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

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SOFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS RCP'S REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL 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 CEILINGS 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).
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 TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONCES SHOWN ON PLAN. ALL WALL CONCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND POOL SUITES NEW. REFER TO QUESTROOM ELEVATIONS FOR SCONCE AREAS.
15. 1'X4' MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSEAL DRAPERY ROD. 1X4 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
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE – PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN - ARROWS INDICATE DIRECTION
- EXIT SIGN – WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL 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: CEILINGS AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8.4.14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
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Miami, Fl 33131
T. 305.482.8700
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Lic. # AA26001507

Boston Miami

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

SHEET TITLE

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A201

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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.
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5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
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9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
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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 INSTILLATION.
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22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP 1 SERIES FOR FIRE SPRINKLER DRAWINGS

SHEET NOTES

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B. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
C. FOR HOTEL ROOMS RCPS REFER TO SHEETS A901-918.
D. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
E. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
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G. CENTER LIGHT FIXTURE IN SPACE U.O.N.
H. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
I. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN
J. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
K. ALL GENERAL CEILINGS 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).
L. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
M. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND COVERED IN SPACE U.O.N.
N. WALL SCONCES SHOWN ON PLAN. ALL WALL SCONCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONCE MOUNT.
O. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 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
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
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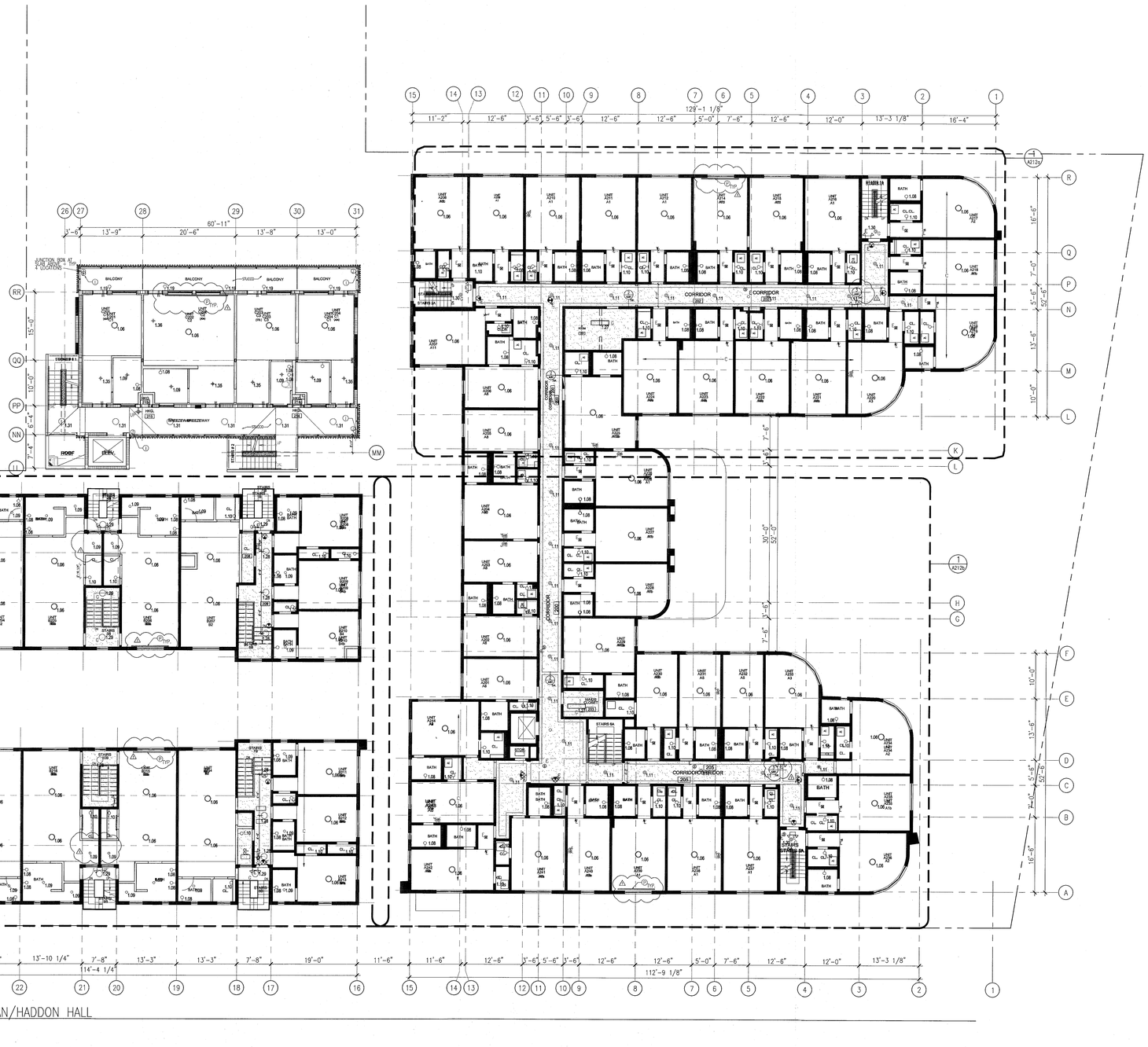
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN
- ARROWS INDICATE DIRECTION
- EXIT SIGN – WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8/4/14
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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

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22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP.1 SERIES FOR FIRE SPRINKLER DRAWINGS

1A

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SOFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HGIEL ROOMS RCPS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERD WITH NEW PERIMETER SOFFIT 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.
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13. ALL LIGHT FIXTURES IN CAMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONCES SHOWN ON PLAN. ALL WALL CONCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND POOL 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 DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

1

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

4

LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT KEY / CEILING TYPE / CEILING HEIGHT – AFF
- 1' X 4' PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
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- EXIT SIGN
- EXIT SIGN – WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
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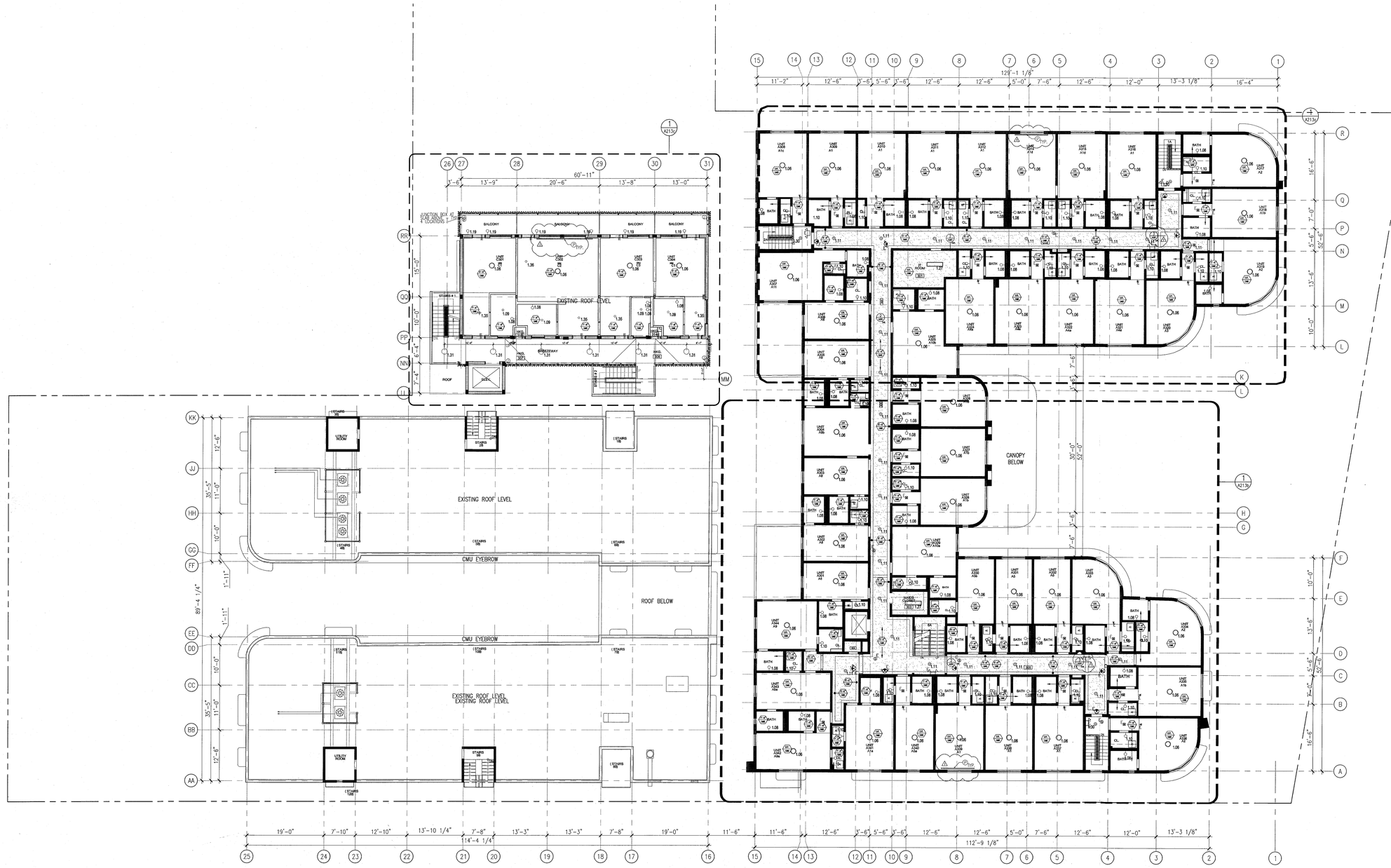
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

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

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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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5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
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9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
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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 INSTILLATION.
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15. ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY, LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
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22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINGER DRAWINGS

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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 A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL 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
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11. ALL GENERAL CEILINGS 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).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
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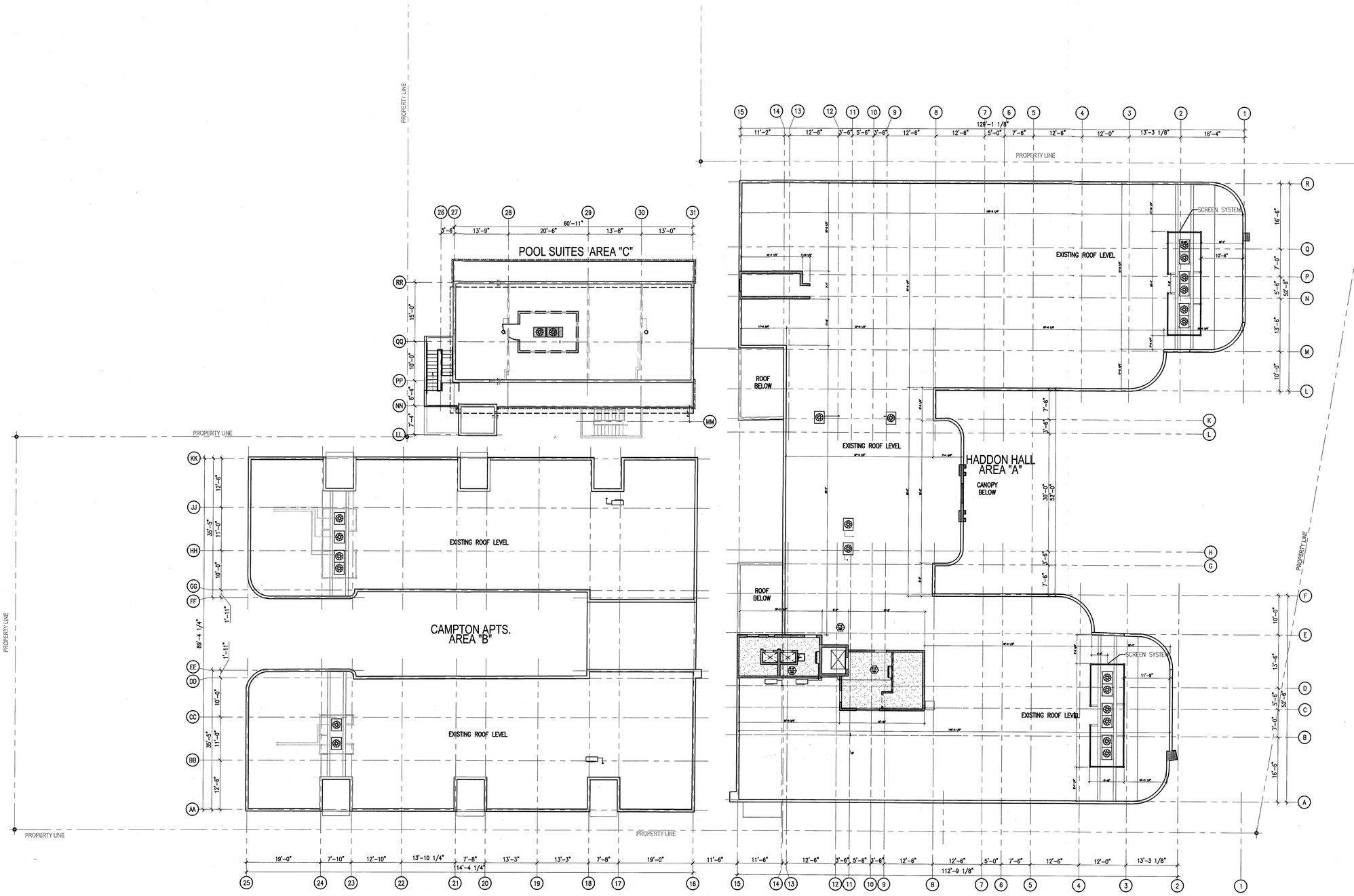
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-12-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
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SHEET TITLE

ROOF DECK REFLECTED CEILING PLAN

SHEET NUMBER

A204

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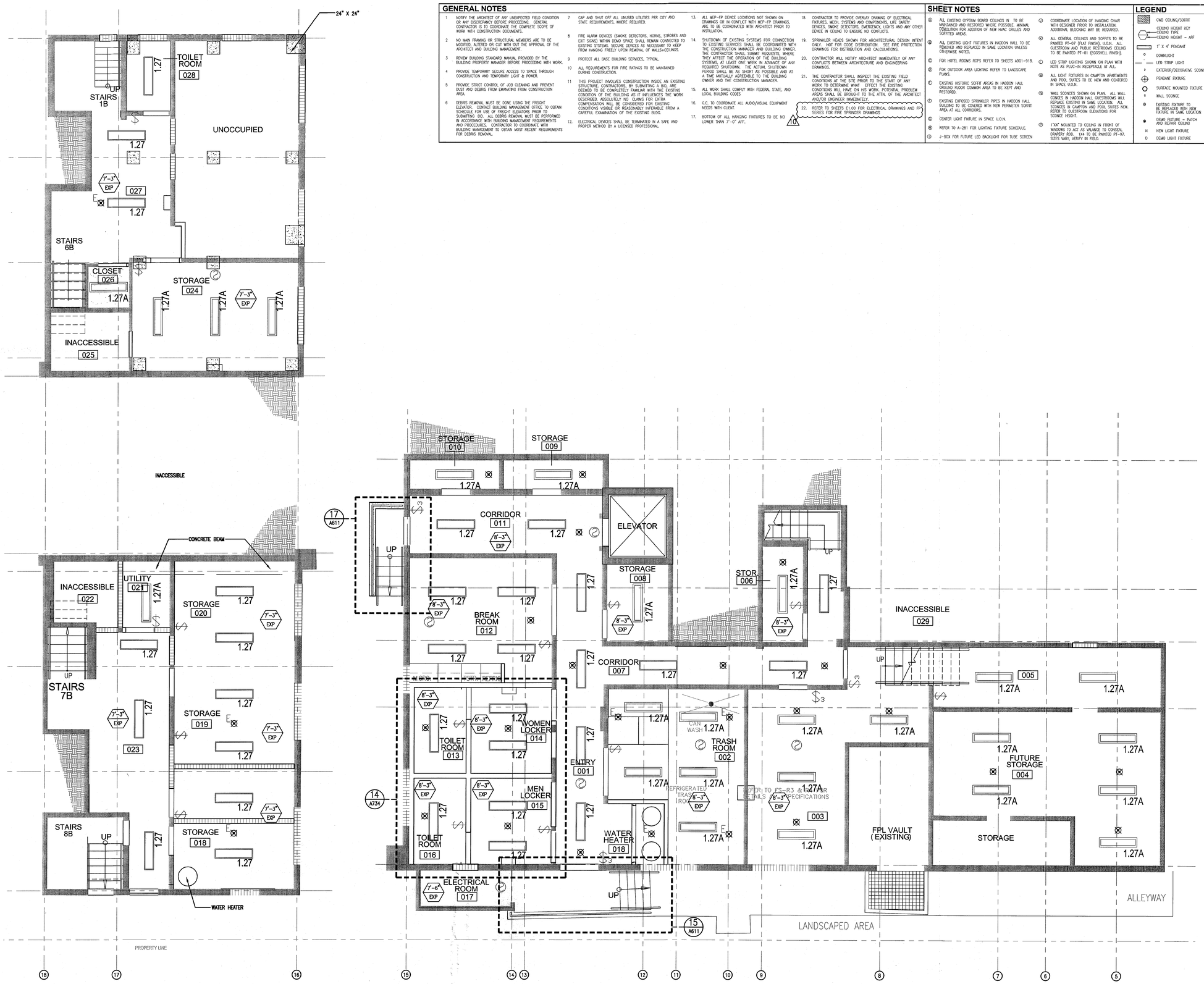

1 ENLARGED BASEMENT REFLECTED CEILING PLAN/HADDON HALL
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LEGEND

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

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REVISIONS

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SHEET TITLE

ENLARGED BASEMENT REFLECTED CEILING PLAN - HADDON HALL

SHEET NUMBER

A210

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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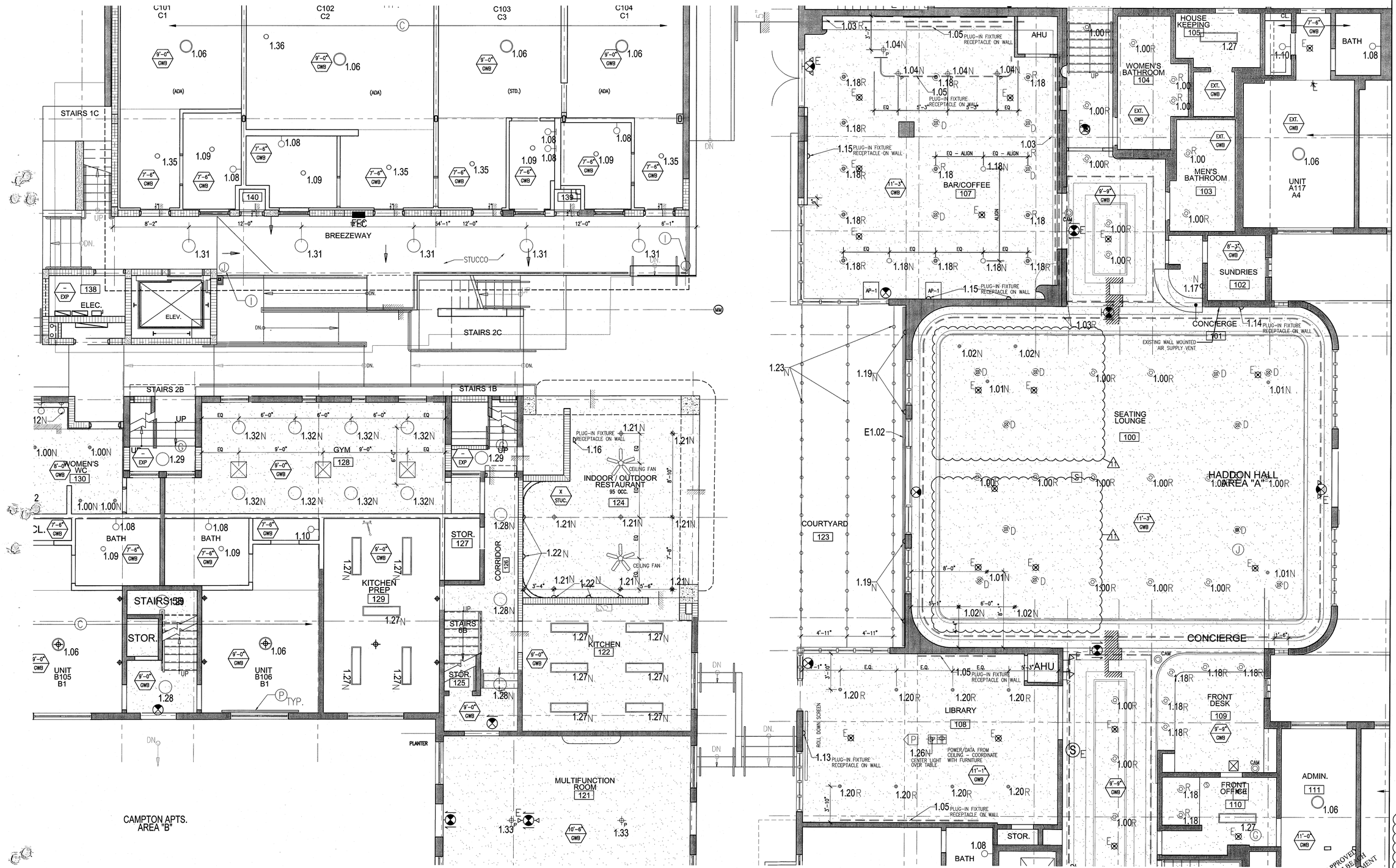

1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR- NORTH
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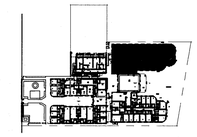
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-20-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
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Lic. # AA26001507

Boston Miami

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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GENERAL NOTES

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3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
7. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED.
8. FIRE ALARM DEVICES (SMOKE DETECTORS, HORNS, STROBES AND EXIT SIGNS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS+CEILINGS.
9. PROTECT ALL BASE BUILDING SERVICES, TYPICAL.
10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
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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 INSTILLATION.
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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, MOCK 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.
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22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINGER DRAWINGS

SHEET NOTES

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3. FOR HOTEL ROOMS RCPS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL 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
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11. ALL GENERAL CEILINGS 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).
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 TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONCES SHOWN ON PLAN. ALL WALL CONCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSEAL DRAPERY ROD. 1X4 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
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE – PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN
- EXIT SIGN – WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL MOUNTED
- EXISTING CEILING MOUNTED SPRINKLER
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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ISSUE DATE:	FEBRUARY 18, 2014
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SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR-NORTH

SHEET NUMBER

A211a1

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10

SHEET NOTES

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H. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.

I. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN

J. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.

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L. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.

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O. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

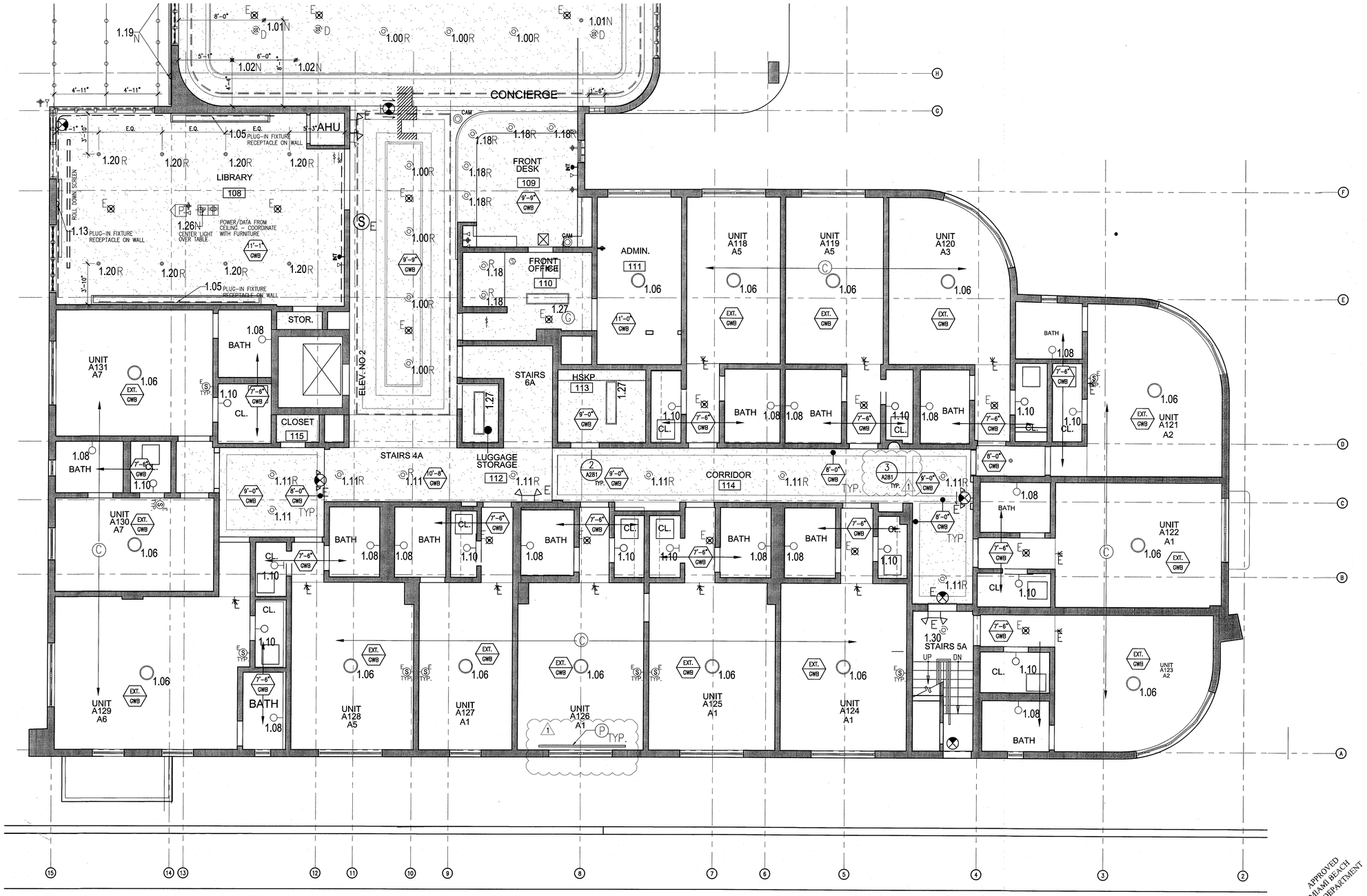
1

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

4

LEGEND

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

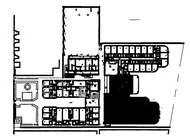


1 ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR– SOUTH
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

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

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	REVIEWER INITIALS	DATE REVIEWED
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100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
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ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/4" = 1'-0"

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN FIRST FLOOR - SOUTH

SHEET NUMBER

A211a2

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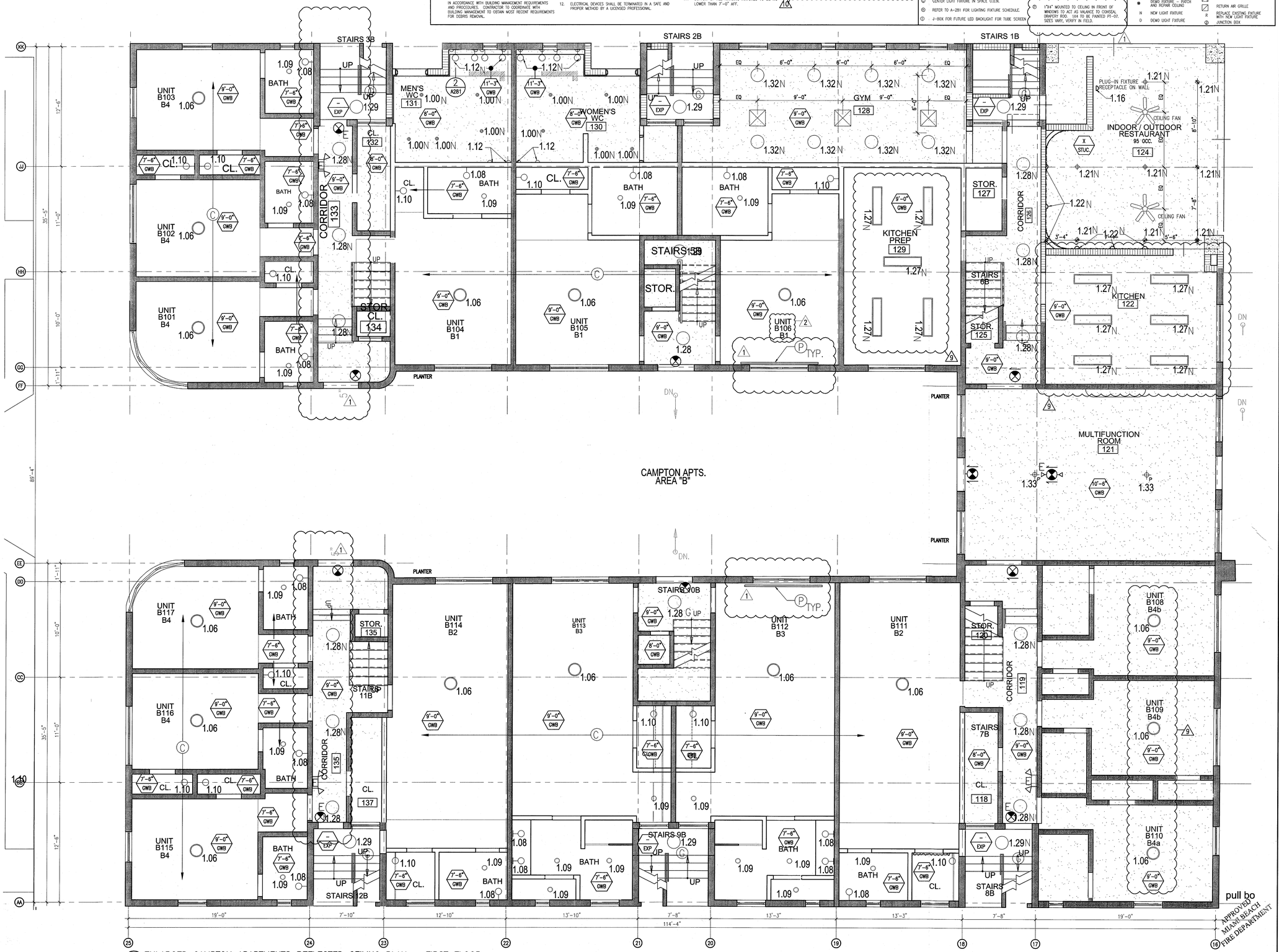
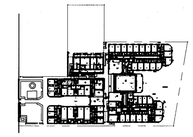
PENDANT FIXTURE	EXISTING CEILING MOUNTED SPRINKLER
SURFACE MOUNTED FIXTURE	SPRINKLER
WALL SCONCE	EXISTING WALL MOUNTED SPRINKLER
EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION	SUPPLY DIFFUSER
DEMO FIXTURE – PATCH AND REPAIR CEILING	RETURN AIR GRILLE
N NEW LIGHT FIXTURE	R REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
D DEMO LIGHT FIXTURE	J JUNCTION BOX



1 ENLARGED CAMPTON APARTMENTS REFLECTED CEILING PLAN – FIRST 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	PERMIT REVIEW COMMENTS	03-14-2014
9	KITCHEN REINFORCEMENT	05-30-2014
10	MASTER PERMIT COMMENTS	07-03-2014

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-19-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8.4.14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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Suite 1670
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Miami, Fl 33131
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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

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GENERAL NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
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3. REVIEW BUILDING STANDARD MANUAL PROVIDED BY THE BUILDING PROPERTY MANAGER BEFORE PROCEEDING WITH WORK.
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15. ALL WORK SHALL COMPLY WITH FEDERAL STATE, AND LOCAL BUILDING CODES
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY, LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
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22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINKLER DRAWINGS

SHEET NOTES

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3. FOR HOTEL ROOMS RCPS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL 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 SCRE
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILINGS 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).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
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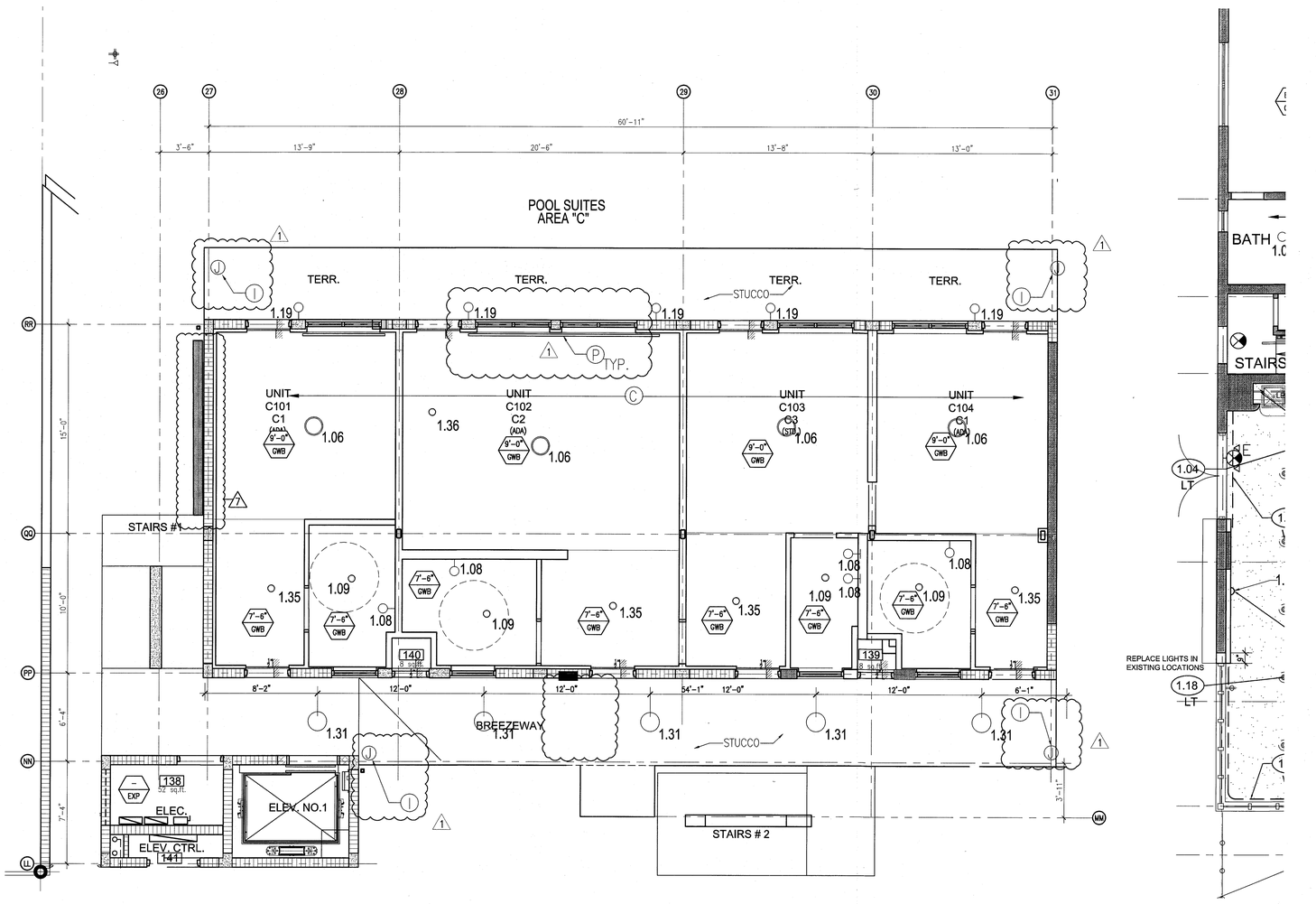
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

