

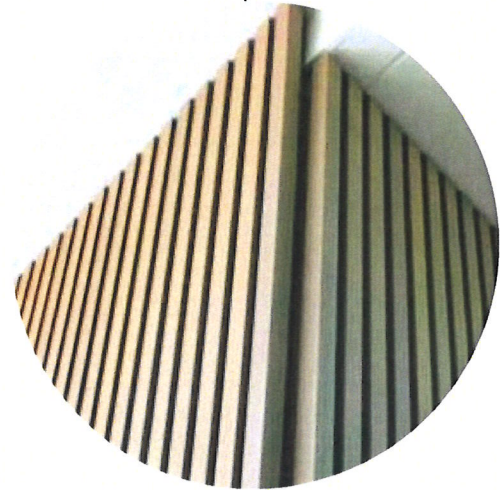
SHERWIN WILLIAMS
SW 7006
EXTRA WHITE



PAC-CLAD
FLUSH PANES
LUXORE DYNASTY
(OR SIMILAR)



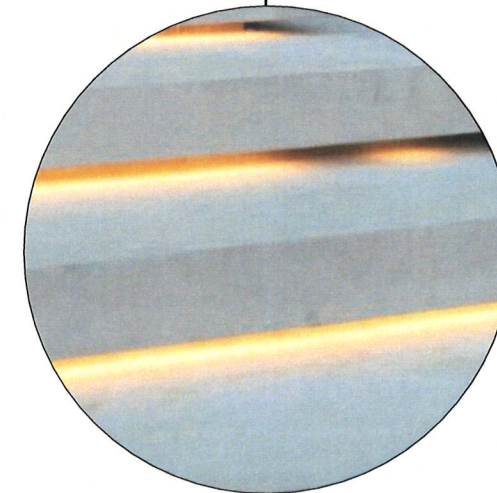
ALUMINUM SLATS
B+D INDUSTRIES - FORTINA
TA-758 VENT WALNUT FINISH
(OR SIMILAR)



ALUMINUM SLATS
B+D INDUSTRIES - FORTINA
TA-758 VENT WALNUT FINISH
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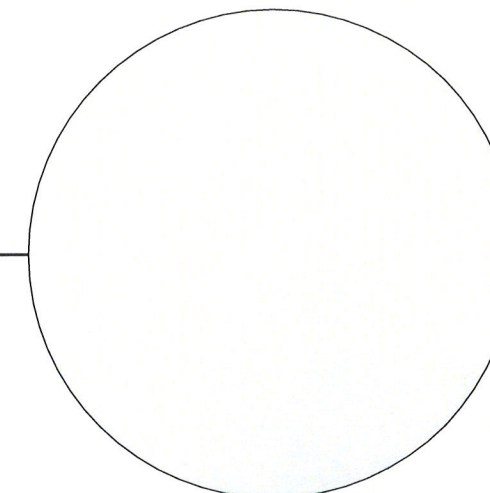
ALUMINUM LETTER
BACK LIT
SURFACE MOUNTED



