



LOT INFORMATION:
 530 DE NARVAEZ DRIVE
 LONGBOAT KEY, FL
 CUSTOM RESIDENCE

ZONING: RSF-4
MAX BLDG HGT: 30'
BASE FLOOD ELEVATION: AFFR

BLDG SETBACKS:
FRONT: 20'
REAR: 20'
SIDES: 6' MIN/18' TOT

IMPERVIOUS CALCULATIONS

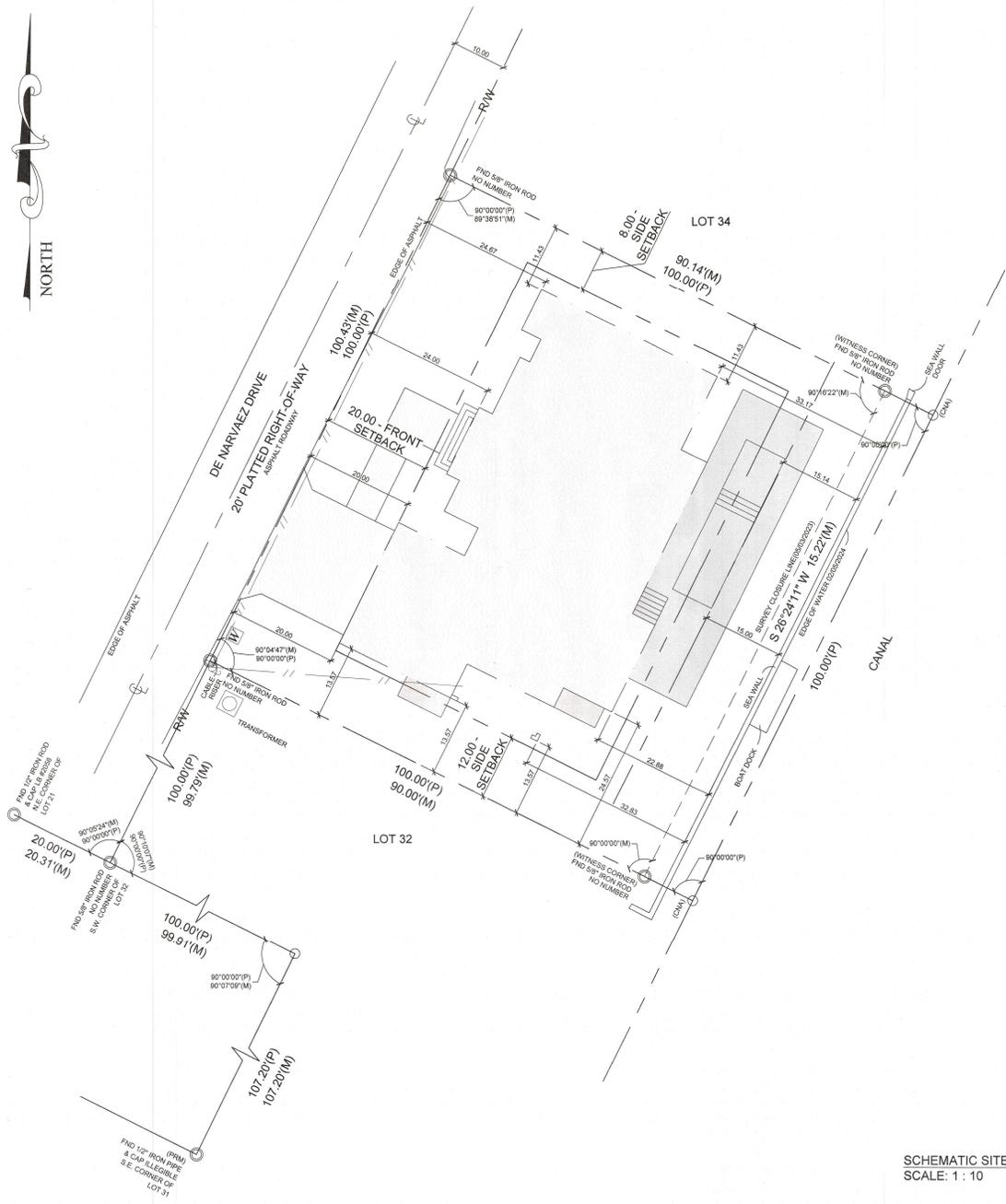
TOTAL LOT: 10,000 S.F.
 HOUSE FOOTPRINT: 2,965 S.F.
 CONCRETE: 70 S.F.
 DRIVEWAY AND WALK: 659 S.F.

POOL AT GRADE: 899 S.F.
 TOTAL IMPERVIOUS: 4,593 S.F.
 TOTAL COVERAGE %: 45.93%
 MAX ALLOWABLE: 50% (5,000 S.F.)
 IMPERVIOUS COVERAGE:

BUILDING COVERAGE CALCULATIONS

TOTAL LOT: 10,000 S.F.
 HOUSE FOOTPRINT: 2,965 S.F.

TOTAL HOUSE %: 29.65%
 MAX ALLOWABLE: 30% (3,000 S.F.)
 BLDG COVERAGE:



- x,yy = SPOT ELEVATION
- SITE BENCHMARK #1**
 SET NAIL & DISK IN ASPHALT ELEVATION = 2.89
- SITE BENCHMARK #2**
 SET NAIL & DISK IN ASPHALT ELEVATION = 2.97

SURVEYOR'S NOTE:
 BENCHMARK REFERENCE V 889
 ELEVATION 3.17
 P.D. # 1839
 NORTH AMERICAN VERTICAL DATUM DATED 1988 (N.A.V.D. 1988)
 NATIONAL GEODETIC SURVEY DATA

SCHEMATIC SITE LAYOUT
 SCALE: 1 : 10

BLDG PERMIT PLANS
 FILE
 Copy of Record

RECEIVED
 MAY 23 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

WATER HEATER DRAIN PAN NOTES:

P2801.5 REQUIRED PAN
WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 0.0236 INCH (0.6010 MM) (NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

P2801.5.1 PAN SIZE AND DRAIN
THE PAN SHALL BE NOT LESS THAN 1/2 INCHES (38 MM) DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN 3/4 INCH (19 MM) DIAMETER. PIPING FOR SAFETY PAN DRAINS SHALL BE OF THOSE MATERIALS LISTED IN TABLE P2805.5.

P2801.5.2 PAN DRAIN TERMINATION
THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 8 INCHES (152 MM) AND NOT MORE THAN 24 INCHES (610 MM) ABOVE THE ADJACENT GROUND SURFACE.

GENERAL NOTES:

PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL MATERIAL AND PIPING REQUIRED FROM ROUGH-IN LOCATION TO EQUIPMENT CONNECTION LOCATIONS. BOTH SUPPLY AND WASTE (DIRECT & INDIRECT), INCLUDING ASSOCIATED DEVICES, EQUIPMENT, CONTROLS AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICTS WITH STRUCTURE, FINISHES OF WORK OF OTHER TRADES. THE DRAWINGS INDICATE GENERAL ROUTING AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, ETC.

PIPING ROUGH-INS SHALL BE CONCEALED, AND STUBBED IN WALLS AND COLUMN LOCATIONS WHEREVER POSSIBLE.

ALL HORIZONTAL PIPING LINES AS EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT HIGHEST POSSIBLE ELEVATION.

PLUMBING CONTRACTOR TO INSTALL FAUCETS, AND WASTES ON SINKS AND MAKE FINAL CONNECTIONS. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

THE BUILDING DOMESTIC WATER SUPPLY (ABOVE AND BELOW GROUND) IS TO BE MINIMUM SCHEDULE 40 C-PVC PIPING OR EQUAL (IE. PEX SYSTEMS). PLUMBING CONTRACTOR TO PROVIDE HAMMER ARRESTORS OR CHAMBERS WHERE APPLICABLE.

SANITARY DRAIN WASTE AND VENT PIPING IS TO BE MIN SCH-40 PVC-DWV (ASTM D-2685) ABOVE AND BELOW GROUND.

VERIFY LOCATIONS, SIZES, AND ELEVATIONS OF DRAINS, VENT AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL NOTIFY DESIGNER/ARCHITECT IMMEDIATELY.

COORDINATE ALL WORK WITH OTHER TRADES. CONFORM TO ALL STATE AND LOCAL CODES AND REGULATIONS.

CONTRACTOR SHALL VISIT THE SITE AND ALLOW FOR ALL EXISTING CONDITIONS IN HIS BID.

IF NO HOSE BIBBS ARE CURRENTLY INSTALLED AT THE EXTERIOR OF THE HOUSE NOTIFY DESIGNER IMMEDIATELY FOR LOCATION.

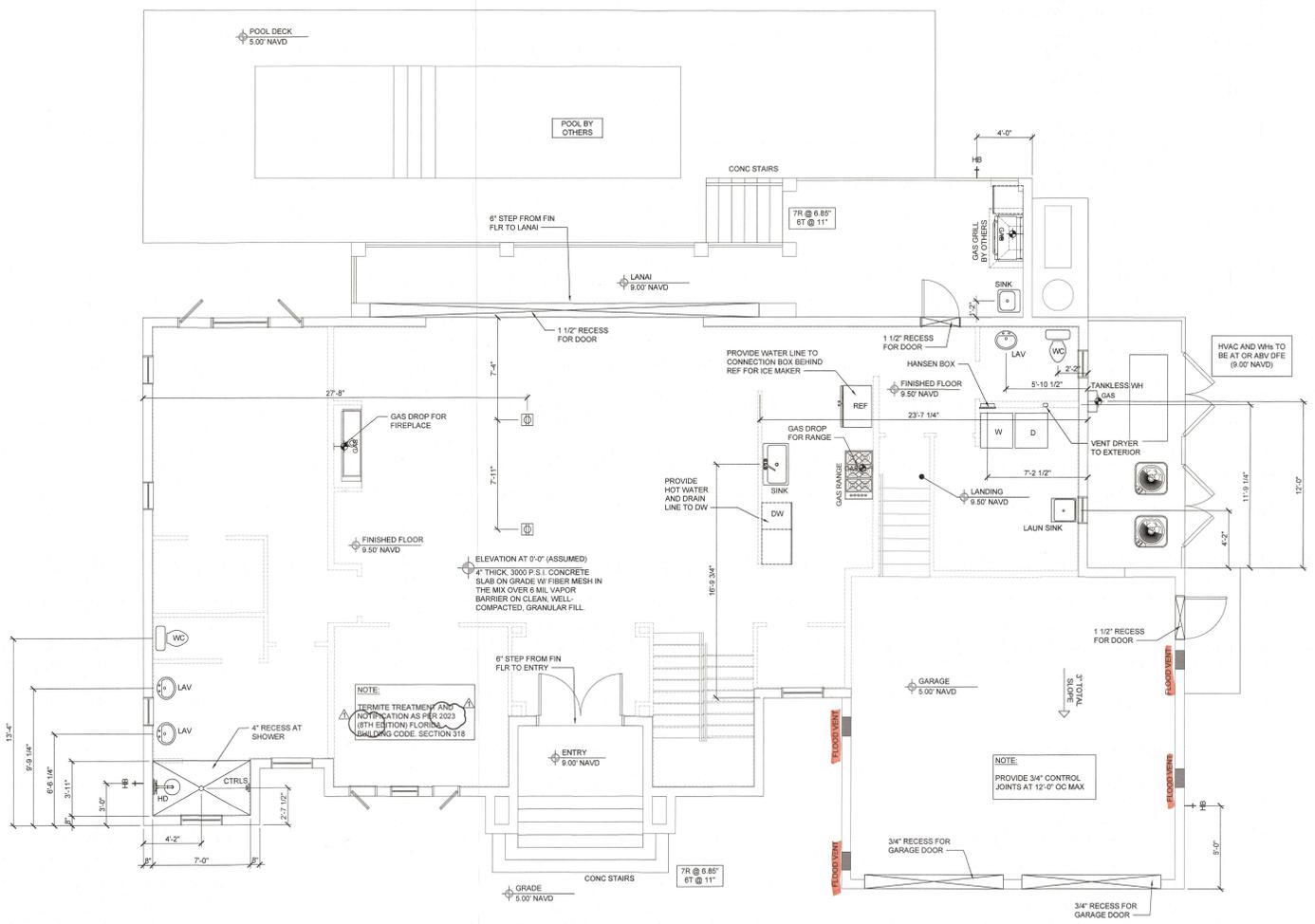
FLOW VENT CALCULATIONS

PROVIDE VENTILATION IN COMPLIANCE W/ FEMA TECHNICAL BULLETIN 1 'OPENINGS IN FOUNDATION WALLS' THE REQUIRED NET FREE FLOOD VENT AREA OF NOT LESS THAN 1 SQ IN OF THE VENT OPENING PER 1 SF FT. OF FLOOR AREA. BOTTOM OF VENTS TO BE LOCATED NO MORE THAN 12" FROM ADJACENT FLOOR.

