



**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, March 25, 2026
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the March 25, 2026 agenda.

2. Audience Comments -

Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called. Please complete and submit a comment card to the Clerk.

3. Approval of Minutes

a. January 28, 2026 Minutes

4. Action Items -

a. Case No. 25146 – 3212 El Centro St.

Practical Difficulty Variance: Walter and Cassi Griffith requests to install a generator on an elevated engineered platform that will encroach approximately 3 feet 11 inches into the required 5 foot side yard setback where 1.07 feet is proposed (LDC Sec. 6.14. and 12.7.(a)(3)).

b. Case No. 26016 – 301 Gulf Way

Practical Difficulty Variance. Mark Jonnatti for Todd Herman requests to 1) elevate an existing residence to achieve floodplain compliance and retain a 1.5-foot northern side yard setback and 2.0-foot eastern rear yard setback where 3.0 feet is required for residences following elevation (LDC Sec. 3.10.(b)(3)a.ii.); and, 2) construct a patio that will encroach to the existing secondary front building corner along 3rd Avenue with a 4.1-foot

setback where 10.0 feet is required, and a northern side yard setback of 3.75 feet where 4.25 feet is required (LDC Sec. 11.7.(a)).

c. Case No. 26019 – 102 4th Avenue

Practical Difficulty Variance: Lisa Wilson for Gilbert and Denine Dimola requests to construct access decks and stairs that encroach to 4.2 feet from the front property line where 10.0 feet is required, and a deck to align with the existing rear of the home that encroaches to 5.25 feet from the rear property line where 10.0 feet is required, in association with a project to elevate an existing residence to achieve floodplain compliance (LDC Sec. 20.10.).

d. Case No. 26022 – 104 4th Avenue

Practical Difficulty Variance. Lisa Wilson for Ronald and Margaret Schiff requests to construct an enclosed elevator that encroaches to 4.67 feet from the front property line where 10.0 feet is required, and concrete deck with stairs that encroach to 3.5 feet from the eastern side property line where 4.2 feet is required, in association with a project to elevate an existing residence to achieve floodplain compliance (LDC Sec. 11.7.(a)(3) & 20.10).

5. Adjournment - Next Meeting to be held on April 29, 2026 -

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 BOARD OF ADJUSTMENT MINUTES
January 28, 2026 – 2:00 P.M.
Commission Chambers

PRESENT: Denise Chase, Chair
Kathy Garchow, Vice Chair
Chris Core, Member
Jim Schmidt, Member
Dan Small, Member

STAFF PRESENT: Kristin Coman, Planning Manager; Brandon Berry, Senior Planner;
Nancy Stuparich, City Attorney; Ginny Keeter-Bodkin, Deputy City Clerk

Chair Chase called the meeting to order at 2:00 P.M.

1. Approval of the Agenda -

There were no changes to the agenda.

Motion: Member Core moved and Vice Chair Garchow seconded to approve the agenda for the January 28, 2026 meeting; the motion carried 5-0.

2. Audience Comments – No one came forward for comment.

3. Approval of Minutes – December 17, 2025 Meeting

Motion Member Core moved, Member Small seconded, and the motion carried 5-0 to approve the December 17, 2025 meeting minutes as presented.

City Attorney Nancy Stuparich explained that the agenda includes three variance requests and that variance hearings are quasi-judicial under Florida law. The Board must follow due process procedures and base its decisions solely on competent, substantial evidence in the record, not speculation. The Board's role is to evaluate the evidence and determine whether the code criteria are met, clearly stating reasons for any denial. She also confirmed proper notice, no conflicts of interest, a quorum, and required all speakers to be sworn in, noting that qualified expert testimony and fact-based public testimony are admissible evidence. The Deputy Clerk swore in all those who would be testifying.

4. Action Items

a. Case No. 25142 – 702 Pass A Grille Way

Unnecessary & Undue Hardship Variance: Brandon Tecklenburg of 702 PAG WAY LLC requests a variance to allow the retention and expansion of a driveway access from Pass A Grille Way following redevelopment of 702 Pass A Grille Way (LDC Sec. 40.11.).

