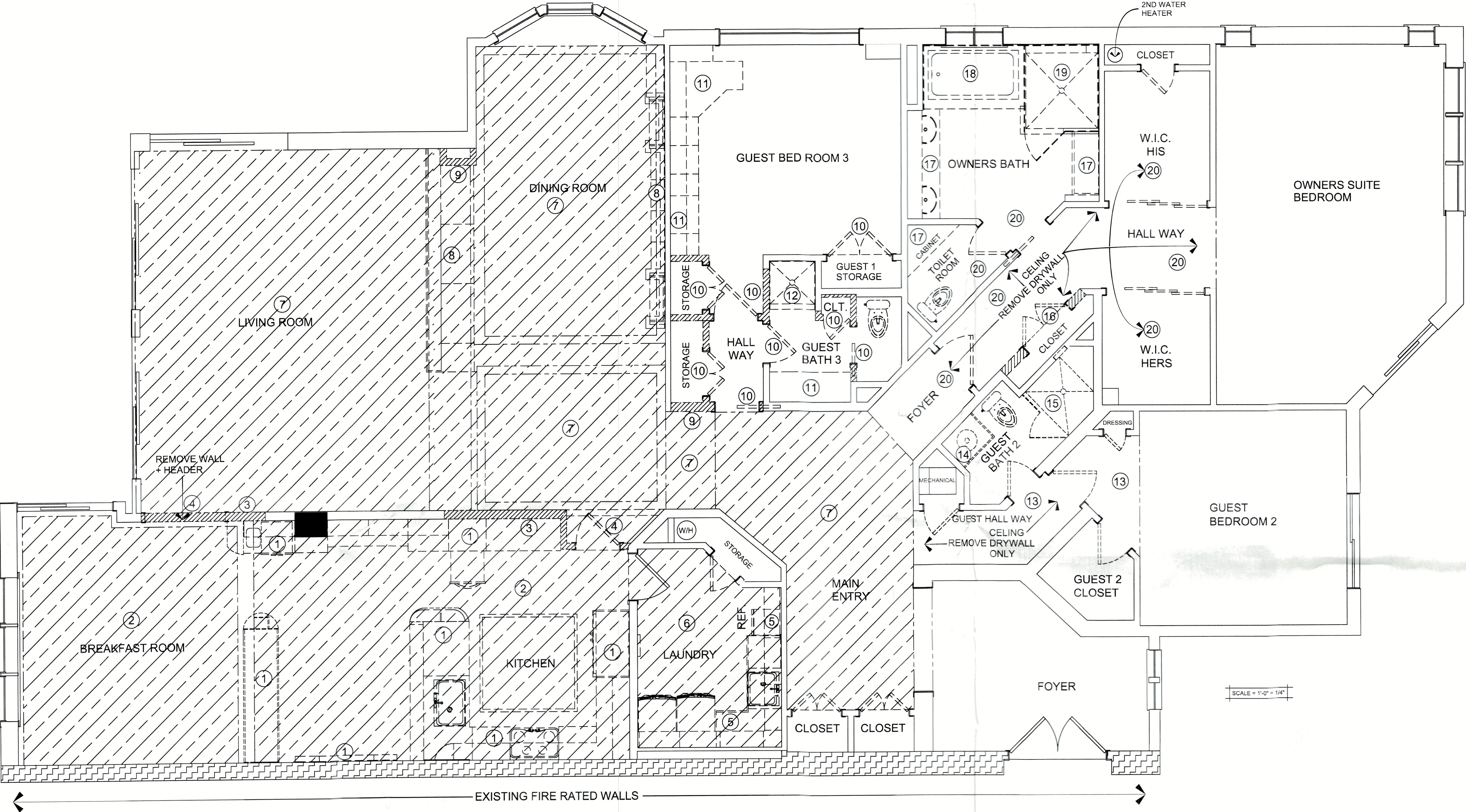


MECHANICAL, ELECTRICAL,
AND PLUMBING REVIEWS
WILL BE DEFERRED TO
FIELD INSPECTORS



SCOPE OF WORK

KITCHEN

- 1 REMOVE ALL KITCHEN CABINETS & COUNTERTOPS. PLUMBING + LIGHTING FIXTURES, APPLIANCES
- 2 REMOVE CEILING AND SOFFITS DRYWALL FRAMING + LIGHTS
- 3 REMOVE PART OF WALL BETWEEN KITCHEN. + LIVING ROOM
- 4 REMOVE DOORS TO KITCHEN

LAUNDRY ROOM

- 5 REMOVE CABINETS, COUNTERTOPS, APPLIANCE AND FIXTURES
- 6 REMOVE CEILING DRYWALL FRAMING + LIGHTING

LIVING ROOM / DINNING ROOM / MAIN ENTRY

- 7 REMOVE CEILING AND SOFFITS DRYWALL FRAMING + LIGHTING
- 8 REMOVE CABINETS & COUNTERTOPS.
- 9 REMOVE PART OF WALL AS SHOWN

