

Project 2

CREATED ON
2023-11-03

**MECHANICAL, ELECTRICAL,
AND PLUMBING REVIEWS
WILL BE DEFERRED TO
FIELD INSPECTORS**

FBC 2020 7th edition

Total area 1154.97 sq ft	Floors 1	Rooms 3	Bathroom 0
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TOWN OF LONGBOAT KEY
Planning, Zoning & Building

Permit # PB23.1335
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

NOV 29 2023

APPROVED
Reviewer: *[Signature]*

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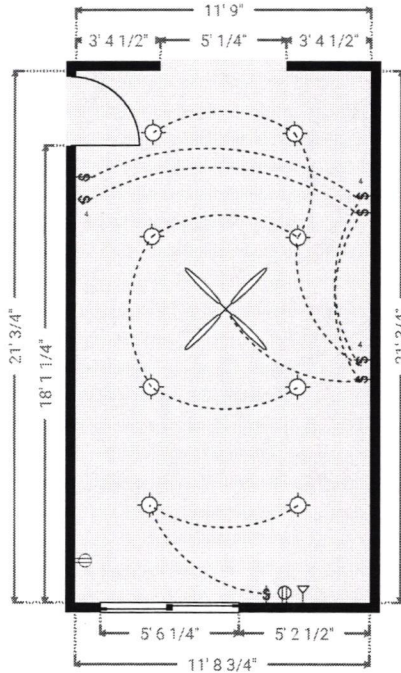
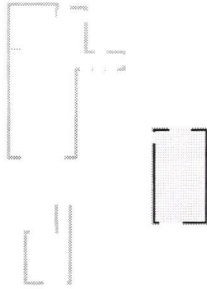
Project 2

TOTAL AREA: 1154.97 sq ft • LIVING AREA: 1154.97 sq ft • FLOORS: 1 • ROOMS: 3



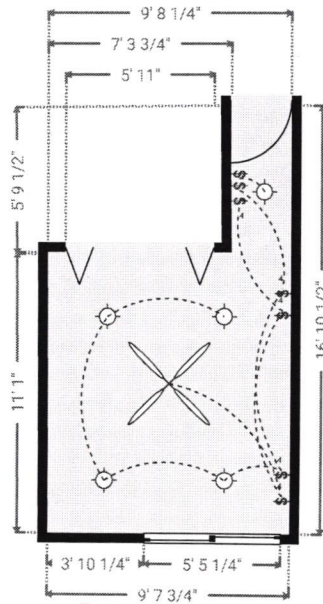
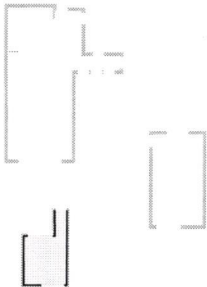
▼ Bedroom 2nd Floor

WIDTH: 11' 9" • LENGTH: 21' 3/4"
AREA: 247.26 sq ft • PERIMETER: 65' 7 1/4"



▼ Bedroom 2nd Floor

WIDTH: 9' 8 1/4" • LENGTH: 16' 10 1/2"
AREA: 121.16 sq ft • PERIMETER: 53' 1 3/4"



