



# LA CASA INN

6523 US HIGHWAY 19  
NEW PORT RICHEY, FLORIDA 34652

## REPAIR / LEVEL 1 ALTERATION

**Owner**

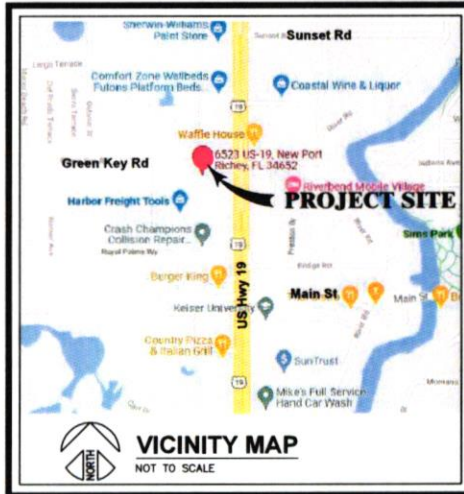
**AARA HOTELS, LLC**  
6523 US Highway 19  
New Port Richey, FL 34652  
(727) 348-9316  
aarahotelsff@gmail.com  
Hiren Patel

**Architect**

**SPRING ENGINEERING, INC.**  
3014 U.S. Highway 19  
Holiday, Florida 34691  
(727) 938-1516  
sei@springengineeringinc.com

**General Contractor**

**EVOLUTION CONTRACTING, LLC**  
(813) 727-4497  
tpavel@evcontracting.com  
Thomas A Pavel/Founder,CEO

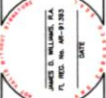


PROJECT SUMMARY	
LEGAL JURISDICTION:	NEW PORT RICHEY, FLORIDA
PARCEL ID NUMBER:	05-26-16-0530-0000-0000
CODES:	
BUILDING CODE:	2020 FLORIDA BUILDING CODE 7TH EDITION - BUILDING
	2020 EXISTING FLORIDA BUILDING CODE 7TH EDITION - BUILDING
PLUMBING CODE:	2020 FLORIDA BUILDING CODE 7TH EDITION - PLUMBING
MECHANICAL CODE:	2020 FLORIDA BUILDING CODE 7TH EDITION - MECHANICAL
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE - 2017
LIFE SAFETY CODE:	NFPA 101 - 2017 EDITION
FIRE CODE:	2020 FLORIDA FIRE PREVENTION CODE 7TH EDITION
ENERGY CODE:	2020 FLORIDA BUILDING CODE 7TH EDITION - ENERGY CONSERVATION
FLORIDA ACCESSIBILITY CODE:	2020 FLORIDA BUILDING CODE 7TH EDITION - ACCESSIBILITY
<b>BUILDING INFORMATION:</b>	
SCOPE OF WORK:	REPAIR & ALTERATION OF EXISTING BUILDING
CONSTRUCTION TYPE:	FBC/MFA TYPE 8-B - UNSPRINKLED
OCCUPANCY CLASSIFICATION:	FBC GROUP "R-1" RESIDENTIAL / MFA 101: HOTEL
	FBC GROUP "B" BUSINESS / MFA 101: BUSINESS
LEVEL OF WORK CLASSIFICATION - EXISTING BUILDING:	REPAIR & LEVEL 1 ALTERATION
<b>BUILDING AREAS:</b>	<b>OCCUPANT LOAD:</b>
HOTEL BLDG. #1 (R-1) :	28,080 SQ. FT. PER BUILDING @ 200 SQ. FT./PERSON = 139 OCCUPANTS
HOTEL BLDG. #2 (R-1) :	38,080 SQ. FT. PER BUILDING @ 200 SQ. FT./PERSON = 190 OCCUPANTS
BUSINESS (RECEPTION) - (B) :	8,417 SQ. FT. @ 100 SQ. FT./PERSON = 85 OCCUPANTS
FOR HOTEL ROOMS - FIRE PARTITION RATING FOR WALLS, FLOORS & CEILINGS 1 HOUR	
SEPARATING SLEEPING UNITS (FBC 708.1 & 708.3)	
THE BUILDING RENOVATIONS ARE FINISHES AND CHANGES TO LESS THAN SIZE OF EXISTING BUILDING.	



