

GENERAL DEMOLITION NOTES ALL ROOMS:

All Demo items are to be removed from unit and premises and disposed with regard to best environmental practices.

All exterior doors and windows are impact rated and are to remain, protect all glass from accidental breakage.

1. Demo all interior doors
2. Demo all cabinetry
3. Demo all appliances
4. Demo all window coverings
5. Demo all plumbing fixtures
6. Demo all floor coverings
7. Demo all shelving
8. Demo all Bath hardware and mirrors
9. Demo all trim work
10. Demo all drywall and fasteners



GENERAL NOTES:

1. ALL NEW WALL FRAMING TO BE METAL STUD MINIMUM 25 GAUGE, SIZE APPROPRIATE TO WALL.
2. ALL INTERIOR STUD WALLS ARE NONLOAD BEARING.
3. ALL CONCRETE CEILINGS TO BE FURRED DOWN WITH 1 1/2" HAT CHANNEL OR EQUAL AND DRYWALL FINISHED.
4. LOWERED CEILINGS TO REMAIN AS NEEDED FOR EXISTING HVAC.
5. FIRE PROTECTION COMPANY TO VERIFY FIRE SUPPRESSION SPRINKLING SYSTEM FOR PROPER HEAD PLACEMENT AND COVERAGE.
6. ALL HARD SURFACE FLOORING SHALL HAVE SOUND ATTENTION PAD INSTALLED UNDERFLOORING STC RATING TO MEET APPROVAL OF BEACHPLACE CONDOS.
7. CABINET LAYOUT IS AN APPROXIMATION, FINAL LAYOUT TO BE SUPPLIED BY CABINET DESIGNER AND APPROVED BY OWNER.

All Work Shall Comply To Current Building Codes
FBC 2023 Building 8th Edition
FBC 2023 Building Existing Building 8th Edition
FBC 2023 Mechanical 8th Edition
FBC 2023 Plumbing 8th Edition
FBC 2023 Electrical 8th Edition
National Electrical Code NFPA 70

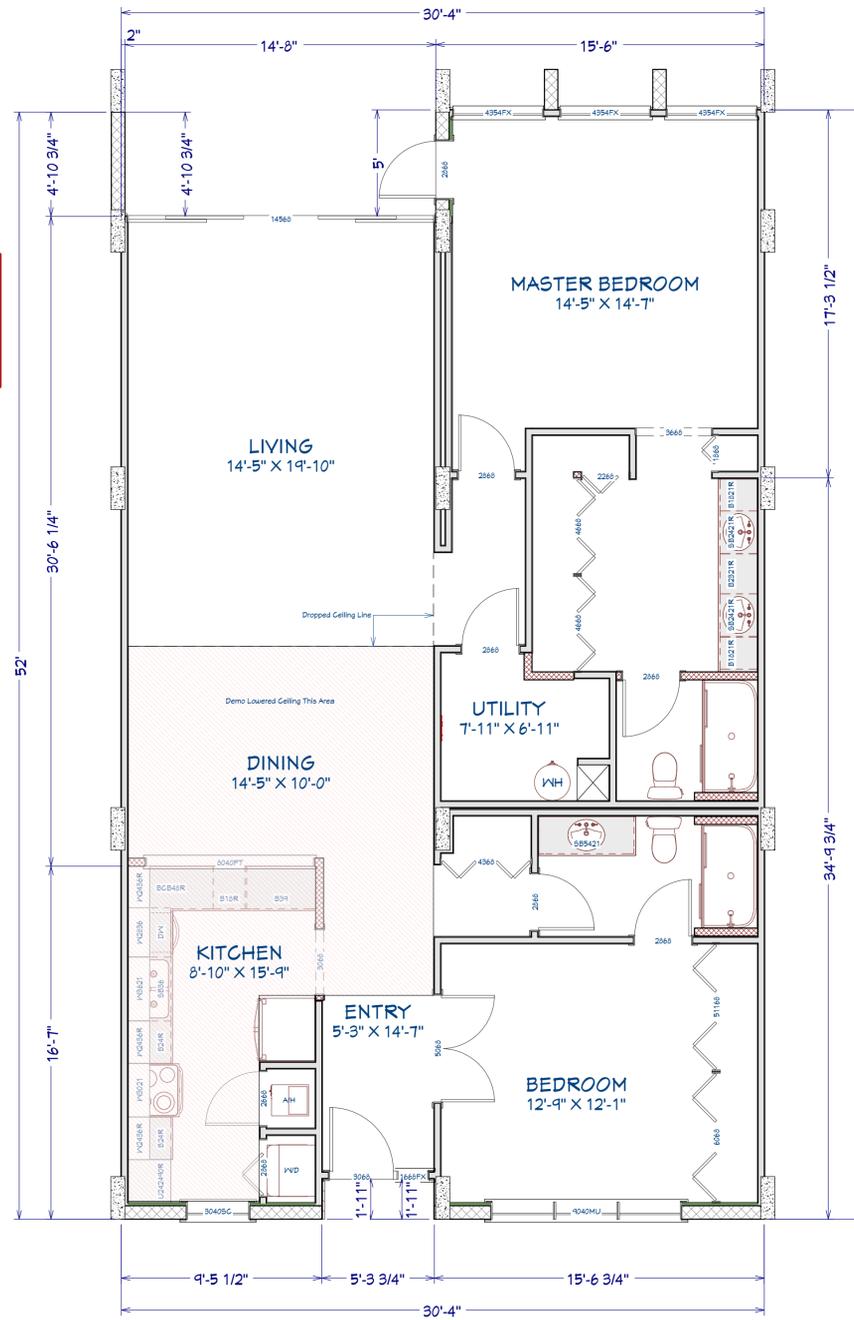
ELECTRICAL:

Remove all surface and recessed light fixtures/fans and dispose.

PLUMBING:

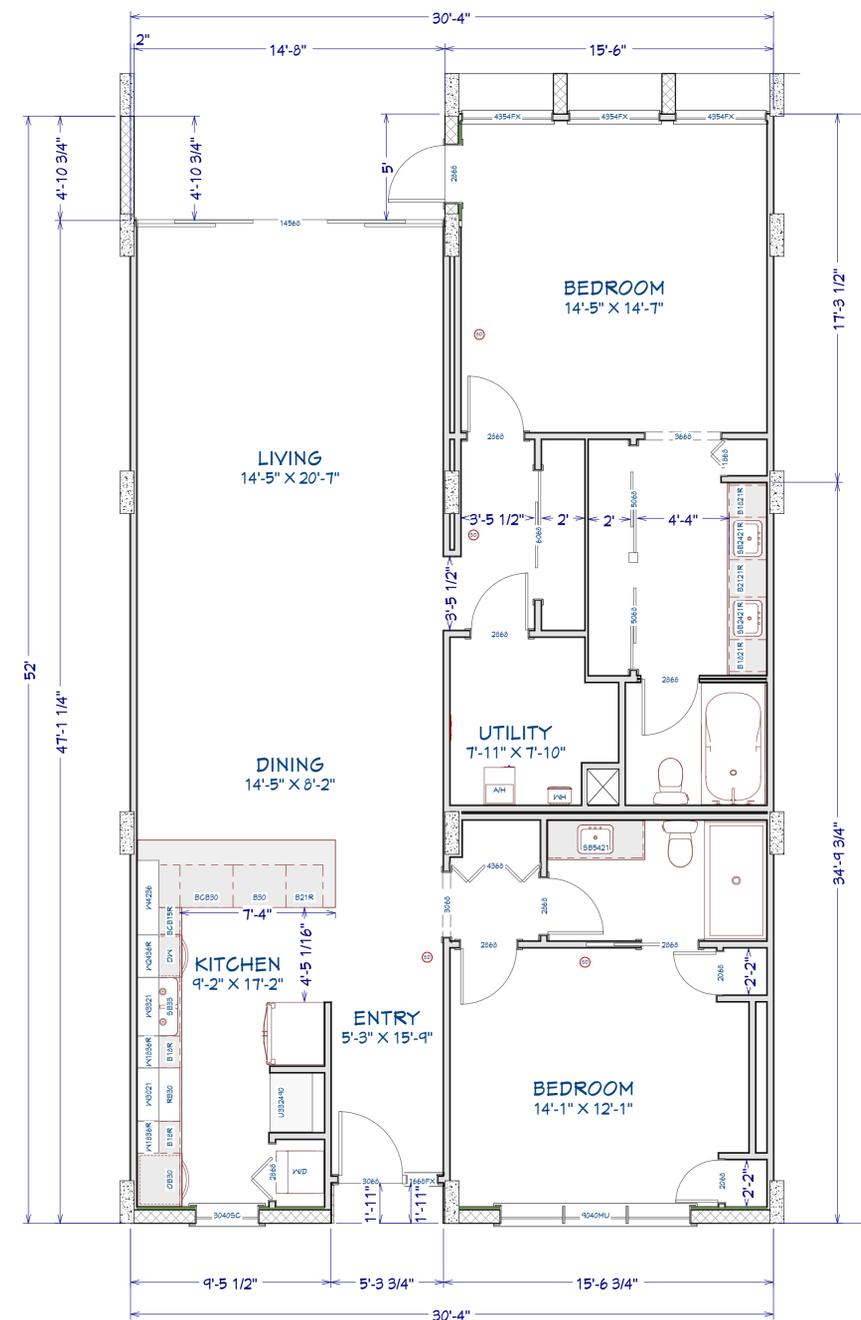
Cap all supply and drain lines. Remove water heater and cap lines.

