

**October 11, 2023**

**Design Review Board Hearing**

**DRB23-0948**

**801 West 41<sup>st</sup> Street, Miami Beach, Florida**



BERCOW  
RADELL  
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TAPANES

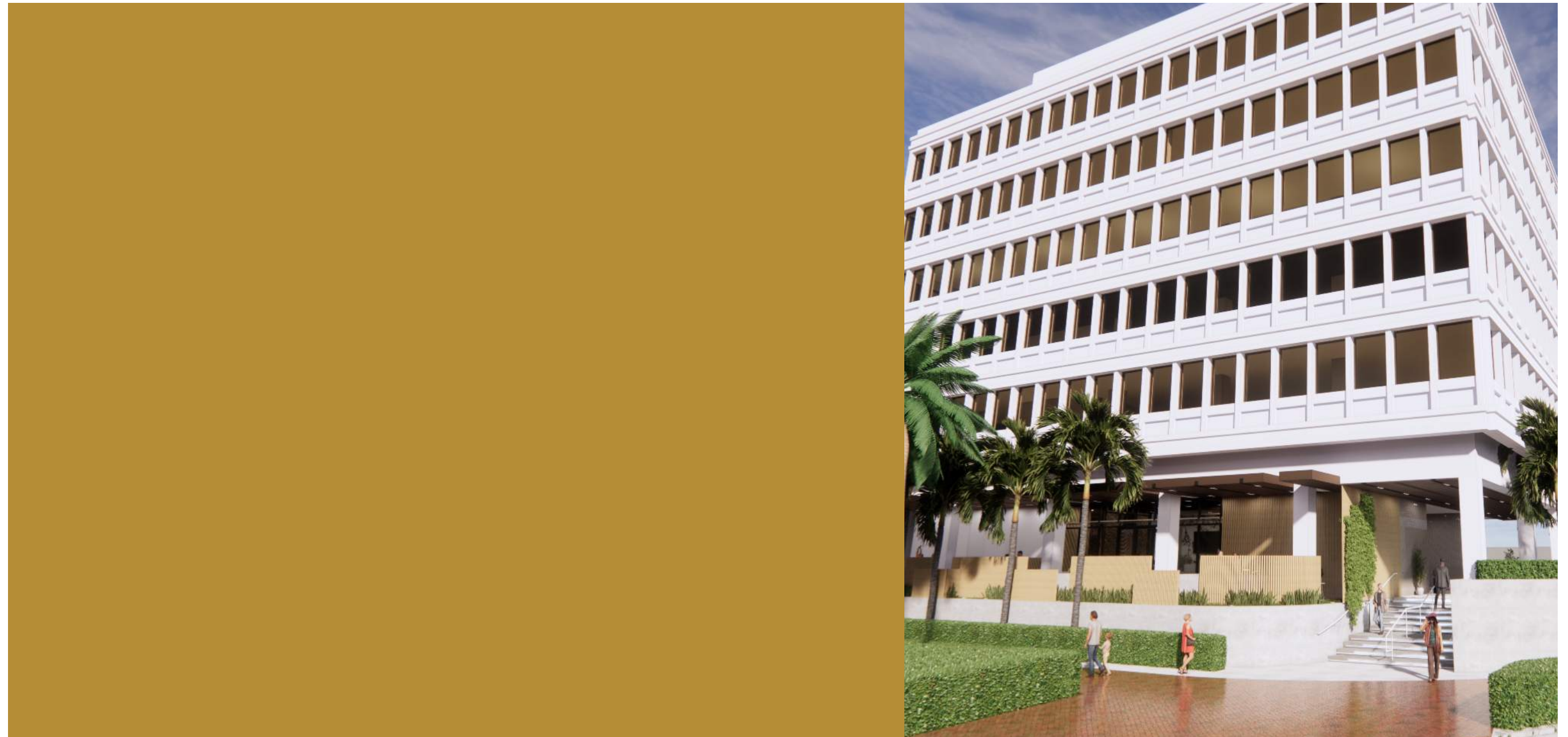
ZONING, LAND USE AND ENVIRONMENTAL LAW

# OTJ

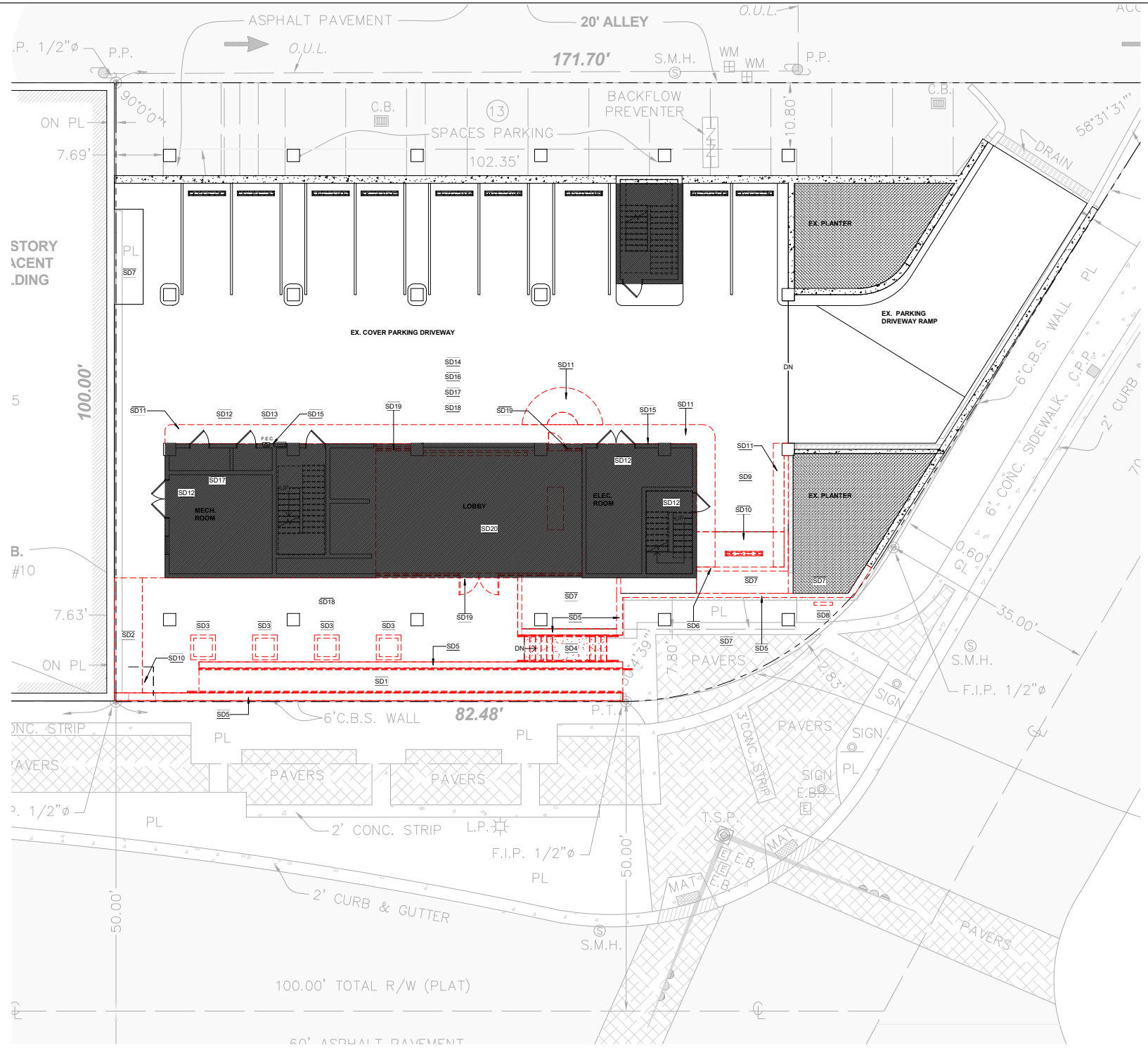
## EXTERIOR IMPROVEMENTS

801 ARTHUR GODFREY RD. MIAMI BEACH, FL 33140

OCTOBER 10, 2023







**1** DEMO SITE PLAN  
1/8" = 1'-0"

**GENERAL NOTES - DEMOLITION**

- 1 SEE SPECIFICATION BOOK FOR MORE INFORMATION.
- 2 THE CONTRACTOR IS DIRECTED TO LOCAL CODES AND REGULATIONS, AND IS TO FAMILIARIZE HER/HIMSELF WITH ALL WORK RELATING TO DEMOLITION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
- 3 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THE SITE PRIOR TO BID AND FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. ANY QUESTIONS, COMMENTS, OR CLARIFICATIONS SHALL BE ASKED IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF BID.
- 4 DEMOLITION DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE A GUIDE FOR DEMOLITION WORK IN THIS SPACE. THE CONTRACTOR SHALL PROCEED WITH CAUTION AND INVESTIGATE ALL EXISTING CONDITIONS THOROUGHLY. ANY DISCREPANCIES BETWEEN ASSUMED AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 5 IF THE DEMOLITION WORK REVEALS CONDITIONS THAT CREATE A CONFLICT WITH PROPOSED NEW WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- 