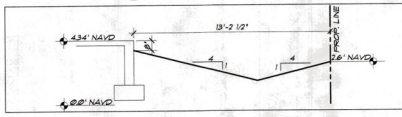
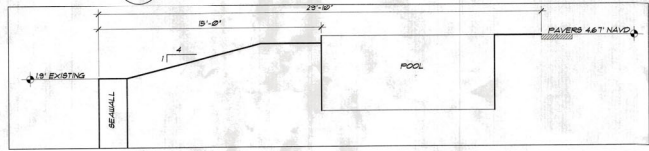


A SWALE DETAIL
SCALE: 1/4" = 1'-0"

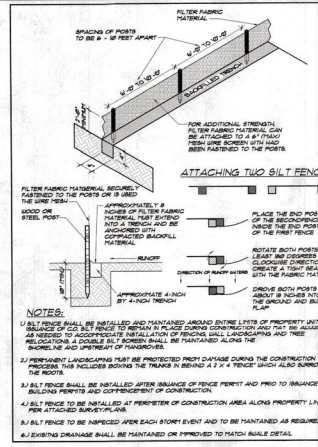


B SWALE DETAIL
SCALE: 1/4" = 1'-0"



C SWALE DETAIL
SCALE: 1/4" = 1'-0"

COVERAGE CALC.	
PARCEL SIZE BUILDABLE AREA	10,000 SQ. FT.
NON-ALLOWABLE BLDG. COVERAGE	3,000 SQ. FT.
1.0' NON-FLOOR/BPA AREA	THIS PERCENT
RESIDENTIAL STRUCTURE (INCLUDES STAIRS)	2,995 SQ. FT.
MECHANICAL EQUIP. ABV. GRADE	N/A
OTHER BUILDING STRUCTURE	N/A
1.1' TOTAL NON-FLOOR/BPA AREAS	2,995 SQ. FT.
2.0' ELEVATED/CAGED POOL/BPA	N/A
3.0' SUBTOTAL LOT COV. SQ. FT.	2,995 SQ. FT.
3.1' TOTAL LOT COV. SQ. FT.	2,995 SQ. FT.
4.0' TOTAL LOT COVERAGE PERCENTAGE	29.95 SQ. FT. (LINE 3.1) DIVIDED BY PARCEL SIZE = 29.95%
5.0' AT-GRADE IMPROVEMENTS	THIS PERCENT
DRIVEWAY/PARKING (ALL SURFACE TYPES)	1,322 SQ. FT.
DESIGNATED WALKWAYS/BIKEWAYS	261 SQ. FT.
IMPERMEABLE PATIO SLABS ETC.	N/A
IMPERMEABLE POOL DECK (AT GRADE)	N/A
POOL AND SPA (AT GRADE)	368 SQ. FT.
6.0' TOTAL AT-GRADE SQ. FT.	1,949 SQ. FT.
7.0' TOTAL NON-OPEN SPACE SQ. FT.	2,995 SQ. FT. (LINE 3.1) + 1,949 SQ. FT. (LINE 6.0) = 4,944 SQ. FT.
8.0' TOTAL NON-OPEN SPACE PERCENTAGE	49.44 SQ. FT. (LINE 7.0) DIVIDED BY 10,000 SQ. FT. = 49.44%



SILT FENCE DETAIL
SCALE: N.T.S.

- ### GENERAL NOTES
- CONSTRUCTION SHALL FOLLOW 2019 FBC-R SEVENTH EDITION AS ADOPTED BY TOWN OF LONG BOAT KEY, FLORIDA AND AS APPLICABLE TO THE AREA WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
 - BUILDER SHALL COORDINATE THE WORK OF ALL TRADES.
 - BUILDER, SUB-CONTRACTOR, SUPPLIER ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS SPECIFICATIONS ETC. PRIOR TO STARTING ANY WORK. WITHIN 48 HOURS CALENDAR DAYS OF BUILDERS RECEIPT OF THESE PLANS SHALL NOTIFY A PHIPPS DESIGN, INC. IN WRITING ONLY OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE OF COMMISSION OR OMISSION OR NOT). OTHERWISE, A PHIPPS DESIGN, INC. WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS AND THE BUILDER, SUB-CONTRACTOR, SUPPLIER ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS, AND CORRECT ERRORS AT THEIR OWN EXPENSE.
 - THESE PLANS AS DRAWN AND NOTED, COPY TO THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
 - SITE WORK: FILL UNDER SLAB SHALL BE CLEAN SAND OR FILL DRY AND SHALL MINIMUM OF 8% MOISTURE DENSITY AS PER ASTM D-1587. IT BE CONVEYED TO A CONTRACTOR SHALL VERIFY AFTER CONTRACTION. ALLOWABLE SOIL BEARING PRESSURE 3,000 PSF.
 - CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C39. CONCRETE WORK PER ACI 308. FORMWORK SHALL BE TYPE 751 OR 91.
 - REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-618, GRADE 60, LAPPED AND PLACED IN ACCORDANCE WITH THE DRAWINGS AND THE LATEST SPEC IN ACI 308.
 - WOOD: ALL STRUCTURAL LUMBER TO BE SUD-FIR, S-PINE OR S-PINE GRADE 2 OR BETTER WITH 2000 PSI BEARING RATING SHALL ONLY. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVE TREATED. A DESIGN CALCULATION FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE BUILDER FOR APPROVAL PRIOR TO FABRICATION.
 - DOORS AND WINDOWS: WINDOWS INDICATED AS "ENERGY" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH THE DRAWINGS AND THE LATEST SPEC IN ACI 308. REQUIREMENTS: ALL GLASS DOORS SHALL BE GLAZED WITH LOW-E, UNCONDITIONAL AND TOTAL U-FACTOR SHALL BE CALLED AND LABELS SHALL BE CALLED AND DISPLAY ALL LABELS SHOWING COMPLIANCE WITH FLORIDA STATE MODEL ENERGY CODE SECTION 502.4. DOORS AND WINDOW MANUFACTURERS SHALL COORDINATE WITH THE BUILDER AND FIELD VERIFY ALL OPENING SIZES PRIOR TO INSTALLATION.
 - ALL MATERIALS SHOWN OF CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
 - ANY STRUCTURAL REVISIONS, ALTERATIONS ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR OWNER TO A PHIPPS DESIGN, INC. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS ETC. NOT MADE BY A PHIPPS DESIGN, INC. IN WRITING ONLY WILL BE FULLY UNCONDITIONAL AND TOTAL U-FACTOR SHALL BE CALLED AND LABELS SHALL BE CALLED AND DISPLAY ALL LABELS AGAINST A PHIPPS DESIGN, INC. FOR LIABILITY FROM DATE ON PLANS ORIGIN UNTIL THE END OF THE.
 - A PHIPPS DESIGN, INC. RESERVES, MAINTAINS AND RETAINS IT COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED OR IMPLIED) IN THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. IN EACH AND EVERY INSTANCE.

FLOOD INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8.0' NAVD
FREESTBOARD ELEVATION	10.0' NAVD
FINISHED FLOOR ELEVATION:	
FIRST LV. FLOOR ELEV.	11.67' NAVD
SECOND LV. FLOOR ELEV.	12.83' NAVD

WIND SPEED INFO	
EXPOSURE CATEGORY	C (10'0" HEIGHT)
WIND SPEED	150 MPH
RISK CATEGORY	2
REFER TO ROOF PLAN NOTES ON SHEET A10 FOR WIND PRESSURE FOR COMPONENTS AND CLADDING.	

DESIGN CRITERIA

ALL WORK TO BE DONE IN ACCORDANCE WITH 2019 FBC-R SEVENTH EDITION.

OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B
BLDG. WIND SPEED: 150 MPH
WIND EXPOSURE: C
BUILDING ALLIGATION: 1
PRESSURE DESIGN FACTOR: V-2.0

DESIGN NOTE

STRUCTURAL SYSTEMS OF BUILDING IS DESIGNED, CONSTRUCTED & ANCHORED TO RESIST FLOUTATION COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

FERTILIZER NOTE

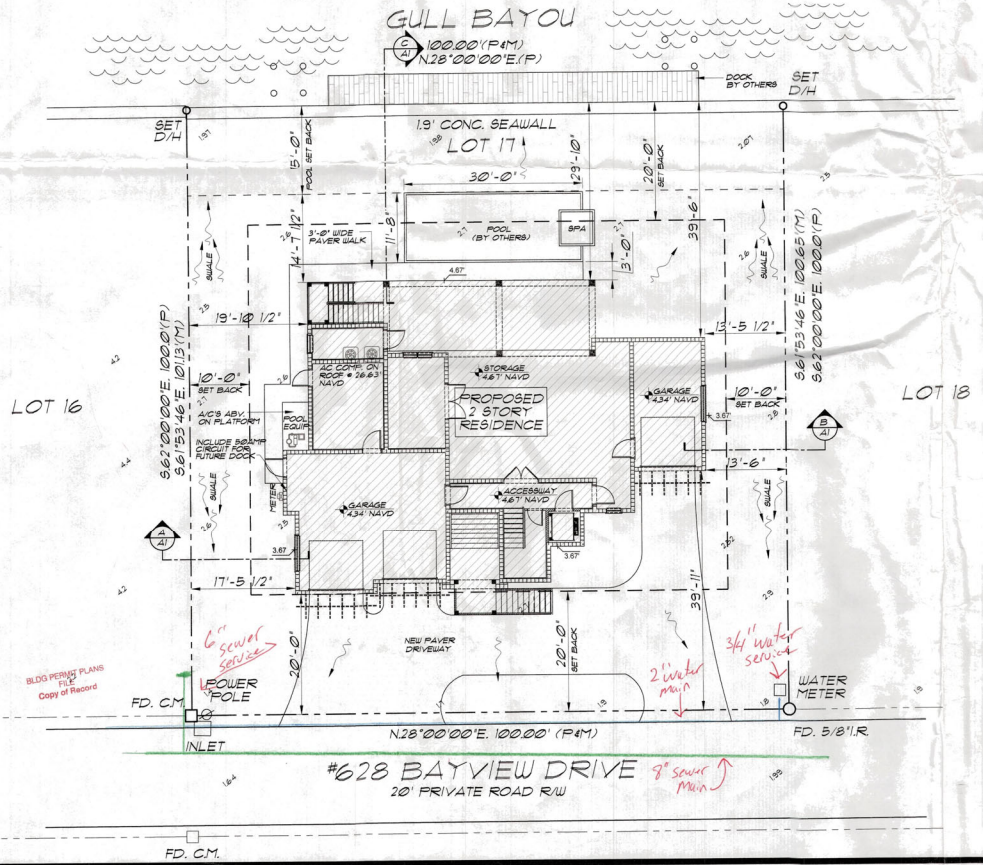
1. A FERTILIZER BUFFER OR 10' IF SPREADER COLLECTOR USED) MUST BE MAINTAINED FROM ANY WATER BODY OR WETLAND.
2. NO FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS MAY BE APPLIED TO PLANTS AND TURF BETWEEN JUNE 01 AND SEPTEMBER 30TH.

TOPO LEGEND	
EXISTING TOPO	± 3.00'
PROPOSED TOPO	

SITE PLAN
SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

628 BAYVIEW DRIVE
LOT 11 PLAT OF BAYVIEW ESTATES (A NON-CONFORMING AND UNRECORDED) SUBDIVISION IN DEED BOOK 281 PAGE 98, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING A PART OF LOT 10 AND 11 OF SAID SUBDIVISION. ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



#628 BAYVIEW DRIVE
20' PRIVATE ROAD R/W

NPDES

Permit # P821-0034
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

SEP 24 2021
APPROVED
MATT FIORE

SHEET INDEX	
A1	SITE PLAN
A2	FOUNDATION PLAN
A3	GROUND FLOOR PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	FRONT & RIGHT ELEVATIONS
A7	REAR & LEFT ELEVATIONS
A8	FIRST FLOOR FRAMING PLAN
A9	SECOND FLOOR FRAMING PLAN
A10	ROOF PLAN
A11	WINDOW & DOOR SCHEDULE, DETAILS
A12	CROSS SECTION & DETAILS
A13	CROSS SECTION & DETAILS
A14	CROSS SECTION & DETAILS
A15	GROUND FLOOR ELECTRICAL PLAN
A16	FIRST FLOOR ELECTRICAL PLAN
A17	SECOND FLOOR ELECTRICAL PLAN

ENGINEERS STATEMENT

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE 2019 FBC-R SEVENTH EDITION AS ADOPTED BY THE TOWN OF LONGBOAT KEY, FLORIDA. THE PLANS ALSO CONFORM TO CURRENT HURRICANE RESISTANT REQUIREMENTS AS OF DATE ON PLANS.

PEST/DECAY PROTECTION NOTES

- ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL BE AT LEAST ONE FOOT FROM BUILDING SIDE WALLS.
- SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF THE 2019 FBC-R SEVENTH EDITION REVISION 4. SENTRYON BUILT SYSTEM SHALL BE USED WITH A 5 YEAR CONTRACT IN PLACE (DESIGNED) BEFORE SLAB POUR.
- WOOD GRADE SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH THE 2019 FBC-R SEVENTH EDITION SECTIONS 8051 AND 8052.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2019 FBC-R SEVENTH EDITION SECTIONS 8051, 8052, 8053 AND 8054.
- CONCRETE ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF ONE FOOT FROM BUILDING SIDE WALLS.

SITE PLAN NOTES

- SURFACE SLOPES SHALL NOT EXCEED ONE FOOT VERTICAL RISE IN FOUR FEET HORIZONTAL DISTANCE WITHIN FIVE FEET OF ANY PRESENT OR PROPOSED ELEVATION.
- ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.
- SITE DRAINAGE TO BE CONSISTENT WITH SUBDIVISION STORM WATER MANAGEMENT PLAN.
- SURFACE SLOPES SHALL BE MINIMUM OF 0.2% CONTINUOUS TO THE DRAINAGE FACILITY.
- SITE RUN OFF MAY BE DIRECTED TO NEAR OR LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER PRIVATE DRAINAGE FACILITY IS AVAILABLE.
- ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMPLETION OF CONSTRUCTION.
- A REGISTERED FLORIDA SURVEYOR MUST LOCATE BUILDING ON SITE FOR CONFORMANCE PRIOR TO FOOTING PLACEMENT.
- ALL DITCHES AND DOWNSPOUTS TO BE PLACED IN ACCORDANCE WITH 2019 FBC-R SEVENTH EDITION SECTIONS 8051 AND 8052. ALL ROOF AND FRONT YARD RUNOFF SHALL BE CONVEYED TO PROPOSED ON-SITE DRAINAGE FACILITIES.
- NO MECHANICAL EQUIPMENT INCLUDING POOL EQUIPMENT CAN BE IN THE BACKYARD.

RECEIVED
JUL 16 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS	BY
10/3/20	PH/TH
10/20/20	PH/TH
11/30/20	PH/TH
12/10/20	PH/TH
3/31/21	PH/TH
4/20/21	PH/TH

Phipps Home Design
2021 Main Road Ste. 4
Gulf Breeze, FL 34359
941-536-1111 (FL) 941-536-1111 (TX)
941-536-1111 (TX) 941-536-1111 (TX)
phippshomedesign.com

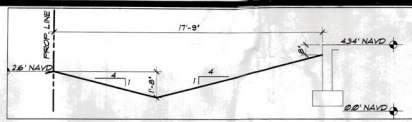
MARK & DOREEN MITCHELL
A CUSTOM DESIGNED HOME FOR:
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

REGISTERED PROFESSIONAL ENGINEER
NO. 00102
STATE OF FLORIDA
PHIPPS DESIGN, INC.

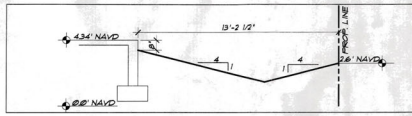
SEP 25 2021
MATT FIORE
PH/TH

DRAWN BY: AP
CHECKED: BP
DATE: 10/6/2020
SCALE: VARIOUS
JOB NUMBER: 202066

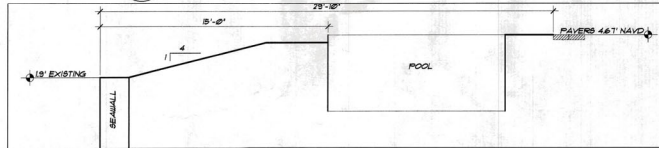
PHIPPS DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, AGE, DISABILITY, OR SEXUAL ORIENTATION. WE DO NOT DISCRIMINATE ON THE BASIS OF ANY OTHER PROTECTED CLASSIFICATION. WE DO NOT DISCRIMINATE ON THE BASIS OF ANY OTHER PROTECTED CLASSIFICATION.



A SWALE DETAIL
SCALE: 1/4" = 1'-0"



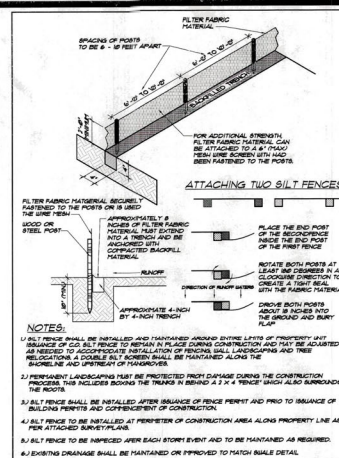
B SWALE DETAIL
SCALE: 1/4" = 1'-0"



C SWALE DETAIL
SCALE: 1/4" = 1'-0"

COVERAGE CALCS.

PARCEL SIZE, BUILDABLE AREA: 10,000 SQ. FT.	30% ALLOWABLE BLDG COVERAGE = 3,000 SQ. FT.
1.0 NON-POOL/SPA AREA =	THIS PERMIT
RESIDENTIAL STRUCTURE (INCL. DECK STAIRS)	2,999 SQ. FT.
MECHANICAL EQUIP. ABY. GRAVE	N/A
OTHER BUILDING STRUCTURE	N/A
2.0 TOTAL NON-POOL/SPA AREAS =	2,999 SQ. FT.
2.0 ELEVATED/CLAGED POOL/SPA	1,999 SQ. FT.
3.0 SUBTOTAL LOT COV. SQ. FT.	2,999 SQ. FT.
3.1 TOTAL LOT COV. SQ. FT.	2,999 SQ. FT.
4.0 TOTAL LOT COVERAGE PERCENTAGE	2,999 SQ. FT. (LINE 3.1) DIVIDED BY PARCEL SIZE = 29.99%
5.0 AT-GRADE IMPROVEMENTS	THIS PERMIT
DRIVEWAY/PARKING (ALL SURFACE TYPES)	1,322 SQ. FT.
DESIGNATED SWALE/SWALE/SWALE	241 SQ. FT.
IMPERMEABLE PATIO, SLAB, ETC.	N/A
IMPERMEABLE POOL DECK (AT GRADE)	349 SQ. FT.
POOL AND SPA (AT GRADE)	349 SQ. FT.
6.0 TOTAL AT-GRADE SQ. FT.	1,912 SQ. FT.
7.0 TOTAL NON-OPEN SPACE SQ. FT.	2,999 SQ. FT. (LINE 5.1) + 1,912 SQ. FT. (LINE 6.0) = 4,911 SQ. FT.
8.0 TOTAL NON-OPEN SPACE PERCENTAGE	4,911 SQ. FT. (LINE 7.0) DIVIDED BY 10,000 SQ. FT. = 49.11%



SILT FENCE DETAIL
SCALE: N.T.S.

GENERAL NOTES

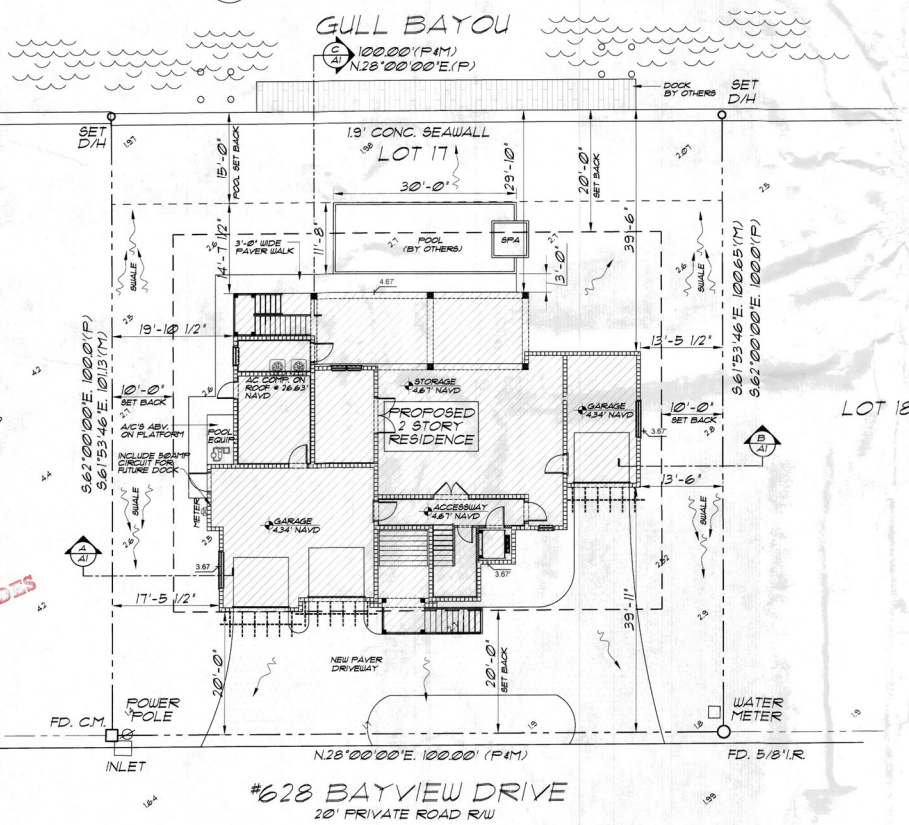
- CONSTRUCTION SHALL FOLLOW 2019 FBC-R SEVENTH EDITION AS ADOPTED BY TOWN OF LONG BOAT KEY, FLORIDA AND AS APPLICABLE TO THE AREA WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHALL COORDINATE THE WORK OF ALL TRADES.
- BUILDER, SUB-CONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK. WITHIN SEVEN CALENDAR DAYS OF BUILDER RECEIPT OF THESE PLANS SHALL NOTIFY A PHIPPS DESIGN, INC. (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE OF COMMISSION OR OMISSION OR NOT). OTHERWISE, A PHIPPS DESIGN, INC. WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS AND THE BUILDER, SUB-CONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- THE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF SUCH CODE, WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. CONCRETE WORK SHALL BE TYPE III OR S1. PORTLAND CEMENT SHALL BE TYPE 1 OR 1.5.
- REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-63, GRADE 60, BENT, LAPPED, AND PLACED IN ACCORDANCE WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS.
- WOOD: ALL STRUCTURAL LUMBER TO BE HEM-FIR, S-PINE OR S-P.F. GRADE 2 OR BETTER (UP TO 8" DIA). TREATING REQUIREMENTS: ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED. SHOP DRAWINGS & DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE BUILDER FOR APPROVAL PRIOR TO FABRICATION.
- DOORS AND WINDOWS: WINDOWS INDICATED AS "ENERGY" MUST BE MANUFACTURED TO COMPLY WITH THE ENERGY STAR PROGRAM. ALL SLIDING GLASS DOORS SHALL BE "ENERGY" ALL WINDOWS AND DOORS SHALL BE CALLED AND LISTED BY THE MANUFACTURER. LABELS SHOWING COMPLIANCE WITH FLORIDA STATE MODEL ENERGY CODE SECTION 602.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH THE BUILDER AND FIELD VERIFY ALL OPENING SIZES PRIOR TO INSTALLATION.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO THE MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS.
- ANY STRUCTURAL REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR OWNER TO A PHIPPS DESIGN, INC. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY A PHIPPS DESIGN, INC. (IN WRITING ONLY) WILL BE UNCONDITIONALLY AND TOTALLY RELEASED TO PHIPPS DESIGN, INC. FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND COSTS. PHIPPS DESIGN, INC. SHALL NOT BE RESPONSIBLE FOR ANY CHANGES, REVISIONS, ALTERATIONS, ETC. WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. IN EACH AND EVERY INSTANCE.
- A PHIPPS DESIGN, INC. RESERVES MAINTAINS AND RETAINS IT COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESS OR IMPLIED) IN THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. AND NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. IN EACH AND EVERY INSTANCE.

REVISIONS	BY	DATE
10.03.20	PH/TM	10.03.20
13.20	TM	11.11.21
03.20	TM	11.11.21
32.21	TM	11.11.21
42.21	TM	11.11.21
84.21	TM	11.11.21

Phipps Home Design
2937 West Ridge Road Ste. 4
5308 Holmes Beach Blvd. Ste. 100
Holmes Beach, FL 34717
(813) 955-1912 | (800) 944-4289
phippshome.com



A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34728



FLOOD INFORMATION

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 10.0' NAVD
FREEBOARD ELEVATION: 10.5' NAVD
FINISHED FLOOR ELEVATIONS:
FIRST FL. FLOOR ELEV.: 13.67' NAVD
SECOND FL. FLOOR ELEV.: 26.34' NAVD

WIND SPEED INFO

EXPOSURE CATEGORY: C (430' HEIGHT)
WIND SPEED: 150 MPH
RISK CATEGORY: 2
REFER TO ROOF PLAN NOTES ON SHEET A10 FOR WIND PRESSURES FOR COMPONENTS AND CLADDING.

DESIGN CRITERIA

ALL WORK TO BE DONE IN ACCORDANCE WITH 2019 FBC-R SEVENTH EDITION.
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B
BASIC WIND SPEED: 150 MPH
RISK CATEGORY: II
BUILDING ENCLOSED
PRESSURE DESIGN FACTOR: V-2.0

DESIGN NOTE

STRUCTURAL SYSTEMS OF BUILDING IS DESIGNED, CONNECTED & ANCHORED TO RESIST FLOATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

FERTILIZER NOTE

1. A 5' FERTILIZER BUFFER (OR 10' IF SPREADER DEFLECTION LIMIT MUST BE MAINTAINED FROM ANY WATER BODY OR DELTA).
2. NO FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS MAY BE APPLIED TO PLANTS AND TURF BETWEEN JUNE 01 AND SEPTEMBER 30TH.

TOPO LEGEND

EXISTING TOPO	PROPOSED TOPO
(Symbol: Dotted line)	(Symbol: Solid line with dots)

SITE PLAN
SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

628 BAYVIEW DRIVE
LOT 17, PLAT OF BAYVIEW ESTATES (A NON-CORPORATING AND UNRECORDED) SUBDIVISION PL. RECORDED IN DEED BOOK 201 PAGE 58 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING A PART OF LOTS 5-B, 5-C AND 5-D, SUBDIVISION ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SHEET INDEX

A1	SITE PLAN
A2	FOUNDATION PLAN
A3	GROUND FLOOR PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	FRONT & RIGHT ELEVATIONS
A7	REAR & LEFT ELEVATIONS
A8	FIRST FLOOR FRAMING PLAN
A9	SECOND FLOOR FRAMING PLAN
A10	ROOF PLAN
A11	WINDOW & DOOR SCHEDULE, DETAILS
A12	CROSS SECTION & DETAILS
A13	CROSS SECTION & DETAILS
A14	CROSS SECTION & DETAILS
A15	GROUND FLOOR ELECTRICAL PLAN
A16	FIRST FLOOR ELECTRICAL PLAN
A17	SECOND FLOOR ELECTRICAL PLAN

ENGINEERS STATEMENT

TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE 2019 FBC-R SEVENTH EDITION AS ADOPTED BY THE TOWN OF LONG BOAT KEY, FLORIDA. THE PLANS ALSO CONFORM TO CURRENT HURRICANE RESISTANT REQUIREMENTS AS OF DATE ON PLANS.

PEST/DECAY PROTECTION NOTES

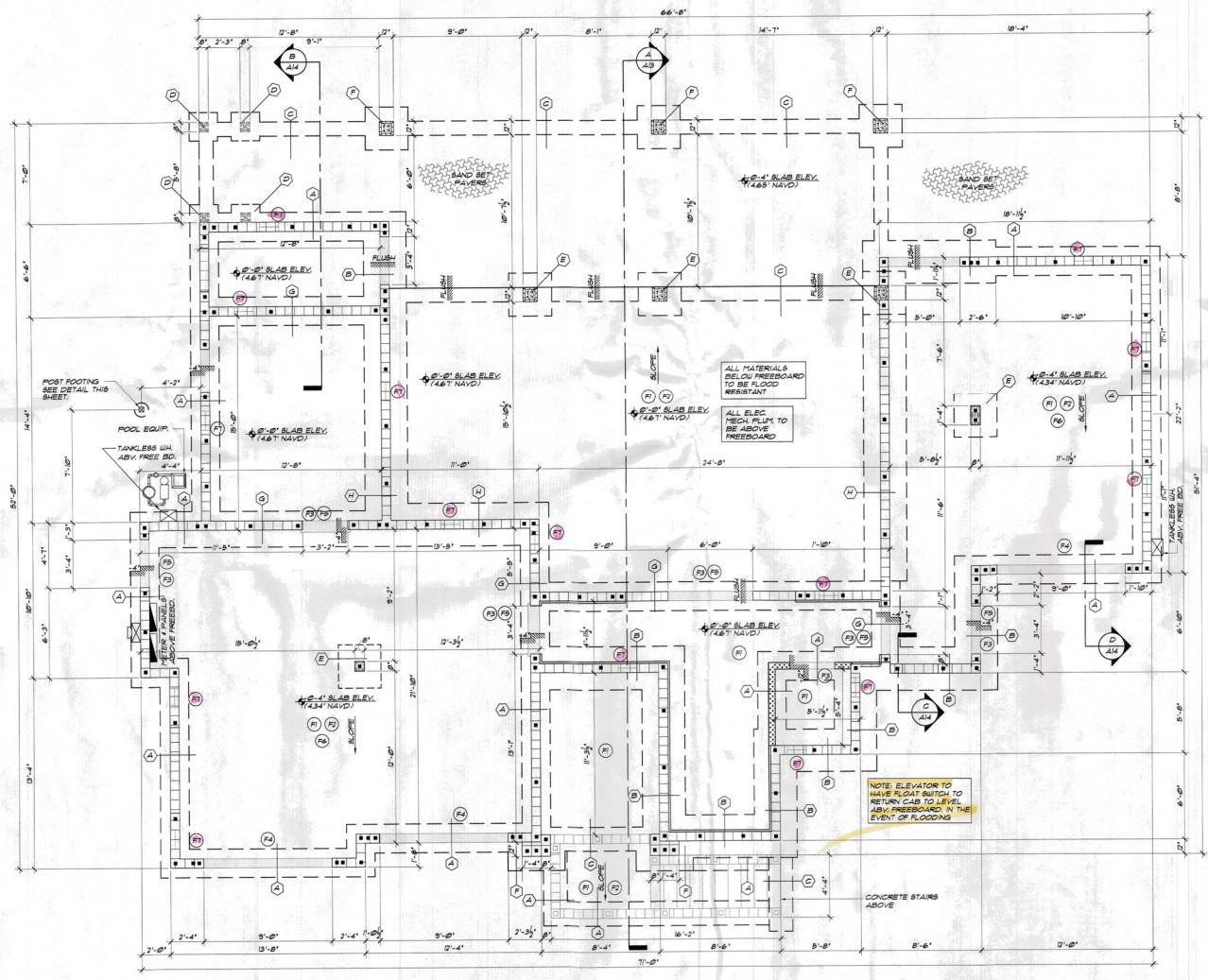
- ALL PLANTINGS AND IRRIGATION/SPIRINKLER SYSTEMS INCLUDING ALL RISERS AND SPRAY HEADS SHALL BE AT LEAST ONE FOOT FROM BUILDING SIDE WALL.
- SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF THE 2019 FBC-R SEVENTH EDITION RISE & RESISTANCE BAIT SYSTEM SHALL BE USED WITH A 5 YEAR CONTRACT IN PLACE (50%) BEFORE SLAB POUR.
- WOOD GRADE STAGES SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH THE 2019 FBC-R SEVENTH EDITION SECTIONS R031 AND R032.
- ROOF FLASHINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2019 FBC-R SEVENTH EDITION SECTIONS R051A, R051B, R052 AND R053.
- CONDENSATE/ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF ONE FOOT FROM BUILDING SIDE WALLS.

SITE PLAN NOTES

- SURFACE SLOPES SHALL NOT EXCEED ONE FOOT VERTICAL RISE IN FOUR FEET HORIZONTAL DISTANCE WITHIN FIVE FEET OF ANY PROPOSED LOT LINE OR SITE DRAINAGE FACILITY.
- ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.
- SITE DRAINAGE TO BE CONSISTENT WITH SUBDIVISION STORM WATER MANAGEMENT PLAN.
- SWALE SLOPES SHALL BE A MINIMUM OF 0.2% LONGITUDINAL AND 2% CROSS-SLOPE.
- SITE RUN OFF MAY BE DIRECTED TO REAR OF LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER DRAINAGE FACILITY OR PRE-EXISTING DRAINAGE FACILITY IS AVAILABLE.
- ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- A REGISTERED FLORIDA SURVEYOR SHALL LOCATE BUILDING ON SITE FOR CONFORMANCE PRIOR TO ROOFING AND MECHANICAL ROOF AND PREPARED RAINOFF.
- SITE DRAINAGE TO BE SWALED AS TO NOT ALLOW DRAINAGE ON TO ADJACENT PROPERTIES.
- GUTTERS AND DOWNSPOUTS TO BE PLACED IN ACCORDANCE WITH 2019 FBC-R SEVENTH EDITION R051 AND R052. ALL ROOF AND PREPARED RAINOFF SHALL BE CONVERTED TO PROPOSED ON-SITE DRAINAGE FACILITIES.
- NO MECHANICAL EQUIPMENT (INCLUDING POOL EQUIPMENT) CAN BE IN THE SETBACKS.

RECEIVED
SEP 13 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DRAWN BY: AP
CHECKED: BP
DATE: 10/16/2020
SCALE: VARIES
JOB NUMBER: 201946



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOUNDATION NOTES

- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- PROVIDE # 6 DIA REBAR ELECTRICAL GROUND TO THE FOOTING STEEL.
- CONCRETE TO ACHIEVE 3000 PSI + 28 DAYS SACUT SLAB TO REDUCE CRACKS ANY CRACKS THAT SHOULD ARISE AFTER SLAB IS Poured SHALL BE EPICURED TO SEAL SLAB.
- CONTRACTOR TO VERIFY ALL BUMP DIMS FROM TRUSS HGS. AND SPECIAL REQUIREMENTS FOR ALL CONTIGUOUS BEARING LOCATION PRIOR TO POURING OF CONCRETE.
- THE MINIMUM SOIL BEARING CAPACITY IS 2000 PSF.
- VERTICAL BAR SPACING: (1) # 5 @ 4" O.C. PROVIDE (1) # 5 IN GROUTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) # 5 BAR IN GROUTED CELL AT EACH SIDE OF OPENINGS AND (1) # 5 BAR ON EA SIDE OPENING UNDER 12" PROVIDE (1) # 5 BAR IN GROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES OR POINT LOADS BEAR ON THE MASONRY WALL.

FOUNDATION SCHEDULE

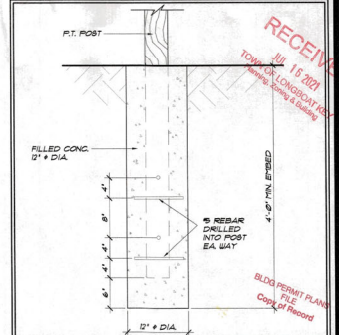
- 1. 8" x 8" FULL GROUTED CELL WITH (1) # 5 VERTICAL @ 4" O.C. UNLESS NOTED OTHERWISE.
- 2. 8" x 8" FULL GROUTED CELL WITH (1) # 5 REBAR VERT. @ 4" O.C. (1) # 5 FROM FOOTING TO LINTEL. HOOKED & TIED BEFORE INSPECTION LAPPED 48 DIA.
- 3. 2" x 5" @ 1'-1" REBAR OR AS INDICATED
- 4. 8" x 8" x 18" ALB. W/ 3" x 3" x 18" ST. WASHERS @ 32" O.C. OR 8" x 8" x 18" SIMPSON TITENUD OR EQUAL. W/ 3" x 3" x 18" ST. WASHER AT 32" O.C.
- 5. NORMAL 4" THICK CONCRETE SLAB (3000 PSI) OVER 6 MIL VAPOR BARRIERS TO BE TARED AND LAPPED. 1" MIN THICK OVER CLEAN, WELL-COMPACTED, POISONED SOIL.
- 6. SLOPE ALL EXTERIOR AND GARAGE CONCRETE SLABS AND RAVERS 1/8" PER FOOT TO DRAIN.
- 7. NO RECESSES REQUIRED AT THIS DOOR LOCATION
- 8. 3/4" SLAB RECESSES REQUIRED AT THIS DOOR LOCATION
- 9. 4" SLAB STEPDOWN LOCATION
- 10. 5'-0" x 5'-0" x 1" DEEP BAIN CONTROL JOINTS
- 11. CONTRACTOR TO USE FLOOD VENT (OR SHIRT VENT) UNIT FOR FLOW THROUGH THIS UNIT PROVIDE 8 SQUARE INCHES OF OPENING AND IS ACCEPTABLE TO PROVIDE RELIEF OF HYDROSTATIC PRESSURE FOR 200 SQUARE FEET OF ENCLOSED AREA.

HEREFORE: GARAGE 1 (629 SF.) 4 VENTS
GARAGE 2 (470 SF.) 3 VENTS
ACCOMMODATION (124 SF.) 2 VENTS
TOOL STORAGE (193 SF.) 2 VENTS
BOAT STORAGE (178 SF.) 2 VENTS
ELEVATOR SHAFT (41 SF.) 2 VENTS

8" x 8" FLOW THROUGH BY FLOOD VENT (MODEL 848-930)
BY SHIRT VENT (MODEL 848-930)
FLOW-THRU DETAIL

FOOTING SCHEDULE

MARK	TYPE	SIZE	REBAR
A	STEM WALL FTG.	24" x 21" DEEP	W/ 3 # 5
B	STEM WALL FTG.	36" x 31" DEEP	W/ 4 # 5 & 1 # 4 TRANSVERSE
C	STRIP FTG.	12" x 21" DEEP	W/ 2 # 5 CONT.
D	CONCRETE PAD	24" x 24" x 8" DEEP	W/ (3) # 5 EA. WAY.
E	CONCRETE PAD	36" x 36" x 8" DEEP	W/ (3) # 5 EA. WAY.
F	CONCRETE PAD	48" x 48" x 8" DEEP	W/ (6) # 5 EA. WAY.
G	THICKEND SLAB	24" x 21" DEEP	W/ 3 # 5
H	THICKEND SLAB	36" x 31" DEEP	W/ 4 # 5 CONT.



