

GENERAL NOTES

1. NOTIFY ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. CONSULT CONTRACTOR TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO WORK BEYOND THE BOUNDARIES OF THE PROJECT SHALL BE PERFORMED WITHOUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT GUT AND DEBRIS FROM SPREADING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SCHEDULING REMOVAL. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHAFT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS OR OTHERWISE INDICATED FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. 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 CONTRACTOR MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. C.O. TO COORDINATE ALL A/D/O/A/S/EQUAL NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, PLUMBING, MECHANICAL SYSTEMS AND COMPANIES. USE SHEETS, DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CONFLICT TO CLARIFY NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS C-100 FOR ELECTRICAL DRAWINGS AND C-101 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING CYPRESS BOARD CEILING IS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. NORMAL QUALITY FOR ADDITION OF NEW HANG GRILLS AND SOFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A501-518.
4. EXISTING HISTORIC COVET AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL COMMON AREAS TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORNERS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. #=FIX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH RESINER PRIOR TO INSTALLATION. ADDITIONAL HANGING MAY BE REQUIRED.
10. ALL CHAIRS, CHINING AND SOFFITS TO BE PAINTED PT-01 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS GOING TO BE PAINTED PT-01 (EGGSHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH ROSE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN COMMON AREAS AND PUBLIC RESTROOMS TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCAFFOLD SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLD IN COMMON AND POOL SUITES HALL REFER TO GUESTROOM ELEVATIONS FOR SCAFFOLD SIZES.
14. 17"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS BALANCE TO CORRAL. WINDOW SIZE 114" TO BE PAINTED PT-01 (FLAT FINISH), U.O.N. ALL SIZES VARY, VERIFY IN FIELD.

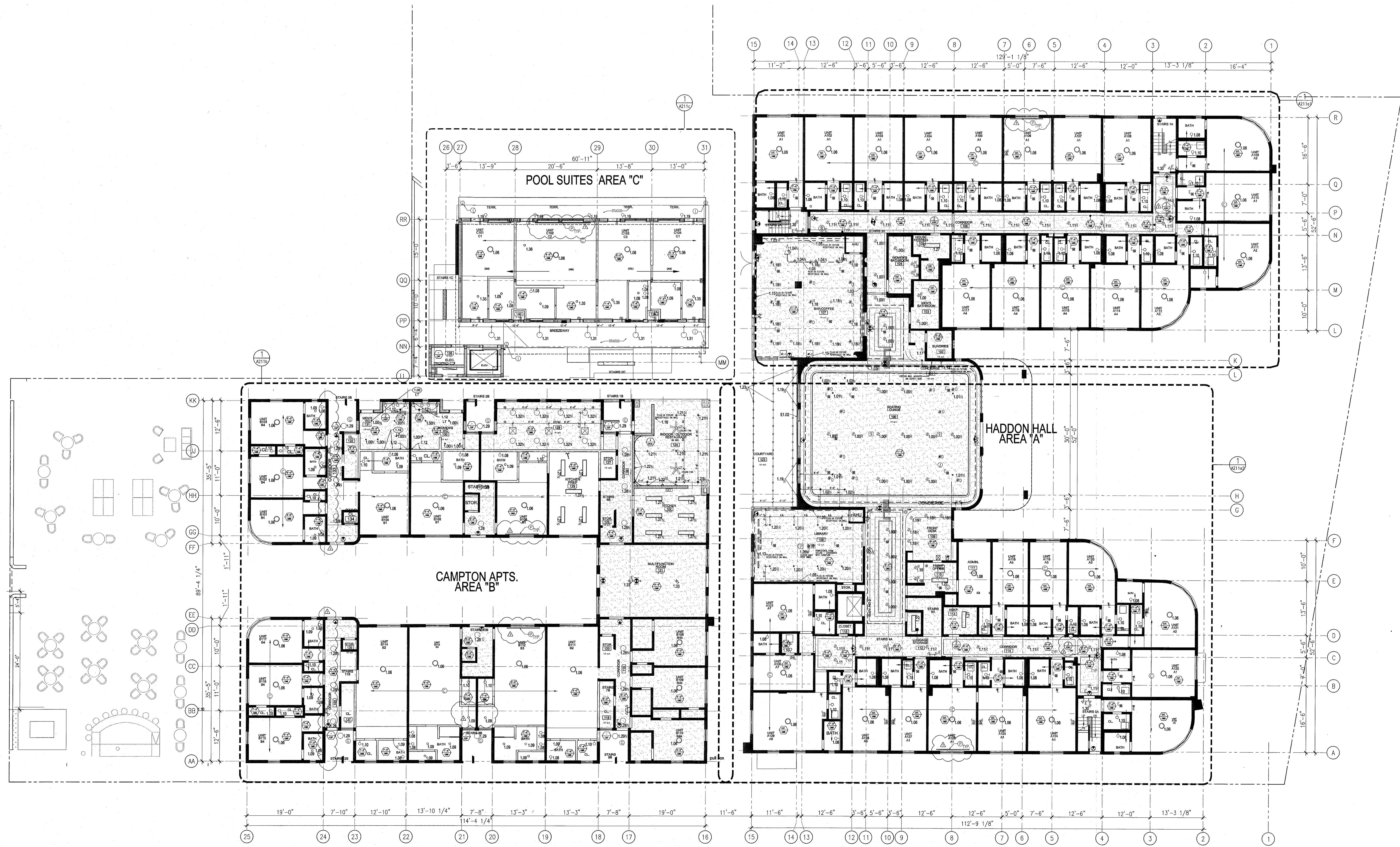
LEGEND

- GIB CELING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1' X 4' PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- PERIMETER/RECREATIVE SCAFFOLD
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCAFFOLD
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR OFFSEER
- OCCUPANCY SENSOR
- EXIT SIGN
- ARROWS INDICATE DIRECTION
- EXIST. SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY OFFSEER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEY PLAN N.T.S.

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



REVISIONS

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

PRIVATE PROVIDER SERVICES, LLC
 Construction Plans Division - 2014/11/10 - 11/10/14

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

100% CONSTRUCTION DOCUMENT SET

NORTH

87.4' = 1" (1:87.4)

Jonathan Cardello
 Lic. # AR83391

ADD Inc Architecture Interiors Planning
 Boston Miami

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

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

SHEET TITLE
FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER
A201

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT

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

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FORMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT INTO WITHOUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
- REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROMOTE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRIFTING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING 100% ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN ROOMS SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SERVICE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK. DISCREPANCIES ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.

SHEET NOTES

- ALL EXISTING CHOPUP BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CEILING REMOVAL FOR ADDITION OF NEW HVAC GRILLES AND SCHEDULED AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND RESTORED WHERE POSSIBLE. MINIMAL CEILING REMOVAL FOR ADDITION OF NEW HVAC GRILLES AND SCHEDULED AREAS.
- FOR HOTEL ROOMS ROOMS REFER TO SHEETS A001-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW SPRINKLER SCHEDULE AREA AT ALL CORRIDORS.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- 4-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL HANGING MAY BE REQUIRED.
- ALL GENERAL FINISHES AND SPECIES TO BE PAINTED PT-01 (EGGSHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS NOTED-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN CAMPHOR APARTMENTS AND POOL DECK TO BE NEW AND CONTROLLED IN SPACE U.O.N.
- WALL SCHEDULES SHOWN ON PLAN. ALL WALL COICES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCHEDULES IN CAMPHOR AND POOL DECK NEW. REFER TO GUESTROOM ELEVATIONS FOR SCHEDULES.
- 17"4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSIDER DRIFTING ROOF. 100% TO BE PAINTED PT-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

- CHOP BOARD/SOFFIT
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/RECREATIVE SCHEDULE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCHEDULE
- EXISTING FIXTURE TO BE RESTORED WITH NEW PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- NEW LIGHT FIXTURE
- NEW LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN
- ARROWS INDICATE DIRECTION
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

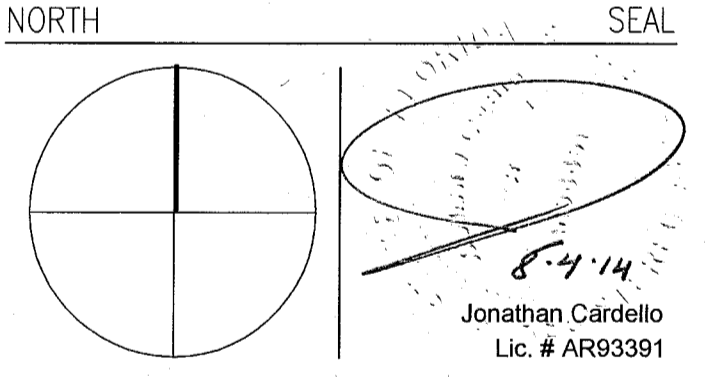
REVISIONS

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

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction State Package, Inspection, Testing & Consulting

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. # AA26001507
Boston Miami

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

SHEET TITLE

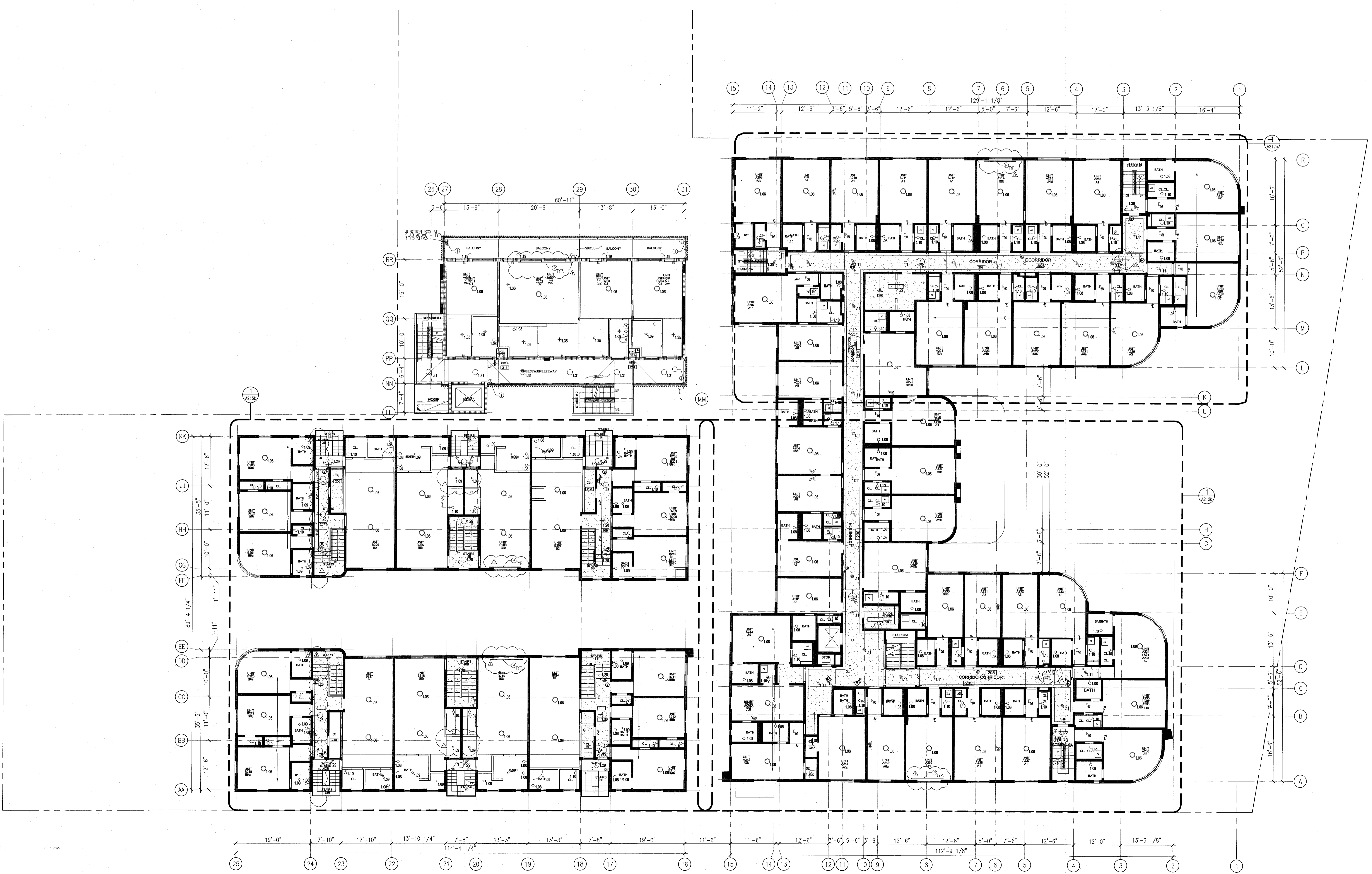
SECOND FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A202

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR AN EMERGENCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO WELD FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR OUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEMO REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEMO REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEMO REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.

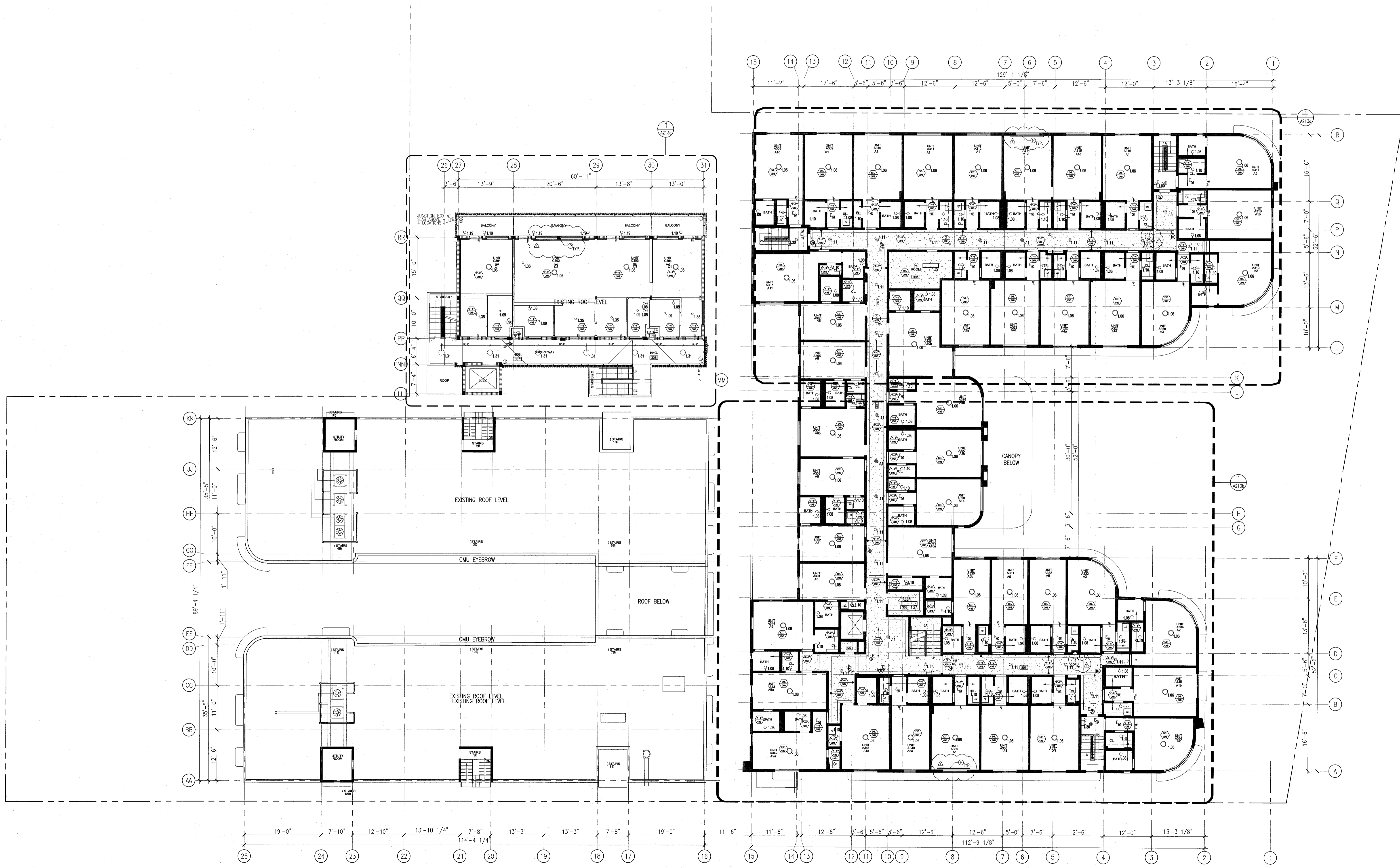
SHEET NOTES

13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONTROL WIRE MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, WIRE SYSTEMS AND COMPONENTS. LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS 11.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINKLER DRAWINGS.

LEGEND

- NEW CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING READER - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SOUNDC
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SOUNDC
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PATCH AND REUSE CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR OUTFITTER
- OCCUPANCY SENSOR
- CASE SIGN
- ARROWS INDICATE DIRECTION
- FIRE SIGN - WALL MOUNTED
- ANTI-PANIC INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DUCTWORK
- RETURN AIR OUTLET
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

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



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

REVISIONS

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

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Management, Inspection & Consulting

REVISION	DATE	REVIEWER INITIALS	REVIEWED
BUILDING			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

Jonathan Cardello
Lic. # AR03391

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. # AA2601507

Boston Miami

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

SHEET TITLE

THIRD FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A203

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

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

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILING IS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SUFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SPOFF AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOTTI AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SOTTI TO BE PAINTED PF-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-05 (EGGSHELL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL PLACES.
13. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND TOOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND TOOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONCE HEIGHT.
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL GUESTROOM BOLL. TAK TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- ONE CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/OCCUPANCY SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- REIN FIXTURE - PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LICENSED DETECTOR
- OCCUPANCY SENSOR
- EXIST SEN - ARROWS INDICATE DIRECTION
- EXIST SEN - WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- REPLACE EXISTING WALL MOUNTED SUPPLY DEFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING WALL MOUNTED WITH NEW LIGHT FIXTURE JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

MFCI
 PRIVATE PROVIDER SERVICES, LLC
 Construction Plan Review, Inspection, Testing & Consulting

BUILDING	REVIEWER	DATE
STRUCTURAL	E.M.	11-10-17
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

Jonathan Cardello
 Lic. # AFR9391

ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

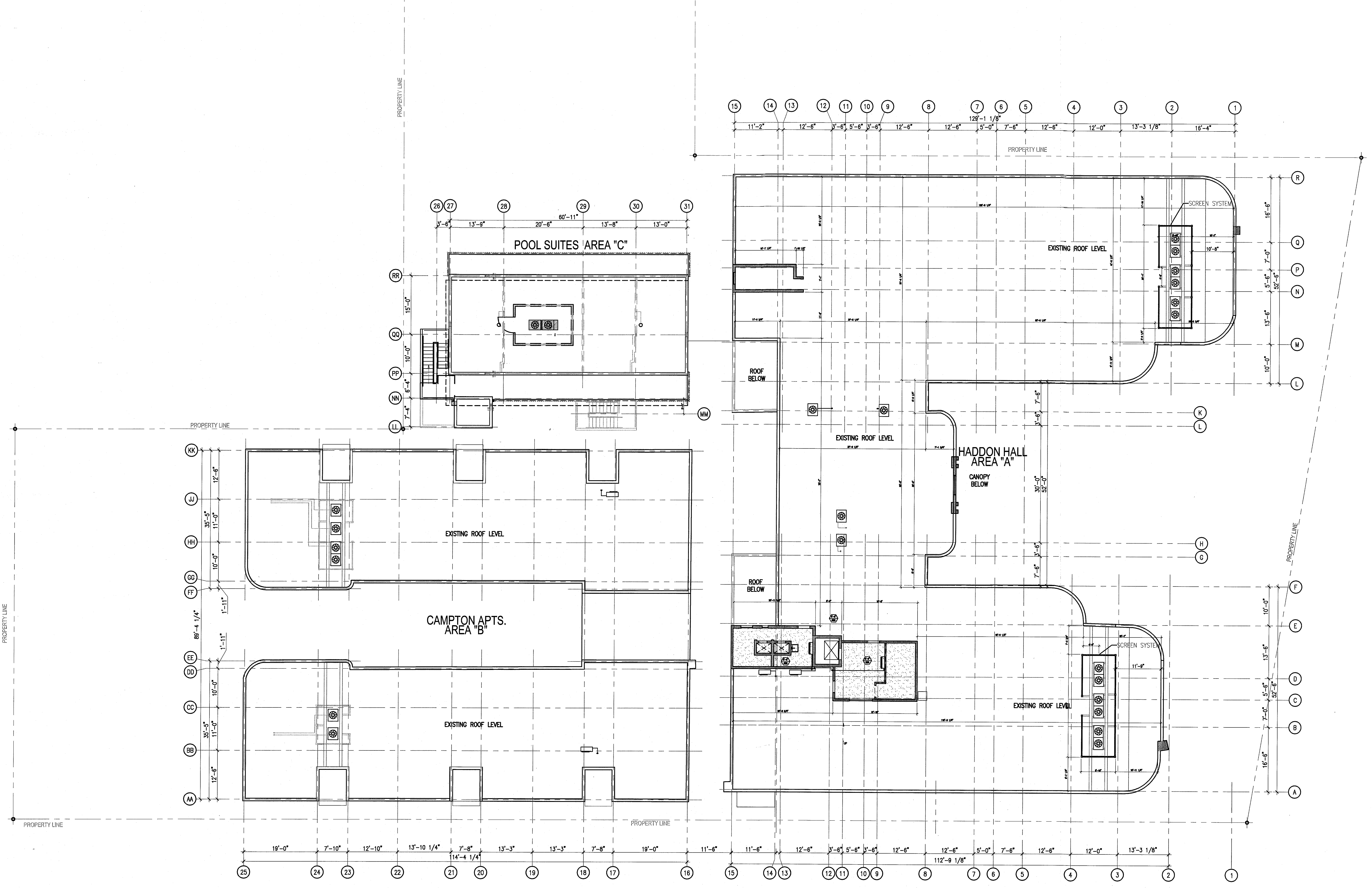
ROOF DECK REFLECTED CEILING PLAN

SHEET NUMBER

A204

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APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



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

GENERAL NOTES		
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. DESIGN CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
2. NO NEW FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ADDED OR CUT OUT WITHOUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN ROOM SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.	14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR, 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.
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.	16. G.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL ROOMS SHOWN MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.		

SHEET NOTES		
① ALL EXISTING OPSM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL LOCATION FOR ADDITION OF NEW HANG GRILLES AND SUFFIT AREAS.	② COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BRACING MAY BE REQUIRED.	③ ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PF-07 (FLAT FINISH) U.O.N. ALL QUEENSTOWN AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL FINISH).
④ ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	⑤ LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN ACCEPTABLE AT ALL.	⑥ ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND INSTALLED IN SPACE U.O.N.
⑦ FOR HOTEL ROOMS RCPs REFER TO SHEETS AB01-918.	⑧ FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.	⑨ WALL SCAFFOLD SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL QUEENSTOWN WILL REPLACE EXISTING IN SAME LOCATION. ALL SCAFFOLD IN CAMPION AND POOL SUITES NOW REFER TO QUEENSTOWN ELEVATIONS FOR SCOFF HEIGHT.
⑨ EXISTING HISTORIC SOTTINI AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.	⑩ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.	⑪ 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VANTAGE TO CONCEAL SMOKEY ROOM. 1"x4" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.
⑫ CENTER LIGHT FIXTURE IN SPACE U.O.N.	⑬ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.	⑭ J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN
⑬ CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MESH SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.	⑭ SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.	
⑮ CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	⑯ THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	
⑰ REFER TO SHEETS E1100 FOR ELECTRICAL DRAWINGS AND PFD SERIES FOR FIRE SPRINKLER DRAWINGS.		

LEGEND	
① ONE CEILING/SOFFIT	① BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
② CEILING HEIGHT KEY	② LINEAR DIFFUSER
③ CEILING TYPE	③ OCCUPANCY SENSOR
④ CEILING HEIGHT - AFF	④ EXIT SIGN
⑤ 1' x 4' PENDANT	⑤ EXIT SIGN - ARROWS INDICATE DIRECTION
⑥ DOWNLIGHT	⑥ EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
⑦ LED STRIP LIGHT	⑦ SMOKE DETECTOR CEILING MOUNTED
⑧ EXTERIOR/DECORATIVE SCOFF	⑧ SMOKE DETECTOR WALL MOUNTED
⑨ PENDANT FIXTURE	⑨ SPRINKLER
⑩ SURFACE MOUNTED FIXTURE	⑩ EXISTING WALL MOUNTED SPRINKLER
⑪ WALL SCAFFOLD	⑪ SUPPLY DIFFUSER
⑫ EXISTING FIXTURE TO BE REPLACED WITH NEW	⑫ RETURN AIR GRILLE
⑬ REPAIR AND REPAIR CEILING	⑬ REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
⑭ NEW LIGHT FIXTURE	⑭ DDMO LIGHT FIXTURE
⑮ DDMO LIGHT FIXTURE	

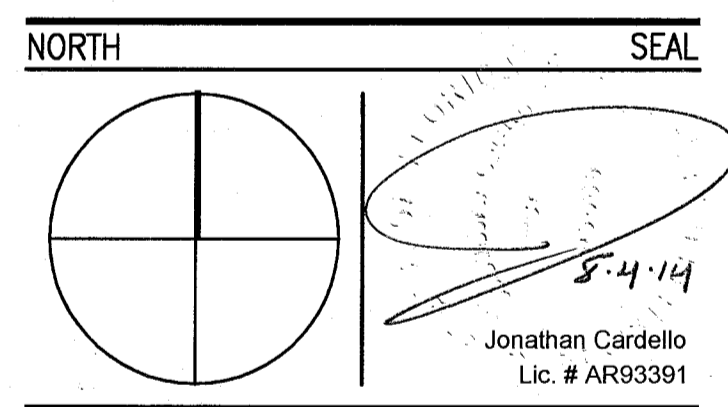
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning
One Biscayne Tower Suite 1670 Two South Biscayne Boulevard Miami, FL 33131 T: 305-482-8700 F: 305-482-8770 www.addinc.com Lic: # AA26001507 Boston Miami

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

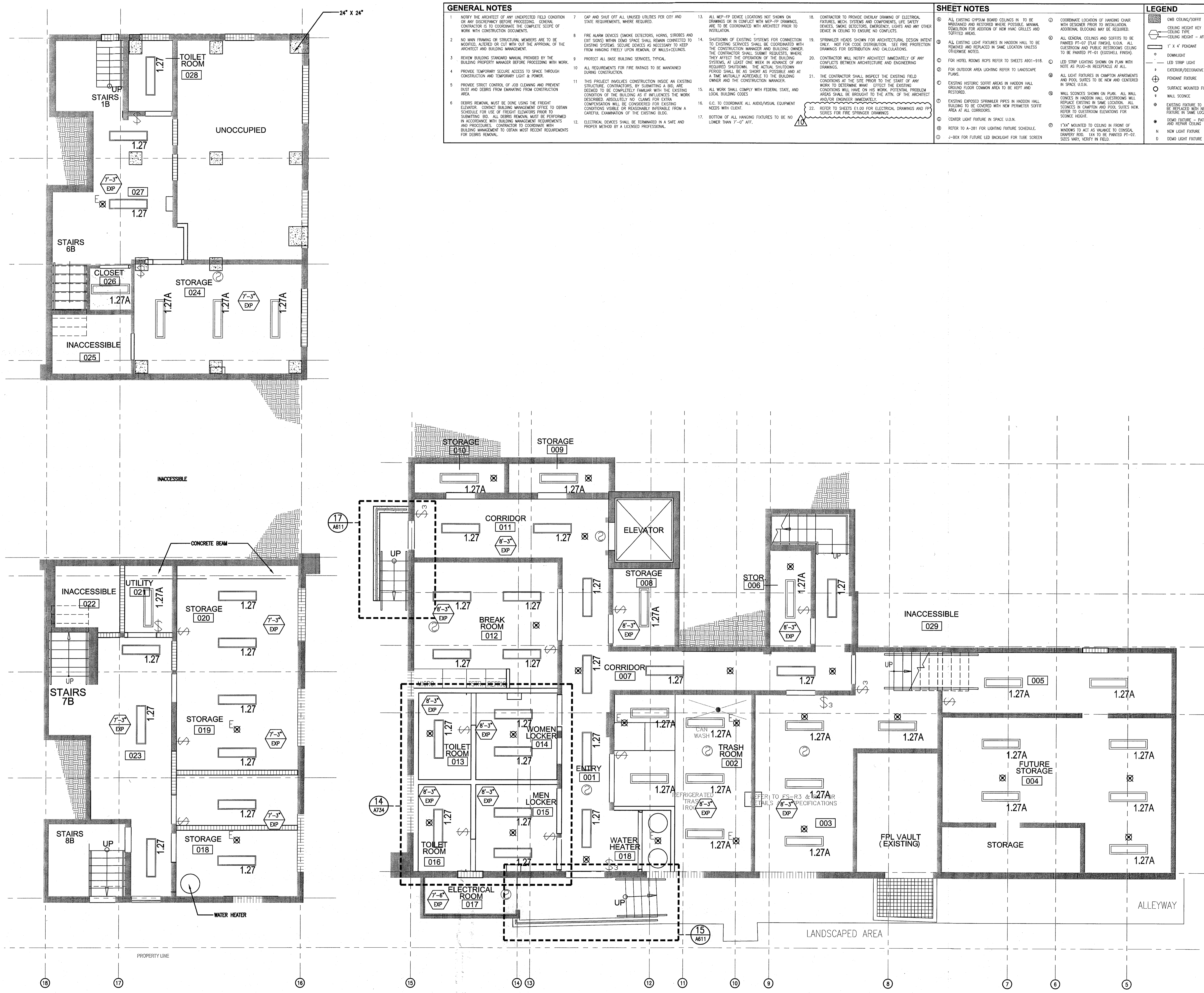
SHEET TITLE

ENLARGED BASEMENT REFLECTED CEILING PLAN - HADDON HALL

SHEET NUMBER

A210

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY EQUIPMENT BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING DEPARTMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRAINING FROM CONSTRUCTION AREA.
6. DEMO REMOVAL MUST BE DONE USING THE PROPER SCHEDULE. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO STARTING. ALL DEMO REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEMO REMOVAL.
7. CAP AND SHAFT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS-CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK REQUIRED. ABSOLUTELY NO CLAIM FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.

13. ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREABLE TO THE BUILDING OWNER AND THE CONTRACTOR MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AHD/AE/CAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, MECH, AND COMMUNICATIONS LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEET 21.00 FOR ELECTRICAL DRAWINGS AND PP SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

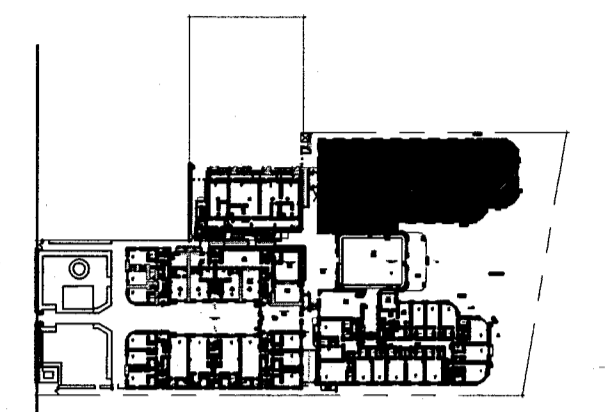
1. ALL EXISTING CRYSTAL BOND CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CEILING BOARDING MAY BE REQUIRED.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR OUTDOOR AREA LIGHTING REFER TO SHEETS A001-918.
4. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW SPRINKLER SOFFIT AREA AT ALL CORRIDORS.
5. CENTER LIGHT FIXTURE IN SPACE U.O.A.
6. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
7. 4-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
8. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BOARDING MAY BE REQUIRED.
9. ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PT-97 FLAT FINISH, U.O.A. ALL GYPSUM AND PUBLIC RESTROOMS CEILING TO BE PAINTED FF-101 (EGGSHELL FINISH).
10. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL PLACES.
11. ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
12. WALL SCOFFES SHOWN ON PLAN. ALL WALL SCOFFES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCOFFES IN CAMPION AHD POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCOFFE HEIGHT.
13. 17"4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS WALKWAY TO CONCEAL DOWNFRET ROD. 14" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

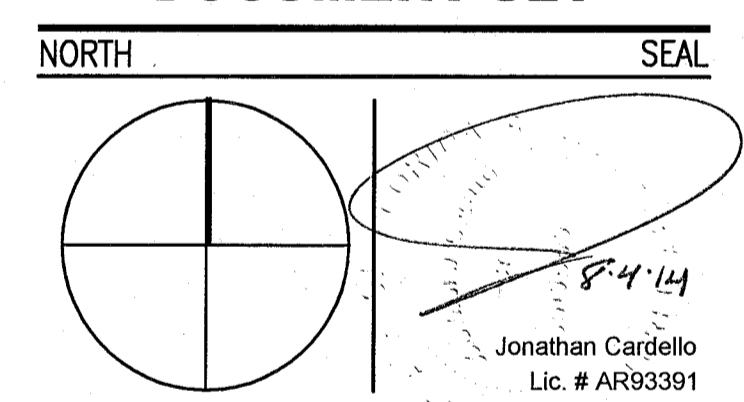


REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	MASTER PERMIT COMMENTS	07-03-2014
3	P&Z COMMENTS	07-14-2014

MFCI PRIVATE PROVIDER SERVICES, LLC			
OPERATION	REVIEWER INITIALS	DATE REVIEWED	DATE REVIEWED
BUILDING			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

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

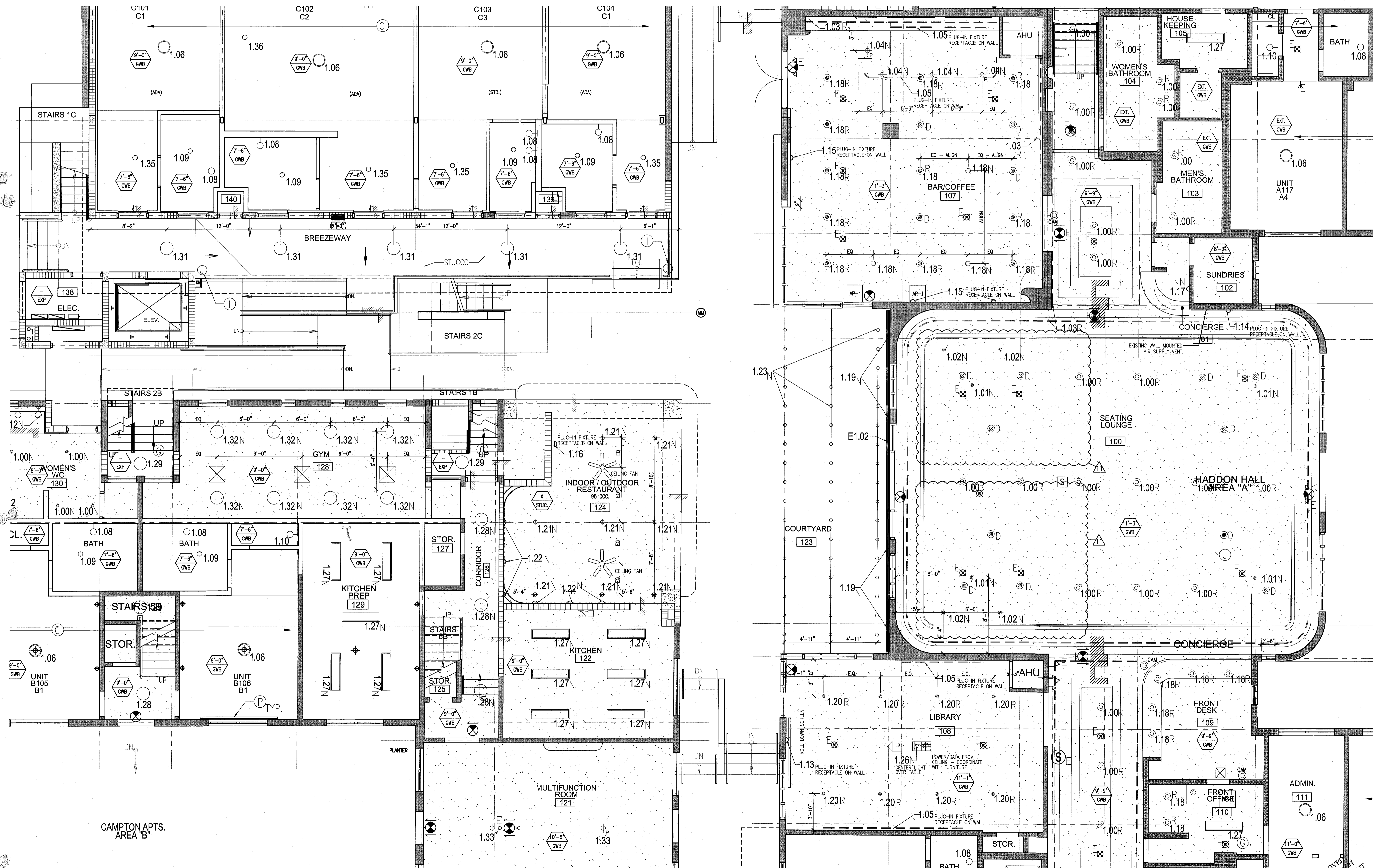
SHEET TITLE

ENLARGED PUBLIC AREA/COURTYARD CEILING PLAN FIRST FLOOR

SHEET NUMBER

A211

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
- REVIEW BUILDING STANDARD MANUAL, PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROMOTE STRICT CONTROL OF JOB CLEANING AND PREVENT SOOT AND DEBRIS FROM BANNING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SERVICE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS OF CHANGINGLY UNUSUAL FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
- C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, FIRE, MECH. SYSTEMS AND COMPONENTS. LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- REFER TO SHEETS E1.01 FOR ELECTRICAL DRAWINGS AND E1.02 SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

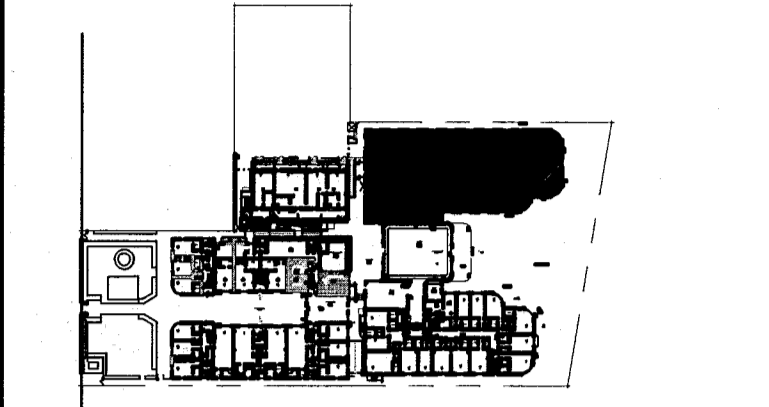
- ALL EXISTING CEILING BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SUFFITTED AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
- EXISTING EXPOSED SPRINKLER RISES IN HADDON HALL GALLERY TO BE COVERED WITH NEW PERMETEX SUFFIT AREA AT ALL CORRIDORS.
- CENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BLOCK FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BRACING MAY BE REQUIRED.
- ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PF-07 (FLAT FINISH), U.O.N. ALL CEILINGSTROM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN COMMON APARTMENTS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
- WALL SCONES SHOWN ON PLAN. ALL WALL CONICES IN HADDON HALL RESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN COMMON AND POOL SUITES NEW. REFER TO CEILINGSTROM ELEVATIONS FOR FINISHES.
- 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DISPERSE ROD. 1"x4" TO BE PAINTED PF-01. SIZES VARY, VERIFY IN FIELD.

LEGEND

- GWB CEILING/SUFFIT
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" x 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/RECREATIVE SCIENCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- NEW LIGHT FIXTURE
- DIMMABLE LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIST. SON - ARROWS INDICATE DIRECTION
- EXIST. SON - WALL MOUNTED ARROWS INDICATE DIRECTION
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- DIMMABLE LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

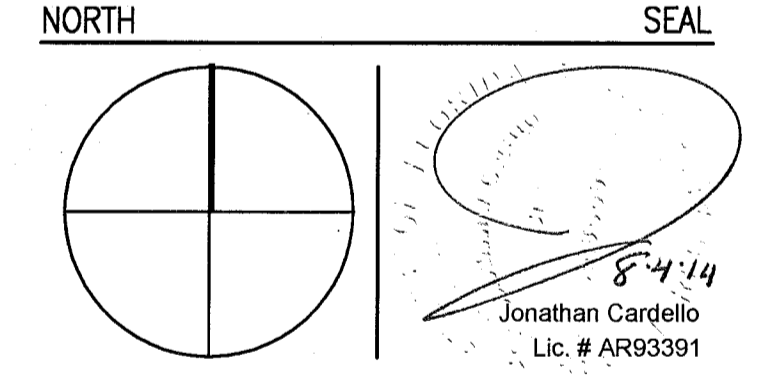
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	MASTER PERMIT COMMENTS	07-03-2014

MTCI
 PRIVATE PROVIDER SERVICES, LLC
 Construction Plans, Specifications, Testing & Consulting

REVIEWER	DATE
EM	11-10-14

BUILDING
 STRUCTURAL
 MECHANICAL
 ELECTRICAL
 PLUMBING
 SITE CIVIL

100% CONSTRUCTION DOCUMENT SET



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

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR-NORTH

SHEET NUMBER

A211a1

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT

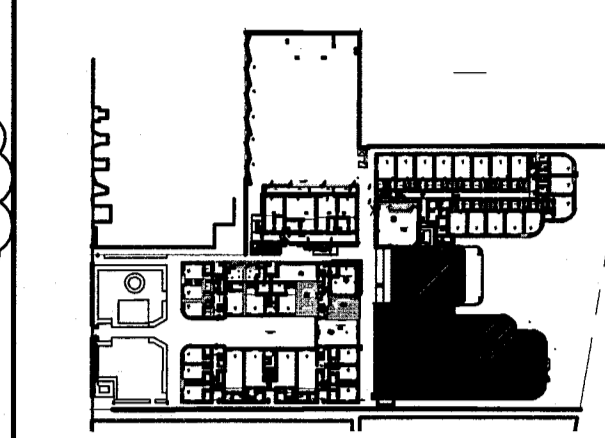
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1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR-NORTH
 SCALE: 1/4" = 1'-0"

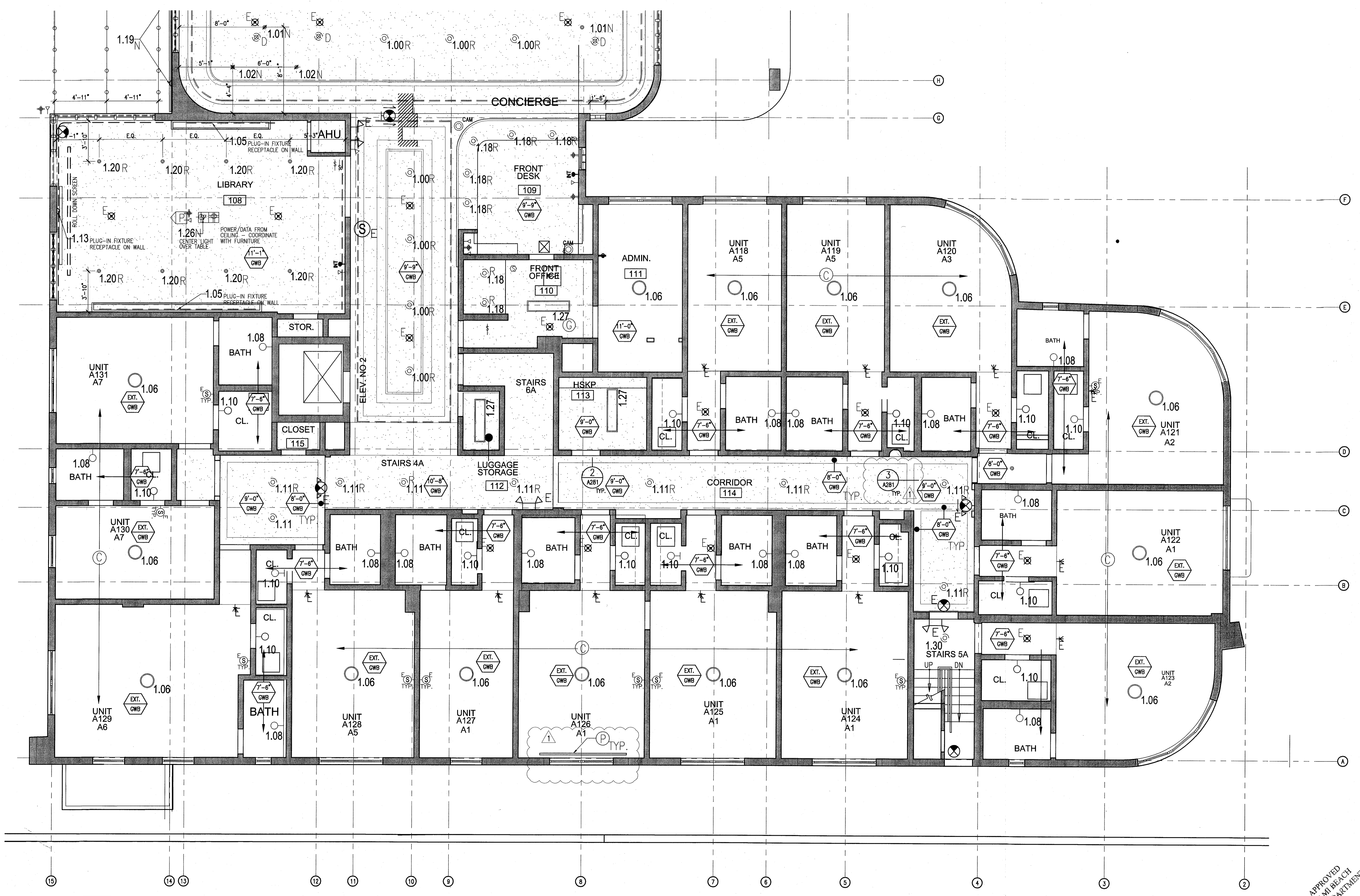
HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



- GENERAL NOTES**
- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
 - NO WORK SHALL BE PERFORMED UNLESS THE ARCHITECT AND BUILDING MANAGEMENT HAVE REVIEWED AND APPROVED THE WORK.
 - PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
 - PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
 - DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
 - CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
 - FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STRIKES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEM. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
 - PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
 - ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
 - THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
 - ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
 - ALL MEP-FP DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
 - SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THEY SHALL AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHOWN AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
 - ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
 - G.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
 - BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
 - CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MEDIA SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
 - SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
 - CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
 - THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
 - REFER TO SHEETS E120 FOR ELECTRICAL DRAWINGS AND F1 SERIES FOR FIRE SPRINKLER DRAWINGS.
- SHEET NOTES**
- ALL EXISTING CHYSAM BOARD CEILING IS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SOFFIT AREAS.
 - ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
 - FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-918.
 - FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
 - EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GUESTROOM FLOOR COMMON AREA TO BE KEPT AND RESTORED.
 - EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORNERS.
 - CENTER LIGHT FIXTURE IN SPACE U.O.N.
 - REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
 - J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
 - COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BIDDING MAY BE REQUIRED.
 - ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
 - LED STRIP LIGHTING SHOWN ON PLAN WITH MORE AS PLUS-IN RECEPTACLE AT ALL.
 - ALL LIGHT FIXTURES IN GUESTROOMS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
 - WALL SOUNCES SHOWN ON PLAN. ALL WALL SOUNCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SOUNCES IN CHIMNEY AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SOUNCES SIZES.
 - 12"X4" MOUNTED TO CEILING IN FRONT OF HANDSINKS TO ACT AS VARIANCE TO CONSUL GUESTROOM 104 TO BE PAINTED PT-07. SIZES VARY, VARY IN FIELD.
- LEGEND**
- OWB CEILING/SOFFIT
 - CEILING HEIGHT KEY
 - CEILING TYPE
 - CEILING HEIGHT - AFF
 - 1" X 4" PENDANT
 - DOWNLIGHT
 - LED STRIP LIGHT
 - EXTERIOR/DECORATIVE SOUNCES
 - PENDANT FIXTURE
 - SURFACE MOUNTED FIXTURE
 - WALL SOUNCES
 - EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
 - DEMO FIXTURE - PATCH AND REPAIR CEILING
 - NEW LIGHT FIXTURE
 - DEMO LIGHT FIXTURE
 - BATTERY POWERED WALL MOUNTED
 - LINEAR DIFFUSER
 - OCCUPANCY SENSOR
 - EXIT SIGN
 - EXIT SIGN ARROWS INDICATE DIRECTION
 - EXIT SIGN - WALL MOUNTED
 - BROODING INDICATE DIRECTION
 - SMOKE DETECTOR CEILING MOUNTED
 - SMOKE DETECTOR WALL MOUNTED
 - EXISTING CEILING MOUNTED SPRINKLER
 - WALL SOUNCES
 - EXISTING WALL MOUNTED SPRINKLER
 - SUPPLY DIFFUSER
 - RETURN AIR GRILLE
 - REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
 - JUNCTION BOX

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



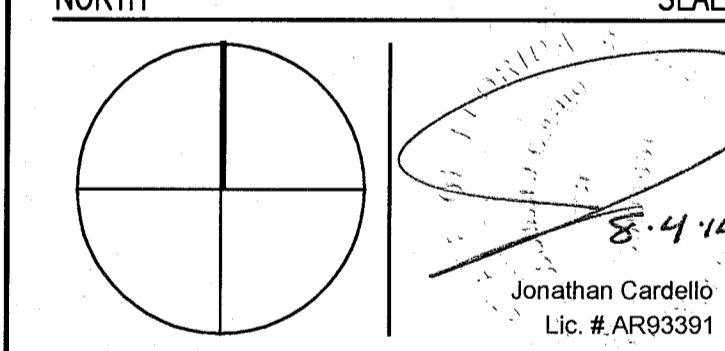
REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET



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

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR - SOUTH

SHEET NUMBER

A211a2

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAN TOWER OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REMOVE BUILDING STAGING MATERIAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DAMAGING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING HIS. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO PREVENT FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILINGS.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS UNLESS IT REASONABLY WERESE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.

13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHICH THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MISC. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1 AND F1 FOR ELECTRICAL SCHEDULES AND SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING CYPRES BOARD CEILING IS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HALLWAY TO BE DEMOLISHED AND REPAIRED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING EXPOSED SPRINKLER PIPES IN HALLWAY AND GYM SHALL BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORRIDORS.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. #80K FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL FLOORINGS MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PF-07 (FLAT FINISH), U.O.N. ALL CEILINGBOARD AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHLL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HALLWAY AND RESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPTON AND POOL SUITES NEW. REFER TO QUESTIONS ELEVATIONS FOR.
14. 174" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL WINDOW ROD. 174" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

MFCI
PRIVATE PROVIDER SERVICES, LLC
Construction Field Services, Inspection, Training & Education

BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	EYM	11-12-13
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

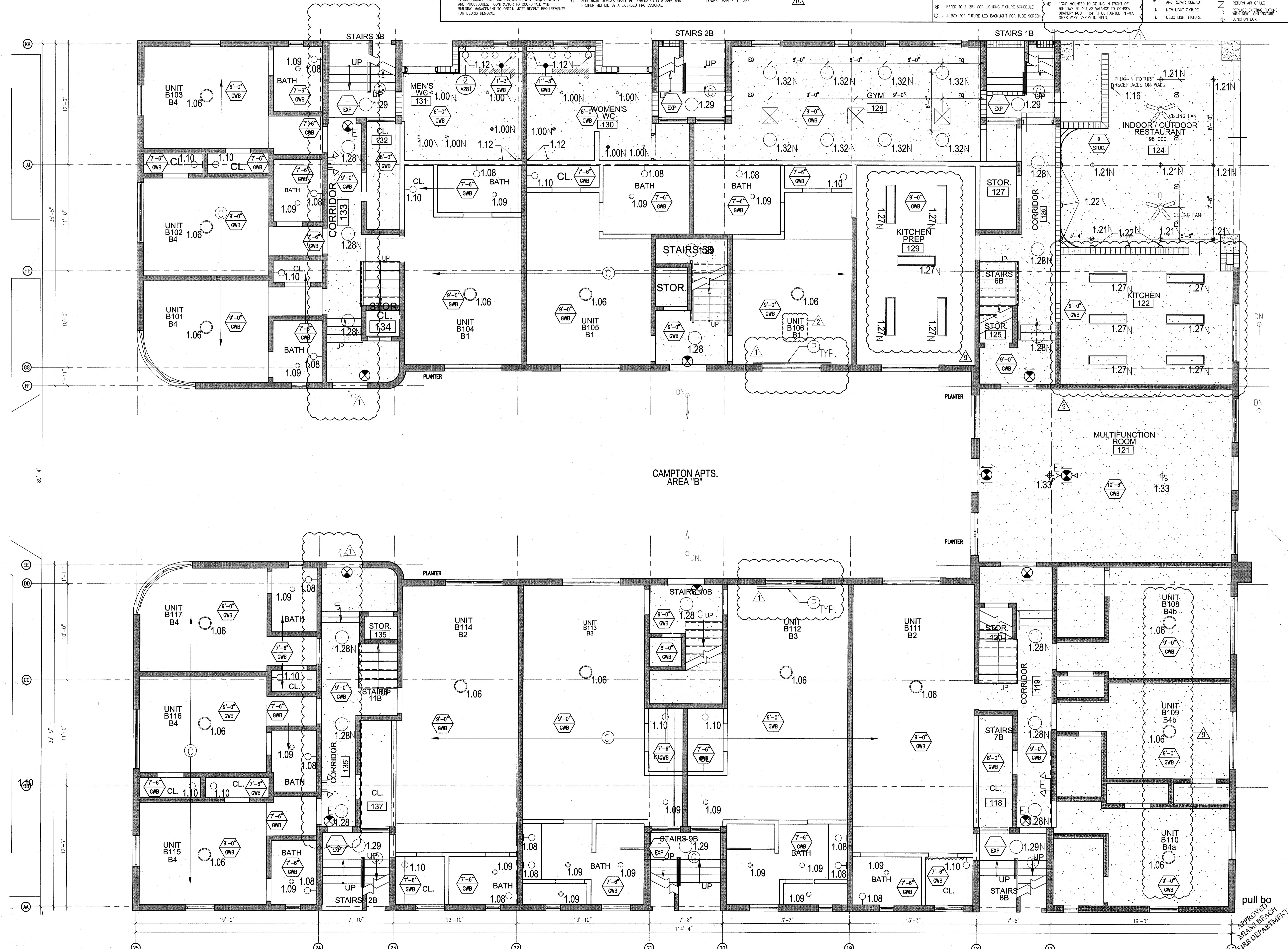
SHEET TITLE

ENLARGED CAMPTON APT. REFLECTED CEILING PLAN - FIRST FLOOR

SHEET NUMBER

A211b

APPROVED BY
MIAMI BEACH
FIRE DEPARTMENT



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

GENERAL NOTES

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

SHEET NOTES

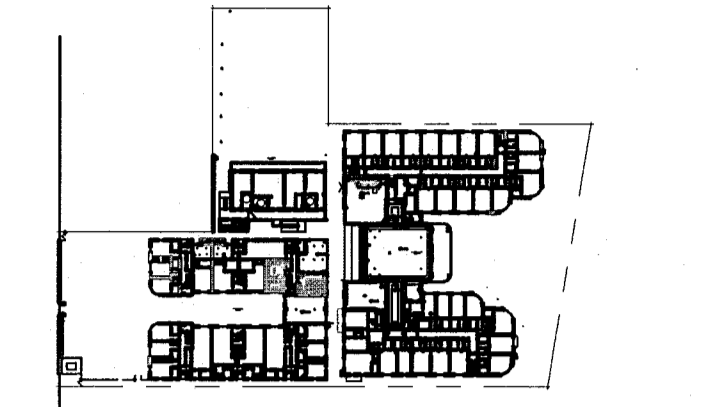
1. ALL EXISTING GYPSUM BOARD CEILING IS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL DEMOLITION FOR PORTION OF NEW HANG GRILLES AND SCHEDULED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-916.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL SECOND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COMBINED WITH NEW PERIMETER SOFFIT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.A.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCORES.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL SCHEDULING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PF-07 (FLAT PINKISH, U.O.A.). ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL PINK).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CAMPION APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.
14. WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN CAMPION AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCHEDULE.
15. 17"X" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DROPPED ROD. ILL TO BE PAINTED PF-07. SIZES VARY, VARY IN FIELD.

LEGEND

- OMB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" x 4" PENDANT
- DOMINANT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE - PARTIAL AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED BELL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED
- EXIT SIGN - WALL MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- REPAIR AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEYPLAN N.T.S.



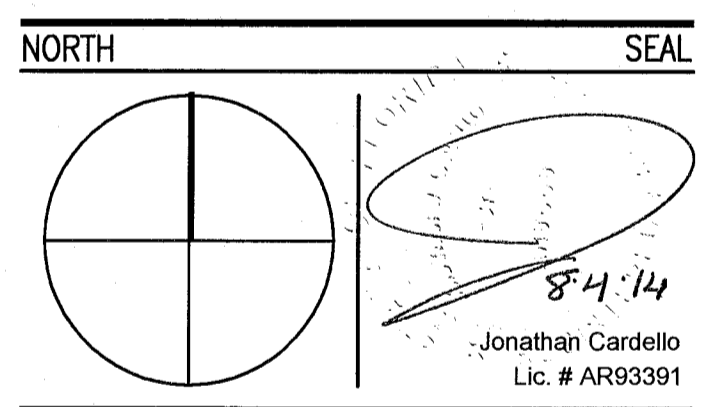
REVISIONS

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

MTCI
 PRIVATE PROVIDER SERVICES, LLC
 Mechanical, Electrical, Plumbing, Fire, Security, and Life Safety

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

Boston Miami

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

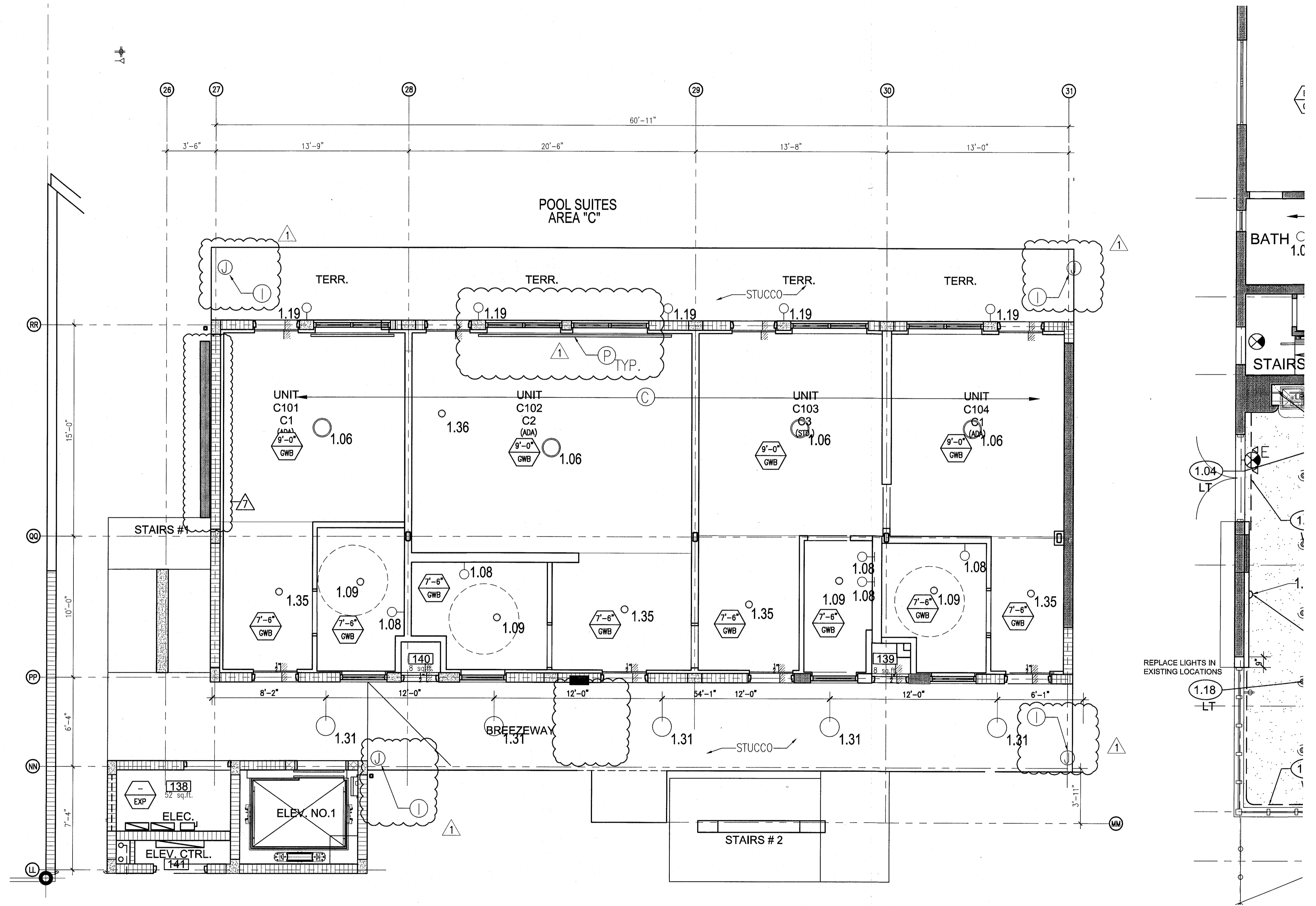
SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN - FIRST FLOOR

SHEET NUMBER

A211c

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

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
- REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROMOTE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM CHANGING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATOR PRIOR TO STARTING SO. ALL SOBS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED HEREIN. NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLUE.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED HEREIN. NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLUE.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
- ALL MEP-PP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- 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.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
- C.O. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND P.P. SIZES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

- ALL EXISTING OPTICAL BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SUFFITED AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR HOTEL ROOMS ICPS REFER TO SHEETS A00-918.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL GUESTROOM FLOOR COMMON AREA TO BE KEPT AND RESTORED.
- CENTER LIGHT FIXTURE IN SPACE U.O.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREENS
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
- ALL GENERAL CEILING AND SUFFITS TO BE PAINTED P-02 (FLAT PEARL U.O.). ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED P-03 (EGGSHAL U.O.).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN COMMON APARTMENTS AND ROOM SUITES TO BE NEW AND CENTERED IN SPACE U.O.
- WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN COMMON AND FOLLOWS NEW. REFER TO GUESTROOM ELEVATIONS FOR SOURCE SELECTION.
- TYPE MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS WALLACE TO CONICAL BRACKET ROD. 1/4" TO BE PAINTED P-07. SEE NEW WORK IN FIELD.

