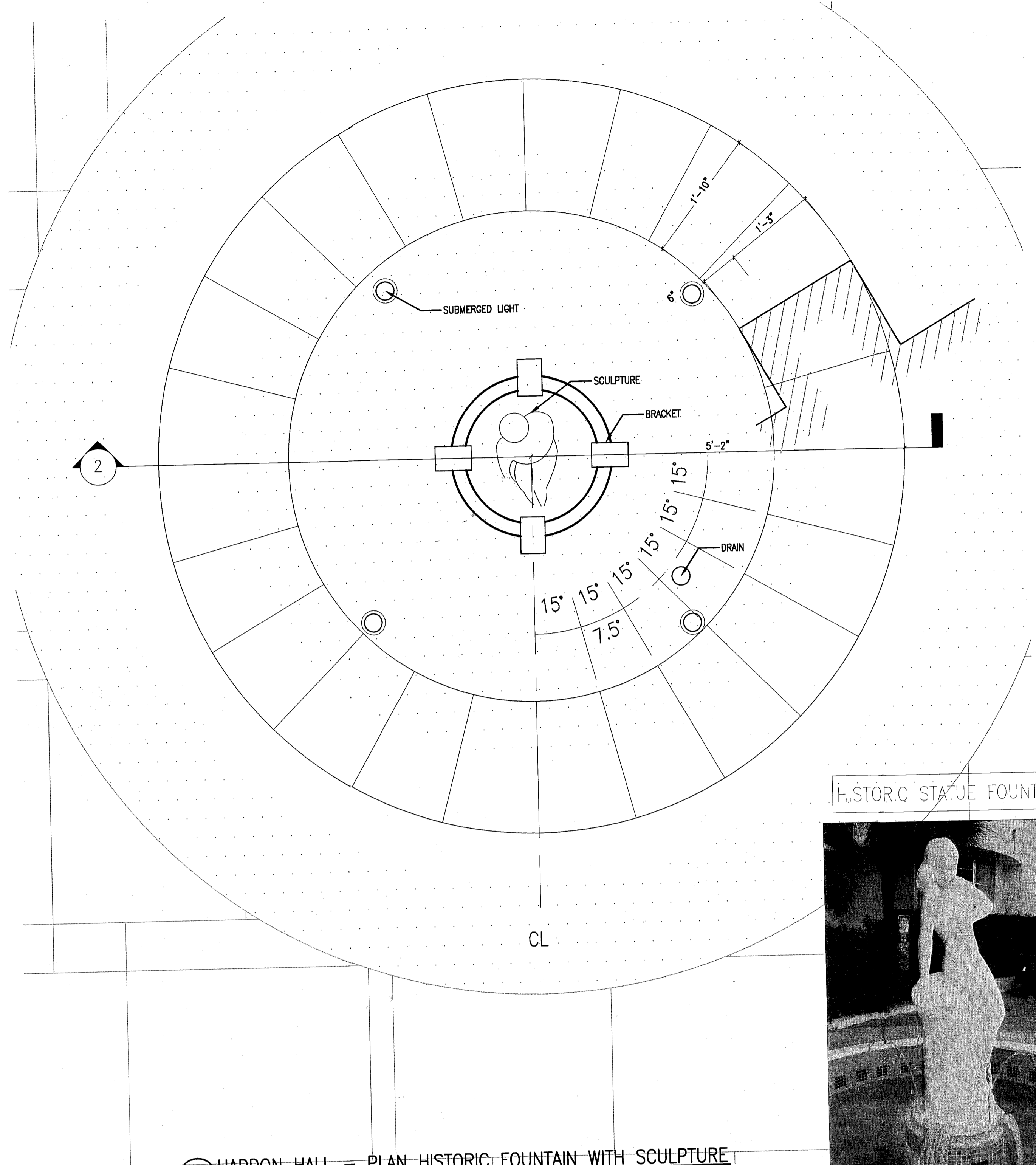
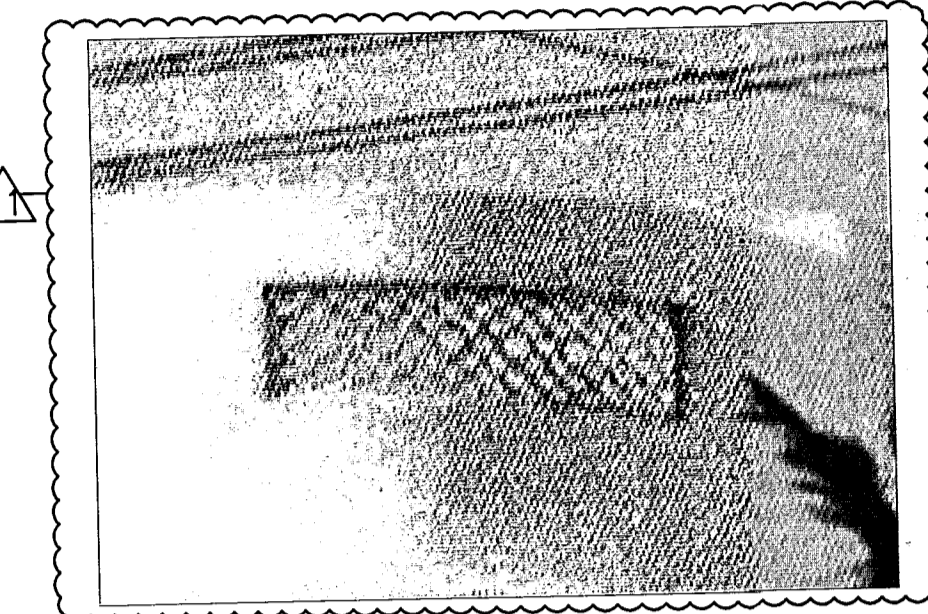
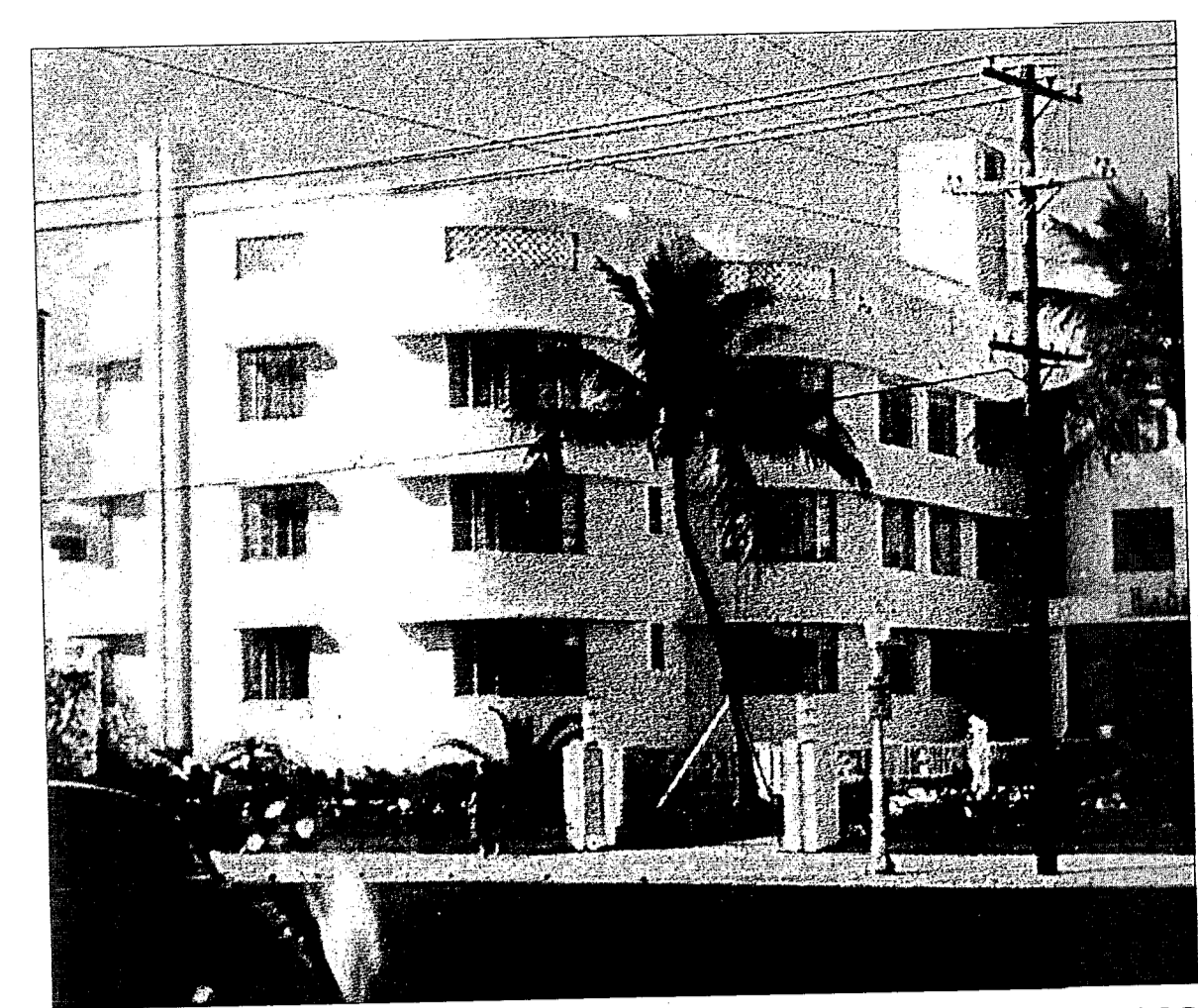
2 ENLARGED FIRST FLOOR PLAN - COURTYARD  
SCALE: 1/4" = 1'-0"

**MTCI**  
PRIVATE PROVIDER SERVICES, LLC  
Construction Permit Review, Inspection, Testing & Certification

BUILDING	REVIEWER	DATE
STRUCTURAL	FM	10-12-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

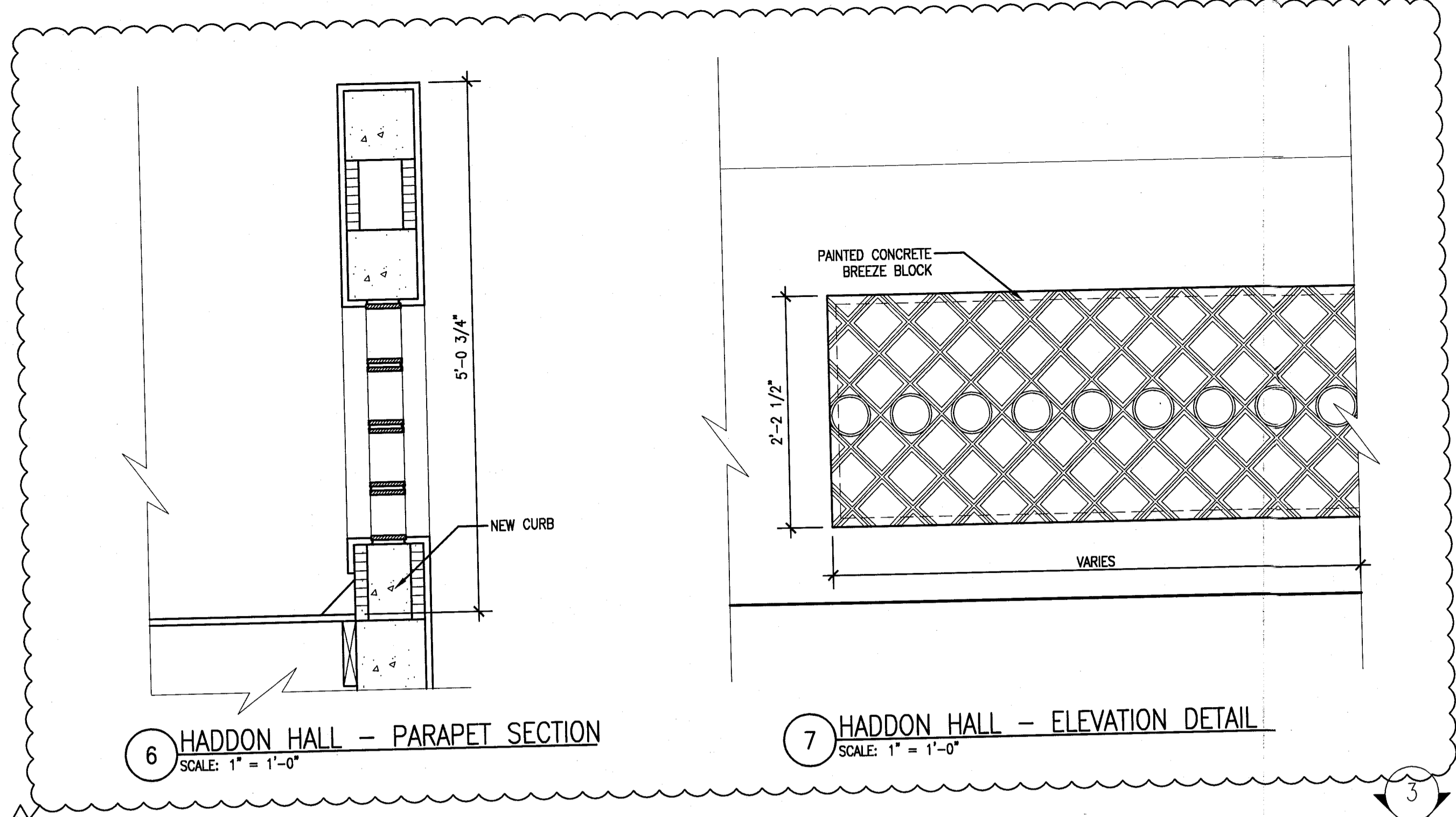
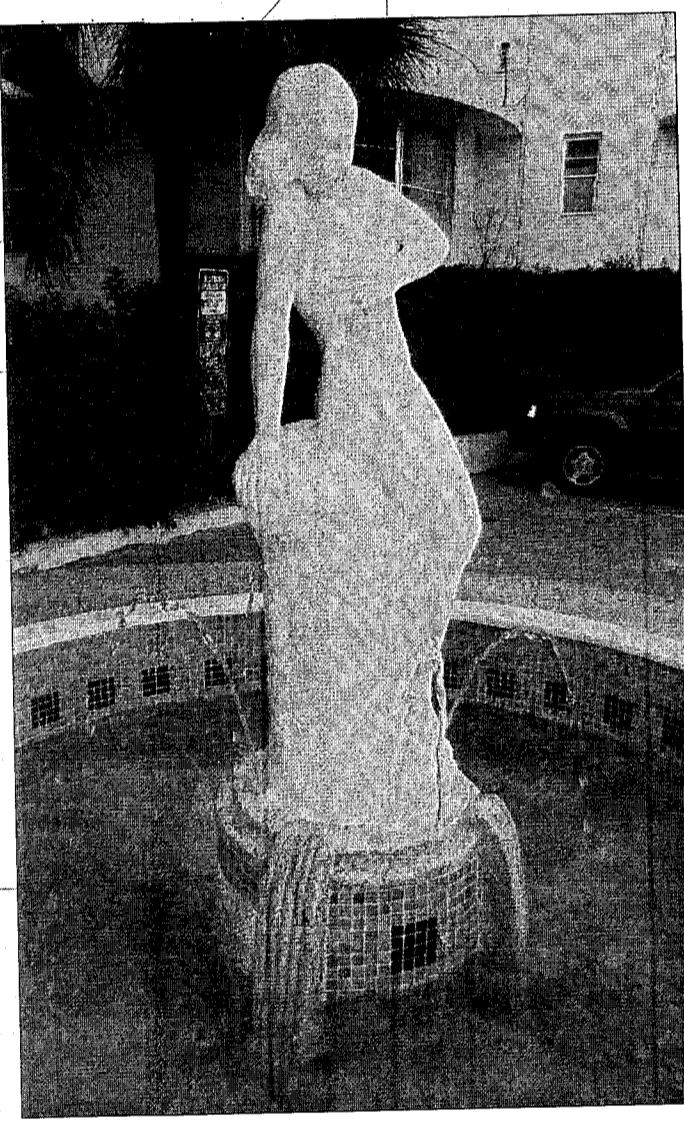
APPROVED  
MIAMI BEACH  
DEPARTMENT





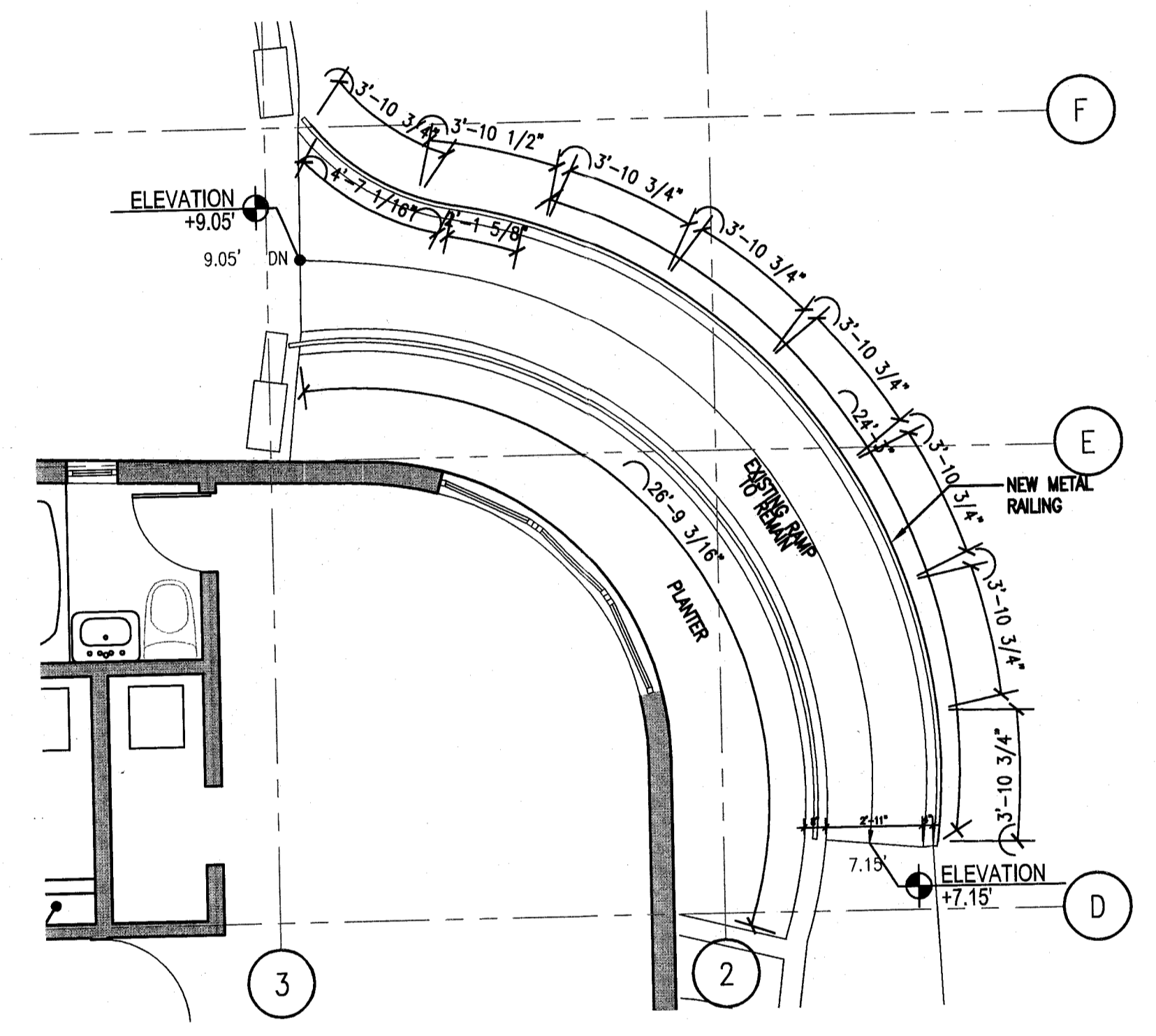
1 HADDON HALL - PLAN HISTORIC FOUNTAIN WITH SCULPTURE  
SCALE: 1" = 1'-0"

HISTORIC STATUE FOUNTAIN

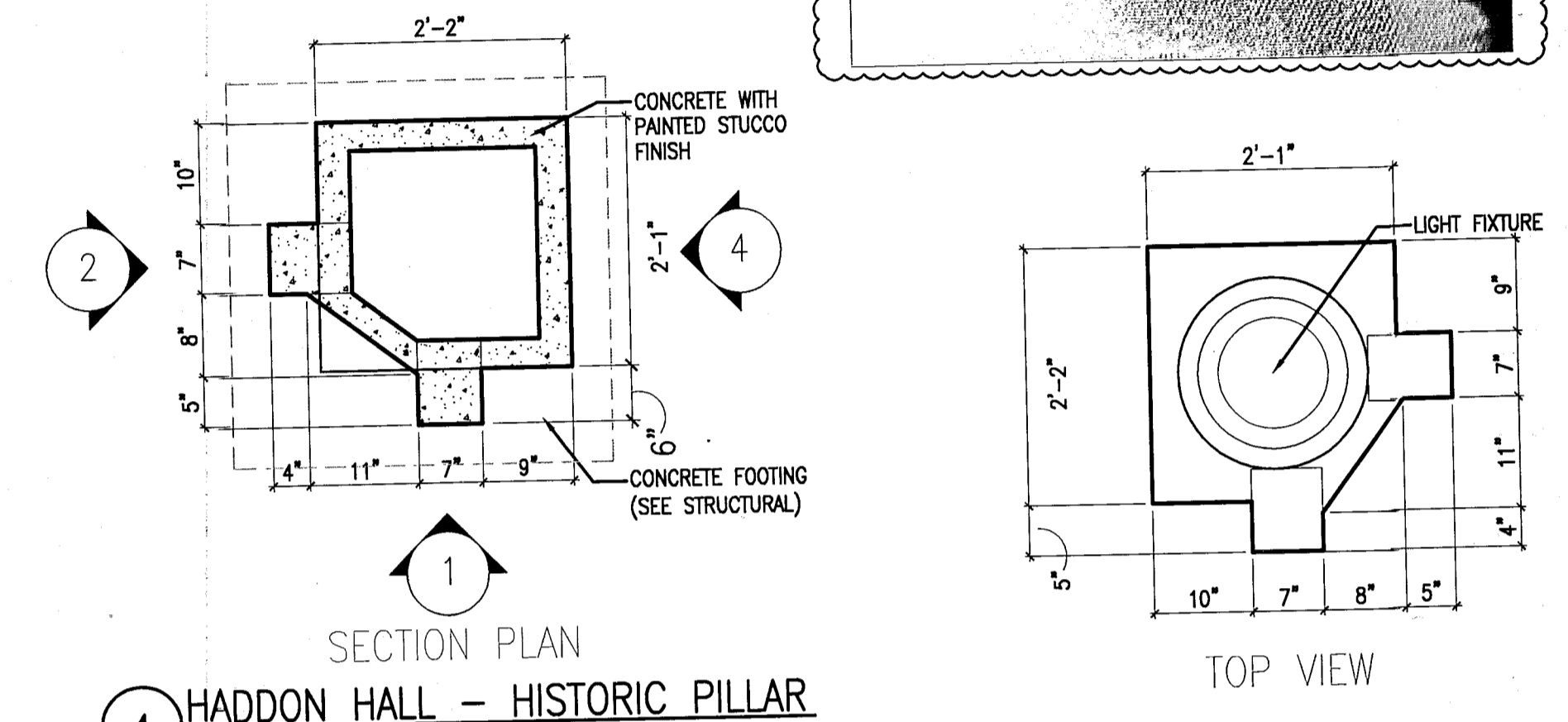


6 HADDON HALL - PARAPET SECTION  
SCALE: 1" = 1'-0"

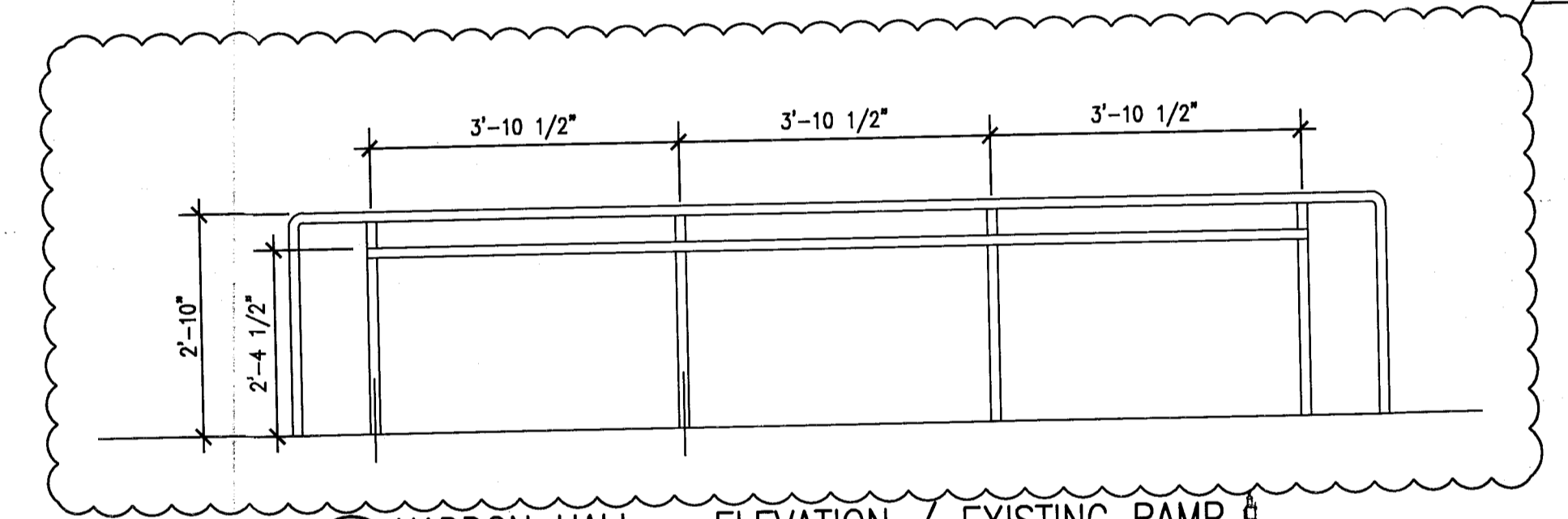
7 HADDON HALL - ELEVATION DETAIL  
SCALE: 1" = 1'-0"



3 HADDON HALL - PLAN / EXISTING RAMP  
SCALE: 1/4" = 1'-0"

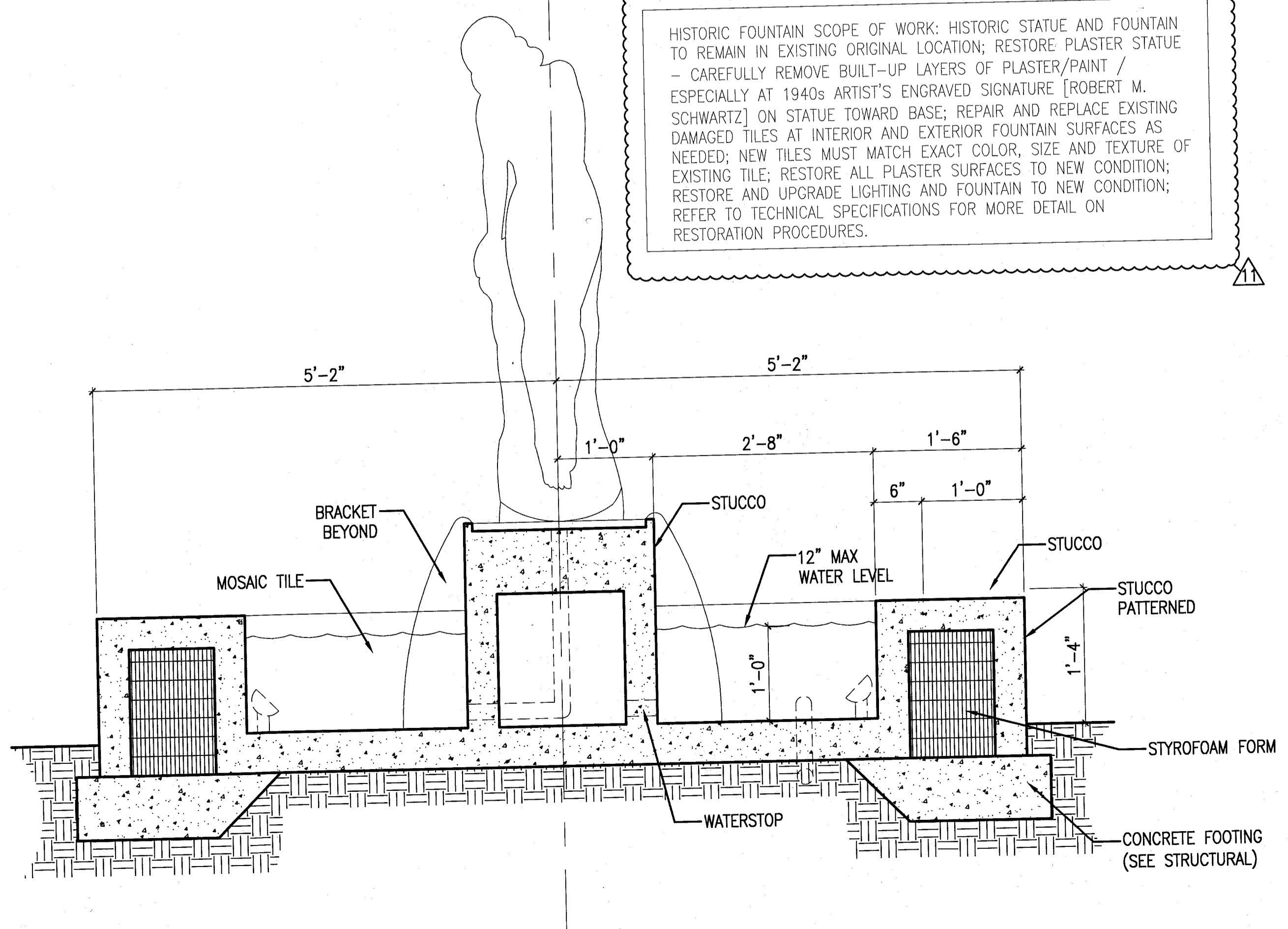


4 HADDON HALL - HISTORIC PILLAR  
SCALE: 1" = 1'-0"

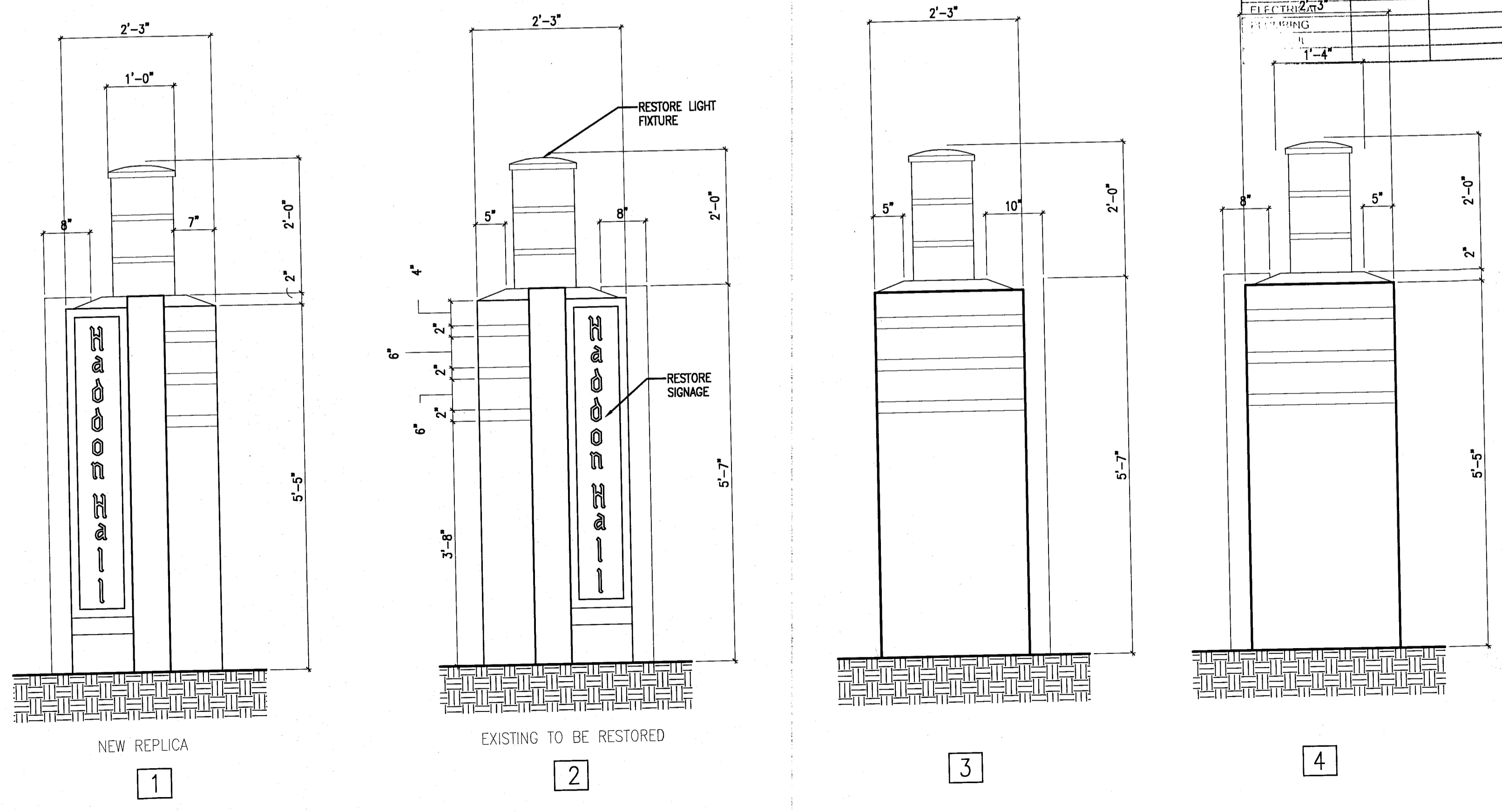


3a HADDON HALL - ELEVATION / EXISTING RAMP  
SCALE: 1/4" = 1'-0"

HISTORIC FOUNTAIN SCOPE OF WORK: HISTORIC STATUE AND FOUNTAIN TO REMAIN IN EXISTING ORIGINAL LOCATION; RESTORE PLASTER STATUE - CAREFULLY REMOVE BUILT-UP LAYERS OF PLASTER/PAIN / ESPECIALLY AT 1940s ARTIST'S ENGRAVED SIGNATURE (ROBERT M. SCHWARTZ) ON STATUE TOWARD BASE; REPAIR AND REPLACE EXISTING DAMAGED TILES AT INTERIOR AND EXTERIOR FOUNTAIN SURFACES AS NEEDED; NEW TILES MUST MATCH EXACT COLOR, SIZE AND TEXTURE OF EXISTING TILE; RESTORE ALL PLASTER SURFACES TO NEW CONDITION; RESTORE AND UPGRADE LIGHTING AND FOUNTAIN TO NEW CONDITION; REFER TO TECHNICAL SPECIFICATIONS FOR MORE DETAIL ON RESTORATION PROCEDURES.



2 HADDON HALL - SECTION HISTORIC FOUNTAIN WITH STATUE  
SCALE: 1" = 1'-0"



5 HADDON HALL - ELEVATION HISTORIC PILLAR  
SCALE: 1" = 1'-0"

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans for use: Design, Permitting, Construction			
BUILDING	REVIEWER INITIALS	DATE REVIEWED	
STRUCTURAL	EM	1/22/14	
MECHANICAL			
ELECTRICAL			
PLUMBING			

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

SHEET TITLE  
SITE DETAILS -  
HISTORIC FOUNTAIN,  
STATUE & PILLAR/  
LANTERNS

SHEET NUMBER  
A004

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT





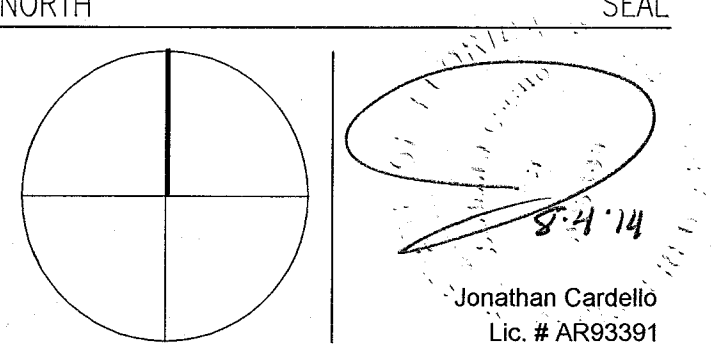
HADDON HALL  
1500 COLLINS AVE  
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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JOB NUMBER: 13036.00  
CHECKED BY:  
ISSUE DATE: FEBRUARY 18, 2014  
SCALE: 3/16" = 1'-0"

SHEET TITLE

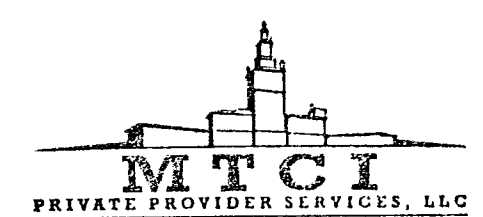
ENLARGED ARCHITECTURAL SITE PLAN

SHEET NUMBER

A006

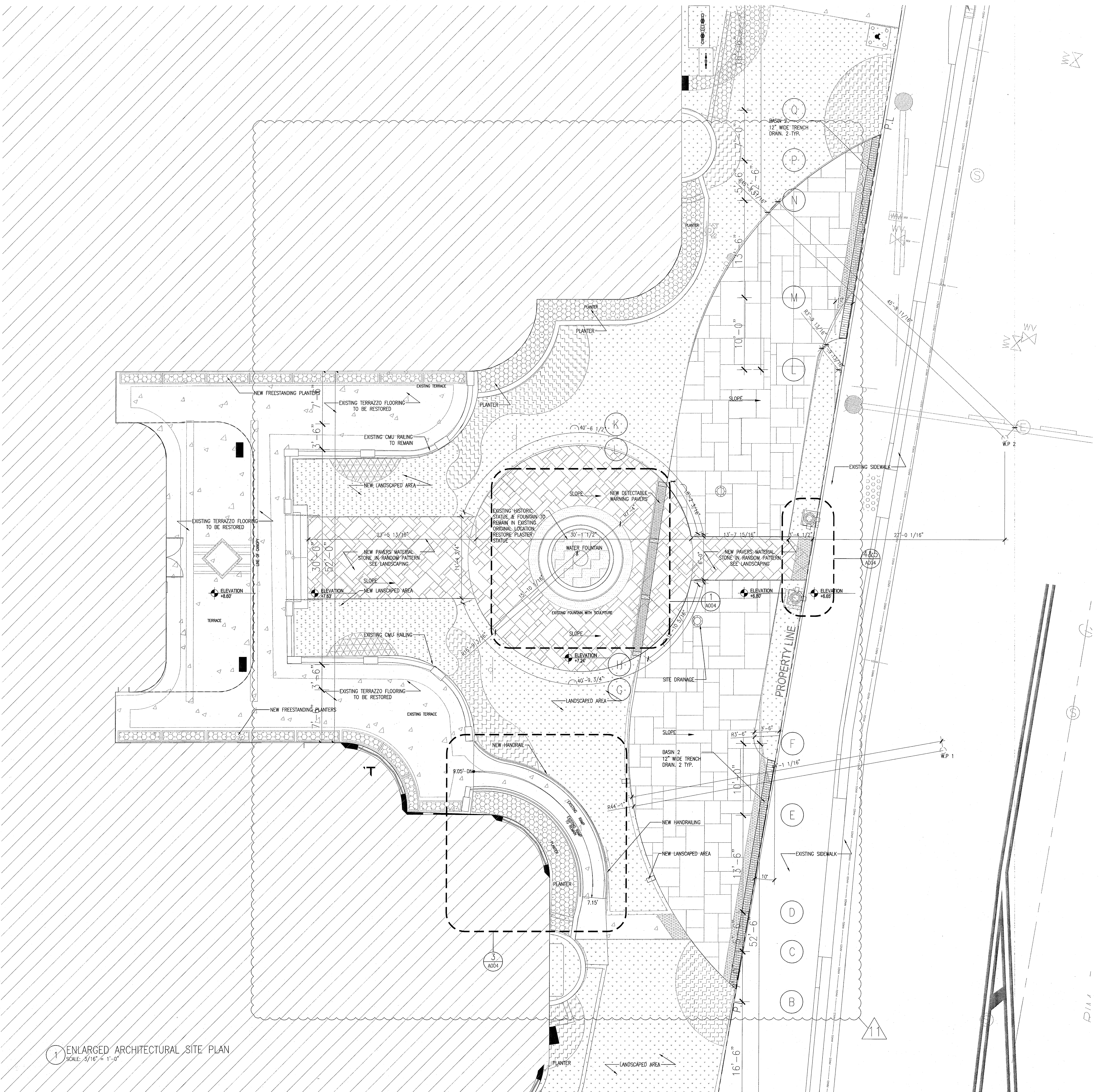
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FIRE DEPARTMENT