The members made their ex-parte disclosures for this case: Member Small visited the site; Chair Chase and Vice Chair Garchow visited the site and watched the Historic Preservation Board meeting yesterday; Member Core visited the site and spoke to an abutting neighbor; Member Schmidt visited the site, and walked the alley with the owner; all members received an email from Protect St. Pete Beach.

Planning Manager Coman noted that staff received 53 emails or letters regarding the property (not all regarding the driveway variance), 36 in support, 9 in objection, and 8 with questions or unrelated comments.

Senior Planner Brandon Berry presented the case for this variance. The presentation included aerial photos, zoning map, request detail, and existing conditions. He explained that the variance is needed because the property abuts a dead-end, 10-foot platted alley that provides only about 9 feet of usable width for vehicles; the request is tied to a related site plan review for potential property development. The existing driveway is about 16.5–17 feet wide, and the proposal would expand it to roughly 20 feet at the property line, with an apron flare extending beyond that. An aerial showed the alley connections at the rear of the property, including a platted alley and another access point, both of which provide unimpeded access to 8th Avenue. Technical Review Committee comments, and Historic Preservation Board recommendations were reviewed. The HPB found the request did not meet Hardship Variance Criteria #2 or #6, but found the request was sufficient to recommend for approval with five conditions. Staff comments included that the rezoning of the subject property to CRD-EA was undertaken by a former owner when alleyway access was required (2018), providing only limited support for Criteria #2, however use of the alleyway for primary ingress and egress provides an unsafe condition. If a pending lodging facility redevelopment is undertaken, allowing a new low-turnover use to account for significant amounts of on-street parking is contrary to the District Purpose and Intent, which supports preservation of the existing high-turnover mixed-use development pattern (Criteria #7 & 8).

Mr. Berry reviewed the Historic Preservation Board's five proposed conditions, which were included in the meeting packet.. First, the variance would become null and void if the property is expanded or used for purposes other than the approved request, with staff's explanatory justification language removed. Second, the Board supported retaining the right-turn-only signage requirement at the driveway egress to Pass-a-Grille Way as originally written, without later staff amendments tied to future traffic analysis. Third, they agreed with the requirement for a three-foot-wide landscaped buffer with a minimum five-foot-high fence or wall along the southern property line adjacent to the neighboring property. Fourth, the Board recommended a stricter parking mitigation measure than staff, requiring forfeiture of all on-street hang tags upon redevelopment rather than just two. Fifth, the Board added a new condition requiring architectural renderings of any future development to be submitted to the Historic Preservation Board for design review prior to site plan approval.

Staff clarified that the property is not currently required to remove the driveway because no redevelopment is underway and no site plan has been approved. The code requirement to use the alley and eliminate the driveway applies only upon redevelopment. If the variance is denied, the driveway may remain as-is until redevelopment occurs. If approved, the variance conditions would take effect only at redevelopment and must be incorporated into the site plan and completed before a certificate of occupancy is issued.

Attorney Angela Covington appeared on behalf of the applicant and explained that the request is for an unnecessary and undue hardship variance to allow retention and modest expansion of an existing driveway. She emphasized that the request does not seek increased density, a new use, or special treatment, noting that the proposed lodging use is permitted by right and that the variance is limited to vehicular access issues caused by physical constraints unique to the property. She stated that staff found the request meets hardship criteria, does not harm the neighborhood or property

values, and may reduce pressure on public parking. While the applicant appreciates staff and board input, they have concerns about some recently proposed conditions.