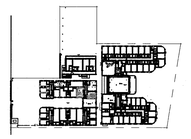


1 ENLARGED POOL SUITES REFLECTED CEILING PLAN – FIRST FLOOR
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

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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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SHEET NOTES

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4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
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15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 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
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
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- DEMO LIGHT FIXTURE
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- OCCUPANCY SENSOR
- EXIT SIGN ARROWS INDICATE DIRECTION
- EXIT SIGN - WALL MOUNTED ARROWS INDICATE DIRECTION
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- SMOKE DETECTOR WALL MOUNTED
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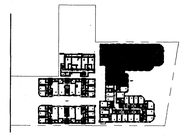
- SPRINKLER
- EXISTING WALL MOUNTED SPRINKLER
- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE
- JUNCTION BOX

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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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T. 305.482.8700
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www.addinc.com
Lic. # AA26001507

Boston Miami

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

SHEET TITLE

ENLARGED HADDON HALL REFLECTED CEILING PLAN SECOND FLOOR-NORTH

SHEET NUMBER

A212a1

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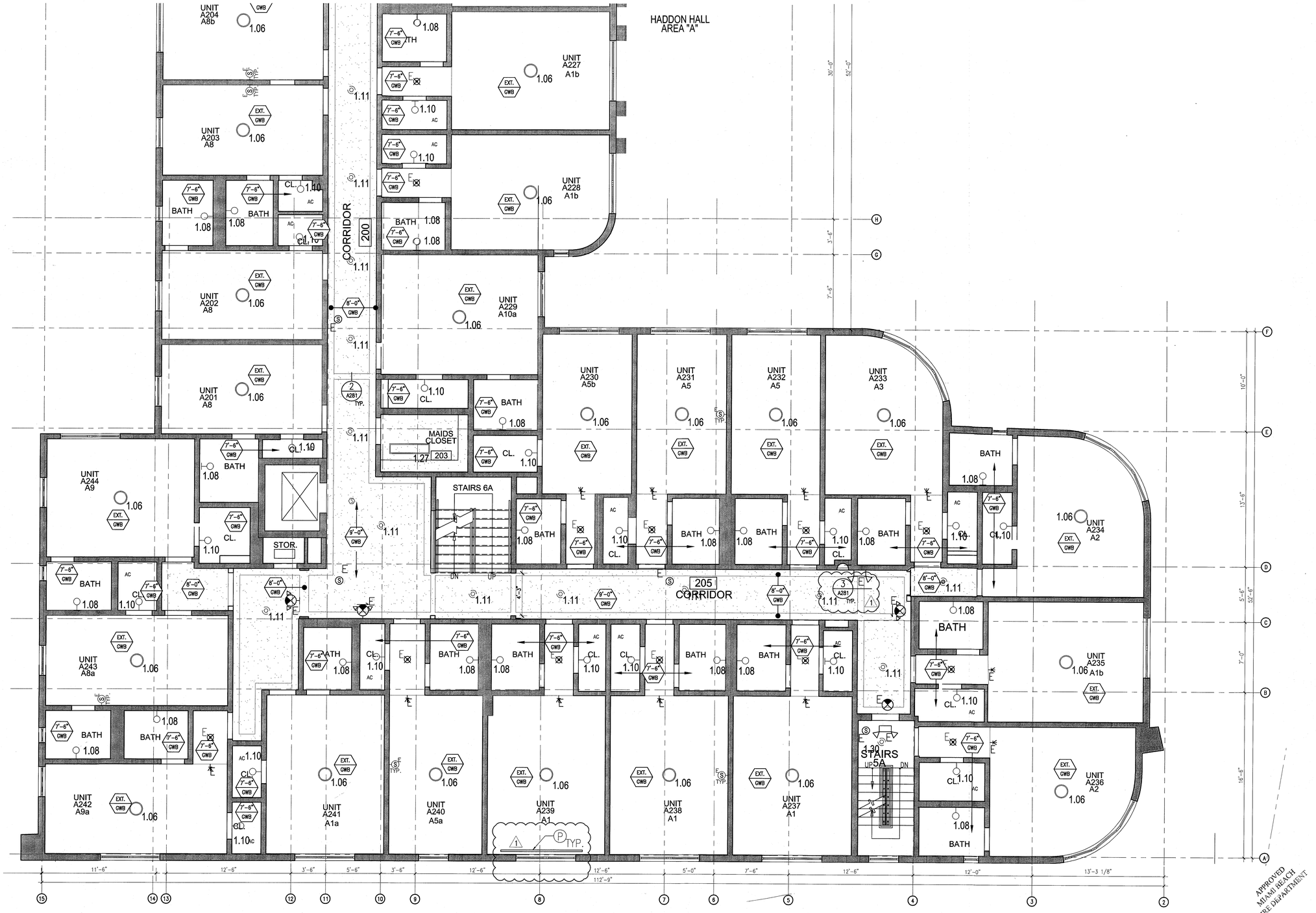
7. CENTER LIGHT FIXTURE IN SPACE U.O.N.
8. REFER TO A-281 FOR LIGHTING FIXTURE SCHEDULE.
9. J-BOX FOR FUTURE LED BACKLIGHT FOR TUBE SCREEN
10. COORDINATE LOCATION OF HANGING CHAIR WITH DESIGNER PRIOR TO INSTALLATION. ADDITIONAL BLOCKING MAY BE REQUIRED.
11. ALL GENERAL CEILINGS AND SOFFITS TO BE PAINTED PT-07 (FLAT FINISH), U.O.N. ALL GUESTROOM AND PUBLIC RESTROOMS CEILING TO BE PAINTED PT-01 (EGGSHELL FINISH).
12. LED STRIP LIGHTING SHOWN ON PLAN WITH NOTE AS PLUG-IN RECEPTACLE AT ALL.
13. ALL LIGHT FIXTURES IN CIMPTON APARTMENTS AND POOL SUITES TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONCES SHOWN ON PLAN. ALL WALL CONCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CIMPTON AND POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR SCONCE MODEL.
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- GWB CEILING/SOFFIT
- CEILING HEIGHT XCY / CEILING TYPE / CEILING HEIGHT -- AFF
- 1' X 4' PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE -- PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN -- WALL MOUNTED ARROWS INDICATE DIRECTION
- EXIT SIGN -- WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL 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: CEILINGS AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED

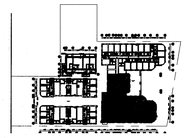


1 ENLARGED SECOND FLOOR REFLECTED CEILING PLAN/HADDON HALL SOUTH
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



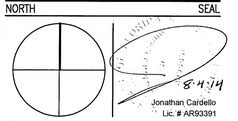
REVISIONS		
NO.	DESCRIPTION	ISSUE DATE
1	PROGRESS TO 100% CD	02-18-2014
4	FIRE REVIEW COMMENTS	04-09-2014
10	MASTER PERMIT COMMENTS	07-03-2014

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL



ADD Inc Architecture Interiors Planning

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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 SECOND FLOOR-SOUTH

SHEET NUMBER

A212a2

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GENERAL NOTES

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2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT AND BUILDING MANAGEMENT.
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4. PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER.
5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
6. DEBRIS REMOVAL MUST BE DONE USING THE FREIGHT ELEVATOR. CONTACT BUILDING MANAGEMENT OFFICE TO OBTAIN SCHEDULE FOR USE OF FREIGHT ELEVATORS PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. CONTRACTOR TO COORDINATE WITH BUILDING MANAGEMENT TO OBTAIN MOST RECENT REQUIREMENTS FOR DEBRIS REMOVAL.
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10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
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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.
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22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINKLER DRAWINGS

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3. FOR HOTEL ROOMS RCPS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
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LEGEND

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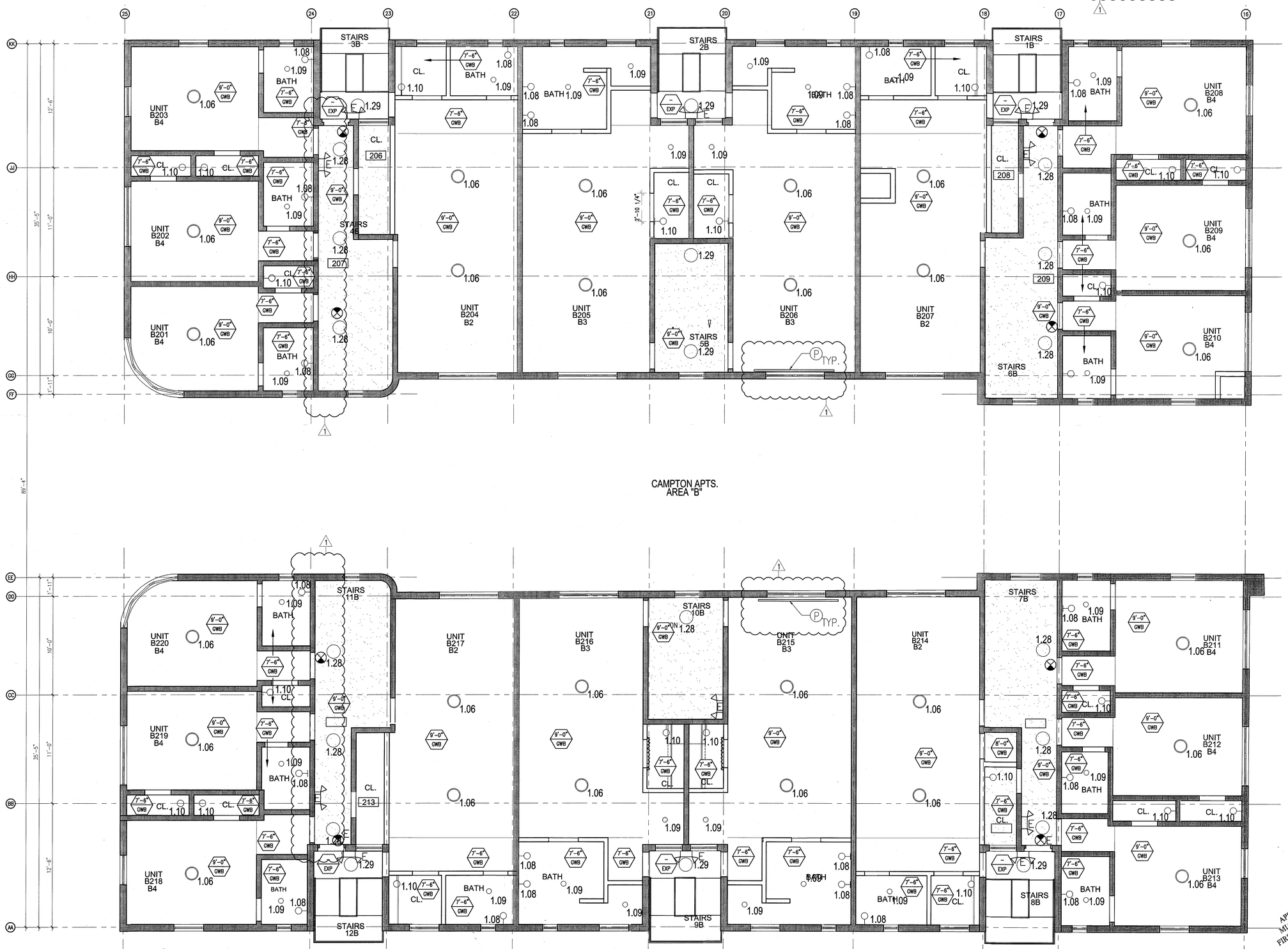
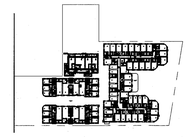


1 ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN – SECOND FLOOR
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

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

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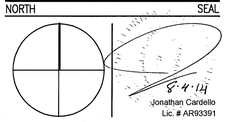
	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL



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Boston Miami

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

SHEET TITLE

ENLARGED CAMPTON APTS. REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER

A212b

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SHEET NOTES

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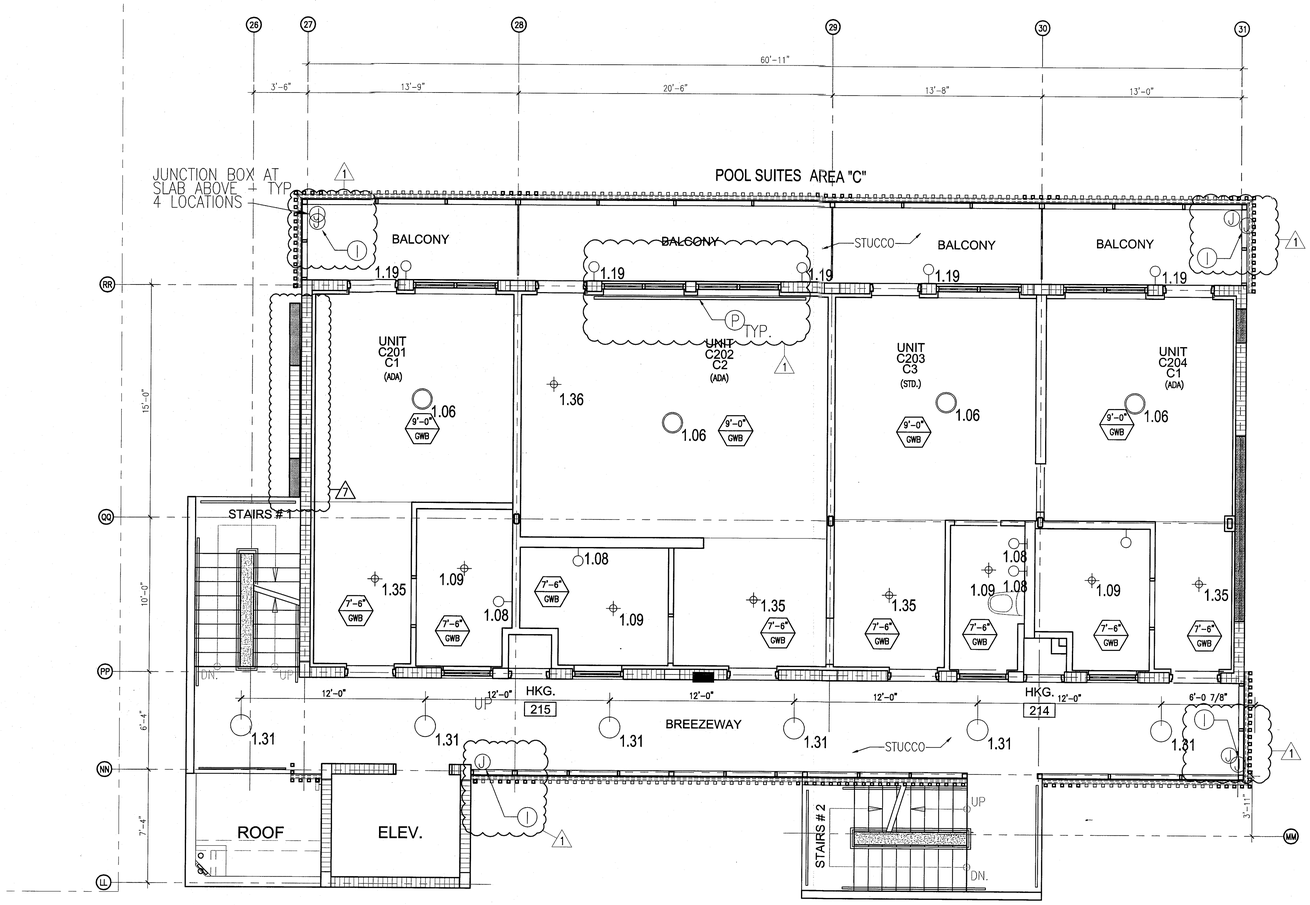
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

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

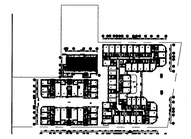


1 ENLARGED POOL SUITES REFLECTED CEILING PLAN – SECOND FLOOR
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

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Boston Miami

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN SECOND FLOOR

SHEET NUMBER

A212c

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10. ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION.
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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.
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15. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES
16. G.C. TO COORDINATE ALL AUDIO/VISUAL EQUIPMENT NEEDS WITH CLIENT.
17. BOTTOM OF ALL HANGING FIXTURES TO BE NO LOWER THAN 7'-0" AFF.
18. CONTRACTOR TO PROVIDE OVERLAY DRAWING OF ELECTRICAL FIXTURES, MECH. SYSTEMS AND COMPONENTS, LIFE SAFETY DEVICES, SMOKE DETECTORS, EMERGENCY, LIGHTS AND ANY OTHER DEVICE IN CEILING TO ENSURE NO CONFLICTS.
19. SPRINKLER HEADS SHOWN FOR ARCHITECTURAL DESIGN INTENT ONLY. NOT FOR CODE DISTRIBUTION. SEE FIRE PROTECTION DRAWINGS FOR DISTRIBUTION AND CALCULATIONS.
20. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURE AND ENGINEERING DRAWINGS.
21. THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY.
22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP1 SERIES FOR FIRE SPRINKLER DRAWINGS

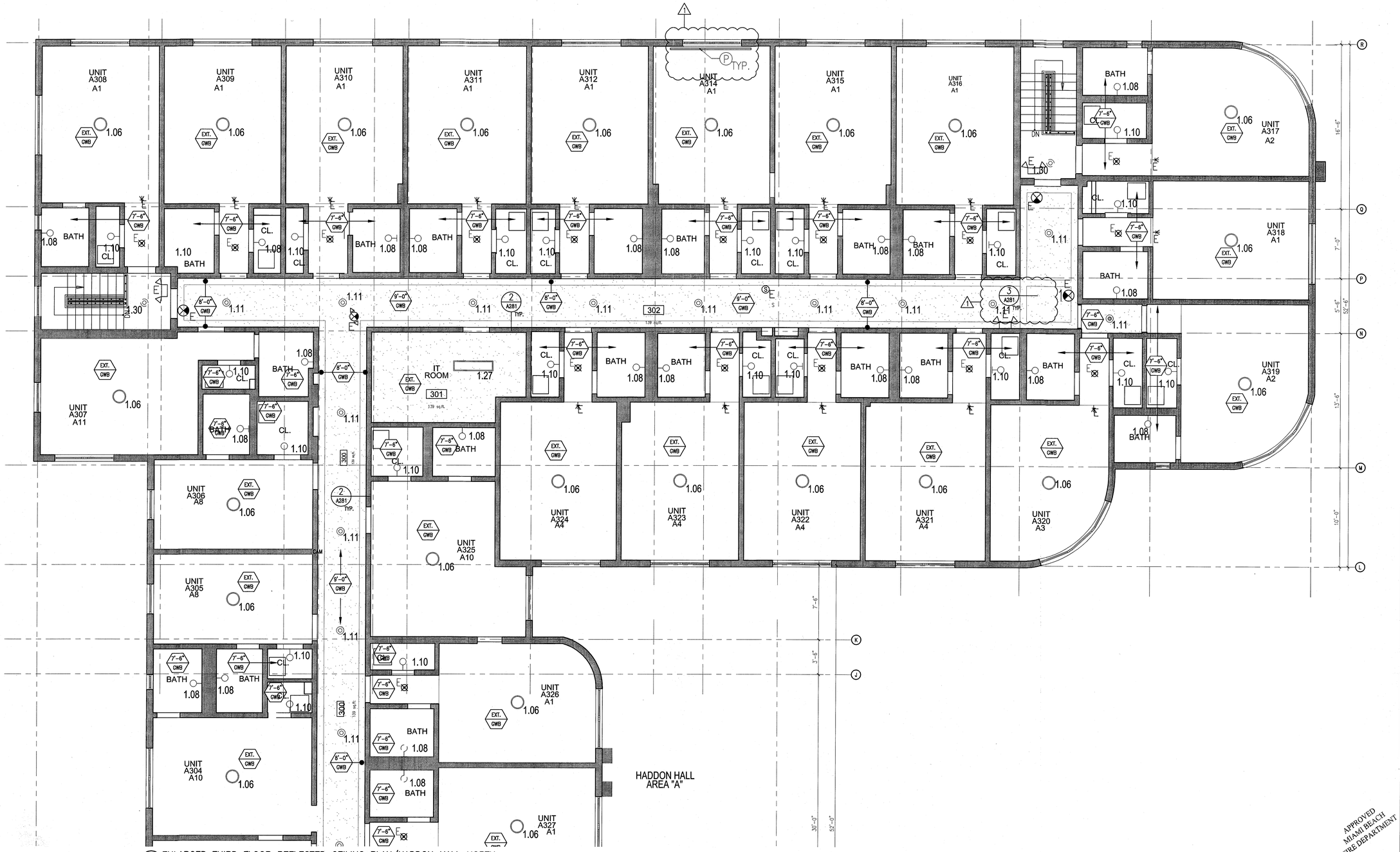
SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SOFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS RCPS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL 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 CEILINGS 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).
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 TO BE NEW AND COUTERED 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 POOL SUITES NEW. REFER TO GUESTROOM ELEVATIONS FOR
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONCEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

- CWD CEILING/SOFFIT
- CEILING HEIGHT KEY
- CEILING TYPE
- CEILING HEIGHT – AFF
- 1' x 4' PENDANT
- DOWNLIGHT
- LED STRIP LIGHT
- EXTERIOR/DECORATIVE SCONCE
- PENDANT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION
- DEMO FIXTURE – PATCH AND REPAIR CEILING
- NEW LIGHT FIXTURE
- DEMO LIGHT FIXTURE
- BATTERY POWERED WALL MOUNTED
- LINEAR DIFFUSER
- OCCUPANCY SENSOR
- EXIT SIGN
- EXIT SIGN — WALL MOUNTED ARROWS INDICATE DIRECTION
- SMOKE DETECTOR CEILING MOUNTED
- SMOKE DETECTOR WALL 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: CEILINGS AT EXISTING HADDON HALL GUESTROOMS ARE EXISTING TO REMAIN AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED

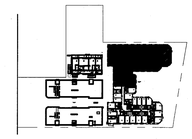


1 ENLARGED THIRD FLOOR REFLECTED CEILING PLAN/HADDON HALL NORTH
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8/1/14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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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 THIRD FLOOR - NORTH

SHEET NUMBER

A213a1

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22. REFER TO SHEETS E1.00 FOR ELECTRICAL DRAWINGS AND FP SERIES FOR FIRE SPRINGER DRAWINGS

10

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15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

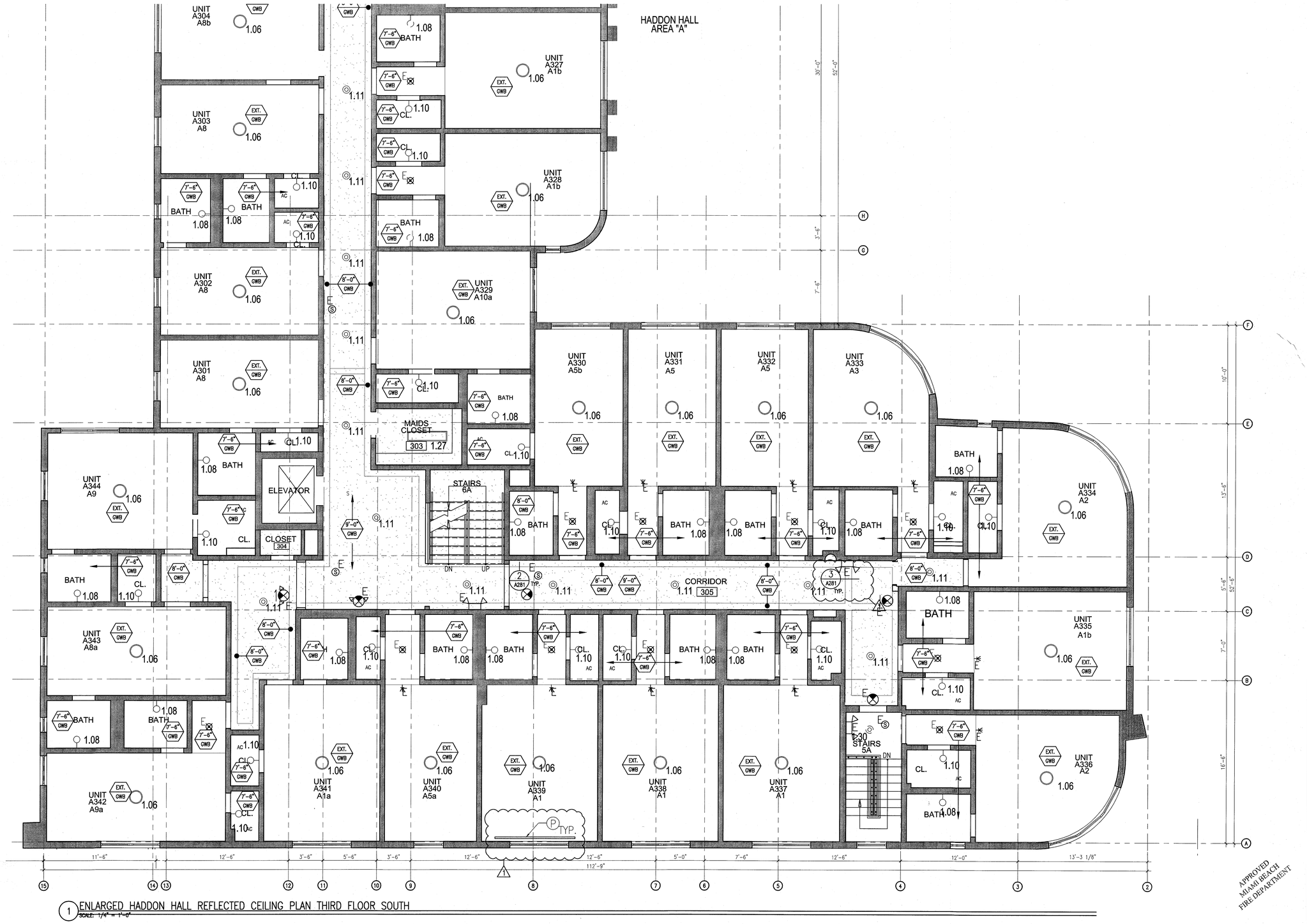
1

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

4

LEGEND

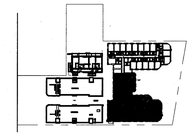
GWB CEILING/SOFFIT	BATTERY POWERED WALL MOUNTED
CEILING HEIGHT KEY: CEILING TYPE / CEILING HEIGHT – AFF	LINEAR DIFFUSER
1' X 4' PENDANT	OCCUPANCY SENSOR
DOWNLIGHT	EXIT SIGN – ARROWS INDICATE DIRECTION
LED STRIP LIGHT	EXIT SIGN – WALL MOUNTED ARROWS INDICATE DIRECTION
EXTERIOR/DECORATIVE SCONCE	SMOKE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



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
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4	FIRE REVIEW COMMENTS	04-09-2014
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MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Training & Consulting

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

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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 THIRD FLOOR - SOUTH

SHEET NUMBER

A213a2

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APPROVED
MIAMI BEACH
FIRE DEPARTMENT

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1

LEGEND

GWB CEILING/SOFFITE		BATTERY POWERED WALL MOUNTED	
CEILING HEIGHT KEY CEILING TYPE		LINEAR DIFFUSER	
CEILING HEIGHT – AFF		OCCUPANCY SENSOR	
1' X 4' PENDANT		EXIT SIGN	
DOWNLIGHT		EXIT SIGN – WALL MOUNTED ARROWS INDICATE DIRECTION	
LED STRIP LIGHT			
EXTERIOR/DECORATIVE SCONCE		SMOKE DETECTOR CEILING MOUNTED	
PENDANT FIXTURE		SMOKE DETECTOR WALL MOUNTED	
SURFACE MOUNTED FIXTURE		EXISTING CEILING MOUNTED SPRINKLER	
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EXISTING FIXTURE TO BE REPLACED WITH NEW FIXTURE IN SAME LOCATION		EXISTING WALL MOUNTED SPRINKLER	
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DEMO FIXTURE – PATCH AND REPAIR CEILING		RETURN AIR GRILLE	
NEW LIGHT FIXTURE		REPLACE EXISTING FIXTURE WITH NEW LIGHT FIXTURE	
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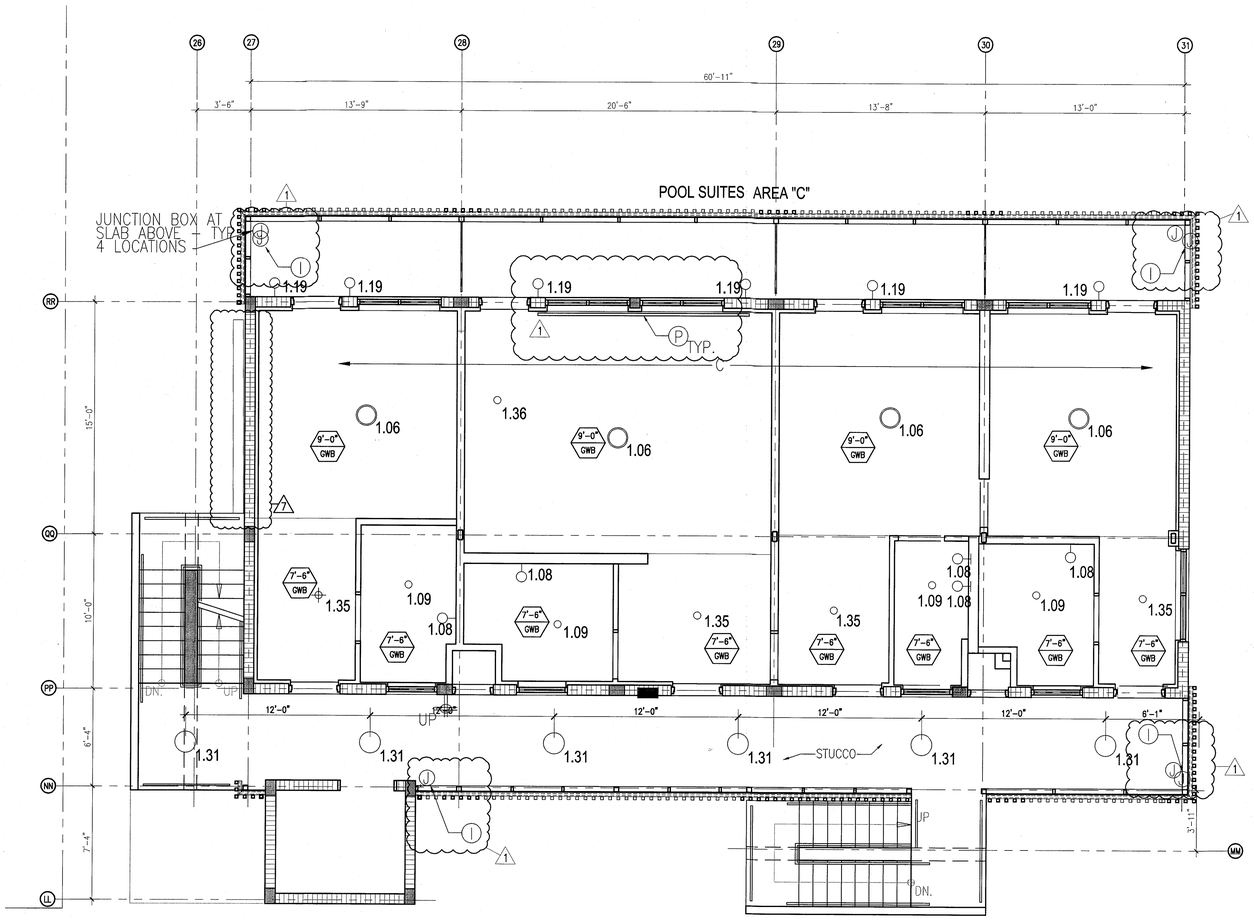
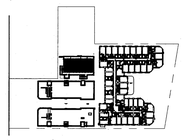


1 ENLARGED POOL SUITES REFLECTED CEILING PLAN – THIRD FLOOR
SCALE: 1/4" = 1'-0"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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

SHEET TITLE

ENLARGED POOL SUITES REFLECTED CEILING PLAN THIRD FLOOR - SOUTH

SHEET NUMBER

A213c

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GENERAL NOTES

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

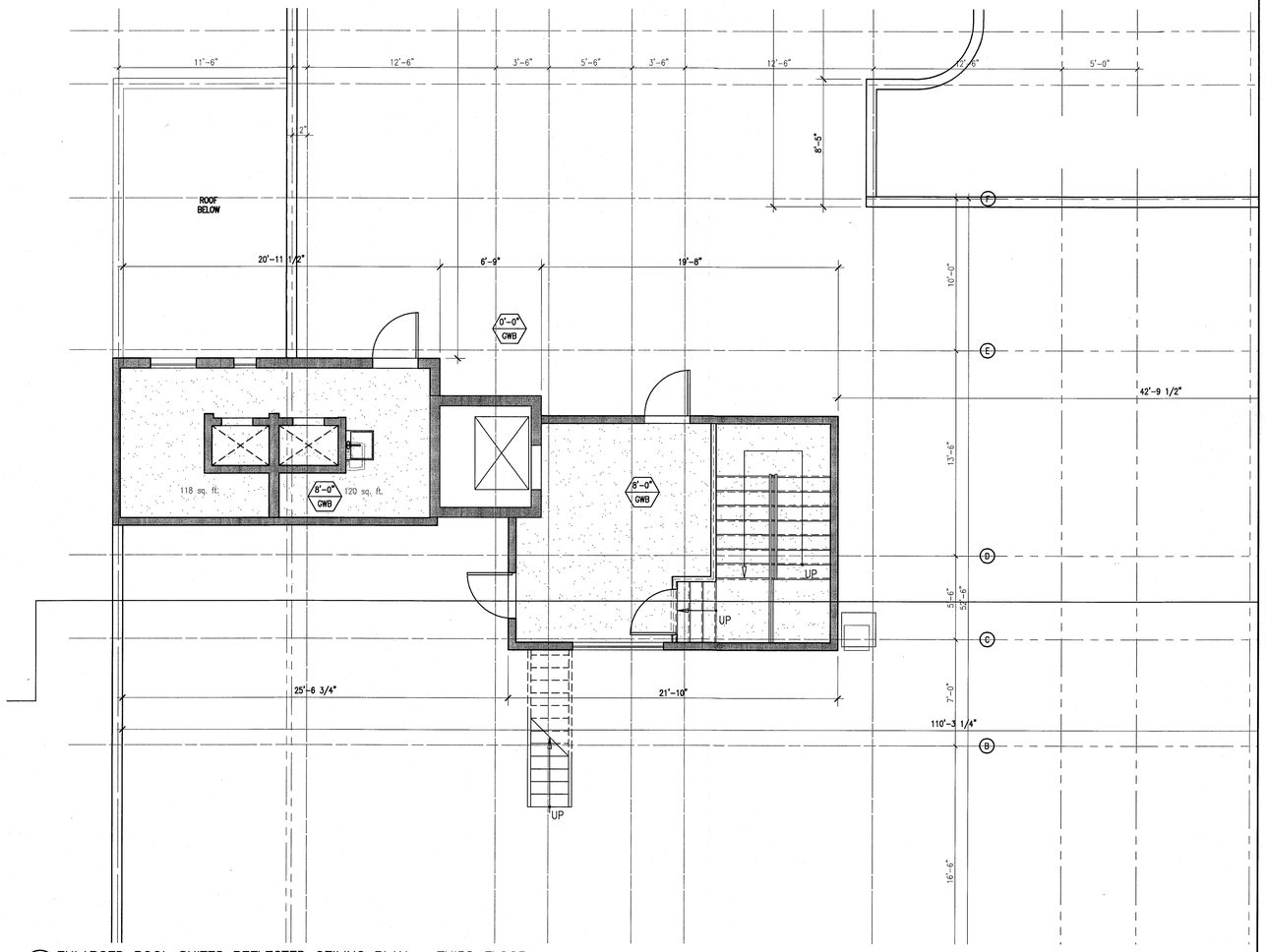
10

SHEET NOTES

1. ALL EXISTING GYPSUM BOARD CEILINGS IN TO BE MAINTAINED AND RESTORED WHERE POSSIBLE. MINIMAL DEMOLITION FOR ADDITION OF NEW HVAC GRILLES AND SOFFITED AREAS.
2. ALL EXISTING LIGHT FIXTURES IN HADDON HALL TO BE REMOVED AND REPLACED IN SAME LOCATION UNLESS OTHERWISE NOTED.
3. FOR HOTEL ROOMS RCPS REFER TO SHEETS A901-918.
4. FOR OUTDOOR AREA LIGHTING REFER TO LANDSCAPE PLANS.
5. EXISTING HISTORIC SOFFIT AREAS IN HADDON HALL GROUND FLOOR COMMON AREA TO BE KEPT AND RESTORED.
6. EXISTING EXPOSED SPRINKLER PIPES IN HADDON HALL BUILDING TO BE COVERED WITH NEW PERIMETER SOFFIT AREA AT ALL 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 CEILINGS 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).
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 TO BE NEW AND CENTERED IN SPACE U.O.N.
14. WALL SCONCES SHOWN ON PLAN. ALL WALL CONCES IN HADDON HALL GUESTROOMS WILL REPLACE EXISTING IN SAME LOCATION. ALL SCONCES IN CAMPTON AND POOL SUITES MEW. REFER TO GUESTROOM ELEVATIONS FOR SCONCE HEIGHT.
15. 1"X4" MOUNTED TO CEILING IN FRONT OF WINDOWS TO ACT AS VALANCE TO CONSEAL DRAPERY ROD. 1X4 TO BE PAINTED PT-07. SIZES VARY, VERIFY IN FIELD.

