

798 JUNGLE QUEEN WAY, FL 34228-1829
TOWN OF LONGBOAT KEY
SECTION: 25 TOWNSHIP: 35S RANGE: 16E
ZONNING: LBK_R-4SF
SINGLE-FAMILY MEDIUM-DENSITY RESIDENTIAL



OCCUPANCY (R-3)	ALLOWABLE	ACTUAL
MAX. NUMBER OF STORIES	3	3
MAX. HEIGHT IN FEET	40	34'-5"
TOTAL UNIT AREA ON SF	UNLIMITED	2,618

IN COMPLIANCE WITH FBC 2023 (CHAPTER 16)	
WIND SPEED:	150 MPH, 3 SEC. GUST
IMPORTANCE FACTOR:	1.0
EXPOSURE CATEGORY:	D
EXPOSURE ADJUSTMENT COEFFICIENT:	1.0
BASIC WIND PRESSURE:	56.90 PSF
ROOF BUILDING CATEGORY (ASCE-7)	II
CONSTRUCTION TYPE:	V-B
OCCUPANCY (FBC-SEC 310):	RESIDENTIAL (R-3)
DESIGN BEARING SOIL CAPACITY	2000 PSF

BASED ON F.B.C.		FIRE RESISTANCE (HR) REQUIRED	FIRE RESISTANCE (HR) PROVIDED
OCCUPANCY: R-3			
TYPE: V-B			
PRIMARY STRUCTURAL FRAME			
INCLUDING COLUMNS, GIRDERS, TRUSSES		0	0
BEARING WALLS		0	2 HR (CONCRETE)
EXTERIOR (CONCRETE)		0	0 (WOOD FRAMING)
EXTERIOR (WOOD)		0	0
NONBEARING WALLS & PARTITIONS		0	0
EXTERIOR (SEC 602)		0	0
INTERIOR (WOOD FRAMING)		0	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS		0	2 HR (CONCRETE)
SEC 202		0	0 (WOOD FRAMING)
ROOF CONSTRUCTION AND SECONDARY MEMBERS			
SEC 202		0	0

ZONING (R-4SF)	ALLOWABLE
MAX. HEIGHT (FT)	30
<u>MINIMUM SETBACKS (FT)</u>	
STREET	20
SIDE	8 (20 COMBINED)
REAR	20

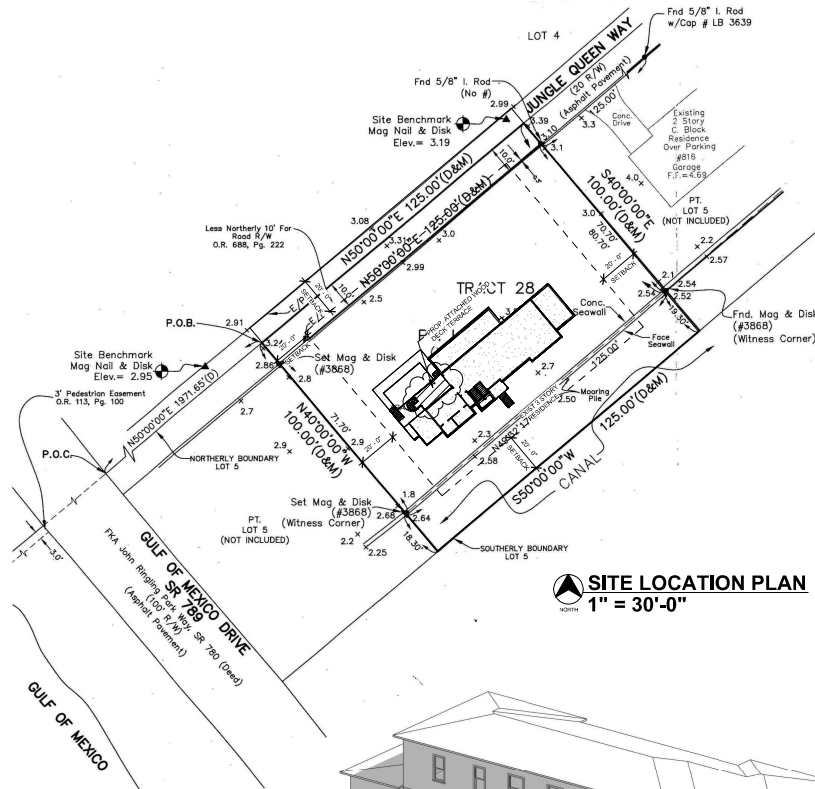
REMARKS:
TRACT 28 BEING A PART OF LOT 5, SUB OF SEC 24 AND FRAC PART OF SEC 25 & 26,
SPECIALLY DESC AS FOL: COM AT INTERSEC OF NLY BDY OF SD LOT 5 & ELY R/W OF
ST RD 780 (100 FT
R/W); N 50 DEG 00 MIN E ALG NLY BDY OF SD LOT 5, 1971.65 FT FOR POB; CONT N 50 DEG 00
MIN E, 125 FT, S 40 DEG 00 MIN E, 10 FT TO SLY BDY OF SD LOT 5; S 50 DEG 00 MIN W ALG
SD SLY BDY, 125 FT; N 40 DEG 00 MIN W, 10 FT TO POB DESC (119/11); LESS THE NLY 10 FT
FOR RD R/W (688/222) (1137/1128) SUB OF LONGBOAT KEY PH#79403.000015