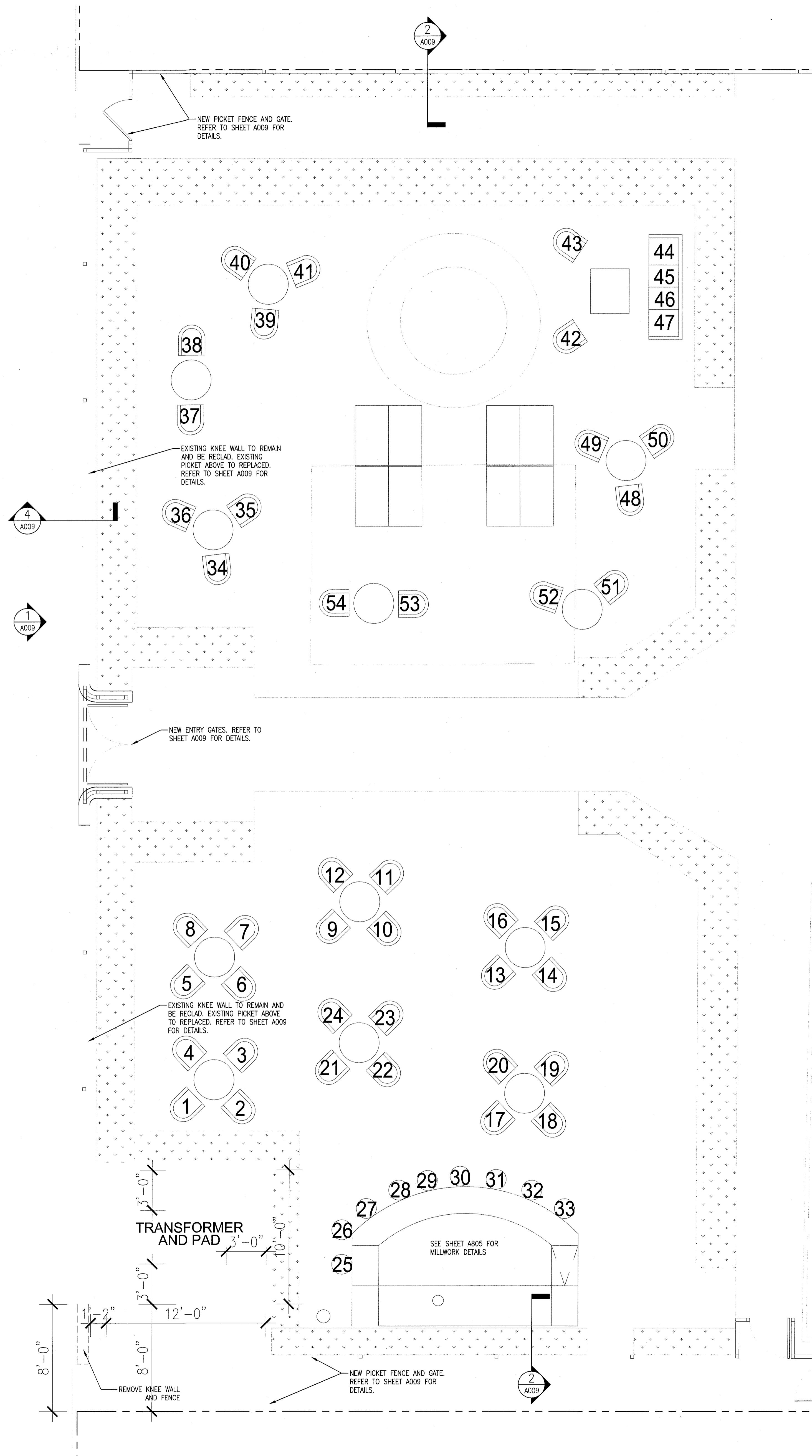


	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	1/16/14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
Civil		

1 ENLARGED ARCHITECTURAL SITE PLAN  
SCALE: 3/16" = 1'-0"



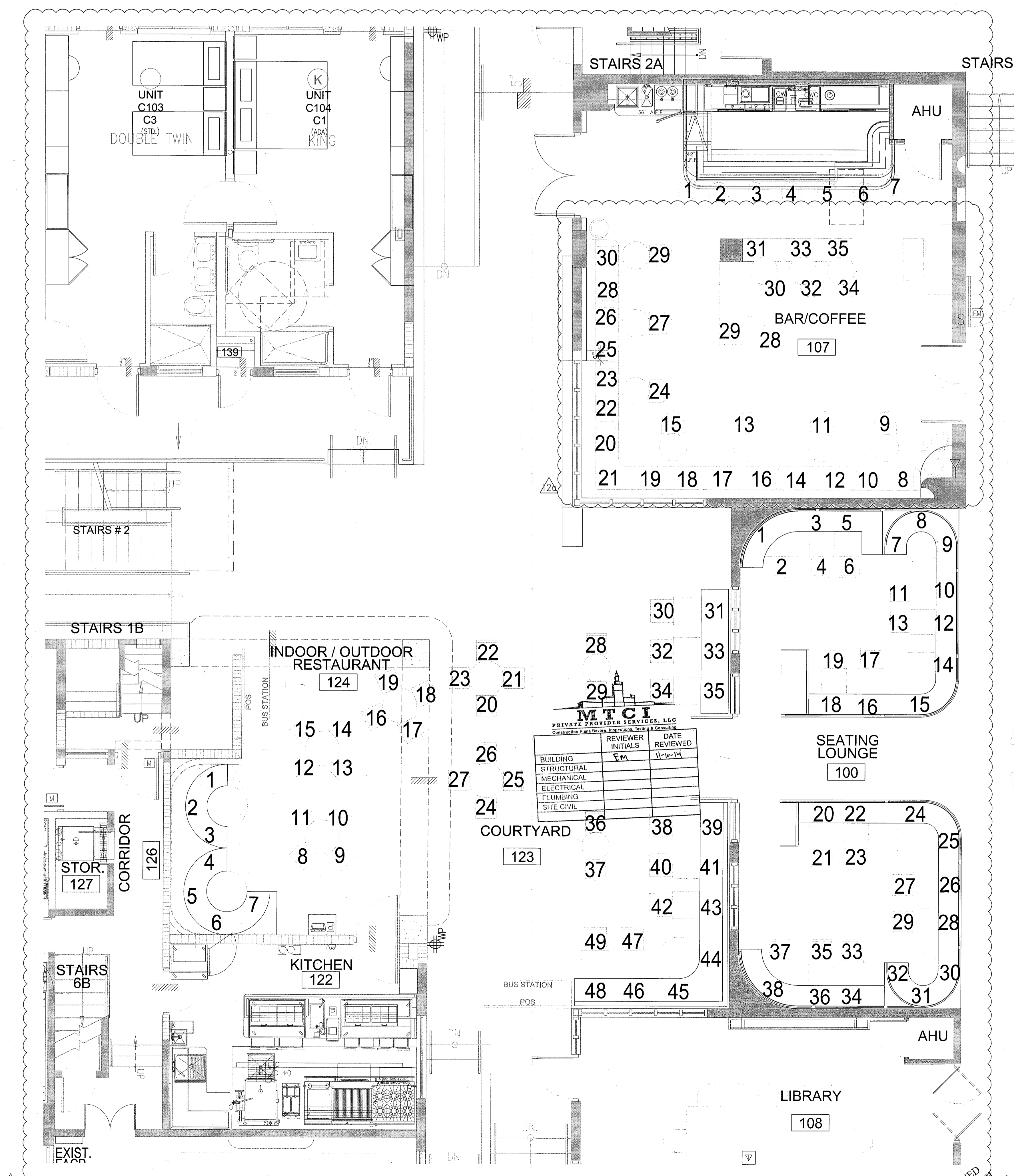




1 ENLARGED CAMPTON COURTYARD PLAN  
SCALE: 1/4" = 1'-0"

	SEATING [Qty. of chairs]		
	INDOOR	OUTDOOR	TOTALS
INDOOR/OUTDOOR RESTAURANT AT HADDON HALL AND CAMPTON APTS.	38	49	87
BAR/ COFFEE AT HADDON HALL	35	0	35
POOL & POOL DECK GROUND LEVEL	0	45	45
CAMPTON YARD AREA	0	54	54

NOTE:  
 • FOR OCCUPANCY LOAD CALCULATIONS REFER TO SHEET LS-101A  
 • NOTE FURNITURE ARE ALL LOOSE/MOVEABLE PIECES NOT TO BE ATTACHED TO THE FLOOR OR WALLS IN ANY WAY. TYPICAL AT ALL HISTORIC AREAS.



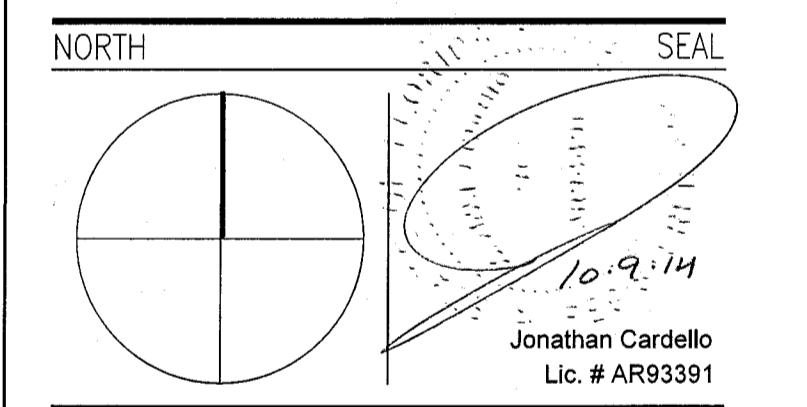
2 ENLARGED RESTAURANT/BAR SEATING PLAN  
SCALE: 1/4" = 1'-0"

HADDON HALL  
1500 COLLINS AVE  
MIAMI BEACH, FL

KEYPLAN N.T.S.

NO.	DESCRIPTION	ISSUE DATE
△	P&Z COMMENTS	04-18-2014
△	P&Z COMMENTS	07-14-2014
△	FIRE PERMIT COMMENTS	09-29-2014

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

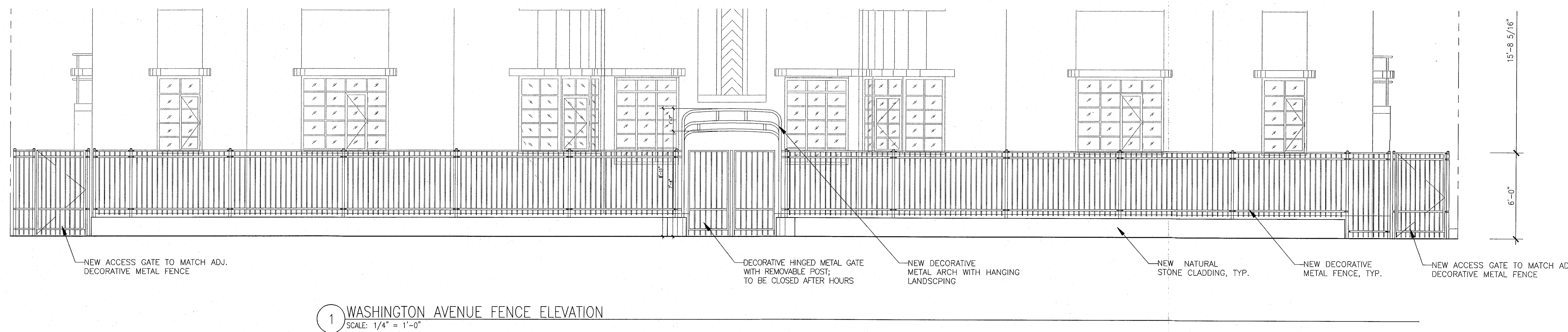
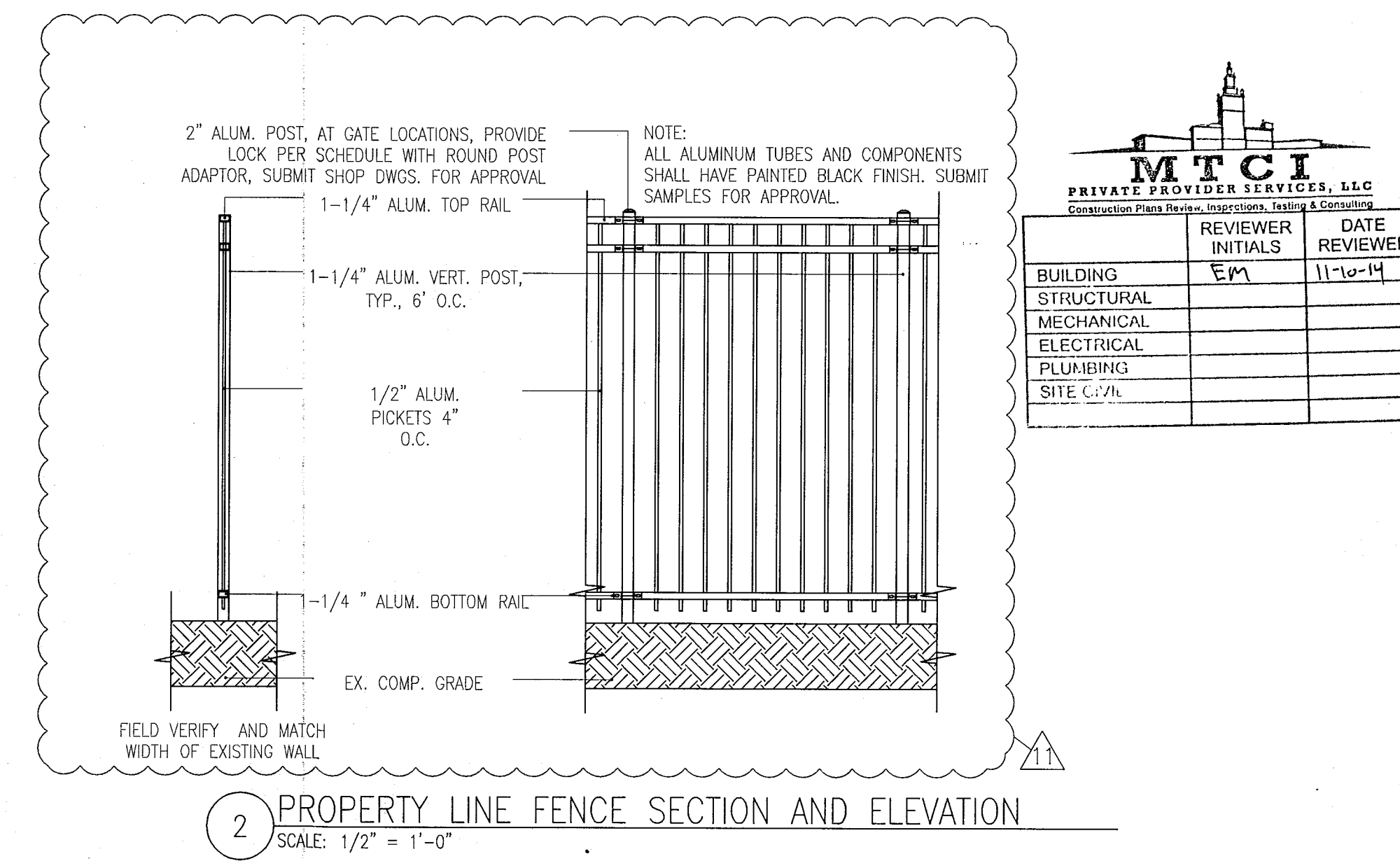
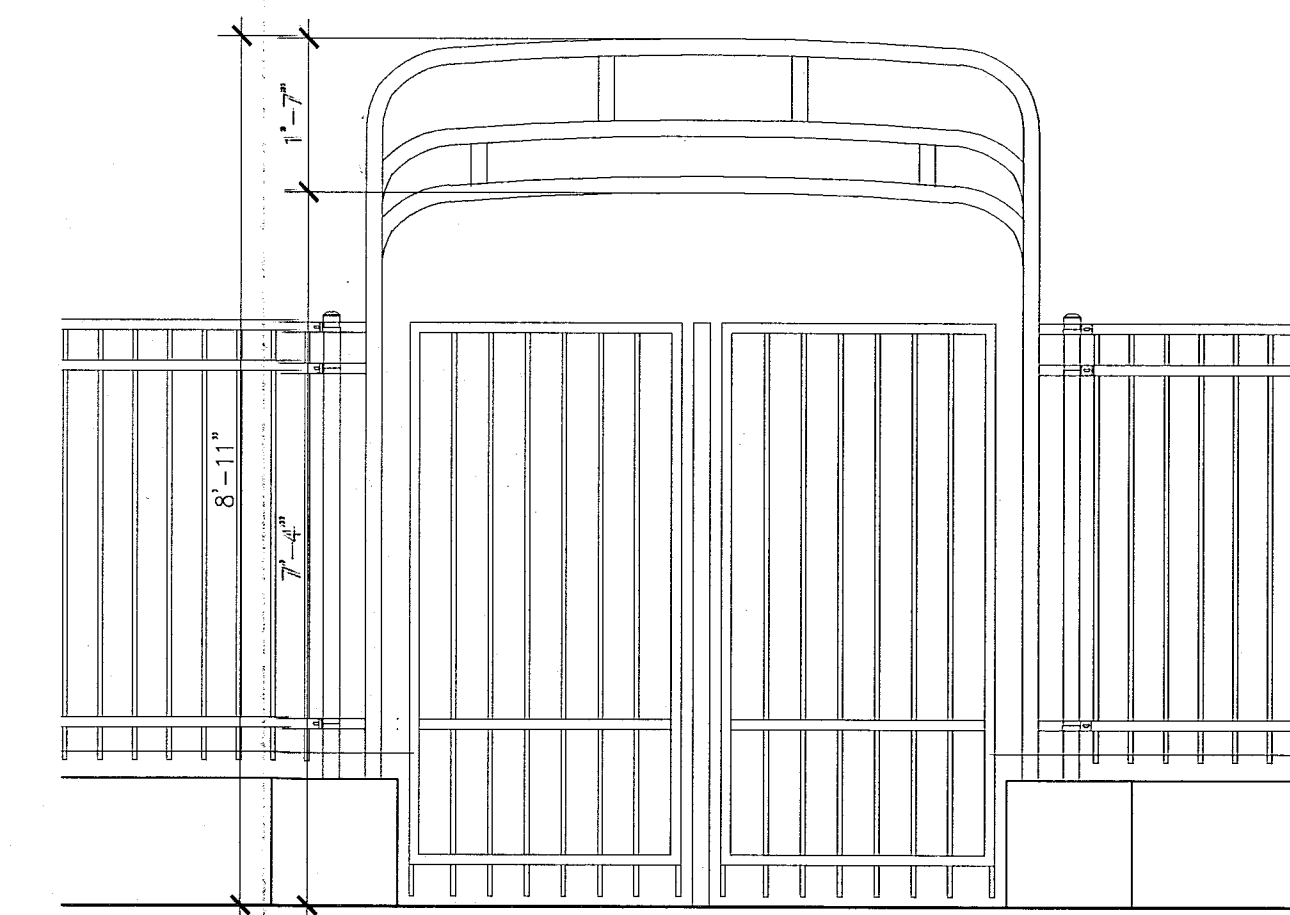
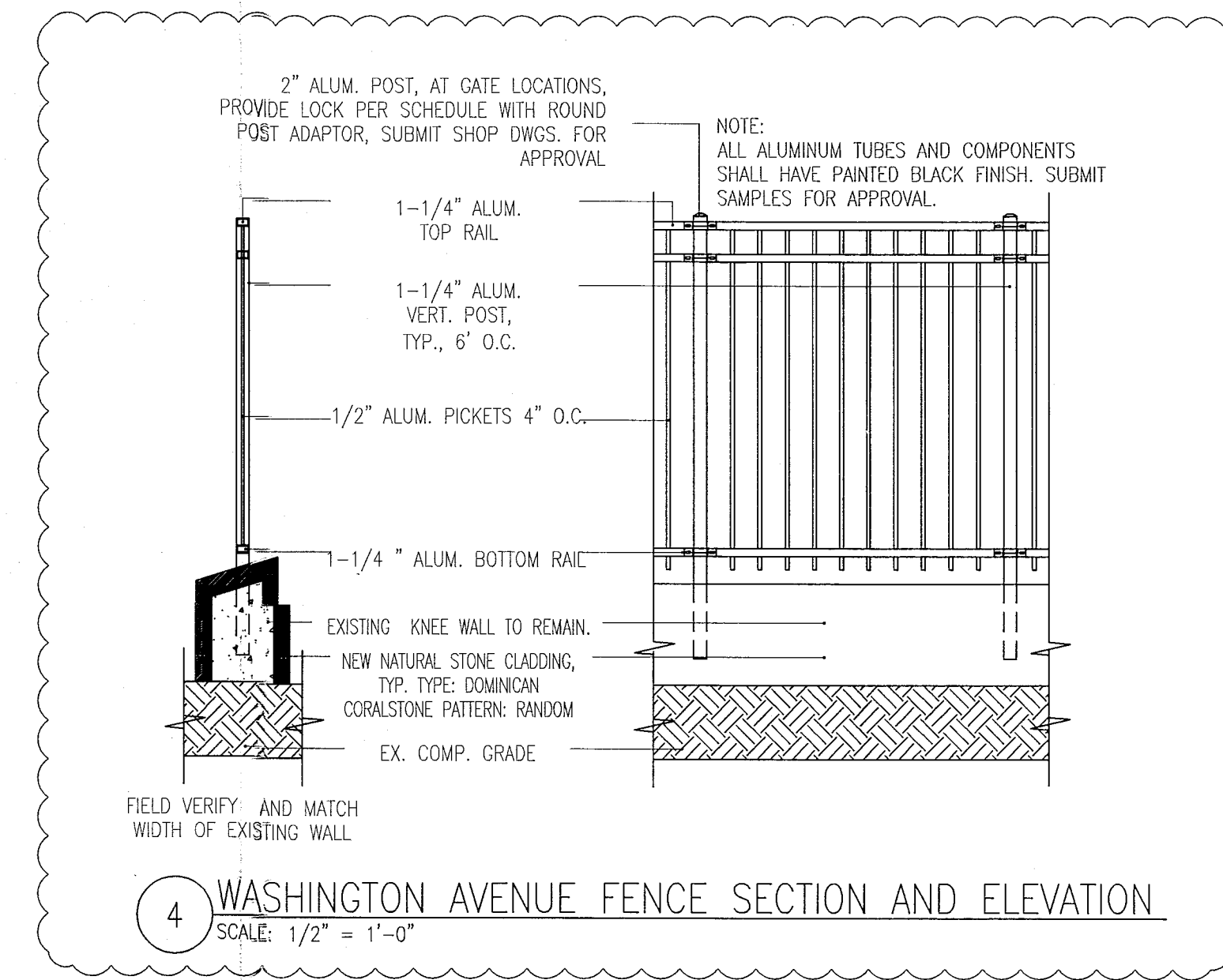
SHEET TITLE

ENLARGED ARCHITECTURAL SITE PLAN - CAMPTON YARD

SHEET NUMBER

**A008**

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REVISIONS

NO.	DESCRIPTION	ISSUE DATE
△	P&Z COMMENTS	04-18-2014
△	P&Z COMMENTS	07-14-2014

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

SHEET TITLE

SITE DETAILS - CAMPTON YARD

SHEET NUMBER

**A009**

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT





**HADDON HALL**  
**1500 COLLINS AVE**  
 MIAMI BEACH, FL

KEYPLAN N.T.S.

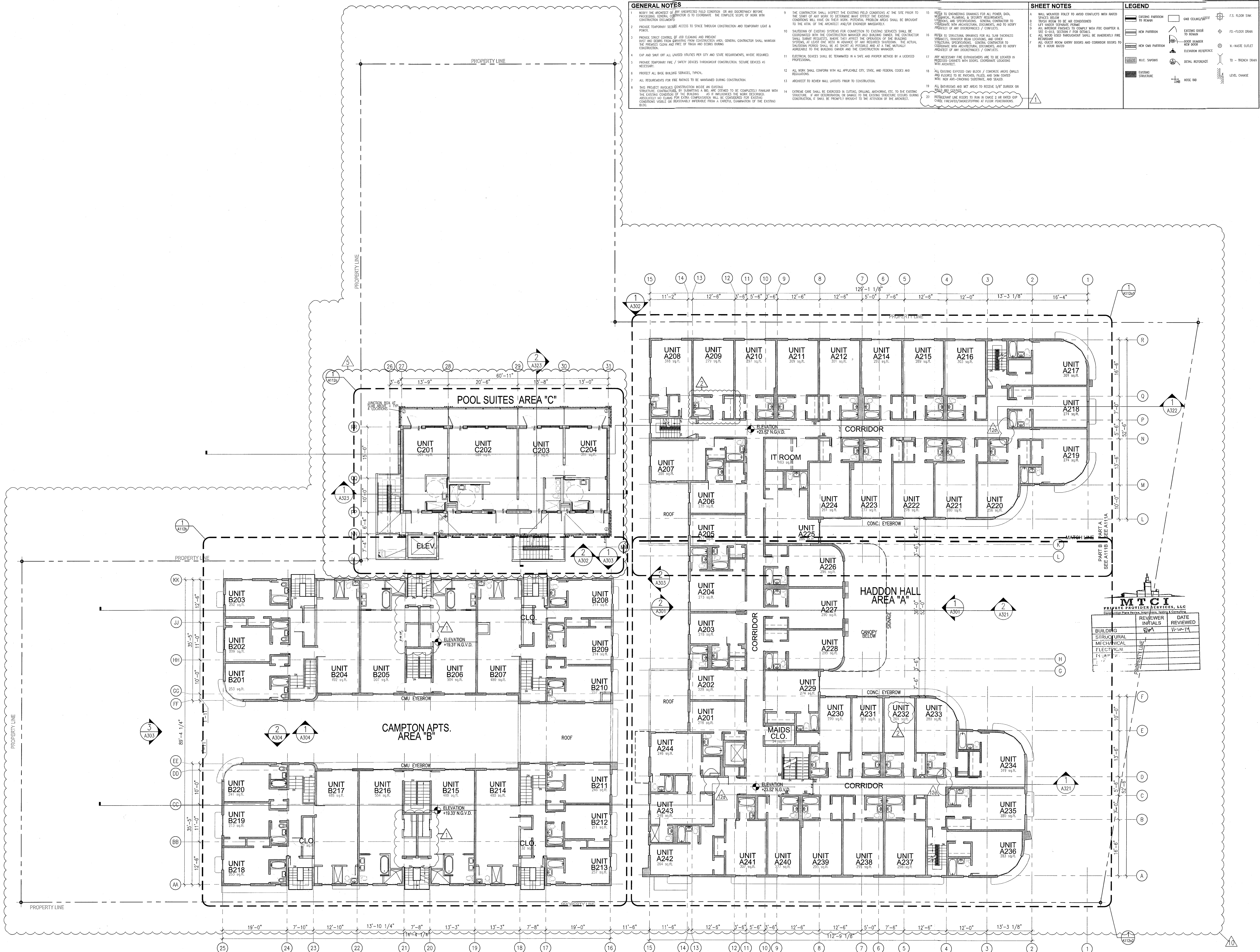
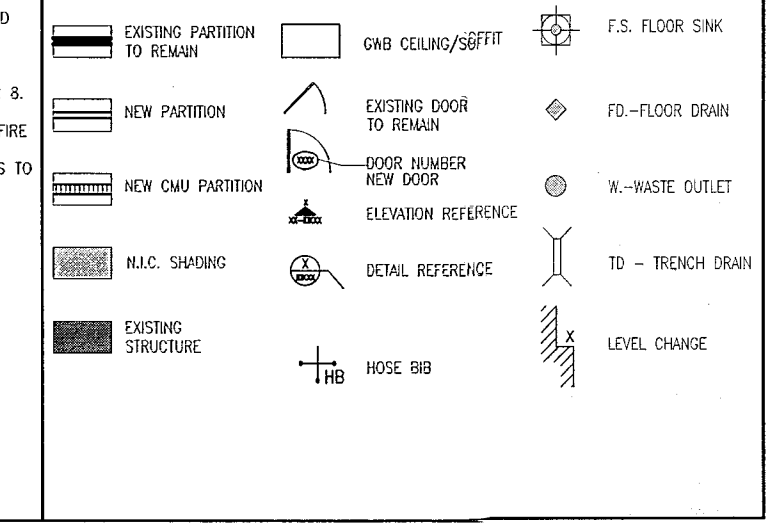
**GENERAL NOTES**

1. VERIFY THE ACCURACY OF ANY UNCHECKED FIELD CONDITIONS OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM DAMAGING FINISH CONSTRUCTION AND GENERAL CONTRACTOR SHALL MAINTAIN THE WORKING AREA CLEAN AND FREE OF TRASH AND EXCESS MATERIAL THROUGHOUT CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED SERVICES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION, REMOVE DEVICES AS NECESSARY.
6. PROTECT ALL EXISTING BUILDING SERVICES, FINISH.
7. ALL REQUIREMENTS FOR FIRE RISK TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTOR, BY SUBMITTING A BID, IS DEEMED TO BE COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS OF THE BUILDING. AS THE WORK PROGRESSES THE WORKING CONDITIONS SHOULD BE REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING RECORDS.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK. PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SCHEDULE OF EXISTING SYSTEMS FOR CONVERSION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL VERIFY PROTECTIVE MEASURES THEY EFFECT THE OPERATION OF THE EXISTING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN DURATION SHALL BE AS SHORT AS POSSIBLE AND AT THE MINIMUM, ACCORDABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTENSIVE CARE SHALL BE EXERCISED IN DRILLING, DRILLING, AND/OR DRILLING, ETC. TO THE EXISTING STRUCTURE. IF ANY OBSTRUCTION OR HAZARD TO THE EXISTING STRUCTURE IS DISCOVERED, CONTRACTOR IS TO PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, CONDITIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO VERIFY ALL WORKING CONDITIONS TO COMPLY WITH FDC CHAPTER 8.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL LOAD REDUCTIONS, STRUCTURAL SPECIFICATIONS, GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ANY DISCREPANCIES / CONFLICTS.
17. ALL MECHANICAL AND ELECTRICAL WORK IS TO BE LOCATED IN PROVIDED CABINETS WITH COVER, CONFORMANCE DRAWINGS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CONCRETE / CONCRETE AREAS SHALL BE PROTECTED TO BE PROTECTED, PAINTED, AND SHALL BE KEPT WITH NO AIR-EXPOSED SURFACES, AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" SURFACE ON EXISTING CONCRETE SLAB WITH 1/2" POLYMER SAND CONCRETE OVERLAP AT FLOOR FINISHINGS.

**SHEET NOTES**

- A. WALL MOUNTED TOILET TO BE LOCATED WITH FINISH SPACE BELOW.
- B. TOILET ROOM TO BE AS CONSIDERED.
- C. LIFT UNDER SEPARATE FLOOR.
- D. ALL INTERIOR DOORS TO COMPLY WITH FDC CHAPTER 8.
- E. ALL INTERIOR DOORS TO BE LOCATED WITH FINISH FLOOR.
- F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED.

**LEGEND**

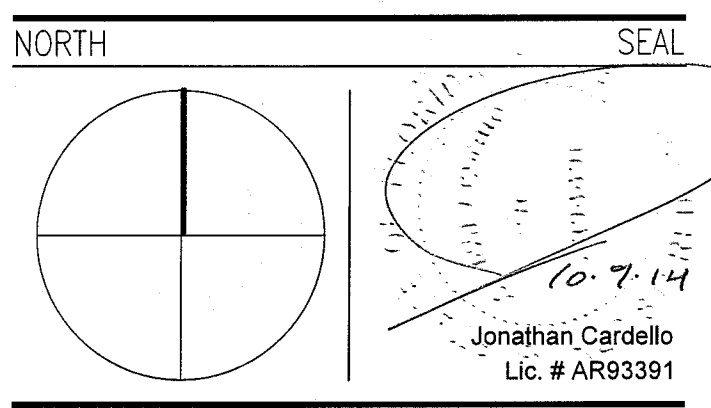


REVIEWER INITIALS			
BUILDING	REVIEWER	DATE	REVIEWED
STRUCTURAL		11-10-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
GENERAL			

**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
3	GUESTROOM COORDINATION	03-14-2014
4	MASTER PERMIT COMMENTS	07-03-2014
5	FIRE PERMIT COMMENTS	09-29-2014

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

SHEET TITLE

**ARCHITECTURAL SECOND FLOOR PLAN**

SHEET NUMBER

**A102**

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 FIRE DEPARTMENT

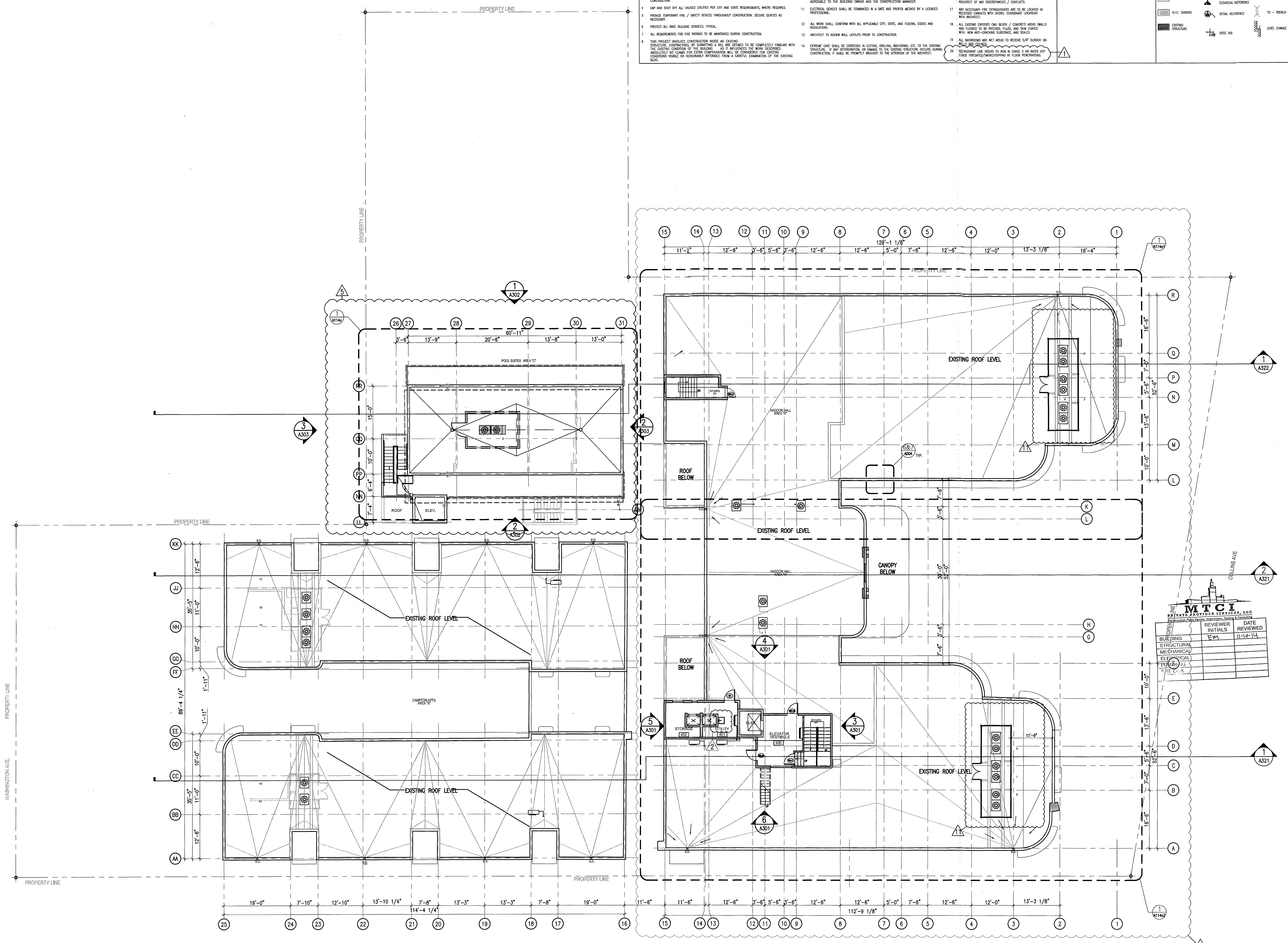




**HADDON HALL**  
**1500 COLLINS AVE**  
 MIAMI BEACH, FL

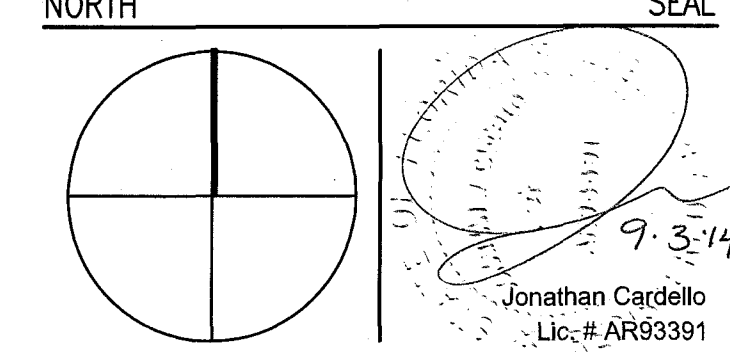
KEYPLAN N.T.S.

GENERAL NOTES		SHEET NOTES		LEGEND	
1	NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION SEQUENCING.	15	REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING & SECURITY REQUIREMENTS, LEGENDS AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.	A	EXISTING PARTITION TO REMAIN
2	PROVIDE TEMPORARY SEALING ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	16	REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS, REINFORCEMENT, TYPICAL BEAM LOCATIONS AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.	B	NEW PARTITION
3	PROMOTE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND GARBAGE FROM IMPACTING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF TRASH AND GARBAGE DURING CONSTRUCTION.	17	ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN ACCORDANCE WITH LOCAL GOVERNMENT REGULATIONS.	C	NEW GYM PARTITION
4	DO NOT SHUT OFF ALL UNSEVED UTILITIES FOR CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	18	ALL EXISTING EXPOSED ONE BLOCK / CONCRETE WEAKE WALLS AND FLOORS TO BE PATCHED, FILLED, AND SEAL COATED WITH NEW AIR-CURABLE SILICONE AND SEALANT.	D	N.I.C. SHADING
5	PROVIDE TEMPORARY FIRE / SAFETY BARRIERS THROUGHOUT CONSTRUCTION. SECURE BARRIERS AS NECESSARY.	19	ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.	E	EXISTING STRUCTURE
6	PROTECT ALL BASE BUILDING SERVICES. TYPICAL.	20	EXTERIOR CARE SHALL BE OBSERVED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETRICTION OR CHANGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.	F	NEW DOOR TO REMAIN
7	ALL REQUIREMENTS FOR THE WORKS TO BE UNDERTAKEN DURING CONSTRUCTION.			G	NEW DOOR TO REMAIN
8	THIS PROJECT INVOLVES CONSTRUCTION WORK IN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING. AS IT RELATES TO THE WORK SPECIFIED. ABSOLUTELY NO CLAIM FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS THEY ARE REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLUEPRINTS.			H	NEW DOOR TO REMAIN
				I	NEW DOOR TO REMAIN
				J	NEW DOOR TO REMAIN
				K	NEW DOOR TO REMAIN
				L	NEW DOOR TO REMAIN
				M	NEW DOOR TO REMAIN
				N	NEW DOOR TO REMAIN
				O	NEW DOOR TO REMAIN
				P	NEW DOOR TO REMAIN
				Q	NEW DOOR TO REMAIN
				R	NEW DOOR TO REMAIN



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	PERMIT REVIEW COMMENTS	03-14-2014
10	MASTER PERMIT COMMENTS	07-03-2014
11	PAZ COMMENTS	07-14-2014

**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  
**OVERALL ROOF FLOOR PLAN**

SHEET NUMBER  
**A104**

APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT

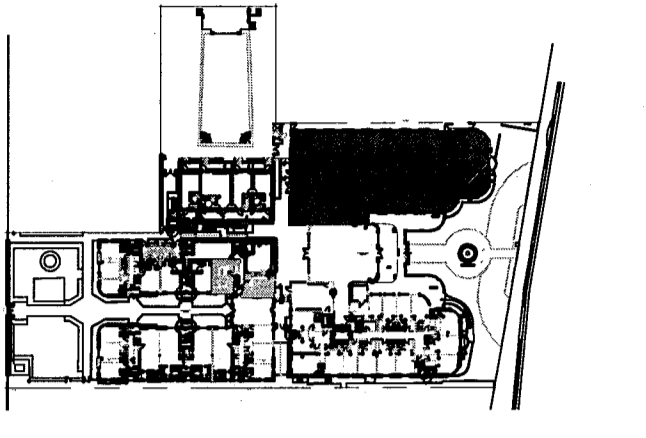
1 OVERALL ROOF FLOOR PLAN  
 SCALE: 3/32" = 1'-0"



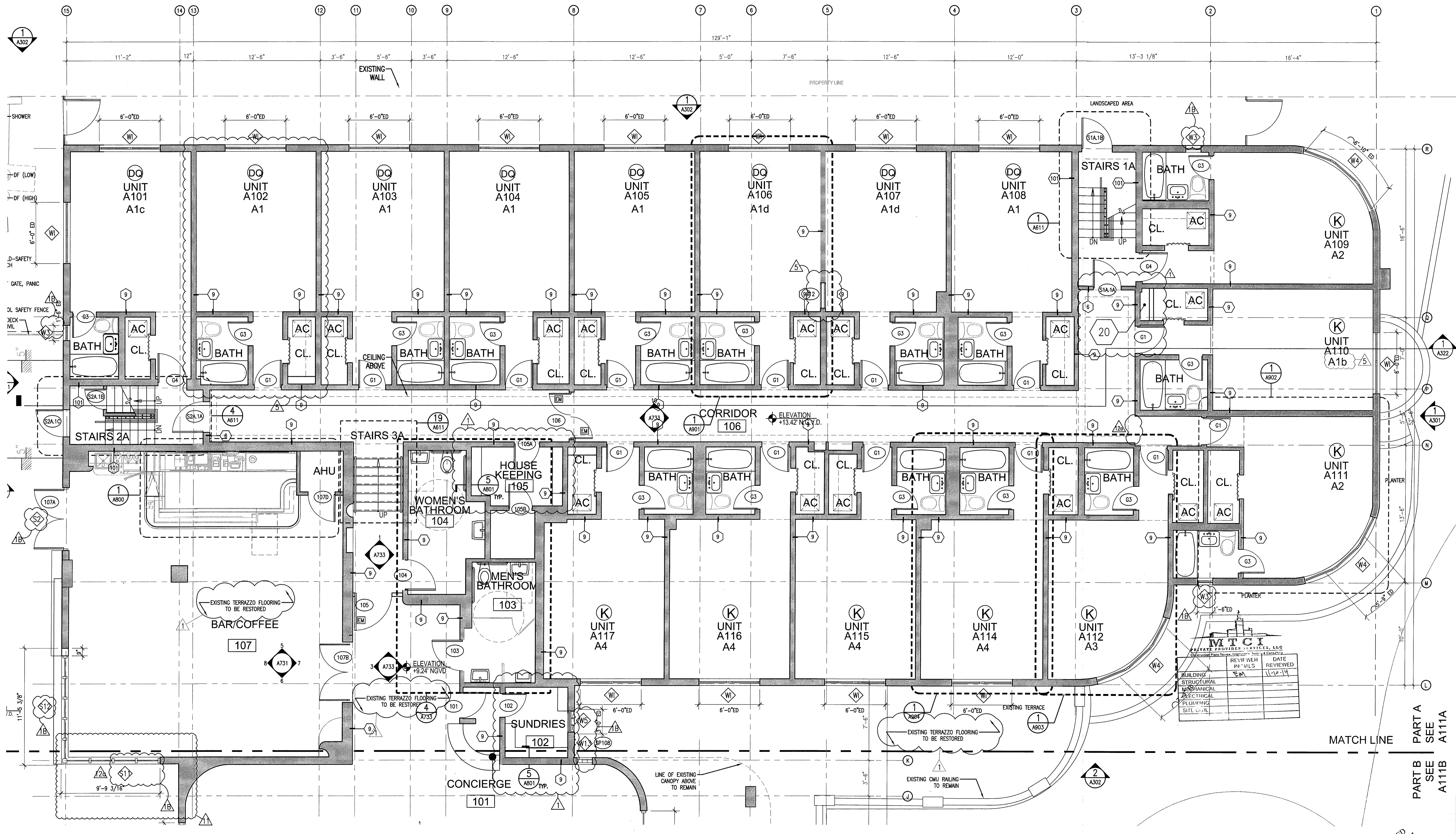


**HADDON HALL**  
**1500 COLLINS AVE**  
 MIAMI BEACH, FL

KEYPLAN N.T.S.

