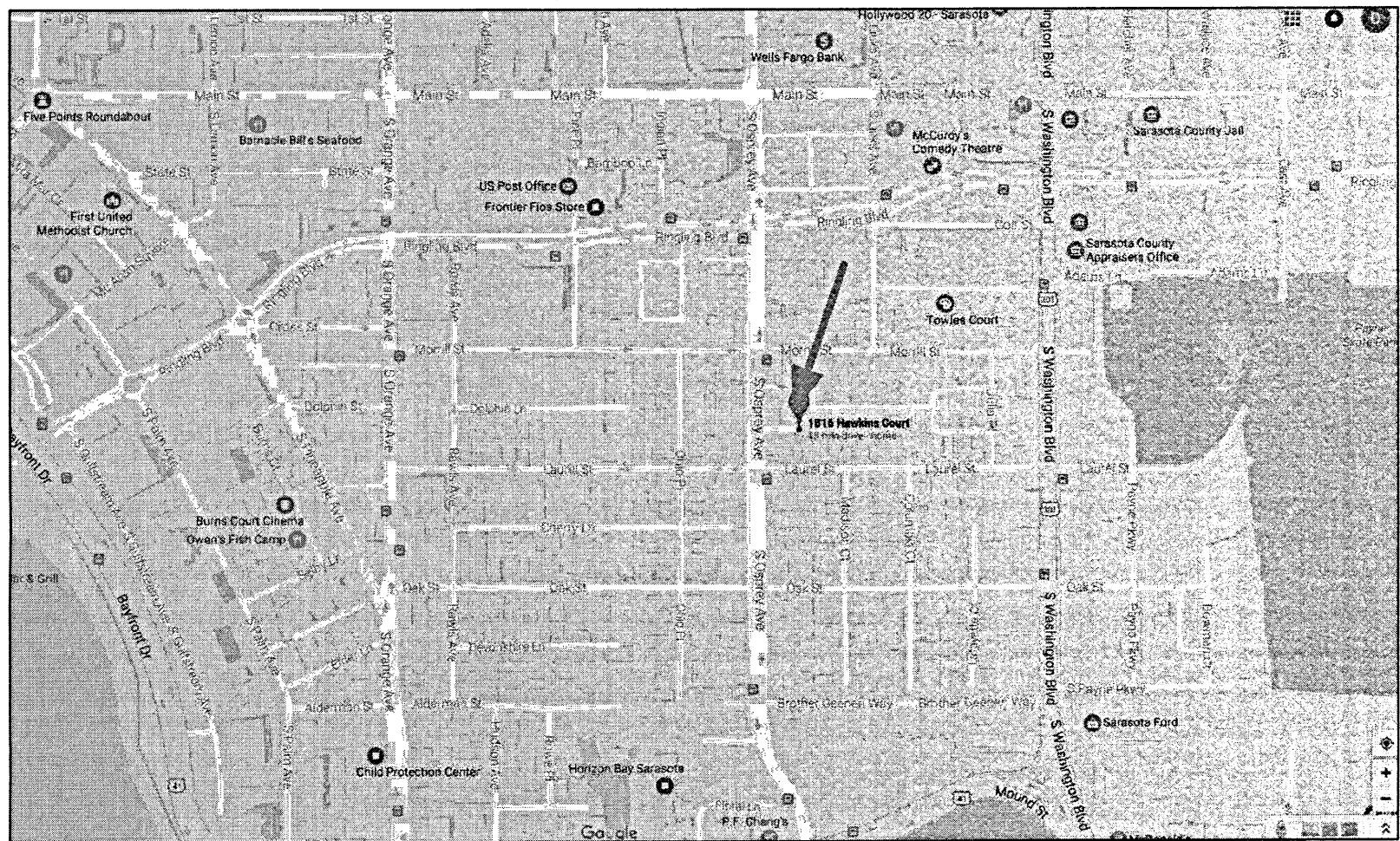
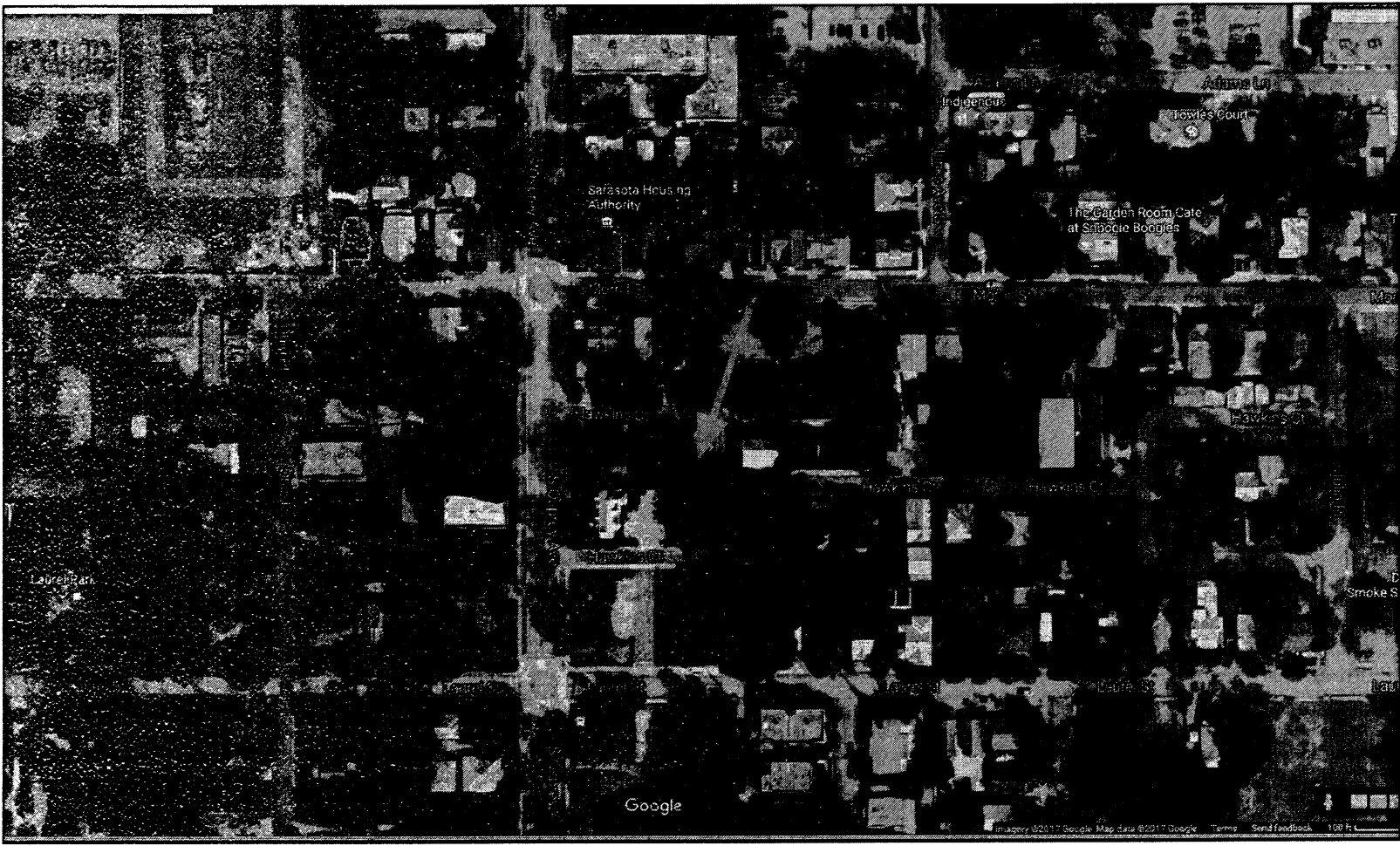


A CUSTOM HOME FOR: The Haney Residence

1816 Hawkins Court
Sarasota, FL



LOCATION MAP



AERIAL MAP

DATA SUMMARY

1. APPLICABLE CODES: 2014 FLORIDA RESIDENTIAL CODE
2014 FLORIDA MECHANICAL CODE
2014 FLORIDA PLUMBING CODE
2014 FLORIDA ACCESSIBILITY CODE
2014 FLORIDA ENERGY CODE
NFPA70 - 2011 NEC

2. DESIGN FACTORS AND LOADS:

	VALUES	FBC 2014	ASCE, 7-10
RISK CATEGORY II	1.00	TABLE 1604.5 (CAT II)	
EXPOSURE CATEGORY	B	1609.4.3	
V _{ult} - ULTIMATE DESIGN WIND SPEED	150	FIG. 1609A ENCL. EXP. B, RISK II	
V _{des} - NOMINAL DESIGN WIND SPEED	116	PER 1609.3 CONVERSION	
K _d - WIND DIRECTIONAL FACTOR	0.85		TABLE 26.6-1
K _z - V. PRESS. EXP. COEFF	0.85	(H<15 FEET)	TABLE 27.3-1
K _{zt} - TOPOGRAPHIC FACTOR	1.00		SECTION 26.8.2
G _{OF} - INTERNAL PRESS. COEFF.	0.18	(ENC. BUILD)	TABLE 26.11-1
Q _s - WIND STAGNATION PRESSURE	34.56	TABLE 1609.6.2 (= 0.00256V ²)	
RAISED FLOOR LOADS	20 D.L.	40 L.L.	
ROOF LOADS	10 D.L. FOR UPLIFT	35 D.L.	20 L.L.

EDGE STRIP = 3'-0" FROM OUTSIDE CORNERS
3. BUILDING USE: SINGLE FAMILY RESIDENCE.
4. CONSTRUCTION TYPE V, UNPROTECTED, UNSPRINKLED
5. WINDBORNE DEBRIS REGION — YES

DRAWING INDEX

C-1..... COVER SHEET
C-2..... PLOT PLAN

A-1..... FOUNDATION PLAN
A-2..... FLOOR PLAN - 1ST FLOOR
A-3..... FLOOR PLAN - 2ND FLOOR
A-4..... 2ND FLR FRAMING PLAN
A-5..... ROOF FRAMING PLAN
A-6..... EXTERIOR ELEVATIONS
A-7..... EXTERIOR ELEVATIONS
A-8..... BUILDING SECTION
A-9..... ELECTRICAL PLAN - 1ST FLOOR
A-10..... ELECTRICAL PLAN - 2ND FLOOR

S-1..... ENGINEER'S DETAIL SHEET
S-2..... ENGINEER'S DETAIL SHEET
S-3..... ENGINEER'S DETAIL SHEET

WHEATSTONE ENGINEERING AND TESTING, INC.
2004 53rd AVE E. BRADENTON FL 34203
CERTIFICATE OF AUTHORIZATION # 9298
PH: 941-727-1138

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

L. JASON BERGER PE# 64003

SHEET

C-1

COVER

A CUSTOM HOME FOR:
The Haney Residence
1816 Hawkins Ct.
Sarasota, FL

Date: 02-21-17 Drawn By: DD

Job #: 16-206 Checked By: JMK

Revisions
No. Date Change

1
2
3
4

Start To Finish Drafting

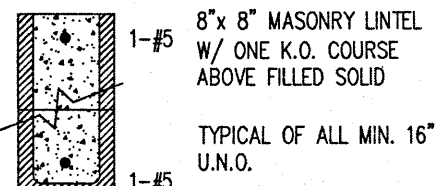
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WHEATSTONE
32 S. OSPREY AVE., SUITE 102
SARASOTA, FL 34236
(941)-954-0355

THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL INFORMATION IN THIS SHEET. A COMPLETE REVIEW MUST BE MADE PRIOR TO CONSTRUCTION START. ANY OMISSION OR ERROR IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF START TO FINISH DRAFTING. START TO FINISH DRAFTING WILL ASSUME NO LIABILITY.

WINDOW SCHEDULE - 1ST FLOOR						
MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
W01	FG 4020	4'-0"	2'-0"	---	---	---
W02	FG 6020	6'-0"	2'-0"	---	---	---
W03	(2) CSMT 3050	6'-0"	5'-0"	---	---	---
W04	CSMT 3050	3'-0"	5'-0"	---	---	---
W05	(2) CSMT 3050	6'-0"	5'-0"	---	---	---
W06	FG 6020	6'-0"	2'-0"	---	---	---
W07	CSMT 3040	3'-0"	4'-0"	---	---	---

DOOR SCHEDULE - 1ST FLOOR						
MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
D01	3080 HINGED	3'-0"	8'-0"	---	---	---
D02	16080 O.H.D. - SECT.	16'-0"	8'-0"	---	---	---
D03	2880 HINGED	2'-8"	8'-0"	---	---	---
D04	(2) 3080 S.G.D.	6'-0"	8'-0"	---	---	---
D05	(3) 3080 S.G.D.	9'-0"	8'-0"	---	---	---
D06	2880 HINGED	2'-8"	8'-0"	---	---	---
D07	2880 HINGED - SINGLE	2'-8"	8'-0"	---	---	---
D08	2880 HINGED - SINGLE	2'-8"	8'-0"	---	---	---
D09	2880 HINGED - SINGLE	2'-8"	8'-0"	---	---	---



PC-2

AREA CALCULATIONS

FLOOR AREAS	
A/C SPACE - 1ST FLOOR	1,292 S.F.
A/C SPACE - 2ND FLOOR	1,568 S.F.
COVERED ENTRY	138
REAR STEPS	60
GARAGE	462
FRONT BALCONY	98
MASTER BALCONY	175
TOTAL AREAS	
A/C SPACE	2,860 S.F.
NON-A/C SPACE	933 S.F.
TOTAL UNDER ROOF	3,793 S.F.

GENERAL NOTES:

- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VISIT THE BUILDING SITE & VERIFY ALL PERTINENT CONDITIONS PRIOR TO SUBMISSION OF BID. ANY ERRORS OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS ARE TO BE REPORTED TO "START TO FINISH DRAFTING" FOR CORRECTION. DRAWINGS ARE NOT TO BE SCALED FOR EXACT MEASUREMENTS. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK. VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS, COMPONENTS, FIXTURES AND FITTINGS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORK, INCLUDING THE APPROVAL OF ALL SHOP DRAWINGS.
- ALL EXTERIOR DOORS & WINDOWS ARE REQUIRED TO BE TESTED IN ACCORDANCE WITH ANSI/AMMAN/WWDA 101/152 STANDARD AND BEAR AN AMMA OR WOMA LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY PER FBC-R SECTION 301. EACH DOOR AND WINDOW SHALL BE WIND LOAD RESISTANT TO MEET THE LIMITS OF THE DESIGN LOADS SPECIFIED.
- NO SHRUBS OR SPRINKLER HEADS SHALL BE PLACED, NOR SHALL CONDENSATE LINES NOR DOWNSPOUTS DISCHARGE WITHIN ONE FOOT OF THE STRUCTURE.
- PROVIDE TEMPERED GLASS AS REQUIRED IN THESE LOCATIONS:
 - ALL SLIDING GLASS DOORS
 - ALL GLASS WITHIN 24" OF A DOOR OPENING
 - ALL GLASS LESS THAN 18" FROM FINISHED FLOOR
 - ALL GLASS WITHIN 60" VERT. OF TUB/SHOWER FLOOR AND 36" HOR. FROM EXIT
- GARAGE DOOR TO RESIDENCE SHALL MEET FBC-R SECTION F302.2.1 & BE 20 MIN. S.C. FIRE-RATED.
- ANY DRYWALL BELOW B.F.E. MUST BE TYPE "X" OR CEMENTITIOUS BOARD (I.E. DUKOROCK).
- ALL CEILING HEIGHTS NOTED ARE A.F.F. (ABOVE FINISHED FLOOR).
- TYPICAL "ALIGN" NOTE WHERE STUD FRAME WALLS MEET CMU WALLS: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR.
- ALL PLUMBING, ELECTRICAL & MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.

LEGEND

- DOOR WITH 32" CLEAR OPENING ADA REQ.
- DRYER EXHAUST FAN
- WATER SUPPLY HOOKUPS FOR WASHER
- HOSE BIBB
- GAS BIBB
- TOP OF WALL (TYP.) - CAN ALSO MEAN "TOP OF WINDOW" FOR ELEVATIONS
- M.C. = MIXED CONSTRUCTION
- TAN. = TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR
- TRANSOM ABOVE MAIN WINDOW
- EXISTING WALL TO REMAIN
- NEW 4" STUD WALL
- NEW 6" STUD WALL
- NEW 8" STUD WALL
- NEW CMU WALL

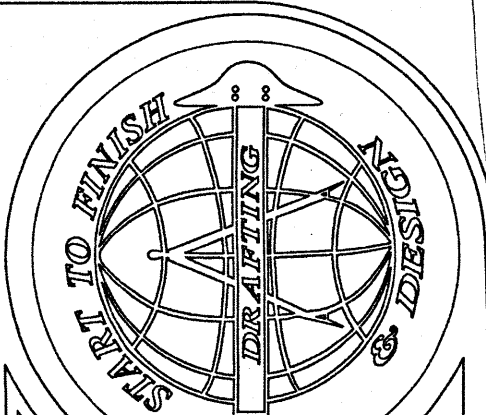
NOTE: ALL WALLS ARE DESIGNED AS SHEARWALLS

- (1) 5 REBAR AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS & AT 6'-0" O.C. MAX. TYP. PROVIDE 5 BELOW SILL FOR OPENINGS GREATER THAN 6'-0" W.
- (2) 5 REBAR OR (1) #1 FOR OPENINGS 16'-0" OR LARGER, TYP.
- (1) 5 REBAR BELOW SLAB (IN STEPMALL) OR
- (1) 5 REBAR RETROFIT (FOR RENOVATION)
- 5/8"x6" LONG TIE BAR W/ 3/8"x3"x8" WASHER & 18" O.C. ON BOTTOM PLATE, 6'-0" FROM ENDS OF WALLS

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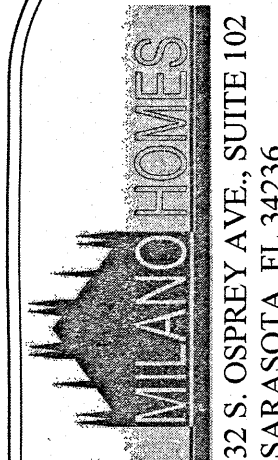
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

L. JASON BERGER PE# 64003



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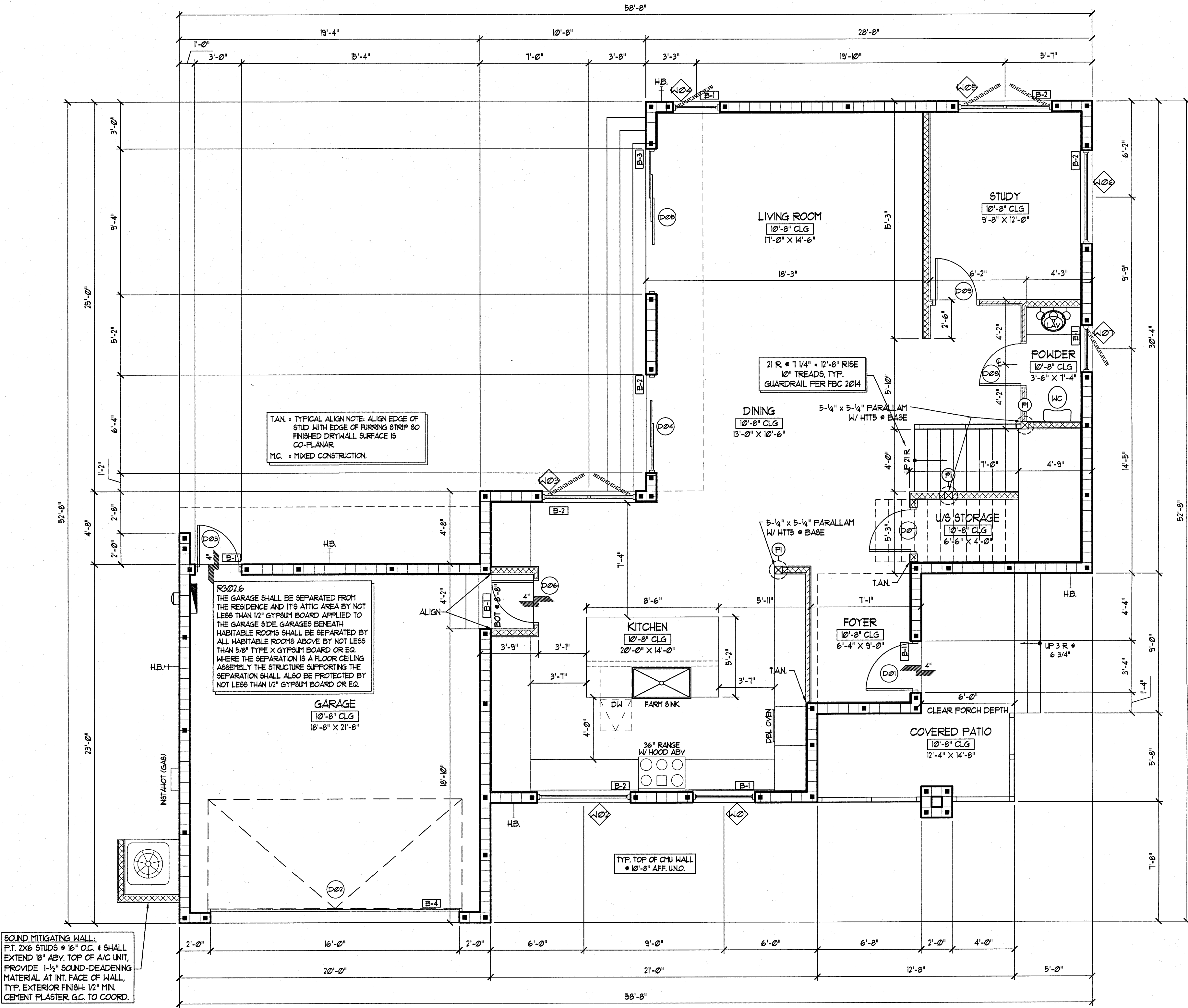
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Job #: 16-206 Checked By: JMK

Revisions
Change
No. Date

SHEET

A-2

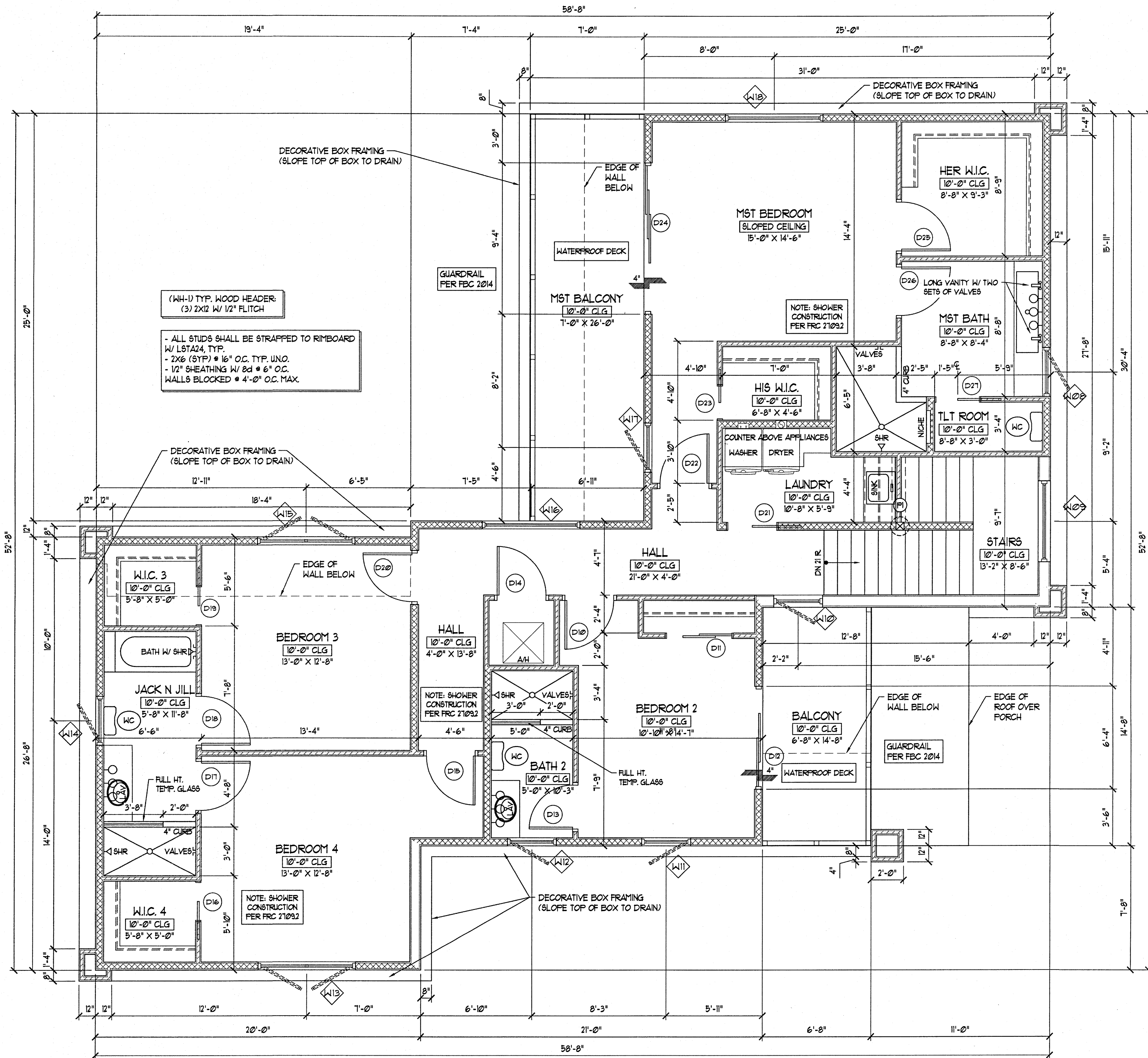
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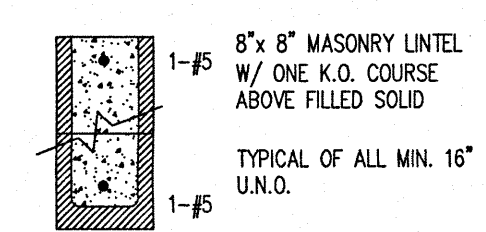
PROPOSED FLOOR PLAN - 1ST FLOOR
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE - 2ND FLOOR						
MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
W08	CSMT 3040	3'-0"	4'-0"	---	---	---
W09	FG 5020	5'-0"	2'-0"	---	---	---
W10	CSMT 3050	3'-0"	5'-0"	---	---	---
W11	CSMT 3050	3'-0"	5'-0"	---	---	---
W12	CSMT 3050	3'-0"	5'-0"	---	---	---
W13	(2) CSMT 3050	6'-0"	5'-0"	---	---	---
W14	CSMT 3050	3'-0"	5'-0"	---	---	---
W15	(2) CSMT 3050	6'-0"	5'-0"	---	---	---
W16	FG 6020	6'-0"	2'-0"	---	---	---
W17	CSMT 3050	3'-0"	5'-0"	---	---	---
W18	FG 6020	6'-0"	2'-0"	---	---	---

DOOR SCHEDULE - 2ND FLOOR						
MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
D10	3080 HINGED	3'-0"	8'-0"	---	---	---
D11	(2) 2080 BI-PASS	4'-0"	8'-0"	---	---	---
D12	(2) 3080 S.G.D.	6'-0"	8'-0"	---	---	---
D13	2880 HINGED	2'-8"	8'-0"	---	---	---
D14	3080 HINGED	3'-0"	8'-0"	---	---	---
D15	3080 HINGED	3'-0"	8'-0"	---	---	---
D16	2480 POCKET	2'-4"	8'-0"	---	---	---
D17	3080 HINGED	3'-0"	8'-0"	---	---	---
D18	3080 HINGED	3'-0"	8'-0"	---	---	---
D19	2480 POCKET	2'-4"	8'-0"	---	---	---
D20	3080 HINGED	3'-0"	8'-0"	---	---	---
D21	3080 POCKET	3'-0"	8'-0"	---	---	---
D22	3080 HINGED	3'-0"	8'-0"	---	---	---
D23	2080 POCKET	2'-0"	8'-0"	---	---	---
D24	(3) 3080 S.G.D.	9'-0"	8'-0"	---	---	---
D25	3080 HINGED	3'-0"	8'-0"	---	---	---
D26	3080 HINGED	3'-0"	8'-0"	---	---	---
D27	2880 POCKET	2'-8"	8'-0"	---	---	---



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



PC-2

AREA CALCULATIONS

FLOOR AREAS	
A/C SPACE - 1ST FLOOR	1,292 S.F.
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REAR STEPS	60
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LEGEND

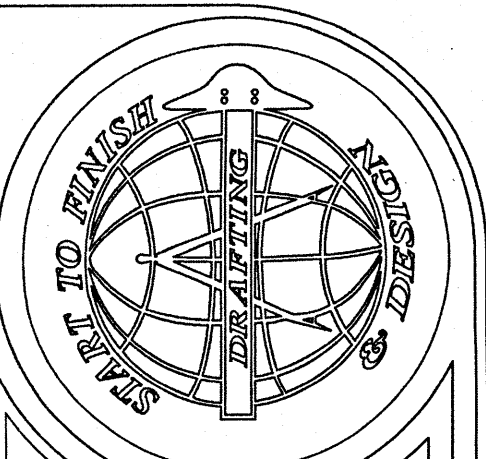
- DOOR THAT MEETS 3" CLEAR OPENING ADA REQ'T
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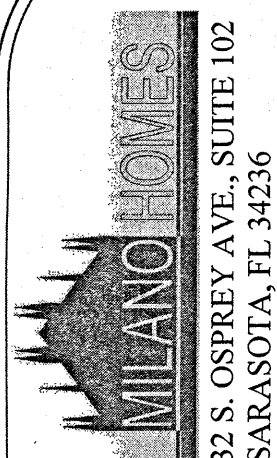
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Revisions	
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SHEET

A-3

OF 10