Owner Brandon Tecklenberg testified that when he purchased the property in 2022, he was never informed that the long-existing driveway would have to be eliminated in favor of alley access upon redevelopment, learning of this requirement only in late 2025. He emphasized that the request is solely to retain the historic driveway as the primary access, noting strong support from nearby residents and local business owners. He showed a video, which is part of the meeting record. Mr. Tecklenberg objected to several Historic Preservation Board recommendations, arguing they would significantly reduce property value, including restrictions related to right-turn-only signage, landscaping (which he said already exists with a six-foot fence), forfeiture of parking passes, and design review requirements. He stated he is unwilling to forfeit parking passes and questioned the authority and lack of codified design guidelines of the Historic Preservation Board. He clarified that he is not currently redeveloping the property and is seeking certainty for future use or sale, focusing only on preserving the existing driveway (or modestly widening it northward) rather than relying on the narrow, impractical alley.

Public Comment:

The following individuals spoke in favor of the variance:

Aric Abel, La Tortuga, 102 8th Avenue

Dave Feinberg, 1407 Pass-A-Grille Way

The following individuals spoke against the variance:

Jay Anderson, 202 Pass-A-Grille Way

Eileen Guenther, 111 10th Avenue

Mary Jo Micklitsch, 801 Gulf Way

Theresa Schefstad, 555 Gulf Way

Danielle Dashiell, 111 8th Avenue

Bob Douglass, 2811 PAG Way commented that no action be taken until a site plan is submitted.

Jeff Catanzarita, 109 7th Ave. commented there should be no variance until a site plan is submitted.

Marty Nora, 555 Gulf Way commented there should be no variance until a site plan is submitted.

Bill Loughery, Chair of the Historic Preservation Board, contended that the property is unique and was intentionally excluded from the original CRD due to alley access issues. He noted that when the property was later rezoned from ROR to CRD, the code already required alley access for properties abutting an alley, and the rezoning was sought to allow greater lodging intensity. He argued that the driveway is currently a lawful nonconforming condition that can remain unless redevelopment occurs, and that the variance would primarily benefit future redevelopment. Loughery said the Historic Preservation Board's conditions were intended as a balanced solution to allow the request while preserving oversight, public input, and compatibility with the historic district.

Applicant Brandon Tecklenberg briefly rebutted the comments. The Chair closed public comment and opened board deliberation.

Board deliberation focused on the narrow issue of the driveway, noting there is no approved redevelopment project and much of the discussion about future use is speculative. Members expressed concern that the variance request may be premature without a defined project, suggesting the existing nonconforming driveway can remain until redevelopment occurs. Staff explained the

request is tied to a pending development application and statutory review timelines, and that any redevelopment would require resolving driveway access. Several board members agreed most proposed conditions relate to future development and should be addressed later, favoring limiting the decision to whether the existing driveway should be allowed to remain in conformity.

Motion: Vice Chair Garchow moved, and Member Small seconded, to approve Variance Case 25142 at 702 Pass-A-Grille Way to allow the existing driveway to remain as the primary access to the property, in lieu of required alley access, with no expansion of the driveway. Approval is conditioned on maintaining and/or installing a buffer, such as landscaping, fence, or wall, along the south side of the driveway at all times; the motion carried 5-0.

b. Case No. 25145 – 2814 Pass A Grille Way

Practical Difficulty Variance: Todd Pressman of Pressman & Associates, Inc. for Matt Foster requests a variance to construct a six-foot fence wall within the ten-foot required front setback along the Sunset Way frontage of the double frontage property, where fences and walls may not exceed four feet in height (LDC Secs. 6.15. & 20.20.)

Senior Planner Brandon Berry presented the case for this variance including photos, zoning map, site detail and background (“through lots” with opposite sides of the lot each containing street frontage), variance request detail, survey, staff findings, and past reviews.

Staff found the request unlikely to cause significant adverse aesthetic or visibility impacts relative to existing conditions. The fence wall matches the design of the residence. Staff found that compliant landscaping could be effectively used for privacy rather than a fence wall approved by the subject variance. The current layout of the site provides limited opportunity to design the site to mitigate the impact of the request. If the request had been made earlier in the design process, it may have been better comprehensively planned with the layout of the home. A fence of at least 4 feet is required with a pool.

