

**3 FEMA FLOOD MAP**  
SCALE: NOT TO SCALE



**2 MARATHON, FL - ZONING MAP**  
SCALE: NOT TO SCALE



**1 PROPERTY RECORD MAP**  
SCALE: NOT TO SCALE

# KEY VACA CENTER, LLC. 10095 OVERSEAS HIGHWAY

MARATHON, FL 33050  
PARCEL ID: 00352700-000100

## COMMERCIAL : INTERIOR PARTITION DEMOLITION

### SCOPE OF WORK

AS-BUILT DOCUMENTATION OF EXISTING OFFICE SPACES [10045 & 10055], WITH DEMOLITION OF INTERIOR NON-LOAD BEARING PARTITIONS. NO NEW CONSTRUCTION IS PROPOSED IN THIS DRAWING SET.

### CODE INFORMATION

**APPLICABLE CODES**  
 FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.  
 CODE OF ORDINANCES CITY OF MARATHON, FLORIDA

LAND USE ZONE: MU [MIXED USE]

**FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS**  
 ASCE 7-16 WIND LOADS  
 NGVD 1929 ELEVATION DATUM  
 FLOOD ZONE : AE [EL 7.00]

**USE AND OCCUPANCY CLASSIFICATION**  
 COMMERCIAL : B [BUSINESS - SMALL TENANT SPACES]

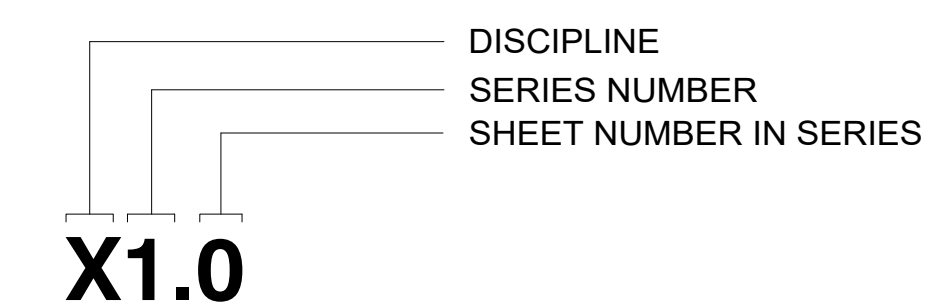
**DESIGN CRITERIA**  
 WIND LOADS: 180 MPH ULTIMATE  
 WIND EXPOSURE: D  
 FLOOR LOADS: 40 PSF LL - 20 PSF DL  
 ROOF LOADS: 20 PSF LL - 15 PSF DL  
 SEISMIC LOAD: 0

### SHEET INDEX

**GENERAL**  
 G1.0 COVER, SCOPE OF WORK, PARCEL MAPS  
 G1.1 GENERAL NOTES

**ARCHITECTURAL**  
 AD2.1 EXISTING FLOOR PLANS W/ DEMO  
 AD2.2 EXISTING CEILING PLANS  
 A2.1 PROPOSED FLOOR PLANS  
 A2.2 PROPOSED CEILING PLANS

### SHEET NUMBERING SYSTEM



**A2O**  
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 WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.  
 LICENSE NO. AR97603  
 EXPIRATION DATE: 02/28/27

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 PARTITION DEMOLITION**  
 10095 OVERSEAS HIGHWAY  
 MARATHON, FLORIDA 33050

TITLE:  
 COVER,  
 SCOPE OF  
 WORK, &  
 PARCEL MAPS

PROJECT #: 25.23

SHEET:

**G1.0**

SEPTEMBER 09, 2025  
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**GENERAL NOTES:**

**CODES, PERMITS, AND REGULATIONS:**

1. CONTRACTORS ARE RESPONSIBLE FOR SECURING ALL BUILDING PERMITS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
2. CONTRACTORS SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF DEMOLITION, SAFETY, AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:
  - A. FLORIDA BUILDING CODE.
  - B. ALL LOCAL AND MUNICIPAL CODES.
4. CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES AND UTILITIES.

**OWNERSHIP OF DRAWINGS AND CONTRACT ITEMS:**

1. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY THE OWNER FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. IF COPIES ARE REQUIRED NOTIFY THE ARCHITECT.
2. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:
  - A. DRAWINGS
  - B. ANY AND ALL ADDENDA
3. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OWNER MAY ORDER CONTRACTOR TO IMPROVE THE QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE THE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY SPECIFIED IN CONTRACT.
4. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT AND OWNER IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

**GENERAL COORDINATION OF DRAWINGS:**

1. CONTRACTORS SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF PROPOSED WALLS. COORDINATE ALL MECHANICAL, DATA, ELECTRICAL, AND PLUMBING TO BE REMOVED, RELOCATED, OR INSTALLED (ITEMS TO INCLUDE ARE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT, AND EXISTING CONDITIONS). VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH OWNER PRIOR TO CONSTRUCTION.
2. CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ACCESSORIES, ELECTRICAL / DATA OUTLETS AND LIGHT SWITCHES WITH ARCHITECTURAL DRAWINGS IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WAVES, DISTORTIONS, HOLE MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AS WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
4. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
5. THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS AT THE SITE. THE CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL ITEMS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE AND SCHEDULE ALL DELIVERIES AND DISPOSAL COORDINATION WITH THE OWNER.
7. EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF HISHER WORK THERE TO.
8. ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON DRAWINGS BY THE WORDS "EXISTING" OR "EXIST". UNLESS STATED OTHERWISE, ALL NOTES REFER TO NEW MATERIALS, EQUIPMENT, AND CONSTRUCTION INSTALLED.
9. MATERIAL INDICATIONS, NOTES, AND ETC. ARE TYPICAL FOR ALL CONTRACT DRAWINGS (UNO) UNLESS NOTED OTHERWISE.
10. ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, I.E. WALLS, JAMBS, ETC. SHALL BE IN LINE ACROSS VOIDS.
11. THESE DRAWINGS ARE COMPLEMENTARY AND INTERRELATED; WORK OF ANY INDIVIDUAL TRADE IS NOT NECESSARILY CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS.
12. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO BE DESIGNED IN ACCORDANCE WITH ALL CODES AND ORDINANCES IN EFFECT AT THE TIME THE PERMIT IS ISSUED. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF SUSPECTED DEVIATION.
13. CONSTRUCTION TECHNIQUES, PROCEDURES, SEQUENCING AND SCHEDULING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
14. DO NOT SCALE DRAWINGS; USE DIMENSIONS ONLY. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
15. IT IS THE INTENT OF THE DOCUMENTS AND REQUIREMENTS OF ALL CONTRACTORS TO BID AND PROVIDE AND MAINTAIN A COMPLETELY WATERPROOF BUILDING ENVELOPE DURING AND AT THE COMPLETION OF WORK. REPORT TO ARCHITECT ANY CONDITION THAT WOULD PREVENT THIS IMMEDIATELY.
16. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, DUCTS, UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS AND ARCHITECTURAL DRAWINGS.
17. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.
18. ALL PENETRATIONS IN RATED CONSTRUCTION ARE TO BE SEALED WITH APPROPRIATE MATERIALS AS INDICATED BY THESE DOCUMENTS OR OTHERWISE REQUIRED BY INSPECTORS OR APPLICABLE CODES AND ORDINANCES.
19. THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.
20. BLOCKING AT OPENINGS, DOORS AND WINDOWS SHALL BE 2X F.R.T. MATERIALS, UNLESS NOTED OTHERWISE HEREIN. AT WALL MOUNTED EQUIPMENT LOCATIONS, USE 1/2" PLYWOOD SHEET MATERIAL, UNLESS NOTED OTHERWISE HEREIN. ALL BLOCKING IN CONTACT W/ CONCRETE OR CMU TO BE PRESSURE TREATED.
21. FOLLOW MANUFACTURER'S INSTRUCTION SPECIFICATIONS FOR CONSTRUCTION MATERIALS AND SYSTEMS.

