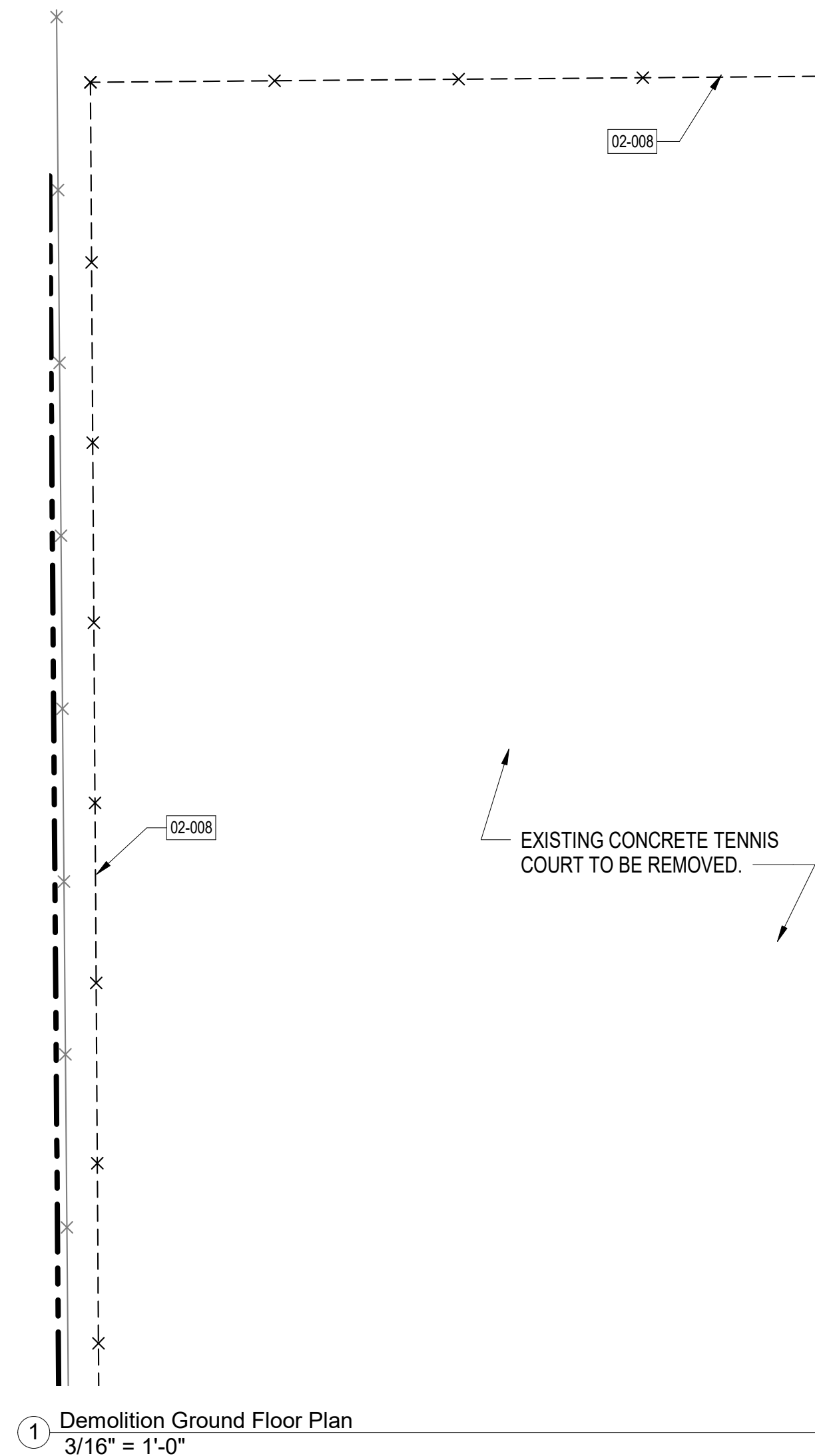


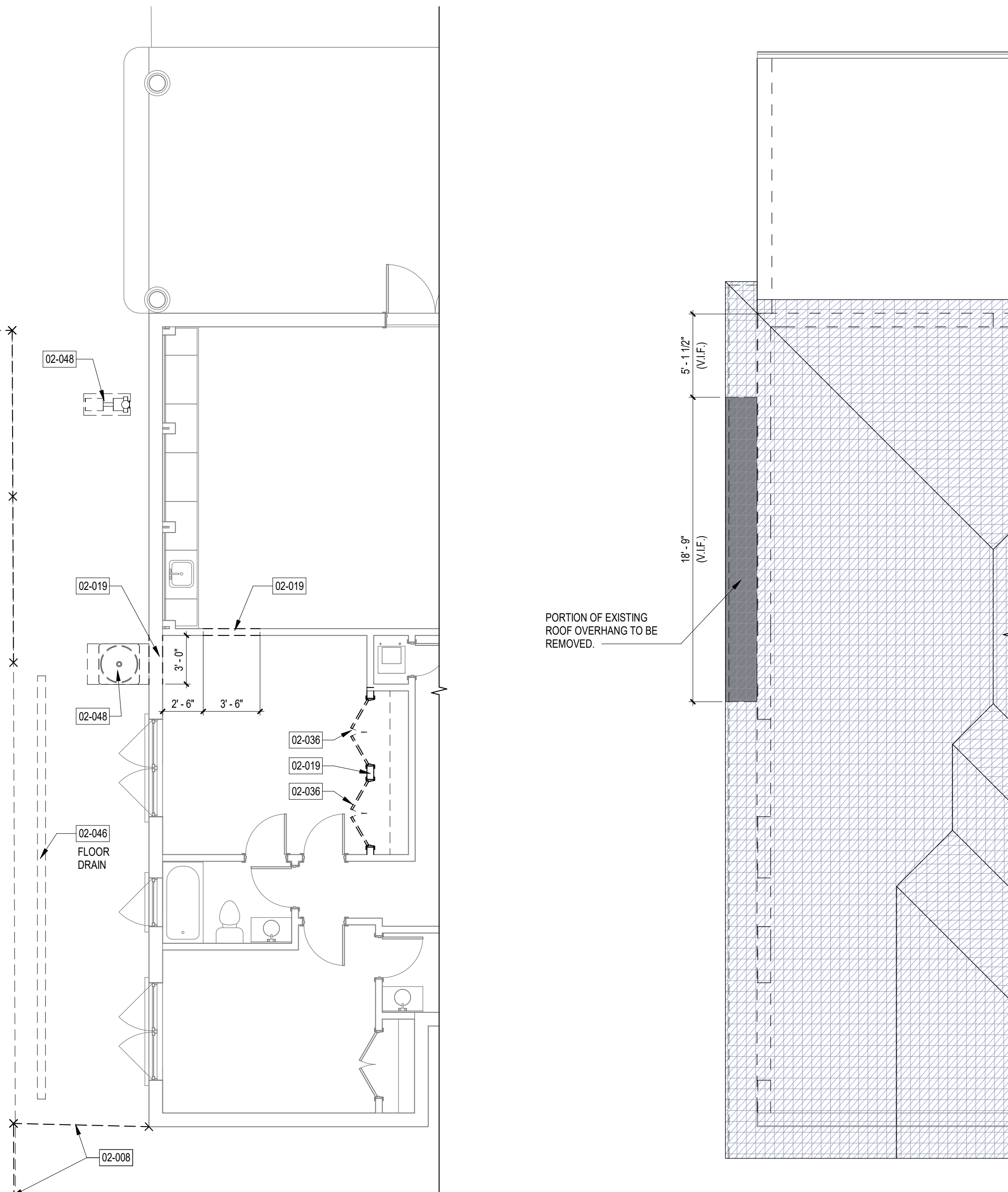


Keynote Legend & General Notes Section 01	
Key Value	Keynote Text
01-000	GENERAL NOTES
01-001	ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE NATIONAL AND LOCAL CODES AND CONVENTIONAL GUIDELINES, IN EFFECT AT THE TIME OF SUBMITTAL OF THIS PROJECT.
01-002	ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY CRAFTSMEN SKILLED, LICENSED AND INSURED IN THEIR RESPECTIVE TRADES.
01-003	THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES, AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE WITH SUCH SAFETY LAWS, RULES, AND REGULATIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
01-004	THE ARCHITECT SHALL BE PROVIDED WITH SHOP DRAWINGS AND/OR SAMPLES OF CUSTOM FABRICATED ITEMS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE CONSULTED FOR THE ITEMS NOT SHOWN IN THE DRAWINGS. SUBSTITUTIONS SHALL BE PERMITTED ONLY UPON WRITTEN CONSENT OF THE ARCHITECT.
01-005	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
01-006	THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE DRAWINGS, DIMENSIONS AND CONDITIONS ON THE SITE ETC. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES.
01-007	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, APPROVALS, INSURANCE, AND TAXES NECESSARY TO THE CONSTRUCTION OF THIS PROJECT.
