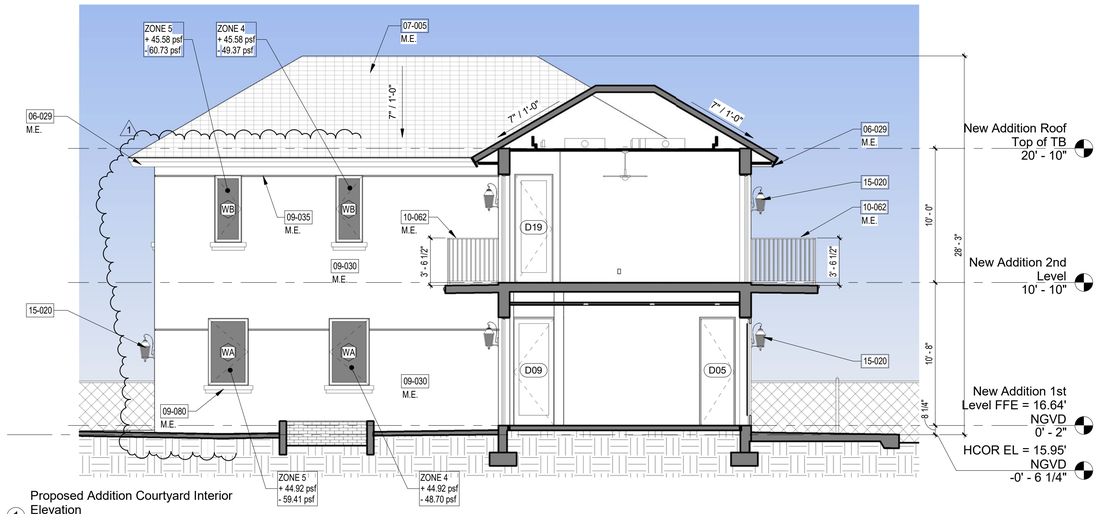
Keynote Legend & General Notes (ELEVATIONS, SECTIONS & DETAILS)