Fire sprinkler modification may be needed, if so, prior approval will be required.



EXISTING/DEMO FLOOR PLAN

TOTAL SQUARE FOOT 1503



PROPOSED FLOOR PLAN

TOTAL SQUARE FOOT 1503

2D SYMBOL	WALL SCHEDULE
[Symbol]	8" CMU (BLOCK) 2" INT. WALL
[Symbol]	8" CMU (BLOCK) STEM WALL
[Symbol]	GLASS SHOWER
[Symbol]	INTERIOR-4
[Symbol]	ROOM DIVIDER
[Symbol]	STEEL INTERIOR-1.5
[Symbol]	STEEL INTERIOR-4
[Symbol]	STUCCO-4

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

BEACHPLACE CONDOMINIUM
1075 GULF OF MEXICO DR.
BLD. #7 UNIT 104
LONGBOAT KEY FL

Baker Remodel

DRAWINGS PROVIDED BY: CP5G

DATE:

4/8/2025

SCALE:

1/4" = 1'

SHEET:

A 1



Coastline Property Services Group, LLC
CGC 1522620
8407 14th Ave. N.W.
Bradenton, FL 34209
941-807-3715
Joel.Knoper@gmail.com
Joel Knoper

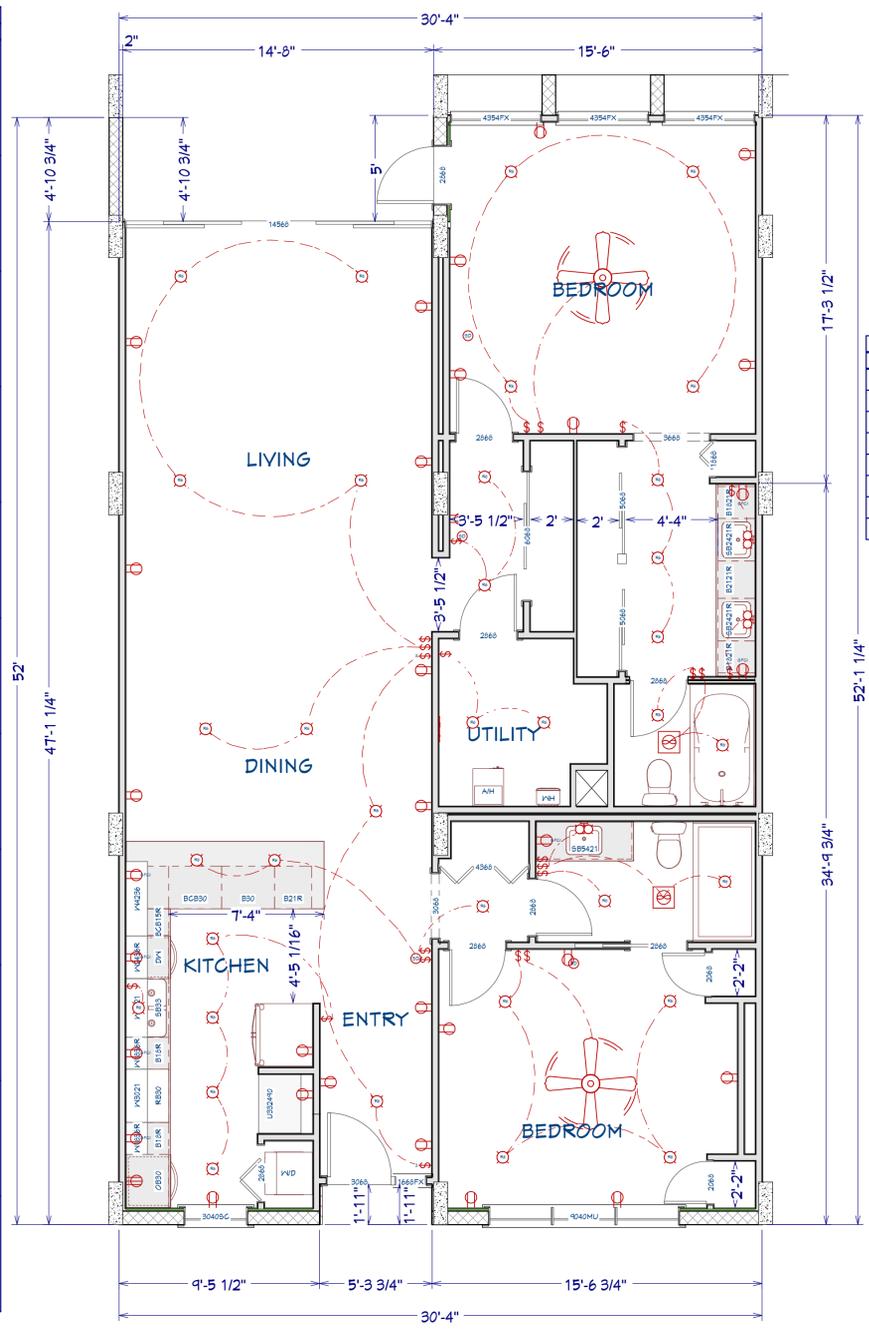
LEVEL II ALTERATION

- GENERAL NOTES:**
- ALL NEW WALL FRAMING TO BE METAL STUD MINIMUM 25 GAUGE, SIZE APPROPRIATE TO WALL.
 - ALL INTERIOR STUD WALLS ARE NONLOAD BEARING.