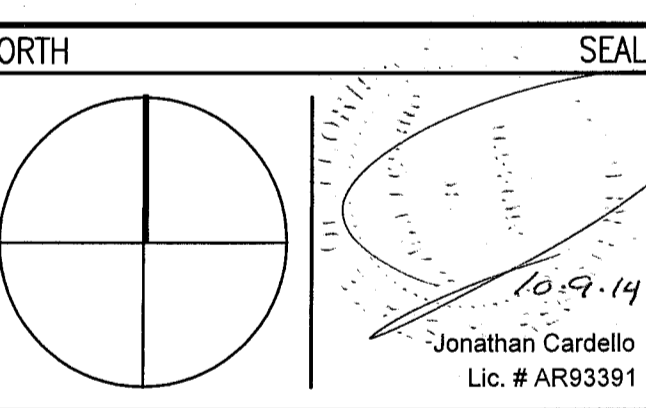


GENERAL NOTES			SHEET NOTES			LEGEND							
1	NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	9	THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	15	REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.	A	WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW.	□	EXISTING PARTITION TO REMAIN	○	OMB CEILING/SOFFIT	○	F.S. FLOOR SINK
2	PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10	SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.	16	REFER TO STRUCTURE DRAWINGS FOR ALL SLAB THICKNESS, REINFORCEMENT, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.	B	TRASH ROOM TO BE AS SHOWN.	○	EXISTING DOOR TO REMAIN	○	EXISTING DOOR	○	FLOOR DRAIN
3	PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM DRIVING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.	11	ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.	17	ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN PROTECTED CABINETS WITH DOORS, COORDINATE LOCATIONS WITH ARCHITECT.	C	LIFT UNDER SEPARATE PERMIT.	○	NEW DOOR	○	NEW DOOR	○	M-WASTE OUTLET
4	CAP AND SHUT OFF ALL UNUSED UTILITIES FOR CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	12	ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.	18	ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PROTECTED, FILLED, AND SHIM COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.	D	ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 6, SEE 6-012, SECTION F FOR DETAILS.	○	ELEVATION REFERENCE	○	DETAIL REFERENCE	○	TO - TRENCH DRAIN
5	PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.	13	ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.	19	ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILING.	E	ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT.	○	HOSE BIB	○	HOSE BIB	○	LEVEL CHANGE
6	PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	14	EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETRIMENTAL DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.	20	REINFORCEMENT BARS TO REMAIN IN EXISTING 2 HR RATED GYP CORE FIRE-RATED/SMOKESTOPPING AT FLOOR PENETRATING.	F	ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED.	○	TRASH	○	TRASH	○	TRASH
7	ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.												
8	THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING, AS IT RELATES TO 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.												



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	DOOR-WINDOW COORD.	03-05-2014
3	GUESTROOM COORDINATION	03-14-2014
4	P&B COMMENTS	07-14-2014
5	FIRE PERMIT COMMENTS	09-29-2014

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

SHEET TITLE

**ENLARGED FIRST FLOOR PLAN - NORTH AREA 'A'**

SHEET NUMBER

**A111a1**

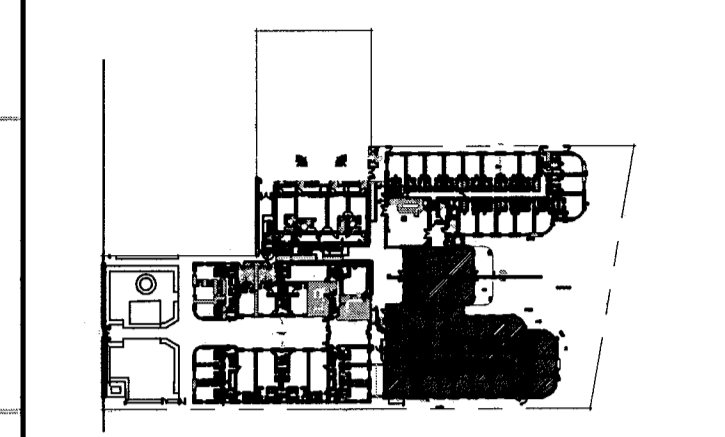
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1 ENLARGED FIRST FLOOR PLAN - NORTH HADDON HALL  
 SCALE: 1/4" = 1'-0"

APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT

**HADDON HALL**  
**1500 COLLINS AVE**  
 MIAMI BEACH, FL

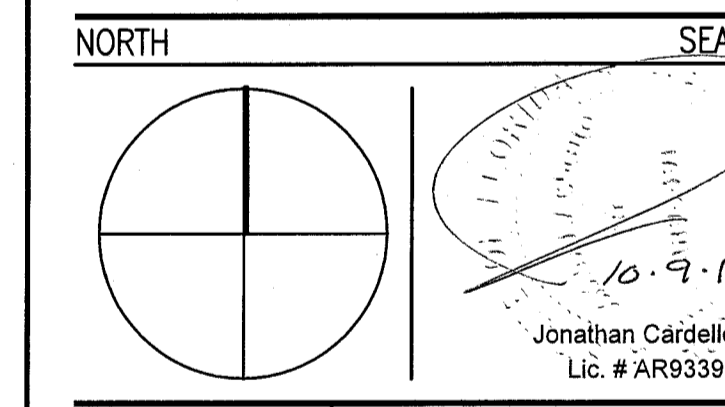
KYPLAN N.T.S.



**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	XX-XX-2014
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
11	P&Z COMMENTS	07-14-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12A	FIRE PERMIT COMMENTS	09-29-2014

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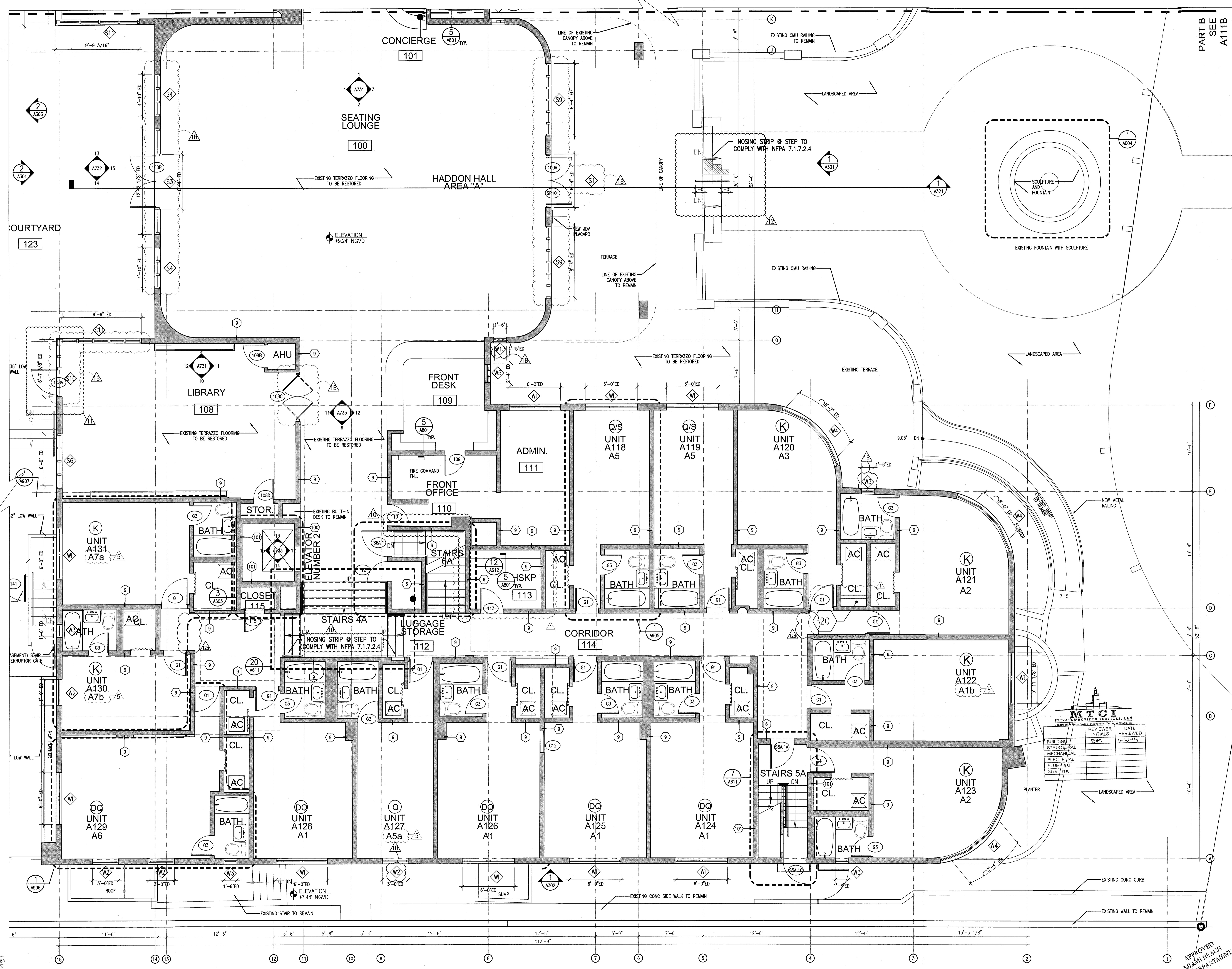
SHEET TITLE

**ENLARGED FIRST FLOOR PLAN - SOUTH AREA 'A'**

SHEET NUMBER

**A111a2**

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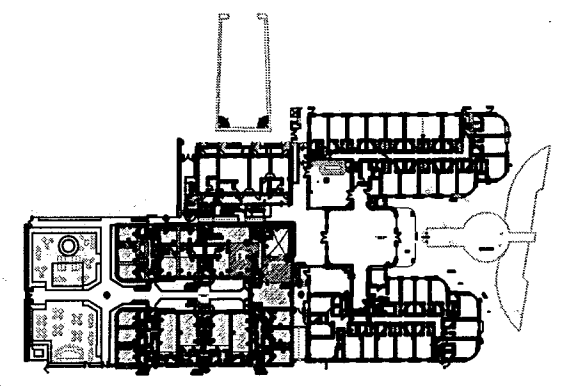
1 ENLARGED FIRST FLOOR PLAN - SOUTH / HADDON HALL  
 SCALE: 1/4" = 1'-0"

REFER TO SHEET A111a1 FOR NOTES AND LEGEND

APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT

**HADDON HALL**  
1500 COLLINS AVE.  
MIAMI BEACH, FL

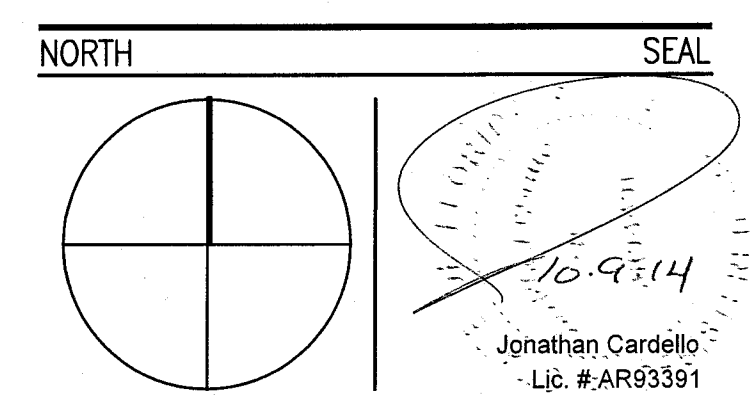
KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-05-2014
5	GUESTROOM COORDINATION	04-17-2014
9	KITCHEN REINFORCEMENT	05-30-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12a	FIRE & MTCI PERMIT COMMENTS	09-29-2014

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

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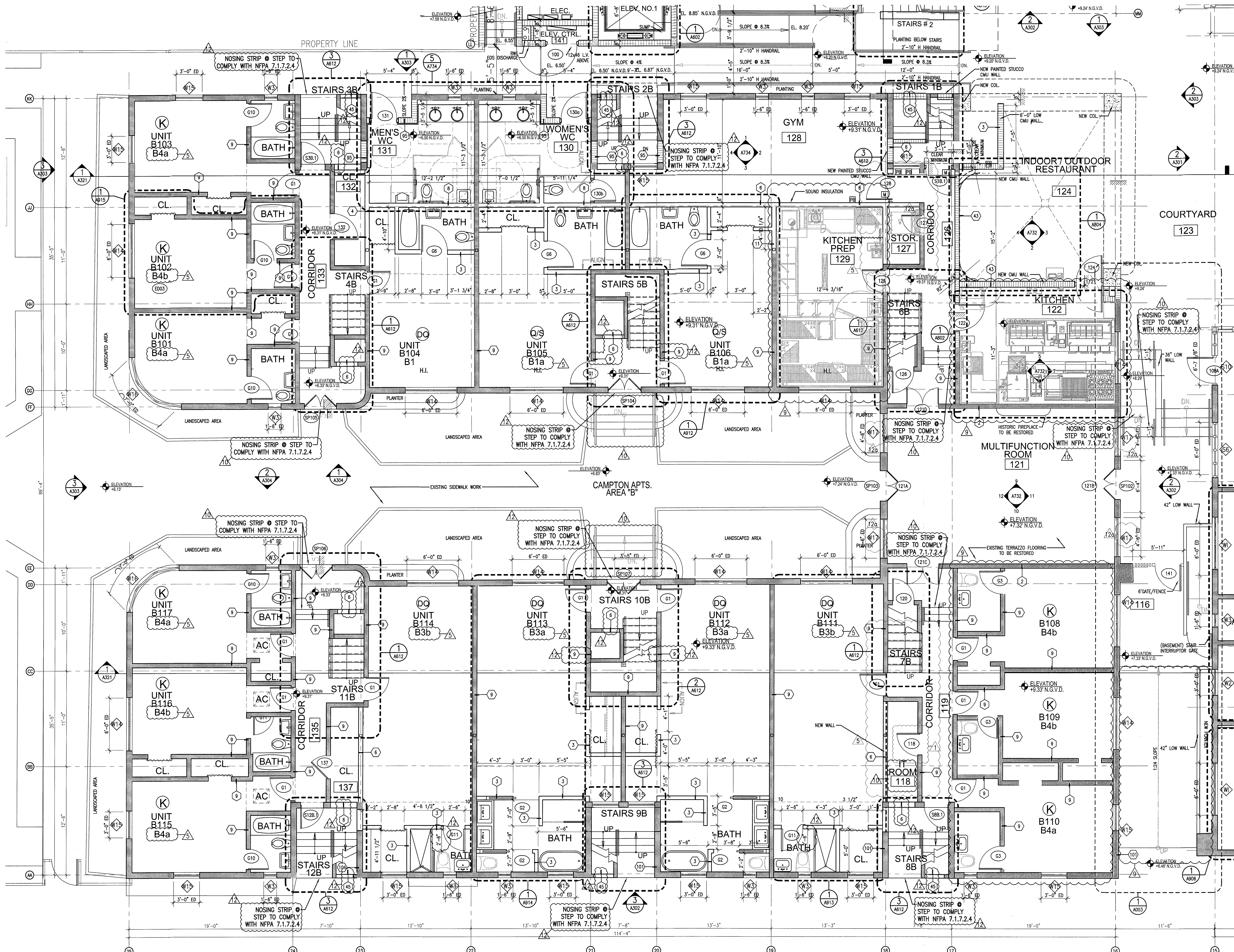
SHEET TITLE

**ENLARGED FIRST FLOOR PLAN AREA 'B'**

SHEET NUMBER

**A111b**

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1 ENLARGED AREA C FIRST FLOOR PLAN CAMPTON  
SCALE: 1/4" = 1'-0"

REFER TO SHEET A1113 FOR NOTES AND LEGEND

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MIAMI BEACH  
FIRE DEPARTMENT

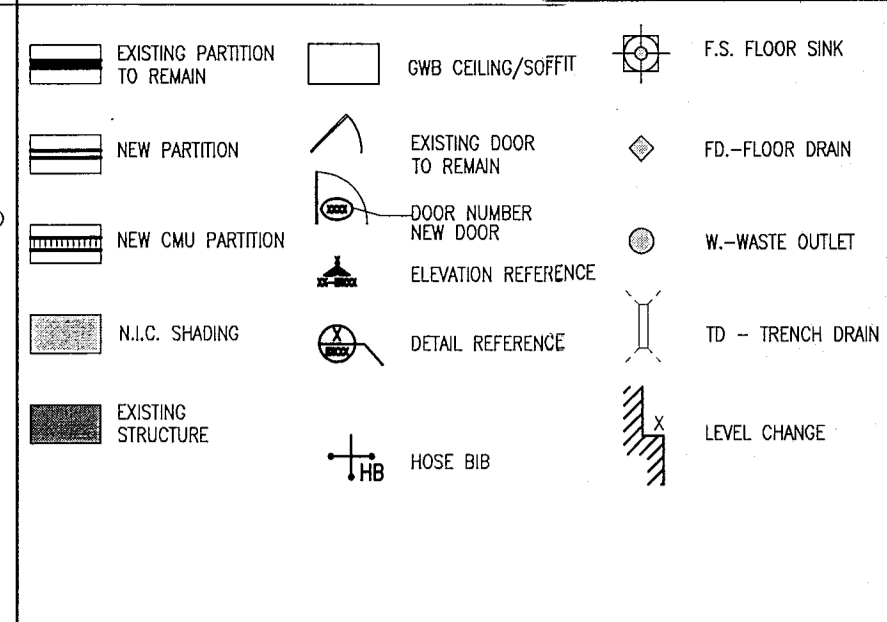
**GENERAL NOTES**

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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM REMAINING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PROCESS CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
8. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING. AS IT RELATES TO THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRIBLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
10. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY WEAR/DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
15. REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOCATIONS AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS, JOINTS, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
17. ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SOAK COATED WITH NEW ANTI-MOLDING SUBSTRATE AND SEALER.
19. ALL BATHROOMS AND MET AREAS TO RECEIVE 5/8" DUKOR ON WALLS AND CEILING.
20. REFRIGERANT LINE ASSETS TO RUN IN CHASE 2 HR RATED GYP CONCRETE BLOCK/BACKSTOPPING AT LOBBY PENETRATIONS.

**SHEET NOTES**

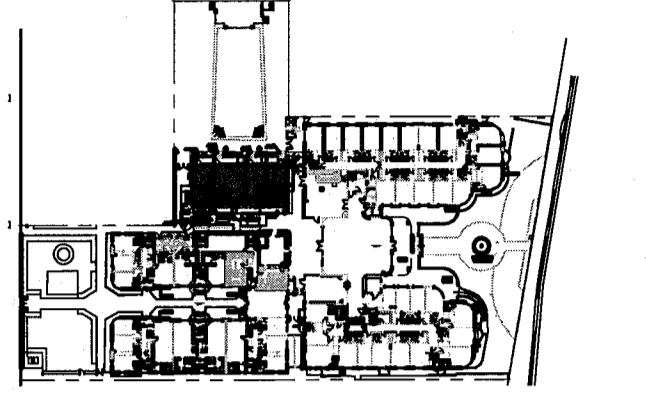
- A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- B. TRASH ROOM TO BE AIR CONDITIONED
- C. LIFT UNDER SEPARATE PERMIT
- D. ALL INTERIOR FINISHES TO COMPLY WITH IRC CHAPTER 8, SEE C-011, SECTION F FOR DETAILS
- E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

**LEGEND**



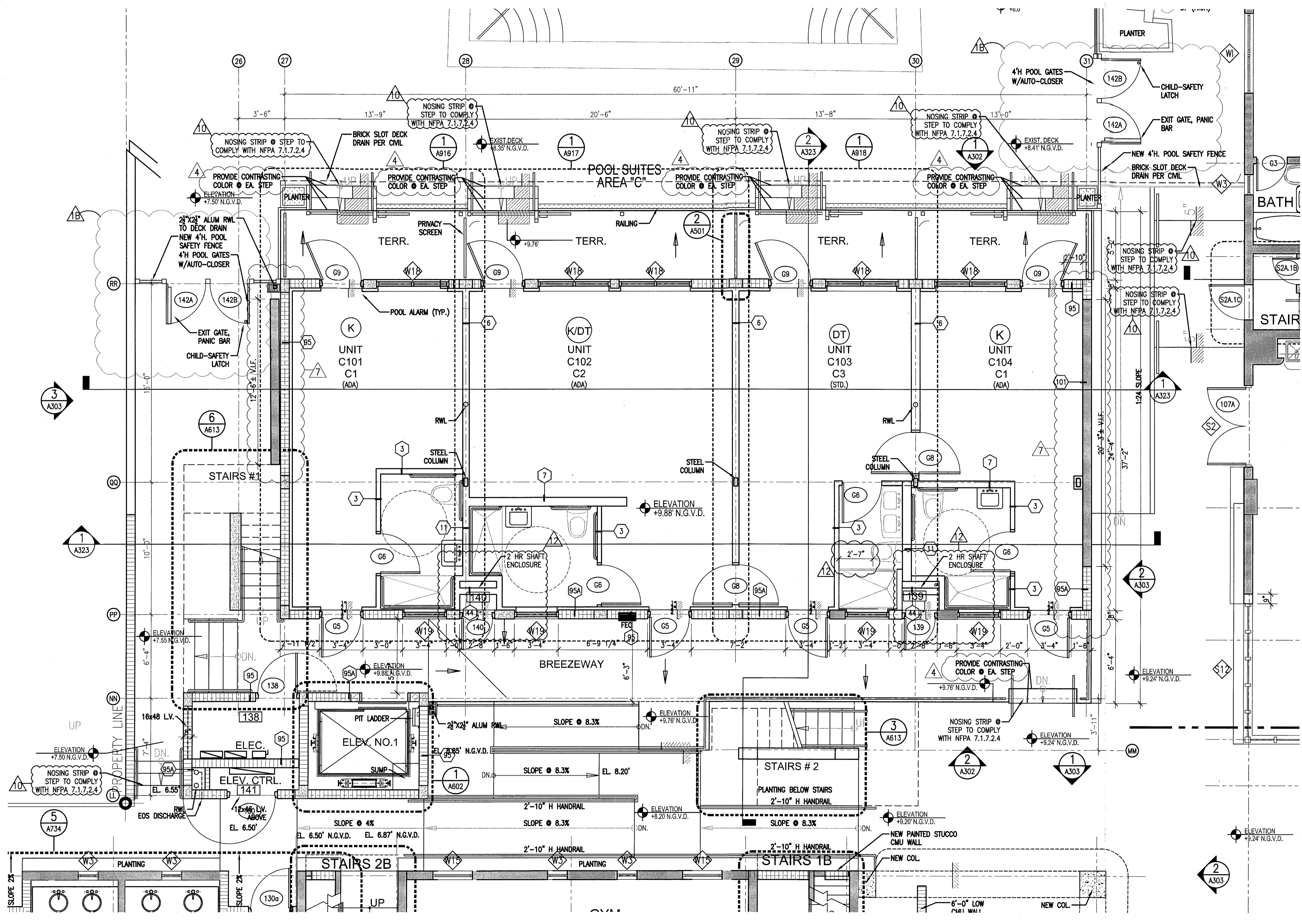
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MIAMI BEACH, FL

KEYPLAN N.T.S.



**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	DOOR-WINDOW COORD.	03-5-2014
2	FIRE REVIEW COMMENTS	04-01-2014
3	POOL SUITES WALLS	04-14-2014
4	MASTER PERMIT COMMENTS	07-03-2014
5	FIRE & MTC PERMIT COMMENTS	08-21-2014



1 ENLARGED FIRST FLOOR PLAN - AREA 'C'  
SCALE: 1/4" = 1'-0"

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

BUILDING	REVIEWER	DATE
STRUCTURAL	EM	11/10/14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SIT' CIVIL		

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NORTH SEAL

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Boston Miami

JOB NUMBER: 13036.00  
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SHEET TITLE  
**ENLARGED FIRST FLOOR PLAN AREA 'C'**

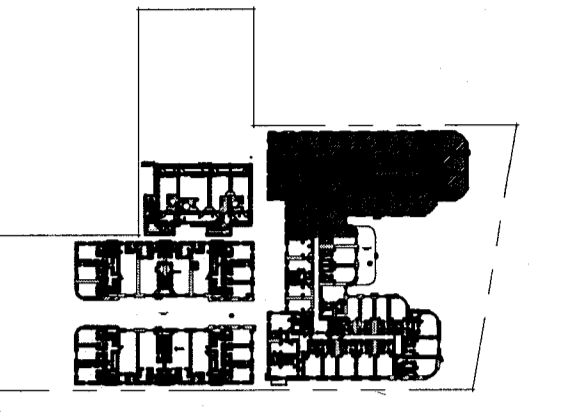
SHEET NUMBER  
**A111c**

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT



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**1500 COLLINS AVE.**  
 MIAMI BEACH, FL

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**GENERAL NOTES**

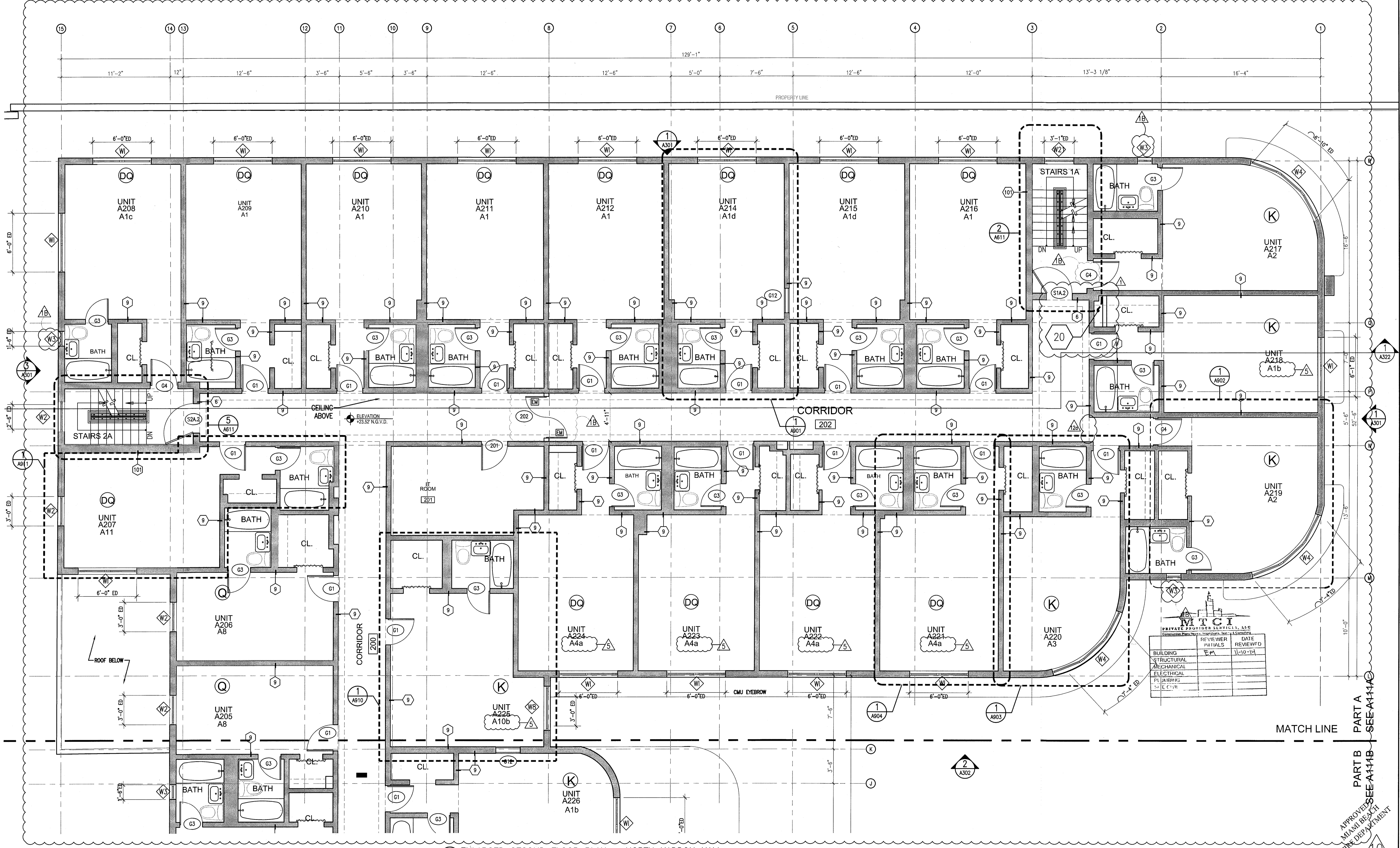
- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRAINING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
- CAP AND SHUT OFF ALL UNKOWN UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
- 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 SHOWING A BLDG ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT RELATES TO 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.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
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- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
- ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
- EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETRIORATION OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOADINGS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS, VARIANCES, TRANSFER BEAM LOCATIONS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
- ANY NECESSARY FIRE CONTINGENCIES ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
- ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED AND SMOOTH COATED WITH NEW ANTI-CRACKING SUBSTRATE AND SEALED.
- ALL BATH-ROOMS AND WET AREAS TO RECEIVE 5/8" DUREDOX ON WALLS AND CEILING.
- RETROFIT LINE NEEDS TO RUN IN CHASE 2" OR MORE OFF CHASE (PRESERVE/SMOKESTOPPING AT FLOOR PENETRATIONS).

**SHEET NOTES**

- WALL MOUNTED TOILET TO AVOID CONTACTS WITH RATED SPACES BELOW
- TRASH ROOM TO BE AIR CONDITIONED
- LIFT UNDER SEPARATE PERMIT
- ALL INTERIOR FINISHES TO CONFORM WITH FBC CHAPTER 8, SEE 6-112, SECTION F FOR DETAILS.
- ALL MOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

**LEGEND**

	EXISTING PARTITION TO REMAIN		CMU CEILING/SOFFIT		F.S. FLOOR SINK
	NEW PARTITION		EXISTING DOOR TO REMAIN		FD-FLOOR DRAIN
	NEW CMU PARTITION		DOOR NUMBER		M-WASTE OUTLET
	N.I.C. SHADING		ELEVATION REFERENCE		DETAIL REFERENCE
	EXISTING STRUCTURE		HOSE BIB		LEVEL CHANGE



**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12	FIRE PERMIT COMMENTS	09-29-2014

**100% CONSTRUCTION DOCUMENT SET**

NORTH

Jonathan Cardello  
Lic. # AR93391

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

SHEET TITLE

**ENLARGED SECOND FLOOR PLAN - NORTH AREA 'A'**

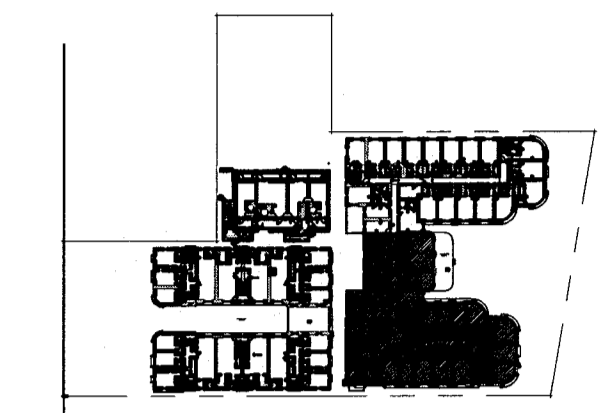
SHEET NUMBER  
**A112a1**

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

APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT

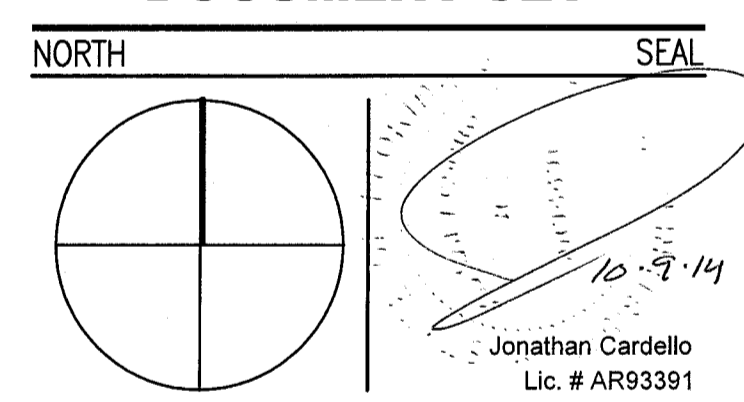
HADDON HALL  
1500 COLLINS AVE  
MIAMI BEACH, FL

KEYPLAN N.T.S.



NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12a	FIRE PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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Miami, FL 33131  
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F. 305-482-8770  
www.addinc.com  
Lic. # AA26001507

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

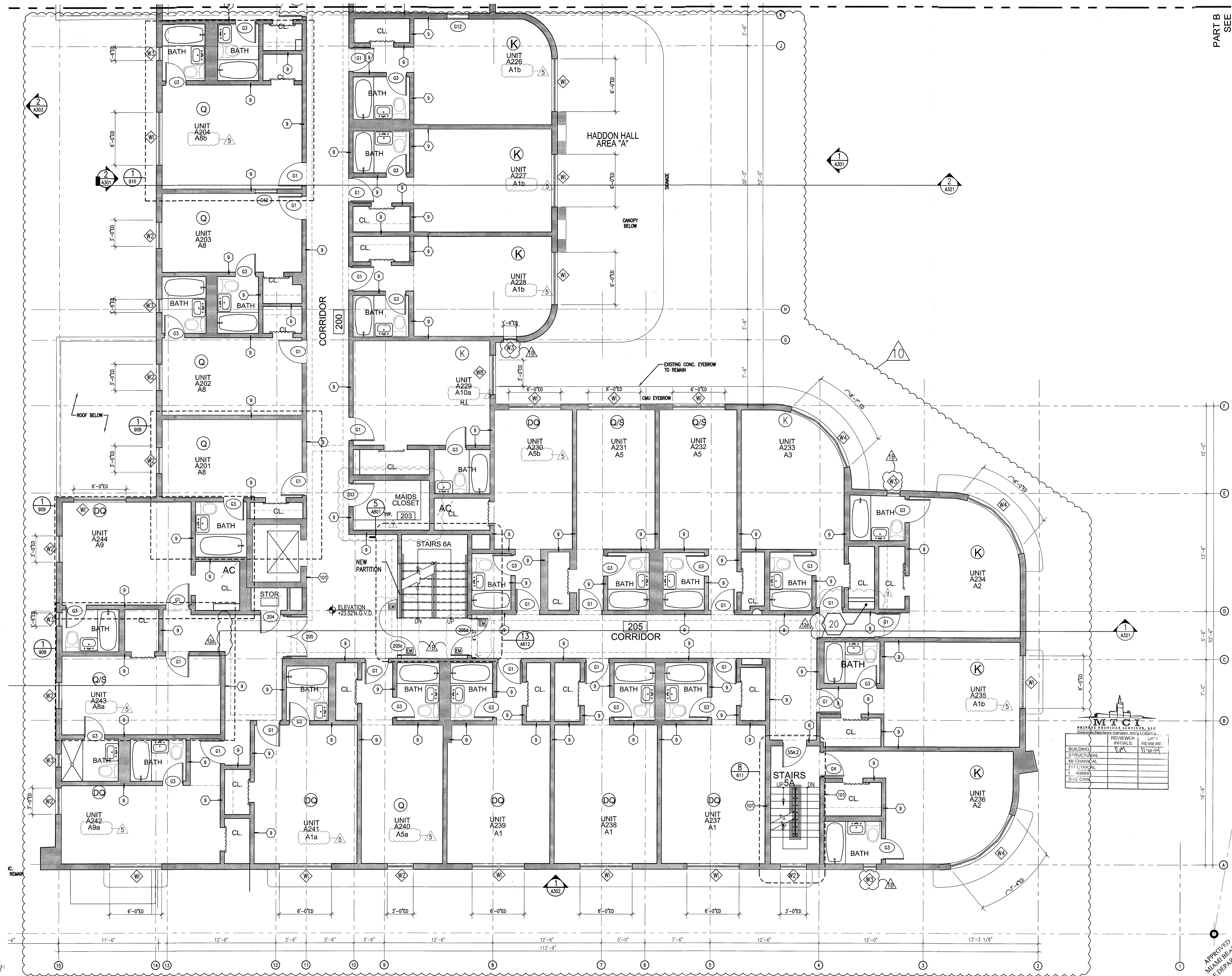
ENLARGED  
SECOND FLOOR  
PLAN - SOUTH  
AREA 'A'

SHEET NUMBER

A112a2

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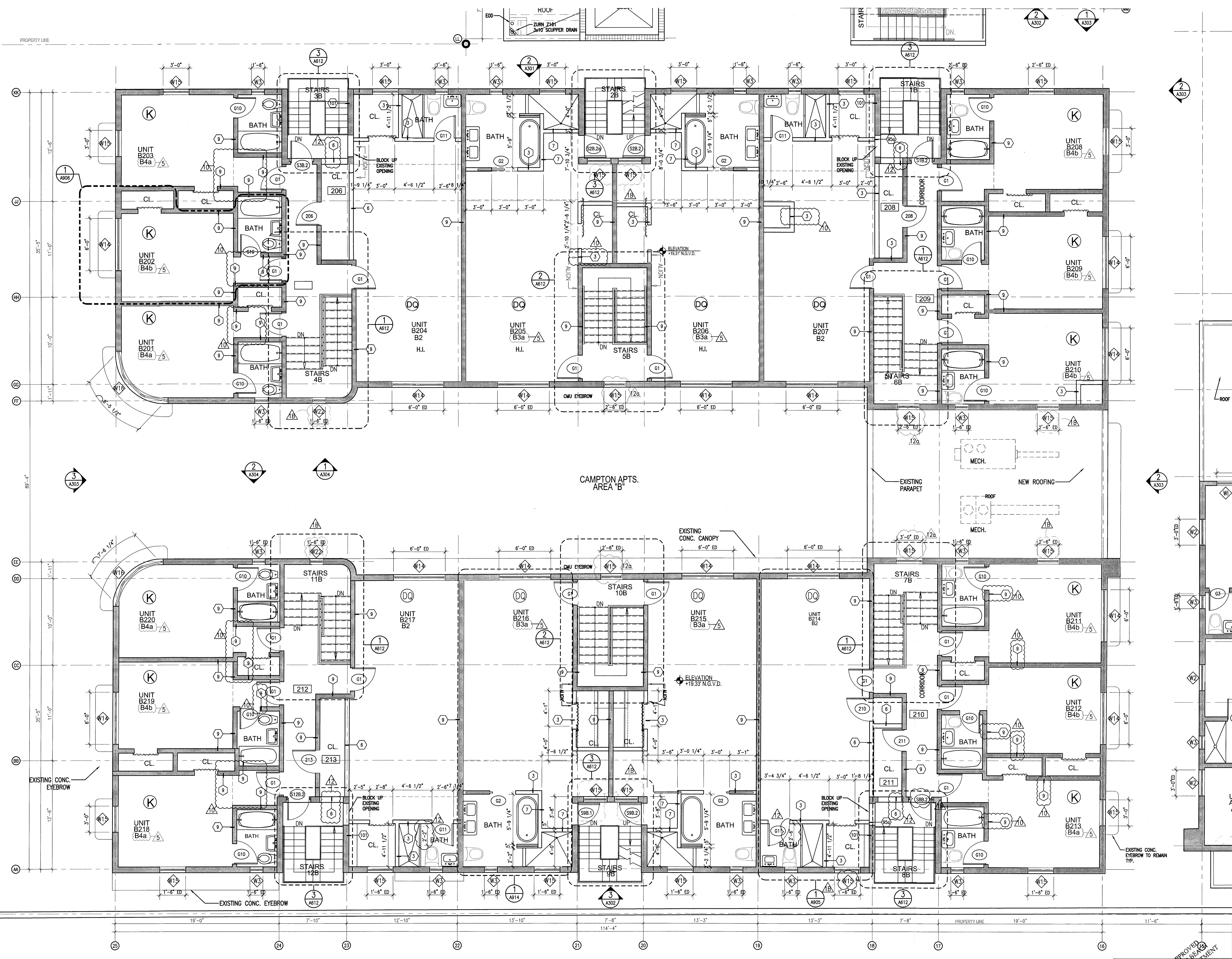
PART B  
SEE  
A111B



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

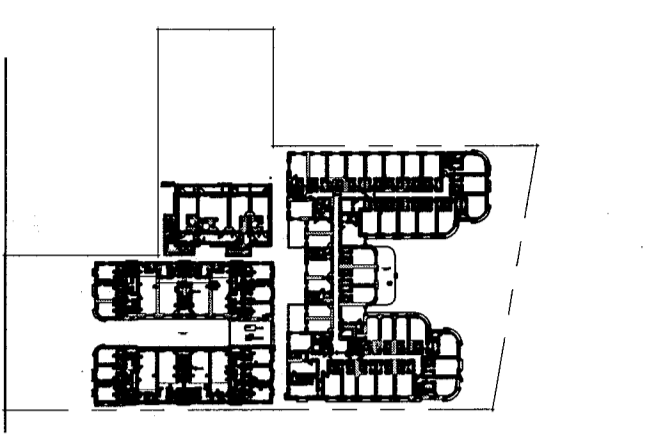
REFER TO SHEET A111a1 FOR NOTES AND LEGEND

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT



**HADDON HALL**  
**1500 COLLINS AVE**  
 MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

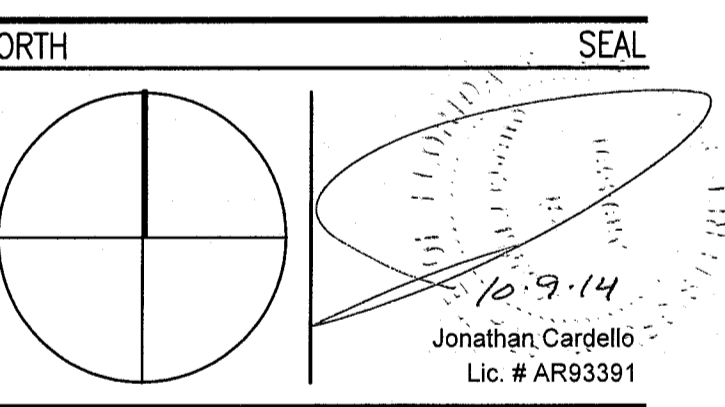
NO.	DESCRIPTION	ISSUE DATE
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
1A	MASTER PERMIT COMMENTS	07-03-2014
1	FIRE & MTCI PERMIT COMMENTS	08-21-2014
12a	FIRE & MTCI PERMIT COMMENTS	09-29-2014

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

REVIEWER	DATE
JM	11-12-14

REVIEWED FOR:  
 BUILDING  
 STRUCTURAL  
 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 PLAN  
 SECOND FLOOR  
 AREA 'B'**

SHEET NUMBER

**A112b**

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1 ENLARGED AREA B SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

REFER TO SHEET A112a FOR NOTES AND LEGEND

APPROVED  
 MIAMI-REAR  
 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 PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- 3 PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM OBTAINING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
- 4 CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- 5 PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
- 6 PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- 7 ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- 8 THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING. IF ANY RETERIORATION OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 9 THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- 10 SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
- 11 ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- 12 ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
- 13 ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
- 14 EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY RETERIORATION OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 15 REFER TO ENGINEERING DRAWINGS FOR ALL POWER, DATA, MECHANICAL, PLUMBING, & SECURITY REQUIREMENTS, LOADINGS, AND SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
- 16 REFER TO STRUCTURAL DRAWINGS FOR ALL SLAB THICKNESS, VARIANCES, TRANSFER BEAM LOADINGS, AND OTHER STRUCTURAL SPECIFICATIONS. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DOCUMENTS, AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES / CONFLICTS.
- 17 ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS COORDINATE LOADINGS WITH ARCHITECT.
- 18 ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED AND SMOKE COATED WITH NEW ANTI-CRACKING SUBSTRATE AND SEALED.
- 19 ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" BURDOK ON WOOD AND SMOKE COATED.
- 20 RETROFITMENT LINE RISERS TO BE IN CHARGE 2 HR RATED GIP CHASE FRESH/SMOKESTOPPING FLOOR FINISHINGS.