POST FOOTING
SCALE: 1/2"=1'-0"

REVISIONS

NO.	DATE	BY
10132D	PT/TH	
10202D	TH	
1132D	TH	
1213D	TH	
321	TH	
4201	TH	

Phipps Home Design
2007 Blue Ridge Road Ste. 4
Sarasota, FL 34239
Phone: 941-555-1112
Fax: 941-555-1112
www.phippshomedesign.com



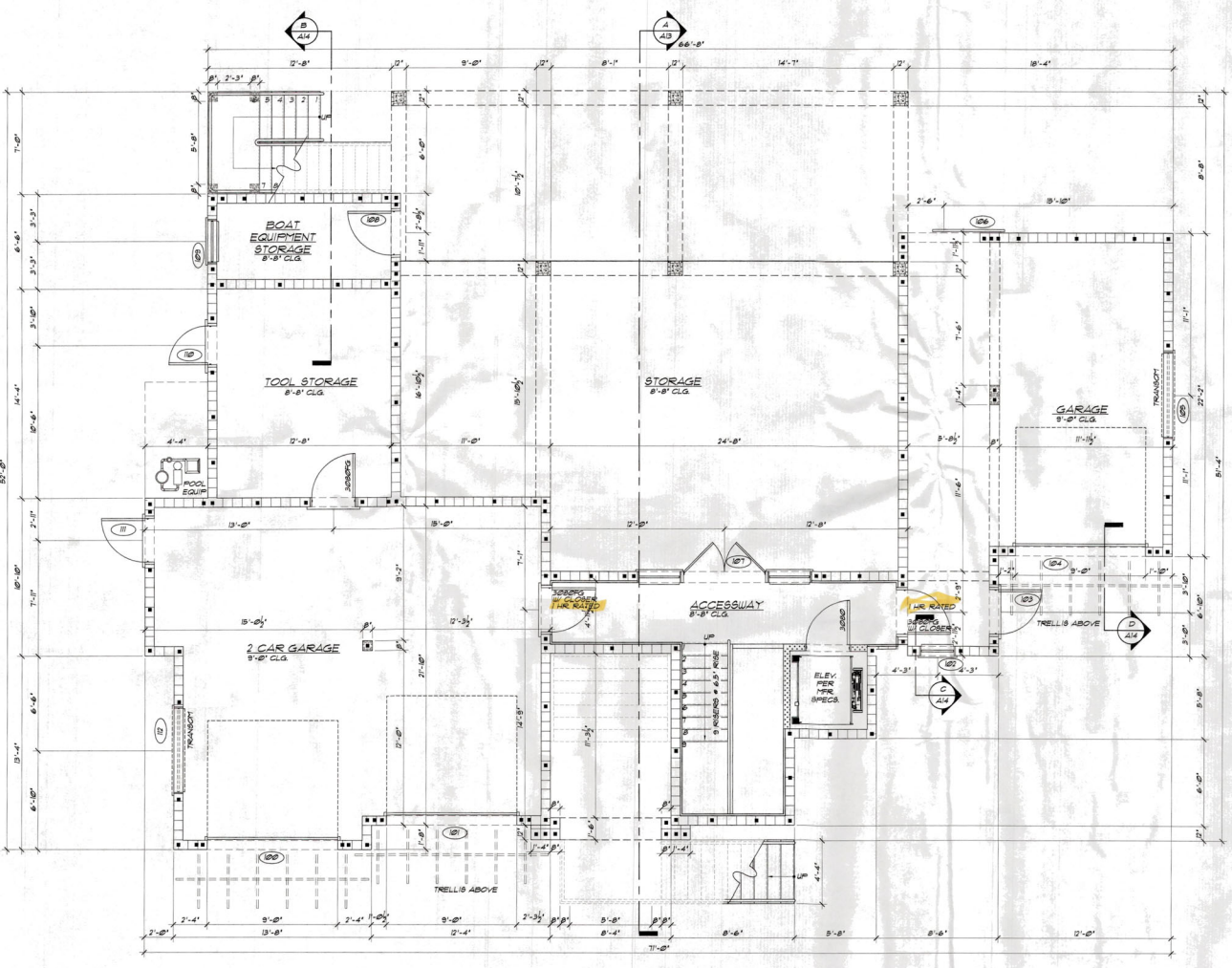
A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228



1. I hereby certify that the Building Contract Agreement of Record for this project was reviewed and approved by me as the Professional Engineer responsible for the design and construction of the project. I am not providing this seal for any other project or for any other purpose. I am not providing this seal for any other project or for any other purpose. I am not providing this seal for any other project or for any other purpose.

DRAWN BY: AP
CHECKED BY: [Signature]
DATE: 10/16/2010
SCALE: VARIES
JOB NUMBER: 101066

A2
OF 11 SHEETS



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

BUILDING AREAS	
ACCESSWAY - UNDER AIR	248 SQ FT
FIRST FLOOR UNDER AIR	3,148 SQ FT
SECOND FLOOR UNDER AIR	1,982 SQ FT
TOTAL UNDER AIR	5,348 SQ FT
FRONT STEPS	71 SQ FT
GARAGE 1	623 SQ FT
GARAGE 2	470 SQ FT
STORAGE AREAS	1,386 SQ FT
BSGD	244 SQ FT
COVERED LANAI *	286 SQ FT
COVERED LANAI *	434 SQ FT
BALCONY	41 SQ FT
ROOF TOP DECK	491 SQ FT
TOTAL BUILDING AREA	13,931 SQ FT

WATER RESISTANT MATERIALS SCHEDULE	
1. ALL WALL BOARD BELOW BFE SHALL BE OF FLOOD-RESISTANT MATERIAL (DENS ACTION PLUS OR EQUIVALENT)	
2. ALL WOOD STRUCTURES, PLATFORMS, AND PARTITIONS BELOW BFE TO BE PRESSURE TREATED	
3. ALL FLOORING MATERIALS SHALL BE EITHER A NON-POROUS STONE TILE SET IN A WATERPROOF MORTAR OR AN APPROVED EPoxy PAINT SEALANT SEE FLOORING SCHEDULE FOR LOCATIONS	
4. ALL DOORS BELOW BFE TO BE FIBERGLASS OR AN EQUIVALENT APPROVED MATERIAL THAT RESISTS MOISTURE	
5. ALL INSULATION BELOW BFE SHALL BE A SPRAY ON POLYMI INSULATION OR EQUIVALENT APPROVED MATERIAL	

GENERAL NOTES	
1. OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION	
2. PROVIDE A MINIMUM OF 20 FEET OF NO. 4 JAG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING EXTENDING THROUGH A NON-METALLIC SLEEVE OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 JAG OR LARGER BARE COPPER CONDUIT TO A MINIMUM OF 12" X 20" ROOF STEEL REBAR EXTENDING THROUGH A NON-METALLIC SLEEVE FOR THE PURPOSE OF GROUNDING	
3. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER	
4. BUILDING INSULATION SHALL BE AS FOLLOWS: FRAME WALL - R-15 ROOF TRUSSES - R-30 (BATT VAULT CLG. / BLOWN IN PLAT. CLG.) FLOOR SYSTEM - R-16	
5. VERTICAL BAR SPACINGS (1) #4 @ 16" O.C. PROVIDE (1) #4 @ 16" O.C. BARS AT CORNERS AND INTERSECTIONS. PROVIDE (1) #4 BAR IN GRIDDED CELL AT EACH SIDE OF OPENING AND (2) #4 BARS ON EA. SIDE OPENINGS WIDER THAN 2'. PROVIDE (1) #4 BAR IN GRIDDED CELL AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES BEAR ON THE MASONRY WALL	
6. ALL EXTERIOR WINDOWS & DOORS TO BE POST INSULATED WINDOW & DOORS UNLESS OTHERWISE NOTED	
7. ALL BATHROOM CLOSET AND BEDROOM WALLS TO BE INSULATED W/ R-11 BATT INSULATION	
8. LATENCY STABILITY FOR THIS STRUCTURE IS PROVIDED BY COMBINATION OF SUBSHELLS FLOORED MASONRY & FRAME ACTION FROM Poured CONCRETE BEAMS AND COLUMNS TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE 2008	
9. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETS AND OTHER ITEMS NEEDED FOR FINISH SUPPORT	
10. PROVIDE TYPED GLASS AT ALL SHOWER ENCLOSURES. GLASS IN DOOR UNITS GLASS WITHIN 24" RADII OF DOOR UNITS AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR	
11. PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE	
12. ALL LEVEL HEADERS TO BE # 8 @ 2' AFF. UNLESS NOTED OTHERWISE	
13. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHUT SPACE SHALL BE LIMITED TO 1/4" MAXIMUM	
14. ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PLY APA EXPOSURE 1 RATED FLYWOOD SHEATHING	
15. WATER CLOSETS TO BE 16 GALLON	
16. PROVIDE FOR MOISTURE RESISTANT "GREEN" GYPSUM BOARD OR EQUAL IN WET AREAS	
17. PROVIDE FOR 3" MINIMUM BEARING FOR ALL WOOD BEAMS ON MASONRY WALLS	
18. ALL BRG. WOOD HEADERS ARE TO BE 3 - 2 X 12'S WITH A 1/2" FLYWOOD FLITCH PLATE W/O.	
19. ALL EXTERIOR BEARING WALLS SHALL BE # 8 @ 2' AFF. UNLESS OTHERWISE SPECIFIED	
20. TOP OF ALL WINDOW HEADS SHALL BE # 8 @ 2' AFF. UNLESS OTHERWISE SPECIFIED	
21. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED	

CONSTRUCTION SCHEDULE	
■	8" X 8" FULL GRIDDED CELL W/ 1 - #4 REBAR VERT. # 4 @ 12" O.C. FROM FOOTING TO LEVEL. HOOKED & TIED BEFORE INSPECTION LAPPED 40 DIA"
▼	INDICATES LOCATION OF OPENING WITH HOLD DOWN OR ANCHOR B7624 @ 32" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN
•	3/8" X 3/8" X 18" STL. WASHERS @ 32" O.C. OR 3/8" X 3/8" X 18" ST. W/ 1/2" HD. OR EQUAL W/ 3/4" X 3/8" X 18" W/ 1/2" HD. @ 32" O.C.
(M)	MIXED CONSTRUCTION (SEE DETAIL ON PAGE A13)
(HR)	WALDORE 1021 # 3/4" SQUARE BAR, 1021 # 4" W/ 1/2" GRASABILITY FLOCKETS TO PRECLUDE 4" SPHERE PER TO PROVIDE SHOP DUGS TO BUILDER FOR APPROVAL
(TG)	TEMPERED GLASS
(TA)	TUB ACCESS
(WC)	WATER CLOSET
(BS)	LINEN OR PANTRY CLOSET WITH 8 SHELVES
(RS)	SINGLE ROD & SHELF
(HB)	HOSE BIB
(ED)	EXTERIOR DOOR & WINDOW TAG NOT (SEE SCHEDULE SHEET A1 FOR DETAILS)

WALL SCHEDULE	
[Symbol]	2X FRAME NON-LOAD BRG. WALL 2X 8" STUDS @ 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUS. CAVITY TO BE INSULATED (WHERE INDICATED W/ 4" NOM. BATT. INSULATION UNO.)
[Symbol]	2X FRAME LOAD BRG. WALL 2X 8" STUDS @ 16" O.C. UNO. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUS. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
[Symbol]	2X FRAME LOAD BRG. EXTERIOR WALL # 4 HARD PLANK BOND OVER 2-LAYER MOISTURE BARRIER OVER 1/2" HD. WOOD SHEATHING OVER 2X 8" STUDS @ 16" O.C. UNO. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUS. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
[Symbol]	8" X 16" CMU EXTERIOR WALL 8" X 16" CMU EXTERIOR WALL OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" HD. WOOD SHEATHING INSULATION BOARD W/ 3/4" PURRING STRIPS. NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.

RECEIVED
JUL 18 2021
TOWN OF LONGWOOD KEY
Planning, Zoning & Building
BLDG PERMIT PLANS
FILE
Copy of Record

REVISIONS	BY
10/13/20	PP/TH
10/20/20	TH
11/30	TH
3/21/21	TH
4/28/21	TH

Philpps Home Design
2571 E. Palm Ridge Blvd. Ste. 4
Gainesville, FL 32609
Phone: 352.333.1800
Home: 352.611.3417
(813) 955-1512 / (800) 438-4039
philppshomedesign.com



A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGWOOD, FLORIDA 34228



DATE: 06/02/2021
SCALE: VARIES
JOB NUMBER: 20966

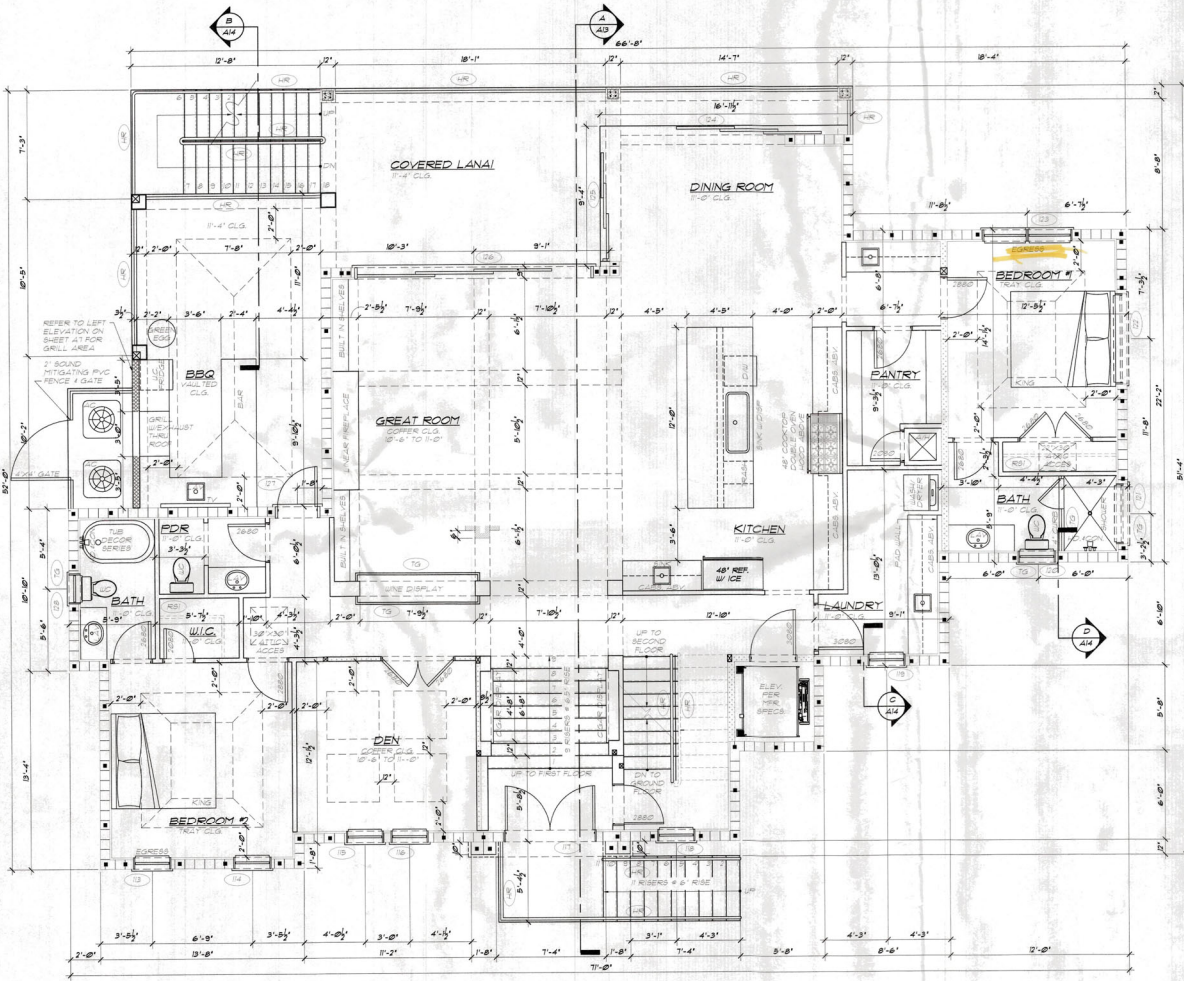
DRAWN BY: AP
CHECKED: BP
DATE: 06/02/2021
SCALE: VARIES
JOB NUMBER: 20966

3
OF 11 SHEETS

COPYRIGHT 2021, PHILPPS HOME DESIGN, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PHILPPS HOME DESIGN, INC. 352.333.1800

BUILDING AREAS	
ACCESSWAY - UNDER AIR	348 SQ FT
FIRST FLOOR UNDER AIR	2148 SQ FT
SECOND FLOOR UNDER AIR	182 SQ FT
TOTAL UNDER AIR	3,348 SQ FT
FRONT STEPS	71 SQ FT
GARAGE 1	429 SQ FT
GARAGE 2	418 SQ FT
STORAGE AREAS	1,036 SQ FT
BBQ	284 SQ FT
COVERED LANAI #	286 SQ FT
COVERED LANAI #2	434 SQ FT
BALCONY	41 SQ FT
ROOF TOP DECK	481 SQ FT
TOTAL BUILDING AREA	7,592 SQ FT

- ### GENERAL NOTES
- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - PROVIDE A MINIMUM OF 18 FEET OF 4" AISI OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING EXTENDING THROUGH A MINIMUM METALLIC SLEEVE OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AISI OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 12" X 18 FOOT STEEL REBAR EXTENDING THROUGH A NON-METALLIC SLEEVE FOR THE PURPOSE OF GROUNDING.
 - DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
 - BUILDING INSULATION SHALL BE AS FOLLOWS:
FLOOR SYSTEMS - R-5
ROOF TRUSSES - R-30 (BATT+VAULT CLG. / BLOWN IN PL. CLG.)
 - VERTICAL BAR SPACING (1) #5 @ 4" O.C. PROVIDE (1) #10 IN GRIDDED CELL AT EACH SIDE OF OPENINGS AND (1) #5 BARS ON EA. SIDE OPENINGS WIDER THAN 12". PROVIDE (1) #5 BARS IN GRIDDED CELL AT ALL LOCATIONS WHERE GIRDERS OR CONCRETE TRUSSES BEAR ON THE MASONRY WALL.
 - ALL EXTERIOR WINDOWS & DOORS TO BE POST INSULATED WINDOW & DOORS UNLESS OTHERWISE NOTED.
 - ALL BATHROOM CLOSET AND BEDROOM WALLS TO BE INSULATED W/ R-11 BATT INSULATION.
 - LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED BY COMBINATION OF SHEARWALLS, FRAMED MASONRY FRAME ACTION FROM POURED CONCRETE BEAMS AND COLUMNS TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE, 2018.
 - PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETS AND AS OTHERWISE NEEDED FOR WALLS SUPPORT.
 - PROVIDE TEMPERED GLASS ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 - PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.
 - ALL LEVEL HEADERS TO BE # 8 @ 8" AFF UNLESS NOTED OTHERWISE.
 - VISION TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHIP SPACE SHALL BE LIMITED TO 1/4" MAXIMUM.
 - ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 1/4" APA EXPOSURE 1 RATED 1/2" WOOD SHEATHING.
 - WATER CLOSETS TO BE 18 GALLON.
 - PROVIDE FOR MOISTURE RESISTANT GYMNASIUM GYPSUM BOARD OR EQUAL IN SET AREA.
 - PROVIDE FOR 3" MINIMUM BEARINGS FOR ALL WOOD BEAMS ON MASONRY WALLS.
 - ALL BRG. WOOD HEADERS ARE TO BE 3 - 2 X 12" WITH A 1/2" PL. WOOD FLITCH PLATE UNO.
 - ALL EXTERIOR BEARING WALLS SHALL BE 8" @ 8" AFF UNLESS OTHERWISE SPECIFIED.
 - TOP OF ALL WINDOW HEADS SHALL BE # 8 @ 8" AFF UNLESS OTHERWISE SPECIFIED.
 - ALL WOOD TOUCHING CONCRETE SHALL BE PRESURE TREATED.



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

CONSTRUCTION SCHEDULE

- 8" @ 8" FULL GRIDDED CELL #1 @ 8" REBAR VENT
- 4" O.C. (1) #4 FROM FOOTING TO LEVEL HOOKED 4
- BEFORE INSULATION LAPPED AS SHOWN
- INDICATES LOCATION OF BRIMSON ATFS HOLDDOWN OR BRIMSON 18224 • 32" O.C. OR EQ. SHEARWALL SECTION TIE DOWN
- 8" @ 8" AB. W/ 3" @ 18" STL. WASHERS • 32" O.C. OR 8" @ 8" ANCHOR TIE IN EQ. OR EQUAL W/ 3" @ 18" STL. WASHER AT 32" O.C.
- MIXED CONSTRUCTION (SEE DETAIL ON PAGE A33)
- HANDRAIL HGT. • 36" GUARDRAIL HGT. • 42" W/ 1/2" GRASPABILITY PICKETS TO PRECLUDE A 4" SPHERE FROM TO PROVIDE SHOP DUGS TO BUILDER FOR APPROVAL.
- TEMPERED GLASS
- TUB ACCESS
- WATER CLOSET
- LINEN OR PANTRY CLOSET WITH 8 SHELVES
- SINGLE ROD & SHELF
- HOSE BIB
- EXTERIOR DOOR & WINDOW TAG NO. (SEE SCHEDULE SHEET A1) FOR DETAILS.

WALL SCHEDULE

- 2X FRAME NON-LOAD BRG. WALL
- 2X BRG STUDS • 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUS. CAVITY TO BE INSULATED (WHERE INDICATED W/ 4" NOM. BATT. INSULATION UNO.)
- 2X FRAME LOAD BRG. WALL
- 2X BRG STUDS • 16" O.C. UNO. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUS. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 2X BRG. LOAD BRG. ELECTRODE WALL
- 8" HARD PLANK BOND OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PL. WOOD SHEATHING OVER 2X BRG STUDS • 16" O.C. UNO. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUS. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 8" X 16" OSB EXTERIOR WALL
- 8" BOND SMOOTH FIBER GYPSUM OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" GUS. CAVITY ON 3/4" RIGID INSULATION BOARD W/ 1/4" FIBRING STRIPS. NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.

REVISIONS	BY
10/3/20	PH/TH
11/20/20	TH
12/10/20	TH
3/21/21	TH
4/28/21	TH

Phipps Home Design
2007 Bay Ridge Road Ste. 4
Bartlett, FL 34209
Phone: 813.910.1800
Mobile: 813.910.1800
Fax: 813.910.1800
www.phippshomedesign.com

A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
618 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34278

REGISTERED PROFESSIONAL ARCHITECT
NO. 00102
STATE OF FLORIDA

APR 26 2021
DATE OF PERMIT

RECEIVED
JUL 16 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Safety

DRAWN BY: AP
CHECKED: BP
DATE: 10/6/2020
SCALE: VARIOUS
JOB NUMBER: 202006
44
OF 11 SHEETS

BLDG PERMIT PLANS
Copy of Record

COPYRIGHT 2021. PHIPPS HOME DESIGN. ALL DRAWINGS AND CONCEPT ARE THE PROPERTY OF PHIPPS HOME DESIGN. IN PART OR IN FULL WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN. PHIPPS HOME DESIGN IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

BUILDING AREAS	
ACCESSWAY - UNDER AIR	248 SQ FT
FIRST FLOOR UNDER AIR	2148 SQ FT
SECOND FLOOR UNDER AIR	193 SQ FT
TOTAL UNDER AIR	3348 SQ FT
FRONT STEPS	71 SQ FT
GARAGE 1	679 SQ FT
GARAGE 2	470 SQ FT
STORAGE AREAS	1306 SQ FT
BBQ	264 SQ FT
COVERED LANAI #	286 SQ FT
COVERED LANAI #2	434 SQ FT
BALCONY	47 SQ FT
ROOF TOP DECK	491 SQ FT
TOTAL BUILDING AREA	7392 SQ FT

- ### GENERAL NOTES
- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - PROVIDE A MINIMUM OF 20 FEET OF NO. 4 JAGS OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITH THE CONCRETE FOOTING EXTENDING THROUGH A NON-METALLIC SLEEVE OR CLAMP ONE SUITABLE FOR CORRECT BUREAU AND NO. 4 JAGS OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 20 FOOT STEEL REBAR EXTENDING THROUGH A NON-METALLIC SLEEVE FOR THE PURPOSE OF GROUNDING.
 - CURTAIN VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKSTOP DAMPER.
 - BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALL - R-8
ROOF TRUSSES - R-30 (BATT/VALL CLG. / BLOWN/FLAT CLG.)
FLOOR SYSTEM - R-16
 - VERTICAL BAR BRACINGS (1) #5 + 4" O.C. PROVIDE (1) #5 IN GROUTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) #5 BAR IN GROUTED CELL AT EACH SIDE OF OPENINGS AND (2) #5 BARS ON EA. SIDE OPENINGS WIDER THAN 12". PROVIDE (1) #5 BAR IN GROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR GANTRY TRUSSES BEAR ON THE MASONRY WALL.
 - ALL EXTERIOR WINDOWS + DOORS TO BE PGF UNGLAZED WINDOW + DOORS UNLESS OTHERWISE NOTED.
 - ALL BATHROOM CLOSET AND BEDROOM WALLS TO BE INSULATED W/ R-11 BATT INSULATION.
 - LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED BY COORDINATION OF SHEARWALLS, ROUNDED MASONRY + FRUSTRATION FROM POURED CONCRETE BEAMS + COLUMNS TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE 2018.
 - PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR WALL/CEILING SUPPORT.
 - PROVIDE TYPED GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS GLASS WITHIN 24" RADIUS OF DOOR UNITS AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 - PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.
 - ALL LEVEL HEADERS TO BE 8" - 0" AFF UNLESS NOTED OTHERWISE.
 - MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SHUT SPACE SHALL BE LIMITED TO 1/4" MAXIMUM.
 - ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PT. APA EXPOSURE 1 CLASSIFIED PLYWOOD SHEATHING.
 - WATER CLOSETS TO BE 16 GALLON.
 - PROVIDE FOR MOISTURE RESISTANT GREEN GYPSUM BOARD OR EQUAL IN WET AREAS.
 - PROVIDE FOR 3" MINIMUM BEARINGS FOR ALL WOOD BEARS ON MASONRY WALLS.
 - ALL BRG. WOOD HEADERS ARE TO BE 3" X 2" X 12" WITH A 1/2" PLYWOOD FLITCH PLATE UNO.
 - ALL EXTERIOR BEARING WALLS SHALL BE 8" - 0" AFF UNLESS OTHERWISE SPECIFIED.
 - TOP OF ALL WINDOW HEADS SHALL BE 8" - 0" AFF UNLESS OTHERWISE SPECIFIED.
 - ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.

REVISIONS	BY
03/20/20	PH/TH
02/20/20	TH
12/20/19	TH
11/21/19	TH
02/21/19	TH

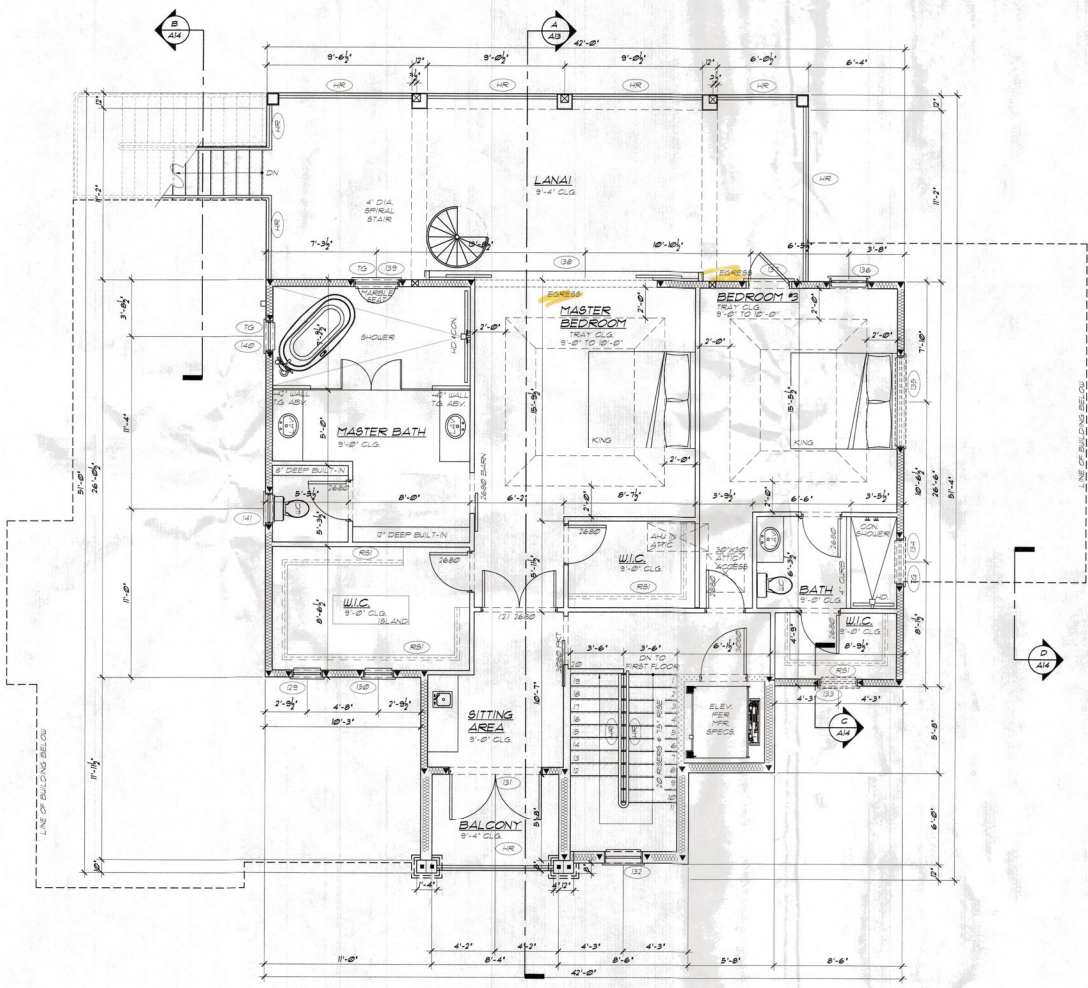
Phipps Home Design
 2927 Fair Ridge Road Ste. 4
 Canton, FL 34209
 Home: 813-112-1112
 Cell: 813-112-1112
 phippshomedesign.com



A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
 638 BAYVIEW DRIVE
 LONGBOAT KEY, FLORIDA 34228

PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 00102
 DATE OF EXPIRATION: 12/31/2021
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF FLORIDA
 SPECIALTY: MECHANICAL
 JOHN W. MITCHELL, P.E.
 2021 EXPIRES 12/31/2021
 JOHN W. MITCHELL, P.E.
 2021 EXPIRES 12/31/2021

DRAWN BY: AP
CHECKED: BP
DATE: 06/02/20
SCALE: VARIES
JOB NUMBER: 201906
A5
OF 17 SHEETS



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

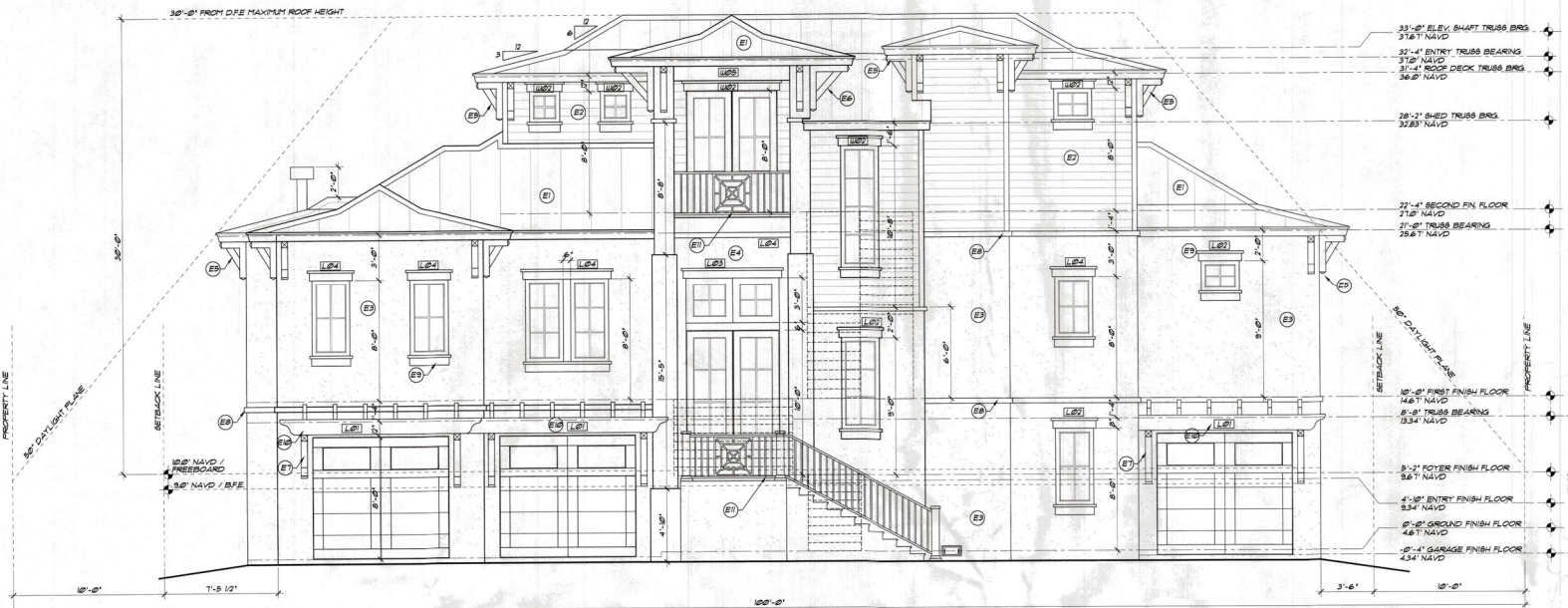
CONSTRUCTION SCHEDULE

- 8" X 8" ALL GROUTED CELL W/ 1 - #4 REBAR VERT. #4 O.C. (TYP.) FROM FOOTING TO LEVEL HOOKED #4 TIED BEFORE INFILTRATION LAPPED 40' DIAM.
 - ▼ INDICATED LOCATION OF SMOOTH NTPS HOLD-DOUN OR SAMPSON ST/224 + 32" O.C. OR EG SHEARWALL SECTION TIE-DOUN
 - 8" X 16" AB. W/ 3" X 3" 1/8" STL. WASHERS + 32" O.C. OR 8" X 8" SAMPSON TIE HD. OR EQUAL W/ 3" X 3" 1/8" STL. WASHER AT 32" O.C.
- SYMBOLS:**
- MX: MIXED CONSTRUCTION (SEE DETAIL ON PAGE A5)
 - HR: HORIZONTAL LST. + 36" GUARDRAIL LST. + 42" W/ 1/2" GRASPABILITY FICKETS TO PRECLUDE 4" SPHERES TO PROVIDE SHOP DIGGS TO BUILDER FOR APPROVAL
 - TG: TEMPERED GLASS
 - TA: TUB ACCESS
 - WC: WATER CLOSET
 - BS: LINEN OR PANTRY CLOSET WITH 8 SHELVES
 - RS: SINGLE ROOF + SHELF
 - HB: HOSE BIB
 - ED: EXTERIOR DOOR + WINDOW TAG NCP (SEE SCHEDULE SHEET A1 FOR DETAILS)

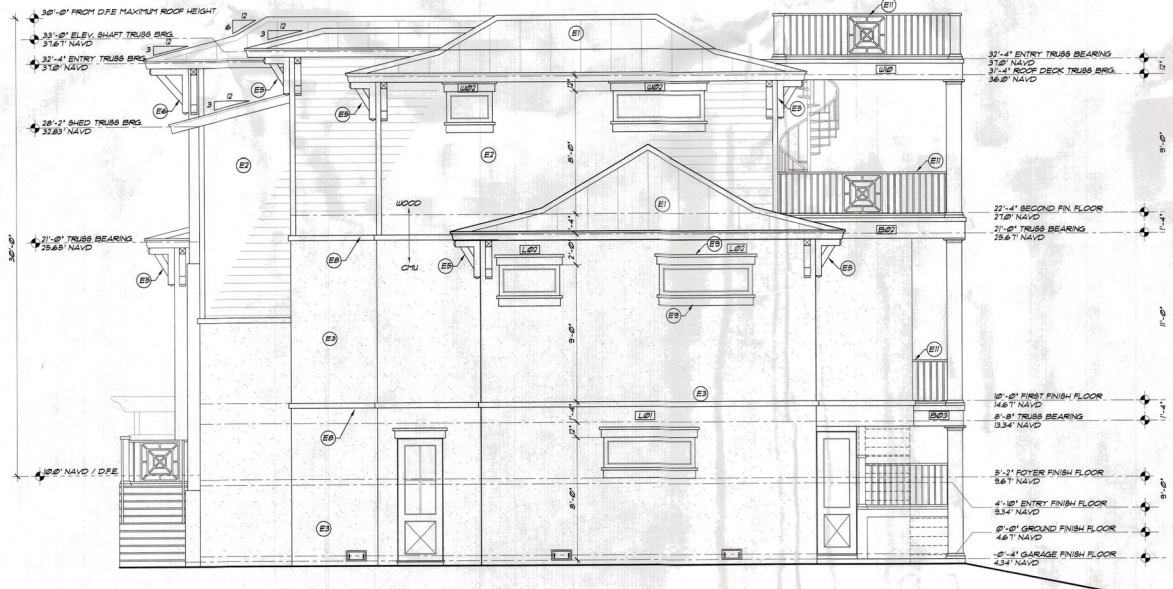
WALL SCHEDULE

- 2X FRAME NON-LOAD BRG. WALL
- 2X 8" SFP STUDS + 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUSB. CAVITY TO BE INSULATED (WHERE INDICATED) W/ 4" NOM. BATT. INSULATION UNO.
- 2X FRAME LOAD BRG. WALL
- 2X 8" SFP STUDS + 16" O.C. UNO. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUSB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 2X FRAME LOAD BRG. EXTERIOR WALL
- 6" HAND PLANK SIDING OVER 2-LAYER MOISTURE BARRIER OVER 1/2" R. TYPED SHEATHING OVER 2X 8" SFP STUDS + 16" O.C. UNO. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUSB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 8" X 16" O.C. EXTERIOR WALL
- 8" RIGID GYPSUM BOARD OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" CRYSTALLINE OR 3/4" RIGID INSULATION BOARD W/ 3/4" FURRING STRIPS. NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.

