

**The Pierre Condominium Association, Inc.**  
**IMPORTANT INFORMATION FOR VENDORS/CONTRACTORS**

- ▼ In order to prevent unnecessary complaints and charges, please read and follow all procedures listed below when performing work at The Pierre.
- ▼ Contact the Pierre Management Office and speak with Community Association Manager, Roxanne Lowrie **before beginning any work to obtain clearance.** Clearance is granted when appropriate paperwork is completed and provided to management. **REMINDER NO KEYS FOR UNITS WILL BE PROVIDED BY THE ASSOCIATION.** An employee will accompany you to the unit upon arrival at the appointed time.
- ▼ Provide copies of all insurance, workmen's comp, and all permits to the Management Office before beginning work. **No exceptions.** If insurance is not provided and not current, you shall be refused entry.
- ▼ Work can be performed Monday through Friday from 8:00am to 4:00pm. **This means Clean-Up must be completed and all workers exit the Building at 4:00pm.**
- ▼ Parking for service vehicles is on the lower level car park closest to the beach. NO parking is allowed in front of the building on the Plaza Level or inside the garage.
- ▼ Entrance for service is through the garage only. Sign in with the Front Desk unless the Garage Concierge is present. All vendors must sign in and receive an entry badge. Entry badges must be visible while working in the building. **Prior to beginning of project, the number of persons requiring badges needs to be provided to management. Badges will be made in advance of the project.**
- ▼ Service Elevator is to be padded when delivering or moving items to and/or from units. Use the **SERVICE ELEVATOR ONLY.**
- ▼ Cover all smoke detectors when cutting, cleaning, painting, sanding, soldering, carpet laying, etc. (Shower Caps can be used to cover)
- ▼ Do not use The Pierre dumpster or carts for disposal of materials. You are responsible for clean up, including elevators and garage. If you require a dumpster to be on property arrangements must be made at least a full week (7) days in advance with Management Office or Maintenance Supervisor and only after project and work schedule provided.
- ▼ Floor sink for clean-up is located in the dumpster room in garage. Do not under any circumstances use the carwash station hose.
- ▼ Carpeting in the hallways of the floors must also be protected and should be covered with carpet runners, brown paper or other materials that have no adhesives in accordance with carpet manufactures' requirements. See Management Office for details.
- ▼ Any dust, dirt or work materials in common areas (hallways, service elevator, garage, garage lobby) must be cleaned up before leaving property.
- ▼ No cutting of materials is allowed on balconies at any time. Debris and dust fall on units below and is strictly forbidden. See staff for location of area allowed for cutting of materials.
- ▼ **RESTROOM FACILITIES ARE LOCATED IN THE GARAGE IN THE DUMPSTER ROOM.** Please do not use the Plaza Level facilities.

- ▶ **Jack hammering of tile or wood floor surfaces MAY ONLY be done between the hours of 10:00 A.M. and 12 Noon and from 2:00 P.M. until 4:00 P.M.** As stated above, a three (3) day notice must be given to the Management Office prior to jack hammering and all such hammering must be completed in three (3) weeks.
- ▶ Contractor must turn off the main water supply to the unit when the last individual leaves the unit each day.
- ▶ Carpet and tiled areas between the service elevator and condominium unit must also be protected and shall be covered with brown paper, tarps or runners and these shall be removed at the end of each day. Floor surfaces between the unit and service elevator must be vacuumed at the end of each day. Do not use adhesive materials.
- ▶ **Only the service elevator will be used by all contractors and subcontractors. Do not use the Glass Elevators.**
- ▶ No construction work can take place on the unit balcony or the inside common areas. No cutting of materials is permitted on balconies at any time. Dust and debris fall on units below and is strictly forbidden.
- ▶ A fire extinguisher must be kept on the job at all times.
- ▶ Proper care and custody shall be used with regard to all rags, saw dust, varnish, paint cloths, drop cloths and paint, etc. to lessen any danger due to the combustible nature of these items.