**DIMENSIONAL COORDINATION OF DRAWINGS:**

1. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. HORIZONTAL DIMENSIONS INDICATED ARE TO / FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED.
3. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (A.F.F.).
4. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS.
5. THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY

KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS FOR INSTRUCTIONS TO CLARIFY OR MODIFY OF THE AREA.

6. ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
7. DIMENSIONS INDICATED TO BE "CLEAR" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE QUESTIONABLE AREA.

**PATCHING, REPAIR AND CONSTRUCTION:**

1. CONTRACTORS ARE RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING EQUIPMENT, LANDSCAPE AND SITE CONDITIONS ON SITE, OUTSIDE PROJECT SCOPE OF WORK.
2. CUT AND FIT ALL NEW COMPONENTS ETC. FOR ALTERATION OF EXISTING CONDITIONS AND INSTALLATION OF NEW WORK. CONTRACTOR TO PATCH AND REPAIR ALL DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES, UNLESS NOTED OTHERWISE.

**SCHEDULING ITEMS:**

1. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

**M.E.P. COORDINATION ITEMS:**

1. ALL DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO COORDINATE AND REVIEW WITH ARCHITECT THE LOCATION OF ALL NEW SLAB PENETRATIONS PRIOR TO BEGINNING ANY WORK. SEAL OPENINGS AS REQUIRED TO MEET ALL APPLICABLE RATINGS AND CODES.
3. PROVIDE REQUIRED MECHANICAL DRAWINGS.

**WORKING HOURS:**

1. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER AND/OR MUNICIPALITY REQUIREMENTS TO ESTABLISH WORK HOURS, MEANS AND METHODS, SECURITY, DISPOSAL, ETC.

**ELECTRICAL:**

1. ELECTRICAL SUB-CONTRACTOR TO UTILIZE EXISTING POWER SOURCE (S) AT BUILDING. PROVIDE REQUIRED ELECTRICAL DRAWINGS.

**SECTION 01 00 00 - GENERAL REQUIREMENTS**

**PART 1 - GENERAL**

**1.01 DESCRIPTION**

- A. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED AND NECESSARY TO PROVIDE A COMPLETE HABITABLE, WEATHERPROOF, SAFE AND SECURE FINISH BUILDING, SUITABLE FOR HUMAN OCCUPANCY IN ACCORDANCE WITH PROJECT DOCUMENTS.
- 1.02 CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND REQUIREMENTS OF CONSTRUCTION PRIOR TO START OF WORK.
  - 1.03 CONTRACTOR SHALL COMPLETE NEW WORK IN CONFORMANCE WITH THESE DRAWINGS. NOTIFY ARCHITECT IF CONFLICTS APPEAR OR ARE UNCOVERED DURING THE PROGRESS OF THE WORK PRIOR TO ANY FIELD MODIFICATIONS OR CONSTRUCTION. DEVIATIONS FROM PERMITTED DRAWINGS WITHOUT ARCHITECTS PRIOR WRITTEN APPROVAL SHALL BE AT THE CONTRACTORS RESPONSIBILITY.
  - 1.04 ALLOWANCE:
    - A. CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY, SHALL BE LISTED IN WRITING BY THE OWNER PRIOR TO BIDDING.
  - 1.05 PERMIT:
    - A. CONTRACTOR SHALL PAY FOR ALL PERMITS, TESTING, FEES, AND INSPECTIONS.

