

PROJECT INFORMATION

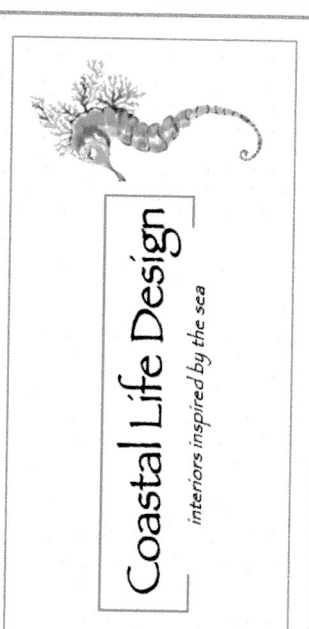
SCOPE OF WORK

ELECTRICAL NOTES

BROWN RESIDENCE
PRIMARY SUITE, GBA & OUTDOOR KITCHEN
795 Marbury Lane
Longboat Key, FL 34228

PRIMARY SUITE, GBA & OUTDOOR KITCHEN -
PRIMARY SUITE RENOVATION
GUEST BATH RENOVATION
OUTDOOR KITCHEN RENOVATION

- ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE FBC 7TH EDITION (2020), RESIDENTIAL, PART B-ELECTRICAL (2017 NATIONAL ELECTRIC CODE)
1. 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.
2. CARBON MONOXIDE PROTECTION PER FLORIDA STATUTES 553.885 (2). TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
3. PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI-PROTECTED.
4. 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.
5. PER NEC SECTION 406.8(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.
6. PER NEC SECTION 406.11 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
7. PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
8. PER NEC SECTIONS R3.14.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA.
9. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217, PER FBC 6TH EDITION (RESIDENTIAL) 314.1. GC TO INSTALL: KIDDE MODEL # I4618A SMOKE ALARM, OR APPROVED EQUAL.
10. ALL RECESSED LIGHTING TO BE LED
11. ALL TASK AND ACCENT LIGHTING AT CABINETS (ABOVE, BELOW, AND INSIDE) TO BE LED.
12. ALL HANGING FIXTURE, RECESSED LIGHTING, CEILING MOUNTED LIGHTS, AND SCONES TO BE ON DIMMERS. VERIFY ALL SWITCHING REQUIREMENTS PRIOR TO INSTALLATION
13. ELECTRICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO AC EQUIPMENT, WATER HEATERS, RECEPTACLES, SWITCHES, LIGHTING, PANELS, AND TIMERS TO BE INSTALLED ABOVE THE BASE FLOOD ELEVATION OF 11.00' NAVD.
14. PER FEMA TECH BULLETIN #9 - UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS. BUILDING SUPPLY LINES AND OTHER UTILITY FIXTURES, SUCH AS LIGHT SWITCHES OR ELECTRICAL OUTLETS, MAY BE ATTACHED TO THE SHELTERED SIDE OF ERTICAL FOUNDATION MEMBERS AS ALLOWED BY APPLICABLE BUILDING CODES AND FLOODPLAIN MANAGEMENT REGULATIONS (WHICH GENERALLY REQUIRE THAT UTILITIES BE ELEVATED ABOVE THE BFE). IF UTILITY LINES MUST BE ROUTED INTO OR OUT OF AN ENCLOSURE, ONE OR MORE OF THE WALLS SHALL BE CONSTRUCTED WITH A UTILITY BLOCKOUT (SEE FIGURES 13 AND 14). UTILITY LINES THAT PASS THROUGH THE BLOCKOUT SHALL BE INDEPENDENT OF WALLS & THEREFORE WILL NOT BE DAMAGED IF THE WALL PANELS BREAK AWAY.



MAP

REVISIONS

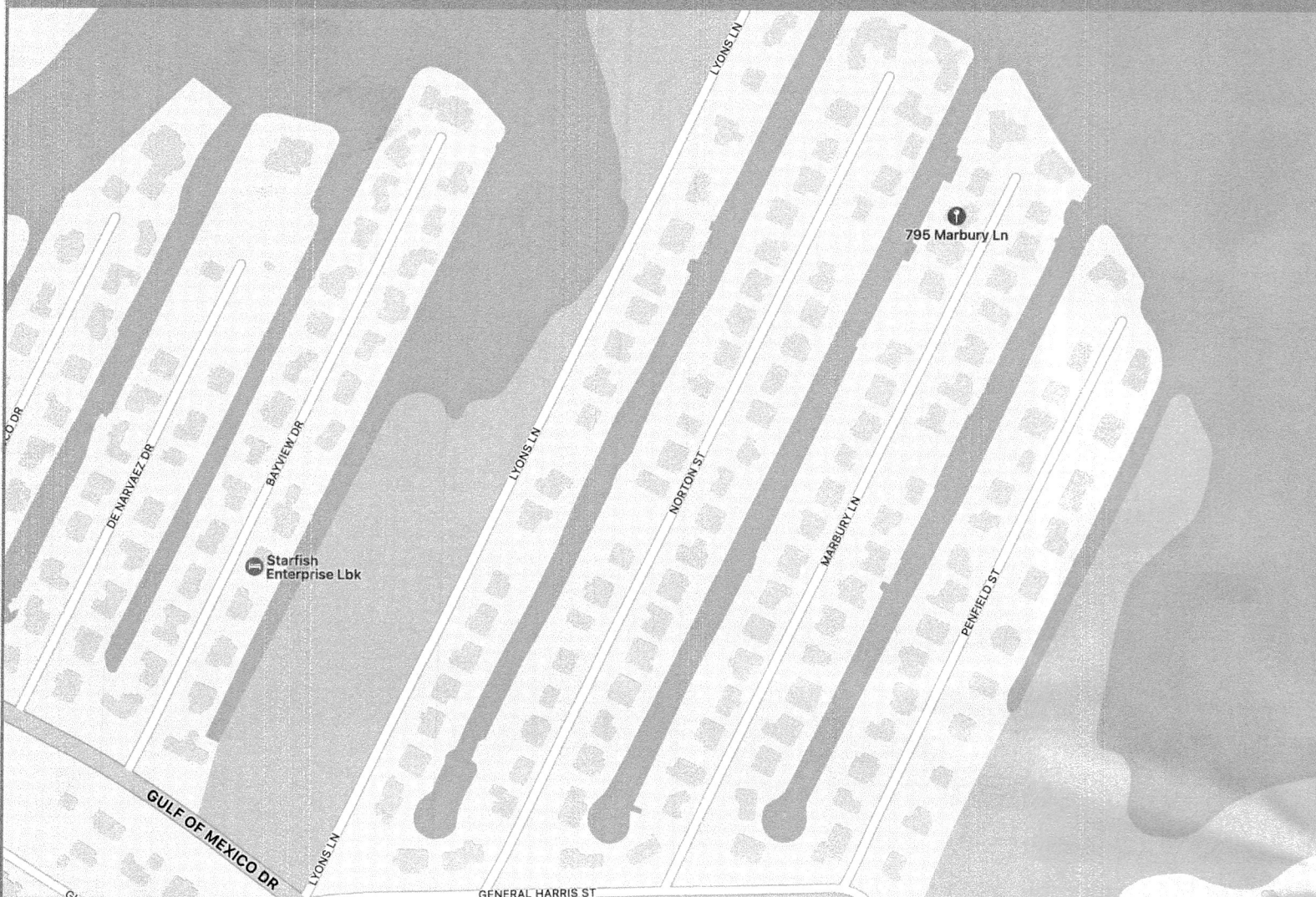


Table with columns: DATE, LABEL, DESCRIPTION. The table is currently empty.

GENERAL NOTES

- 1. ALL WORK PERFORMED TO BE IN COMPLIANCE FLORIDA RESIDENTIAL BUILDING CODE 2020, 7TH EDITION - FBC 2020, BUILDING SECTION 107.2.1 AND FBC 202 - RESIDENTIAL R601.1
2. CONTRACTOR TO PROTECT ALL NON EFFECTED WORK & TRAFFIC AREAS WITH FLOOR, WALL & DUST PROTECTION.
3. HVAC INTAKE & COLD AIR RETURNS TO BE CLOSED, OR CAPPED IN AFFECTED WORK AREAS, DURING HIGH DUST CREATION TIMEFRAMES.
4. ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK. DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SITE MEASUREMENTS.

DEMOLITION NOTES

- 1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF DEMOLITION TO ENSURE THAT NO STRUCTURAL MEMBER/COMPONENTS BECOME COMPROMISED AS SOME CONDITIONS REMAIN UNKNOWN. IF FIELD CONDITIONS DO NOT MATCH EXISTING CONDITIONS SHOWN HERE THE CONTRACTOR IS TO NOTIFY THE DESIGNER, IMMEDIATELY. STRUCTURAL CHANGES MUST BE REVIEWED BY STRUCTURAL ENGINEER.
2. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF THE DEMOLITION. THE WORK MAY INCLUDE BUT NOT BE LIMITED TO WALL, DOORS, AND FIXTURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY AND THE STABILITY OF EXISTING STRUCTURES ENCOMPASSED IN THERE SCOPE OF WORK DURING DEMOLITION AND NEW CONSTRUCTION.
5. IT IS ALSO THEIR RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT AND SUPPORT SYSTEMS TO KEEP THE EXISTING STRUCTURE SAFE AND INTACT.
6. REPAIR / FINISH ALL WALLS/CEILINGS WHERE DEMO'D WALLS CONNECT. MATCH EXISTING TEXTURES/COVERS AS APPLICABLE.
7. ALL EXISTING WALLS NOT NOTED TO REMAIN INTACT.
8. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
9. ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS SCOPE OF WORK.
10. WHEN EXISTING WALLS ARE BEING REMOVED CONTRACTOR TO ENSURE ALL ELECTRICAL IS OFF AND NO LIVE CIRCUITS ARE ABLE TO BE CONTACTED AT ANY TIME.