Thank you for your attention and cooperation. Any questions or concerns please contact the manager, Roxanne Lowrie at 941-383-8345 or by email at [rlowrie@castlegroup.com](mailto:rlowrie@castlegroup.com).  
 Revised October 2020

- ▶ Heavy construction is defined as renovation or remodeling of Kitchens, Bathrooms, and Replacement of Wood or Tile/Marble flooring including patio. Any noise producing activities may not be performed during holiday weeks except in emergencies. (Christmas and New Year's (Two (2) week period), Thanksgiving & Easter)

**PRIOR TO COMMENCEMENT OF PROJECT**

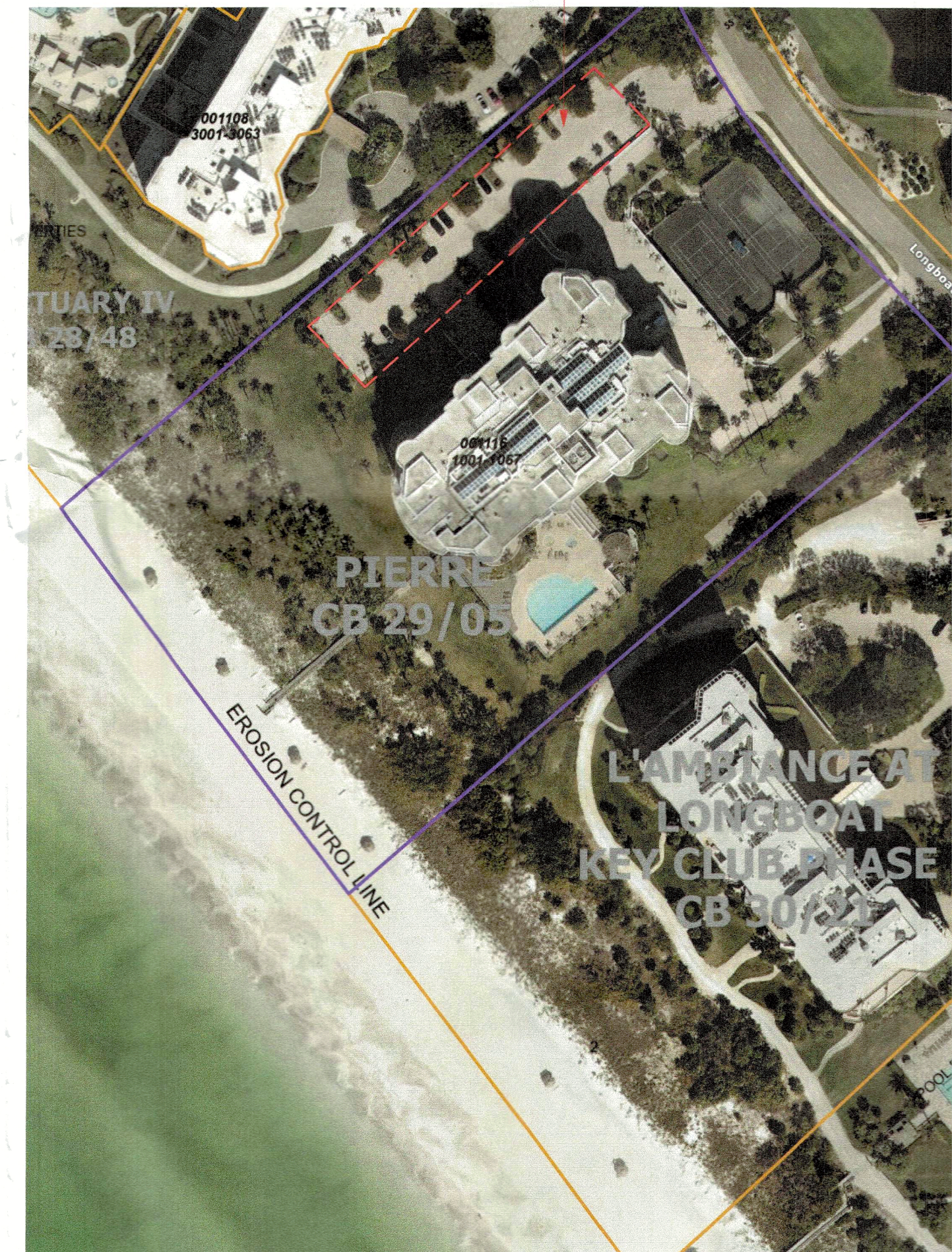
- ▶ Contractor must meet with management office prior to the commencement of heavy construction. Vendor Badges **MUST** be issued prior to work beginning on property. **ONLY** the manager may issue these badges. All vendors must sign in daily. Badges must be worn at all times.
- ▶ All town permits must be filed with the management office, prior to beginning work.
- ▶ Certificates of Liability and Worker's compensation insurance **MUST** be furnished to the association prior to the commencement of work.