LEGEND

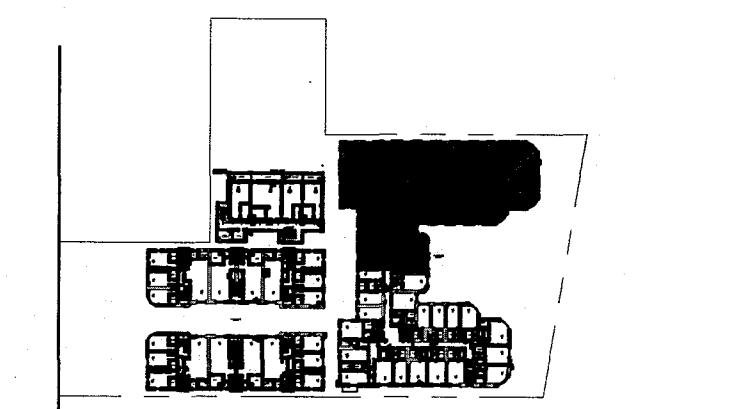
- OWB G200/200/200/20
- CEILING HEIGHT KEY
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERNAL/DECORATIVE SCENE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONES
- EXISTING FEATURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- OWB LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED LINEAR DIFFUSER
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- TYPE SIGN ARROWS INDICATE DIRECTION
- EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING SOUND MOUNTED SPRINKLER
- WALL SCONES
- EXISTING FEATURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- RETURN AIR GRILLE
- REPLACE EXISTING FEATURE WITH NEW LIGHT FIXTURE
- FUNCTION BOX

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



HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



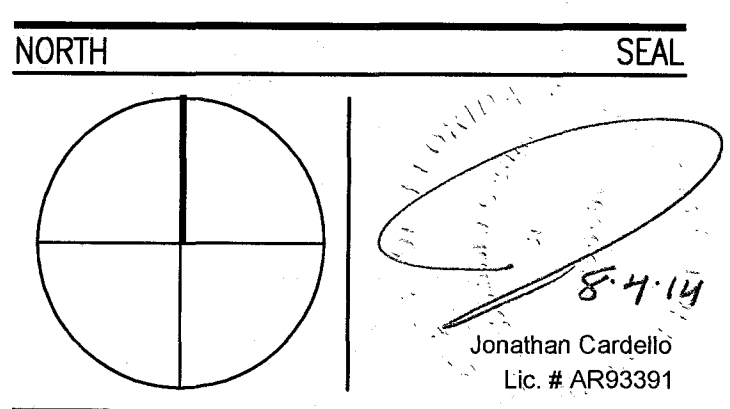
REVISIONS

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

MTCI
PRIVATE PROVIDER SERVICES, LLC
Structural, Mechanical, Electrical, Plumbing, Site Civil

REVIEWER	INITIALS	DATE
REVIEWER	EM	11-10-14

100% CONSTRUCTION DOCUMENT SET



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

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN SECOND FLOOR-NORTH

SHEET NUMBER
A212a1

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. CEILING CONSTRUCTION IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROJECT MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRAINING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. C.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FEATURES, MEDIA SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E100 FOR ELECTRICAL DRAWINGS AND FIRE SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MANUAL CONDITION FOR POSITION OF NEW HANG GRILLES AND SOFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS ROPS REFER TO SHEETS A90-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL SECOND FLOOR COMMON AREA TO BE LEFT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PIONEER SOFFIT AREA AT ALL CORRIDORS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.A.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SOFFIT TO BE PAINTED PF-07 (FLAT FINISH) U.O.A. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHALL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN COMMON APARTMENTS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.A.
14. WALL SOUNCES SHOWN ON PLAN. ALL WALL SOUNCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SOUNCES IN COMMON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SPACE+AGE.
15. 1" x 4" PENDANT TO BE COORDINATED IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. IS TO BE HANGED PF-07. SIZES VARY, VERIFY IN FIELD.

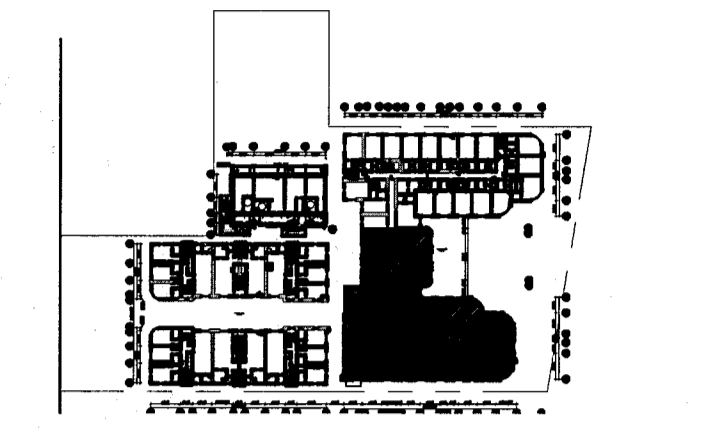
LEGEND

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



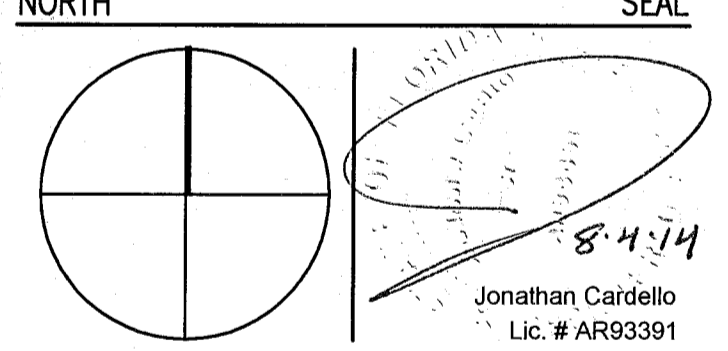
REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET



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

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN SECOND FLOOR-SOUTH

SHEET NUMBER

A212a2

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO WORK FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ADDED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DIRT AND DEBRIS FROM DAMAGING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATORS. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STRIBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED HEREIN. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH SYSTEMS AND COMPONENTS. LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE THE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1100 FOR ELECTRICAL DRAWINGS AND TO SHEETS FOR FIRE SPRINKLER DRAWINGS.
23. REFER TO SHEETS E1100 FOR ELECTRICAL DRAWINGS AND TO SHEETS FOR FIRE SPRINKLER DRAWINGS.
24. REFER TO SHEETS E1100 FOR ELECTRICAL DRAWINGS AND TO SHEETS FOR FIRE SPRINKLER DRAWINGS.
25. REFER TO SHEETS E1100 FOR ELECTRICAL DRAWINGS AND TO SHEETS FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

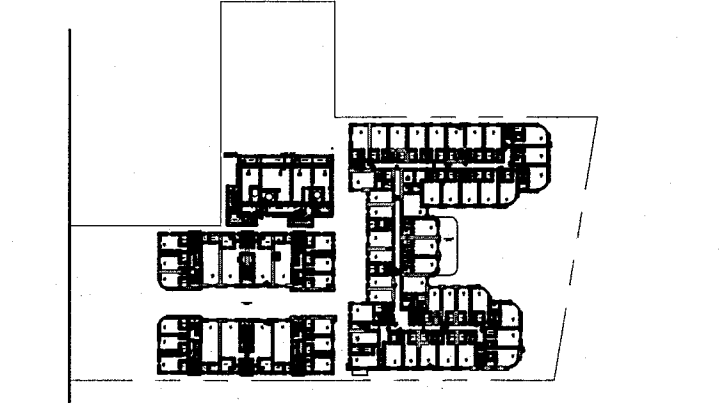
1. ALL EXISTING GYP/SOFT BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR POSITION OF NEW HANGING GRILLES AND SUFFIT AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HALLWAY TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS RCPS REFER TO SHEETS A501-518.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SUFFIT AREA AT ALL CORNERS.
7. CENTER LIGHT FIXTURE IN SPACE U.O.A.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILING AND SUFFIT TO BE PAINTED PF-07 (FLAT FINISH) U.O.A. ALL CUSTOMER AND PUBLIC RESTROOM CEILING TO BE PAINTED PF-01 (EGGSHELL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES NEW. REFER TO CUSTOMER ELEVATIONS FOR.
14. WALL SOUNDES SHOWN ON PLAN. ALL WALL CORNERS IN HADDON HALL CUSTOMER WILL REPLACE EXISTING IN SAME LOCATION. ALL SOUNDES IN CAMPTON AND POOL SUITES NEW. REFER TO CUSTOMER ELEVATIONS FOR.
15. 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL CROSETT ROD. 15" TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- GWB CEILING/SUFFIT
- CEILING HEIGHT KEY
- CEILING HEIGHT - AFF
- 1" X 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SOUNDE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SOUNDE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DEFUSER
- OCCUPANCY SENSOR
- EXIT SIGN
- ARROWS INDICATE DIRECTION
- EXP SIGN - WALL MOUNTED
- ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY OFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEYPLAN N.T.S.



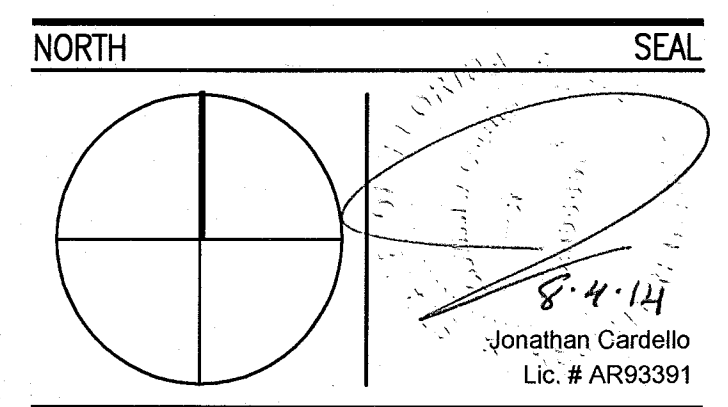
REVISIONS

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

MTCI
 PRIVATE PROVIDER SERVICES, LLC

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

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning

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

Boston Miami

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

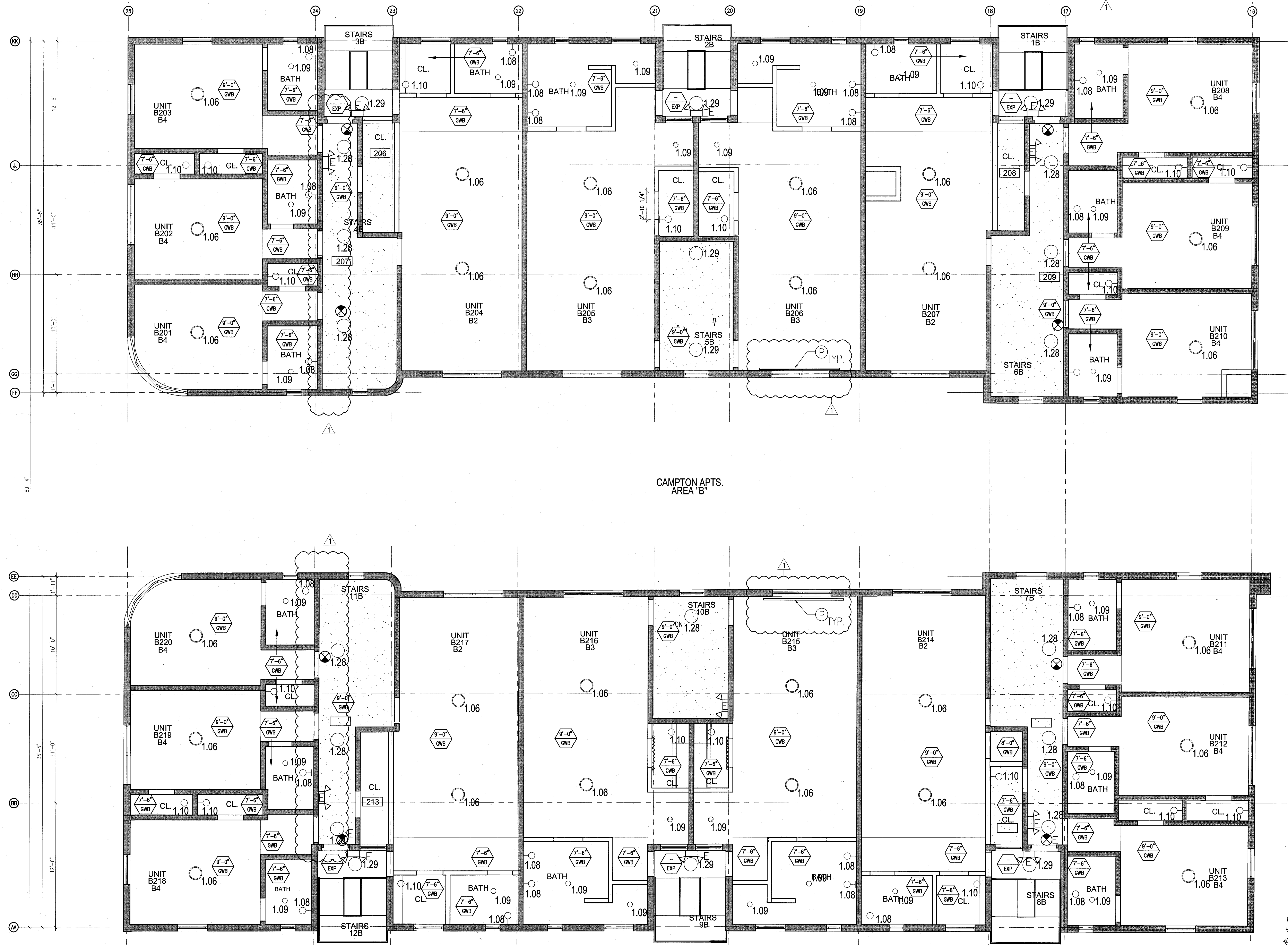
SHEET TITLE

ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER

A212b

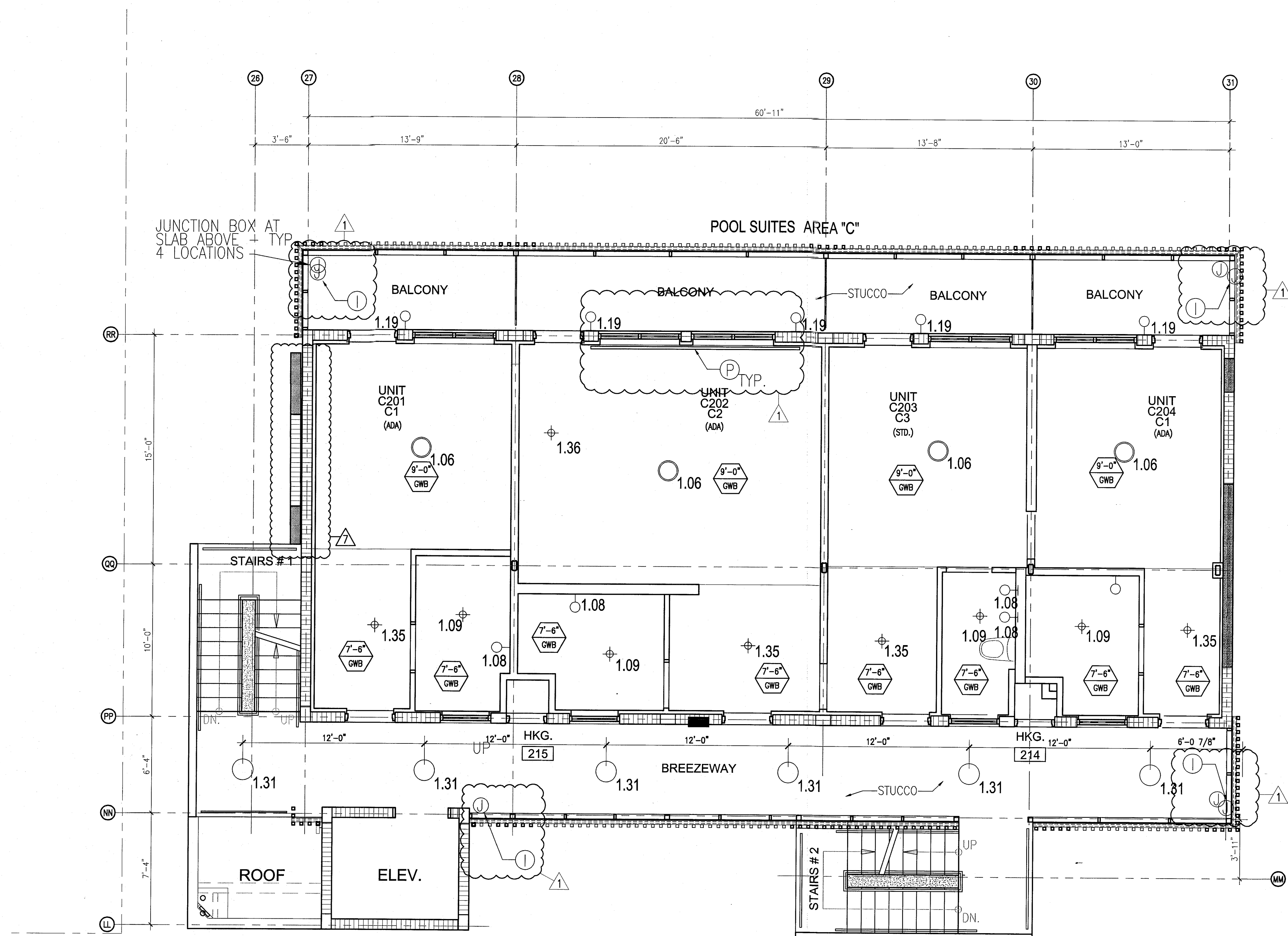
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1 ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN - SECOND FLOOR
 SCALE: 1/4" = 1'-0"

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT

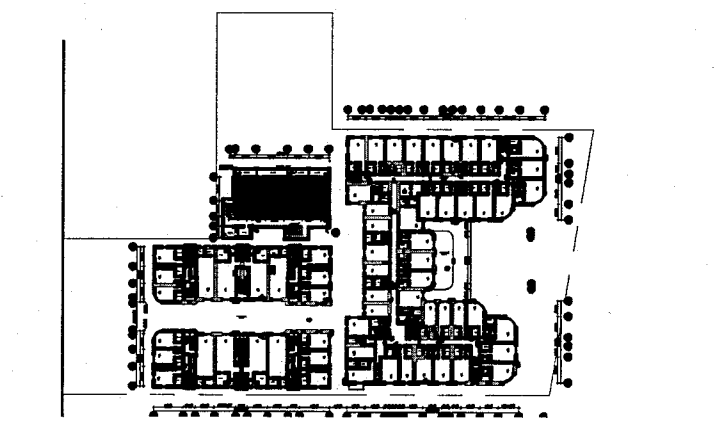
GENERAL NOTES			SHEET NOTES			LEGEND		
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.	① ALL EXISTING GYPSON BOARD CEILING IS TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DISTRIBUTION FOR POSITION OF NEW HANG GRILLES AND SUFFITED AREAS.	② COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BRACING MAY BE REQUIRED.	③ GNB CEILING/SUFFIT	④ BATTERY POWERED WALL MOUNTED	
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO HELP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILING.	14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE CONTRACTOR MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHEN THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.	19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE THE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.	③ ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.	④ ALL LIGHT FIXTURES IN COMMON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.A.	⑤ CEILING HEIGHT KEY	⑥ LINEAR DIFFUSER	
3. REVIEW BUILDING STANDARDS MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.	20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	④ FOR HOTEL ROOMS ROPS REFER TO SHEETS A901-916. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.	⑤ LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.	⑦ DOWNLIGHT	⑦ LED STRIP LIGHT	
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.	16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	⑤ EXISTING HISTORIC SUFFIT AREAS IN HADDON HALL, GROUND FLOOR COMMON AREA TO BE NOTED AND RESTORED.	⑥ 1" X 4" PENDANT	⑧ EXTERIOR/DECORATIVE SCIENCE	⑧ EXIST. SIGN - WALL MOUNTED	
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PROTECT DUST AND DEBRIS FROM IMMATING FROM CONSTRUCTION AREA.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.	22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND IN SERIES FOR FIRE SPRINKLER DRAWINGS.	⑥ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PRIMERED SUFFIT AREA AT ALL CORRIDORS.	⑨ SURFACE MOUNTED FIXTURE	⑨ EXISTING WALL MOUNTED SPRINKLER	⑨ EXISTING CEILING MOUNTED SPRINKLER	
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SCHEDULING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.			⑦ CENTER LIGHT FIXTURE IN SPACE U.O.A.	⑩ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE	⑩ NEW LIGHT FIXTURE	⑩ REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE	



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

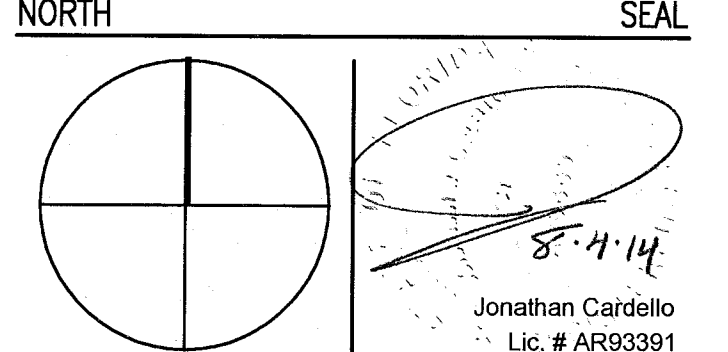
KEYPLAN N.T.S.



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

MTCI PRIVATE PROVIDER SERVICES, LLC			
Construction Plans Review - Mechanical, Heating & Cooling			
BUILDING	REVIEWER INITIALS	DATE REVIEWED	
STRUCTURAL	EM	11-16-14	
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. # A-26901507
 Boston Miami

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

SHEET TITLE
ENLARGED POOL SUITES REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER
A212c

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APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT

GENERAL NOTES

- NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MOVED, ALTERED, OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
- REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
- PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
- PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM UNWANTING FROM CONSTRUCTION AREA.
- DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BE. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
- CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
- FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN COMMON SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/HOLDINGS.
- PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
- ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
- THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR COSTS OR COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRIBLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
- ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, PLUMBING, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
- SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONTRACTOR. CONTRACTOR SHALL SUBMIT REQUESTS, WHENEVER THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
- ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES.
- G.C. TO COORDINATE ALL ALARM/VISUAL EQUIPMENT NEEDS WITH CLIENT.
- BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
- CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL, PLUMBING, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CEILING TO ENSURE NO CONFLICTS.
- SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
- CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
- THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
- REFER TO SHEETS E1.04 FOR ELECTRICAL DRAWINGS AND E1.05 SERIES FOR FIRE SPRINKLER DRAWINGS.
- FOR HOTEL ROOMS REFS REFER TO SHEETS A01-018.
- FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- EXISTING HISTORIC SCOFFIT AREAS IN HADDON HALL SECOND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
- EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL SECOND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.

SHEET NOTES

- ALL EXISTING CYPRESS BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL REMOVAL FOR ADDITION OF NEW HVAC GRILLES AND SCHEDULED AREAS.
- ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- FOR HOTEL ROOMS REFS REFER TO SHEETS A01-018.
- CEILING HISTORIC SCOFFIT AREAS IN HADDON HALL SECOND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
- ENTER LIGHT FIXTURE IN SPACE U.O.N.
- REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION.
- ALL GENERAL CEILING AND SCHEDULES TO BE PAINTED PF-07 (FLAT FINISH) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PF-01 (EGGSHELL FINISH).
- LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
- ALL LIGHT FIXTURES IN COMMON APARTMENTS AND POOL SALES TO BE NEW AND COVERED IN SPACE U.O.N.
- WALL SCHEDULES SHOWN ON PLAN. ALL WALL CORNICES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL CORNICES IN COMMON AND POOL SALES NEW. AREA AT ALL CORRIDORS.
- REFER TO GUESTROOM ELEVATIONS FOR SPRINKLER.
- 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS BALANCE TO CONSULT DRAWING FOR 1x4 TO BE PAINTED PF-07. SIZES VARY, VERIFY IN FIELD.

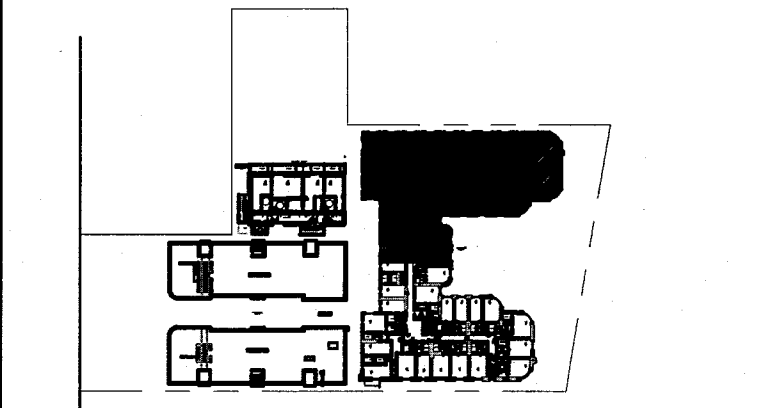
LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT - AFF
- 1" x 4" PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/ACCOMMODATION SCHEDULE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCHEDULE
- EXISTING FIXTURE TO BE REMOVED WITH NEW FIXTURE IN SAME LOCATION
- NEW LIGHT FIXTURE
- GEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR OFFICER
- OCCUPANCY SENSOR
- EXT. SIGN - WALL MOUNTED ABOVE WINDOW
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE AND/OR SIGN

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

HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEYPLAN N.T.S.



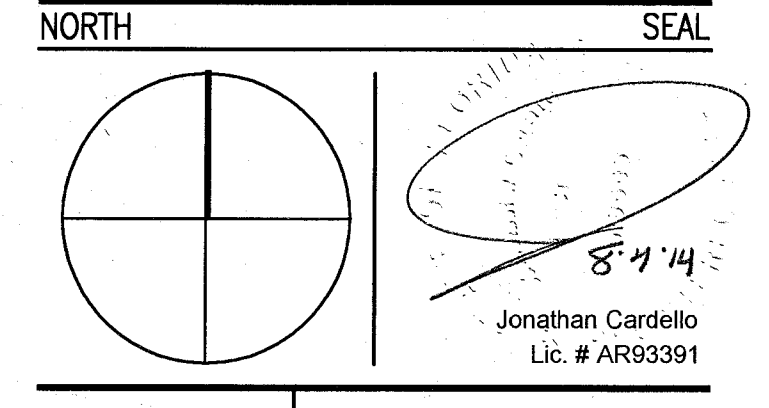
REVISIONS

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

MTCI
 PRIVATE PROVIDER SERVICES, LLC
 Construction Plans, Blueprints, Specifications, Estimating & Scheduling

BUILDING	INITIALS	DATE
STRUCTURAL	FMA	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET



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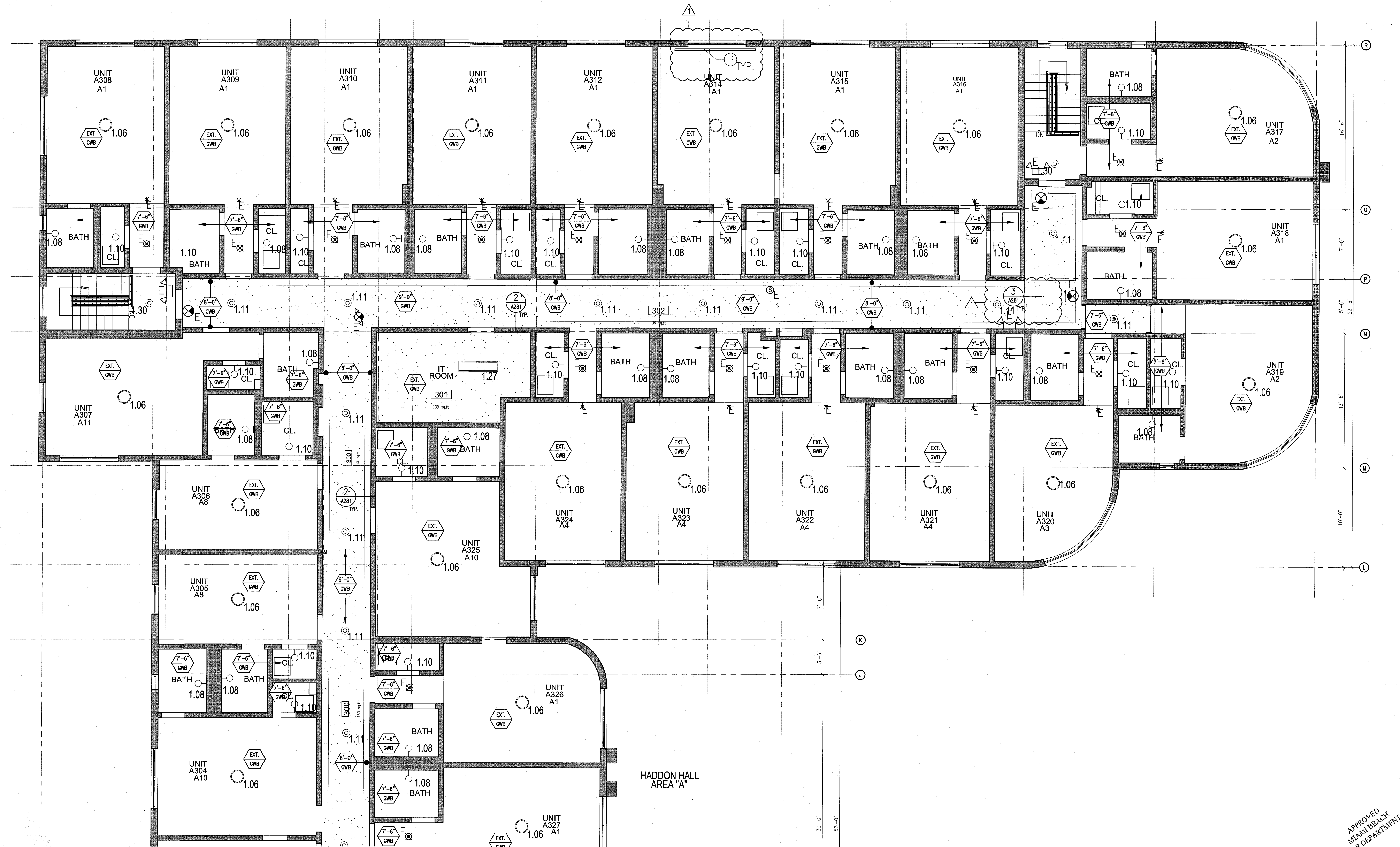
JOB NUMBER: 13036.00
 CHECKED BY:
 ISSUE DATE: FEBRUARY 18, 2014
 SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN THIRD FLOOR - NORTH

SHEET NUMBER
A213a1

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



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

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
3. NEVER BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT SOOT AND DEBRIS FROM DRAINING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SERVICE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RAINING TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS AS INDICATED BY THE DRAWINGS AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
12. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
13. ALL MEP-PP DEVICES LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-PP DRAWINGS ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUESTING SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.
16. C.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL SERVICES, MISC SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICES IN CLASH TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.

SHEET NOTES

1. ALL EXISTING CHIPSUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL CONSTRUCTION FOR ADDITION OF NEW HANG, GULLIES AND SOFFIT AREAS.
2. FOR HOTEL ROOMS PROPS REFER TO SHEETS A301-318.
3. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
4. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GUESTROOM FLOOR COMMON AREA TO BE KEPT AND RESTORED.
5. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL GUESTROOM FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. CENTER LIGHT FIXTURE IN SPACE U.O.N.
7. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
8. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
9. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BRACING MAY BE REQUIRED.
10. ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH). U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
11. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLD-IN RECEPTACLE AT ALL.
12. ALL LIGHT FIXTURES IN GAMPON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
13. WALL SCAFFOLD SHOWN ON PLAN. ALL WALL COICES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCOFFES IN GAMPON AND POOL SUITES WORK REFER TO GUESTROOM ELEVATIONS FOR COICES.
14. 174" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 144" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

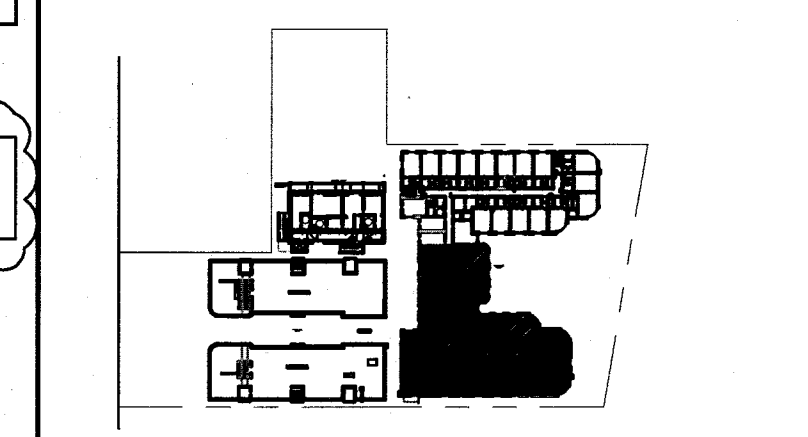
NOTE: CEILING AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

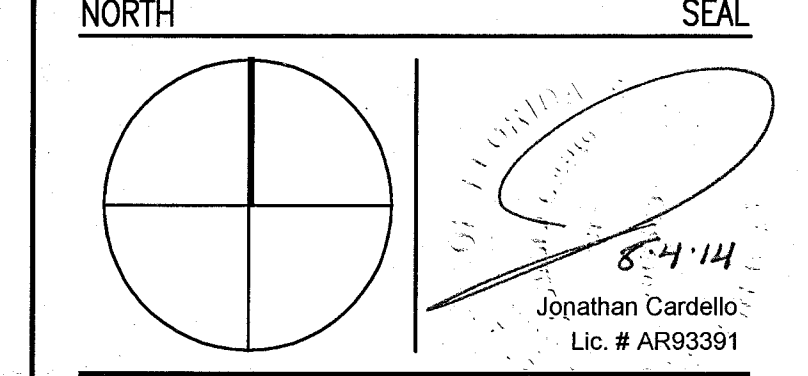
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	FIRE REVIEW COMMENTS	04-09-2014
3	MASTER PERMIT COMMENTS	07-03-2014

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

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

Jonathan Cardello
Lic. # AR93391

100% CONSTRUCTION DOCUMENT SET



ADD Inc Architecture Interiors Planning
One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA28001507 Boston Miami

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN THIRD FLOOR - SOUTH

SHEET NUMBER

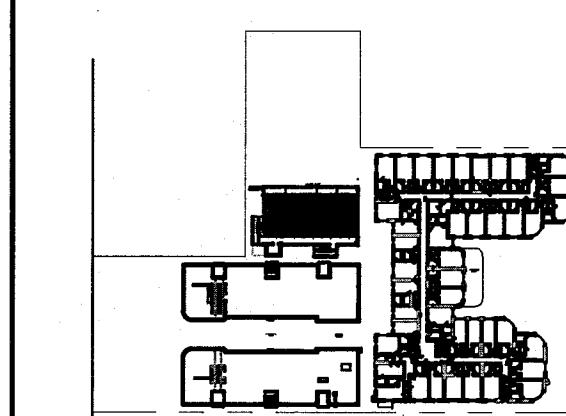
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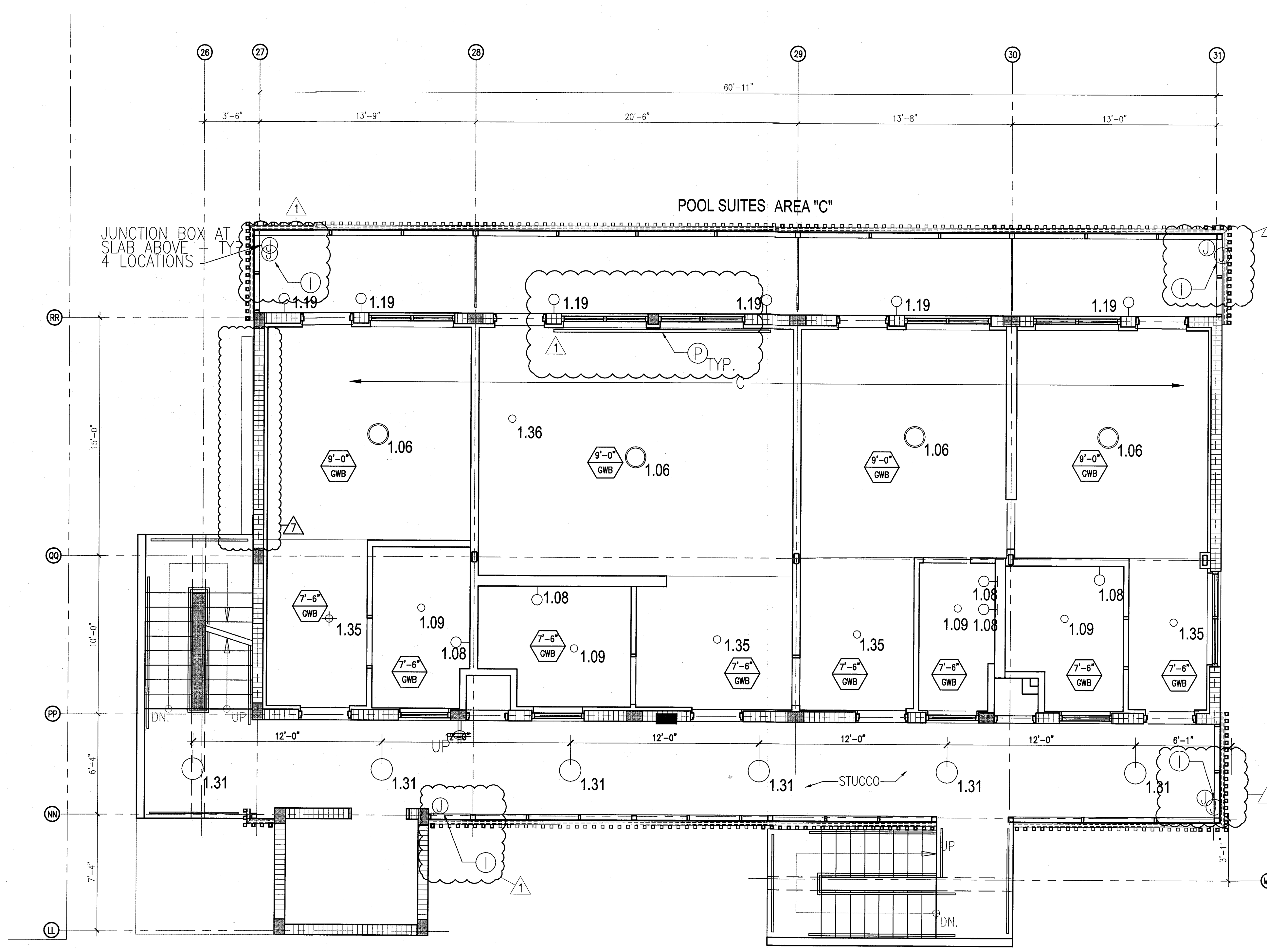
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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 CONDITION OR ANY UNEXPECTED FIELD CONDITION BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.	7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.	13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONTACT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN COLLISION TO ENSURE NO CONFLICTS.	① ALL EXISTING CRYSTAL BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HANG GRILLES AND SOTTED AREAS.	① GWB CEILING/SOFFIT
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.	8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.	14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT PROPOSALS, WHICH 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 AGREABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.	19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.	② ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH) U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).	② CEILING HEIGHT KEY CEILING TYPE CEILING HEIGHT - AFF
3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.	9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.	15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES.	20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.	③ FOR HOTEL ROOMS RCPs REFER TO SHEETS A001-918.	③ 1' x 4' PENDANT
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.	10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.	16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.	21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.	④ FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLAN.	④ DOWNLIGHT
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM DRAINING FROM CONSTRUCTION AREA.	11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK OCCURRED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.	17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.	22. REFER TO SHEET E10 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINKLER DRAWINGS.	⑤ EXISTING HISTORIC LIGHT FIXTURES IN HADDON HALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE RESTORED.	⑤ LED STRIP LIGHT
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.	12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.			⑥ EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PINKETED SOTTED AREA AT ALL CORRIDORS.	⑥ EXTERIOR/DECORATIVE SCOFFIT



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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardillo
Lic. # AR93991

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN
THIRD FLOOR - SOUTH

SHEET NUMBER

A213c

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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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7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, SIRENS AND EXT STROBS) WITHIN ODDO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS/CEILING.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
11. THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG.
12. ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER MANNER BY A LICENSED PROFESSIONAL.
13. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS OR IN CONFLICT WITH MEP-FP DRAWINGS ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
14. SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND BUILDING OWNER. THE CONTRACTOR SHALL SUBMIT REQUESTS, WHERE THEY AFFECT THE OPERATION OF THE BUILDING SYSTEMS, AT LEAST ONE WEEK IN ADVANCE OF ANY REQUIRED SHUTDOWN. THE ACTUAL SHUTDOWN PERIOD SHALL BE AS SHORT AS POSSIBLE AND AT A TIME MUTUALLY AGREEABLE TO THE BUILDING OWNER AND THE CONSTRUCTION MANAGER.
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18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MISC. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
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22. REFER TO SHEET E-110 FOR ELECTRICAL DRAWINGS AND SERIES FOR FIRE SPRINKLER DRAWINGS.

SHEET NOTES

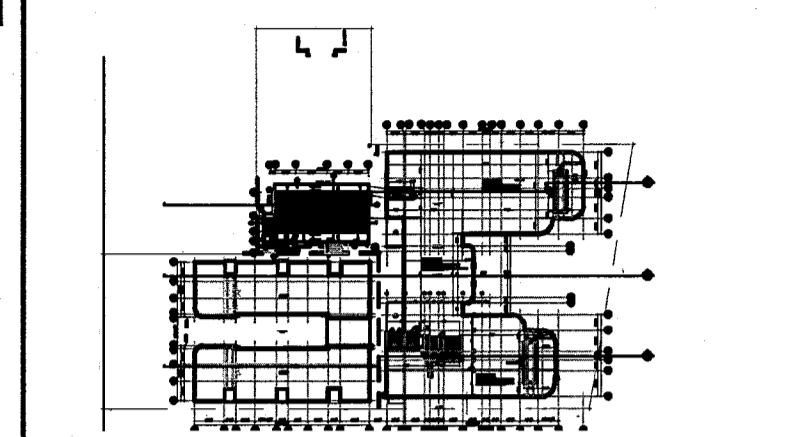
- ⓐ ALL EXISTING OYSPUM BOARD CEILING IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL EXHAUSTION FOR PROTECTION OF NEW HANG GRILLES AND SOFFITED AREAS.
- ⓑ ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
- ⓒ FOR HOTEL ROOMS ROPS REFER TO SHEETS A001-016.
- ⓓ FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
- ⓔ EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
- ⓕ EXISTING EXPOSED SPRINKLER RISES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL CORNERS.
- ⓖ CENTER LIGHT FIXTURE IN SPACE U.O.A.
- ⓗ REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
- ⓓ 3-SOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN.
- ⓑ COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL ELEVATIONS MAY BE REQUIRED.
- ⓒ ALL GENERAL CEILING AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH, U.O.A.). ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
- ⓓ LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEIPTABLE AT ALL.
- ⓔ ALL LIGHT FIXTURES IN GUESTROOMS AND PUBLIC RESTROOMS CEILING TO BE NEW AND CENTERED IN SPACE U.O.A.
- ⓕ WALL SCONES SHOWN ON PLAN. ALL WALL SCONES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONES IN COMMON AND POOL SUITES MAY REFER TO GUESTROOM ELEVATIONS FOR SCOFF HEIGHT.
- ⓖ 1"x4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSERVATE ENERGY. 1"x4" TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE - AFF
- 1' x 4' PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED REEL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - WALL MOUNTED
- EXIT SIGN - CEILING MOUNTED
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



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

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plans Review, Inspection, and Administration			
BUILDING	REVIEWER INITIALS	DATE	REVIEWED
STRUCTURAL	EM	11-12-14	
MECHANICAL			
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T: 305-482-8700
F: 305-482-8770
www.addinc.com
Lic. # AA26001507 Boston Miami

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

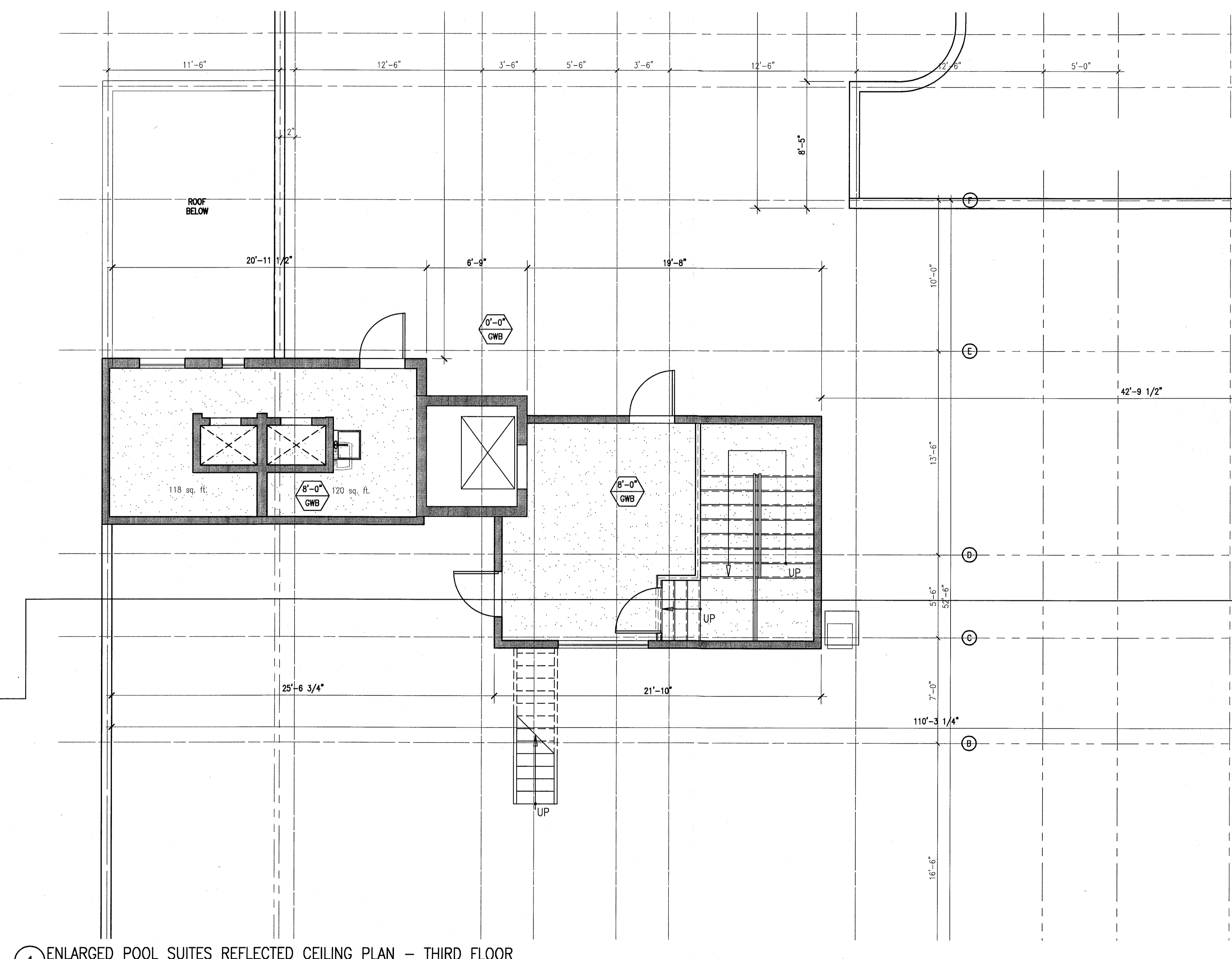
SHEET TITLE

ENLARGED ROOF DECK REFLECTED CEILING PLAN

SHEET NUMBER

A214

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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

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

REVIEWER			
BUILDING	REVIEWER	DATE	REVIEWED

100% CONSTRUCTION DOCUMENT SET

SEAL
Jonathan Cardello
Lic. # AR9391

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: NO SCALE

SHEET TITLE

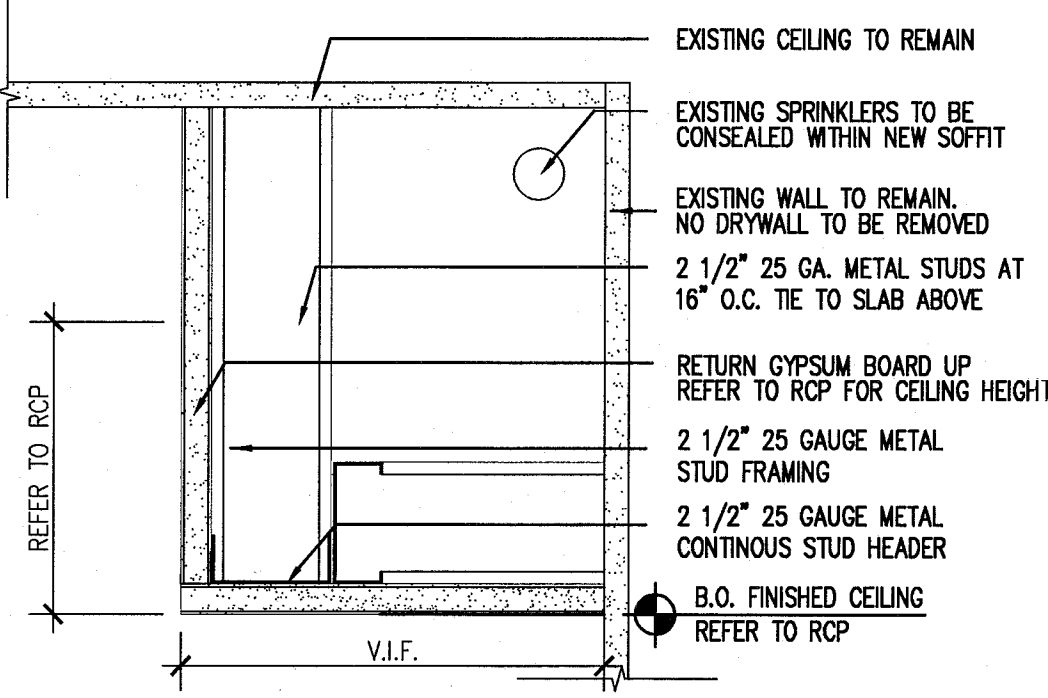
LIGHTING SCHEDULE & CEILING DETAILS

SHEET NUMBER

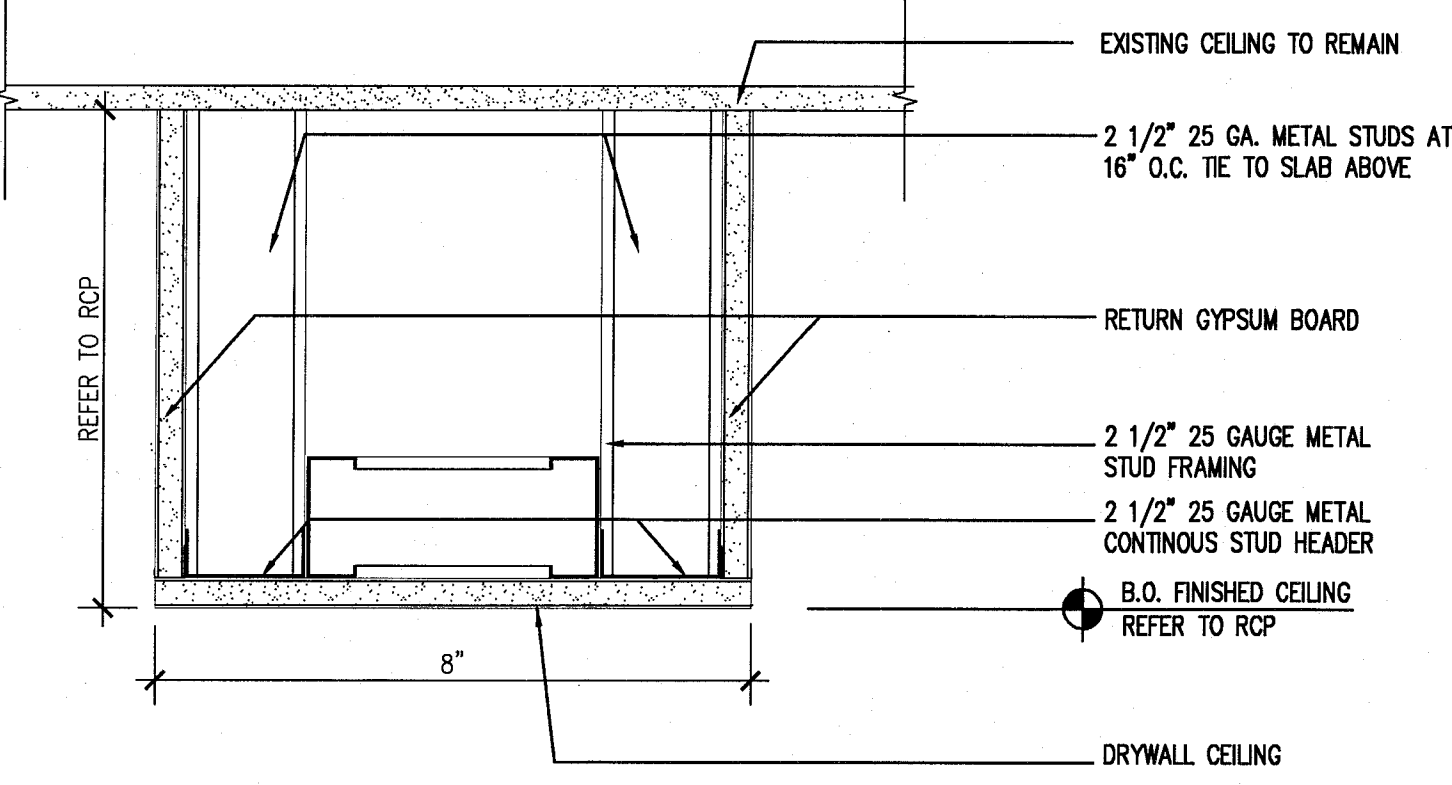
A281

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

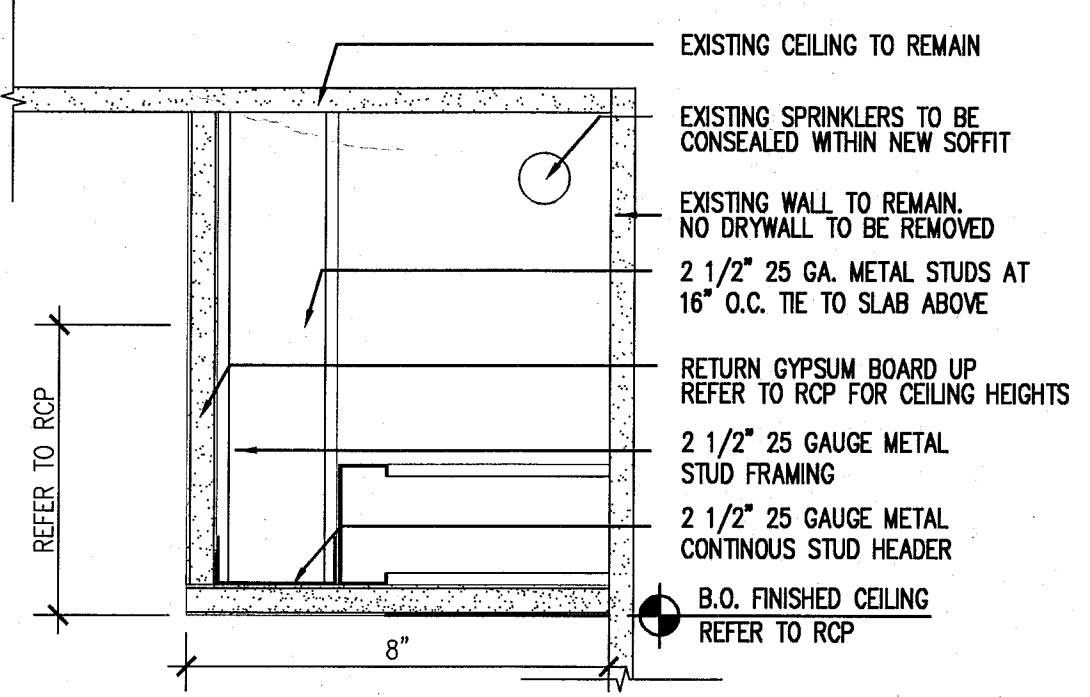
LIGHTING					
LT 1.00	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UN/VA	WHITE TRIM ON DIMMER	LOBBY
LT 1.01	PENDANT	VINTAGE	VINTAGE ROTAFLEX LANTERN, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.02	DIRECTIONAL	HIP HAVEN	TRIPLE BULLET CEILING FIXTURE, SIZE: MEDIUM CUSTOMIZE: HIP HAVEN TO ADD STEMS	MATTE WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.03	LED STRIP	FLEXTEC	White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lens	REPLACE EXISTING COVE LIGHTS W/ LED STRIPS; WARMTH TO BE APPROVED BY RMCS ON DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE. APPLY UNDERNEATH LENS	MISC
LT 1.04	PENDANT	BARNLIGHT ELECTRIC	THE ART DECO ROUND GLOBE SCHOOLHOUSE LIGHT SIZE: MEDIUM CODE: 118811	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY BAR
LT 1.05	LED STRIP	FLEXTEC	(12 inch) 4.5 Watt - Very Warm White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum or flexible angle and frosted lens	MILLWORK LED STRIPS GELS TO BE SPECIFIED & APPROVED BY RMCS ON A DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE. APPLY UNDERNEATH LENS.	MISC
LT 1.06	CEILING FIXTURE		3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lens	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.07	BEDSIDE LIGHT FIXTURE	CUSTOM	60 W, TAKES 120 Volt G16 Bulb/ 25 60W, UL LISTED.	FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.08	BATHROOM SCONCE	REJUVENATION	#A8280 HANNAH SCONCE, CLASSIC WALL BRACKET ITEM WHITE PORCELAIN, 100W	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.09	BATHROOM LIGHT	LUCIFER LIGHTING CO.	DL1ZCP FOR WET LOCATION	WHITE TRIM, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.10	CLOSET SCONCE	ACCESS LIGHTING	NAUTICUS OVAL CEILING/WALL LIGHT	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.11	CEILING LIGHT	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25"	WHITE ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	HALLWAYS
LT 1.12	SCONCE	SCHOOL HOUSE ELECTRIC	TRUMAN SCONCE	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	PUBLIC RESTROOMS
LT 1.13	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.14	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.15	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.16	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.17	WALL MOUNTED	INFURN	INSPIRED PROUVE POTENCE LAMP, 60 W	BLACK POWDERCOAT, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY CONCIERGE
LT 1.18	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UN/VA	WHITE TRIM ON DIMMER	LOBBY BAR
LT 1.19	SCONCE	MINKA LAVERY	#9836 1 LIGHT OUTDOOR TIERED SCONCE, 100 W, 120 V, CERAMIC	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.20	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UN/VA	WHITE TRIM ON DIMMER	LIBRARY
LT 1.21	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UN/VA	WHITE TRIM ON DIMMER	OUTDOOR RESTAURANT
LT 1.22	WALL LIGHT SCULPTURE	TBD	CUSTOM PER DRAWINGS BY RMCS	TBD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.23	STRING LIGHTS	OOGALIGHTS.COM	SKUF: LS115-WHT, 330' Commercial Linear Light String Strand - Intermediate Base - White	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.24	PENDANT LIGHTS OVER BAR	VINTAGE	INDUSTRIAL PENDANT LIGHTS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.25	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.26	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS (PICTURE FOR INSPIRATION), One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LIBRARY
LT 1.27	LINEAR FLOURESCENT - SUSPENDED	FOCAL POINT LIGHTS	TAB EVOLUTION, 1' X 4'	CLEAR SHIELD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	BACK OF HOUSE AREAS
LT 1.27A	SURFACE MOUNTED LINEAR	SIMPLESEAL	HASEI SERIES; 1'X4'		BACK OF HOUSE AREAS
LT 1.28	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	INTERIOR CAMPTON CORRIDORS
LT 1.28	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	EXTERIOR CAMPTON STAIRS
LT 1.30	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	HADDON STAIRS
LT 1.31	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES CORRIDOR
LT 1.32	PENDANT LIGHTS	SOLAVANTI LIGHTING, RMCS TO PROVIDE	CAP 10.353	SILVER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GYM
LT 1.33	EXISTING LIGHT FIXTURES TO REMAIN				SHOP/MULTIFUNCTION
LT 1.34	EXTERIOR SCONCE			FURNISH BY OWNER, INSTALL BY CONTRACTOR	CAMPION LOBBY
LT 1.35	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UN/VA	WHITE TRIM ON DIMMER	POOL SUITES
LT 1.36	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES



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



3 TYPICAL SOFFIT DETAIL AT HADDON CORRIDORS
SCALE: 3/4"=1'-0"

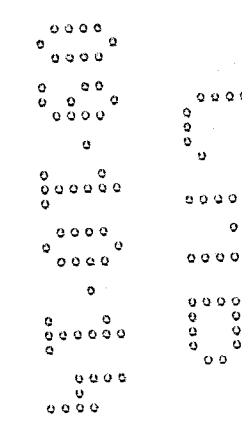


2 TYPICAL SOFFIT DETAIL AT HADDON CORRIDORS
SCALE: 3/4"=1'-0"

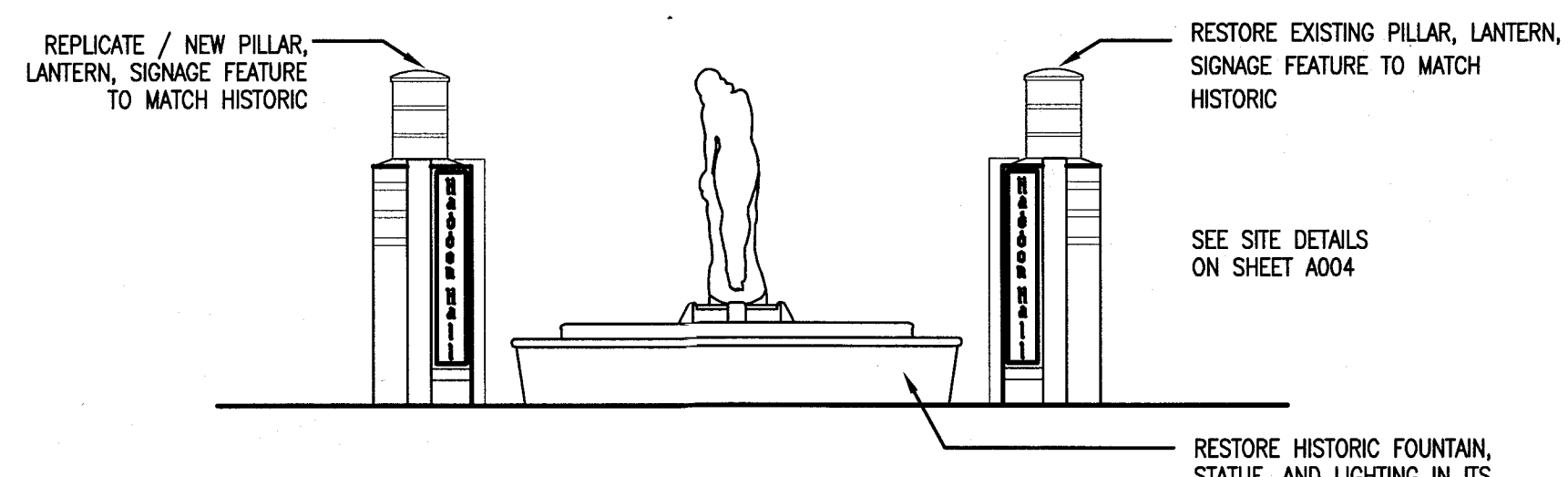
1 LIGHTING SCHEDULE
SCALE: NO SCALE

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

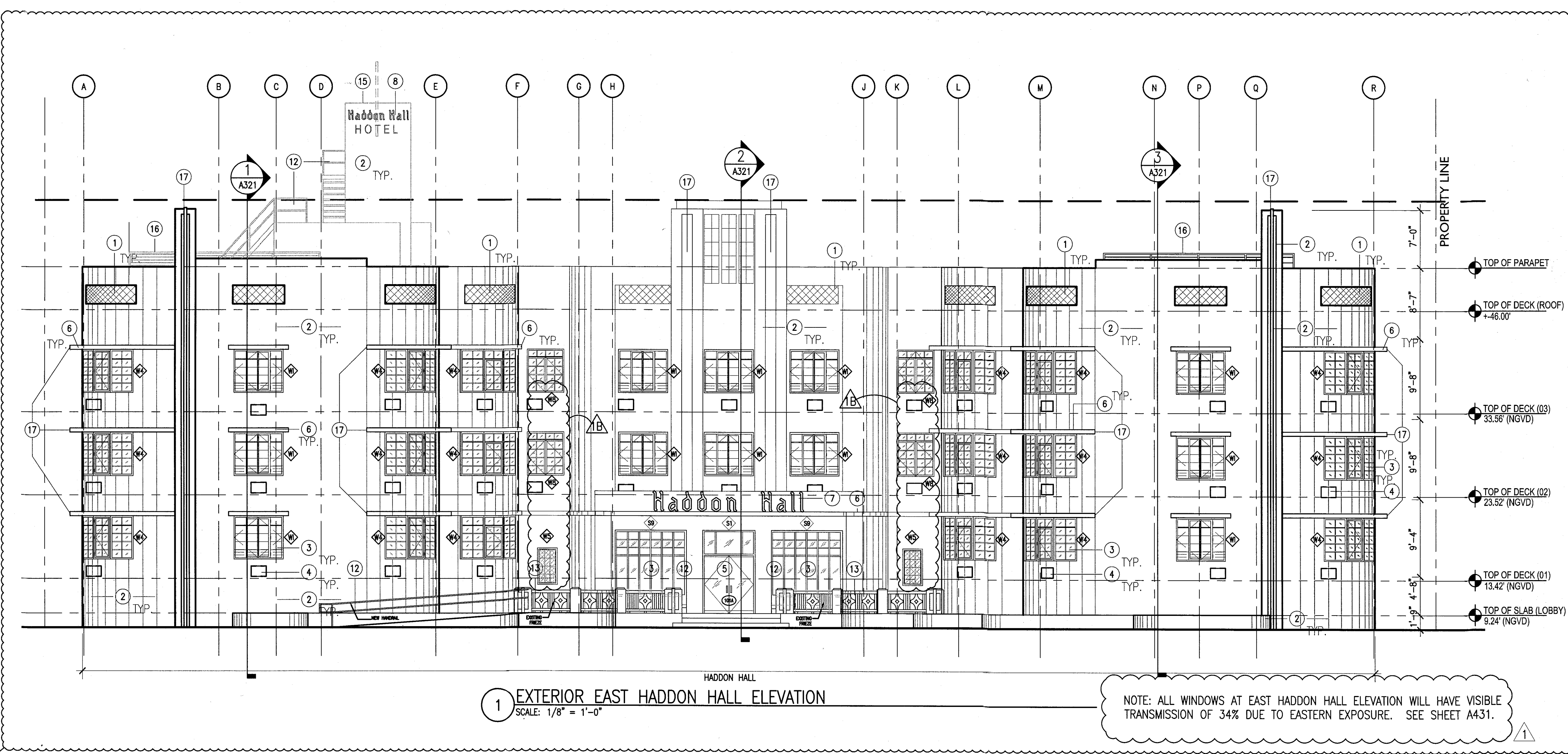
KEYPLAN N.T.S.



