

Project Narrative

Site Location is a second floor (third story) condo unit in the Seaplace Association at 1945 Gulf of Mexico Dr Unit M2-204, Longboat Key, FL 34228. The Proposed Project is a remodel of the entire unit. This will involve demo and removal of all finishes and fixtures, new layout of Kitchen, Master Bath, and Laundry; and new finishes throughout. All concrete ceilings will be hat-tracked with new drywall, and all soffits will be raised as much as possible. All changes made will exist within the interior of the unit.

Total Conditioned Space: 1578sf
Impacted Area: 1578sf
Wind Load: 150mph
Risk Category II
Exposure Category D
Alteration Level 2

Scope of Work

General Items
Hat track all concrete ceilings, drywall
New flooring throughout
New doors and millwork throughout

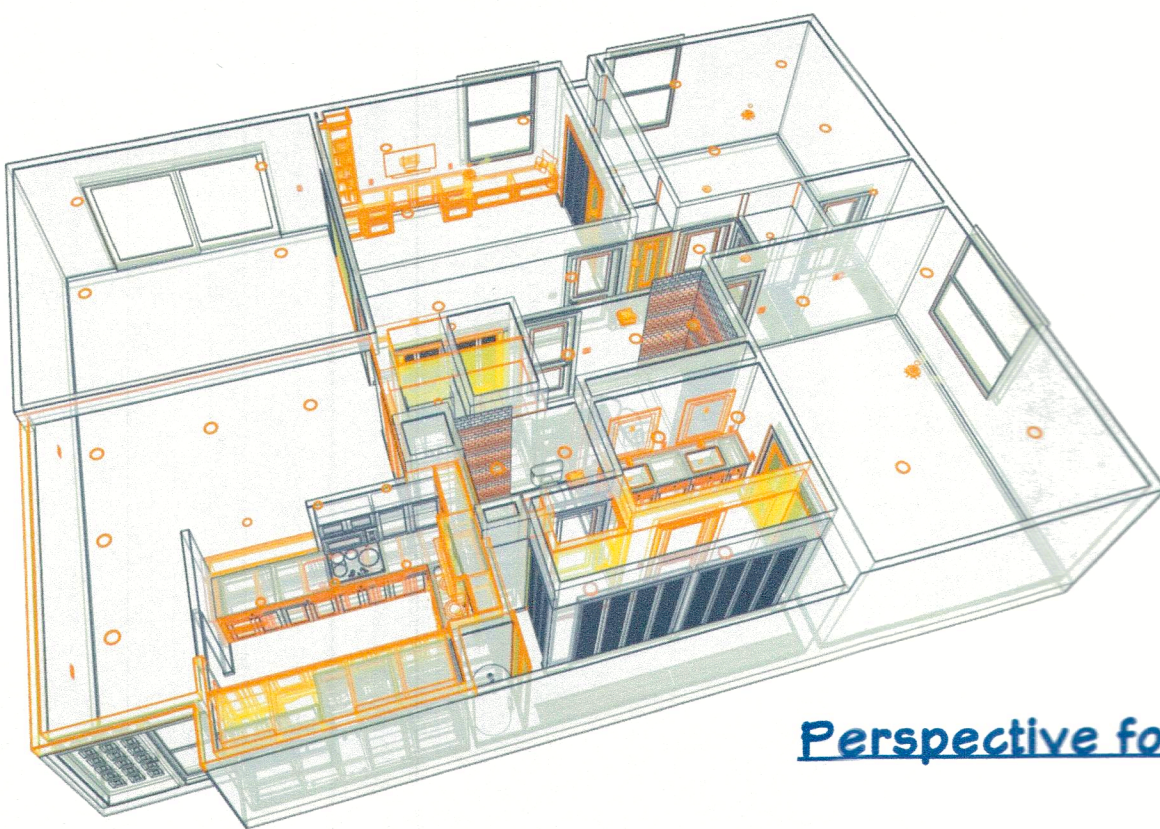
Kitchen
Full Demo
Demo dividing walls to living and entry for open concept
Raise ceiling soffit +/- 10"-12"
Relocate sink and appliances
Install new cabinetry and countertops
Install new appliances and fixtures

Master Bath
Full Demo
Demo and reframe interior walls to create walk-in closet
Install new cabinetry and countertops
Install new tile shower and fixtures

Guest Bath
Full Demo
Install new cabinetry and countertops
Install new tile shower and fixtures

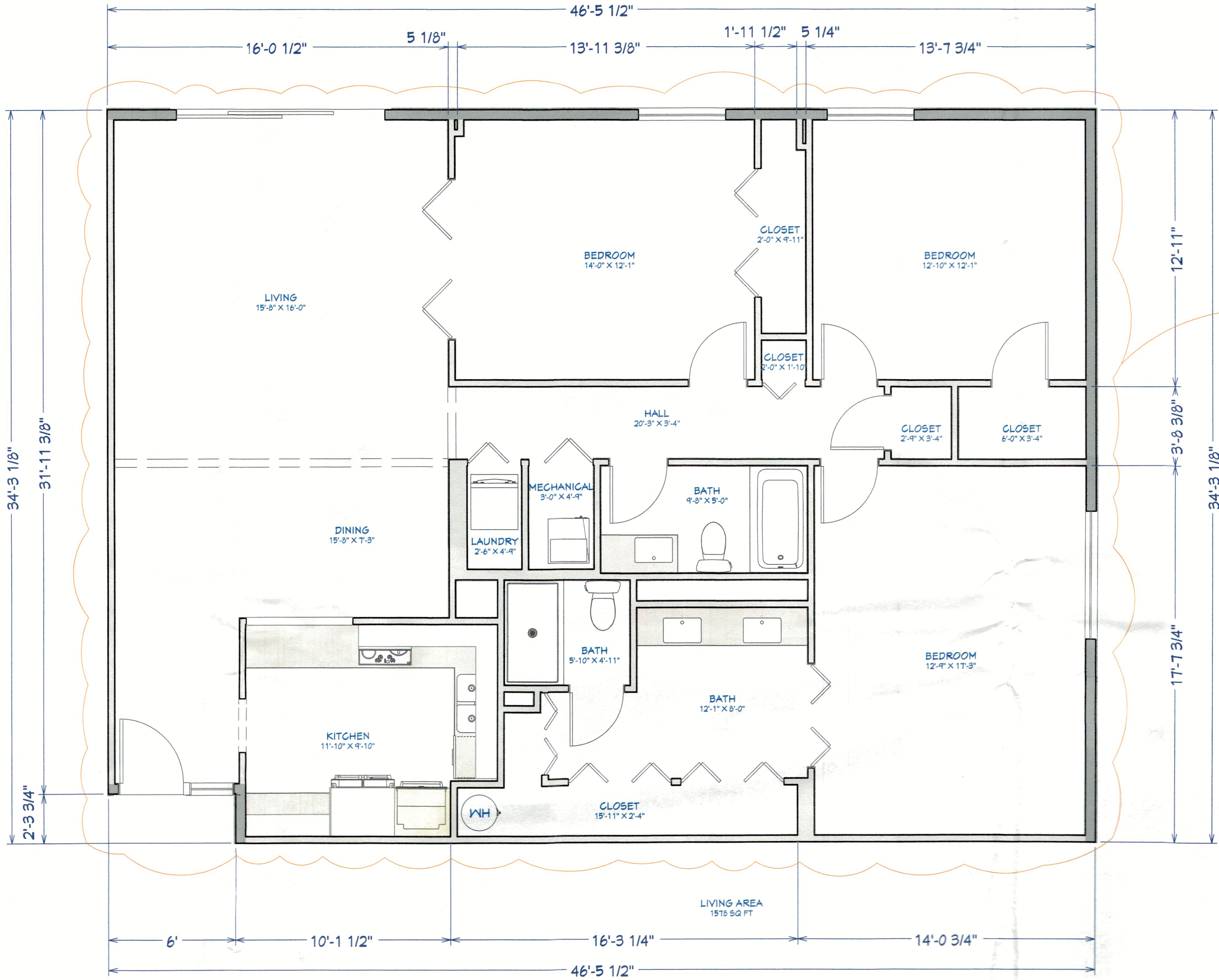
Den
Close off doorway to living room
Install new desk cabinetry and tops

MEP
Reorient rough-in plumbing to accommodate plans
Update Plumbing connections where necessary
Update Electrical circuits where necessary
Reorient and add circuitry to accommodate plans
Update Smoke Detectors to meet code
Update HVAC supplies and returns where necessary
Electrical Panel - No Change



Perspective for illustration
No Scale

Dotter Remodel
Creative Kitchens and Baths



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

Area of Work

As-Built Layout
1/4" = 1'

Permit # **PB25-0175**
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.
FEB 20 2025
APPROVED
Reviewer: *[Signature]*

Layout Page Table		
Label	Title	Description/Comments
A-1	Scope of Work	
A-2	Layout Changes	
A-3	Demo / Framing Plan	
AE-1	Switching / Receptacle Layout	
AE-2	Lighting Layout	
AP-1	Plumbing Layout	
A-4	Cabinetry Layout / Kitchen	
A-5	Cabinetry Layout / Den & Bathrooms	
A-6	Finish Schedule	

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SnoozeHounds Renovations, Inc.
DBA Creative Kitchens & Baths
5610 Gulf of Mexico Drive, Unit 1
Longboat Key, FL 34228
941-925-3723 (Office)
407-304-9727 (Mobile)
Plans by Ryan Levar
Licensed CGC - Bruce Smith
License # CGC 1531837

Building Code:
Mechanical Code:
Electrical Code:
Plumbing Code:
Fire Safety Code:
Classification of Work:
Building Type:
Sprinklered:

Florida Building Code (FBC) Eighth Edition (2023) with Applicable Amendments
FBC Mechanical Eighth Edition (2023) with Applicable Amendments
FBC, Chapter 27: 2020 National Electrical Code (NFPA 70) with Applicable Amendments
FBC Plumbing Eighth Edition (2023) with Applicable Amendments
Florida Fire Prevention Code (FFPC) Eighth Edition (2023) with Applicable Amendments
Alteration Level 2
Residential Single Family
Yes

TAM 29 2025

TOWN OF LONGBOAT KEY
Planning, Zoning & Building



REVISION TABLE	
NUMBER	DESCRIPTION

Dotter, Sharon
1945 Gulf of Mexico Dr
Seaplace M2-204
Longboat Key, FL 34228

Scope of Work

Drawings Provided By:
Creative Kitchens and Baths
5610 Gulf of Mexico Dr
Longboat Key, FL

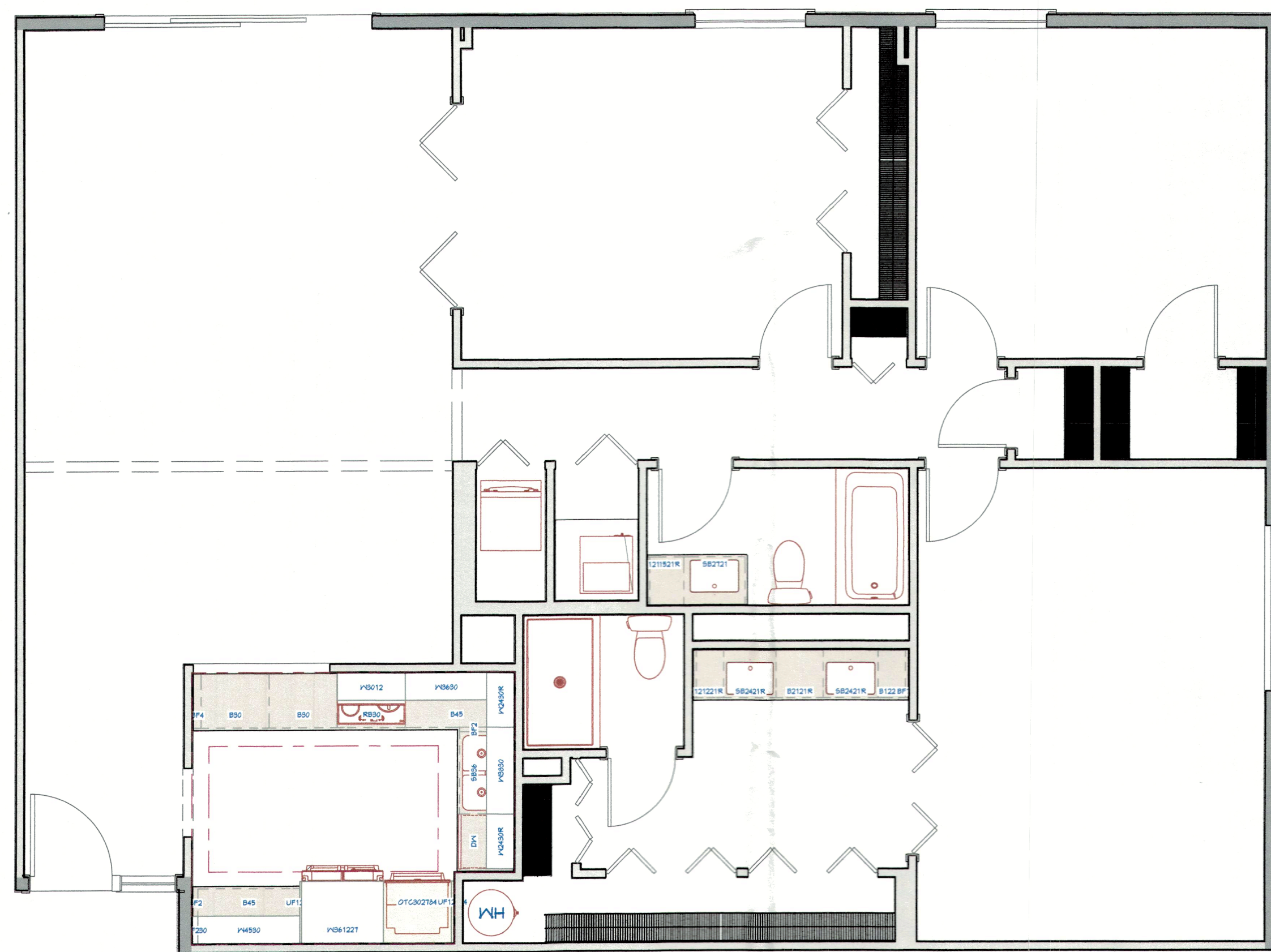
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1/20/2025

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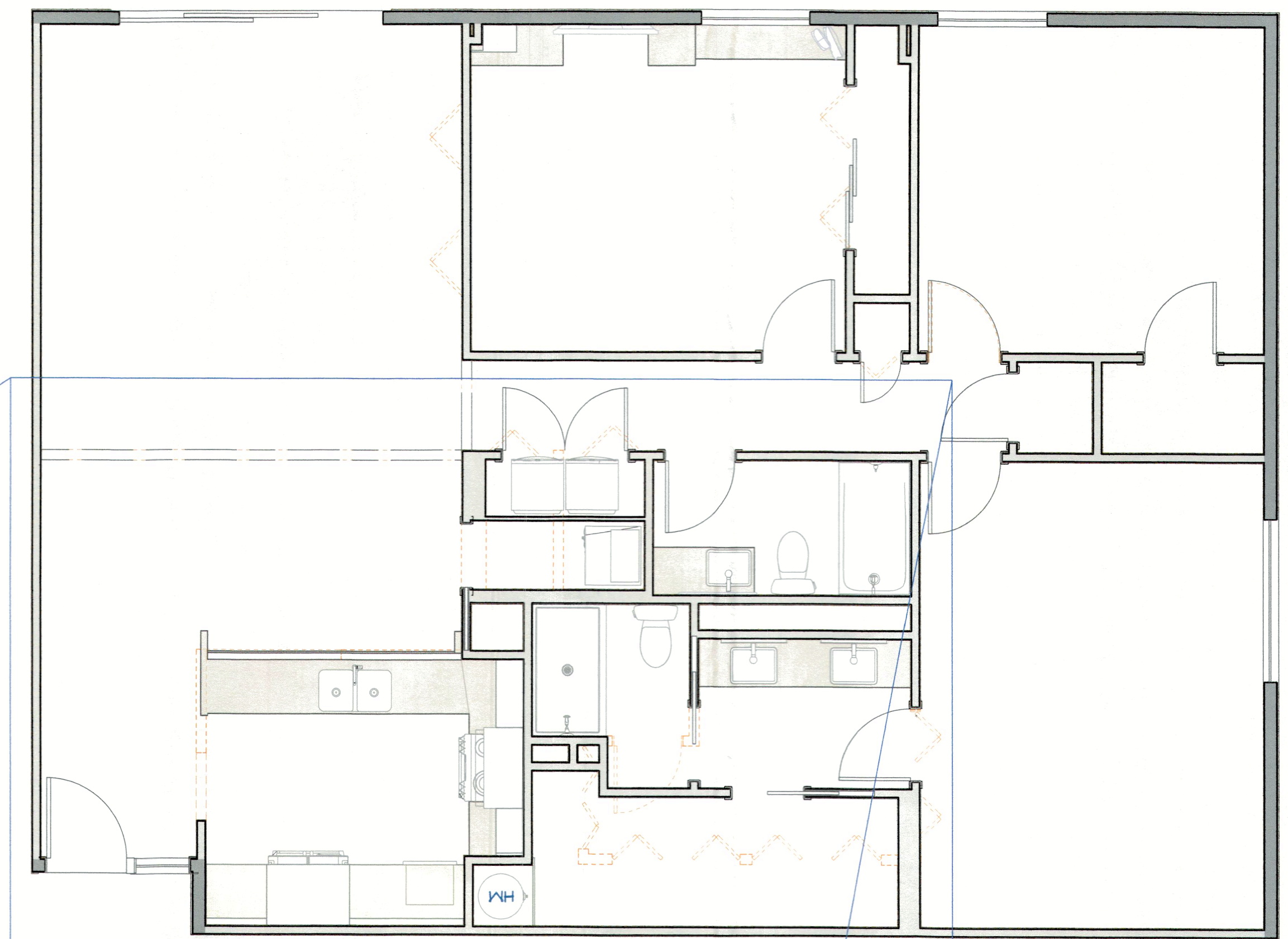
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A-1

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As-Built Layout
1/4" = 1'



Proposed Layout
1/4" = 1'

New laundry area with side by side washer / dryer to be accessed from hallway.
Reroute connections below false floor in new mechanical room.