 - ALL CONCRETE CEILINGS TO BE FURRED DOWN WITH 1 1/2" HAT CHANNEL OR EQUAL AND DRYWALL FINISHED.
 - LOWERED CEILINGS TO REMAIN AS NEEDED FOR EXISTING HVAC.
 - FIRE PROTECTION COMPANY TO VERIFY FIRE SUPPRESSION SPRINKLING SYSTEM FOR PROPER HEAD PLACEMENT AND COVERAGE.
 - ALL HARD SURFACE FLOORING SHALL HAVE SOUND ATTENTION PAD INSTALLED UNDER FLOORING STC RATING TO MEET APPROVAL OF BEACHPLACE CONDOS.
 - CABINET LAYOUT IS AN APPROXIMATION, FINAL LAYOUT TO BE SUPPLIED BY CABINET DESIGNER AND APPROVED BY OWNER.

APPROVED
 FIRE MARSHAL'S OFFICE
 5/15/2025, 5:17:20 PM
 BC-ALT-25-0004
 Jane Herrin

ELECTRICAL SCHEDULE	
2D SYMBOL	DESCRIPTION
§	3-WAY SWITCH
Ⓜ	220V
	BASIC CEILING FAN
Ⓛ	DUPLEX
—	ELECTRICAL PANEL - RECESSED
	EXHAUST FAN
Ⓜ	GFCI
	RECESSED DOWN LIGHT 6
§	SINGLE POLE SWITCH
Ⓜ	SMOKE DETECTOR 1
	VANITY LIGHT

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CMU (BLOCK) 2" INT. WALL
	8" CMU (BLOCK) STEM WALL
	GLASS SHOWER
	INTERIOR-4
	ROOM DIVIDER
	STEEL INTERIOR-1.5
	STEEL INTERIOR-4
	STUCCO-4