01-008	CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SEPARATE PERMITS AS REQUIRED BY THE MUNICIPALITY ISSUING THE GENERAL BUILDING PERMIT.
01-009	GENERAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF DRAWINGS AND ADDENDUMS TO ALL SUBCONTRACTORS ON THE JOB (ELECTRICAL, MECHANICAL, PLUMBING, INTERIOR PARTITIONING, ETC.) AND BE RESPONSIBLE FOR COORDINATING THEIR WORK. ANY DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY INSTALLATION. FAILURE TO DO SO WILL BE THE ENTIRE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY COSTS ARISING TO CORRECT THE DISCREPANCY AND/OR CONFLICT SHALL BE BORNE BY THE RESPONSIBLE PARTY.
01-010	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR ALL MEANS OF SAFETY DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PRECAUTIONS AS PER OSHA.
01-011	DELIVERY OF MATERIALS, SUPPLIES, TOOLS, ETC. SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM ASSOCIATION. WORK HOURS AND THE MANNER IN WHICH THE WORK WILL BE PERFORMED INSIDE THE CONDOMINIUM ASSOCIATION SHALL BE COORDINATED WITH THE OWNER / CONDOMINIUM ASSOCIATION.
01-012	FOR STANDARD CONSTRUCTION DETAILS NOT SHOWN ON THE DRAWINGS, GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECT AND/OR PROCEED IN ACCORDANCE WITH THE APPLICABLE CODES AND ESTABLISHED GOOD STANDARD BUILDING PRACTICES.