PARCEL ID: 7943000005

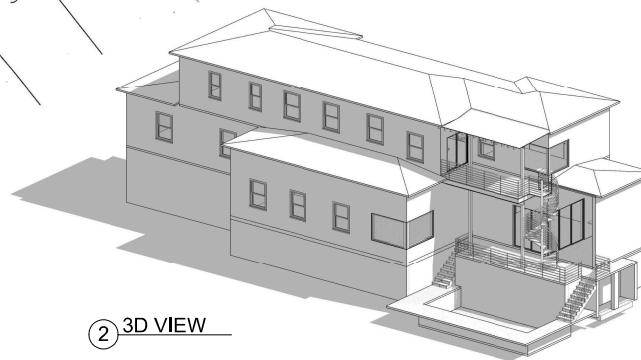
FLOOD ZONE INFORMATION:
MAP/PANEL NO: 12081C0291F,12115C0020F
FLOOD ZONE: AE
EFF. DATE: 3/17/2014
ELEV: 9'

NOTE:
USED FOR EXTERIOR WOOD
DECK PT SYP #2 OR BETTER

**G.C TO VERIFY ALL
DIMENSIONS AND ELEVATIONS
PRIOR TO CONSTRUCTIONS**



 **SITE LOCATION PLAN**
1" = 30'-0"



② 3D VIEW



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STRUCTURAL DETAILS ELECTRICAL PLAN	SE-1 01

CONSTRUCTION

- PROPOSED WOOD DECK TERRACE + 162 SF ATTACHED TO EXISTING BUILDING, AS SHOWN ON PLANS
PROPOSED EXTERIOR METAL SPIRAL STAIR, AS SHOWN ON PLANS
- PROPOSED NEW ROOF OVER NEW TERRACE ATTACHED TO EXISTING BUILDING, AS SHOWN ON PLANS
- EXISTING 2ND FLOOR WINDOW TO REMOVE. PROPOSED NEW SLIDING GLASS DOOR, AS SHOWN ON PLANS.
- NEW DOOR IS IMPACT RESISTANCE THEREFORE, DOES NOT REQUIRE STORM SHUTTERS.

- RUN ELECTRICAL CIRCUITS FROM EXISTING ELECTRICAL PANEL
- INSTALL NEW FIXTURES AS SHOWN ON PLANS.

- EXISTING HVAC SYSTEM TO REMAIN

- WATER SEWER SYSTEM TO REMAIN
- SUPPLY WATER SYSTEM TO REMAIN

1. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION. IN THE EVENT ANY DISCREPANCIES OCCUR THAT AFFECTS CONSTRUCTION, NOTIFY THE ARCHITECT OR ENGINEER FOR CLARIFICATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THESE PLANS ARE IN COMPLIANCE PER FBC 2023 (8TH EDITION), NEC 2020 AND FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION)
4. THIS IS A LEVEL II ALTERATION AS DEFINED IN CHAPTER 8 OF THE FBC 2023 EXISTING BUILDING.
5. PERMIT APPROVAL REQUIRED FOR ANY NEW OR REPLACED DOOR OR WINDOW AND WILL BE PROVIDED BY THE CONTRACTOR.