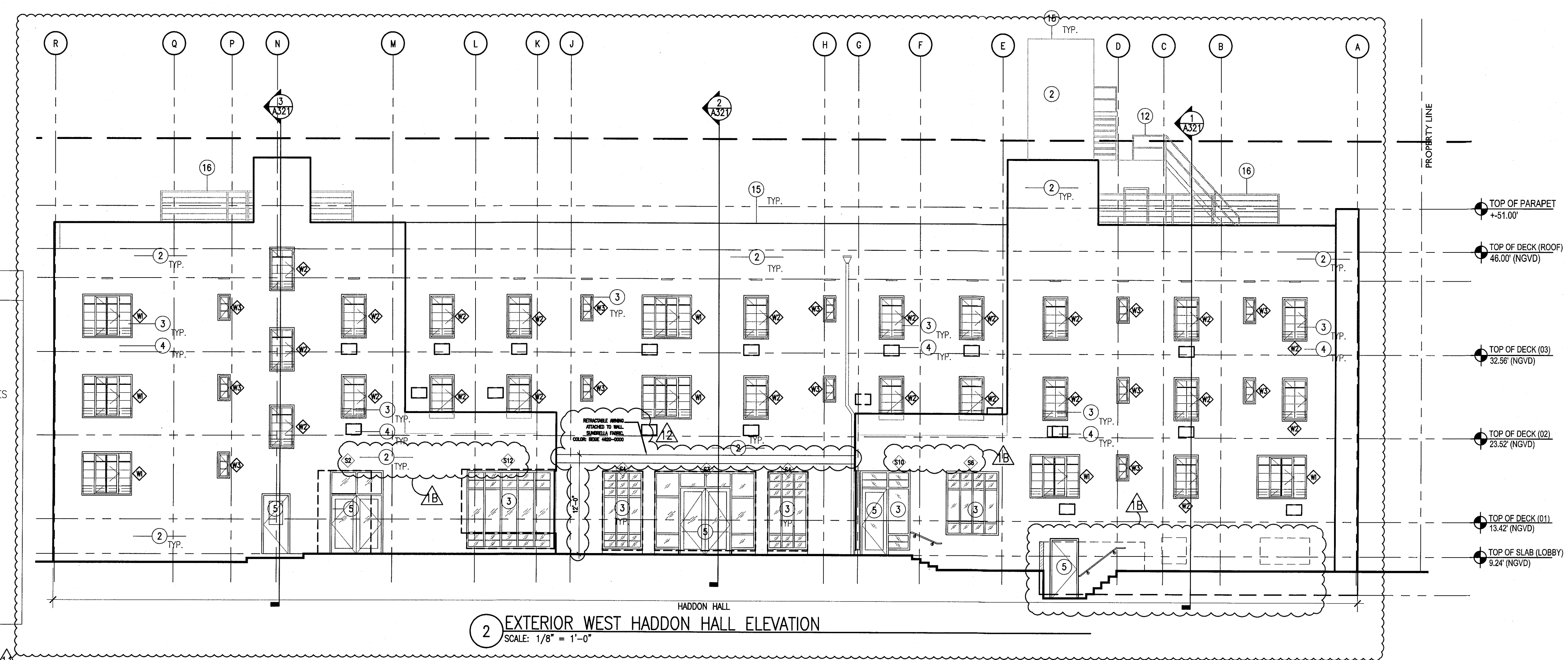
REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
1B	DOOR-WINDOW COORD.	03-5-2014
2	P&Z COMMENTS	07-14-2014
3	FIRE & MTCI PERMIT COMMENTS	08-21-2014



10 EXTERIOR EAST HADDON HALL ELEVATION - HISTORIC FOUNTAIN AND PILLARS
SCALE: 1/4" = 1'-0"



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



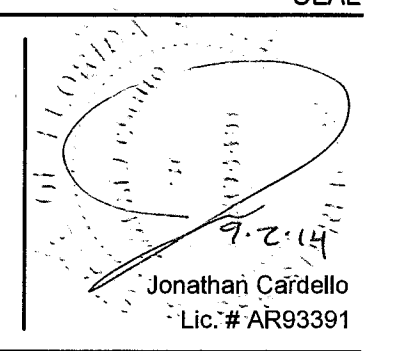
2 EXTERIOR WEST HADDON HALL ELEVATION
SCALE: 1/8" = 1'-0"

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

ADD Inc
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. 305.482.8710
www.addinc.com
Lic. # AA2601507
Boston Miami

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

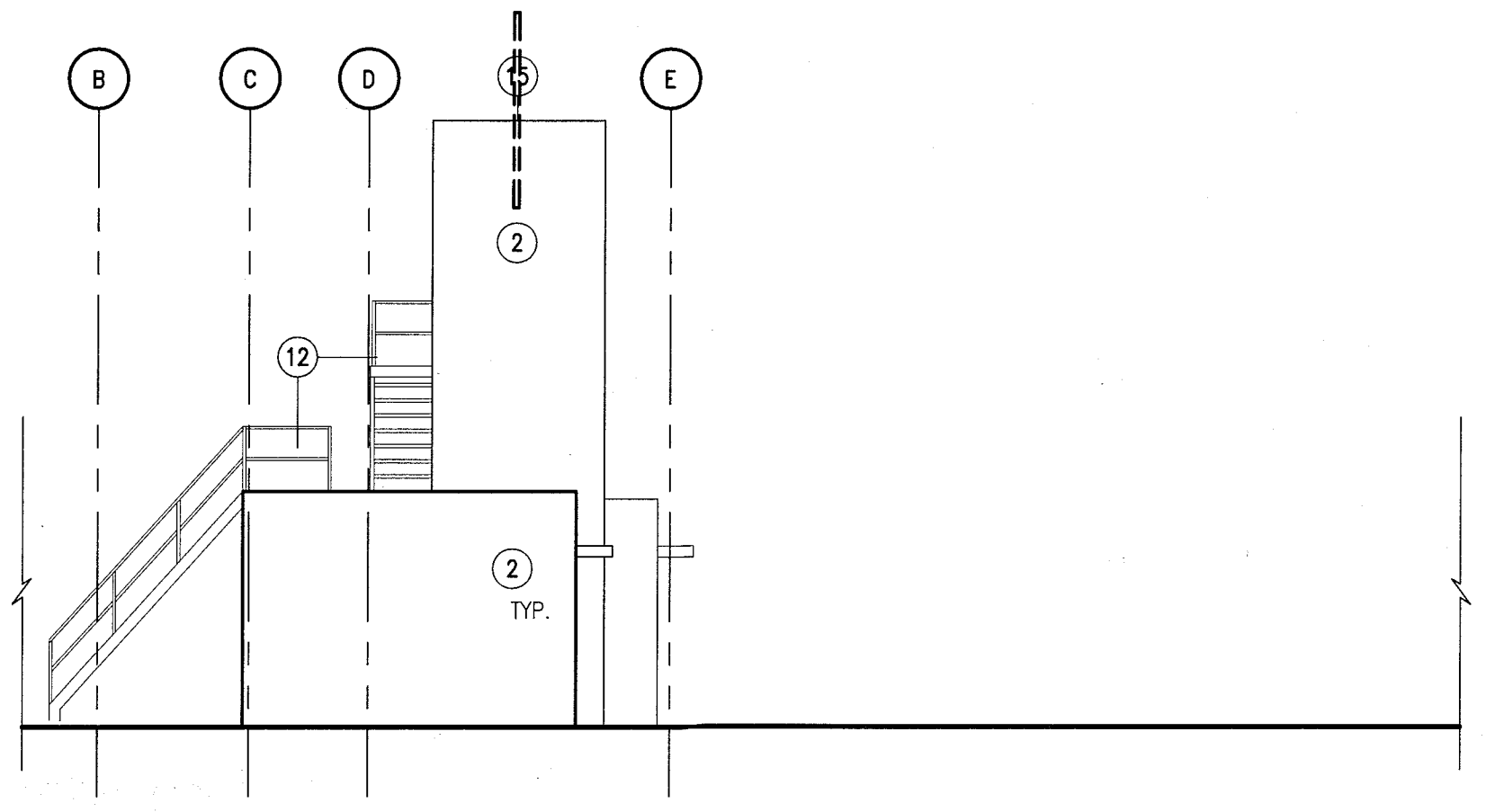
SHEET TITLE

EXTERIOR ELEVATIONS WEST EAST & ROOFTOP

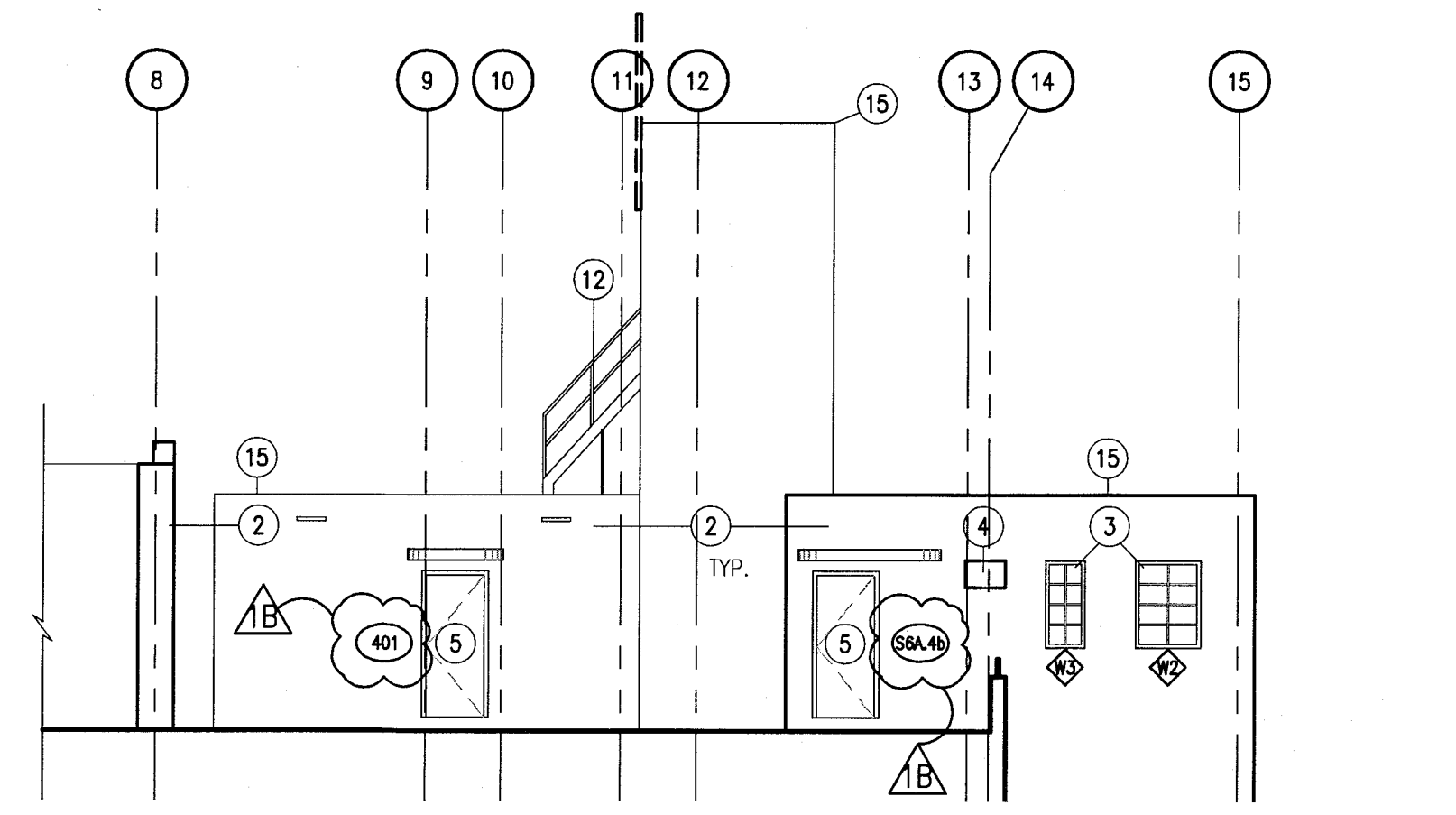
SHEET NUMBER

A301

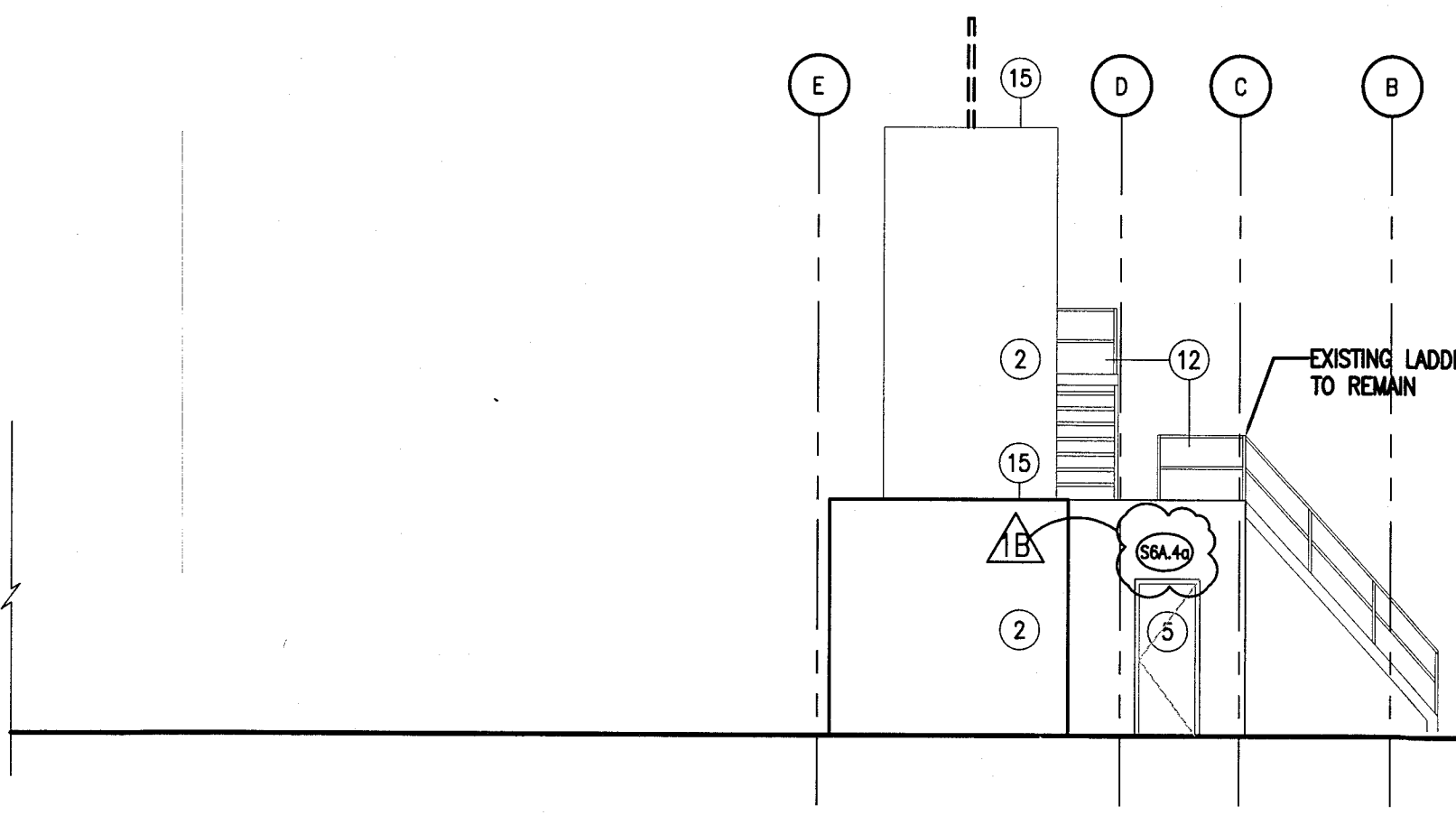
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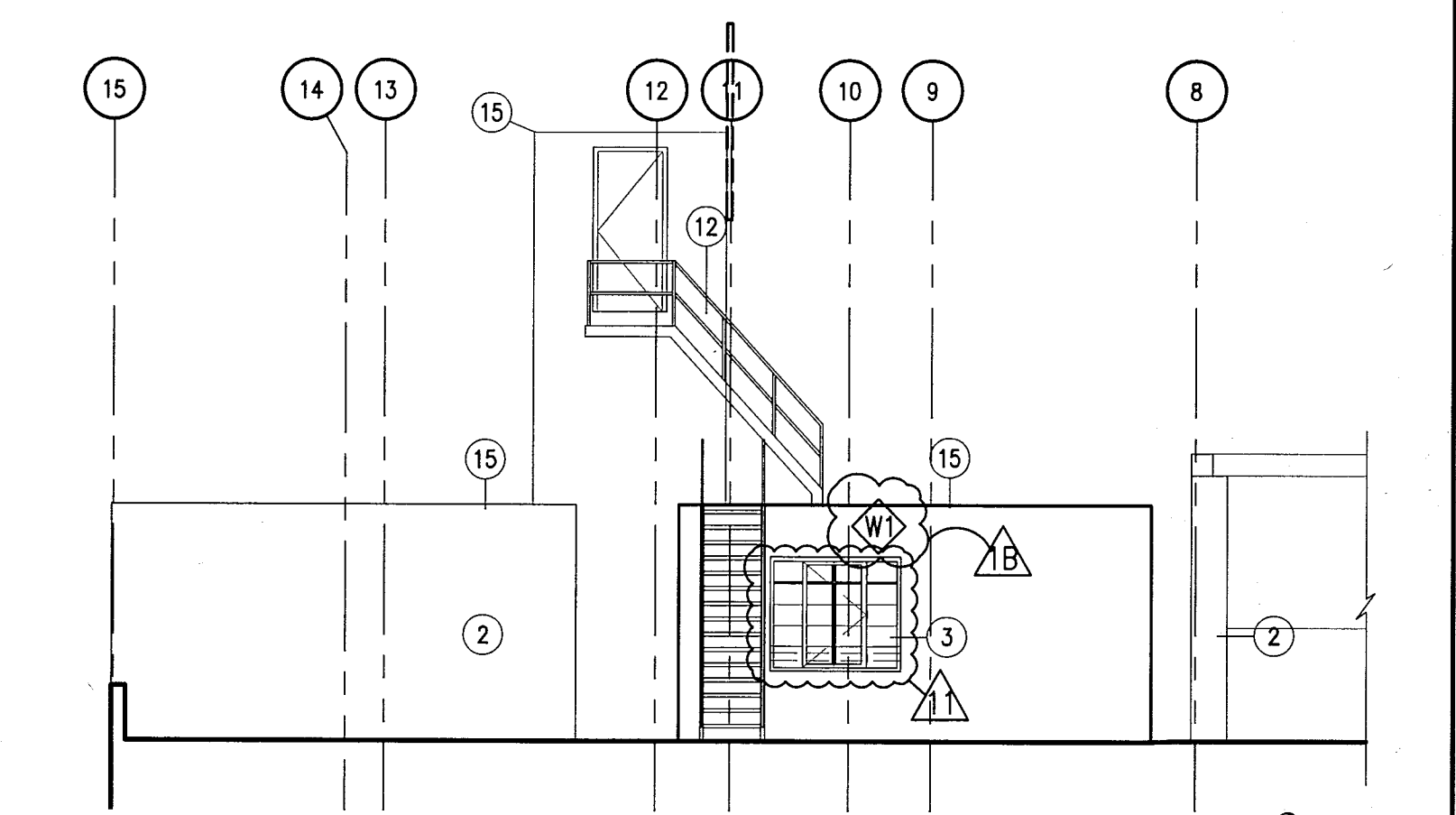
3 EXTERIOR EAST HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"



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



5 EXTERIOR WEST HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"



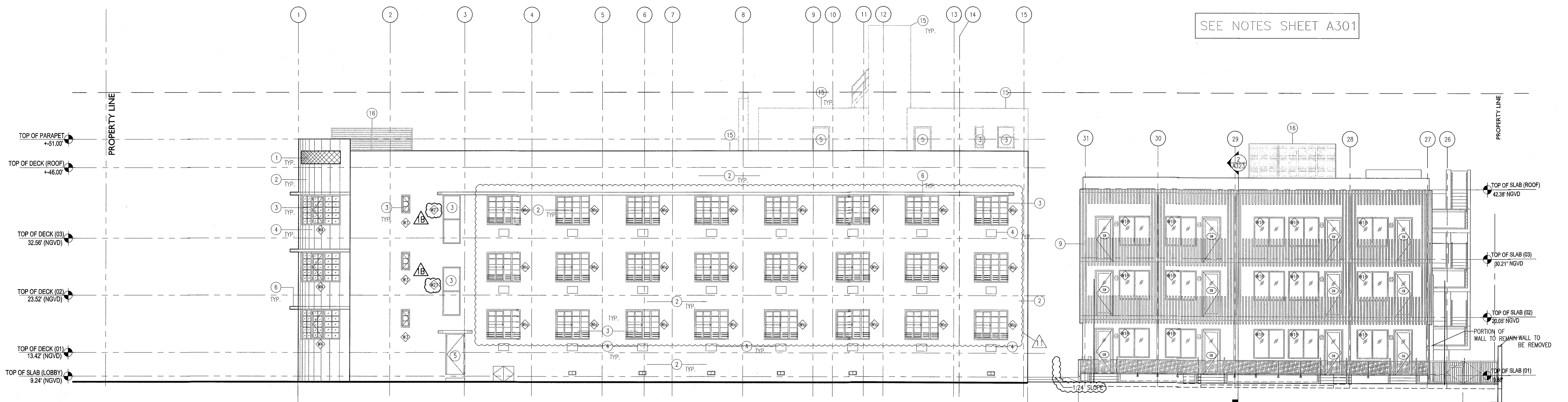
6 EXTERIOR SOUTH HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

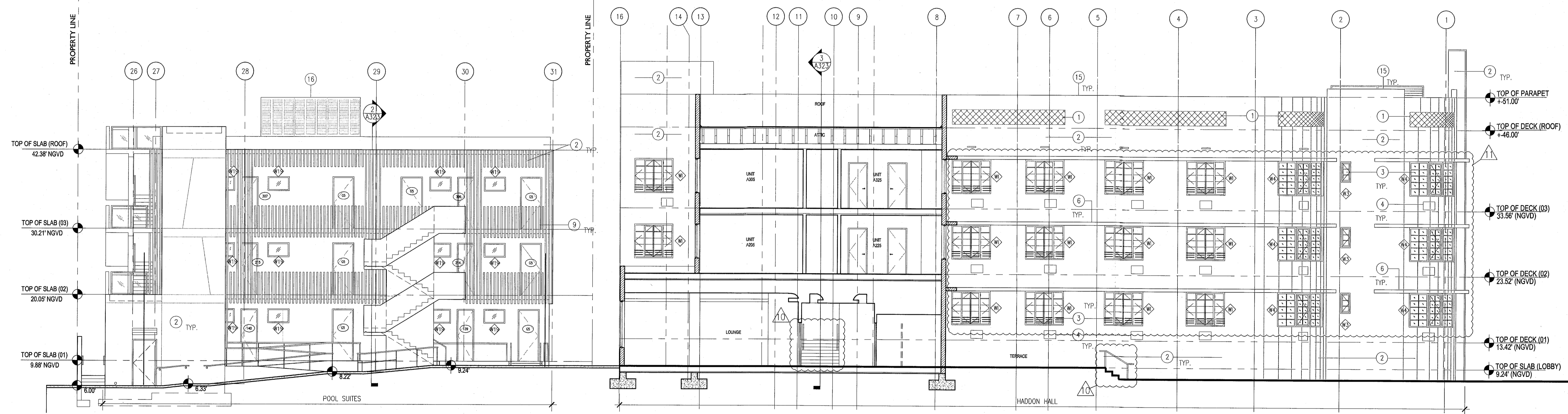
HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEYPLAN N.T.S.

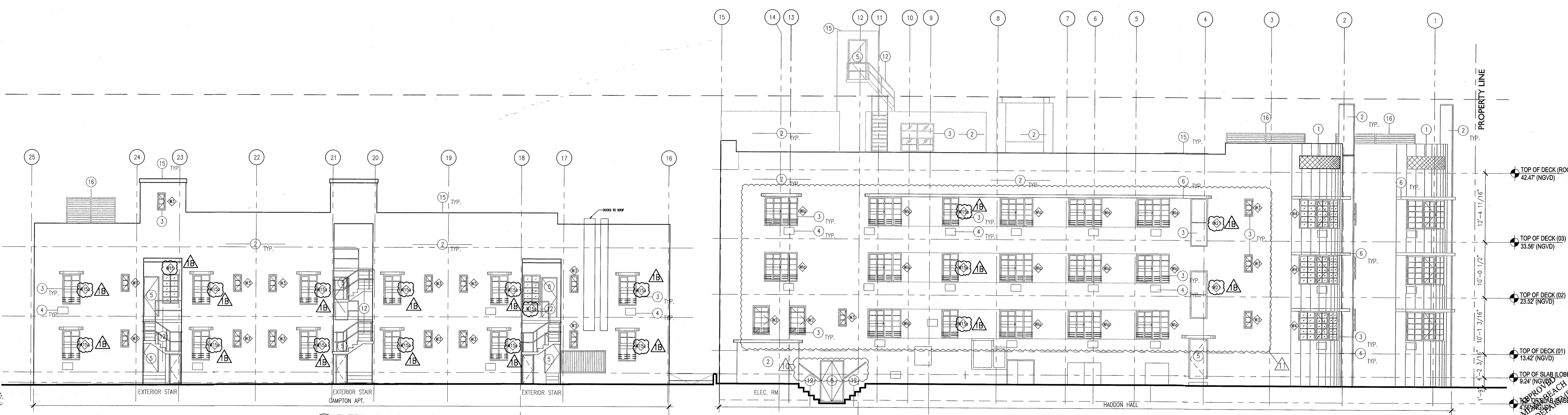
SEE NOTES SHEET A301



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



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



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

REVISIONS

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

PRIVATE PROVIDER SERVICES, LLC
 Professional Services, Architecture, Planning & Engineering

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

100% CONSTRUCTION DOCUMENT SET

Jonathan Cardello
 Lic. # AR93391

ADD Inc Architecture Interiors Planning
 One Biscayne Tower
 Suite 1670
 Two South
 Biscayne Boulevard
 Miami, FL 33131
 T. 305.482.8700
 F. 305.482.8770
 www.addinc.com
 Lic. # A425001507

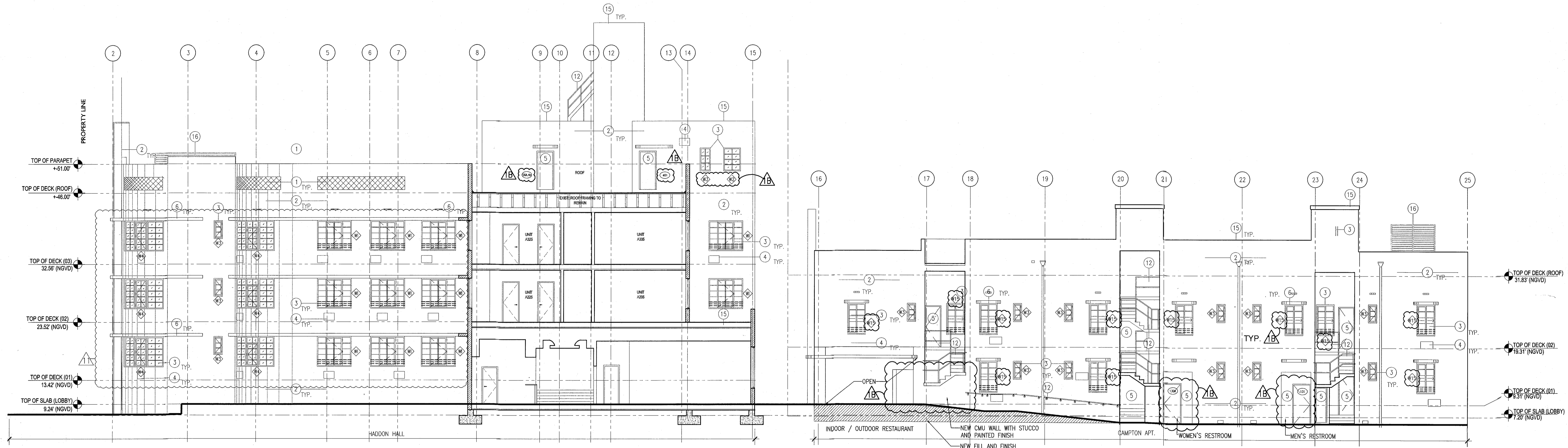
JOB NUMBER: 13036.00
 CHECKED BY:
 ISSUE DATE: FEBRUARY 18, 2014
 SCALE: 1/8" = 1'-0"

SHEET TITLE

EXTERIOR ELEVATIONS WEST EAST & SOUTH

SHEET NUMBER

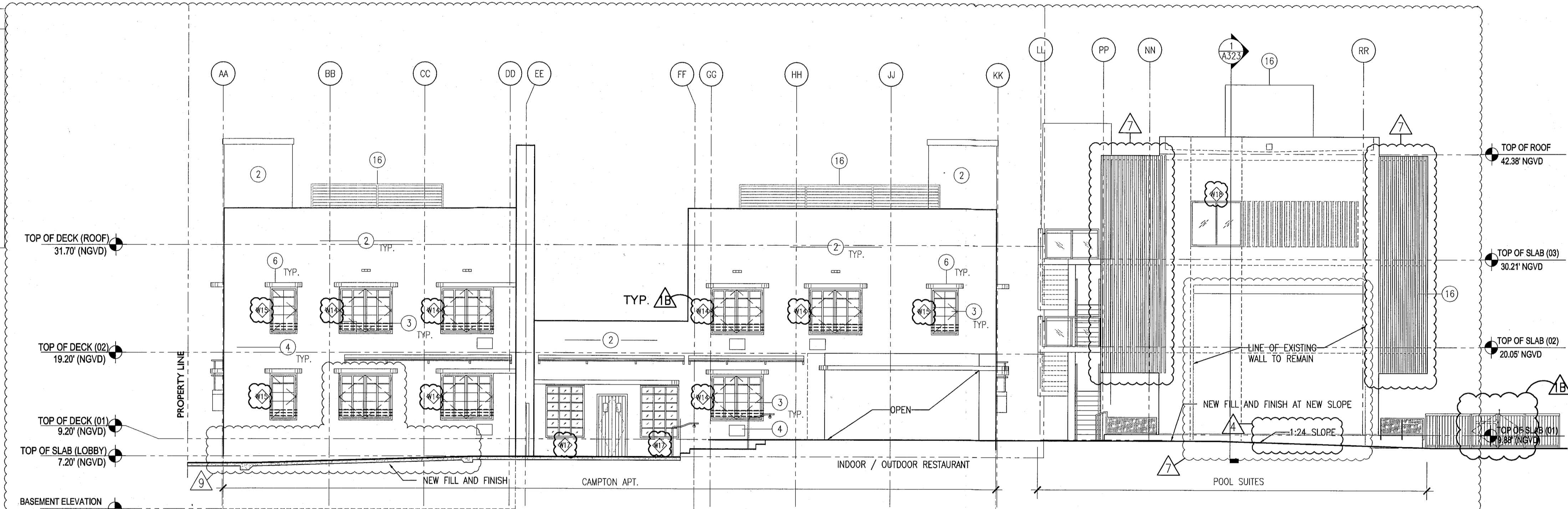
A302



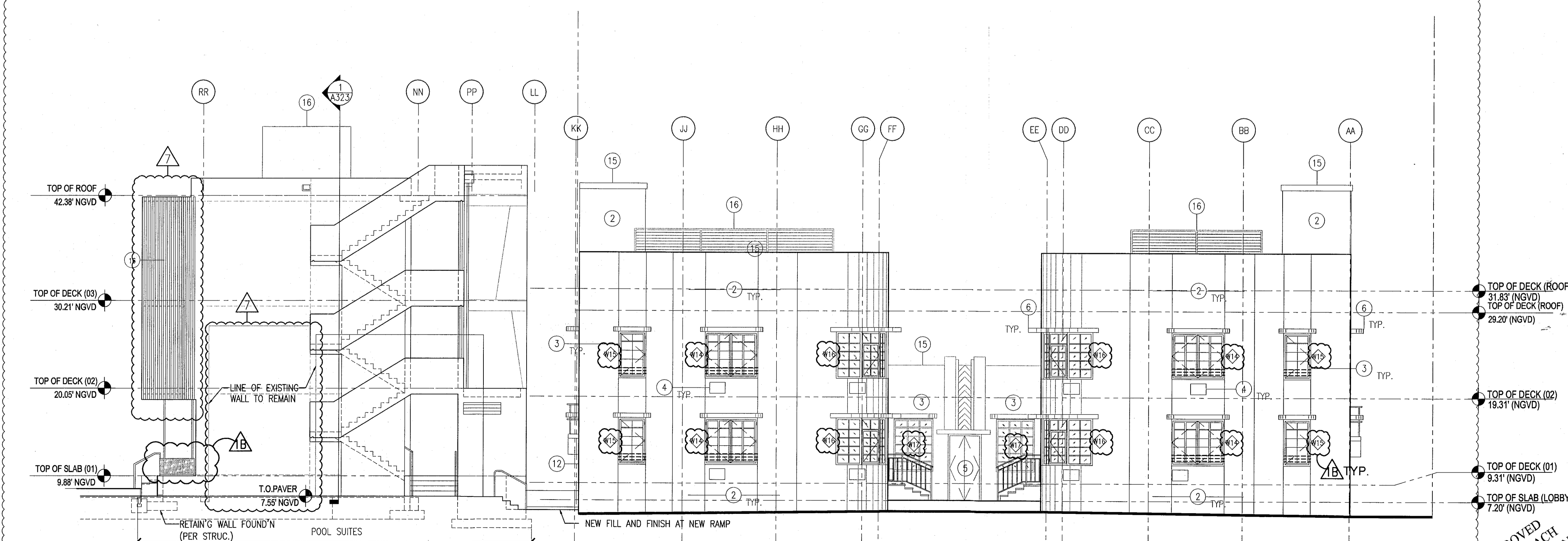
1 EXTERIOR NORTH CAMPTON ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIOR THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
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8. REPLICATE HISTORIC SIGNAGE
9. NEW ARCHITECTURAL SLATED SCREEN; PAINTED ALUMINUM (RECTANGULAR TUBULAR SECTIONS)
10. NEW ARCHITECTURAL SLATED SCREEN; PAINTED ALUMINUM (RECTANGULAR TUBULAR SECTIONS)
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14. NEW CONCRETE PLANTERS
15. NEW ROOFING SYSTEM
16. NEW ROOFTOP EQUIPMENT LOUVER SCREEN / ENCLOSURE
17. RESTORE AND REPLACE AS NEEDED; REQUIRED NEON LIGHTING AT HADDON HALL HOTEL EASTER FACADE



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



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

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

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

100% CONSTRUCTION DOCUMENT SET

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
www.addinc.com
Lic. # AA28001507
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JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/8" = 1'-0"

SHEET TITLE

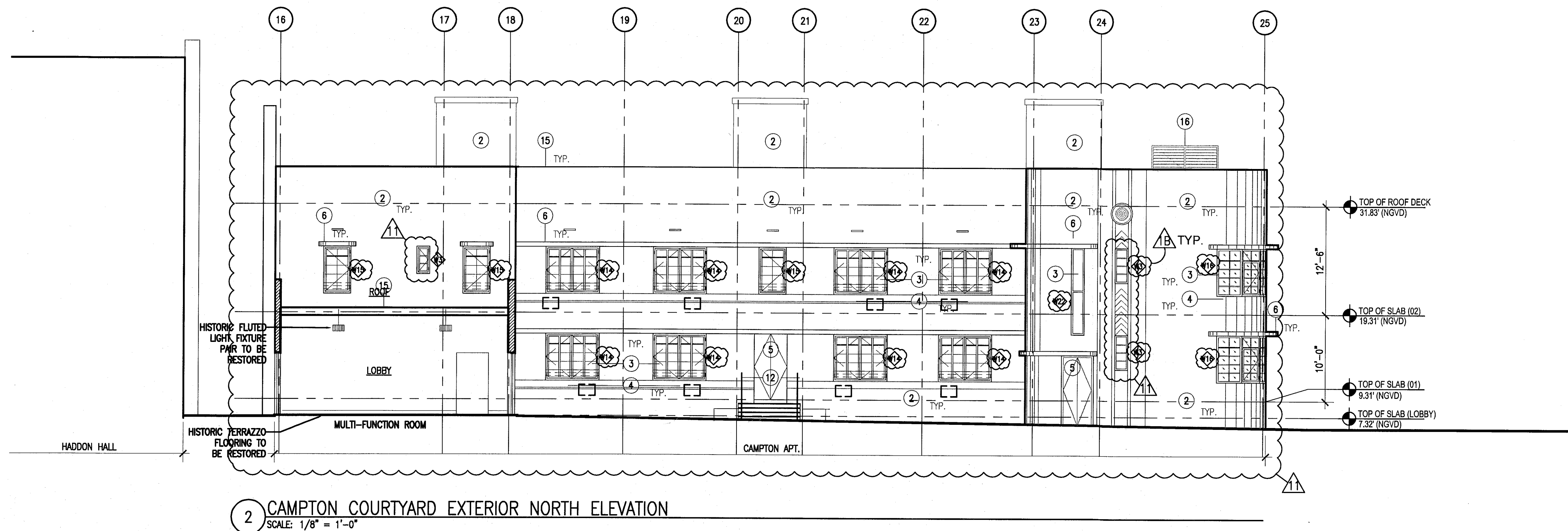
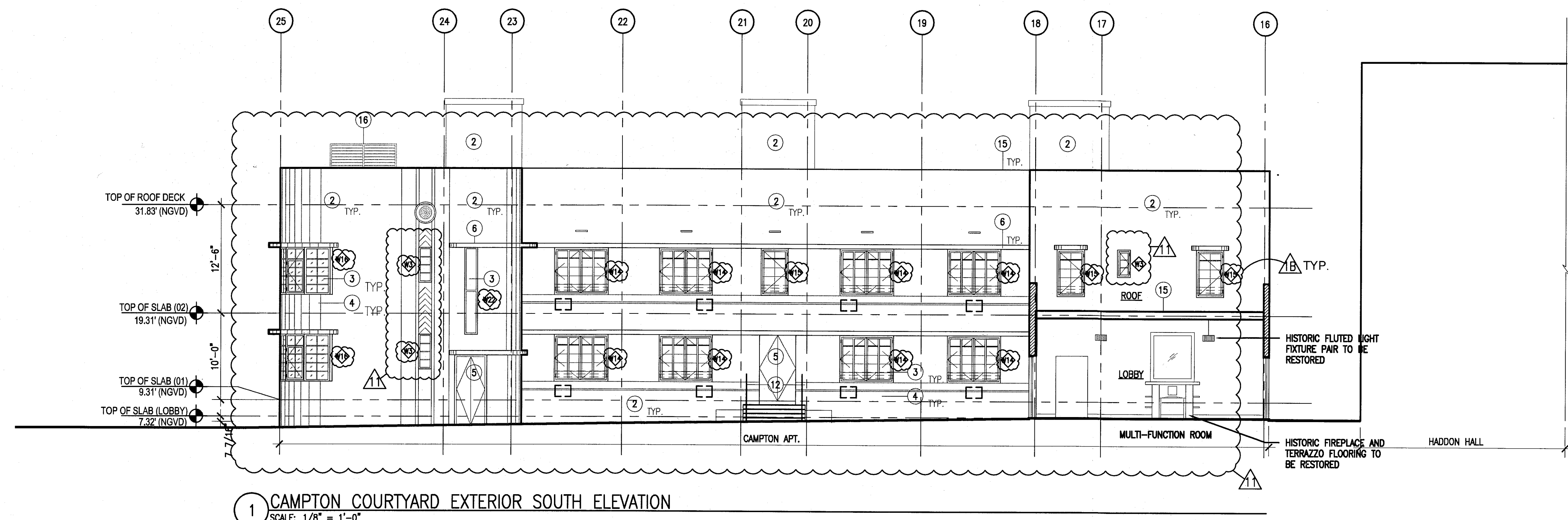
EXTERIOR ELEVATIONS NORTH EAST & WEST

SHEET NUMBER

A303

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

- NOTES**
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
 2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
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 10. NEW ARCHITECTURAL SLATTED RAILING SYSTEM; PAINTED ALUMIN. (RECTANGULAR TUBULAR SECTIONS)
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 17. RESTORE AND REPLACE AS NEEDED/ REQUIRED NEON LIGHTING AT HADDON HALL HOTEL EASTER FACADE



REVISIONS

NO.	DESCRIPTION	ISSUE DATE
1A	DOOR-WINDOW COORD.	03-5-2014
1A	P&Z COMMENTS	07-14-2014

MTCI PRIVATE PROVIDER SERVICES, LLC
Construction Plans, Specifications, Methods & Schedules

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic. # AF93991

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
Miami, FL 33131
T. 305 482 8700
F. 305 482 8770
www.addinc.com
Lic. # AA26001507

Boston Miami

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

SHEET TITLE

**EXTERIOR ELEVATION
CAMPTON & HADDON
COURTYARD**

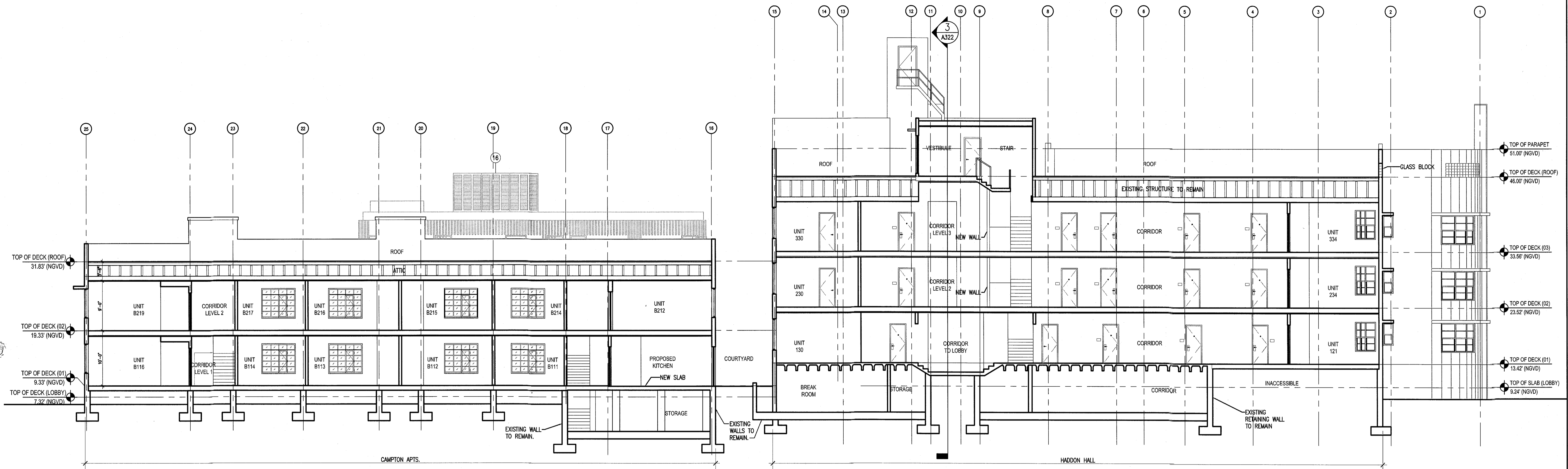
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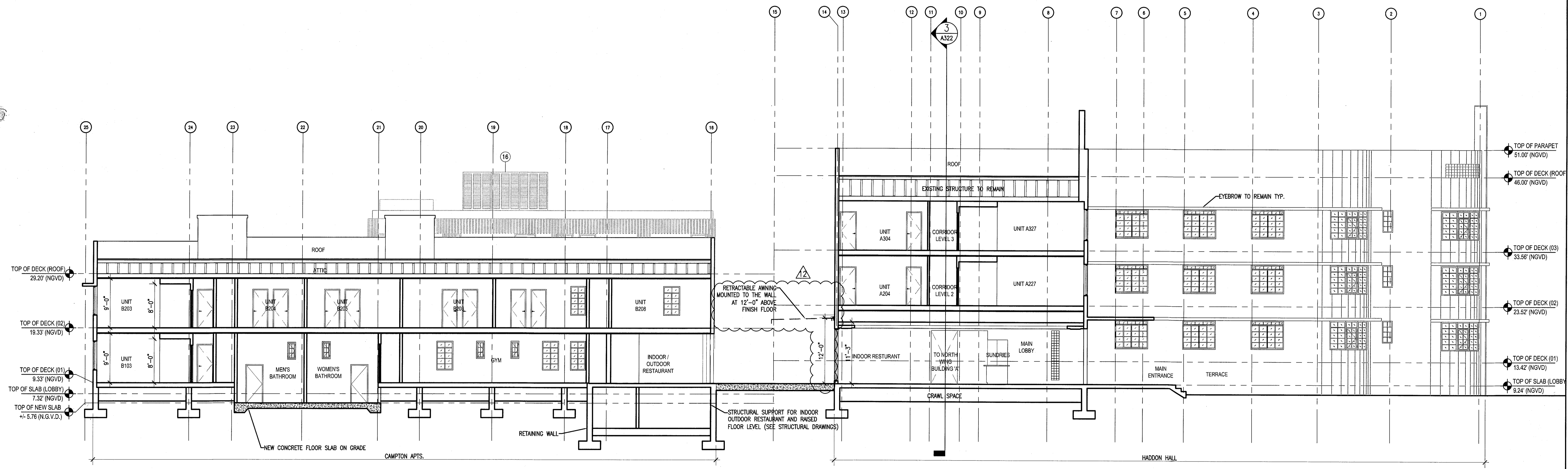
APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
 MIAMI BEACH, FL

KEYPLAN N.T.S.



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



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

REVISIONS

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

MTCI PRIVATE PROVIDER SERVICES, LLC
 Construction Plans, Specifications, Estimating & Cost Estimation

BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	EM	11-2-14
Mechanical		
Electrical		
Plumbing		
Site Civil		

100% CONSTRUCTION DOCUMENT SET

ADD Inc Architecture Interiors Planning

Jonathan Cardello
 Lic. # AR83391

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 Suite 1670
 Two South Biscayne Boulevard
 Miami, FL 33131
 T. 305.482.8700
 F. 305.482.8770
 www.addinc.com
 Lic. # AA2601507

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

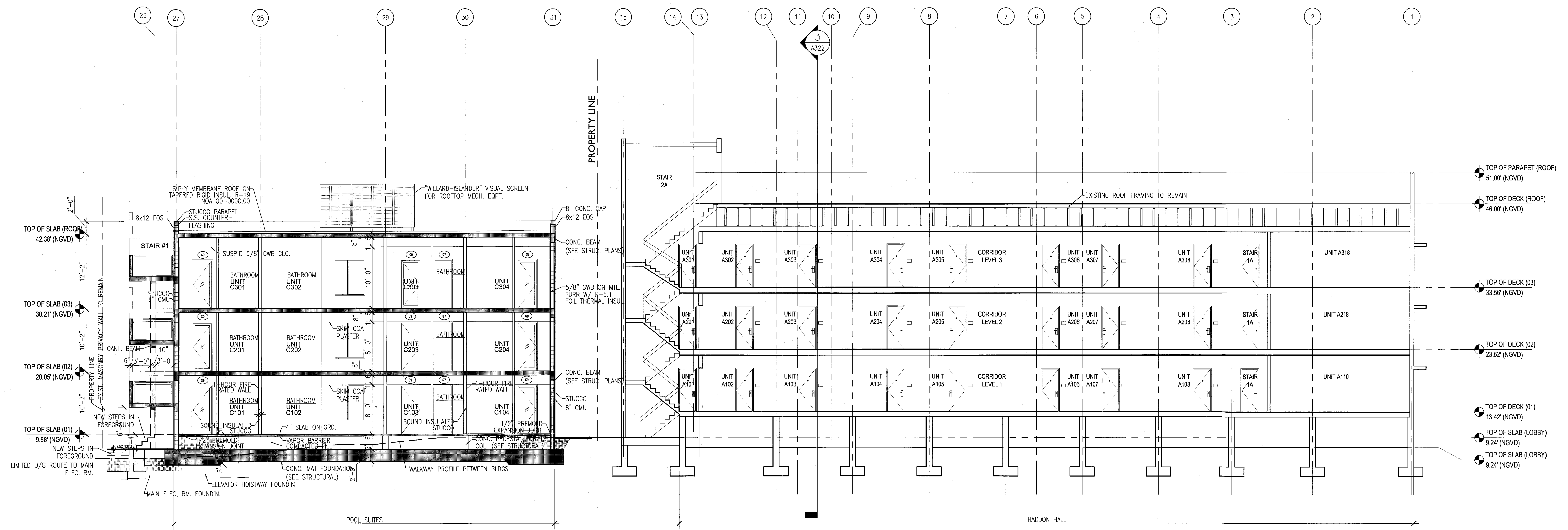
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A321

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



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

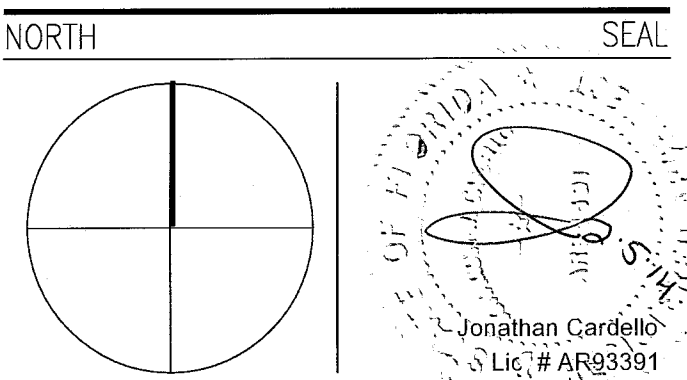
REVISIONS

NO.	DESCRIPTION	ISSUE DATE

WTCI PRIVATE PROVIDER SERVICES, LLC

REVIEWER	DATE	REVIEWED

PERMIT SET



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Suite 1670
Two South
Biscayne Boulevard
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F. 305.482.8770
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Lic. # AA26001507

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

SHEET TITLE

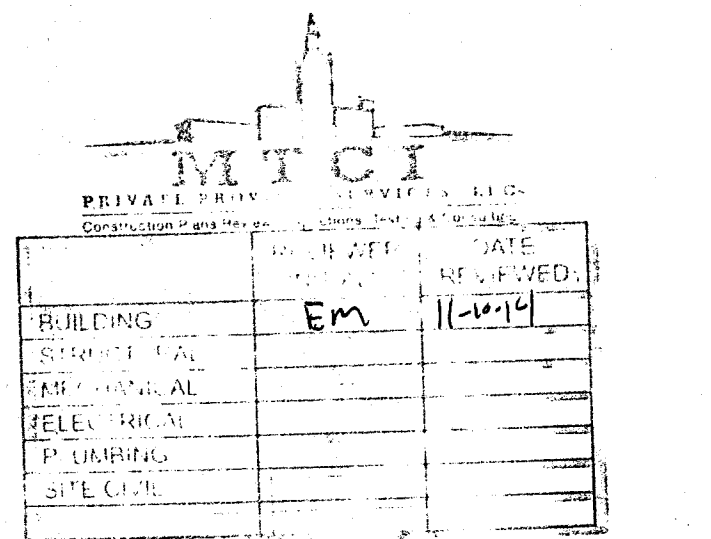
BUILDING SECTIONS

SHEET NUMBER

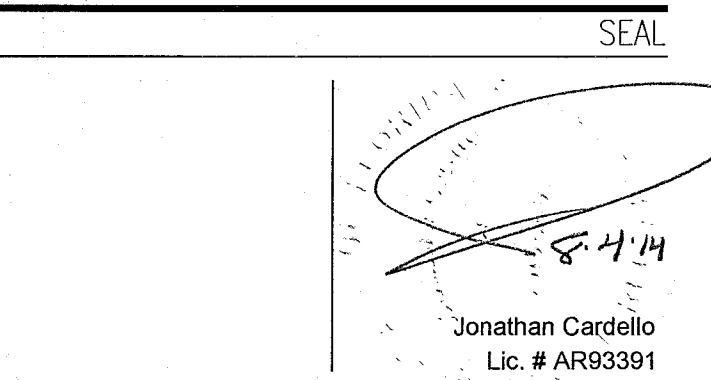
A322

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	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"

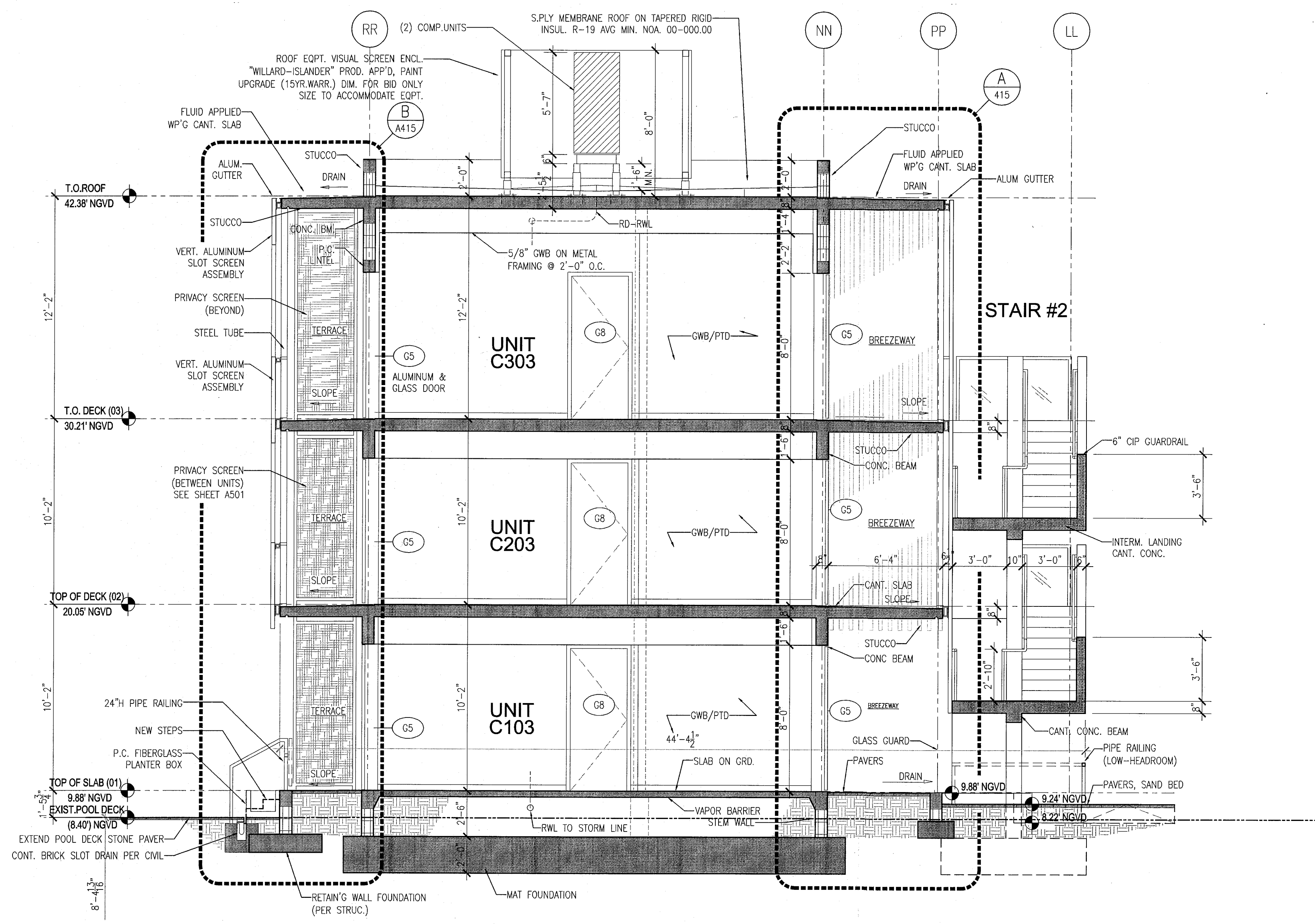
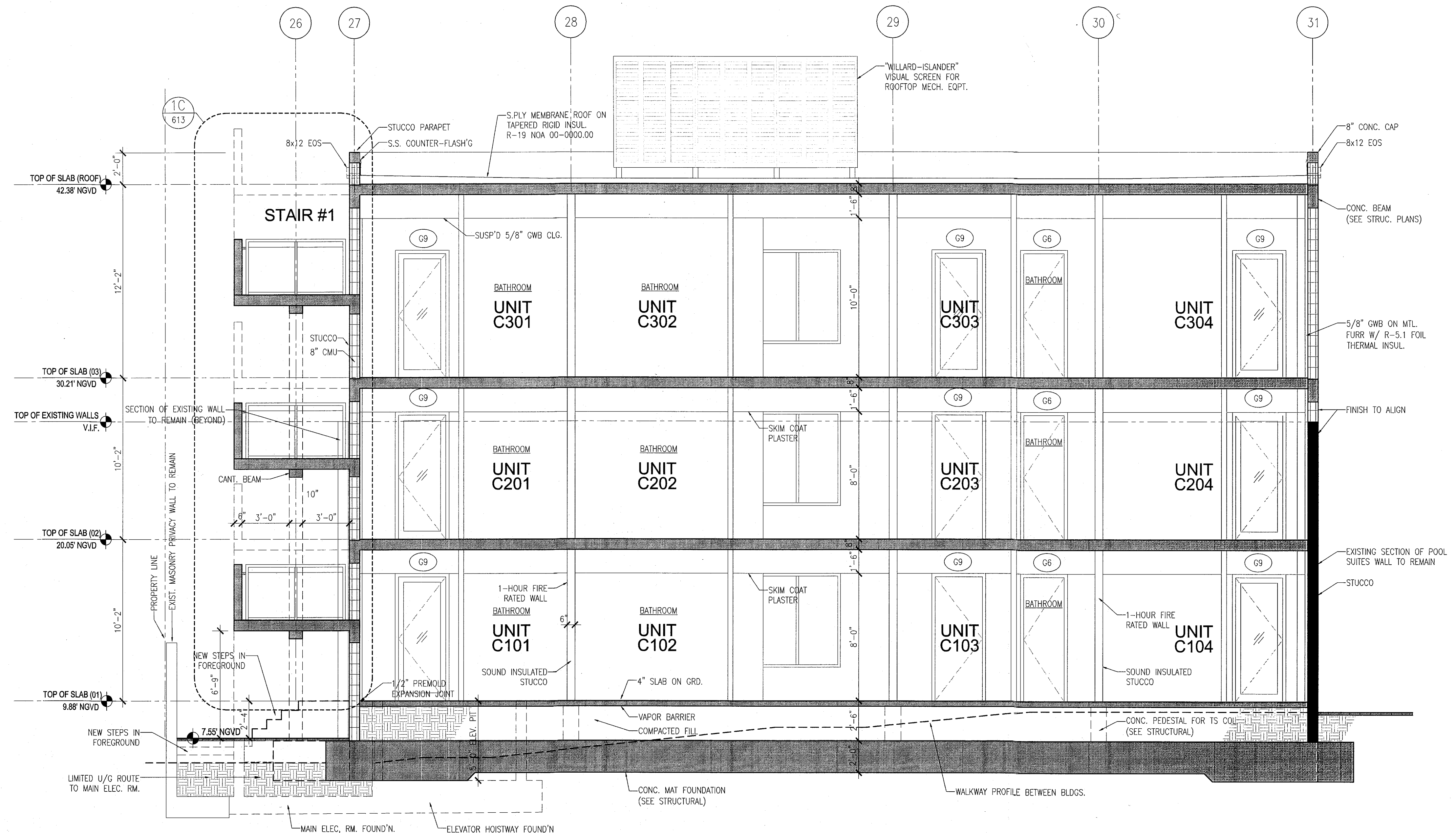
SHEET TITLE