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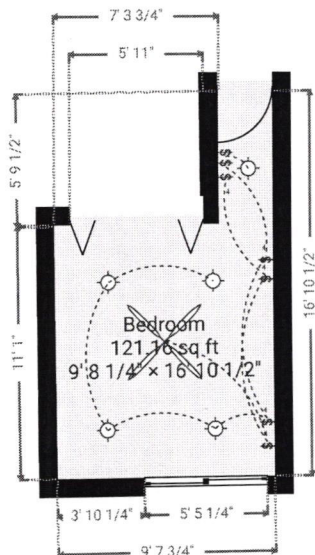
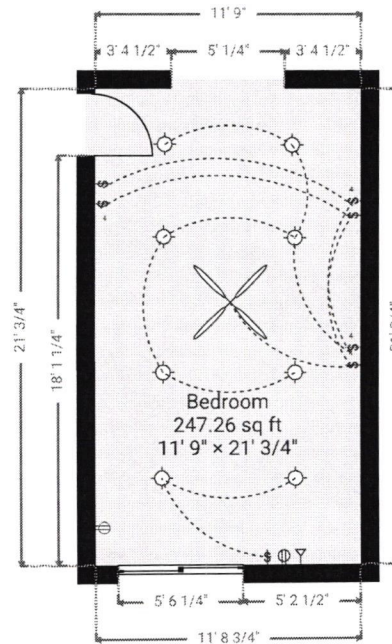
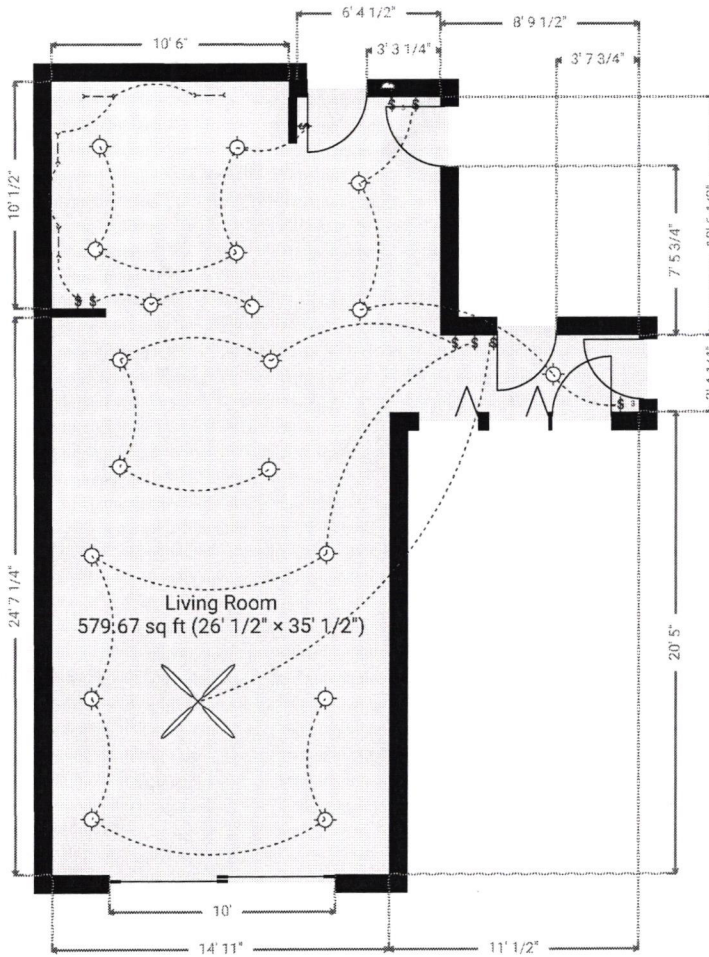
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▼ 2nd Floor

TOTAL AREA: 1154.97 sq ft • LIVING AREA: 1154.97 sq ft • ROOMS: 3



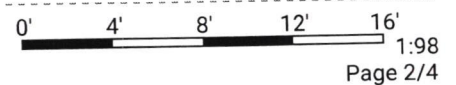
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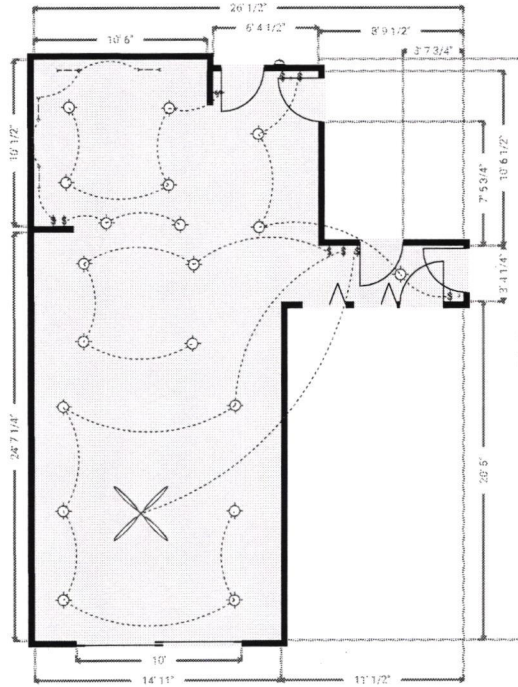
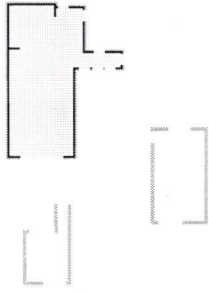
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▼ Living Room 2nd Floor