CONCRETE STAIR
UNDERSIDE LIT



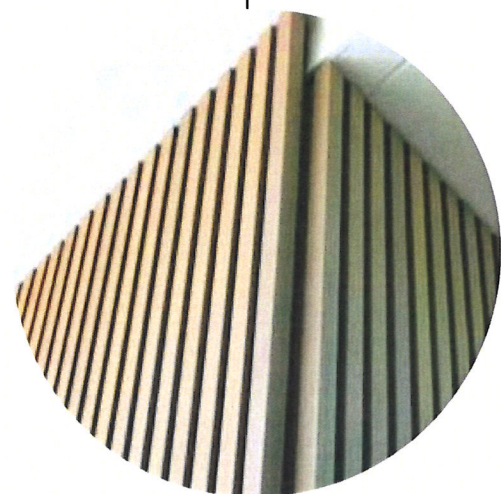
CONCRETE
SMOOTH FINISH
SEALED & FLAT PROFILE HANDRAIL



SHERWIN WILLIAMS
SW 7006
EXTRA WHITE



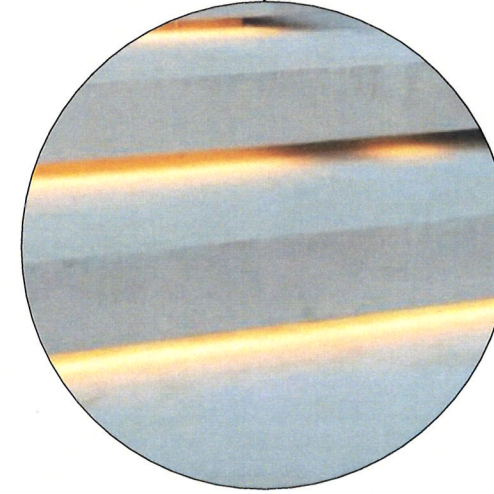
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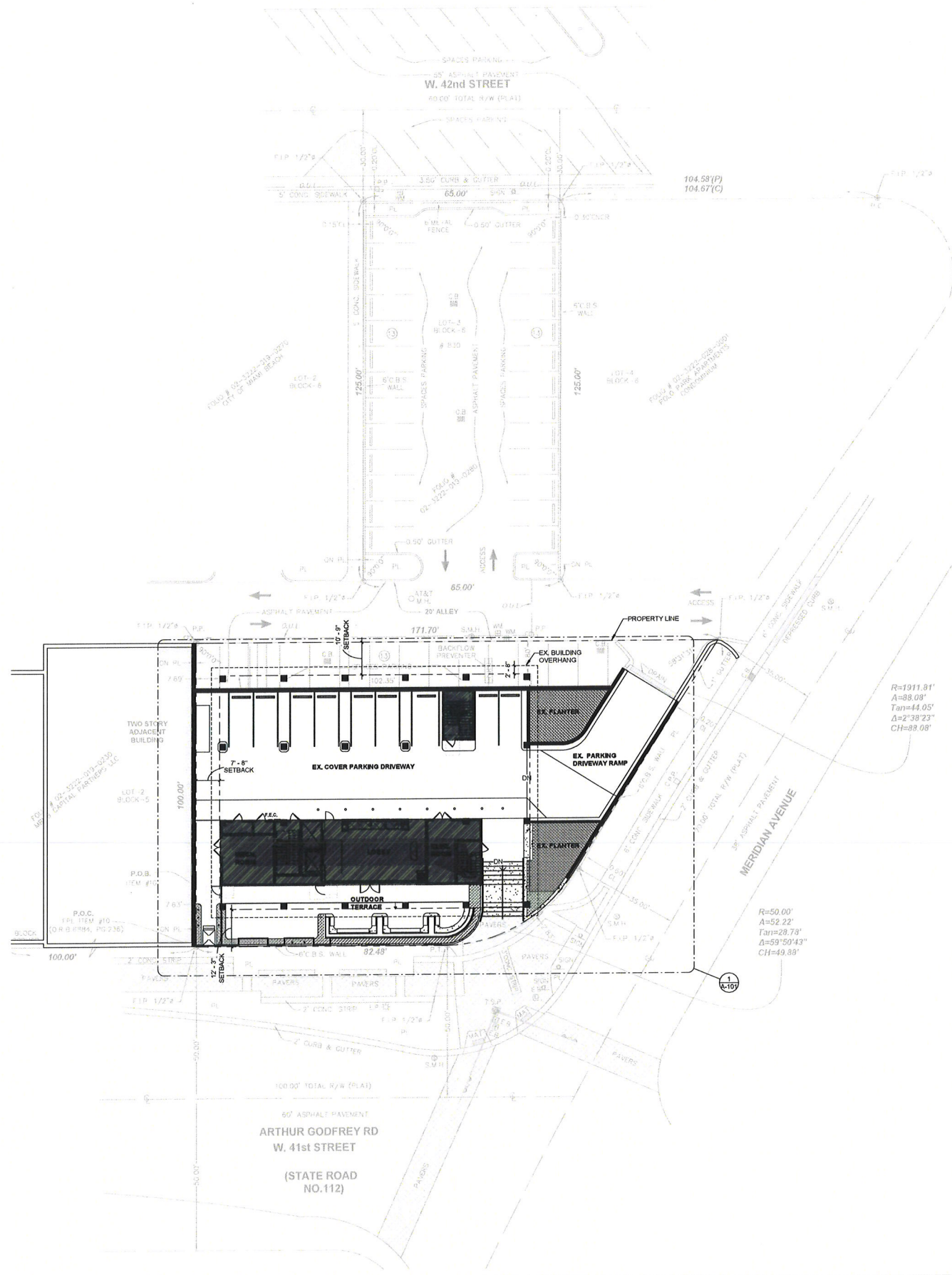
ALUMINUM LETTER
BACK LIT
SURFACE MOUNTED



CONCRETE STAIR
UNDERSIDE LIT



CONCRETE
SMOOTH FINISH
SEALED & FLAT PROFILE HANDRAIL



1 SITE PLAN
1/16" = 1'-0"

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SEAL / SIGNATURE



ISSUE

DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project	9768.00
Drawn	OV
Checked	Checker
Project	DRB
Phase:	

