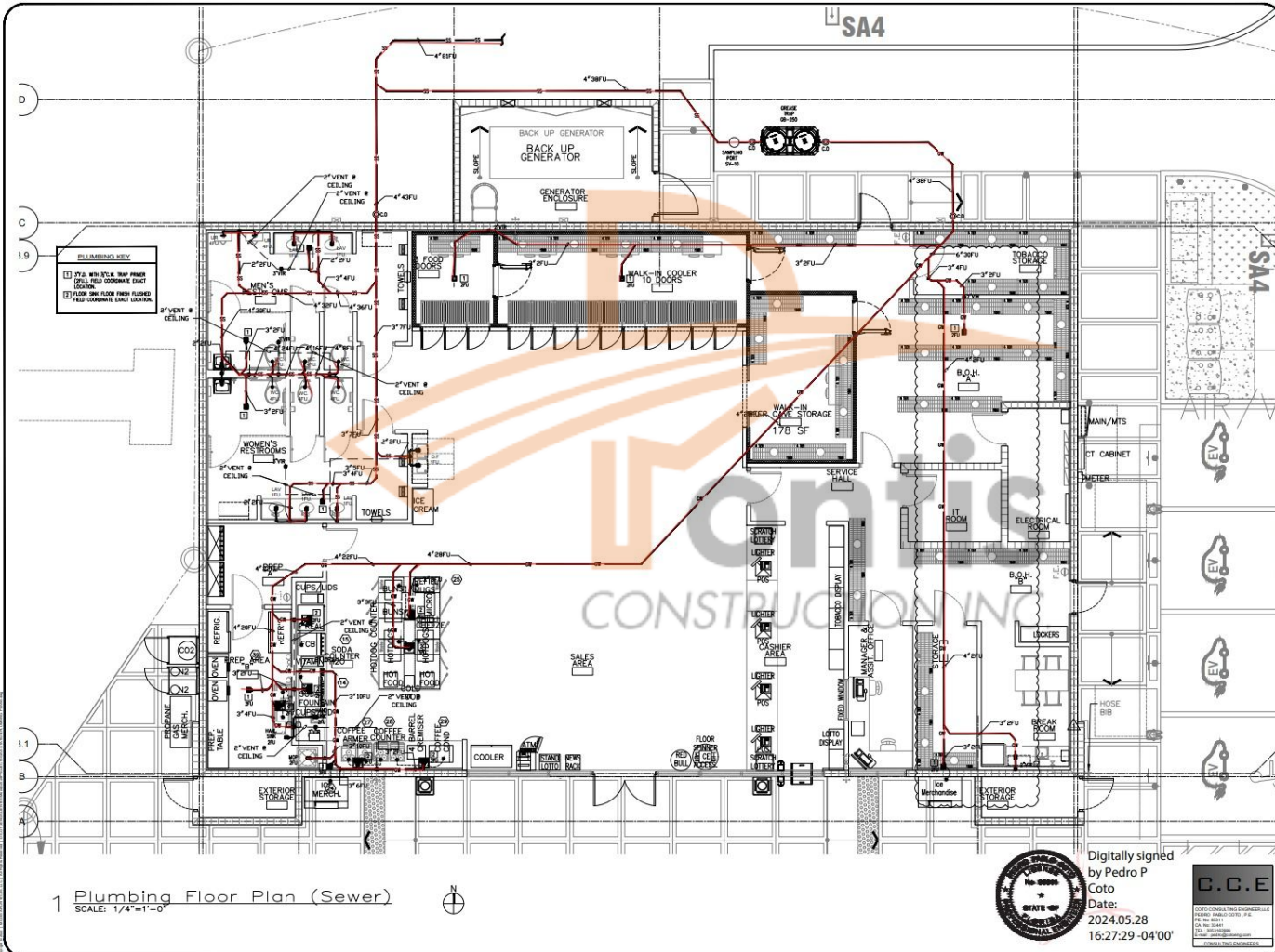


Please Note: This is a complimentary working sample including the source files. For further details or inquiries, feel free to reach out to us at david@pontisconstruction.com.

