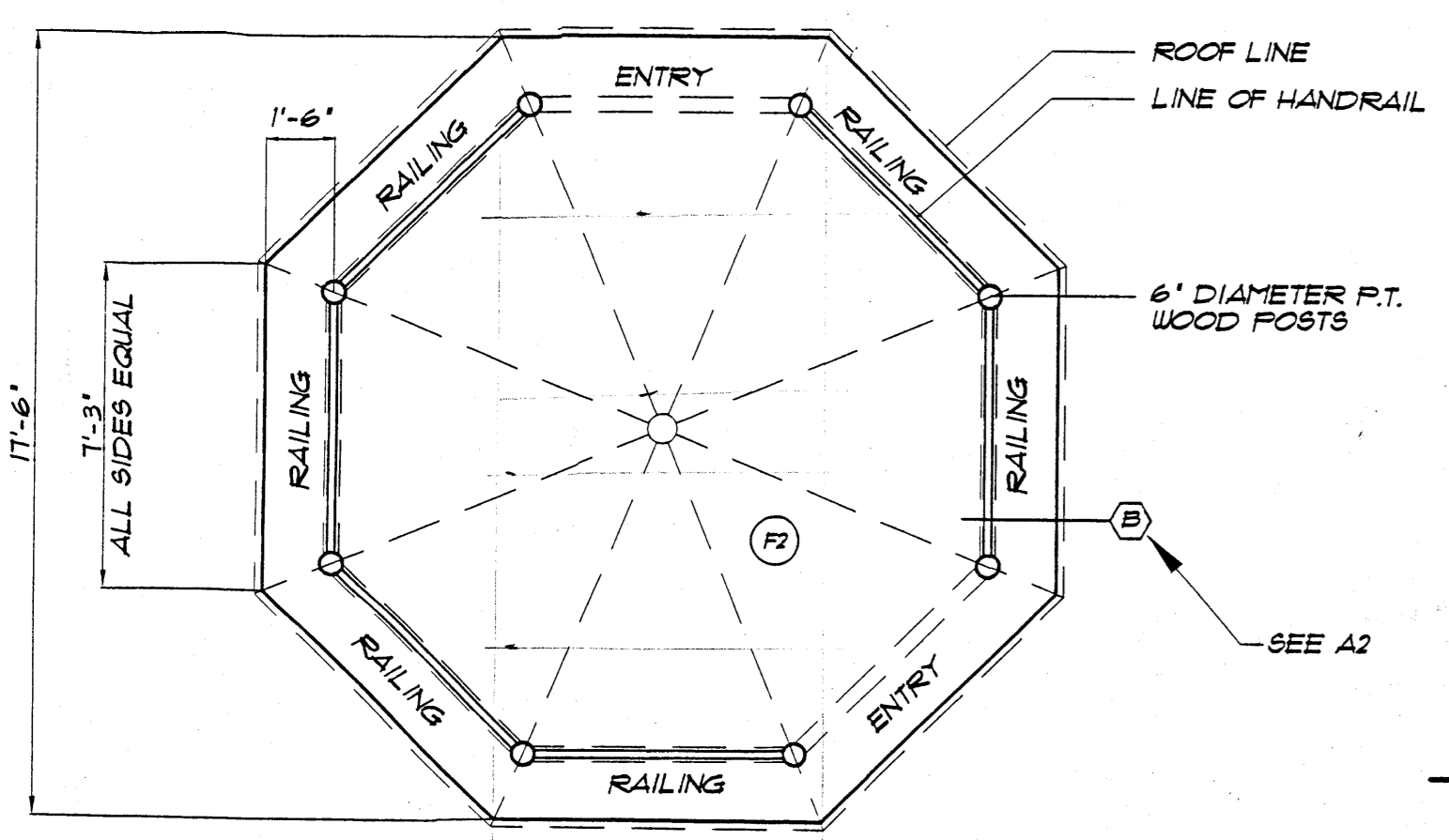
