



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, February 3, 2022
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. **Changes to the Agenda - Any agenda items to be added, moved, or deleted will be addressed at this time.**
2. **Audience Comments - Comments shall be limited to 3 minutes and shall be limited to items that are not on the current agenda. Public comment on agenda items will be allowed when that item is called.**
3. **Approval of Minutes**
 - a. **Historic Preservation Board Minutes from 1/6/2022**
4. **Action Items**
 - a. **21104 - 3305 East De Bazan Avenue - Local Historic Designation**

The property owner is requesting a Local Historic Designation for 3305 East De Bazan Avenue which is located within the Don CeSar Place subdivision.

b. 22002, 22003 & 22004 -2906 Pass-a-Grille Way - Local Historic Designation, Certificate of Appropriateness, and FEMA Variance

The property owner is requesting a Local Historic Designation, Certificate of Appropriateness, and FEMA Variance for renovation work being requested for 2906 Pass-a-Grille Way.

c. 21102 - 2502 Pass-A-Grille Way - Pass-a-Grille Overlay District Residential Design Review

Pass-a-Grille Way Residential Overlay District Residential design Review at 2502 Pass-a-Grille Way.

5. Discussion Items

a. Gulf Beaches Historical Museum - Events Update

Gulf Beaches Historical Museum Events Update

b. General Questions About Historic Regulations

General discussion with the Historic Preservation Board regarding St. Pete Beach's historic regulations.

6. Next Meeting: 03/03/2022

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 BOARD MINUTES

January 6, 2022 3:30 PM

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

EXCUSED: Sean Hurley, Vice Chair

STAFF PRESENT: Wesley Wright, Planning Manager; Andrew Dickman, City Attorney; Alex Rey, City Manager; Ginny Keeter-Bodkin, Deputy City Clerk

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

1. Changes to the Agenda – Planning Manager Wesley Wright stated that the contract for the Holloway Hotel project had expired, the buyer withdrew their application, and the presentation will not move forward. Member Young asked to add updates on the historic street signs and the workshop discussed at the November meeting. City Attorney Dickman asked to add a discussion on the Code of Ethics. Member Hockensmith asked to add a permanent agenda item on Gulf Beaches Historical Museum events.

2. Audience Comments – Theresa Schefstad of 555 Gulf Way spoke in support of this Board's review authority and posed questions on property use within the City. Mr. Dickman provided his email address for her to forward her questions. Bev Jackson of 2804 Sunset Way expressed appreciation for this Board and moving their issues forward.

Mr. Dickman stated that in the coming months a parliamentarian will be coming to provide education to all board and commission members on rules of procedure and conducting a meeting.

3. ~~Presentation – Holloway Hotel Project Informational Presentation~~ – Item withdrawn.

4. Approval of Minutes - Historic Preservation Board 12/06/2021 Minutes

Member Loughery did not realize that the homeowner on 10th Avenue near the Australian Pines was not invited to the meeting and asked that be removed.

Chair Marone moved and Member Hockensmith seconded the approval of the December 6, 2021 minutes with the stated change; the motion carried unanimously.

5. Action Items – None

6. Discussion Items - a. Parklet Design for Brass Monkey Restaurant on Gulf Way

Chief Operating Officer Jennifer McMahon stated that the City Commission approved the guidelines for the Parklet Program in January of 2021. The Brass Monkey has applied for a more permanent (yet removeable) parklet. She presented the proposed design and asked for Board input. Member Loughery suggested better noticing for the community meetings. Board questions followed to Ms. McMahon regarding the Brass Monkey plans, parking spaces, and the program in general. The City will collect 10% of the sales at the four tables in the parklet; a minimum fee will be considered.

Member Young suggested enhancing the Freebee program with those funds. Ms. McMahon will compile comments collected here today, along with community input, for inclusion as a Commission agenda item later in February.

7. Added Discussion Items

b. Decorative Street Signs – Pursuant to Member Young’s request, Ms. McMahon reported that 16 signs remain to be installed with a concrete coring machine, which will be completed in one day’s work. Other updates included the installation of a replacement for the broken wooden Merry Pier sign, the ribbon cutting for the renovated Merry Pier coming in mid-February, and the annual Historical Museum Island Festival on the first Saturday in March.

c. Workshop – Discussion continued from November/December on what authorities this Board might add to their purview as well as a timeframe for a workshop to discuss those components and to formulate questions for the Commission. Mr. Dickman suggested a joint workshop for the Historic Preservation Board and the City Commission.

City Manager Alex Rey appeared and commented that the City Commission has approved resources for any necessary workshop/s. A draft agenda for the workshop/s can be created based upon the list of items/questions that the City Attorney has compiled, which will go before the City Commission on January 25th. That draft agenda can come back to this Board for the February 3rd meeting and a workshop date could be considered at that point. Member Loughery commented that the role of this Board related to commercial/retail/mixed-use properties should be added to that list. Mr. Rey reminded the Board members that before the Commission makes any decisions, the property owners in the 8th Avenue CRD-EA District must be put on notice of what is being considered, so they have the opportunity for input.

d. Code of Ethics – City Attorney Dickman stated that he will be sending out a Memo to all City Board members reminding them that upon appointment, each member took an oath and are considered public officials at that point. Public officials must adhere to the City’s Code of Ethics and State laws, including the Sunshine Law. Local activism may not work well under the Sunshine. A representative of the City who has agreed to do the City’s work but is at the same time involved in a specific advocacy role, may not mesh under the Sunshine Law. Third-person intermediaries cannot carry messages between members of any boards concerning public business outside of a noticed public meeting. Board members must be impartial and acting on behalf of the City. These are positions of public trust and no issues that may come before any board should be discussed outside of public meetings.

e. A permanent agenda item will be added to this Board’s agenda for an update on events at the Gulf Beaches Historical Museum; they will be having a Super Supper via Zoom for members on January 10th.

Chair moved to adjourn, and Member Loughery seconded at 5:14 PM. The next meeting will be on February 3, 2022.

These minutes will be considered for approval at the February 3, 2022 Historic Preservation Board meeting.



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Local Historic Designation Case No. 21104: Melissa Kadel, property owner
Meeting Date: February 3, 2022
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owner is requesting Local Landmark Designation for 3305 East De Bazan Avenue.
SUBJECT PROPERTY	3305 East De Bazan Avenue Don CeSar Place, Lot 3, Block 17 Parcel I.D. #07-32-16-21852-017-0030
LAND USE / ZONING	RU / RU-2, Residential District
YEAR BUILT	Circa 1948
HISTORIC STATUS	None to Date. Property located within the Don CeSar Place neighborhood.
SURROUNDING AREA	North – Single-family residence constructed in 1949 South – East De Bazan Avenue / Lazarillo Park East – Single-family residence constructed in 1960 West – Single-family residence constructed in 1951

BACKGROUND and ANALYSIS

The Don CeSar Place neighborhood had its beginnings when Don CeSar Hotel developer Thomas Rowe created the Don CeSar Place subdivision on land to the east of the Don CeSar Hotel in the 1920's. Research indicates that only 14 homes remain in the Don CeSar Place subdivision that were built in the 1920's and 1930's. Following World War II, building activity resumed and 3305 East De Bazan Avenue was built and represents early Post World War II construction. This era of construction has been called "the nation's second reconstruction period" when many new homes were built to accommodate the many veterans returning to civilian life after the war.

3305 East De Bazan Avenue is a Mid-Century Modern ranch style one-story, single family residential structure that was built in 1948 by Tampa architect Alfred M. Watson. The LHD applicant conducted extensive research on the house, its former owners, and the architect which is included in the attached LHD application. Information was gathered primarily from the Gulf Beaches Historical Museum, the family of the original owners from whom the applicant recently purchased the property, the St. Petersburg Times, and the Tampa Tribune. In addition, early preliminary findings relating to

the upcoming Don CeSar Place Historic Survey found that there appear to be only 14 homes remaining from the 1920's and 1930's time period, plus the Don CeSar Hotel which was built in 1928. In the 1940's, another 52 properties were constructed with 22 being built in 1949 (2 were built in 1940, 4 in 1944, 4 in 1945, 1 in 1946, 9 in 1947, and 8 in 1948). All properties being built at this time were located on Gulf Boulevard, El Centro, East and West Maritana, Casablanca or East De Bazan.

It is evident that the subject property was built on the cusp of the post-World War II building boom era and at the beginning of the Mid-Century Modern architectural style explosion that occurred throughout the United States, Florida and the Tampa Bay area including St. Pete Beach. The Mid-Century Modern architectural style is characterized by clean lines, muted tones, use of natural and manmade materials, graphic shapes, natural hues with pops of color, a lack of ornamentation, large windows, an interior design based on functionality, and open floor plans that often have a connection to the outdoors.

Sec. 28.20. - Designation report.

Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) Individual historic buildings or archaeological sites:

a. A physical description of the building or site and its character-defining features accompanied by photographs.

As previously noted, this residence is a modest one-story Mid-Century Modern ranch design that was built by Tampa architect Alfred M. Watson in 1948. This was one of the earliest buildings constructed in the Don CeSar Place neighborhood following World War II. The house sits on a concrete slab and is stucco over block construction on the exterior. The building remained in family ownership from its construction in 1948 to November 2021 when the current owner purchased it from the family trust. (Frederick L. Kestner from 1948 until 1988, Thomas and Lynn Dunkerley - son-in-law and daughter until 2015, and the family trust until November 2021 when Melissa Kadel purchased the property).

Photographs of the exterior and interior of the house are included in the attached application package.

b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

Built in 1948, 3305 East De Bazan Avenue meets this requirement as identified below:

- It reflects the broad cultural history of St. Pete Beach;
- It embodies the distinctive visible characteristics of an architectural style, period, and method of construction; and finally,
- It is associated with the life of Alfred M. Watson, an architect from Tampa, Florida. Mr. Watson was a prolific architect during his 12 years in Tampa during the 1940's and until his death in 1953 at the age of 46 after having suffered a short illness. In Tampa, reference was found through the City of Tampa Historic Preservation office that Mr. Watson designed 27 Mid-Century homes in the Clair-Mel subdivision off Dale Mabry and Swann; designed 64 Mid-Century Modern homes

in the North Rosedale area near Dale Mabry and Memorial; built a large Mid-Century Modern home for himself and his wife at 419 Royal Poinciana in Beach Park; designed numerous Mid-Century Modern commercial and institutional buildings including a supermarket, church, drive-in theater in Sulfur Springs, furniture store, school building, and a community recreation center.

c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.

3305 E. De Bazan Avenue appears to be in excellent condition and has been well-maintained. According to representatives of the family's trust, there has been no construction on the building.

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant is not proposing to alter the historical use of the building as a single-family residential structure. The applicant has indicated her desire to keep and maintain this house in its original condition.

e. A location map, showing relevant zoning and land use information.

305 E. De Bazan is zoned 602 Pass-a-Grille Way is zoned RU-2, Residential District, with an RU land use category. A land use and zoning map is included in this staff report.

f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.

Staff recommends that this residential structure be recognized as a locally designated historic property because it is significant as an early single-family Mid-Century Modern residential structure that typifies the type of structure located within the Don Ce Sar Place neighborhood. No work is proposed for this property at this time and no specific preservation treatments appear necessary.

g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

The photographic record is attached to this designation report within the application.

Sec. 28.22 – Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

(1) Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

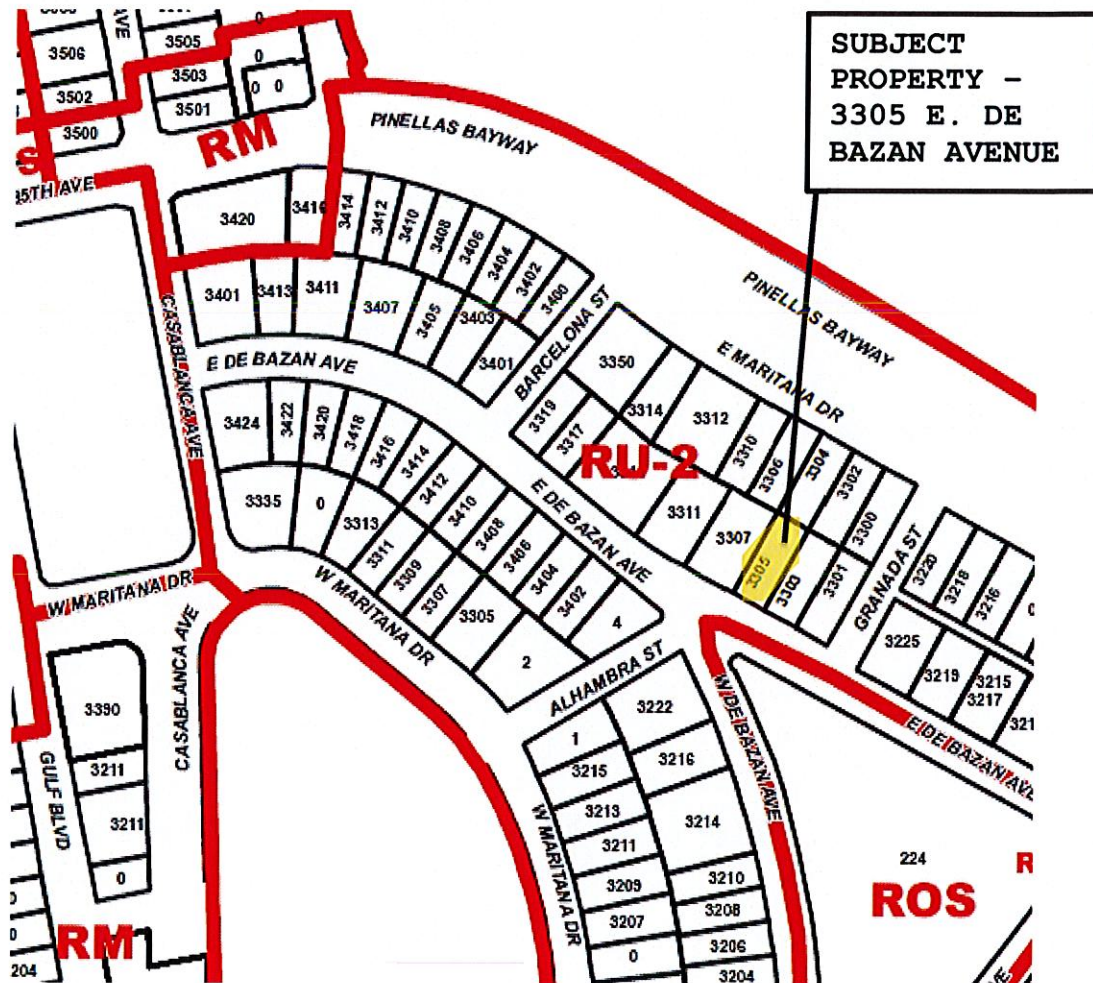
Staff analysis: Staff supports this application to locally designate 3305 E. De Bazan Avenue as an historic property. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural history of St. Pete Beach;
- b. It embodies the distinctive visible characteristics of an architectural style, period, and method of construction; and finally,
- c. It is associated with the life of Alfred M. Watson, an architect from Tampa, Florida. Mr. Watson was a prolific architect during his 12 years in Tampa during the 1940's and until his death in 1953 at the age of 46 after having suffered a short illness. In Tampa, reference was found through the City of Tampa Historic Preservation office that Mr. Watson designed 27 Mid-Century homes in the Clair-Mel subdivision off Dale Mabry and Swann; designed 64 Mid-Century Modern homes in the North Rosedale area near Dale Mabry and Memorial; built a large Mid-Century Modern home for himself and his wife at 419 Royal Poinciana in Beach Park; designed numerous Mid-Century Modern commercial and institutional buildings including a supermarket, church, drive-in theater in Sulfur Springs, furniture store, school building, and a community recreation center.

Staff recommendation: Staff recommends APPROVAL of this Local Historic Designation of 3305 E. De Bazan Avenue request because it:

- a. It reflects the broad cultural history of St. Pete Beach;
- b. It embodies the distinctive visible characteristics of an architectural style, period, and method of construction; and finally,
- c. It is associated with the life of Alfred M. Watson, an architect from Tampa, Florida. Mr. Watson was a prolific residential and commercial architect during his 12 years in Tampa throughout the 1940's and until his death in 1953.

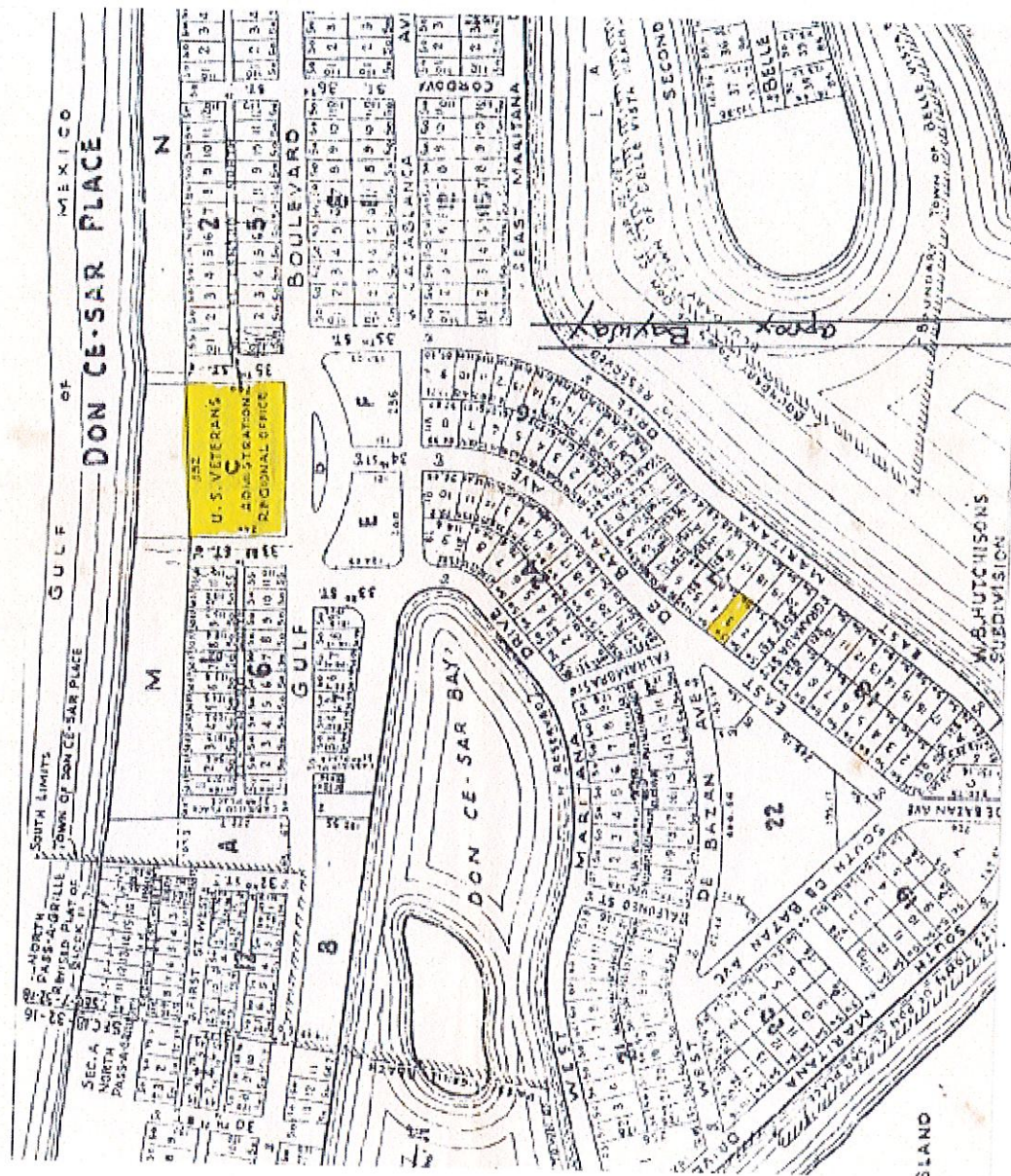
ZONING MAP



AERIAL PHOTOGRAPH



HISTORIC PLAT MAP (see full page plat in the attached application)





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 21104

Property Owner Name & Address

Agent or Representative Name & Address

MELISSA KADEL

3411 E. DEBAZAN AVE.

ST. PETE BEACH, FL 33706

Phone 323-481-6876

Phone _____

Email Address mel@melkadel.com

Email Address _____

Property Address, Legal Description, Parcel ID

3305 E. DEBAZAN AVE., ST. PETE BEACH, FL 33706

LOT 3, BLOCK 17, DON CESAR PLACE (PLAT BOOK 13, PAGES 15-20)

PARCEL # 07-32-16-21852-017-0030

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of _____ located at 3305 E. DEBAZAN AVE. and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: M. Kadel

Date: 12/12/21

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

* LAND SURVEY ATTACHED

LOT SIZE = 6,534 sq. ft.

TOTAL GROSS AREA = 1,358 sq. ft.

LIVING AREA = 920 sq. ft.

FUNCTION OR USE

Historic Functions

SINGLE FAMILY HOME

Current Functions

SINGLE FAMILY HOME

DESCRIPTION

Architectural Classification

MID-CENTURY RANCH

Materials

FLOOR: CONCRETE SLAB ON GRADE

WALLS: STUCCO

ROOF: SHINGLE

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows;

- (1) **Historic buildings.** A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
 - ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
 - ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
 - ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
 - ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.
- (2) **Historic districts.** A district is of historic significance if it:
- ☐ Represents a significant entity whose components may lack individual distinction; or
 - ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
 - ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.
- (3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:
- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
 - ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

1948 - EARLY POST WWII. THE NATION'S SECOND RECONSTRUCTION PERIOD.

ONLY 14 HOMES REMAIN IN THE NEIGHBORHOOD, THAT WERE BUILT IN THE 1920'S AND 1930'S.

AFTER THE WAR ENDED, CONSTRUCTION IN THE 1940'S AND 1950'S BROUGHT IN WITH MID-CENTURY MODERN DESIGN.

2. Significant Dates (date constructed and altered, if applicable)

BUILT IN 1948

OWNED BY ONE FAMILY

* NO NEW CONSTRUCTION HAS BEEN DONE

3. Significant Persons

FREDERICK L. KESTNER LIVED AT THE HOME FROM 1948 - 1988. DURING WWII, HE WORKED AT WRIGHT'S EXPERIMENTAL, IN PRESTON, N.J. A LARGE PLANT THAT BUILT AIRCRAFT ENGINES FOR THE U.S. AND SOME ALLIES. "ONE OF THE NATION'S BUSIEST MAKERS OF MILITARY HARDWARE" (N.Y. TIMES 6/8/86). WHEN MR. KESTNER DIED, IN 1988, HE LEFT THE HOME TO HIS DAUGHTER AND SON-IN-LAW (THOMAS AND LYNN DUNKERLEY). THOMAS DUNKERLEY WAS THERE UNTIL HE PASSED IN 2015. THE HOME REMAINED IN THE FAMILY'S TRUST UNTIL MY PURCHASE IN 2021.

4. Cultural Affiliation/Historic Period

THE HOME WAS BUILT ONLY 3 YEARS AFTER WWII ENDED. AT THE TIME IT WAS BUILT, THE DON CESAR HOTEL BECAME A VA HEADQUARTERS UNTIL 1969.

(CITED FROM GULF BEACHES HISTORICAL MUSEUM)

THE HISTORICAL DON CESAR HOTEL IS ONLY 13 HOUSES AWAY, 600 FT.

5. Architect

ALFRED M. WATSON (WORK ADDRESS IN 1948: 1529 GRAND CENTRAL, TAMPA)
HIS INFORMATION IS PRINTED ON THE ORIGINAL BLUE PRINTS, SEE ATTACHED.

HE HAD A SHORT BUT IMPRESSIVE AND VARIED CAREER, BECAUSE OF HIS UNTIMELY DEATH. HIS WORK INCLUDED DESIGNING HOUSES, SCHOOL BUILDINGS, CHURCHES, DRIVE-IN THEATERS, AND MORE. ATTACHED ARE SEVERAL NEWSPAPER ARTICLES REGARDING HIS WORK, ALONG WITH HIS OBITUARY.

6. Builder

UNKNOWN

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

*** PLEASE SEE ATTACHED NARRATIVE**

Major Bibliographic References

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.

NARRATIVE DESCRIPTION

Local Historic Designation
Individual Building

Address:

3305 E. DeBazan Ave.
St. Pete Beach, FL. 33706

Owner:

Melissa Kadel

Neighborhood:

Don CeSar Place

I am the very recent owner to the address above, 3305 E. DeBazan Ave., in Don CeSar Place. The neighborhood that was built in unison and has grown alongside the Historical Don CeSar Hotel.

In 1948, architect Alfred M. Watson built this home for Frederick L. Kestner. A classic structure from it's era. Mid-Century Ranch style, concrete slab, with stucco. Interior features include crown molding, arched hallway entry, fireplace, and marble window-sills throughout the home.

The front door faces a direct view to the water of Little McPherson Bayou. Looking right, the home was constructed within sight of the Historic Don CeSar Hotel (Only 13 houses / 600 ft. away, to the grand entry drive of the hotel).

It's in pristine condition. It has a charming shape & design, with a soft yellow exterior color. I had a thorough inspection done, and to quote the inspector, in his words: "it's a tank".

The addresses' name "De Bazan", is linked with The Don CeSar Hotel and the neighborhood's stamp on this area's history. "Don Ce Sar" is named for the hero 'Don CeSar **de Bazan**' in the English opera 'Maritana'.

This was early Post WWII era. Only 14 homes remain in this neighborhood, that were built in the 1920's & 1930's. After the war ended, construction of homes in the 1940's and 1950's brought this Mid-Century Modern design to the area.

In 1948 when the home was built, and WWII had just ended (3 years earlier), it was early Post-WWII. The nation's second reconstruction period, at the beginning of The Cold War. At this time, The Don CeSar Hotel was purchased by the U.S. Government and acted as a convalescent center for Veterans of the war, and which is now on the National Historic Register. The hotel housed "traumatized air force pilots. It was selected as the R&R hospital because it was a quiet and peaceful location. The military established itself in the community and soon became a part of island living. Residents gave their time to visit and socialize with veterans." (Cited by the Gulf Beaches Historical Museum)

The architect Alfred M. Watson had an impressive but short career, due to his untimely death at age 46. His work included designing houses, school buildings, churches, drive-in theaters, and more. Many articles on him are attached, along with the blueprints for this home as well as his informative obituary. Interesting that he built his own home in 1949 (one year later) in Tampa. When he turned around to sell it, only 2 years later, it gained an immense amount of attention according to The Tampa Tribute article (attached). Considered an "outstanding example of contemporary Florida architecture...the home attracted so much attention that more than 700 Tampons attended the open house".

The original owner and his family, from 1948-2021, has not altered the structure, and has kept the home in pristine condition. I would like to honor that. It's a small treasure that should help keep the beauty & extraordinary history of this neighborhood alive.

The original owner who the house was built for, referenced in the blueprints, was Frederick L. Kestner. Prior to moving to FL and before the war had ended, Frederick Kestner was employed at Wright's Experimental in Preston, N.J. This was a large plant that built aircraft engines for The U.S. and Allies. "One of the nation's busiest makers of military hardware" (New York Times, June 8, 1986 article). After the war, Mr. Kestner moved to this property in 1948, and began working locally in the motor industry.

Kestner retired in 1968. When he died in 1988, he left the home to his daughter and son-in-law (Lynn & Thomas Dunkerley).

Still in the family, the house remained unchanged and cared for, as it always was. Lynn (Kestner) Dunkerley later died in 2002. Her husband Thomas Dunkerley was a U.S. Army Veteran who served from 1953-1955. A union plumber after the war. He lived in the home until his death in 2015.

From 2015-2021 the home remained in his family's Trust. It was cared for and visited by the family, but I am the first person to own this home, outside of the lineage of this family, beginning in 1948.

My dream is to maintain this home with a historical designation. I want to help keep the integrity of this neighborhood by honoring the extraordinary historical period and architectural era. From a one-family owned home, to me, it's a very special opportunity to preserve some of that.

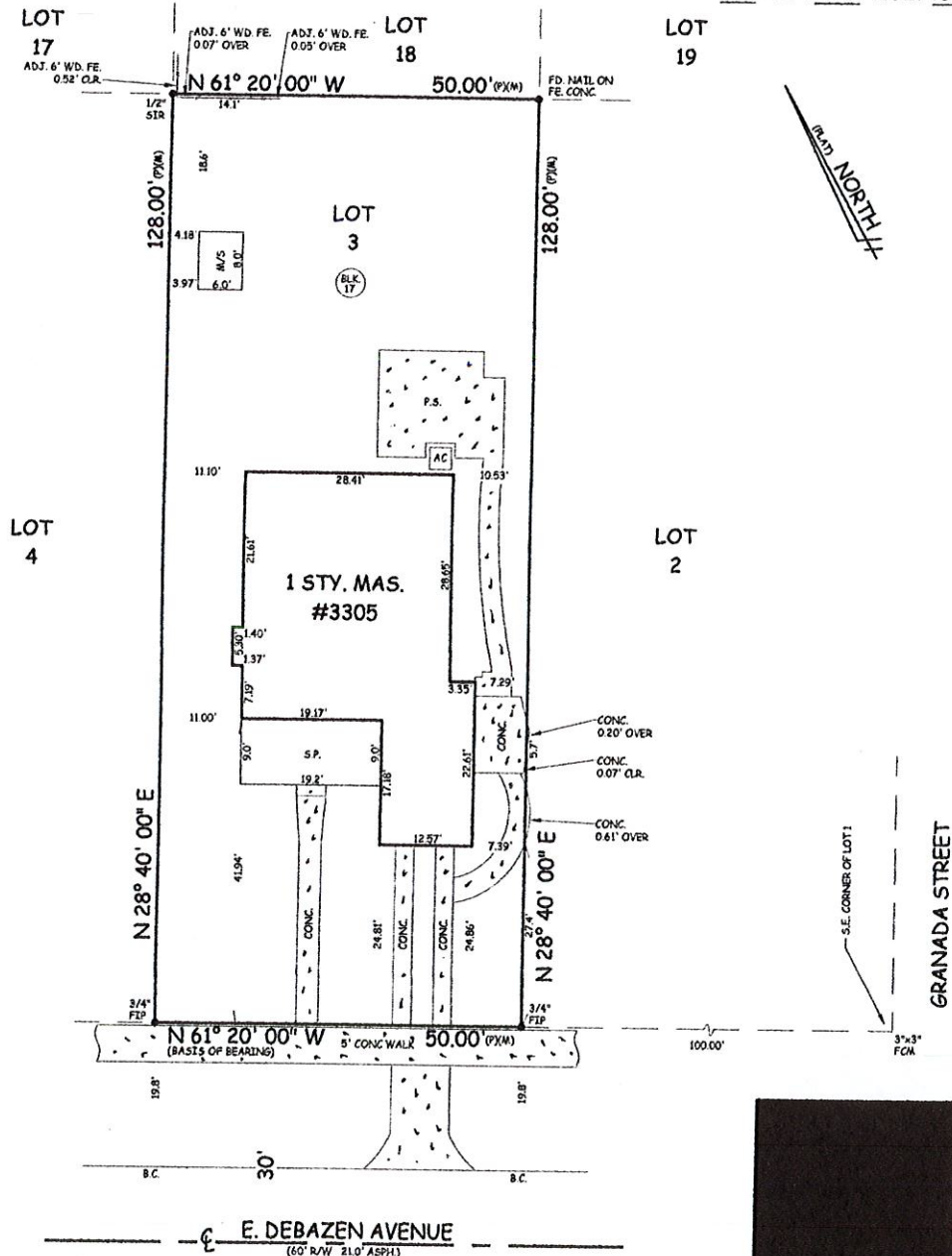
JOB NO.: 210560		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MFB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 4/08/2021			FAX (727) 344-4640

CERTIFIED TO: Linda & Dwayne McAtee and Suzanne & Paul Mortensen

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 07 TWP. 32 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 3, Block 17, DON CE-SAR PLACE, as recorded in Plat Book 13, Pages 15 - 20 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE Comm. Panel No.: 125149 0278 G Map Date: 9/03/03 Base Flood Elev.: 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(ES) I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE. I WAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

LEGEND:	FD - FOUND	R - RADIUS	M/S - METAL SHED	W/W - WING WALL	ESMT.
F.I.P. - FOUND IRON PIPE	N.A.S. - NAIL AND DISK	A - ARC	ALLUM. - ALUMINUM	Q - CENTERLINE	M.H. - MANHOLE
F.C.M. - FOUND CONCRETE MONUMENT	P.O.L. - POINT ON LINE	C - CHORD	W.H. - WATER HEATER	R.W. - RIGHT OF WAY	CONC. - CONCRETE
F.I.R. - FOUND IRON ROD	P.C. - POINT OF CURVATURE	Δ - DELTA	P.S. - PATIO STONE	(P) - PLAT	CUR. - CURB
S.I.R. - SET IRON ROD 1/2" LB #7410	P.T. - POINT OF TANGENCY	R.W. - RIGHT OF WAY	C.P. - CARPORT	(C) - CALCULATION	COL. - COLLAR
P.R.C. - POINT OF REVERSE CURVATURE	P.I. - POINT OF INTERSECTION	8 - NUMBER	P.L. - PLASTER	(D) - DEED	WD. - WIDTH
P.C.C. - POINT OF COMPOUND CURVATURE	-X-X-X- FENCE	MAS. - MASONRY	B.C. - BACK OF CURB	(M) - MEASURED	BLK. - BLOCK
FIN. FLR. - FINISHED FLOOR ELEVATION	FE - FENCE	FRM. - FRAME	E.P. - EDGE OF PAVEMENT	N. - NORTH	6"W. - 6" WIDE
P.R.M. - PERMANENT REFERENCE MONUMENT	C.L.F. - CHAIN LINK FENCE	G.I. - GRATE INLET	E.R. - EDGE OF ROAD	S. - SOUTH	ASPH. - ASPHALT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	A.A.F. - ADJACENT FENCE	C.B. - CATCH BASIN	E.O.W. - EDGE OF WATER	E - EAST	T.T. - OVERHEAD TELEPHONE LINES
	ADJ. - ADJACENT	F.H. - FIRE HYDRANT	T.O.B. - TOP OF BANK	W - WEST	P.P. - POWER POLE
					L.P. - LIGHT POLE

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**07-32-16-21852-017-0030**[Compact Property Record Card](#)[Tax Estimator](#)**Updated October 20, 2021**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MCATEE FAMILY TRUST MCATEE, LINDA TRE MCATEE, DWAYNE TRE MORTENSEN FAMILY TRUST MORTENSEN, SUZANNE TRE MORTENSEN, PAUL TRE 131 GLENSIDE TRL SPARTA NJ 07871-1245	3305 E DE BAZAN AVE ST PETE BEACH

[Property Use:](#) 0110 (Single Family Home)Current Tax District: ST PETE
BEACH (SPB)

Total Living: SF: 920 Total Gross SF: 1,358 Total Living Units: 1

[click here to hide] **Legal Description**
DON CE-SAR PLACE BLK 17, LOT 3

Tax Estimator	File for Homestead Exemption	2022 Parcel Use	
Exemption	2021	2022	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
18922/2218	\$388,100 Sales Query	121030280022	A	Current FEMA Maps	13/15

2021 Final Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$331,692	\$331,692	\$331,692	\$331,692	\$331,692

[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$313,067	\$311,842	\$311,842	\$313,067	\$311,842
2019	No	\$284,961	\$283,493	\$283,493	\$284,961	\$283,493
2018	No	\$257,721	\$257,721	\$257,721	\$257,721	\$257,721
2017	No	\$246,884	\$246,884	\$246,884	\$246,884	\$246,884
2016	No	\$244,754	\$244,754	\$244,754	\$244,754	\$244,754
2015	Yes	\$200,776	\$147,308	\$96,808	\$121,808	\$96,808
2014	Yes	\$162,467	\$146,139	\$95,639	\$120,639	\$95,639
2013	Yes	\$173,217	\$143,979	\$93,479	\$118,479	\$93,479
2012	Yes	\$141,572	\$141,572	\$91,072	\$116,072	\$91,072
2011	Yes	\$149,706	\$149,706	\$99,206	\$124,206	\$99,206
2010	Yes	\$175,005	\$175,005	\$124,505	\$149,505	\$124,505
2009	Yes	\$200,575	\$200,575	\$150,075	\$175,075	\$150,075
2008	Yes	\$261,100	\$261,100	\$210,600	\$235,600	\$210,600
2007	Yes	\$262,100	\$262,100	\$237,100	N/A	\$237,100
2006	No	\$262,700	\$262,700	\$262,700	N/A	\$262,700
2005	No	\$241,000	\$241,000	\$241,000	N/A	\$241,000
2004	No	\$187,100	\$187,100	\$187,100	N/A	\$187,100
2003	No	\$163,500	\$163,500	\$163,500	N/A	\$163,500
2002	No	\$129,000	\$129,000	\$129,000	N/A	\$129,000
2001	No	\$109,600	\$109,600	\$109,600	N/A	\$109,600
2000	No	\$97,100	\$97,100	\$97,100	N/A	\$97,100
1999	No	\$91,700	\$91,700	\$91,700	N/A	\$91,700
1998	No	\$81,300	\$81,300	\$81,300	N/A	\$81,300
1997	No	\$68,100	\$68,100	\$68,100	N/A	\$68,100
1996	No	\$70,200	\$70,200	\$70,200	N/A	\$70,200

2020 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
2020 Tax Bill	Tax District: SPB	Sale Date	Book/Page	Price	Q/U Y/I
2020 Final Millage Rate	17.0318	No recent sales on record			
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.					

2021 Land Information		
Seawall: No	Frontage:	View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	50x128	6200.00	50.0000	1.1663	\$361,553	FF

[click here to hide] 2022 Building 1 Structural Elements [Back to Top](#)

Site Address: 3305 E DE BAZAN AVE

Building Type: Single Family

Quality: Average

Foundation: Continuous Footing Poured

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 1

Living units: 1

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

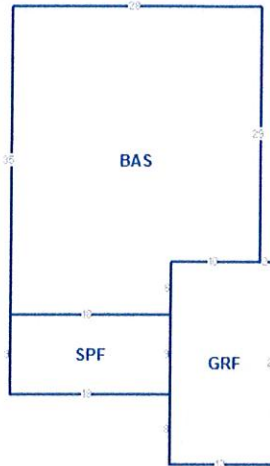
Fixtures: 3

Year Built: 1948

Effective Age: 48

Heating: Central Duct

Cooling: None



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Screen Porch (SPF)	0	162
Garage (GRF)	0	276
Base (BAS)	920	920
Total Living SF: 920		Total Gross SF: 1,358

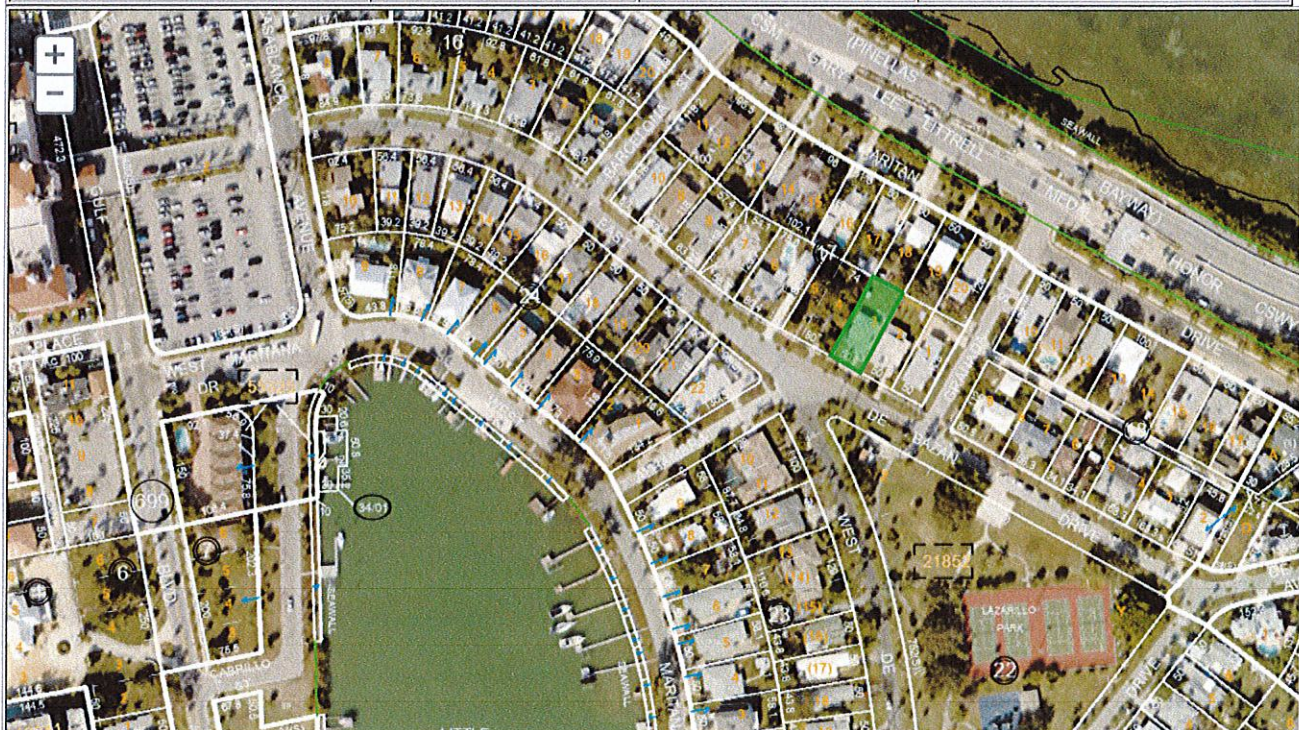
[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$4,000.00	1.00	\$4,000.00	\$1,600.00	1948

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2100516	FENCE	12 Mar 2021	\$1,750
20060098	ROOF	03 Feb 2006	\$6,400





3305 E. DEBAZAN AVE. 33706

(2021)

* THE ORIGINAL OWNERS HAVE KEPT THE HOME PRISTINE



FRONT ↑



BACK ↑



LEFT SIDE ↑



RIGHT SIDE ↑



* INTERIOR

- FIREPLACE
- MARBLE WINDOW SILLS
- ARCHED HALLWAY ENTRY
- CROWN MOLDING



Image capture: Sep 2019 © 2021 Google

St Pete Beach, Florida

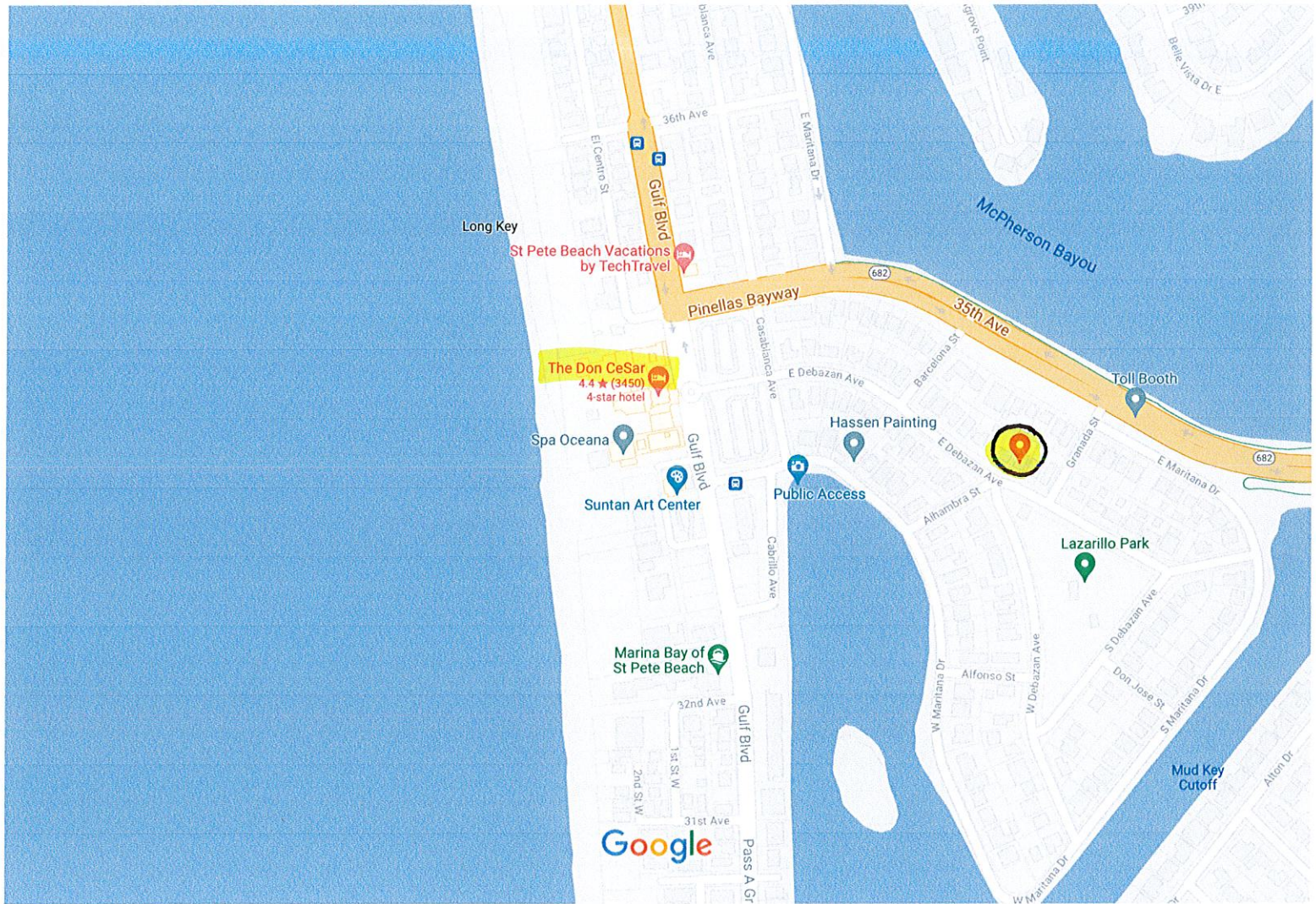
Google

Street View - Sep 2019

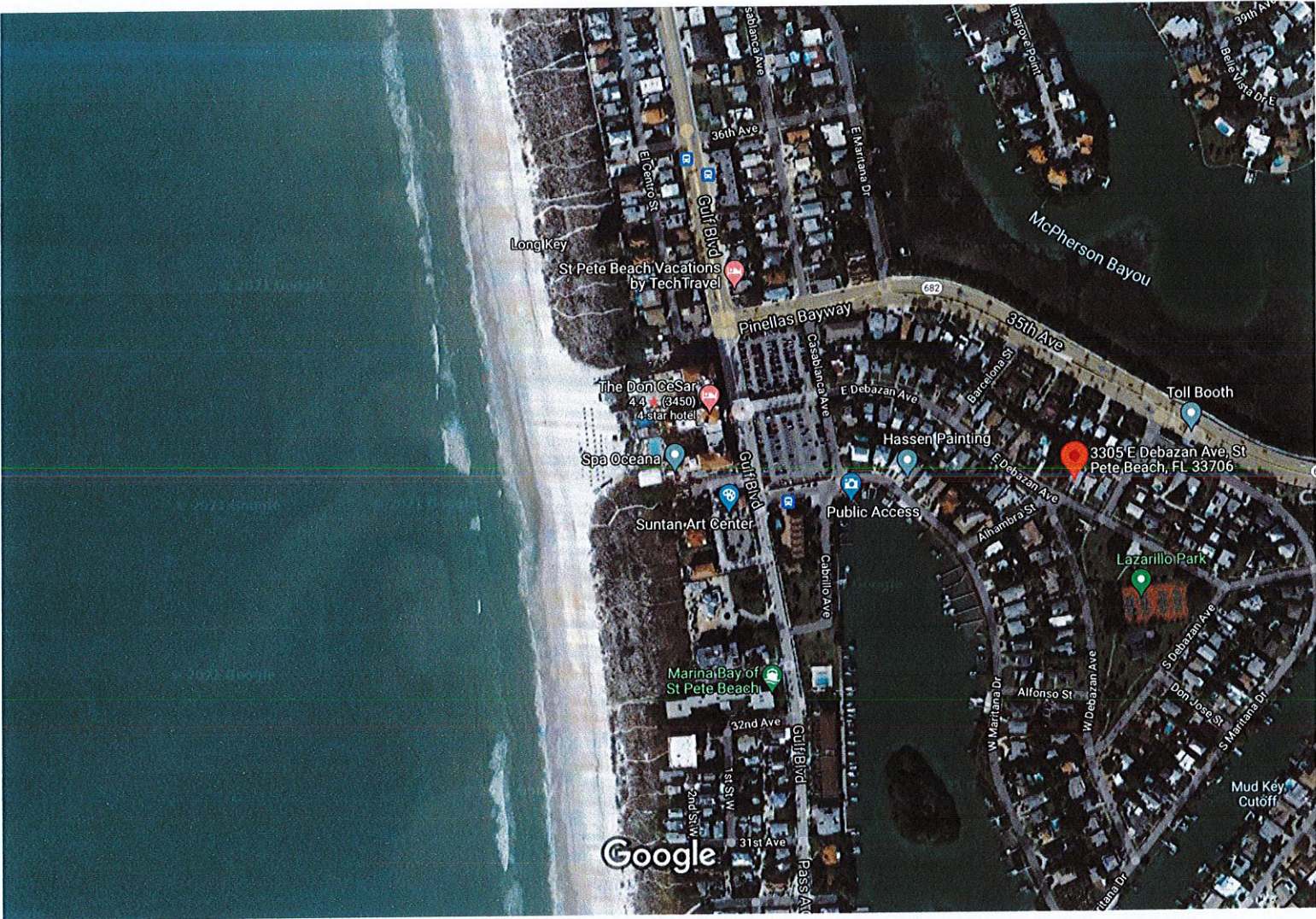


* STREET VIEW FROM
FRONT OF HOUSE.

* DIRECTION: WEST, TOWARDS
THE DON CESAR



✱ AERIAL STREET MAP



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 200 ft

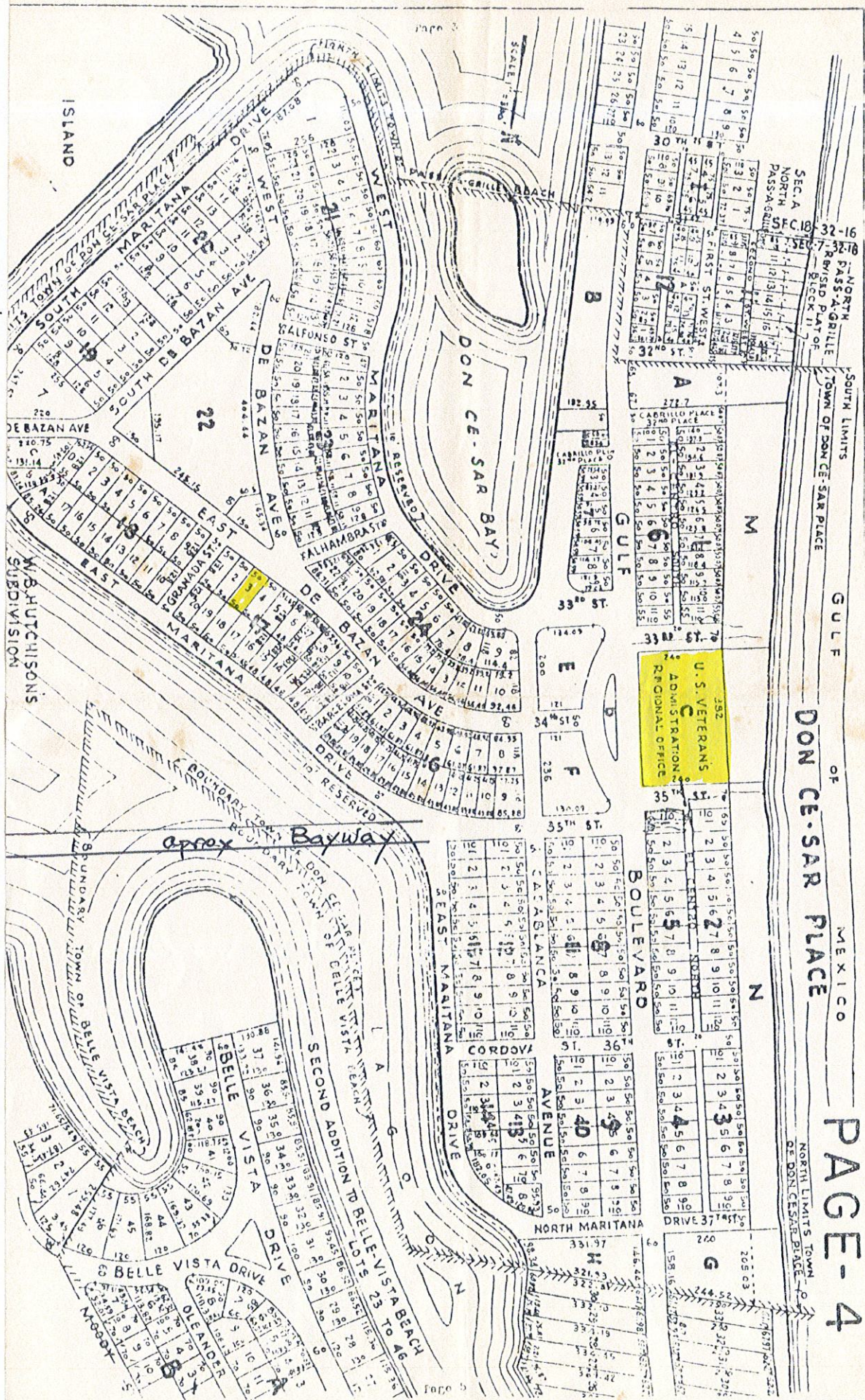


* AERIAL SATELLITE

3305 E Debazan Ave

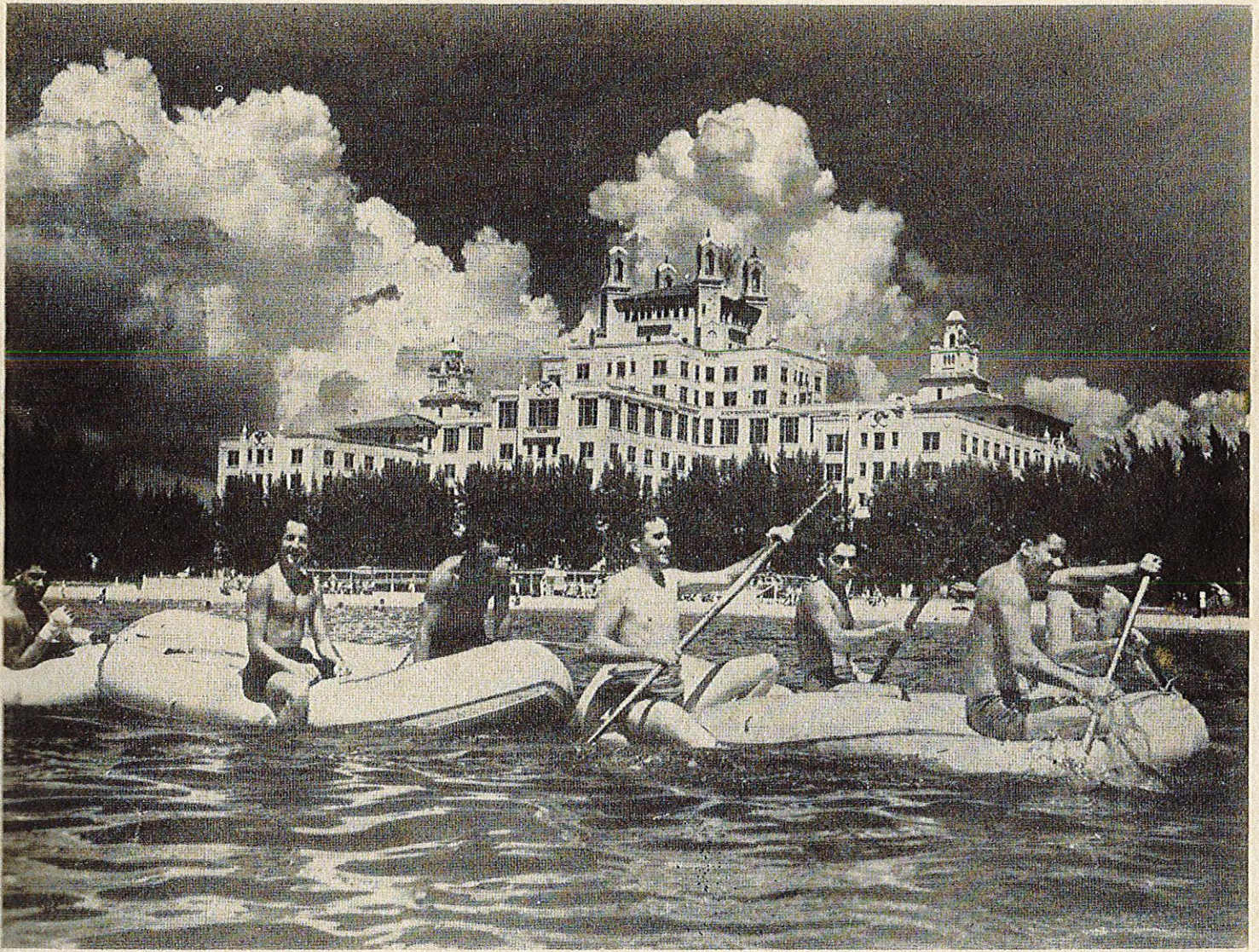
St Pete Beach, FL 33706

Building



* HIGHLIGHTED IS MY ADDRESS, AND THE HOTEL AFTER IT WAS PURCHASED BY THE U.S. ARMY

Don Ce-Sar AAF Convalescent Hospital



DON CESAR (1945)

* THE DON CESAR FRONT DRIVEWAY/BRIDGE IS ONLY 600 FT.
FROM MY PROPERTY'S FRONT DOOR.
3 YEARS BEFORE MY HOME WAS BUILT, WWII ENDED, AND THE
HOTEL SERVED AS A VA HEADQUARTERS / CONVALESCENT HOSPITAL.

Sunday March 19 1950

Over the Causeways

By LORNA CARROLL

Don Ce-Sar Place last week became a full-fledged town, thus increasing island townships to a total of 10.

Selected for its mayor was Miss Florence E. Brown, who probably is the first woman mayor in Pinellas County.

Miss Brown also retained her position as president of the Don Ce-Sar Property Owners Corporation, which will continue to function and which, in a sense, formed the wedge for the new township.

This corporation has accomplished a great deal since it came into being March 24, 1949, just one year ago minus five days.

The corporation was made the assigns of the Thomas J. Rowe Corporation in matter of inspect-



MAYOR BROWN

ing plans and enforcing restrictions. This enables it to bring suit against any violator of deed restrictions. It brought its first law suit January of this year for an attempt to build a duplex. The case was settled out of court the next month, as the owner changed to a one-family house to comply with restrictions.

Another duplex has been changed to a one-family house, also a small house that was a violation was sold this month and moved out of the community.

Worthwhile projects the corporation has undertaken during the past year were financed through \$760 paid in dues and \$623 given in contributions by members.

Much of this money was used for improvements under leadership of Mrs. George Bew. These included clearance of 43 overgrown lots with 45 owners contributing the money. Some of these lots had been covered with jungle and were frequented by rattlesnakes.

Harry Lundberg, Claude Melton and George Gensemer made a small park of the triangle at the foot of 35th Street and the Bay. They also paid for materials to resurface 35th Street from Casablanca Avenue to the Bay. The County did the work.

Murrell Fry and Miss Brown paid for materials for a spillway at the foot of Cordova Street with the County doing the work.

Money was spent to return Don Ce-Sar Beach to the use of property owners as enforced during the life of the late Thomas J. Rowe. A strip of land 100 feet wide between private homes and the Gulf originally was dedicated by Rowe to the property owners. The public had misused this property.

A squad of children, under supervision, cleared the debris. Signs to post the property were erected, and a man deputized to enforce the priv-

acy of the property.

The County scraped the roads and mowed the parkways through the co-operation of Commissioner Andrew Potter.