SHEET NAME

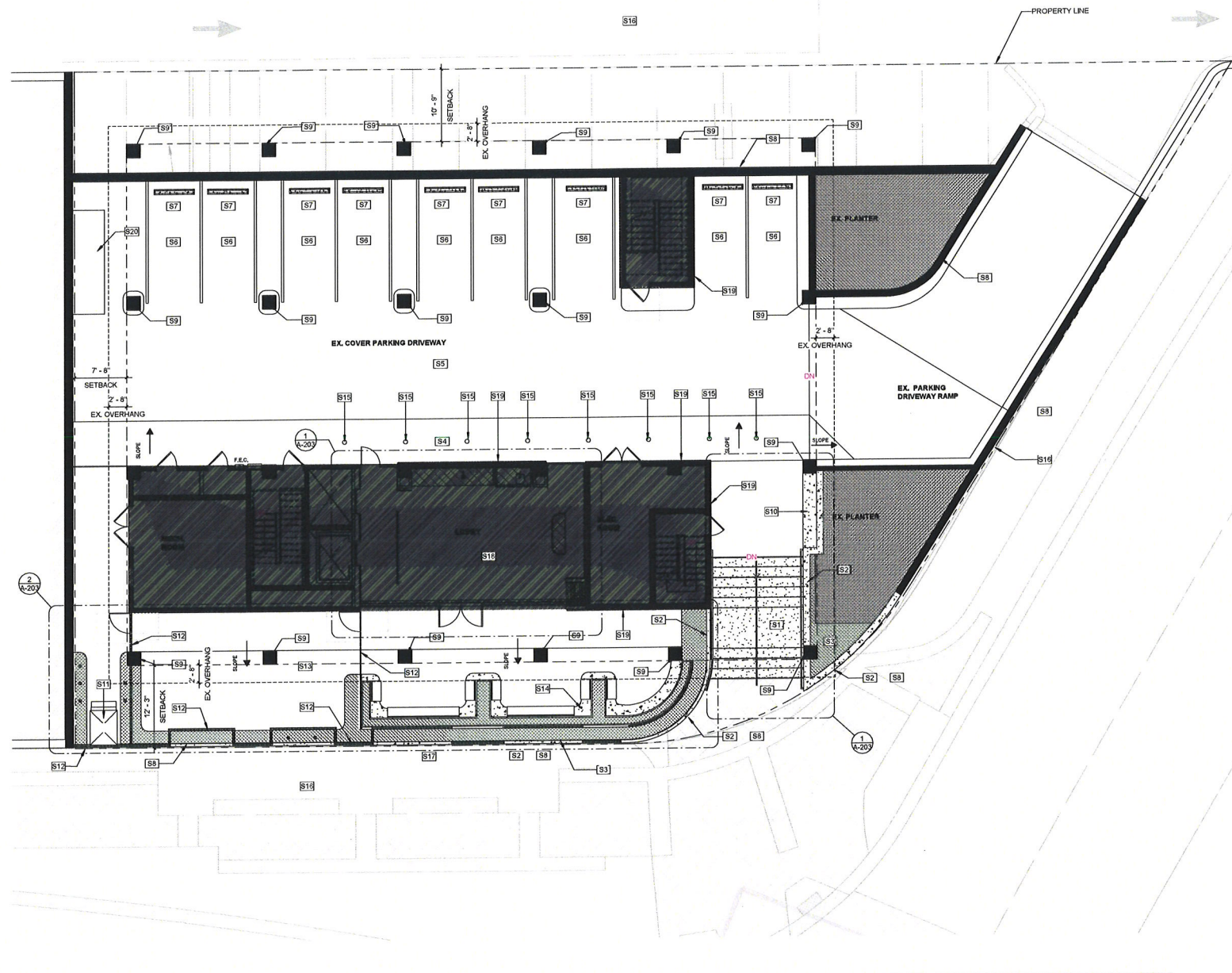
SITE PLAN



A-100

SCALE
As
Indicated

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GENERAL NOTES - CONSTRUCTION