BUILDING "C"
SECTIONS

SHEET NUMBER

A323

APPROVED
MIAMI BEACH
FIRE DEPARTMENT



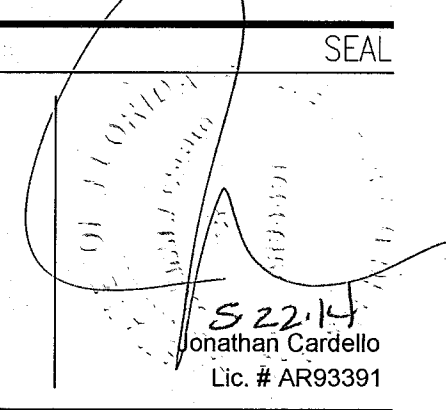
**HADDON HALL
1500 COLLINS AVE**
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

MTC PRIVATE PROVIDER SERVICES, LLC			
Construction Management, Inspection, Testing & Consulting			
BUILDING	REVIEWER	DATE	
STRUCTURAL	INITIALS	REVIEWED	
MECHANICAL	EM	11-12-14	
ELECTRICAL			
PLUMBING			
SITE CIVIL			

100% CONSTRUCTION DOCUMENT SET



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 One Biscayne Tower
 Suite 1670
 Two South
 Biscayne Boulevard
 Miami, FL 33131
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 Lic. # AA26001507 Boston Miami

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

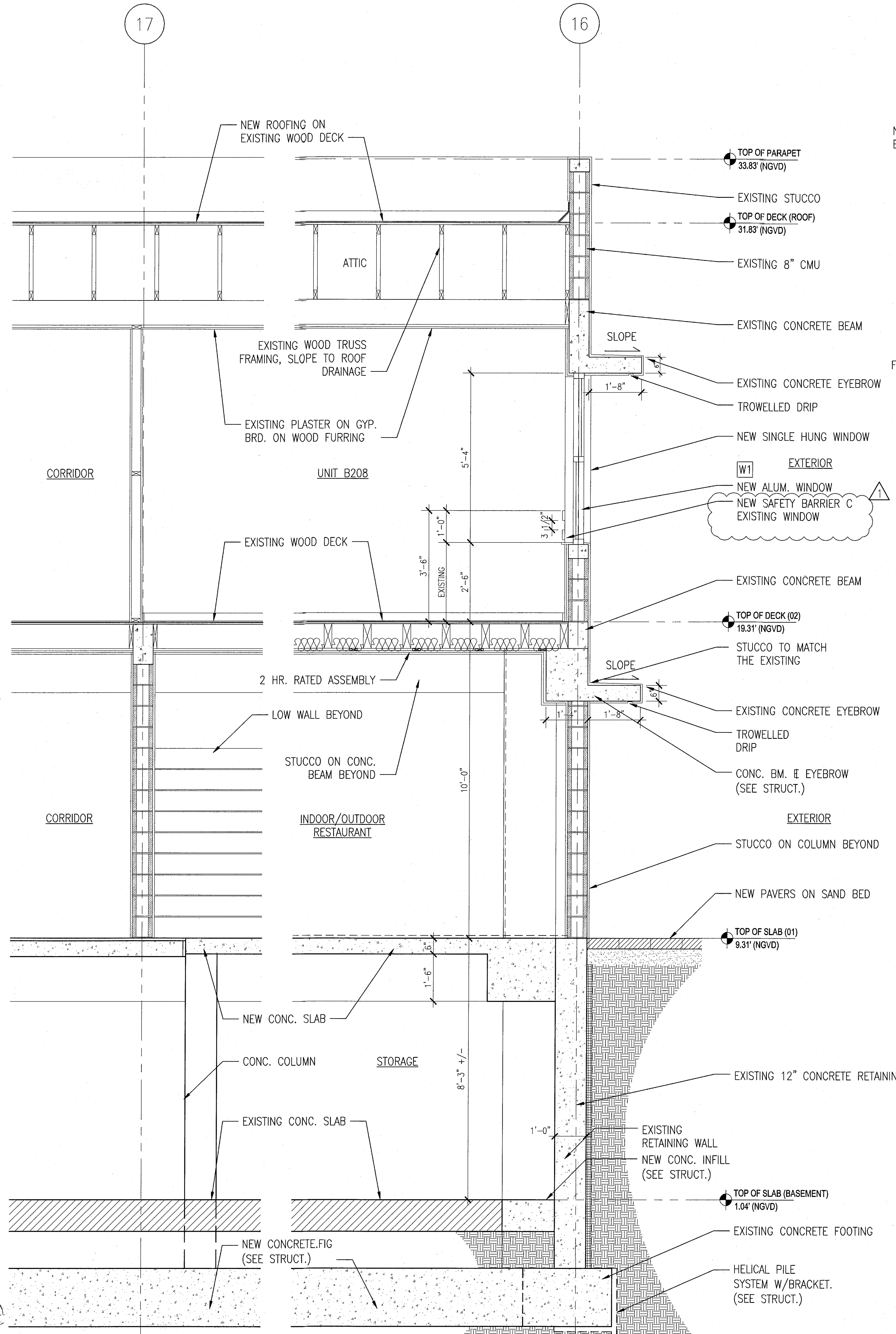
SHEET TITLE

TYPICAL EXTERIOR WALL SECTIONS

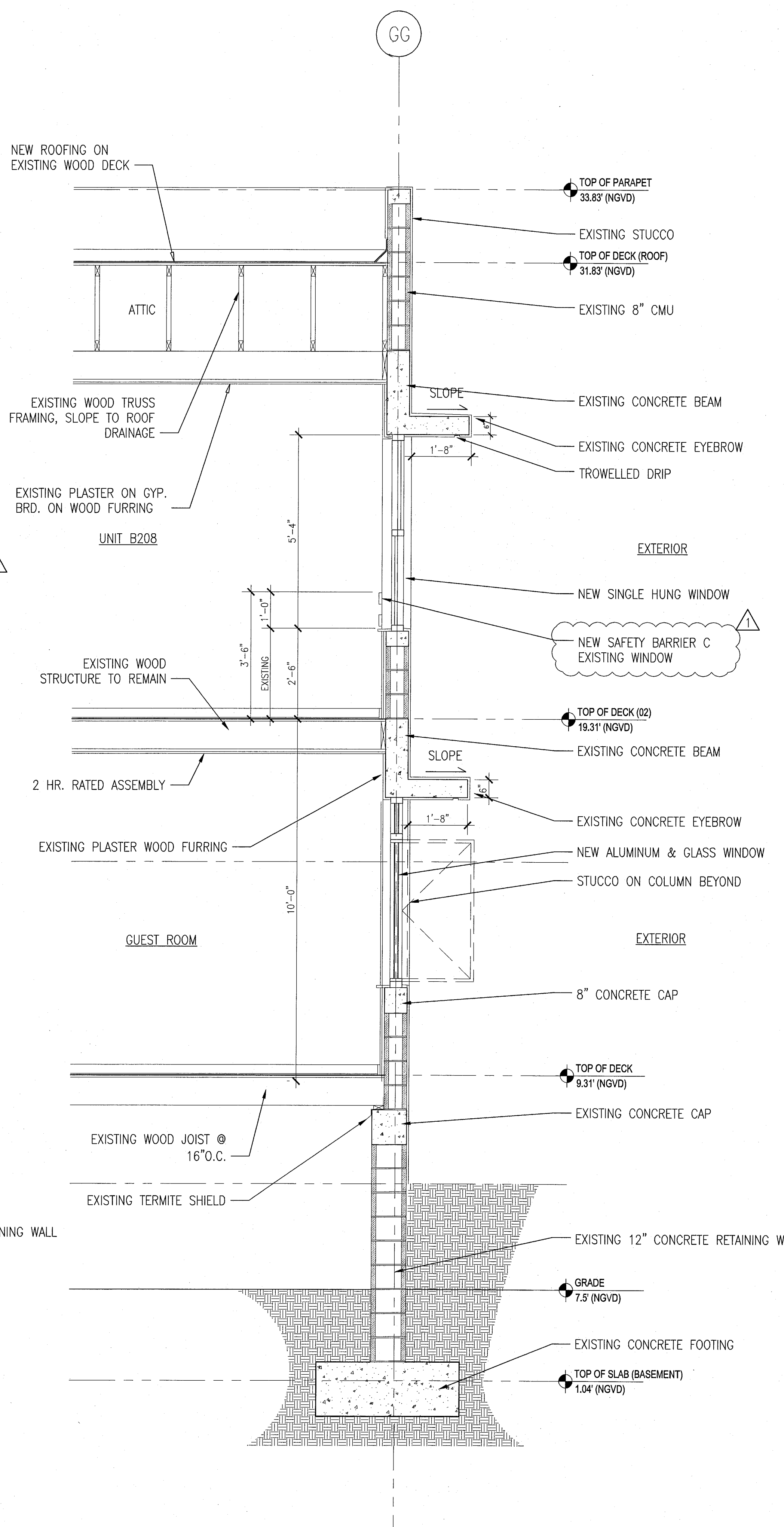
SHEET NUMBER

A411

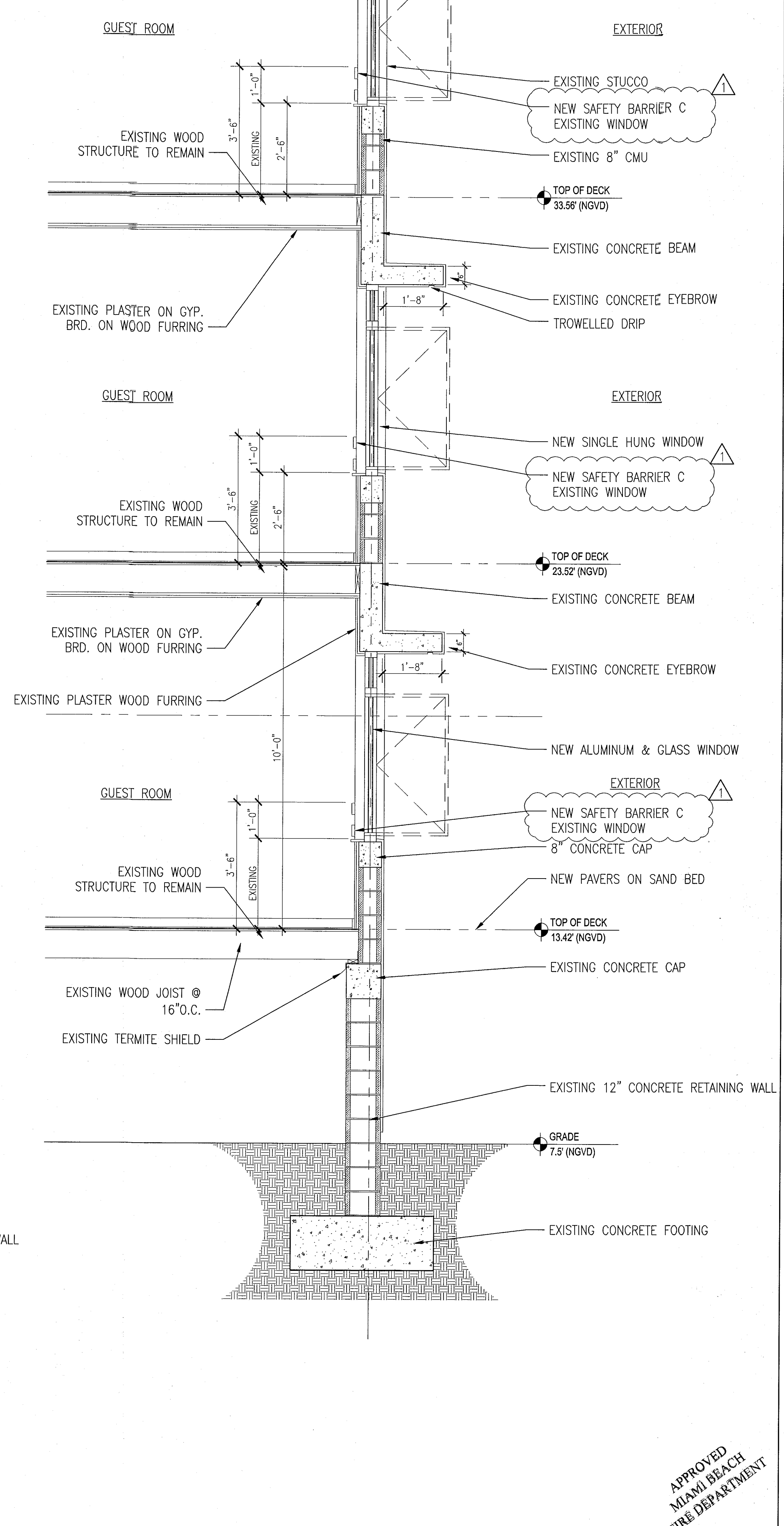
COPYRIGHT ADD INC 2011



C TYPICAL WALL SECTION - 'CAMPTON'
SCALE: 1/2" = 1'-0"

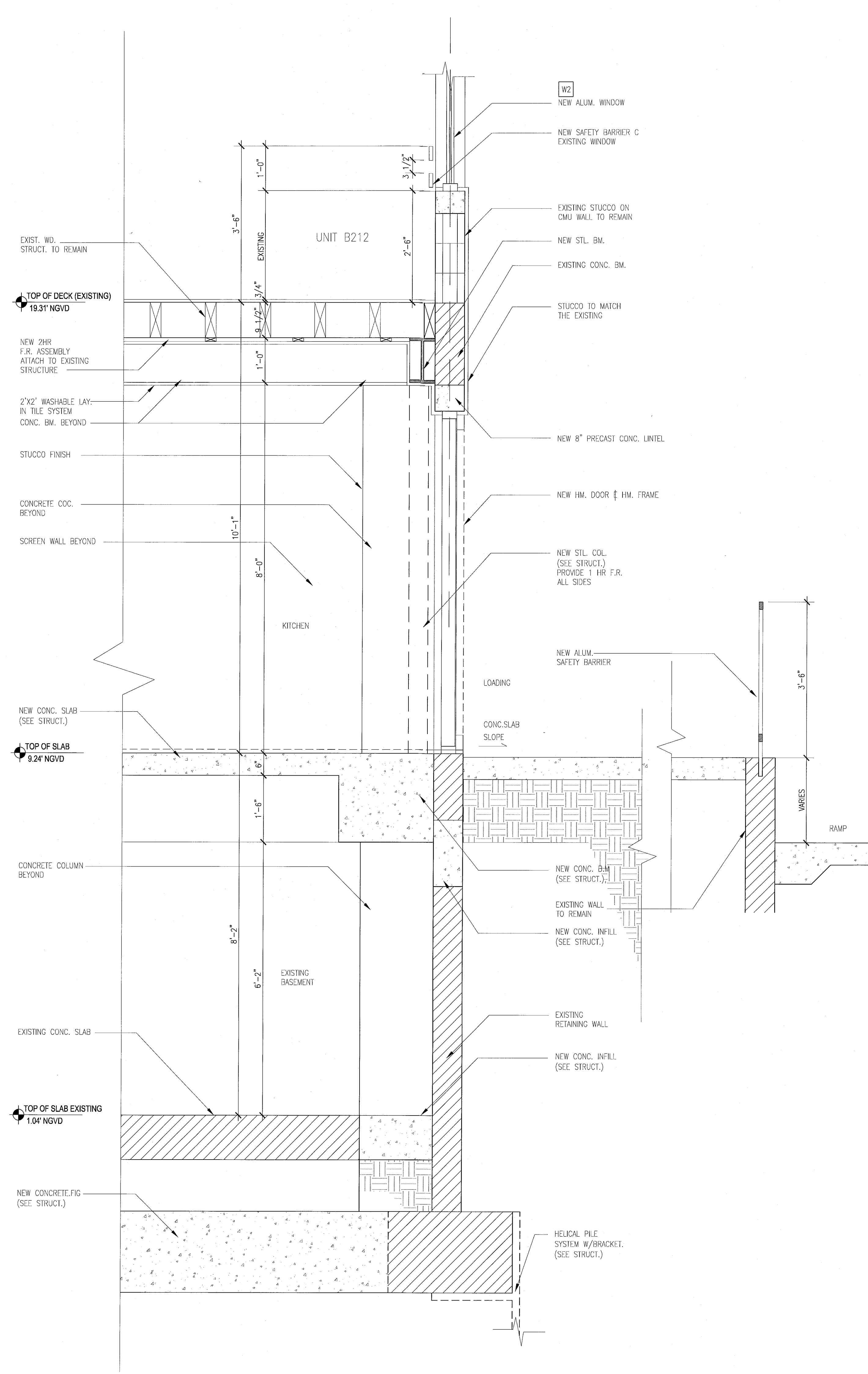


B TYPICAL WALL SECTION - 'CAMPTON'
SCALE: 1/2" = 1'-0"

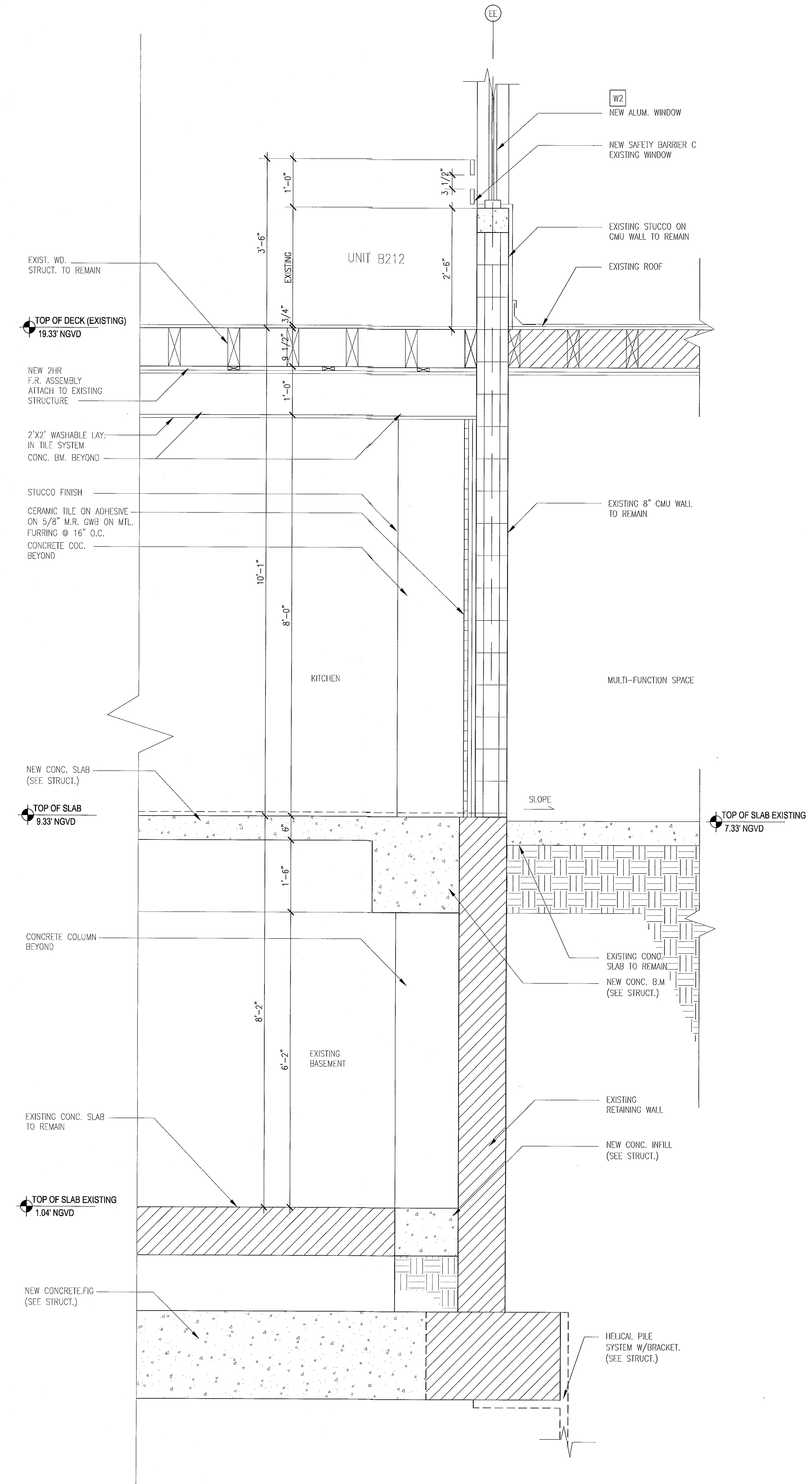


A TYPICAL WALL SECTION AT - 'HADDON HALL'
SCALE: 1/2" = 1'-0"

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MIAMI BEACH
FIRE DEPARTMENT



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



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

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

REVIEWER		
INITIALS	DATE	REVIEWED
EM	11/22/24	

PERMIT SET

Seal of Jonathan Cardello, Lic. #AR93391

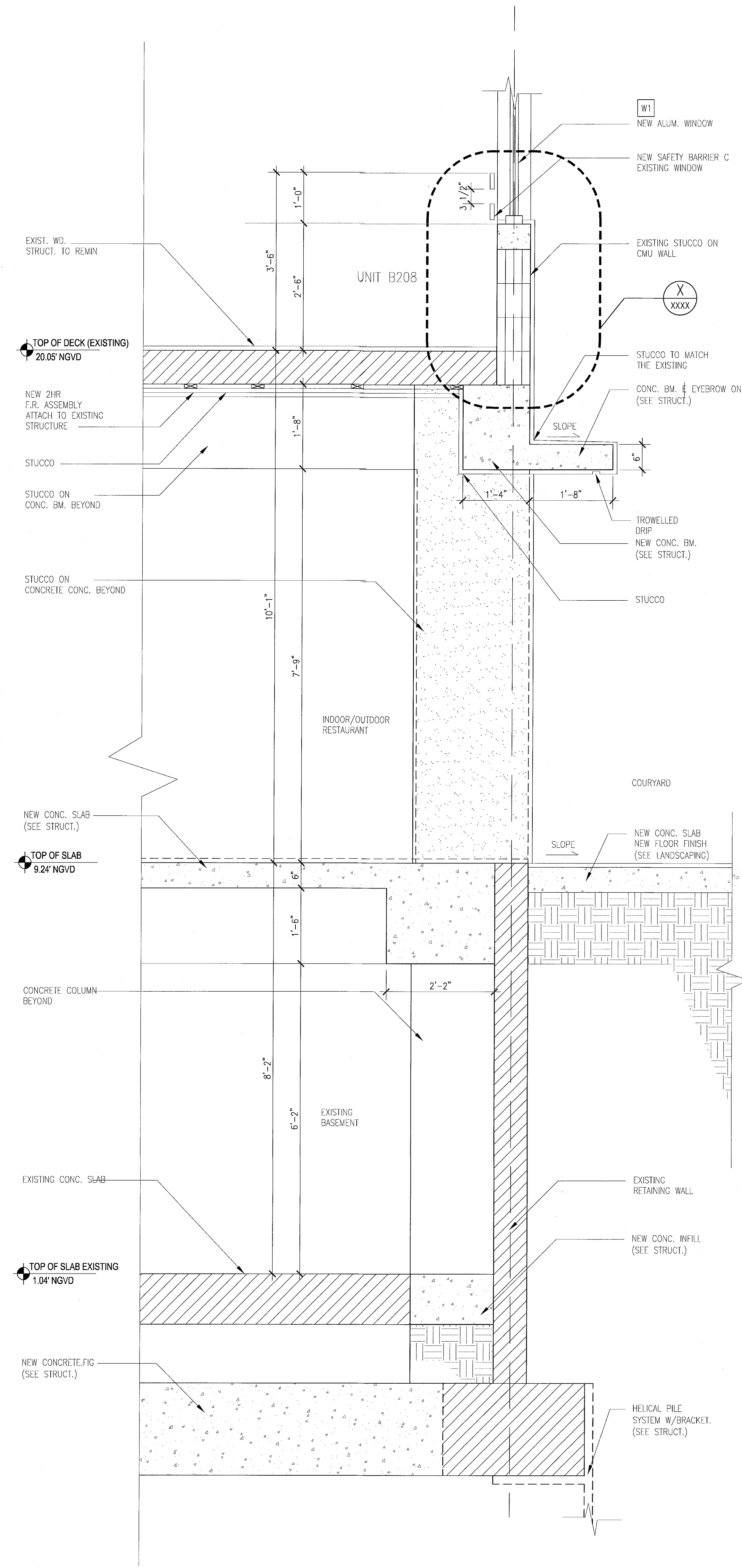
ADD Inc Architecture Interiors Planning
 One Biscayne Tower
 Suite 1670
 Two South
 Biscayne Boulevard
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 T. 305.482.8700
 F. 305.482.8770
 www.addinc.com
 Lic. # AA26001507

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

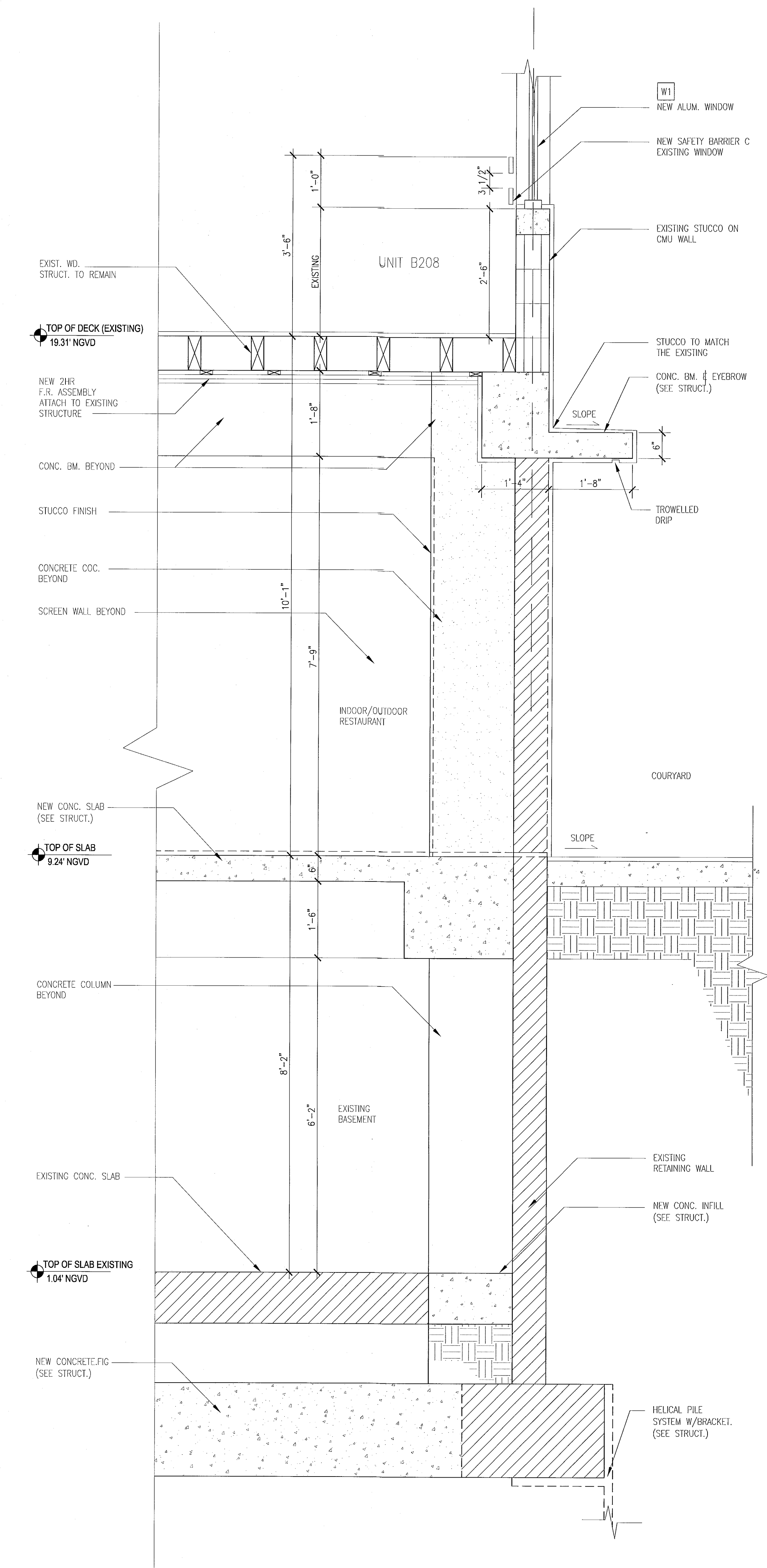
SHEET TITLE
**EXISTING TYPICAL
 EXTERIOR
 WALL SECTIONS**

SHEET NUMBER
A412

APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



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



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

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

SEAL

 Jonathan Cardella
 Lic. #AR53391

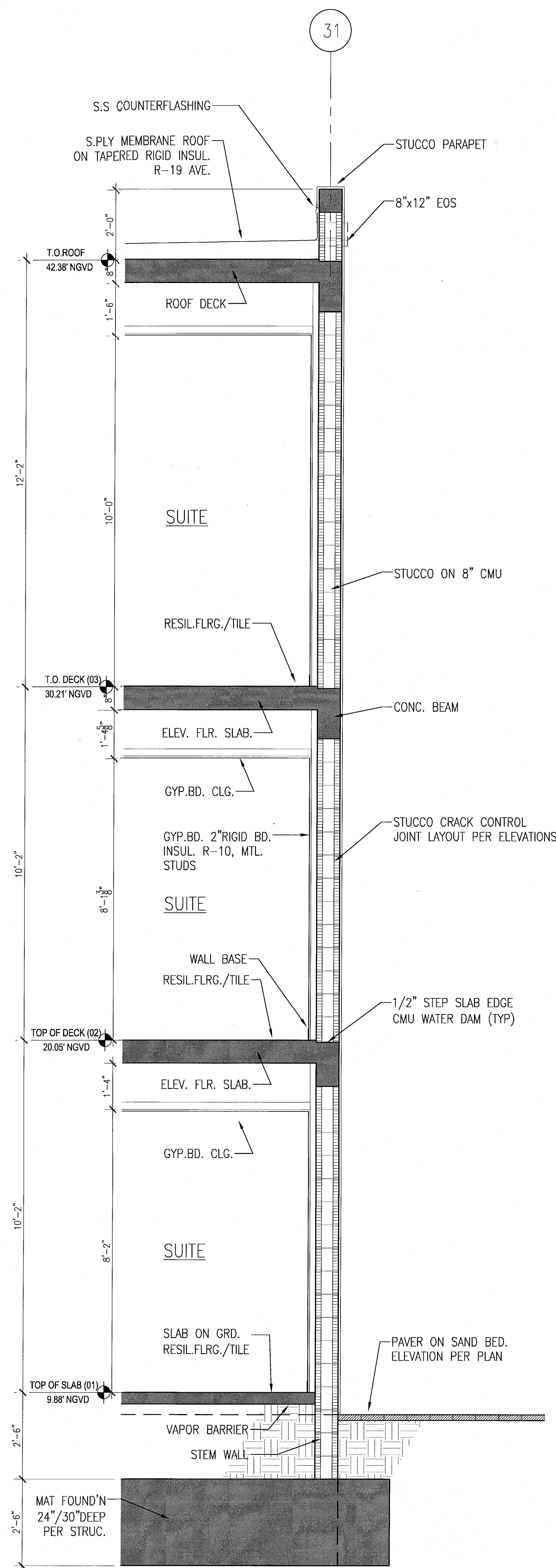
ADD Inc Architecture Interiors Planning
 One Biscayne Tower
 Suite 1670
 Two South
 Biscayne Boulevard
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 T. 305.482.8700
 F. 305.482.8770
 www.addinc.com
 Lic. # A425001567 Boston Miami

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

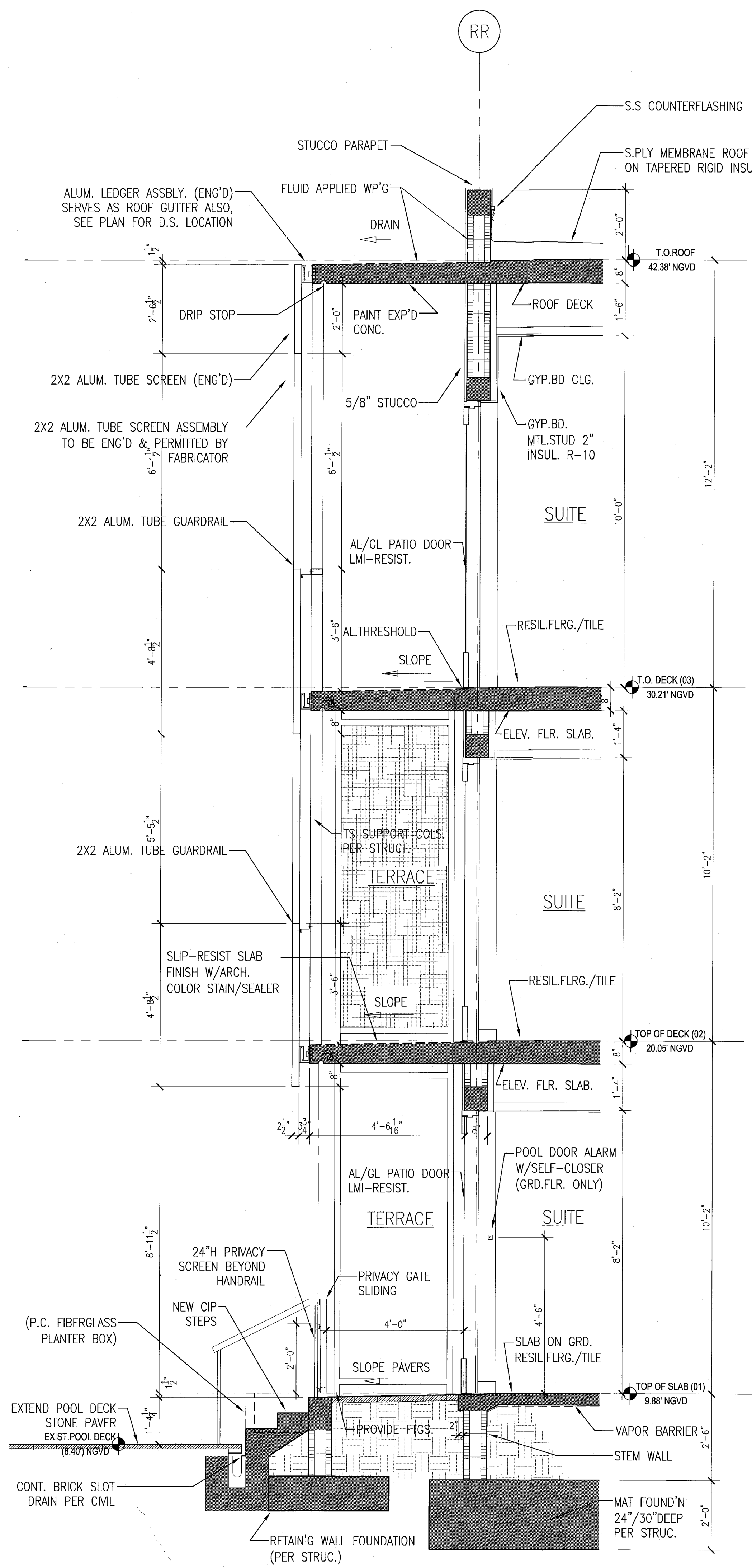
SHEET TITLE
EXISTING TYPICAL EXTERIOR WALL SECTIONS

SHEET NUMBER
A413
 COPYRIGHT ADD INC 2011

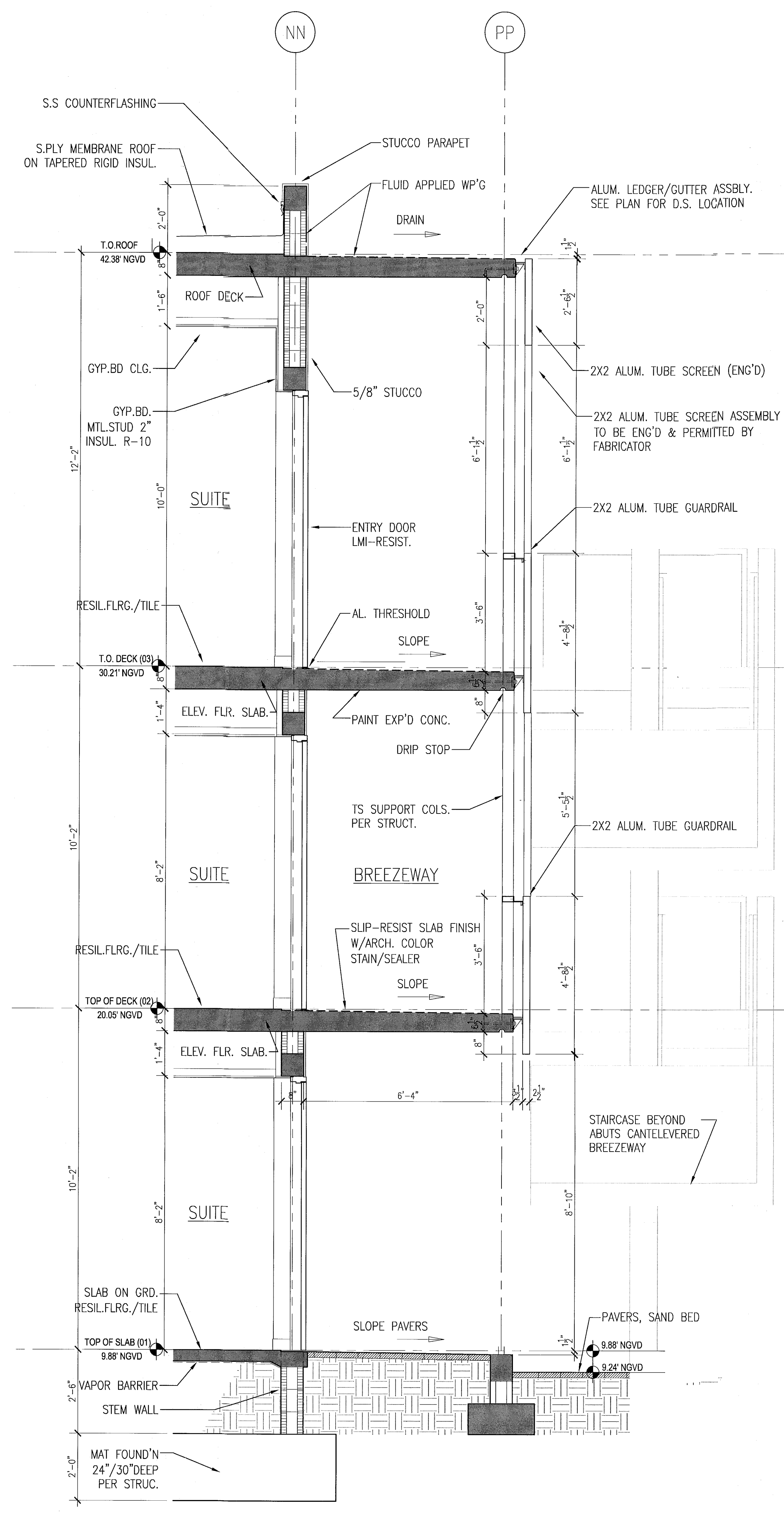
APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



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



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



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

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

MTCI PRIVATE PROVIDER SERVICES, LLC			
BUILDING	REVIEWER	DATE	STATUS

PERMIT SET

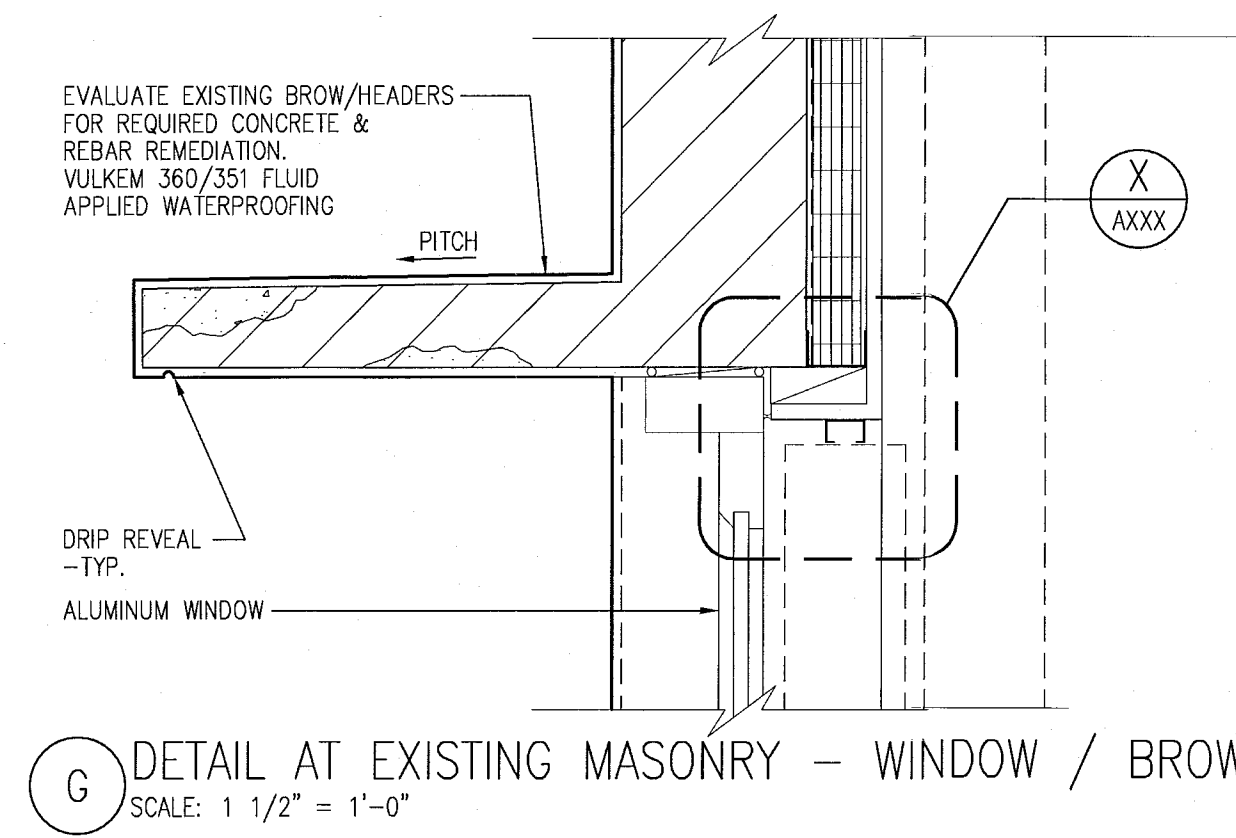
Seal area with signature and name: Jonathan Cardenas, Lic. #AR93391

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One Biscayne Tower Suite 1670
Two South Biscayne Boulevard
Miami, FL 33131
T. 305.482.8700
F. 305.482.8770
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Lic. # AA26901507

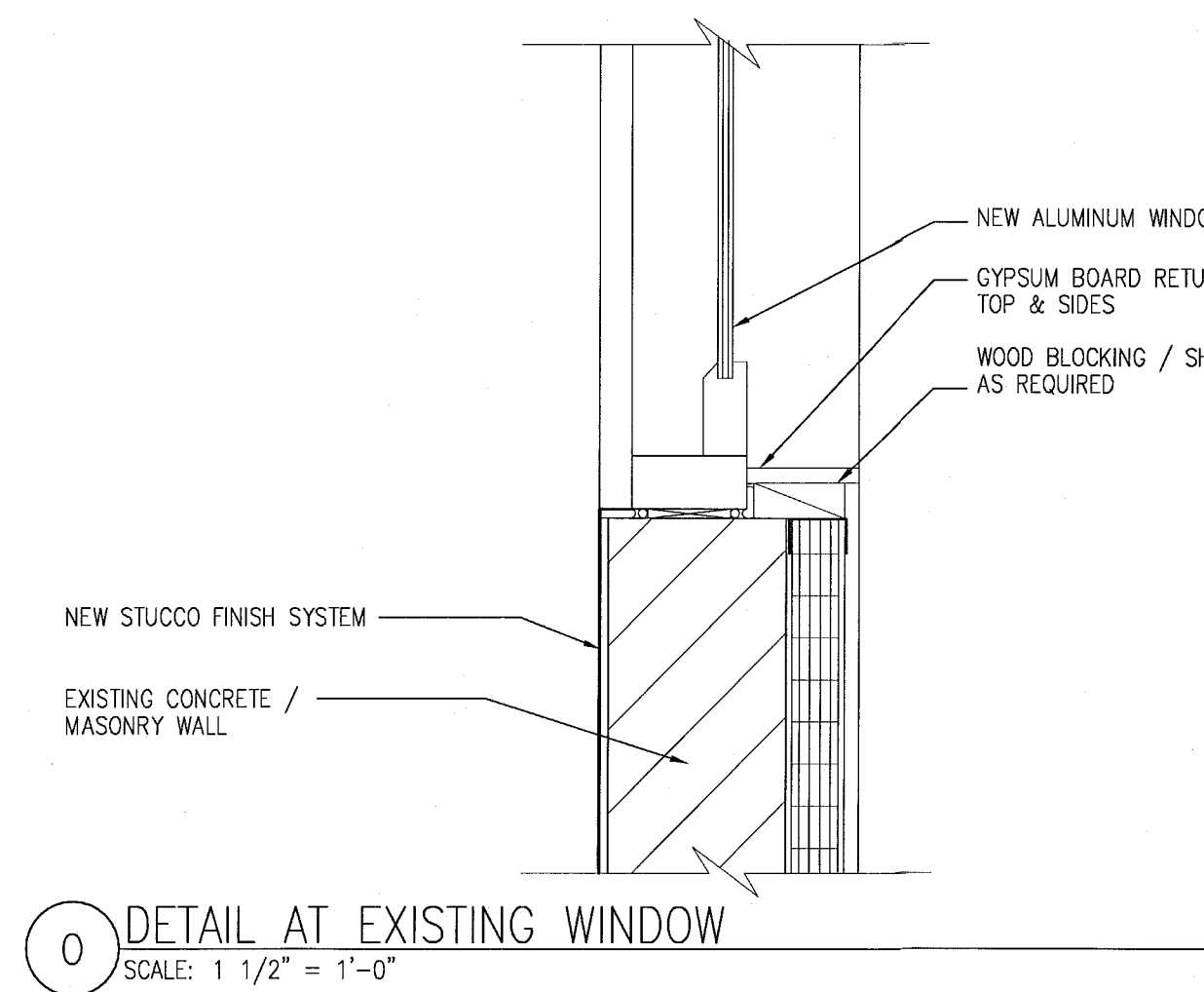
JOB NUMBER: 13035.00
CHECKED BY: [Signature]
ISSUE DATE: JANUARY 24, 2014
SCALE: 1/2" = 1'-0"

TYPICAL EXTERIOR WALL SECTIONS
BLDG-C
POOL SUITES

SHEET NUMBER
A415
COPYRIGHT ADD INC 2011



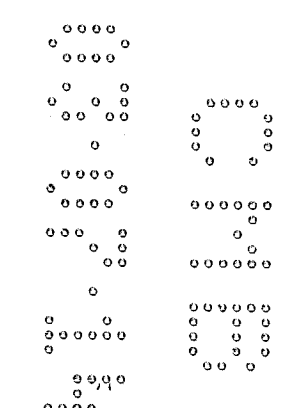
G DETAIL AT EXISTING MASONRY - WINDOW / BROW
SCALE: 1 1/2" = 1'-0"



O DETAIL AT EXISTING WINDOW
SCALE: 1 1/2" = 1'-0"

REVISIONS

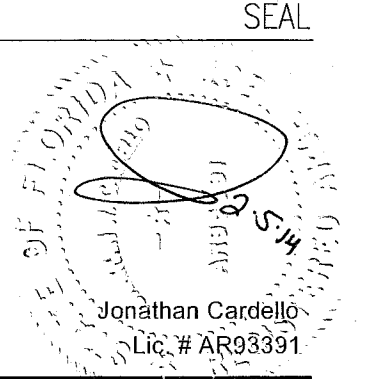
NO.	DESCRIPTION	ISSUE DATE



MTCI
PRIVATE INSPECTION SERVICES, LLC
Construction Phase Inspection, Inspection, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET



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One Biscayne Tower
Suite 1670
Two South
Biscayne Boulevard
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JOB NUMBER: 13036.00
CHECKED BY: _____
ISSUE DATE: JANUARY 24, 2014
SCALE: AS NOTED

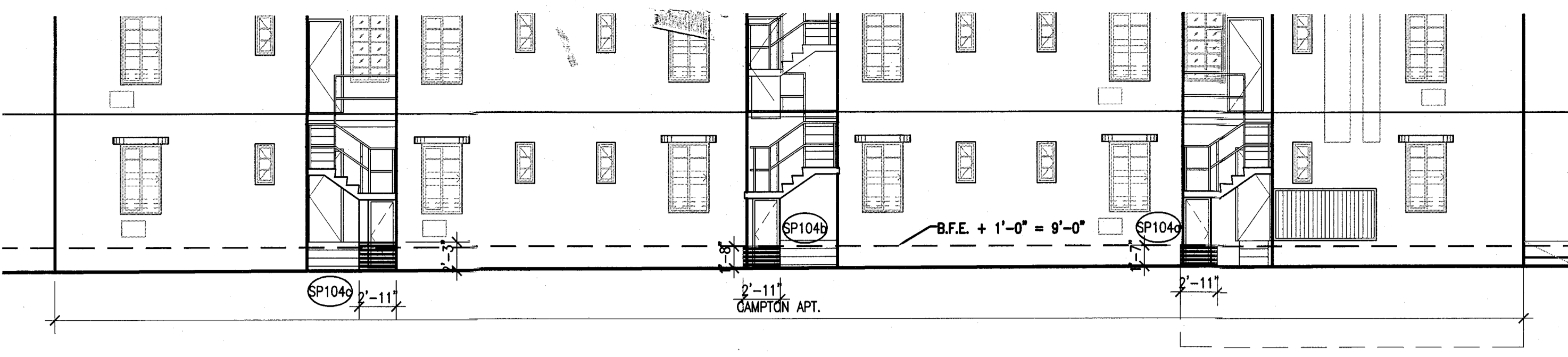
SHEET TITLE

**TYP. EXTERIOR WALL
WALL AND ROOF
DETAIL SECTIONS**

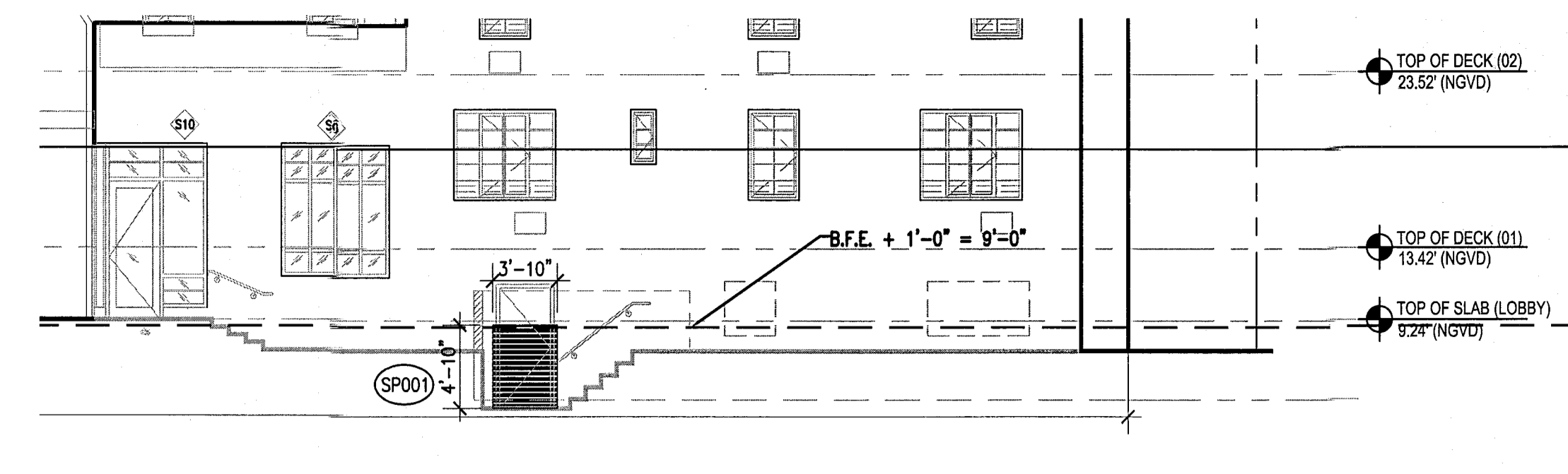
SHEET NUMBER

A420

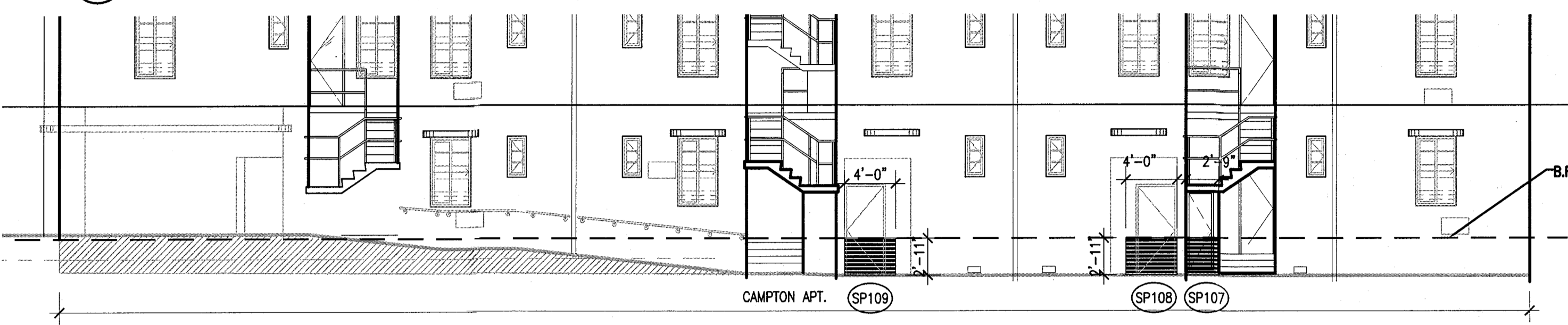
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



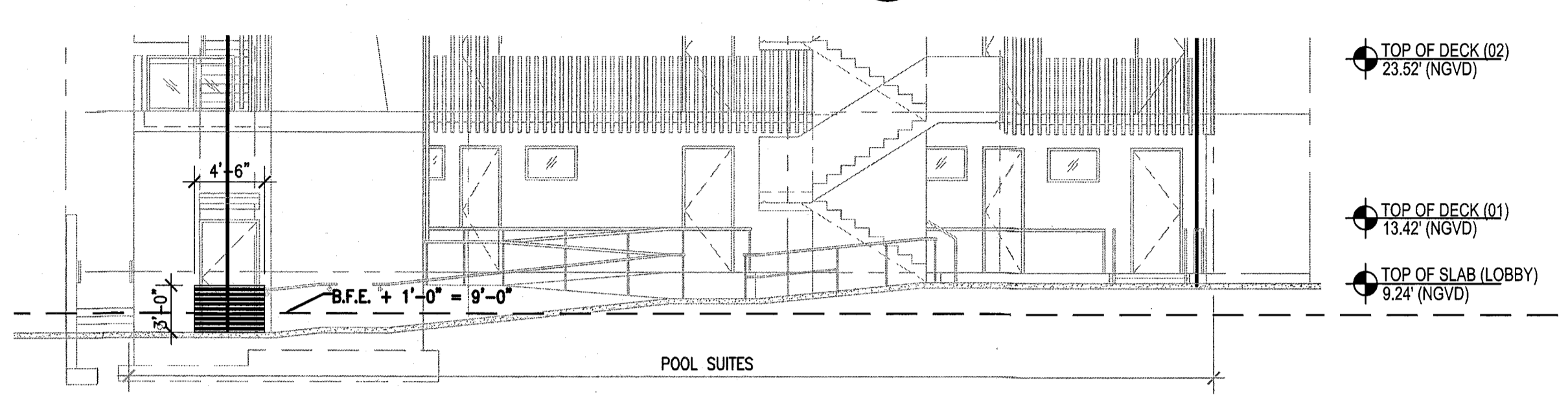
2 CAMPTON APT & HADDON HALL SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



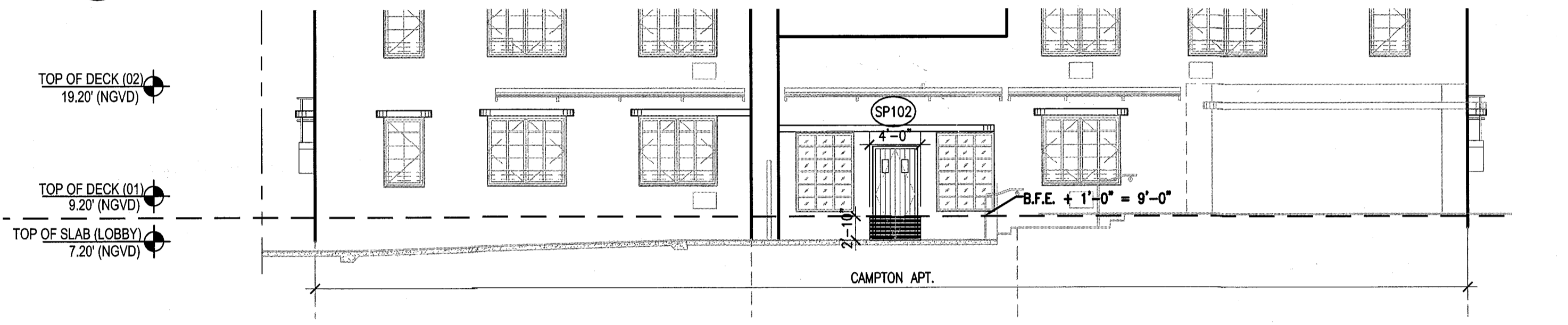
3 HADDON HALL WEST ELEVATION - BASEMENT DOOR
 SCALE: 1/8" = 1'-0"



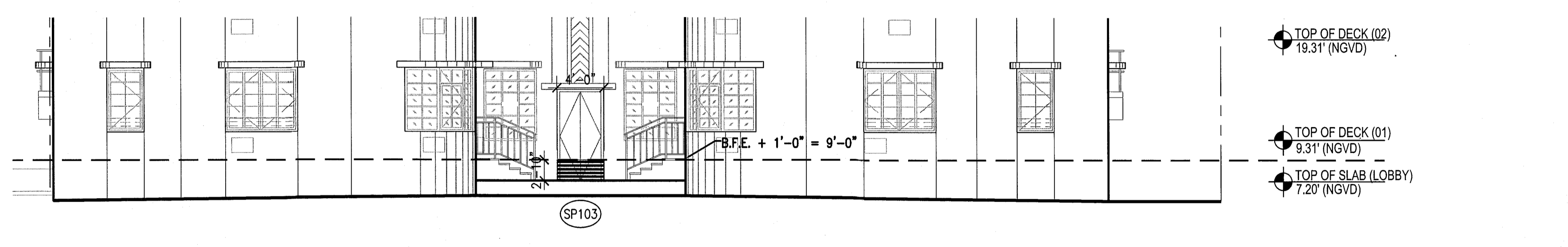
4 CAMPTON APT NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



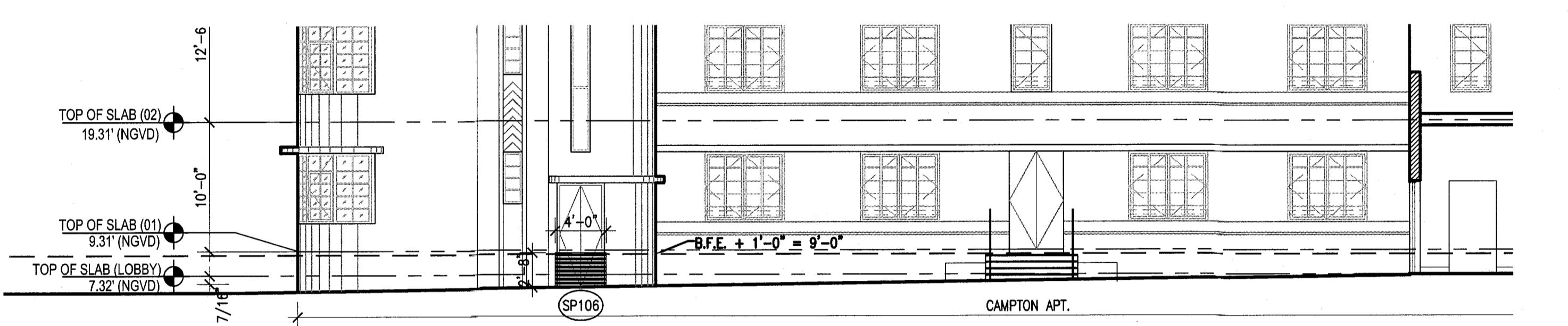
5 POOL SUITES SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



