HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, March 4, 2021
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
   - **a. Minutes - 02/04/2021**
4. Action Items
   - **a. 21007 - Certificate of Appropriateness** Request for a Certificate of Appropriateness at 203 Gulf Way for the demolition of two existing residential structures (one unit each) which are contributing resources to the Pass-a-Grille National Register Historic District.
   - **b. 21015 - Design Review at 2803 Sunset Way** New single-family residence (vacant land).
   - **c. 21016 - Design Review at 1305 Gulf Way** New single-family residence (vacant land).
5. Discussion Items
   - **a. Warren Webster Renovations** Interior Renovations to the flooring of this Locally Designated Historic Landmark located at 1500 Pass-a-Grille Way
   - **b. Status of the Parklet Program** In relation to the Pass-a-Grille Historic District
   - **c. Parking on 8th Avenue in the Pass-a-Grille Historic District** With consideration to the change in COVID-19 restrictions and the beginning of the season.
   - **d. Shuffleboard Clubhouse Renovations** Progress Report on the renovations at the Shuffleboard Clubhouse

e. Merry Pier Historical Marker Update on the status of the marker's installation

f. Freebee Charging Station New Freebee Charging Station at Hurley Park

g. New FEMA Maps Update New FEMA Maps Update - overview and discussion of map changes. The effective date of these maps is February 28, 2021.

6. Next Meeting: 04/01/2021

7. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT Historic Preservation Meeting Minutes
February 4, 2021 3:30 PM

PRESENT: Chris Marone, Chair
Tia Hockensmith, Member
Sean Hurley, Vice Chair
Bill Loughery, Member
Holly Young, Member

STAFF PRESENT: Lynn Rosetti, Senior Planner
Ginny Bodkin, Deputy City Clerk

Chair Marone called the meeting to order at 3:30 PM.

1. **Changes to the Agenda –** There were no changes.

2. **Audience Comments** – There were no audience comments.

3. **Approval of Minutes -** Historic Preservation Board 1/07/2021 Minutes

There was a brief discussion on the proposed route of the Pedal Pub from last month's agenda.

Vice Chair Hurley moved, and Member Hockensmith seconded the approval of the January 7, 2021 minutes as presented; the motion carried unanimously.

4. **Action Items –** None.

5. **Items for Discussion**

a. Local Historic Designation – Case 20110 - 105 4th Ave.

Ms. Rosetti presented exhibits, photos and details regarding this request for Local Historic Designation (recognized by the City) and provided a history of the property. The presentation will become part of this record. Staff found that the property, which is included in the Florida Master Site File, meets the criteria and recommended approval.

Member Young moved, and Chair Marone seconded to approve the Local Landmark Designation of 105 4th Avenue, a single family residence, which is significant in the areas of architectural style or period, community planning and development, local education, is included on the Florida Master Site File of historic properties, and is a contributing resource to the Pass-a-Grille National Register Historic District; the motion carried unanimously.

b. COA and FEMA Variance – Case 20111/20112 - 105 4th Ave.

Ms. Rosetti presented details and exhibits for this Certificate of Appropriateness and FEMA Variance. The presentation will become part of this record. She provided details of the proposed renovations and estimated cost. The applicant also requested a recommendation to the Board of

Adjustment for a variance to permit a building addition that will encroach 1.72 feet into the required 10-foot rear setback. Staff recommended approval of the COA and FEMA Variance, but elimination of the bay window, which should not project outward, and the bell tower, as it is too ornate for this utilitarian structure. They also recommended approval by the Board of Adjustment for the variance to the rear setback.

Matt Schoeppe of Florencia Design Build appeared on behalf of the applicant to answer questions from the Board. He asked reconsideration to keep the silent bell tower. He added that there is a large amount of concrete slab that he would like to replace with pervious shell, including a parking space off the alleyway.

Hearing no public comment, the Chair closed that portion of the meeting and Board discussion followed on the proposed changes, bay window, façade, bell tower and setback variance.

> **Member Loughery moved and Member Hockensmith seconded the approval of the requested Certificate of Appropriateness and related FEMA Variance subject to the following conditions: 1) Approval by the Board of Adjustment to allow a 1.8 foot encroachment into the required 10 foot rear setback; and 2) Eliminate the bell tower because it adds additional height and it is too ornate for such a utilitarian structure. The motion carried 4-1 with Member Young voting No.**

Ms. Rosetti will communicate to the Board of Adjustment that the Historic Preservation Board recommends approval to replace hex blocks with shell, and wherever there is impervious space to reach 35%.

c. Local Historic Designation – Case 20114 - 102 4th Ave.

Ms. Rosetti presented exhibits, photos, details, supporting documents and designation criteria for this request; all will become part of this record. Staff findings were that the proposed structure fits into the historic district and recommended approval.

> **Member Young moved and Chair Marone seconded the approval of the Local Landmark Designation of 102 4th Avenue, a single family residence, which is significant in the areas of architectural style or period, community planning and development, is included on the Florida Master Site File of historic properties, and is a contributing resource to the Pass-a-Grille National Register Historic District; the motion carried unanimously.**

d. COA and FEMA Variance – Case 20115/20116 - 102- 102 4th Ave.

Ms. Rosetti presented exhibits, details of the Certificate of Appropriateness and FEMA requests, and the proposed renovations and cost. Staff finding was that the proposals were consistent with the City's Land Development Code and recommended approval.

Mr. Ralph Lickton of Lickton Design appeared for the applicant and provided further details on the proposed renovations and condition of the structure; the owners simply need more space.

Member Young moved and Chair Marone seconded to approve the proposed Certificate of Appropriateness (Case 20115) and its related variance from the FEMA floodplain management regulations and which is consistent with the City of St. Pete Beach Land Development Code; the motion carried unanimously.

Added Items

a. Flood Insurance Presentation

Ms. Rosetti inquired whether the Board would like a presentation on flood insurance increases and how they might affect historic properties in flood zones. The Board requested that she identify the source of the data to be presented prior to proceeding.

b. Substantial Improvement Ordinance

The Board discussed the City's proposed Ordinance 2021-02, amending the City's substantial improvement/substantial damage (50% rule / back to-back permits) and how it might affect historic preservation and FEMA variances.

c. Historic Preservation Design Professional

Ms. Rosetti proposed that she bring a historic preservation design professional to a future meeting to answer questions about Certificate of Appropriateness requests and the Secretary of the Interior Standards.

6. Next Meeting/Adjournment

The next meeting is March 4, 2021.

Chair Marone moved and Vice Chair seconded the adjournment of the meeting at 5:15 PM.

These minutes will be considered for approval at the March 4, 2021 Historic Preservation Board meeting.

St. Pete Beach City Commission
Agenda Report

Issue Considered: **21007 - Certificate of Appropriateness**

Date: March 4, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Community Development Director

Summary of Issue: Request for a Certificate of Appropriateness at 203 Gulf Way for the demolition of two existing residential structures (one unit each) and which are included in the Florida Master Site File of historic properties, and are contributing resources to the Pass-a-Grille National Register Historic District.

Funding: N/A

Requested Motion: I move to APPROVE the Certificate of Appropriateness at 203 Gulf Way for the demolition of two existing residential structures (one unit each) and which are included in the Florida Master Site File of historic properties, and are contributing resources to the Pass-a-Grille National Register Historic District.

Attachments:

1. 21007 Staff Report Draft
2. 21007 Supporting Docs
3. 21007 Home Photo

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Certificate of Appropriateness / Demolition Case Number 21007
Property Owner: Cathy & Kevin Cann
Meeting Date: March 4, 2021
Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owners are requesting a Certificate of Appropriateness to demolish two contributing residential structures and replace them with a new single-family residential structure constructed to the RLM-2 District standards.
SUBJECT PROPERTY	203 Gulf Way; MOREY BEACH BLK 10, LOT 13; Property ID #19-32-16-58932-010-0130.
LAND USE / ZONING	RLM-2/PAG
YEAR BUILT	Circa 1940
HISTORIC STATUS	The existing single-family residence and detached guest house are listed as contributing to the Pass-a-Grille National Register Historic District and have a Florida Master Site File number of PI12636. The applicant is requesting to demolish both structures and construct a new single-family residence to the RLM-2 District standards, which is exempt from design review. Once the existing structures are demolished, the property will no longer be contributory to the Historic District.
SURROUNDING AREA	North – Two-family Residential South – Two-family Residential East – Alleyway/Multi-family Residential West – Gulf Way/Beach

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition to demolish an existing single-family structure and detached guest house at the property. The lot meets the minimum standards for the RLM-2 district, and the house is being constructed to meet the RLM-2 setbacks, and therefore the new design is not subject to design review.

The cost of the new construction has been estimated at $1,000,000.00.

Following the standard COA criteria, those criteria relate to Demolition (Section 28-11 of the LDC) have been reviewed and commented upon by staff and are included in this report.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

   The subject property has historically housed two detached residential units. The proposed new construction will reduce the density to one residential unit. Historically, this will remain a residential property. With the intent of the property becoming single-family, the applicant states that the conversion of the existing structures on the property would be difficult or impossible due to building conditions and economic considerations.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

   The historic character of the property will be retained as a residential use. The applicant accurately states that the property is currently grandfathered at two residential units, although the Pass-a-Grille Overlay District does provide the owner the option to redevelop the site with both units if the massing and scale of the existing building is preserved in redevelopment. The applicant is not required to comply with that standard if the structure is brought into conformity with the density provisions as proposed.

3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

   The applicant is proposing a new FEMA-compliant structure and thus this consideration does not apply.

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

   The Florida Master Site File for the property finds it to be significant in the areas of architecture and community planning and development. The applicant notes that the property

underwent renovation in 1968. The property was included in the Pass-a-Grille Historic NRHP Nomination in 1989 as well as the Boundary Increase in 2003 as a component of the district, but the property has not been found to be eligible for National Register listing individually.

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved**.

   The applicant states that the proposed design will preserve the character of the area by providing a second story within the attic with appropriate slated shed dormers. They further state the design will be overall smaller in scale and will not dominate the streetscape. Staff find that the existing structure is a modest one-story and the new structure will be two living stories above parking, but also find the design to comply with the Code as it relates to setbacks and permitted height for the RLM-2 District and Pass-a-Grille Overlay District. A proposed pool for the front of the structure has been removed from the site plan and the applicant has stated they will not be moving forward with that feature at this time.

6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

   The Florida Master Site File lists overhanging eaves solely as the distinguishing architectural feature of the property. This feature appears to be reflected in the new design.

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

   Not applicable. The structure proposed is new construction.

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken**.

   The applicant agrees.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The applicant accurately notes that the design does not maximize the footprint or height for the district, with the home set back five feet greater than required in the front and eight feet greater than required in the rear. While the Pass-a-Grille Overlay District calls for consistent frontages among properties in Pass-a-Grille, it does provide flexibility for owners who do not wish to be subject to the Overlay design review and have lots of sufficient size to comply with the underlying zoning standards. The midpoint of the roof is set approximately 6'-8" below the maximum allowed, and the ridge approximately 4'-0" below the maximum allowed. The applicant is showing an enclosure which exceeds that 28' height that appears to be an elevator shaft covering, which will be required to comply with the 32' overall height maximum for residential.

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

    Not applicable, the structure proposed is new construction.

LDC Sec. 28.18 – <u>Additions and modern equipment</u>, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

   The existing home is frame vernacular, and the applicant is proposing an architectural style they classify as neo-traditional. The applicant states they will undertake a forensic study of paint color prior to demolition, and will disguise the elevator tower as a chimney in the new design.

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

   Not applicable, the structure proposed is new construction.

3. **Additions shall be attached to the rear and/or to the side of the original structure.**

   Not applicable, the structure proposed is new construction.

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

   The applicant demonstrates that the HVAC equipment will be raised and located in a recessed flat roof niche which is behind the structure which is not visible from the right-of-way.

LDC Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

These buildings are part of the historic fabric of the Pass-a-Grille National Resister Historic District and may be eligible for Local Designation subject to such finding by the Historic Preservation Board. The Code requires that owner permission be granted for such local designation. Records indicate that this property was never reviewed for local designation due to lack of such review request by the owner of the property.

Frame vernacular structures are common in the vicinity of this structure as well as in Pass-a-Grille generally. The applicant performed an analysis of the district and found that 37% of the contributing homes in the district are frame vernacular, and also found that the National Register states that preservation of Frame Vernacular from the 1920s and 1930s shall be a priority. The applicant reviewed the two site surveys performed, the Historic Registry, and two written histories of Pass-a-Grille and found no evidence of the historic or architectural significance of 203 Gulf Way.

The City's 2015 Historic Resources Survey of Pass-a-Grille found the structures at 203 Gulf Way to be contributing to the Pass-a-Grille National Register Historic District.

(2) The importance of the building to the character of a district, if applicable.

This property contributes to the integrity and importance of the Pass-a-Grille National Register Historic District through its age, architecture, and scale. Pass-a-Grille was initially a fishing village with modest and utilitarian architecture, although this structure is not one of the earliest examples of the settlement patterns of the district. The applicant states that the importance of retaining the historic character of Pass-a-Grille is a priority and goal of the proposed new build, while creating livable space.

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

The applicant accurately states that redevelopment would not allow for a replication of design or scale due to FEMA regulations and compliance with modern building codes. The owner has the option to pursue local designation of the structure and a FEMA variance, but is unlikely to be able to undertake the significant living level increases proposed due to the stringent review criteria associated with FEMA variances.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

The existing structures are not one of the last remaining examples of frame vernacular, nor appear to have an exemplary number of distinguishing architectural features as reviewed under the 2015 Historic Resources Survey. Frame vernaculars, along with masonry vernaculars, are the most common structures in Pass-a-Grille.

(5) Whether reasonable measures can be taken to save the building.

The applicant states that it would be too great of a challenge to keep the contributing structures. The applicant states that measures to save the building were considered, and the owner has experience and past involvement serving on the local historical preservation board in their local community.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

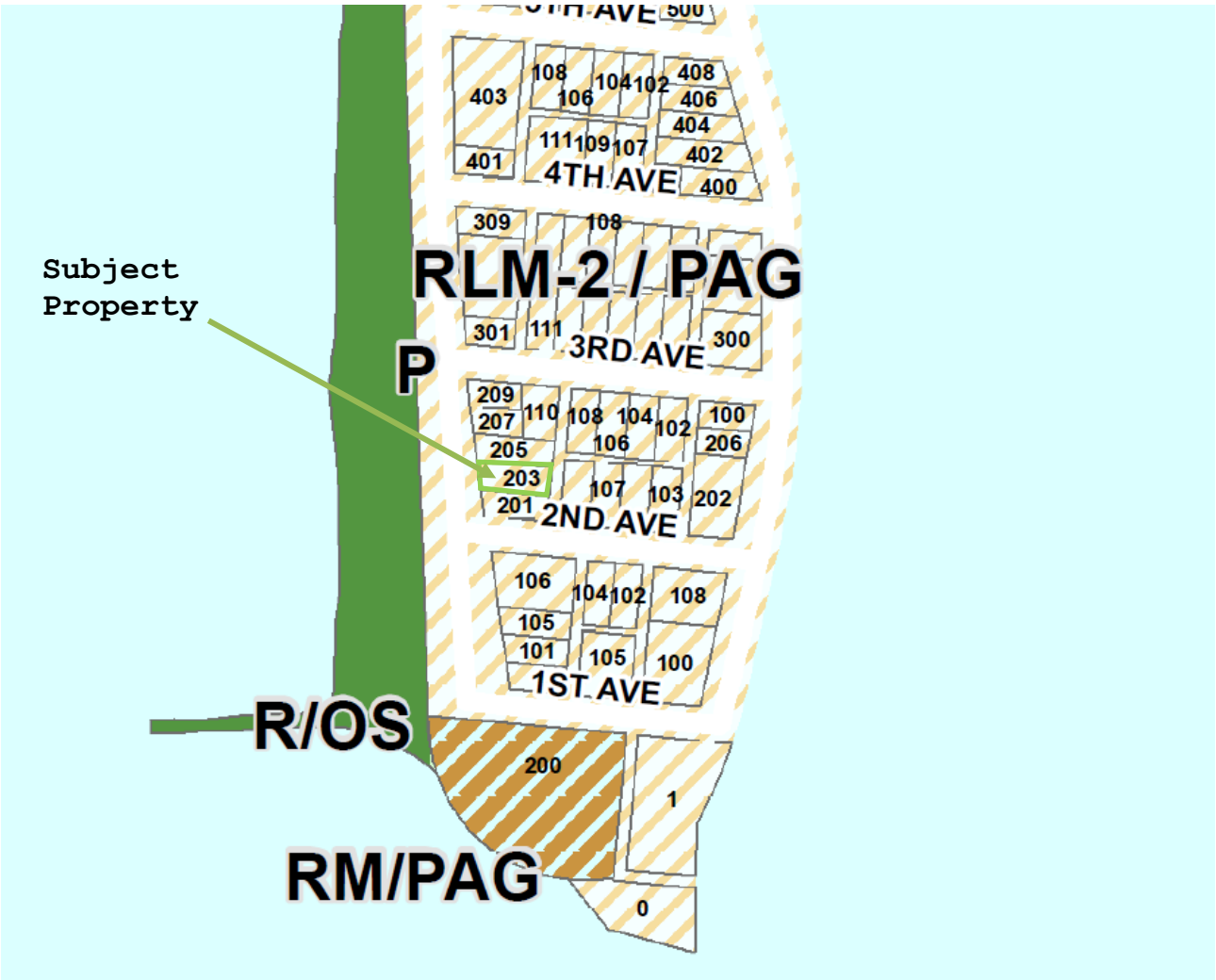
The applicant states that the expense and process required to rehabilitate the existing buildings, while conforming to all permitting requirements, codes, FEMA regulations and to create a livable space would not provide a reasonable return on its value and would not be economically feasible.

Staff Recommendation:

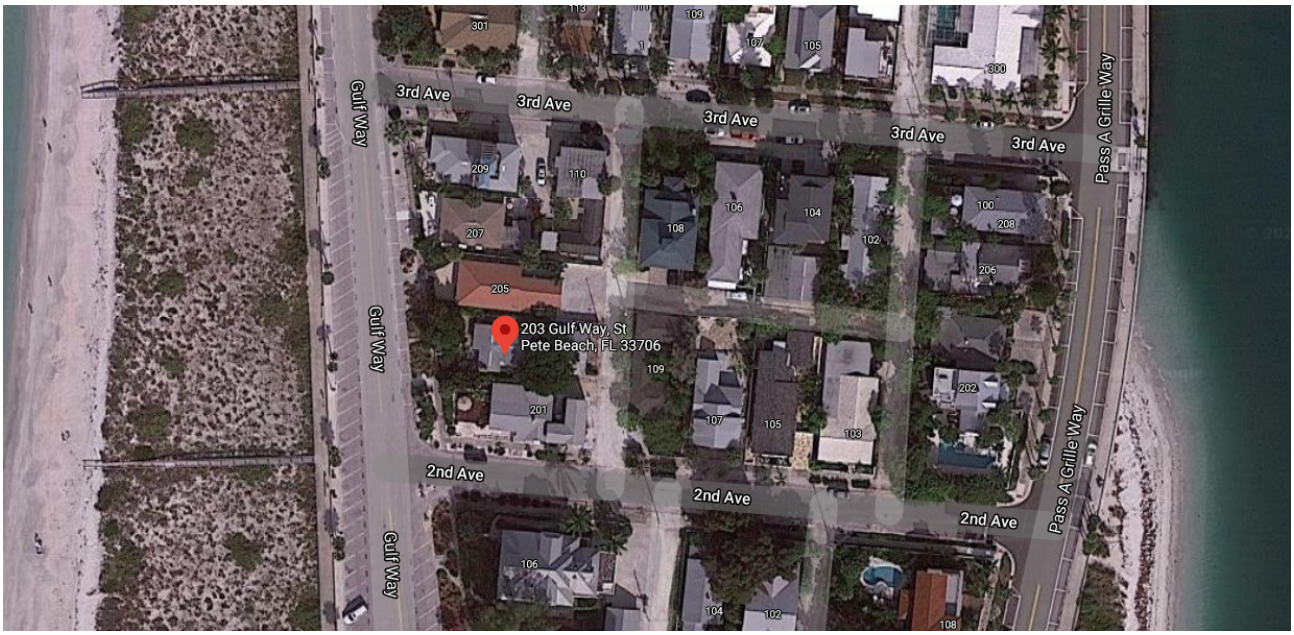
With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, for contributing structures, the Board may impose a stay of up to thirty (30) days.

Staff recommends approval of the requested demolition.

