

- 1-NEW WALL & CEILING FINISHES SHALL HAVE A SPREAD FLAME INDEX OF NOT GREATER THAN 200 & A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 -FBC 2020, 7TH EDITION (RESIDENTIAL) 302.9
- 2-ALL NEW INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE W/ ASTM E 84 OR UL723 FBC 2020, 7TH EDITION (RESIDENTIAL) 302.10.1
- 3-NEW GLAZING W/ BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT II SAFETY GLASS AS PER FBC 2020, 7TH EDITION (RESIDENTIAL) 308.4
- 4-NEW GLASS PANELS ADJACENT TO DOORS SHALL BE CAT II SAFETY GLASS AS PER FBC 2020, 7TH EDITION.
- 5-NEW SHOWER DOOR SHALL HAVE A MIN. CLEAR UNOBSTRUCTIVE FINISH WIDTH OF 22" AS PER FBC 7TH ED 2020 (PLUMBING) 417.2
- 6-NEW GLAZING @ SHOWER SHALL BE SAFETY GLASS CAT II. AS PER FBC 2020, 7TH EDITION (RESIDENTIAL) 308 TYP.
- 7-NEW LANDINGS @ THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THE TOP OF THE THRESHOLD. -FBC 2020, 7TH EDITION (RESIDENTIAL) 311.

8-FLOOD MATERIAL NOTE: ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE+1 FT. 10"NGVD) OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0)

9-ALL UTILITIES, EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE+1 FT. 10"NGVD)". (ASCE 24-14 CH. 5.0).

10-FLOOD RESISTANT DESIGN AND CONSTRUCTION: CAT II AS PER ASCE 24-05 TABLE 1-1

11-CONTRACTOR SHALL PROVIDE ARCHITECT W/ SIGNED & SEALED SHOP DRAWINGS BY SPECIALTY ENGINEER FOR HANDRAIL/GUARDRAIL & FENCES PRIOR TO FABRICATION.

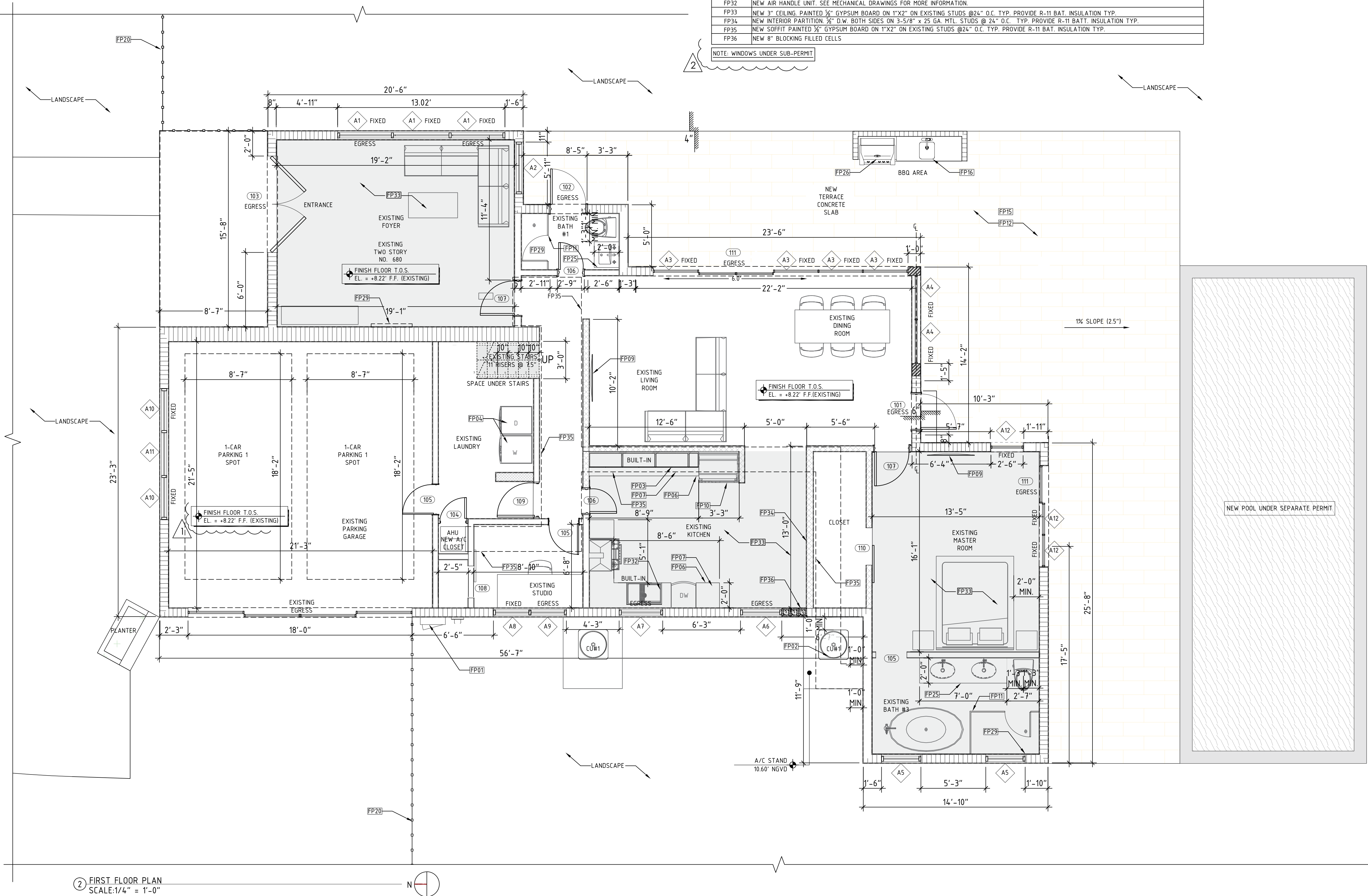
12-NEW GLAZING LARGER THAN 9 SQ. FT. SHALL BE CAT II SAFETY GLASS. MANUF. READY FOR INSPECTION TO BE KEPT ON SITE.

13-PROVIDE 3/4" PLYWOOD BACKING AT ALL CABINENTRY AND WALL MOUNTED BUILT-INS.

OCCUPANCY: R-1 OLD
BUILDING CODE: FBC 2020, 7TH EDITION (RESIDENTIAL)

MARK	KEYNOTE TEXT
FP1	NEW ELECTRICAL SERVICE AND ELECTRICAL PANELS MUST BE INSTALLED @ 10.60 NGVD MIN.
FP2	ALL NEW UTILITIES, EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL, AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE BFE (10.60 NGVD) MIN.
FP3	NEW BUILT-IN CABINET PANTRY. FINISH TO BE SELECTED BY OWNER.
FP4	WASHER. TO BE SELECTED BY OWNER.
FP6	NEW 36" HIGH COUNTER TOP UPPER & LOWER CABINETS. FINISH SHALL BE SELECTED BY OWNER. TYP.
FP7	NEW 36" HIGH COUNTERTOP AND LOWER CABINETS.
FP9	NEW WALL MOUNTED TV. PROVIDE POWER AND DATA.
FP10	REFRIGERATOR. SUPPLY WATER AND POWER.
FP11	NEW SAFETY SHOWER GLASS ENCLOSURE CATEGORY II AS PER FBC 308.4.5.
FP12	NEW CONCRETE SLAB REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
FP15	NEW TILE FLOORING FINISH TO BE SELECTED BY OWNER.
FP16	NEW SINK. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
FP20	3'-0" X 5'-0" HT GATE SHALL BE SELF CLOSING & EQUIPPED W/ A SELF LATCHING DEVICE LOCATED ON THE POOL SIDE OF THE GATE NOT LESS THAN 54" ABOVE PAVEMENT OR GRADE. AS PER FBC 7TH ED. 2020.
FP21	NEW CLOSET BUILT-IN. FINISH TO BE SELECTED BY OWNER.
FP25	NEW BATHROOM VANITY. FINISH TO BE SELECTED BY OWNER.
FP26	BUILT-IN BBQ GRILL BEYOND.
FP27	POOL DRAWINGS BY OTHERS.
FP28	PROVIDE IMPERMEABLE MATERIAL IN BATHROOM WET AREAS TO 6 FEET MINIMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR 307.2.
FP29	EXISTING CHIMNEY.
FP30	KITCHEN SINK. TO BE SELECTED BY CLIENT. PLEASE SEE PLUMBING DRAWINGS FOR MORE INFORMATION. FLOOR PLAN.
FP32	NEW AIR HANDLE UNIT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
FP33	NEW 3" CEILING PAINTED 3/4" GYP/SUM BOARD ON 1"x2" ON EXISTING STUDS @24" O.C. TYP. PROVIDE R-11 BAT. INSULATION TYP.
FP34	NEW INTERIOR PARTITION 3/4" D.W. BOTH SIDES ON 3-5/8" X 25 6A. MTL. STUDS @ 24" O.C. TYP. PROVIDE R-11 BATT. INSULATION TYP.
FP35	NEW SOFMIT PAINTED 3/4" GYP/SUM BOARD ON 1"x2" ON EXISTING STUDS @24" O.C. TYP. PROVIDE R-11 BAT. INSULATION TYP.
FP36	NEW 8" BLOCKING FILLED CELLS

NOTE: WINDOWS UNDER SUB-PERMIT



REVISIONS	BY
1 05/12/2023	BLDG.
2 08/30/2023	BLDG.

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PROFESSIONAL SEAL:

Cesar
Castillo, PE

LAST DATE REV.:
05-12-2023

FIRST FLOOR PLAN

SHEET: 6 OF 26

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