6 PRIOR TO DEMOLITION, WALK THE PROJECT SITE AND RECORD EXISTING CONDITIONS. PREPARE A LOG WITH NOTATIONS AND PHOTOGRAPHS FOR SUBMISSION TO THE OWNER. FOCUS PARTICULAR ATTENTION ON AREAS THAT WILL REMAIN AT THE COMPLETION OF THE PROJECT. AREAS OF ATTENTION CAN INCLUDE BUT ARE NOT LIMITED TO: ELEVATOR CABS AND SILLS, ELEVATOR DOORS AND FRAMES, PERIMETER WINDOWS AND WINDOW SILLS, PERIMETER BLINDS AND BLIND POCKETS, WALK THE PROJECT SITE WITH THE OWNER, CONSTRUCTION MANAGER TO REVIEW DEFICIENCY LOG PREPARED AND REVIEW ALL ITEMS THAT ARE DAMAGED PRIOR TO THE START OF DEMOLITION. FAILURE TO DO SO, WILL RESULT IN THE ASSUMPTION THAT THE EXISTING TO REMAIN CONSTRUCTION WAS DAMAGED DURING THE COURSE OF CONSTRUCTION AND WILL BE REQUIRED TO BE RESTORED AT THE END OF THE PROJECT.
- 7 ALL DEMOLISHED ITEMS THAT ARE NOT SHOWN TO BE REUSED ARE TO BE OFFERED TO THE BUILDING OWNER PRIOR TO REMOVAL FROM THE SITE. IF BUILDING OWNER DOES NOT WANT ANY OF THE DEMOLISHED ITEMS, CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF THE ITEMS.
- 8 PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO TENANT, LANDLORD, OR ARCHITECT.
- 9 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.
- 10 ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES, AND WIRE CONDUIT THAT IS NOT REUSED IN THE NEW SCOPE OF WORK SHALL BE REMOVED.