RECEIVED
 JUL 16 2021
 TOWN OF LONGBOAT KEY
 Planning Zoning & Building
 BLDG PERMIT PLANS
 FILE
 Copy of Record



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION NOTES	
817190L	DESCRIPTION
E1	BY CRIMP 36 GAUGE GALV VALVE OVER PIEL 4 STICK OVER 1/2" OR 3/8" 4-PLY GOK PLYWOOD WITH PLYWOOD CLRS OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
E2	4" HARDIE PLANK SIDING OVER 2-LAYER MOISTURE BARRIER 1/2" PLYWOOD SHEATHING OVER 2x FRAME (INSTALLATION PER MFG. SPECIFICATIONS)
E3	5/8" CEMENT PARGE COAT OVER 8" X 16" CHU BAND SMOOTH FINISH
E4	1/8" CEMENT PARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING
E5	DECORATIVE BRACKET A - SEE DETAIL ON SHEET A12
E6	DECORATIVE BRACKET B - SEE DETAIL ON SHEET A12 LOCATED AT MAIN ENTRY ONLY
E7	DECORATIVE BRACKET C - SEE DETAIL ON SHEET A12 LOCATED AT GARAGE DOOR TRELLES ONLY
E8	4" WIDE X 2" DEEP STUCCO BAND PAINTED TRIM COLOR
E9	8" WIDE HARDIE PANEL HEAD 45LL BAND PAINTED TRIM COLOR
E10	R.T. 2X2 WOOD TRELLES (STAINED) - SEE DETAIL ON SHEET A12
E11	3/8" POWDER COATED ALUMINUM RAILING PICKETS TO PRECLUDE 4" SPACES NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.)
E12	4x4 CORRAL - 2" THICK PVC / VINYL SOUND MITIGATION PENE AND GATE.
E13	DECORATIVE POWDER COATED PANELS

REVISIONS	BY
010320	PT/TH
022020	TH
032020	TH
3221	TH
42021	TH

Phipps Home Design
 2077 Bee Ridge Road Ste. 4
 Sarasota, FL 34239 Phone: 941.556.9650
 Hoboken Branch, FL 34717
 (941)955-8912 | (800)434-4299
 phippshomedesign.com

A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
 618 BAYVIEW DRIVE
 LONGCAT KEY, FLORIDA 34228



RECEIVED
 JUL 15 2021
 TOWN OF LONGCAT KEY
 Planning, Community & Safety

DRAWN BY: AP
CHECKED: BP
DATE: 10/16/2020
SCALE: VARIES
JOB NUMBER: 205866

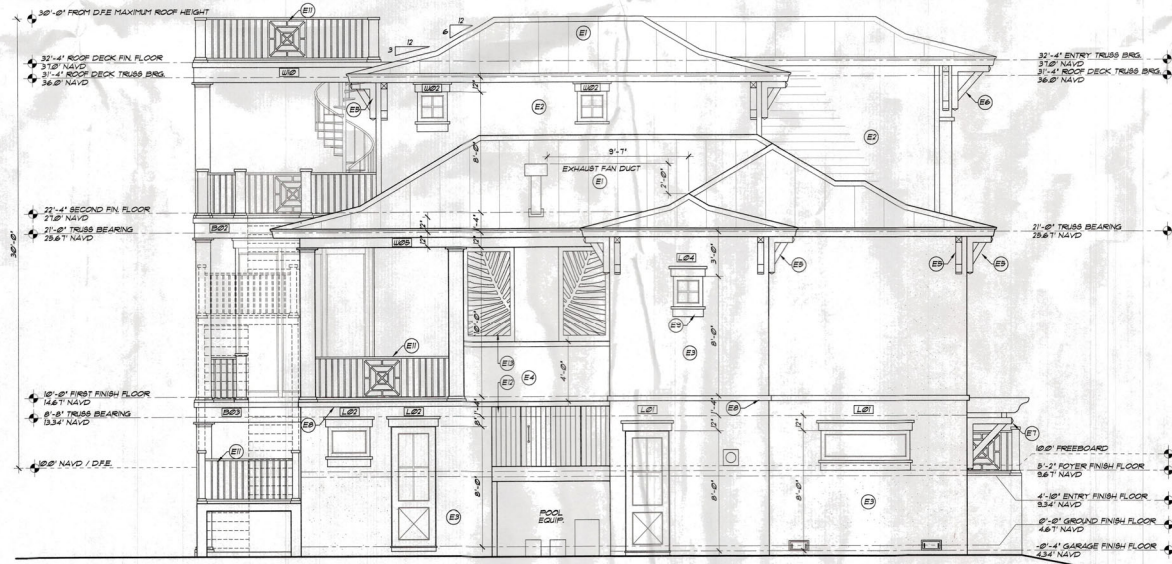
1/60 PERMIT PLANS
 Copy of Plans

A6
 OF 11 SHEETS

COPYRIGHT 2021 - PHIPPS HOME DESIGN. DRAWINGS AND CONCEPT ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PHIPPS HOME DESIGN. THIS DRAWING SHALL NOT BE REPRODUCED OR REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN PERMISSION OF CONCEPT DESIGN. PHIPPS HOME DESIGN, INC., SARASOTA, FL.



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION NOTES	
SYMBOL	DESCRIPTION
(E1)	5/8" CRMP 26 GAUGE GALVALUME OVER PEEEL 4 BTICK OVER 1/2" OR 3/8" 4-PLY CDX PLYWOOD WITH PLYWOOD CLIPS OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E2)	4" HARDIE PLANK SIDING OVER 2-LAYER MOISTURE BARRIER 1/2" PLYWOOD SHEATHING OVER 2X FRAME (INSTALLATION PER MFG. SPECIFICATIONS)
(E3)	5/8" CEMENT MARGE COAT OVER 8" X 16" CMU (BAND SMOOTH FINISH)
(E4)	1/8" CEMENT MARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING
(E5)	DECORATIVE BRACKET A - SEE DETAIL ON SHEET A12
(E6)	DECORATIVE BRACKET B - SEE DETAIL ON SHEET A12 LOCATED AT MAIN ENTRY ONLY
(E7)	DECORATIVE BRACKET C - SEE DETAIL ON SHEET A12 LOCATED AT GARAGE DOOR TRELLISES ONLY
(E8)	4" WIDE X 1" DEEP STUCCO BAND PAINTED TRIM COLOR
(E9)	8" WIDE HARDIE PANEL HEAD 1811 BAND PAINTED TRIM COLOR
(E10)	1/2" X 2 1/2" WOOD TRELLIS (STAINED) - SEE DETAIL ON SHEET A12
(E11)	3/8" FOLDER COATED ALUMINUM RAILING PICKETS TO INCLUDE A 4" SPHERE NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK TYPICAL
(E12)	AC CORNELL - 2" THICK PVC / VINYL SOUND MITIGATION FENCE AND GATE
(E13)	DECORATIVE FOLDER COATED PANELS

REVISIONS	BY	DATE
101320	TH	
102020	TH	
11320	TH	
12120	TH	
3321	TH	
42021	TH	

Phipps Home Design
 2007 Bee Ridge Road, Ste. 4
 Sarasota, FL 34239
 813-555-1111 (FL 3421)
 813-555-1111 (FL 3422)
 813-555-1111 (FL 3423)
 813-555-1111 (FL 3424)
 813-555-1111 (FL 3425)
 813-555-1111 (FL 3426)
 813-555-1111 (FL 3427)
 813-555-1111 (FL 3428)
 813-555-1111 (FL 3429)
 813-555-1111 (FL 3430)
 813-555-1111 (FL 3431)
 813-555-1111 (FL 3432)
 813-555-1111 (FL 3433)
 813-555-1111 (FL 3434)
 813-555-1111 (FL 3435)
 813-555-1111 (FL 3436)
 813-555-1111 (FL 3437)
 813-555-1111 (FL 3438)
 813-555-1111 (FL 3439)
 813-555-1111 (FL 3440)

A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
 638 BAYVIEW DRIVE
 LONGBOAT KEY, FLORIDA 34228

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF FLORIDA
 No. 80102
 DATE OF EXPIRATION: 12/31/2021
 EXPIRES: 12/31/2021
 CANCELLED: 12/31/2021
 CANCELLED BY: 12/31/2021
 CANCELLED REASON: 12/31/2021
 CANCELLED BY: 12/31/2021
 CANCELLED REASON: 12/31/2021

RECEIVED
 JUL 16 2021
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Code

DRAWN BY: AP
 CHECKED: BP
 DATE: 10/16/2020
 SCALE: VARIES
 JOB NUMBER: 201906
 47
 OF 11 SHEETS

BUILD PERMIT PLANS
 FILE
 Copy of Record

COLUMN SCHEDULE	
(C1)	12" X 12" CMU COLUMN (4) # REBAR VERT. W/ 9 STRIPERS @ 18" O.C. W/ 2500 P.S.C. COLUMN UPRIP
(C2)	3 1/2" X 3 1/2" P.S.C. POST W/ 8" APPROX. CCG4482823 CAP + HTB BASE.
(C3)	8 1/4" X 8 1/4" PARALLEL POST W/ CCG4482823 CAP + C846 BASE TYP. UNLESS OTHERWISE SPECIFIED.
(C4)	6" X 6" HT. POST @ 90° YELLOW PINE W/ CCG6 CAP + C846 BASE. CCG2 D X 2" P.S.C. COLUMN UPRIP.
(C5)	8" X 8" CMU COLUMN (1) # REBAR VERT.
(C6)	3 1/2" X 3 1/2" PARALLEL POST W/ CCG4482823 CAP AND HTB BASE.
(C7)	8" X 8" CMU COLUMN (2) # REBAR VERT.
(C8)	INDICATES POINT LOAD ABOVE!
INDICATES LOCATION OF APPROX. 4" THICK HOLDDOWN OR APPROX. 1/2" DIA. X 3" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN FOR MOMENTS LESS THAN 6' (2) 1/2" DIA. ARE ACCEPTABLE.	

- ### FLOOR FRAMING NOTES
- MINIMUM PRE-FABRICATED FLOOR TRUSS DESIGN LOADS:
LIVE LOAD: 40 PSF
TOP CHORD DEAD LOAD: 25 PSF
BOTTOM CHORD DEAD LOAD: 10 PSF
TOTAL OF 75 PSF.
 - ALL FLOOR SHEATHINGS SHALL BE 3/4" THICK TONGUE AND GROOVE AND EXPOSURE 1 RATED PLYWOOD SHEATHING, BY ADVANTECH.
 - FLOOR TRUSS MANUFACTURER TO PROVIDE ENGINEERED DRAWINGS SIGNED & SEALED BY A REGISTERED FLORIDA ENGINEER. CONTRACTOR TO REPORT ALL DISCREPANCIES TO THE DESIGNER OF RECORD.
 - SPECIAL CONNECTORS TO BE PROVIDED BY THE TRUSS MANUFACTURER.
 - FLOOR TRUSS PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS.
 - PROVIDE TWO HEADER STUDS MIN. SUPPORTING EACH END OF EACH HEADER AND TWO RILL LENGTH STUDS MIN. AT EACH END OF EACH HEADER. THREE STUDS AT OPENINGS.

REVISIONS	BY
10/3/20	PH/TM
10/20/20	TH
11/3/20	TH
12/10/20	TH
3/21/21	TH
4/20/21	TH

- ### TRUSS NOTE
- ALL FLOOR TRUSSES TO BE # PRE-ENGINEERED FLOOR TRUSSES # 18" O.C. UNLESS INDICATED OTHERWISE ON THESE PLANS. REFER TO TRUSS MANUFACTURER'S LAYOUTS AS THEY TAKE PRECEDENCE OVER THESE DRAWINGS.
- ENGINEER OF RECORD TO REVIEW TRUSS MANUFACTURER'S LAYOUTS PRIOR TO PERMIT ISSUE.
- ### CONNECTOR NOTE
- TRUSSES TO CMU USE METAL GIRDERS TO CMU USE (2) METAL TRUSSES TO WOOD USE HTB46 GIRDERS TO WOOD USE (2) HTB46 ALL UNLESS NOTED OTHERWISE.

- NOTE:** CONSTRUCTION MUST NOT BEGIN UNTIL E.O.R. HAS REVIEWED, APPROVED AND SIGNED TRUSS PLANS.
- NOTE:** ENGINEER OF RECORD MUST REVIEW AND SIGN FOR APPROVAL OF PRE-ENGINEERED TRUSSES, TRUSS CONNECTORS, FOUNDATION, AND BEARING WALLS PRIOR TO PERMIT ISSUE. ALL ARE SUBJECT TO CHANGE BASED ON TRUSS PLANS.
- NOTE:** FILLED CELLS AT ALL CORNERS, NEXT TO ALL OPENINGS, BELOW ALL GIRDERS AND POINT LOADS AND @ 48" O.C.

CONNECTORS

NET UPLIFT (LBS.)	ANCHOR	TIEN
1440	8"R2	CRIPPLE STUDS TO PLATES AND HEADERS
1800	1"HT48	EACH HEADER STUD TO HEADER EACH HEADER STUD TO FLOOR PLATE BEAMS
2400	8"R4 4/8"R4	STUD TO TOP PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
3600	8"R1	STUD TO BOTTOM PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
7200	(2) H 2 S	FLOOR TRUSSES TO LEDGERS (TOP CHORD BEARINGS)
1770 (DOWN)	1/4" L4	FLOOR TRUSSES TO BEAMS (TOP CHORD BEARINGS)
1450	HTB 20	FLOOR TRUSSES TO BEAMS, STUD TOP PLATE INTERIOR EXTERIOR TO TRUSS LEVEL
7200	(2) HTB 20	FLOOR GIRDER TRUSSES TO BEAMS, STUD TOP PLATE INTERIOR EXTERIOR TO TRUSS LEVEL

- ### NOTES
- SPECIFIC ANCHORS ARE BY APPROXIMATE EQUIVALENT ALTERNATE PRODUCTS MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS.
 - IF THIS SCHEDULE WITH THE TRUSS REACTIONS SPECIFIED BY THE TRUSS MANUFACTURER AND SHOWN ON THE TRUSS PLANS EXCEEDS THE ABOVE VALUES, 1. REPORT ANY REACTIONS EXCEEDING THE ABOVE VALUES TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW.

CONC. BEAM SCHEDULE

ALL REINFORCING STEEL TO BE GRACE #8

B01	8" X 8" FORMED & POURED 2800 PSI CONC. BEAM W/ (2) #1 REBAR (1) TOP (1) BOT.
B02	8" X 8" FORMED & POURED 2800 PSI CONC. BEAM W/ (2) #1 REBAR (1) TOP (1) BOT. + FRONT ENDS W/ OC ELONGARE
B03	8" X 8" FORMED & POURED 2800 PSI CONC. BEAM W/ (2) #1 REBAR (1) TOP (1) BOT.

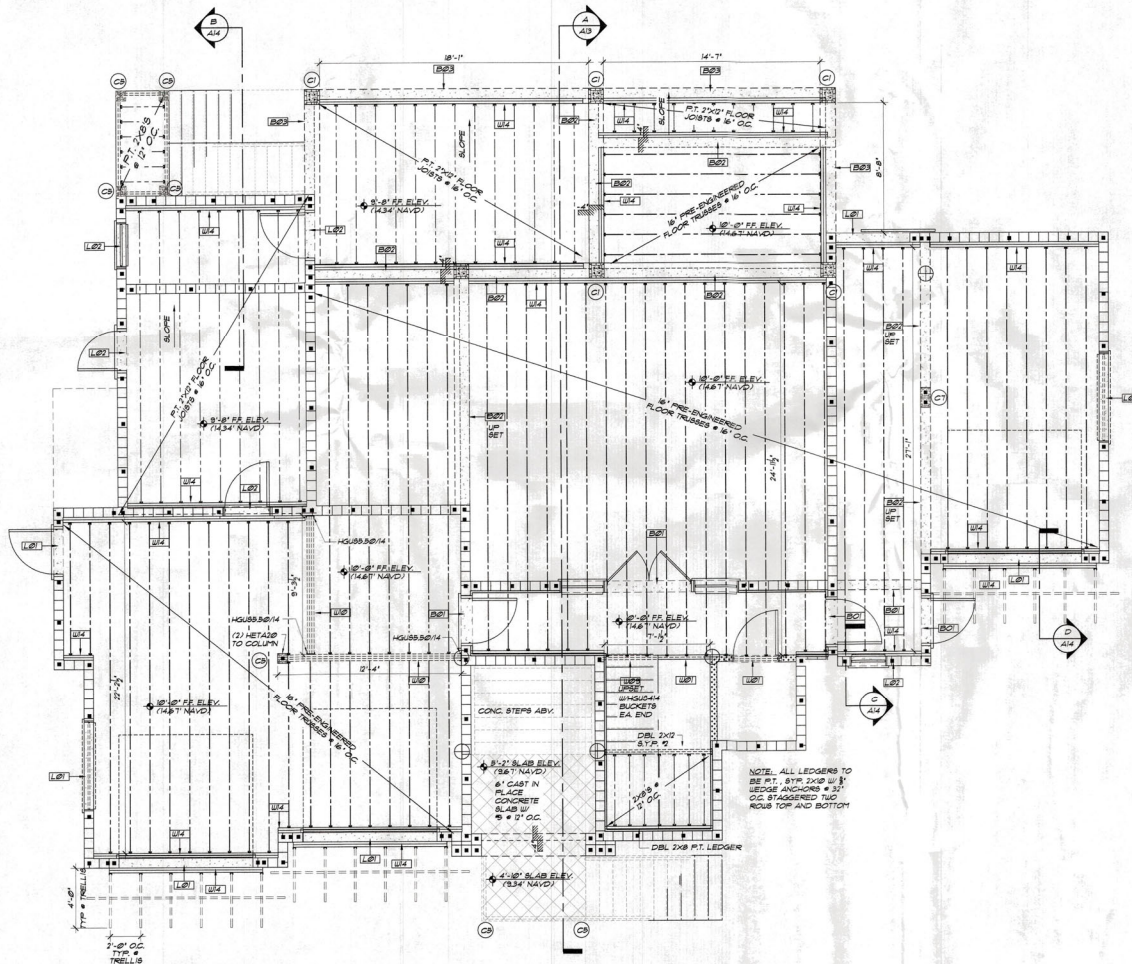
LINTEL BEAM SCHEDULE

L01	(1) 8" X 8" LINTEL BLOCK W/ (1) # REBAR BOTTOM FILLED SOLID (TYPICAL BUILDING TO BEAT ANY)
L02	(1) 8" X 8" LINTEL BLOCK W/ (1) # REBAR BOTTOM FILLED SOLID (TYPICAL BUILDING TO BEAT ANY)
L03	(1) 8" X 8" LINTEL BLOCK W/ (1) # REBAR BOTTOM FILLED SOLID (TYPICAL BUILDING TO BEAT ANY)
L04	(1) 8" X 8" LINTEL BLOCK W/ (1) # REBAR BOTTOM FILLED SOLID (TYPICAL BUILDING TO BEAT ANY)

WOOD BEAM SCHEDULE

ALL EXPOSED LUMBER MUST BE PRESERVE TREATED # ENGINEERED LUMBER. UNLESS INDICATED OTHERWISE ALL LUMBER TO BE 2" TO BE 4" LUMBER

MARK	SIZE (W X D)	MATERIALS
W01	(2) 2" X 8" BY 8	W/ 1/2" PLYWOOD FLITCH PLATE WOOD BEAMS
W02	(2) 2" X 8" BY 8	W/ 1/2" PLYWOOD FLITCH PLATE WOOD BEAMS
W03	(4) 2" X 8" BY 8	W/ 1/2" PLYWOOD FLITCH PLATE WOOD BEAMS
W04	(2) 1 1/2" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W05	(2) 1 1/2" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W06	(2) 1 1/2" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W07	(2) 1 1/2" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W08	(2) 1 1/2" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W09	(2) 1 1/2" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W10	(2) 1 1/2" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W11	2" RIB-SHOWN	2" RIB-SHOWN
W12	2" RIB-SHOWN	2" RIB-SHOWN
W13	(2) 2" X 10" R.T. LEDGER W/ 8"R4 LAG BOLTS (WOOD) LEGGE ANCHORS (CMU) @ 30" O.C. TUD RODS STAGGERED, 4" MIN. EMBEDMENT	



FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

Phipps Home Design
2023 Bay Road Blvd. #4
Sarasota, FL 34239
352-555-1111
352-555-1112 (PH/DA) 352-555-1113 (PH/DA) 352-555-1114 (PH/DA) 352-555-1115 (PH/DA) 352-555-1116 (PH/DA) 352-555-1117 (PH/DA) 352-555-1118 (PH/DA) 352-555-1119 (PH/DA) 352-555-1120 (PH/DA) 352-555-1121 (PH/DA) 352-555-1122 (PH/DA) 352-555-1123 (PH/DA) 352-555-1124 (PH/DA) 352-555-1125 (PH/DA) 352-555-1126 (PH/DA) 352-555-1127 (PH/DA) 352-555-1128 (PH/DA) 352-555-1129 (PH/DA) 352-555-1130 (PH/DA) 352-555-1131 (PH/DA) 352-555-1132 (PH/DA) 352-555-1133 (PH/DA) 352-555-1134 (PH/DA) 352-555-1135 (PH/DA) 352-555-1136 (PH/DA) 352-555-1137 (PH/DA) 352-555-1138 (PH/DA) 352-555-1139 (PH/DA) 352-555-1140 (PH/DA) 352-555-1141 (PH/DA) 352-555-1142 (PH/DA) 352-555-1143 (PH/DA) 352-555-1144 (PH/DA) 352-555-1145 (PH/DA) 352-555-1146 (PH/DA) 352-555-1147 (PH/DA) 352-555-1148 (PH/DA) 352-555-1149 (PH/DA) 352-555-1150 (PH/DA) 352-555-1151 (PH/DA) 352-555-1152 (PH/DA) 352-555-1153 (PH/DA) 352-555-1154 (PH/DA) 352-555-1155 (PH/DA) 352-555-1156 (PH/DA) 352-555-1157 (PH/DA) 352-555-1158 (PH/DA) 352-555-1159 (PH/DA) 352-555-1160 (PH/DA) 352-555-1161 (PH/DA) 352-555-1162 (PH/DA) 352-555-1163 (PH/DA) 352-555-1164 (PH/DA) 352-555-1165 (PH/DA) 352-555-1166 (PH/DA) 352-555-1167 (PH/DA) 352-555-1168 (PH/DA) 352-555-1169 (PH/DA) 352-555-1170 (PH/DA) 352-555-1171 (PH/DA) 352-555-1172 (PH/DA) 352-555-1173 (PH/DA) 352-555-1174 (PH/DA) 352-555-1175 (PH/DA) 352-555-1176 (PH/DA) 352-555-1177 (PH/DA) 352-555-1178 (PH/DA) 352-555-1179 (PH/DA) 352-555-1180 (PH/DA) 352-555-1181 (PH/DA) 352-555-1182 (PH/DA) 352-555-1183 (PH/DA) 352-555-1184 (PH/DA) 352-555-1185 (PH/DA) 352-555-1186 (PH/DA) 352-555-1187 (PH/DA) 352-555-1188 (PH/DA) 352-555-1189 (PH/DA) 352-555-1190 (PH/DA) 352-555-1191 (PH/DA) 352-555-1192 (PH/DA) 352-555-1193 (PH/DA) 352-555-1194 (PH/DA) 352-555-1195 (PH/DA) 352-555-1196 (PH/DA) 352-555-1197 (PH/DA) 352-555-1198 (PH/DA) 352-555-1199 (PH/DA) 352-555-1200 (PH/DA)



A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

RECEIVED
JUL 19 2021
PHIPPS HOME DESIGN

QUANTITY SURVEYOR
No. 9010
DATE OF EXPIRATION
PHIPPS HOME DESIGN

APR 26 2021
Date of Construction
PHIPPS HOME DESIGN

DRAWN BY: AP
CHECKED BY: PH
DATE: 10/6/2020
SCALE: VARIES
JOB NUMBER: 20886

48
OF 11 SHEETS

NOTE:
CONSTRUCTION MUST NOT BEGIN UNTIL E.O.R. HAS REVIEWED, APPROVED AND SIGNED TRUSS PLANS.

NOTE:
ENGINEER OF RECORD MUST REVIEW AND SIGN FOR APPROVAL OF FIRE-ENGINEERED TRUSSES, TRUSS CONNECTORS, FOUNDATION, AND BEARING WALLS PRIOR TO PERMIT ISSUE. ALL ARE SUBJECT TO CHANGE BASED ON TRUSS PLANS.

COLUMN SCHEDULE

- (C1) 12" X 12" CHU COLUMN (4) @ REBAR VERT. W/ 5 STRAINERS @ 20" O.C. W/ DECO. PVC COLUMN WRAP
- (C2) 3 1/2" X 3 1/2" PBL. POST W/ BRPBRN CGC6486823 CAP # HTS BASE
- (C3) 8 1/4" X 5 1/4" PARALAM POST W/ CGC6486823 CAP # CG66 BASE TYP. UNLESS OTHERWISE SPECIFIED
- (C4) 6" X 6" FT. POST W/ 80. YELLOW PINE W/ CG66 CAP # CG66 BASE. DECO 2" X 2" PVC COLUMN WRAP
- (C5) 8" X 8" CHU COLUMN (1) @ REBAR VERT.
- (C6) 3 1/2" X 3 1/2" PARALAM POST W/ CGC6486823 CAP # HTS BASE
- (C7) 8" X 8" CHU COLUMN (2) @ REBAR VERT.
- (X) INDICATES POINT LOAD ABOVE
- (V) INDICATES LOCATION OF BRPBRN WITH HOLDDOWN OR BRPBRN STRUT @ 32" O.C. OR 80" IN SMALL SECTION TIE-DOWN FOR RECEIVERS LESS THAN 6" (2) STRAINERS ARE ACCEPTABLE

FLOOR FRAMING NOTES

1. MINIMUM PRE-FABRICATED FLOOR TRUSS DESIGN LOADS:
LIVE LOAD: 40 PSF
TOP CHORD DEAD LOAD: 20 PSF
BOTTOM CHORD DEAD LOAD: 10 PSF
TOTAL OF 70 PSF
2. ALL FLOOR BEATHINGS SHALL BE 3/4" THICK TONGUE AND GROOVE (T&G) EMPLOYING RATED PL. TWOX BEATHINGS BY ADVANTAGE
3. FLOOR TRUSS MANUFACTURER TO PROVIDE ENGINEERED DRAWINGS SIGNED & SEALED BY A REGISTERED FLORIDA ENGINEER TO CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO THE DESIGNER OF RECORD
4. SPECIAL CONNECTORS TO BE PROVIDED BY THE TRUSS MANUFACTURER
5. FLOOR TRUSS PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS
6. THE FLOOR TRUSS SHALL SUPPORT EACH END OF EACH HEADER AND TWO FULL LENGTH STUDS PER EACH END OF EACH HEADER. THREE STUDS AT OPENINGS

CONNECTORS

NET UPLIFT (LBS.)	ANCHOR	ITEM
840	8PF	CRIMPLE STUDS TO PLATES AND HEADERS
888	17HT2	EACH HEADER STUD TO HEADER
240	8PH 4.8-8/8	EACH HEADER STUD TO FLOOR PLATE
940	8PF	STUD TO TOP PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
888	8PF	STUD TO BOTH PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
130	(2) H 2B	FLOOR TRUSSES TO LEDGERS (TOP CHORD BEARING)
HTS (DOWN)	U44	FLOOR TRUSSES TO BEAMS (FACE DOWN)
HTS 20		FLOOR TRUSSES TO BEAMS, STUD TO BEAMS, STUD TO PLATE EXTERIOR TO TRUSS-HEEL
HTS 20		FLOOR GIRDER TRUSSES TO BEAMS, STUD TO PLATE INTERIOR & EXTERIOR TO TRUSS
2800	(2) HTS 20	

NOTES
1. SPECIFIED ANCHORS USE BY BRPBRN-STRONGTIE EQUIVALENT ALTERNATE PRODUCTS MAY BE SUBMITTED TO THE ENGINEER OF RECORD TO COORDINATE THE REQUIREMENTS OF THIS SCHEDULE WITH THE TRUSS MANUFACTURER'S REQUIREMENTS.
2. REPORT ANY REACTIONS EXCEEDING THE ABOVE VALUES TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW

CONC. BEAM SCHEDULE

ALL REINFORCING STEEL TO BE GRADE #6

B01	8" X 8" FORMED-IN-PLACE 3000 PSI CONC. BEAM W/ (2) #4 REBAR (1) TOP, (1) BOT.
B02	8" X 8" FORMED-IN-PLACE 3000 PSI CONC. BEAM W/ (2) #4 REBAR (1) TOP, (1) BOT.
B03	8" X 8" FORMED-IN-PLACE 3000 PSI CONC. BEAM W/ (2) #4 REBAR (1) TOP, (1) BOT.

LINTEL BEAM SCHEDULE

L01	(2) 8" X 8" LINTEL BLOCK W/ (2) #4 REBAR BOTTOM FILLED SOLID (TYPICAL BUILDING THE BEAT ASU)
L02	(2) 8" X 8" LINTEL BLOCK W/ (2) #4 REBAR BOTTOM FILLED SOLID (TYPICAL BUILDING THE BEAT ASU)
L03	8" X 8" PRECAST LINTEL BLOCK W/ (2) #4 REBAR BOTTOM FILLED SOLID
L04	8" X 8" PRECAST LINTEL BLOCK W/ (2) #4 REBAR BOTTOM FILLED SOLID

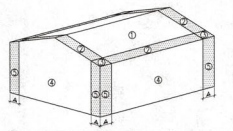
WOOD BEAM SCHEDULE

ALL EXPOSED LUMBER MUST BE PRESSURE TREATED, ENGINEERED LUMBER, UNLESS OTHERWISE NOTED. ALL LUMBER TO BE DRY TO 19% MOISTURE.

MARK	SIZE (W X D)	MATERIALS
WB1	(2) 2" X 8" BY 8' BY 8'	WOOD BEAMS W/ 1/2" PLYWOOD FLITCH PLATE
WB2	(3) 2" X 8" BY 8' BY 8'	WOOD BEAMS W/ 1/2" PLYWOOD FLITCH PLATE
WB3	(4) 2" X 8" BY 8' BY 8'	WOOD BEAMS W/ 1/2" PLYWOOD FLITCH PLATE
WB4	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB5	(3) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB6	(4) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB7	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB8	(4) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB9	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB10	(3) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB11	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB12	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB13	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB14	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB15	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB16	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB17	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB18	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB19	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB20	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB21	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB22	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB23	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB24	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB25	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB26	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB27	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB28	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB29	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB30	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB31	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB32	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB33	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB34	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB35	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB36	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB37	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB38	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB39	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB40	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB41	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB42	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB43	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB44	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB45	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB46	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB47	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB48	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB49	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB50	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB51	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB52	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB53	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB54	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB55	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB56	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB57	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB58	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB59	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB60	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB61	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB62	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB63	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB64	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB65	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB66	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB67	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB68	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB69	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB70	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB71	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB72	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB73	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB74	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB75	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB76	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB77	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB78	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB79	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB80	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB81	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB82	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB83	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB84	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB85	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB86	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB87	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB88	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB89	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB90	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB91	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB92	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB93	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB94	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB95	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB96	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB97	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB98	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER
WB99	(2) 1 1/2" X 1 1/2"	MICROLAM BEAM
WB100	(2) 1 1/2" X 1 1/2"	LAMINATED VENEER LUMBER

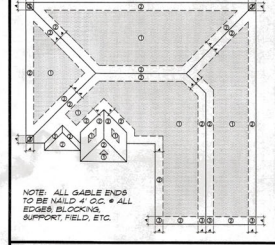
ROOF PLAN NOTES

1. MINIMUM PRE-FABRICATED ROOF TRUSS DESIGN LOADS TO BE:
TOP CHORD LIVE LOAD: 20 PSF
TOP CHORD DEAD LOAD: 10 PSF
BOTTOM CHORD: 10 PSF
TOTAL OF 40 PSF
2. TRUSS ENGINEER IS RESPONSIBLE FOR THE DESIGN OF TRUSS SYSTEM ROOF FRAMING PLAN AND MUST PROVIDE ENGINEERING FOR ALL TRUSSES. TRUSS TO TRUSS CONNECTORS BEAM BUCKLING AND UPLIFT DESIGN LOADS. ALL OF WHICH SHALL BE CLEARLY AND COMPLETELY SPECIFIED ON TRUSS MANUFACTURER'S ENGINEERING DOCUMENTS.
3. ALL FLASHING AND LEAVE METAL TO BE 26 GAUGE, G-90 GALV. STEEL. FLASHING TO BE INSTALLED AT ALL WALL-ROOF INTERSECTIONS, GUTTERS (IF APPLICABLE) WHEREVER THERE IS A CHANGE IN ROOF SLOPE/DIRECTION (EXCEPT FOR RIDGE JOINTS) AND AROUND ALL ROOF OPENINGS.



DESIGN WIND PRESSURES (ASD) FOR COMPONENTS AND CLADDING (PSF) @ 10 MPH GAT @ 30' HEIGHT

PRESSURE AREA (SF)	ZONE		
	ROOF	W	E
10	+19.6-31.2	+19.6-30.3	+24.0-36.9
20	+17.9-30.3	+17.9-29.4	+23.3-35.4
30	+16.8-28.1	+16.8-27.2	+22.5-33.5
100	+16.0-28.3	+16.0-29.8	+22.0-33.1



NOTE: ALL GABLE ENDS TO BE NAILED 4" O.C. ALL RIDGE BLOCKING @ 24" O.C. MAXIMUM

ROOF SHEATHING NOTES:
ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL 5/8" 2" OR GREATER PLYWOOD OR EQUAL CMU/UNO ENGINEERED ROOF TRUSSES @ 24" O.C. MAXIMUM

NAILING PATTERN:
ZONE 1 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 2 = 4" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 = 4" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 4 = 6" O.C. INTERMEDIATE AND EDGES

NAILS: 80 CORNER FOR 1/2" ISG COMMON FOR 3/4"
1" DIMENSION + 40% OF EAVER HEIGHT OR 10% OF LEAST HORIZONTAL DIMENSION UNLESS OTHERWISE NOTED.
MINIMUM

TIE-DOWN & HEADER NOTES

1. PROVIDE (2) 3X6 HEADERS W/ (2) 1/2" FLITCH PLATES AT 2X6 WOOD FRAMED WALLS AND (2) 3X6 HEADERS W/ (2) 1/2" FLITCH PLATES AT 2X4 WOOD FRAMED WALLS. UNLESS NOTED OTHERWISE (UNO.)
2. PROVIDE BRPBRN HAD TIES AT ALL ROOF TRUSS TO WOOD FRAMED SUPPORTS (UNO.)
3. PROVIDE MIN. DOUBLE STUDS OR REINFORCED CHU FILLED CELL BENEATH ALL GIRDER TRUSSES (UNO.)

