

EXISTING CONDITIONS & DEMO PLAN

ALL CEILINGS ARE 9'-0" THROUGHOUT AND WILL BE REMOVING DROP CEILING IN KITCHEN FROM 8' TO 9'. (HATCHED AREA)

CONTRACTOR INFORMATION:

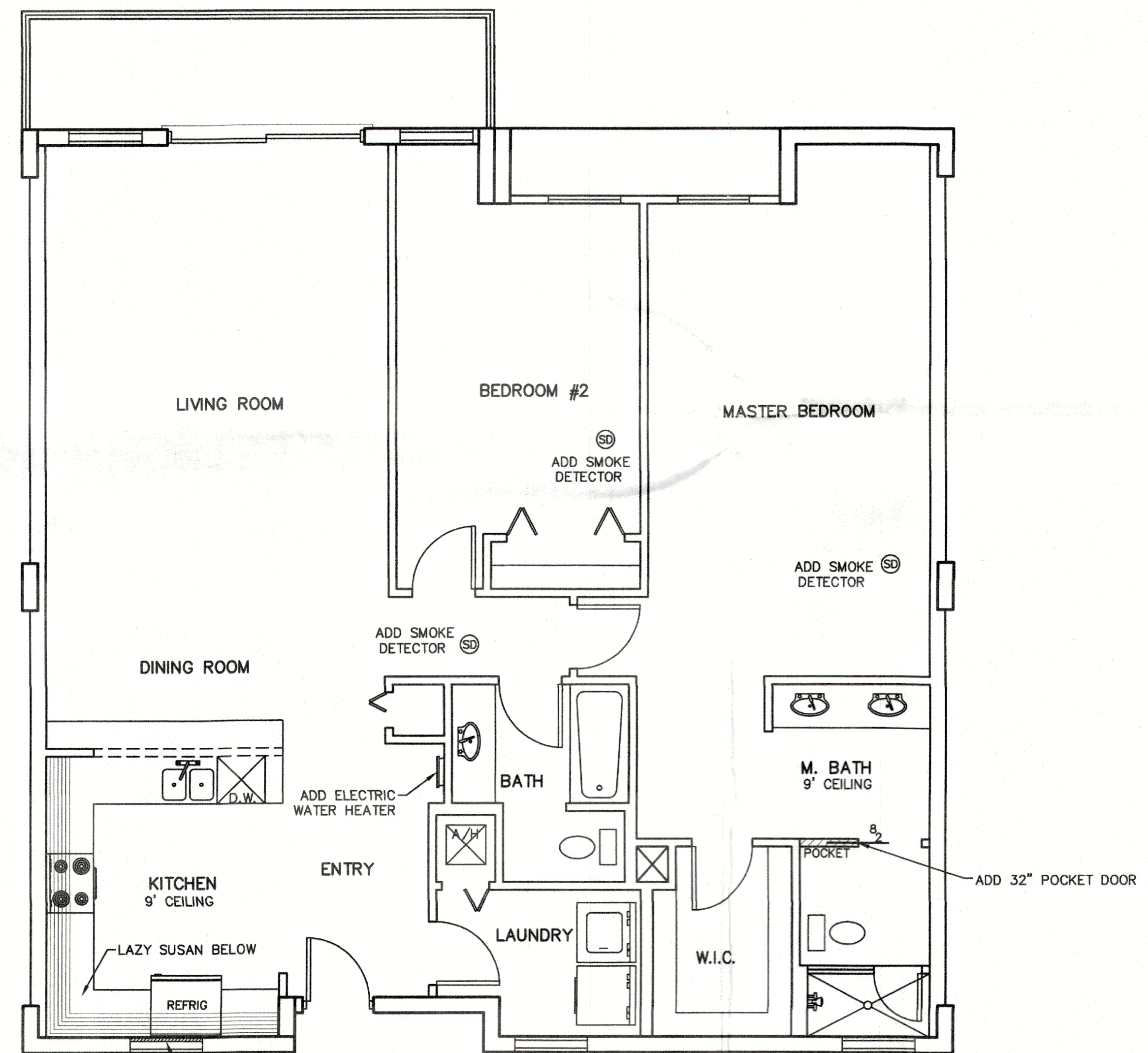
RAUL FALCON
863-559-3666
FALCON CONSTRUCTION & REMODELING
440 CANTERWOOD DRIVE
MULBERRY, FLORIDA 33860
LICENSE NO. CBC1259407

ALTERATION LEVEL 1

LEGEND:

- EXISTING WALLS
- DENOTES EXISTING WALLS TO BR REMOVED
- DENOTES CONSTRUCT WALL
- DENOTES REMOVE EXISTING WALL

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



PROPOSED RENOVATION

Permit # **24-0347**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

APR 17 2024

APPROVED
Reviewer: *Jonathan*

EGI-ENGINEERING GREAT IDEAS, INC
FBPE ENGINEER BUSINESS CA #29098
1003 SOUTH ALEXANDER STREET, SUITE #5
PLANT CITY, FLORIDA 33563
PHONE: (813) 752-7078
EMAIL: ROBROBERTS.EGI@GMAIL.COM

I HEREBY CERTIFY:

THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR 150 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE - (8TH EDITION) RESIDENTIAL.

WILLIAM H. ROBERTS, P.E. #42712

DATE:

RECEIVED

APR 17 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

CONSTRUCTION PLAN

EXISTING & PROPOSED CONDITIONS
TERRY SHACKLEY

2101 GULF OF MEXICO DRIVE, UNIT 2102

BDDG PERMIT PLANS
FILE
Copy of Record

DRAWN: H.N.R.
SCALE: 1/4" = 1'-0"
CHECKED & APPROVED
224-71
SHEET 1

Y O U R & O U R S I D E S I N G N
PHONE: (813) 752-3772
1906 W. THONOTOSASSA ROAD, PLANT CITY, FLORIDA 33563

FINAL SCOPE OF WORK

DEMOLITION WORK

- Removal of ceramic tile flooring in thin set adhesive and kitchen and bathrooms.
- Removal of the cabinets in the kitchen and bathroom.
- Removal of the tile in the bathroom walls and hall bath tub
- Removal of all of the baseboards and door.
- Removal of drywall in the master and hall bath to studs.
- Removal of drywall in the kitchen (1/2 hall behind the sink and wall behind the range) to studs. Will add backer boards to ensure proper fasteners are in place for the new kitchen cabinetry.
- Removal of the drywall on ceiling foyer to allow for the replacement of water lines.

CABINETS

- Purchase of kitchen cabinets and vanities for the bathrooms.
- Purchase of cabinetry hardware
- Installation of the kitchen cabinets

TILE UNDERLAYMENT

- Purchase of Praxflex MS59C for the underlayment membrane and the primer (900 sqft)
- Installation of underlayment membrane.
- Installation of the shower mud.
- Purchase and installation of 21 sheets of hardi backer board.
- Application of the primer in all the walls and ceiling (prime and paint the ceiling).
- Repair all of the drywall in the bathroom, kitchen, closet, and walls due to cast iron pipe and removal.

PURCHASE AND INSTALLATION OF CERAMIC TILE

- Purchase of the floor wood plank
- Freight costs

KITCHEN & NOOK AREA

- Purchase of backsplash material
- Labor and setting material costs for the installation of the tile backsplash.
- Purchase of 1x6 bead board
- Installation of the bead board in the ceiling of the nook and kitchen tray areas.

MASTER BATHROOM

- Purchase of wall tile.
- Purchase of bullnose.
- Purchase of tile for shower floor.
- Purchase of Shower accent Listellos.
- Labor and material costs for the installation of the master bath walls and ceiling tile
- Removal of the shower liner and purchase and installation of new liner.

HALL BATHROOM

- Purchase of the wall tile.
- Purchase of floor tile.
- Purchase of bullnose..
- Purchase of shower accent.
- Labor and material costs for the installation of the wall tile in the hall bathroom
- Removal of the tub and install new shower liner
- Removal of the drywall on the master bedroom and hall bath to install pocket door frame, re-drywall and finish wall.

LIGHTING / SWITCHES & PLATES

- Purchase of LED under cabinet lighting
- Purchase of 24 LED trim lithia lighting.
- Purchase of 30, 15 A switches.
- Purchase of 1G wall plates.
- Purchase of one dimmer.
- Purchase of four 3G plates
- Purchase of one 4G plate.
- Purchase of thirty 15A switches.
- Purchase of three 2G plates.

- Purchase of six TV plates.
- Purchase of three phone plates.
- Labor for removal and installation of all switches.

WOOD WORK / HINGES / LOCKS

- Purchase of 368LF of 5 1/4 688 baseboard
- Purchase of 45 pieces of 2 1/4 casing 7" Long.
- Purchase of 16 3 1/2 hinges.
- Purchase of 5 pcs of hinge stops.
- Purchase of 3 privacy locks. US-15. Standard.
- Purchase of 2 locks. US 15. Standard.
- Purchase of 2/8x8/8, 3 panel slab door 1 3/8.
- Purchase of six bifold doors for the closet: 3/0 x 6/8 x 1 1/3.
- Labor for the installation of the base molding and reinstall all new doors.

PRIME AND PAINT

- Prime and paint all of the wood work and paint the walls. Price includes all labor and materials.

OTHER PURCHASES

- Purchase of a 57x72x3/8 hydraslider glass door for the shower.

COUNTER TOPS

KITCHEN

- Purchase and fabrication of Granite Counter Tops
- Purchase of 50/50 or single bowl sink.
- Undermount fee.

MASTER BATHROOM

- Purchase and fabrication of Granite Counter Tops
- Undermount fee.
- Purchase of two sinks.

HALL BATH

- Purchase and fabrication of Granite Counter Tops
- Undermount fee
- Purchase on sink.

ELECTRICAL WORK (ELECTRICAL SUBCONTRACTOR WILL REQUEST PERMIT FROM THE TOWN OF LBK BUILDING DIVISION)

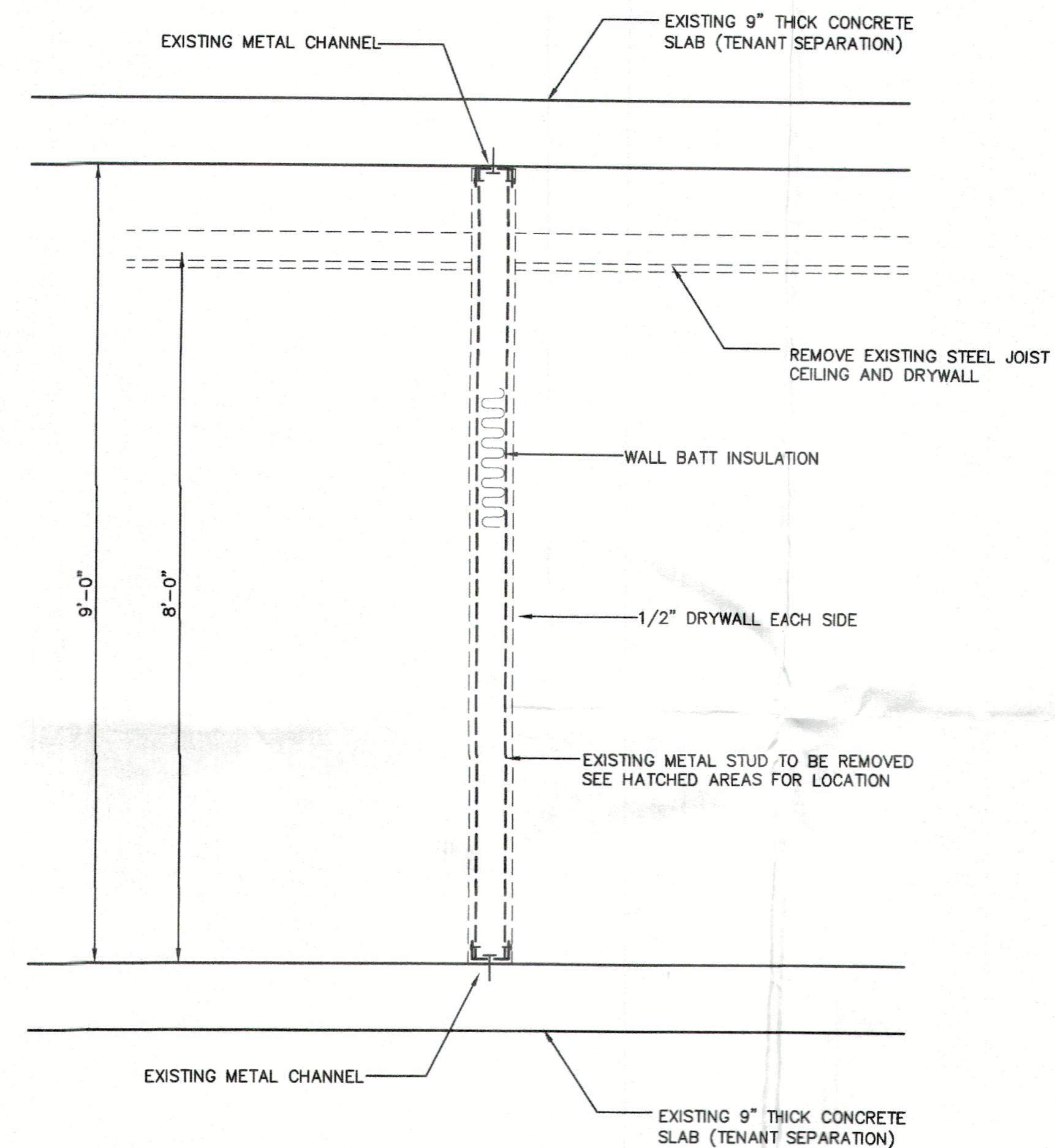
- Removal of the wall in the kitchen and relocate the electrical light

switches.

- Relocate the outlet in the bathrooms.
- Purchase and installation of LED under cabinet and trim lighting.
- Purchase and installation of two Panasonic Exhaust Fans.

PLUMBING WORK (PLUMBER SUBCONTRACTOR WILL REQUEST PERMIT FROM TOWN OF LBK BUILDING DIVISION)

- Run new Uponor Pex waterline from main line coming into the unit all the way through replacing existing cooper line.
- Repair all drywall as necessary throughout the unit where the cast iron pipes are replaced.



"NON" LOAD BEARING INTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"

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FBPE ENGINEER BUSINESS CA #29098
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Planning, Zoning & Building

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1906 W. THONOTOSASSA ROAD, PLANT CITY, FLORIDA 33563
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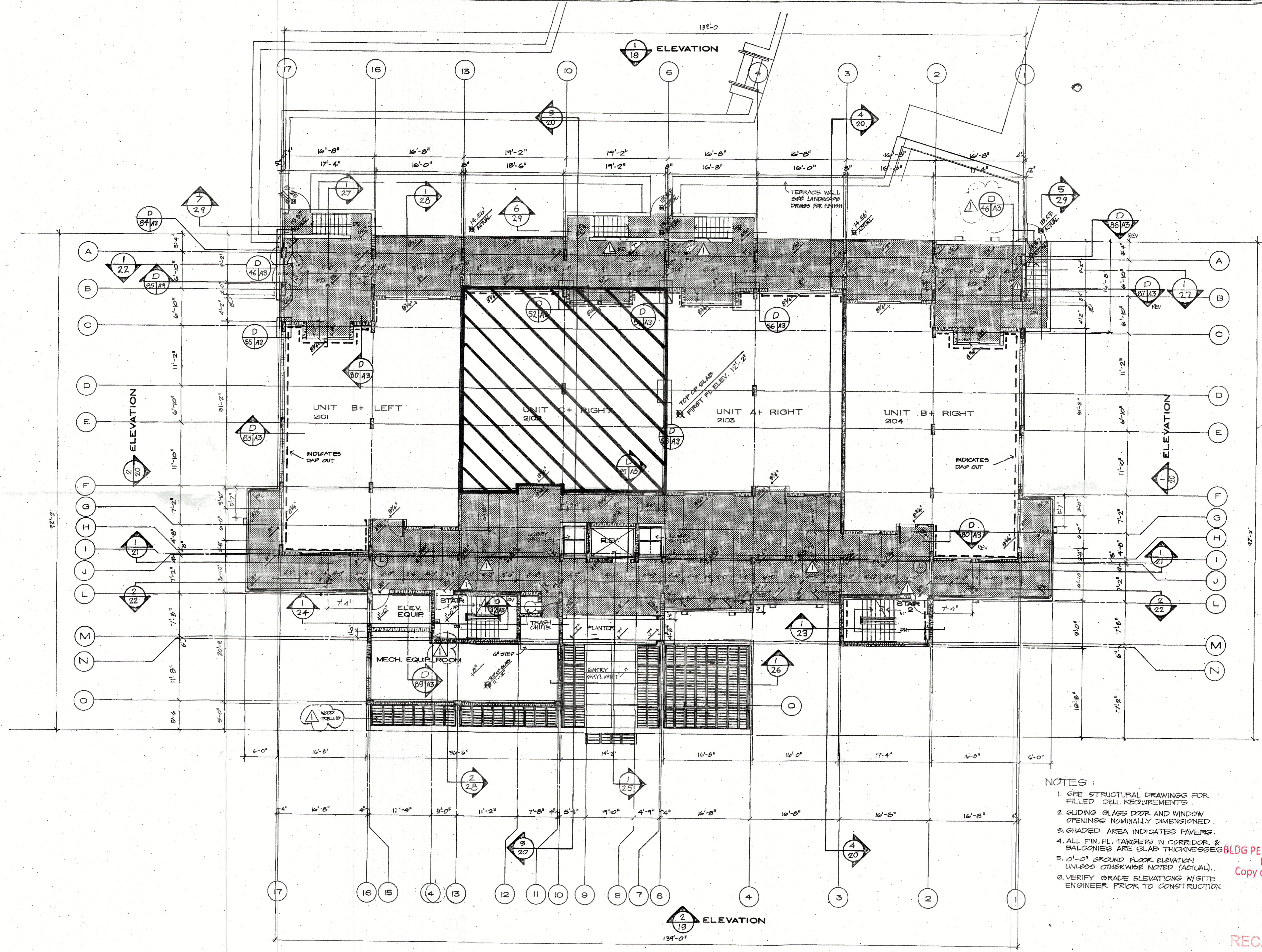
CONSTRUCTION PLAN

CONSTRUCTION NOTES
TERRY SHACKLEY
2101 GULF OF MEXICO DRIVE, UNIT 2102

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SHEET **2**

OVERLAYS	1	2
COMPOSITE	4	5
	6	



- NOTES:
- SEE STRUCTURAL DRAWINGS FOR FILLED CELL REQUIREMENTS.
 - SLIDING GLASS DOOR AND WINDOW OPENINGS NOMINALLY DIMENSIONED.
 - SHADED AREA INDICATES PAVERS.
 - ALL FIN. FL. TARGETS IN CORRIDOR & BALCONIES ARE SLAB THICKNESSES UNLESS OTHERWISE NOTED (ACTUAL).
 - 0'-0" GROUND FLOOR ELEVATION UNLESS OTHERWISE NOTED (ACTUAL).
 - VERIFY GRADE ELEVATIONS W/ SITE ENGINEER PRIOR TO CONSTRUCTION.

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APR 12 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

SUNSET BEACH
OF LONGBOAT KEY
BENNETT & BISHOP INC. CONSULTING ENGINEERS & SURVEYORS

BUILDING 2 FIRST FLOOR PLAN 1/8" = 1'-0"
ARVIDA CORPORATION · EDWARD J. SEIBERT, AIA ARCHITECT & PLANNER, P.A., THE SWA GROUP
BRADHAM, KUHN'S DEBAY CONSULTING ENGINEERS · OLSEN WHITE & ASSOCIATES STRUCTURAL ENGINEERS

ISSUED	10 DEC. 82
REVISED	4-1-83
SHEET	A-3
OF 37	