**SHEET NOTES**

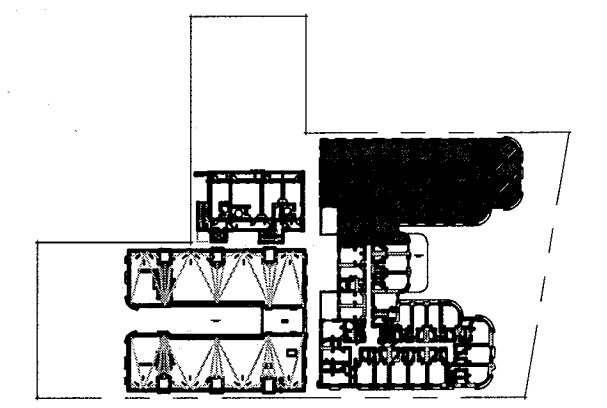
- A WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- B TRASH ROOM TO BE AIR CONDITIONED
- C LIFT UNDER SEPARATE PERMIT
- D ALL INTERIOR FINISHES TO COMPLY WITH FRC CHAPTER 8. SEE 9-012, SECTION F FOR DETAILS.
- E ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RETARDANT
- F ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1-HOUR RATED.

**LEGEND**

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW CMU PARTITION
- N.L.C. SHADING
- EXISTING STRUCTURE
- OMB CEILING/SOFFIT
- EXISTING DOOR TO REMAIN
- NEW DOOR
- ELEVATION REFERENCE
- DETAIL REFERENCE
- HOSE BB
- F.S. FLOOR SINK
- FD - FLOOR DRAIN
- W - WASTE OUTLET
- TD - TRENCH DRAIN
- LEVEL CHANGE

**HADDON HALL**  
1500 COLLINS AVE  
MIAMI BEACH, FL

KEYPLAN N.T.S.

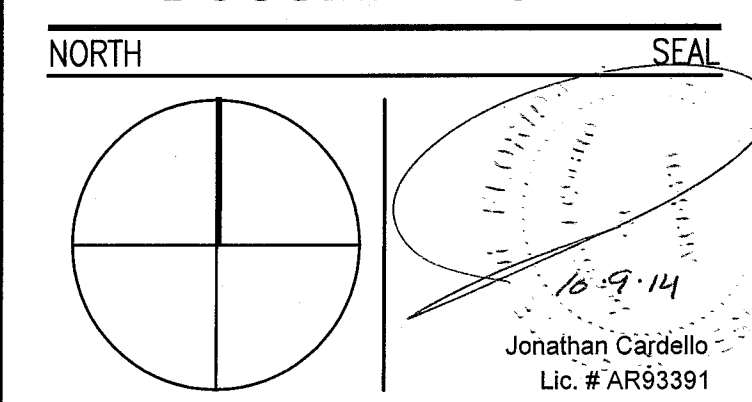


**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12A	FIRE PERMIT COMMENTS	09-29-2014

MTCI PRIVATE PROVIDER SERVICES, LLC		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	EJM	11-16-14
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"

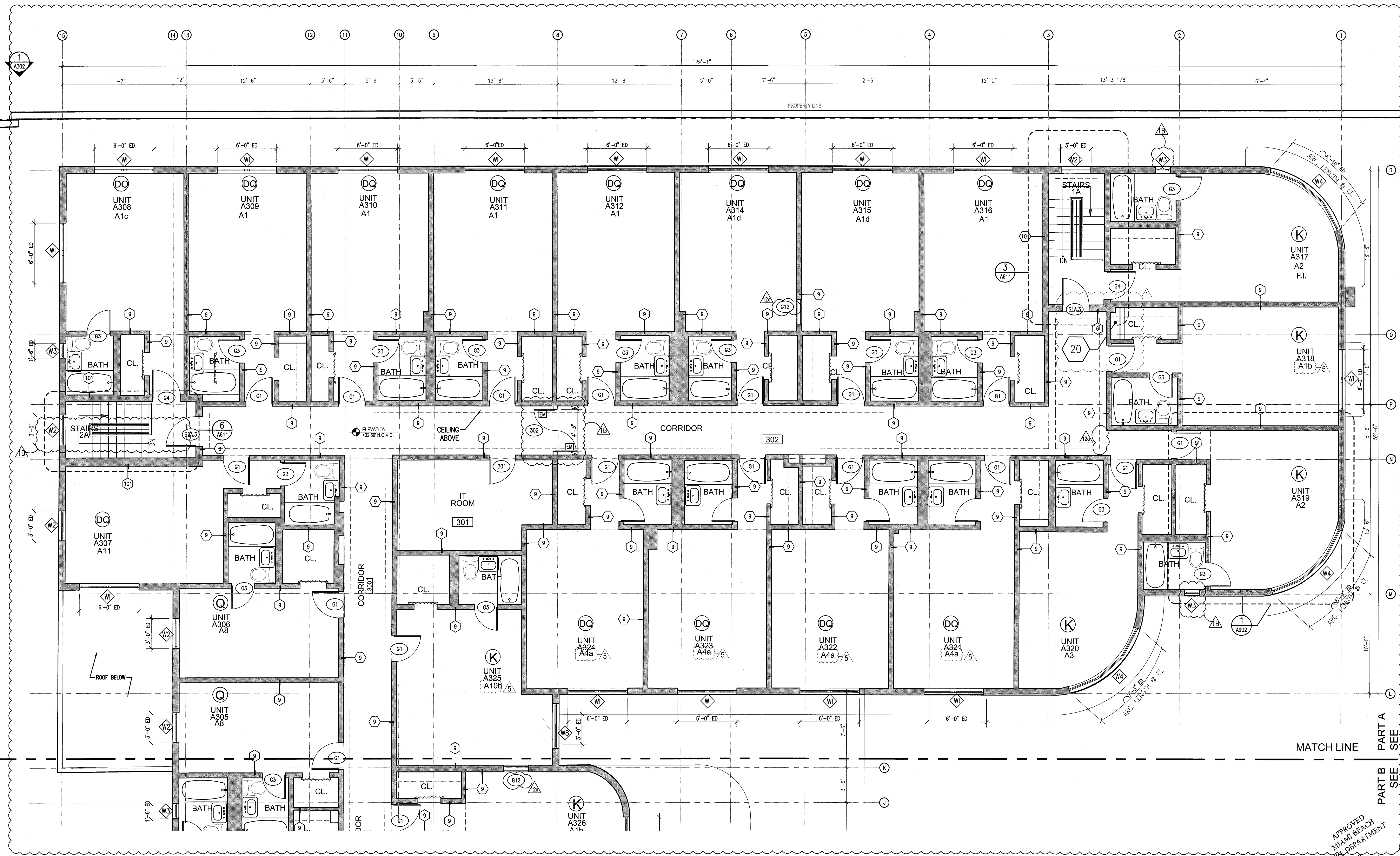
SHEET TITLE

**ENLARGED THIRD FLOOR PLAN - NORTH AREA 'A'**

SHEET NUMBER

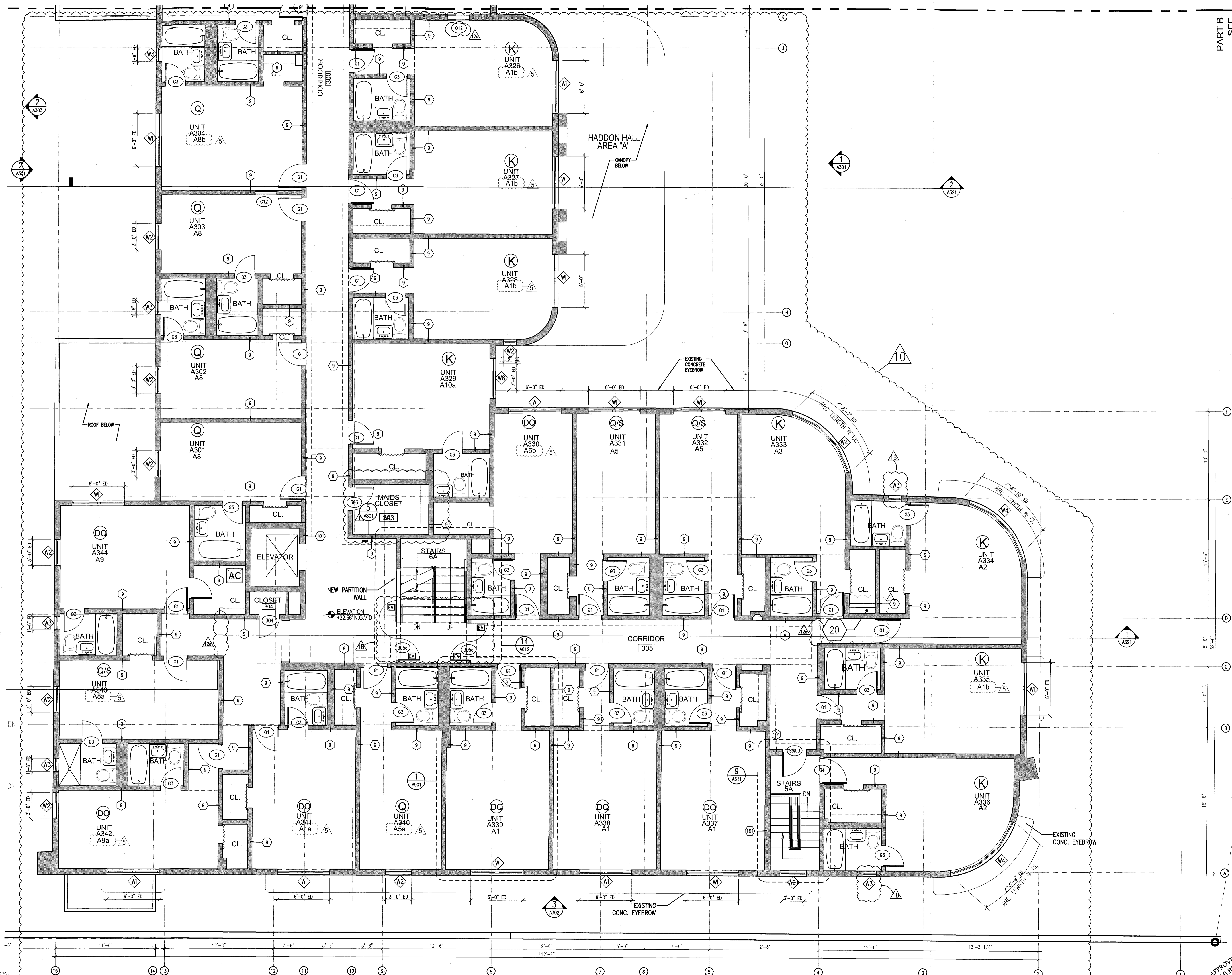
**A113a1**

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

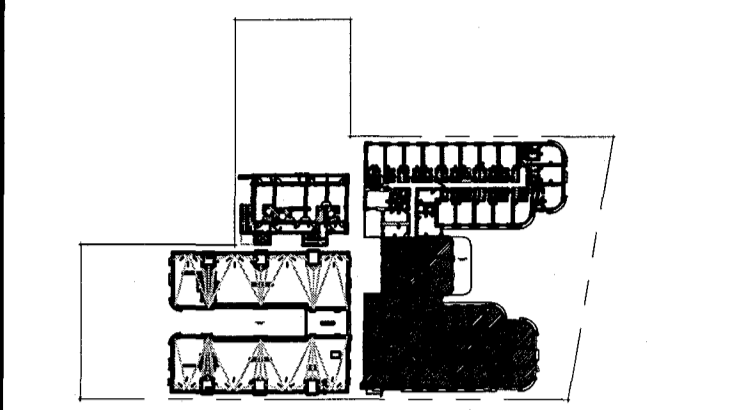
APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT



PART B  
SEE  
A111B

**HADDON HALL**  
1500 COLLINS AVE  
MIAMI BEACH, FL

KEYPLAN N.T.S.



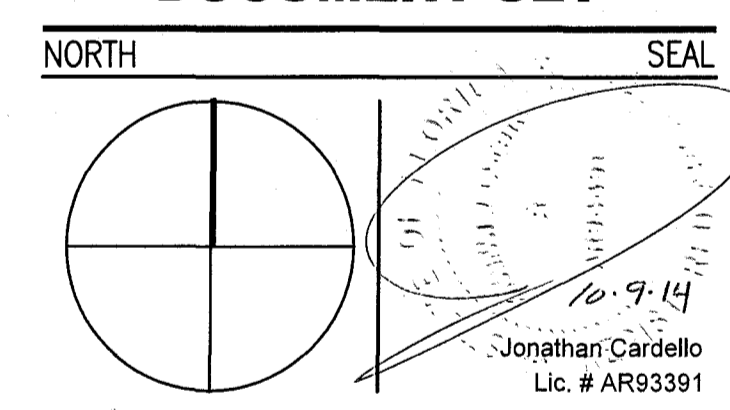
**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
5	GUESTROOM COORDINATION	04-17-2014
10	MASTER PERMIT COMMENTS	07-03-2014
12A	FIRE PERMIT COMMENTS	09-29-2014

**MTCI**  
PRIVATE PROVIDER SERVICES, LLC

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

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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 THIRD FLOOR PLAN SOUTH WING AREA 'A'**

SHEET NUMBER

**A113a2**

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT

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

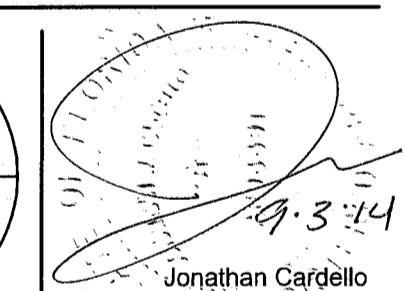
REFER TO SHEET A113a1 FOR NOTES AND LEGEND

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	DOOR-WINDOW COORD.	03-5-2014
3	FIRE REVIEW COMMENTS	04-01-2014
4	RFI #7	08-20-2014
5	FIRE & MTCI PERMIT COMMENTS	08-21-2014

MTCI PRIVATE PROVIDER SERVICES, LLC		
Construction Plans, Specifications, Reports, Notes & Schedules		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	EJM	11-16-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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NORTH SEAL



Jonathan Cardillo  
Lic. # AR93391

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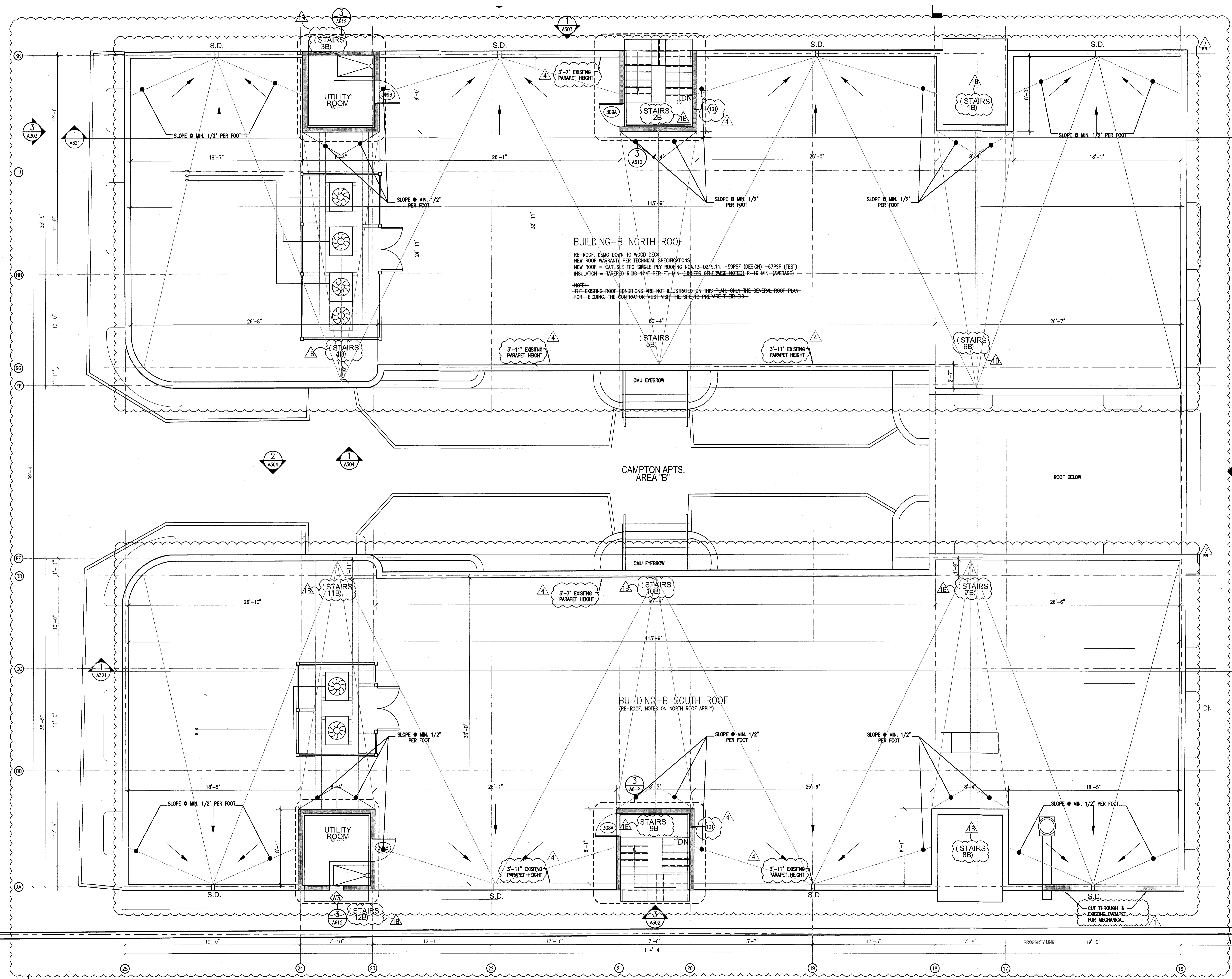
JOB NUMBER: 13036.00  
CHECKED BY:  
ISSUE DATE: FEBRUARY 18, 2014  
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED  
ROOF PLAN  
AREA 'B'

SHEET NUMBER

A113b



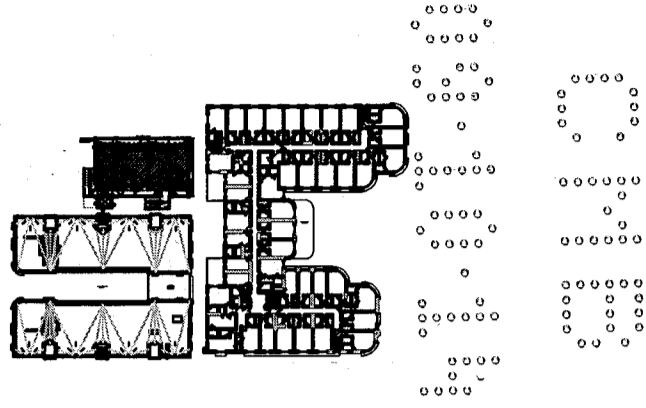
**BUILDING-B NORTH ROOF**  
RE-ROOF, DEMO DOWN TO WOOD DECK.  
NEW ROOF WARRANTY PER TECHNICAL SPECIFICATIONS  
NEW ROOF = CARLSLE TPO SINGLE PLY ROOFING NOA13-0219.11, -59PSF (DESIGN) -67PSF (TEST)  
INSULATION = TAPERED RIGID 1/4" PER FT. MIN. (UNLESS OTHERWISE NOTED) R-19 MIN. (AVERAGE)  
NOTE:  
-THE EXISTING ROOF CONDITIONS ARE NOT ILLUSTRATED ON THIS PLAN, ONLY THE GENERAL ROOF PLAN  
FOR BIDDING. THE CONTRACTOR MUST VISIT THE SITE TO PREPARE THEIR BID.

**BUILDING-B SOUTH ROOF**  
(RE-ROOF, NOTES ON NORTH ROOF APPLY)

1 ENLARGED AREA B ROOF PLAN  
SCALE: 1/4" = 1'-0"

REFER TO SHEET A11401 FOR NOTES AND LEGEND

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT



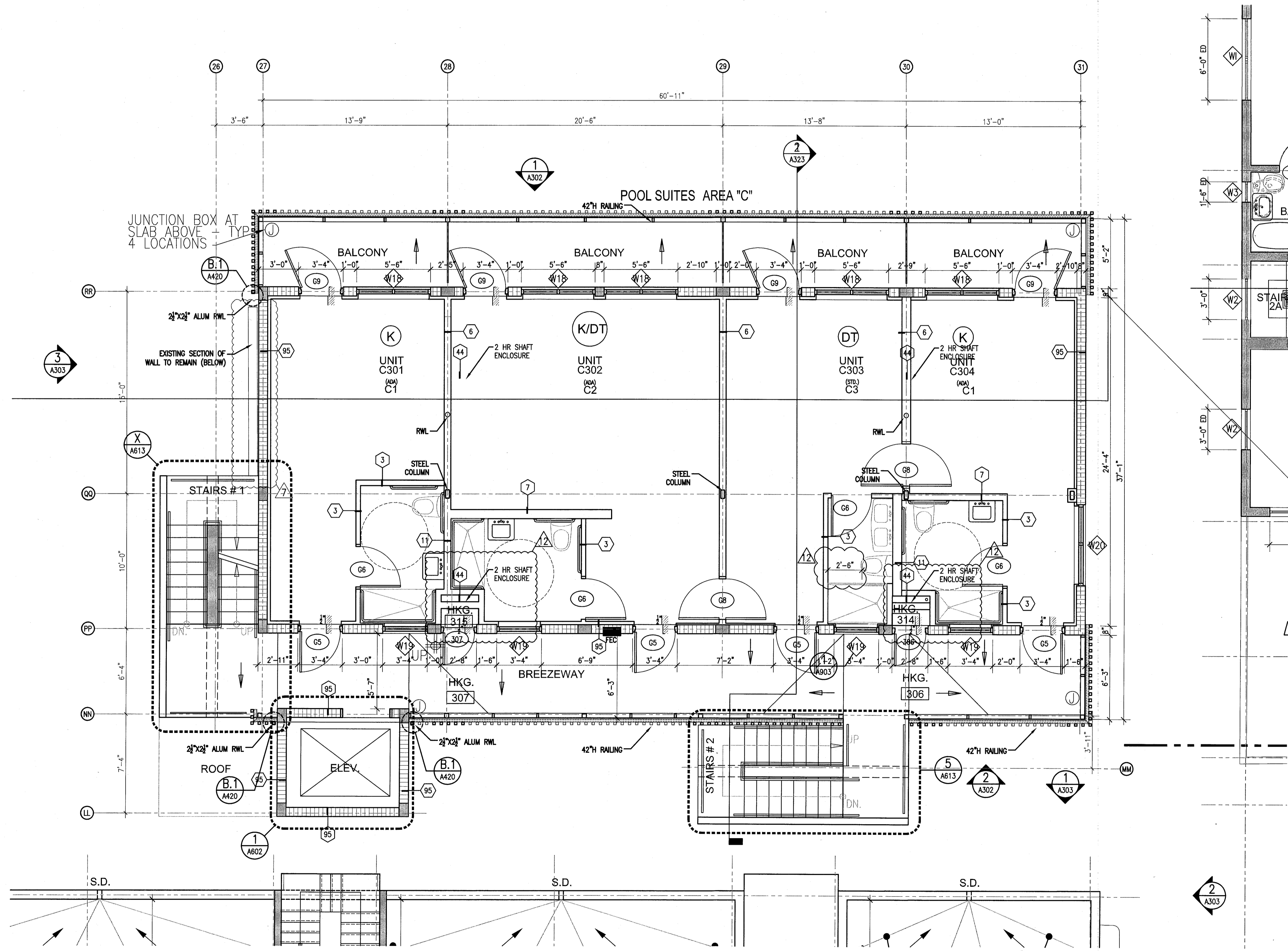
**GENERAL NOTES**

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. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DAMAGING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
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9. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THEIR WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
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11. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
12. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, AND FEDERAL CODES AND REGULATIONS.
13. ARCHITECT TO REVIEW WALL LAYOUTS PRIOR TO CONSTRUCTION.
14. EXTREME CARE SHALL BE EXERCISED IN CUTTING, DRILLING, ANCHORING, ETC. TO THE EXISTING STRUCTURE. IF ANY DETERIORATION OR DAMAGE TO THE EXISTING STRUCTURE OCCURS DURING CONSTRUCTION, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
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17. ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SMOOTH COATED WITH NEW ANTI-CRACKING SUBSTRATE AND SEALED.
19. ALL BATHROOMS AND WET AREAS TO RECEIVE 5/8" DUROCK ON WALLS AND CEILING.
20. REFRIGERANT LINE RISERS TO RUN IN CHASE 2 HR RATED GYP CORES INSTALLED/CONSTRUCTED AT FLOOR PENETRATIONS.

**SHEET NOTES**

- A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW.
- B. TRASH ROOM TO BE AIR CONDITIONED.
- C. LEFT UNDER SEPARATE PERMIT.
- D. ALL INTERIOR FINISHES TO COMPLY WITH FBC CHAPTER 8. SEE C-1111 SECTION F FOR DETAILS.
- E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RESISTANT.
- F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED.

**LEGEND**

1 ENLARGED 3RD FLOOR PLAN - AREA 'C'  
SCALE: 1/4" = 1'-0"

**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1	POOL SUITES WALLS	04-14-2014
2	FIRE & MTCI PERMIT COMMENTS	08-21-2014

MTCI PRIVATE PROVIDER SERVICES, LLC			
BUILDING	REVIEWER INITIALS	DATE REVIEWED	
STRUCTURAL		11-16-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

**100% CONSTRUCTION DOCUMENT SET**

NORTH

Jonathan Cardello  
Lic. # AR93391

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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 3RD FLOOR PLAN AREA 'C'**

SHEET NUMBER  
**A113c**

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.
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3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS DURING CONSTRUCTION.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
5. PROVIDE TEMPORARY FIRE / SAFETY DEVICES THROUGHOUT CONSTRUCTION. SECURE DEVICES AS NECESSARY.
6. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
7. ALL REQUIREMENTS FOR FIRE DEVICES TO BE MAINTAINED DURING CONSTRUCTION.
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17. ANY NECESSARY FIRE EXTINGUISHERS ARE TO BE LOCATED IN RECESSED CABINETS WITH DOORS. COORDINATE LOCATIONS WITH ARCHITECT.
18. ALL EXISTING EXPOSED CMU BLOCK / CONCRETE AREAS (WALLS AND FLOORS) TO BE PATCHED, FILLED, AND SAWN COATED WITH NEW ANTI-CRACKING SUBSTRATE, AND SEALED.
19. ALL BATHROOMS AND NET AREAS TO RECEIVE 5/8" SUIROCK ON WALLS AND CEILING.
20. REPROGRAM LINE READERS TO RUN IN CHASE 2 HR RATED CIP CHANGE FIRESTOP/SMOKESTOPPING AT FLOOR PENETRATIONS.

**SHEET NOTES**

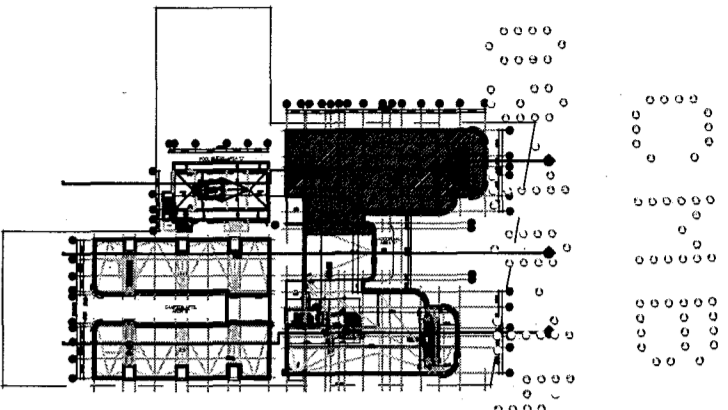
- A. WALL MOUNTED TOILET TO AVOID CONFLICTS WITH RATED SPACES BELOW
- B. TRASH ROOM TO BE AIR CONDITIONED
- C. LIFT UNDER SEPARATE PERMIT
- D. ALL INTERIOR FINISHES TO COMPLY WITH IRC CHAPTER 8, SEE 9-212, SECTION 7 FOR DETAILS.
- E. ALL WOOD USED THROUGHOUT SHALL BE INHERENTLY FIRE RESISTANT
- F. ALL GUEST ROOM ENTRY DOORS AND CORRIDOR DOORS TO BE 1 HOUR RATED

**LEGEND**

	EXISTING PARTITION TO REMAIN		GIB CEILING/SOFFIT		F.S. FLOOR SANK
	NEW PARTITION		EXISTING DOOR TO REMAIN		FD-FLOOR DRAIN
	NEW CMU PARTITION		DOOR NUMBER		W-WASTE OUTLET
	A.L.C. SLABING		ELEVATION REFERENCE		TD - TRENCH DRAIN
	EXISTING STRUCTURE		DETAIL REFERENCE		LEVEL CHANGE
	HOSE BIB				

**HADDON HALL**  
**1500 COLLINS AVE**  
 MIAMI BEACH, FL

KEYPLAN N.T.S.



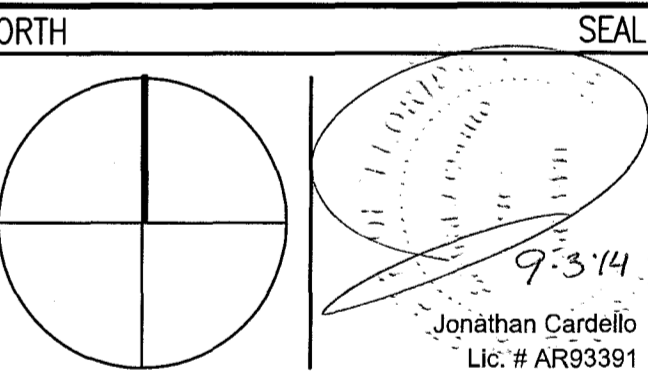
**REVISIONS**

NO.	DESCRIPTION	ISSUE DATE
1A	DOOR-WINDOW COORD.	03-5-2014
RFI #7		08-20-2014
1A	FIRE & MTCI PERMIT COMMENTS	08-21-2014

**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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 Lic. # AA26001507

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

SHEET TITLE

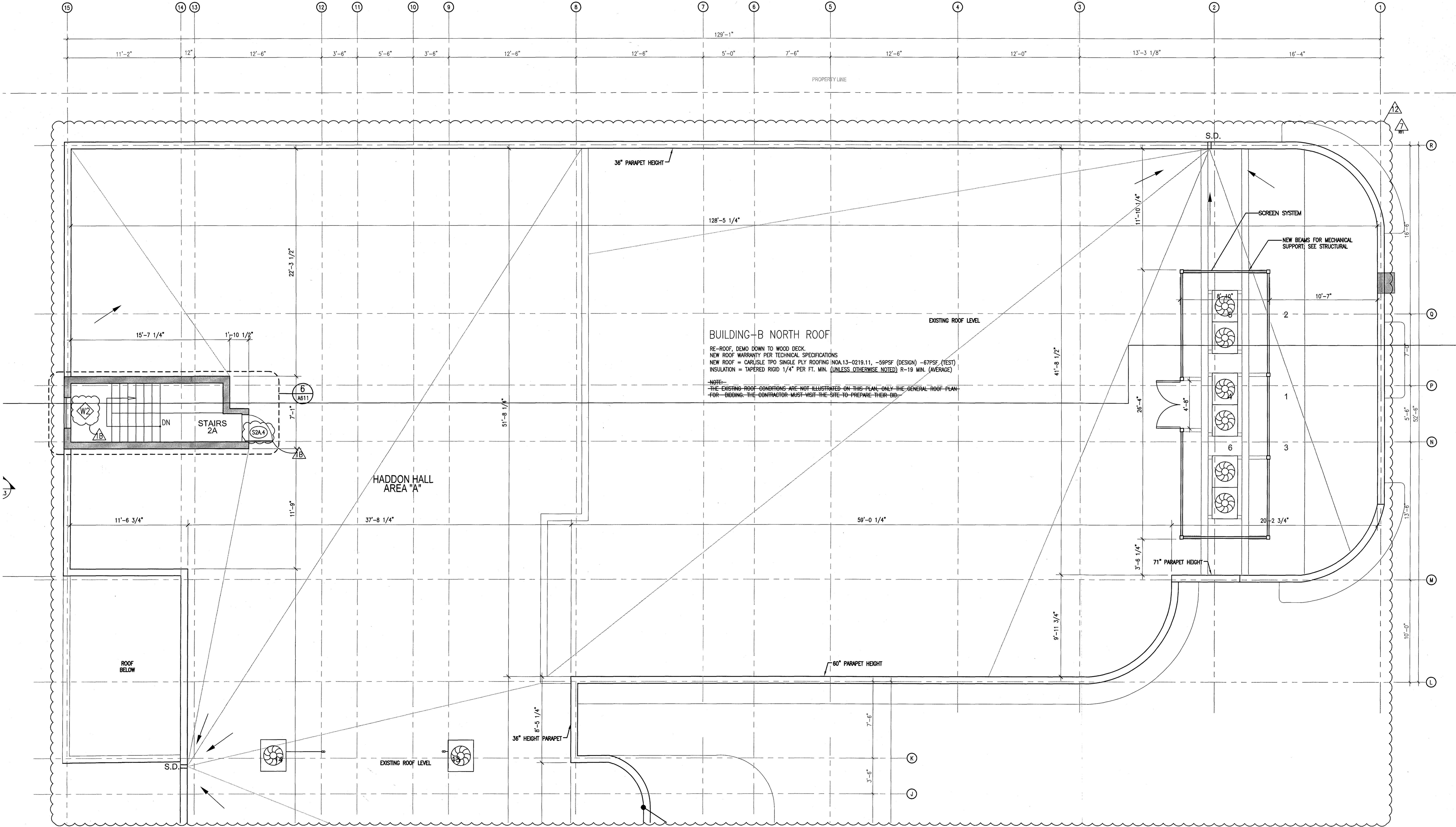
**ENLARGED ROOF PLAN**  
**AREA 'A'**  
**NORTH**

SHEET NUMBER

**A114a1**

APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT

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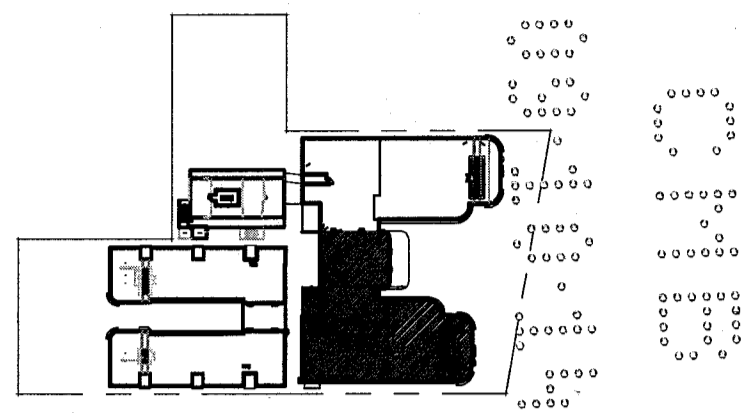
**BUILDING-B NORTH ROOF**

RE-ROOF, DEMO DOWN TO WOOD DECK.  
 NEW ROOF WARRANTY PER TECHNICAL SPECIFICATIONS  
 NEW ROOF = CARLSLE TPO SINGLE PLY ROOFING NOA13-0219.11, -59PSF (DESIGN) -67PSF (TEST)  
 INSULATION = TAPERED RIGID 1/4\" PER FT. MIN. (UNLESS OTHERWISE NOTED) R-19 MIN. (AVERAGE)  
 NOTE:  
 -THE EXISTING ROOF CONDITIONS ARE NOT ILLUSTRATED ON THIS PLAN, ONLY THE GENERAL ROOF PLAN FOR BIDDING. THE CONTRACTOR MUST VISIT THE SITE TO PREPARE THEIR BID.

1 ENLARGED ROOF PLAN - NORTH HADDON HALL  
 SCALE: 1/4\" = 1'-0"

HADDON HALL  
1500 COLLINS AVE  
MIAMI BEACH, FL

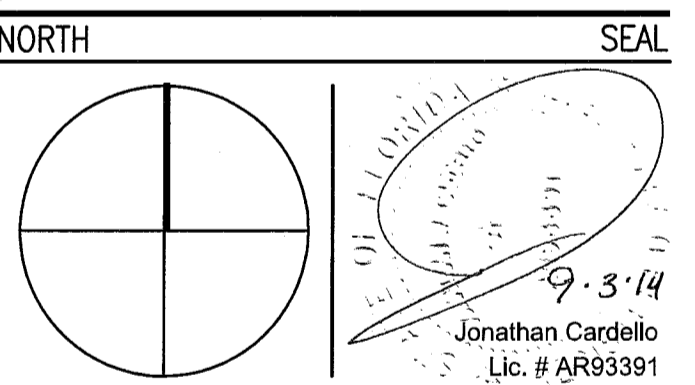
KEYPLAN N.T.S.



REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1B	DOOR-WINDOW COORD.	03-5-2014
4	FIRE REVIEW COMMENTS	04-01-2014
7	RFI #7	08-20-2014
8	FIRE & MTCI PERMIT COMMENTS	08-21-2014

MTCI		
PRIVATE PROVIDER SERVICES, LLC		
Construction Plans, Reports, Inspections, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	Em	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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JOB NUMBER: 13036.00

CHECKED BY: \_\_\_\_\_

ISSUE DATE: FEBRUARY 18, 2014

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

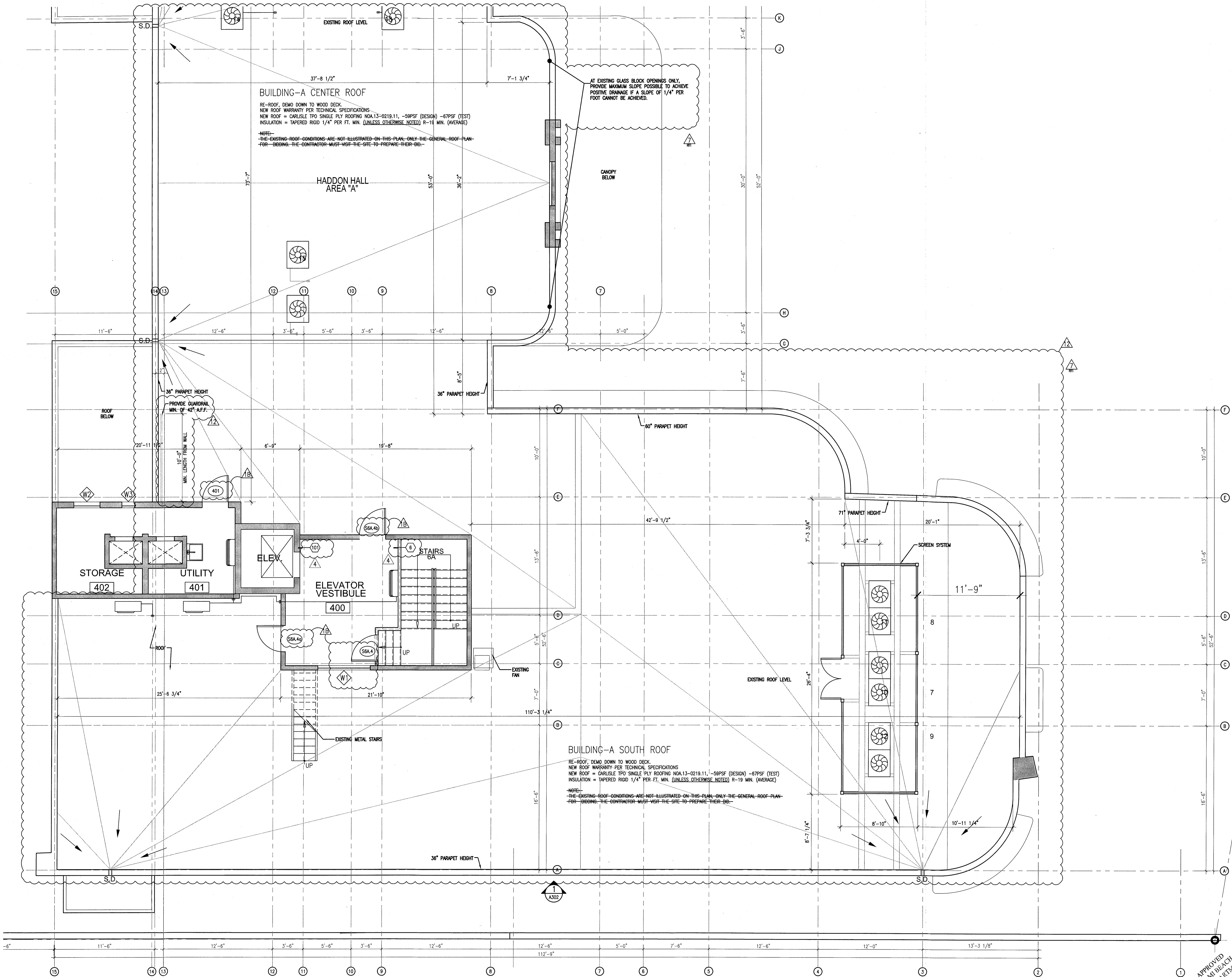
SHEET TITLE

ENLARGED  
ROOF PLAN  
SOUTH WING  
AREA 'A'

SHEET NUMBER

A114a2

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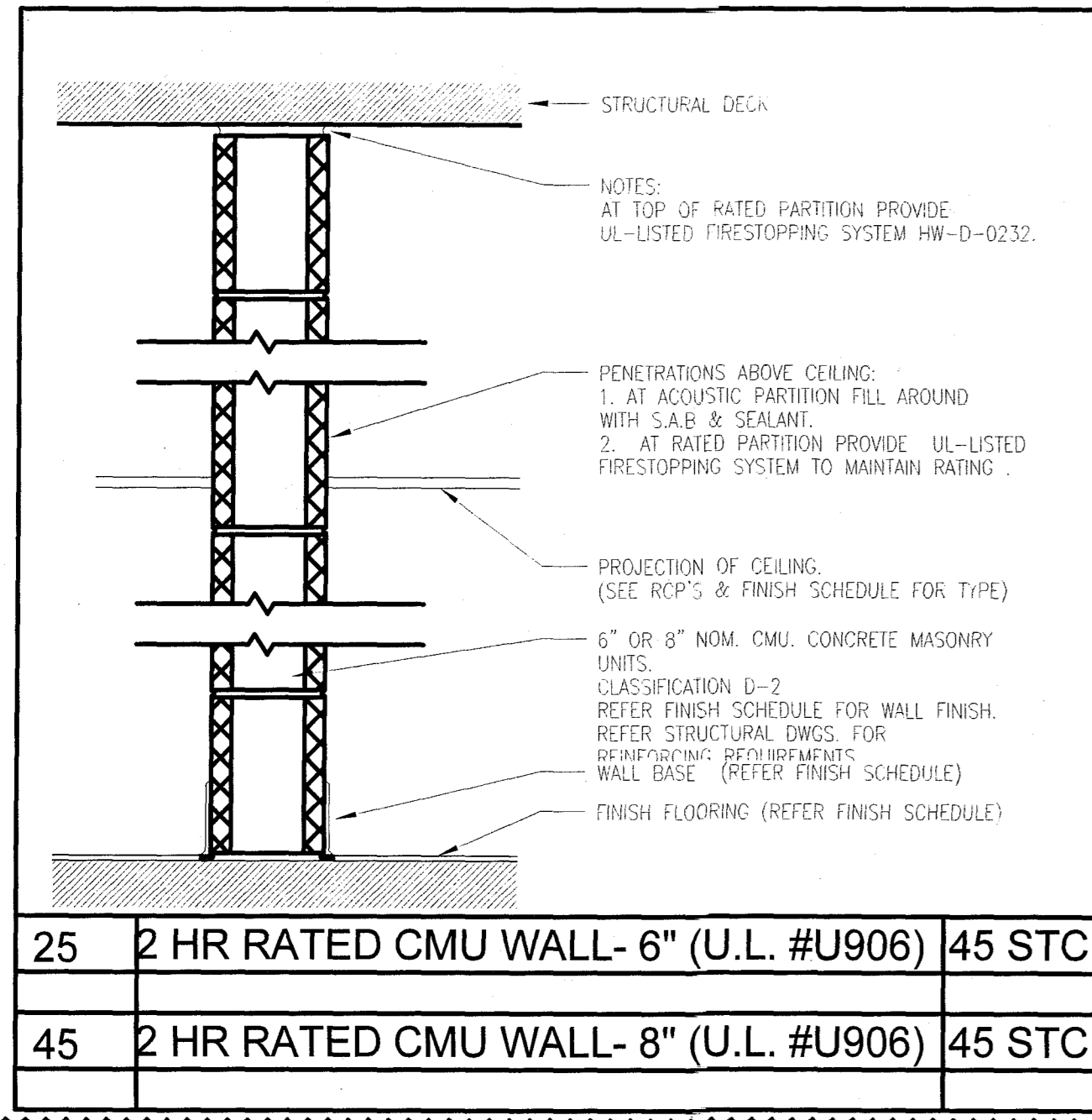


1 ENLARGED ROOF PLAN - SOUTH HADDON HALL  
SCALE: 1/4" = 1'-0"

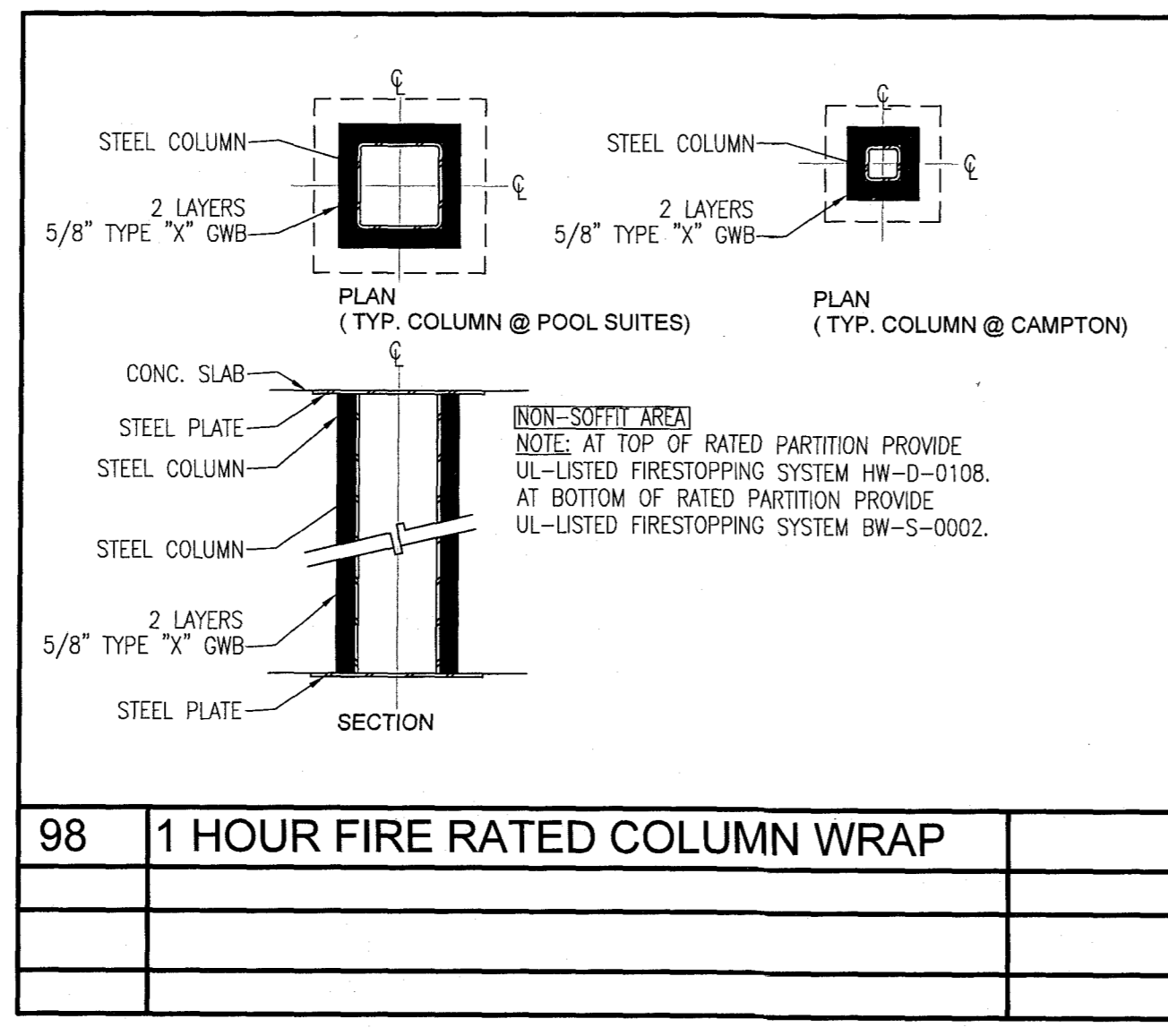
REFER TO SHEET A114a1 FOR NOTES AND LEGEND

APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT

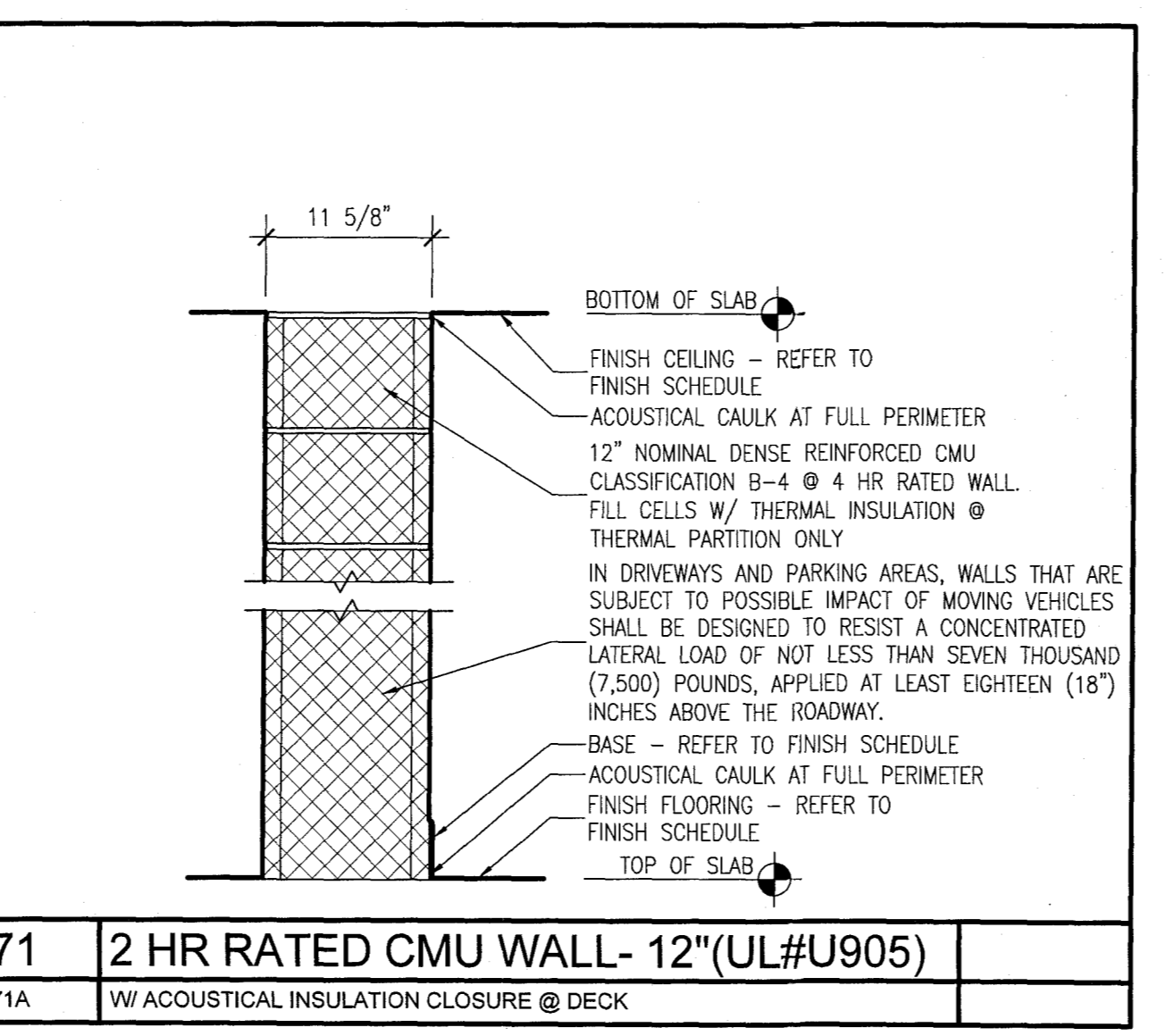




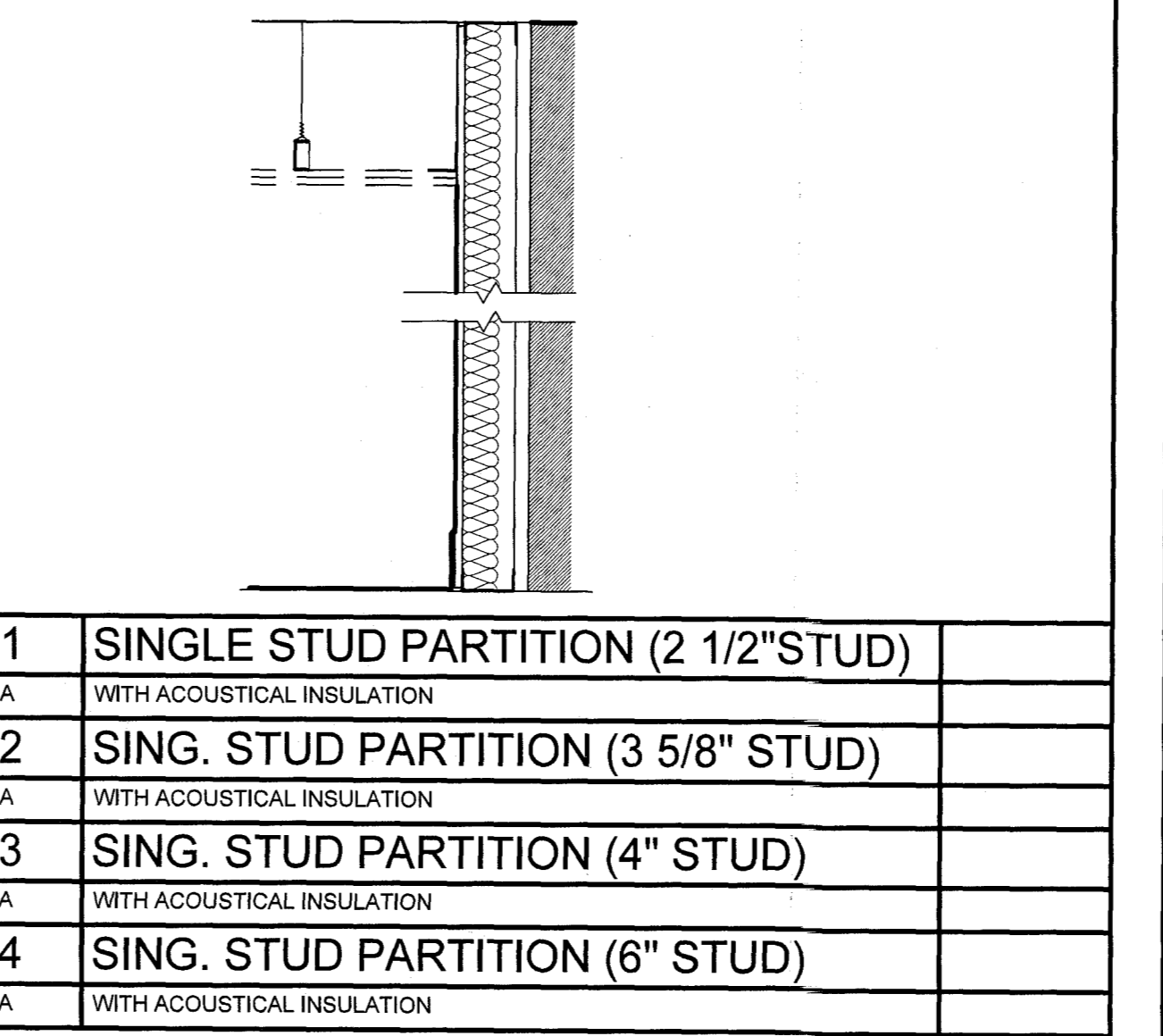
25	2 HR RATED CMU WALL- 6" (U.L. #U906)	45 STC
45	2 HR RATED CMU WALL- 8" (U.L. #U906)	45 STC



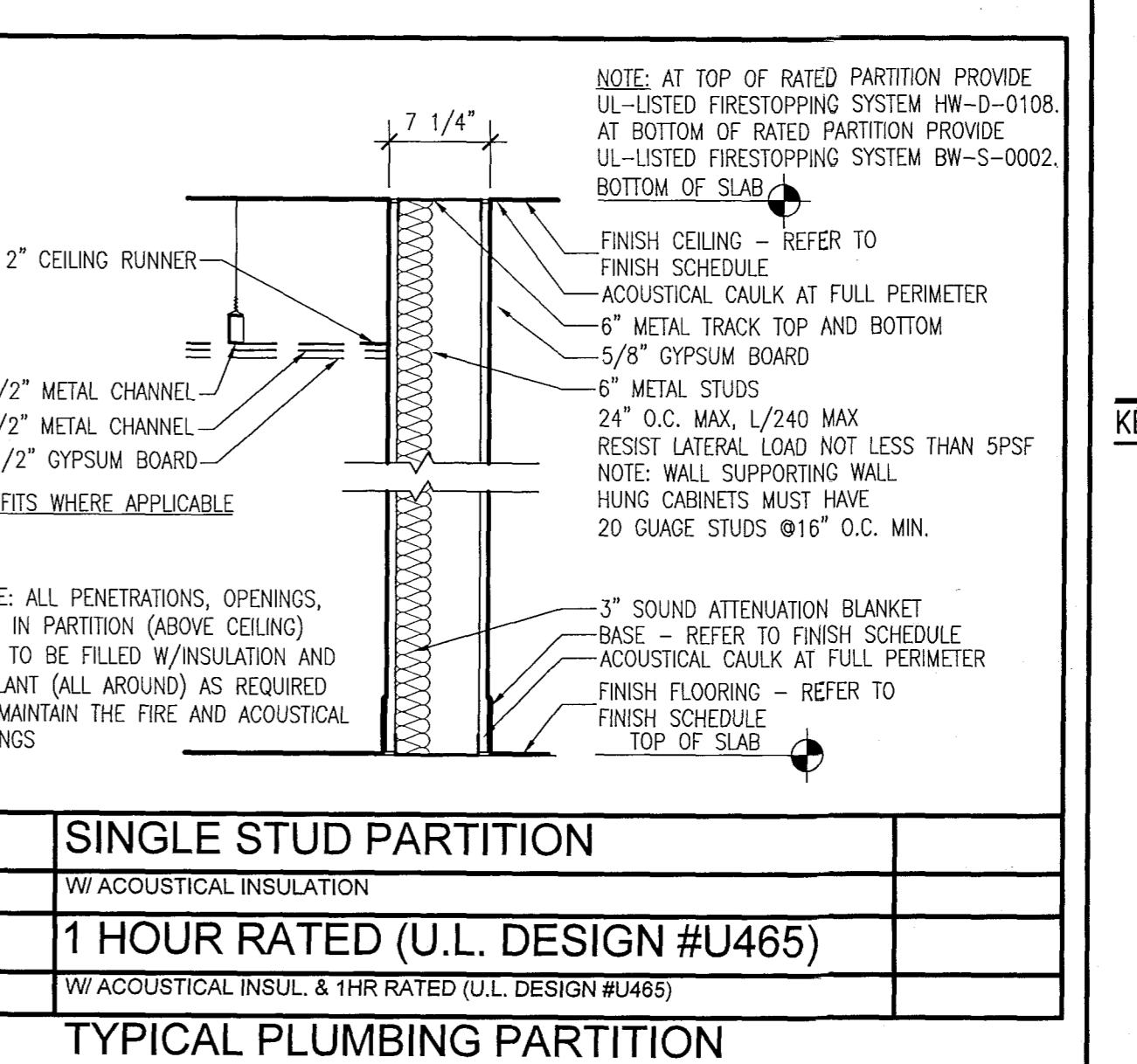
98	1 HOUR FIRE RATED COLUMN WRAP	
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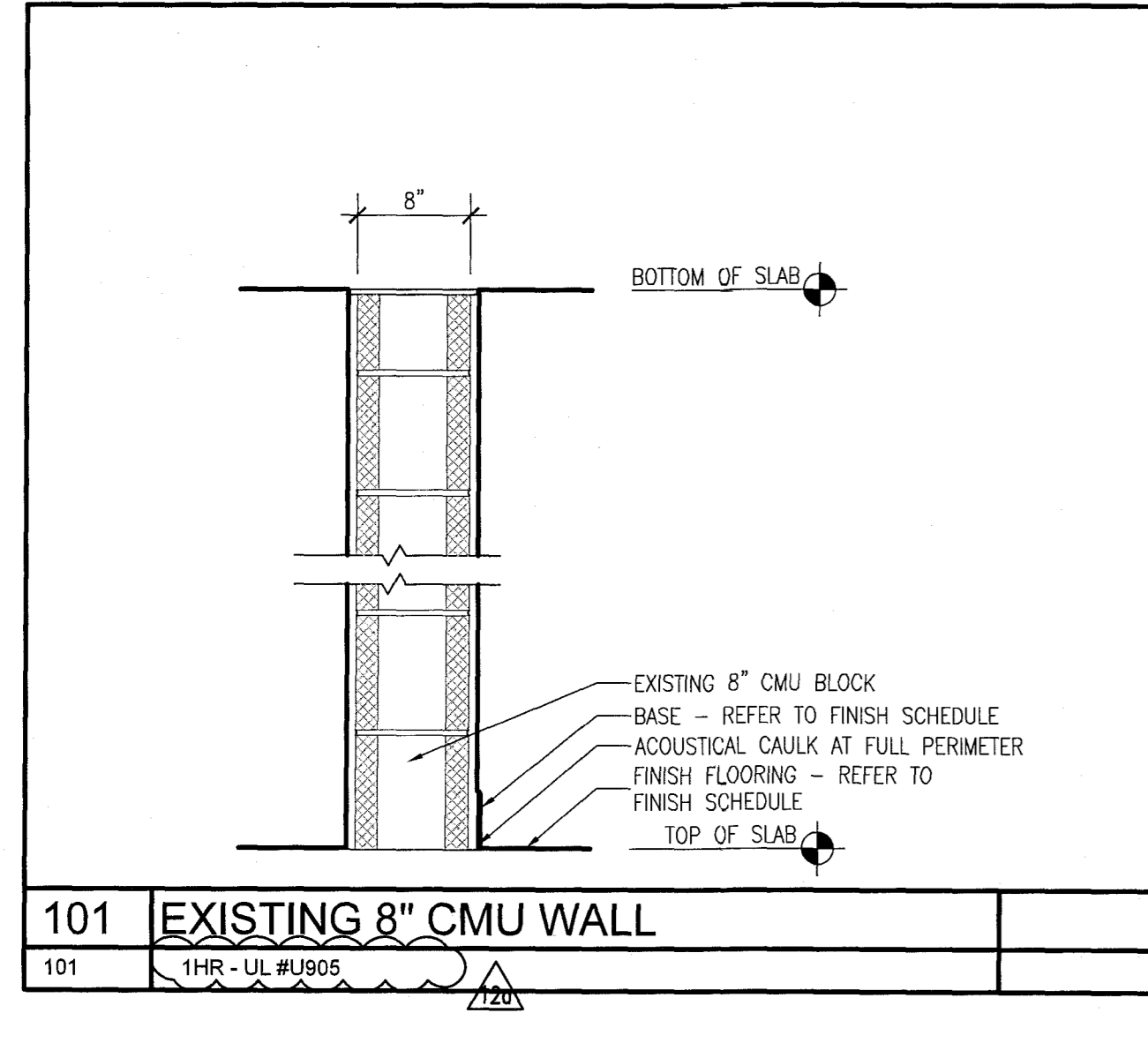
71	2 HR RATED CMU WALL- 12" (UL#U905)	
71A	W/ACOUSTICAL INSULATION CLOSURE @ DECK	



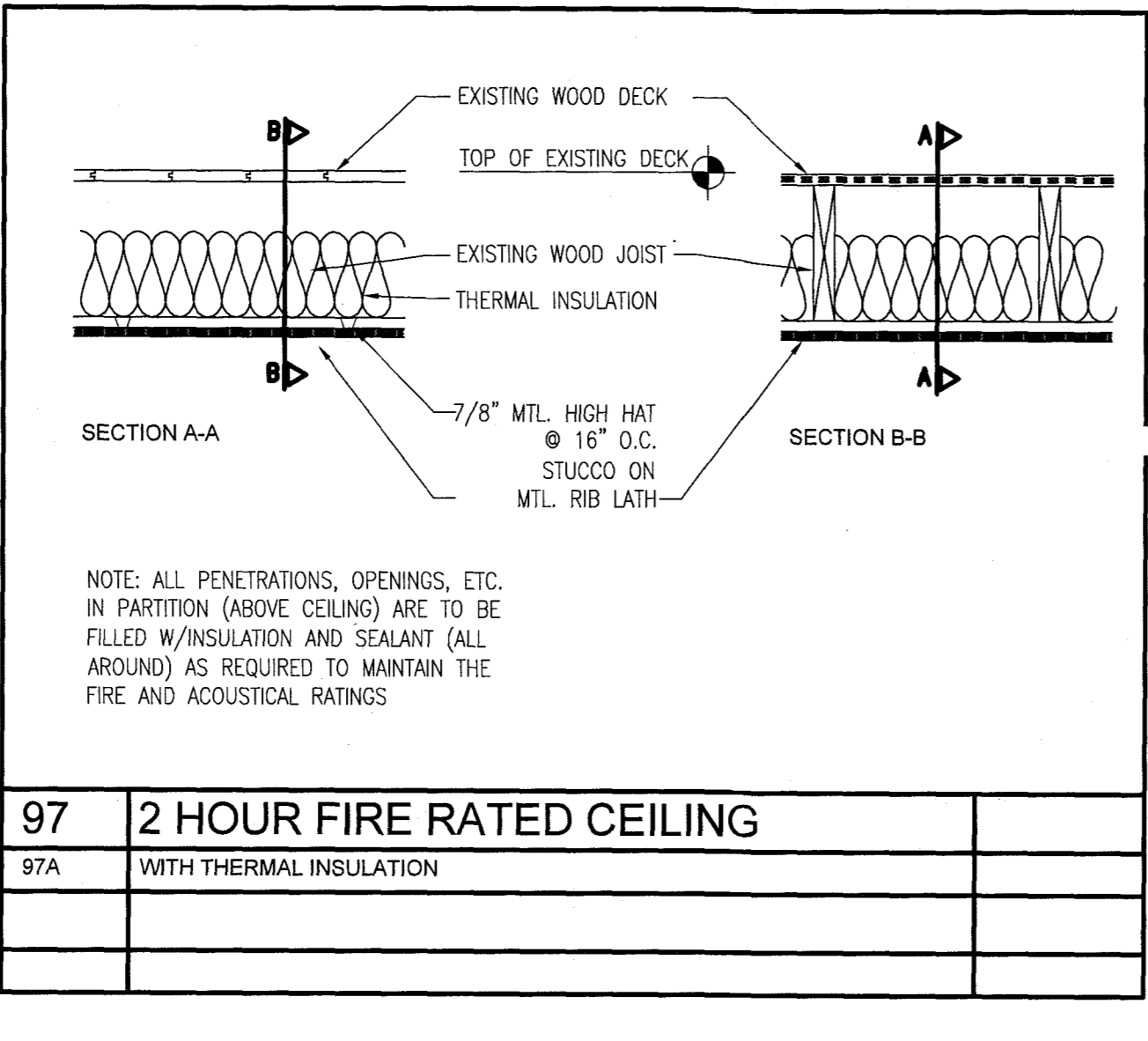
21	SINGLE STUD PARTITION (2 1/2" STUD)	
21A	W/TH ACOUSTICAL INSULATION	
22	SING. STUD PARTITION (3 5/8" STUD)	
22A	W/TH ACOUSTICAL INSULATION	
23	SING. STUD PARTITION (4" STUD)	
23A	W/TH ACOUSTICAL INSULATION	
24	SING. STUD PARTITION (6" STUD)	
24A	W/TH ACOUSTICAL INSULATION	



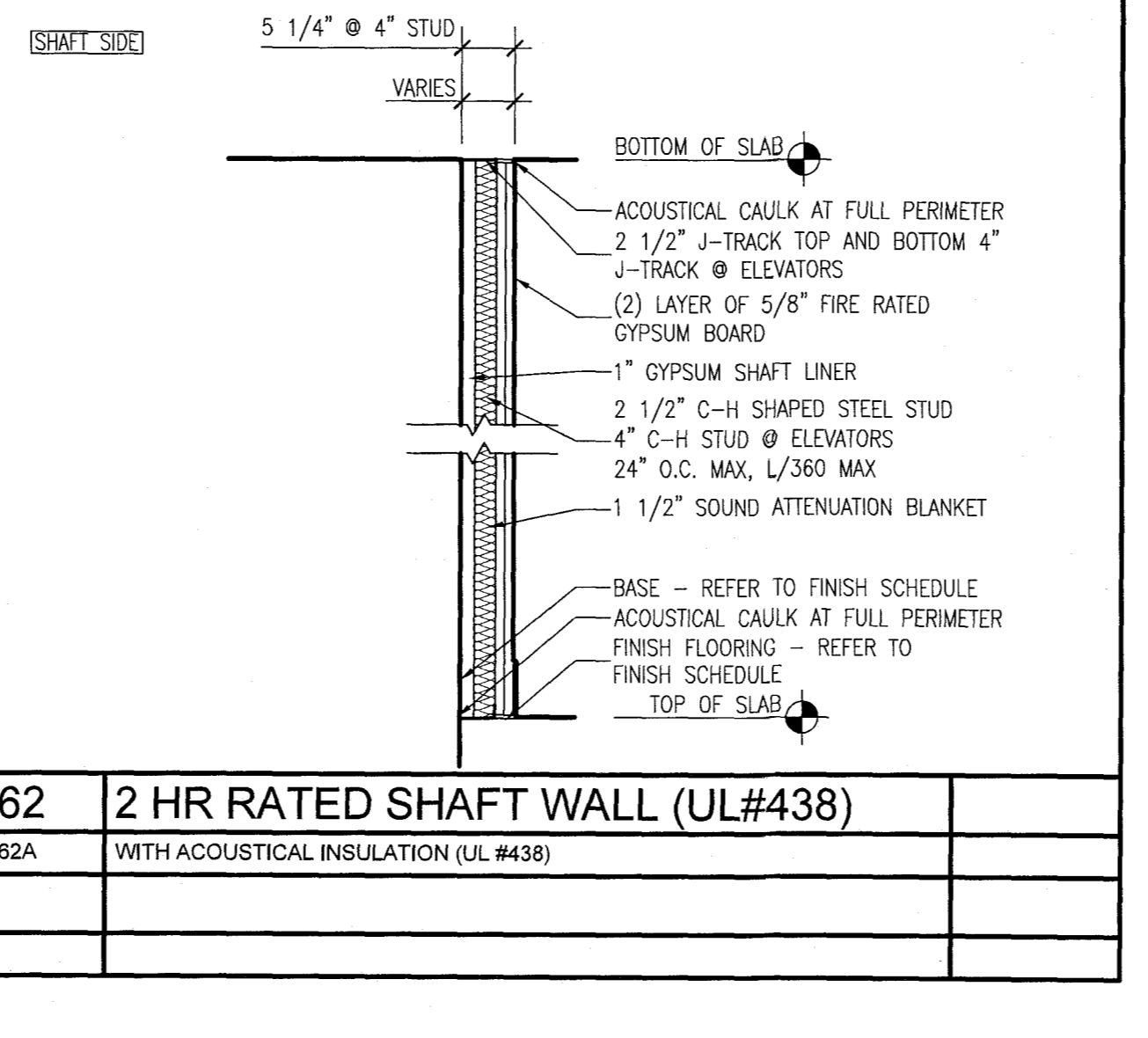
7	SINGLE STUD PARTITION	
7A	W/TH ACOUSTICAL INSULATION	
8	1 HOUR RATED (U.L. DESIGN #U465)	
8A	W/ACOUSTICAL INSUL. & 1HR RATED (U.L. DESIGN #U465)	



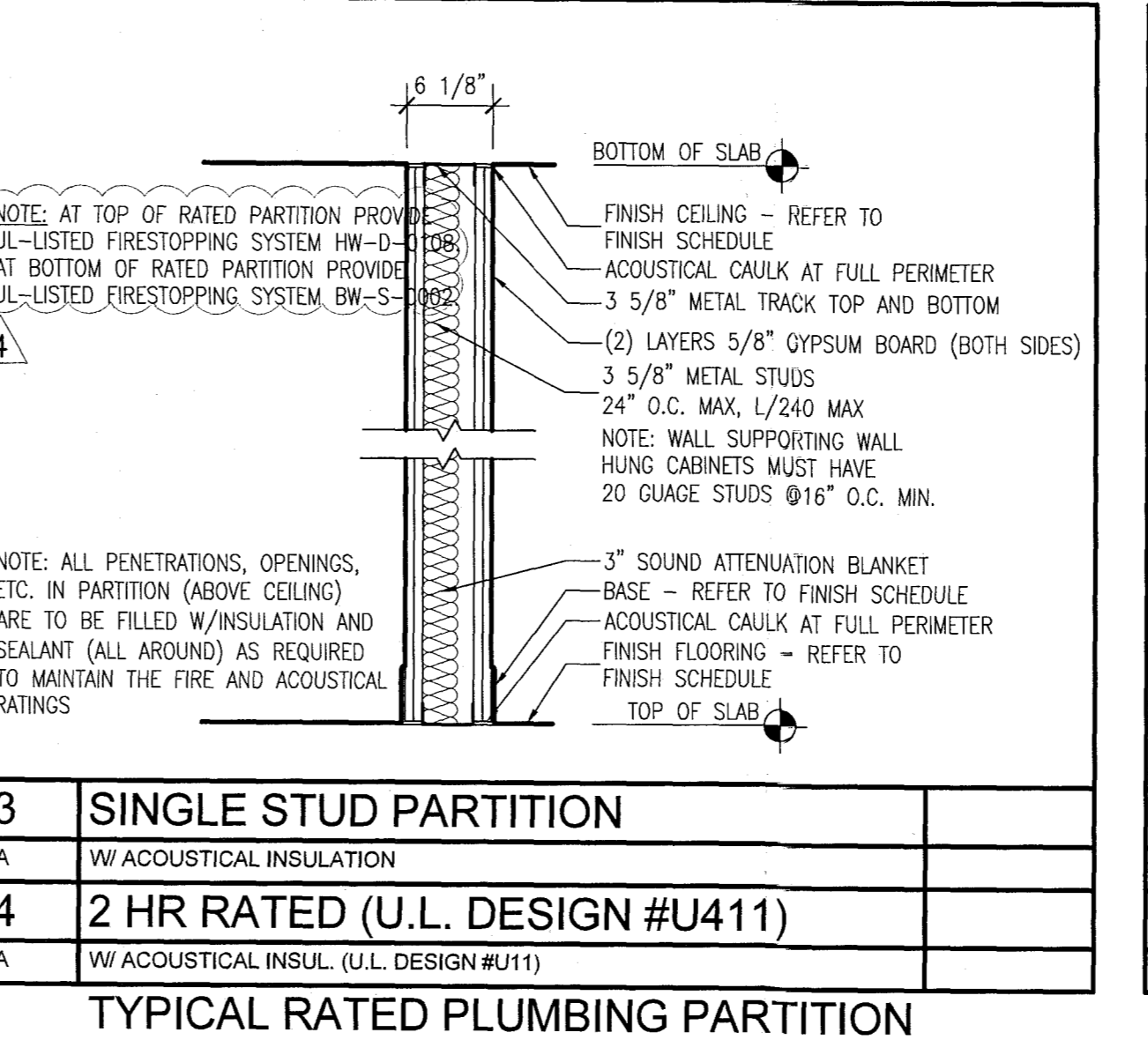
101	EXISTING 8" CMU WALL	
101	1HR - UL #906	



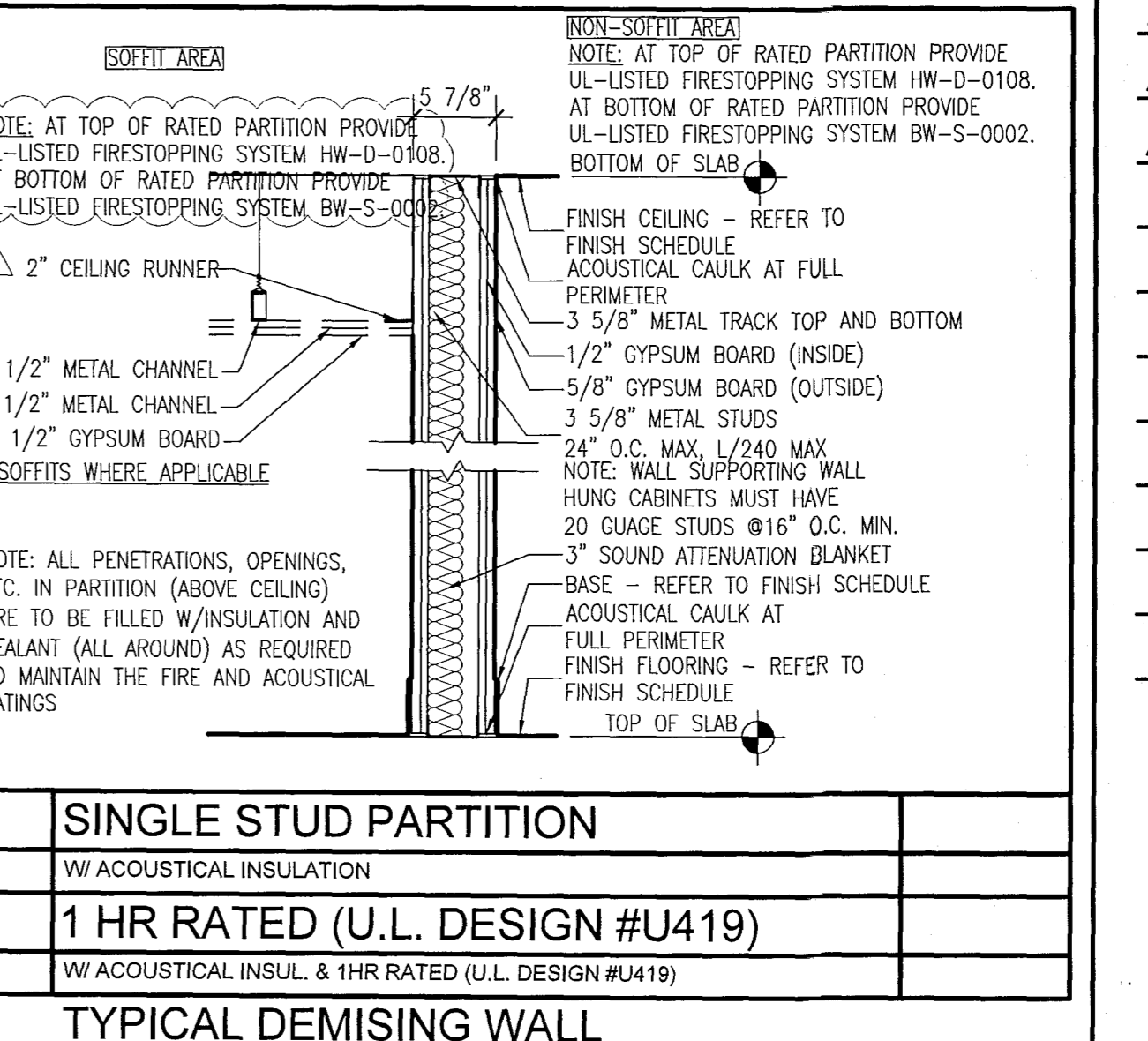
97	2 HOUR FIRE RATED CEILING	
97A	W/TH THERMAL INSULATION	



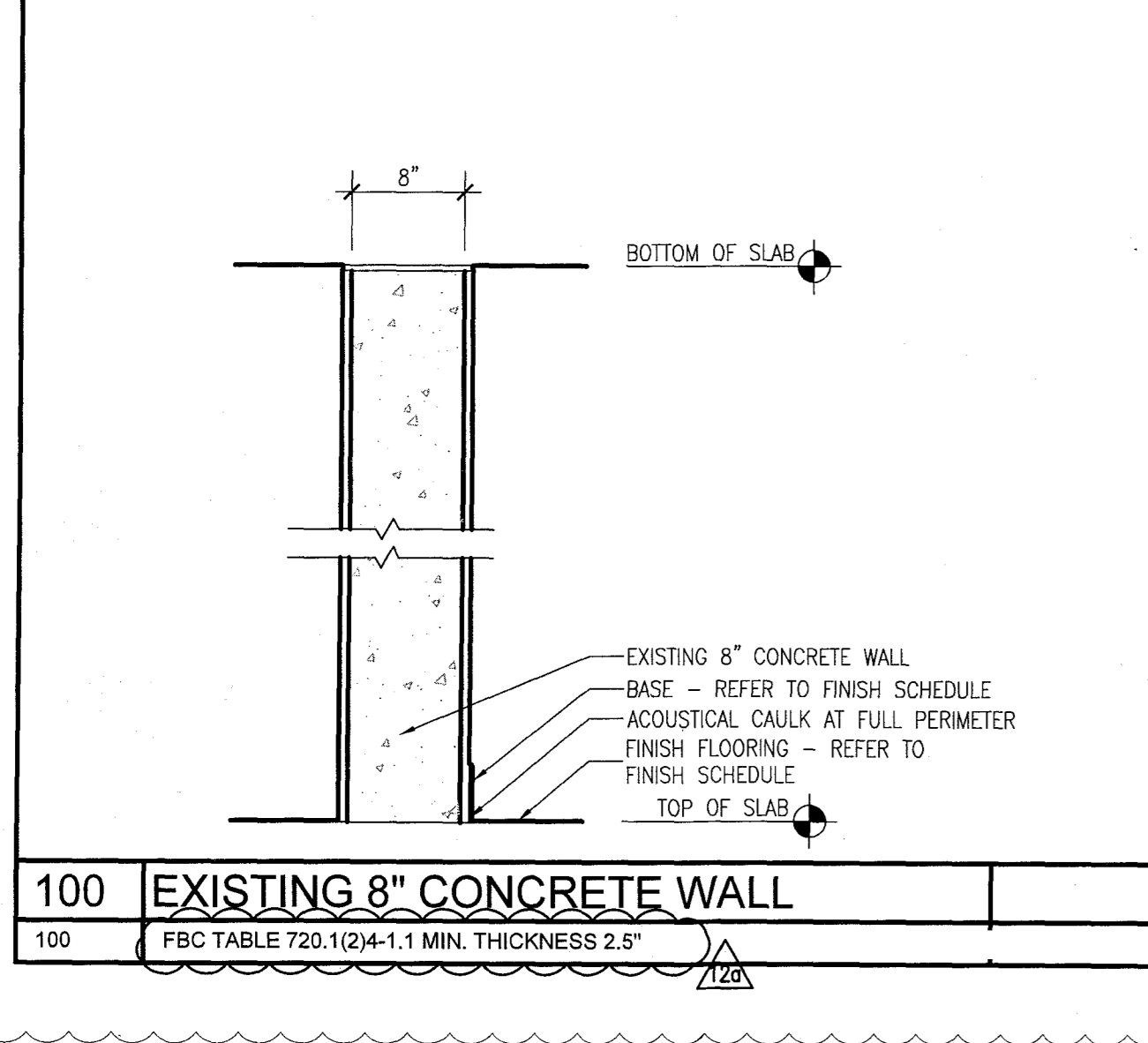
62	2 HR RATED SHAFT WALL (UL#438)	
62A	W/TH ACOUSTICAL INSULATION (UL #438)	