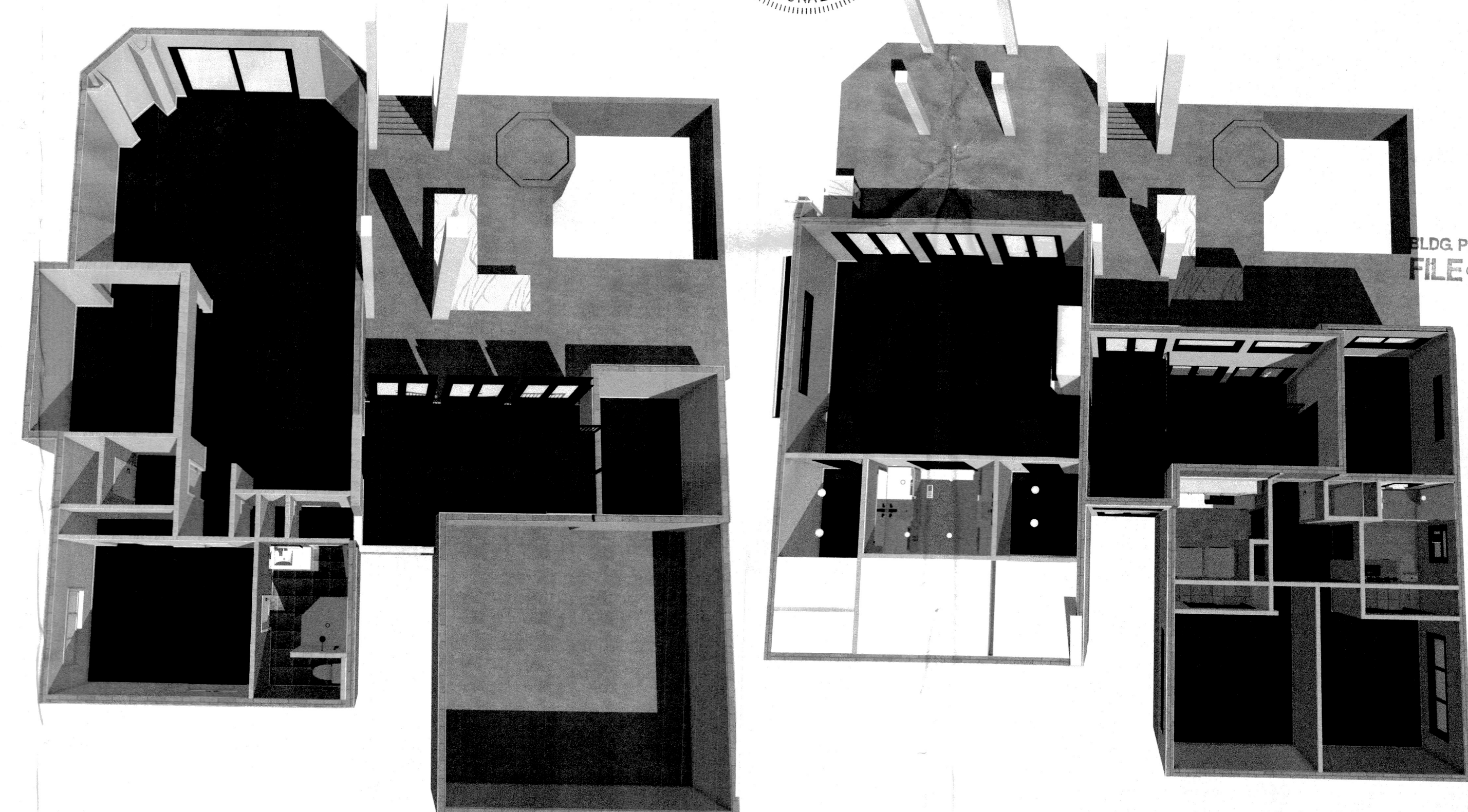
MECHANICAL NOTES

- ALL MECHANICAL DESIGN & WORK SHALL BE IN STRICT COMPLIANCE WITH FBC 7TH EDITION (2020), RESIDENTIAL
1. MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, MECHANICAL AND THE FLORIDA BUILDING CODE, FUEL GAS.
2. ALL VENTILATION WORK PERFORMED TO INCLUDE AN INSPECTION & ASSESSMENT OF CONNECTED DUCTWORK.
3. MECHANICAL CONTRACTOR TO NOTIFY CONTRACTOR OF ANY DEFECT IN VENTILATION OR GAS PIPE CONNECTIONS, PRIOR TO CONNECTION OF APPLIANCE CONNECTION.

PLUMBING NOTES

- ALL PLUMBING DESIGN & WORK SHALL BE IN STRICT COMPLIANCE WITH FBC 7TH EDITION (2020), RESIDENTIAL
1. ALL AREAS WITH PLUMBING REPLACEMENT WORK TO HAVE EXISTING VALVES REMOVED AND CAPPED.
2. ALL AREAS WITH PLUMBING REPLACEMENT WORK TO HAVE EXISTING VALVES REPLACED WITH NEW 1/4 TURN SUPPLY VALVES.
3. PLUMBING CONTRACTOR TO NOTIFY CONTRACTOR OF ANY DEFECT IN EXISTING PLUMBING, PRIOR TO CONNECTION.

PROJECT PERSPECTIVE



1ST FLOOR

2ND FLOOR

Professional Engineer seal for Craig Gunderson, P.E. #060102, State of Florida. Date: JAN 13 2023.

Permit # PB 22-1015-1, TOWN OF LONGBOAT KEY Planning, Zoning & Building. RECEIVED stamp dated JAN 17 2023.

PROJECT INFORMATION

SHEET INDEX

RENOVATED AREA: 387 SF
1ST FLOOR RENOVATED AREA: 0 SF
2ND FLOOR RENOVATED AREA: 387 SF

- 1 COVER PAGE
2 1ST FLOOR - AS BUILT & PROPOSED
3 2ND FLOOR AS BUILT & PROPOSED PLANS
4 DEMOLITION PLANS
5 ELECTRICAL PLANS
6 SCOPE OF WORK

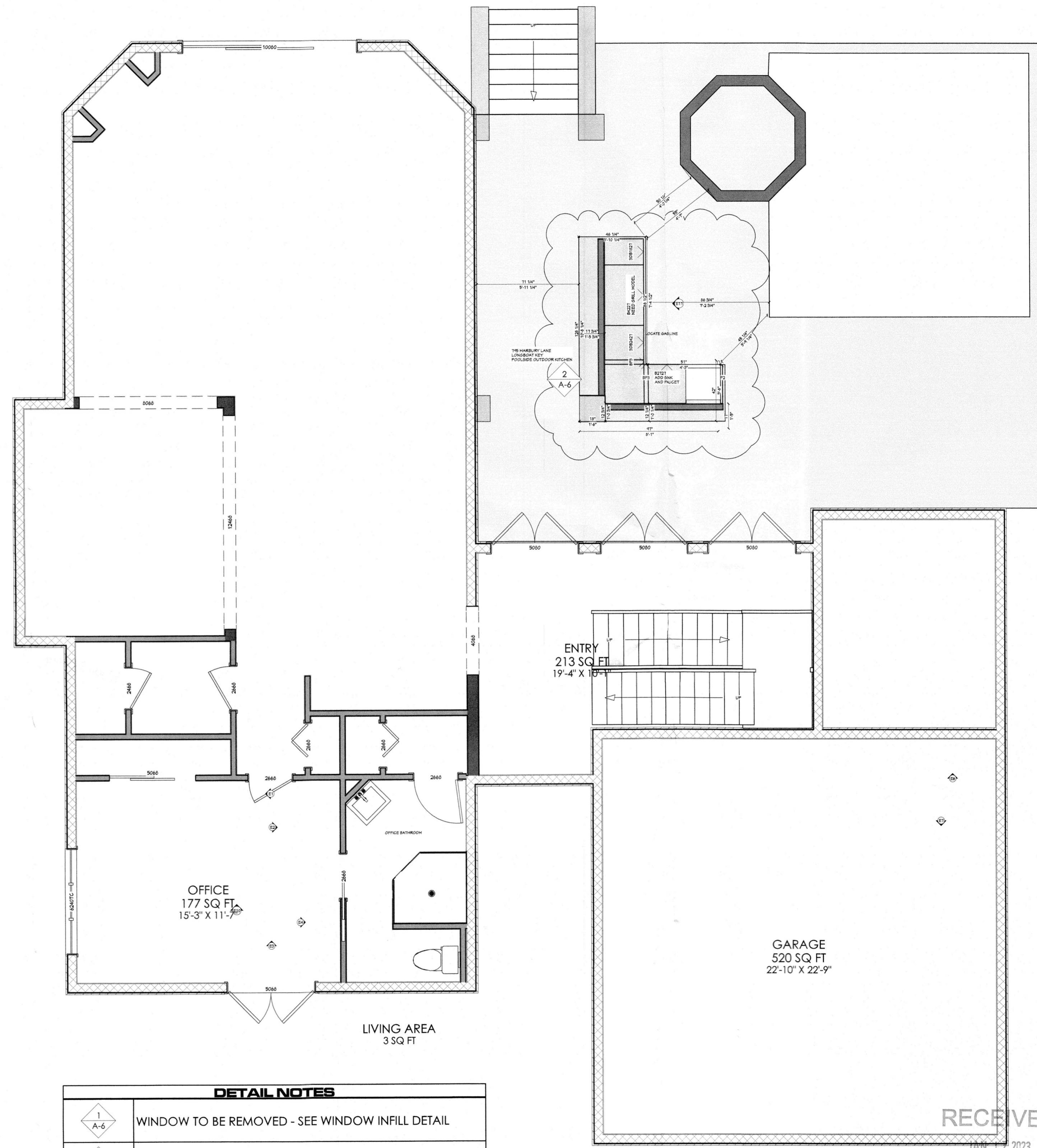
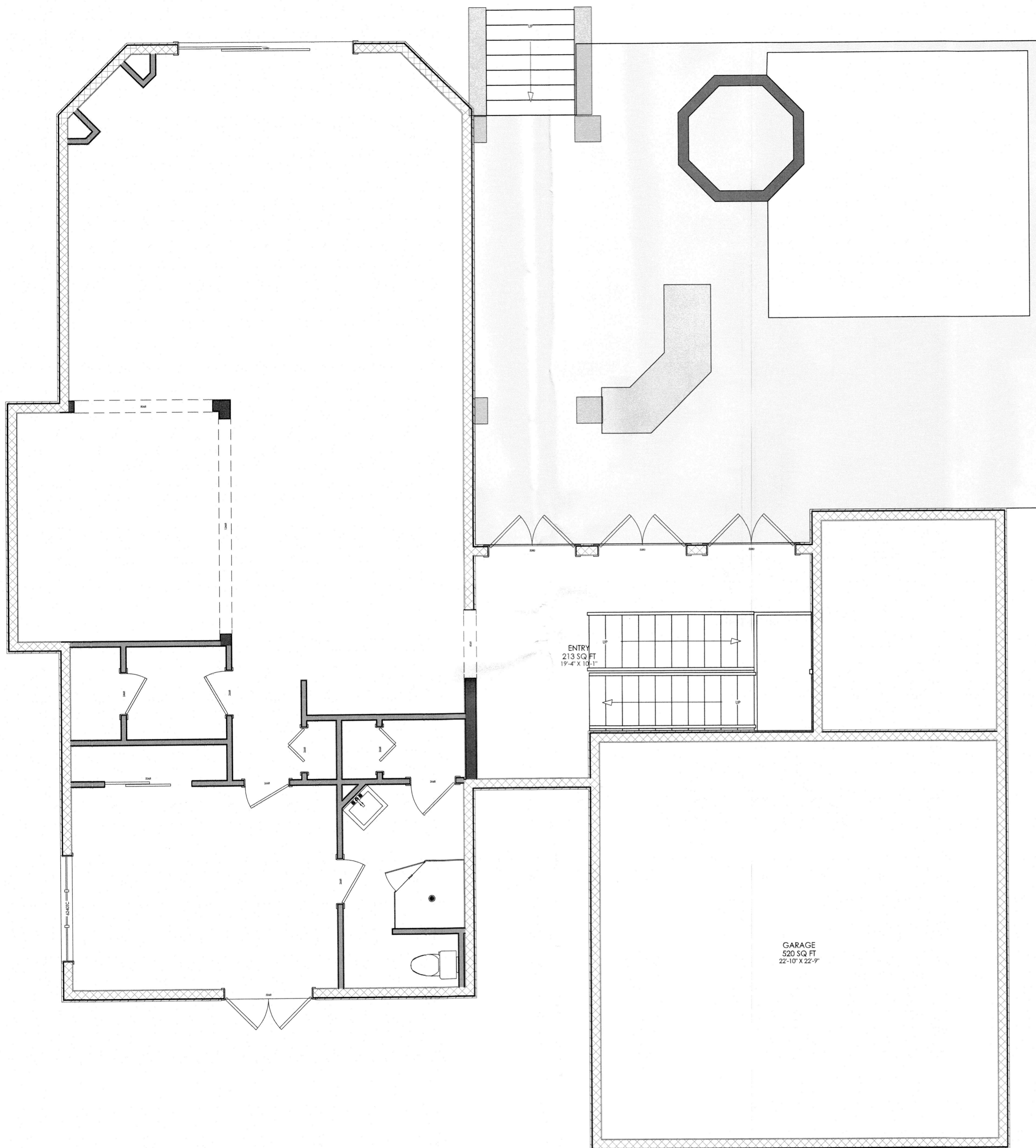
PROJECT NAME & SITE INFORMATION:
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795 MARBURY LANE
LONGBOAT KEY, FL 34228

