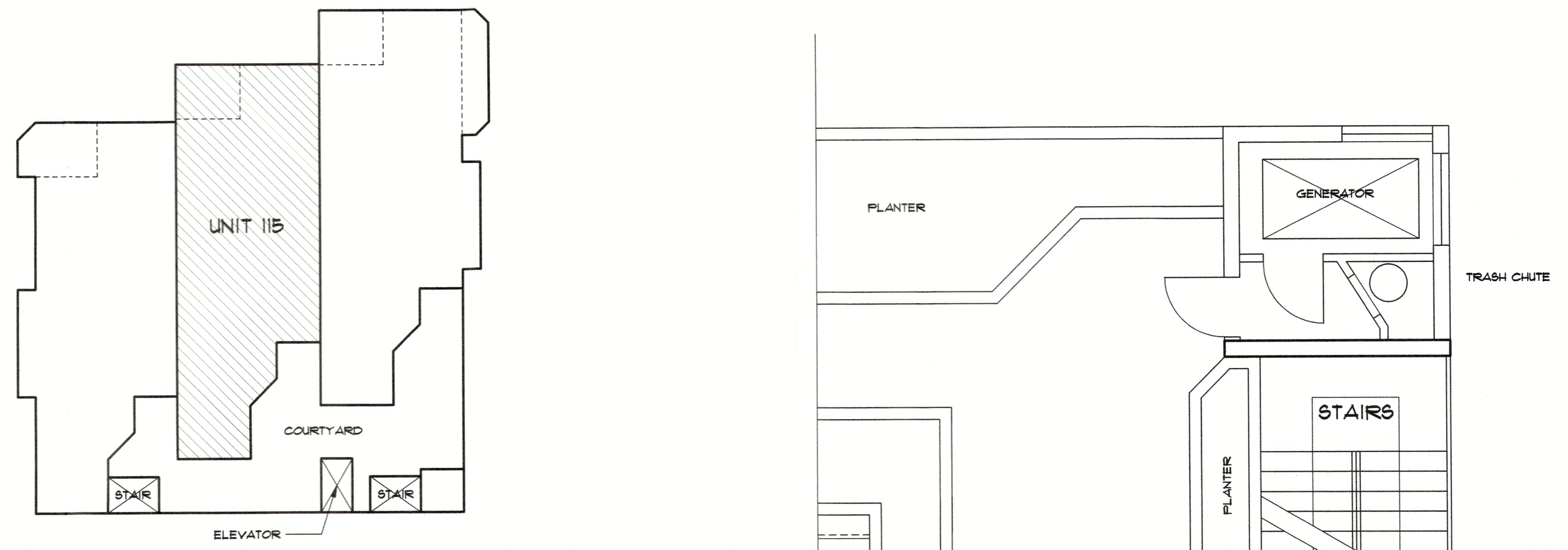


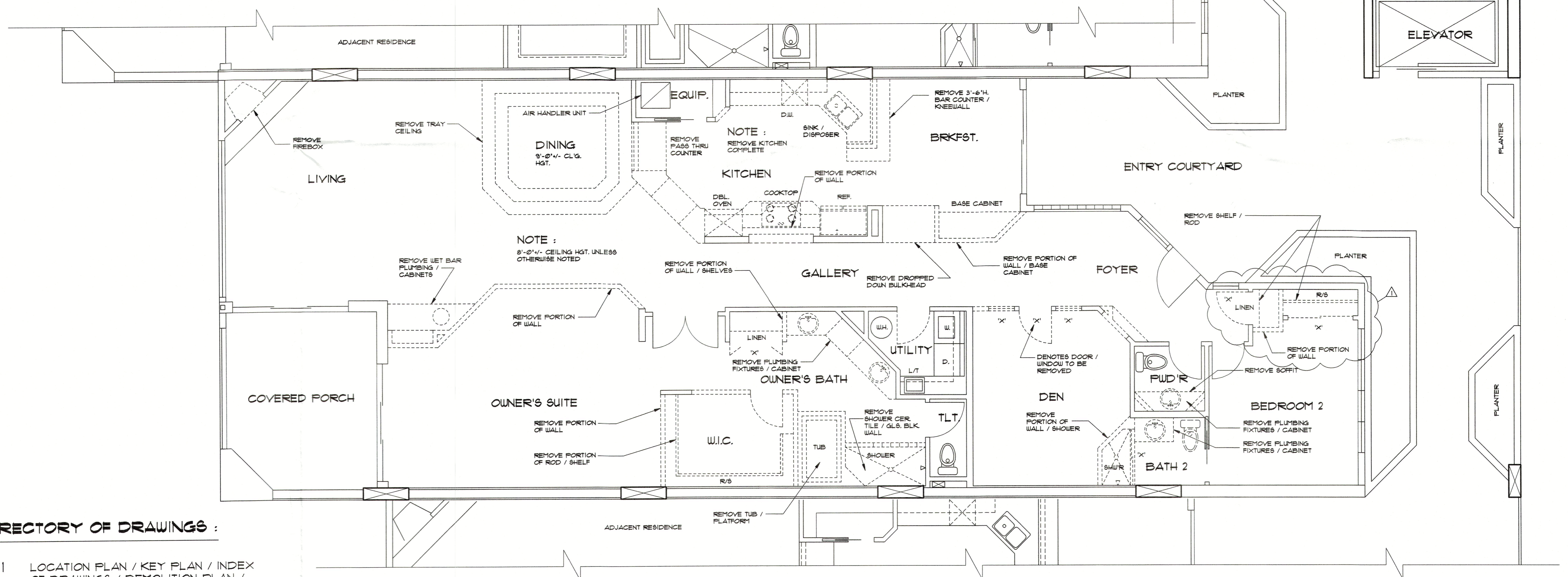
LOCATION MAP
N.T.S.

