

NOTES:

1-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 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-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-GLASS PANELS ADJACENT TO DOORS SHALL BE CAT II SAFETY GLASS AS PER FBC 2020, 7TH EDITION.

5-SHOWER DOOR SHALL HAVE A MIN. CLEAR UNOBSTRUCTIVE FINISH WIDTH OF 22" AS PER FBC 7TH ED 2020 (PLUMBING) 417.2

6-GLAZING @ SHOWER SHALL BE SAFETY GLASS CAT II. AS PER FBC 2020, 7TH EDITION (RESIDENTIAL) 308 TYP.

7-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.

1ST FLOOR PLAN NOTES AND WALL LEGEND
SCALE:NTS

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-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 CABINETS AND WALL MOUNTED BUILT-INS

OCCUPANCY: R-3
BUILDING CODE: FBC 2020, 7TH EDITION (RESIDENTIAL)

DEMOLITION SCOPE OF WORK: THIS JOB CONSISTS ON THE FOLLOWING:

GROUND FLOOR & SECOND FLOOR PLANS:

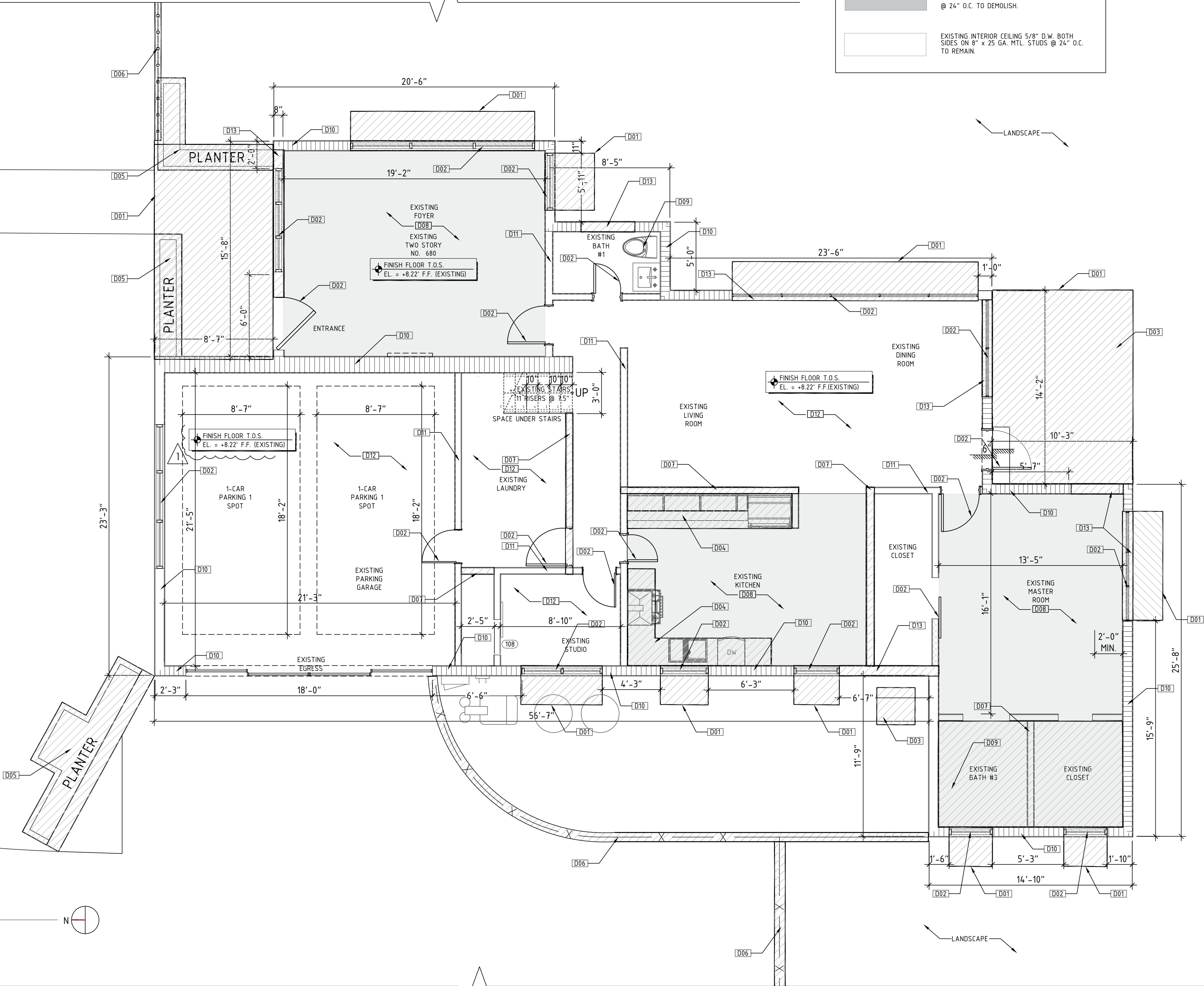
- REMOVE DRYWALL PARTITIONS
- REMOVE EXISTING TERRACE CONCRETE SLAB
- REMOVE EXISTING DOORS & WINDOWS
- REMOVE EXISTING WINDOW CANOPIES
- MINOR INTERIOR DEMOLITION (DRYWALL CEILING & FLOOR)
- REMOVE EXISTING KITCHEN CABINETS
- REMOVE EXISTING PLANTERS
- REMOVE EXISTING CHAIN FENCE.

NOTES:

- NO ALTERATIONS TO THE EXISTING EXTERIOR AREAS OF THE BUILDING INCLUDING DRIVEWAYS
- NO ALTERATIONS TO EXISTING ROOF OF THE BUILDING

MARK	KEYNOTE TEXT
D01	EXISTING WINDOW CANOPIES TO DEMOLISH.
D02	EXISTING WINDOW & DOOR TO DEMOLISH.
D03	EXISTING TERRACE & A/C SLAB TO DEMOLISH.
D04	EXISTING CABINETS TO DEMOLISH.
D05	EXISTING PLANTERS TO DEMOLISH.
D06	EXISTING CHAIN FENCE TO DEMOLISH.
D07	EXISTING DRYWALL PARTITIONS TO DEMOLISH.
D08	EXISTING DRYWALL CEILING TO DEMOLISH.
D09	EXISTING PLUMBING UTILITIES TO REPLACE.
D10	EXISTING 8" CMU TO REMAIN.
D11	EXISTING DRYWALL PARTITIONS TO REMAIN.
D12	EXISTING DRYWALL CEILING TO REMAIN.
D13	EXISTING 8" CMU TO DEMOLISH.

MARK	KEYNOTE TEXT
	EXISTING INTERIOR PARTITION 5/8" D.W. BOTH SIDES TO REMAIN.
	EXISTING INTERIOR PARTITION 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL. STUDS @ 24" O.C. TO REMAIN.
	EXISTING PARTITION 5/8" D.W. BOTH SIDES ON 8" x 25 GA. MTL. STUDS @ 24" O.C. TYP. PROVIDE R-11 BATT. INSULATION TYP. TO DEMOLISH
	EXISTING 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"x2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.
	• EXISTING WINDOW CANOPY TO DEMOLISH. • EXISTING SLAB TO DEMOLISH. • EXISTING CABINETS TO DEMOLISH.
	EXISTING INTERIOR CEILING 5/8" D.W. BOTH SIDES ON 8" x 25 GA. MTL. STUDS @ 24" O.C. TO DEMOLISH.
	EXISTING INTERIOR CEILING 5/8" D.W. BOTH SIDES ON 8" x 25 GA. MTL. STUDS @ 24" O.C. TO REMAIN.



REVISIONS	BY
05/12/2023	BLDG.

CESAR CASTILLO, PE

Consulting Engineer - FL Reg # 68447
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: cn=US, cn=Cesar Castillo, PE,
email=cesarcastillopanam@gmail.com
Date: 2023.08.14 09:32:33 -0400

LAST DATE REV.:
05-12-2023

DEMOLITION
GROUND FLOOR
PLAN

SHEET: 4 OF 26

D-1