Key Value	Keynote Text
03-000	CONCRETE
03-001	REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION REGARDING CONCRETE ELEMENTS, ETC.
03-011	CONCRETE SLAB. REFER TO STRUCT. DWGS. FOR SPECS, DETAILS, ETC.
03-012	CONCRETE FOOTING REFER TO STRUCT. DWGS. FOR SPECS, DETAIUL, ETC.
03-015	1/2" CONT. EXTRUDED EXPANSION JOINT, TYP.
03-020	CONCRETE BEAM, REFER TO STRUCT. DWGS. FOR SPECS.
03-022	CONCRETE SILL BEAM, REFER TO STRUCT. DWGS. FOR SPECS.
03-023	CONCRETE COLUMN, REFER TO STRUCT. DWGS. FOR SPECS.
03-030	CONCRETE STAIRS OR STEPS. REFER TO STRUCT. DWGS. FOR SPECS.
03-050	EXISTING CONCRETE SLAB, TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-055	EXISTING CONCRETE FOUNDATION, TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-057	EXISTING CONCRETE FOUNDATION WALL, TO REMAIN AND NOT ALTERED. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-060	EXISTING CONCRETE BEAM / TIE BEAM, TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-100	
04-000	MASONRY
04-001	REFER TO STRUCT. DWGS. FOR CMU SPECIFICATIONS, REQUIREMENTS, DETAILS, REINFORCEMENT, ETC.
04-010	CMU WALL REFER TO STRUCT. DWGS. FOR SPECS.
04-100	
05-000	METALS AND STRUCTURAL STEEL
05-001	GENERAL CONTRACTOR SHALL COORDINATE THICKNESS OF PARTITIONS TO ACCOMMODATE MECHANICAL, PLUMBING, AND ELECTRICAL WORK. DIMENSIONS SHOWN ON PLANS ARE NOMINAL.
05-065	METAL STUD FRAMING FOR CEILING @ 16" c/c MAX. SPACING. PROVIDE VERTICAL SUPPORT CONNECTED TO OVERHEAD JOISTS OR DECK @ 4'-0" MAX. SPACING, TYP.
05-080	METAL STRAPS & CONNECTORS, REFER TO STRUCT. DWGS. FOR SPECS.
05-100	
06-000	WOOD AND PLASTICS
06-001	REFER TO STRUCTTURAL DWGS. FOR ADDITIONAL INFORMATION AND SPECIFICATIONS REGARDING WOOD ELEMENTS AND MATERIAL.
06-002	ALL WOOD MEMBERS, PLYWOOD SHEATHING, ETC. IN CONTACT WITH CONCRETE OR STEEL SHALL BE P.T. / CDX WOOD / SHEATHING.
06-011	1x4 P.T. WOOD HORIZONTAL FIRE STOPPING CONT. @ 8'-0" c/c MAX. SPACING AND SHALL ALSO BE PROVIDED AROUND ALL OPENINGS.
06-029	WOOD FASCIA & NAILER, REFER TO DETAILS AND STRUCT. DWGS. FOR NAILING, SPECS, ETC.
06-070	PLYWOOD SHEATHING DECK / WALLS / SOFFITS, REFFER TO STRUCT. DWGS. FOR SPEC. NAILING, ETC.
06-080	PRE-FABRICATED WOOD TRUSSES, REFER TO STRUCT. DWGS. FOR SPECS, DETAILS, CONNECTIONS, ANCHORAGE, ETC. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, NOAs, CALCULATIONS, DETAILS, ETC. AND SUBMIT TO ARCH/ENG OF RECORD FOR APPROVAL.
06-085	EXISTING WOOD TRUSSES, TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
06-100	
07-000	THERMAL AND MOISTURE PROTECTION
07-003	AT BATHROOMS OR OTHER WET ROOMS OR SPACES ABOVE USABLE OR LIVABLE AREAS: ALL FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY SEALED AND CAULKED AS TO PREVENT THE PASSAGE OF MOISTURE AND WATER. ALL SHOWERS, SAUNAS, STEAM ROOMS, ETC. SHALL BE PROVIDED WITH SHOWER LINERS INSTALLED AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND / OR AS SPECIFIED OR DETAILED ON THESE DRAWINGS TO PREVENT THE PASSAGE OF MOISTURE AND/OR WATER. FLOORS AND WALLS RECEIVING TILE FINISHES SHALL HAVE A CEMENT OR CONCRETE LIKE BACKING. REDGARD (OR APPROVED EQUAL) WATERPROOFING MEMBRANE SHALL BE APPLIED OVER THE SUBSTRATE AREA TO RECEIVE TILE INSTALLATION. ALL CORNERS, JOINTS, CRACKS, PENETRATIONS, ETC. SHALL BE WATERPROOF AND SEALED BEFORE TILE INSTALLATION AS TO PREVENT THE PASSAGE OF WATER AND MOISTURE TO THE SPACES BELOW.