DESIGNED FOR:
BROWN RESIDENCE

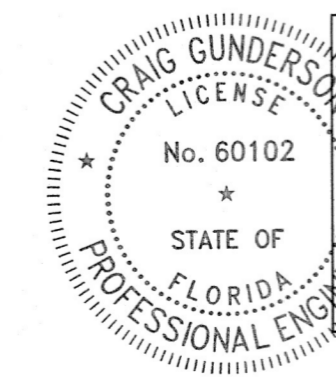
REVISION:
1/5/23

SCALE:
NTS

SHEET:
A-1



DETAIL NOTES	
1 A-6	WINDOW TO BE REMOVED - SEE WINDOW INFILL DETAIL
2 A-6	NEW EXTERIOR WALL - SEE DETAIL

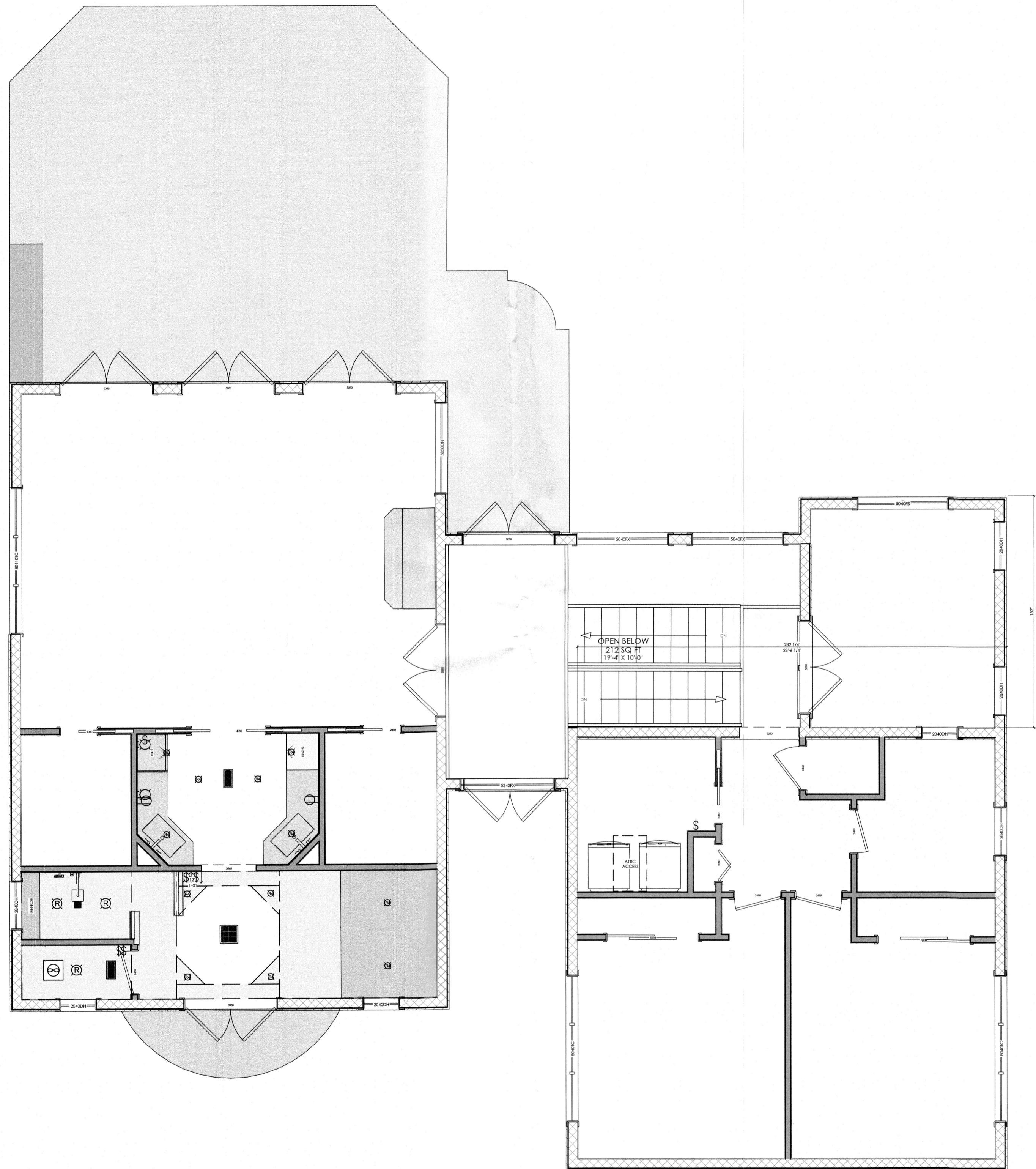


HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 7th EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 7th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

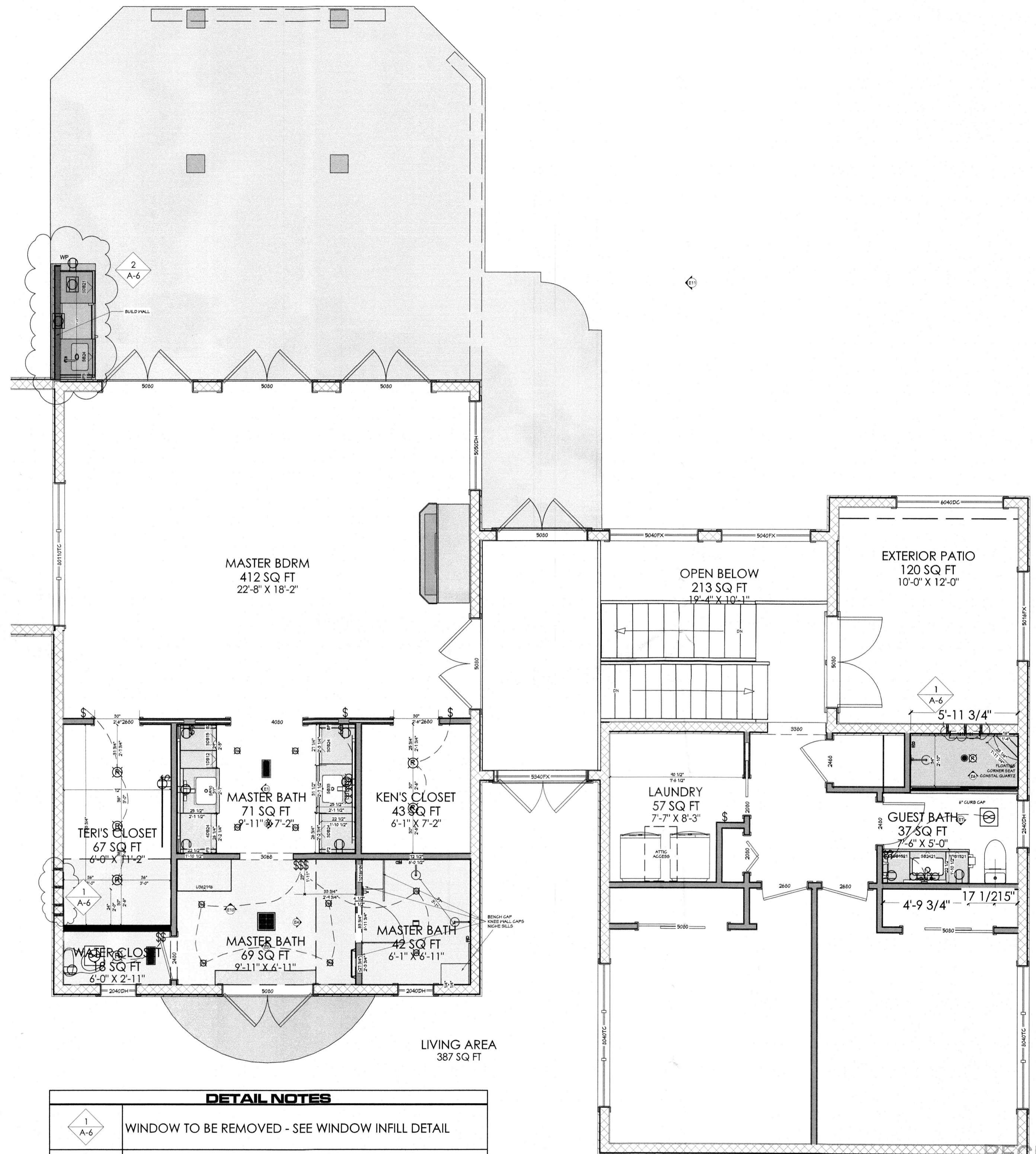
Craig E. Gunderson, P.E. #060102
Date: JAN 13 2023

FLORIDA ENGINEERING, LLC
4161 TAMAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL 33952
PH: (841) 381-5980
FAX: (841) 978-8186

RECEIVED
JAN 17 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

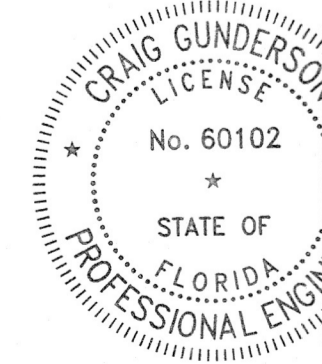


2ND FLOOR - AS BUILT PLAN
SCALE: 1/4" = 1'-0"