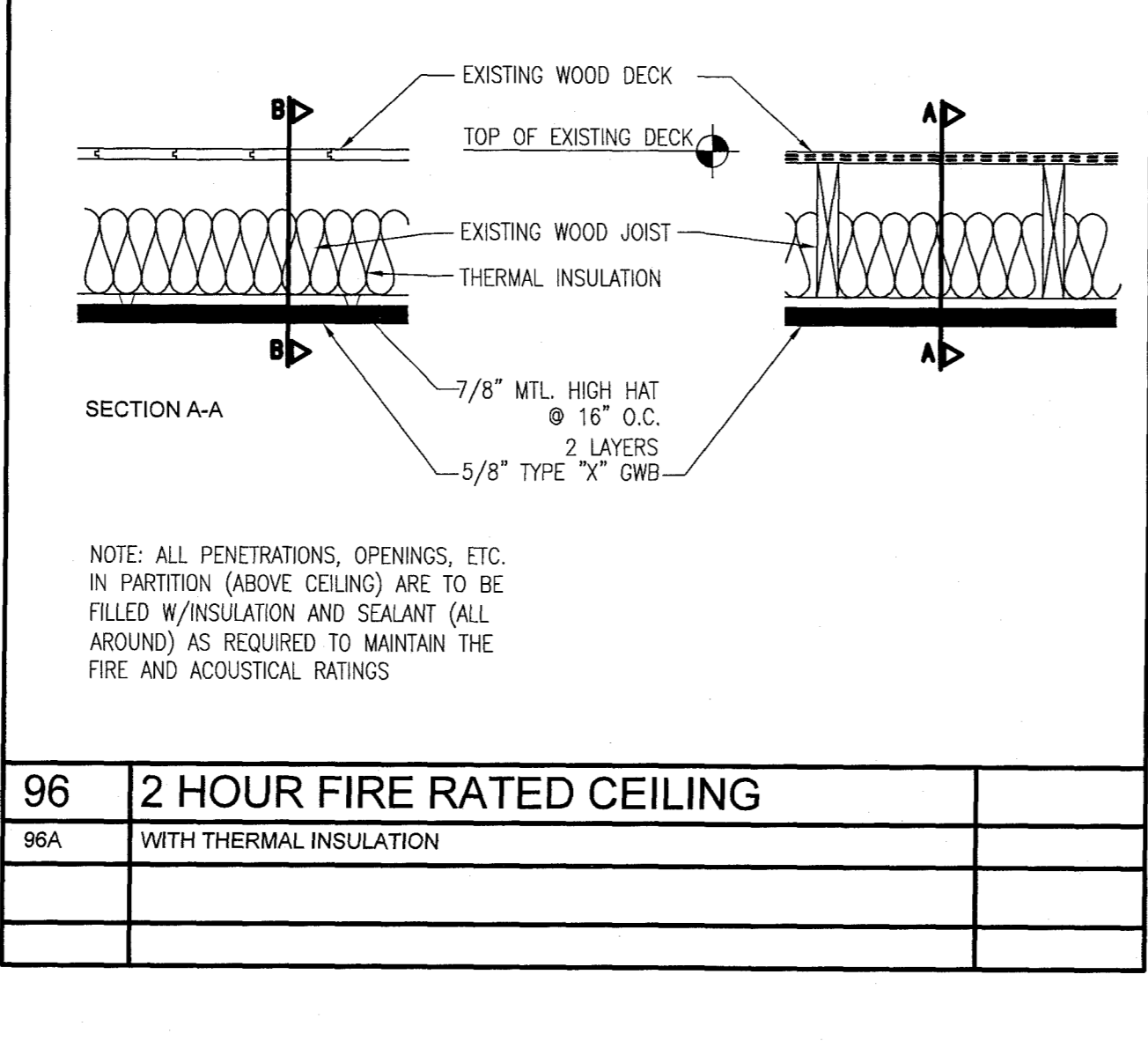
13	SINGLE STUD PARTITION	
13A	W/TH ACOUSTICAL INSULATION	
14	2 HR RATED (U.L. DESIGN #U411)	
14A	W/ACOUSTICAL INSUL. (U.L. DESIGN #U411)	



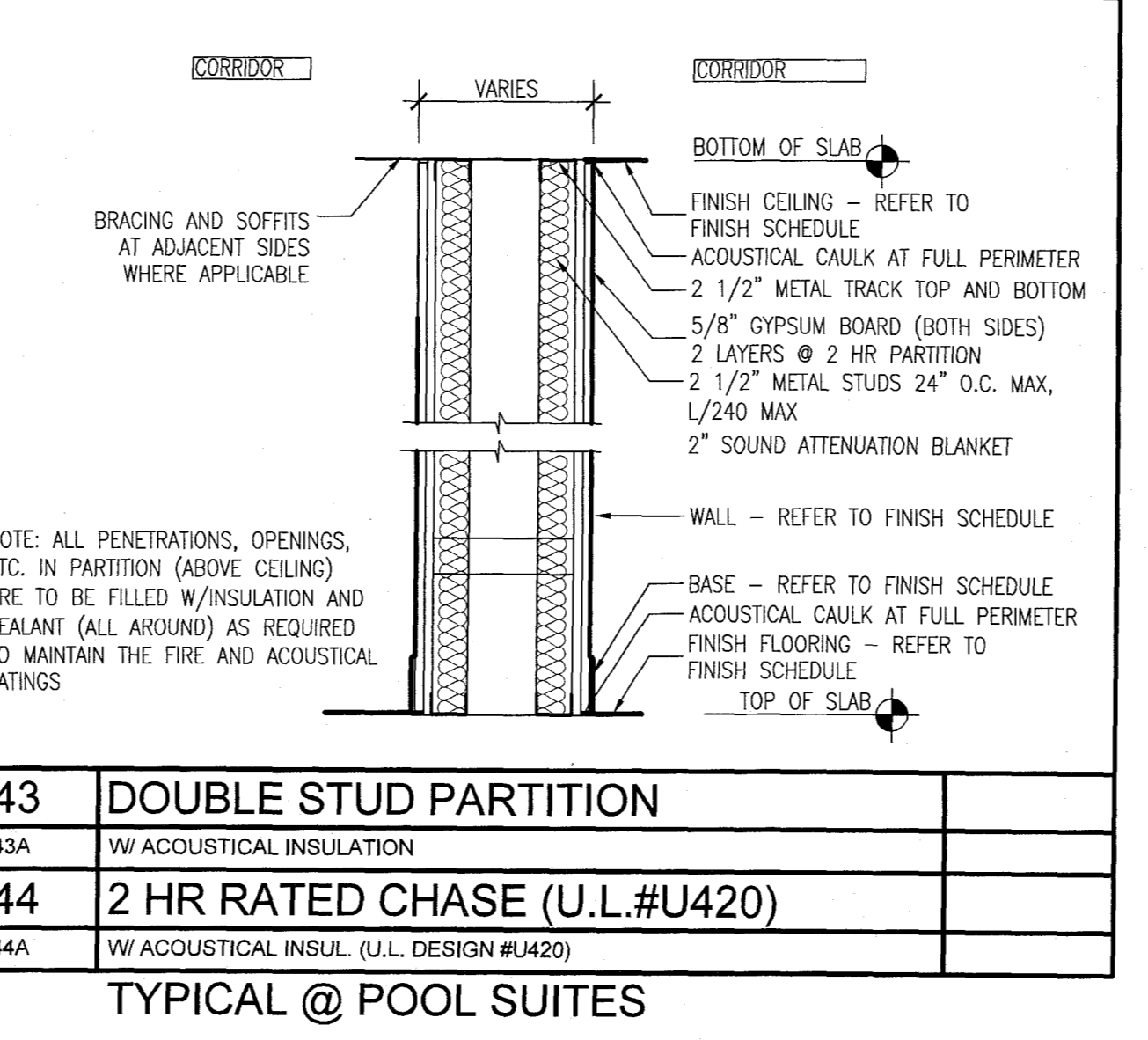
5	SINGLE STUD PARTITION	
5A	W/TH ACOUSTICAL INSULATION	
6	1 HR RATED (U.L. DESIGN #U419)	
6A	W/ACOUSTICAL INSUL. & 1HR RATED (U.L. DESIGN #U419)	



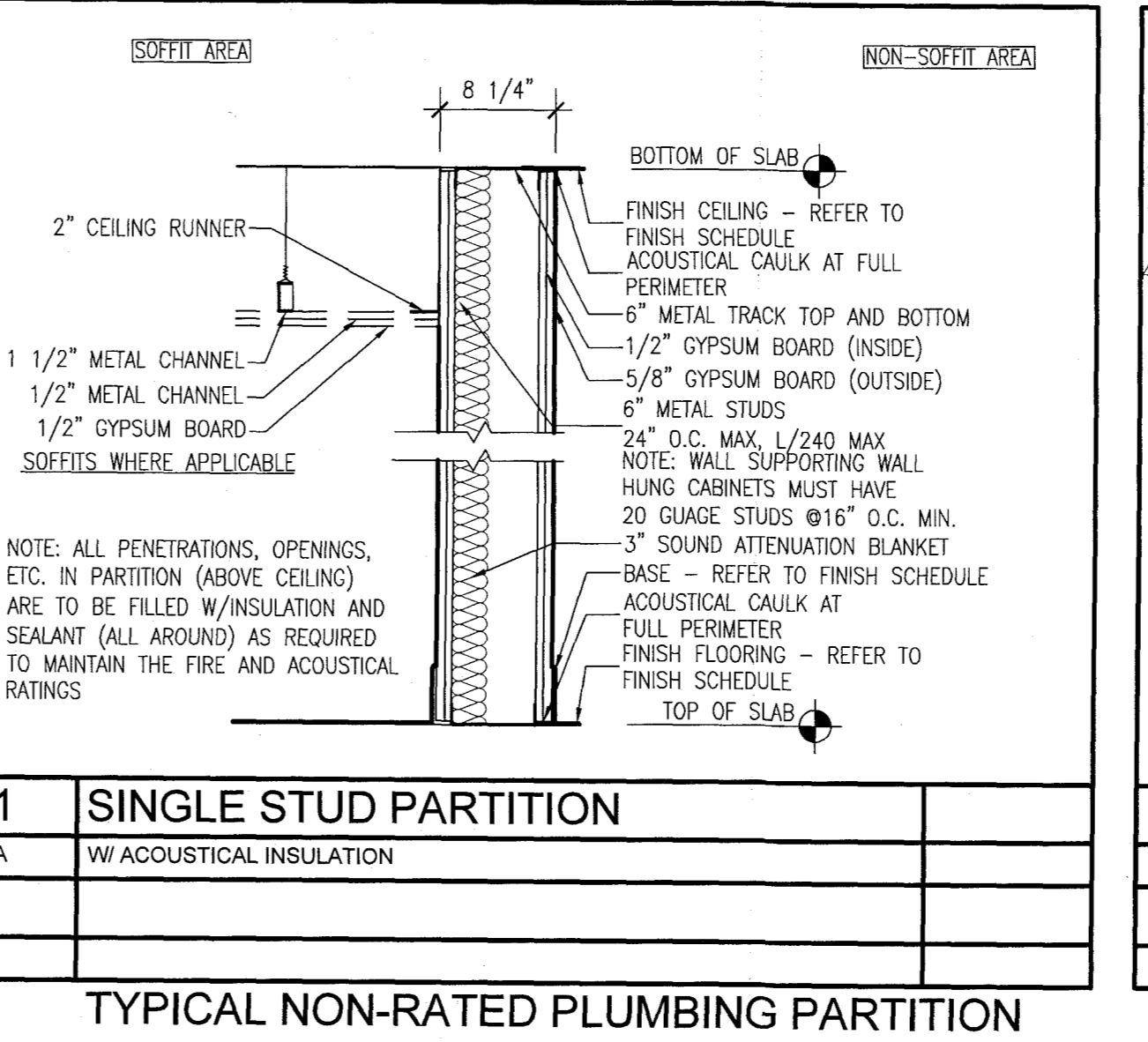
100	EXISTING 8" CONCRETE WALL	
100	FBC TABLE 720.1(2)+1.1 MIN. THICKNESS 2.5"	



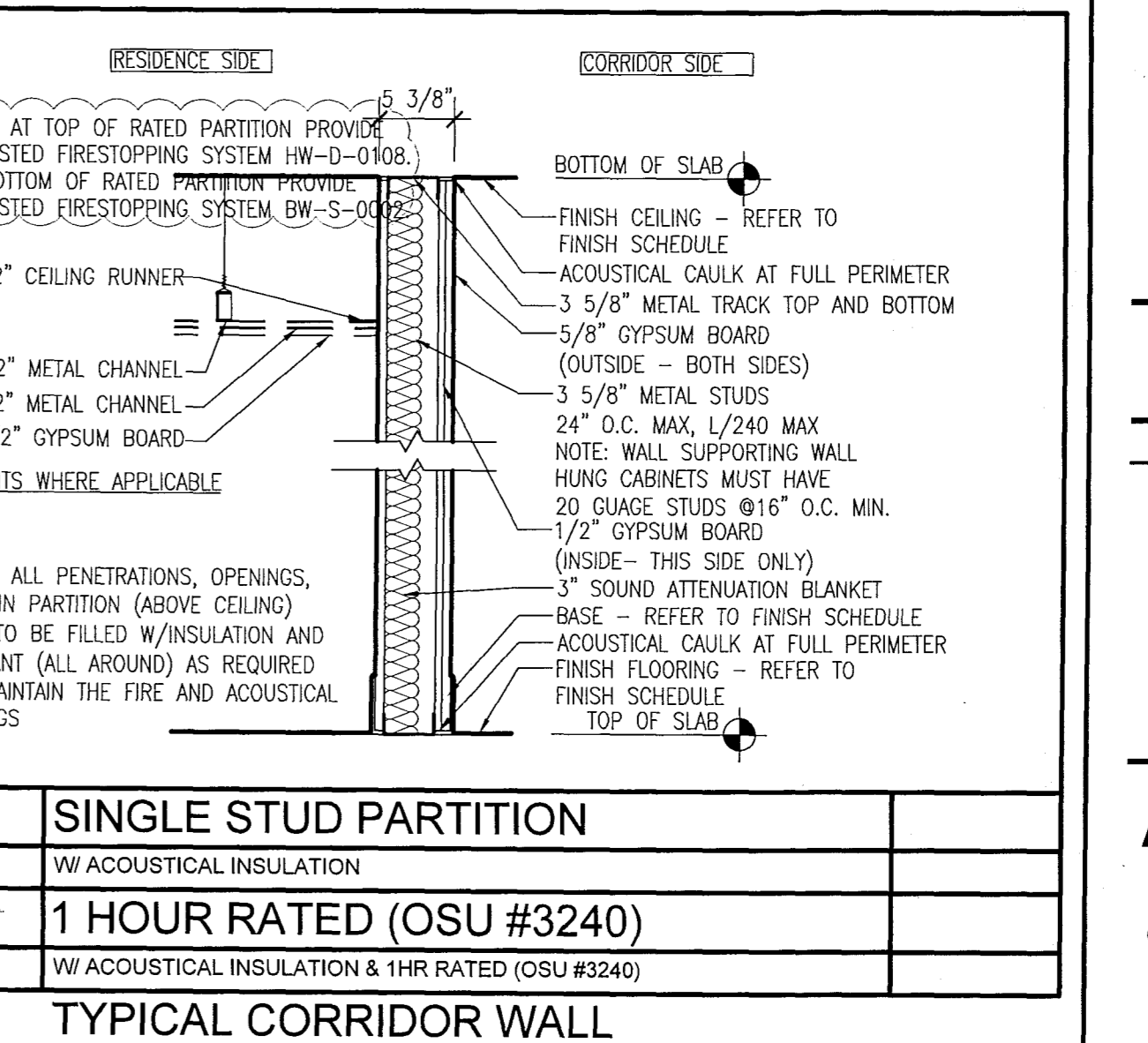
96	2 HOUR FIRE RATED CEILING	
96A	W/TH THERMAL INSULATION	



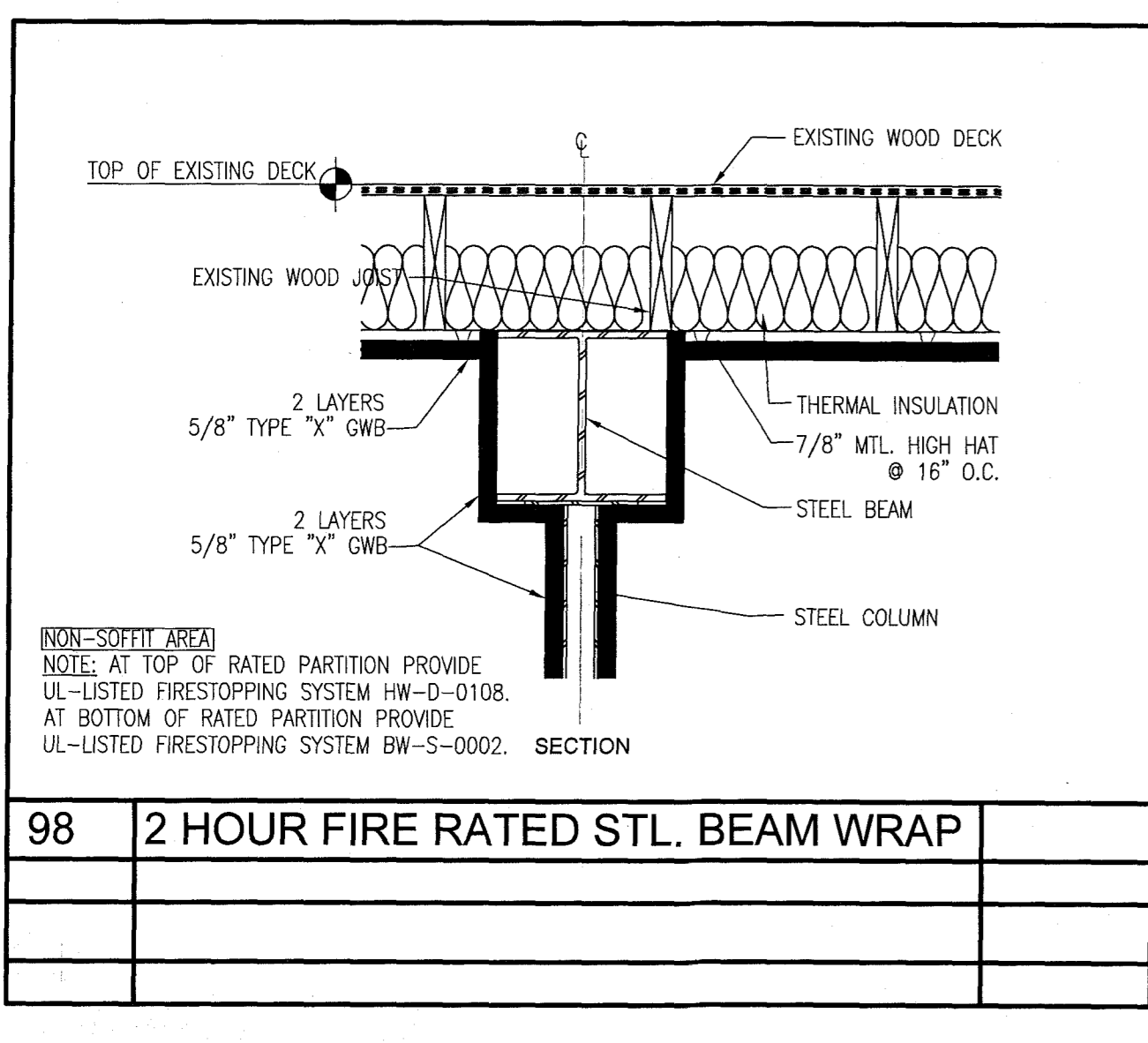
43	DOUBLE STUD PARTITION	
43A	W/TH ACOUSTICAL INSULATION	
44	2 HR RATED CHASE (U.L. #U420)	
44A	W/ACOUSTICAL INSUL. (U.L. DESIGN #U420)	



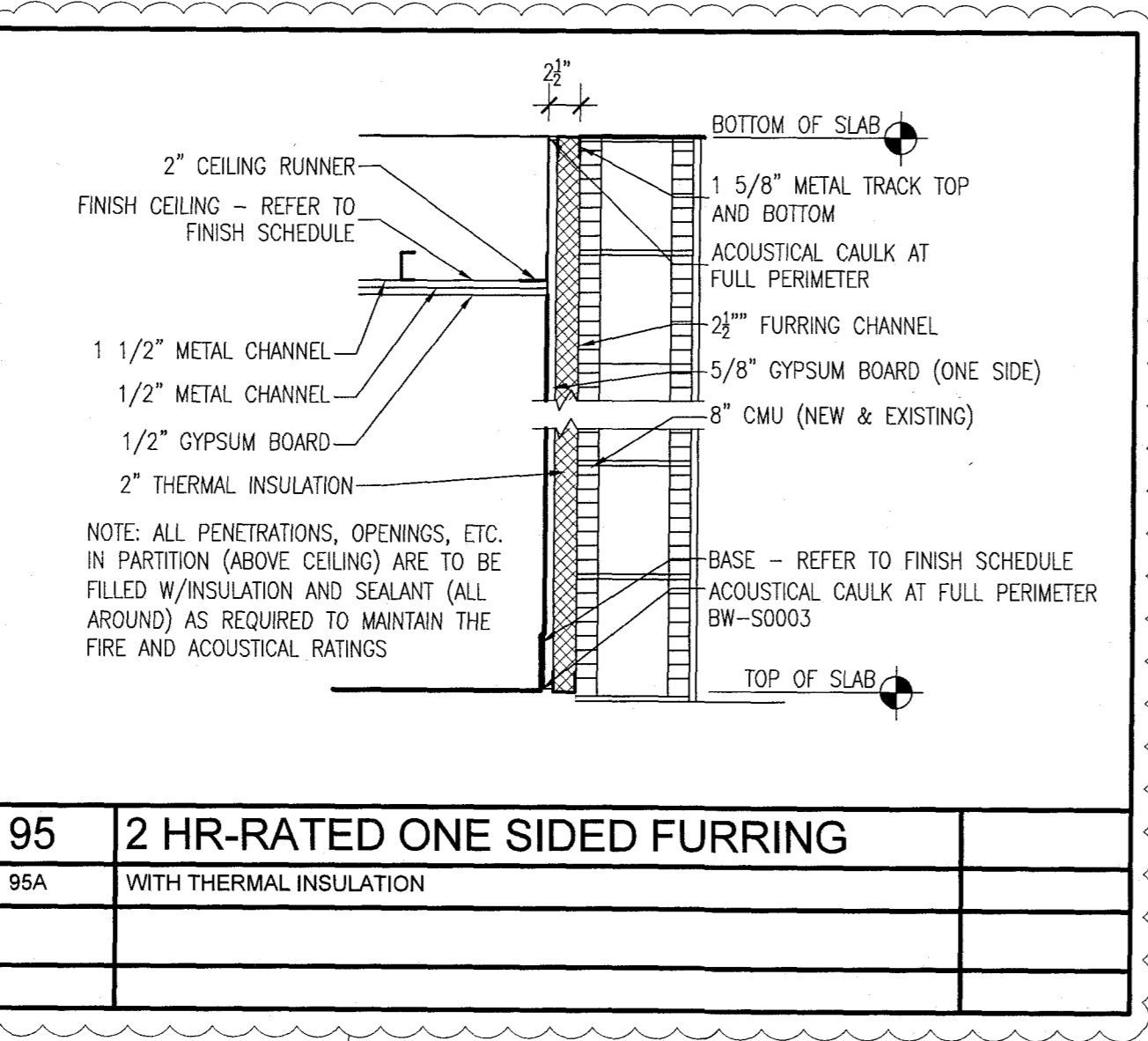
11	SINGLE STUD PARTITION	
11A	W/TH ACOUSTICAL INSULATION	



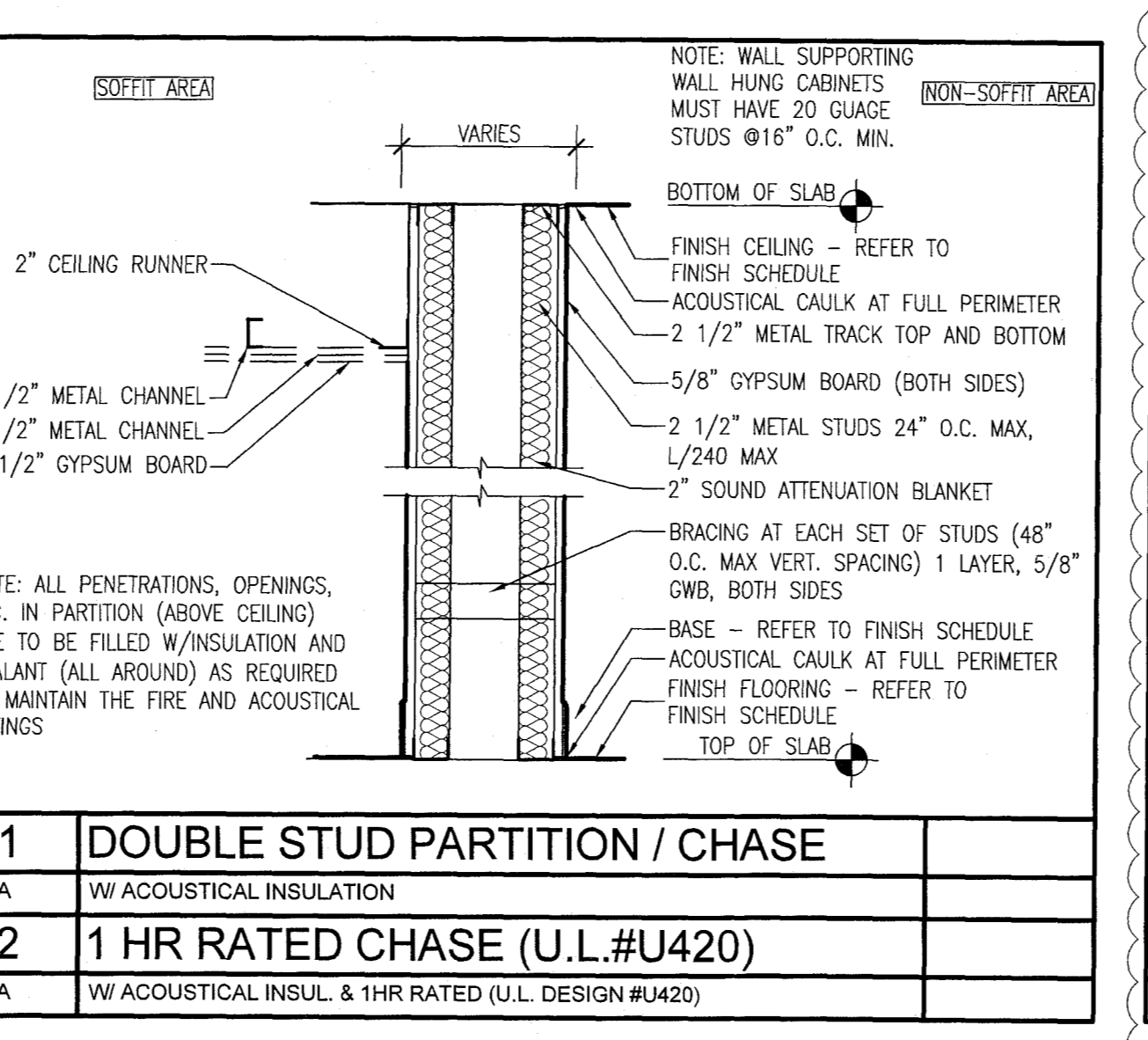
3	SINGLE STUD PARTITION	
3A	W/TH ACOUSTICAL INSULATION	
4	1 HOUR RATED (OSU #3240)	
4A	W/TH ACOUSTICAL INSULATION & 1HR RATED (OSU #3240)	



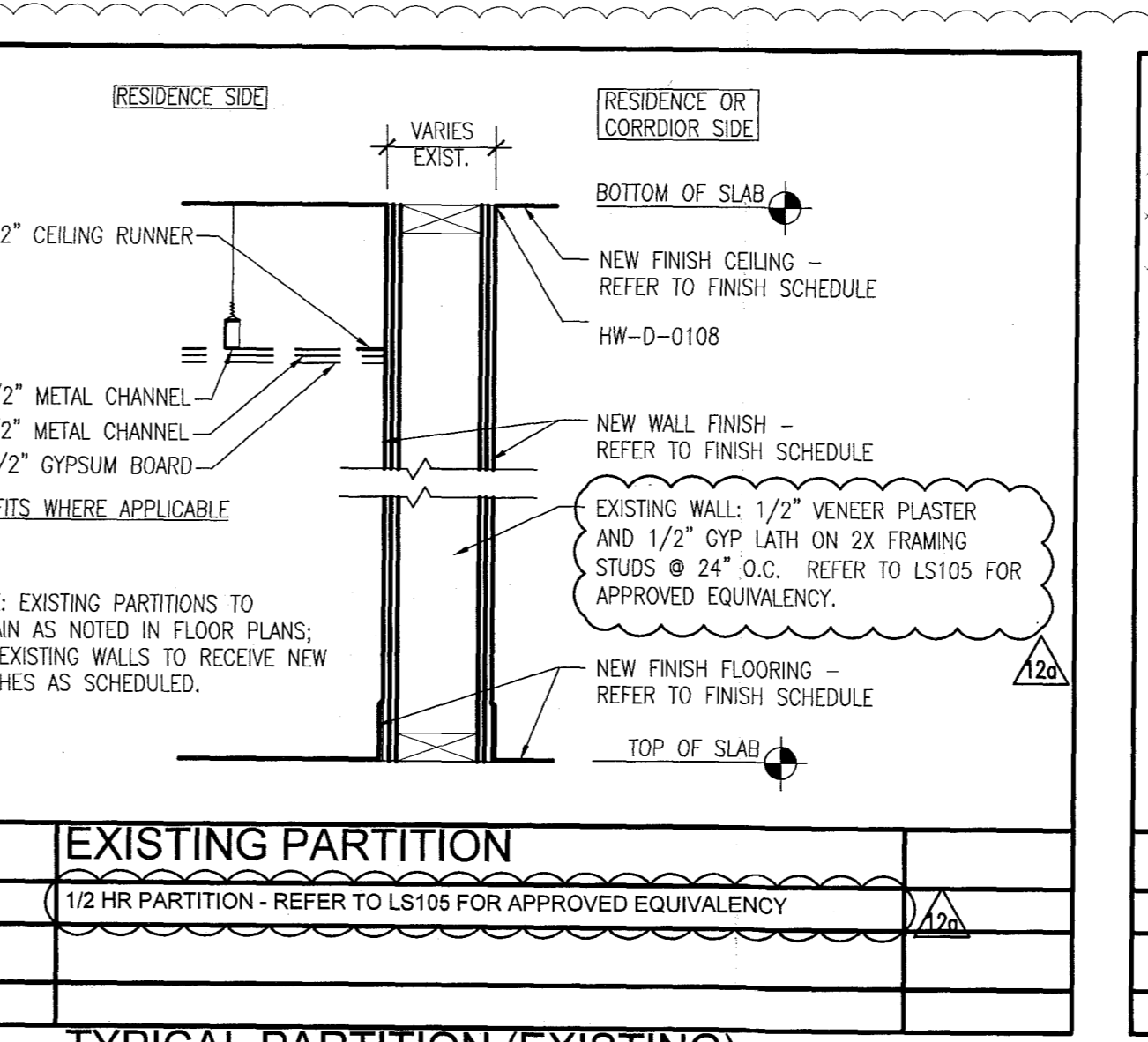
98	2 HOUR FIRE RATED STL. BEAM WRAP	
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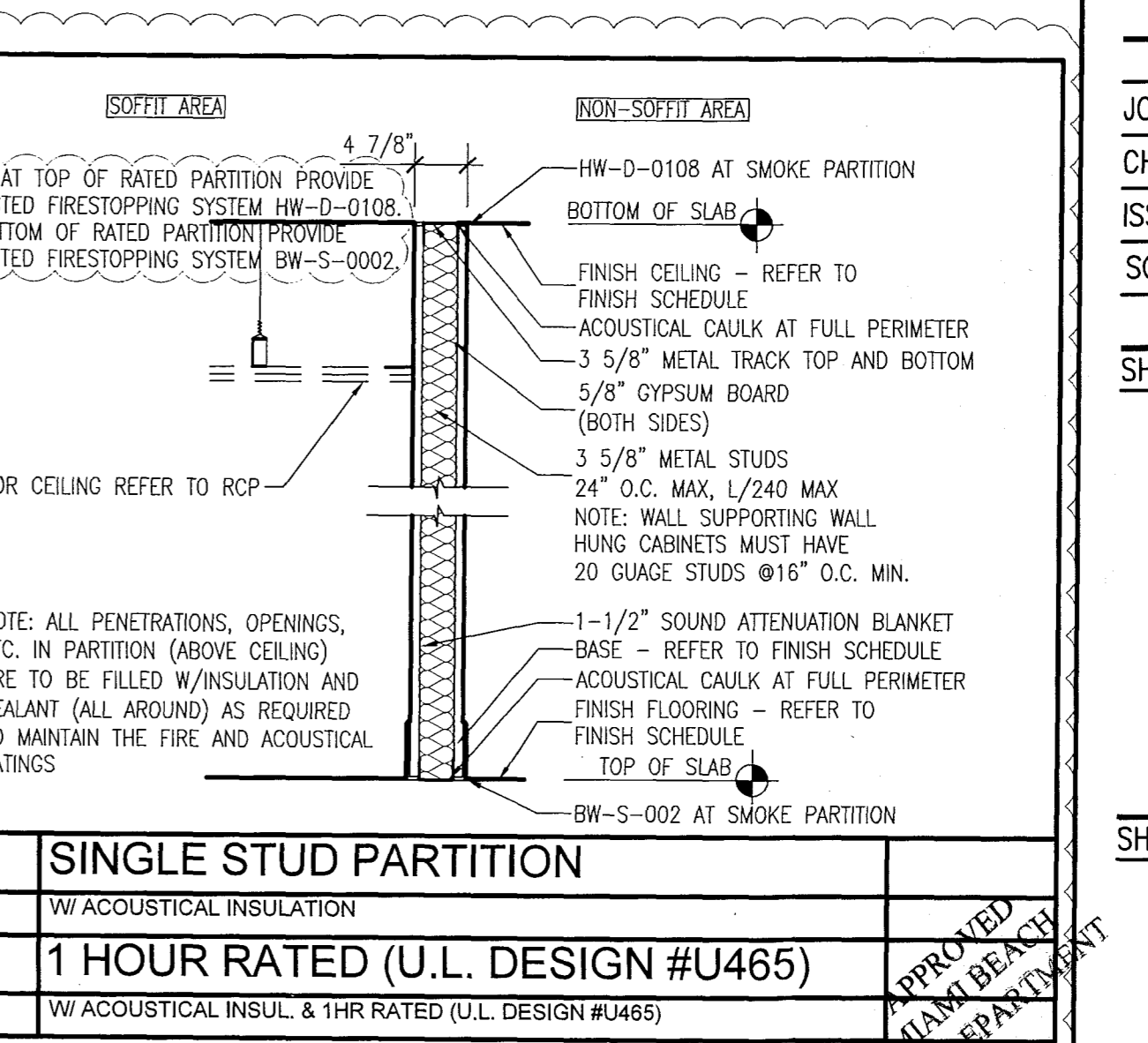
95	2 HR-RATED ONE SIDED FURRING	
95A	W/TH THERMAL INSULATION	



41	DOUBLE STUD PARTITION / CHASE	
41A	W/TH ACOUSTICAL INSULATION	
42	1 HR RATED CHASE (U.L. #U420)	
42A	W/ACOUSTICAL INSUL. & 1HR RATED (U.L. DESIGN #U420)	



9	EXISTING PARTITION	
1A	1/2 HR PARTITION - REFER TO L5105 FOR APPROVED EQUIVALENCY	



1	SINGLE STUD PARTITION	
1A	W/TH ACOUSTICAL INSULATION	
2	1 HOUR RATED (U.L. DESIGN #U465)	
2A	W/ACOUSTICAL INSUL. & 1HR RATED (U.L. DESIGN #U465)	

HADDON HALL  
1500 COLLINS AVE  
MIAMI BEACH, FL

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NO.	DESCRIPTION	ISSUE DATE
1	FIRE REVIEW COMMENTS	04-01-2014
2	FIRE & MTCI PERMIT COMMENTS	08-21-2014
3	FIRE PERMIT COMMENTS	09-29-2014

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

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PARTITION TYPES

SHEET NUMBER

A181

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# 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
	INITIALS	REVIEWED	
STRUCTURAL	EM		11-12-14
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

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Jonathan Cardello  
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SHEET TITLE

# DOOR SCHEDULE

SHEET NUMBER

# A192

APPROVED MIAMI BEACH FIRE DEPARTMENT

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### ADD INC. 13036 February 18, 2014

Hardware Group No. 12

For use on mark/door #(s): 103

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
3	EA SILENCER	SR84	GRY	IVE

Hardware Group No. 13

For use on mark/door #(s): 104

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA MOP PLATE	8400 4" X 1" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
3	EA SILENCER	SR84	GRY	IVE

Hardware Group No. 14

For use on mark/door #(s): 105

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA MORTISE LOCK	HOTEL CARD STD	626	OWN
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA FLOOR STOP	F5436	626	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 15

For use on mark/door #(s): 106

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 16

For use on mark/door #(s): 107

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 17

For use on mark/door #(s): 108

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 18

For use on mark/door #(s): 109

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 19

For use on mark/door #(s): 110

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 20

For use on mark/door #(s): 111

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 21

For use on mark/door #(s): 112

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 22

For use on mark/door #(s): 113

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 23

For use on mark/door #(s): 114

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 24

For use on mark/door #(s): 115

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 25

For use on mark/door #(s): 116

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 26

For use on mark/door #(s): 117

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 27

For use on mark/door #(s): 118

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 28

For use on mark/door #(s): 119

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 29

For use on mark/door #(s): 120

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 30

For use on mark/door #(s): 121

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Hardware Group No. 31

For use on mark/door #(s): 122

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
1	SET SEALS	1885	BLK	ZER

Threshold is 1/2" wide X 1/2" high flat type

### ADD INC. 13036 February 18, 2014

Hardware Group No. 09

For use on mark/door #(s): 026

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP REG OR PA AS REQ	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA RAIN DRIP	142A	AL	ZER
1	EA WALL STOP	WS407CCV	630	IVE
3	EA SILENCER	SR84	GRY	IVE

Hardware Group No. 10

For use on mark/door #(s): 017

Provide each PR door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA MORTISE CYLINDER	20013 118	626	SCH
1	EA MANUFACTURER	BALANCE OF HARDWARE BY DOOR MANUFACTURER		

Hardware Group No. 11

For use on mark/door #(s): 101

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	SCH
1	EA SURFACE CLOSER	440XP EDI SRI	689	LCN
1	EA KICK PLATE	8400 10" X 2" LDW	630	IVE
1	EA WALL STOP	WS407CCV	630	IVE
3	EA SILENCER	SR84	GRY	IVE

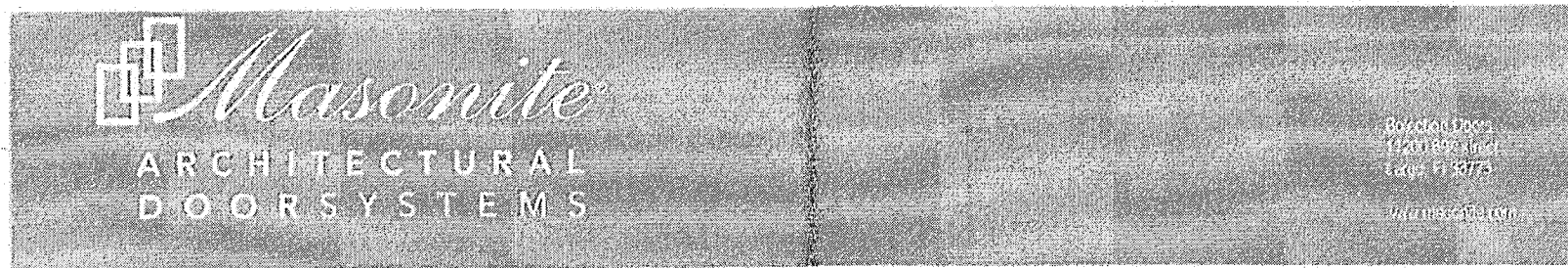
Hardware Group No. 08

For use on mark/door #(s): 018

Provide each SGL door(s) with the following:

Qty	Description	Catalog Number	Finish	Mfr
3	EA HINGE	5BB1 4.5 X 4.5	652	IVE
1	EA CLASSROOM LOCK	ND70PD ATH	626	





8/14/14

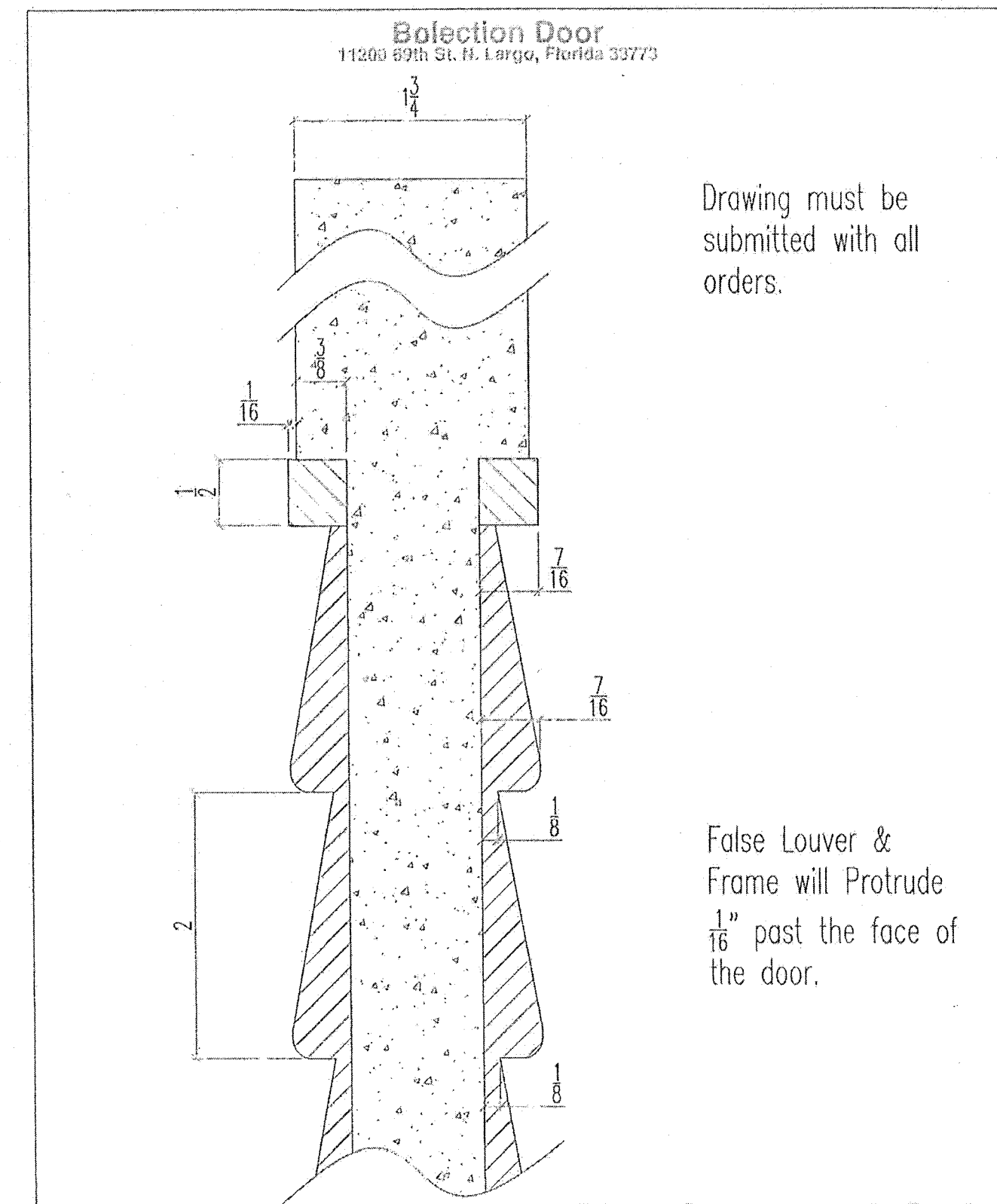
TRI COUNTY MILLWORK  
123 SW 6TH AVE  
HOMESTEAD FL 33030  
PH 305-389-9145  
Jim Hillencamp

This letter is to confirm and show proof that the (250) 32 X 80 X 1-3/4 false louver doors that are being quoted are built in accordance with Bolection's 20 min fire door standard. Please see profile drawing for construction of the product. This is for the below project only.

