

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 F.W. EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 F.W. EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.



Craig E. Gunderson, P.E. #80102 Date: _____

BLDG PERMIT PLANS
FILE
Copy of Record



FRONT ELEVATION
SCALE: 3/8" = 1'-0"

Permit # 1822-0657
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
JUL 13 2022
APPROVED
Reviewer: PATTI FINE

RECEIVED
JUL 12 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building
BLDG PERMIT PLANS
FILE
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REVISION	BY
09-09-2022	AA
06-08-2022	AA
06-21-2022	TH

Phipps Home Design
2022 New Ridge Road Ste. 4
Baton Rouge, LA 70803
Houma, LA 70701
Houma, LA 70701
(847) 855-1112 / (800) 438-4288
phippshomedesign.com

A CUSTOM DESIGNED HOUSE FOR:
124 MARBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

CRAIG E. GUNDERSON
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 80102
The seal has been digitally signed and sealed.
An electronic design and seal and the signature must be verified in electronic copies.

Digitally signed by Craig E Gunderson
Date: 2022.07.01 10:15:26 -0400

DRAWN BY: TH
CHECKED: BP
DATE: 06/22
SCALE: VARIOUS
JOB NUMBER: 216-41

AO
OF 16 SHEETS

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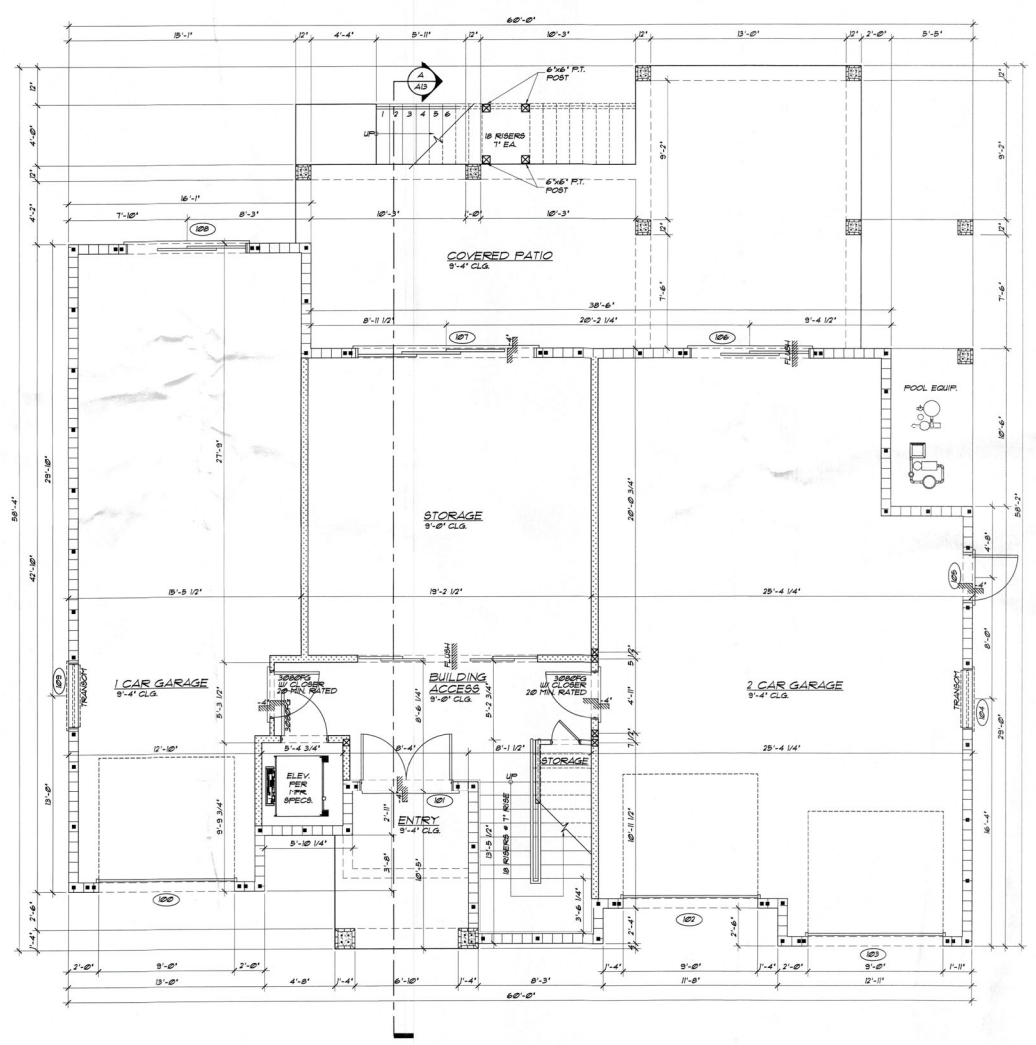
BUILDING AREAS	
GROUND FLOOR UNDER AIR	286 SQ FT
FIRST FLOOR UNDER AIR	240 SQ FT
SECOND FLOOR UNDER AIR	1269 SQ FT
TOTAL UNDER AIR	3,959 SQ FT
ENTRY	89 SQ FT
ONE CAR GARAGE	679 SQ FT
TWO CAR GARAGE	59 SQ FT
STORAGE	388 SQ FT
COVERED PATIO	547 SQ FT
COVERED LANAI	419 SQ FT
COVERED DECK	271 SQ FT
ROOF DECK	97 SQ FT
A/C CORRAL	63 SQ FT
GENERATOR PLATFORM	
TOTAL BUILDING AREA	1862 SQ FT

WATER RESISTANT MATERIALS SCHEDULE	
IN ACCORDANCE WITH RESNA TECHNICAL BULLETIN #2, ALL MATERIALS BELOW THE DRY OR LOWEST STRUCTURAL MEMBER SHALL BE AS FOLLOWS:	
1. ALL WALL BOARD SHALL BE OF NON-PAPER FACED GYPSUM BOARD, (CONS. APPROX. PLUS OR MIN.)	
2. ALL WOOD STRUCTURES, PLATFORMS, AND PARTITIONS 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.	
4. ALL DOORS TO BE FIBERGLASS.	
5. ALL INSULATION SHALL BE A SPRAY ON POLYURETHANE FOAM OR CLOSED CELL PLASTIC FOAM.	

GENERAL NOTES	
1. OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.	
2. PROVIDE A MINIMUM OF 28 FEET OF NO. 4 AUG OR LARGER BARE COPPER ELECTRICALS COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXTENDING THROUGH A NON-METALLIC SLEEVE OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AUG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 12" X 36" POST STEEL, REBAR, EXTENDING THROUGH A NON-METALLIC SLEEVE FOR THE PURPOSE OF GROUNDING.	
3. CRITERIA VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.	
4. BUILDING INSULATION SHALL BE AS FOLLOWS: FRAME WALL: R-15 FLOOR SYSTEM: R-15 ROOF TRUSSES: R-30 (BATT/WALL CLG.) BLOWN/SLAT CLG.)	
5. 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 OPENING AND (2) #5 BARS ON EA. SIDE OPENINGS WIDER THAN 12". PROVIDE (1) #5 BAR IN GROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR GIRDER TRUSSES BEAR ON THE MASONRY WALL. NOTE: ALL VERTICAL REINFORCEMENT SHALL BE THE FULL HEIGHT OF THE WALL AND TERMINATE IN THE FOOTING AND BOND BEAMS WITH 6" EXTENSION.	
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. LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED BY COOPERATION OF SHEARWALLS, POURED MASONRY, & FRAME ACTION. PROVIDE REINFORCING STEEL AND COLUMN 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 AS OTHERWISE NEEDED FOR NAILING SUPPORT.	
10. PROVIDE TIPPED GLASS AT ALL WINDOW ENCLOSURES. GLASS IN DOOR UNITS, GLASS WITHIN 24" RADII OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 8" ABOVE THE FLOOR.	
11. PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.	
12. ALL LEVEL HEADERS TO BE # 8'-6" AFF. UNLESS NOTED OTHERWISE.	
13. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. MASON SHALL BE LIMITED TO 1/4" MAXIMUM.	
14. ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PLY APA EXPOSURE 1 RATED PL-2X4 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 BEARINGS FOR ALL WOOD BEAMS ON MASONRY WALLS.	
18. ALL BRG. WOOD HEADERS ARE TO BE 3 - 2 X 12'S WITH A 10' PL. WOOD FLUTE PLATE UNO.	
19. ALL EXTERIOR BEARING WALLS SHALL BE 8'-6" AFF. UNLESS OTHERWISE SPECIFIED.	
20. TOP OF ALL WINDOW HEADS SHALL BE 8'-6" AFF. UNLESS OTHERWISE SPECIFIED.	
21. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.	