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

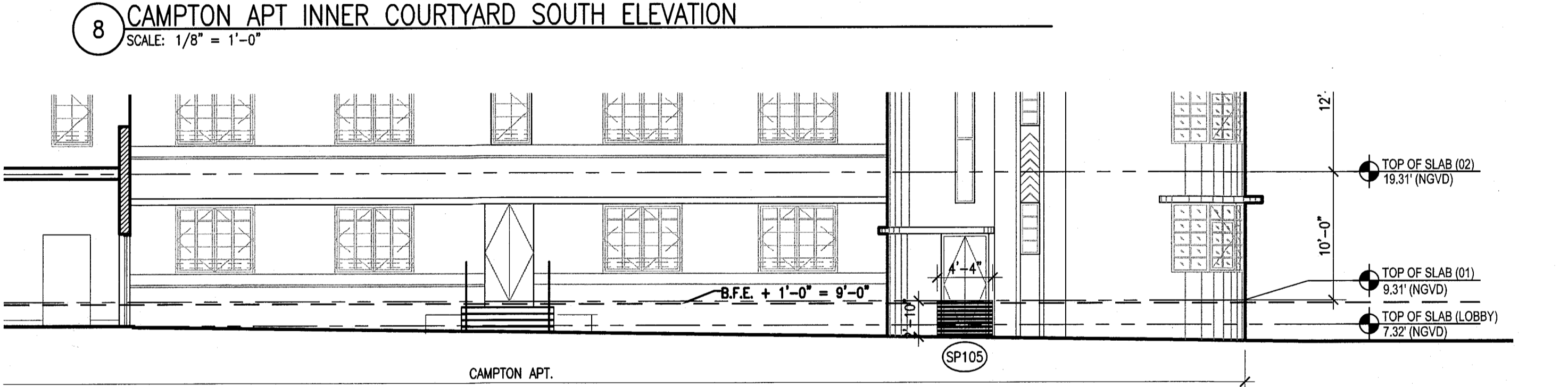


8 CAMPTON APT INNER COURTYARD SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

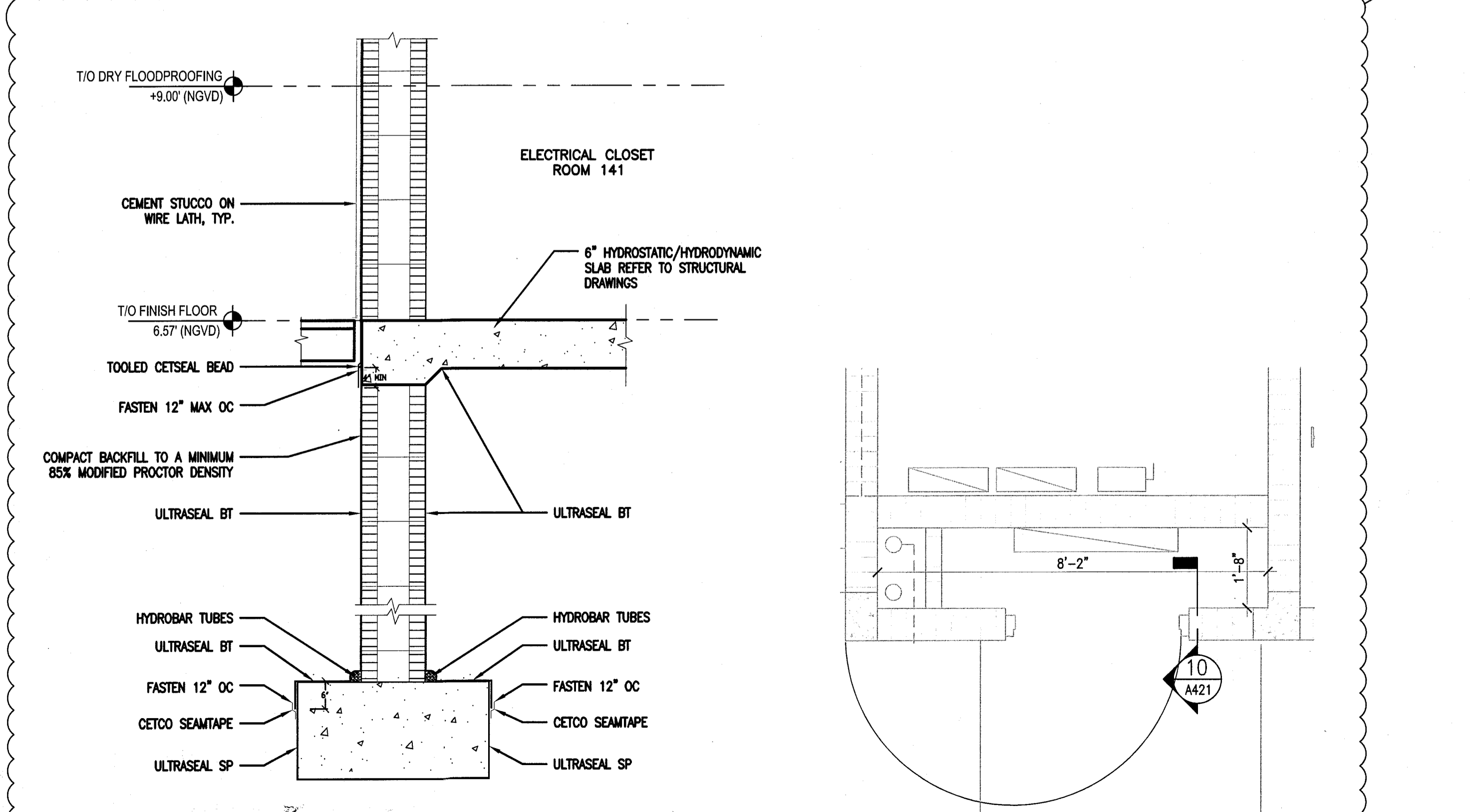
FLOODPROOFING NOTES:

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

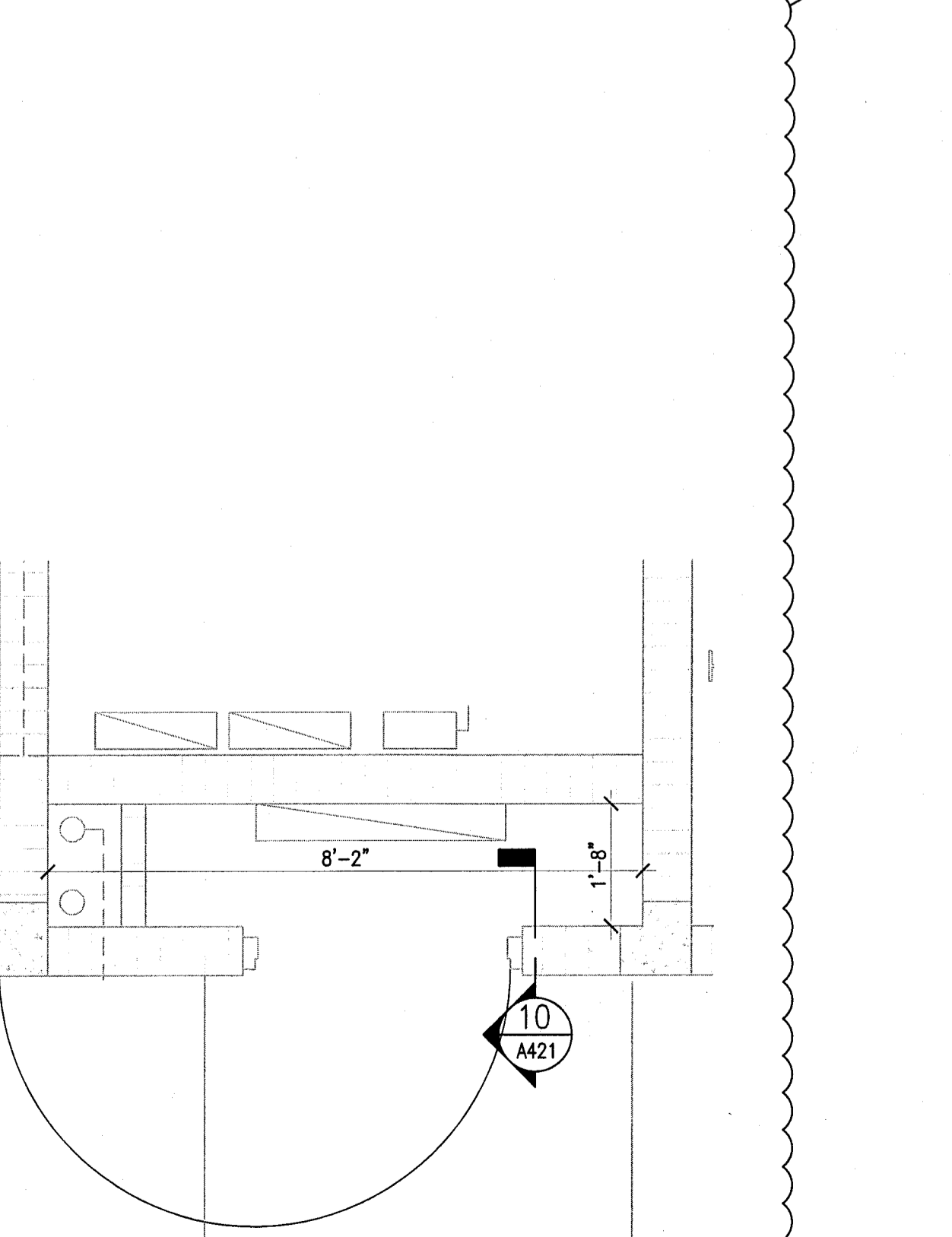
MTCI PRIVATE PROVIDER SERVICES, LLC Construction Management, Inspection & Consulting			
BUILDING	REVIEWER	DATE	DATE
STRUCTURAL	INITIALS	REVIEWED	REVIEWED
MECHANICAL	EM	1/16/14	
ELECTRICAL			
PLUMBING			
CIVIL			



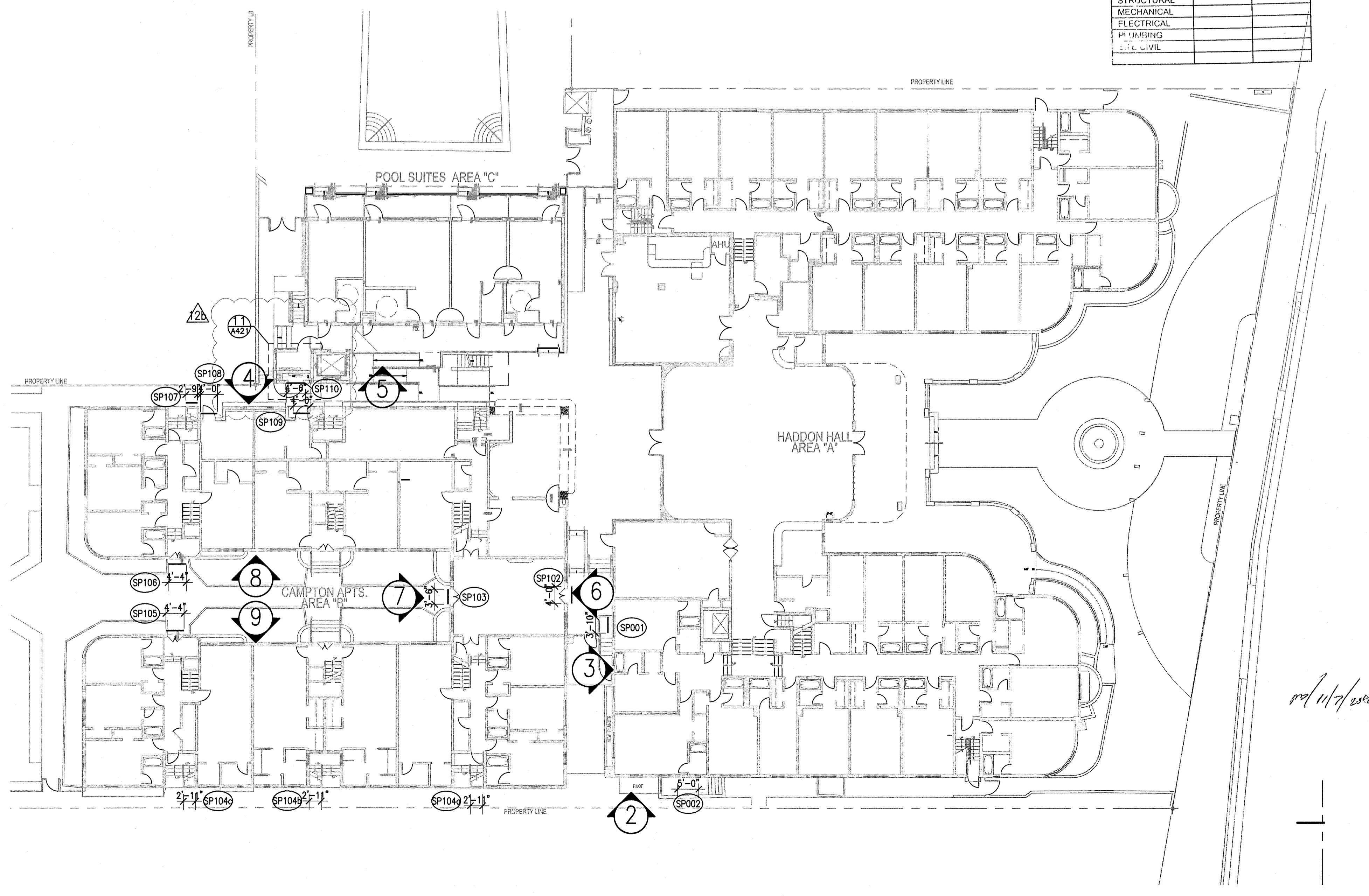
9 CAMPTON APT INNER COURTYARD NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



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

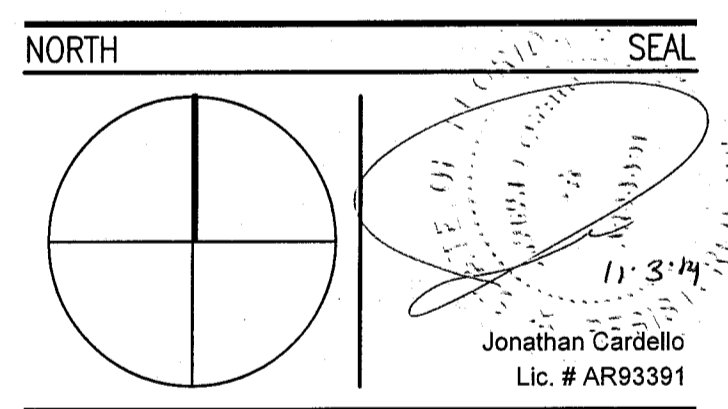


1 OVERALL FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

REVISIONS

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

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 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: VARIES

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A421

HADDON HALL WINDOW SCHEDULE

MK	WIDTH	HEIGHT	DESCRIPTION	MATERIAL	GLASS	REMARKS
W1	3'-0"	5'-3"	FIXED-TRANSOM-CASEMENT (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF SAFETY BARS
W10	3'-0"	5'-3"	FIXED-TRANSOM-SLIDER (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF SAFETY BARS
W2	1'-8"	3'-3"	CASEMENT (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF SAFETY BARS
W3	1'-8"	3'-3"	CASEMENT	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF SAFETY BARS
W4	3'3"-1"	3'-3"	FIXED/CASEMENT (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26
W5	3'-0"	3'-6"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26 BEHIND EXIST GRILLE BLOCK
W6	5'-4.5"	7'-8"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26
W8	1'-6"	3'-3"	CASEMENT-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42" AFF SAFETY BARS
W9	8'-4"	9'-4"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
W10	5'-7 1/2"	4'-2"	DOOR-TRANSOM-SIDELITE	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
W11	3'-7 1/2"	10'-0"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
W13	1'-6"	9'-0"	EXIST. 6x6 GLASS BLOCK OPNG.	ALUM. & GLASS	GLASS BLOCK	
W21	3'-0"	8'-7"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26
W22	1'-6"	10'-0"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26

FENESTRATION NOAs (Notice of Acceptance)

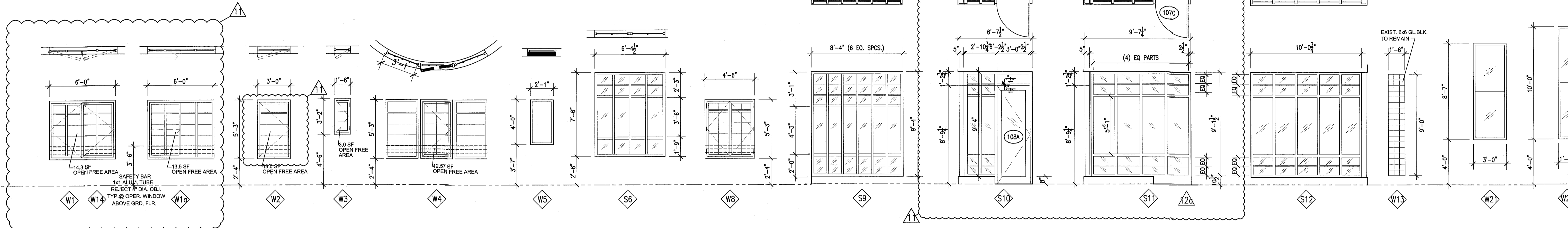
1	ALUMINUM FIXED WINDOW	ES WINDOWS SERIES 1500	NOA 13-0617.26
2	ALUMINUM SINGLE HUNG WINDOW	ES WINDOWS SERIES 1100	NOA 12-0410.04
3	ALUMINUM CASEMENT WINDOW	ES WINDOWS SERIES 5-5000	NOA 12-0820.06
4	ALUMINUM GUESTROOM PATIO DOOR	CGI SERIES 450	NOA 12-0706.03
5	ALUMINUM STOREFRONT ENTRY DOOR	ES WINDOWS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

NOTES:

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

GENERAL WINDOW NOTES:

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

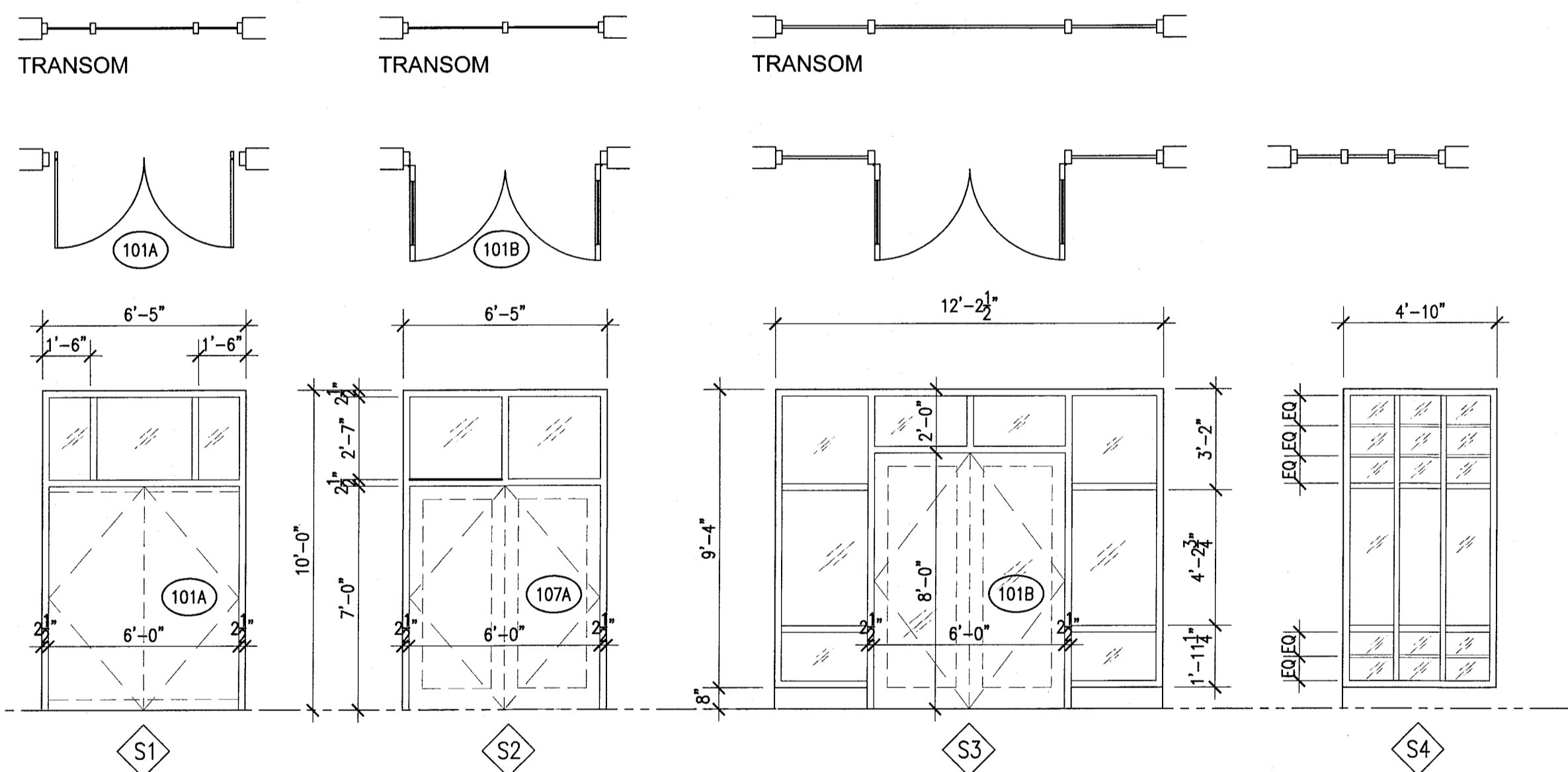


1 HADDON HALL WINDOW TYPE ELEVATIONS

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

HADDON HALL STOREFRONT SCHEDULE

MK	WIDTH	HEIGHT	DESCRIPTION	MATERIAL	GLASS	REMARKS
S1	6'-5"	10'-0"	DOOR-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S2	8'-8"	10'-0"	DOOR-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S3	12'-3.5"	9'-4"	DOOR-TRANSOM-SIDELITES	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S4	4'-10"	9'-4"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06

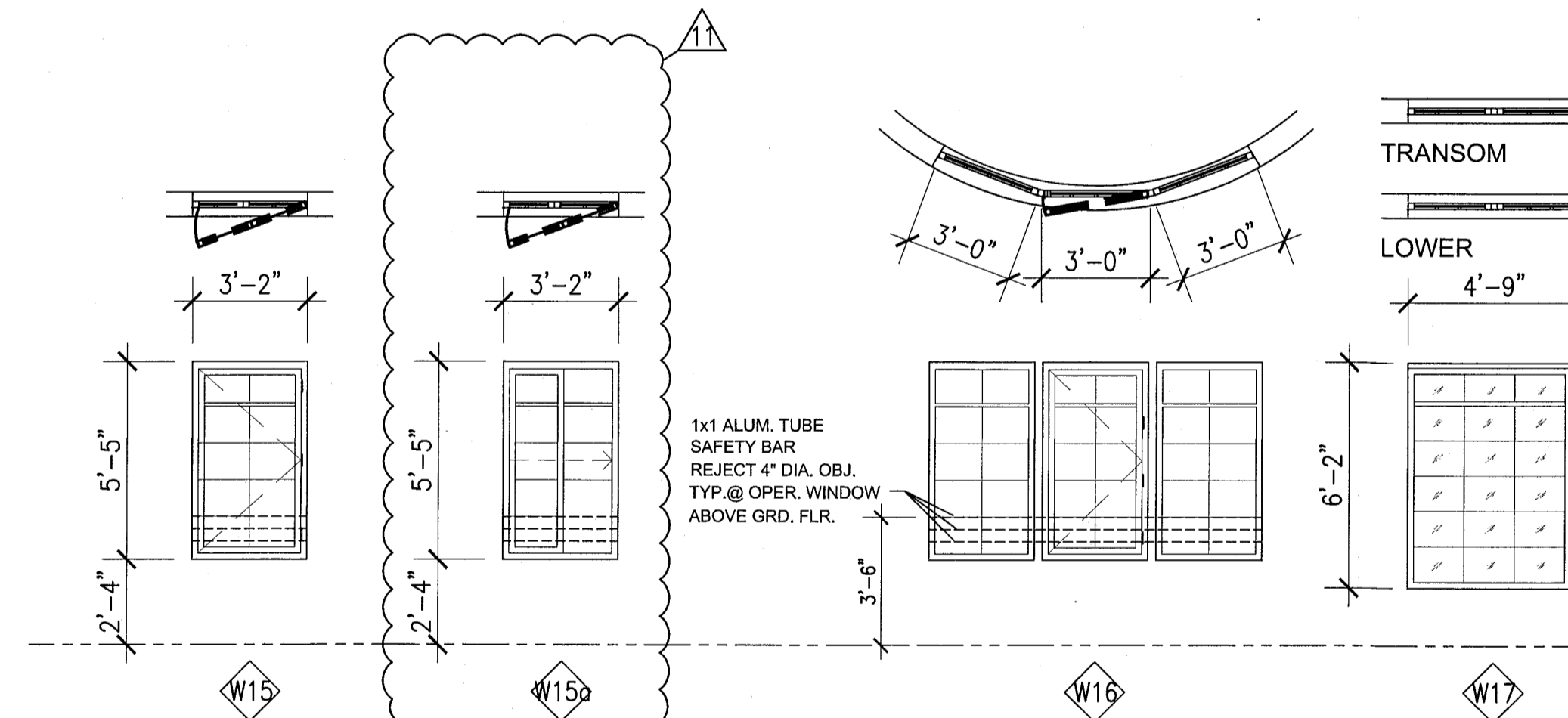


2 HADDON HALL STOREFRONT ELEVATIONS

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

CAMPTON WINDOW SCHEDULE

MK	WIDTH	HEIGHT	DESCRIPTION	MATERIAL	GLASS	REMARKS
W3	1'-6"	3'-2"	CASEMENT	ALUM. & GLASS	IMPACT GLASS	
W14	6'-2"	5'-5"	FIXED/CASEMENT W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	LIMIT CASEMENT OPENING TO 4" MAX.
W15	3'-2"	5'-5"	CASEMENT W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	LIMIT CASEMENT OPENING TO 4" MAX.
W15a	3'-2"	5'-5"	SLIDER W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	
W16	3'-0"	5'-5"	FIXED/CASEMENT/FIXED W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	ARCHED OPENING, LIMIT CASEMENT OPENING TO 4" MAX.
W17	4'-9"	6'-2"	FIXED/FIXED W/ TRANSOM ABOVE	ALUM. & GLASS	IMPACT GLASS	

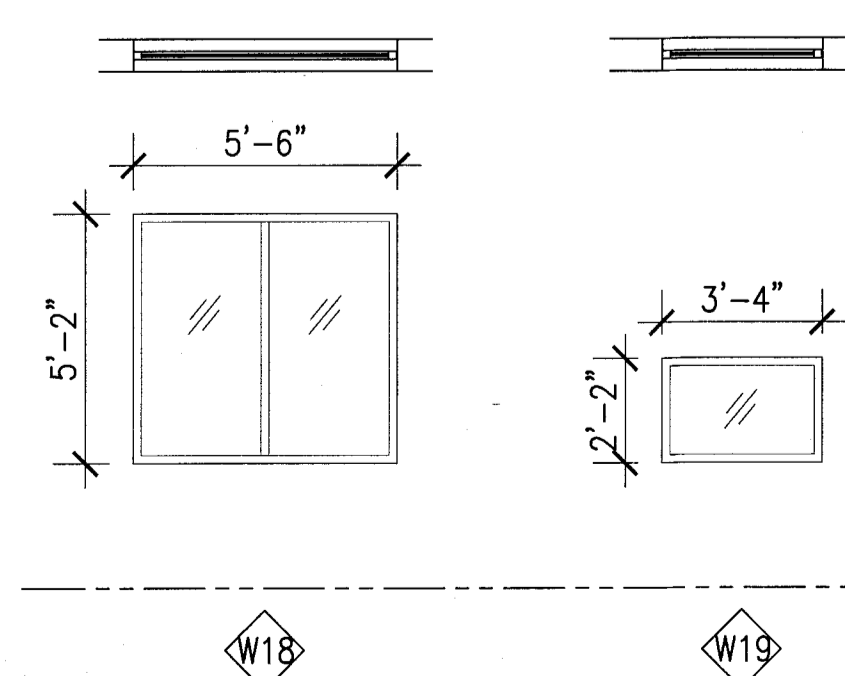


3 CAMPTON WINDOW TYPE ELEVATIONS

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

POOL SUITES WINDOW SCHEDULE

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



2 POOL SUITES WINDOW TYPE ELEVATIONS

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

FRESH AIR VENTILATION CHART

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

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

MTCI PRIVATE PROVIDER SERVICES, LLC		
Construction Plans, Specifications, Administration, Contract Documents & Construction Management		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	CM	11-12-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE/CIVIL		

ADD Inc Architecture Interiors Planning

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

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

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

SHEET TITLE

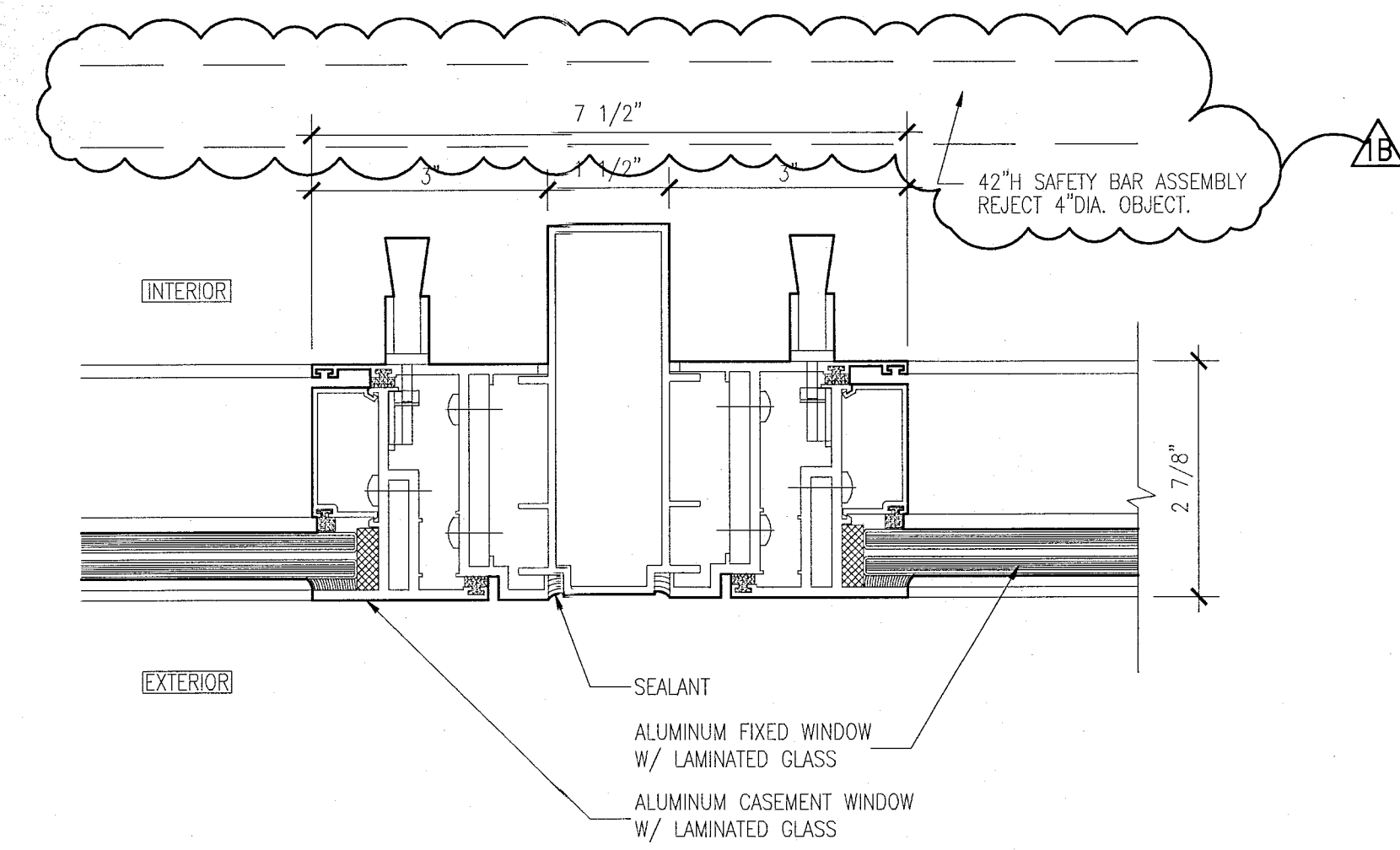
WINDOW SCHEDULE

SHEET NUMBER

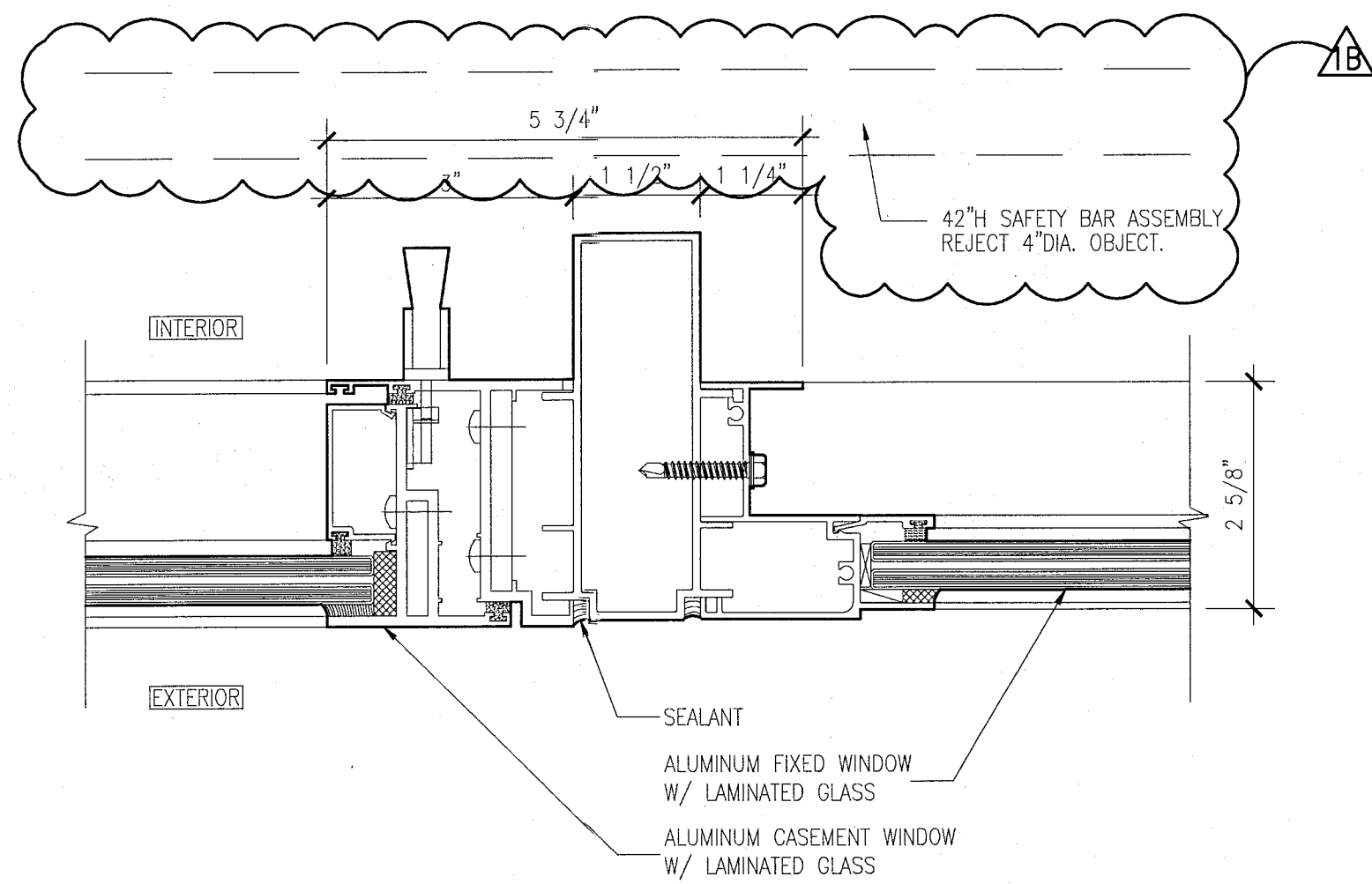
A431

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

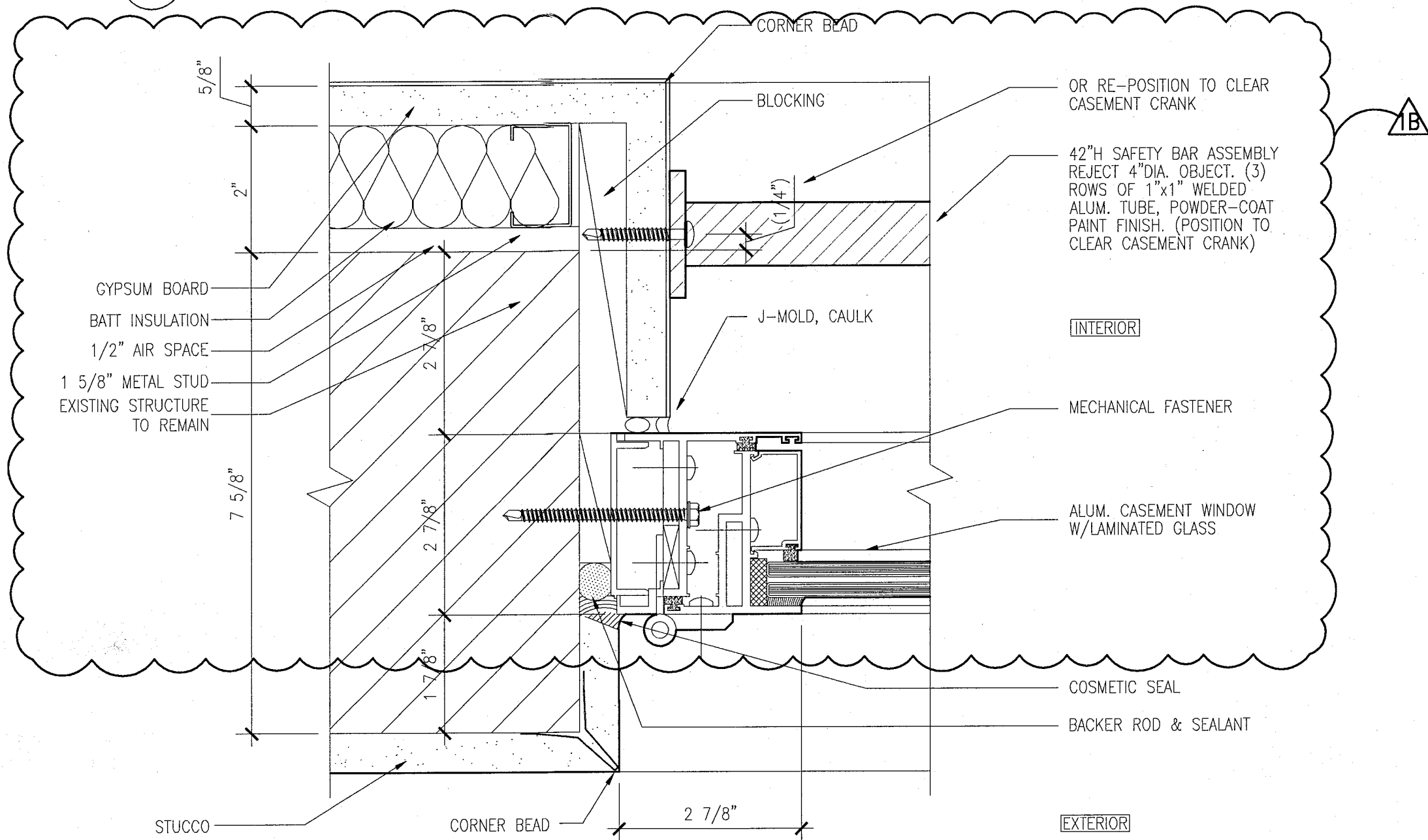
COPYRIGHT ADD INC 2011



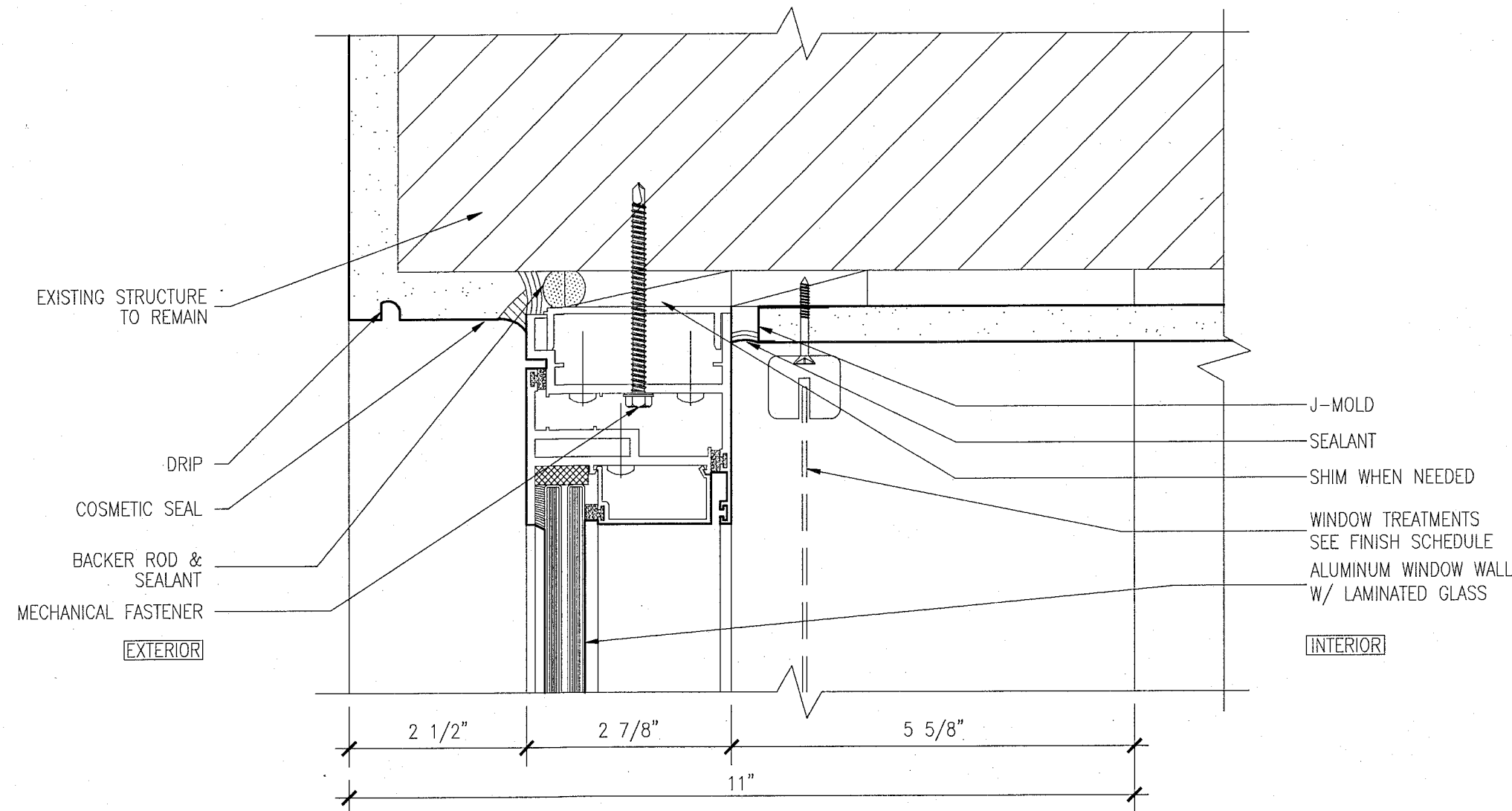
10 JAMB DETAIL AT TWO CASEMENT WINDOWS
SCALE: 6" = 1'-0"



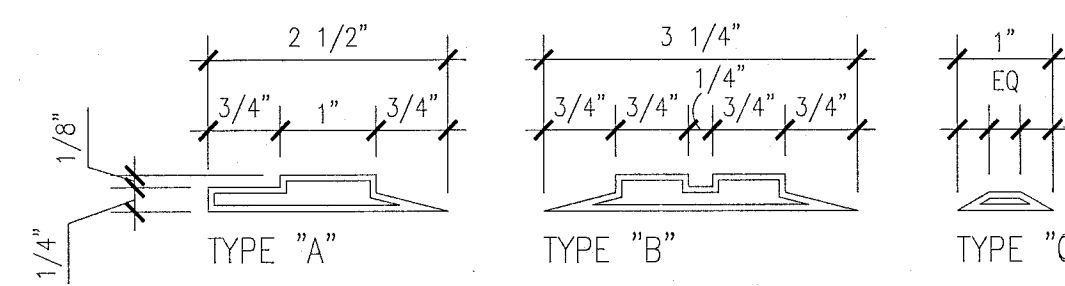
9 JAMB DETAIL AT CASEMENT WINDOWS AND FIXED WINDOWS
SCALE: 6" = 1'-0"



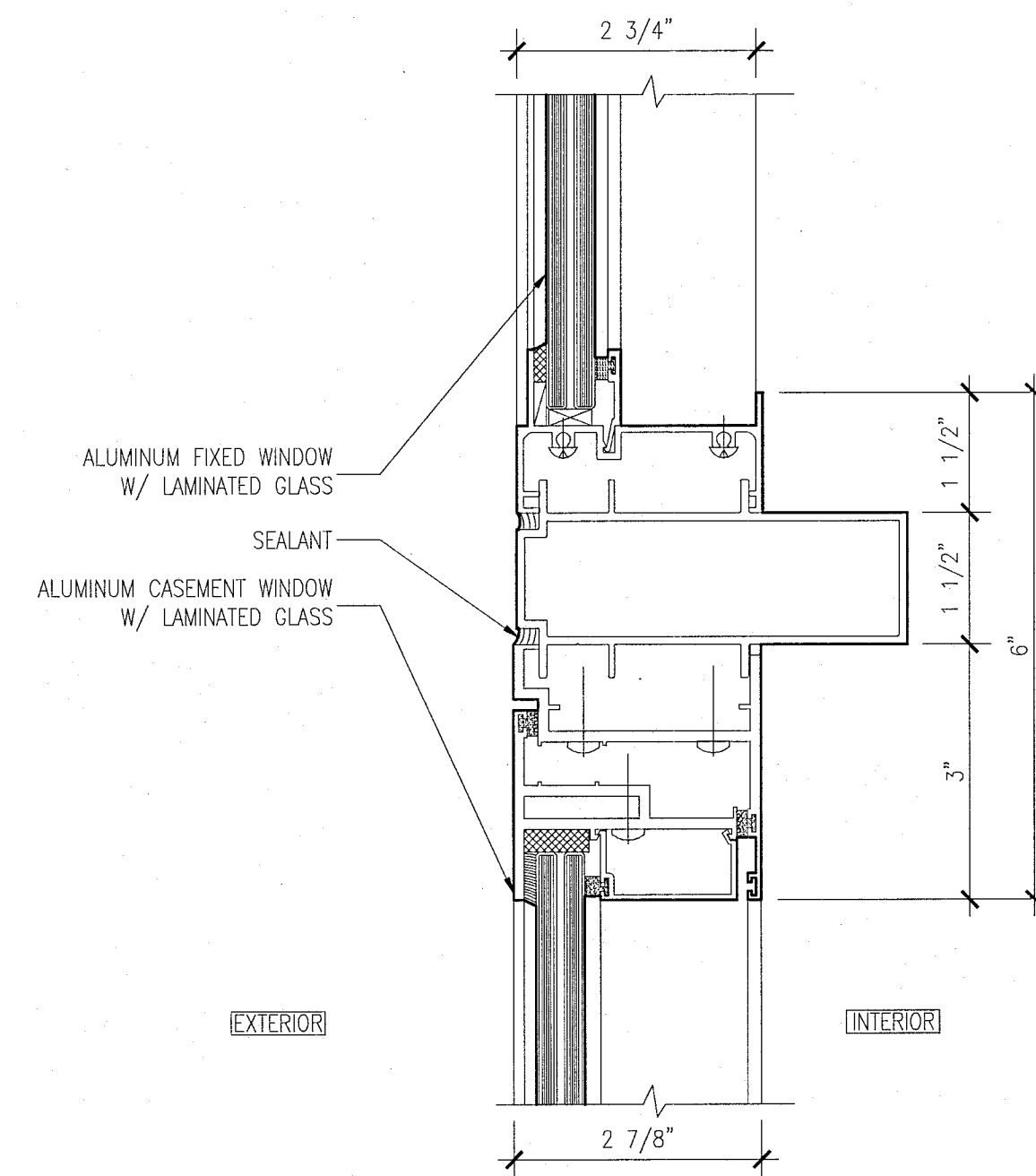
8 JAMB DETAIL AT CASEMENT WINDOWS AND WALL
SCALE: 6" = 1'-0"



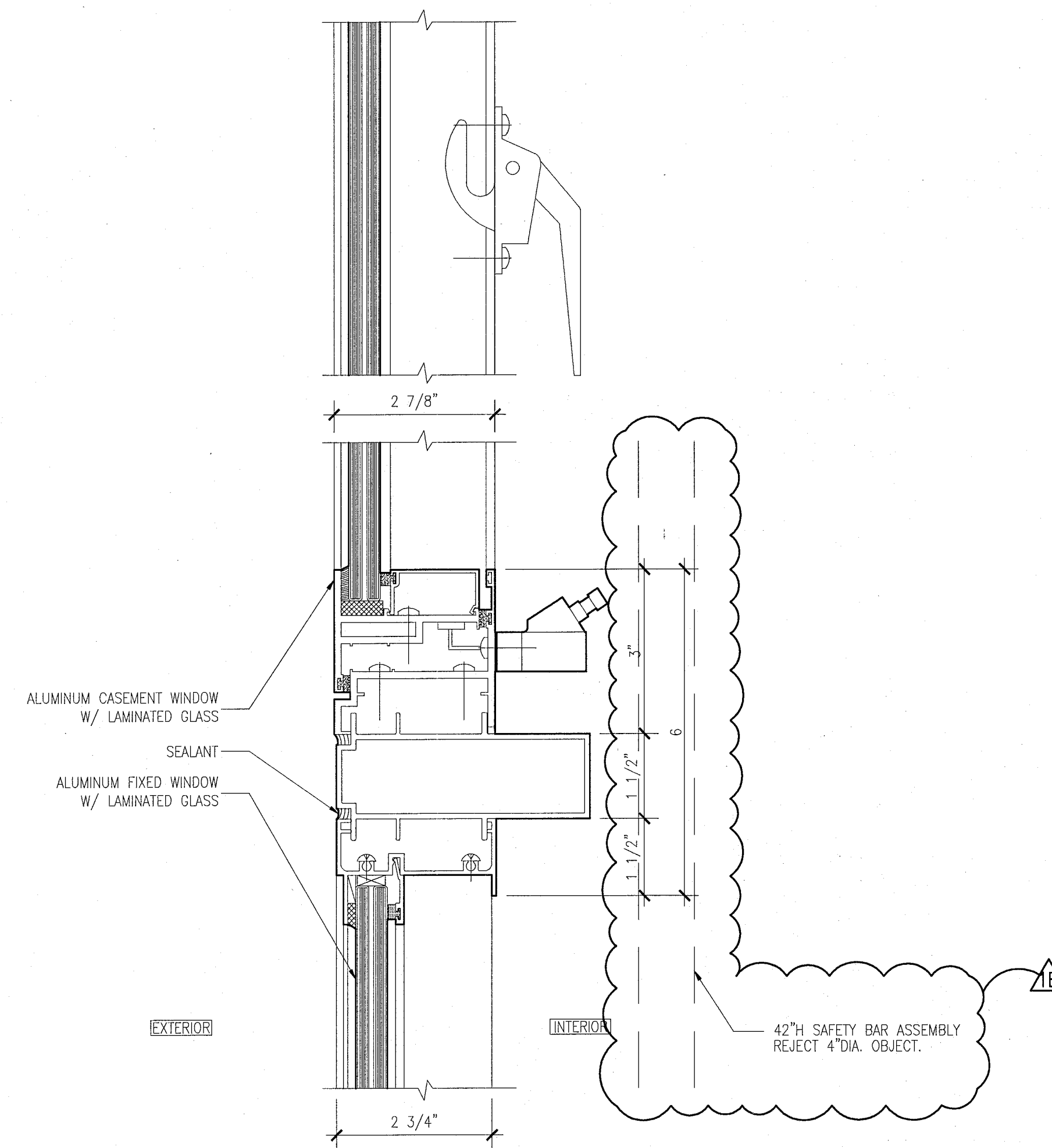
7 HEAD DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



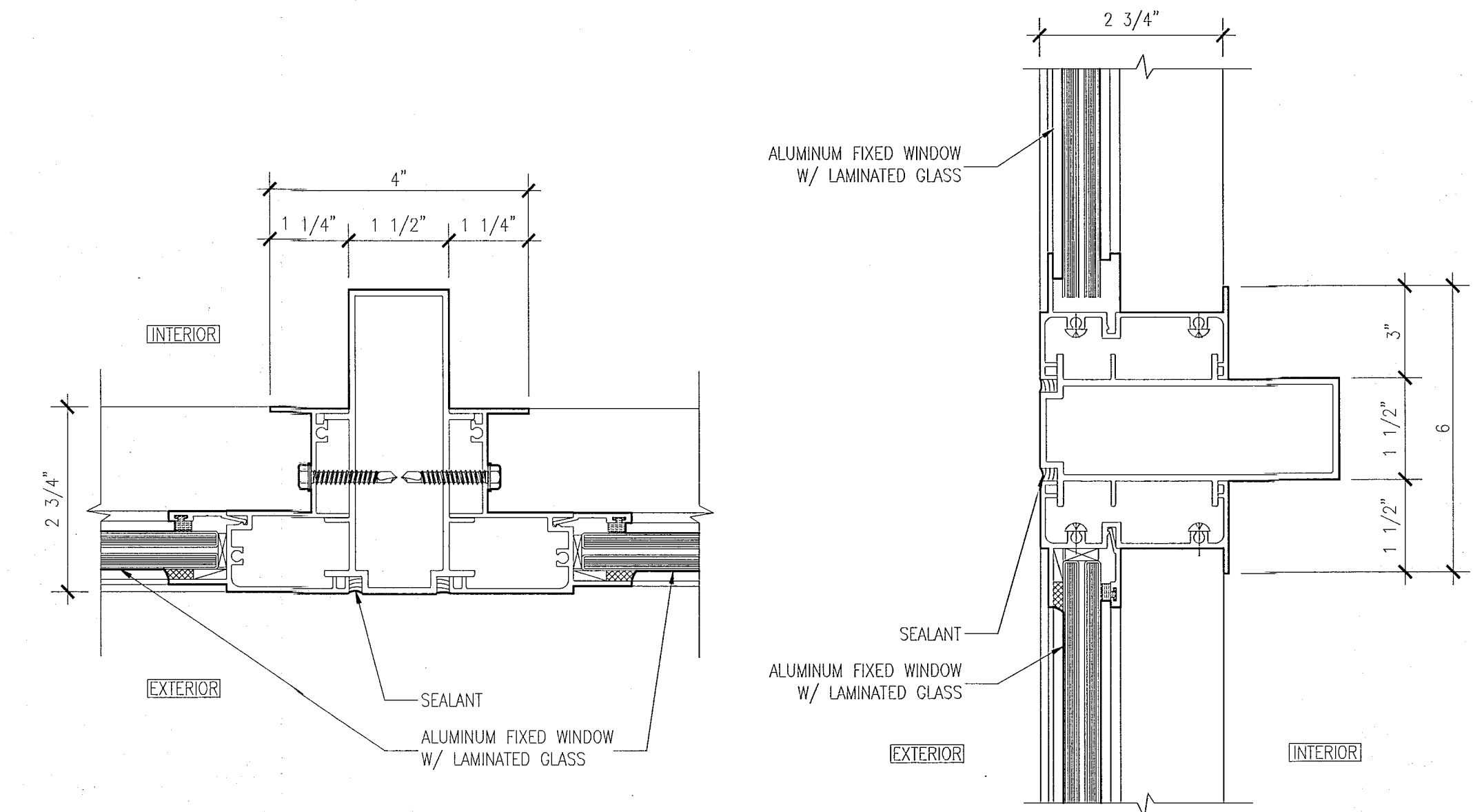
11 WINDOW MUNTIN / EXTRUSION PROFILES
SCALE: N.T.S.



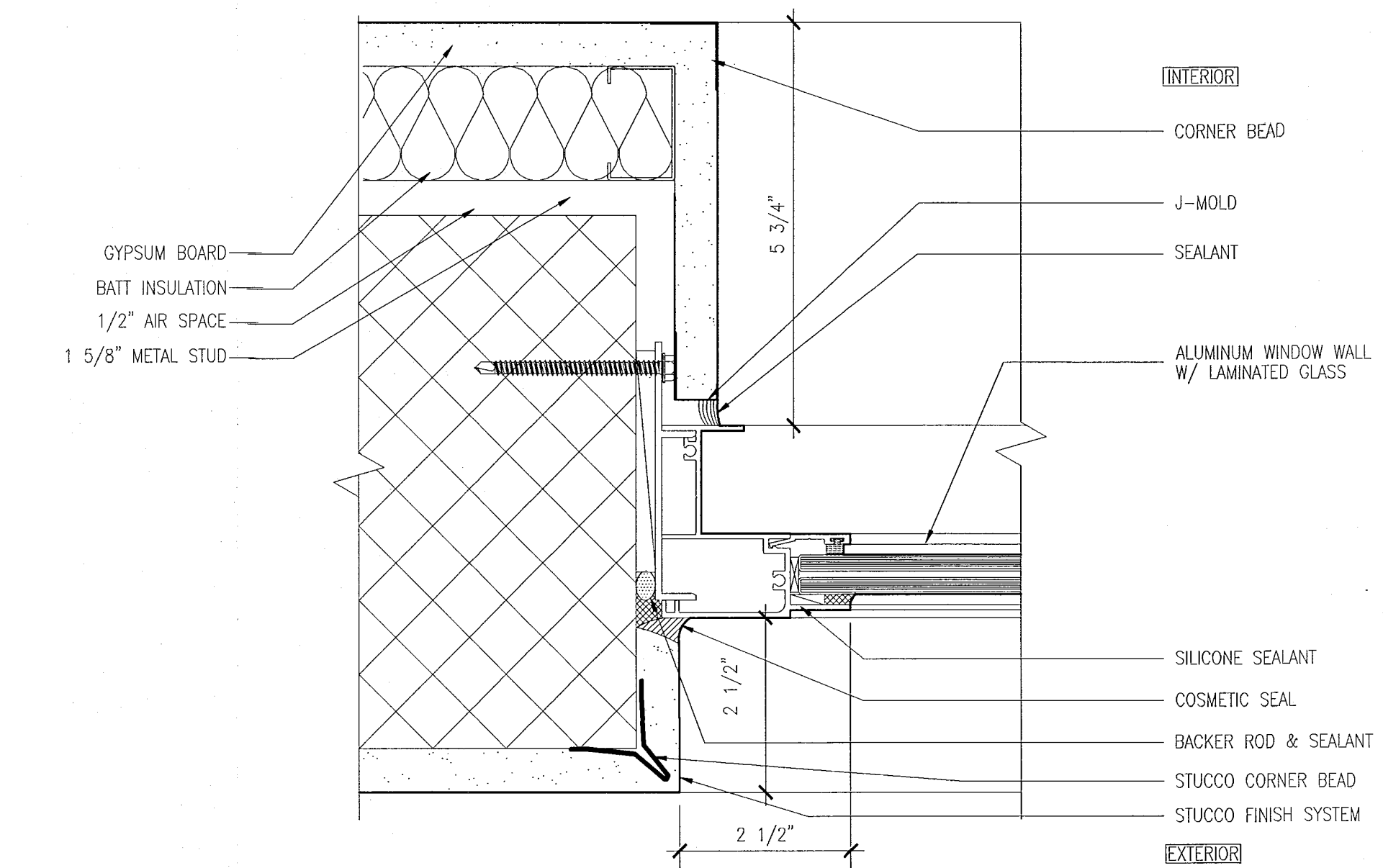
6 HEAD DETAIL AT CASEMENT WINDOWS WITH FIXED TRANSOM
SCALE: 6" = 1'-0"



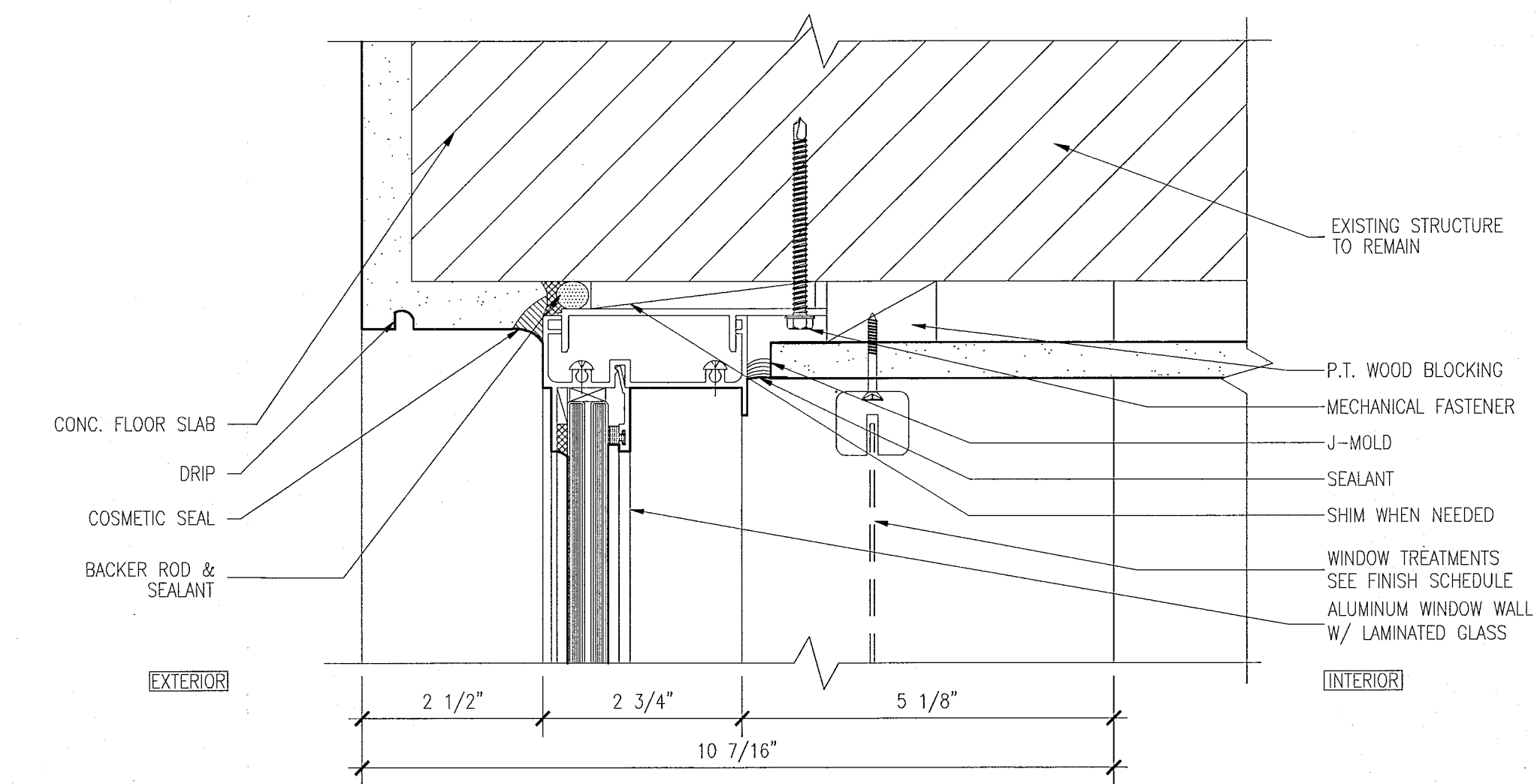
5 SILL AND LOCK DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



