



HARDWARE NOTES:

- 1) PULL PANIC BAR IN THE DIRECTION OF EGRESS (SHALL OVERWRITE LOCK MECHANISM).
- 2) LEVEL TYPE PASSAGE HARDWARE ON.
- 3) SELF CLOSING.
- 4) ADA COMPLIANT PULL BAR ON PULL SIDE AND PUSH PLATE ON OTHER SIDE.
- 5) SECURITY LOCK OR BOLT
- 6) INTERIOR SLIDING DOOR STANDARD HARDWARE BY MFG.
- 7) SPRING HINGES FOR SELF CLOSING
- 8) PEER HOLE VIEWER
- 9) STANDARD FOLDING DOORS HARDWARE
- 10) HOLD-OPEN HARDWARE
- 11) BARN DOOR STANDARD HARDWARE (ADA COMPLIANT)
- 12) PRIVACY LOCK
- 13) STANDARD POCKET DOOR HARDWARE
- 14) SELF LATCHING HARDWARE LOCATED @ 54" A.F.F. FOR POOL BARRIER REQUIREMENTS
- 15) STANDARD GARAGE DOOR HARDWARE
- 16) STANDARD SLIDING GLASS DOOR HARDWARE WITH SECURITY LOCK.

General Notes (FLOOR PLANS & ELEVATIONS)

03-001	CONCRETE
03-011	REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION REGARDING CONCRETE ELEMENTS, ETC.
03-021	CONCRETE SLAB, REFER TO STRUCT. DWGS. FOR SPECS, DETAILS, ETC.
03-031	CONCRETE FOOTING REFER TO STRUCT. DWGS. FOR SPECS, DETAILS, ETC.
03-041	CONCRETE SLAB THICKENED EDGE, REFER TO STRUCT. DWGS. FOR SPECS.
03-020	CONCRETE BEAM, REFER TO STRUCT. DWGS. FOR SPECS.
03-022	CONCRETE SLAB BEAM, REFER TO STRUCT. DWGS. FOR SPECS.
03-050	EXISTING CONCRETE SLAB, (V.I.F.) TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-060	EXISTING CONCRETE FOUNDATION (V.I.F.) TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-062	EXISTING CONCRETE BEAM (V.I.F.) TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-061	EXISTING SILL BEAM (V.I.F.) TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-082	EXISTING CONCRETE COLUMN TO REMAIN (V.I.F.) REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
03-100	
04-001	MASONRY
04-000	REFER TO STRUCT. DWGS. FOR CMU SPECIFICATIONS, REQUIREMENTS, DETAILS, REINFORCEMENT, ETC.
04-010	CMU WALL, REFER TO STRUCT. DWGS. FOR SPECS.
04-020	EXISTING CMU WALL (V.I.F.) TO REMAIN, REFER TO DEMOLITION DRAWINGS FOR AREAS OR PORTIONS OF WALL TO BE REMOVED. DIMENSIONED LINES INDICATE THE PORTION OF EXISTING CMU WALL TO BE REMOVED TO CREATE NEW OPENINGS; (V.I.F.) ALSO REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION AND SPECS.
04-100	
05-001	METALS AND STRUCTURAL STEEL
05-000	GENERAL CONTRACTOR SHALL COORDINATE THICKNESS OF PARTITIONS TO ACCOMMODATE MECHANICAL, PUMPS, AND ELECTRICAL WORK. DIMENSIONS SHOWN ON PLANS ARE NOMINAL.
05-020	STRUCTURAL STEEL, COLUMNS, BEAMS, CHAIRS, JOISTS, FLANGES, ANGLES, ETC. REFER TO STRUCT. DWGS. FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
05-060	METAL STUD FRAMING FOR CEILING @ 16" @ max. SPACING. PROVIDE VERTICAL SUPPORT CONNECTED TO OVERHEAD JOISTS OR DECK @ 4'-4" MAX. SPACING, TYP.
05-080	METAL STRAPS & CONNECTORS, REFER TO STRUCT. DWGS. FOR SPECS.
05-100	
06-001	WOOD AND PLASTICS
06-000	REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION AND SPECIFICATIONS REGARDING WOOD ELEMENTS AND MATERIALS.
06-002	ALL WOOD MEMBERS, PLYWOOD SHEATHING, ETC. IN CONTACT WITH CONCRETE OR STEEL SHALL BE P.T. / CDX WOOD / SHEATHING.
06-011	1/4" P.T. / WOOD HORIZONTAL FIRE STOPPING CONT. @ 8'-0" @ max. SPACING AND SHALL ALSO BE PERFORMED AROUND ALL OPENINGS.
06-020	P.T. WOOD FASCIA, REFER TO STRUCT. DWGS. FOR SPECS.
06-029	WOOD LAGGER & NAILER, REFER TO DETAILS AND STRUCT. DWGS. FOR NAILING, SPECS, ETC.
06-040	PLYWOOD FRAMING, REFER TO STRUCTURAL DWGS. FOR ADDITIONAL SPECIFICATION, SPACING, CONNECTIONS, ETC.
06-050	PLYWOOD SHEATHING DECK / WALLS / SOFFITS, REFER TO STRUCT. DWGS. FOR SPEC. NAILING, ETC.
06-051	EXISTING PLYWOOD SHEATHING ROOF DECK (V.I.F.) TO REMAIN, REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.
06-070	EXISTING WOOD STRUCTURAL FRAMING TO REMAIN AND NOT ALTERED (V.I.F.), TYP.
06-100	
07-001	THERMAL AND MOISTURE PROTECTION
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. AIR PERFORMED TO MEET THE INTENT AND PERFORMANCE OBJECTIVE OF THESE DRAWINGS IS TO THE MINIMUM PRESCRIBED BUILDING CODE REQUIREMENTS AND INDUSTRY STANDARDS. ALL PENETRATIONS THRU THE BUILDING ENVELOPE SHALL BE SEALED, FLASHED, PROTECTED, ETC. 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.
07-010	EXISTING EXISTING STAGING BEAM METAL ROOF ON ROOF DECK (REFER TO STRUCT. DWGS.)
07-020	ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOAs, ETC. AND SUBMIT TO THE ARCHITECT FOR RECORD FOR APPROVAL.
07-025	GLAZANED STEEL DRIP EDGE, C/P. TYP. ANCHORED TO DECK @ 8'-0".
07-030	6 MIL LIN. VAPOR BARRIER
07-035	INSULATING CURTAIN WALL INSULATION, R-5 MIN. RIGID BOARD OR ALUMINUM FOIL.
07-040	AIR-IMPERMEABLE SPRAY FOAM INSULATION, APPLY TO THE UNDERSIDE OF ROOF DECK AND SIDE OF WALLS ABOVE SPRAY FOAM, R-19 MIN. VALUE. INSULATION APPLICATION SHALL COMPLY WITH FBC 2020 AIR PERFORMED TO MEET THE INTENT AND PERFORMANCE OBJECTIVE OF THESE DRAWINGS. TO HAVE A FLAME SMOKE PER INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 45. AS PER FBC 2020 Building Section 720.2
07-052	ROOFING 30 ATTIC INSULATION R-19 MIN. VALUE
07-060	4" CONT. VENTILATION STRIP SHALL BE PROVIDED WITH NON-CORROSIVE INSECT SCREEN WITH 1/8" MIN. 1/4" MAX. SCREEN SIZE.
07-100	
08-001	DOORS, WINDOWS AND STORE FRONTS
08-000	GENERAL CONTRACTOR SHALL PROVIDE CONTINUOUS CALK 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	DOOR AND WINDOW ASSEMBLY SHALL BE PROVIDED 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 OPENINGS SIZES WITH THE DOOR / WINDOW MANUFACTURER, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS ON THE FIELD PRIOR TO ORDERING MATERIALS.
08-004	ALL INTERIOR DOORS SHALL BE STAN-READY FINISHED OR PRIMED.

0-0005	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.
0-0006	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.
0-0007	DETAILS SHOWN ON THIS SET ARE TYPE, APPROVED WINDOW AND DOORS SYSTEM MAY REQUIRE EXISTING 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.
0-0008	ALL EXTERIOR DOORS SHALL BE PROVIDED WITH THRESHOLDS AND WEATHER STRIPPING TYP.
0-0009	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.
0-0010	ALL INTERIOR DOORS SHALL BE STAIN-READY FINISHED OR PRE-FINISHED AND PROVIDED WITH DOOR SWATHGE, AS REQUIRED.
0-0011	FINISHES
0-0012	GENERAL BATHROOM FINISH SCHEDULE - FLOOR: BATHROOM IMPERVIOUS TILE & MORTAR. SHOWER: IMPERVIOUS SLIP RESISTANT TILE A GROUT, OR NON-ABSORBENT SUBSTRATE. 2 WALLS: BATHROOM IMPERVIOUS / MILDEW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL. (GREEN BOARD) AND/OR IMPERVIOUS TILE A GROUT ON CEILING BOARD. SHOWERS: IMPERVIOUS TILE A GROUT, OR NON-ABSORBENT SURFACE FROM FLOOR TO CEILING OR TO A MIN. OF 72" ABOVE DRAIN, ON CEILING BATH, 3-CELLING, MOISTURE / MILDEW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL (GREEN BOARD). NOTE: FIBER CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT OVERLAP, AND/OR FIBER-REINFORCED CONCRETE BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
0-0013	THIN NATURAL STONE VENEER / PORCELAIN TILE DECORATIVE WALL CLADDING, ON FULL BED BATHROOM, SHOWER MIXER, AND SHOWER WALLS. CONTRACTOR SHALL SUBMIT SHOP DRAWING AND/ TO ALL AREAS OF WALLS AND CONCRETE ELEMENTS TO RECEIVE STONE. TO BE DONE BEFORE STONE VENEER / TILE APPLICATION. APPLY BONDING AGENT TO ALL EXPOSED CONCRETE ABOVE TYP.
0-0014	CERAMIC TILE FLOOR FINISH TO BE SELECTED BY OWNER AT UPPER FLOORS ABOVE LIVING SPACES. TO BE SELECTED THE INSULATION INSULATION MEMBRANE. ALL TILE INSTALLATION SHALL BE ON CONCRETE SLAB OR 1/2" MIN. CEMENT BACKER.
0-0015	CERAMIC TILE FLOOR FINISH (STEEL TROWEL FINISH) TO BE SLIP RESISTANT. TO BE PROVIDED BY OWNER. TYP.
0-0016	EXPOSED CONCRETE FINISH (STEE TROWEL FINISH) W/ POXY PAINT FINISH. COLOR TO BE SELECTED BY OWNER. TYP.
0-0017	EXPOSED THICK SMOOTH-TOUCH FINISH. PAINTED, COATING APPLICATION, PRODUCT CONTROLS AND EXPANSION JOINTS AS NECESSARY TO AVOID CRACKS, AND AS PER INDUSTRY STANDARDS AND MINIMUM CODE REQUIREMENTS. PROVIDE BONDING AGENT TO ALL EXPOSED CONCRETE TO RECEIVE STCOO FINISH.
0-0018	1/2" GYPSUM WALL BOARD FINISH. PAINTED, ON FURRING STRIP / FRAMING STUDS.
0-0019	PROVIDE IMPERVIOUS TILE A GROUT WALL FINISH AT SHOWERS FROM FLOOR TO CEILING OR TO A MINIMUM OF 72" ABOVE SHOWER FLOOR. PROVIDE 1/2" CEMENT BOARD SUBSTRATE FOR ALL WALL DRY INSTALLATION. TYP. PROVIDE 1/2" CEMENT BOARD SUBSTRATE. PROVIDE TILE APPLICATION ON ALL WALLS AND FLOOR FROM FLOOR TO CEILING.
0-0020	5/8" MIN. GYPSUM WALL BOARD GELING FINISH. PAINTED, ON FURRING STRIPS, ON ROOF TRUSSES / FRAMING.
0-0021	SPECIALTY CONSTRUCTION
0-0022	KITCHEN CABINETS AND COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
0-0023	BATHROOM CABINETS, VANITIES, & COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
0-0024	CARPENTRY, MILLWORK, CABINETRY, TRIM, ETC. TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
0-0025	CABINETS AND COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
0-0026	CLOSET RACKS, SHELVES, BENCHES, ETC. TO BE SELECTED AND APPROVED BY OWNER / ARCH. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
0-0027	GLASS SHOWER ENCLOSURE, PROVIDE CATEGORY I SAFETY GLASS SHOWER ENCLOSURE WITH 22" MINIMUM CLEAR OPENING DOOR.
0-0028	EXISTING POOL, SAFETY BARRIER FENCE / MESH, SHALL COMPLY WITH FBC RESIDENTIAL SECTION R401.17.1 AND SECTION R401.17.1.1.1.
0-0029	EQUIPMENT
0-0030	REFER TO EACH TRADE FOR SPECIFICATION AND INFORMATION REGARDING EQUIPMENT, APPLIANCES, ETC.
0-0031	ALL EQUIPMENT, APPLIANCES, ETC. SHALL BE SELECTED AND APPROVED BY OWNER.
0-0032	GAS POWERED STOVE & OVEN, TO BE SELECTED BY OWNER. REFER TO EMP DWGS. FOR ADDITIONAL INFORMATION.
0-0033	EXISTING HOOD, TO BE SELECTED BY OWNER. REFER TO EMP DWGS. FOR ADDITIONAL INFORMATION.
0-0034	CONVEYING SYSTEMS
0-0035	MECHANICAL
0-0036	REFER TO MECHANICAL DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING MECHANICAL EQUIPMENT & FIXTURES.
0-0037	EXISTING MECHANICAL EQUIPMENT TO REMAIN AND NOT ALTERED. TYP.
0-0038	MECHANICAL EQUIPMENT AND/ REFER TO MECH. DWGS. FOR ADDITIONAL INFORMATION.

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.
15-100	
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.
16-003	PLUMBING EQUIPMENT, FIXTURES, ACCESSORIES, ETC. REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS, INFORMATION, DETAILS, ETC.
16-005	BATHROOM VANITY SINK, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-010	TOLLET, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-015	JACUZZI TUB, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-018	SHOWER DRAIN, TO BE SELECTED AND APPROVED BY OWNER / ID.
16-032	LAUNDURY SINK, COUNTER TOP MOUNTED. REFER TO M/E/P DWGS. FOR ADDITIONAL INFORMATION. TO BE SELECTED AND APPROVED BY OWNER / ID. TYP.
16-100	
17-000	FIRE SAFETY AND PROTECTION
17-100	

**Dylan & Jamie
Roy**

**Interior
Remodeling &
Addition**

6783 SW 104th St Pincrest, FL
33156

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP
SHEET TITLE	

SHEET No. _____

A300

REFER TO SHEET A300 FOR KEYNOTE SCHEDULE
FOR FLOOR PLANS & ELEVATIONS.