CONNECTOR NOTE

TRUSSES TO CHU USE METAL GIRDERS TO CHU USE (2) METAL TRUSSES TO WOOD USE HTS/8 GIRDERS TO WOOD USE (2) HTS/8 ALL UNLESS NOTED OTHERWISE

TABLE R501(2) (4) NOMINAL (ASD) GARAGE DOOR LOADS FOR A BUILDING WITH A MEAN FLOOR HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (PSF)

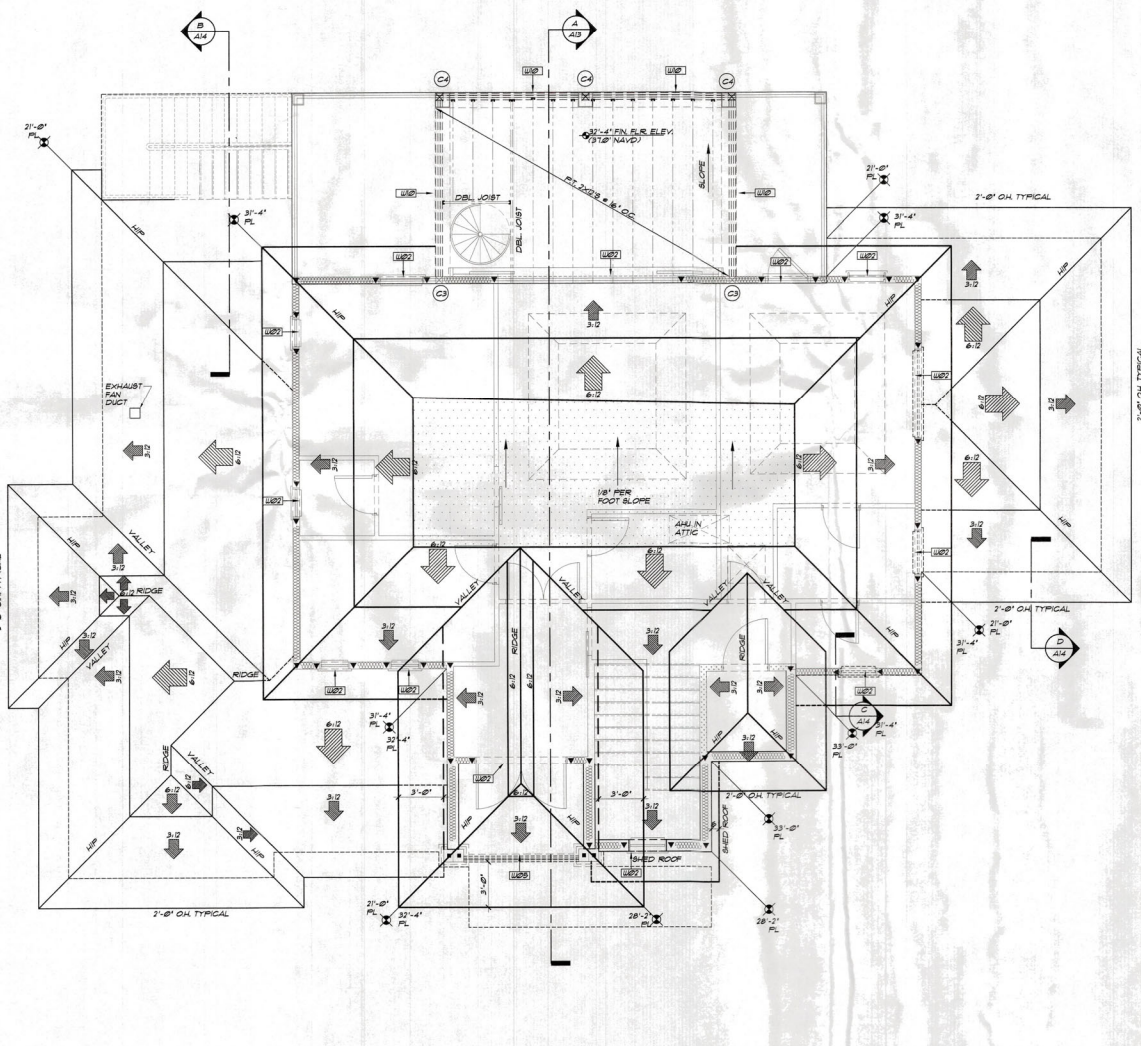
ROOF ANGLE	DETERMINED IN ACCORDANCE WITH SECTION U OF DEQB05	150 MPH	130 MPH	100 MPH
WIDTH (FT)	HEIGHT (FT)			
9	8	18.4	28.9	21.3
9	8	17.7	29.7	22.7
9	8	10.8 MPH	116 MPH	124 MPH

TABLE R501(2) (3) HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R501(2) (2)

MEAN ROOF HEIGHT	EXPOSURE		
	B	C	D
15	1.00	1.31	1.87
20	1.00	1.29	1.85
25	1.00	1.33	1.81
30	1.00	1.40	1.79
35	1.05	1.45	1.74
40	1.00	1.49	1.76

BLDG PERMIT PLANS FILE COPY of Record

RECEIVED
JUL 16 2021
TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING



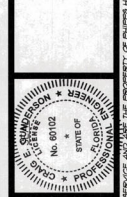
ROOF PLAN & ROOF DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY
10/30/20	PHH/TH
10/30/20	TH
10/30/20	TH
10/30/20	TH
10/30/20	TH

Phipps Home Design
3307 Bee Ridge Road, Suite 4
Beverly Hills, FL 33429
Phone: 941.329.9999
Fax: 941.329.9999
www.phippshomedesign.com

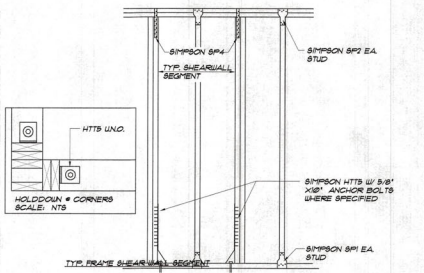


A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

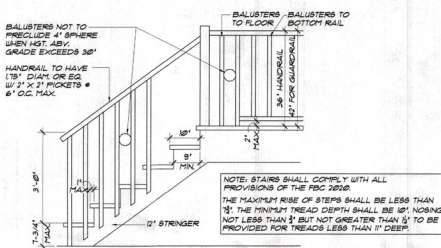
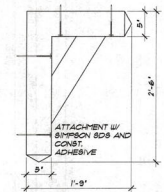


APR 26 2021
Longboat Key Permit Office

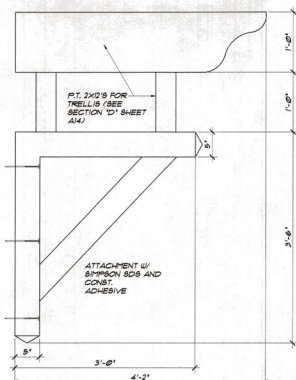
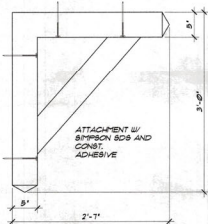
DRAWN BY: AP
CHECKED BY: BP
DATE: 10/16/2020
SCALE: VARIES
JOB NUMBER: 102846
10 SHEETS



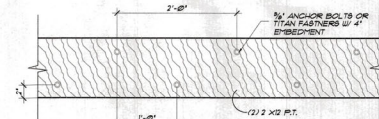
TYP. FRAME SHEARWALL SEGMENT
SCALE: 1/2"=1'-0"



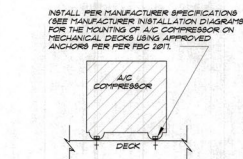
TYPICAL STAIR DETAIL
SCALE: 1/2"=1'-0"



CONC. STAIR DETAIL
SCALE: 1/2"=1'-0"

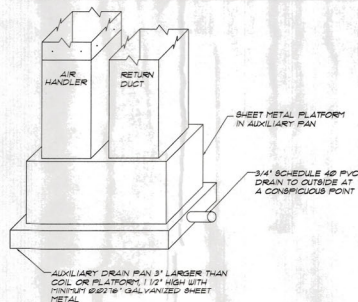


LEDGER ATTACHMENT DETAIL
SCALE: 1"=1'-0"

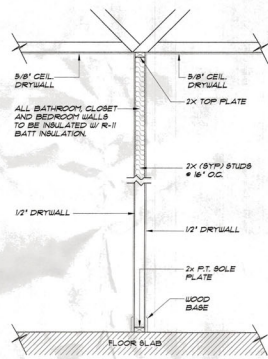


EQUIP. TO DECK CONN.
SCALE: 1/2"=1'-0"

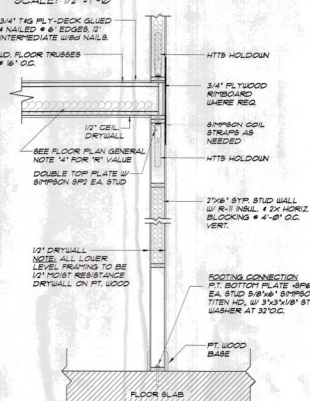
AUX. DRAIN FAN INFORMATION



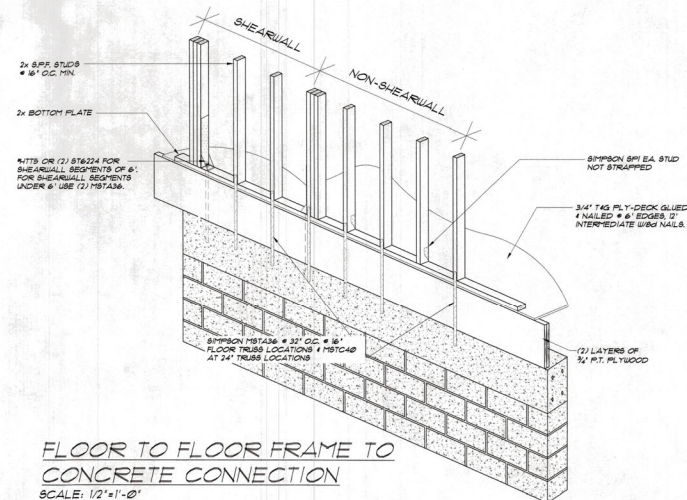
AUXILIARY DRAIN PANS SHALL BE INSTALLED UNDER ALL COILS CONTAINING A LIQUID OR GAS ON WHICH CONDENSATION WILL OCCUR OR UNITS CONTAINING CEILING SPACES RANDED SPACES OR ANY AREA WHERE DRAINAGE COULD OCCUR TO THE BUILDING, BUILDING CONTENTS, OR BUILDING OCCUPANTS DUE TO AN OVERFLOW OF THE EQUIPMENT DRAIN PAN OR A STORAGE IN THE CONDENSATE DRAIN PIPING. AUXILIARY PANS SHALL HAVE A MIN. DEPTH OF 1/2" (38 MM) AND SHALL BE NOT LESS THAN 3/16" (5 MM) LARGER THAN UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GA. (1.18 MM) GALV. SHEET STEEL. A SEPARATE DRAIN LINE OF NOT LESS THAN 3/4" (19 MM) PIPE SIZE OR 7/8" (22.2 MM) TUBING SIZE SHALL BE EXTENDED FROM THIS PAN TERMINATING AT A CONVENIENT POINT TO SERVE AS AN ALARM THAT THE REGULAR DRAIN IS RESTRICTED.



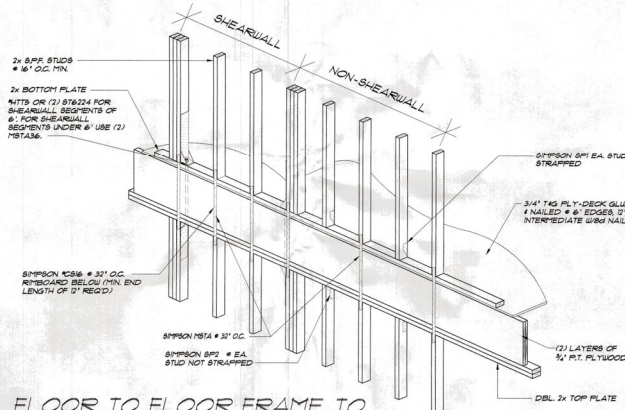
TYP. INTERIOR NON-LOAD BEARING WALL
SCALE: 1/2"=1'-0"



TYP. INTERIOR LOAD BEARING WALL
SCALE: 1/2"=1'-0"



FLOOR TO FLOOR FRAME TO CONCRETE CONNECTION
SCALE: 1/2"=1'-0"



FLOOR TO FLOOR FRAME TO FRAME CONNECTION
SCALE: 1/2"=1'-0"

REVISIONS	BY
10/13/20	PP/TH
10/20/20	TH
10/20/20	TH
10/20/20	TH
10/20/20	TH

Phipps Home Design
2037 Bee Ridge Road, Ste. 4
Stations, FL 34239
Hoboken Beach, FL 32827
(941)995-8112 (800)434-4289
phippshomedesign.com



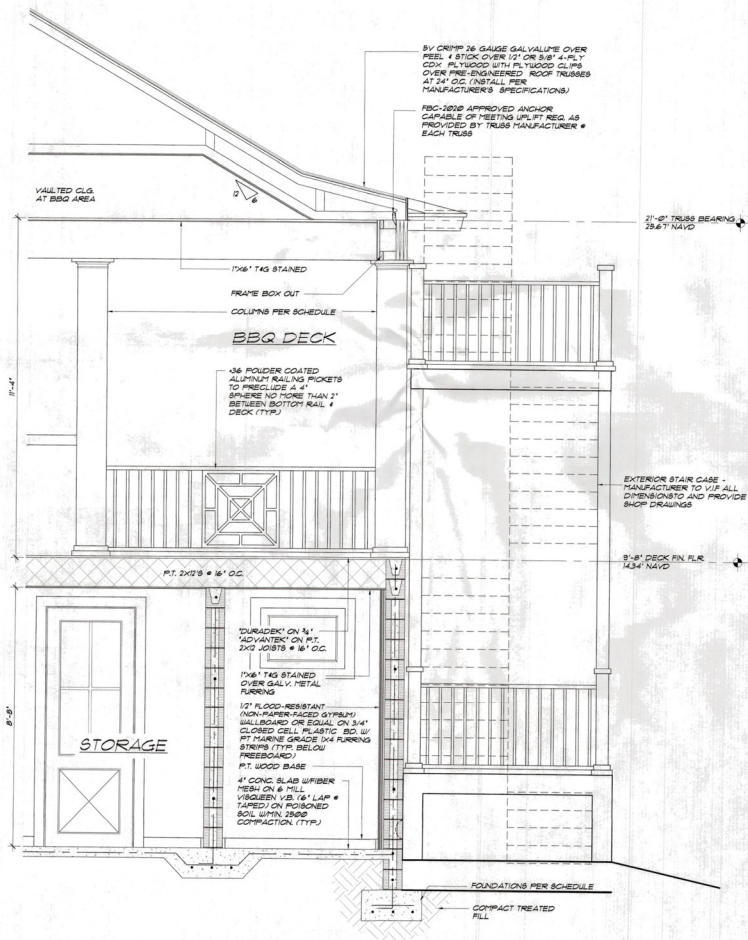
A CUSTOMER DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228



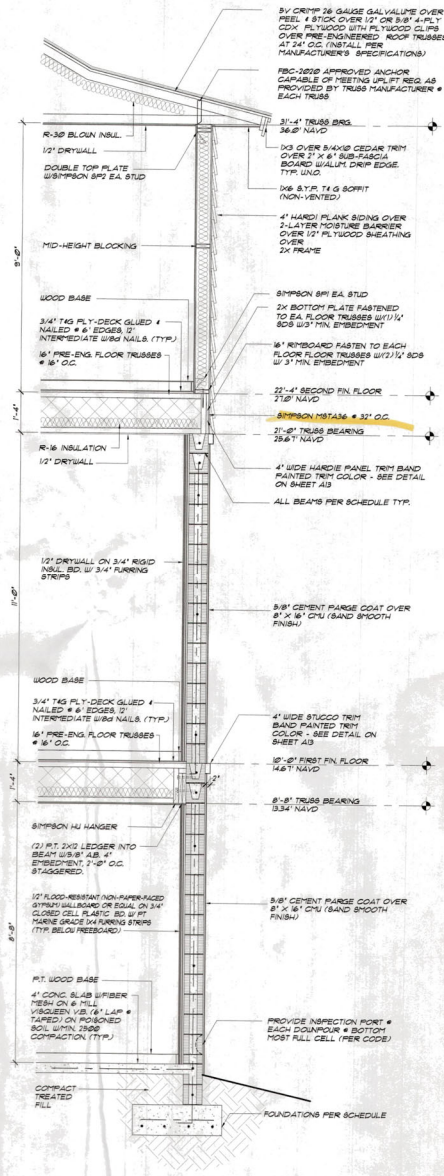
APR 26 2021
CONSTRUCTION PERMIT

RECEIVED
JUL 15 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

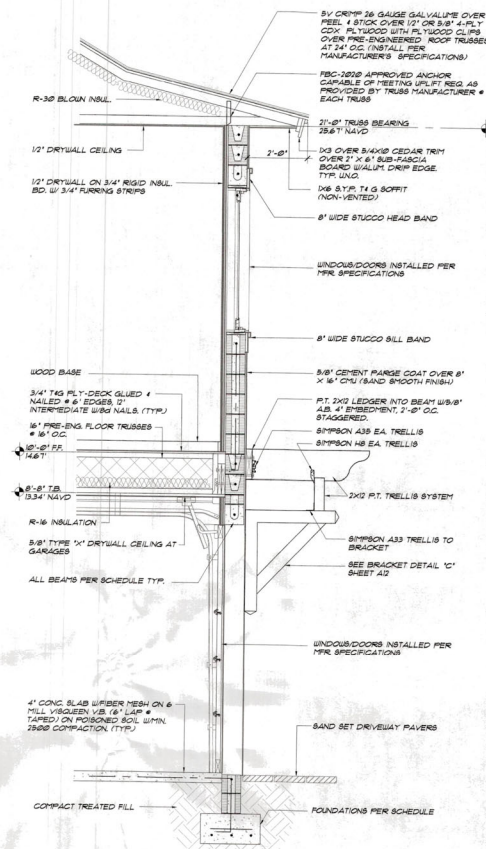
DRAIN BY: AP
CHECKED: BP
DATE: 10/6/2020
SCALE: VARIES
JOB NUMBER: 201846
A12
OF 11 SHEETS



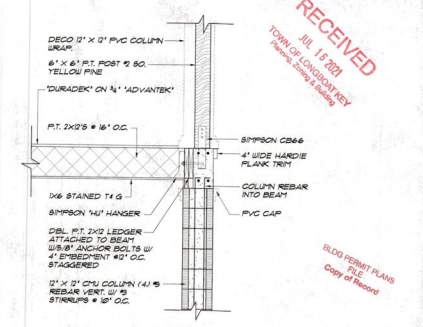
(B) CROSS SECTION
SCALE: 1/2"=1'-0"



(C) THREE STORY WALL SECTION
SCALE: 1/2"=1'-0"



(D) TWO STORY WALL SECTION
SCALE: 1/2"=1'-0"



(E) TYP. LANAI COLUMN CONNECTION
SCALE: 1/2"=1'-0"

REVISIONS	BY
10/2/20	PM/TH
10/20/20	TH
11/2/20	TH
12/1/20	TH
3/27/21	TH
4/28/21	TH

Phipps Home Design
2027 Ben Ridge Road Ste. 4
Gainesville, FL 32609
Phone: 352.381.1117
Fax: 352.381.1118
www.phippsdesign.com



A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34728

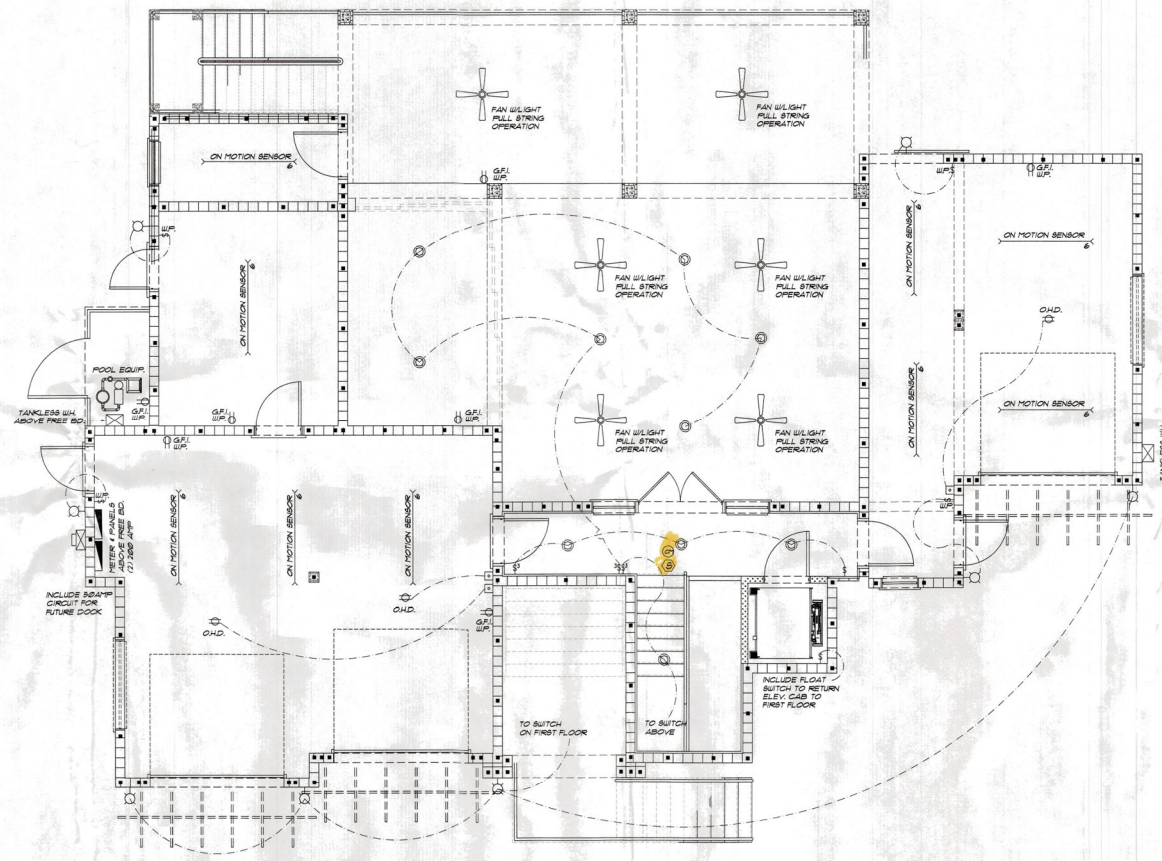


RECEIVED
JUL 15 2021
TOMMY LONGBOAT KEY
PHIPPS HOME DESIGN

DRAWN BY: AP
CHECKED: BP
DATE: 10/16/2020
SCALE: VARIES
JOB NUMBER: 105866

A14
OF 11 SHEETS

COPYRIGHT 2021, PHIPPS HOME DESIGN, ALL DRAWINGS AND CONCEPTS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF PHIPPS HOME DESIGN. THIS DRAWING MAY NOT BE USED, COPIED, OR REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN. PHIPPS HOME DESIGN IS AN EQUAL OPPORTUNITY FIRM.



GROUND FLR. ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

○	DIRECT WIRE
⊥	SINGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF. WNO.
⊥	THREE WAY SWITCH, MOUNT 48" AFF. WNO.
⊥	FOUR WAY SWITCH, MOUNT 48" AFF. WNO.
⊥	DIMMER SWITCH, WATTS AS NOTED, MOUNT 48" AFF. WNO.
⊥	SINGLE RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. WNO.
⊥	DUPLEX RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. WNO.
⊥	DUPLEX RECEPTACLE, ABOVE COUNTER HEIGHT WNO.
⊥	SPLIT-WITCHED RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. WNO.
⊥	QUADRUPLEX RECEPTACLE, MOUNT 18" AFF. WNO.
⊥	220V RECEPTACLE, MOUNT 18" AFF. WNO.
⊥	DUPLEX RECEPTACLE, FLOOR MOUNTED
⊥	DUPLEX RECEPTACLE, CEILING MOUNTED
⊥	3/8" - 43A DUAL USB TYPE-A 4 TYPE C WALL CHARGER OUTLET, VERTICAL PORTS
⊥	SURFACE MOUNTED CEILING FIXTURE
⊥	DOWNLIGHT RECESSED CAN
⊥	WALL MOUNTED FIXTURE
⊥	VANITY LIGHTS
⊥	EXHAUST FAN/LIGHT
⊥	EXHAUST ONLY
⊥	RECESSED EYEBALL FIXTURE
⊥	SURFACE MOUNTED CEILING PENDENT LIGHT
⊥	PRESSURE FIXTURE
⊥	FLUORESCENT FIX. (NO INDICATES SIZE)
⊥	WEATHER PROOF
⊥	V.P. VAPOR PROOF
⊥	G.F.I. GROUND FAULT INTERRUPT
⊥	GARAGE DOOR OPERATOR
⊥	TELEPHONE JACK
⊥	TELEVISION JACK
⊥	CARBON MONOXIDE DETECTOR POWERED BY HOUSE POWER (LINKED TO CARBON MONOXIDE SYSTEM)
⊥	SMOKE DETECTOR (LINKED TO CARBON MONOXIDE SYSTEM)
⊥	DISTRIBUTION PANEL
⊥	ELECTRIC METER
⊥	A/C DISCONNECT
⊥	CEILING FAN

ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT RECD. TO BE GFI'S MUST BE ARC FALT W/ TAMPER PROOF RECP.
- 18" CLEAR (MIN) ON ALL W/LC LIGHTS
- ALL CEILING FANS ON REBOSTATS
- SMOKE DETECTORS TO BE HARD WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO SOUND
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- PROVIDE AND RATED INTERRUPTER BRANCH CIRCUITS ON ALL 20 VOLT SINGLE PHASE 9-20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS & LIVING AREAS PER NEC 2017.
- NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AWAY WALLS (IF APPLICABLE)
- POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
- ALL ELECTRICAL OUTLETS TO BE PLACED PER NEC 210-32, SO THAT NO SPACE ALONG THE FLOORLINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET IN THAT SPACE OR ALL ELECTRICAL TO BE ABOVE B.P.F.
- THIS IS AN UNSPRINKLED BUILDING
- ALL EXTERIOR LIGHT FIXTURES SHALL BE UL LISTED FOR WET OR DAMP LOCATIONS, AS APPROPRIATE TO EXPOSURE
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER
- UNLESS NOTED OTHERWISE ON PLANS, ALL OUTLETS TO BE MOUNTED 18" AFF. SWITCHES 48" AFF. TELEPHONE RECEPTACLES 18" AFF. (ALL 55" SHALL MOUNTED 18" AFF.) KITCHEN OUTLETS TO BE MOUNTED 42" AFF. FIELD VERIFY COUNTER/BACKSPLASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX.
- GARAGE KITCHEN, BATH, DOCK AND ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED
- LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH, OFFICE AND THEATER TO BE LITE TOUCH OR LUTRON
- ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE

REVISIONS	BY
10/13/20	PH/TH
10/20/20	TH
10/20	TH
3/21	TH
4/20/21	TH

Phipps Home Design
3037 Bee Ridge Road, Suite 4
Beverly Hills, FL 33429
30368 Beechwood, FL 33417
841895-1111 | 800434-4289
phippshomedesign.com



A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
638 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

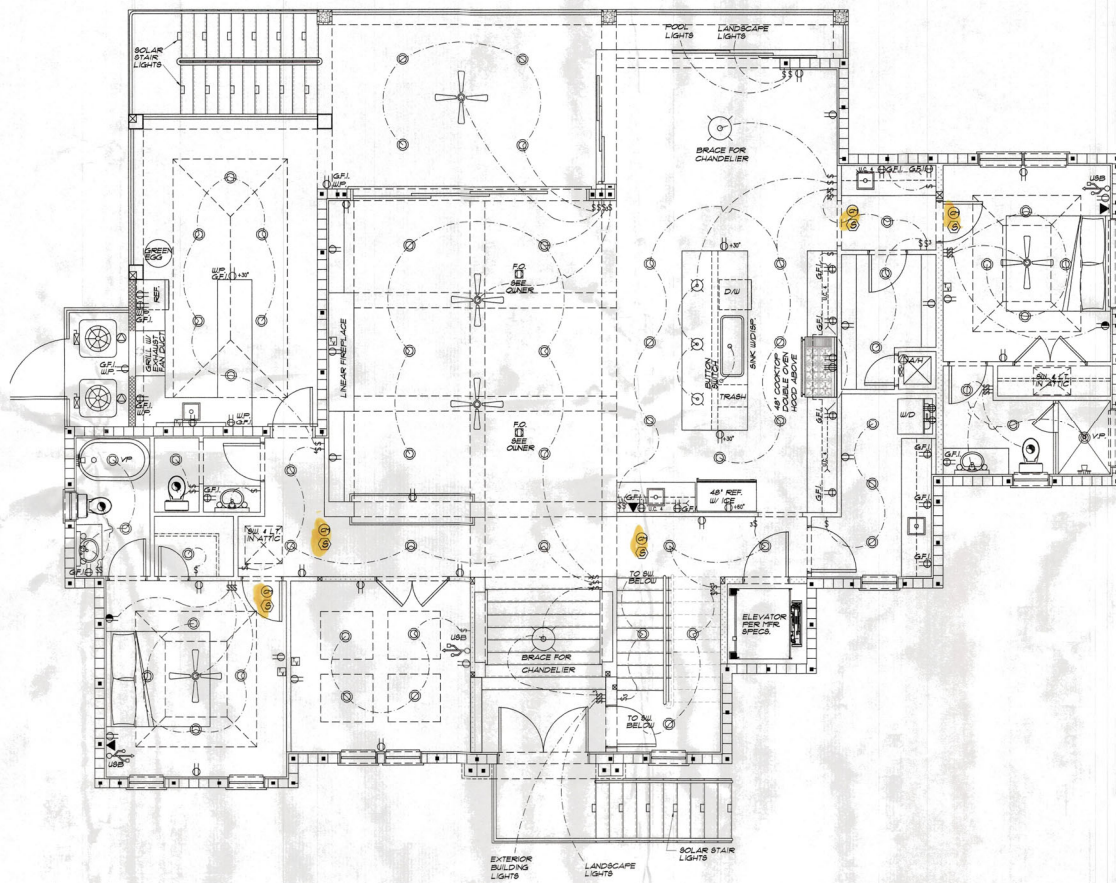
PHIPPS HOME DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.
THIS DRAWING HAS NOT BEEN SEEN, COPIED OR REPRODUCED, IN PART OR IN FULL, WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN, INC. 10/13/2021
2021

DRAWN BY: AP
CHECKED: BP
DATE: 10/16/2020
SCALE: VARIES
JOB NUMBER: 202004

A15
OF 11 SHEETS

BUILD PERMIT PLANS
FILE
Copy of Record

RECEIVED
10/16/2020
PHIPPS HOME DESIGN, INC.



FIRST FLR. ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

○	DIRECT WIRE
⊙	SINGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF. UNO.
⊙	THREE WAY SWITCH, MOUNT 48" AFF. UNO.
⊙	FOUR WAY SWITCH, MOUNT 48" AFF. UNO.
⊙	DIMMER SWITCH, WAYS AS NOTED, MOUNT 48" AFF. UNO.
⊙	SINGLE RECEPTACLE, AMP'S AS NOTED, MOUNT 18" AFF. UNO.
⊙	DUPLEX RECEPTACLE, AMP'S AS NOTED, MOUNT 18" AFF. UNO.
⊙	DUPLEX RECEPTACLE, ABOVE COUNTER HEIGHT UNO.
⊙	4PLT. SWITCHED RECEPTACLE, AMP'S AS NOTED, MOUNT 18" AFF. UNO.
⊙	QUADRUPLEX RECEPTACLE, MOUNT 18" AFF. UNO.
⊙	220V. RECEPTACLE, MOUNT 18" AFF. UNO.
⊙	DUPLEX RECEPTACLE, FLOOR MOUNTED
⊙	DUPLEX RECEPTACLE, CEILING MOUNTED
⊙	20A - 42A DUAL USE TYPE-A & TYPE-C WALL CHARGER OUTLET VERTICAL PORTS
⊙	SURFACE MOUNTED CEILING FIXTURE
⊙	DOWNLIGHT RECESSED CAN
⊙	WALL MOUNTED FIXTURE
⊙	Vanity Lights
⊙	EXHAUST FAN/LIGHT
⊙	EXHAUST ONLY
⊙	RECESSED EYEBALL FIXTURE
⊙	SURFACE MOUNTED CEILING PENDENT LIGHT
⊙	PREWIRE FIXTURE
⊙	FLUORESCENT FIX. (NO. INDICATES SIZE)
⊙	W.P. WEATHER PROOF
⊙	V.P. VAPOR PROOF
⊙	G.F.I. GROUND FAULT INTERRUPT
⊙	GARAGE DOOR OPERATOR
⊙	TELEPHONE JACK
⊙	TELEVISION JACK
⊙	CARBON MONOXIDE DETECTOR POWERED BY HOUSE POWER (LINKED TO CARBON MONOXIDE SYSTEM)
⊙	SMOKE DETECTOR (LINKED TO CARBON MONOXIDE SYSTEM)
⊙	DISTRIBUTION PANEL
⊙	ELECTRIC METER
⊙	A/C DISCONNECT
⊙	CEILING FAN

ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT REQ. TO BE GFI'S MUST BE AFCI LIGHTS
- 18" CLEAR MIN ON ALL W/LC LIGHTS
- ALL CEILING FANS ON RHEOSTATS
- SMOKE DETECTORS TO BE HARD WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO BOUND
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- PROVIDE AFCI AND GFI INTERRUPTER BRANCH CIRCUITS ON ALL 120 VOLT, SINGLE PHASE 9-20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS & LIVING AREAS PER NEC 2017.
- NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AWAY WALLS (IF APPLICABLE)
- POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
- ALL ELECTRICAL OUTLETS TO BE PLACED PER NEC 210-32, SO THAT NO BRACE ALONGS THE FLOORLINE IN ANY WALL BRACE IS MORE THAN 6 FT FROM AN OUTLET IN THAT BRACE.
- ALL ELECTRICAL TO BE ABOVE B.F.P.
- THIS IS AN UNSPRINKLED BUILDING
- ALL EXTERIOR LIGHT FIXTURES SHALL BE UL LISTED FOR SET OR DAMP LOCATIONS, AS APPROPRIATE TO EXPOSURE.
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
- ALL RECESSED LIGHT FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND UL LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION.
- UNLESS NOTED OTHERWISE ON PLANS, ALL OUTLETS TO BE MOUNTED # 18" AFF. SWITCHES # 48" AFF. TELEPHONE RECEPTACLES # 18" AFF. (UNLESS WALL MOUNTED THEN # 48" AFF.) KITCHEN OUTLETS TO BE MOUNTED # 40" AFF. FIELD VERIFY COUNTER/BACKSPLASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX.
- GARAGE, KITCHEN, BATH, DOCK AND ALL EXTERIOR G.D. PERMIT OUTLETS TO BE GFCI PROTECTED.
- LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH, OFFICE AND THEATER TO BE LITE TOUCH OR LUTRON.
- ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE

REVISIONS	BY
10.23.20	PH
10.23.20	TR
11.23.20	TR
12.23.20	TR
1.24.21	TR
4.26.21	TR

Phipps Home Design
207 Pine Ridge Road Ste. 4
3306 Holmes Beach Blvd. Ste. 600
Holmes Beach, FL 34617
(941) 955-1915 | (800) 458-4209
phippshome.com

RECEIVED
TAMPA, FL
MAY 11, 2021
TAMPA COUNTY DEPARTMENT OF PERMITS

PROFESSIONAL SEAL
MARK & DOREEN MITCHELL
No. 1010
STATE OF FLORIDA
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER

DESIGN AND CONCEPT ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PHIPPS HOME DESIGN. THIS DRAWING MAY NOT BE USED, COPIED OR REPRODUCED, IN PART OR IN FULL, WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN, INC., SARASOTA, FL.

DRAIN BY: AP
CHECKED BY: PH
DATE: 10/6/2020
SCALE: VARIOUS
JOB NUMBER: 20194

A16
OF 11 SHEETS



BLDG. PERMIT PLANS
FILE COPY OF RECORD

TRANSMITTAL FORM

Town of Longboat Key
Planning, Zoning & Building Department
501 Bay Isles Road
Longboat Key, Florida 34228
941-316-1966
941-316-1970 Fax

DATE: 5-4-23

ATTN: Plan reviewer

FROM: Mark Mitchell

Company: M W Mitchell Construction & Development Inc.

Phone: 407-947-8196

Email: mark@mwmitchell.com



SITE LOCATION/ADDRESS: 628 Bayview Dr. Longboat Key Fl. 34228

PERMIT NUMBER: PB21-0834

THE FOLLOWING IS SUBMITTED FOR CONSIDERATION BY PZB STAFF

- RESPONSE TO COMMENTS
- REVISIONS / RE-SUBMITTALS
- OTHER: _____

RECEIVED

MAY 04 2023

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

APPLICABLE CODES / TRADES (Check All That Apply):

BUILDING / FEMA
 ZONING

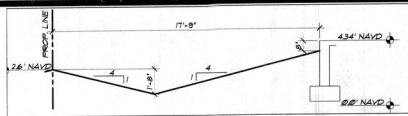
ELECTRICAL
 GAS VENTING

HVAC
 GAS PIPING

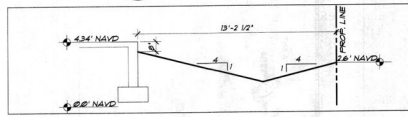
PLUMBING
 FIRE MARSHAL

ITEMS INCLUDED IN THIS TRANSMITTAL:

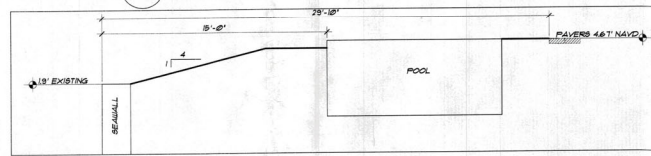
The submittal for review is to remove set of exterior stairs from the back of the house.



A SWALE DETAIL
SCALE: 1/4" = 1'-0"



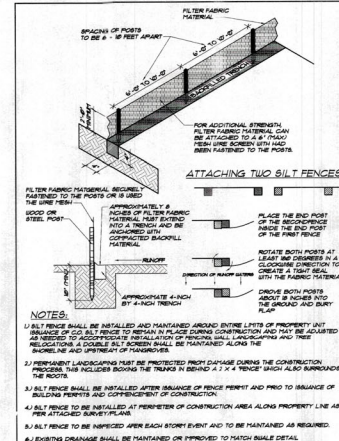
B SWALE DETAIL
SCALE: 1/4" = 1'-0"



C SWALE DETAIL
SCALE: 1/4" = 1'-0"

COVERAGE CALCS.

PARCEL SIZE BUILDABLE AREA	10,000 SQ. FT.
30% ALLOWABLE BLDG. COVERAGE	3,000 SQ. FT.
10' NON-POOL/SPA AREA	1,000 PERMIT
RESIDENTIAL STRUCTURE (INCLUDES STAIRS)	2,000 SQ. FT.
MECHANICAL EQUIP. ASY. GRADE	N/A
OTHER BUILDING STRUCTURE	N/A
1) TOTAL NON-POOL/SPA AREAS	2,000 SQ. FT.
2) ELEVATED/CAGED POOL/SPA	N/A
3) SUBTOTAL LOT COV. SQ. FT.	2,000 SQ. FT.
4) TOTAL LOT COV. SQ. FT.	2,000 SQ. FT.
5) TOTAL LOT COVERAGE PERCENTAGE	20%
6) AT-GRADE IMPROVEMENTS THIS PERMIT	
DRIVEWAY/PARKING (ALL SURFACE TYPES)	1,500 SQ. FT.
DESIGNATED WALKWAYS/SIDEWALKS	260 SQ. FT.
IMPERMEABLE PATIO SLAB, ETC.	N/A
IMPERMEABLE POOL DECK (AT GRADE)	N/A
POOL AND SPA (AT GRADE)	360 SQ. FT.
7) TOTAL AT-GRADE SQ. FT.	1,860 SQ. FT.
8) TOTAL NON-OPEN SPACE SQ. FT.	2,000 SQ. FT. (LINE 3) + 1,860 SQ. FT. (LINE 6) = 3,860 SQ. FT.
9) TOTAL NON-OPEN SPACE PERCENTAGE	43.43 SQ. FT. (LINE 7) DIVIDED BY 10,000 SQ. FT. = 43.43%



SILT FENCE DETAIL
SCALE: N.T.S.

FLOOD INFORMATION

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 3.0' NAVD
FREEBOARD ELEVATION: 10.0' NAVD
FINISHED FLOOR ELEVATION:
FIRST LIV. FLOOR ELEV.: 10.0' NAVD
SECOND LIV. FLOOR ELEV.: 10.5' NAVD

WIND SPEED INFO

EXPOSURE CATEGORY: C (100' HEIGHT)
WIND SPEED: 150 MPH
RISK CATEGORY: I
REFER TO ROOF PLAN NOTES ON SHEET A-01 FOR WIND PRESSURES FOR COMPONENTS AND CLADDING.