CONSTRUCTION SCHEDULE	
8" X 8" FULL GROUTED CELL W/ 1 - #5 REBAR VERT. # 4 O.C. (TYP.) FROM FOOTING TO UNTEL. HOOKED & TIED BEFORE INTERSECTION. LAPPED 48" CLAP.	
INDICATES LOCATION OF ANCHORS WITH HOLDDOWN OR ANCHOR STRAP 24" X 36" O.C. OR EQ. BLD. SHEARWALL SECTION TIE-DOWN.	
8" X 16" AB. W/ 3/4" X 16" STL. WASHERS @ 32" O.C. OR 8" X 16" BRIMSON TIE H.D. OR EQUAL, W/ 3/4" X 16" STL. WASHER AT 32" O.C.	
MOVED CONSTRUCTION (SEE DETAIL ON SHEET A11)	
HANDRAIL, HGT. # 36" GUARDRAIL, HGT. # 42" W/ 1/2" GRABABILITY PLATE. PROVIDE PRECLUDE A 4" SPHERE PER TO PROVIDE SHOP DRAW TO BUILDER FOR APPROVAL.	
TIPPED GLASS	
TUB ACCESS	
WATER CLOSET	
LINEN OR PANTRY CLOSET WITH 5 SHELVES	
SINGLE ROD & SHELF	
HOSE BID	
EXTERIOR DOOR & WINDOW TAG NOT (SEE SCHEDULE SHEET A11 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" GIB. GAVITY 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" GIB. GAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.	
2X FRAME LOAD BRG. EXTERIOR WALL	
8" HARDY PLANK SIDING OVER 2-LAYER MOISTURE BARRIER OVER 1/2" PL-2X4 SHEATHING OVER 2X BRG. STUDS @ 16" O.C. UNO. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GIB. GAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.	
8" X 16" CHL. EXTERIOR WALL	
8" B. B. SMOOTH PLASTER COAT OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" GIB. GAVITY OVER 3/4" RIGID INSULATION BOARD W/ 3/4" FURRING STRIPS. NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.	



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

REVISIONS

NO.	DATE	BY
1	01/10/2024	AA
2	01/10/2024	AA
3	01/10/2024	AA
4	01/10/2024	AA
5	01/10/2024	AA
6	01/10/2024	AA
7	01/10/2024	AA
8	01/10/2024	AA
9	01/10/2024	AA
10	01/10/2024	AA

Phipps Home Design

2023 Ben Ridge Road Ste. 4
Sarasota, FL 34230
Phone: 941.555.1912
Fax: 941.555.1912

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A CUSTOM DESIGNED HOUSE FOR:
124 MARBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

BIDD PERMIT PLANS
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DRAWN BY: TH
CHECKED: BP
DATE: 1/10/24
SCALE: VARIOUS
JOB NUMBER: 216-41

RECEIVED
JAN 18 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

A3
OF 16 SHEETS

BUILDING AREAS	
GROUNDFLOOR UNDER AIR	206 SQ FT
FIRST FLOOR UNDER AIR	242 SQ FT
SECOND FLOOR UNDER AIR	1060 SQ FT
TOTAL UNDER AIR	3088 SQ FT
ENTRY	85 SQ FT
ONE CAR GARAGE	629 SQ FT
TWO CAR GARAGE	93 SQ FT
STORAGE	308 SQ FT
COVERED PATIO	541 SQ FT
COVERED LANAI	418 SQ FT
COVERED DECK	771 SQ FT
ROOF DECK	252 SQ FT
A/C CORRAL	91 SQ FT
GENERATOR PLATFORMS	63 SQ FT
TOTAL BUILDING AREA	1062 SQ FT

GENERAL NOTES

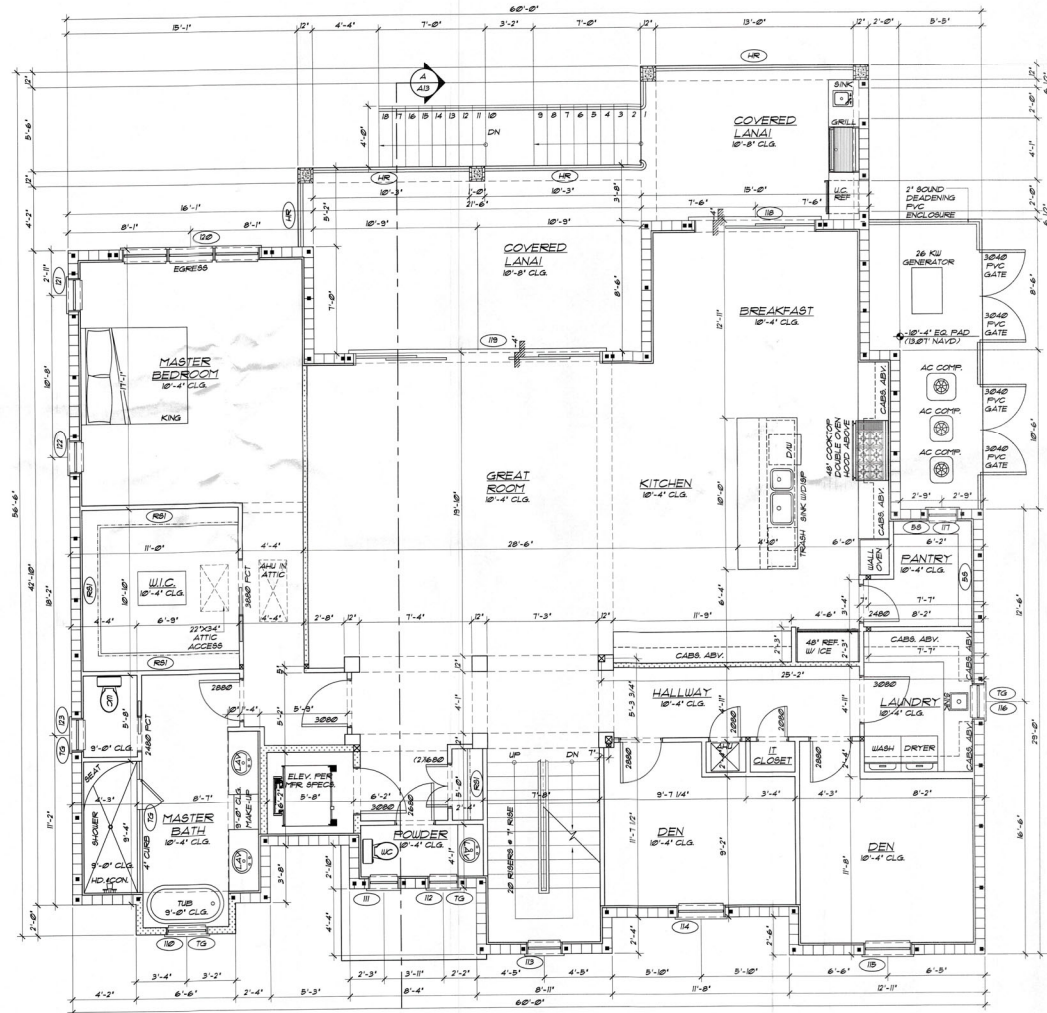
- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- PROVIDE A MINIMUM OF 28 FEET OF NO. 4 AUG OR LARGER BARE COPPER ELECTRODE COMPLYING WITH THE CONCRETE REPAIRING THROUGH A NON-METALLIC SLEEVE OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AUG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 12" X 36 FOOT STEEL REBAR EXTING 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: R-10
WALL: R-5
ROOF: R-30 (BATT VAULT CLG. / BLOWN IN AT CLG.)
- VERTICAL BAR SPACING: (1) 6" X 4" G.C. PROVIDE (1) 6" N AUGUSTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE (1) 6" BAR IN AUGUSTED CELL AT EACH SIDE OF OPENING AND (2) 6" BAR ON EA. SIDE OPENING UNDER THAN 12" PROVIDE (1) 6" BAR IN AUGUSTED CELL AT ALL LOCATIONS WHERE GROUNDING OR GROUND TRUSSES BEAR ON THE MASONRY WALL. NOTE: ALL VERTICAL REINFORCEMENT SHALL BE THE FULL HEIGHT OF THE WALL AND TERMINATE IN THE FOOTING AND BOND BEARS) W/ 18" 6" EMBEDMENT.
- ALL EXTERIOR WINDOWS & DOORS TO BE PGD W/ WINDUARD 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 8" WALLS, POURED MASONRY & FRAMED ACTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE THE BEST OF OUR KNOWLEDGE THIS STRUCTURE COMPLIES TO FLORIDA BUILDING CODE 2010.
- PROVIDE WOOD BLOCKING AS REQUIRED BEING WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
- 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.
- PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.
- ALL LEVEL HEADERS TO BE 8" 6" AFF. UNLESS NOTED OTHERWISE.
- MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. ANY SPACE SHALL BE LIMITED TO 1/4" MAXIMUM.
- ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PT. APA EXPOSURE 1 RATED SHEATHING TO PROVIDE WEATHERING.
- WATER CLOSETS TO BE 16 GALLON.
- PROVIDE FOR MOISTURE RESISTANT GREEN GYPSUM BOARD OR EQUAL IN WET AREAS.
- PROVIDE FOR 2" MINIMUM BEARINGS FOR ALL WOOD BEARS ON MASONRY WALLS.
- ALL BRS. WOOD HEADERS ARE TO BE 3" X 12" WITH A 1/2" PLYWOOD FLITCH PLATE UNO.
- ALL EXTERIOR BEARING WALLS SHALL BE 8" 6" AFF. UNLESS OTHERWISE SPECIFIED.
- TOP OF ALL WINDOW HEADS SHALL BE 8" 6" AFF. UNLESS OTHERWISE SPECIFIED.
- ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.