<u>BUILDING DATA:</u>	
LOWER	
EXIST. GARAGE	752 SF
1ST FLOOR	
EXIST. BASE	1,272 SF
EXIST. OPEN PORCH	194 SF
EXIST. BASE 1 STORY ADDITION	1,152 SF
2ND FLOOR	
EXIST. BASE	485 SF
<u>PROPOSED BUILDING DATA:</u>	
LOWER	
NO ADDITIONAL AREA IS PROPOSED	0 SF
1ST FLOOR	
NO ADDITIONAL AREA IS PROPOSED	0 SF
2ND FLOOR	
PROP. WOOD DECK TERRACE	162 SF
TOTAL BUILDING AREA	2,618 SF
<u>LOT AREA</u>	11,250 SF
<u>SITE DATA:</u>	
BUILDING COVERAGE: 2,618/11,250 X100= 23.3% <30% OK	

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2023 (8TH, EDITION)

CTIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES
ED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER

TO THE BEST OF MY KNOWLEDGE THESE PLANS
AND THE APPLICABLE FIRE SAFETY STANDARDS
553.79(7)(d) AND CHAPTER 633, LAWS OF FLORIDA

ANALYSIS

**NEW ATTACHED WOOD DECK
TERRACE**
798 JUNGLE QUEEN WAY, FL 34228-1829
TOWN OF LONGBOAT KEY

SEAL

ALBER CAMARGO
PE# 99189

REV-1
SHEET

G-0 01

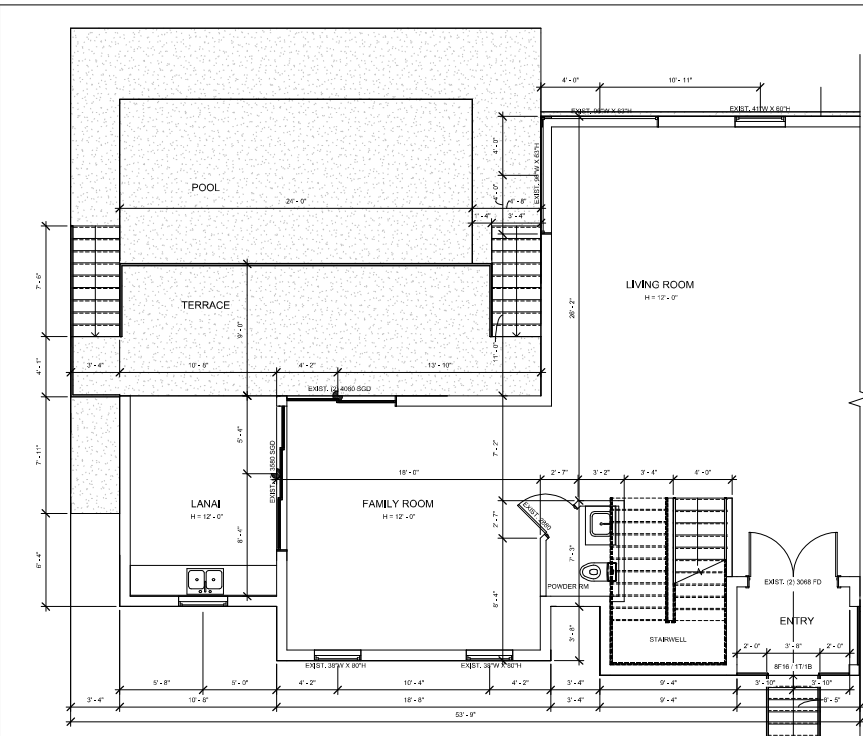
SCALE 1" = 30'-0"