LEGEND

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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
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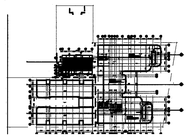

REVISIONS

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SHEET TITLE

ENLARGED ROOF DECK REFLECTED CEILING PLAN

SHEET NUMBER

A214

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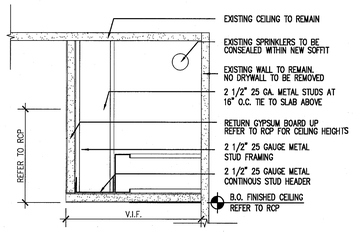
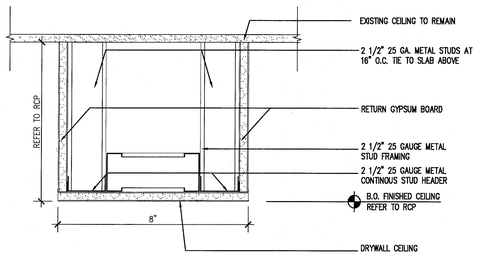
LIGHTING					
LT 1.00	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM	ON DIMMER	LOBBY
LT 1.01	PENDANT	VINTAGE	VINTAGE ROTAFLEX LANTERN, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.02	DIRECTIONAL	HIP HAVEN	TRIPLE BULLET CEILING FIXTURE, SIZE: MEDIUM CUSTOMIZE: HIP HAVEN TO ADD STEMS	MATTE WHITE | ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	LOBBY
LT 1.03	LED STRIP	FLEXTEC	White 2700K - 160 Lumens - 24 Volt - High Output - Dimmable LED Tape Light 3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lense	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	FINISHED: AGED BRASS | 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 lense	MILLWORK LED STRIPS | GELS TO BE SPECIFIED & APPROVED BY RMCS ON A DIMMER, GEL LIGHT WITH LEE FILTER 108 ENGLISH ROSE. APPLY UNDERNEATH LENS.	MISC
LT 1.06	CEILING FIXTURE		3M Taped Backing - LED Driver and Power Connector Cord Sold Separately - Indoor Use Only, with aluminum channel and frosted lense	ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.07	BEDSIDE LIGHT FIXTURE	CUSTOM	60 W, TAKES 120 Volt G16 Bulb/ 25-60W, UL LISTED,	FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.08	BATHROOM SCONCE	REJUVENATION	#A8260 HANNAH SCONCE, CLASSIC WALL BRACKET ITEM WHITE PORCELAIN, 100W	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.09	BATHROOM LIGHT	LUCIFER LIGHTING CO.	DL21ZCP FOR WET LOCATION	WHITE TRIM, **FURNISH BY OWNER, INSTALL BY CONTRACTOR**	GUESTROOMS
LT 1.10	CLOSET SCONCE	ACCESS LIGHTING	NAUTICUS OVAL CEILING/WALL LIGHT	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	GUESTROOMS
LT 1.11	CEILING LIGHT	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25"	WHITE | ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	HALLWAYS
LT 1.12	SCONCE	SCHOOL HOUSE ELECTRIC	TRUMAN SCONCE	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	PUBLIC RESTROOMS
LT 1.13	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.14	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.15	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.16	PICTURE LIGHT	HOUSE OF TROY	TRADITIONAL PLUG IN PICTURE LIGHT	TBD, PLUG, FURNISH BY OWNER, INSTALL BY CONTRACTOR	JUICE BAR
LT 1.17	WALL MOUNTED	INFURN	INSPIRED 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-UNIVA	WHITE TRIM | ON DIMMER	LOBBY BAR
LT 1.19	SCONCE	MINKA LAVERY	#9836 1 LIGHT OUTDOOR TIERED SCONCE, 100 W, 120 V, CERAMIC	WHITE , FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.20	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM | ON DIMMER	LIBRARY
LT 1.21	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM | ON DIMMER	OUTDOOR RESTAURANT
LT 1.22	WALL LIGHT SCULPTURE	TBD	CUSTOM PER DRAWINGS BY RMCS	TBD, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LT 1.23	STRING LIGHTS	OOGALIGHTS.COM	SKU#: LSI15-WHT, 330' Commercial Linear Light String Strand - Intermediate Base - White	WHITE, FURNISH BY OWNER, INSTALL BY CONTRACTOR	OUTDOOR RESTAURANT
LI 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	HASESI SERIES; 1'X4'		BACK OF HOUSE AREAS
LT 1.28	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	INTERIOR CAMPTON CORRIDORS
LT 1.29	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	EXTERIOR CAMPTON STAIRS
LT 1.30	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	HADDON STAIRS
LT 1.31	SCHOOL HOUSE ELECTRIC	ALABAX LARGE, 150W, L 7" x W 8.25", UL DAMP LISTED, WHITE	TBD	FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES CORRIDOR
LT 1.32	PENDANT LIGHTS	SOLAVANTI LIGHTING, RMCS TO PROVIDE	CAP 10.353	SILVER FURNISH BY OWNER, INSTALL BY CONTRACTOR	GYM
LT 1.33	EXISTING LIGHT FIXTURES TO REMAIN				SHOP/MULTIFUNCTION
LT 1.34	EXTERIOR SCONCE			FURNISH BY OWNER, INSTALL BY CONTRACTOR	CAMPTON LOBBY
LT 1.35	RECESSED LIGHTS	LUCIFER LIGHTING CO.	# DL1ZP-NC-W-1-9510-27-2-DH-NC-ZF-1-9510-UNIVA	WHITE TRIM | ON DIMMER	POOL SUITES
LT 1.36	PENDANT	TBD	CUSTOM PER DRAWINGS BY RMCS, One 100 Watt 120 Volt A19 E26 Medium Base Incandescent lamp, UL Listed	TBD | ON DIMMER, FURNISH BY OWNER, INSTALL BY CONTRACTOR	POOL SUITES

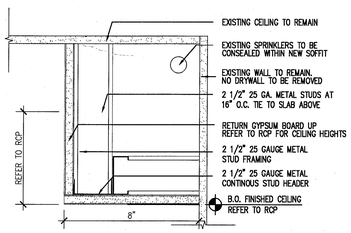
1 LIGHTING SCHEDULE
SCALE: NO SCALE



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



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



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

1

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-10-14
STRUCTURAL		
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100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
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Boston Miami

JOB NUMBER: 13036.00
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SCALE: NO SCALE

SHEET TITLE

LIGHTING SCHEDULE & CEILING DETAILS

SHEET NUMBER

A281

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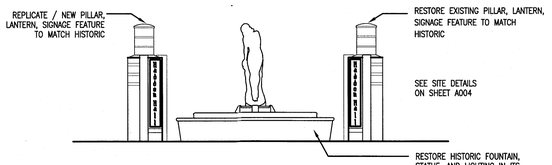
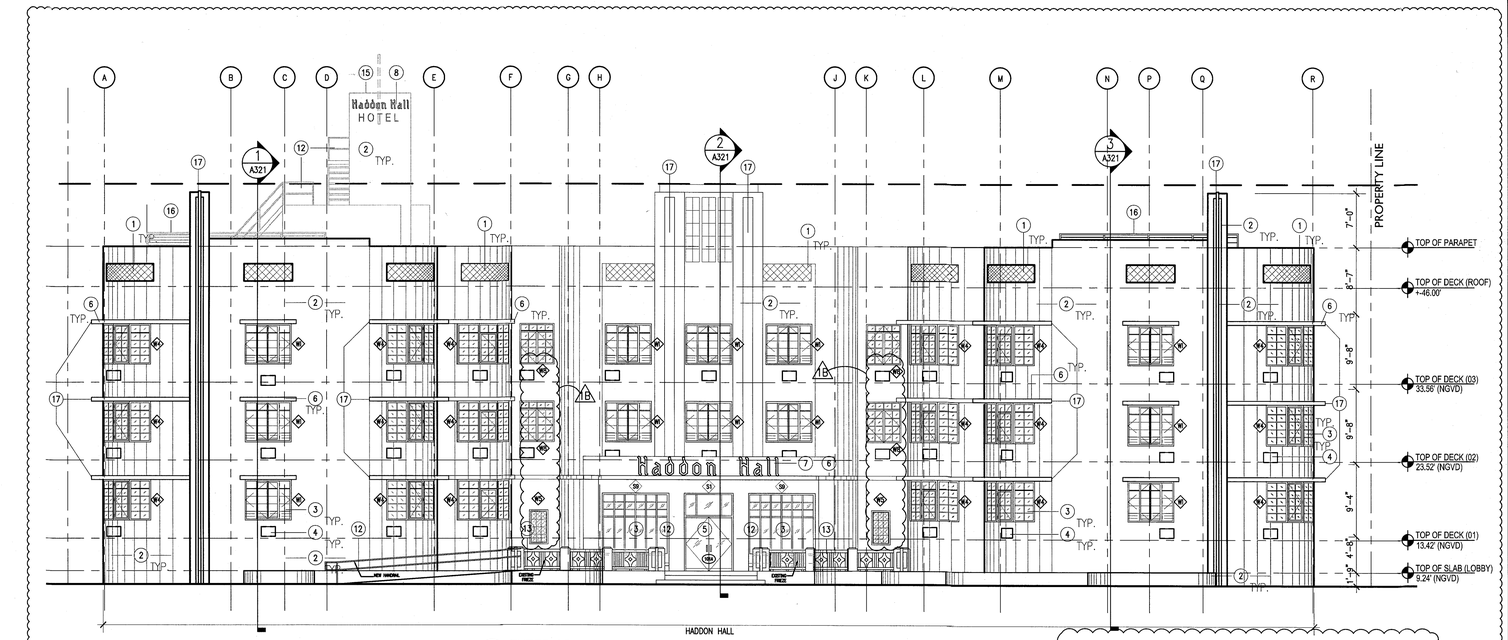
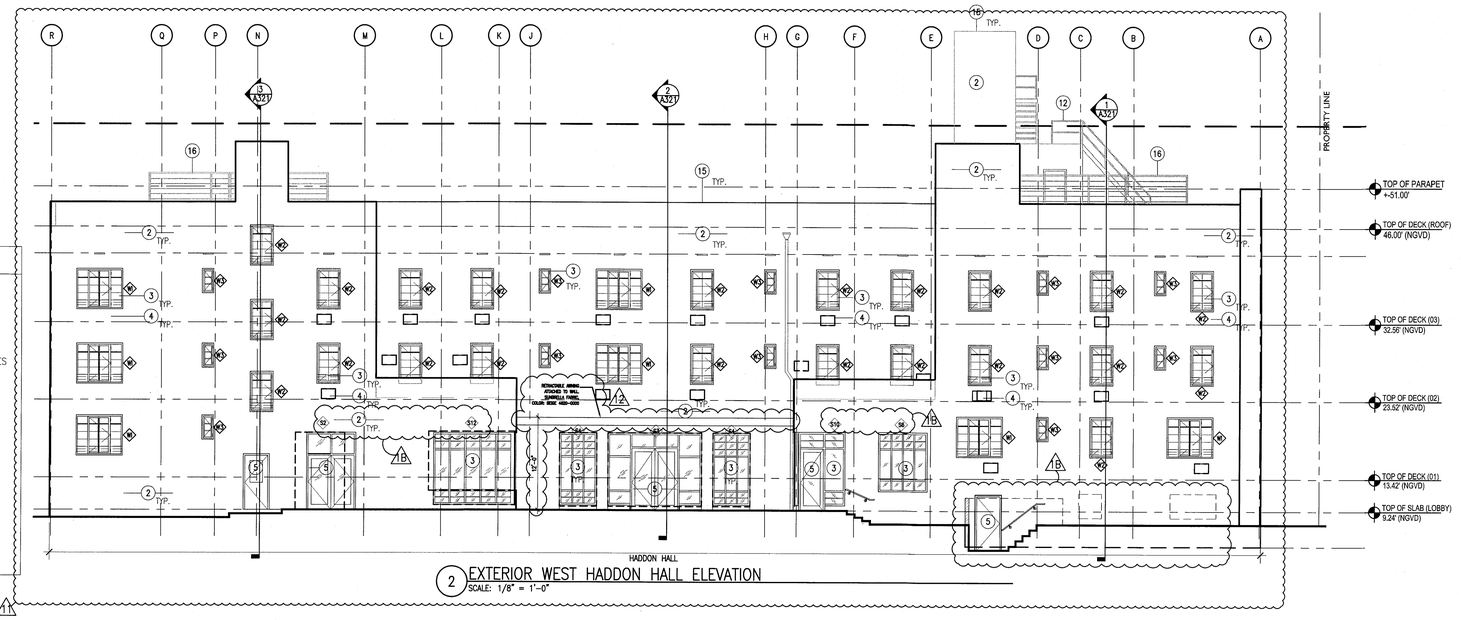


1a EXTERIOR EAST HADDON HALL ELEVATION – HISTORIC FOUNTAIN AND PILLARS
SCALE: 1/4" = 1'-0"



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

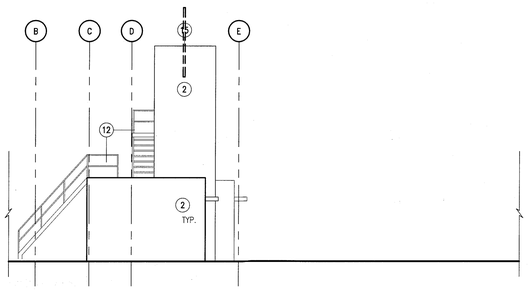
NOTE: ALL WINDOWS AT EAST HADDON HALL ELEVATION WILL HAVE VISIBLE TRANSMISSION OF 34% DUE TO EASTERN EXPOSURE. SEE SHEET A431.



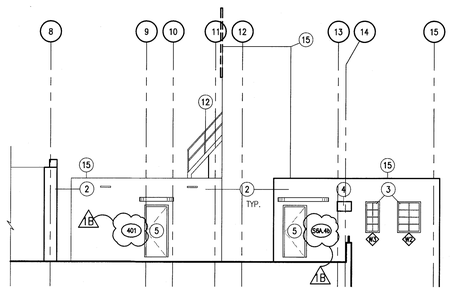
2 EXTERIOR WEST HADDON HALL ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

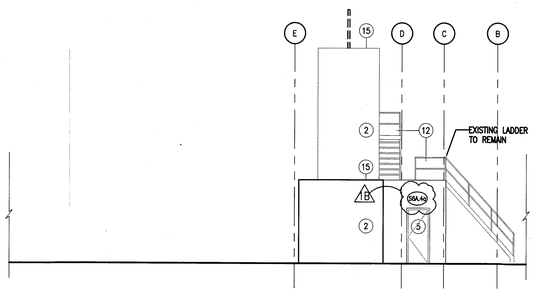
1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
3. REPLACE ALL EXTERIOR WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED 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)
5. REPLACE ALL EXTERIOR DOORS/FRAMES WITH NEW (CODE COMPLIANT); NEW DOORS/FRAMES AT NEW BUILDING CONSTRUCTION
6. REMOVE EXISTING WATERPROOFING AND PATCH, PAINT, RESTORE BUILDING EYEBROWS; PROVIDE NEW WATERPROOFING MEMBRANE SYSTEM
7. RESTORE HISTORIC SIGNAGE
8. REPLICATE HISTORIC SIGNAGE
9. NEW ARCHITECTURAL 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 /1



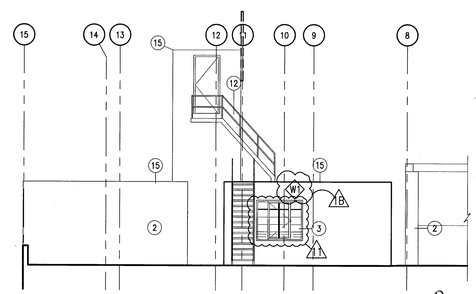
3 EXTERIOR EAST HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"



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



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

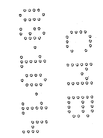


6 EXTERIOR SOUTH HADDON HALL ROOFTOP ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.



REVISIONS

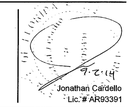
NO.	DESCRIPTION	ISSUE DATE
/1	PROGRESS TO 100% CD	02-18-2014
/1B	DOOR-WINDOW COORD.	03-5-2014
/1	P&Z COMMENTS	07-14-2014
/12	FIRE & MTCI PERMIT COMMENTS	08-21-2014

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL



ADD Inc Architecture Interiors Planning

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Biscayne Boulevard
Miami, Fl 33131
T. 305.482.8700
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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 ELEVATIONS WEST EAST & ROOFTOP

SHEET NUMBER

A301

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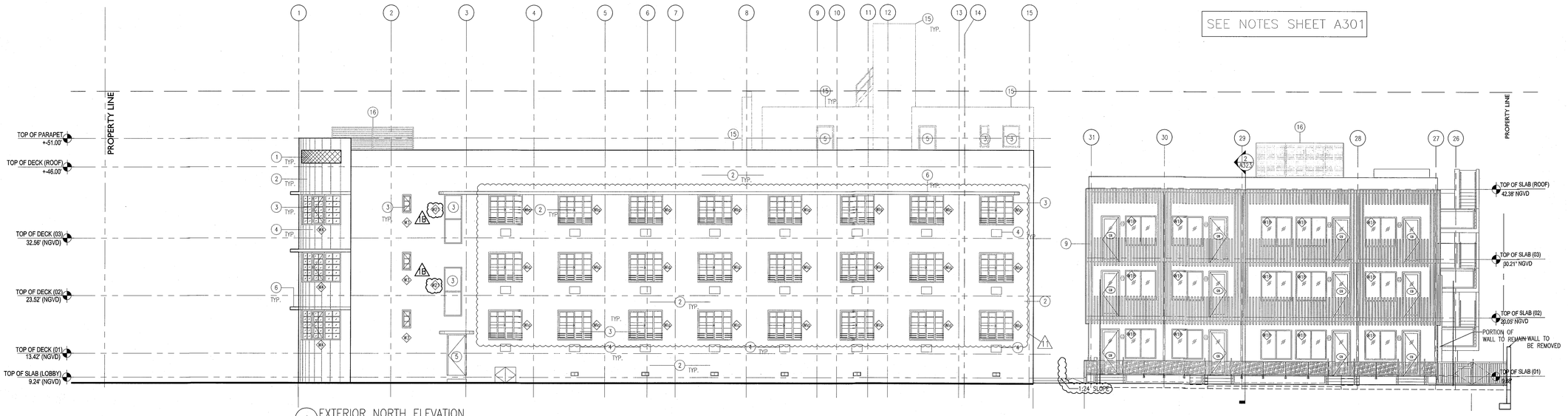
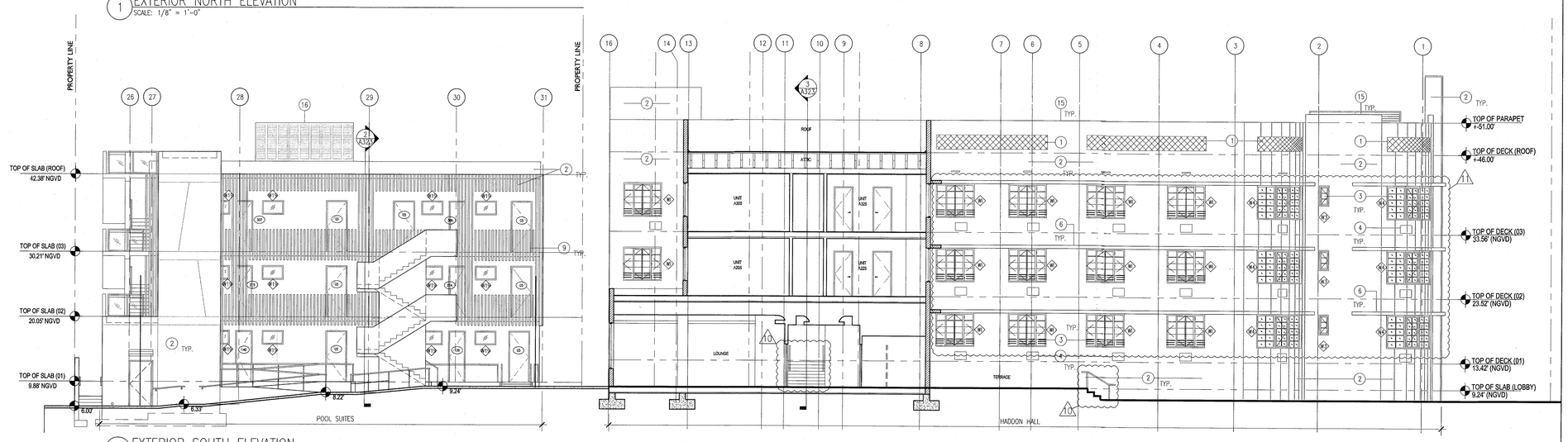
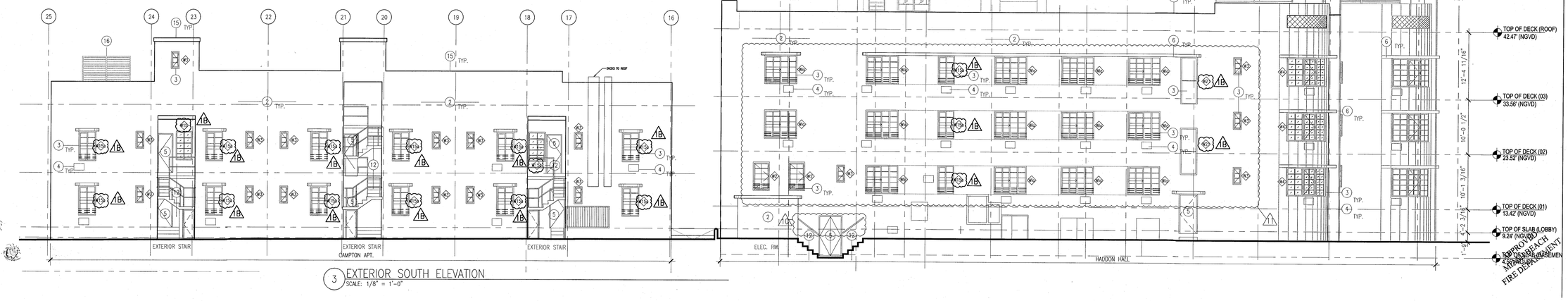
SEE NOTES SHEET A301



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"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING		
STRUCTURAL	FM	11-20-14
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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Lic. # AA26001507

Boston Miami

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

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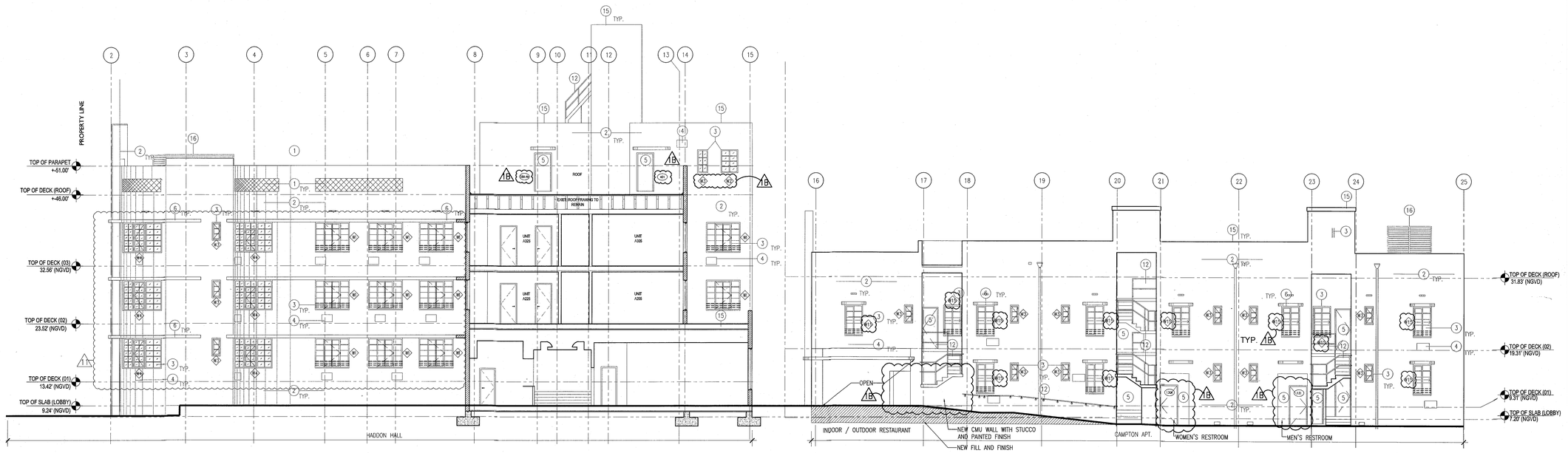
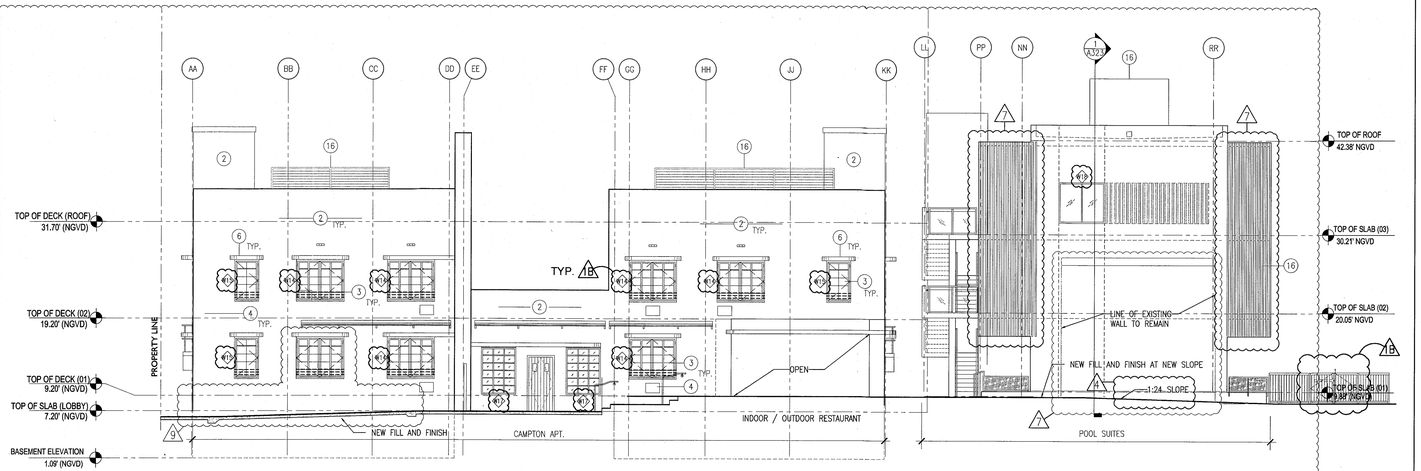
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



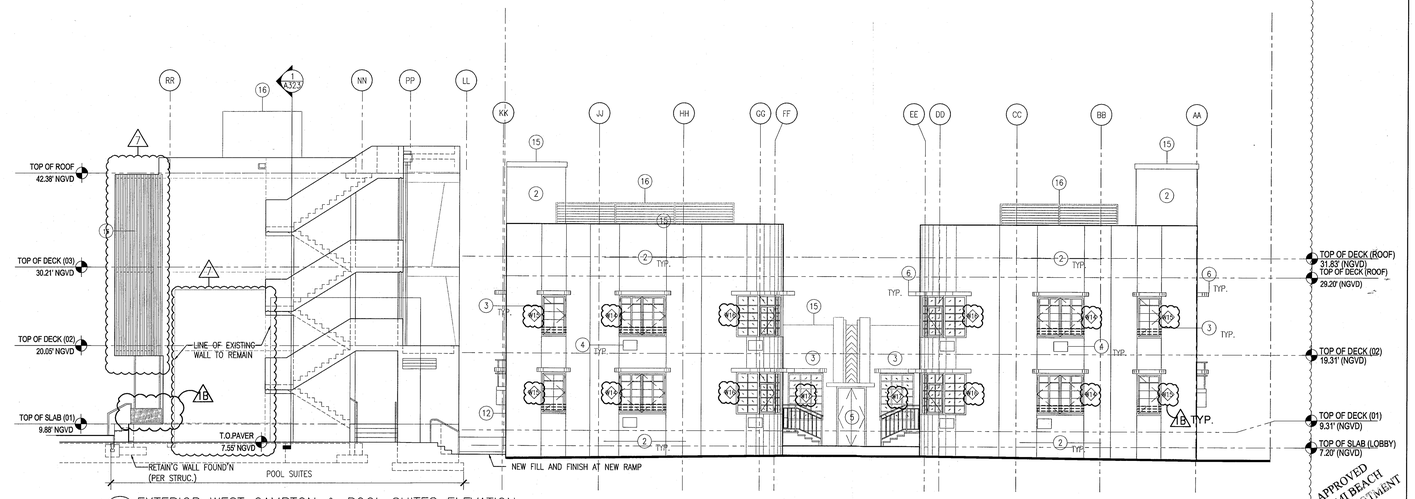
1 EXTERIOR NORTH CAMPTON ELEVATION
SCALE: 1/8" = 1'-0"

NOTES

1. REPLICATE ORIGINAL DECORATIVE SCREEN AT ALL PARAPET LOCATIONS (HADDON HALL BUILDING)
2. NEW PAINT AND RESTORED FINISH AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT; NEW PAINT / FINISHES AT NEW BUILDING CONSTRUCTION
3. REPLACE ALL 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)
5. REPLACE ALL EXTERIOR DOORS/FRAMES WITH NEW (CODE COMPLIANT); NEW DOORS/FRAMES AT NEW BUILDING CONSTRUCTION
6. REMOVE EXISTING WATERPROOFING AND PATCH, PAINT, RESTORE BUILDING EYEBROWS; PROVIDE NEW WATERPROOFING MEMBRANE SYSTEM
7. RESTORE HISTORIC SIGNAGE
8. REPLICATE HISTORIC SIGNAGE
9. NEW ARCHITECTURAL SLATED SCREEN; PAINTED ALUMIN. (RECTANGULAR TUBULAR SECTIONS)
10. NEW ARCHITECTURAL SLATED 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