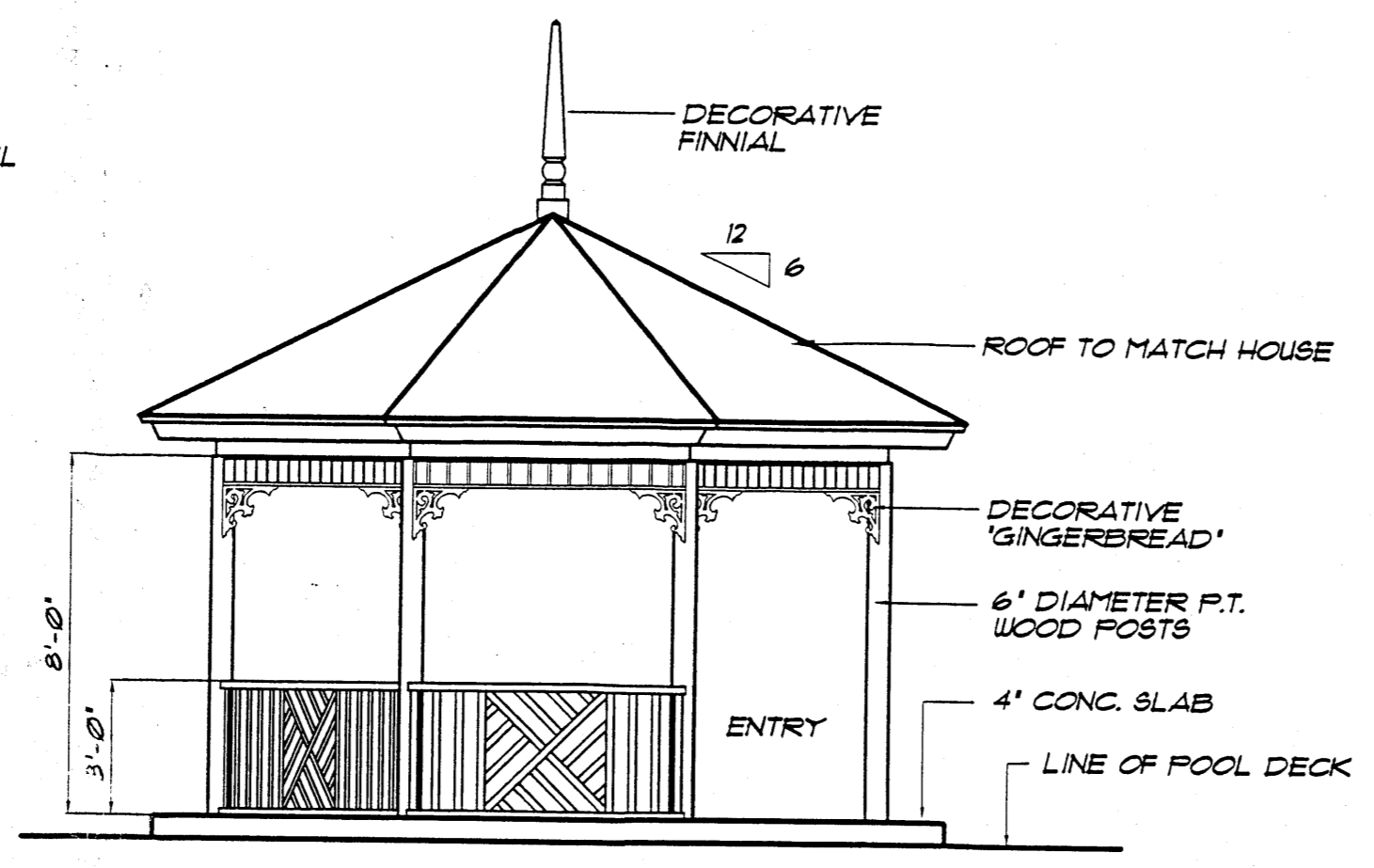