DEMOLITION NOTES :

1. CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT WHICH BECOMES APPARENT UPON CAREFUL FIELD INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT.
2. PROVIDE SMOOTH, UNDETECTABLE TRANSITION FROM EXISTING TO NEW CONSTRUCTION.
3. OWNER HAS FIRST SALVAGE RIGHTS TO ANY ELEMENT OF EXISTING CONSTRUCTION TO BE REMOVED DURING DEMOLITION OPERATIONS.
4. PATCH & REPAIR ALL CONSTRUCTION TO REMAIN WHERE AFFECTED BY DEMOLITION OPERATIONS.
5. PROTECT CONSTRUCTION TO REMAIN FROM WEATHER INTRUSION, VANDALISM, AND ALL OTHER RISKS CREATED BY DEMOLITION OPERATIONS.
6. FIELD VERIFY ALL DIMENSIONS ASSOCIATED WITH EXISTING CONSTRUCTION.
7. ALL EXISTING STRUCTURAL SYSTEM COMPONENTS SHALL REMAIN INTACT.
8. REMOVE OR CAP AND ABANDON ALL ELECTRICAL WIRING IN WALLS TO BE REMOVED.
9. REMOVE OR CAP FOR FUTURE USE ALL PLUMBING LINES AND OUTLETS IN WORK TO BE DEMOLISHED.
10. PATCH ANY EXISTING CONSTRUCTION AS REQUIRED WHICH IS DAMAGED DUE TO THE INSTALLATION OF NEW FIXTURES, ELECTRICAL DEVICES, EQUIPMENT, OR ANY OTHER NEW COMPONENT.
11. PROTECT ALL EXISTING FINISHES TO REMAIN FROM DAMAGE FOR DURATION OF NEW CONSTRUCTION.
12. REMOVE ALL EXISTING FLOOR FINISHES IN ROOMS TO RECEIVE NEW CERAMIC TILE PLANK FLOOR FINISH TO MATCH EXISTING.
13. REMOVE ALL ELECTRICAL DEVICES - LIGHTS, OUTLETS, SWITCHES. THESE SHALL BE REPLACED. EXISTING ELECTRICAL POWER DISTRIBUTION PANEL TO REMAIN.
14. REFER TO SHEETS A-2 AND E-1 FOR FURTHER INFORMATION REGARDING NEW CONSTRUCTION AND RELATED IMPACT ON EXISTING CONSTRUCTION.
15. COORDINATE ALL WORK WITH CONDOMINIUM MANAGEMENT.
16. ALL GYPSUM WALL BOARD (CEILING / WALLS) SHALL BE REMOVE EXCEPT AT FIRE RATE CHASES.
17. ALL FLOOR FINISHES SHALL BE REMOVED.



FIRST LEVEL BUILDING KEY PLAN BLDG. 340B
N.T.S.



DIRECTORY OF DRAWINGS :

- A-1 LOCATION PLAN / KEY PLAN / INDEX OF DRAWINGS / DEMOLITION PLAN / DEMOLITION NOTES / AREA CALCULATIONS
- A-2 FLOOR PLANS / WALL SECTIONS / DETAILS / GENERAL NOTES / ROOM FINISH SCHEDULE
- E-1 ELECTRICAL POWER PLAN / LEGEND / SCHEDULE
- E-2 ELECTRICAL LIGHTING PLAN / ELECTRICAL NOTES / SCHEDULE

AREA CALCULATIONS :

A/C SPACE	-	2,314 S.F.
COVERED PORCH	-	175 S.F.

