

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

DEMOLITION NOTES

- EXISTING PLANS & ELEVATIONS ARE PROVIDED FOR GENERAL REFERENCE AND DO NOT REFLECT ALL AS-BUILT CONDITIONS. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS IN ORDER TO COMPLETE THE SCOPE OF WORK.
- DURING CONSTRUCTION, PROTECT AND ISOLATE AREAS OF THE EXISTING HOUSE NOT SCHEDULED FOR NEW CONSTRUCTION AND SHORE UP ANY WEAKENED BEAMS AND OR WALLS AS NECESSARY.
- REMOVE AND RELOCATE PLANTINGS AROUND HOUSE THAT CONFLICTS WITH NEW CONSTRUCTION. RELOCATE TO AREA DESIGNATED BY OWNER.
- RESURFACE PERIMETER OF HOUSE FOR REQUIRED DRAINAGE AND REEED ALL GRASS AREAS DAMAGED DURING CONSTRUCTION.
- DISPOSE OF ALL DEBRIS, REMOVALS, AND OTHER CONSTRUCTION MATERIALS OFF-SITE TO AN AUTHORIZED DUMPING LOCATION.
- REMOVE EXISTING FINISH FLOOR MATERIAL TO PREPARE SURFACE FOR NEW FLOOR MATERIALS.
- REPLACE ANY DAMAGED DRYWALL.
- REMOVE ALL PLUMBING FIXTURES AND CAP ALL EXISTING PLUMBING LINES.
- REMOVE ALL WALL TILE, WALL PAPER AND SANBOST.
- REMOVE ALL KITCHEN APPLIANCES.
- REMOVE ALL EXISTING FLOORING MATERIALS. PREP FOR NEW.
- AT END OF WORK, LEAVE HOUSE IN BROOM-CLEAN CONDITION.

SYMBOL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING DOORS TO REMAIN
	EXISTING WINDOW TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOORS TO BE DEMOLISHED
	EXISTING WINDOW TO BE DEMOLISHED
	HATCH INDICATES AREA OF FLAT ROOF ABOVE TO BE REMOVED.

DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION
1	REMOVE ALL KITCHEN APPLIANCES, FIXTURES AND CABINETRY.
2	REMOVE ALL LAUNDRY APPLIANCES, FIXTURES AND CABINETRY. CAP PLUMBING.
3	REMOVE FLOORING AND PREP FOR NEW (TYPICAL THROUGHOUT INTERIOR).
4	REMOVE ALL BATH FIXTURES, AND CABINETRY CAP PLUMBING AS REQUIRED.
5	WINDOW TO BE REMOVED AND REPLACED WITH NEW OF SAME SIZE.
6	WINDOW TO BE REMOVED PATCH WALL TO MATCH.
7	WINDOW TO BE REMOVED AND REPLACED WITH NEW OF A DIFFERENT SIZE. IN-FILL OR SAUCUT WALL AS REQUIRED.
8	PORTION OF WALL TO BE REMOVED AND PREPARED FOR NEW WINDOW OR DOOR.
9	DOOR (AND SIDELITES IF APPLICABLE) AND PORTION OF WALL TO BE REMOVED.
10	REMOVE EXISTING DOOR AND REPLACE WITH NEW OF SAME SIZE.
11	REMOVE CLOSET AND RODS AND SHELVES.
12	WATER HEATER TO BE REMOVED.
13	LOW COUNTRY AND WALLS AND ORNATEMENTS TO BE REMOVED.
14	EXISTING LOAD BEARING WALL TO BE REMOVED. PROVIDE SUPPORT UNTIL NEW BEARING WALL INSTALLED.
15	EXISTING EXTERIOR WALL AND WINDOWS TO BE REMOVED.
16	EXISTING SPA TO BE DEMOLISHED.
17	EXISTING LANAI ROOF TO BE DEMOLISHED.

BLDG. PERMIT PLANS
FILE COPY OF RECORD

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	1/20/22 - ENG.	TH	
2	1/20/22 - REV.	TH	

Phipps Home Design

10000 N. ...
Sarasota, FL 34239
(941) 555-1112 | (800) 438-1330
phippshomedesign.com

4 CUSTOM DESIGNED REMODEL FOR:

521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

SEALED

RECEIVED

08/21/2022

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

APEX

STRUCTURAL ENGINEERS, P.L.L.C.
10000 N. ...
Sarasota, FL 34239
(941) 555-1112 | (800) 438-1330
phippshomedesign.com

Structural Components Only

DRAWN BY: AP/AAA

CHECKED: SA

DATE: 6/2/22

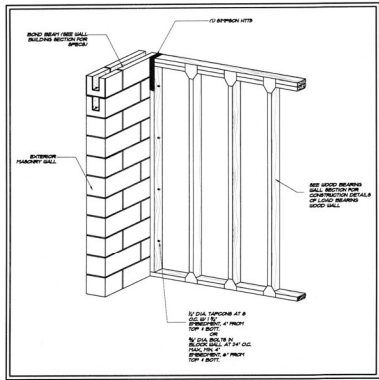
SCALE: VARIES

JOB NUMBER: 2206-0

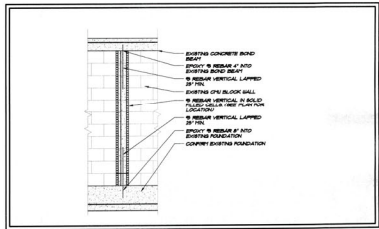
A2

OF 14 SHEETS

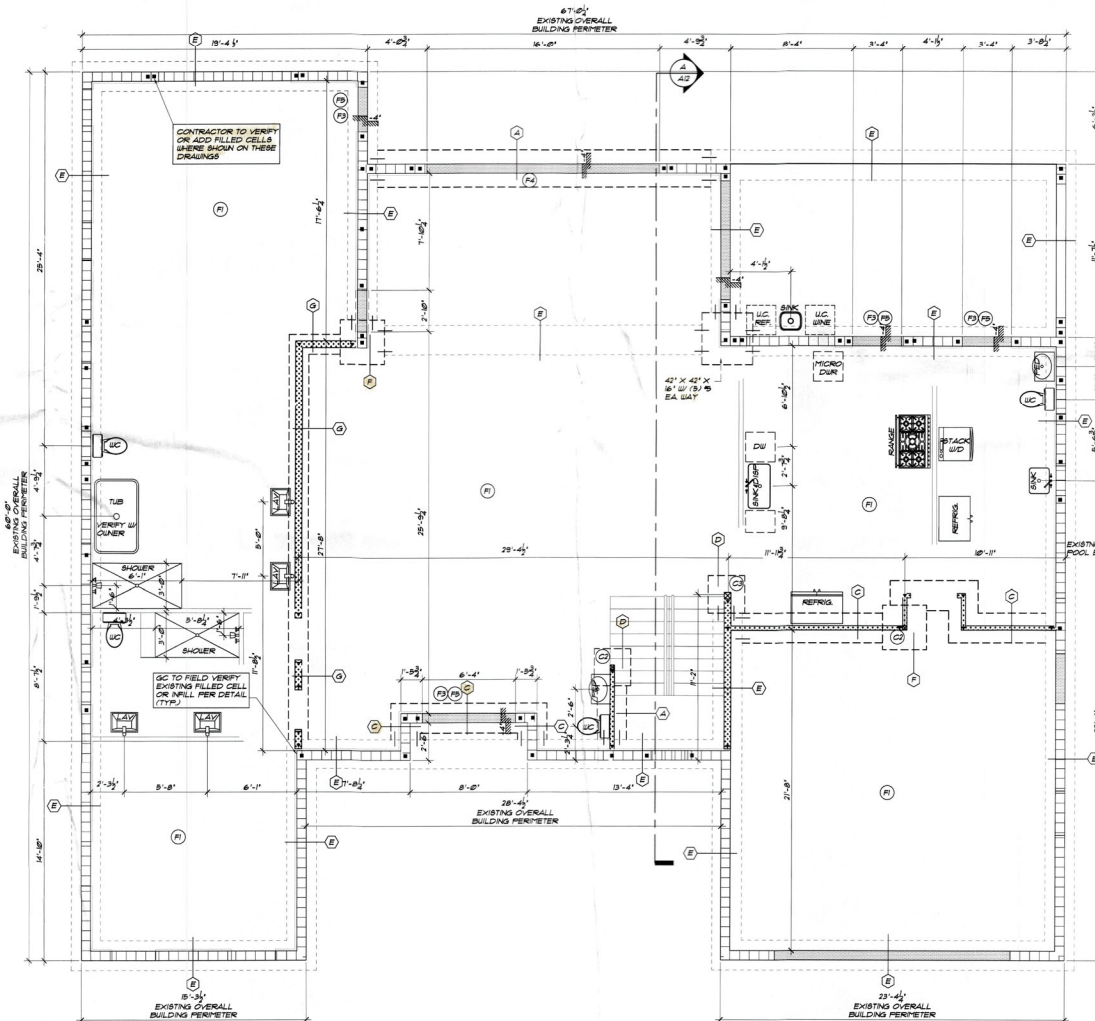
Copyright 2022 - Phipps Home Design. All rights reserved. This drawing may not be used, copied, or reproduced, in part or in full, without written permission of Phipps Home Design. Phipps Home Design, Inc. is a registered trademark of Phipps Home Design, Inc. in Sarasota, FL.



MIXED CONSTRUCTION
DETAIL
SCALE: NOT TO SCALE



INFILL DETAIL
SCALE: NOT TO SCALE



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

COLUMN SCHEDULE	
(C1)	8" X 16" CUI COLUMN (2) 8" REBAR VERT. W/ 3" STIRRUPS @ 18" O.C.
(C2)	3 1/2" X 5 1/2" PBL. POST W/ SIMPSON CCG CAP & HTTS BASE
(C3)	5 1/4" X 5 1/4" PARALAM POST W/ CCG&SC&S CAP & CCG& BASE TYP. UNLESS OTHERWISE SPECIFIED.
(C4)	6" X 6" P1. POST 5/8" YELLOW PINE W/ CCG& CAP & CCG& BASE. DECO 2" X 3" PVC COLUMN URAIP.
(X)	INDICATES POINT LOAD ABOVE
▼ INDICATES LOCATION OF SIMPSON HTTS BOLDDOWN OR SIMPSON ST624 @ 3" O.C. OR EQ. SHEARWALL SECTION TIE-DOWN FOR RESISTS LESS THAN 6" (1) 1/8" TYP. ARE ACCEPTABLE	

FOUNDATION NOTES	
1.	CONCRETE SLABS ARE EXISTING.
2.	CONTRACTOR TO VERIFY ALL SHOP DIMS FROM TRUSS MFG. AND SPECIAL REQUIREMENTS FOR ALL CONTINUOUS BEARING LOCATION PRIOR TO POURING OF CONCRETE.
3.	VERTICAL BAR SPACING: (1) 8" X 4" O.C. PROVIDE (1) 8" IN GROUTED CELL AT CORNERS AND INTERSECTIONS. PROVIDE BARS ON EA. SIDE OPENING WIDER THAN 12". PROVIDE (1) 8" BAR IN GROUTED CELL AT ALL LOCATIONS WHERE GIRDERS OR ANCHOR 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 @ 18" MIN. 6" EMBEDMENT.
4.	PROVIDE INSPECTION PORTS AT ALL DOWNPOUNTS. DOUELS TO BE HOOKED AND TIED PRIOR TO INSPECTION.
5.	VERIFY THE EXISTENCE OF FULLY GROUTED CELL 9 NEXT TO ALL NEW OPENINGS IN CUI.