CONSTRUCTION SCHEDULE

- 1" X 8" FULL AUGUSTED CELL W/ 1" 6" REBAR VENT # 4 G.C. (TYP) FROM FOOTING TO Lintel, HOOKED & TIED BEFORE INSPECTION LAPPED 20 DIA.
- INDICATES LOCATION OF SPROCKETS HOLD DOWN OR SPRING 816224 # 3/2" O.C. OR EQ. SHEARWALL SECTION 18-1000.
- 5/8" X 10" AB. W/ 3/4" X 10" STL. WASHERS # 3/2" O.C. OR 5/8" X 10" SPRING TIES 1/2" OR EQUAL W/ 3/4" X 10" STL. WASHERS AT 32" O.C.
- MIXED CONSTRUCTION (SEE DETAIL ON SHEET A11).
- HANDRAIL HGT. # 36" GUARDRAIL HGT. # 42" W/ 1/2" GRASPABILITY FICKETS TO PRECLUDE A 4" INCHES PER TO PROVIDE SHOP DUGS TO BUILDER FOR APPROVAL.
- TEMPERED GLASS
- TUB ACCESS
- WATER CLOSET
- LINEN OR PANTRY CLOSET WITH 5 SHELVES
- SINGLE ROD & SHELVE
- HOSE BID
- EXTERIOR DOOR & WINDOW TAG NO. (SEE SCHEDULE SHEET A11 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" GUE 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" GUE CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 2X FRAME LOAD BRG. EXTERIOR WALL
8" HATCH PLANK AUGUSTED CELL 12" LATER MOISTURE BARRIER OVER 1/2" PLYWOOD SHEATHING OVER 2X BRG STUDS # 16" O.C. UNO. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUE CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 8" X 16" CHL EXTERIOR WALL
5/8" SAND SPOUT FARGE COAT OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" PORTLAND ON 3/4" RIGID INSULATION BOARD W/ 3/4" FURRING STRIPS. NOTE: GARAGE WALLS TO BE FINISHED W/ PAINT.



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

REVISIONS

NO.	DATE	BY	REVISION
1	06/12/2021	J.A.	ISSUED FOR PERMIT
2	06/12/2021	J.A.	ISSUED FOR PERMIT
3	06/12/2021	J.A.	ISSUED FOR PERMIT
4	06/12/2021	J.A.	ISSUED FOR PERMIT
5	06/12/2021	J.A.	ISSUED FOR PERMIT
6	06/12/2021	J.A.	ISSUED FOR PERMIT
7	06/12/2021	J.A.	ISSUED FOR PERMIT
8	06/12/2021	J.A.	ISSUED FOR PERMIT
9	06/12/2021	J.A.	ISSUED FOR PERMIT
10	06/12/2021	J.A.	ISSUED FOR PERMIT

PHIPPS HOME DESIGN

2027 New Ridge Road Ste. 4
Sarasota, FL 34230
Homes Branch, FL 34217
(941) 955-1912 / (800) 338-4288
phippshomedesign.com

A CUSTOM DESIGNED HOUSE FOR:
724 MARBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

BLDG PERMIT PLANS
FILE
Copy of Record

DRAWN BY: TH
CHECKED: BP
DATE: 10/22
SCALE: VARIES
JOB NUMBER: 256-41

RECEIVED
JAN 16 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

44
OF 16 SHEETS

BUILDING AREAS	
GROUND FLOOR UNDER AIR	286 SQ FT
FIRST FLOOR UNDER AIR	2,412 SQ FT
SECOND FLOOR UNDER AIR	1,406 SQ FT
TOTAL UNDER AIR	3,938 SQ FT
ENTRY	89 SQ FT
ONE CAR GARAGE	629 SQ FT
TWO CAR GARAGE	93 SQ FT
STORAGE	339 SQ FT
COVERED PATIO	847 SQ FT
COVERED LANAI	49 SQ FT
COVERED DECK	771 SQ FT
ROOF DECK	292 SQ FT
AC CORRAL	81 SQ FT
GENERATOR PLATFORM	63 SQ FT
TOTAL BUILDING AREA	7,862 SQ FT

WATER RESISTANT MATERIALS SCHEDULE

- IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 5, ALL MATERIALS BELOW THE D.F.E. OR LOWEST STRUCTURAL MEMBER SHALL BE AS FOLLOWS:
1. ALL WALL BOARD SHALL BE OF NON-PAPER FACED GYPSUM BOARD, (DENS ANFOR PLUS OR EQ.)
 2. ALL WOOD STRUCTURES, PLATFORMS, AND PARTITIONS 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.
 4. ALL DOORS TO BE FIBERGLASS.
 5. ALL INSULATION SHALL BE A SPRAY ON POLYURETHANE FOAM OR CLOSED CELL PLASTIC FOAM.

GENERAL NOTES

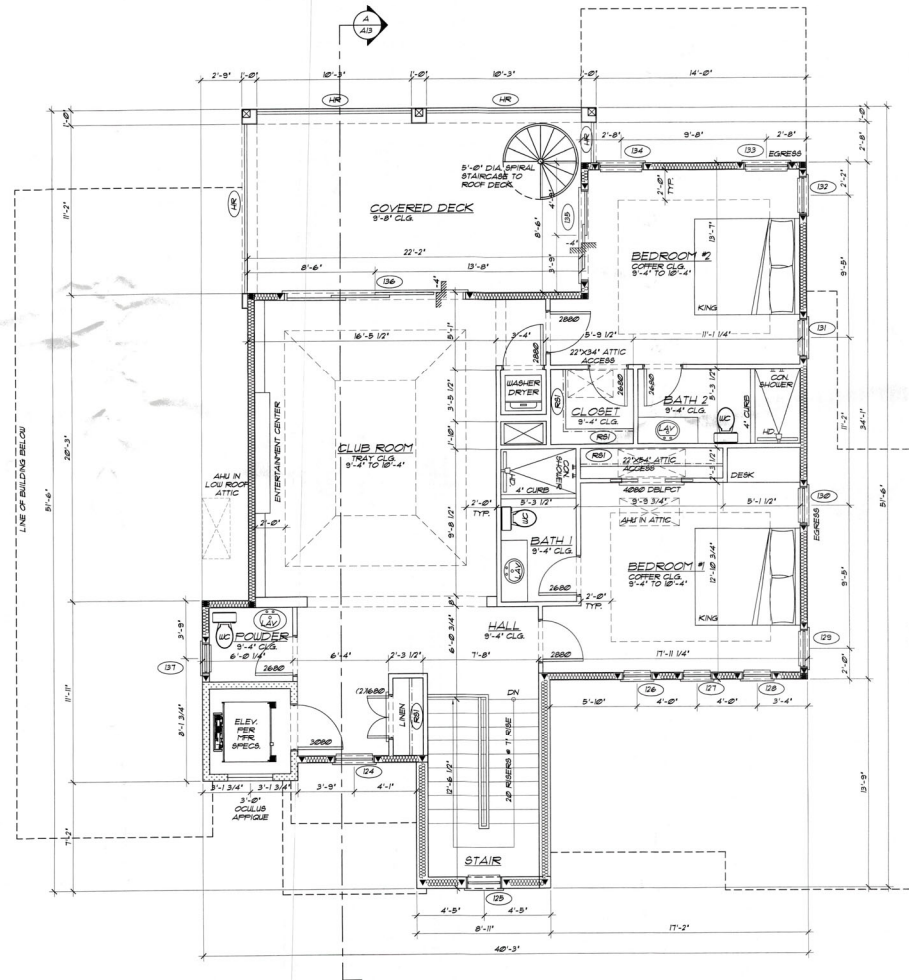
1. OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. PROVIDE A MINIMUM OF 18 FEET OF NO. 4 AISI OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXTENDING THROUGH A NON-METALLIC SLEEVE OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AISI OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 12" X 16 FOOT STEEL REBAR, EXTENDING THROUGH A NON-METALLIC SLEEVE FROM THE PURPOSE OF GROUNDING.
3. EXTERIOR VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
4. BUILDING INSULATION SHALL BE AS FOLLOWS:
FRAME WALLS: R-13
FLOOR: FLOOR: R-13
ROOF: TRUSSES: R-30 (BATT+VAULT CLG.) / BLOWN FLAT CLG.
5. VERTICAL BAR SPACING: (1) 1/5" X 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" BAR ON E.A. SIDE OPENINGS UNDER THAN 5". PROVIDE (1) 5" BAR IN GROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR GROUNDING REBAR BEAR ON THE MASONRY WALL. NOTE: ALL VERTICAL REINFORCEMENT SHALL BE THE FULL HEIGHT OF THE WALL AND TERMINATE IN THE FOOTING AND BOND BEHIND WITH 6" EMBEDMENT.
6. ALL EXTERIOR WINDOWS & DOORS TO BE 1/2" SINGLE GLAZED UNLESS OTHERWISE NOTED.
7. ALL BATHROOM CLOSET AND RECREATION WALLS TO BE INSULATED W/ R-11 BATT INSULATION.
8. LATERAL STABILITY FOR THIS STRUCTURE IS PROVIDED BY COMBINATION OF REINFORCED MASONRY & FRAME ACTION. FRONT POUNDED CONCRETE BEAMS AND COLUMNS TO THE BEST OF OUR KNOWLEDGE THIS STRUCTURE CONFORMS TO FLORIDA BUILDING CODE, 2018.
9. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETS, AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
10. PROVIDE TEMPLER GLASS AT ALL SHOWER ENCLOSURES, GLASS IN DOOR UNITS, GLASS WITHIN 24" RADIUS OF DOOR UNITS, AND GLASS WITH BOTTOM EDGE LESS THAN 16" ABOVE THE FLOOR.
11. PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.
12. ALL LEVEL HEADERS TO BE 8" X 8" AFF. UNLESS NOTED OTHERWISE.
13. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. BATT 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 PLYWOOD SHEATHING.
15. WATER CLOSETS TO BE 16 GALLON.
16. PROVIDE FOR MOISTURE RESISTANT "GYP" BOARD OR EQUAL IN SET AREAS.
17. PROVIDE FOR 3" MINIMUM BEARINGS FOR ALL WOOD BEAMS ON MASONRY WALLS.
18. ALL BRG. WOOD HEADERS ARE TO BE 3" X 12" WITH A 1/2" PLYWOOD FLITCH PLATE, UNO.
19. ALL EXTERIOR BEARING WALLS SHALL BE 8" X 8" AFF. UNLESS OTHERWISE SPECIFIED.
20. TOP OF ALL WINDOW HEADS SHALL BE 8" X 8" AFF. UNLESS OTHERWISE SPECIFIED.
21. ALL WOOD TOUCHING CONCRETE SHALL BE PRESSURE TREATED.

