

FIRST FLOOR PLAN

TYPICAL NOTES:

1. Contractor to verify ALL notes and dimensions prior to proceeding with work.
2. Contractor to STRICTLY enforce ALL OSHA Requirements.
3. ALL Lumber to be used as Beam, Rafters, etc... to have a minimum 1,400 P.S.I. fiber stress.
4. No dissimilar metals to touch.
5. ALL Concrete used for slabs shall be 2500 PSI concrete, and ALL Concrete used for vertical filled cells, continuous tie beams etc.. to shall be 3,000 P.S.I. concrete and/or 4,000 P.S.I. grout mix
6. Drywall at ceilings shall be leveled and attached to bottom chord of trusses with screws.
7. ALL wood in contact with concrete shall be pressure treated.
8. ALL wall dimensions are nominal and not finished wall or stud dimensions.
9. ALL plumbing fixtures to be low flow.
10. Contractor to Provide Pan & Drain at water heater in accordance with the Florida Plumbing Code current edition.
11. Contractor to Provide a 2'-8" wide door at one bathroom for handicap accessibility requirements.
12. Lowest finished floor to be set by Governing Building Department surveyor to set in field.
13. Separation between residence and garage shall be per FBC R309.1 and R309.2
14. Door between garage and residence shall be 1-3/8" solid wood - 20 min. fire rated
15. The Garage shall be separated from residence and the attic area by 5/8" type "X" drywall applied to garage wall.
16. Garages beneath habitable rooms shall be separated from all habitable rooms above by no less than 5/8" type "X" drywall
17. ALL Floor to ceiling assemblies shall be protected by 5/8" type "X" drywall

SCALE 1/4" = 1'-0"

Window Schedule

Mark	Size	Window Description
1.	2'-2" x 4'-2"	HORIZONTAL ROLLER
2.	2'-2" x 3'-2"	HORIZONTAL ROLLER
3.	3'-1" x 3'-2"	HORIZONTAL ROLLER
4.	4'-5" x 4'-2"	HORIZONTAL ROLLER
5.	3'-1" x 4'-2"	HORIZONTAL ROLLER
6.	4'-5" x 5'-3"	HORIZONTAL ROLLER
7.	4'-0" x 3'-6"	FIXED GLASS
8.	Octa. Window	OCTA. WINDOW

- ALL Windows to be white ESP aluminum windows with tint. Provide muntin's and structural mullions per elevations. See product approval chart for window manufacturer information.
- ALL windows to withstand Pressures stated in Permit Information Box on these plans.
- ALL windows in bathrooms to be tempered
- ALL windows within 18" of finished floor to be tempered unless impact rated.
- verify all masonry/rough opening sizes prior to ordering windows.

Door Schedule

Mark	Size	Door Description
A	3'-0" X 4'-8"	SOLID CORE - WOOD
B	2'-6" X 4'-8"	12 LITE FIBERGLASS FRENCH
C	3'-0" x 4'-8"	12 LITE FIBERGLASS FRENCH
D	16'-0" x 7'-0"	GARAGE DOOR
E	2'-8" X 4'-8"	SOLID CORE - WOOD
F	2'-4" X 4'-8"	SOLID CORE - WOOD
G	(2) 2'-0" x 4'-8"	SOLID CORE - WOOD - BI-FOLDING
H	2'-0" x 4'-8"	SOLID CORE - WOOD - BI-FOLDING
J	3'-0" x 4'-8"	FOAM FILLED FIBERGLASS & PANEL
K	2'-6" x 4'-8"	SOLID CORE - WOOD - POCKET
L	2'-0" X 4'-8"	SOLID CORE - WOOD - POCKET
M	(2) 1'-4" X 4'-8"	SOLID CORE - WOOD - BI-FOLDING
N	2'-6" X 4'-8"	SOLID CORE - WOOD

- ALL exterior doors including garage doors to withstand pressures stated in permit information box on these plans.
- verify all masonry/rough opening sizes prior to ordering windows.
- See product approval chart on these plans for exterior door manufacturer information (including garage door)
- Provide one exit door (swing type) that is 3'-0" wide minimum and one emergency escape door (not shuttered). If escape door has glazing then it must be impact resistant and shall NOT be thru garage. This may be the same door if it meets both criteria listed above.

First Floor Square Footage

First Floor A/C =	1374 sq. ft.
Covered Porch Total =	163 sq. ft.
Garage =	383 sq. ft.
First Floor Total =	1920 sq. ft.

Second Floor Square Footage

Second Floor A/C =	643 sq. ft.
Second Floor Total =	643 sq. ft.

Under Roof Square Footage Breakdown

First Floor Total =	1920 sq. ft.
Second Floor Total =	643 sq. ft.
Total Space Under Roof =	2563 sq. ft.

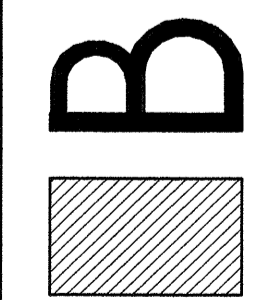
A/C Space Breakdown

First Floor A/C =	1374 sq. ft.
Second Floor A/C =	643 sq. ft.
Total A/C space =	2017 sq. ft.

Revisions :
Date Drawn : 8-13-15
Drawn by: S.J.E.
Checked by: D.R.B.

Residence For: Mr. & Mrs. Iacovone
Martin County Florida

Braden & Braden AIA, PA
Architects - Planners
411 Coconut Avenue
Tel : (112) 281-8258
Fax : (112) 281-8258
E-mail: bradenandbraden@aol.com
Stuart, FL 34994 #A0000032



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