ZONING MAP



AERIAL PHOTOGRAPH


3rd Ave
3rd Ave
3rd Ave
3rd Ave
3rd Ave
Gulf Way
Gulf Way
Gulf Way
Pass A Grille Way
Pass A Grille Way
203 Gulf Way, St
Pete Beach, FL 33706
2nd Ave
2nd Ave
2nd Ave

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 21007

Property Owner Name & Address

CATHY & KEVIN CANN
203 GULF WAY
ST. PETE BEA

Phone 609-300-8998

Email Address cannhome@gmail.com

Agent or Representative Name & Address

MARK HOLMEN
FLORENCIA DESIGN BUILD
20 S ORION CLEARWATER, FL

Phone 1-603-496-3878

Email Address mfhsolutions@gmail.com

Property Address, Legal Description, Parcel ID

203 GULF WAY ST. PETE BEACH
Lot 13, Block 10 "Mercy Beach", plat book 1, page 102

Is the property part of a previously approved development proposal? ☐ Yes ☐ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

- ------ Alteration of building/structure
- ✓ New Construction
- ------ Addition
- ------ Rehabilitation
- ------ Relocation
- ------ Demolition

PROPOSED USE

- ____ Single-family residence
- ____ Multi-family residence
- ____ Office
- ____ Commercial
- ____ Hotel/Motel
- ____ Restaurant
- ____ Other _____

Estimated Cost of Work: $1,000,000

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. **Please describe your project with respect to the Secretary of Interior Standards which are as follows:**

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

YES, SINGLE FAMILY RESIDENCE AS ZONED FOR. CURRENTLY MULTI-FAMILY. Conversion of existing structure to livable single family would be difficult or impossible due to building restrictions, economic considerations.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

THE HISTORIC CHARACTER OF THE PROPERTY WILL BE RETAINED AS THE ACTUAL USE WILL BE SINGLE FAMILY AS IT IS ZONED FOR. IT IS CURRENTLY GRANDFATHERED IN AS 2 UNITS.

3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

N/A

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

TO OUR KNOWLEDGE THE SUBJECT PROPERTY HAS NOT ACQUIRED ANY ADDITIONAL HISTORICAL SIGNIFICANCE. Originally constructed in 1941, renovated in 1968. No known cultural, political, economic, social history of significance.

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

THE PROPOSED DESIGN WILL PRESERVE THE CHARACTER OF AREA BY PROVIDING A SECOND STORY WITH-IN THE ATTIC WITH APPROPRIATE SLATED SHED DORMERS, AND OVERALL BEING SMALLER IN SCALE AND WILL NOT DOMINATE THE STREETSCAPE

6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

N/A

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

N/A

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

YES

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

THE NEW RESIDENTIAL CONSTRUCTION WILL BE IN KEEPING TO THE ESTABLISHED CHARACTER OF THE AREA. THE PROPOSED DESIGN DOES NOT MAXIMIZE HEIGHT (6' LESS THAN MAX. ALLOWED ALSO THE FOOTPRINT IS NOT MAXIMIZED TO THE FRONT & REAR SETBACKS. MULTIPLE PORCHES & BALCONYS ADD SHADOW, AND INTEREST AT THE SAME TIME IMPROVE LIVABILITY. ELEV. PENTHOUSE WILL BE DISGUISED AS A CHIMNEY.

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

N/A

LDC Section 28.18 – <u>Additions and modern equipment</u>, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. **Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.**

   FORENSIC STUDY OF PAINT COLOR TBD PRIOR TO DEMOLITION, ELEVATOR TOWER TO BE DISGUISED AS CHIMNEY ARCHITECTURAL STYLE TO BE CONSIDERED AS NEO-TRADITIONAL

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

   N/A

3. **Additions shall be attached to the rear and/or to the side of the original structure.**

   N/A

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

   YES, HVAC EQUIP WILL BE RAISED AND LOCATED IN A RECESSED FLAT ROOF NICHE AND NOT BE VISIBLE FROM GULF WAY OR ALLEY WAY

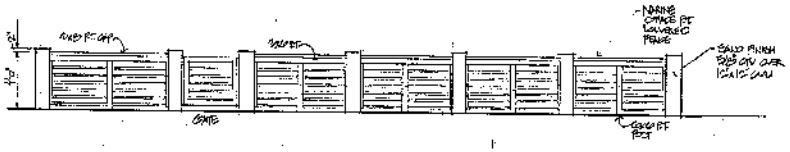
Please give an overview of the propose work on the following systems.
(Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

Exterior material/siding	HARDI- PLANK LAPPED SIDING W/ 6" REVEAL
Windows	PGT WHITE VINYL IMPACT
Doors	CUSTOM BRAZILIAN OAK BY "ARTISTIC DOORS INC."
Roofing	STANDING SEAM "MILL FINISH" SNAP CLAD BY PETERSEN ALUMINUM INC.
Entrances/Porches	STUCCO COLS, HARDI-TRIM COLS

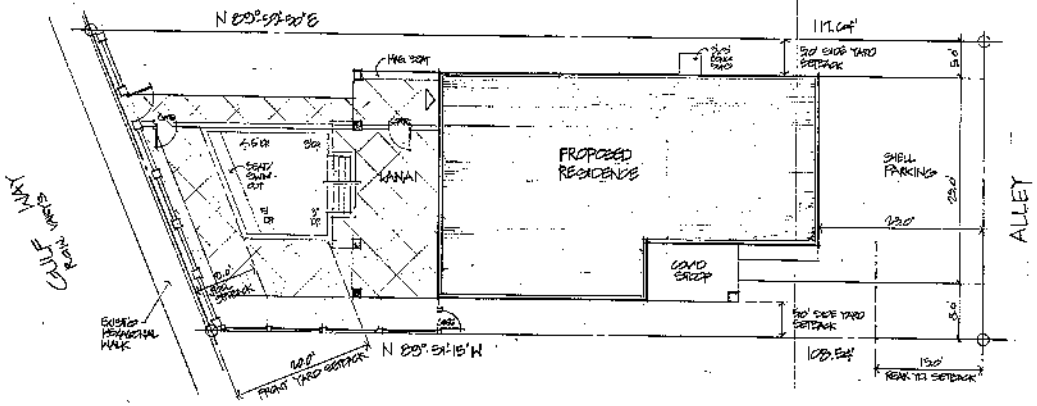
Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Applicant Signature

1/20/21
Date



GULF WAY FENCE ELEVATION
SCALE: 1/4"=1'-0"



IMPERVIOUS SURFACE RATIO		
DESIGNATED AREA	SF	%
OVERALL SITE	4,750	100.00
BLDG FOOTPRINT	1,315	31.00
LANAI	384	8.08
COND SLOPE. CONC SLAB	110	2.32
POOL & DECK	600	12.63
FRONT SIDEWALK	140	2.95
TOTAL IMPERVIOUS	2,749	57.88
TOTAL PERVIOUS	2,001	42.12

SITE PLAN
SCALE: 1/8"=1'-0"

20 SOUTH ORION AVE. CLEARWATER FLORIDA 33763
florencia DESIGN - BUILD

PROJECTED: RESIDENCE
FOR: MR. & MRS. CANN
200 GULF WAY
ST. PETE BEACH, FLORIDA

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REVISIONS

NO. DATE	DESCRIPTION

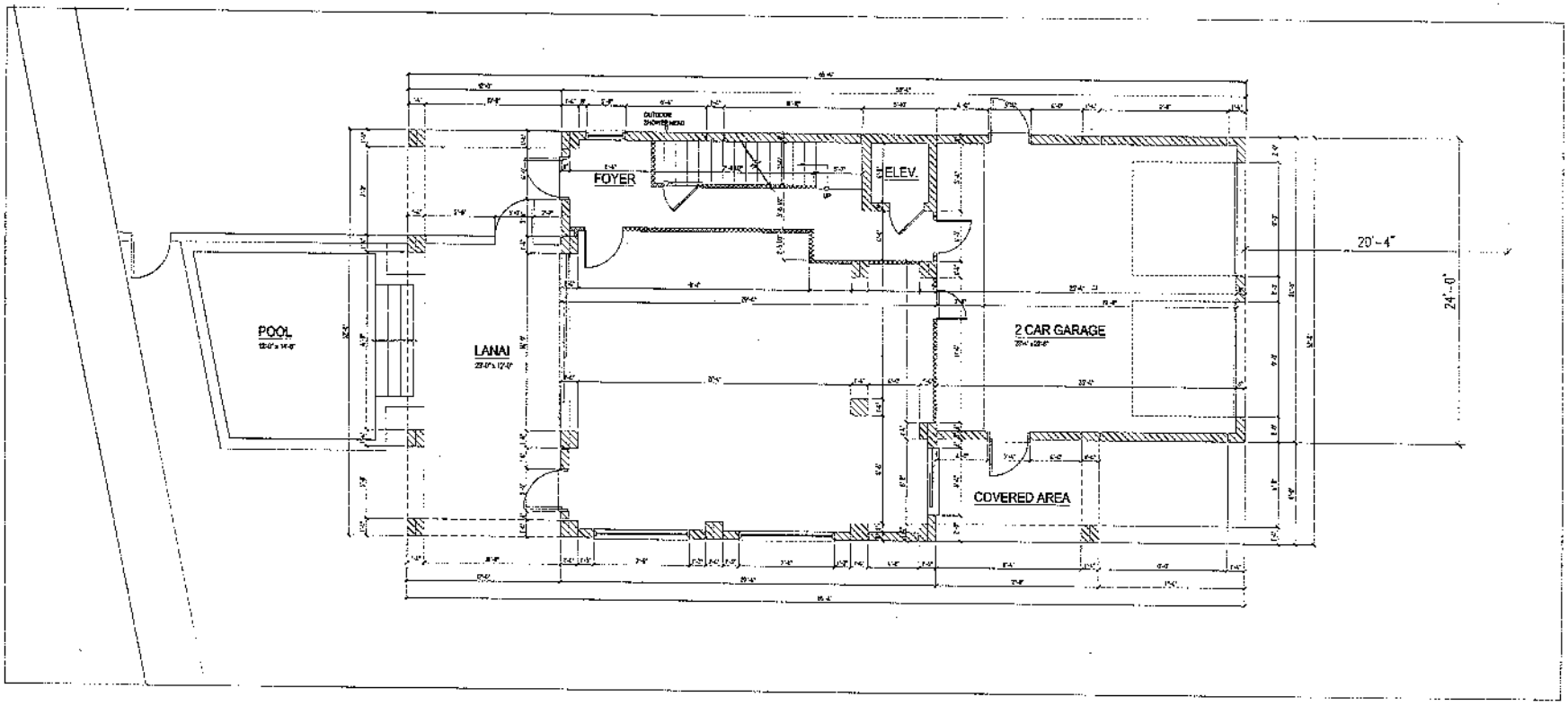
DRAWN BY: MATT
DATE: 1-12-2021
REVIEWED BY:
DATE:

PROJECT NO.

DRAWING NO.

COA-1

OF



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

20 SOUTH
CLEVELAND
CLEARWATER
FLORIDA
33765
florencia
DESIGN - BUILD

PROPOSED
RESIDENCE
FOR
MR. & MRS. CANN
200 CLUB WAY
ST. PETE BEACH, FLORIDA

DO NOT SCALE PRINTS

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: JMT
DATE: 1-16-2014
REVIEWED BY:
DATE:

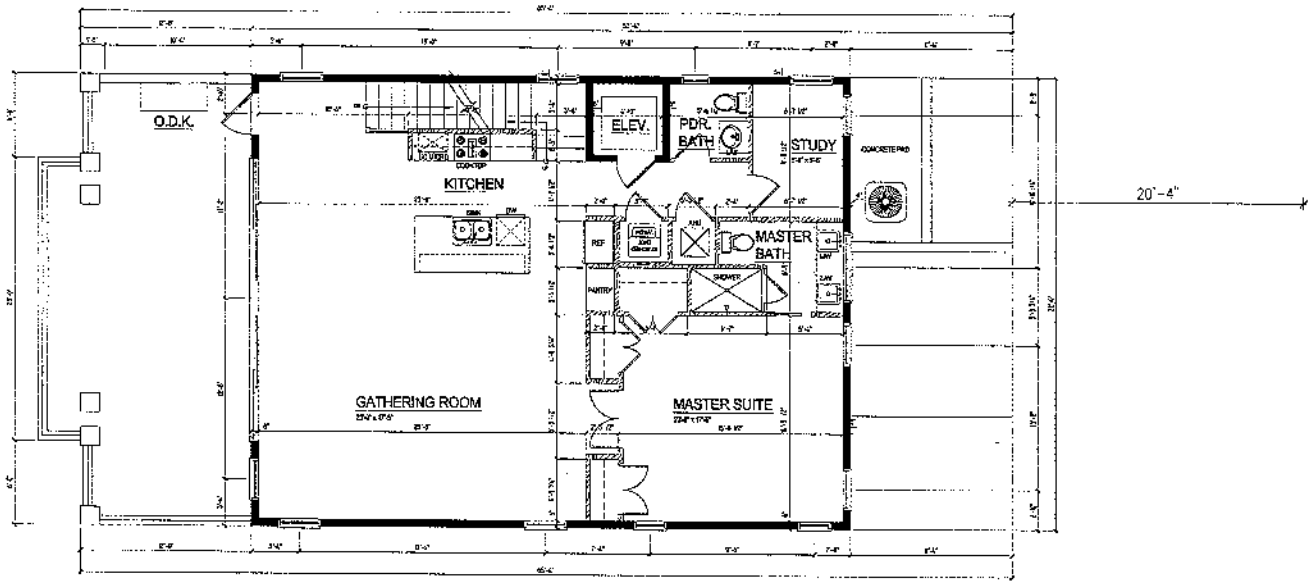
PROJECT NO.

DRAWING NO.

COA-2

OF

Lee Roeller County 2010



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

florencia DESIGN - BUILD
70 SOUTH OSCEOLA AVE
CLEARWATER FLORIDA 33765

PROPOSED:
RESIDENCE
FOR:
MR. & MRS. CANN
LOCATION:
ST. PETE BEACH, FLORIDA

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REVISIONS

NO.	DATE	DESCRIPTION

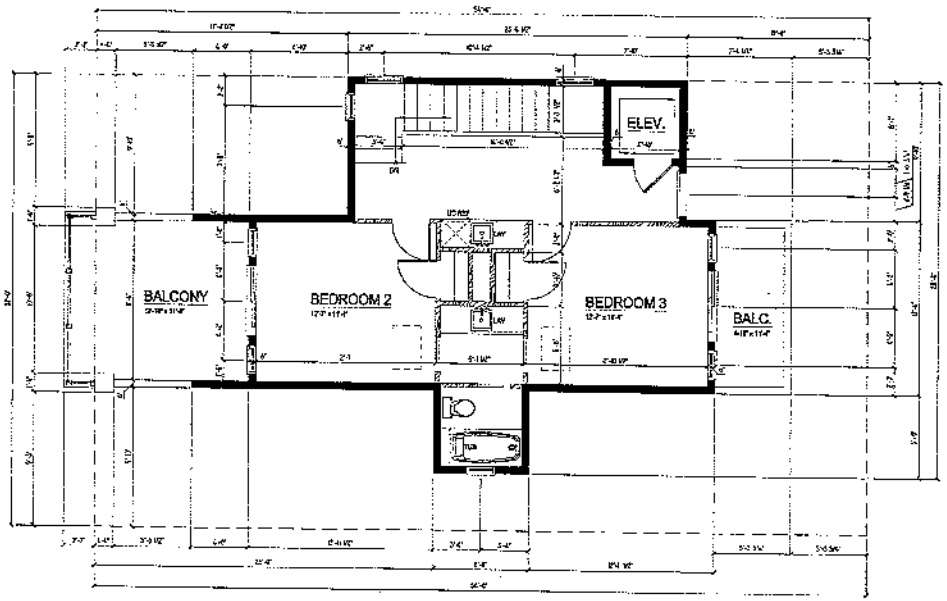
DRAWN BY: MAST
DATE: 1-12-2024
REVIEWED BY:
DATE:

PROJECT NO.

DRAWING NO.

COA-3

OF



SECOND FLOOR PLAN

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

florencia
DESIGN - BUILD
28 SOUTH ORION AVE.
CLEARWATER
FLORIDA
33763

PROPOSED:
RESIDENCE
FOR:
MR. & MRS. CANN
203 CLIF WAY
ST. PETERSBURG, FLORIDA

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REVISIONS

NO.	DATE	DESCRIPTION

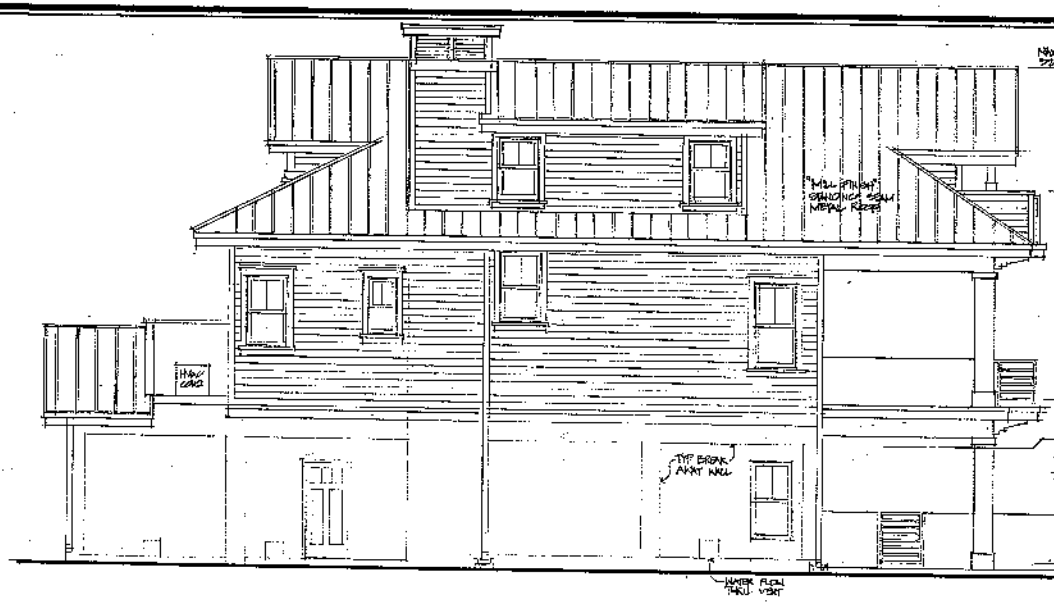
DRAWN BY: MATT
DATE: 1-12-2021
REVIEWED BY:
DATE:

PROJECT NO.

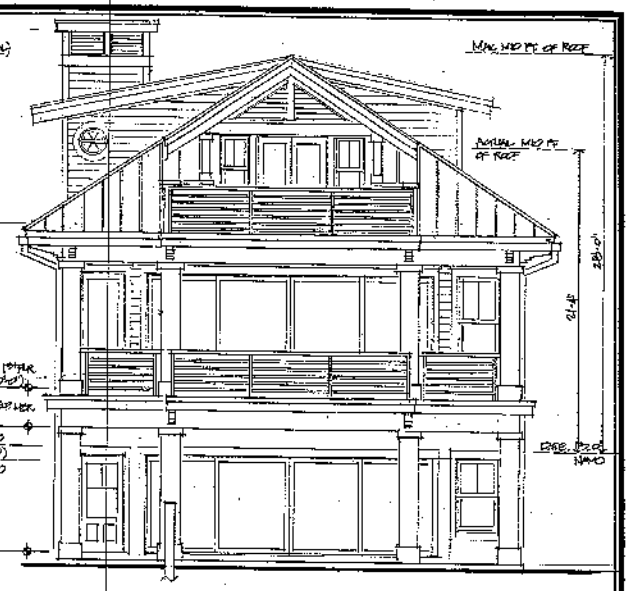
DRAWING NO.