CONSTRUCTION SCHEDULE

- 8" X 8" FULL GROUTED CELL W/ 1" X 4" REBAR VENT, 4" O.C. (TYP) FROM FOOTING TO UNITS, HOOKED & TIED BEFORE INSPECTION, LAPPED 48 DIAM.
- ▼ INDICATED LOCATION OF APPROX. WITH HOLD-DOOR OR APPROX. AT 3/4" X 3/4" O.C. OR EQ. REBAR WALL SECTION TIE-DOOR.
- 8" X 16" A.B. W/ 3" X 3/4" STL. WASHERS # 3/4" O.C. OR 8" X 16" STL. WASHERS # 3/4" O.C. OR 8" X 16" STL. WASHERS # 3/4" O.C.
- (TK) MIXED CONSTRUCTION (SEE DETAIL ON SHEET A11)
- (AR) HANDRAIL HST. # 3/4" GUARDRAIL HST. # 45" W/ 1/2" GRASPABILITY PICKETS TO PRECLUDE A 4" SPHERE TO PROVIDE SHOULDER DUGS TO BUILDER FOR APPROVAL
- (TG) TEMPLER GLASS
- (TA) TUB ACCESS
- (WC) WATER CLOSET
- (BS) LINEN OR PANTRY CLOSET WITH 5 SHELVES
- (RS) SINGLE ROD & SHELF
- (HB) HOSE BIB
- (ED) EXTERIOR DOOR & WINDOW TAG NO. (SEE SCHEDULE SHEET A11 FOR DETAILS)

WALL SCHEDULE

- 2X FRAME NON-LOAD BRG. WALL
2X 8" STUDS # 16" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GIB. CAVITY TO BE INSULATED (WHEN INDICATED W/ 4" NOM. BATT. INSULATION UNO.)
- 2X FRAME LOAD BRG. WALL
2X 8" STUDS # 16" O.C. UNO. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GIB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 2X FRAME LOAD BRG. EXTERIOR WALL
8" HARB. PLANK BOLD OVER 1/2" PLYWOOD SHEATHING OVER 2X 8" STUDS # 16" O.C. UNO. INTERIOR SIDE TO BE FINISHED W/ 1/2" GIB. CAVITY TO BE INSULATED W/ 4" NOM. BATT. INSULATION UNO.
- 8" X 16" O.C. EXTERIOR WALL
8" X 16" SAND APPROX. PARALLEL COAT OVER 8" X 16" CONCRETE MASONRY UNIT INTERIOR SIDE TO BE FINISHED W/ 1/2" DRY WALL ON 3/4" RIGID INSULATION BOARD. 1/4" FIBERGLASS ST. NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT.



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

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Planning, Zoning & Building

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A CUSTOM DESIGNED HOUSE FOR:
724 MARGURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

BLDG PERMIT PLANS
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CHECKED: BP
DATE: 1/1/22
SCALE: VARIOUS
JOB NUMBER: 216-41

OF 6 SHEETS



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



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

ELEVATION NOTES	
SYMBOL	DESCRIPTION
(E1)	BY CRIPP 36 GAUGE GAL VALVE OVER PIEL 4 STICK OVER 1/2" OR 5/8" 4-PLY GDS. PLYWOOD WITH PLYWOOD CLIPS OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E2)	4" HARDIE PLANK HORIZONTAL SIDING OVER 2-LAYER MOISTURE BARRIER 1/2" PLYWOOD SHEATHING OVER 2X FRAME (INSTALLATION PER MFG. SPECIFICATIONS)
(E3)	2" HARDIE PLANK VERTICAL SIDING OVER 2-LAYER MOISTURE BARRIER 1/2" PLYWOOD SHEATHING OVER 2X FRAME (INSTALLATION PER MFG. SPECIFICATIONS)
(E4)	5/8" CEMENT PARGE COAT OVER CMU
(E5)	DECORATIVE BRACKET A (SEE DETAIL SHEET A1)
(E6)	DECORATIVE BRACKET B (SEE DETAIL SHEET A1)
(E7)	DECORATIVE CORBEL
(E8)	1/2" WIDE RAISED PARGE BAND. REFER TO DETAIL ON SHEET A1.
(E9)	2" WIDE RAISED HARDIE-PLANK BAND. REFER TO DETAIL ON SHEET A1.
(E10)	3/4" RAILING PICKETS TO PRECLUDE A 4" SPHERE NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.)
(E11)	BALUSTRA BATTER (SIZE PER WINDOW OR OPENING SPECIFICATIONS)
(E12)	DECORATIVE BATTERS (SIZE PER WINDOW OR OPENING SPECIFICATIONS)

REVISIONS

NO.	DATE	BY
1	08/14/2021	AA
2	08/14/2021	AA
3	08/14/2021	AA
4	08/14/2021	AA
5	08/14/2021	AA
6	08/14/2021	AA
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96	08/14/2021	AA
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99	08/14/2021	AA
100	08/14/2021	AA

Phipps Home Design

2027 Bee Ridge Road Ste. 4
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Phone: 941.555.1912
Mobile: 941.555.1912
Fax: 941.555.1912
Email: phippsdesign@gmail.com

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TOWN OF LONGBOAT, FLORIDA

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DATE: 1/1/22

SCALE: VARIES

JOB NUMBER: 21647

A6

OF 16 SHEETS

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



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

ELEVATION NOTES	
817BCL	DESCRIPTION
(E1)	5V CRIMP 26 GAUGE GALVALUME OVER PEELE 4 STICK OVER 1/2" OR 3/8" 4-PLY GGY. PLYWOOD WITH PLYWOOD CLIPS OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E2)	6" HARDIE PLANK HORIZONTAL SIDING OVER 2-LAYER MOISTURE BARRIER (2" PLYWOOD SHEATHING OVER 2X FRAME) (INSTALLATION PER PPS SPECIFICATIONS)
(E3)	12" HARDIE PLANK VERTICAL SIDING OVER 2-LAYER MOISTURE BARRIER (2" PLYWOOD SHEATHING OVER 2X FRAME) (INSTALLATION PER PPS SPECIFICATIONS)
(E4)	5/8" CEMENT PARGE COAT OVER CMU
(E5)	DECORATIVE BRACKET A (SEE DETAIL SHEET A1)
(E6)	DECORATIVE BRACKET B (SEE DETAIL SHEET A1)
(E7)	DECORATIVE CORBEL
(E8)	16" WIDE RAISED PARGE BAND. REFER TO DETAIL ON SHEET A1
(E9)	2" WIDE RAISED HARDIE-PLANK BAND. REFER TO DETAIL ON SHEET A1
(E10)	1/8" RAILING PICKETS TO PRECLUDE A 4" SPHERE NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.)
(E11)	BAHAMIA SHUTTER (SIZE PER WINDOW OR OPENING SPECIFICATIONS)
(E12)	DECORATIVE SHUTTERS (SIZE PER WINDOW OR OPENING SPECIFICATIONS)