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



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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-4-14
Jonathan Cardello
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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 ELEVATIONS NORTH EAST & WEST

SHEET NUMBER

A303

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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
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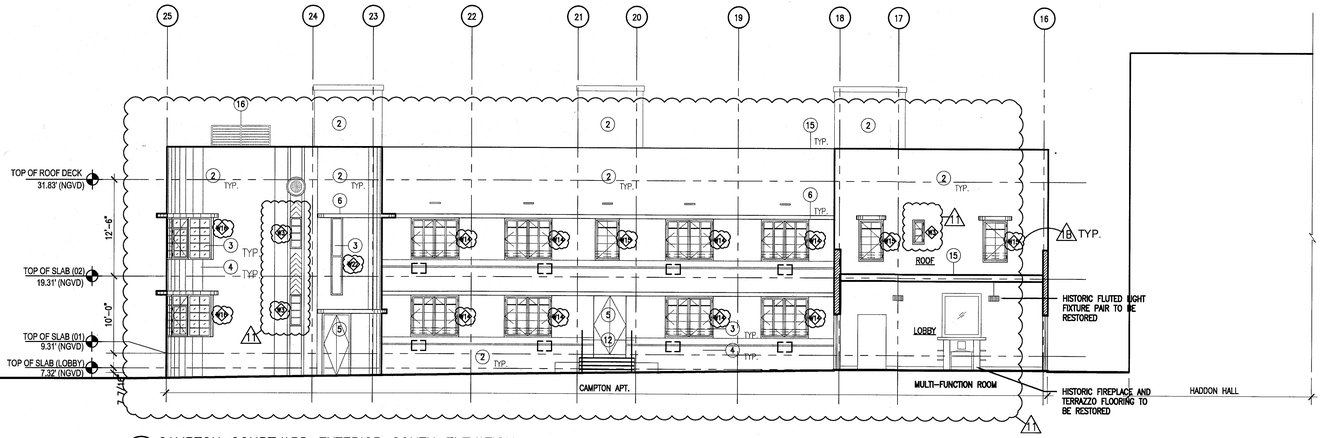
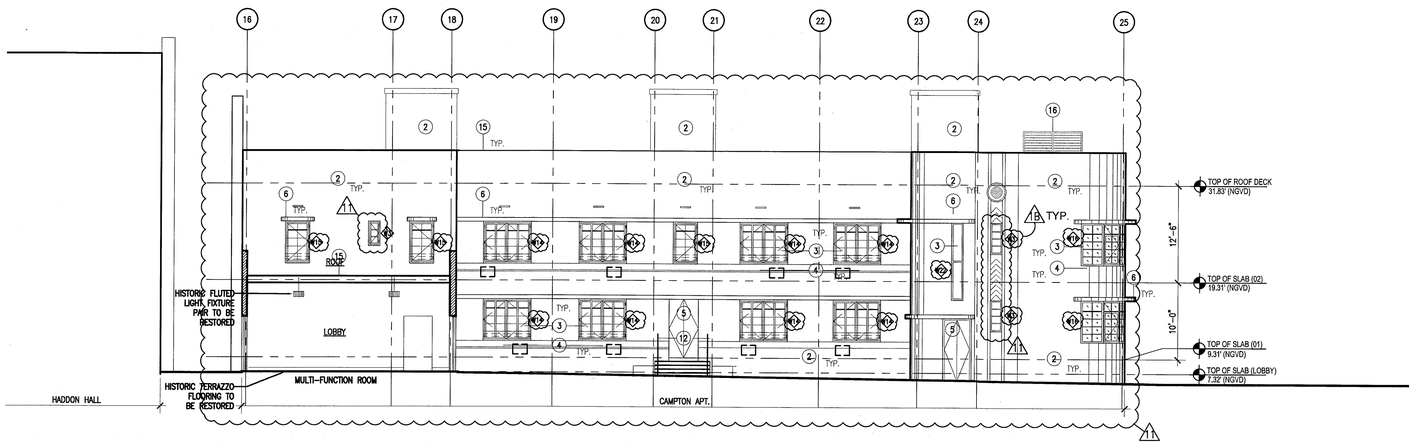
6. REMOVE EXISTING WATERPROOFING AND PATCH, PAINT, RESTORE BUILDING EYEBROWS; PROVIDE NEW WATERPROOFING MEMBRANE SYSTEM
7. RESTORE HISTORIC SIGNAGE
8. REPLICATE HISTORIC SIGNAGE
9. NEW ARCHITECTURAL SLATTED SCREEN; PAINTED ALUMIN. (RECTANGULAR TUBULAR SECTIONS)
10. NEW ARCHITECTURAL SLATTED RAILING SYSTEM; 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



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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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Miami, Fl 33131
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F. 305.482.8770
www.addinc.com
Lic. # AA26001507

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

SHEET NUMBER

A304

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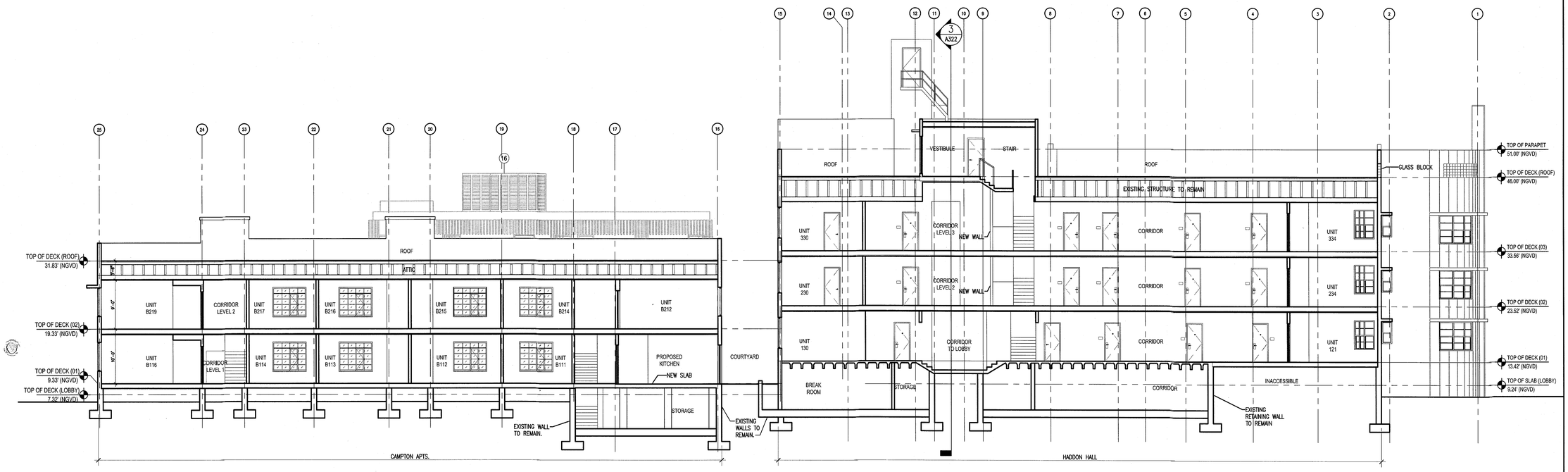
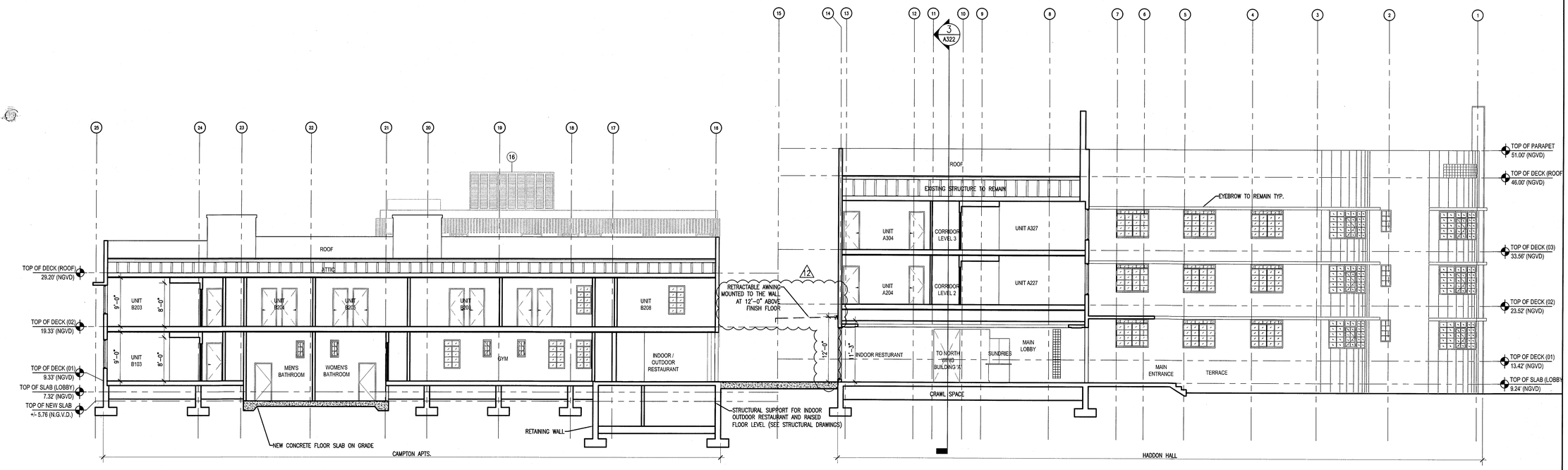


1 BUILDING SECTION – LOOKING NORTH
SCALE: 1/8" = 1'-0"



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

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MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-4-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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Lic. # AR93391

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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

BUILDING SECTIONS

SHEET NUMBER

A321

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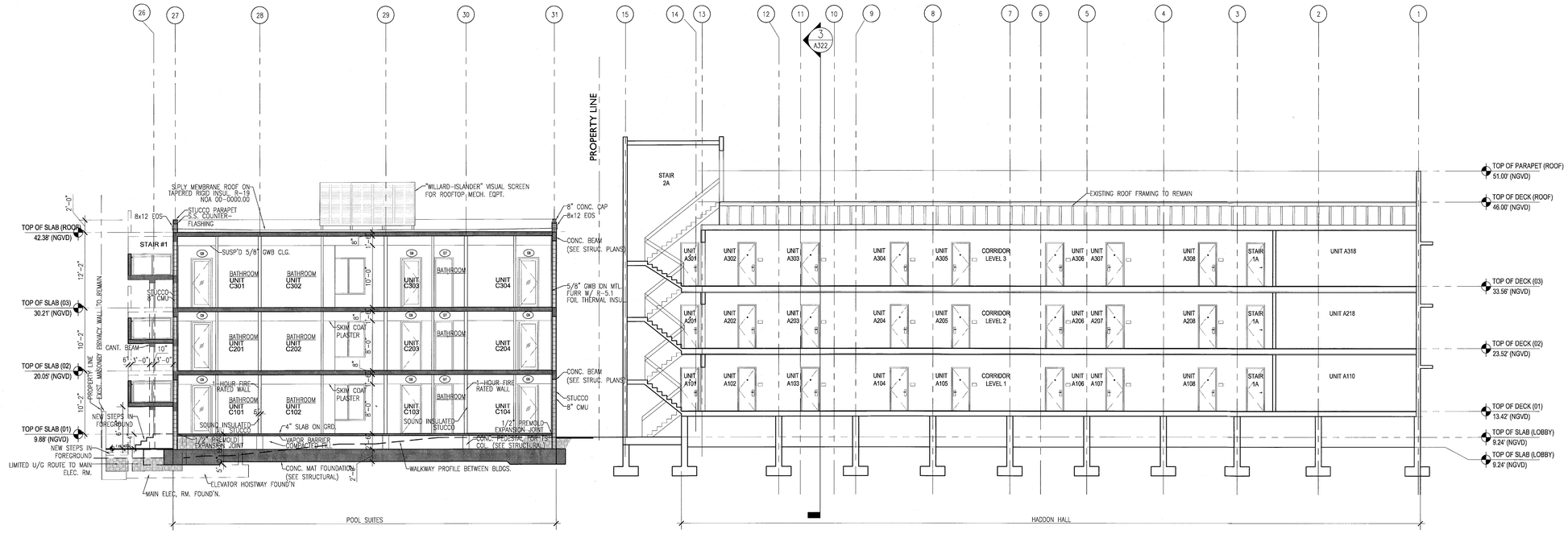

1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	Em	11/26/14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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

Boston Miami

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

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A322

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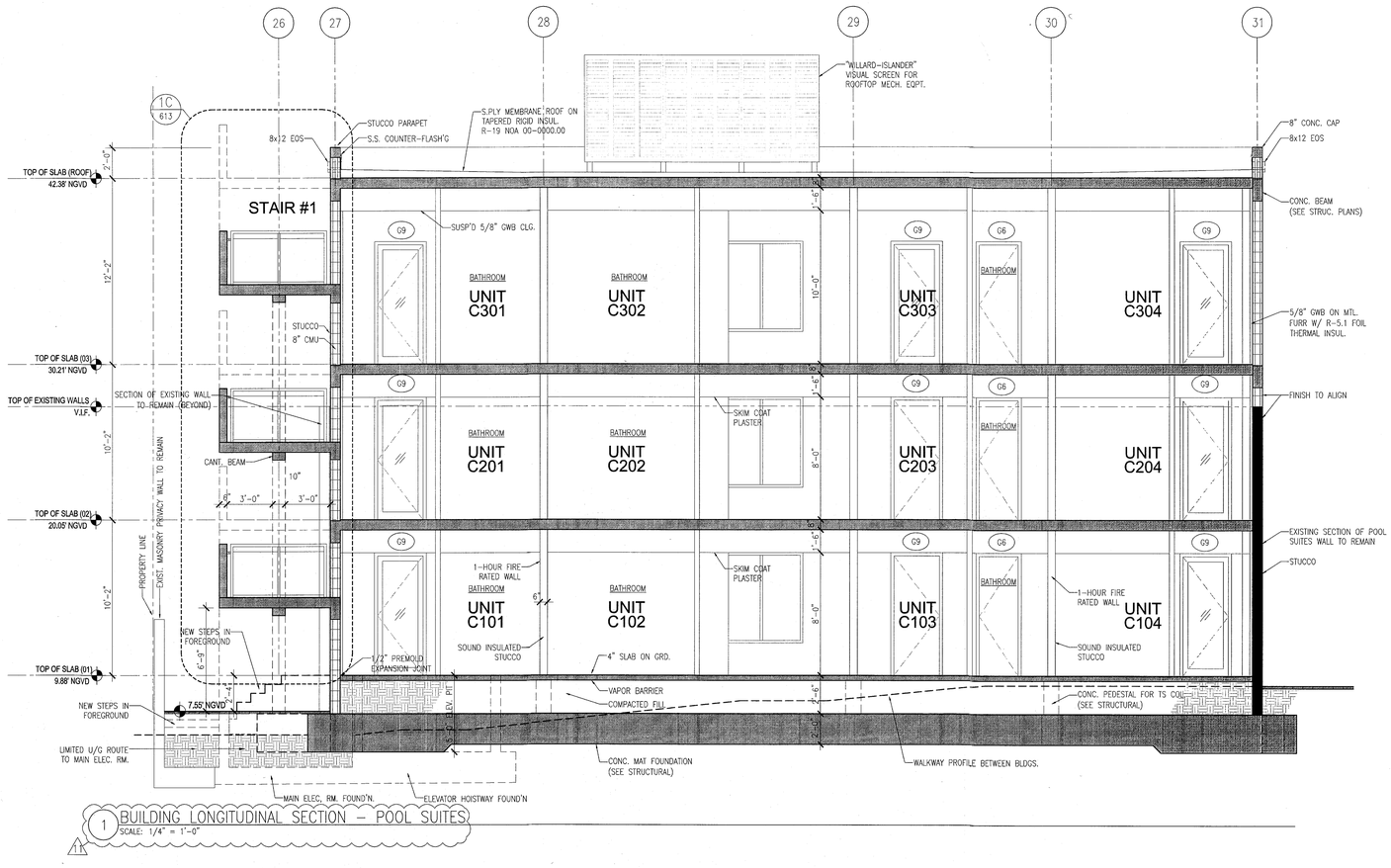
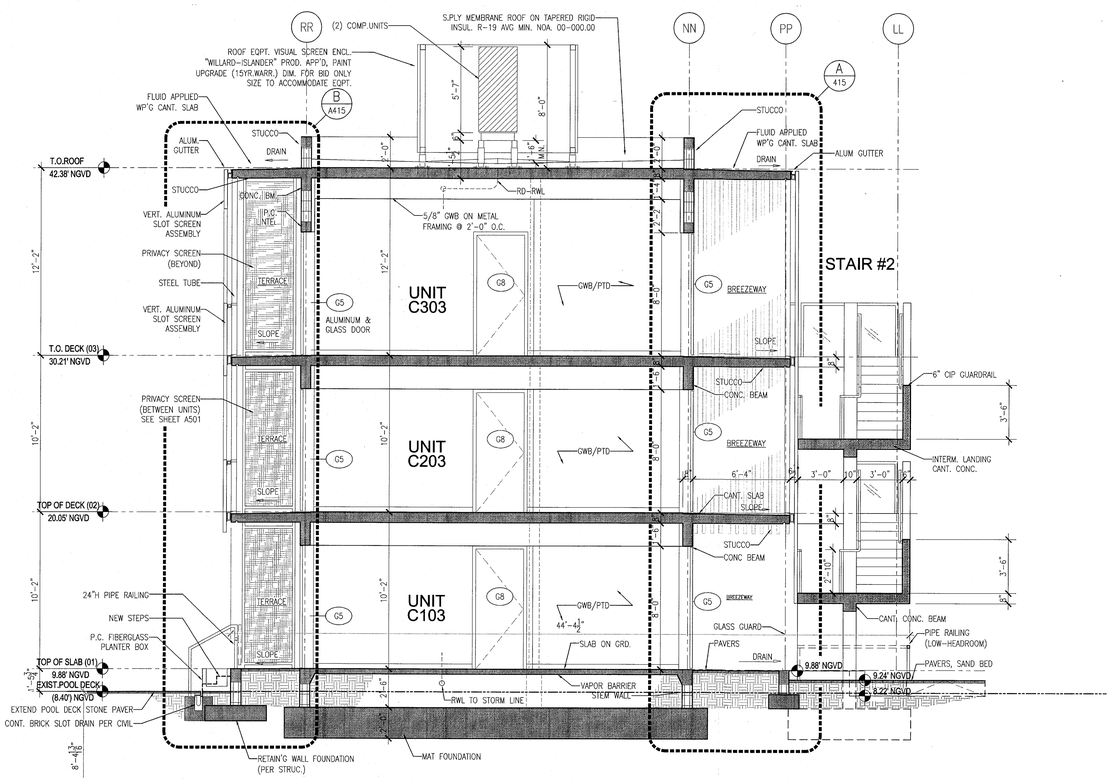
APPROVED
MIAMI BEACH
FIRE DEPARTMENT



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



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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

MIAMI BEACH PLANNING DEPARTMENT APPROVED

	INITIAL	DATE
BUILDING	Em	11-4-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE DATA		

100% CONSTRUCTION DOCUMENT SET

SEAL

8-4-14
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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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

BUILDING "C" SECTIONS

SHEET NUMBER

A323

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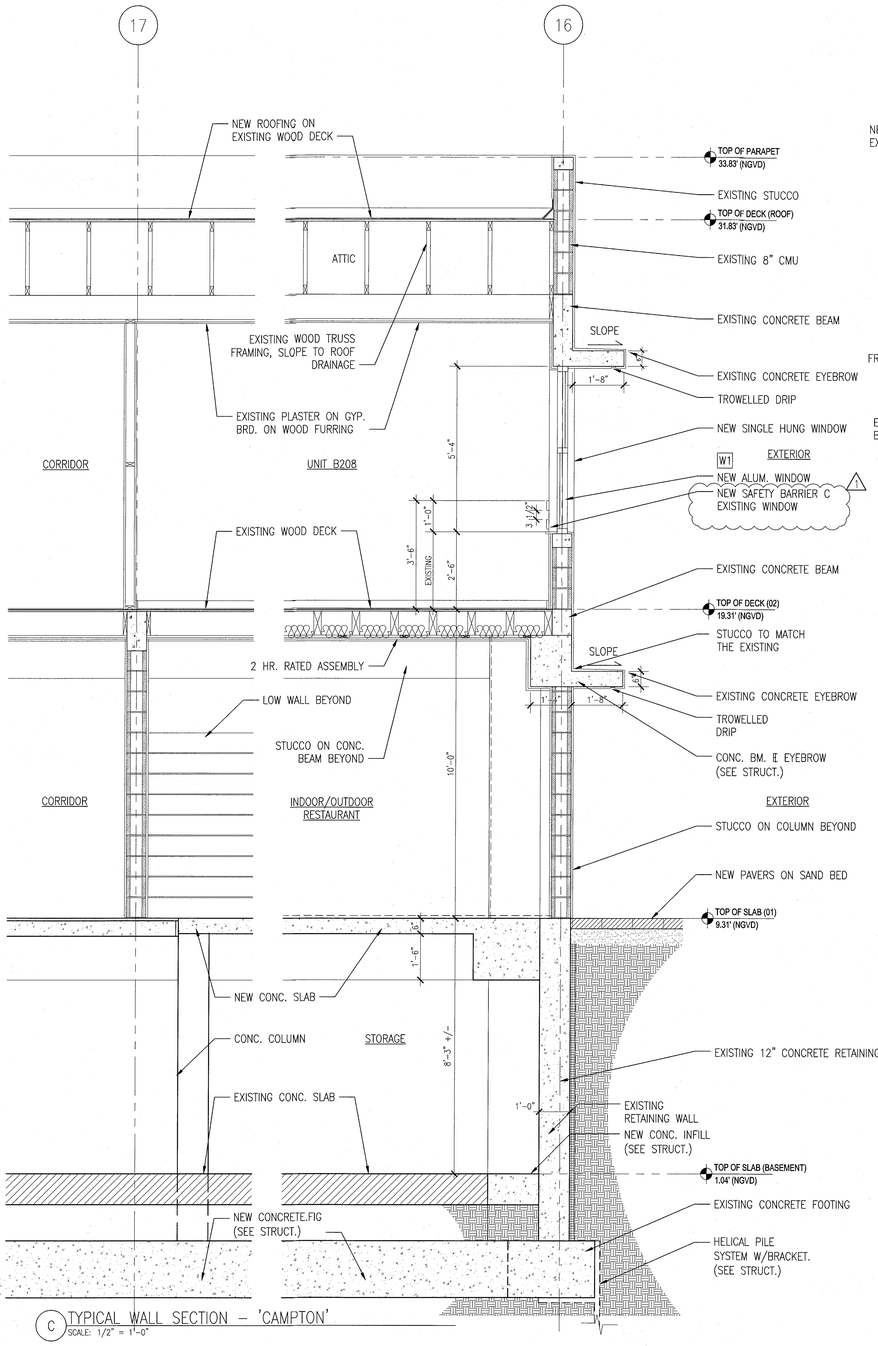
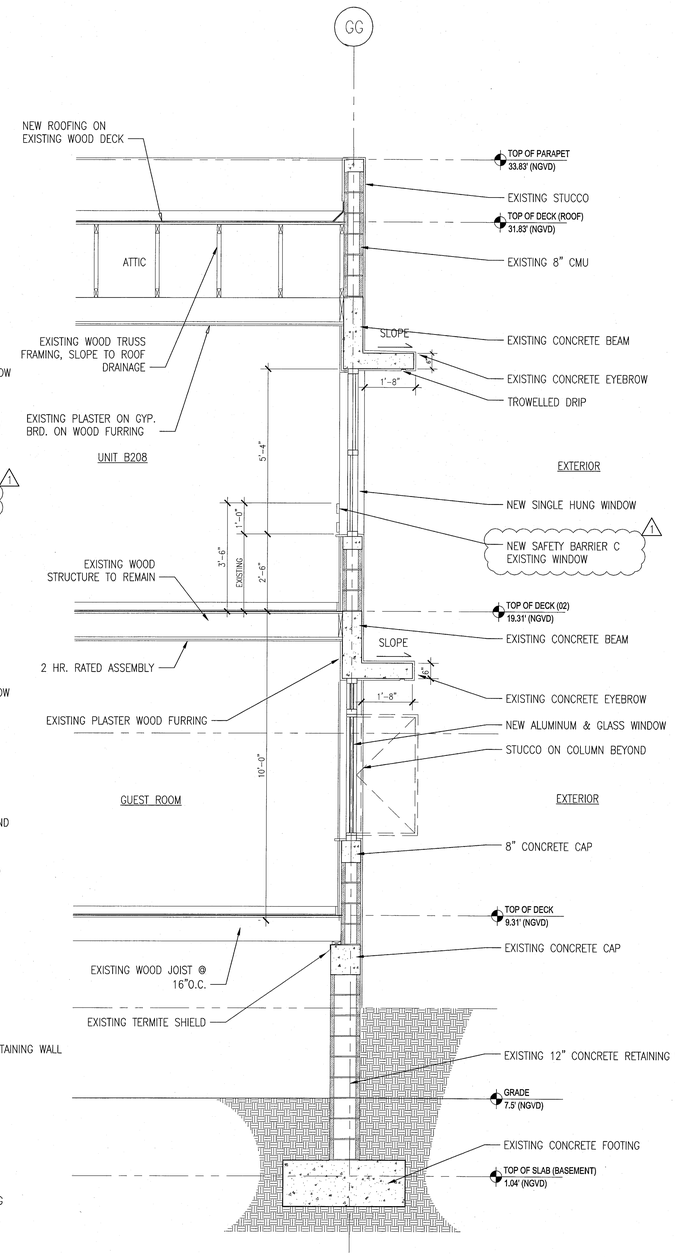
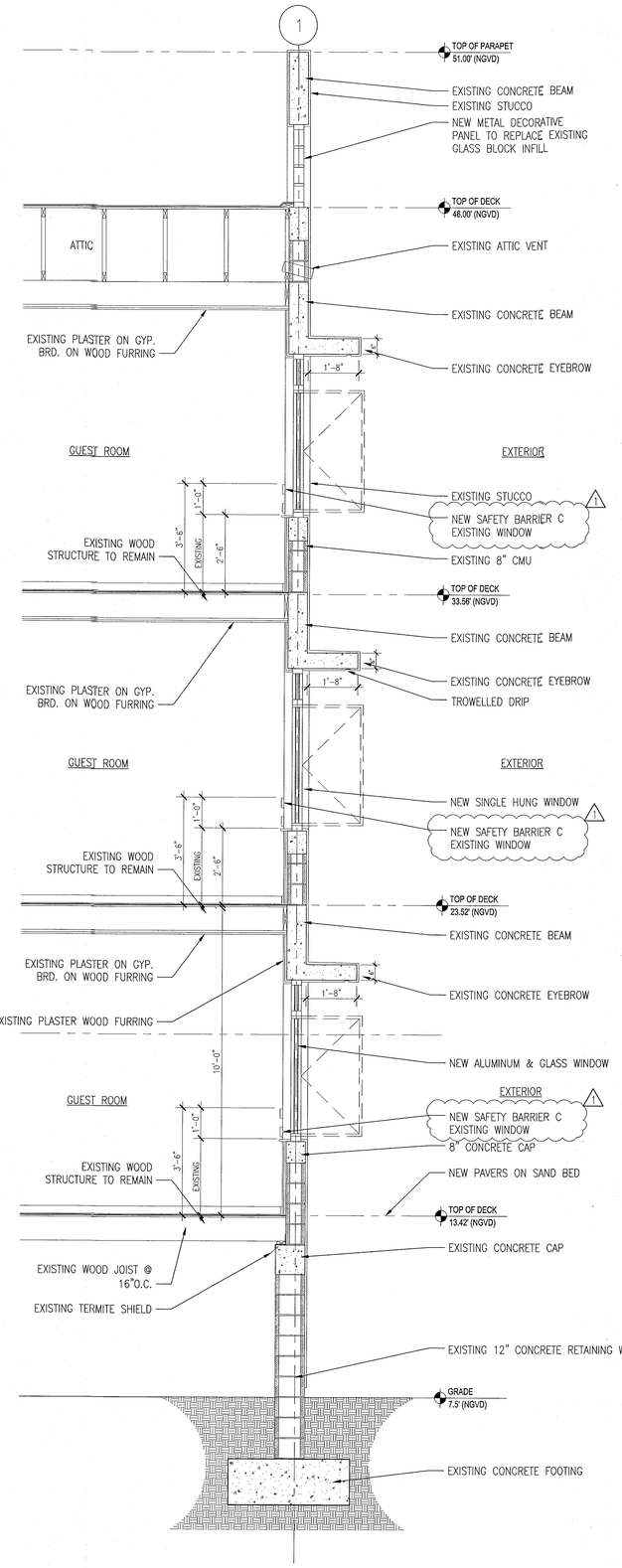


C TYPICAL WALL SECTION – 'CAMPTON'
SCALE: 1/2" = 1'-0"



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



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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL
5221.4
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
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www.addinc.com
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

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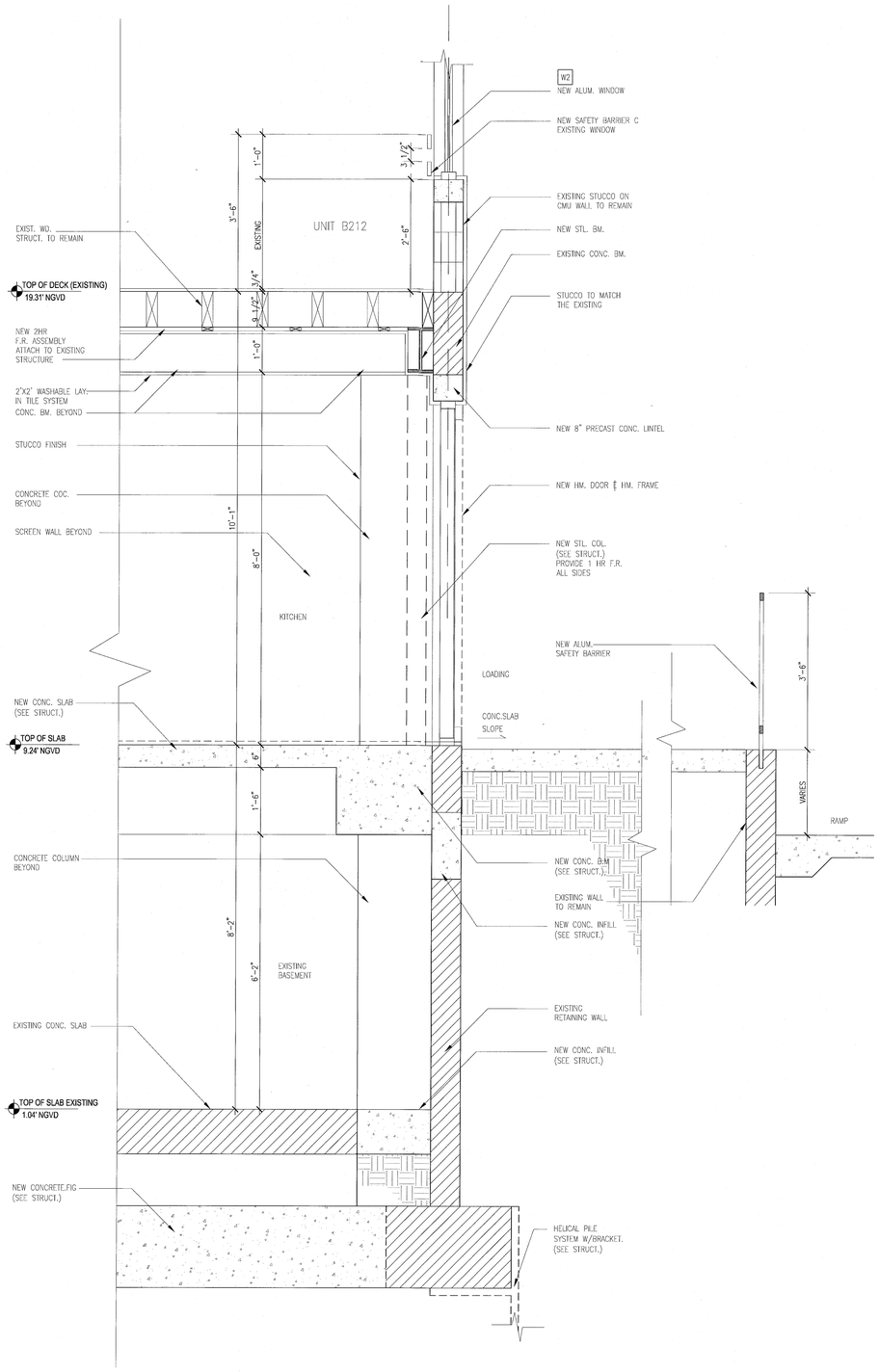
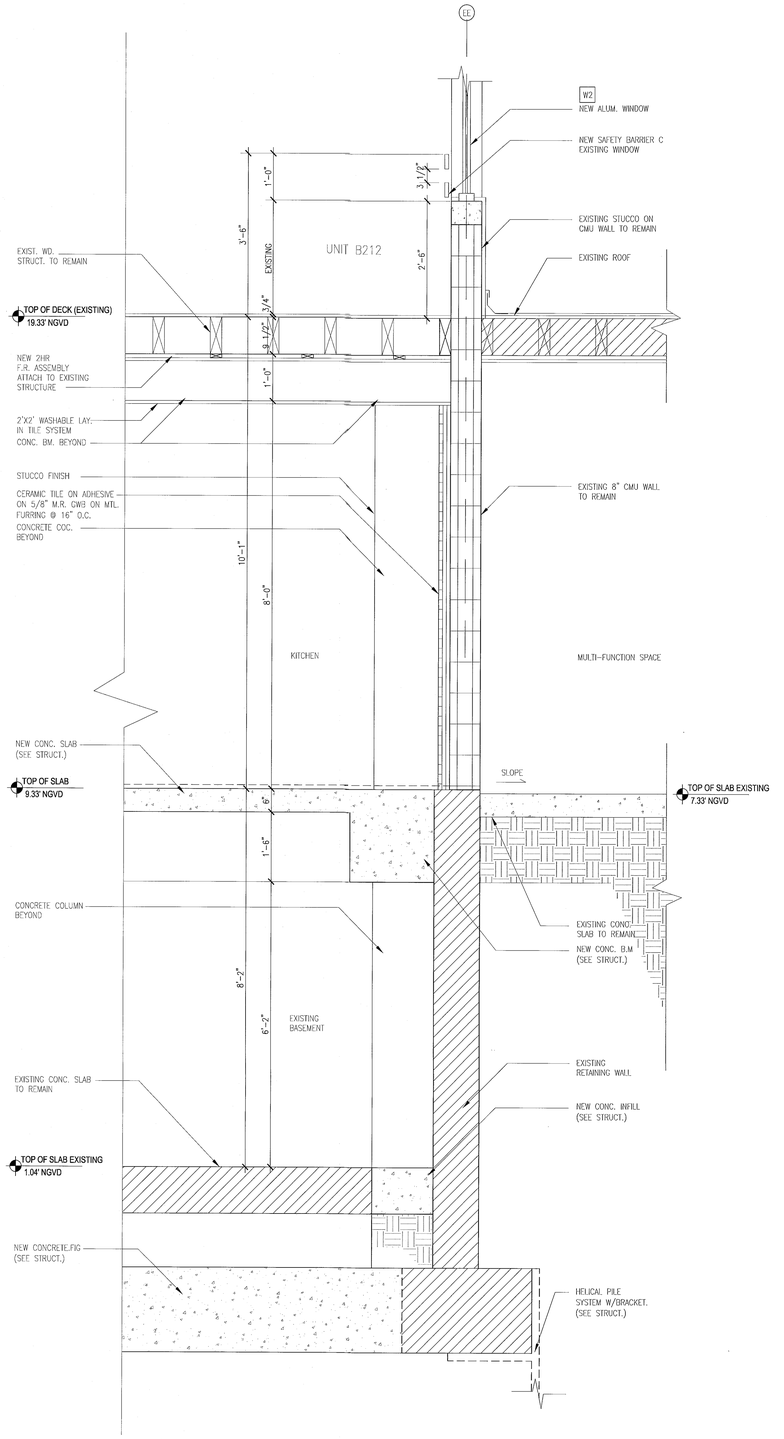