COA-4

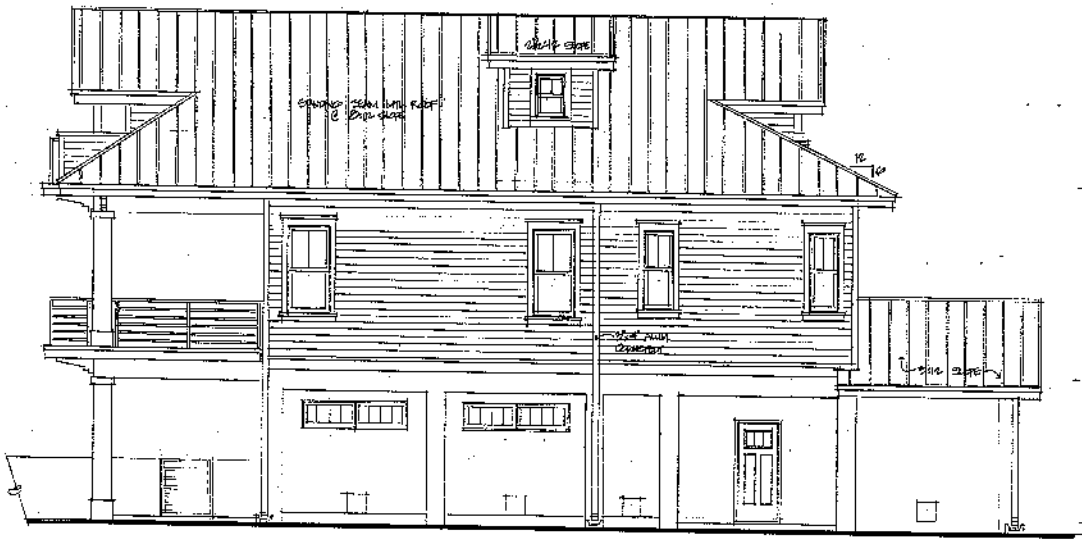
OF



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



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



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

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

20 SOUTH ORION AVE.
CLEARWATER
FLORIDA
33755
florencia
DESIGN - BUILD

PROPOSED
RESIDENCE
FOR:
MR. & MRS. CANN
309 GOLF WAY
ST. PETERSBURG, FLORIDA

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REVISIONS

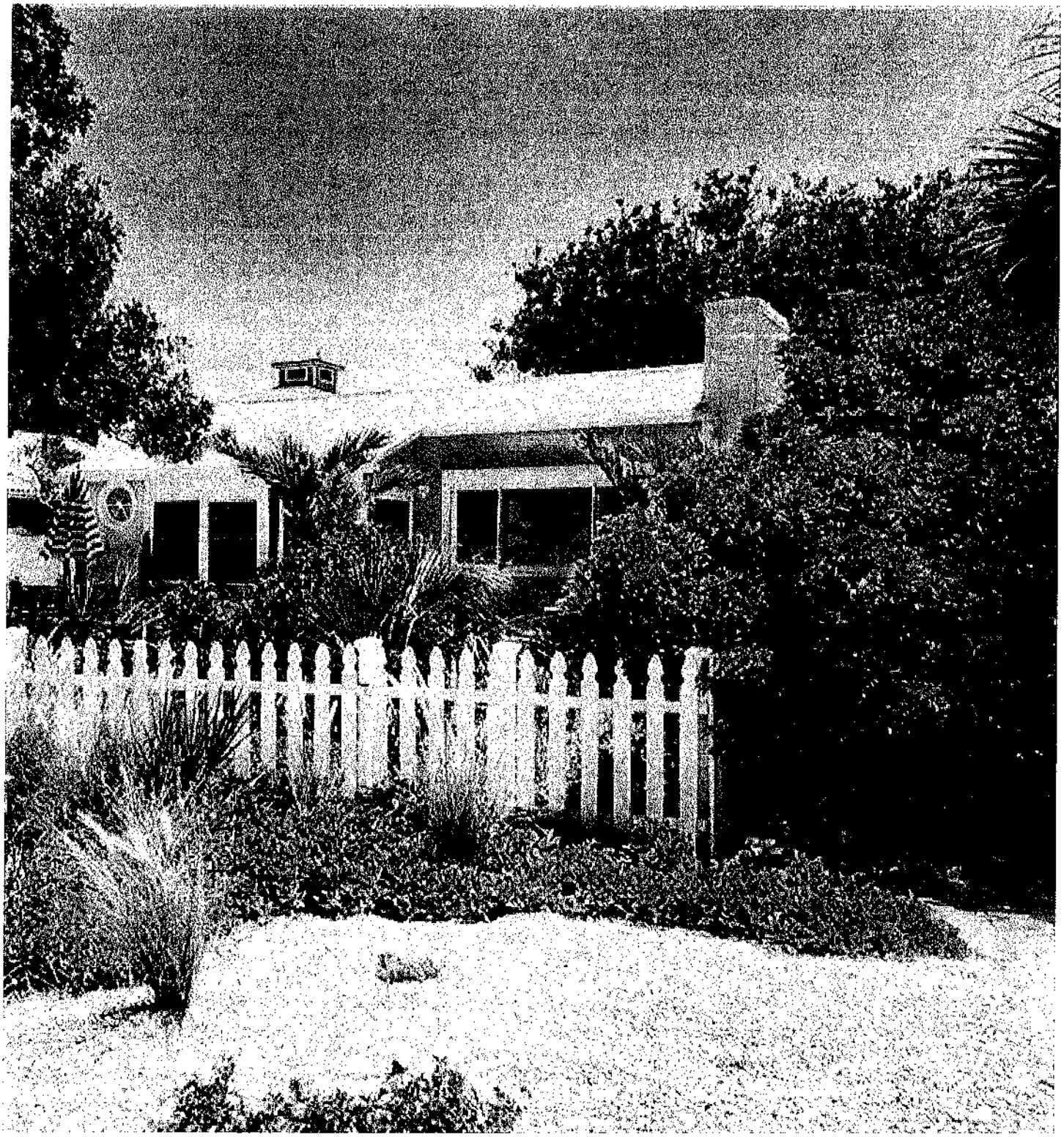
NO.	DATE	DESCRIPTION

DRAWN BY: MMT
DATE: 1-12-2021
REVISED BY:
DATE:

PROJECT NO.

DRAWING NO.
COA-5

OF



St. Pete Beach
The Sunset Capital of Florida

Certificate of Appropriateness

List of Required Submittals

Please note that only complete applications will be accepted and must include the following:

- ❑ Completed COA application form
- ❑ Payment of application fee
- ❑ Site plan or survey of the subject property
  - To scale on 8.5" x 11' paper
  - North arrow
- ❑ Elevation drawings – all sides
- ❑ Samples or a detailed brochure of new materials to be used
- ❑ Photographs of the subject property and structures in question

The following items are optional but strongly suggested:

- ❑ Floor plans
  - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - North arrow
  - Locations of all doorways, windows, and walls (interior and exterior)
  - Dimensions and area of each room

Please note that a Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.

Sec. 28.11. - Demolition permits.

(a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.

(b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

203 Gulf Way was constructed in 1941, renovated in 1968. It is Framed Vernacular design. According to the National Registration of Historic Places Framed Vernacular homes still stand throughout Pass a Grille. In fact, according to the National Registry, 37% of the contributing structures in Pass a Grille are Framed Vernacular. Further, the National Registry states that examples of Framed Vernacular from the 1920's and 1930's shall be a priority. Available reference material, including the Historic Registry, the two Pass a Grille Historic Sites Surveys (1982, 2015), Surf, Sand and Post Card Sunsets – A History of Pass a Grille Beach's (Frank Hurley JR) and Pass a Grille Patchwork (Kennedy, Waltz), provide no evidence of the historic or architectural significance of 203 Gulf Way.

(2) The importance of the building to the character of a district, if applicable.

203 Gulf Way is a contributing structure to the Pass a Grille Historic District and an example of the "look" and character of the Pass a Grille district. However, as indicated in the response to question 1, the 1941 building is not unique. The importance of retaining the historic character of Pass a Grille is a priority and goal of the proposed new build, while creating livable space. The approximate 2000sf space was created to be small in scale and not dominate the streetscape (see COA application core questions 2, 5, 9)

3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

The concept of reproducing the design of the building is impossible to create a new livable space that conforms to all existing permitting, building codes, FEMA regulations.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

As indicated in question 1, 203 Gulf way is not one of the last remaining examples of its kind in the neighborhood.

(5) Whether reasonable measures can be taken to save the building.

Measures to save the existing building, while meeting all permitting requirements, conforms to all required codes, is FEMA compliant/approved, creates a livable space and is consistent with the character of Pass a Grille, was considered. In fact, the owner has experience and past involvement serving on the local historical preservation board in her local community. The ability to keep the contributing structure, unfortunately, would be too great of a challenge.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

St. Pete Beach City Commission
Agenda Report

Issue Considered: **21015 - Design Review at 2803 Sunset Way**

Date: March 4, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Community Development Director

Summary of Issue: Design Review at 2803 Sunset Way of a new single-family residence (vacant land).

Funding: N/A

Requested Motion: I Move to support Staff's analysis and recommendation of this Design Review based on the residential design requirements in Division 20, Pass-a-Grille Overlay District, of the Land Development Code.

Attachments:
1. 21015 2803 Sunset Way Design Review
2. Supporting Docs

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Design Review Case No. 21015
Property Owner: Pino and Ana Mancina
Meeting Date: March 4, 2021
Prepared By: Brandon Berry, Planner II, Planning and Zoning Division

REQUEST	Staff request Historic Preservation Board design review of a new single-family residence, constructed to the House – Large standards of the Pass-a-Grille Overlay District, which is being constructed on vacant property at the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	2803 Sunset Way; COLONIAL CORP REPLAT BLK 1, LOT 1 & S 20FT OF LOT 2; Parcel ID # 18-32-16-17316-001-0010.
LAND USE / ZONING	RU-2/PAG
FEMA FLOOD ZONE	VE-12
HISTORIC STATUS	The property is currently vacant of all structures and is not contributing to the Pass-a-Grille Historic District.
SURROUNDING AREA	North – Single-family Residential South – 28th Ave & Single-family/multi-family residences East – Sunset Way & Duplexes West – Beach

BACKGROUND and ANALYSIS

The applicant is requesting to construct a new single-family residence on the subject vacant lot that is proposed to be built to the 'House – Large' building type of the Pass-a-Grille Overlay District. The Land Development Code provides the Historic Preservation Board the ability to provide comments on new construction projects that utilize the Overlay building types as a means of ensuring compatibility of new structures within the District.

Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building

types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in Section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

Staff have identified the primary mass as the largest shape of the building, being the front façade which is adorned by first- and second-story balconies, a porch, and projecting enclosed living space on the second story.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

The building contains a distinct porch which forms the secondary massing of the building. The porch meets the dimensional standards of the private frontage requirements as it relates to height, depth and width. The property lacks a sidewalk along Sunset Way and thus the interface zone requirement of a 3' pathway from the porch to the sidewalk is not applicable to this property. The applicant has shown a pathway to the sidewalk along the secondary frontage public sidewalk at 28th Avenue.

(3) Voids that allow for natural breaks in the mass.

On the Sunset Way side garage doors form voids on the ground floor, as do balcony glass doors and columns adjacent the main entryway on the first floor and an array of windows and doors on the second floor. Staff find the doors, varying windows and recessed balcony space on the 28th Avenue frontage form sufficient voids as required for this building type.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

Both façades that front public right-of-ways contain varying rectangular casement and picture at similar spacing. An oval window serves as an accent point above the southern home entrance.

(2) Appropriate vertical visual consistency at the centerline of the façade.

Staff find the structure to be symmetrical in design.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

There is clear visual width between the top and bottom halves of the structure due to secondary massing from the porch, awnings and balconies that form the visual base and the recession of the second living story from the primary façade.

(4) Overall design shall be symmetrically or asymmetrically balanced.

Staff find the structure has clear symmetrical balance.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other)

Staff find the defined awnings and eaves with knee braces complement the balconies below on the primary frontage of the home, and that windows are complementary in size, design and layout. Similar accents are featured along the structure's base, ground floor and living level, and secondary living levels across both frontages. Horizontal cabling on entry and rear balcony stairs, as well as vertical Bahama shutters along the 28th Ave frontage, also provide visual proximity.

(2) Similarity- common textures, colors or features.

The applicant is proposing a coquina shell stucco at the base of the structure as well as lower wrap for the entryway columns and base of the front porch. A stucco wall adorns the first living level and area above the base of the ground level, and horizontal lap siding at the second living level.

COMPATIBILITY WITH ADJACENT PROPERTIES

The structure as proposed meets the height standards for the building type and is not out of character with neighboring properties to the south or north, which both feature three-story homes constructed since the adoption of the City's floodplain management regulations and elevation requirements. Homes to the immediate east of the property, which are double-frontage lots that front along Pass-a-Grille Way, are typically shorter than the proposed design and have two levels instead of the three proposed.

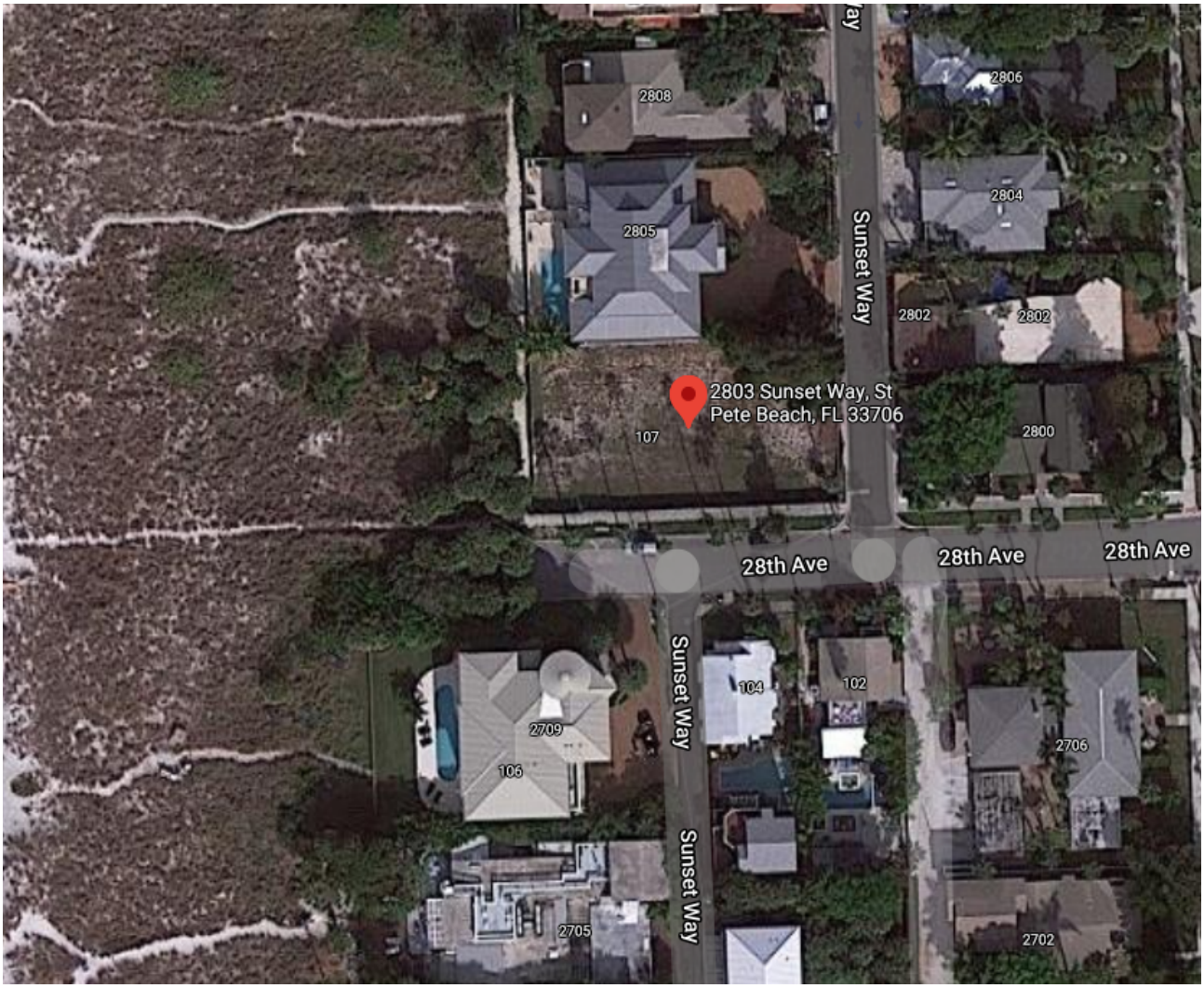
Left Neighbor – 2709 Sunset Way

Right Neighbor – 2805 Sunset Way

BLOCK-FACE CONSISTENCY

The City does not have surveys on file for either abutting property. While the neighbors to the north and south have homes that have recently been constructed, they would both be eligible to construct to the House – Large standards for new additions or new construction.

It appears the home would be located approximately 20 to 25 feet closer to the property line along Sunset Way than the neighbor to the north based on aerial measurements. Comparing with the neighbor to the south, across 28th Ave, it appears that both the primary and secondary frontage setbacks of the structure will be similar.



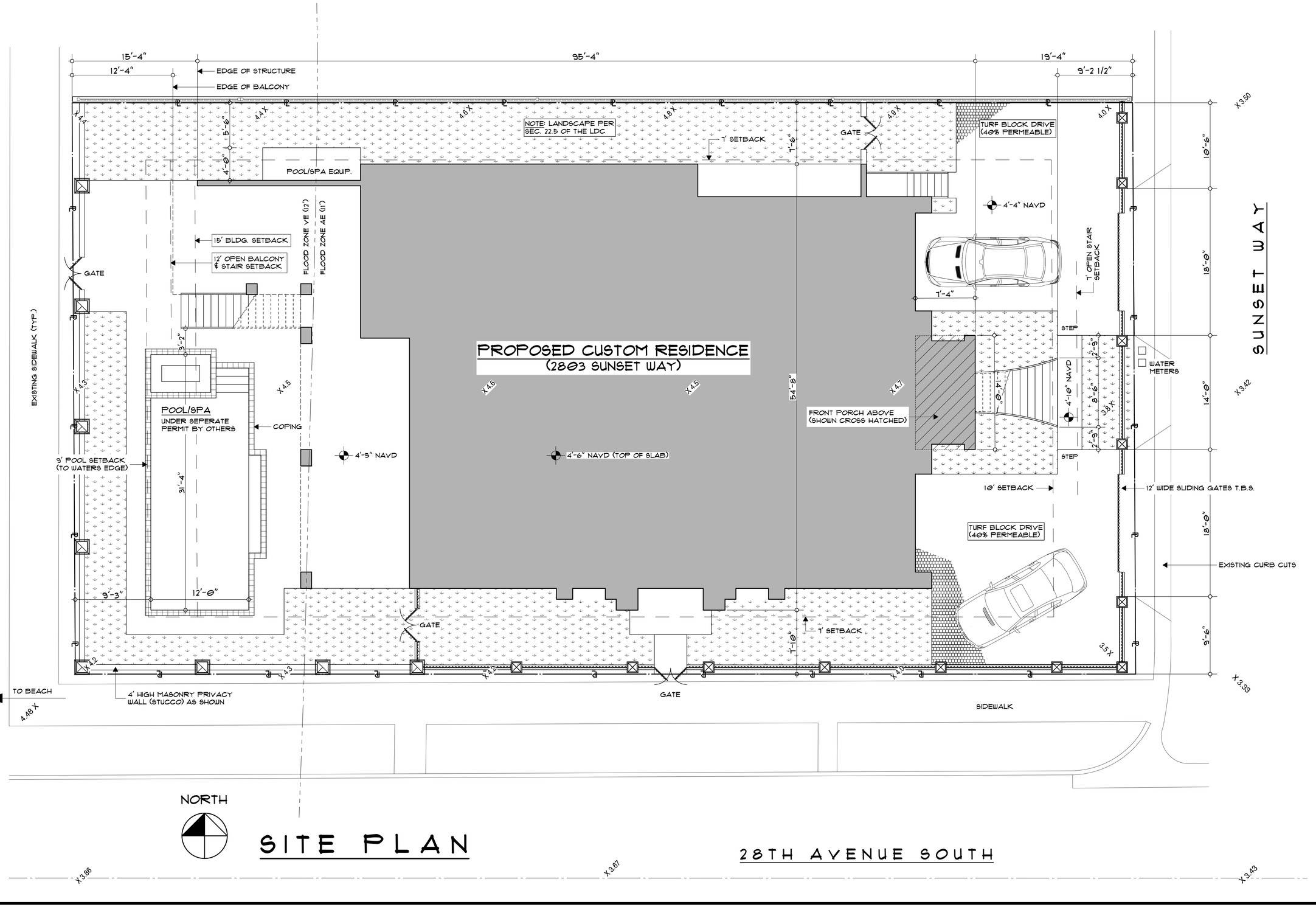
STAFF RECOMMENDATION

Staff find that the home as proposed substantially meets the residential design requirements of the district and complies with the required setbacks of the House – Large building type. The applicant shall be required to have an architect certify that items 1-7 under LDC Sec. 20.22 are met, pursuant to LDC Sec. 20.24, and shall provide other exhibits listed in the section submitted along with the building permit for new construction. This shall include colors and siding materials, the latter of which have been provided with this submittal.

The applicant shall further meet the elevated building screening standards of LDC Sec. 20.21(b) and the residential building type landscaping standards of LDC Sec. 20.20(c) as it relates to landscaping. Due to the presence of garage doors and large parking areas at the primary frontage of the site, this may require the stacking of trees near the porch or at the outer sides of the structure.