A uniform house numbering system was adopted to straighten out confusion caused by the irregular shape of the subdivision and by previous haphazard numbering. Copies of the new house numbering system were filed with all agencies needing them.

Concrete street markers now are being made by David Vander Meer, a member of the Don Ce-Sar Property Owners Corporation. They will be planted and painted by community members.

Original members of the board of directors are Miss Brown, president; George Edelstein, vice president; Marion Wooley, secretary; Ralph Brasher, treasurer; and Claude Melton, alternate.

Those recently elected on the board are Miss Brown, president; Miss Grace Connor, vice president; Mrs. H. D. Stack, secretary; Ralph Brasher, treasurer and Howard Mooney, alternate.

* DON CESAR PLACE
HISTORY, 1950

NEWSPAPER/OBITUARY
REFERENCED AT GULF
COAST MUSEUM.

KANE — Robert S. Kane, 84, died Saturday, January 2, 1988, at St. Joseph's Hospital, 4810 Central Avenue, St. Petersburg, 2-4 and 6-8 PM. Mass. will take place at 9:30 AM Wednesday, January 6, at St. John's Catholic Church. Interment will follow in Woodlawn Memory Garden.
BRET FUNERAL HOME/321-3321

KELLY, JAMES P. SR., 90, of St. Petersburg Beach, died Thursday (March 24, 1988) at the Veterans Administration Medical Center at Bay Pines. He came here in 1972 from his native Boston, where he was a tax collector. During World Wars I and II, he served as a captain in the Army. Survivors include three daughters, Mary I. Kelly, St. Petersburg Beach, Alice O'Neill, Rockland, Mass., and Grace L. Gremins, Stoneham, Mass.; a son, James P. Jr., St. Petersburg; seven grandchildren and eight great-grandchildren. Beach Memorial Chapel, St. Petersburg Beach.

KESTNER, FREDERICK L., 81, of 3305 DeBazan Ave., St. Petersburg Beach, died Monday (Feb. 15, 1988) at Edward White Hospital, St. Petersburg. Born in Newark, N.J., he came here in 1945 from Pequannock, N.J. He was a former employee during World War II at Wright's Experimental in Paterson, N.J. For many years he was manager of the body shop at Grant Motors until he retired in 1968. Survivors include his wife, Marion; a daughter, Lynn Dunkerley, Wayne, N.J.; two granddaughters; and two great-grandchildren. Beach Memorial Chapel, St. Petersburg Beach.

* OBITUARY FOR FREDERICK KESTNER,
THE ORIGINAL OWNER WHO LIVED IN THE
HOUSE 1948 - 1988.
THE HOUSE WAS LEFT TO HIS DAUGHTER,
LYNN DUNKERLEY, AND SON-IN-LAW, THOMAS
DUNKERLEY. LYNN DUNKERLEY DIED IN 2002.
THOMAS DUNKERLEY REMAINED IN THE HOUSE
UNTIL HIS DEATH IN 2015.

KRAN
died Thur
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of Mo

FOUND IN THE CITY'S DIRECTORY
6B.00.1722 (1957)

a person or firm.

SEY DAVID J GULF BLVD (S)
SUPER MARKET LAKE DR (S)
KERSTING DR (S)
AV (S)
KERSTNER GAZA G LAGNES ST H12235 N
86TH AV (S)
--RICH D G STUT H12235 N 86TH AV
(S)
KESELESKI HELEN D MRS COUNTRY
ONE HOUR MARTINIZING H9755 N
52D TER
--ROBT A (HELEN D) PLANT SUPT
HUGHES MFG H9755 N 52D TER
KESLINGER CATH M MRS CLK CENTRAL
CINELLAS BANK H11833 N 102D ST
(S)
KESSEL WM E (PATRICIA A) CARP
H11681 N 92D ST (S)
KESSLER CHARLES J (MAE) H17715
GULF BLVD (RS)
--CLEO M R105 110TH AV (TI) APT 4
--ERNEST R (ETHEL V) H131 94TH AV
(TI)
--ESTHER R (WID GEO L) H105 110TH
AV (TI) APT 4
--FRANK C H7285 N 113TH ST (S)
KESSNER JOHN J MEAT CTR A & P R ST
PETE FLA
KESTER DAVID L FORMN M A NEUMANN
CO R ST PETE FLA

KESTNER FREDK L (MARION E) DEPT
MGR GRANT MOTOR H3305 DE BAZAN
AV (ST PB)

* AFTER WWII ENDED, FREDERICK KESTNER LEFT HIS JOB AT WRIGHT EXPERIMENTAL,
IN N.J. BUILDING ENGINES FOR MILITARY AIRCRAFT. IN 1948 HE MOVED
INTO 3305 DEBAZAN, AND WORKED IN THE MOTOR INDUSTRY HERE, UNTIL HIS
RETIREMENT IN 1968. THIS IS ONE ENTRY I FOUND WITH A COMPANY HE MANAGED.

S T. PETERSBURG, Fla. - Thomas Henry Dunkerley III, 81, died peacefully on Wednesday, April 29, 2015, at Suncoast Hospice in Florida, after a short illness. He was surrounded by his loving family.

Mr. Dunkerley was born in Paterson in 1933 and grew up in Totowa. His family owned and operated Dunkerley's Egg Farm on Furler Street. For the past 62 years, he has resided in Wayne and Florida.

Thomas was predeceased by his beloved wife, Lynn (Kestner), of 47 years, who passed in 2002; his parents, the late Thomas H., and Margaret Dunkerley II; his sister, Bernice Dunkerley; and his nephew, Scott Ricker.

Thomas is survived by his daughters, Suzanne Mortensen and her husband, PJ, of Sparta; Linda McAtee and her husband, Dwayne, of Wayne; and his grandchildren, Patrick, Erin, Ryan and his wife, Danielle, Kristin, and Molly. Thomas is also survived by his loving companion, Rita Schultdt.

Tom had a wonderful life; he loved being with his family, traveling, pheasant hunting, fishing, and skiing.

Thomas graduated from the Paterson Vocational School and was a U.S. Army veteran who served from 1953-1955.

He was a member of the American Legion in Maderia Beach, Fla. Thomas was a retired union plumber from Local 24, of 60 years, in West Caldwell.

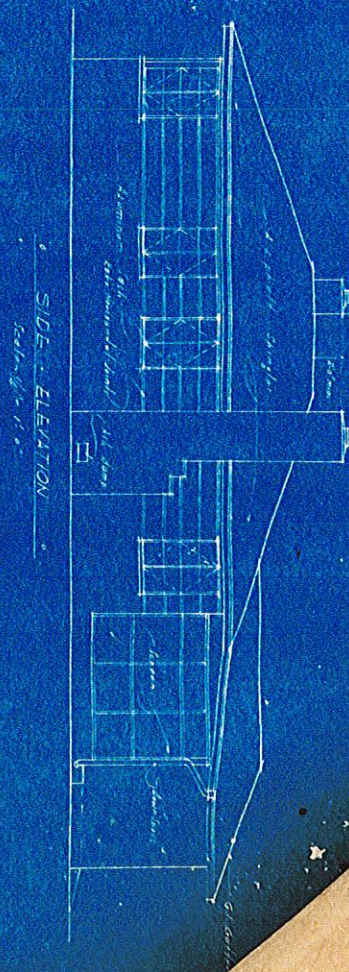
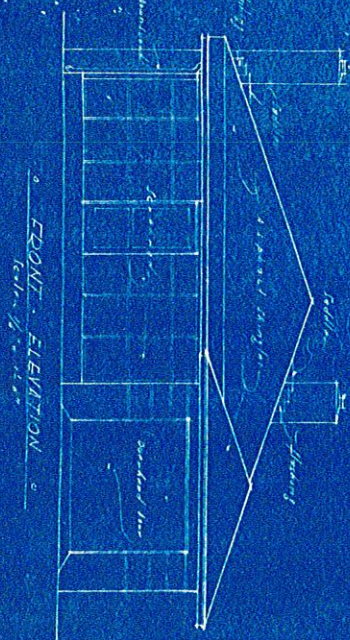
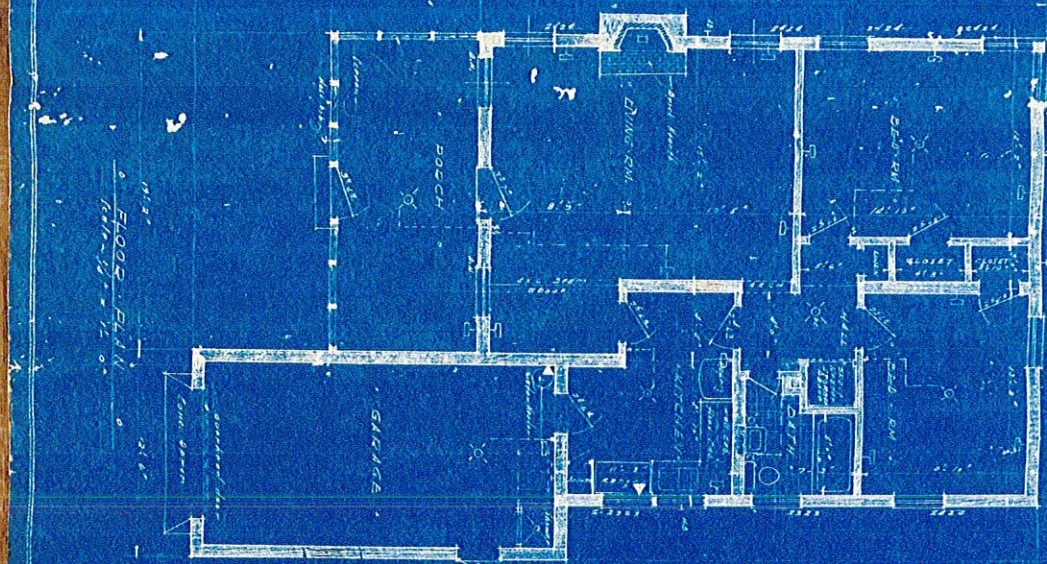
Private funeral services were held on May 30, with Celebration of Life gathering immediately following at his daughter's house for family and friends. Memorial donations can be made to Suncoast Hospice at 5771 Roosevelt Blvd., Clearwater, Fla, 33760.

Published by The New Jersey Herald on Jun. 11, 2015.

To plant trees in memory, please visit the [Sympathy Store](#).

* OBITUARY FOR THOMAS H. DUNKERLEY,
(THE ORIGINAL OWNER'S SON-IN-LAW)
WHO OCCUPIED THE HOUSE UNTIL HIS DEATH (2015)

* I HAVE THE ORIGINAL ARCHITECTURAL BLUE PRINTS



RESIDENCE
 → A. MR. FREDERICK WESTNER
 →
 Allied M. Watson
 Architect
 1559 Grand Central
 Tampa, Fla.
 1927
 1928
 1929

Death Takes A. M. Watson, Architect

Alfred Milnes Watson, 46, architect and engineer and resident of 4305 Beachway Road, died at his home Tuesday morning after a short illness. A native of Coldwater, Mich., he had been a resident of Tampa for 12 years.

Mr. Watson graduated from the University of Michigan in 1928 and was a member of the M Club of the school. He

was also a member of the Palma Ceia Optimists Club, Elks lodge of Tampa, Chamber of Commerce, Florida Association of Architects, American Society of Civil Engineers, Florida Engineering Society, Hillsborough County Zoning Adjustment Board, and chairman of the Beach Park Restriction Committee.



Watson

He is survived by his wife, Mrs. Mary Watson; three children, Fred, Sheila and Lindsay Watson, all of Tampa; his mother, Mrs. Joseph R. Watson of Coldwater, Mich.; two sisters, Mrs. Robert P. Palmer of Highland Park, Ill., and Mrs. John E. Symons of Lansing, Mich.; and three brothers, L. Douglas Watson of Kansas City, Mo., Joseph R. Watson of Coldwater, Mich., and David M. Watson of Saginaw, Mich.

Christian Science funeral services will be conducted Wednesday afternoon at 2 o'clock at the J. L. Reed & Son chapel with interment in Coldwater, Mich.

***OBITUARY FOR
ALFRED M. WATSON,
THE ARCHITECT**

**THE TAMPA TRIBUNE
WEDNESDAY, NOV. 11,
1953**

TAMPA BAY TIMES, SUNDAY APRIL 27, 1947

Alfred Watson, Architect Establishes Local Office

Alfred M. Watson, engineer and architect with main offices in Tampa, has established a local office at No. 11 Arcade building in this city.

Watson, who was associated with McCloskey shipyard in Tampa during the war, is a graduate in architecture from the University of Michigan, a member of the American Society and is licensed in Florida both as an engineer and an architect.

One of the objectives of the new office is to co-operate with Mayor Fred H. Howard's plan to provide new and economical housing for returning GI's.

ADDITIONAL NOTES ON ARCHITECT ALFRED M. WATSON:

Alfred M. Watson moved to Tampa c. 1941, according to his obituary. The article attached above notes that Alfred Watson was associated with the McCloskey Shipyard, which I learned built ships during WWII. There was a moratorium on non essential private construction during the war, so that means he would have only been able to practice between 1945 and his death in 1953. This is such a short time for and architecture practice! It is impressive that he was able to make a mark on the community in that short span.

***Moratorium information referenced in Scholar Commons book:
Vol. 16, Article 13, University Of South Florida.

Announcing the reorganization of
M. Leo Elliott, Inc., Architect
and the formation of the firm of

M. LEO ELLIOTT and ASSOCIATES
Incorporated
ARCHITECTS AND ENGINEERS

M. Leo Elliott
President

Eliot C. Fletcher
Vice President

Alfred M. Watson
Vice President

Penthouse, Citizens Building
Tampa, Florida

ARCHITECT STARTS OWN FIRM HERE

Alfred M. Watson, formerly a partner in the firm of M. Lee Elliott and Associates, announced yesterday that he was establishing his own architectural and engineering offices in the Stovall Professional Building

Watson, a graduate of the architectural college of the University of Michigan, did graduate study at Armour Institute in Chicago. Before joining M. Lee Elliott and Associates, he designed and supervised construction of meat packing plants in Russia and England, planned and constructed airports in Puerto Rico for the U. S. Engineers, and served as assistant chief engineer for McCloskey and Co. shipyard in Tampa.

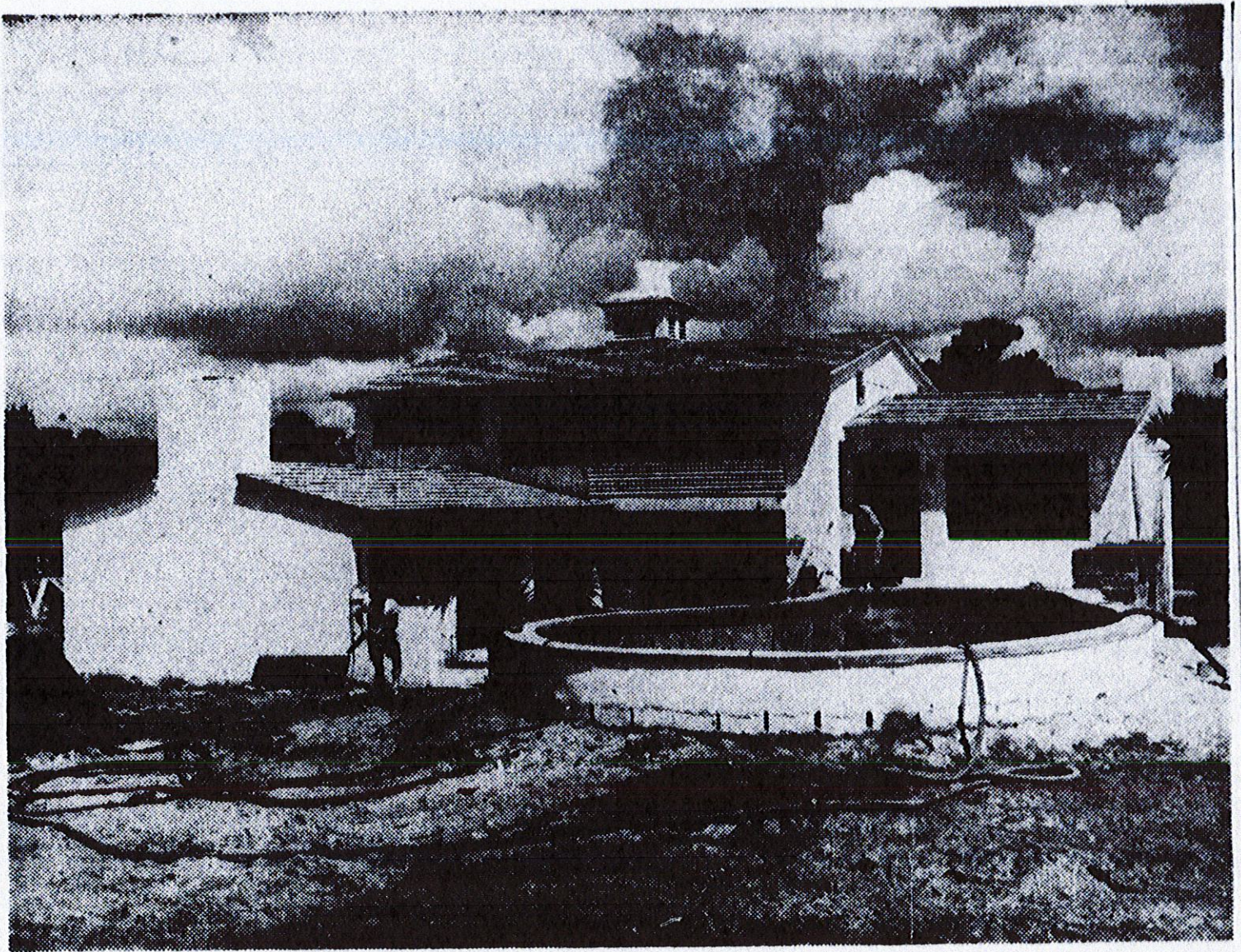
*THE TAMPA TRIBUNE, THURS. SEPT. 5, 1946

27 NEW HOMES TO BE ERECTED IN CLAIR-MEL

A group of 27 homes, costing approximately \$250,000, is being built in Clair-Mel subdivision, west of Dale Marby Hwy., near Swann Ave., by Long Construction Co.

Designed by A. M. Watson, Tampa architect, the homes are being built for International Construction Co., of masonry and frame. The homes are of two and three bedrooms.

The firm plans to build a total of about 65 homes in the subdivision, and will start construction of another unit when work on the first group has been completed.



LOW COST SWIMMING POOL.—Construction of Tampa's first modern low cost swimming pool at the residence of Alfred M. Watson, 401 Royal Poinciana Ave., is shown here. Hoses leading into the pool carry compressed air used in spraying concrete in the interior. Watson said the pool, recently completed, cost considerably less than the \$2500 type recently featured in Life magazine.

Tampan Builds Economical Swimming Pool

Once the luxury of the idle rich, swimming pools in your own yard can now be obtained for approximately the cost of a medium priced car. Mr. and Mrs. Alfred M. Watson and the Watson children demonstrate this . . . they have just splashed in their new pool for the first time.

The Watson pool, in the side yard of their home at 401 Royal Poinciana Ave. in Beach Park, although designed by Watson, a Tampa architect, is similar to the pool shown in Life magazine recently with certain differences in construction to conform with Florida climate and soil.

Featured recently in Florida Builder, state construction magazine, the pool

entails a combination of structural qualities and design offering economy and swimming pleasure.

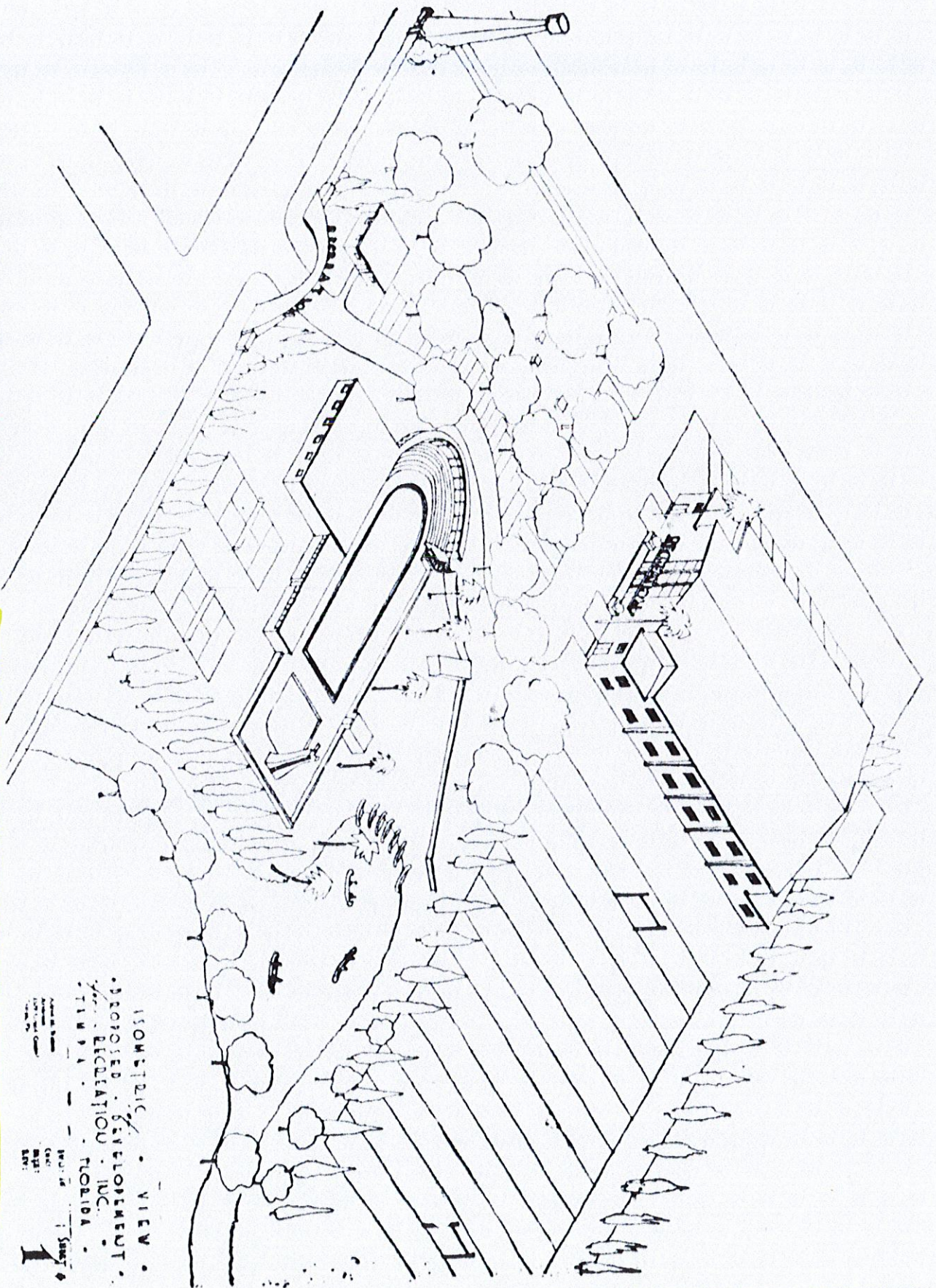
The shape of a kidney bean pinched at one end could describe its shape. The dimensions are 30 feet long, 20 feet wide on the large and 10 feet on the smaller.

A safety edge around the entire pool at a depth of about four feet is provided while it is eight feet deep in the center of the large end. Walls of the pool extend four feet above ground level to provide more depth with less excavating in Florida's wet soil and at the same time cut construction costs.

Watson uses a one-half horsepower electric motor on a 96-foot well for

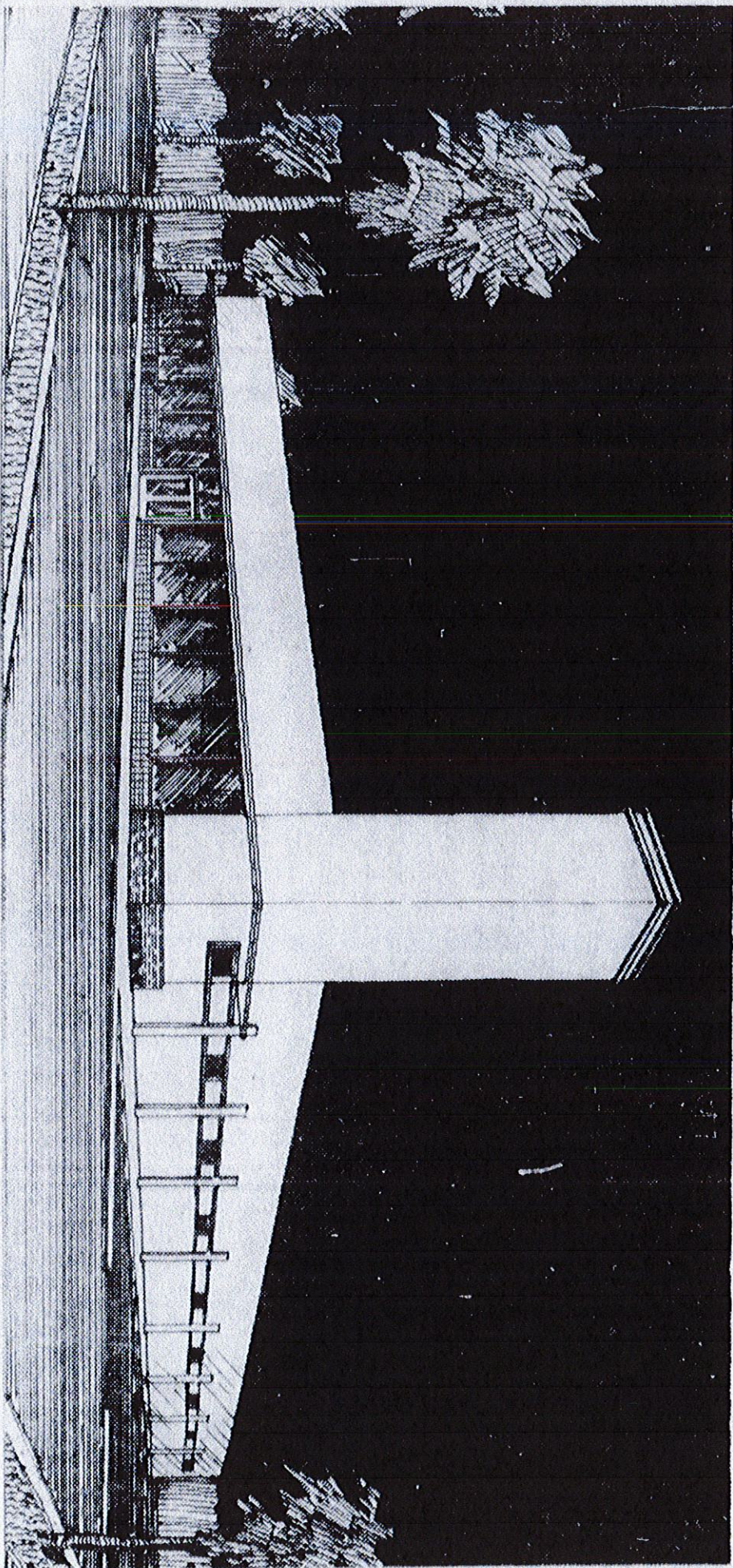
his water supply. A greater part of the water in the pool, that above ground level to provide more depth off. The rest is driven off by reversing the valves in the pump, Watson explained. When the water is drained it will be used for watering the yard, he added.

After the wall of concrete block has been constructed around the excavated round bottom of the pool a wire mesh is placed against the walls and bottom and concrete of special water resistant quality is sprayed on. The pool was built by Tekcrete Co., of Tampa, Watson said the cost was considerably less than the \$2500 pool featured in Life.



NEGRO RECREATION CENTER—Here is architect Alfred M. Watson's isometric view of a new \$95,000 Negro recreation center to be constructed at the corner of 29th St. and 15th Ave. by Henry Hein, contractor. Financed by Recreation, Inc., a corporation, the recreation center will utilize a natural springs swimming pool at the site, and when finished will include a gymnasium, coliseum, picnic grounds and outdoor playing fields. Hein said work will start in the immediate future.

New Super Market To Go Up on Dale Mabry Hwy.



Moreco Properties, Inc., has been issued a County building permit to erect this new super market for the Great Atlantic & Pacific Tea Co. on the east side of Dale Mabry Hwy., between Jetton and Watrous avenues. A. M. Watson, Tampa, is the architect and the contract was awarded to Chester Mabry Construction Co. The building will be of modern design constructed

of concrete block with stucco finish and the most modern equipment for the proper care and handling of food will be installed when the market is completed. A large paved parking lot will be provided for the super market's customers. The new building is expected to be completed about Aug. 15 and the owners plan to build additional stores adjacent to it to form a complete shopping center for the area.

SALE OF THE WEEK—

Architect-Built Beach Park Home Sold to Veterinarian For \$23,250



Dr. Marion R. Avery, Tampa veterinarian, and Mrs. Avery have purchased this four-bedroom home from Mr. and Mrs. Alfred M. Watson.

The home, located at 419 Royal Poinciana in the Beach Park section, was designed and built two years ago by Watson, a well known Tampa architect.

Considered an outstanding example of contemporary Florida architecture, the home features three upstairs bedrooms and one downstairs.

It also contains an outdoor patio and swimming pool and a sun deck on the second floor. A 35-foot jalousied outdoor living room contains a barbecue fireplace.

The home attracted so much interest that more than 700 Tampanians attended the open house when it was first offered for sale.

Dr. Avery came to Tampa two years ago from Leesburg and began his veterinary practice.

The sale was handled by John S. Mitchell, salesman for Leslie H. Blank, Realtor. Stamps on the deed indicated a sales price of \$23,250.

Tampa Builders Tell Plans For \$500,000 Development

Two Tampa builders announced plans yesterday for 64 new homes in North Rosedale, a development near the intersection of Dale Mabry and Memorial Highways.

The homes, with a total value of more than \$500,000, are being built by the Southeastern Corporation operated by Lazar Baker, of Tampa and St. Louis, president, and Earle G. Moore, Tampa realtor, general manager.

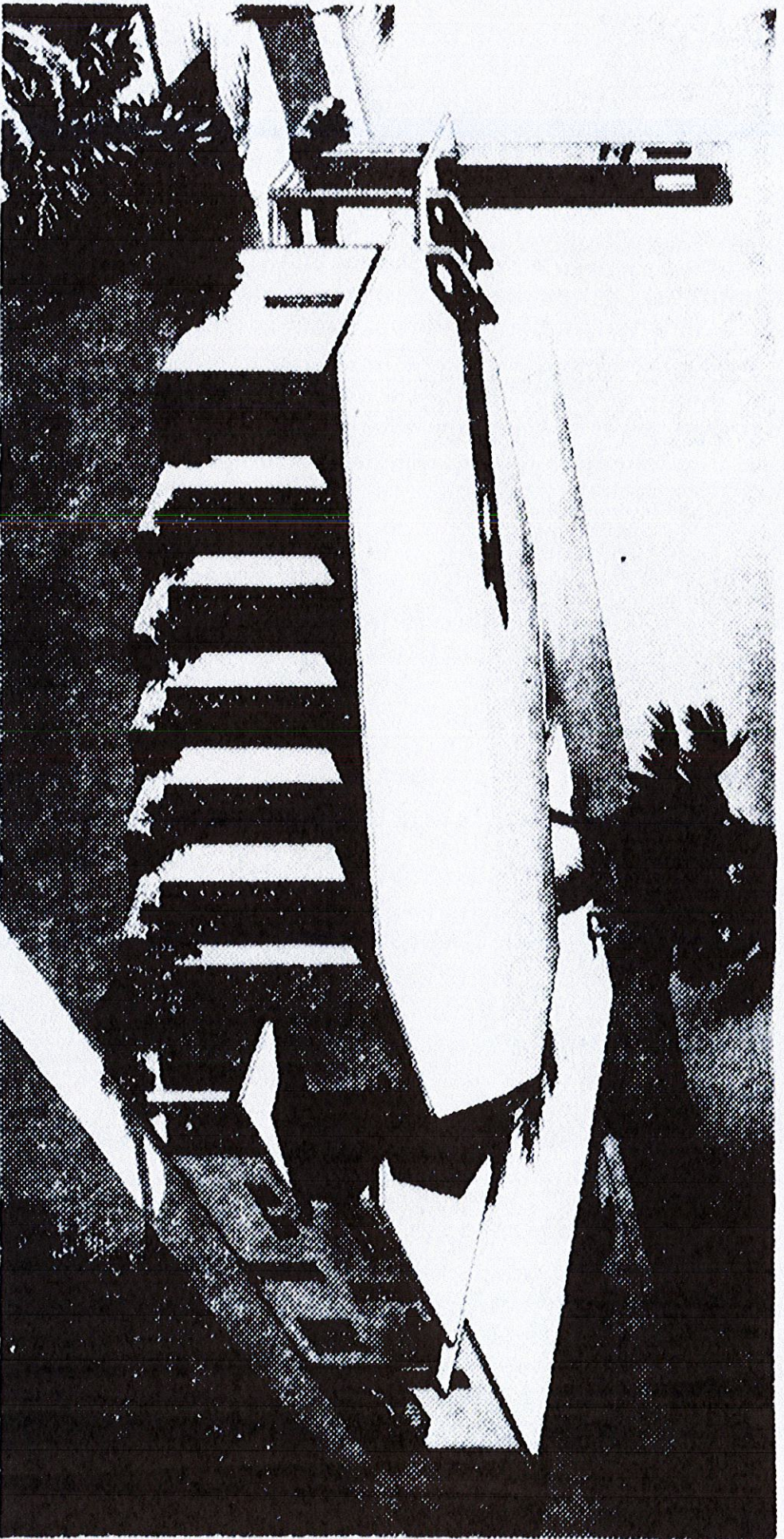
Five of the homes have been completed and ground for another five

will be broken next week, Moore said.

Built to sell in the \$8500 to \$9000 price range, the homes have fully-equipped electric kitchens, asphalt tile covered cement floors, steel casement windows, tile sills and all-tile baths. They were designed by A. M. Watson, Tampa architect, to FHA specifications.

Moore said his company had arranged for enough material to complete the homes unless further curtailments are ordered from Washington.

Modern Lines Feature Proposed Church



The Church of Christ building committee has announced plans for this new church building at Howard Ave. and North B St. The building, containing auditorium, chancel, nursery and offices, will be an addition to the existing building. Alfred M. Watson, architect-engineer and his associates say the structure will be of pink brickcrete with concrete floors and framing. The roof will consist of long span joists with a fireproof gypsum deck, white marble chip roofing and an acoustic tile ceiling. The building will be designed for Winter and Summer air conditioning. This drawing by the architect shows the new trend toward modern, functional lines in church buildings.

Columbus Dr., Dale Mabry To Become Center For Play

Columbus Dr. and Dale Mabry Hwy. is going to turn into a veritable playground for young and old.

Two centers of amusement are being constructed at that busy intersection, which catches much of the beach-bound traffic and Sunday afternoon joyriding.

A new drive-in theater, which will have a feature unique to the Tampa area, is being built near the southeast corner and a new filling station with amusement park is under construction on the southwest corner.

The drive-in theater will introduce a glassed-in, air-conditioned auditorium to seat 200 persons. There also will be space for parking 500 cars in the conventional drive-in manner.

In addition, there will be a nursery and playground for children. A tropical lake in connection with the \$100,000 project is planned for later.

Designed by Architect Al Watson, the screen tower will contain two apartments for theater personnel.

The theater, which will have entrances from both roads, is being built by Carl H. Moseley, Tampa attorney, and J. M. Poindexter, manager of the Floriland outdoor theater, and is expected to be open by Nov. 1.

Also scheduled to open in about three months across the street is a new Super Test filling station and amusement park, which will be moved from the station at 704 13th St.

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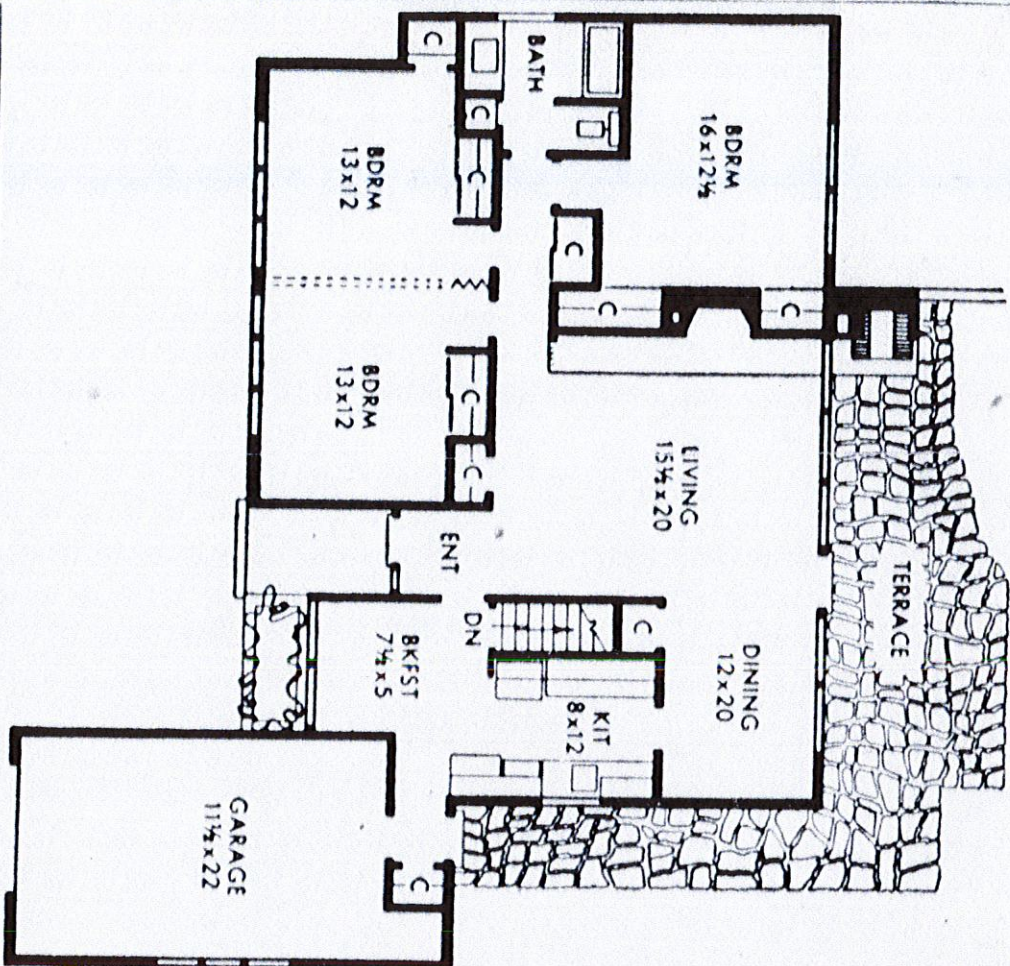
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Sulphur Springs Drive-In Theater Set

A Sulphur Springs riverfront recreation area between Florida and Nebraska Aves. is under consideration.

A 600-car drive-in theater, first of the proposed amusement features, is under construction and is expected to be open around Oct. 1.

Taking advantage of one of Tampa's best-known landmarks, the 300-foot high Sulphur Springs water tower, the theater will be called the Tower Theater. The

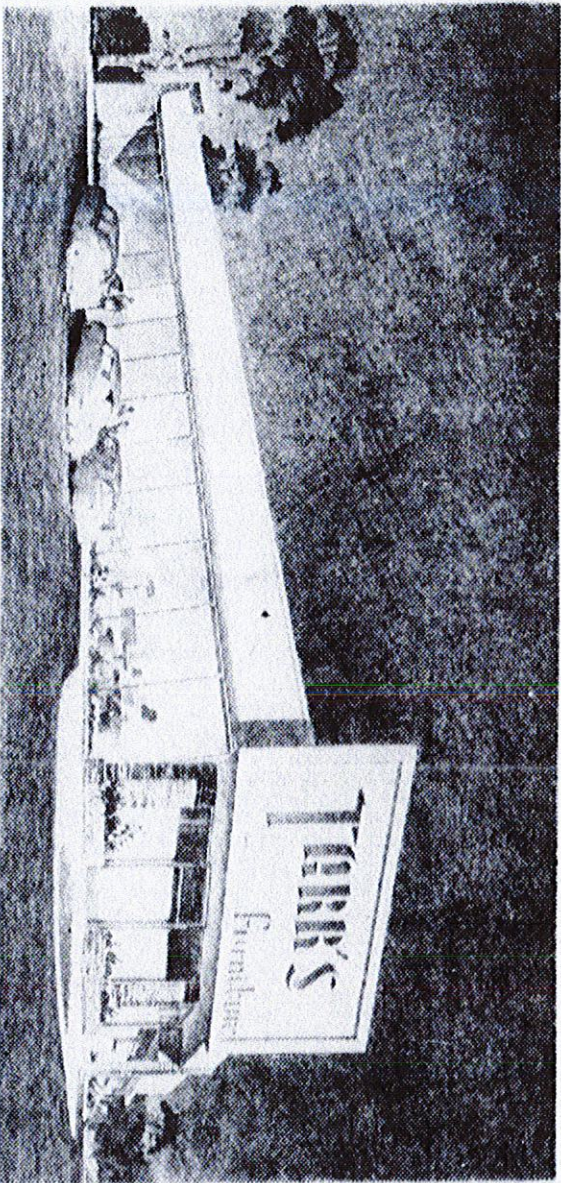
screen will be built behind a 6-story replica of the nearby water tower.

Designed by Architect Alfred M. Watson, the theater will be on Byrd St., just east of the Florida Ave., bridge over the Hillsborough River, which flows behind the theater parking area.

To avoid traffic congestion, theater exits will not empty onto Florida Ave., one of the main north-south arteries. The \$100,000 project is being

handled by the Tower Amusement Corp., composed of Thomas Anz, E. C. Swink, A. M. Crowell and J. D. Harrison, all of Tampa.

Under consideration is a recreation area along the river front, which may see these developments: enlargement of the Sulphur Springs swimming pool, a new skating rink, picnic grounds and boat docks, bowling alleys, miniature car race track and model airplane racing field.



FURNITURE COMPANY'S NEW HOME — This modern \$65,000 building, featuring 140 feet of display windows, is being built as the new home of Tarr's Furniture Store on the northeast corner of DeLeon St. and Henderson Blvd. There will be parking space for 25 cars on the DeLeon side. Tarr's is planning to move from the current location, 509 Tampa St., to the new building by Nov. 1.

Criminal Court To

Boys' Club Lists Personnel Changes

Charles Schmotzer, former pro-gram director of the Ybor City Boys' Club, has been named di-

Sotis had been with the club two years. Other changes in personnel announced by Murphy include:

Furniture Company To Build \$65,000 Store On Henderson

As another example of the trend into the building to be vacated by for downtown stores to move to the suburbs, Tarr's Furniture is building a \$65,000 modern store at the northeast corner of DeLeon and Henderson Blvd.

Tarr's will move from their location at 509 Tampa St. into the new building by Nov. 1.

This move will open the way for a series of other downtown relocation of businesses, which will see Madison Drugs putting its new main dining room in the old Tarr's building.

The Madison Drug and fountain section will move from the corner of Madison and Franklin to the former site of Well-Maas on the corner of Twigg and Franklin.

Then, Marine Bank and Trust Co., at 512 Franklin, will occupy the current location of Madison Drugs. A clothing store will move

Sue Film Company

LOS ANGELES, Aug. 2.—(F)—The widow and two daughters of Dancer Jack Donahue, who died

into the building to be vacated by Marine Bank.

"We believe the trend of furniture stores is to move out of downtown areas, with the traffic and parking problems, out to the suburbs near their customers," said John R. Tarr, vice president of the furniture firm.

He said the new location will place the store in the fast-growing Dale Mabry section at Henderson Blvd. and closer to the Pinellas County resort towns, "which supply a big percentage of our trade."

The new building, designed by Alfred M. Watson, architect, will face 150 feet on Henderson and 80 feet on DeLeon, where there will be parking space for 25 cars.

There will be 12,000 square feet of display area on the property, the lease for which was handled by John S. Mitchell, associated with Leslie H. Blank, realtor.

Also in the building will be an interior decorator department, artist's studio and drapery shop. Of concrete block and brick construction, it will have at least 140 feet of slanting glass display windows.

* THE TAMPA TRIBUNE, SUNDAY AUG. 24, 1952

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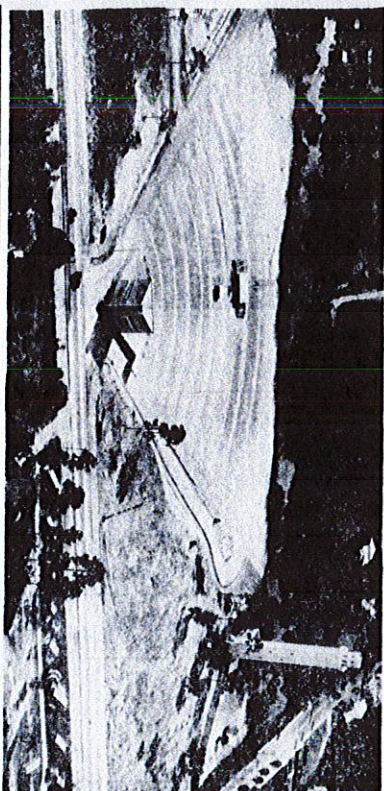
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**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Local Historic Designation (Case No. 22002), Certificate of Appropriateness (Case No. 22003) and FEMA Variance (Case No. 22004)

Property Owner: 2906 PAG, LLC, (Dimitri Artzibushev)

Meeting Date: February 3, 2022

Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owner is requesting Local Landmark Designation (#22002) for 2906 Pass-a-Grille Way along with a Certificate of Appropriateness (#22003) and FEMA Variance (#22004)
SUBJECT PROPERTY	2906 Pass-a-Grille Way Colonial Corp Replat, Block 2, Lots 15 & 16 & N ½ of Lot 17 Parcel I.D. #18-32-16-17316-002-0150
LAND USE / ZONING	RU / RU-2 / PAG, Residential District
YEAR BUILT	Circa 1946
HISTORIC STATUS	Contributing Property to the Pass-a-Grille National Register Historic District.
SURROUNDING AREA	North – Single-family residence constructed in 1994 South – Single-family residence constructed in 1925 East – Pass-a-Grille Way / SF/1946, SF/1934, SF/1940 West – Sunset Way / SF/1952, SF/1925, SF/1925

BACKGROUND and ANALYSIS

This sprawling Mid-Century Modern ranch single-family residence was constructed in 1946 and is a contributing resource in the Pass-a-Grille National Register Historic District.

LOCAL HISTORIC DESIGNATION REQUEST Case No. 22002

Sec. 28.20. - Designation report.

Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) Individual historic buildings or archaeological sites:

a. A physical description of the building or site and its character-defining features accompanied by photographs.

Situated over 2½ lots, this building is a one-story Mid-Century Modern ranch style building that was built in 1946 and is located in the northern portion of the Pass-a-Grille National Register Historic District. The house is stucco over concrete block construction with a low pitch hipped roof with overhanging eaves, large windows with metal casements, a porch, and a carport with a flat roof.

b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

Built in 1946, 2906 Pass-a-Grille Way meets this requirement as identified below:

- It reflects the broad cultural history of Pass-a-Grille and St. Pete Beach.
- It embodies the distinctive visible characteristics of an architectural style, period, and method of construction; and finally,
- It is a contributing property in the Pass-a-Grille National Register District and is listed in Florida Master Site File.

c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.

The residential building appears to be in sound condition. The applicant is interested in upgrading the property in a manner that respects the integrity of the building. A list of the projects proposed to be undertaken are listed in the following section.

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant is not proposing to alter the historical use of the building as a single-family residential structure. However, the applicant is requesting to undertake the following actions:

- Remove and replace the roof with metal;
- Expand the front porch as shown on the attached site plan;
- Enclose part of the carport with a garage and add a hip roof (metal) to match existing hip roof on the residential structure;
- Construct a laundry room addition and butler pantry between the carport/garage and the enclosed porch area on the west side of the property;
- Rebuild the aforementioned enclosed back porch area by elevating the floor approximately eight (8) inches due to flooding issues, increase the overall height of the porch roof by two (2) feet and add a sundeck to the top of the porch;
- Add front circular driveway in the front on Pass-a-Grille Way;
- Remove and replace existing fireplace; and
- Add window treatments (shutters) to the exterior windows.
- Add a pool, pool deck and equipment on the south side of the property.
- Upgrade the landscaping.
- Replace a fallen flagpole.

e. A location map, showing relevant zoning and land use information.

2906 Pass-a-Grille Way is zoned RU-2/PAG, Residential District/Pass-a-Grille Overlay, which is intended for single-family residential use. A locational map showing zoning is included within this staff report.

f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.

Staff recommends that this residential structure be recognized as a locally designated historic property because it is significant as a contributing single-family residential structure that typifies Pass-a-Grille's transition into the Mid-Century Modern architectural era in the northern portion of the historic district. The work being proposed on this building appears to respect the integrity of the building and architectural style.

g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

The photographic record is attached to this designation report within the application.

Sec. 28.22 – Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

(1) Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff Analysis and Recommendation: Staff supports this application to locally designate 2906 Pass-a-Grille Way as an historic building. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural history of Pass-a-Grille and St. Pete Beach.
- b. It embodies the distinctive visible characteristics of an architectural style, period, and method of construction; and finally,
- c. It is a contributing property in the Pass-a-Grille National Register District and is listed in Florida Master Site File.

CERTIFICATE OF APPROPRIATENESS AND RELATED FEMA VARIANCE REQUEST (CASE NOS. 22003 AND 22004)

A Certificate of Appropriateness and Variance from the Floodplain Management Regulations (commonly referred to as the FEMA 50 Percent rule) is being requested to perform work that constitutes a substantial improvement to complete renovations to the property.

The subject property is contributing single-family residential property and is located within the northern portion of the Pass-a-Grille National Register Historic District. The property is described in the local historic designation section of this report. A request for a Certificate of Appropriateness and related FEMA variance is being requested of the necessary modifications is included in this staff report along with the estimated related cost.

The estimated cost of this proposed renovation is \$500,000. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed \$67,195 based on the FEMA 50% rule.

The following is the proposed project list from the applicant:

- Remove and replace the roof with a metal roof;
- Expand and renovate the front porch as shown on the attached site plan;
- Enclose part of the carport with a garage and add a hip roof (metal) to match existing hip roof on the residential structure;
- Construct a laundry room addition and butler pantry between the carport/garage and the enclosed porch area in the rear of the property;
- Rebuild the enclosed back porch area by elevating the floor approximately eight (8) inches due to flooding issues, increase the overall height of the porch roof by two (2) feet, and add a sundeck to the top of the porch;
- Add front circular driveway in the front on Pass-a-Grille Way;
- Remove and replace existing fireplace; and
- Add window treatments (shutters) to the exterior windows.
- Add a pool, pool deck, and pool equipment on the south side of the property;
- Upgrade the landscaping; and
- Replace a fallen flagpole.

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.** *No change in use is proposed. The property will remain a single-family use and be used as it has been used historically.*
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.** *According to the application, the existing historic structure is to remain and continue usage as a residence. The exterior finish will remain and the changes to the exterior appear compatible with the structure and will respect its integrity.*
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 COA request does not add conjectural features or elements from other historic properties.*
4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.** *According to the application, this is understood and will comply.*
5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *According to the application, for example, the screen porch will be restored..*
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.** *According to the applicant, the back porch will be rebuilt with concrete and a stucco finish as is currently existing. The reason for this rebuild is due to frequent flooding because the existing back porch is at grade and water frequently comes into the porch. Also, the front porch is proposed to be extended and the existing hipped roof to be replaced with a hipped metal roof. According to the applicant, this is understood, and they will comply.*

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. *According to the applicant, this is understood, and they will comply.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *According to the applicant, this is understood, and they will comply.*

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. *According to the applicant, this is understood, and they will comply. The additions will match and be compatible with the historic materials.*

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. *According to the applicant, this is understood, and they will comply.*

LDC Sec. 28.18 – Additions and modern equipment, 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.** *According to the application, the whole house will be repainted to match the existing house.*
- 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.** *According to the applicant, this is understood, and they will comply.*
- 3. Additions shall be attached to the rear and/or to the side of the original structure.** *According to the applicant, this is understood, and they will comply.*
- 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, this is understood, and they will comply.*

LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. The variance will not preclude the structure's continued designation as a historic structure. *Staff finds that the variance will not preclude the structure's continued designation as a historic structure. The proposed work to be undertaken is not anticipated to affect the integrity of the structure. The original work to be undertaken exceeds FEMA's 50% substantial improvement rule and includes the renovations listed in the Certificate of Appropriateness (page 4 of this staff report).*

- Remove and replace the roof with a metal roof;
- Expand and renovate the front porch as shown on the attached site plan;
- Enclose part of the carport with a garage and add a hip roof (metal) to match existing hip roof on the residential structure;
- Construct a laundry room addition and butler pantry between the carport/garage and the enclosed porch area in the rear of the property;
- Rebuild the enclosed back porch area by elevating the floor approximately eight (8) inches due to flooding issues, increase the overall height of the porch roof by two (2) feet, and add a sundeck to the top of the porch;
- Add front circular driveway in the front on Pass-a-Grille Way;
- Remove and replace existing fireplace; and
- Add window treatments (shutters) to the exterior windows.
- Add a pool, pool deck, and pool equipment on the south side of the property;
- Upgrade the landscaping; and
- Replace a fallen flagpole.

2. The variance is the minimum necessary to preserve the historic character and design of the original structure. *The work outlined to be undertaken in the application is the minimum necessary to both repair problem areas and damage, as well as an improvement to the livability of the property. The historic character and integrity will be preserved through the work to be undertaken. Several of the listed projects have been listed to inform the Historic Preservation Board of all work to be undertaken, but do not actually require a COA and FEMA variance such as the landscaping, pool, and driveway.*

Sec. 28.14. - Review of requests for variances.

(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

(b) Before recommending that a variance be granted, the historic preservation board shall find that:

1. **The variance shall be in harmony with the general appearance and character of the community.** *Staff finds the request will be in harmony with the general appearance and character of the surrounding community.*
2. **The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety, or welfare.** *Staff finds that the requested variance will not be injurious or detrimental to the public health, safety, or welfare.*
3. **The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.** *Staff finds that the variance being requested is reasonable and necessary to ensure a safe and code compliant building and also to eliminate existing flooding issues with the pack porch area.*

(c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

1. Landscape materials, walls and fences as required buffering.
2. Modifications of the orientation of any openings.
3. Modifications of site arrangements.

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Land Development Code. Staff recommends **APPROVAL** of the proposed Certificate of Appropriateness and FEMA Variance from the floodplain regulations.

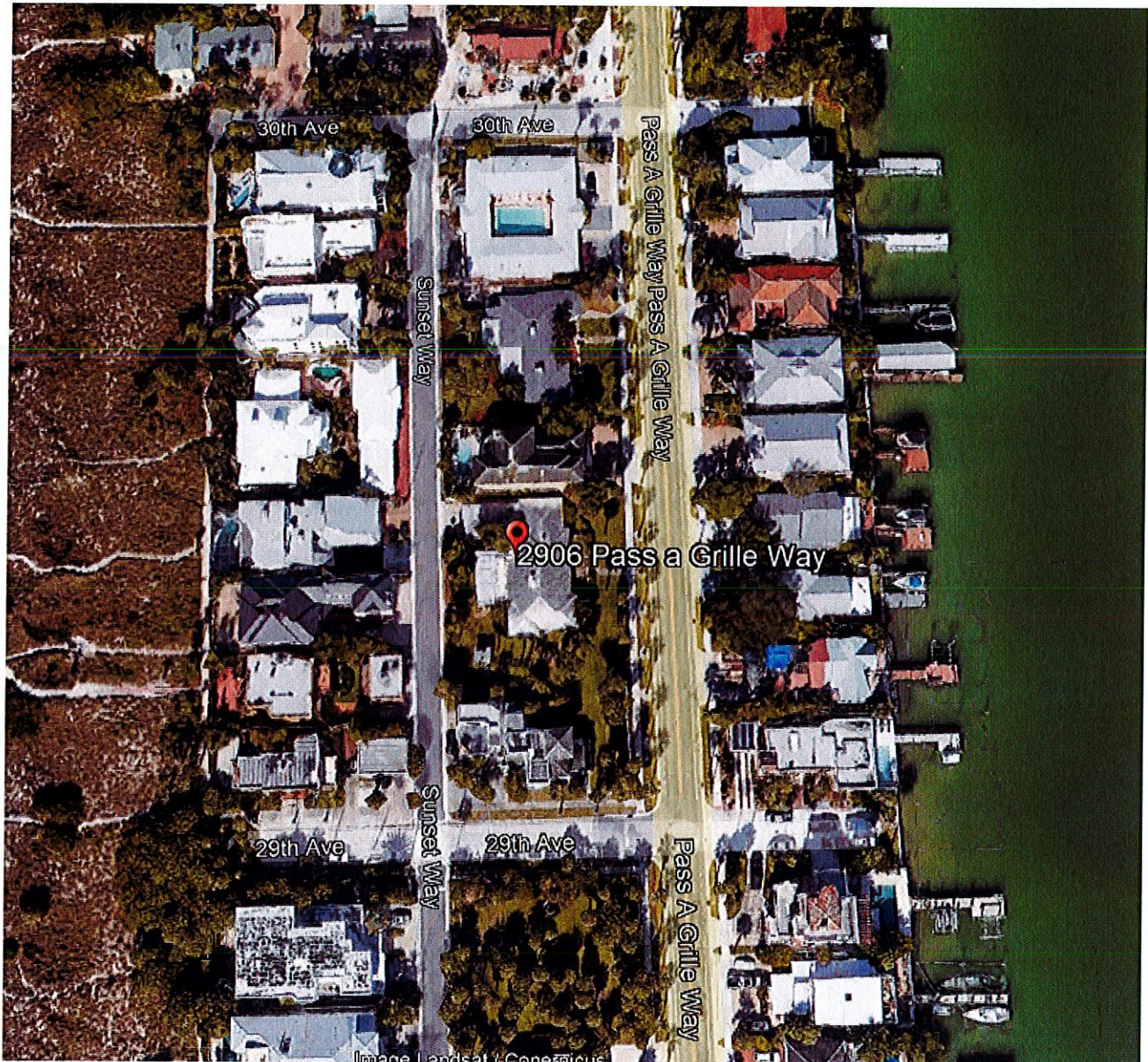
RECOMMENDED ACTIONS:

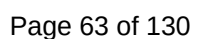
1. **Local Historic Designation:** Staff recommends **APPROVAL** of the requested Local Historic Designation (Case No. 22002) for 2906 Pass-a-Grille Way, a contributing structure in the Pass-a-Grille National Register Historic District.
2. **Certificate of Appropriateness:** Staff recommends **APPROVAL** of the requested Certificate of Appropriateness (Case No. 22003) for 2906 Pass-a-Grille Way as proposed and outlined in the scope of work outlined in the staff report and listed in the FEMA Variance.
3. **FEMA Variance:** Staff recommends **APPROVAL** of the requested FEMA variance (Case No. 22004) from the floodplain regulations for 2906 Pass-a-Grille Way to allow for the scope of work as proposed in the staff based upon the work to be undertaken as outlined herein:

ZONING MAP



AERIAL MAP







Application for Local Historic Designation

GENERAL INFORMATION

Case Number 22002

Property Owner Name & Address

Agent or Representative Name & Address

2906 PAG, LLC

1525 W. Hillsborough Ave.

Tampa, FL 33603

Phone 813-363-9764

Phone _____

Email Address dimitri@firsttampa.com

Email Address _____

Property Address, Legal Description, Parcel ID

2906 Pass-a-Grille Way St. Pete Beach, FL

lot 15 & 16 & 1/2 17 BK 2 Colonial Corp R-Plat

18-32-16-12316-002-0150

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): PI 12668

Florida Master Site File Recorder:

(Name and Title, if applicable): TRE Solutions (consultant) 2015

I (the undersigned) am the legal owner/legal representative of 2906 PAG, LLC located at 2906 Pass-a-Grille Way and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____

Date: 12/22/2021

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

Survey via email

FUNCTION OR USEHistoric Functions

Single family.