JOB SITE



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



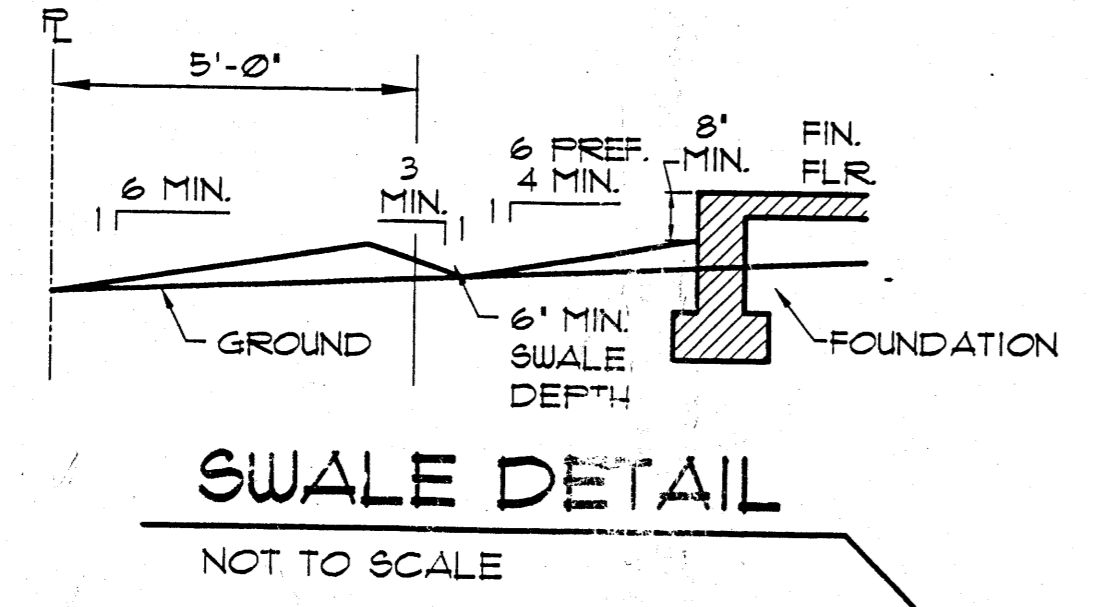
PAVILION ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS	BY
1-6-00	LB
1-17-00	LB
2-8-00	LB
2-9-01	LB
02-11-01	TLH
7-30-01	LB
8-8-01	LB
9-5-01	LB

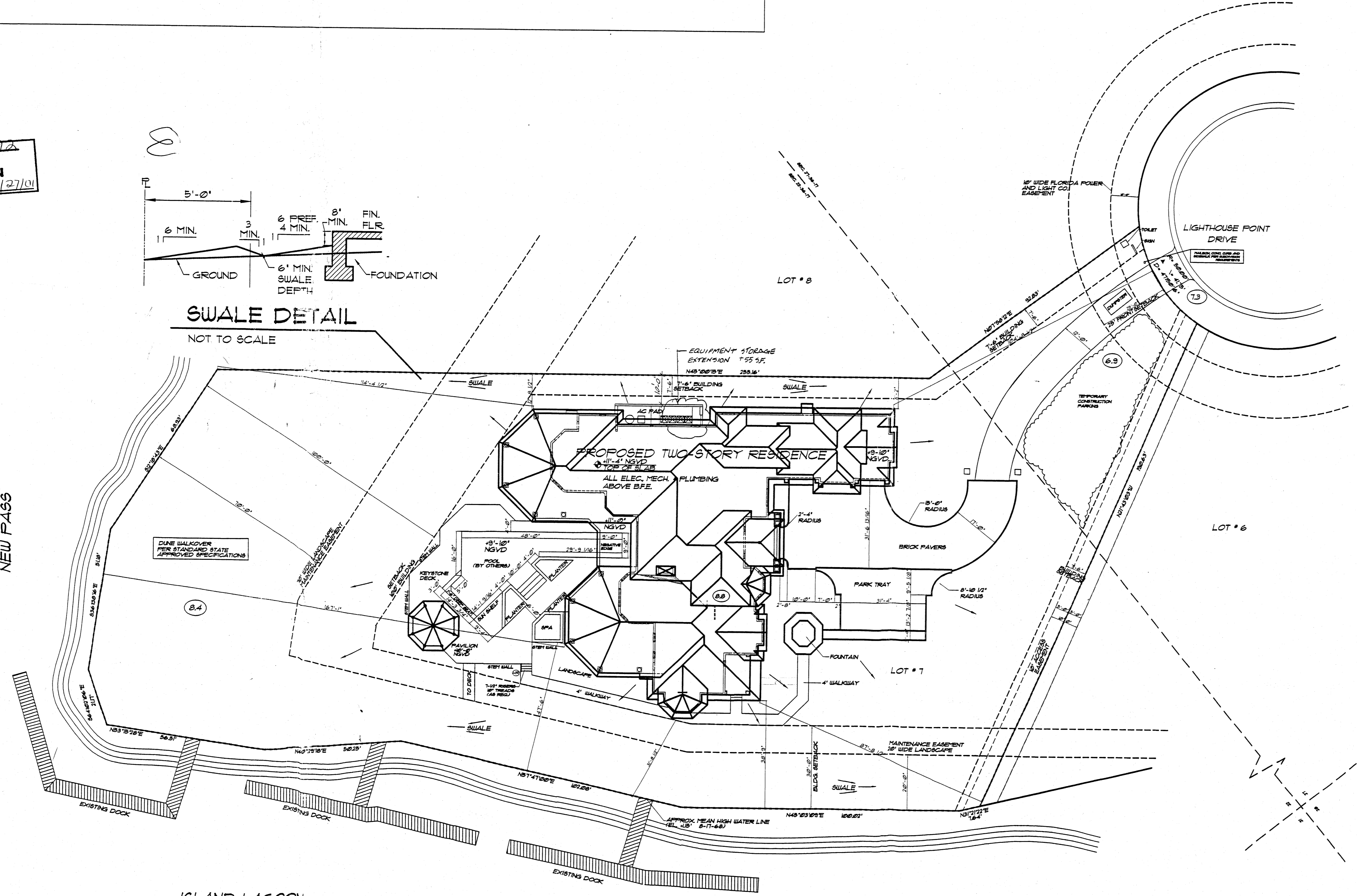
SHEET INDEX	
A 1	SITE PLAN
A 2	FOUNDATION PLAN
A 3	GROUND FLOOR PLAN
A 4	SECOND FLOOR PLAN
A 5	ELEVATIONS
A 6	SECTION & DETAILS
A 7	ROOF PLAN
A 8	FLR. FRAMING PLAN
A 9	GROUND FLR. ELEC. PLAN
A 10	SECOND FLR. ELEC. PLN.