The Historic Preservation Board may make other recommendations to the applicant should members find that the recommendations will promote the design standards for the district, or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

FOR PRELIMINARY SITE REVIEW (2-12-21)



C. Michael McCoy Residential Designs, Inc.
Post Office Box 1305 Crystal Beach, Florida 34681
(h/c) 727.492.2683 www.mccoyresidentialdesigns.com

CONSULTING STRUCTURAL ENGINEER

KOLY INTERNATIONAL, INC.
760 4th AVENUE SOUTH
ST. PETERSBURG, FL 33701
TELEPHONE: (727) 898-2270
M.R. ELKHOULY, P.E. #38159
CERTIFICATE # CA-0004704

The Mancina Residence

Custom Waterfront Residence Design Development (Bid Set)

PROJECT LOCATION:
2803 Sunset Way St. Pete Beach, FL 33706

MUNICIPALITY: City of St. Pete Beach

CONTRACTOR: TBD
ADDRESS: #Contractor Information

PLAN REVISION LOG

MARK	DATE	DESCRIPTION
1	00/00/00	

DATE:	February 03, 2021
PROJECT NO:	20-15
DRAWN BY:	CMM
SCALE:	3/16" = 1'-0"

BID ISSUE DATE: 02/03/21
PERMIT ISSUE DATE: 00/00/00
CONSTRUCTION ISSUE DATE: 00/00/00

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SHEET TITLE

Site Plan

3

SHEET 4 OF 14

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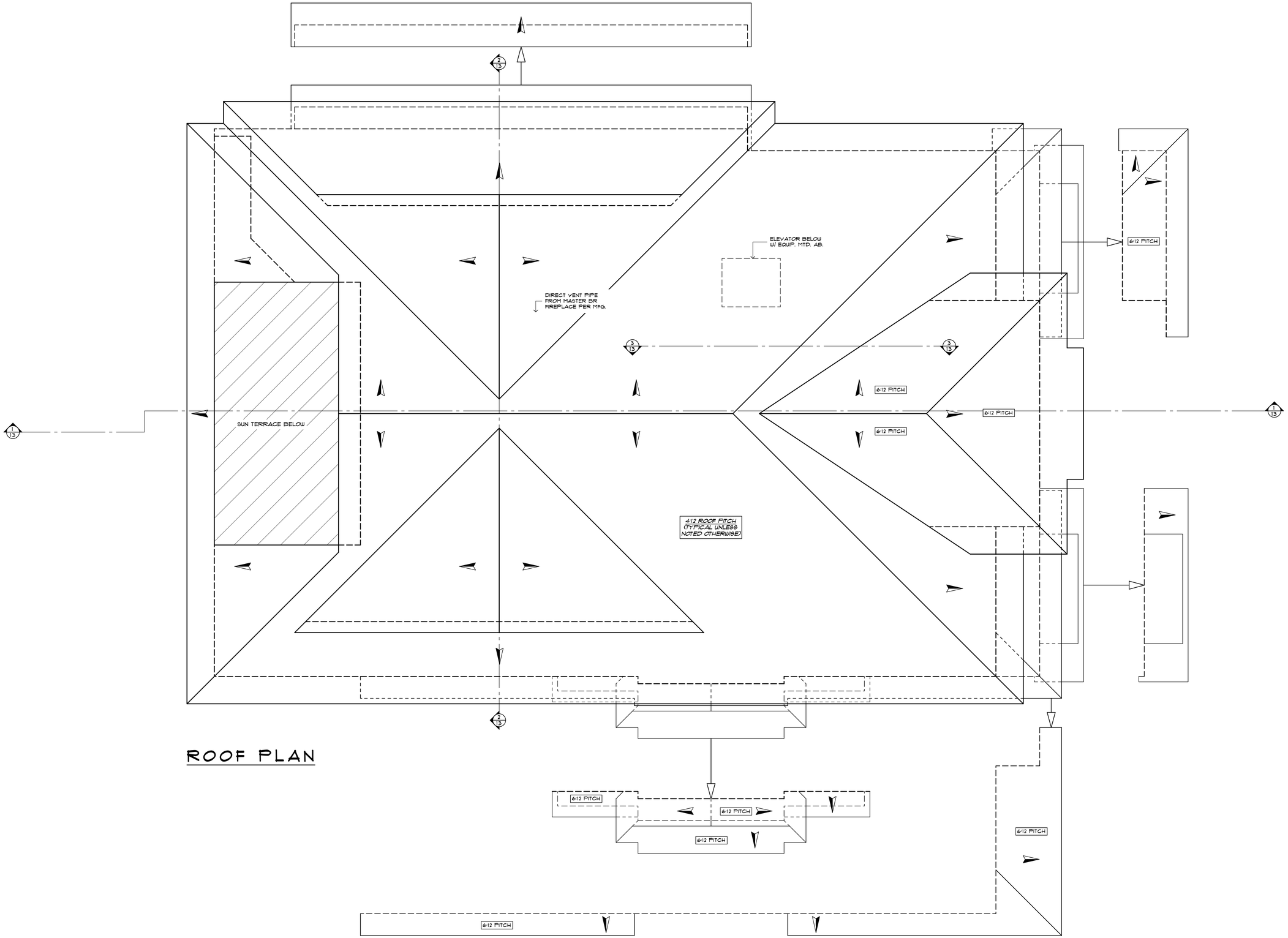

ROOF PLAN

C. Michael McCoy
Residential Designs, Inc.
Post Office Box 1305 Crystal Beach, Florida 34681
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PLAN REVISION LOG

MARK	DATE	DESCRIPTION
1	00/00/00	

DATE:	February 03, 2021
PROJECT NO:	20-15
DRAWN BY:	CMM
SCALE:	1/4" = 1'-0"

BID ISSUE DATE: 02/03/21
PERMIT ISSUE DATE: 00/00/00
CONSTRUCTION ISSUE DATE: 00/00/00

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SHEET TITLE

Roof Plan

8

SHEET 9 OF 14

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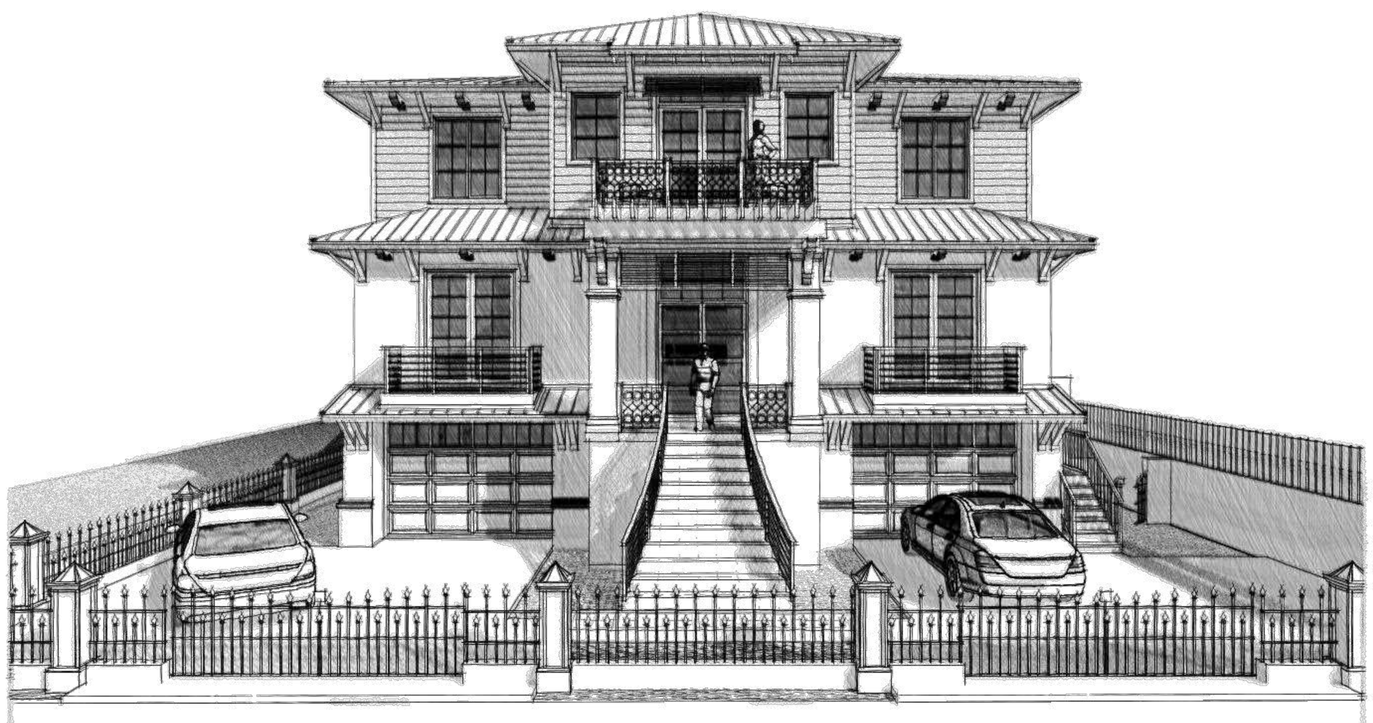
A: EAST ELEVATION
(SUNSET WAY FACADE)

PAG OVERLAY DISTRICT GUIDELINES:

THE PROPOSED DESIGN MEETS THE REQUIREMENTS OF SEC. 20.15 OF THE LAND DEVELOPMENT CODE AS OUTLINED BELOW...

- BUILDING TYPE: HL (HOUSE-LARGE)
- LOT WIDTH: 76' (MIN 60')
- LOT DEPTH: 130' (100' MIN.)
- LOT SIZE: 9,100 S/F (6,000 S/F MIN.)
- LOT COVERAGE: 44% (60% MAX.)
- PRIMARY STREET SETBACK: 19'-4" (10' MIN.)
  (NOTE: NO MAX. SETBACK ON BEACHFRONT LOTS)
- SECONDARY STREET SETBACK: 7'-10" (7' MIN.)
- SIDE SETBACK: 7'-6" (7' MIN.)
- REAR SETBACK (WATERFRONT) 15'-4" (15' MIN.)
- FRONTAGE BUILDOUT: 12% (50% MAX.)
- BUILDING HEIGHT: SEE EAST EXTERIOR ELEVATION
- PRIVATE FRONTAGE FEATURE: PORCH



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1	00/00/00	

DATE:	February 03, 2021
PROJECT NO:	20-15
DRAWN BY:	CMM
SCALE:	1/4" = 1'-0"

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CONSTRUCTION ISSUE DATE: 00/00/00

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SHEET TITLE

East Elevation

9

SHEET 10 OF 14

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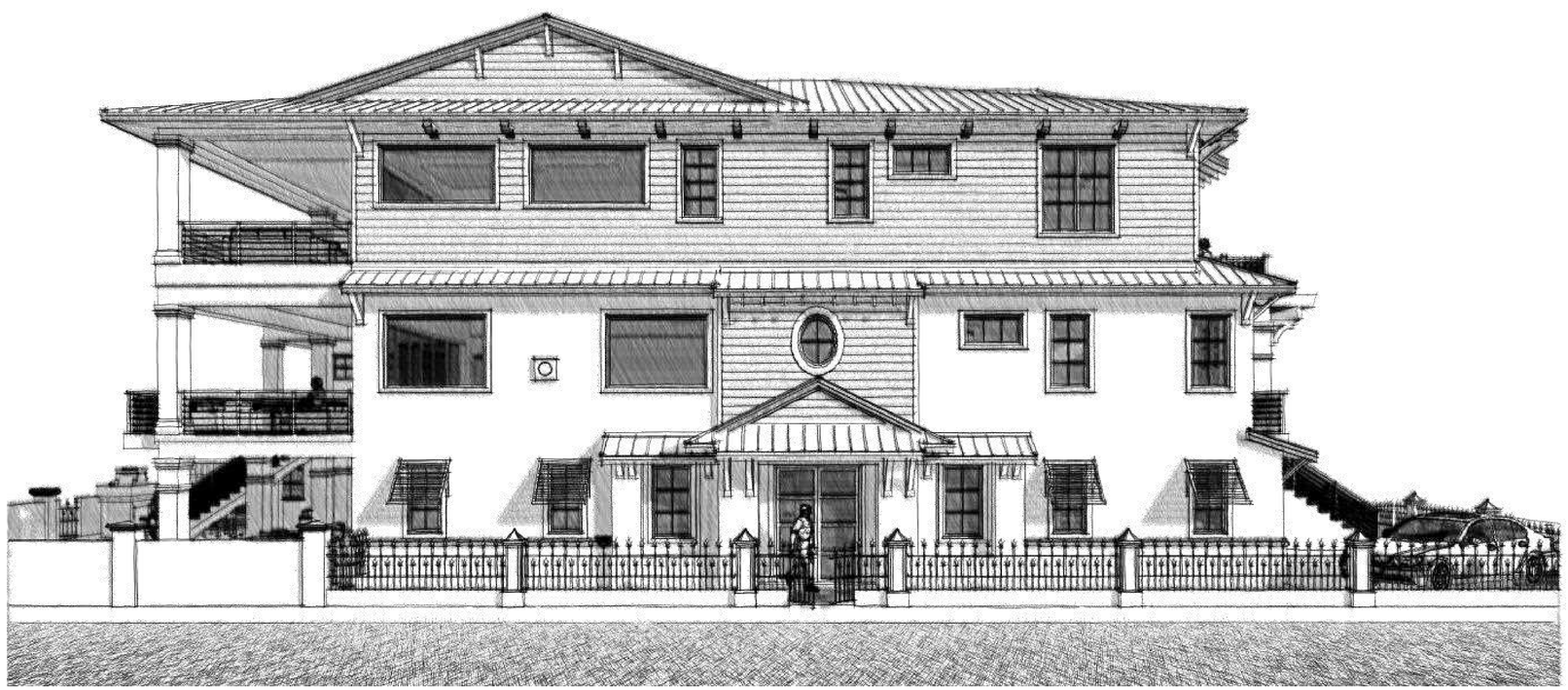
B: SOUTH ELEVATION

(28TH AVE. S FACADE)



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Post Office Box 1305 Crystal Beach, Florida 34681
(727) 492.2683 www.mccoyresidentialdesigns.com

CONSULTING STRUCTURAL ENGINEER

KOLY INTERNATIONAL, INC.
760 4th AVENUE SOUTH
ST. PETERSBURG, FL 33701
TELEPHONE: (727) 898-2270
M.R. ELKHOULY, P.E. #38159
CERTIFICATE # CA-0004704

The Mancina Residence
Custom Waterfront Residence
Design Development (Bid Set)

PROJECT LOCATION:
2803 Sunset Way St. Pete Beach, FL 33706

MUNICIPALITY: City of St. Pete Beach

CONTRACTOR: TBD
ADDRESS: #Contractor Information

PLAN REVISION LOG

MARK	DATE	DESCRIPTION
0	00/00/00	

DATE:	February 03, 2021
PROJECT NO:	20-15
DRAWN BY:	CMM
SCALE:	1/4" = 1'-0"

BID ISSUE DATE: 02/03/21
PERMIT ISSUE DATE: 00/00/00
CONSTRUCTION ISSUE DATE: 00/00/00

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SHEET TITLE

South Elevation

10

SHEET 11 OF 14

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C: WEST ELEVATION

C. Michael McCoy
Residential Designs, Inc.
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SHEET TITLE

West Elevation

11

SHEET 12 OF 14

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D: NORTH ELEVATION

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CONSULTING STRUCTURAL ENGINEER

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M.R. ELKHOULY, P.E. #38159
CERTIFICATE # CA-0004704

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Custom Waterfront Residence
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2803 Sunset Way St. Pete Beach, FL 33706

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SHEET TITLE

North Elevation

12

SHEET 13 OF 14

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ZONING COMPLIANCE WORKSHEET

PROJECT INFORMATION:

- PROJECT TITLE: THE MANCINA RESIDENCE (CUSTOM SINGLE-FAMILY RESIDENCE)
- PROJECT ADDRESS: 2803 SUNSET WAY
- PARCEL ID: 18-32-16-17316-001-0010
- OWNER INFORMATION: PINO & ANA MANCINA
- CONTRACTOR: T.B.D.

ZONING & USE:

- MUNICIPALITY: CITY OF ST. PETE BEACH
- ZONING DESIGNATION: RU-2 & PASS-A-GRILLE OVERLAY DISTRICT
- PROPOSED LAND USE: DETACHED SINGLE-FAMILY
- PROPOSED BUILDING TYPE PER LDC SEC. 20.15: HL (HOUSE-LARGE)

FLOOD ZONE INFORMATION:

- FLOOD ZONE: VE
- BASE FLOOD ELEVATION (BFE): 12' NAVD
- MINIMUM FREEBOARD: (+) 1'
- DESIGN FLOOD ELEVATION (DFE): 13' NAVD

ZONING LAND REQUIREMENTS:

- MINIMUM LOT SIZE (S/F): 6,000 (REQUIRED) 9,100 (ACTUAL)
- MINIMUM LOT WIDTH: 60' (REQUIRED) 70' (ACTUAL)

LAND DEVELOPMENT RESTRICTIONS:

- MAX. BUILDING HEIGHT (MIDPOINT PITCHED ROOF): 28' (ALLOWED) 27'-8" (PROPOSED)
- MAXIMUM BUILDING HEIGHT (TOP OF ROOF): 32' (ALLOWED) 32'-0" (PROPOSED)
- BUILDING HEIGHT MEASURED FROM: DFE @ 13' NAVD
- MINIMUM YARDS (PAG SETBACKS): 10' (SUNSET WAY) 7' (28TH AVE. S) 7' (SIDE) 15' (REAR)
- OPEN BALCONIES (SETBACKS): 7' (SUNSET WAY) 12' (REAR)
- OPEN STAIRS (SETBACKS): 7' (SUNSET WAY) 12' (REAR) 4' (SIDES)
- MINIMUM POOL SETBACKS: 9' (REAR TO WATER'S EDGE) 7' (SIDES)
- MINIMUM POOL DECK SETBACKS: 7' (SIDES) 5' (REAR)
- MAXIMUM POOL/SPA HEIGHT ABOVE GRADE: 2' (ALLOWED) @ GRADE (PROPOSED)
- MAXIMUM DECK HEIGHT ABOVE GRADE: 2' (ALLOWED) @ GRADE (PROPOSED)
- ELEVATED ANCILLARY EQUIPMENT SETBACKS: 6' (FRONT) 7' (SIDE) 11' (REAR)
- AT GRADE ANCILLARY EQUIPMENT SETBACKS: 10' (FRONT) 3' (SIDE) 15' (REAR)

LOT COVERAGE CALCULATIONS:

- LOT AREA SQUARE FOOTAGE (CALCULATED): 9,100 S/F
- MAXIMUM BUILDING COVERAGE: 60% = 5,460 S/F (ALLOWED)
- TOTAL BUILDING COVERAGE: 44% = 4,036 S/F (PROPOSED)
- MAXIMUM IMPERVIOUS SURFACE: 70% = 6,370 S/F (ALLOWED)
- TOTAL IMPERVIOUS AREA: 68% = 6,230 S/F (PROPOSED)

FENCE & WALL REQUIREMENTS:

- MAX. HEIGHT ABV. GRADE (YARDS): 4' (BOTH STREETS) 8' (SIDE) 4' (WATERFRONT)

PARKING REQUIREMENTS:

- NUMBER OF OFF-STREET SPACES: 2 (REQUIRED) 4 (PROPOSED)
- DRIVEWAY WIDTH: (12' MIN. & 24' MAX.) 18' (PROPOSED)

LANDSCAPING REQUIREMENTS: PER SECTION 20.20, 20.21 &22.5 OF THE LDR

- MINIMUMUM # OF TREES: 4

Mancina Residence Specifications

CLIENT/OWNER: PINO & ANA MANCINA
OWNER ADDRESS: 50950 REDWOOD LN., NEW BALTIMORE, MI 48047
DATE: FEBRUARY 3, 2021

PROJECT LOCATION: 2803 SUNSET WAY, ST. PETE BEACH, FL 33706

TABLE OF CONTENTS:

DIVISION 01. GENERAL REQUIREMENTS 1
DIVISION 02. SITE WORK 2
DIVISION 03. CONCRETE 3
DIVISION 04. MASONRY 4
DIVISION 05. METALS 4
DIVISION 06. CARPENTRY & COMPOSITES 4
DIVISION 07. THERMAL PROTECTION 5
DIVISION 08. DOORS & WINDOWS 6
DIVISION 09. FINISHES 10
DIVISION 10. SPECIALITIES 12
DIVISION 11. EQUIPMENT 12
DIVISION 12. FURNISHINGS 12
DIVISION 13. SPECIAL CONSTRUCTION 13
DIVISION 14. CONVEYING SYSTEMS 13
DIVISION 15. MECHANICAL 13
DIVISION 16. ELECTRICAL 14
ALLOWANCES 14

DIVISION 01. GENERAL REQUIREMENTS

TEMPORARY UTILITIES: ALL CONNECTIONS AND EXTENSIONS REQUIRED TO PROVIDE TEMPORARY UTILITIES SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY POWER, LIGHTING, WATER, SANITARY FACILITIES, ETC.

TEMPORARY BARRIERS AND ENCLOSURES: THE CONTRACTOR SHALL PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY INTO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS AND DEMOLITION. INSTALL BARRICADES REQUIRED BY GOVERNING AUTHORITIES. WHEN NECESSARY INSTALL CHAIN LINK FENCE AROUND SITE.

TEMPORARY CONTROLS: THIS WORK SHALL CONSIST OF THE APPLICATION OF TEMPORARY MEASURES THROUGHOUT THE LIFE OF THE PROJECT TO CONTROL EROSION AND SILTATION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO: SILT FENCES, STRAW BALES, WASHED GRAVEL OR CRUSHED STONE, MULCH, GRASSES, SLOPE DRAINS, TEMPORARY SEEDING AND OTHER METHODS. TEMPORARY EROSION AND SILTATION CONTROL MEASURES SHALL BE APPLIED TO ERODIBLE MATERIAL EXPOSED BY ANY ACTIVITY ASSOCIATED WITH THE CONSTRUCTION AND SHALL BE CONSISTENT WITH STATE AND LOCAL CONTROL STANDARDS.

PRODUCT SUBSTITUTION PROCEDURES: CONTRACTOR TO INVESTIGATE PROPOSED PRODUCTS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED. COORDINATE INSTALLATION OF ACCEPTED SUBSTITUTIONS INTO THE WORK, MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS. MEET WITH CLIENTS AND GET CHANGE ORDER REQUEST SIGNED.

EXECUTION REQUIREMENTS: THE EXECUTION OF ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND MANUFACTURER SPECIFICATIONS.

CODES – CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH SAID CODES AND MODIFY THE SPECIFICATIONS AS NEEDED TO COMPLY WITH SUCH CODES.

MEASUREMENTS – THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.

WORKMANSHIP – WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS. INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

INSURANCE – GENERAL LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER. BUILDERS RISK INSURANCE SHALL BE MAINTAINED BY THE OWNER DURING THE COURSE OF CONSTRUCTION. ALL BONDING AND INSURANCE REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING CONSTRUCTION. ALL CONTRACTORS SHALL PROVIDE AND BE SOLELY RESPONSIBLE FOR NECESSARY BARRICADES AND SAFETY PRECAUTIONS, AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING THE OSHA ACT.