ORTEGA-JUNEAU CONSTRUCTION  
PROJECT HADDON HALL  
1500 COLLINS AVE MIAMI BCH FL 33109  
PH 305-261-4100

Thank You  
*Chad Deisher*

Chad Deisher  
Masonite Door  
11200 69th Street North  
Largo, Florida 33773  
Local: 721.946.1260



Detail Type: 20 Min Fire Door w/Half False Louver	Product Line:	Scale: NTS
Date: 08/14/14	Drawn By: DAG	Checked By:

5/16/12 Eng Manual 1 VC-611 Section VC Louver False 1-7/8 Long 8/15/2014 10:09:13 AM, Dbeier

From: 08/26/2014 14:04 #848 P.001/002

Report prepared for: Spec Direct (Free User) on 8/26/2014 12:57:40 PM



LISTING INFORMATION OF Bolection 20 Minute (without hose) Solid MDF Door  
SPEC ID: 22814

Bolection Door of Largo, a Division of Marshfield Door Systems, Inc.  
11200 69th St N  
Largo, FL 33773

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Bolection Door of Largo, a Division of Marshfield Door Systems, Inc. | 22814 | Rev: Aug 5 2010 3:47PM | Uncontrolled Copy Page 1 of 2

From: 08/26/2014 14:05 #848 P.002/002

Report prepared for: Spec Direct (Free User) on 8/26/2014 12:57:40 PM

Medium Density Fiberboard (MDF) door for installation in 20 minute (without hose) locations. Category A Door - No additional edge-sealing system required.

MAXIMUM SIZES

SINGLE SWING  
Maximum Width: 4'0"  
Maximum Height: 8'0"  
Minimum Thickness: 1-3/4" ± 1/16"

STANDARD PAIR  
Maximum Width: 8'0"  
Maximum Height: 8'0"  
Minimum Thickness: 1-3/4" ± 1/16"

DOUBLE EGRESS  
Not Allowed

Attribute	Value
Criteria	UBC 7-2 (1997)
Criteria	UBC 7-2 (1994)
Criteria	UL 10(b) (1997)
Criteria	UL 10(c) (R2001)
Criteria	NFPA 259 (2003)
Criteria	UL 10(b) Revision 1 (2009)
CSI Code	08 10 00 Doors and Frames
Fire Resistance	20 Min w/out Hose Stream NP
Intertek Services	Certification
Listed or Inspected	LISTED
Listing Section	DOORS
Report Number	3039320-5, File 3045946
Spec ID	22814
Swing	Single Swing
Swing	Standard Pairs

Bolection Door of Largo, a Division of Marshfield Door Systems, Inc. | 22814 | Rev: Aug 5 2010 3:47PM | Uncontrolled Copy Page 2 of 2

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	DOOR-WINDOW COORD.	03-5-2014
3	MASTER PERMIT COMMENTS	07-03-2014
4	FIRE & MTCI PERMIT COMMENTS	08-21-2014

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

100% CONSTRUCTION DOCUMENT SET

SEAL  
Jonathan Cardello  
Lic. # AB63391

ADD Inc Architecture Interiors Planning

One Biscayne Tower  
Suite 1870  
Two South  
Biscayne Boulevard  
Miami, FL 33131  
T. 305.482.8700  
F. 305.482.8770  
www.addinc.com  
Lic. # AA26001507 Boston Miami

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

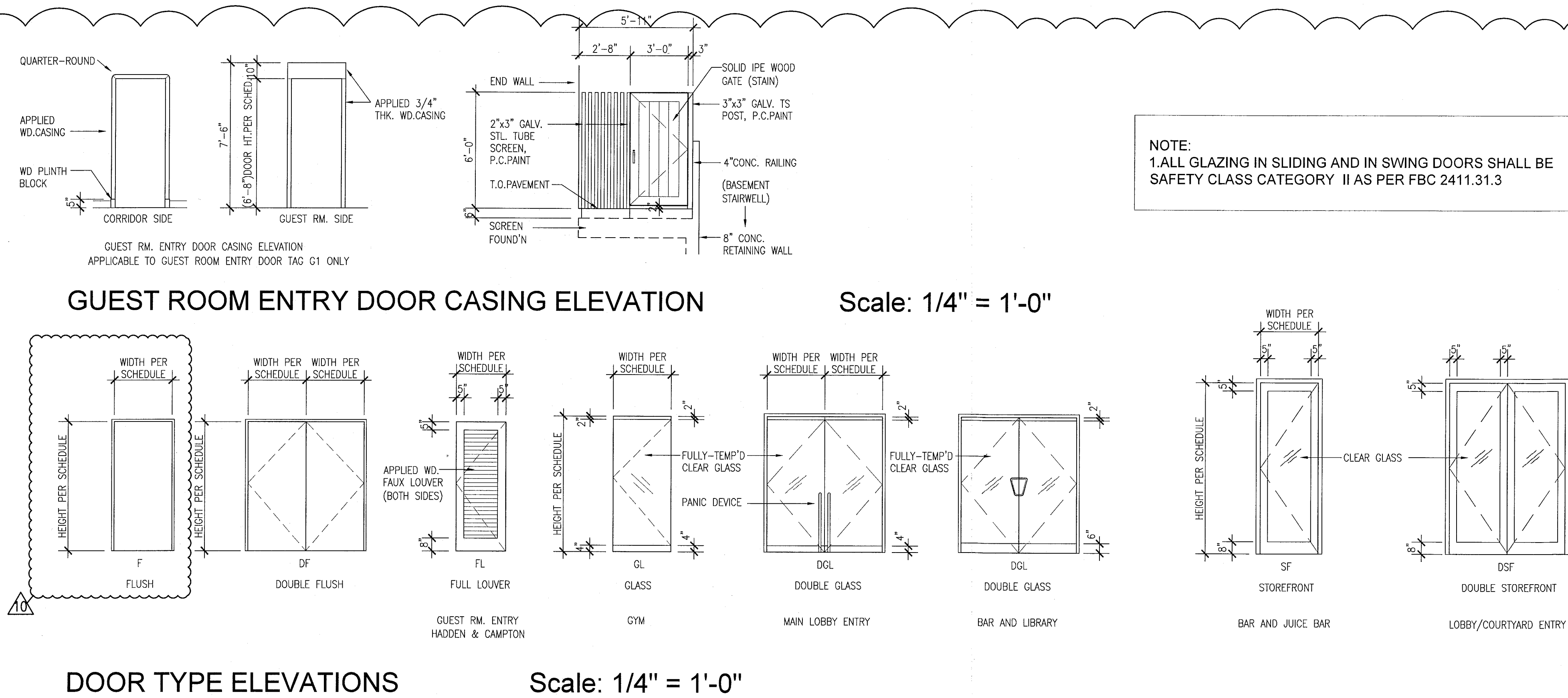
SCALE: AS NOTED

SHEET TITLE

DOOR & FRAME TYPES & DETAILS

SHEET NUMBER

A196



APPROVED  
MIAMI BEACH  
FIRE DEPARTMENT

**THIS ENTIRE SHEET HAS BEEN CHANGED**

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1A	CLARIFICATION TO 100% CD	02-21-2014
1B	DOOR-WINDOW COORD.	03-5-2014
1C	MASTER PERMIT COMMENTS	07-03-2014
1D	FIRE PERMIT COMMENTS	09-29-2014

**MTCI**  
 PRIVATE PROVIDER SERVICES, LLC  
 ARCHITECTURE INTERIORS PLANNING

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

**100% CONSTRUCTION DOCUMENT SET**

**ADD Inc** Architecture Interiors Planning

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

Boston Miami

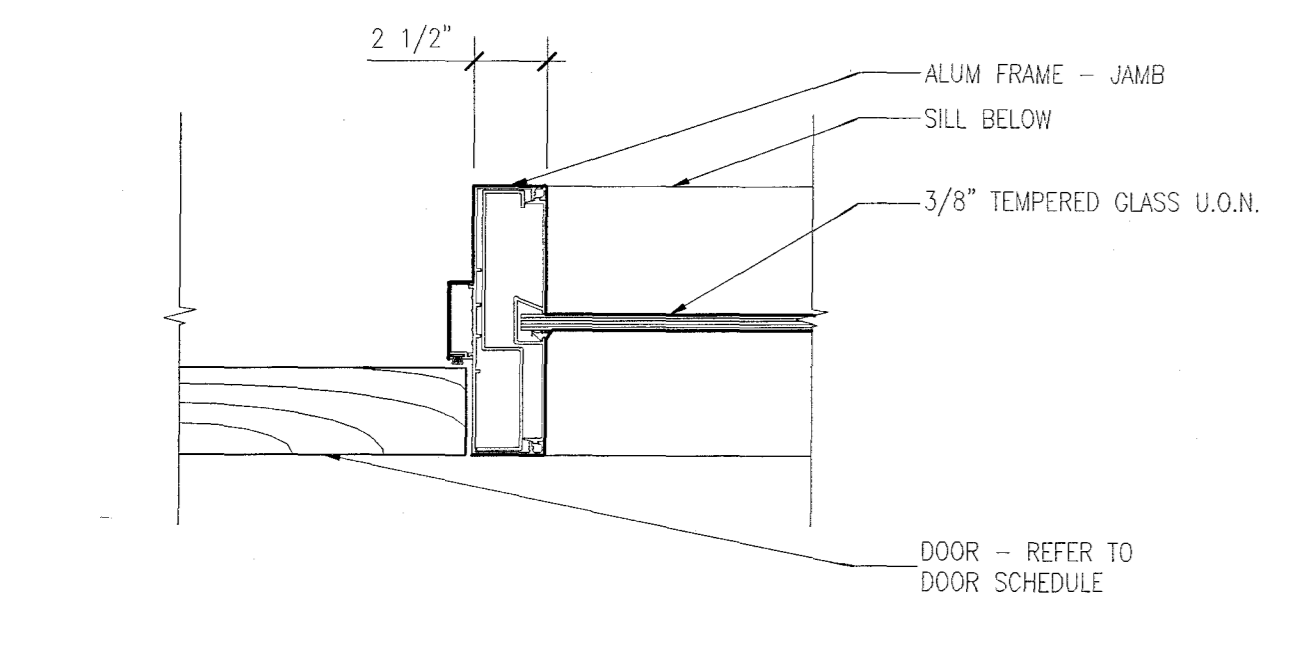
JOB NUMBER: 13036.00  
 CHECKED BY:  
 ISSUE DATE: FEBRUARY 18, 2014  
 SCALE: AS NOTED

**DOOR & FRAME DETAILS**

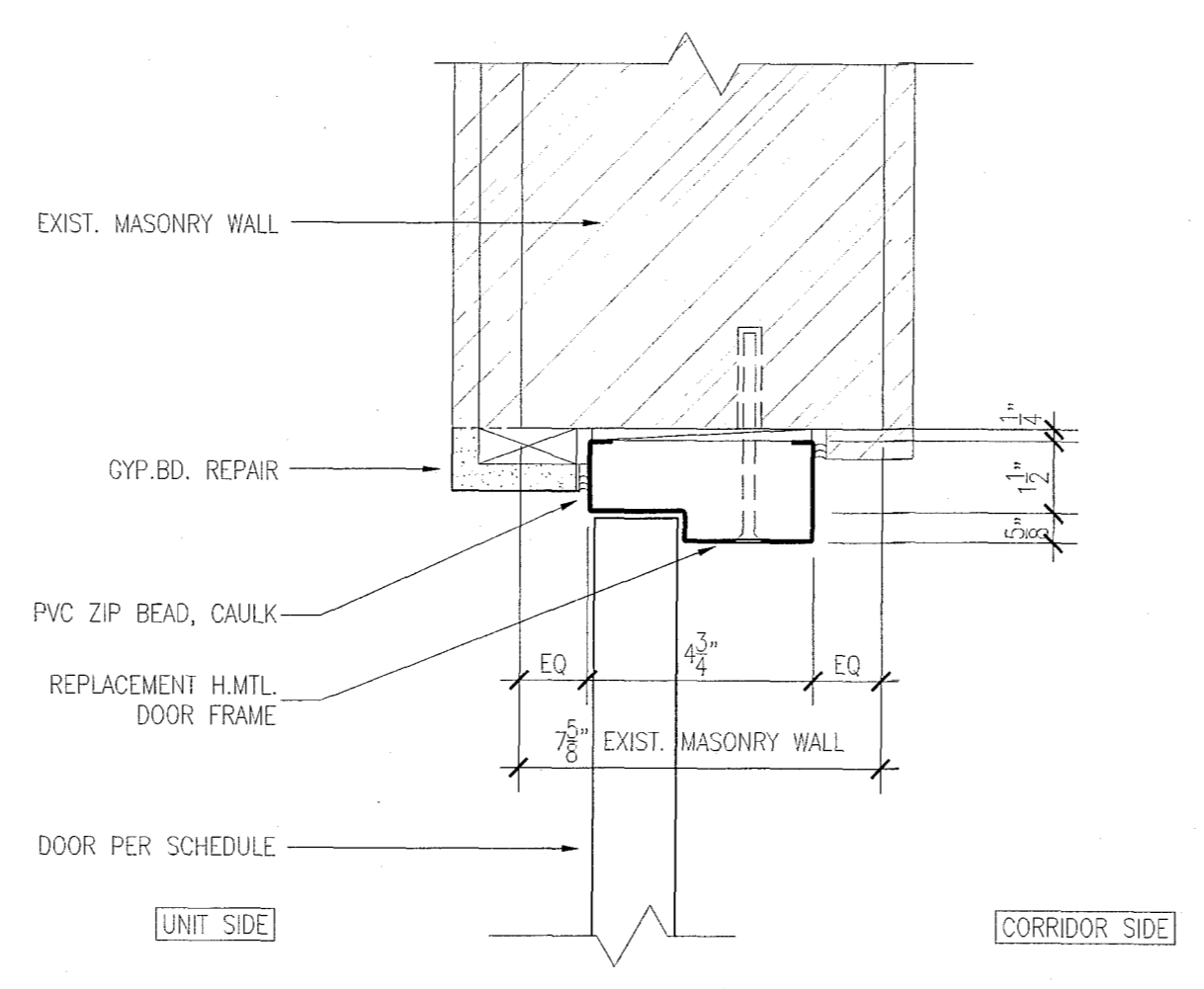
SHEET NUMBER  
**A197**  
 APPROVED  
 MIAMI BEACH  
 FIRE DEPARTMENT  
 COPYRIGHT ADD INC 2011

**THRESHOLD/FLOOR TRANSITION NOTES**

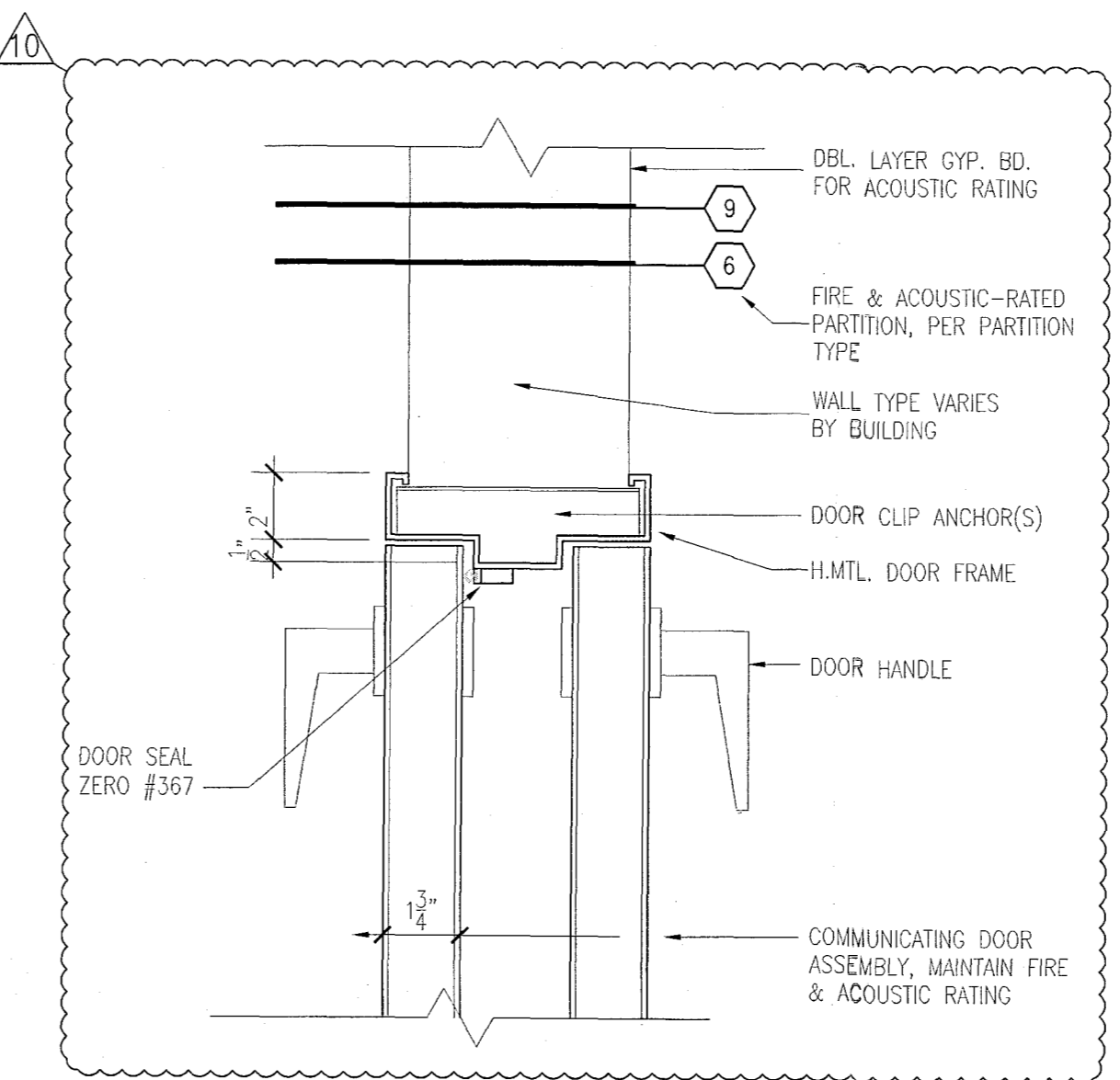
- CHANGE OF FLOOR FINISH ELEVATION MUST NOT BE GREATER THAN 1/2".
- THRESHOLDS AT DOORWAYS MUST NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING UNITS OR 1/2" FOR OTHER DOORS.
- THRESHOLDS AT EGRESS DOORS MUST COMPLY WITH MEANS OF EGRESS SECTION OF THE CODE, NFPA SECTION 7.2.1.3 AND FAC 2012.



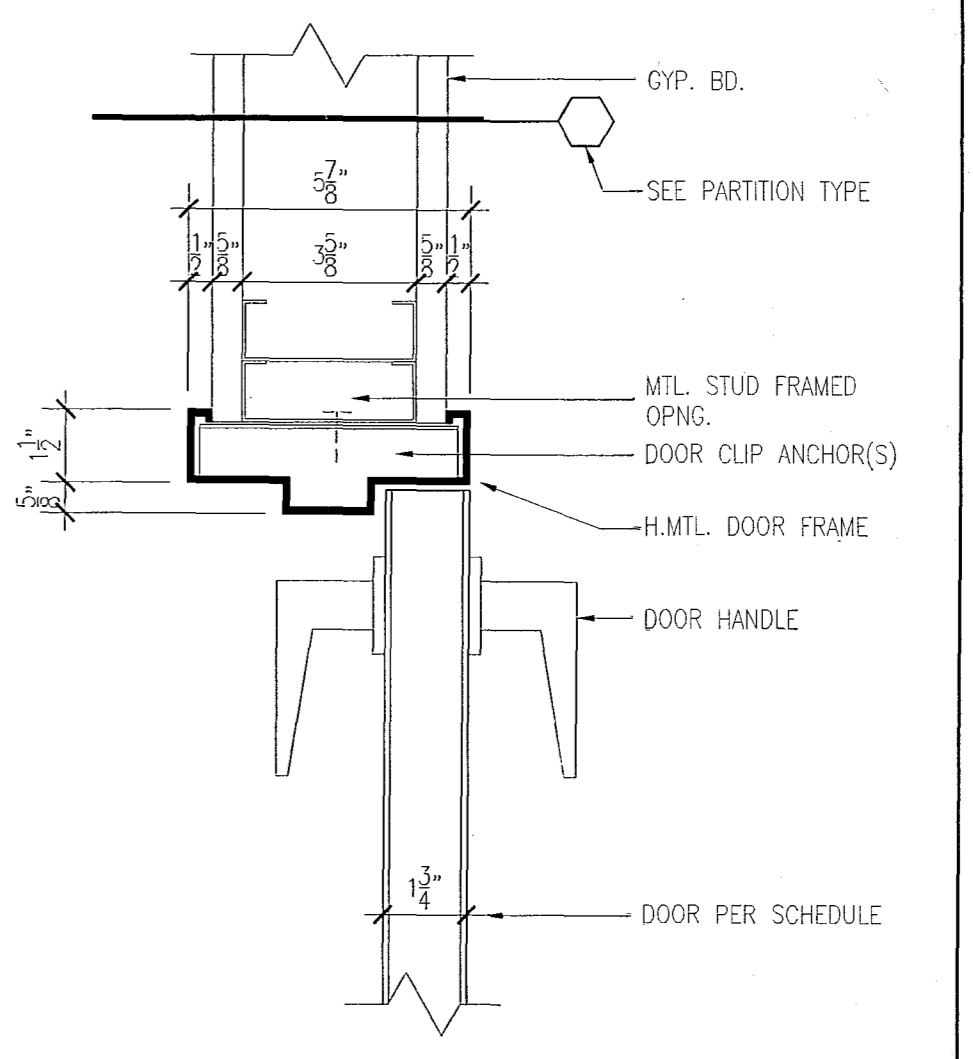
**U ALUMINUM FRAME - DOOR JAMB W/GLAZING**  
 SCALE: 3" = 1'-0"



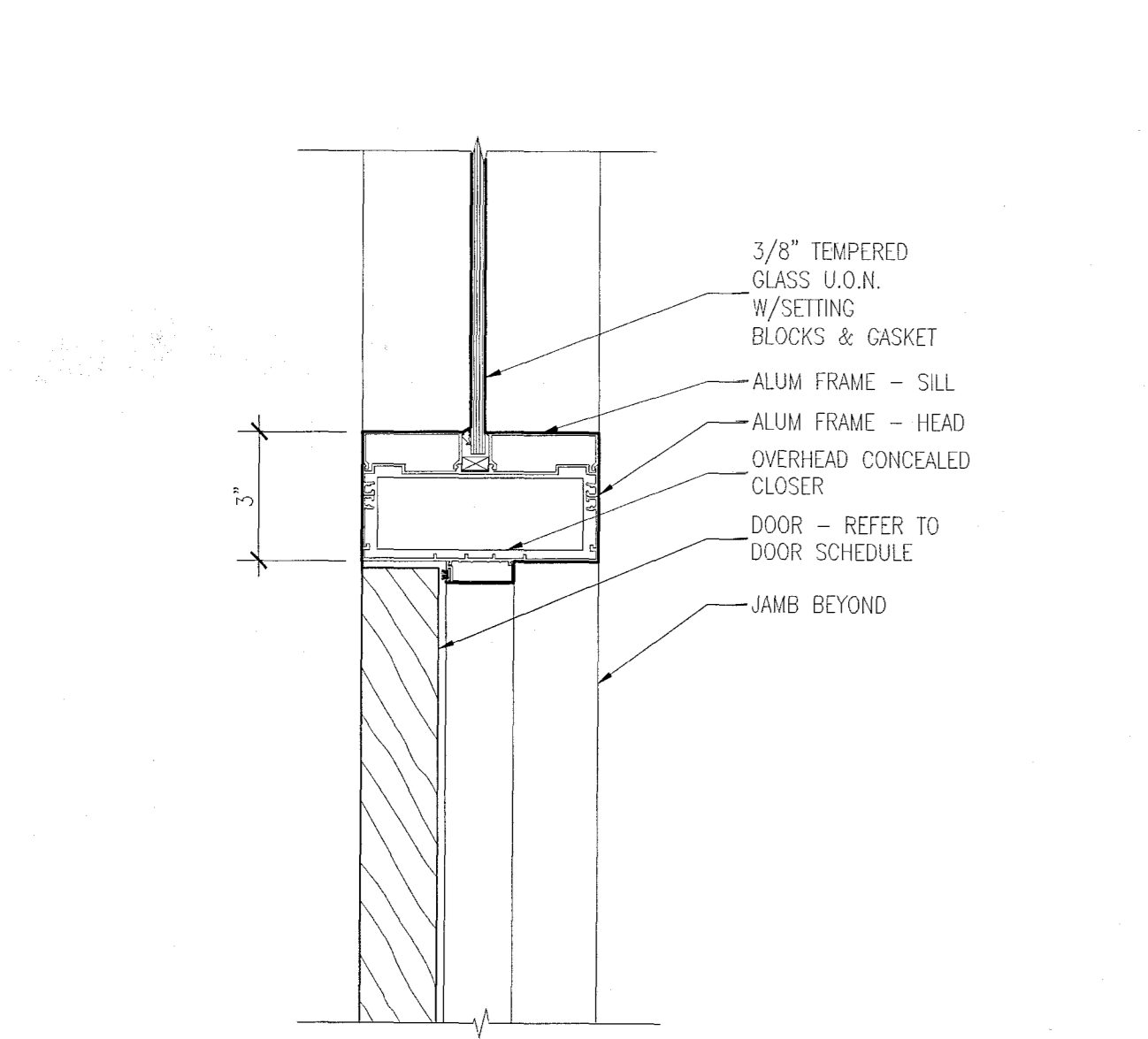
**M RETROFIT H.MTL. FRAME AT CMU - JAMB/HEAD**  
 SCALE: 3" = 1'-0"



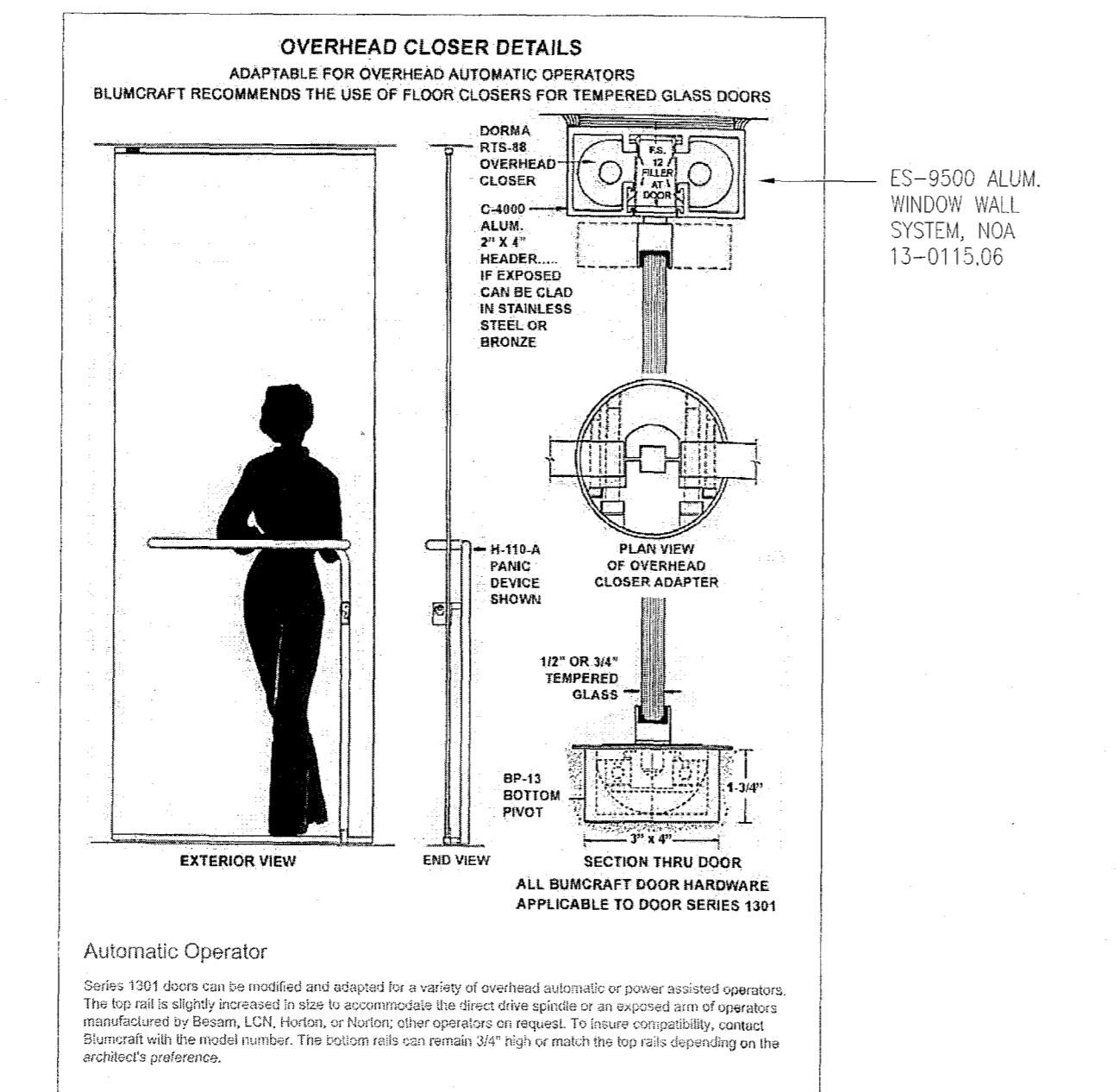
**H JAMB DETAILS AT COMMUNICATING DOORS**  
 SCALE: 3" = 1'-0"



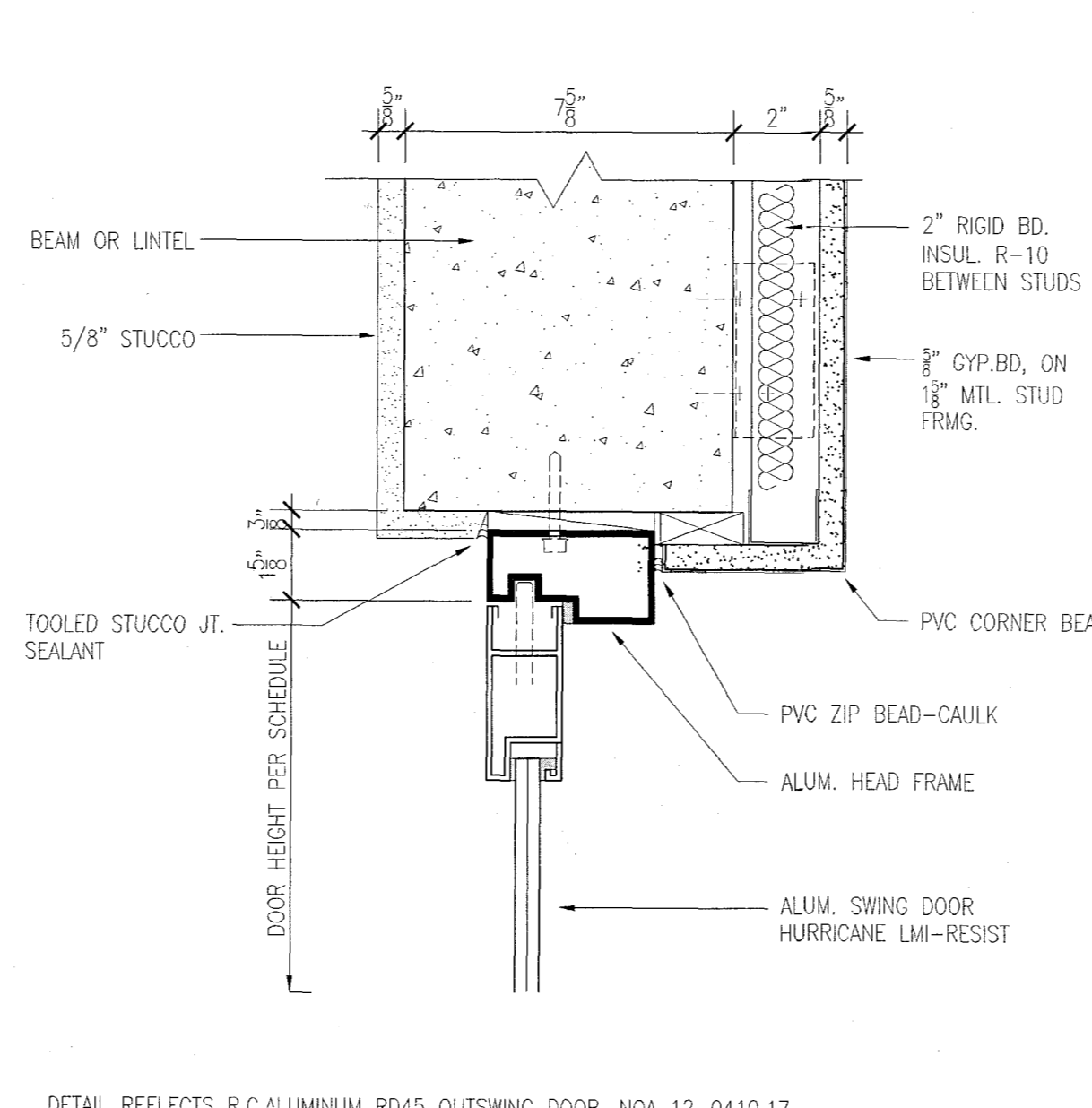
**D TYP. HOLLOW METAL FRAME - JAMB (HEAD)**  
 SCALE: 3" = 1'-0"



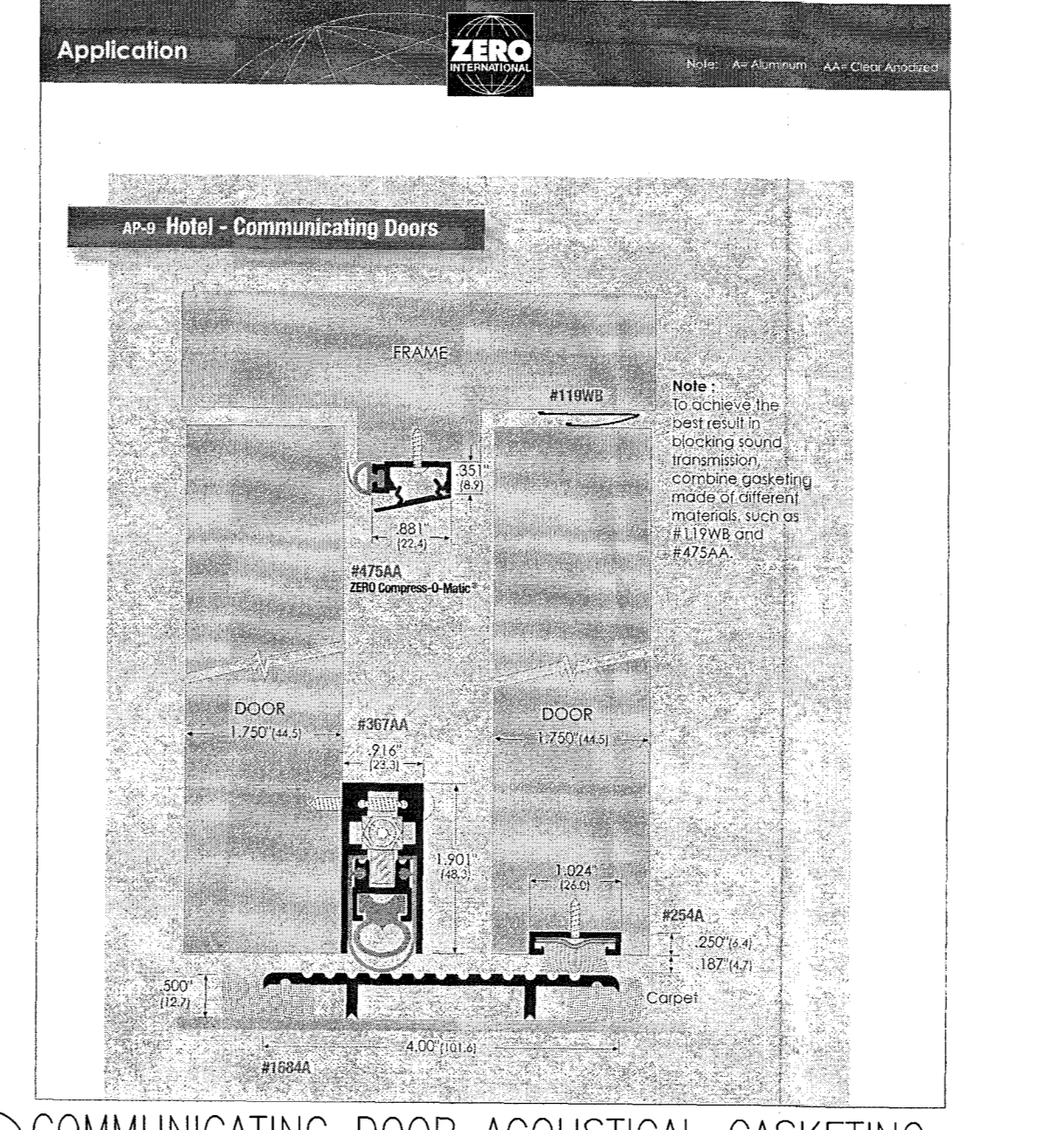
**T ALUMINUM FRAME - DOOR HEAD W/GLAZING AND CLOSER**  
 SCALE: 3" = 1'-0"