DEMOLITION PLAN - FIRST LEVEL
SCALE: 1/4" = 1'-0"

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 -

Design Drafting, Inc.
 45 North Washington Blvd., Suite 12
 Longboat Key, FL 34220
 Phone : (841) 366-3770
 E-MAIL ADDRESS : DESIGNDRAFTING@VERIZON.NET

INTERIOR RENOVATION FOR :
O'DONNELL RESIDENCE
 340 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA
 UNIT 115 TANGERINE BAY CLUB

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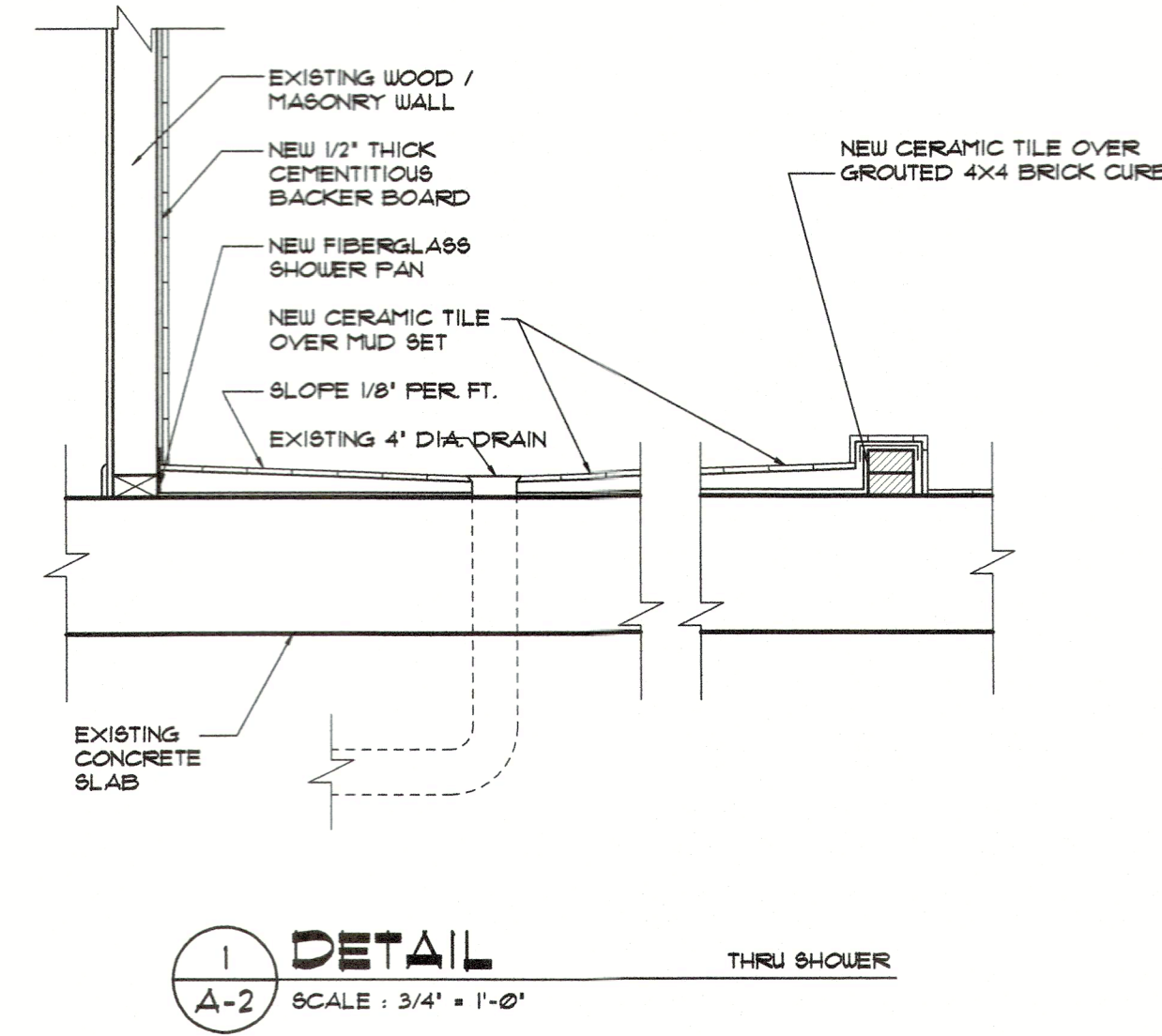
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A-1
 OF 2

GENERAL NOTES:

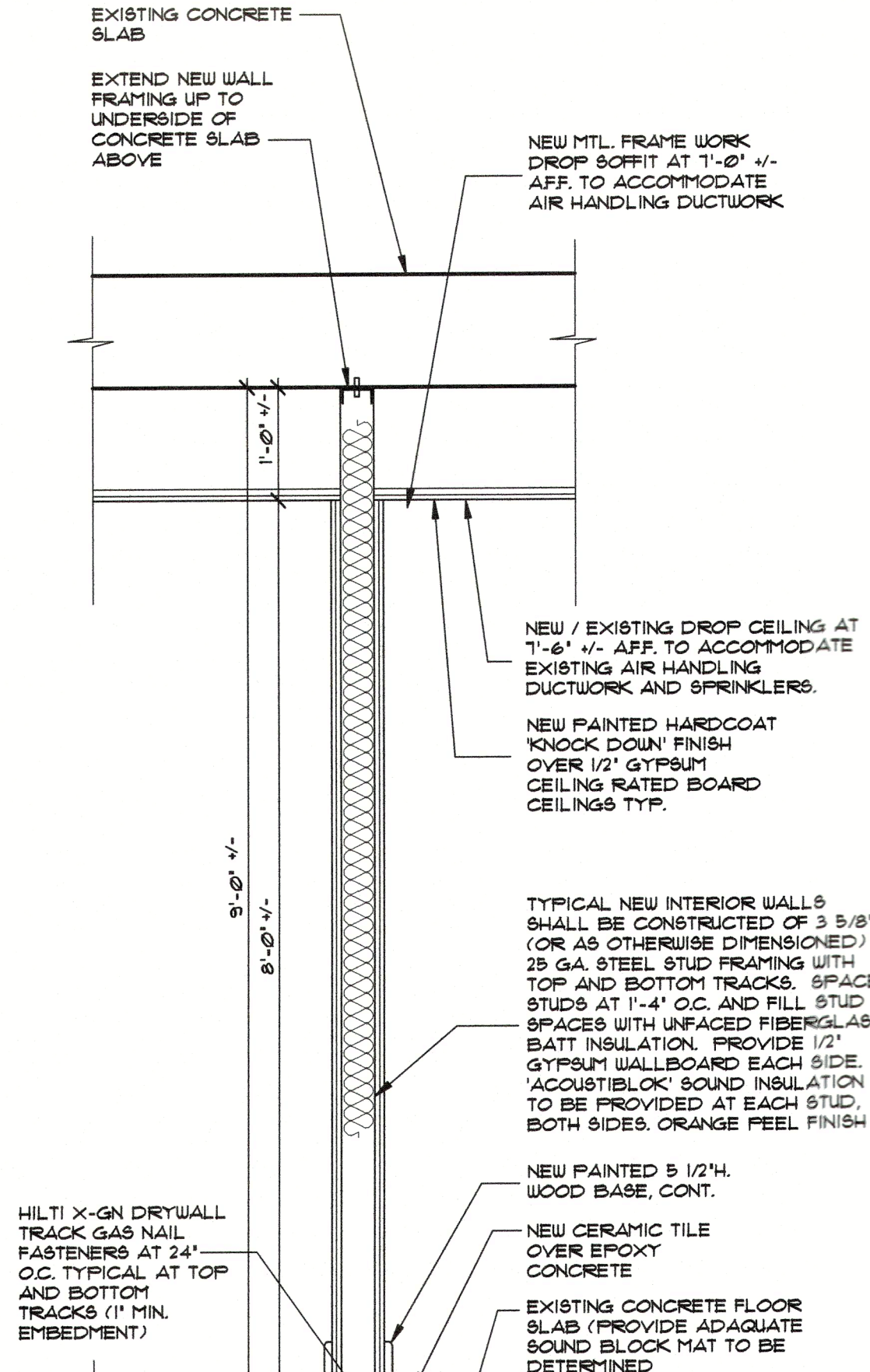
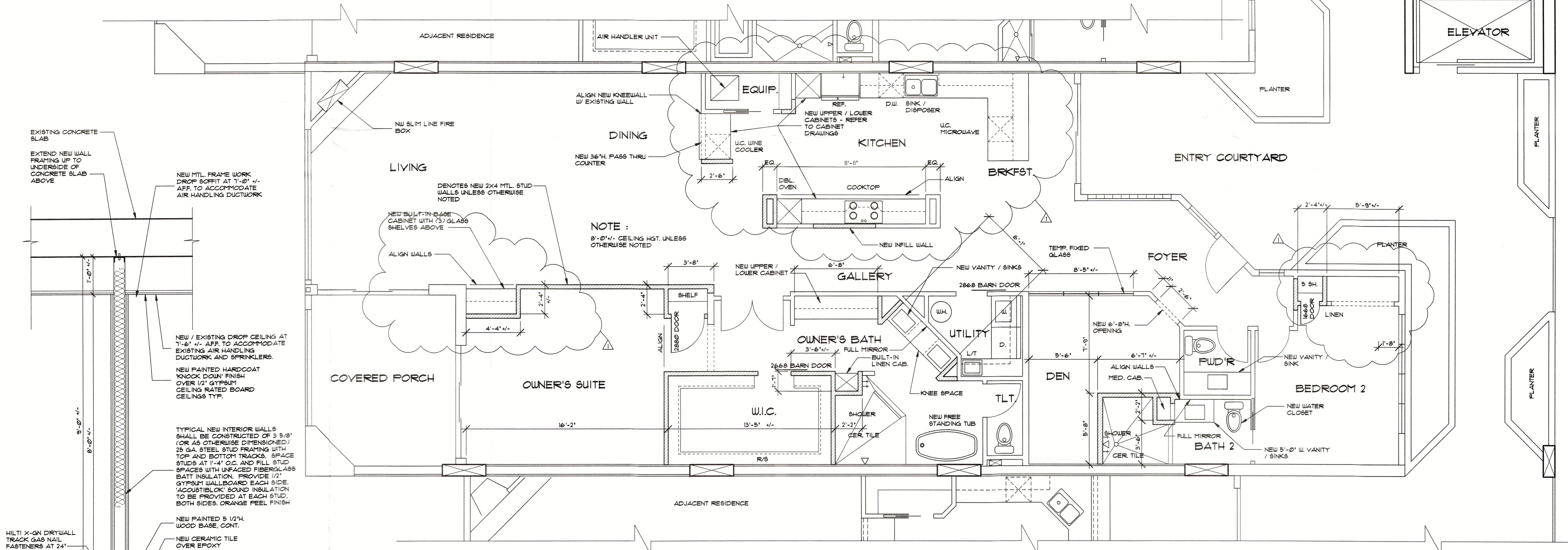
- CONSTRUCTION SHALL FOLLOW THE 2020 FLORIDA BUILDING CODE IN THE BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER, SUBCONTRACTORS AND SUPPLIERS SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT THE JOB SITE, PLANS, SPECIFICATIONS AND SCHEDULES PRIOR TO STARTING ANY WORK AND RESOLVE ANY DISCREPANCIES WITH THE BUILDER.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES AS WELL AS ESTABLISHED GOOD BUILDING PRACTICES.
- THESE DRAWINGS ARE BASIC REQUIREMENTS. THE CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF THE WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET APPARENT TO THE FIELD INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- IF DISCREPANCIES AND/OR OMISSIONS WITHIN THE CONTRACT DOCUMENTS BECOME APPARENT TO THE CONTRACTOR AND THE CONTRACTOR PROCEEDS WITHOUT NOTIFICATION TO THE DESIGNER, AND/OR ENGINEER, THEN ANY CONSTRUCTION ERROR WHICH RESULTS SHALL BE CORRECTED AT THE CONTRACTOR'S OWN EXPENSE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS GIVEN ON DRAWINGS. IF A DIMENSION IS NOT GIVEN, OR IF IT CONFLICTS WITH OTHER DRAWING INFORMATION, CONSULT ENGINEER FOR CLARIFICATION.
- THE CONTRACTOR SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- INTERIOR WALLS SHALL CONSIST OF 2x4 STUD METAL STUDS AS DIMENSIONED WITH TOP AND BOTTOM PLATES. PROVIDE WOOD BLOCKING AS REQUIRED BEHIND WOOD TRIM, CABINETRY, AND AS OTHERWISE NEEDED FOR NAILING AND SUPPORT.
- ALL INTERIOR GYPSUM WALLBOARD, UNLESS NOTED, SHALL RECEIVE TWO COATS LATEX OVER LIGHT ORANGE PEEL TEXTURE. ALL INTERIOR GYPSUM WALLBOARD AT BATHROOMS SHALL RECEIVE TWO COATS SEMI-GLOSS ENAMEL OVER LIGHT ORANGE PEEL TEXTURE.
- ALL INTERIOR DOORS SHALL BE 1 3/4" SOLID CORE HARDBOARD RAISED PANEL SMOOTH PAINT GRADE (3 HINGES) WITH FJ SPLIT JAMB UNLESS OTHERWISE NOTED.
- PAINT ALL DOORS, JAMBS AND TRIM WITH ONE COAT OF OIL BASE PRIMER AND TWO COATS OF SATIN OIL ENAMEL.
- FINISH HARDWARE STYLE AND FINISH SHALL BE OWNER'S CHOICE.
- PROVIDE NEW PAINTED DOOR AND BASE BOARDS.