2. GENERAL CONTRACTOR TO VERIFY EXISTING CONSTRUCTION IN FIELD. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY "AS-BUILT" CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.
3. ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE "CHALK LINE" LAYOUT OF THE FOLLOWING ITEMS FOR THE ARCHITECT'S ON-SITE APPROVAL: PARTITION LAYOUT WITH DOOR AND DOOR SWING LOCATIONS, OUTLET AND TELEDATA LOCATIONS, SWITCH AND SWITCH BANK LOCATIONS, TRANSFORMER PANS, AND SUPPLEMENTAL MECHANICAL EQUIPMENT LOCATIONS, CEILING SOFFIT LOCATIONS, MOVABLE PARTITION TRACK LAYOUTS, VAV BOXES AND LIGHTING LAYOUTS FOR RECEPTION AREAS, CONFERENCE ROOMS, AND MAJOR PUBLIC SPACES.
5. GENERAL CONTRACTOR TO COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
6. GENERAL CONTRACTOR TO ARRANGE AND MODIFY ALL EXISTING NON-VISIBLE MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO ENSURE ADEQUATE CLEARANCE FOR CEILING INSTALLATION AS SHOWN. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
7. ALL HOLES IN SLABS ARE TO BE FILLED WITH CODE-COMPLIANT FILLER. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING SPECS FOR SLAB PENETRATION FIRE-STOP REQUIREMENTS. MAINTAIN THE EXISTING FLOOR SLAB RATING AT ALL FLOOR SLAB PENETRATIONS AS REQUIRED BY U.L. DESIGN GUIDELINES.
8. GENERAL CONTRACTOR TO FLASH PATCH ALL FLOORS AS REQUIRED TO RESTORE CONCRETE FLOORING TO LIKE NEW AND LEVEL CONDITION TO SATISFY ALL ASSEMBLY AND INSTALLATION REQUIREMENTS.
9. GENERAL CONTRACTOR TO PATCH ALL SURFACES TO MATCH ADJACENT SURFACES IN A MANNER SUITABLE TO RECEIVE FINISHES.
11. ALL NEW DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE, UNLESS NOTED OTHERWISE.
17. ALL UNFINISHED BASE BUILDING CORE WALLS, PERIMETER WALLS, OR COLUMNS ARE TO BE FURRED OUT WITH GYPSUM BOARD.
20. ALL DOORS, MILLWORK, DEVICES, ETC. SCHEDULED TO REMAIN ARE TO BE CLEANED, TESTED, SERVICED IF REQUIRED, AND RESTORED TO FULL OPERATING CONDITION. FINISHES TO BE REPAIRED AND RESTORED TO LIKE NEW CONDITION.
21. POROUS OR FIBROUS MATERIALS AND OTHER MATERIALS SUBJECT TO MOISTURE DAMAGE SHALL BE PROTECTED FROM MOISTURE DURING THE CONSTRUCTION PHASE. MATERIAL DAMAGED BY MOISTURE OR THAT ARE VISIBLY COLONIZED BY FUNGI EITHER PRIOR TO DELIVERY OR DURING THE CONSTRUCTION PHASE SHALL BE CLEANED AND DRIED OR, WHERE DAMAGE CANNOT BE CORRECTED BY SUCH MEANS, SHALL BE REMOVED AND REPLACED.

KEY NOTES - SITE PLAN

KEY	NOTE
S1	NEW CONCRETE STAIRS WITH LIT TREADS & HANDRAILS
S2	NEW RETAINING WALL
S3	NEW PLANTER AREA, PROVIDE IRRIGATION & LIGHTING
S4	NEW 1:20 RAMP
S5	COVER PARKING DRIVEWAY AND CURBS TO BE PAINTED, COLOR FINISH TBD
S6	EXISTING PARKING STRIPES TO BE RE-STRIPE
S7	EXISTING WHEEL STOP TO BE PAINTED, COLOR FINISH TBD
S8	EXISTING & NEW RETAINING WALLS TO RECEIVE NEW FINISH
S9	EXISTING COLUMNS TO RECEIVE NEW FINISH
S10	NEW CONCRETE BENCH
S11	NEW ADA LIFT
S12	NEW SLATTED FENCE
S13	EXTERIOR TERRACE TO RECEIVE NEW FLOOR FINISH, G.C TO MAINTAIN EXISTING SLOPE.
S14	NEW CONCRETE BENCH WITH BACK REST PLANTER
S15	NEW ILLUMINATED BOLLARD-HELIX BOLLARD SERIES 600 W/ SECURITY CORE - 400K - SURGE PROTECTOR - FINISH TBD
S16	ALL AREAS OUTSIDE PROPERTY LINE TO REMAIN UNDISTURBED. GC TO REPAIR ANY DAMAGED AREAS CAUSED DURING CONSTRUCTION AT THEIR EXPENSES
S17	G.C TO PROVIDE ADD ALTERNATE TO PAINT FINISH ENTIRE BUILDING EXTERIOR SURFACES/FACADES
S18	INTERIOR IMPROVEMENTS SCOPE ON INTERIOR CONSTRUCTION SHEETS.
S19	NEW SLATTED CLADDING ON EXISTING EXTERIOR WALLS
S20	PATCHED CONCRETED AREA

