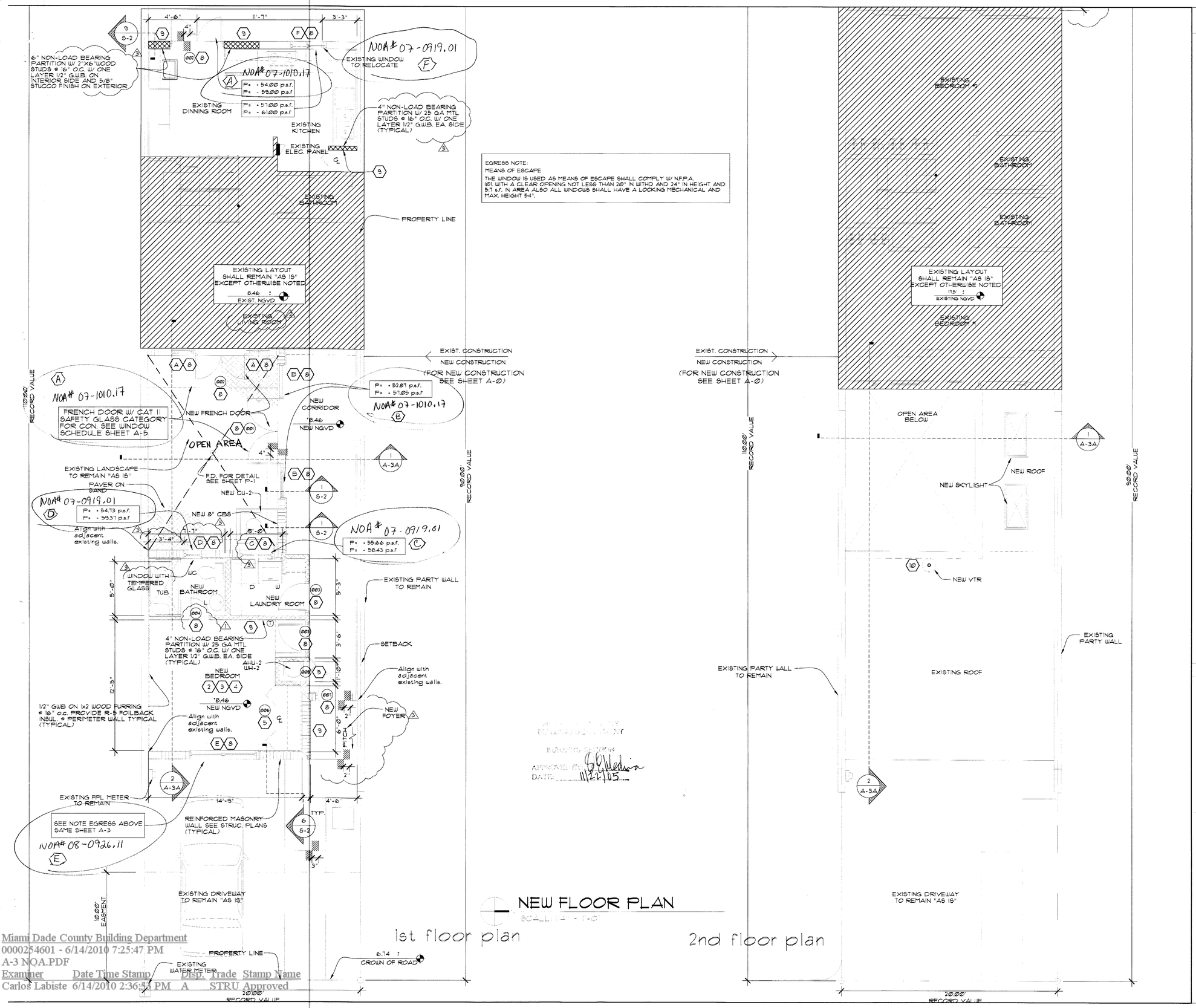

NEW CONSTRUCTION KEY NOTES

1. ALL EXISTING WALLS TO REMAIN EXCEPT AS NOTED.
2. NEW FLOOR FINISH TO MATCH EXISTING EXCEPT AS NOTED
3. ALL MARKED AREAS REFINISHED SURFACES TO MATCH EXISTING COLOUR AND FINISHES
4. FINISHES AS SCHEDULED. SEE FINISH SCHEDULE DWG. A-6-0
5. NEW BI-FOLD DOOR. SEE DOOR SCHEDULE DWG. A-6-0
6. NOT IN USE
7. NOT IN USE
8. NEW DOOR IN WALL. SEE DOOR AND WINDOW SCHEDULE DWG. A-6-0
9. NEW PARTITION. SEE TYPICAL WALL
10. NEW VTR PLUMBING
11. NEW REFRIGERANT LINES W. PLUMBING
12. NOT IN USE
13. NOT IN USE

