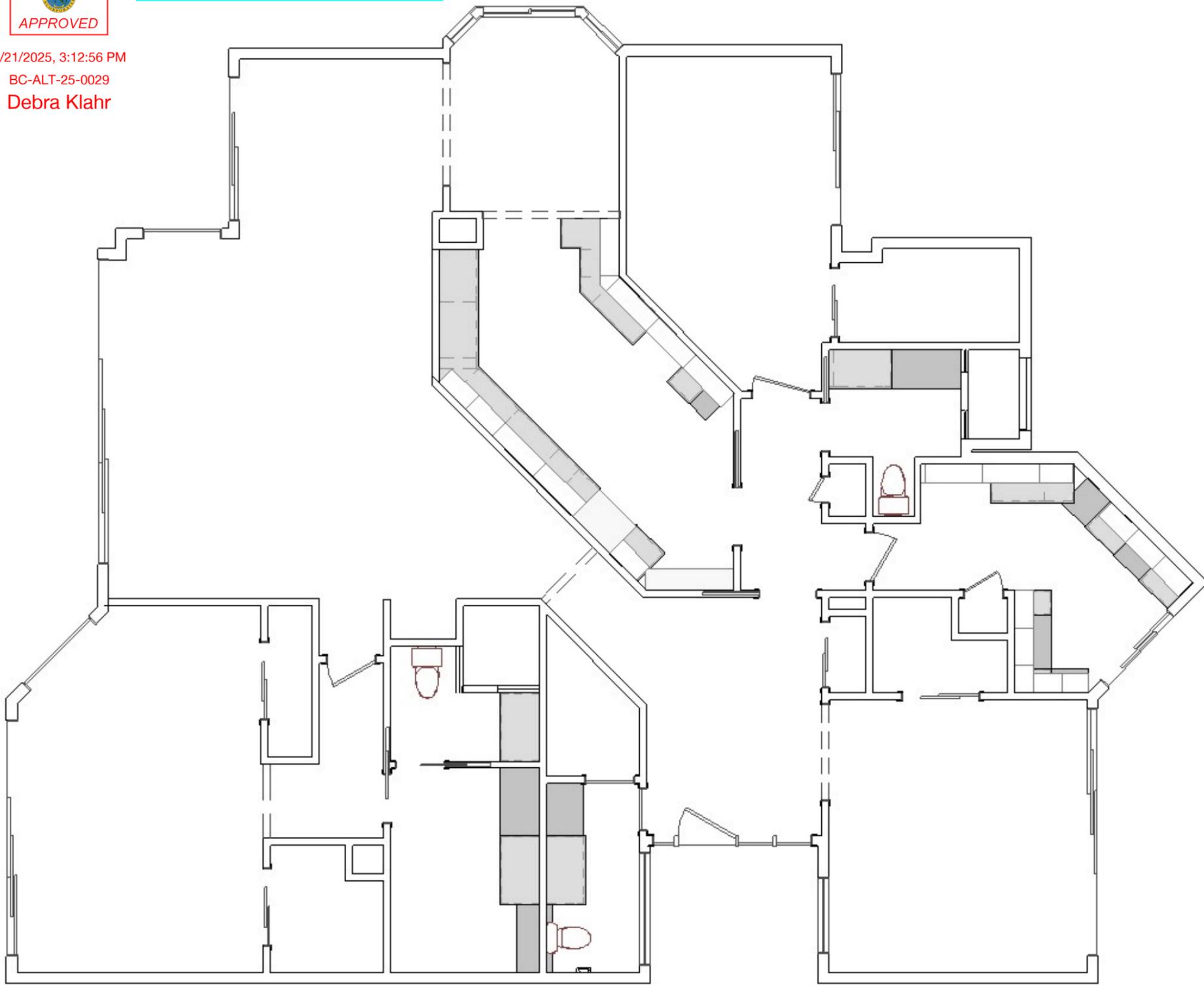




Approval from Condominium Association required to permit issuance.