Current Functions

single family

DESCRIPTIONArchitectural ClassificationMaterials

concrete block & stucco.

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows;

(1) **Historic buildings.** A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
- ☒ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

(2) **Historic districts.** A district is of historic significance if it:

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☒ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

1946 - Ranch style

2. Significant Dates (date constructed and altered, if applicable)

built in 1946

3. Significant Persons

House was built for Spencer Lucas's mother by his Grandfather who was a lined across on the bulb. The house has been in his family since 1946. We purchased from him 3 years ago due to his death.

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 PI12668

Field Date 1-5-2015

Form Date 3-3-2015

Recorder #

Shaded fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 2906 Pass-a-Grille Way Multiple Listing (DHR only)

Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only)

National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ objectOwnership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
 Address 2906 Pass-a-Grille Way

Cross Streets (nearest / between) 29th Avenue/30th Avenue

USGS 7.5 Map Name PASS-A-GRILLE BEACH

USGS Date 1981 Plat or Other Map

City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County PinellasTownship 32S Range 16E Section 18 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name:

Tax Parcel # 18-32-16-17316-002-0150

Landgrant

Subdivision Name COLONIAL CORP REPLAT

Block 2

Lot 15&16

UTM Coordinates: Zone ☐ 16 ☐ 17 Easting

Northing

Other Coordinates: X: Y: Coordinate System & Datum

Name of Public Tract (e.g., park)

HISTORY

Construction Year 1960 ☒ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private Residence (House/Cottage/Cabin)

From (year): c1960

To (year):

Current Use

From (year):

To (year):

Other Use

From (year):

To (year):

Moves ☐ yes ☒ no ☐ unknown Date:

Original address

Alterations ☒ yes ☐ no ☐ unknown Date: Unknown

Nature Door surround

Additions ☐ yes ☒ no ☐ unknown Date:

Nature

Architect (last name first):

Builder (last name first):

Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style Ranch

Exterior Plan Rectangular

Number of Stories 1

Exterior Fabric(s) 1. Stucco

2.

3.

Roof Type(s) 1. Hip

2.

3.

Roof Material(s) 1. Concrete tile

2.

3.

Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.) 6/6 double-hung wood sash, 4-light metal casements, picture windows

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, metal filigree

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A carport with flat roof and metal posts is attached to the rear elevation.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date

Init

KEEPER - Determined eligible:

☐ yes ☐ no

Date

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Concrete 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) The central-leaf door has an original metal filigree storm door. A Colonial Revival-style surround has been added.

Porch Descriptions (types, locations, roof types, etc.) An incised porch is located on the facade and is bounded by a walled courtyard. A screened-in porch is attached to the rear elevation.

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource This sprawling ranch house features a stuccoed exterior, low-pitched hipped roof with overhanging eaves, large windows with metal casements, and an incised porch with courtyard that extends off the facade with a concrete and metal wall.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building is a contributing resource in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

- ❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

34

Pass-a-Grille Historic District Expansion

EMSE #	Address	Built Date	Style	Con/Non
8PI 1,301 2809	Pass-a-Grille Way	1949	Craftsman/Bungalow	C
8PI 11,353 2811	Pass-a-Grille Way	1941	Split Level	C
8PI 1,300 2812	Pass-a-Grille Way	1928	Mediterranean Revival	C
8PI 1,300 2812	Pass-a-Grille Way		Outbuilding	C
8PI 1,300 2812 ^{1/2}	Pass-a-Grille Way		Outbuilding	C
	2815	Pass-a-Grille Way		NC
8PI 1,301 2817	Pass-a-Grille Way	1928	Mediterranean Revival	C
8PI 1,302 2900	Pass-a-Grille Way	1928	Mediterranean Revival	C
8PI 1,302 2900	Pass-a-Grille Way		Outbuilding	C
8PI 1,303 2901	Pass-a-Grille Way	1926	Mediterranean Revival	C
8PI 11,354 2903	Pass-a-Grille Way	1941	Ranch	C
8PI 11,355 2905	Pass-a-Grille Way	1937	Colonial Revival	C
8PI 11,356 2906	Pass-a-Grille Way	1946	Ranch	C
	2908	Pass-a-Grille Way		NC
8PI 11,357 2910	Pass-a-Grille Way	1949	Ranch	C
	2912-14	Pass-a-Grille Way	Post 1957	NC
8PI 11,314 3000	Pass-a-Grille Way	1939	Frame Vernacular	C
8PI 11,358 3002	Pass-a-Grille Way	1949	Masonry Vernacular	C
	3002	Pass-a-Grille Way	Outbuilding	NC
	3006	Pass-a-Grille Way	Outbuilding	NC



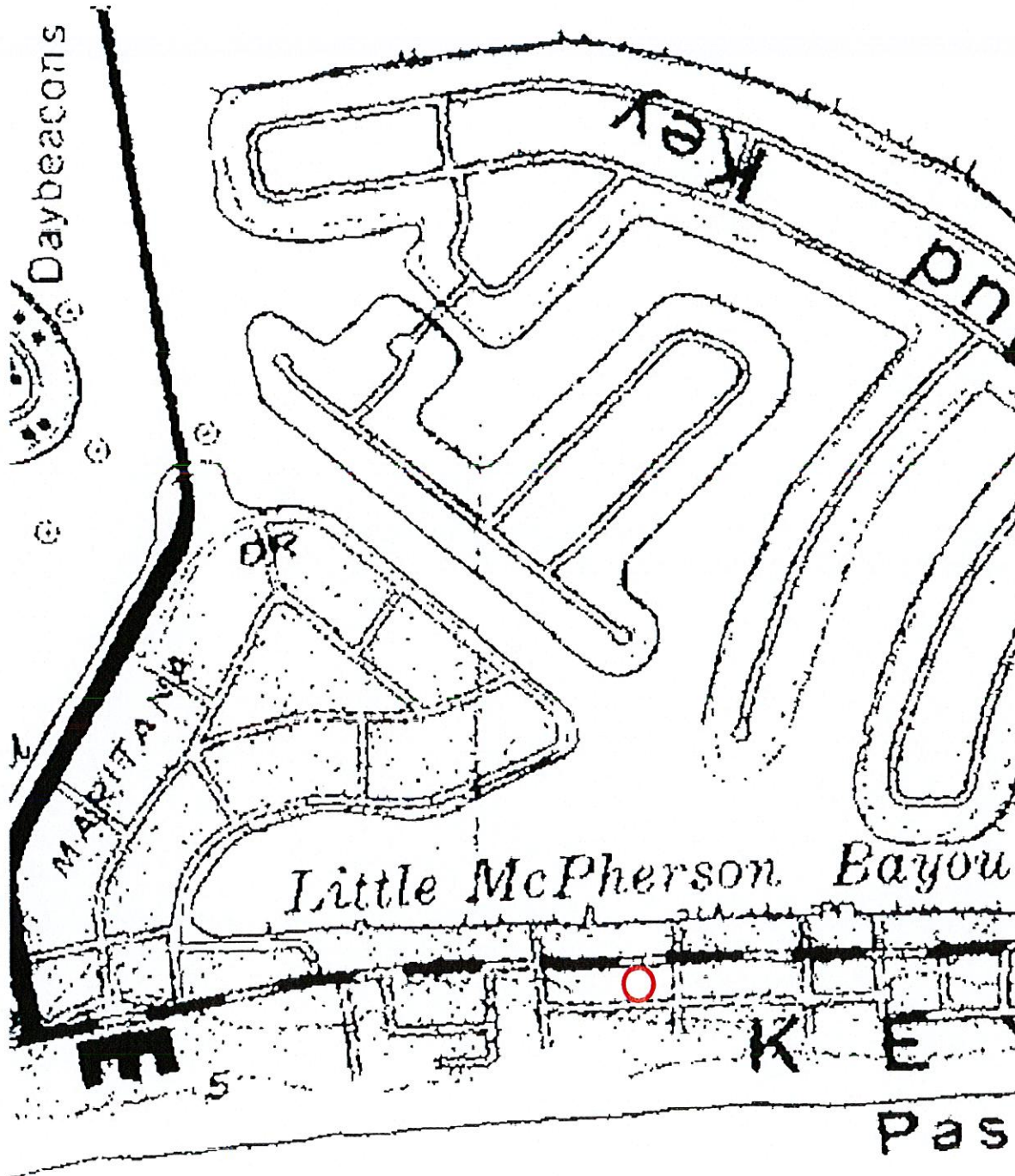
Pass-a-Grille_2008_P112668_01



Pass-a-Grille_2008_P112668_02



Pass-a-Grille_2008_P112668_03



Address: 2906 PASS-A-GRILLE WAY

Site #8PI12668



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.



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 22003

Property Owner Name & Address

Agent or Representative Name & Address

2906 PAG, LLC
1525 W. Hillsborough Ave.
Tampa, FL 33603

Phone 813-363-9764

Phone _____

Email Address dimitri@firsttampa.com

Email Address _____

Property Address, Legal Description, Parcel ID

2906 Pass-a-Grille Way, St. Pete Beach, FL.

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 Roof to be removed and replaced.

PROPOSED USE

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

Estimated Cost of Work: _____

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.

The property will be used as it was historically intended, as a single family residence.

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 exterior finish will remain other than the concrete tile roof will be replaced with metal.

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.

Concrete will replace the fallen flag pole.

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

yes - understand and will comply.

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

yes, porch will be rebuilt with concrete block finish as currently.

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.

✓ understand and will comply

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.

understand and will comply

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

understand and will comply

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 additions will match and be compatible with historic materials

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.

correct, understand and will comply

LDC Section 28.18 – Additions and modern equipment, 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 whole house will be painted to match

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.

understand and will comply.

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

correct - understand and will comply

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.

understand and will comply

Please give an overview of the proposed work on the following systems.

(Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

Exterior material/siding

stucco / metal roof

Windows

replace window to meet hurricane standards in the remodel area.

Doors

planning to keep front door, adding garage door and sliding glass doors to the porch

Roofing

metal & modified bitumen

Entrances/Porches

South elevation to have glass folding doors

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

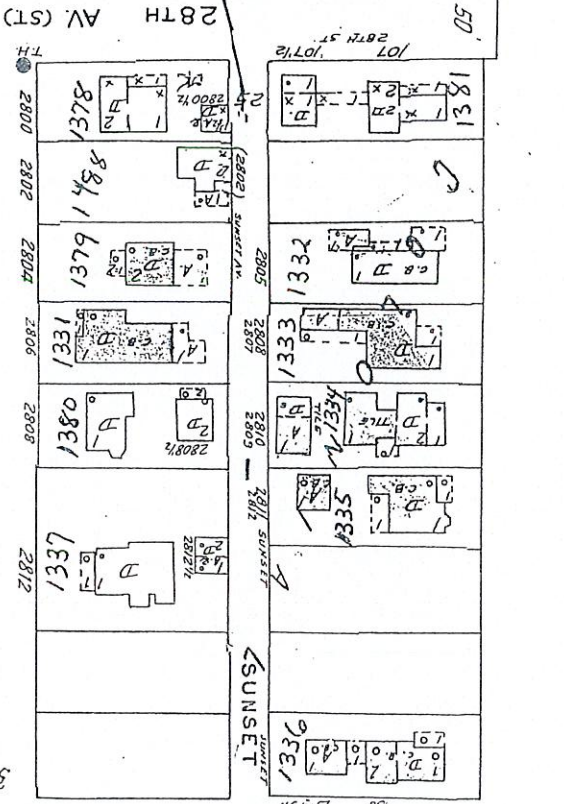
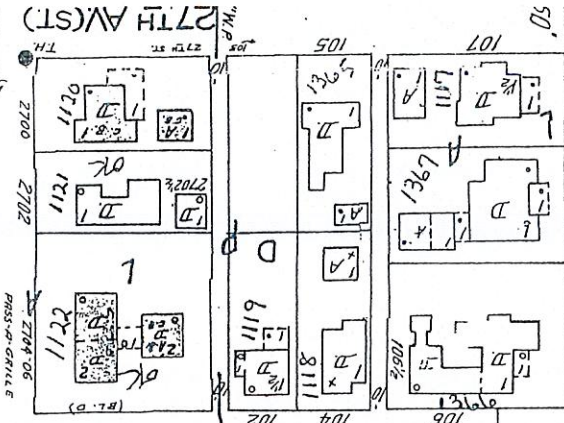
Date





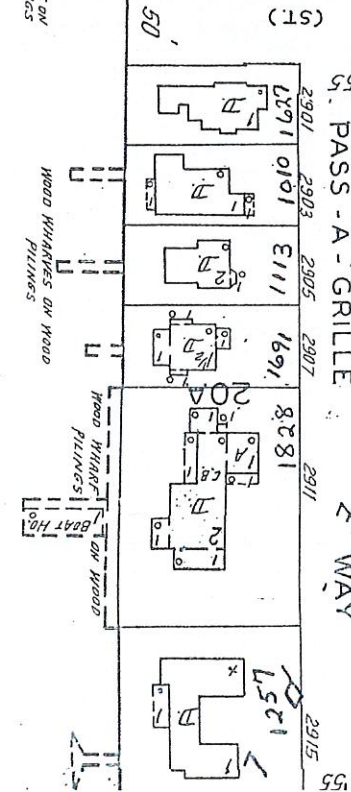
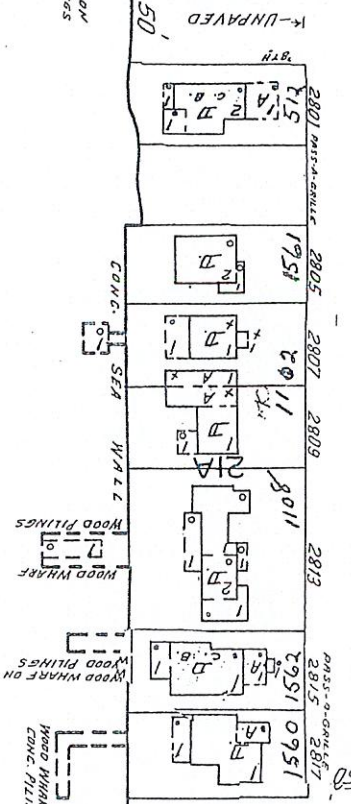
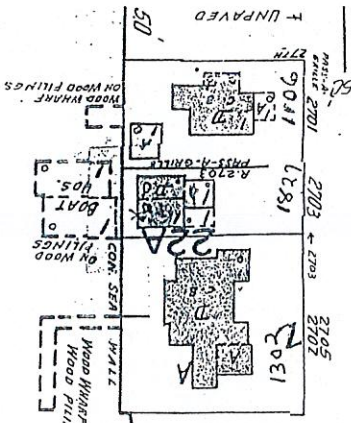
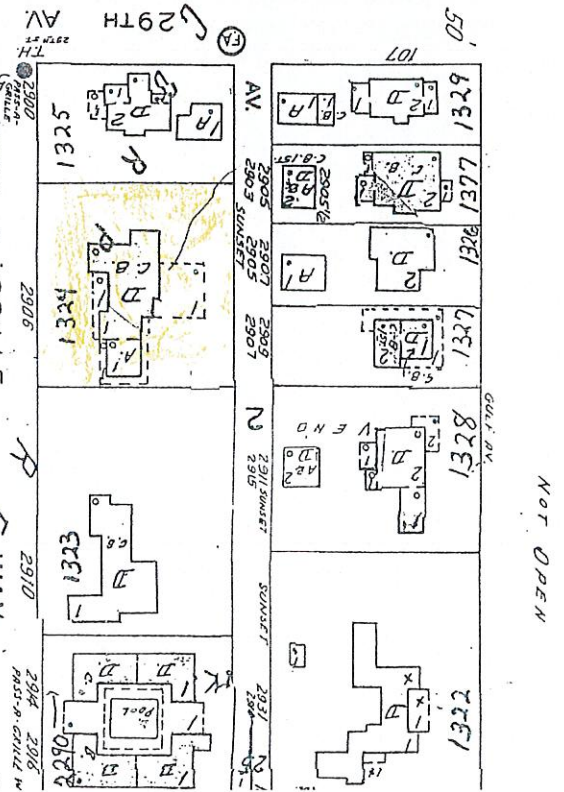
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2705 GULF



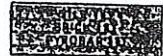
GULF WAY (AV.)

NOT OPEN

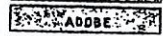


B O C a C i e d a B a y

KEY



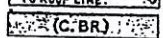
Fire proof construction.
(OR FIRE RESISTIVE CONSTN)



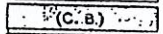
Adobe building.



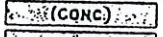
Stone building.



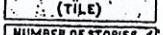
Concrete, lime, cinder or
cement brick



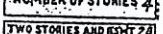
Hollow concrete or cement block constn



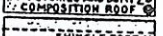
Concrete or reinforced concrete constn



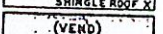
Tile building.



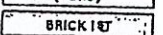
Brick building with frame cornice.



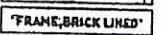
" " " stone front.



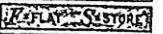
" " " frame side.



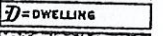
Brick veneered building.



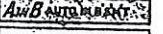
" and frame building.



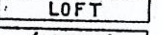
Frame building, brick lined.



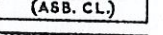
" " metal clad.



Frame building.



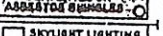
Iron building.



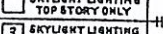
Tenant building occupied by
various manufacturing or occupancies



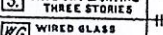
Frame building covered with asbestos



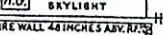
Brick building with brick or metal cornice.



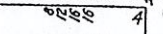
Fire wall 6 inches above roof.



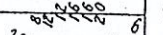
" " " 12 " " "



" " " 18 " " "



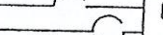
" " " 36 " " "



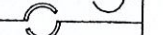
Figures 8, 12, 16 indicate thickness
of wall in inches.



Wall without opening and size in inches.



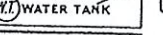
Wall with openings on floors as designated.



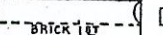
Opening with single iron or tin clad door.



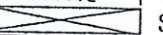
" " double iron " " " doors.



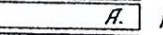
" " standard fire doors.



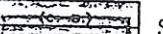
Openings with wired glass doors.



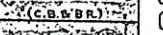
Drive or passage way.



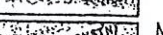
Stable.



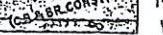
Auto. House or private garage.



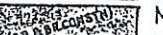
Solid brick with interior walls of
C.B. or C.B. and brick mixed.



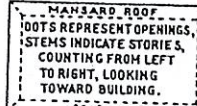
Mixed construction of C.B. and brick
with one wall of solid brick.



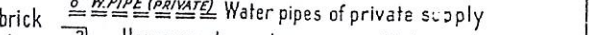
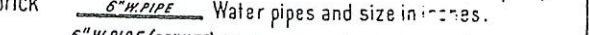
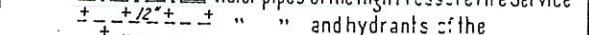
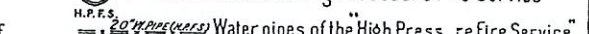
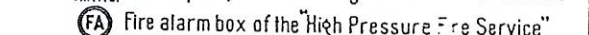
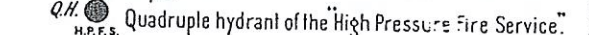
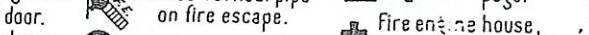
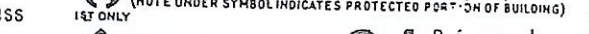
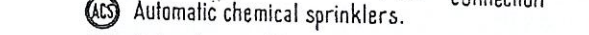
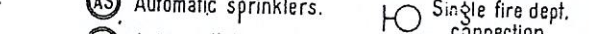
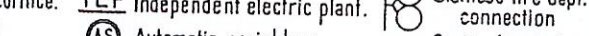
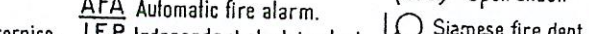
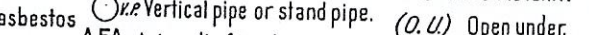
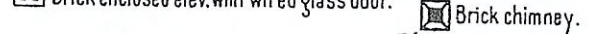
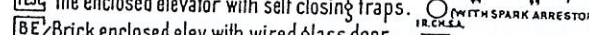
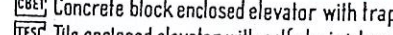
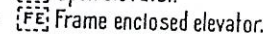
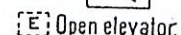
Mixed construction of C.B. and brick
with one wall faced with 4" brick.



Mixed construction of C.B.
and brick throughout.



Window opening in first story.
Window openings in second and third stories.
Window openings in second and fourth stories.
Windows with wired glass.
Windows with iron or tin clad shutters.
Window openings tenth to
twenty-second stories.



24 Reference to
adjoining
page.

+ Fire engine house,
as shown on key map.

⊙ Fire pump.

(36) Under page number
refers to corresponding
page of previous edition.

H.P.F.S. High Pressure Fire Service

20" W.P. (H.P.F.S.) Water pipes of the High Pressure Fire Service

+ " " and hydrants of the
High Pressure Fire Service as shown on key map.

6" W.P. Water pipes and size in inches.

6" W.P. (PRIVATE) Water pipes of private supply

2 House numbers shown nearest to buildings are
official or actually up on buildings.

0 Old house numbers shown furthest from buildings.



Application for FEMA Variance

GENERAL INFORMATION:

Case Number 22004

Property Owner Name/Address

Agent or Representative Name/Address

2906 PAB, LLC
1525 W. Hillsborough Ave
Tampa, FL 33603

Phone 813-363-9764

Phone _____

Email dimitri@firsttamp.com

Email _____

Property Address, Legal Description, Parcel ID: 18-32-16-17316-002-0150

2906 Pass-a-Gaille Way. St. Pete Beach
lots 15 & 16 & N 1/2 of 17 Bk 2. Colonial Corp Plat

Current Zoning: _____ Current Land Use: _____ Lot Area: _____

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

If yes, provide the case number(s) _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Rebuild the porch structure to raise the roof approx. 2 feet - add sun deck
enclose part of carport with a garage, add a hip roof (metal) to match
add new laundry room between carport and porch
extend the front porch across the front of main structure
Add front circle drive from Pass-a-Gaille way.
add window treatments to exterior windows (shutters)

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

add pool and equipment bldg with changing area
replace existing fireplace
replace roof with metal

 12/22/2021
Signature of Applicant/Authorized Agent and Date



FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following and initial each of the statements below. If you do not understand any of these, staff will explain them to you.

MA I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

MA On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

MA I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

MA I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

MA I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

MA I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

(1) The variance will not preclude the structure's continued designation as a historic structure.

(2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

MA I have been notified in writing from the Community Official about the NFIP flood insurance Implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

 12/22/2021
Signature of Applicant/Authorized Agent and Date

Lynn Rosetti

From: dimitri@firsttampa.com
Sent: Tuesday, January 25, 2022 9:54 AM
To: Lynn Rosetti
Subject: 2906 Pass a Grille Way

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Lynn,
Please find my revised estimate for the above referenced property.

The total cost estimate is approximately \$500,000.
The project will include replacing the roof, exterior window treatments, renovating both porches and fireplace, closing in a garage adding a laundry room, front driveway, pool, hardscape and landscaping.

Respectively,

Dimitri Artzibushev, CCIM
Broker

Artzibushev & Company, REALTORS.

1525 W. HILLSBOROUGH AVENUE
TAMPA, FLORIDA 33603
PH. 813-237-0529
FAX 813-237-2587



www.firsttampa.com/artzico

Note: The information contained in this message and any attachments may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, copying, or other use of this communication or any of its attachments is strictly prohibited. If you have received this communication in error, please notify the sender immediately by replying to this message and deleting this message, any attachments, and all copies and backups from your computer. If you have received this communication in error and are unable to reply to this message, please notify the sender immediately by telephone at (813) 237-0529.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

2906 P A G LLC
1525 W HILLSBOROUGH AVE
TAMPA FL 33603-1207

02 Dec 2021

Re: 18-32-16-17316-002-0150 Situs: 2906 PASS A GRILLE WAY

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): \$114,232; Extra Features: \$3,347; and Land: \$1,178,511. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): \$134,391; Extra Features: \$3,938; and Land: \$1,386,484.

The preceding value allocation to the structure would allow improvements not to exceed \$67,195 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2021 Interim Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2021. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

**OFFICE OF THE
FLOODPLAIN
ADMINISTRATOR**

MEMO

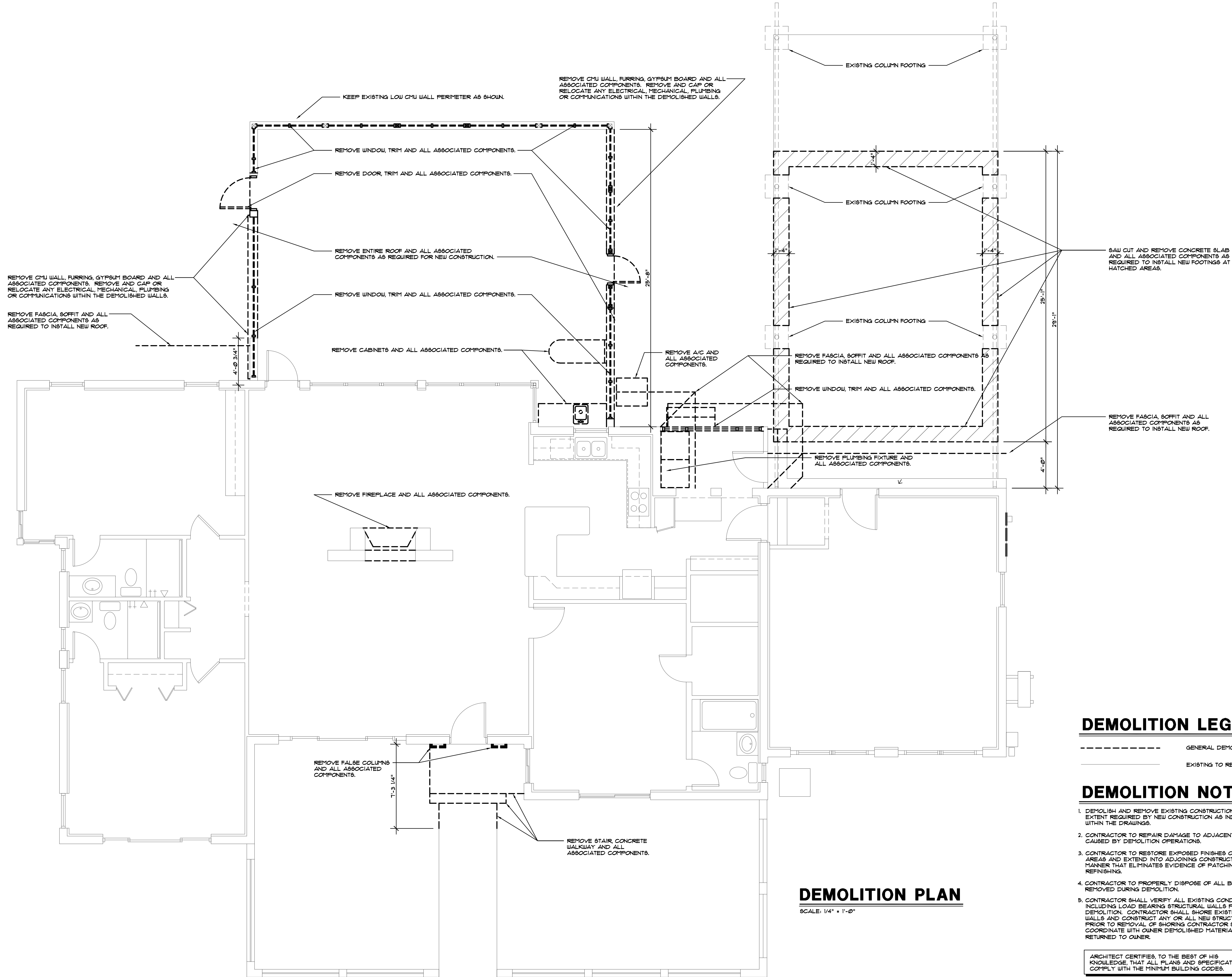
To: Applicant
From: Bill Palmer, CBO, CFM
Date: October 30, 2019
RE: Disclosure Per 44CFR 60.6(A)(5)
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

If your variance is granted and you complete the work be advised that:

- (i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as \$25 for \$100 of insurance coverage and
- (ii) Such construction below the base flood level increases risks to life and property,





DEMOLITION PLAN

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

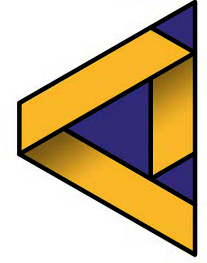
DEMOLITION LEGEND:

- GENERAL DEMOLITION
- _____ EXISTING TO REMAIN

DEMOLITION NOTES:

- DEMOLISH AND REMOVE EXISTING CONSTRUCTION TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AS INDICATED WITHIN THE DRAWINGS.
- CONTRACTOR TO REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY DEMOLITION OPERATIONS.
- CONTRACTOR TO RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND INTO ADJOINING CONSTRUCTION IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
- CONTRACTOR TO PROPERLY DISPOSE OF ALL BUILDING REMOVED DURING DEMOLITION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING LOAD BEARING STRUCTURAL WALLS PRIOR TO DEMOLITION. CONTRACTOR SHALL SHORE EXISTING STRUCTURAL WALLS AND CONSTRUCT ANY OR ALL NEW STRUCTURAL ELEMENTS PRIOR TO REMOVAL OF SHORING. CONTRACTOR SHALL COORDINATE WITH OWNER DEMOLISHED MATERIAL TO BE RETURNED TO OWNER.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.



architects • planners

Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
St. Petersburg, FL 33704
(P) 727-323-5676
info@architectonicsstudio.com
www.architectonicsstudio.com

Artzibushev
Renovation / Addition
2906 Pass A Grille Way
St. Pete Beach, Florida 33706

Demolition Plan

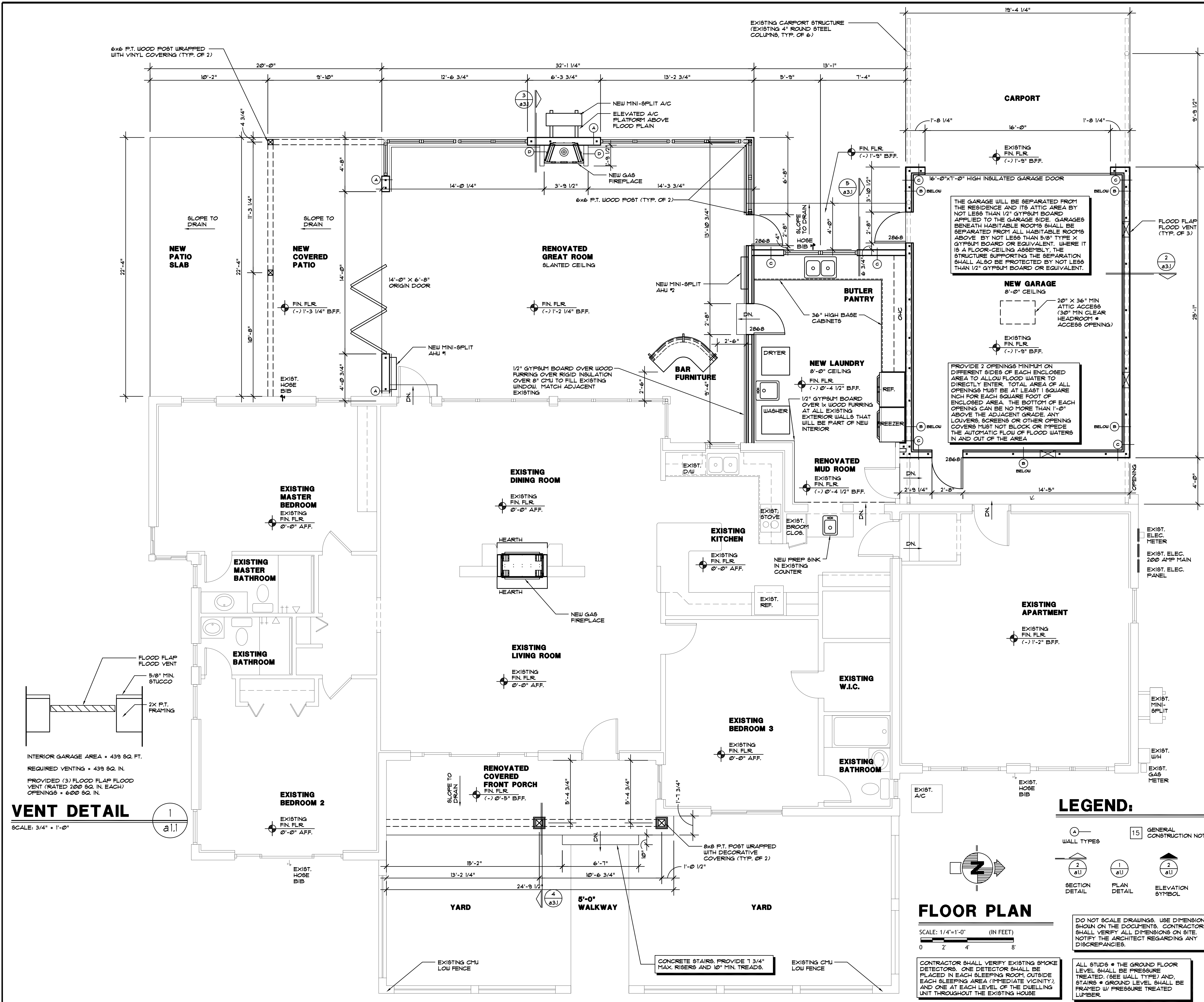
Project No.
2020-195R
Date:
November 8, 2021

Revisions:



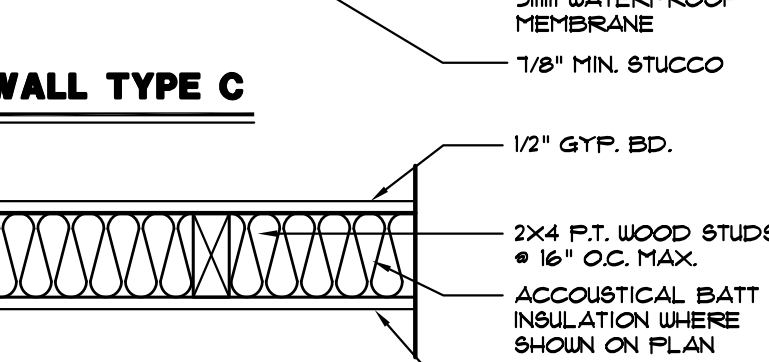
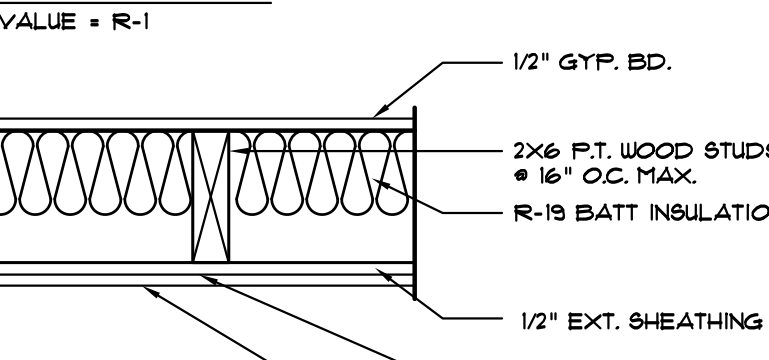
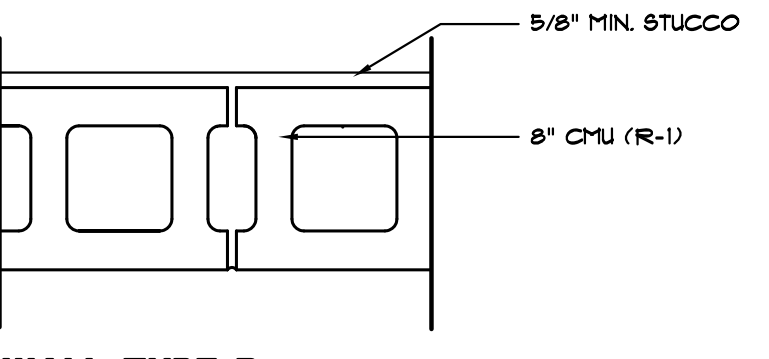
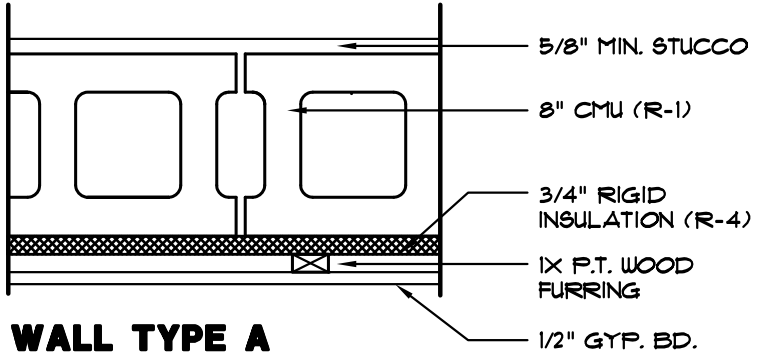
MICHAEL ARRIGO
LIC. NO. AR0017335

d1.1



WALL TYPES:

SCALE: 1/2" = 1'-0"
NOTES:
1. PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYPSUM BOARD AT ALL CERAMIC TILE WALLS.
2. THE EXTERIOR OF THE BUILDING SHALL BE SEALED CONTINUOUS FROM WATER INTRUSION. ALL PENETRATIONS SHALL BE SEALED FROM MOISTURE AND AIR INFILTRATION.



BUILDING DATA

THE BUILDING ADDITION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:
FLORIDA BUILDING CODE 11TH EDITION (2020)
FLORIDA MECHANICAL CODE 11TH EDITION (2020)
FLORIDA PLUMBING CODE 11TH EDITION (2020)
FLORIDA EXISTING BUILDING 11TH EDITION (2020)
FLORIDA FUEL GAS 11TH EDITION (2020)
FLORIDA BUILDING CODE-ENERGY CONSERVATION 11TH EDITION (2020)
FLORIDA BUILDING CODE-TEST PROTOCOLS FOR HIGH VELOCITY HURRICANE ZONES 11TH EDITION (2020)
FLORIDA FIRE PREVENTION CODE 11TH EDITION (2020)
FLORIDA ACCESSIBILITY CODE 11TH EDITION (2020)
2011 NATIONAL ELECTRIC CODE (NFPA 70)
FLOOD RESISTANT DESIGN 4 CONSTRUCTION ASCE 24-10 (FBC 10), 102, FBC RES R322)
DESIGN LOADS PER STRUCTURAL DRAWINGS
BUILDING OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V-B 8TUD EXTERIOR BUILDING UNSPRINKLERED

GENERAL NOTES:

1. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.
2. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
3. DOOR AND WINDOW OPENINGS THAT READ 3000, 20X40, ETC. ARE 3'-0"X8'-0", 2'-0"X4'-0", ETC.
4. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
5. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER.
8. ANY "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
9. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

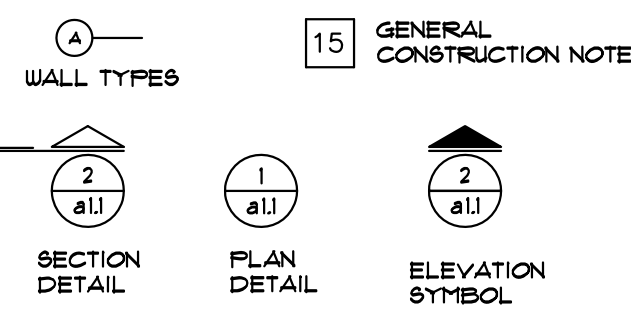
AREA BREAKDOWN:

RENOVATED GREAT ROOM:	132 SQ. FT.
RENOVATED FIREPLACE:	11 SQ. FT.
NEW GARAGE:	486 SQ. FT.
RENOVATED FRONT PORCH:	152 SQ. FT.
NEW REAR COVERED PATIO:	230 SQ. FT.
NEW REAR UNCOVERED PATIO SLAB:	230 SQ. FT.
NEW CONDITIONED BUTLER PANTRY:	232 SQ. FT.
GROSS TOTAL:	2,079 SQ. FT.

ALTERATION - LEVEL 2
NEW ADDITION

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

LEGEND:



FLOOR PLAN

SCALE: 1/4"=1'-0" (IN FEET)
0 2' 4' 8'

CONTRACTOR SHALL VERIFY EXISTING SMOKE DETECTORS. ONE DETECTOR SHALL BE PLACED IN EACH SLEEPING ROOM. OUTSIDE EACH SLEEPING AREA (IMMEDIATE VICINITY) AND ONE AT EACH LEVEL OF THE DWELLING UNIT THROUGHOUT THE EXISTING HOUSE.

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

ALL STUDS @ THE GROUND FLOOR LEVEL SHALL BE PRESSURE TREATED. (SEE WALL TYPE) AND STAIRS @ GROUND LEVEL SHALL BE FRAMED W/ PRESSURE TREATED LUMBER.

Floor Plan

Project No.	2020-195R
Date:	November 8, 2021
Revisions:	

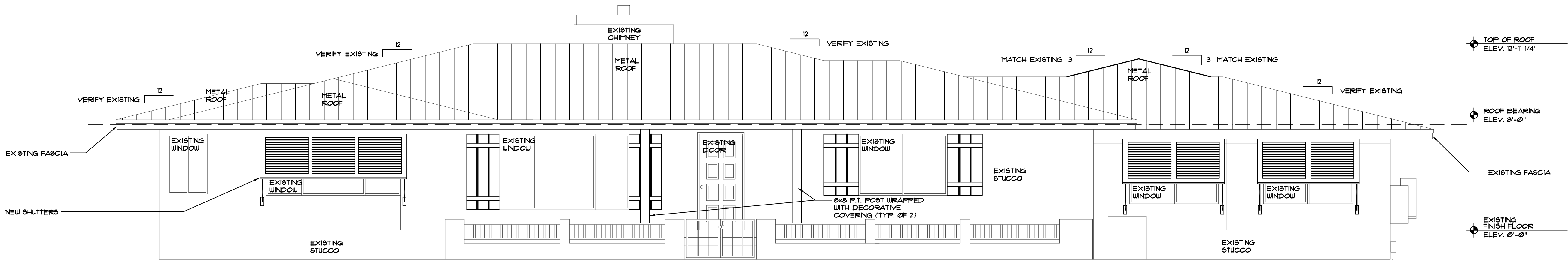


MICHAEL ARRIGO
LIC. NO. AR0017335

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DOOR/WINDOW PROTECTION:

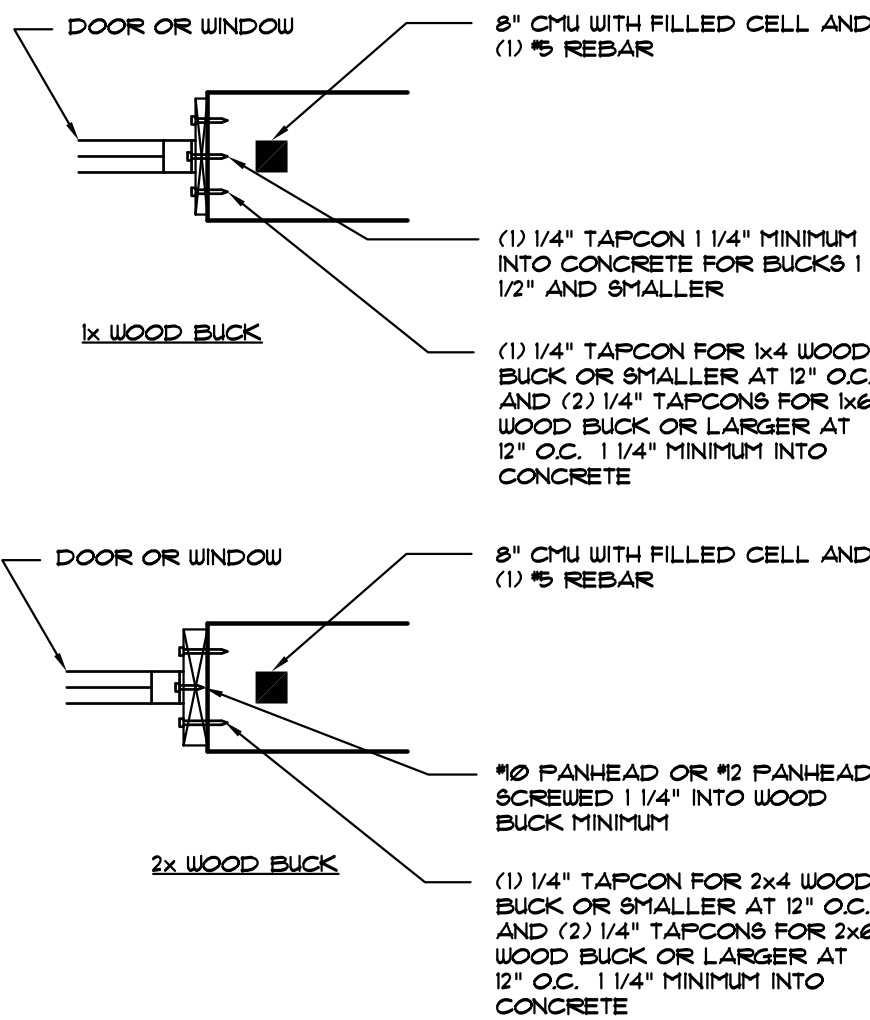
R30212 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020)
1. PROVIDE IMPACT RESISTANT GLAZING AT ALL DOORS AND WINDOWS ON THE FIRST AND SECOND FLOORS. CONTRACTOR SHALL PROVIDE CERTIFICATION FOR IMPACT RESISTANT GLAZING.



EAST ELEVATION (FRONT)

SCALE: 1/4"=1'-0" (IN FEET)
0 2 4 8

DOOR AND WINDOW FASTENING:



NOTES:
WHERE WOOD SHIM OR BUCK IS LESS THAN 1 1/2", WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB. REFER TO 1x BUCK DETAIL ABOVE.
BUCK MUST BE ATTACHED TO TRANSFER THE LOAD TO THE SUBSTRATE.
BUCK MUST EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW/DOOR PROVIDING FULL SUPPORT.
WINDOW AND DOOR ASSEMBLIES SHALL BE ANCHORED AS SHOWN ABOVE OR PER MANUFACTURER'S RECOMMENDATIONS PER THE DESIGNED LOADS (USE WORST CASE).
BUCK SHALL BE CONTINUOUS ON ALL SIDES OF FRAME.

ELEVATION NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES
2. DOOR AND WINDOW OPENINGS THAT READ 3000, 20x40, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.



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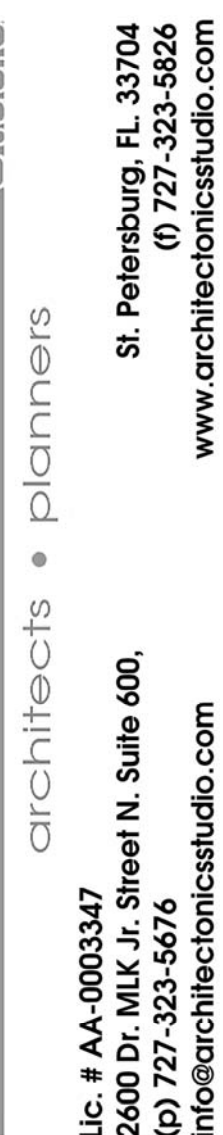
Elevations

Project No. 2020-195R	Revisions:
Date: November 8, 2021	



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LIC. NO. AR2017335

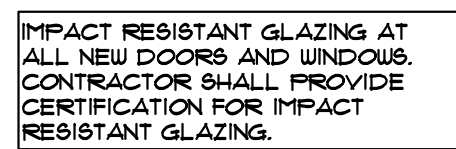
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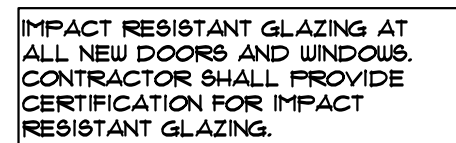
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	Date, November 8, 2021
	Revisions:

MICHAEL ARRIGO
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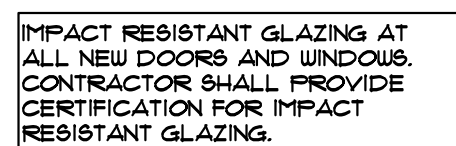
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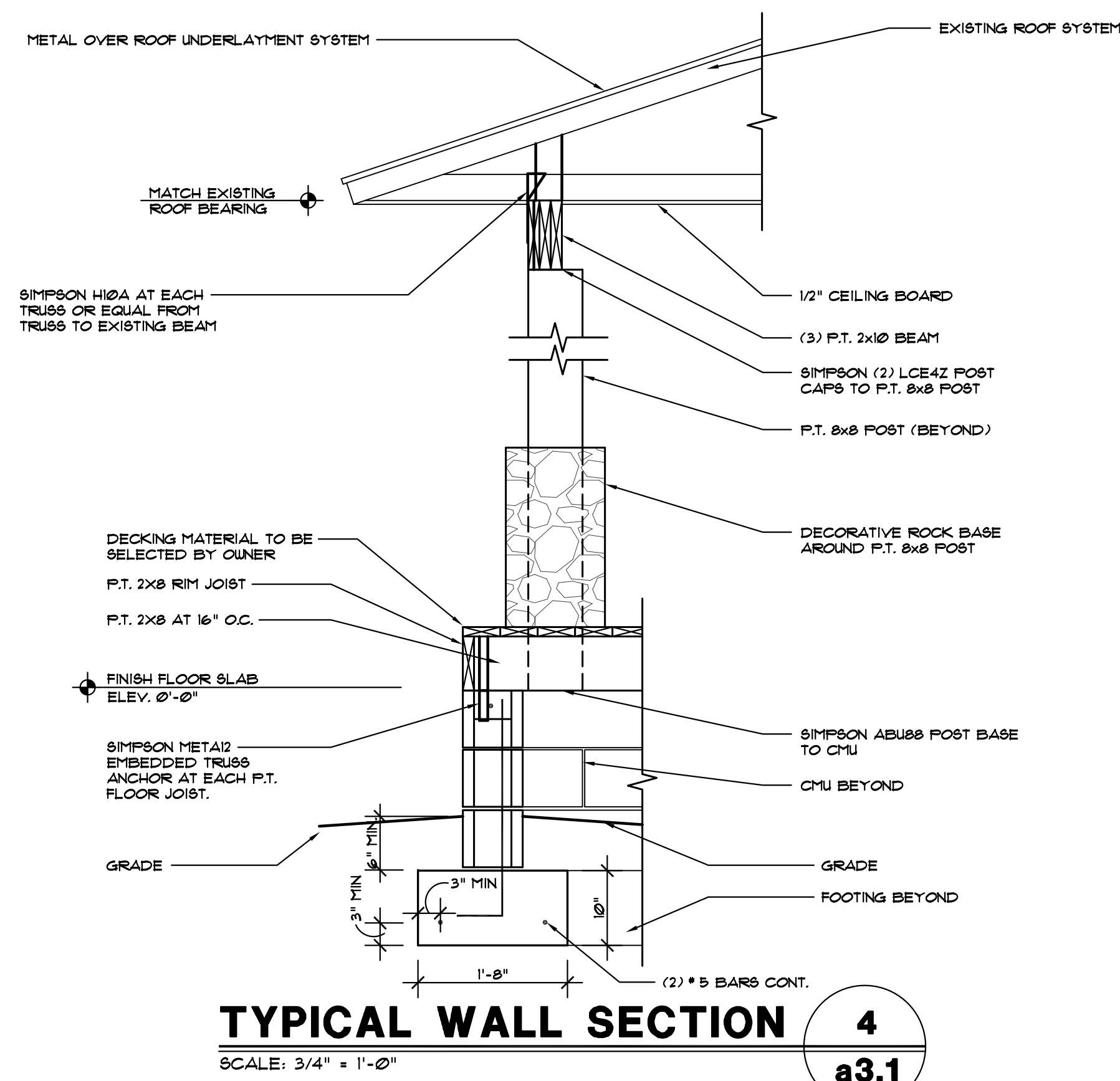
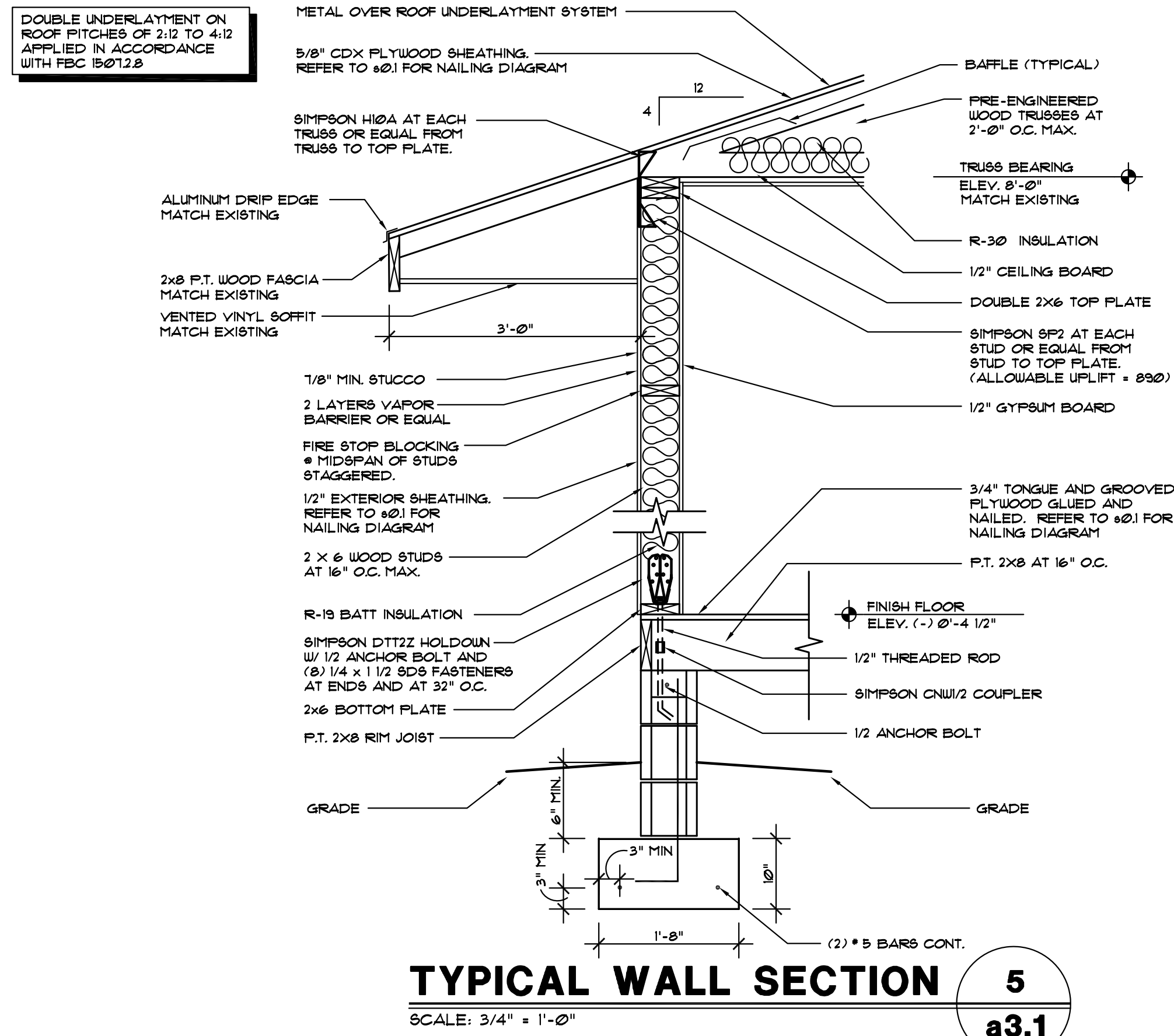
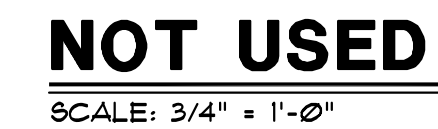
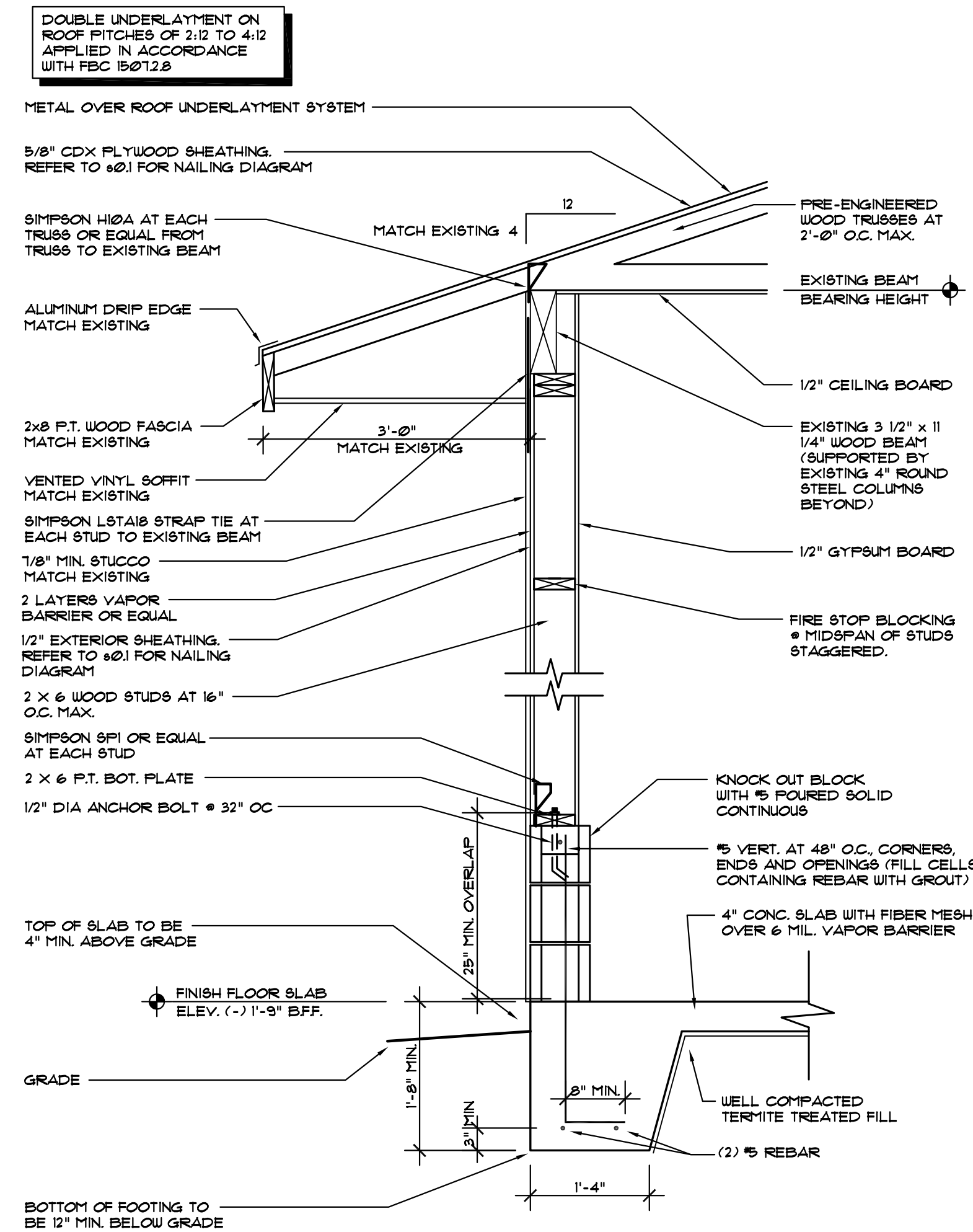
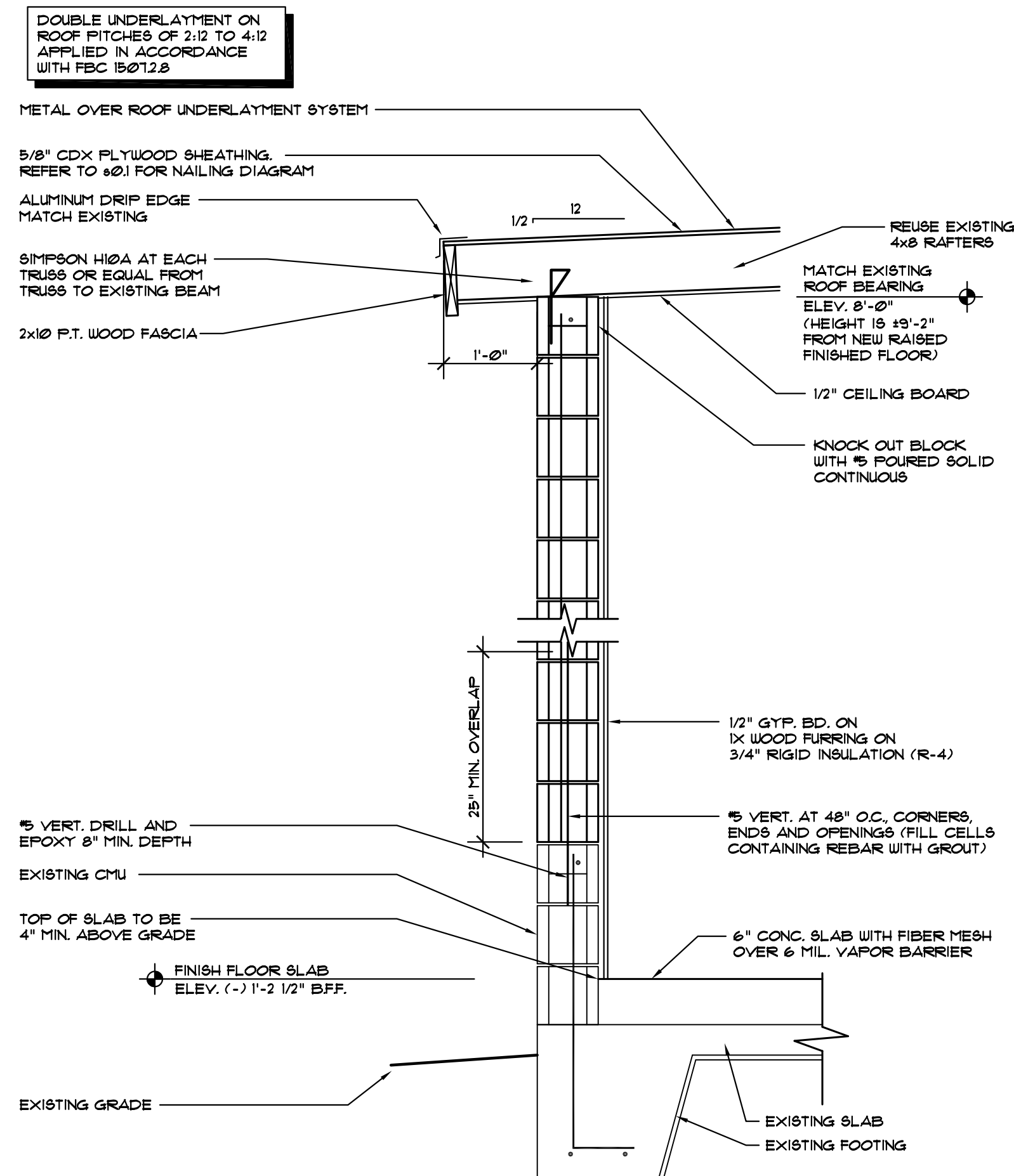
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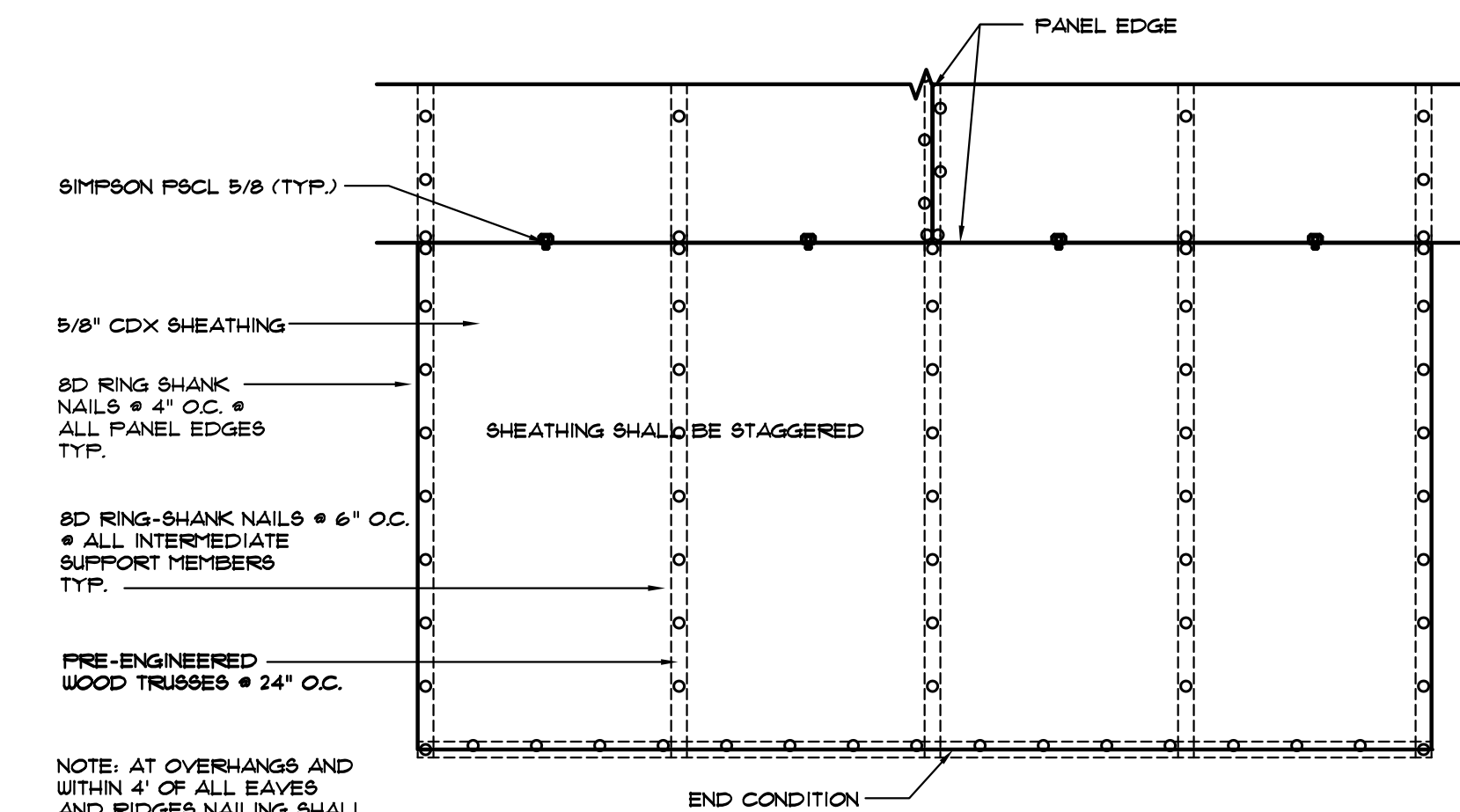
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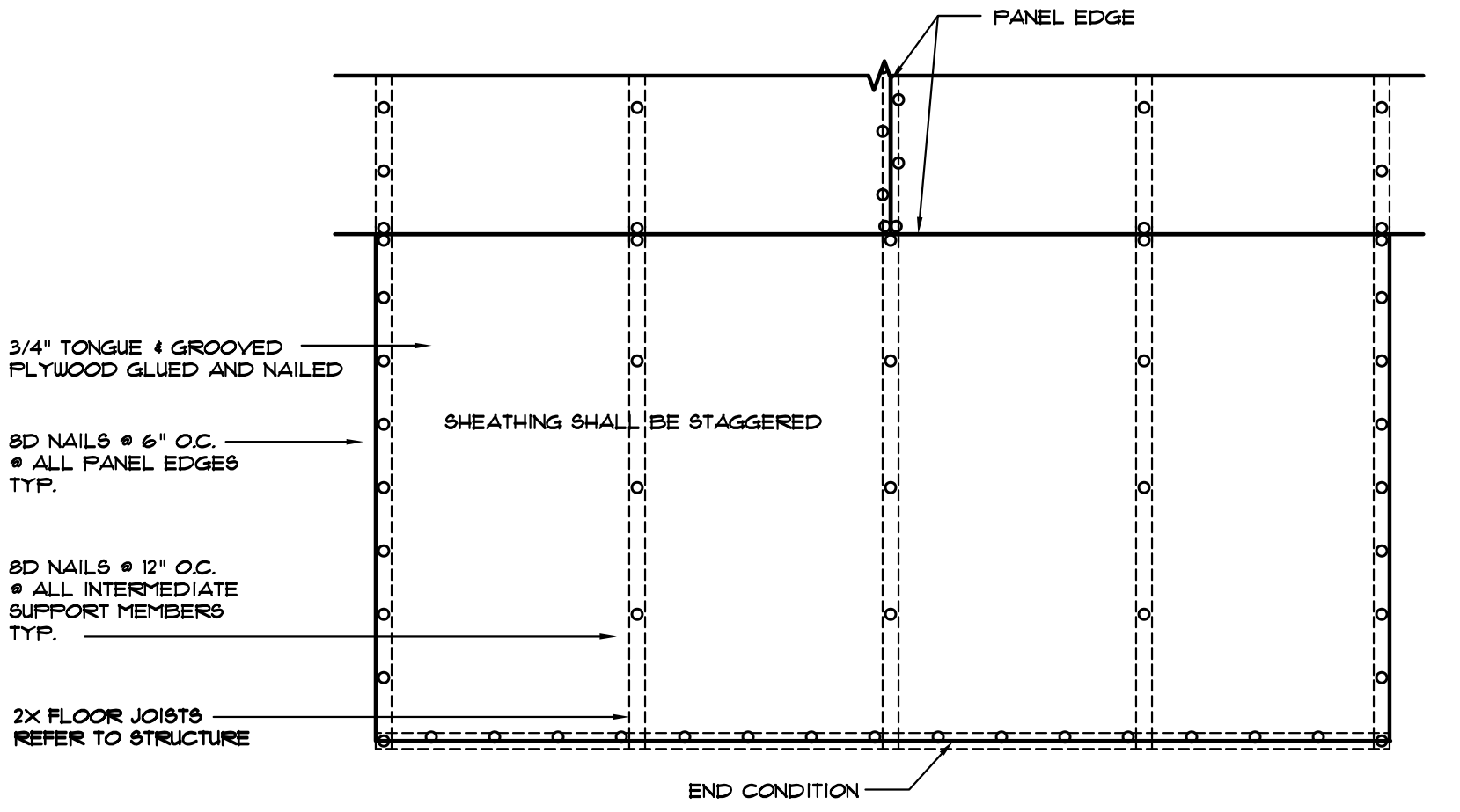
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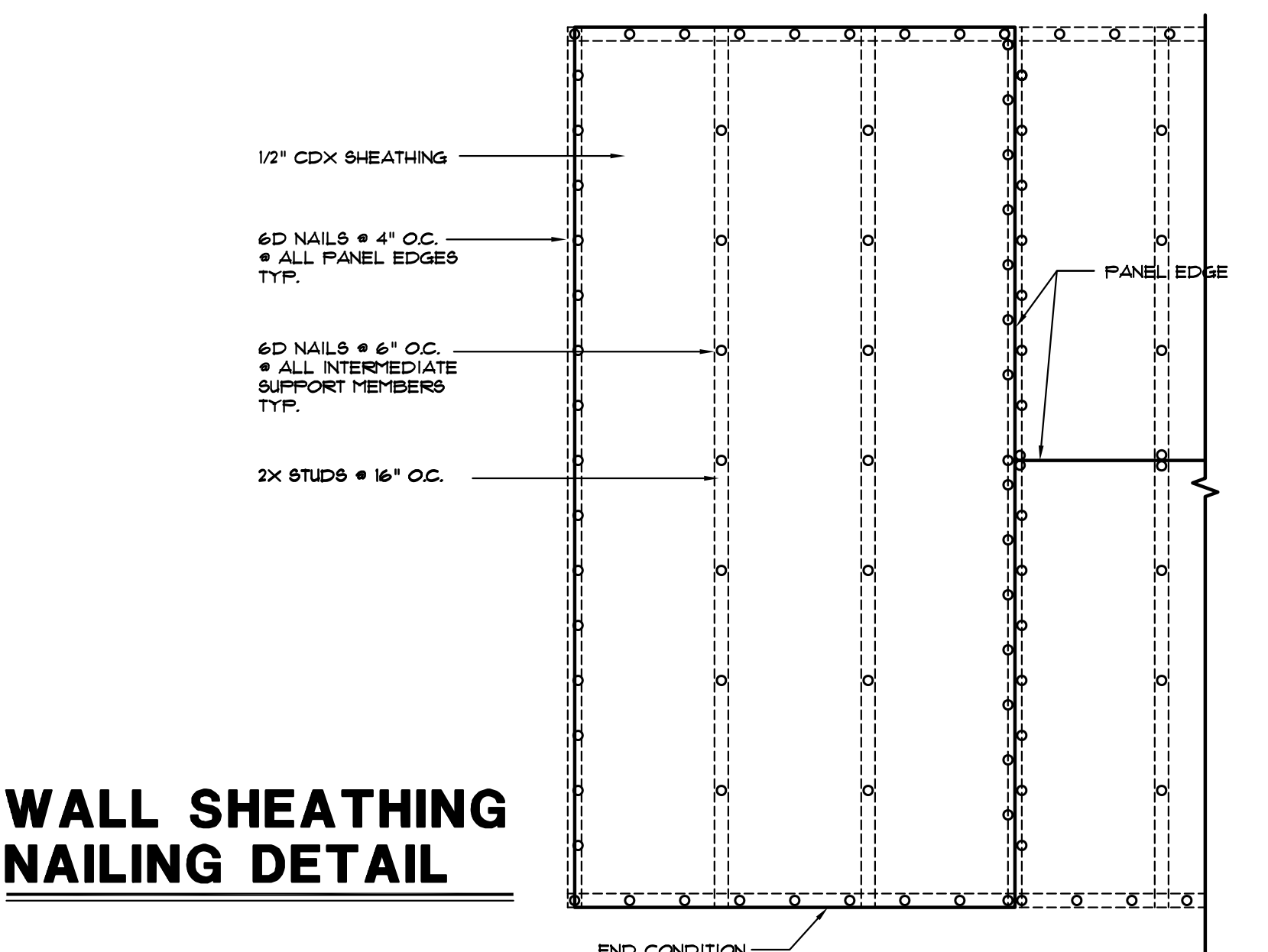
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ROOF SHEATHING NAILING DETAIL



FLOOR SHEATHING NAILING DETAIL



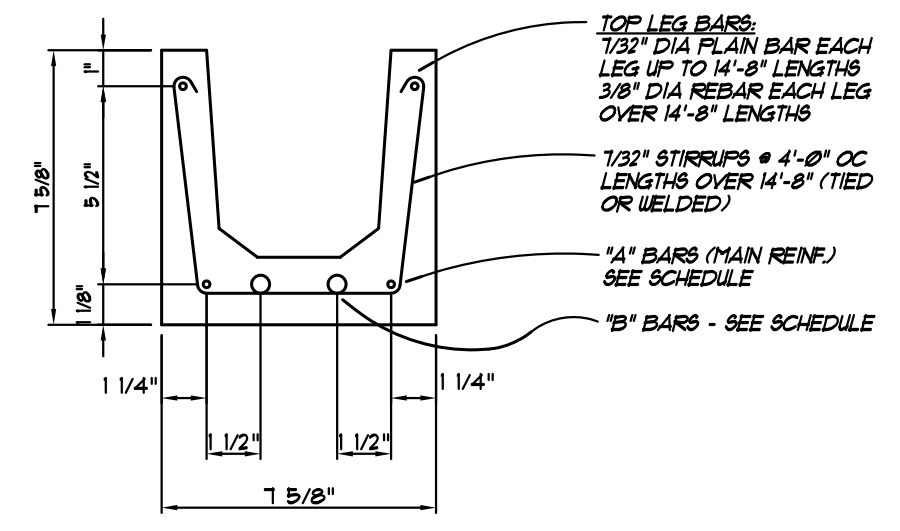
WALL SHEATHING NAILING DETAIL

REINFORCING SCHEDULE AND LOAD CAPACITIES

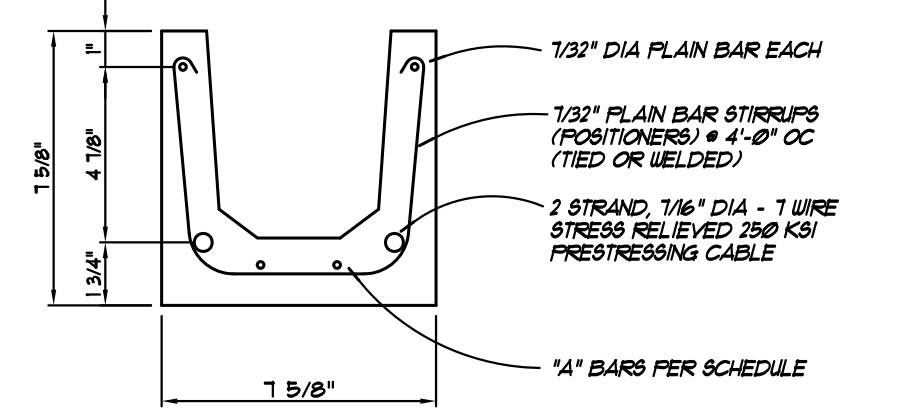
LINTEL LENGTH	BAR LENGTH	CLEAR SPAN	BOTTOM REINFORCING BARS 1/4" BARS	MAX SAFE LOAD LINTEL ONLY	SAFE LOAD ON COMPOSITE
2'-10"	2'-8"	1'-6"	(2) 1/32" DIA PLAIN BARS ENDS HOOKED UP 30"	1000+ 1FT	3000+ 1FT
3'-6"	3'-4"	2'-2"			
4'-0"	3'-10"	2'-8"			
4'-6"	4'-4"	3'-2"			
5'-4"	5'-2"	4'-0"	(2) 5	1000+ 1FT	2100+ 1FT
5'-10"	5'-8"	4'-6"			
6'-4"	6'-2"	5'-0"			
6'-8"	6'-4"	5'-4"			
7'-6"	7'-0"	6'-2"	(2) 1/4	800+ 1FT	2250+ 1FT
8'-4"	7'-10"	7'-0"			
9'-4"	8'-10"	8'-0"	(2) 5	800+ 1FT	2000+ 1FT
10'-6"	10'-0"	9'-2"			
11'-4"	10'-10"	10'-0"	(2) 5	800+ 1FT	2000+ 1FT
12'-6"	12'-0"	11'-2"		100+ 1FT	1800+ 1FT
13'-4"	12'-10"	12'-0"		650+ 1FT	1600+ 1FT
14'-0"	13'-6"	12'-8"		600+ 1FT	1700+ 1FT

- SPECIFICATIONS**
- BAR STEEL SHALL BE MIN. GRADE 60, DEFORMED EXCEPT WHERE PLAIN BARS (HOOKED FOR BOND ANCHORAGE) ARE SPECIFICALLY PERMITTED.
 - PRECAST 1" BLOCK (4000 PSI AT 28 DAYS), CELLS FILLED WITH CONCRETE (3000 PSI AT 28 DAYS).

PRECAST CONCRETE



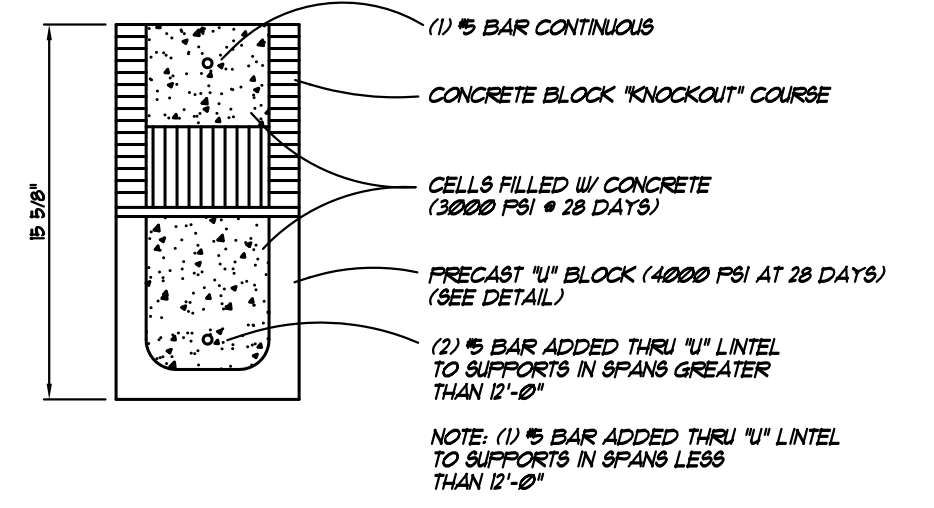
PRESTRESSED CONCRETE



REINFORCING SCHEDULE AND LOAD CAPACITIES

LINTEL LENGTH	CLEAR SPAN	1/4" BAR SCHEDULE	MAX SAFE LOAD LINTEL ONLY	SAFE LOAD ON COMPOSITE
14'-8"	13'-4"	NONE	650+ 1FT	1900+ 1FT
15'-4"	14'-0"	NONE	650+ 1FT	1800+ 1FT
17'-4"	16'-0"	4 BARS	510+ 1FT	1500+ 1FT
19'-4"	18'-0"	(2) 5 BARS	500+ 1FT	1400+ 1FT
21'-4"	18'-8"	(2) 5 BARS	425+ 1FT	1400+ 1FT
23'-0"	20'-8"	(2) 5 BARS	380+ 1FT	1220+ 1FT
24'-0"	22'-8"	(2) 5 BARS	320+ 1FT	1200+ 1FT

COMPOSITE LINTEL SECTION



TYPICAL LINTEL SECTIONS

LENGTH	SAFE LOAD - POUNDS PER LINEAL FOOT	
	UNFILLED	FILLED
4'-0" (48") PRECAST	1075	6048
4'-6" (54") PRECAST	1060	4815
5'-4" (64") PRECAST	1575	3744
5'-10" (70") PRECAST	1743	4615
6'-6" (78") PRECAST	1565	3260
7'-6" (90") PRECAST	1550	2881
9'-4" (112") PRECAST	1025	1741
10'-0" (126") PRECAST	922	1333
11'-4" (136") PRECAST	800	1483
12'-0" (144") PRECAST	750	1304
13'-4" (160") PRECAST	651	1010
14'-0" (168") PRECAST	585	909
15'-8" (176") PRESTRESSED	563	1341
16'-4" (184") PRESTRESSED	510	1210
17'-4" (208") PRESTRESSED	381	911
18'-4" (232") PRESTRESSED	289	823
21'-4" (256") PRESTRESSED	233	879
22'-0" (264") PRESTRESSED	279	881
24'-0" (288") PRESTRESSED	226	716

- ABOVE INFORMATION IS BASED ON CAST-CRETE (FPCP CORP.) BRAND LINTELS.
 -- BASED ON TESTS CONDUCTED BY WERNER F. ROSCH, P.E.
 -- PRECAST LINTELS MAY BE SUPPLIED BY CAST-CRETE OR OTHER BUILDING CODE APPROVED PRECAST MANUFACTURERS.

CAST-CRETE PRECAST LINTEL SAFE LOADS

TABLE R301.1 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020)	
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

STRUCTURAL SPECIFICATIONS.

WARNING.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDANT UPON THE COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION IS SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

CAST IN PLACE CONCRETE.

- ALL REINFORCED CONCRETE SHALL BE NORMAL WEIGHT. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 A) SLAB ON GRADE + 3000 PSI MIN.
 B) FOOTINGS, COLUMNS, TIE BEAMS + 3000 PSI
 C) PRECAST 1" BLOCK + 4000 PSI
 D) FILLED CELLS + 3000 PSI
- CONCRETE REINFORCING STEEL SHALL BE GRADE 60
- WELDED WIRE FABRIC SHALL BE 6" X 6" - W14/W14

WOOD TRUSS NOTES.

- ALL DESIGNS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA. ALL SHOP DRAWINGS AND CALCULATIONS SHALL BEAR THE SIGNATURE AND SEAL OF THE ENGINEER.
 - ALL TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND AS SET FORTH BY THE TIMBER FRAMING CODES.
- ROOF TOTAL LOAD + 40 PSF
 ULL TOP CHORD + 20 PSF
 BOTTOM CHORD + 0 PSF
 WDL TOP CHORD + 20 PSF
 BOTTOM CHORD + 10 PSF

WOOD FRAMING.

- ALL STRUCTURAL LUMBER AND EXTERIOR FRAMING SHALL BE 2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL WOOD FRAMING SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND SHALL INCLUDE BUT NOT BE LIMITED TO CONNECTIONS, BRACING, BRIDGING AND NAILING.

FOUNDATION REINFORCING.

- THE REQUIRED MINIMUM LAP SPICE FOR REBARS SHALL BE (40 BAR DIAMETERS).
- EMBED FOOTING DOUELLS 6" MINIMUM INTO FOOTINGS, EXTEND INTO TIE BEAMS AND BEND HOOKS OVER TOP BAR 25" MINIMUM.

CARPENTRY.

- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- ALL LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH P.S. IT-11-5.11 AND BEAR THE AMERICAN WOOD PRESERVERS INSTITUTE QUALITY MARK LP-2.
- PLYWOOD SHEATHING SHALL BE CDX WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
- INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS @ MID-HEIGHT.
- ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO.
- PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL LOAD BEARING STUD WALLS. GILL PLATES SHALL BE BOLTED TO FOUNDATION AT A MAXIMUM OF 4'-0" O.C.
- STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.
- ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1 X 4 LET INTO OUTSIDE EDGE OF 2 X 4 STUDS, UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.

DESIGN CRITERIA

FLORIDA BUILDING CODE SEVENTH EDITION (2020)	
ULTIMATE WIND LOAD	155 MPH
EXPOSURE	"D"
PROTECTION OF OPENINGS	ENCLOSED
INTERNAL PRESSURE COEF.	+0.18 , - 0.18
RISK CATEGORY	II
SOIL DESIGN BEARING CAPACITY	2000 PSF
COMPONENTS & CLADDING	REFER TO INDIVIDUALS ITEMS ON FLOOR PLANS
REFER TO WOOD TRUSS NOTES THIS SHEET FOR TRUSS LOADS	

- ROOF LIVE LOAD + 20 PSF
 ROOF DEAD LOAD + 20 PSF
 TOTAL ROOF LOAD + 40 PSF
 FLOOR LIVE LOAD + 40 PSF
 FLOOR DEAD LOAD + 20 PSF
 TOTAL FLOOR LOAD + 60 PSF
 NOTE: DESIGN LOAD MUST BE POSTED IF FLOORS ARE DESIGNED FOR MORE THAN 50 PSF

WIND PRESSURE FOR ROOF COMPONENTS AND CLADDING (ASD)

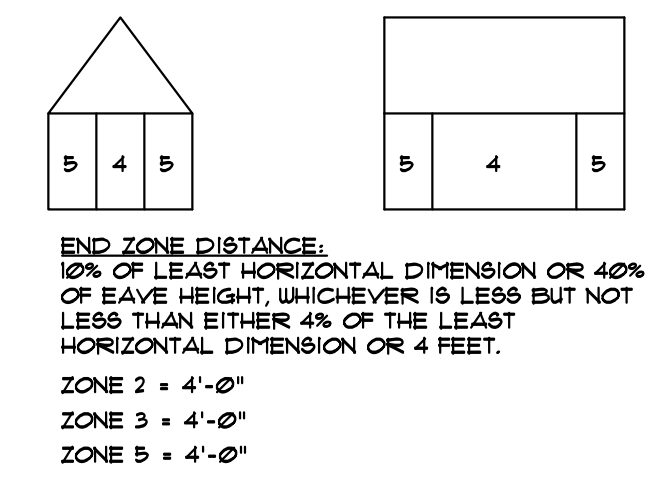
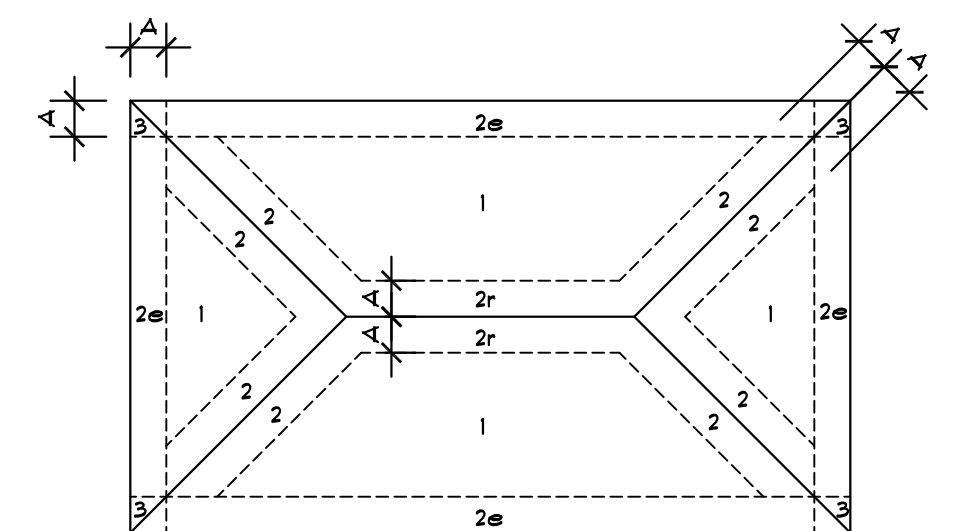
155 MPH ULTIMATE WIND LOAD		ROOF ANGLE 1-20 DEGREES		
		1	2r	2s, 3
10 FT. SQ.	POSITIVE	+28.5 PSF	+28.5 PSF	+28.5 PSF
	NEGATIVE	-64.1 PSF	-83.5 PSF	-90.0 PSF
20 FT. SQ.	POSITIVE	+24.5 PSF	+24.5 PSF	+24.5 PSF
	NEGATIVE	-64.1 PSF	-75.3 PSF	-81.0 PSF
50 FT. SQ.	POSITIVE	+19.4 PSF	+19.4 PSF	+19.4 PSF
	NEGATIVE	-49.5 PSF	-64.2 PSF	-68.9 PSF
100 FT. SQ.	POSITIVE	+15.6 PSF	+15.6 PSF	+15.6 PSF
	NEGATIVE	-38.2 PSF	-56.0 PSF	-59.8 PSF

TABLE VALUES HAVE BEEN MULTIPLIED BY 0.6 TO CONVERT COMPONENT AND CLADDING PRESSURES TO ASD. (ALLOWABLE STRESS DESIGN)

WIND PRESSURE FOR WALL COMPONENTS AND CLADDING (P.S.F.)

155 MPH ULTIMATE WIND LOAD		WALL AREA	
		4	5
10 FT. SQ.	POSITIVE	+38.2 PSF	+38.2 PSF
	NEGATIVE	-41.5 PSF	-51.2 PSF
20 FT. SQ.	POSITIVE	+36.5 PSF	+36.5 PSF
	NEGATIVE	-39.1 PSF	-47.6 PSF
50 FT. SQ.	POSITIVE	+34.3 PSF	+34.3 PSF
	NEGATIVE	-37.5 PSF	-43.2 PSF
100 FT. SQ.	POSITIVE	+32.5 PSF	+32.5 PSF
	NEGATIVE	-35.1 PSF	-39.1 PSF
500 FT. SQ.	POSITIVE	+28.5 PSF	+28.5 PSF
	NEGATIVE	-31.8 PSF	-31.8 PSF

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Structural Notes

Project No. 2020-195R
 Date: November 8, 2021

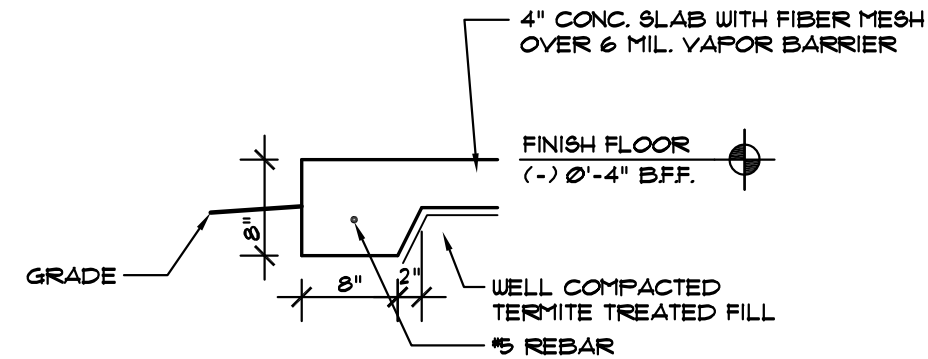
Revisions:

STATE OF FLORIDA
 MICHAEL ARRIGO
 ARCHITECT
 AR-0017335

MICHAEL ARRIGO
 LIC. NO. AR0017335

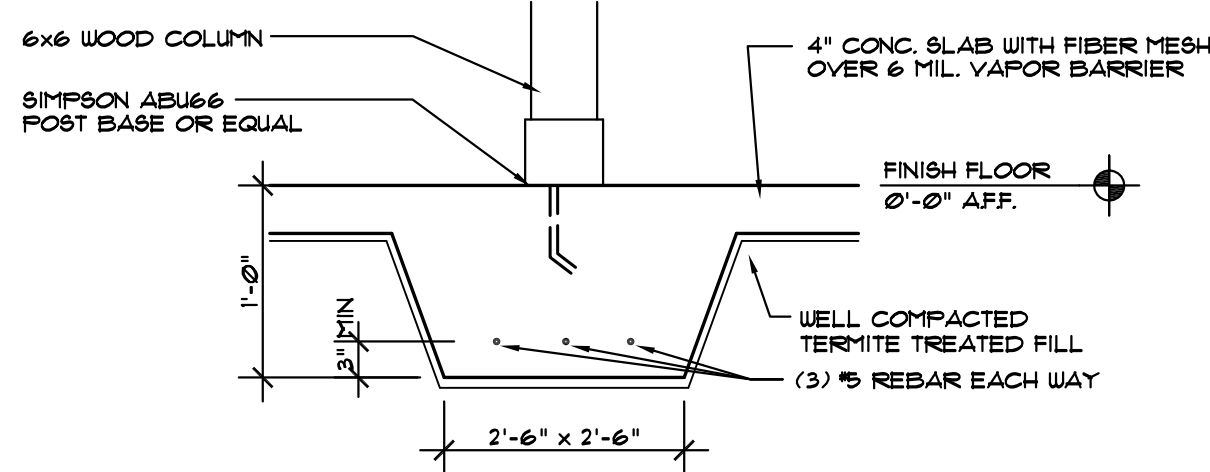
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ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.



EXTERIOR THICKENED SLAB

SCALE: 3/4" = 1'-0"

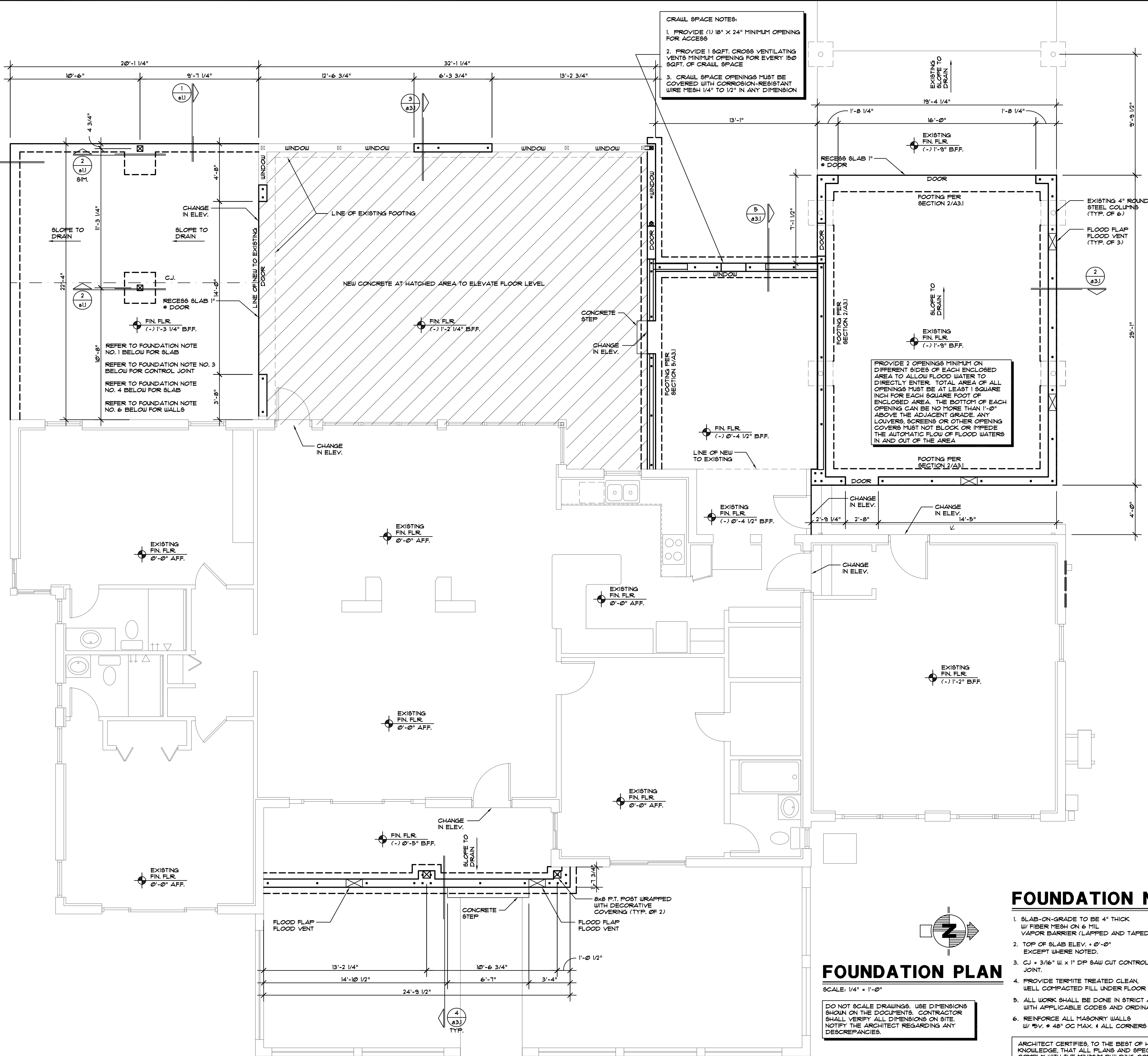


INTERIOR COLUMN FOOTING

SCALE: 1" = 1'-0"

TERMITE PROTECTION NOTES:

- APPROVED TERMITE PROTECTIVE TREATMENT SHALL BE USED AND PROVIDED.
- PERMANENT SIGNAGE FOR TREATMENT SHALL BE POSTED NEAR WATER HEATER OR ELECTRICAL PANEL.
- A 6" MINIMUM CLEARANCE SHALL BE PROVIDED BETWEEN EXTERIOR WALLS AND GRADE FOR TERMITE INSPECTION (4" MINIMUM FOR GARAGE/FATIO SLABS).
- A 1'-0" MINIMUM CLEARANCE SHALL BE PROVIDED BETWEEN THE STRUCTURE'S SIDEWALLS AND CONDENSATE LINES, ROOF DOWNSPOUTS, SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS.
- APPROVED TERMITE PROTECTION SHOULD BE PLACED/PROTECTED W/ 6MIL VAPOR BARRIER. IT SHALL BE DONE AFTER EXCAVATION, BACKFILLING AND COMPACTION. ANY SOIL DISTURBANCE AFTER TREATMENT SHALL BE PROTECTED BY PERMANENT PLASTIC OR METAL FORMS IN CONCRETE FLOORS BOXED OUT OR CONSTRUCTED FOR THE INSTALLATION OF PLUMBING LINES AND THE LIKE. IF SOIL IS DISTURBED AFTER TREATMENT, SOIL SHOULD BE RETREATED.
- ELIMINATE OVERPOUR OR MORTAR ACCUMULATION ALONG THE EXTERIOR FOUNDATION PERIMETER BEFORE TREATMENT TO ENHANCE VERTICAL PENETRATION OF CHEMICALS.
- TREATMENT SHALL BE APPLIED TO ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF SIDEWALLS (W/ 6MIL VAPOR BARRIER AFTER CONSTRUCTION).
- NON-CELLULOSE MATERIAL W/ TERMITICIDE SHALL BE USED FOR PROTECTIVE SLEEVES AROUND METAL PIPINGS PENETRATING ON SLAB-ON-GRADE FLOORS.
- POST CONSTRUCTION, ALL LOOSE WOOD AND DEBRIS SHALL BE COMPLETELY REMOVED FROM UNDER THE BUILDING WITHIN 1'-0" EXCEPT FOR NATURALLY DURABLE OR P.T. WOOD FOR GROUND CONTACT AND INSTALLED 6" MIN. FROM THE STRUCTURE FOR TERMITE INSPECTION.



CRAWL SPACE NOTES:
1. PROVIDE (1) 18" X 24" MINIMUM OPENING FOR ACCESS
2. PROVIDE 1 SQFT. CROSS VENTILATING VENTS MINIMUM OPENING FOR EVERY 150 SQFT. OF CRAWL SPACE
3. CRAWL SPACE OPENINGS MUST BE COVERED WITH CORROSION-RESISTANT WIRE MESH 1/4" TO 1/2" IN ANY DIMENSION

PROVIDE 2 OPENINGS MINIMUM ON DIFFERENT SIDES OF EACH ENCLOSED AREA TO ALLOW FLOOD WATER TO DIRECTLY ENTER. TOTAL AREA OF ALL OPENINGS MUST BE AT LEAST 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA. THE BOTTOM OF EACH OPENING CAN BE NO MORE THAN 1'-0" ABOVE THE ADJACENT GRADE. ANY LOUVERS, SCREENS OR OTHER OPENING COVERS MUST NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS IN AND OUT OF THE AREA

FOUNDATION NOTES:

- SLAB-ON-GRADE TO BE 4" THICK W/ FIBER MESH ON 6 MIL VAPOR BARRIER (LAPPED AND TAPED)
- TOP OF SLAB ELEV. = 0'-0" EXCEPT WHERE NOTED.
- CJ = 3/16" W. X 1" DP SAW CUT CONTROL JOINT.
- PROVIDE TERMITE TREATED CLEAN, WELL COMPACTED FILL UNDER FLOOR SLAB.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES
- REINFORCE ALL MASONRY WALLS W/ #5V @ 48" OC MAX. @ ALL CORNERS & JAMBS

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.



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Artzibushev

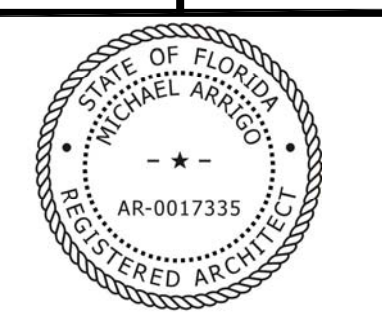
Renovation / Addition

2906 Pass A Grille Way
St. Pete Beach, Florida 33706

Foundation Plan

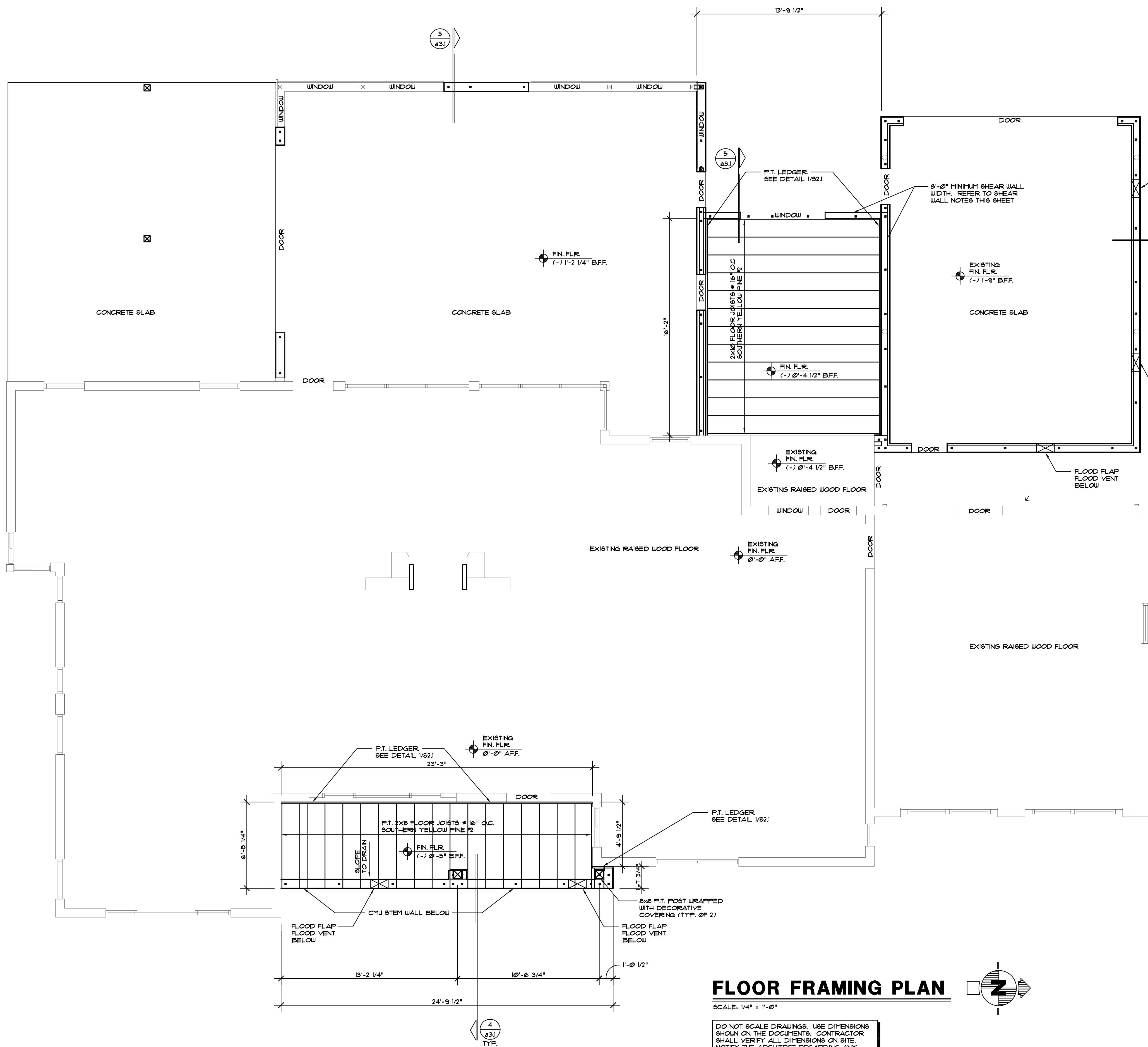
Revisions:

Project No.
2020-195R
Date
November 8, 2021



MICHAEL ARRIGO
LIC. NO. AR0017335

s1.1



FLOOR FRAMING PLAN

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

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

LEDGER DETAIL

SCALE: NTS

SIMPSON LUS28 FACE-MOUNT HANGER AT EACH JOIST TO LEDGER WITH (8) Ø148 x 3 (SSNA10) (SCNR RING SHANK) TO LEDGER AND (4) Ø148 x 3 (SSNA10) (SCNR RING SHANK) TO JOIST (TYPICAL)

1 1/2" MINIMUM FROM TOP OF LEDGER AND BAND JOIST
2x10 P.T. LEDGER
SIMPSON TITEN 2 MASONRY SCREWS AT 6" O.C. STAGGERED.
3" MINIMUM ROW SPACING
1 1/2" MINIMUM FROM BOTTOM OF LEDGER AND BAND JOIST
4" TO 5" FROM END OF LEDGER

THE BEARING WALLS, COLUMNS, BEAMS, HEADERS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE #2 FOR BOTH GRAVITY AND UPLIFT LOADS. THERE SHALL BE NO SUBSTITUTES.

SHEAR WALL NOTES:

- 1/2" CDX SHEATHING ON EXTERIOR SIDE OF WALL.
- 6D NAILS • 4" O.C. AT ALL PANEL EDGES.
- 6D NAILS • 6" O.C. AT ALL PANEL INTERMEDIATE MEMBERS.
- 1/2" GYPSUM BOARD AT INTERIOR SIDE OF WALL.

FLOOR FRAMING PLAN NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- ALL EXPOSED WOOD SHALL BE PRESSURE TREATED WITH GALVANIZED NAILS, BOLTS, AND CONNECTORS.
- USE GALVANIZED METAL CONNECTORS FOR WOOD TRUSSES AND BEAMS.
- ALL FRAMING SHALL BE SOUTHERN YELLOW PINE #2.



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Renovation / Addition

2906 Pass A Grille Way
St. Pete Beach, Florida 33706

Floor Framing Plan

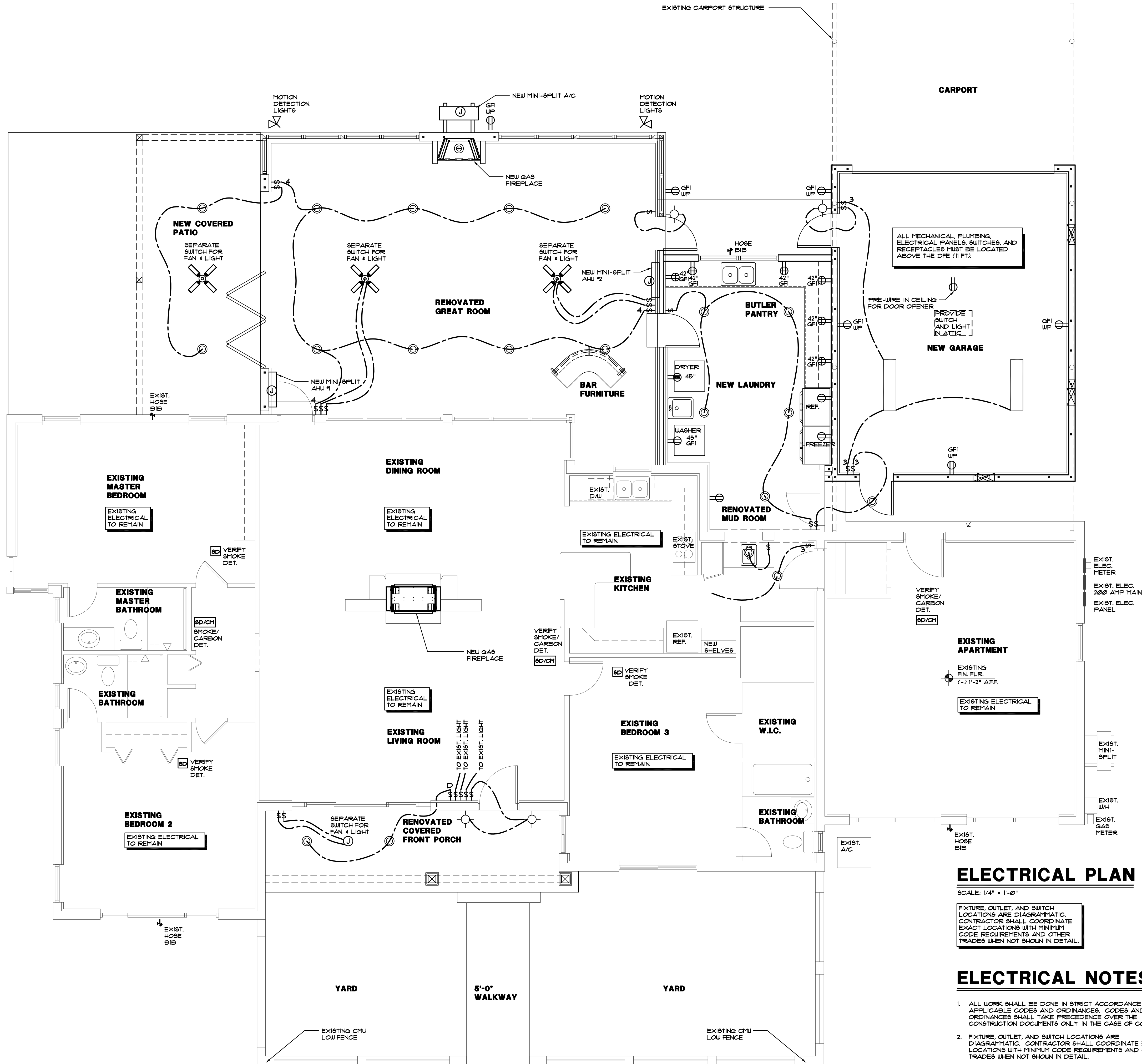
Revisions:

Project No.
2020-195R
Date
November 8, 2021



MICHAEL ARRIGO
LIC. NO. AR0017335

s2.1



SMOKE ALARM NOTES:

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARMS DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

WHEN INTERIOR ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

EXCEPTIONS:

- SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.
- REPAIRS TO THE EXTERIOR SURFACES OF DWELLINGS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHEN INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER OR IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS REGULATED BY SECTION R913.11.

CARBON MONOXIDE ALARM:

FL. STATUTE 553.805 CARBON MONOXIDE ALARM REQUIRED IN EVERY BUILDING FOR WHICH A BUILDING PERMIT IS ISSUED FOR NEW CONSTRUCTION, HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR A ATTACHED GARAGE SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DUPLEX CONVENIENCE OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	WATER PROOF DUPLEX OUTLET
	220 VOLT OUTLET
	DUPLEX FLOOR MOUNTED OUTLET
	WALL SWITCH (DIMMER)
	ELECTRIC PANEL
	SMOKE DETECTOR
	TELEVISION CABLE OUTLET
	TELEPHONE
	EXHAUST FAN
	FLUORESCENT
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	INCANDESCENT LIGHT FIXTURE CEILING RECESSED
	INCANDESCENT LIGHT FIXTURE CEILING MOUNTED
	DOOR CHIME
	DOOR BELL
	SOFFIT MOUNTED SPOT LIGHT WITH MOTION SENSOR
	AIMABLE RECESSED FIXTURE
	HANGING CEILING FIXTURE (OWNER SELECT CHANDELIER)

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ELECTRICAL PLAN

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

FIXTURE, OUTLET, AND SWITCH LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH MINIMUM CODE REQUIREMENTS AND OTHER TRADES WHEN NOT SHOWN IN DETAIL.

ELECTRICAL NOTES:

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE CONSTRUCTION DOCUMENTS ONLY IN THE CASE OF CONFLICT.
- FIXTURE, OUTLET, AND SWITCH LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH MINIMUM CODE REQUIREMENTS AND OTHER TRADES WHEN NOT SHOWN IN DETAIL.
- ALL RECEPTACLES SHALL BE WIRED TO AN ARC FAULT CIRCUIT INTERRUPTER.



MICHAEL ARRIGO
LIC. NO. AR0017335

e1.1

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2906 Pass a Grille Way				Company NAIC Number:	
City St. Pete Beach		State Florida		ZIP Code 33706	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 15 & 16 & THE N 1/2 OF LOT 17, BLOCK 2, COLONIAL CORP REPLAT OF BLK E,F,G,H, SECT A NORTH PASS-A-GRILLE					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>27.704056</u> Long. <u>-82.736596</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2094.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>20</u>					
c) Total net area of flood openings in A8.b <u>2620.00</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF ST. PETE BEACH 125118			B2. County Name PINELLAS		B3. State Florida
B4. Map/Panel Number 12103C0278	B5. Suffix G	B6. FIRM Index Date 08-18-2009	B7. FIRM Panel Effective/ Revised Date 09-03-2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10,11
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: <u>N/A</u> ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2906 Pass a Grille Way			Policy Number:
City St. Pete Beach	State Florida	ZIP Code 33706	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AG7462 Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	3.90	☒ feet	☐ meters
b) Top of the next higher floor	5.74	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	4.63	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	3.70	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	3.90	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	3.90	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name JOHN R BEACH	License Number 2984		
Title P.L.S.			
Company Name JOHN R. BEACH & ASSOCIATES, INC.			
Address 911 ST PETERSBURG DR W			
City OLDSMAR	State Florida		ZIP Code 34677
Signature 	Date	Telephone (813) 854-1276	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Data in C2.a and f-h is only accurate to 0.1'; ignore the second decimal place, as this is automatically added by the FEMA form.

C2(e) = A/C ELEV; C2(a) = ELEV OF CRAWL SPACE; C2(b) = ELEV OF MAIN LIVING AREA; NO GARAGE

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2906 Pass a Grille Way			Policy Number:	
City St. Pete Beach	State Florida	ZIP Code 33706	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters. E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG. E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG. E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG. E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG. E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge. Property Owner or Owner's Authorized Representative's Name _____				
Address	City	State	ZIP Code	
Signature	Date	Telephone		
Comments ☐ Check here if attachments.				

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2906 Pass a Grille Way			Policy Number:
City St. Pete Beach	State Florida	ZIP Code 33706	Company NAIC Number
SECTION G – COMMUNITY INFORMATION (OPTIONAL)			
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.			
G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)			
G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.			
G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement			
G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____			
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____			
G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and location, per C2(e), if applicable)			
☐ Check here if attachments.			

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2906 Pass a Grille Way			Policy Number:
City St. Pete Beach	State Florida	ZIP Code 33706	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT/SIDE

Clear Photo One



Photo Two

Photo Two Caption REAR/SIDE

Clear Photo Two

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2906 Pass a Grille Way

Policy Number:

City
St. Pete Beach

State
Florida

ZIP Code
33706

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption SIDE

Clear Photo Three



Photo Four

Photo Four Caption REAR/SIDE

Clear Photo Four

BOUNDARY SURVEY

LOTS 15, 16 AND THE N 1/2 OF LOT 17, BLOCK 2,
COLONIAL CORPORATION'S REPLAT OF BLOCKS E, F, G AND
H OF SECTION A NORTH PASS-A-GRILL
PINELLAS COUNTY, FLORIDA.

