

Residence
ISLANDER CLUB
2295 Gulf of Mexico Dr, Unit #71N
Longboat Key, FL 34228



UNIT 71N

GENERAL NOTES:

- Remove and install new kitchen cabinets, countertops, plumbing fixtures and appliances - See A-1
- Remove and install new plumbing fixtures, bath floor tile, shower floor and wall tile in master bathroom
- Modify dropped ceiling in kitchen and master bathroom
- Master bedroom door opening to be expanded
- Remove non load bearing walls as shown - see A-1
- Repair & replace drywall as needed in affected areas

DOORS:

- Remove and replace various doors
- Remove & replace master bath closet doors

TILE:

- Install new flooring throughout unit - Appropriate underlayment shall be installed with new flooring throughout unit. Must meet building association specifications.
- Install new shower wall & floor tile in master bathroom

ELECTRIC:

- Electrical switches and outlets reconfigured as needed per new layout - See E-1
- Bathrooms & kitchen receptacles to be GFI to meet current building code requirements
- Update existing recessed can lights, light fixtures and fans
- All electrical outlets, switches and covers to be updated
- Install under cabinet lighting in kitchen - see E-2

AIR CONDITIONING

- Install new linear a/c grills
- Remove and install new exhaust fan in master bathroom

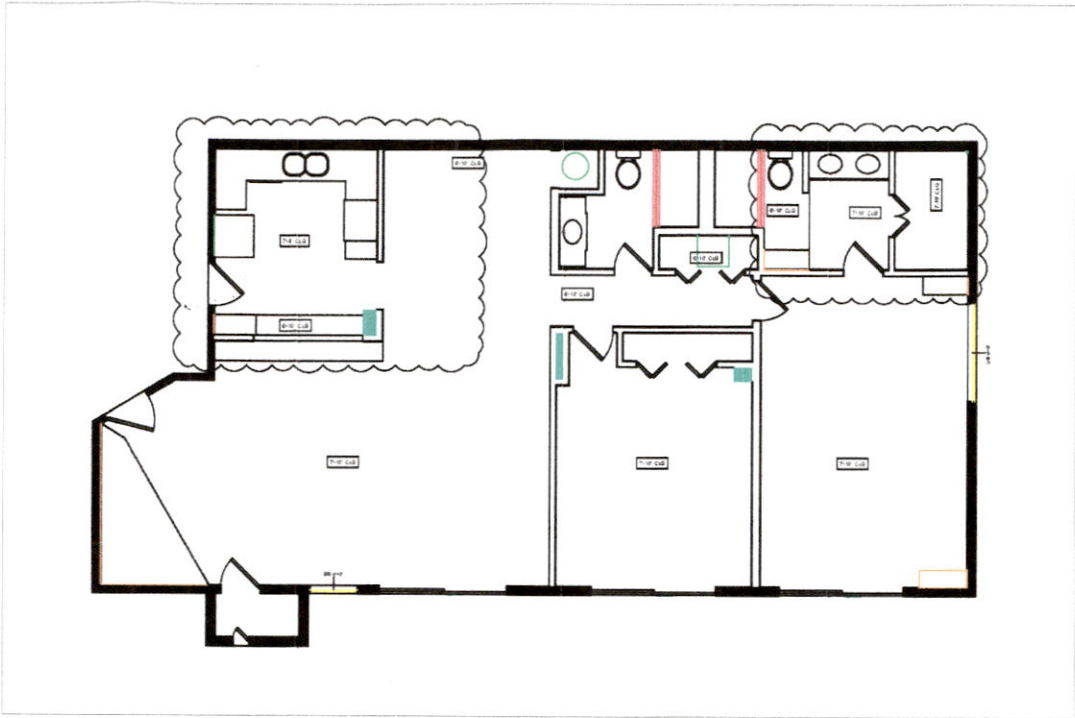
PLUMBING:

- Remove and install new plumbing fixtures in kitchen & master bathrooms
- Remove and Install new vanity, toilet, shower & light fixtures in master bathroom

OTHER

- Fire sprinkler heads to be upgraded to concealed
- Install new bathroom accessories in master bath including mirrors
- Install frameless glass enclosure in master bathroom shower

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



TOTAL AFFECTED AREA: 500 SQ FT



360 CUSTOM RENOVATIONS
941-525-2354

SEAN LONG
#CGC1527906

Residence

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2295 Gulf of Mexico Dr Unit 71N
Longboat Key, FL 34228

Sheet Index

- | | |
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| C-1 | Cover Page |
| A-1 | Demolition |
| A-2 | Proposed |
| E-1 | Electric |

Additional Information:

- Structural modifications: None
 - Alteration Classification Level: 2
- All modifications shall fall in accordance with:

FLORIDA BUILDING CODE 2023 8TH ED
FLORIDA BUILDING CODE 2023 PLUMBING
FLORIDA BUILDING CODE 2023 MECHANICAL 8TH ED
FLORIDA BUILDING CODE 2023 ELECTRICAL & NEC 2020
WIND LOAD 150 MPH RISK FACTOR II
EXPOSURE CATEGORY D

DATE:
05/30/2024

C-1

Permit # PB24-0625
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

JUN 27 2024

APPROVED

reviewer

Jonathan

RECEIVED

JUN 27 2024

TOWN OF LONGBOAT KEY
Planning, Zoning & Building

BLDG PERMIT PLANS

FILE

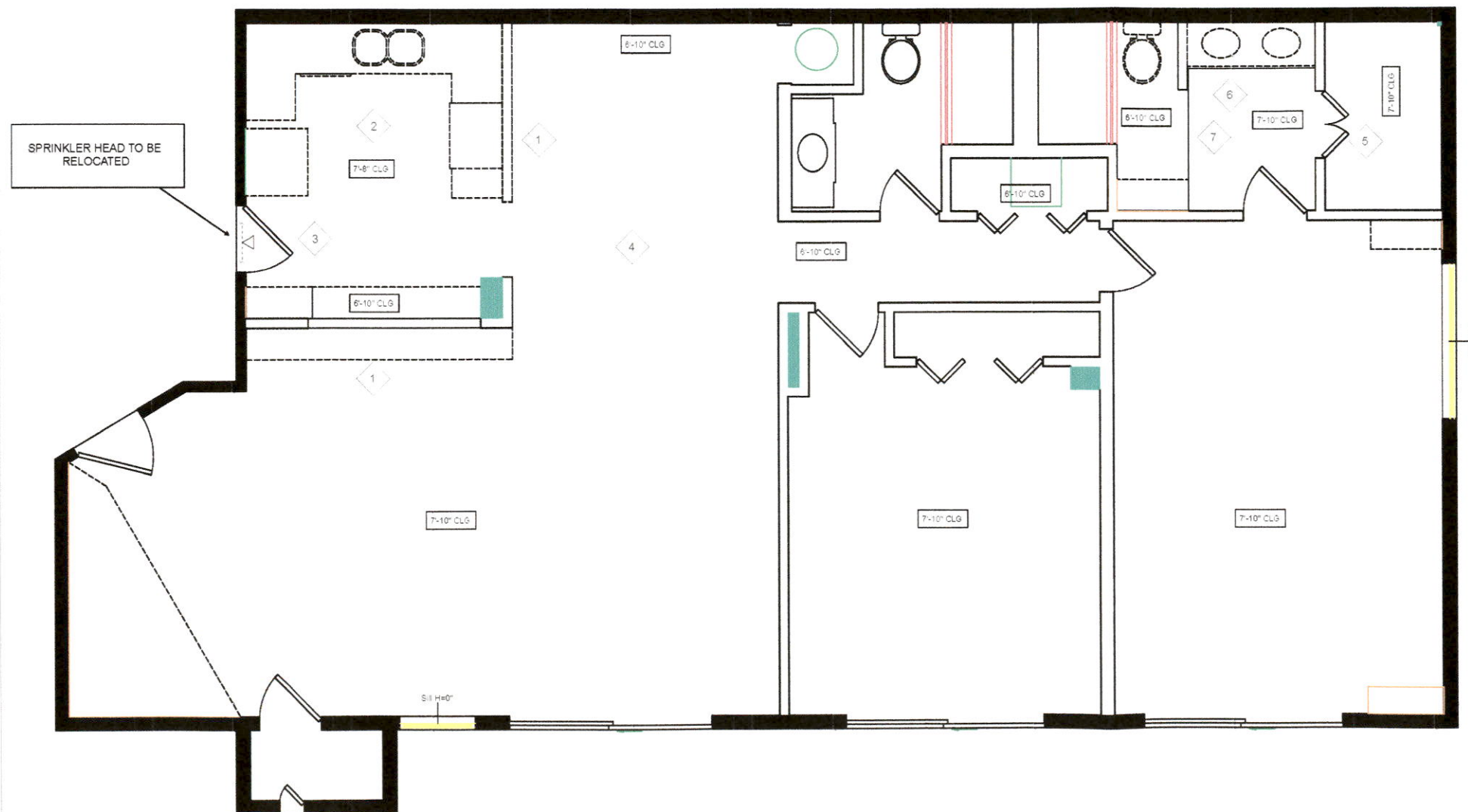
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- 1 REMOVE EXISTING NON BEARING WALL PORTION
- 2 REMOVE EXISTING KITCHEN CABINETRY, PLUMBING FIXTURES, COUNTERTOPS AND APPLIANCES
- 3 REMOVE EXISTING DOOR & CLOSE IN
- 4 REMOVE EXISTING FLOORING AND REPLACE WITH NEW
- 5 REMOVE EXISTING BIFOLD DOORS & REPLACE

6	REMOVE EXISTING VANITY AND REPLACE WITH NEW
7	REMOVE EXISTING PLUMBING FIXTURES SHOWER WALL AND FLOOR TILE AND REPLACE WITH NEW

All modifications shall fall in accordance with:
FLORIDA BUILDING CODE 2023 8TH ED
FLORIDA BUILDING CODE 2023 8TH ED PLUMBING
FLORIDA BUILDING CODE 2023 8TH ED ELECTRICAL NEC 2020

METAL STUD FRAMING 3 1/2" 18G METAL TO BE ATTACHED TO
CONCRETE USING 5/8" STEEL PIN NAILS AT 8" OC 1/2" GYPSUM BOARD


$$3/8'' = 1'0''$$

****ALL MEASUREMENTS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION****



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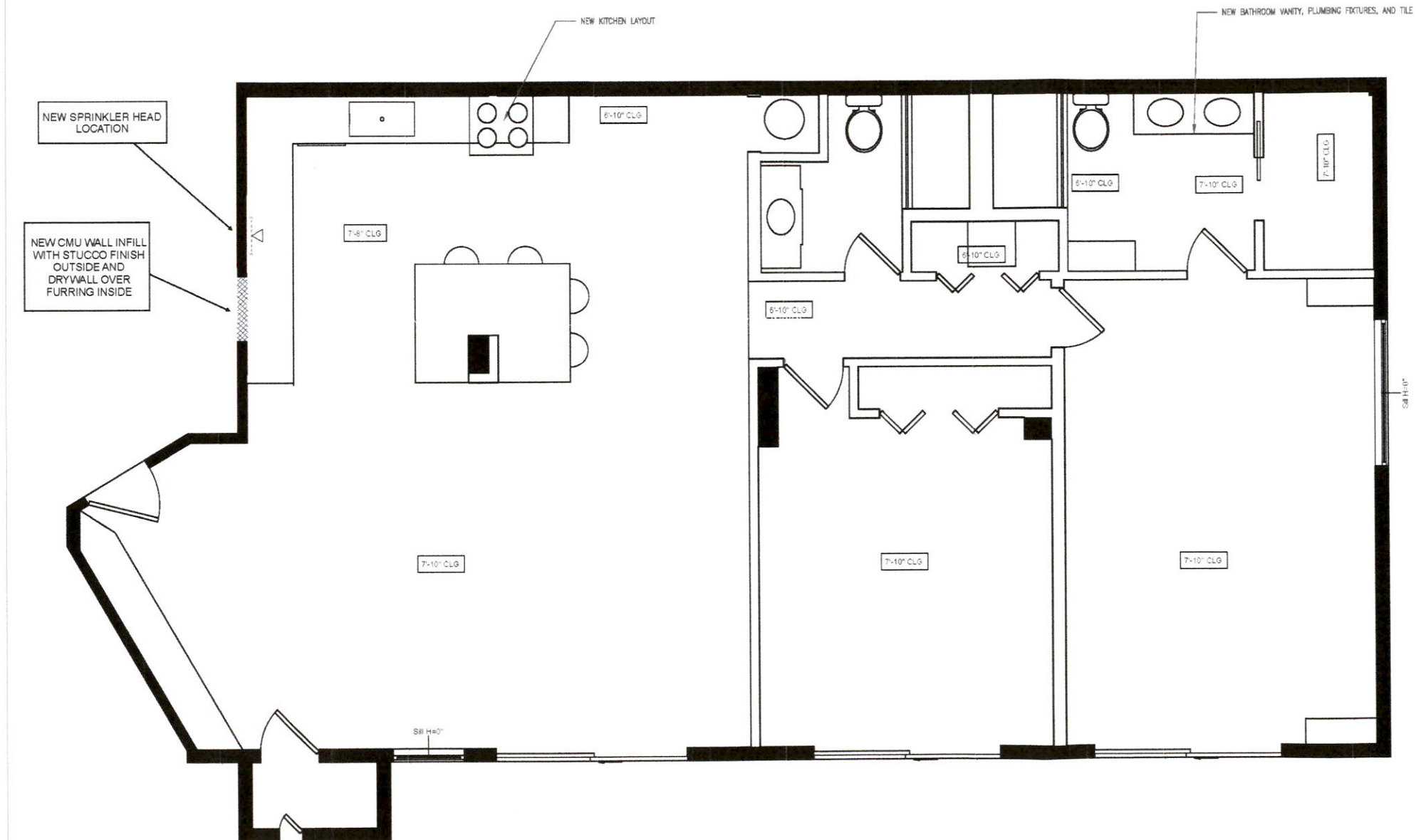
FLORIDA BUILDING CODE 2023 8TH ED
FLORIDA BUILDING CODE 2023 PLUMBING
FLORIDA BUILDING CODE 2023 MECHANICAL 8TH ED
FLORIDA BUILDING CODE 2023 ELECTRICAL & NEC 2020
WINDLOAD 150 MPH FACTOR II
EXPOSURE CATEGORY D

DATE:	DESCRIPTION:	
SCALE:		A-1
$3/8" = 1'0"$		

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ID VERIFIED ON SITE PRIOR TO CONSTRUCTION
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PROPOSED PLAN
3/8" = 1'0"

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FLORIDA BUILDING CODE 2023 ELECTRICAL & NEC 2020
WINDOW LOAD 150 MPH RISK FACTOR II
EXPOSURE CATEGORY D

DATE:	DESCRIPTION:
SCALE:	A-2
$3/8" = 1'0"$	

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