REVISIONS	BY
01-02-2021	AA
02-02-2021	AA
03-02-2021	AA
04-02-2021	AA
05-02-2021	AA
06-02-2021	AA
07-02-2021	AA
08-02-2021	AA
09-02-2021	AA
10-02-2021	AA
11-02-2021	AA
12-02-2021	AA
01-02-24	TH

Phipps Home Design
2501 New Ridge Road SW - 4
Sarasota, FL 34239
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A CUSTOM DESIGNED HOUSE FOR:
124 MARGUR LANE
TOWN OF LONGBOAT KEY, FLORIDA

RECEIVED
TOWN OF LONGBOAT KEY
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47
OF 16 SHEETS

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Craig E. Gustafson, P.E., 8048932

Cloud numbers

3. On page A8

2a. On page A8 the plans originally called for 2-2 x 12 PT ledgers. That has been revised to 2x12 PT ledger.

2b. On page A8 the plans originally called for beam W03. That has been revised to W01 PT beam.

2c. On page A8, the plans originally called for 2-2 x 12 PT ledgers. That has been revised to 2x12 PT ledger.

2d. On page A8, the plans originally called for additional (2 -1.75 x 16" UL's at three new locations with "bracing" and indicates "bearing wall above." Also, the new "column schedule" of the new plans note on C's and C2 to remove "Deco 6 x 6 PVC column wrap. At center of column the new plans indicate chase.

2e. On page 8, the plans originally did not call out "C2", on the "column schedule" "C2" has been added.

IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2, ALL MATERIALS BELOW THE D.F.E. OR LOWEST STRUCTURAL MEMBER SHALL BE AS FOLLOWS:

1. ALL WALL BOARD WILL BE OF NON-PAPER FACED GYPSUM BOARD. (DENS AGGREGATE PLUS OR EQ.)
2. ALL WOOD STRUCTURES, PLATFORMS, AND PARTITIONS TO BE PRESSURE TREATED.
3. ALL FLOORING MATERIALS SHALL BE EITHER A HOMOGENEOUS STONE TILE SET IN A WATERPROOF MORTAR OR AN APPROVED EPOXY PAINT SEALANT.
4. ALL DOORS TO BE FIBERGLASS.
5. ALL INSULATION SHALL BE A SPRAY ON POLYURETHANE FOAM OR CLOSED CELL PLASTIC FOAM.

NOTE:
ENGINEER OF RECORD MUST REVIEW
AND APPROVE TRUSS PLANS PRIOR
TO THE START OF ANY
CONSTRUCTIONS, FOUNDATIONS,
BEARING WALLS, TRUSS
CONNECTORS, AND ALL OTHER
STRUCTURAL ELEMENTS ARE
SUBJECT TO CHANGE BASED ON THE
TRUSS PLANS

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

1. MINIMUM PRE-FABRICATED FLOOR TRUSS DESIGN LOADS:
 - LINE LOAD, 40 PSF
 - TOP CHORD DEAD LOAD, 25 PSF
 - BOT. CHORD DEAD LOAD, 10 PSF
 - TOTAL OF 35 PSF
2. ALL FLOOR SHEATHING SHALL BE 3/4" THICK SUEKING AND GORVUE, AIA EXPOSURE 1 RATED PLYWOOD SHEATHING, BY THE TRUSS MANUFACTURER.
3. FLOOR TRUSS MANUFACTURER TO PROVIDE ENGINEERED DRAWINGS SIGNED & SEALED BY A REGISTERED FLORIDA ENGINEER. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE 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 STRIPS MIN. SUPPORTING EACH END OF EACH BEAMER AND TWO 1/2" LENGTH STRIPS MIN. AT EACH END OF EACH HEADER. THREE STRIPS AT OPENINGS.

(C)	5' 0" x 7' 0" COLUM COLUMN (4) x REBAR VERT W/ 9' STAIRS x 2" O.C.
(C)	5' 0" x 16' 0" COLUM COLUMN (4) x REBAR VERT W/ 9' STAIRS x 2" O.C.
(C)	3 1/2" x 12" POST. POST W/ STAIRS CGG CAP 4 W/TS BASE
(C)	3 1/2" x 5" 2" PARALLEL POST
(C)	4" x 4" x 1" POST. 9" 50' YELLOW PINE W/ CGG CAP 4 CB44 BASE
(C)	5 1/4" x 1" 2" PARALLEL POST W/ CGG44-60523 CAP CB44 BASE TYP. UNLESS OTHERWISE SPECIFIED.
(C)	6" x 6" x 1" POST. 9" 50' YELLOW PINE W/ CGG44 CAP CB44 BASE
(X)	INDICATES PORT LOAD ABOVE

INDICATES LOCATION OF SIPPON 2X4S HOLDDOWN OR SIPPON BRACKET 4" STIFF OR 4" CB44 BEARING. SEE TIE-DOWN FOR SIPPON 2X4S. SIPPON 2X4S MUST BE ACCEPTABLE

NET UNPLF (LBS.)	ANCHOR	ITEM
940	SP2	CNFFS STUDS TO PLATES AND HEADERS
1050	MT51A	CHAVE HEADER STUD TO HEADER
240	SPH 4 1/2 (B/8)	CHAVE HEADER STUD TO FLOOR BEAMS
940	SP2	STUD TO TOP PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
580	SP1	STUD TO BOTTOM PLATE INTERIOR BEARING WALLS AND EXTERIOR FRAME WALLS
130	(2) 1/4 X 3	FLOOR TRUSSES TO LEDGERS TOP CHORD BEAMS
175 (DOWN)	U44	FLOOR TRUSSES TO BEAMS (FACE MOUNTED LOCATIONS)
140	HTS 20	FLOOR TRUSS TO BEAMS, STUD TO TOP PLATE INTERIOR EXTERIOR TO TRUSS HEEL
2300	(2) HTS 20	FLOOR GIRDER TRUSS TO BEAMS, STUD TO TOP PLATE INTERIOR EXTERIOR TO TRUSS

ALL REINFORCING STEEL TO BE GRADE 60

L01	8" X 8" Lintel Block w/ (1) # Rebar Bottom Filled Solid	
L02	4" CMU Fill Piece 8" X 8" Precast Lintel Block w/ (1) # Rebar Filled Solid	
L03	(1) 8" X 8" Lintel Block w/ (1) # Rebar Bottom Filled Solid (Typical Buildings Do Not Require)	

ALL EXPOSED LUMBER MUST BE PRESSURE TREATED. IF ENGINEERED LUMBER, THEN EQUAL SIZE OLD 2x6 IS TO BE USED. ALL LAMINATED VENEER IS TO BE 2x6 LUMBER.

MARK	SIZE (W X D)	MATERIALS
W01	(2) 2" X 8" STY. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
W02	(3) 2" X 8" STY. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
W03	(2) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W04	(3) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W05	(1) 3" X 12" MICROLAM BEAM	LAMINATED VENEER LUMBER
W06	(2) 3" X 16" MICROLAM BEAM	LAMINATED VENEER LUMBER
W07	(3) 3" X 16" MICROLAM BEAM	LAMINATED VENEER LUMBER
W08	(2) 2" X 16" PT. LEDGER W/ 8" LAG BOLTS W/ WOOD BLOCK ANCHORS (2" W/ 4" ST. G.C. TUB RING, STAGGERED, 4" MIN. EMBEDMENT	
W09	2" RIMBOARD	

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 DRAWINGS.