- 11 CONTRACTOR SHALL REMOVE ALL MATERIALS ABOVE CEILING NOT SPECIFICALLY INDICATED TO REMAIN. ALL UNUSED WIRING, CABLES, CONDUIT, ETC. SHALL BE REMOVED AND STRIPPED BACK TO ORIGINAL SOURCE. THIS INCLUDES DATA CABLING THAT WILL NOT BE REUSED.
- 12 ALL ABANDONED TELEPHONE RINGS AND TERMINATIONS SHALL BE REMOVED (REMOVE BOX AND COVER PLATE, PATCH WALL TO LIKE-NEW CONDITION).
- 13 ALL ABANDONED ELECTRICAL OUTLETS SHALL HAVE THE BOX REMOVED TO THE PANEL. REMOVE BOX AND COVER PLATE. PATCH WALL TO LIKE-NEW CONDITION.
- 14 REMOVE ALL FLOOR FINISHES, WALL COVERINGS AND SPECIALTY FINISHES, AND WALL BASE UNLESS OTHERWISE NOTED IN AREAS OF NEW CONSTRUCTION. PREPARE WALL, FLOOR, AND CEILING SURFACES FOR NEW FINISH AS SPECIFIED. BASE BID SHALL INCLUDE ALL NECESSARY FLOOR PREP WORK TO ACCEPT NEW SPECIFIED FLOOR FINISHES.
- 15 PREPARE WALL, FLOOR, AND CEILING SURFACES FOR NEW FINISH AS SPECIFIED.
- 16 SALVAGE ALL DOORS, FRAMES, AND HARDWARE FOR REUSE UNLESS NOTED OTHERWISE.
- 17 ALL CEILINGS ARE TO REMAIN UNLESS NOTED OTHERWISE ON THE DEMOLITION OR REFLECTED CEILING PLANS.
- 18 ANY EXISTING BLINDS SHALL BE BOUND AND WRAPPED DURING DEMOLITION AND CONSTRUCTION, UNLESS SPECIFICALLY NOTED TO BE REMOVED.
- 19 GENERAL CONTRACTOR SHALL RETAIN ALL WASTE HAULING TICKETS AND RETAIN NO LESS THAN 50% OF NONHAZARDOUS CONSTRUCTION WASTE WHICH SHALL BE DIVERTED FROM DISPOSAL BY RECYCLING OR SALVAGE OF CONSTRUCTION MATERIALS AND WASTE AS STATED IN THE 2013 DC GREEN CONSTRUCTION SECTION 503