1006  
CONSTRUCTION DOCS  
ISSUE DATE: 02/03/22

REV.	DATE	DESCRIPTION



**LA CASA INN**  
6523 US HIGHWAY 19  
NEW PORT RICHEY, FLORIDA 34652



CONTRACT DATE: 02/03/22

**34 YEARS**  
DELIVERING INNOVATIVE DESIGN NATIONWIDE



**TITLE SHEET**

DESIGNED BY: -  
DRAWN BY: -  
CHECKED BY: -

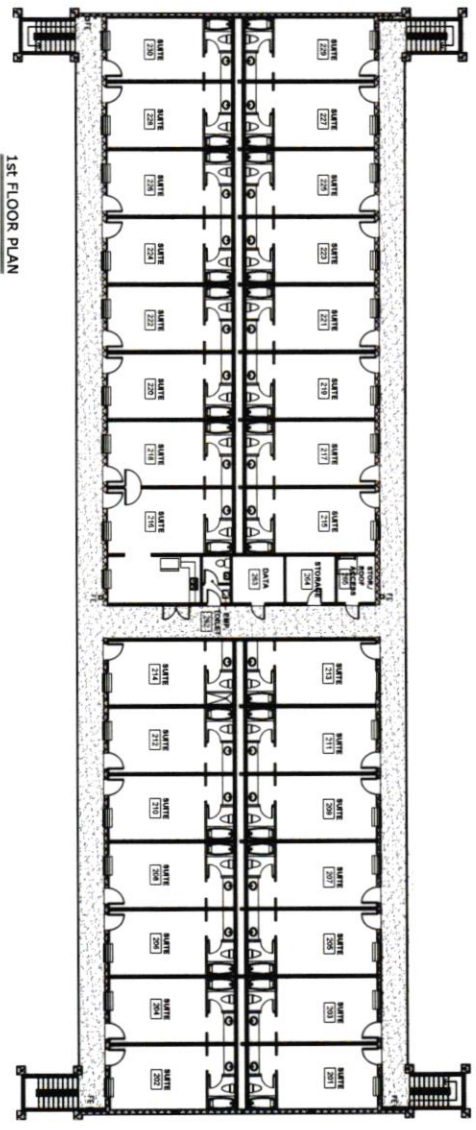
JOB NO. 2021-16

SHEET NO. **T100**

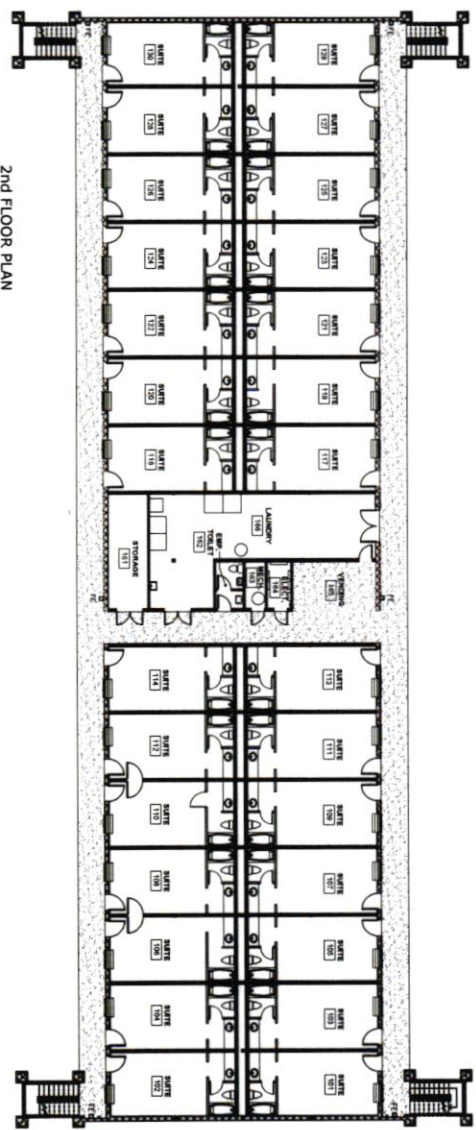
THE DRAWING AND THE DESIGN SHEETS ARE THE PROPERTY OF SPRING ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, PUBLISHED, OR USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT. THEY ARE TO BE USED ONLY FOR THE USE AND PROJECT DESCRIBED AND SHALL BE RETURNED UPON REQUEST.