WIDTH: 26' 1/2" • LENGTH: 35' 1/2"
AREA: 579.67 sq ft • PERIMETER: 130' 11 3/4"



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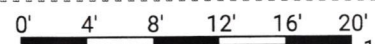
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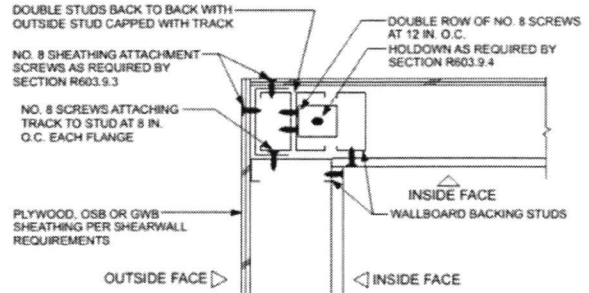
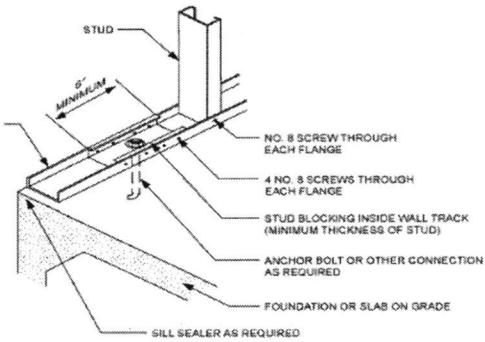
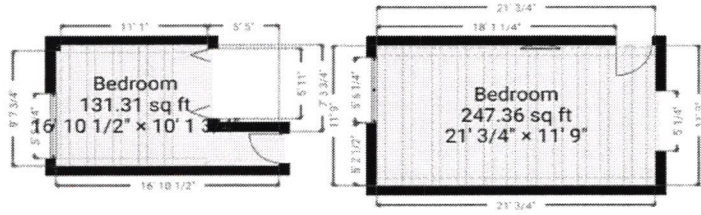
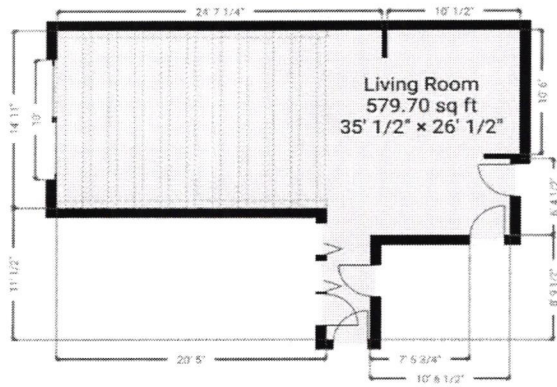
1945 GULF OF MEXICO

1945 GULF OF MEXICO DR #209 , 34228 Longboat key, Florida , Usa
 TOTAL AREA: 1166.18 sq ft • LIVING AREA: 1166.18 sq ft • FLOOR: 1 • ROOM: 2



▼ Ground Floor

TOTAL AREA: 1166.18 sq ft • LIVING AREA: 1166.18 sq ft • ROOM:



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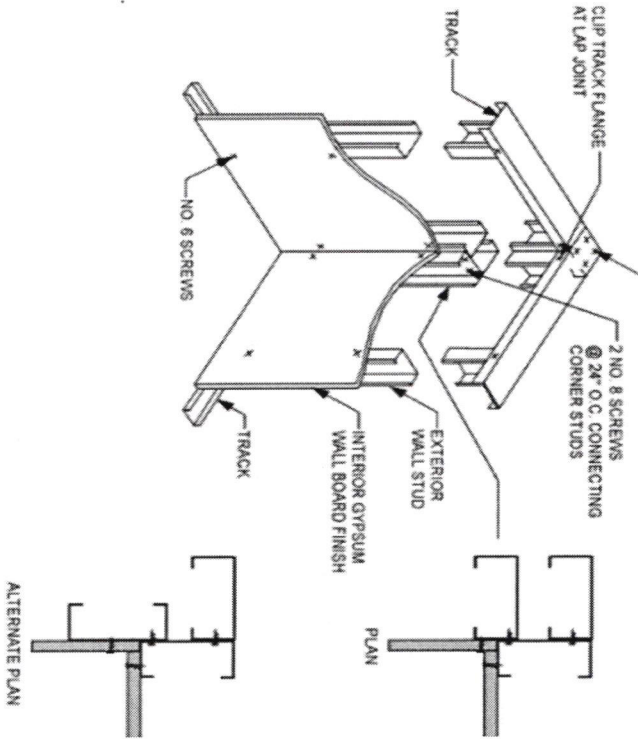
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GYPSUM BOARD SYSTEMS