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALLS	CLG.	HGT.
KITCHEN	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
DINING ROOM	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
FOYER	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
LIVING	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
DEN	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
BEDROOM 2	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
BATH 2	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
POWDR	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
UTILITY	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
OWNER'S SUITE	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
W.I.C.	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
TLT.	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
OWNER'S BATH	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
GALLERY	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
BREAKFAST	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"
COVERED PORCH	CERAMIC TILE 1	DECORATIVE WOOD	FLAT LATEX PAINTED LIGHT ORANGE PEEL SEAL / EPOXY PAINT MASONRY	LIGHT ORANGE PEEL MATCH EXISTING	8'-0"

PROVIDE FULL HEIGHT CERAMIC TILE ON ALL SHOWER WALLS



1
A-2 SCALE: 3/4" = 1'-0" THRU SHOWER



A
A-2 SCALE: 3/4" = 1'-0" WALL SECTION

BLDG PERMIT PLANS FILE RECORD
FLOOR PLAN - FIRST LEVEL
 SCALE: 1/4" = 1'-0"

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Design Drafting, Inc.
 48 North Washington Blvd., Suite 12
 Seaside, Florida 34236
 Phone: (941) 386-3770
 E-MAIL ADDRESS: DESIGNDRAFTING@VERIZON.NET