GUEST BEDROOM 3 + GUEST BATH 3

- 10 REMOVE WALLS + DOORWAYS + CEILING + DRYWALL + FRAMING + LIGHTS
- 11 REMOVE CABINETS, TOPS + FIXTURES + TOILET
- 12 REMOVE SHOWER DOOR, TILE, AND FIXTURES

GUEST BEDROOM 2 + GUEST BATH 2

- 13 REMOVE DRYWALL FROM CEILING
- 14 REMOVE CABINET, TOP, + FIXTURES + TOILET
- 15 REMOVE SHOWER DOOR, TILE, AND FIXTURES

OWNERS BEDROOM, OWNERS BATH ROOM AND HALLS

- 16 REMOVE CLOSET WALLS + DOOR WALL
- 17 REMOVE CABINETS, TOPS, + FIXTURES + TOILET
- 18 REMOVE TUB, TUB DECK AND PLUMBING FIXTURES
- 19 REMOVE SHOWER DOOR, TILE, AND FIXTURES
- 20 REMOVE DRY WALL FROM CEILINGS

NOTE:

- * REMOVE ALL WINDOW TREATMENTS
- * REMOVE ALL CLOSET SHELIVING
- * REMOVE ALL INTERIOR DOORS
- * REMOVE ALL FLOORS + BASE MOLDING
- * REMOVE ALL A/C DUCT WORK

Permit # **AB24-0124**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT

FEB 22 2024

APPROVED
Reviewer: *Jonathan*

REMOVE CEILING & SOFFIT

REMOVE NON BEARING WALL

EXISTING FIRE RATED WALLS / NO CHANGE
SEAL ALL PENETRATIONS

EXISTING RATED VENT SHAFT / NO CHANGE

FLOOR TRANSACTION

CEILING TRANSACTION

REMOVE ITEMS

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GENERAL NOTES

NO ALTERATIONS TO EXISTING STRUCTURAL WALLS, FRAMING OR COLUMNS
NO ALTERATIONS TO EXISTING FIREWALLS, RATED SHAFTS OR CHASES
NO ALTERATIONS TO EXISTING FIRE RATED DOORS OR JAMS
WORK LIMITED TO NON-STRUCTURAL INTERIOR PARTITION WALLS / CEILINGS
NO CHANGES TO EXISTING WINDOWS OR SLIDING GLASS DOORS

LEVEL 2 (FBC, EXISTING BUILDING CODE - CHAPTER 5) BUILDING CONSTRUCTION TYPE 1-A

TOWN OF LONG BOAT KEY - TOWN CODES AND ORDINANCES
BUILDING CODE FBC, BUILDING 2023 (8TH EDITION)
MECHANICAL CODE FBC, MECHANICAL 2023 (8TH EDITION)
ELECTRICAL CODE NEC 2023 (8TH EDITION)
ENERGY CONSERVATION CODE FBC, ENERGY CONSERVATION CODE 2023 (8TH EDITION)
EXISTING BUILDING CODE FBC, EXISTING BUILDING CODE 2023 (8TH EDITION)
FIRE PREVENTION CODE NFPA FFPC 2023 (8TH EDITION)

SEAL

FRIELER CONSTRUCTION, INC.

FRIELER CONSTRUCTION INC.
BUILDER CONTRACTOR
CBC1251182
2024 PRINCETON ST.
SARASOTA FL 34237

WEST RESIDENCE
2550 HARBOURSIDE DRIVE # 354
LONGBOAT KEY, FL 34228
EXISTING FLOOR PLAN + DEMO NOTES

DATE:

02/16/2024

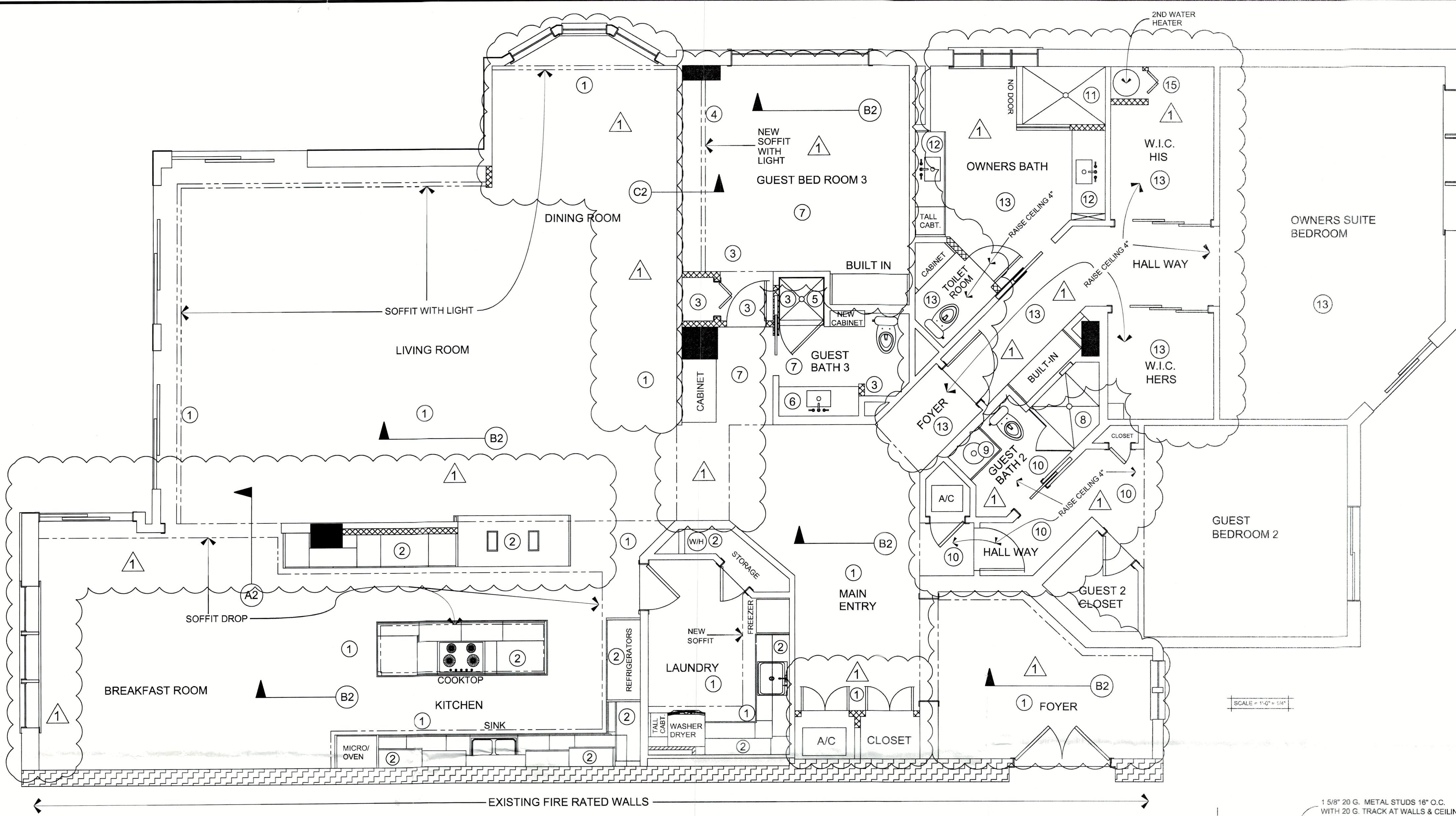
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1 OF 4