1 PRICING SITE PLAN
1/8" = 1'-0"

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Drawn OV
Checked Checker
Project DRB
Phase:

SHEET NAME

ENLARGE SITE PLAN



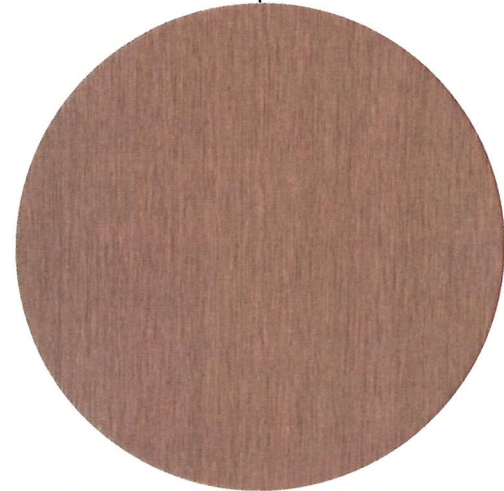
SCALE
1/8" = 1'-0"

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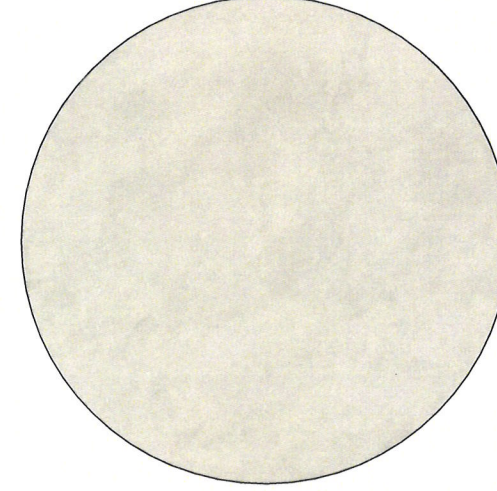
ALUMINUM SLATS
 B+D INDUSTRIES - FORTINA
 TA-758 VENT WALNUT FINISH
 (OR SIMILAR)



WOOD DECKING
 RESYSTA - RESG010612
 C-08 BURMA
 (OR SIMILAR)



ANODIZE STOREFRONT
 EURO-WALL
 VISTA FOLD HVHZ
 BRONZE
 (OR SIMILAR)



CONSENTINO TILE
 DEKTON
 ALBARIUM - KRAFTIZEN
 (OR SIMILAR)



CONCRETE
 SMOOTH FINISH
 SEALED



1 GROUND FLOOR RCP
3/16" = 1'-0"

GENERAL NOTES - REFLECTED CEILING PLAN

- 4 GENERAL CONTRACTOR & SUBCONTRACTOR TO THOROUGHLY REVIEW ARCHITECTURAL AND ENGINEERING DOCUMENTS AND TO NOTIFY ARCHITECT AND ENGINEER IN WRITING IMMEDIATELY OF DISCREPANCIES FOR RESOLUTION PRIOR TO SUBMISSION OF BID AND TO PROCEEDING WITH WORK.
- 5 GENERAL CONTRACTOR TO REVIEW COORDINATION OF MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT AND ENGINEER IN WRITING IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO SUBMISSION OF BID AND TO PROCEEDING WITH WORK.
- 6 GENERAL CONTRACTOR AND SUBCONTRACTORS TO THOROUGHLY VERIFY AND COORDINATE ALL CONDITIONS IN FIELD INCLUDING ELECTRICAL PANEL CAPACITY, LOCATION AND CLEARANCES AT MECH DUCTS, ELECTRICAL ITEMS, SPRINKLERS AND ASSOCIATED PIPING AND SLAB HEIGHTS. NOTIFY ARCHITECT AND ENGINEER IN WRITING IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO SUBMISSION OF BID AND TO PROCEEDING WITH WORK.
- 7 GENERAL CONTRACTOR TO VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY "AS-BUILT" CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS, PRIOR TO COMMENCEMENT OF WORK.
- 12 GENERAL CONTRACTOR TO VERIFY AVAILABILITY AND QUANTITY OF FIXTURES NOTED TO BE RELOCATED. IF A NEW FIXTURE IS REQUIRED, IT IS TO MATCH EXISTING.
- 13 ALL DEVICES AND EQUIPMENT SCHEDULED TO REMAIN ARE TO BE CLEANED, TESTED, SERVICED IF REQUIRED, AND RESTORED TO FULL OPERATING CONDITION. ALL REUSED LIGHTING FIXTURES TO BE CLEANED AND RELAMPED.
- 14 ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.
- 15 FOR ADDITIONAL INFORMATION REGARDING LIGHT FIXTURE SPECIFICATIONS, REFER TO ENGINEERING DRAWINGS.
- 16 FOR EMERGENCY LIGHTING LOCATIONS REFER TO ENGINEERING DRAWINGS.
- 17 FOR EXIT SIGN LOCATIONS & SPECIFICATIONS REFER TO ENGINEERING DRAWINGS. ALL EXIT SIGNS ARE TO BE LOCATED IN THE CENTER OF A CEILING TILE, UNLESS NOTED OTHERWISE.
- 18 REFER TO MEP DRAWINGS FOR LOCATIONS AND TYPES OF EXIT SIGNS, STROBES, AND PULLS. ALL EXIT SIGNS TO BE CENTERED ON HALLWAYS AND/OR OPENING, UNLESS OTHERWISE NOTED.
- 19 REFER TO MEP ENGINEERING DOCUMENTS FOR LOCATIONS OF SUPPLY AND RETURN AIR DIFFUSERS, THERMOSTATS, EXIT LIGHTS AND LIFE SAFETY EQUIPMENT.
- 21 UNLESS NOTED OTHERWISE, REFER TO THE ENGINEERING DRAWINGS FOR LIGHT SWITCHING & LIGHT SWITCH LOCATIONS.
- 25 ALL HOLES IN SLABS ARE TO BE FILLED WITH CODE-COMPLIANT FILLER. REFER TO MEP SPECS FOR SLAB PENETRATION FIRE-STOP REQUIREMENTS. MAINTAIN THE EXISTING FLOOR AND CEILING SLAB RATINGS AT ALL SLAB PENETRATIONS AS REQUIRED BY UL DESIGN GUIDELINES.