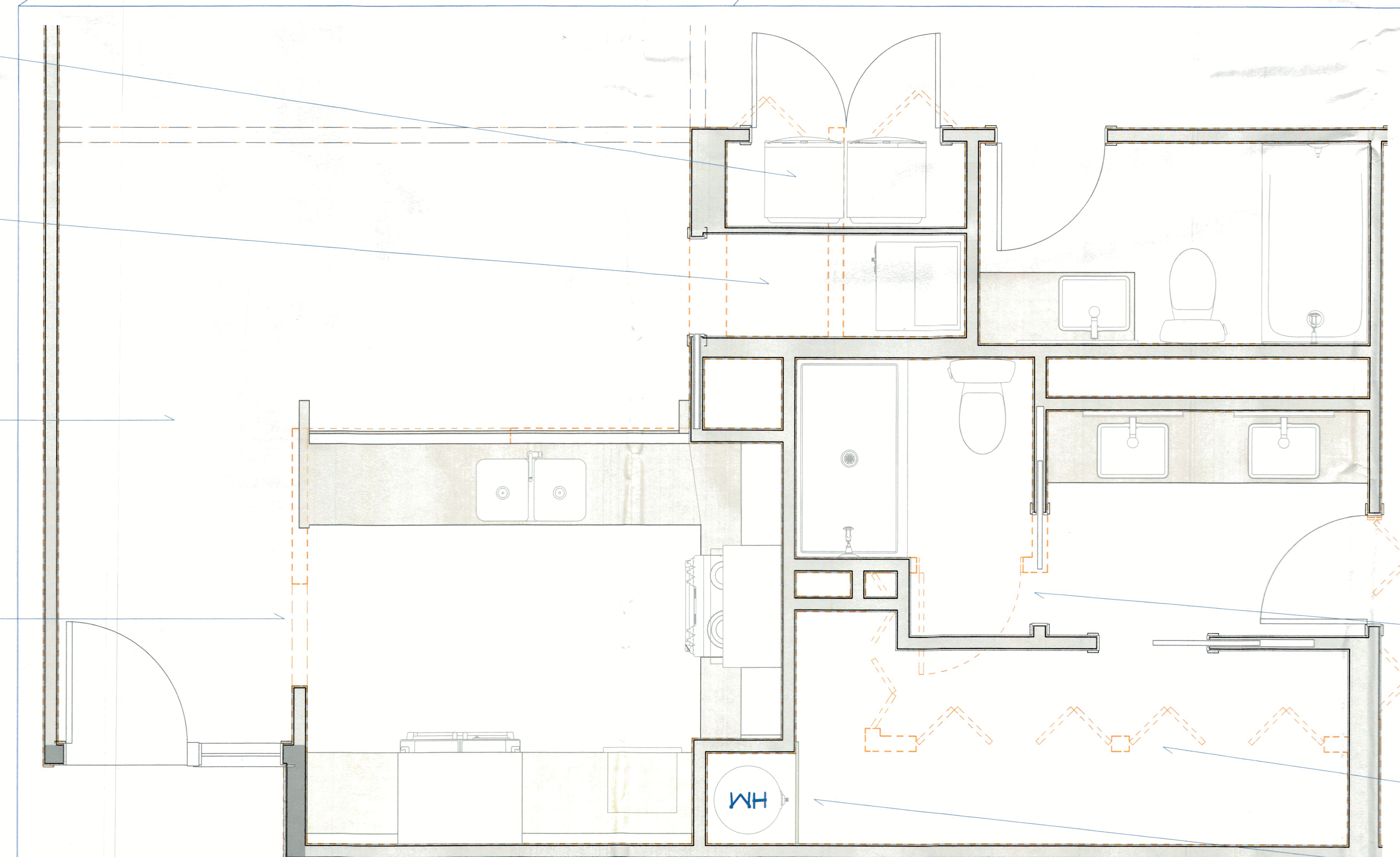
Remove dividing wall between laundry and mechanical.
Reorient air handler position and rework ducting. New access door from dining area.
Maintain space around air handler as required by code.

Raise soffits in kitchen, foyer, dining area as much as MEP systems allow (10"-12") TBD after demo

Remove dividing walls between kitchen and foyer / dining for open concept.
Non load bearing interior walls

Wall Legend

- CMU Block
- Interior Wall
- Demo Wall
- New Wall
- As Built
- Glass



Proposed Layout Changes Exploded
1/2" = 1'

- New access for toilet / shower room from vanity area.
- Raise soffit in toilet / shower room as much as MEP systems allow (10"-12") TBD after demo
- Reconfigure closet walls for new walk-in closet with access from vanity area.
- New cabinet door to hide water heater
- Replace water heater

BLDG PERMIT PLANS
FILE

Copy of Record

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TOWN OF LONGBOAT KEY
Planning, Zoning & Building



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Dotter, Sharon
1945 Gulf of Mexico Dr
Seaplace M2-204
Longboat Key, FL 34228

Layout Changes

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DATE:

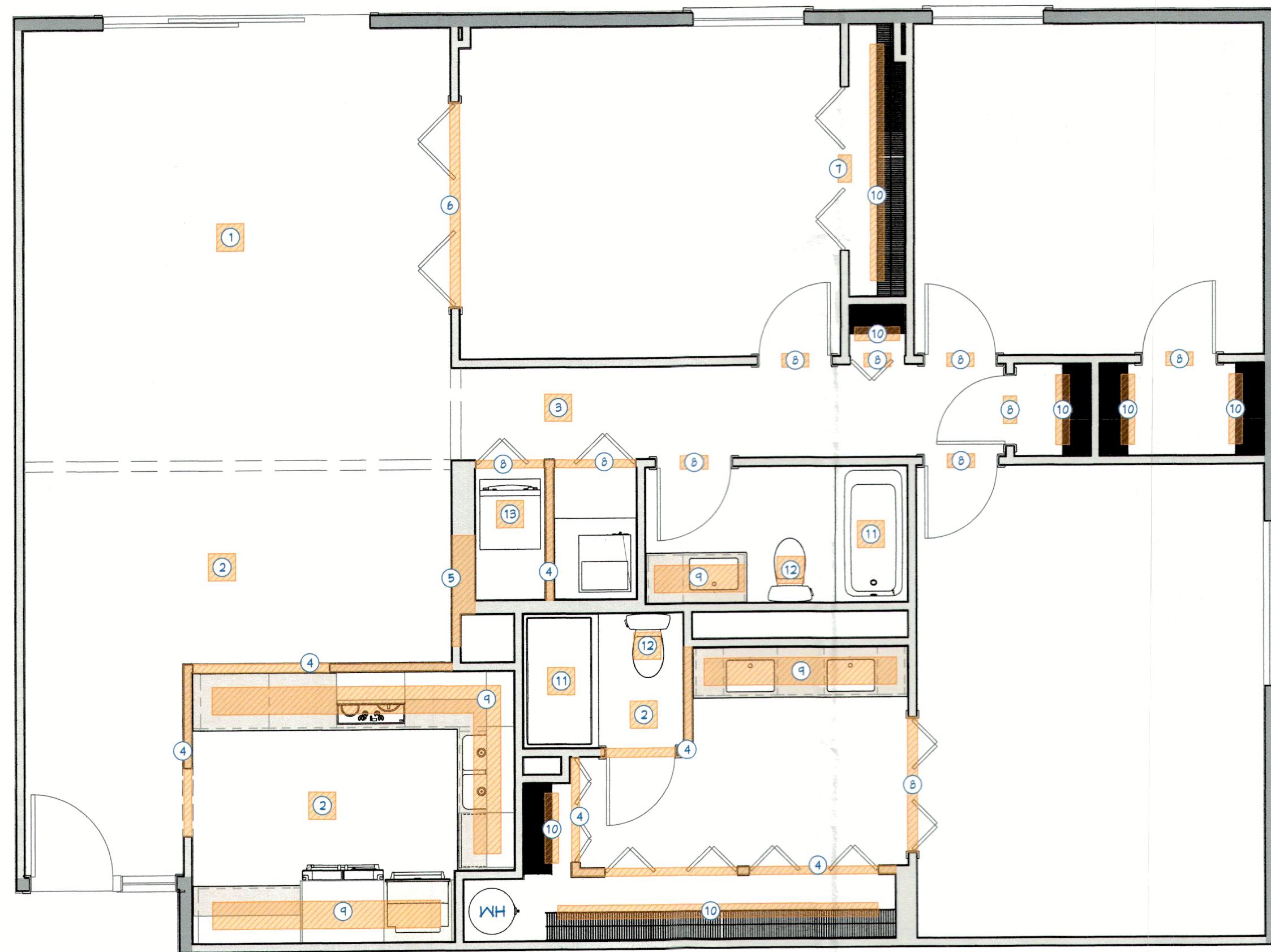
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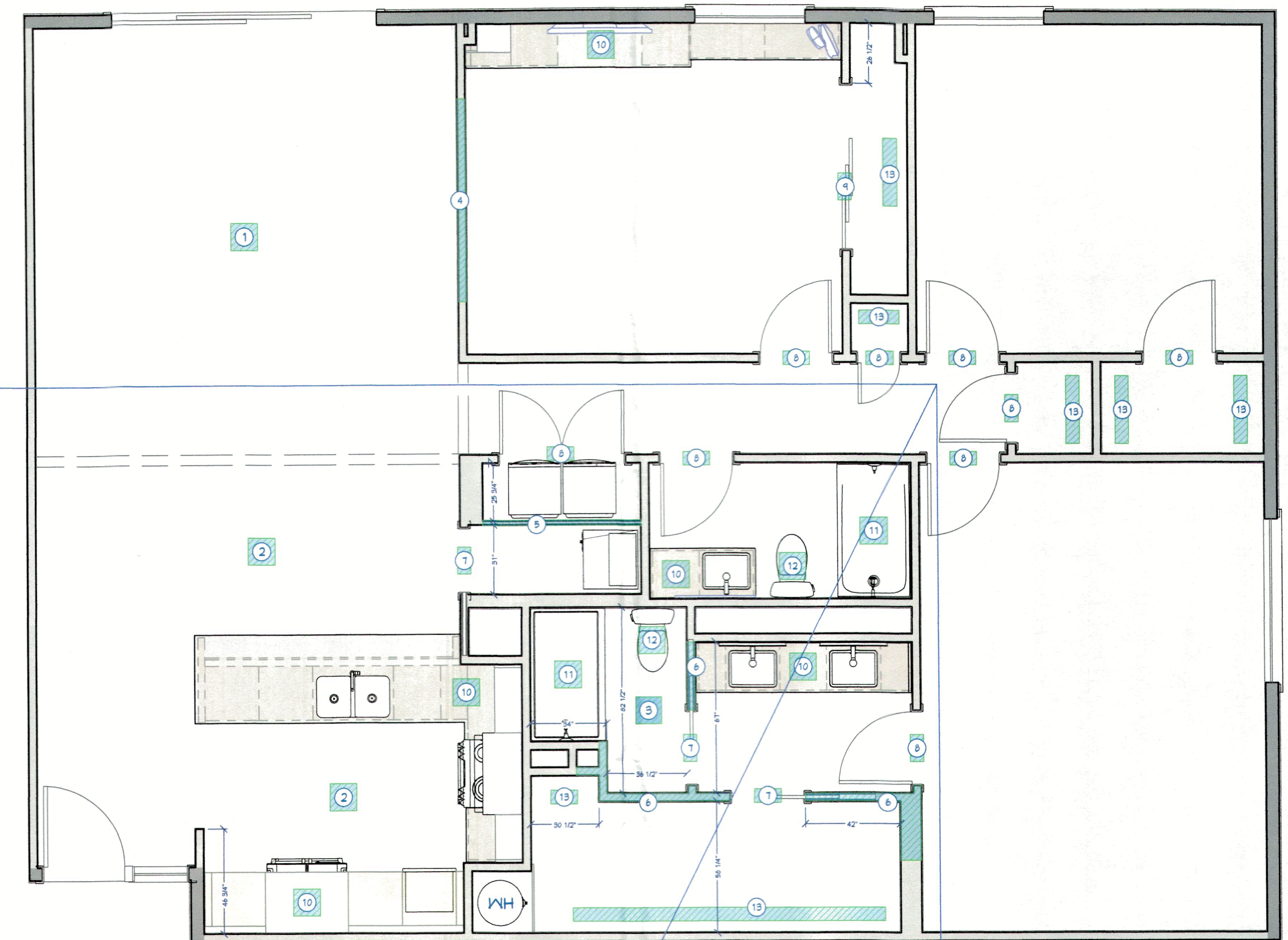
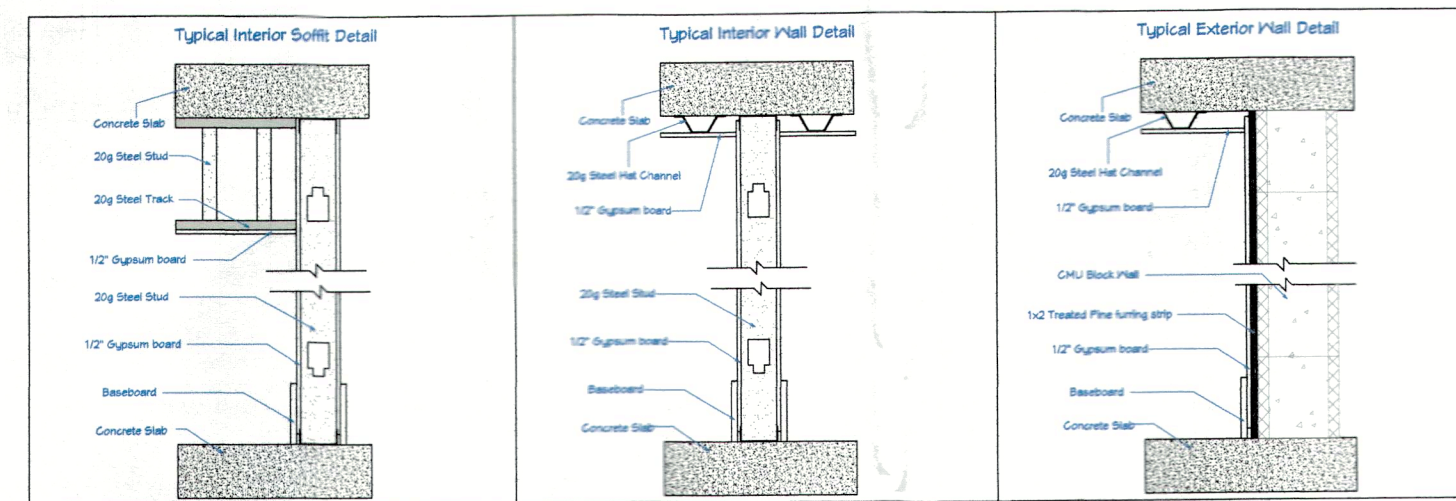
@ 24" x 36"

SHEET:

A-2



As-Built Layout
1/4" = 1'



Proposed Layout
1/4" = 1'

Demo Schedule	
1	Demo and Remove all flooring throughout condo
2	Demo and Remove soffit drywall. Demo and Remove soffit framing as needed
3	Investigate hall soffit for potential to raise. **DO NOT DEMO until discussed with PM**
4	Demo and Remove Wall
5	Demo and Remove Wall Prep for Pocket Door installation
6	Demo and Remove Door Prep for framing to fill in wall
7	Demo and Remove Wall Prep for Bypass Door installation
8	Demo and Remove Door Prep for Swing Door installation
9	Demo and Remove Cabinetry, Countertops, Appliances, Fixtures, and Finishes
10	Demo and Remove shelving / cabinetry
11	Demo and Remove tub / shower Remove all waterproofing, down to studs
12	Demo and Remove toilet
13	Demo and Remove washer / dryer