SYMBOL LEGEND	
(S)	8"X8" FULLY GROUTED CELL WITH (1) 8" VERTICAL & 4" O.C. UNLESS NOTED OTHERWISE
(S)	8" X 8" FULLY GROUTED CELL W/ 1" X 8" REBAR VERT. & 4" O.C. (TYP.) FROM FOOTING TO Lintel. HOOKED & TIED BEFORE INSPECTION. LAPPED 48 DIA. (MIN. 6" EMBED.)
▼	8"X8" FULLY GROUTED CELL W/ (2) 8" OR (1) 1" REBAR (OR AS INDICATED)
8"X8" AB. W/ 3"X3"X18" STL. WASHERS @ 32" O.C. OR 8"X8" SIMPSON TITEN HD. OR EQUAL W/ 3"X3"X18" STL. WASHERS @ 32" O.C.	
—	LOCATION OF EXISTING TO NEW FOUNDATION DOUELS. REFER TO DOUEL DETAILS THIS SHEET.
(R)	EXISTING SLAB
(F)	NOT USED - SLOPE ALL EXTERIOR AND GARAGE CONCRETE SLABS AND PAVERS 1/8" PER FOOT TO DRAIN
(P)	NO RECESS REQUIRED AT THIS DOOR LOCATION
(R)	3/4" SLAB RECESS REQUIRED AT THIS DOOR LOCATION
(R)	4" SLAB STEPDOWN LOCATION

FOUNDATION SCHEDULE			
817280L	TYPE	SIZE	REBAR
(A)	STEM WALL FTG.	36" X 21" DEEP	W/ 3 8'S
(B)	STEM WALL FTG.	24" X 21" DEEP	W/ 2 8'S
(C)	THICKEND SLAB	24" X 21" DEEP	W/ 2 8'S
(D)	CONCRETE PAD	36" X 36" X 12" DEEP	W/ (2) 8'S EA. WAY.
(E)	EXISTING FOOTING		
(F)	CONCRETE PAD	36" X 36" X 12" DEEP	W/ (4) 8'S EA. WAY.
(G)	STEM WALL FTG.	16" X 21" DEEP	W/ 2 8'S

NOTE: ALL EXISTING FOOTINGS & TIE-BEARS TO BE VERIFIED AND INSPECTED BY CONTRACTOR PRIOR TO CONSTRUCTION. BUILDER TO NOTIFY ENGINEER OF RECORD IMMEDIATELY SHOULD ANY STRUCTURAL CONDITIONS OCCUR IN THE FIELD THAT IS NOT SHOWN ON THESE DRAWINGS PRIOR TO ANY WORK COMMENCING. ADDITIONAL ENGINEERING MAY AT THAT TIME, BE REQUIRED.

DOUEL DETAIL	
NEW	EXISTING
PROPOSED FOUNDATION	
EXISTING FOUNDATION	
NOTE: DOUEL EXISTING SLAB W/ 8"X4" X 21" 8" REBAR @ 3'-0" O.C. SET IN EPOXY GROUT.	
FOUNDATION DOUEL CONN.	
DRILL AND EPOXY MIN. OF 8" EMBEDMENT. 21" 8" REBAR FROM NEW TO EXISTING SIMPSON ET EPOXY	
PROPOSED FOUNDATION	
EXISTING FOUNDATION	
30" LAP MIN	
(TOP VIEW)	
PROPOSED FOUNDATION	
EXISTING FOUNDATION	
NOTE: DOUEL EXISTING SLAB W/ 8"X4" X 21" 8" REBAR @ 3'-0" O.C. SET IN EPOXY GROUT.	

REVISIONS

BY	TH
12/22 - ENG.	TH
12/22 - REV.	TH

Phipps Home Design

10000 10th Ave. N.
St. Petersburg, FL 33735
(813) 955-1917 (813) 955-4269
phippshomedesign.com

4 CUSTOM DESIGNED REMODEL FOR:
521 BIRDIE LANE
TOWN OF LONGCAT KEY
SARASOTA COUNTY, FLORIDA

THESE DRAWINGS ARE THE PROPERTY OF PHIPPS HOME DESIGN. THIS DRAWING MAY NOT BE USED, COPIED OR REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN PERMISSION. IN PART OR IN FULL WITHOUT WRITTEN PERMISSION. IN PART OR IN FULL WITHOUT WRITTEN PERMISSION. IN PART OR IN FULL WITHOUT WRITTEN PERMISSION.

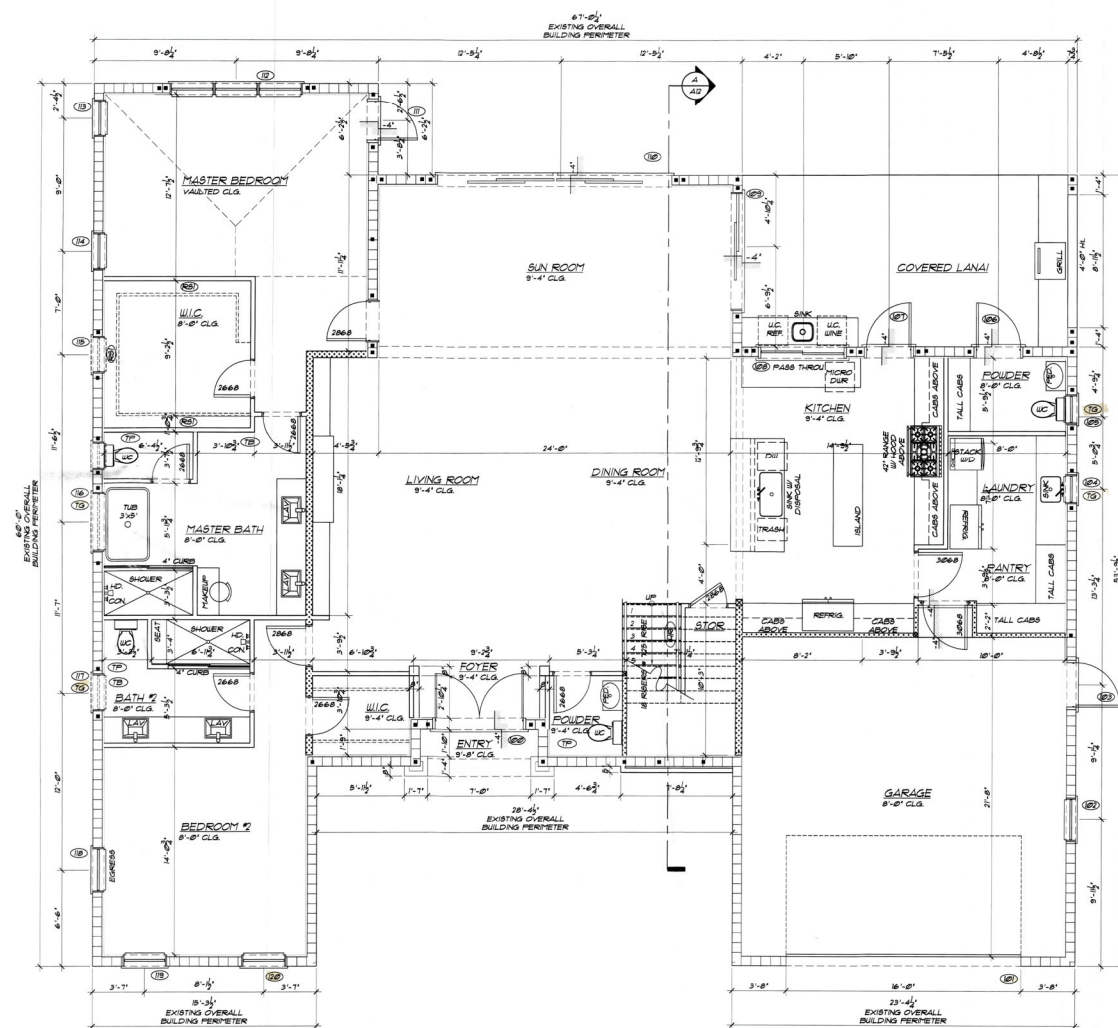
SEAL
RECEIVED
OCT 21 2022
TOWN OF LONGCAT KEY
Planning & Zoning & Building

APEX
Structural Components Only

DRAWN BY: APJAA
CHECKED: BA
DATE: 6/22/22
SCALE: VARIES
JOB NUMBER: 22648

A3
OF 14 SHEETS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (DEREK NEWCOMER, PE) USING A SHA-1 AUTHENTICATION CODE FOR STRUCTURAL COMPONENTS ONLY AND DOES NOT INCLUDE "E" SHEET(S). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPY



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

GENERAL NOTES

1. PROVIDE INSULATION IN WALLS, GLASS AND ATTIC SPACES PER BUILDERS ENERGY CODE.
2. ALL BAFFLES GLASS AND BROOMHOOD WALLS TO BE INSULATED W/ R-11 BATT INSULATION.
3. ALL EXTERIOR WINDOW & DOORS TO BE IMPACT RESISTANT PER CODE REQUIRE.
4. SCREEN VENTED TO OUTSIDE WITH METAL VENT SCREENING WITH BACKSTOP FLAP/DRIP.
5. ALL EXTERIOR BUILDINGS TO BE FINISHED BEHIND HOOD TRIM CABINETS AND AS OTHERWISE NEEDED FOR RAILING SUPPORT.
6. ALL EXTERIOR WALLS TO BE AT LEAST SHOWER ENCLOSURE.
7. ALL EXTERIOR WALLS TO BE AT LEAST 1/2" THICK.
8. GLASS WITH BOTTOM EDGE LESS THAN 4" ABOVE THE FLOOR.
9. GLASS TO BE GRAB BAR OR GRAB BAR LOCATED 4" FROM GLASS.
10. GLASS WITH ANY WINDOW OR DOOR ROUGH OPENING CHANGES, SHIP SPACE SHALL BE LIMITED TO 1/2" MAXIMUM.
11. ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PLY ADOBEMENT / RATED PLWOOD SHEATHING.
12. WATER CLOSURE TO BE 6" GALLON.
13. PROVIDE NON SLIP SURFACING SYSTEM GYPSUM BOARD OR EQUAL IN ALL AREAS.
14. DO NOT FINISH AT AREAS BELOW DPE REFER TO THE WATER RESISTANT SYSTEM FOR SCHEDULE.

SYMBOL LEGEND

- | | |
|------|---|
| N | 8" x 8" FULL GROUDED CEILING W/ 1" x 8" REBAR VENT. 2" x 6" T&B FROM POSTING TO INTEL. JOISTED 2" BED BENE INFLECTION LAPPED 48" DIA |
| ▼ | INDICATES LOCATION OF SIPPOON WITH HOLDDOWN |
| ▲ | 8" x 8" SIPPOON 48" x 35" O.C. OR EQ. BEHIND SECTION TIE-DOON |
| ▲ | 8" x 8" x 18" ALB W/ 3" x 3" x 18" ST. WASHERS @ 35" O.C. |
| ▲ | 8" x 8" x 18" SIPPOON TIE DOON OR EQUAL W/ 3" x 3" x 18" ST. WASHERS AT 35" O.C. |
| AA1 | ATTIC ACCESS-MIN. ROUGH FRAMED OPENING OF 22" x 54" |
| AA2 | ATTIC ACCESS W/ RULL DOWN STAIR - MIN. ROUGH OPENING 22" x 54" |
| ELEV | ELEVATIONS. INSTALL PER MFR SPECIFICATIONS. PROVIDE FOR FLIGHT BATH TO RETURN CUB TO FINISHED FLOOR IN THE EVENT OF FLOODING. |
| HB | HOSE BOND |
| HR | HANDRAIL HST. @ 36" HANDRAIL HST. @ 42" w/ 1/2" GRASPABILITY PROFILES TO PRECLUDE A 4" SPHERE. MFR. TO PROVIDE SHOE CUBS. TO BUILDERS FOR APPROVAL. |
| LD | LINEAR DRAIN |
| MX | MIXED CONSTRUCTION (SEE TYPICAL DETAILS) |
| RS | ROOF + SHELF |
| SN | SHOWER BENCH 18" WIDE X 18" HIGH X 4" DEEP. BOTTOM OF BENCH @ 4" - 6" AFF. |
| SS | SHOWER SEAT. TOP AT 18" AFF. |
| TA | TUB ACCESS |
| TC | TUB-OPENED GLASS |
| WG | WATER CLOSET |
| WS | W linen OR PANTRY CLOSET WITH 5 SHELVES |
| TS | TOWEL BAR |
| TP | TOWEL PAPER |

WALL SCHEDULE

- 2X FRAME NON-GLAZED BRG. WALL
2X BTRY 2" X 4" O.C. STUDS TO BE FINISHED
EACH SIDE W/ 1/2" GYPS.
- 2X FRAME LOAD BRG. WALL
2X BTRY 2" X 4" O.C. INS. STUDS TO BE FINISHED
EACH SIDE W/ 1/2" GYPS.
- 2X FRAME LOAD BRG. EXTERIOR WALL
EXTERIOR FINISH OVER 2-LAYER MOISTURE
BARRIER OVER 1/2" PL'WOOD SHEATHING OVER
2X BTRY STUDS. 2" X 4" O.C. EXTERIOR SIDE OF
STUDS TO BE FINISHED W/ 1/2" GYPS. (CAVITY
TO BE INSULATED PER BUILDING ENERGY FORM)
- 8" X 8" CMU EXTERIOR WALL
EXTERIOR FINISH 8" X 8" X 16" CONCRETE
MASONRY UNIT. INTERIOR SIDE TO BE FINISHED W/
1/2" DRYWALL ON 3/4" RIGID INSULATION BOARD
ON 2X4 FLOORING JOIST. TIE GARAGE WALLS TO
BE FINISHED WITH PAINT UNDO.

