

EXTERIOR WALL TO MATCH EXISTING: 1/2" FLYWOOD ON EACH SIDE OF 3 1/2" P.T. WOOD STUDS @ 16" O.C. W/ 3 1/2" BATT INSULATION BETWEEN STUDS & VAPOR BARRIER @ EXTERIOR SIDE. LATH & PLASTER FINISH AT EXTERIOR. DRYWALL FINISH AT INTERIOR.

AREA CALCULATIONS
NO SQUARE FOOTAGE CHANGES.

- 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 WINDOWS & SLIDING DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA WDMA/CSA1011/S.2/A440 OR TAS202. EXTERIOR SIDE-HINGED DOORS SHALL BE TESTED & LABELED AS CONFORMING TO AAMA WDMA/CSA1011/S.2/A440 OR COMPLY WITH FBC SECTION 1709.5.2. EXTERIOR WINDOWS & DOORS SHALL BE LABELED IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY. SEE FBC 1709.5.1 FOR SPECIFIC LABELING REQUIREMENTS. EACH DOOR & 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 R302.5.1 & BE 20 MIN. FIRE-RATED
 - ANY DRYWALL BELOW B.F.E. MUST BE TYPE "X" OR CEMENTITIOUS BOARD (I.E. DUPRODOK)
 - 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.
 - MANDATORY AIR LEAKAGE TEST SHALL BE DONE PRIOR TO FINAL BUILDING INSPECTION PER FBC SECTION R402.4.

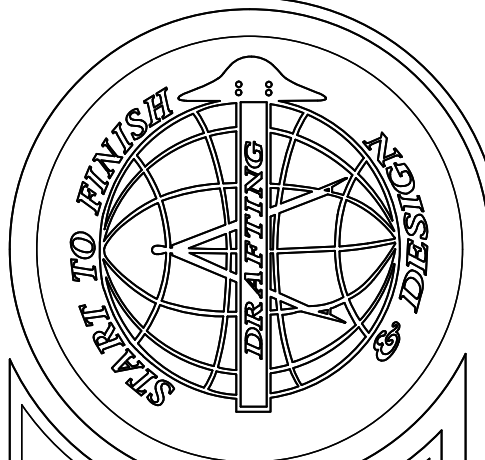
- LEGEND**
- ⊕ DENOTES DOOR THAT MEETS 32" CLEAR OPENING ADA REQ
 - T.O.W. TOP OF WALL (TYR) - CAN ALSO MEAN "TOP OF WINDOW" FOR ELEVATIONS
 - M.C. = MIXED CONSTRUCTION
 - T.A.N. = TYPICAL ALIGN NOTE: ALIGN EDGE OF STUD W/ EDGE OF FURRING STRIP SO FINISHED SURFACE IS CO-PLANAR
 - EXISTING WALL TO REMAIN
 - NEW 4" STUD WALL
 - NEW 6" STUD WALL

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TO THE BEST OF MY KNOWLEDGE, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA, FBC 1061 & 109.3.6.4.

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

PROPOSED 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



Sugar Orthopaedics
1630 Tuttle Avenue
Sarasota, FL

AN INTERIOR REMODEL FOR:

Date: 05-07-18 Drawn By: DD
Job #: 18-040 Checked By: JMK /dmb

No.	Date	Change
1		
2		
3		
4		

SHEET
A-2
OF 4