07-004	BUILDING ENVELOPE: THE INTENT AND PERFORMANCE OBJECTIVE OF THESE DRAWINGS IS TO PROVIDE A BUILDING ENVELOPE THAT PREVENTS WATER / MOISTURE INTRUSION INTO THE BUILDING. ALL WORK PERFORMED SHALL BE DONE IN A MANNER TO ACHIEVE THESE PERFORMANCE STANDARD TO THE MINIMUM PRESCRIBED BUILDING CODE REQUIREMENTS AND INDUSTRY STANDARDS. ALL PENETRATIONS THRU THE BUILDING ENVELOPE SHALL BE SEALED, FLASHED, PROTECTED, ETC. AS TO PREVENT WATER / MOISTURE INTRUSION INTO THE BUILDING. GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL WARRANTIES, CERTIFICATIONS, ETC. FOR THE BUILDING ENVELOPE COMPONENTS & SYSTEMS.
07-005	ROOFING SYSTEM, (FLAT CEMENT TILES) ON ROOF DECK (REFER TO STRUCT. DWGS.) ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOAs, ETC. AND SUBMIT TO THE ARCH/ENG OF RECORD FOR APPROVAL.
07-021	LIQUID APPLIED WATERPROOFING FOR UNDER TILE FLOOR FINISH APPLICATION. SYSTEM SHALL BE TREMCO VULKEM LIQUID APPLIED WATERPROOFING 350 NF, OR APPROVED EQUAL. APPLICATION SHALL EXTEND UP 6" ON VERTICAL WALLS, TO THE INTERIOR RIM OF FLOOR / ROOF DRAINS, AND TO THE UNDERSIDE OF DOOR THRESHLD, WHEN APPLICABLE. ALL PENETRATION HOLES (SCREWS, BOLTS, ETC.) SHALL BE FULLY CAULKED. UNDER A SEPARATE PERMIT.
07-035	GALVANIZED STEEL DRIP EDGE, CONT. TYP. ANCHORED TO DECK @ 6" c/c.
07-040	6 MIL MIN. VAPOR BARRIER.
07-050	IN-FURRING CAVITY INSULATION. R-5 MIN. RIGID BOARD OR ALUMINUM FOIL.
07-052	PROVIDE R-30 ATTIC INSULATION IN ATTIC SPACE, TYP.
07-061	2" CONT. VENTILATION STRIP. SHALL BE PROVIDED WITH NON-CORROSIVE INSECT SCREEN WITH 1/6" MIN. & 1/4" MAX. SCREEN SIZE.
07-100	
08-000	DOORS, WINDOWS AND STORE FRONTS
08-001	GENERAL CONTRACTOR SHALL PROVIDE CONTINUOUS CAULK AND SEALANT AROUND ALL EXTERIOR OPENINGS TO PREVENT WATER PENETRATION AND AIR LEAKAGE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST APPLICABLE EDITION).
08-002	ALL DOORS AND WINDOWS SHALL BE APPROVED BY THE OWNER / ARCH / ENG THRU A PROCESS OF SHOP DRAWINGS SUBMITTAL BEFORE ANY MANUFACTURING CAN TAKE PLACE.
08-003	GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENING SIZES WITH THE DOOR / WINDOW MANUFACTURER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS ON THE FIELD PRIOR TO ORDERING AND MANUFACTURING.
08-004	ALL INTERIOR DOORS SHALL BE STAIN-READY FINISHED OR PRIMED.
08-005	ALL GLAZING FOR EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT, OR STORM SHUTTERS SHALL BE PROVIDED FOR ALL FENESTRATION THAT IS NOT IMPACT RESISTANT. STORM SHUTTERS SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DETAILS, SPECS, NOAs, PRODUCT APPROVALS, ETC. AND SUBMIT FOR APPROVAL.
08-006	EXTERIOR DOORS AND WINDOWS SHALL BE UNDER A SEPARATE PERMIT. GC SHALL PROVIDE SHOP DRAWINGS, SPECS, DETAILS, CALCULATIONS, NOAs, ETC. AND SUBMIT TO ARCHITECT / ENGINEER OF RECORD FOR APPROVAL.