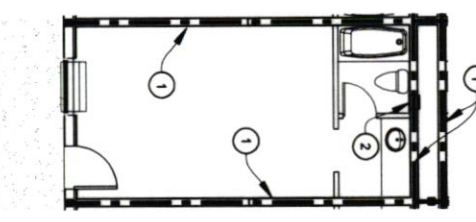


1st FLOOR PLAN



2nd FLOOR PLAN

OVERALL 1st & 2nd FLOOR PLAN - BUILDING 1  
SCALE: 3/8" = 1'-0"



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

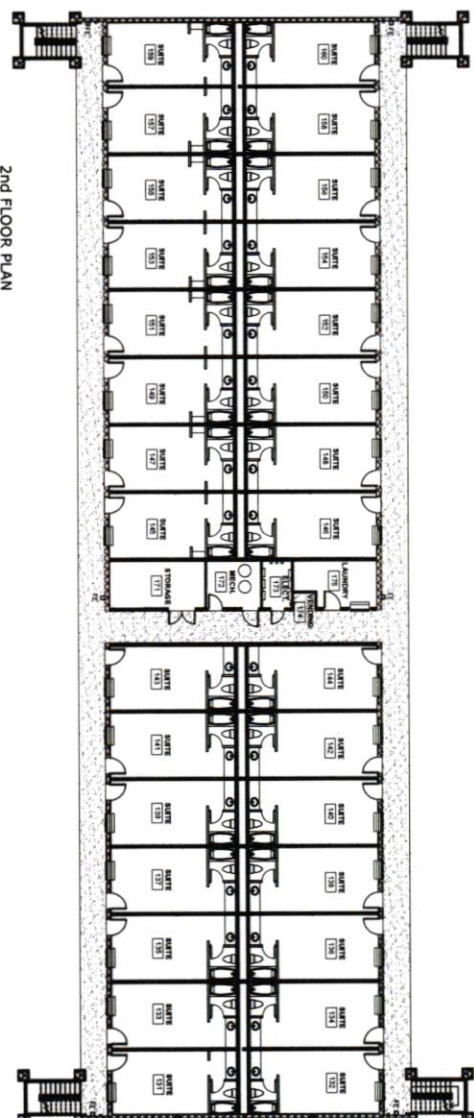
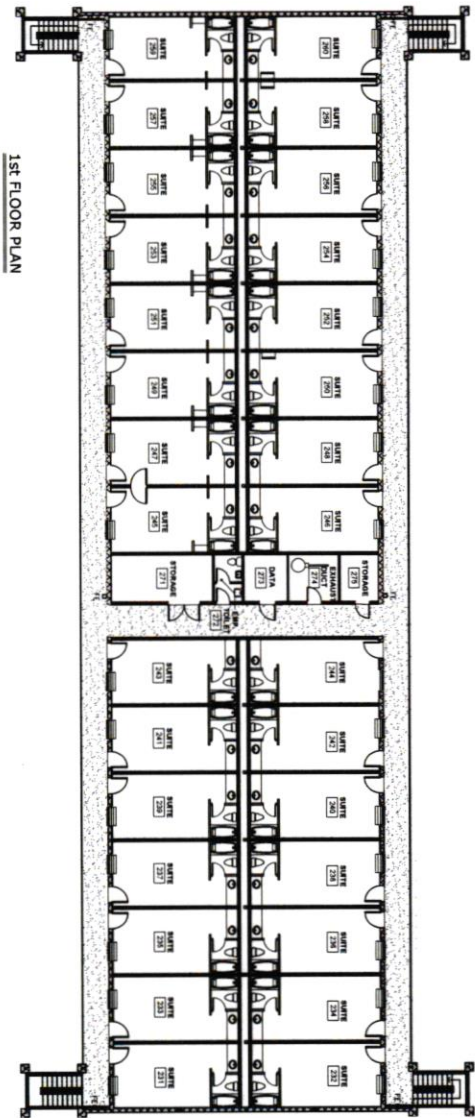
GENERAL NOTES  
REFER TO ALTERNATIVE CONSTRUCTION FOR COORDINATION OF FINISHES AND MATERIALS FOR THE SUITE.