**GENERAL CONDITIONS**

1. THE SCOPE OF WORK IS BASED ON THE CONSTRUCTION DOCUMENTS AND SHALL INCLUDE THE FURNISHING OF MATERIALS AND LABOR REQUIRED FOR THE COMPLETE PROJECT. COMPLY WITH THE CRITERIA DESCRIBED IN THE DRAWINGS.
2. COORDINATE WITH OWNERS REPRESENTATIVE FOR SITE STAGING AND TEMPORARY LOBBY RELOCATIONS.
3. VISIT THE JOB SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL WALK THROUGH THE SITE WITH AN AUTHORIZED REPRESENTATIVE OF THE PROPERTY AND REVIEW CONSTRUCTION REQUIREMENTS. COORDINATE WORK WITH THE OWNER WITH REGARD TO TEMPORARY UTILITIES, ALLOWABLE MATERIAL, TRAFFIC ROUTES, STORAGE OF TOOLS AND MATERIALS, USE OF TOILET FACILITIES, HOURS IN WHICH WORK IS ALLOWED, NOISE AND DUST CONTROL, CLEANUP AND OTHER MATTERS REQUIRING ADHERENCE TO CITY REQUIREMENTS.
4. DURING PERFORMANCE OF WORK, BE RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES AND OTHER DEVICES, APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH GIVE PROPER AND UNDERSTANDABLE WARNING TO PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE WORK.
5. EXISTING CONDITIONS AND DIMENSIONS MAY BE TAKEN FROM INFORMATION FURNISHED BY THE OWNER. VERIFY SPACE DIMENSIONS AND IDENTIFY DISCREPANCIES BETWEEN BUILDING OR SITE ELEMENTS AND DRAWINGS BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES FOUND ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING NO LATER THAN (5) WORKING DAYS PRIOR TO THE BID DATE. DISCREPANCIES IDENTIFIED DURING BIDDING WILL BE CLARIFIED BY ADDENDUM.
6. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CONTRACTOR'S CONSTRUCTION MANAGER AND ARCHITECT IN WRITING. DISCREPANCIES IDENTIFIED DURING CONSTRUCTION WILL BE CLARIFIED BY CHANGE ORDERS. CHANGE ORDER APPROVAL IS SUBJECT TO AUTHORIZATION BY OWNER'S CONSTRUCTION MANAGER, OR AUTHORIZED REPRESENTATIVE.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED FOR NONCOMPLIANCE WITH THESE CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM NEGLECT OF PROVISIONS INCLUDED IN THESE CONDITIONS.
8. ACCOMPLISH THE WORK IN COMPLIANCE WITH THE RESTRICTIONS AND REQUIREMENTS OF THE OWNER. WORK SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT AND APPLICABLE LOCAL AND STATE HANDICAPPED DISABILITY DESIGN REQUIREMENTS. VERIFY THAT THE WORK COMPLIES WITH ALL APPLICABLE LOCAL AND STATE FIRE, SAFETY, HEALTH, ENERGY AND BUILDING CODE REQUIREMENTS.
9. REMOVE CONSTRUCTION RUBBISH, SCAFFOLDING, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES, AND OTHER MATERIALS OR EQUIPMENT THAT WAS REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF.
10. SCAFFOLDING SHALL BE BUILT IN ACCORDANCE WITH REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS. TEMPORARY SHORING REQUIRED FOR THE REMOVAL OF EXISTING WORK FOR THE INSTALLATION OF NEW WORK SHALL BE INCLUDED IN THE CONTRACT. BE RESPONSIBLE FOR THIS WORK, CORRECT AND REPAIR DAMAGES CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING.
11. MAINTAIN ORDERLY HOUSEKEEPING DURING CONSTRUCTION, AND UPON SUBSTANTIAL COMPLETION PERFORM FINAL CLEANUP. FINAL CLEANUP SHALL INCLUDE THE FOLLOWING: SWEEP, DAMP MOP, AND WAX RESILIENT FLOORING. DUST, DIRT, PAINT DRIPPINGS, OIL, GREASE, AND OTHER BLEMISHES SHALL BE REMOVED FROM FINISHED SURFACES, INCLUDING PIPES AND EQUIPMENT. WINDOWS, GLASS UNITS, GLASS DOORS AND MIRRORS SHALL BE WASHED. PAINT OVERRUNS AND PUTTY SMEARS SHALL BE REMOVED AND HARDWARE SHALL BE RUBBED CLEAN WITH FLANNEL CLOTH.
12. INSOFAR AS JOBSITE SAFETY IS CONCERNED, THE ARCHITECT IS RESPONSIBLE SOLELY FOR HIS OWN AND HIS EMPLOYEES' ACTIVITIES ON THE JOBSITE, BUT THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTORS FROM THEIR RESPONSIBILITIES FOR MAINTAINING A SAFE JOBSITE. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ARCHITECT, NOR THE PRESENCE OF THE ARCHITECT OR HIS EMPLOYEES AND SUBCONTRACTORS, SHALL BE CONSTRUED TO IMPLY THE

- ARCHITECT HAS ANY RESPONSIBILITY FOR METHODS OF WORK PERFORMANCE, SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE. THE OWNER AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S AGREEMENT WITH THE CONTRACTOR. THE OWNER ALSO WARRANTS THAT THE ARCHITECT SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
13. BE RESPONSIBLE TO THE OWNER FOR DAMAGES THAT OCCUR TO THE OWNER'S FACILITIES BEFORE, DURING, OR AFTER CONSTRUCTION PROCEDURES CAUSED BY CONTRACTOR, CONTRACTOR'S EMPLOYEES, OR SUBCONTRACTORS.
  14. THE GENERAL CONTRACTOR SHALL VERIFY THAT THE WORK ADHERES TO ALL FIRE, SAFETY, AND BUILDING CODES. CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH OWNER AND INSURANCE REQUIREMENTS.
  15. CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE GENERAL CONDITIONS AND THE OWNER. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO THE OWNER BEFORE PAYMENTS SHALL COMMENCE TO THE CONTRACTOR.
  16. APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY HAVE THE SAME FORCE AND EFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH STANDARDS IN EFFECT ON THE DATE OF ISSUE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
  17. WARRANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE BY 'S CONSTRUCTION MANAGER.
  18. CONTRACTOR'S CONSTRUCTION MANAGER SHALL REVIEW SHOP DRAWING SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. SHALL NOT BE RESPONSIBLE FOR ASPECTS OF A SHOP DRAWING SUBMISSION THAT AFFECT OR ARE AFFECTED BY THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF THE CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. CONTRACTOR SHALL REVIEW SHOP DRAWINGS WITH RESPECT TO THESE CONDITIONS BEFORE SUBMITTING THEM TO THE ARCHITECT.
  19. DISSIMILAR METALS SHALL HAVE PROTECTIVE COATING TO PREVENT GALVANIZING.



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**COMMERCIAL : INTERIOR  
PARTITION DEMOLITION**

10095 OVERSEAS HIGHWAY  
MARATHON, FLORIDA 33050

TITLE:

**GENERAL  
NOTES**

PROJECT #: 25.23

SHEET:

**G1.1**

SEPTEMBER 09, 2025

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DRAWING SIZE: ARCH1 (DO NOT SCALE DRAWINGS)

| FLOOR PLAN LEGEND |   |
|-------------------|---|
|                   | EXISTING FRAME WALL.  |
|                   | CONSTRUCTION TO BE REMOVED. COORDINATE WITH OWNER FOR ITEMS TO BE STORED. |
|                   | EXISTING DOOR   |
|                   | HATCH DENOTES AREA IS NOT IN THE SCOPE OF WORK.                           |