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

DETAIL NOTES	
1 A-6	WINDOW TO BE REMOVED - SEE WINDOW INFILL DETAIL
2 A-5	NEW EXTERIOR WALL - SEE DETAIL

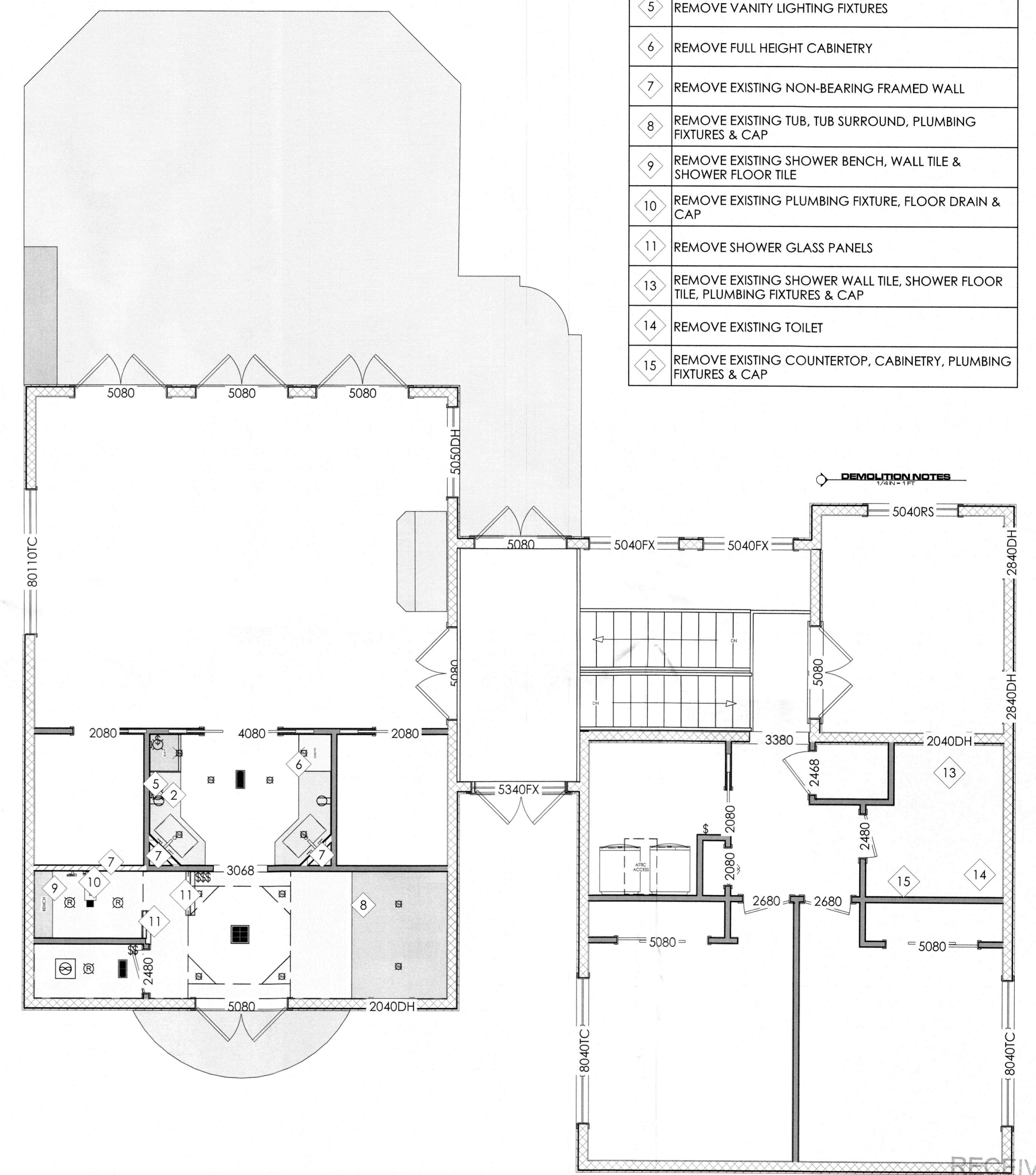
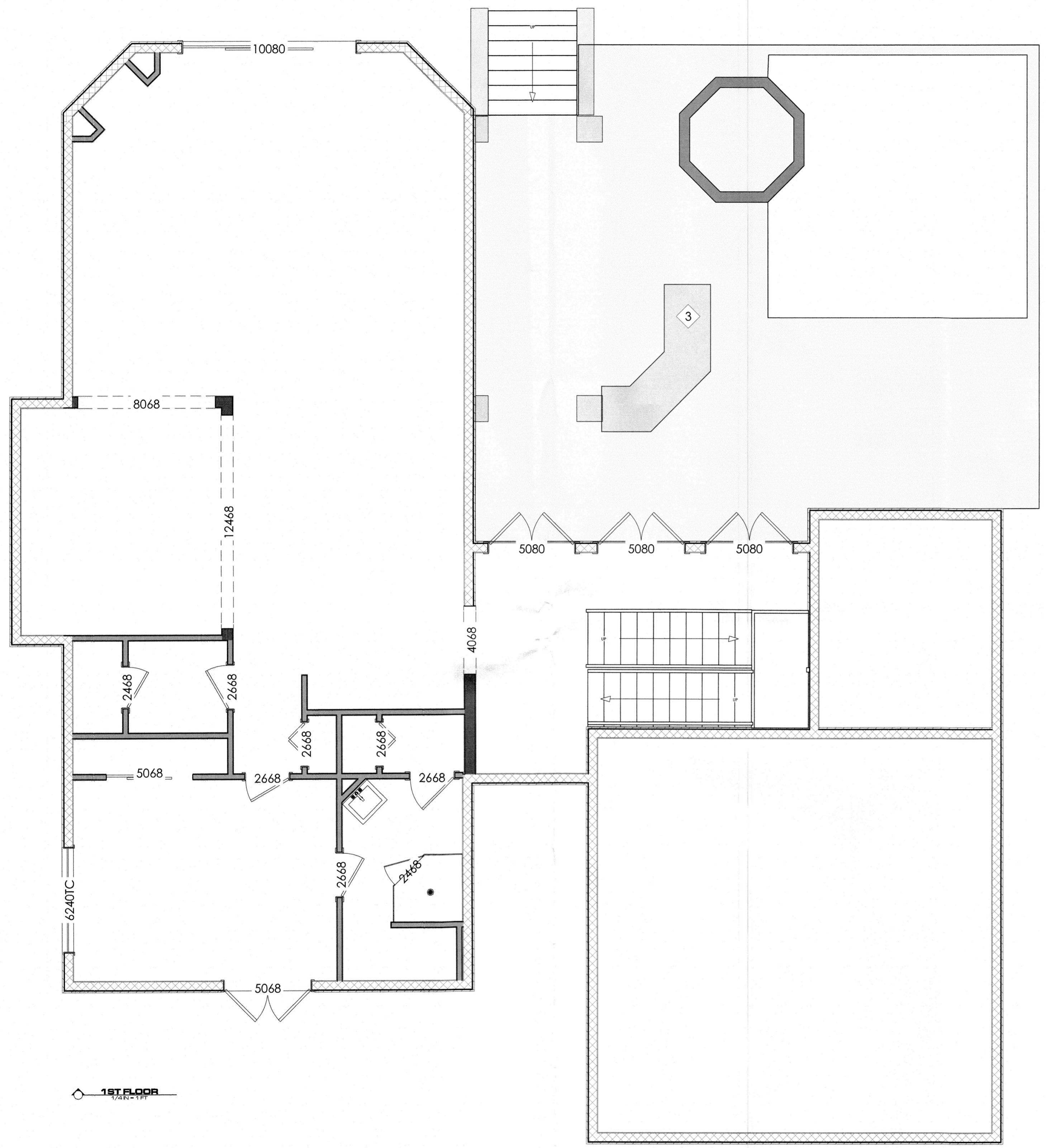


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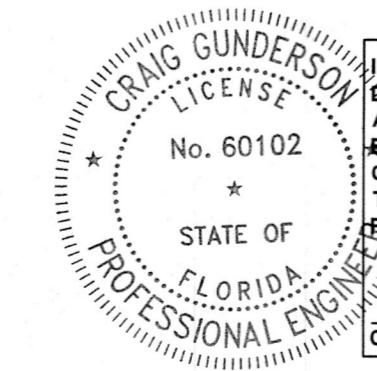
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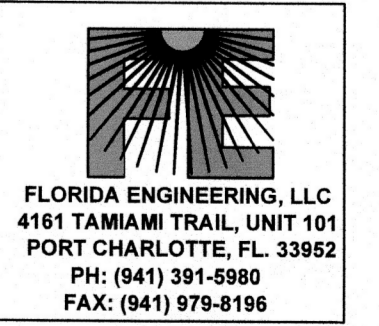


DEMOLITION NOTES	
2	REMOVE EXISTING COUNTERTOPS, CABINERY, PLUMBING FIXTURES & CAP
3	REMOVE EXISTING COUNTERTOP, CABINERY AND GRILL
5	REMOVE VANITY LIGHTING FIXTURES
6	REMOVE FULL HEIGHT CABINERY
7	REMOVE EXISTING NON-BEARING FRAMED WALL
8	REMOVE EXISTING TUB, TUB SURROUND, PLUMBING FIXTURES & CAP
9	REMOVE EXISTING SHOWER BENCH, WALL TILE & SHOWER FLOOR TILE
10	REMOVE EXISTING PLUMBING FIXTURE, FLOOR DRAIN & CAP
11	REMOVE SHOWER GLASS PANELS
13	REMOVE EXISTING SHOWER WALL TILE, SHOWER FLOOR TILE, PLUMBING FIXTURES & CAP
14	REMOVE EXISTING TOILET
15	REMOVE EXISTING COUNTERTOP, CABINERY, PLUMBING FIXTURES & CAP



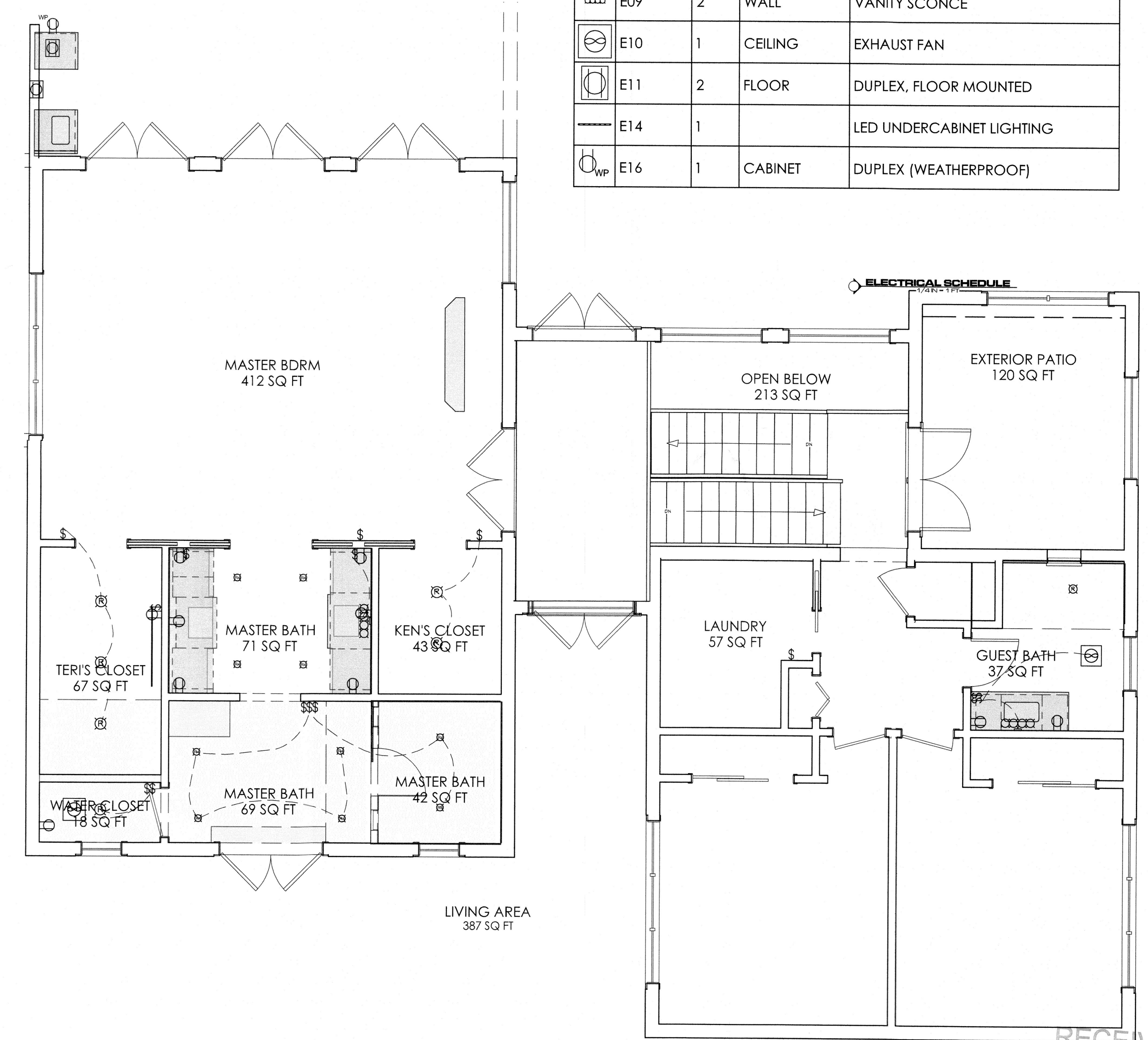
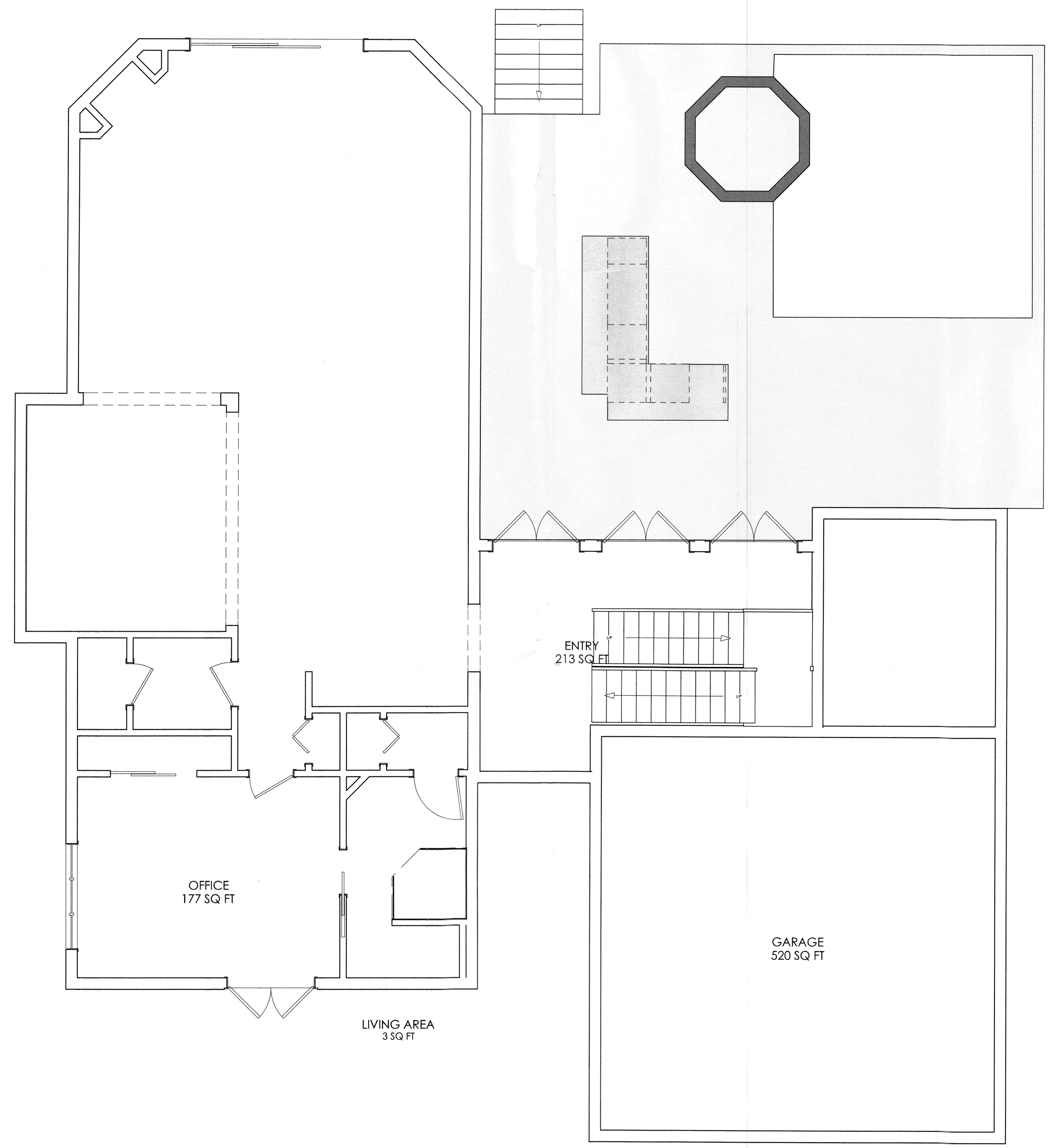
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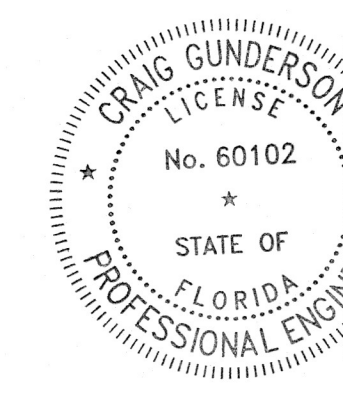