PROJECT NAME : GAS STATION

DETAILED - MARKUPS



modis
architects

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e. MODIS@MODISarchitects.com

**BRIGHTON
SEMINOLE
TRADING POST
GAS STATION**
14685 RESERVATION ROAD
EACHCOMBER, FLORIDA 34974

seal :

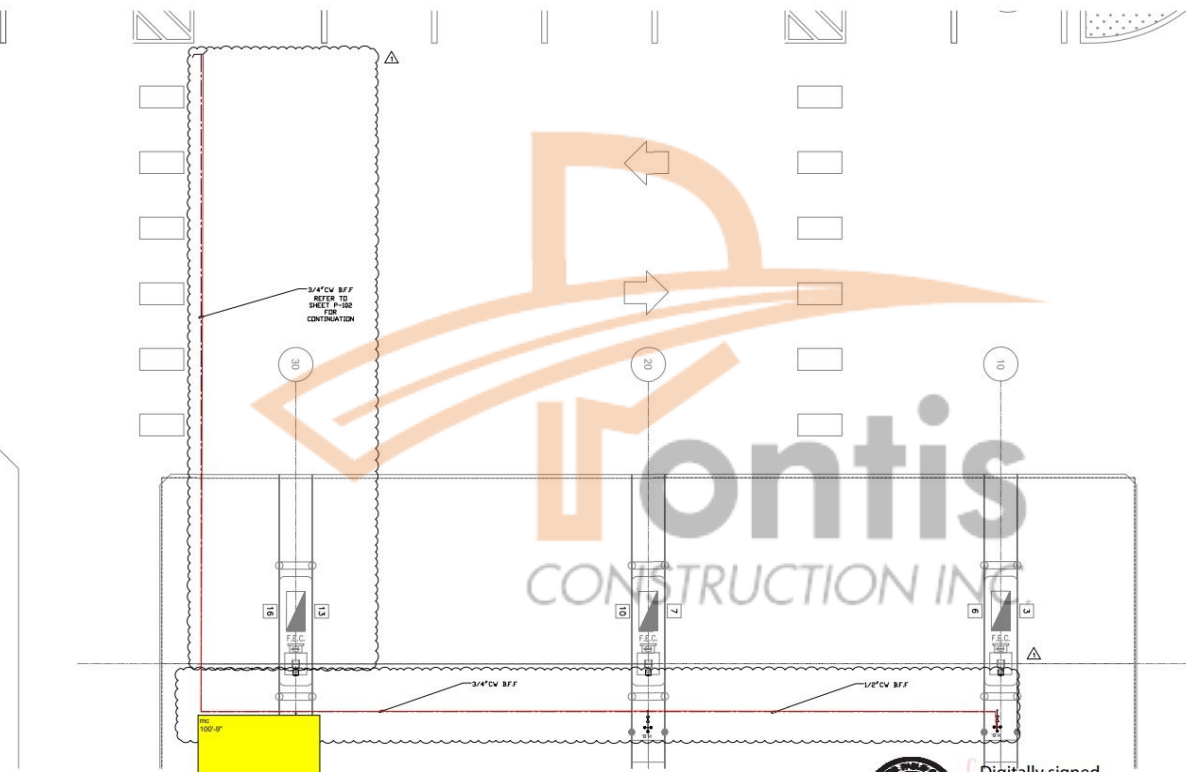
revisions :

1 05.29.2024 BLDG DEPT COMMENTS

PLUMBING
Floor Plan
SEWER

project number :		#22214
drawn by :	proj. manager :	
RC	MAYP	
drawing scale :	drawing date :	
As Shown	03/11/2024	
phase :		
Permit Set		
sheet number :		
P-1.01		

17K



1 Plumbing Floor Plan (Water)

SCALE: 1/4"=1'-0"



Digitally signed
by Pedro P Coto
Date: 2024.05.28
16:28:56 -04'00'