NOTE: FLOOD VENTS TO BE 'SMART VENT' 1540-510 OR EQUAL ICC-ES CERTIFIED TO VENTILATE 200 S.F. OF FLOOR AREA (ISSN-2014-2711).

FLOOD VENT AREA REQUIRED - GARAGE: 583 S.F. ENCLOSED GARAGE AREA = 583 SQ. IN. VENT AREA REQUIRED.

FLOOD VENTILATION PROVIDED - GARAGE: 3 WALL VENTS @ 200 SQ. IN. EA. = 600 SQ. IN. PROVIDED



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

DO NOT SCALE
DRAWINGS FOR
ENGINEERING NOT
SHOWN CONTACT
PLAN
COORDINATOR FOR
CLARIFICATION.

Jking
DESIGN

YOUNG & HEDRICK ENGINEERING, LLC
6771 Longboat Key Blvd., Suite 100
Longboat Key, FL 34958
(941) 486-0008
P.E. No. 14559



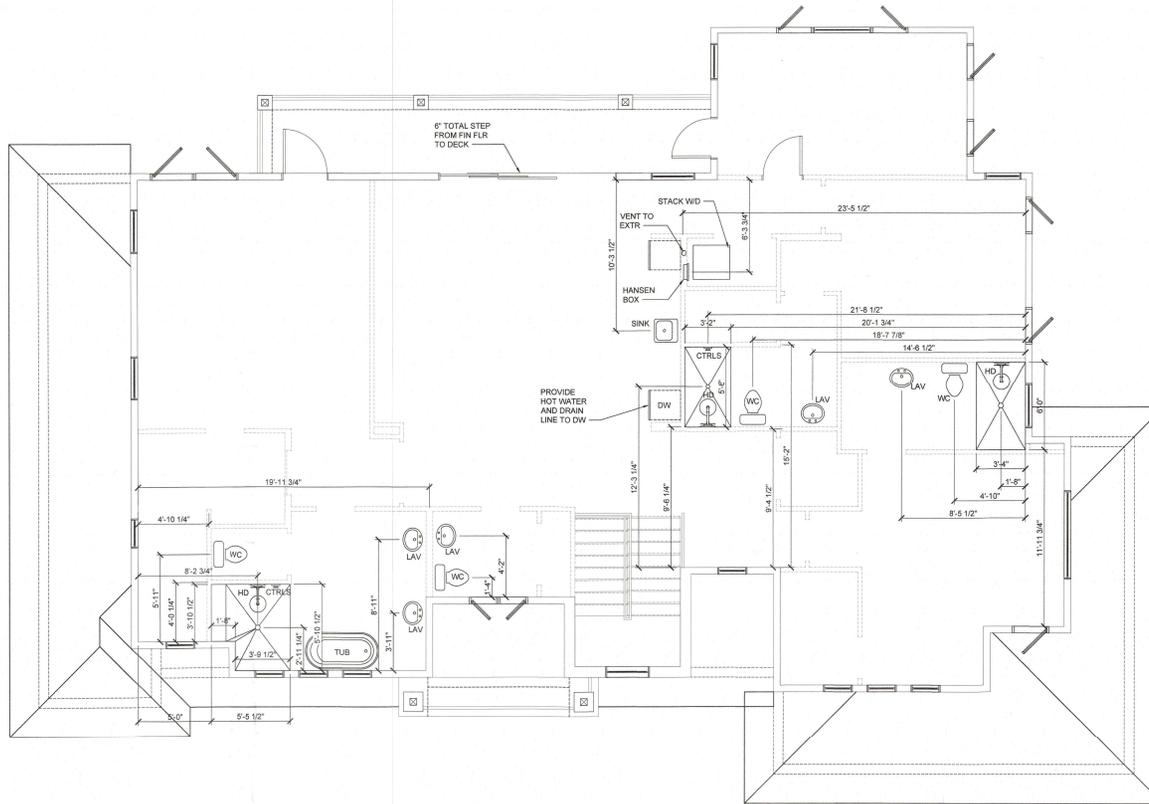
PERMIT REVIEW
TENJ - 05/15/2024

SPEC HOME
530 DE NARVAEZ DRIVE
LONGBOAT KEY, FL

BLDG PERMIT PLANS
FILE
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RECEIVED
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Planning, Zoning & Building

ISSUE DATE 03/28/24
SLAB PLAN
SHEET NUMBER A1.0



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

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WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN (0.028 INCH (0.6915 MM) (NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA L33.

P2301.5.1 PAN SIZE AND DRAIN.
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DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION

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DESIGNS

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Professional Seal No. 44599

ISSUE DATE: 03/28/24

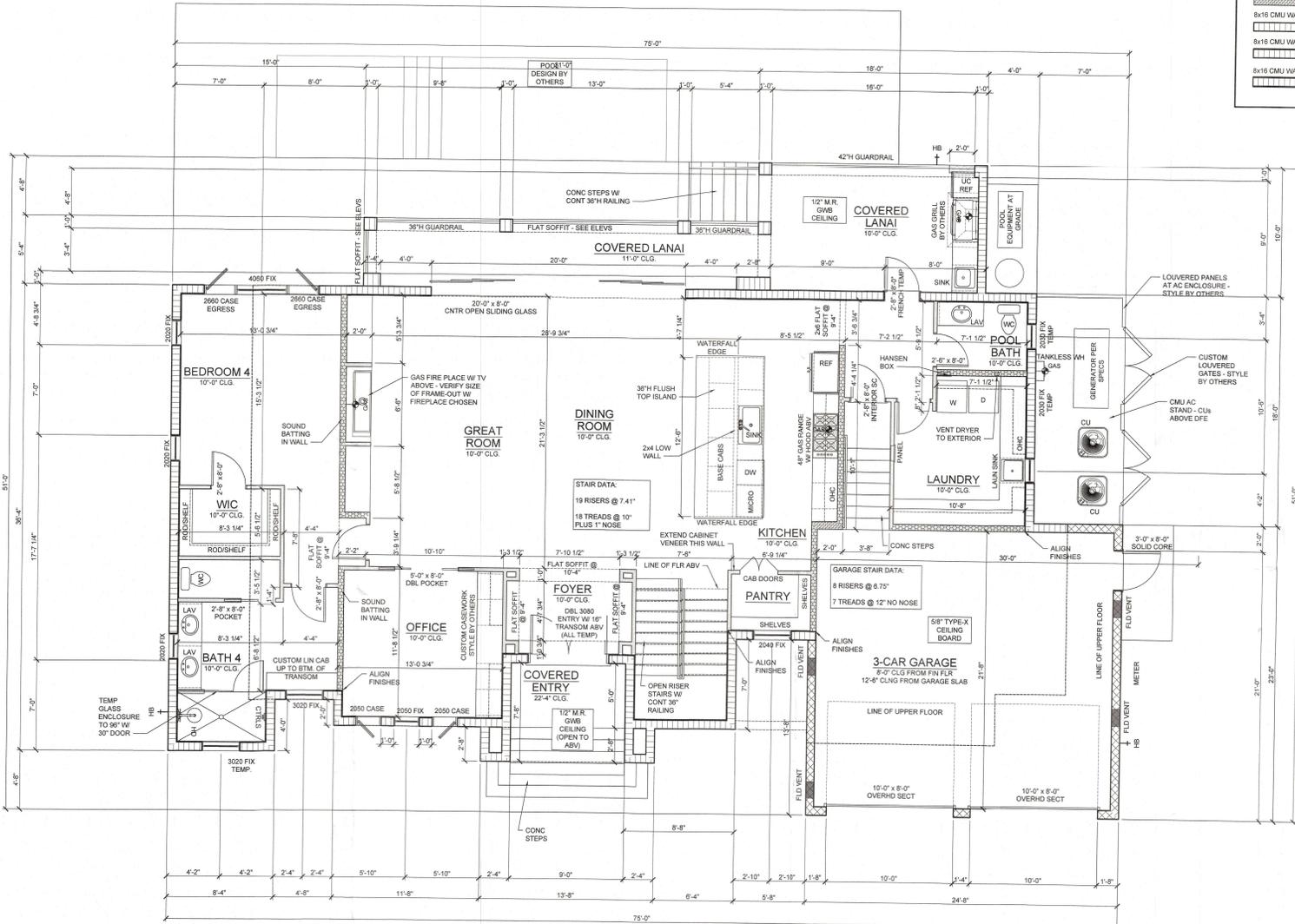
UPPER FLOOR PLUMBING PLAN

SHEET NUMBER: A1.1

BLDG PERMIT PLANS
FILE
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RECEIVED
MAY 23 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building





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

WALL LEGEND

3 1/2" INTERIOR STUD WALL	8x16 CMU WALL - 8'-0" AFF HEIGHT
5 1/2" INTERIOR STUD WALL	8x16 CMU WALL 10'-0" AFF. PT 2x4 WALL ONE SIDE
7 1/4" INTERIOR STUD WALL	7 1/4" EXTERIOR STUD WALL
8x16 CMU WALL 10'-0" AFF - NO FURRING	3 1/2" INTERIOR STUD WALL W SOUND BATTING
8x16 CMU WALL 10'-0" AFF - PT FURRING ONE SIDE	3 1/2" INTERIOR BEARING WALL
8x16 CMU WALL 10'-0" AFF - PT FURRING BOTH SIDES	5 1/2" INTERIOR BEARING WALL

REQUIRED SAFETY GLAZING IN HAZ. LOCATIONS

- 2406.3 HAZARDOUS LOCATIONS
- 2409.3 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
- GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES.
 - GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL, INCLUDING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 2 AND 3 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT (0.84 M²).
 - BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - ALL GLAZING IN RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.
 - GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS 1) LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND 2) WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANE IN MULTIPLE GLAZING.

ROUGH OPENING NOTE

- FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES

- PER IBC 2021 EDITION RESIDENTIAL (2021) 603.4.5, GLAZING IN WALLS, BALUSTERS OR FENCES ENCLOSING OR FACING HOT TUBS, SAUNAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THOSE ITEMS IS TO BE TEMPERED.
 - ATTIC ACCESS TO BE JOB LOCATED CONTRACTOR TO INSURE MINIMUM OF 30" CLEAR UNOBSTRUCTED HEIGHT ABOVE OPENING.
 - CONDENSATE ROOF DOWNSPOUTS WILL DISCHARGE A MINIMUM OF 12" FROM BLDG. IRRIGATION/SPRINKLER SYSTEMS - INCLUDING ALL RISERS AND SPRAY - SHALL NOT BE INSTALLED WITHIN 12" OF THE SLOPS.
 - CONTRACTOR TO ENSURE THAT PLUMBING AND TUB DECK DIMENSIONS PROPERLY COORDINATE WITH FINAL TUB CHOSEN. CONTRACTOR MUST VERIFY DECK DIMENSIONS AND PLUMBING WITH CHOSEN TUB PRIOR TO INSTALLING EITHER.
 - ALL WINDOWS AND GLASS DOORS NOT IMPACT RATED MUST BE PROTECTED BY CORRUGATED METAL PANELS OR ANOTHER APPROVED METHOD. PLYWOOD COVERINGS ARE NOT ACCEPTABLE. INSTALL ALL PROTECTIONS PER MANUFACTURER'S DETAILS AND INSTRUCTIONS.
 - ALL INTERIOR FLAT SOFFITS TO BE 2x6 WIDE. BLDG PERMIT PLANS FILE
- Copy of Record*

AREA CALCULATIONS

GROUND FLOOR HABITABLE	1,993 SQ FT
UPPER FLOOR HABITABLE	2,154 SQ FT
TOTAL HABITABLE SPACE:	4,106 SQ FT
GARAGE	583 SQ FT
COVERED ENTRY	81 SQ FT
COVERED LANAI	345 SQ FT
UPPER COVERED DECK	165 SQ FT
TOTAL UNDER ROOF:	5,282 SQ FT

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TOWN OF LONGBOAT KEY
Planning & Building Department

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION.