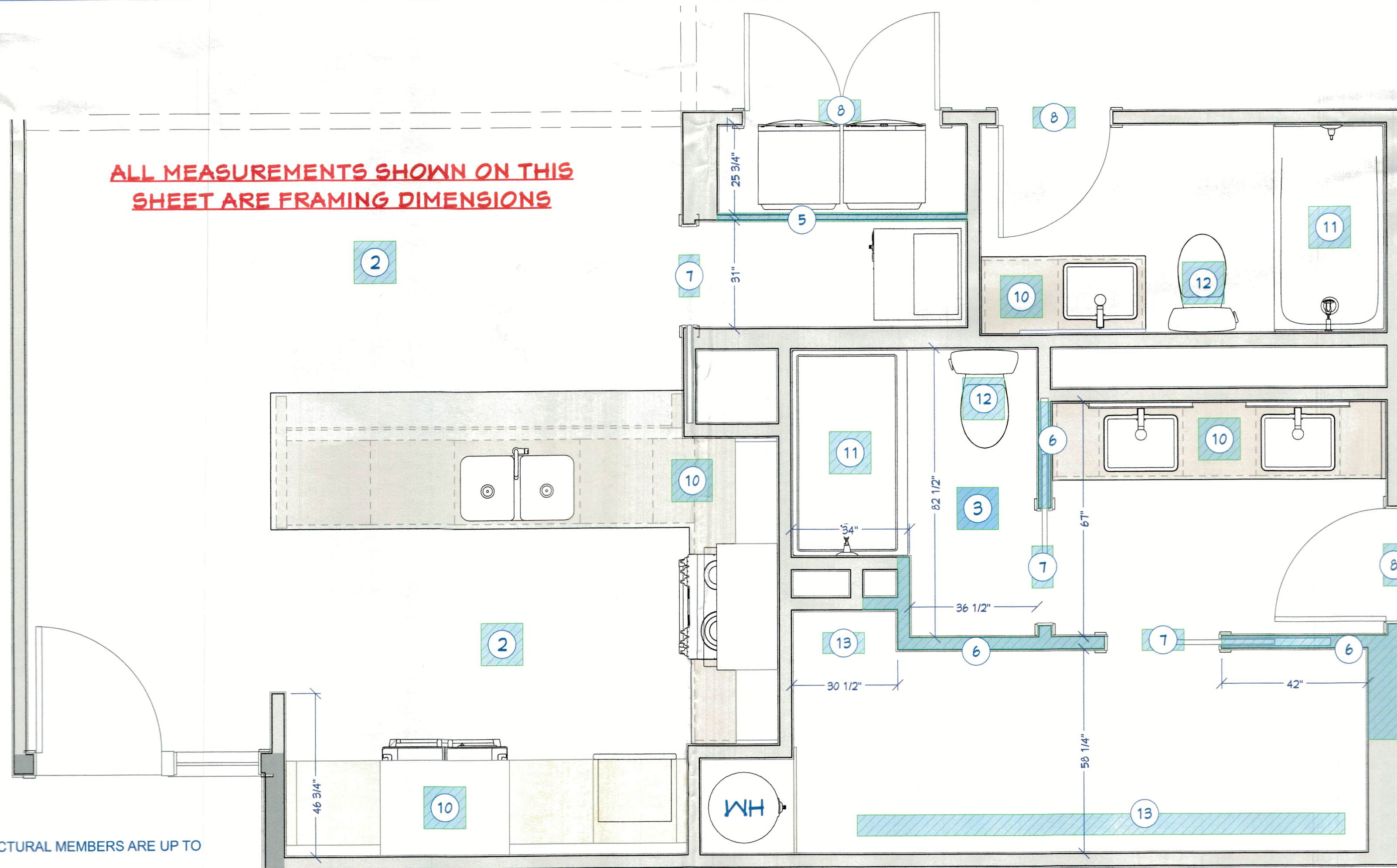
Wall Legend

	CMU Block
	Interior Wall
	Demo Wall
	New Wall
	As Built
	Glass

FRAMING NOTES:

ALL EXISTING FRAMING TO REMAIN, UNO.
INSPECT ALL EXISTING FRAMING TO ENSURE ALL STRUCTURAL MEMBERS ARE UP TO CODE.
IF NEEDED, PROVIDE ADDITIONAL SUPPORTS / FRAMING MEMBERS / CONNECTIONS.
IN ALL NEW WALLS, PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.
IN ALL NEW WALLS, PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS
IN ALL NEW WALLS, PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.
IN ALL NEW WALLS, ALL LUMBER NOT SPECIFICALLY NOTED TO BE S.P. #2 OR BETTER.
IN ALL NEW WALLS, ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.
SEE WALL FRAMING DETAIL

ALL MEASUREMENTS SHOWN ON THIS SHEET ARE FRAMING DIMENSIONS



Proposed Layout Exploded
1/2" = 1'

New Work Schedule	
1	Install new LVP flooring throughout condo
2	Reframe soffit and hang new drywall Finished ceiling to be ~95.5" AFF
3	Reframe soffit and hang new drywall Finished ceiling height TBD based on MEP
4	Fill opening / framing and drywall
5	New stud wall with drywall Use 1.5" steel studs / 1/2" drywall
6	New stud wall with drywall Use 3.5" steel studs / 1/2" drywall
7	New Pocket Door See Door Schedule for details
8	New Swing Door See Door Schedule for details
9	New Bypass Door See Door Schedule for details
10	New Cabinetry, Countertops, Appliances, Fixtures, Finishes
11	New Tile Shower
12	New Toilet
13	New Shelving See Finish sheet for Closet Detail

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Planning, Zoning & Building

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NUMBER	DATE

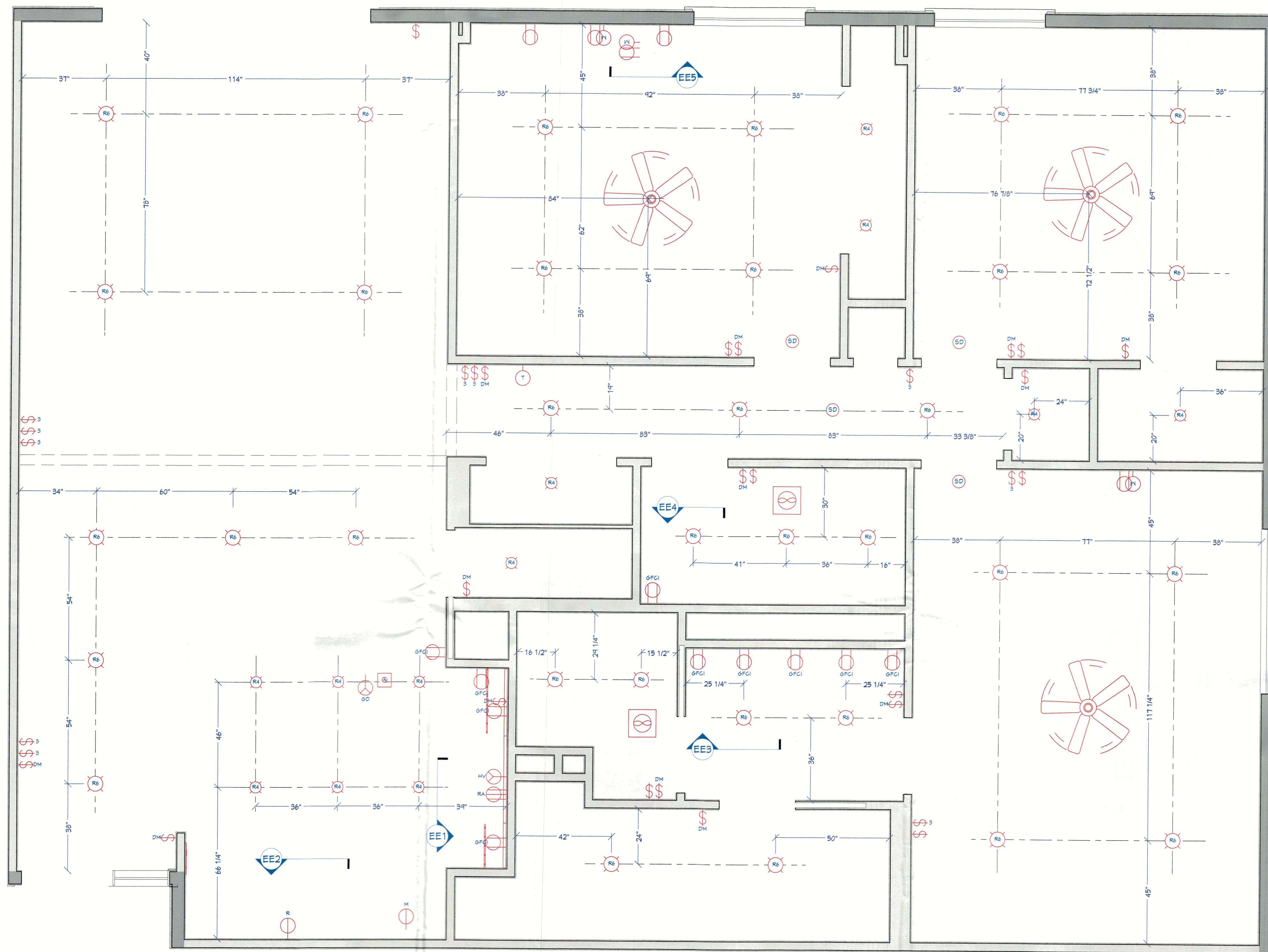
Dotter, Sharon
1945 Gulf of Mexico Dr
Seaplace M2-204
Longboat Key, FL 34228

Demo / Framing Plan

DRAWINGS PROVIDED BY:
Creative Kitchens and Baths
5610 Gulf of Mexico Dr
Longboat Key, FL

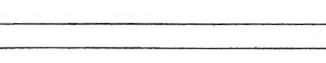
DATE:
1/20/2025
SCALE:
@ 24" x 36"
SHEET:

A-3



Lighting Layout
1/4" = 1'

Wall Legend

-  CMU Block
-  Interior Wall
-  Demo Wall
-  New Wall
-  As Built
-  Glass

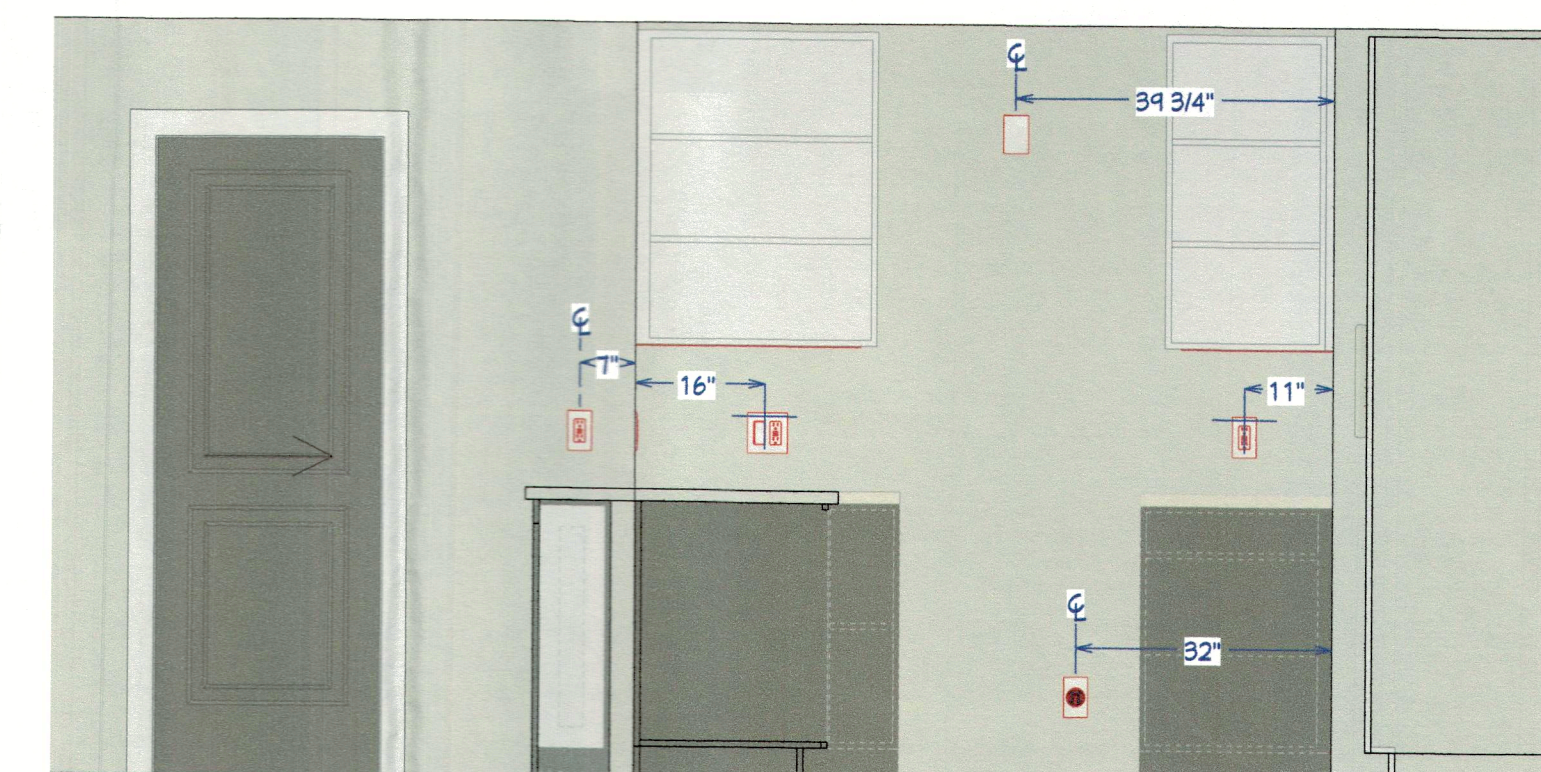
ELECTRICAL NOTES:

ALL LIGHT FIXTURES TO BE HIGH-EFFICIENCY LED LAMPS. ALL INDOOR RECESSED LIGHTS SHALL BE SEALED. INTERIOR LIGHTING CONTROLS WITH DIMMERS OR SENSORS EXCLUDING BATHROOM AND HALLWAYS. ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYPE. HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, FOUNDATION AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED. ALL VENTILATION FANS SHALL BE ON STANDARD SWITCHES, UNO. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM, AND ONE SMOKE / CARBON MONOXIDE DETECTOR IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER. FIXTURES TO BE SELECTED BY HOME OWNER. UNO - ALL SWITCHES TO BE 45" OC AFF. INTERIOR OUTLETS TO BE 15" AFF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. GARAGE OUTLETS TO BE 40" ASF.

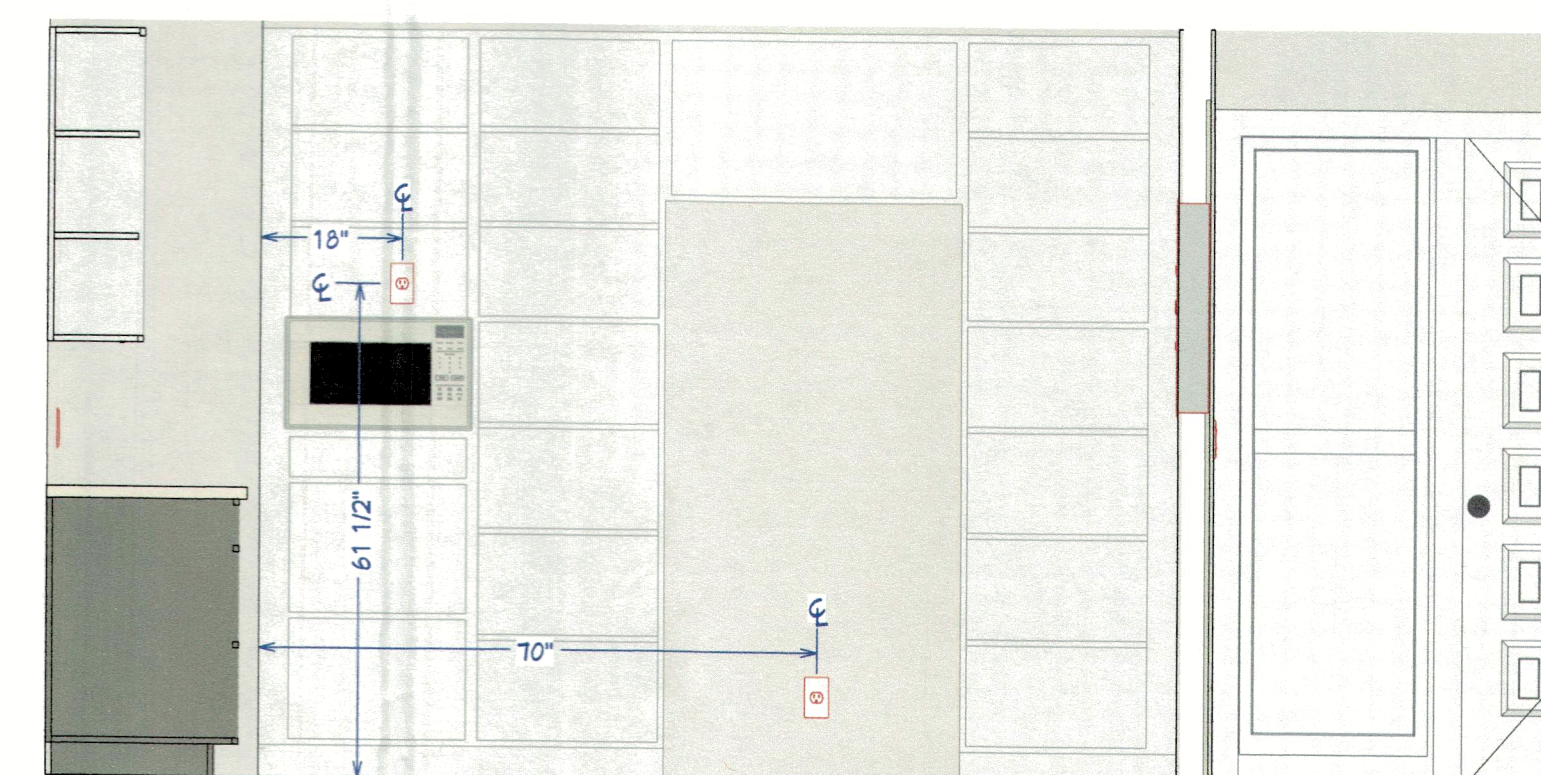
Existing room receptacles to remain, and be replaced with new Decora receptacles, UNO