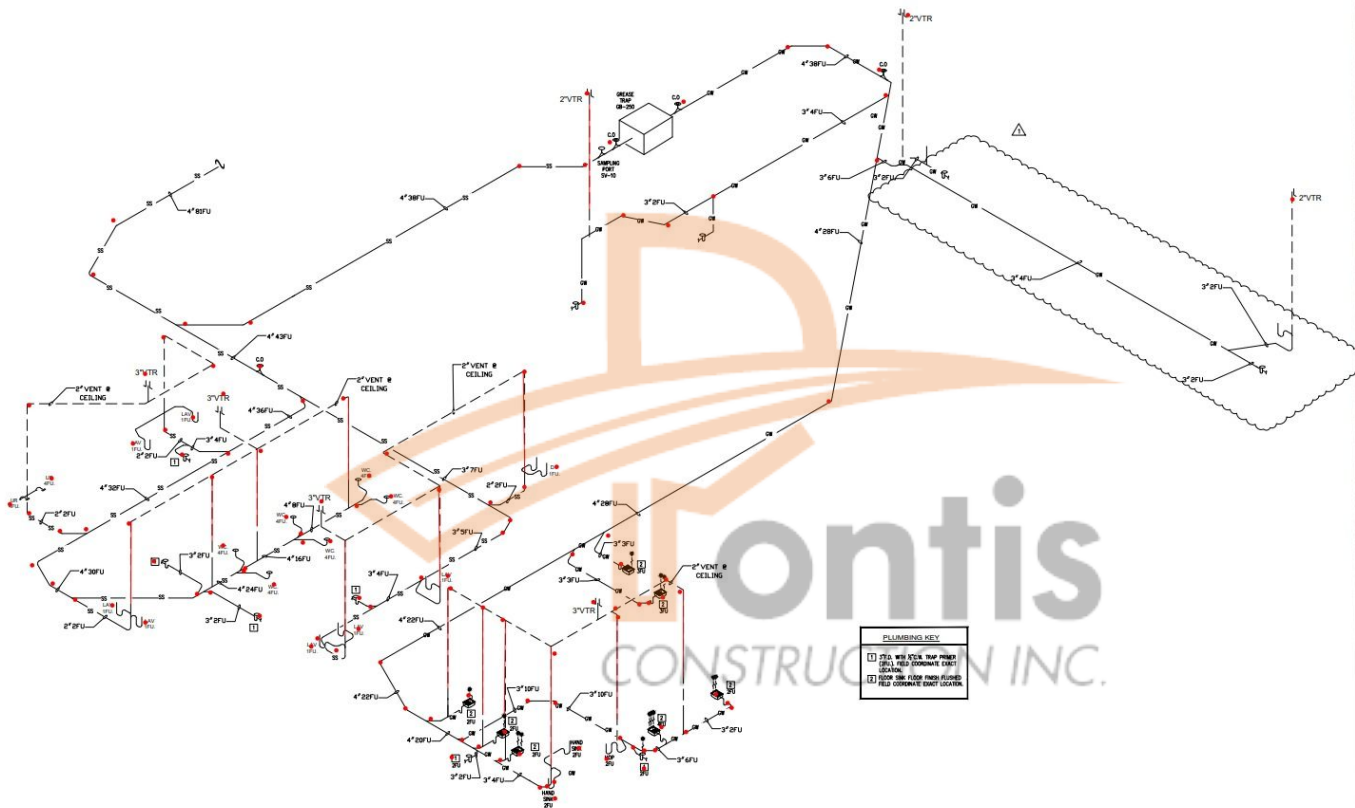
project info:
**BRIGHTON
SEMINOLE
TRADING POST
GAS STATION**
14685 RESERVATION ROAD
BEACHCOMBER, FLORIDA 34974

lead:
PROJECT A: MODIS/OTTE, VAN, MICHAEL, LINDA, AN, BELO, COT
KATHARINE, MICHAEL, MICHAEL, MICHAEL, A, MICHAEL

revisions:
11/17/2018 11/17/2018 11/17/2018

drawing data:
**PLUMBING
Floor Plan
WATER**

project number: #22214
drawn by: pinto, manager
checked by: pinto, manager
As Shown: 03/11/2024
sheet 1
Permit Set
Sheet Number: P-1.02A