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Jking
DESIGN

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Lakeland, Florida 33809
(813) 261-1155
(813) 261-1159

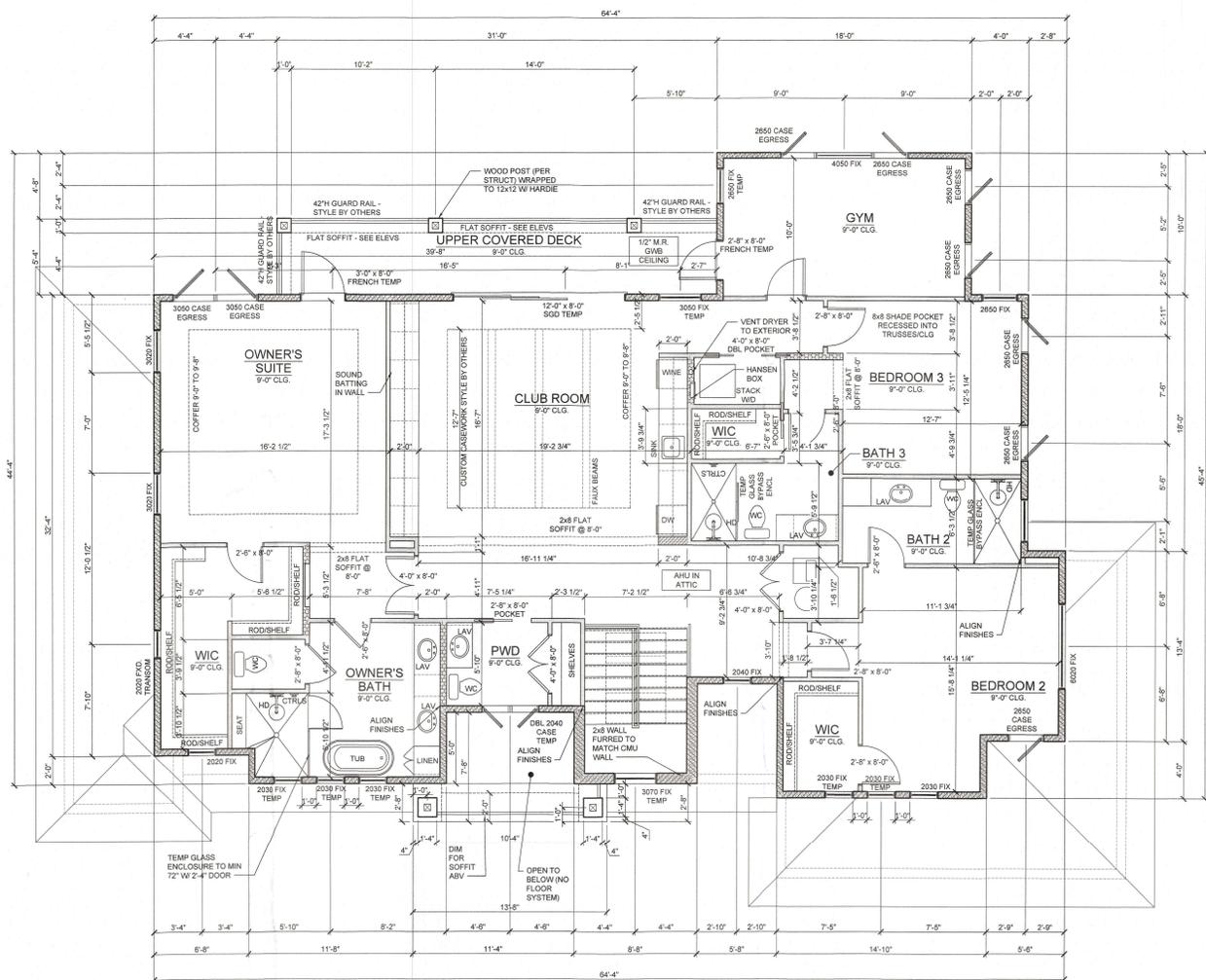
PERMIT REVIEW
TENU - 05152024

SPEC HOME
530 DE NARVAEZ DRIVE
LONGBOAT KEY, FL

ISSUE DATE
03/28/24

GROUND FLOOR PLAN

SHEET NUMBER
A2



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

WALL LEGEND

3 1/2" INTERIOR STUD WALL	8x16 CMU WALL - 8'-0" AFF HEIGHT
5 1/2" INTERIOR STUD WALL	8x16 CMU WALL 10'-0" AFF - PT 2x4 WALL ONE SIDE
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- FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURER SPECIFICATIONS.

FLOOR PLAN GENERAL NOTES:

- PER FRC 6111 BOTTOM RESIDENTIAL (2021) 1304.4.5, GLAZING IN WALLS ENCLOSURES OR FENCES NOT INCLUDING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, SHALL BE CONSIDERED A HAZARDOUS LOCATION. G.C. TO VERIFY IF HOMEOWNER SELECTS ANY OF THESE ITEMS LISTED. IF ANY OF THESE ITEMS LISTED IS INSTALLED, SUCH GLAZING FACING THESE ITEMS IS TO BE TEMPERED.
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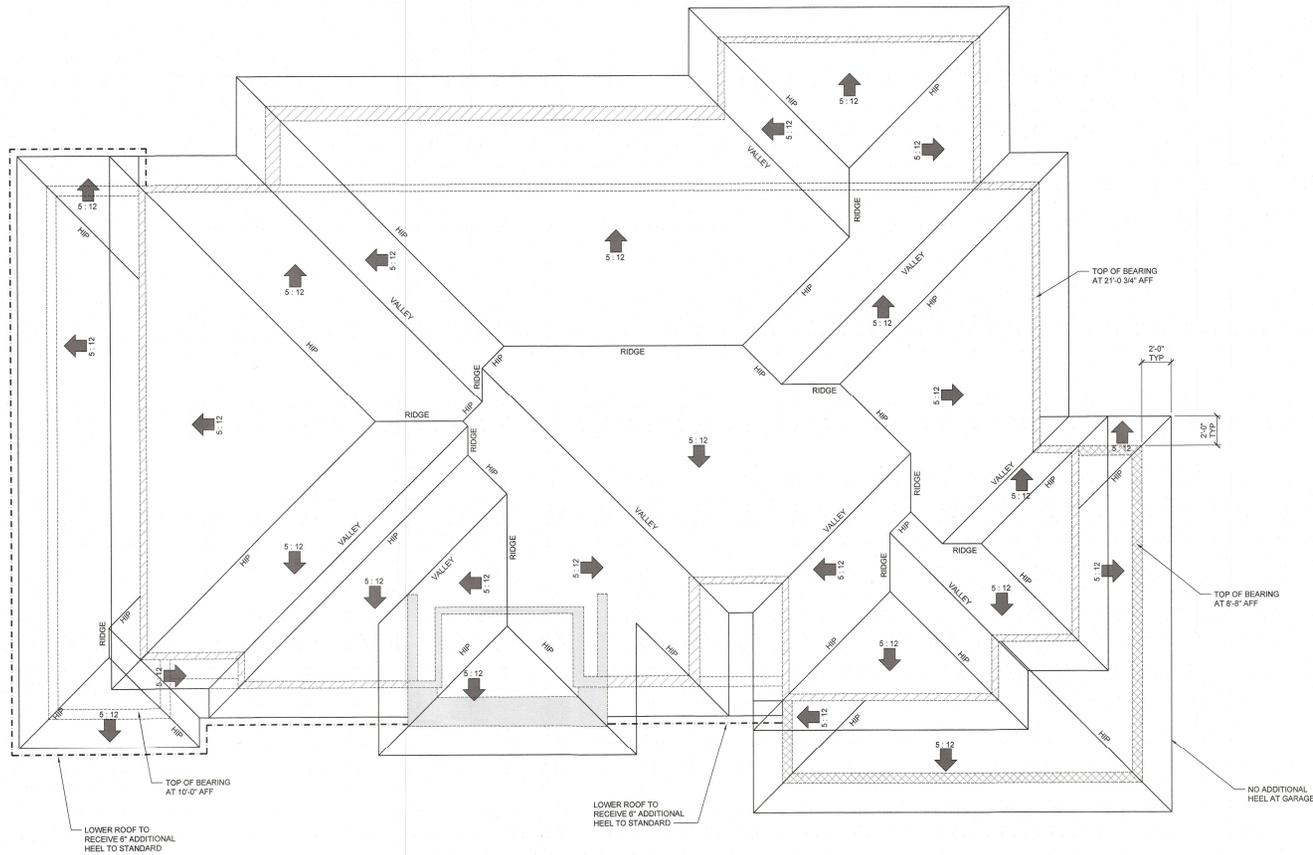
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Jking DESIGNERS
 1385 DR Street
 0711 Lumberton Pw 28140
 (813) 906-1225
 FPOE No. 36899
 WYNNE SANCHEZ ENGINEERING, LLC
 6711 Lumberton Pw 28140
 (813) 906-1225
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YOUNG & LEHRICK ENGINEERING, LLC
 1335 5th Street
 Leeswood Farm, FL 33424
 P.E. No. 36999



SPEC HOME
 530 DE NARVAEZ DRIVE
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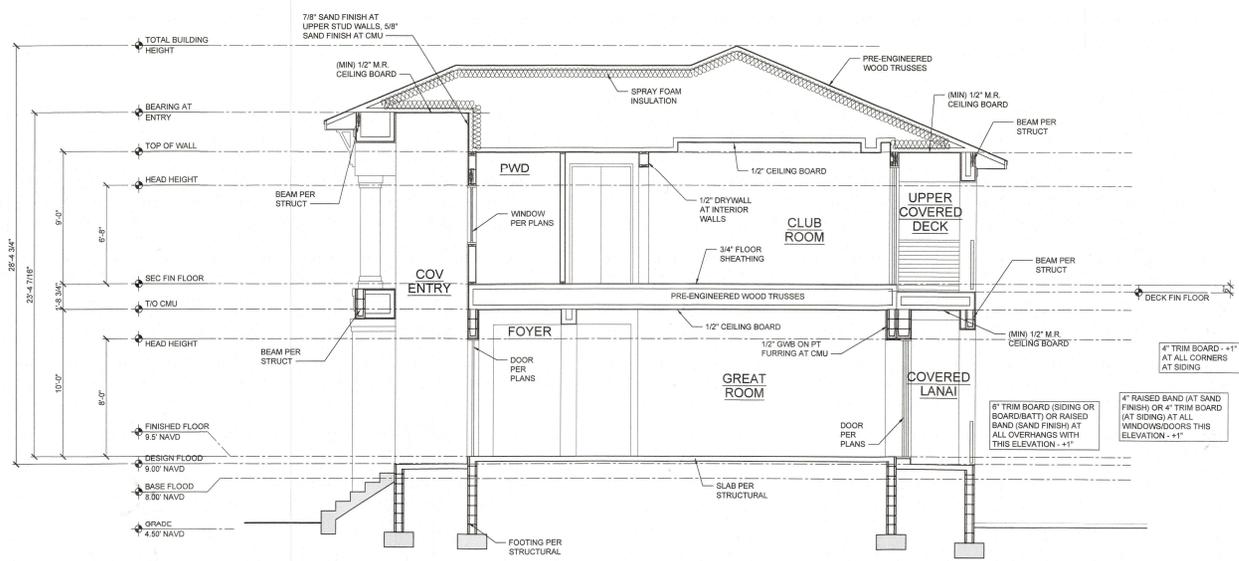
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ROOF LAYOUT

SHEET NUMBER

A4



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

HEADROOM MINIMUM 6'-6" PER FBC R311.7.2

HANDRAILS SHALL NOT BE LESS THAN 3/4" OR MORE THAN 3/8" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEVEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

STAIR AND RAILING SUPPLIER/INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL SHOULD COMPLY W/ FBC 8TH EDITION 2023 (RESIDENTIAL)

THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER FBC R301 AND TABLE R301.3 GUARDS AND HANDRAILS: 200 PSF GUARDRAILS IN-FILL COMPONENTS: 50 PSF STAIRS: 40 PSF

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.

200 LB ANY LOCATION ANY DIRECTION

30" MIN. RAILING HEIGHT

30" MIN. RAILING HEIGHT

4" SPHERE MAY NOT PASS THROUGH

6" SPHERE MAY NOT PASS THROUGH

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THE BUILDING CODE AND IS ONLY AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

HANDRAIL DETAIL
SCALE: N.T.S.

RECEIVED
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TOWN OF LONGBOAT DRIVE
Planning, Zoning & Building

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION.