FLOOR PLAN NOTES  
1. SEE FLOOR PLAN FOR ALL FINISHES, MATERIALS, AND CONSTRUCTION OF FINISHES. ALL FINISHES SHALL BE INSTALLED PER INSTRUCTIONS ON SHEET.  
2. VERIFY/CONFIRMATION OF FINISHES SHALL BE PERFORMED BY THE CONTRACTOR ON A BASIS OF VISUAL INSPECTION.

GENERAL NOTES  
1. GENERAL CONTRACTOR SHALL INCLUDE ALL FINISHES AND MATERIALS FOR THE SUITE.  
2. VERIFY/CONFIRMATION OF FINISHES SHALL BE PERFORMED BY THE CONTRACTOR ON A BASIS OF VISUAL INSPECTION.  
3. GENERAL CONTRACTOR SHALL INCLUDE ALL FINISHES AND MATERIALS FOR THE SUITE.  
4. VERIFY/CONFIRMATION OF FINISHES SHALL BE PERFORMED BY THE CONTRACTOR ON A BASIS OF VISUAL INSPECTION.

THE OWNER HAS BEEN ADVISED THAT THE PREPARED DRAWINGS ARE THE PROPERTY OF SPRING ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SPRING ENGINEERING, INC.

<p>Spring Engineering Architecture • Engineering • Land Planning</p>	<p>34 YEARS DELIVERING INNOVATIVE DESIGN NATIONWIDE</p>	<p>LA CASA INN 6525 US HIGHWAY 19 NEW PORT RICHEY, FLORIDA 34652</p>		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION									
				REV.	DATE	DESCRIPTION										
<p>BUILDING #1 OVERALL 1st &amp; 2nd FLOOR PLAN DATE: 02/21/18 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>CONSTRUCTION NOTES 100% DATE: 02/21/18</p>															




**OVERALL 1st & 2nd FLOOR PLAN - BUILDING 2**  
 SCALE: 3/8" = 1'-0"

THE DRAWING AND ANY OTHER INFORMATION HEREON ARE THE PROPERTY OF SPRING ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SPRING ENGINEERING, INC.

<b>A201</b> <small>SHEET NO.</small>	 <b>Spring Engineering</b> <small>Architecture • Engineering • Land Planning</small>	 <b>34 YEARS</b> <small>DELIVERING INNOVATIVE DESIGN NATIONWIDE</small>	 <b>LA CASA INN</b> <small>6523 US HIGHWAY 19        NEW PORT RICHEY, FLORIDA 34652</small>	 <small>JAMES D. WILLIAMS, P.E.        FL. REG. NO. AB-91782        DATE</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	DESCRIPTION													<small>100%</small> <b>CONSTRUCTION LOGS</b> <small>DATE START: 02/20/23</small>
REV.	DATE	DESCRIPTION																			