PLUMBING KEY

- 2" PVC WITH 1/2" TRAP PRIMER
- 3" PVC WITH 1/2" TRAP PRIMER
- 4" PVC WITH 1/2" TRAP PRIMER
- 2" CAST IRON WITH 1/2" TRAP PRIMER
- 3" CAST IRON WITH 1/2" TRAP PRIMER
- 4" CAST IRON WITH 1/2" TRAP PRIMER

1 Plumbing Isometric (Sewer)

SCALE: 1/4"=1'-0"



Digitally signed by Pedro P Coto
Date: 2024.05.28 16:29:47 -04'00'



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BRIGHTON SEMINOLE TRADING POST GAS STATION
14685 RESERVATION ROAD
BEACHCOMBER, FLORIDA 34574

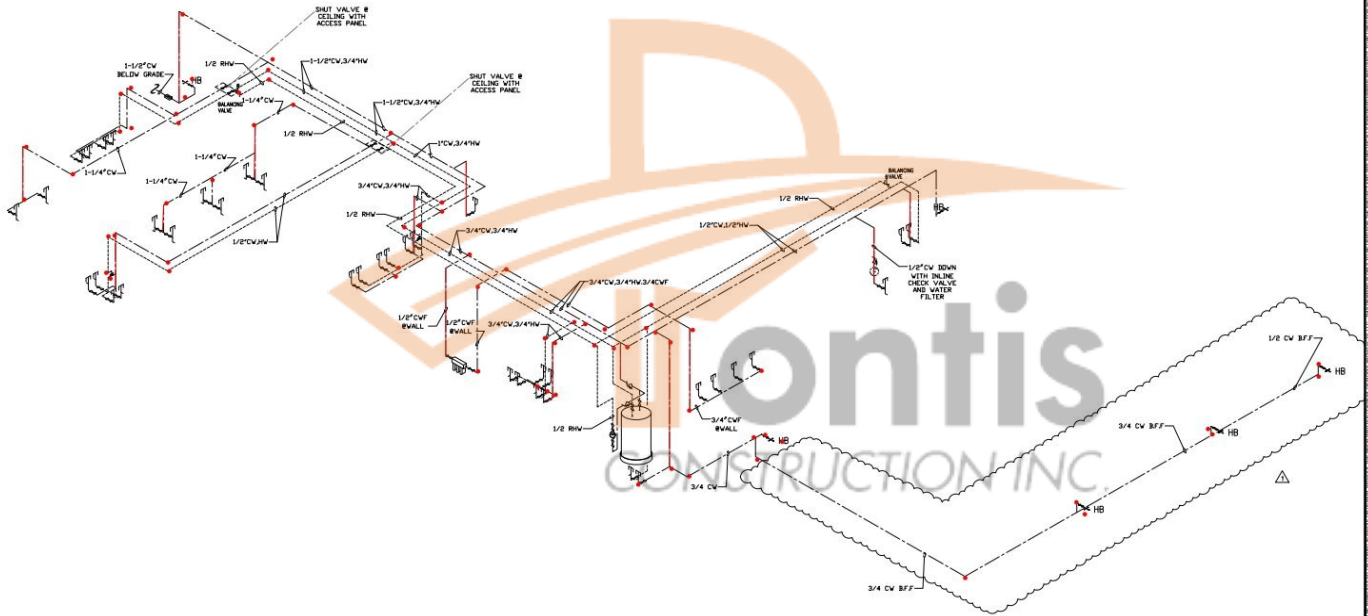
scale:

revisions:

10.25.2024 8:00 AM DEPT COMMENTS

PLUMBING ISOMERIC SEWER

project number: #22214
drawn by: JIC
checked by: WAP
date shown: 03/11/2024
sheet number: P-2.01



1 Plumbing Isometric (Water)
SCALE: 1/4"=1'-0"



Digitally signed by
Pedro P Coto
Date:
2024.05.28
16:30:29 -04'00'



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PROJECT INFO:
BRIGHTON SEMINOLE TRADING POST GAS STATION
14685 RESERVATION ROAD
BEACHCOMBER, FLORIDA 34974