**KEY NOTES - SITE DEMOLITION**

SD1	REMOVE EXISTING CONCRETE RAMP AND RAILINGS. REFER TO SECTIONS.
SD2	REMOVE EXISTING PLANTER AND CONCRETE CAP. PREPARE SURFACE TO RECEIVE NEW FLOOR FINISH.
SD3	REMOVE EXISTING PLANTER. PREPARE SURFACE TO RECEIVE NEW FLOOR FINISH.
SD4	REMOVE EXISTING CONCRETE STAIRS AND RAILINGS. REFER TO SECTIONS.
SD5	SELECTIVE DEMOLITION OF EXISTING RETAINING WALL. REMOVE/MODIFY WALL. REFER TO SECTIONS AND STRUCTURAL DRAWINGS.
SD6	REMOVE EXISTING CONCRETE PLANTER WALL. REFER TO SECTIONS.
SD7	EXISTING HARDSCAPE/LANDSCAPE AREA TO BE REMOVED/MODIFIED. PREPARE SURFACES AS NEEDED. REFER TO NEW SCOPE.
SD8	REMOVE TERRAZZO AND 801 SIGNAGE. PATCH AND REPAIR SURFACE.
SD9	EXISTING PARKING AND WHEELSTOP TO BE REMOVED.
SD10	REMOVE PORTION OF SLAB. AS NEEDED. REFER TO NEW SCOPE.
SD11	REMOVE EXISTING CONCRETE CURB AND CURB RAMP. PREPARE SURFACE TO RECEIVE NEW FINISHES.
SD12	EXISTING EXTERIOR DOOR/FRAME/HARDWARE & LOUVERED OPENINGS TO REMAIN. INSPECT, PATCH, REPAIR & FINISH PAINT TO LOOK LIKE NEW. REPLACE WITH NEW, AS NEEDED.
SD13	EXTERIOR HOSE RACK CABINET AND FIRE EXTINGUISHER TO BE REPLACED - PROVIDE NEW FLUSH CABINETS.
SD14	ALL EXISTING DOOR SIGNAGE AND SECURITY LOCK BOXES, CARD READERS, FIRE STROBE LIGHTS AND EMERGENCY PULL HANDLES TO BE REPLACED WITH NEW.
SD15	EXISTING WATER VALVE LINE TO BE INSPECTED AND VERIFY IF WORKING. IF ABANDONED, REMOVE PATCH, REPAIR AND PREPARE SURFACE TO RECEIVE NEW FINISH.
SD16	REPLACE ALL FIRE SPRINKLER HEADS WITH NEW CONCEALED HEADS, COORDINATE WITH NEW FINISHES. REFER TO ENGINEER DRAWINGS.
SD17	ALL PARKING STRIPES TO BE RE-STRIPPED.
SD18	EXISTING FLOOR FINISH TO BE REMOVED, PATCH, REPAIR, AND PREPARE SURFACES TO RECEIVE NEW FINISH. MAINTAIN EXISTING FLOOR SLOPE.
SD19	REMOVE EXISTING STOREFRONT SYSTEM. REPLACE WITH NEW.
SD20	INTERIOR DEMO SCOPE ON INTERIOR DEMO SHEETS.

