

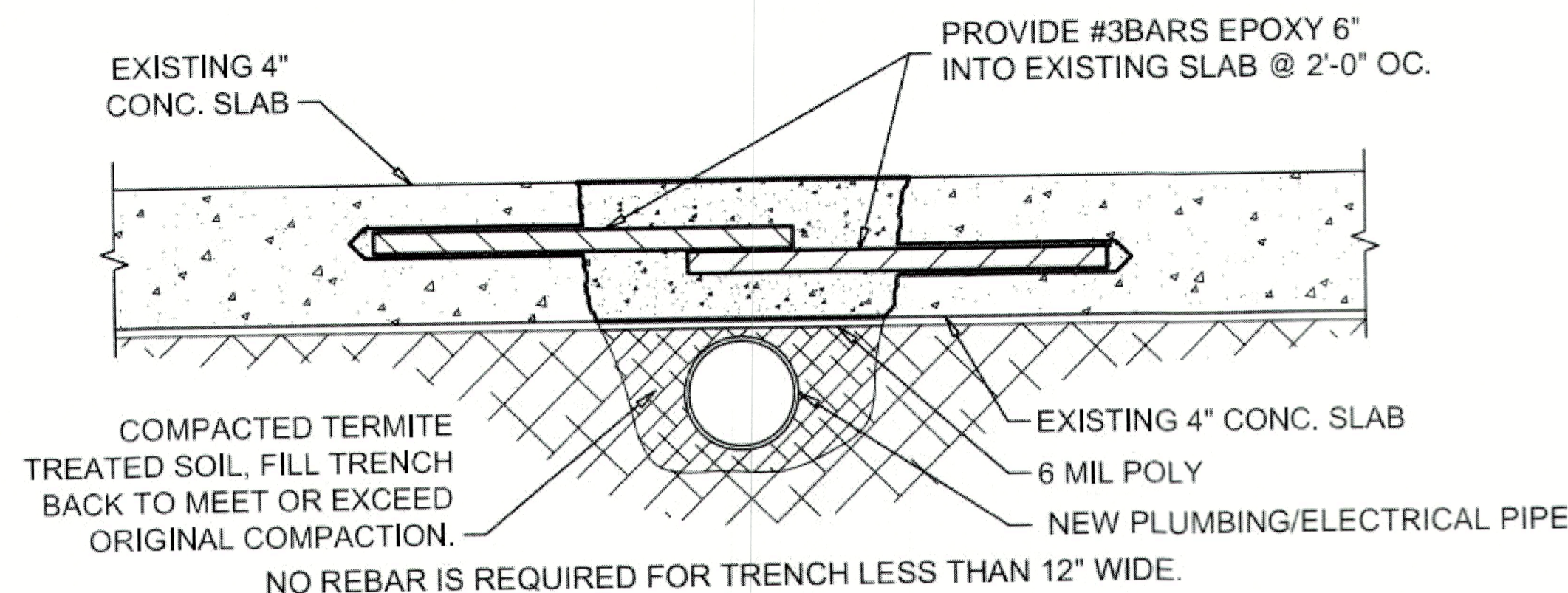
Plan no.

2023-62 A1.0

NOTE:

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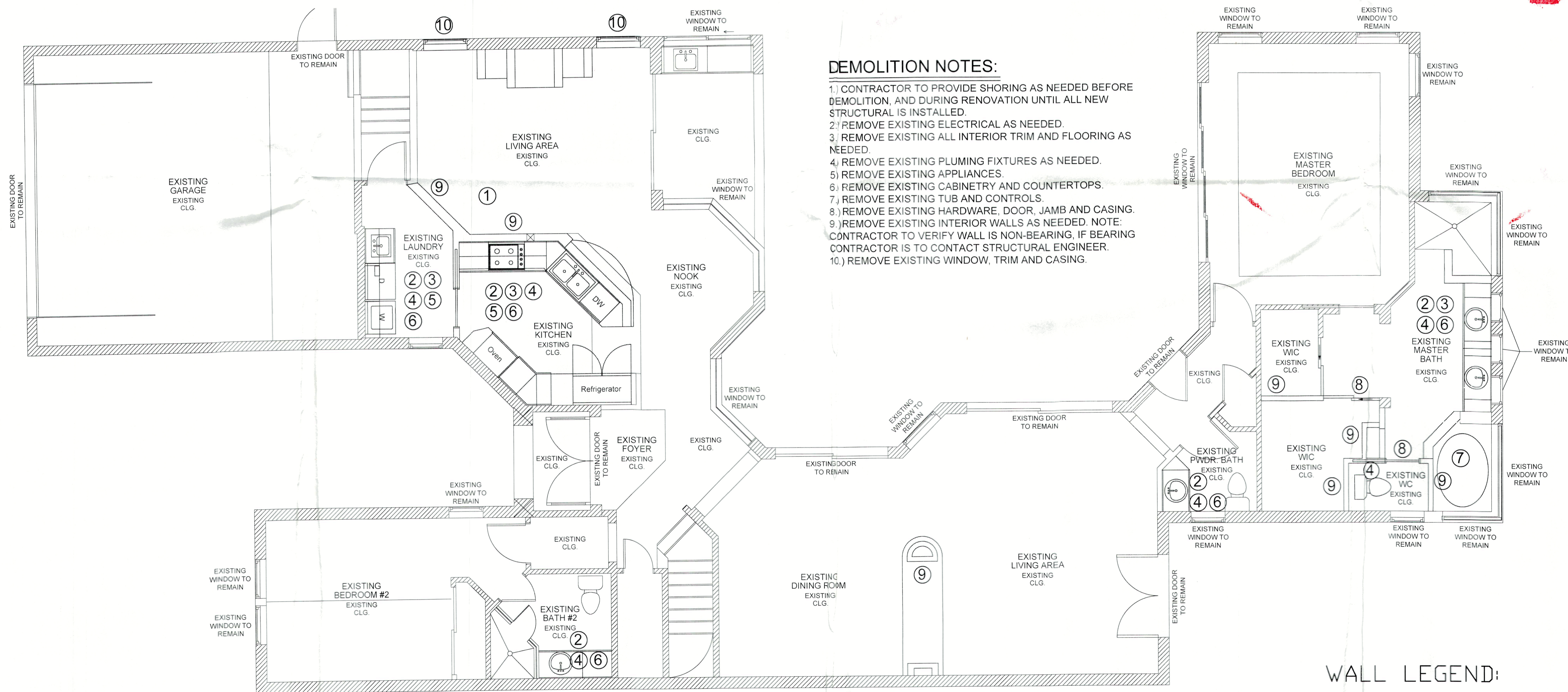
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SLAB REPAIR DETAIL

SCALE: NTS

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA



DEMOLITION NOTES:

- 1.) CONTRACTOR TO PROVIDE SHORING AS NEEDED BEFORE DEMOLITION, AND DURING RENOVATION UNTIL ALL NEW STRUCTURAL IS INSTALLED.
- 2.) REMOVE EXISTING ELECTRICAL AS NEEDED.
- 3.) REMOVE EXISTING ALL INTERIOR TRIM AND FLOORING AS NEEDED.
- 4.) REMOVE EXISTING PLUMBING FIXTURES AS NEEDED.
- 5.) REMOVE EXISTING APPLIANCES.
- 6.) REMOVE EXISTING CABINETRY AND COUNTERTOPS.
- 7.) REMOVE EXISTING TUB AND CONTROLS.
- 8.) REMOVE EXISTING HARDWARE, DOOR, JAMB AND CASING.
- 9.) REMOVE EXISTING INTERIOR WALLS AS NEEDED. NOTE: CONTRACTOR TO VERIFY WALL IS NON-BEARING, IF BEARING CONTRACTOR IS TO CONTACT STRUCTURAL ENGINEER.
- 10.) REMOVE EXISTING WINDOW, TRIM AND CASING.

NOTE:
GC TO VERIFY WALLS OR WALL SECTIONS BEING REMOVED ARE NON-STRUCTURAL. CONTRACTOR TO SHORE UP EXTG. STRUCTURE AS NEEDED.

NOTE:
GENERAL CONTRACTOR IS TO VERIFY ALL HEIGHTS, DIMENSIONS, WINDOW AND DOOR SIZES, AND TO CONFIRM ALL INFORMATION ON THE PLANS.

FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

* THESE DRAWINGS ARE NOT TO BE SCALED. *

WALL LEGEND:

- DEMOLITION TO BE REMOVED
- EXISTING WALLS TO REMAIN

RECEIVED
SEP 21 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

REVISIONS:

DESCRIP:	DATE

DATE: 7-30-2024~

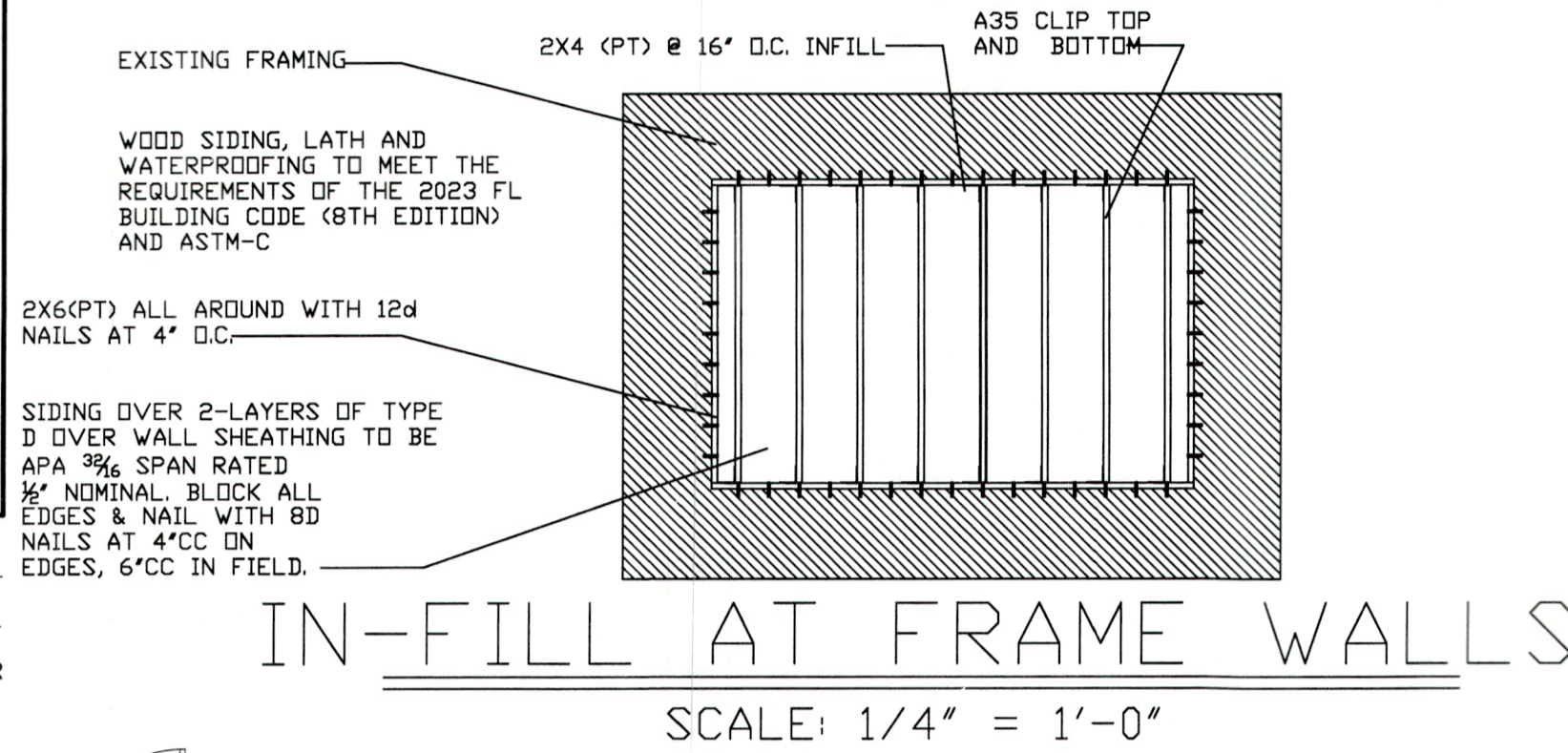
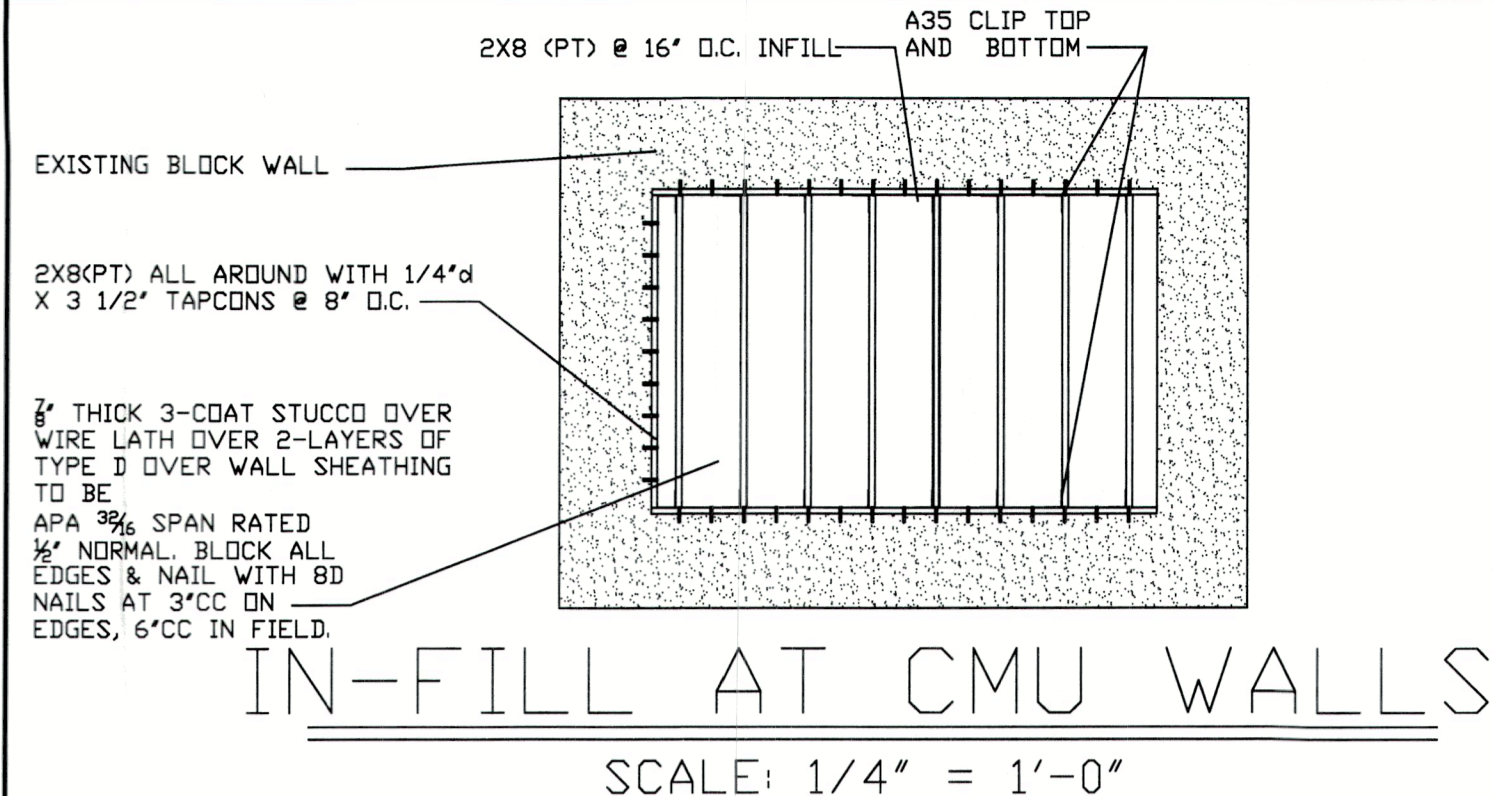
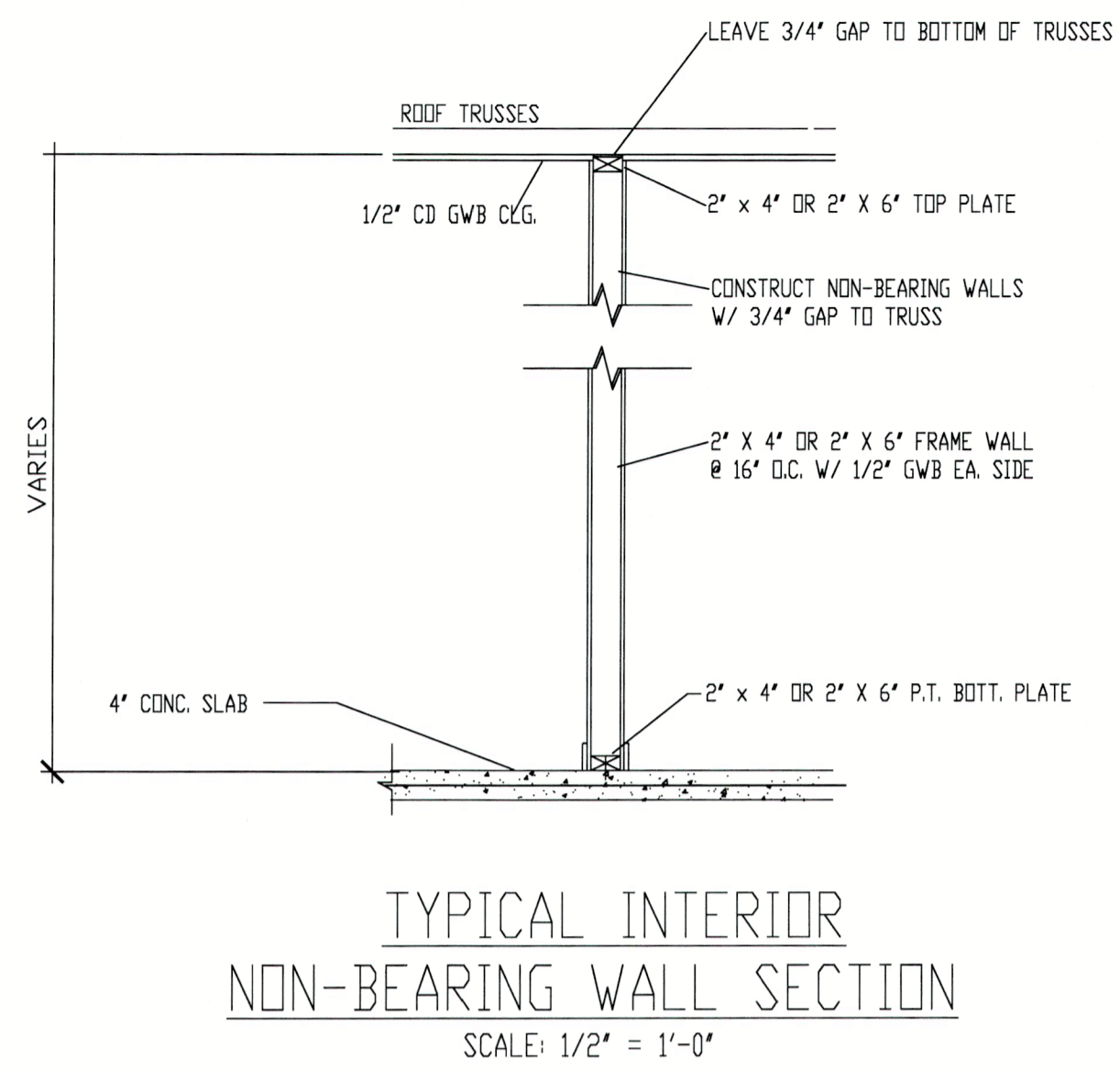
SCALE: AS SHOWN

SHEET TITLE:

FIRST FLOOR DEMOLITION PLAN SHEET NO.

A1.0

AS-BUILT FOR: SIFFERMAN
605 WESTON POINT CT,
LONGBOAT KEY, FL 34228



GENERAL PLAN NOTES:

- OWNER and/or CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION
- PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITH THE CONCRETE FOOTING, EXITING THROUGH A NON-METALLIC SLEEVE.
CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 20 FOOT STEEL REBAR, EXITING THROUGH A NON-METALLIC SLEEVE.
(FOR THE PURPOSE OF GROUNDING)
- DRYER VENTED TO OUTSIDE WITH METAL VENT NON-SCREENED WITH BACKDRAFT DAMPER
- ALL WATER CLOSETS TO HAVE 1.6 GAL. CAP. MAX.
- ALL SHOWER PAN LINERS SHALL HAVE A 1/4" PER FOOT MINIMUM SLOPE TO DRAIN
- TEMPERED GLASS TO MEET FBC-R 3084 IN HAZARD LOCATIONS
- ALL RECEPTACLES NOT REQUIRED TO BE GFI SHALL BE ARC FAULT PROTECTED PER THE CURRENT NEC. ALL RECEPTACLES TO BE TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
- DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS
- ALUM. MULLIONS TO BE INSTALLED PER MFGR'S SPEC'S. SEE ENGINEERED SHOP DRAWINGS BY MFGR.
- NOTE: ALL SHOWER OR BATH TUB GLASS DOORS AND FIXED GLASS PANELS ARE TO BE TEMPERED GLASS PER FBC-R SECTION R3084 ALL BATHROOM GLASS TO BE TEMPERED
- GENERAL CONTRACTOR AND WINDOW/DOOR MANUFACTURER ARE RESPONSIBLE TO INSTALL WINDOWS AND DOORS AND TO PROVIDE A WATER TIGHT SEAL.
- GENERAL CONTRACTOR IS TO VERIFY ALL WINDOW AND DOOR SIZES
- GENERAL CONTRACTOR IS TO VERIFY ALL EGRESS LOCATIONS AND SIZES. TO MEET FBC 2023 (8TH EDITION) SECTION R310
- ALL WINDOW AND DOOR SIZES ARE APPROXIMATE. GENERAL CONTRACTOR TO VERIFY ALL FINAL SIZES AND ADJUST OPENINGS AS NEEDED. GENERAL CONTRACTOR TO VERIFY ALL CENTER LINE LOCATIONS AND HEADER HEIGHTS.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
- RETRO-FIT WINDOWS TO MEET EGRESS WHERE FEASIBLE TO MEET FBC-R310

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4. DO NOT SCALE DRAWINGS.

5. ALL DIMENSIONS ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.

DESIGN CRITERIA

OCCUPANCY TYPE: R3 - CONSTRUCTION TYPE: VB
ALTERATIONS ARE TO CONFORM TO CHAPTER 7 ALTERATIONS LEVELS 1 AND CHAPTER 8 ALTERATIONS LEVEL 2
OF THE 2023 FLORIDA BUILDING CODE (8TH EDITION) EXISTING BUILDING, 2023 FLORIDA BUILDING CODE (8TH EDITION) PLUMBING, FUEL, GAS AND MECHANICAL, THE 2020 NEC, AND TO CONFORM TO THE CODES, ORDINANCES, RULES AND REGULATIONS OF MANATEE COUNTY AND TOWN OF LONGBOAT KEY

NOTE:
ALL FINAL CABINET AND SHELVING LAYOUTS, DESIGN, DRAWINGS, SPECIFICATIONS & ENGINEERING ARE TO BE PROVIDED BY THE CABINET MAKER AND ARE NOT PART OF THESE DRAWINGS. CONTRACTOR TO COORDINATE WITH CABINET MAKER WITH THE OWNER'S FINAL SELECTION OF ALL APPLIANCES, FIXTURES AND CABINETRY. CABINET MAKER IS RESPONSIBLE FOR ALL REQUIRED FIELD MEASUREMENTS BEFORE, DURING AND AFTER DEMOLITION AND RENOVATION WITH REGARD TO ALL

NOTE:
BRAND, STYLE, KIND, COLOR, ETC. OF ALL FINISHES AND MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED AND NEGOTIATED BETWEEN OWNER AND ARCHITECT.
ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

NOTE:
ALL OTHER DETAILS, LAYOUTS, SPECIFICATIONS, PLUMBING, HEATING, VENTILATION, AIR CONDITIONING, ELECTRICAL TO BE SUPPLIED BY SUBCONTRACTORS TO THE GENERAL CONTRACTOR.

NOTE: PATCH AND REPAIR FLOOR SLAB IN KITCHEN AREA AS REQUIRED PER FBC 318. GENERAL CONTRACTOR TO PROVIDE ALL ADDITIONAL DETAILS AS REQUIRED.

NOTE: EXHAUST HOOD OVER NEW RANGE TO BE CHARCOAL FILTER PER FBC 903. ALL ADDITIONAL DETAILS TO BE BY GENERAL CONTRACTOR.

NOTICE:
ALL INFORMATION PROVIDED MUST BE VERIFIED IN FIELD AND ANY MINOR ADJUSTMENTS ARE TO BE MADE BY CONTRACTOR IN FIELD. ANY STRUCTURAL CHANGES THAT APPEAR TO BE NEEDED MUST BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND DESIGNER

DOOR AND WINDOW SPECIFICATIONS ARE TO BE PROVIDED BY THE CONTRACTOR AND ARE TO BE INSTALLED AS PER THE SUPPLIED MANUFACTURER'S FASTENING DETAILS AND SPECIFICATIONS

NOTE: CONTRACTOR WILL VERIFY ALL MEASUREMENTS IN FIELD

NOTE: CONTRACTOR SHALL INSURE PLAN CAN BE CONSTRUCTED AS SHOWN. ANY DISCREPANCIES WILL BE BROUGHT TO THE DESIGNER BEFORE THE START OF THE PROJECT.

ALL PLANS ARE TO MEET THE 2023 FBC (8TH EDITION) AND 2020 NEC

NOTE: REPAIR EXISTING FLOORING AS NEEDED

NOTE: GC TO REFERENCE CABINET LAYOUTS BY OTHERS

NOTE: GC TO VERIFY WALLS OR WALL SECTIONS BEING REMOVED ARE NON-STRUCTURAL. CONTRACTOR TO SHORE UP EXTG. STRUCTURE AS NEEDED.

NOTE: GENERAL CONTRACTOR IS TO VERIFY ALL HEIGHTS, DIMENSIONS, WINDOW AND DOOR SIZES, AND TO CONFIRM ALL INFORMATION ON THE PLANS.

NOTE: NO WORK IS TO BE PERFORMED OUTSIDE THE EXISTING FOOTPRINT

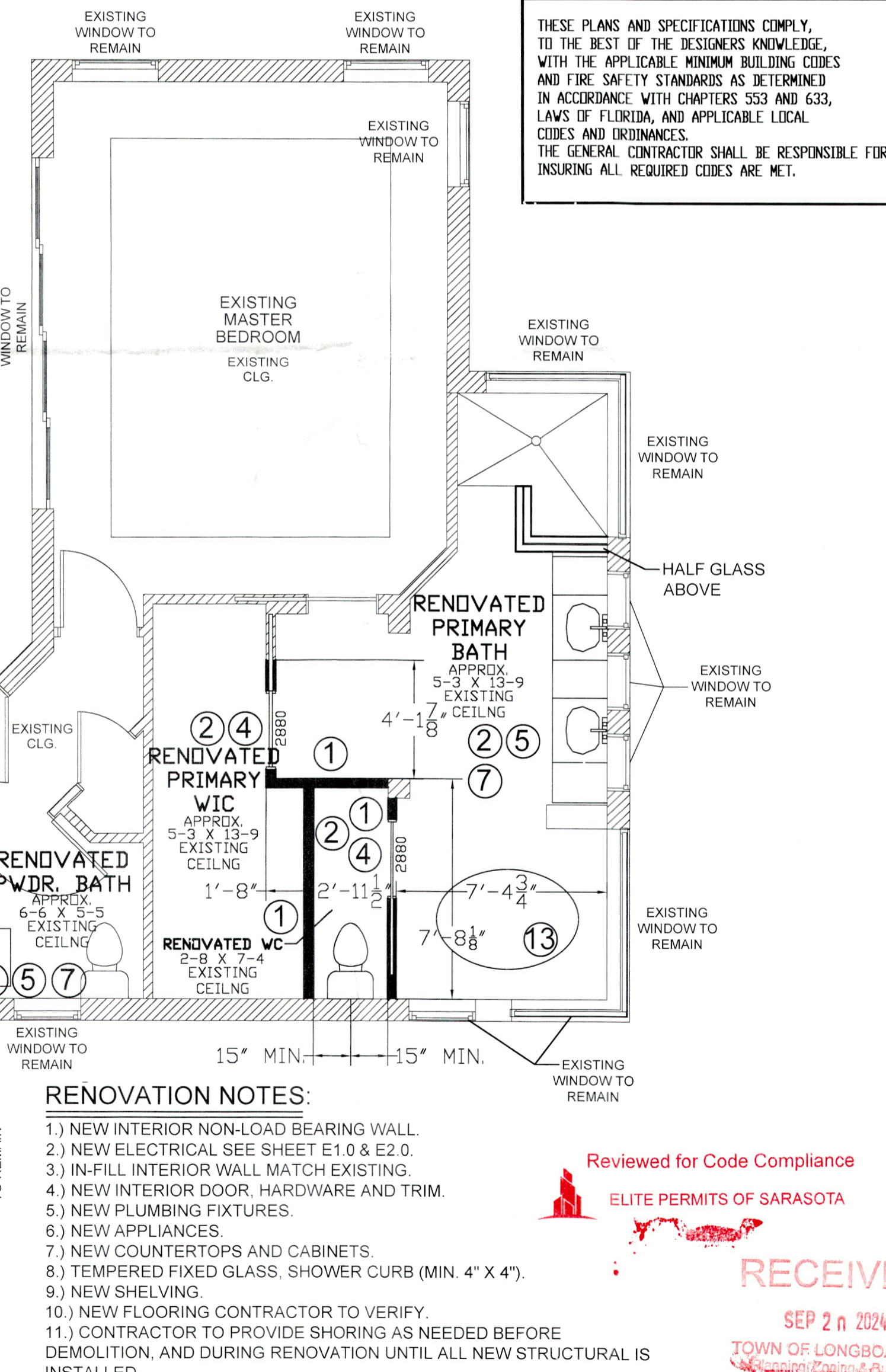
FIRST FLOOR RENOVATION PLAN

1/4" = 1'-0"

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TYPICAL RENOVATION NOTES:

- SHORE EXISTING STRUCTURE AS NEEDED.
- ALL WORK TO BE PERFORMED BY A LICENSED CONTRACTOR
- CONSULT WITH STRUCTURAL ENGINEER DURING RENOVATION.
- CONTRACTOR IS TO FULLY VERIFY ALL WORK BEING DONE.
- INSTALL NEW ELECTRICAL AS REQUIRED FOR RENOVATION
- INSTALL NEW SECTIONS OF WALL AS SHOWN.
- INSTALL HVAC TRUNK LINES AS NEEDED, RELOCATE AND INSTALL EXISTING A/H UNIT IN EXISTING ATTIC.
- INSTALL ALL NEW APPLIANCES
- INSTALL NEW INTERIOR DOORS, JAMBS, CASING, HARDWARE AND TRIM AS NEEDED.
- INSTALL NEW FLOORING PER OWNER'S SELECTION.
- REMOVE PLUMBING AND PLUMBING FIXTURES AS REQUIRED.
- DOOR NOT LABELED ARE TO BE RETRO-FIT

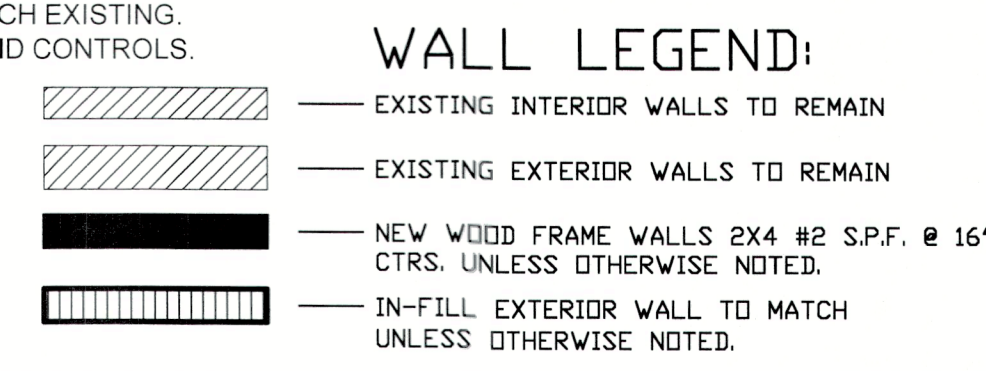


RENOVATION NOTES:

- NEW INTERIOR NON-LOAD BEARING WALL.
- NEW ELECTRICAL SEE SHEET E1.0 & E2.0
- IN-FILL INTERIOR WALL MATCH EXISTING.
- NEW INTERIOR DOOR, HARDWARE AND TRIM.
- NEW PLUMBING FIXTURES.
- NEW APPLIANCES.
- NEW COUNTERTOPS AND CABINETS.
- TEMPERED FIXED GLASS, SHOWER CURB (MIN. 4" X 4").
- NEW SHELVING.
- NEW FLOORING CONTRACTOR TO VERIFY.
- CONTRACTOR TO PROVIDE SHORING AS NEEDED BEFORE DEMOLITION, AND DURING RENOVATION UNTIL ALL NEW STRUCTURAL IS INSTALLED.
- IN-FILL EXTERIOR WALL, MATCH EXISTING.
- NEW FREE STANDING TUB AND CONTROLS.

Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

RECEIVED
SEP 2 n 2024
TOWN OF LONGBOAT KEY



REVISIONS:

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DATE: 7-30-2024

SCALE: AS SHOWN

SHEET TITLE:
BLDG PERMIT PLANS
FILE
Copy of Record
FIRST FLOOR RENOVATION PLAN
SHEET NO.
A1.1

Plan no.