BUILDING AREAS

GROUND FLOOR UNDER AIR	2,524 SQ FT
SECOND FLOOR UNDER AIR	1,006 SQ FT
TOTAL UNDER AIR	3,530 SQ FT
ENTRY	28 SQ FT
COV. LANAI GROUND FLOOR	265 SQ FT
GARAGE	931 SQ FT
BALCONY SECOND FLOOR	291 SQ FT
UNCOVERED DECK	368 SQ FT
A.G.	79 SQ FT
TOTAL BUILDING AREA	4,976 SQ FT

BLDG. PERMIT PLANS
FILE COPY OF RECORD

REVISIONS		BY
7-26-22 - ENG.		TH
7-29-22 - REV.		TH

Phipps Home Design
 2037 Lee Ridge Blvd. #4
 Sarasota, FL 34239
 (813) 955-1172 / (813) 434-4395
phippshomedesign.com



4 CUSTOM DESIGNED REMODEL FOR:

521 BIRDIE LANE

TOWN OF LONGBOAT KEY SARASOTA COUNTY, FLORIDA

FURNISHMENTS AND ACCESSORIES TO BE PROVIDED BY THE CLIENT.
 ALL ELECTRICAL, PLUMBING, MECHANICAL, AND OTHER
 SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH
 ALL APPLICABLE CODES AND STANDARDS. ALL WORK
 SHALL BE COMPLETED WITHIN THE SPECIFIED TIME
 FRAME. OWNER SHALL PROVIDE ALL NECESSARY
 PERMITS AND APPROVALS PRIOR TO COMMENCEMENT
 OF WORK. SEE US AT 2037 LEE RIDGE BLVD., SUITE 404

SEAL
REGISTERED
001 21 APR
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

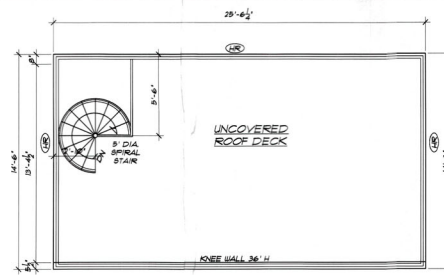
APEX
 Consulting Engineers P.L.L.C.
 11885 WALTON BLVD., SUITE 400
 FORT MYERS, FL 33905
 TEL: (813) 335-1005 / FAX: (813) 335-4441
info@apex-engineers.com

Structural Components Only

DRAWN BY: AF/AA
 CHECKED: BA
 DATE: 6/23/22
 SCALE: VARIES
 JOB NUMBER: 22-668

A4

OF 14 SHEETS



ROOF DECK FLOOR PLAN

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

BUILDING AREAS	
GROUND FLOOR UNDER AIR	1824 SQ FT
SECOND FLOOR UNDER AIR	1006 SQ FT
TOTAL UNDER AIR	3330 SQ FT
ENTRY	26 SQ FT
CON. LANAI GROUND FLOOR	249 SQ FT
GARAGE	531 SQ FT
BALCONY SECOND FLOOR	281 SQ FT
UNCOVERED DECK	309 SQ FT
A.C.	28 SQ FT
TOTAL BUILDING AREA	4576 SQ FT

GENERAL NOTES

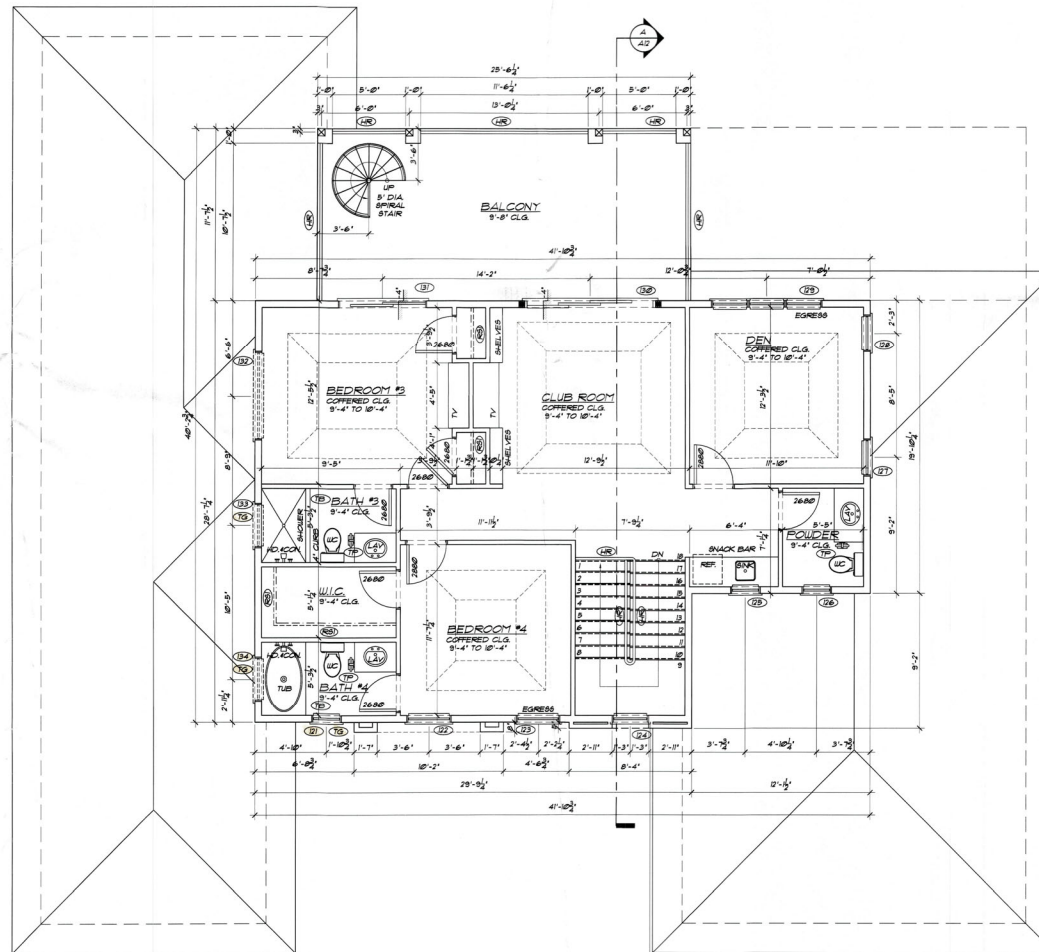
1. PROVIDE INSULATION IN WALLS, CEILINGS AND ATTIC SPACES PER BUILDERS ENERGY FORT.
2. ALL BATHROOM CLOSET AND BEDROOM WALLS TO BE INSULATED W/ R-17 BATT INSULATION.
3. ALL EXTERIOR WINDOWS & DOORS TO BE IMPACT RESISTANT PER CURRENT CODE.
4. DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER.
5. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY AND AS OTHERWISE NEEDED FOR NAILING SUPPORT.
6. PROVIDE TEMPLERED 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.
7. PROVIDE A/C DRAINS TO BE READILY ACCESSIBLE.
8. MASON TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS. 3/4" SPACER SHALL BE LIMITED TO 14" MAXIMUM.
9. ALL EXTERIOR FRAME WALL SHEATHING SHALL BE 1/2" THICK 4-PLY APA EXPOSURE 1 RATED PLYWOOD SHEATHING.
10. WATER CLOSETS TO BE 16 GALLON.
11. PROVIDE NON-POROUS RESISTANT "GREEN" GYPSUM BOARD OR EQUAL IN SET AREAS.
12. FOR FINISHES AT AREAS BELOW D/F.E. REFER TO THE WATER RESISTANT MATERIALS SCHEDULE.

SYMBOL LEGEND

- 8" X 8" FULL GROUTED CELL W/ 1" #4 REBAR VERT. # 4 O.C. (TYP) FROM FOOTING TO Lintel, HOOKED & TIED BEFORE INSPECTION, LAPPED 48" DIA.
- ▼ INDICATES LOCATION OF SHIPRON WITH HOLDDOWN (25 SHIPRON 5/8"x24" & 31" O.C. OR EQ. SHEARWALL SECTION TIE-DOAN)
- 8/8"x16" AB. W/ 3/8"x16" STL. WASHERS # 31" O.C. OR 5/8"x6" SHIPRON TIEIN HD. OR EQUAL W/ 3/8"x16" STL. WASHER AT 31" O.C.
- (AA) ATTIC ACCESS-MIN. ROUGH FRAMED OPENING SIZE OF 22" X 30".
- (AA2) ATTIC ACCESS W/ PULL DOWN STAIR - MIN. ROUGH OPENING 12" X 84".
- (EV) ELEVATOR: INSTALL PER MFR SPECIFICATIONS. PROVIDE FOR FLOOR SWITCH TO RETURN CAB TO FINISHED FLOOR IN THE EVENT OF FLOODING.
- (HB) HOSE BIB
- (HR) HANDRAIL HST. # 36" GUARDRAIL HST. # 42" W/ 1/2" GRASPABILITY PICKETS TO PRECLUDE A 4" SPHERE. MFR TO PROVIDE SHOP DUGS. TO BUILDER FOR APPROVAL.
- (LD) LINEAR DRAIN.
- (MX) MIXED CONSTRUCTION (SEE TYPICAL DETAILS)
- (RS) ROD & SHELF
- (SV) SHOWER NICHES 18" WIDE X 16" HIGH X 4" DEEP. BOTTOM OF SHELF # 4" @ 16" AFF.
- (SS) SHOWER SEAT. TOP AT 18" AFF.
- (TA) TUB ACCESS
- (TG) TEMPLERED GLASS
- (WC) WATER CLOSET
- (SS) LINEN OR PANTRY CLOSET WITH 5 SHELVES
- (TB) TOWEL BAR
- (TP) TOILET PAPER
- (EOD) EXTERIOR DOOR & WINDOW TAGS NOT TO BE USED. WINDOW SCHEDULE FOR DETAILS.

WALL SCHEDULE

- 2X FRAMING NON-LOAD BING. WALL
- 12" STP 8" X 8" O.C. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUEB.
- 2X FRAMING LOAD BING. WALL
- 12" STP 8" X 8" O.C. UNG. STUDS TO BE FINISHED EACH SIDE W/ 1/2" GUEB.
- 2X FRAMING LOAD BING. EXTERIOR WALL
- EXTERIOR FINISH OVER 2-LAYER TPO/URETHANE BARRIER OVER 1/2" PLYWOOD SHEATHING OVER 2X 8" STUDS & 16" O.C. UNG. INTERIOR SIDE OF STUDS TO BE FINISHED W/ 1/2" GUEB. (CAVITY TO BE INSULATED PER BUILDERS ENERGY FORT.)
- 8" X 16" O.C. EXTERIOR WALL
- EXTERIOR FINISH OVER 8" X 16" CONCRETE MASONRY UNIT. INTERIOR SIDE TO BE FINISHED W/ 1/2" DRYWALL ON 3/4" RIGID INSULATION BOARD W/ 3/4" Furring STRIPS. NOTE: GARAGE WALLS TO BE FINISHED WITH PAINT UNG.



SECOND FLOOR PLAN

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

REVISIONS

12/22 - ENG.	BY
12/22 - REV.	TH

Phipps Home Design

2027 Ridge Road, Suite 4
Sarasota, FL 34239

941595-9112 (MOBILE)
941595-9113 (OFFICE)

phippshomedesign.com

A CUSTOM DESIGNED REMODEL FOR:

521 BIRDIE LANE

TOWN OF LONGBOAT KEY

SARASOTA COUNTY, FLORIDA

SEAL

RECEIVED

DOWN OF LONGBOAT KEY

OCT 21 2022

899022 WITH SET 1/4/22

APEX

CONSULTING ENGINEERS P.C.

