

NOTES:

- 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 AT 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. 10.0'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) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE+1 FT. 10.0'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 CABINETRY AND WALL MOUNTED BUILT-IN.

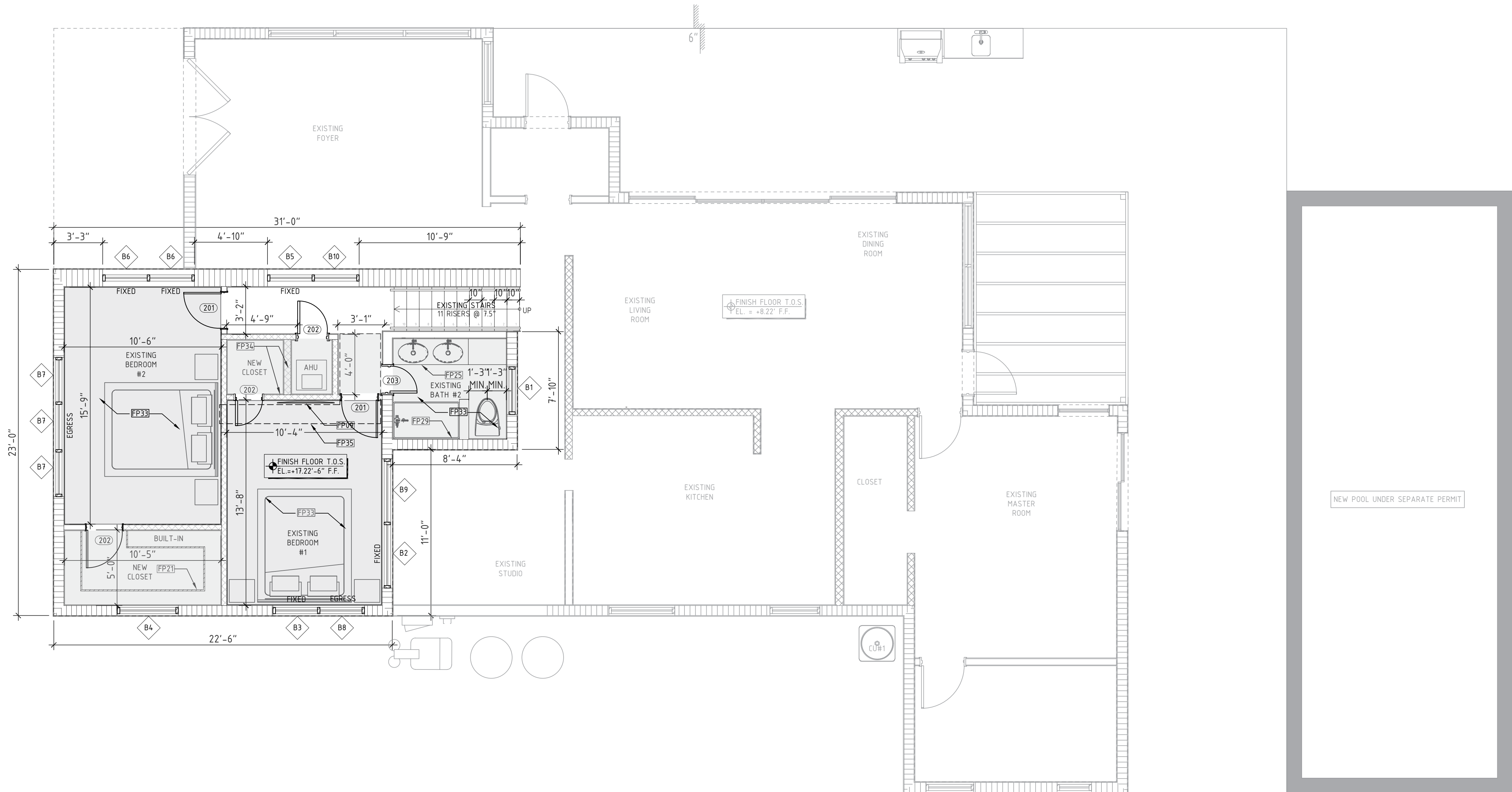
OCCUPANCY: R-1 OLD  
BUILDING CODE: FBC 2020, 7TH EDITION (RESIDENTIAL)

MARK	KEYNOTE TEXT
	NEW INTERIOR PARTITION 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL. STUDS @ 24" O.C. TYP. (16" O.C. AT WALL MOUNTED EQUIPMENT AREAS AND AT TILED AREAS PROVIDE DENSISHIELD WALL BD. @ WET AREAS TYP. )
	NEW INTERIOR PARTITION 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL. STUDS @ 24" O.C. TYP. PROVIDE R-11 BATT. INSULATION TYP.
	NEW INTERIOR PARTITION 5/8" D.W. BOTH SIDES ON 6" x 25 GA. MTL. STUDS @ 24" O.C. TYP. PROVIDE R-11 BATT. INSULATION TYP.
	EXISTING 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. WITH R-4.1 FOIL INSULATION (TYPICAL)

MARK	KEYNOTE TEXT
FP9	NEW WALL MOUNTED TV. PROVIDE POWER AND DATA.
FP15	NEW TILE FLOORING FINISH. FINISH TO BE SELECTED BY OWNER.
FP21	NEW CLOSET BUILT-IN. FINISH TO BE SELECTED BY OWNER.
FP25	NEW BATHROOM VANITY. FINISH TO BE SELECTED BY OWNER.
FP28	PROVIDE IMPERMEABLE MATERIAL IN BATHROOM WET AREAS TO 6 FEET MINIMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR 307.2
FP31	NEW HALL CLOSET BUILT-IN. FINISH TO BE SELECTED BY OWNER.
FP32	NEW AIR HANDLE UNIT. SEE MECHANICAL PLANS FOR MORE INFORMATION.
FP33	NEW 3" CEILING. PAINTED 3/4" GYPSUM 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 GA. MTL. STUDS @ 24" O.C. TYP. PROVIDE R-11 BATT. INSULATION TYP.
FP35	NEW X-X" SOFFIT PAINTED 3/4" GYPSUM BOARD ON 1"X2" ON EXISTING STUDS @24" O.C. TYP. PROVIDE R-11 BAT. INSULATION TYP.

NOTE: WINDOWS UNDER SUB-PERMIT

1 2ND FLOOR PLAN NOTES AND WALL LEGEND  
SCALENTS



2 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



REVISIONS	BY
05/12/2023	BLDG.

**CESAR CASTILLO, PE**  
Consulting Engineer - FL Reg # 48447  
4908 SW 72nd Ave, Ste. A, Miami, FL 33155  
Phone: (954) 803-8948 - ccastillo@panamericane.com

**2 STORY RESIDENCE  
REMODELING  
680 NE 50TH TERRACE,  
MIAMI, FL 33137**

**ROBERT LASALLE  
680 NE 50TH TERRACE,  
MIAMI, FL 33137**

PROFESSIONAL SEAL:

**Cesar Castillo, PE**  
Digitally signed by Cesar Castillo, PE  
DN: c=US, cn=Cesar Castillo, PE, email=cesarcastillo-pabon@gmail.com  
Date: 2023.08.14 09:29:55 -0400

05-12-2023

LAST DATE REV.:

2ND FLOOR PLAN &  
NOTES

SHEET: 7 OF 26

**A-2**