RECEIVED
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



SCOPE OF WORK

1

RE BUILD CEILING + SOFFITS WITH METAL FRAMES (SEE DETAIL) A2 + B2 AND ENLARGE A/C ROOM CLOSET + STORAGE

2

NEW CABINETS & COUNTERTOPS. PLUMBING + LIGHTING FIXTURES, APPLIANCES + NEW HOT WATER HEATER

GUEST BEDROOM 3 + GUEST BATH 3 AND HALLS

3

RE-BUILD CEILING, WALLS, + DOORWAYS AS SHOWN

4

ADD SOFFIT WITH LIGHT DETAIL

5

NEW SHOWER, TILE, PAN, DOOR + PANELS W/TEMP. GLASS AND FIXTURES

6

NEW VANITY & COUNTERTOPS + FIXTURES + TOILET

7

RE BUILD CEILINGS + WALLS

GUEST BEDROOM 2 + GUEST BATH 2 AND HALLS

8

NEW SHOWER, TILE, PAN, DOOR + PANELS W/TEMP. GLASS AND FIXTURES

9

NEW VANITY & COUNTERTOPS + FIXTURES + TOILET

10

RE BUILD CEILINGS + WALLS. ADD POCKET DOOR TO BATH. RELOCATE BED ROOM DOOR

OWNERS BEDROOM, BATHROOM, + HALLS

11

NEW SHOWER, TILE, PAN, DOOR + PANELS W/TEMP. GLASS AND FIXTURES

12