**OTJ**

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CLIENT

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801 ARTHUR GODFREY ROAD, MIAMI BEACH, FL 33140

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MIAMI, FL 33125  
P: 305.969.9423

SEAL / SIGNATURE



ISSUES

DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project 9768.00  
Drawn CV  
Checked Checker  
Project DRB  
Phase:

SHEET NAME

**DEMO SITE PLAN**

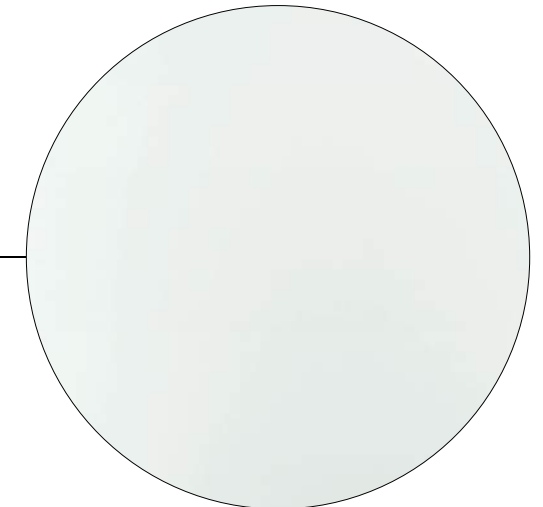


**AD-100**

SCALE  
1/8" = 1'-0"

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SHERWIN WILLIAMS  
SW 7006  
EXTRA WHITE



PAC-CLAD  
FLUSH PANELS  
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  
(OR SIMILAR)



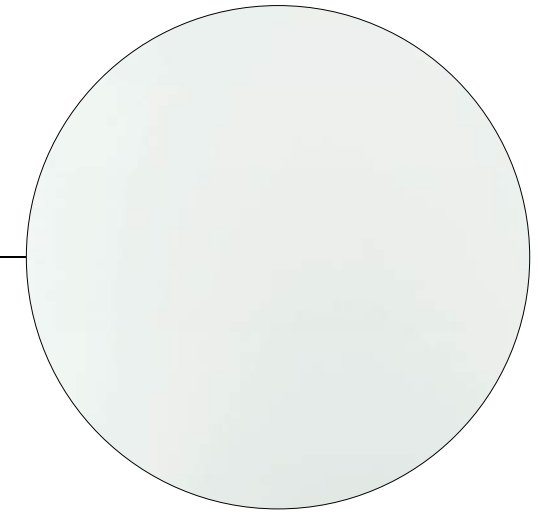
ALUMINUM LETTER  
BACK LIT  
SURFACE MOUNTED



CONCRETE STAIR  
UNDERSIDE LIT



CONCRETE  
SMOOTH FINISH  
SEALED & FLAT PROFILE HANDRAIL



SHERWIN WILLIAMS  
SW 7006  
EXTRA WHITE



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



ALUMINUM SLATS  
B+D INDUSTRIES - FORTINA  
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(OR SIMILAR)



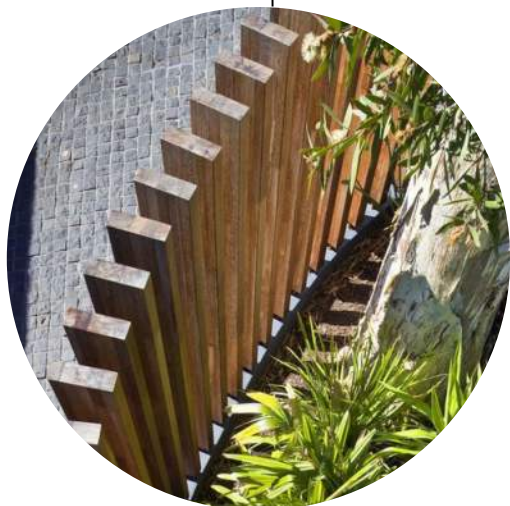
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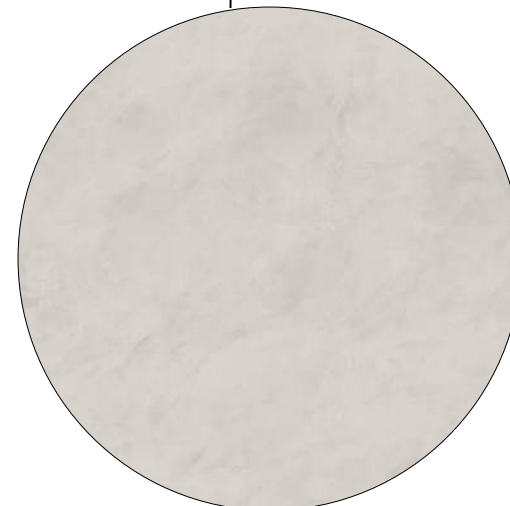
ALUMINUM SLATS  
B+D INDUSTRIES - FORTINA  
TA-758 VENT WALNUT FINISH  
(OR SIMILAR)



WOOD DECKING  
RESYSTA - RESGO10612  
C-08 BURMA  
(OR SIMILAR)



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

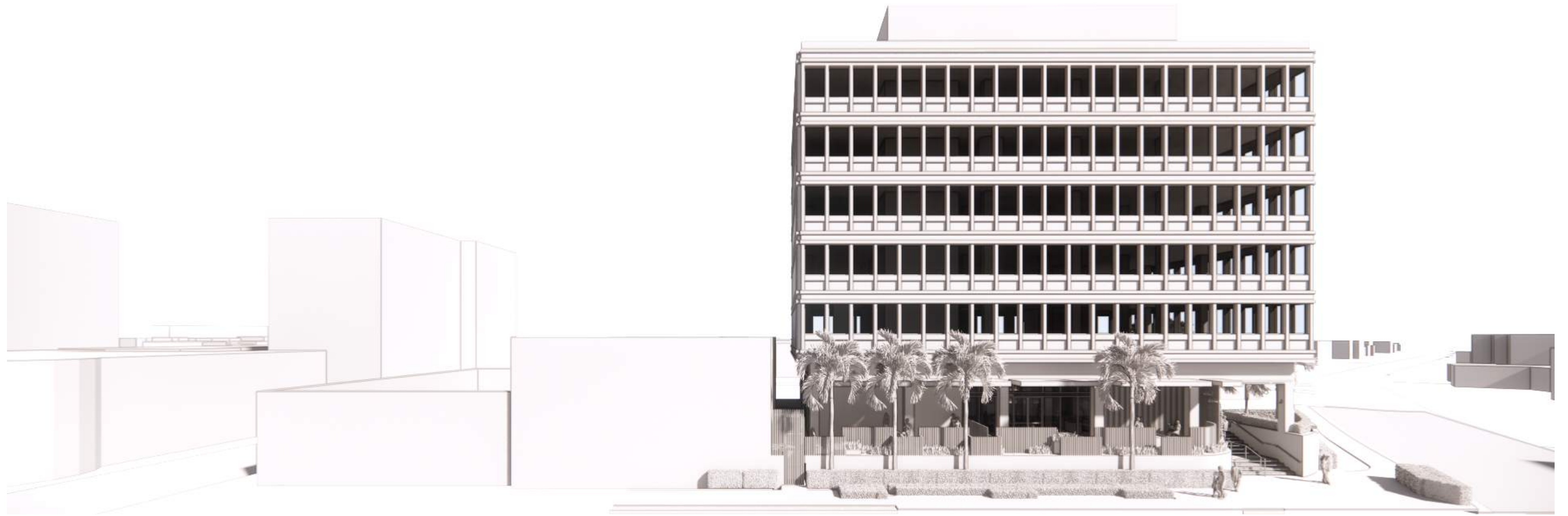


CONSENTINO TILE  
DEKTON  
ALBARIUM - KRAFTIZEN  
(OR SIMILAR)



CONCRETE  
SMOOTH FINISH  
SEALED









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