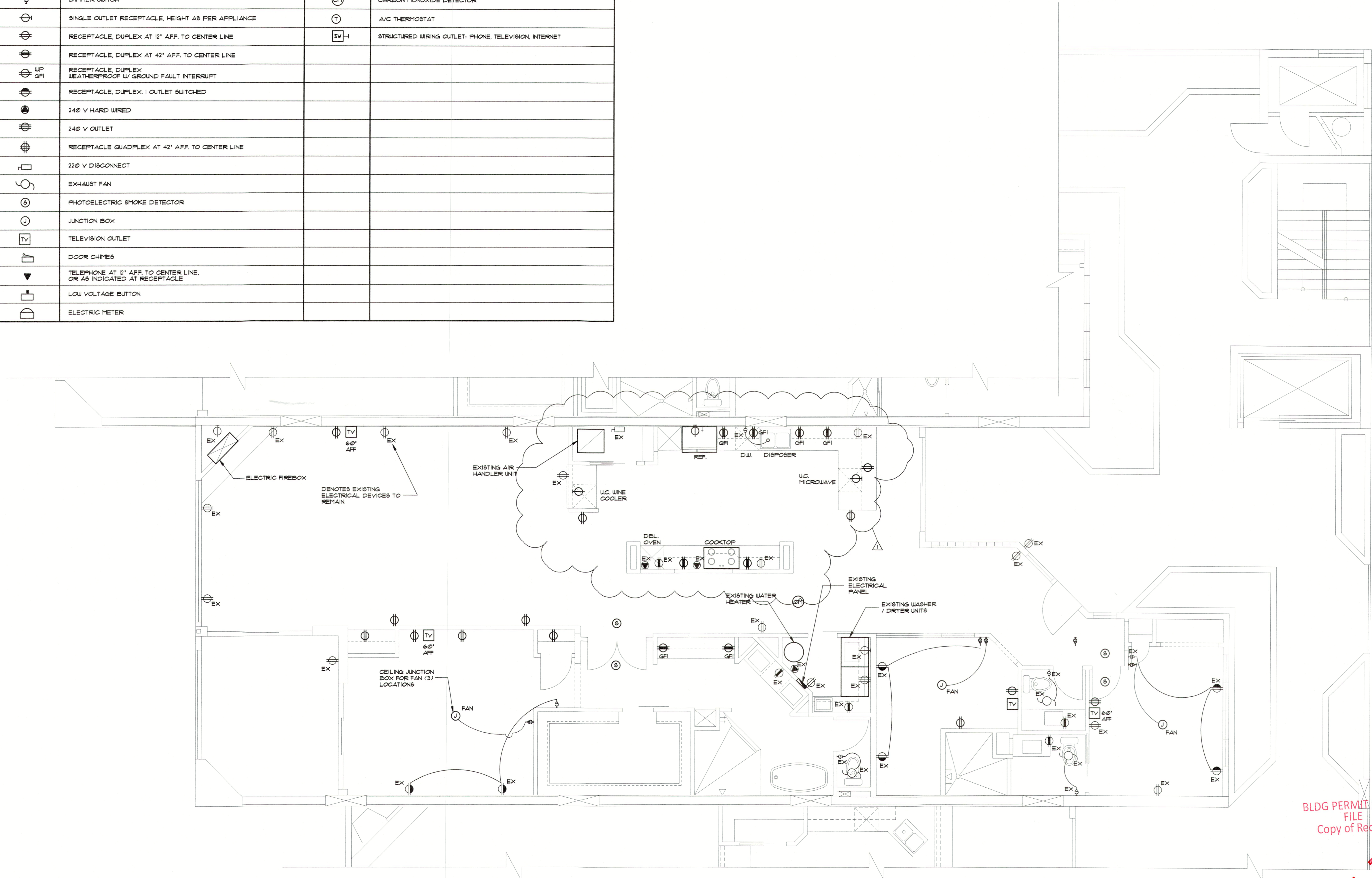
INTERIOR RENOVATION FOR :
O'DONNELL RESIDENCE
 340 GULF OF MEXICO DRIVE LONGBOAT KEY, FLORIDA
 UNIT 115 TANGERINE BAY CLUB

DATE
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SHEET
A-2
 OF 2

ELEC. / MECH. LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	SINGLE POLE SWITCH	▭	DISTRIBUTION PANEL
⊕ ³	3-WAY SWITCH	⊕	FLOOR MOUNTED RECEPTACLE
⊕ ^D	DIMMER SWITCH	⊕	CARBON MONOXIDE DETECTOR
⊕	SINGLE OUTLET RECEPTACLE, HEIGHT AS PER APPLIANCE	⊕	A/C THERMOSTAT
⊕	RECEPTACLE, DUPLEX AT 12" AFF. TO CENTER LINE	⊕	STRUCTURED WIRING OUTLET: PHONE, TELEVISION, INTERNET
⊕	RECEPTACLE, DUPLEX AT 42" AFF. TO CENTER LINE		
⊕ ^{WP} ⊕ ^{GFI}	RECEPTACLE, DUPLEX WEATHERPROOF W/ GROUND FAULT INTERRUPT		
⊕	RECEPTACLE, DUPLEX, 1 OUTLET SWITCHED		
⊕	240 V HARD WIRED		
⊕	240 V OUTLET		
⊕	RECEPTACLE QUADPLEX AT 42" AFF. TO CENTER LINE		
⊕	220 V DISCONNECT		
⊕	EXHAUST FAN		
⊕	PHOTOELECTRIC SMOKE DETECTOR		
⊕	JUNCTION BOX		
⊕	TELEVISION OUTLET		
⊕	DOOR CHIMES		
⊕	TELEPHONE AT 12" AFF. TO CENTER LINE, OR AS INDICATED AT RECEPTACLE		
⊕	LOW VOLTAGE BUTTON		
⊕	ELECTRIC METER		