SQUARE FOOTAGE – INTERIOR "LIVING AREA" SQUARE FOOTAGE FIGURES REPRESENT HEATED AND COOLED FLOOR AREA ONLY AND DO NOT INCLUDE ADDITIONAL AREA FOR TWO-STORY OR VAULTED SPACES, GARAGES, DECKS, PORCHES OR ANY OTHER UNFINISHED AREAS. REFER TO THE ARCHITECTURAL FLOOR PLANS FOR THE TABULATION OF ALL AREAS.

CLEANING: CONSTRUCTION SITE TO BE IN A CLEAN AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED.

DIVISION 02. SITE WORK

SITE PREPARATION: THE AREA OF CLEARING SHALL BE MAINTAINED WITHIN THE LIMITS SHOWN ON THE APPROPRIATE SITE PLANS. REMOVE OR CUT OFF ANY EXISTING PILES LOCATED UNDERGROUND THAT INTERFERE WITH THE NEW FOUNDATION WORK. CONSULT WITH THE STRUCTURAL ENGINEER (E.O.R.) FOR INSTRUCTIONS.

SOIL BEARING: FOUNDATION DESIGNS ARE BASED ON THE SUBSURFACE SOIL INVESTIGATION REPORT PREPARED BY CENTRAL FLORIDA TESTING LAB (REPORT #235759 DATED NOV. 2020). IF ON-SITE OBSERVATIONS SHOW THAT FOUNDATION DESIGNS ARE NOT SATISFACTORY, THE STRUCTURAL ENGINEER (E.O.R.) SHALL BE CONTACTED IMMEDIATELY TO REDESIGN FOUNDATIONS TO ACCOMMODATE THE EXISTING CONDITIONS.
FINAL GRADING: PROVIDE SWALES WITH POSITIVE OUTFALL AND SLOPE GRADE AWAY FROM BUILDING TO ALLOW WATER TO DRAIN AWAY FROM THE BUILDING. DIRECT STORMWATER RUNOFF TOWARD THE STREETS.

TERMITE CONTROL: FOUNDATIONS SHALL BE PRE-TREATED UNDER ALL SLABS. TREATMENTS SHALL NOT BE MADE WHEN SOIL IS EXCESSIVELY WET OR AFTER HEAVY RAINS. CONTRACTOR SHALL PROVIDE A ONE-YEAR RENEWABLE WARRANTY.

UTILITY SERVICES: ALL UTILITIES SHALL BE LOCATED UNDERGROUND FROM STREET TO BUILDING.

PERMEABLE PAVERS: INSTALL 16" WIDE X 24" LENGTH X 3 1/8" DEPTH TURF BLOCK PAVERS, OVER WELL COMPACTED SUBGRADE AND BACKFILL WITH A COMPACTED AGGREGATE BASE AGGREGATE SUITABLE FOR SUB-BASE BEDDING SAND. REFER TO SITE PLAN FOR ADDITIONAL DETAIL.

> **MANUFACTURER:** TREMRON OR EQUAL
> **COLOR:** T.B.S. BY OWNER
> **FINISH:** N/A
> **WEBSITE:** HTTPS://WWW.TREMRON.COM/PAVERS/TURF-BLOCK

LANDSCAPING AND IRRIGATION: INSTALL LANDSCAPE PLANT MATERIALS AND A FULL COVERAGE IRRIGATION SYSTEM AS DIRECTED AND/OR AS SPECIFIED ON A LANDSCAPE PLAN PREPARED BY OTHERS. LANDSCAPING SHALL COMPLY WITH THE CITY'S LANDSCAPE REQUIREMENTS PER ORDINANCE.

PRIVACY WALLS AND GATES: PROVIDE AND INSTALL MASONRY PRIVACY WALLS AND GATES AS SHOWN IN THE CONSTRUCTION DOCUMENTS. CONSULT WITH OWNER FOR SELECTION OF MANUFACTURER, COLOR, FINISHES AND ALL OPTIONS.

> **VEHICULAR GATES** - GATES SHALL BE INSTALLED AS RECOMMENDED BY THE FENCE MANUFACTURER. SET KEEPERS, STOPS, SLEEVES, TRACKS, EYE BOLTS AND OTHER ACCESSORIES INTO CONCRETE AS REQUIRED. WHEEL ROLLING AREA FOR SLIDING GATES SHALL BE STEEL TOWEL SMOOTH FINISH CONCRETE.
>
> **ORNAMENTAL METAL FENCES AND GATES:** PROVIDE AND INSTALL GALVANIZED IRON OR POWDER COATED ALUMINUM FENCE AND GATES AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

DIVISION 03. CONCRETE

CONCRETE SPECIFICATIONS: REFER TO STRUCTURAL DOCUMENTS PREPARED BY KOLY INTERNATIONAL, INC. FOR ALL SPECIFICATIONS AND DETAILS RELATED TO CONCRETE, REINFORCING STEEL, FOOTINGS, FOUNDATIONS, SLABS, ETC.

DIVISION 04. MASONRY

MASONRY SPECIFICATIONS: REFER TO STRUCTURAL DOCUMENTS PREPARED BY KOLY INTERNATIONAL, INC. FOR ALL SPECIFICATIONS AND DETAILS RELATED TO MASONRY, PRECAST UNITS, CMU, GROUT, ANCHORAGE, REINFORCING STEEL, ACCESSORIES, ETC.

DIVISION 05. METALS

METAL SPECIFICATIONS: REFER TO STRUCTURAL DOCUMENTS PREPARED BY KOLY INTERNATIONAL, INC. FOR ALL SPECIFICATIONS AND DETAILS RELATED TO STRUCTURAL METALS, STEEL, ETC.

ARCHITECTURAL METAL FABRICATION (IF APPLICABLE): INSTALL METAL DETAILING AS SPECIFIED ON CONSTRUCTION DOCUMENTS OR SHOP DRAWINGS PREPARED BY OTHERS. METAL SHALL BE SHOP BUILT, WELDED TOGETHER, CLEANED THOROUGHLY AND PAINTED WITH TWO COATS OF AN ANTI-RUST PRIMER. AFTER INSTALLATION, APPLY AN ADDITIONAL COAT AND ANTI-RUST PRIMER IN PREPARATION FOR FINISH COATS.

METAL STAIR RAILINGS AND GUARDRAILS: INSTALL A STAINLESS STEEL CABLE RAILING SYSTEM AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

> **MANUFACTURER**: HDI RAILING SYSTEMS OR EQUAL
> **MODEL**: KOTO (VERIFY WITH OWNER)
> **TOP RAIL (CAP)**: STAINLESS STEEL OR TEAK (NATURAL OR STAINED) – CONSULT WITH OWNER FOR FINAL SELECTION
> **MATERIAL**: STAINLESS STEEL
> **WEBSITE**: HTTP://WWW.HANDRAIL-DESIGN.COM/PRODUCTS/RAILING-SYSTEMS/KOTO

DIVISION 06. CARPENTRY & COMPOSITES

CARPENTRY SPECIFICATIONS: REFER TO STRUCTURAL DOCUMENTS PREPARED BY KOLY INTERNATIONAL, INC. FOR ALL SPECIFICATIONS AND DETAILS RELATED TO ROUGH CARPENTRY, FRAMING, FLOOR/ROOF TRUSSES, SHEATHING, CONNECTORS, WOOD AND LAMINATED BEAMS, ETC.

FASCIA: PROVIDE AND INSTALL FIBER CEMENT FASCIA. FASCIA BOARD SHALL BE A 1" X 3 1/2" DRIP ON A 1" X 7 1/4" FASCIA OVER A 2X SUB-FASCIA

> **MANUFACTURER**: HARDIETRIM (5/4 SMOOTH FINISH) BY JAMES HARDIE OR EQUAL AND PRIMED FOR PAINT
> **WEBSITE**: HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIETRIM-BOARDS#5/4_SMOOTH

SOFFIT: PROVIDE AND INSTALL FIBER CEMENT SOFFIT. SOFFIT SHALL BE 1/4" THICK NON-VENTED PANELS.

> **MANUFACTURER**: HARDIESOFFIT (BEADED PORCH SMOOTH FINISH) BY JAMES HARDIE OR EQUAL AND PRIMED FOR PAINT
> **WEBSITE**: HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIESOFFIT-PANELS#BEADED_PORCH_PANEL

FINISH CARPENTRY: ALL ARCHITECTURAL TRIM AND WOODWORK SHALL BE NO. 1 GRADE MATERIAL SUITABLE FOR APPROPRIATE FINISHES. WOOD THAT WILL BE STAINED SHALL BE CLEAR OF KNOTS WITH CONCEALED JOINTS.

INTERIOR CABINETRY, MILLWORK AND COUNTERTOPS: INSTALL CUSTOM CABINETRY WITH COUNTERTOPS AS SPECIFIED IN SHOP DRAWINGS PREPARED BY OTHERS. CONSULT WITH OWNER FOR ALL SPECIFICATIONS AND DETAILED REQUIREMENTS, INCLUDING HARDWARE, FINISHES, COUNTERTOP MATERIAL, ETC.

INTERIOR WOOD PANELING: CONSULT WITH OWNER FOR LOCATION AND DETAILS OF WAINSCOTING AND/OR PANELING.

PANEL STYLE: TONGUE AND GROOVE
TYPE: RAISED PANEL
MATERIAL: T.B.S. BY OWNER

INTERIOR STAIRS: STAIR TREADS SHALL BE CONSTRUCTED OF 5/4" THICK LUMBER AND RISERS SHALL BE CONSTRUCTED OF 3/4" FINISH GRADE LUMBER, STRUCTURAL STAIR STRINGERS SHALL BE CONSTRUCTED OF 2"X12". GLUE AND NAIL STAIR ASSEMBLY TOGETHER. PROVIDE AND INSTALL DETAILING AS SHOWN IN CONSTRUCTION DOCUMENTS.

EXTERIOR FEATURES: ALL EXTERIOR DECORATIVE FEATURES (EXPOSED RAFTER TAILS, BRACKETS, LOUVERS-GRILLES, PERGOLAS-TRELLIS, BAHAMA SHUTTERS, ETC.) SHALL BE EXTRUDED PVC MILLWORK. REFER TO CONSTRUCTION PLANS FOR LOCATIONS AND STYLES. CONSULT WITH OWNER FOR FINAL SELECTIONS, COLORS, ETC.

MANUFACTURER: HARDIE BOYS OR EQUAL (STAIN SERIES)
WEBSITE: HTTPS://WWW.HARDIEBOYSINC.COM

DIVISION 07. THERMAL PROTECTION

THERMAL PROTECTION SPECIFICATIONS: REFER TO STRUCTURAL DOCUMENTS PREPARED BY KOLY INTERNATIONAL, INC. FOR ALL SPECIFICATIONS AND DETAILS RELATED TO WATERPROOFING AND DAMPPROFFING IN SLAB FOUNDATIONS, ROOF SURFACES AND EXTERIOR FRAME WALLS.

INSULATION: 'R' VALUES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE ENERGY CODES. FLOOR, WALLS AND CEILING INSULATION SHALL BE CONSTRUCTED AS FOLLOWS.

EXTERIOR C.M.U. WALLS - WALL INSULATION SHALL BE A MINIMUM R5 FOILED BACKED POLY-STYRENE RIGID FOAM BOARD.

INTERIOR WALLS - INSTALL 3 1/2" (R-11) OR 5 1/2" (R-19) BATT INSULATION AROUND BATHS, BEDROOMS AND LAUNDRY ROOMS FOR SOUND ATTENUATION.

FLOORS - INSTALL MINIMUM 5 1/2" BATT INSULATION IN FLOOR SYSTEM BETWEEN SECOND AND THIRD FLOOR FOR SOUND ATTENUATION.

CEILINGS/ROOF - ATTIC INSULATION SHALL BE SPRAY FOAM WITH AN R VALUE OF 38 AS MANUFACTURED BY ICYNENE OR EQUAL. THIS IS A "CLOSED" SYSTEM AND ATTIC VENTILATION (E.G. RIDGE AND SOFFIT VENTS) ARE NOT REQUIRED.

METAL ROOFING: INSTALL GALVANIZED METAL ROOF SYSTEM WITH CONCEALED FASTENERS AS SHOWN ON CONSTRUCTION DOCUMENTS. MINIMUM RECOMMENDED PITCH IS A 3:12 SLOPE.

MANUFACTURER: MBCI OR EQUAL
MODEL: CRAFTSMAN SERIES SB16.5 (SMALL BATTEN WITH 16 1/2" EXPOSURE)
ROOF MATERIAL: 22 GAUGE GALVANIZED STEEL
FINISH: SMOOTH FINISH WITH GALVALUME PLUS COATING
COLOR: T.B.S. BY OWNER
WEBSITE: HTTPS://WWW.MBCI.COM/PRODUCTS/ROOF/CONCEALED-FASTENING-ROOF-SYSTEMS/CRAFTSMAN--SERIES---SMALL-BATTEN/

EXTERIOR COMPOSITE SIDING/TRIM: PROVIDE AND INSTALL FIBER CEMENT SIDING AND TRIM AS SPECIFIED IN CONSTRUCTION DOCUMENTS BY JAMES HARDIE OR EQUAL.

SIDING: HARDIEPLANK HORIZONTAL LAP
WIDTH: 8 1/4" WITH 7" EXPOSURE
FINISHES: SMOOTH FINISH PRIMED FOR PAINT
COLOR: T.B.D. BY OWNER
WEBSITE: HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIEPLANK-LAP-SIDING#SMOOTH

TRIM: HARDIETRIM BOARDS (5/4)
WIDTH: 3 1/2"
FINISHES: SMOOTH FINISH PRIMED FOR PAINT
COLOR: T.B.D. BY OWNER
WEBSITE: HTTPS://WWW.JAMESHARDIEPROS.COM/PRODUCTS/HARDIETRIM-BOARDS#5/4_SMOOTH

FLASHING: INSTALL 16 OZ. HARD COPPER FLASHING AT ALL JOINTS OF CHIMNEYS, DORMERS, WALLS, VENT PIPES AND OTHER CONNECTION POINTS TO PREVENT THE INFILTRATION OF WATER. ROOF VALLEY FLASHING SHALL EXTEND 10" IN EACH DIRECTION FROM CENTER-LINE OF VALLEY. USE MINIMUM 4" WIDE X 4" FLASHING BETWEEN WALL SIDING AND ROOF SURFACES. KEEP FLASHING CONCEALED EXCEPT WHERE EXPOSED ON VERTICAL SURFACES OR COUNTER FLASHING. VERIFY MINIMUM REQUIREMENTS WITH THE FRSA.

GUTTERS AND DOWNSPOUTS: INSTALL 6" WIDE, HALF ROUND, 16 OZ. HARD COPPER GUTTERS AND 6" ROUND DOWNSPOUTS. ALL DOWNSPOUTS SHALL BE CONNECTED TO AN UNDERGROUND DRAINAGE SYSTEM. CONSULT WITH OWNER FOR SELECTION OF DRAINAGE METHOD AND ALL GUTTER SYSTEM ELEMENTS.

DIVISION 08. DOORS & WINDOWS

EXTERIOR DOORS: PROVIDE AND INSTALL ALL EXTERIOR DOORS AS SPECIFIED BELOW AND AS SHOWN ON THE CONSTRUCTION DOCUMENTS. ALL EXTERIOR DOORS SHALL INCLUDE A STAINLESS STEEL HARDWARE PACKAGE.

FRONT ENTRY DOOR – SOLID CORE WOOD DOORS (DOUBLE) AND TRANSOM WITH IMPACT GLASS. STYLE, MATERIAL, COLOR, ETC. T.B.S. BY OWNER. REFER TO THE FRONT EXTERIOR ELEVATION.

PATIO DOORS – SWINGING FRENCH DOORS PER THE CONSTRUCTION DOCUMENTS WITH WEATHER-TIGHT THRESHOLDS AND TWO PAIR OF HINGES.

LOCATION: GARAGE STORAGE AND BEACH ENTRY
STYLE: FULL LITE
GLAZING: LAMINATED IMPACT
MANUFACTURER: WINDOOR OR EQUAL
MODEL: 450 ESTATE ALUMINUM SERIES
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
GRILLES (MUNTINS): SEE EXTERIOR ELEVATIONS
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WINDOORINC.COM/PRODUCTS/DOORS/450/

LOCATION: BEDROOM 4, BEDROOM 5, READING LOFT (BALCONY ACCESS)
STYLE: DIVIDED LITE
GLAZING: LAMINATED INSULATING IMPACT
MANUFACTURER: WINDOOR OR EQUAL
MODEL: 9050 THERMALLY BROKEN ALUMINUM SERIES
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
GRILLES (MUNTINS): SEE EXTERIOR ELEVATIONS
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WINDOORINC.COM/PRODUCTS/DOORS/9050/

STANDARD EXTERIOR DOORS – FIBERGLASS WITH FULL WEATHER-STRIPPING AND METAL THRESHOLD. ALL 8' TALL DOORS SHALL HAVE TWO PAIR OF HINGES.

LOCATION: GARAGE SERVICE ENTRY AND EXTERIOR LAWN STORAGE.
STYLE: RAISED PANEL
MANUFACTURER: MASONITE OR EQUAL
MODEL: BELLEVILLE 2 PANEL SQUARE
FINISH: SMOOTH
WEBSITE:
HTTPS://RESIDENTIAL.MASONITE.COM/PRODUCTS/DOOR/EXTERIOR/BELLEVILLE-2-PANEL-SQUARE/YX3NMA

SLIDING GLASS DOORS – DOOR SIZES PER THE CONSTRUCTION DOCUMENTS WITH WEATHER-TIGHT THRESHOLDS.

LOCATION: LOUNGE (SUN TERRACE ROOF ACCESS)
STYLE: FULL LITE
GLAZING: LAMINATED INSULATING IMPACT
MANUFACTURER: WINDOOR OR EQUAL
MODEL: 9100 THERMALLY BROKEN ALUMINUM SERIES
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WINDOORINC.COM/PRODUCTS/DOORS/9100/

LOCATION: CASUAL DINING, GRAND ROOM, SITTING AREA, MASTER BATH
STYLE: FULL LITE
GLAZING: LAMINATED INSULATING IMPACT
MANUFACTURER: EURO-WALL OR EQUAL
MODEL: EURO VISTA ALUMINUM MULTI SLIDE
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WWW.EURO-WALL.COM/SLIDING-DOORS-EURO-WALL/EURO-VISTA-MULTI-SLIDE/

PIVOT GLASS DOOR – DOOR SIZES PER THE CONSTRUCTION DOCUMENTS WITH WEATHER-TIGHT THRESHOLDS.

LOCATION: MASTER BATH (HALLWAY)
STYLE: FULL LITE
GLAZING: LAMINATED INSULATING IMPACT
MANUFACTURER: EURO-WALL OR EQUAL
MODEL: EURO VISTA ALUMINUM PIVOT
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WWW.EURO-WALL.COM/PRODUCTS/PIVOT-DOOR/EURO-ALUMINUM-PIVOT-DOOR-WOOD-PIVOT-DOOR/

INTERIOR DOORS: INTERIOR DOORS SHALL BE PRE-HUNG UNITS, INCLUDING CASING ON BOTH SIDES OF THE DOOR. THE CASING SIZE, PROFILE AND FINISH SHALL BE SELECTED BY OWNER. ALL 8' TALL DOORS SHALL HAVE TWO PAIR OF HINGES.

STANDARD INTERIOR DOORS – PAINT-GRADE MDF DOOR WITH FUNCTION AS SHOWN ON THE CONSTRUCTION DOCUMENTS. (NOTE: PROVIDE OPTION FOR STAIN-GRADE WOOD DOORS)

TYPE: SOLID CORE
STYLE: TS2230 (TS SERIES)
TYPE: RAISED PANEL
MATERIAL: MDF COMPOSITE
MANUFACTURER: TRUSTILE OR EQUAL
WEBSITE: HTTPS://WWW.TRUSTILE.COM/INTERIOR-DOORS/TS-SERIES

INTERIOR FRENCH DOORS – PAINT-GRADE MDF DOOR. (NOTE: PROVIDE OPTION FOR STAIN-GRADE WOOD DOORS)

TYPE: SOLID CORE
STYLE: FL606 (FL SERIES)
GLAZING OPTIONS: GLASS TYPE T.B.S. BY OWNER
MATERIAL: MDF COMPOSITE
MANUFACTURER: TRUSTILE OR EQUAL
WEBSITE: HTTPS://WWW.TRUSTILE.COM/INTERIOR-DOORS/FL-SERIES

GARAGE DOORS: INSTALL 12'-0" WIDE X 8'-0" HIGH INSULATED STEEL GARAGE DOORS WITH ELECTRIC OPENERS AND DUAL REMOTE CONTROL UNITS.