11000 N. W. 11TH AVE., SUITE 100
MIAMI, FLORIDA 33150
TEL: 305.555.7444 FAX: 305.555.7445

Structural Components Only

DRAWN BY: APJ/AA

CHECKED: BA

DATE: 6/22/22

SCALE: VARIES

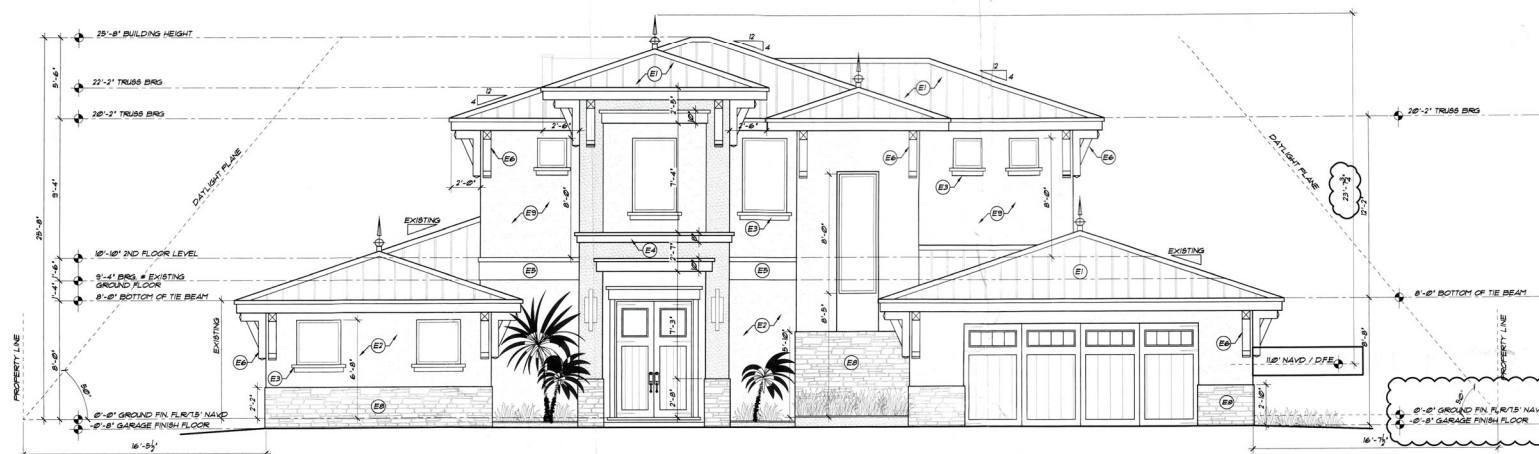
JOB NUMBER: 220448

A5

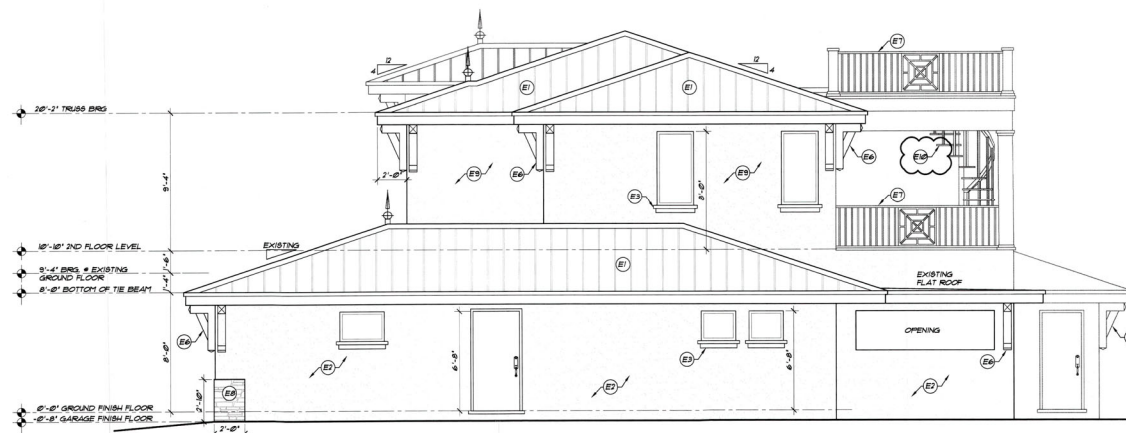
OF 14 SHEETS

BLDG. PERMIT PLANS

FILE COPY OF RECORD



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



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

[illegible]

Phipps Home Design

Phipps Home De



CUSTOM DESIGNED REMODEL FOR:
521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY OTHER NEWSPAPER
USING A SHA-1 AUTHENTICATION CODE FOR
STRUCTURAL COMPONENTS ONLY AND DOES
NOT INCLUDE "MPS" SHEET 130, SUPPLEMENTS,
AND OR GENERAL PURPOSE LAYOUTS.
UNCONTROLLED COPIES OF THIS DOCUMENT ARE NOT
AUTHORIZED TO BE REPRODUCED, STORED AND THE
CONTENTS THEREOF MAY BE RELEASED OR DISSEMINATED
WITHOUT ANY ELECTRONIC COPY.

SEAL
RECEIVED
OCT 21 2002
TOWN OF LONGBOAT K
Planning, Zoning & Building

APEX
Consulting Engineers PL
DEREK W. NEWCOMB, PE #09910
16800 TOLDO BLVD.
PORT CHARLOTTE, FL 33154
TEL: (841) 385-1900 / FAX: (850) 355-4041

DRAWN BY: AP/AA
CHECKED: SA
DATE: 6/22/22
SCALE: VARIES
JOB NUMBER: 221668

AG

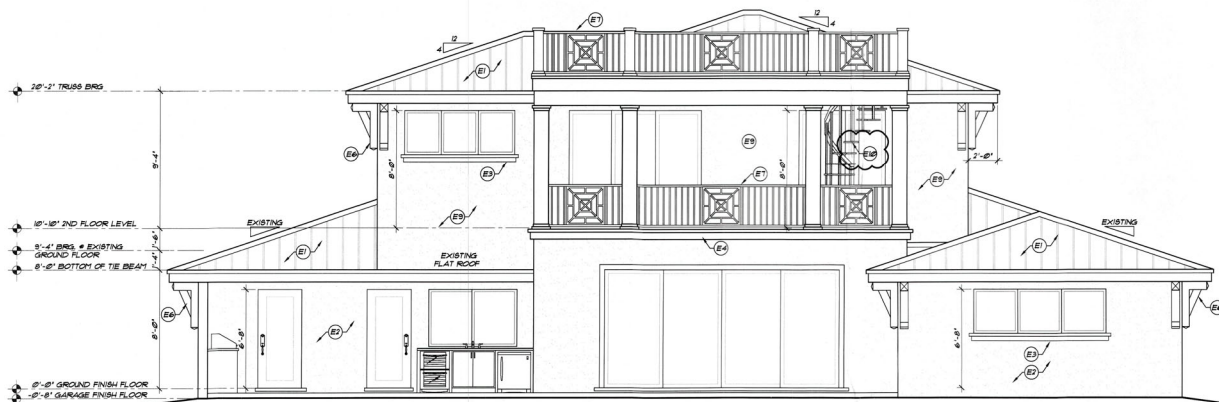
OF 14 SHEETS

46
OF 14 SHEETS

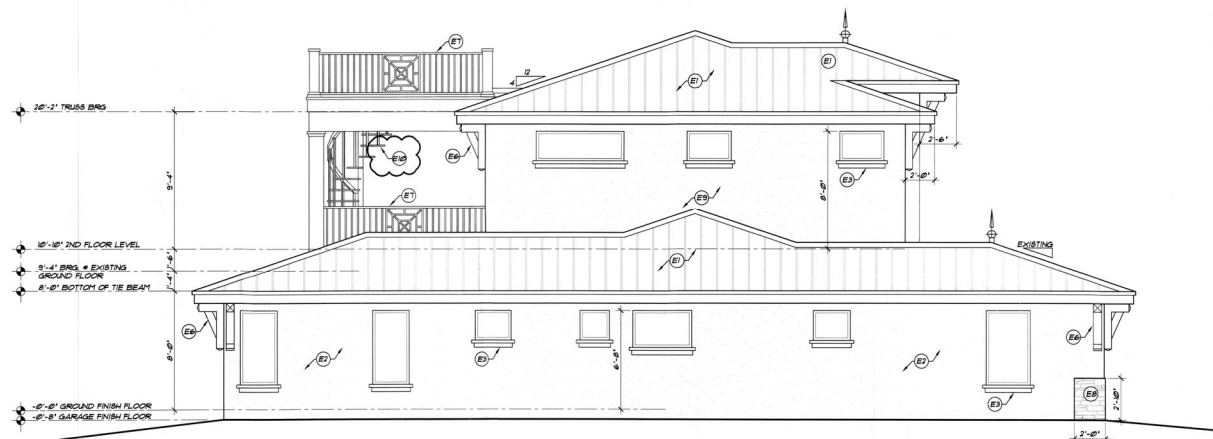
46
OF 14 SHEETS

46
OF 14 SHEETS

46
OF 14 SHEETS



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



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

ELEVATION NOTES	
817980L	DESCRIPTION
(E1)	BY CRIPP 36 GAUGE GALVALUME OVER PEEEL 4 STICK OVER 1/2" OR 5/8" 4-PLY CDX. PLYWOOD WITH PLYWOOD CLIPS OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
(E2)	5/8" CEMENT PARGE COAT OVER 8" X 16" CHU (1/2" SMOOTH FINISH)
(E3)	6" WIDE HARDIE PANEL SILL BAND PAINTED TRIM COLOR (SEE DETAIL ON SHEET A10)
(E4)	8" WIDE STUCCO TRIM BAND PAINTED TRIM COLOR (SEE DETAIL SHEET A10)
(E5)	18" WIDE STUCCO BAND PAINTED TRIM COLOR (SEE DETAIL SHEET A10)
(E6)	DECORATIVE BRACKET A (SEE DETAIL ON SHEET A10)
(E7)	1/2" RAILING PICKETS TO PRECLUDE A 4" SPHERE NO MORE THAN 2" BETWEEN BOTTOM RAIL & DECK (TYP.)
(E8)	CULTURED STACK STONE T&B FINISH
(E9)	1/2" CEMENT PARGE COAT OVER GALVANIZED METAL LATH OVER 2-LAYER 1/2" MOISTURE BARRIER OVER 1/2" PLYWOOD
(E10)	SPIRAL STAIRWAY: MIN. REQ. OF 36" CLEAR WIDTH AT AND BELOW THE HANDRAIL. WALKLINE RADIUS IN NOT GREATER THAN 24" 1/2". EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6" 3/4" AT THE WALKLINE. ALL TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NOT MORE THAN 8" 1/2". (PER TO PROVIDE SHOP DRAWINGS.)

REVISIONS
BY
12022 - ENG. TH
12022 - REV. TH

Phipps Home Design
2007 New Ridge Road SW 4
Sarasota, FL 34239
(941) 555-9151 (941) 555-4399
phippshomedesign.com

4 CUSTOM DESIGNED REMODEL FOR:
521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

THIS DRAWING IS THE PROPERTY OF PHIPPS HOME DESIGN. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PHIPPS HOME DESIGN. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

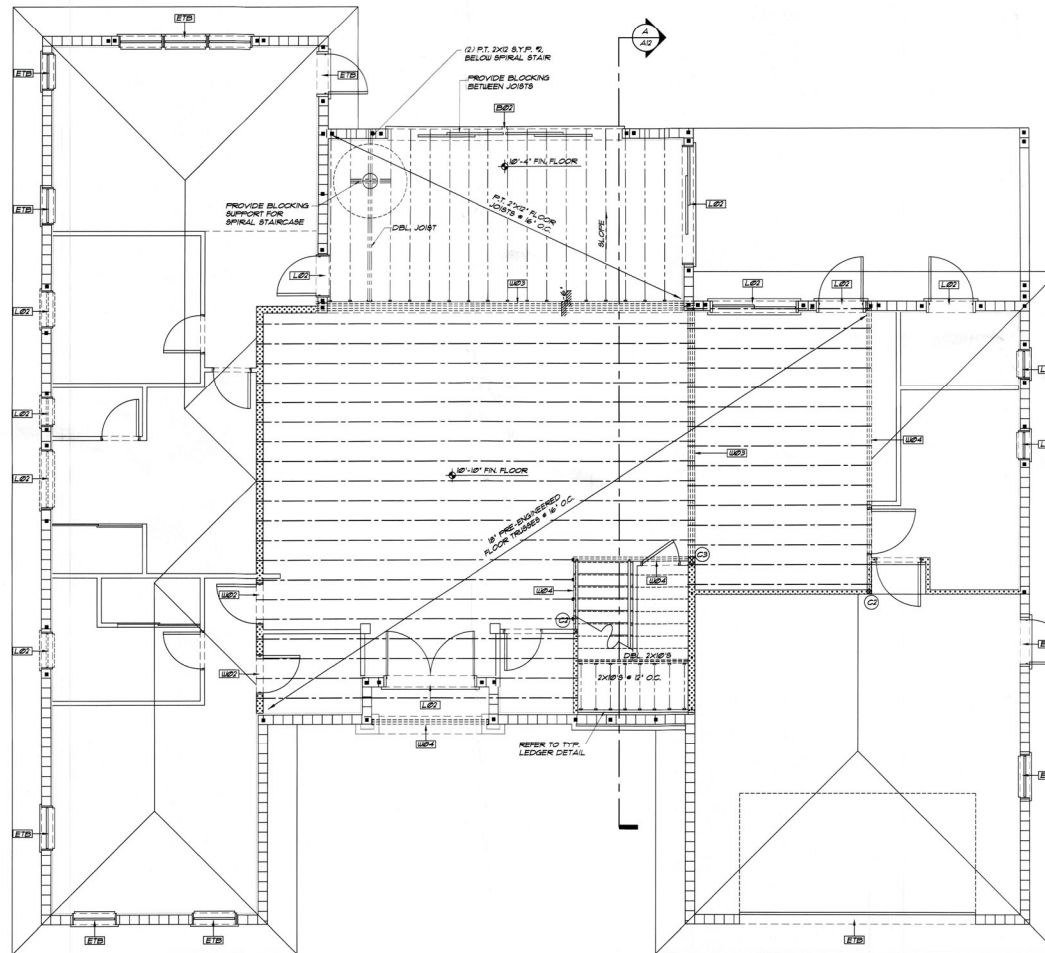
SEAL
RECEIVED
OCT 21 10:00 AM
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