JOB #	2025-618
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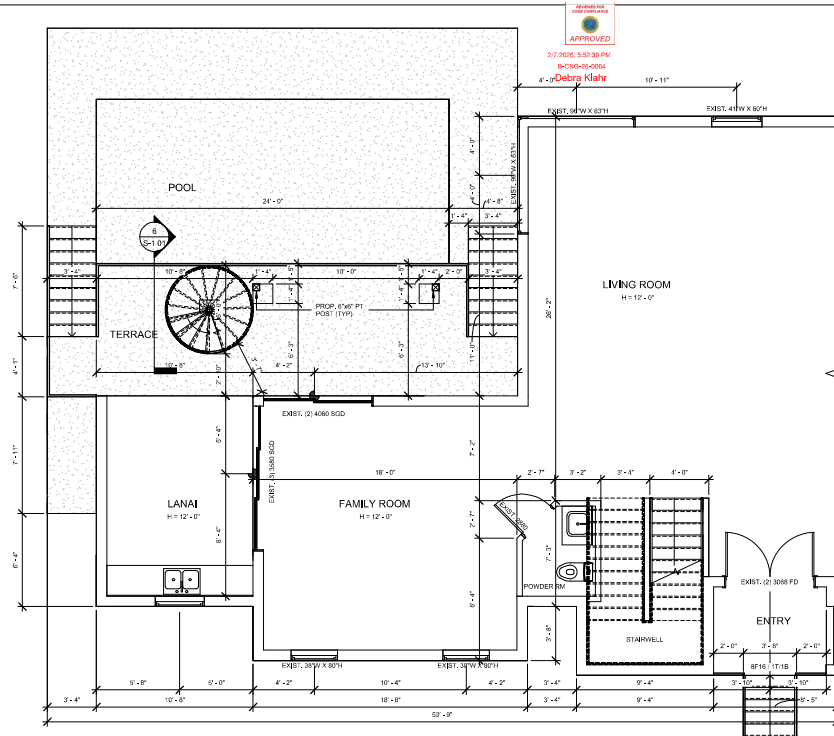
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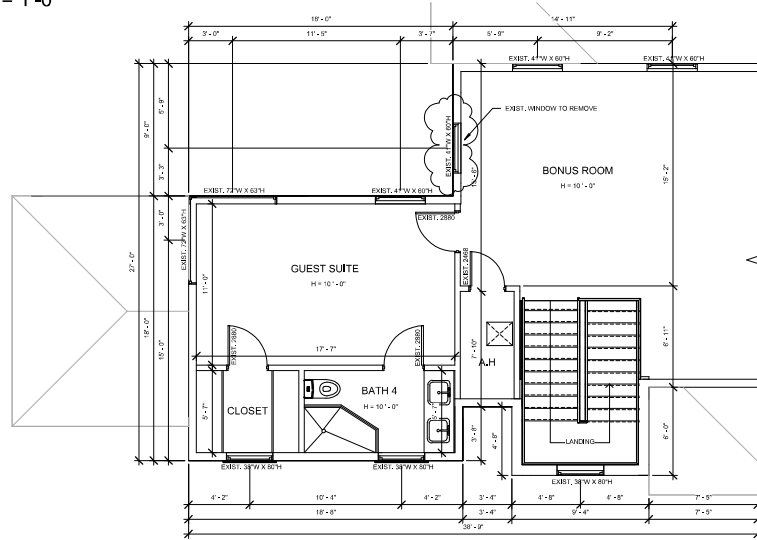
dekel@decal.com