Existing switches not shown on plans to be removed, UNO

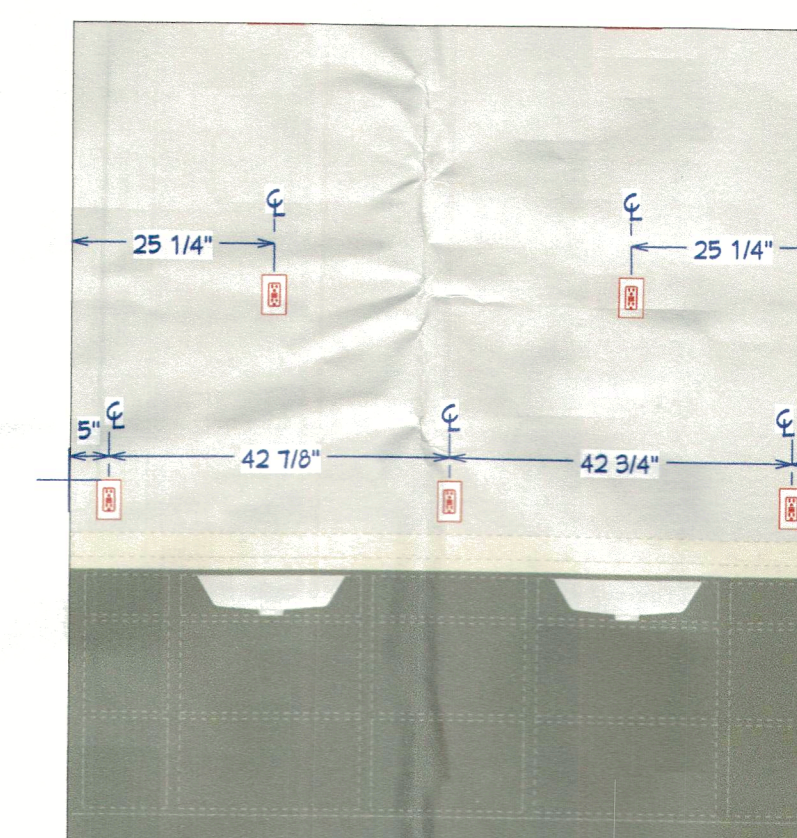
See appliance specs on A-6 for additional details



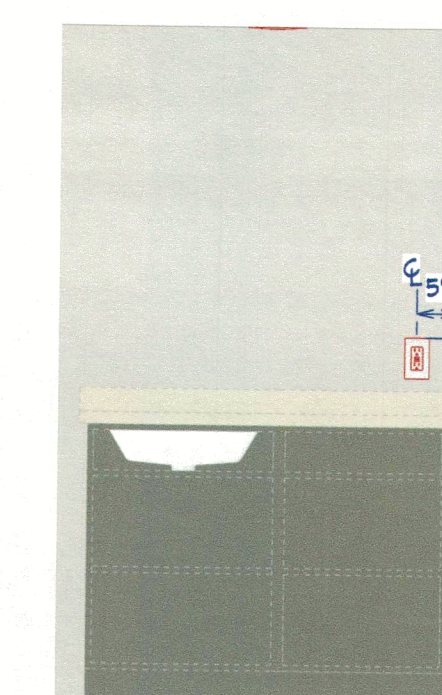
Electrical Elevation 1
1/2" = 1'



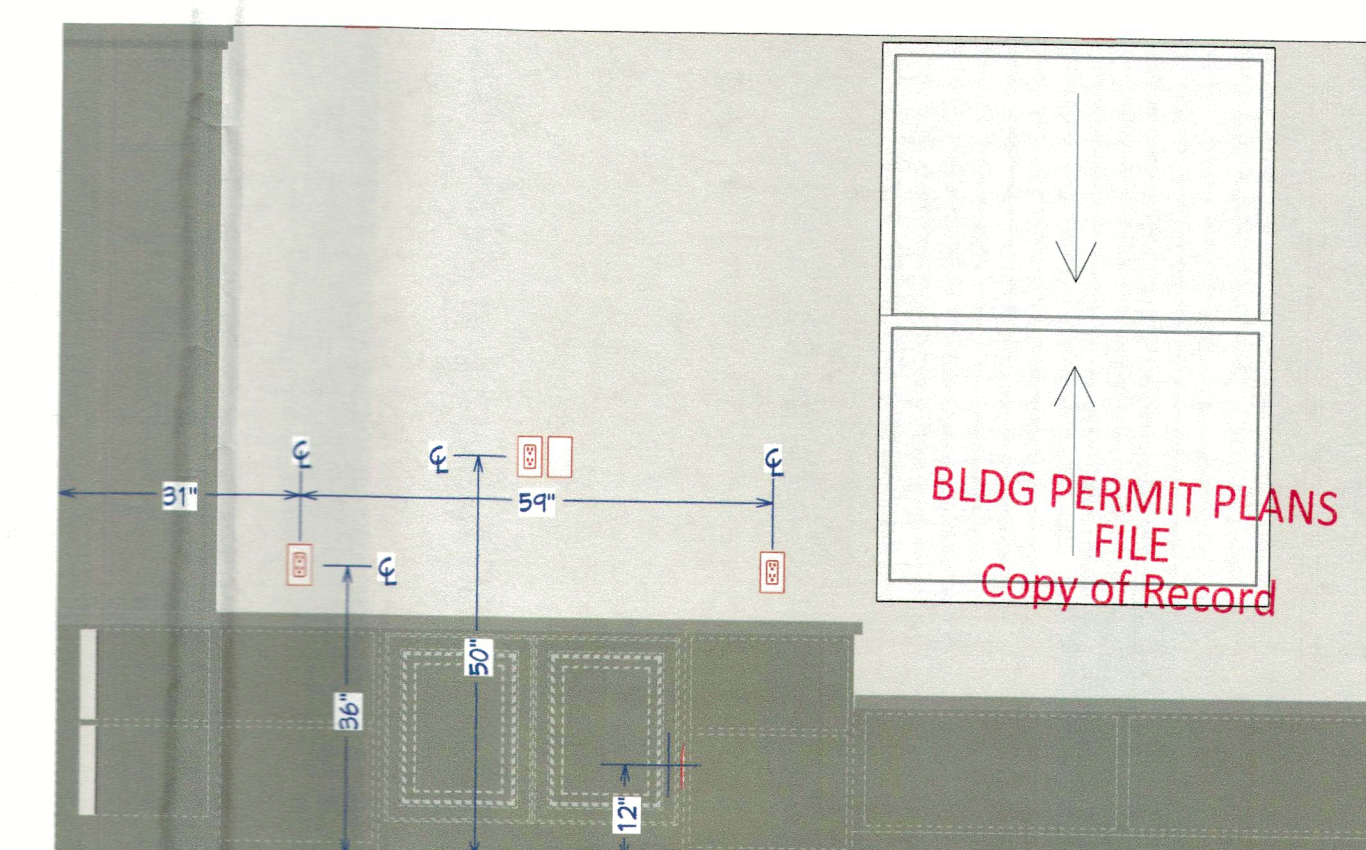
Electrical Elevation 2
1/2" = 1'



Electrical Elevation 3
1/2" = 1'

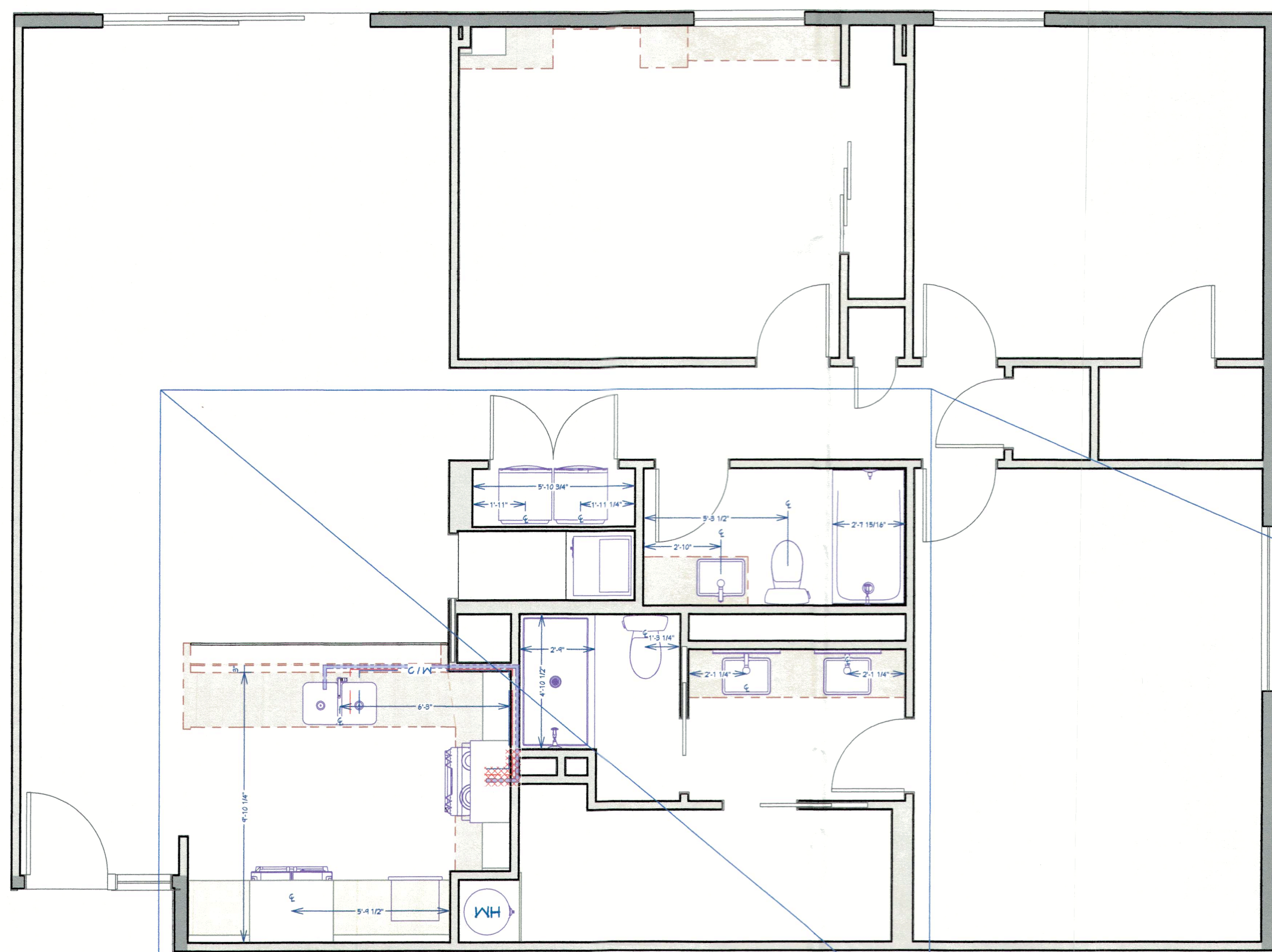


Electrical Elevation 4
1/2" = 1'



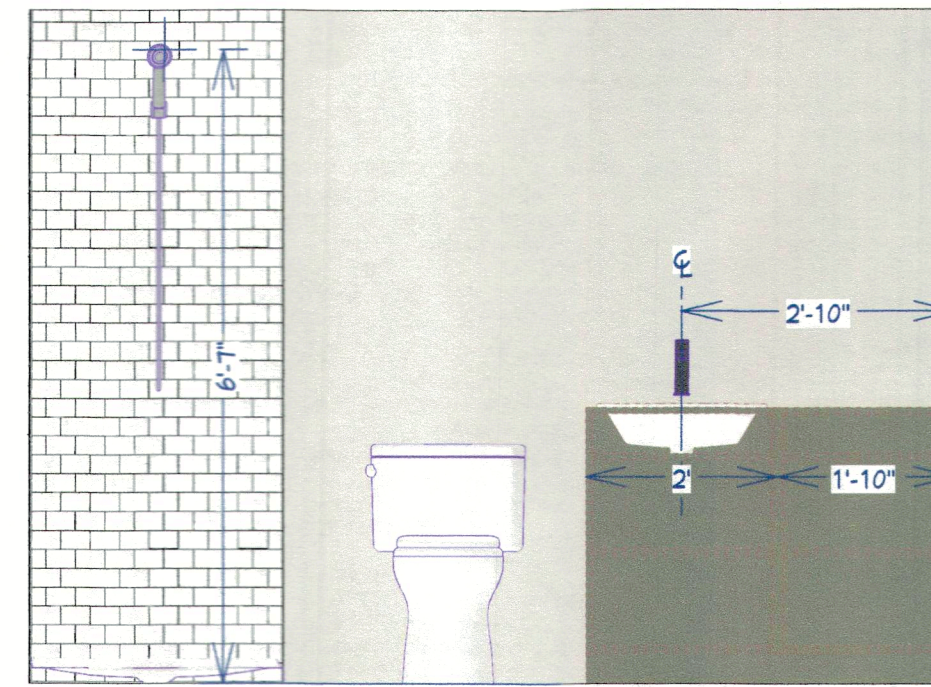
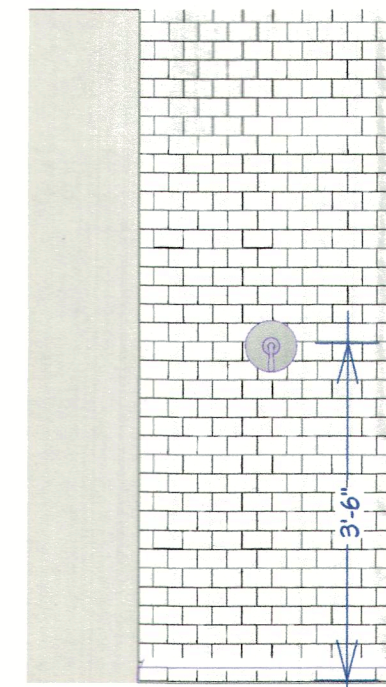
Electrical Elevation 5
1/2" = 1'

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Planning, Zoning & Building

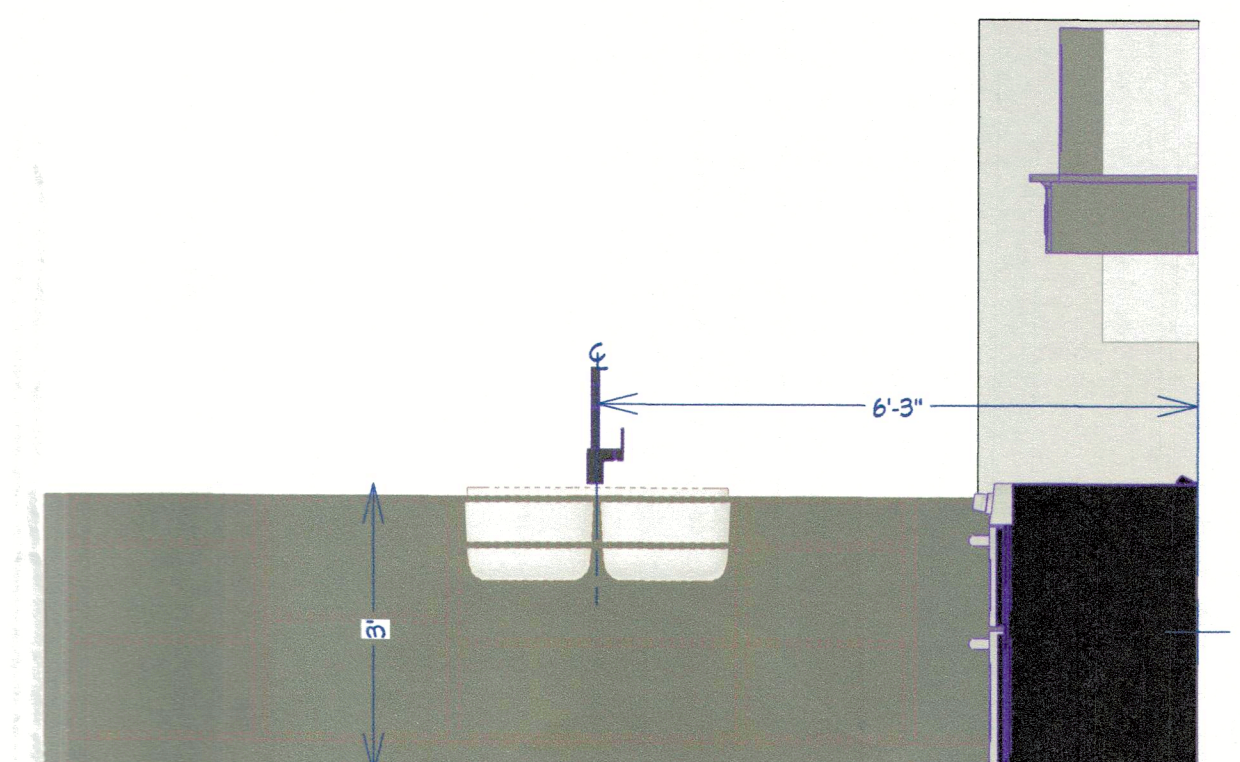


Plumbing Layout
1/4" = 1'