DATE: 10.25.2024
BY: BLDG DEPT COMMENTS

DRAWING DATA:
PLUMBING ISOMERIC WATER

PROJECT NUMBER: 422214
DRAWN BY: BLDG DEPT
CHECKED BY: MAYFP
DRAWING SCALE: As Shown
DRAWING DATE: 03/11/2024
PERMIT SET
SHEET NUMBER: P-2.02

DETAILED TAKEOFFS

Project: GAS STATION - BRIGHTON SEMINOLE TRADING POST

Address: 14685 RESERVATION ROAD BEACHCOMBER, FLORIDA

Scope: Plumbing

Date: 10/8/2023

Labor = 75¢

**MATERIAL
TOTALS**
\$69,420.66

LABOR TOTALS
\$49,337.65

SR #	REF	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	MATERIAL L RATE	UNIT LABOR	TOTAL LABOR	LABOR RATE	MATERIAL COSTS	LABOR COSTS	SUB COST
1000 GENERAL REQUIREMENTS													
1		PERMITS, SITE SUPERVISION, FINAL CLEANUP & DUMPSTER	1	LS	0%	1.00	\$0.00	0	0	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL												\$0.00	
22000 Division 22 - PLUMBING													
WASTE & VENT PIPING													
2		2" Dia Sanitary Pipe	52	LF	10%	57	\$19.54	0.158	9.0376	\$75.00	\$1,117.63	\$677.82	\$1,795.51
3		3" Dia Sanitary Pipe	40	LF	10%	44	\$20.13	0.176	7.744	\$75.00	\$885.72	\$580.80	\$1,466.52
4		4" Dia Sanitary Pipe	120	LF	10%	132	\$23.55	0.182	24.024	\$75.00	\$3,108.60	\$1,801.80	\$4,910.40
5		2" Dia Vent Pipe	155	LF	10%	171	\$19.54	0.158	26.339	\$75.00	\$3,331.57	\$2,020.43	\$5,352.00
6		3" Dia Vent Pipe	115	LF	10%	127	\$20.13	0.176	22.264	\$75.00	\$2,546.45	\$1,663.80	\$4,210.25
GREASE WASTE PIPE													
7		3" Dia Grease Waste Pipe	164	LF	10%	180	\$28.66	0.256	46.1824	\$75.00	\$5,170.26	\$3,463.68	\$8,633.94
8		4" Dia Grease Waste Pipe	155	LF	10%	171	\$32.45	0.287	48.3335	\$75.00	\$5,532.73	\$3,670.01	\$9,202.74
WATER PIPING													
9		1/2" Dia Cold Water Pipe	170	LF	10%	187	\$5.12	0.125	23.375	\$75.00	\$957.44	\$1,753.13	\$2,710.57
10		3/4" Dia Cold Water Pipe	420	LF	10%	462	\$6.03	0.134	61.308	\$75.00	\$2,785.86	\$4,643.10	\$7,428.96
11		1" Dia Cold Water Pipe	19.11	LF	10%	21	\$7.55	0.176	3.639636	\$75.00	\$158.71	\$277.48	\$436.19
12		1-1/2" Dia Cold Water Pipe	23.52	LF	10%	26	\$8.45	0.182	4.708704	\$75.00	\$218.62	\$353.15	\$571.77
13		1-1/4" Dia Cold Water Pipe	65	LF	10%	72	\$9.82	0.198	14.157	\$75.00	\$702.13	\$1,061.78	\$1,763.91
14		1/2" Dia Hot Water Pipe	95	LF	10%	105	\$5.12	0.125	13.0625	\$75.00	\$535.04	\$793.63	\$1,328.67
15		3/4" Dia Hot Water Pipe	76	LF	10%	84	\$6.03	0.134	11.2024	\$75.00	\$504.11	\$840.18	\$1,344.29
16		1/2" Dia Hot Water Return Pipe	115	LF	10%	127	\$5.12	0.125	15.8125	\$75.00	\$647.66	\$1,185.34	\$1,833.02