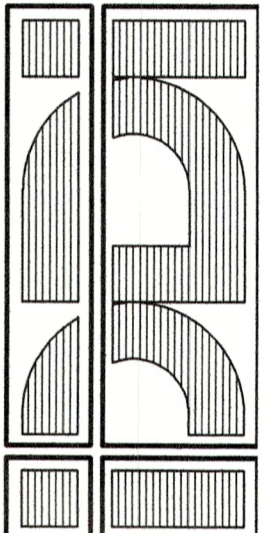
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ELECTRICAL POWER PLAN
SCALE: 1/4" = 1'-0"
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Planning, Zoning & Economic

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48 North Washington Blvd., Suite 12
Sarasota, Florida 34236
Phone: (941) 366-3770
E-MAIL ADDRESS: DESIGNDRAFTING@VERIZON.NET



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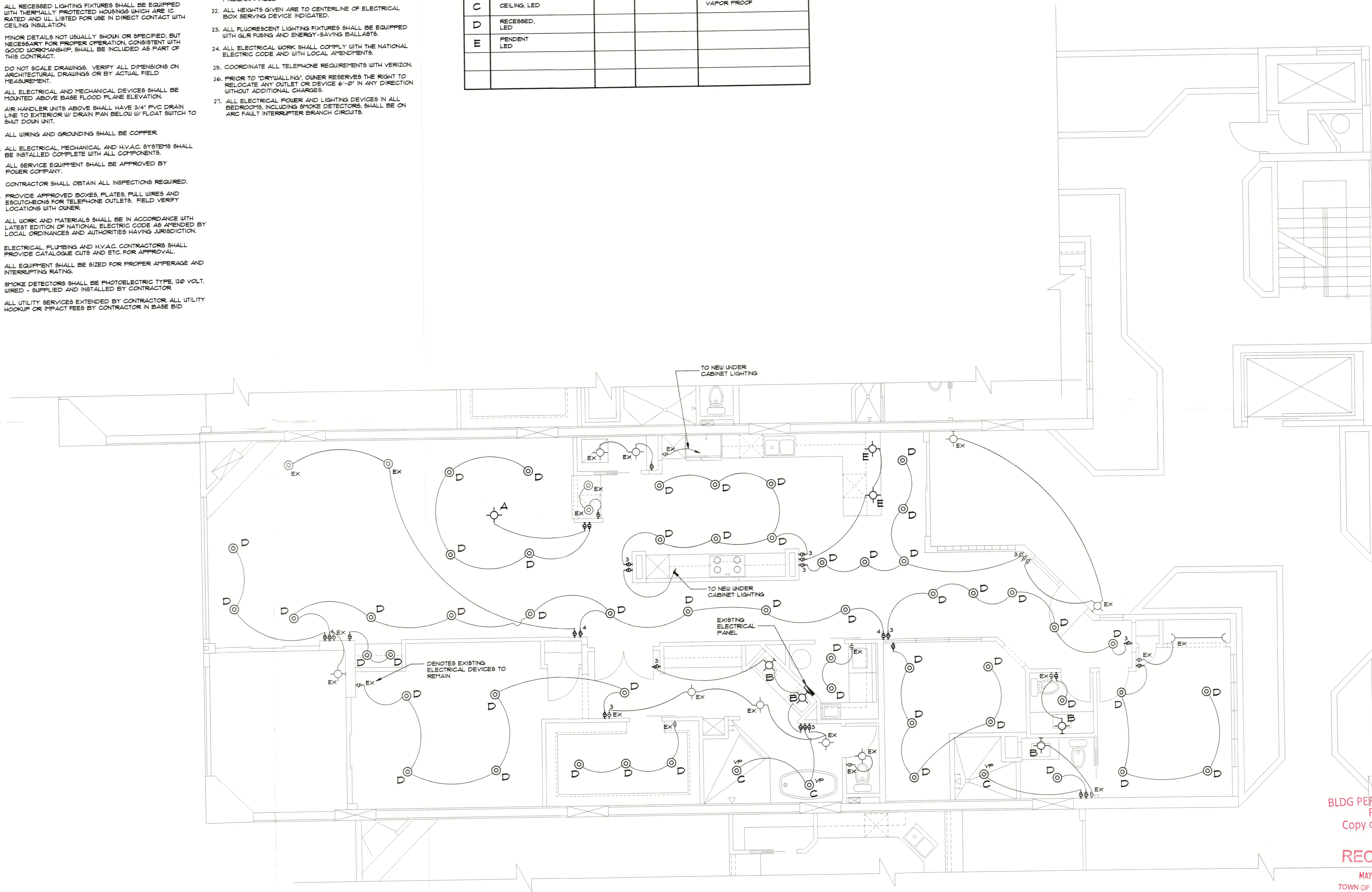
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SHEET
E-1
OF 2