01-013	THIS SET OF PLANS HAS BEEN PREPARED TO COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.
01-014	CONSTRUCTION SHALL PROCEED IN ACCORDANCE WITH THE OFFICIAL DRAWINGS APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH THE LATEST CORRECT SET OF DRAWINGS TO ALL SUB-CONTRACTORS. NO DEVIATION OF THE APPROVED SET OF DRAWINGS WILL BE MADE IN THE FIELD WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OFFICIAL. IN SUCH CASE, THE ARCHITECT SHALL PREPARE A REVISION IN ACCORDANCE WITH THE CHANGE. APPROVAL FROM THE BUILDING OFFICIAL SHALL BE OBTAINED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.
01-015	CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK AS INTENDED IN THESE DRAWINGS. IN SOME INSTANCES, THESE DRAWINGS MAY NOT EXPLICITLY EXPRESS OR DEPICT A PARTICULAR SCOPE OF WORK OR COMPONENT, BUT RATHER EXPRESS AN INTENT OR PERFORMANCE OBJECTIVE. THE GENERAL CONTRACTOR SHALL DETERMINE ALL NECESSARY AND REQUIRED SCOPE OF WORK COMPONENTS, SYSTEMS, ETC. TO ACHIEVE THE INTENT AND THE PERFORMANCE STANDARDS. IF ANY QUESTIONS OR DISCREPANCIES CONTRACTOR SHALL VERIFY WITH ARCHITECT / ENGINEER OF RECORD BEFORE EXECUTION OF THE WORK, MANUFACTURING, ORDERING, OR INSTALLATION.
01-100	