RCP SYMBOLS

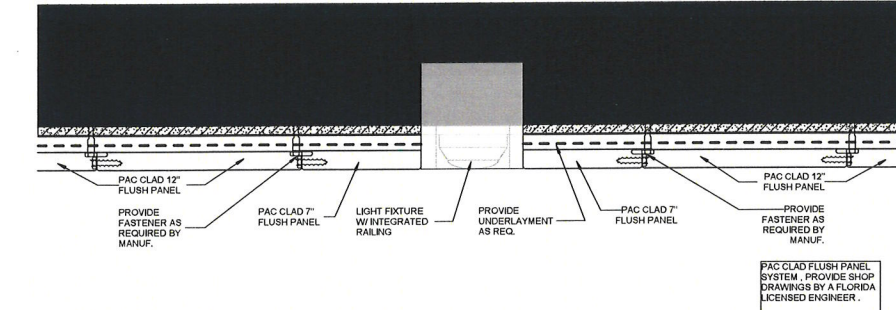
- EXPOSED CEILING TO UNDERSIDE OF UPPER SLAB. REMOVE ALL EXISTING UNUSED WIRING, DUCTWORK, ETC. DUCTWORK/HARDWARE TO BE AT A MINIMUM IN THIS AREA. ALL WIRING TO BE AT A MINIMUM IN THIS AREA, AND BUNDLED TO THE MINIMUM POSSIBLE CODE-COMPLIANT DIMENSIONS. PATCH ALL SLAB HOLES WITH CODE-COMPLIANT FILLER. SKIM COAT ALL ROUGH AREAS. ALL DUCTWORK, HARDWARE, ETC. AND SLAB TO BE PAINTED (SEE FINISH SCHEDULE).
- NIC.
- NEW METAL PANEL @ 13'-0" FLUSH TO EXISTING GWB CEILING, UNLESS NOTED OTHERWISE. SPEC. PAC-CLAD FLUSH/REVEAL SOFFIT SYSTEM. COLOR TBD. REFER TO DWGS FOR DIMENSIONS.
- EXISTING GWB CEILING @ 13'-0" AFF, UNLESS NOTED OTHERWISE. PAINT P1 (SEE FINISH SCHEDULE), UNLESS NOTED OTHERWISE.
- NEW LIGHT FIXTURE, LETTER INDICATES FIXTURE TYPE.
- EXISTING LIGHT FIXTURE TO BE REMOVED.