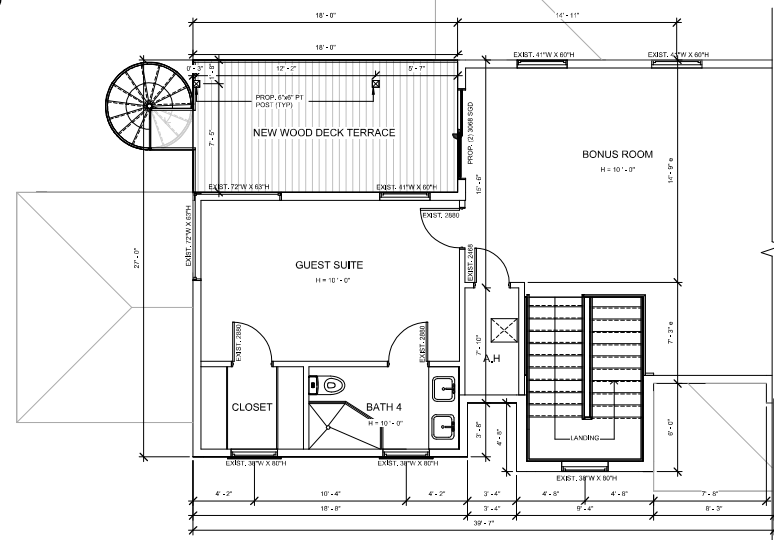
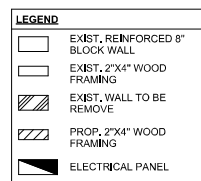
1 EXISTING & DEMOLITION 1ST FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



2 EXISTING & DEMOLITION 2ND FLOOR
1/4" = 1'-0"



4 PROPOSED 2ND FLOOR
1/4" = 1'-0"

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FEB 2022 (8TH EDITION)

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.97(1)(a) AND CHAPTER 633, LAWS OF FLORIDA.



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/15/2025	ALBER CAMARGO	DEBRA KLAHR

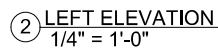
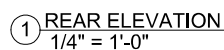
PROJECT TITLE:
EXISTING & DEMOLITION 1ST
AND 2ND FLOOR PLAN

PROJECT NAME AND ADDRESS:
NEW ATTACHED WOOD DECK
TERRACE
738 JUNGLE QUEEN WAY, FL 34228-1029
TOWN OF LONGBOAT KEY

SEAL
ALBER CAMARGO
PE# 99189

REV-1
SHEET
A-1 01

SCALE: As indicated
JOB #: 2025-616
DATE: 08/15/2025
claros



THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2023 (8TH EDITION)

CATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES
 IED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER

PROJECT NAME AND ADDRESS:

ATTACHED WOOD DECK

TERRACE
798 JUNGLE QUEEN WAY, FL 34228-1829

SEAL

SE/L: _____
DATE: _____
ALBER CAMARGO
PE# 99189

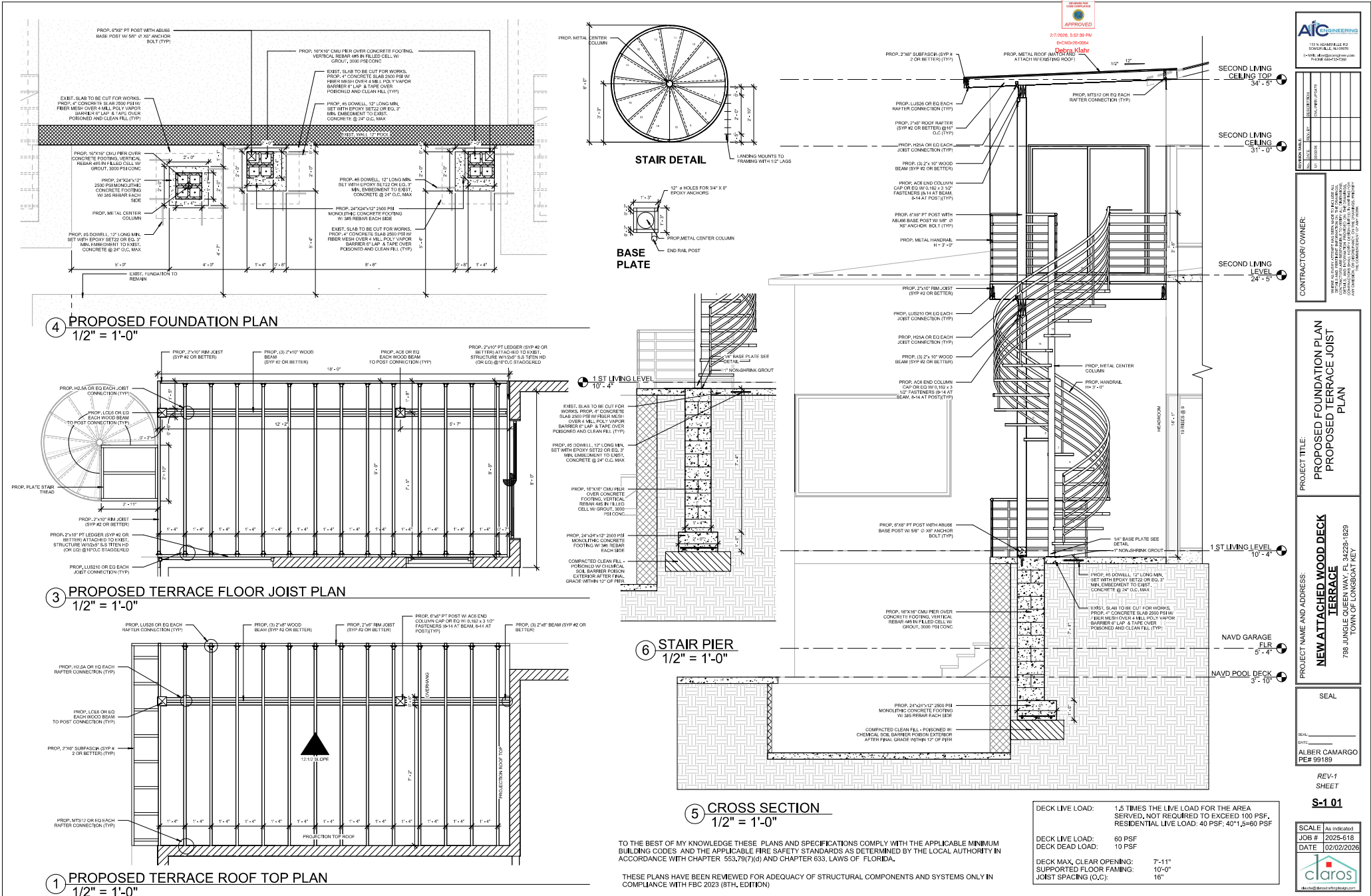
REV-1
SHEET

A-2 01

SCALE	As indicated
JOB #	2025-618
DATE	08/15/2025



TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS SET FORTH IN THE FLORIDA BUILDING CODE, 553.79(7)(d) AND CHAPTER 633, LAWS OF FLORIDA.



PRODUCT APPROVAL				
PRODUCT CATEGORY	SUBCATEGORY	MANUFACTURE	APPROVAL NO.	APPR. DATE
COMPONENTS STRUCTURAL	CONNECTOR ANCHORS	SIMPSON STRONG-TIE CO.	FL 10458.7	11/29/2023
	CONNECTOR ANCHORS	SIMPSON STRONG-TIE CO.	FL 10531.17	10/05/2023
	CONNECTOR ANCHORS	SIMPSON STRONG-TIE CO.	FL 10850.2	11/29/2023
	CONNECTOR ANCHORS	SIMPSON STRONG-TIE CO.	FL 10850.4	11/29/2023
	CONNECTOR ANCHORS	SIMPSON STRONG-TIE CO.	FL 10446.21	12/08/2023
	CONNECTOR ANCHORS	SIMPSON STRONG-TIE CO.	FL 11892.11	12/08/2023
DOOR	SLIDING GLASS DOOR	PST INDUSTRIES	FL 251.7	05/16/2023
ROOF	METAL ROOFING	SUNSHINE METAL SUPPLY, INC.	FL 18386.1	12/12/2023
UNDERLYMENT	GAF		FL 10626.1	12/12/2023

NOTES:
1. ALL PRODUCTS APPROVED INFORMATION WAS OBTAINED FROM OVERSIGHT CODES. THE CONTRACTOR MUST PROVIDE PRODUCT APPROVAL PRIOR TO INSTALLATION.