NEW VANITY & COUNTERTOPS + FIXTURES

13

RE BUILD CEILINGS + WALLS

14

REPLACE HOT WATER HEATER

15

ENLARGE WATER HEATER AREA, ADD DOOR

GENERAL NOTES

* NEW WINDOW TREATMENTS

* NEW CLOSET SHELVING

* NEW INTERIOR DOORS

* NEW FLOORS + BASE MOLDING

* NEW A/C DUCT WORK

* REFINISHED ALL WALLS + CEILING SMOOTH

1

RAISE ALL DOORWAYS TO 7' DOORS

NEW NON BEARING WALL

EXISTING FIRE RATED WALLS / NO CHANGE SEAL ALL PENETRATIONS

FLOOR TRANSACTION

CEILING TRANSACTION

GENERAL NOTES

NO ALTERATIONS TO EXISTING STRUCTURAL WALLS, FRAMING OR COLUMNS

NO ALTERATIONS TO EXISTING FIREWALLS, RATED SHAFTS OR CHASES

NO ALTERATIONS TO EXISTING FIRE RATED DOORS OR JAMS

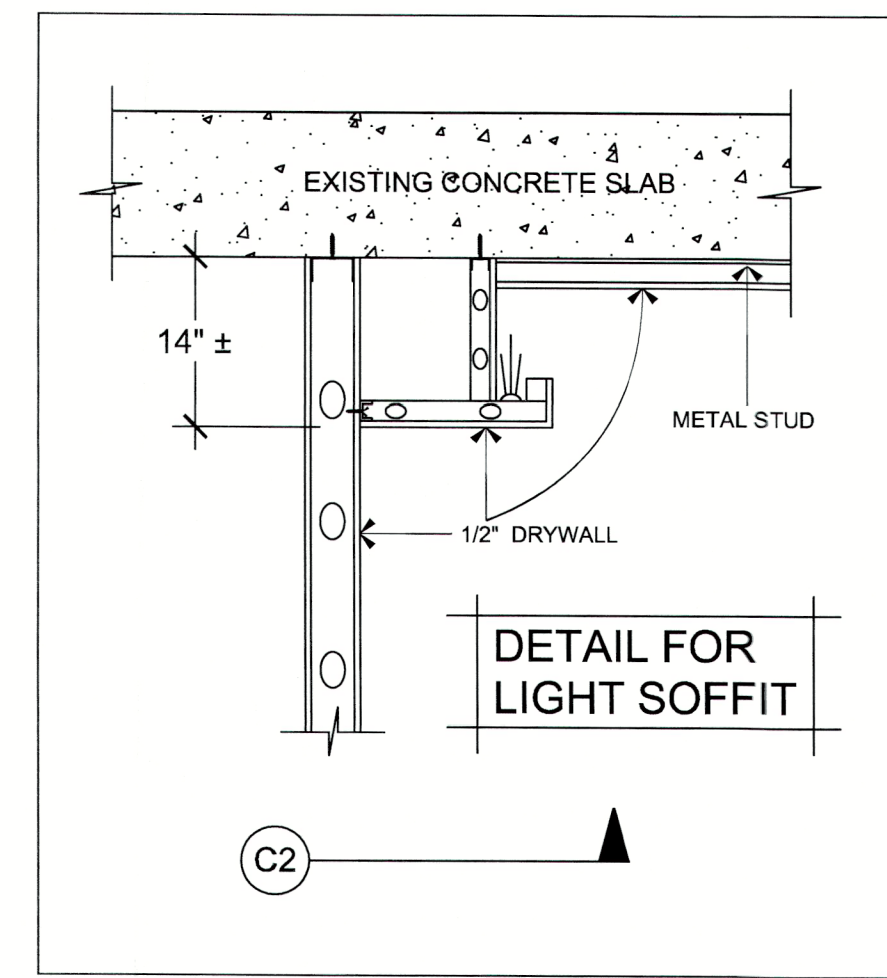
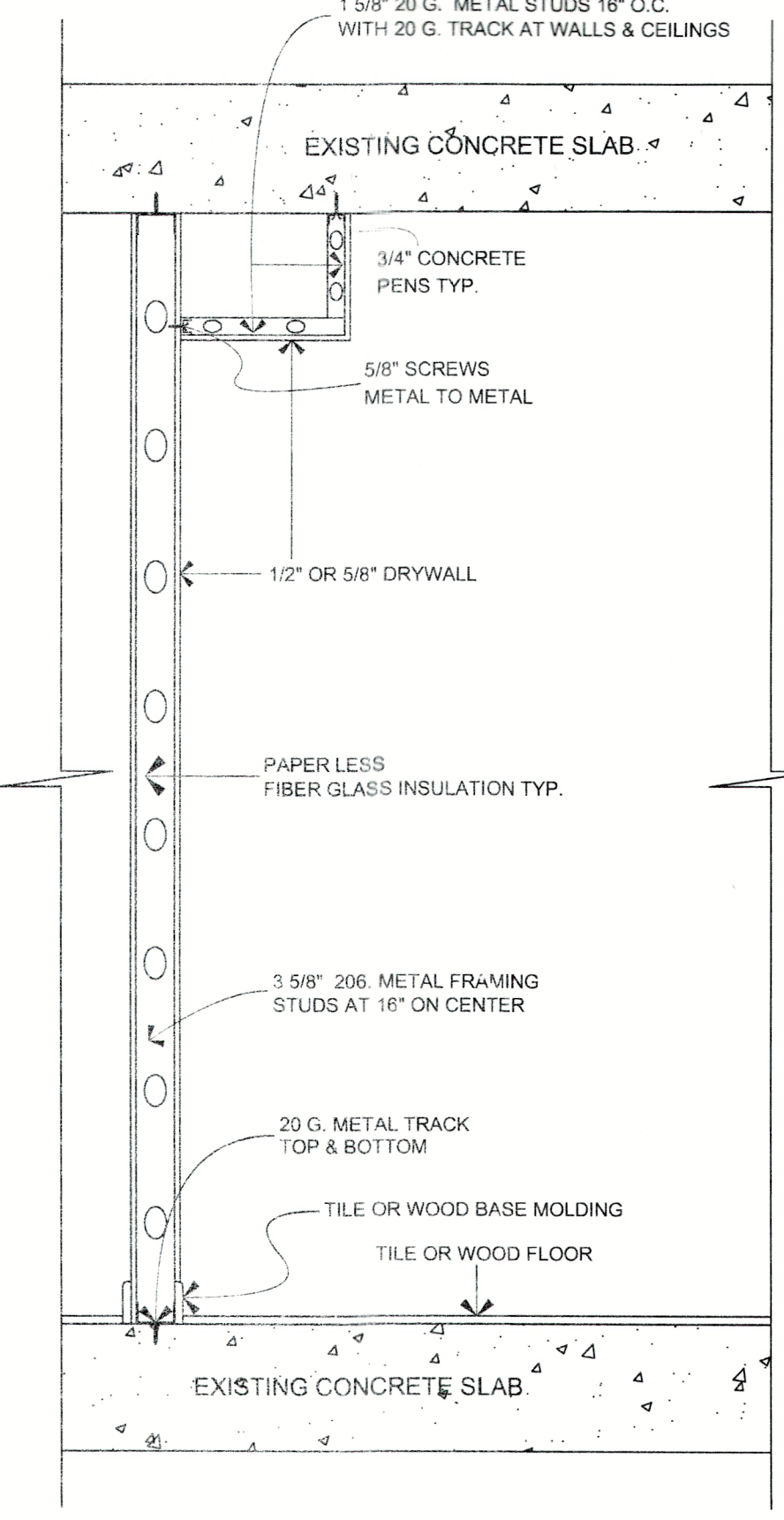
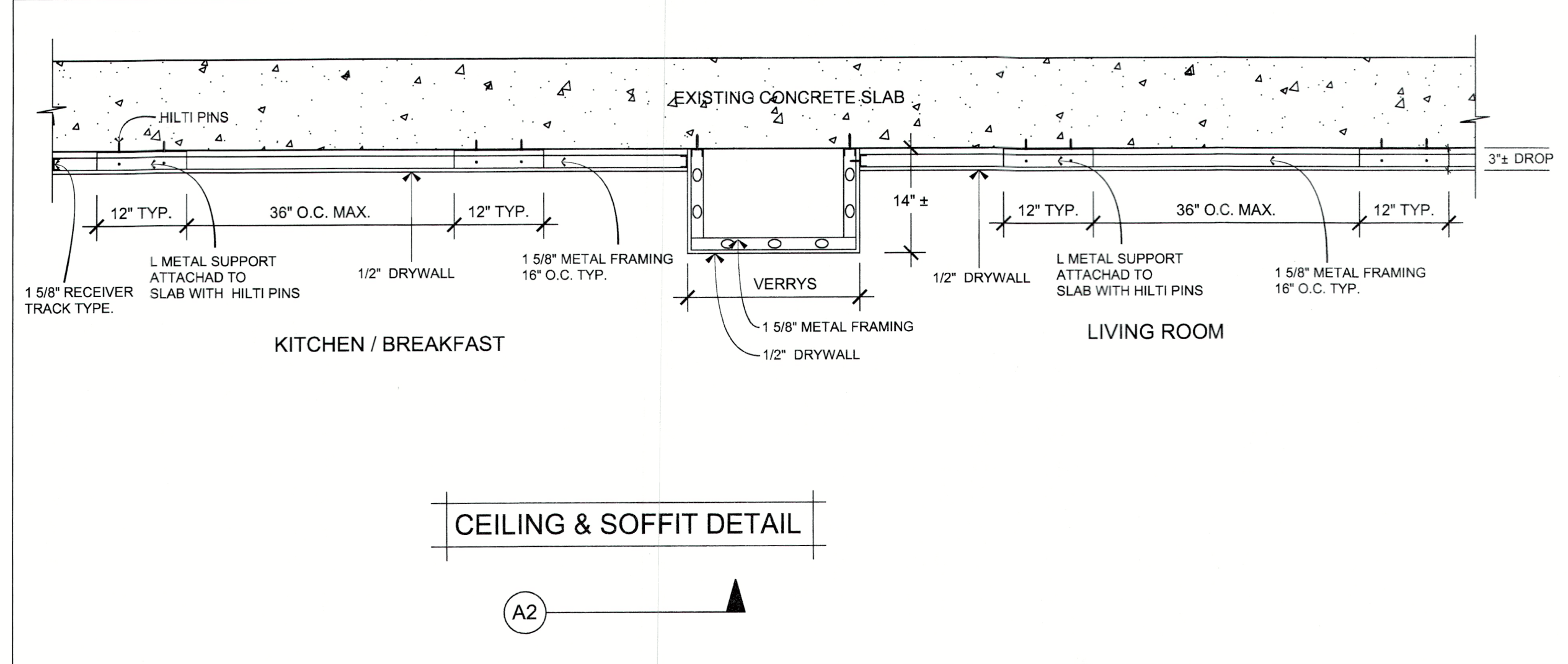
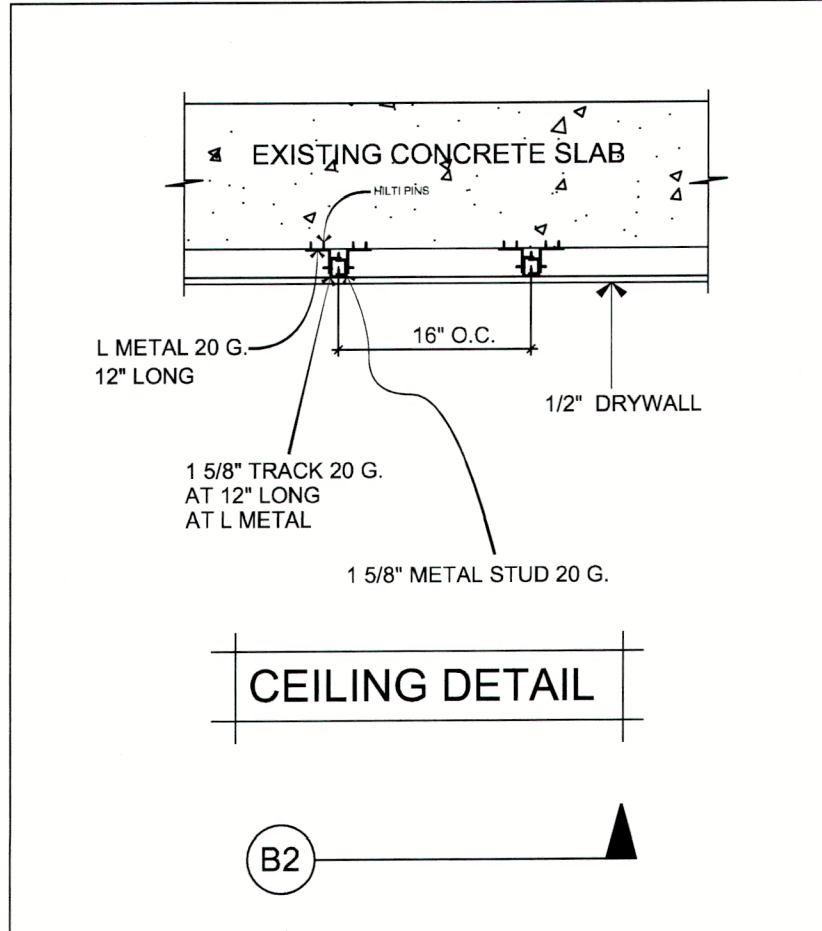
WORK LIMITED TO NON-STRUCTURAL INTERIOR PARTITION WALLS / CEILINGS

NO CHANGES TO EXISTING WINDOWS OR SLIDING GLASS DOORS

LEVEL 2 (FBC, EXISTING BUILDING CODE - CHAPTER 5) BUILDING CONSTRUCTION TYPE 1-A

TOWN OF LONG BOAT KEY - TOWN CODES AND ORDINANCES

BUILDING CODE	FBC, BUILDING 2023 (8TH EDITION)
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ELECTRICAL CODE	NEC 2020
ENERGY CONSERVATION CODE	FBC, ENERGY CONSERVATION CODE 2023 (8TH EDITION)
EXISTING BUILDING CODE	FBC, EXISTING BUILDING CODE 2023 (8TH EDITION)
FIRE PREVENTION CODE	NFPA FFPC 2023 (8TH EDITION)



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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS	
1	04/30/2024

SEAL

FRIELER CONSTRUCTION, INC.

FRIELER CONSTRUCTION INC.
BUILDER CONTRACTOR
CBC/1251182
2024 PRINCETON ST.
SARASOTA FL, 34237

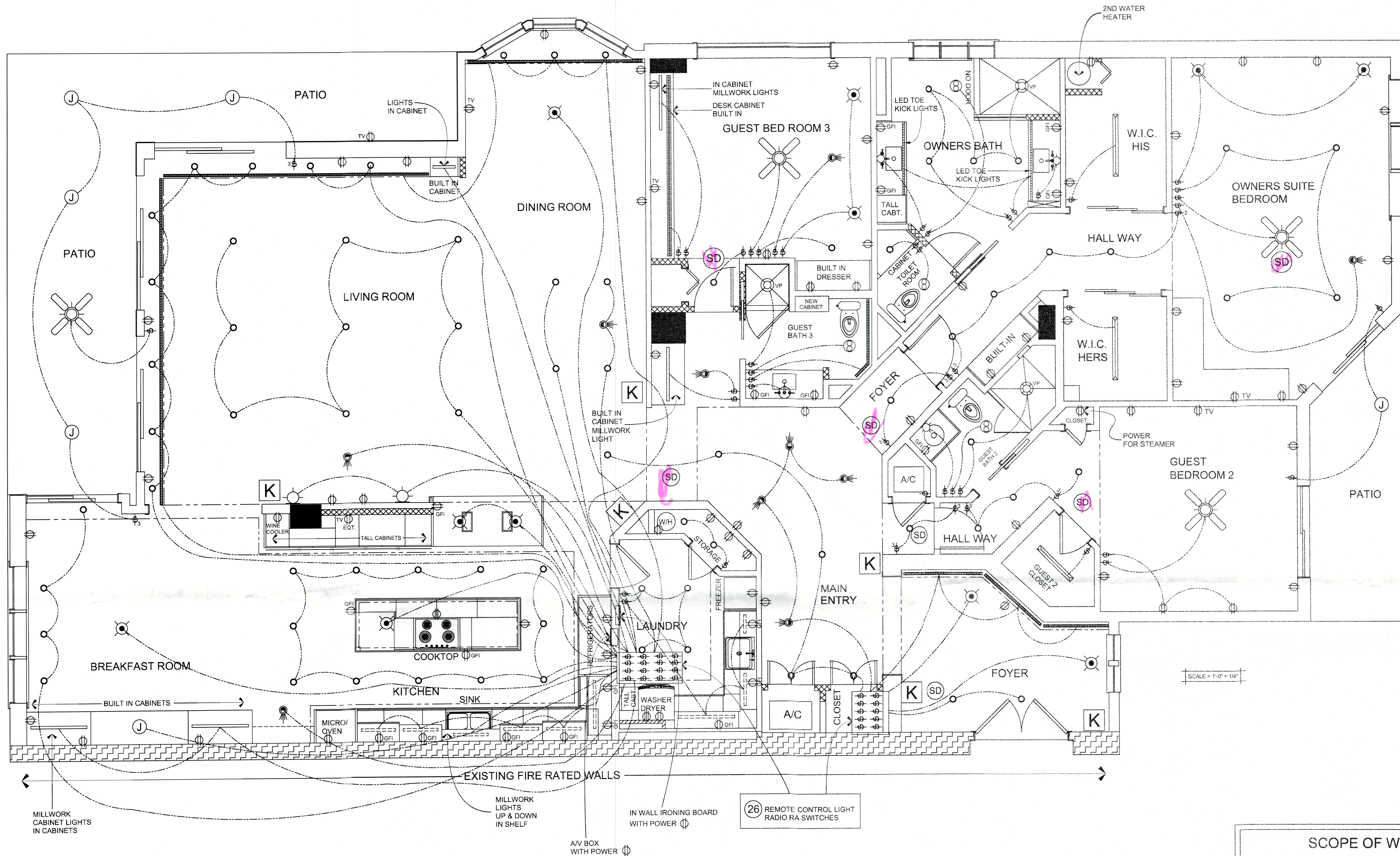
WEST RESIDENCE
2550 HARBOURSIDE DRIVE # 354
LONGBOAT KEY, FL 34228