B TYPICAL WALL SECTION – 'CAMPTON'
SCALE: 3/4" = 1'-0"



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

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

PERMIT SET

SEAL

STATE OF FLORIDA
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

One Biscayne Tower
Suite 1670
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Miami, Fl 33131
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www.addinc.com
Lic. # AA26001507

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

A412

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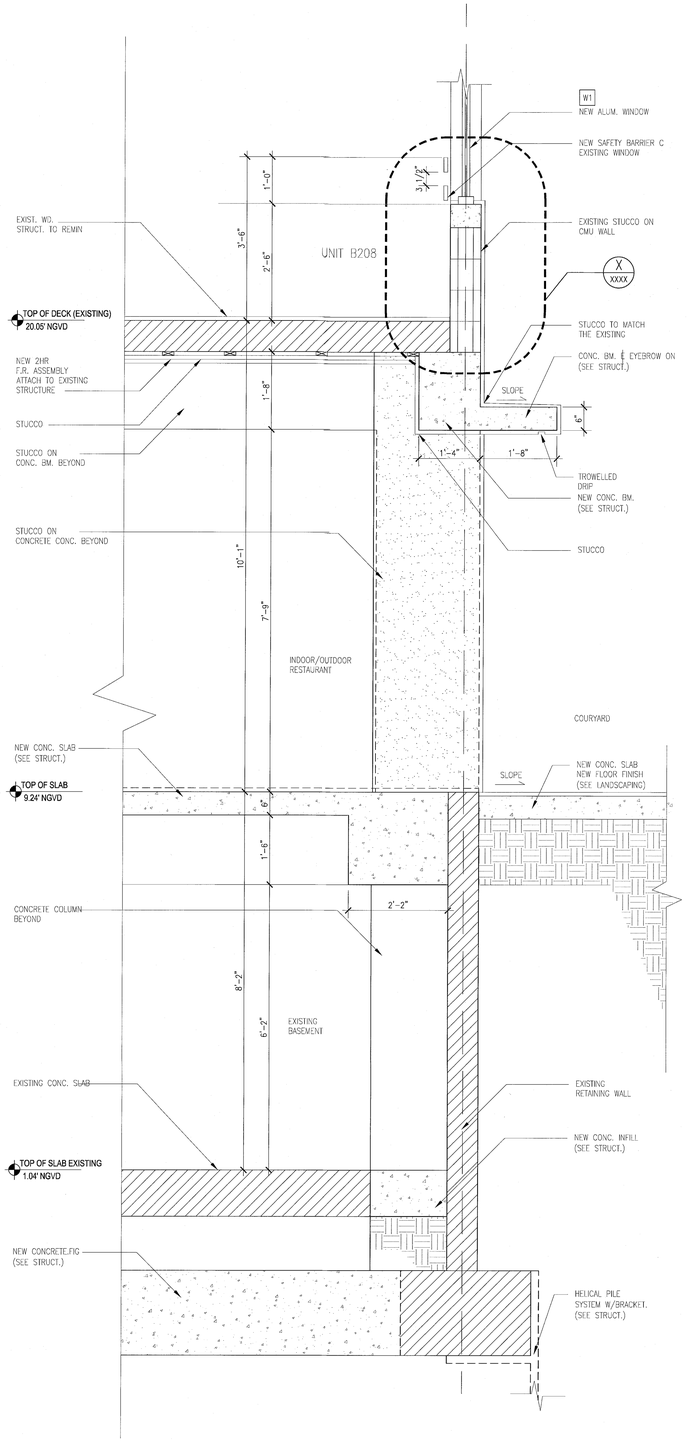
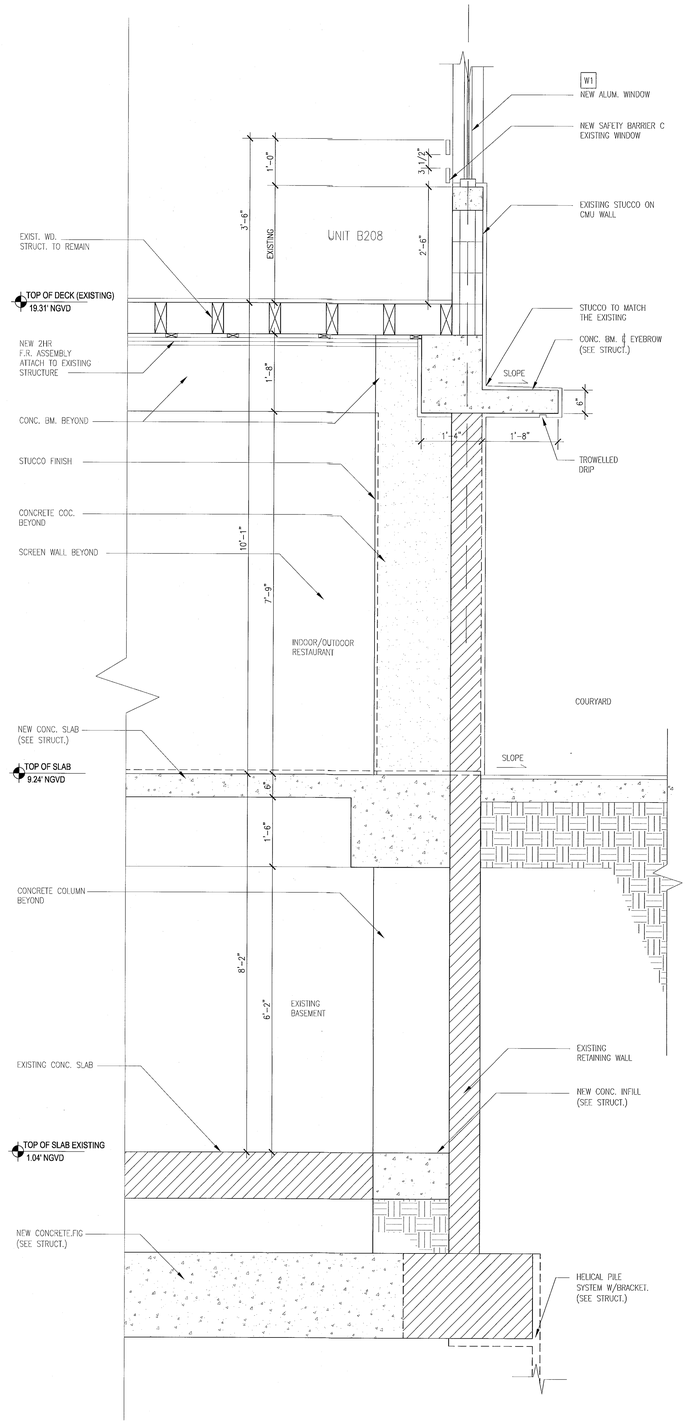


D TYPICAL WALL SECTION – 'CAMPTON'
SCALE: 3/4" = 1'-0"



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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MTCI
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BUILDING	EM	11-10-14
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ELECTRICAL		
PLUMBING		
SITE CIVIL		

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EXISTING TYPICAL EXTERIOR WALL SECTIONS

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A413

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FIRE DEPARTMENT

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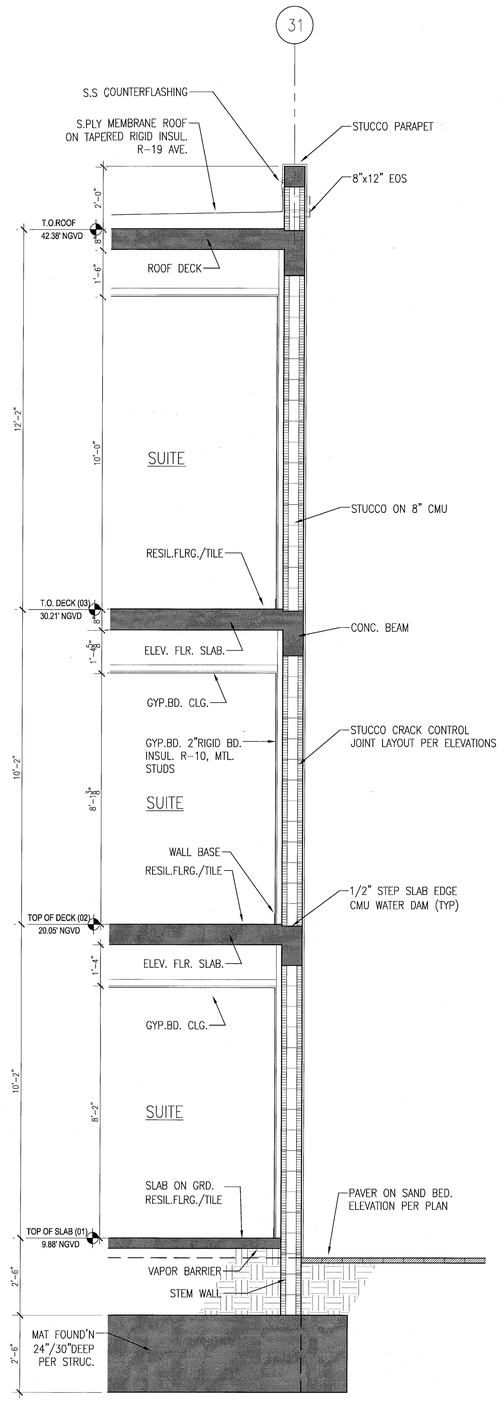
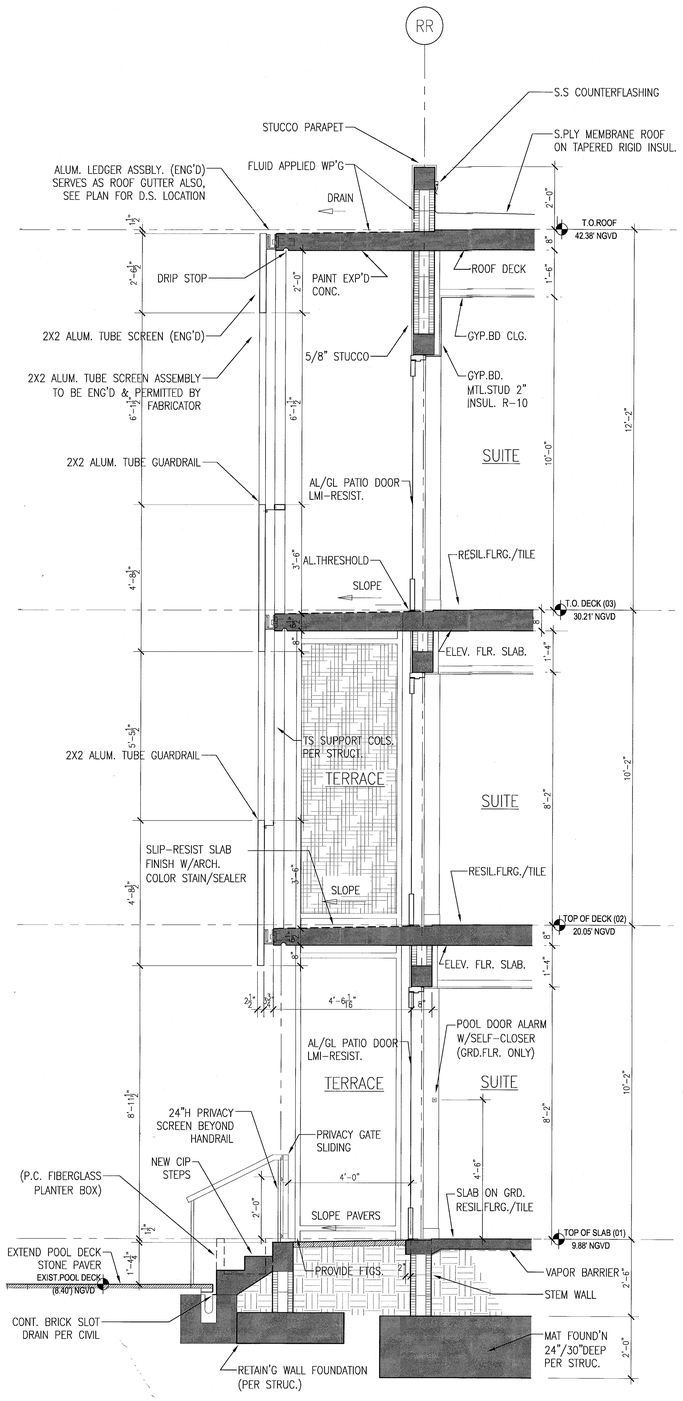
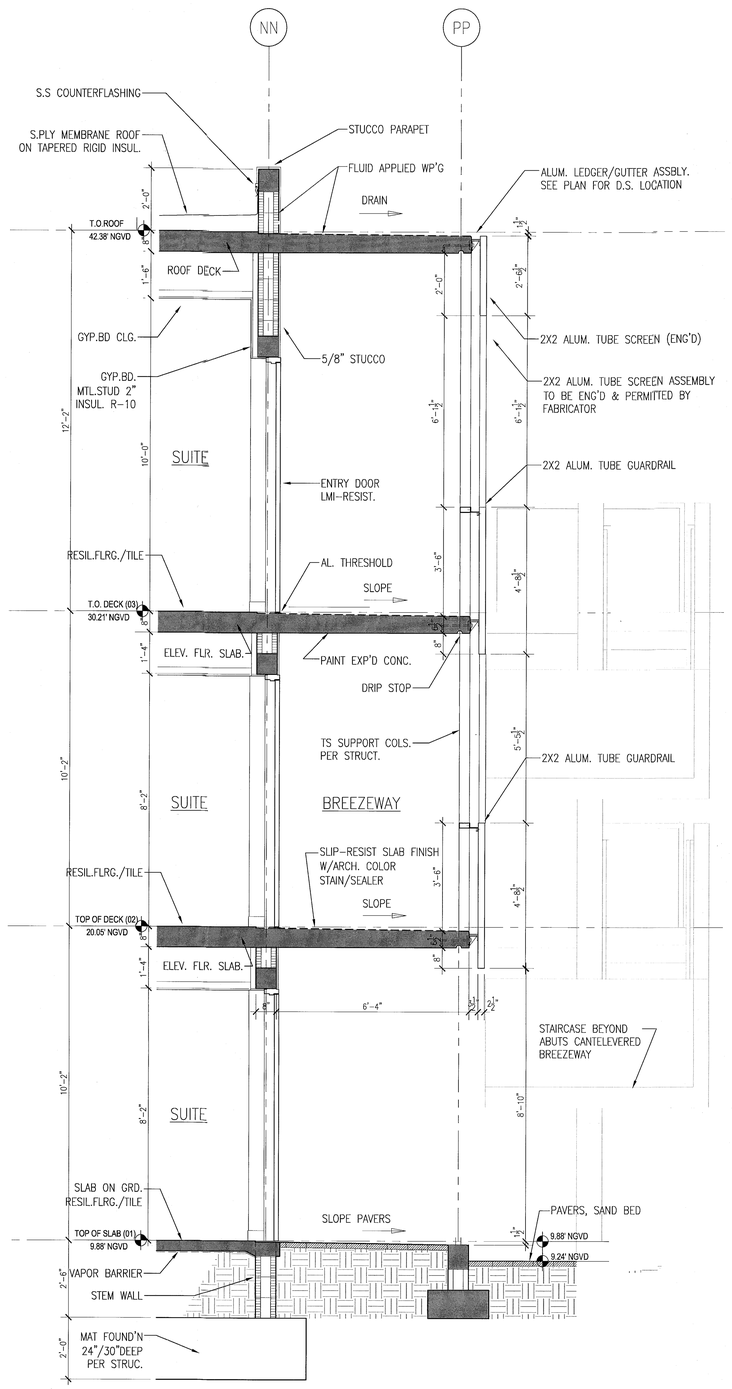


C TYPICAL WEST/EAST WALL SECTION AT POOL SUITES
SCALE: 1/2" = 1'-0"



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



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

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

SHEET TITLE

TYPICAL EXTERIOR WALL SECTIONS BLDG-C POOL SUITES

SHEET NUMBER

A415

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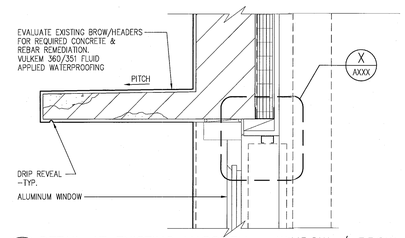
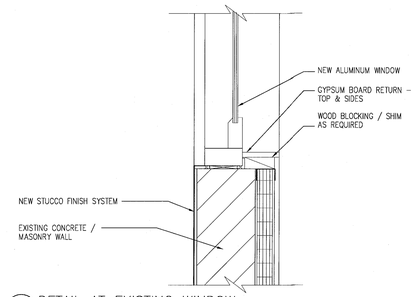


G DETAIL AT EXISTING MASONRY – WINDOW / BROW
SCALE: 1 1/2" = 1'-0"



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

MTCI
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Construction Plans Review, Inspections, Testing & Consulting

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

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HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

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STATE OF FLORIDA
JONATHAN CARDELLO
LICENSED
ARCHITECT

Jonathan Cardello
Lic. # AR93391

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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

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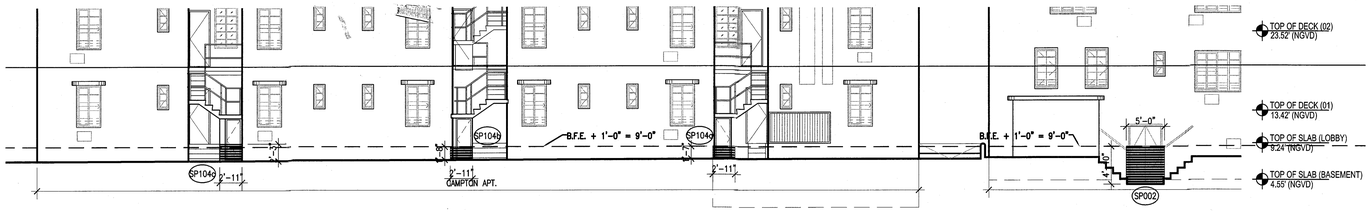
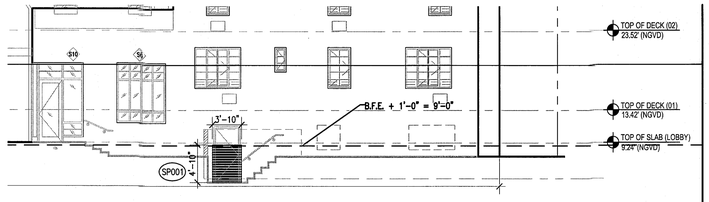
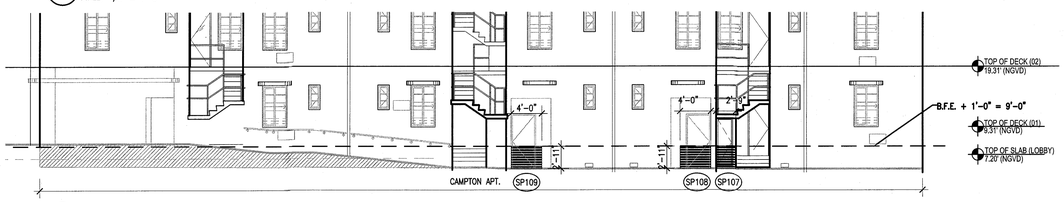


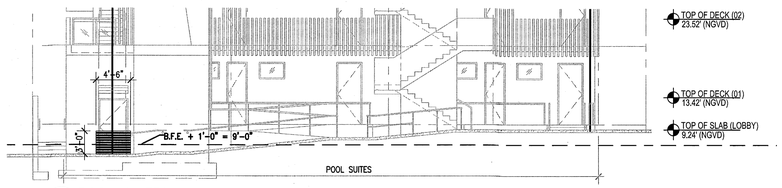
2 CAMPTON APT & HADDON HALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



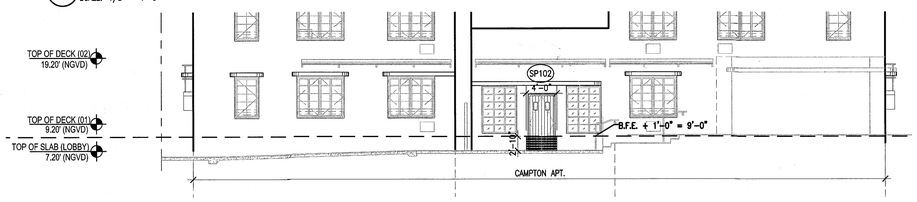
3 HADDON HALL WEST ELEVATION – BASEMENT DOOR
SCALE: 1/8" = 1'-0"



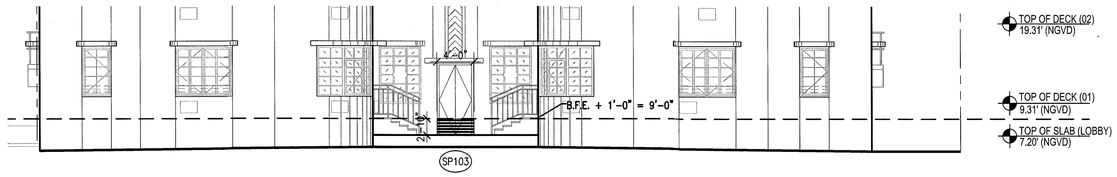
4 CAMPTON APT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



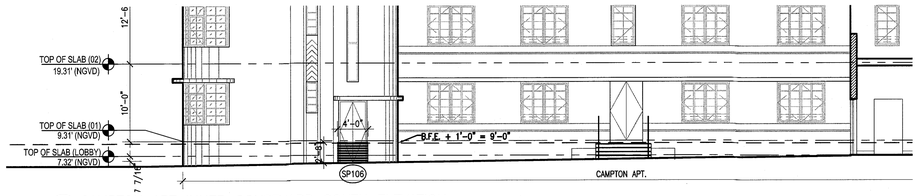
5 POOL SUITES SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



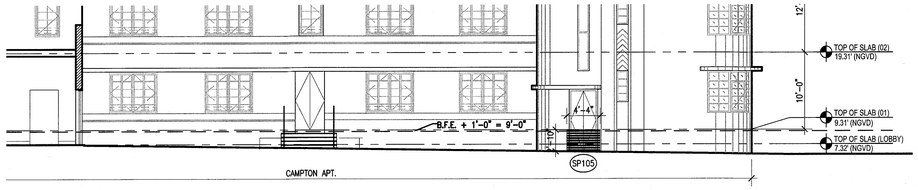
6 CAMPTON APT EAST ELEVATION
SCALE: 1/8" = 1'-0"



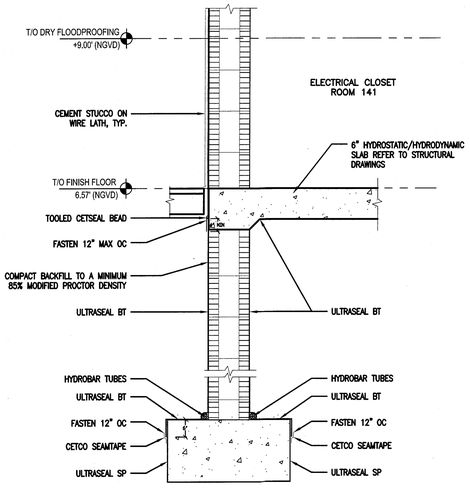
7 CAMPTON APT WEST ELEVATION
SCALE: 1/8" = 1'-0"



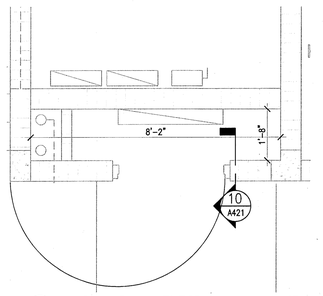
8 CAMPTON APT INNER COURTYARD SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

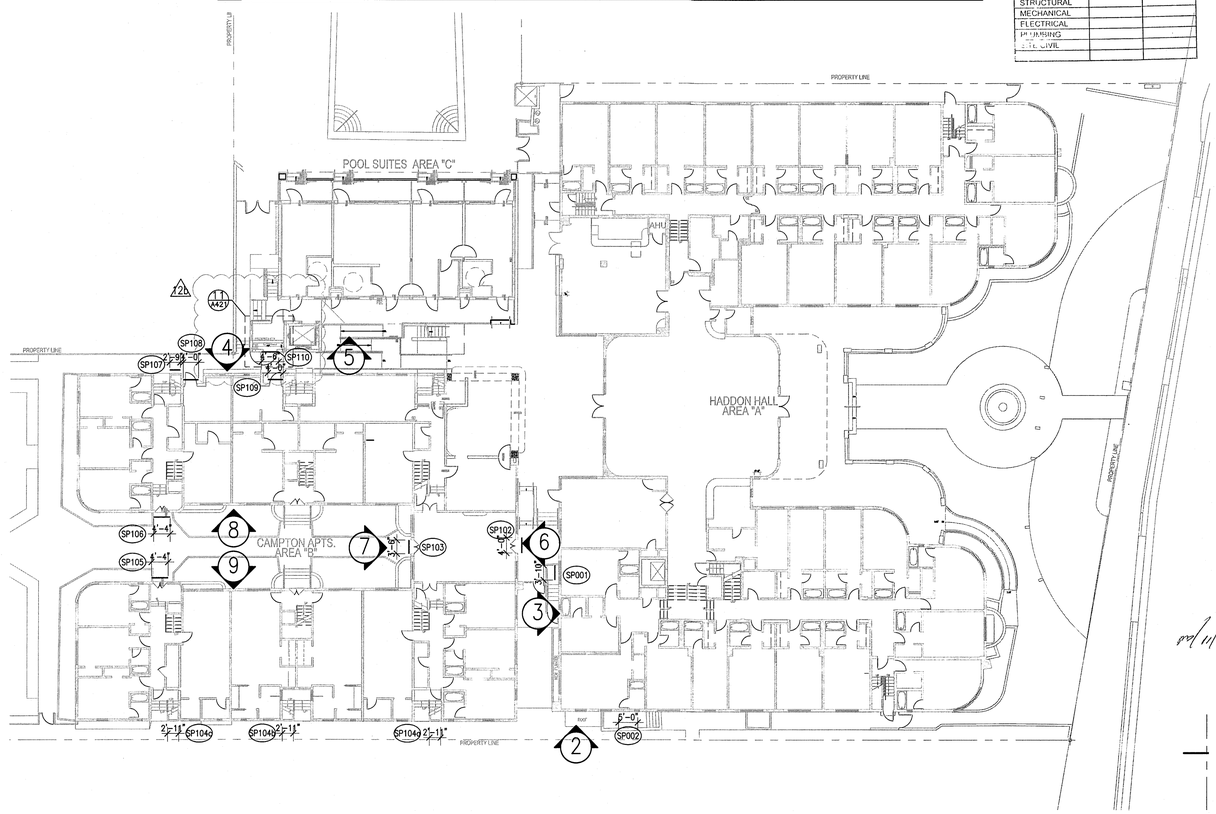


11 PARTIAL PLAN ELECTRICAL CLOSET
SCALE: 1/2" = 1'-0"

FLOODPROOFING NOTES:

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

REFER TO SHEET A191 FOR FLOOD PANEL SCHEDULE



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

MTCI
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Construction Plans Review, Inspections, Testing & Consulting

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

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Boston Miami

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

SHEET TITLE

OVERALL FIRST FLOOR PLAN

SHEET NUMBER

A421

1 NEW SHEET

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HADDON HALL WINDOW SCHEDULE

MK.	SIZE 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"H AFF SAFETY BARS
W1a	3'-0"	5'-3"	FIXED-TRANSOM-SLIDER (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42"H AFF SAFETY BARS
W2	1'-6"	5'-3"	CASEMENT (FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42"H AFF SAFETY BARS
W3	1'-6"	5'-3"	CASEMENT	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42"H AFF SAFETY BARS
W4	(3)3'-1"	5'-3"	FIXED/CASEMENT(FAUX TRANSOM)	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26
W5	3'-0"	5'-6"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0617.26 BEHIND EXIST GRILLE BLOCK
S6	6'-4.5"	7'-8"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
W8	4'-6"	5'-3"	CASEMENT-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 12-0820.06 PROVIDE 42"H AFF SAFETY BARS
S9	8'-4"	9'-4"	FIXED GLASS WINDOW	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S10	8'-4"	9'-4"	FIXED GLASS WINDOW-TRANSOM-SIDELITE	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S11	9'-7 1/4"	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 S-5000	NOA 12-0820.06
4	ALUMINUM GUESTROOM PATIO DOOR	CGI SERIES 450	NOA 12-0706.03
5	ALUMINUM STOREFRONT ENTRY DOOR	ES WINDOWS SERIES 9000	NOA 13-0617.29
6	ALUMINUM STOREFRONT FRAMING	ES WINDOWS SERIES 8000	NOA 13-0115.06
7	HOLLOW METAL DOORS – OUTSWING	STEELCRAFT	NOA 12-0305.14
8	HOLLOW METAL DOORS – INSWING	STEELCRAFT	NOA 13-0617.31

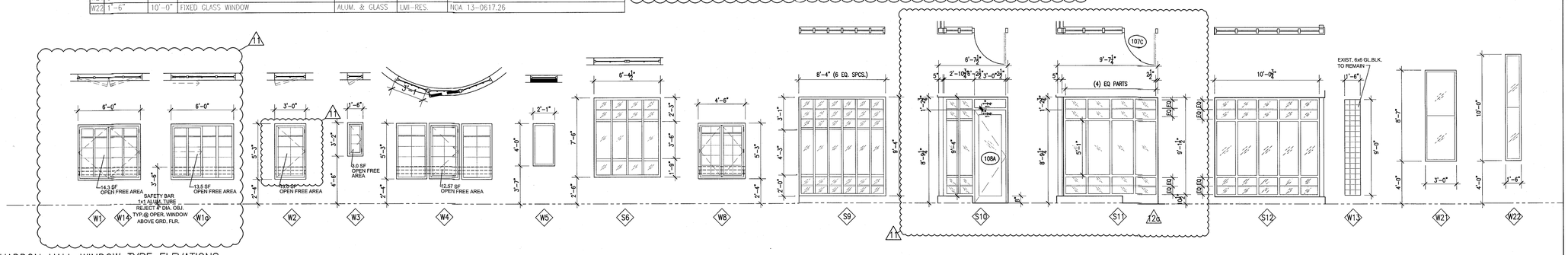
/1B

NOTES:

1. ALL GLASS TO HAVE VISIBLE LIGHT TRANSMISSION AS FOLLOWS:
   a. AT HADDON EAST FACADE AT 34%
   b. AT ALL OTHER HADDON ALL AND CAMPTON APARTMENT FACADES __%
   c. AT POOL SUITES FACADES __%
2. ALL WINDOW FRAMES TO HAVE A SILVER METALLIC FINISH. DURANAR COLOR TO BE SELECTED BY ARCHITECT.
3. ALL SINGLE HUNG WINDOW SHALL OPERATE FROM THE TOP AT CURVED/FACETED WINDOW LOCATIONS.
4. L.M.I. – LARGE MISSILE IMPACT APPLIES TO THOSE WINDOWS INSTALLED AT 30' OR LESS ABOVE GROUND FLOOR.
5. S.M.I. – SMALL MISSILE IMPACT APPLIES TO THOSE WINDOWS INSTALLED AT 30' OR MORE ABOVE GROUND FLOOR.
6. AS ALLOWED BY STATE ENERGY CODE FOR EXISTING BUILDING CONDITIONS, U-VALUE=1.25 AND SHGC = 0.82 /1.1

GENERAL WINDOW NOTES:

1. ALL GLAZED AREAS IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 – 2406.1.4 /1.2



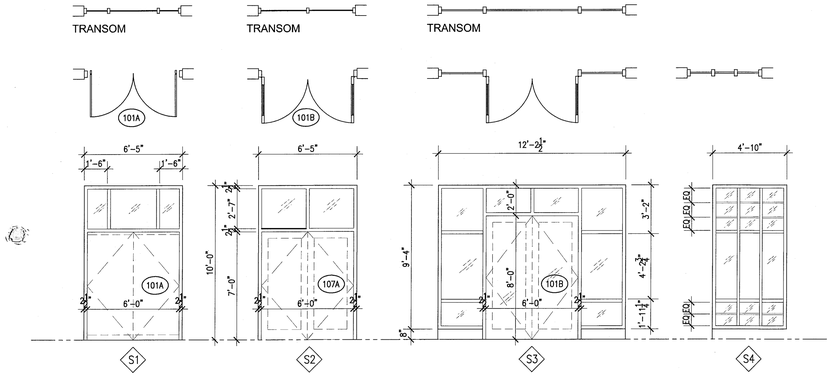
1 HADDON HALL WINDOW TYPE ELEVATIONS
SCALE: 1/4" = 1'-0"