**RULES FOR CONSTRUCTION**

- ▶ Work can **ONLY** be performed on property, Monday through Friday from 8:00 a.m. to 4:00 p.m. All clean up must be completed and workers must exit the building by 4:00 p.m.
- ▶ **NO PENETRATIONS, DRILLING OR CUTTING OF THE CONCRETE SLAB OR CEILING WILL BE DONE WITHOUT PRIOR AUTHORIZATION BY THE PIERRE. THIS IS A POST TENSION CABLE BUILDING AND THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY X-RAYING OF THE BUILDING SLABS SHOULD IT BE NECESSARY FOR WORK TO CONTINUE.**
- ▶ Demolition must be completed within a period of three (3) weeks. Three (3) day notice must be given to the Management office prior to beginning work. This will allow for proper noticing of residents.
- ▶ All construction trash must be removed at the end of each day by the Contractor. Dumpsters are permitted for three (3) weeks only and must be covered when not in use. They must be positioned only in the area approved by building Management. Contractor is responsible for all damage to roadway pavers or property.
- ▶ Hardwood, marble, slate and other hard surface floors are permitted in the living areas provided they are installed with sound insulation material underneath which meet the following minimum standards: Impact Insulation, Class 55, Sound Insulation Class 55. All carpeted floors will require a minimum of 98 oz pad or equal.

**Key Plan**

**Contractor Parking Area**



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**Overall Scope of Work**

- Replace Kitchen Cabinet
- Enlarge Doorway
- Remove Wetbar & Install New Pantry Cabinets in It's Place

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

Permit # **PB24-0339**  
 REVIEWED FOR CODE COMPLIANCE  
 LONGBOAT KEY BUILDING DEPT.

APR 24 2024

APPROVED

Reviewer: *Justin*

RECEIVED

APR 23 2024

TOWN OF LONGBOAT KEY  
 Planning, Zoning & Building

OWNER, BUILDER & SUBCONTRACTORS SHALL REVIEW ENTIRE PLANS, CHECKING ALL DIMENSIONS, BEARING HEIGHTS, BEAM SIZES, WINDOW SIZES, ETC. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS NOTIFY THE BUILDER BEFORE PROCEEDING

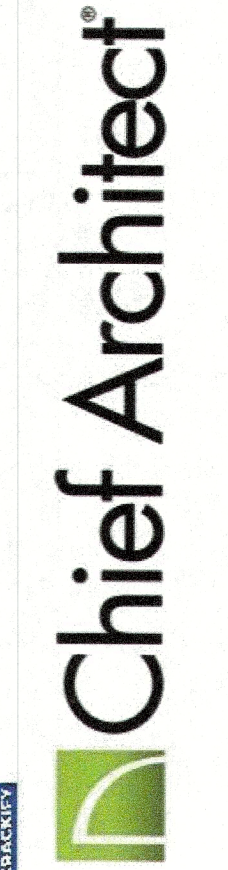
**BLDG PERMIT PLANS FILE**  
 Copy of Record

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DATE  
 4/17/2024

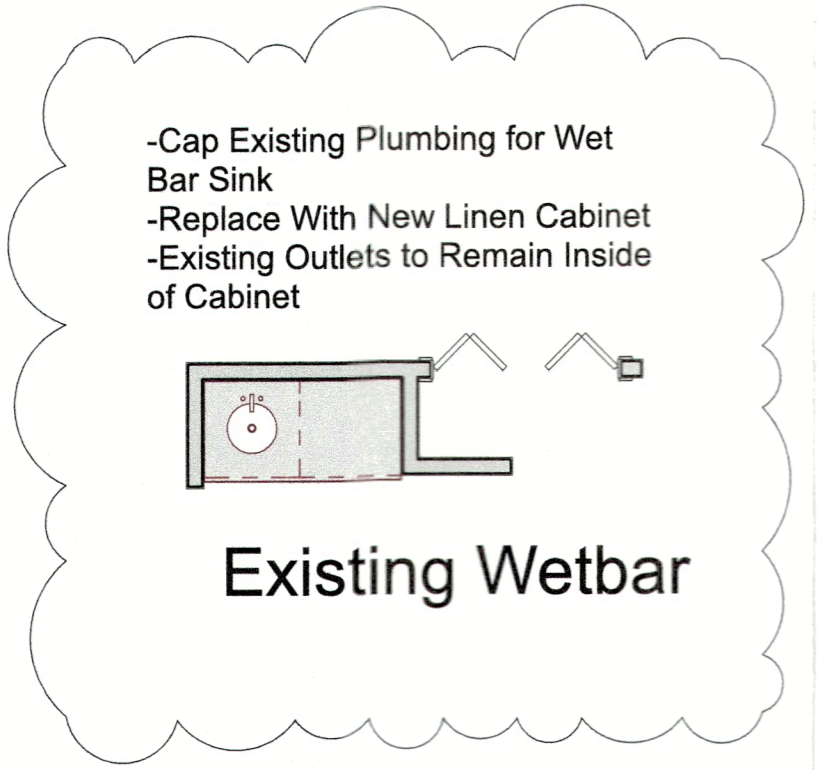
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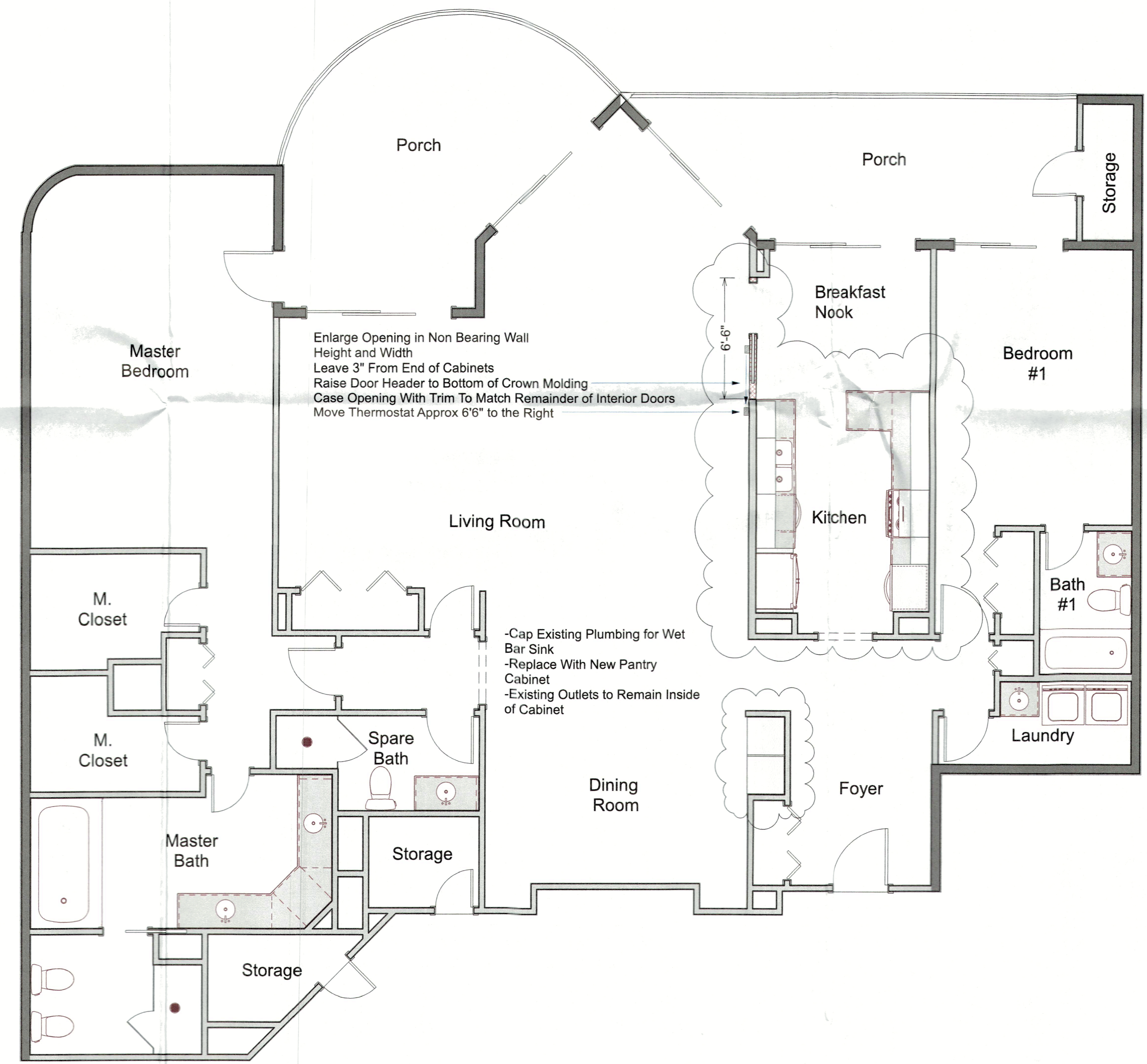
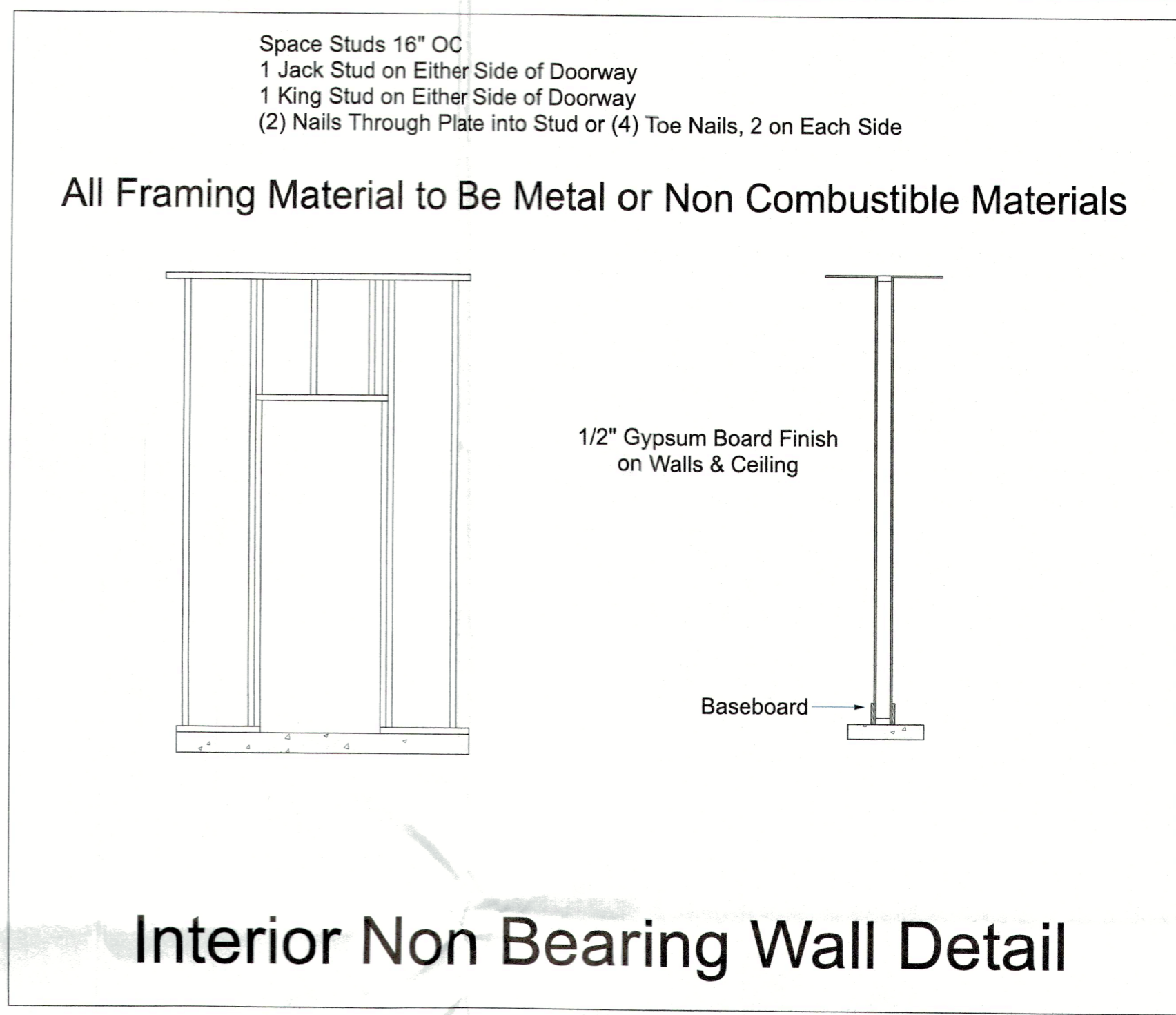


**Franklin R. Schlosser**  
 455 Longboat Club Rd. Unit 806  
 Longboat Key Fl. 34228



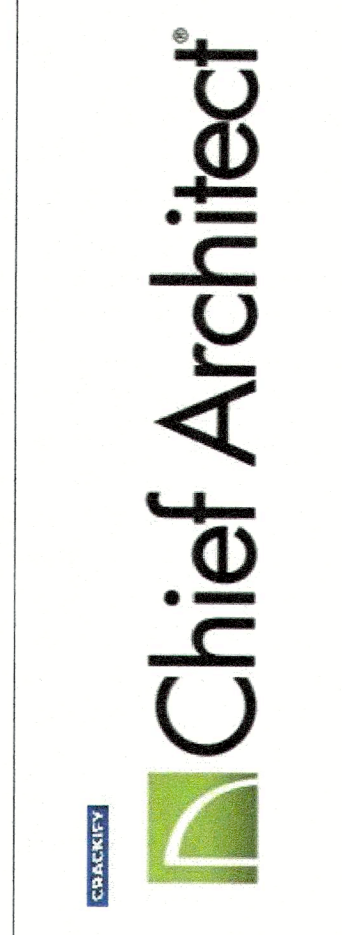
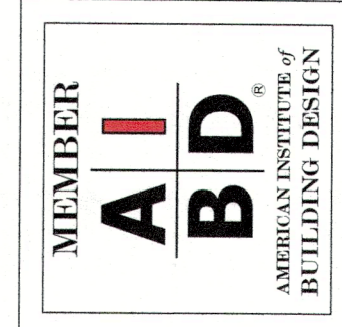


- ### Scope of Work
- Kitchen**
- Replace Cabinets (Size For Size)
  - Replace Appliances, Appliances to Remain In Same Location
  - Replace Existing Under Cabinet Lighting With New LED Under Cabinet Lighting
  - Replace Backsplash
  - Enlarge Door Way Between Kitchen & Living Room in (Non Load Bearing Wall)
  - Move Thermostat Location
- Wetbar**
- Cap Plumbing Off & Install New, Full Height Pantry Cabinets
  - Re-Install Existing Outlets in Back Of Pantry Cabinets



Scale: 1/4" = 1'0"

# Floor Plan A1



COMMERCIAL, RESIDENTIAL, NEW CONSTRUCTION, RENOVATIONS

**WAYNE MILLER**  
 Owner  
 (270) 841-7825  
 wmillermiller@aol.com

**M A K O**  
 HOMES LLC  
 License # CC 12282

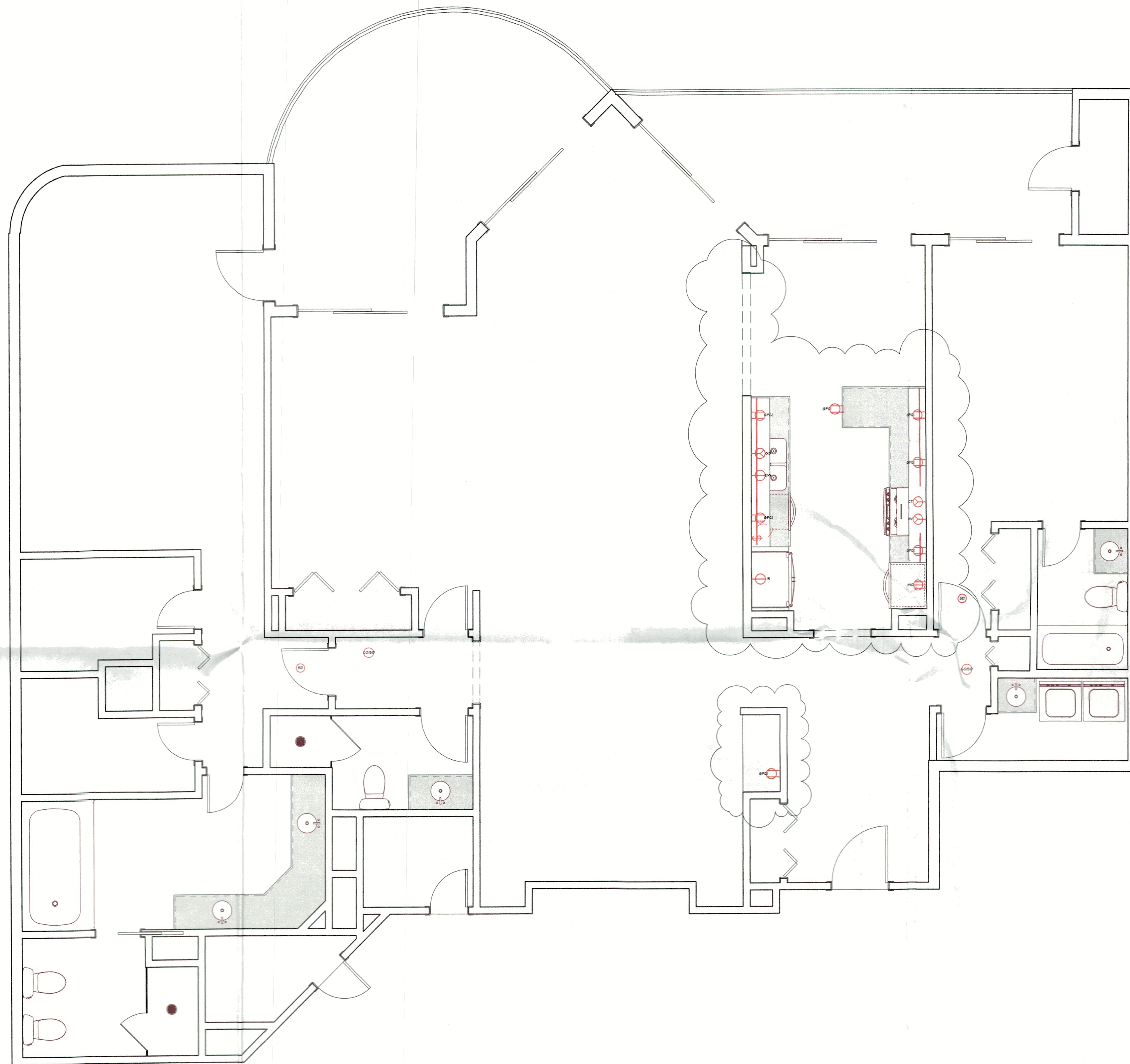
www.millermiller.com

**Franklin R. Schlosser**  
 455 Longboat Club Rd. Unit 806  
 Longboat Key Fl. 34228

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**A1**



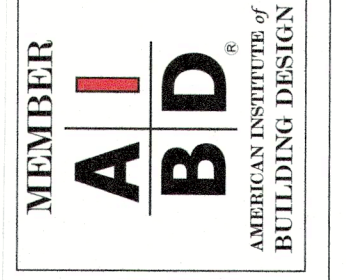
**Electrical Notes**  
 -Replace Existing Under Cabinet Lighting With New Undercabinet Tape Lighting  
 -Outlets, Switches & Ceiling Lights To Remain  
 -Appliances to Remain in Same Location

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

