

FLOOR PLAN

TYPICAL NOTES:

- Contractor to verify ALL notes and dimensions prior to proceeding with work.
- Contractor to STRICTLY enforce ALL OSHA Requirements.
- ALL Lumber to be used as Beam, Rafters, etc... to have a minimum 1,400 P.S.I. fiber stress.
- No dissimilar metals to touch.
- 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
- Drywall at ceilings shall be leveled and attached to bottom chord of trusses with screws.
- ALL wood in contact with concrete shall be pressure treated.
- ALL wall dimensions are nominal and not finished wall or stud dimensions.
- ALL plumbing fixtures to be low flow.
- Contractor to Provide Pan & Drain at water heater in accordance with the Florida Plumbing Code current edition.
- Contractor to Provide a 2'-8" wide door at one bathroom for handicap accessibility requirements.
- Lowest finished floor to be set by Governing Building Department surveyor to set in field.
- Separation between residence and garage shall be per FBC R309.1 and R309.2
- Door between garage and residence shall be 1-3/8" solid wood - 20 min. fire rated
- The Garage shall be separated from residence and the attic area by 5/8" type "X" drywall applied to garage wall.
- Garages beneath habitable rooms shall be separated from all habitable rooms above by no less than 5/8" type "X" drywall
- ALL Floor to ceiling assemblies shall be protected by 5/8" type "X" drywall
- Wall and Ceiling shall have a flame-spread classification of not greater than 200
- Wall and ceiling finishes shall have a smoke-developed index of not greater than 450

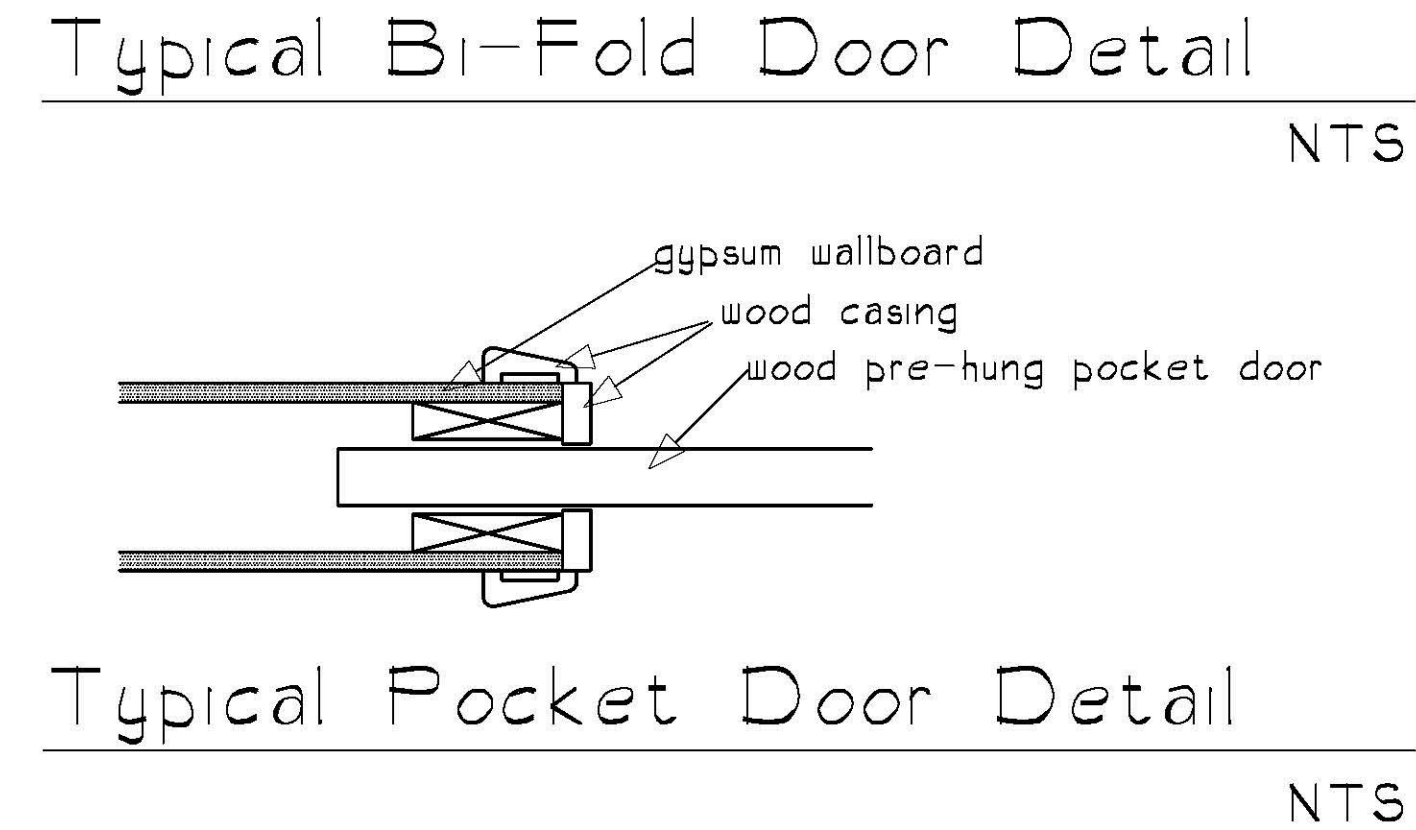
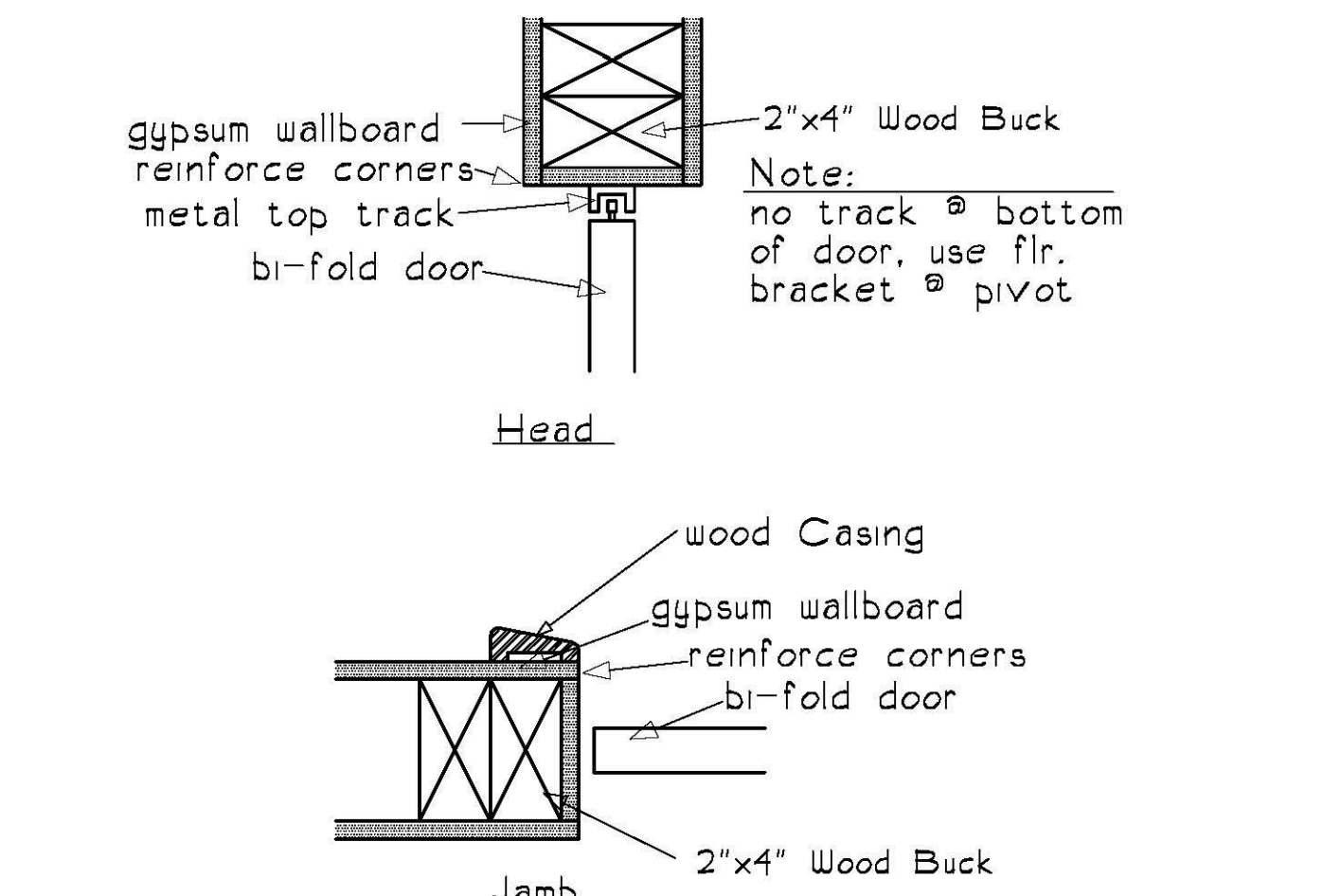
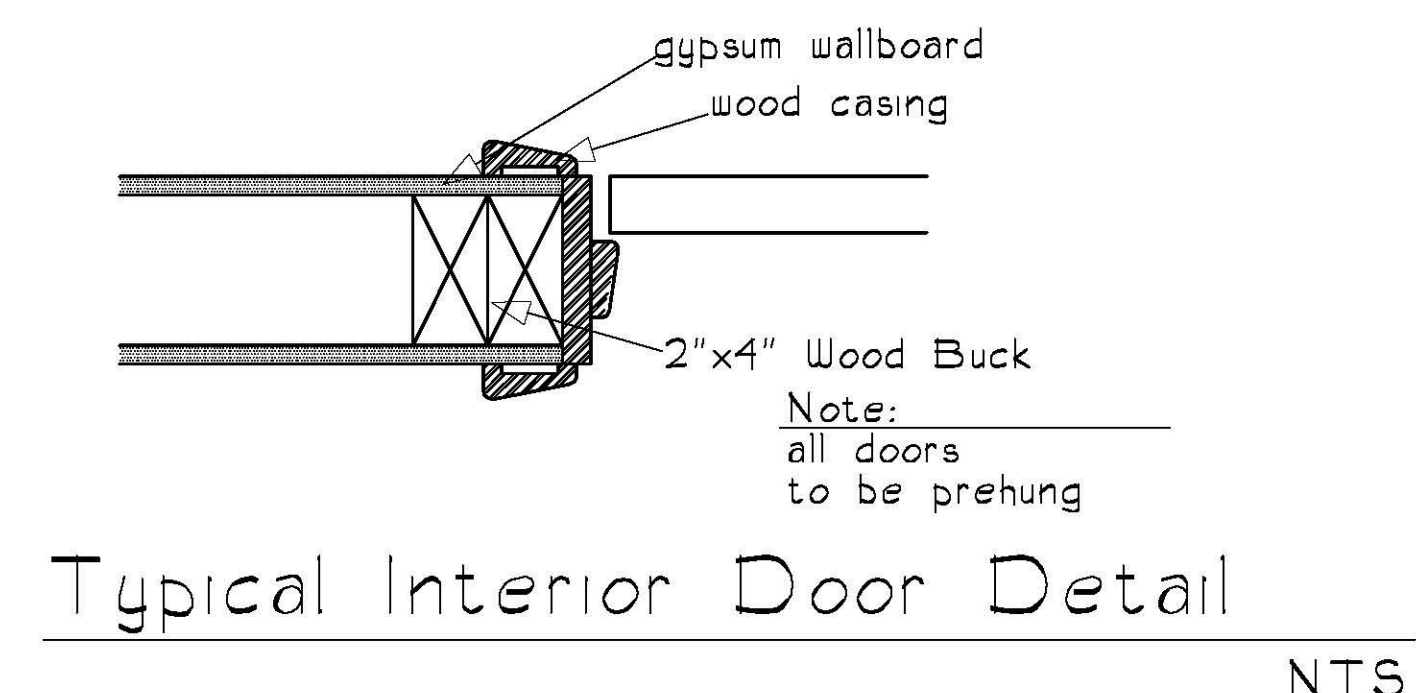
20. All exposed attic insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt per square centimeter. Exposed foam plastic insulation materials exposed on the underside of the roof deck or on the attic walls shall comply with F.B.C. Residential Section R314 - see permit info box of code edition

21. Gypsum board material shall conform to ASTM C36, C19, C415, C514, C630, C931 C420, C1002, C1041, C1171, C1178, C1278, C1395, or C1396 and shall be installed according to the following:

Drillwell Thickness	Location	Orientation	Framing Members Spacing Maximum	Max. spacing of fasteners Nails Screws	Nail setting options for installation of drillwell into wood framing members 2" x min. thickness
1/2"	Ceiling	Perpendicular	24"	1" 12"	13ga 1 3/8" long with 19/44" head OR 0.098" diameter x 1 1/4" long annular-ringed or 5d cooler nail
	Walls	Either Direction	16"	8" 16"	0.098" da. x 1 5/8" long with 19/44" head OR Gypsum board nail 0.084" da. x 1 5/8" with 9/32" head.
3/8"	Ceiling	Perpendicular	24"	1" 12"	13ga 1 5/8" long with 19/44" head OR 0.098" diameter x 1 3/8" long annular-ringed or 4d cooler nail
	Walls	Either Direction	16"	8" 16"	0.098" da. x 1 7/8" long with 1/4" head OR Gypsum board nail 0.0915" da. x 1 7/8" with 19/44" head.

22. ALL ceramic tile surfaces installed shall conform to ASTM A108.1 thru A108.4, A108.1, A118.1, A118.3, A136.1 and A137.1
22. Cement, fiber-cement or glass mat gypsum backers in accordance with ASTM C1288, C1325, OR C1178 and installed I.A.W. manufacturers recommendations shall be used as backer for the wall tile in tub areas and wall panels in shower areas.

SCALE 1/4" = 1'-0"



WALL SYMBOL LEGEND

- = CBS walls - Fill cells solid with concrete and (I) #5 bar vert. at 40" o.c. for walls up to 10'-0" high. Space 32" o.c. for walls up to 15'-0"*. For walls over 10'-0" a special inspection is required by any licensed structural engineer to review and approve the vert. steel installation in the footings, in the wall cavity and into beam.
- = 2" x 4" non-bearing stud walls - see sections. Insulate with R-11 batts at bathrooms & between A/C and Non-A/C spaces

Column Schedule

Mark	Size and Description
C-1	12" x 12" concrete column with (4) #5 bars vert. and #3 ties at 12" o.c. over 1/4" x 1/4" x 3/4" concrete block pedestal with (4) #5 bars vert.
C-2	4" x 4" PT wood post

First Floor Square Footage Left Unit	
First Floor A/C =	791 sq. ft.
Covered Porch Total =	150 sq. ft.
Garage =	233 sq. ft.
First Floor Total =	1,174 sq. ft.

Second Floor Square Footage Left Unit	
Second Floor A/C =	1,035 sq. ft.
Covered Porch Total =	99 sq. ft.
Second Floor Total =	1,134 sq. ft.

Unit 101 Total =	
2,308 sq. ft.	
First Floor Square Footage Right Unit	
First Floor A/C =	791 sq. ft.
Covered Porch Total =	150 sq. ft.
Garage =	233 sq. ft.
First Floor Total =	1,174 sq. ft.

Second Floor Square Footage Right Unit	
Second Floor A/C =	1,035 sq. ft.
Covered Porch Total =	99 sq. ft.
Second Floor Total =	1,134 sq. ft.

Unit 102 Total =	
2,308 sq. ft.	
Under Roof Square Footage Breakdown	
First Floor Total =	2,348 sq. ft.
Second Floor Total =	2,268 sq. ft.
Total Under Roof =	4,616 sq. ft.

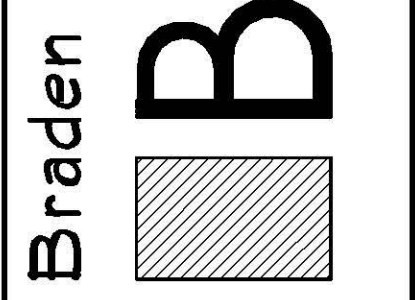
A/C Space Breakdown	
First Floor A/C =	1,582 sq. ft.
Second Floor A/C =	2,070 sq. ft.
Total A/C space =	3,652 sq. ft.

Revisions:
10-20-20 PR Revisions
1-6-21 Revisions
1-24-21 Column/Garder Revisions
2-11-21 Printed Full Set

Date Drawn:
10-1-20
Drawn by:
T.E.R.P.
N.T.C.J.
C.C.J.
Checked by:
D.R.B.

Duplex For:
Southern Landmark
Address: MARTIN COUNTY, FL.

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Daniel R. Braden
Date: 2021.02.17
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