APEX
ARCHITECTURAL ENGINEERING
DANIEL A. NICHOLSON, P.E. DESIGN
DANIEL A. NICHOLSON, P.E. DESIGN
1111 E. BAYVIEW AVENUE, SUITE 100
TALLAHASSEE, FLORIDA 32304
TEL: 904.848.4444 FAX: 904.848.4444
WWW.APEXARCHITECTS.COM

DRAWN BY: APVLA
CHECKED: BA
DATE: 6-22-22
SCALE: VARIOUS
JOB NUMBER: 2206-08

47
OF 14 SHEETS

BLDG. PERMIT PLANS
FILE COPY OF RECORD



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

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 BEAMS SHALL BE 3/4" THICK TONGUE AND GROOVE APA EXPOSURE 1 RATED PLYWOOD SHEATHING BY ADVANTECH.
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. THE FLOOR TRUSS PLANS SHALL BE SUBMITTED TO THE "ENGINEER OF RECORD" FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION BEGINS.
6. PROVIDE TWO HEADER STUDS PER SUPPORTING EACH END OF EACH HEADER AND TWO FULL LENGTH STUDS PER AT EACH END OF EACH HEADER. THREE STUDS AT OPENINGS.
7. SPLICED ANCHORS ARE BY APPROXIMATE. EQUIVALENT ALTERNATE PRODUCTS MAY BE SUBSTITUTED.
8. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE REQUIREMENTS OF THIS SCHEDULE WITH TRUSS REACTIONS SPECIFIED BY THE TRUSS MANUFACTURER AND GIVEN ON THE TRUSS SUBMITTALS.
9. REPORT ANY REACTIONS EXCEEDING THE VALUES BELOW TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW.
10. PROVIDE FOR 3" MINIMUM BEARING FOR ALL WOOD BEAMS ON MASONRY.

CONNECTORS

NET UPLIFT (LBS)	ANCHOR	ITEM
940	SP2	CEPHEE STUDS TO PLATES AND HEADERS
1065	HSTAB	EACH HEADER STUD TO HEADER
1040	SPH 4/8/8/	EACH HEADER STUD TO FLOOR PLATE BELOW
940	SP2	STUD TO TIE THE INTERIOR BEARING WALLS AND EXTERIOR STUDS TO BOTTOM PLATE
980	SP1	INTERIOR BEARING WALLS AND EXTERIOR FRAMING WALLS
130	(2) H 2.5	FLOOR TRUSS TO BEAMS (TOP CHORD BEAMS)
1115 (DOWN)	U414	TRUSS TO BEAMS, STUD (FACE MOUNTED LOCATION)
1450	HTS 20	TOP PLATE INTERIOR
2900	(2) HTS 20	FLOOR GIRDER TRUSSES TO BEAMS, STUD TOP PLATE INTERIOR & EXTERIOR TO TRUSS HEAD

BEAM SCHEDULE

NOTES:
1. ENGINEERED LUMBER, THEN EQUAL SIZE GLUE LAM BEAM 2.0 IS TO BE USED. ALL LAMINATED VENEER IS TO BE 2.0 LUMBER
TYPICAL BOND BEAM WITH ROOF ABOVE, DOUBLE COURSE
CHU BOND BEAM W/ (1) 5" TOP AND BOTTOM
TYPICAL TIE BEAM WITH FLOOR ABOVE, 8"X6" FORM 1 FOUR CONCRETE BEAM W/ (1) 5" TOP AND BOTTOM

MARK	SIZE (W X D)	REINFORCEMENT
ETB	EXISTING THE BEAM (ATTACH INSULANT TO EXISTING BEAM)	EXISTING
B01	8" X 8" FORM 1 FOUR LINTEL	W/ (2) 5" TOP, (2) 5" BOTTOM
B02	8" X 8" FORM 1 FOUR LINTEL	W/ (2) 5" TOP, (2) 5" BOTTOM
B01	(2) 2" X 5" SYP. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
B02	(2) 2" X 5" SYP. WOOD BEAMS	W/ 1/2" PLYWOOD FLITCH PLATE
B03	(3) 1 1/2" X 10" MICRO LAM BEAM	LAMINATED VENEER LUMBER
B04	(2) 1 1/2" X 10" MICRO LAM BEAM	LAMINATED VENEER LUMBER
B05	8" X 8" PRECAST LINTEL	W/ (1) REBAR BOTTOM FILLED SOLID
L01	8"X8" PRECAST	W/ (1) 5" REBAR TOP & (1) 5" BOTTOM FILLED SOLID

TRUSS NOTE

ALL FLOOR TRUSSES TO BE W- PRE-ENGINEERED FLOOR TRUSSES
8" X 6" 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 CHU USE HETABO GIRDERS & LVL 9 TO CHU USE (2) HETABO
TRUSSES TO WOOD USE HTS20 GIRDERS & LVL 9 TO WOOD POST USE (2) LVL 9
(2) 3X STUDS UNDER ALL GIRDERS
ALL 1 (2) 3X STUDS (2) STUDS

COLUMN SCHEDULE

(1)	8" X 8" CHU COLUMN (2) 5 REBAR VERT. W/ 5" STIRRUPS # 6" O.C.
(2)	3 1/2" X 5 1/2" PRE. POST W/ SYPHON CCG CAP & HTS BASE.
(3)	5 1/4" X 5 1/4" PARALAM POST W/ CCG&SDS CAP & CCG& BASE TYP. UNLESS OTHERWISE SPECIFIED.
(4)	6" X 6" PRE. POST W/ 5" SO. YELLOW PINE W/ CCG& CAP & CCG& BASE. DESIG 2" X 5" PVC COLUMN UNLAP.
(X)	INDICATES POINT LOAD ABOVE
(V)	INDICATES LOCATION OF SYPHON WITH HOLDDOWN CCG SYPHON (W/ 5" O.C. ON 8" DIA. BEARING) SECTION TO COLUMN FOR JOINTS LESS THAN 6" (2) 7/8" TYP. ARE ACCEPTABLE

REVISIONS

12/22 - ENG.	TH
12/22 - REV.	TH

Phippo Home Design

2921 Ben Ridge Road Ste. 4
Tampa, FL 33629
(813) 962-1121 (800) 434-4585
phippo.com/design

A CUSTOM DESIGNED REMODEL FOR:
521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

PHIPPO HOME DESIGN, INC. IS THE DESIGNER OF RECORD FOR THIS PROJECT. THE DESIGNER OF RECORD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE INFORMATION PROVIDED BY THE CONTRACTOR. THE DESIGNER OF RECORD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR. THE DESIGNER OF RECORD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR.

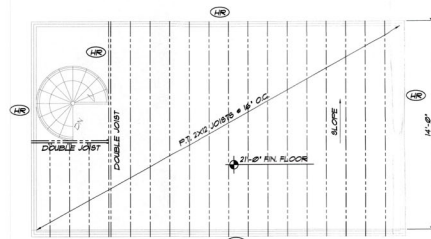
RECEIVED
CITY OF LONGBOAT KEY
PLANNING & ZONING
JAN 21 2024

RECEIVED
COUNTY OF HILLSBOROUGH
PLANNING & ZONING
JAN 21 2024

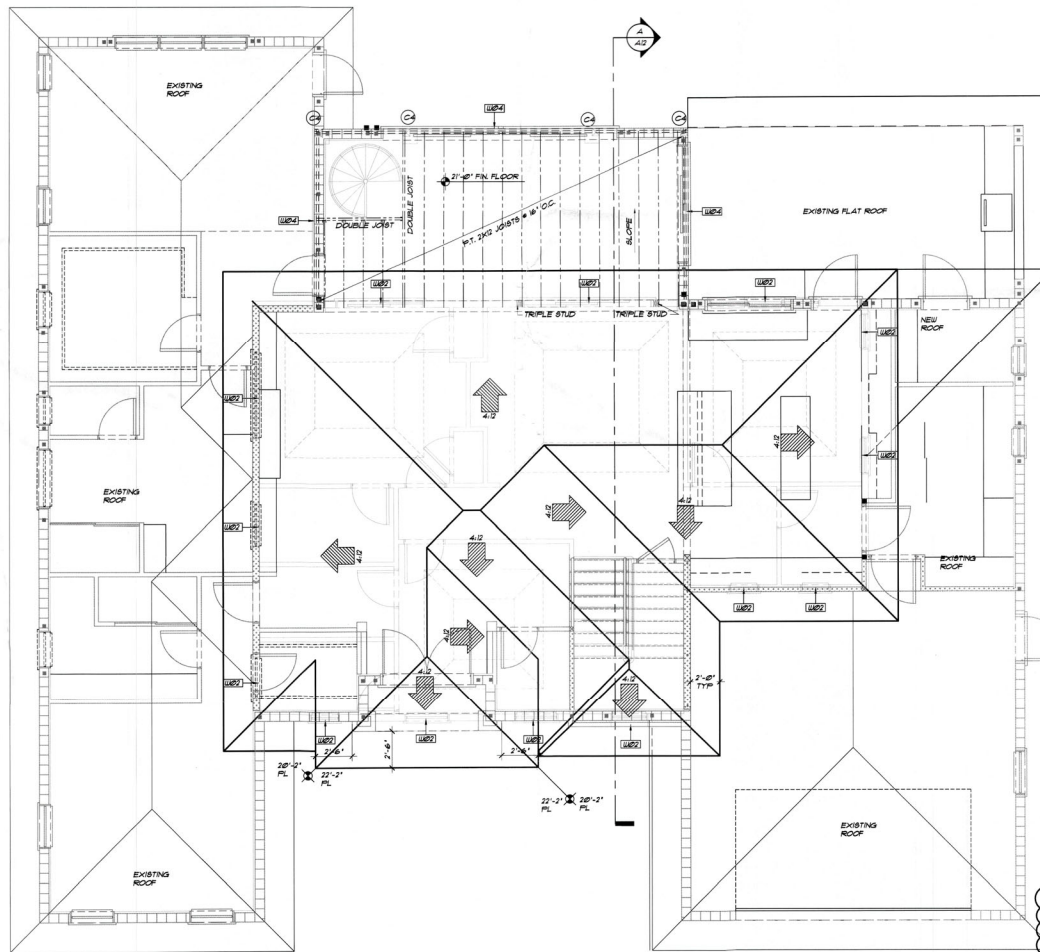
DRAWN BY: AP/AA
CHECKED: SA
DATE: 6/21/22
SCALE: VARIES
JOB NUMBER: 226-68

A8
OF 14 SHEETS

BLDG. PERMIT PLANS
FILE COPY OF RECORD



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



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

COLUMN SCHEDULE

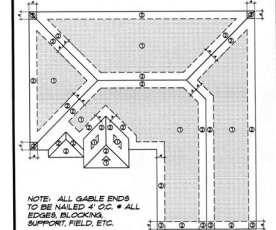
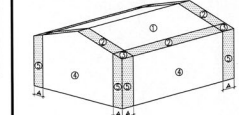
- (C1) 8" X 8" CHU COLUMN (2) 1/2" REBAR VERT. W/ 5" STIRRUPS @ 18" O.C.
- (C2) 3 1/2" X 5 1/2" PCL POST W/ BRPUSH CGG CAP 4 HTS BASE
- (C3) 5 1/4" X 5 1/4" PARALAM POST W/ CGGASR23 CAP 4 CGGASR BASE TYP. UNLESS OTHERWISE SPECIFIED
- (C4) 6" X 6" PT. POST 5 60 YELLOW PINE W/ CGG6 CAP 4 CGG6 BASE. DECO 5" X 5" PVC COLUMN UNRAIP.
- (X) INDICATES POINT LOAD ABOVE
- ▼ INDICATES LOCATION OF BRPUSH MTS HOLDDOWN OR BRPUSH STAYDOWN 3" O.C. OR EQ. SHEARWALL SECTION TO DOWN FOR RESISTS LESS THAN 6" (2) REBAR ARE ACCEPTABLE