**ELECTRICAL NOTES**  
 ALL ELECTRICAL SYSTEMS TO MEET CURRENT N.E.C. 2020 & CURRENT BUILDING CODE. PROVIDE 200 AMP SINGLE PHASE SERVICE FOR NEW CONSTRUCTION. UNLESS NOTED OTHERWISE PROVIDE ALL COPPER WIRING. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.  
 PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL (IF NOT EXISTING)  
 ALL DISHWASHER, WASHER & COUNTERTOP SERVING OUTLETS REQUIRE GFCI & AFCI PROTECTION PER NEC 210.8.  
 COUNTERTOP RECEPTACLE SPACING MUST COMPLY WITH NEC 210.52(C)  
 ALL NEW AND MODIFIED 15 & 20 AMP BRANCH CIRCUITS, INCLUDING LIGHTING MUST COMPLY WITH NFEC210.12 FOR ARC FAULT PROTECTION  
 REFRIGERATOR & ELECTRIC FIREPLACE OUTLETS TO BE AFCI  
 ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH BATTERY BACKUP OR ON REMODELS POWERED WITH A BATTERY WITH A 10 YEAR LIFE AND CONNECTED TO REMAINDER OF SMOKE DETECTORS IN HOUSE  
 LICENSED ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR TOTAL COMPLIANCE WITH CURRENT CODE, NEC & ALL LOCAL CODES AND ORDINANCES. NO ITEM ON THESE PLANS ARE INTENDED TO SUPERCEDE CODE REQUIREMENTS & ANY DISCREPANCIES OR QUESTIONS SHALL BE REPORTED TO BUILDER

Scale: 1/4" = 1'0"

# Electrical Plan



**Chief Architect**

COMMERCIAL, RESIDENTIAL, RECONSTRUCTION, RENOVATIONS  
**WAYNE MILLER**  
 0700 841 7825  
 wmmakohomes2@aol.com  
**MAKO HOMES LLC**  
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