HADDON HALL STOREFRONT SCHEDULE

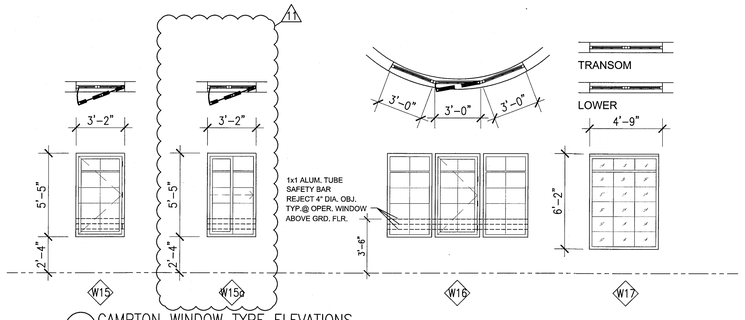
MK.	SIZE WIDTH	HEIGHT	DESCRIPTION	MATERIAL	GLASS	REMARKS
S1	6'-5"	10'-0"	DOOR-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S2	6'-8"	10'-0"	DOOR-TRANSOM	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S3	12'-2.5"	9'-4"	DOOR-TRANSOM-SIDELITES	ALUM. & GLASS	LMI-RES.	NOA 13-0115.06
S4	4'-10"	9'-4"	FIXED GLASS WINDOW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

CAMPTON WINDOW SCHEDULE

MK.	SIZE 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	/1.1
W16	(3)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	



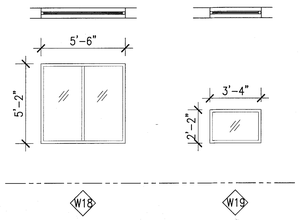
2 HADDON HALL STOREFRONT ELEVATIONS
SCALE: 1/4" = 1'-0"



3 CAMPTON WINDOW TYPE ELEVATIONS
SCALE: 1/4" = 1'-0"

POOL SUITES WINDOW SCHEDULE

MK.	SIZE 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'-2"	FIXED GLASS WINDOW	ALUM.	IMPACT GLASS	NOA 13-0617.26



2 POOL SUITES WINDOW TYPE ELEVATIONS
SCALE: 1/4" = 1'-0"

FRESH AIR VENTILATION CHART

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE.
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE
/1	PROGRESS TO 100% CD	02-18-2014
/1B	DOOR-WINDOW COORD.	03-5-2014
/1.1	P&Z COMMENTS	07-14-2014
/1.2	FIRE & MTCI PERMIT COMMENTS	08-21-2014
/2a	FIRE & MTCI PERMIT COMMENTS	09-29-2014

100% CONSTRUCTION DOCUMENT SET

SEAL

6-9-14
Jonathan Cardello
Lic. # AR93391

MTCI
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Construction Plans Review, Inspections, Testing & Consulting

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	CPK	11-9-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

ADD Inc Architecture Interiors Planning

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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

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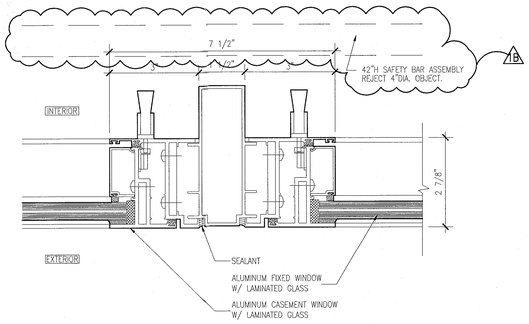
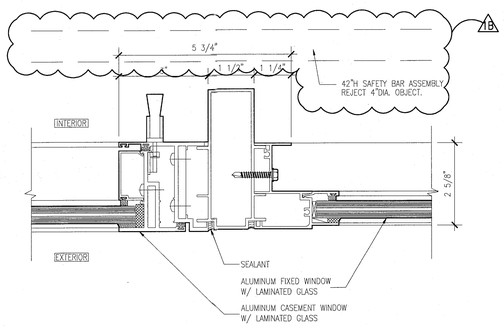
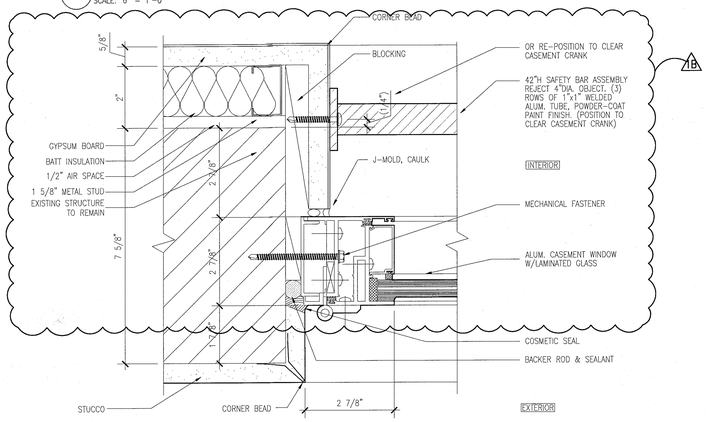


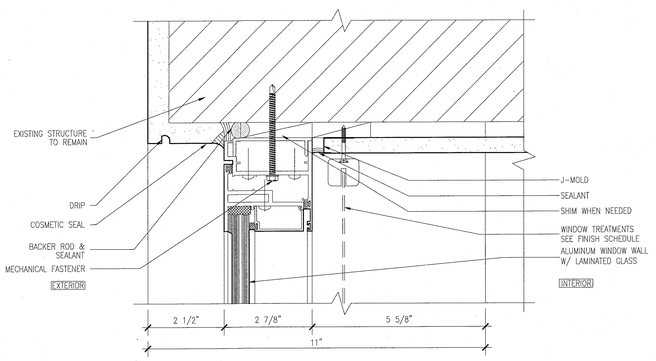
10 JAMB DETAIL AT TWO CASEMENT WINDOWS
SCALE: 6" = 1'-0"



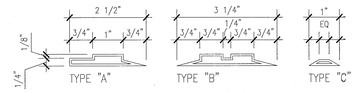
9 JAMB DETAIL AT CASEMENT WINDOWS AND FIXED WINDOWS
SCALE: 6" = 1'-0"



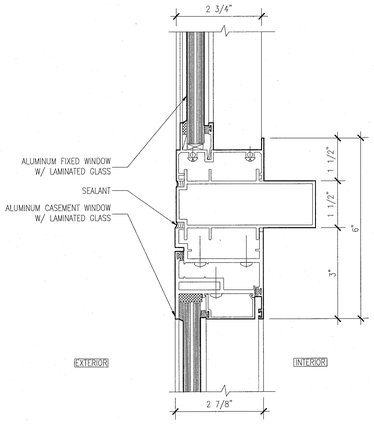
8 JAMB DETAIL AT CASEMENT WINDOWS AND WALL
SCALE: 6" = 1'-0"



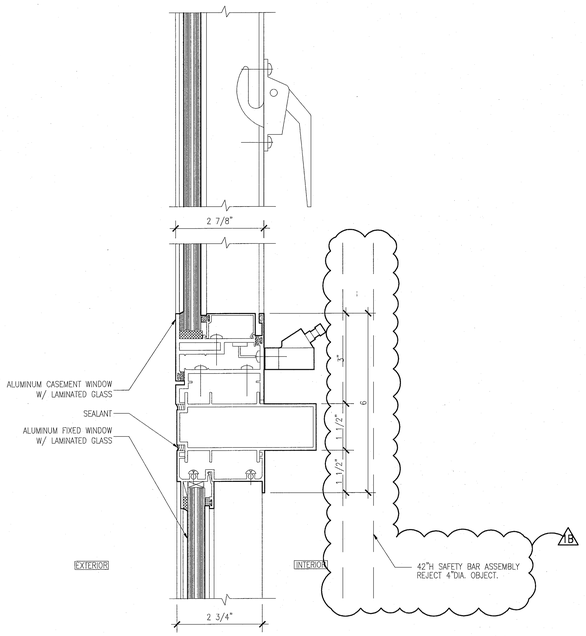
7 HEAD DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



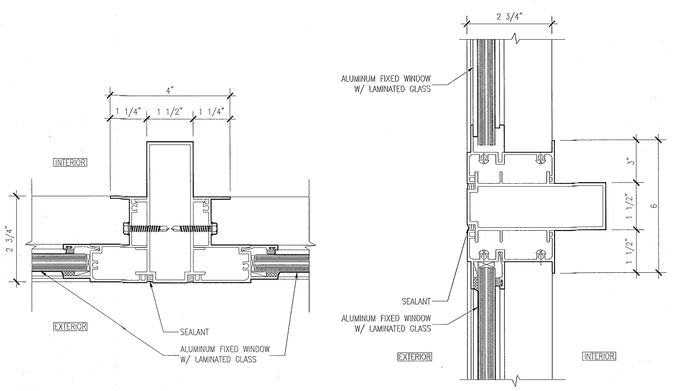
11 WINDOW MUNTIN / EXTRUSION PROFILES
SCALE: N.T.S.



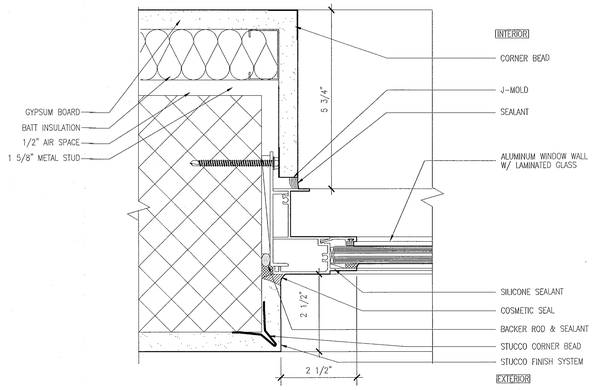
6 HEAD DETAIL AT CASEMENT WINDOWS WITH FIXED TRANSOM
SCALE: 6" = 1'-0"



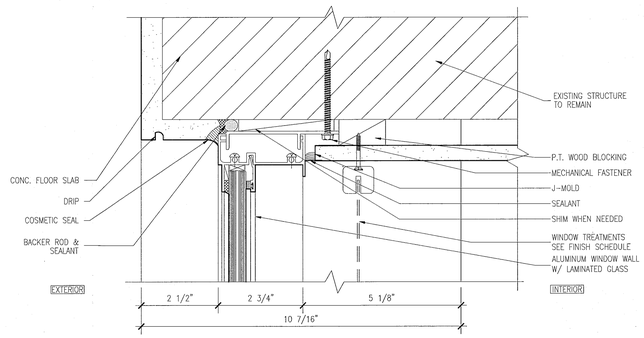
5 SILL AND LOCK DETAIL AT CASEMENT WINDOWS
SCALE: 6" = 1'-0"



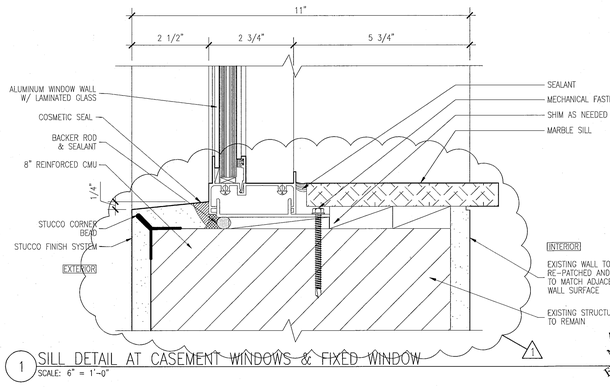
4 MULLION DETAILS AT TWO FIXED WINDOWS
SCALE: 6" = 1'-0"



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"

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MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
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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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

8-22-14
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Boston Miami

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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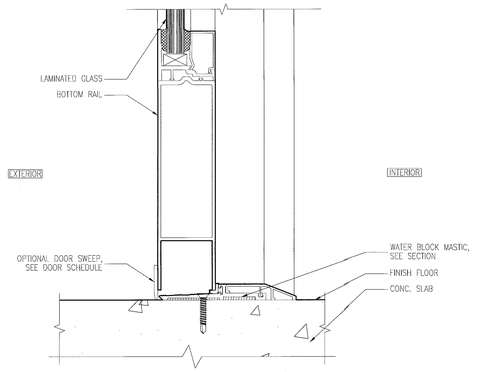
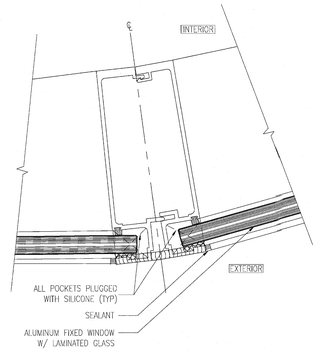
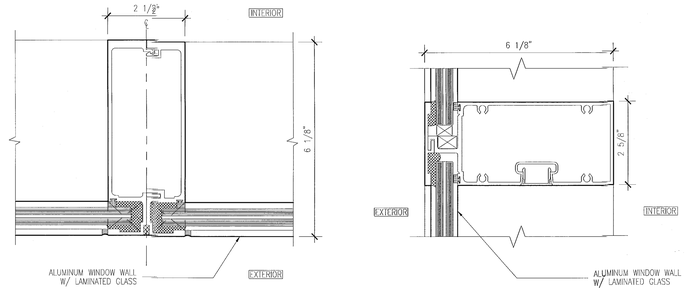


8 SILL DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"

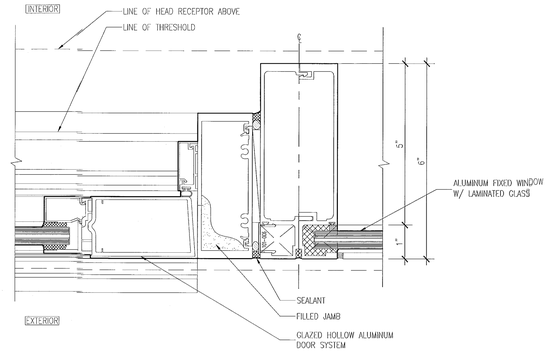


7 WINDOW WALL @ CURVED HADDON HALL CORNER UNIT
SCALE: 6" = 1'-0"

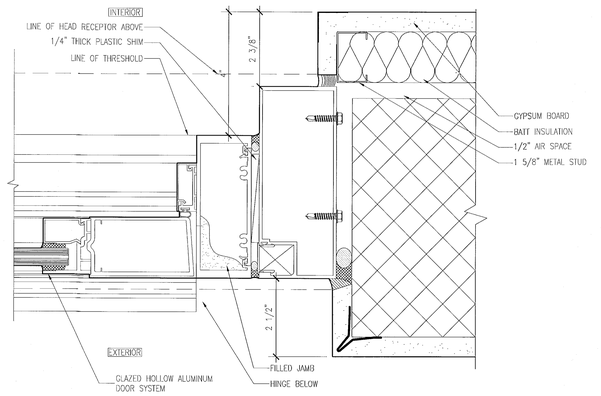
9 HEAD DETAIL AT SWINGING DOOR
SCALE: 6" = 1'-0"



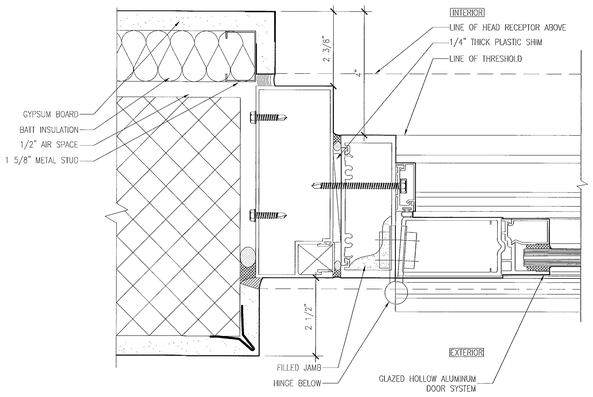
4 MULLION DETAIL AT WINDOW WALL
SCALE: 6" = 1'-0"



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"

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

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

PERMIT SET

SEAL

STATE OF FLORIDA
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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

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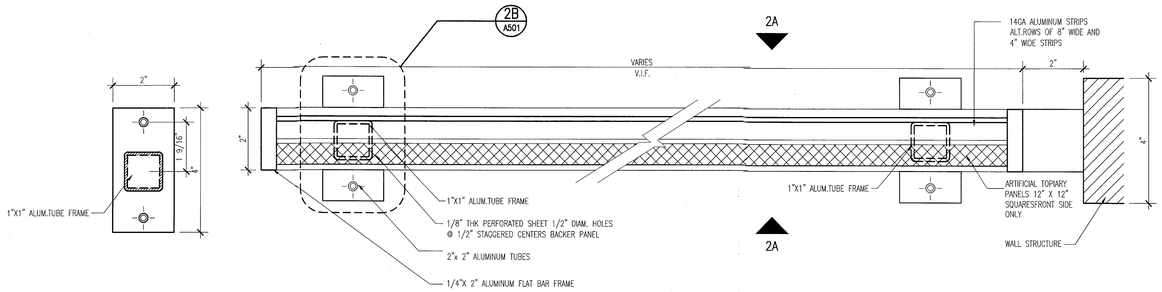
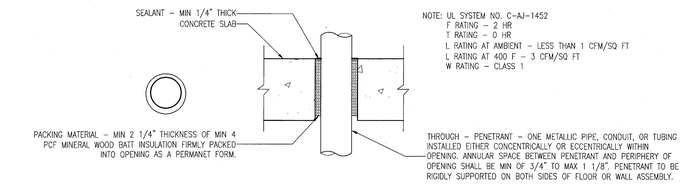
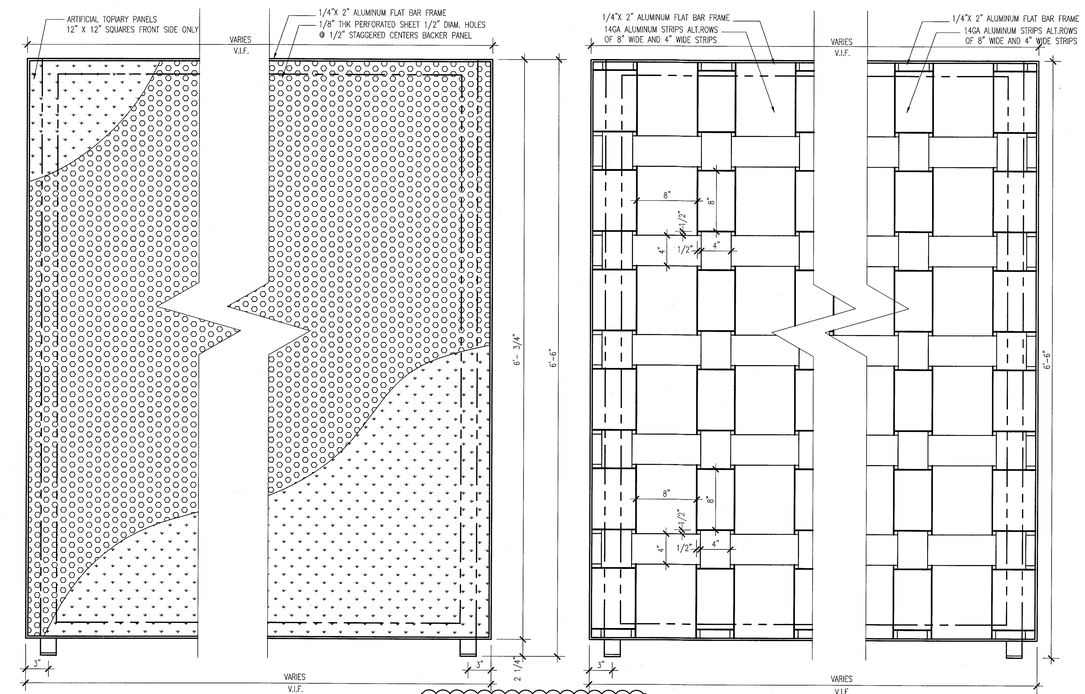


2B DETAIL – BALCONY DIVIDER PLAN
SCALE: 6" = 1'-0"

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



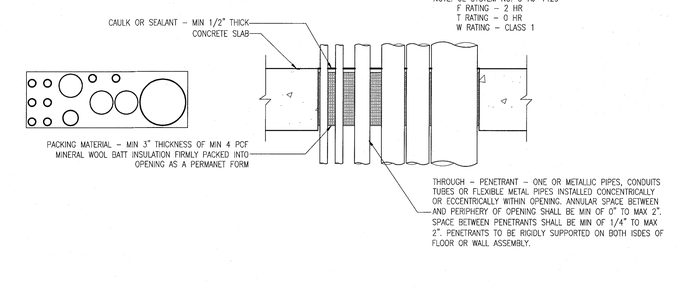
5 PENETRATION DETAIL
SCALE: NO SCALE



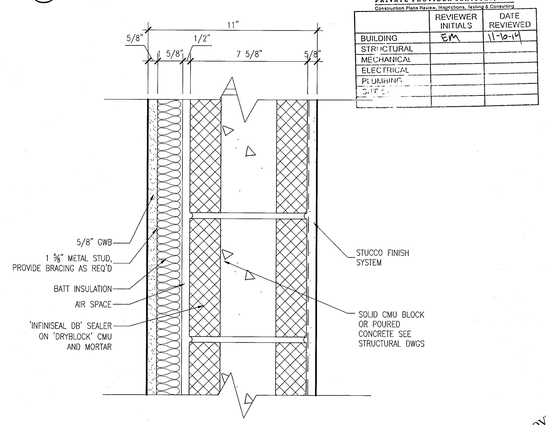
2A BALCONY DIVIDER ELEVATION
AT GROUND LEVEL OF POOL SUITES BLDG.
SCALE: 1 1/2" = 1'-0"

NOTE: BALCONY DIVIDER ASSEMBLY REQUIRES SPECIAL DELEGATED ENGINEERING
1

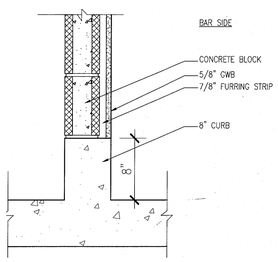
2C BALCONY DIVIDER ELEVATION
UPPER LEVELS OF POOL SUITES BLDG.
SCALE: 1 1/2" = 1'-0"



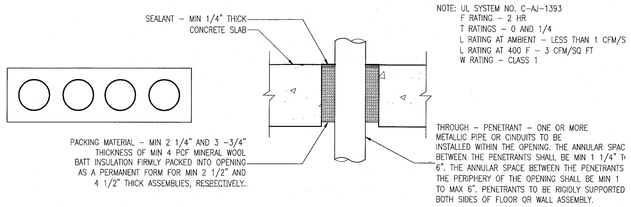
4 PENETRATION DETAIL
SCALE: NO SCALE



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



6 CURB AT BASEMENT COOLER WALL
SCALE: NO SCALE



3 PENETRATION DETAIL
SCALE: NO SCALE

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

SEAL

5-22-14
Jonathan Cardello
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Boston Miami

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

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

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

SHEET TITLE

ENLARGED VERTICAL DETAILS & PENETRATION DETAILS

SHEET NUMBER

A501

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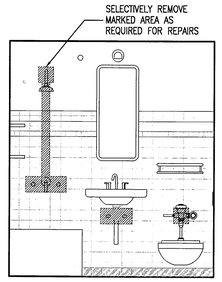
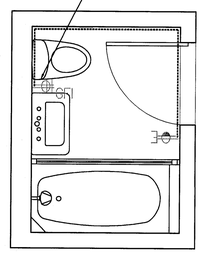
NOTES:

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.



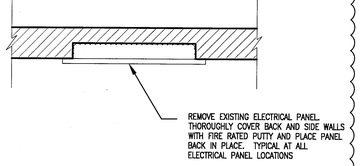
1 REPAIR DETAILS @ GUSETROOM BATHROOMS (TYP.)
SCALE: 1/2" = 1'-0"



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

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

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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

SEAL

8-4-14
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Boston Miami

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

SHEET TITLE

REPAIR DETAILS

SHEET NUMBER

A502

10 NEW SHEET

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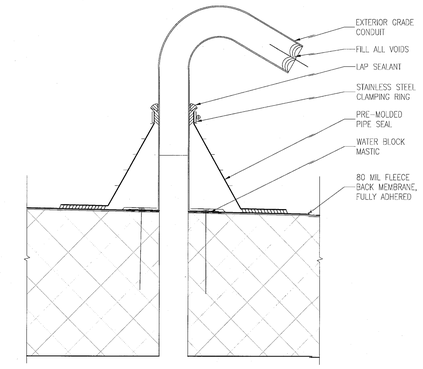
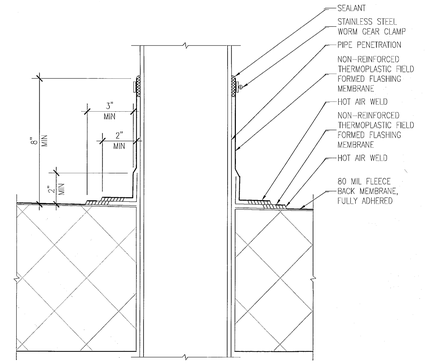
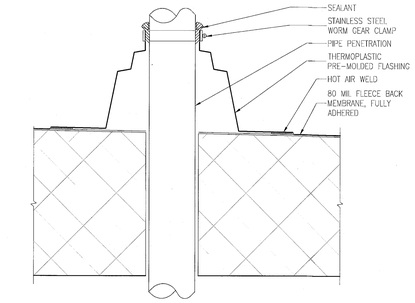


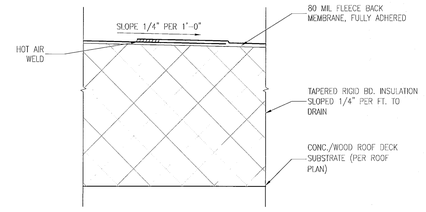
H ELECTRICAL CABLE DETAIL
SCALE: 3" = 1'-0"



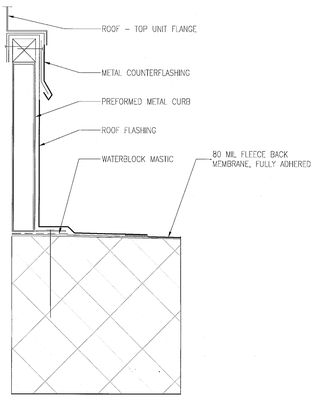
D ROOF PENETRATION DETAIL
SCALE: 3" = 1'-0"



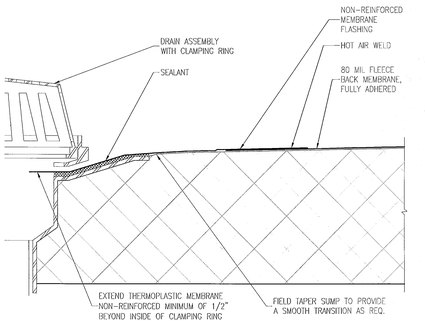
G ROOF PIPE PENETRATION
SCALE: 3" = 1'-0"



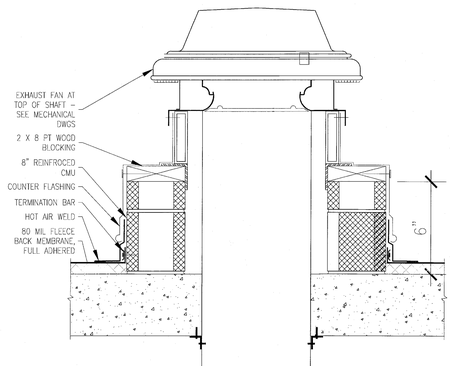
C ROOF SYSTEM – ONE (RS1)
SCALE: 3" = 1'-0"



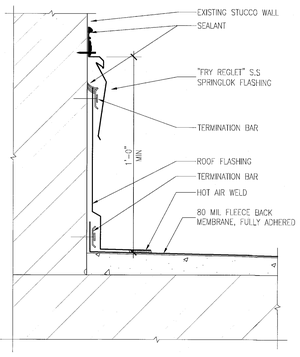
F ROOF AT RTU CURB DETAIL
SCALE: 3" = 1'-0"



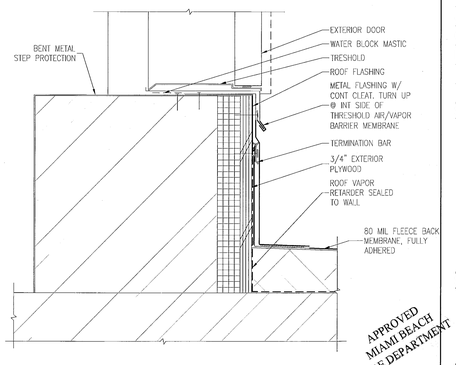
B ROOF DRAIN DETAIL
SCALE: 3" = 1'-0"



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



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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	11-20-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

PERMIT SET

SEAL
STATE OF FLORIDA
Jonathan Cardello
Lic. # AR93391

ADD Inc Architecture Interiors Planning

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Miami, Fl 33131
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Lic. # AA26001507

Boston Miami

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

SHEET TITLE

ROOF DETAILS

SHEET NUMBER

A591

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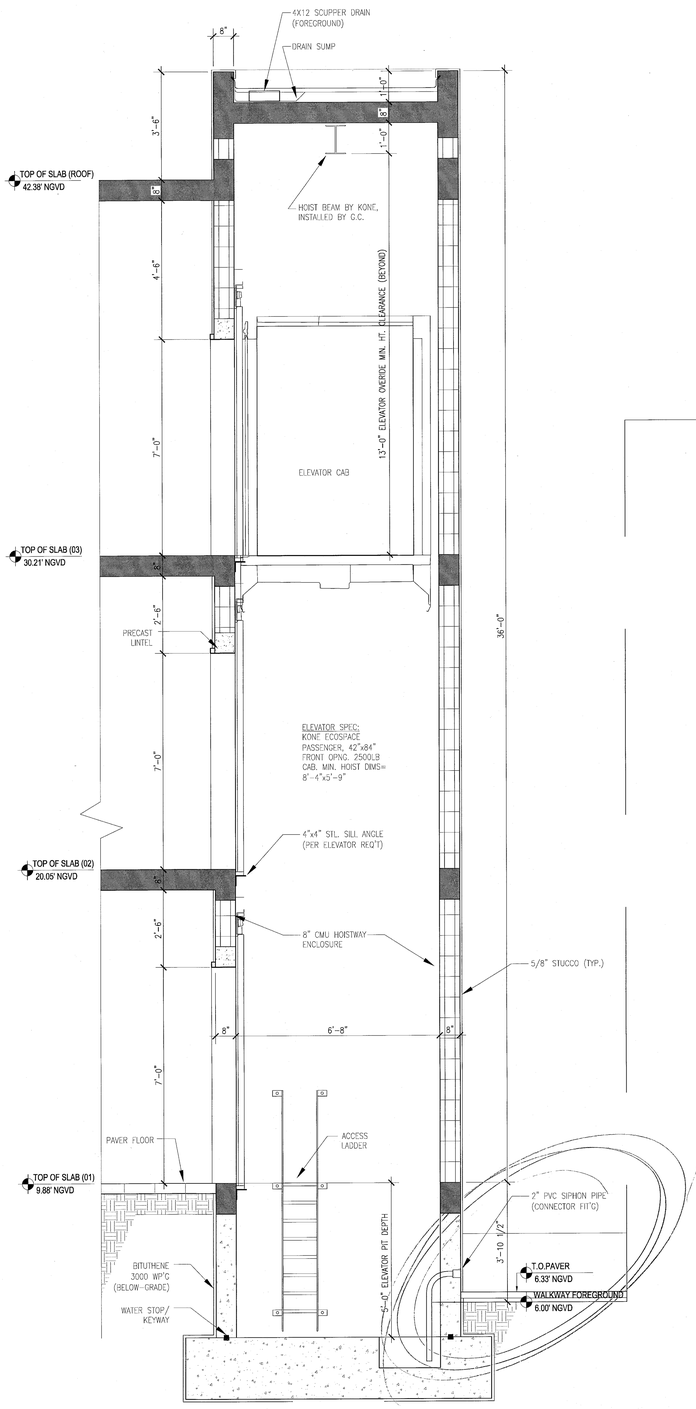

2 SECTION
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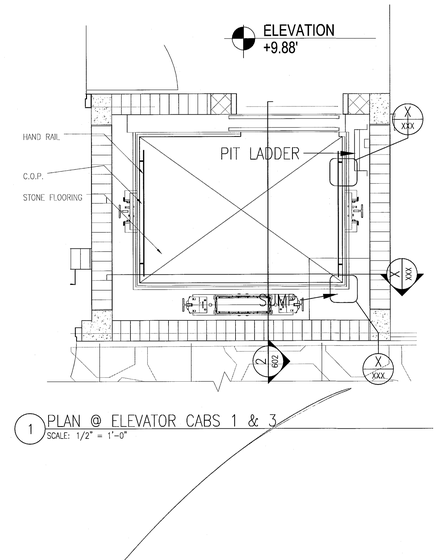

1 PLAN @ ELEVATOR CABS 1 & 3
SCALE: 1/2" = 1'-0"

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

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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