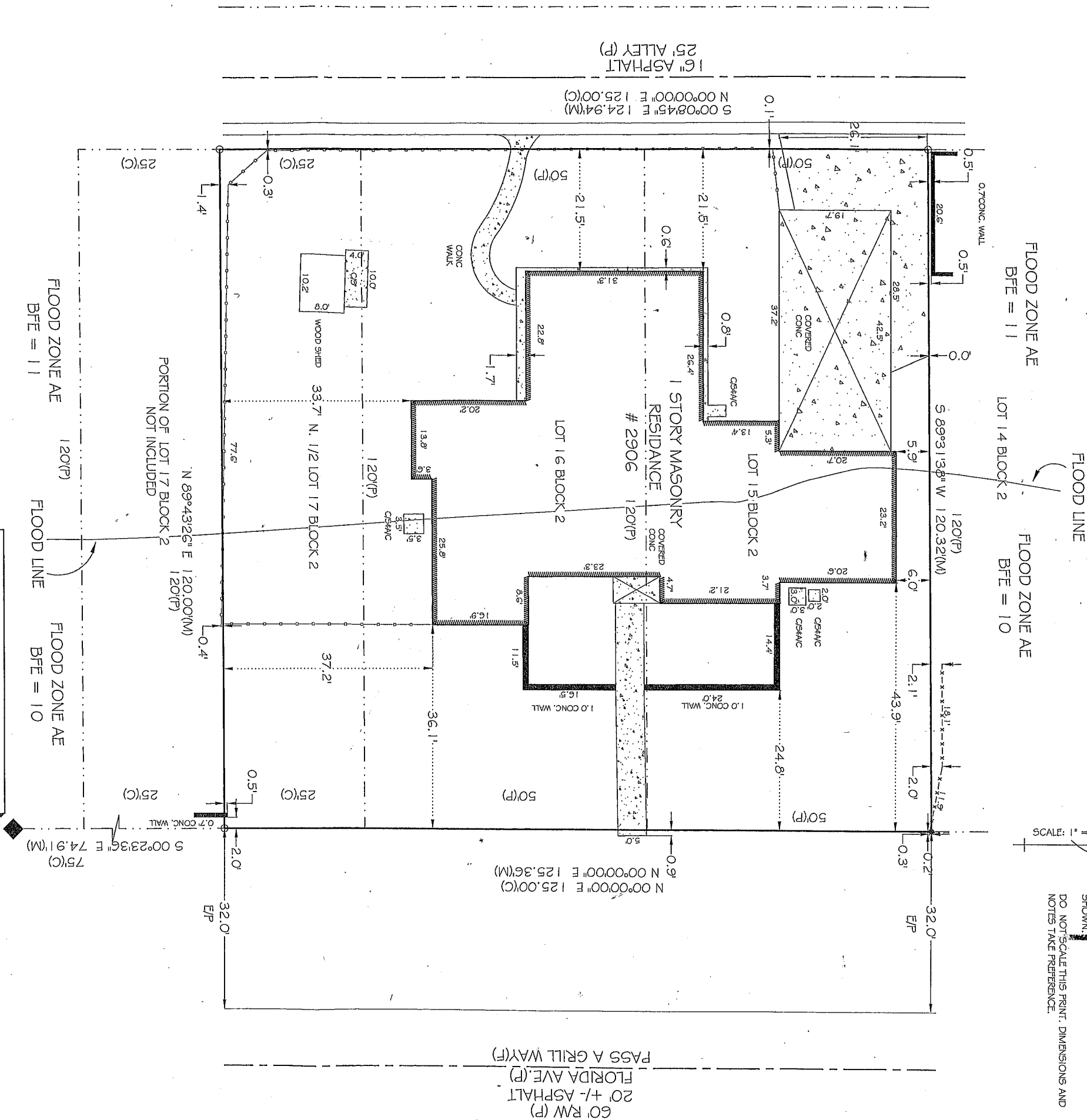
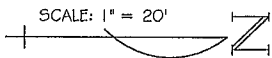
SEC. 18, TWP. 32.5, RNG. 16E.

BEARING BASIS: NORTH ASSUMED ON EAST BOUNDARY OF DESCRIBED
LANDS

THIS SURVEY IS SUBJECT TO ANY FACTS THAT
MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH. ALSO SUBJECT TO SETBACKS,
EASEMENTS AND RESTRICTIONS OF RECORD.

UNDERGROUND FOOTER, STEM WALL, AND
UNDERGROUND UTILITIES ARE NOT LOCATED OR
SHOWN.

DO NOT SCALE THIS PRINT. DIMENSIONS AND
NOTES TAKE PREFFERENCE.



DESCRIPTION: (AS PROVIDED)

LOT 15 & 16 AND THE NORTH ONE HALF OF LOT 17,
COLONIAL CORPORATION REPLAT AS PER MAP OR PLAT THEREOF
RECORDED IN IN PLAT BOOK 9, PAGE 107 OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.

APPARENT FLOOD HAZARD ZONE: "AE" BFE = 10' & 11' COMMUNITY PANEL NO. 12103C0278G EFFECTIVE DATE: 09/03/2003

LEGEND:

(C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, C = CENTERLINE, AC = AIR CONDITIONER, BC = BACK OF CURB, CB =
CONCRETE SLAB, CH = CHORD, CHB = CHORD BEARING, CLT = CHAIN LINK FENCE, CONC = CONCRETE, COV = COVERED, E/F = EDGE OF PAVEMENT, ESMT = EASEMENT,
F/C = FENCE CORNER, FCM = FOUND CONCRETE MOUNTAIN, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FND = FOUND VAL & DISK, FPP = FOUND PINCHED
PIPE, LFE = LOWEST FLOOR ELEVATION, MAS = MASONRY, OR = OFFICIAL, RECORD BOOK, PB = PLAT BOOK, PCP = PERMANENT CONTROL POINT, PRM = PERMANENT
REFERENCE MOUNTAIN, RW = RIGHT OF WAY, R = RADIUS, S/R = SET 1/2" IRON ROD & CAP NO. 4493, S/R = SET NAIL & DISK, TBM = TEMPORARY BENCHMARK,
UP = UTILITY POLE, W/F = WOOD FENCE

LEGEND
These standard symbols will
be found in the drawing.

- x — x — 4" METAL FENCE
- ◆ FCM
- 3/4" PIPE
- FIR 5/8" NO. 1.D
- 6" CHAIN LINK FENCE

JOHN R. BEACH & ASSOCIATES, INC. SURVEYORS AND MAPPERS 911 WEST ST. PETERSBURG DRIVE OLDSMAR, FLORIDA 34677 (813) 854-1276 FAX (813) 855-8370		Drawn By: CMC	Checked By: JRB	Scale: 1"=20'
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Date: 04-19-17	Project Number: 34961	
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5, 17.050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES		JOHN R. BEACH FLORIDA REG. LAND SURVEYOR No. 2964		
DATE: 04/19/2017		N:\Mortgage Surveys\34981\34981.dwg, 4/20/2017 12:10:22 PM, \PRB-SERVER\TOSHIBA4555		



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Design Review Case No. 21102 – 2502 Pass-a-Grille Way

Property Owner: Dave Glogoff

Meeting Date: February 3, 2022

Prepared By: Lynn Rosetti, Contract Planner, Planning Division

REQUEST	Staff request Historic Preservation Board design review of a new three-story FEMA lateral addition in the rear of an existing house that is a contributing structure in the Pass-a-Grille National Register Historic District. It is proposed to be constructed to the House-Medium setbacks of the Pass-a-Grille Building Types (LDC Sec. 20.15).
SUBJECT PROPERTIES	2502 Pass-a-Grille Way Sunset Park Addition\ Replat, Blk B, Lot 5 Parcel ID # 18-32-16-88056-002-0050
LAND USE / ZONING	RU-2/PAG on the Zoning Map; RU on the Future Land Use Map
FEMA FLOOD ZONE	A-9
HISTORIC STATUS	The structure at 2502 Pass-A-Grille Way was constructed in 1951 and is a contributing structure in the Pass-a-Grille National Register Historic District.
SURROUNDING AREA	North – Single-family Residential South – Single-family Residential East – Pass-a-Grille Way/Single-family Residential West – Single-family Residential

BACKGROUND and ANALYSIS

The applicant is seeking a design review to add a FEMA lateral addition to the rear of an existing one-story single-family residential house in Pass-a-Grille. This lateral addition is proposed for open storage on the first level, two bedrooms and two bathrooms on the second level, and a bar area and outdoor porch on the third level.

A FEMA lateral addition may be allowed as a way of adding square footage to a building in a manner that does not trigger FEMA's substantial improvement requirements. The lateral addition is an additional structure built next to the original structure and constructed in such a way that there are no structural modifications to the existing common wall other than adding a standard 36-inch doorway connecting to the main house. There are no other modifications to the existing building. The

lateral addition must be elevated to the flood zone requirements and comply with the Florida Building Code.

The existing single-family house was built in 1951 and is Mid-Century Modern in design. It has concrete stucco exterior walls and is one-story in height. Its hip roof is covered with asphalt shingles and is proposed to remain. The existing house is not elevated above the BFE. The proposed lateral addition will be elevated to the Design Flood Elevation (DFE) of 10-feet and is proposed to have stucco over lathe walls and a flat roof system. The lateral addition will extend two levels above the existing house. Review of the submitted drawings show a modern addition that appears very dissimilar to the existing house. Staff is requesting Historic Preservation Board design review to ensure compatibility of the building with the existing Historic District.

The major concern of Staff is that the proposed lateral addition does not appear to blend well with the existing Mid-Century Modern architectural style of the existing house. Modern in design, the lateral addition appears to tower above the existing historic residence. Staff has concerns that the proposed lateral addition may compromise the contributing status of this historic building and may also not be compatible with the existing character of surrounding Historic 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 the 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 identifies the primary mass of the building as its largest shape. In this case, the existing building and the proposed lateral addition appear to compete for this primary mass, with the modern addition appearing (from the drawings) to potentially overshadow the existing building at least from the front view.

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

Typically, the lateral addition would constitute the secondary mass. In this case, it appears as previously mentioned, to overshadow the existing house. The lateral addition front wall appears flat with only the slight relief of three small windows. There are virtually no breaks along this wall except for three small windows making the lateral addition appear to overpower the existing house.

The applicant has included the addition of three trees (one a palm) and two shrubs in the front yard area. The trees include one 10-foot palm, and two other unidentified trees – one 12-foot and the other 6-foot in height. None of the landscaping upon planting will break up the mass of the lateral addition front façade behind the existing house.

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

The existing house is interesting with natural breaks like a recessed carport on the side, the front entry is elevated with steps, and there are large windows along the front façade. The hipped roof has varying elevations as well. There are few natural breaks and/or voids on the second level of the proposed lateral addition (three small windows on the front side). However, there is good use of voids along the rear (west) elevation that provide breaks in the overall mass.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

The new lateral addition's windows vary proportionately but appear smaller than those of the existing building. The front façade of the existing house utilizes larger windows that are horizontally symmetrical along the frontage including the front door entryway. Entry to the lateral addition is provided through the existing house and also from a side entry.

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

The addition is two stories taller than the original building. At least in the drawings, this addition appears to overshadow the existing house and is dissimilar in symmetry. They do not appear to complement each other architecturally thereby, there does not appear to be vertical visual consistency.

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

Staff finds that there does not appear to be a good balance between the existing and proposed. The drawings show two distinct entities rather than one new well meshed unit. It appears as two entities rather than one cohesive unit. In addition, there does not appear to be the appropriate ratio between the top and bottom because the bottom does not appear to support the top. The top appears distinctly larger in the drawings.

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

Staff find the design to be asymmetrically unbalanced. The significantly greater height of the addition makes the addition feel like it overshadows the original home.

(c) Design must include the following rhythms:

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

Staff find the two designs have different rhythms and components and are essentially dissimilar with each other. The rooflines are vastly different (one hipped roof and one flat roof) They are nothing alike dimensionally.

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

The applicant is proposing to match the proposed stucco with the existing stucco wall material. However, the existing Mid-Century Modern house and the proposed lateral addition are two distinct architectural types.

COMPATIBILITY WITH ADJACENT PROPERTIES



Subject property and neighbor to the south.



Subject property and neighbor to the north.



Properties to the south.



Properties directly across the street from the subject property.

Block Face Consistency



The block is comprised of one, one-and-a-half and two story homes..

STAFF RECOMMENDATION

In order to utilize the House-Medium building type standard, the applicant shall be required to have an architect certify that items 1-9 under LDC Section 20-22 are met, pursuant to LDC Section 20.24, and shall provide the minimum building type standard, and shall provide other exhibits listed in the section submitted along with the building permit for new construction. This shall include a thorough listing of colors and siding materials.

Additionally, per LDC Sec. 20.24, The City may request review by the Historic Preservation Board to ensure compatibility of new construction or additions with the PAG Overlay district.

Staff have identified the following items that will need to be addressed prior to further design review by the Historic Preservation Board:

- 1) Overall, the proposed lateral addition is fine. However, because this is a contributing property with the Pass-a-Grille Historic District, the compatibility of design is a major consideration. Staff's concern is that the existing building and the proposed lateral addition are very different in appearance as the proposed addition does not appear to be architecturally compatible with the existing Mid-Century Modern architecture. Staff recommends that the exterior treatments of the proposed lateral addition utilize elements from the existing building or even other similar Mid-Century Modern architectural treatments on the exterior to ensure compatibility of design. This is especially important along the frontage of the property.
- 2) Identify the species of the proposed trees and shrubs, and any other landscaping elements proposed.

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 building'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.

FASTENING SCHEDULE (2020 FBC, 7th ED. TABLE 2304.9.1)

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRD	3-8d COMMON (2 1/2"x0.131") 3"x14 gage staples	toe/nail
2. BRIDGING TO JOIST	2-8d COMMON (2 1/2"x0.131") 2-3" 14 gage staples	toe/nail each end
3. 1st SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2"x0.131")	face nail
4. WIDER THAN THE SUBFLOOR TO EACH JOIST	2-8d COMMON (2 1/2"x0.131")	face nail
5. 2-INCH SUBFLOOR TO JOIST OR GIRD	2-16d COMMON (3 1/2"x0.162") 16d (3 1/2"x0.162") at 16" O.C.	blind and face nail
6. SOLE PLATE TO JOIST OR BRIDGING	3"x0.131" nails at 8" O.C. 14 gage staples at 12" O.C.	typical face nail
SOLE PLATE TO JOIST OR BRIDGING AT BRACED WALL PANEL	3-16d COMMON (3 1/2"x0.162") at 16" O.C. 4-3"x0.131" nails at 16" O.C. 4-3" 14 gage staples at 16" O.C.	braced wall panels
7. TOP PLATE TO STUD	3-3" 14 gage staples 4-8d COMMON (2 1/2"x0.131")	toe/nail
8. STUD TO SOLE PLATE	3-3" 14 gage staples 2-16d COMMON (3 1/2"x0.162")	end nail
9. DOUBLED STUDS	3"x0.131" nails 3-3" 14 gage staples 16d (3 1/2"x0.162") at 24" O.C.	face nail
10. DOUBLED TOP PLATES	3"x0.131" nails at 8" O.C. 16d (3 1/2"x0.162") at 16" O.C. 3"x0.131" nails at 12" O.C.	typical face nail
DOUBLED TOP PLATES	3-14 gage staples at 12" O.C. 8-16d COMMON (3 1/2"x0.162") 12-3"x0.131" nails	lap splice
11. BRIDGING BETWEEN JOIST OR RAFTERS TO TOP PLATE	3-8d COMMON (2 1/2"x0.131") 3-3" 14 gage staples	toe/nail
12. RM JOIST TO TOP PLATE	8d (2 1/2"x0.131") at 8" O.C. 3"x0.131" nails at 8" O.C. 3-3" 14 gage staples at 8" O.C.	toe/nail
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (3 1/2"x0.162") 2-3"x0.131" nails	face nail
14. CONTINUOUS HEADER, TWO PIECES	3-8d COMMON (2 1/2"x0.131") 3-3"x0.131" nails	16" O.C. along edge
15. CEILING JOISTS TO PLATE	3-3"x0.131" nails 3-3" 14 gage staples	toe/nail
16. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2"x0.131") 3-16d COMMON (3 1/2"x0.162") Min. Table 2306.10.4	toe/nail
17. CEILING JOISTS, LAPS OVER PARTITIONS (see Section and Table 2306.10.4.1)	4-3"x0.131" nails 4-3" 14 gage staples	face nail
18. CEILING JOISTS TO PARALLEL RAFTER(see Section and Table 2306.10.4.1)	4-3"x0.131" nails 4-3" 14 gage staples	face nail
19. RAFTER TO PLATE (see Section and Table 2306.10.1)	3-8d COMMON (2 1/2"x0.131") 3-3"x0.131" nails	toe/nail
20. 1-INCH DIAGONAL BRACE TO EA. STUD AND PLATE	3-3" 14 gage staples 3-8d COMMON (2 1/2"x0.131")	face nail
21. 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131")	face nail
22. MORE THAN 1"x8" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131") 16d COMMON (3 1/2"x0.162")	24" O.C. 16" O.C.
23. BUILT-UP CORNER STUDS	3"x0.131" nails 3-14 gage staples 20d COMMON (4"x0.192") at 32" O.C. 3-3"x0.131" nails at 24" O.C.	face nail at top and bottom staggered on opposite sides
24. BUILT-UP ORDERS AND BEAMS	3-3" 14 gage staples at 24" O.C. 2-20d COMMON (4"x0.192") 3"x0.131" nails	face nail at ends and at each splice
25. 2-INCH FLANKS	16d COMMON (3 1/2"x0.162") 3-10d COMMON (3"x0.148)	at each bearing
26. COLLAR TIE TO RAFTER	4-3"x0.131" nails 3-14 gage staples 3-10d COMMON (3"x0.148)	face nail
27. JACK RAFTER TO HIP	4-3" 14 gage staples 2-16d COMMON (3 1/2"x0.162")	toe/nail
28. ROOF RAFTER TO 2x RIDGE BEAM	3"x0.131" nails 3-3" 14 gage staples 2-16d COMMON (3 1/2"x0.162")	face nail
29. JOIST TO BAND JOIST	3-3" 14 gage staples 3-3" 14 gage staples 3-16d COMMON (3 1/2"x0.162")	face nail
30. LEDGER STRIP	4-3"x0.131" nails 4-3" 14 gage staples 3-16d COMMON (3 1/2"x0.162")	face nail at each joist
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS	6d COMMON (2 3/8"x0.131) (see s/n.) 1 3/4" 16 gage (see o) 8d or 6d (see d,n) 2 3/8"x0.113" nail (see p) 2 1/8" gage (see p) 6d (see o) 10d or 8d (see d,n)	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): 3/4" AND LESS	6d (see o) 8d (see o) 1 1/8" - 1 1/4" (see d,n)	
32. PANEL SIDING (TO FRAMING)	1 1/8" - 1 1/4" (see d,n)	
33. FIBERBOARD SHEATHING (see g)	1/2" or LESS 5/8"	6d (see i) 8d (see i)
34. INTERIOR PANELING	1/4" 3/8"	No. 11 gage roofing nail (see h) 6d COMMON NAIL (2"x0.113") No. 16 gage staple (see i) No. 11 gage roofing nail (see h) 8d COMMON NAIL (2 1/2"x0.113") No. 16 gage staple (see i) 4d (see j) 6d (see h)

see 2020 FBC, 7th ED. table 2304.9.1 for footnotes above.

FASTENING SCHEDULE 2020 FBC, 7th ED. TABLE 2306.3(3)

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	STAPLE SPACING MAX. (inches) see b,	SHEAR VALUE (plf) see a,c,	MINIMUM STAPLE SIZE; see f, g,
1. EXPANDED METAL OR WOVEN WIRE LATH AND PORTLAND CEMENT PLASTER	7/8"	UNBLOCKED	6" O.C.	180	No. 16 gage staple, 7/8" legs
2. GYPSUM LATH, PLAIN OR PERFORATED	3/8" LATH AND 1/2" PLASTER	UNBLOCKED	5" O.C.	100	No. 16 gage staple, 1 1/8" long
3. GYPSUM SHEATHING	1/2" x 2' x 8' 1/2" x 4'	UNBLOCKED BLOCKED see d	4" O.C. 4" O.C.	75 175	No. 16 gage staple, 1 3/4" long
4. GYPSUM BOARD, GYPSUM VENEER BASE, OR WATER-RESISTANT GYPSUM BACKING BOARD	1/2"	UNBLOCKED see d UNBLOCKED see d UNBLOCKED BLOCKED see e BLOCKED see e UNBLOCKED see d BLOCKED see e	7" O.C. 4" O.C. 7" O.C. 4" O.C. 7" O.C. 7" O.C. 7" O.C.	75 110 100 125 125 115 145 175	No. 16 gage staple, 1 1/2" long 1 3/4" long
	5/8"	BLOCKED see e BLOCKED (see e) TWO-PLY	7" O.C. base ply 9 base ply 7	250	No. 16 gage staple, 1 5/8" long No. 15 gage staple, 2 1/4" long

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m.

- These shear walls shall not be used to resist loads imposed by masonry or concrete walls (see AF &PA SDPWS). Values shown are for short-term loading due to wind or seismic loading. Walls resisting seismic loads shall be subject to the limitations in Section 12.2.1 of ASCE 7. Values shown shall be reduced 25 percent for normal loading.
- Applies to fastening at studs, top and bottom plates and blocking.
- Except as noted, shear values are based on a maximum framing spacing of 16 inches on center.
- Maximum framing spacing of 24 inches on center.
- All edges are blocked, and edge fastening is provided at all supports and all panel edges.
- Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.
- Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs

CEMENT PLASTER

APPLICATION OF EXTERIOR CEMENT PLASTER (STUCCO FINISHES) SHALL COMPLY WITH ASTM C926 AND ASTM C1063.

STEP 1
ATTACH 2 LAYERS OF GRADE D, WATERPROOF BUILDING PAPER USING GALVANIZED NAILS OR STAPLES IN A SHINGLED FASHION OVER THE WALL SHEATHING EXTENDING 16" AROUND ALL CORNERS. VERTICAL SEAMS SHOULD BE OVERLAPPED BY 6" AND HORIZONTAL SEAMS SHOULD BE OVERLAPPED BY 4".

STEP 2
INSTALL TRIM ACCESSORIES AND CASING BEADS. CASING BEADS FOR A 3 COAT SYSTEM SHOULD BE 3/4" THICK, CASING BEADS FOR A 1 OR 2 COAT SYSTEM SHOULD BE 1/2" THICK.

STEP 3
INSTALL GALV., SELF-FURRING, EXPANDED METAL LATH OR 1" WOVEN WIRE STUCCO NETTING OVER ENTIRE SURFACE ALSO EXTENDING 1" AROUND ALL CORNERS. THE LATH OR STUCCO NETTING SHOULD OVER-LAP BY 1" ON THE HORIZONTAL SEAMS AND 2" ON THE VERTICAL SEAMS. GALV. NAILS OR STAPLES SHOULD BE USED EVERY 6" BOTH VERTICALLY AND HORIZONTALLY AND SHOULD PENETRATE THE STUDS A MINIMUM OF 1".

STEP 4
PLACE CONTROL JOINTS TO CREATE WALL PANELS NO LARGER THAN 144 SQUARE FEET. KEEP PANELS AS SQUARE AS POSSIBLE.

STEP 5
PLACE EXPANSION JOINTS ANYWHERE THERE EXIST WALL EXPANSION JOINTS.

STEP 6
INSTALL CORNER TRIM ON ALL OUTSIDE EDGES TO PROTECT THE EXPOSED STUCCO AND PROVIDE CLEAN FINISHED LINES.

STEP 7
MIX BASE COAT TO A WORKABLE CONSISTENCY. APPLY USING A SQUARE TROWEL HELD AT A 45 DEGREE ANGLE WITH FIRM PRESSURE TO FORCE THE STUCCO INTO THE LATH. WORK FROM BOTTOM OF WALL UP AND APPLY AT A THICKNESS OF 3/8" OVER ENTIRE AREA. (FOR ONE COAT STUCCO SYSTEMS, APPLY ONE COAT FIBERGLASS REINFORCED STUCCO IN A SINGLE APPLICATION AT 1/2" THICK).

STEP 8
SCREED THE STUCCO TO A UNIFORM DEPTH OF 3/8" USING A STRAIGHT EDGE.

STEP 9
SCRATCH 1/8" DEEP HORIZONTAL GROOVES INTO THE BASE COAT WITH A RAKING TOOL ONCE THE STUCCO HAS BECOME THUMB-PRINT HARD. CURE THE SCRATCH COAT 24 TO 48 HOURS.

STEP 10
MIX AND APPLY ANOTHER 3/8" LAYER OF BASE COAT STUCCO DIRECTLY TO THE SCRATCH COAT.

STEP 11
SCREED THE SURFACE USING A STRAIGHT BOARD OR DARBY TO 3/8" THICKNESS AND FILL ANY SURFACE VOIDS WITH ADDITIONAL BASE COAT. THE TOTAL COMBINED BASE COAT DEPTH SHOULD BE 1/2".

STEP 12
FLOAT THE SURFACE UNIFORMLY ONCE THE STUCCO HAS LOST ITS SHEEN USING A WOODEN TROWEL AND CURE THE BASE COAT WITH A FINE WATER MIST FOR 24 TO 48 HOURS.

STEP 13
APPLY A 1/8" THICK FINISH STUCCO COATING IN THE PREFERRED APPLICATION WORKING FROM BOTTOM OF THE WALL TO THE TOP. COMPLETE THE ENTIRE WALL IN ONE APPLICATION. (NOTE: IT IS IMPORTANT TO KEEP THE SURFACE DAMP FOR BY APPLYING A FINE WATER MIST OVER SEVERAL DAYS.)

STEP 14
FILL ALL CONTROL JOINTS, EXPANSION JOINTS AND GAPS WITH A BACKER ROD AND NON-SAG POLYURETHANE SEALANT.

PRE-ENGINEERED WOOD TRUSSES

1.SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO FABRICATION. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SHALL BEAR THE SEAL OF A LICENSED FLORIDA ENGINEER.

- SUBMIT TRUSS DESIGN CALCULATIONS FOR EACH TYPE OF TRUSS.
- SUBMIT TRUSS ERECTION PLAN, CONNECTION DETAILS AND PERMANENT BRIDGING REQUIREMENTS.

2.ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL BE FASTENED TO ALL SUPPORTS WITH APPROVED HURRICANE CLIPS OR STRAPS.

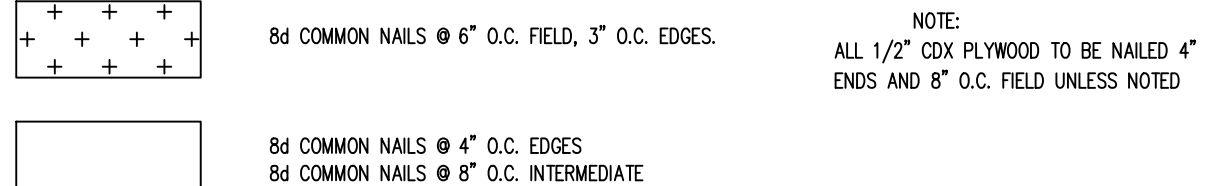
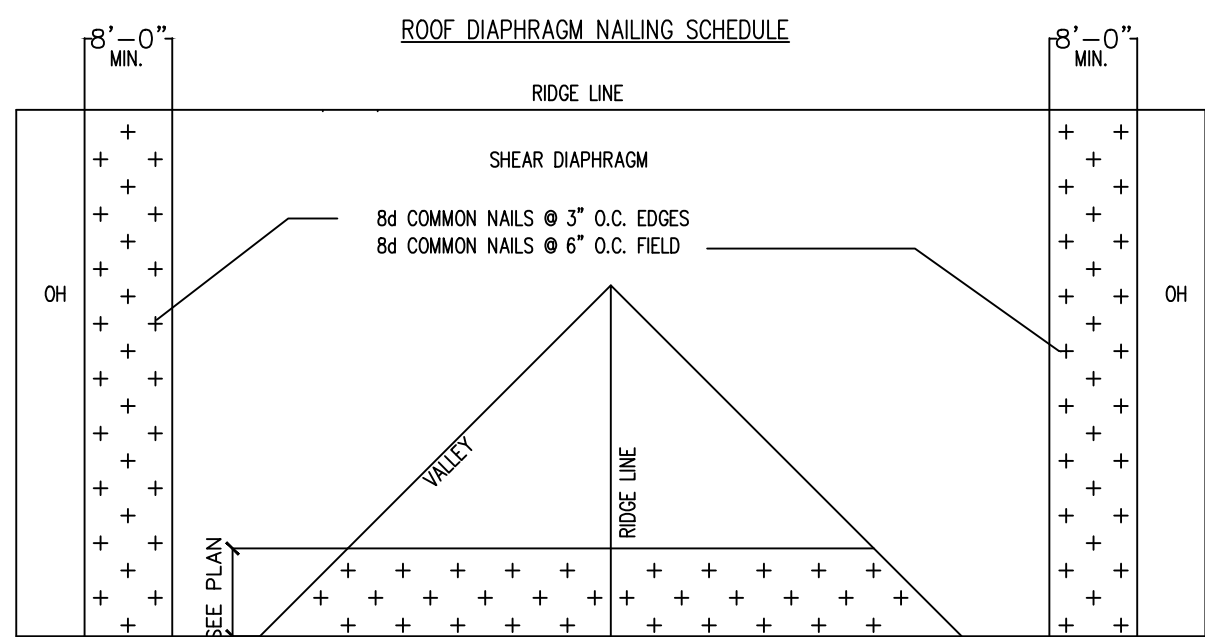
3.PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENERS".

4.TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LIVE, DEAD AND WIND LOADS, PLUS ANY CONCENTRATED LOADS SHOWN ON THE DRAWINGS.

- 5.DURATION FACTORS:
- ROOF DL+WL 1.33
 - ROOF DL+LL 1.25
 - FLOOR DL+LL 1.00

6.TRUSS ERECTOR SHALL BE FULLY RESPONSIBLE FOR ALL TEMPORARY BRIDGING OF TRUSS SYSTEM DURING CONSTRUCTION IN ACCORDANCE TO PUBLISHED INDUSTRY GUIDELINES.

7.TRUSSES SHALL BE DESIGNED SUCH THAT NO HORIZONTAL REACTIONS ARE IMPOSED ON THE SUPPORTING STRUCTURE UNDER VERTICAL LOADS.



THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WORK.

THESE PLANS APPLY TO SECTION 1603 OF THE 2020 FLORIDA BUILDING CODE, 7th EDITION.

NOTE: BRANCH CIRCUITS THAT SUPPLY 120V, 15 & 20 AMP OUTLETS IN DWELLING UNIT BEDROOMS TO HAVE AFCI PROTECTION

FRAMING NOTES:

ALL INTERIOR DIMENSIONS ARE GIVEN TO THE INDICATED FACE OF THE STUD UNLESS NOTED OTHERWISE.

ALL EXTERIOR DIMENSIONS ARE GIVEN TO THE FACE OF THE STUD OR FACE OF BLOCK (AS APPROPRIATE) WHICH LINES WITH THE FOUNDATION BELOW.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR APPROVED CEDAR, OR HAVE 15 LB. FELT BARRIER

GENERAL REQUIREMENTS

1.IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY.

2.COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.

3.CONTACT THE ARCHITECT WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON THE DRAWINGS.

4.SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR ONE WEEK REVIEW TIME AFTER RECEIPT BY THIS FIRM. NO FABRICATION IS TO PROCEED PRIOR TO REVIEW BY THE DESIGNER.

DESIGN CRITERIA

- APPLICABLE BUILDING CODE: 2020 FLORIDA BUILDING CODE, 7th EDITION.
- DESIGN LIVE LOADS:
ROOF30 PSF
BEDROOMS30 PSF
LIVING AREA AND BATHROOMS.....40 PSF
- DESIGN WIND VELOCITY = 145 MPH
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7th EDITION

CAST IN PLACE CONCRETE

- CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT TWENTY-EIGHT (28) DAYS:
a) FOOTINGS, SLAB-ON-GRADE, SLAB FILL 4000 PSI
b) MASONRY WALL TIE BEAMS, TIE COLUMNS 3000 PSI
c) FREE-STANDING COLUMNS 4000 PSI
d) FREE-SPANNING BEAMS 4000 PSI

- CONCRETE SHALL BE READY-MIX PER ASTM C94 AS FOLLOWS:
a) PORTLAND CEMENT - ASTM C150
b) AGGREGATES - ASTM C33 (3/4"MAX.)
c) NO CALCIUM CHLORIDE
d) AIR ENTRAINING - ASTM C260
e) WATER REDUCING - ASTM C494
f) FLYASH - ASTM C618-78 CLASS F (*** % MAXIMUM).

3.REINFORCING STEEL : ASTM A615 GRADE 40.

4.REQUIRED SLUMP RANGE AT DISCHARGE END OF TRUCK EQUALS (=) THREE (3") TO FIVE (5") INCHES.

5.WELDED WIRE FABRIC: ASTM A185.

- CODES AND STANDARDS:
a) ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
b) ACI 305 - "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING".
c) ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
d) ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".

MASONRY

1.HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT TYPE N2, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.

2.MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. MORTAR SHALL BE USED WITHIN TWO (2) HOURS OF MIXING.

3.COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF THREE-EIGHTHS (3/8") INCH AND A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

4.VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT 8'-0" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF ONE-QUARTER (1/4") INCH FROM MASONRY AND NOT LESS THAN ONE BAR DIAMETER BETWEEN BARS.

5.VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILL CELLS WITH COARSE GROUT AS SPECIFIED.

6.PLACE ALL MASONRY IN RUNNING BOND WITH THREE-EIGHTHS (3/8") INCH MORTAR JOINTS.

CARPENTRY

1.DIMENSION LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.

2.ALL LUMBER UNLESS OTHERWISE NOTED, SHALL BE SOUTHERN PINE NUMBER 2 GRADE OR BETTER:
Fb = 1,200 PSI
Fv = 90 PSI
Fc = 975 PSI
E = 1,600,000 PSI
19% (NINETEEN %) MAXIMUM MOISTURE CONTENT

3.ALL LUMBER IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. IT-W-571 AND BEAR THE AMERICAN WOOD PRESERVES INSTITUTE QUALITY MARK LP-2.

4.PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.

5.INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" (EIGHT- FEET-ZERO-INCH) O.C. MAXIMUM.

6.ALL NAILING AND BOLTING SHALL COMPLY WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.

7.ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO OR EQUAL.

8.PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.

9.STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL EXTERIOR CORNERS ONLY.

10.ALL OUTSIDE CORNERS SHALL BE BRACED WITH GALVANIZED SIMPSON STRONGTIE DIAGONAL BRACES OR 1/2" PLYWOOD PANELS 4'-0" MIN. E.W.

11.EXTERIOR WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE 2"x6" (TWO-BY-SIX) HEADERS FOR SPANS UP TO 3'-0" (THREE- FEET-ZERO-INCH) AND DOUBLE 2"x8" (TWO-BY-EIGHT) HEADERS FOR 3'-0" TO 7'-0". SEE PLANS FOR SPANS GREATER THAN 7'-0". STRAP ALL HEADERS W/ LSTA 15'S.

12.ALL NAILING OF PLYWOOD SHEATHING AT PERIMETER 4' OF ROOF AND 4' FROM EXTERIOR CORNERS OF WALLS TO BE 8d AND 4" O.C.

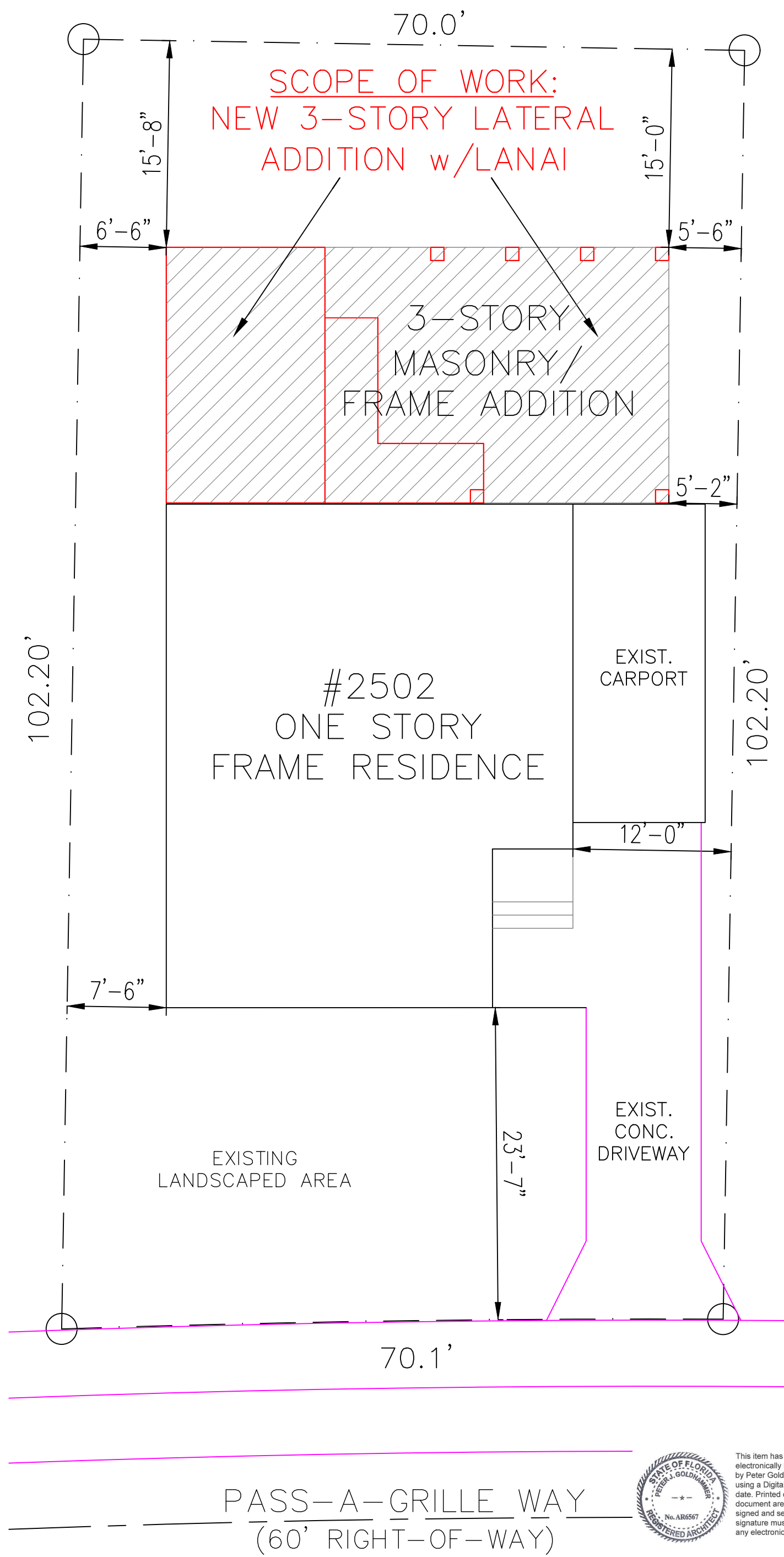
INFORMATION OF DRAWINGS (2020 FBC, 7th ED. 1603.1.4)

- BASIC WIND SPEED, MPH: 145 MPH, 3 SECOND GUST
- WIND IMPORTANCE FACTOR: 1
- WIND EXPOSURE: D
- APPLICABLE INTERNAL PRESSURE COEFFICIENT: ± 0.18

COMPONENT AND CLADDING LOADS:	
ZONE 1 =	+36.0, -38.4
ZONE 2 =	+36.0, -45.3
ZONE 3 =	+36.0, -45.3
ZONE 4 =	+38.7, -42.1
ZONE 5 =	+38.7, -50.5

BUILDING SPECIFICATIONS

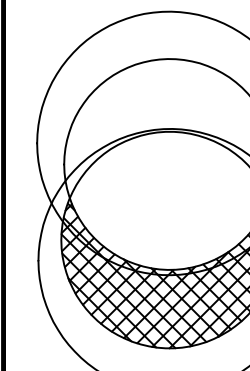
- BUILDING CATEGORY: II
- CONSTRUCTION TYPE: V-B
- OCCUPANCY CLASSIFICATION: R-3
- EXISTING 1st FLR CONDITIONED AREA: 1,106 SQ FT.
- NEW 1st FLR COND. AREA ADDED: 228 SQ FT.
- NEW 2nd FLR COND. AREA ADDED: 760 SQ FT.
- NEW 3rd FLR COND. AREA ADDED: 207 SQ FT.
- NEW TOTAL CONDITIONED AREA: 2,301 SQ FT.
- EXISTING CARPORT AREA: 207 SQ FT.
- EXISTING COV. PORCH AREA: 24 SQ FT.
- NEW 1st FLR LANAI AREA ADDED: 408 SQ FT.
- NEW 1st FLR STORAGE AREA ADDED: 98 SQ FT.
- NEW 3rd FLR BALCONY AREA ADDED: 324 SQ FT.
- NEW TOTAL NON-COND. AREA: 1,061 SQ FT.
- NEW TOTAL BUILDING AREA: 3,362 SQ FT.



NORTH

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

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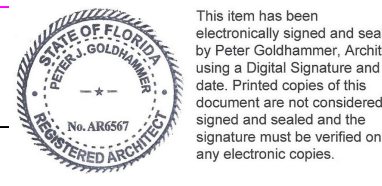
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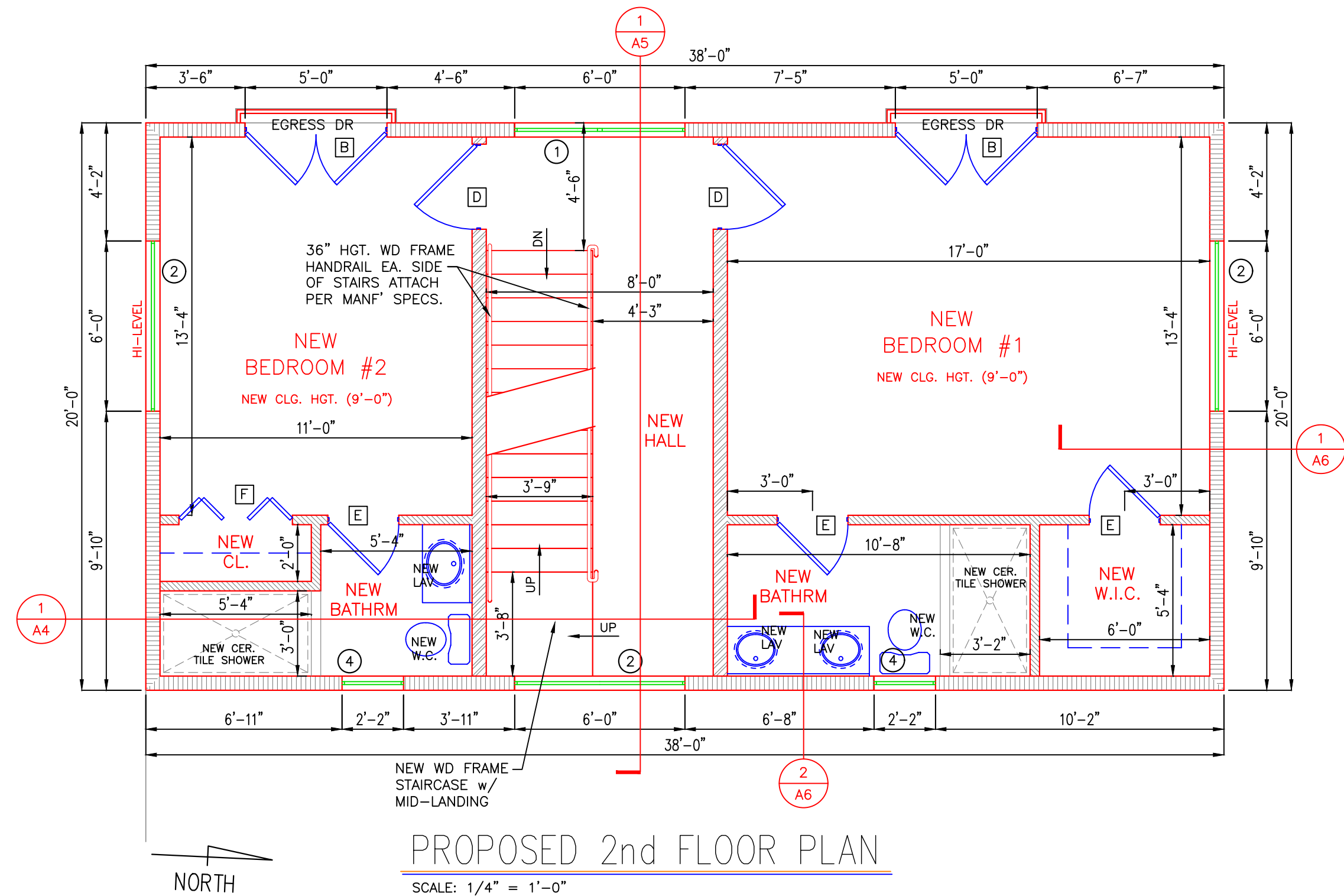
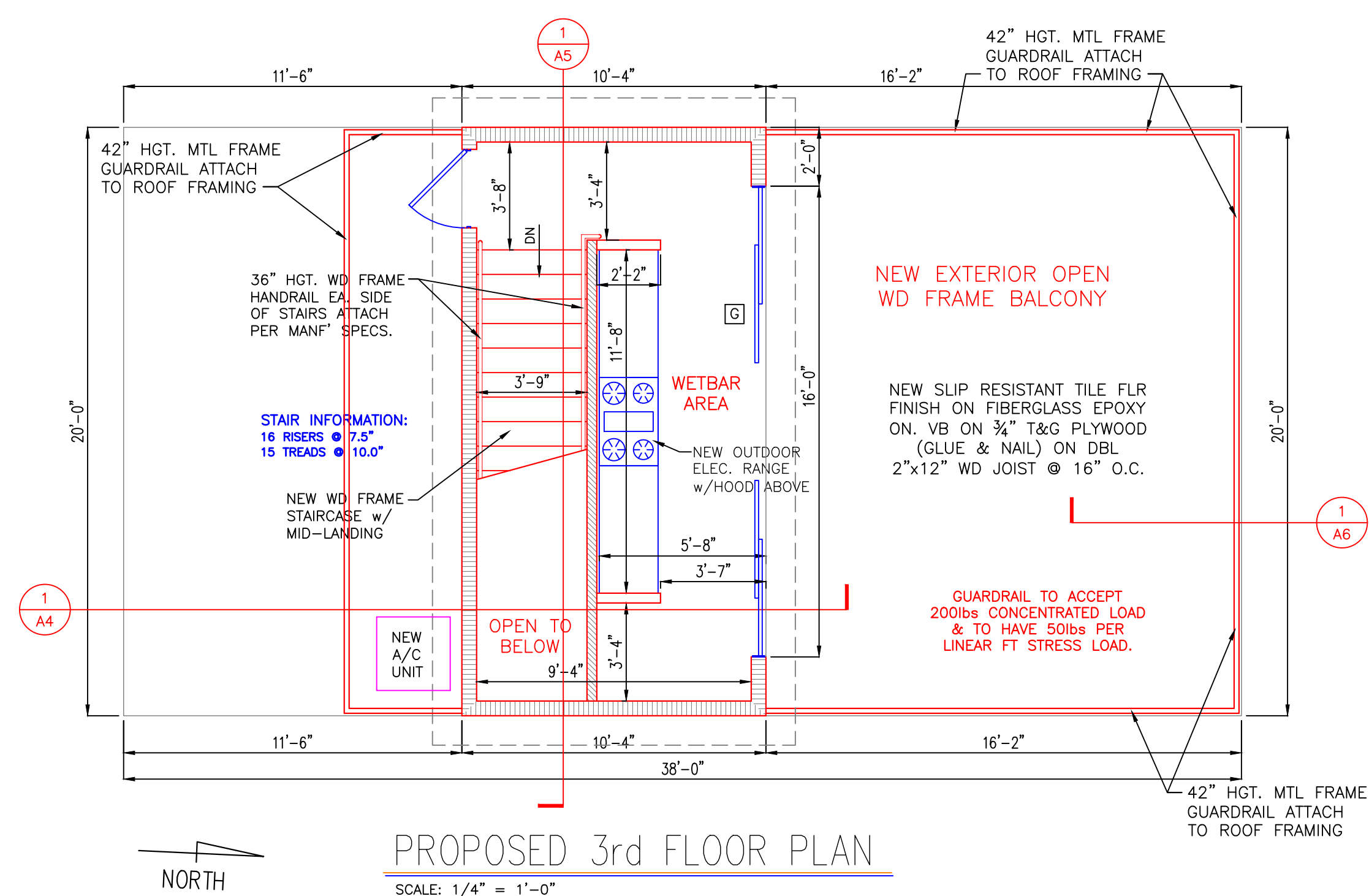
Peter Goldhammer
2021.08.04
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DOOR SCHEDULE

□	WIDTH	HEIGHT	R.O.	MANF'	REMARKS	HARDWARE	FL. APPROVAL
A	(2)3'-0"	7'-0"	74"x85"	JELD-WEN	EXTERIOR VINYL FRAME SINGLE LITE FRENCH OUTSWING SWING DOORS, IMPACT	STAINLESS STEEL HARDWARE	FL #13540.1
B	(2)3'-0"	7'-0"	74"x85"	JELD-WEN	EXTERIOR VINYL FRAME SINGLE LITE FRENCH INSWING SWING DOORS, IMPACT	STAINLESS STEEL HARDWARE	FL #13540.1
C	3'-0"	7'-0"	38"x85"	JELD-WEN	EXTERIOR VINYL FRAME SINGLE LITE FRENCH SWING DOOR, IMPACT	STAINLESS STEEL HARDWARE	FL #13540.1
D	3'-0"	7'-0"	38"x85"	-	INTERIOR WD. FRAME H.C. SWING DOOR	STAINLESS STEEL HARDWARE	
E	2'-6"	7'-0"	32"x81"	-	INTERIOR WD. FRAME H.C. SWING DOOR	STAINLESS STEEL HARDWARE	
F	4'-0"	7'-0"	48"x81"	-	INTERIOR LOUVERED WD. FRAME H.C. DBL. BI-FOLD DOOR	STAINLESS STEEL HARDWARE	
G	16'-0"	8'-0"	193"x97"	PGT IND.	EXTERIOR VINYL FRAME SLIDING GLASS DOORS, IMPACT		FL #251.9
H	3'-0"	7'-0"	38"x85"	-	EXTERIOR WD. FRAME S.C. SWING UTILITY RM DOOR	STAINLESS STEEL HARDWARE	

*NOTES: CONTRACTOR TO VERIFY ALL DOOR ROUGH OPENINGS w/DOOR MANUFACTURER. ALL DOORS TO HAVE A MINIMUM 29" CLEAR OPENING

WINDOW SCHEDULE

○	WIDTH	HEIGHT	LINTEL	MATERIAL	MANF'	TYPE	REMARKS	FL. APPROVAL
1	6'-0"	3'-0"	TPL 2"x6" HEADER	VINYL FRAME	PGT IND.	HORIZONTAL SLIDING	IMPACT RESISTANT	FL #242.7
2	6'-0"	2'-0"	TPL 2"x8" HEADER	VINYL FRAME	PGT IND.	FIXED GLASS	IMPACT RESISTANT	FL #243.5
3	3'-0"	4'-0"	PRECAST LINTEL	VINYL FRAME	PGT IND.	DBL HUNG	IMPACT RESISTANT	FL #239.2
4	2'-0"	3'-0"	TPL 2"x6" HEADER	VINYL FRAME	PGT IND.	DBL HUNG	IMPACT RESISTANT	FL #239.2

*NOTES: CONTRACTOR TO VERIFY ALL WINDOW ROUGH OPENINGS w/WINDOW MANUFACTURER. MIN. EGRESS REQUIREMENT: 24" HGT CLR x 20" WIDE CLR, MIN. 5 s.f. OPENING

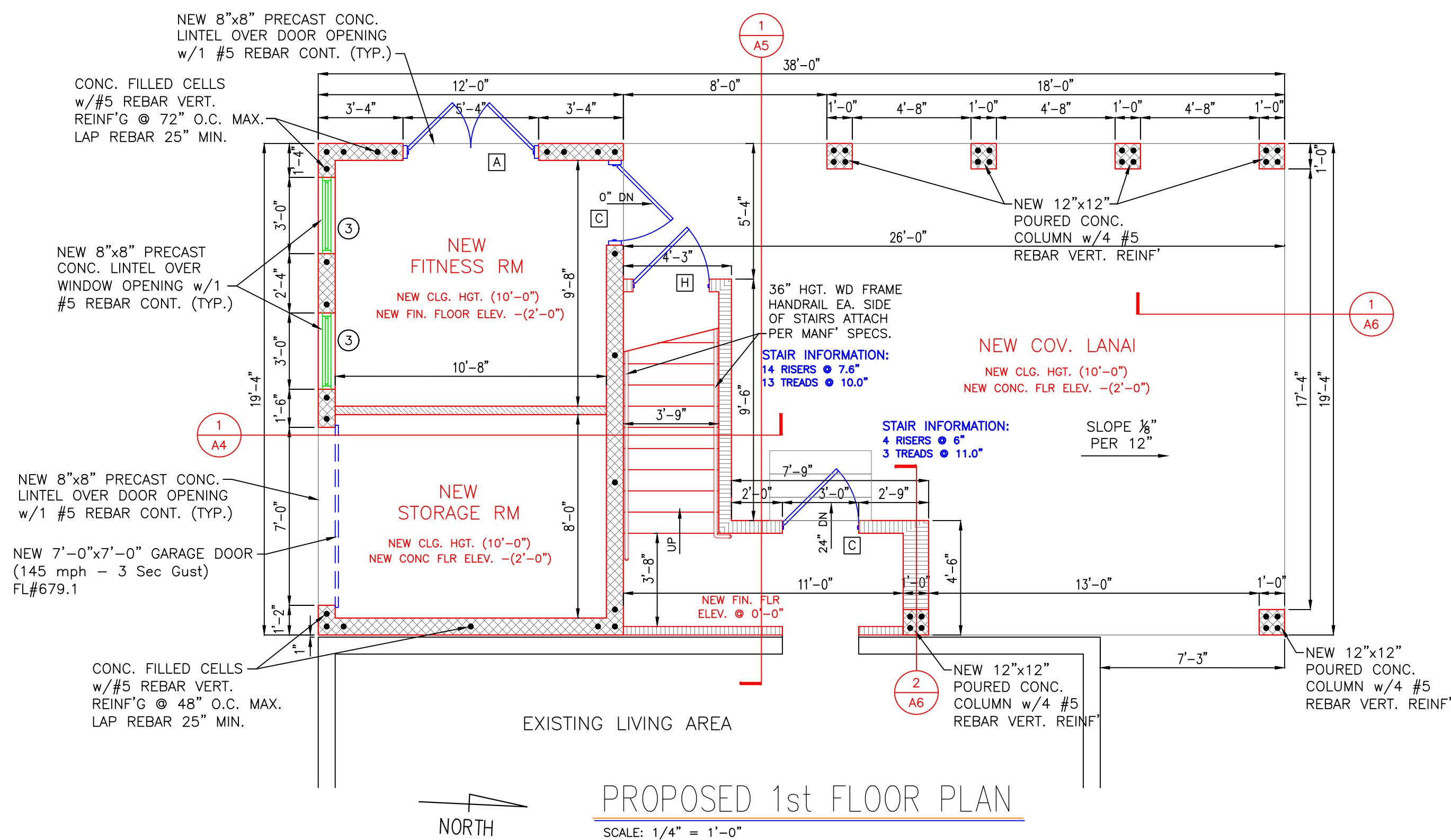
WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW 8" BLOCK CMU STEM WALL w/#5 REBAR @ 48" O.C. MAX., EXT. MOISTURE RESISTANT PAINTED FINISH TO MATCH EXISTING
	NEW 2"x6" WD STUD WALL @ 16" O.C. w/CEM. STUCCO EXTERIOR FINISH & 1/2" GYP. DRYWALL INTERIOR w/R-19 INSULATION
	NEW 2"x6" WD STUD WALL @ 16" O.C. w/ 1/2" GYP. DRYWALL INTERIOR EA. SIDE
	NEW 2"x4" WD STUD WALL @ 16" O.C. w/ 1/2" GYP. DRYWALL INTERIOR w/R-13 INSULATION
	NEW 2"x4" WD STUD WALL @ 16" O.C. w/ 1/2" GYP. DRYWALL INTERIOR EA. SIDE

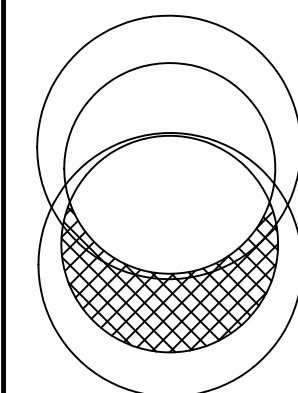
NOTE: NEW INTERIOR KITCHEN & BATHROOM WALLS TO HAVE MOISTURE RESISTANT GYP BD.