H2.5A
SCALE: NTS



LUS
SCALE: NTS



ABU
SCALE: NTS



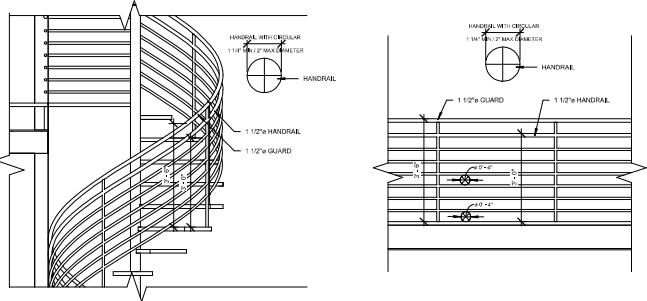
MTS
SCALE: NTS



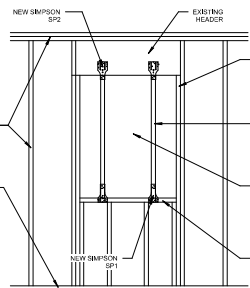
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SCALE: NTS



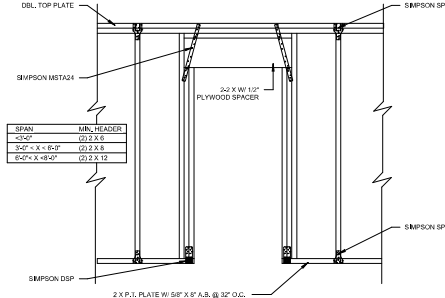
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SCALE: NTS



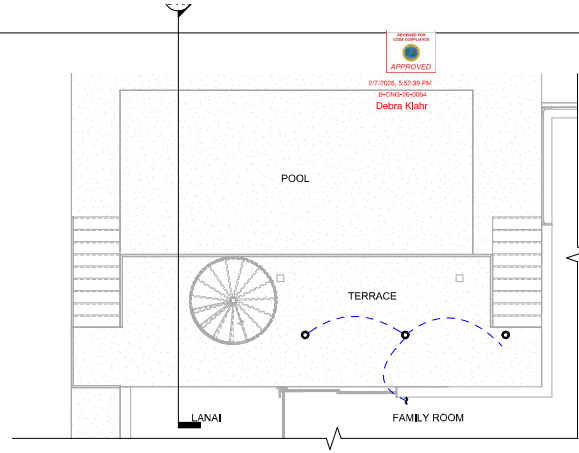
4 GUARD/HANDRAIL DETAILS
1/2" = 1'-0"



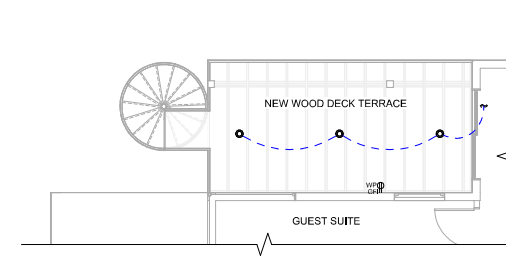
1 WOOD FRAMED WINDOW CLOSE
NTS



7 WOOD FRAMED DOOR OPENING
NTS



2 1 ST LIVING ELECTRICAL PLAN
1/4" = 1'-0"



3 2ND LIVING ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL ELECTRICAL PLAN NOTES:

- THIS PLAN SHOWS A SCHEMATIC ELECTRICAL LAYOUTS ONLY. A LICENSED FLORIDA ELECTRICAL CONTRACTOR SHALL DESIGN A COMPLETE SYSTEM THAT MEETS ALL APPLICABLE CODES (NEC, 2020).
- PROVIDE FOR 1/4" VERTICAL REBAR ELECTRICAL GROUND TO FOUNDATION STEEL PER CODE.
- SERVICANCE ENTRANCE, PANEL, BOARDS, AN DISCONNECTS, SQUARE D OR APPROVES EQUAL. VERIFY LOCATIONS WITH OWNER.
- CONDUCTORS: NON-METALLIC SHEATHED CABLE- ALL COPPER (CITREX OR APPROVED EQUAL) CONDUIT FOR ALL EXTERIOR LOCATIONS.
- EXISTING ELECTRICAL PANEL. ALL LOADS VERIFIED BY A LICENSED ELECTRICAL CONTRACTOR.
- FUTURE INSTALLATION TO BE COORDINATED WITH OWNER.
- GROUND FAULT CIRCUITS PER CODE.
- ALL WALL OUTLETS TO BE LOCATED @ 48" AFF. UNLESS OTHERWISE NOTED.
- ALL OUTLETS AT KITCHEN CABINETS AT 48" AFF. UNLESS OTHERWISE NOTED.
- ALL OUTLETS AT BATH VANITIES AT 36" AFF. UNLESS OTHERWISE NOTED.
- ALL BOTTOMS OF SWITCHES AT 42" AFF. UNLESS OTHERWISE NOTED.
- PROVIDE OUTLETS OR DEVICES AS REQUIRED BY CODES WHETHER SHOWN ON PLANS OR NOT.
- THE PROPOSE OF THE ELECTRICAL FIXTURES SHOWN ON PLANS IS FOR LOCATION ONLY, THE UNDERDESIGNED ENGINEER IS NOT RESPONSIBLE FOR THE ELECTRICAL DESIGN.
- ALL DUPLEX SINGLE/GFI RECEPTACLES ARE TAMPER RESISTANCE.
- ALL ELECTRICAL SWITCHES AND RECEPTACLES AT GROUND FLOOR SHALL BE LOCATED ABOVE OF FLOOD ELEVATION OR FINISH FLOOR WHICH IS GRATER.
- ALL NEW OUTLETS AND CIRCUITS FOR 15 AMPS AND 20 AMPS INCLUDING LIGHTING SHALL BE ARC-FAULT CIRCUIT (AFCI).

* VERIFY ALL LOCATIONS W/ OWNER PRIOR TO INSTALLATION
* ALL SWITCHES TO BE INSTALLED @ A.F.F.N

NOTE: NOTE: ARC-FAULT PROTECTION: ARC-FAULT PROTECTION IS REQUIRED FOR ALL NEW AND MODIFIED 120V, 15- AND 20-AMP CIRCUITS INCLUDING LIGHTING, AND FOR REPLACEMENT RECEPTACLES. IN ACCORDANCE WITH NEC 210.12.

THIS APPLIES TO KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS.
PLEASE UPDATE THIS NOTE TO REFLECT THE 2020 NEC.

BASED ON FBC RESIDENTIAL SEC. 314.3.1
SMOKE DETECTORS SHALL BE INSTALLED THRU-OUT THE REST OF RESIDENCE. THEY SHALL BE INSTALLED WITHIN THE 10' FROM EACH PROPOSED BEDROOM IN AND OUT
BASED ON FBC RESIDENTIAL SEC. 315.1.3
IT IS NOT NECESSARY TO UPDATE CARBON MONOXIDE DETECTORS DUE TO CAR GARAGE IS SEPARATED FROM THE RESIDENTIAL HOME.

ELECTRICAL LEGEND	
\$	SWITCH SINGLE POLE
⊕ WP GFI	GROUND FAULT CIRCUIT (GFI) INTERRUPTER WETHER RESISTANCE
⊙	CEILING MOUNTED LIGHT FIXTURE
NOTE: ONLY THE PROPOSED ELECTRICAL FIXTURES ARE SHOWN ON PLANS.	

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY IN COMPLIANCE WITH FBC 2022 (8TH EDITION)

PROJECT TITLE:
**STRUCTURAL DETAILS
ELECTRICAL PLAN**

PROJECT NAME AND ADDRESS:
**NEW ATTACHED WOOD DECK
TERRACE**
798 JUNGLE QUEEN WAY, FL 34228-1029
TOWN OF LONGBOAT KEY

SCALE: As indicated
JOB #: 2025-618
DATE: 12/10/2025

115 N. W. 10th Ave. #2
SUNSHINE, FLORIDA 33408
PHONE: 813-270-1000

CONTRACTOR: OWNER

SEAL: _____
DATE: _____
ALBER CAMARGO
PE# 99189

REV-1
SHEET
SE-1 01

claros