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE W/ ALL APPLICABLE NATIONAL, STATE & LOCAL CODES AND ORDINANCES. WORK SHALL BE DONE IN A WORKMANLIKE MANNER AS PER STANDARD BUILDING TRADES AND TRADE CODES.
2. G.C. IS RESPONSIBLE TO FILE OBTAIN AND PAY FOR BUILDING DEPARTMENT PERMITS.
3. G.C. IS RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION AND SHALL BE PROTECTED ON FOR ADJACENT OCCUPANCIES.
4. G.C. TO BE RESPONSIBLE FOR ALL WORK RELATED TO WORK IN THIS CONTRACT.
5. G.C. SHALL VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS OF ALL SUBCONTRACTORS. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT IN WRITING.
6. G.C. IS TO COORDINATE ALL CUTTING AND PATCHING FOR SERVICES AS CALLED FOR IN DRAWINGS.
7. G.C. IS TO PROVIDE AND MAINTAIN SAFE AND UNINTERRUPTED USE OF MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN EXISTING AREAS PRESENTLY OCCUPIED.
8. G.C. IS TO BE RESPONSIBLE FOR ALL CARE, THE HANDLING OF INTERIOR EQUIPMENT AND REPAIR OF DAMAGE NEGLIGENCE AND INNOCENCE OF THE OWNER. G.C. IS TO CONTINUE JOB CLEANING TO REMOVE DIRT DEBRIS AND DUST FROM THE PREMISES BEING ALTERED.
9. G.C. IS TO BE ALERTED BY INSTRUCTION OF BUILDING OWNER AND TO MANNER OF HANDLING CONTRACTORS MATERIALS EQUIPMENT AND DEBRIS.
10. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT WRITTEN APPROVAL BY OWNER. SUBMITTALS ARE REQUIRED FOR ALL ITEMS TO BE REVIEWED FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
11. G.C. IS RESPONSIBLE FOR PROVIDING ALL WOOD BLOCKING REQ'D FOR WALL HUNG CABINETS COUNTER TOPS VALANCES ETC. TO INSURE ADEQUATE SUPPORT.
12. ALL ITEMS TO BE FURNISHED AND INSTALLED AND LEFT TO A REGULAR STORAGE ROOM WITHIN THE PREMISES UPON COMPLETION.
13. G.C. SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO THE EXISTING AREAS NOT DESIGNED FOR REPAIRS SUCH AS:
14. NOT USED
15. COORDINATE ALL CEILING & FLOOR PATCHING W/ OWNER
16. CONTACT NOTE ALL NEW WORK W/ OWNER
17. MATCH NEW EXIST. FLOOR FINISHES NOT TO BE EXCEED 1/16" MAX. VERT. OFFSET.
18. NOTE: TO CAULK COMPATIBLE MATERIALS TO BE USED ABOVE FINISH CEILING LINE
19. ALL SUBSTITUTIONS & WORKMANSHIP SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR
20. G.C. TO VERIFY ALL TERMS AND CONDITIONS TO BE PROVIDED BY OWNER.
21. G.C. IS RESPONSIBLE FOR PATCHING CONCRETE & AS AS REQUIRED TO ACHIEVE A SMOOTH FLUSH TRANSITION FOR NEW FLOORING.

LEGEND

- EXISTING COLUMNS
- EXISTING CONSTRUCTION
- NEW INTERIOR PARTITION WALL
- NEW EXTERIOR CMU WALL
- ABOVE OR BELOW OR SPECIAL CONTRACTOR AS NOTED
- SECTION INDEX

PROJECT LOCATION

FLOOR PLAN
N.T.S.

KEY-TECH DESIGN-BUILD GROUP
CONSULTING ENGINEERING
CERTIFICATE OF AUTHORIZATION # 8609
9960 SW 37TH TERRACE
33165
MIAMI, FLORIDA
TEL: (305) 259-7494

SEAL OF FLORIDA REGISTERED ENGINEER

PROPOSED ADDITION & REMODELATION TO
MR. & MRS MEDEROS
7607 SW 102 PLACE
MIAMI, FLORIDA 33173

NEW FLOOR PLAN

REVISIONS:	#	DATE
REV	1	08-06-04
REV	2	11-15-04
REV	3	06-03-05

PROJECT NO: BCP-005
SUBJECT
DATE: 10-10-03
DRAWN BY: FM
CHECKED BY: FM

SHEET
A-3

Miami Dade County Building Department
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Examiner	Date Time Stamp	Disp.	Trade	Stamp Name
Carlos Labiste	6/14/2010 2:36:51 PM	A	STRU	Approved