1388 0th Street
Longboat Key, FL 34940
(941) 465-6200

J King
DESIGNERS

YOUNG & HEDRICK ENGINEERS, LLC
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Longboat Key, FL 34940
PHONE No. 3899

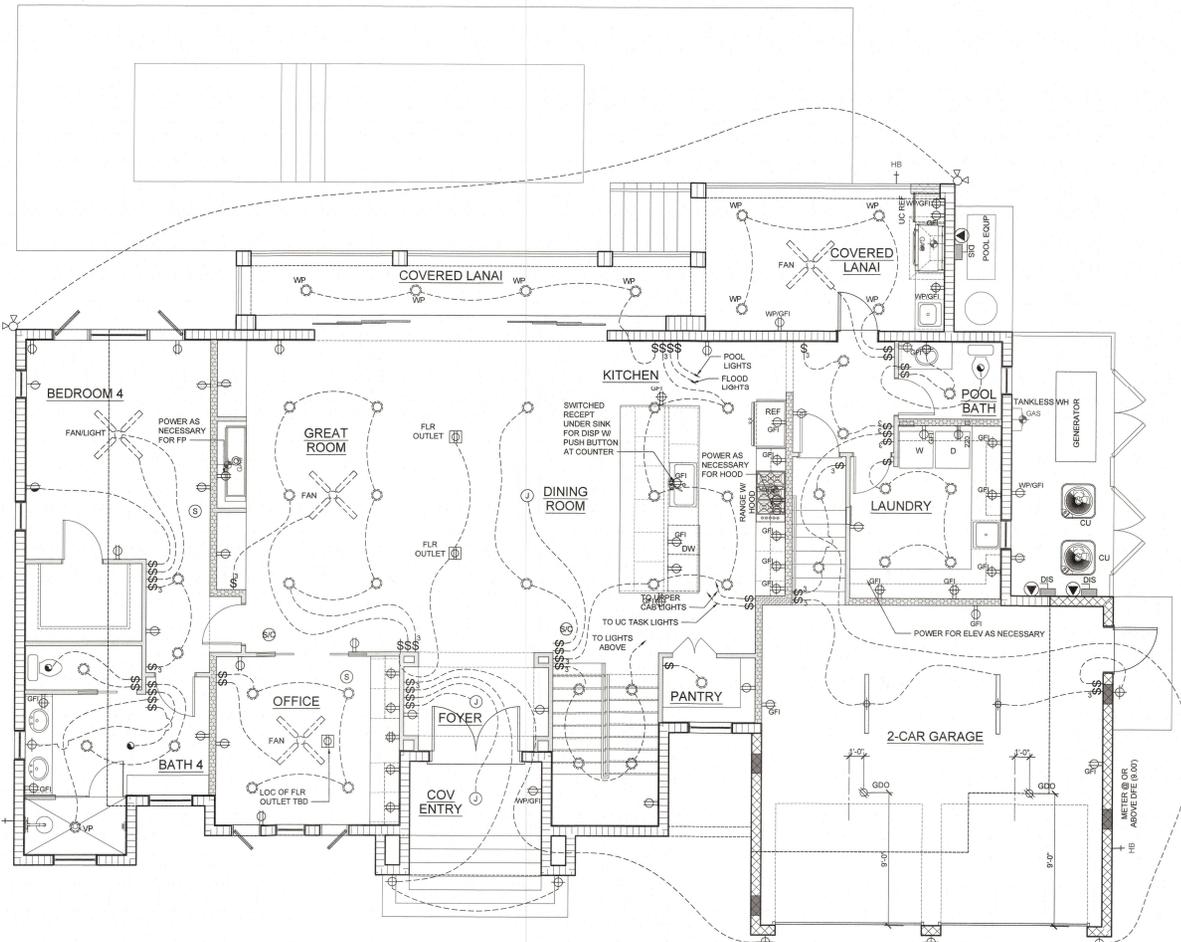


SPEC HOME
530 DE NARVAEZ DRIVE
LONGBOAT KEY, FL

ISSUE DATE
03/28/24

SECTION

SHEET NUMBER
A7



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

GENERAL ELECTRICAL NOTES:

- ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE NEC 8TH EDITION (2020), RESIDENTIAL PART 4-ELECTRICAL (2020) WITH ALL SCHEDULES.
- PER NEC SECTION 210.15(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS); SHALL BE AFCI PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.
 - CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 383.88(2), TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
 - PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES) OR OUTDOOR SUMMER KITCHENS RECEPTACLES MUST BE GFCI-PROTECTED.
 - PER NEC SECTION 408.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS FLOODED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
 - PER NEC SECTION 408.11 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
 - PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
 - PER NEC SECTIONS R3.14.3 AND R3.15.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EACH SLEEPING AREA.
 - ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER NEC 8TH EDITION (RESIDENTIAL) 314.1 - GC TO INSTALL: KIDDE MODEL # 14818A SMOKE ALARM OR APPROVED EQUAL.
 - VERIFY ALL LOW VOLTAGE LOCATIONS INCLUDING, BUT NOT LIMITED TO, TV, DATA, USB, SPEAKER, AND ALARM SYSTEMS PRIOR TO INSTALLATION.
 - ALL RECESSED LIGHTING TO BE LED
 - ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
 - ALL STRIP FIXTURE (SUCH AS IN GARAGE) SHALL BE LED TYPE LIGHTING.
 - VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
 - VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
 - ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCENES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION.
 - WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECP, (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
 - VERIFY REQUIREMENT FOR EXTERIOR RECEPTACLES OR LIGHTING AT LANDSCAPING. VERIFY LOCATION OF SWITCHING (IF REQUIRED) WITH OWNER.
 - ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED AT OR ABOVE THE DESIGN FLOOD ELEVATION OF 8.00' NAVD.

ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	RECESSED CAN LIGHT - WATERPROOF
	RECESSED CAN LIGHT - WALL WASH
	4\"/>
	CEILING RECESSED LED EXHAUST FAN - 15X24 HOUSING
	WALL MOUNT JUNCTION BOX FOR SCENES
	WALL MOUNT LIGHT
	RECESSED CAN LIGHT - VAPOR PROOF
	24\"/>
	FLOOD LIGHTS (SINGLE OR MULTIPLE)
	CEILING FAN ONLY
	CEILING FAN LIGHT COMBINATION
	48\"/>
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	GFI PROOF GFI OUTLET
	TAMPER RESISTANT DUPLEX OUTLET
	220V OUTLET
	USB OUTLET
	COUNTER HEIGHT GFI OUTLET
	QUAD DUPLEX OUTLET
	TELEPHONE OUTLET
	DATA NETWORK OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED STRIP OUTLET
	FLOOR MOUNTED STRIP OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED SMOKE DETECTOR
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRICAL METER
	ELECTRICAL PANEL
	DOOR BELL CHIME
	DOOR BELL PUSHBUTTON

BLDG PERMIT PLANS
FILE
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RECEIVED
MAY 23 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION.

Issue on Behalf of
Jking
DESIGN GROUP

PERMIT REVIEW
TENU-26/19/2024

ISSUE DATE
03/28/24

GROUND FLOOR ELECTRICAL LAYOUT

SHEET NUMBER
E1

SPEC HOME
530 DE NARVAEZ DRIVE
LONGBOAT KEY, FL

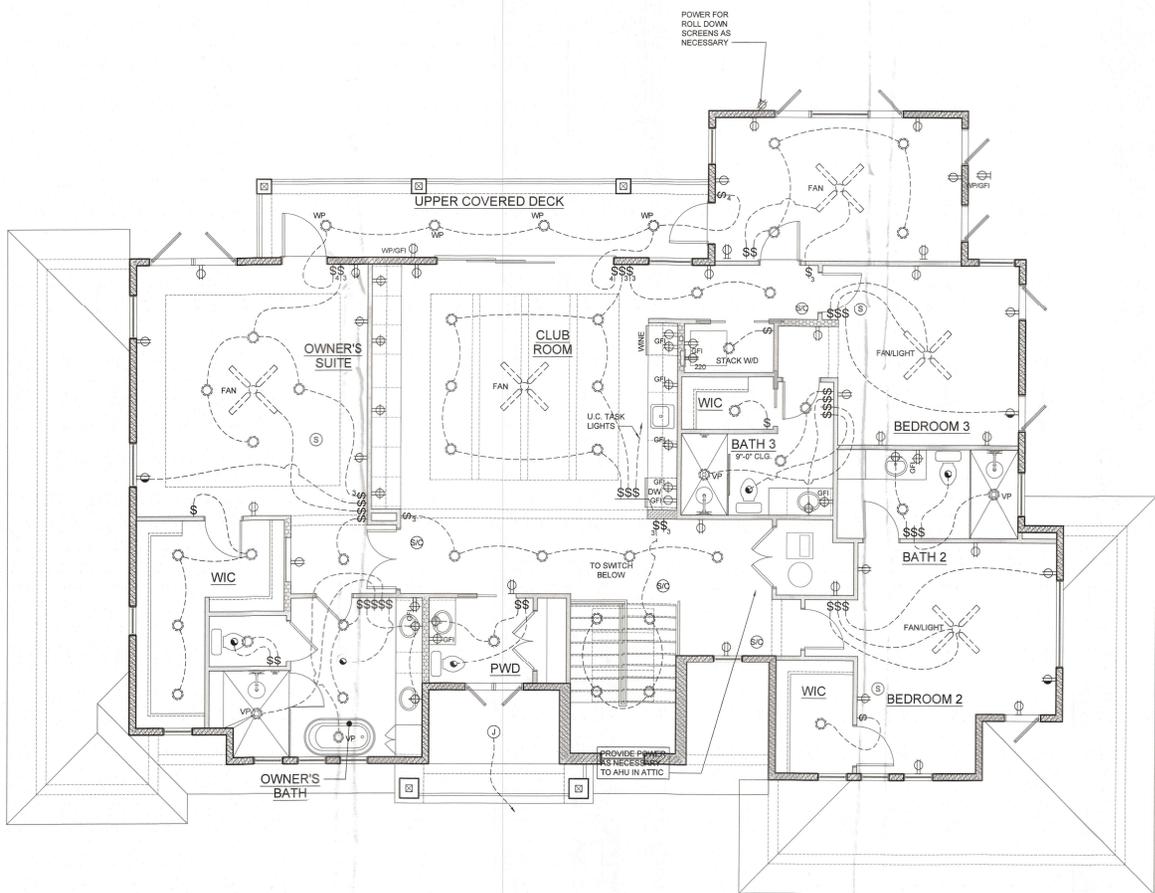
GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE NEC 8TH EDITION (2023), RESIDENTIAL PART (ELECTRICAL (2023) NATIONAL ELECTRICAL CODE)

- PER NEC SECTION 210.12(A) ALL 120V SINGLE PHASE 15- AND 20 AMPERE BRANCH CIRCUITS IN ALL AREAS OF A DWELLING (EXCEPT FOR KITCHEN, BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS) SHALL BE AFCI PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE.
- CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 633.885 (2). TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
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- PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES- i.e. OUTDOOR SUMMER KITCHENS RECEPTACLES MUST BE GFCI-PROTECTED.
- PER NEC SECTION 408.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
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- PER NEC SECTION 600.106 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
- PER NEC SECTIONS R3.14.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
- ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER NEC 8TH EDITION (RESIDENTIAL) 314.1. GC TO INSTALL. KIDDE MODEL # 14815A SMOKE ALARM OR APPROVED EQUAL.
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- VERIFY LIGHTING COLOR OF LED FIXTURE (COOL, DAYLIGHT, ETC) WITH OWNER PRIOR TO INSTALLATION.
- VERIFY WIRELESS DATA REQUIREMENTS WITH OWNER AND LOCATION/NUMBER OF WIRELESS ACCESS POINTS.
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- WALL MOUNT TV PACKAGE TO HAVE HDMI CABLE, (1) DUPLEX RECEPT, (1) CAT 5, (1) RG6 & PLYWOOD BACKING.
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ELECTRICAL SYMBOL KEY

LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	RECESSED CAN LIGHT - WATER PROOF
	RECESSED CAN LIGHT - WALL MOUNT
	4' or 4' x 6' RECESSED JUNCTION BOX FOR HANGING FIXTURE
	CEILING RECESSED WIDE EXHAUST FAN - 60x40-60x60
	WALL MOUNT JUNCTION BOX FOR SCONCE
	WALL MOUNT LIGHT
	RECESSED CAN LIGHT - VAPOR PROOF
	2' x 4' SURFACE MOUNTED FLUORESCENT LIGHT
	FLOOD LIGHTS (SINGLE OR MULTIPLE)
	CEILING FAN ONLY
	CEILING FAN LIGHT COMBINATION
	4' x 8' SURFACE MOUNTED FLUORESCENT LIGHT
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	GFI PROOF GFI OUTLET
	GFI PROOF 20A DUPLEX OUTLET
	200V OUTLET
	USB OUTLET
	COUNTER HEIGHT GFI OUTLET
	QUADRUPLEX OUTLET
	TELEPHONE OUTLET
	DATA NETWORK OUTLET
	SPECIAL PURPOSE OR DEDICATED CIRCUIT
	CEILING MOUNTED STRIP OUTLET
	FLOOR MOUNTED STRIP OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	ELECTRICAL DISCONNECT
MISC FIXTURES	
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR
	SURFACE MOUNTED SMOKE DETECTOR
	SURFACE MOUNTED CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR COMBINATION
	ELECTRIC METER
	ELECTRICAL PANEL
	DOOR BELL RINGER
	DOOR BELL PUSH BUTTON