SCOPE OF WORK:

NEW CMU/FRAME ADDITION



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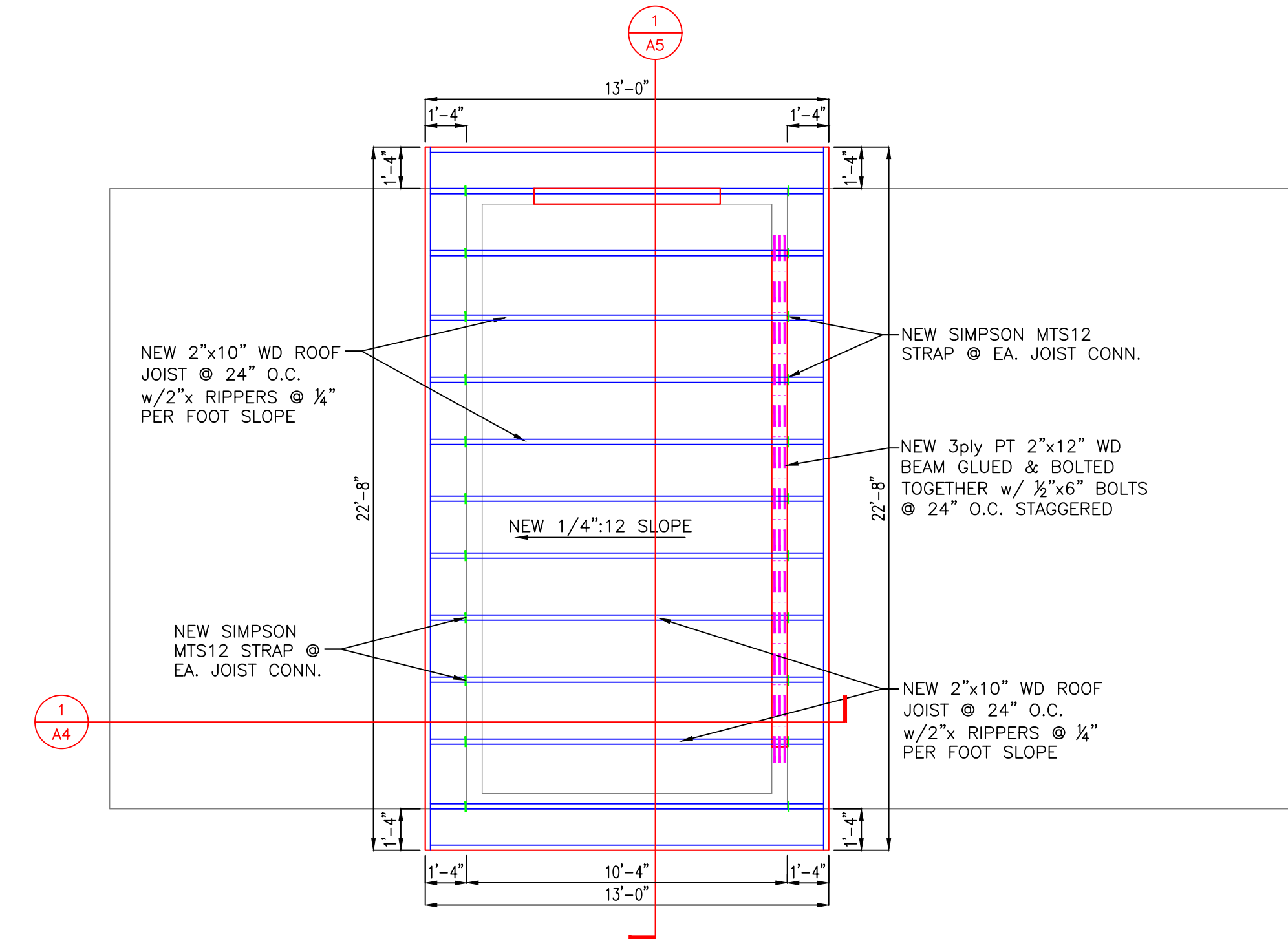
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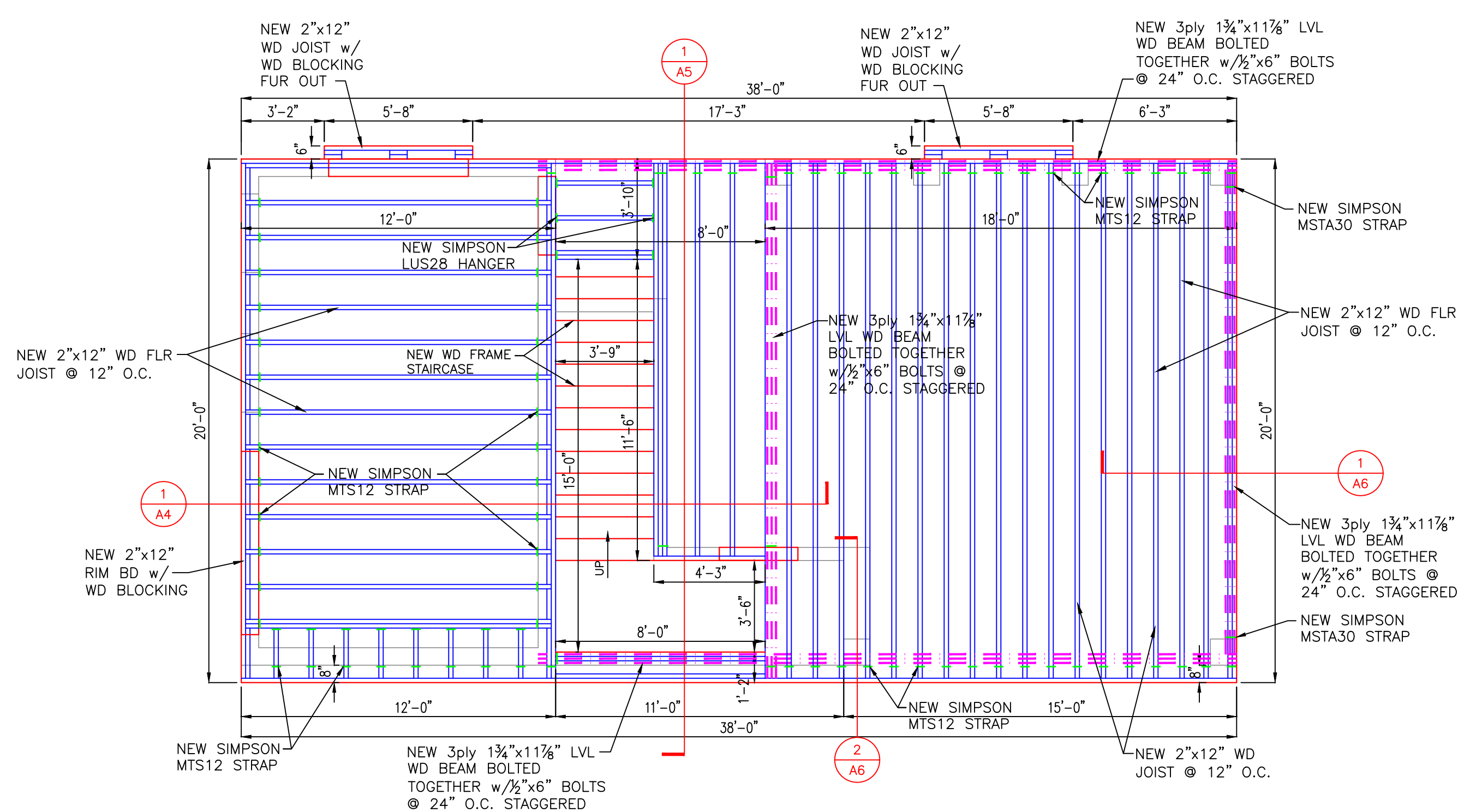
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A1



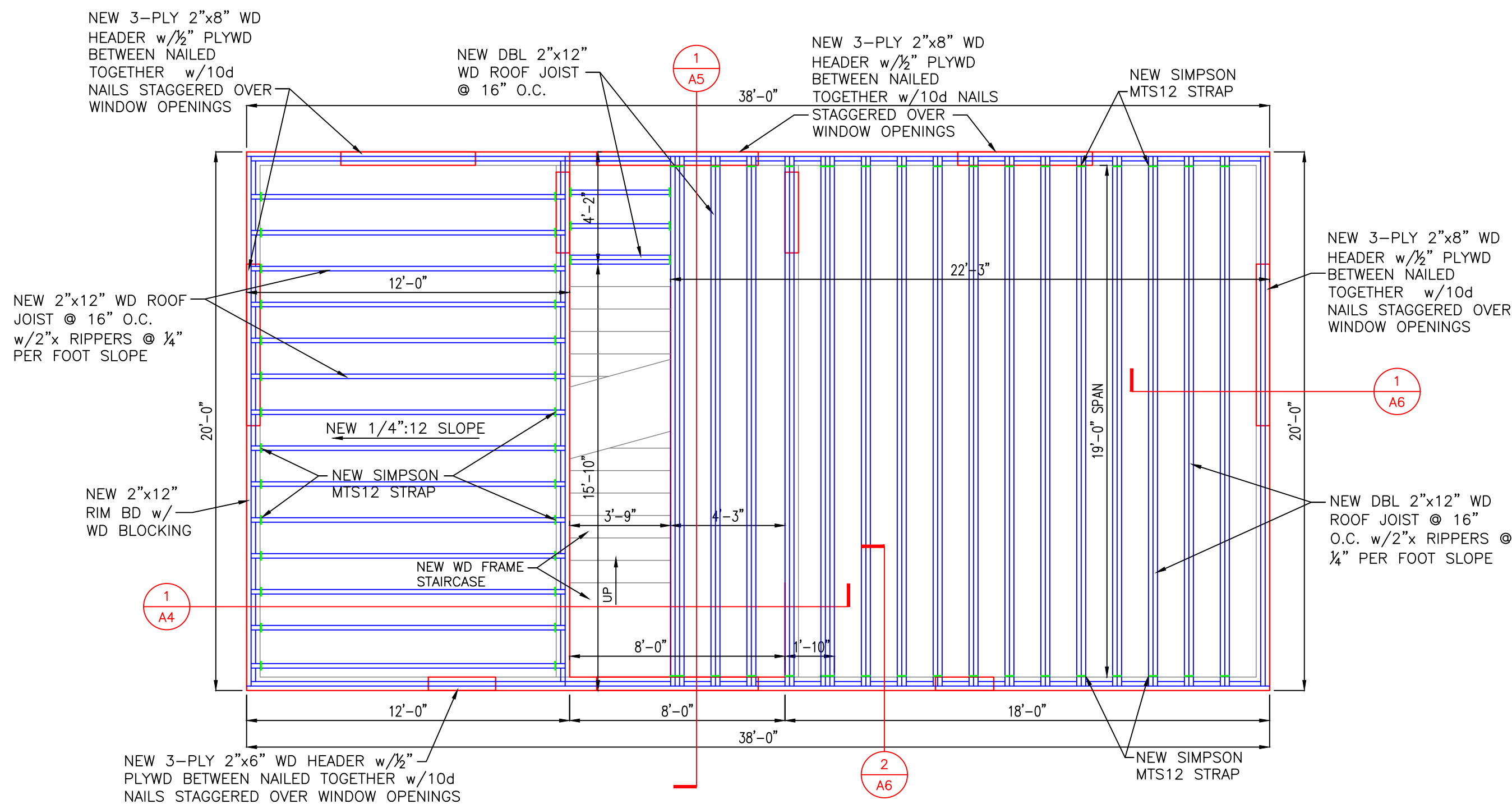
PROPOSED 3rd FLR ROOF PLAN

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



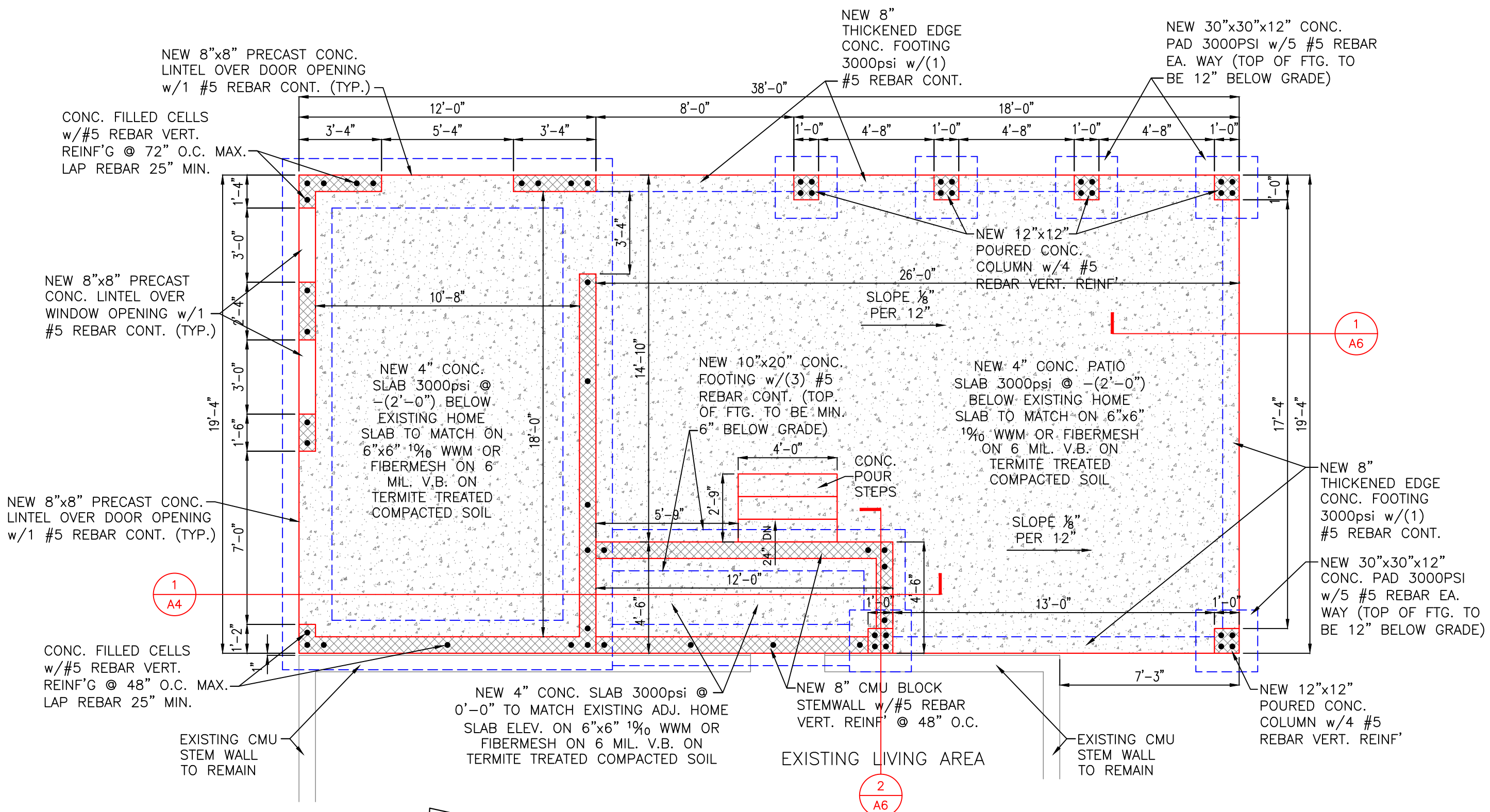
PROPOSED 2nd FLR FLOOR FRAMING PLAN

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



PROPOSED 3rd FLR FLOOR FRAMING PLAN

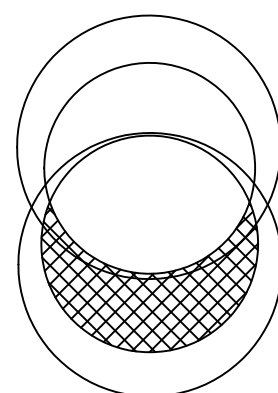
SCALE: 1/4" = 1'-0"



PROPOSED FOUNDATION PLAN

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

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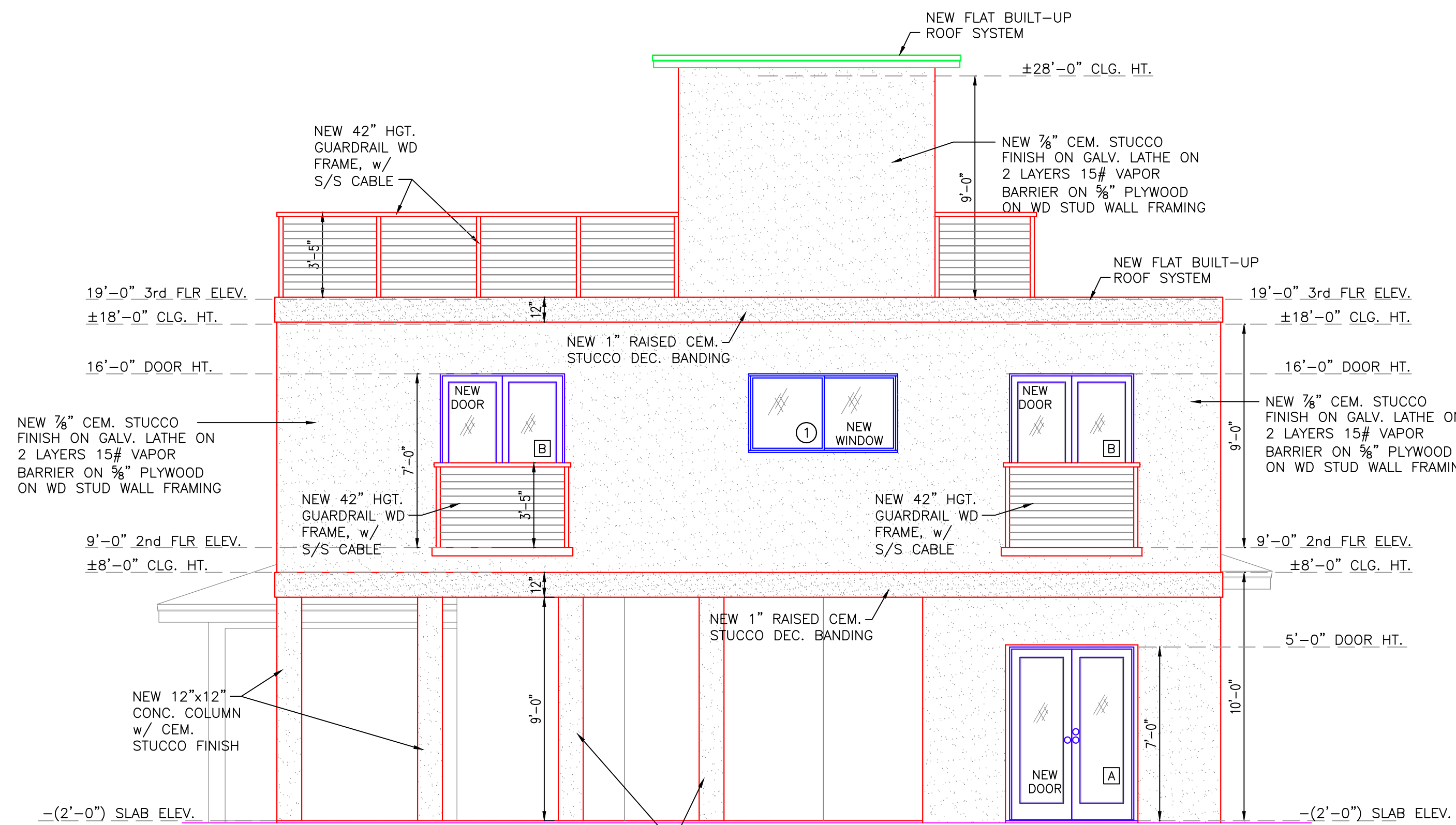
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A2

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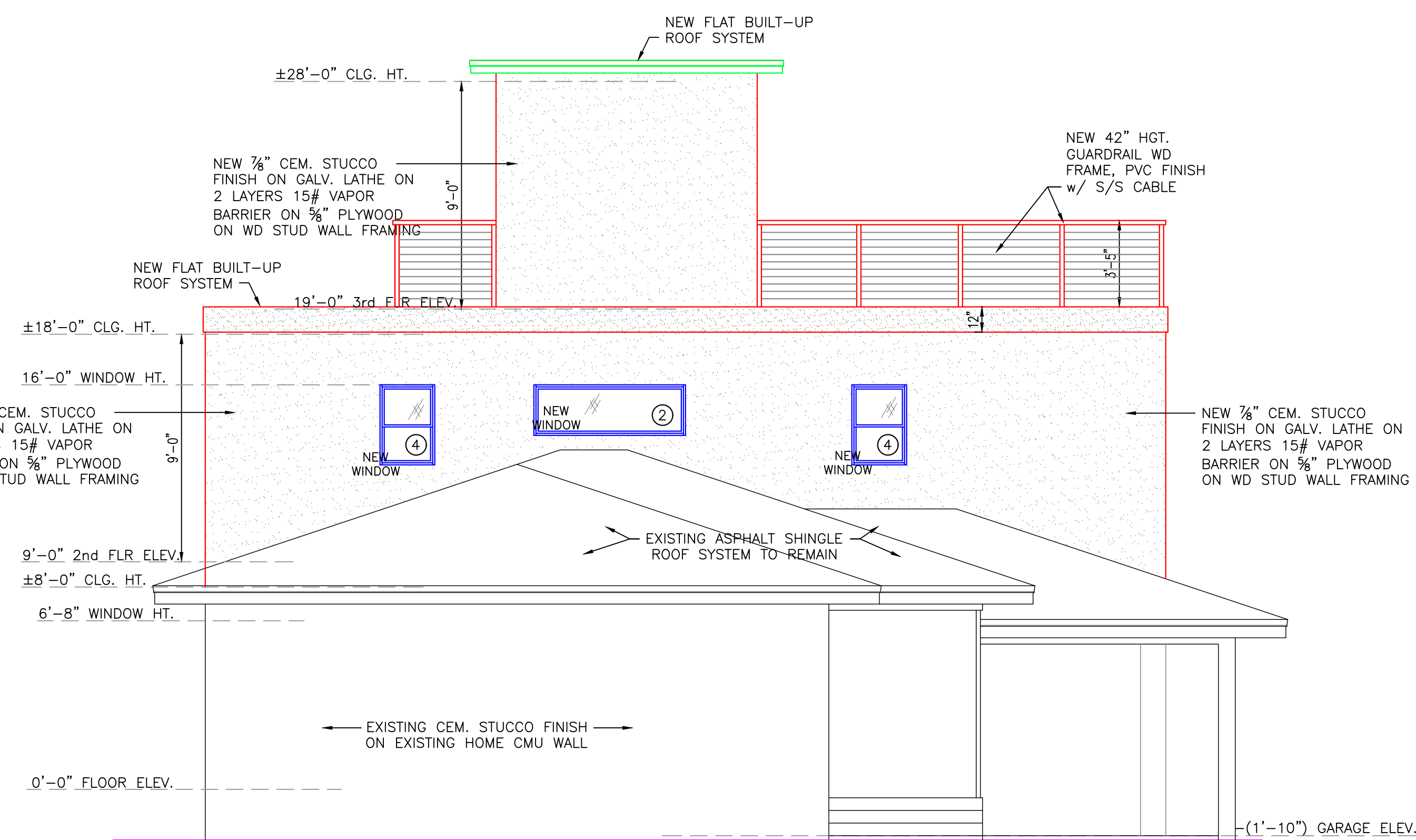


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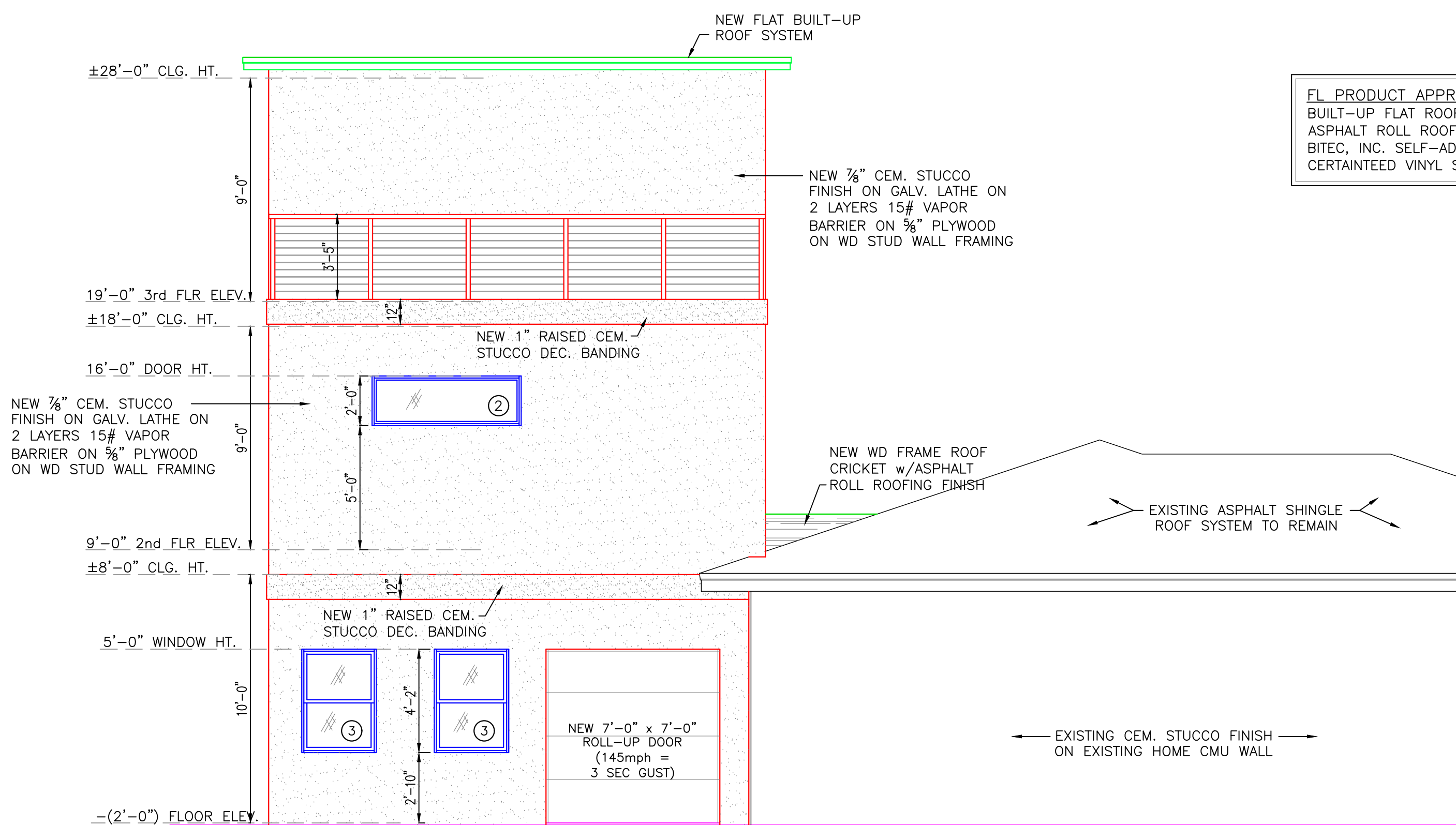
PROPOSED WEST ELEVATION

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



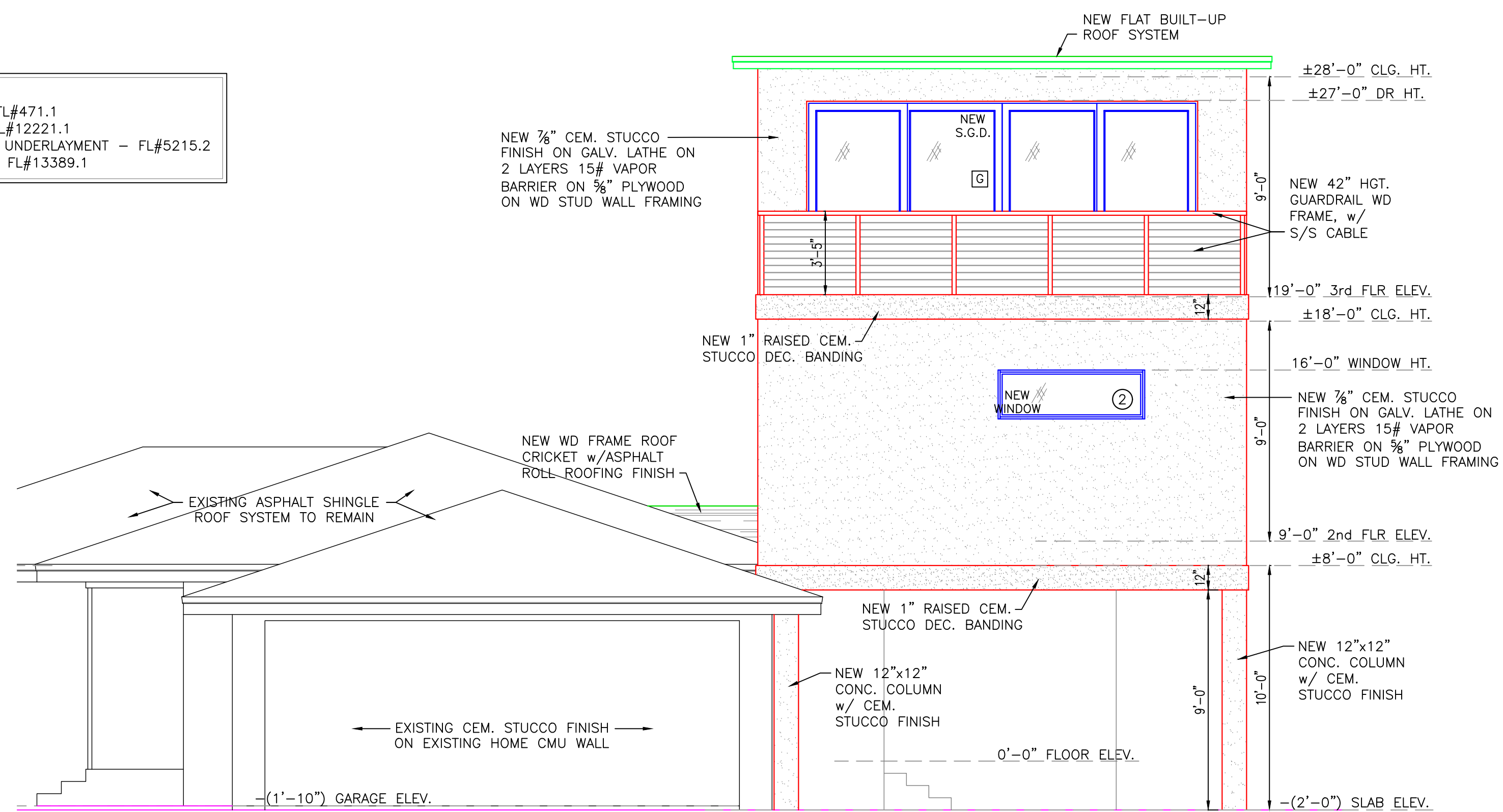
PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



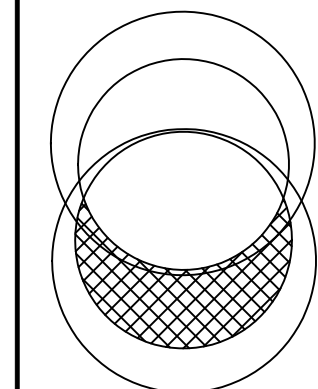
PROPOSED NORTH ELEVATION

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

FL PRODUCT APPROVAL #:
BUILT-UP FLAT ROOFING - FL#471.1
ASPHALT ROLL ROOFING - FL#12221.1
BITEC, INC. SELF-ADHEARING UNDERLAYMENT - FL#5215.2
CERTAINTED VINYL SOFFIT - FL#13389.1

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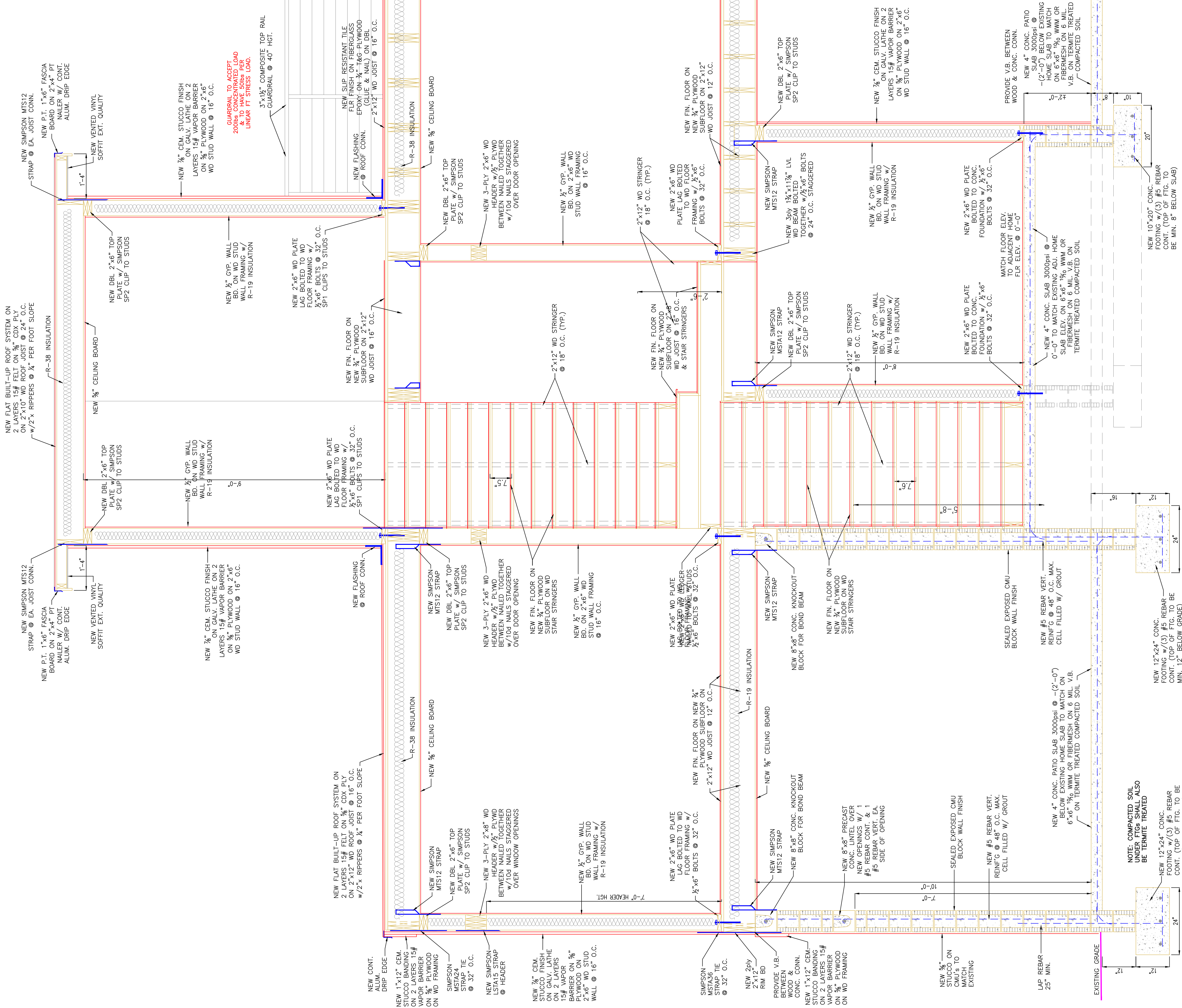
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A3

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1 BUILDING WALL SECTION
A4 SCALE: 3/4" = 1'-0"

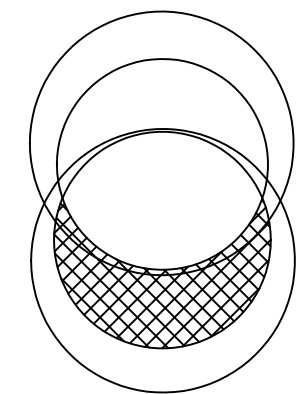


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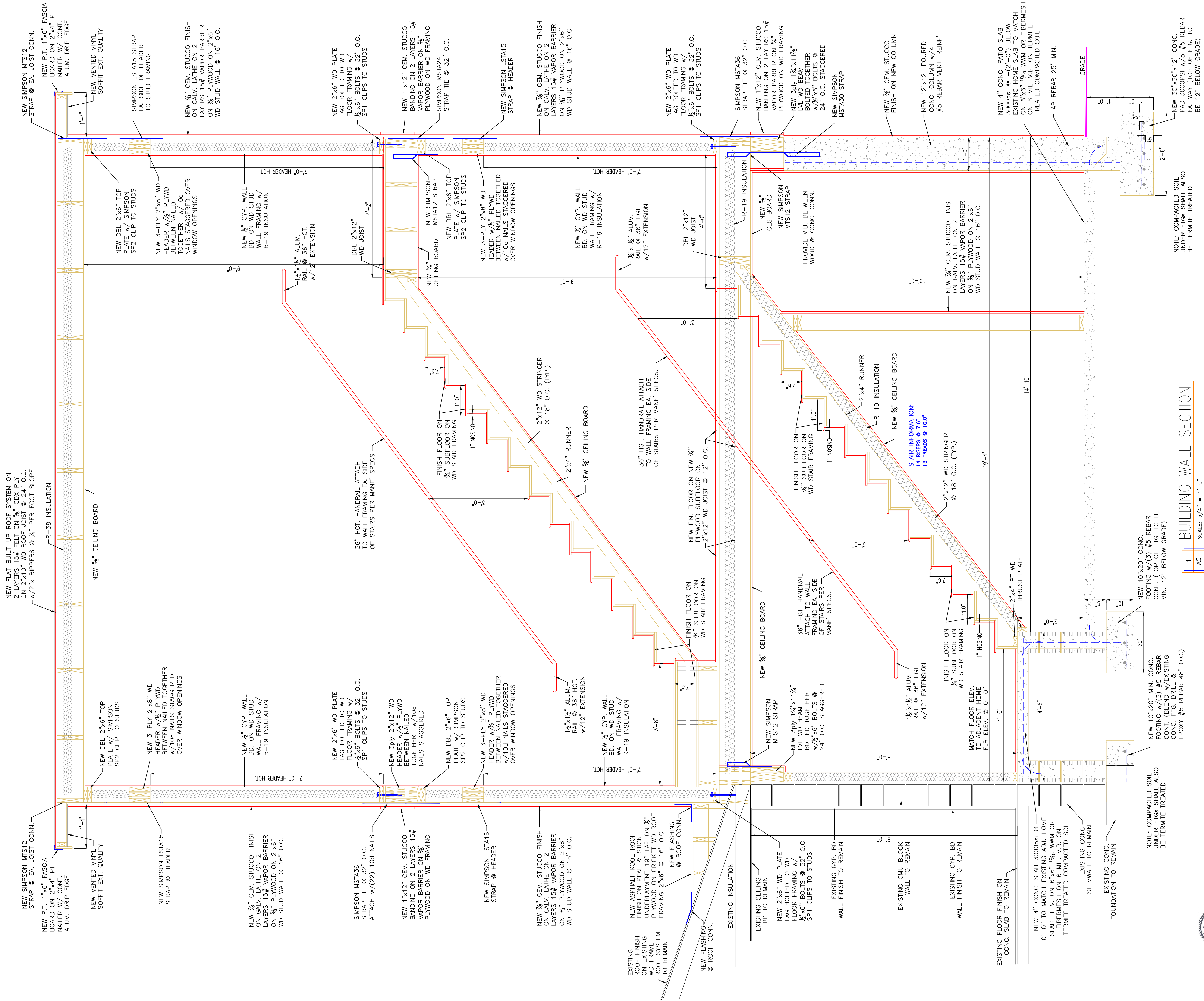
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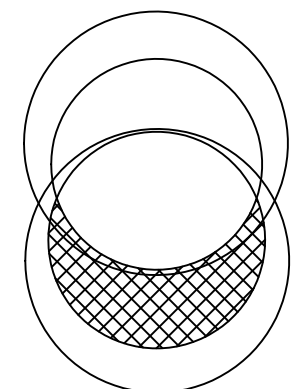
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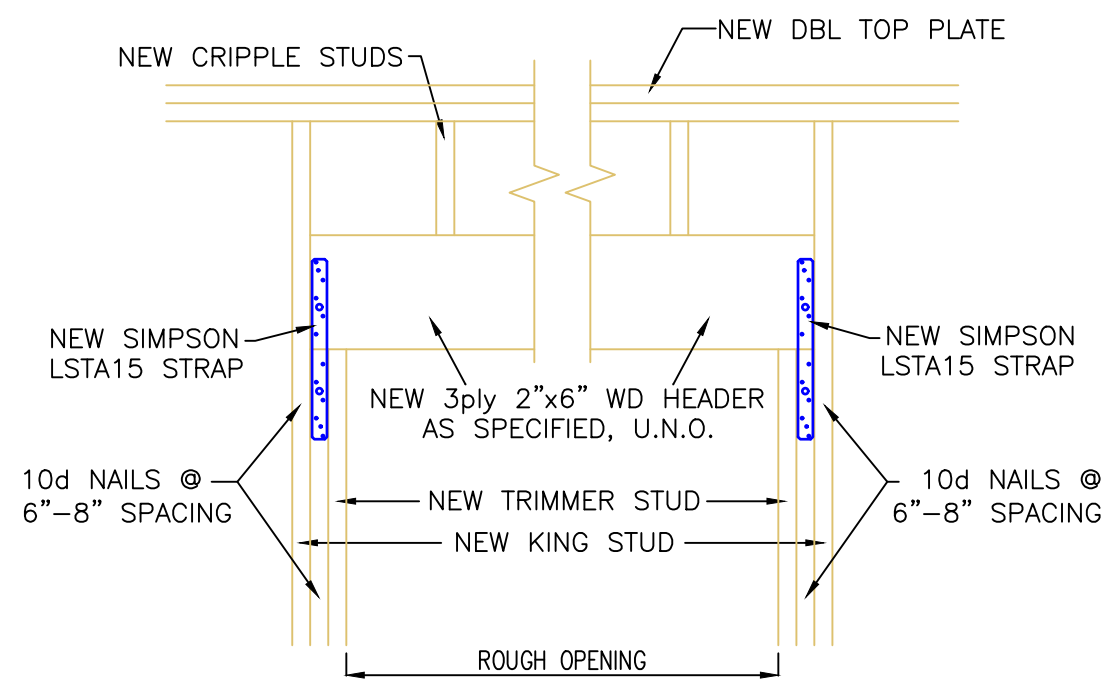
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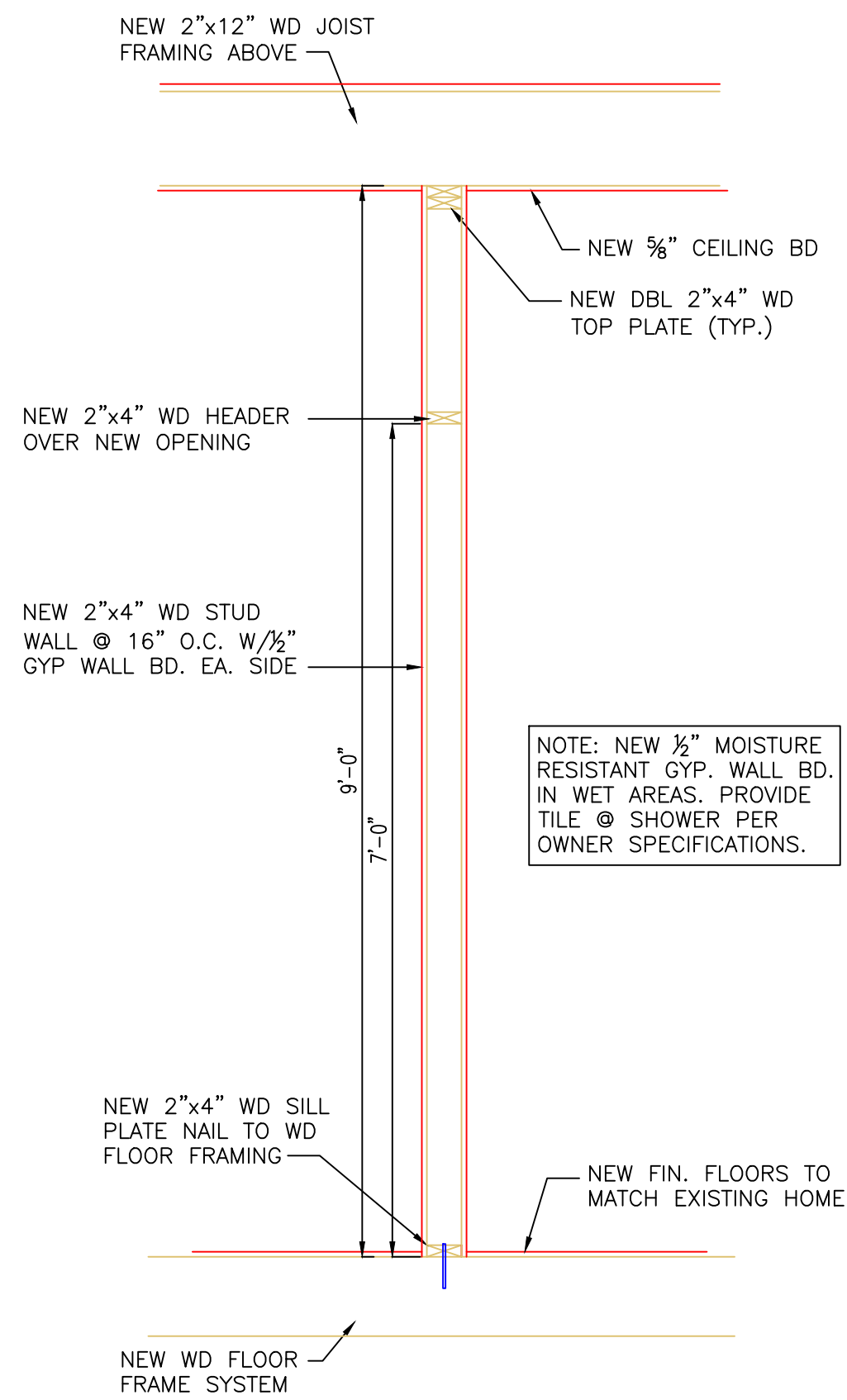
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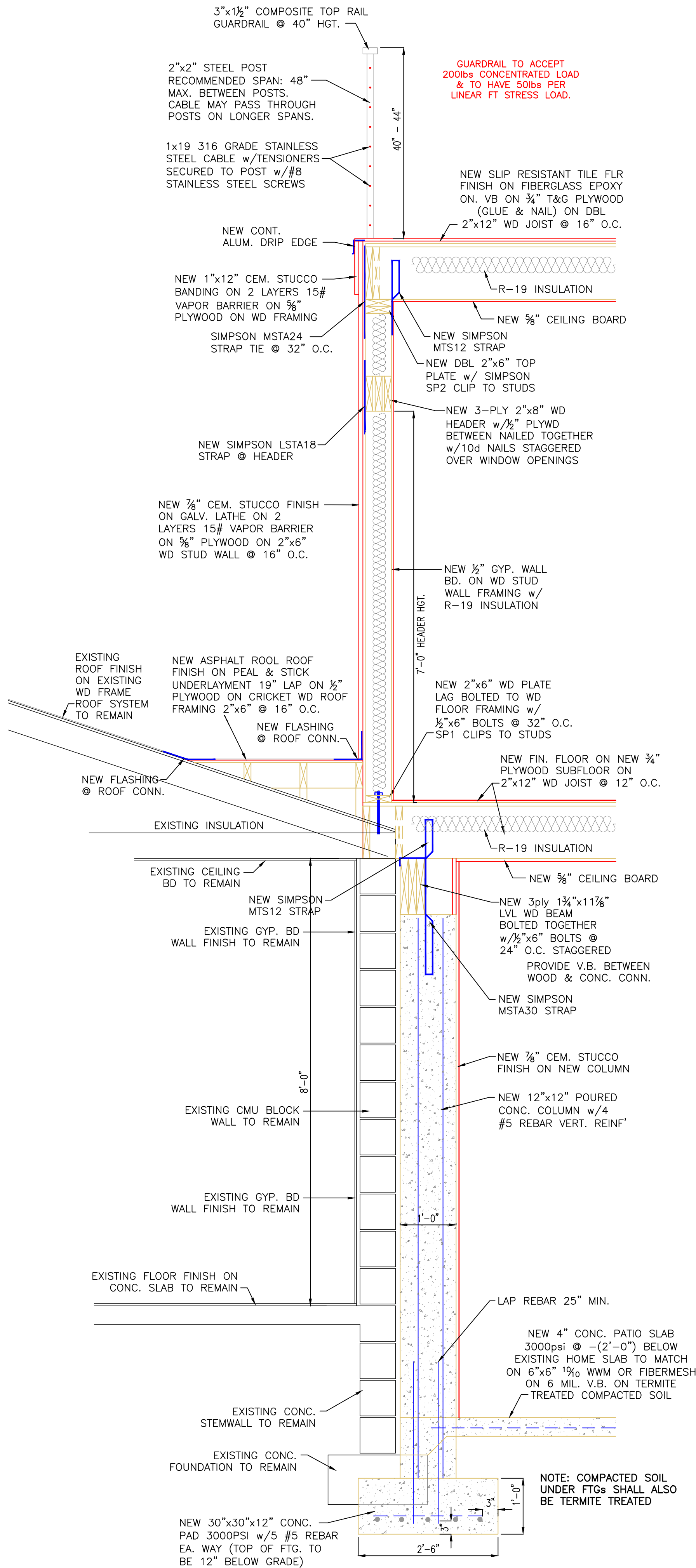
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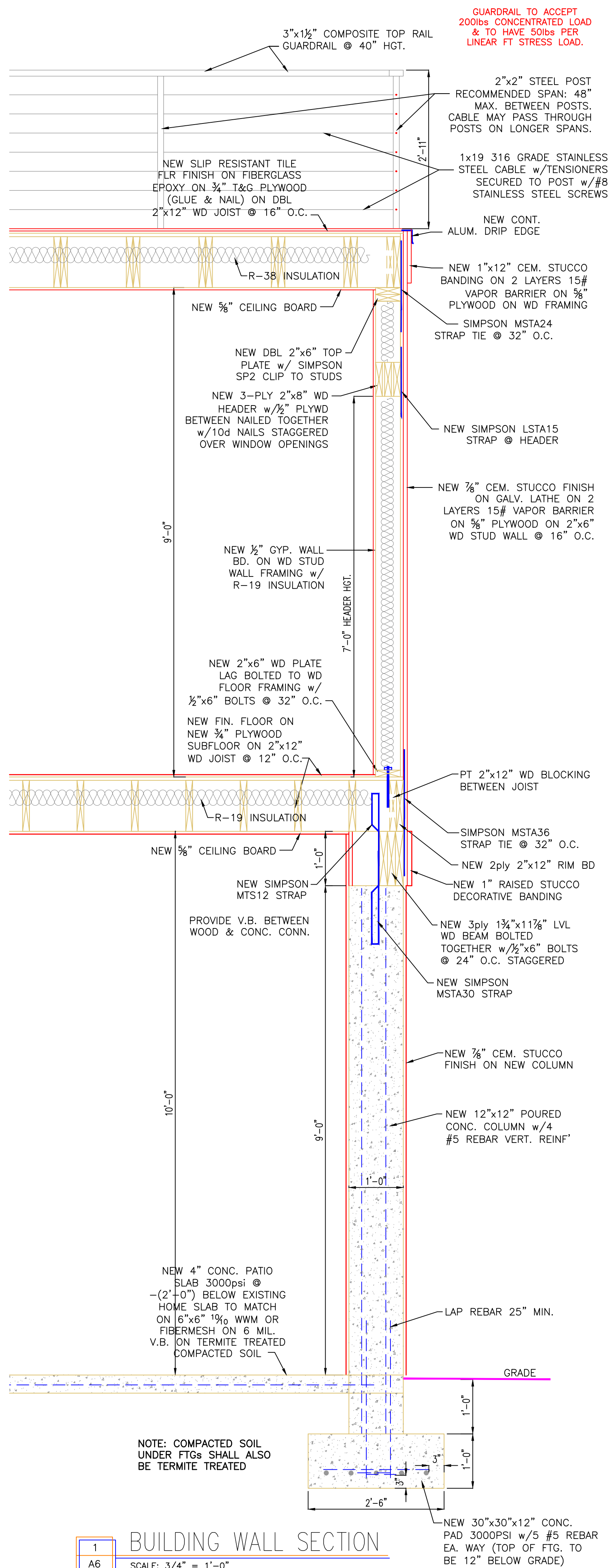
WD HEADER DETAIL (TYP.)
SCALE: N.T.S.



3
A6
INTERIOR WALL SECTION (TYP.)
SCALE: 3/4" = 1'-0"



2
A6
BUILDING WALL SECTION
SCALE: 3/4" = 1'-0"



1
A6
BUILDING WALL SECTION
SCALE: 3/4" = 1'-0"



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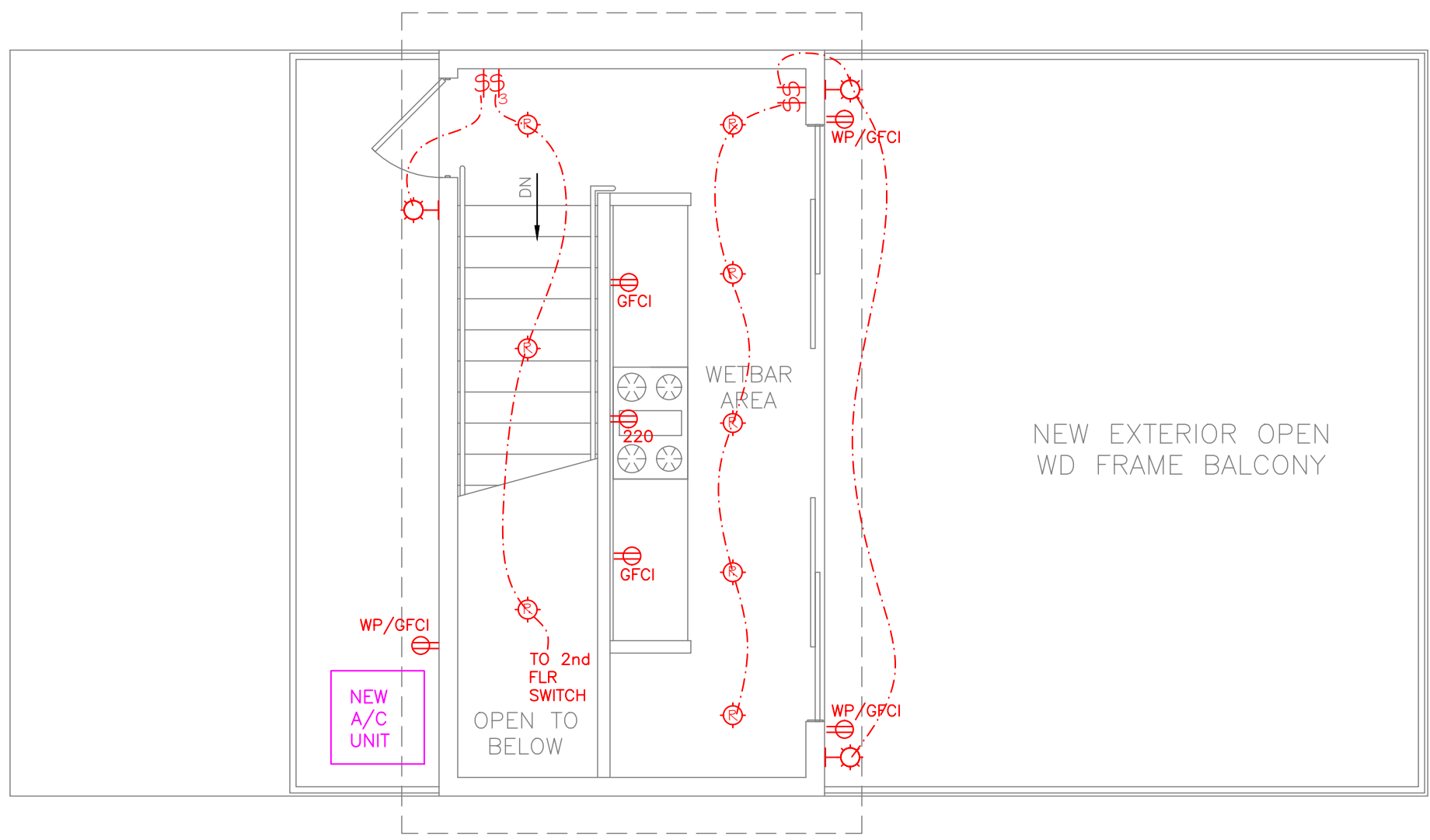
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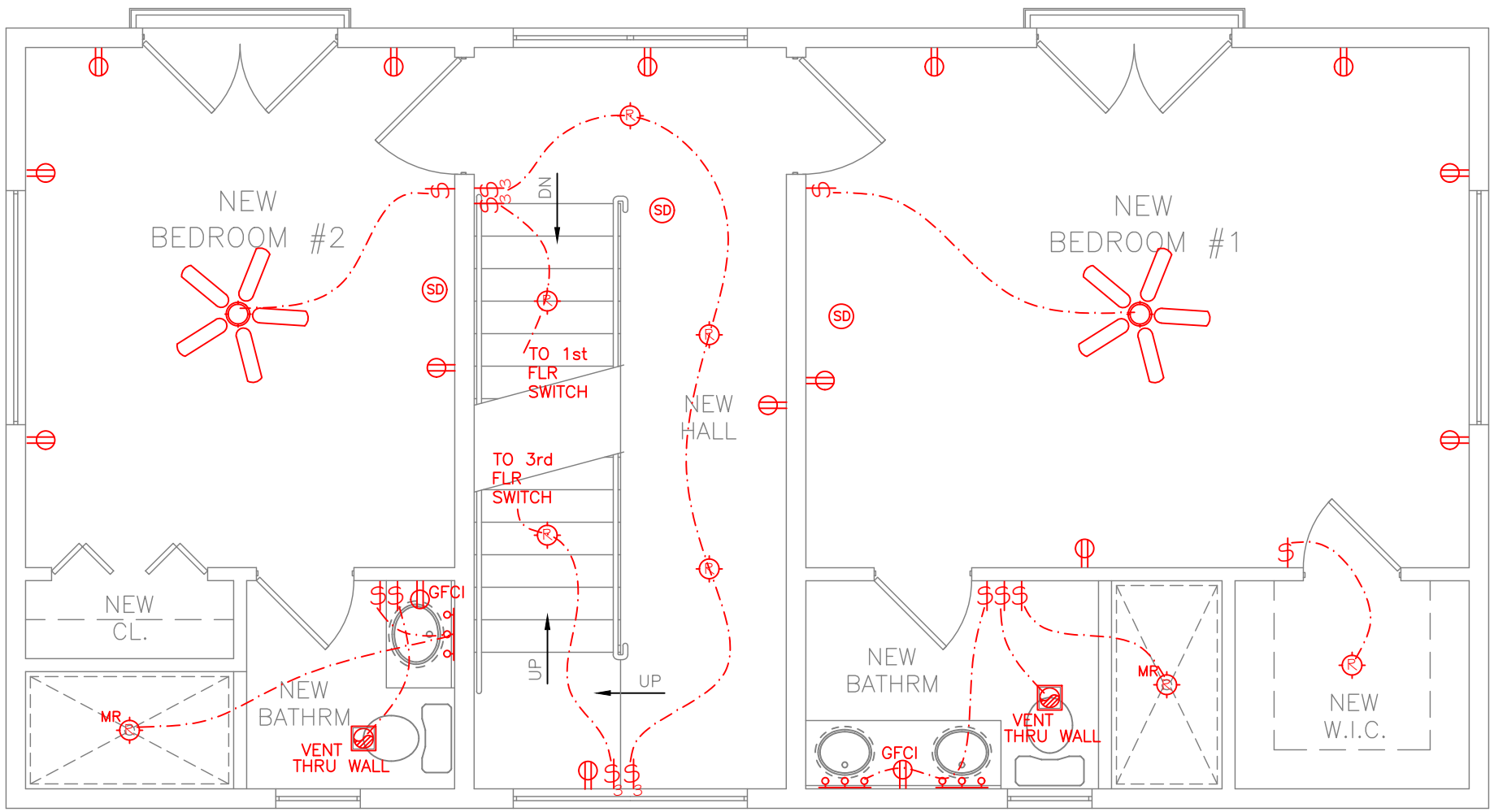
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A6

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PROPOSED 3rd FLR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2nd FLR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

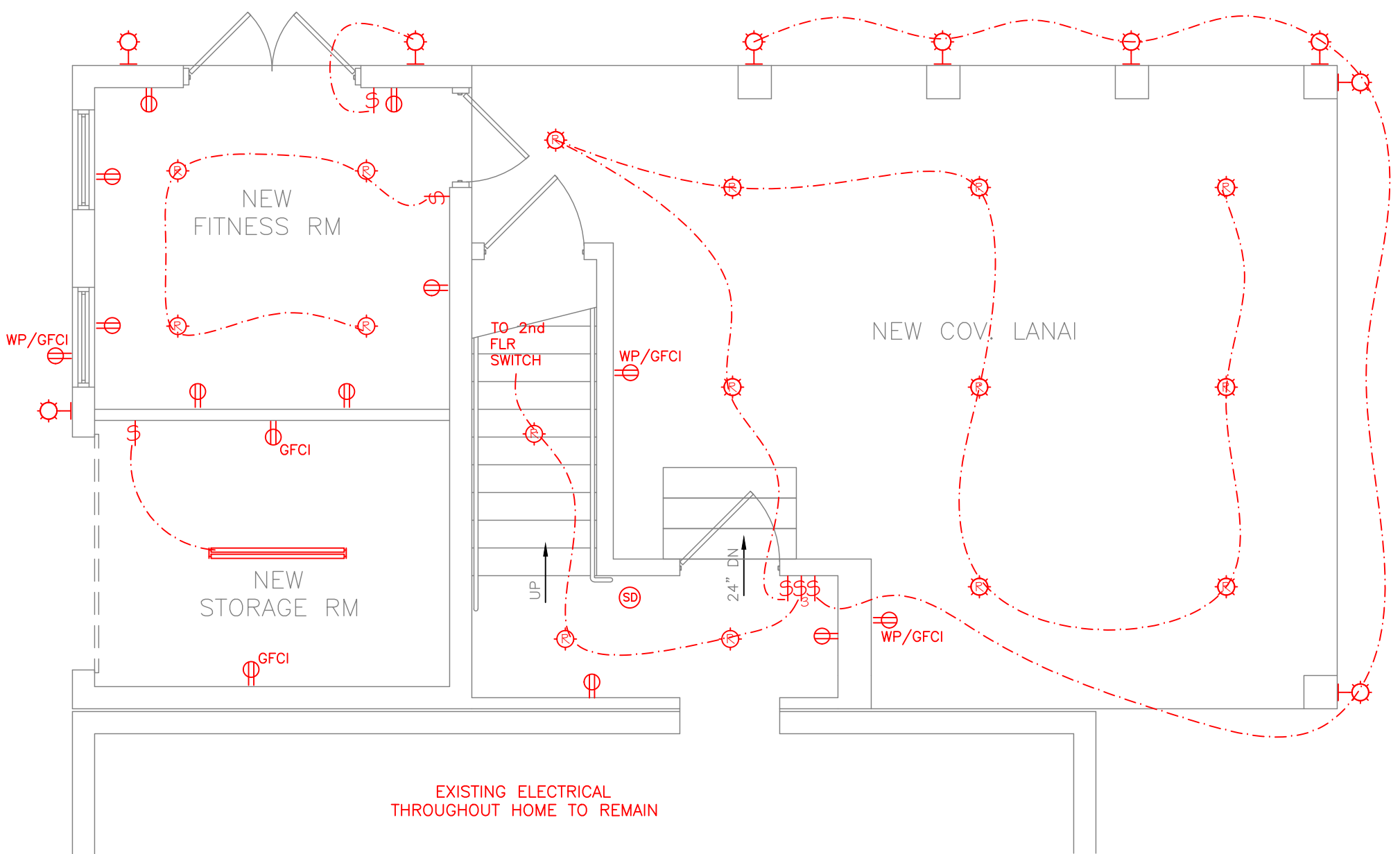
ELECTRICAL LEGEND	
	SMOKE & CARBON DETECTOR HARD WIRED & BATT. BACKUP within 10' from sleeping rooms min. 3' from tip of fan blade
	EXHUAUST FAN VENT THRU ROOF
	DUPLEX OUTLET
	CEILING MOUNT LIGHT FIXTURE
	EXTERIOR QUALITY WALL-MOUNT LIGHT FIXTURE
	EXTERIOR QUALITY CEILING-MOUNT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WALL-MOUNT VANITY LIGHT
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	CEILING MOUNT FLUORESCENT LIGHT FIXTURE
	CEILING FAN W/ LIGHT KIT

ELECTRIC NOTES:
ALL LIVING AREA & BEDROOM OUTLETS AFCI
ALL OUTLETS WITHIN 22" OF PLUMBING GFCI
ALL EXTERIOR OUTLETS WP/GFCI

NEW ELECTRICAL TO BE INSTALLED BY
A LICENSED ELECTRICAL CONTRACTOR
PER 2014 NATIONAL ELECTRIC CODE

HVAC UNIT & MECHANICAL SYSTEM TO BE
INSTALLED AS NECESSARY BY MECHANICAL
CONTRACTOR AS PER MANF' SPECS.