08-007	DETAILS SHOWN ON THIS SET ARE TYPICAL. APPROVED WINDOW AND DOORS SYSTEM MAY REQUIRE DIFFERENT AND/OR ADDITIONAL DETAILS TO DESCRIBE SYSTEM CONDITIONS. CONTRACTOR SHALL PROVIDE ALL NECESSARY DETAILS, SPECS, ETC. FOR THE SELECTED WINDOWS AND DOORS. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL.
08-008	ALL EXTERIOR DOORS SHALL BE PROVIDED WITH THRESHOLDS AND WEATHER STRIPPING TYP.
08-009	ALL EXTERIOR DOORS, STORE FRONTS, AND WINDOWS SHALL BE TESTED (AS PER MANUFACTURER SPECIFICATIONS AND / OR INDUSTRY STANDARDS) FOR WATER INTRUSION. ALL EXTERIOR FENESTRATION SHALL BE WATER, HUMIDITY TIGHT TYP.
08-010	ALL INTERIOR DOORS SHALL BE STAIN-READY FINISHED OR PRE-PAINTED AND PROVIDED WITH DOOR STOP HARDWARE, AS REQUIRED.
08-100	
09-000	FINISHES
09-001	GENERAL BATHROOM FINISH SCHEDULE:1-)FLOOR: -BATHROOM:IMPERVIOUS TILE & MORTAR. -SHOWER: IMPERVIOUS, SLIP RESISTANT TILE & GROUT, OR NON-ABSORBENT SURFACE. 2)WALLS:-BATHROOM: MOISTURE / MILDEW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL (GREEN BOARD) AND/OR IMPERVIOUS TILE & GROUT ON CEMENT BOARD BACKER. -SHOWER/TUB: IMPERVIOUS TILE & GROUT, OR NON-ABSORBENT SURFACE FROM FLOOR TO CEILING OR TO A MIN. OF 72" ABOVE DRAIN, ON CEMENT BACKER. 3-)CEILING: MOISTURE / MILDEW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL (GREEN BOARD). NOTE: FIBER CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS ANDFIBER-REINFORCED CEMENT BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
09-005	CONCRETE PAVERS DRIVEWAY, ON SAND, ON 6" MIN. LIME ROCK COMPACTED BASE, ON 12" MIN. STABILIZED SUBGRADE, TO BE SELECTED AND APPROVED BY OWNER. PROVIDE 8"x8" CONC. EDGE BEAM W/ 1 #5 CONTINUOUS ALL AROUND PERIMETER TYP.
09-020	CERAMIC TILE FLOOR FINISH TO BE SELECTED BY OWNER, AT UPPER FLOORS ABOVE LIVING SPACES, PROVIDE UNDER TILE SOUND INSULATION MEMBRANE. ALL TILE INSTALLATION SHALL BE ON CONCRETE SLAB OR 1/2" MIN. CEMENT BACKER, TYP.
09-021	CERAMIC TILE FLOOR FINISH FOR OUTSIDE TERRACE. SHALL BE SLIP RESISTANT. TO BE SELECTED BY OWNER, TYP.
09-023	EXPOSED CONCRETE FINISH (STEEL TROWEL FINISH) W/ EPOXY PAINT FINISH. COLOR TO BE SELECTED BY OWNER, TYP.
09-030	5/8" MIN. THICK SMOOTH STUCCO FINISH, PAINTED. 3-COAT APPLICATION. PROVIDE CONTROL AND EXPANSION JOINTS AS NECESSARY TO AVOID CRACKING, AND AS PER INDUSTRY STANDARDS AND MINIMUM CODE REQUIREMENTS. PROVIDE BONDING AGENT TO ALL EXPOSED CONCRETE TO RECEIVE STUCCO FINISH.
09-035	5/8" WIDE x 5/8" DEEP PVC STUCCO REVEAL JOINT, TYP.
09-039	5/8" SMOOTH STUCCO FINISH, PAINTED, 3-COAT APPLICATION. PROVIDE CONTROL AND EXPANSION JOINTS AS NECESSARY TO AVOID CRACKING, AND AS PER INDUSTRY STANDARDS AND MINIMUM CODE REQUIREMENTS (144 MAX PANEL AREA, 16'-0" MAX SPACING, 2.5-1 MAX LENGTH-TO-WIDTH RATIO. ON PAPER BACKED METAL LATH, ON CDX PLYWOOD SHEATHING. REFER TO STRUCT. DWGS. FOR SHEATHING SPECS AND NAILING. PROVIDE BONDING AGENT TO ALL EXPOSED CONCRETE TO RECEIVE STUCCO FINISH, TYP.
09-040	1/2" GYPSUM WALL BOARD FINISH, PAINTED, ON FURRING STRIP.
09-050	5/8" MIN. GYPSUM WALL BOARD CEILING FINISH, PAINTED, ON FURRING STRIPS, ON ROOF TRUSSES / FRAMING.