PERMIT NO. **DP 18072**
APPROVED
REVISED PLAN
BY: **82128** DATE: **12/27/01**



SWALE DETAIL
NOT TO SCALE

NEW PASS



SITE PLAN
SCALE: 1" = 20'

LOT DESCRIPTION
ZONE A13 ELEV. II'-0"
TYPE VI 110 MPH DESIGN
LOT # 7, LIGHTHOUSE POINT, TOWN OF LONGBOAT KEY,
AS RECORDED IN PLAT BOOK 33 PAGE 46,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LOT COVERAGE COMPUTATIONS	
LOT AREA	1,520.91 SQ FT
30% ALLOW. BLDG. COVERAGE	456.27 SQ FT
PROPOSED	1173.2
12'-0" W/103 SQ FT 4' N.E.S. EDGE	
8433 SQ FT 4' N.E.S. EDGE	
153 SQ FT PAVILION	
174 SQ FT FOUNTAIN	
2484 SQ FT POOL DECK	
226 SQ FT A/C PADS	
1173.2 TOTAL	
50% ALLOW. IMPERVIOUS AREA	760.455 SQ FT
PROPOSED COVERAGE	16,389 SQ FT
1173.2 SQ FT 4' WALK	
510 SQ FT DRIVE	
449 SQ FT DRIVE	
16,388 TOTAL	