PLUMBING TO BE SCH. 40 PVC &
INSTALLED BY PLUMBING CONTRACTOR
AS PER 2020 FBC, 7th ED.



PROPOSED 1st FLR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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A7

FASTENING SCHEDULE (2020 FBC, 7th ED. TABLE 2304.9.1)		
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR ORDER	3-8d COMMON (2 1/2"x0.131") 3"x0.131" nails 3" x 14 gage staples	lateral
2. BRIDGING TO JOIST	2-8d COMMON (2 1/2"x0.131") 2"x0.131" nails 2" x 14 gage staples	lateral each end
3. 1x6 SUBFLOOR OR LESS TO EACH JOIST	8d COMMON (2 1/2"x0.131")	face nail
4. WIDER THAN 1x6 SUBFLOOR TO EACH JOIST	3-8d COMMON (2 1/2"x0.131")	face nail
5. 2-INCH SUBFLOOR TO JOIST OR ORDER	2-16d COMMON (3 1/2"x0.162") 16d (3 1/2"x0.162") nails at 16" O.C.	blind and face nail
6. SOLE PLATE TO JOIST OR BLOCKING	3"x0.131" nails at 8" O.C. 3" x 14 gage staples at 12" O.C.	typical face nail
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16d COMMON (3 1/2"x0.162") at 16" O.C. 3"x0.131" nails at 16" O.C. 3" x 14 gage staples at 16" O.C. 2-16d COMMON (3 1/2"x0.162")	braced wall panels
7. TOP PLATE TO STUD	3"x0.131" nails 3" x 14 gage staples 4-8d COMMON (2 1/2"x0.131")	lateral
8. STUD TO SOLE PLATE	3"x0.131" nails 2-16d COMMON (3 1/2"x0.162") 2"x0.131" nails 3" x 14 gage staples	end nail
9. DOUBLED STUDS	3"x0.131" nails at 8" O.C. 3" x 14 gage staples at 12" O.C. 16d (3 1/2"x0.162") at 24" O.C. 3"x0.131" nails at 12" O.C.	face nail
10. DOUBLED TOP PLATES	3" x 14 gage staples at 12" O.C. 8-16d COMMON (3 1/2"x0.162") 12"x0.131" nails 12"x0.131" nails	typical face nail
DOUBLED TOP PLATES	3-8d COMMON (2 1/2"x0.131")	lap splice
11. BLOCKING BETWEEN JOIST OR RAFTES TO TOP PLATE	3"x0.131" nails 3" x 14 gage staples 8d (2 1/2"x0.131") at 8" O.C.	lateral
12. RIM JOIST TO TOP PLATE	3"x0.131" nails at 8" O.C. 3" x 14 gage staples at 8" O.C.	lateral
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (3 1/2"x0.162") 2"x0.131" nails 3" x 14 gage staples	face nail
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3 1/2"x0.162") 3-8d COMMON (2 1/2"x0.131")	16" O.C. along edge
15. CEILING JOISTS TO PLATE	3"x0.131" nails 3" x 14 gage staples	lateral
16. CONTINUOUS HEADER TO STUD	3-8d COMMON (2 1/2"x0.131")	lateral
17. CEILING JOISTS, LAPS OVER PARTITIONS (see Section and Table 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") Min. Table 2308.10.4 3"x0.131" nails 3" x 14 gage staples	face nail
18. CEILING JOISTS TO PARALLEL RAFTER (see Section and Table 2308.10.4.1)	3-16d COMMON (3 1/2"x0.162") Min. Table 2308.10.4 3"x0.131" nails 3" x 14 gage staples	face nail
19. RAFTER TO PLATE (see Section and Table 2308.10.1)	3-8d COMMON (2 1/2"x0.131") 3"x0.131" nails 3" x 14 gage staples	lateral
20. 1-INCH DIAGONAL BRACE TO EA. STUD AND PLATE	3"x0.131" nails 3" x 14 gage staples 3-8d COMMON (2 1/2"x0.131")	face nail
21. 1"x6" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131") 3"x0.131" nails 3" x 14 gage staples	face nail
22. WIDER THAN 1"x6" SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131") 3"x0.131" nails 3" x 14 gage staples	face nail
23. BUILT-UP CORNER STUDS	3"x0.131" nails 3" x 14 gage staples 20d COMMON (4"x0.192") at 32" O.C.	face nail at top and bottom staggered on opposite sides
24. BUILT-UP ORDERS AND BEAMS	3"x0.131" nails at 24" O.C. 3" x 14 gage staples at 24" O.C. 2-8d COMMON (2 1/2"x0.131")	face nail at ends and at each splice
25. 2-INCH PLANKS	3"x0.131" nails 3" x 14 gage staples 16d COMMON (3 1/2"x0.162")	at each bearing
26. COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.148) 3"x0.131" nails 3" x 14 gage staples	face nail
27. JACK RAFTER TO HP	3"x0.131" nails 3" x 14 gage staples 2-16d COMMON (3 1/2"x0.162")	lateral
28. ROOF RAFTER TO 2x4 RIDGE BEAM	3"x0.131" nails 3" x 14 gage staples 2-16d COMMON (3 1/2"x0.162")	face nail
29. JOIST TO BAND JOIST	3"x0.131" nails 3" x 14 gage staples 16d COMMON (3 1/2"x0.162")	face nail
30. LEDGER STRIP	3"x0.131" nails 3" x 14 gage staples 3-16d COMMON (3 1/2"x0.162")	face nail at each joint
31. WOOD STRUCTURAL PANELS AND PARTITIONBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS	6d COMMON (2 3/8"x0.131) (see c,n.) 1 3/4" 16 gage (see o) 8d or 6d (see d,n.) 2 3/8"x0.131 nail (see p) 16 gage (see o) 8d (see d) 10d or 8d (see d,n.)	
19/32" - 3/4"	6d (see e) 8d (see o) 10d or 8d (see d,n.)	
7/8" - 1 1/4"	6d (see e) 8d (see o) 10d or 8d (see d,n.)	
3/4" AND LESS	6d (see e) 8d (see o) 10d or 8d (see d,n.)	
1 1/8" - 1 1/4"	6d (see e) 8d (see o) 10d or 8d (see d,n.)	
1/2" OR LESS	6d (see e) 8d (see o) 10d or 8d (see d,n.)	
5/8"	6d (see e) 8d (see o) 10d or 8d (see d,n.)	
25/32"	No. 11 gage roofing nail (see h) 6d COMMON NAIL (2"x0.113") No. 16 gage staple (see i)	
1/2"	No. 11 gage roofing nail (see h) 6d COMMON NAIL (2"x0.113") No. 16 gage staple (see i)	
33. FREEBOARD SHEATHING (see g)	No. 11 gage roofing nail (see h) 6d COMMON NAIL (2"x0.113") No. 16 gage staple (see i)	
1/2"	No. 11 gage roofing nail (see h) 6d COMMON NAIL (2"x0.113") No. 16 gage staple (see i)	
25/32"	No. 11 gage roofing nail (see h) 6d COMMON NAIL (2"x0.113") No. 16 gage staple (see i)	
34. INTERIOR PANELING	1/4" 3/8"	

see 2020 FBC, 7th ED. table 2304.9.1 for footnotes above.

FASTENING SCHEDULE 2020 FBC, 7th ED. TABLE 2306.3(3)					
TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	STAPLE SPACING MAX. (inches) see b,	SHEAR VALUE (plf) see a,c,	MINIMUM STAPLE SIZE; see f, g,
1. EXPANDED METAL OR WOVEN WIRE LATH AND PORTLAND CEMENT PLASTER	7/8"	UNBLOCKED	6" O.C.	180	No. 16 gage staple, 7/8" legs
2. GYPSUM LATH, PLAIN OR PERFORATED	3/8" LATH AND 1/2" PLASTER	UNBLOCKED	5" O.C.	100	No. 16 gage staple, 1 1/8" long
3. GYPSUM SHEATHING	1/2" x 2' x 8' 1/2" x 4'	UNBLOCKED	4" O.C.	75	No. 16 gage staple, 1 3/4" long
4. GYPSUM BOARD, GYPSUM VENEER BASE, OR WATER-RESISTANT GYPSUM BACKING BOARD	1/2"	BLOCKED see d	4" O.C.	175	No. 16 gage staple, 1 3/4" long
		UNBLOCKED	4" O.C.	100	
	1/2"	UNBLOCKED see d	7" O.C.	75	No. 16 gage staple, 1 1/2" long
		UNBLOCKED see d	4" O.C.	110	1 3/4" long
		UNBLOCKED	4" O.C.	125	
		BLOCKED see e	4" O.C.	125	
		BLOCKED see e	4" O.C.	125	
		UNBLOCKED see d	7" O.C.	115	
		BLOCKED see e	7" O.C.	145	
	5/8"	BLOCKED see e	7" O.C.	145	
		BLOCKED (see e) TWO-PLY	base plf 9	175	No. 16 gage staple, 1 5/8" long
			base plf 7	250	No. 15 gage staple, 2 1/4" long

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m.

a. These shear walls shall not be used to resist loads imposed by masonry or concrete walls (see AF &PA SDPWS). Values shown are for short-term loading due to wind or seismic loading. Walls resisting seismic loads shall be subject to the limitations in Section 12.2.1 of ASCE 7. Values shown shall be reduced 25 percent for normal loading.

b. Applies to fastening at studs, top and bottom plates and blocking.

c. Except as noted, shear values are based on a maximum framing spacing of 16 inches on center.

d. Maximum framing spacing of 24 inches on center.

e. All edges are blocked, and edge fastening is provided at all supports and all panel edges.

f. Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.

g. Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs

CEMENT PLASTER

APPLICATION OF EXTERIOR CEMENT PLASTER (STUCCO FINISHES) SHALL COMPLY WITH ASTM C926 AND ASTM C1063.

STEP 1

ATTACH 2 LAYERS OF GRADE D, WATERPROOF BUILDING PAPER USING GALVANIZED NAILS OR STAPLES IN A SHINGLED FASHION OVER THE WALL SHEATHING EXTENDING 16" AROUND ALL CORNERS. VERTICAL SEAMS SHOULD BE OVERLAPPED BY 6" AND HORIZONTAL SEAMS SHOULD BE OVERLAPPED BY 4".

STEP 2

INSTALL TRIM ACCESSORIES AND CASING BEADS. CASING BEADS FOR A 3 COAT SYSTEM SHOULD BE 3/2" THICK, CASING BEADS FOR A 1 OR 2 COAT SYSTEM SHOULD BE 1/2" THICK.

STEP 3

INSTALL GALV., SELF-FURRING, EXPANDED METAL LATH OR 1" WOVEN WIRE STUCCO NETTING OVER ENTIRE SURFACE ALSO EXTENDING 1" AROUND ALL CORNERS. THE LATH OR STUCCO NETTING SHOULD OVER-LAP BY 1" ON THE HORIZONTAL SEAMS AND 2" ON THE VERTICAL SEAMS. GALV. NAILS OR STAPLES SHOULD BE USED EVERY 6" BOTH VERTICALLY AND HORIZONTALLY AND SHOULD PENETRATE THE STUDS A MINIMUM OF 1".

STEP 4

PLACE CONTROL JOINTS TO CREATE WALL PANELS NO LARGER THAN 144 SQUARE FEET. KEEP PANELS AS SQUARE AS POSSIBLE.

STEP 5

PLACE EXPANSION JOINTS ANYWHERE THERE EXIST WALL EXPANSION JOINTS.

STEP 6

INSTALL CORNER TRIM ON ALL OUTSIDE EDGES TO PROTECT THE EXPOSED STUCCO AND PROVIDE CLEAN FINISHED LINES.

STEP 7

MIX BASE COAT TO A WORKABLE CONSISTENCY. APPLY USING A SQUARE TROWEL HELD AT A 45 DEGREE ANGLE WITH FIRM PRESSURE TO FORCE THE STUCCO INTO THE LATH. WORK FROM BOTTOM OF WALL UP AND APPLY AT A THICKNESS OF 3/8" OVER ENTIRE AREA. (FOR ONE COAT STUCCO SYSTEMS, APPLY ONE COAT FIBERGLASS REINFORCED STUCCO IN A SINGLE APPLICATION AT 1/2" THICK).

STEP 8

SCREED THE STUCCO TO A UNIFORM DEPTH OF 3/8" USING A STRAIGHT EDGE.

STEP 9

SCRATCH 1/8" DEEP HORIZONTAL GROOVES INTO THE BASE COAT WITH A RAKING TOOL ONCE THE STUCCO HAS BECOME THUMB-PRINT HARD. CURE THE SCRATCH COAT 24 TO 48 HOURS.

STEP 10

MIX AND APPLY ANOTHER 3/8" LAYER OF BASE COAT STUCCO DIRECTLY TO THE SCRATCH COAT.

STEP 11

SCREED THE SURFACE USING A STRAIGHT BOARD OR DARBY TO 3/8" THICKNESS AND FILL ANY SURFACE VOIDS WITH ADDITIONAL BASE COAT. THE TOTAL COMBINED BASE COAT DEPTH SHOULD BE 3/4".

STEP 12

FLOAT THE SURFACE UNIFORMLY ONCE THE STUCCO HAS LOST ITS SHEEN USING A WOODEN TROWEL AND CURE THE BASE COAT WITH A FINE WATER MIST FOR 24 TO 48 HOURS.

STEP 13

APPLY A 1/8" THICK FINISH STUCCO COATING IN THE PREFERRED APPLICATION WORKING FROM BOTTOM OF THE WALL TO THE TOP. COMPLETE THE ENTIRE WALL IN ONE APPLICATION. (NOTE: IT IS IMPORTANT TO KEEP THE SURFACE DAMP FOR BY APPLYING A FINE WATER MIST OVER SEVERAL DAYS.)

STEP 14

FILL ALL CONTROL JOINTS, EXPANSION JOINTS AND GAPS WITH A BACKER ROD AND NON-SAG POLYURETHANE SEALANT.

PRE-ENGINEERED WOOD TRUSSES

1.SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO FABRICATION. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SHALL BEAR THE SEAL OF A LICENSED FLORIDA ENGINEER.

a) SUBMIT TRUSS DESIGN CALCULATIONS FOR EACH TYPE OF TRUSS.
b) SUBMIT TRUSS ERECTION PLAN, CONNECTION DETAILS AND PERMANENT BRIDGING REQUIREMENTS.

2.ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL BE FASTENED TO ALL SUPPORTS WITH APPROVED HURRICANE CLIPS OR STRAPS.

3.PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENERS".

4.TRUSS MEMBERS AND CONNECTIONS SHALL BE DESIGNED FOR ALL LIVE, DEAD AND WIND LOADS, PLUS ANY CONCENTRATED LOADS SHOWN ON THE DRAWINGS.

5.DURATION FACTORS:

a) ROOF DL+WL 1.33
b) ROOF DL+LL 1.25
c) FLOOR DL+LL 1.00

6.TRUSS ERECTOR SHALL BE FULLY RESPONSIBLE FOR ALL TEMPORARY BRIDGING OF TRUSS SYSTEM DURING CONSTRUCTION IN ACCORDANCE TO PUBLISHED INDUSTRY GUIDELINES.

7.TRUSSES SHALL BE DESIGNED SUCH THAT NO HORIZONTAL REACTIONS ARE IMPOSED ON THE SUPPORTING STRUCTURE UNDER VERTICAL LOADS.

FRAMING NOTES:

ALL INTERIOR DIMENSIONS ARE GIVEN TO THE INDICATED FACE OF THE STUD UNLESS NOTED OTHERWISE.

ALL EXTERIOR DIMENSIONS ARE GIVEN TO THE FACE OF THE STUD OR FACE OF BLOCK (AS APPROPRIATE) WHICH LINES WITH THE FOUNDATION BELOW.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR APPROVED CEDAR, OR HAVE 15 LB. FELT BARRIER

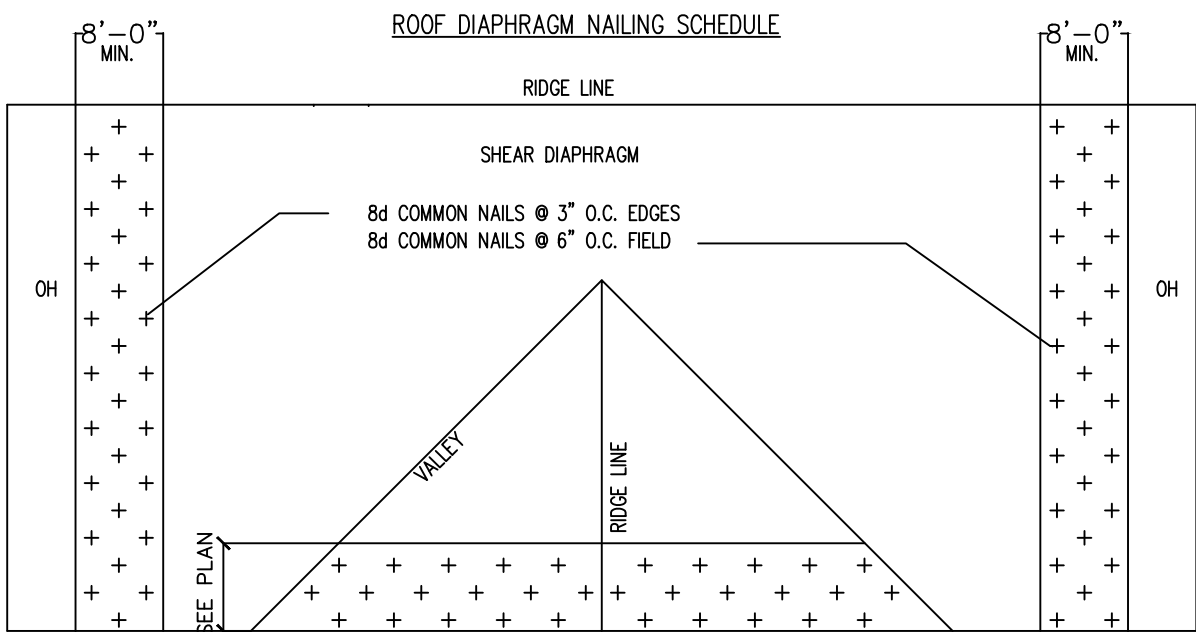
THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WORK.

NOTE: BRANCH CIRCUITS THAT SUPPLY 125V, 15 & 20 AMP OUTLETS IN DWELLING UNIT BEDROOMS TO HAVE AFCI PROTECTION

THESE PLANS APPLY TO SECTION 1603 OF THE 2020 FLORIDA BUILDING CODE, 7th EDITION.

FLOOD RESISTANT DESIGN & CONSTRUCTION ASCE 24-98

SPECIAL FLOOD HAZARD AREA (AE-9)
BASE FLOOD ELEVATION (BFE-9ft)
DESIGN FLOOD ELEVATION (DFE-10ft)
note:1ft FREEBOARD REQUIRED (DFE)(10ft)



8d COMMON NAILS @ 6" O.C. FIELD, 3" O.C. EDGES.

NOTE:
ALL 1/2" CDX PLYWOOD TO BE NAILED 4" O.C.
ENDS AND 8" O.C. FIELD UNLESS NOTED

8d COMMON NAILS @ 4" O.C. EDGES
8d COMMON NAILS @ 8" O.C. INTERMEDIATE

SITE INFORMATION

LEGAL LOT DESCRIPTION:

SUNSET PARK REPLAT BLK B, LOT 5
ST. PETE BEACH, FLORIDA

TOTAL SITE DATA FOR PROPERTY

PROJECT SITE AREA	4,833	Sq ft.
BUILDING FOOTPRINT AREA (IMPERVIOUS AREA)	2,101	Sq ft. (43.47%)
VEHICULAR USE AREA (IMPERVIOUS AREA)	358	Sq ft. (7.41%)
WALKWAY USE AREA (IMPERVIOUS AREA)	48	Sq ft. (0.99%)
LANDSCAPED AREA (PERVIOUS AREA)	2,326	Sq ft. (48.13%)

TOTAL IMPERVIOUS AREA	2,507	Sq ft. (51.87%)
TOTAL PERVIOUS AREA	2,326	Sq ft. (48.13%)
		TOTAL (100%)

* IMPERVIOUS SURFACE RATIO:

- IMPERVIOUS AREA - 2,507sf / SITE AREA 4,833 sf = 0.52
MAXIMUM ALLOWED: 0.70
ACTUAL: 0.52

GENERAL REQUIREMENTS

1.IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY.

2.COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.

3.CONTACT THE ARCHITECT WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON THE DRAWINGS.

4.SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR ONE WEEK REVIEW TIME AFTER RECEIPT BY THIS FIRM. NO FABRICATION IS TO PROCEED PRIOR TO REVIEW BY THE DESIGNER.

DESIGN CRITERIA

1.APPLICABLE BUILDING CODE: 2020 FLORIDA BUILDING CODE, 7th EDITION.

2.DESIGN LIVE LOADS:

ROOF30 PSF
BEDROOMS30 PSF
LIVING AREA AND BATHROOMS.....40 PSF

3.DESIGN WIND VELOCITY = 145 MPH

4.ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, 7th EDITION

CAST IN PLACE CONCRETE

1.CONCRETE TO BE NORMAL WEIGHT WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT TWENTY-EIGHT (28) DAYS:

a) FOOTINGS, SLAB-ON-GRADE, SLAB FILL 4000 PSI
b) MASONRY WALL TIE BEAMS, TIE COLUMNS 3000 PSI
c) FREE-STANDING COLUMNS 4000 PSI
d) FREE-SPANNING BEAMS 4000 PSI

2.CONCRETE SHALL BE READY-MIX PER ASTM C94 AS FOLLOWS:

a) PORTLAND CEMENT - ASTM C150
b) AGGREGATES - ASTM C33 (3/4"MAX.)
c) NO CALCIUM CHLORIDE
d) AIR ENTRAINING - ASTM C260
e) WATER REDUCING - ASTM C494
f) FLYASH - ASTM C618-78 CLASS F (*** % MAXIMUM).

3.REINFORCING STEEL : ASTM A615 GRADE 40.

4.REQUIRED SUMP RANGE AT DISCHARGE END OF TRUCK EQUALS (=) THREE (3") TO FIVE (5") INCHES.

5.WELDED WIRE FABRIC: ASTM A185.

6.CODES AND STANDARDS:

a) ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
b) ACI 305 - "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING".
c) ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
d) ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".

MASONRY

1.HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT TYPE N2, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.

2.MORTAR SHALL BE TYPE M OR S AND CONFORM TO ASTM C270. MORTAR SHALL BE USED WITHIN TWO (2) HOURS OF MIXING.

3.COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF THREE-EIGHTS (3/8") INCH AND A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

4.VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT 8'-0" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF ONE-QUARTER (1/4") INCH FROM MASONRY AND NOT LESS THAN ONE BAR DIAMETER BETWEEN BARS.

5.VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILL CELLS WITH COARSE GROUT AS SPECIFIED.

6.PLACE ALL MASONRY IN RUNNING BOND WITH THREE-EIGHTHS (3/8") INCH MORTAR JOINTS.

CARPENTRY

1.DIMENSION LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.

2.GRADE OR BETTER:
Fb = 1,200 PSI
Fv = 90 PSI
Fc = 975 PSI
E = 1,600,000 PSI
19% (NINETEEN %) MAXIMUM MOISTURE CONTENT

3.ALL LUMBER IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED. PRESSURE TREATED LUMBER SHALL BE IMPREGNATED WITH A CCA SALT TREATMENT IN ACCORDANCE WITH F.S. TT-W-571 AND BEAR THE AMERICAN WOOD PRESERVES INSTITUTE QUALITY MARK LP-2.

4.PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.

5.INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 8'-0" (EIGHT-FEET-ZERO-INCH) O.C. MAXIMUM.

6.ALL NAILING AND BOLTING SHALL COMPLY WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.

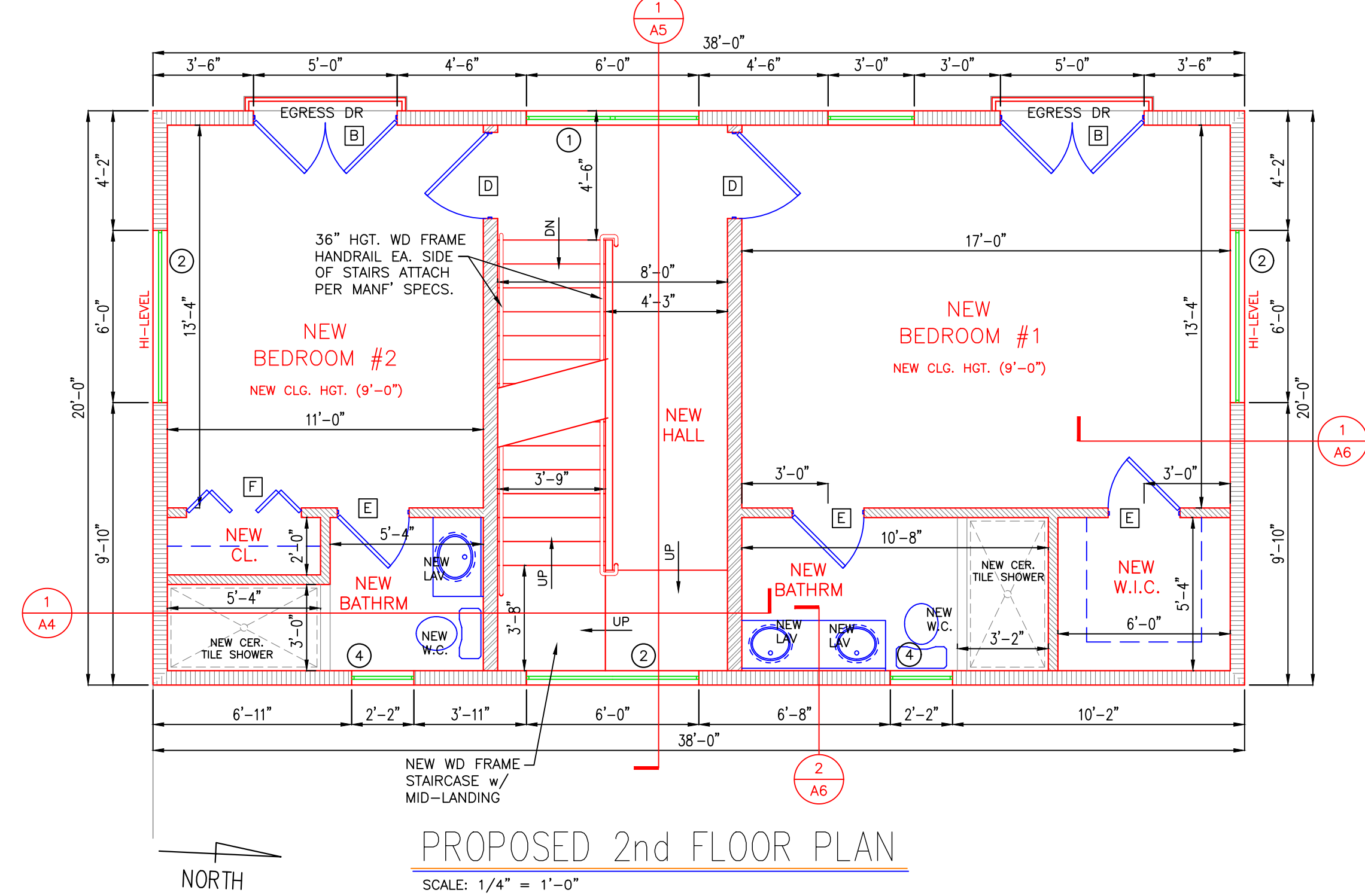
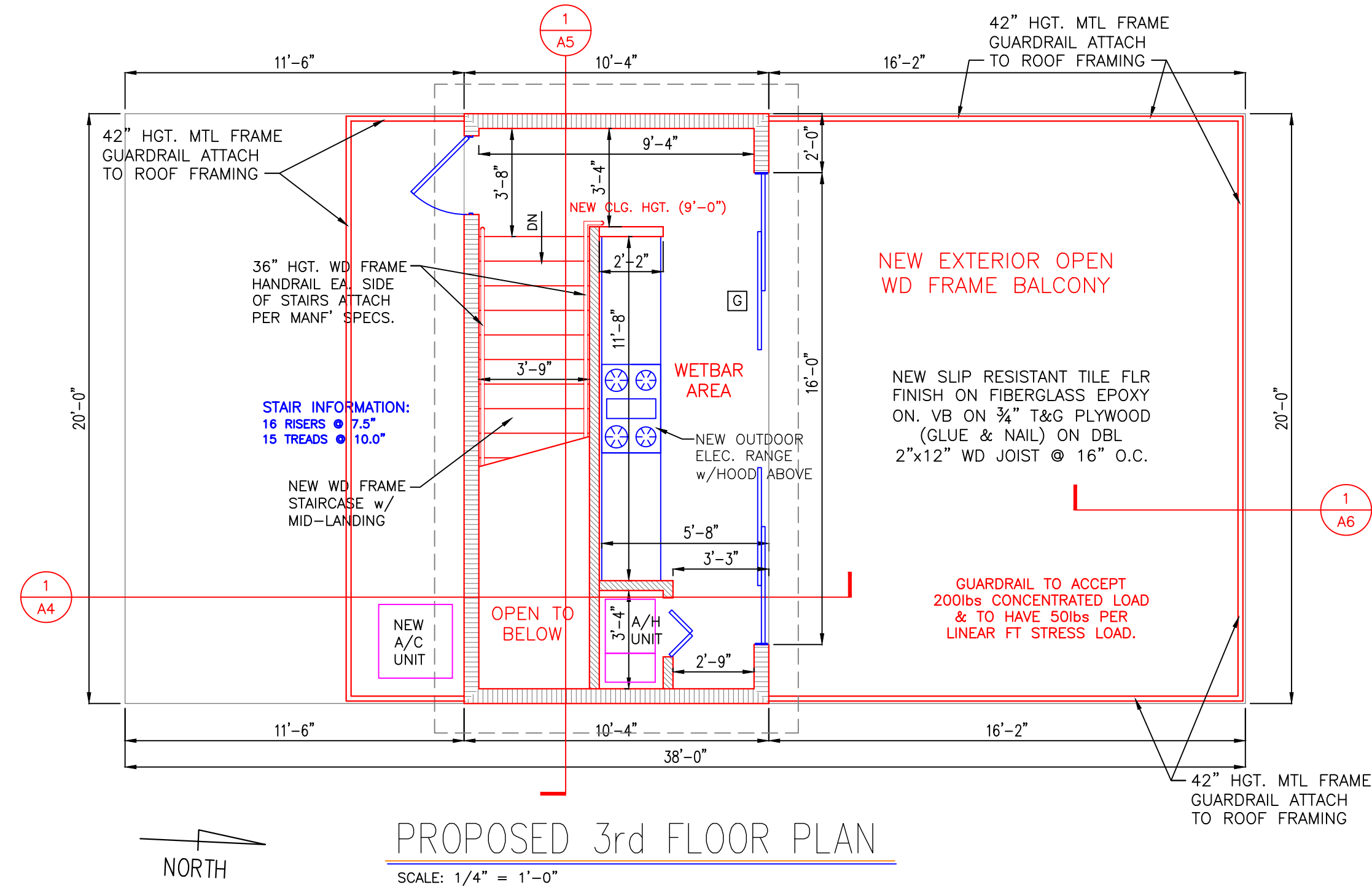
7.ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONGTIE CO OR EQUAL.

8.PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.

9.STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL EXTERIOR CORNERS ONLY.

10.ALL OUTSIDE CORNERS SHALL BE BRACED WITH GALVANIZED SIMPSON STRONGTIE DIAGONAL BRACES OR 1/2" PLYWOOD PANELS 4'-0" MIN. E.W.

11.EXTERIOR WOOD LINTELS OVER OPENINGS SHALL BE DOUBLE



DOOR SCHEDULE

□	WIDTH	HEIGHT	R.O.	MANF'	REMARKS	HARDWARE	FL. APPROVAL
A	(2)3'-0"	7'-0"	74"x85"	JELD-WEN	EXTERIOR VINYL FRAME SINGLE LITE FRENCH OUTSWING SWING DOORS, IMPACT	STAINLESS STEEL HARDWARE	FL #13540.1
B	(2)3'-0"	7'-0"	74"x85"	JELD-WEN	EXTERIOR VINYL FRAME SINGLE LITE FRENCH INSWING SWING DOORS, IMPACT	STAINLESS STEEL HARDWARE	FL #13540.1
C	3'-0"	7'-0"	38"x85"	JELD-WEN	EXTERIOR VINYL FRAME SINGLE LITE FRENCH SWING DOOR, IMPACT	STAINLESS STEEL HARDWARE	FL #13540.1
D	3'-0"	7'-0"	38"x85"	-	INTERIOR WD. FRAME H.C. SWING DOOR	STAINLESS STEEL HARDWARE	
E	2'-6"	7'-0"	32"x81"	-	INTERIOR WD. FRAME H.C. SWING DOOR	STAINLESS STEEL HARDWARE	
F	4'-0"	7'-0"	48"x81"	-	INTERIOR LOUVERED WD. FRAME H.C. DBL BI-FOLD DOOR	STAINLESS STEEL HARDWARE	
G	16'-0"	8'-0"	193"x97"	PGT IND.	EXTERIOR VINYL FRAME SLIDING GLASS DOORS, IMPACT		FL #251.9
H	3'-0"	7'-0"	38"x85"	-	EXTERIOR WD. FRAME S.C. SWING UTILITY RM DOOR	STAINLESS STEEL HARDWARE	

*NOTES: CONTRACTOR TO VERIFY ALL DOOR ROUGH OPENINGS w/DOOR MANUFACTURER. ALL DOORS TO HAVE A MINIMUM 29" CLEAR OPENING

WINDOW SCHEDULE

○	WIDTH	HEIGHT	LINTEL	MATERIAL	MANF'	TYPE	REMARKS	FL. APPROVAL
1	6'-0"	3'-0"	TPL 2"x8" HEADER	VINYL FRAME	PGT IND.	HORIZONTAL SLIDING	IMPACT RESISTANT	FL #242.7
2	6'-0"	2'-0"	TPL 2"x8" HEADER	VINYL FRAME	PGT IND.	FIXED GLASS	IMPACT RESISTANT	FL #243.5
3	3'-0"	4'-0"	PRECAST LINTEL	VINYL FRAME	PGT IND.	DBL HUNG	IMPACT RESISTANT	FL #239.2
4	2'-0"	3'-0"	TPL 2"x6" HEADER	VINYL FRAME	PGT IND.	DBL HUNG	IMPACT RESISTANT	FL #239.2

*NOTES: CONTRACTOR TO VERIFY ALL WINDOW ROUGH OPENINGS w/WINDOW MANUFACTURER. MIN. EGRESS REQUIREMENT: 24" HGT CLR x 20" WIDE CLR, MIN. 5 s.f. OPENING

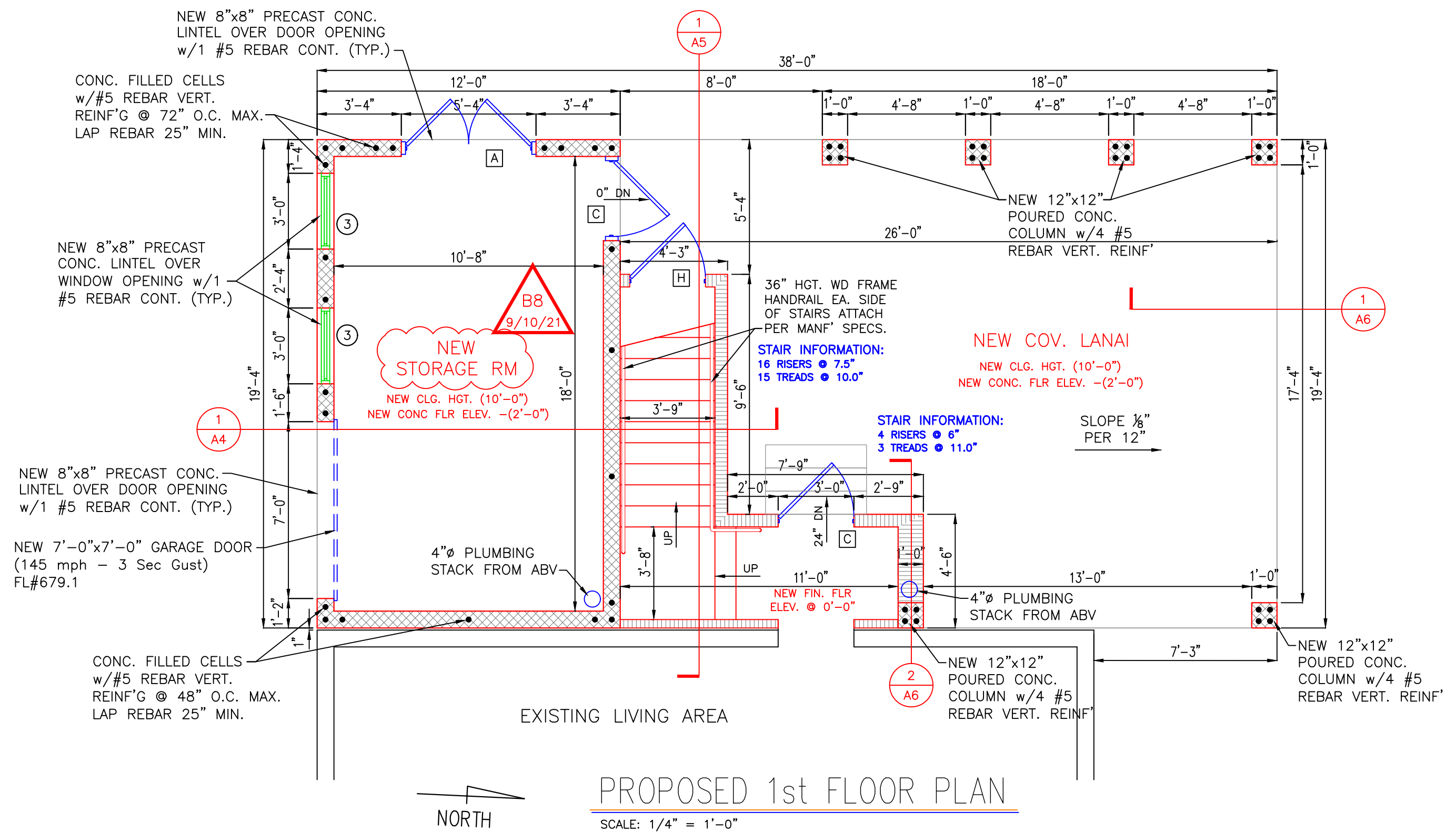
WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW 8" BLOCK CMU STEM WALL w/#5 REBAR @ 48" O.C. MAX., EXT. MOISTURE RESISTANT PAINTED FINISH TO MATCH EXISTING
	NEW 2"x6" WD STUD WALL @ 16" O.C. w/CEM. STUCCO EXTERIOR FINISH & 1/2" GYP. DRYWALL INTERIOR w/R-19 INSULATION
	NEW 2"x6" WD STUD WALL @ 16" O.C. w/ 1/2" GYP. DRYWALL INTERIOR EA. SIDE
	NEW 2"x4" WD STUD WALL @ 16" O.C. w/ 1/2" GYP. DRYWALL INTERIOR w/R-13 INSULATION
	NEW 2"x4" WD STUD WALL @ 16" O.C. w/ 1/2" GYP. DRYWALL INTERIOR EA. SIDE

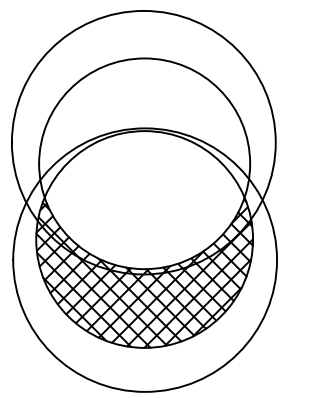
NOTE: NEW INTERIOR KITCHEN & BATHROOM WALLS TO HAVE MOISTURE RESISTANT GYP BD.

SCOPE OF WORK:

NEW CMU/FRAME ADDITION



PETER GOLDHAMMER
ARCHITECT

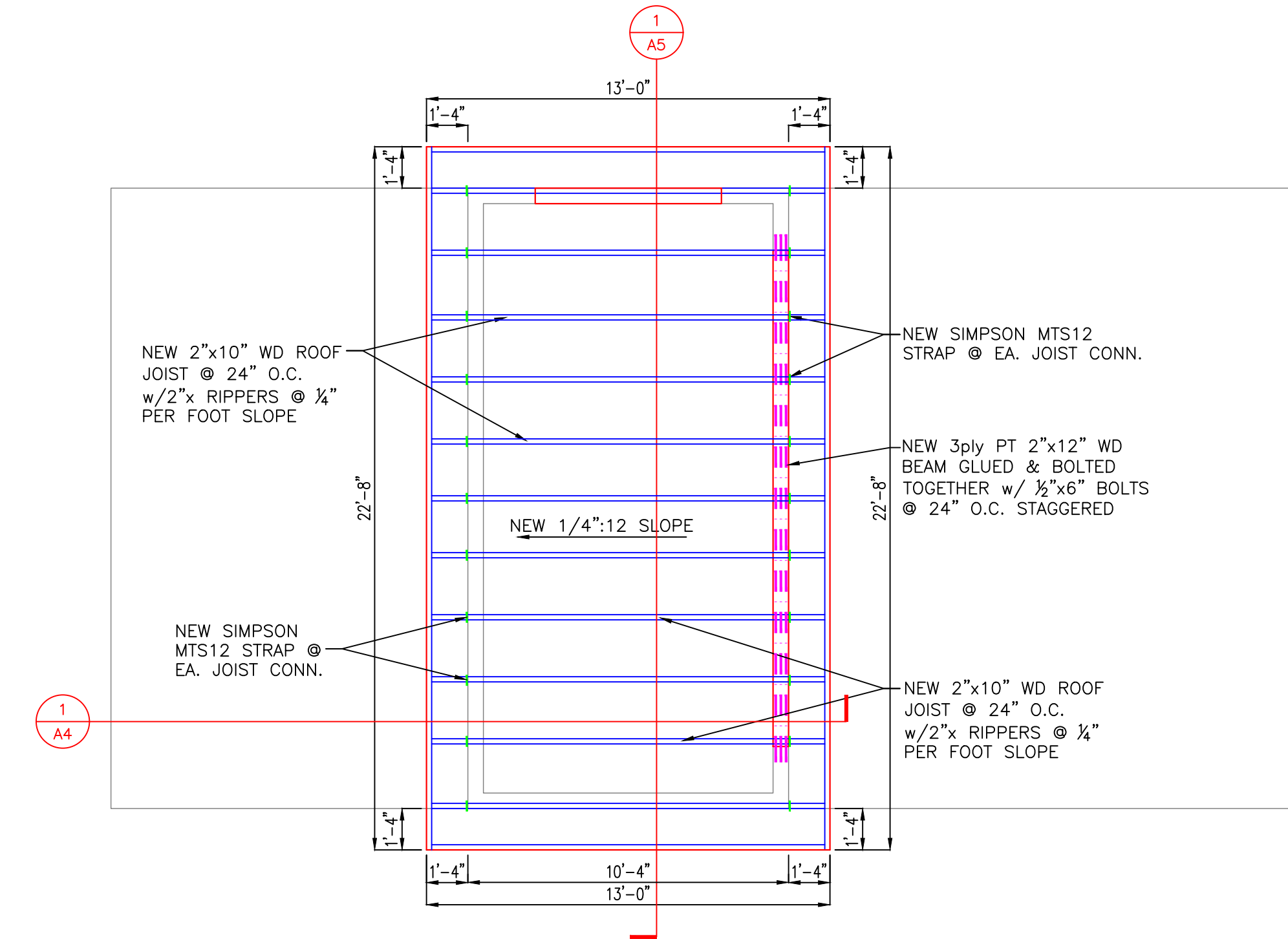


2502 PASS-A-GRIFFIN WAY
ST PETE BEACH, FL

COMMISSION NO.:
DATE: 7-29-21
DRAWN BY: MM
CHECKED BY: PG
REVISIONS: 9-13-21

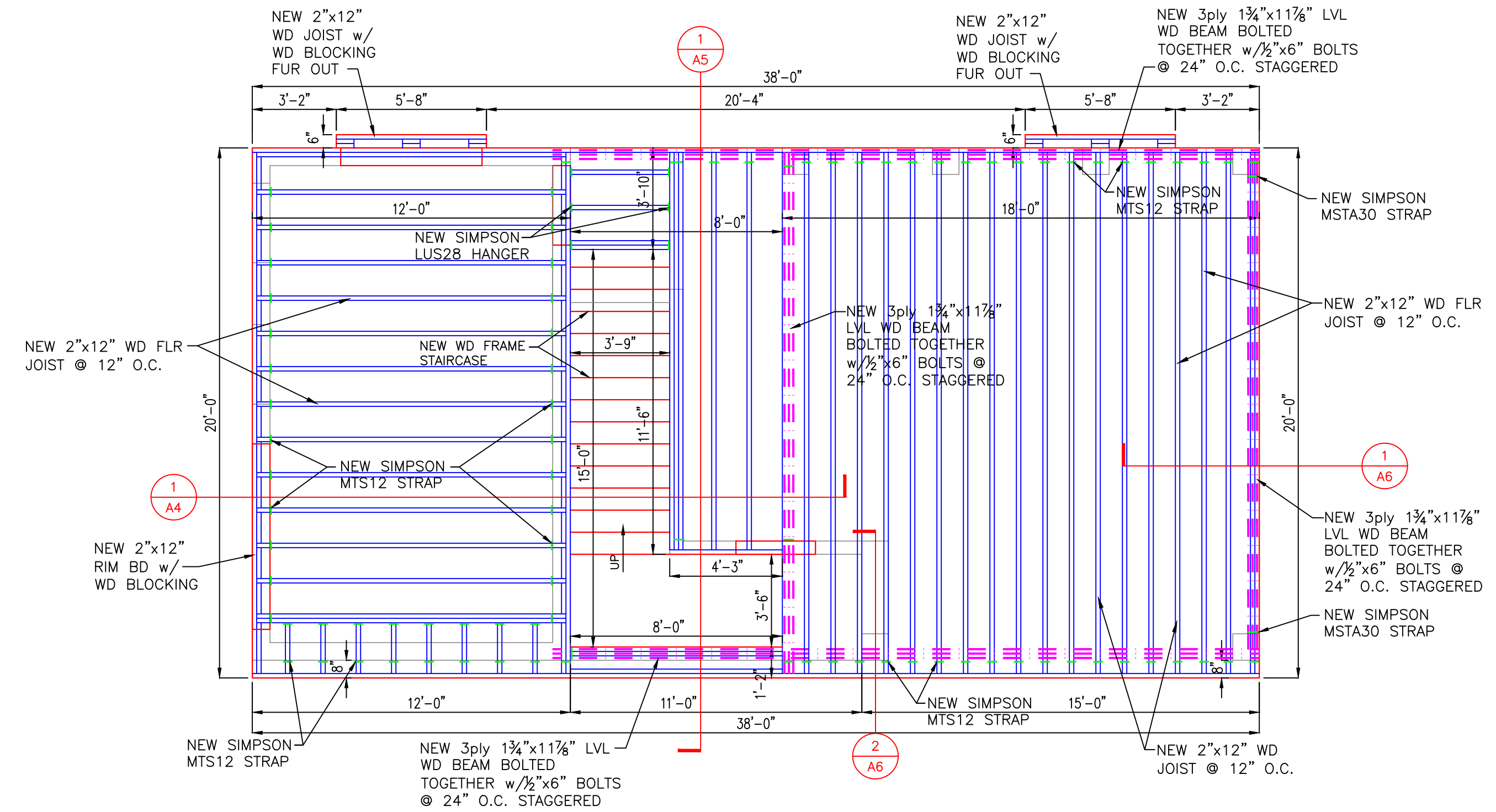
A1

FL. LICENSE: AR-0006567
146 2nd ST. N. STE. 301, ST. PETERSBURG, FLORIDA 33701 TEL# 727 798 5695



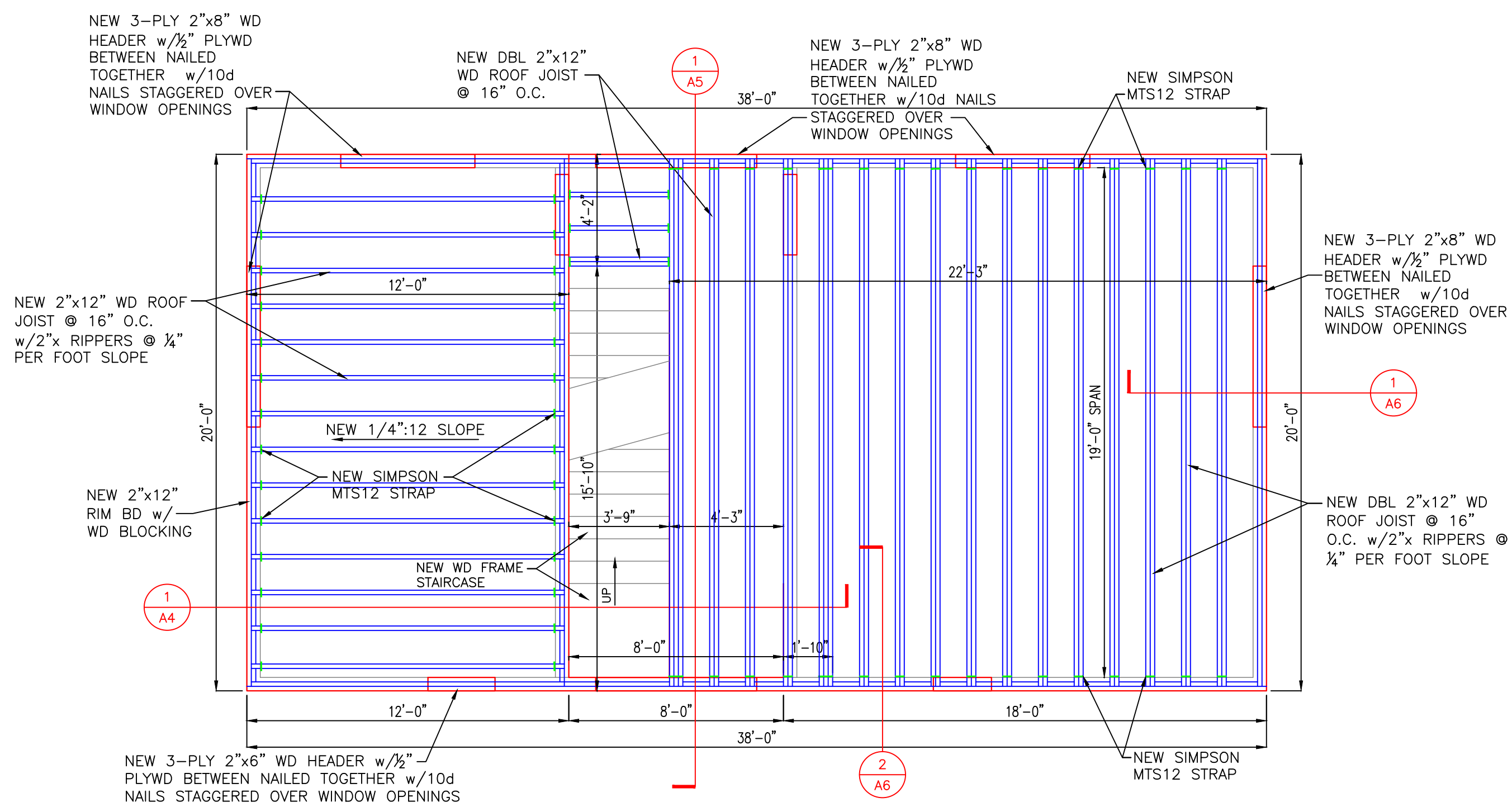
PROPOSED 3rd FLR ROOF PLAN

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



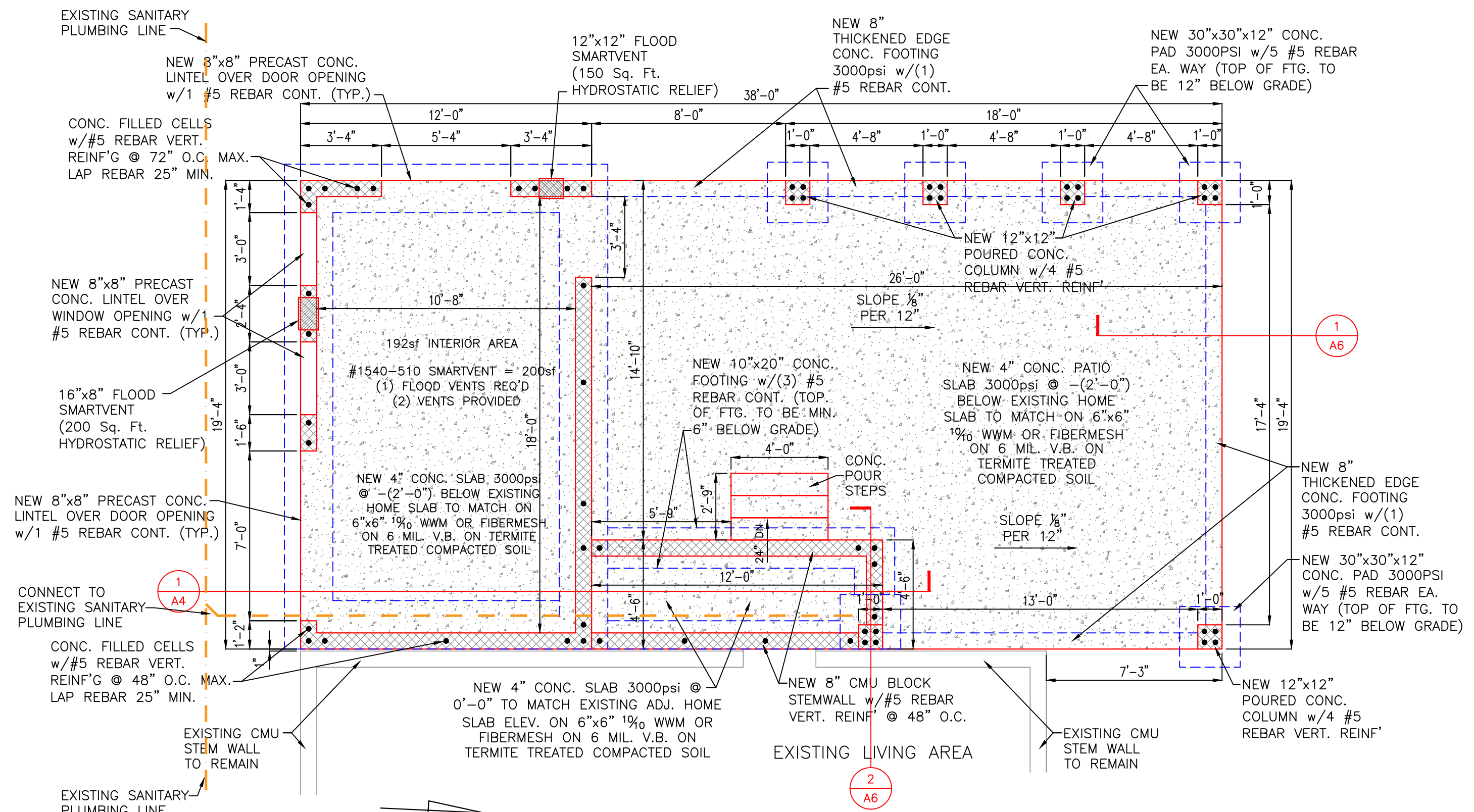
PROPOSED 2nd FLR FLOOR FRAMING PLAN

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



PROPOSED 3rd FLR FLOOR FRAMING PLAN

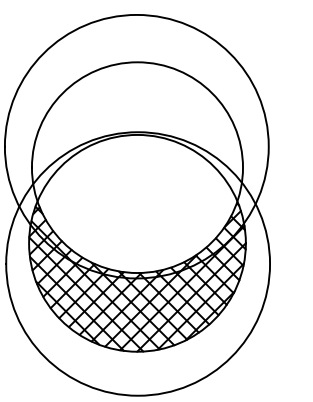
SCALE: 1/4" = 1'-0"



PROPOSED FOUNDATION PLAN

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

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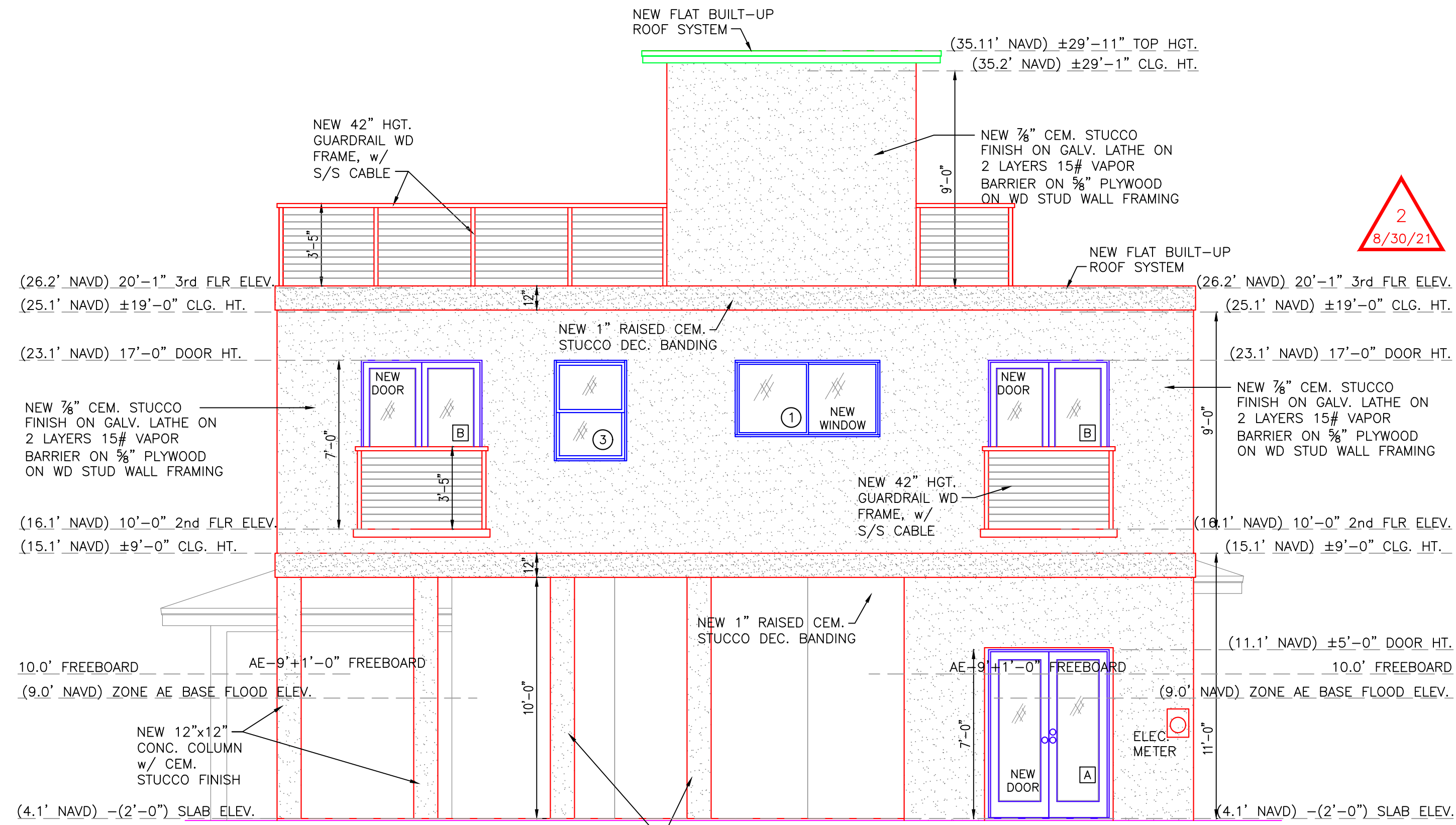