NEW FLOOR PLAN + NOTES

DATE:
04/24/2024

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S. VIVAS

SHEET
2 OF 4



ELECTRICAL SYMBOL LEGEND	
	WALL SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	NEW JUNCTION BOX
	RECESSED LED LIGHTS
	DUPLEX RECEPTACLE
	220 VOLT OUTLET
	GROUND FAULT CIRCUIT INTERRUPT
	MOCKETT POP-UP RECEPTACLE
	DIRECT WIRE
	RECESSED CEILING FIXTURE
	RECESSED VAPOR PROOF FIXTURE
	WALL MOUNTED FIXTURE
	CEILING MOUNTED FIXTURE
	PENDANT CEILING LIGHT
	EXHAUST FAN
	GARBAGE DISPOSAL
	TELEPHONE JACK
	LED LIGHT FIXTURE
	CHANNEL WITH LED TAPE LIGHTS
	MILLWORK LIGHT LED
	UNDER CABINET LIGHT FIXTURE LED
	ELECTRICAL METER
	CEILING FAN W/LIGHT PREWIRE
	ELECTRIC CURRENT
	FLOOR TRANSACTION
	CEILING TRANSACTION
	HARD WIRED SMOKE DETECTOR
	REMOTE LOCATION RADIO SWITCHES
	KEY PAD FOR LIGHTING CONTROL

GENERAL NOTES

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FIRE PREVENTION CODE NFPA FFPC 2023 (8TH EDITION)

SCOPE OF WORK

GENERAL NOTES
NEW ELECTRIC & LIGHTING AS SHOWN

REVISION 1 SCOPE OF WORK

THROUGHOUT	* LIGHTING + ELECTRIC REVISIONS + ADDENDUMS
FOYER MAIN ENTRY DINING ROOM LIVING ROOM BREAKFAST ROOM KITCHEN LAUNDRY ROOM	* INSTALL LIGHTING CONTROL RADIO RA SWITCHES REMOPLY LOCATE SWITCHES AS SHOWN ON PLAN AND INSTALL RADIO RA PADS AS SHOWN

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MAY 01 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS

1 04/30/2024

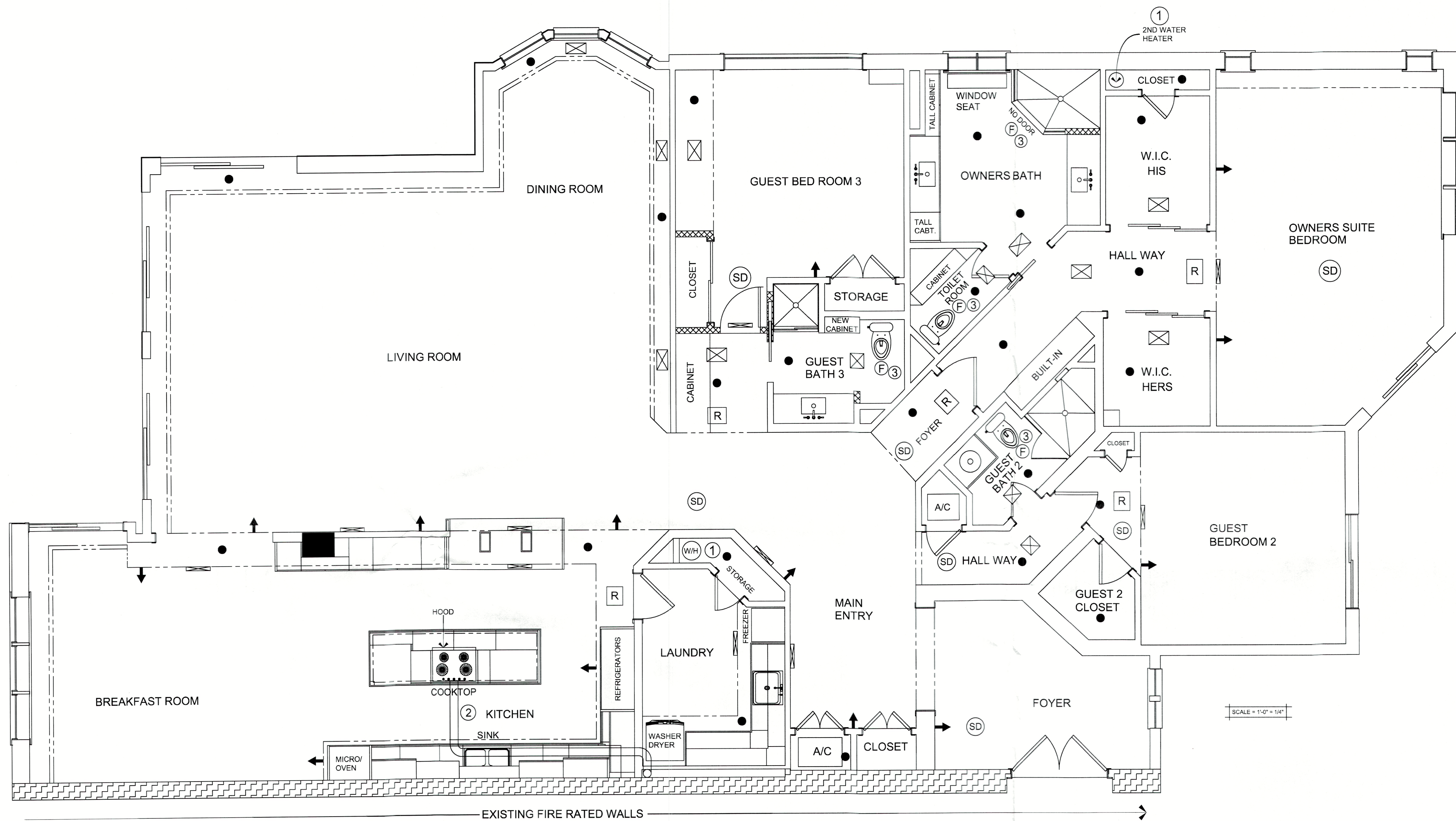
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S. VIVAS
SHEET
3 OF 4

SEAL

FRIELER CONSTRUCTION, INC.

FRIELER CONSTRUCTION INC.
BUILDER CONTRACTOR
CBC1251182
2024 PRINCETON ST.
SARASOTA FL 34237
941-954-9636
FCI2024@gmail.com

WEST RESIDENCE
2550 HARBOURSIDE DRIVE # 354
LONGBOAT KEY, FL 34228
NEW ELECTRIC + LIGHTING FLOOR PLAN



SCOPE OF WORK

1

REPLACE 2 HOT WATER HEATERS, LAUNDRY ROOM STORAGE / OWNER HIS W.I.C.

2

VENT KITCHEN HOOD, NEW VENT PIPE IN DROP CEILING & SOFFIT
TIE TO EXISTING VENT PIPE

3

NEW EXHAUST FANS IN ALL BATH ROOMS TIE TO EXISTING EX. VENT PIPING

GENERAL NOTES

REPLACE ALL A/C SUPPLY DUCT WORK
TO BE DESIGNED & INSTALLED BY LICENSED A/C CONTRACTORREWORK FIRE SPRINKLERS
SYSTEM TO BE DESIGNED AND INSTALLED -
BY LICENSED SPRINKLER CONTRACTOR

SYMBOL LEGEND

SD

HARD WIRED SMOKE DETECTOR

BS

BUILDING SPEAKER

●

CEILING FIRE SPRINKLER HEAD

➔

SIDE WALL SPRINKLER HEAD

⊠

A/C CEILING SUPPLY

⊞

A/C SIDE WALL SUPPLY

R

A/C RETURN

GENERAL NOTES

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FBC , ENERGY CONSERVATION CODE 2023 (8TH EDITION)

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FBC , EXISTING BUILDING CODE 2023 (8TH EDITION)

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

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FRIELER CONSTRUCTION, INC.

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2024 PRINCETON ST. FCI0202@gmail.com
SARASOTA FL 34237

WEST RESIDENCE
2550 HARBOURSIDE DRIVE # 354
LONGBOAT KEY, FL 34228
MECHANICAL FLOOR PLAN

DATE: 02/16/2024

DRAWN BY: S. VIVAS

SHEET 4 OF 4