DESIGN CRITERIA

ALL WORK TO BE DONE IN ACCORDANCE WITH 2019 FBC-R SEVENTH EDITION.
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: I-A
BLDG. AND FOUND. RISK CATEGORY: I
WIND EXPOSURE: B
BUILDING ENCLOSED
PRESSURE DESIGN FACTOR: 0.18

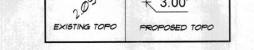
DESIGN NOTE

STRUCTURAL SYSTEMS OF BUILDING IS DESIGNED, CONNECTED & ANCHORED TO RESIST FLOATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

FERTILIZER NOTE

A 3' FERTILIZER BUFFER (OR 10' IF SPREADER DEFLECTOR USED) MUST BE MAINTAINED FROM ANY WATER BODY OR BULKHEAD.
NO FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS MAY BE APPLIED TO PLANTS AND TURF BETWEEN LINE 81 AND BERTHSTERN PATH.

TOPO LEGEND



SITE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

628 BAYVIEW DRIVE LOT 11, PLAT OF BAYVIEW ESTATES, (A NON-CORPORATING AND UNRECORDED) SUBDIVISION PLAT, RECORDED IN DEED BOOK 281, PAGE 95 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING A PART OF LOTS 9, 10, 11, 12 AND 13, BLOCK 1, LADSON ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 81 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

GENERAL NOTES

- CONSTRUCTION SHALL FOLLOW 2019 FBC-R SEVENTH EDITION AS ADOPTED BY TOWN OF LONG BOAT KEY, FLORIDA AND AS APPLICABLE TO THE AREA WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHALL COORDINATE THE WORK OF ALL TRADES.
- BUILDER SUB-CONTRACTOR SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND JOB SITE PLANS SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK. WITHIN SEVEN CALENDAR DAYS OF BUILDERS RECEIPT OF THESE PLANS SHALL NOTIFY A PHIPPS DESIGN, INC. (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (NEITHER DISCREPANCIES ARE OF CORRECTION OR OPINION ON NOTY) OTHERWISE, A PHIPPS DESIGN, INC. WILL ASSUME RESPONSIBILITY FOR ANY ERRORS AND THE BUILDER SUB-CONTRACTOR SUPPLIER, ETC. SHALL ASSUME ALL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- IF THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- IF SITE WORK, FILL UNDER SLAB SHALL BE CLEAN SAND OR FILL DIRT AND SHALL MINIMUM OF 30% FINER THAN #20. ALL WORK SHALL BE SUBJECT TO A CONTRACTOR SHALL VERIFY AFTER CONSTRUCTION. ALLOWABLE SOIL BEARING PRESSURE 2000 PSF.
- CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C39. CONCRETE WORK PER ACI 308.1. JOINTS SHALL BE TYPE "TT" OR "BT".
- REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-601 GRADE 60, BENT, LAPPED, AND PLACED IN ACCORDANCE WITH THESE DRAWINGS AND THE LATEST SPECS IN ACI 308.
- WOOD: ALL STRUCTURAL LUMBER TO BE 40% K-D & FINE OR BETTER GRADE 2 OR BETTER. ALL JOINTS SHALL BE MADE WITH APPROVED JOINTS. ALL JOINTS SHALL BE MADE WITH APPROVED JOINTS. ALL JOINTS SHALL BE MADE WITH APPROVED JOINTS. ALL JOINTS SHALL BE MADE WITH APPROVED JOINTS.
- DOORS AND WINDOWS: UNLESS INDICATED AS OTHERWISE, ALL DOORS AND WINDOWS TO CONFORM TO THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL WINDOWS AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FEDERAL ENERGY EFFICIENCY ACT SECTION 605.4. WINDOW AND DOOR MANUFACTURER SHALL SO COORDINATE WITH THE BUILDER AND FIELD VERIFY ALL OPENING SIZES PRIOR TO INSTALLATION.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
- ANY STRUCTURAL REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING BY THE BUILDER OR OWNER TO A PHIPPS DESIGN, INC. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY A PHIPPS DESIGN, INC. (IN WRITING ONLY) WILL BE FULLY UNCONDITIONAL, AND TOTALY RELEASE A PHIPPS DESIGN, INC. FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST A PHIPPS DESIGN, INC. FOR CULPABILITY FROM DATE ON PLANS ORIGIN UNTIL THE END OF THE.
- A PHIPPS DESIGN, INC. RESERVES, MAINTAINS AND RETAINS IT COPYRIGHT AND ALL RIGHTS AND ANY OTHER RIGHTS (EXCEPT AS NOTED) IN THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. AND NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. NOW ARE HEREBY TO BE LOANED OR ASSIGNED TO ANY PERSON, FIRM, ASSOCIATION, ORGANIZATION, ETC. WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM A PHIPPS DESIGN, INC. IN EACH AND EVERY INSTANCE.

SHEET INDEX

- A1 SITE PLAN
- A2 FOUNDATION PLAN
- A3 GROUND FLOOR PLAN
- A4 FIRST FLOOR PLAN
- A5 SECOND FLOOR PLAN
- A6 FRONT & RIGHT ELEVATIONS
- A7 REAR & LEFT ELEVATIONS
- A8 FIRST FLOOR FRAMING PLAN
- A9 SECOND FLOOR FRAMING PLAN
- A10 ROOF PLAN
- A11 WINDOW & DOOR SCHEDULE, DETAILS
- A12 CROSS SECTION & DETAILS
- A13 CROSS SECTION & DETAILS
- A14 CROSS SECTION & DETAILS
- A15 GROUND FLOOR ELECTRICAL PLAN
- A16 FIRST FLOOR ELECTRICAL PLAN
- A17 SECOND FLOOR ELECTRICAL PLAN
- ENGINEERS STATEMENT

FEST/DECAY PROTECTION NOTES

- ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRINK HEADS SHALL BE AT LEAST ONE FOOT FROM BUILDING SIDE WALLS.
- SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF THE 2009 FBC-R SEVENTH EDITION RISK CATEGORY I. SOIL TREATMENT SHALL BE USED WITH A 3 YEAR CONTRACT IN PLACE (SIGNED) BEFORE SLAB POUR.
- WOOD GRADE STUDS SHALL NOT BE USED.
- PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH THE 2009 FBC-R SEVENTH EDITION SECTIONS R101.1, R101.2, R101.3, AND R101.4.
- ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2009 FBC-R SEVENTH EDITION SECTIONS R101.1, R101.2, R101.3, AND R101.4.
- CONDENSATE ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF ONE FOOT FROM BUILDING SIDE WALLS.

SITE PLAN NOTES

- SURFACE SLOPES SHALL NOT EXCEED ONE FOOT VERTICAL RISE IN FOUR FEET HORIZONTAL DISTANCE WITHIN FIVE FEET OF ANY PROPERTY LINE.
- ALL ON-SITE DRAINAGE SHALL BE DIRECTED BY SWALES OR OTHER SYSTEMS TO AN OFF-SITE DRAINAGE FACILITY.
- ALL DRAINAGE TO BE CONSISTENT WITH SUBDIVISION STORM WATER MANAGEMENT PLAN.
- SWALE SLOPES SHALL BE A MINIMUM OF 0.23% LONGITUDINAL SLOPE.
- SITE RUN OFF MAY BE DIRECTED TO REAR OF LOT IF AN APPROVED DRAINAGE GREENBELT OR OTHER ESTABLISHED PUBLIC OR PRIVATE DRAINAGE FACILITY IS AVAILABLE.
- ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- A REGISTERED PROFESSIONAL ENGINEER SHALL LOCATE BUILDINGS ON SITE FOR COMPLIANCE PRIOR TO FOOTING PLACEMENT.
- ON-SITE DRAINAGE TO BE PROVIDED FOR ALL PRIVATE DRAINAGE FACILITY IS AVAILABLE.
- ALL REQUIRED SWALES OR OTHER SYSTEMS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- A REGISTERED PROFESSIONAL ENGINEER SHALL LOCATE BUILDINGS ON SITE FOR COMPLIANCE PRIOR TO FOOTING PLACEMENT.
- ON-SITE DRAINAGE TO BE PROVIDED FOR ALL PRIVATE DRAINAGE FACILITY IS AVAILABLE.
- NO MECHANICAL EQUIPMENT INCLUDING POOL EQUIPMENT CAN BE IN THE BACKTRACKS.

RECEIVED
MAY 04 2023
TOWN OF LONGBOAT KEY
Planning & Zoning Department

FILE COPY OF RECORD

PHIPPS HOME DESIGN
3307 Bee Ridge Road Ste. 4
Tampa, FL 33629
Phone: (813) 988-1000
Fax: (813) 988-1001
www.phippsdesign.com

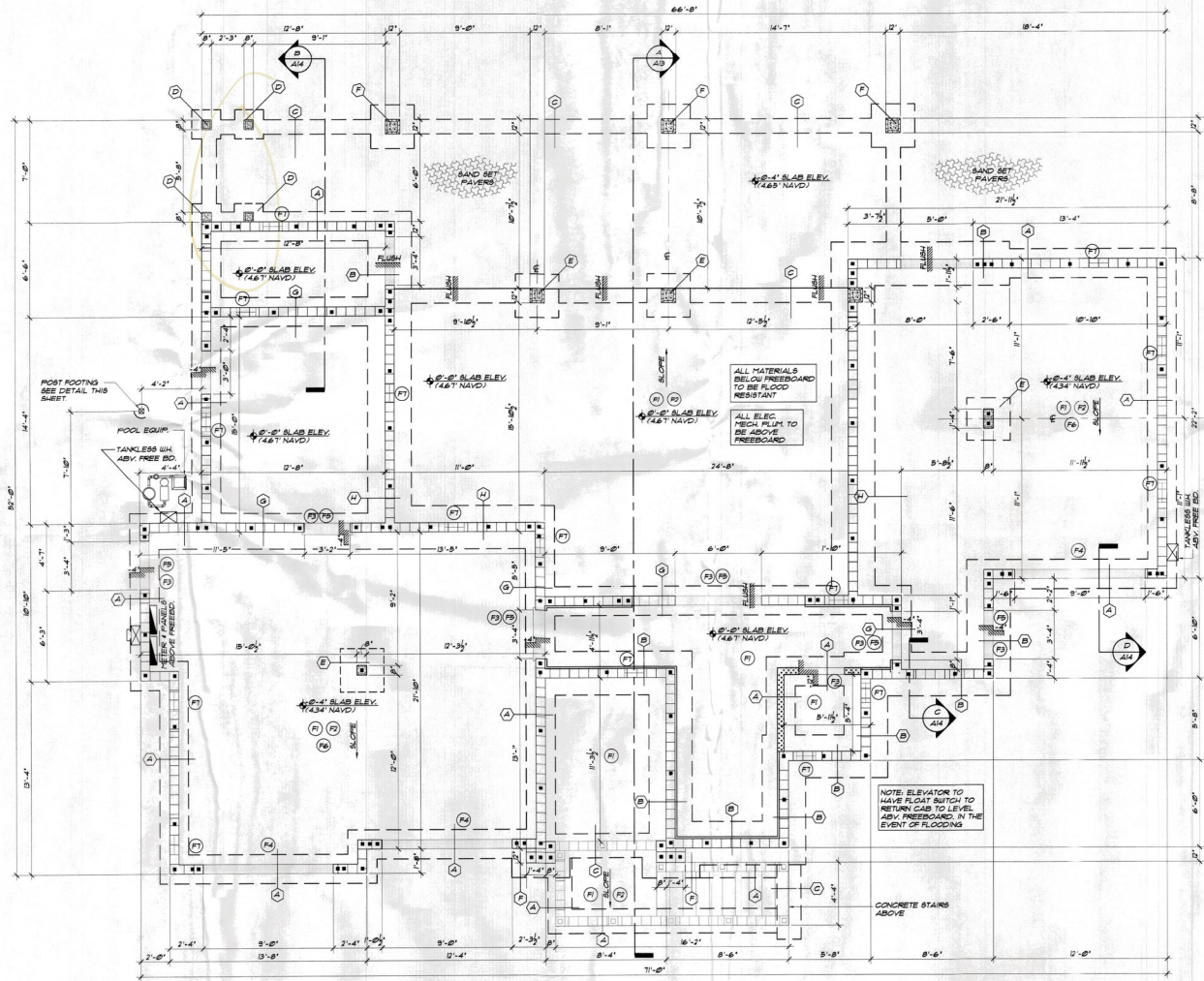
PHIPPS HOME DESIGN
1915-1915 (PHIPPS) 489
PHIPPSDESIGN.COM

A CUSTOMY DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
6028 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

DRAIN BY: AP
CHECKED: BP
DATE: 1/6/2020
SCALE: VARS
JOB NUMBER: 105956

1/1 SHEETS



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

FOUNDATION NOTES

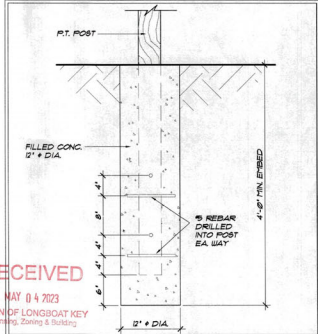
- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- PROVIDE #6 DIA. REBAR ELECTRICAL GROUND TO THE FOOTING STEEL.
- CONCRETE TO ACHIEVE 3000 PSI + 28 DAYS SAUCUT SLAB TO REDUCE CRACKS ANY CRACKS THAT SHOULD APPEAR AFTER SLAB IS POURED SHALL BE EPOXYED TO SEAL SLAB.
- CONTRACTOR TO VERIFY ALL SHOP DIMS FROM TRUSS MFG. AND SPECIAL REQUIREMENTS FOR ALL CONTINUOUS BEARING LOCATION PRIOR TO POURING OF CONCRETE.
- THE MINIMUM SOIL BEARING CAPACITY IS 2000 PSF.
- VERTICAL BAR SPACING: (1) #5 + 4" O.C. PROVIDE (1) #5 IN GROUDED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) #5 BAR IN GROUDED CELL AT EACH SIDE OF OPENINGS AND (2) #5 BARS ON EA. SIDE OPENING GREATER THAN 8". PROVIDE (1) #5 BAR IN GROUDED CELL AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES OR POINT LOADS BEAR ON THE MASONRY WALL.

FOUNDATION SCHEDULE

- (A) 8" X 8" FULLY GROUDED CELL WITH (1) #5 VERTICAL + 4" O.C. UNLESS NOTED OTHERWISE.
 - (B) 8" X 8" FULL GROUDED CELL W/ 1" #4 REBAR VERT. + 4" O.C. (TYP) FROM FOOTING TO UNTIL HOOKED + TIED BEFORE INSPECTION LAPPED 48" DIA.
 - (C) 2" #5 OR 1" #7 REBAR OR AS INDICATED.
 - (D) 8" X 10" A.B. W/ 3" X 3" X 1/8" STL. WASHERS + 33" O.C. OR 8" X 10" A.B. W/ 1" #4 STL. WASHERS + 33" O.C. W/ 3" X 3" X 1/8" STL. WASHERS AT 33" O.C.
 - (E) NORMAL 4" THICK CONCRETE SLAB (3000 PSI) OVER 6" MIL VAPOR BARRIER TO BE TAPPED AND LAPPED. 4" MINIMUM OVER CLEAN WELL-COMPACTED, POISONED SOIL.
 - (F) SLOPE ALL EXTERIOR AND GARAGE CONCRETE SLABS AND PAVERS 1/8" PER FOOT TO DRAIN.
 - (G) NO RECESS REQUIRED AT THIS DOOR LOCATION.
 - (H) 3/4" SLAB RECESS REQUIRED AT THIS DOOR LOCATION.
 - (I) 4" SLAB STEP/DOWN LOCATION.
 - (J) 5'-0" X 5'-0" X 1' DEEP BAIN CONTROL JOINTS.
 - (K) CONTRACTOR TO USE FLOOD VENTILATION FOR SHAWT VENT® UNIT FOR FLOW THROUGH THIS UNIT PREVIOUS BY SQUARE INCHES OF OPENING AND IS ACCEPTABLE TO PROVIDE RELIEF OF HYDROSTATIC PRESSURE FOR 200 SQUARE FEET OF ENCLOSED AREA.
- THEREFORE: GARAGE 9 (629 SF.) + 4 VENTS
 GARAGE 9 (470 SF.) + 3 VENTS
 ACCESSORY (248 SF.) + 2 VENTS
 TOOL STORAGE (795 SF.) + 2 VENTS
 BOAT STORAGE (718 SF.) + 2 VENTS
 ELEVATOR SHAFT (41 SF.) + 2 VENTS
- 8" X 16" FLOW THROUGH BY FLOOD VENT® (MODEL 348-328) OR BY SHAWT VENT® (MODEL 348-348)
- FINISHED GRADE: (TYPICAL 348-348)
- FLOW-THRU DETAIL

FOOTING SCHEDULE

MARK	TYPE	SIZE	REBAR
(A)	STEPWALL FTG.	24" X 21" DEEP	W/ 3 #5'S
(B)	STEPWALL FTG.	36" X 21" DEEP	W/ 2 #5'S + 5" #6 O.C. TRANSVERSE
(C)	STRIP FTG.	12" X 21" DEEP	W/ 2 #5'S CONT.
(D)	CONCRETE PAD	24" X 24" X 2" DEEP	W/ (3) #5 EA. WAY.
(E)	CONCRETE PAD	36" X 36" X 2" DEEP	W/ (6) #5 EA. WAY.
(F)	CONCRETE PAD	48" X 48" X 2" DEEP	W/ (6) #5 EA. WAY.
(G)	THICKEND SLAB	24" X 21" DEEP	W/ 3 #5'S
(H)	THICKEND SLAB	36" X 21" DEEP	W/ 4 #5'S CONT.



POST FOOTING
SCALE: 1"=1'-0"

RECEIVED
MAY 04 2023
TOWN OF LONGBOAT KEY
Pkg. Sealing & Marking

REVISIONS	BY
02/20/20	TH
02/20/20	TH
03/20/20	TH
03/20/20	TH
03/21/20	TH
03/21/20	TH
03/21/20	TH
03/21/20	TH

Phipps Home Design
2377 Deer Ridge Road SW 4
Boca Raton, FL 33326
Phone: (561) 990-1000
Mobile: (561) 990-1000
Home: (561) 990-1000
18185-19191 (904) 990-4989
phippshomedesign.com



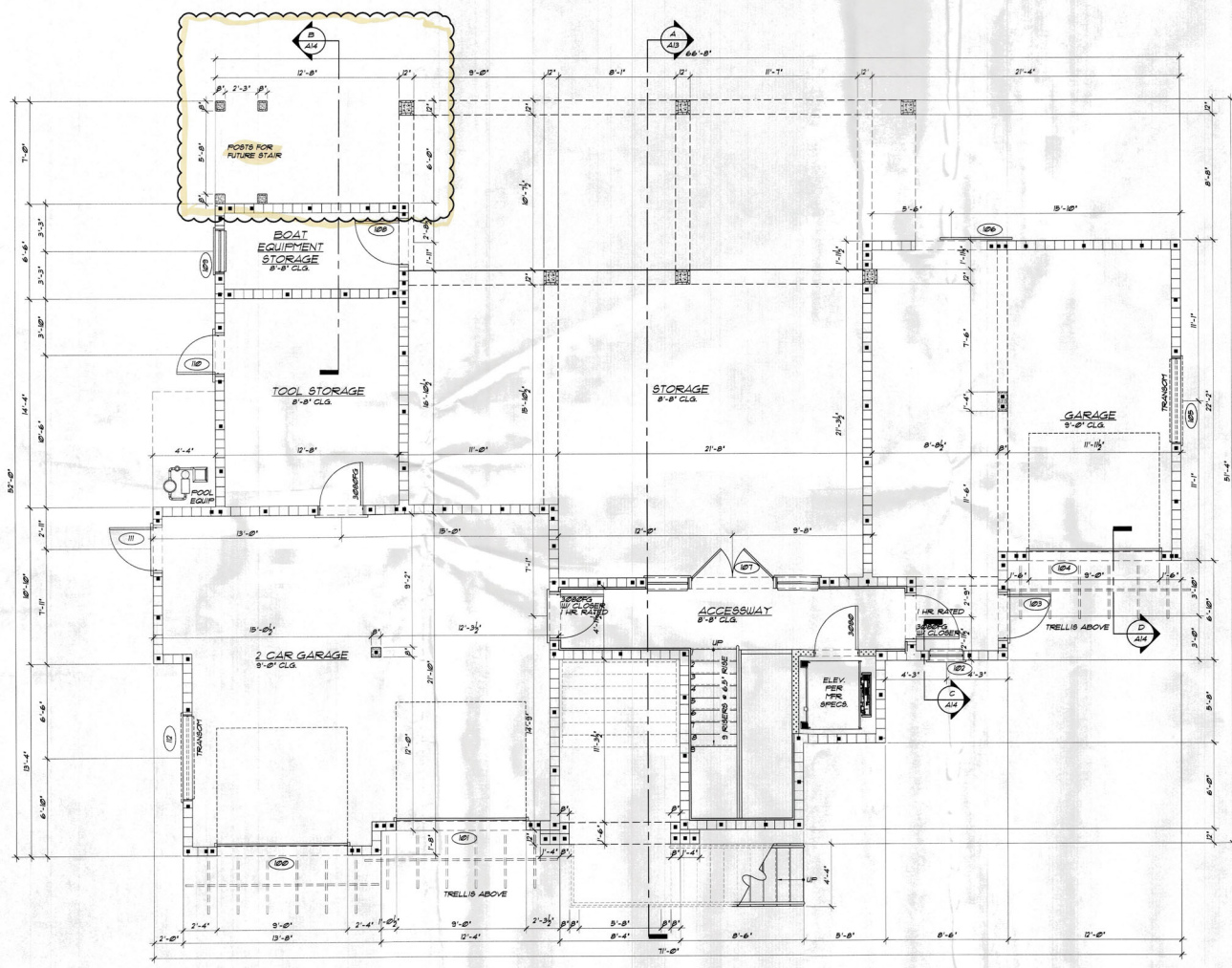
A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

DRAWN BY: AP
CHECKED: BP
DATE: 1/6/2022
SCALE: VARIES
JOB NUMBER: 201564

A2
OF 11 SHEETS

FILE COPY OF RECORD



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

BUILDING AREAS	
ACCESSWAY - UNDER AIR	248 SQ FT
FIRST FLOOR UNDER AIR	2448 SQ FT
SECOND FLOOR UNDER AIR	182 SQ FT
TOTAL UNDER AIR	3348 SQ FT
FLOOR STEPS	77 SQ FT
GARAGE 1	679 SQ FT
GARAGE 2	478 SQ FT
STORAGE AREAS	1388 SQ FT
BBQ	264 SQ FT
COVERED LANAI #	296 SQ FT
COVERED LANAI #	434 SQ FT
BALCONY	41 SQ FT
ROOF TOP DECK	491 SQ FT
TOTAL BUILDING AREA	7593 SQ FT

WATER RESISTANT MATERIALS SCHEDULE	
1. ALL WALL BOARD BELOW DECK SHALL BE OF FLOOD-RESISTANT MATERIAL, CONS APPROX PLUS OR EQUIVALENT	
2. ALL WOOD STRUCTURES, PLATFORMS AND PARTITIONS BELOW DECK TO BE PRESSURE TREATED	
3. ALL FLOORING MATERIALS SHALL BE EITHER A NON-POROUS STONE TILE, SET IN A WATER-PROOF MORTAR OR AN APPROVED EPoxy FLOOR SEALANT SEE FLOORING SCHEDULE FOR LOCATIONS	
4. ALL DOORS BELOW DECK TO BE FIBERGLASS OR AN EQUIVALENT APPROVED MATERIAL THAT RESISTS MOISTURE.	
5. ALL INSULATION BELOW DECK SHALL BE A SPRAY ON FOAM INSULATION OR EQUIVALENT APPROVED MATERIAL.	

GENERAL NOTES	
1. OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION	
2. PROVIDE A MINIMUM OF 30 FEET OF NO. 4 AISI OR LARGER BARE COPPER ELECTRODES COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXTENDING THROUGH A NON-METALLIC SLEEVE. ONE CLAMP ONE SUITABLE FOR DIRECT BURIAL NO. 4 AISI OR LARGER BARE COPPER CONDUCTION TO A MINIMUM OF 1/2" X 30 FOOT STEEL REBAR, EXTENDING THROUGH A NON-METALLIC SLEEVE FOR THE PURPOSE OF GROUNDING	
3. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER	
4. BUILDING INSULATION SHALL BE AS FOLLOWS: FRAME WALL: R-8 7/8" BLOCK WALLS: R-5 FLOOR SYSTEM: R-16 ROOF TRUSSES: R-30 (BATT VAULT CLG / BLOWN IN PLAT CLG)	
5. VERTICAL BAR BRACING (1) #5 @ 4' O.C. PROVIDE (1) #5 IN GROUTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) #5 BAR IN GROUTED CELL AT EACH SIDE OF OPENINGS AND (1) #5 BAR ON EA. SIDE OPENING WIDER THAN 4'. PROVIDE THESE GARDENS OR GARDEN TRUSSES BEAR ON THE MASONRY WALL.	
6. ALL EXTERIOR WINDOWS & DOORS TO BE PRET. SINGLED WINDOW & DOORS UNLESS OTHERWISE NOTED	
7. ALL BATHROOM, CLOSET AND BEDROOM WALLS TO BE INSULATED W/ R-11 BATT INSULATION.	
8. LATERAL STABILITY FOR THE STRUCTURE IS PROVIDED BY COMBINATION OF SHEARWALLS, POURED MASONRY, FRAME ACTION FROM POURED CONCRETE BEAMS AND COLUMNS. TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE 2018.	
PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.	
9. PROVIDE TYPED GLASS AT ALL WINDOW ENCLOSURES. GLASS IN DOOR UNITS GLASS WITHIN 24" RADIUS OF DOOR UNITS AND GLASS WITH BOTTOM EDGE LESS THAN 8" ABOVE THE FLOOR.	
10. PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.	
11. ALL LEVEL HEADERS TO BE # 8 @ 2' AFF UNLESS NOTED OTHERWISE	
12. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SIFT SPACE SHALL BE LIMITED TO 1/4" MAXIMUM	
13. ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PT. APA EXPOSURE 1 RATED PL. WOOD SHEATHING	
14. WATER CLOSETS TO BE 16 GALLON	
15. PROVIDE FOR MOISTURE RESISTANT GREEN GYPSUM BOARD OR EQUAL IN SET AREAS	
17. PROVIDE FOR 3" MINIMUM BEARINGS FOR ALL WOOD BEAMS ON MASONRY WALLS	
18. ALL BARS WOOD HEADERS ARE TO BE 3" X 2" X 12" WITH A 1/2" PL. WOOD FLITCH PLATE UNID.	
19. ALL EXTERIOR BEARING WALLS SHALL BE 8" @ 2' AFF UNLESS OTHERWISE SPECIFIED.	
20. TOP OF ALL WINDOW HEADS SHALL BE # 8 @ 2' AFF UNLESS OTHERWISE SPECIFIED.	
21. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.	

CONSTRUCTION SCHEDULE	
■	8" X 8" RAL GROUTED CELL W/ 1" #4 REBAR VERT # 4 O.C. (TYP) FROM FOOTING TO LEVEL, HOOKED 1 TIED BEHIND THE STRUCTURE CONFORMS TO FLORIDA BUILDING CODE 2018.
▼	INDICATES LOCATION OF SIMPSON 417TS HOLDDOWN OR SIMPSON 816/214 @ 32" O.C. OR EQ. SHEARWALL SECTION THE COLUMN
■	R/W/18" x 18" W/ 3" X 3" x 1/8" STL. WASHERS @ 32" O.C. OR 3" x 3" x 1/8" SIMPSON TITER HD OR EQUAL W/ 3" x 3" x 1/8" STL. WASHERS AT 32" O.C.
MX	MIXED CONSTRUCTION (SEE DETAIL ON PAGE SIX)
HR	HANDRAIL HST. # 36" GUARDRAIL HST. # 42" W/ 1/2" GRASPABILITY FPOCKETS TO PROVIDE SHIP DUGGS TO BUILDER FOR APPROVAL
TG	TYPED GLASS
TA	TUB ACCESS
WC	WATER CLOSET
SS	LINEN OR PANTRY CLOSET WITH 5 SHELVES
RS	SINGLE ROD & SHELF
HB	HOSE BIB
2000	EXTERIOR DOOR & WINDOW TAG NO. (SEE SCHEDULE SHEET A1 FOR DETAILS)

WALL SCHEDULE	
[Symbol]	2X FRAME NON-LOAD BRG. WALL 2X BRG STUDS @ 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUEB. CAVITY TO BE INSULATED (WHERE INDICATED W/ 4" NOM. BATT. INSULATION UNID.)
[Symbol]	2X FRAME LOAD BRG. WALL 2X BRG STUDS @ 16" O.C. UNID. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUEB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNID.
[Symbol]	2X FRAME LOAD BRG. EXTERIOR WALL 8" HANDED PLANK BLOCK OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PL. WOOD SHEATHING OVER 2X BRG STUDS @ 16" O.C. UNID. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUEB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNID.
[Symbol]	8" X 16" CMU EXTERIOR WALL 8" SAND SMOOTH FARGE COAT OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" CRT/SUALL ON 3/4" RIGID INSULATION BOARD W/ FIBERGLASS STRIPS NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.

REVISIONS	BY
03/10/20	PT/TH
02/26/20	TH
11/23/19	TH
03/21/19	TH
4/20/17	TH
8/1/17	TH
2/23/17	TH
05/27/13	TH

Phipps Home Design
2937 Bee Ridge Road, Ste. 4
Tallahassee, FL 32309
Phone: 904.866.0810
Home: 904.866.0810
Mobile: 904.866.0810
www.phippshomedesign.com

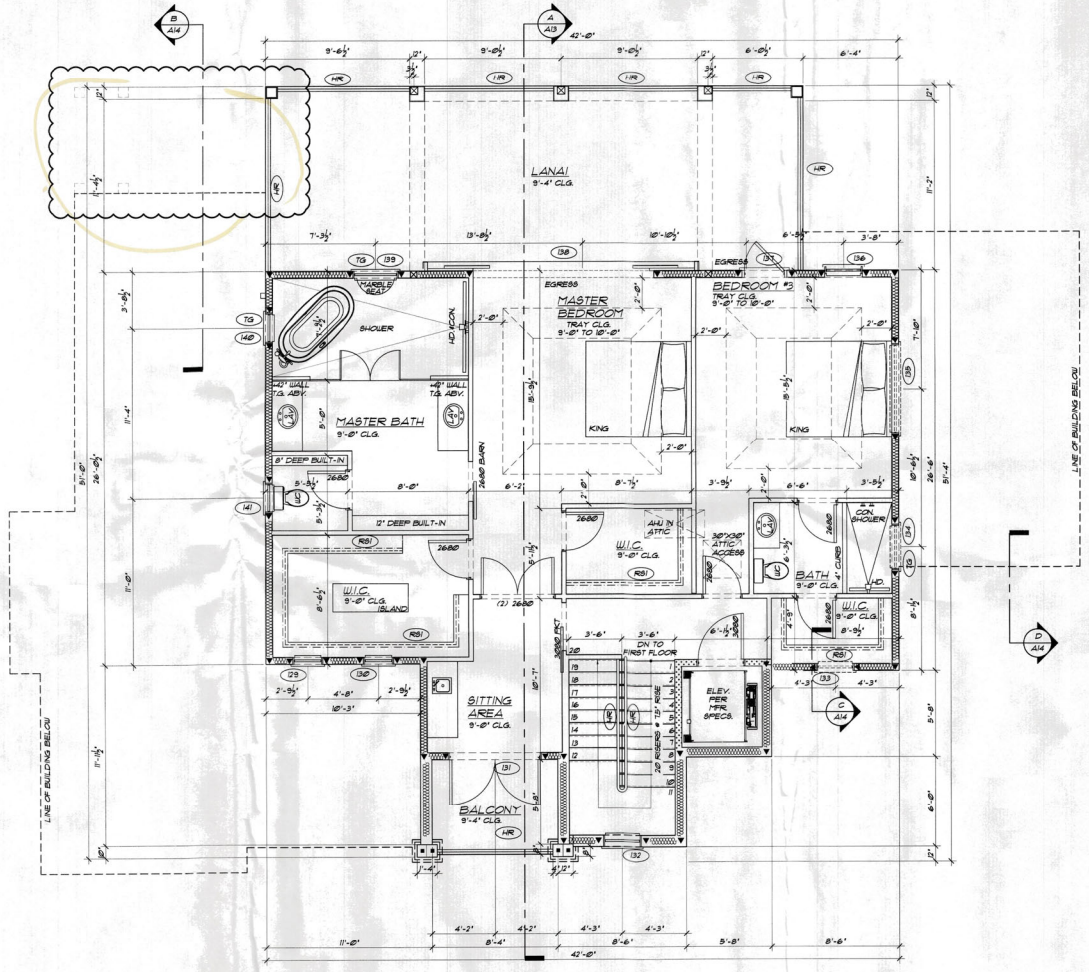
A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

RECEIVED
MAY 04 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DRAWN BY: AP
CHECKED: BP
DATE: 10/6/2020
SCALE: VARIOUS
JOB NUMBER: 202006
43 OF 11 SHEETS

BUILDING AREAS	
ACCESSORY - UNDER AIR	248 SQ FT
FIRST FLOOR UNDER AIR	248 SQ FT
SECOND FLOOR UNDER AIR	152 SQ FT
TOTAL UNDER AIR	3,848 SQ FT
FRONT STEPS	77 SQ FT
GARAGE 1	619 SQ FT
GARAGE 2	478 SQ FT
STORAGE AREAS	1386 SQ FT
BBQ	264 SQ FT
COVERED LANAI 4	286 SQ FT
COVERED LANAI 7	434 SQ FT
BALCONY	47 SQ FT
ROOF TOP DECK	491 SQ FT
TOTAL BUILDING AREA	7,593 SQ FT

- ### GENERAL NOTES
- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - PROVIDE A MINIMUM OF 36 FEET OF NO. 4 GUS OR LARGER BARE COPPER ELECTRODES COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXTENDING THROUGH A NON-METALLIC SLEEVE. OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) AND 4 GUS OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 12" X 18" FOOT STEEL REBAR EXTENDING THROUGH A NON-METALLIC SLEEVE (FOR THE PURPOSE OF GROUNDING).
 - OWNER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
 - BUILDING INSULATION SHALL BE AS FOLLOWS:
 F&G BLOCK WALLS - R-5
 FLOOR SYSTEM - R-16
 ROOF TRUSSES - R-30 (BATT/VIAULT CLG / BLOWN-IN AT CLG)
 FLOOR SYSTEM - R-16
 VERTICAL BAR SPACINGS (1) #5 @ 4" O.C. PROVIDE (1) #5 IN GROUTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) #5 BAR IN GROUTED CELL AT EACH SIDE OF OPENINGS AND (2) #5 BARS ON EACH SIDE OPENING WIDER THAN 12". PROVIDE (1) #5 BAR IN GROUTED CELL AT ALL LOCATIONS WHERE GARDENS OR GARDEN TREES BEAR ON THE MASONRY WALL.
 ALL EXTERIOR WINDOWS & DOORS TO BE POST INSULATED WINDOW & DOORS UNLESS OTHERWISE NOTED.
 ALL BATHROOM, CLOSET AND BEDROOM WALLS TO BE INSULATED W/ R-11 BATT INSULATION.
 LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED BY COMBINATION OF BEARWALLS, POURED MASONRY & FRAME ACTION FROM POURED CONCRETE BEAMS AND COLUMNS TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE, 2018.
 PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD INT. CABINETS AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
 PROVIDE THERMED GLASS AT ALL SHOWER ENCLOSURES. GLASS IN DOOR UNITS. GLASS WITHIN 24" BEHIND OPENING OF DOOR UNITS AND GLASS WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.
 ALL LEVEL HEADERS TO BE # 8-8" AFF. UNLESS NOTED OTHERWISE.
 MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. SASH SPACES SHALL BE LIMITED TO 1/4" MAXIMUM.
 ALL EXTERIOR FRAME WALL SHEATHINGS SHALL BE 1/2" THICK 4-PLY APA EXPOSURE 1 RATED PLYWOOD SHEATHING.
 WATER CLOSETS TO BE 16 GALLON.
 PROVIDE FOR MOISTURE RESISTANT GREENB' GYPSUM BOARD OR EQUAL IN SET AREAS.
 PROVIDE FOR 3" MINIMUM BEARING FOR ALL WOOD BEAMS ON MASONRY WALLS.
 ALL BRG. WOOD HEADERS ARE TO BE 3 - 2" X 12" WITH A 1/2" PLYWOOD FLITCH PLATE UNDO.
 ALL EXTERIOR BEARING WALLS SHALL BE 8-8" AFF. UNLESS OTHERWISE SPECIFIED.
 TOP OF ALL WINDOW HEADS SHALL BE # 8-8" AFF. UNLESS OTHERWISE SPECIFIED.
 ALL WOOD TOUCHING CONCRETE SHALL BE PRESURE TREATED.



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

CONSTRUCTION SCHEDULE

- 8" X 8" FULL GROUTED CELL W/ 1 - #4 REBAR VERT. # 4" O.C. (1/2" FROM FOOTING TO LEVEL, HOOKED 4 TIED BEFORE INSULATION LAPPED 48" OVER).
 - INDICATES LOCATION OF SIPPERON NUTS HOLDDOWN OR SIPPERON STRUTS # 3/8" O.C. OR EQ. BEARWALL SECTION TIE-DOWN.
 - 3/8" X 1/8" AL. W/ 3/8" X 1/8" STL WASHERS # 3/8" O.C.
 - 3/8" X 1/8" AL. W/ 3/8" X 1/8" STL WASHERS # 3/8" O.C.
 - 3/8" X 1/8" STL WASHER AT 32" O.C.
- *SEE CONSTRUCTION (SEE DETAIL ON PAGE A13)
- (TX) HANDRAIL HGT. # 36" GUARDRAIL HGT. # 42" W/ 1/2" GRABABILITY PROTECT TO PRECLUDE A 4" SPHERE FROM PROVIDING SHOCK DUES TO BUILDER FOR APPROVAL.
 - (HR) THERMED GLASS
 - (TA) TUB ACCESS
 - (UC) WATER CLOSET
 - (BB) LINEN OR PANTRY CLOSET WITH 9 SHELVES
 - (RB) SINGLE ROD & SHELF
 - (HB) HOSE BIB
 - (ED) EXTERIOR DOOR & WINDOW CAS. NOT (SEE SCHEDULE SHEET A1 FOR DETAILS)

WALL SCHEDULE

- 2X PRIME NON-LOAD BRG. WALL
2X BRG STUDS # 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUS. CAVITY TO BE INSULATED (WHERE INDICATED W/ 4" NOM. BATT. INSULATION UNDO).
- 2X PRIME LOAD BRG. WALL
2X BRG STUDS # 16" O.C. UNDO STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUS. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNDO.
- 2X PRIME LOAD BRG. EXTERIOR WALL
6" HAZARD PLANK SIDING OVER 2" LATER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING OVER 2X BRG STUDS # 16" O.C. UNDO INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUS. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNDO.
- 8" X 16" CMU EXTERIOR WALL
8" R-13 BATT. INSULATION OVER 1/2" PLYWOOD SHEATHING OVER 1/2" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" OSB OR 5/8" FURRING STRIPS INSULATION BOARD W/ 5/8" FURRING STRIPS. NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.