5/21/2025, 3:12:56 PM  
BC-ALT-25-0029  
Debra Klahr



# EXISTING FLOOR PLAN

### General Disclaimer:

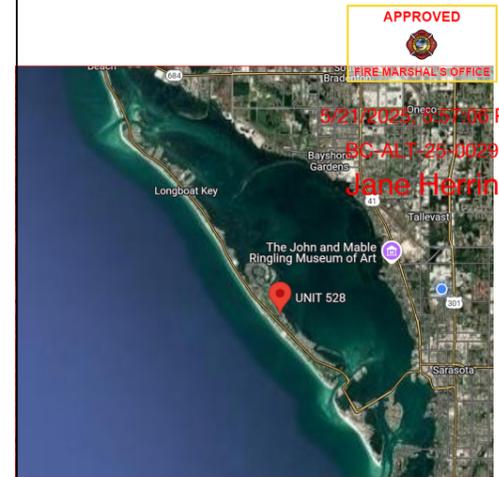
THIS DRAWING IS NOT AN ARCHITECTURAL OR ENGINEERING STUDY, DRAWING SPECIFICATION, OR DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY LOAD-BEARING COLUMNS, LOAD-BEARING FRAMING.

### INDEX OF DRAWINGS

SH NO.	DESCRIPTION:
A-1	EXISTING FLOOR PLAN & NOTES
A-2	PROPOSED FLOOR PLAN & NOTES
E-1	PROPOSED ELECTRICAL PLAN & NOTES
E-2	PROPOSED ELECTRICAL DETAILS & NOTES
FS-1	PROPOSED FIRE SPRINKLER PLAN & NOTES

### Property Address:

2110 Harbourside Drive  
Atrium # 528  
Long Boat Key, FL 34228



### LOCATION AND MAP INFORMATION:

COMPLIANCE WITH:  
2023 FBC BUILDING CODE, 8TH EDITION  
2020 BBC RESIDENTIAL, 7TH EDITION  
2020 FBC EXISTING BUILDING, 7TH EDITION  
2020 NEC  
ALTERATION LEVEL: 2  
TYPE OF CONSTRUCTION: II-B  
\*\*\* CHANGES MADE TO EXISTING FIRE SPRINKLER OR FIRE SUPPRESSION SYSTEM  
AFFECTED AREA: APPROX 400 SQ FT



Maslar Renovation & Design  
1715 Independence Blvd. #B5  
941-870-2460  
vaneesae@maslarconstruction.com

RESIDENTIAL CONSTRUCTION  
CONDO REMODEL

Scott & Donna Winston  
2110 Harbourside Dr. Unit 528,  
Longboat Key, FL 34228

DATE:

4/24/2025

SCALE:

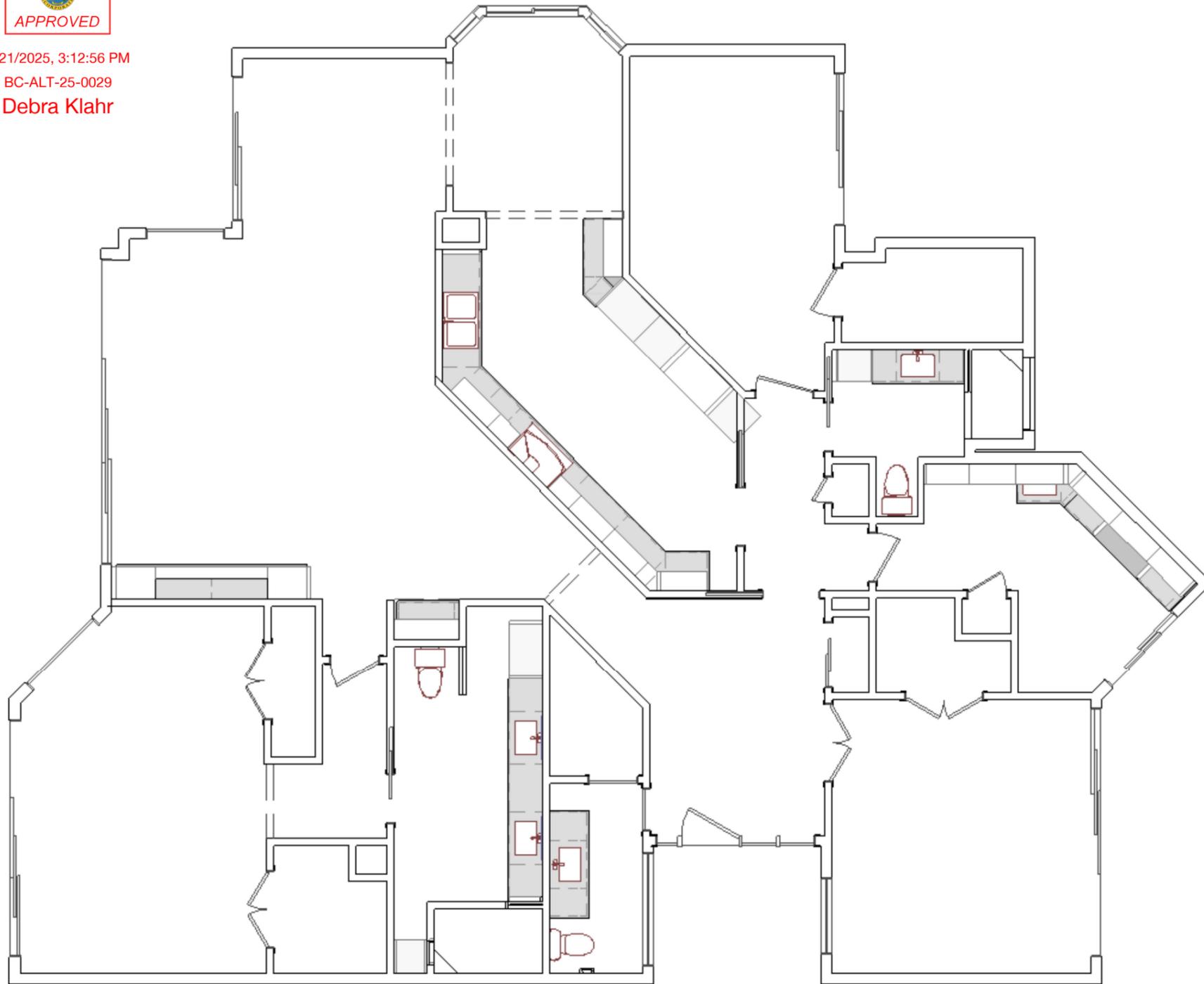
1:1

SHEET:

A-1



5/21/2025, 3:12:56 PM  
 BC-ALT-25-0029  
 Debra Klahr



# PROPOSED FLOOR PLAN

## SCOPE OF WORK:

- 1 NO LOAD BEARING ELEMENTS WILL BE ADJUSTED
- 2 REMOVE AND REPLACE FLOORING THROUGHOUT
- 3 REMOVE AND REPLACE KITCHEN CABINETRY & TOPS
- 4 REMOVE AND REPLACE KITCHEN PLUMBING FIXTURES
- 5 REMOVE NON LOAD BEARING WALL IN MASTER BATH
- 6 REMOVE AND REPLACE MASTER BATH PLUMBING FIXTURES
- 7 TUB TO SHOWER CONVERSION IN MASTER BATH
  - REMOVE TUB
  - INSTALL SHOWER FLOOR TILE
  - INSTALL WALL TILE
  - INSTALL 2" P- TRAP
  - INSTALL PLUMBING FIXTURES
  - INSTALL CURB
  - INSTALL SHOWER GLASS DOOR
- 8 INSTALL NEW SHOWER FLOOR & WALL TILE IN GUEST BATH
- 9 REMOVE AND REPLACE PLUMBING FIXTURES IN GUEST BATH
- 10 REMOVE AND REPLACE SHOWER DOOR IN GUEST BATH
- 11 REMOVE & REPLACE PLUMBING FIXTURES IN POWDER BATH
- 12 REMOVE & REPLACE CABINETRY IN DRY BAR



Maslar Renovation & Design  
 1715 Independence Blvd. #B5  
 941-870-2460  
 vaneesae@maslarconstruction.com

## RESIDENTIAL CONSTRUCTION CONDO REMODEL

Scott & Donna Winston  
 2110 Harbourside Dr. Unit 528,  
 Longboat Key, FL 34228

DATE:  
4/24/2025

SCALE:  
1:1

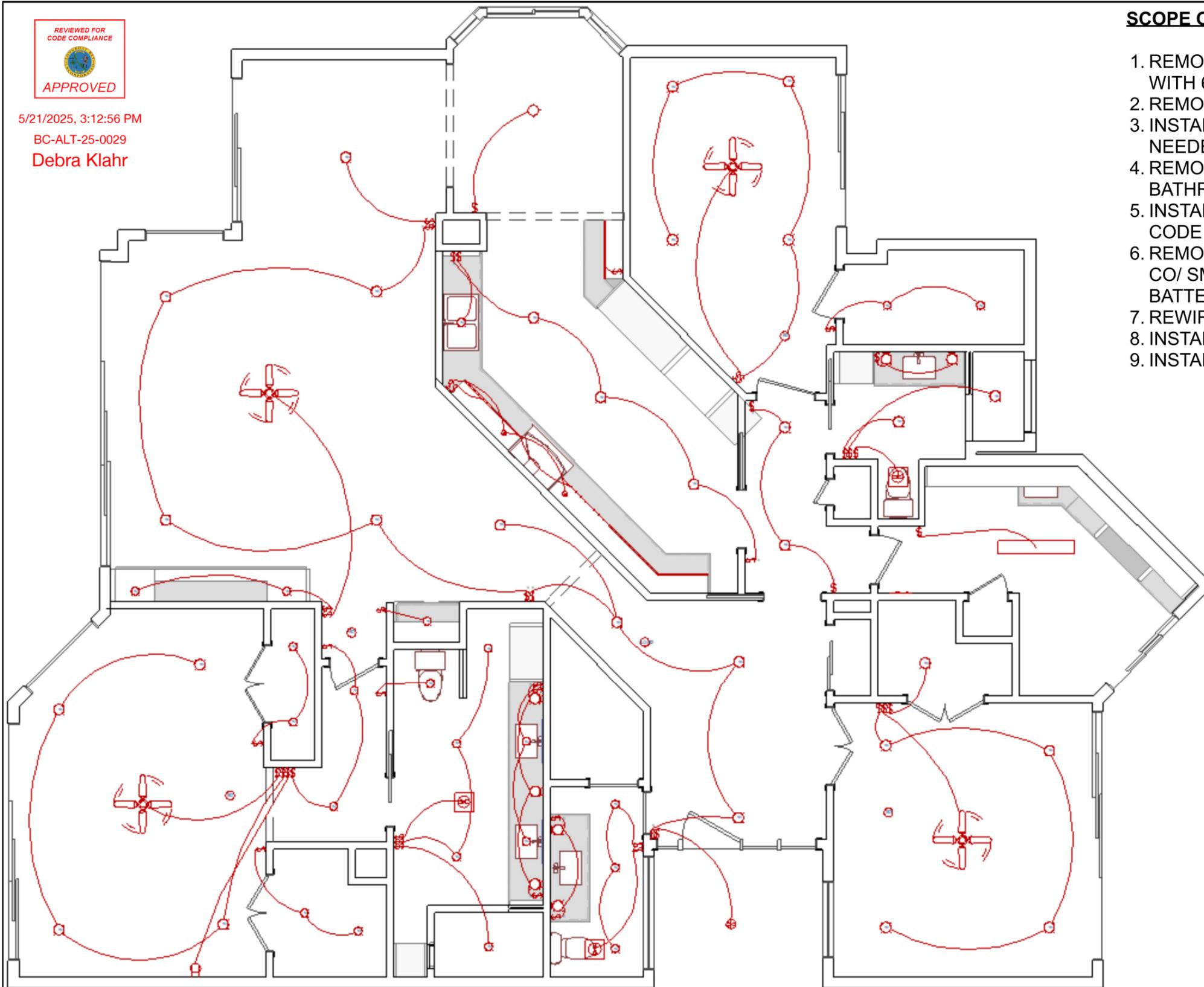
SHEET:  
A-2



5/21/2025, 3:12:56 PM  
 BC-ALT-25-0029  
 Debra Klahr

**SCOPE OF WORK:**

1. REMOVE EXISTING CAN LIGHTING AND REPLACE WITH 6" LED WAFER LIGHTING THROUGHOUT
2. REMOVE & REPLACE CEILING FANS THROUGHOUT
3. INSTALL NEW 110 & 220 RECEPTACLES AS NEEDED TO CODE
4. REMOVE AND REPLACE ALL EXHAUST FANS IN BATHROOMS
5. INSTALL NEW GFCI RECEPTACLES AS NEEDED TO CODE
6. REMOVE AND REPLACE SMOKE DETECTORS AND CO/ SM DETECTOR - ALL INTERCONNECTED W/ BATTERY BACKUP
7. REWIRE KITCHEN & 2.5 BATHS TO CODE
8. INSTALL GFCI BREAKERS TO CODE
9. INSTALL SURGE PROTECTION



ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	COMMENTS
§	3-WAY SWITCH	
⊙	CO/SMOKE DETECTOR	
⊕	CEILING FAN	APPROVED FIRE MARSHAL'S OFFICE
⊖	DUPLEX	5/21/2025, 5:57:06 PM BC-ALT-25-0029 Jane Herrin
—	ELECTRICAL PANEL - RECESSED	
⊞	EXHAUST FAN	
□	K-21262-SC01 PURIST 13" SINGLE WALL SCORCE	
□	K-21263-SC02 PURIST 22" DOUBLE WALL SCORCE	
⊛	PATH LIGHT	
○	PENDANT	
•	PUCK	
□	RECESSED DOWN LIGHT 4	
□	RECESSED DOWN LIGHT 6	
—	ROPELIGHT	
§	SINGLE POLE SWITCH	
⊙	SMOKE DETECTOR 1	
▭	SURFACE MOUNTED TUBE LIGHT - MEDIUM & NARROW [48"X 178D]	

**PROPOSED ELECTRICAL PLAN**



Maslar Renovation & Design  
 1715 Independence Blvd. #B5  
 941-870-2460  
 vaneesae@maslarconstruction.com

**RESIDENTIAL CONSTRUCTION  
 CONDO REMODEL**

Scott & Donna Winston  
 2110 Harbourside Dr. Unit 528,  
 Longboat Key, FL 34228

DATE:

4/24/2025

SCALE:

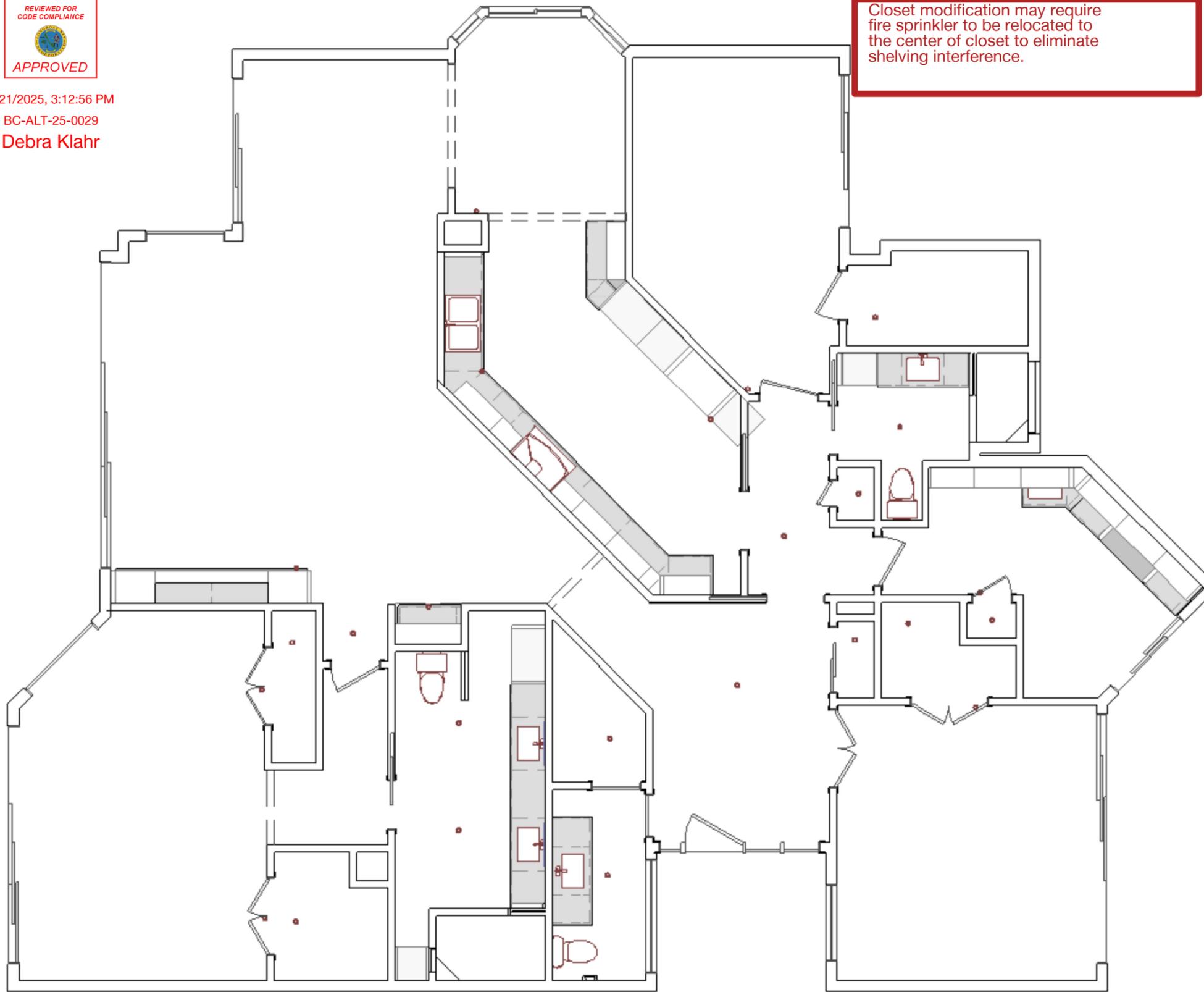
1:1

SHEET:

A-3



5/21/2025, 3:12:56 PM  
 BC-ALT-25-0029  
 Debra Klahr



Closet modification may require fire sprinkler to be relocated to the center of closet to eliminate shelving interference.

**SCOPE OF WORK:**

1. RELOCATE SPRINKLER HEADS PER CODE
2. REMOVE AND REPLACE SPRINKLER HEADS THROUGHOUT

\*\*\* WORK TO BE DONE BY FL LICENSED FIRE SPRINKLER COMPANY\*\*\*

Fire Sprinkler Schedule	
2D Symbol	Description
	FIRE SPRINKLER



5/21/2025, 5:57:06 PM  
 BC-ALT-25-0029  
 Jane Herrin

**PROPOSED FIRE SPRINKLER PLAN**



Maslar Renovation & Design  
 1715 Independence Blvd. #B5  
 941-870-2460  
 vaneesae@maslarconstruction.com

**RESIDENTIAL CONSTRUCTION  
 CONDO REMODEL**

Scott & Donna Winston  
 2110 Harbourside Dr. Unit 528,  
 Longboat Key, FL 34228

DATE:

4/24/2025

SCALE:

1:1

SHEET:

A-4