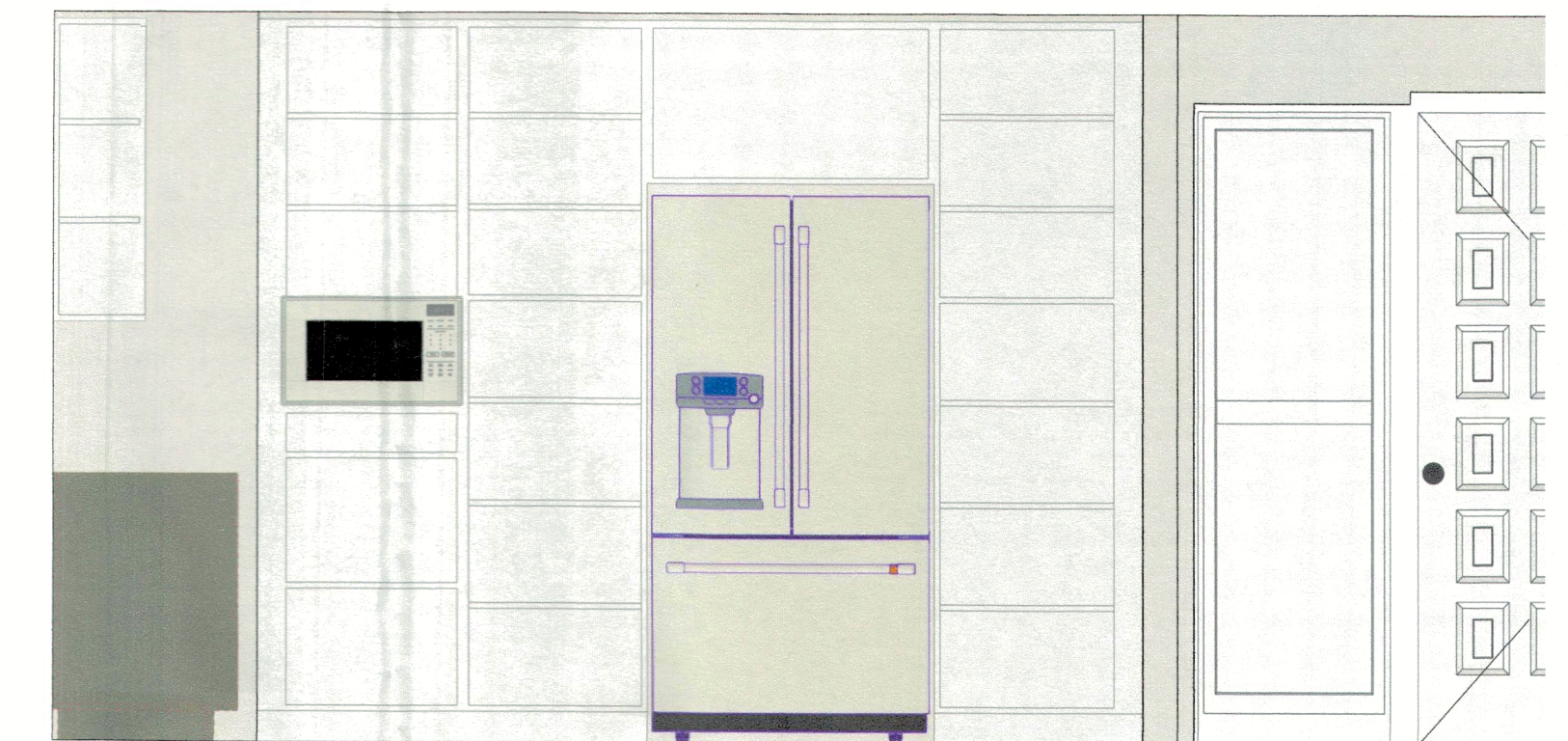
Plumbing Elevation 7
1/2" = 1'



Plumbing Elevation 6
1/2" = 1'



Plumbing Elevation 1
1/2" = 1'



Plumbing Elevation 2
1/2" = 1'

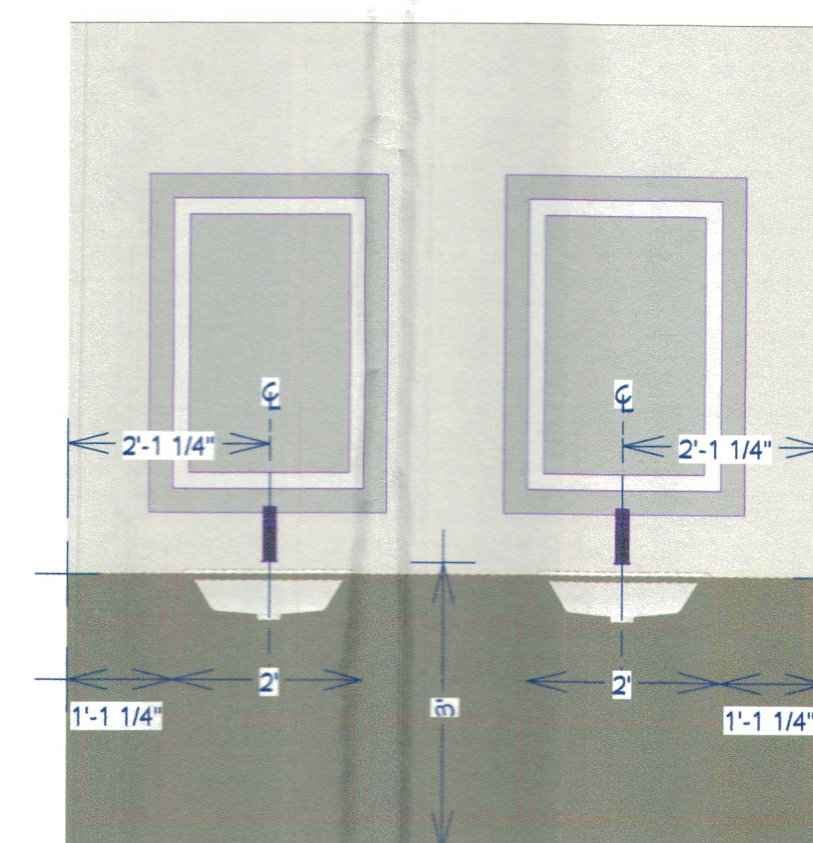
Relocate washer supply and drain lines to new location on side wall in laundry room. Route lines below false floor in Mechanical room if necessary

Relocate existing drain and supply lines to new location. Utilize 3" dead space behind cabinetry for new lines. Undermount double basin sink with disposal

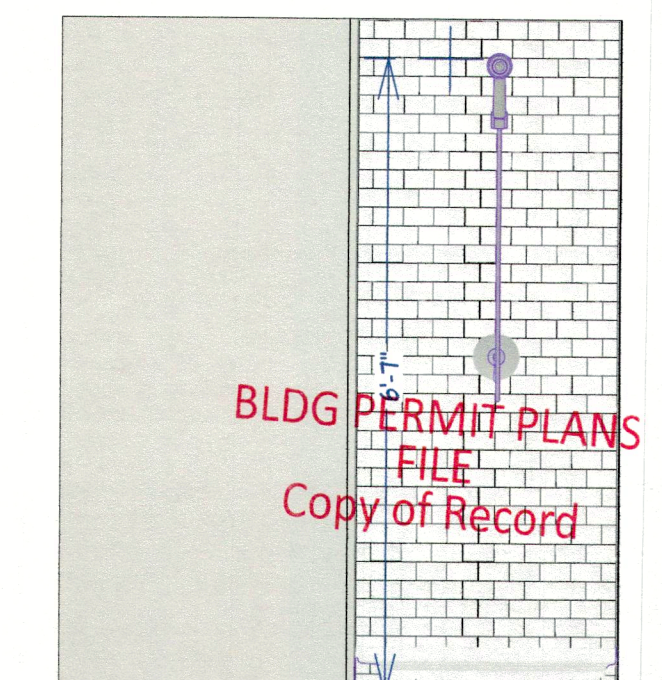
Rough-in and install new fixtures in both bathrooms to include:

New lav sinks, new toilets, new shower fixtures

Plumbing Elevation 3
1/2" = 1'



Plumbing Elevation 4
1/2" = 1'



Plumbing Elevation 5
1/2" = 1'

Eliminate existing connections, supply lines, and drain lines. Cap and remove as necessary

Relocate fridge supply line from existing location. Install new recessed shut-off box

Plumbing Layout Exploded
1/2" = 1'

FIXTURE SCHEDULE					
NUMBER	LABEL	QTY	WIDTH	DEPTH	HEIGHT
A01	ARCHED RAISED PANEL MANTEL	1	36"	21 1/8"	28"
A02	BUILT-IN MICROWAVE HINGED	1	23 7/8"	19 3/8"	14"
A03	DOUBLE UNDERMOUNT SINK	1	33 3/16"	18 15/16"	11 9/16"
A04	ELECTRIC WATER HEATER - MEDIUM	1	20 1/4"	22 3/16"	51 1/16"
A05	ELONGATED TOILET	2	20"	28 1/8"	29 1/8"
A06	HAND HELD SHOWER HEAD	2	3 1/8"	9 1/16"	43 5/16"
A07	INTERIOR AIR HANDLER	1	26 1/8"	26 5/16"	45"
A08	56TLF-PP	3	2 1/16"	6 11/16"	6 7/8"
A09	7565	1	4 9/16"	9 1/16"	15 11/16"
A10	CEST50P	1	29 7/8"	28 5/8"	37 3/8"
A11	GFE28TP	1	35 3/4"	32"	70 1/2"
A12	GFD45ES	1	23 1/2"	25 1/2"	33 5/8"
A13	GFW4305	1	23 1/2"	25 1/2"	33 1/4"
A14	K-1936	1	59 1/2"	31 15/16"	3 3/4"
A15	K-21050	3	21 1/4"	16 3/8"	6 15/16"
A16	K-8649	1	58 1/2"	33"	6"
A17	K-99660-T01	1	58 1/2"	33"	84"
A18	K-99660-T01	1	59 1/2"	31 15/16"	85"
A19	K-T1035T-4	2	6 3/8"	4 1/4"	6 3/8"

Wall Legend

	CMU Block
	Interior Wall
	Demo Wall
	New Wall
	As Built
	Glass

GENERAL PLUMBING & HVAC NOTES:

1. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
2. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
3. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
4. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
5. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
6. INSULATE WASTE LINES FOR SOUND CONTROL.



REVISION	TABLE	REVISION	DESCRIPTION
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Plumbing Layout

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Longboat Key, FL

DATE:

1/20/2025

SCALE:

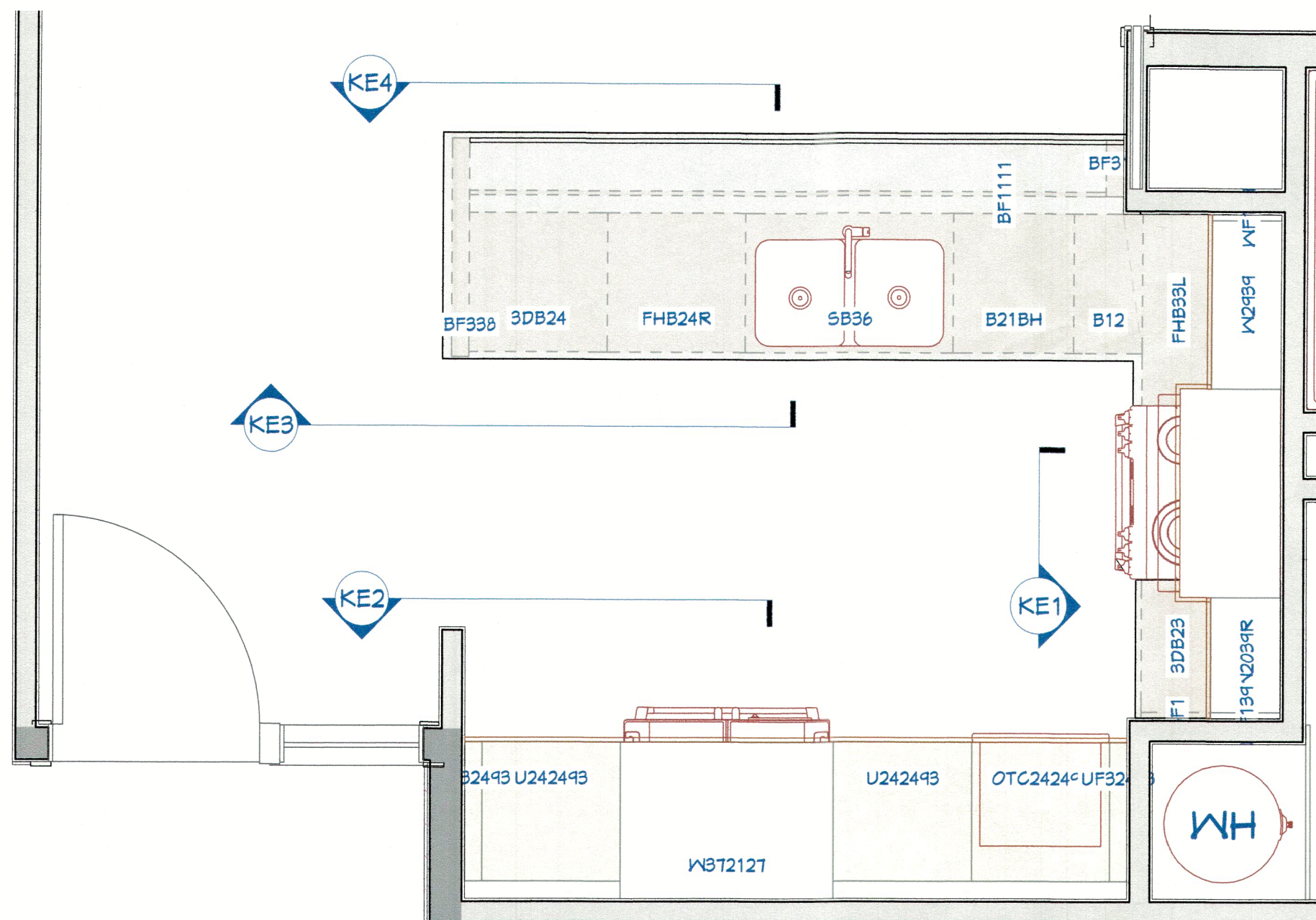
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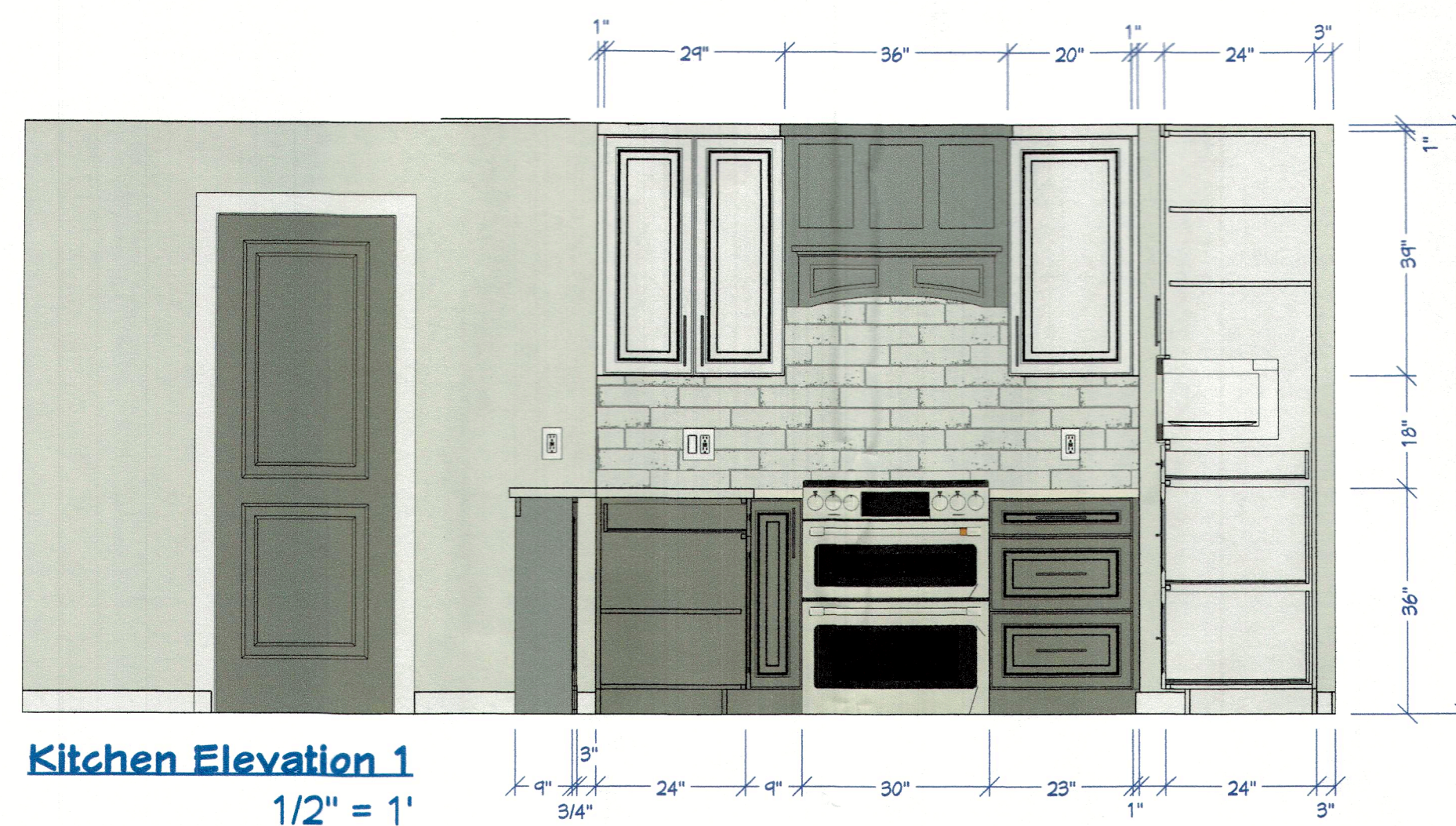
AP-1