TRUSSES TO CPU USE HETA20; GIRDERS # 1, 2, 3 TO CPU USE (2) HETA20
TRUSSES TO WOOD USE HTS20; GIRDERS # 1, 2, 3 TO WOOD POST USE (2) HTS20
(2) 2X STUDS UNDER ALL GIRDERS
ALL UNLESS NOTED OTHERWISE

Phipps Home Design

A CUSTOM DESIGNED HOUSE FOR:
724 MARBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

SEAL



Digitally signed
by Craig E. Gunderson
Date: 2024.01.12
12:15:35 -06'00'

LOG PERMIT PLAN
FILE
Copy of Record

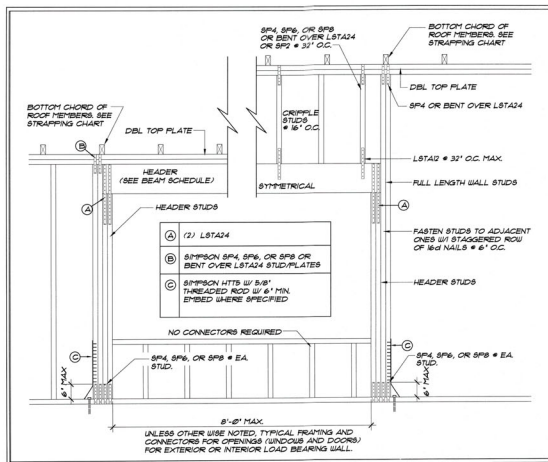
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CHECKED: BP
DATE: 11/1/22
SCALE: VARIES
JOB NUMBER: 2116-47

OF 16 SHEETS

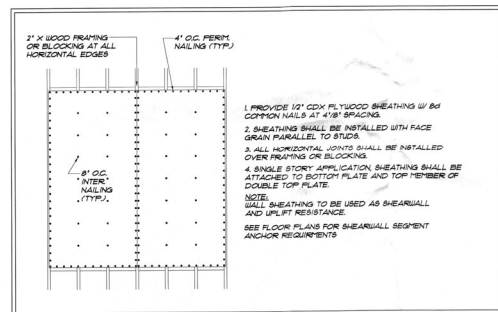
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FIRST FLOOR FRAMING
SCALE: 1/4"=1'-0"

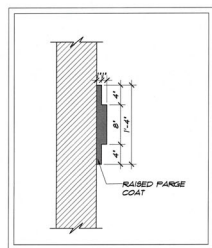
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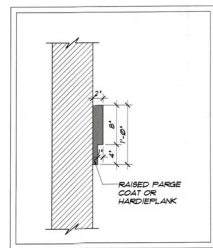
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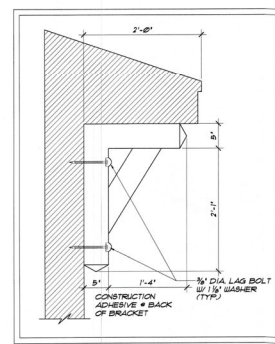
**TYPE II WALL & ROOF SHEATHING
NAILING REQUIREMENTS**
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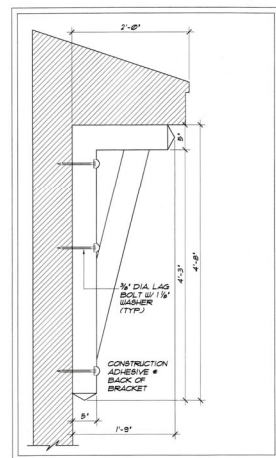
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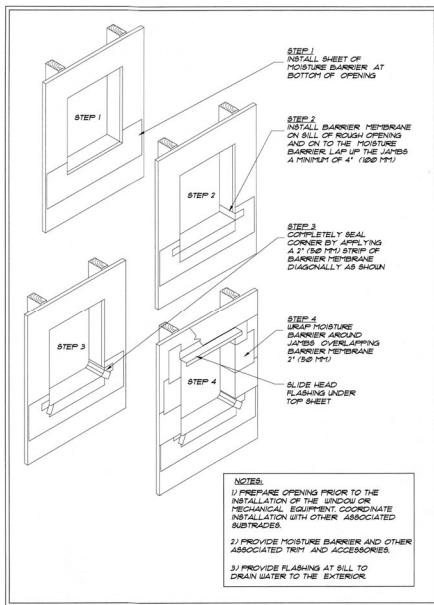
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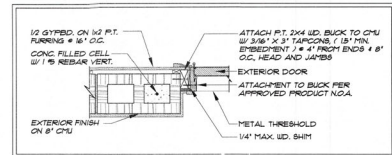
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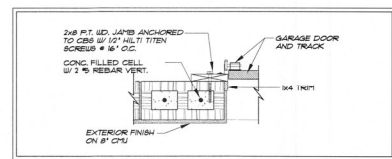
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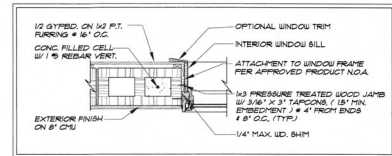
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PREPARATION**
SCALE: NOT TO SCALE



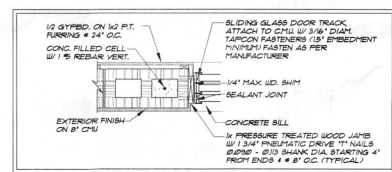
**DOOR JAMB TO BLOCK,
HEAD & SIDELITES SIMILAR**
SCALE: 1\"/>



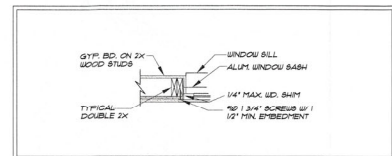
**GARAGE DOOR
JAMB TO BLOCK**
SCALE: 1\"/>



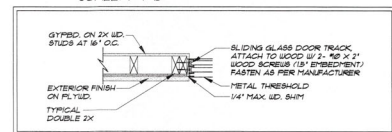
**WINDOW JAMB TO
BLOCK, HEAD SIMILAR**
SCALE: 1\"/>



**S.G.D. DOOR JAMB TO
BLOCK, HEAD SIMILAR**
SCALE: 1\"/>



**WINDOW JAMB TO WOOD
FRAME, HEAD SIMILAR**
SCALE: 1\"/>

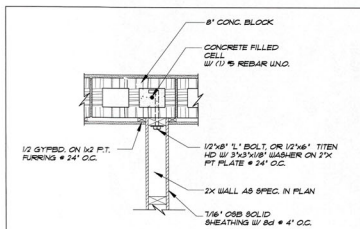


**SL. GL. DR. JAMB TO WOOD
FRAME, HEAD SIMILAR**
SCALE: 1\"/>

MARK (1000)	GLASS	TYPE	UNIT SIZE	NOM OF UNITS
1001	IMPACT	GARAGE DOORS	8'-0" X 8'-0"	1
1002	IMPACT	WOOD ENTRY DOORS	3'-0" X 8'-0"	1
1003	IMPACT	GARAGE DOORS	8'-0" X 8'-0"	1
1004	IMPACT	GARAGE DOORS	8'-0" X 8'-0"	1
1005	IMPACT	TRANSOM	4'-0" X 2'-0"	1
1006	IMPACT	FIBERGLASS DOOR	3'-0" X 8'-0"	1
1007	IMPACT	2 PANEL SLIDER DOORS	8'-0" X 8'-0"	1
1008	IMPACT	2 PANEL SLIDER DOORS	8'-0" X 8'-0"	1
1009	IMPACT	TRANSOM	4'-0" X 2'-0"	1
1010	IMPACT	AINING	2'-0" X 7'-0"	1
1011	IMPACT	AINING	NO TRANSOM NO GRIDS	1
1012	IMPACT	FIXED GLASS	2'-0" X 2'-0"	1
1013	IMPACT	AINING	NO TRANSOM NO GRIDS	1
1014	IMPACT	CASEMENT	3'-0" X 5'-0"	1
1015	IMPACT	CASEMENT	3'-0" X 5'-0"	1
1016	IMPACT	CASEMENT	2'-0" X 5'-0"	1
1017	IMPACT	FIXED GLASS	2'-0" X 2'-0"	1
1018	IMPACT	3 PANEL SLIDER DOORS	8'-0" X 8'-0"	1
1019	IMPACT	4 PANEL SLIDER DOORS	16'-0" X 9'-0"	1
1020	IMPACT	CASEMENT	(3) 3'-0" X 5'-0" FILLED TOGETHER WITH TRANSOM ABOVE (3) 3'-0" X 2'-0" GRIDS ON TRANSOM	1
1021	IMPACT	CASEMENT	2'-4" X 4'-0" WITH TRANSOM ABOVE 2'-4" X 2'-0" GRIDS ON TRANSOM	1
1022	IMPACT	CASEMENT	2'-4" X 4'-0" WITH TRANSOM ABOVE 2'-4" X 2'-0" GRIDS ON TRANSOM	1
1023	IMPACT	CASEMENT	2'-0" X 4'-0"	1
1024	IMPACT	CASEMENT	2'-0" X 4'-0"	1
1025	IMPACT	AINING	2'-4" X 7'-0"	1
1026	IMPACT	CASEMENT	2'-0" X 2'-0"	1
1027	IMPACT	CASEMENT	2'-0" X 2'-0"	1
1028	IMPACT	CASEMENT	2'-0" X 2'-0"	1
1029	IMPACT	CASEMENT	2'-0" X 5'-0"	1
1030	IMPACT	CASEMENT	2'-0" X 5'-0"	1
1031	IMPACT	CASEMENT	2'-0" X 5'-0"	1
1032	IMPACT	CASEMENT	2'-0" X 5'-0"	1
1033	IMPACT	CASEMENT	2'-0" X 5'-0"	1
1034	IMPACT	2 PANEL SLIDER DOORS	6'-0" X 8'-0"	1
1035	IMPACT	2 PANEL SLIDER DOORS	12'-0" X 8'-0"	1
1036	IMPACT	2 PANEL SLIDER DOORS	12'-0" X 8'-0"	1
1037	IMPACT	CASEMENT	2'-0" X 2'-0"	1

SEE MFG. SPECIFICATIONS (N.O.A.F. PRODUCT APPROVAL) FOR BLOCK FASTENING REQUIREMENTS, PRODUCT SPECIFICATIONS GOVERN.