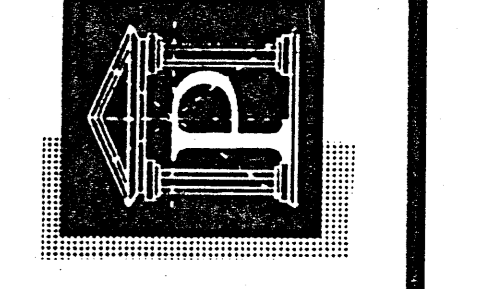
- GENERAL NOTES**
- CONSTRUCTION SHALL FOLLOW STANDARD BUILDING CODES AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
 - BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
 - BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES (WHETHER DISCREPANCIES ARE OF COMMISSION OR OMISSION OR NOT). OTHERWISE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
 - THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS GOVERNING CODE IN THIS DISTRICT AND BUILDER SHALL GUARANTEE COMPLIANCE WITH THE PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
 - SITE WORK, FILL UNDER SLAB SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF ALLOWABLE 10% BEARING PRESSURE 3000 PSF. CONTRACTOR SHALL VERIFY AFTER COMPACTION.
 - CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C39. CONCRETE WORK TO BE PER ACI 308.
 - REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-65 GRADE #6, BENT, LAPPED, AND PLACED IN ACCORDANCE WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS IN ACI 308.
 - WOOD: ALL STRUCTURAL LUMBER TO BE SPF, NO. 2 OR BETTER. ALL LUMBER IN CONTACT WITH MOISTURE OR CONCRETE SHALL BE PRESURE TREATED. SHOP DRAWINGS & DESIGN CALCULATIONS, IF REQUIRED, 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 WITH (W) MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH RESPECT TO WIND RESISTANCE REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TYPED. ALL WINDOWS AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. WINDOWS AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. ALL WINDOWS AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. ALL WINDOWS AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. ALL WINDOWS AND DOORS SHALL BE CALLED AND WEATHER STRIPPED. ALL WINDOWS AND DOORS SHALL BE CALLED AND WEATHER STRIPPED.
 - BUILDER SHALL PROVIDE AN INSULATION THROUGHOUT LIVING AREA OF ATTIC AND OPTIONAL RADIANT BARRIER THROUGHOUT ENTIRE LIVING STRUCTURE. PROVIDE R-170U BETWEEN CONCRETE BLOCK WALLS.
 - BUILDER SHALL PROVIDE GLASS BLOCK WALLS AS INDICATED ON PLANS AND AS DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO A PHIPPS DESIGN INC. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. NOT MADE BY A PHIPPS DESIGN INC. ON THESE PLANS SHALL BE FULLY ACCEPTED BY THE BUILDER AND THE OWNER. THE BUILDER AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE BUILDER AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE BUILDER AND THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - A PHIPPS DESIGN INC. RESERVES AND MAINTAINS ITS COPYRIGHT AND PROPRIETARY RIGHTS AND ANY OTHER RIGHTS (REGISTERED OR UNREGISTERED) IN THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. AND WILL NOT BE RESPONSIBLE FOR ANY REPRODUCTION, COPIED, DULICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF 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 OF A PHIPPS DESIGN INC. IN EACH AND EVERY INSTANCE.

ARCHITECT'S STATEMENT TO THE BEST OF MY KNOWLEDGE THESE PLANS CONFORM TO THE STANDARD BUILDING CODE AS ADOPTED BY TOWN OF LONGBOAT KEY. THE PLANS ALSO CONFORM TO CURRENT HURRICANE RESISTANT REQUIREMENTS AS OF DATE ON PLANS.

- NOTE:**
- SURFACE SLOPES SHALL NOT EXCEED ONE FOOT (1') VERTICAL RISE IN SIX FEET (6') HORIZONTAL DISTANCE WITHIN FIVE FEET (5') OF ANY PROPERTY LINE.
 - 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.
 - A TOPOGRAPHIC SURVEY IS REQUIRED FOR LOTS LESS THAN 1 ACRE IN AREA OR FOR SUBDIVISIONS PLATTED BEFORE AUGUST 30, 1960. HOWEVER, SUFFICIENT ELEVATIONS MUST BE PROVIDED TO DETERMINE IF THE SITE IS A SUBJECT PARCEL.
 - SWALE SLOPES SHALL BE A MINIMUM OF 0.25% LONGITUDINAL SLOPE.
 - SITE RUNOFF 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 FLORIDA SURVEYOR SHALL LOCATE BUILDING ON SITE, FOR CONFORMANCE PRIOR TO FOOTING PLACEMENT.
SITE DRAINAGE SHALL BE SWALED AS TO NOT ALLOW DRAINAGE ON TO ADJACENT PROPERTIES OR TO DRAIN FORWARD TO OFF SITE DRAINAGE AND 80% SHALL DRAIN TO REAR WATERSHED EASEMENT.