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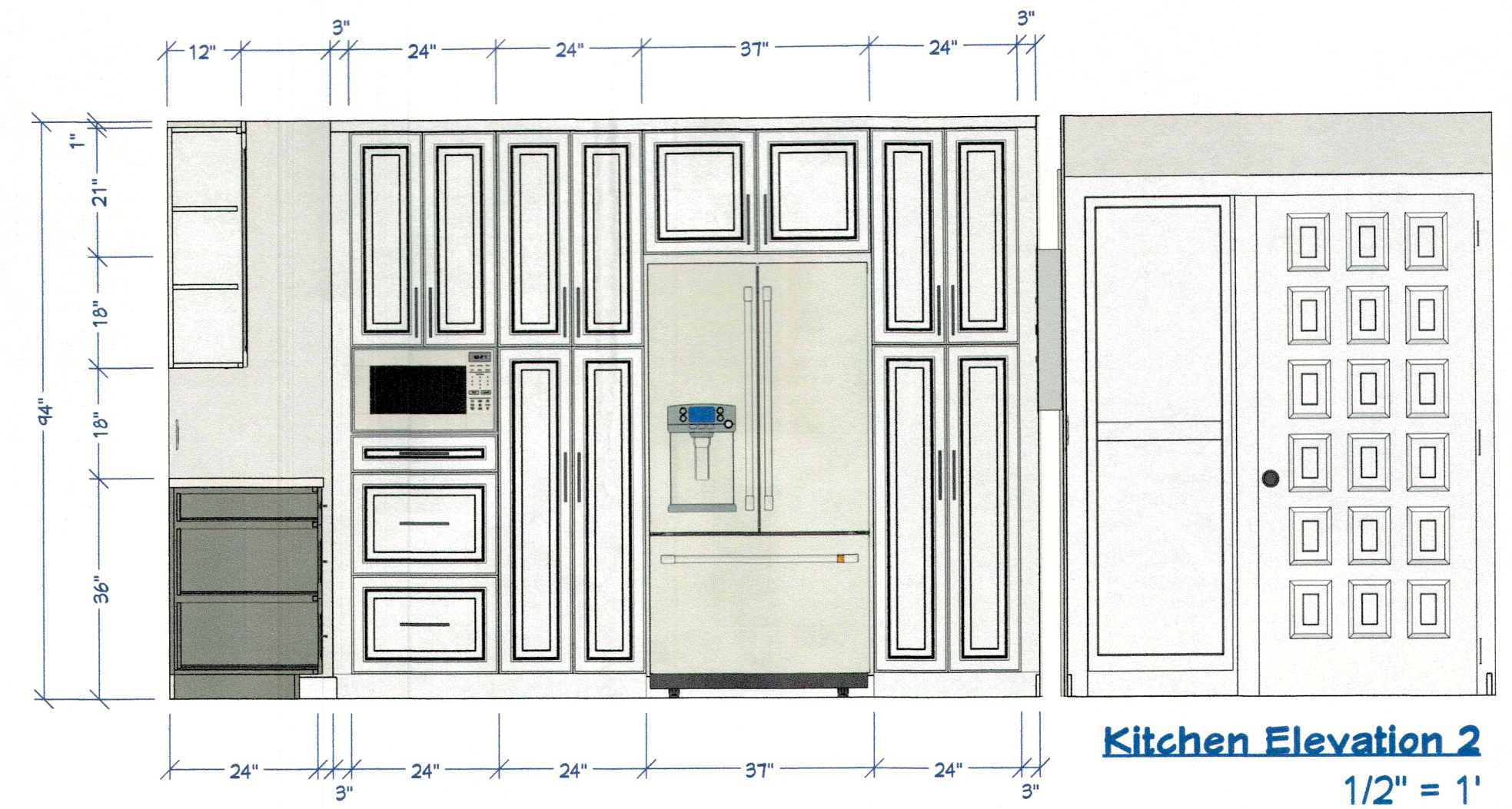
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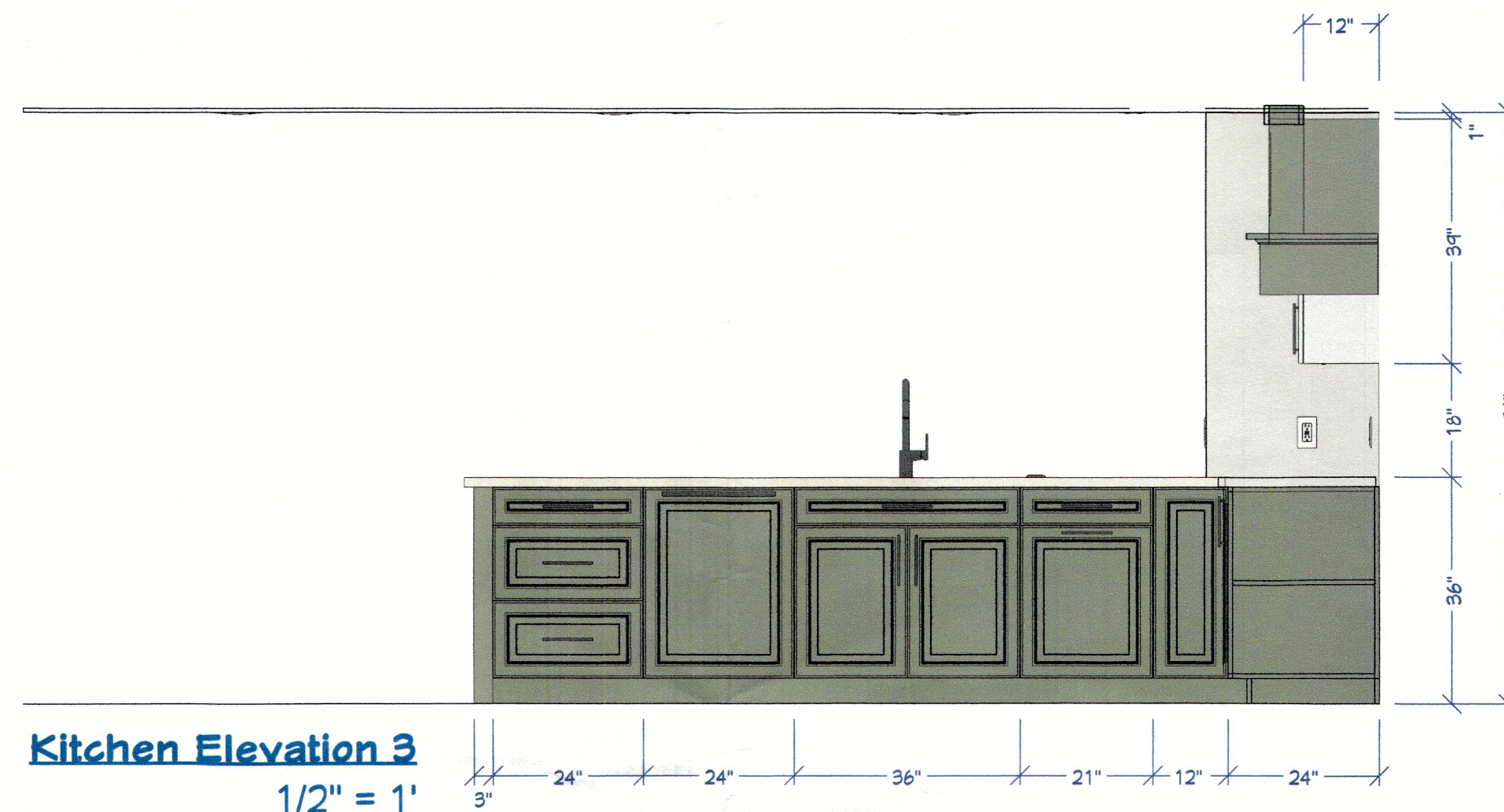
Kitchen Layout
1/2" = 1'



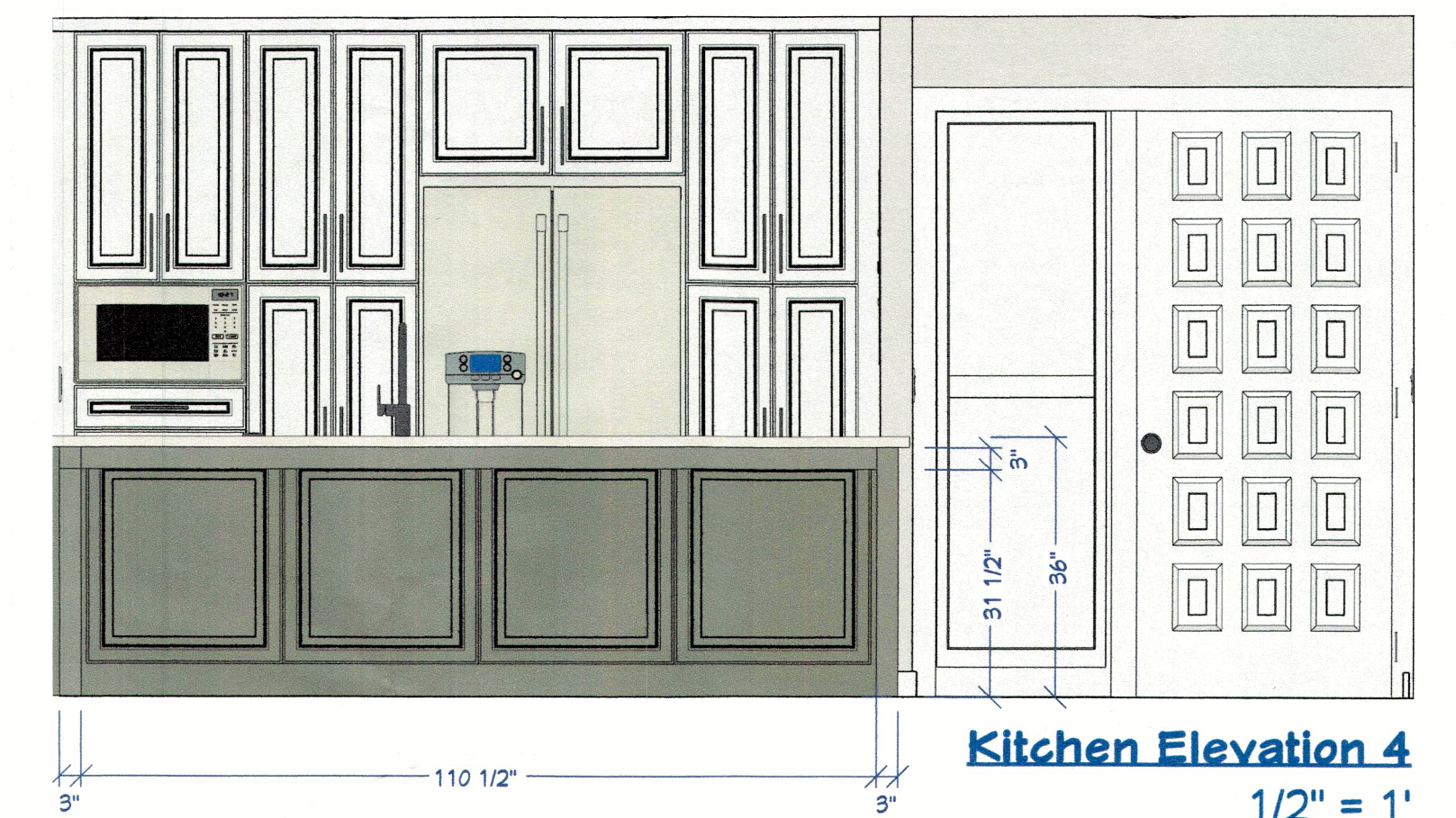
Kitchen Elevation 1
1/2" = 1'



Kitchen Elevation 2
1/2" = 1'



Kitchen Elevation 3
1/2" = 1'



Kitchen Elevation 4
1/2" = 1'



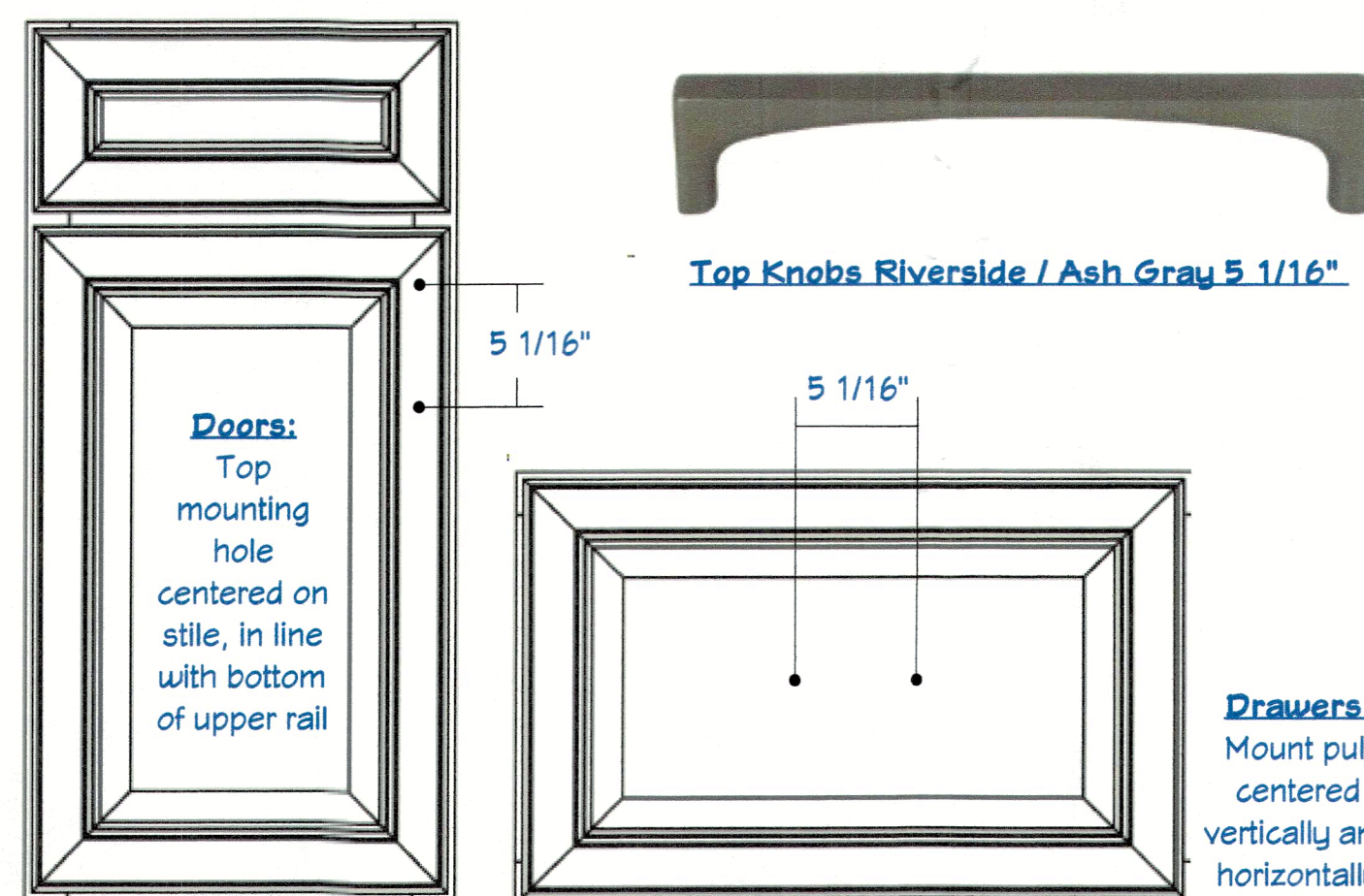
Renderings for Illustration
No Scale

Wall Legend

- CMU Block
- Interior Wall
- Demo Wall
- New Wall
- As Built
- Glass

CABINETY NOTES:

1. ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
2. ALL CABINETY TO BE ATTACHED WITH 2 1/2" WOOD SCREWS TO STUDS.
3. INSTALL BACKING MATERIAL WHERE NECESSARY
4. ALL SCREW HEADS TO BE COVERED WITH FASTCAPS. ALL NAIL HOLES TO BE FILLED AND PAINTED TO MATCH.
5. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
6. INSTALL HARDWARE ON SITE.
7. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
8. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING



Kitchen Cabinetry Selections				
Door Style: York Raised Panel	Cabinet Finish: Frappe / Maple	Cabinet Finish: Sea Salt / Maple	Cabinet Finish: Peppercorn / Cherry	Countertop: Cambria Whitendale
Eased edge T&B on all tops				



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Dotter, Sharon
1445 Gulf of Mexico Dr
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Longboat Key, FL 34228

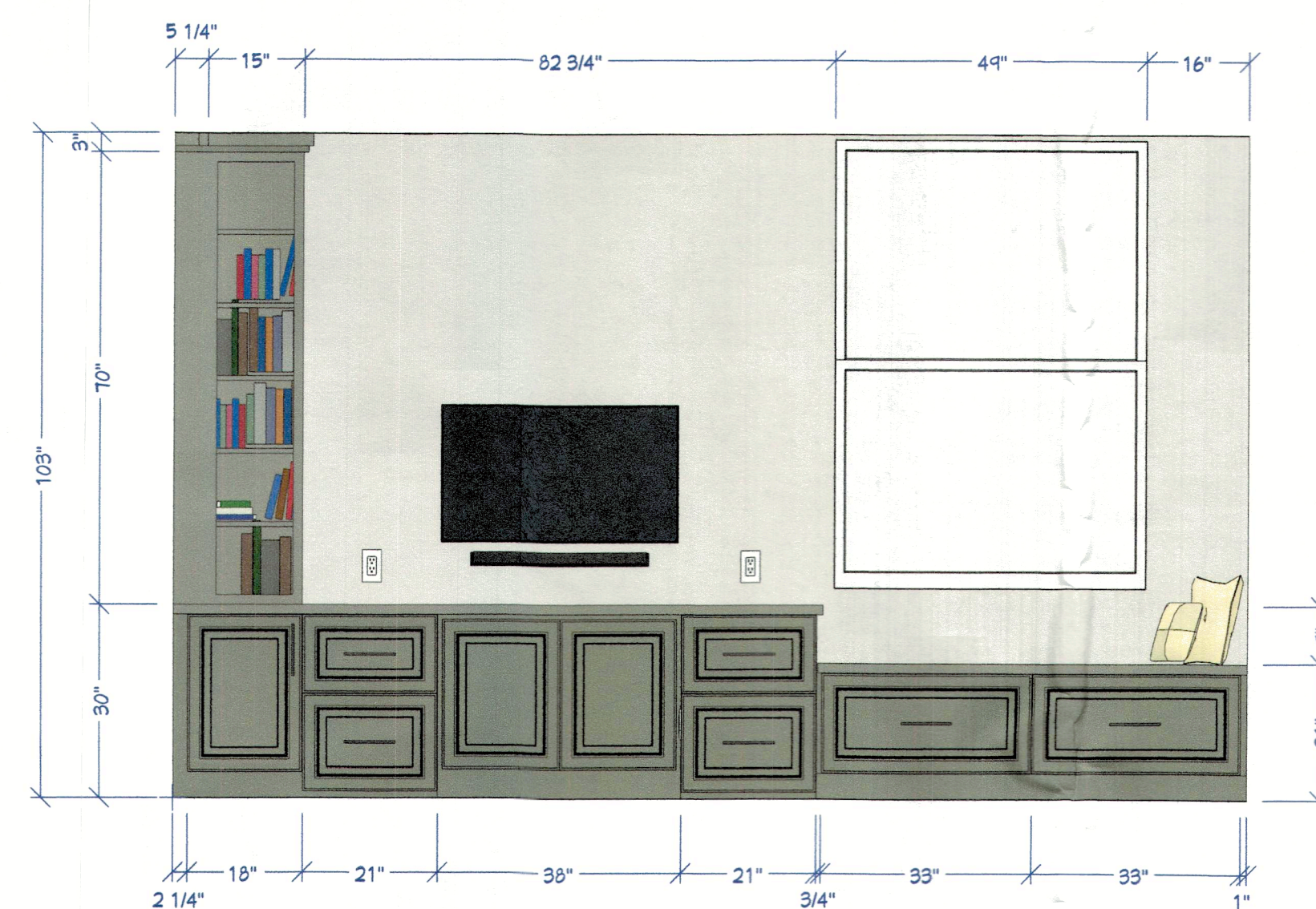
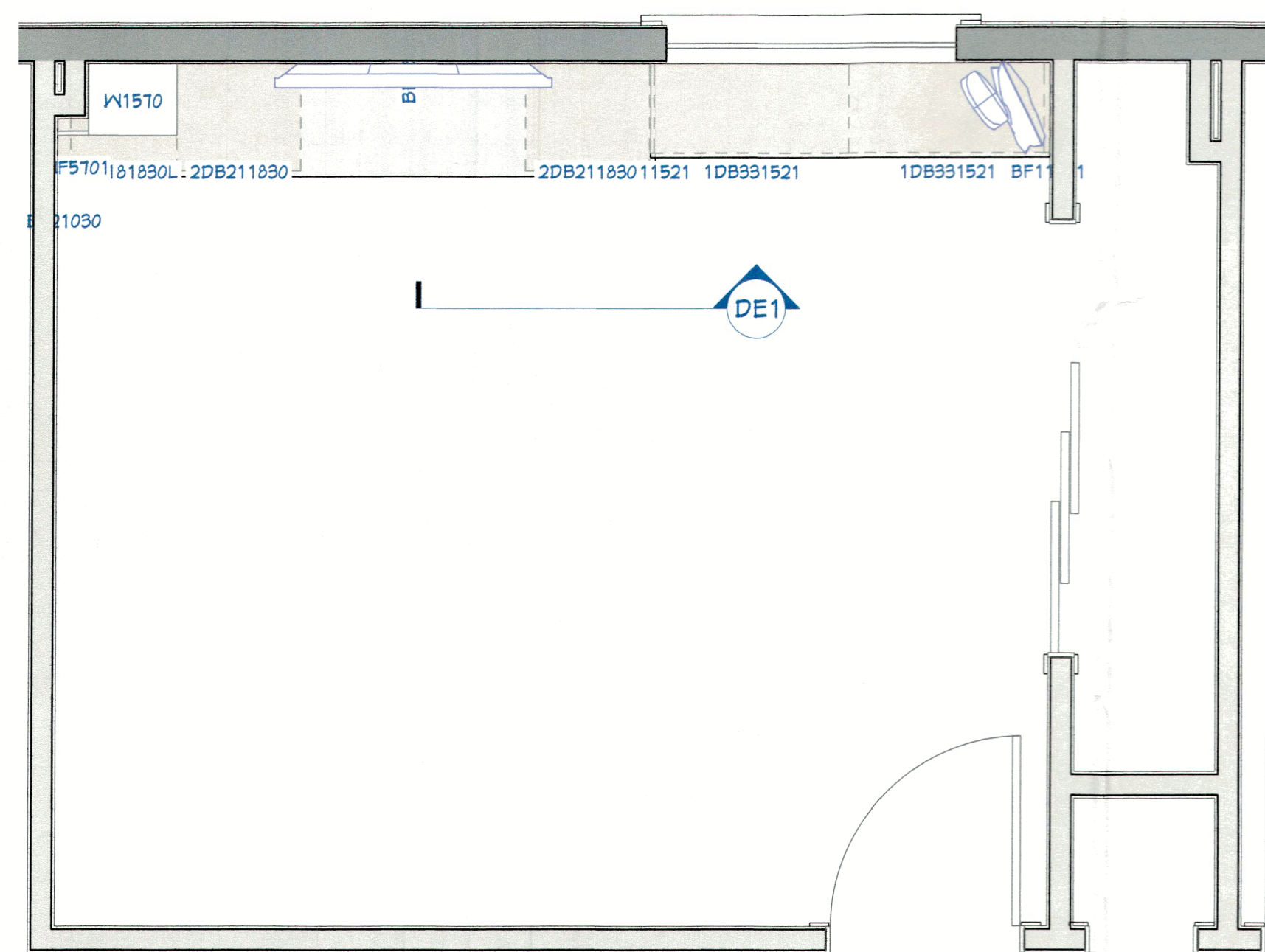
Cabinetry Layout / Kitchen

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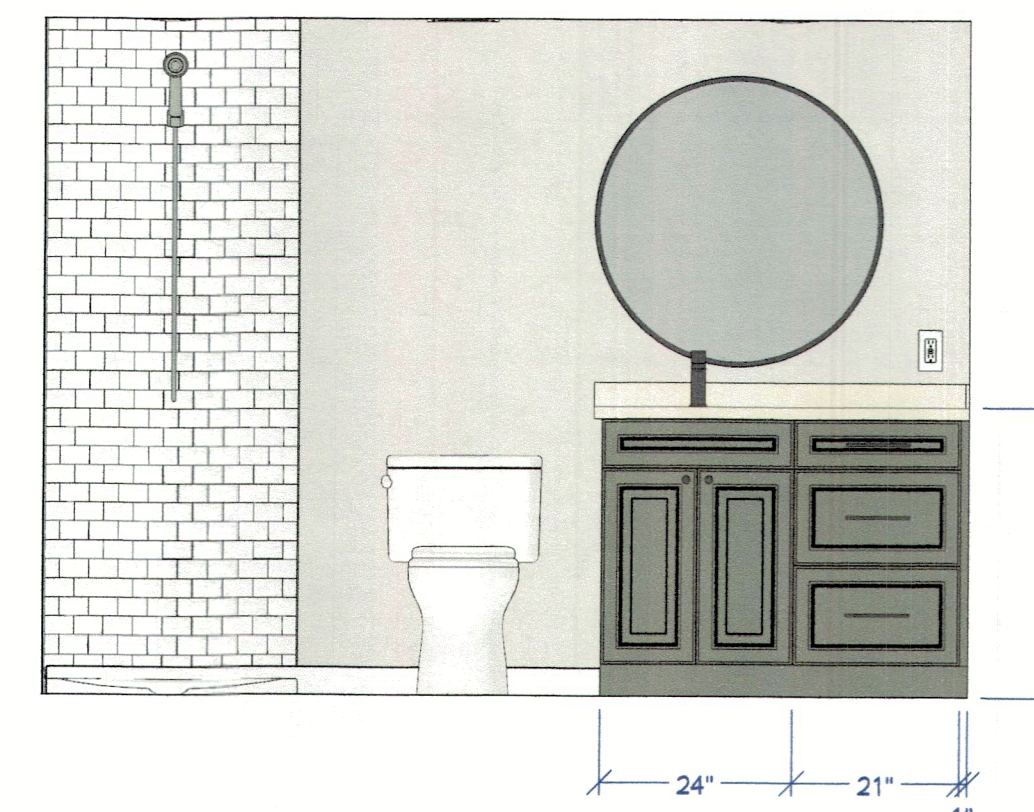
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SCALE:
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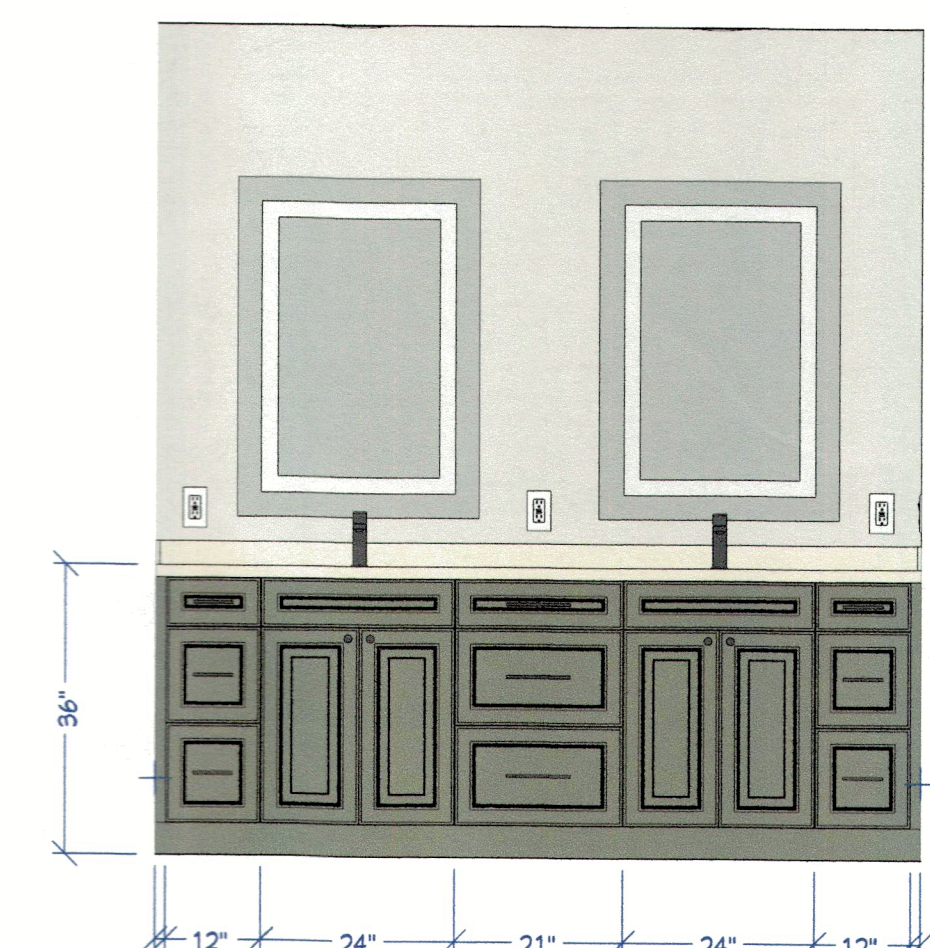
SHEET:
A-4



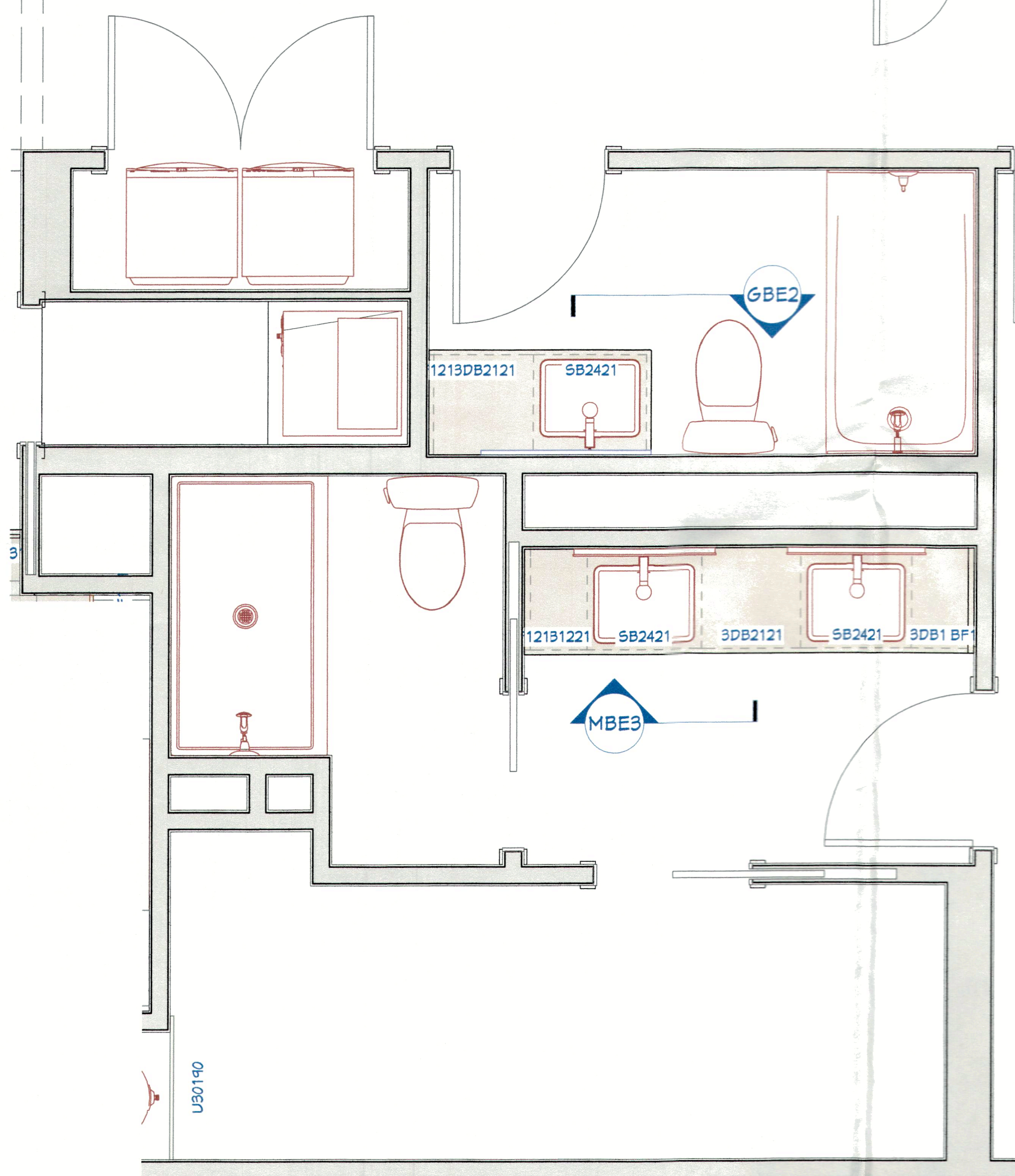
Den Elevation 1
1/2" = 1'



Guest Bath Elevation 2
1/2" = 1'



Master Bath Elevation 3
1/2" = 1'



Den and Bathroom Layout
1/2" = 1'