BEAM SCHEDULE

- NOTES:
IF ENGINEERED LUMBER THEN EQUAL SIZE BLUE LAM BEAM 2X8 TO BE USED. ALL LAMINATED VENEER 8 TO BE 2X8 LUMBER.
TYPICAL BOND BEAM WITH ROOF ABOVE: DOUBLE COURSE CPU BOND BEAM W/ (1) 1/2" TOP AND BOTTOM.TYPICAL TIE BEAM WITH FLOOR ABOVE: 8"x6" FORM 4 FOUR CONCRETE BEAM W/ (1) 1/2" TOP AND BOTTOM.
- | MARK | SIZE (W X D) | REINFORCEMENT |
|------|--|----------------------------------|
| ETB | EXISTING TIE BEAM (ATTACH NEW UNIT TO EXISTING BEAM) | EXISTING |
| B01 | 8" X 8" FORM 4 FOUR LITE | W/ (2) 1/2" TOP, (2) 1/2" BOTTOM |
| B02 | 8" X 8" FORM 4 FOUR LITE | W/ (2) 1/2" TOP, (2) 1/2" BOTTOM |
| W01 | (2) 2" X 2" STP. WOOD BEAMS | W/ 1/2" PLYWOOD FLITCH PLATE |
| W02 | (3) 2" X 2" STP. WOOD BEAMS | W/ 1/2" PLYWOOD FLITCH PLATE |
| W03 | (3) 1/2" X 1/2" MICRO LAM BEAM | LAMINATED VENEER LUMBER |
| W04 | (2) 1/2" X 1/2" MICRO LAM BEAM | LAMINATED VENEER LUMBER |

ROOF PLAN NOTES

- MINIMUM PRE-FABRICATED ROOF TRUSS DESIGN LOADS TO BE:
TOP CHORD LIVE LOAD: 30 PSF
BOTTOM CHORD DEAD LOAD: 10 PSF
BOTTOM CHORD: 10 PSF
TOTAL OF 40 PSF.
- TRUSS ENGINEER IS RESPONSIBLE FOR THE DESIGN OF TRUSS SYSTEM. ROOF FRAMING PLAN AND MUST PROVIDE DIMENSIONS FOR ALL TRUSSES. TRUSS TO TRUSS CONNECTIONS BEAM BUCKLEMANAGER AND UPLIFT DESIGN LOADS. ALL OF WHICH SHALL BE CLEARLY AND COMPLETELY SPECIFIED ON TRUSS MANUFACTURER'S ENGINEERING DOCUMENTS.
- ALL FLASHING AND EAVE METAL TO BE 36 GAUGE, G-90 GALV. STEEL. FLASHING TO BE INSTALLED AT ALL WALL/ROOF INTERSECTIONS, GUTTERS IF APPLICABLE. UNLESS THERE IS A CHANGE IN ROOF SLOPE/RECTION (EXCEPT HIP 4 RIDGE JUNCTIONS) AND AROUND ALL ROOF OPENINGS.



- NOTES: ALL GABLE ENDS TO BE NAILED 4" O.C. # ALL EDGES BLOCKING SUPPORT FIELD, ETC.
- SHEDDING NOTES:
ROOF SHEDDING TO BE WOOD STRUCTURAL PANEL 1/2" OR GREATER (PLYWOOD OR EQUAL G95) UNDO. ENGINEERED ROOF TRUSSES 24" O.C. MAXIMUM.
- NAILING PATTERN:
ZONE 1 - 6" O.C. MAX INTERMEDIATE 4" O.C. MAX PANEL EDGES
ZONE 2 - 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 - 4" O.C. INTERMEDIATE AND EDGES
ZONE 4 - 6" O.C. MAX INTERMEDIATE 4" O.C. MAX PANEL EDGES
ZONE 5 - 6" O.C. INTERMEDIATE AND EDGES
- NAILS: 8d COMMON FOR 2"; 16d COMMON FOR 3"; 14" DIMENSION + 48% OF EAVE HEIGHT OR 18% OF LEAST HORIZONTAL DIMENSION (WHICHEVER IS LESS) BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3" MINIMUM.

TIE-DOWN & HEADER NOTES

- PROVIDE (3) 2X2 HEADERS W/ (1) 1/2" FLITCH PLATES AT 2X8 WOOD FRAMED WALLS AND (1) 2X2 HEADERS W/ (1) 1/2" FLITCH PLATES AT 2X4 WOOD FRAMED WALLS, UNLESS NOTED OTHERWISE (UNDO).
- PROVIDE BRPUSH HED TIES AT ALL ROOF TRUSS TO WOOD FRAMED SUPPORTS UNDO.
- PROVIDE MIN. DOUBLE STUDS OR REINFORCED CPU FILLED CELL BENEATH ALL GUTTER TRUSSES UNDO.

CONNECTOR NOTE

- TRUSSES TO CPU USE METAL BRACKETS 4 LVL 8 TO CPU USE (2) METAL BRACKETS.
- TRUSSES TO WOOD USE HYDRA BRACKETS 4 LVL 8 TO WOOD POST USE (2) HTS200.
- (2) 2X STUDS UNDER ALL GUTTERS.
- ALL UNLESS NOTED OTHERWISE.

TABLE R501(2) (4) NOMINAL (480) GARAGE DOOR LOADS FOR A BUILDING WITH A MEAN FLOOR HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (PSF)

ROOF ANGLE	ULTIMATE DESIGN WIND SPEED (V) (MPH)	DESIGN WIND SPEED (V) (MPH)	DESIGN WIND SPEED (V) (MPH)
0 DEGREES	140 MPH	150 MPH	160 MPH
10 DEGREES	18.5	20.0	21.5
20 DEGREES	19.7	21.2	22.7
30 DEGREES	20.7	22.2	23.7
40 DEGREES	21.7	23.2	24.7
50 DEGREES	22.7	24.2	25.7
60 DEGREES	23.7	25.2	26.7
70 DEGREES	24.7	26.2	27.7
80 DEGREES	25.7	27.2	28.7
90 DEGREES	26.7	28.2	29.7

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

MEAN ROOF HEIGHT	EXPOSURE	B	C	D
15	1.00	1.25	1.47	
20	1.00	1.29	1.55	
25	1.00	1.35	1.61	
30	1.00	1.40	1.70	
35	1.05	1.45	1.74	
40	1.05	1.50	1.78	

Ultimate Wind Speed (150 mph Exposure B) Fully Enclosed 480 Wind Pressures

Wind Direction	Positive	Negative	Positive	Negative
Zone 1	10	-10	10	-10
Zone 2	10	-10	10	-10
Zone 3	10	-10	10	-10
Zone 4	10	-10	10	-10
Zone 5	10	-10	10	-10
Zone 6	10	-10	10	-10
Zone 7	10	-10	10	-10
Zone 8	10	-10	10	-10
Zone 9	10	-10	10	-10
Zone 10	10	-10	10	-10

REVISIONS

1.000	ENG	TH
1.001	REV	TH

Phipps Home Design

2001 1st Ave. S.W. Suite 4
Sarasota, FL 34239
(941) 555-1912 (941) 555-4100
phippshomedesign.com

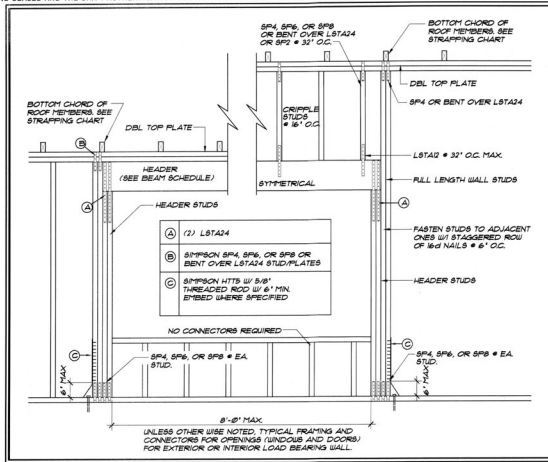
4 CUSTOM DESIGNED REMODEL FOR:
521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

SEAL
RECEIVED
OCT 21 2024
PHIPPS HOME DESIGN
DESIGNING, ENGINEERING & BUILDING

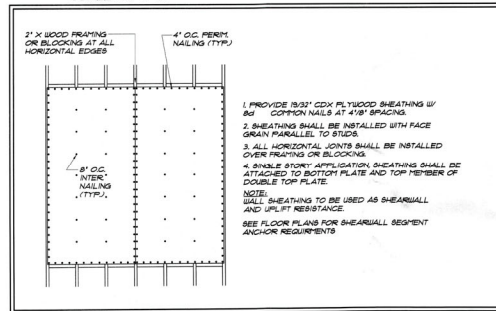
APR 21 2024
PHIPPS HOME DESIGN
DESIGNING, ENGINEERING & BUILDING

DRAIN BY: AFIAA
CHECKED: BA
DATE: 6/22/24
SCALE: VARIOUS
JOB NUMBER: 226466

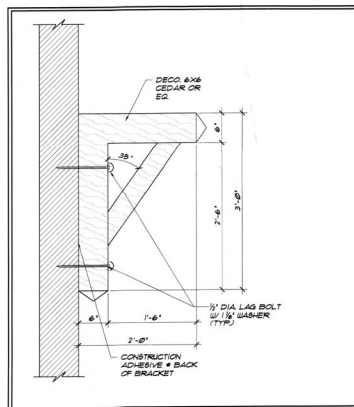
49
OF 14 SHEETS



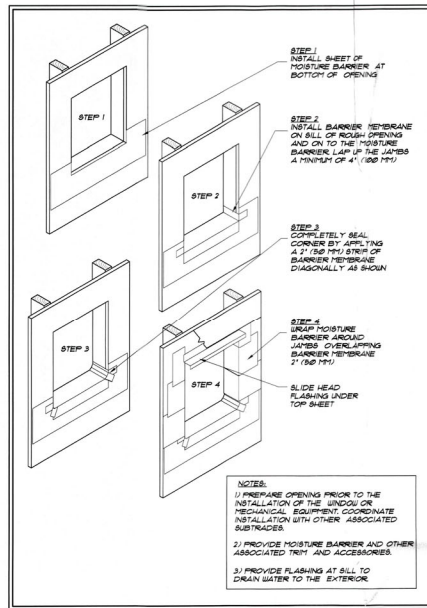
TYPICAL HEADER DETAIL
SCALE: 1/2"=1'-0"



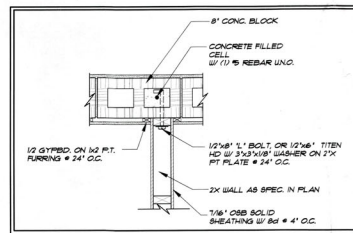
TYPE II WALL & ROOF SHEATHING
NAILING REQUIREMENTS
SCALE: 1/2"=1'-0"



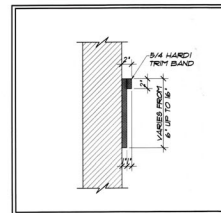
TYP. BRACKET DETAIL
SCALE: 1"=1'-0"



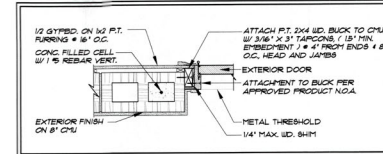
ROUGH OPENING
PREPARATION
SCALE: NOT TO SCALE



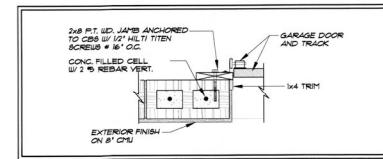
MIXED CONST. DETAIL
SCALE: 1"=1'-0"



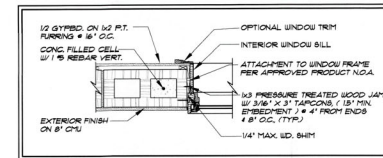
TYP. TRIM DETAIL
SCALE: 1"=1'-0"



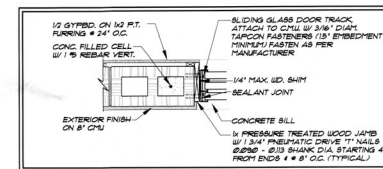
DOOR JAMB TO BLOCK,
HEAD & SIDELITES SIMILAR
SCALE: 1"=1'-0"