ALTERATIONS SCHEDULE / BUILDING #1

ROOM NO.	REWORK	VANITY AREA	TOILET ROOM	COMMENTS
101	CLEAN GROUT & TILE AT ENTRY REPLACE GROUT & TILE AT ENTRY CLEAN & STRETCH EXIST'G CARPET REPLACE CARPET WITH NEW REPAIR EXISTING BASE BOARD INSTALL NEW BASE BOARD PATCH DAMAGE TO WALLS NEW PAINT ON WALLS REPAIR CEILING DAMAGED AREAS NEW PAINT ON CEILING NEW PLATES ON WALL RECEPTACLES REPAIR WALL RECEPTACLES REPAIR MOLD DAMAGED AREAS CLEAN & REPAIR AC UNIT INSTALL NEW AC UNIT	INSTALL NEW VANITY & SINK INSTALL NEW MIRROR WITH FRAME INSTALL WALL MTD. LIGHT FIXTURE INSTALL NEW CLOTHES BACKSHELF CLEAN & REPAIR FLOOR FINISH INSTALL NEW FLOOR FINISH REPAIR EXISTING BASE BOARD PATCH DAMAGE TO WALLS NEW PAINT ON WALLS REPAIR CEILING DAMAGED AREAS NEW PAINT ON CEILING NEW PLATES ON WALL RECEPTACLES REPAIR WALL RECEPTACLES REPAIR MOLD DAMAGED AREAS REPAIR PLUMBING CLEAN FLOOR TILE & GROUT INSTALL NEW CORKING AT VANITY CABINETS REMOVE KITCHEN CABINETS	REPAIR & CLEAN TUB, NEW CAULK INSTALL NEW TUB & NEW FIXTURES *INSTALL NEW WALL FINISH AT TUB INSTALL NEW WATER CLOSET REPAIR EXISTING BASE BOARD INSTALL NEW FLOOR FINISH & BASE PATCH DAMAGE TO WALLS NEW PAINT ON WALLS REPAIR CEILING DAMAGED AREAS NEW PAINT ON CEILING REPAIR WALL RECEPTACLES REPAIR MOLD DAMAGED AREAS REPAIR PLUMBING NEW PLATES ON WALL RECEPTACLES CLEAN/ REPAIR LIGHT FIXTURE REPLACE LIGHT FIXTURE W/ NEW CLEAN EXHAUST GRILL INSTALL NEW EXHAUST GRILL INSTALL FIRE DAMPER AT EXHAUST CLEAN FLOOR TILE & GROUT INSTALL NEW SHOWER KOO	
102				
103				
104				
105				
106				
107				
108				
109				
110				
111				
112				
113				
114				
115				
116				
117				
118				
119				
120				
121				
122				
123				
124				
125				
126				
127				
128				
129				
130				
131				
132				
133				
134				
135				
136				
137				
138				
139				
140				
141				
142				
143				
144				
145				
146				
147				
148				
149				
150				
151				
152				
153				
154				
155				
156				
157				
158				
159				
160				
161				
162				
163				
164				
165				
166				
167				
168				
169				
170				
171				
172				
173				
174				
175				
176				
177				
178				
179				
180				
181				
182				
183				
184				
185				
186				
187				
188				
189				
190				
191				
192				
193				
194				
195				
196				
197				
198				
199				
200				