**GENERAL DEMOLITION NOTES**

1. ALL WORK TO BE PERFORMED BY LICENSED, INSURED CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

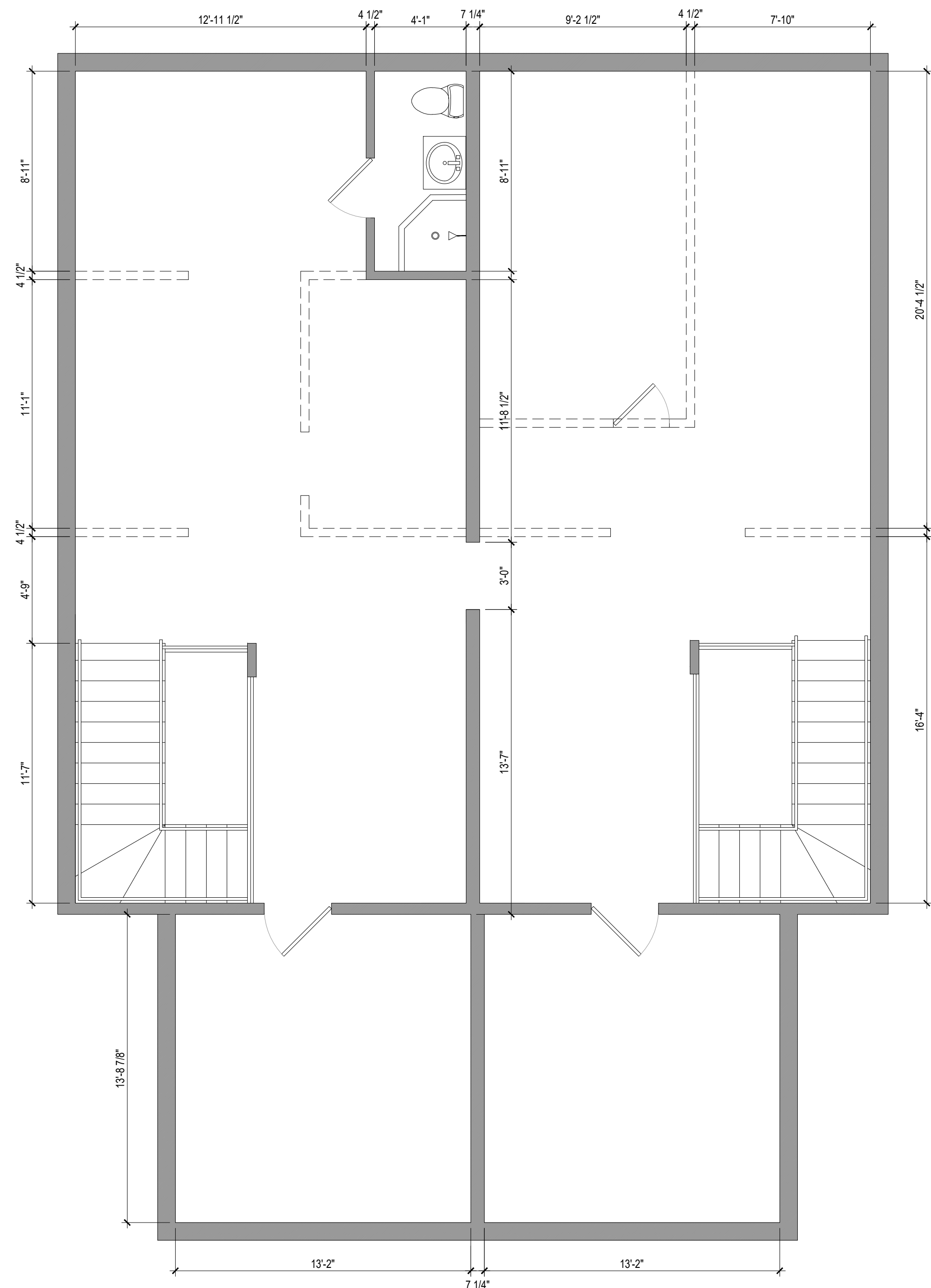
SCOPE:  
1. THE EXISTING CONDITIONS AND DEMOLITION WORK ARE PROVIDED AS A GENERAL GUIDE TO THE FULL DEMOLITION REQUIRED FOR THE PROJECT. DEMOLITION IS NOT SHOWN IN FULL DETAIL, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT.

**GENERAL CONDITIONS:**

- ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES FOUND PRIOR TO WORK COMMENCEMENT.
- DEMOLITION CONTRACTOR TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS FOR REMOVAL. COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE FOR STORAGE AND REUSE OF ITEMS.
- COORDINATE ACCESS TO SITE WITH OWNER.
- SITE MUST REMAIN SECURE DURING DEMOLITION PHASES. COORDINATE EACH PHASE WITH OWNER OR REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR DEBRIS REMOVAL. COORDINATE WITH OWNER AND CITY.
- ALL ELECTRICAL AND PLUMBING IN AREA OF DEMOLITION TO BE CAPPED PER ALL APPLICABLE FEDERAL, STATE AND/OR LOCAL REGULATIONS.