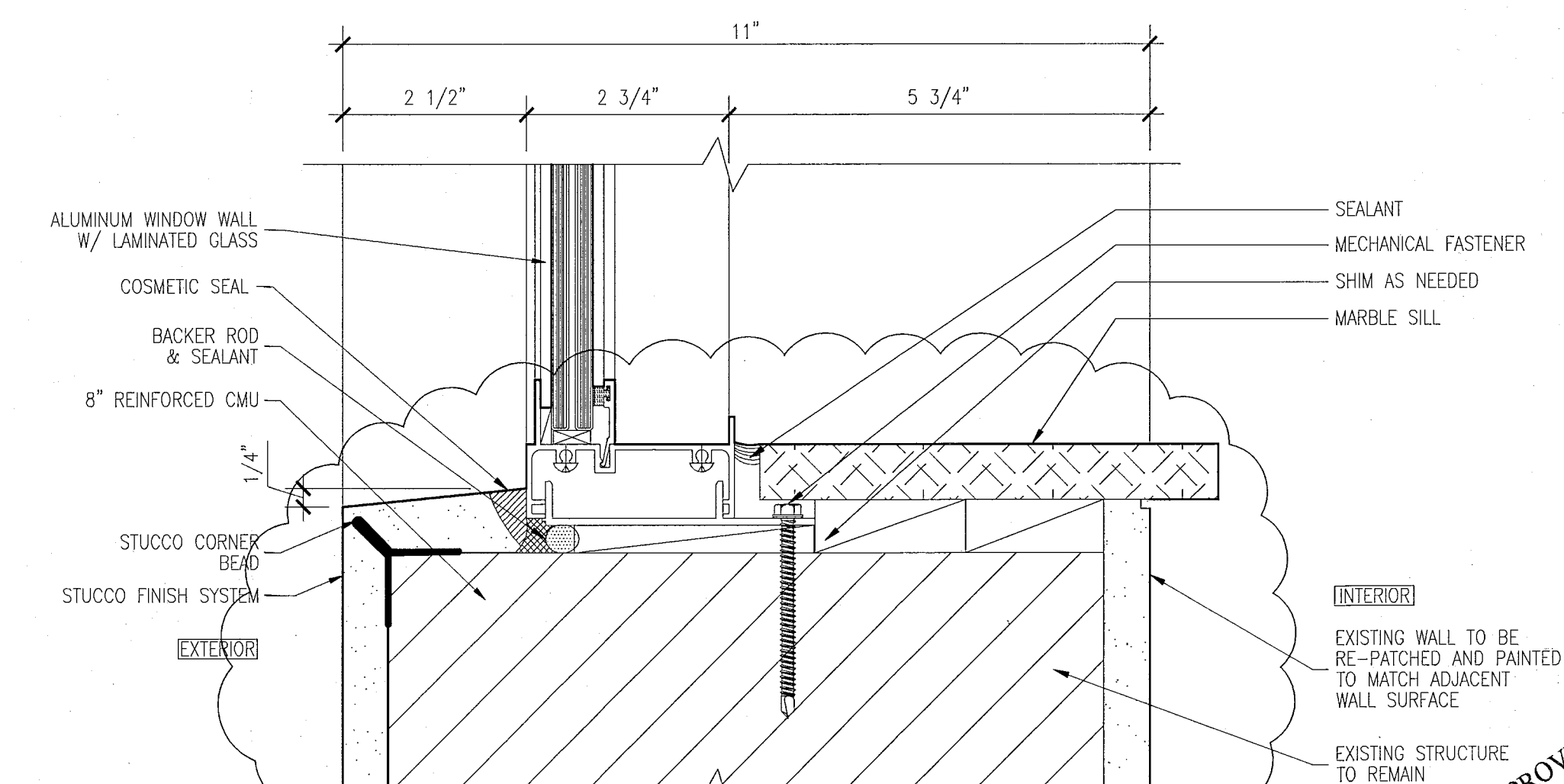
4 MULLION DETAILS AT TWO FIXED WINDOWS
SCALE: 6" = 1'-0"



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



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



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

MTCI PRIVATE PROVIDER SERVICES, LLC Construction Plan Review, Permitting, Testing & Consulting		
BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	FMA	11-12-14
MECHANICAL		
ELECTRICAL		
PLUMBING		

100% CONSTRUCTION DOCUMENT SET

ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

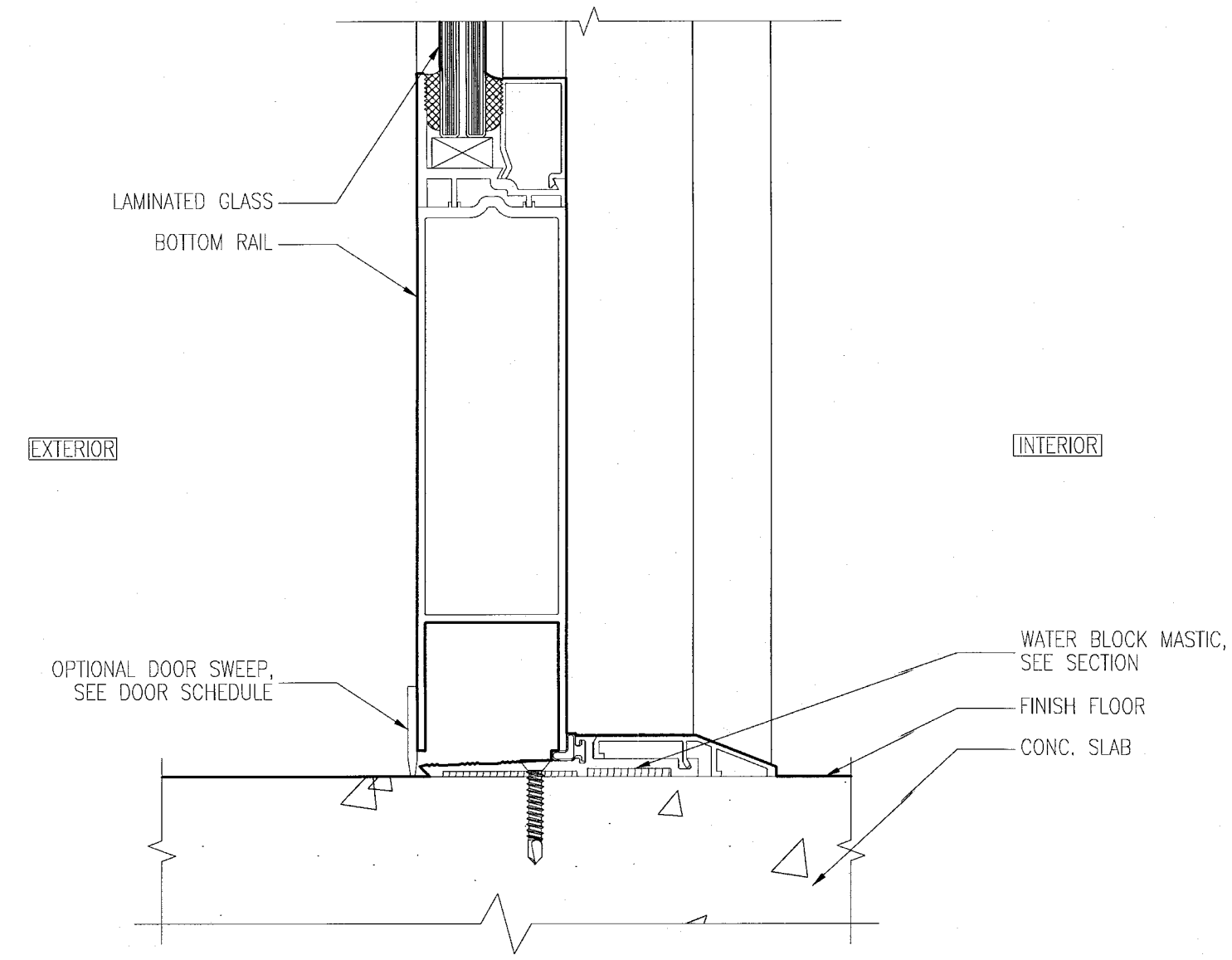
WINDOW AND STOREFRONT DETAILS

SHEET NUMBER

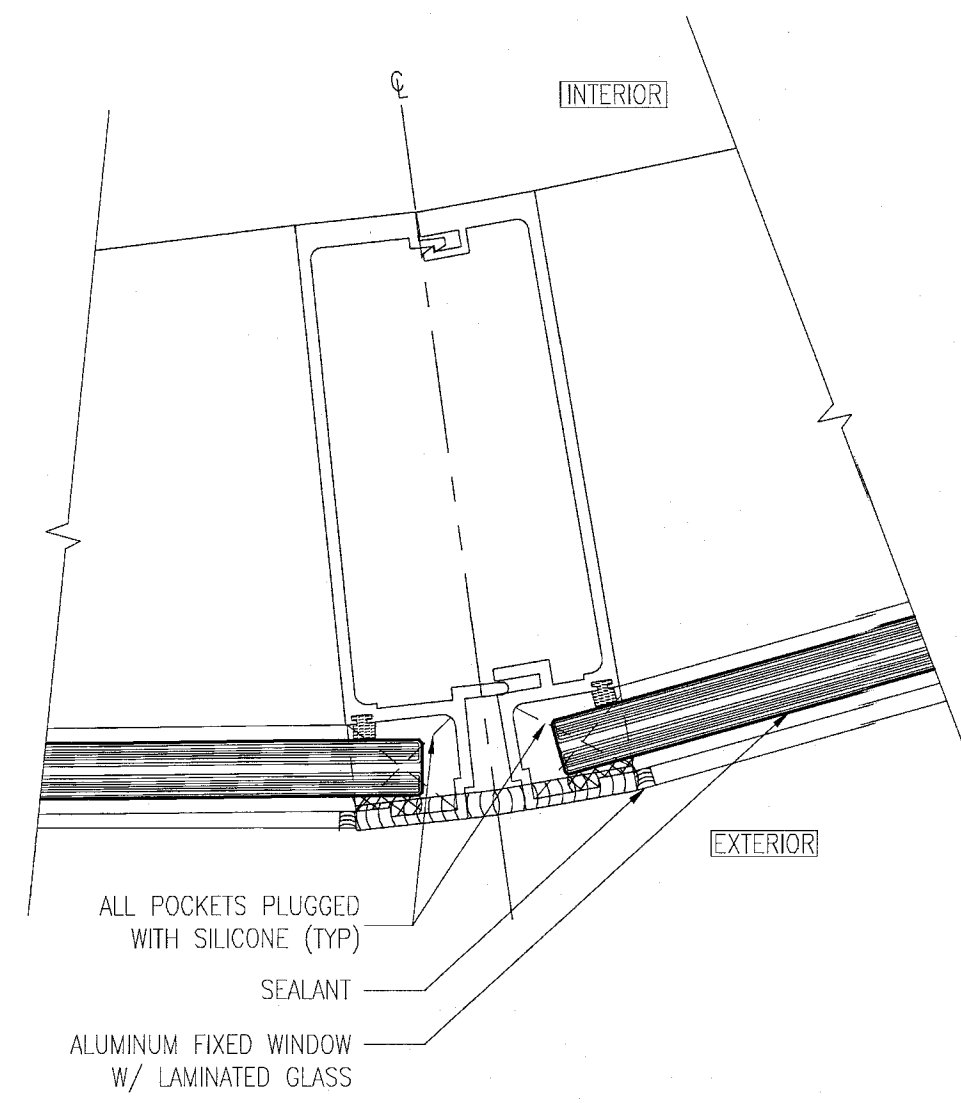
A432

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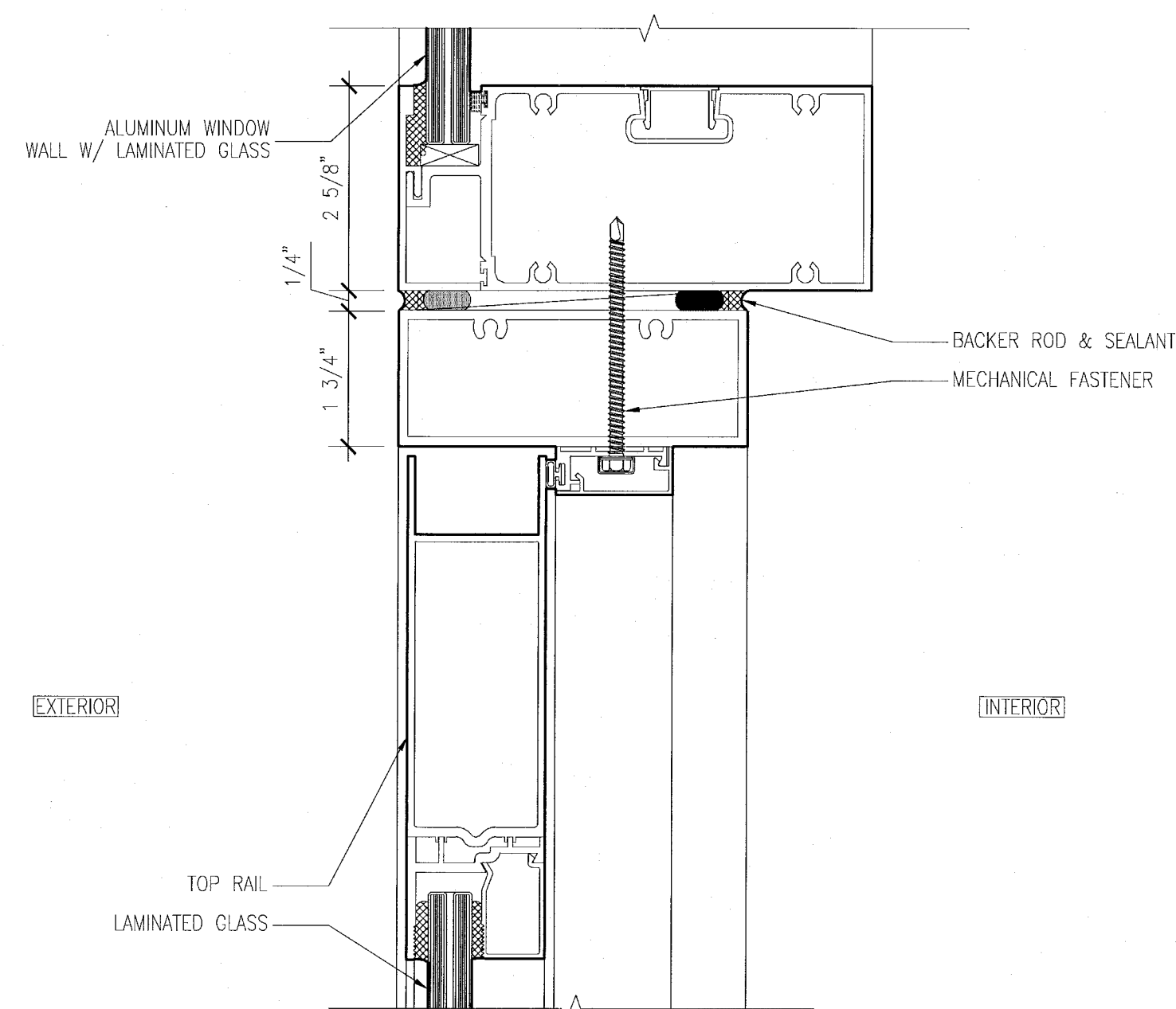
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



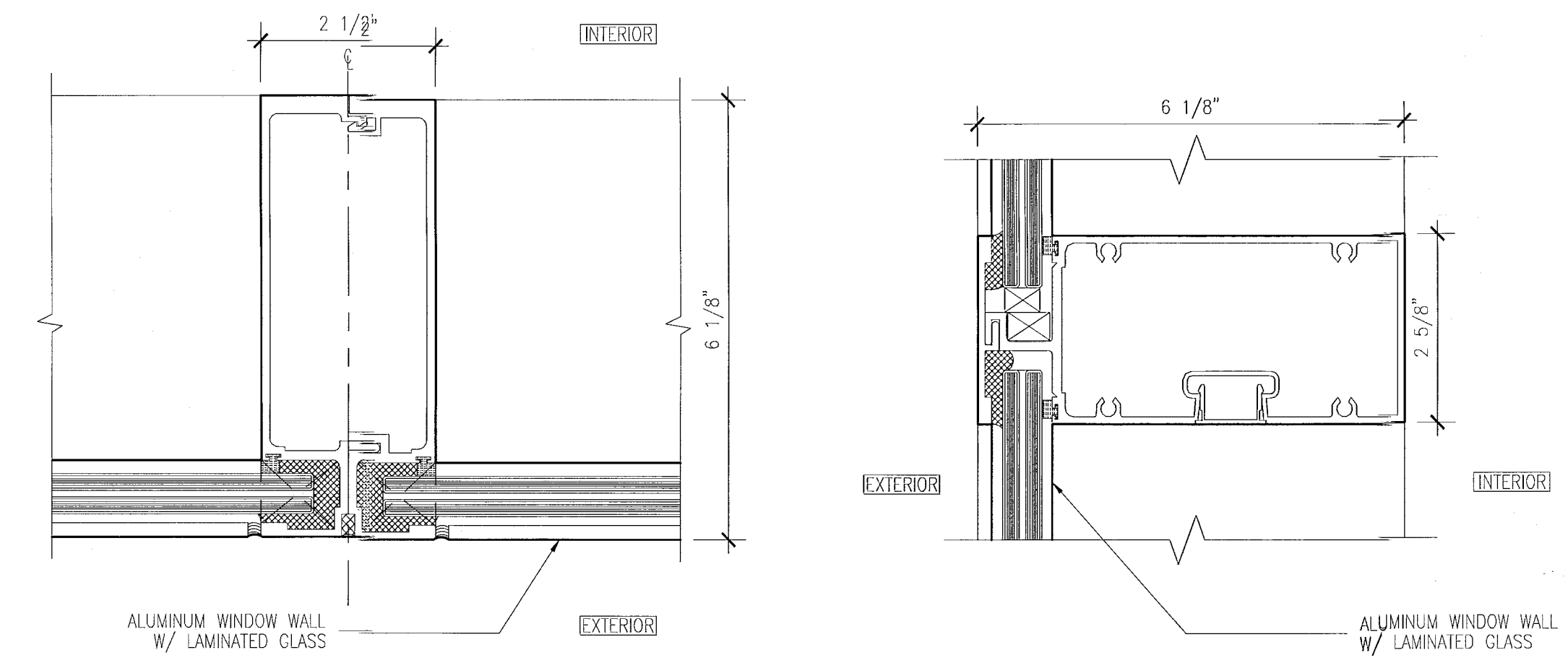
8 SILL DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



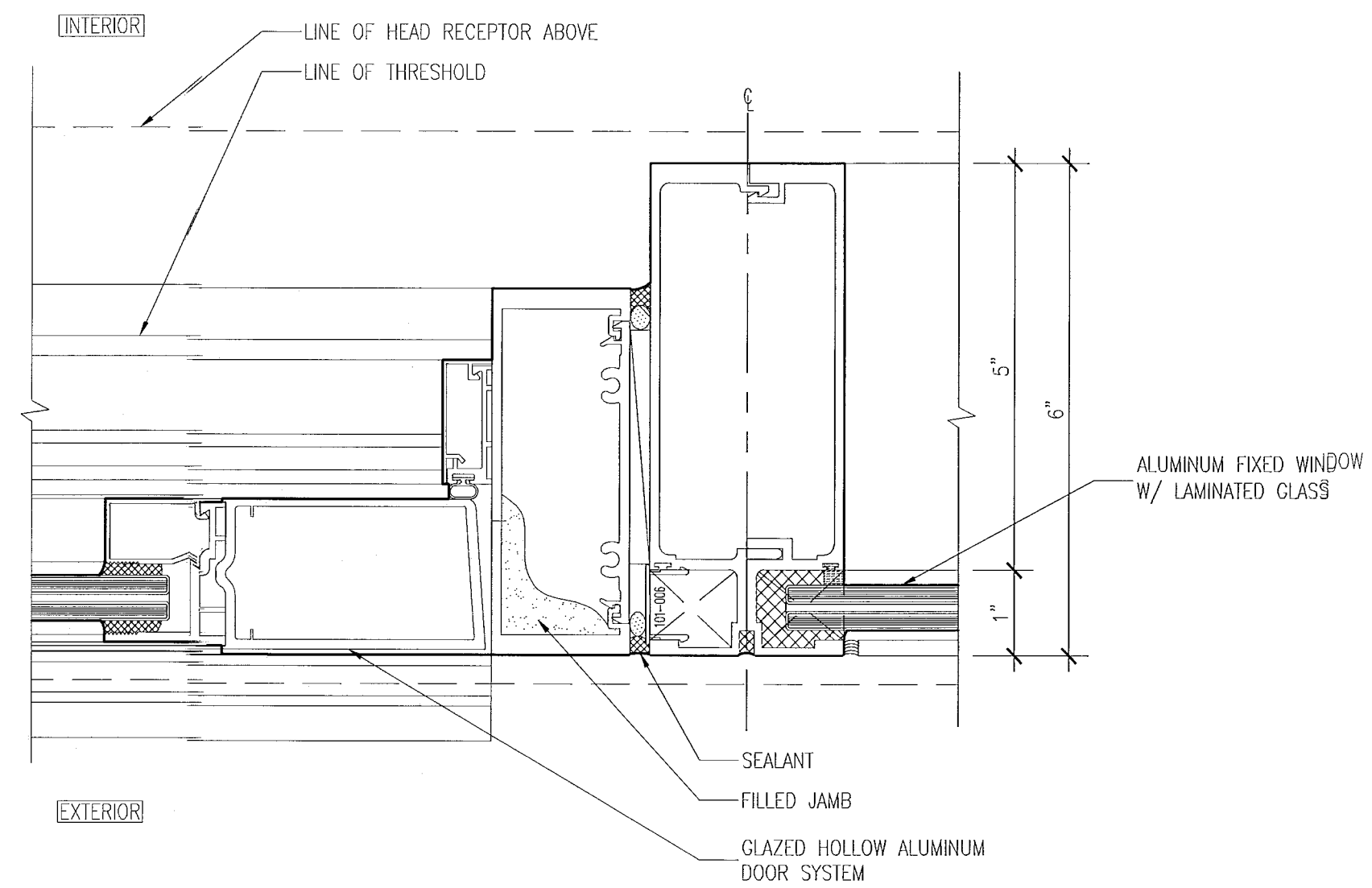
7 WINDOW WALL @ CURVED HADDON HALL CORNER UNIT
SCALE: 6" = 1'-0"



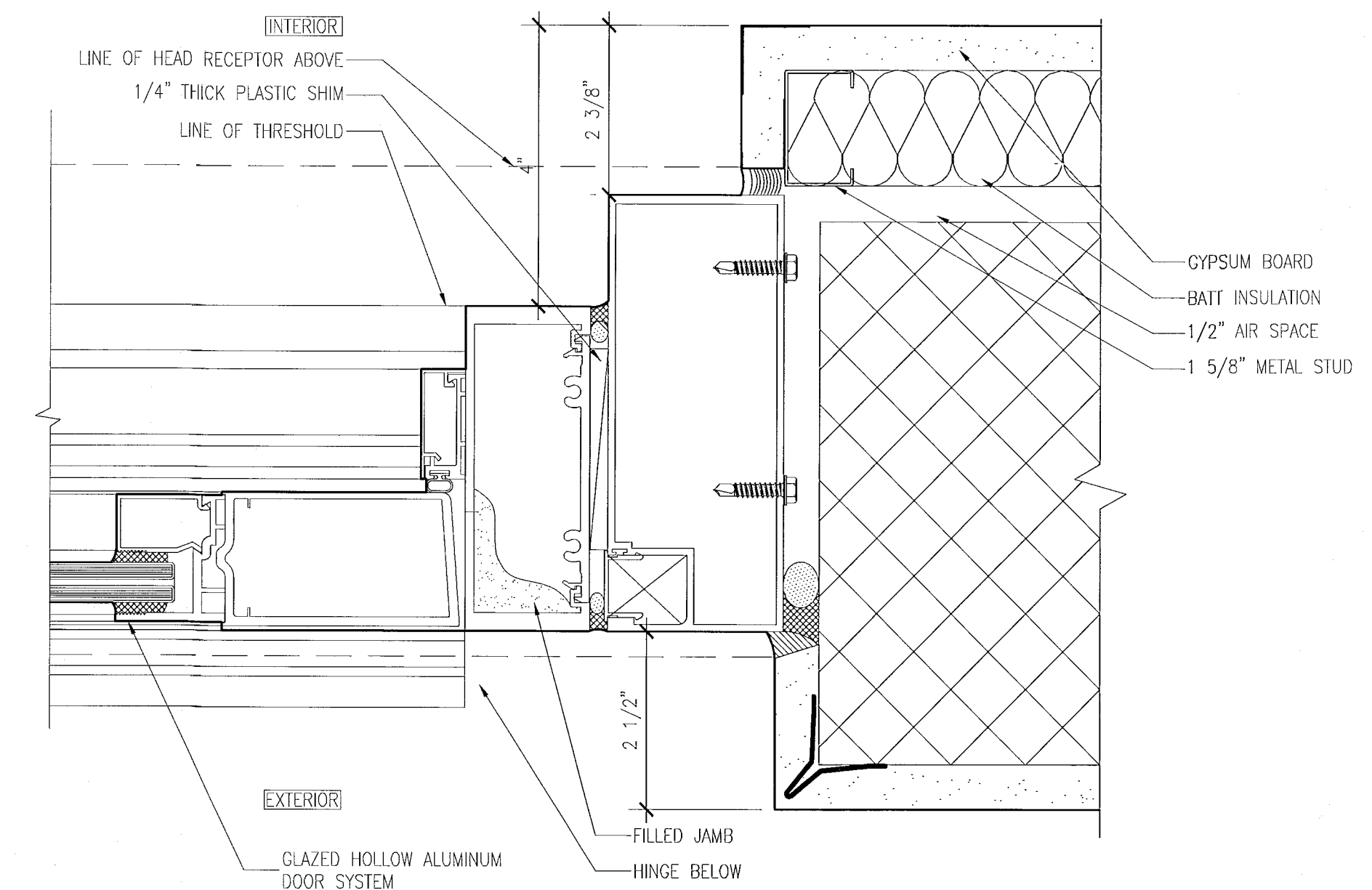
9 HEAD DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



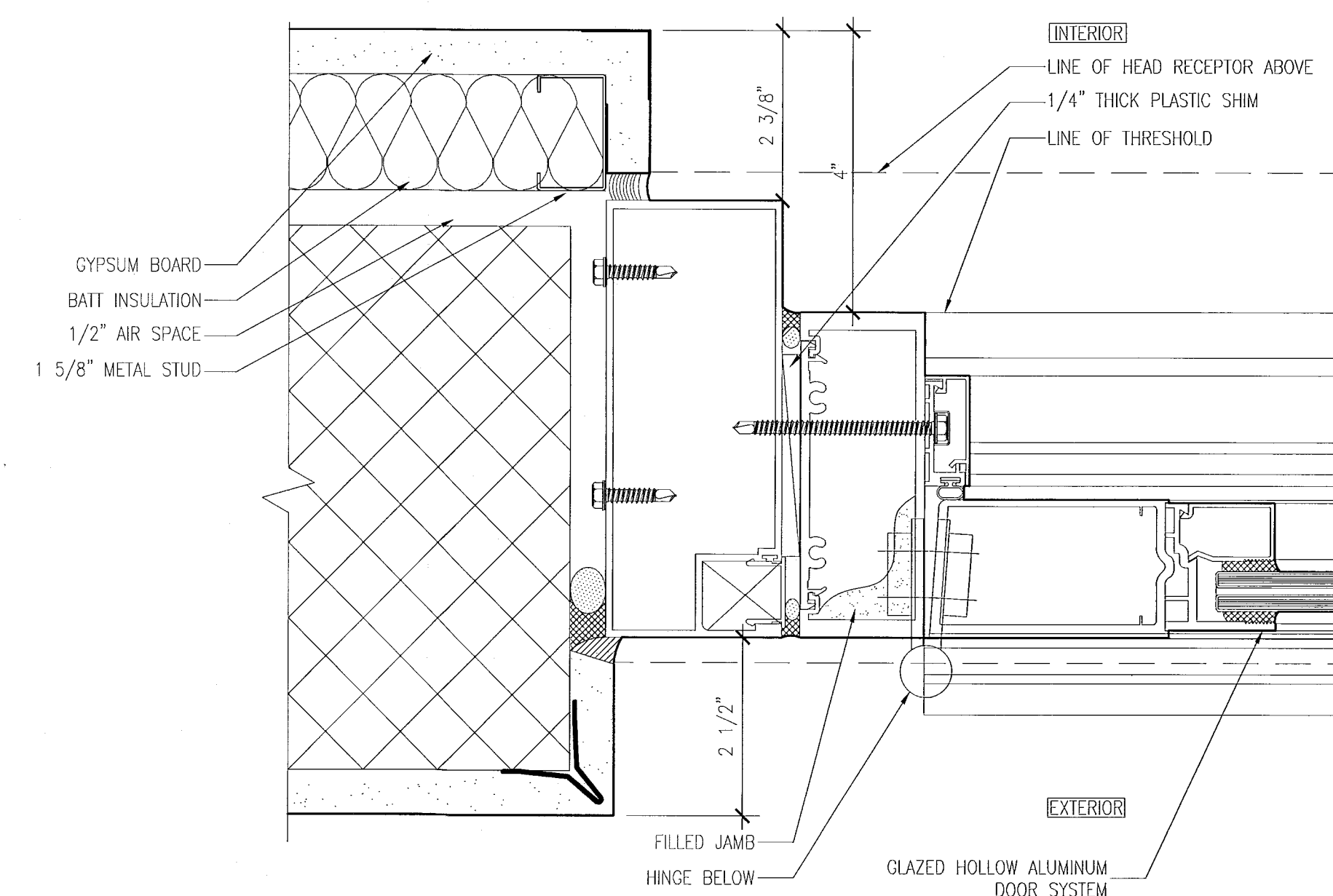
4 MULLION DETAIL AT WINDOW WALL
SCALE: 6" = 1'-0"



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



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



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

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

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

PERMIT SET

Seal of Jonathan Cardello, Lic. # AR93391

ADD Inc Architecture Interiors Planning
One Biscayne Tower Suite 1670 Two South Biscayne Boulevard Miami, FL 33151 T. 305.482.8700 F. 305.482.8770 www.addinc.com Lic. # A-26901507 Boston Miami

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

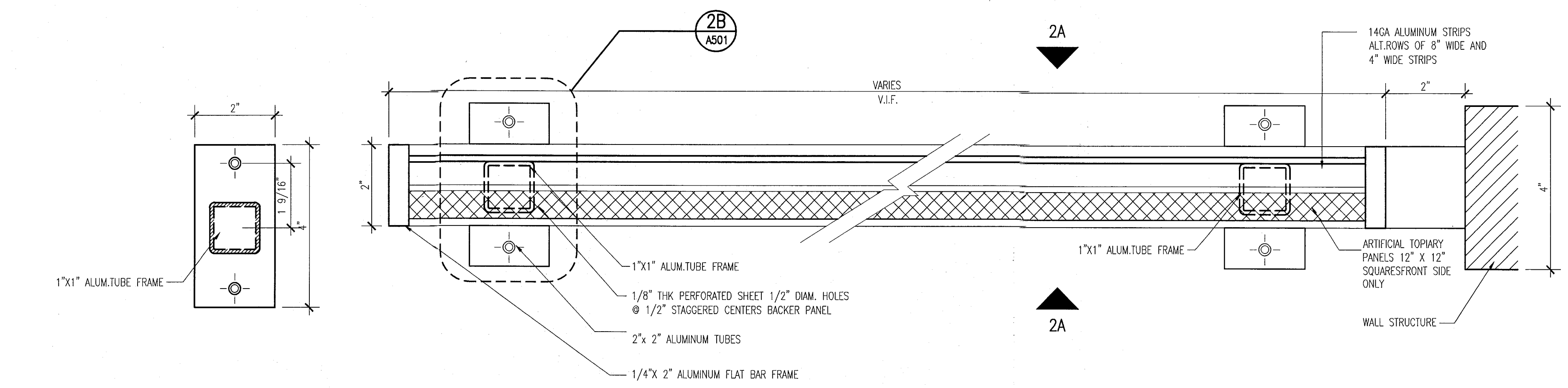
SHEET TITLE
WINDOW AND STOREFRONT DETAILS

SHEET NUMBER
A433

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

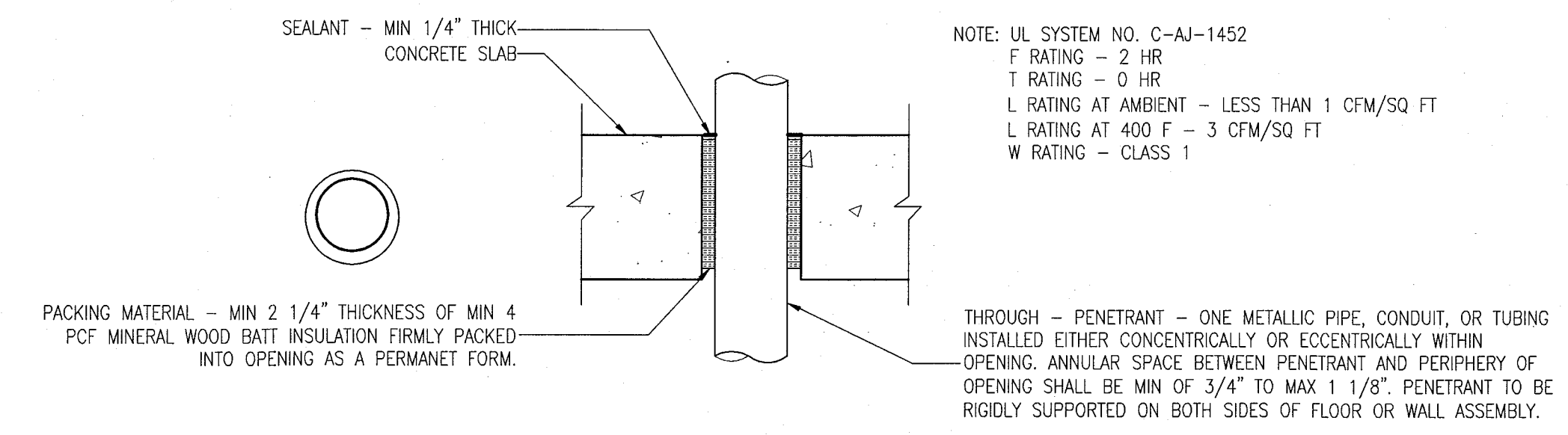
KEYPLAN N.T.S.

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

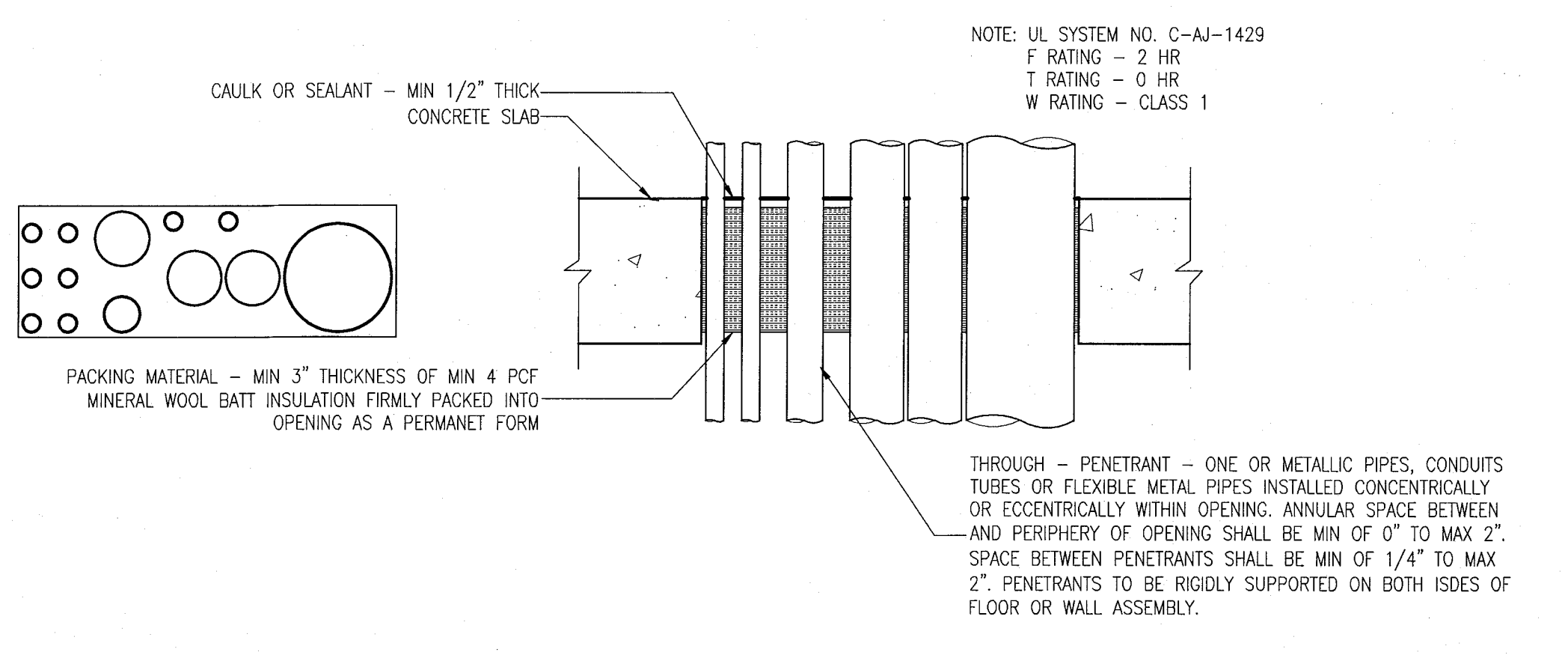


2B DETAIL - BALCONY DIVIDER PLAN
SCALE: 6" = 1'-0"

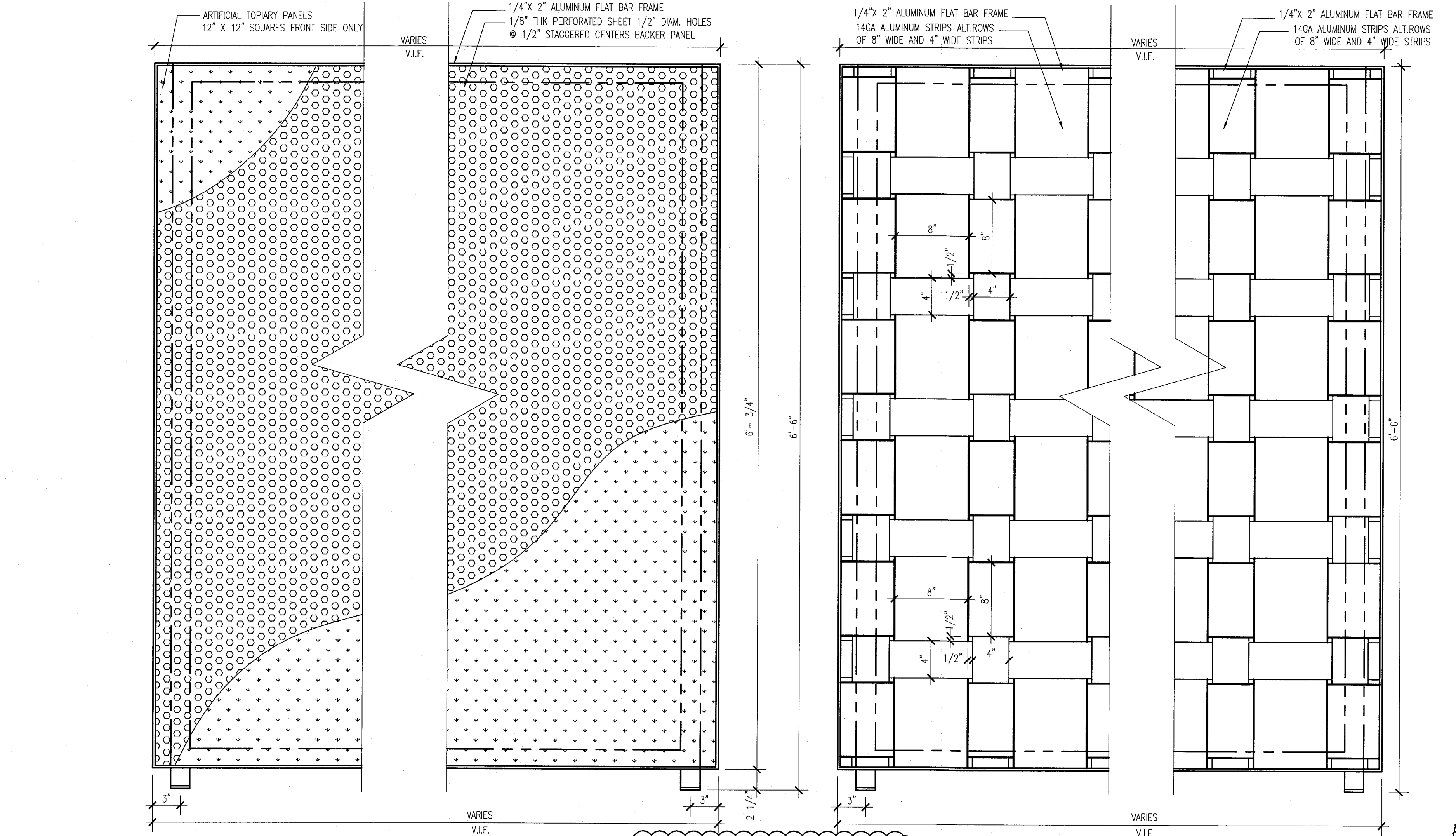
2 BALCONY DIVIDER PLAN - AT POOL SUITES BUILDING
SCALE: 6" = 1'-0"



5 PENETRATION DETAIL
SCALE: NO SCALE



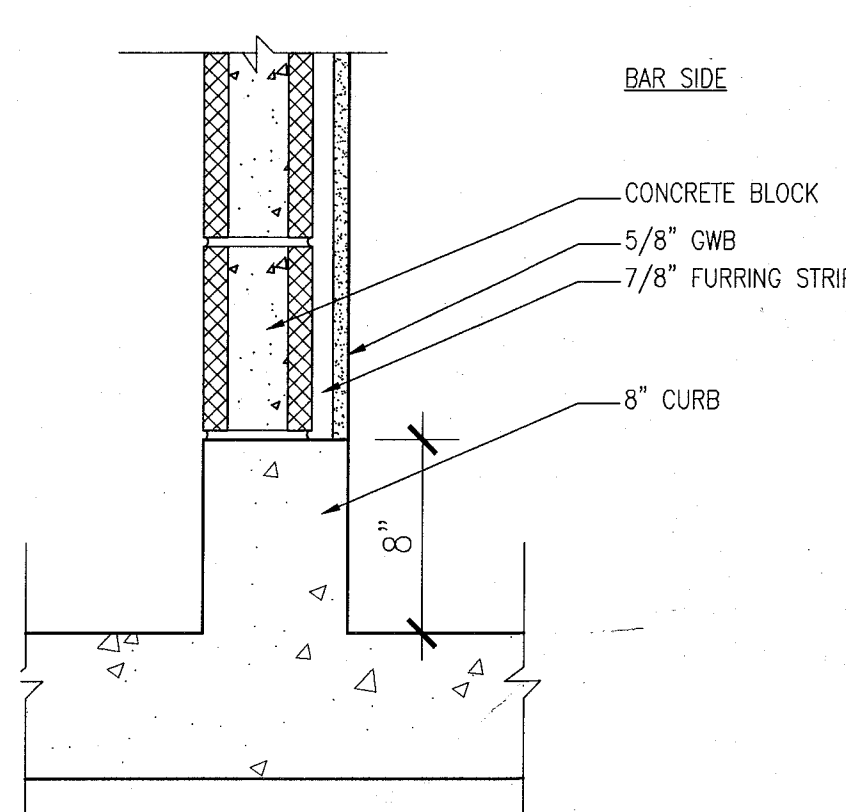
4 PENETRATION DETAIL
SCALE: NO SCALE



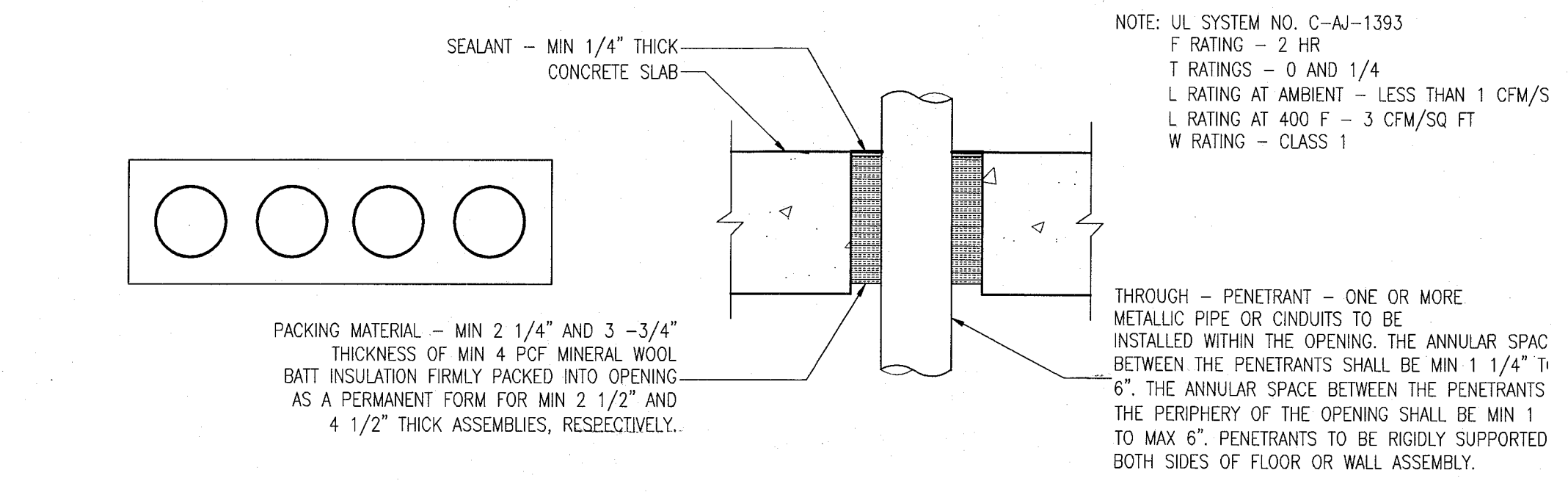
2A BALCONY DIVIDER ELEVATION AT GROUND LEVEL OF POOL SUITES BLDG.
SCALE: 1 1/2" = 1'-0"

NOTE: BALCONY DIVIDER ASSEMBLY REQUIRES SPECIAL DELEGATED ENGINEERING

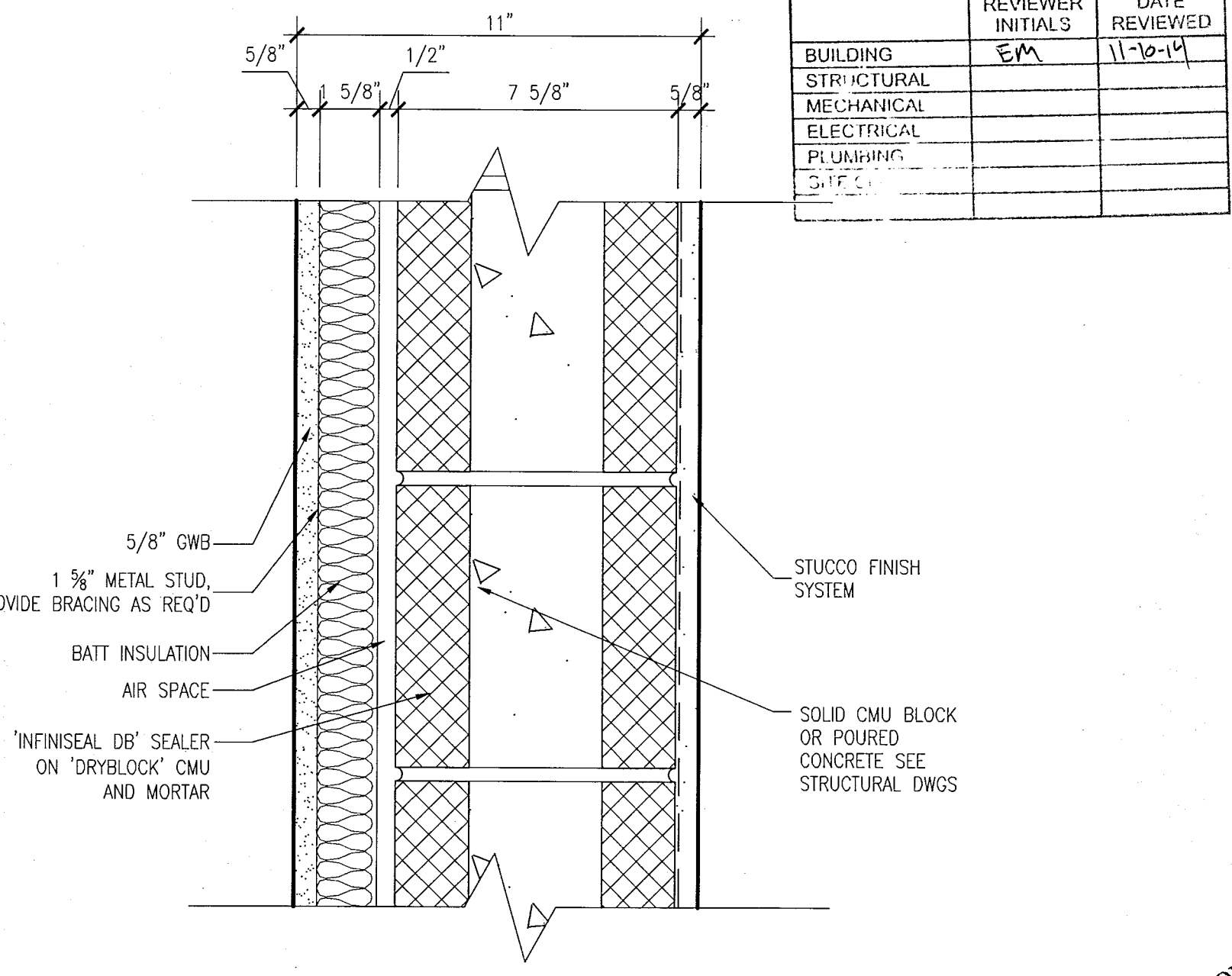
2C BALCONY DIVIDER ELEVATION UPPER LEVELS OF POOL SUITES BLDG.
SCALE: 1 1/2" = 1'-0"



6 CURB AT BASEMENT COOLER WALL
SCALE: NO SCALE



3 PENETRATION DETAIL
SCALE: NO SCALE



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

100% CONSTRUCTION DOCUMENT SET

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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

SHEET TITLE

ENLARGED VERTICAL DETAILS & PENETRATION DETAILS

SHEET NUMBER

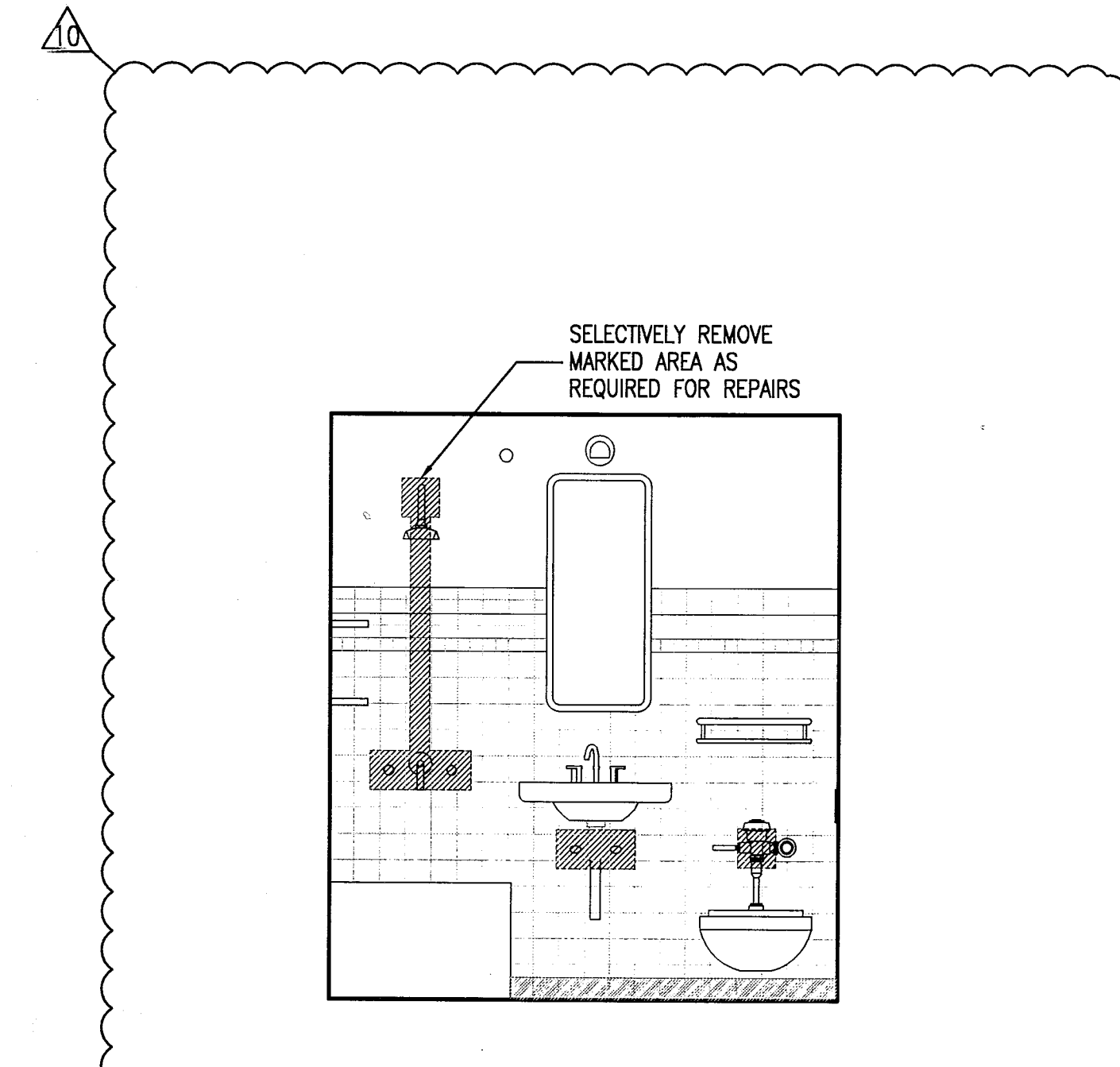
A501

APPROVED MIAMI BEACH FIRE DEPARTMENT

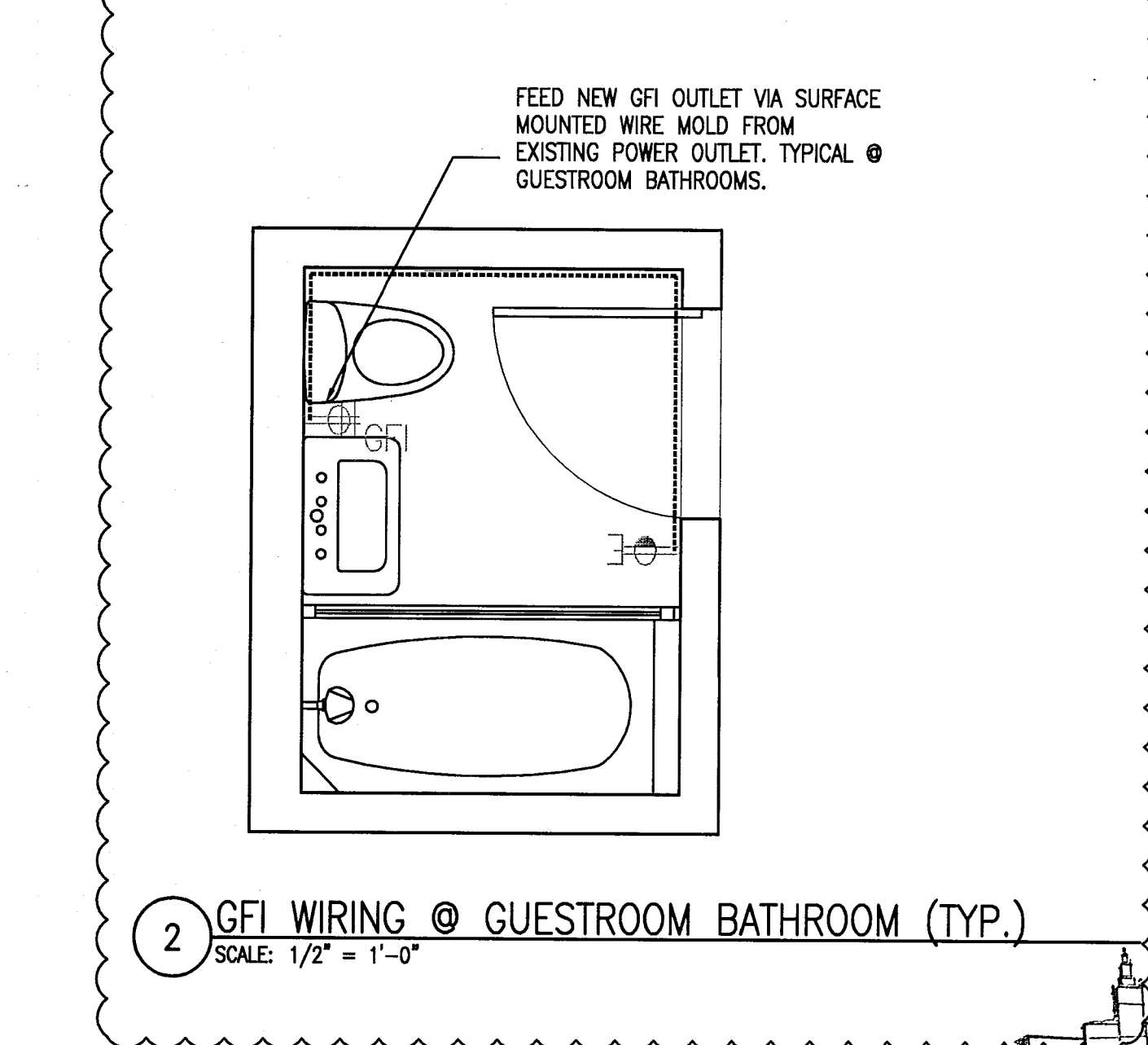
© COPYRIGHT ADD INC 2011

NOTES:

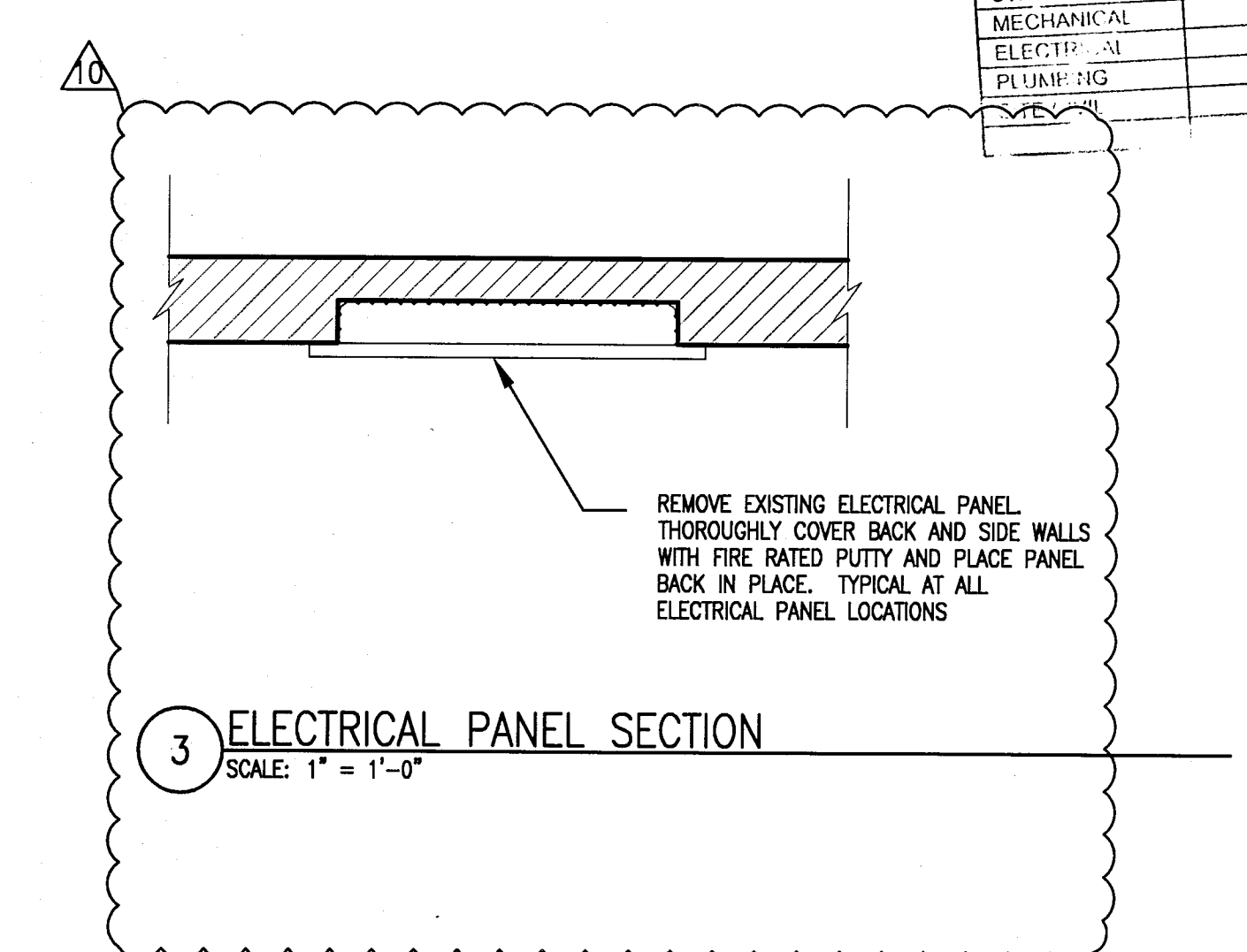
1. THE INTENT OF THESE DETAILS IS TO REPAIR DAMAGED/LEAKING LINES AND REPLACE SHOWER, SINK, AND TOILET VALVES AS REQUIRED.
2. ANY PORTION OF WALL REMOVED TO INSTALL / REPAIR WORK SHALL BE REPLACED TO MATCH EXISTING.