Staff recommended conditions: 1) Unless an alternative design is approved by the Historic Preservation Board through design review, the fence wall shall be of a complementary cladded masonry to the primary residence, and the fence screening panels shall be a composite or aluminum with color and design compatible with the primary residence. 2) Any future driveway access provided to the subject property from Sunset Way shall be subject to the visibility requirements of Land Development Code Section 6.21., as amended, which may include required modification of the subject fence wall or a future variance.

Attorney Todd Pressman testified for applicant Matt Foster regarding the variance to increase a fence/wall from 4 ft to 6 ft around their backyard/pool for privacy, safety, and security. He showed a presentation, which is part of the meeting record. He emphasized the lot’s uniqueness as a “through lot” with two front yards, creating practical difficulties for maintaining privacy. He argued the request aligns with staff findings that the variance would not adversely affect the neighborhood, is aesthetically compatible, and addresses safety and privacy concerns similar to other homes in the city. Mr. Foster also testified regarding the reasons for the variance.

Board discussion highlighted concerns about granting a variance on a new build at an advanced construction stage, potential impacts on neighborhood aesthetics, with neighbors noting the 6 ft

wall would be uncharacteristic and block sightlines, the possibility of a compromise: maintaining a 4 ft fence along the property line with landscaping/hedges to achieve privacy, uncertainty about hedge height restrictions (which staff clarified), and consideration of a continuance to allow for as-built measurements and alternative fence/hedge placement to meet privacy while respecting setbacks.

Public Comment:

Tina Douglass, 2811 Pass-A-Grille Way, commented on multiple requests on this property and suggested that a fence and hedge would soften the appearance without a variance.

Bob Douglass, 2811 Pass-A-Grille Way spoke in opposition to variance.

Jack Slosberg, 106 2nd Ave spoke in opposition to the variance.

Attorney Pressman had a brief rebuttal, commenting that the lot is not overbuilt, with no variances granted for open space or ISR and only one denied height request. Neighbors' landscaping concerns were acknowledged with a proposed 2-foot setback with hedging to address them. Emphasizing practical difficulty, he stressed that the request is reasonable, unique, and aimed at providing safety, security, and privacy. He countered concerns about a 10-foot fence near the pool, saying it would limit normal use of the backyard.

Chair Chase called a recess at 4:23 PM and reconvened at 4:30 PM.

Motion: Vice Chair Garchow moved to deny Variance Case 25145 at 2814 Pass-A-Grille Way due to lack of a demonstrated practical difficulty, Criteria #3, with feasible alternatives to the variance; the motion died for lack of a second.

Board discussion continued, clarifying the variance request for privacy and screening along Sunset Way, including maximum heights, variance options, setbacks and placement, construction timing, and compromise solutions.

Motion: Chair Chase moved, and Vice Chair Garchow seconded, to deny Variance Case 25145 at 2814 Pass-A-Grille Way based on the lack of evidence for lack of evidence to indicate a practical difficulty variance - Criteria #3; the motion carried 5-0.

c. Case No. 25141 – 1982 W Vina Del Mar Blvd.

Unnecessary & Undue Hardship Variance: Scott Edward and Kathleen D Sullivan request a variance to install two tie poles with a 10.5-foot northeastern riparian line setback where 17.8 feet is required and with the outer pole installed at 40.5 feet from the seawall where 35.6 feet is the maximum distance permitted (LDC Secs. 6.23.(d)(3)&(4))

Senior Planner Brandon Berry presented the case for this variance with a zoning map, aerial view, request detail, survey, depiction of request and photographs. It should be noted that the requirements of LDC Sec. 6.23(d)(3)&(4) may be varied administratively provided that a signed statement of no objection from the abutting property owners is provided with the building permit application. The abutting property owners to the left (southwest) signed a statement of no objection and right (northeast) has not signed a statement of no objection, requiring variance approval to be sought.