UPPER FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION

1316 So. Palm Street
Burrhead, LA 70026
(504) 466-0300

Jking
DESIGNERS

PERMIT REVIEW
TENU - 05/15/2024

SPEC HOME
530 DE NARVAEZ DRIVE
LONGBOAT KEY, FL

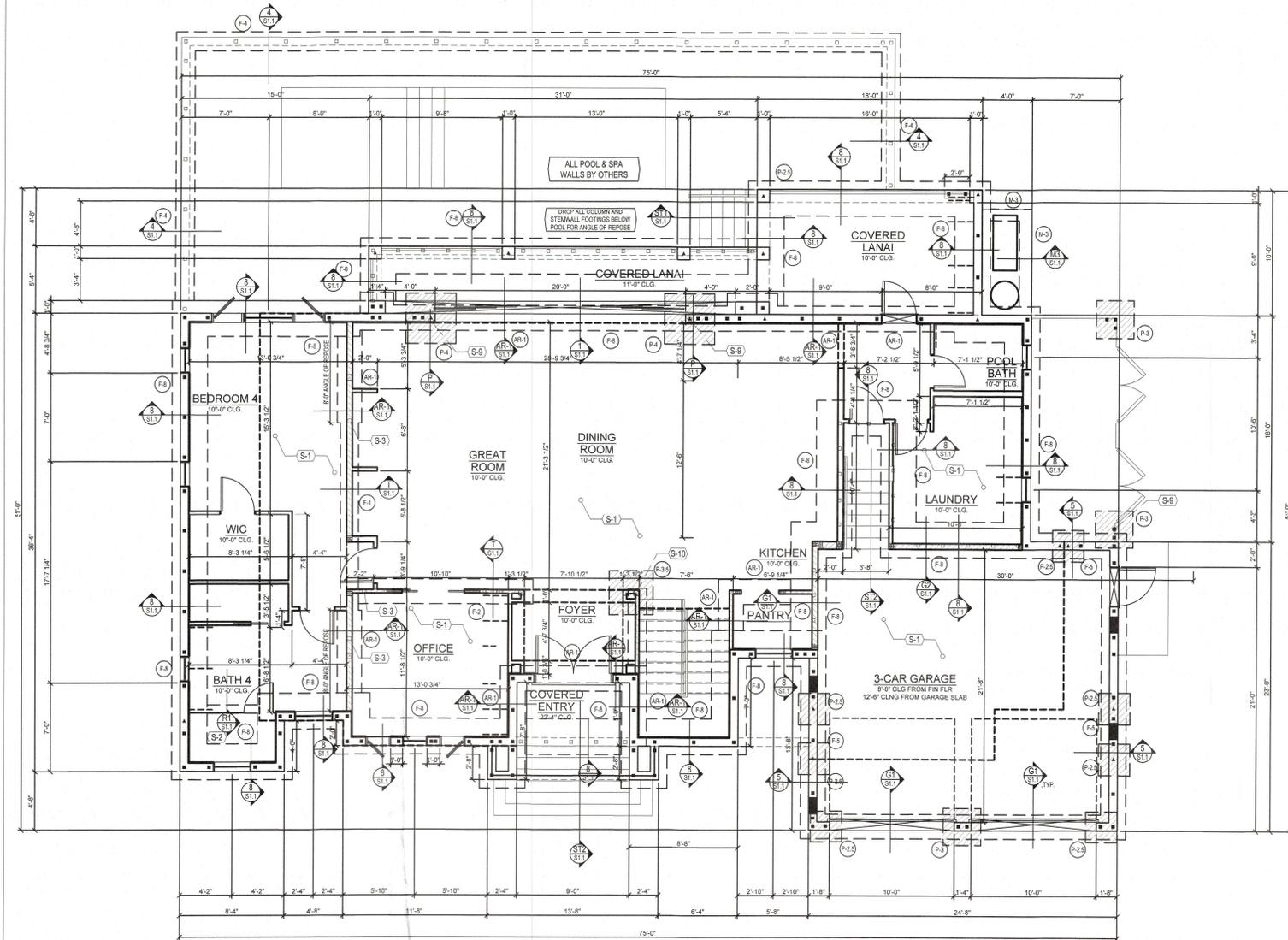
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FILE
Copy of Record

RECEIVED
MAY 29 2024
TOWN OF LONGBOAT KEY

ISSUE DATE
03/28/24

UPPER
ELECTRICAL
LAYOUT

SHEET NUMBER
E2



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

FOUNDATION NOTES

- DO NOT SCALE FOOTING SIZE FROM PLAN.
- SEE FOUNDATION / STEMWALL SECTIONS ON SHEET S1.1 FOR SIZES.
- ISOLATED PAD FOOTINGS AND MONOLITHIC FOOTINGS CAN BE POURED INTERNALLY, BOTTOMS AT THE SAME ELEVATION.
- REFER TO DETAIL ON SHEET S1.1 FOR SHOWER RECESS REQUIREMENTS.
- USE BORA CARE FOR TERMITE PROTECTION IN ACCORDANCE WITH FRC SECTION 907B.
- MOISTURE PROTECTION BY OTHERS.
- TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 2" BELOW ADJACENT GRADE / PAVERS / SLAB.
- STEMWALL HEIGHT TO BE VERIFIED BY GC-SEE SHEET S1.1 FOR VARIOUS STEMWALL HEIGHTS & FOOTING STEP DETAIL.
- REBAR SHOWN ON PLAN IS ABOVE SLAB IN MOST CASES. SEE STEMWALL SECTIONS ON S1.1 FOR REBAR REQS. BELOW SLAB.
- REFER TO GEOTECH REPORT PREPARED BY UNIVERSITY ENGINEERING SCIENCES, INC. DATED FEBRUARY 20, 2024 UES REPORT NO. 24047.
- GO TO VERIFY STEMWALL HEIGHTS IN FIELD.

DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

CONCRETE SLAB NOTES

- SLAB ON GRADE: 4" CONCRETE SLAB - 3#10@16" REINFORCE W/ 6 MIL VAPOR BARRIER OVER MECHANICALLY COMPACTED FILL-TREAT SOIL W/ SERRATION TERMITE POISONING
- REFER TO SHEET S1.0 GENERAL NOTES FOR COMPACTION REQUIREMENTS.

FILLED CELLS LEGEND

- INDICATES FILLED CELL w/ (1) NO. 5 REBAR CONTINUOUS FROM THE BEAM (OR GRADE BEAM) AT LEVEL BELOW TO THE BEAM ABOVE, PROVIDE 6" HOOKS
- INDICATES FILLED CELL w/ (2) NO. 5 REBAR CONTINUOUS FROM THE BEAM (OR GRADE BEAM) AT LEVEL BELOW TO THE BEAM ABOVE, PROVIDE 6" HOOKS
- INDICATES FILLED CELL w/ (1) NO. 5 REBAR CONTINUOUS FROM GRADE BEAM TO TOP OF CMU BEARING WALL, HOOK 6" INTO THE BEAM, UNO.

STRUCTURAL NOTES

MARK	DESCRIPTION
S-1	SLAB ON GRADE: 4" CONCRETE SLAB W/ FIBERMESH SLOPE TO DRAIN AS REQD.
S-2	SLAB: RECESS SLAB 4" AT SHOWER REFER TO SLAB RECESS DETAIL ON SHEET S1.1
S-3	LOAD BEARING WALL: ATTACH PT. BOTTOM PLATE TO FOOTING WITH 5/8" x 1/2" TITEN HDs AT 16" O.C. MIN. (2) PER WALL SEGMENT
S-4	HOUSE AND POOL STEMWALLS SHALL BE INTEGRAL
S-5	COORDINATE FOUNDATION AND STEMWALL W/ POOL CONTRACTOR
S-6	FOOTING: INCREASE FOOTING WIDTH MIN. 6" PAST CMU ON EACH SIDE W/ (1) #5 REBAR AT 6" O.C. EACH WAY, BOTTOM
S-7	PAD FOOTING AT SAME ELEVATION AS STEMWALL & ANGLE OF REPOSE FOOTING
S-8	IF BEARING WALL IS LOCATED DIRECTLY OVER STEMWALL FOOTING, CONSTRUCT ANGLE OF REPOSE CMU WALL TO STEMWALL FTG. DON'T NEED ADDITIONAL ANGLE OF REPOSE FOOTING
S-9	PAD FOOTING AT STEMWALL FOOTING ELEVATION, BLOCK COLUMN TO EXTEND DOWN TO LOW FOOTING
S-10	ELEVATION OF FOOTING MAY BE BROUGHT UP IN THIS LOCATION, MIN. 6" COVER OVER TOP OF FOOTING
S-11	SLAB: RECESS SLAB 6" AT GAMELOUF SIMULATOR REFER TO SLAB RECESS DETAIL ON SHEET S1.1

PAD FOOTING SCHEDULE

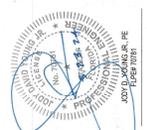
MARK	SIZE	REINFORCING	REMARKS
P-2	24" x 24" x 12" PAD	(3) #5 EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-2.5	30" x 30" x 12" PAD	(3) #5 EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-3	36" x 36" x 12" PAD	(5) #5 EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-3.5	42" x 42" x 12" PAD	(5) #5 EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-4	48" x 48" x 12" PAD	(5) #5 EACH WAY	SEE PAD FOOTING DETAIL ON S1.1
P-X	12" PAD - EXTEND 6" BEYOND CMU	#5 AT 6" O.C. EACH WAY	SEE PAD FOOTING DETAIL ON S1.1

WALL FOOTING SCHEDULE

MARK	SIZE / TYPE	REINFORCING	REMARKS
F-1	12" x 15" W THICK. SLAB	(2) #5 CONT.	REFER TO THICKENED SLAB DETAIL ON SHEET S1.1
F-2	12" x 24" W THICK. SLAB	(3) #5 CONT.	REFER TO THICKENED SLAB DETAIL ON SHEET S1.1
F-4	10" x 15" W STRIP FTG.	(3) #5 CONT.	REFER TO 4 COURSE DETAIL ON SHEET S1.1
F-6	12" x 24" W STRIP FTG.	(3) #5 CONT.	REFER TO 4 COURSE DETAIL ON SHEET S1.1
F-8	12" x 28" W STRIP FTG.	(4) #5 CONT.	REFER TO 5 COURSE DETAIL ON SHEET S1.1
F-7	12" x 30" W STRIP FTG.	(4) #5 CONT.	REFER TO 7 COURSE DETAIL ON SHEET S1.1
F-8	12" x 34" W STRIP FTG.	(4) #5 CONT.	REFER TO 8 COURSE DETAIL ON SHEET S1.1
F-8	12" x 30" W STRIP FTG.	(3) #5 CONT.	REFER TO 5 COURSE DETAIL ON SHEET S1.1
AR-1	12" x 24" W STRIP FTG.	(3) #5 CONT.	REFER TO ANGLE OF REPOSE AR1 DETAIL ON SHEET S1.1
M-2	12" x 24" W THICK. SLAB	(3) #5 CONT.	REFER TO SLAB EDGE DETAIL M2 ON SHEET S1.1
M-3	8" x 12" W THICK. SLAB	(1) #5 CONT.	REFER TO SLAB EDGE DETAIL M3 ON SHEET S1.1