1. PROVIDE GYPSUM BOARD SYSTEMS AS SHOWN AND SPECIFIED.
2. MATERIALS AND INSTALLATION SHALL CONFORM TO THE GA 214-S0 "LEVELS OF GYPSUM BOARD FINISH," GA 216 "SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD," USG "SA023 DRYWALL/STEEL FRAMED SYSTEMS,"
3. METAL FRAMING SHALL COMPLY WITH ASTM C754 AND ASTM C445 FOR MATERIALS AND SIZES.
4. STUDS TO BE GALVANIZED STEEL, SPANDED, SIZES INDICATED, 20 GAUGE "STD".
5. RUNNERS TO MATCH STUDS, TYPE RECOMMENDED BY STUD MANUFACTURER FOR FLOOR AND CEILING SUPPORT OR STUDS, PROVIDE FLEXIBLE CEILING RUNNERS FOR FULL HEIGHT METAL STUD FRAMED PARTITIONS, CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURAL MEMBERS OR DECK ABOVE.
6. FOR CEILING AND SOFFIT METAL FRAMING/SUSPENSION SYSTEMS, PROVIDE EITHER METAL STUD FRAMING OF APPROPRIATE SIZE AND GAGE FOR SPANS INDICATED OR FRAMING CHANNEL "GILLIGER" OR "DIRECT SUSPENSION SYSTEM" DESIGNED FOR CONCEALED SUPPORT OF GYPSUM BOARD CEILINGS, OF PROPER TYPE FOR USE INDICATED.
7. FRAMING MEMBERS TO BE 20 GAUGE, GALVANIZED STEEL, SCREW TYPE, HAT SHAPED FRAMING.
8. GYPSUM BOARD PANELS TO BE USG "SHEETROCK" COMPLYING WITH ASTM C398 OR APPROVED EQUAL, TAPERED EDGE FACE PANELS, 48" WIDE, IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END JOINT CONDITIONS, 5/8" THICK, FOR GENERAL USE PANELS; SHEETROCK REGULAR PANELS; FIRE RATED PANELS; SHEETROCK FIRECODE CORE PANELS; WATER-RESISTANT PANELS; MOISTURE RESISTANT PANELS.
9. CEMENT BOARD TO BE USG DUNLOCK CEMENT BOARD, 5/8" THICK X MANUFACTURER'S STANDARD WIDTH, COMPLYING WITH ANSI A118.9, AND IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS.
10. FASTENERS TO BE USG TYPE "S" BLIND HEAD SCREWS FOR METAL FRAMING, USG TYPE "W" BLIND HEAD SCREWS FOR WOOD FRAMING, MANUFACTURER'S RECOMMENDED LENGTH FOR PANEL THICKNESS INDICATED.
11. TRIM TO BE GALVANIZED STEEL WITH KNURLED AND FERROUS CONTROL FLANGES, USG DUR-A-BEAD CORNER BEAD, NO. 2008 CASING BEAD METAL TRIM, NO. 093 CONTROL JOINT.
12. JOINT TREATMENT TO BE USG JOINT TREATMENT SYSTEM, UTILIZING SHEETROCK BRAND JOINT TAPE, AND "SHEETROCK BRAND SETTING-TYPE (DUABAND)" COMPOUND FOR TAPE BEDDING AND TOPPING.
13. ADHESIVES TO BE USG SHEETROCK BRAND SETTING-TYPE (DUABAND) 210 OR 90" COMPOUND FOR TAPE BEDDING AND TOPPING.
14. INSTALL METAL WALL AND PARTITION FRAMING AND CEILING SUSPENSION/SUPPORT SYSTEMS IN ACCORDANCE WITH USG BULLETIN SA 923 AND COMPLYING WITH ASTM C754.
15. INSTALL STEEL STUDS PER SCHEDULE OR AT SPACING INDICATED WITH BOTTOM AND TOP RUNNER TRACKS.
16. ANCHORED TO SUBSTRATE, PROVIDE FLEXIBLE CEILING RUNNER TRACKS AT FULL HEIGHT PARTITIONS, TERMINATE PARTITION STUD SYSTEM 4" ABOVE CEILING, EXCEPT WHERE INDICATED TO BE EXTENDED TO STRUCTURAL SUPPORT OR ROOF DECK ABOVE. BRACE TOPS OF PARTITION FRAMING TO STRUCTURE OR ROOF DECK AT MAXIMUM 4' ON CENTER SPACING.
17. BRACE OPENINGS MORE THAN 7'-0" WIDE WITH TWO 20 GAUGE STUDS AT EACH JAMB.
18. COORDINATE THE INSTALLATION OF SUPPLEMENTARY BLOCKING AND MULLERS, TO SUPPORT SHEETING, MILLWORK, TOILET ACCESSORIES, AND SIMILAR WORK THAT CANNOT BE ADEQUATELY SUPPORTED BY GYPSUM BOARD ALONE.
19. APPLICATION AND FINISHING: INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C 840 AND GYPSUM ASSOCIATION GA 216 "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD."

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Scope of Work

Address: 1945 Gulf Of Mexico Drive #209 Longboat Key, FL.

The scope of work for the address listed above includes:

Framing in 3 of the rooms to install new can lighting in the living room, the guest bedroom, and the master bedroom. The framing will consist of standard building materials for a level two building in order to meet state and local building regulations. We will be using a metal "S-Track" framing, to drop the current ceiling 5" to allow for the can lighting installation. 5/8ths drywall will be hung, textured and painted to remain like and kind quality.

The electrical plan includes running can lighting in the 4 rooms (living, master bedroom, guest bedroom, kitchen) this will require a new rough in electrical for wiring, and it will receive updated switches provided by the tenant of the residence. The panel will receive a new fuse for the appliance package being installed. No changes to the amperage, just updating the panel to accept all new wiring. Some junction boxes have been removed to 'tidy-up' the work in the negative framed space.

Other than this work being completed for the flooring, we are restoring the property after a insurance water loss, the house was mitigated and we will be installing new floors and updating the cabinet system, as well as new interior doors throughout the entire dwelling. Other items include new trim, paint. Also will be switching out the two toilets per homeowners request.

If there are any questions please reach out to me personally.

Donnie Jennert

Reconstruction Project Manager
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Office: **888-595-1105**
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12651 Girl Scout Ln
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