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



MIXED CONST. DETAIL
SCALE: 1\"/>

REVISIONS

1	1/1/2023	1	1/1/2023
2	1/1/2023	1	1/1/2023
3	1/1/2023	1	1/1/2023
4	1/1/2023	1	1/1/2023
5	1/1/2023	1	1/1/2023
6	1/1/2023	1	1/1/2023
7	1/1/2023	1	1/1/2023
8	1/1/2023	1	1/1/2023
9	1/1/2023	1	1/1/2023
10	1/1/2023	1	1/1/2023

1/1/2024

Phipps Home Design

1000 Longboat Blvd. Ste. 100
Longboat Key, FL 34229
941.955.1112 (904)438-4209
phippshomedesign.com

A CUSTOM DESIGNED HOUSE FOR:
724 MARLBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

SEAL

1/1/2024

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JAN 16 2024

TOWN OF LONGBOAT KEY

Planning, Zoning & Building

B.D.G. PERMIT PL

1/1/2024

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CHECKED: BP

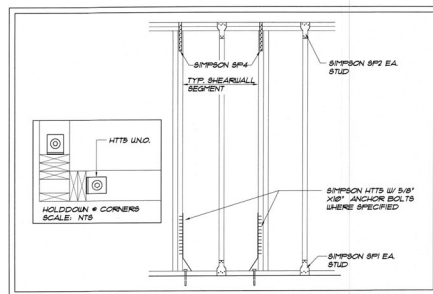
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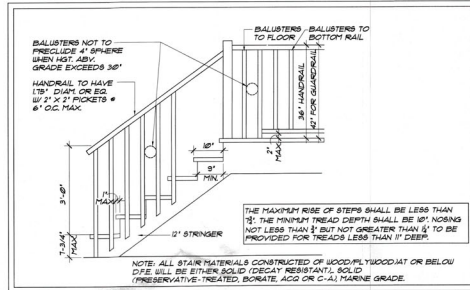
JOB NUMBER: 218-47

411

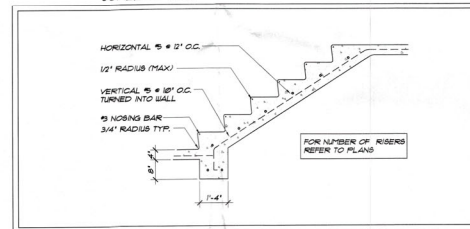
OF 16 SHEETS



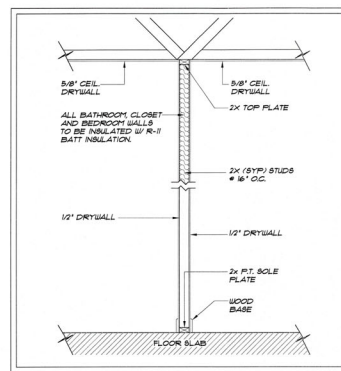
TYP. FRAME SHEARWALL SEGMENT
SCALE: 1/2"=1'-0"



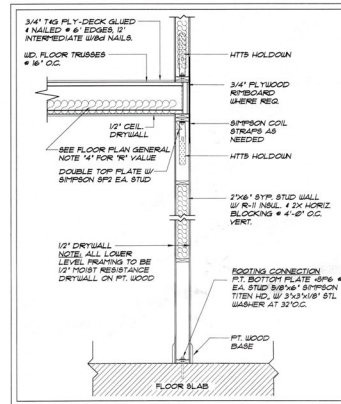
TYPICAL STAIR DETAIL
SCALE: 1/2"=1'-0"



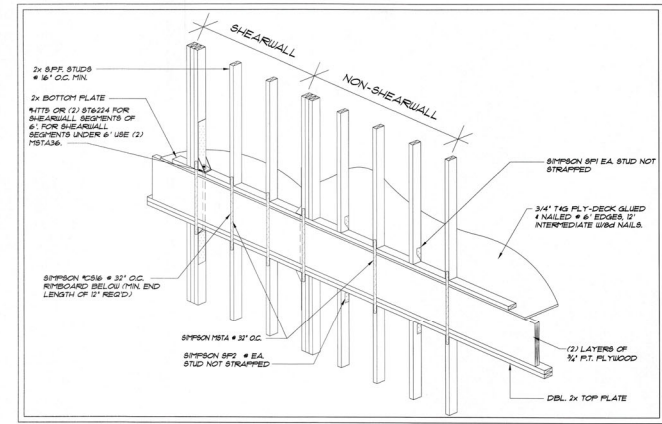
TYP. CONC. STAIR DETAIL
SCALE: 1/2"=1'-0"



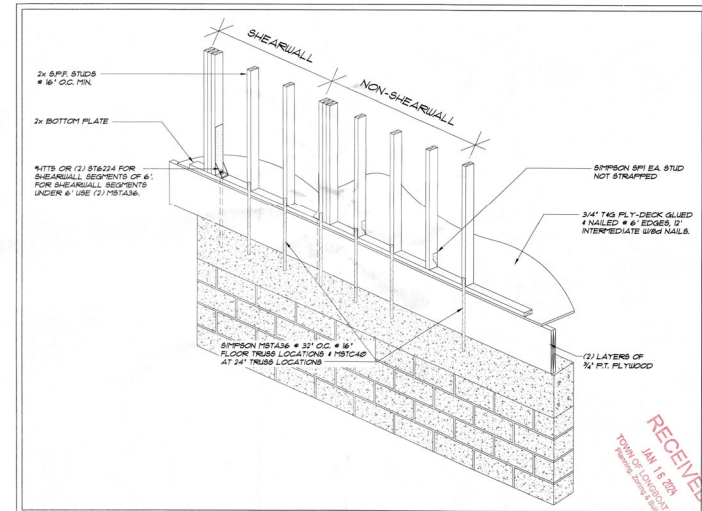
TYP. INTERIOR NON-LOAD BEARING WALL
SCALE: 1/2"=1'-0"



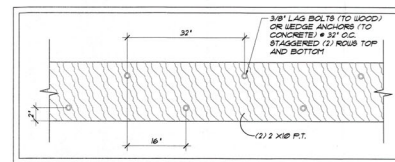
TYP. INTERIOR LOAD BEARING WALL
SCALE: 1/2"=1'-0"



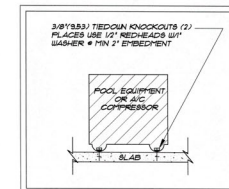
FLOOR TO FLOOR FRAME TO FRAME CONNECTION
SCALE: 1/2"=1'-0"



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



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



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

REVISIONS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Phipps Home Design

3037 East Ridge Road, Suite 4
Tampa, FL 33629
813-985-1915 / 813-985-1916
phippsdesign.com

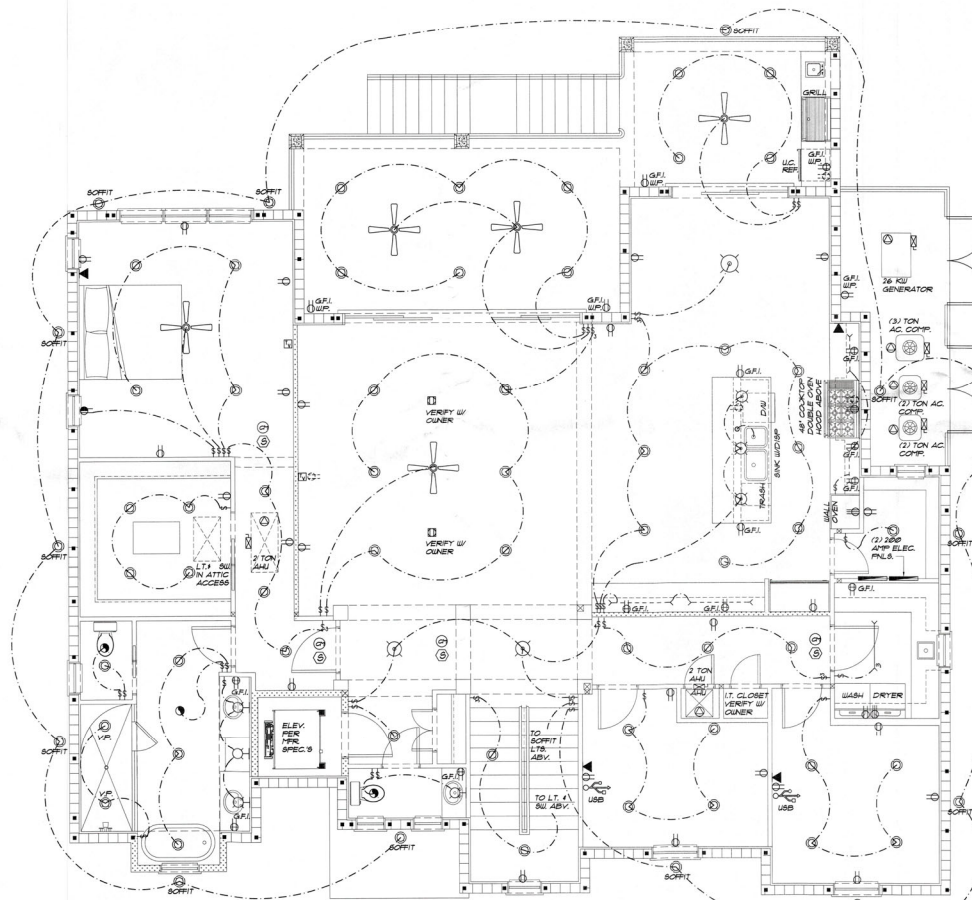
A CUSTOM DESIGNED HOUSE FOR:
724 MARBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