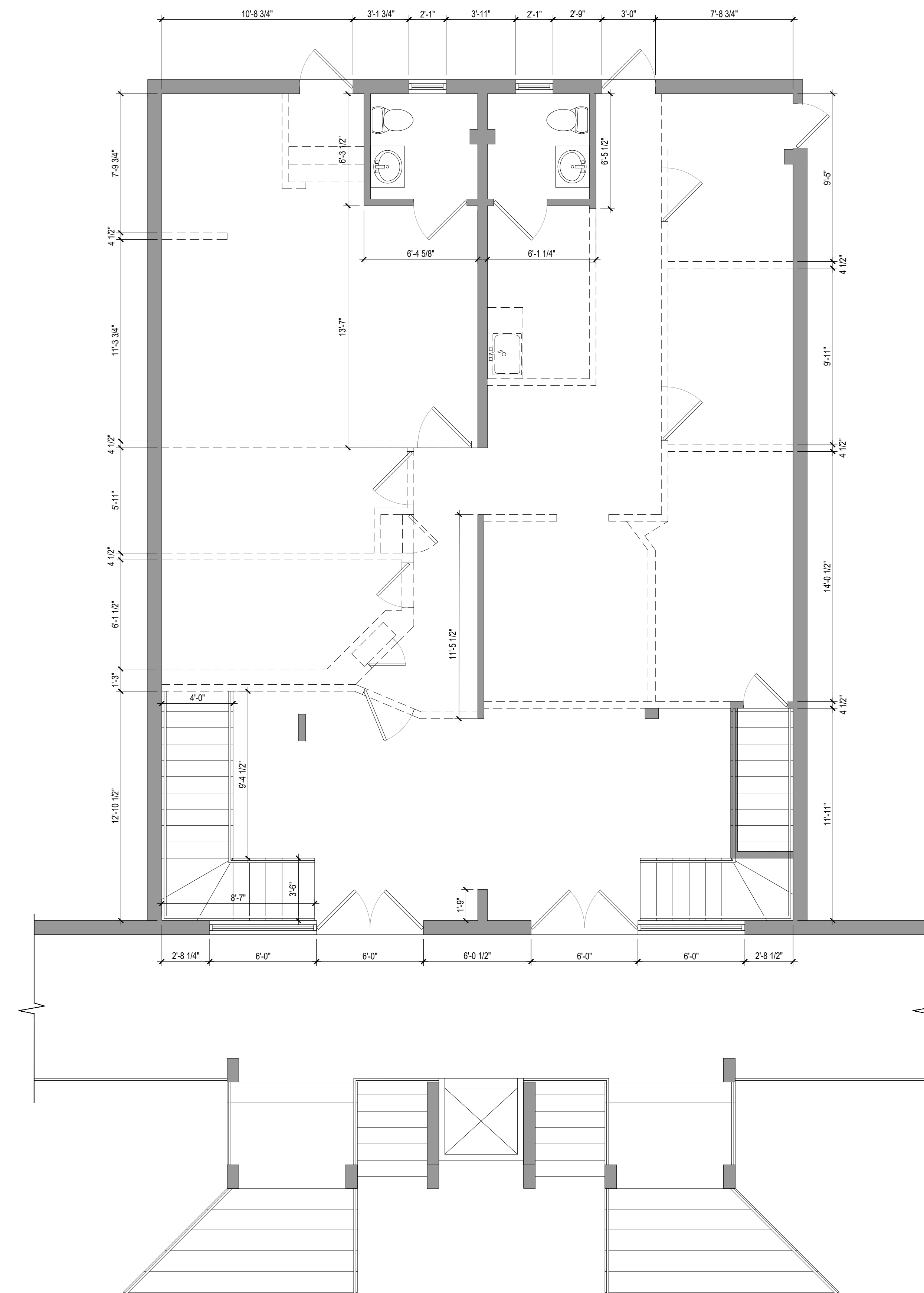
**HEALTH, SAFETY AND WELFARE:**

- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT THE INTEGRITY OF THE STRUCTURE, LIFE SAFETY AND EGRESS REQUIREMENTS.
- DURING DEMOLITION, THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID INTERRUPTIONS IN POWER, LIGHTING, AND GENERAL OPERATIONS, WITHOUT PRIOR NOTIFICATION.



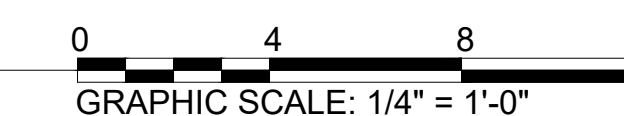
**2 SECOND FLOOR DEMOLITION PLAN**

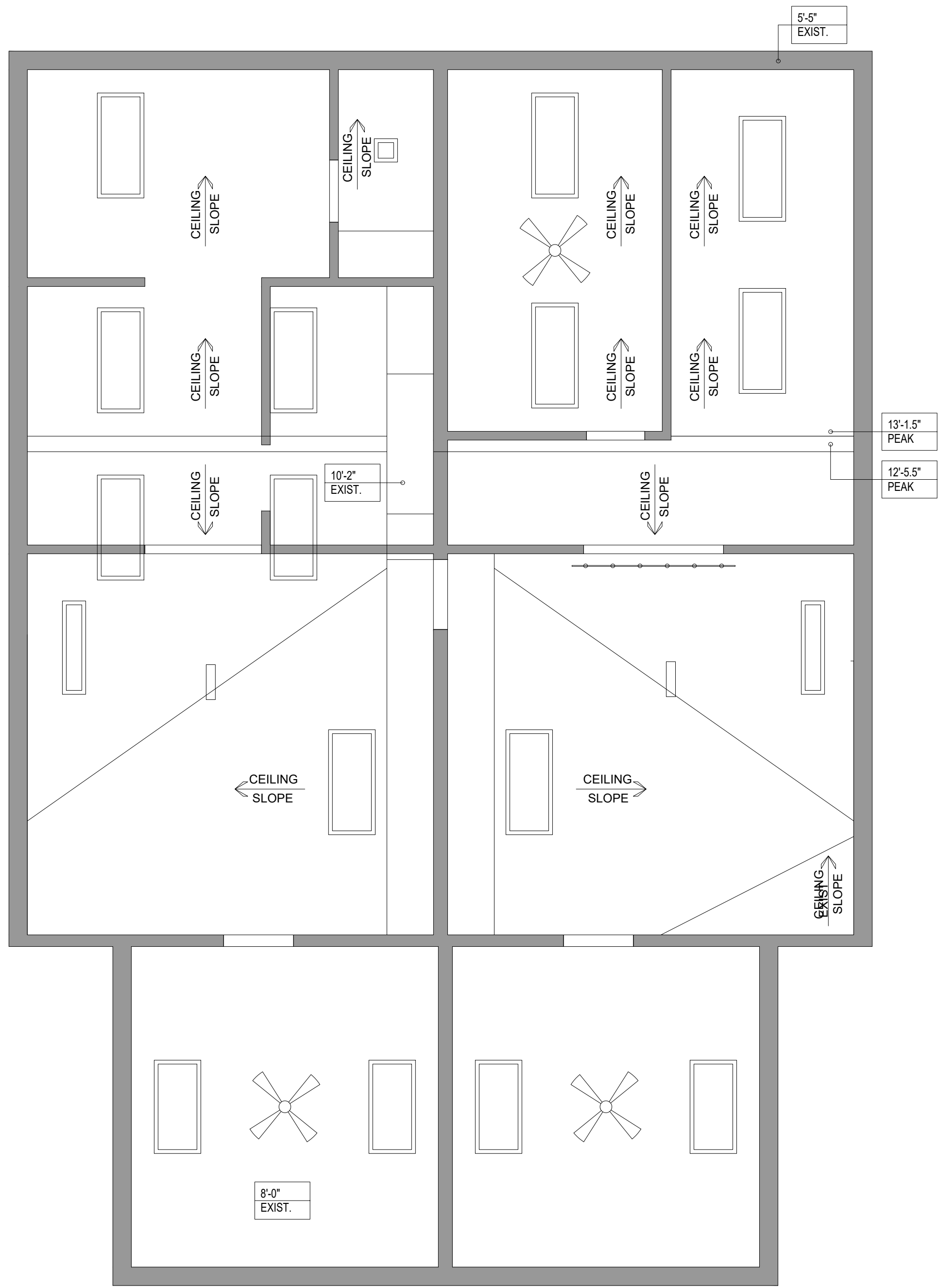
SCALE: 1/4" = 1'-0"