NORTH SEAL

Jonathan Cardello
Lic. # AR93391

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Boston Miami

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

SHEET TITLE

ELEVATOR ENLARGED PLAN & SECTION

SHEET NUMBER

A602

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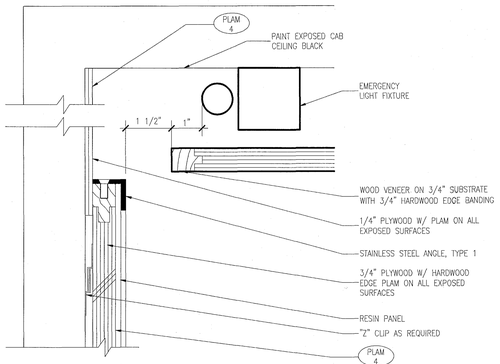
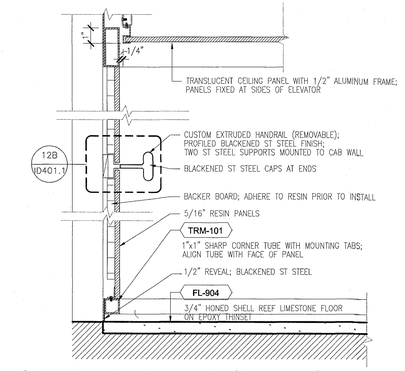
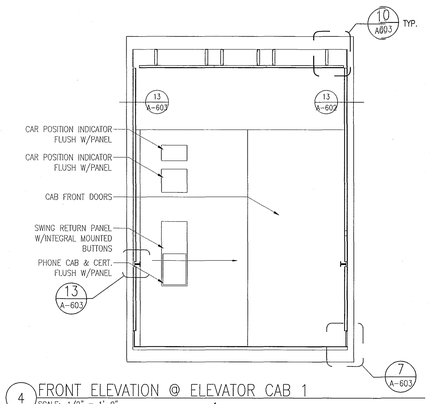


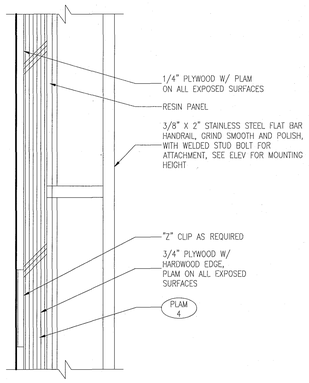
10 DETAIL @ ELEVATOR CAB CEILING
SCALE: 6" = 1'-0"



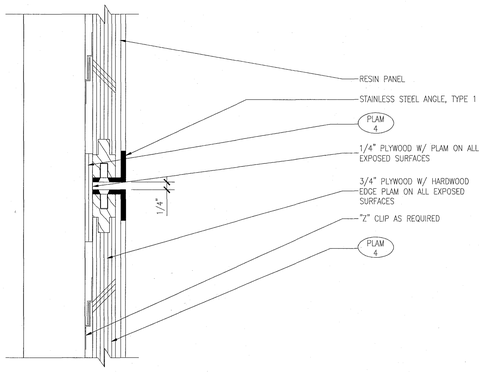
1 SECTION AT RESIN PANEL (PASSENGER)
SCALE: 3" = 1'-0"



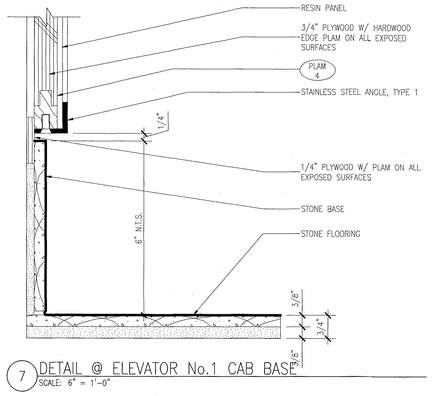
4 FRONT ELEVATION @ ELEVATOR CAB 1
SCALE: 1/2" = 1'-0"



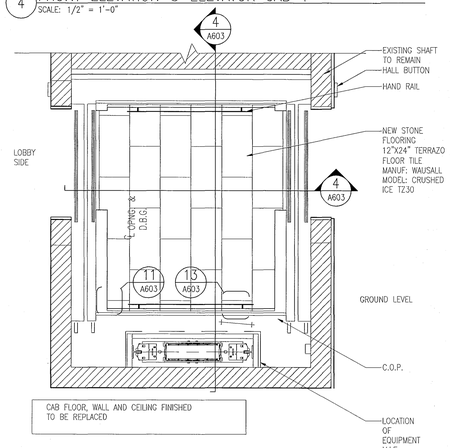
13 PLAN DETAIL @ ELEVATOR No.1 CAB HAND RAIL
SCALE: 6" = 1'-0"



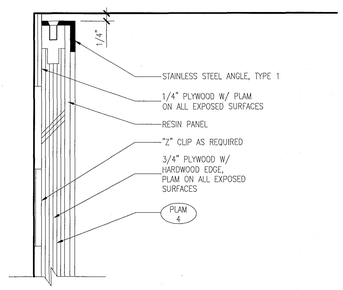
9 DETAIL @ ELEVATOR CAB PANEL REVEAL
SCALE: 6" = 1'-0"



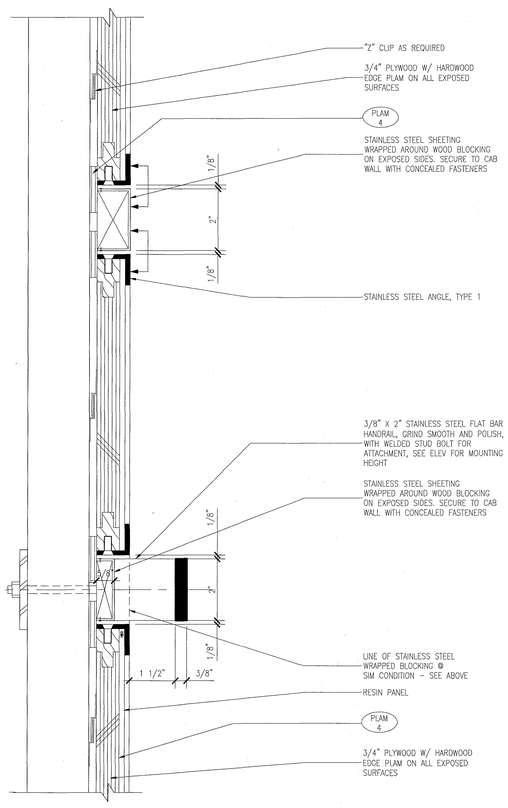
7 DETAIL @ ELEVATOR No.1 CAB BASE
SCALE: 6" = 1'-0"



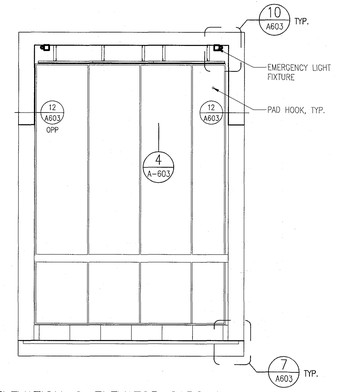
3 PLAN @ ELEVATOR CABS 2
SCALE: 1 1/2" = 1'-0"



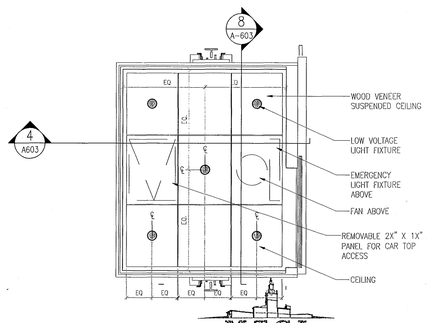
12 PLAN DETAIL @ ELEVATOR No.1 CAB CORNER
SCALE: 6" = 1'-0"



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

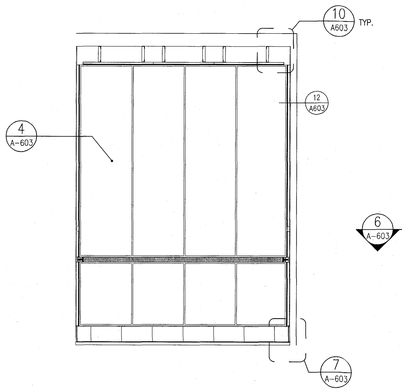


6 SIDE ELEVATION @ ELEVATOR CABS 1
SCALE: 1/2" = 1'-0"

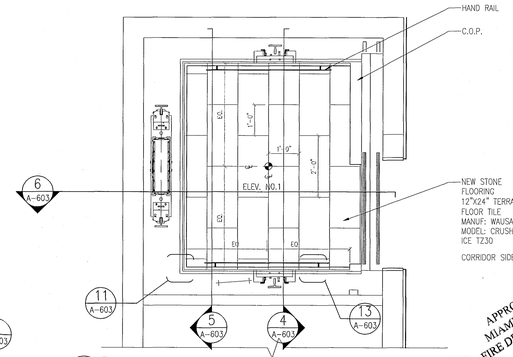


2 RCP @ ELEVATOR CABS 1 & 4
SCALE: 1/2" = 1'-0"

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



5 REAR ELEVATION @ 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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

8.22.14
Jonathan Cardello
Lic. # AR93391

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Boston Miami

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

SHEET TITLE

ELEVATOR INTERIOR FINISHES

SHEET NUMBER

A603

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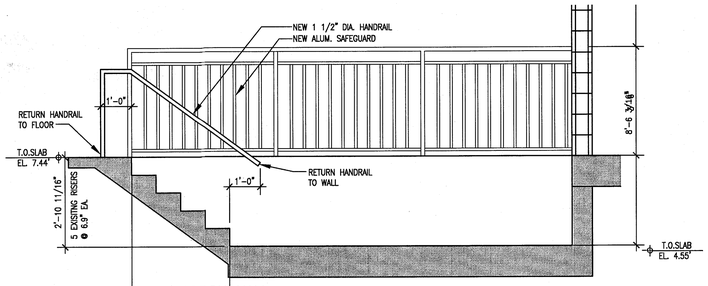
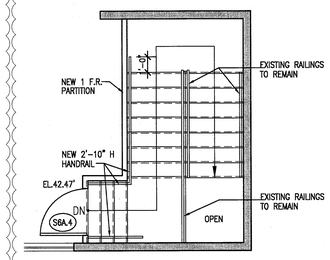
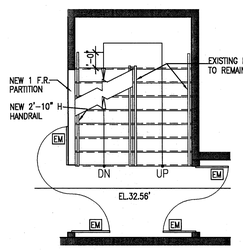


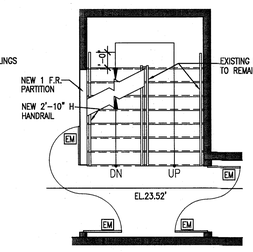
16 STAIR 8A/HADDON HALL SECTION THRU STAIRS
SCALE: 1/2" = 1'-0"



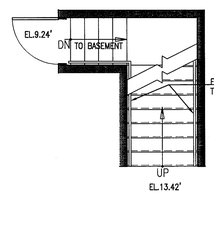
14 STAIR 6A/HADDON HALL PLAN/3RD FLOOR
SCALE: 1/4" = 1'-0"



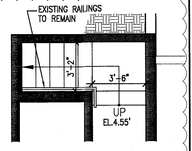
14 STAIR 6A/HADDON HALL PLAN/3RD FLOOR
SCALE: 1/4" = 1'-0"



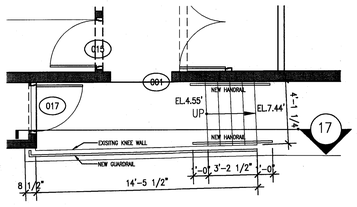
13 STAIR 6A/HADDON HALL PLAN/2ND FLOOR
SCALE: 1/4" = 1'-0"



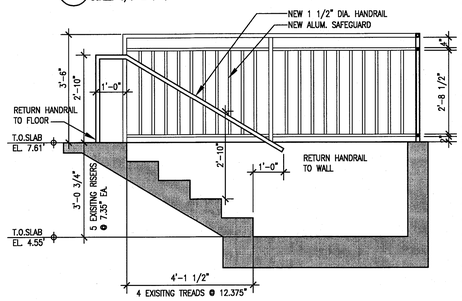
12 STAIR 6A/HADDON HALL PLAN/1ST FLOOR
SCALE: 1/4" = 1'-0"



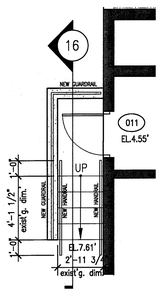
11 STAIR 6A/HADDON HALL PLAN/BASEMENT
SCALE: 1/4" = 1'-0"

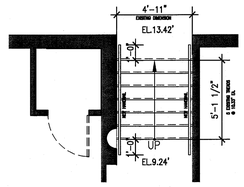


15 STAIR 8A/HADDON HALL BASEMENT
SCALE: 1/4" = 1'-0"



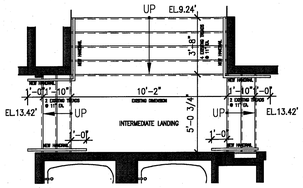
18 STAIR 7A/HADDON HALL SECTION THRU STAIRS
SCALE: 1/2" = 1'-0"





17 STAIR 7A/HADDON HALL BASEMENT
SCALE: 1/4" = 1'-0"

19 STAIR 3A/HADDON HALL PLAN/1ST FLOOR
SCALE: 1/4" = 1'-0"



20 STAIR 4A/HADDON HALL PLAN/1ST FLOOR
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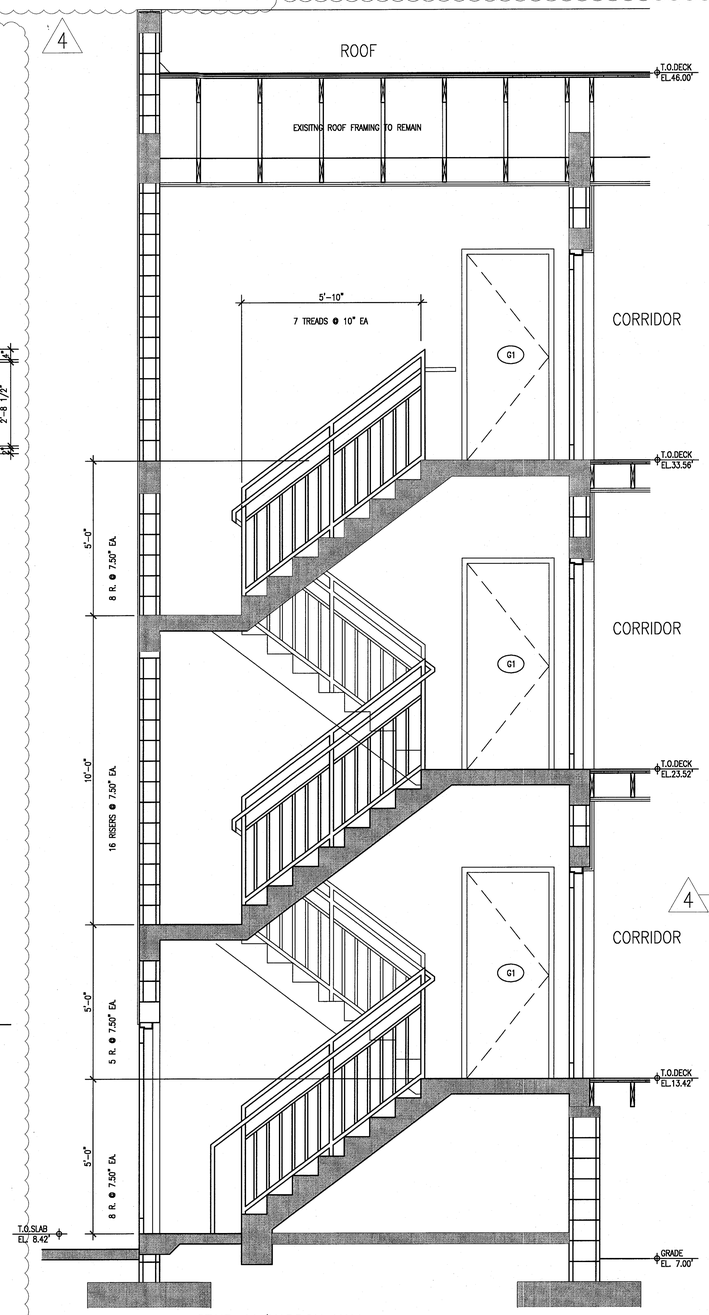

10 STAIR 1A/HADDON HALL SECTION THRU STAIRS (TYPICAL)
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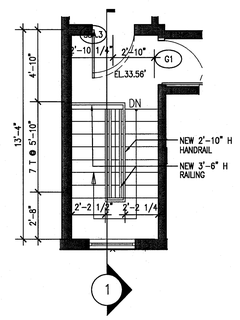

9 STAIR 5A/HADDON HALL PLAN/3RD FLOOR
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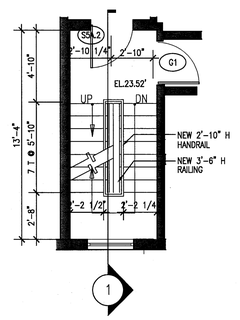

8 STAIR 5A/HADDON HALL PLAN/2ND FLOOR
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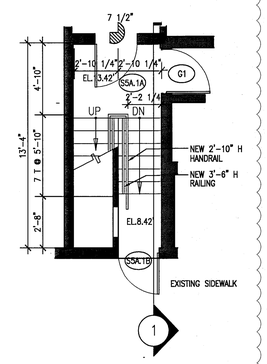
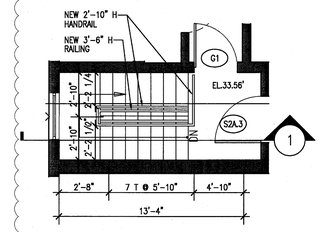


7 STAIR 5A/HADDON HALL PLAN/1ST FLOOR
SCALE: 1/4" = 1'-0"



6 STAIR 2A/HADDON HALL PLAN/3RD FLOOR
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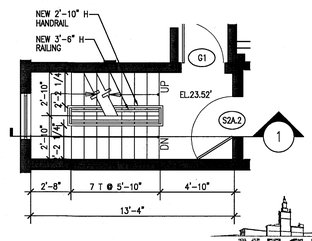

5 STAIR 2A/HADDON HALL PLAN/2ND FLOOR
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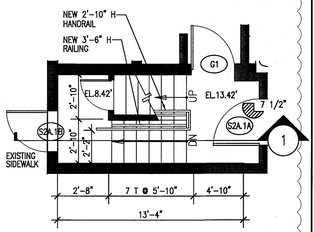
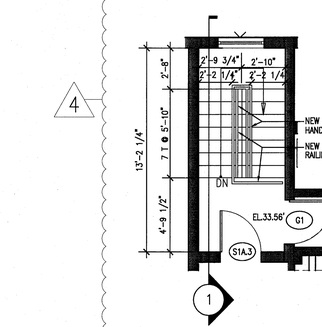


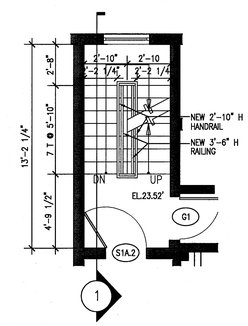
4 STAIR 2A/HADDON HALL PLAN/1ST FLOOR
SCALE: 1/4" = 1'-0"

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

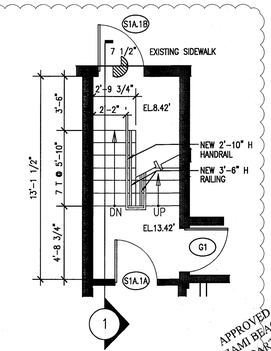
MTCI
PRIVATE PROVIDER SERVICES, LLC
Construction Plans Review, Inspections, Nursing & Consulting



3 STAIR 1A/HADDON HALL PLAN/3RD FLOOR
SCALE: 1/4" = 1'-0"



2 STAIR 1A/HADDON HALL PLAN/2ND FLOOR
SCALE: 1/4" = 1'-0"



1 STAIR 1A/HADDON HALL PLAN/1ST FLOOR
SCALE: 1/4" = 1'-0"

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

100% CONSTRUCTION DOCUMENT SET

SEAL

Jonathan Cardello
Lic. # AR93391

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www.addinc.com
Lic. # AA26001507

Boston Miami

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

SHEET TITLE

STAIR PLANS AT HADDON HALL

SHEET NUMBER

A611

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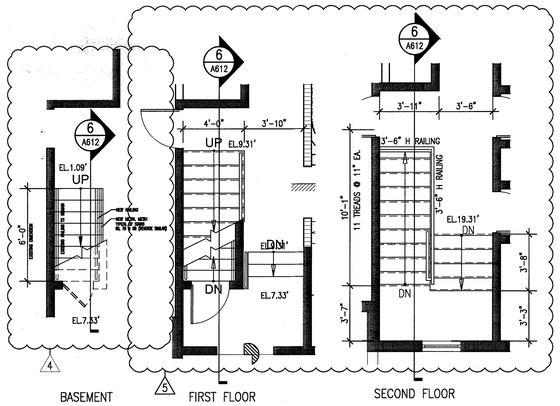
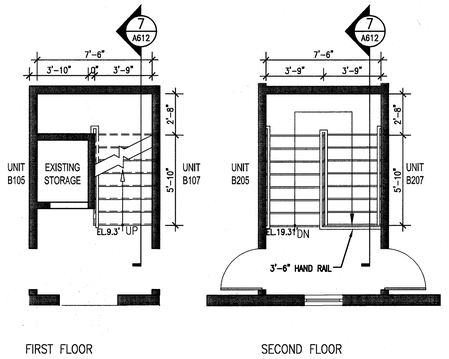
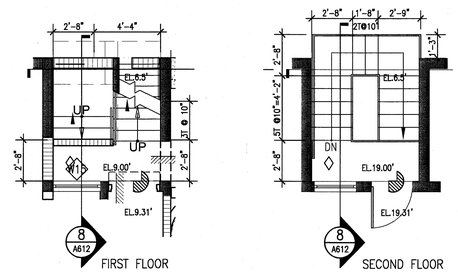


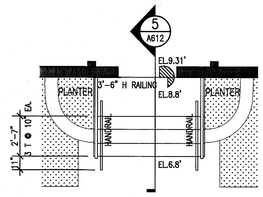
STAIR 6B & 11B (4B & 7B REV.SIM.)
CAMPTON/ PLANS
1 SCALE: 1/4" = 1'-0"



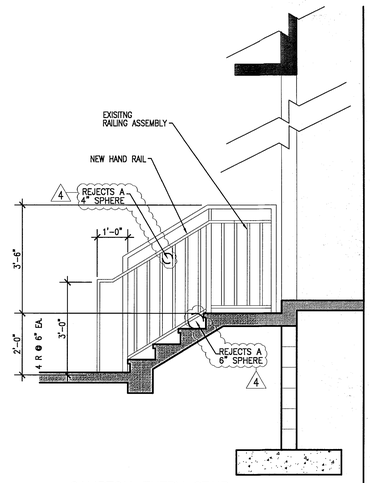
STAIR 5B & 10B
CAMPTON/ PLAN
2 SCALE: 1/4" = 1'-0"



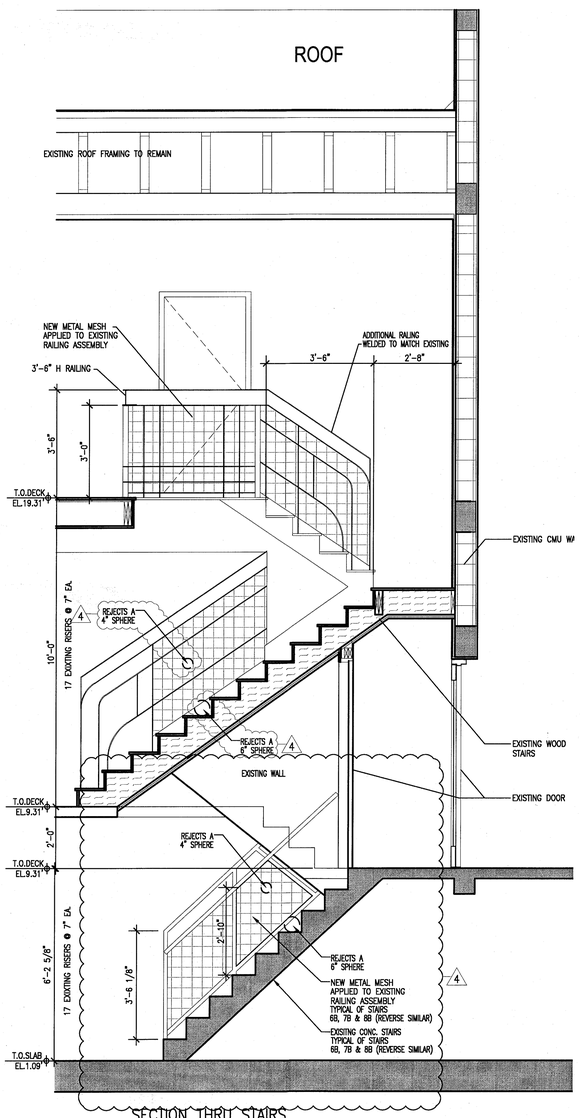
STAIR 1B, 3B & 9B (2B, 8B & 12B REV.SIM.)
CAMPTON/ PLANS
3 SCALE: 1/4" = 1'-0"



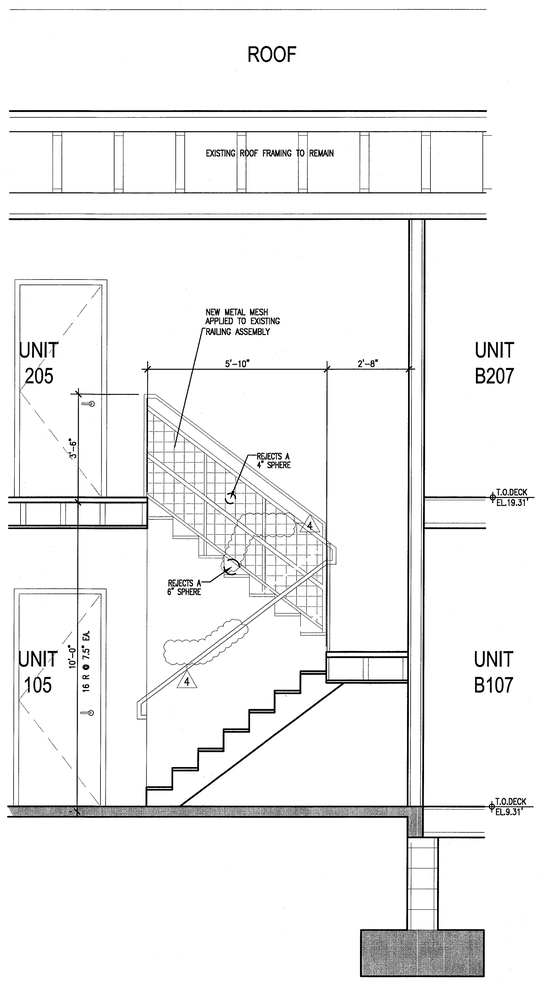
CAMPTON ENTRY STAIRS
PLAN
4 SCALE: 1/4" = 1'-0"



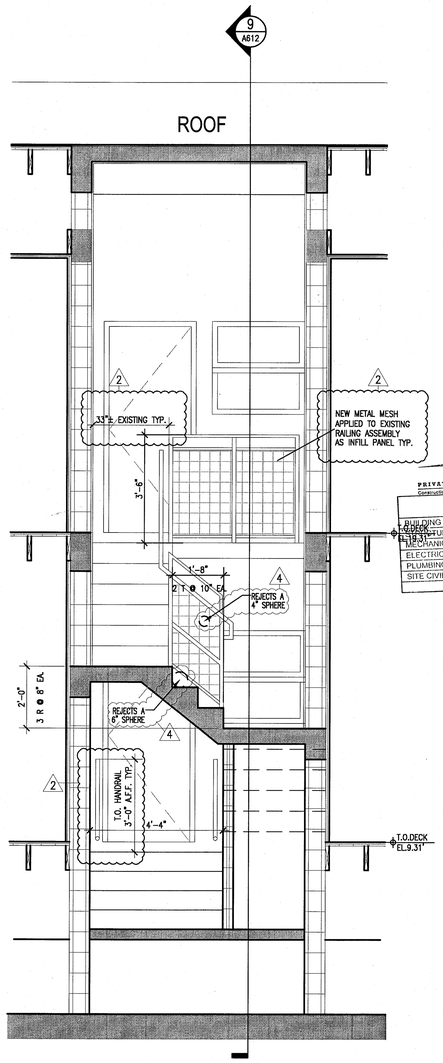
CAMPTON ENTRY STAIR
SECTION
5 SCALE: 1/2" = 1'-0"



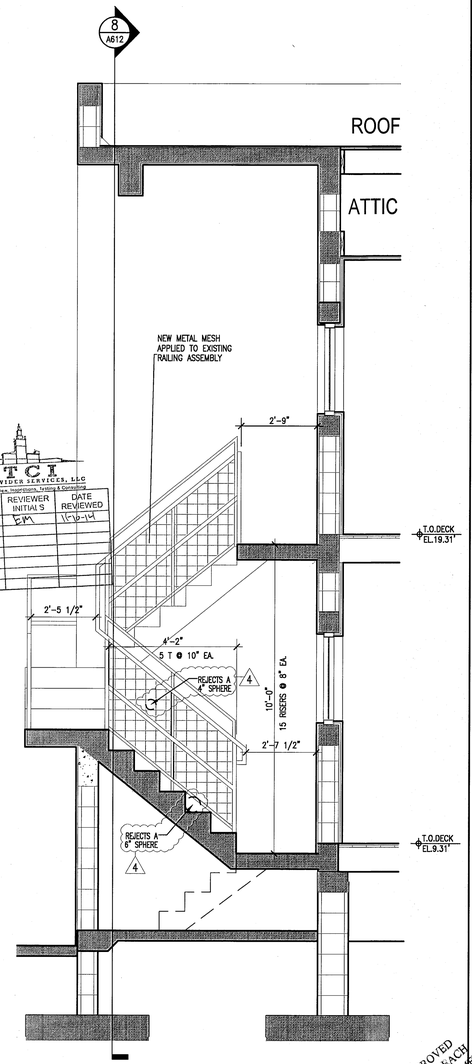
SECTION THRU STAIRS
6B & 11B AT CAMPTON
6 SCALE: 1/2" = 1'-0"



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



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



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

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

ADD Inc Architecture Interiors Planning

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www.addinc.com
Lic. # AA26001507

Boston Miami

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

SHEET TITLE

STAIR PLANS
AT CAMPTON

SHEET NUMBER

A612

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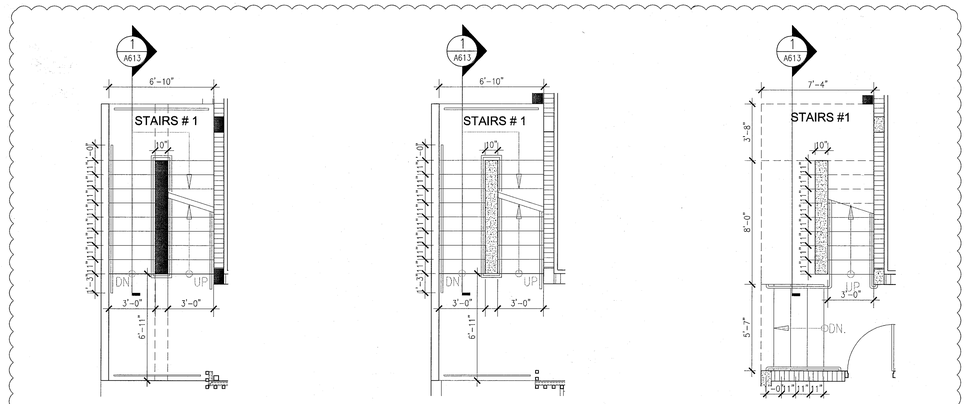
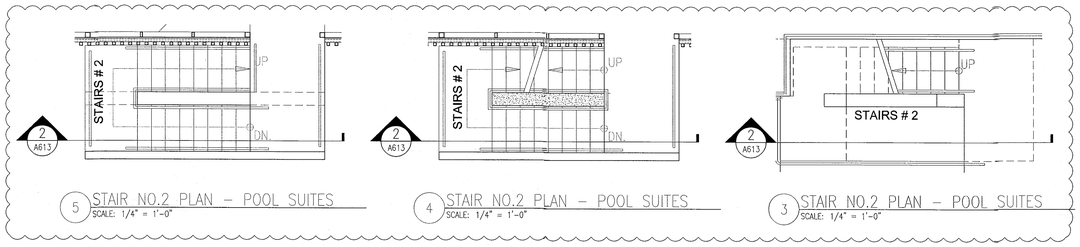


8 STAIR NO.1 PLAN – POOL SUITES
SCALE: 1/4" = 1'-0"

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

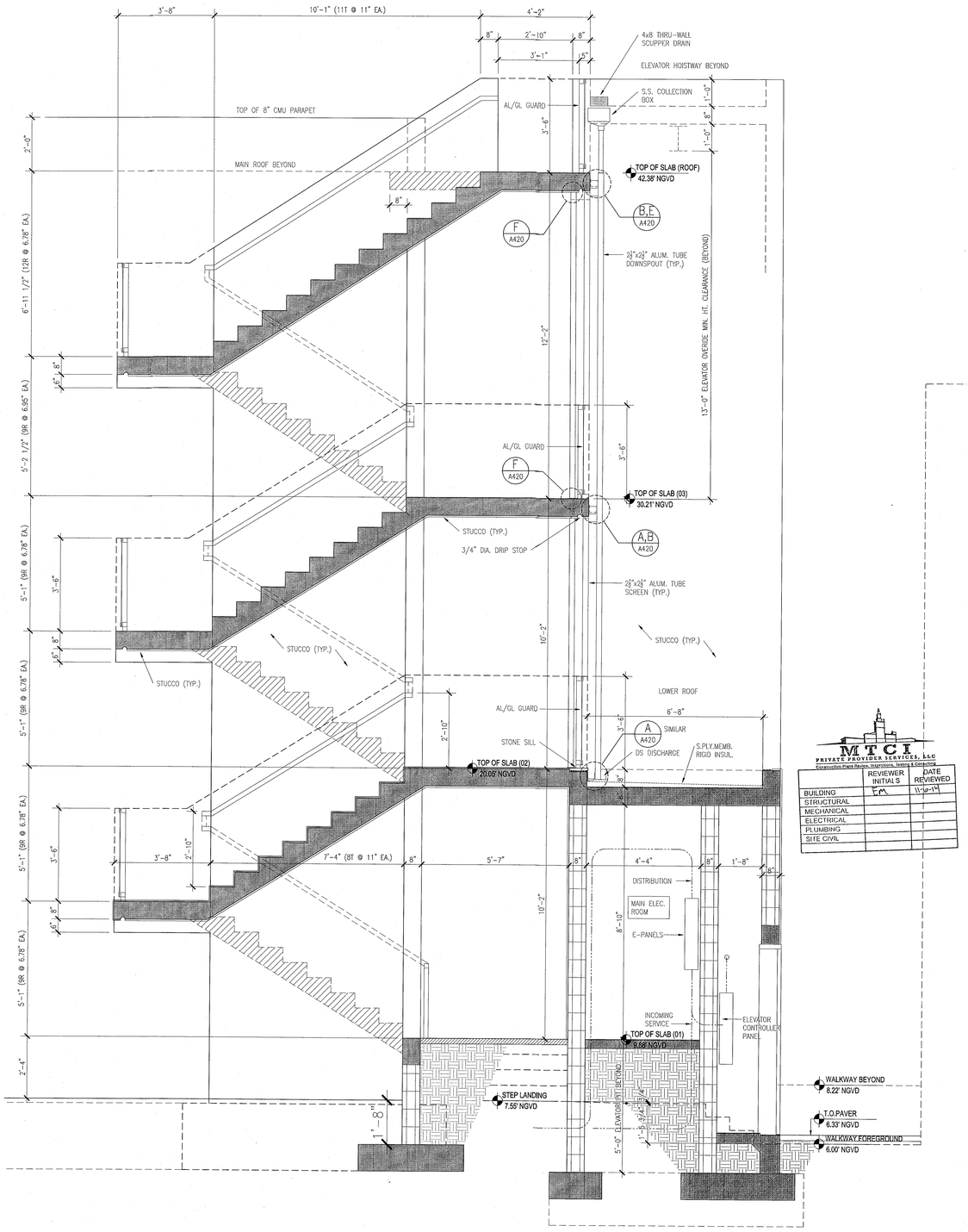
6 STAIR NO.1 PLAN – POOL SUITES
SCALE: 1/4" = 1'-0"