RECEIVED
JAN 11 2024
TOWN OF LONGBOAT KEY

BUILDING PERMIT
FILE
Copy of Record

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CHECKED: BP
DATE: 10/2
SCALE: VARIES
JOB NUMBER: 216-41

A12
OF 16 SHEETS



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, 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-AUTHOR RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. UNO.
- ⌚ QUADRI-RECEPTACLE, MOUNT 18" AFF. UNO.
- ⌚ 220V RECEPTACLE, MOUNT 18" AFF. UNO.
- ⌚ DUPLEX RECEPTACLE, FLOOR MOUNTED
- ⌚ DUPLEX RECEPTACLE, CEILING MOUNTED
- ⌚ 20A - 43A DUAL USE TYPE-A & TYPE-C WALL CHARGER OUTLET VERTICAL PORTS
- ⌚ SURFACE MOUNTED CEILING FIXTURE
- ⌚ 6" RECESSED LED FIXTURE
- ⌚ WALL MOUNTED FIXTURE
- ⌚ VANITY LIGHTS
- ⌚ EXHAUST FAN/LIGHT
- ⌚ EXHAUST ONLY
- ⌚ 6" RECESSED EYEBALL LED FIXTURE
- ⌚ SURFACE MOUNTED CEILING PENDENT LIGHT
- ⌚ PENDURE FIXTURE
- ⌚ FLOURESCENT FIX (NO INDICATES SIZE)
- ⌚ WEATHER PROOF
- ⌚ VAPOR PROOF
- ⌚ GROUND FAULT INTERRUPT
- ⌚ GARAGE DOOR OPERATOR
- ⌚ TELEPHONE JACK
- ⌚ TELEVISION JACK
- ⌚ CARBON MONOXIDE DETECTION POWERED BY HOUSE POWER (LINKED TO SMOKE DETECTOR 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 REGR.
- W/ CLEAR 1" MIN ON ALL WIC LIGHTS
- ALL CEILING FANS ON INDOORSTATS
- 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 120V, SINGLE PHASE, 8-20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS & LIKE LIVING AREAS.
- NO ELECTRICAL DEVICES WILL BE INSTALLED 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, AND THAT NO SPACE ALONG THE FLOORLINE IN ANY WALL SPACE IS MORE THAN 6" FROM AN OUTLET IN THAT SPACE.
- ALL ELECTRICAL TO BE ABOVE DESIGN FLOOD ELEVATION.
- THIS IS AN UNFINISHED BUILDING
- ALL EXTERIOR LIGHT FIXTURES SHALL BE UL LISTED FOR SET OR CLAMP 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 # 48" AFF. FIELD VERIFY COUNTER/BACKSPLASH HEIGHT. ALL HEIGHTS GIVEN ARE TO THE CENTERLINE OF THE ELECTRICAL BOX.
- GARAGE, KITCHEN, BATHS, COOK, 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.
- 75% OF ALL LIGHTING TO BE HIGH EFFICIENCY.

BY: [Signature]

DATE: 1/18/2025

SCALE: VARIES

JOB NUMBER: 218-47

A15

OF 16 SHEETS

PHIPPS HOME DESIGN

1300 Holmes Road, Suite 4
St. Petersburg, FL 34239
941.955.8117 | 800.435.4789
phippshomedesign.com

A CUSTOM DESIGNED HOUSE FOR:
724 MARBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

RECEIVED
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TOWN OF LONGBOAT KEY
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LEG PERMIT PLAN
RULE
Copy of Record

DRAWN BY: TH

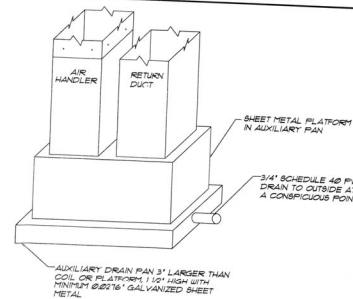
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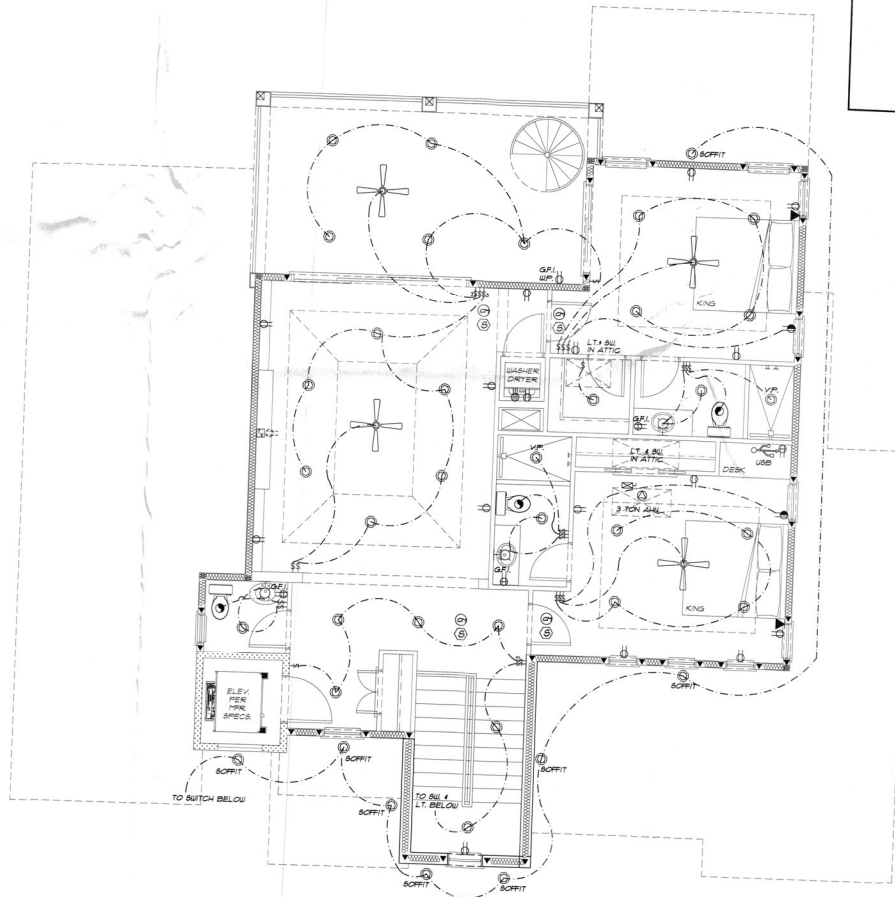
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JOB NUMBER: 218-47

AUX. DRAIN PAN INFORMATION



AUXILIARY DRAIN PANS SHALL BE INSTALLED UNDER ALL COILS CONTAINING A LIQUID OR GAS ON WHICH CONDENSATION MAY OCCUR OR UNITS CONTAINING COILS (EXCEPT AS DESCRIBED IN 904.4.6.2) LOCATED IN ATTIC SPACES SUSPENDED CEILING SPACES, PURRED BUILDING BUILDING CONTENTS OR BUILDING OCCUPANTS DUE TO AN OVERFLOW OF THE EQUIPMENT DRAIN PAN OR A STORAGE IN THE DEPTH OF 1/2\"/>



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

ELECTRICAL LEGEND

○	DIRECT WIRE
⌚	SINGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48\"/>

ELECTRICAL PLAN NOTES

- ALL OUTLETS NOT REQ. TO BE GFI'S MUST BE ARC FAULT W/ TAMPER PROOF RECP.
- 1/2\"/>

A CUSTOM DESIGNED HOUSE FOR:
124 MAREBURY LANE
TOWN OF LONGBOAT KEY, FLORIDA

BEING PERMIT PLANS
FILE
COPY OF RECORD

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DATE: 10/02
SCALE: VARIES
JOB NUMBER: 216-41

A16
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