TYPE: OVERHEAD SECTIONAL (IMPACT-RESISTANT)
INSULATING R-VALUE: R12
MODEL: THERMACORE WINDSTORM 5745LP (LONG PANEL-RAISED)
WINDOW STYLE: STOCKBRIDGE STYLE (IMPACT GLAZING)
MATERIAL: INSULATED CORROSION-RESISTANT STEEL
COLOR: T.B.S. BY OWNER
MANUFACTURER: OVERHEAD DOOR OR EQUAL
AUTOMATIC GARAGE DOOR OPENER: OVERHEAD DOOR DESTINY 1500 DIRECT DRIVE SYSTEM OR EQUAL
WEBSITES: HTTPS://WWW.OVERHEADDOOR.COM/DOCUMENTS/WINDLOAD-GARAGE-DOOR-BROCHURE-THERMACORE-5745-5765.PDF AND HTTPS://WWW.OVERHEADDOOR.COM/GARAGE-DOOR-OPENER-DESTINY-1500

WINDOWS: PROVIDE AND INSTALL ALL WINDOWS AS SPECIFIED BELOW AND AS SHOWN ON THE CONSTRUCTION DOCUMENTS. BEDROOM WINDOWS SHALL COMPLY WITH CODE REQUIREMENTS FOR EMERGENCY ESCAPE WITH APPROPRIATE EGRESS HARDWARE, UNLESS AN EXTERIOR DOOR IS PROVIDED. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM NET CLEAR HEIGHT SHALL BE 24" AND SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. HARDWARE FINISH

CASEMENT – WINDOW SIZES AND LOCATIONS PER THE CONSTRUCTION DOCUMENTS.

STYLE: FULL OR DIVIDED LITE
GLAZING: LAMINATED INSULATING IMPACT (NOTE: IMPACT ONLY @ 1ST FLOOR)
MANUFACTURER: WINDOOR OR EQUAL
MODEL: 9060 THERMALLY BROKEN ALUMINUM SERIES (NOTE: 238 ESTATE SERIES @ 1ST FLOOR)
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
GRILLES (MUNTINS): SEE EXTERIOR ELEVATIONS
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WINDOORINC.COM/PRODUCTS/WINDOWS/9060/
HTTPS://WINDOORINC.COM/PRODUCTS/WINDOWS/238-CASEMENT/

PICTURE – WINDOW SIZES AND LOCATIONS PER THE CONSTRUCTION DOCUMENTS.

STYLE: FULL OR DIVIDED LITE
GLAZING: LAMINATED INSULATING IMPACT
MANUFACTURER: WINDOOR OR EQUAL
MODEL: 9020 THERMALLY BROKEN ALUMINUM SERIES
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
GRILLES (MUNTINS): SEE EXTERIOR ELEVATIONS
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WINDOORINC.COM/PRODUCTS/WINDOWS/9020/

AWNING – WINDOW SIZES AND LOCATIONS PER THE CONSTRUCTION DOCUMENTS.

STYLE: FULL OR DIVIDED LITE
GLAZING: LAMINATED INSULATING IMPACT
MANUFACTURER: WINDOOR OR EQUAL
MODEL: 9066 THERMALLY BROKEN ALUMINUM SERIES
FRAME FINISH: FRAME COLOR T.B.S. BY OWNER
GLASS COLOR: COLOR T.B.S. BY OWNER
GRILLES (MUNTINS): SEE EXTERIOR ELEVATIONS
HARDWARE: HANDLE STYLE T.B.S. BY OWNER (COLOR TO MATCH FRAME)
WEBSITE: HTTPS://WINDOORINC.COM/PRODUCTS/WINDOWS/9066/

DOOR HARDWARE: FINISH HARDWARE SHALL INCLUDE KEYED DEADBOLT LOCKSETS AT ALL EXTERIOR DOORS. INTERIOR DOORS SHALL BE A COMBINATION OF PRIVACY AND PASSAGE LOCKS. ALL EXTERIOR LOCKSETS SHALL BE KEYED THE SAME.

TYPE: KNOB OR LEVER TYPE T.B.S. BY OWNER
STYLE: T.B.S. BY OWNER
FINISH: T.B.S. BY OWNER
MATERIAL: SOLID FORGED BRASS
SPECIFY: BALDWIN ESTATE SERIES OR EQUAL
WEBSITE: HTTPS://WWW.BALDWINHARDWARE.COM/PRODUCTS/COMPARE-PORTFOLIOS/ESTATE

RETRACTABLE SCREENS: PROVIDE AND INSTALL A MOTORIZED RETRACTABLE SCREEN SYSTEM WITH CONCEALED HOUSING AND TRACKS AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

MANUFACTURER: PHANTOM SCREENS OR EQUAL
SCREEN: PVC COATED FIBERGLASS INSECT MESH
COLOR/OPTIONS: T.B.S. BY OWNER
WEBSITE: HTTPS://WWW.PHANTOMSCREENS.COM/RETRACTABLE-LARGE-OPENINGS/

FLOOD VENTS: PROVIDE AND INSTALL MARINE GRADE STAINLESS STEEL FOUNDATION FLOOD VENTS AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

MANUFACTURER: SMART VENT
MODEL: 1540-521 (DUAL STACKING)
COLOR: MATCH EXTERIOR PAINT
WEBSITE: HTTPS://SMARTVENT.COM/PRODUCTS/VIEW/1540-521

DIVISION 09. FINISHES

GYPSUM WALLBOARD: REFER TO STRUCTURAL DOCUMENTS PREPARED BY KOLY INTERNATIONAL, INC. FOR ALL SPECIFICATIONS AND DETAILS RELATED TO GYPSUM BOARD, FASTENERS (NAILS OR SCREWS), ETC.

INTERIOR WALLS: SHEATH WALLS WITH 1/2" GYPSUM WALLBOARD.
CEILINGS: SHEATH WALLS WITH 1/2" CEILING BOARD OR 5/8" GYPSUM WALLBOARD.

FIRE-RATED GYPSUM WALLBOARD: INSTALL 5/8" TYPE "X" FIRE-RATED GYPSUM WALLBOARD IN GARAGE CEILINGS WITH A HABITABLE ROOM ABOVE, UNLESS THE CEILING ASSEMBLY IS OF CONCRETE CONSTRUCTION.
WATER RESISTANT GYPSUM WALLBOARD: INSTALL 1/2" WATER RESISTANT DRYWALL AROUND SHOWERS, TUBS AND OTHER "WET" AREAS.
FINISHES: GYPSUM BOARD CEILINGS SHALL HAVE A KNOCK-DOWN TEXTURE AND WALLS SHALL HAVE A SMOOTH FINISH (VERIFY WITH OWNER).

TILE AND MARBLE: CONSULT WITH OWNER FOR ALL SELECTIONS.

FLOORS: CONTRACTOR SHALL PROPERLY CLEAN ALL SURFACES TO BE COVERED AND INSTALL APPROPRIATE UNDERLAYMENT PER MANUFACTURERS RECOMMENDATIONS.

LOCATIONS: UTILITY ROOM, BATH 4, POWDER BATH, ENTRY, COATS, FOYER, BATH 5, MECH. ROOM, LAUNDRY, BATH 2, BATH 3, A/C CLOSET, MASTER BATH, LOUNGE AND ALL EXTERIOR PORCHES/DECKS.

WALLS: CONTRACTOR SHALL PROPERLY CLEAN ALL SURFACES TO BE COVERED AND INSTALL APPROPRIATE UNDERLAYMENT PER MANUFACTURERS RECOMMENDATIONS.

LOCATIONS: ALL SHOWER/TUB AREAS AND AS DIRECTED BY OWNER.

WOOD FLOORING: INSTALL WITH UNDERLAYMENT AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICABLE SUBSURFACE (CONCRETE OR WOOD) PER THE CONSTRUCTION DOCUMENTS.

PRE-FINISHED: WOOD FLOORING SHALL BE TONGUE AND GROOVE CONSTRUCTION. WOOD FLOORING CAN BE FASTENED WITH APPROPRIATE FASTENERS OR GLUE PER THE SPECIFIC MANUFACTURER'S RECOMMENDATIONS.

LOCATIONS: CASUAL DINING, KITCHEN, GRAND ROOM, PANTRY, GALLERY, HALLWAYS, PUB, BEDROOM 4 & CLOSET, BEDROOM 5 & CLOSET, MASTER SUITE, SITTING AREA, MASTER BR CLOSETS, BUNK ROOM & CLOSET, READING LOFT, HALLWAYS, BEDROOM 3 & CLOSET, LIBRARY AND INTERIOR STAIRS (EXCEPT STAIRCASE TO GARAGE LEVEL VESTIBULE).

WOOD SPECIES AND STYLE: T.B.S. BY OWNER
SURFACE COLOR/FINISH: T.B.S. BY OWNER
MANUFACTURER: T.B.S. BY OWNER

WALLPAPER AND WALLCOVERINGS: CONSULT WITH OWNER FOR ANY REQUIREMENTS

INTERIOR WOOD PANELING: CONSULT WITH OWNER FOR REQUIREMENTS (E.G. WAINSCOT)

PAINTS AND COATINGS: SHERWIN-WILLIAMS SUPERPAINT ACRYLIC LATEX (EXTERIOR & INTERIOR). APPLY AT LEAST ONE COAT OF PRIMER AND TWO FINISH COATS TO ALL PAINTED OR STAINED SURFACES. CONSULT WITH OWNER FOR COLORS, LOCATIONS, ETC.

DIVISION 10. SPECIALITIES

PREFABRICATED FIREPLACES: PRE-FABRICATED FIREPLACES SHALL BE AS NOTED ON THE CONSTRUCTION DOCUMENTS AND INSTALLED PER MANUFACTURER SPECIFICATIONS. FINAL SELECTIONS T.B.D. AFTER CONSULTING WITH OWNER.

LOCATION: GRAND ROOM
MODEL: GALAXY SERIES 5SS-30GL (GAS - DIRECT VENT)
MANUFACTURER: STELLAR HEARTH PRODUCTS OR EQUAL.
WEBSITE: HTTPS://WWW.STELLARHEARTH.COM/PROJECT/GALAXY-SINGLE-SIDED

LOCATION: MASTER SUITE (SEALED UNIT REQUIRED)
MODEL: GALAXY SERIES 4SS-20GL (GAS - DIRECT VENT)
MANUFACTURER: STELLAR HEARTH PRODUCTS OR EQUAL
WEBSITE: HTTPS://WWW.STELLARHEARTH.COM/PROJECT/GALAXY-SINGLE-SIDED

LOCATION: MASTER BATH (SEALED UNIT W/TEMPERED GLASS REQUIRED)
MODEL: SCION TRINITY 43 (ELECTRIC – LINEAR 3-SIDE)
MANUFACTURER: SIMPLIFIRE OR EQUAL.
WEBSITE: HTTPS://WWW.SIMPLIFIRE.COM/PRODUCTS/SCION-TRINITY-FIREPLACE#SPECS

LOCATION: POOL PATIO (OUTDOOR UNIT)
MODEL: STANDARD SERIES 36 (GAS OR WOOD BURNING PER OWNER)
MANUFACTURER: EARTHCORE/ISOKERN OR EQUAL
WEBSITE: HTTPS://WWW.EARTHCORE.COM/THE-STANDARD-SERIES

BATHROOM ACCESSORIES: CONTRACTOR SHALL INSTALL TOILET PAPER ROLLS, TOWEL BARS, SOAP DISPENSERS, ETC. IN ALL BATHS AS DIRECTED BY OWNER.

TUB AND SHOWER DOORS: ALL ENCLOSURES SHALL BE FRAMELESS TYPE WITH TEMPERED SAFETY GLASS (ALL EXPOSED EDGES POLISHED AND ROUNDED).

CLOSET SPECIALTIES: ALL CLOSETS SHALL HAVE BUILT-IN SHELVING/STORAGE AS DIRECTED BY OWNER.

DIVISION 11. EQUIPMENT

APPLIANCES: APPLIANCES SHALL BE AS SELECTED BY OWNER (E.G. WOLF, SUB-ZERO, THERMADOR, BOSCH). PROVIDE FOR NATURAL GAS APPLIANCES WHERE APPLICABLE (E.G. RANGE).

DIVISION 12. FURNISHINGS

GENERAL: NOT IN CONTRACT (VERIFY WITH OWNER)

DIVISION 13. SPECIAL CONSTRUCTION

IN-GROUND CONCRETE SWIMMING POOL/SPA: INSTALL A FULLY OPERATIONAL IN-GROUND POOL SYSTEM CONSISTING OF PLUMBING, CONCRETE SHELL, VALVES, FILTER AND HEATING SYSTEMS, ELECTRIC CONTROLS, TIMERS, DECKING, DECK DRAIN, FINISHES, ETC. INSTALLATION SHALL COMPLY WITH ALL LOCAL, REGIONAL, STATE AND NATIONAL CODE REQUIREMENTS. THE POOL CONTRACTOR SHALL APPLY FOR A SEPARATE PERMIT WITH ALL REQUIRED ENGINEERING, DRAWINGS, DETAILS AND SPECIFICATIONS. THE DESIGN AND SHOP DRAWINGS SHALL BE PROVIDED TO THE OWNER AND MCCOY DESIGNS FOR REVIEW AND APPROVAL.

DETECTION AND ALARM: INSTALL AN INTRUSION DETECTION ALARM SYSTEM. CONSULT WITH OWNER FOR ALL SPECIFICATIONS

DIVISION 14. CONVEYING SYSTEMS

ELEVATOR: PROVIDE AND INSTALL A CABLE DRIVE SYSTEM ELEVATOR AS MANUFACTURED BY CUSTOM ELEVATOR OR EQUAL AND AS SHOWN ON THE CONSTRUCTION DOCUMENTS. CONSULT WITH OWNER FOR ALL FINISH AND OPTION SELECTIONS.

> **WEBSITE:** HTTP://WWW.CUSTOMELEVATORINC.COM/RESIDENTIAL-PRODUCTS/CABLE-DRIVE-SYSTEM/

DIVISION 15. MECHANICAL

PLUMBING FIXTURES: FIXTURES SHALL BE AS SELECTED BY OWNER (E.G. TOTO, KOHLER). PROVIDE AND INSTALL APPROPRIATE INSULATION AROUND PIPING.

WATER HEATER: INSTALL GAS TANKLESS WATER HEATERS PER THE CONSTRUCTION DOCUMENTS. HEATERS SHALL BE AS MANUFACTURED BY RINNAI OR EQUAL. SELECTION SHALL BE APPROPRIATE FOR THE NUMBER OF FIXTURES SERVICED.

> **MODEL:** RUR SERIES (NATURAL GAS)
> **WEBSITE:** HTTPS://WWW.RINNAI.US/CATALOG/TANKLESS-WATER-HEATER/SUPER-HIGH-EFFICIENCY-PLUS/RUR

DRAINS: PROVIDE APPROPRIATELY SIZED FLOOR DRAINS IN ALL LAUNDRY AND MECHANICAL ROOMS. THE POOL DECK DRAIN SHALL BE CONNECTED TO A PVC DISCHARGE BASIN WITH A 4" DIAMETER UNDERGROUND PVC PIPE. REFER TO THE CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.

HEATING, VENTING, AND AIR CONDITIONING: HVAC SHALL BE AN ENGINEERED HIGH EFFICIENCY HEAT PUMP SYSTEM. ALL CONDENSERS AND AIR HANDLERS SHALL BE VARIABLE SPEED WITH A MINIMUM 20 SEER RATING AS MANUFACTURED BY TRANE, CARRIER OR EQUAL. THE HVAC CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS AND SPECIFICATIONS INDICATING TONNAGE, DISTRIBUTION, ZONING, ETC. TO THE OWNER FOR REVIEW AND APPROVAL.

DIVISION 16. ELECTRICAL

LIGHT FIXTURES: T.B.S. BY OWNER

BACKUP POWER: PROVIDE AND INSTALL A 20KW PARTIAL HOUSE NATURAL GAS GENERATOR AS MANUFACTURED BY GENERAC OR EQUAL.

> **MODEL:** GUARDIAN SERIES
> **WEBSITE:** HTTPS://WWW.GENERAC.COM/ALL-PRODUCTS/GENERATORS/HOME-BACKUP-GENERATORS/GUARDIAN-SERIES/20KW-7038-WIFI-ENABLED

ALLOWANCES: *PROVIDE THE FOLLOWING ALLOWANCES IN THE BID PROPOSAL*

1) CABINETRY & BUILT-INS: $250,000
2) COUNTERTOPS: $60,000
3) PLUMBING FIXTURES: $40,000
4) APPLIANCES: $75,000
5) POOL/SPA: $100,000
6) TILE: $20 PSF (MATERIAL)
7) WOOD FLOORING: $20 PSF (MATERIAL)
8) LANDSCAPE, IRRIGATION & OUTDOOR LIGHTING: $40,000
9) BUILT-IN CLOSET SYSTEMS: $25,000
10) DOOR HARDWARE: $20,000
11) INTERIOR TRIM & MOLDINGS: $75,000
12) INTERIOR WOOD STAIRS & DECO. IRON RAILINGS: $75,000
13) DECORATIVE LIGHTING FIXTURES: $10,000
14) FRONT ENTRY DOOR SYSTEM: $15,000
15) HOME AUTOMATION: $150,000
16) SOLAR (OPT.): $50,000
17) ELEVATOR: $25,000

CERTIFIED TO:
PINO MANCINA AND ANA MANCINA

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 16 EAST

N
NW NE
W E
SW SE
S

NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

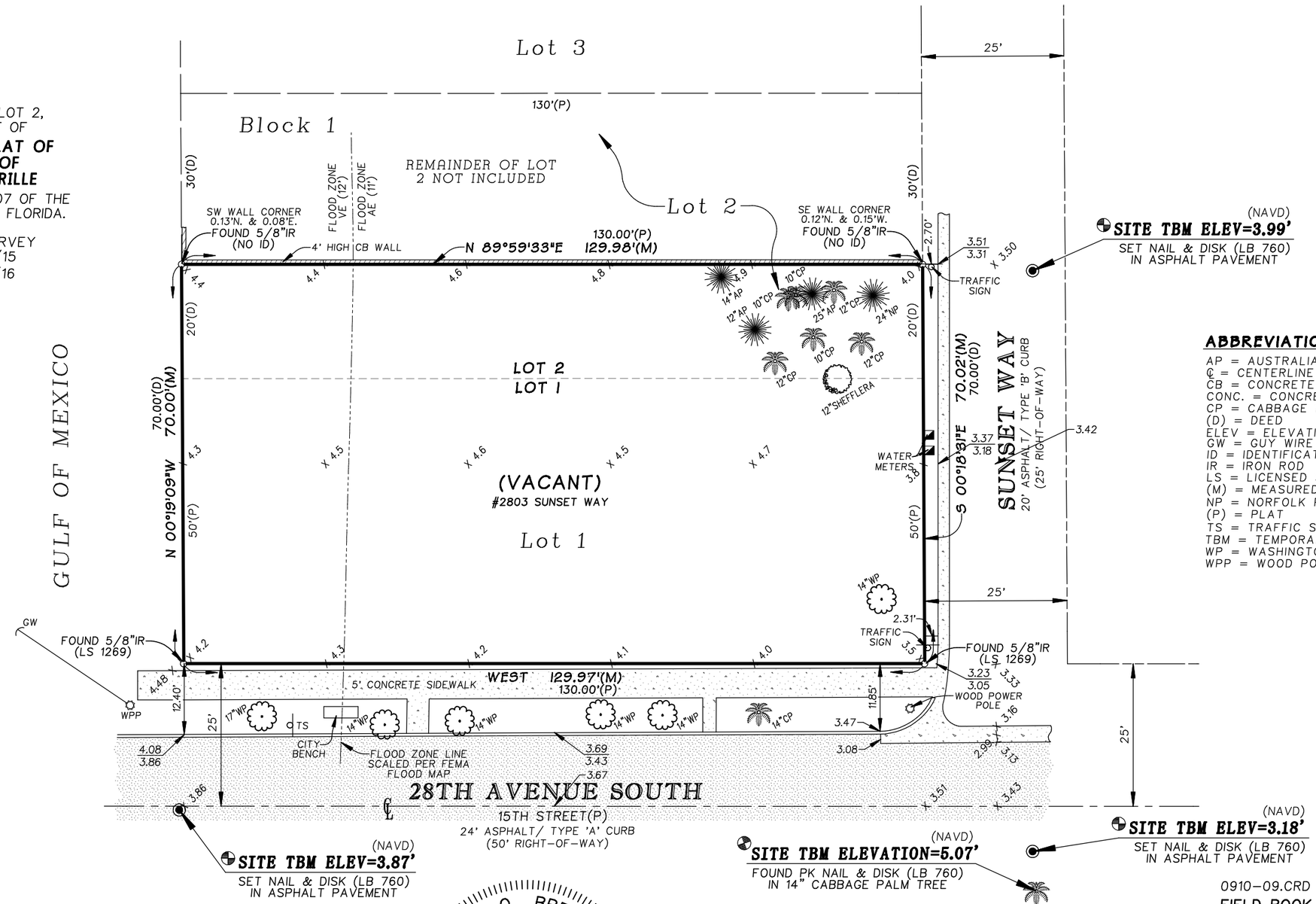
LEGAL DESCRIPTION

LOT 1 AND THE SOUTH 20 FEET OF LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF

COLONIAL CORPORATION'S REPLAT OF BLOCKS 'E', 'F', 'G' AND 'H' OF SECTION 'A'-NORTH PASS-A-GRILLE

AS RECORDED IN PLAT BOOK 9, PAGE 107 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BOUNDARY AND TOPOGRAPHIC SURVEY
WITH TREE LOCATION – 9/02/15
REVISED CERT NAMES – 6/17/16
UPDATE SURVEY – 1/25/21



ABBREVIATIONS:

AP = AUSTRALIAN PINE TREE
℄ = CENTERLINE
CB = CONCRETE BLOCK
CONC. = CONCRETE
CP = CABBAGE PALM TREE
(D) = DEED
ELEV = ELEVATION
GW = GUY WIRE
ID = IDENTIFICATION
IR = IRON ROD
LS = LICENSED SURVEYOR
(M) = MEASURED
NP = NORFOLK PINE TREE
(P) = PLAT
TS = TRAFFIC SIGN
TBM = TEMPORARY BENCHMARK
WP = WASHINGTONIAN PALM TREE
WPP = WOOD POWER POLE

FEMA Flood Zone Data:
FLOOD ZONE(S): AE(11') AND VE(12')
COMMUNITY PANEL #125149 12103C0278 G
REVISED 9/03/03

Assumed Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 28TH AVENUE SOUTH AS BEING WEST, ASSUMED. (NO PLAT BEARINGS)

Reference Benchmark:
PINELLAS COUNTY MAP #284 (NOAA 1973) ELEV=7.566' NGVD, ADJUSTED TO ELEV=6.82' NAVD, MSL=0.00'

0910-09.CRD
FIELD BOOK 963/847 PAGE(S) 30/48,69

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA CERTIFICATE No. 4601 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

No. 4601
STATE OF
JOHN O. BRENDLA
LORIDA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

Job Number
0910-09
Drawn: DS

PERMEABLE PAVERS

MANAGE STORMWATER RUNOFF

Tremron's Green Collection offer aesthetic beauty, and engineered quality, while positively contributing to the surrounding environment. These specially designed pavers will reduce or eliminate storm water run-off and decrease flooding, while returning rainwater into the natural water table. In addition, Permeable Pavers also provide a sturdy paved surface for vehicular and foot traffic in parking areas, low volume roadways, driveways, patios, and walkways.