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



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

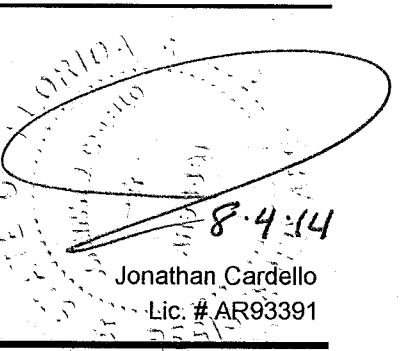


3 ELECTRICAL PANEL SECTION
SCALE: 1" = 1'-0"

MTCI		
PRIVATE PROVIDER SERVICES, LLC		
Mechanical, Electrical, Plumbing & Construction		
BUILDING	REVIEWER	DATE
STRUCTURAL	EM	11-10-14
MECHANICAL		
ELECTRICAL		
PLUMBING		

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

100% CONSTRUCTION DOCUMENT SET



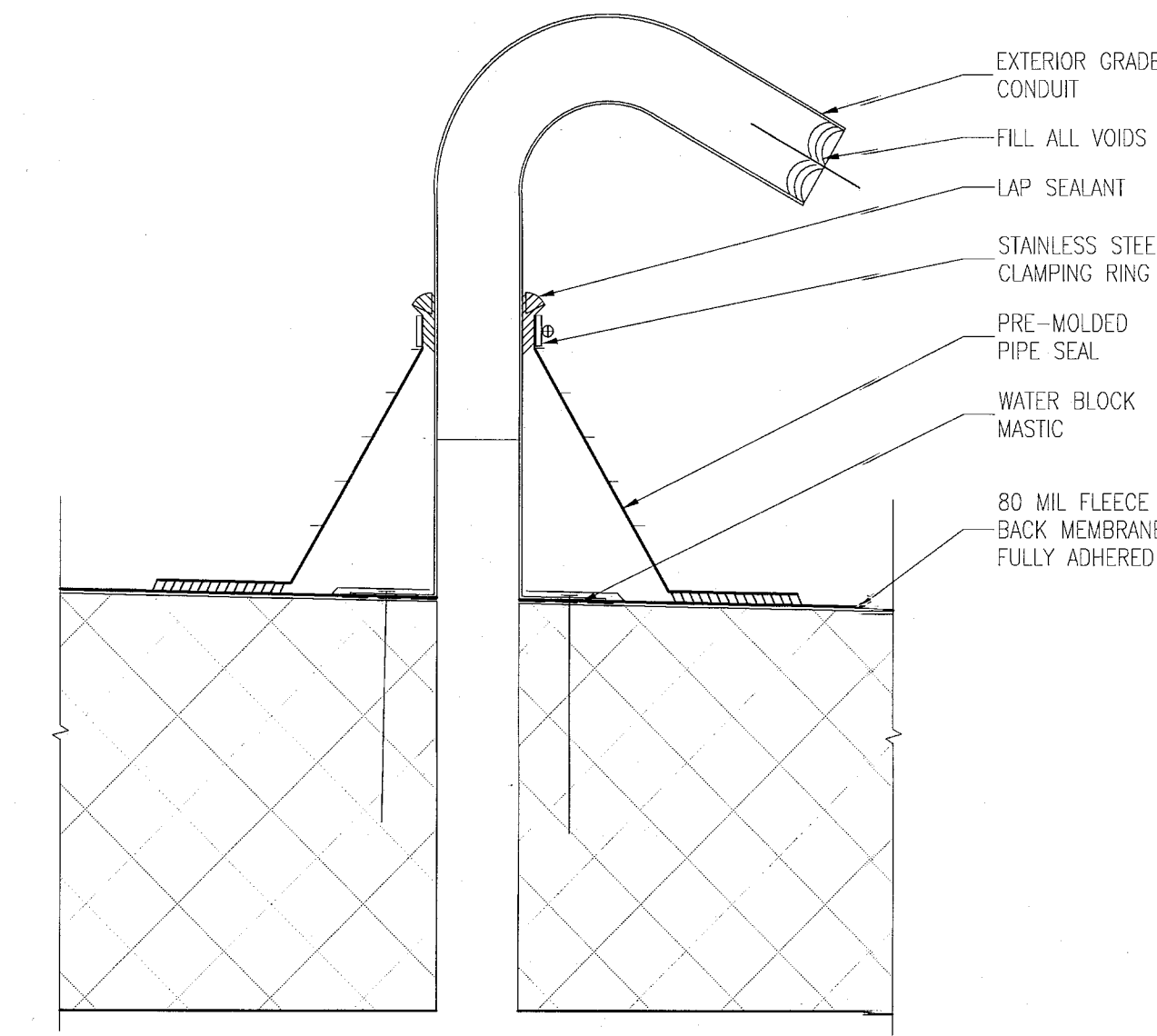
ADD Inc Architecture Interiors Planning
 One Biscayne Tower
 Suite 1670
 Two South
 Biscayne Boulevard
 Miami, FL 33131
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 F. 305.482.8770
 www.addinc.com
 Lic. # A228001507

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

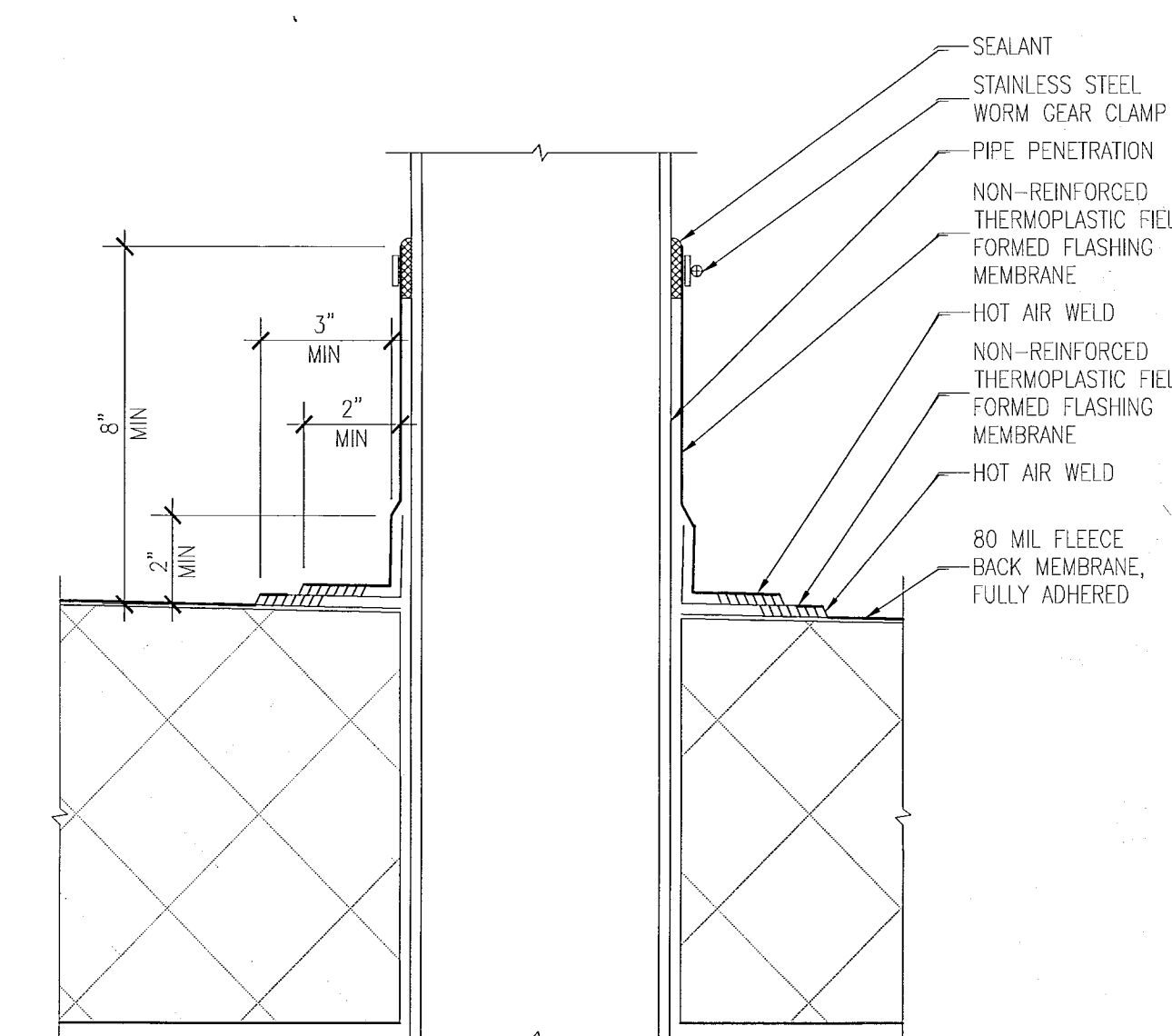
REPAIR DETAILS

SHEET NUMBER
A502
 NEW SHEET

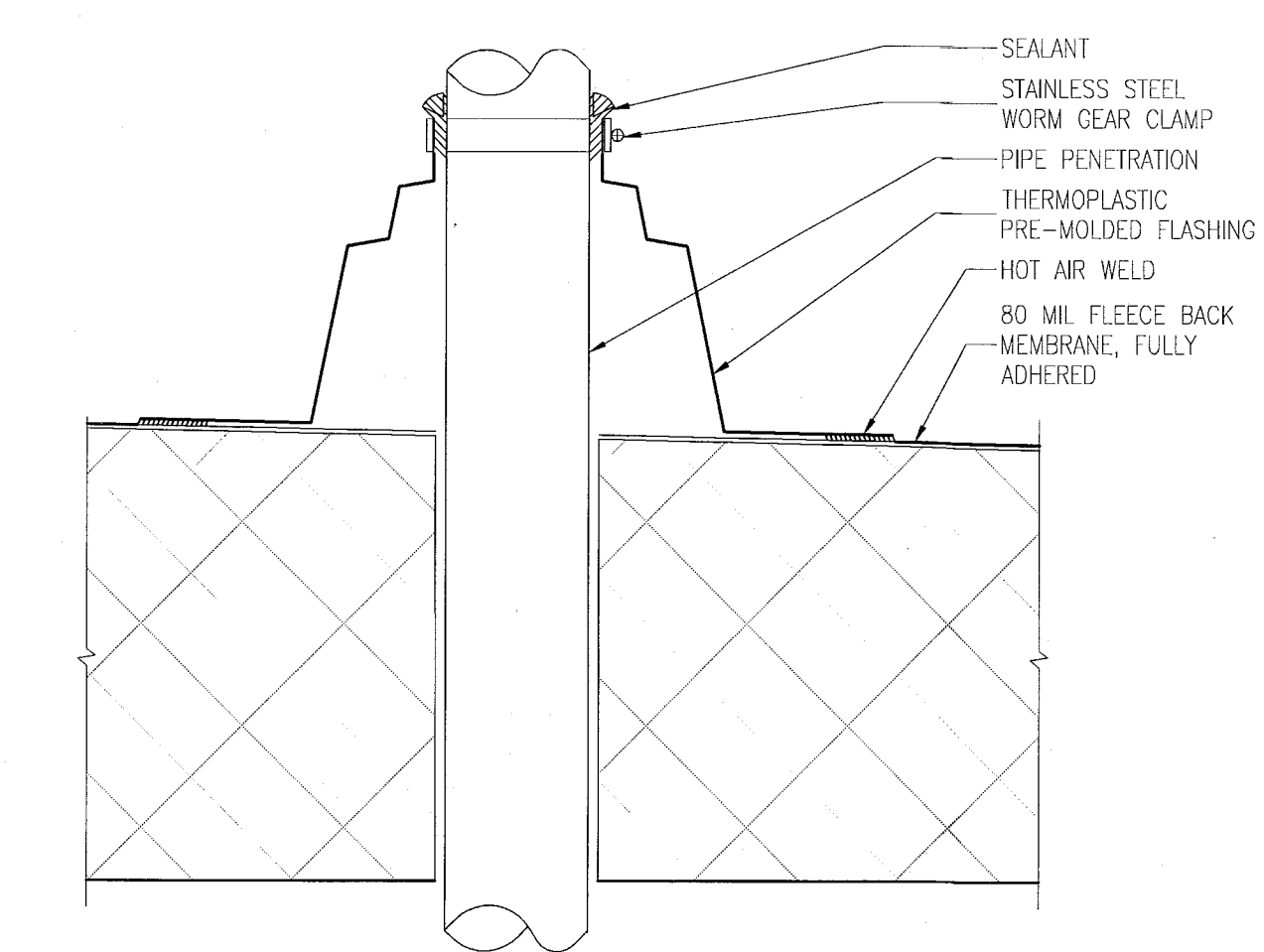
APPROVED
 MIAMI BEACH
 FIRE DEPARTMENT



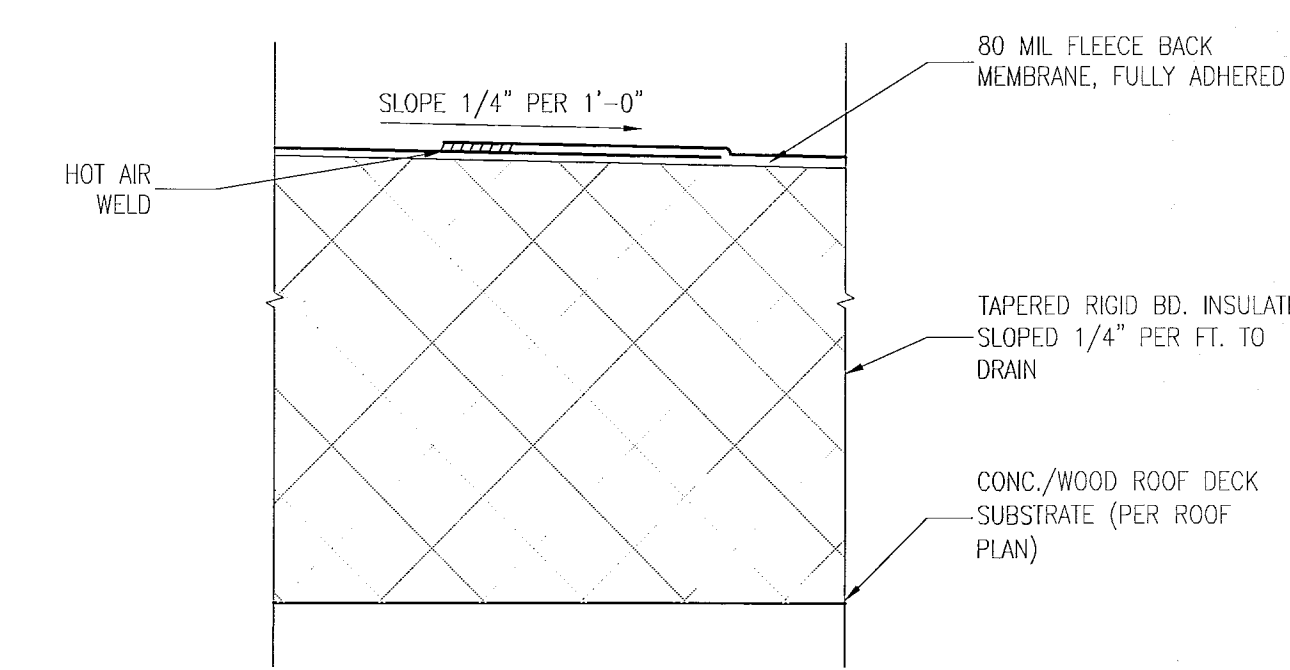
H ELECTRICAL CABLE DETAIL
SCALE: 3" = 1'-0"



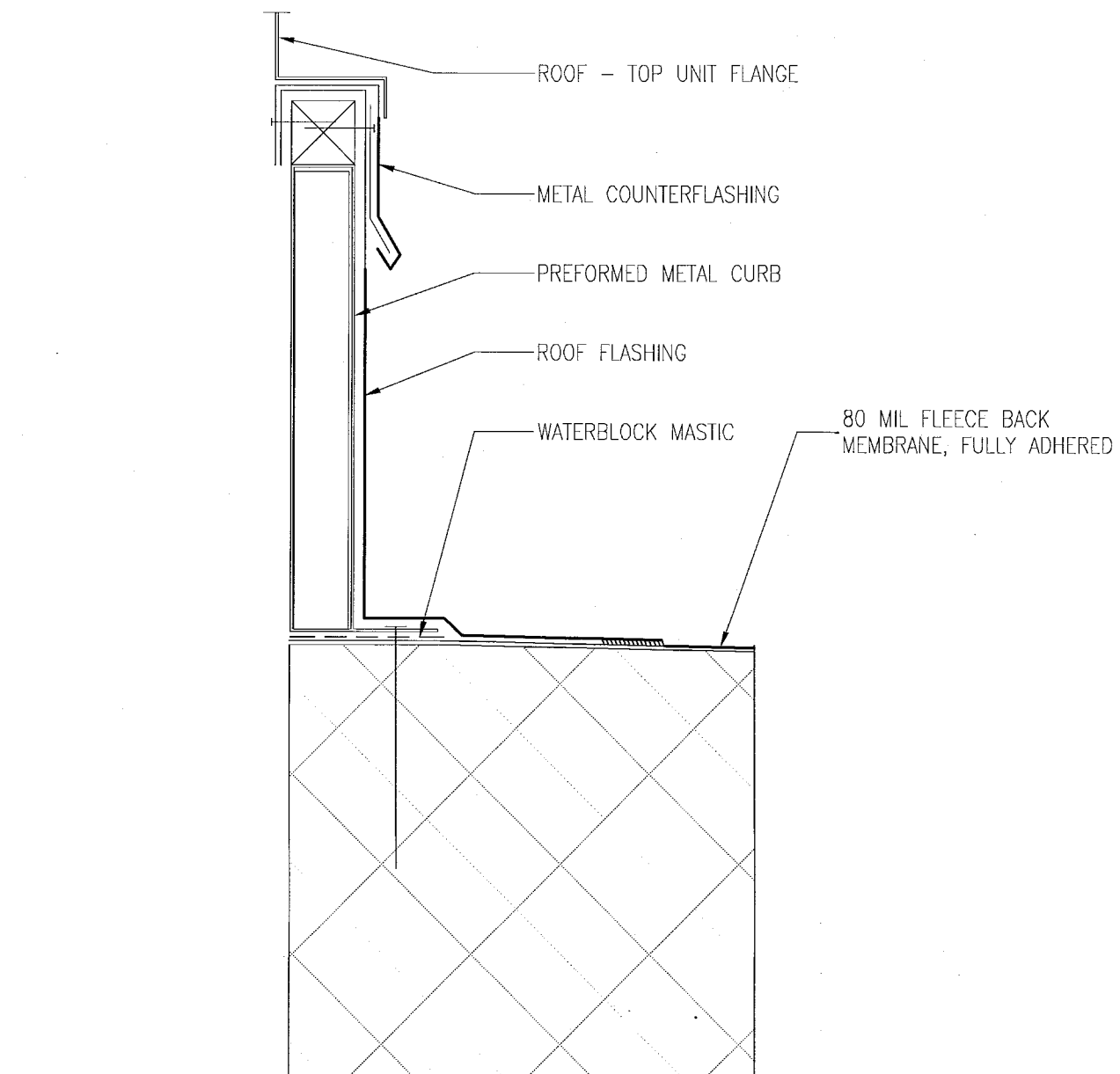
D ROOF PENETRATION DETAIL
SCALE: 3" = 1'-0"



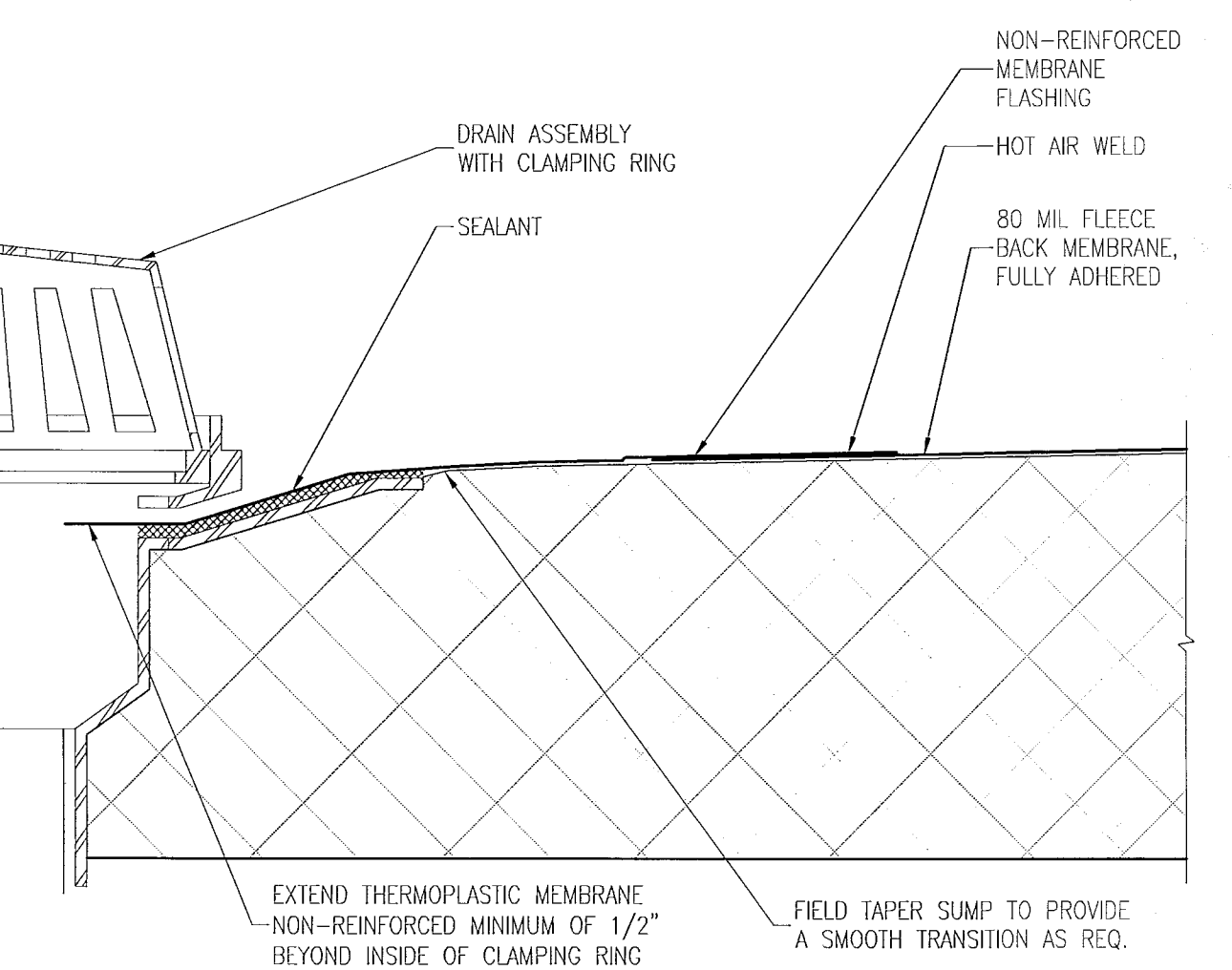
G ROOF PIPE PENETRATION
SCALE: 3" = 1'-0"



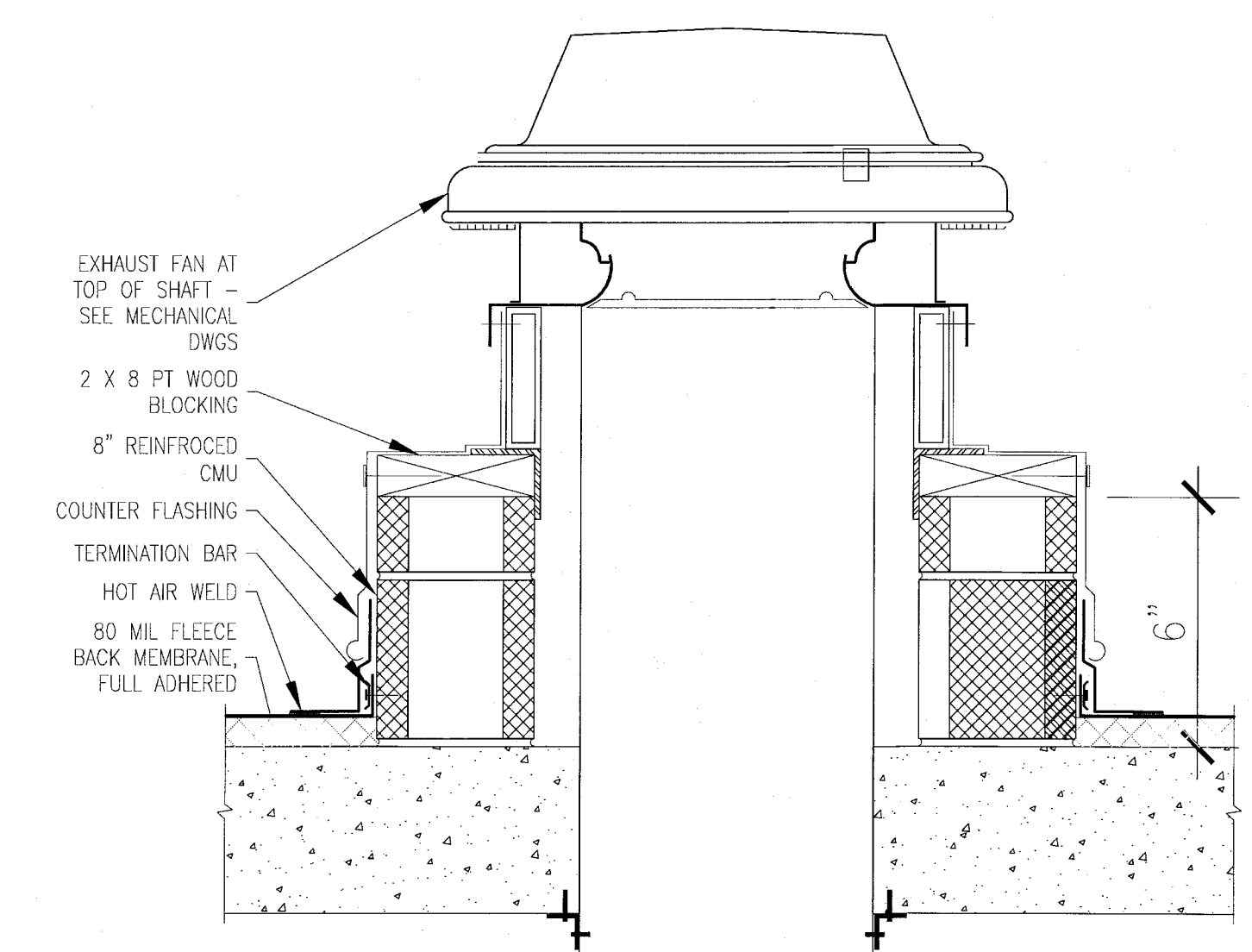
C ROOF SYSTEM - ONE (RS1)
SCALE: 3" = 1'-0"



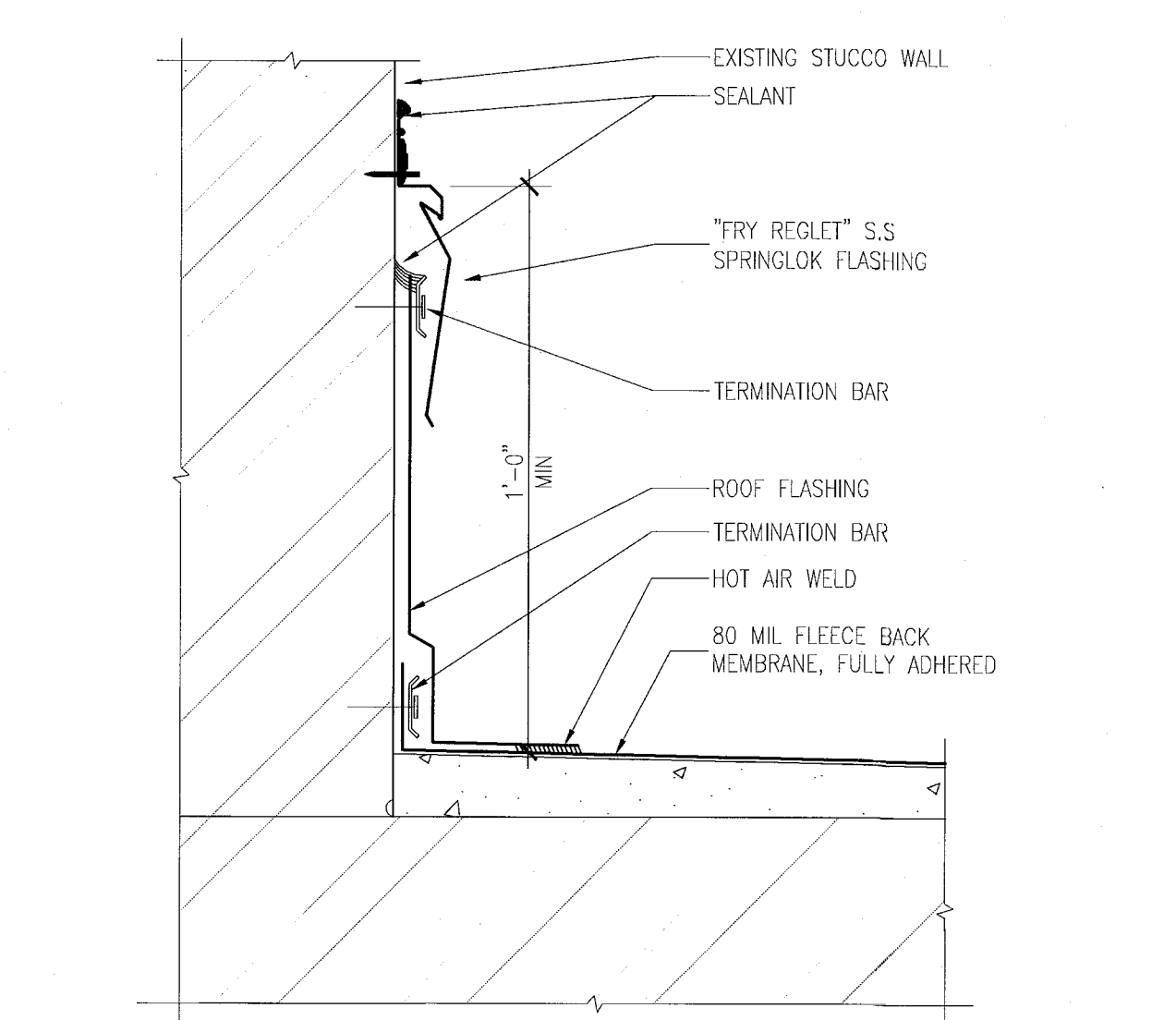
F ROOF AT RTU CURB DETAIL
SCALE: 3" = 1'-0"



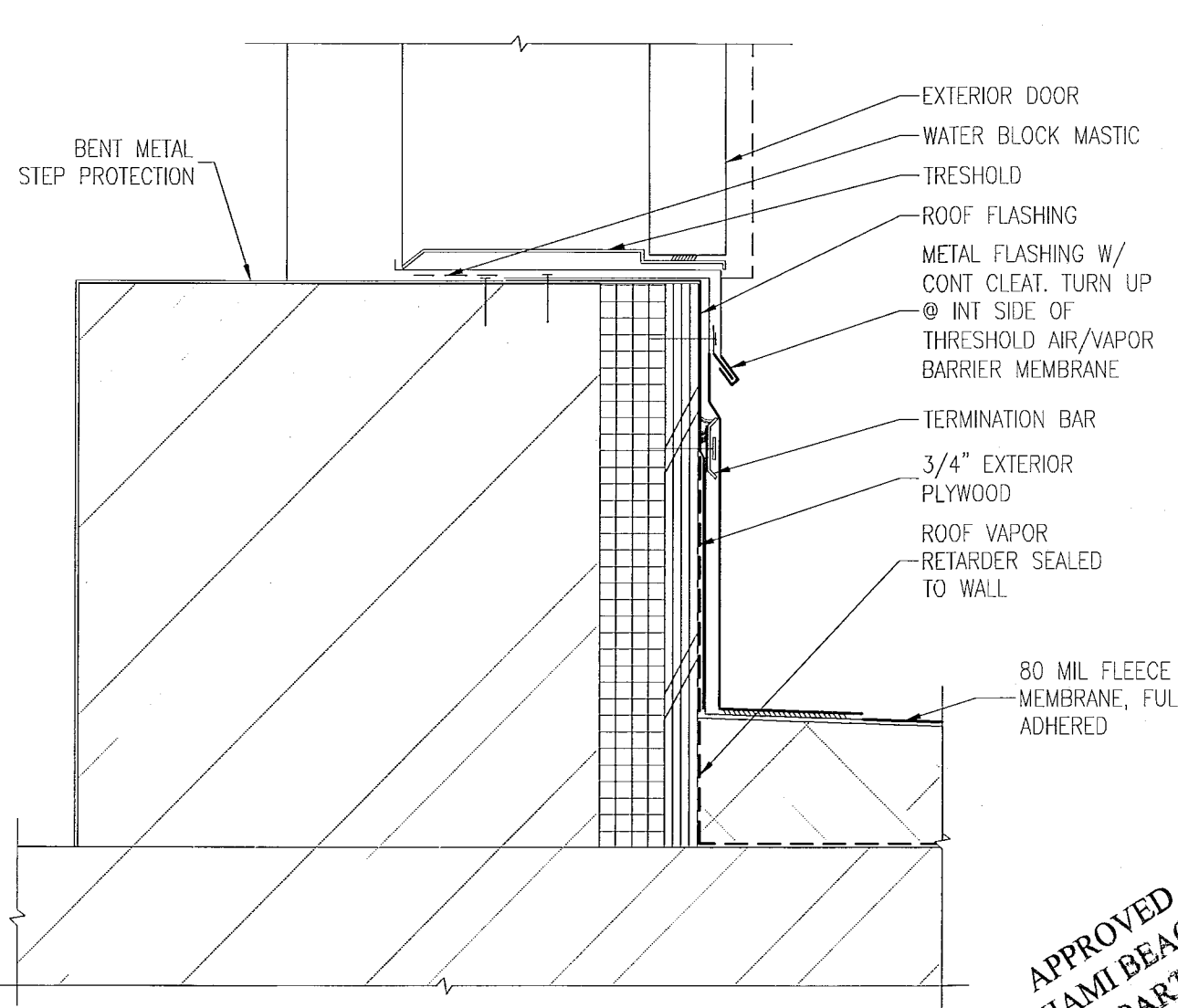
B ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



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



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



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

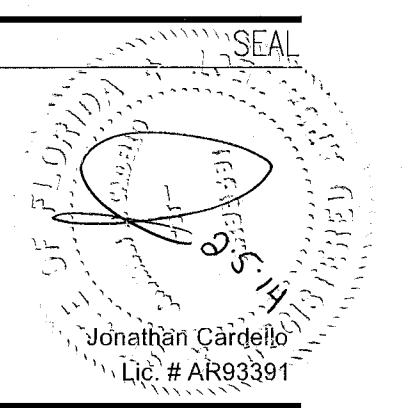
REVISIONS

NO.	DESCRIPTION	ISSUE DATE

REVIEWER INITIALS DATE

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

PERMIT 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
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Lic. # AA26001507

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

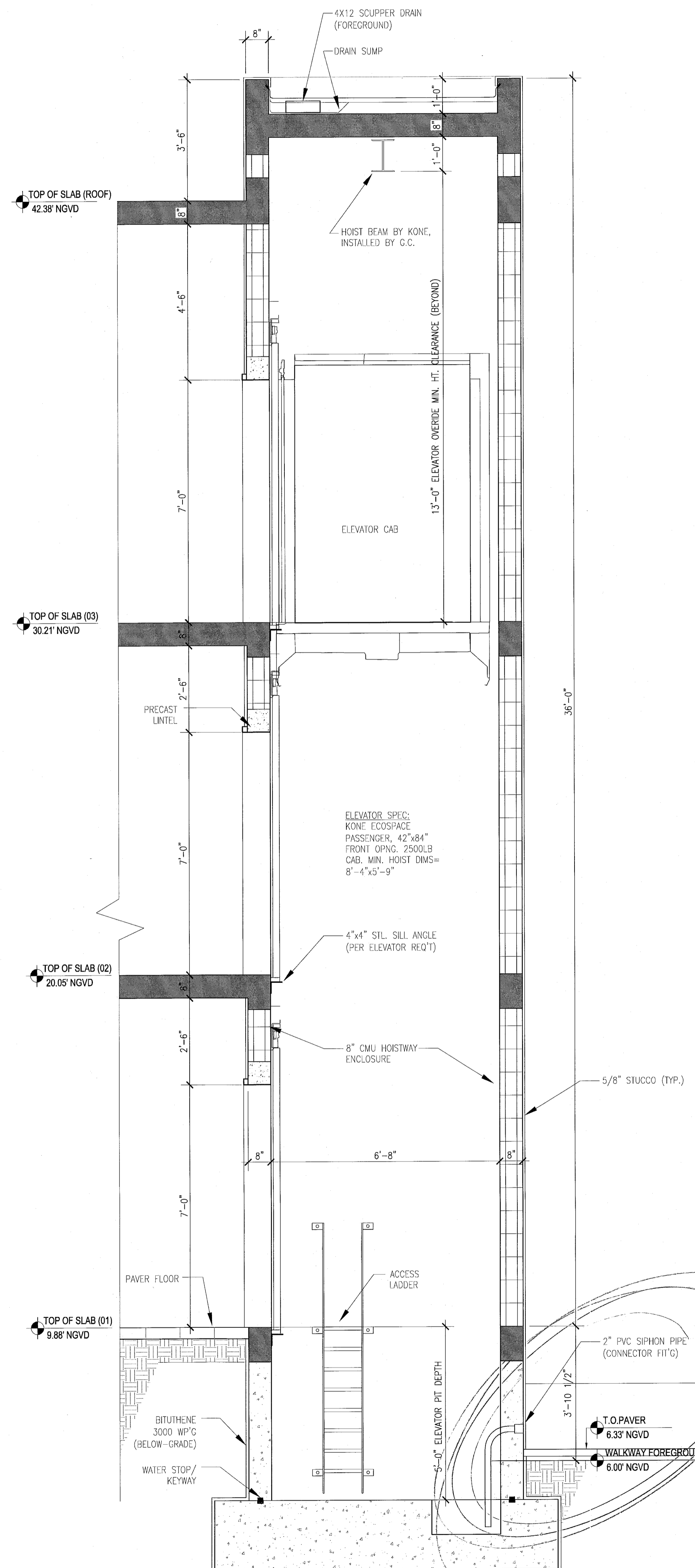
SHEET TITLE

ROOF DETAILS

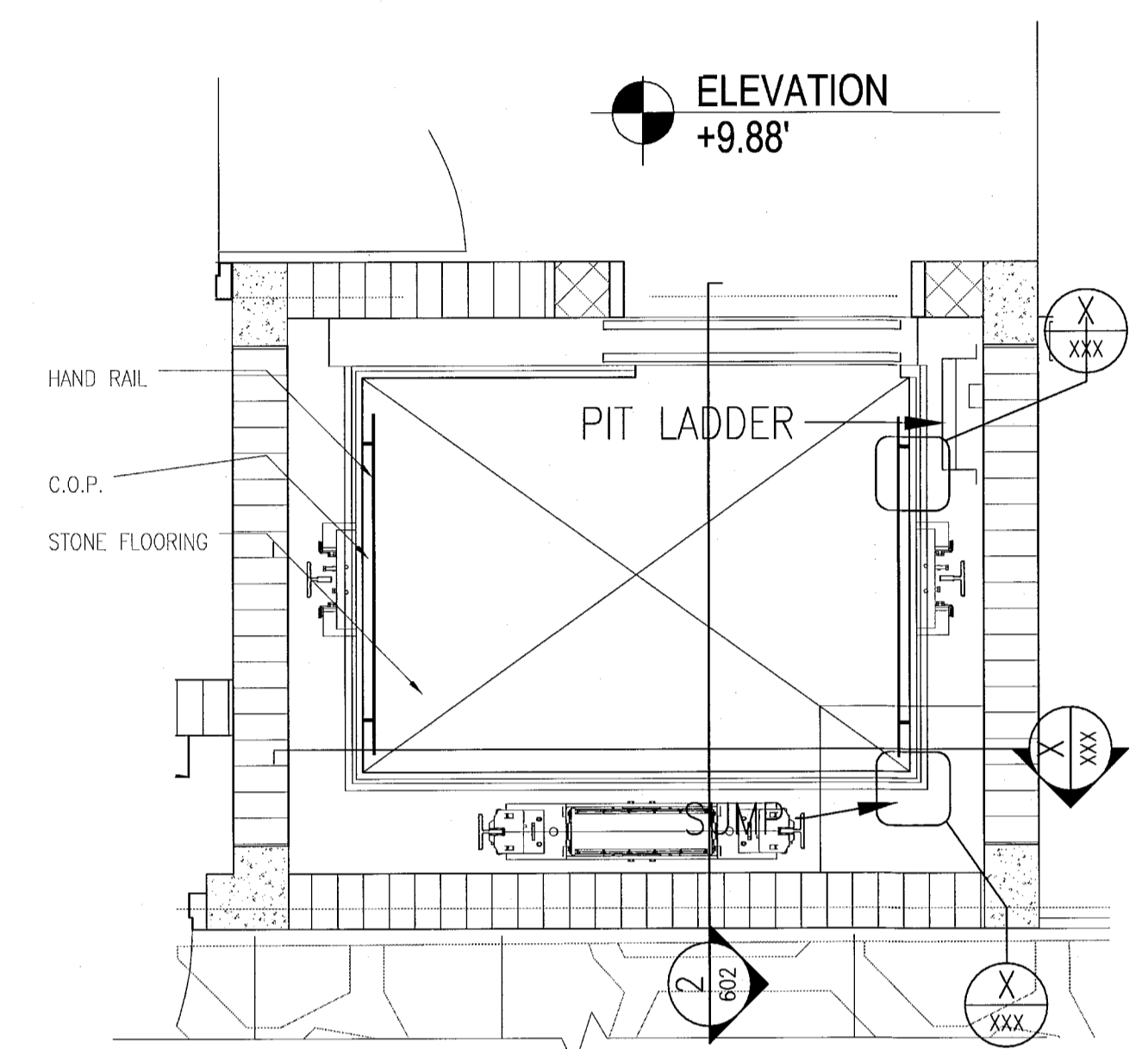
SHEET NUMBER

A591

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE



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



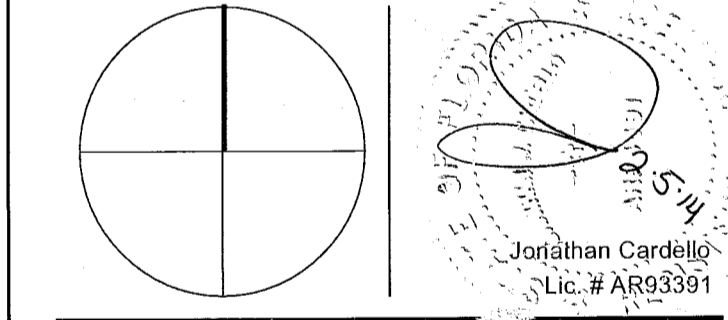
1 PLAN @ ELEVATOR CABS 1 & 3
SCALE: 1/2" = 1'-0"

MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans, Specifications, Title & Marketing

BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL	EA	1/16/11
M.ECHANICAL		
ELECTRICAL		
PLUMBING		
MECHANICAL		

PERMIT SET

NORTH SEAL



ADD Inc Architecture Interiors Planning

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

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

SHEET TITLE

ELEVATOR ENLARGED PLAN & SECTION

SHEET NUMBER

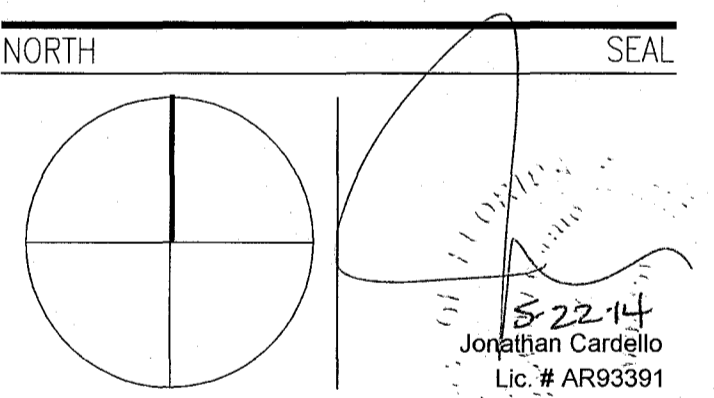
A602

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

REVISIONS

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

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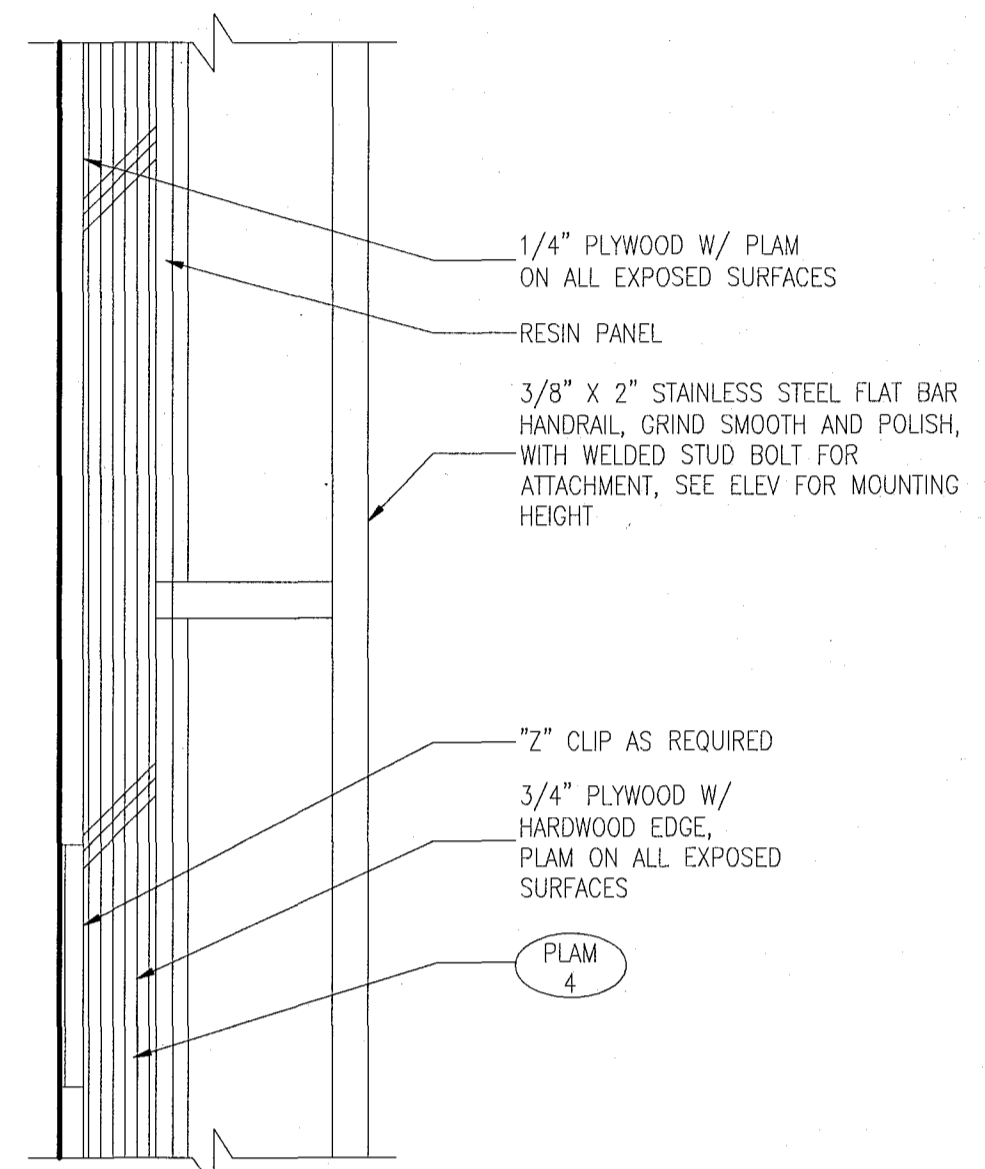
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CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: AS NOTED

SHEET TITLE

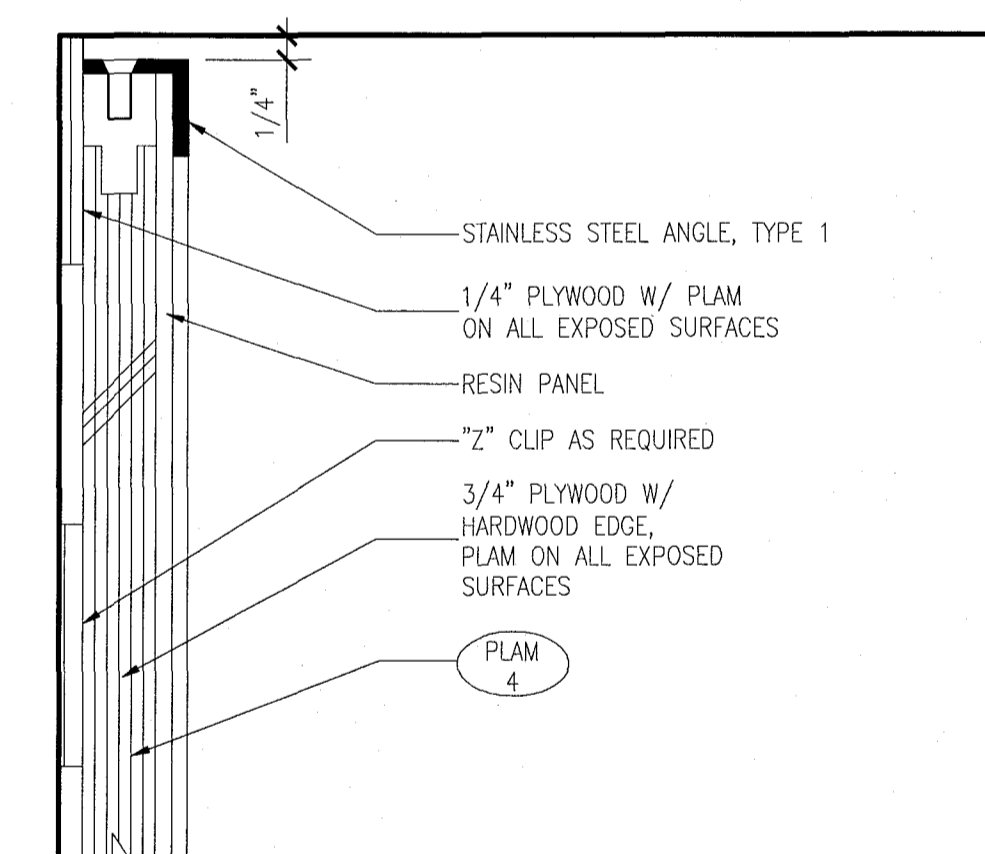
ELEVATOR INTERIOR FINISHES

SHEET NUMBER

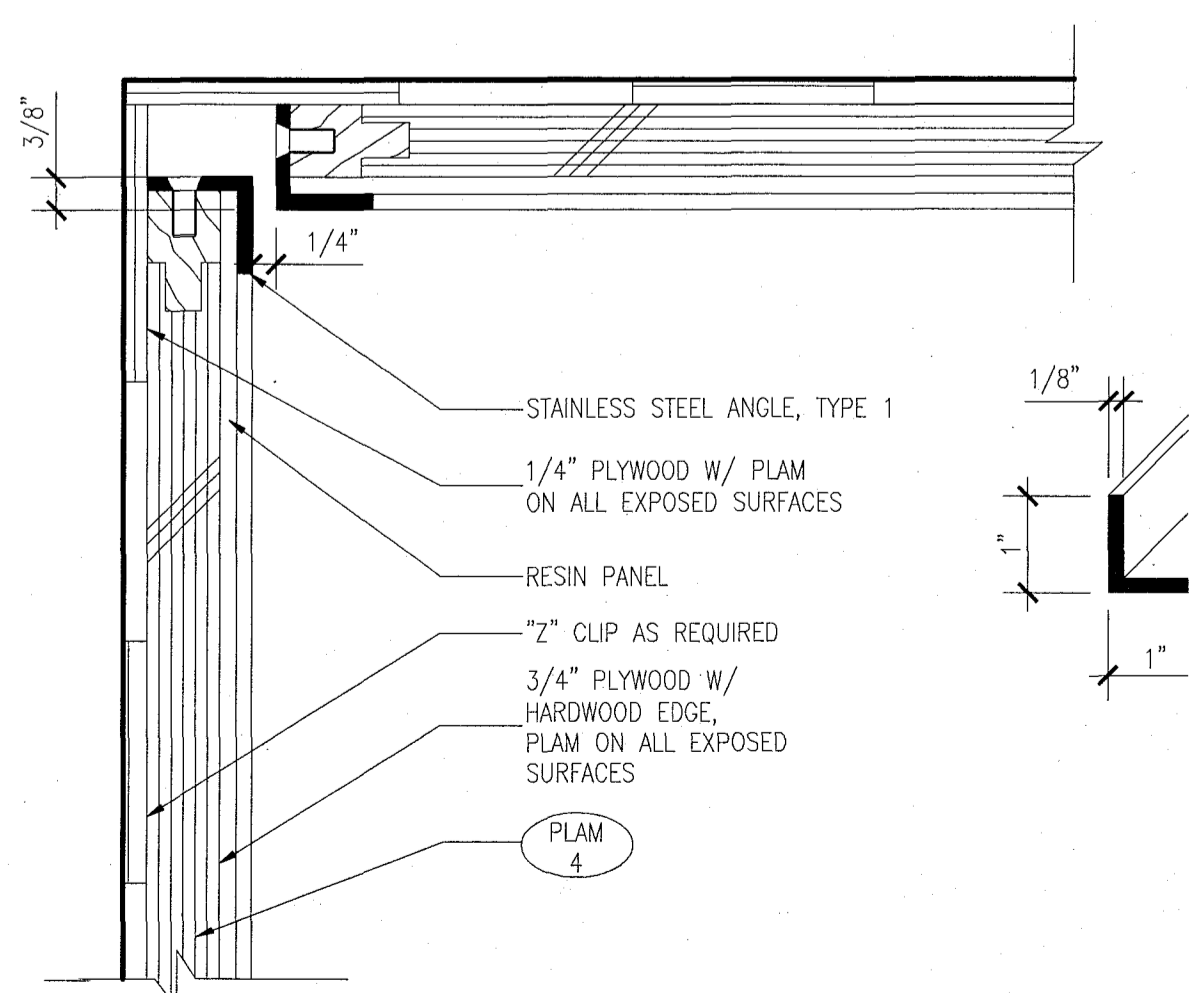
A603



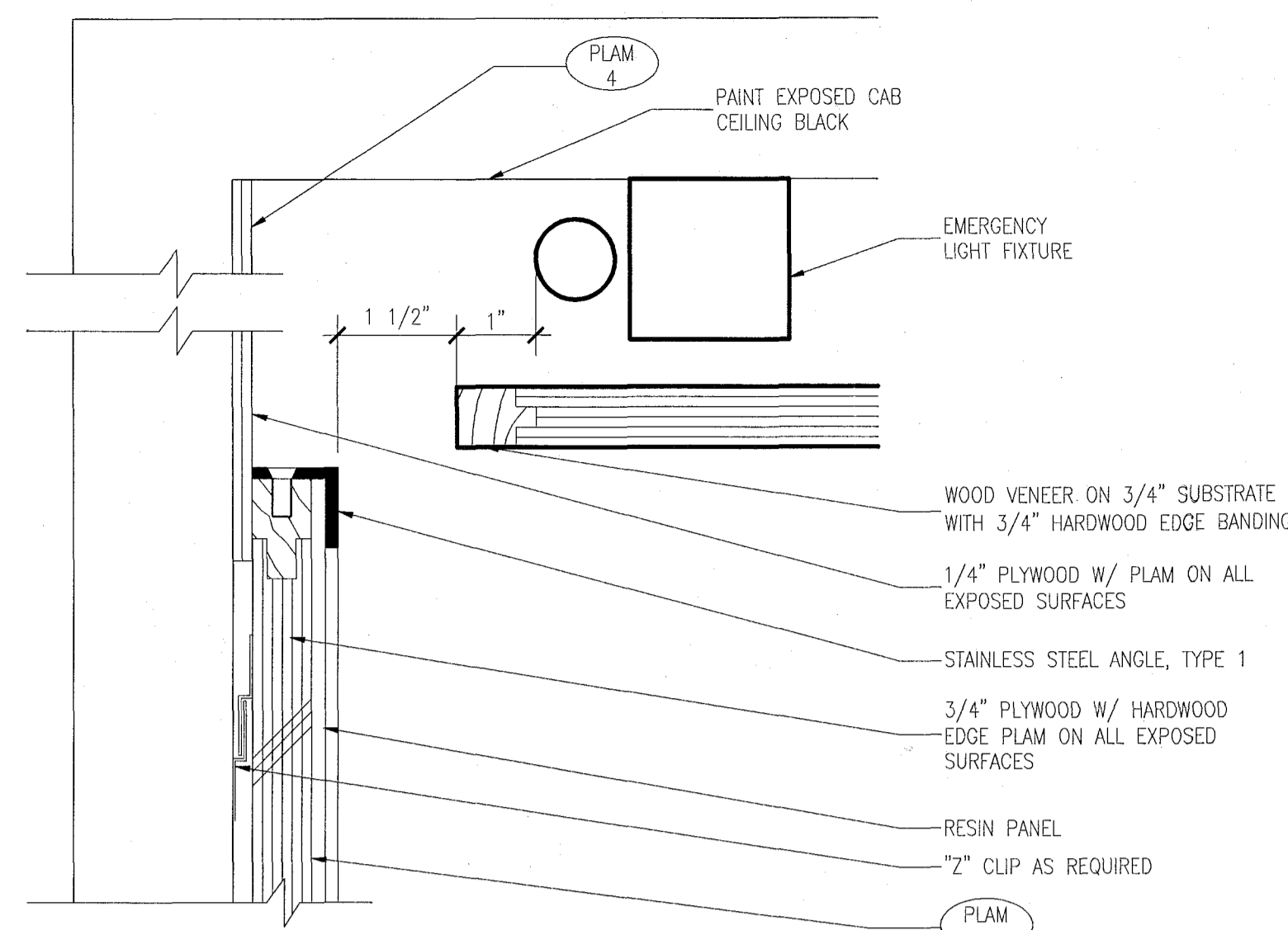
13 PLAN DETAIL @ ELEVATOR No.1 CAB HAND RAIL
SCALE: 6" = 1'-0"



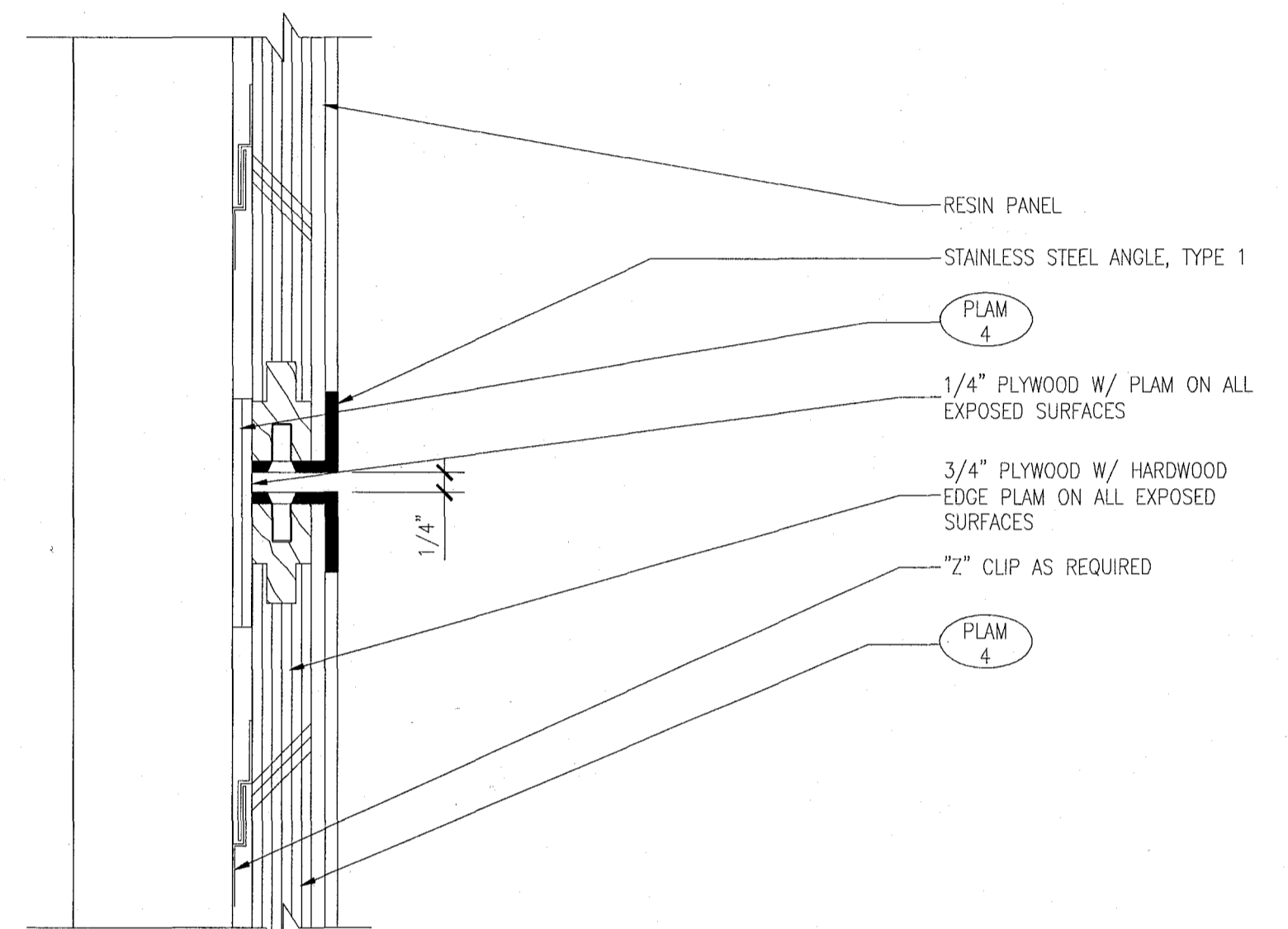
12 PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



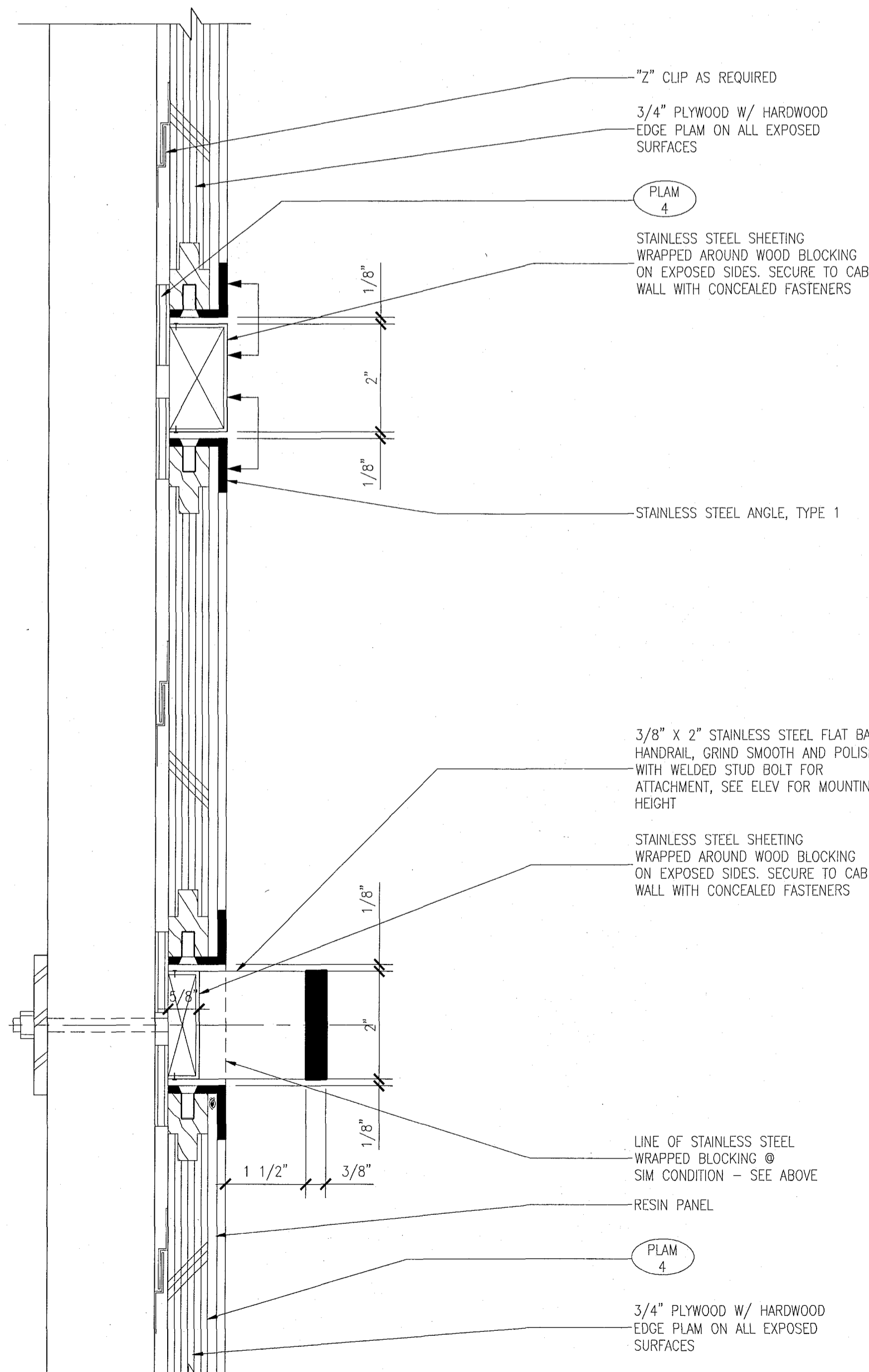
11 PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