REVISION	BY
10/31/20	PH/M
10/26/20	TH
11/2/20	TH
11/18/20	TH
12/21/21	TH
1/23/22	TH
2/23/22	TH
5/21/23	TH

Phipps Home Design
 337 Deer Ridge Road, Ste. 4
 Tallahassee, FL 32309
 Phone: (904) 880-0800
 Fax: (904) 880-0800
 Email: info@phippshomedesign.com
 Website: www.phippshomedesign.com



A CUSTOMER DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
 628 BAYVIEW DRIVE
 LONGBOAT KEY, FLORIDA 34228

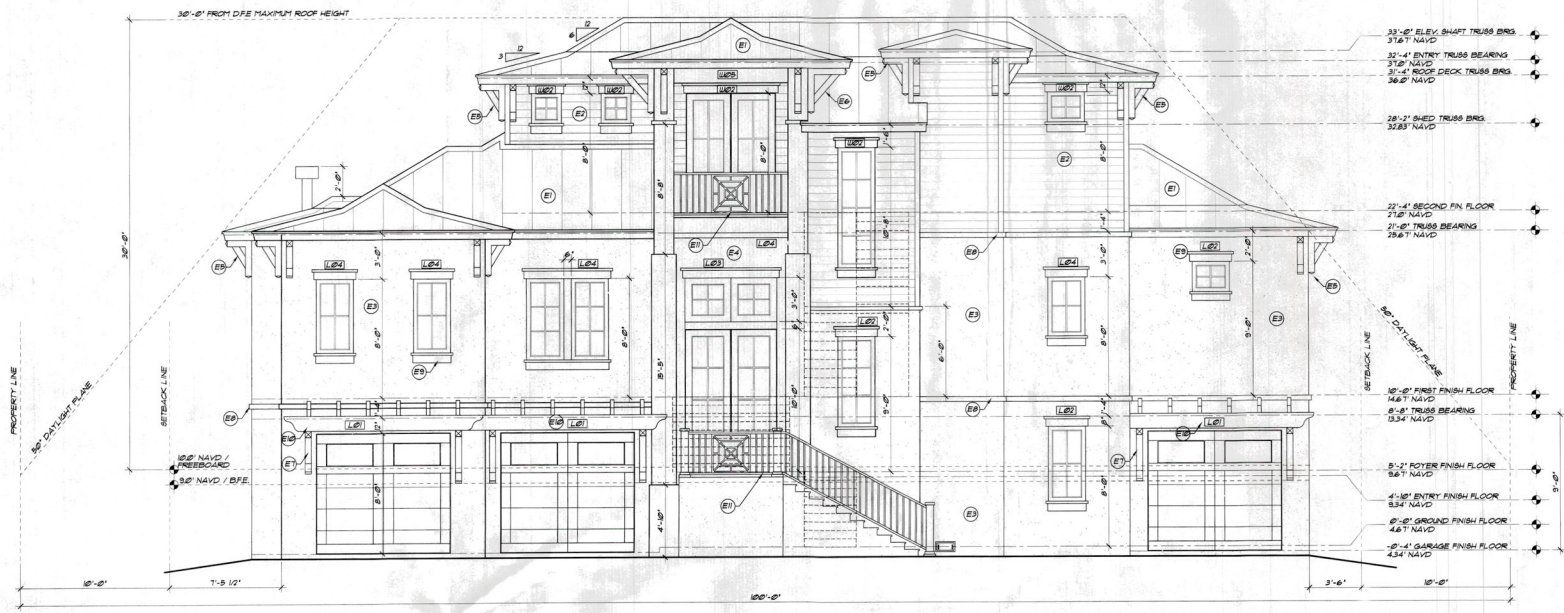
SEAL

RECEIVED
 10/11/2023
 10/11/2023
 10/11/2023

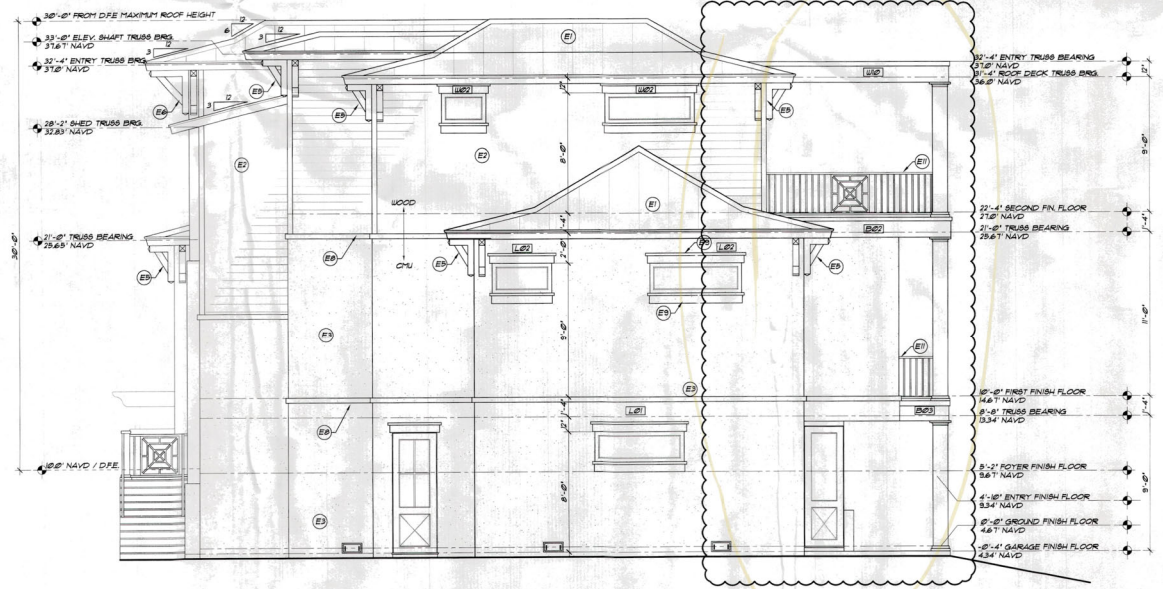
DRAIN BY: AP
 CHECKED: BP
 DATE: 10/6/2020
 SCALE: VARIES
 JOB NUMBER: 101506

45
 OF 11 SHEETS

DATE FORN FILED
 FILE COPY OF RECORD



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION NOTES	
SYMBOL	DESCRIPTION
(E1)	5/8" CHMP 26 GAUGE GALVALUME OVER PIEL 4 STICK OVER 1/2" ON 5/8" 4-PLY GDI PLYWOOD WITH PLYWOOD CLIPS OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E2)	4" HARDIE PLANK SIDING OVER 2-LAYER MOISTURE BARRIER 1/2" PLYWOOD SHEATHING OVER 2X FRAME (INSTALLATION PER MFG. SPECIFICATIONS)
(E3)	5/8" CEMENT PARGE COAT OVER 6" X 16" CHU (BAND SMOOTH FINISH)
(E4)	1/8" CEMENT PARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING
(E5)	DECORATIVE BRACKET A - SEE DETAIL ON SHEET A12
(E6)	DECORATIVE BRACKET B - SEE DETAIL ON SHEET A12 LOCATED AT MAIN ENTRY ONLY
(E7)	DECORATIVE BRACKET C - SEE DETAIL ON SHEET A12 LOCATED AT GARAGE DOOR TRELLISES ONLY
(E8)	4" WIDE X 2" DEEP STUCCO BAND PAINTED TRIM COLOR
(E9)	8" WIDE HARDIE PANEL HEAD 48LL BAND PAINTED TRIM COLOR
(E10)	1X1 2X12 WOOD TRELLIS (STAINED) - SEE DETAIL ON SHEET A13
(E11)	1/4" POWDER COATED ALUMINUM RAILING PICKETS TO PRECLUDE A 4" SPHERE NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.)
(E12)	AC CORNELL 3" THICK PVC / VINYL SOUND MITIGATION FENCE AND GATE
(E13)	DECORATIVE POWDER COATED PANELS

REVISIONS	BY
10/31/20	PT/TH
10/26/20	TH
10/20	TH
10/15/20	TH
10/10/20	TH
10/5/20	TH
9/30/20	TH
9/25/20	TH
9/20/20	TH

Phipps Home Design
 2301 Bee Ridge Road Ste. 4
 Sarasota, FL 34239
 Phone: (941) 555-1111
 Fax: (941) 555-1112
 Home: (941) 555-1117
 (941) 555-1118
 phippsdesign.com

MARK & DOREEN MITCHELL
 628 BAYVIEW DRIVE
 LONGBOAT KEY, FLORIDA 34228

SEAL

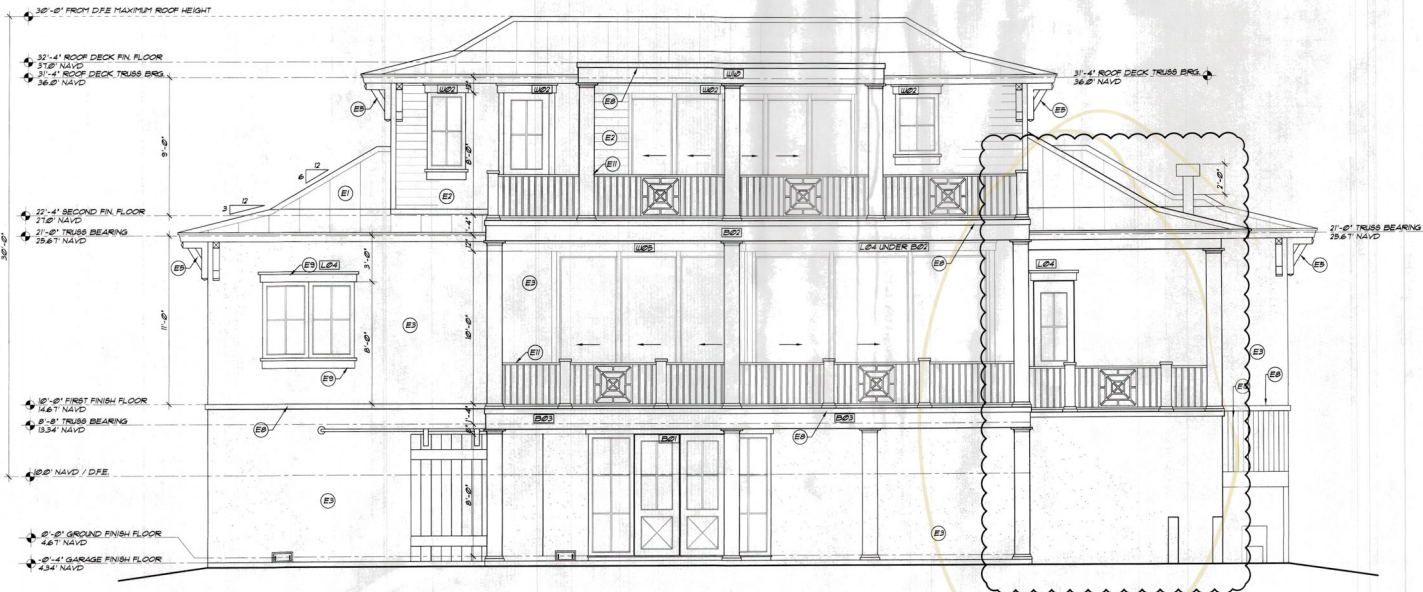
RECEIVED
 MAY 11 2021
 TOWN OF LONGBOAT KEY
 10000 Highway 90, Longboat Key, FL 34228

DRAWN BY: AP
 CHECKED: BP
 DATE: 10/20/20
 SCALE: VARIES
 JOB NUMBER: 201906

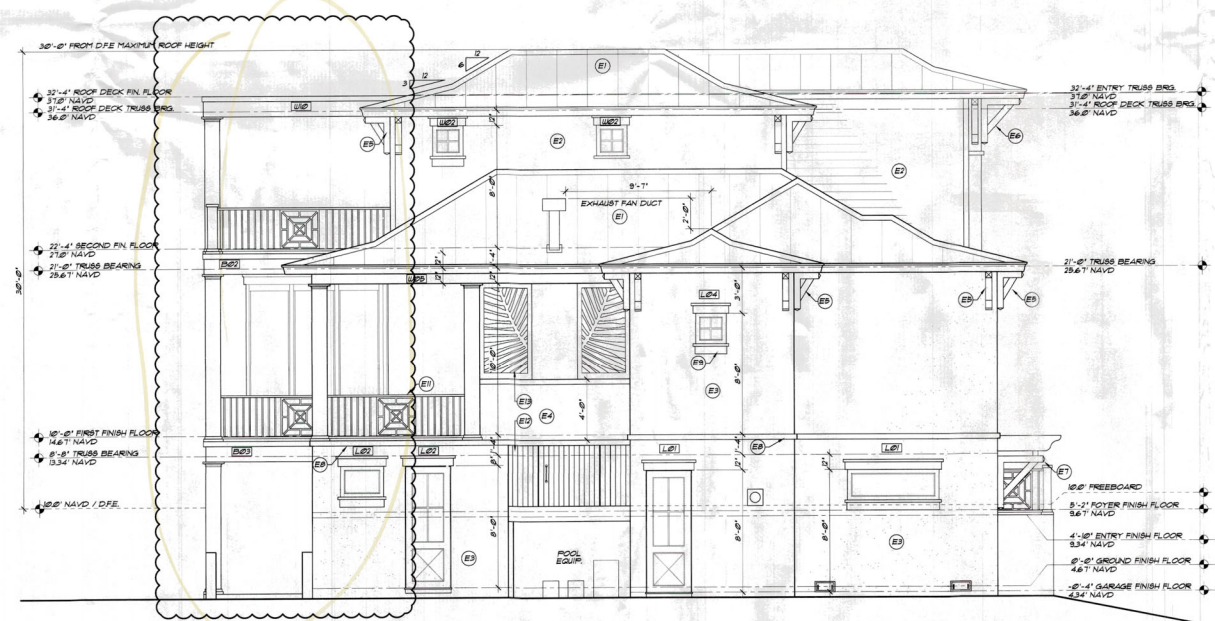
16
 OF 11 SHEETS

FILE COPY OF RECORDS

COPYRIGHT 2020 PHIPPS HOME DESIGN. CHANGING AND CONCEPT ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PHIPPS HOME DESIGN. THIS DRAWING MAY NOT BE REPRODUCED, COPIED OR REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN, INC. SARASOTA, FL.



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION NOTES	
SYMBOL	DESCRIPTION
E1	5/8" CRMP 26 GAUGE GALVALUME OVER PIEL 1/8" STICK OVER 1/2" OR 3/8" 4-PL 7' CDK. PL THOOD WITH PL THOOD CLIPS OVER FIN-ENGINEERED ROOF TRUSSES AT 24" O.C. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
E2	4" HARD B PLANK SIDING OVER 2-LAYER MOISTURE BARRIER 1/2" FL THOOD SHEATHING OVER 5/8" FRAME (INSTALLATION PER TRG SPECIFICATIONS)
E3	3/8" CEMENT FARGE COAT OVER 8" X 16" CPU (SAND SMOOTH FINISH)
E4	1/8" CEMENT FARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER MOISTURE BARRIER OVER 1/2" FL THOOD SHEATHING
E5	DECORATIVE BRACKET A - SEE DETAIL ON SHEET A12
E6	DECORATIVE BRACKET B - SEE DETAIL ON SHEET A12 LOCATED AT MAIN ENTRY ONLY
E7	DECORATIVE BRACKET C - SEE DETAIL ON SHEET A12 LOCATED AT GARAGE DOOR TRELLIS ONLY
E8	4" WIDE X 2" DEEP STUCCO BAND PAINTED TRIM COLOR
E9	8" WIDE HARD B PANEL HEAD 45LL BAND PAINTED TRIM COLOR
E10	1/2" 2X4 WOOD TRELLIS (STAINED) - SEE DETAIL ON SHEET A12
E11	3/8" POWDER COATED ALUMINUM RAILING PICKETS TO PRECLUDE A 4" SPHERE NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.)
E12	AC CORNAIL - 2" THICK PVC / VINYL SOUND MITIGATION FENCE AND GATE
E13	DECORATIVE POWDER COATED PANELS

REVISIONS		BY
10/3/20	10/26/20	PH/TH
10/30/20		TH
09/22/20		TH
08/21/20		TH
05/27/20		TH

Phipps Home Design
2901 Bee Ridge Road Ste. 4
Sarasota, FL 34230
Phone: 813-555-1912 (PHIPPS) (904) 838-4288
phippshomedesign.com

A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

RECEIVED
MAY 14 2021
TOWN OF LONGBOAT KEY
Planning, Zoning & Land Use

DRAWN BY: AP
CHECKED: BP
DATE: 1/6/2020
SCALE: VARIES
JOB NUMBER: 201806

A7
OF 11 SHEETS

BLDG PERMIT PLANS
FILE COPY OF RECORDS

COPYRIGHT 2021 PHIPPS HOME DESIGN. DRAWINGS AND CONCEPT MATERIALS NOT BE REPRODUCED, IN PART OR IN FULL, WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN, INC., SARASOTA, FL.

COLUMN SCHEDULE

- (C1) 12" X 12" CHU COLUMN (4) 8 REBAR VERT W/ 9 STIRRUPS @ 20" O.C. W/ DECO PVC COLUMN WRAP
 - (C2) 3 1/2" X 3 1/2" HSL POST W/ SPRING CO2448D523 CAP 4 HTS BASE
 - (C3) 8 1/4" X 8 1/4" PARALLEL POST W/ CO2448D523 CAP 4 CB66 BASE TYP UNLESS OTHERWISE SPECIFIED
 - (C4) 6" X 8" PT. POST 9 80 YELLOW PINE W/ CO2448 CAP 4 CB66 BASE DECO 31" X 31" PVC COLUMN WRAP
 - (C5) 8" X 8" CHU COLUMN (1) 8 REBAR VERT
 - (C6) 3 1/2" X 3 1/2" PARALLEL POST W/ CO2448D523 CAP AND HTS BASE
 - (C7) 8" X 8" CHU COLUMN (2) 8 REBAR VERT
 - (X) INDICATES POINT LOAD ABOVE
- INDICATES LOCATION OF SPRING WITH HOLDOWN OR SPRING 18" X 4" @ 32" O.C. OR 6" SQUARE/SECTION 18" X 20" FOR HEIGHTS LESS THAN 6' (2) 18" X 24" ARE ACCEPTABLE

TRUSS NOTE

ALL FLOOR TRUSSES TO BE 16' PRE-ENGINEERED FLOOR TRUSSES @ 16' O.C. UNLESS INDICATED OTHERWISE ON THESE PLANS. REFER TO TRUSS MANUFACTURER'S LAYOUTS AS THEY TAKE PRECEDENCE OVER THESE COMMENTS.

ENGINEER OF RECORD TO REVIEW TRUSS MANUFACTURER'S LAYOUTS PRIOR TO PERMIT ISSUE.

CONNECTOR NOTE

TRUSSES TO CHU USE METAL GIRDERS TO CHU USE (2) METAL TRUSSES TO WOOD USE HTMS GIRDERS TO WOOD USE (7) HTMS 20 ALL UNLESS NOTED OTHERWISE

NOTE:
CONSTRUCTION MUST NOT BEGIN UNTIL E.O.R. HAS REVIEWED, APPROVED AND SIGNED TRUSS PLANS.

NOTE:
ENGINEER OF RECORD MUST REVIEW AND SIGN FOR APPROVAL OF PRE-ENGINEERED TRUSSES, TRUSS CONNECTORS, FOUNDATION, AND BEARING WALLS PRIOR TO PERMIT ISSUE. ALL ARE SUBJECT TO CHANGE BASED ON TRUSS PLANS

NOTE:
FILLED CELLS AT ALL CORNERS, NEXT TO ALL OPENINGS BELOW ALL GIRDERS AND POINT LOADS AND @ 48" O.C.

FLOOR FRAMING NOTES

1. MINIMUM PRE-FABRICATED FLOOR TRUSS DESIGN LOADS:
LIVE LOAD: 40 PSF
TOP CHORD DEAD LOAD: 25 PSF
BOT. CHORD DEAD LOAD: 10 PSF
TOTAL OF 75 PSF
2. ALL FLOOR SHEATHING SHALL BE 3/4" THICK TONGUE AND GROOVE APA EXPOSURE 1 RATED PLYWOOD SHEATHING BY ADVANTECH
3. FLOOR TRUSS MANUFACTURER TO PROVIDE ENGINEERED CHANGING GIRDERS @ 8' SPACED BY A REGISTERED FLORIDA ENGINEER TO CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO THE DESIGNER OF RECORD.
4. SPECIAL CONNECTORS TO BE PROVIDED BY THE TRUSS MANUFACTURER
5. THE FLOOR TRUSS PLANS SHALL BE SUBMITTED TO THE 'ENGINEER OF RECORD' FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS.
6. PROVIDE TWO HEADER STUDS MIN. SUPPORTING EACH END OF EACH HEADER AND TWO FULL LENGTH STUDS MIN. AT EACH END OF EACH HEADER. THREE STUDS AT OPENINGS

CONNECTORS

NET WDL (LBS)	ANCHOR	ITEM
940	892	CONSOLE STUDS TO PLATES AND HEADERS
1065	1874R	EACH HEADER STUD TO HEADERS
1240	874 4/8" R	EACH HEADER STUD TO FLOOR PLATE BELOW
940	892	BEARING WALLS AND EXTERIOR FLOOR TRUSSES TO LEDGERS (TOP CHORD BEARING)
585	891	STUD TO BOTTOM PLATE (INTERIOR BEARING WALLS AND EXTERIOR TRUSS BEARING)
130	(2) 1/4" 20	FLOOR TRUSSES TO BEAMS (TRUSS INDICATED LOCATIONS)
1775 (DOWN)	L414	FLOOR TRUSSES TO BEAMS (STUD TO BEAMS STUD TOP PLATE INTERIOR & EXTERIOR TO TRUSS HEEL)
1450	HTS 20	FLOOR GIRDERS TRUSSES TO BEAMS STUD TOP PLATE INTERIOR & EXTERIOR TO TRUSS HEEL
2800	(2) HTS 20	FLOOR TRUSSES TO BEAMS STUD TOP PLATE INTERIOR & EXTERIOR TO TRUSS HEEL

NOTES

1. SPECIFIED ANCHORS ARE BY APPROXIMATE EQUIVALENT ALTERNATE PRODUCTS MAY BE SUBSTITUTED.
2. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THIS SCHEDULE WITH THE TRUSS REACTIONS SPECIFIED BY THE TRUSS MANUFACTURER AND SHOWN ON THE TRUSS SUBMITTALS.
3. REPORT ANY REACTIONS EXCEEDING THE ABOVE VALUES TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW.

CONC. BEAM SCHEDULE

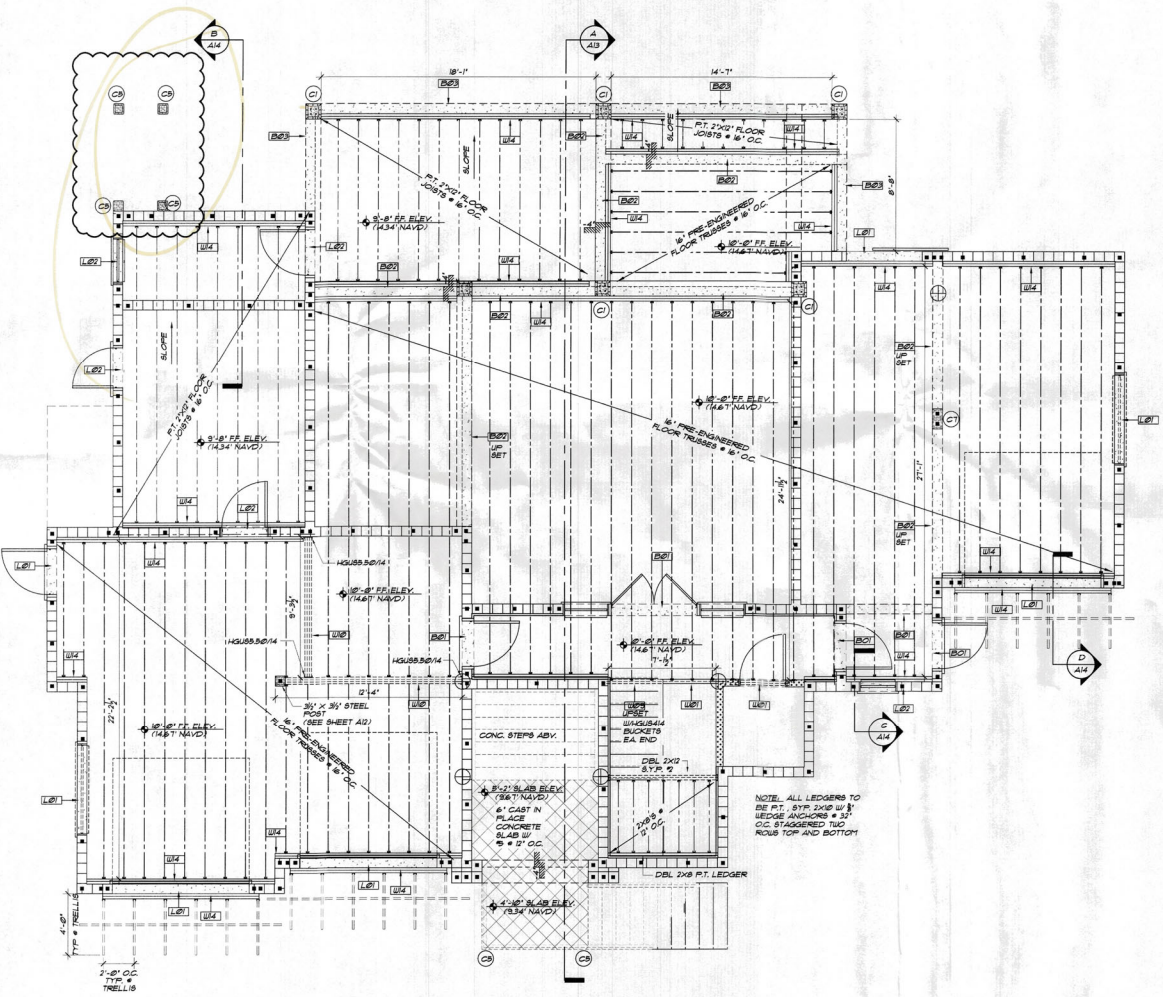
MARK	DESCRIPTION
B01	8" X 8" FORMED POURED 3000 PSI CONC. BEAM @ (1) 1" REBAR @ TOP, (3) BOT.
B02	8" X 8" FORMED 4" FORMED 3000 PSI CONC. BEAM @ (1) 1" REBAR @ TOP, (3) BOT. 4" FRONT FACE @ O.C. EMBLEMERS
B03	8" X 8" FORMED 4" FORMED 3000 PSI CONC. BEAM @ (1) 1" REBAR @ TOP, (3) BOT. 4" FRONT FACE @ O.C. EMBLEMERS

LINTEL BEAM SCHEDULE

MARK	DESCRIPTION
L01	(2) 8" X 8" LINTEL BLOCK (1) 8 REBAR BOTTOM FILLED SOLID (TYPICAL BUILDING THE BEAT ADV.)
L02	4" CHU FILL PIECE
L03	8" X 8" PRECAST LINTEL BLOCK (1) 8 REBAR BOTTOM FILLED SOLID
L04	8" X 8" PRECAST LINTEL BLOCK (1) 8 REBAR BOTTOM FILLED SOLID
L05	8" X 8" PRECAST LINTEL BLOCK (1) 8 REBAR BOTTOM FILLED SOLID
L06	8" X 8" PRECAST LINTEL BLOCK (1) 8 REBAR BOTTOM FILLED SOLID

WOOD BEAM SCHEDULE

MARK	SIZE (W X D)	MATERIALS
W01	(2) 2" X 8" BYR	WOOD BEAMS
W02	(2) 2" X 8" BYR	WOOD BEAMS
W03	(2) 2" X 8" BYR	WOOD BEAMS
W04	(2) 2" X 8" BYR	WOOD BEAMS
W05	(2) 2" X 8" BYR	WOOD BEAMS
W06	(2) 2" X 8" BYR	WOOD BEAMS
W07	(2) 2" X 8" BYR	WOOD BEAMS
W08	(2) 2" X 8" BYR	WOOD BEAMS
W09	(2) 2" X 8" BYR	WOOD BEAMS
W10	(2) 2" X 8" BYR	WOOD BEAMS
W11	(2) 2" X 8" BYR	WOOD BEAMS
W12	(2) 2" X 8" BYR	WOOD BEAMS
W13	(2) 2" X 8" BYR	WOOD BEAMS
W14	(2) 2" X 8" BYR	WOOD BEAMS



FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

RECEIVED
MAY 04 2020
TOWN OF LONGBOAT KEY
Planning & Zoning & Building

REVISIONS	BY
00320	TH
00320	TH
00320	TH
00320	TH
00320	TH
00320	TH
00320	TH

Phipps Home Design
2937 Pine Ridge Road Ste. 4
Gainesville, FL 32609
Haines Beach, FL 32117
Phone: 352-333-1212
Fax: 352-333-1212
www.phippshomedesign.com



A CUSTOM DESIGNED HOME FOR
MARK & DOREEN MITCHELL
682 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

DRAWN BY: AP
CHECKED: BP
DATE: 11/6/2019
SCALE: VARIOUS
JOB NUMBER: 201906

A8

OF 11 SHEETS

NOTE:
CONSTRUCTION MUST NOT BEGIN UNTIL
E.O.R. HAS REVIEWED, APPROVED
AND SIGNED TRUSS PLANS.

NOTE:
ENGINEER OF RECORD MUST REVIEW
AND SIGN FOR APPROVAL OF
PRE-ENGINEERED TRUSSES, TRUSS
CONNECTORS, FOUNDATION, AND
BEARING WALLS PRIOR TO PERMIT
ISSUE. ALL ARE SUBJECT TO
CHANGE BASED ON TRUSS PLANS

COLUMN SCHEDULE

- (C1) 12" X 12" O.C. COLUMN (4) 15 REBAR VERT. W/ 3 STIRRUPS # 16" O.C. W/ DECO. PVC COLUMN WRAP
- (C2) 3 1/2" X 3 1/2" PSL POST W/ SIMPSON CGC646523 CAP # HTS BASE
- (C3) 3 1/2" X 3 1/2" PARALLEL POST W/ CGC646523 CAP # CG646 BASE TYP. UNLESS OTHERWISE SPECIFIED.
- (C4) 6" X 6" P.T. POST # 80 YELLOW PINE W/ CG66 CAP # CG66 BASE. DECO 1/2" X 1/2" PVC COLUMN WRAP
- (C5) 8" X 8" O.C. COLUMN (1) 15 REBAR VERT.
- (C6) 3 1/2" X 3 1/2" PARALLEL POST W/ CGC646523 CAP AND HTS BASE.
- (C7) 8" X 16" O.C. COLUMN (2) 15 REBAR VERT.

⊗ INDICATES POINT LOAD ABOVE

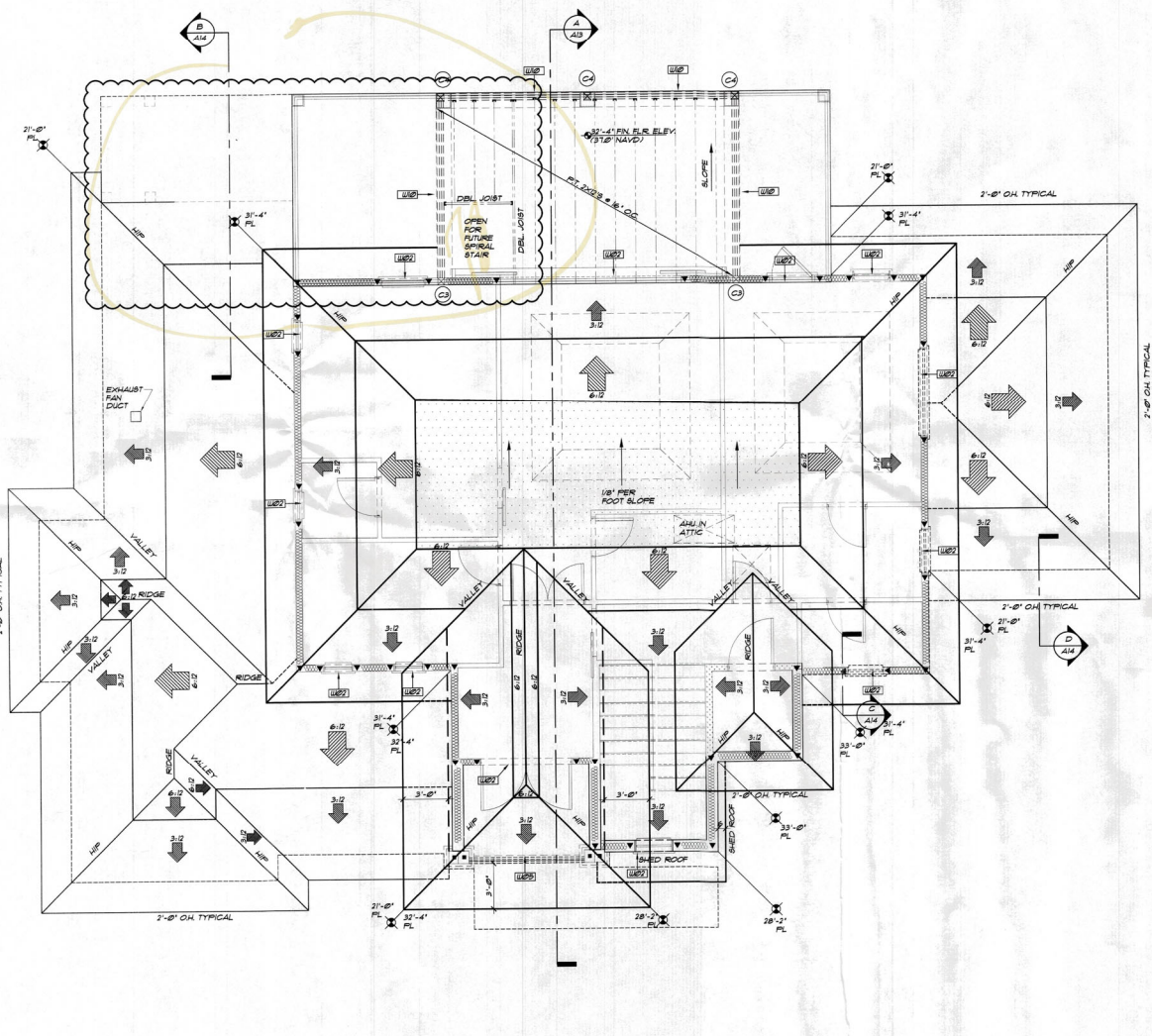
▼ NEGLECTS LOCATION OF SIMPSON KITS HELD DOWN ON SIMPSON #8224 # 3/4" O.C. OR 8" SHEARWALL SECTION TIE-DOWN FOR RESISTS LESS THAN 6" (2) H/STAY) ARE ACCEPTABLE

FLOOR FRAMING NOTES

- MINIMUM PRE-FABRICATED FLOOR TRUSS DESIGN LOADS:
LIVE LOAD: 40 PSF.
TOP CHORD DEAD LOAD: 25 PSF.
BOTTOM CHORD DEAD LOAD: 10 PSF.
TOTAL OF 75 PSF.
- ALL FLOOR SHEATHINGS SHALL BE 3/4" THICK TONGUE AND GROOVE, UNLESS OTHERWISE SPECIFIED.
- ALL FLOOR TRUSS MANUFACTURER TO PROVIDE ENGINEERED DRAWINGS BOUND & SEALED BY A REGISTERED FLORIDA ENGINEER IN CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO THE DESIGNER OF RECORD.
- SPECIAL CONNECTORS TO BE PROVIDED BY THE TRUSS MANUFACTURER.
- THE FLOOR TRUSS PLANS SHALL BE SUBMITTED TO THE DESIGNER OF RECORD FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS.
- PROVIDE TWO HEADER STUDS MIN. SUPPORTING EACH END OF EACH HEADER AND TWO LENDERS WITH MIN. AT EACH END OF EACH HEADER. THREE STUDS AT OPENINGS.

ROOF PLAN NOTES

- MINIMUM PRE-FABRICATED ROOF TRUSS DESIGN LOADS TO BE:
TOP CHORD LIVE LOAD: 20 PSF.
TOP CHORD DEAD LOAD: 10 PSF.
BOTTOM CHORD DEAD LOAD: 10 PSF.
TOTAL OF 40 PSF.
- TRUSS ENGINEER IS RESPONSIBLE FOR THE DESIGN OF TRUSS SYSTEM, ROOF FRAMING PLAN AND PROVIDE ENGINEERING FOR ALL TRUSSES, TRUSS CONNECTORS, BEAM BRACKETMANAGERS AND JUMP DESIGN LOADS. ALL OF WHICH SHALL BE CLEARLY AND COMPLETELY SPECIFIED ON TRUSS MANUFACTURER'S ENGINEERING DOCUMENTS.
- ALL LEAKINGS AND BAY RETALS TO BE 26 GAUGE G-90 INTERSECTIONS, GUTTERS (IF APPLICABLE) WHENEVER THERE IS A CHANGE IN ROOF FLOOR CONSTRUCTION (EXCEPT AT RIDGE JUNCTIONS) AND AROUND ALL ROOF OPENINGS.