THE YOUNG & HEDRICK
STRUCTURAL ENGINEERING
FBRP 34899

0771 Professional Parkway West
Suite 1201 - Lakewood Ranch, FL 34240
www.YHEngineers.com TEL (941) 396-1225



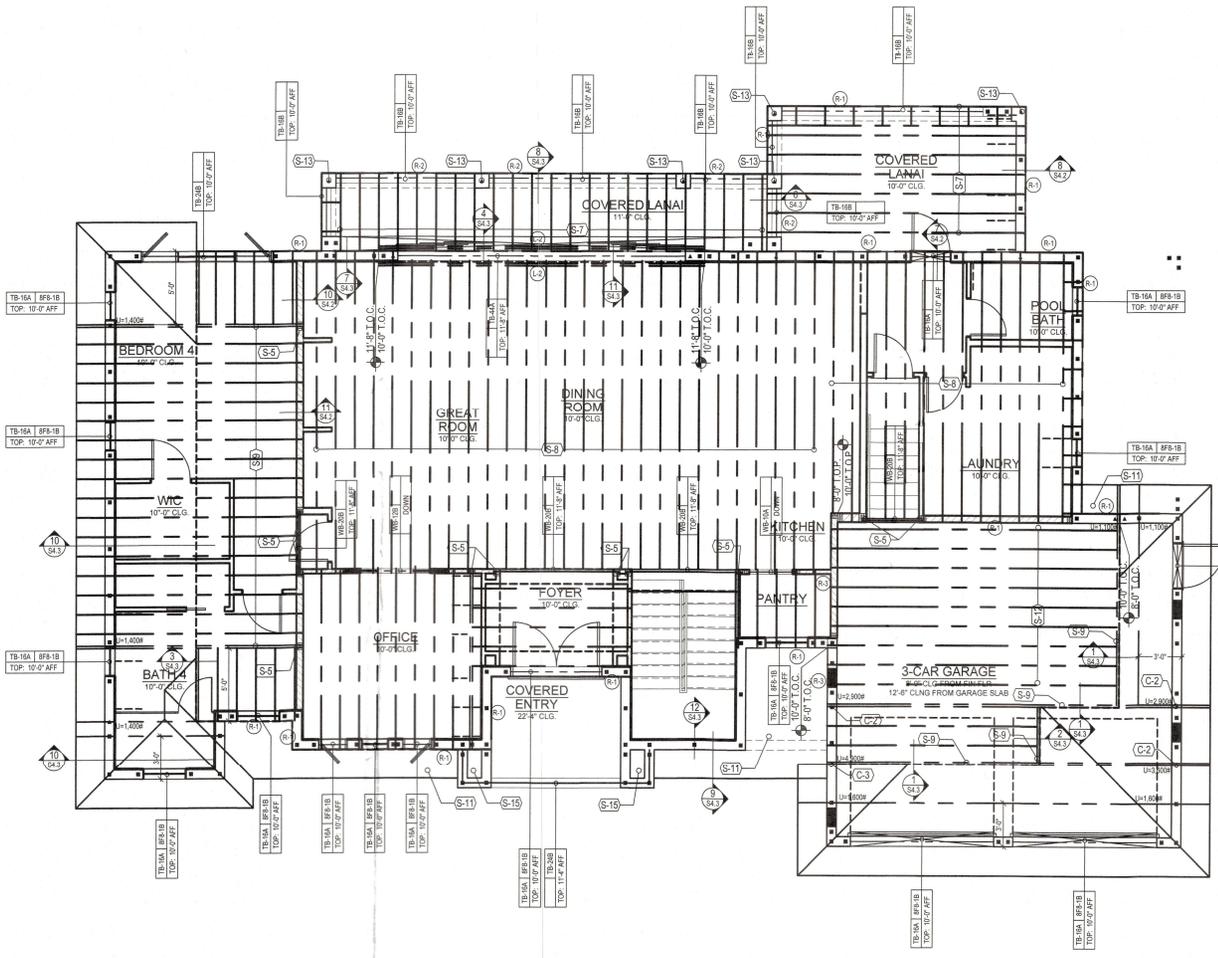
A Custom Home for:
DE NARVAEZ
530 DE NARVAEZ LONGBOAT KEY, FL

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

ALDG PERMIT PLANS FILE Copy of Record

REVISIONS	
BY	DATE
NPM	04.30.2024

S1.0



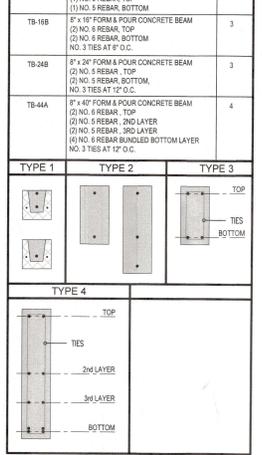
TRUSS / GIRDER TIE-DOWN SCHEDULE

MARK	DESCRIPTION
C-1	2 SIMPSON HTS20
C-2	2 SIMPSON HETA16, U=3.820W
C-3	1 SIMPSON VGT, U=4.840W

NOTE: SIMPSON HETAS AT EACH TRUSS/GIRDER END FOR BLOCK WALL
SIMPSON (C) HTS20 AT EACH GIRDER END FOR WOOD WALL/HEADER

CONCRETE BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
8FB-1B	8" x 8" PRECAST LINTEL BY CAST CRETE (1) NO. 5 REBAR	1
8FB-1B-1T	8" x 8" PRECAST LINTEL BY CAST CRETE (1) NO. 5 REBAR BOTTOM & TOP	1
TB-12B	8" x 12" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM	3
TB-16A	8" x 16" FORM & POUR CONCRETE BEAM (1) NO. 5 REBAR TOP (1) NO. 5 REBAR BOTTOM	2
TB-16B	8" x 16" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 8" O.C.	3
TB-24B	8" x 24" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR BOTTOM NO. 3 TIES AT 12" O.C.	3
TB-44A	8" x 44" FORM & POUR CONCRETE BEAM (2) NO. 5 REBAR TOP (2) NO. 5 REBAR, 2ND LAYER (4) NO. 5 REBAR, 3RD LAYER (4) NO. 5 REBAR BUNDLED BOTTOM LAYER NO. 3 TIES AT 8" O.C.	4



- ### GENERAL NOTES
- FILL ALL CELLS ABOVE PRECAST LINTELS.
 - STUB BASED HELL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR PLYWOOD AND STUCCO.
 - STUB FLOOR TRUSSES BACK 2-1/2" FOR RIMBOARD, PLYWOOD AND STUCCO.
 - ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
 - ALL CONCRETE BEAMS AND LINTELS 6" OR LONGER SHALL BE SHORED FOR A MINIMUM OF 28 DAYS AFTER CONCRETE / GROUT HAS BEEN POURED.
 - PRE-CAST SLAB SHOP DRAWINGS TO BE SUBMITTED TO EOR FOR APPROVAL.
 - ALL PENETRATIONS TO BE COORDINATED WITH MANUFACTURER OR CORE DRILLED PER SPECIFICATIONS SHOP DRAWINGS.

- ### DIMENSION NOTES
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.

LEDGER / RIMBOARD SCHEDULE

MARK	DESCRIPTION
L-1	(1) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PARALLEL TO LEDGER DETAIL ON S4.2
L-2	(2) 2 x 8 PT LEDGER OR BETTER SEE TRUSS PERPENDICULAR TO LEDGER DETAIL ON S4.2
R-1	20" x 2" MICROLAM LVL RIMBOARD
R-2	14" x 2" MICROLAM LVL RIMBOARD
R-3	44" TRUSS RIMBOARD BY TRUSS CO. 300 PLF WIND LOAD.

- ### STRUCTURAL NOTES
- | MARK | DESCRIPTION |
|------|---|
| S-1 | ATTACH EACH ROOF TRUSS TO TOP OF WALL WITH SIMPSON H16A - INSTALL ONE TIE ON EACH SIDE OF TRUSS. |
| S-2 | CONNECT EACH OF THE INTERSECTING WOOD BEAMS TO TOP OF POST USING SIMPSON 3-1/8" X 1/8" INTERSECTING BEAMS AT CORNERS. |
| S-3 | COMBINATION ROOF FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD. |
| S-4 | NON-BEARING WALL PROVIDE SIMPSON HTC AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE. |
| S-5 | 2 SIMPSON HTS WITH 2ND FLOOR ROOF LOAD. |
| S-6 | THE BEAM - REFER TO THE BEAM DETAIL ON SHEET S4.3. |
| S-7 | 14" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11'-2" AFF - SLOPE TOP OF TRUSSES 1/8". |
| S-8 | 2" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 16" O.C. TOP AT 11'-8" AFF. |
| S-9 | COMBINATION ROOF FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD. |
| S-10 | BLOCK ROOF FLOOR DIAPHRAGM BEAMS W/ 2X4 SYP WITH 10D NAILS AT 4" O.C. |
| S-11 | CANT MENO SLOPE TRUSSES BY TRUSSES CO. |
| S-12 | 44" HIGH PRE-ENG. FLAT TRUSSES AT 16" O.C. TOP AT 11'-8" AFF. |
| S-13 | PROVIDE SQUASH BLOTTING BELOW POST ABOVE. |
| S-14 | ATTACH ROOF GIRDER TRUSS TO TOP OF POST W/ SIMPSON ECC88 COLUMN CAP. |
| S-15 | 6" THICK CONCRETE CAP TO BE POURED ABOVE COLL. PROVIDE NO. 5 @ 16" O.C. E-W. AT MID DEPTH/HOOKING 8" INTO THE BEAM BELOW. |

WOOD BEAM SCHEDULE

MARK	DESCRIPTION	TYPE
WB-10A	(1) 2x8 SYP #2 WOOD BEAM (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10B	(3) 1-3/4" x 8-1/2" 2 HE VERSA-LAM LVL	2
WB-12A	(1) 2x12 SYP #2 WOOD BEAM (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-12B	(3) 1-3/4" x 11-7/8" 2 HE VERSA-LAM LVL	2
WB-20B	(3) PRE-ENGINEERED WOOD GIRDER TRUSSES BY TRUSS MANUF.	3

TYPE 1	TYPE 2	TYPE 3

NOTES:

- TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. AND ADD SYP PILES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS.
- TYPE 2 BEAMS - REFER TO SHEET S4.0 FOR LVL, NAILING / BOLTING PATTERNS.
- TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.

YOUNG & HERICK ENGINEERS, LLC. ALL RIGHTS RESERVED
THE YOUNG & HERICK ENGINEERS
 STRUCTURAL ENGINEERING
 FPEP 34899
 4771 Professional Parkway West
 Suite 200 - Lakewood Ranch, FL 33440
 www.YoungHerrick.com Tel: (941) 596-1225



A Custom Home for:
DE MARVAEZ
 530 DE MARVAEZ LONGBOAT KEY, FL

UPPER FLOOR FRAMING PLAN
 1/4" = 1' - 0"

BLOCK PERMIT PLANS FILE
 Copy of Record

REVISIONS	
BY	DATE

NPM 04.30.2024
S3.1

RECEIVED
 MAY 2 2024
 TOWN OF LAKWOOD RANCH
 Planning, Zoning & Building

TRUSS / GIRDER TIE-DOWN SCHEDULE (C1)	
MARK	DESCRIPTION
C-1	2- SIMPSON HTS20
C-2	2- SIMPSON HETA16, UH 3.620#
C-3	1- SIMPSON VGT, UH 4.846#

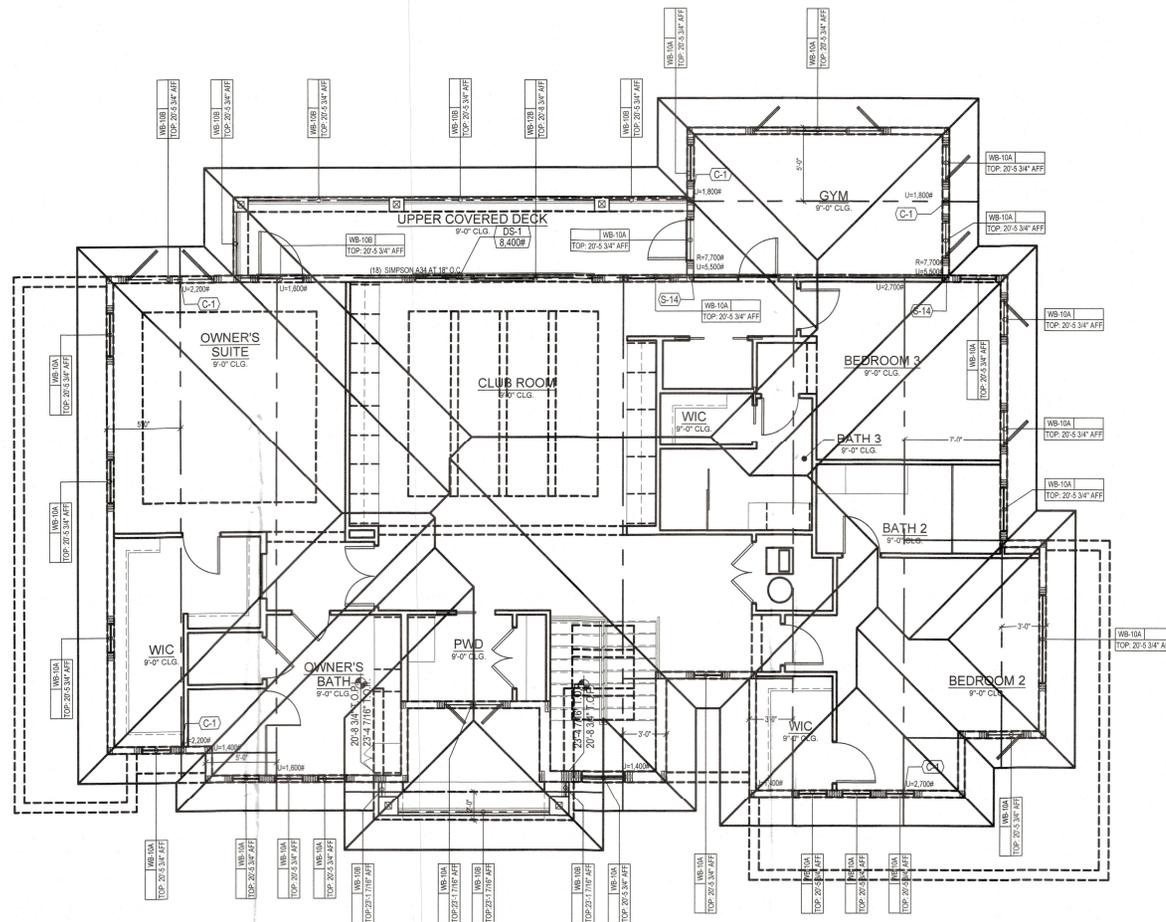
NOTE: SIMPSON HETA16 AT EACH TRUSS/GIRDER END FOR BLOCK WALL
SIMPSON (G) HTS26 AT EACH GIRDER END FOR WOOD WALL/HEADER

GENERAL NOTES

- FILL ALL CELLS ABOVE PRECAST LINTELS.
- STUB WAIRED-HEEL ROOF TRUSSES BACK 3/4" FROM FACE OF MASONRY FOR WOOD AND STUCCO.
- STUB FLOOR TRUSSES BACK 2-1/2" FOR RIMBOARD, PLYWOOD AND STUCCO.
- ALL WOOD OR WOOD PRODUCTS IN CONTACT WITH CONCRETE OR MASONRY TO BE EITHER MOISTURE PROTECTED OR PRESSURE TREATED.
- ALL CONCRETE BEAMS AND LINTELS 6" OR LONGER SHALL BE SHORED FOR A MINIMUM OF 28 DAYS AFTER CONCRETE / GROUT HAS BEEN POURED.
- PRE-CAST SLAB SHOP DRAWINGS TO BE SUBMITTED TO EOR FOR APPROVAL.
- ALL PENETRATIONS TO BE COORDINATED WITH MANUFACTURER OR CORE DRILLED PER SPECIFICATIONS SHOP DRAWINGS.

DIMENSION NOTES

- SEE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN ON STRUCTURAL SHEETS.



DRAG STRUT SCHEDULE (DS1)

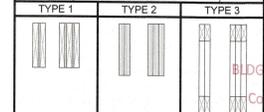
MARK	DESCRIPTION
DS-1	WIND DRAG STRUT TRUSS TO TRANSFER 8,400# FROM ROOF DOWN FROM TO SHEAR WALL BELOW 1. ALIGN DRAG STRUT WITH THE OUTSIDE FACE OF WOOD WALL BELOW 2. ATTACH TRUSS BOTTOM CHORD TO WALL WITH (2) SIMPSON ANA AT 8" O.C. MIN. 3. WALL ROOF SHEATHING ABOVE WITH 3/4" RING-SHANK NAILS AT 8" O.C.

STRUCTURAL NOTES (S1)

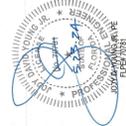
MARK	DESCRIPTION
S-1	ATTACH EACH ROOF TRUSS TO TOP OF WALL W/ SIMPSON H16A - INSTALL ONE (1) ON EACH SIDE OF TRUSS
S-2	CONNECT EACH OF THE INTERSECTING WOOD BEAMS TO TOP OF POST USING SIMPSON 24HTS16 AFTER THE INTERSECTING BEAMS AT CORNERS
S-3	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-4	NON BEARING WALL PROVIDE SIMPSON HTS AT EACH TRUSS OR BLOCKING AT 24" O.C. TO DOUBLE TOP PLATE
S-5	2-SIMPSON HTS16 FROM EACH BEAM TO 6X6 POST BELOW
S-6	TIE BEAM - REFER TO THE BEAM STEP DETAIL ON SHEET SA.3
S-7	1/4" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 18" O.C. TOP AT 11'-2" AFF. - SLOPE TOP OF TRUSSES 9/11
S-8	20" HIGH PRE-ENGINEERED FLOOR TRUSSES AT 18" O.C. TOP AT 11'-9" AFF.
S-9	COMBINATION ROOF/FLOOR TRUSS - TRUSS CO. TO LOAD THE INDICATED TRUSS WITH 2ND FLOOR ROOF LOAD
S-10	BLOCK ROOF/FLOOR W/ PROPHAS BEAMS W/ 2X4 STP WITH 100 NAILS AT 4" O.C.
S-11	CANT MONO SLOPE TRUSSES BY TRUSSES CO.
S-12	48" HIGH PRE-ENG. FLAT TRUSSES AT 18" O.C. TOP AT 11'-8" AFF.
S-13	PROVIDE SQUASH BLOCKING BELOW POST ABOVE
S-14	ATTACH ROOF GIRDER TRUSS TO TOP OF POST W/ SIMPSON E209B COLUMN CAP
S-15	IF THICK CONCRETE CAP TO BE FOUNDED ABOVE COL. PROVIDE NO. 5S 8" O.C. E.W. AT MID DEPTH HOOKING 8" INTO THE BEAM BELOW

WOOD BEAM SCHEDULE (WB-XX)

MARK	DESCRIPTION	TYPE
WB-10A	(3) 2X12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10B	(3) 1-3/4" x 9-1/2" 2-1E VERSA-LAM LVL	2
WB-10C	(3) 2X12 SYP NO.2 WOOD BEAM W/ (2) 1/2" CDX PLYWOOD FLITCH PLATES	1
WB-10D	(3) 1-3/4" x 11-3/8" 2-1E VERSA-LAM LVL	2
WB-10E	24" PRE-FINISHED WOOD GIRDER TRUSS BY TRUSS MANF.	3



- NOTES:
- TYPE 1 BEAMS - NAIL (2) PLY BEAMS TOGETHER WITH (2) ROWS OF 12d NAILS AT 12" O.C. ADD ADDL SYP FLITCHES AND FLITCH PLATES AS REQ'D TO MATCH WALL THICKNESS.
 - TYPE 2 BEAMS - REFER TO SHEET SA.0 FOR LVL NAILING / BOLTING PATTERNS.
 - TYPE 3 BEAMS - ATTACHMENT OF WOOD GIRDERS PER TRUSS MANUFACTURER.



YHE YOUNG & HERDICK STRUCTURAL ENGINEERING
6771 Professional Parkway West
Suite 1201 - Lakewood Ranch, FL 34220
www.YHEngineers.com TEL (941) 366-1225
FBPE# 348999

A Custom Home for:
DE NARVAEZ
630 DE NARVAEZ LONGBOAT KEY, FL

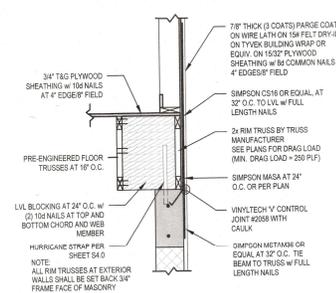
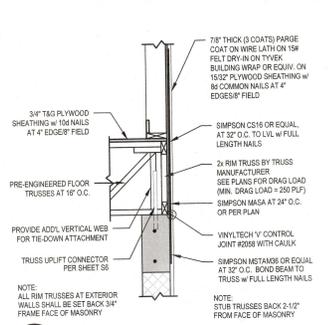
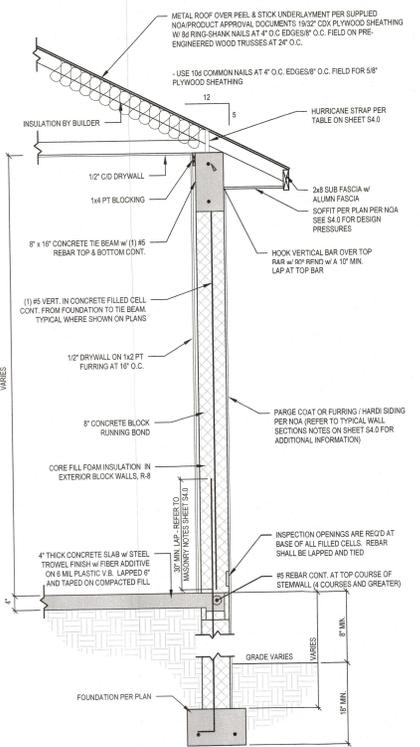
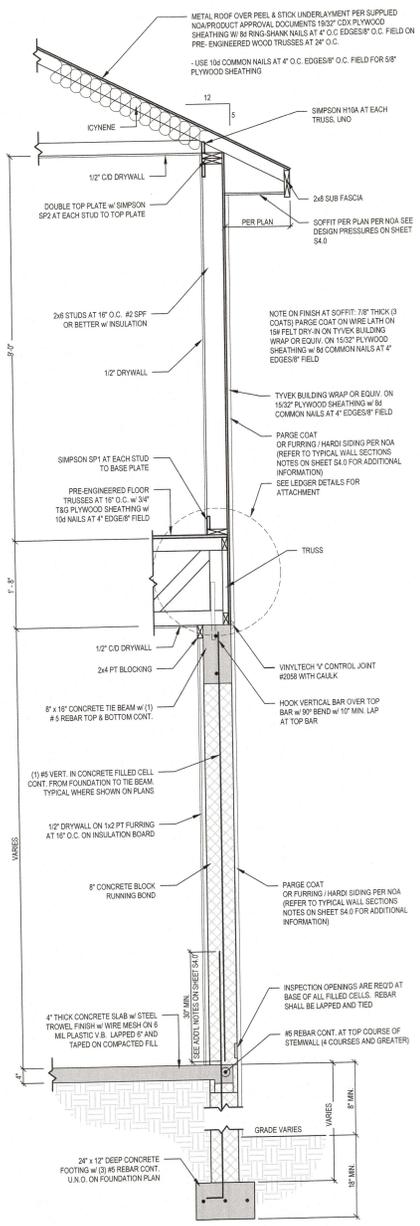
ROOF FRAMING PLAN 1/4" = 1' - 0"

BLDG PERMIT PLANS
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REVISIONS	
BY	DATE

RECEIVED
MAY 29 2024
TOWN OF LONGBOAT KEY
Structural Engineering

NRM 04.30.2024
S3.2



A Custom Home for:
DE NARVAEZ
 550 DE NARVAEZ LONGBOAT KEY, FL

STRUCTURAL DETAILS
 AS INDICATED

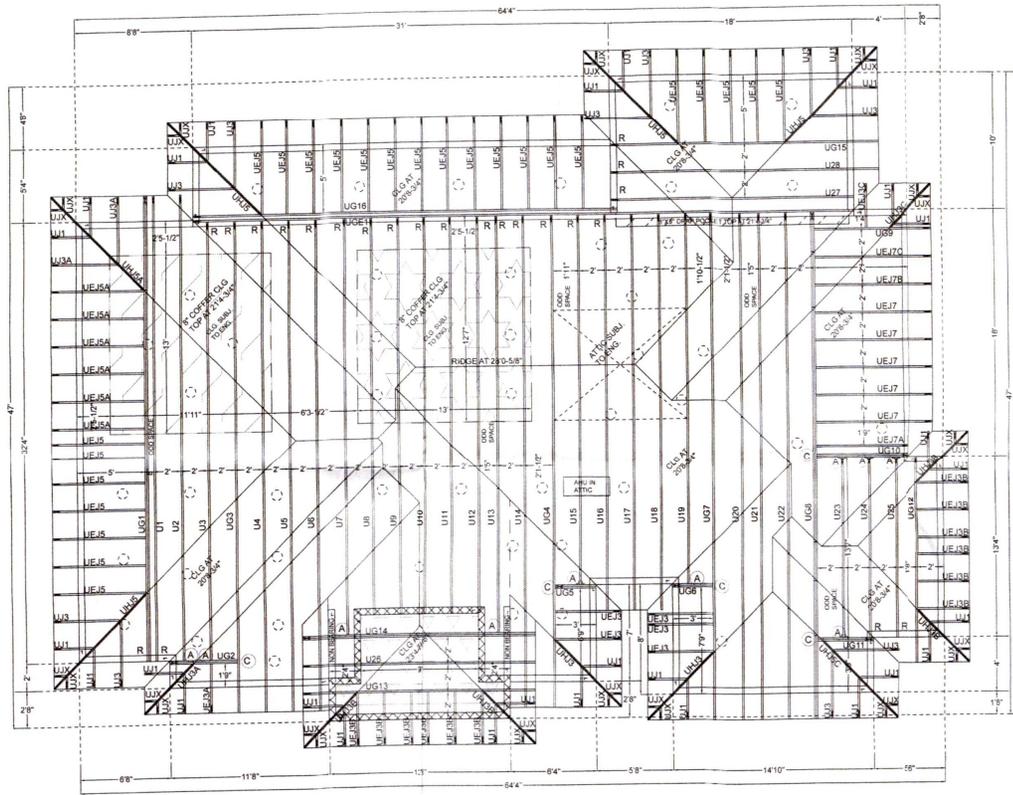
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 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

REVISIONS	
BY	DATE
NPM	04.30.2024

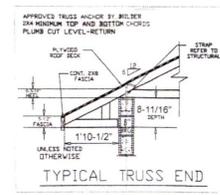
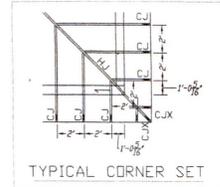
S4.2

VERIFY ALL DIM'S, WALL & COL. HGT'S, GIRDER, CLG. COFFER CLG. & COL. LOCATIONS, END DETAIL, PITCH, FASCIA, O.H & CANT. DIM.'S SOME DOWN FRAMING REQ. BY BLDG. @ DROP CLG., CLG. CHANGE & COFFER CLG. AREAS



BEAM SCHEDULE	
—	208-314"
○	234-716"

TRUSS PLACEMENT PLAN



INDICATES LEFT END OF TRUSS WHEN REVIEWING ENGINEERING SHEETS THIS WILL BE THE LEFT SIDE OF THE PAGE

DESIGN CRITERIA
FBC 8th Ed. 2023 Rev. ASCE 7-22
MWFRS

EXP. WIND SPEED CATEGORY
D 150 Residential - CAT II Closed

DESIGN LOAD

ROOF (R/SF)		FLOOR (P/SF)	
F.C. LL	30	F.C. LL	40
F.C. DL	15	F.C. DL	20
B.C. LL	0	B.C. LL	0
B.C. DL	10	B.C. DL	5
TOTAL LOAD	55	TOTAL LOAD	65

18 PSF NON-COMB. LOAD AT R.C.

HANGER ID	CONN	ROOF/FLOOR	UPLIFT	GIRDER	TRUSS	
TH02R	2x8	3000	2048	1265	18-16d 12-10d 1/2"	
TH02L	2x8	4485	4115	2330	20-16d 16-10d 1/2"	
TH02E	2x6	3355	2770	2340	18-16d 12-10d	
TH02S-1	2x6	3245	4375	2340	20-16d 16-16d	
TH02S-2	2x6	5245	4375	2340	20-16d 16-16d	
TH02S-3	2x8	5095	4310	2656	20-16d 16-16d	
TH02R-2	2x8	8025	7260	3320	20-16d 10-16d	
TH02R-3	2x8	7835	7595	4370	20-16d 12-16d	
TH04E	2x6	3175	2540	2285	18-16d 12-10d	
TH02E	2x6	3495	2335	16-16d 10-16d		
SKH46LR	2x6	2100	1680	1345	12-16d 8-16d	
SKH24LR	2x6	3890	15510	2190	18-16d 12-10d 1/2"	
SKH26L	2x6	2100	1560	985	12-16d 10-16d 1/2"	
R						
G	GTW5T1	2x8	10900	8720	8345	22-W53 18-W53
G	GTW5T2	2x8	12470	11100	12490	20-W53 24-W53
G	GTW5AT	2x8	12470	11100	12490	20-W53 24-W53
G	ST22 OR EQUAL	12x12	1420	1420	9-16d 9-16d	

CONN. BY BLDG.

TRUSS TO TRUSS CONNECTIONS THAT EXCEED THE CAPACITY OF A STANDARD HANGER ARE THE RESPONSIBILITY OF THE BUILDER.

HANDLING AND ERECTION
CARELESS HANDLING OF TRUSSES SHALL NOT BE PERMITTED. TEMPORARY AND PERMANENT BRACING FOR HOLDING TRUSSES PLUMB AND FOR RESISTING LATERAL FORCES SHALL BE DESIGNED AND INSTALLED BY OTHERS. NO LOADS OTHER THAN THE ERECTION ARE TO BE APPLIED TO TRUSSES UNTIL AFTER ALL BRACING AND FASTENINGS ARE COMPLETED. NO TRUSS SHALL CONCENTRATE LOADS GREATER THAN DESIGN LOADS BE APPLIED TO TRUSSES.

OWNER BELOW, HEREBY WARRANTS THAT THE E.O.R. OR RESPONSIBLE PARTY, HAS BEEN GIVEN A COPY OF THIS TRUSS REPLACEMENT PLAN WITH TRUSS ENGINEERING, FOR REVIEW AND COMMENT PURPOSES, THAT THESE DOCUMENTS ARE IN CONFORMANCE WITH BRACING CONDITIONS, ROOF PITCH, WIND RESISTANCE, AND SPECIAL LENDING CONDITIONS, TO INCLUDE BUT NOT LIMITED TO AIR HANDLERS, LIGHT FIXTURES, AND ATTIC ACCESS STAIRS, WHICH HAVE BEEN SPECIFIED BY RESPONSIBLE PARTY AND THAT E.O.R. OR RESPONSIBLE PARTY HAVE REVIEWED AND ARE IN AGREEMENT WITH THIS REPLACEMENT AND TRUSS ENGINEERING NOW PRESENTED, AND WOOD TRUSSES MUST BE VERIFIED BY BLDG. ARCHITECT AND FOR BEFORE ANY PRODUCTION OF WOOD TRUSSES.

APPROVED BY: _____ DATE: _____

FOR APPROVAL PURPOSES ONLY. DO NOT USE TO SET TRUSSES UNLESS STAMPED +FINAL+ HERE

REVISIONS

NO.	DATE	DESCRIPTION
9.17.2024	9.19.2024	

Carl G. Forbes
P.E. #20699
1000 S. Dixie HWY #3
Pompano Beach FL 33060

REGISTERED PROFESSIONAL ENGINEER
No. 12841
Exp. 12/31/2025
16421-0300

CS60686 4000
FAX:CS60687 3814
WEBSITE:USSTRUSS.COM
3400 WEST 45th STREET, WEST PALM BEACH, FLORIDA 33407

CUSTOMER NAME
E&L BUILDERS, INC

JOB NAME
DE NARVAEZ

JOB ADDRESS
530 DE NARVAEZ, Long Boat Key, FL, 34228

DATE
8/2/2024

JOB #
240584-R

BY: UHO SCALE 1/4"

IF THERE ARE NO MARK-UP'S ON LAYOUT, THEN TRUSSES WILL BE BUILT AS SHOWN ON LAYOUT AND US TRUSSES WILL NOT BE BACK CHARGED FOR ANY ITEMS FOUND AFTER THE FACT OF THE APPROVED LAYOUT

BLDG PERMIT PLANS FILED Record

DO NOT SCALE DIMENSIONS FOR DIMENSIONS NOT SHOWN CONTACT PLAN COORDINATOR FOR CLARIFICATION



ISSUE DATE
03/26/24

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SHEET NUMBER
ST-1

ISSUE DATE
03/26/24

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ISSUE DATE
03/26/24

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SHEET NUMBER
ST-1

SPEC HOME
530 DE NARVAEZ DRIVE
LONGBOAT KEY, FL

RECEIVED
MAR 07 2024
TOWN OF LONGBOAT KEY

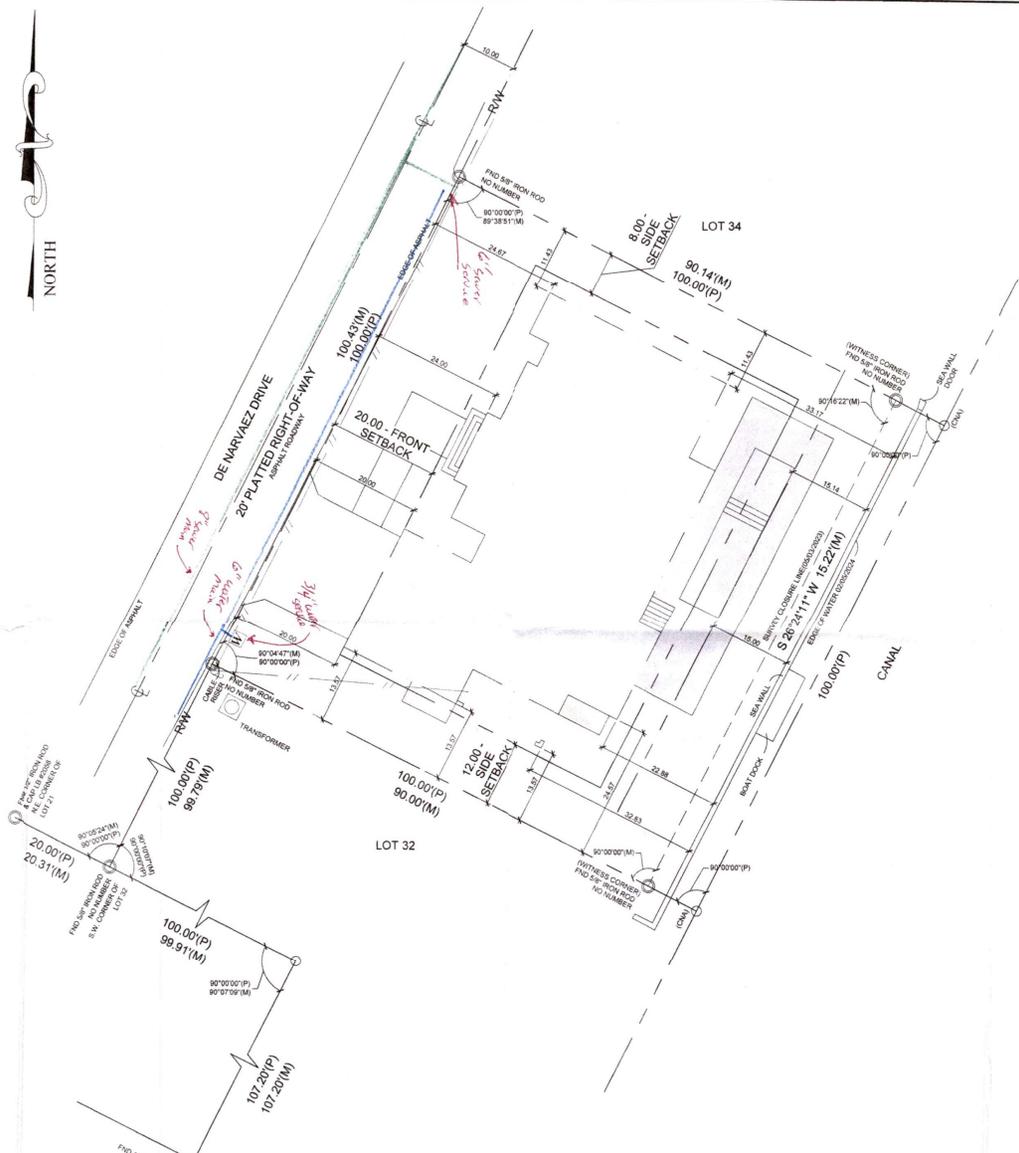


YOUNG & HEVICK ENGINEERING, LLC
5773 Professional Pkwy W, Ste 201
Lakewood Ranch, FL 34202
(941) 206-1225
FL Lic. No. 36959

- 7.74 = SPOT ELEVATION
- SITE BENCHMARK #1
SET NAIL & DISK IN ASPHALT ELEVATION = +2.69'
- SITE BENCHMARK #2
SET NAIL & DISK IN ASPHALT ELEVATION = +2.97'

SURVEYOR'S NOTE:
BENCHMARK REFERENCE V 689
ELEVATION 3.10'
PIDE DL 1839
NORTH AMERICAN VERTICAL DATUM DATED 1988 (N.A.V.D. 1988)
NATIONAL GEODETIC SURVEY DATA

SCHEMATIC SITE LAYOUT
SCALE: 1" = 10'



LOT INFORMATION:
530 DE NARVAEZ DRIVE
LONGBOAT KEY, FL
CUSTOM RESIDENCE

ZONING:	RSF-4
MAX BLDG HGT:	30'
BASE FLOOD ELEVATION:	ASB
BLDG SETBACKS:	
FRONT:	20'
REAR:	20'
SIDES:	8' MIN/18' TOT

IMPERVIOUS CALCULATIONS

TOTAL LOT	10,000 S.F.
HOUSE FOOTPRINT	2,965 S.F.
CONCRETE	70 S.F.
DRIVEWAY AND WALK	659 S.F.
POOL AT GRADE	899 S.F.
TOTAL IMPERVIOUS	4,593 S.F.
TOTAL COVERAGE %	45.93%
MAX ALLOWABLE	50% (5,000 S.F.)
IMPERVIOUS COVERAGE	

BUILDING COVERAGE CALCULATIONS

TOTAL LOT	10,000 S.F.
HOUSE FOOTPRINT	2,965 S.F.
TOTAL HOUSE %	29.65%
MAX ALLOWABLE	30% (3,000 S.F.)
BLDG COVERAGE	