ALTERATIONS SCHEDULE / BUILDING #2

ROOM NO.	REWORK	VANITY AREA	TOILET ROOM	COMMENTS
201	CLEAN GROUT & TILE AT ENTRY REPLACE GROUT & TILE AT ENTRY CLEAN & STRETCH EXIST'G CARPET REPLACE CARPET WITH NEW REPAIR EXISTING BASE BOARD INSTALL NEW BASE BOARD PATCH DAMAGE TO WALLS NEW PAINT ON WALLS REPAIR CEILING DAMAGED AREAS NEW PAINT ON CEILING NEW PLATES ON WALL RECEPTACLES REPAIR WALL RECEPTACLES REPAIR MOLD DAMAGED AREAS CLEAN & REPAIR AC UNIT INSTALL NEW AC UNIT	INSTALL NEW VANITY & SINK INSTALL NEW MIRROR WITH FRAME INSTALL WALL MTD. LIGHT FIXTURE INSTALL NEW CLOTHES BACKSHELF CLEAN & REPAIR FLOOR FINISH INSTALL NEW FLOOR FINISH REPAIR EXISTING BASE BOARD PATCH DAMAGE TO WALLS NEW PAINT ON WALLS REPAIR CEILING DAMAGED AREAS NEW PAINT ON CEILING NEW PLATES ON WALL RECEPTACLES REPAIR WALL RECEPTACLES REPAIR MOLD DAMAGED AREAS REPAIR PLUMBING CLEAN FLOOR TILE & GROUT INSTALL NEW CORKING AT VANITY CABINETS REMOVE KITCHEN CABINETS	REPAIR & CLEAN TUB, NEW CAULK INSTALL NEW TUB & NEW FIXTURES *INSTALL NEW WALL FINISH AT TUB INSTALL NEW WATER CLOSET REPAIR EXISTING BASE BOARD INSTALL NEW FLOOR FINISH & BASE PATCH DAMAGE TO WALLS NEW PAINT ON WALLS REPAIR CEILING DAMAGED AREAS NEW PAINT ON CEILING REPAIR WALL RECEPTACLES REPAIR MOLD DAMAGED AREAS REPAIR PLUMBING NEW PLATES ON WALL RECEPTACLES CLEAN/ REPAIR LIGHT FIXTURE REPLACE LIGHT FIXTURE W/ NEW CLEAN EXHAUST GRILL INSTALL NEW EXHAUST GRILL INSTALL FIRE DAMPER AT EXHAUST CLEAN FLOOR TILE & GROUT INSTALL NEW SHOWER KOO	
202				
203				
204				
205				
206				
207				
208				
209				
210				
211				
212				
213				
214				
215				
216				
217				
218				
219				
220				
221				
222				
223				
224				
225				
226				
227				
228				
229				
230				
231				
232				
233				
234				
235				
236				
237				
238				
239				
240				
241				
242				
243				
244				
245				
246				
247				
248				
249				
250				
251				
252				
253				
254				
255				
256				
257				
258				
259				
260				
261				
262				
263				
264				
265				
266				
267				
268				
269				
270				
271				
272				
273				
274				
275				
276				
277				
278				
279				
280				
281				
282				
283				
284				
285				
286				
287				
288				
289				
290				
291				
292				
293				
294				
295				
296				
297				
298				
299				
300				

- NOTES**
1. VERIFY ALL VENDOR CONTRACTS, PERMITS & LICENSES. REMOVE FROM CONTRACT ALL WORK NOT TO BE PERFORMED BY CONTRACTOR.
  2. AT THE TIME OF THE SCHEDULE, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND MATERIALS TO BE USED IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
  3. VERIFY ALL WORK.
  4. REMOVE EXISTING CABINETS, REFRIGERATION, AND CLOSET DOOR, THEN REMOVE EXISTING BASE BOARD.
  5. REMOVE ALL SINKS & TUBS WITH APPROVED LEAK TEST FOR SINKS & TUBS.
  6. OBTAIN ALL NECESSARY PERMITS AND LICENSES FOR ALL WORK.
  7. REMOVE EXISTING LIGHT FIXTURES, AND REPAIR CEILING.
  8. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND MATERIALS TO BE USED IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
  9. VERIFY ALL WORK.
  10. VERIFY ALL WORK.
  11. VERIFY ALL WORK.
  12. VERIFY ALL WORK.
  13. VERIFY ALL WORK.

NO PART OF THIS SCHEDULE SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**Spring Engineering**  
Architecture • Engineering • Land Planning



