INTERIOR REMODEL FOR:
Panzera Residence
2525 Gulf of Mexico Dr. Unit 12E
Longboat Key, 34228

APPLICABLE CODES

BUILDING CODE:
ALL WORK TO BE IN ACCORDANCE WITH THE FBC 2023, 8TH EDITION

BUILDING CODE EXISTING:
ALL WORK TO BE IN ACCORDANCE WITH THE FBCE 2023, 8TH EDITION

MECHANICAL CODE:
2023 FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION

ELECTRICAL CODE:
NEC 2020

ENERGY CODE:
2023 FLORIDA BUILDING CODE - ENERGY CONSERVATION, 8TH EDITION

PLUMBING
2023 FLORIDA BUILDING CODE - PLUMBING, 8TH EDITION

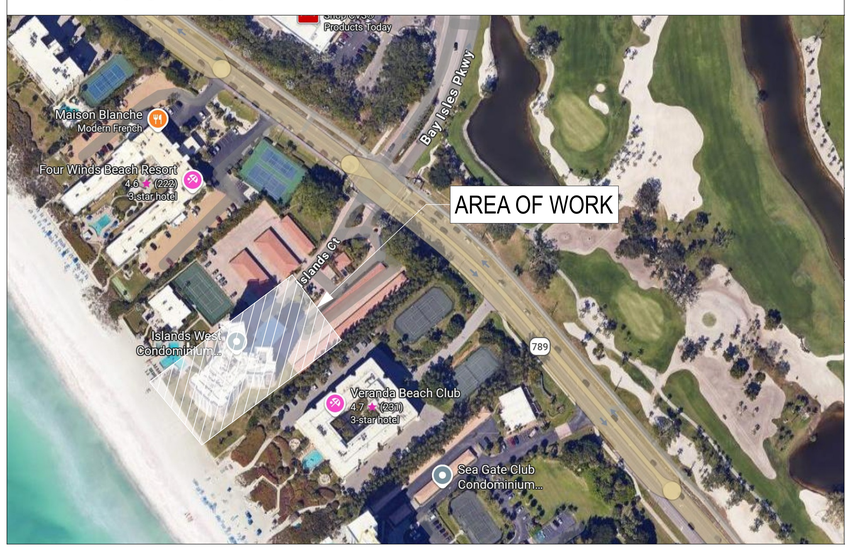
PROPERTY SUMMARY

PARCEL ID:	0007051070
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	II-B
GOVERNING MUNICIPALITY:	TOWN OF LONGBOAT KEY
ALTERATION LEVEL:	2
WIND UPLIFT PER STRUCTURAL DRAWING NOTES AND PLANS	

DESIGN CRITERIA

- FIRE SPRINKLERS	NO
- BASIC WIND SPEED	160 mph
- RISK CATEGORY	II
- WIND EXPOSURE	D
- BUILDING	ENCLOSED
- DESIGN PRESSURE	+/-0.18

KEY/LOCATION PLAN



PROPERTY SUMMARY

TOTAL EXISTING ENCLOSED A/C:	1092 SF
PROPOSED ENCLOSED A.C:	0 SF
TOTAL PROPOSED ENCLOSED A/C:	1092 SF
WORK AREA:	1092 SF

INDEX OF DRAWINGS

1	1.1	COVER SHEET	
2	1.2	EX/DEMO FLOOR PLAN	
3	1.3	PROPOSED FLOOR PLAN	
4	1.4	DETAILS	
5	3.1	PLUMBING PLAN	

N

REVIEWED FOR CODE COMPLIANCE
APPROVED
4/28/2026, 5:53:48 PM
BC-ALT-26-0168
Debra Klahr

MECHANICAL, ELECTRICAL AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS
4/28/2026, 5:53:54 PM
BC-ALT-26-0168

APPROVED
FIRE MARSHAL'S OFFICE
4/21/2026, 5:25:02 PM
BC-ALT-26-0168
Jane Herrin

CHRISTOPHER E. DIANORA, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 91768

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER E. DIANORA, P.E. ON 04/09/2026 USING A SHA-1 AUTHENTICATION CODE FOR STRUCTURAL COMPONENTS ONLY.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CHRISTOPHER EUGENE DIANORA LICENSE No. 91768 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Christopher E Dianora
Contact Info: cedianora@cedecpllc.com
Date: 2026.04.09 00:38:46-04'00'

#CGC1518760
#CBC1253981
#CCC1331148

REVISION TABLE

LABEL	DATE	REVISED BY	DESCRIPTION
	4/8/2026	ALEXIS.C	FOR PERMIT

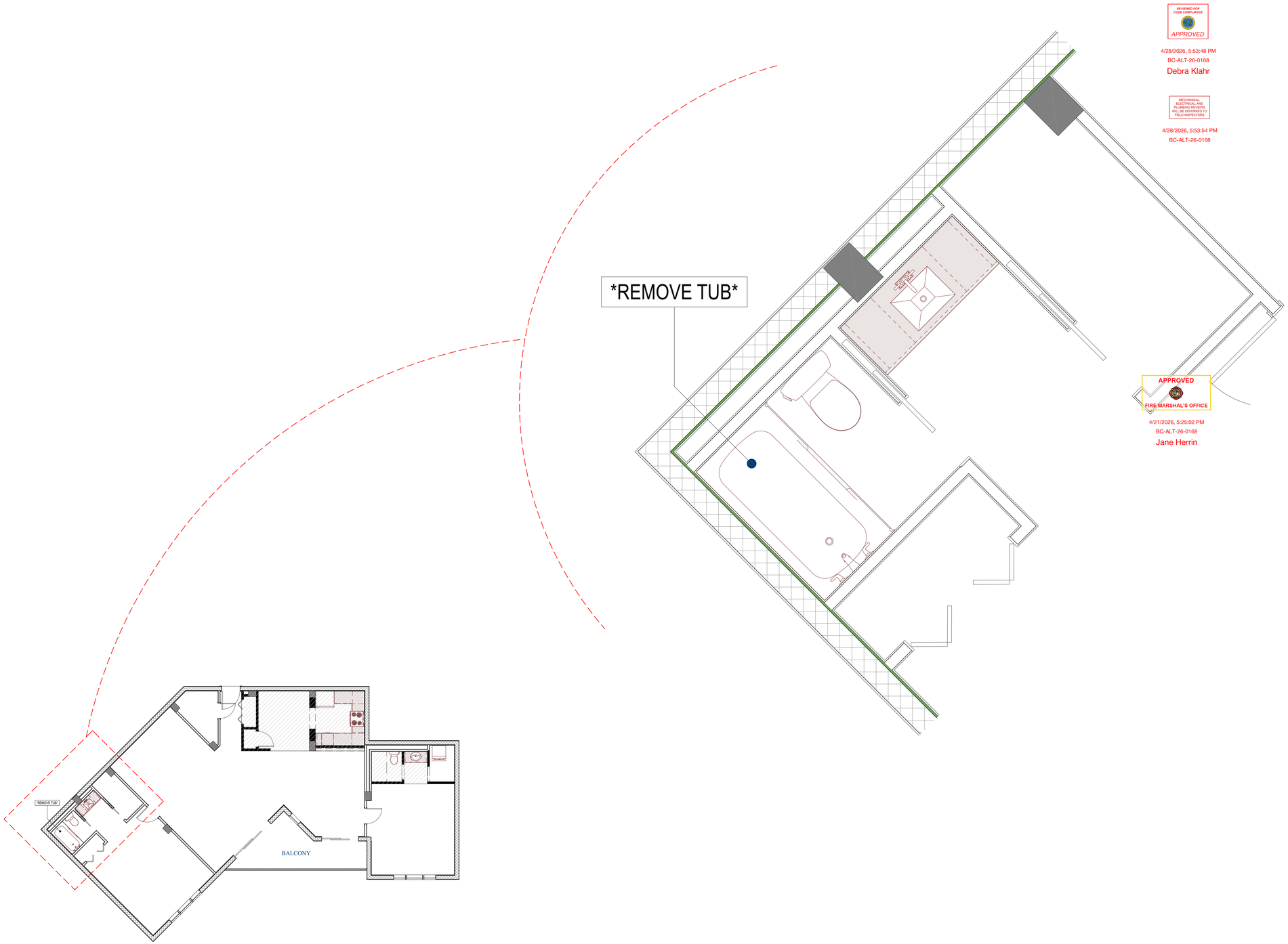
INTERIOR REMODEL FOR:
Panzera Residence
2525 Gulf of Mexico Dr. Unit 12E
Longboat Key, 34228

GRAYHAWK Windows • Roofing Remodeling

DATE: 4/8/2026

SCALE: N.T.S.

SHEET: 1.1



REVIEWED FOR CODE COMPLIANCE
APPROVED
4/28/2026, 5:53:48 PM
BC-ALT-26-0168
Debra Klahr

MECHANICAL, ELECTRICAL AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS
4/28/2026, 5:53:54 PM
BC-ALT-26-0168

APPROVED
FIRE MARSHAL'S OFFICE
4/21/2026, 5:25:02 PM
BC-ALT-26-0168
Jane Herrin

EX/DEMO FLOOR PLAN

REVISION TABLE

LABEL	DATE	REVISED BY	DESCRIPTION
	4/8/2026	ALEXIS.C	FOR PERMIT

INTERIOR REMODEL FOR:
Panzera Residence
2525 Gulf of Mexico Dr. Unit 12E
Longboat Key, 34228

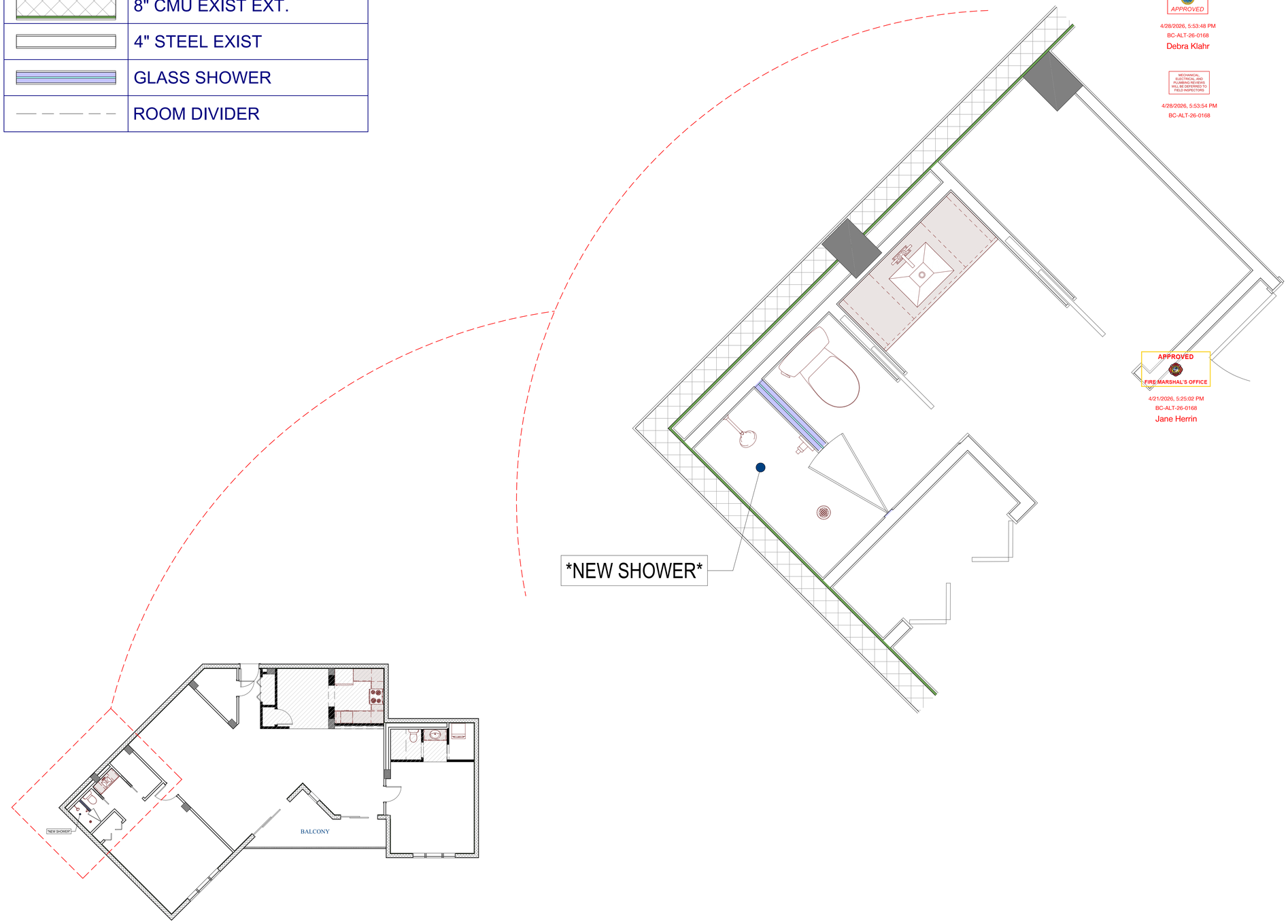
GRAYHAWK
Windows ▪ Roofing
Remodeling

DATE:
4/8/2026

SCALE:
N.T.S.

SHEET:
1.2

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	8" CMU EXIST EXT.
	4" STEEL EXIST
	GLASS SHOWER
	ROOM DIVIDER



REVIEWED FOR CODE COMPLIANCE
APPROVED
4/28/2026, 5:53:48 PM
BC-ALT-26-0168
Debra Klahr

MECHANICAL, ELECTRICAL AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS
4/28/2026, 5:53:54 PM
BC-ALT-26-0168

APPROVED
FIRE MARSHAL'S OFFICE
4/21/2026, 5:25:02 PM
BC-ALT-26-0168
Jane Herrin

PROPOSED FLOOR PLAN

REVISION TABLE

LABEL	DATE	REVISED BY	DESCRIPTION
	4/8/2026	ALEXIS.C	FOR PERMIT

INTERIOR REMODEL FOR:
Panzera Residence
2525 Gulf of Mexico Dr. Unit 12E
Longboat Key, 34228

GRAYHAWK
Windows • Roofing
Remodeling

DATE:
4/8/2026

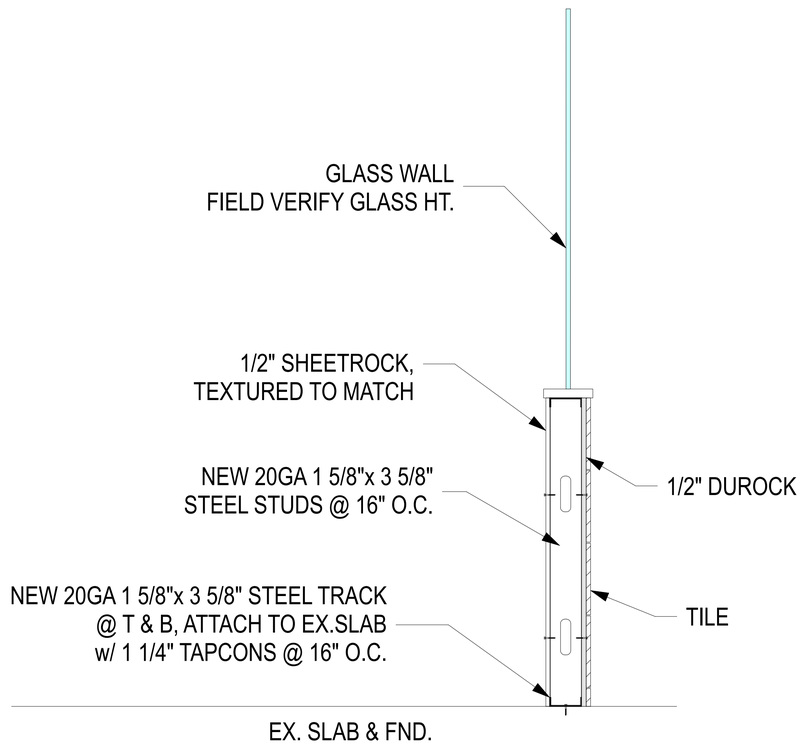
SCALE:
N.T.S.

SHEET:
1.3

REVIEWED FOR CODE COMPLIANCE
APPROVED
4/28/2026, 5:53:48 PM
BC-ALT-26-0168
Debra Klahr

MECHANICAL, ELECTRICAL AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS
4/28/2026, 5:53:54 PM
BC-ALT-26-0168

APPROVED
FIRE MARSHAL'S OFFICE
4/21/2026, 5:25:02 PM
BC-ALT-26-0168
Jane Herrin



SHOWER KNEE WALL DETAIL

SCALE: NTS

DETAILS

REVISION TABLE

LABEL	DATE	REVISED BY	DESCRIPTION
	4/8/2026	ALEXIS.C	FOR PERMIT

INTERIOR REMODEL FOR:
Panzera Residence
2525 Gulf of Mexico Dr. Unit 12E
Longboat Key, 34228