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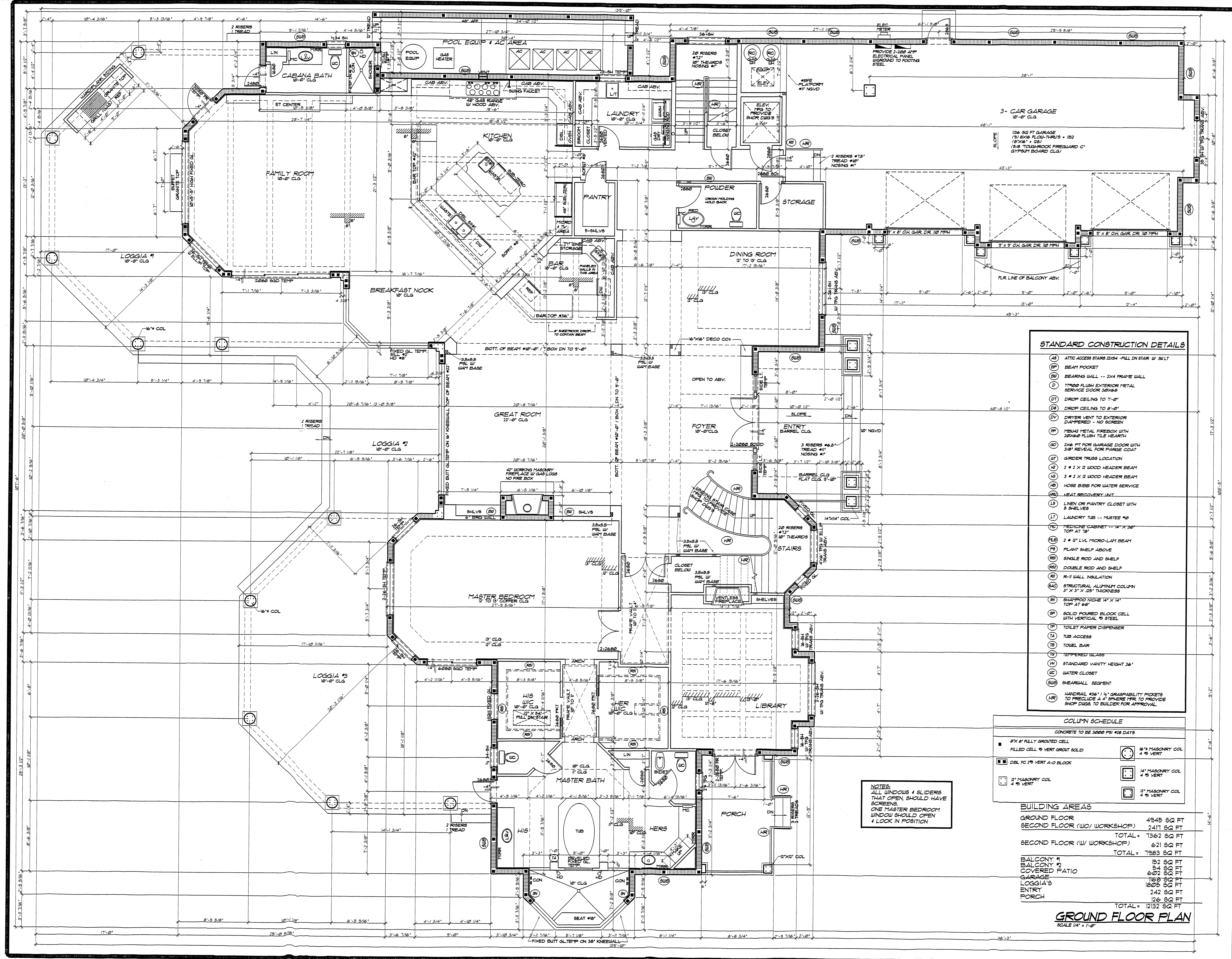