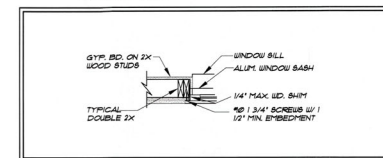
GARAGE DOOR
JAMB TO BLOCK
SCALE: 1"=1'-0"



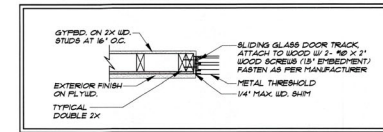
WINDOW JAMB TO
BLOCK, HEAD SIMILAR
SCALE: 1"=1'-0"



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"

DOOR & WINDOW SCHEDULE

MARK	GLAZE	TYPE	UNIT SIZE	NO. OF UNITS
(10)	IMPACT	WOOD ENTRY DOORS	(1) 3'-0" X 8'-0"	1
(11)	IMPACT	GARAGE DOOR	NEW BAYE SIZE AS EXISTING	1
(12)	IMPACT	CASEMENT	NEW BAYE SIZE AS EXISTING	1
(13)	IMPACT	WOOD DOOR	NEW BAYE SIZE AS EXISTING	1
(14)	IMPACT	CASEMENT	2'-6" X 3'-6"	1
(15)	IMPACT	TRANSOM	2'-6" X 2'-0"	1
(16)	IMPACT	WOOD DOOR	2'-8" X 6'-8"	1
(17)	IMPACT	WOOD DOOR	2'-8" X 6'-8"	1
(18)	IMPACT	PASS THRU	6'-0" X 3'-6"	1
(19)	IMPACT	4 PANEL SLIDER DOORS	8'-0" X 8'-0"	1
(20)	IMPACT	4 PANEL SLIDER DOORS	16'-0" X 8'-0"	1
(21)	IMPACT	WOOD DOOR	2'-8" X 6'-8"	1
(22)	IMPACT	CASEMENT	(3) 3'-0" X 3'-6"	1
(23)	IMPACT	CASEMENT	NEW BAYE SIZE AS EXISTING	1
(24)	IMPACT	CASEMENT	NEW BAYE SIZE AS EXISTING	1
(25)	IMPACT	TRANSOM	NEW BAYE SIZE AS EXISTING	1
(26)	IMPACT	AWNING	4'-0" X 2'-0"	1
(27)	IMPACT	AWNING	2'-0" X 2'-0"	1
(28)	IMPACT	CASEMENT	NEW BAYE SIZE AS EXISTING	1
(29)	IMPACT	CASEMENT	NEW BAYE SIZE AS EXISTING	1
(30)	IMPACT	CASEMENT	NEW BAYE SIZE AS EXISTING	1
(31)	IMPACT	AWNING	2'-0" X 2'-0"	1
(32)	IMPACT	CASEMENT	3'-0" X 5'-0"	1
(33)	IMPACT	CASEMENT	3'-0" X 5'-0"	1
(34)	IMPACT	FIXED GLASS	2'-6" X 8'-0"	1
(35)	IMPACT	AWNING	2'-0" X 2'-0"	1
(36)	IMPACT	AWNING	2'-0" X 2'-0"	1
(37)	IMPACT	CASEMENT	2'-6" X 5'-0"	1
(38)	IMPACT	CASEMENT	(3) 2'-6" X 5'-0"	1
(39)	IMPACT	3 PANEL SLIDER DOORS	9'-0" X 8'-0"	1
(40)	IMPACT	2 PANEL SLIDER DOORS	6'-0" X 8'-0"	1
(41)	IMPACT	AWNING	3'-0" X 2'-0"	1
(42)	IMPACT	AWNING	3'-0" X 2'-0"	1

NOTES:
SEE MPG SPECIFICATIONS (N.O.A. PRODUCT APPROVAL) FOR BACK & FASTENING REQUIREMENTS. PRODUCT SPECIFICATIONS GOVERN.

REVISIONS

120221 - ENG.	TH
120221 - REV.	TH

PHIPPS HOME DESIGN
2001 New Ridge Road Ste. 4
Sarasota, FL 34239
(941) 955-1572 (800) 438-6509
phippshomedesign.com

A CUSTOM DESIGNED REMODEL FOR:
521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

SEAL
RECEIVED
OCT 21 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DESIGNED BY: AP/AA
CHECKED: BA
DATE: 6/22/22
SCALE: VARIES
JOB NUMBER: 220408

AP/AA
OF 14 SHEETS

REVISIONS	BY
12022 - ENG.	TH
125.22 - REV.	TH

Phipps Home Design
2037 Bee Ridge Road Ste. 4
Sarasota, FL 34239
(941) 955-1912 / (800) 438-4269
phippshomedesign.com



CUSTOM DESIGNED REMODEL FOR:
521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

THIS ITEM HAS BEEN ELECTRONICALLY
IMAGED AND IS A NEW COPY. IT
IS BEING USED AS A AUTHENTICATION COPY
AND DOES NOT INCLUDE MAP SHEET 110. THESE
PLANS OF FEDERAL AGENCY LAYERS
CONSIDERED BOUND AND SEALED AND
SHALL BE KEPT IN A SECURE PLACE
UNTIL THE AUTHENTICATION COPY IS
MADE ON ANY ELECTRONIC COPY.

SEAL
RECEIVED
OCT 26 2002
TOWN OF LONGBEACH NEW
Planning, Zoning & Building
SERVICE AND ARE THE

APEX
Consulting Engineers PL

DEREK W. NIERENBERG, P.E. #93010
16890 TOLEDO BLVD. BLVD.
PORT CHARLOTTE, FL 32954
TEL (841) 365-1600 / FAX (840) 165-4041
DEREK@APEXENGINEER.COM