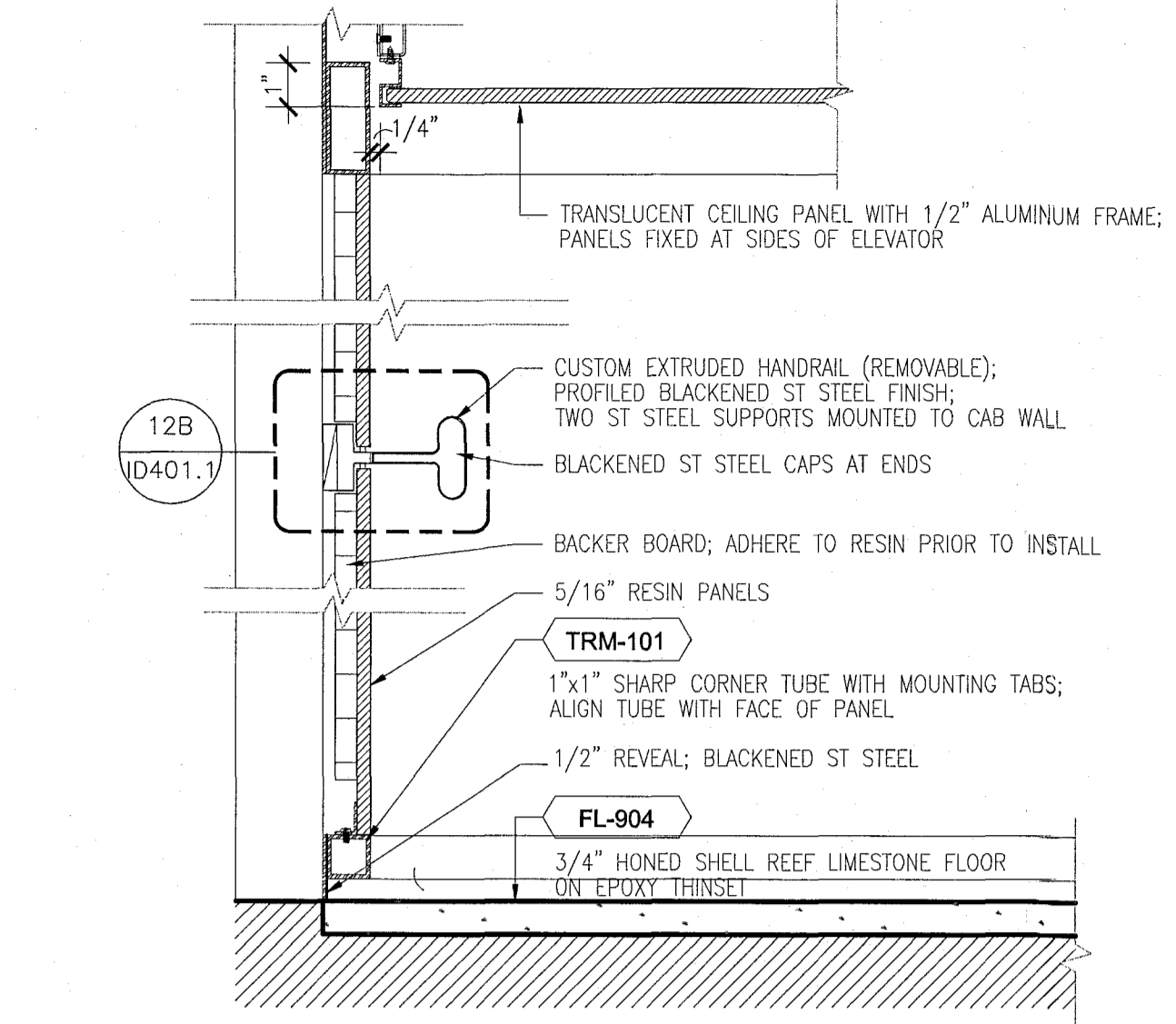
10 DETAIL @ ELEVATOR CAB CEILING
SCALE: 6" = 1'-0"



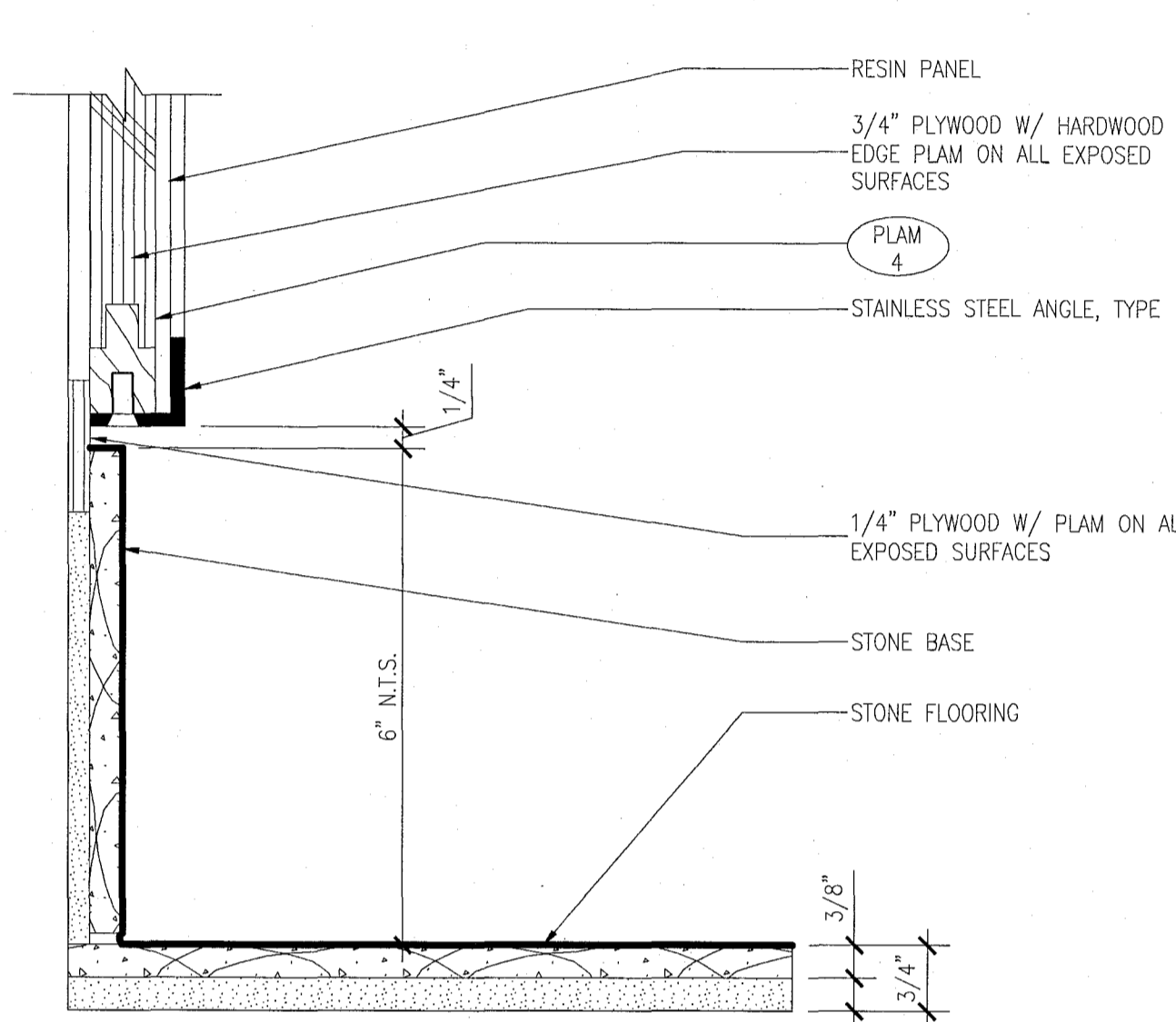
9 DETAIL @ ELEVATOR CAB PANEL REVEAL
SCALE: 6" = 1'-0"



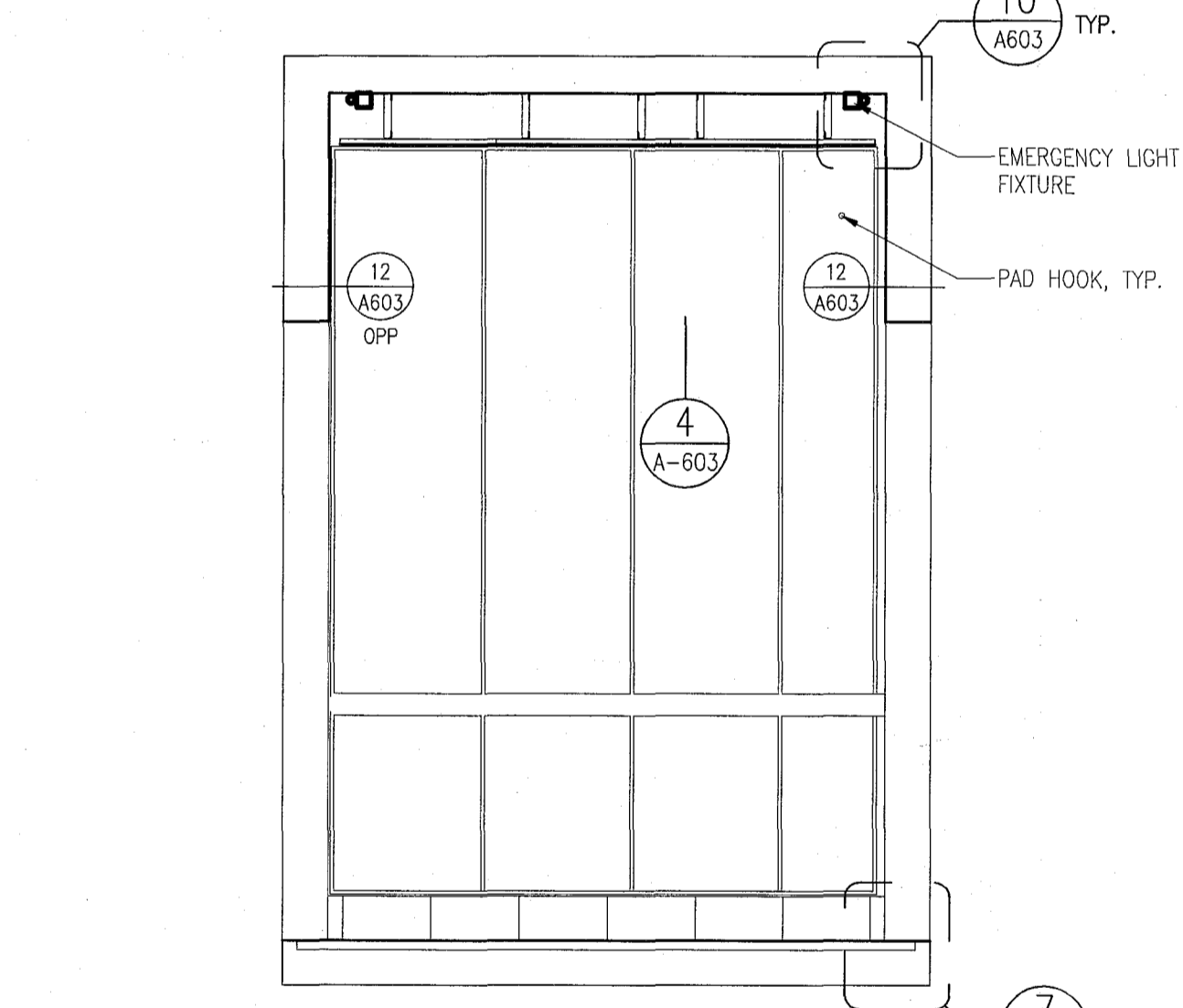
8 SECTION @ ELEVATOR CAB HAND RAIL & REVEAL
SCALE: 6" = 1'-0"



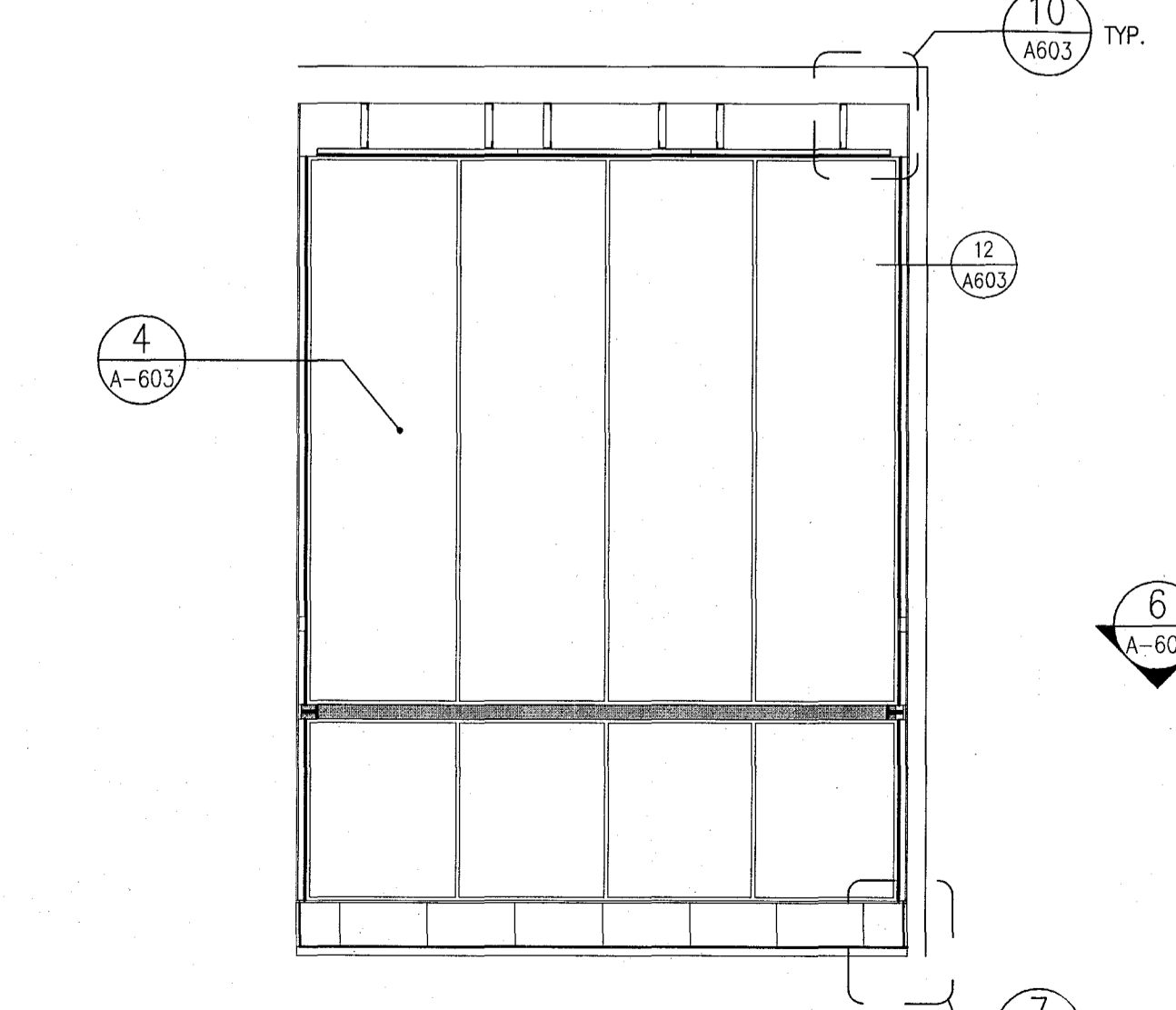
1 SECTION AT RESIN PANEL (PASSENGER)
SCALE: 3" = 1'-0"



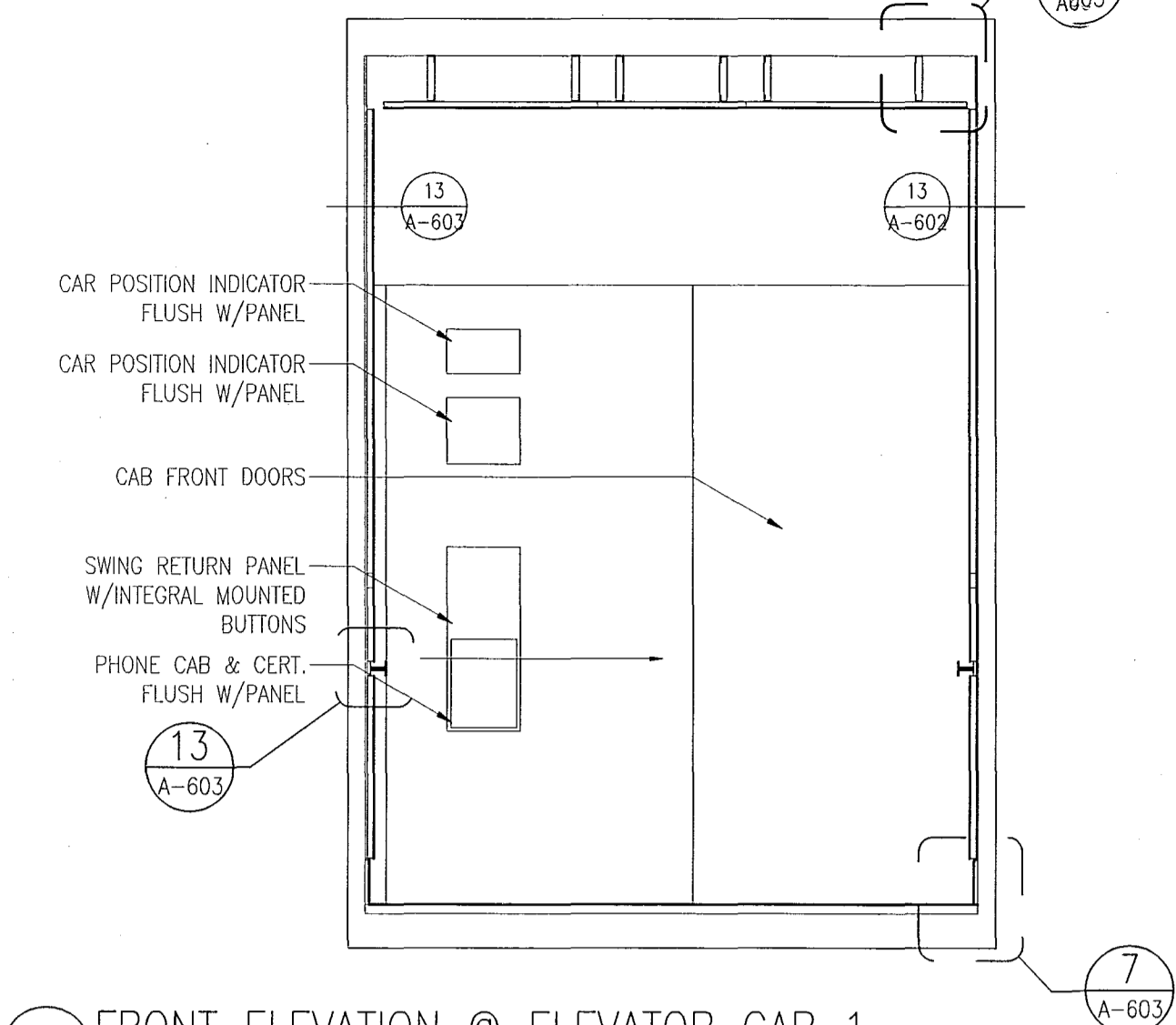
7 DETAIL @ ELEVATOR No.1 CAB BASE
SCALE: 6" = 1'-0"



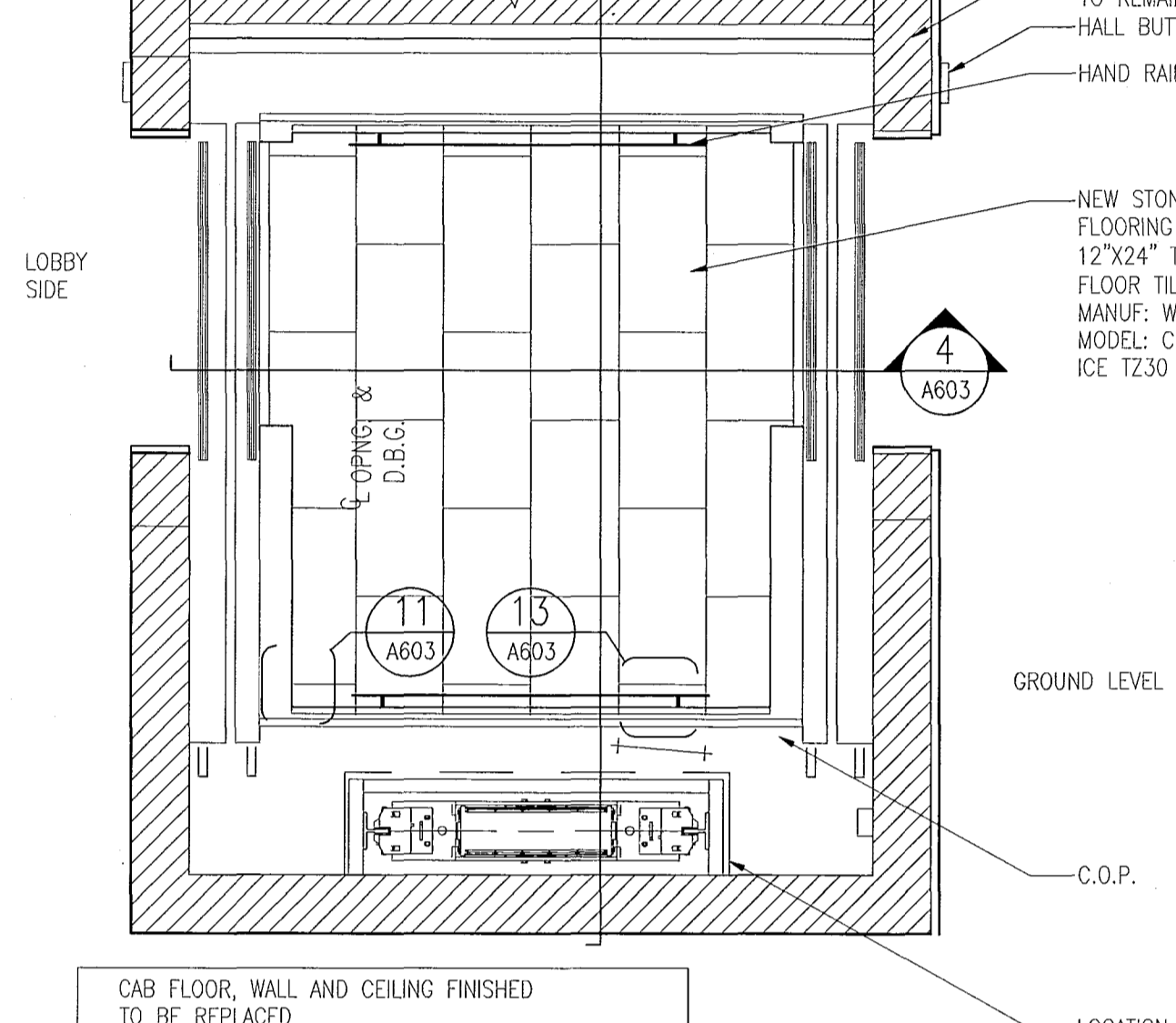
6 SIDE ELEVATION @ ELEVATOR CABS 1
SCALE: 1/2" = 1'-0"



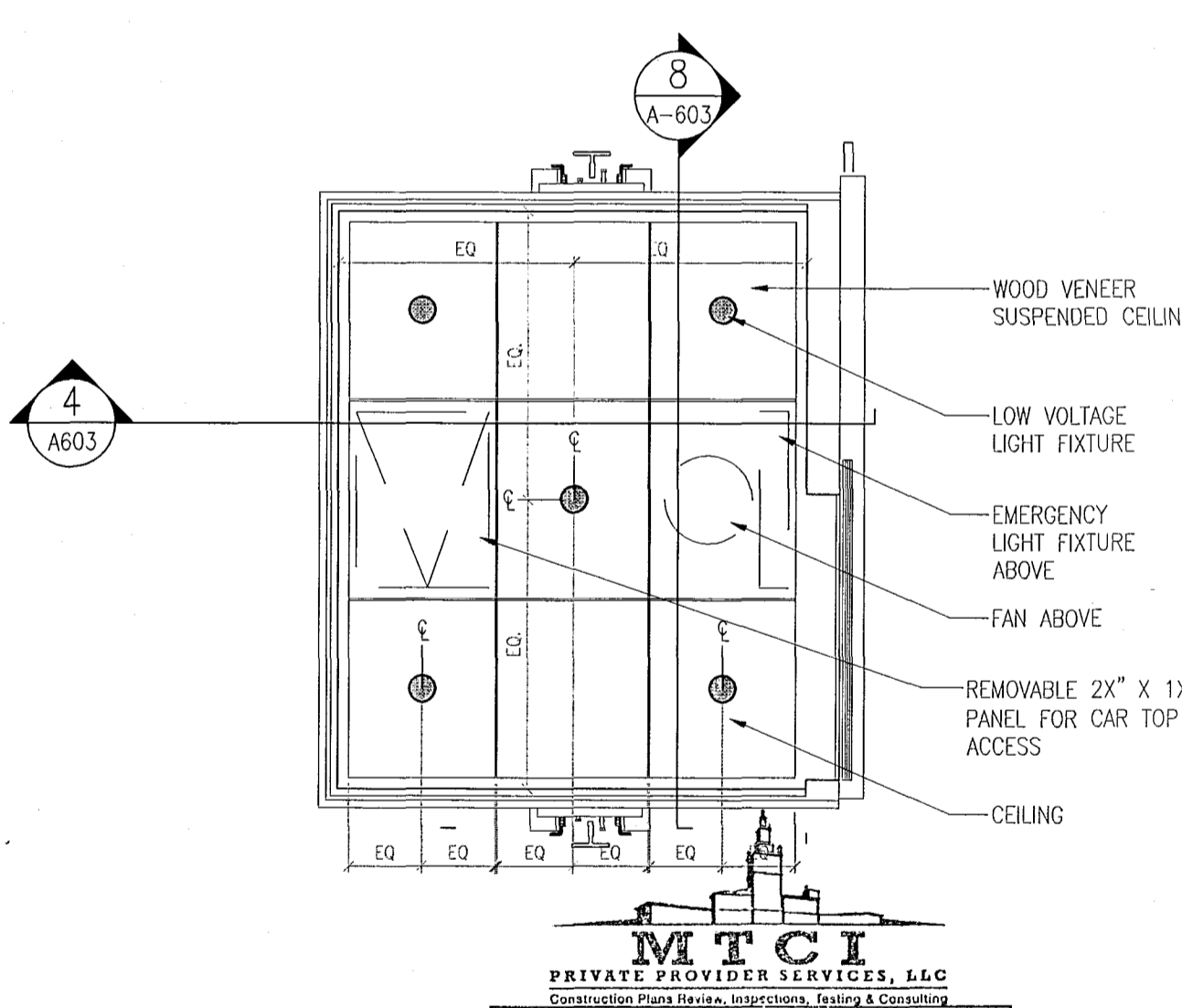
5 REAR ELEVATION @ ELEVATOR CABS 1 & 3
SCALE: 1/2" = 1'-0"



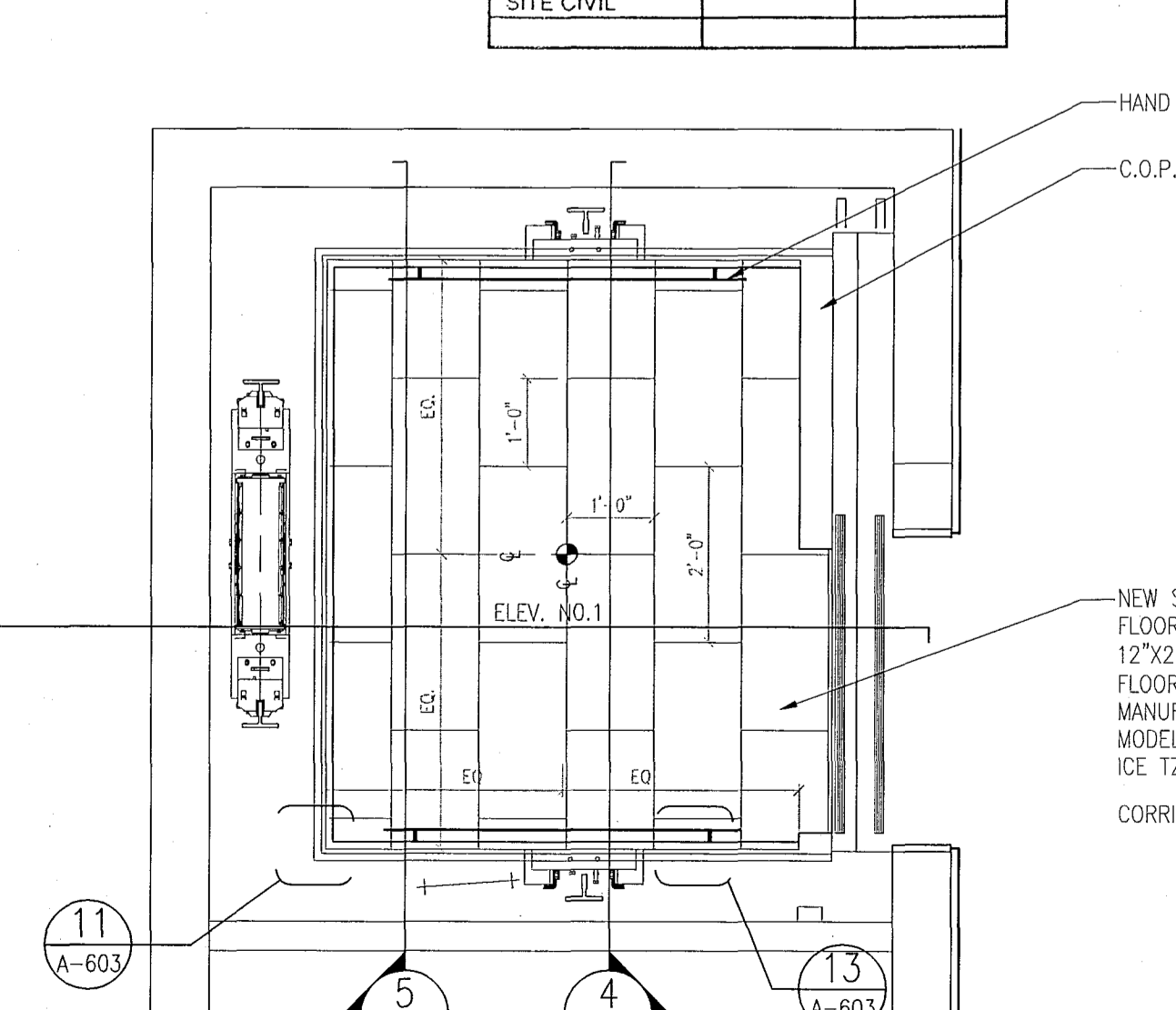
4 FRONT ELEVATION @ ELEVATOR CAB 1
SCALE: 1/2" = 1'-0"



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



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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardillo
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

JOB NUMBER: 13036.00

CHECKED BY:

ISSUE DATE: FEBRUARY 18, 2014

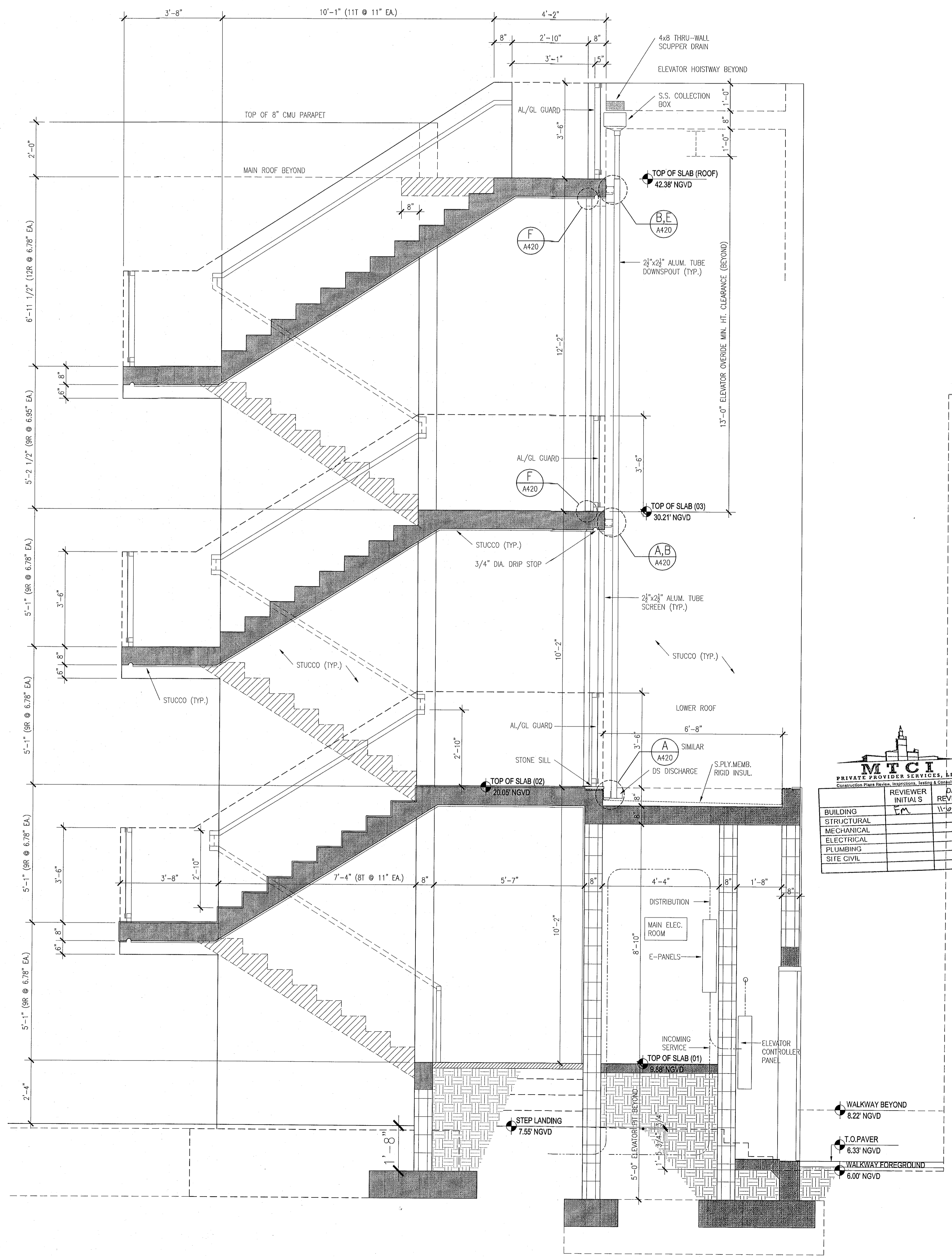
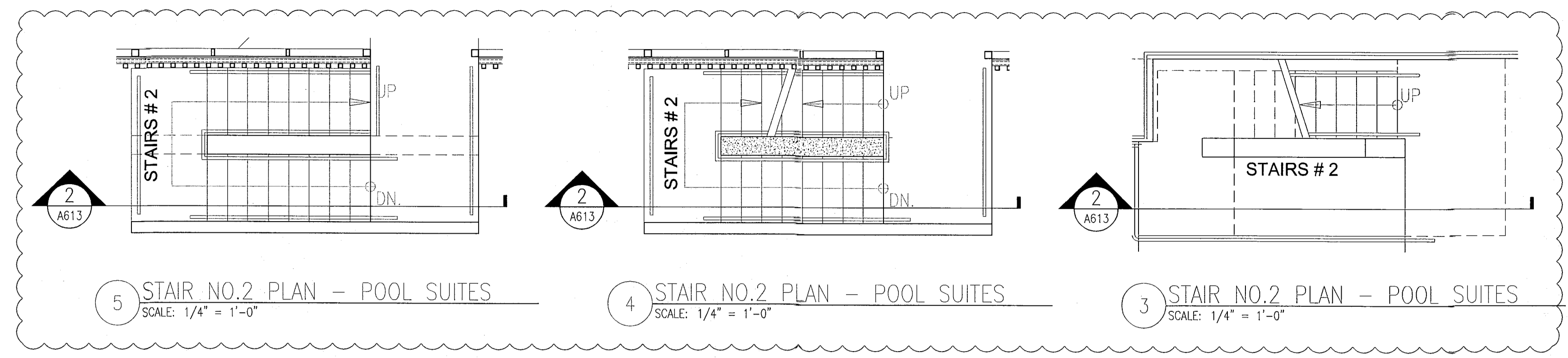
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SHEET TITLE

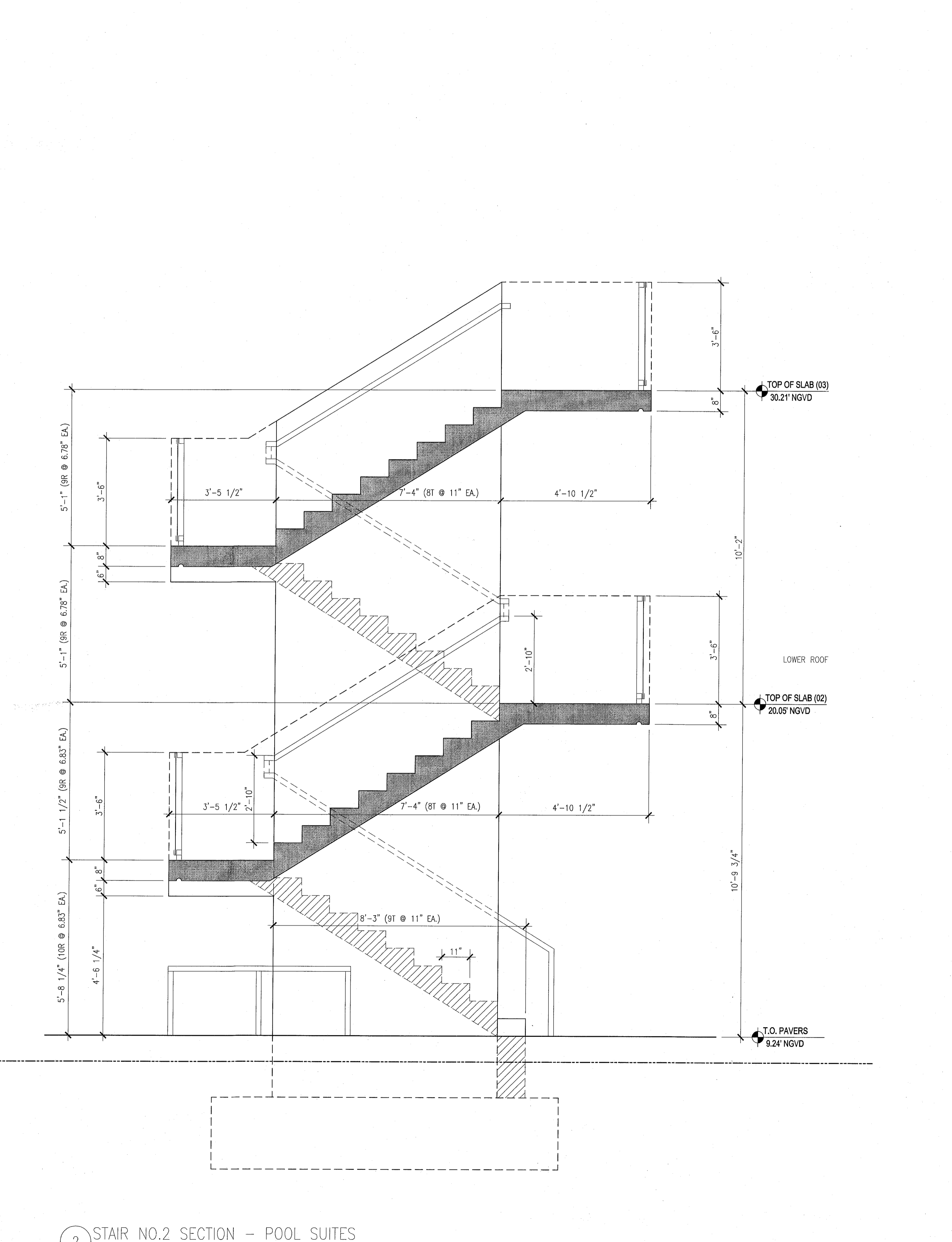
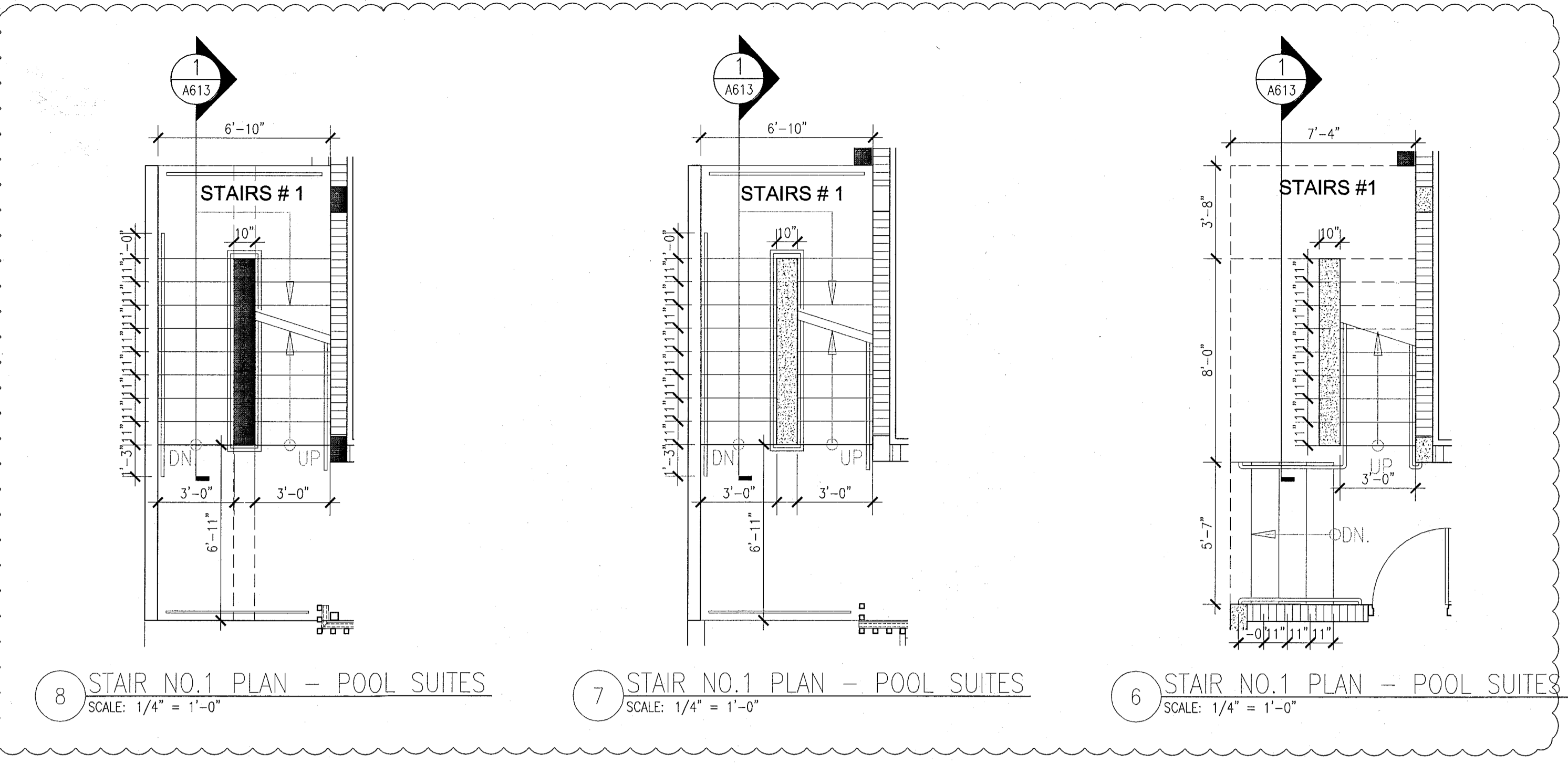
SECTIONS THRU
STAIRS #1 & #2
POOL SUITES (C)

SHEET NUMBER

A613



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

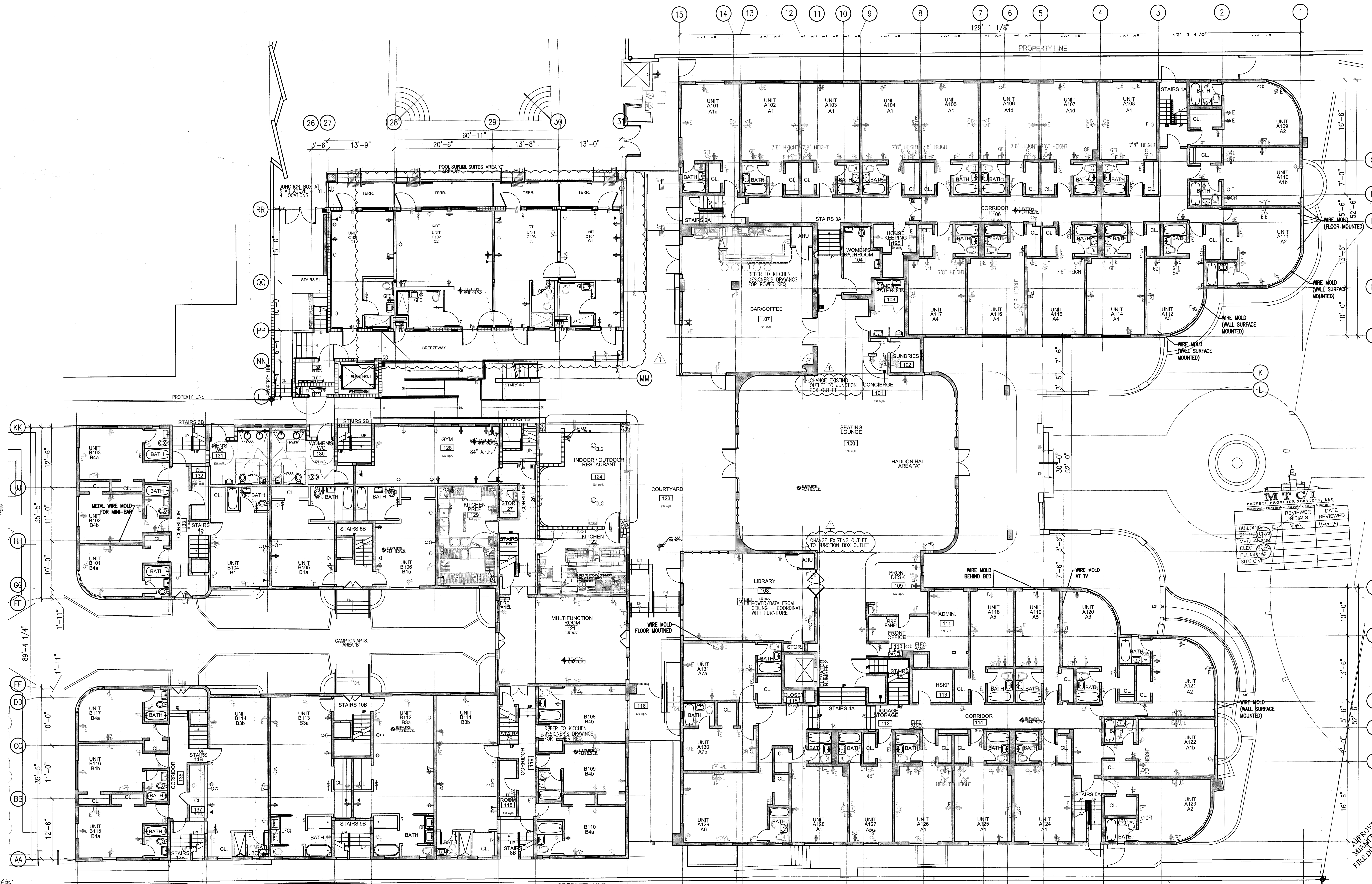
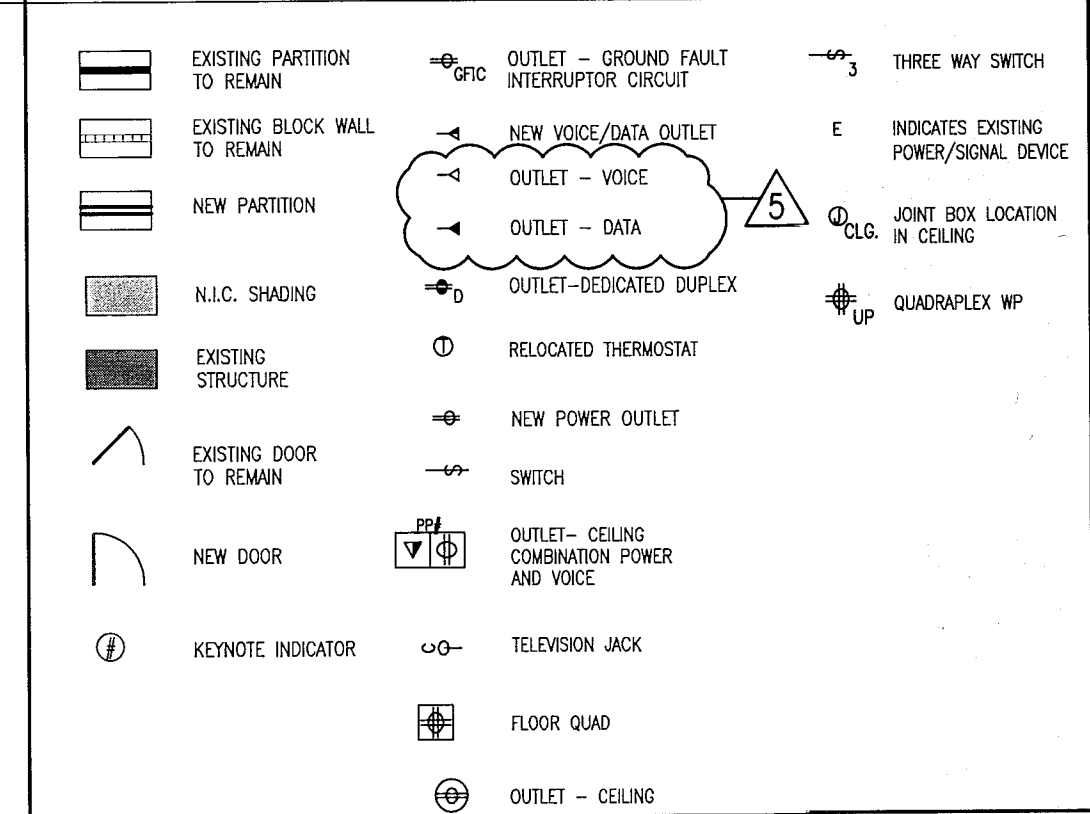


2 STAIR NO.2 SECTION - POOL SUITES
SCALE: 1/2" = 1'-0"

GENERAL NOTES

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

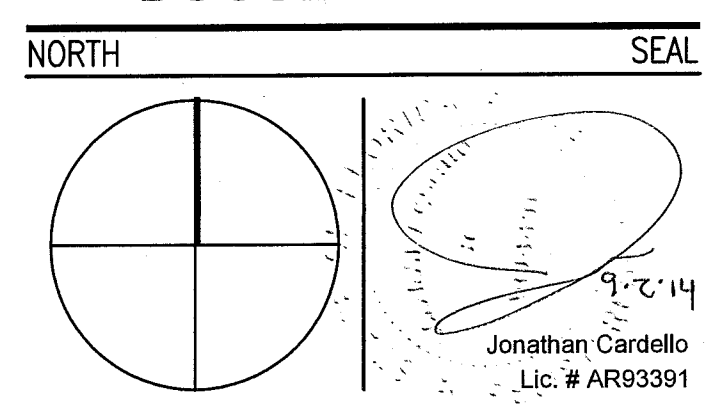
LEGEND



REVISIONS

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

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

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

SHEET TITLE

FIRST FLOOR POWER & SIGNAL PLAN

APPROVED
MIMI W. HALL
FIR. DIST. 1/18/14

SHEET NUMBER
A701

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

GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER FUSE FOR REUSE.
3. ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF NET WALL LOCATIONS TO BE EFC TYP.
4. GO TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS W/ TRAVEL.
5. ALL EXISTING OUTLETS TO REMAIN, U.O.A.
6. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.A. REFER TO A751.
7. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
8. LOCATION OF ALL POWER & SIGNAL DEVICES ARE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS, NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWING PRIOR TO INSTALLATION. REFER TO ENGINEER'S DRAWINGS FOR OTHER REQUIREMENTS.
9. ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN KITCHEN, COTTAGE KITCHEN, TOILET ROOMS, ETC. (NET AREAS) SHALL BE Q1 AS PER CODE (REFER TO ELECTRICAL DRAWINGS).
10. STAGGER ALL DEVICES SHOWN BACK TO BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. DEVICE SHALL NOT OCCUPY THE SAME STUP DASH.
11. SHOW MULTIPLE DEVICES (POWER/SIGNAL) ON WALL TO BE GROUPED NOT MORE THAN 6" APART.
12. REFER TO ENGINEERING DRAWINGS FOR SMOKE DETECTOR, THERMOSTAT, FIRE ALARM, SMOKE LIGHT, AND PULL STATION LOCATIONS AND REQUIREMENTS, U.O.A. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
13. LOCATE SWITCHES 4" CLEAR OF THE EDGE OF THE DOOR FRAME, U.O.A. AT DOUBLE DOORS OR DOORS WITH DRIGHTS, LOCATE SWITCHES 3'-6" FROM DOOR AT SIDE WALL, U.O.A.
14. ALL MEP-FF DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE ADJACENT ON CENTERLINE, U.O.A.
15. WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (E.G. EMERGENCY FIND) ARE NEARBY TO LIGHT SWITCHES, LOCATE LIGHT SWITCHES CLOSEST TO THE ENTRY DOOR.
16. FINISHES FOR COVER PLATES TO BE WHITE, U.O.A. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.A.

SHEET NOTES

LEGEND

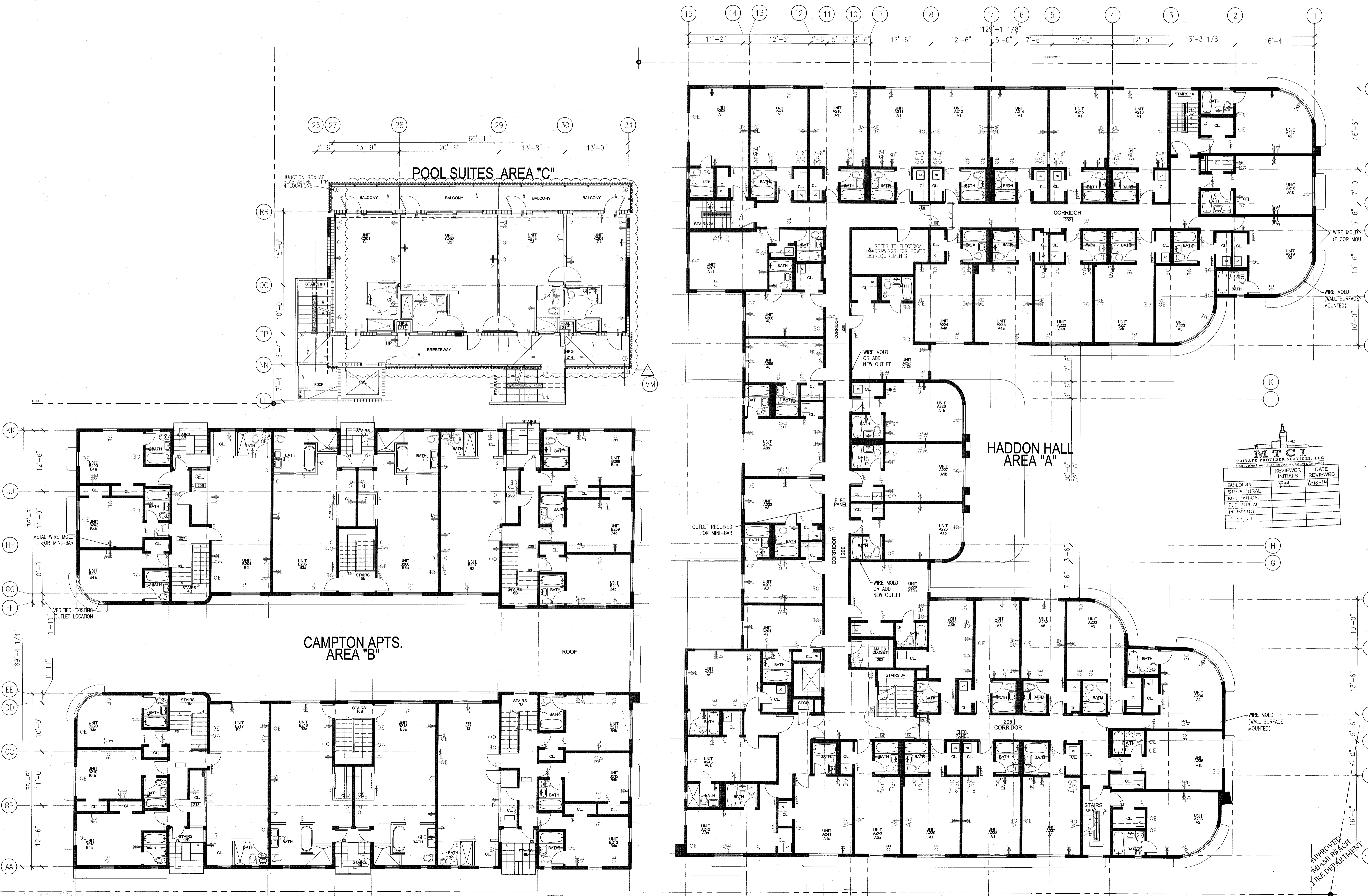
- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.I.C. SHING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET - GROUND FAULT INTERRUPTER CIRCUIT
- NEW VOICE/DATA OUTLET
- OUTLET - VOICE
- OUTLET - DATA
- OUTLET-DEGRADED DUPLEX
- RELOCATED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

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

KEYPLAN N.T.S.

REVISIONS

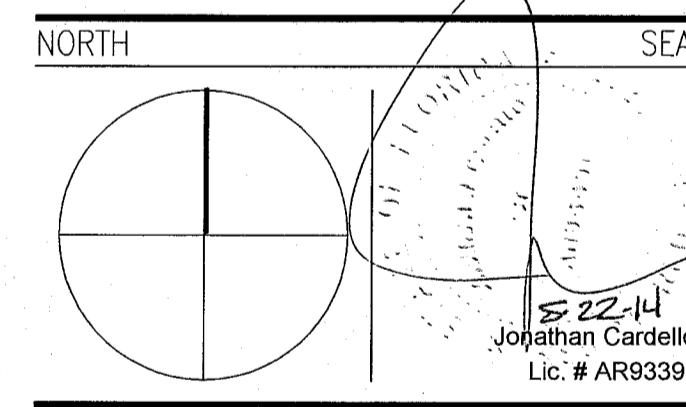
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
2	GUESTROOM COORDINATION	03-14-2014



REVISIONS

NO.	DESCRIPTION	DATE
1	REVIEWER INITIALS	11-10-14
2	DATE	11-10-14

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

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

SHEET TITLE
SECOND FLOOR POWER & SIGNAL PLAN

SHEET NUMBER
A702

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

GENERAL NOTES

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

SHEET NOTES

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

LEGEND

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

REVISIONS		
NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

NORTH

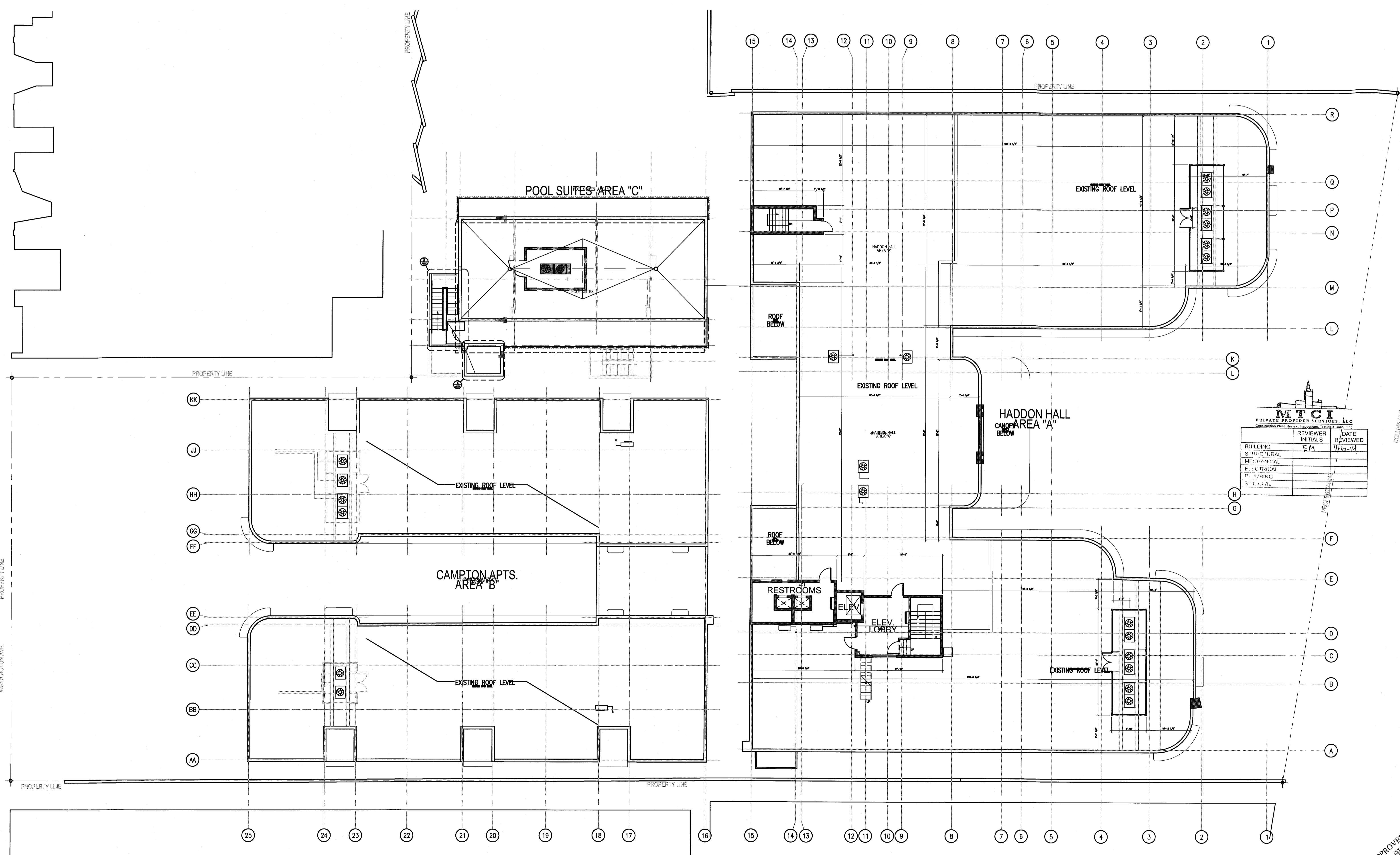
SEAL

ADD Inc Architecture Interiors Planning
 One Biscayne Tower
 Suite 1670
 Two South
 Biscayne Boulevard
 Miami, FL 33131
 T. 305.482.8700
 F. 305.482.8770
 www.addinc.com
 Lic. # AA28001507

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

SHEET TITLE
ROOF LEVEL POWER & SIGNAL PLAN

SHEET NUMBER
A704



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT