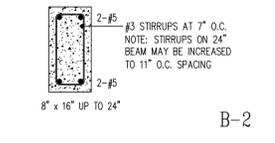
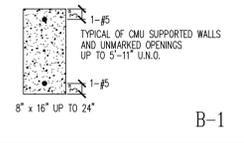


PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"
 SEE SHEET A-3 FOR DOOR & WINDOW SCHEDULES



AREA CALCULATIONS

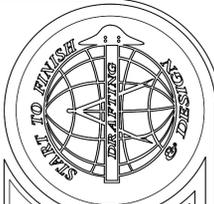
FLOOR AREAS	
A/C SPACE - 1ST FLR	2,046 S.F.
A/C SPACE - 2ND FLR	1,325
COVERED LANAI	302
GARAGE	462
BALCONY	92
TOTAL AREAS	
A/C SPACE	3,371 S.F.
NON-A/C SPACE	852 S.F.
TOTAL UNDER ROOF	4,135 S.F.

- 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. 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.
 - ALL EXTERIOR DOORS & WINDOWS ARE REQUIRED TO BE TESTED IN ACCORDANCE WITH ANSII/MANNING/DAVID 1011852 STANDARD AND BEAR AN AMMA OR WDMA 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 SHIRRS 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 FLOOR
 - 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 R302.5.1 & BE 20 MIN. S.C. FIRE-RATED ANY DRYWALL BELOW B.E. MUST BE TYPE "X" OR CEMENTITIOUS BOARD (I.E. DUROROCK)
 - 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 DRYWALL SURFACE IS CO-PLANAR.
 - ALL PLUMBING, ELECTRICAL & MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED & APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.

- LEGEND**
- ⊕ DENOTES DOOR THAT MEETS 32" CLEAR OPENING ADA REGT
 - ⊙ DRYER EXHAUST FAN
 - ⊕ WATER SUPPLY HOOKUPS FOR WASHER
 - ⊕ HOSE BIBBS
 - ⊕ GAS BIBBS
 - T.O.W. TOP OF WALL (TYP) - CAN ALSO MEAN TOP OF WINDOW FOR ELEVATIONS
 - M.C. = MIXED CONSTRUCTION
 - T.A.N. = 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 SHEAR WALLS
- ⊕ (1) #5 REBAR AT CORNERS, INTERSECTIONS EACH SIDE OF OPENINGS 1 AT 6'-0" O.C. MAX. TYP. PROVIDE #5 BELOW SILL FOR OPENINGS GREATER THAN 6'-0" W/ LARGER TYP.
 - ⊕ (1) #5 REBAR BELOW SLAB (IN STEM WALL) OR (1) #5 REBAR RETROFIT (FOR RENOVATION)
 - 5/8"x6" LONG TITEN HD W/ 3"x3"x10" WASHER @ 18" O.C. ON BOTTOM PLATE, 6"-2" FROM ENDS OF WALLS

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

L. JASON BERGER PE# 64003



Start To Finish Drafting
 2427 PORTER LAKE DR. STE. #102
 SARASOTA, FL 34240
 (941)-342-9401
 STARTTOFINISHDRAFTING.COM

GreenLife
 LOCAL GREEN BUILDING
 2345 Bee Ridge Rd., Ste. A, Sarasota, FL
 (941) 598-7868
 CC0509155

The Turnbull Residence
 A CUSTOM HOME FOR:
 1331 S. Osprey Dr.
 City, State

Date: 03-14-17 Drawn By: MB/VN/DD
 Job #: 16-172 Checked By: JMK

No.	Date	Change	Revisions
1	05-11-17	BLDG/ZONING DEPT REVS	
2			
3			
4			

SHEET
 A-2
 OF 10

DOOR SCHEDULE 1ST FLOOR						
MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
D01	(2) 3080 HINGED	6'-0"	8'-0"	22.0	24.0	---
D02	16080 O.H.D. - SECT.	16'-0"	8'-0"	21.0	23.0	---
D03	3080 HINGED	3'-0"	8'-0"	23.0	25.0	---
D04	(4) 2680 S.G.D.	10'-0"	8'-0"	---	---	---
D05	(3) 3480 PKT. S.G.D.	10'-0"	8'-0"	21.0	23.0	---
D07	3080 HINGED	3'-0"	8'-0"	23.0	25.0	---
D08	3080 HINGED	3'-0"	8'-0"	23.0	25.0	---
D09	2880 HINGED	2'-8"	8'-0"	---	---	---
D10	2880 HINGED	2'-8"	8'-0"	---	---	---
D11	(2) 1680 HINGED	3'-0"	8'-0"	---	---	---
D12	3080 HINGED	3'-0"	8'-0"	---	---	---
D13	2280 HINGED	2'-2"	8'-0"	---	---	---
D14	3080 HINGED	3'-0"	8'-0"	---	---	---
D15	(2) 2080 HINGED	4'-0"	8'-0"	---	---	---
D16	2680 HINGED	2'-6"	8'-0"	---	---	---
D17	2880 HINGED	2'-8"	8'-0"	---	---	---

DOOR SCHEDULE 2ND FLOOR						
MARK	STYLE	OPENING		PRESSURES		REMARKS
		WIDTH	HEIGHT	+	-	
D18	2680 HINGED	2'-6"	8'-0"	---	---	---
D19	2880 HINGED	2'-8"	8'-0"	---	---	---
D20	2880 HINGED	2'-8"	8'-0"	---	---	---
D21	2880 HINGED	2'-8"	8'-0"	---	---	---
D22	(2) 3080 S.G.D.	6'-0"	8'-0"	30.0	30.0	---
D23	(2) 3080 S.G.D.	6'-0"	8'-0"	30.0	30.0	---
D24	2880 HINGED	2'-8"	8'-0"	---	---	---
D25	2068 HINGED	2'-0"	6'-8"	---	---	---
D26	2068 POCKET	2'-0"	6'-8"	---	---	---
D27	2068 HINGED	2'-0"	6'-8"	---	---	---
D28	2068 HINGED	2'-0"	6'-8"	---	---	---
D29	2068 POCKET	2'-0"	6'-8"	---	---	---
D30	2068 HINGED	2'-0"	6'-8"	---	---	---
D31	2880 HINGED	2'-8"	8'-0"	---	---	---
D32	2868 HINGED	2'-8"	6'-8"	---	---	---

STRUCTURAL LEGEND - 2ND FL	
	(2) STUD W/ HTT4 @ BASE
	(2) STUD W/ M12C 4 @ BASE
	(3) 2x8 W/ HTT4 @ BASE
	(2) 2x8 W/ HTT4 @ BASE

BLDG DEPT REV# 05-05-17
 Labeled EGRESS DOORS
 & WINDOWS

WINDOW SCHEDULE 1ST FLOOR							
MARK	STYLE	OPENING		PRESSURES		REMARKS	
		WIDTH	HEIGHT	+	-		
W01	FG 6420 TRANS	6'-4"	2'-0"	32.0	32.0	TOP @ 16'-0"	
W02	FG 6420 TRANS	6'-4"	2'-0"	32.0	32.0	TOP @ 12'-0"	
W03	(4) FG 4020 TRANS	16'-0"	2'-0"	32.0	32.0	TOP @ 10'-8"	
W04	FG 3014 TRANS	3'-0"	1'-4"	32.0	32.0	---	
W05	FG 3014 TRANS	3'-0"	1'-4"	32.0	32.0	---	
W06	FG 3014 TRANS	3'-0"	1'-4"	32.0	32.0	---	
W07	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W08	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W09	FG 6014	6'-0"	1'-4"	32.0	32.0	---	
W10	FG 4020	4'-0"	2'-0"	32.0	32.0	---	
W11	(2) CSMT H34	4'-5"	4'-2 3/4"	32.0	32.0	---	
W12	FG 1440	1'-4"	4'-0"	32.0	32.0	---	
W13	FG 1440	1'-4"	4'-0"	32.0	32.0	---	
W14	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W15	FG 4050	4'-0"	5'-0"	32.0	32.0	---	
W16	FG 6050	6'-0"	5'-0"	32.0	32.0	---	
W17	CSMT 25	3'-1"	5'-3"	32.0	32.0	---	
W18	CSMT 25	3'-1"	5'-3"	32.0	32.0	---	
W19	CSMT 2060	2'-0"	6'-0"	32.0	32.0	---	
W20	FG 4060	4'-0"	6'-0"	32.0	32.0	---	
W21	CSMT 2020	2'-0"	2'-0"	32.0	32.0	---	
W22	FG 2020	2'-0"	2'-0"	32.0	32.0	---	
W23	CSMT 2020	2'-0"	2'-0"	32.0	32.0	---	

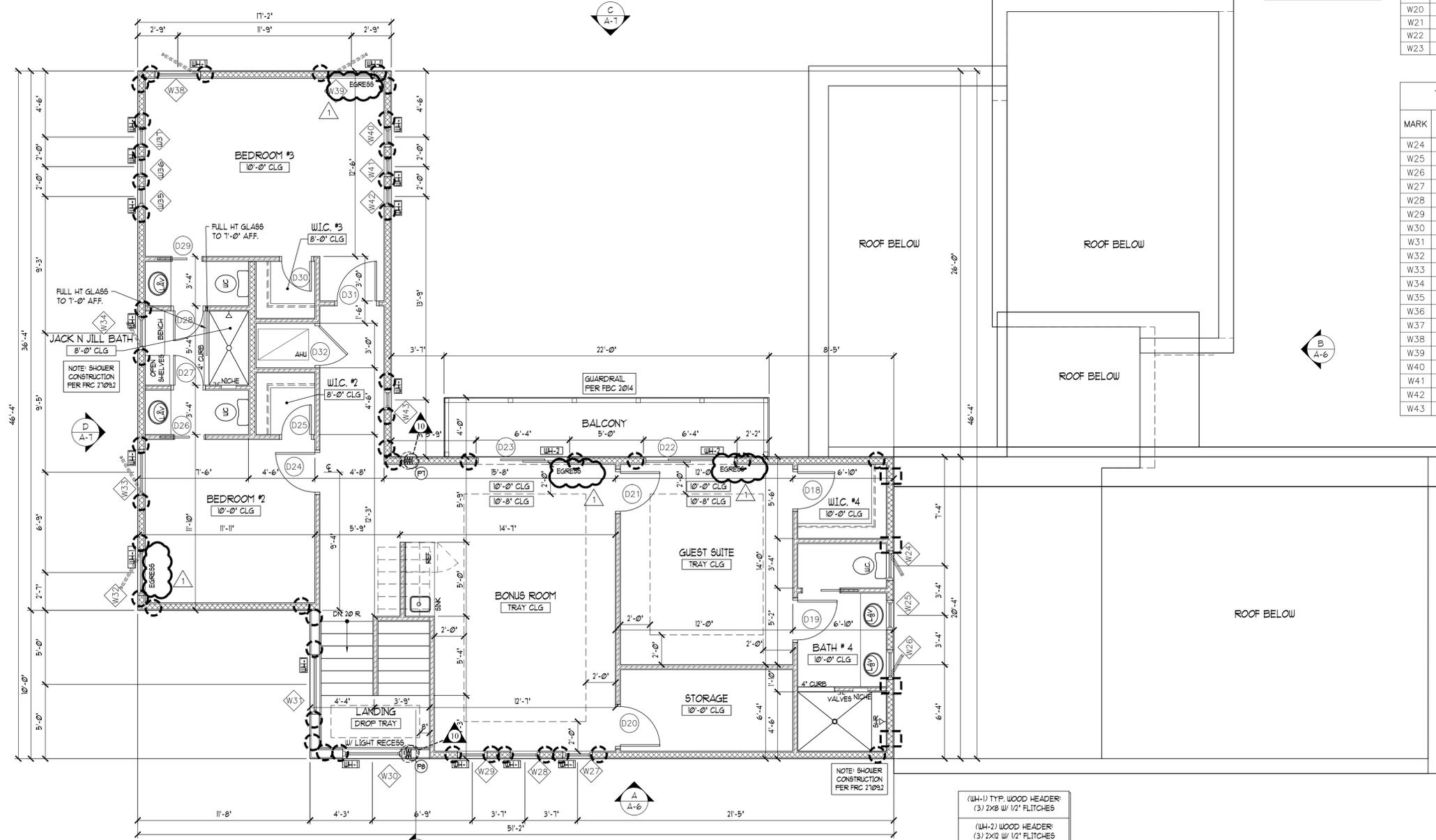
WINDOW SCHEDULE 2ND FLOR							
MARK	STYLE	OPENING		PRESSURES		REMARKS	
		WIDTH	HEIGHT	+	-		
W24	CSMT 2020	2'-0"	2'-0"	32.0	32.0	---	
W25	FG 2020	2'-0"	2'-0"	32.0	32.0	---	
W26	CSMT 2020	2'-0"	2'-0"	32.0	32.0	---	
W27	CSMT 2020	2'-0"	2'-0"	32.0	32.0	---	
W28	FG 2020	2'-0"	2'-0"	32.0	32.0	---	
W29	CSMT 2020	2'-0"	2'-0"	32.0	32.0	---	
W30	FG 4070	4'-0"	7'-0"	32.0	32.0	---	
W31	FG 4070	4'-0"	7'-0"	32.0	32.0	---	
W32	CSMT 25	3'-1"	5'-3"	32.0	32.0	EGRESS	
W33	CSMT 25	3'-1"	5'-3"	32.0	32.0	---	
W34	CSMT H34	2'-2 1/2"	4'-2 3/4"	32.0	32.0	---	
W35	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W36	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W37	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W38	CSMT 25	3'-1"	5'-3"	32.0	32.0	---	
W39	CSMT 25	3'-1"	5'-3"	32.0	32.0	EGRESS	
W40	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W41	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W42	FG 1460	1'-4"	6'-0"	32.0	32.0	---	
W43	FG 1460	1'-4"	6'-0"	32.0	32.0	---	

AREA CALCULATIONS	
FLOOR AREAS	
A/C SPACE - 1ST FLR	2,046 S.F.
A/C SPACE - 2ND FLR	1,325
COVERED LANAI	302
GARAGE	462
BALCONY	92
TOTAL AREAS	
A/C SPACE	3,371 S.F.
NON-A/C SPACE	852 S.F.
TOTAL UNDER ROOF	4,135 S.F.

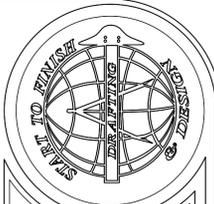
LEGEND	
	DENOTES DOOR THAT MEETS 32" CLEAR OPENING ADA REQ
	DRYER EXHAUST FAN
	WATER SUPPLY HOOKUPS FOR WASHER
	HOSE BIBB
	GAS BIBB
	TOP OF WALL (TYP) - CAN ALSO MEAN TOP OF WINDOW FOR ELEVATIONS
	= EXISTING WALL TO REMAIN
	= NEW 4' STUD WALL
	= NEW 6' STUD WALL
	= NEW 8' STUD WALL
	= NEW CMU WALL

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

L. JASON BERGER PE# 64003



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



Start To Finish Drafting
 2427 PORTER LAKE DR. STE. #102
 SARASOTA, FL 34240
 (941)-342-9401
 STARTTOFINISHDRAFTING.COM

GreenLife
 LIA LUKY HOMES
 Helping the home project
 2345 Bee Ridge Rd., Ste. A. Sarasota, FL
 (941) 559-7868
 CC0509155

A CUSTOM HOME FOR:
The Turnbull Residence
 1331 S. Osprey Dr.
 City, State

Date: 03-14-17 Drawn By: MB/VN/DD
 Job #: 16-172 Checked By: JMK
 Revisions
 No. Date Change
 1 05-11-17 BLDG/ZONING DEPT REVS

SHEET
 A-3
 OF 10