Staff finds the request is not out of character with other, similar dock conditions in the vicinity that were approved by administrative waiver (Criteria #8), and would resolve wake issues advanced by the applicant as the basis for this request. This property, with its neighbors, faces potential commercial wake issues that are not experienced in significant proportion among properties in the same zoning district (Criteria #1).

However, the applicant needs to provide testimony as to how this request stems from a condition of the land or structure rather than purchase of a new vessel (Condition #2), and whether the request is the minimum necessary, or whether the slip can be relocated or reduced in width to provide a lesser impact on the abutting neighbor (Condition #7).

Staff recommended conditions: 1) Authorization is granted for a wet slip as depicted on the dock plans submitted for the subject request, only. Future installation of a boat lift must meet all required setbacks and length limitations, must receive approval from affected neighbor(s), or requires a subsequent variance subject to the standards in place at time of application. 2) A final as-built survey shall be required which shall provide the length of the tie poles from the seawall and riparian line, to ensure the slip has been installed in accordance with the dimensions shown in the request.

Applicant Scott Sullivan testified to having the property since 2019 and renovating. Marine contractor Bryan Burke was also in attendance. He wants to safely moor a 30-foot sailboat. The dock is already there but they need the additional tie poles for safety and security from their sailboat banging into the dock from boat wakes. They received a letter of no objection from the neighbor to the right.

Bryan Burge, 4790 95th S., St. Pete, testified that the design uses two single tie-poles—one at each corner—to minimize visual impact, reduce alterations, and maintain safety by keeping the boat oriented perpendicular to the seawall. The proposed slip would be approximately 15 feet wide to safely accommodate an 11-foot-beam boat, with adequate clearance on each side. The design would not adversely affect neighboring properties; the nearest neighboring structure is over 30 feet away and that adjacent properties already have larger docks, multiple slips, and similar or greater variances. Alternative designs were discussed, including orienting the boat parallel to the seawall or removing dock walk-out space, but these options were described as either unsafe, requiring additional variances, or more costly with loss of dock area. Mr. Burge thought the footprint and setback were consistent with surrounding properties and smaller in overall reach than many neighboring docks.

Dan Kearney of Vina Del Mar Blvd., the neighbor to the left, testified that he had not signed any documents and he spoke in objection because there are other alternatives to the additional tie poles, such as moving the boat to the end of the dock; he submitted such plans to staff.

An aerial photo of neighboring docks was displayed by the applicant, showing what he considered similar configurations to his request.

There were no public comments, and the Chair opened Board deliberation. They discussed whether the request demonstrated a true hardship and focused on navigational safety and dock design alternatives. Concerns were raised about heavy vessel traffic in the area and how larger boats, not jet skis, could affect safe maneuvering and create wakes that make sailboat mooring unstable.

Some members felt there were feasible alternatives within the existing property lines and questioned whether a hardship existed. Others acknowledged that while alternatives exist, requiring major reconstruction could impose an unnecessary burden on the owner, especially given testimony that the proposal would not negatively impact neighboring properties. Some members viewed the dock as modest in size compared to others in the area and found it reasonable to allow the additional tie poles to safely moor the sailboat without expanding the dock's overall footprint.

Motion: Chair Chase moved, and Member Schmidt seconded, to approve Variance Case 25141 at 1982 W. Vina del Mar Blvd. based upon testimony heard today and the validated unnecessary and undue hardship; the motion carried 4-1 with Vice Chair Garchow voting no.

5. Adjournment - The next meeting is scheduled for February 25, 2026.

Chair Chase adjourned the meeting at 5:35 PM.

These minutes will be considered for approval at the February 25, 2026 Board of Adjustment meeting.

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case No. 25146 – 3212 El Centro St.

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]]
Variance Case 26146 for 3212 El Centro St.