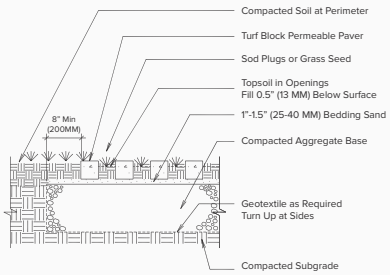
Environmental Benefits of Permeable Pavers

- **Surface Water Management**
  Storm water drains back into native soil, recharging groundwater supplies and reducing storm water run-off.
- **Reduce Landscape Irrigation Demand**
  Recharges groundwater supplies
- **Minimize Local Heat Island Effects**
  Permeable pavers are available in colors that have high SRI values which in turn help reduce Heat Island Effect

AQUA PAVERS

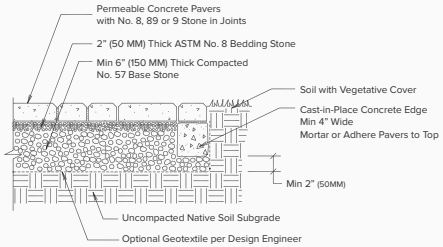
The benefits of Permeable Pavers are well documented, and their use by designers is encouraged. The United States Green Building Council (USGBC) recognizes Permeable Pavers as a Best Management Practice (BMP) to control quality and quantity of Stormwater Runoff. The USGBC Leadership in Energy and Environmental Design(LEED®) Green Building Rating System provides a variety of credits for projects that incorporate Permeable Paver Systems.

TURF BLOCK INSTALLATION



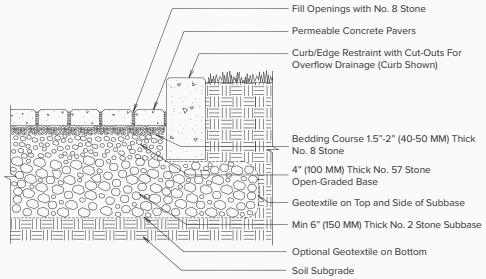
- BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE AND SUBGRADE
- 6" MINIMUM BASE THICKNESS FOR RESIDENTIAL DRIVEWAYS
- 8" MINIMUM BASE THICKNESS FOR FIRELANES & PARKING LOTS

PERMEABLE PAVERS
RESIDENTIAL & PEDESTRIAN INSTALLATION



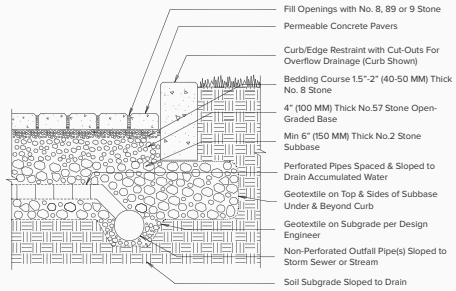
- DESIGN, MATERIAL & CONSTRUCTION GUIDELINES TO FOLLOW ICPI SPECIFICATIONS
- PAVER SURFACES SLOP MAX 1%; SOIL SUBGRADE SLOPE MAX 0.5%
- THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS
- CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.

PERMEABLE PAVERS
WITH FULL EXFILTRATION TO SOIL SUBGRADE



- NO. 2 STONE SUBBASE THICKNESS VARIES BY DESIGN (CONSULT ICPI SPECIFICATIONS)

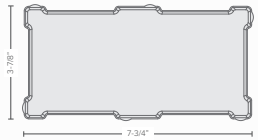
PERMEABLE PAVERS
WITH PARTIAL EXFILTRATION TO SOIL SUBGRADE



- NO. 2 STONE SUBBASE THICKNESS VARIES BY DESIGN (CONSULT ICPI SPECIFICATIONS)
- NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE

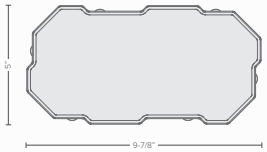
4X8 PERMEABLE

Dimensions:	4"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	96
Cube Weight:	3300 lbs
Permeability:	9.6%



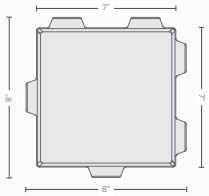
AQUA PAVER

Dimensions:	9-7/8"x5"
Thickness	3-1/8" (80mm)
SF per Cube:	92
Cube Weight:	2925 lbs
Permeability:	8.8%



SF RIMA

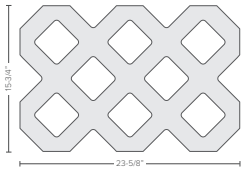
Dimensions:	8"x8"
Thickness	3-1/8" (80mm)
SF per Cube:	99
Cube Weight:	2900 lbs
Permeability:	7.5% - 10%



TURF BLOCK

Dimensions:	23-5/8"x15-3/4"
Thickness	3-1/8" (80mm)
SF per Cube:	94
Cube Weight:	2200 lbs
Permeability:	40%

* Turf block only available in Natural Grey



STANDARD COLORS

CHARCOAL

GRANITE

NATURAL GREY

SPECIAL ORDER COLORS

AUTUMN BLEND

CAPPUCCINO

HERITAGE

OLD CHICAGO

SAND DUNE

SIERRA

St. Pete Beach City Commission
Agenda Report

Issue Considered: **21016 - Design Review at 1305 Gulf Way**

Date: March 4, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Community Development Director

Summary of Issue: Design Review of a new single-family residence at 1305 Gulf Way (vacant land).

Funding: N/A

Requested Motion: I Move to support Staff's analysis and recommendation based on the residential design requirements in Division 20, Pass-a-Grille Overlay District, of the Land Development Code.

Attachments:
1. 21016 - 1305 Gulf Way Design Review
2. Supporting Docs

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Design Review Case No. 21016
Property Owner: Debra Martin
Meeting Date: March 4, 2021
Prepared By: Brandon Berry, Planner II, Planning and Zoning Division

REQUEST	Staff request Historic Preservation Board design review of a new single-family residence, constructed to the House – Medium standards of the Pass-a-Grille Overlay District, which is being constructed on vacant property at the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	1305 Gulf Way; WEBSTER'S MAP, WARREN BLK B, N 42.5FT OF LOT 134 TOGETHER WITH VAC PART OF GULF WAY R/W ADJ W OF SD N 42.50FT OF LOT 134 PER O.R. 13168/437; Property ID # 18-32-16-95454-004-1340.
LAND USE / ZONING	RLM-2/PAG
FEMA FLOOD ZONE	AE-12
HISTORIC STATUS	The property is currently vacant of all structures and is not contributing to the Pass-a-Grille Historic District.
SURROUNDING AREA	North – Single-family Residential South – Vacant Property (Zoned Residential) East – Condominiums West – Gulf Way and Beach

BACKGROUND and ANALYSIS

The applicant is requesting to construct a new single-family residence on the subject vacant lot that is proposed to be built to the 'House – Medium' building type of the Pass-a-Grille Overlay District. The Land Development Code provides the Historic Preservation Board the ability to provide comments on new construction projects that utilize the Overlay building types as a means of ensuring compatibility of new structures within the District.

The property was formerly located within the RFO – Resort Facilities Overlay and THD – Traditional Hotel District. The property was rezoned along with the lots to the north and south in 2012 (Ord. 2011-34) to its current zoning.

Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in Section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) *Primary mass*. The building shall have a distinct primary mass.

Staff have identified the primary mass as the largest shape of the building, being the front glass windows and entries that are adorned by a first- and second-story balcony as well as an open staircase to the first living level.

(2) *Secondary mass*. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

A jog in the balconies at the front of the structure on the southern end helps to form secondary massing for the building. The building is also adorned with columns at the front that assists to break up the front massing.

The building does not contain a porch or stoop at the frontage that is designed to the private frontage requirements of the Pass-a-Grille Overlay District. The applicant is able to modify the front porch area to establish a defined single-level element that projects out beyond the primary frontage of the structure, or install a 'Common Yard' as described in Sec. 20.15 of the Land Development Code.

(3) Voids that allow for natural breaks in the mass.

The structure has large arrays of windows and entries at the front of the structure facing Gulf Way on all three floors.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

There are dimensional differences in arrays of rectangular windows along the southern side of the structure, and variation between arch and rectangular windows along the northern side of the structure. It does not appear that there is significant variation in windows along the Gulf Way frontage.

(2) Appropriate vertical visual consistency at the centerline of the façade.

Staff find the structure to be fairly symmetrical at the centerline due to the consistency of the primary façade.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

There is mild recession at the rooftop due to the presence of a roof deck that spans only a portion of the roofline, as well as a staircase leading from the ground floor to the first living story that assists in providing visual weight to the bottom of the structure.

(4) Overall design shall be symmetrically or asymmetrically balanced.

Staff find the structure has asymmetrical balance.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other)

Staff find the windowed elements along the frontage complement one another, as do the spacing of the columns and balconies at the frontage.

(2) Similarity- common textures, colors or features.

The design appears to be featuring similar railings and column layouts at the front of the structure.

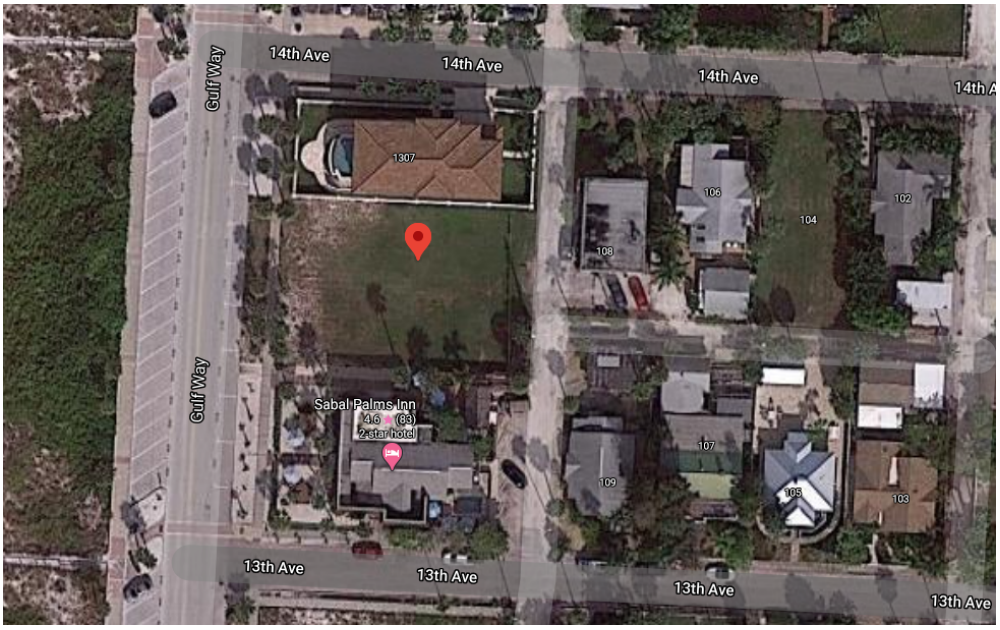
COMPATIBILITY WITH ADJACENT PROPERTIES

The structure as proposed maximizes the height affordances for the building type and is not out of character with the neighboring property to the north, which features a three-story home constructed since the adoption of the City's floodplain management regulations and elevation requirements. The lot to the south is currently vacant but would also be permitted a House-Medium building type of similar dimensions. The southernmost property along the 1300 block-end of Gulf Way is an elevated one-story Inn.

Left Neighbor – 1307 Sunset Way

BLOCK-FACE CONSISTENCY

The City does not have surveys on file for either abutting properties. The applicant is showing the enclosed portion of the home as generally in line with the existing setback of the home to the north, although an open balcony and cabana area extends beyond the neighboring frontage to approximately ten feet from the front property line. Although features on the proposed home to the south have not been identified, the closest point of the structure appears to be slightly closer to the front lot line than the structure to the south is proposed.



STAFF RECOMMENDATION

In order to utilize the House – Medium building type standard, the applicant shall be required to have an architect certify that items 1-7 under LDC Sec. 20.22 are met, pursuant to LDC Sec. 20.24, and shall provide other exhibits listed in the section submitted along with the building permit for new construction. This shall include a listing of colors and siding materials.

Staff have identified the following items that will need to be addressed prior to the issuance of a building permit for new construction:

1) A porch, stoop or common yard private frontage that meets the requirements of LDC Sec. 20.15 shall be required to be identified on building plans.
2) The City is anticipated to be subject to new FEMA flood zones as of February 28, 2021. As the City measures permitted height from the base flood elevation plus one foot of required freeboard, the construction shall be subject to the permitted height and codes in place at the time of permitting. Staff will also be seeking an interpretation of the height displayed on the elevation from the building official.
3) LDC Sec. 20.21(a)(2) specifies that no more than 20 percent of the elevated portion of the building (ground floor) to be screened shall be transparent. It appears that the windows present at the ground-floor frontage comprise more than 20 percent of that frontage.
4) Related to item 3) above, Staff would like to see a more varying arrangement of windows at the frontage of the structure as specified in LDC Sec. 20.22(b)(1).

The applicant shall further meet the elevated building screening standards of LDC Sec. 20.21(b) and the residential building type landscaping standards of LDC Sec. 20.20(c) as it relates to landscaping.

The Historic Preservation Board may make other recommendations to the applicant should members find that the recommendations will promote the design standards for the district, or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.

1305 GULF WAY - ST. PETE BEACH

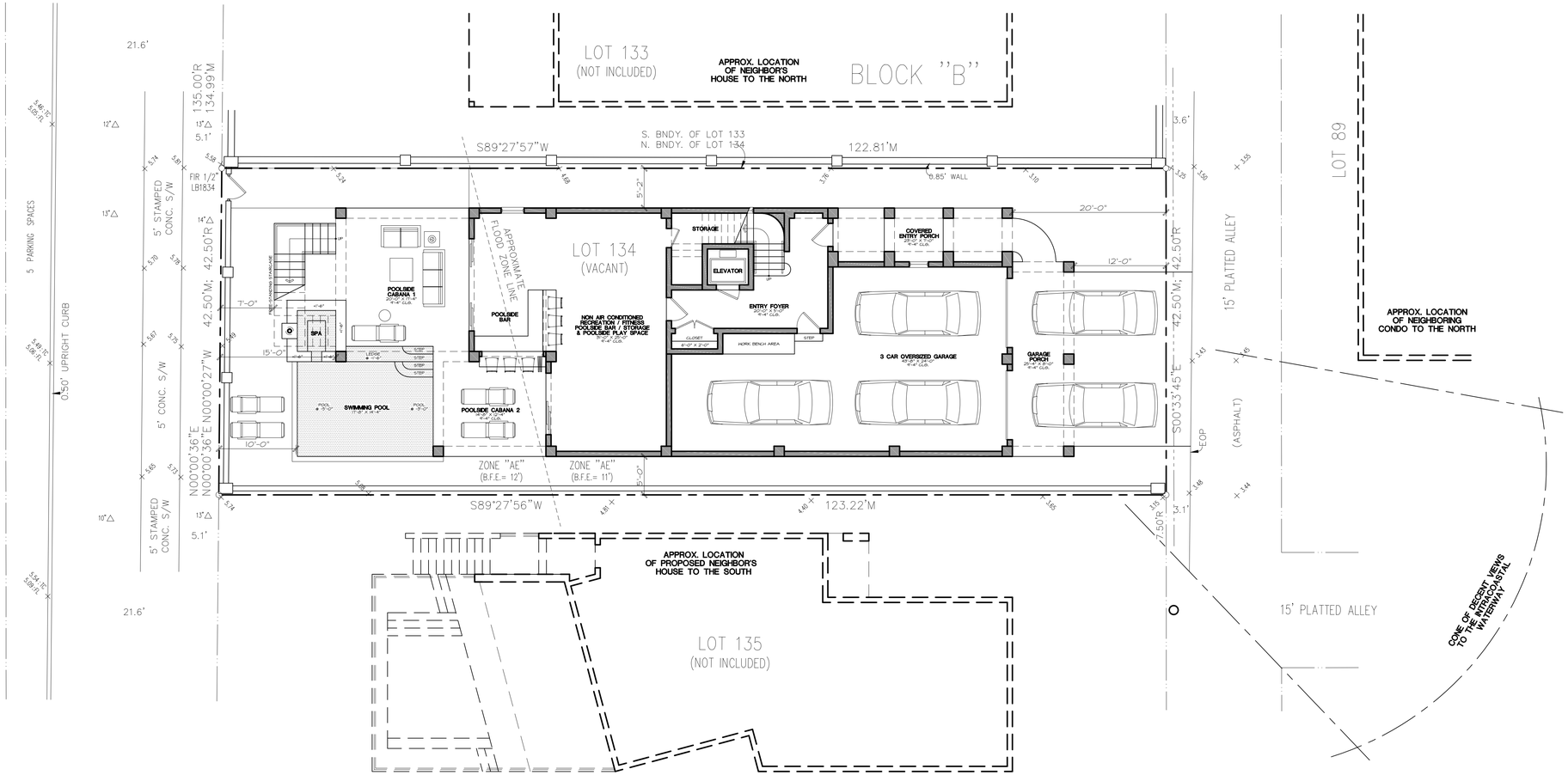
(SHEET 1)

FEBRUARY 16, 2021

ROSSI CONSTRUCTION

AREA CALCULATIONS

FIRST LEVEL A/C	248 SQ. FT.
SECOND LEVEL A/C	2,101 SQ. FT.
THIRD LEVEL A/C	1,996 SQ. FT.
TOTAL A/C	4,345 SQ. FT.
3 CAR GARAGE	951 SQ. FT.
RECREATION / FITNESS & PLAY SPACE	728 SQ. FT.
ENTRY PORCH	184 SQ. FT.
GARAGE PORCH	202 SQ. FT.
COVERED POOLSIDE CABANA 1	346 SQ. FT.
COVERED POOLSIDE CABANA 2	180 SQ. FT.
MASTER BDRM. 1 INTRACOASTAL BALCONY	202 SQ. FT.
OUTDOOR LIVING GULFRONT BALCONY	346 SQ. FT.
OUTDOOR DINING GULFRONT BALCONY	180 SQ. FT.
GUESTS' INTRACOASTAL BALCONY	202 SQ. FT.
OUTDOOR FAMILY GULFRONT BALCONY	346 SQ. FT.
MASTER BDRM. 2 GULFRONT BALCONY	180 SQ. FT.
TOTAL NON A/C	4,047 SQ. FT.
GROSS SQ. FOOTAGE	8,442 SQ. FT.
OPTIONAL UNCOVERED ROOF DECK	685 SQ. FT.



ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

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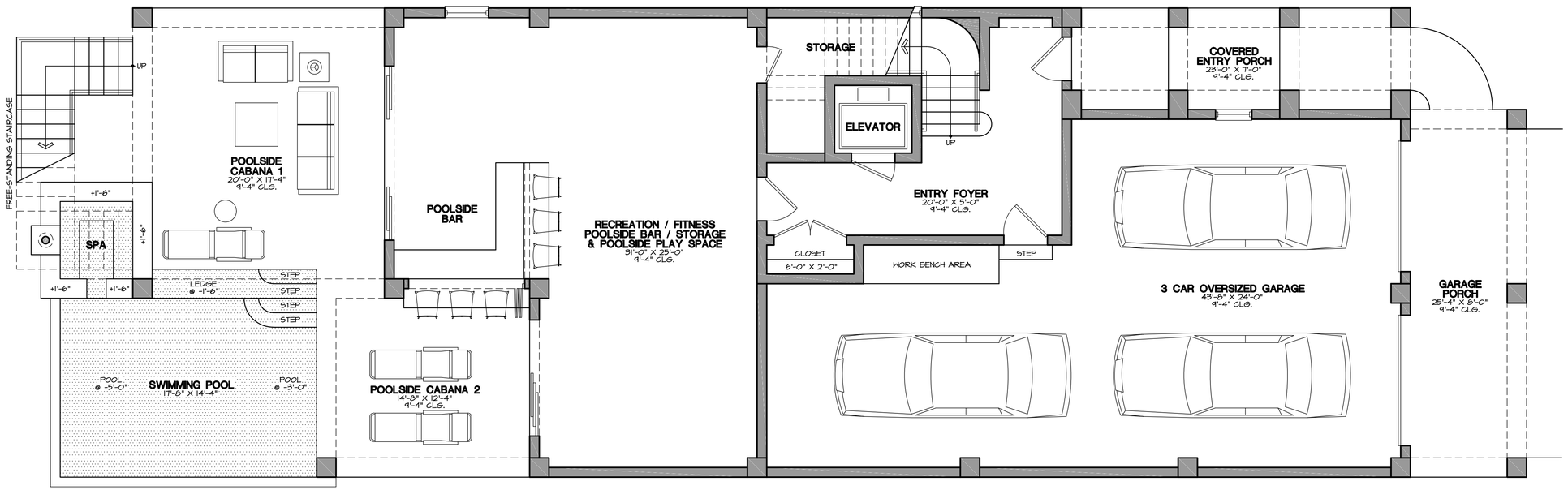

FIRST LEVEL FLOOR PLAN

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

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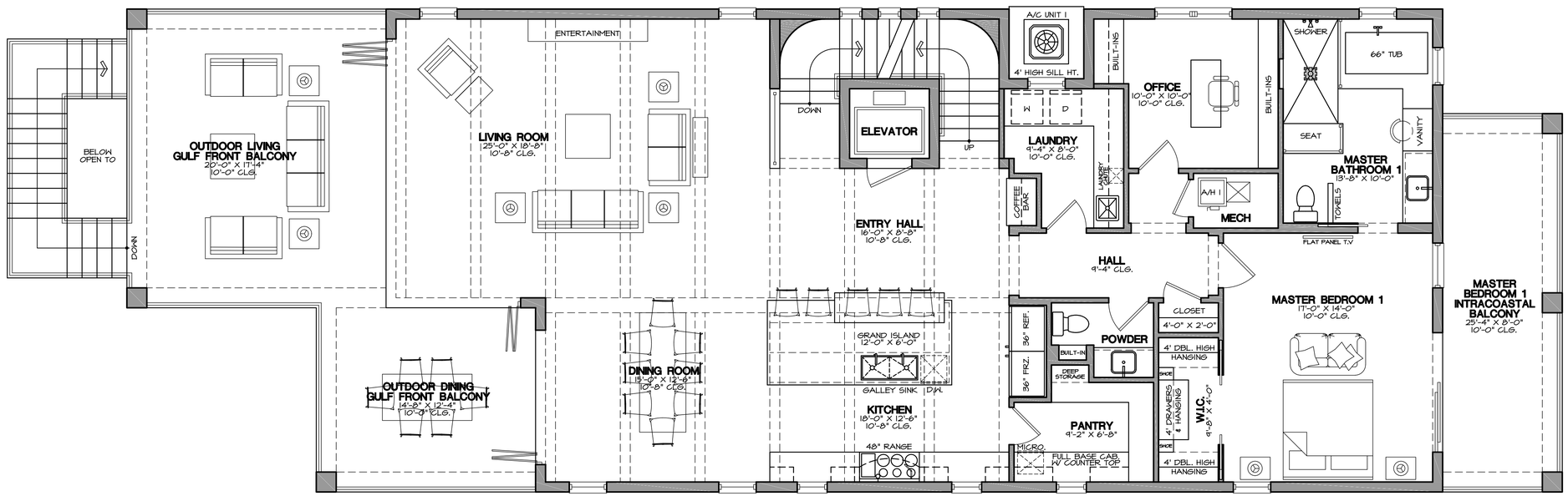
1305 GULF WAY - ST. PETE BEACH

(SHEET 2)

FEBRUARY 16, 2021

ROSSI CONSTRUCTION



SECOND LEVEL FLOOR PLAN

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

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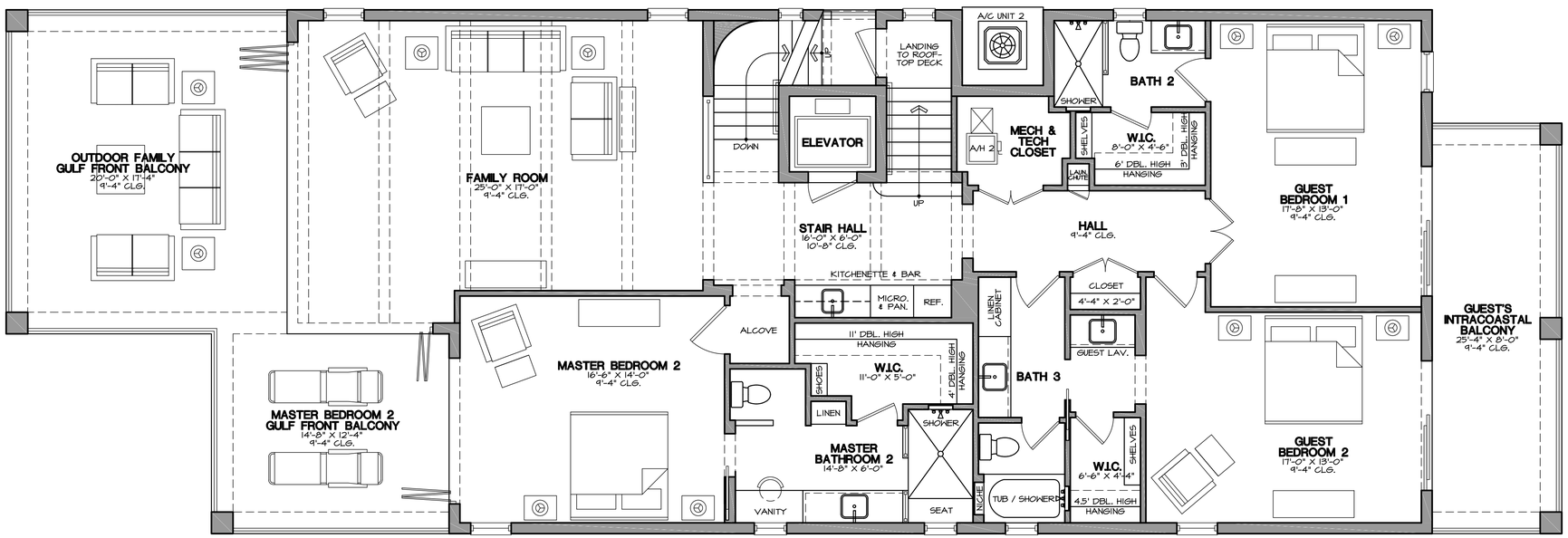
1305 GULF WAY - ST. PETE BEACH

(SHEET 3)

FEBRUARY 16, 2021

ROSSI CONSTRUCTION



THIRD LEVEL FLOOR PLAN

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

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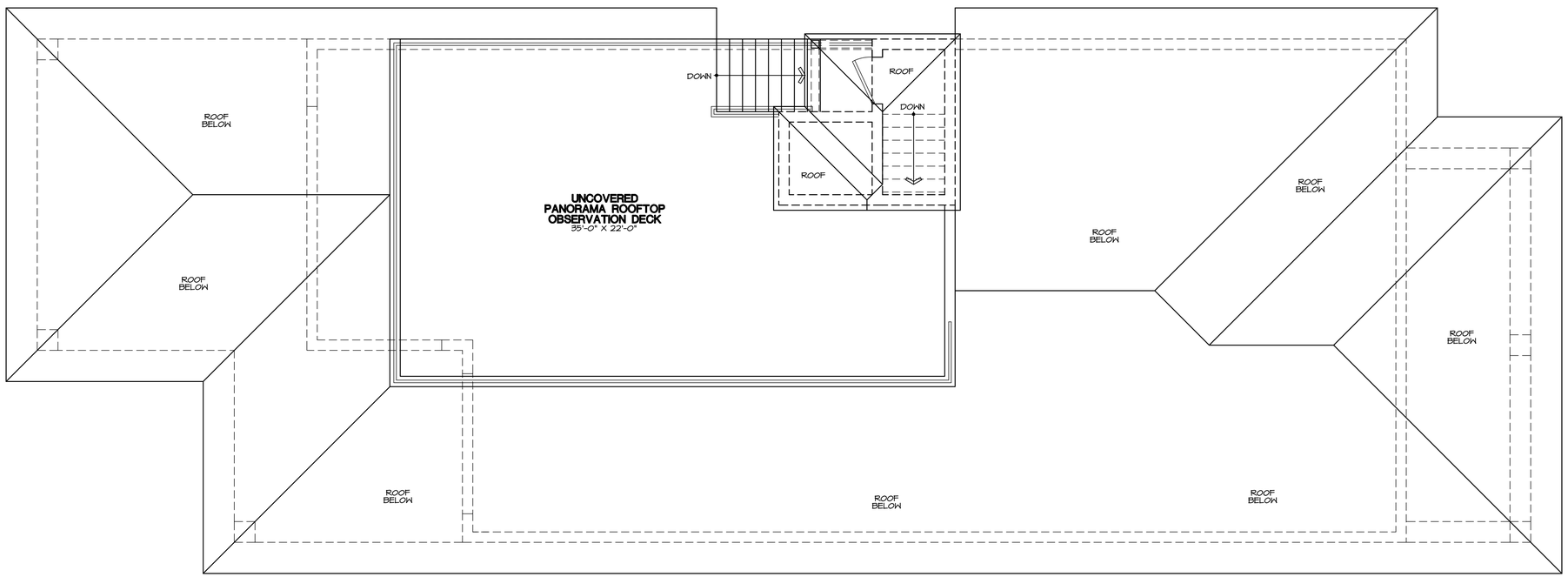
1305 GULF WAY - ST. PETE BEACH

(SHEET 4)

FEBRUARY 16, 2021

ROSSI CONSTRUCTION



ROOFTOP DECK PLAN

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

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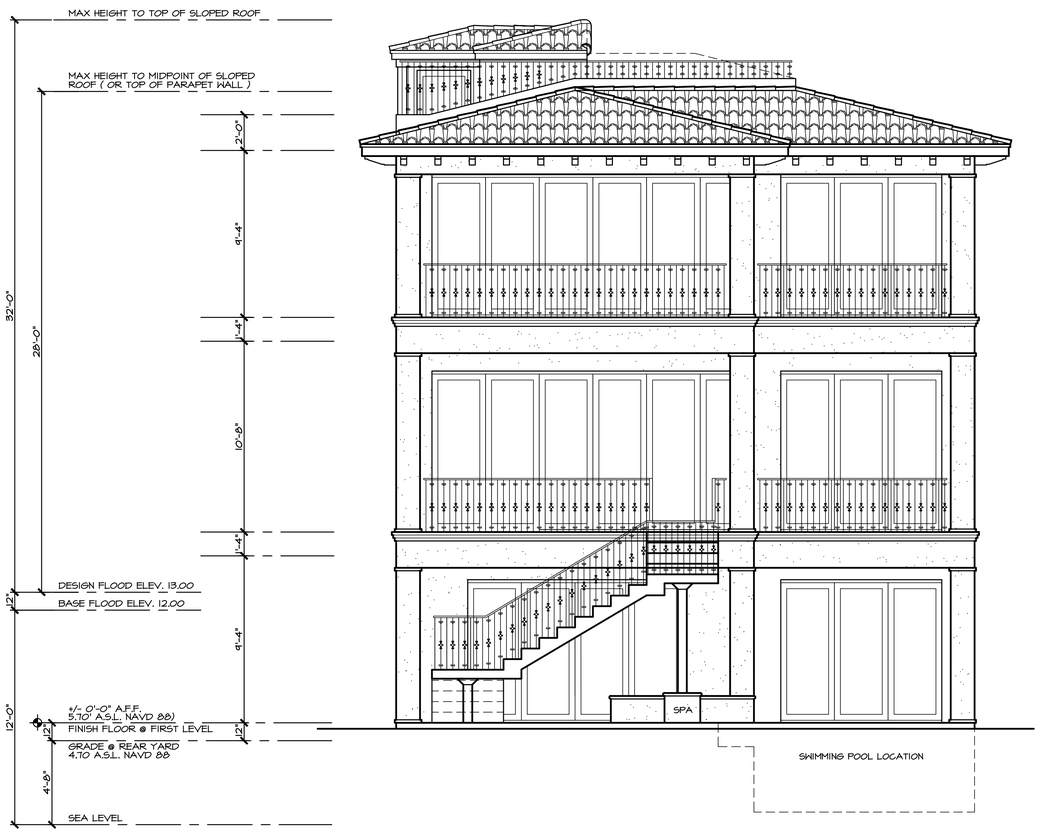
1305 GULF WAY - ST. PETE BEACH

(SHEET 5)

FEBRUARY 16, 2021

ROSSI CONSTRUCTION



GULF FRONT (WEST) ELEVATION

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

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ALLEY/REAR ENTRY (EAST) ELEVATION

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

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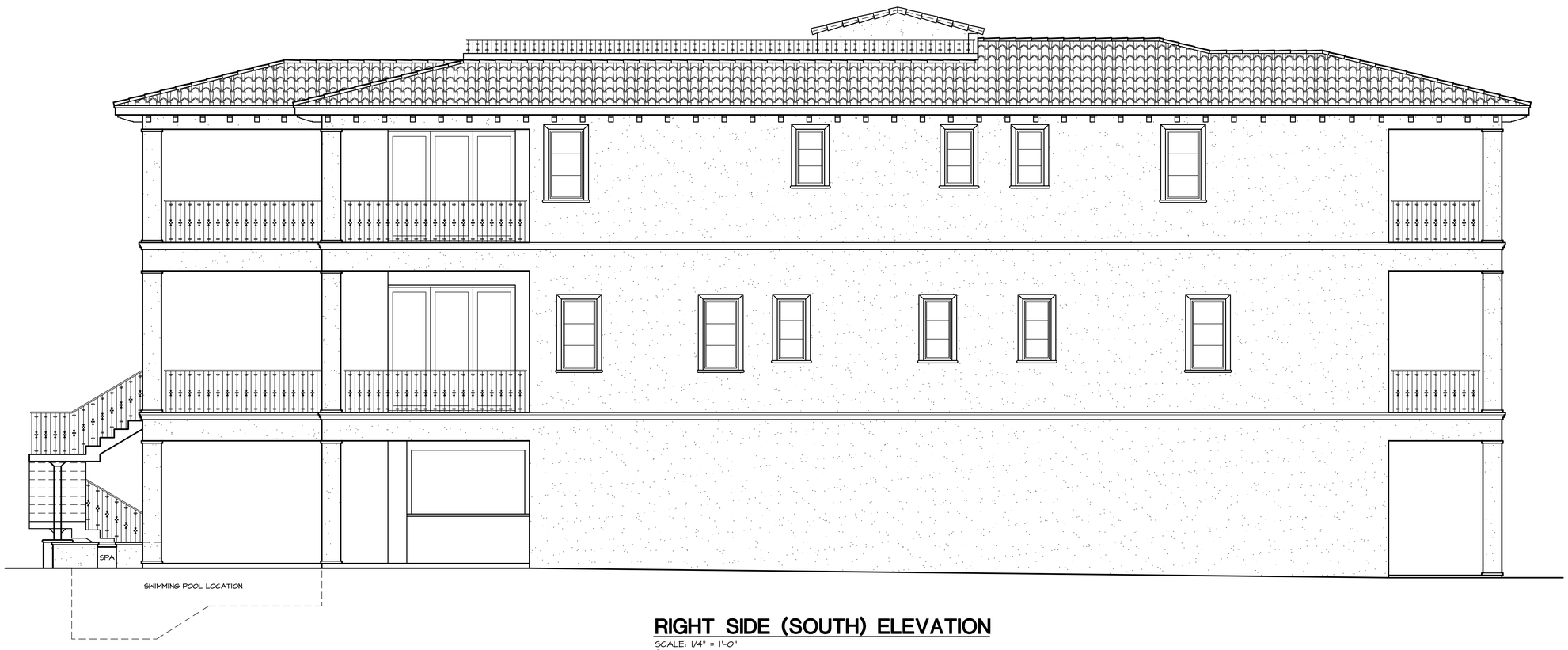
1305 GULF WAY - ST. PETE BEACH

(SHEET 6)

FEBRUARY 16, 2021

ROSSI CONSTRUCTION



RIGHT SIDE (SOUTH) ELEVATION

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

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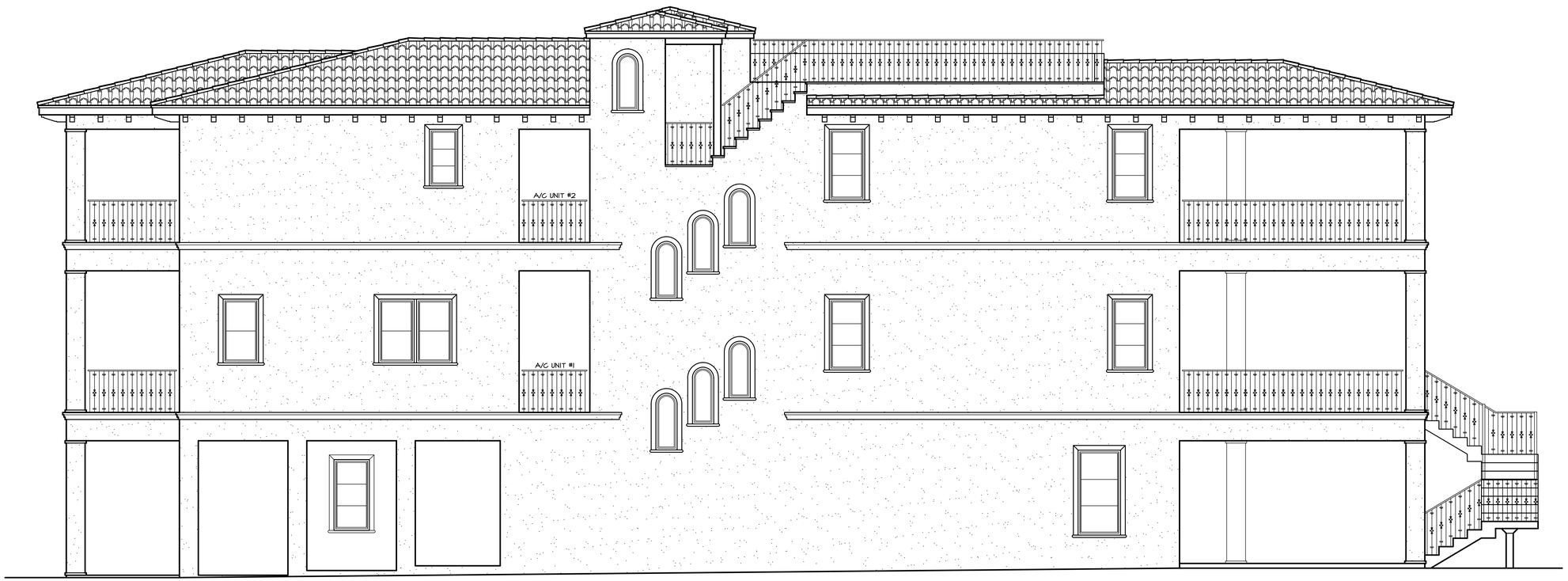
1305 GULF WAY - ST. PETE BEACH

FEBRUARY 16, 2021

(SHEET 7)

ROSSI CONSTRUCTION



LEFT SIDE (NORTH) ELEVATION

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

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1305 GULF WAY - ST. PETE BEACH

(SHEET 8)

FEBRUARY 16, 2021

ROSSI CONSTRUCTION

St. Pete Beach City Commission
Agenda Report

Issue Considered: **Warren Webster Renovations**

Date: March 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Update on the interior renovations to the flooring of the Warren Webster Community Center, a Locally Designated Historic Landmark, located at 1500 Pass-a-Grille Way.

Funding: N/A

Requested Motion: Discussion

Attachments:

St. Pete Beach City Commission
Agenda Report

Issue Considered: **Status of the Parklet Program**

Date: March 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Update on the status of the Parklet Program in relation to the Pass-a-Grille Historic District.

Funding: N/A

Requested Motion: Discussion

Attachments:

St. Pete Beach City Commission
Agenda Report

Issue Considered: **Parking on 8th Avenue in the Pass-a-Grille Historic District**

Date: March 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Parking on 8th Avenue in the Pass-a-Grille Historic District with consideration to the change in COVID-19 restrictions and the beginning of the season.

Funding: N/A

Requested Motion: Discussion

Attachments:

St. Pete Beach City Commission
Agenda Report

Issue Considered: **Shuffleboard Clubhouse Renovations**

Date: March 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Progress report on the Shuffleboard Clubhouse renovations

Funding: N/A

Requested Motion: Discussion

Attachments:

St. Pete Beach City Commission
Agenda Report

Issue Considered: **Merry Pier Historical Marker**

Date: March 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Update on the Merry Pier historical marker installation.

Funding: N/A

Requested Motion: Discussion

Attachments:

St. Pete Beach City Commission
Agenda Report

Issue Considered: **Freebee Charging Station**

Date: March 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: Adding a Freebee charging station and related vehicle storage at Hurley Park located west of the tennis courts.

Funding: N/A

Requested Motion: Discussion

Attachments:

St. Pete Beach City Commission
Agenda Report

Issue Considered: **New FEMA Maps Update**

Date: March 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Community Development Director

Summary of Issue: New FEMA Maps Update - overview and discussion of map changes. The effective date of these maps is February 28, 2021.

Funding: N/A

Requested Motion: Discussion

Attachments: