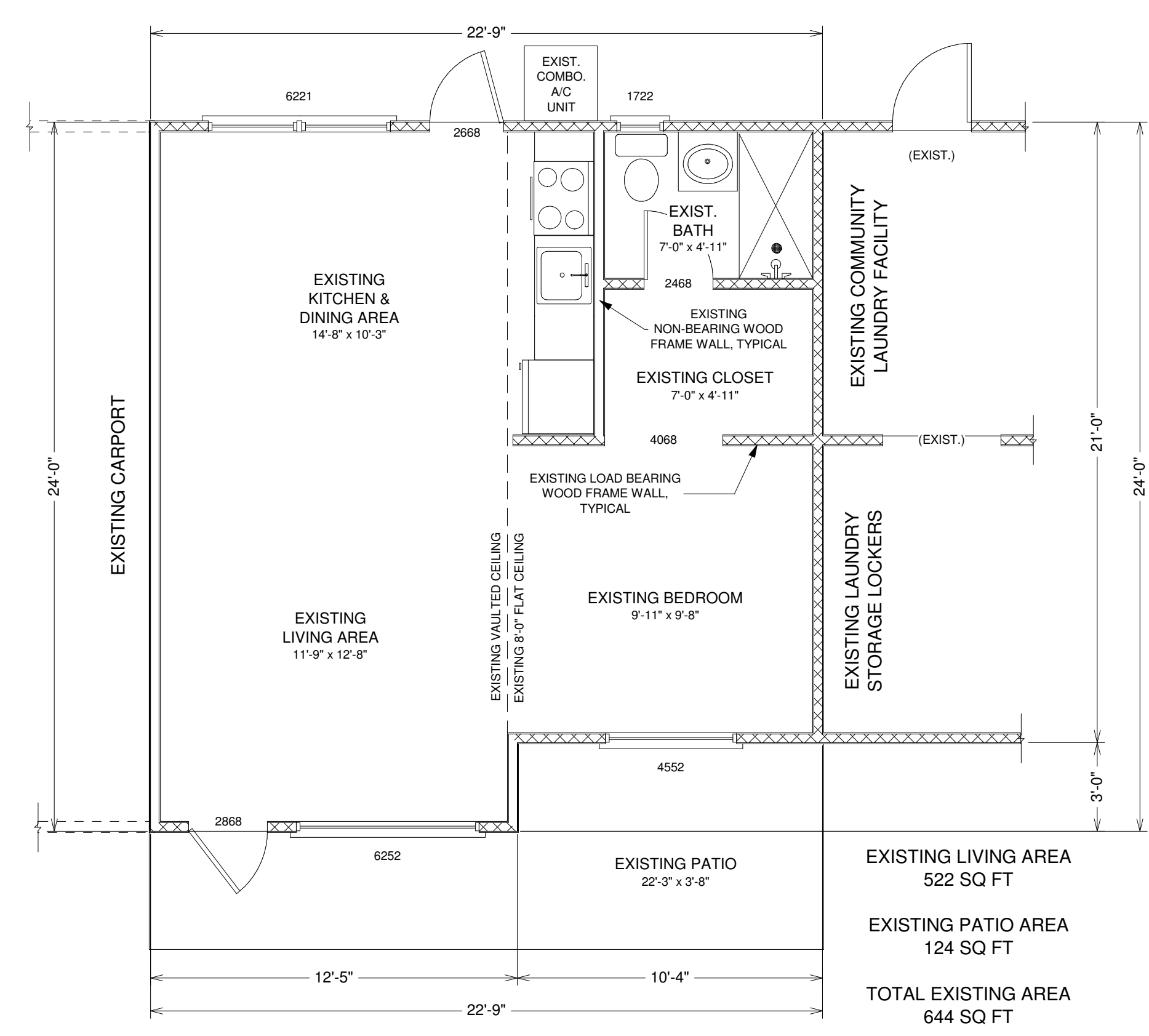


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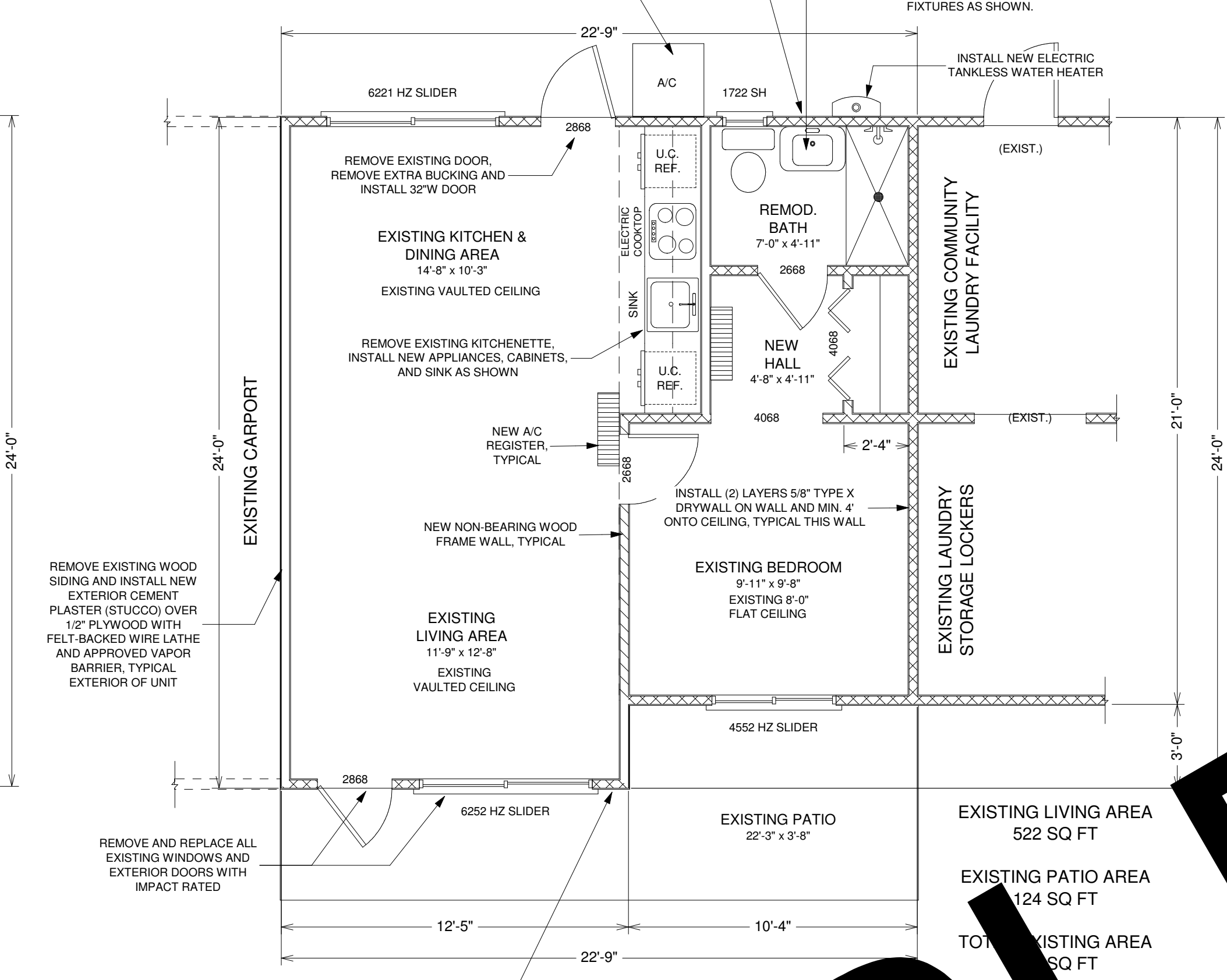
SAMPLE SINGLE STORY CONDO RENOVATION



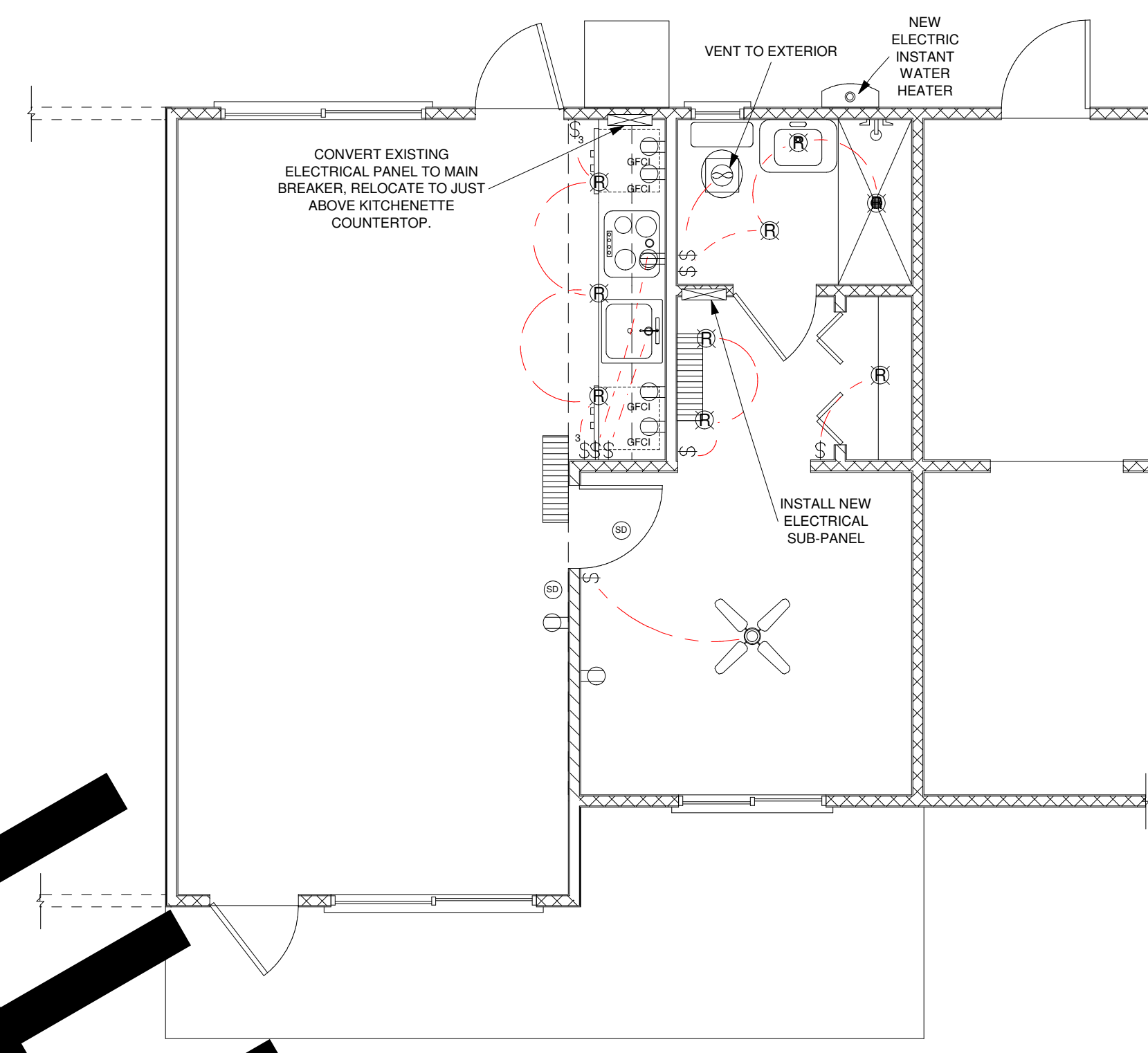
NOTE: ALL ELECTRICAL SHOWN IS NEW. ALL SMOKE DETECTORS ARE TO BE HARDWIRED COMB. SMOKE/CARBON MONOXIDE DETECTORS.



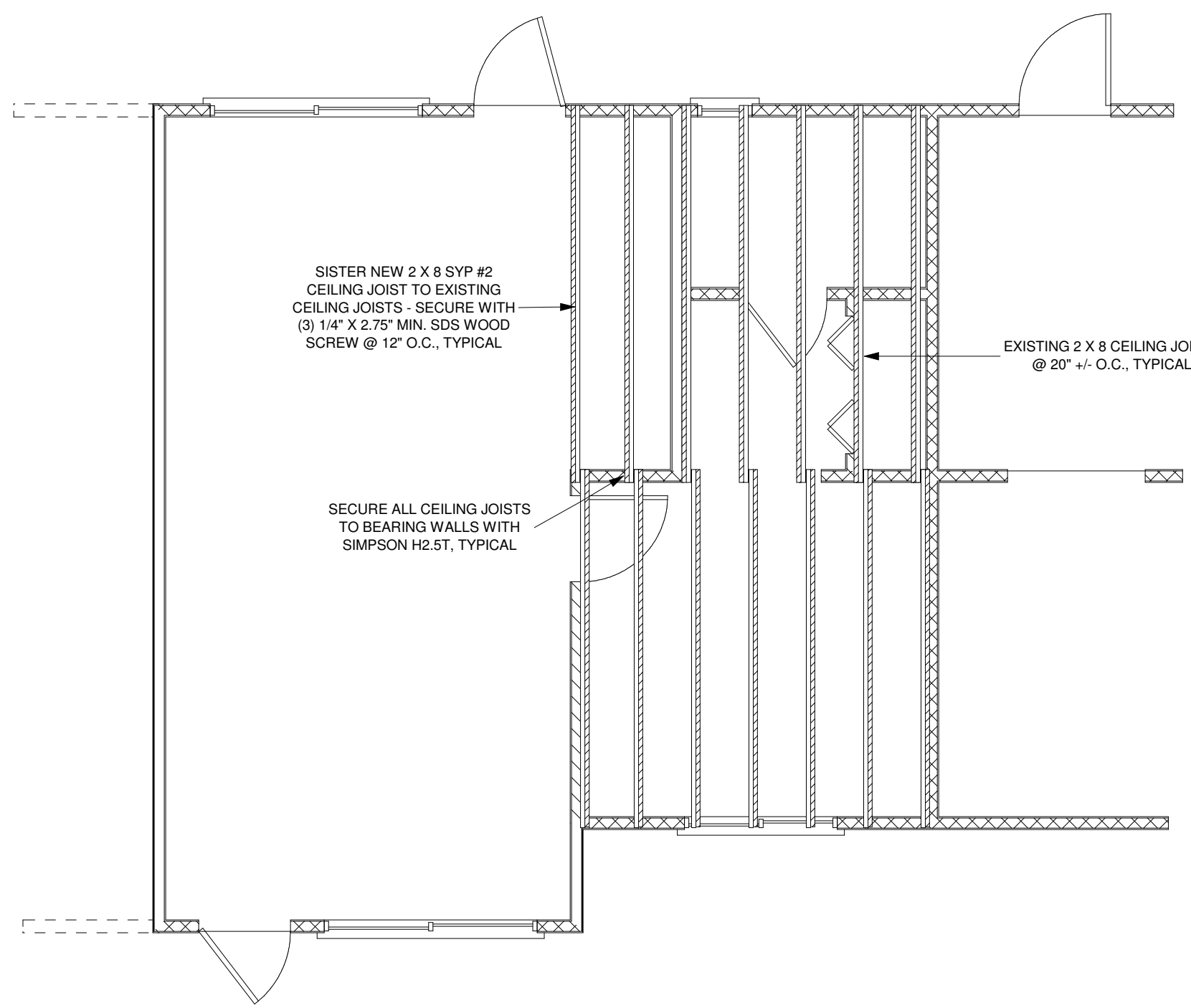
EXISTING FLOOR PLAN SCALE: 1/4" = 1'-0"



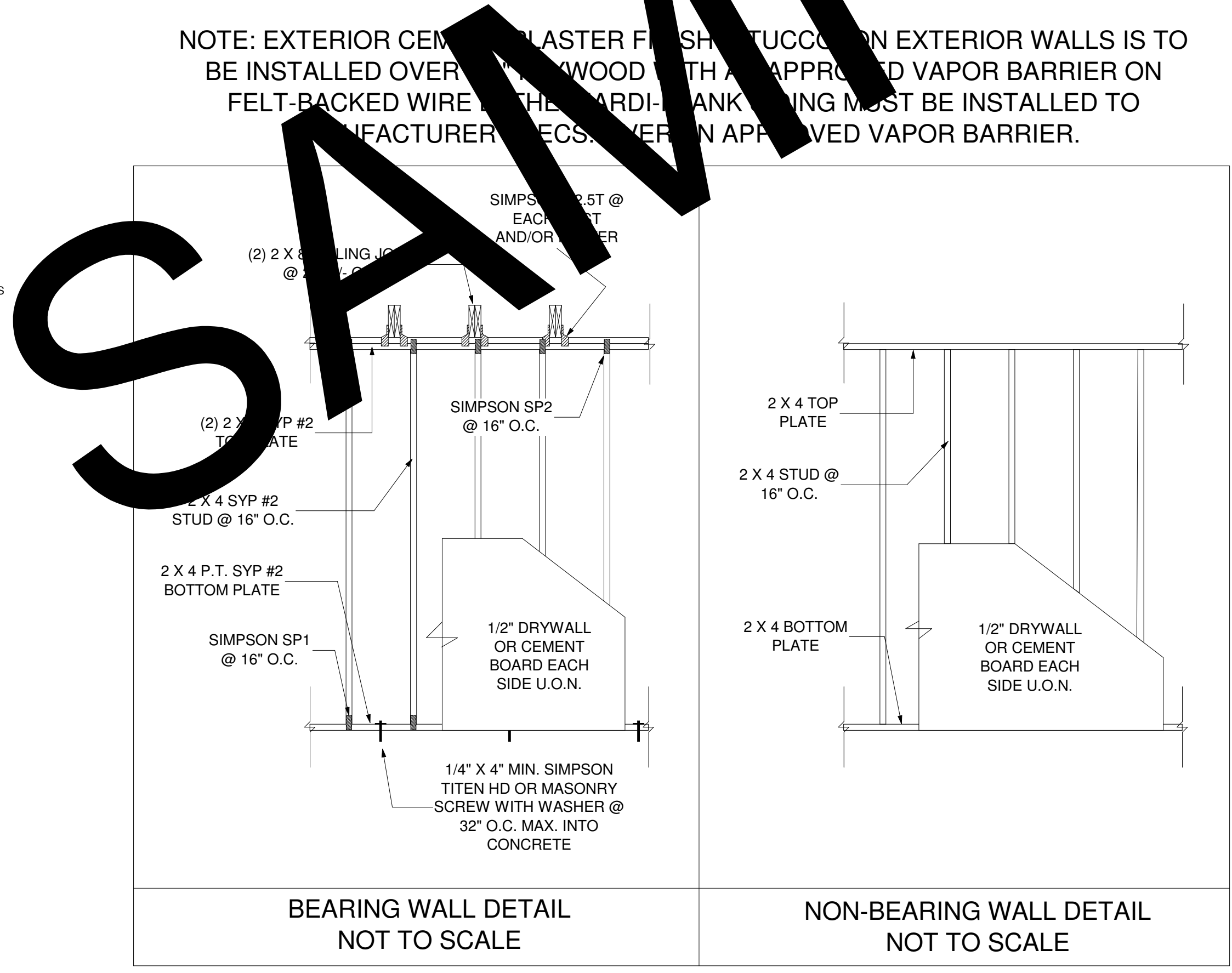
PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED ELECTRICAL PLAN SCALE: 1/4" = 1'-0"



CEILING FRAMING PLAN SCALE: 1/4" = 1'-0"



NOTE: EXTERIOR CEMENT PLASTER FINISH (STUCCO) ON EXTERIOR WALLS IS TO BE INSTALLED OVER HARDI-PANK SIDING WITH APPROVED VAPOR BARRIER ON FELT-BACKED WIRE LATH. HARDI-PANK SIDING MUST BE INSTALLED TO MANUFACTURER'S RECS. OVER AN APPROVED VAPOR BARRIER.

THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE, 5TH EDITION.

SCOPE OF WORK AND GENERAL NOTES:

- 1.) REMOVE AND REPLACE ALL KITCHEN AND BATHROOM FIXTURES, PLUMBING, CABINETS, AND ELECTRICAL AS SHOWN.
- 2.) REMOVE AND REPLACE ALL EXTERIOR DOORS AND WINDOWS.
- 3.) REMOVE AND REPLACE EXISTING COMBO. A/C UNIT WITH NEW MINI-SPLIT A/C & HEAT SYSTEM.
- 4.) REFRAME EXISTING WOOD FRAME WALLS AS REQUIRED - SEE DETAIL. ALL HEADERS IN BEARING WALLS ARE TO BE MIN. (2) 2 X 10 SYP #2 WITH 1/2" PLYWOOD FITCH PLATE.
- 5.) SISTER EXISTING CEILING JOISTS - SEE CEILING FRAMING PLAN.
- 6.) REMOVE AND REPLACE DRYWALL AS REQUIRED. INSTALL (2) LAYERS 5/8" TYPE "X" DRYWALL ON UNIT SEPERATION WALL AND MIN. 4" ONTO CEILING OF UNIT.
- 7.) INSTALL AND RELOCATE ELECTRICAL AS SHOWN. INSTALL NEW CONDUIT AND COPPER WIRE FOR ALL EXISTING ELECTRICAL FIXTURES AND OUTLETS.
- 8.) REMOVE EXISTING WOOD SIDING AND REPLACE WITH EXTERIOR CEMENT PLASTER (STUCCO) FINISH AND/OR HARDI-PANK SIDING.
- 9.) INSTALL NEW ELECTRIC TANKLESS WATER HEATER ON EXTERIOR OF REAR WALL.