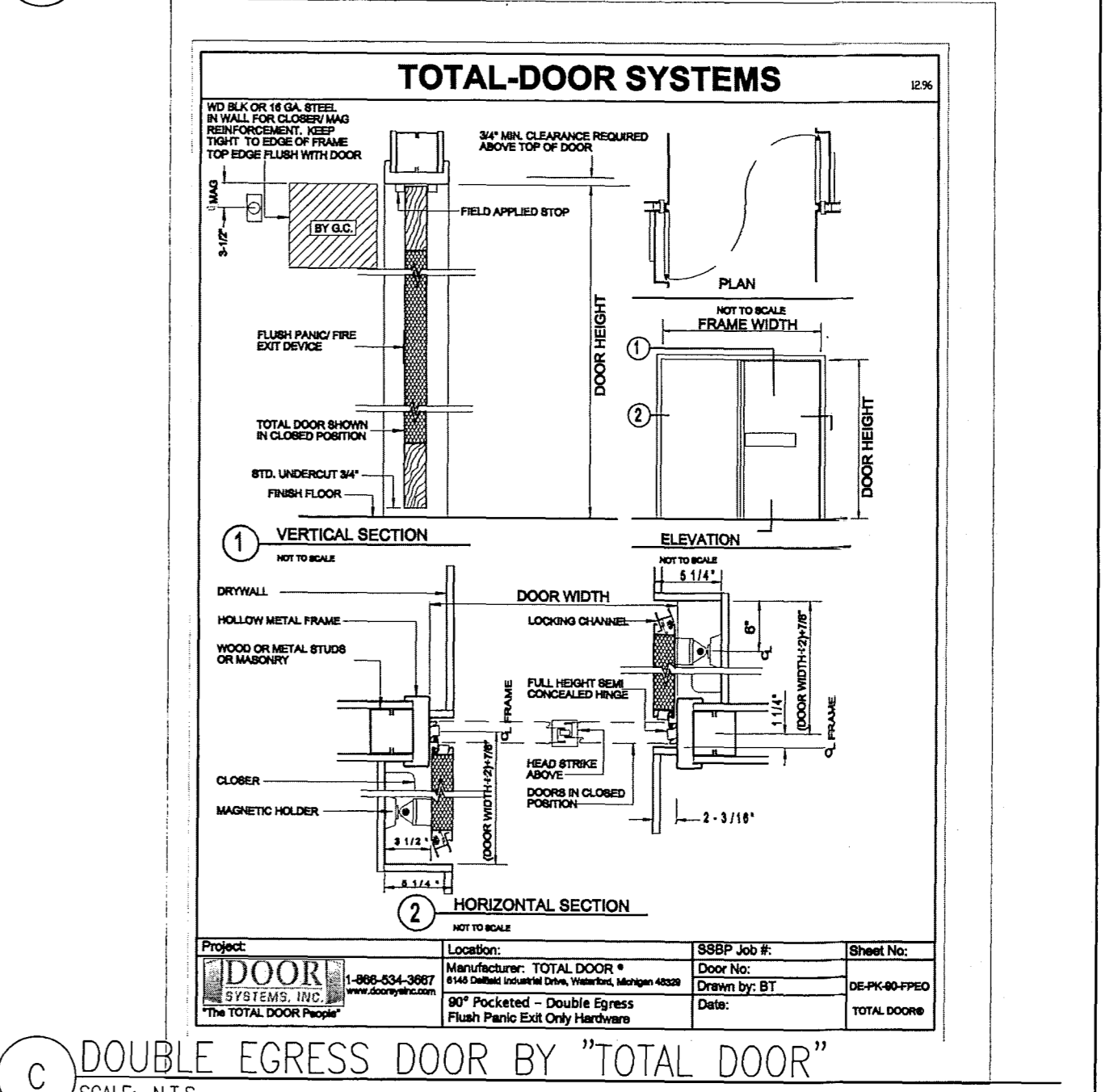
**P BLUMCRAFT ALL-GLASS ENTRY DOOR DETAIL**  
 SCALE: 3" = 1'-0"



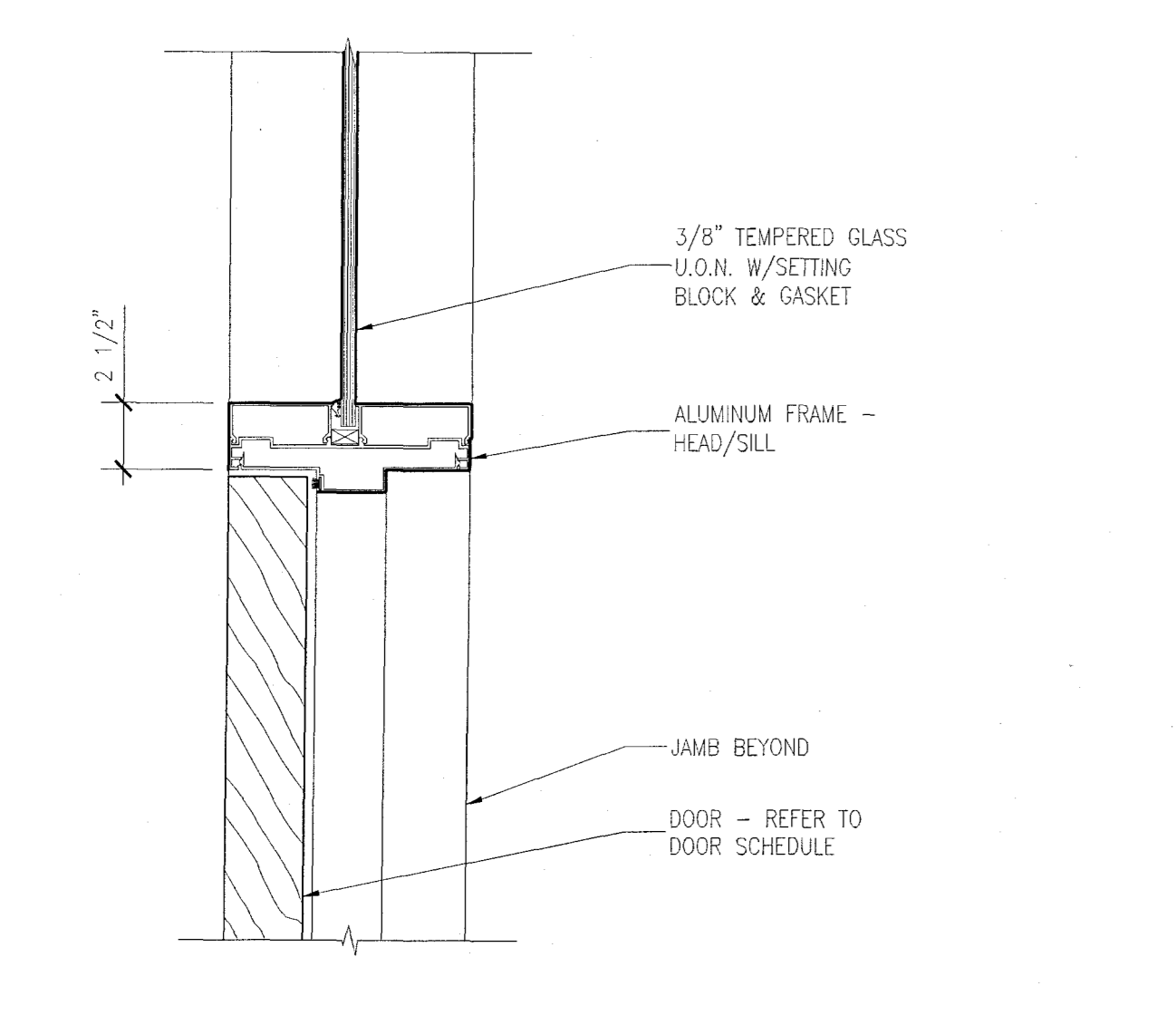
**L ALUM. FRAME AT CMU - HEAD**  
 SCALE: 3" = 1'-0"



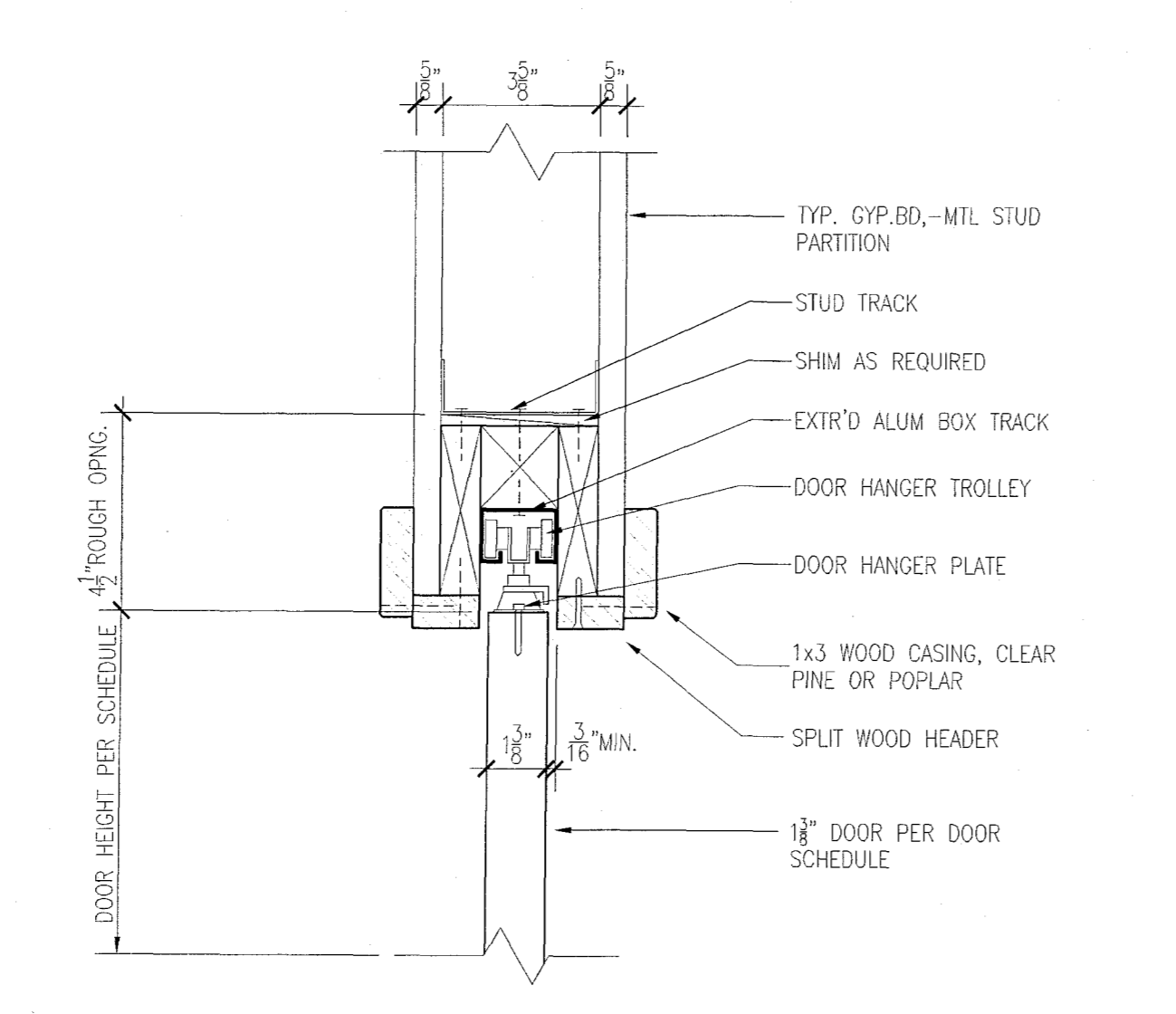
**G COMMUNICATING DOOR ACOUSTICAL GASKETING**  
 SCALE: 3" = 1'-0"



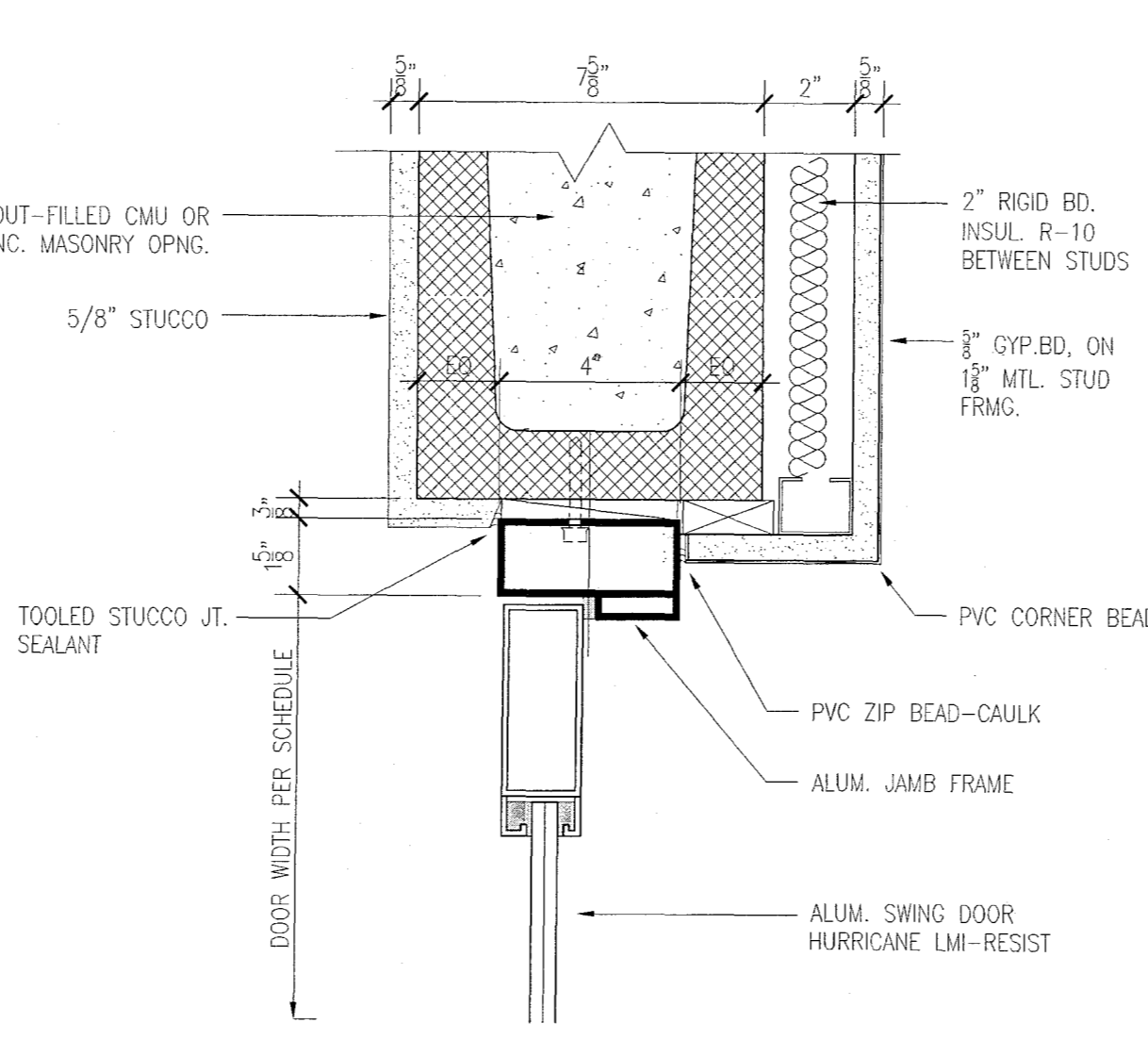
**C DOUBLE EGRESS DOOR BY 'TOTAL DOOR'**  
 SCALE: N.T.S.



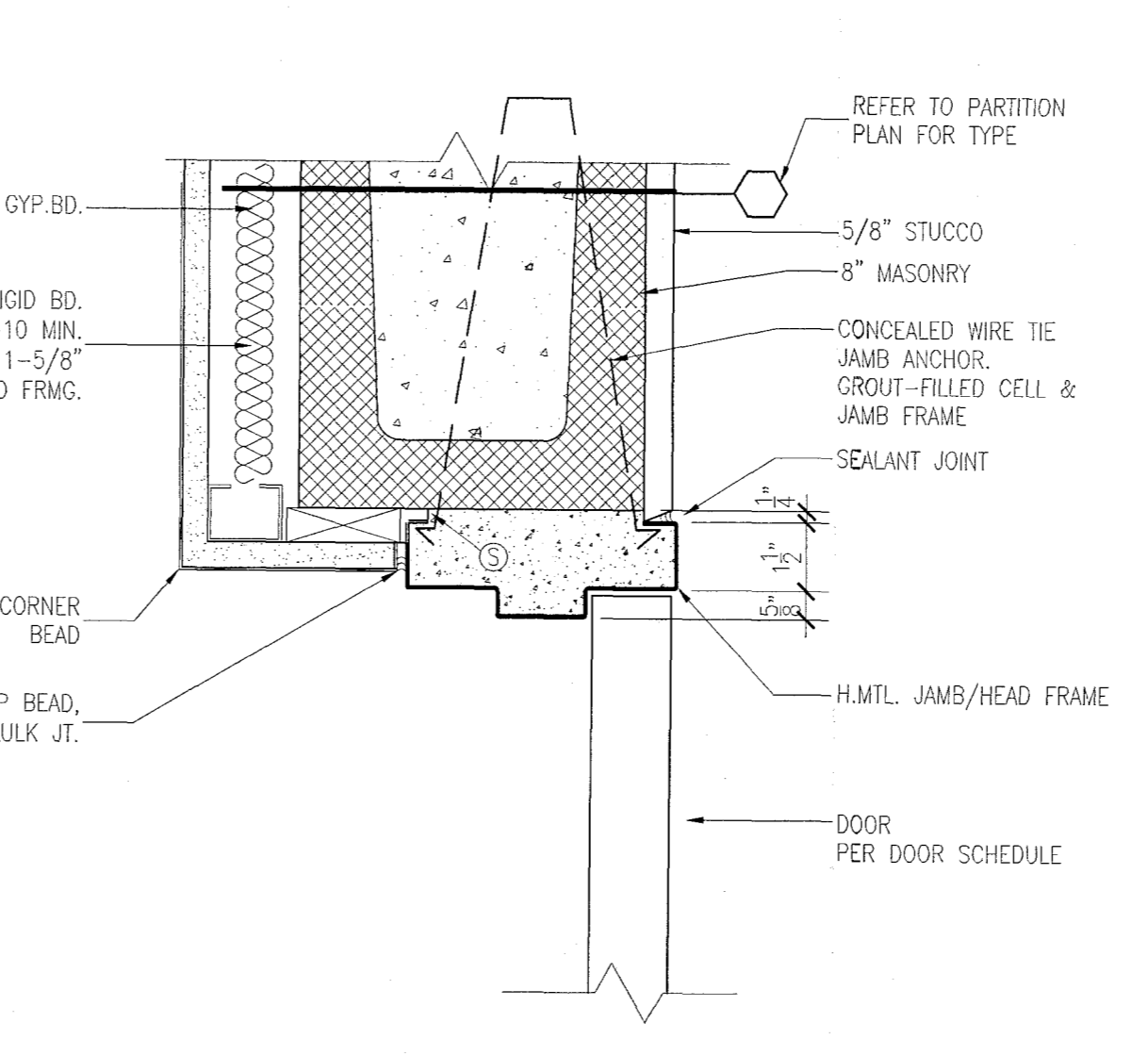
**S ALUMINUM FRAME - DOOR HEAD W/GLAZING**  
 SCALE: 3" = 1'-0"



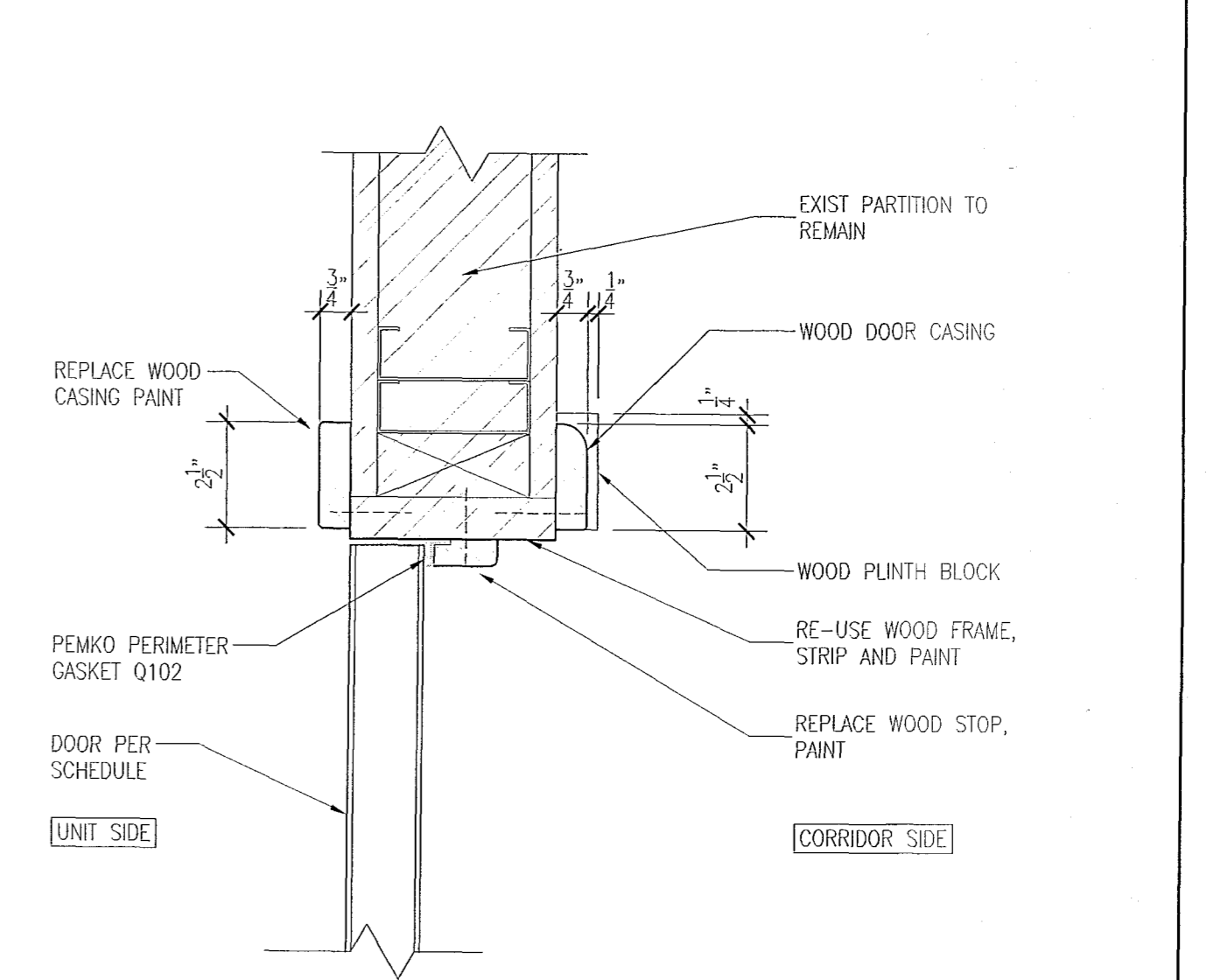
**O WOOD POCKET DOOR HEAD TRACK DETAIL**  
 SCALE: 3" = 1'-0"



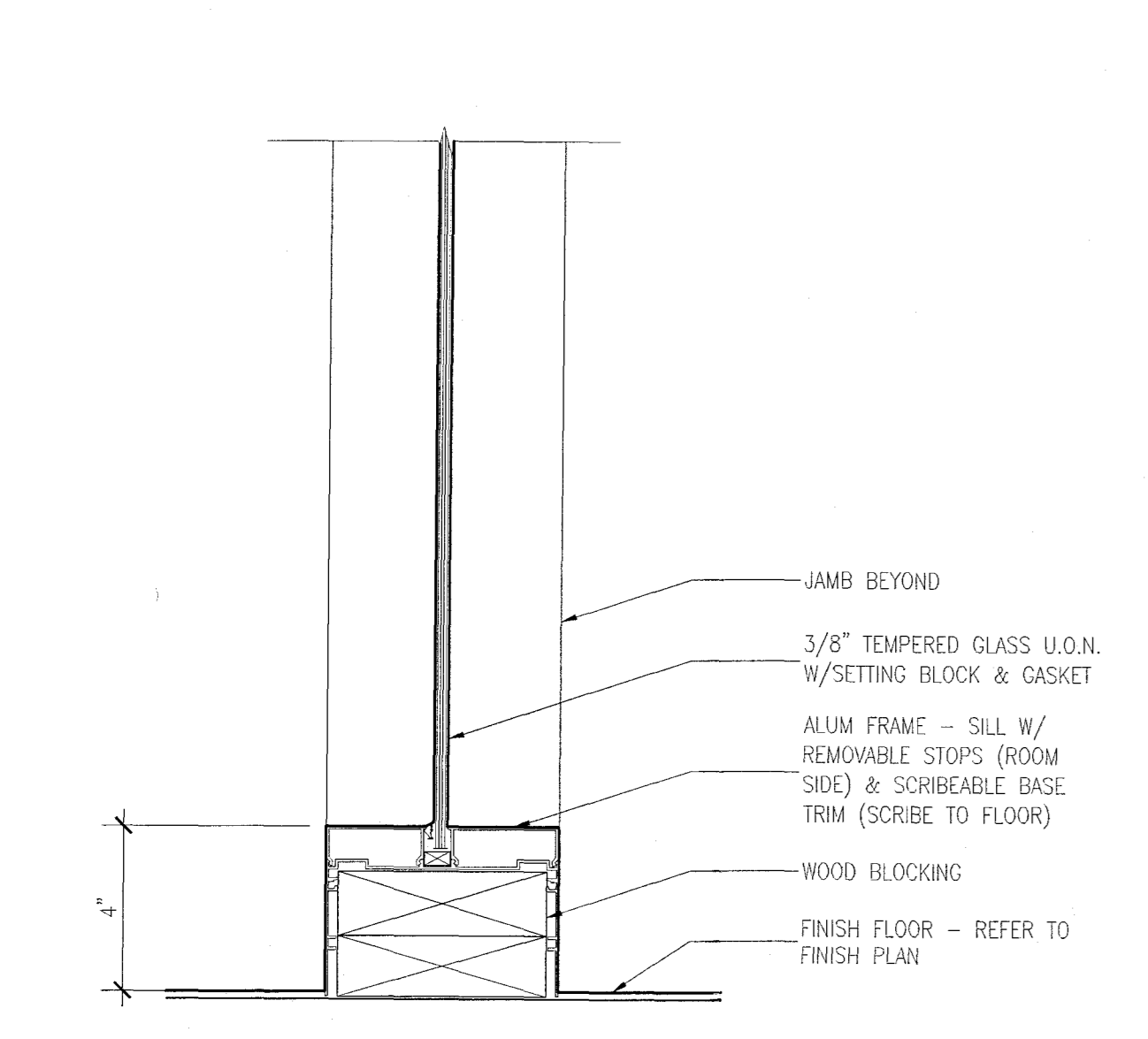
**K ALUM. FRAME AT CMU - JAMB**  
 SCALE: 3" = 1'-0"



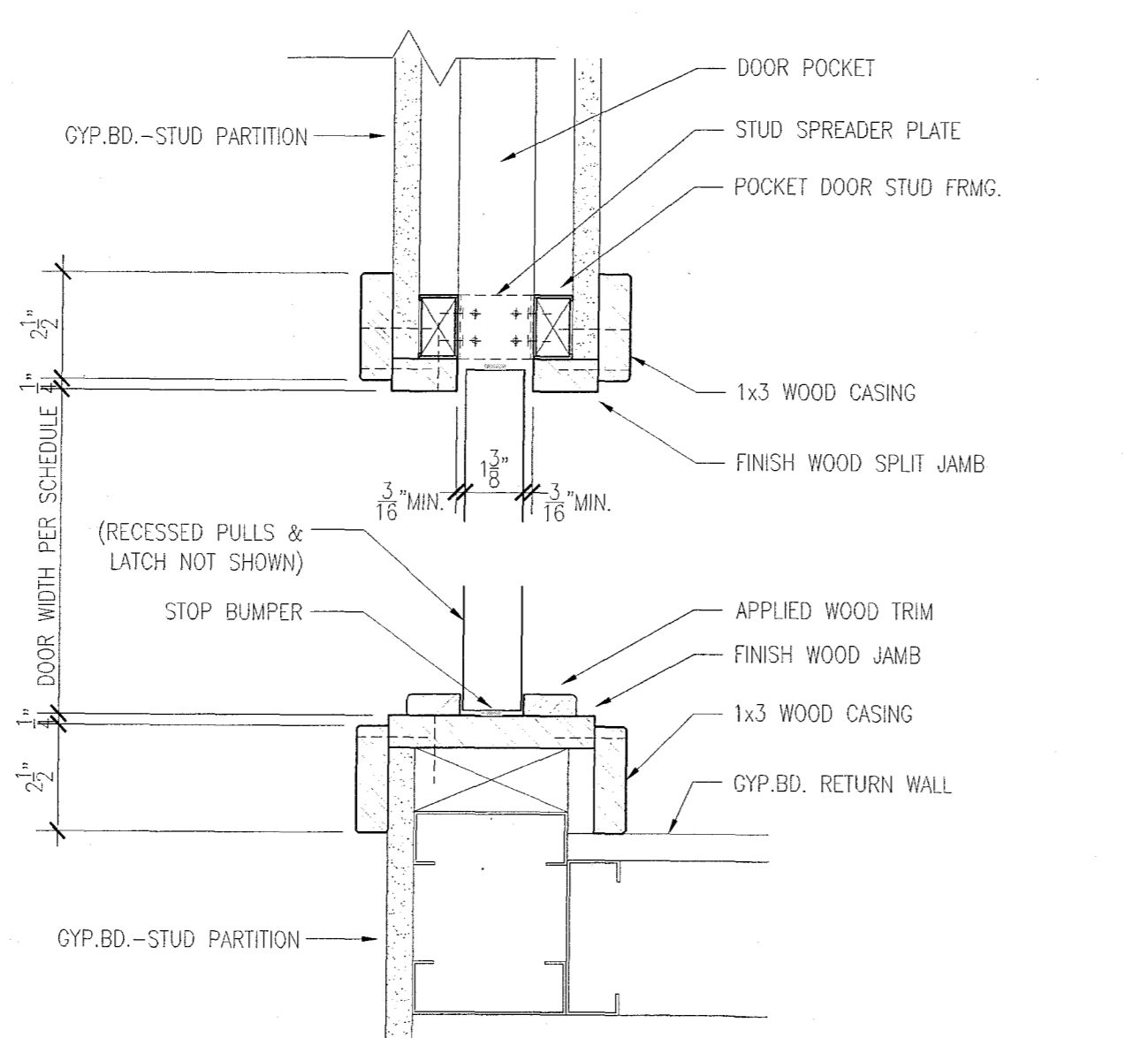
**F H.MTL. FRAME AT NEW CMU - JAMB/HEAD**  
 SCALE: 3" = 1'-0"



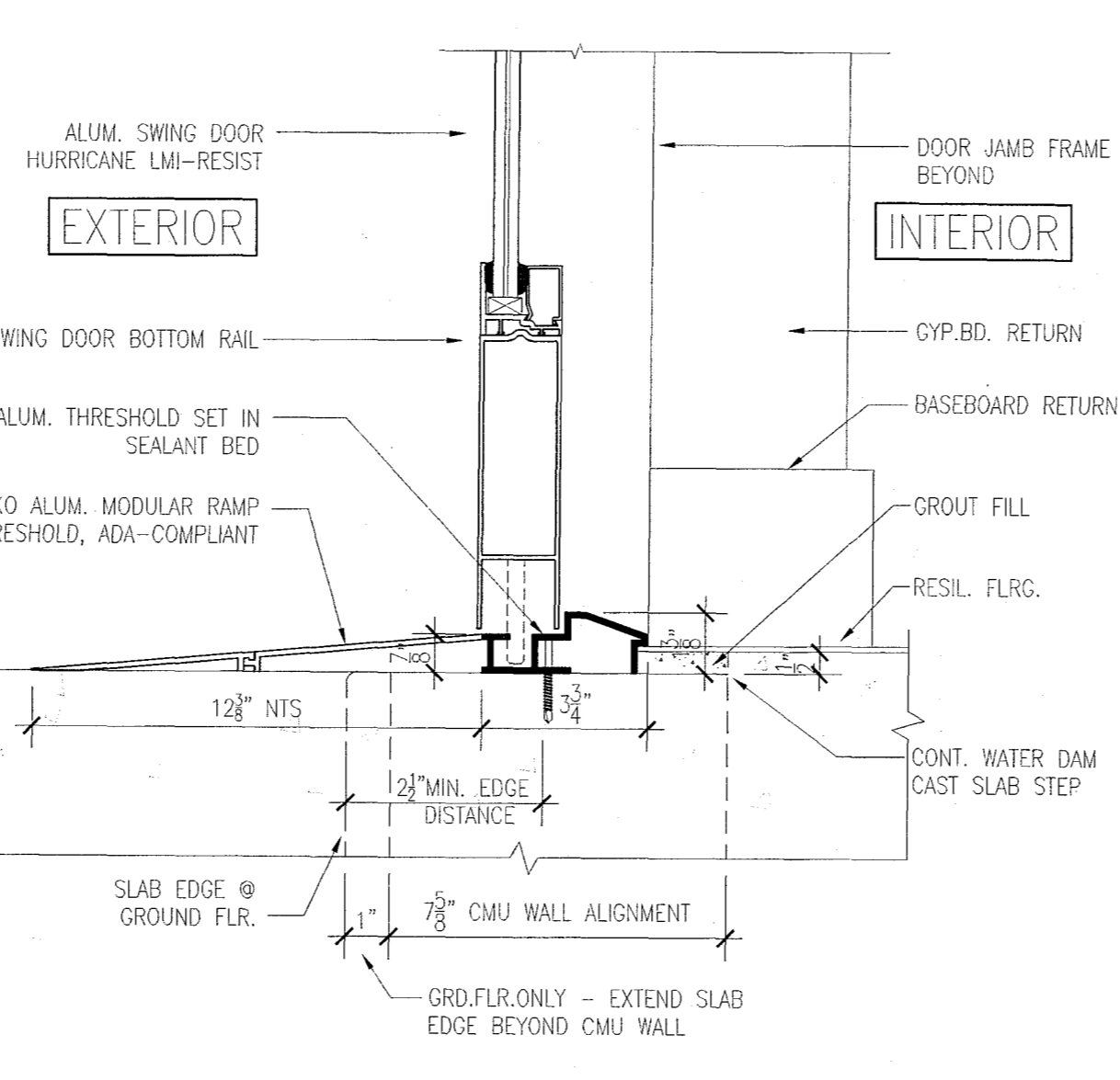
**B EXIST. UNITS INTERIOR ENTRY WOOD JAMB (HEAD)**  
 SCALE: 3" = 1'-0"



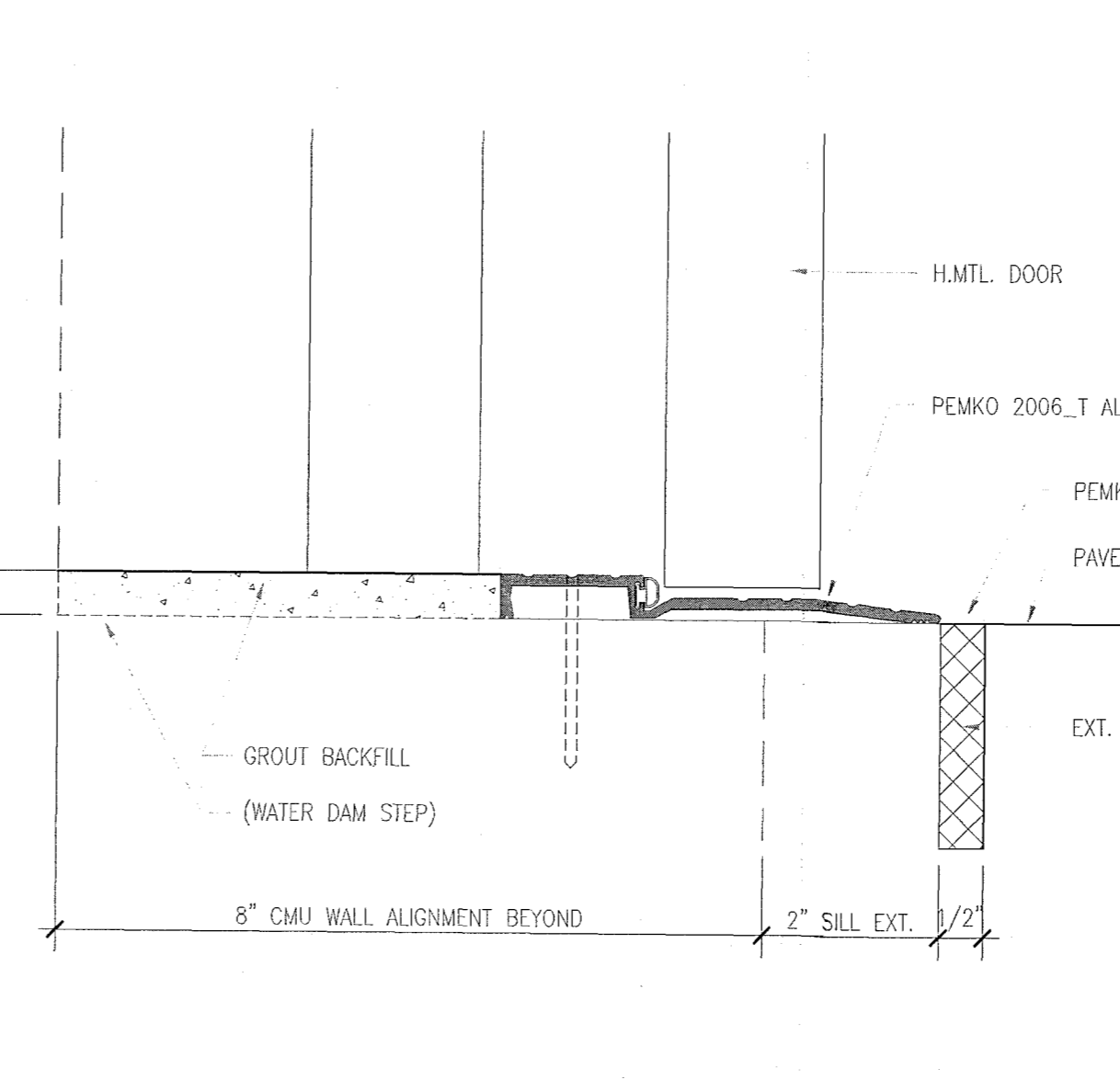
**R ALUMINUM FRAME - GLAZING SILL 4" AT FLOOR**  
 SCALE: 3" = 1'-0"



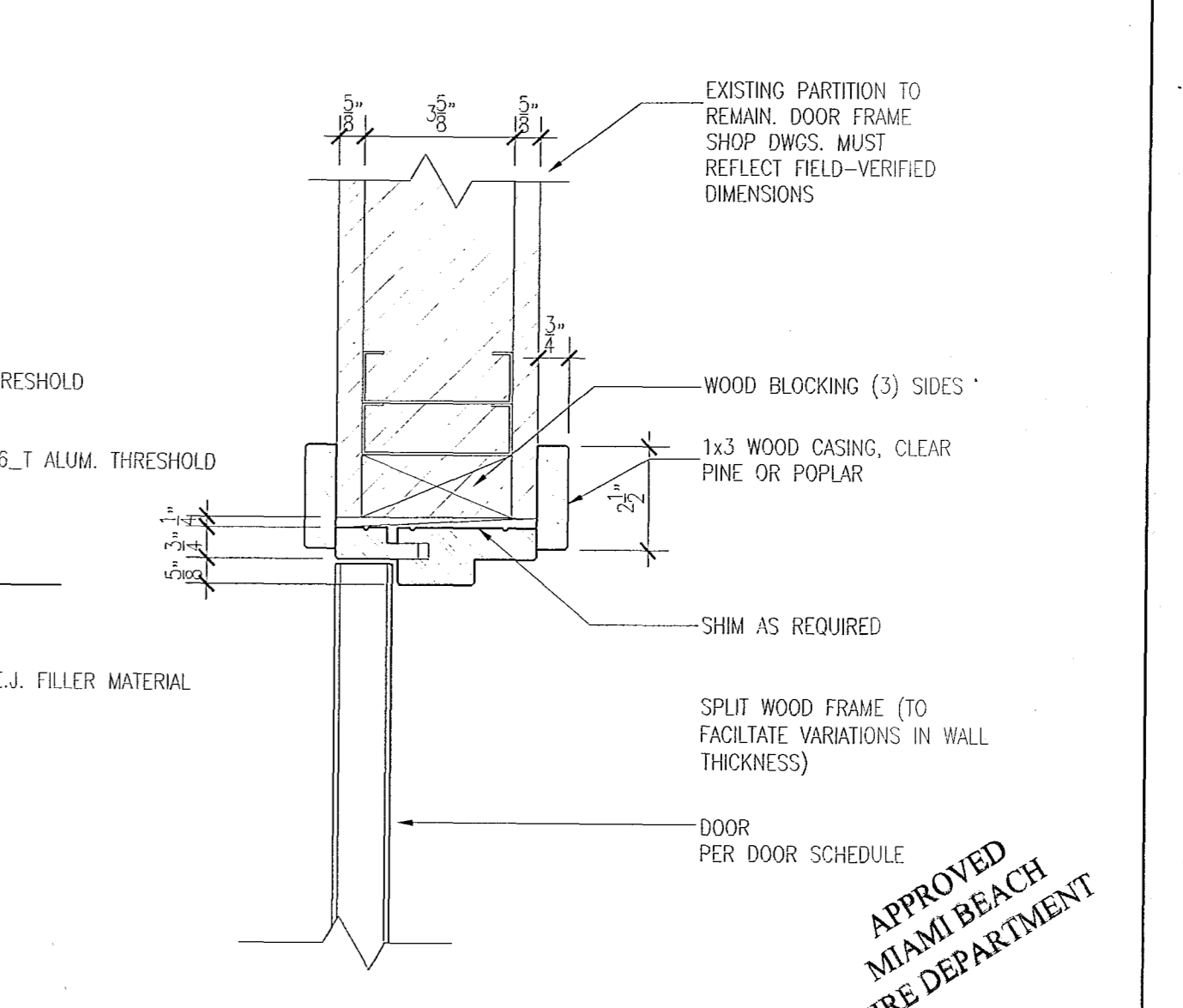
**N WOOD POCKET DOOR JAMB DETAIL**  
 SCALE: 3" = 1'-0"



**J TYP. ALUM/GL PATIO DOOR ADA-COMPLIANT SILL**  
 SCALE: 3" = 1'-0"



**E PEMKO 2006-T DOOR THRESHOLD**  
 SCALE: 6" = 1'-0"



**A REPLACEMENT SPLIT WD. DOOR FRAME-JAMB (HEAD)**  
 SCALE: 3" = 1'-0"