Structural Components Only

DRAIN BY: AP/AA

CHECKED: SA

DATE: 6.22.22

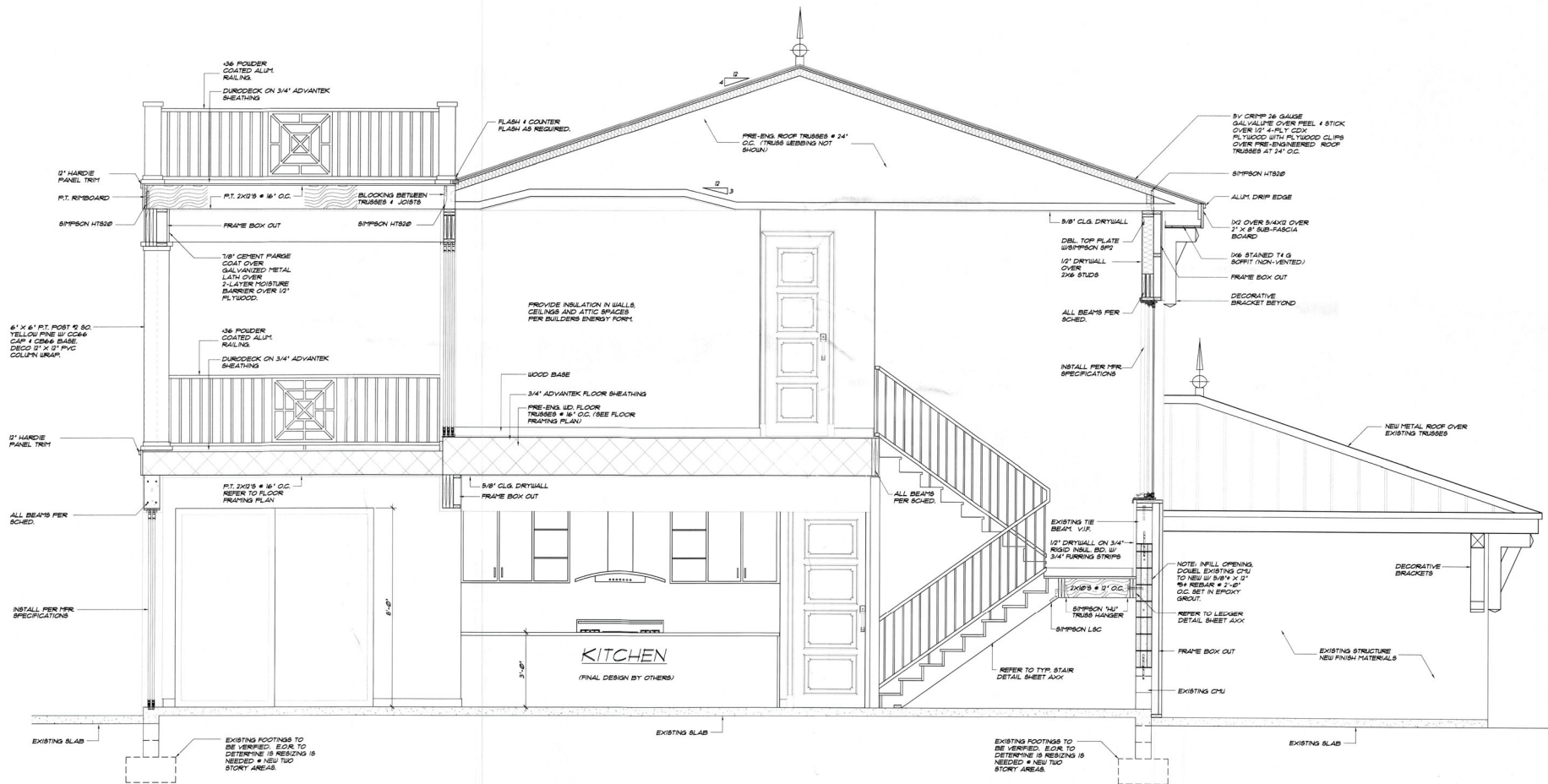
SCALE: VARIES

JOB NUMBER: 221668

410

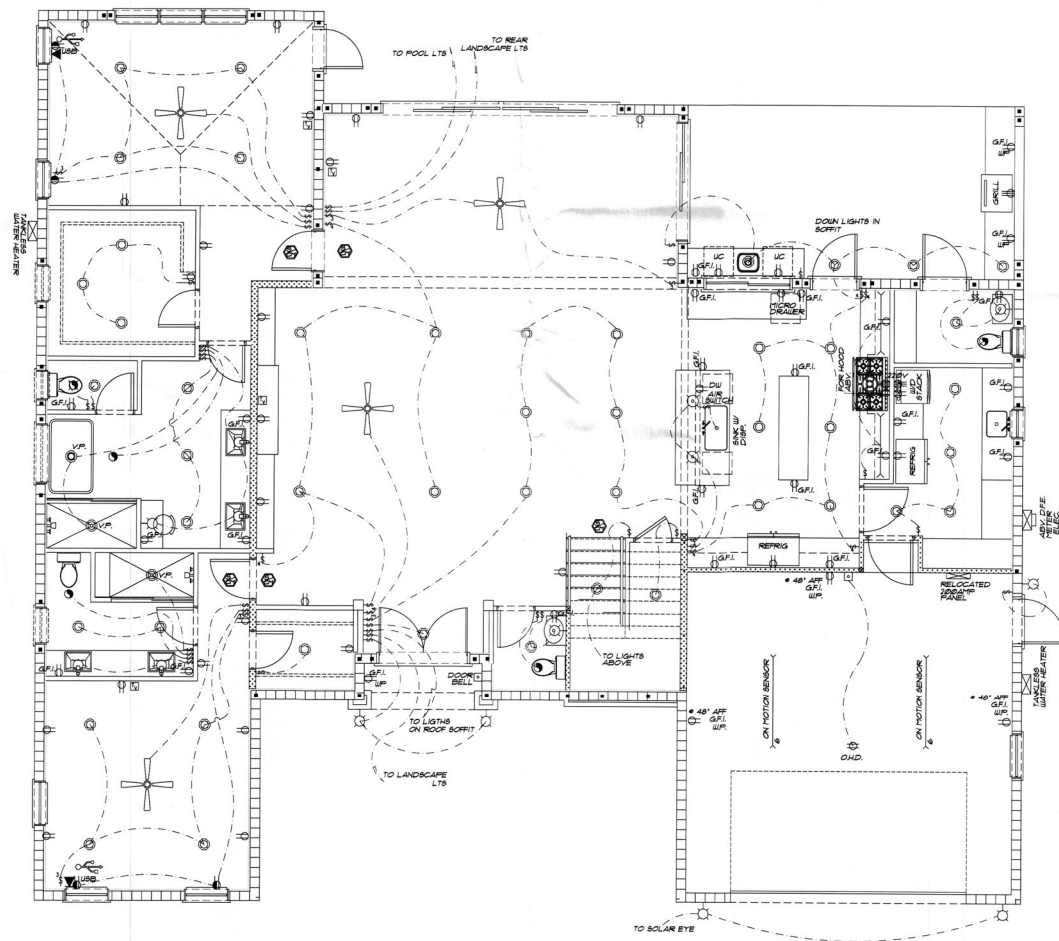
A/K

OF 14 SHEETS






































BLDG. PERMIT PLANS
FILE COPY OF RECORD

A BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

ELECTRICAL LEGEND

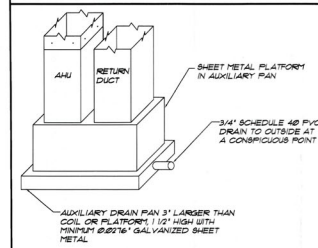
	DIRECT WIRE
	SINGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF. UNO.
	THREE WAY SWITCH, MOUNT 48" AFF. UNO.
	FOUR WAY SWITCH, MOUNT 48" AFF. UNO.
	DIFTER SWITCH, WAYS AS NOTED, MOUNT 48" AFF. UNO.
	SINGLE RECEPTACLE, A/PPS AS NOTED, MOUNT 18" AFF. UNO.
	DUPLEX RECEPTACLE, A/PPS AS NOTED, MOUNT 18" AFF. UNO.
	DUPLEX RECEPTACLE, ABOVE COUNTER HEIGHT UNO.
	SPLIT-SWITCHED RECEPTACLE, A/PPS AS NOTED, MOUNT 18" AFF. UNO.
	QUADRAPLEX RECEPTACLE, MOUNT 18" AFF. UNO.
	250V RECEPTACLE, MOUNT 18" AFF. UNO.
	DUPLEX RECEPTACLE, FLOOR MOUNTED
	DUPLEX RECEPTACLE, CEILING MOUNTED
	250-424 DUAL USB TYPE-A 4 TYPE C WALL CHARGER OUTLET VERTICAL PORTS
	SURFACE MOUNTED CEILING LED FIXTURE
	6" RECESSED LED FIXTURE
	WALL MOUNTED LED FIXTURE
	LED VANITY LIGHTS
	EXHAUST FAN/LIGHT
	EXHAUST ONLY
	6" RECESSED EYEBALL LED FIXTURE
	SURFACE MOUNTED CEILING PENDENT LIGHT
	UNDER CABINET, SWITCHED LED LIGHT FIXTURE
	4 FT. LED SHOP LIGHT FIXTURE, PLUSH MOUNT W/ PRISMATIX LINING (XPP INDICATES LENGTH)
	LEATHER PROOF
	VAPOR PROOF
	GROUND FAULT INTERRUPT
	PUSH BUTTON FOR GARAGE DOOR OPERATION OR DOOR CHIME
	TELEPHONE JACK
	TELEVISION JACK
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS HARD WIRIED TO HOUSE WITH BATTERY BACKUP 4 INTERCONNECTED.
	100 AMP ELECTRICAL DISTRIBUTION PANEL, GROUNDED TO FOOTING STEEL
	ELECTRIC HEATER
	A/C DISCONNECT
	CEILING FAN

ELECTRICAL PLAN NOTES

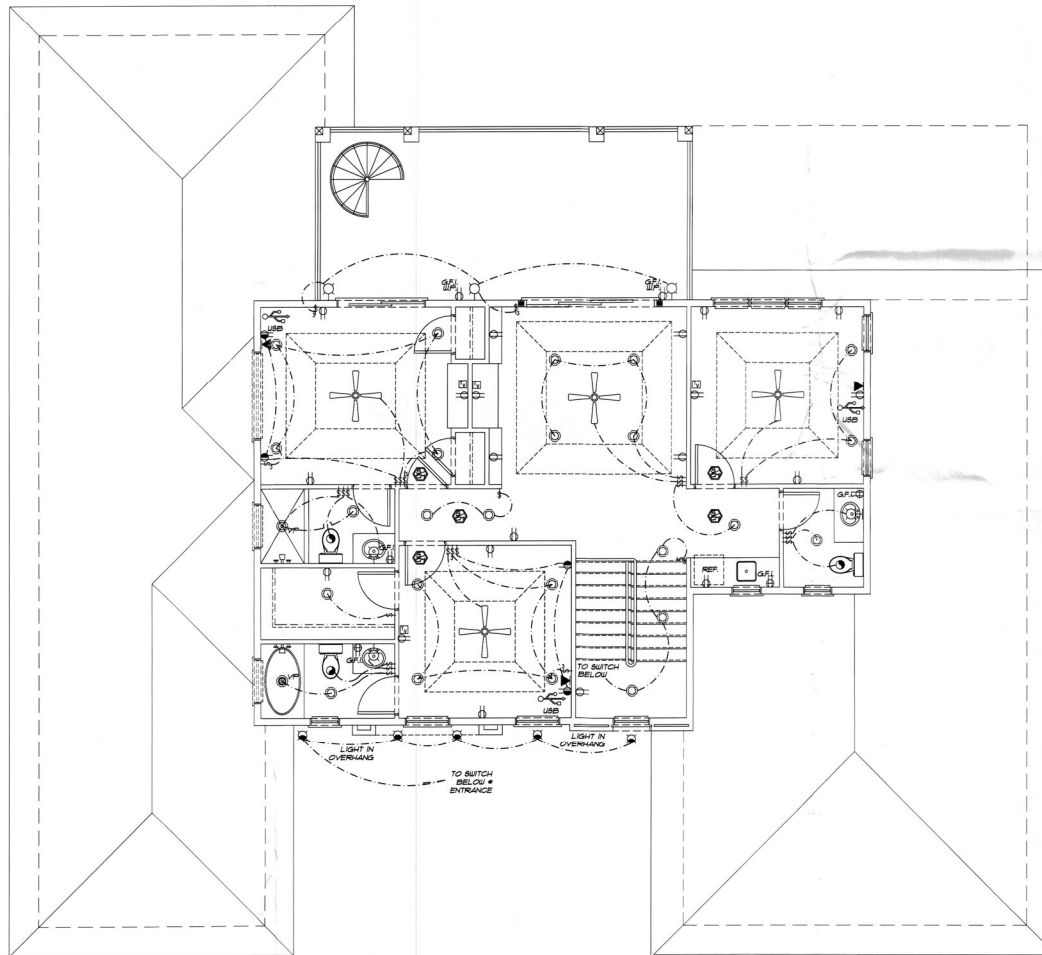
- [illegible]

[illegible]

AUXILIARY DRAIN PAN REQ.



AUXILIARY DRAIN PANS SHALL BE INSTALLED UNDER ALL COILS CONTAINING A LIQUID OR GAS ON WHICH CONDENSATION WILL OCCUR OR UNITS CONTAINING COILS (EXCEPT AS DESCRIBED IN M36448.2) LOCATED IN ATTIC SPACES, SURFACED CEILING SPACES, FURRED SPACES OR ANY AREA WHERE DAMAGE 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" (25 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 0.0076" (0.17 MM) GALV. SHEET STEEL. A SEPARATE DRAIN LINE OF NOT LESS THAN 3/4" (19 MM) PIPE SIZE OR 1/2" (12.7 MM) TUBING SIZE SHALL BE EXTENDED FROM THIS PAN TERMINATING AT A CONSPICUOUS POINT TO SERVE AS AN ALARM THAT THE REGULAR DRAIN IS RESTRICTED.



SECOND FLOOR ELECTRICAL PLAN

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

ELECTRICAL LEGEND

1	DIRECT WIRE
2	ANGLE POLE SWITCH LOWER CASE LETTER INDICATES LIGHT CONTROLLED, MOUNT 48" AFF. UNO.
3	THREE WAY SWITCH, MOUNT 48" AFF. UNO.
4	FOUR WAY SWITCH, MOUNT 48" AFF. UNO.
5	DUPLEX SWITCH, WATTS AS NOTED, MOUNT 48" AFF. UNO.
6	SINGLE RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. UNO.
7	DUPLEX RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. UNO.
8	DUPLEX RECEPTACLE, ABOVE COUNTER HEIGHT UNO.
9	DUPLEX RECEPTACLE, MOUNT 18" AFF. UNO.
10	SPLIT-SWITCHED RECEPTACLE, AMPS AS NOTED, MOUNT 18" AFF. UNO.
11	QUADRAPLEX RECEPTACLE, MOUNT 18" AFF. UNO.
12	220V RECEPTACLE, MOUNT 18" AFF. UNO.
13	DUPLEX RECEPTACLE, FLOOR MOUNTED
14	DUPLEX RECEPTACLE, CEILING MOUNTED
15	20A - 43A DUAL USB TYPE-A + TYPE-C WALL CHARGER OUTLET VERTICAL PORTS
16	SURFACE MOUNTED CEILING LED FIXTURE
17	6" RECESSED LED FIXTURE
18	WALL MOUNTED LED FIXTURE
19	LED VANITY LIGHTS
20	EXHAUST FAULIGHT
21	EXHAUST ONLY
22	6" RECESSED EYEBALL LED FIXTURE
23	SURFACE MOUNTED CEILING PENDENT LIGHT
24	UNDER CABINET, SWITCHED LED LIGHT FIXTURE
25	4 FT. LED SHOP LIGHT FIXTURE, FLUSH MOUNT W/ PRISMATIC LENS (NOT INDICATES LENGTH)
26	W.P. LEATHER PROOF
27	V.P. VAPOR PROOF
28	G.F.I. GROUND FAULT INTERRUPT
29	PUSH BUTTON FOR GARAGE DOOR OPERATION OR DOOR CHIME
30	TELEPHONE JACK
31	TELEVISION JACK
32	CORRELATION SMOKE AND CARBON MONOXIDE DETECTORS HARD WIRE TO HOUSE, WITH BATTERY BACKUP + INTERCONNECTED
33	100A AMP ELECTRICAL DISTRIBUTION PANEL, GROUNDED TO FOOTING STEEL
34	ELECTRIC METER
35	A/C DISCONNECT
36	CEILING FAN

ELECTRICAL PLAN NOTES

1. ALL OUTLETS NOT REQ. TO BE GFI'S MUST BE ARC FAULT W/ TAMPER PROOF RECP.
2. 18" CLEAR MIN. ON ALL WIC. LIGHTS
3. ALL CEILING FANS ON RHEOSTATS
4. SMOKE DETECTORS TO BE HAND WIRED OPERATION OF ANY SMOKE ALARM SHALL CAUSE ALL OTHERS TO SOUND.
5. ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
6. PROVIDE ARC FAULT INTERRUPTER BRANCH CIRCUITS ON ALL 120V/1/2 AMP/15 AMP/20 AMP RECEPTACLE OUTLETS LOCATED IN ALL ROOMS + LIKE LIVING AREAS.
7. NO ELECTRICAL DEVICES WILL BE MOUNTED ON BREAK AWAY WALLS IF APPLICABLE.
8. POOL AREA TO BE ALARMED PER CODE (AS REQUIRED)
9. 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.
10. ALL ELECTRICAL TO BE ABOVE DESIGN FLOOD ELEVATION.
11. THIS IS AN UNSPRINKLERED BUILDING.
12. ALL EXTERIOR LIGHT FIXTURES SHALL BE W/ LISTED FOR WET OR DAMP LOCATIONS AS APPROPRIATE TO EXPOSURE.
13. VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
14. ALL RECESSED LIGHT FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND W/ LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION.
15. 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.
16. GARAGE, KITCHEN, BATHS, DOCK, AND ALL EXTERIOR OUTLETS TO BE GFCI PROTECTED.
17. LIGHTING SYSTEMS FOR ALL PUBLIC SPACES, MASTER BEDROOM AND BATH, OFFICE AND THEATER TO BE LITE TOUCH OR LUTRON.
18. ALL RECESSED CAN FIXTURES TO BE LED DIMMABLE.
19. 10% OF ALL LIGHTING TO BE HIGH EFFICIENCY.

REVISIONS

NO.	DATE	BY
12022	ENG.	TH
12022	REV.	TH

PHIPPS HOME DESIGN

521 BIRDIE LANE
TOWN OF LONGBOAT KEY
SARASOTA COUNTY, FLORIDA

PHIPPS HOME DESIGN
1001 10TH AVE. S. # 4
SARASOTA, FL 34239
(941) 555-1912 (888) 438-4408
phipps@phippsdesign.com

SEAL RECEIVED
OCT 16, 2022
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

RECEIVED CITY OF LINDA
OCT 16, 2022
LINDA
CITY OF LINDA
PLANNING & ZONING DEPARTMENT
TEL: (619) 395-3000 / FAX: (619) 395-4441

Structural Components Only

Drawn By: APAA

Checked: SA

Date: 6/22/22

Scale: VARIES

Job Number: 220448

A14

OF 14 SHEETS