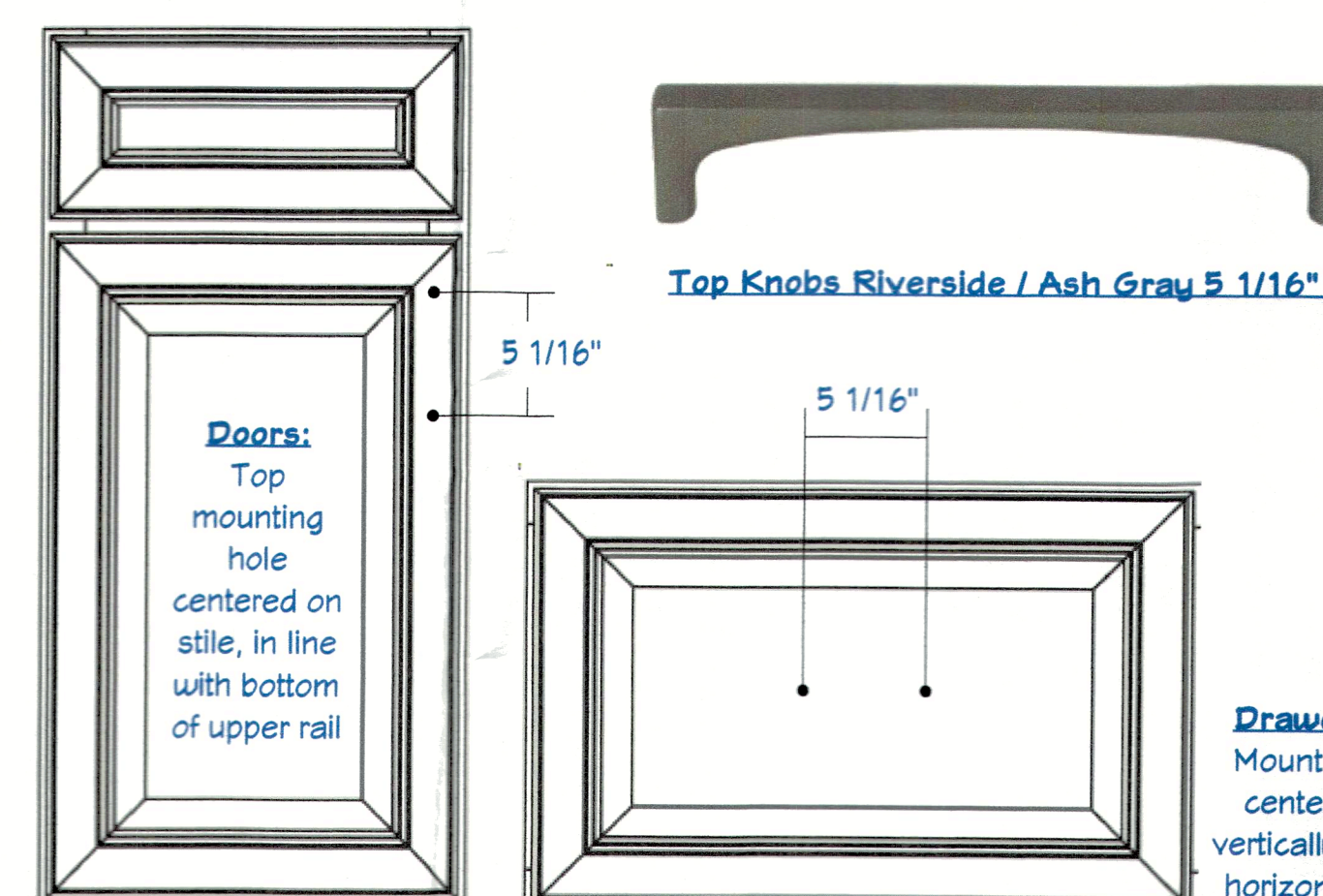
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- As Built
- Glass

CABINETRY NOTES:

1. ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
2. ALL CABINETRY TO BE ATTACHED WITH 2 1/2" WOOD SCREWS TO STUDS.
3. INSTALL BACKING MATERIAL WHERE NECESSARY
4. ALL SCREW HEADS TO BE COVERED WITH FASTCAPS. ALL NAIL HOLES TO BE FILLED AND PAINTED TO MATCH.
5. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
6. INSTALL HARDWARE ON SITE.
7. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
8. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING



Kitchen Cabinetry Selections

Door Style: York Raised Panel	Cabinet Finish: Frappe / Maple	Cabinet Finish: Peppercorn / Cherry	Countertop: Cambria Whitendale
			Eased edge T&B on all tops

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IAN 20 2025
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

DRAWINGS PROVIDED BY:
Creative Kitchens and Baths
5610 Gulf of Mexico Dr
Longboat Key, FL

DATE:

1/20/2025

SCALE:

@ 24" x 36"

SHEET:

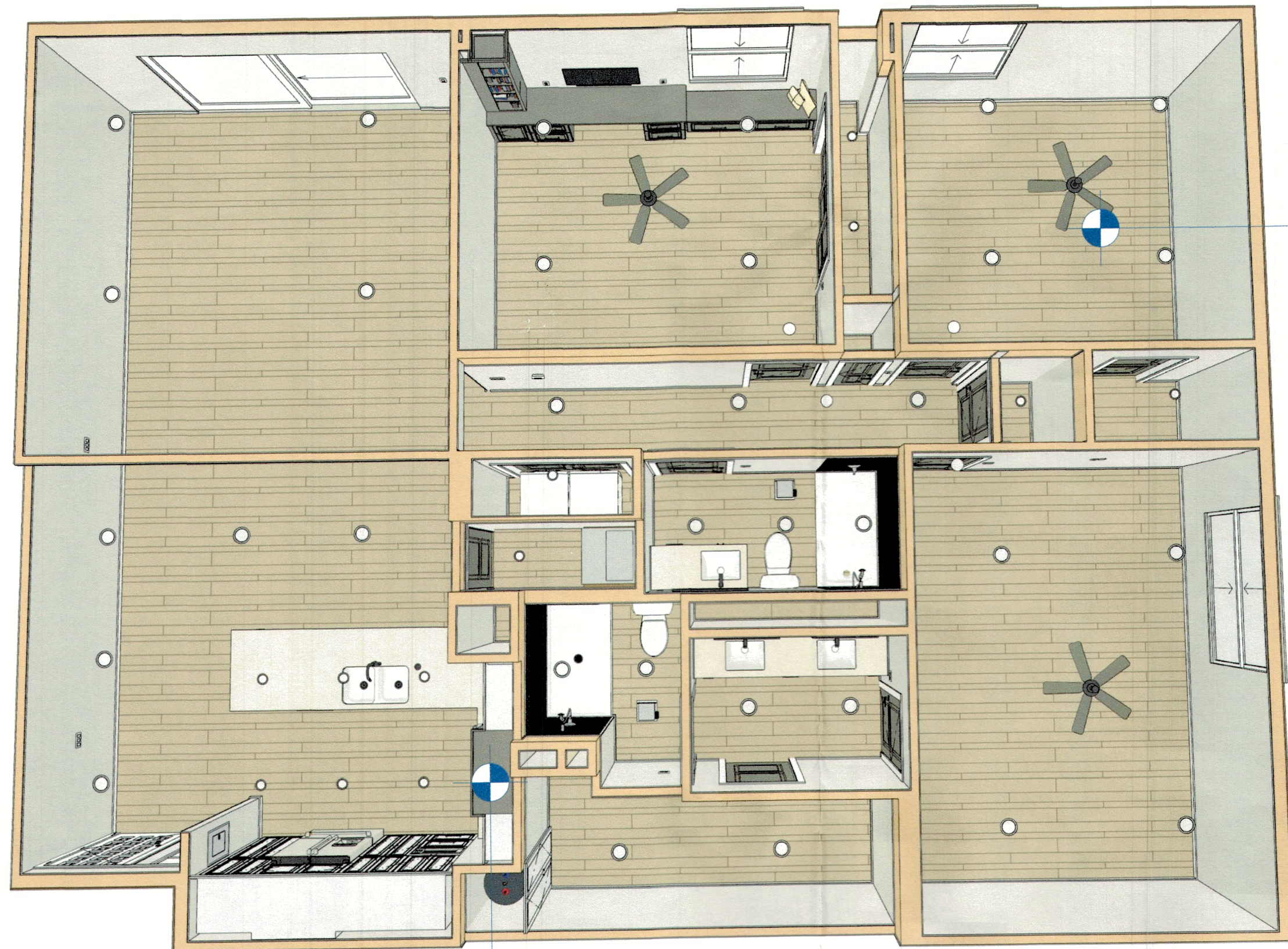
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Cabinetry Layout / Den & Bathrooms

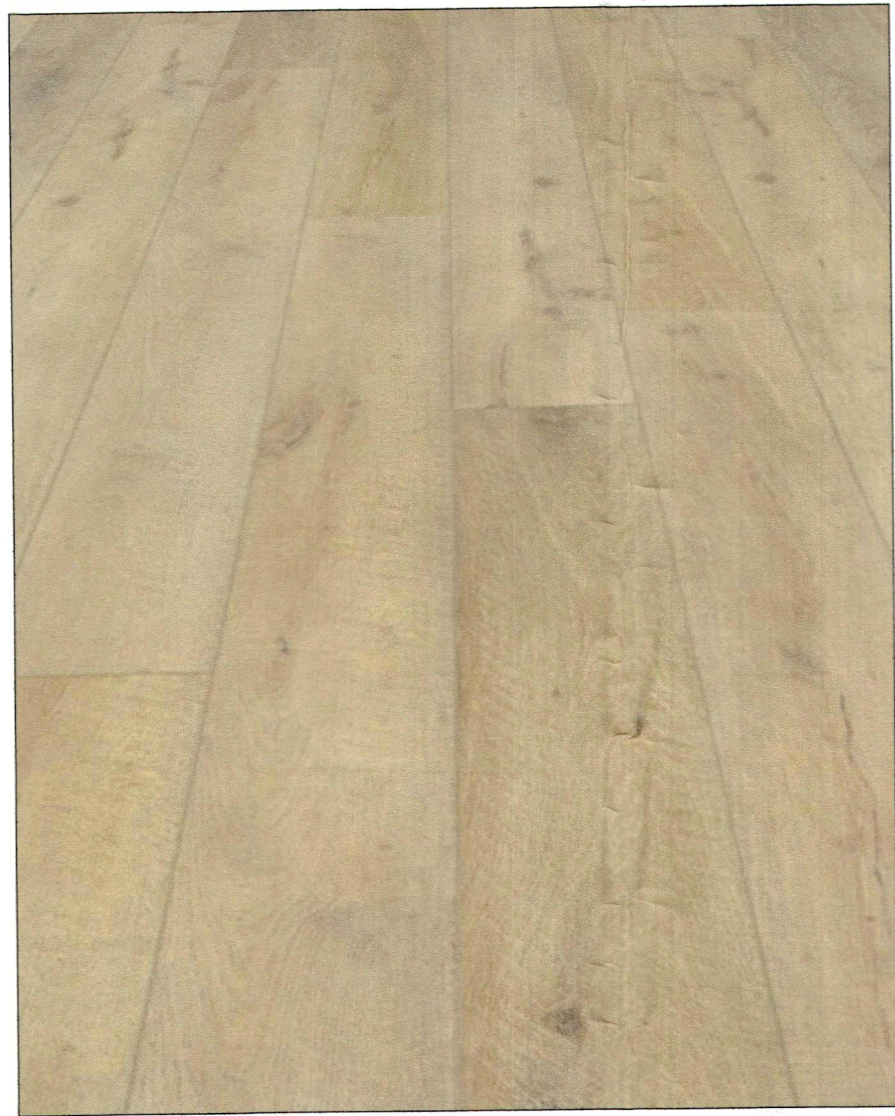
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Seaplace M2-204
Longboat Key, FL 34228

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION





New LVP Flooring. Run parallel down hallway, throughout entire unit.
Selection: TBD (Proposed - Provenza Moda Living First Crush)



Kitchen Backsplash Tile
~15 sf Running Bond
Selection: TBD

Proposed: Happy Floors Touch Pearl

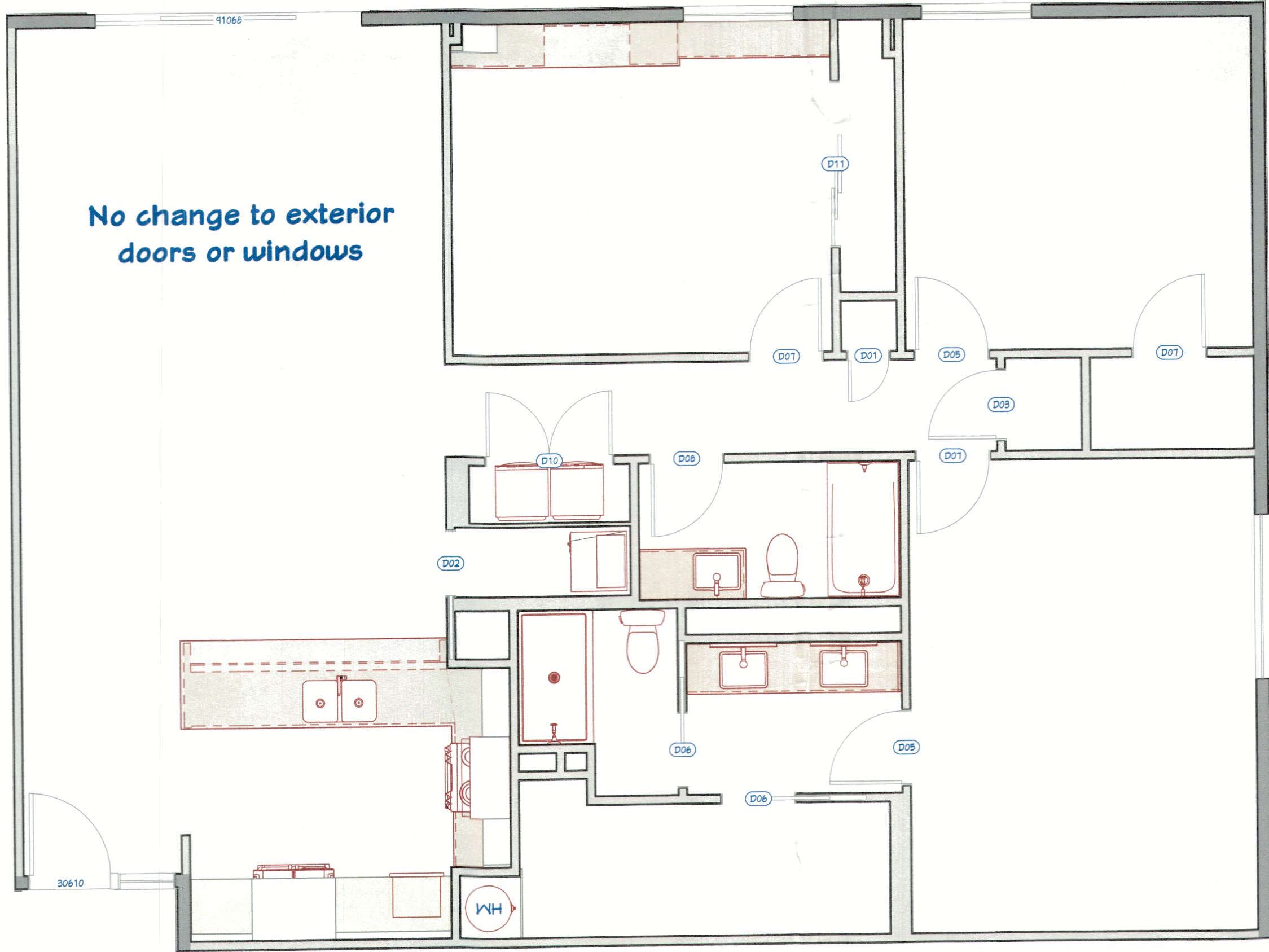
Finish Material List

Flooring: ~1600 sf
Baseboard: Standard Flat 6" ~417 lf
Casing: Standard Flat 3" ~472 lf
Jamb: Standard ~212 lf

No change to exterior
doors or windows

Wall Legend

- CMU Block
- Interior Wall
- Demo Wall
- New Wall
- As Built
- Glass



Appliance Specs

Range:	Fridge:	Dishwasher:	Microwave:
TBD	TBD	TBD	TBD
Hood:	Washer:	Dryer:	
TBD	TBD	TBD	

DOOR SCHEDULE										
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	COMMENTS
	D01	1660	1	1	1660 R IN	20"x82 1/2"	HINGED-DOOR P04	2"x6"x20" (2)		
	D02	2460	1	1	2460 R	51 1/4"x82 1/2"	POCKET-DOOR P04	2"x6"x60 1/4" (2)		
	D03	2660	1	1	2660 L IN	32"x82 1/2"	HINGED-DOOR P04	2"x6"x32" (2)		
	D05	2860	2	1	2860 L IN	34"x82 1/2"	HINGED-DOOR P04	2"x6"x32" (2)		
	D06	2860	2	1	2860 R	65 1/4"x82 1/2"	POCKET-DOOR P04	2"x6"x60 1/4" (2)		
	D07	2860	3	1	2860 R IN	34"x82 1/2"	HINGED-DOOR P04	2"x6"x32" (2)		
	D08	2860	1	1	2860 R IN	34"x82 1/2"	HINGED-DOOR P04	2"x6"x34" (2)		BLDG PERMIT PLANS FILE Copy of Record
	D10	4860	1	1	4860 L/R IN	58"x82 1/2"	DOUBLE HINGED-DOOR P04	2"x6"x61" (2)		
	D11	6060	1	1	6060 L IN	74"x82 1/2"	0+3-PANEL SLIDER-DOOR P04	2"x6"x77" (2)		



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

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Finish Schedule

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