GRAYHAWK
Windows • Roofing
Remodeling

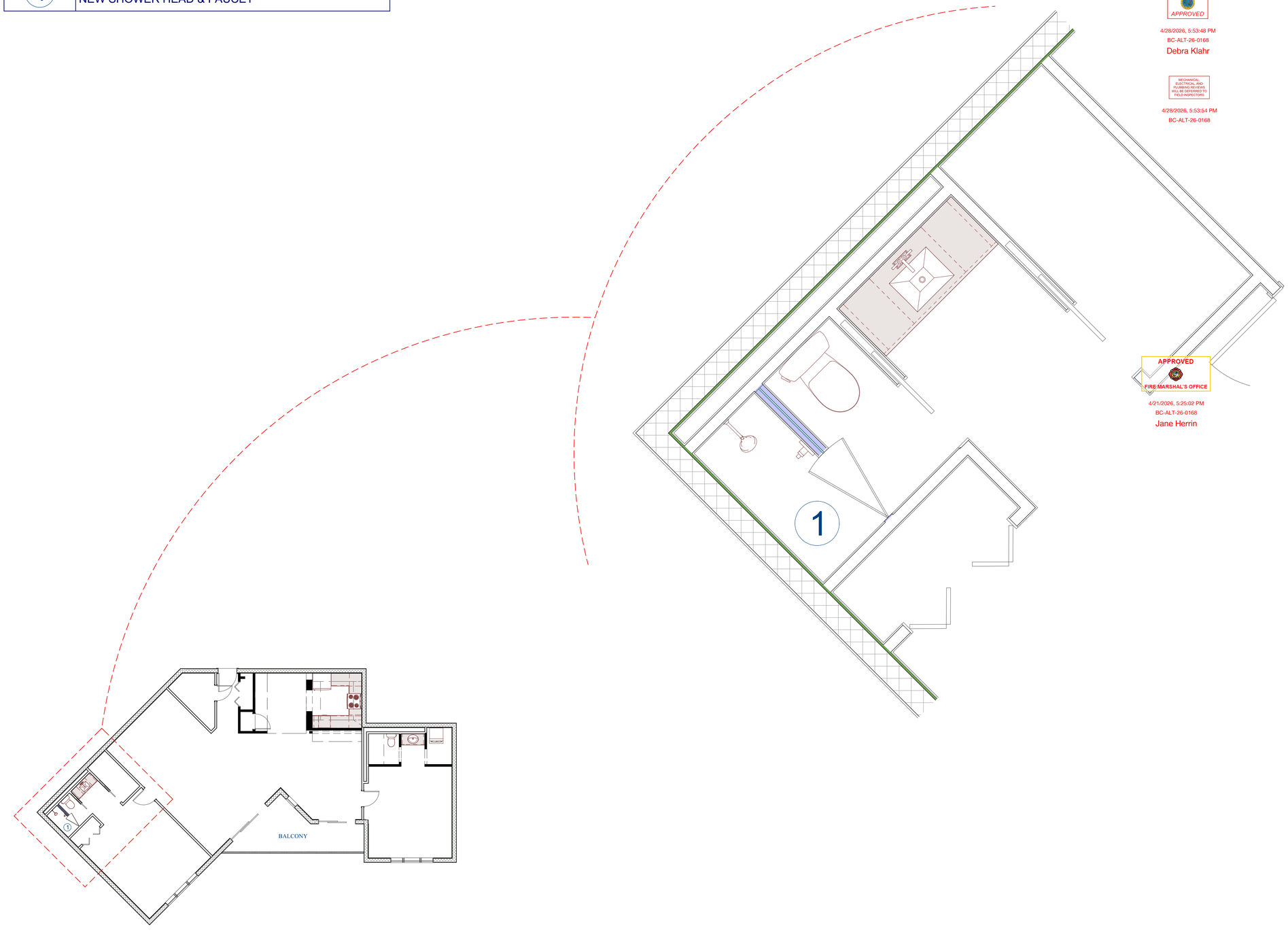
DATE:
4/8/2026

SCALE:
N.T.S.

SHEET:
1.4

PLUMBING NOTES

1	INSTALL NEW SHOWER VINYL LINER & DRAIN CAP, NEW SHOWER HEAD & FAUCET



REVIEWED FOR CODE COMPLIANCE
APPROVED
4/28/2026, 5:53:48 PM
BC-ALT-26-0168
Debra Klahr

MECHANICAL, ELECTRICAL AND PLUMBING REVIEWS WILL BE DEFERRED TO FIELD INSPECTORS
4/28/2026, 5:53:54 PM
BC-ALT-26-0168

APPROVED
FIRE MARSHAL'S OFFICE
4/21/2026, 5:25:02 PM
BC-ALT-26-0168
Jane Herrin

PLUMBING PLAN

REVISION TABLE

LABEL	DATE	REVISED BY	DESCRIPTION
	4/8/2026	ALEXIS.C	FOR PERMIT

INTERIOR REMODEL FOR:
Panzera Residence
2525 Gulf of Mexico Dr. Unit 12E
Longboat Key, 34228

GRAYHAWK
Windows • Roofing
Remodeling

DATE:
4/8/2026

SCALE:
N.T.S.

SHEET:
3.1