Keynote Legend & Demolition & Site Work Section 02	
Key Value	Keynote Text
02-000	SITE WORK AND DEMOLITION
02-001	GENERAL CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES (GAS, ELECTRIC, PHONE, WATER, SEWER, ETC.) AND STAKE OUT IN THE FIELD ALL UTILITIES KNOWN AND ENCOUNTERED PRIOR TO PROCEEDING WITH ANY DEMOLITION / EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENTS AND/OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.
02-002	REFER TO STRUCTURAL DWGS. AND / OR GEOTECHNICAL REPORTS AND STUDIES FOR SOIL REMOVAL, FILL, COMPACTION SPECIFICATIONS, AND ALL OTHER INFORMATION REGARDING SITE PREPARATION, CUT/FILL, ETC.
02-008	EXISTING FENCE OR PORTION OF EXISTING FENCE TO BE REMOVED.
02-019	PORTIONS OF EXISTING WALLS TO BE REMOVED.
02-036	EXISTING DOOR / WINDOW TO BE REMOVED.
02-046	EXISTING PLUMBING FIXTURES, CONTROLS, ACCESSORIES, FAUCETS, ETC. TO BE REMOVED AND REPLACED WITH NEW ONES IN THE SAME LOCATION, TYP.
02-048	EXISTING EQUIPMENT / COMPONENT TO BE REMOVED OR RELOCATED.
02-050	THE DEMOLITION SCOPE OF WORK HAS BEEN GENERALLY INDICATED ON THE DRAWINGS FOR CONTRACTOR'S REFERENCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE OF WORK, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
02-051	ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION WORK.
02-052	CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK OR ELEMENTS THAT ARE TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK THAT IS TO REMAIN THEN THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL REPAIR OR REPLACE SUCH WORK AS NECESSARY.
02-053	ANY CUTS, AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO A MINIMUM.
02-054	ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.
02-055	REMOVE AND DISCARD ALL DEMOLISHED MATERIALS IN A MANNER FULLY APPROVED BY MIAMI DADE COUNTY AND ANY OTHER GOVERNMENT AGENCY HAVING JURISDICTION.
02-056	DO NOT SCALE DRAWINGS.
02-057	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
02-058	ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAIN BEFORE COMMENCING ANY WORK.
02-059	IN ALL CASES THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURE OR ELEMENTS THAT ARE TO REMAIN TO MATCH ADJACENT CONDITION AND PREPARE FOR THE RECEPTION OF NEW FINISHES.
02-059	CONTRACTOR SHALL PROTECT, PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO ITS WORK.
02-060	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUT AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THE REMODELING.
02-061	ANY ELECTRICAL, PLUMBING AND MECHANICAL DEMOLITION TO BE DONE BY QUALIFIED CONTRACTORS IN EACH SPECIFIC TRADE. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
02-062	BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION AND/OR NEW CONSTRUCTION.
02-063	IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP ALL STRUCTURAL ELEMENTS IN A SAFE AND SOUND CONDITION DURING ALL STAGES OF DEMOLITION AND CONSTRUCTION, SO AS TO PREVENT ANY UNNECESSARILY DAMAGE OR ADDITIONAL WORK OR REPAIRS.
02-100	



1 Demolition Ground Floor Plan
3/16" = 1'-0"



2 Demolition Roof Plan
3/16" = 1'-0"

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest F
33156

[illegible]

Project number	-
Date	12-20-2022
Drawn by	SM
Checked by	SM,JP

SHEET TITLE

Demolition Floor Plans

SHEET No.

A215