A CUSTOM DESIGNED HOME FOR:
THE BINGHAM'S
LOT # 7, LIGHTHOUSE POINT, TOWN OF LONGBOAT KEY,
SARASOTA COUNTY, FLORIDA

DEC 13 2001
BUILDINGS DEPARTMENT
TOWN OF LONGBOAT KEY

DRAWN BY: LB
CHECKED: SP
DATE: 10-10-00
SCALE: 1" = 20'
JOB NUMBER: 00731

JOB SITE



STANDARD CONSTRUCTION DETAILS

- (AS) ATTIC ACCESS STAIRS 2204 - FULL ON STAIR W/ BUILT
- (BP) BEAM POCKET
- (BW) BEARING WALL -- 2X4 FRAME WALL
- (D) 1" TYP FLUSH EXTERIOR METAL SERVICE DOOR 30X80
- (DT) DROP CEILING TO 7'-0"
- (DS) DROP CEILING TO 8'-0"
- (DV) DRYER VENT TO EXTERIOR DAMPERD - NO SCREEN
- (FV) FINISH METAL FIREBOX WITH 20X20 FLUSH TILE HEARTH
- (G) 2X6 FT FOR GARAGE DOOR WITH 3/8" REVEAL FOR PARGE COAT
- (GT) GIRDER TRUSS LOCATION
- (H) 2" X 2" WOOD HEADER BEAM
- (H2) 3" X 2" X WOOD HEADER BEAM
- (HS) HOSE BIBB FOR WATER SERVICE
- (HR) HEAT RECOVERY UNIT
- (L) LINEN OR PANTRY CLOSET WITH 5 SHELVES
- (LT) LAUNDRY TUB -- MUSTEE #0
- (MC) MEDICINE CABINET -- 14" X 30" TOP AT 18"
- (ML) 2" X 2" LVL MICRO-LAM BEAM
- (PL) PLANT SHELF ABOVE
- (RS) SINGLE ROD AND SHELF
- (RS2) DOUBLE ROD AND SHELF
- (R-I) R-11 WALL INSULATION
- (SAC) STRUCTURAL ALUMINUM COLUMN 3" X 3" X .25" THICKNESS
- (SN) SHARPOOD NICHE 14" X 14" TOP AT 68"
- (SP) SOLID POUNED BLOCK CELL WITH VERTICAL 5 STEEL
- (TP) TOILET PAPER DISPENSER
- (TA) TUB ACCESS
- (TB) TOWEL BAR
- (TG) TEMPERED GLASS
- (TH) STANDARD VANITY HEIGHT 36"
- (WC) WATER CLOSET
- (SUB) SHEARWALL SEGMENT
- (HR) HANDRAIL #36" 1 1/2" GRASPABILITY PICKETS TO PRECLUDE A 4" SPHERE FR. TO PROVIDE SHOP DUGS. TO BUILD FOR APPROVAL

COLUMN SCHEDULE

CONCRETE TO BE 3000 PSI 458 DAYS

8" X 8" FULLY GROUTED CELL	6" MASONRY COL 4" VERT
FILLED CELL 5 VERT GROUT SOLID	4" MASONRY COL 4" VERT
DBL RC JO VERT A-0 BLOCK	2" MASONRY COL 4" VERT
1" MASONRY COL 4" VERT	

BUILDING AREAS

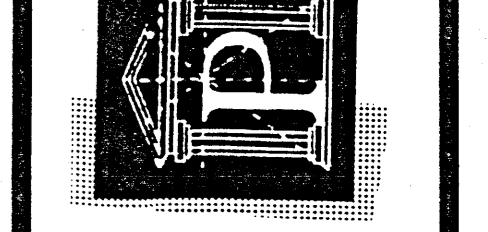
GROUND FLOOR	4945 SQ FT
SECOND FLOOR (WO/ WORKSHOP)	2417 SQ FT
TOTAL	7362 SQ FT
SECOND FLOOR (W/ WORKSHOP)	621 SQ FT
TOTAL	7983 SQ FT
BALCONY #1	152 SQ FT
BALCONY #2	54 SQ FT
COVERED PATIO	602 SQ FT
GARAGE	1163 SQ FT
LOGGIA'S	1205 SQ FT
ENTRY	242 SQ FT
PORCH	126 SQ FT
TOTAL	12152 SQ FT