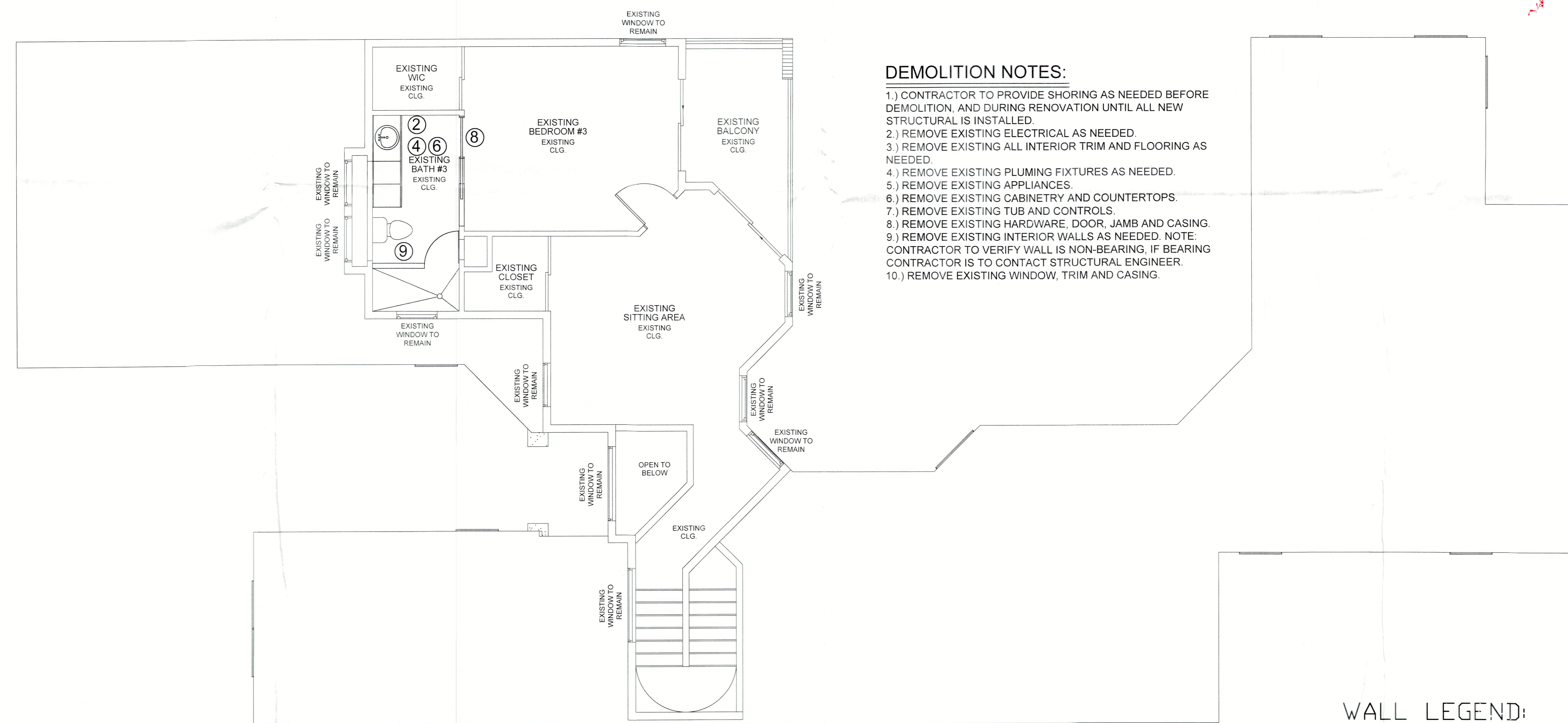
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SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

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WALL LEGEND:

- DEMOLITION TO BE REMOVED
- ▨ EXISTING WALLS TO REMAIN

AS-BUILT FOR: SIFFERMAN

605 WESTON POINT CT,
LONGBOAT KEY, FL 34228

REVISIONS:

DESCRIP:	DATE

DATE: 7-30-2024

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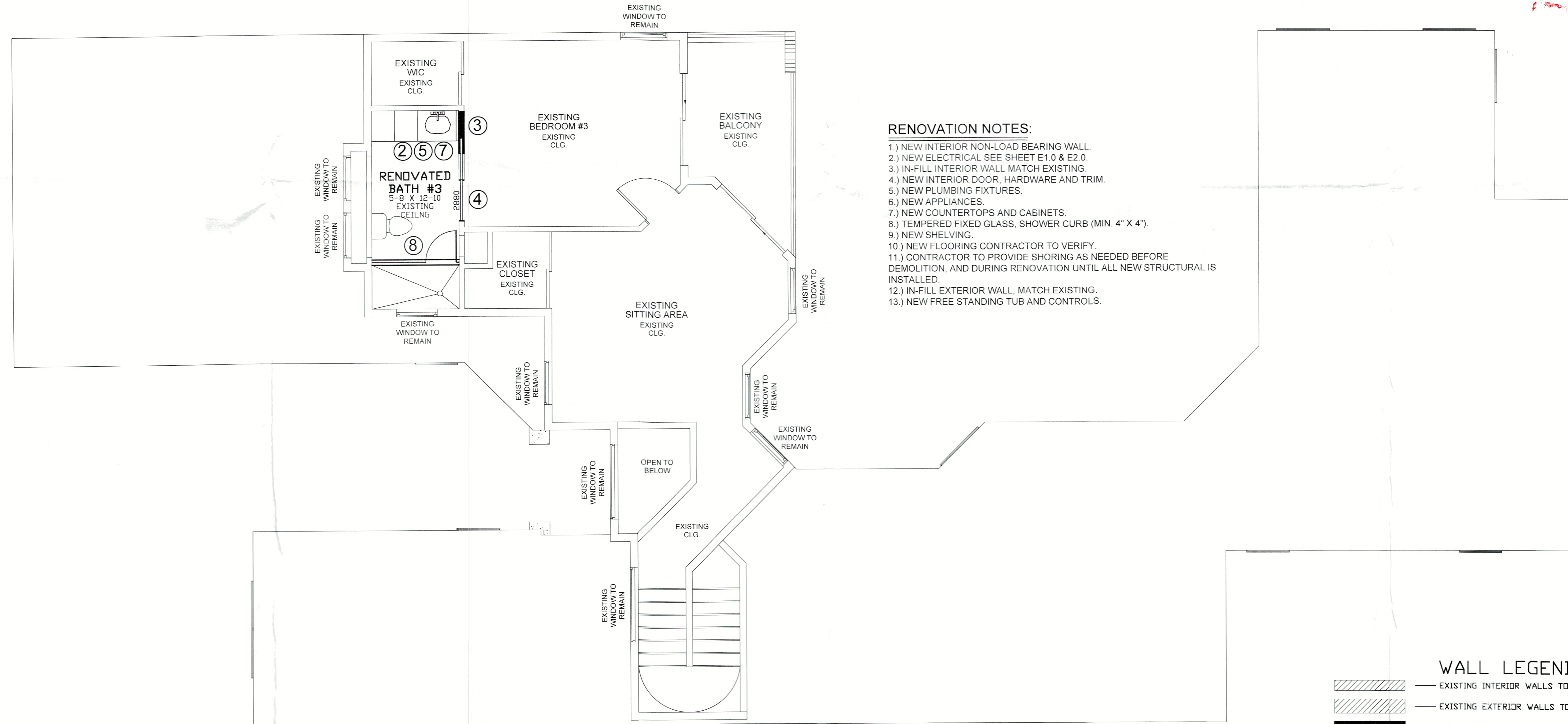
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SECOND FLOOR RENOVATION PLAN

1/4" = 1'-0"

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Plan no.

2023-62 A2.1

AS-BUILT FOR:
SIFFERMAN
 605 WESTON POINT CT,
 LONGBOAT KEY, FL 34228

REVISIONS:

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 SEP 2 2024
 TOWN OF LONGBOAT KEY
 Planning, Zoning & Building

ELECTRICAL NOTES

- ALL ELECTRICAL TO MEET 2020 N.E.C.
- PROVIDE SINGLE PHASE SERVICE (UNDERGROUND)
- PROVIDE ALL COPPER WIRING.
- CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.
- CONTRACTOR TO HAVE VALID & CURRENT LICENSE TO DO ELECTRICAL WORK.
- PROVIDE A MINIMUM OF 20 FEET OF NO. 4 AWG OR LARGER BARE COPPER ELECTRODE COMPLETELY ENCASED WITHIN THE CONCRETE FOOTING, EXITING THROUGH A NONMETALLIC SLEEVE.
- OR CLAMP (ONE SUITABLE FOR DIRECT BURIAL) A NO. 4 AWG OR LARGER BARE COPPER CONDUCTOR TO A MINIMUM OF 1/2" X 20 FOOT STEEL REBAR, EXITING THROUGH A NONMETALLIC SLEEVE. (FOR THE PURPOSE OF GROUNDING)
- NEW LIGHTS TO BE ON DIMMERS
- ALL SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION 72, CHAPTER 2 AND ARE TO BE MOUNTED ON THE CEILING OR WALL @ A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH GROUP OF ROOMS USED FOR SLEEPING PURPOSES.
- OUTLETS IN KITCHEN, BATHS, GARAGE AND EXTERIOR WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.C.I. GROUND FAULT CIRCUIT INTERRUPT.
- ALL OTHER OUTLETS TO BE A.F.C.I. ARC FAULT CIRCUIT INTERRUPT, EXCEPT WHERE REQUIRED G.F.C.I.
- AT LEAST 75% OF ALL NEW LIGHTING WILL BE HIGH EFFICIENCY LIGHTING. SEE FB-ENERGY CONSERVATION (R-404.1)
- PROVIDE IC RATED LIGHTING AT GROUND LEVEL.

ELECTRICAL KEY

- ground fault circuit interrupter
- duplex receptacle 110v
- 220v receptacle
- waterproof duplex receptacle
- ceiling receptacle
- recessed floor receptacle
- t.v. antenna outlet
- phone outlet
- single pole switch
- three way switch
- four way switch
- dimmer switch
- push button
- door bell
- intercom speaker
- MASTER i/c master intercom unit
- garbage disposal
- instant hot water dispenser
- central vacuum unit
- junction box
- 220v DISCONNECT
- smoke detector w/ carbon monoxide detector
- thermostat
- chimes
- recess mounted can
- recess mounted eyeball spot
- recess mounted light fixture
- water/vaporproof r.m.c.
- flood lights
- heat lamps
- exhaust fan
- exhaust fan w/heat
- exhaust fan w/light
- exhaust fan w/heat & light

- exhaust fan at range hood
- wall mounted fixture
- porcelain fixture w/pull cord
- ceiling mounted light fixture
- standard 2-lite wrapped fluorescent #LB240
- ceiling fan
- ceiling fan w/light
- pre-wire & block for ceiling fan
- under cabinet light strip

NOTE:

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2. WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER AND GC OR ANY CHANGES TO THESE PLANS SHALL AUTOMATICALLY RENDER THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER AND GC LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT.

3. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH GOVERNING CODES.

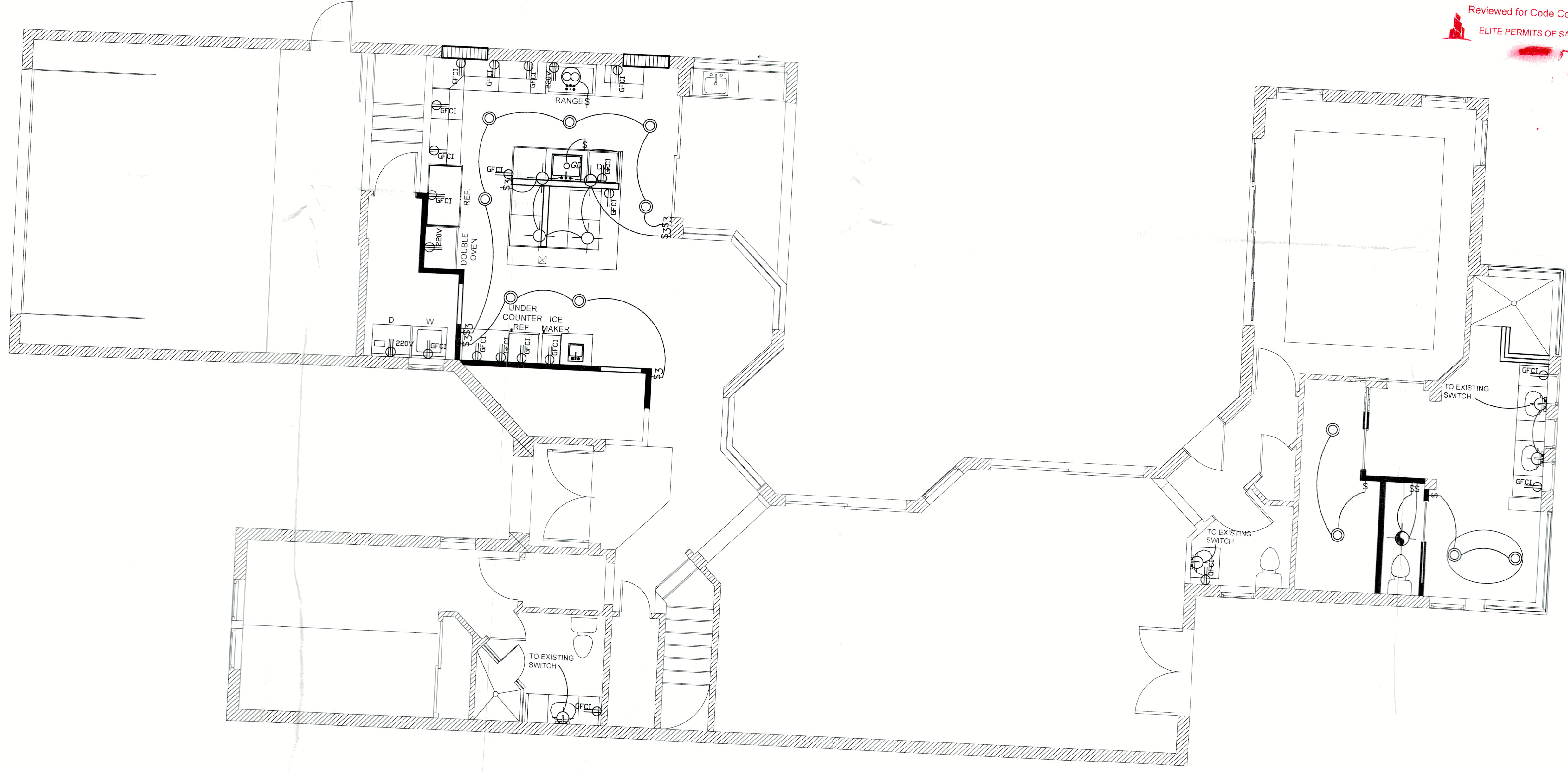
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5. DO NOT SCALE DRAWINGS.

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NOTE:
UPDATE EXISTING ELECTRICAL AS REQUIRED

NOTE: FINAL LOCATIONS OF ALL NEW OR RELOCATED CEILING RECESSED LIGHT FIXTURES, FANS, FAN/LIGHT FIXTURES, CEILING MOUNTED LIGHT FIXTURES, SMOKE DETECTORS, EXHAUST FANS AND HVAC SUPPLY AND RETURN AIR GRILLS TO BE DETERMINED IN THE FIELD, BY GENERAL CONTRACTOR AND SUB CONTRACTOR.



Reviewed for Code Compliance
ELITE PERMITS OF SARASOTA

Plan no.
2023-62 E1.0

AS-BUILT FOR:
SIFFERMAN
605 WESTON POINT CT,
LONGBOAT KEY, FL 34228

REVISIONS:

DESCRIP:	DATE

DATE: 3-29-2024

SCALE: AS SHOWN

SHEET TITLE: PLANS
FILE
Copy of Record
FIRST FLOOR
RENOVATED
ELECTRICAL PLAN
SHEET NO.
E1.0

RENOVATED ELECTRICAL PLAN
1/4" = 1'-0"

* THESE DRAWINGS ARE NOT TO BE SCALED. *

RECEIVED
SEP 29 2024
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

ELECTRICAL NOTES

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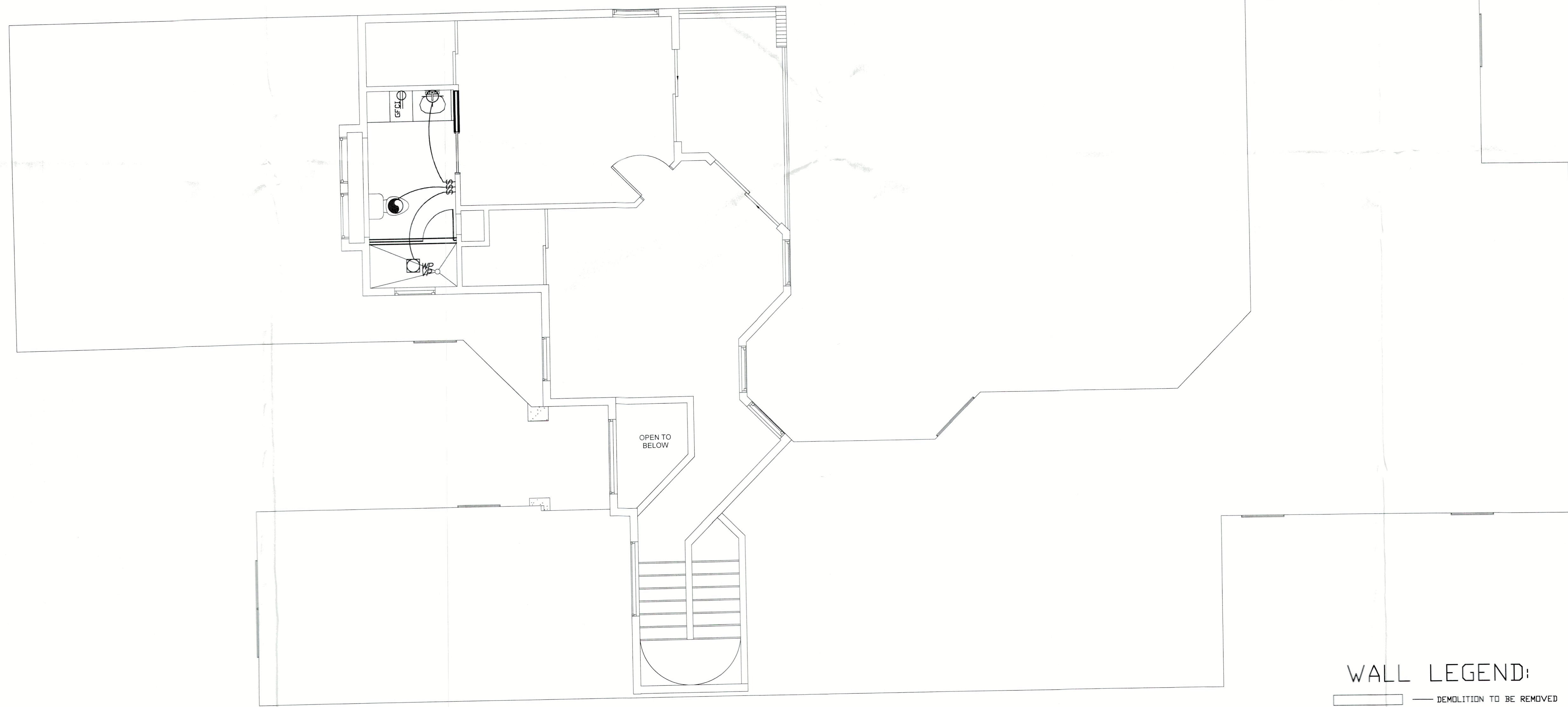
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NOTE: UPDATE EXISTING ELECTRICAL AS REQUIRED



WALL LEGEND:
 DEMOLITION TO BE REMOVED
 EXISTING WALLS TO REMAIN

RENOVATED ELECTRICAL PLAN

1/4" = 1'-0"

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Plan no.

2023-62 E2.0

AS-BUILT FOR: SIFFERMAN

605 WESTON POINT CT, LONGBOAT KEY, FL 34228

REVISIONS:

DESCRIP:	DATE

DATE: 7-30-2024

SCALE: AS SHOWN

SHEET TITLE:
 BLDG PERMIT PLANS FILE
 (Stamp: Copy of Permit)
 SECOND FLOOR RENOVATED ELECTRICAL PLAN SHEET NO. **E2.0**