ROOF PLAN & ROOF DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

CONNECTORS

NET UPLIFT (LBS.)	ANCHOR	ITEM
940	SP2	CRIPPLE STUDS TO PLATES AND HEADERS
1968	H5TAN	EACH HEADER STUD TO HEADER
1340	SP4 4.0-8.0	EACH HEADER STUD TO FLOOR PLATE BELOW
940	SP2	STUD TO TOP PLATE INTERIOR BEARING WALLS AND EXTERIOR BEARING WALLS
588	SP1	STUD TO TOP PLATE INTERIOR BEARING WALLS AND EXTERIOR BEARING WALLS
130	(2) H 2.0	TOP CHORD BEARING
175 (DOWN)	H414	FLOOR TRUSSES TO BEAMS (FACE MOUNTED LOCATIONS)
450	H5 2.0	FLOOR TRUSSES TO BEAMS (FACE MOUNTED INTERIOR & EXTERIOR TO TRUSS) SEE FLOOR & EXTERIOR TO TRUSS SEES
2500	(2) H5 2.0	FLOOR 4 EXTERIOR TO TRUSS SEES

NOTES

- SPECIFIED ANCHORS ARE BY SIMPSON-STRONGTIE EQUIVALENT ALTERNATE PRODUCTS MAY BE SUBSTITUTED.
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THIS SCHEDULE WITH THE TRUSS RECTIONS SPECIFIED BY THE TRUSS MANUFACTURER AND GIVEN ON THE TRUSS SHEETPLATE.
- FOR ALL REACTIONS EXCEEDING THE ABOVE VALUES TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW.

CONC. BEAM SCHEDULE

B01	6" X 8" FORMED & POURED PERM PERM CONC. TO BE BUILT 4" O.C. W/ 3 REBAR #16 @ 4" O.C. B.E.
B02	6" X 8" FORMED & POURED PERM PERM CONC. TO BE BUILT 4" O.C. W/ 3 REBAR #16 @ 4" O.C. B.E.
B03	6" X 8" FORMED & POURED PERM PERM CONC. TO BE BUILT 4" O.C. W/ 3 REBAR #16 @ 4" O.C. B.E.

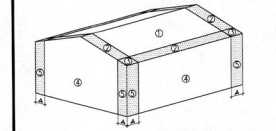
LINTEL BEAM SCHEDULE

L01	(2) 6" X 8" LINTEL BLOCK W/ 16" REBAR BOTTOM FILLED SOLID
L02	6" X 12" LINTEL BLOCK W/ 16" REBAR BOTTOM FILLED SOLID
L03	6" X 8" LINTEL BLOCK W/ 16" REBAR BOTTOM FILLED SOLID
L04	6" X 8" PRECAST LINTEL BLOCK W/ 16" REBAR BOTTOM FILLED SOLID

WOOD BEAM SCHEDULE

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES. UNLESS NOTED OTHERWISE (U.O.I.)

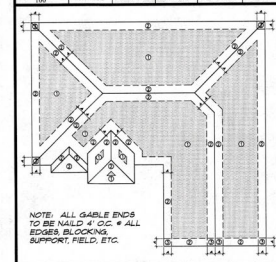
MARK	SIZE (W X D)	MATERIALS
MB1	(2) 2" X 8" SYP WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
MB2	(2) 2" X 8" SYP WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
MB3	(4) 3" X 21" SYP WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
MB4	(1) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB5	(2) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB6	(4) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB7	(2) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB8	(2) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB9	(2) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB0	(2) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB1	(1) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
MB2	1" REBOARD	
MB3	(2) 3" X 21" SYP LENDERS W/ 8" P.LAG BOLTS (WOOD) WEDGE ANCHORS (CMU) # 3/4" O.C. TWO ROWS, STAGGERED, 4" MIN. EMBEDMENT	



DESIGN WIND PRESSURES (ASD) FOR COMPONENTS AND CLADDING (PSF)

SEE PERM CAT. C-8, 8.1 HEIGHT

TRIBUTARY AREA (SF)	ZONE	WINDS & DOORS
10	1	-18.4-11.2 -19.6-5.2 19.6-8.2 -18.4-9.9 -18.4-9.6
20	2	-17.9-10.3 -17.9-4.9 -17.9-7.0 -17.9-7.0 -17.9-7.0
50	3	-16.0-9.1 -16.0-4.2 -16.0-5.8 -16.0-5.8 -16.0-5.8
100	4	-10.0-3.3 -10.0-3.3 -10.0-3.3 -10.0-3.3 -10.0-3.3



WINDING NOTES

ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL 5/8" OR GREATER PLYWOOD OR EQUAL OSB/NG ENGINEERED ROOF TRUSSES # 24" O.C. MAXIMUM

NAILING PATTERN:
ZONE 1 - 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 2 - 6" O.C. INTERMEDIATE AND EDGES
ZONE 3 - 6" O.C. INTERMEDIATE AND EDGES
ZONE 4 - 8" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 5 - 8" O.C. INTERMEDIATE AND EDGES

NAILS: 8d COMMON FOR 1/2" OSB COMMON FOR 5/8"

1/2" DIMENSION - 4dps OR BAYE HEIGHT OR 1/2" OF LEAST HORIZONTAL DIMENSION (WHICHEVER IS LESS BUT NOT LESS THAN EITHER 4" OR THE LEAST HORIZONTAL DIMENSION OR 3" MINIMUM)

TIE-DOWN & HEADER NOTES

- PROVIDE (2) 2X6 HEADERS W/ (2) 1/2" FLITCH PLATES AT 2X6 WOOD FRAMED WALLS AND (2) 2X6 HEADERS W/ (1) 1/2" FLITCH PLATES AT 2X6 WOOD FRAMED WALLS. UNLESS NOTED OTHERWISE (U.O.I.)
- PROVIDE SIMPSON HES TIES AT ALL ROOF TRUSS TO WOOD FRAMED SUPPORTS, UNG.
- PROVIDE MIN. DOUBLE STUDS OR REINFORCED CONCRETE FILLED CELL BENEATH ALL GIRDER TRUSSES, UNG.

CONNECTOR NOTE

TRUSSES TO CMU USE METAL GIRDERS TO CMU USE (2) METAL TRUSSES TO WOOD USE METAL GIRDERS TO WOOD USE (1) HTRSS ALL UNLESS NOTED OTHERWISE.

TABLE R301(2)(4) NOMINAL (ASD) GARAGE DOOR LOADS FOR A BUILDING WITH A MEAN FLOOR HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (PSF)

ROOF ANGLE (DEGREES)	ULTIMATE DESIGN WIND SPEED (VW) DETERMINED IN ACCORDANCE WITH SECTION R301(2)(4) (MPH - 3 SECOND GUST)		
	140 MPH	150 MPH	160 MPH
WIDTH (FT)			
HEIGHT (FT)			
16	18.5	20.9	24.1
20	17.7	19.7	22.7
24	16.0	18.1	21.3
30	13.0	14.5	17.0
36	11.0	12.4	14.4
40	10.0	11.9	13.8

TABLE R301(2)(3) HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS FOR TABLE R301(2)(2)

MEAN ROOF HEIGHT	EXPOSURE			
	B	C	D	E
15	1.00	1.21	1.47	
20	1.00	1.29	1.55	
25	1.00	1.35	1.61	
30	1.00	1.40	1.70	
35	1.00	1.44	1.74	
40	1.00	1.49	1.78	

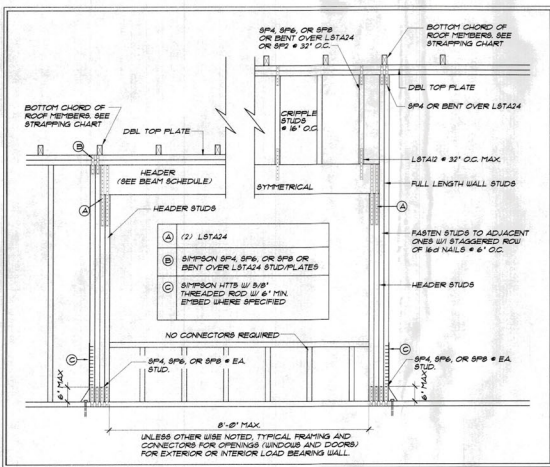
RECEIVED
MAY 04 2023
TOWN OF CHRISTMAS

PHIPPS HOME DESIGN
2307 New Ridge Road Ste. 4
Bartonsville, FL 32920
Phone: (888) 888-1111
Fax: (888) 888-1111
www.phippsdesign.com

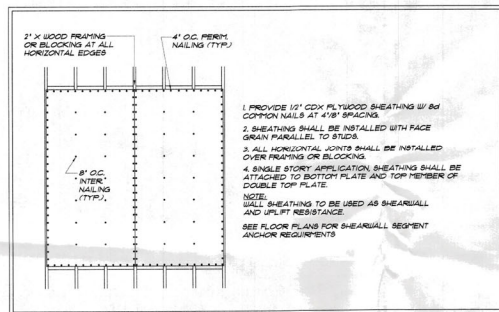
A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBEACH KEY, FLORIDA 34228

DRAIN BY: AP
CHECKED: BP
DATE: 1/6/2020
SCALE: VARIOUS
JOB NUMBER: 201906

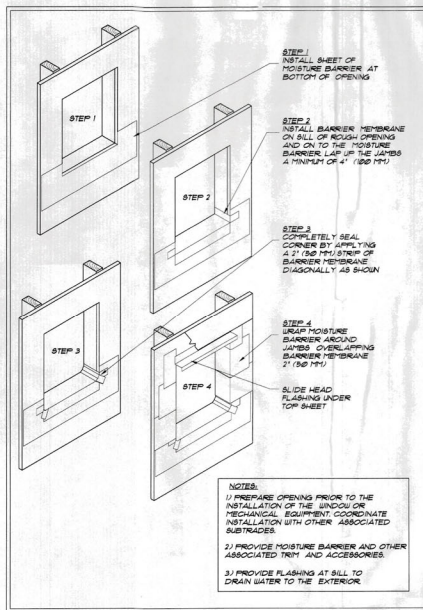
A10
OF 11 SHEETS



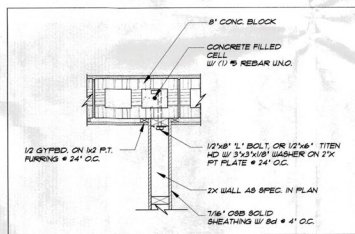
TYPICAL HEADER DETAIL
SCALE: 1/2"=1'-0"



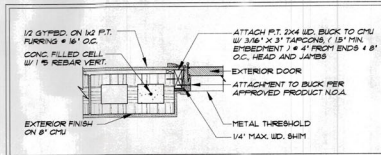
TYPE II WALL SHEATHING NAILING REQUIREMENTS
SCALE: 1/2"=1'-0"



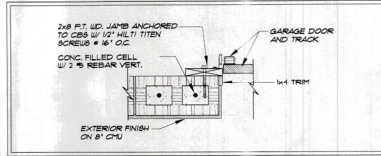
ROUGH OPENING PREPARATION
SCALE: NOT TO SCALE



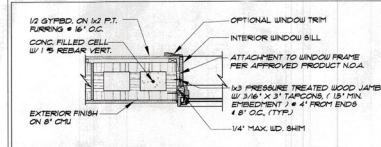
MIXED CONST. DETAIL
SCALE: 1"=1'-0"



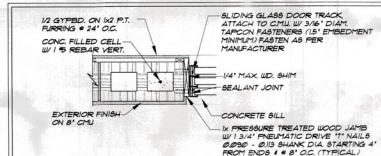
DOOR JAMB TO BLOCK, HEAD & SIDELITES SIMILAR
SCALE: 1"=1'-0"



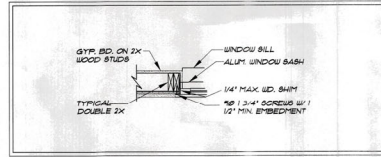
GARAGE DOOR JAMB TO BLOCK
SCALE: 1"=1'-0"



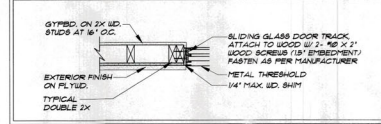
WINDOW JAMB TO BLOCK, HEAD SIMILAR
SCALE: 1"=1'-0"



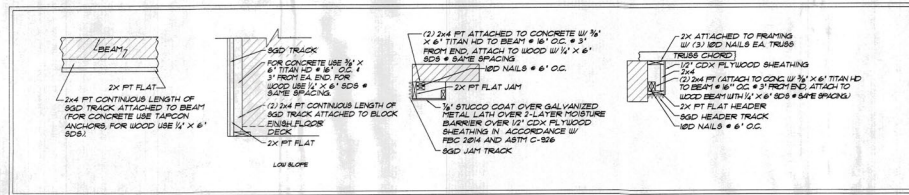
S.G.D. DOOR JAMB TO BLOCK, HEAD SIMILAR
SCALE: 1"=1'-0"



WINDOW JAMB TO WOOD FRAME, HEAD SIMILAR
SCALE: 1"=1'-0"



SL. GL. DR. JAMB TO WOOD FRAME, HEAD SIMILAR
SCALE: 1"=1'-0"



POCKET SLIDING GLASS DOOR FRAMING DETAILS
SCALE: 1"=1'-0"

DOOR & WINDOW SCHEDULE				
MARK (DOOR)	GLAZE	TYPE	UNIT SIZE	NO. OF UNITS
100	IMPACT	GARAGE DOOR	8'-0" X 8'-0"	1
101	IMPACT	GARAGE DOOR	8'-0" X 8'-0"	1
102	IMPACT	CASEMENT	2'-6" X 5'-0"	1
103	IMPACT	FIBERGLASS MAN. DOOR	3'-0" X 8'-0"	1
104	IMPACT	GARAGE DOOR	8'-0" X 8'-0"	1
105	IMPACT	TRANSOM	6'-0" X 2'-0"	1
106	IMPACT	FT. WOOD BARN DOOR	8'-0" X 8'-0"	1
107	IMPACT	FT. WOOD ENTRY DOORS W/ SIDELITES	(2) 3'-0" X 8'-0" W/ (2) 6'-0" SIDELITES MULLED TOGETHER	1
108	IMPACT	FIBERGLASS MAN. DOOR	3'-0" X 8'-0"	1
109	IMPACT	FIBERGLASS MAN. DOOR	2'-6" X 2'-0"	1
110	IMPACT	FIBERGLASS MAN. DOOR	3'-0" X 8'-0"	1
111	IMPACT	FIBERGLASS MAN. DOOR	3'-0" X 8'-0"	1
112	IMPACT	TRANSOM	6'-0" X 2'-0"	1
113	IMPACT	CASEMENT	2'-6" X 3'-0"	1
114	IMPACT	CASEMENT	2'-6" X 5'-0"	1
115	IMPACT	CASEMENT	(2) 2'-6" X 5'-0" MULLED TOGETHER W/ 6" MULLION	1
116	IMPACT	CASEMENT	2'-6" X 6'-0"	1
117	IMPACT	WOOD ENTRY DOORS W/ TRANSOMS MULLED TOGETHER W/ 6" MULLION	(2) 3'-0" X 8'-0" DOORS W/ (2) 3'-0" X 3'-0" FIXED TRANSOMS MULLED TOGETHER W/ 6" MULLION	1
118	IMPACT	CASEMENT	2'-6" X 6'-0"	1
119	IMPACT	CASEMENT	2'-6" X 4'-0"	1
120	IMPACT	CASEMENT	2'-6" X 2'-0"	1
121	IMPACT	TRANSOM	4'-0" X 2'-0"	1
122	IMPACT	TRANSOM	6'-0" X 2'-0"	1
123	IMPACT	CASEMENT	(2) 2'-6" X 5'-0" MULLED TOGETHER	1
124	IMPACT	3 PANEL SLIDER DOORS	0'-0" X 10'-0"	1
125	IMPACT	3 PANEL SLIDER DOORS	9'-0" X 10'-0"	1
126	IMPACT	SLIDER DOORS	16'-0" X 10'-0"	1
127	IMPACT	FT. WOOD ENTRY DOOR	2'-0" X 8'-0"	1
128	IMPACT	FIXED GLASS	2'-0" X 2'-0"	1
129	IMPACT	FIXED GLASS	2'-0" X 2'-0"	1
130	IMPACT	FIXED GLASS	2'-0" X 2'-0"	1
131	IMPACT	FT. WOOD ENTRY DOORS	(2) 3'-0" X 8'-0"	1
132	IMPACT	FIXED GLASS	2'-6" X 8'-0"	1
133	IMPACT	FIXED GLASS	2'-6" X 2'-0"	1
134	IMPACT	TRANSOM	3'-0" X 2'-0"	1
135	IMPACT	TRANSOM	6'-0" X 2'-0"	1
136	IMPACT	CASEMENT	2'-6" X 5'-0"	1
137	IMPACT	FT. WOOD ENTRY DOOR	3'-0" X 8'-0"	1
138	IMPACT	3 PANEL SLIDER DOORS	0'-0" X 8'-0"	1
139	IMPACT	CASEMENT	3'-0" X 4'-0"	1
140	IMPACT	FIXED GLASS	2'-0" X 2'-0"	1
141	IMPACT	FIXED GLASS	2'-0" X 2'-0"	1

NOTES:
SEE PER SPECIFICATIONS (N.O.A./AL. PRODUCT APPROVAL) FOR BLOCK FASTENING REQUIREMENTS, PRODUCT SPECIFICATIONS GOVERN.

REVISIONS	BY
10/3/20	PH/TH
10/10/20	TH
10/16/20	TH
10/21/20	TH
10/23/20	TH
10/23/20	TH

Phipps Home Design
2021 Iron Ridge Road Ste. 4
Bassett, VA 24025
Home Based, P.O. Box 180
P.O. Box 180
(813) 952-1912 / (800) 438-0308
phippshomedesign.com



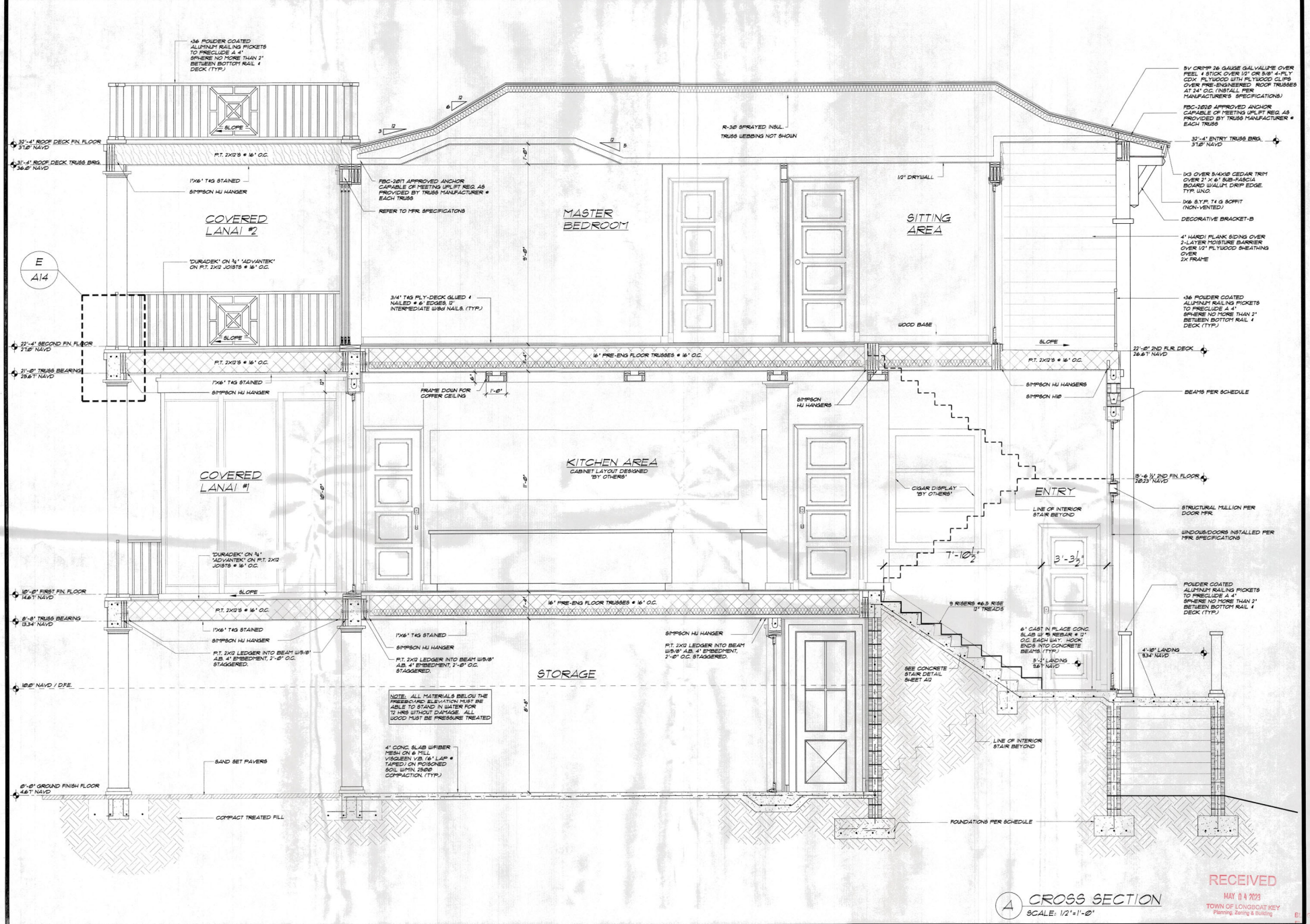
A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SCALE

RECEIVED
MAY 11 10 2023
TOWN OF LONGBOAT KEY
Planning & Zoning

DRAWN BY: AP
CHECKED: BP
DATE: 1/6/2020
SCALE: VARIES
JOB NUMBER: 101506

FILE COPY OF RECORD



E
A14

④ CROSS SECTION
SCALE: 1/2"=1'-0"

RECEIVED
MAY 14 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS	BY
10/3/20	PH/TH
10/20/20	TH
11/20/20	TH
12/10/20	TH
3/21/21	TH
4/30/21	TH
8/4/21	TH
12/23/21	TH
05/20/23	TH

Phipps Home Design
2023 Ben Ridge Road Ste. 4
Seaside, FL 32020
Phone: (904) 327-1111
Home: (904) 1912-1800
phippshomedesign.com



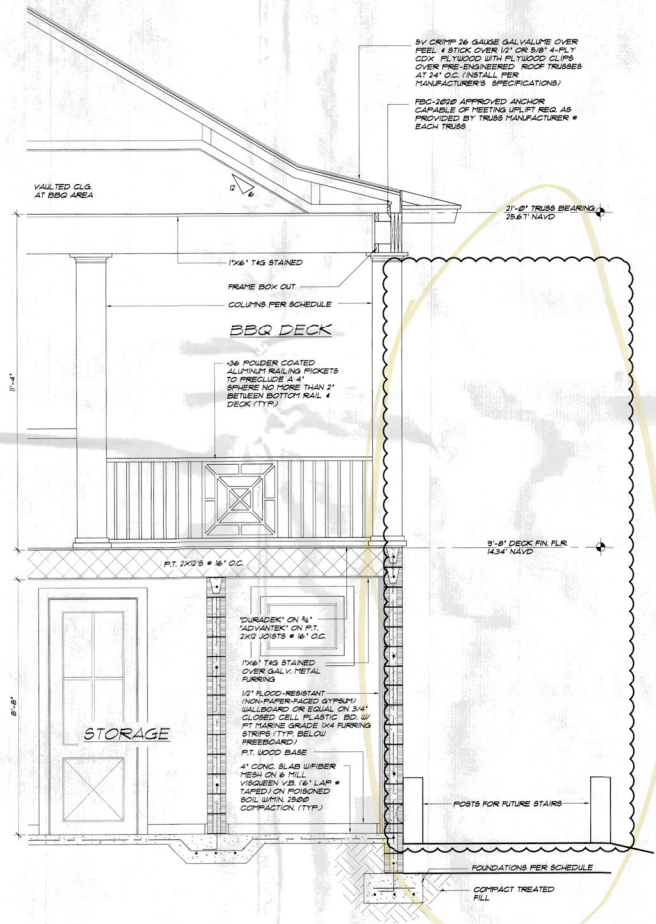
A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

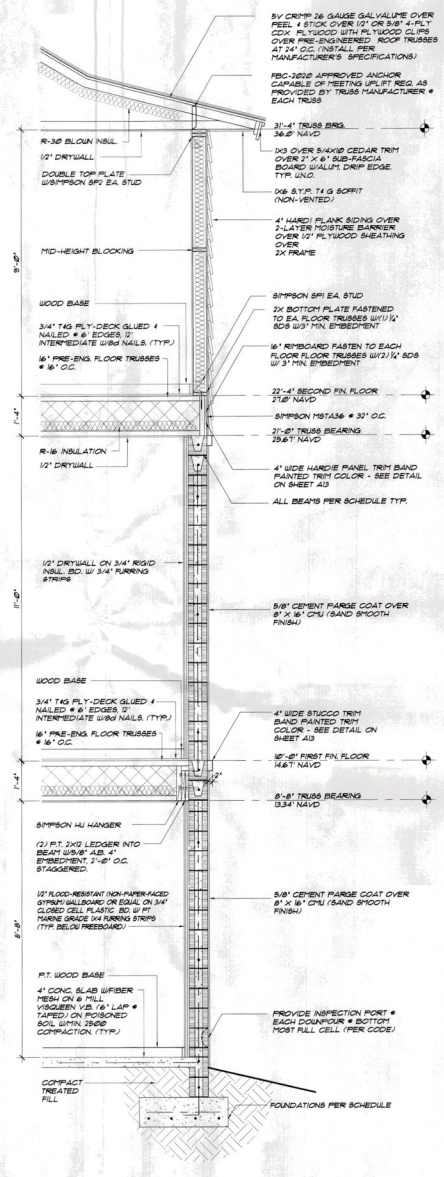
DRAWN BY: AP
CHECKED: BP
DATE: 1/6/2020
SCALE: VARIES
JOB NUMBER: 10586

A13
OF 11 SHEETS

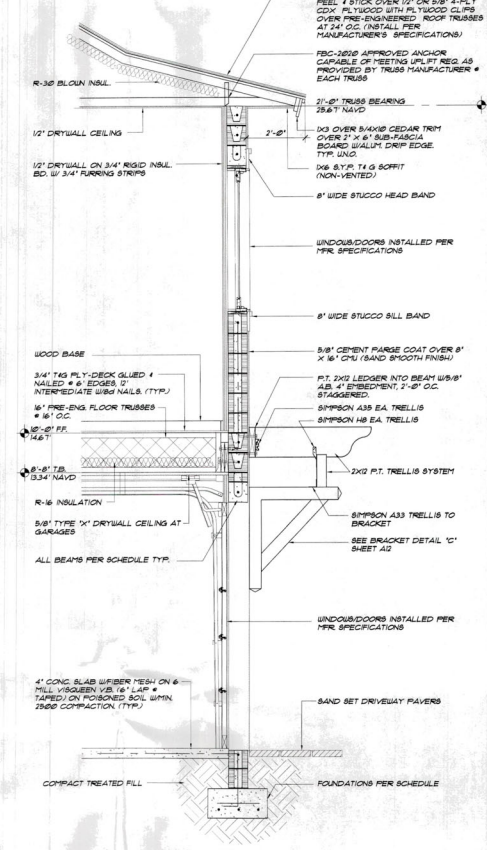
COPYRIGHT 2023: PHIPPS HOME DESIGN. ARCHITECTS, ENGINEERS AND CONTRACTORS OF SERVICE. ALSO ARE THE PROPRIETOR OF PHIPPS HOME DESIGN. THIS DRAWING IS NOT TO BE USED, COPIED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN. THIS DRAWING IS NOT TO BE USED, COPIED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN. THIS DRAWING IS NOT TO BE USED, COPIED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN.



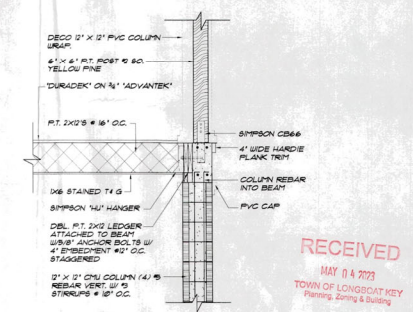
(B) CROSS SECTION
SCALE: 1/2"=1'-0"



(C) THREE STORY WALL SECTION
SCALE: 1/2"=1'-0"



(D) TWO STORY WALL SECTION
SCALE: 1/2"=1'-0"



(E) TYP. LANAI COLUMN CONNECTION
SCALE: 1/2"=1'-0"

REVISIONS	BY
10/22/20	PT/TH
10/22/20	TH
11/23/20	TH
12/15/20	TH
4/26/21	TH
8/21	TH
10/23/21	TH
10/25/21	TH

Phipps Home Design
2905 New Ridge Road, Suite 4
Sarasota, FL 34237
Haines Beach, FL 32117
(813) 945-1912 | (800) 488-0288
phippshomedesign.com



A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

CONTRACT: 2020-PHIPP HOME DESIGN. DRAWINGS AND CONTENTS OF THESE AND ARE THE PROPERTY OF PHIPPS HOME DESIGN. THIS DRAWING MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF PHIPPS HOME DESIGN. ALL RIGHTS RESERVED.

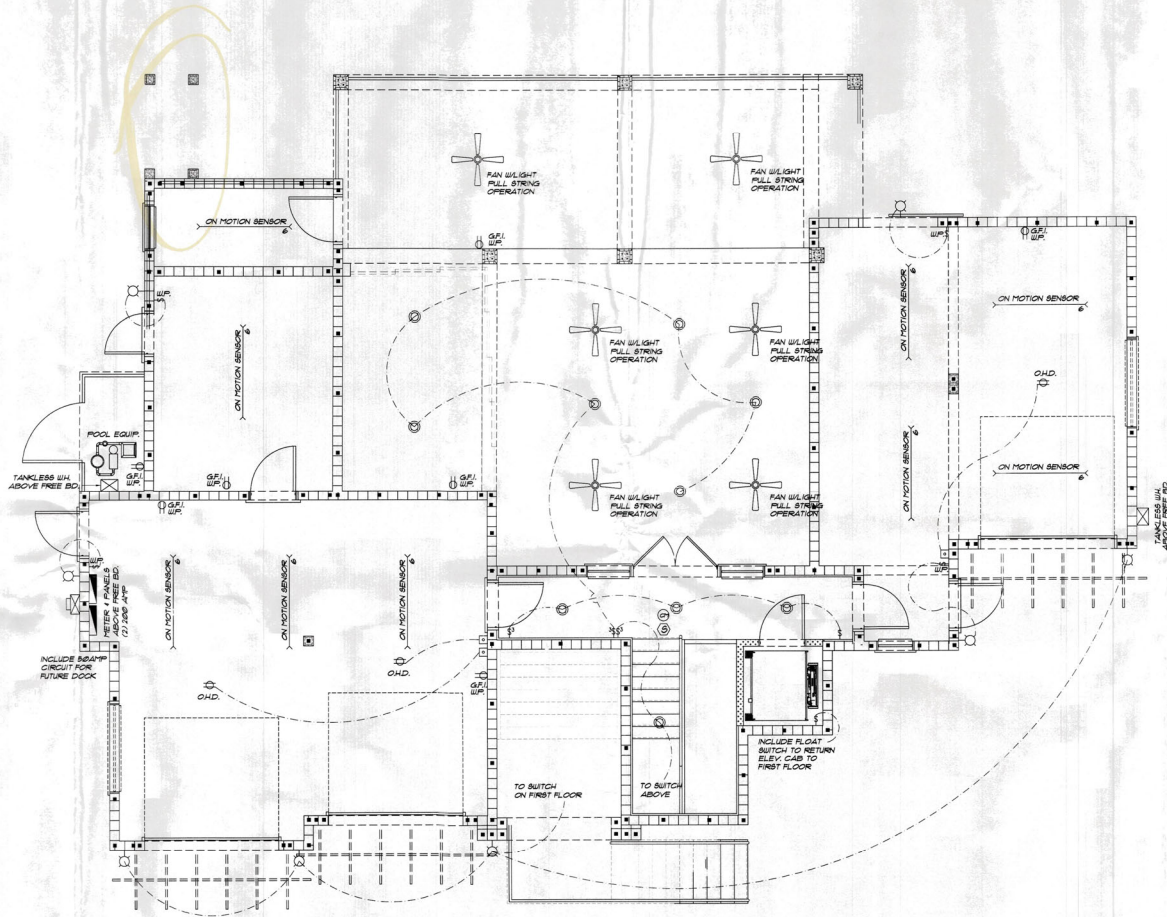
SCALE

RECEIVED
MAY 04 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DRAWN BY: AP
CHECKED BY:
DATE: 10/20/20
SCALE: VARIOUS
JOB NUMBER: 10206A

A14
OF 11 SHEETS

FILE COPY OF RECORD



GROUND FLR. ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

○	DIRECT WIRE
⊥	ANGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED POINT 48" AFF. UNO.
⊥	THREE WAY SWITCH MOUNT 48" AFF. UNO.
⊥	FOUR WAY SWITCH MOUNT 48" AFF. UNO.
⊥	DIMMER SWITCH W/ATS AS NOTED, MOUNT 48" AFF. UNO.
⊥	SINGLE RECEPTACLE A/MS AS NOTED, MOUNT 18" AFF. UNO.
⊥	DUPLEX RECEPTACLE, A/MS AS NOTED, MOUNT 18" AFF. UNO.
⊥	DUPLEX RECEPTACLE ABOVE COUNTER HEIGHT UNO.
⊥	SPLIT-SWITCHED RECEPTACLE, A/MS AS NOTED, MOUNT 18" AFF. UNO.
⊥	QUADRUPLEX RECEPTACLE MOUNT 18" AFF. UNO.
⊥	220V RECEPTACLE, MOUNT 18" AFF. UNO.
⊥	DUPLEX RECEPTACLE, FLOOR MOUNTED
⊥	DUPLEX RECEPTACLE, CEILING MOUNTED
⊥	J&A - 43A DUAL USB TYPE-A 4 TYPE C WALL CHARGER OUTLET VERTICAL PORTS
⊥	SURFACE MOUNTED CEILING FIXTURE
⊥	DOWNLIGHT RECESSED CAN
⊥	WALL MOUNTED FIXTURE
⊥	WALL MOUNTED FIXTURE
⊥	WALL MOUNTED FIXTURE
⊥	EXHAUST FAN/LIGHT
⊥	EXHAUST ONLY
⊥	RECESSED EYEBALL FIXTURE
⊥	SURFACE MOUNTED CEILING PENDENT LIGHT
⊥	PREWIRE FIXTURE
⊥	FLUORESCENT FIX (NOT INDICATES SIZE)
⊥	WEATHER PROOF
⊥	VAPOR PROOF
⊥	GROUND FAULT INTERRUPT
⊥	GARAGE DOOR OPERATOR
⊥	TELEPHONE JACK
⊥	TELEVISION JACK
⊥	CARBON MONOXIDE DETECTOR POWERED BY HOUSE POWER (LINKED TO CARBON MONOXIDE SYSTEM)
⊥	SMOKE DETECTOR (LINKED TO CARBON MONOXIDE SYSTEM)
⊥	DISTRIBUTION PANEL
⊥	ELECTRIC METER
⊥	A/C DISCONNECT
⊥	CEILING FAN

ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT RECD. TO BE GFI'S MUST BE ARC FALT W/ TAMPER PROOF RECD.
- 18" CLEAR (MIN) ON ALL WIC LIGHTS
- ALL CEILING FANS ON REESTATS
- SMOKE DETECTORS TO BE HARD WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO SOUND.
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- PROVIDE ARC FALT INTERRUPTER BRANCH CIRCUITS ON ALL 120 VOLT SINGLE PHASE 30-50 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS 4 LIKE LIVING AREAS PER NEC 210.11
- NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AGENT WALLS (IF APPLICABLE)
- POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
- ALL ELECTRICAL OUTLETS TO BE PLACED PER NEC 210.33, SO THAT NO SPACE ALONG THE FLOORLINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET IN THAT SPACE
- ALL ELECTRICAL TO BE ABOVE BEE
- THIS IS AN UNSPRINKLERED BUILDING
- ALL EXTERIOR LIGHT FIXTURES SHALL BE UL LISTED FOR USE ON DAMP LOCATIONS AS APPROPRIATE TO EXPOSURE
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER
- ALL RECESSED LIGHT FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND UL LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION
- UNLESS NOTED OTHERWISE ON PLANS, ALL OUTLETS TO BE MOUNTED 18" AFF. SWITCHES 48" AFF. TELEPHONE RECEPTACLES 18" AFF. UNLESS WALL MOUNTED THEN 48" AFF. KITCHEN OUTLETS TO BE MOUNTED 42" AFF. FIELD VERIFY COUNTERBACKSPASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX
- GARAGE, KITCHEN, BATHS, DOORS, AND ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED.
- LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH, OFFICE AND THEATER TO BE LITE TOUCH ON LUTRON
- ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE

REVISIONS	BY
01/31/20	PH/TH
02/20/20	TH
03/10/20	TH
3/21/20	TH
4/26/20	TH
8/4/21	TH
02/23/21	TH
06/21/21	TH

Phipps Home Design
2022 Ben Ridge Road Ste. 4
Gainesville, FL 32609
Phone: 352.381.1000
Home: 352.381.1000
Fax: 352.381.1000
www.phippshomedesign.com