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

NOTES:
ALL WINDOWS & SLIDERS THAT OPEN, SHOULD HAVE SCREENS.
ONE MASTER BEDROOM WINDOW SHOULD OPEN & LOCK IN POSITION

REVISIONS	BY
1-6-00	LB
1-10-00	TLH
2-5-00	LB
2-18-00	TLH
2-5-01	LB
2-23-01	PM
8-8-01	LB
10-30-01	LB
2-1-02	LB

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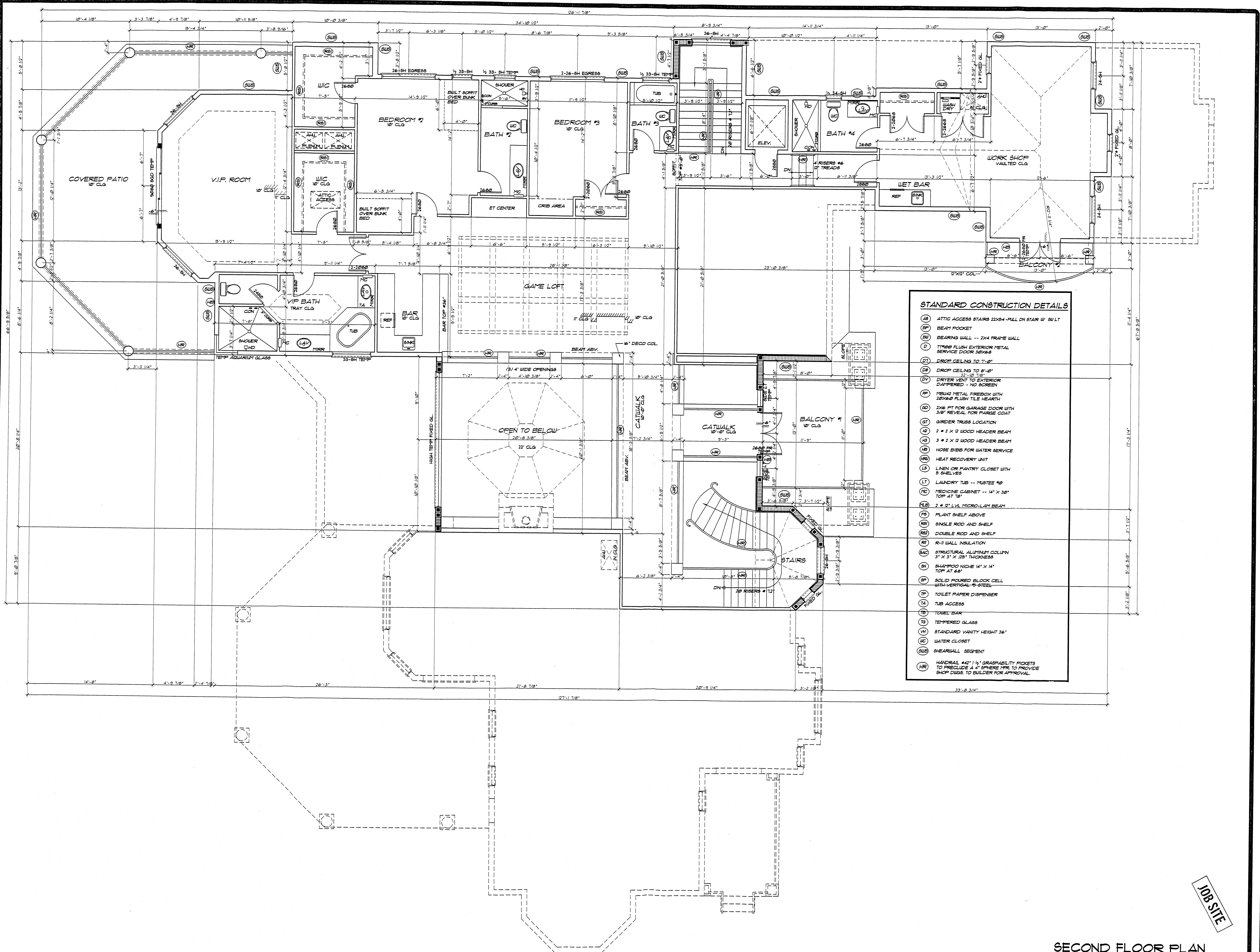
A CUSTOM DESIGNED HOME FOR:
THE BINGHAM'S
LOT #1 LIGHTHOUSE POINT
TOWN OF LONGBOAT KEY, FLORIDA

For
For

JOB SITE

DRAWN BY:	LB
CHECKED:	BP
DATE:	8-4-00
SCALE:	1/4" = 1'
JOB NUMBER:	00731

A3
04EET5



REVISIONS	BY
11-6-00	LB
11-10-00	TLH
12-5-00	LB
12-8-00	TLH
2-9-01	LB
2-23-01	LB
4-23-01	FM
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A CUSTOM DESIGNED HOME FOR:
'THE BINGHAM'S'
 LOT #1 LIGHTHOUSE POINT
 TOWN OF LONGBOAT KEY, FLORIDA

WJ

JOB SITE

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

DRAWN BY:	LB
CHECKED BY:	BP
DATE:	8-4-00
SCALE:	1/4" = 1'
JOB NUMBER:	00731