SCHEDULE - LIGHTING FIXTURES

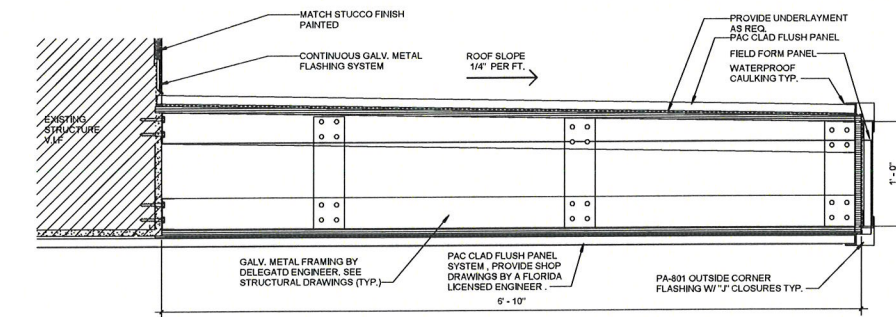
TYPE	DESCRIPTION	LAMP	MANUFACTURER	CATALOG#	COMMENTS
A	3" HEAD RECESSED LIGHT MOUNTED IN MAGNET TRACK SYSTEM	LED	CORONET	MAG PCK 35 MED BLK FL NA	
A1	MANSET TRACK SYSTEM, RECESSED MOUNTED, BLACK FINISH LENGTHS PER PLANS WITH FIELD VERIFICATION PRIOR TO RELEASE.	LED	CORONET	MAGR TRK X DR90 DR90 UNV NA ** BLK	
B	DECORATIVE PENDANT	LED			TBD.
C	LED UNDER STEP LIGHT STRIP	LED	KELVIX	SW3 X 35K VR * S IP97 / SW K AL CH SR 2M	
D	EMERGENCY LIGHT	LED	ACURTY	APF PEL DWHGXD UVOLT LTP 80RT FCT	
F	3-HEAD LIGHT MODULE STANDALONE	LED	CORONET	[3] MAG PCK 35 MED BLK FL NA MAGR TRK 1FT DR90 UNV NA ** BLK	
G	LED UNDERCABINET LIGHT STRIP	LED	KELVIX	DK 35K 24V CH502A 2 * CP EC SV ULV3596	
H	PLANTER LIGHTING	LED	INTERLUX		SEE SHEET A-301 FOR LOCATION.

KEY NOTES - REFLECTED CEILING PLAN

KEY	NOTE



2 CLADDING DETAIL TYP.
3" = 1'-0"



3 CANOPY DETAIL
1 1/2" = 1'-0"

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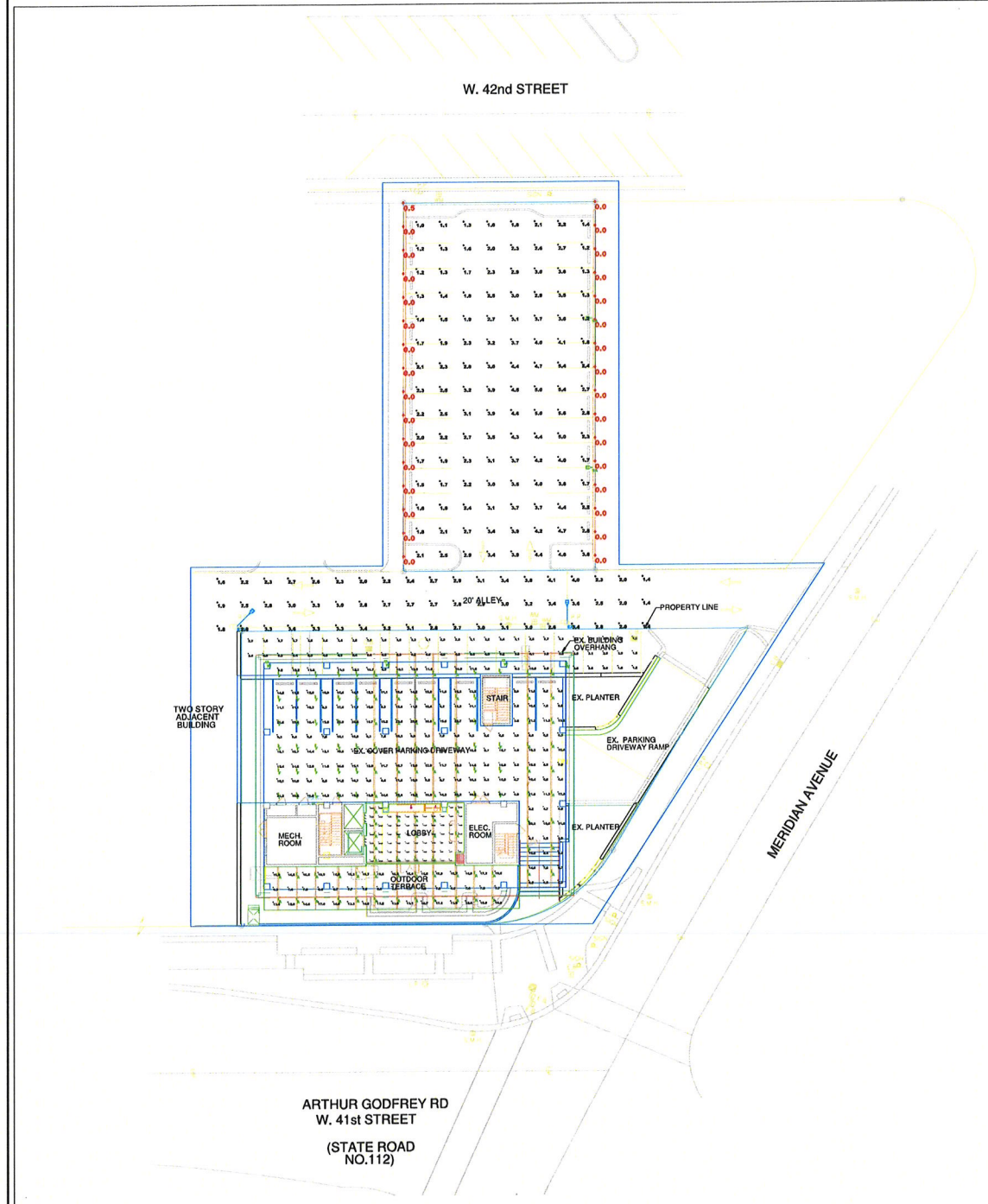
PRICING RCP PLAN