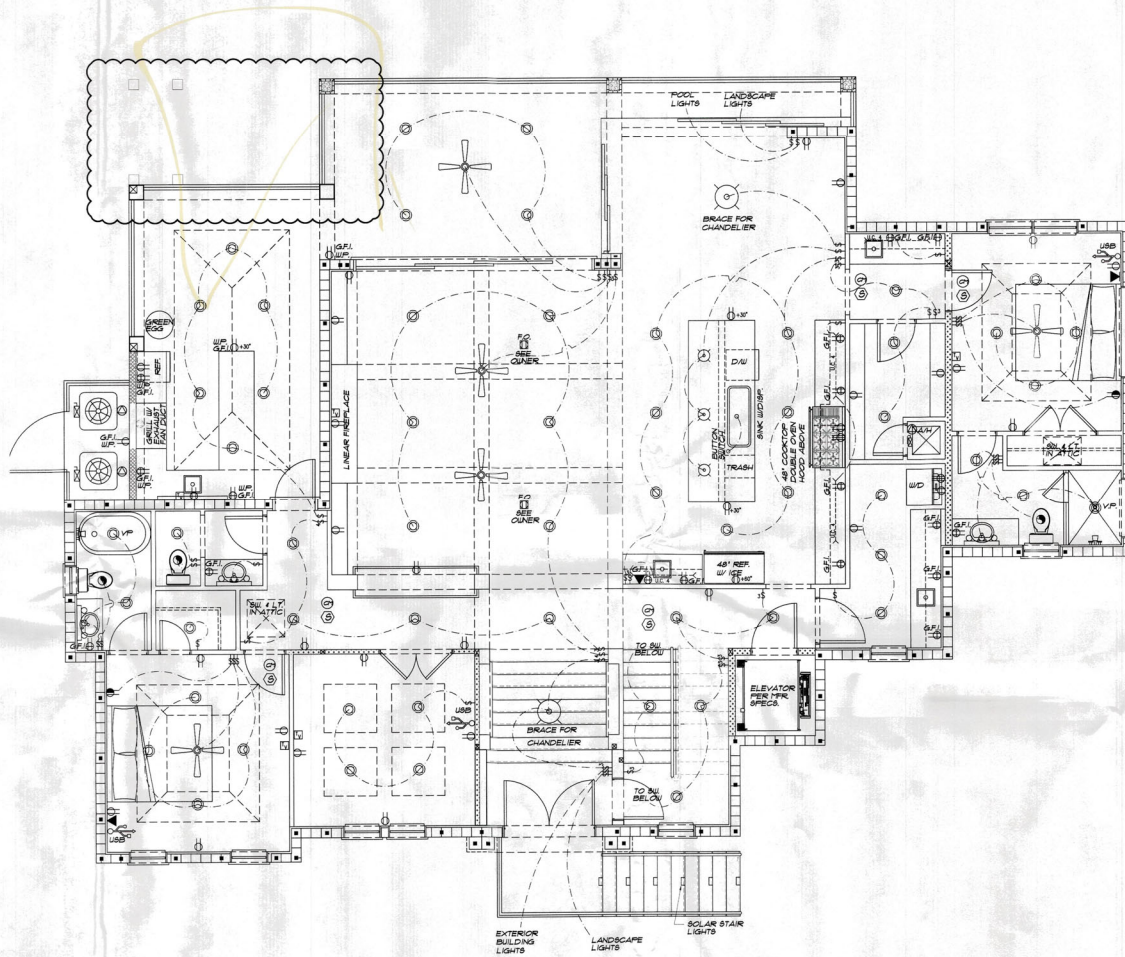
A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
638 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

RECEIVED
MAY 04 2023
TOWN OF LONGBOAT KEY
Planning & Building

DRAWN BY: AP
CHECKED: BP
DATE: 06/20/20
SCALE: VARIES
JOB NUMBER: 201906
A15
OF 11 SHEETS

FILE COPY OF RECORD



FIRST FLR. ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

○	DIRECT WIRE
§	SINGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF. UNO.
§	THREE WAY SWITCH, MOUNT 48" AFF. UNO.
§	FOUR WAY SWITCH, MOUNT 48" AFF. UNO.
§	DIMMER SWITCH W/ITS AS NOTED, MOUNT 48" AFF. UNO.
⊕	SINGLE RECEPTACLE, AMP'S AS NOTED, MOUNT 18" AFF. UNO.
⊕	DUPLEX RECEPTACLE, AMP'S AS NOTED, MOUNT 18" AFF. UNO.
⊕	DUPLEX RECEPTACLE, ABOVE COUNTER HEIGHT UNO.
⊕	SPILT-SWITCHED RECEPTACLE, AMP'S AS NOTED, MOUNT 18" AFF. UNO.
⊕	QUADRUPLEX RECEPTACLE, MOUNT 18" AFF. UNO.
⊕	220V RECEPTACLE, MOUNT 18" AFF. UNO.
⊕	DUPLEX RECEPTACLE, FLOOR MOUNTED
⊕	DUPLEX RECEPTACLE, CEILING MOUNTED
⊕	2BA - 424 DUAL USB TYPE-A 1 TYPE C WALL CHARGER OUTLET VERTICAL PORTS
○	SURFACE MOUNTED CEILING FIXTURE
○	DOWNLIGHT RECESSED CAN
⊕	WALL MOUNTED FIXTURE
⊕	EXHAUST FAN/LIGHT
⊕	EXHAUST ONLY
⊕	RECESSED EYEBALL FIXTURE
⊕	SURFACE MOUNTED CEILING PENDENT LIGHT
⊕	PREWIRE FIXTURE
⊕	FLOURESCENT FIX (NCP INDICATES SIZE)
⊕	W.P. WEATHER PROOF
⊕	V.P. VAPOR PROOF
⊕	G.F.I. GROUND FAULT INTERRUPT
⊕	GARAGE DOOR OPERATOR
⊕	TELEPHONE JACK
⊕	TELEVISION JACK
⊕	CARBON MONOXIDE DETECTOR POWERED BY HOUSE POWER (LINKED TO CARBON MONOXIDE SYSTEM)
⊕	SMOKE DETECTOR (LINKED TO CARBON MONOXIDE SYSTEM)
⊕	DISTRIBUTION PANEL
⊕	ELECTRIC METER
⊕	A/C DISCONNECT
⊕	CEILING FAN

ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT REQ. TO BE GFI'S MUST BE ARC FAULT W/ TAMPER PROOF RECP.
- 18" CLEAR MIN. ON ALL WIC LIGHTS
- ALL CEILING FANS ON RECEPTS
- SMOKE DETECTORS TO BE HARD WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO SOUND.
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- PROVIDE ARC FAULT INTERRUPTER BRANCH CIRCUITS ON ALL 120 VOLT SINGLE PHASE 3-20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS & LIKE LIVING AREAS PER NEC 210.12
- NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AWAY WALLS (IF APPLICABLE)
- POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
- ALL ELECTRICAL OUTLETS TO BE PLACED PER NEC 210.52, SO THAT NO SPACE ALONG THE FLOORLINE IN ANY WALL SPACE IS MORE THAN 6 FT FROM AN OUTLET IN THAT SPACE
- ALL ELECTRICAL TO BE ABOVE B.F.E.
- THIS IS AN UNSPRINKLERED BUILDING
- ALL EXTERIOR LIGHT FIXTURES SHALL BE UL LISTED FOR SET OR CHASE LOCATIONS AS APPROPRIATE TO EXPOSURE
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER
- ALL RECESSED LIGHT FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND UL LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION
- UNLESS NOTED OTHERWISE ON PLANS, ALL OUTLETS TO BE MOUNTED # 18" AFF. SWITCHES # 48" AFF. TELEPHONE RECEPTACLES # 18" AFF. (UNLESS WALL MOUNTED THEN # 48" AFF.) KITCHEN OUTLETS TO BE MOUNTED # 42" AFF. FIELD VERIFY COUNTERBACKSPASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX
- GARAGE, KITCHEN, BATHS, DOCK AND ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED
- LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH OFFICE AND THEATER TO BE LITE TOUCH OR LITVISE
- ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE

RECEIVED
MAY 04 2023
TOWN OF LONGCAT KEY
Planning, Zoning & Building

REVISIONS	BY
10/3/22	PM/TH
10/26/22	TH
11/2/22	TH
11/16/22	TH
11/23/22	TH
12/1/22	TH
12/15/22	TH

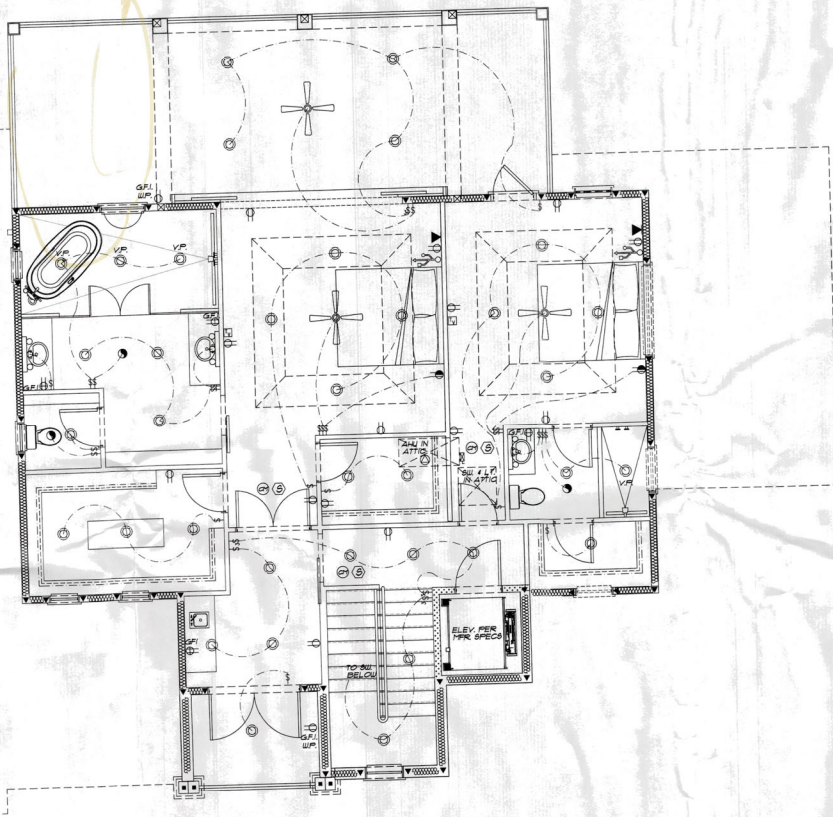
Phipps Home Design
2307 Blue Ridge Road S.W.
Stansards, FL 32208
Home: 904.333.1880
Home: 904.333.1881 (904)484-4289
pshipps@phippshome.com

A CUSTOMER DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
6228 BAYVIEW DRIVE
LONGCAT KEY, FLORIDA 34228

DRAIN BY: AP
CHECKED: BP
DATE: 11/6/2022
SCALE: VARIES
JOB NUMBER: 101966

A16
OF 11 SHEETS

BLDG. PERMIT PLANS
COPY OF RECORD



SECOND FLR. ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

o	DIRECT WIRE
§	SINGLE POLE SWITCH LOWER CASE LETTER INDICATOR LIGHT CONTROLLED MOUNT 48" AFF. UNO.
§	THREE WAY SWITCH MOUNT 48" AFF. UNO.
§	FOUR WAY SWITCH MOUNT 48" AFF. UNO.
§	DIMMER SWITCH WATTS AS NOTED MOUNT 48" AFF. UNO.
⊕	SINGLE RECEPTACLE AMPS AS NOTED MOUNT 18" AFF. UNO.
⊕	DUPLEX RECEPTACLE AMPS AS NOTED MOUNT 18" AFF. UNO.
⊕	DUPLEX RECEPTACLE ABOVE COUNTER HEIGHT UNO.
⊕	SPLIT-BUTTED RECEPTACLE AMPS AS NOTED MOUNT 18" AFF. UNO.
⊕	QUAD/RAMPLEX RECEPTACLE MOUNT 18" AFF. UNO.
⊕	220V RECEPTACLE MOUNT 18" AFF. UNO.
⊕	DUPLEX RECEPTACLE FLOOR MOUNTED
⊕	DUPLEX RECEPTACLE CEILING MOUNTED
⊕	20A - 42A DUAL USB TYPE-A 1 TYPE-C WALL CHARGER OUTLET VERTICAL MOUNT
⊕	SURFACE MOUNTED CEILING FIXTURE
⊕	DOWNLIGHT RECESSED CAN
⊕	WALL MOUNTED FIXTURE
⊕	VANITY LIGHTS
⊕	EXHAUST FAN/LIGHT
⊕	EXHAUST ONLY
⊕	RECESSED EYEBALL FIXTURE
⊕	SURFACE MOUNTED CEILING PENDENT LIGHT
⊕	PRELUDE FIXTURE
⊕	FLUORESCENT FIX. (NO# INDICATES SIZE)
⊕	W.P. LEATHER PROOF
⊕	V.P. VAPOR PROOF
⊕	G.F.I. GROUND FAULT INTERRUPT
⊕	GARAGE DOOR OPERATOR
⊕	TELEPHONE JACK
⊕	TELEVISION JACK
⊕	CARBON MONOXIDE DETECTOR POWERED BY HOUSE POWER (LINKED TO CARBON MONOXIDE SYSTEM)
⊕	SMOKE DETECTOR (LINKED TO CARBON MONOXIDE SYSTEM)
⊕	DISTRIBUTION PANEL
⊕	ELECTRIC METER
⊕	A/C DISCONNECT
⊕	CEILING FAN

RECEIVED
MAY 9 4 2023
TOWAL OCEAN CONSTRUCTION
Planning, Zoning & Building

ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT NEG. TO BE GFI'S MUST BE ARC FAULT W/ TAMPER PROOF RECP.
- 18" CLEAR PNL ON ALL SWIC. LIGHTS
- ALL CEILING FANS ON RHEOSTATS
- SMOKE DETECTORS TO BE HARD WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO SOUND.
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- PROVIDE ARC FAULT INTERRUPTER BRANCH CIRCUITS ON ALL 120 VOLT SINGLE PHASE 15-20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS & LIKE LIVING AREAS PER NEC 210.11
- NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AWAY WALLS (IF APPLICABLE)
- POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
- ALL ELECTRICAL OUTLETS TO BE PLACED PER NEC 210.32 SO THAT NO SPACE ALONG THE FLOORLINE IN ANY WALL SPACE IS MORE THAN 6 FT FROM AN OUTLET IN THAT SPACE
- ALL ELECTRICAL TO BE ABOVE B.F.E.
- THIS IS AN UNSPRINKERED BUILDING
- ALL EXTERIOR LIGHT FIXTURES SHALL BE UL LISTED FOR SET OR EQUIV. LOCATIONS AS APPROPRIATE TO EXPOSURE
- VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER
- ALL RECESSED LIGHT FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND UL LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION
- UNLESS NOTED OTHERWISE ON PLANS ALL OUTLETS TO BE MOUNTED # 18" AFF. SWITCHES # 48" AFF. TELEPHONE RECEPTACLES # 18" AFF. (UNLESS WALL MOUNTED THEN # 48" AFF.) KITCHEN OUTLETS TO BE MOUNTED # 42" AFF. FIELD VERIFY COUNTERBACKSPLASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX
- GARAGE, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED.
- LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH, OFFICE AND THEATER TO BE LITE TOUCH OR LUTRON.
- ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE

REVISIONS BY

10/30/20	PH/TH
11/30/20	TH
12/30/20	TH
3/21	TH
4/26/21	TH
8/4/21	TH
12/28/21	TH
09/20/23	TH

Phipps Home Design
3037 Bee Ridge Road Ste. 4
Tampa, FL 33629
Phone: 813-988-1917
Fax: 813-988-4889
phippshomedesign.com

A CUSTOM DESIGNED HOME FOR:
MARK & DOREEN MITCHELL
628 BAYVIEW DRIVE
LONGBOAT KEY, FLORIDA 34228

SEAL

DRAWN BY: AP
CHECKED: BP
DATE: 1/6/2020
SCALE: VARIOUS
JOB NUMBER: 201946

A17
OF 17 SHEETS

BLDG. PERMIT PLANS
FILE COPY OF RECORD

- Client to review overall placement plan including dimensions, roof and ceiling conditions, top chord size overhang / cantilever lengths, rafter heights, bearing & non-bearing wall locations and heights.
- Client to review entry and / or other conditions that require centering of peaks, overhangs or cantilevers to ensure proper truss design.
- Client to review AHU conditions such as, hung from ceiling, recessed into ceiling or attic mounted. It is the client's responsibility to inform truss plant of locations, size, and weights.
- Client to review special conditions, such as beam loads, dropped soffit loads and skylite locations to ensure proper truss design / placement.
- Ceiling drops and valleys not shown are to be field framed by client.
- Hip and corner jacks not cut are to be cut in the field by others.
- Overhangs are 2x4 or 2x6, no blocking is applied.
- Overhangs are considered wild, cut to fit in field.
- Temporary or permanent bracing is not included in truss package.
- Erect trusses per BCSI-B1 Summary Sheet. Prior to erecting trusses refer to sealed truss engineering sheets for additional important info.
- It is the client's responsibility to coordinate delivery dates with truss plant/sales. Truss delivery will be on the agreed upon date.
- Client to provide a marked location for delivery. Location must be accessible, level and clear of materials and debris. In lieu of this, trusses will be delivered in the best available location at our driver's discretion. No charges will be accepted if above criteria is not met.
- All truss repairs must be coordinated with truss plant. Do Not Cut Any Trusses before contacting truss plant with specifics of problem.
- No back charges or crane charges of any kind will be accepted unless specifically approved in writing by truss plant management.
- Note: One approved layout must be returned to truss plant before fabrication / scheduling.
- *** Upon signing you agree that you have reviewed this placement plan in its entirety.

Approved By: _____
 Approval Date: _____

Requested Delivery Date: _____

Roof Loading: 20.00 TC/L, 15.0 TC/D, 0.0 BCL, 10.00 BCDL, DOL 1.25

Floor Loading: 40.00 TC/L, 10.00 TC/D, 0.0 BCL, 5.0 BCDL, DOL 1.00

T.C. Pitch : 3/8/12	Wind Code : MWFRS / ASCE 7-10
B.C. Pitch : Flat	Design Method : FBC-2020 / TPI-2014
T.C. Size : Varies	Wind Speed : 150 mph / Exp. D
Heel Hgt : Varies	Mean Hgt : 15' Min.
Bearing : Varies	Building Cat. : II
Cantilever : N/A	Importance Factor : 1.00
Overhang : 2' 0"	Enclosure Factor : Partially Enclosed
O.H. Cut : Plumb	Enclosure Lateral : Partially Enclosed
Spacing : 24' O.C.	Enclosure Entry : Partially Enclosed

HUS26 = Typ. Single Ply Roof Truss

A HTU26	D LSU26	G THA422	K SUL46
B HGUS26-2	E HHUS46	H MTHM	L SUR46
C HGUS26-3	F HHUS48	J THAC422	M

Hangers are Manufactured by Simpson Strong Tie unless noted otherwise

DESIGN CRITERIA

HANGERS

BRG. SCHEDULE

NOTES

CLIENT INFORMATION

REV.

Client: MW Mitchell Const. & Dev.

Project: Mitchell Residence

Model:

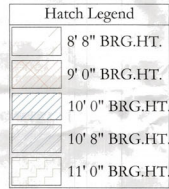
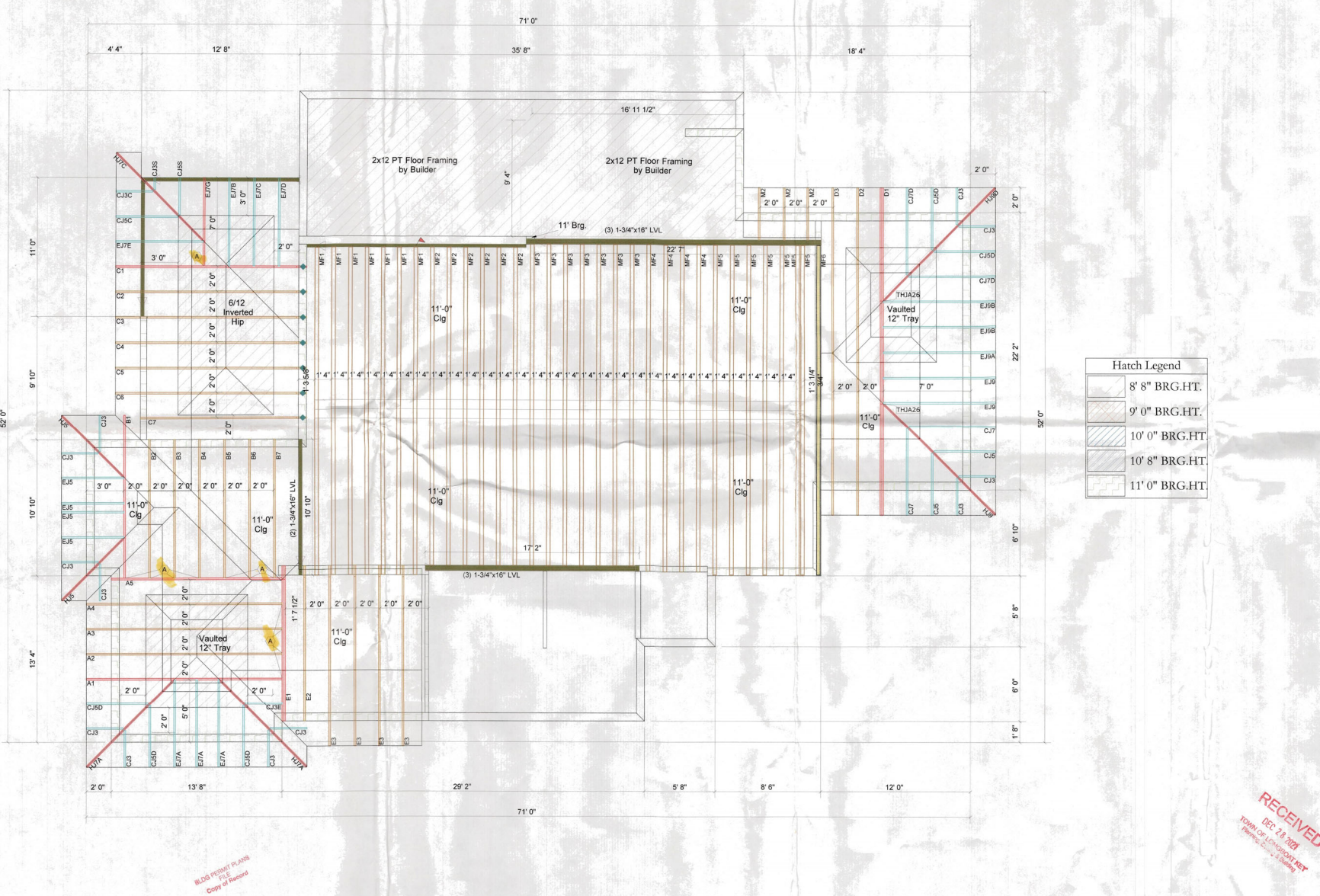
Lot / Subdivision / Street Address: 628 Bayview Drive

Location: Longboat Key, FL

Date: xx/xx/2016 Scale: NTS

Plan Date: xx/xx/xxxx Drawn By: Tom Smith

Sheet# 1 of 1 Job # xxxxxx



See Legend in Layout

1st Truss Layout

RECEIVED
 DEC 28 2016
 TOWN OF LONGBOAT KEY
 Permit No. 2016-0000000000

BUILD PERMIT PLANS
 Copy of Record

BUILD PERMIT PLANS
 Copy of Record

BUILD PERMIT PLANS
 Copy of Record

- Client to review overall placement plan including dimensions, roof and ceiling conditions, top chord size, overhang / cantilever lengths, heel heights, bearing & non-bearing wall locations and heights.
- Client to review entry and / or other conditions that require centering of peaks, overhangs or cantilevers to ensure proper truss design.
- Client to review AHJ conditions such as, hung from ceiling, recessed into ceiling or attic mounted. It is the client's responsibility to inform truss plant of locations, size, and weights.
- Client to review special conditions, such as beam loads, dropped soffit loads and skylite locations to ensure proper truss design / placement.
- Ceiling drops and valleys not shown are to be field framed by client.
- Hip and corner jacks not cut are to be cut in the field by others.
- Overhangs are 2x4 or 2x6, no blocking is applied.
- Overhangs are considered wild, cut to fit in field.
- Temporary or permanent bracing is not included in truss package.
- Erect trusses per BCSI-81 Summary Sheet. Prior to erecting trusses refer to sealed truss engineering sheets for additional important info.
- It is the client's responsibility to coordinate delivery dates with truss plant/sales. Truss delivery will be on the agreed upon date.
- Client to provide a marked location for delivery. Location must be accessible, level and clear of materials and debris. In lieu of this, trusses will be delivered in the best available location at our driver's discretion. No charges will be accepted if above criteria is not met.
- All truss repairs must be coordinated with truss plant. Do Not Cut Any Trusses before contacting truss plant with specifics of problem.
- No back charges or crane charges of any kind will be accepted unless specifically approved in writing by truss plant management.
- Note: One approved layout must be returned to truss plant before fabrication / scheduling.
- *** Upon signing you agree that you have reviewed this placement plan in its entirety.

Approved By: _____
 Approval Date: _____
 Requested Delivery Date: _____

Roof Loading: 20.00 TCLL, 15.0 TCDD, 0.0 BCLL, 10.00 BCDL, DOL 1.25	
Floor Loading: 40.00 TCLL, 10.00 TCDD, 0.0 BCLL, 5.0 BCDL, DOL 1.00	
T.C. Pitch : 3/8/12	Wind Code : MWFRS / ASCE 7-10
B.C. Pitch : Flat	Design Method : FBC-2020 / TPI-2014
T.C. Size : Varies	Wind Speed : 150 mph / Exp. D
Heel Hgt : Varies	Mean Hgt : 15 Min.
Bearing : Varies	Building Cat. : II
Cantilever : N / A	Importance Factor : 1.00
Overhang : 2' 0"	Enclosure : Partially Enclosed
O.H. Cut : Plumb	Enclosure Lanai : Partially Enclosed
Spacing : 24" O.C.	Enclosure Entry : Partially Enclosed

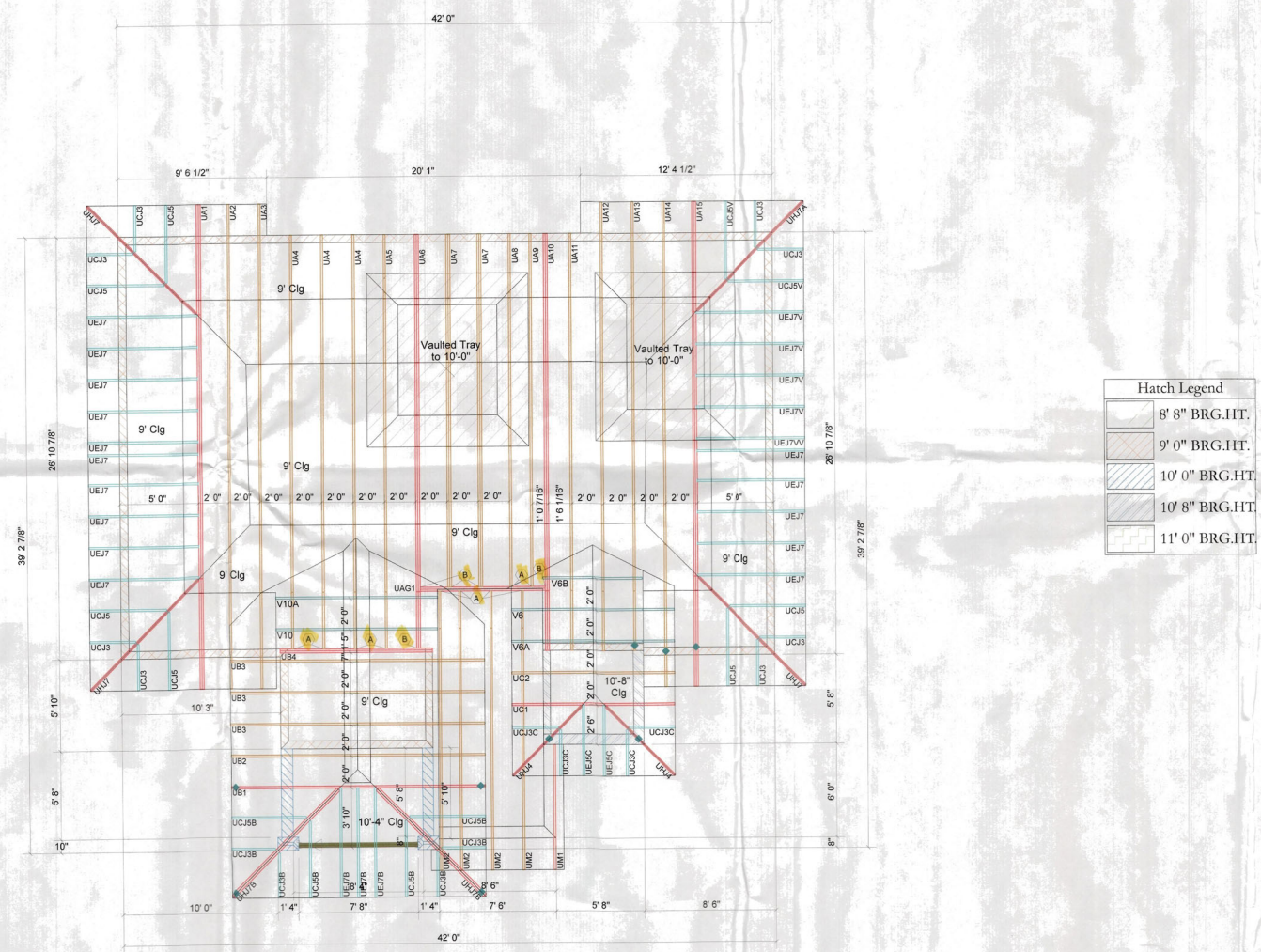
HUS28 = Typ. Single Ply Roof Truss HHS46 = Typ. Floor Truss
 A HTU28 D LSU28 G THA422 K SUL46
 B HGS28-2 E HHUS46 H MTHM L SUR46
 C HGS28-3 F HHUS48 J THA422 M
 Hangers are Manufactured by Simpson Strong Tie unless noted otherwise

See Legend in Layout

2nd Truss Layout

Client:
MW Mitchell Const. & Dev.
 Project:
Mitchell Residence
 Model:
 Lot / Subdivision / Street Address:
628 Bayview Drive
 Location:
Longboat Key, FL.

Date: xx/xx/2018 Scale: NTS
 Plan Date: xx/xx/xxxx Drawn By: Tom Smith
 Sheet#: 1 of 1 Job #: xxxxxx



Hatch Legend

[Hatch Pattern]	8' 8" BRG.HT.
[Hatch Pattern]	9' 0" BRG.HT.
[Hatch Pattern]	10' 0" BRG.HT.
[Hatch Pattern]	10' 8" BRG.HT.
[Hatch Pattern]	11' 0" BRG.HT.

RECEIVED
 DEC 28 2018
 TOTAL OFFICE COPIES: 10
 TOTAL SET COPIES: 10
 TOTAL SET COPIES: 10
 TOTAL SET COPIES: 10

CLIENT APPROVAL
 DESIGN CRITERIA
 HANGERS
 BRG. SCHEDULE
 NOTES
 CLIENT INFORMATION
 REV.

- Client to review overall placement plan including dimensions, roof and ceiling conditions, top chord size, overhang / cantilever lengths, heel heights, bearing & non-bearing wall locations and heights.
- Client to review entry and / or other conditions that require centering of peaks, overhangs or cantilevers to ensure proper truss design.
- Client to review AHU conditions such as, hung from ceiling, recessed into ceiling or attic mounted. It is the client's responsibility to inform truss plant of locations, size, and weights.
- Client to review special conditions, such as beam loads, dropped soffit loads and skylite locations to ensure proper truss design / placement.
- Ceiling drops and valleys not shown are to be field framed by client.
- Hip and corner jacks not cut are to be cut in the field by others.
- Overhangs are 2x4 or 2x6, no blocking is applied.
- Overhangs are considered wild, cut to fit in field.
- Temporary or permanent bracing is not included in truss package.
- Erect trusses per BCSI-B1 Summary Sheet. Prior to erecting trusses refer to sealed truss engineering sheets for additional important info.
- It is the client's responsibility to coordinate delivery dates with truss plant/sales. Truss delivery will be on the agreed upon date.
- Client to provide a marked location for delivery. Location must be accessible, level and clear of materials and debris. In lieu of this, trusses will be delivered in the best available location at our driver's discretion. No charges will be accepted if above criteria is not met.
- All truss repairs must be coordinated with truss plant. Do Not Cut Any Trusses before contacting truss plant with specifics of problem.
- No back charges or crane charges of any kind will be accepted unless specifically approved in writing by truss plant management.
- Note: One approved layout must be returned to truss plant before fabrication / scheduling.
- Upon signing you agree that you have reviewed this placement plan in its entirety.

Approved By: _____
 Approval Date: _____

Requested Delivery Date: _____
 Roof Loading: 20.00 TCCL, 15.0 TCCL, 0.0 BCCL, 10.00 BCCL, DDL 1.25
 Floor Loading: 40.00 TCCL, 10.00 TCCL, 0.0 BCCL, 5.0 BCCL, DDL 1.00

DESIGN CRITERIA	
T.C. Pitch	: 3/8/12
B.C. Pitch	: Flat
Wind Code	: MWFRS / ASCE 7-10
Design Method	: FBC-2020 / TPI-2014
Wind Speed	: 150 mph / Exp. D
Mean Hgt	: 15' Min.
Bearing	: Varies
Building Cat.	: II
Importance Factor	: 1.00
Overhang	: 2' 0"
Enclosure	: Partially Enclosed
Q/H: Cut	: Phanta
Enclosure Lana	: Partially Enclosed
Enclosure Entry	: Partially Enclosed

HANGERS	
HUS26 = Typ. Single Ply Roof Truss	HHUS46 = Typ. Floor Truss
A HTU26	D LSU26
G THA422	K SUL46
B HGUS26-2	E HHUS46
H MTHM	L SUR46
C HGUS28-3	F HHUS46
J THAC422	M

Hangers are Manufactured by Simpson Strong Tie unless noted otherwise

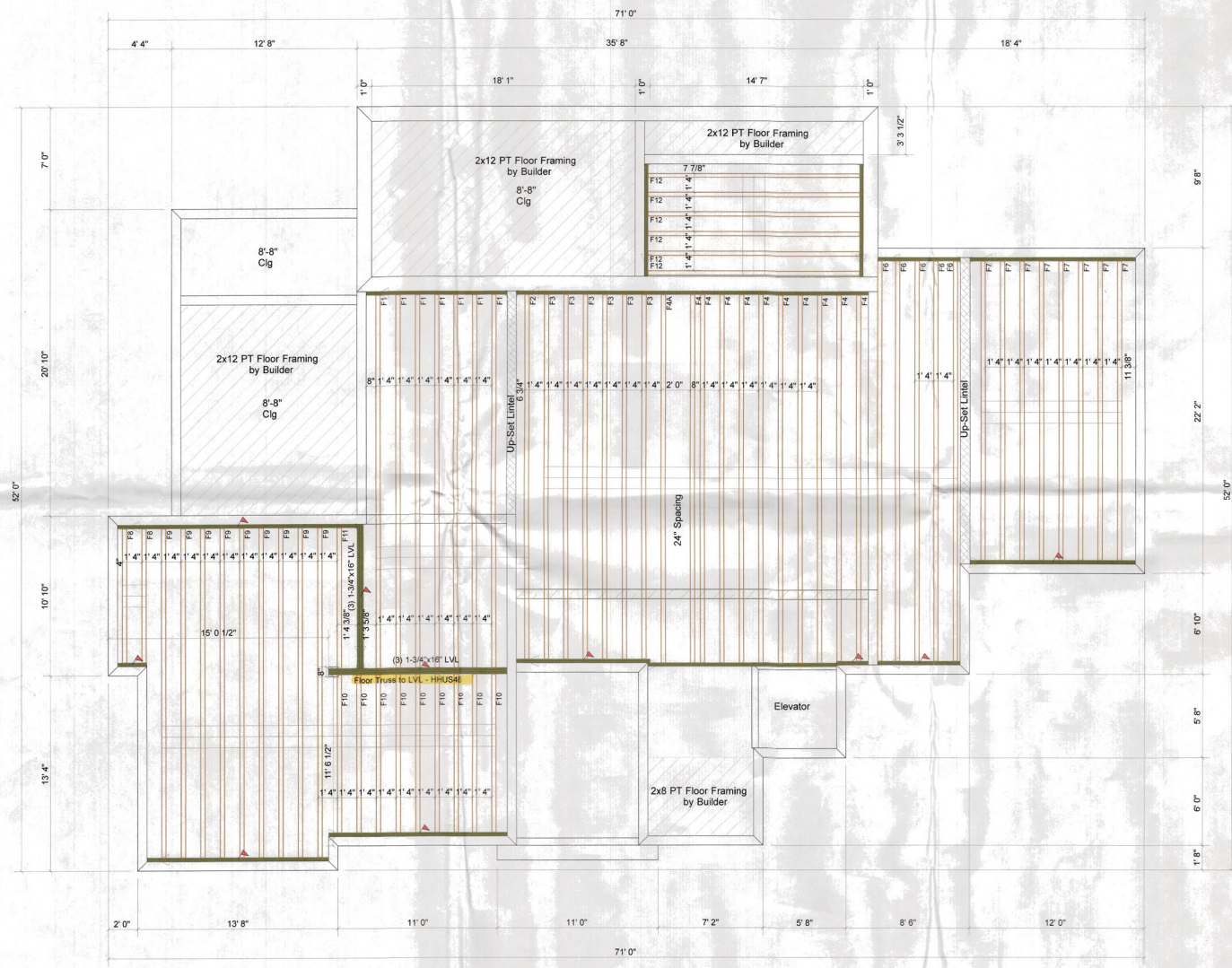
BRG. SCHEDULE	
8" 8" BRG.HT.	
9" 0" BRG.HT.	
10" 0" BRG.HT.	
10" 8" BRG.HT.	
11" 0" BRG.HT.	

NOTES	
Ground Truss Layout	

CLIENT INFORMATION	
Client:	MW Mitchell Const. & Dev.
Project:	Mitchell Residence
Model:	
Lot / Subdivision / Street Address:	628 Bayview Drive
Location:	Longboat Key, FL.

REV	
Date	xx/xx/2018
Scale	NTS
Plan Date:	xx/xx/xxxx
Drawn By	Tom Smith
Sheet#	1 of 1
Job #	xxxxxx

RECEIVED
 PROJECT OFFICE
 12/13/2018
 PROJECT: 628 BAYVIEW DRIVE
 LONGBOAT KEY, FL 34222



Hatch Legend	
[Hatch Pattern]	8" 8" BRG.HT.
[Hatch Pattern]	9" 0" BRG.HT.
[Hatch Pattern]	10" 0" BRG.HT.
[Hatch Pattern]	10" 8" BRG.HT.
[Hatch Pattern]	11" 0" BRG.HT.

All Ceiling @ 8'-8"
 All Ledgers (2) 2x10 PT - Bottom @ 8'-8"
 Ledger Hangers by Builder.

See Legend in Layout