2502 PASS-A-GRIFFIN WAY
ST PETE BEACH, FL

COMMISSION NO.:
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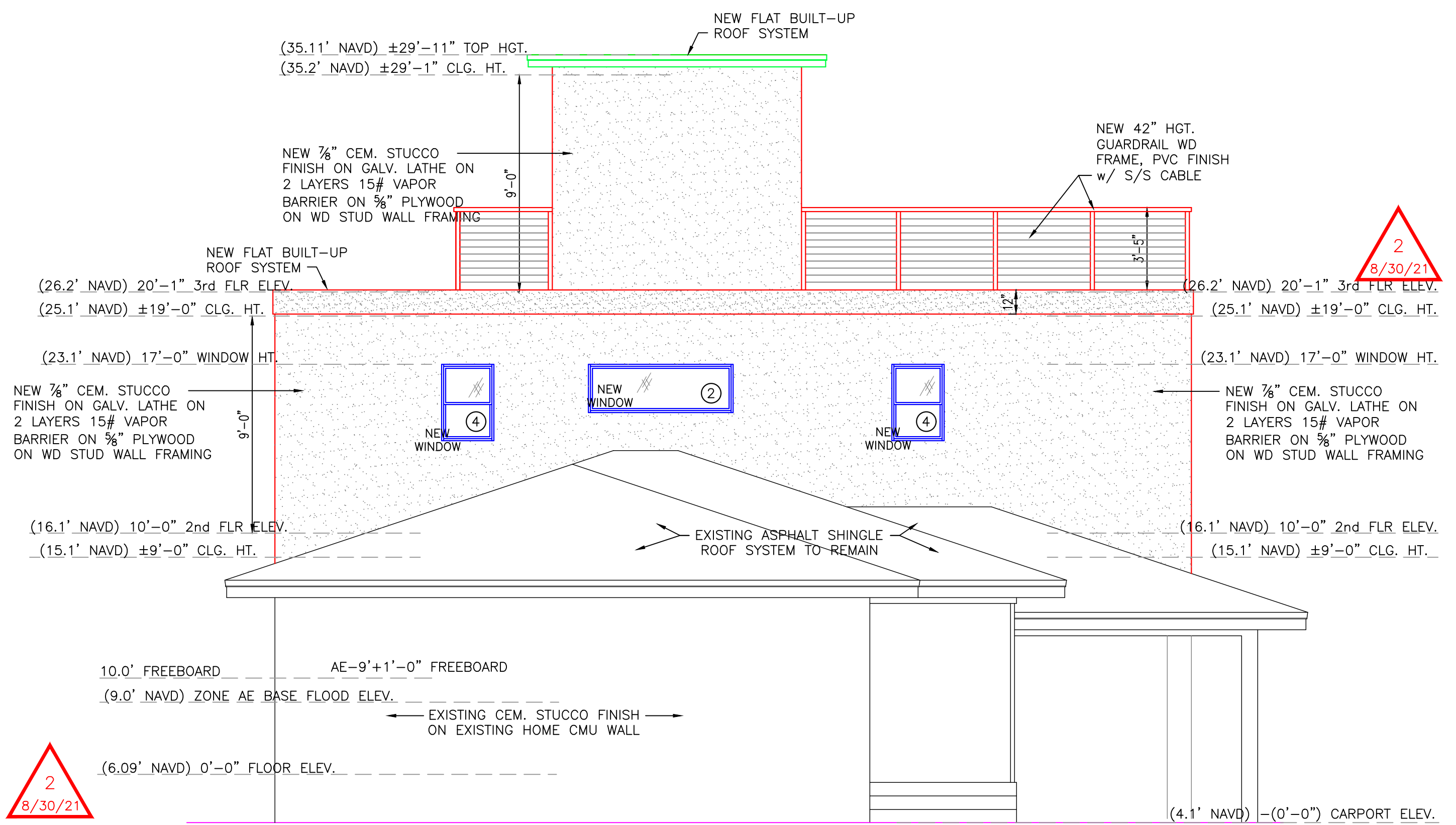
A2

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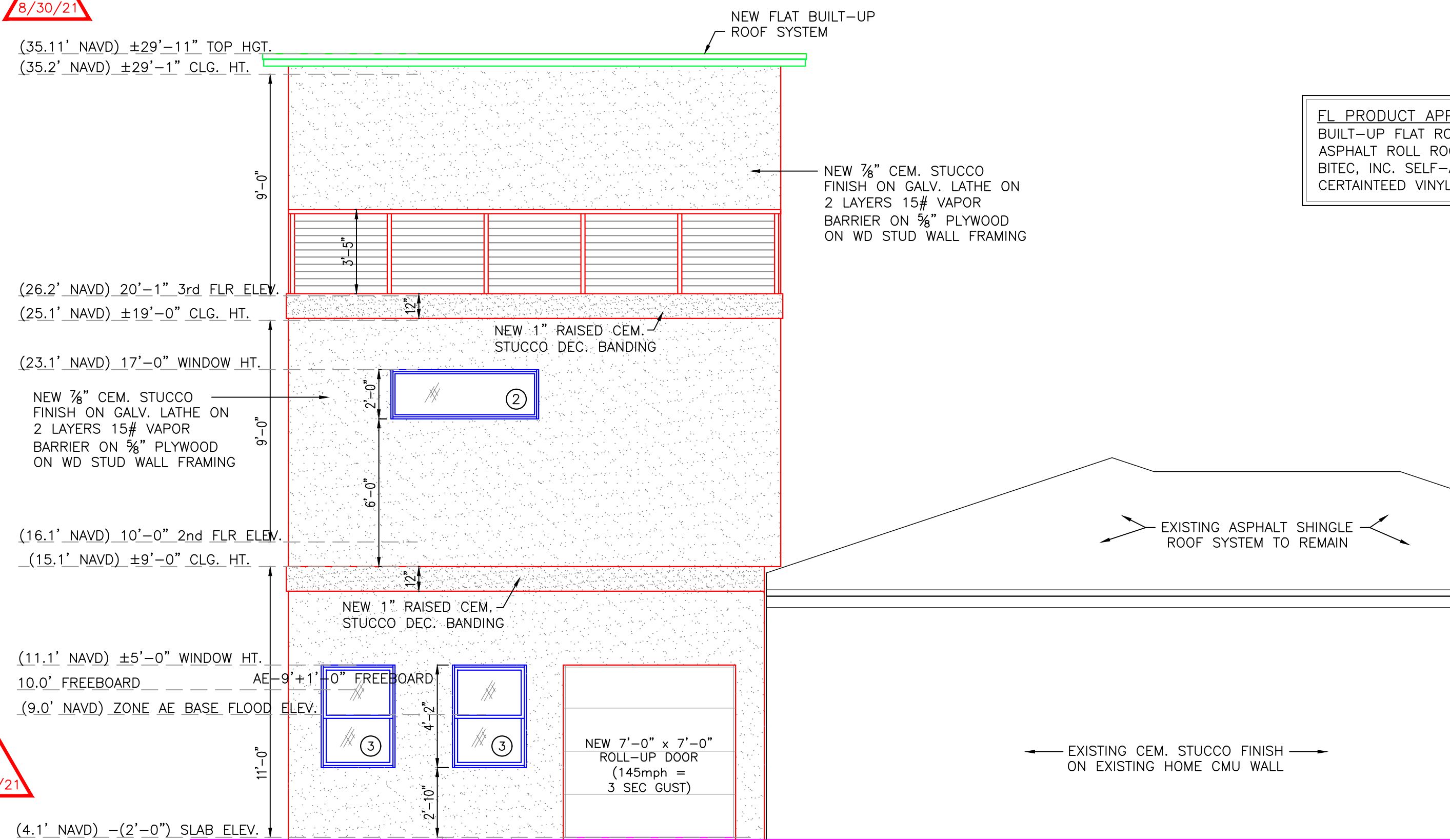
PROPOSED WEST ELEVATION

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



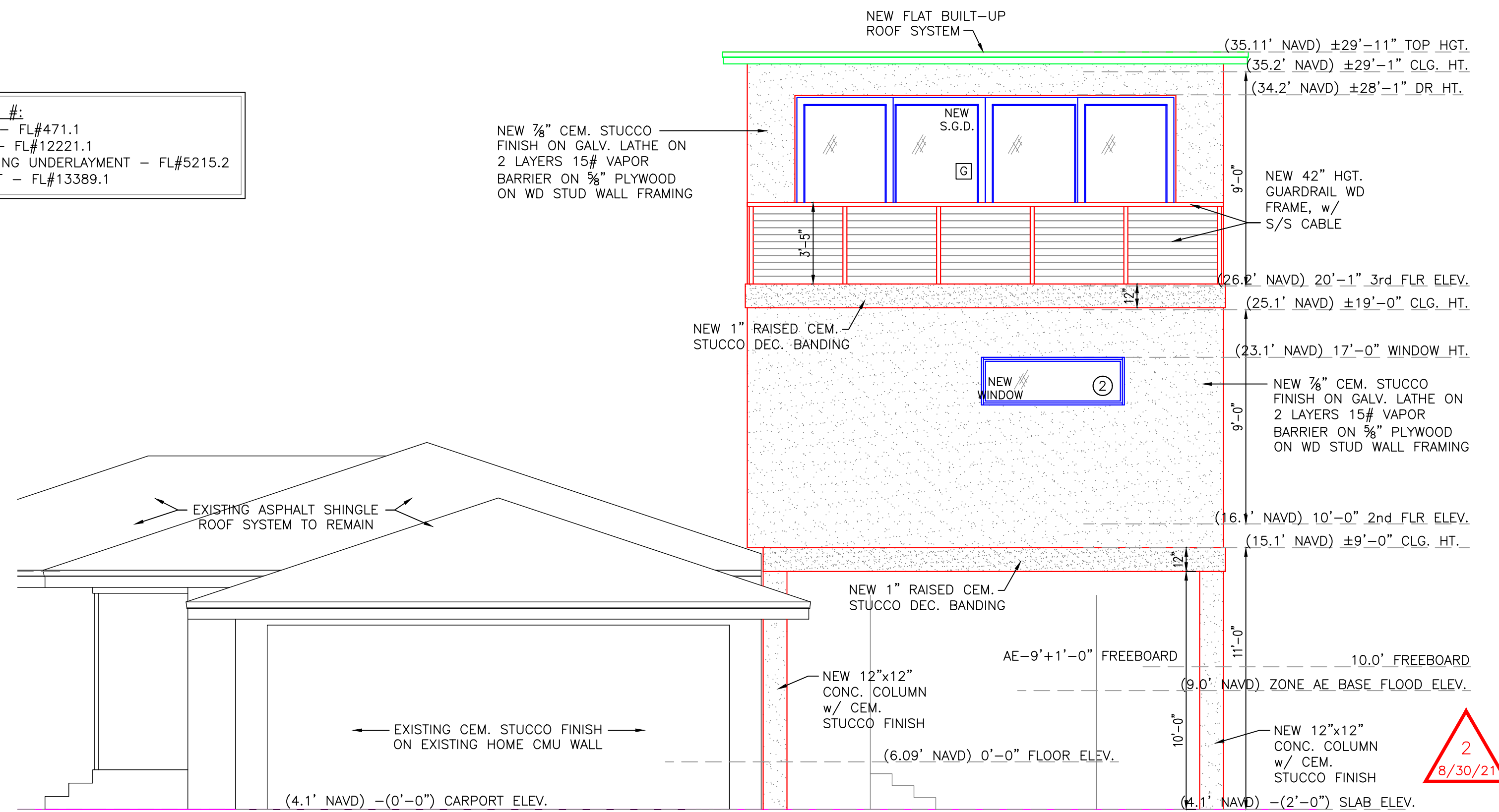
PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

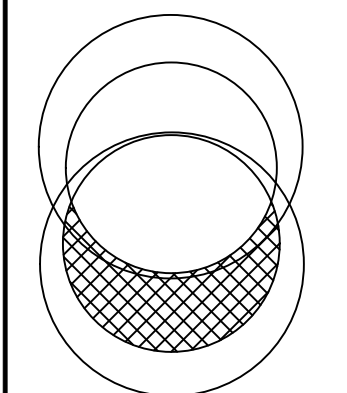


PROPOSED NORTH ELEVATION

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

FL PRODUCT APPROVAL #:
BUILT-UP FLAT ROOFING - FL#471.1
ASPHALT ROLL ROOFING - FL#12221.1
BITEC, INC. SELF-ADHEARING UNDERLAYMENT - FL#5215.2
CERTAINTED VINYL SOFFIT - FL#13389.1

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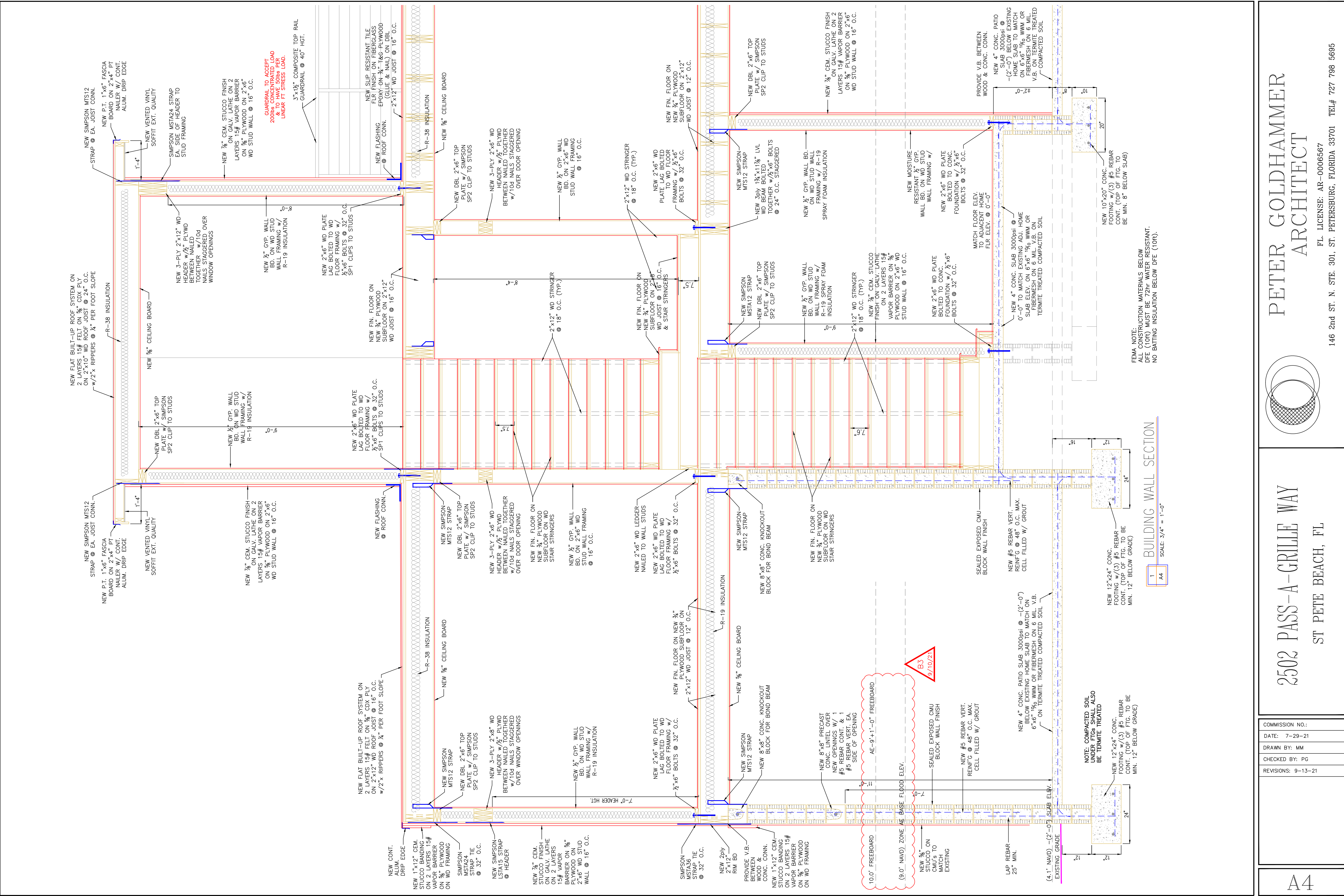


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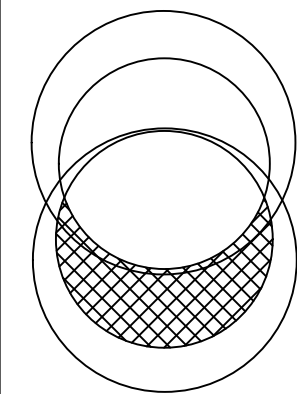
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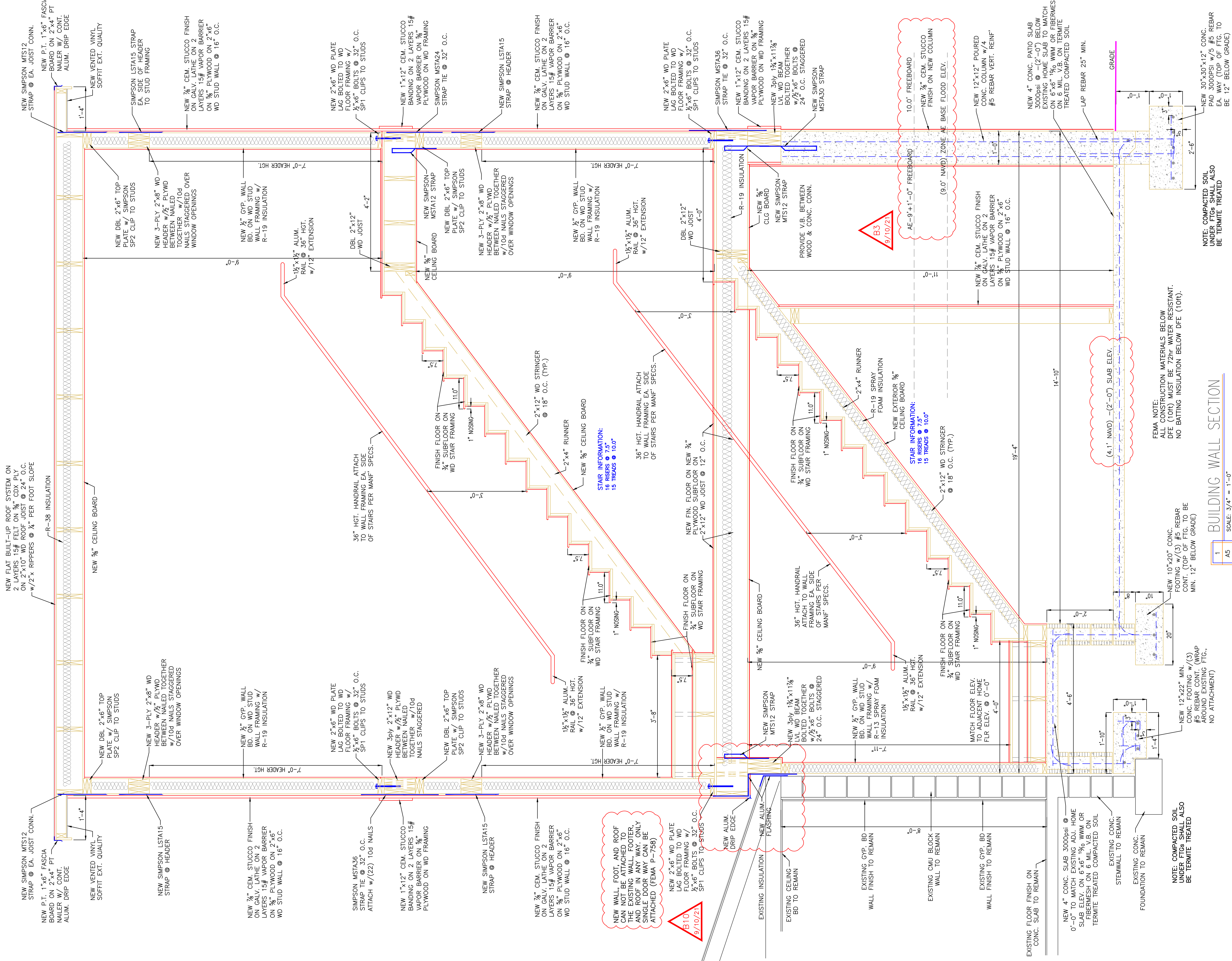


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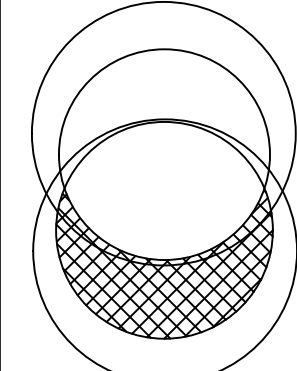
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A4



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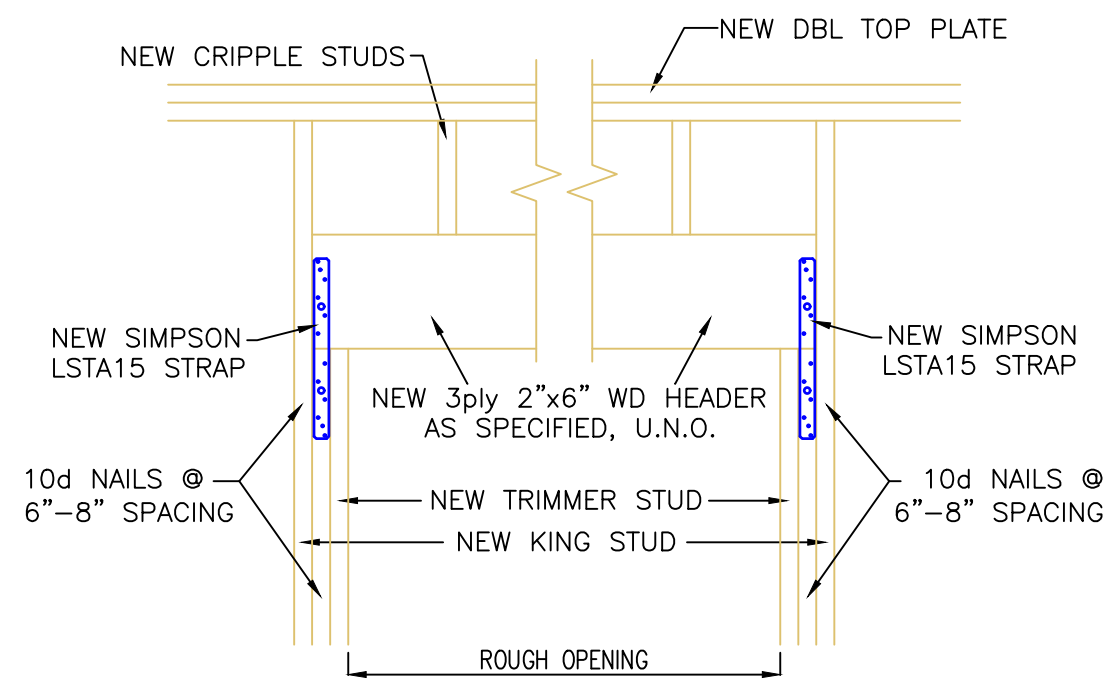


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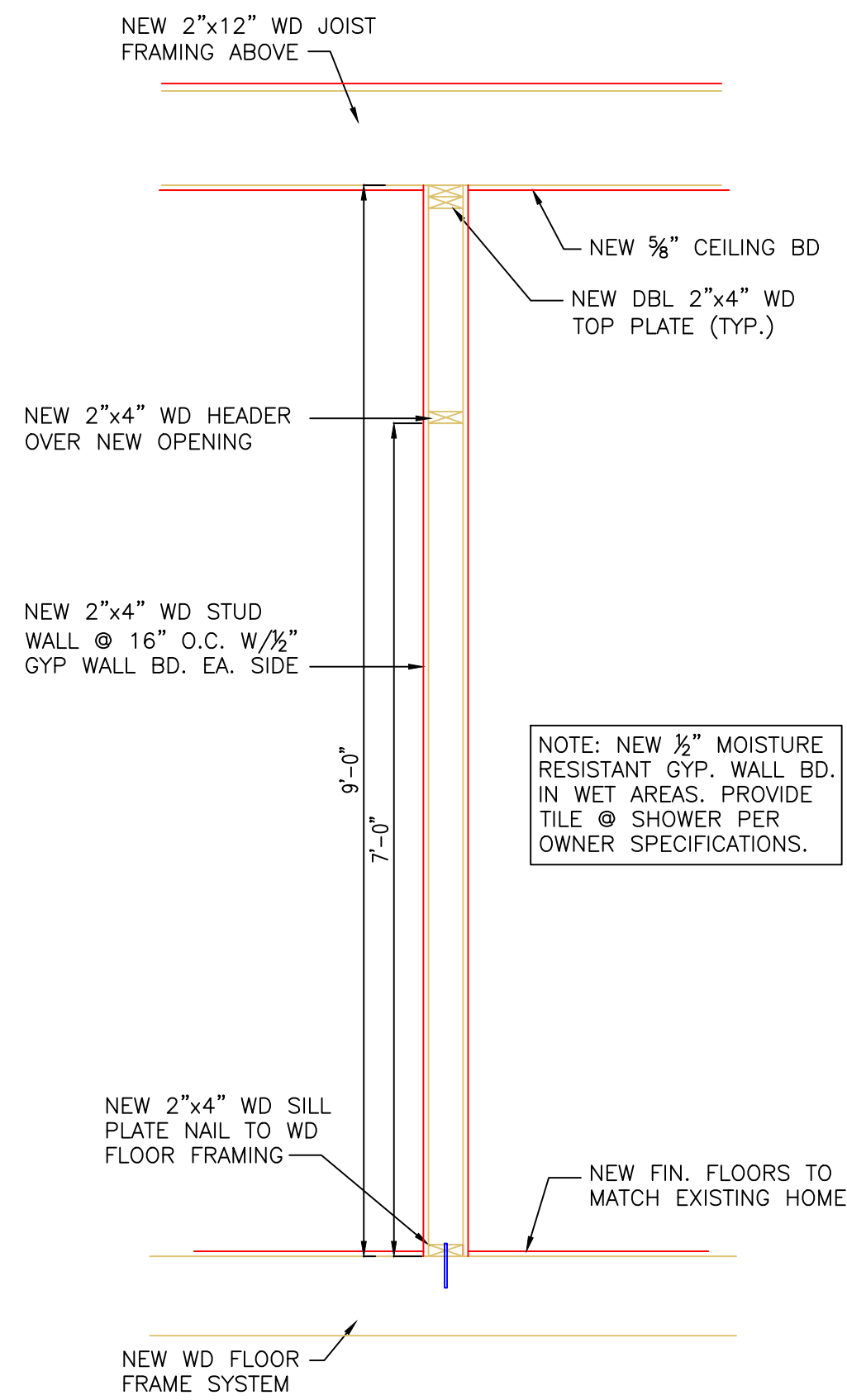
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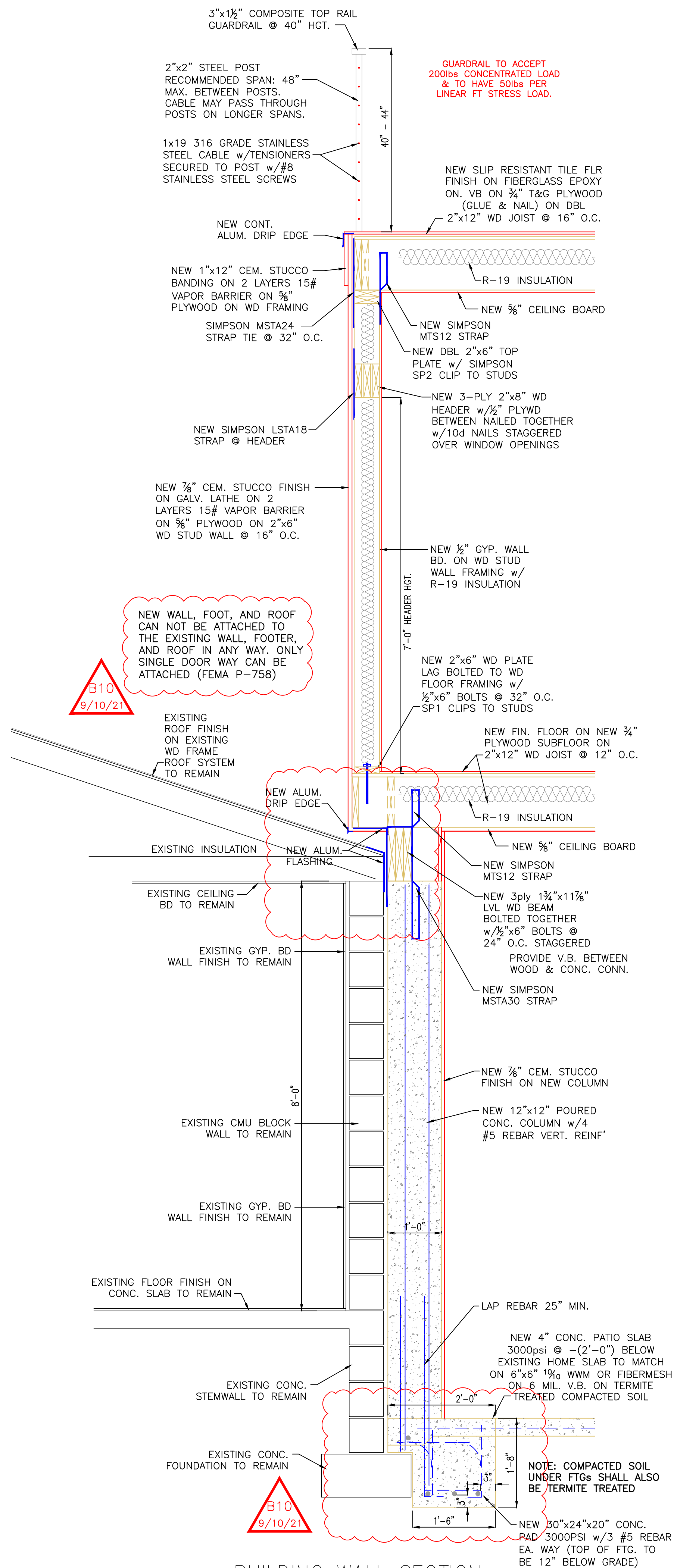
A5



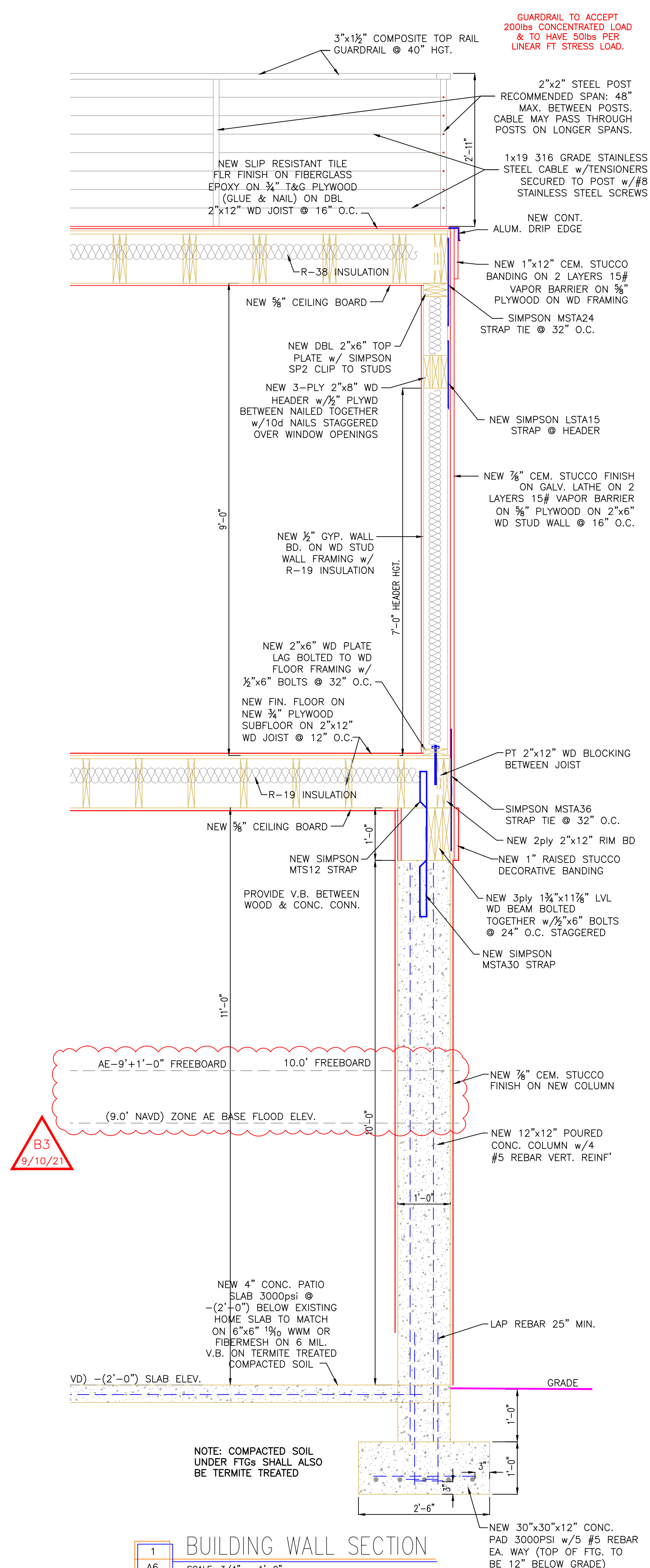
WD HEADER DETAIL (TYP.)
SCALE: N.T.S.



3
A6
INTERIOR WALL SECTION (TYP.)
SCALE: 3/4" = 1'-0"

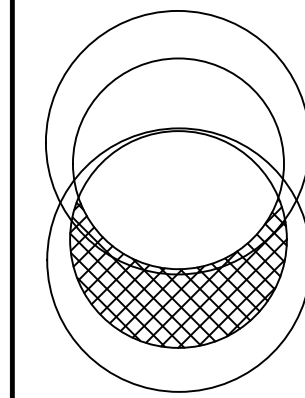


2
A6
BUILDING WALL SECTION
SCALE: 3/4" = 1'-0"



1
A6
BUILDING WALL SECTION
SCALE: 3/4" = 1'-0"

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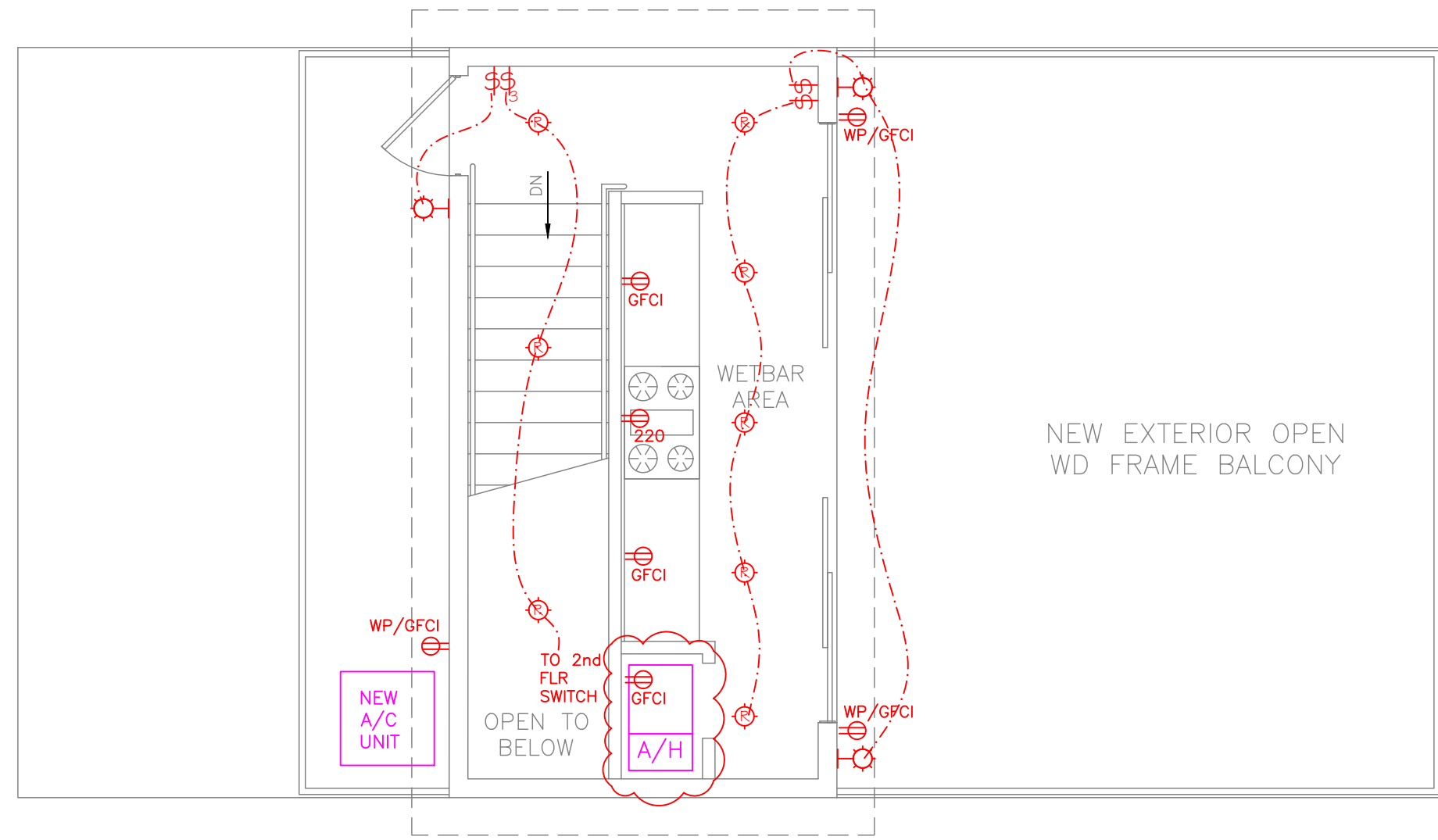
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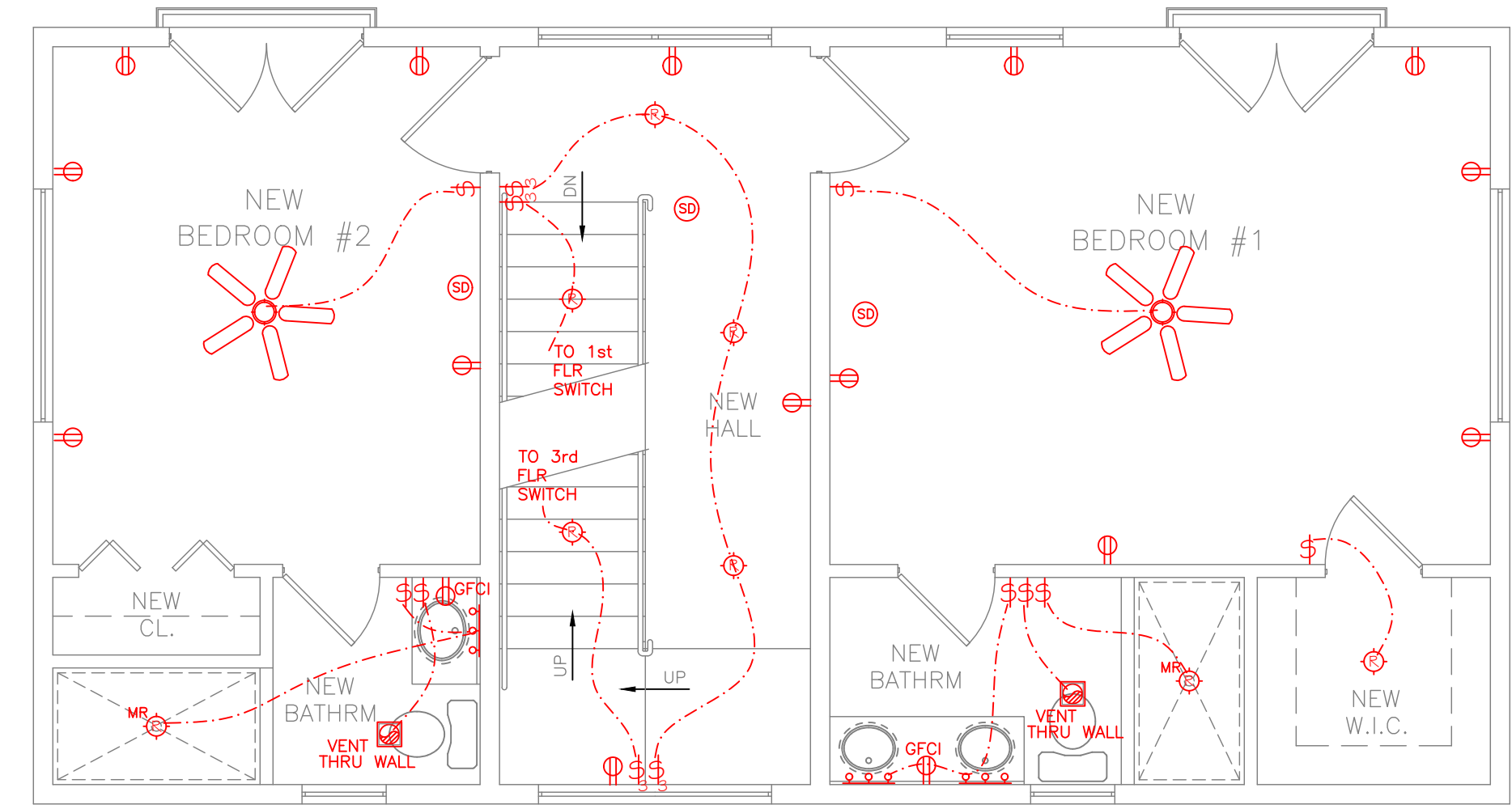
A6

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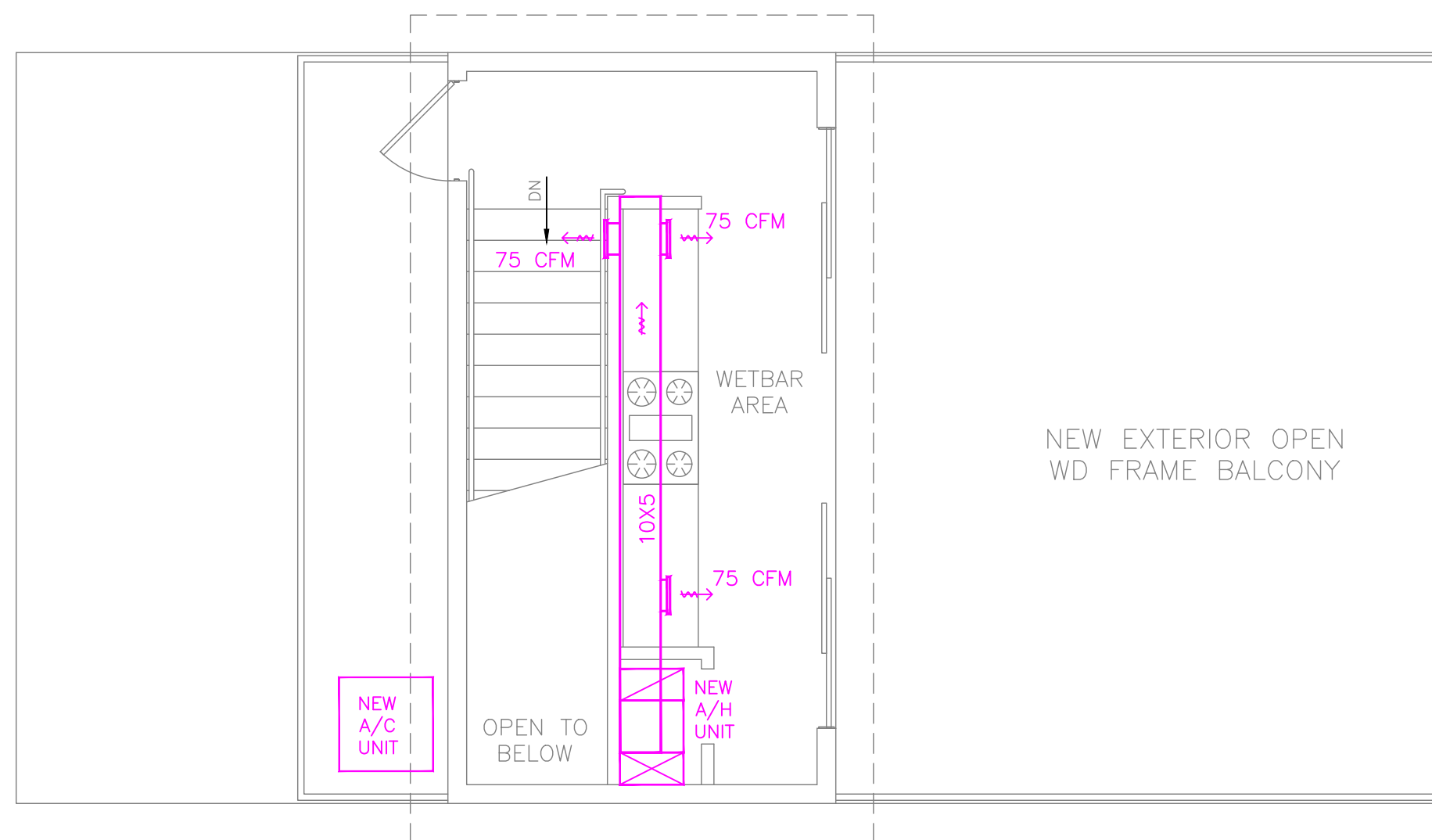
- MECHANICAL LEGEND
- A/H AIR HANDLER
CU CONDENSING UNIT
10"x6" SUPPLY VENT
10"x24" RETURN VENT



PROPOSED 3rd FLR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2nd FLR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

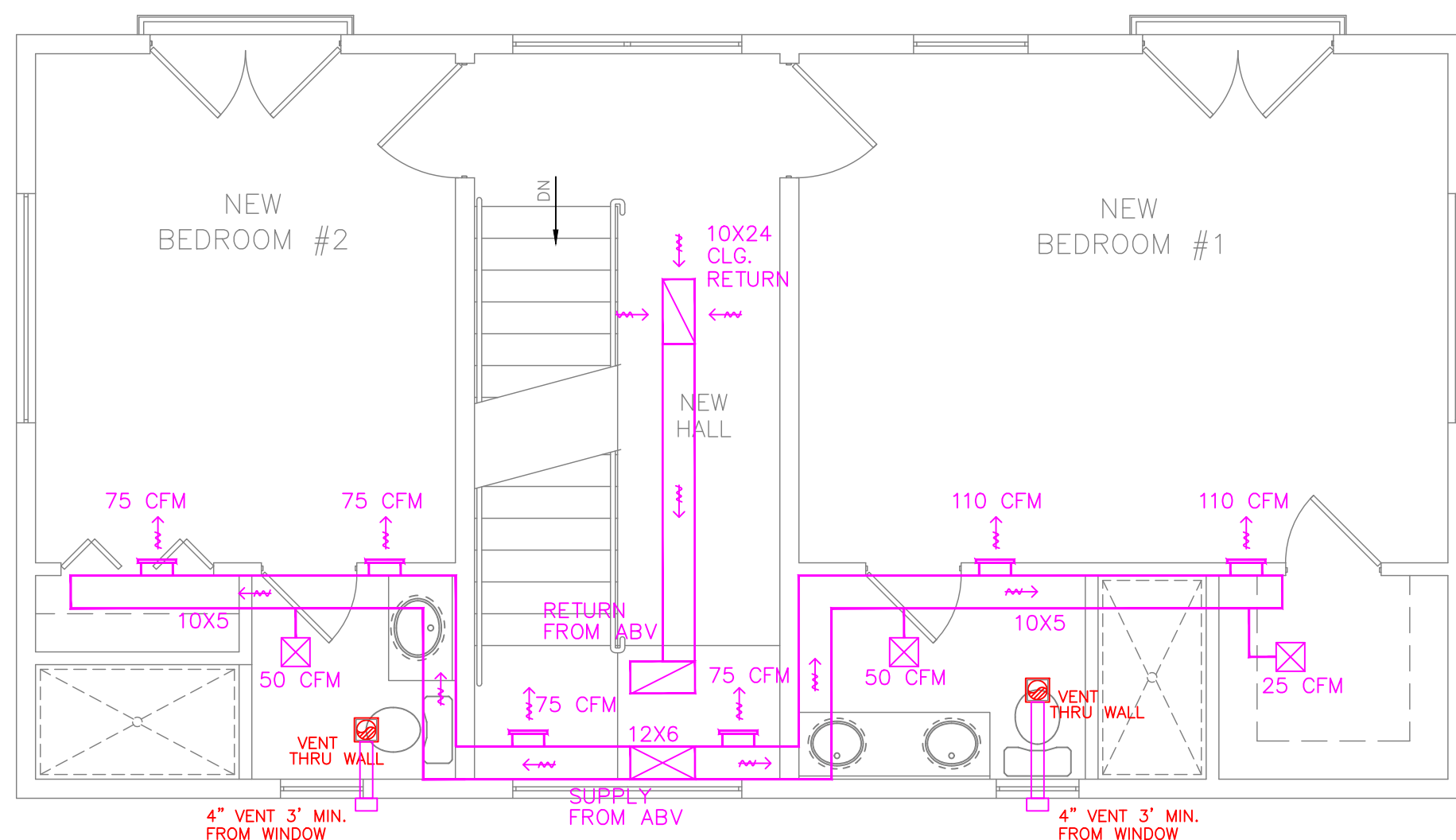


PROPOSED 3rd FLR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

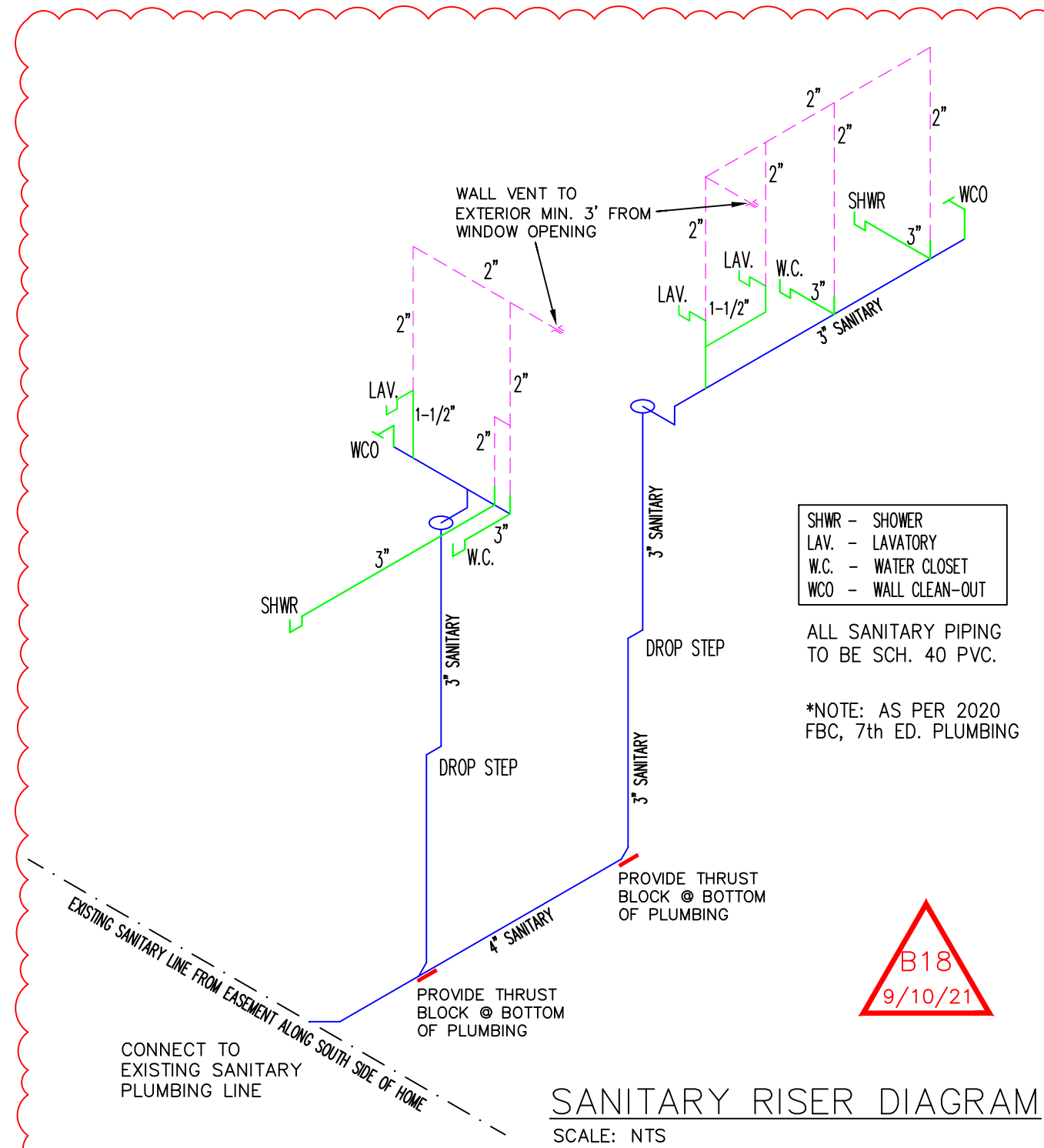
ELECTRICAL LEGEND

- SMOKE & CARBON DETECTOR HARD WIRED & BATT. BACKUP within 10' from sleeping rooms min. 3' from tip of fan blade
- EXHAUST FAN VENT THRU WALL
- DUPLEX OUTLET
- CEILING MOUNT LIGHT FIXTURE
- EXTERIOR QUALITY WALL-MOUNT LIGHT FIXTURE
- EXTERIOR QUALITY CEILING-MOUNT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WALL-MOUNT VANITY LIGHT
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- CEILING MOUNT FLUORESCENT LIGHT FIXTURE
- CEILING FAN W/ LIGHT KIT

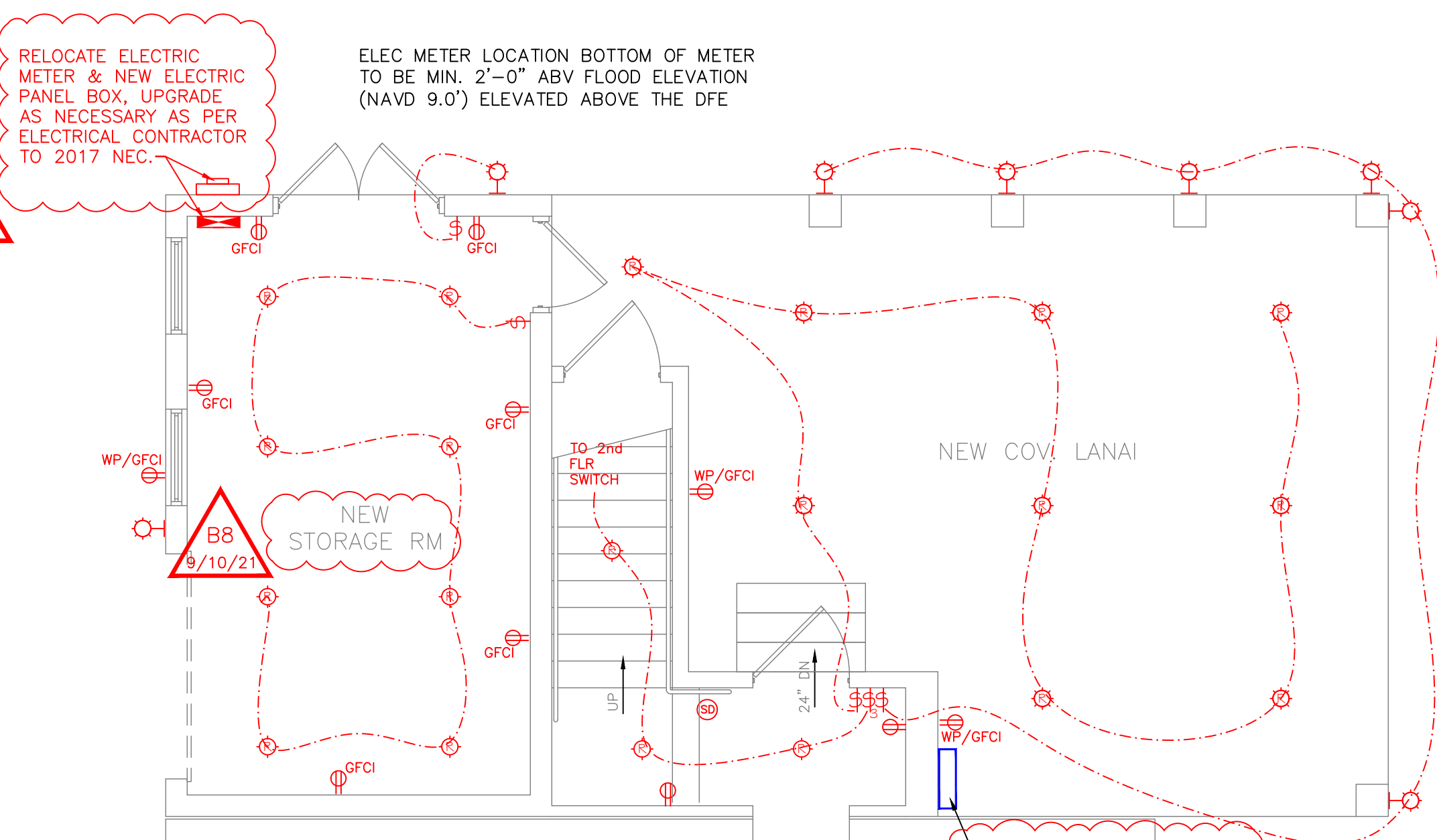
ELECTRIC NOTES:
ALL LIVING AREA & BEDROOM OUTLETS AFCI
ALL OUTLETS WITHIN 72" OF PLUMBING GFCI
ALL EXTERIOR OUTLETS WP/GFCI



PROPOSED 2nd FLR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



SANITARY RISER DIAGRAM
SCALE: NTS



PROPOSED 1st FLR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ALL MECHANICAL, PLUMBING, ELECTRIC PANELS, DISCONNECTS, SWITCHES, RECEPTACLES, WASTE DRAINS, AND OUTDOOR LIGHTING MUST BE LOCATED ABOVE THE DFE (10ft).

ONLY (1) SWITCH CAN BE LOCATED BELOW DFE FOR ENTRYWAY LIGHTING

ONLY THE METER CAN BE ALLOWED TO BE LOCATED BELOW THE DFE. NO COMBO PANELS OR PANELS THAT CAN ACCEPT BREAKERS ARE ALLOWED (2014 NEC, DUKE ENERGY)

75% HIGH-EFFICIENCY LIGHTING IS REQUIRED (FBC-ENERGY CON. R404)

NEW ELECTRICAL TO BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR PER 2017 NATIONAL ELECTRIC CODE

HVAC UNIT & MECHANICAL SYSTEM TO BE INSTALLED AS NECESSARY BY MECHANICAL CONTRACTOR AS PER MANF' SPECS.

PLUMBING TO BE SCH. 40 PVC & INSTALLED BY PLUMBING CONTRACTOR AS PER 2020 FBC. 7th ED.

PETER GOLDHAMMER
ARCHITECT

2502 PASS-A-GRIFFIN WAY
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