SANITARY PIPE JOINTS													
17		2" Dia Elbow Joint	15	EA	0%	15	\$47.00	1.22	18.3	\$75.00	\$705.00	\$1,372.50	\$2,077.50
18		3" Dia Elbow Joint	4	EA	0%	4	\$52.00	1.28	5.12	\$75.00	\$208.00	\$384.00	\$592.00
19		4" Dia Elbow Joint	7	EA	0%	7	\$64.00	1.33	9.31	\$75.00	\$448.00	\$723.75	\$1,177.75
20		2"x2"x2" Dia Tee Joint	7	EA	0%	7	\$158.00	1.58	11.06	\$75.00	\$1,106.00	\$829.50	\$1,935.50
21		4"x4"x4" Dia Wye Joint	2	EA	0%	2	\$162.00	1.61	3.22	\$75.00	\$324.00	\$241.50	\$565.50
22		3"x3"x2" Dia Wye-Com Joint	2	EA	0%	2	\$164.55	1.63	3.26	\$75.00	\$329.10	\$244.50	\$573.60
23		4"x4"x3" Dia Wye-Com Joint	5	EA	0%	5	\$178.00	1.65	8.25	\$75.00	\$890.00	\$618.75	\$1,508.75
WATER PIPE JOINTS													
24		1/2" Dia Elbow Joint	14	EA	0%	14	\$43.00	1	14	\$75.00	\$686.00	\$1,050.00	\$1,736.00
25		3/4" Dia Elbow Joint	24	EA	0%	24	\$54.00	1.05	26.52	\$75.00	\$1,296.00	\$1,989.00	\$3,285.00
26		1-1/2" Dia Elbow Joint	4	EA	0%	4	\$80.00	1.2	4.8	\$75.00	\$240.00	\$360.00	\$600.00
27		1-1/4" Dia Elbow Joint	5	EA	0%	5	\$82.00	1.34	6.7	\$75.00	\$310.00	\$502.50	\$812.50
28		3/4"x3/4"x3/4" Dia Tee Joint	7	EA	0%	7	\$152.00	1.56	10.92	\$75.00	\$1,064.00	\$819.00	\$1,883.00
29		3/4"x1/2"x3/4" Dia Tee Joint	4	EA	0%	4	\$154.00	1.58	6.36	\$75.00	\$616.00	\$477.00	\$1,093.00
30		1-1/2"x1-1/2"x1-1/2" Dia Tee Joint	2	EA	0%	2	\$160.00	1.65	3.3	\$75.00	\$320.00	\$247.50	\$567.50
31		3/4"x3/4"x1/2" Dia Tee Joint	2	EA	0%	2	\$156.00	1.55	3.1	\$75.00	\$312.00	\$232.50	\$544.50
32		1-1/2"x3/4"x1/2" Dia Tee Joint	1	EA	0%	1	\$163.00	1.63	1.63	\$75.00	\$163.00	\$122.25	\$285.25
33		3/4"x1/2"x1/2" Dia Tee Joint	1	EA	0%	1	\$157.00	1.57	1.57	\$75.00	\$157.00	\$117.75	\$274.75
34		1-1/2"x1"x1/2" Dia Tee Joint	1	EA	0%	1	\$164.00	1.54	1.54	\$75.00	\$164.00	\$115.50	\$279.50
35		1-1/2"x1-1/2"x1-1/4" Dia Tee Joint	1	EA	0%	1	\$168.00	1.53	1.53	\$75.00	\$168.00	\$119.25	\$287.25
36		1-1/4"x1-1/4"x3/4" Dia Tee Joint	1	EA	0%	1	\$163.50	1.62	1.62	\$75.00	\$163.50	\$121.50	\$285.00
37		1"x3/4"x3/4" Dia Tee Joint	1	EA	0%	1	\$156.66	1.634	1.63	\$75.00	\$156.66	\$122.55	\$279.21
GREASE WASTE PIPE JOINT													
38		3" Dia Elbow Joint	14	EA	0%	14	\$63.55	1.28	17.92	\$75.00	\$889.70	\$1,344.00	\$2,233.70
39		4" Dia Elbow Joint	5	EA	0%	5	\$68.77	1.34	6.7	\$75.00	\$343.85	\$502.50	\$846.35
40		4"x4"x3" Dia Wye-Com Joint	5	EA	0%	5	\$166.00	1.61	8.05	\$75.00	\$830.00	\$603.75	\$1,433.75