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

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

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



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

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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

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5.22.14
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Boston Miami

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

JOB NUMBER: 13036.00
CHECKED BY:
ISSUE DATE: FEBRUARY 18, 2014
SCALE: 1/2" = 1'-0"

SHEET TITLE

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

SHEET NUMBER

A613

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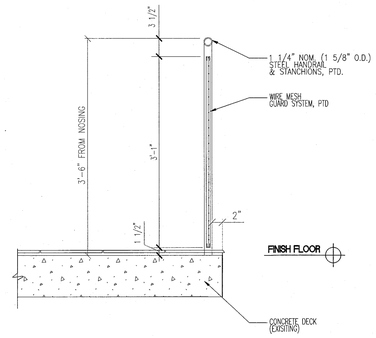
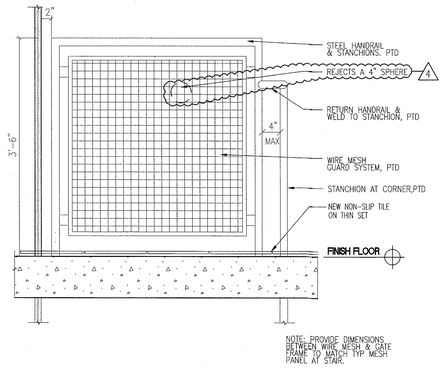
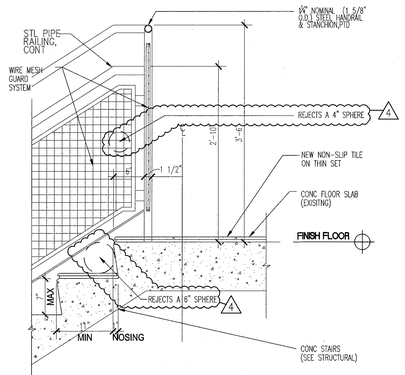


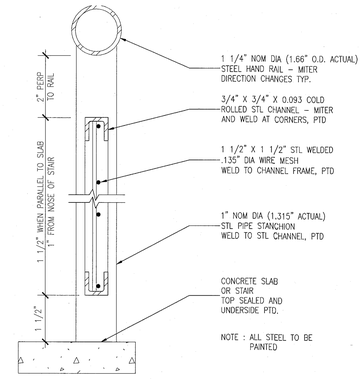
11 SECTION AT TOP BALCONY
SCALE: 1" = 1'-0"



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

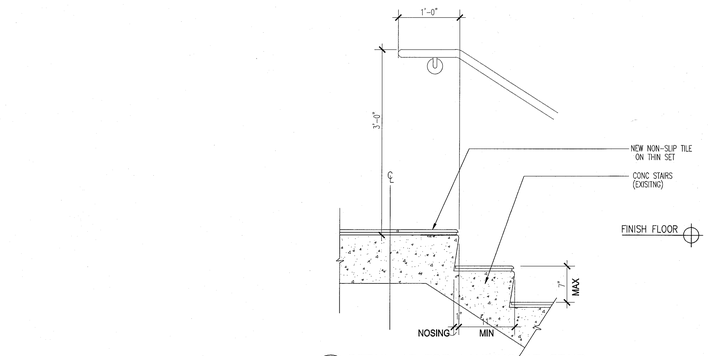


9 DETAIL AT TOP LANDING BALCONY
SCALE: 1" = 1'-0"

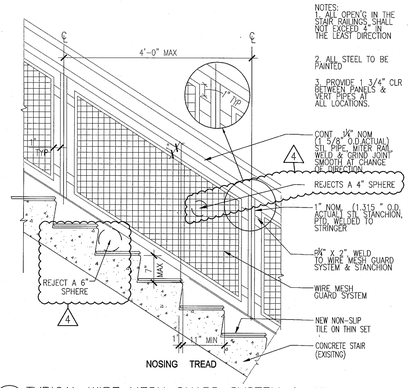


5 DETAIL AT RAILING – WIRE MESH GUARD SYSTEM
SCALE: 6" = 1'-0"

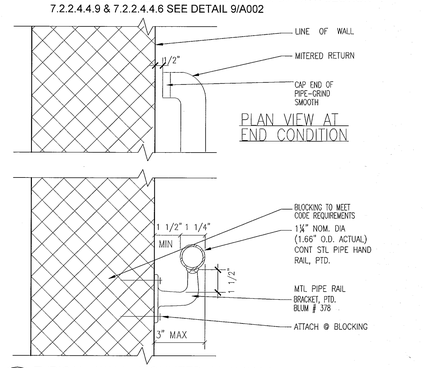
NOTE:
1 ALL GUARDRAILS TO COMPLY WITH FBC 1012
2 ALL HANDRAIL TERMINATION MUST COMPLY WITH SECTION 7.2.2.4.4.9 & 7.2.2.4.4.6 SEE DETAIL 9/A002



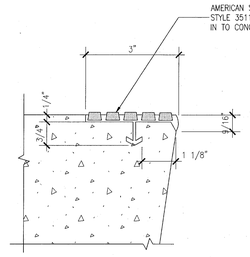
8 DETAIL AT TOP LANDING AT STAIR
SCALE: 1" = 1'-0"



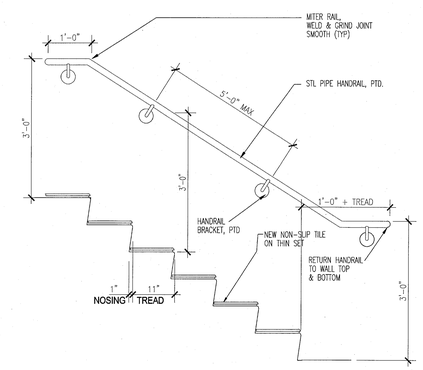
4 TYPICAL WIRE MESH GUARD SYSTEM & STAIR
SCALE: 3/4" = 1'-0"



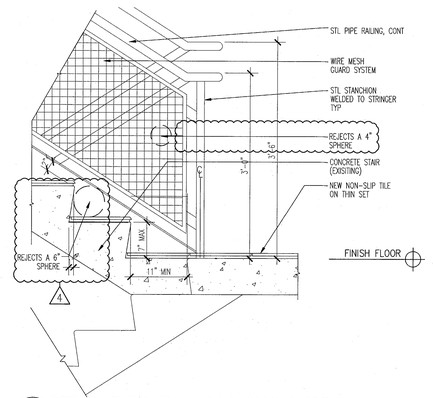
2 TYPICAL WALL MOUNTED HANDRAIL
SCALE: 1" = 1'-0"



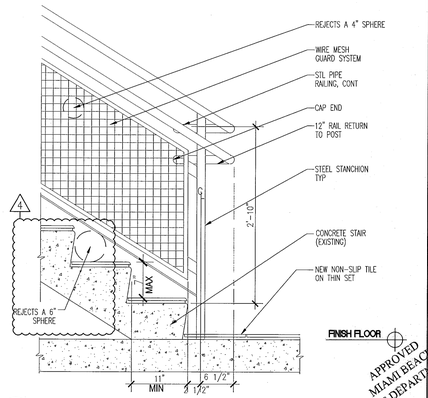
10 TREAD NOSING DETAIL
SCALE: 6" = 1'-0"



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



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



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

APPROVED MIAMI BEACH FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE

MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

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

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

100% CONSTRUCTION DOCUMENT SET

SEAL

S-22141
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Boston Miami

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

SHEET TITLE

STAIR TYP. DETAILS

SHEET NUMBER

A617

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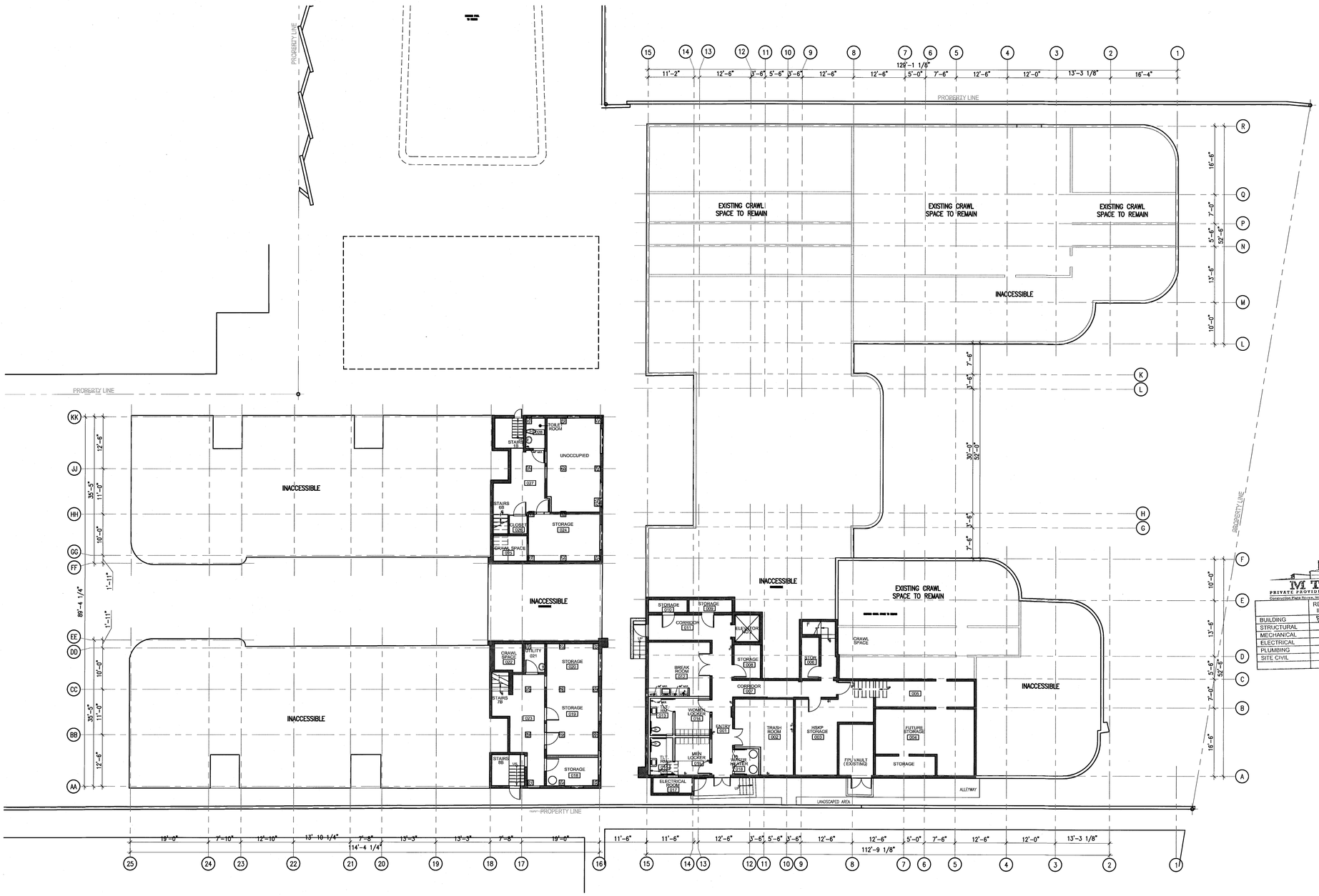
GENERAL NOTES

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 GFIC 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).
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 MEP-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.

SHEET NOTES

LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET – GROUND FAULT INTERRUPTOR CIRCUIT (GFIC)
- NEW VOICE/DATA OUTLET
- OUTLET–DEDICATED DUPLEX (D)
- RELOCATED THERMOSTAT
- NEW POWER OUTLET
- SWITCH
- OUTLET– CEILING COMBINATION POWER AND VOICE (PPH)
- TELEVISION JACK (TV)
- FLOOR QUAD
- OUTLET – CEILING
- THREE WAY SWITCH (3)
- E INDICATES EXISTING POWER/SIGNAL DEVICE



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

PERMIT SET

NORTH SEAL

Jonathan Cardello
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Boston Miami

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

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

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

SHEET TITLE

BASEMENT LEVEL POWER & SIGNAL PLAN

SHEET NUMBER

A700

APPROVED MIAMI BEACH FIRE DEPARTMENT

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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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6. MOUNTING HEIGHTS OF ALL DEVICES ARE SHOWN ON POWER & SIGNAL DEVICE ELEVATION, U.O.N. REFER TO A751.
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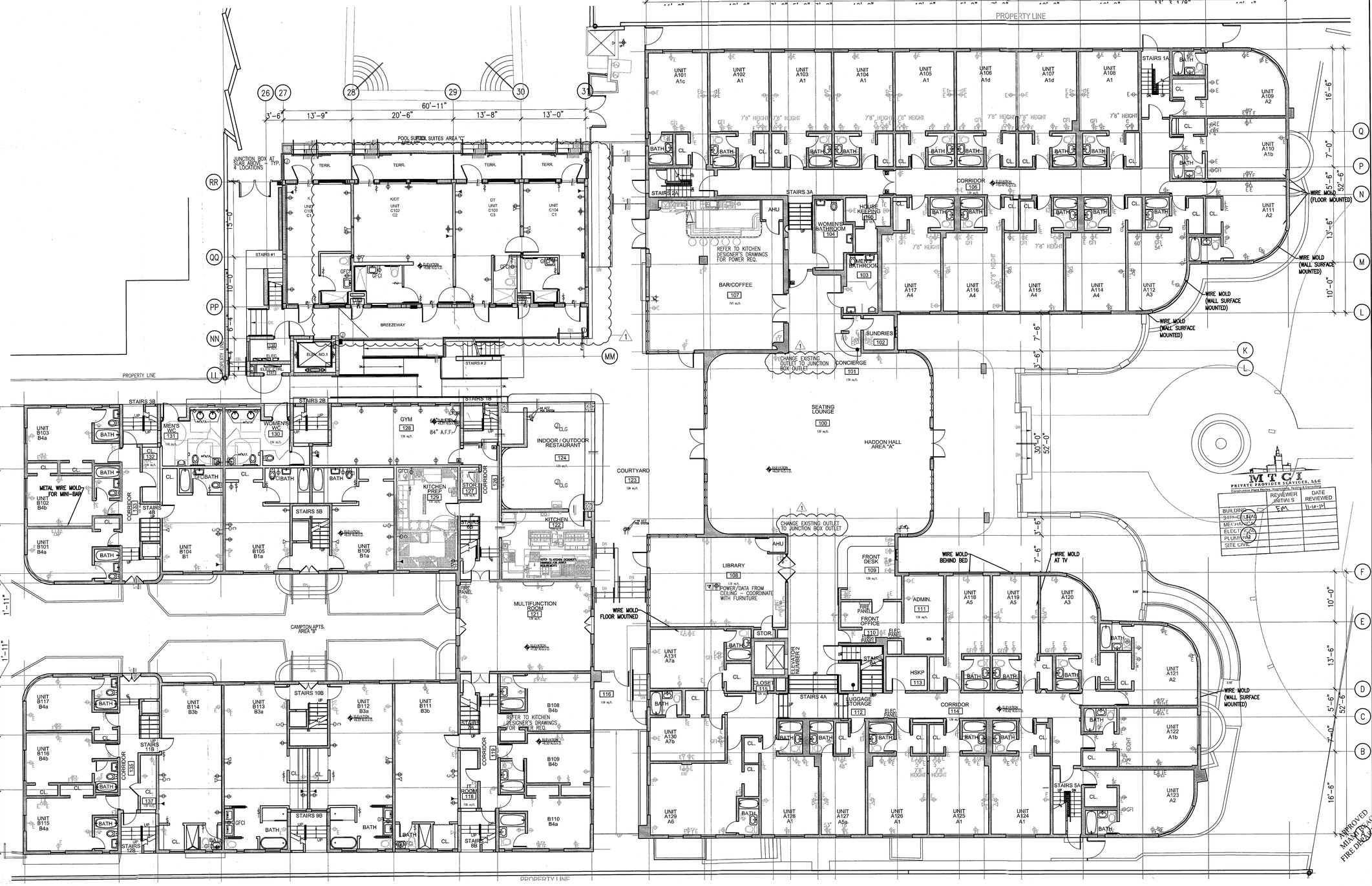
16. FINISHES FOR COVER PLATES TO BE WHITE U.O.N. FINISHES FOR ELECTRICAL AND FIRE ALARM DEVICES TO BE WHITE, U.O.N.

LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- GFIC — OUTLET – GROUND FAULT INTERRUPTOR CIRCUIT
- NEW VOICE/DATA OUTLET
- OUTLET – VOICE
- OUTLET – DATA
- OUTLET–DEDICATED DUPLEX
- RELOCATED THERMOSTAT
- NEW POWER OUTLET
- SWITCH
- OUTLET– CEILING COMBINATION POWER AND VOICE
- TELEVISION JACK
- FLOOR QUAD
- OUTLET – CEILING
- 3 — THREE WAY SWITCH
- E — INDICATES EXISTING POWER/SIGNAL DEVICE
- 5 CLG. — JOINT BOX LOCATION IN CEILING
- UP — QUADRAPLEX WP



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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

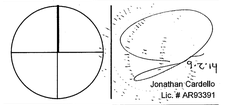
KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL



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Boston Miami

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

SHEET TITLE

FIRST FLOOR POWER & SIGNAL PLAN

SHEET NUMBER

A701

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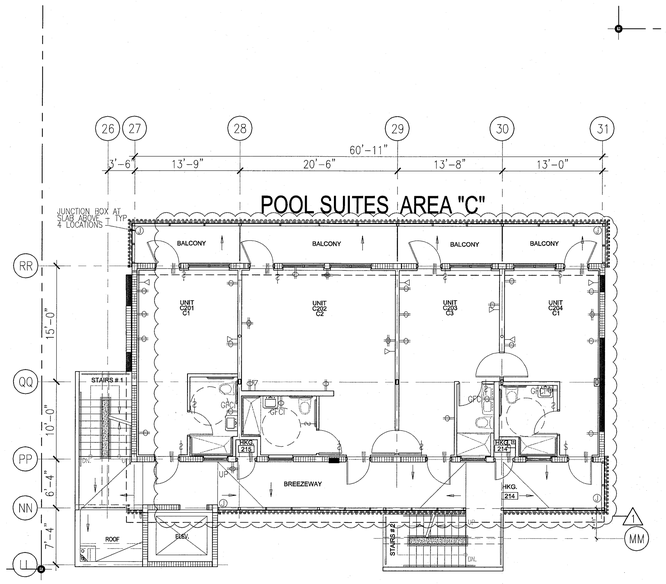
GENERAL NOTES

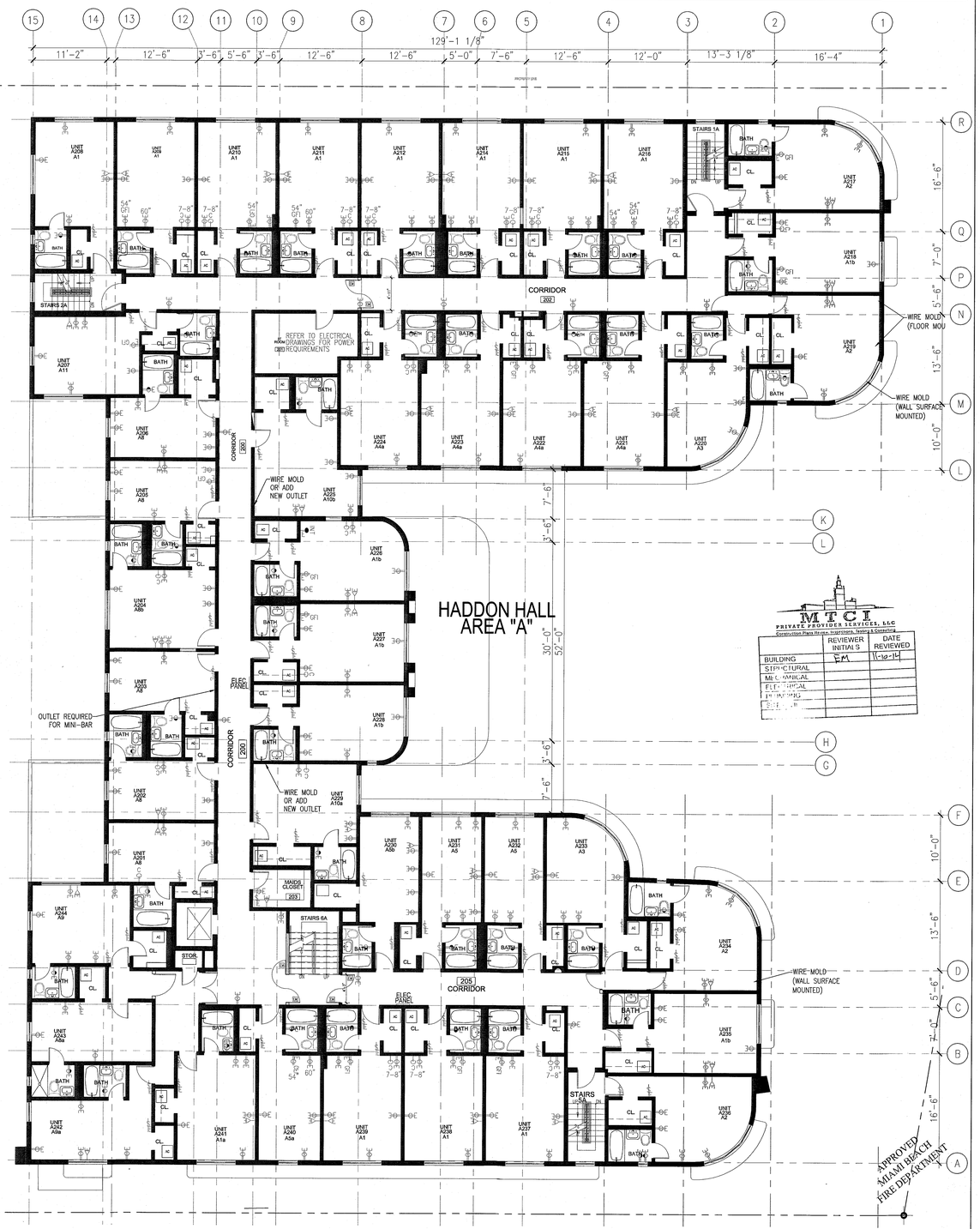
1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION, OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR IS TO COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS.
2. IF EXISTING OUTLETS OCCUR WITHIN 1'-0" OF A NEW OUTLET LOCATION, VERIFY WITH ARCHITECT IF EXISTING LOCATION CAN OVER RIDE FOR REUSE.
3. ALL OUTLETS PLACED WITHIN A 6'-0" RADIUS OF WET WALL LOCATIONS TO BE GFIC TYP.
4. CC 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).
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 MDP-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.

SHEET NOTES

LEGEND

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





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

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

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

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

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

100% CONSTRUCTION DOCUMENT SET

NORTH SEAL

STATE OF FLORIDA
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Boston Miami

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

SHEET TITLE

SECOND FLOOR POWER & SIGNAL PLAN

SHEET NUMBER

A702

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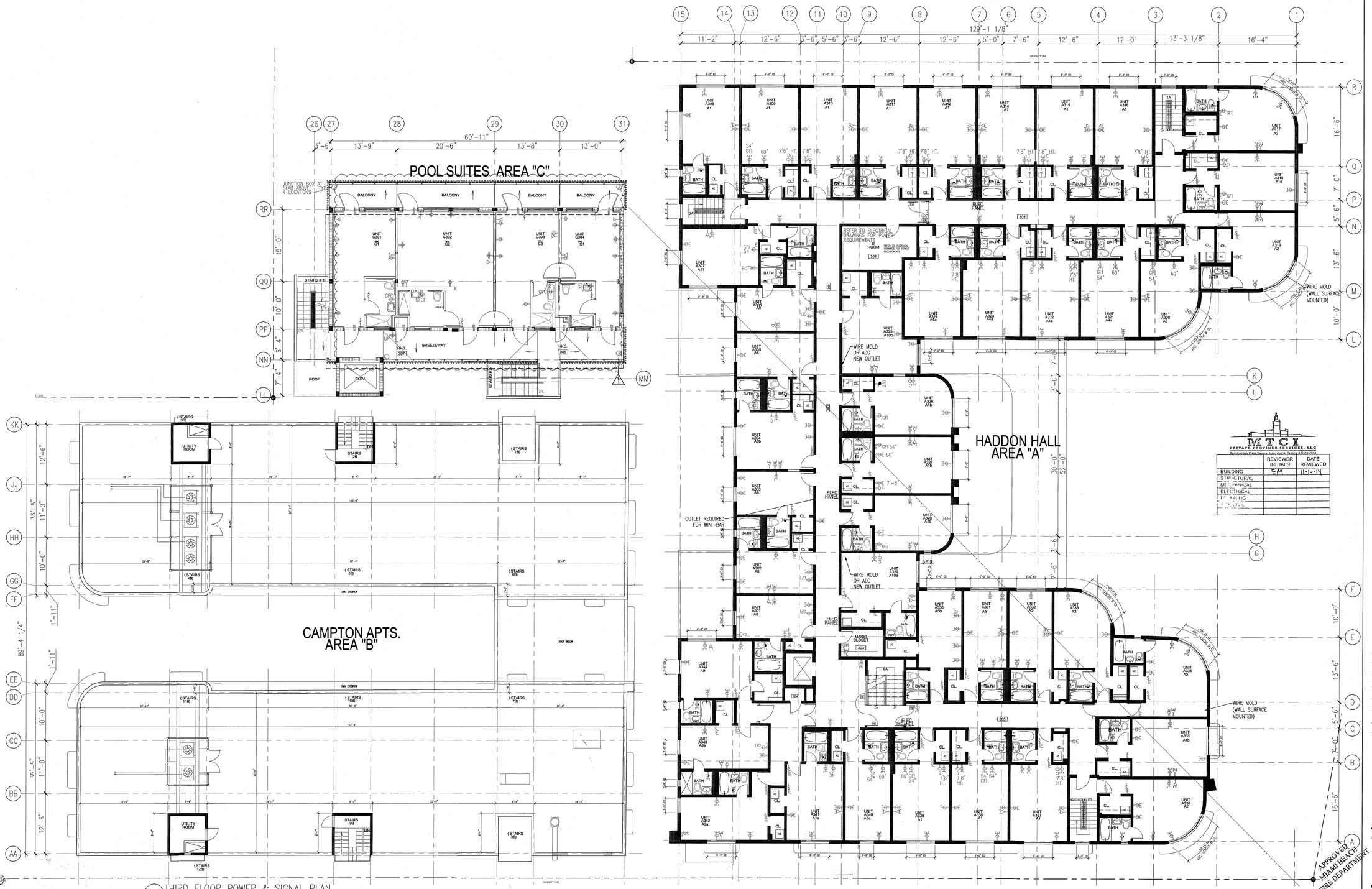
GENERAL NOTES

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 GFIC 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 A7S1.
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).
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 8" 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 MEP-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.

SHEET NOTES

LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- ALLC. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET – GROUND FAULT INTERRUPTOR CIRCUIT
- NEW VOICE/DATA OUTLET
- OUTLET – VOICE
- OUTLET – DATA
- OUTLET–DEDICATED DUPLEX
- RELOCATED THERMOSTAT
- NEW POWER OUTLET
- SWITCH
- OUTLET– CEILING COMBINATION POWER AND VOICE
- TELEVISION JACK
- FLOOR QUAD
- OUTLET – CEILING
- THREE WAY SWITCH
- INDICATES EXISTING POWER/SIGNAL DEVICE
- JOINT BOX LOCATION IN CEILING
- QUADRAPLEX WP



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

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

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

HADDON HALL
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MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

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

100% CONSTRUCTION DOCUMENT SET

NORTH

SEAL

5-22-14
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Boston Miami

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

SHEET TITLE

THIRD FLOOR POWER & SIGNAL PLAN

SHEET NUMBER

A703

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GENERAL NOTES

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5. ALL EXISTING OUTLETS TO REMAIN, U.O.N.
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7. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
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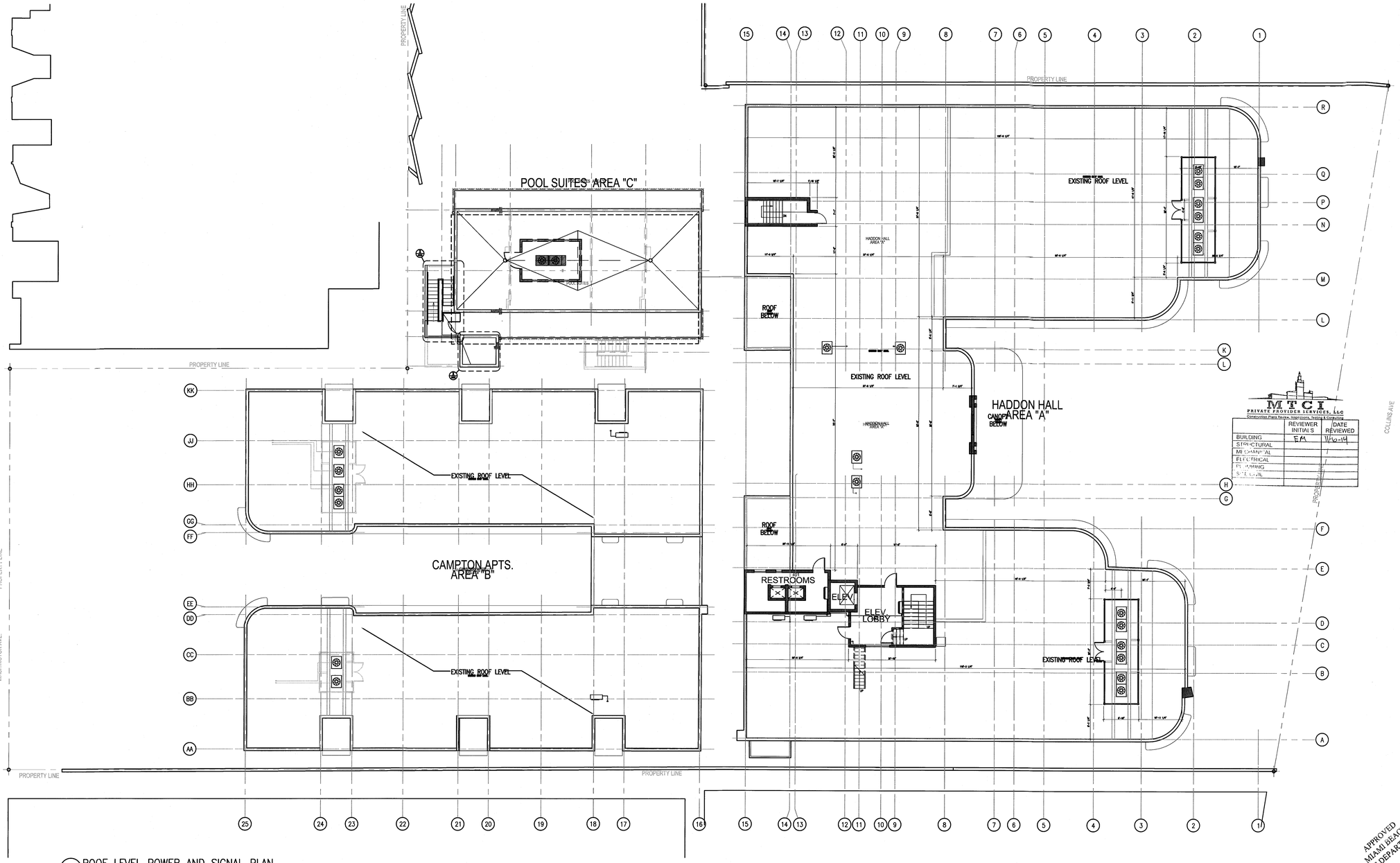
SHEET NOTES

LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- NEW PARTITION
- N.I.C. SHADING
- EXISTING STRUCTURE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE INDICATOR
- OUTLET – GROUND FAULT INTERRUPTOR CIRCUIT (GFIC)
- NEW VOICE/DATA OUTLET
- OUTLET–DEDICATED DUPLEX (D)
- RELOCATED THERMOSTAT (T)
- NEW POWER OUTLET
- SWITCH
- OUTLET– CEILING COMBINATION POWER AND VOICE (P&V)
- TELEVISION JACK (TV)
- FLOOR QUAD
- OUTLET – CEILING
- THREE WAY SWITCH (3)
- INDICATES EXISTING POWER/SIGNAL DEVICE (E)



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

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

HADDON HALL
1500 COLLINS AVE
MIAMI BEACH, FL

KEYPLAN N.T.S.

REVISIONS

NO.	DESCRIPTION	ISSUE DATE

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

	REVIEWER INITIALS	DATE REVIEWED
BUILDING	EM	1/30-14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SPECIAL		

PERMIT SET

NORTH SEAL

STATE OF FLORIDA
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Boston Miami

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

SHEET TITLE

ROOF LEVEL POWER & SIGNAL PLAN

SHEET NUMBER

A704

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