**LA CASA INN**  
6523 US HIGHWAY 19  
NEW PORT RICHEY, FLORIDA 34652



AMES D. WILLIAMS, P.E.  
FL REG. NO. AB-91393  
DATE

100%  
CONSTRUCTION BOOKS  
DATE: 02/20/22

PROJECT NO. 2021-16

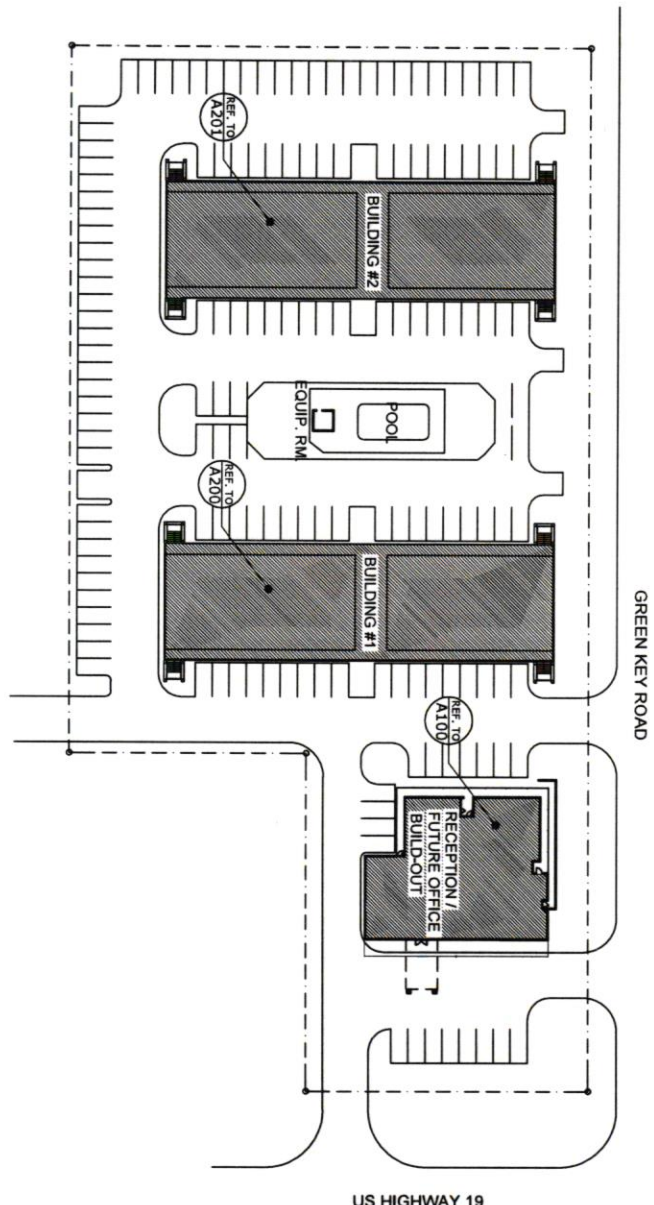
**A202**

REVISIONS

NO.	DATE	DESCRIPTION







SITE PLAN  
SCALE: 1" = 20'

- NOTES:**
1. AT ALL EXTERIOR STEEL, ASSESS CONDITION OF STEEL TUBE COLUMNS. PLATES THAT ARE RUSTED OR DAMAGED TO EXPOSED STEEL AND REINFORCING BARS SHALL BE REPAIRED OR REPLACED. EVALUATE REMAINING STEEL STRUCTURE FOR STRUCTURAL INTEGRITY AND STRENGTH.
  2. OPENING, INITIAL PER CODE REQUIREMENT.
  3. ASSESS CODE COMPLIANCE OF ALL UNDESIGNED STAIRS AT EXISTING CLIENTS CODE REQUIREMENTS.



PHOTO OF RUSTED COLUMN AT STAIRS  
SCALE: 1/8"

GENERAL CONTRACTOR TO ASSESS CONDITION OF ALL STEEL TUBE COLUMNS AT STAIR LANDINGS, STAIR PROVISIONS AND STRUCTURALLY SOUND CONDITION.

NO WARRANTY OR GUARANTEE IS MADE BY THE ENGINEER FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

<p><b>Spring Engineering</b> Architecture • Engineering • Land Planning</p>	<p><b>34 YEARS</b> DELIVERING INNOVATIVE DESIGN NATIONWIDE</p>	<p><b>LA CASA INN</b> 6523 US HIGHWAY 19 NEW PORT RICHEY, FLORIDA 34652</p>	<p>CONTRACT NO. 0207471</p>	<p>DATE</p>	<p>REV. DATE DESCRIPTION</p>	<p>100% CONSTRUCTION DOCS. ISSUE DATE: 02/02/22</p>
						<p>PROJECT NO. S100</p>