41		3"x3"x3" Dia Wye-Com Joint	2	EA	0%	2	\$157.00	1.54	3.08	\$75.00	\$314.00	\$231.00	\$545.00
PLUMBING FIXTURE													
42		W/c, Water Closet, American Standard	6	EA	0%	6	\$712.00	4	24	\$75.00	\$4,272.00	\$1,800.00	\$6,072.00
43		Lav, Lavatory, American Standard	7	EA	0%	7	\$588.00	3.5	24.5	\$75.00	\$4,116.00	\$1,837.50	\$5,953.50
44		Ur, Urinal, Kohler, K-5016-Ex	2	EA	0%	2	\$388.00	3	6	\$75.00	\$776.00	\$450.00	\$1,226.00
45		Hb, Hose Bib,	2	EA	0%	2	\$102.00	2.5	5	\$75.00	\$204.00	\$375.00	\$579.00
46		Co, Clean Out	3	EA	0%	3	\$58.00	2	6	\$75.00	\$264.00	\$450.00	\$714.00
47		Fs, Floor Sink	7	EA	0%	7	\$394.00	2.5	17.5	\$75.00	\$2,758.00	\$1,312.50	\$4,070.50
48		Fd, Floor Drain	6	EA	0%	6	\$125.00	2	12	\$75.00	\$750.00	\$900.00	\$1,650.00
49		3-Compartment Sink, Advance Tabco S1b-43R	1	EA	0%	1	\$1,392.00	6.5	6.5	\$75.00	\$1,392.00	\$487.50	\$2,479.50
50		Hs-2, Hand Sink, Krowne	2	EA	0%	2	\$1,731.00	4	8	\$75.00	\$3,462.00	\$600.00	\$4,062.00
51		Mop Sink, Mustee	1	EA	0%	1	\$392.31	3.5	3.5	\$75.00	\$392.31	\$262.50	\$654.81
PLUMBING VALVES & DEVICES													
52		3" Vent Thru Roof	3	EA	0%	3	\$134.33	1.145	3.435	\$75.00	\$402.99	\$257.63	\$660.62
53		Gate Valve	1	EA	0%	1	\$86.77	1.231	1.231	\$75.00	\$86.77	\$92.33	\$179.10
54		Drain Valve	1	EA	0%	1	\$78.65	1.145	1.145	\$75.00	\$78.65	\$85.88	\$164.53
PLUMBING EQUIPMENT													
55		Water Heater, Rheem, Elds52-Tb, 6Kw, 50Gal	1	EA	0%	1	\$3,766.00	10	10	\$75.00	\$3,766.00	\$750.00	\$4,516.00
56		Grease Trap Interceptor, Gb-250-2, 100Gpm, 2152 Lbs	1	EA	0%	1	\$4,705.53	12	12	\$75.00	\$4,705.53	\$900.00	\$5,605.53
57		Expansion Tank	1	EA	0%	1	\$988.00	4	4	\$75.00	\$988.00	\$300.00	\$1,288.00
SUBTOTAL												\$118,758.30	
PROJECTED COST												\$118,758	
MATERIAL MARKUP 25%												\$14,990	
OVERHEAD AND PROFIT 40%												\$53,499	
TAX 10%												\$13,375	
SUGGESTED BID												\$200,623	

Project ID: GAS STATION - BRIGHTON SEMINOLE TRADING

Address: 14685 RESERVATION ROAD BEACHCOMBER,

No. of Floors: 3 + Basement

	Material Cost	\$	69,420.66
	Labor Cost	\$	49,337.65
	General Conditions Cost	\$	-

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST
1000	General Requirements	\$ -
2200	Plumbing	\$ 118,758
PROJECTED COST		\$ 118,758

Material Markup	25%	\$	17,355
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OVERHEAD AND PROFIT	40%	\$	54,445
TAX	10%	\$	13,611
SUGGESTED BASE BID		\$	204,170