A-200

SCALE As Indicated

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SYMBOL	QTY	LEVEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	FINISHING	EMERGENCY	LPF	LUMINAIRE LUMENS	LUMINAIRE WATTS	ARRANGEMENT WATTS
[Symbol]	18	A	MULTIPLE - 1	Connect Box	800 PCE 20 100 0L 0L 0L 0L 0L	TRACK	NA	0.75	300	6	18
[Symbol]	1	EX1	Single	Over Lighting	EXISTING - 1000-1000-1000-1000 (LUMEN 41 100)	FILE MOUNTED APPROX OF A.P.A.	NA	1.00	8000	80	40
[Symbol]	18	F	MULTIPLE - 1	Connect Box	800 PCE 20 100 0L 0L 0L 0L 0L	TRACK	NA	0.75	300	6	18
[Symbol]	2	NA	Single	U.S. ARCHITECTURAL LIGHTING	REAR-PALE-OUT-PALE-1000-1000	FILE MOUNTED OF A.P.A.	NA	0.80	12000	1000	1000
[Symbol]	1	M	Single	Luminaire Lighting	MOVIE LIT P4 010 0100 100	FILE MOUNTED OF A.P.A.	NA	0.80	4377	4000	4000

LABEL	CALL TYPE	UNITS	SPACING Lx P (FT)	SPACING R x P (FT)	HEIGHT P (FT)	AW	MAX	MIN	AVG	WATTAGE
BLVD STREETLIGHT	Recessed	Pa	1	N/A	N/A	15.00	15.1	14.9	15.0	1.14
EXTENSION PARKING	Recessed	Pa	2	2	2	15.00	15.0	15.0	0.21	0.21
EXTENSION PARK PARKING	Recessed	Pa	2	2	2	8.00	10.0	10.0	0.17	0.17
LOBBY	Recessed	Pa	3	3	3	11.27	10.0	10.0	0.76	0.89
OUTDOOR LOBBY	Recessed	Pa	2	2	2	15.00	10.0	10.0	0.20	0.19
REAR PARKING LOT	Recessed	Pa	2	2	2	2.01	0.0	0.0	0.21	0.00
ALLEY	Recessed	Pa	2	2	2	0.75	0.1	0.1	0.20	0.00
WPL - REAR PARKING LOT	Recessed	Pa	2	N/A	N/A	0.00	0.0	0.0	N/A	N/A
WPL - RESIDENTIAL	Recessed	Pa	2	N/A	N/A	0.00	0.0	0.0	N/A	N/A

LABEL	AREA	TOTAL WATTS	LPF
LOBBY_LPF	100.0	89	0.89
OUTDOOR LOBBY_LPF	100.0	400	0.39

Scale: 1 Inch= 20 Ft.

DESCRIPTION:
EXTERIOR PARKING & LOBBY
NORMAL POWER

DATE:
8/4/2023

REV# 02

PROJECT:
801 ARTHUR GODFREY ROAD - MIAMI BEACH

Power & Lighting Systems, Inc.
 HONESTY INTEGRITY SERVICE SINCE 1952

Page 1 of 1

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ISSUE S
 DESCRIPTION REVISION NUMBER DATE

FILE INFORMATION
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