Strategic Objective:

Date: March 25, 2026

Prepared By: Kristin Coman, Planning Manager

Through: Laura Canary, Community Development Director

Summary of Issue: *Practical Difficulty Variance:* Walter and Cassi Griffith requests to install a generator on an elevated engineered platform that will encroach approximately 3 feet 11 inches into the required 5 foot side yard setback where 1.07 feet is proposed (LDC Sec. 6.14. and 12.7.(a)(3)).

Funding: n/a

Attachments:

1. 25146 - Staff Report
2. 25146 - Certificate of Completeness and Submittal



City of St. Pete Beach · 155 Corey Avenue, St. Pete Beach, Florida 33706 · www.stpetebeach.org

PLANNING DIVISION

Date: March 16, 2026
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 3212 El Centro St., St. Pete Beach, FL 33706
Parcel Number: 07-32-16-21852-001-0070
Walter and Cassi Griffth, Owner
Variance Case No: 25146

Prepared by: Kristin Coman, Planning Manager

Hearing Date: March 27, 2026

Please be advised that staff have received and reviewed the following items submitted in support of the application:

1. Completed Practical Difficulty Variance package with application form and documents, completed 12/8/25.
2. Property survey, completed by John A Brendla, last revised 11/13/19 consisting of one sheet.
3. Property survey, completed by John A Brendla, last revised 11/13/19 consisting of one sheet and showing proposed location of elevated generator.
4. Elevation Certificate prepared by John A Brendla, dated 11/14/19.
5. Generator specifications and stand plans consisting of eight (8) sheets.
6. Photo set of three (3) photos provided by the applicant with no dates provided.

Staff offers the following comments for Board's consideration:

Site Description/Surrounding Land Uses

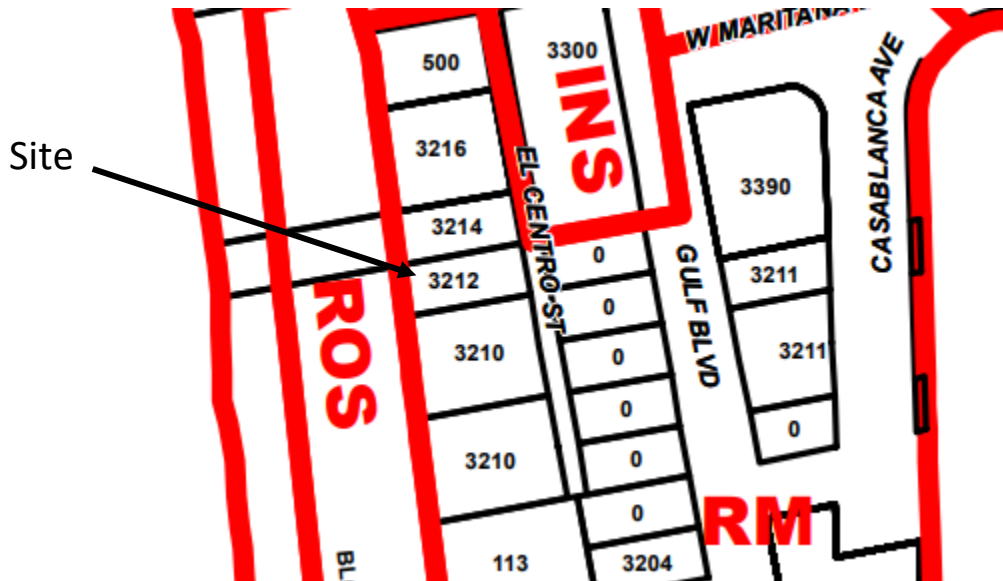
The subject site is a 6,120 sq. ft. (approx. 0.14 acre) parcel located at 3212 El Centro St. known as parcel number 07-32-16-21852-001-0070 and legal description of DON CE-SAR PLACE BLK 1, LOT 7. The property is located in the RM, Residential Medium zone; RM on the future land map and contains a single-family residence constructed in 2019. The surrounding land uses include single-family residential properties to the north and south, El Centro Street to the east, a parking lot associated with the Don Vista property (currently occupied by the temporary Fire Station 22), and the Gulf of Mexico to the west. The interior beachfront parcel is improved with a single family dwelling with paver two driveways off El Centro St. and contains an inground pool and spa within the rear yard area.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 12 of 15, dated 7/20/2012