ELECTRICAL NOTES:

1. LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS IN THE LISTING OR LABELING.
2. ALL EXTERIOR LIGHTING FIXTURES SHALL BE UL LISTED FOR WET OR DAMP LOCATIONS, AS APPROPRIATE TO EXPOSURE.
3. VERIFY ALL APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS WITH MANUFACTURERS AND MODELS SELECTED BY OWNER.
4. ALL RECESSED LIGHTING FIXTURES SHALL BE EQUIPPED WITH THERMALLY PROTECTED HOUSINGS WHICH ARE IC RATED AND UL LISTED FOR USE IN DIRECT CONTACT WITH CEILING INSULATION.
5. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER OPERATION, CONSISTENT WITH GOOD WORKMANSHIP, SHALL BE INCLUDED AS PART OF THIS CONTRACT.
6. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS OR BY ACTUAL FIELD MEASUREMENT.
7. ALL ELECTRICAL AND MECHANICAL DEVICES SHALL BE MOUNTED ABOVE BASE FLOOD PLANE ELEVATION.
8. AIR HANDLER UNITS ABOVE SHALL HAVE 3/4" PVC DRAIN LINE TO EXTERIOR W/ DRAIN FAN BELOW W/ FLOAT SWITCH TO SHUT DOWN UNIT.
9. ALL WIRING AND GROUNDING SHALL BE COPPER.
10. ALL ELECTRICAL, MECHANICAL AND HVAC SYSTEMS SHALL BE INSTALLED COMPLETE WITH ALL COMPONENTS.
11. ALL SERVICE EQUIPMENT SHALL BE APPROVED BY POWER COMPANY.
12. CONTRACTOR SHALL OBTAIN ALL INSPECTIONS REQUIRED.
13. PROVIDE APPROVED BOXES, PLATES, PULL WIRES AND SWITCHES FOR TELEPHONE OUTLETS. FIELD VERIFY LOCATIONS WITH OWNER.
14. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF NATIONAL ELECTRIC CODE AS AMENDED BY LOCAL ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
15. ELECTRICAL, PLUMBING AND HVAC CONTRACTORS SHALL PROVIDE CATALOGUE CUTS AND ETC. FOR APPROVAL.
16. ALL EQUIPMENT SHALL BE SIZED FOR PROPER AMPERAGE AND INTERRUPTING RATING.
17. SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE, 120 VOLT, WIRED - SUPPLIED AND INSTALLED BY CONTRACTOR.
18. ALL UTILITY SERVICES EXTENDED BY CONTRACTOR. ALL UTILITY HOOKUP OR IMPACT FEES BY CONTRACTOR IN BASE BID.
19. ALL ELECTRICAL DEVICES SHALL BE NEW UNLESS OTHERWISE INDICATED.
20. ALL FINAL ELECTRICAL CONNECTIONS SHALL BE MADE BY A STATE OF FLORIDA LICENSED ELECTRICIAN. ALL EXISTING CIRCUITS TO PANELS TO BE RELOCATED OR REPLACED SHALL BE RECONNECTED BY E.C. AT NEW PANEL LOCATION.
21. ALL HVAC SYSTEM THERMOSTATS SHALL BE PROGRAMMABLE.
22. ALL HEIGHTS GIVEN ARE TO CENTERLINE OF ELECTRICAL BOX SERVING DEVICE INDICATED.
23. ALL FLUORESCENT LIGHTING FIXTURES SHALL BE EQUIPPED WITH GLR FUSING AND ENERGY-SAVING BALLASTS.
24. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND WITH LOCAL AMENDMENTS.
25. COORDINATE ALL TELEPHONE REQUIREMENTS WITH VERIZON.
26. PRIOR TO 'DRYWALLING', OWNER RESERVES THE RIGHT TO RELOCATE ANY OUTLET OR DEVICE 6'-0" IN ANY DIRECTION WITHOUT ADDITIONAL CHARGES.
27. ALL ELECTRICAL POWER AND LIGHTING DEVICES IN ALL BEDROOMS, INCLUDING SMOKE DETECTORS, SHALL BE ON ARC FAULT INTERRUPTER BRANCH CIRCUITS.

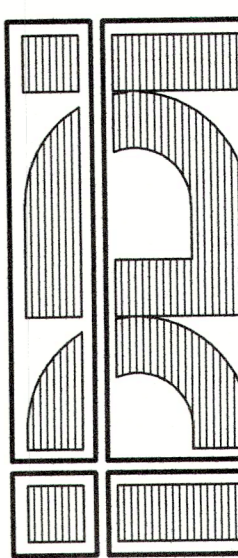
LIGHTING FIXTURE SCHEDULE				
MK.	DESCRIPTION	LAMP	MFG'R	REMARKS
A	CEILING, LED			SHALLOW FIXTURE
B	WALL MOUNTED, LED			MAKE-UP
C	CEILING, LED			VAPOR PROOF
D	RECESSED, LED			
E	PENDENT LED			



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E-2
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