**1 FIRST FLOOR DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"





| CEILING PLAN LEGEND |                                  |
|---------------------|----------------------------------|
| FIXTURE TYPE        | DESCRIPTION                      |
|                     | STAIRWAY PENDANT LIGHT           |
|                     | CEILING FANS                     |
|                     | DECORATIVE CEILING LIGHT FIXTURE |
|                     | PANEL LIGHT                      |



**2** EXISTING SECOND FLOOR CEILING PLAN  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"

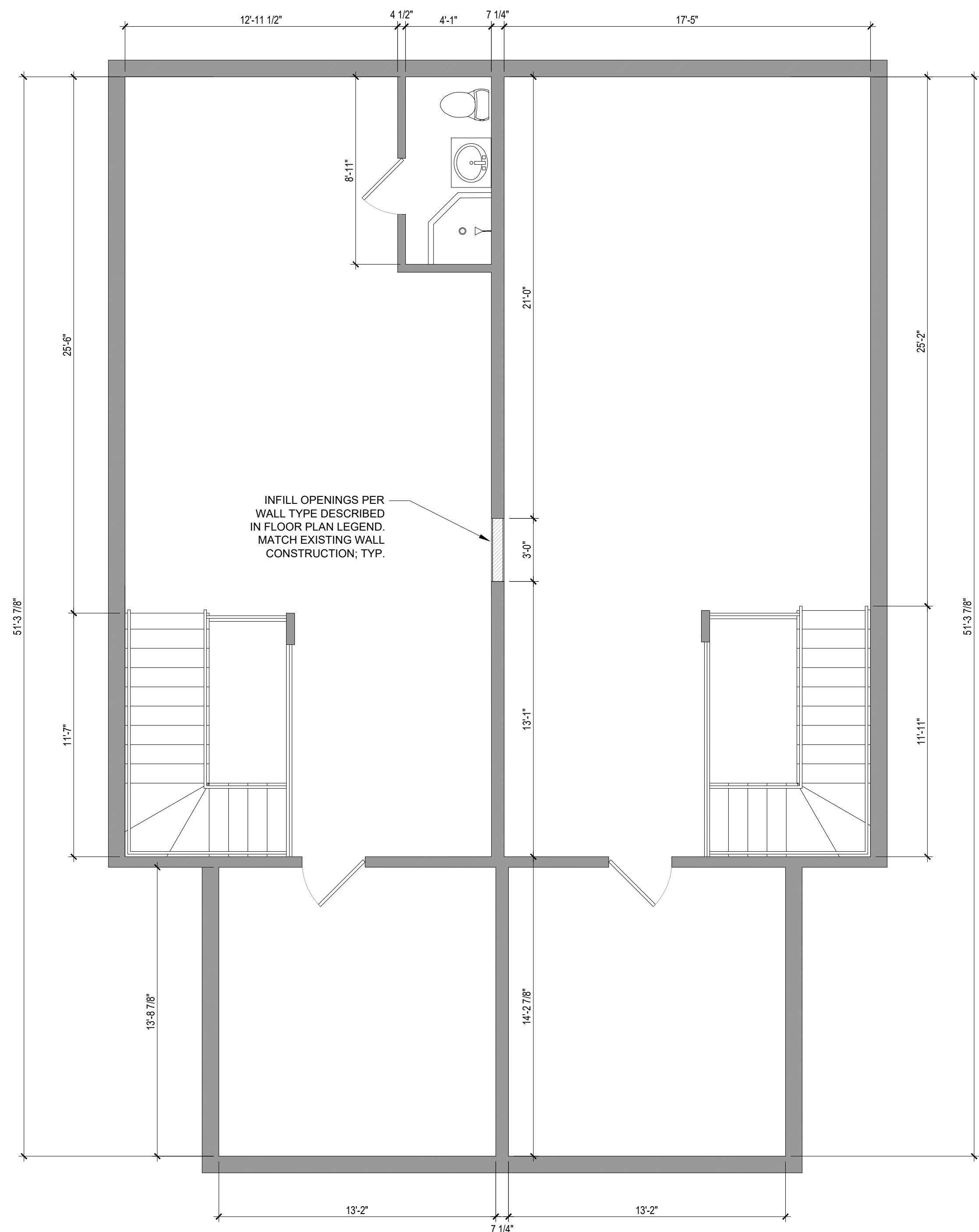
**1** EXISTING FIRST FLOOR CEILING PLAN  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"