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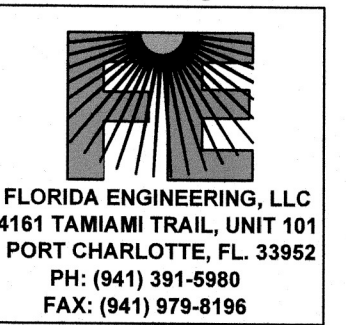
ELECTRICAL SCHEDULE				
SYM	NUMBER	QTY	ATTACHED TO	DESCRIPTION
(R)	E01	11	CEILING	RECESSED DOWN LIGHT 4
(D)	E02	10	WALL	DUPLEX (DECORATOR)
(M)	E03	2	WALL	RECTANGULAR BACKLIT MIRROR
(S)	E04	9	WALL	SWITCH (DECORATOR)
\$\$\$	E05	1	WALL	3 GANG SWITCH
(E)	E06	1	CEILING	EXHUAUST FAN
(R)	E07	6	CEILING	RECESSED DOWN LIGHT 6
\$\$	E08	1	WALL	2 GANG SWITCH
(V)	E09	2	WALL	VANITY SCONCE
(E)	E10	1	CEILING	EXHAUST FAN
(D)	E11	2	FLOOR	DUPLEX, FLOOR MOUNTED
(L)	E14	1		LED UNDERCABINET LIGHTING
(D/VP)	E16	1	CABINET	DUPLEX (WEATHERPROOF)



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 Date: JAN 13 2023
 Craig E. Gunderson, P.E. #060102



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

2ND FLOOR - ELECTRICAL PLAN
 SCALE: 1/4" = 1'0"

MASTER BEDROOM

Replace existing flooring with Carlisle, Back Bay, White Oak engineered planks. Heirloom grade, 4"-10" varied widths and 18"-7' varied lengths. Extra matte sheen, eased edge and ends, tongue & groove flooring;
Replace mantel with new custom mantel, stain to match new flooring;
Stain baseboards to match existing;
Remove trim and reuse where possible;

MASTER BEDROOM CLOSETS

Replace existing and add recessed lighting in both closets, as per plan;
Replace existing flooring with Carlisle, Back Bay, White Oak engineered planks. Heirloom grade, 4"-10" varied widths and 18"-7' varied lengths. Extra matte sheen, eased edge and ends, tongue & groove flooring;

MBA

Close tray ceiling;
Frame new wall at existing shower to extend master bedroom closet;
Frame existing window at old shower location;
Frame new shower knee walls to 48" height, as shown on elevations;
Install two (2) Laticrete 20x12" niches, as shown in plan;
Install Laticrete bench seats, as shown in elevations;
Add privacy etch film to window at new shower location;
Install stainless steel 4" tile-in shower drain at new location;
Install two (2) Kohler Caxton rectangle sinks in white finish at new locations;
Install Toto NEXUS® WASHLET®+ S500E ONE-PIECE TOILET - 1.28 GPF in cotton white with matte black flush handle at existing location;
Two (2) Brizo Levoir widespread faucets at new locations with Luxe Brushed Nickel finish and black crystal insert at handles;
Install two (2) Brizo ESSENTIAL SHOWER SERIES 7" Linear Square H2okinetic® Multi-Function Shower Head, with Siderna Wand Hand Shower with Slide Bar in Matte Black at new locations. Includes Brizo Siderna Thermostatic Valve Trim with Integrated Volume Control and 3 Function Diverter for Two Shower Applications and rough in valves;
Replace existing recessed lighting with 4" LED. Repair drywall and prepare for paint;
Add 2 recessed outlets for LED vanity mirrors - as shown in plan;
Install flush mount 36x72" adjustable Color Temperature LED Matte Black Aluminum Framed Mirrors centered above vanities on dimmers;
Install two (2) Colton four light sconces centered over sinks at new locations in Matte Black finish on dimmers;
Relocate GFCI outlets at vanity backsplashes, as shown in plan;
Add GFCI outlet at new location for Toto Washlet+ in water closet;
Install drywall at new framing locations. Tape, texture and prepare for paint;
Install Durock to shower walls and waterproof;
Pompeii Alessandra 3cm polished quartz with ¼ bevel edge profile on countertops with 4" backsplash and side splash;
Pompeii Alessandra 3cm polished quartz with eased edge profile on shower curb, niches, bench seats and knee wall caps;
Woodharbor Custom Vanity Cabinetry in Chelsea door style, Sage lo-lustre enamel finish. Utility cabinet in shower area to have double hamper pullout at base and clear glass in doors. Soft close doors and drawers;
Harris White Satin rectified porcelain 12x36" tile on shower walls and benches, in stacked pattern;
12" vertical accent stripe of round Oyster mosaic tile at both showerheads and in niches (see elevations);
Carrara marble 3" round mosaic stone tile on shower floor. Seal before and after installation;
Sublime 12x24" rectified matte porcelain tile on bathroom floor in staggered pattern;
Install custom 3/8" frameless glass shower enclosure coated with ClearShield. Matte black u-clamps as shown in elevations;
Install Palisades Matte Black Tissue Holder at existing location in water closet;
Install Palisades 24" Towel Bar in matte black finish on shower knee wall, as indicated in elevations;
Install double hamper pullout in tall storage cabinet as shown in plan;
Install vanity base cabinet organizer as shown in plan;
Install transitional matte black pulls in 128mm & 160mm lengths - BP7348128900;

MASTER BEDROOM OUTDOOR KITCHEN

Frame new exterior knee wall;
Stucco new wall and prepare for paint;
Add two outlets on existing circuit, as indicated in plan;
Install outdoor cabinetry - NatureKast - Espresso Slab Door & Drawer;
Custom concrete countertop;
Connect 17.5" undermount stainless outdoor rated sink at existing location;
Install Outdoor Stainless Steel Hot and Cold Water Mixer Arc Faucet w/ Single Handle;

GUEST BATHROOM

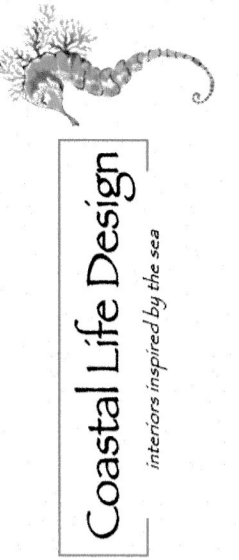
Frame low profile curb and cap with quartz material to match countertop;
Install 20x12" Laticrete wall niche at existing window location;
Delta Pivotal Pressure Balanced Shower System with Shower Head, Shower Arm, Hand Shower, Slide Bar, Hose, Valve Trim and MultiChoice Rough-In in stainless finish;
Delta Vero widespread faucet in stainless finish;
Install Kohler Caxton sink in white porcelain finish;
Install 4" tile in drain;
Install Swiss Madison St Tropez concealed skirt, one-piece toilet with brushed nickel dual flush Toilet Hardware (SM-1T254);
Install Gallego 4 lite vanity sconce centered over sink in brushed nickel finish;
Add Durock to shower walls and waterproof;
Install Woodharbor Custom Wedgewood Blue enamel low lustre finish vanity cabinet with Chelsea door style;
Pompeii Coastal 3cm polished countertop ¼ bevel edge with side and backsplash, shower niche sill, floating corner seat and curb cap with eased edge;
Install Sobe Sky Deco mosaic tile on shower floor and in niche;
Shower walls tiled with Bayou 3x12 white pressed edge gloss ceramic subway tile in 90-degree herringbone pattern;
Sublime 12x24" rectified matte porcelain tile on bathroom floor in staggered pattern;
Install custom 3/8" frameless barn door shower enclosure coated with ClearShield and brushed nickel towel bar handle/hardware on inside and outside of doors;
Hang Jacinda Silver 24" x 40" Rounded Cut Edge Wall Mirror centered and hung horizontally over vanity;
Install two (2) double robe hooks in brushed nickel finish;
Install paper holder and towel ring in brushed nickel finish (locations TBD);
Install Transitional brushed nickel (BP52010128195) pulls on vanity doors;

POOLSIDE OUTDOOR KITCHEN

Frame knee wall for new layout;
Stucco exterior knee wall and prepare for paint;
Relocate gas line through conduit for drop in propane grill (owner provided);
Relocate plumbing for sink and new water line for icemaker;
Add new circuit and receptacles for under counter refrigerator, (appliances provided by owner);
Install outdoor cabinetry - NatureKast - Espresso Slab Door & Drawer. Color TBC.
Custom concrete countertop;
Connect Ruvati 23" Undermount Single Basin 16 Gauge Stainless Steel Sink at new location;
Install Outdoor Stainless Steel Hot and Cold Water Mixer Arc Faucet w/ Single Handle;
Reinstall pavers at gas line location and add to match existing;

INTERIOR PAINTING

Master Bathroom - Paint interior drywall walls and ceilings, Sherwin Williams - SW6204 - Sea Salt - flat finish;
Master Bedroom Closets - Paint interior drywall walls and ceilings, Decorator White - CC-20 - flat finish;
Master Bedroom - Paint ceiling BM Decorator white CC-20 - flat finish; walls SW Sea Salt Flat;
Guest Bathroom - Paint interior drywall walls, Collingwood - OC-28 - flat finish;
MBA, GBA, GBA Ceilings - Ceilings, Decorator White - CC-20 - flat finish;
Exterior paint to be color matched; for outdoor kitchen knee wall and closet window stucco repair;