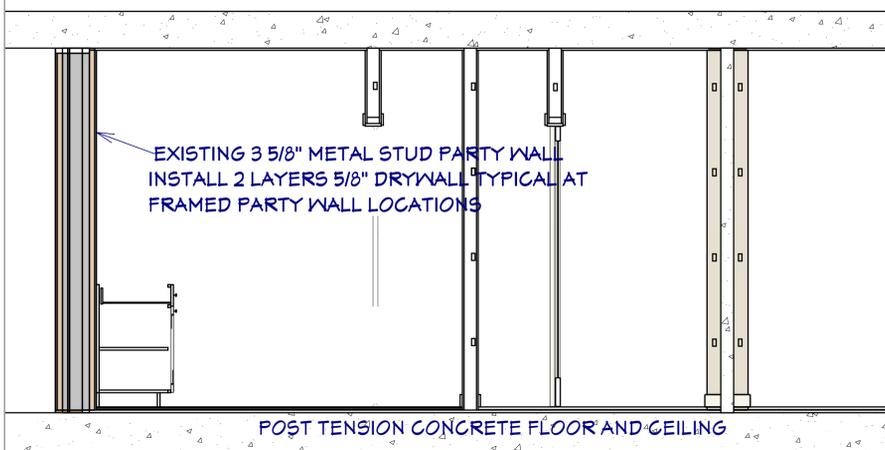


PROPOSED ELECTRICAL
 TOTAL SQUARE FOOT 1503

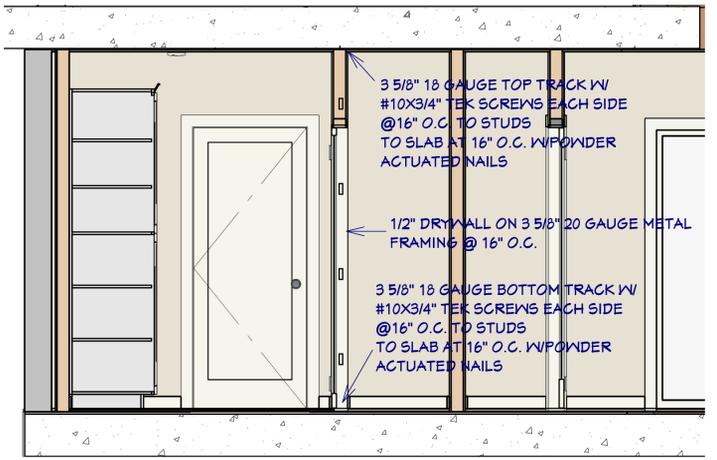
LEVEL II ALTERATION

All Work Shall Comply To Current Building Codes
 FBC 2023 Building 8th Edition
 FBC 2023 Building Existing Building 8th Edition
 FBC 2023 Mechanical 8th Edition
 FBC 2023 Plumbing 8th Edition
 FBC 2023 Electrical 8th Edition
 National Electrical Code NFPA 70

- ELECTRICAL NOTES:**
- THIS PLAN SHOWS A SCHEMATIC ELECTRICAL LAYOUT ONLY. A LICENSED FLORIDA ELECTRICAL CONTRACTOR SHALL DESIGN A COMPLETE SYSTEM THAT MEETS ALL APPLICABLE CURRENT CODE.
 - SERVICE ENTRANCE, PANEL BOARDS AND DISCONNECTS SHALL BE SQUARE D OR APPROVED EQUAL.
 - EXISTING SERVICE PANEL TO BE REUSED IF OF SUFFICIENT SIZE.
 - NEW FIXTURE INSTALLATION TO BE COORDINATED WITH OWNER.
 - GROUND FAULT CIRCUITS TO BE INSTALLED PER CODE
 - ALL WALL OUTLETS TO BE LOCATED @18" AFF. UNLESS OTHERWISE NOTED.
 - ALL OUTLETS AT CABINETS TO BE @42" AFF. UNLESS OTHERWISE NOTED.
 - ALL SWITCHES @42" AFF. UNLESS OTHERWISE NOTED.
 - PROVIDE OUTLETS AND DEVICES AS REQUIRED BY CODE WHETHER SHOWN ON PLAN OR NOT.
 - THE LOCATION OF ELECTRICAL FIXTURES ON PLAN IS SUBJECT TO OWNER VERIFICATION OF STYLE, QUANTITY AND PLACEMENT.
 - ALL DUPLEX/SINGLE/GFI RECEPTACLES ARE TO BE TAMPER RESISTANT.
 - THE EXISTING WIRING MAY BE REUSED IN APPLICATIONS WHERE IT IS COMPLIANT WITH CURRENT CODE.
 - ALL OUTLETS NOT REQUIRED TO BE GFI PROTECTED SHALL BE ARCAULT TAMPER PROOF RECEPTICAL.



TYP. CROSS SECTION UNIT PARTY WALL



CROSS SECTION TYP. INTERIOR FRAMING

REVISION TABLE	
NUMBER	DATE

BEACHPLACE CONDOMINIUM
 1075 GULF OF MEXICO DR.
 BLD. #7 UNIT 104
 LONGBOAT KEY FL

Baker Remodel

DRAWINGS PROVIDED BY: CFSG

DATE:	4/8/2025
SCALE:	1/4" = 1'
SHEET:	A-2



Coastline Property Services Group, LLC
 CGC 1522620
 8407 14th Ave. N.W.
 Bradenton, FL 34209
 941-807-3715
 Joel.Knoper@gmail.com
 Joel Knoper