Keynote Legend & General Notes (ELEVATIONS, SECTIONS & DETAILS)

Key Value	Keynote Text
09-060	30"x22" MIN. ATTIC ACCESS OPENING. PROVIDE 30" MIN. VERTICAL CLEARANCE ABOVE OPENING. PROVIDE LAY-IN PLYWOOD OPENING PANEL, PAINTED TO MATCH CEILING.
09-080	DECORATIVE CAST CEMENT OR STONE ELEMENT, TO BE SELECTED BY OWNER.
09-100	
10-000	SPECIALTY CONSTRUCTION
10-010	BATHROOM CABINETS, VANITIES, & COUNTER TOPS. TO BE SELECTED AND APPROVED BY OWNER. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-040	GLASS SHOWER ENCLOSURE. PROVIDE CATEGORY II SAFETY GLASS SHOWER ENCLOSURE WITH 22" MINIMUM CLEAR OPENING DOOR.
10-060	PROVIDE STAIR GUARDRAIL AT 36" A.F.F. OR STAIR NOSING. TOP RAIL TO SERVE AS HANDRAIL FOR THE STAIRS, AND IT SHALL BE PROVIDED ON ONE SIDE (THE INTERIOR LOOP OF THE STAIRS). GUARDRAIL SHALL BE ENGINEER TO WITHSTAND A 200# IMPACT OR 50 PLF. SPACED RAILINGS TO REJECT A 4" DIAMETER SPHERE. SPACE BETWEEN RAILS, RISER AND TREAD SHALL REJECT A 6" DIAMETER SPHERE. GLASS GUARDRAILS SHALL BE CATEGORY II SAFETY GLASS.CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CALCULATIONS, SPECS, DETAILS, ETC. TO ARCH/ENG OF RECORD FOR APPROVAL. OWNER SHALL PROVIDE FINAL APPROVAL BEFORE ORDERING, FABRICATION, OR INSTALLATION.
10-062	PROVIDE GUARDRAIL AT 36" A.F.F. MIN. (OR AS OTHERWISE INDICATED ON DWGS.) PROVIDE 2" MAX. GAP BETWEEN BOTTOM RAIL AND FLOOR SURFACE. GUARDRAIL SHALL BE ENGINEER TO WITHSTAND A 200# IMPACT OR 50 PLF. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CALCULATIONS, SPECS, DETAILS, ETC. TO ARCH/ENG OF RECORD FOR APPROVAL. OWNER SHALL PROVIDE FINAL APPROVAL BEFORE ORDERING, FABRICATION, OR INSTALLATION.
10-065	ALUMINUM FENCE. UNDER A SEPARATE PERMIT. MANUFACTURER TO SUBMIT SHOP DRAWINGS, SPECS, DETAILS, CALCULATIONS, ANCHORAGE, ETC. AND SUBMIT TO ARCH/ENG OF RECORD FOR APPROVAL BEFORE SUBMITTING FOR BUILDING PERMIT. METAL FENCE DESIGN SHALL BE APPROVED BY OWNER BEFORE MANUFACTURING & INSTALLATION.
10-066	ALUMINUM GATE. UNDER A SEPARATE PERMIT. MANUFACTURER TO SUBMIT SHOP DRAWINGS. SPECS, DETAILS, CALCULATIONS, ANCHORAGE, ETC. AND SUBMIT TO ARCH/ENG OF RECORD FOR APPROVAL BEFORE SUBMITTING FOR BUILDING PERMIT. METAL GATE DESIGN SHALL BE APPROVED BY OWNER BEFORE MANUFACTURING & INSTALLATION.
10-100	
11-000	EQUIPMENT
11-001	REFER TO EACH TRADE FOR SPECIFICATION AND INFORMATION REGARDING EQUIPMENT, APPIANCES, ETC.
11-002	ALL EQUIPMENT, APPLIANCES, ETC. SHALL BE SELECTED AND APPROVED BY OWNER.
11-100	
13-000	CONVEYING SYSTEMS
13-100	
14-000	MECHANICAL
14-001	REFER TO MECHANICAL DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING MECHANICAL EQUIPMENT & FIXTURES.
14-005	MECHANICAL EQUIPMENT (OUTSIDE UNIT A/C, ETC.) REFER TO MECH. DWGS. FOR SPECS.
14-006	MECHANICAL EQUIPMENT AHU, REFER TO MECH. DWGS. FOR SPECS.
14-100	
15-000	ELECTRICAL
15-001	REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING ELECTRICAL EQUIPMENT & FIXTURES.
15-002	ALL ELECTRICAL FIXTURES, ACCESSORIES, APPLIANCES, FINISHES, ETC. SHALL BE SELECTED AND APPROVED BY OWNER BEFORE ORDERING, MANUFACTURING, FABRICATION, OR INSTALLATION.
15-020	LIGHTING FIXTURES, REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION AND SPECS.
15-100	
16-000	PLUMBING
16-001	REFER TO PLUMBING DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING ELECTRICAL EQUIPMENT & FIXTURES.
16-002	ALL PLUMBING ACCESSORIES, FIXTURES, ETC. TO BE APPROVED BY OWNER / ID BEFORE ORDERING, MANUFACTURING, OR INSTALLATION, TYP.
16-010	TOILET, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-065	
16-100	
17-000	FIRE SAFETY AND PROTECTION
17-010	1 HR. FIRE RATED WALL AT GARAGE PERIMETER AND SEPARATION TO REST OF THE HOUSE, PROVIDE (1) LAYERS OF 1/2" TYPE "X" GYPSUM BOARD DRYWAL ON EACH SIDE, TYP.
17-100	



1 Proposed Addition Courtyard Interior Elevation
3/16" = 1'-0"

M.E. = MATCH EXISTING ELEMENTS OR FINISHES.

NOVUS Archetype
architecture / interior / planning

NOVUS Archetype, LLC
12721 SW 30th ST. MIAMI, FL 33175
PH: (305) 505-6910
email: julio@novusarchetype.com
AA26001460
Qualifier: Julio Pulido, AIA
License #: AR93904
Qualifier : Salvador Ben Mitrani, NCARB
License # : AR99606

STATE OF FLORIDA · JULIO PULIDO · AR93904 · REGISTERED ARCHITECT

Julio Pulido
Digitally signed by Julio Pulido
Date: 2024.04.15 16:15:30 -04'00'

Eva Vaccaro

2-Story Addition

12940 SW 63 Ave Pinecrest Fl 33156

No.	Description	Date
1	Revision 1 Bldg. Dpmt. Comments & Owner Changes	03-14-24

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

SHEET TITLE

Proposed Addition Elevations

SHEET No.

A420