

OTJ

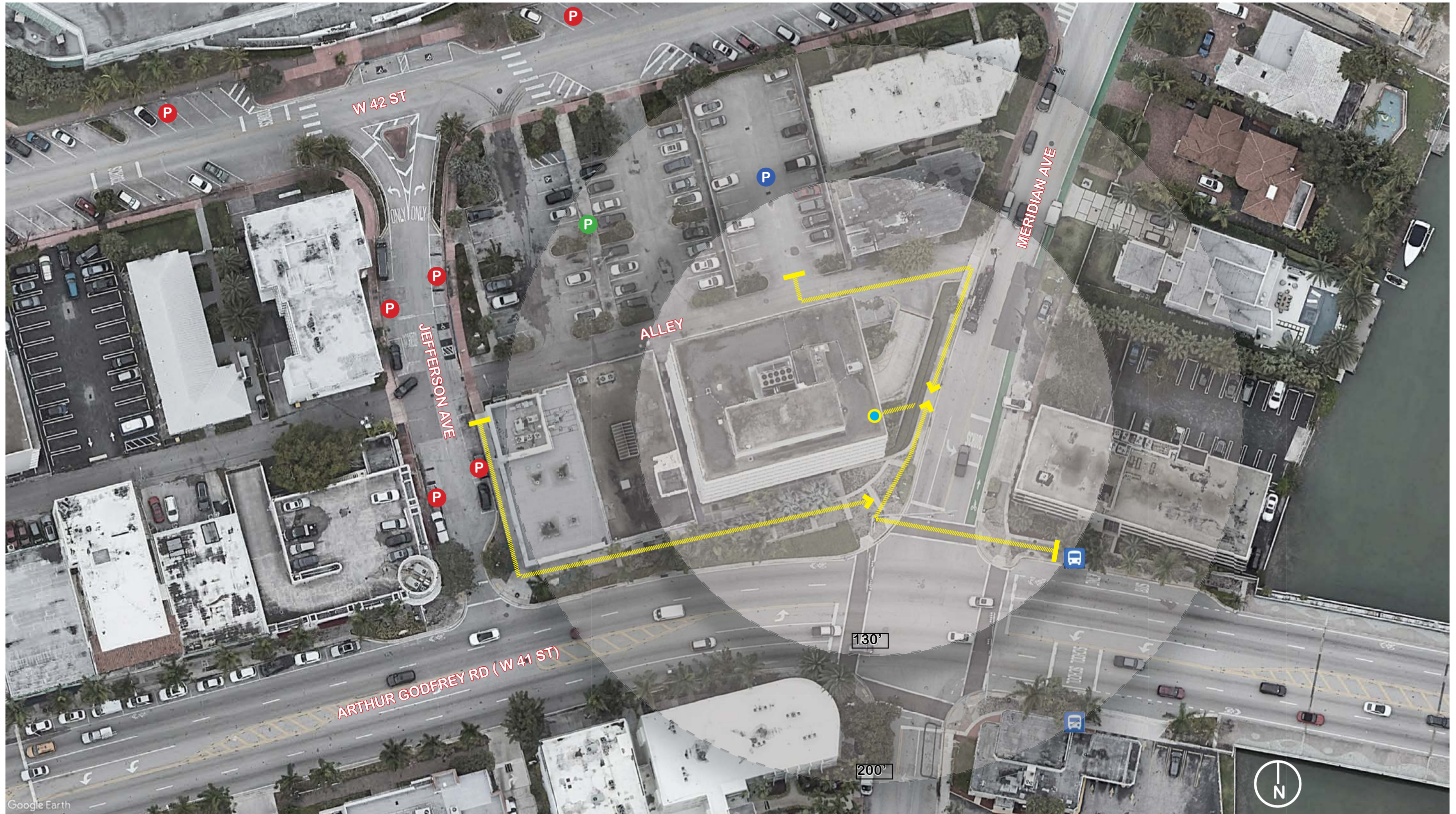
EXTERIOR IMPROVEMENTS

801 ARTHUR GODFREY RD. MIAMI BEACH, FL 33140

DECEMBER 5TH , 2023



2 | SITE - APPROACH ANALYSIS



➡ ACCESSIBLE PATH

● PROPOSED ADA LIFT

Ⓛ BUS STOPS

Ⓟ PRIVATE PARKING LOT

Ⓟ PUBLIC PARKING LOT

Ⓟ STREE PARKING



07.24.23



07.24.23



07.24.23



07.24.23



07.24.23



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07.24.23

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 TELEDATA RUNS 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.

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SEAL / SIGNATURE



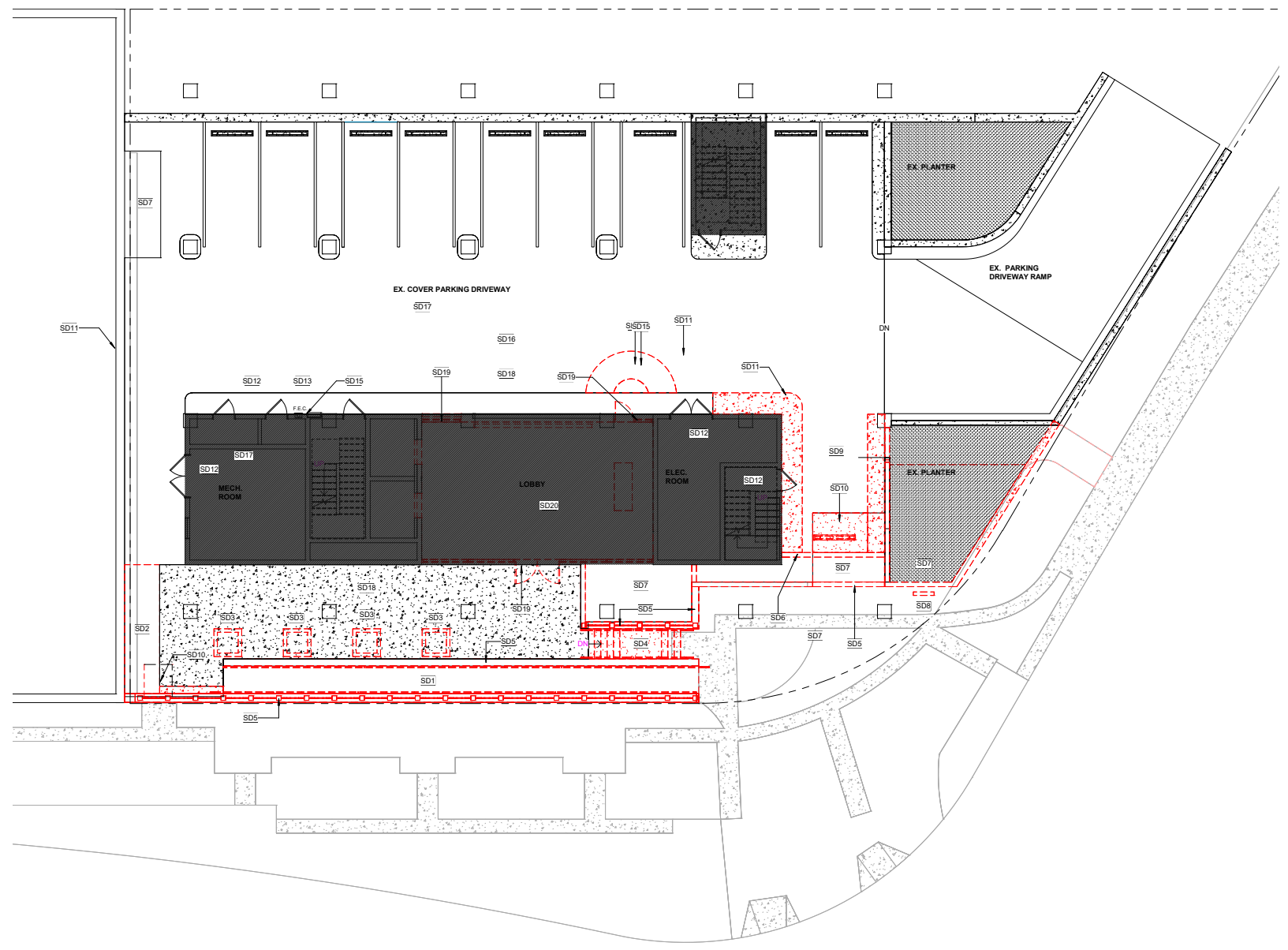
ISSUES	DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION
Project 9768.00
Drawn CV
Checked Checker
Project DRB
Phase:

SHEET NAME
DEMO SITE PLAN

SCALE
1/8" = 1'-0"
AD-100

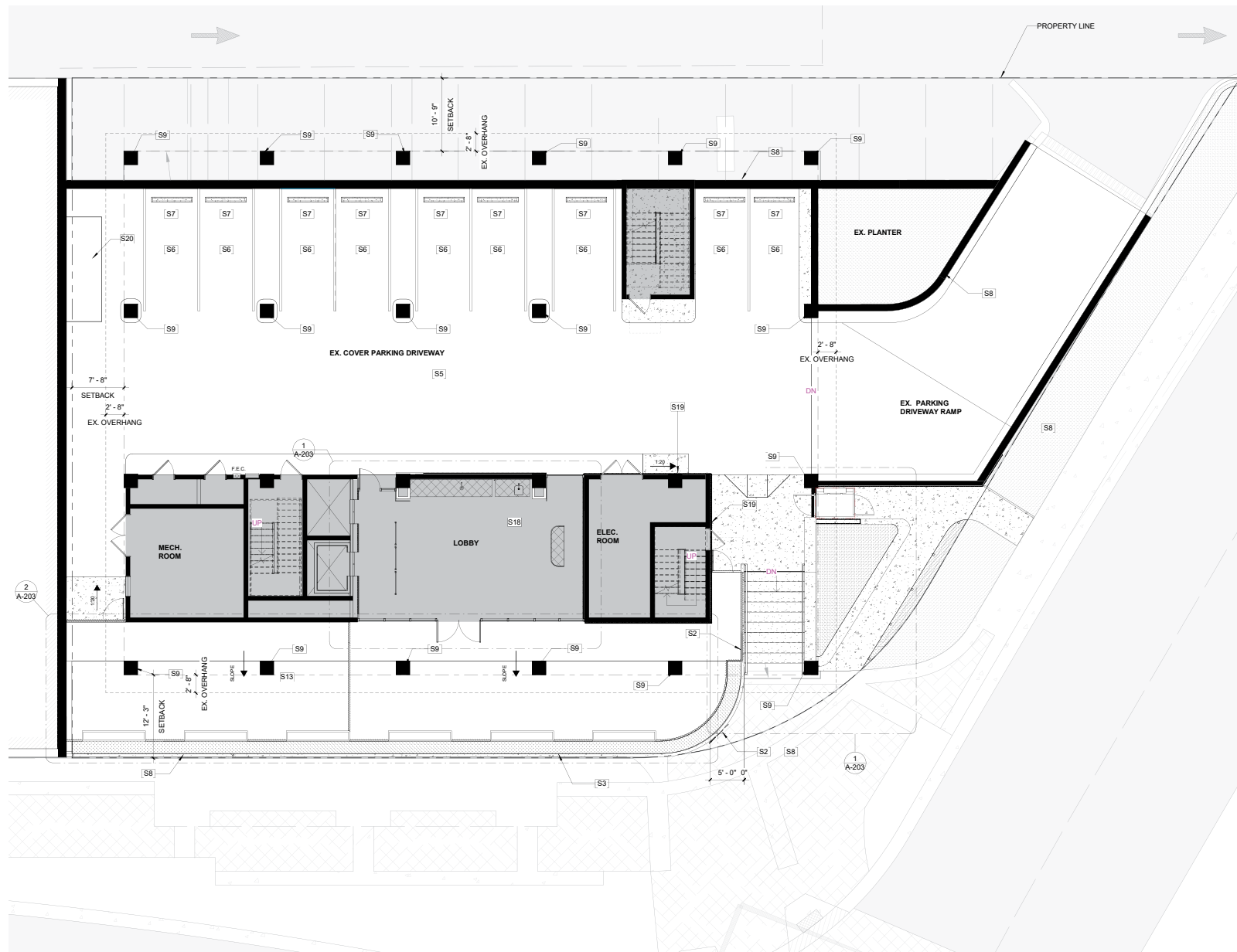
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KEY NOTES - SITE DEMOLITION

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 REMOVE/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.
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.

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



GENERAL NOTES - CONSTRUCTION

- 2 GENERAL CONTRACTOR TO VERIFY EXTENT 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 TELEPHONE LOCATIONS, SWITCH AND SWITCH BANK LOCATIONS, TRANSFORMER, PANEL, AND SUPPLEMENTAL MECHANICAL EQUIPMENT LOCATIONS, CEILING SOFFIT LOCATIONS, MOVABLE PARTITION TRACK LAYOUTS, VAN 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
S2	NEW RETAINING WALL
S3	NEW PLANTER AREA, PROVIDE IRRIGATION & LIGHTING
S5	COVER PARKING DRIVEWAY AND CURBS TO BE PAINTED, COLOR FINISH TBD
S6	EXISTING PARKING STRIPES TO BE RE-STRIPED
S7	EXISTING WHEELSTOP TO BE PAINTED, COLOR FINISH TBD
S8	EXISTING & NEW RETAINING WALLS TO RECEIVE NEW FINISH
S9	EXISTING COLUMNS TO RECEIVE NEW FINISH
S13	EXTERIOR TERRACE TO RECEIVE NEW FLOOR FINISH, G.C TO MAINTAIN EXISTING SLOPE.
S18	INTERIOR IMPROVEMENTS SCOPE ON INTERIOR CONSTRUCTION SHEETS.
S19	NEW SLATTED CLADDING ON EXISTING EXTERIOR WALLS
S20	PATCHED CONCRETED AREA

1 PRICING SITE PLAN
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ISSUES

DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION
Project 9768.00
Drawn CV
Checked Checker
Project DRB
Phase:

SHEET NAME
ENLARGE SITE PLAN

SCALE
1/8" = 1'-0"
A-101





7 SHERWIN WILLIAMS
SW 7006
EXTRA WHITE



6 PAC- CLAD
FLUSH PANLES
LUXORE DYNASTY
(OR SIMILAR)



1 METAL SLATS
GUARD RAIL
MATCH CLADDING WALL FINISH
(OR SIMILAR)



2 ALUMINUM LETTER
BACK LIT
SURFACE MOUNTED



3 CONCRETE STAIR
UNDERSIDE LIT



4 CONCRETE
SMOOTH FINISH
SEALED & FLAT PROFILE HANDRAIL



5 ALUMINUM SLATS
RENSON - LINARTE - EVEN
MATT RAL 1019 GREY BEIGE FINISH
(OR SIMILAR)









1

RECTANGULAR PLANTER
WHITE FINISH
(OR SIMILAR)



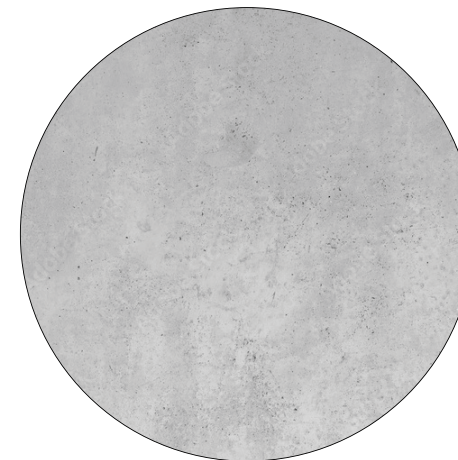
2

METAL SLATS
GUARD RAIL
MATCH CLADDING WALL FINISH
(OR SIMILAR)



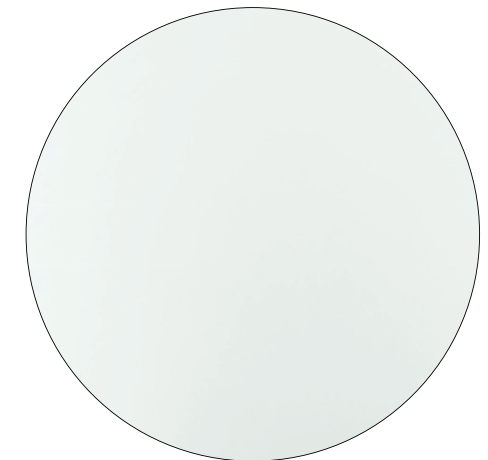
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ANODIZE STOREFRONT
EURO-WALL
VISTA FOLD HVHZ
BRONZE
(OR SIMILAR)



4

CONCRETE
SKIM COAT
SMOOTH FINISH

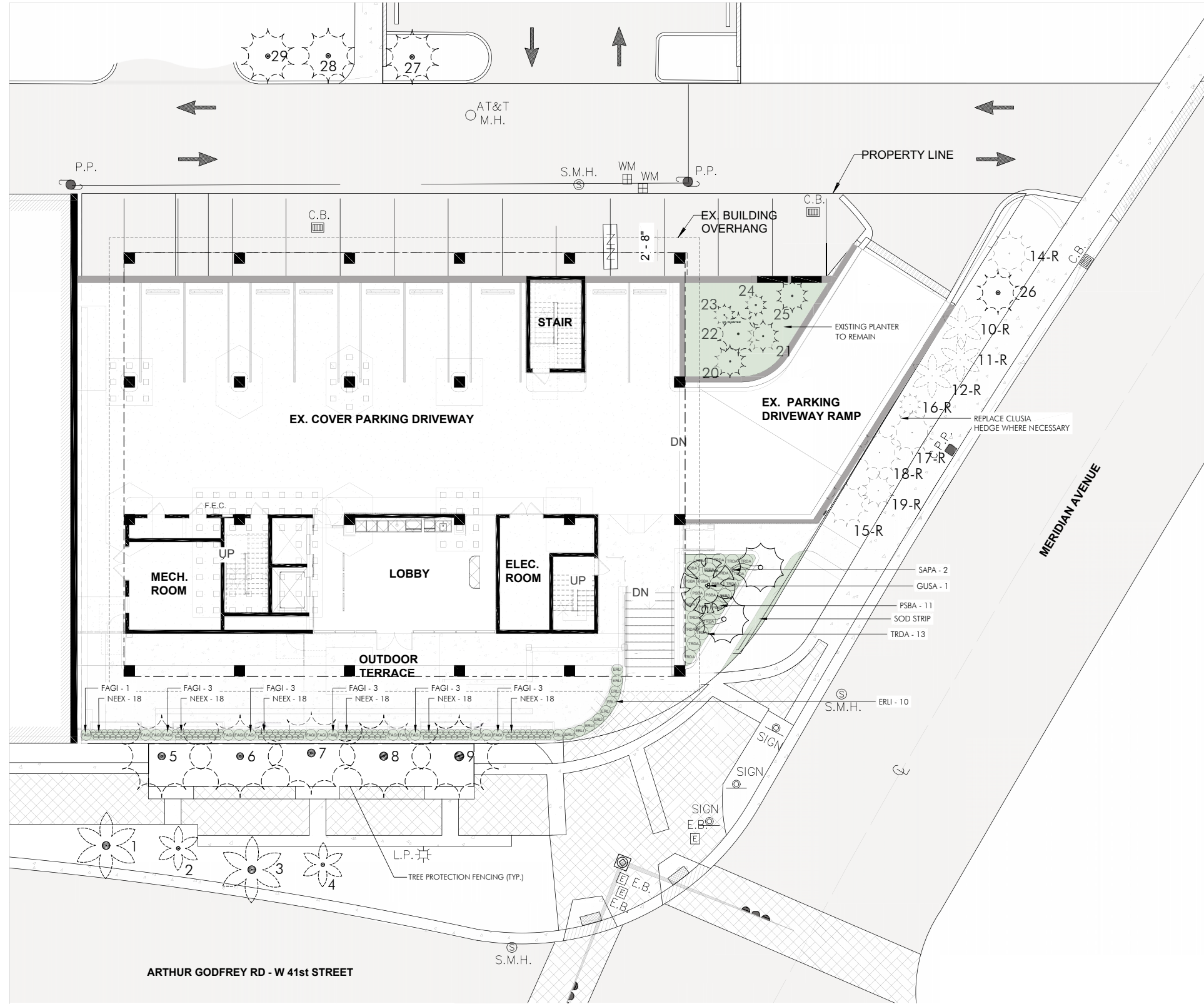


5

SHERWIN WILLIAMS
SW 7006
EXTRA WHITE







PLANT LIST			
TREES			
KEY	PLANT NAME	QTY.	UT. SIZE
GUSA	Guaiacum sanctum ...Lignum Vitae	1	ea. 8' tall x 4' spread, 1 1/2"-2" DBH
PALMS			
KEY	PLANT NAME	QTY.	UT. SIZE
SAPA	Sabal palmetto ...Sabal Palm	2	ea. 24'-28' tall OA, smooth curved/character trunks, hurricane cut
SHRUBS			
KEY	PLANT NAME	QTY.	UT. SIZE
ERU	Ernodea littoralis ...Golden Creeper	10	ea. 3 gal cans, full, install 18" o.c.
FAGI	Farugium japonicum gigantea ...Giant Leopard Plant	16	ea. 18"x18"
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	11	ea. 18"x18"
TDRA	Tripsacum dactyloides ...Fakahatchee Grass	13	ea. 3 gal cans, full
GROUNDCOVERS			
KEY	PLANT NAME	QTY.	UT. SIZE
NEEX	Nephtrolepis exaltata ...Boston Fern	102	ea. 3 gal cans, full, install 12" o.c.
MISCELLANEOUS			
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y. excavate and backfill 18" depth in all planting areas.
	St. Augustine Sod	as req.	
	Shredded Melaleuca Mulch	as req.	c.y. 3" layer in all shrub beds



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SEAL / SIGNATURE

KEN GARDNER
FLA #15697

ISSUES

DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION
Project: 9768.00
Drawn: GSLA
Checked: KG
Project Phase: --

SHEET NAME

PLANTING PLAN

LA-101

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