**FLOOR PLAN LEGEND**

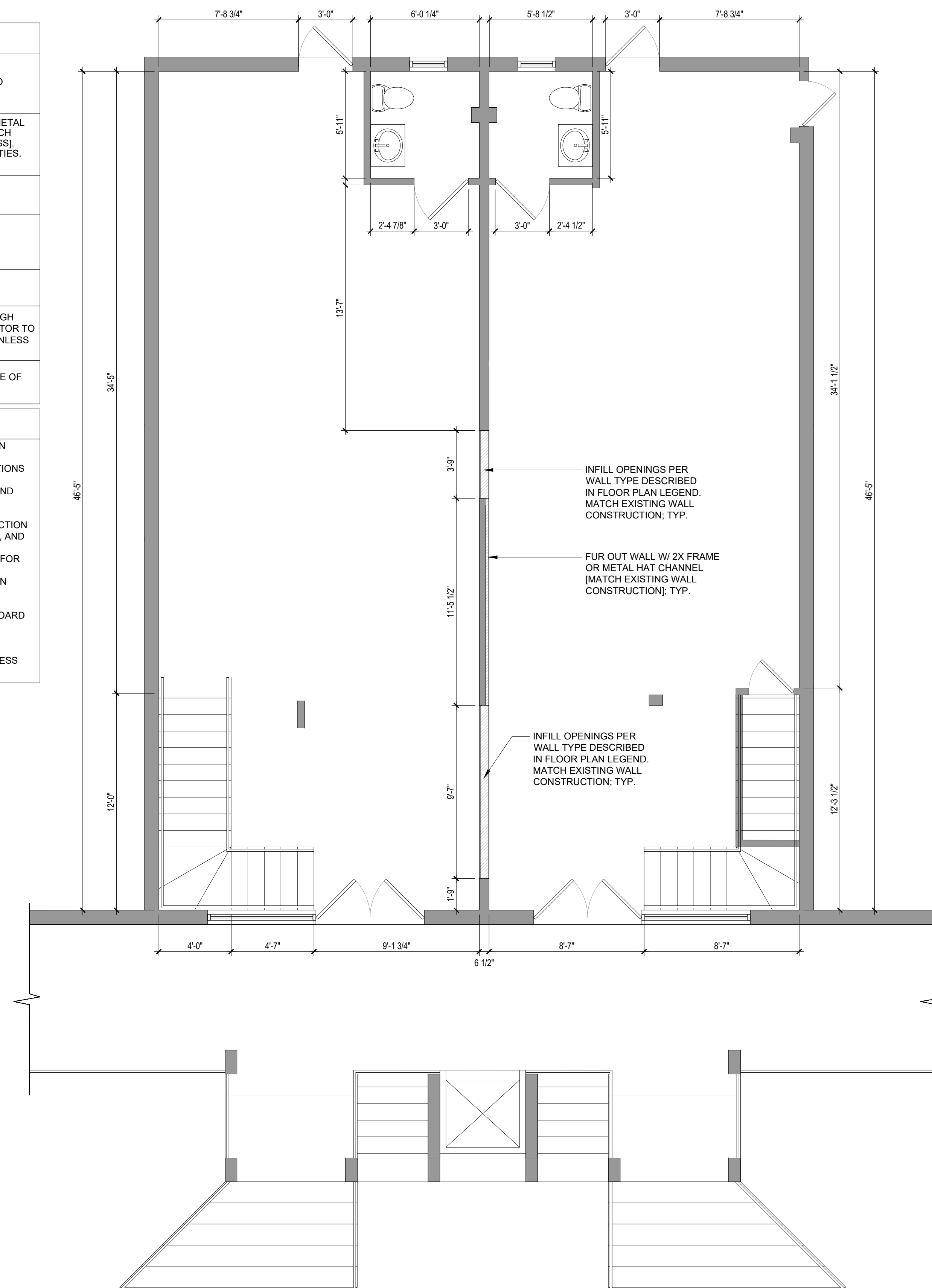
|  |   |  |
|--|---|--|
|  | WALL TYPE 1                                     | EXISTING INTERIOR WALL. PATCH REPAIR TO MATCH. REPAINT.  |
|  | WALL TYPE 2                                     | INTERIOR SYP. P.T. WALL FRAMING -OR- 2X METAL FRAMING W/ 5/8" GYPSUM BOTH SIDES [MATCH EXISTING WALL CONSTRUCTION & THICKNESS]. SOUND ATTENUATION BLANKET IN ALL CAVITIES. [1-HR FIRE RATED]; TYP. |
|  | EXISTING DOOR                                   |  |
|  | DOOR. SEE SCHEDULE A5.0.                        |  |
|  | WINDOW. SEE SCHEDULE A5.0.                      |  |
|  | ROOM NAME<br>XXX                                | FINISH ROOM SF / ROOM ID. / NUMBER / ROUGH DIMENSIONS TO FACE OF FRAME. CONTRACTOR TO ACCOUNT FOR 5/8" DRYWALL FOR FINISH, UNLESS NOTED OTHERWISE; TYPICAL.  |
|  | HATCH DENOTES AREA IS NOT IN THE SCOPE OF WORK. |  |

**GENERAL NOTES:**

1. ALL WORK TO BE PERFORMED BY LICENSED, INSURED CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING.
3. COORDINATE WITH INTERIORS, MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS.
4. CONTRACTOR TO VERIFY ROUGH OPENINGS OF DOORS AND WINDOWS FOR FRAMING COORDINATION.
5. ALL WOOD FRAMING MEMBERS TO BE #2 GRADE OR BETTER, SOUTHERN YELLOW PINE (SYP), PRESSURE TREATED [P.T.].
6. ALL GYPSUM BOARD TO BE 5/8", UNLESS NOTED OTHERWISE. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN DAMP AREAS AND CEMENT BOARD IN SHOWERS. DIMENSION TO MATCH DRYWALL.
7. ACO TREATED LUMBER IS TO BE USED WHEN FRAMING COMES INTO CONTACT WITH CONCRETE. USE ACO APPROVED FASTENERS ONLY.
8. FLOOR PLAN DIMENSION SHOWN TO FACE OF FRAME/ STRUCTURE, UNLESS NOTED "FIN.", CLEAR, OR NOTED OTHERWISE.



**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



**1** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"

TITLE:

**PROPOSED  
CEILING  
PLANS**

PROJECT #: 25.23

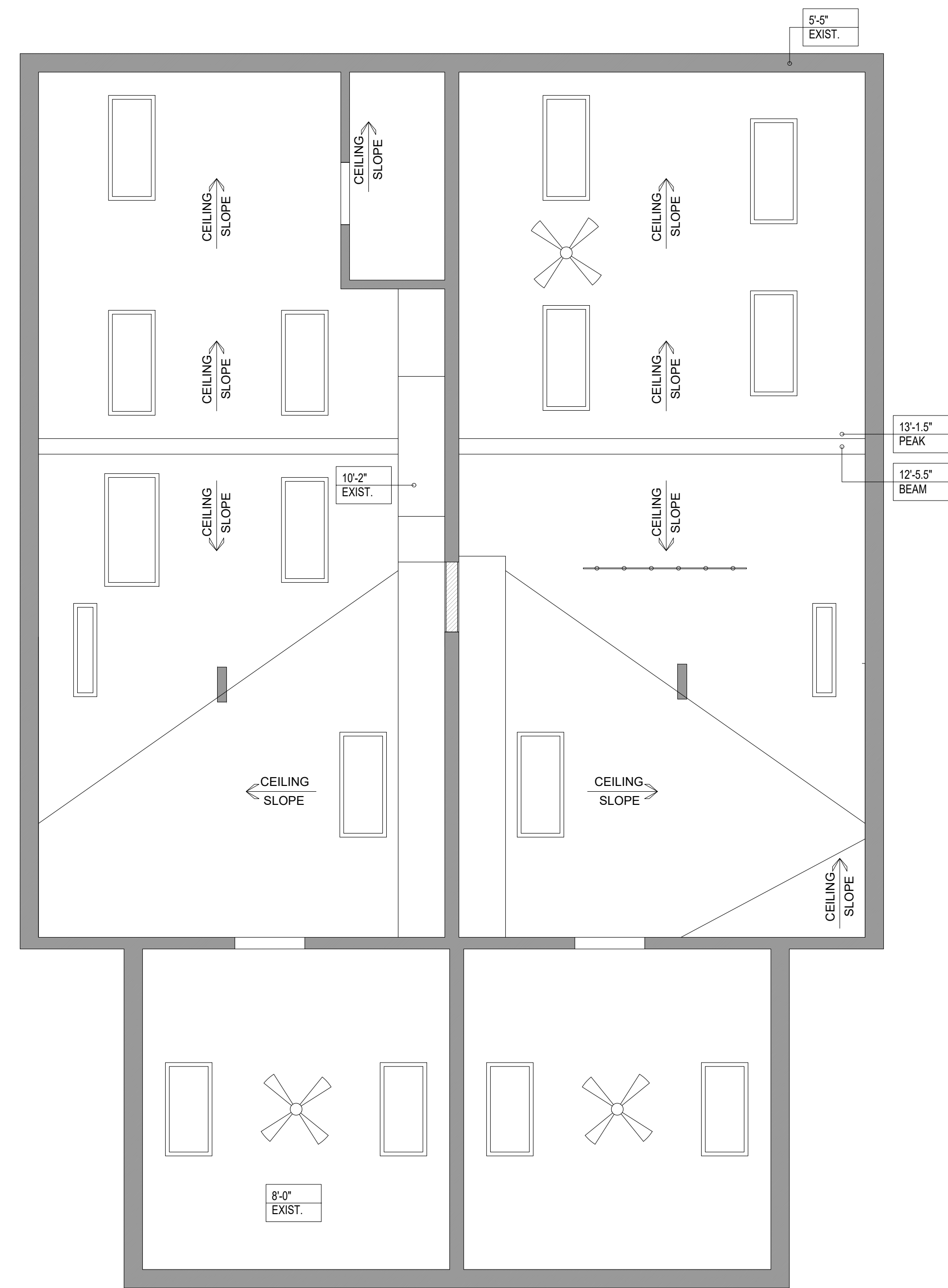
SHEET:

**A2.2**

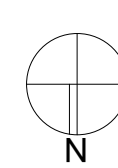
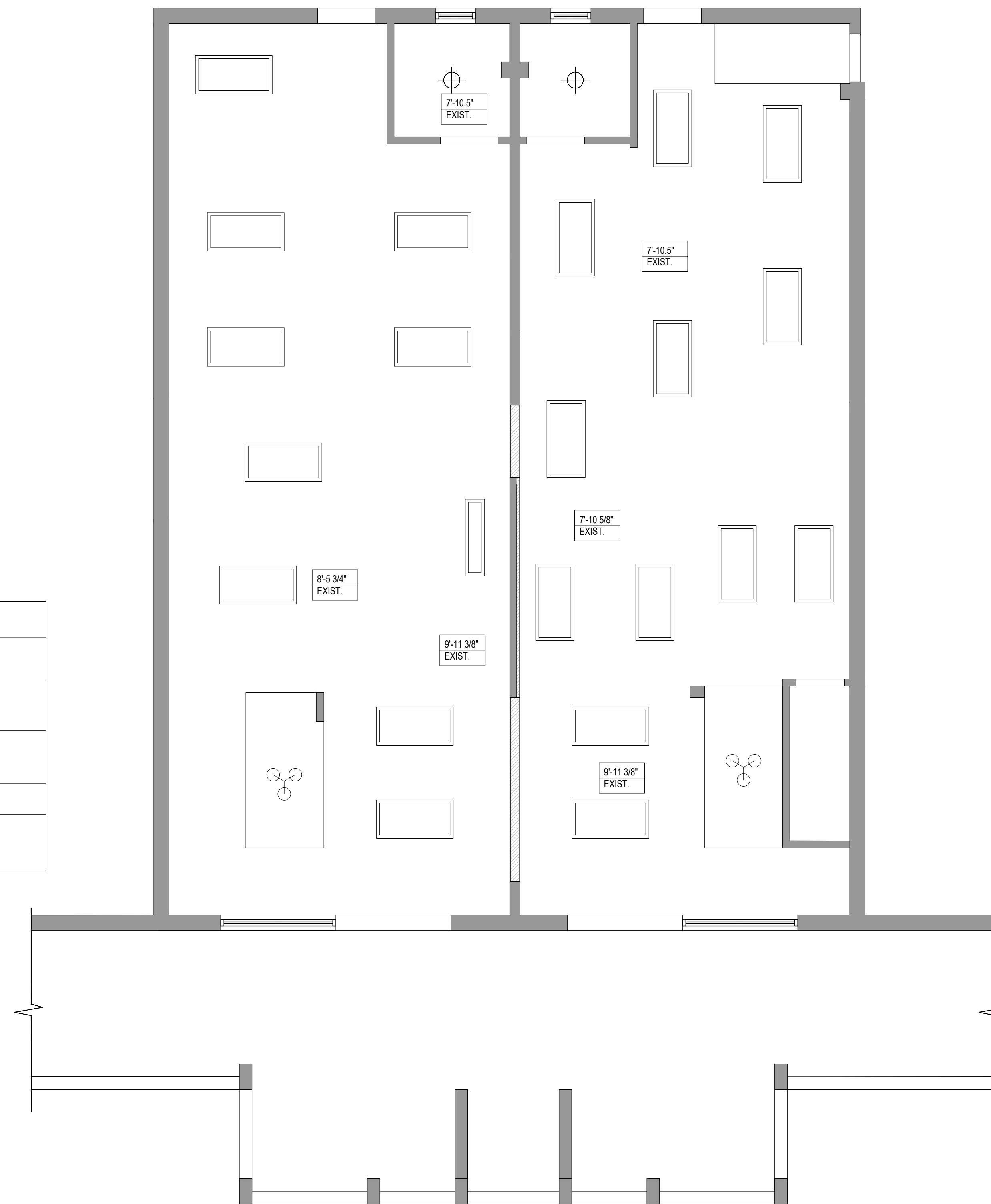
SEPTEMBER 09, 2025

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DRAWING SIZE: ARCH1 (DO NOT SCALE DRAWINGS)



| CEILING PLAN LEGEND |                                  |
|---------------------|----------------------------------|
| FIXTURE TYPE        | DESCRIPTION                      |
|                     | STAIRWAY PENDANT LIGHT           |
|                     | CEILING FANS                     |
|                     | DECORATIVE CEILING LIGHT FIXTURE |
|                     | PANEL LIGHT                      |



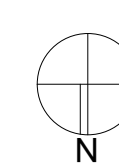
**2**

**PROPOSED SECOND FLOOR CEILING PLAN**

SCALE: 1/4"=1'-0"



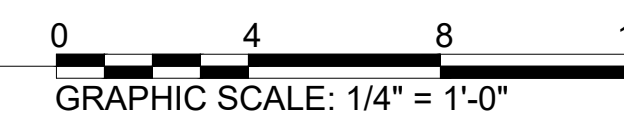
GRAPHIC SCALE: 1/4" = 1'-0"



**1**

**PROPOSED FIRST FLOOR CEILING PLAN**

SCALE: 1/4"=1'-0"



GRAPHIC SCALE: 1/4" = 1'-0"