PROJECT NAME & SITE INFORMATION:
PRIMARY SUITE, GBA & OUTDOOR KITCHEN
795 MARBURY LANE
LONGBOAT KEY, FL 34228

PROJECT DESCRIPTION:
SCOPE OF WORK

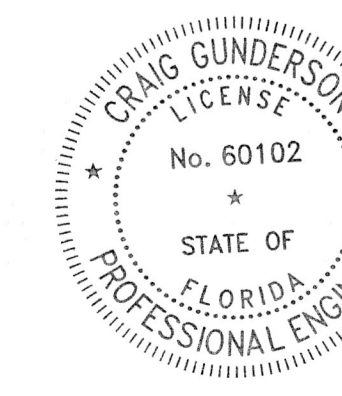
DESIGNED FOR:
BROWN RESIDENCE

REVISION:
1/5/23

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1/4" = 1'0"

SHEET:
A-6

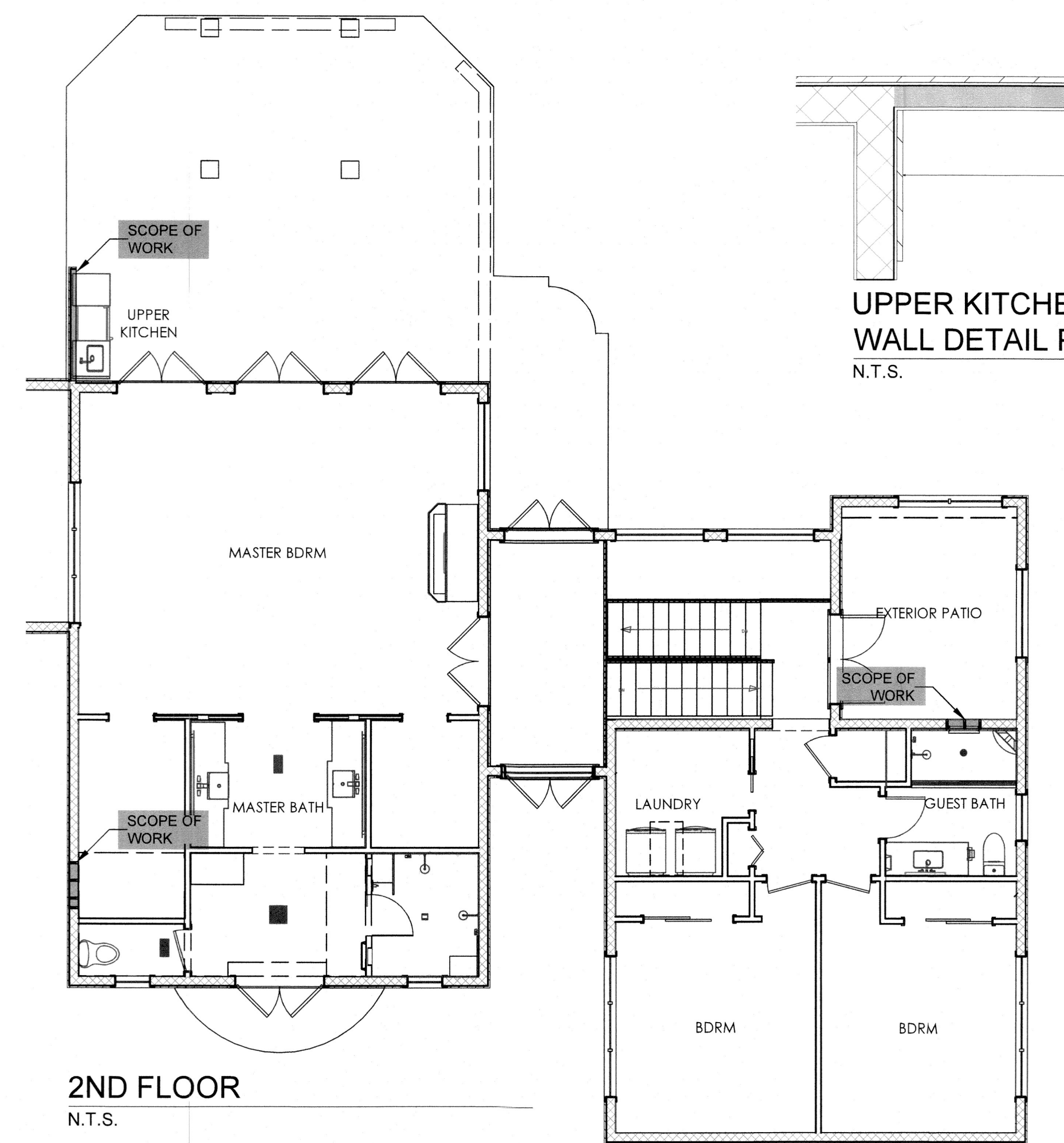
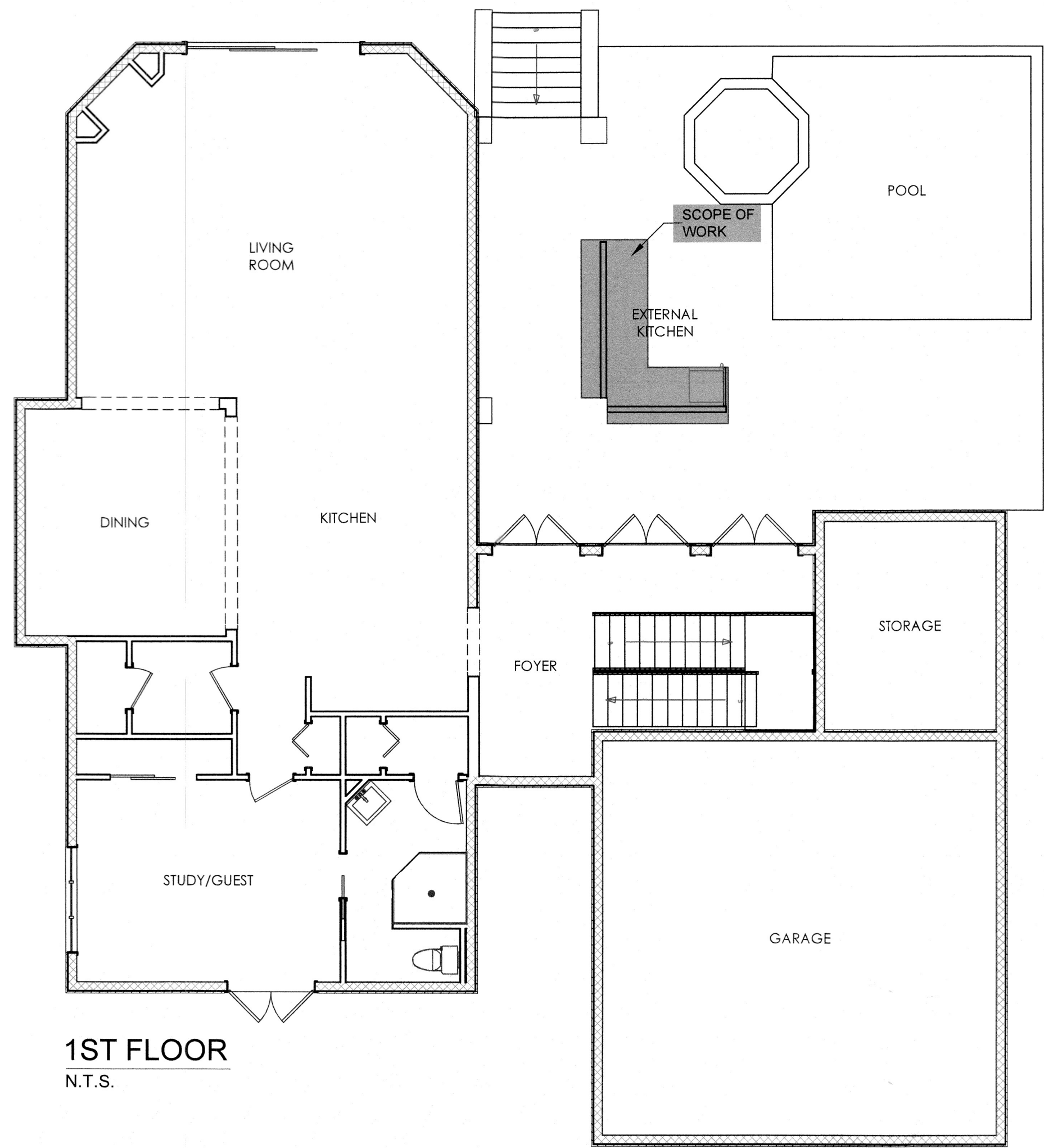
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLANS (STRUCTURAL COMPLIANCE ONLY) AND AS ACCOMPANIED BY DESIGN AND SUPPORT DOCUMENTS, CONFORMS TO THE 2020 7th EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 7th EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.
Date: JAN 13 2023
Craig E. Gunderson, P.E. #060102



DESIGN DATA	
FBC - 2020 7th EDITION (150- EXPOSURE D)	
WINDBORNE DEBRIS AREA	YES
V(UH) ULTIMATE DESIGN WIND SPEED	150 MPH
V(ASD) NOMINAL DESIGN WIND SPEED	114 MPH
RISK CATEGORY	II
SURFACE ROUGHNESS	D
DESIGN INTERNAL PRESSURE COEFFICIENT (+/-)	ENCLOSED
INTERNAL PRESSURE COEFFICIENT (+/-)	0.18
HEIGHT & EXPOSURE COEFFICIENT ADJUSTMENT FACTOR = 1.66	
COMPONENTS AND CLADDING	
ROOF SLOPE (7-20 DEGREES)	DESIGN PRESSURE PSF
ZONE 1	30.1 -67.7
ZONE 2	30.1 -88.2
ZONE 2a, 3	30.1 -95.0
WALL	
ZONE 4	43.0 -46.0
ZONE 5	43.0 -57.0
GARAGE DOOR:	
9X7	40.4 -43.7
16X7	40.4 -54.0
SOFFIT PRESSURES TO BE SAME AS WALL PRESSURES	
h = 30 FT	
o = 4 FT	
LOADING	
LIVE (FLOOR)	40 PSF
LIVE LOAD (ROOF)	20 PSF
SOIL BEARING CAPACITY	2,000 PSF ASSUMED



GENERAL NOTES:

1. THE CONTRACTOR/OWNER IS TO VERIFY ALL SITE CONDITIONS, PROPERTY DIMENSIONS, AND PRODUCT AVAILABILITY, OPENINGS FOR WINDOWS AND DOORS AND ATTACHMENT REQUIREMENTS, DIMENSIONS OF PRODUCTS, INCLUDING APPLIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE SECTION 1609 w/SUPPLEMENTS, AND ASCE7-16.
3. ENGINEERING DESIGNS PROVIDED IN THESE DETAIL SPECIFICATIONS REPRESENT THE MINIMUM DESIGN CRITERIA FOR CONSTRUCTION TO THE CODES IDENTIFIED ABOVE.
4. ANY PRODUCT OR MATERIAL SUBSTITUTION IS PERMITTED AS LONG AS THE SUBSTITUTION IS EQUAL TO OR GREATER THAN THE ORIGINAL SPECIFIED PRODUCT. ALL TESTING DATA OR PRODUCT VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR THE ENGINEER HAS NOT PROVIDED REVIEW OF SUCH MATERIAL UNLESS OTHERWISE SPECIFIED.
5. THE PRESUMPTIVE LOAD-BEARING VALUES OF THE FOUNDATION MATERIALS IS TO BE 2000PSF BASED ON THE TABLE R401.4.1, FBC2020.
6. ENGINEER HAS NOT PROVIDED ANY JOB SITE INSPECTIONS UNLESS SPECIFICALLY ARRANGED.
7. CLADDING PRODUCTS ARE TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS, AND TO COMPLY WITH THE 2020 FLORIDA BUILDING CODE 7th EDITION w/SUPPLEMENTS, AND ASCE7-16 THE CONTRACTOR IS TO PROVIDE ANY INSTALLATION GUIDELINES OR PRODUCT TESTING REQUIRED BY THE BUILDING OFFICIAL IF REQUESTED.
8. ALL CONSTRUCTION WORK AND DESIGN IS SUBJECT TO THE REVIEW AND INTERPRETATION OF THE BUILDING OFFICIALS. CONTRACTOR ACKNOWLEDGES THAT ADDITIONAL ENGINEERING DETAILS, AND/OR REQUIREMENTS MAY BE REQUESTED/REQUIRED BY THE PERMITTING AUTHORITY HAVING JURISDICTION, AND SUCH REQUIREMENTS MAY ALTER THE ORIGINAL PROPOSED DESIGN THESE ADJUSTMENTS COULD SUBJECT THE CONTRACTOR TO ADDITIONAL EXPENSES AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. HOMEOWNER ASSOCIATION, DEED RESTRICTIONS AND ZONING REQUIREMENTS, ETC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO VERIFICATION OR COMPLIANCE IS EXPRESSED OR IMPLIED BY THE ENGINEER.
10. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE WHEN CONSTRUCTION IS COMPLETE THE CONTRACTOR IS RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCE OF SUCH TO PROVIDE SAFETY OF WORKERS, THE BUILDING AND ALL COMPONENTS OF THE BUILDING ALL TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FROM THE STRUCTURE OR BUILDING TO ALL APPLICABLE CODES AND ORDINANCES. SITE DRAINAGE IS ALSO THE CONTRACTORS RESPONSIBILITY THE ENGINEER HAS ACKNOWLEDGED NO REVIEW, COMMENT OR COMPLIANCE.
12. NO ENVIRONMENTAL STUDIES HAVE BEEN PERFORMED BY THE ENGINEER, AND IF REQUIRED ARE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE DESIGN OF ALL PRE-ENGINEERED ROOF TRUSSES INCLUDING GIRDERS FLOOR TRUSSES, AND ALL BEAMS ARE TO BE DESIGNED TO MEET THE 2020 FBC w/SUPPLEMENTS AND ASCE 7-16 THE DESIGN IS TO INDICATE THE FLORIDA REGISTERED ENGINEER WHO DESIGNED THEM AND BEAR THE SEAL OF SUCH ENGINEER ALL LATERAL AND CROSS BRACING REQUIRED IS TO BE SPECIFIED BY THE DESIGNER. THE TRUSS OR FLOOR SYSTEM DESIGN SHALL NOT EXERT LATERAL LOADS ON ANY WALL SYSTEM, INTERIOR OR EXTERIOR THE DESIGN IS TO ALSO INDICATE THE MAGNITUDE OF THE LOADS AND ANY PROVISIONS REQUIRED, THE CONTRACTOR ASSUMES THE RESPONSIBILITY OF REVIEW OF THE PRE-ENGINEERED SYSTEMS AND ANY COMPLIANCE NECESSARY ANY DEVIATION FROM THE PROPOSED DESIGNS MAY REQUIRE ADDITIONAL REVIEW AND MODIFICATION.
14. ALL PERMANENT TRUSS BRACING, IN ADDITION TO TRUSS BRACING SPECIFIED BY THE TRUSS ENGINEER SHALL BE INSTALLED PER THE DETAIL IN THESE SHEETS, & IN ACCORDANCE TO BWT-76 & HB-91.
15. CONCRETE IS TO BE INSTALLED TO THE LATEST PUBLICATIONS OF THE ACI MANUALS THE ENGINEER DOES NOT WARRANT THE SLAB, ANY CONCRETE OR ANY MASONRY FROM CRACKING.
16. CONCRETE BEAMS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED ALL CONCRETE PLACEMENTS SHALL BE IN ACCORDANCE WITH ACI 318.
17. ALL MASONRY UNITS ARE TO BE INSTALLED PER FBC 2020 7th EDITION.
18. ENGINEER OF RECORD MUST REVIEW & APPROVE TRUSS PLANS PRIOR TO THE START OF ANY CONSTRUCTION. FOUNDATION, BEARING WALLS, BEAMS, POSTS & TRUSS CONNECTORS ARE SUBJECT TO CHANGE BASED ON FINAL TRUSS PLANS.

FASCIA & SOFFIT VENTING:

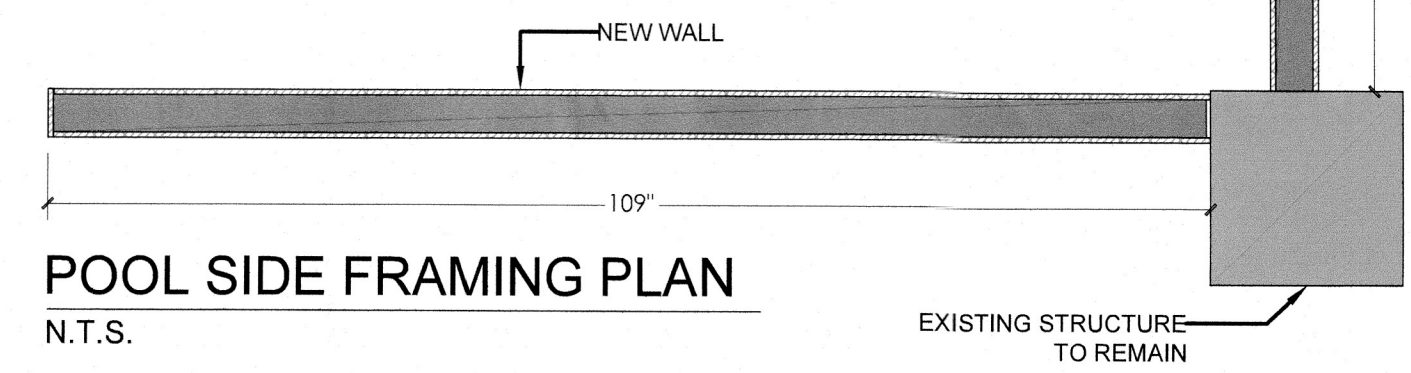
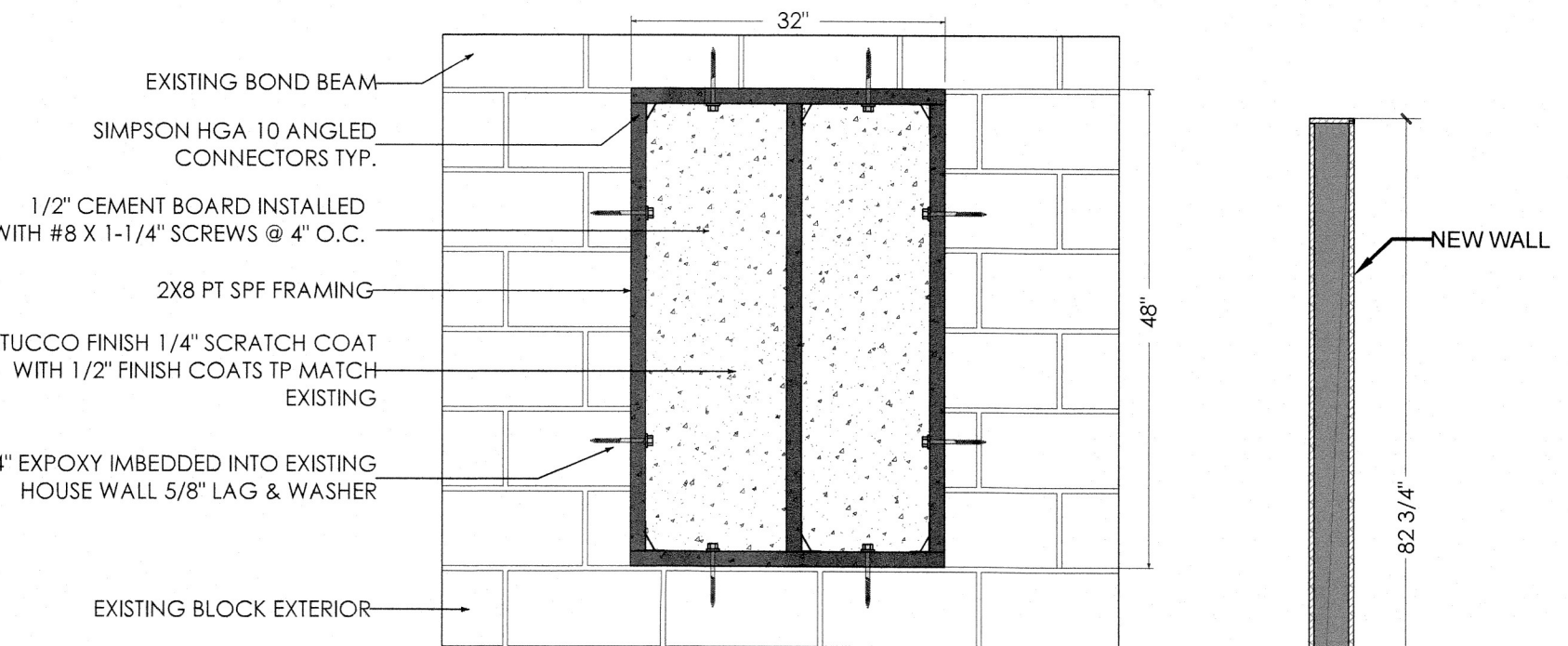
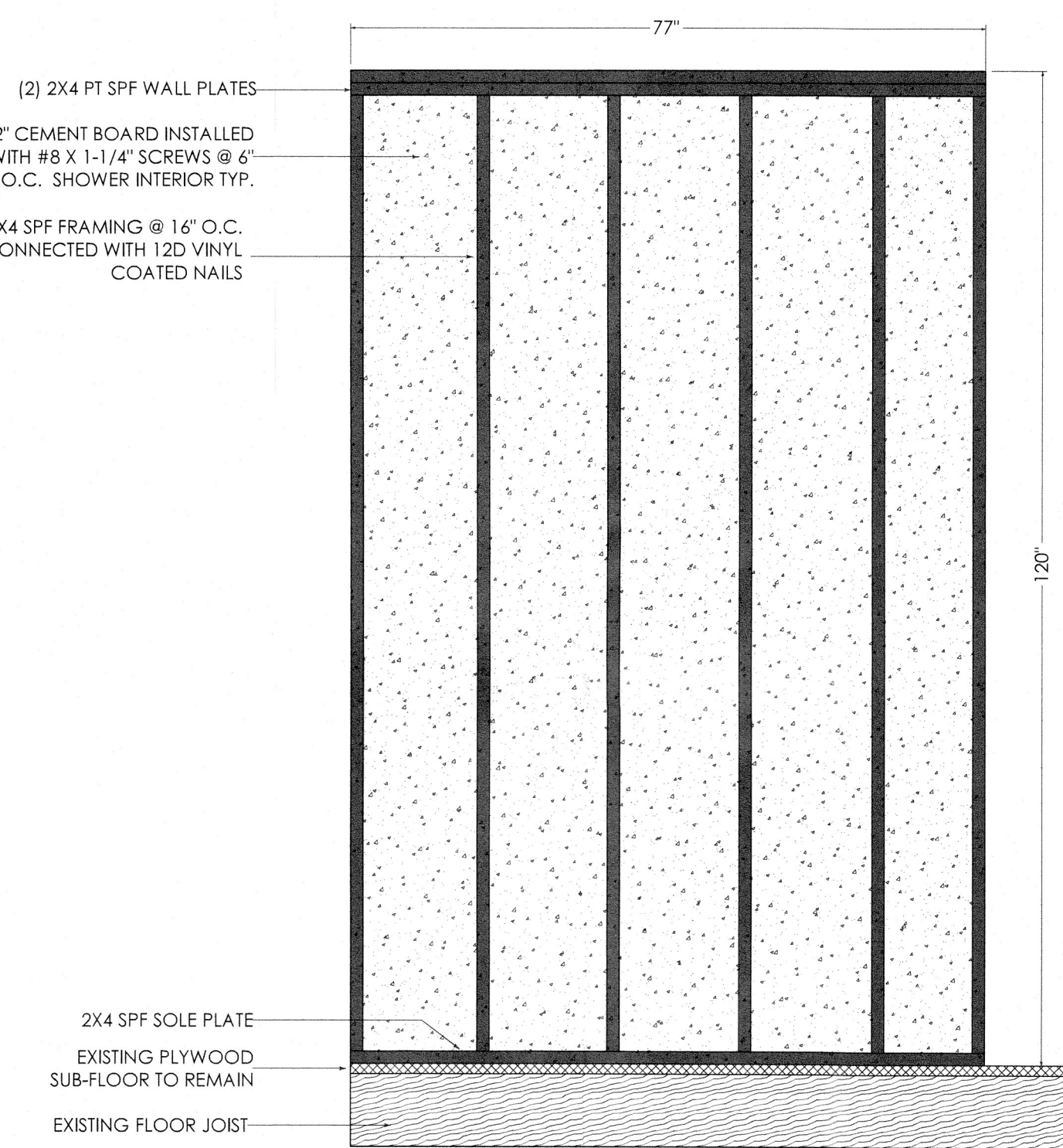
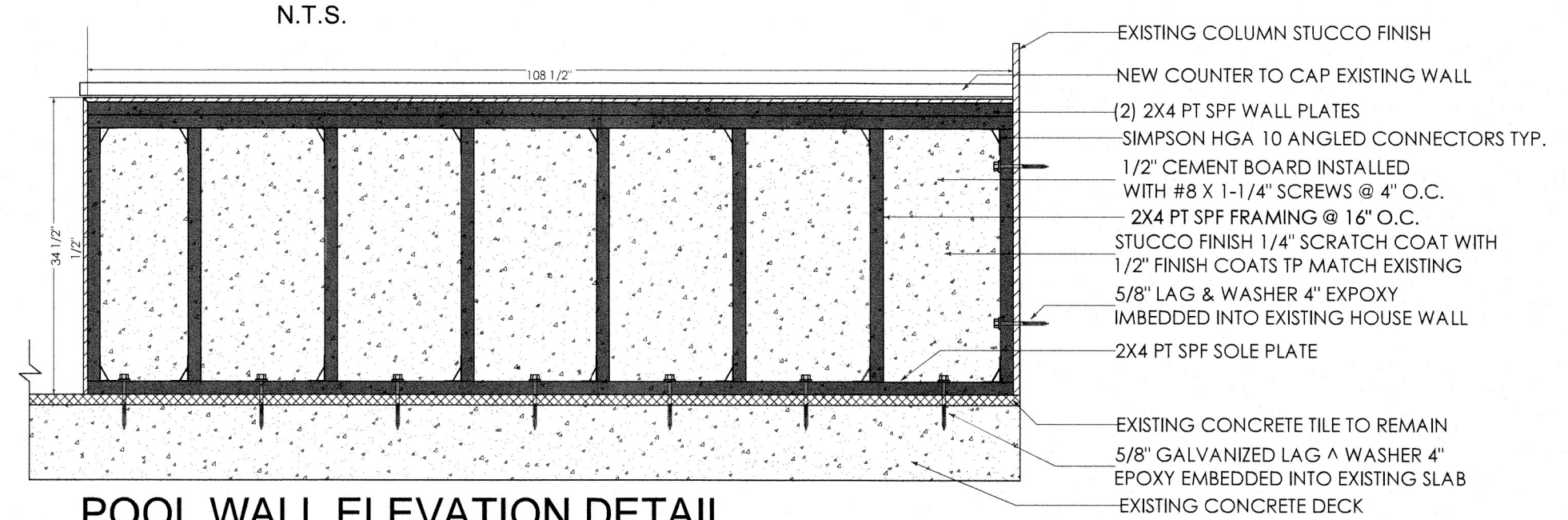
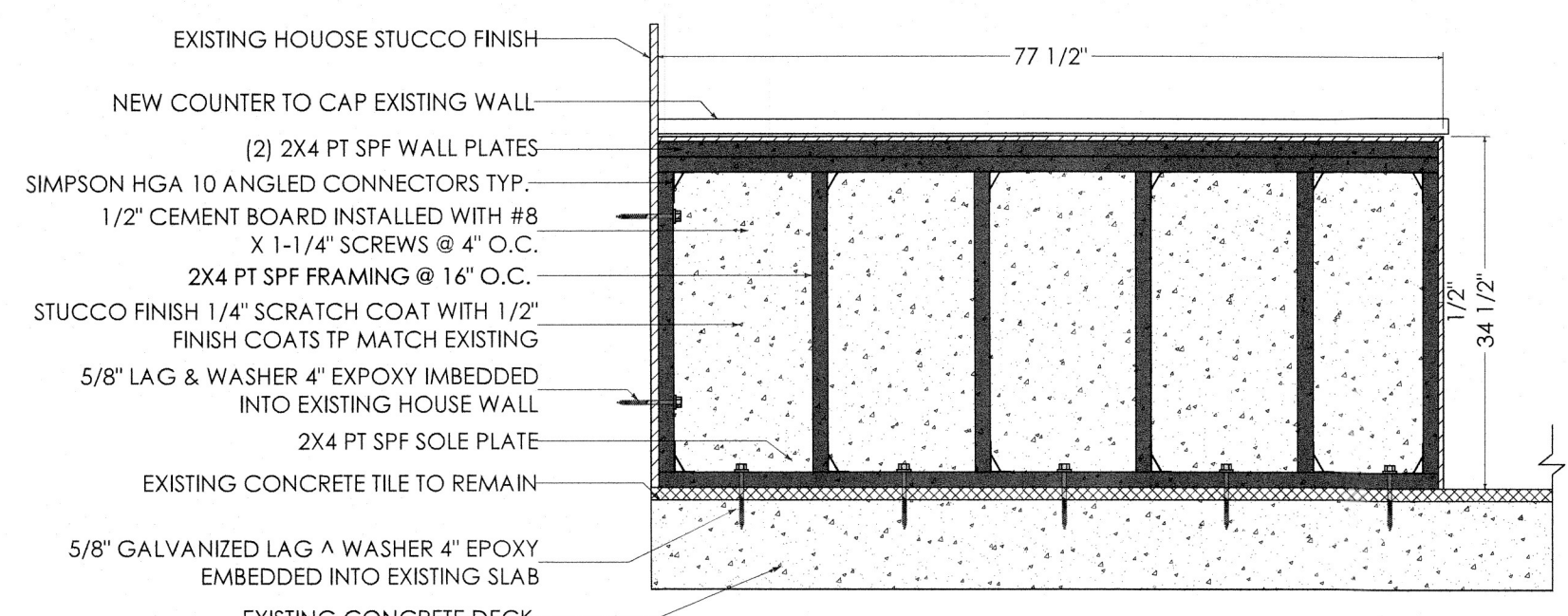
1. MINIMUM 2"x4" SUB FASCIA NAILED TO TRUSS TAILS w/ (2) 16d NAILS AT EACH TRUSS - (EACH PLY WHEN MULTIPLE TRUSSES)
2. TYPICAL DRIP EDGE & SOFFIT/FASCIA INSTALLED TO MFG SPECIFICATIONS
3. SEE ALUMINUM ENGINEERING SPECIFICATIONS SUPPLIED BY OTHERS FOR FASCIA OR OVERHANG REQUIREMENTS WHEN SCREEN ENCLOSURES OR STRUCTURAL GUTTERS ARE DESIGNED TO BE ATTACHED TO FASCIA NO VENTING IF USING SPRAY FOAM INSULATION.
4. SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED IN TABLE R301.2 (2) (2) . FOR HALLS SECTION R103.1
5. LANAI CEILING SPECIFICATION OPTIONS:
 - 5.1. 1/2" SAG RESISTANT GYPSUM BOARD OVER 1"x4" P.T. FURRING STRIPS NAILED @ 16" O.C. w/ (2) 8d NAILS EACH TRUSS
 - 5.2. 1/2" NOMINAL PLYWOOD OR OSB FASTENED w/ 8d NAILS 6" O.C. OR 3/8"x1-1/2" STAPLES 4" O.C.
 - 5.3. 5/8" SAG RESISTANT EXTERIOR DRYWALL.

APPLICABLE STANDARDS:

ASCE 7-16: MIN. DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
 ACI 318-14: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 AISC STEEL CONSTRUCTION MANUAL (LATEST EDITION)
 TMS 402/602-16: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
 AWC 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD w/ ALL SUPPLEMENTS
 AWC 2018 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC W/ COMMENTARY
 AWS D1.1 STRUCTURAL WELDING CODE FOR STEEL (2020)
 ALUMINUM DESIGN MANUAL 2020

APPLICABLE CODES :

2020 FLORIDA BUILDING CODE , 7th EDITION
 2020 FLORIDA BUILDING CODE , 7th EDITION, BUILDING
 2020 FLORIDA BUILDING CODE , 7th EDITION, EXISTING BUILDING
 2020 FLORIDA BUILDING CODE , 7th EDITION, MECHANICAL
 2020 FLORIDA BUILDING CODE , 7th EDITION, PLUMBING
 2020 FLORIDA BUILDING CODE , 7th EDITION, FUEL GAS
 2020 FLORIDA BUILDING CODE , 7th EDITION, ACCESSIBILITY CODE
 2020 FLORIDA BUILDING CODE , 7th EDITION, ENERGY CONSERVATION
 2017 NATIONAL ELECTRIC CODE, NFPA 70
 2018 NFPA 1 CODE / FFPC 6TH EDITION
 2018 NFPA 101-LIFE SAFETY CODE

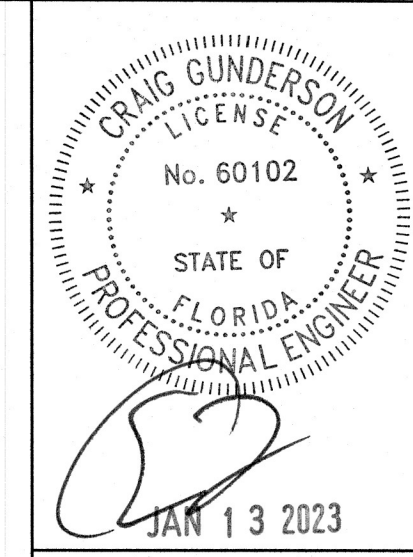


SCOPE OF WORK:

- 1 - EXISTING STRUCTURE TO BE REMOVED;
- 2 - NEW EXTERIOR KITCHEN TO REMODELED;
- 3 - CONTRACTOR TO BUILD ACCORDING TO DETAILS;
- 4 - SEE ARCH. PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS;

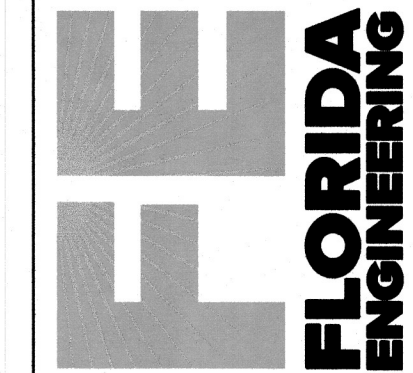
SCOPE OF WORK:

- 1 - WINDOWS TO BE REMOVED AND WALL TO BE CLOSED AT MARKED LOCATION;
- 2 - NEW WALL TO BE ADDED AT MARKED LOCATION;



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HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF THESE PLANS AND AS ACCOMPANIED BY DESIGN & SUPPORT TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE ENGINEER OF RECORD. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2020 7TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.
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 FAX: 941-579-8195



BROWN
 795 MARBURY LN LONGBOAT KEY FL 34228

No.	Description	Date

PROJECT NAME & ADDRESS:
 DRAWN BY: RC
 REVISED BY: ED
 PROJECT NO: 22 153 39
 SCALE: As indicated
 SHEET TITLE:
STRUCTURAL PLAN

SHEET NUMBER:
S-1
 FILE COPY OF RECORD

RECEIVED
 JAN 17 2023
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building