Current Request

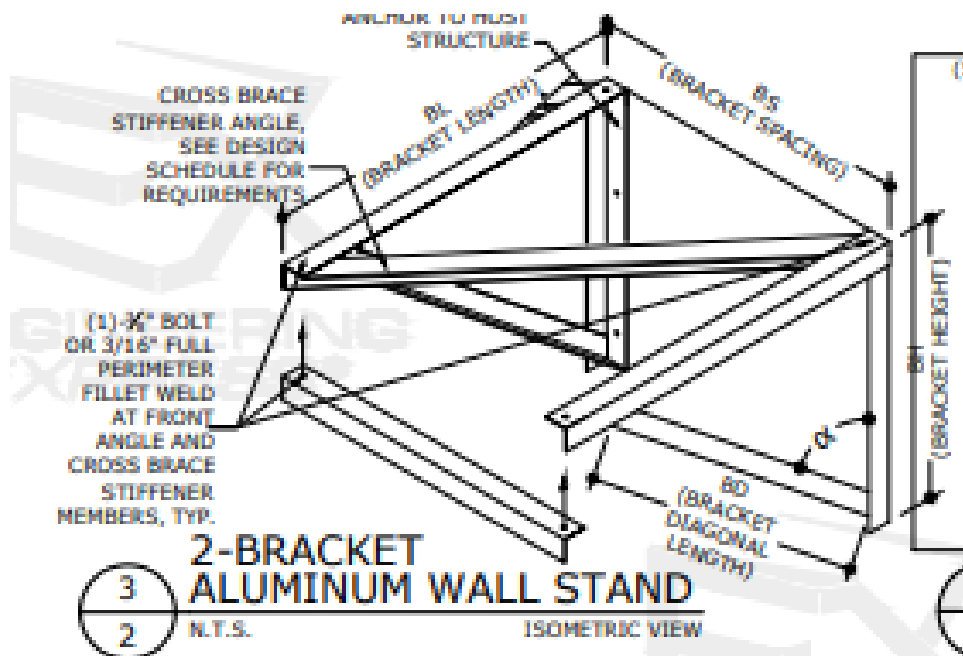
The applicant requests to install elevated equipment (generator) that does not meet the 5 foot required side yard setback where 1.07 feet is proposed (LDC Sec. 6.14. and 12.7.(a)(3)).

Analysis

1. New variance(s) required as a result of the proposed construction:
 - a. **Required side yard setback:** where 5 feet is required and 1.07 feet is proposed (LDC Sec. 6.14. and 12.7.(a)(3)). The applicant is proposing to encroach an additional 3 feet 11 inches into the required side yard setback with the proposed generator.

Figure 3: Zoning Table			
Detached, Single-Family Residential	3212 El Centro St.		
	RM Required	Existing Dwelling	Proposed with Generator
Side Yard Setback (Min.)	5 feet	5.07 feet	1.07 feet (v)
*Denotes existing non-conformity (v) Variance required			

Figure 4: Generator Bracket Design (N.T.S.)



DESIGN SCHEDULE:

CONFIGURATION TYPE	BRACKET DIMENSIONS					MAX UNIT DIMENSIONS	
	BL	BS	BH	BD	α	D	H
AWB143038-WLR24	30"	24"	38"	$\pm 47"$	$\pm 40^\circ$	30"	30"
AWB143638-WLR30	36"	30"	38"	$\pm 50"$	$\pm 45^\circ$	36"	38"
AWB144838-WLR36	48"	36"	38"	$\pm 60"$	$\pm 53^\circ$	45"	45"

Figure 5: Survey Showing Variance Request (N.T.S.)

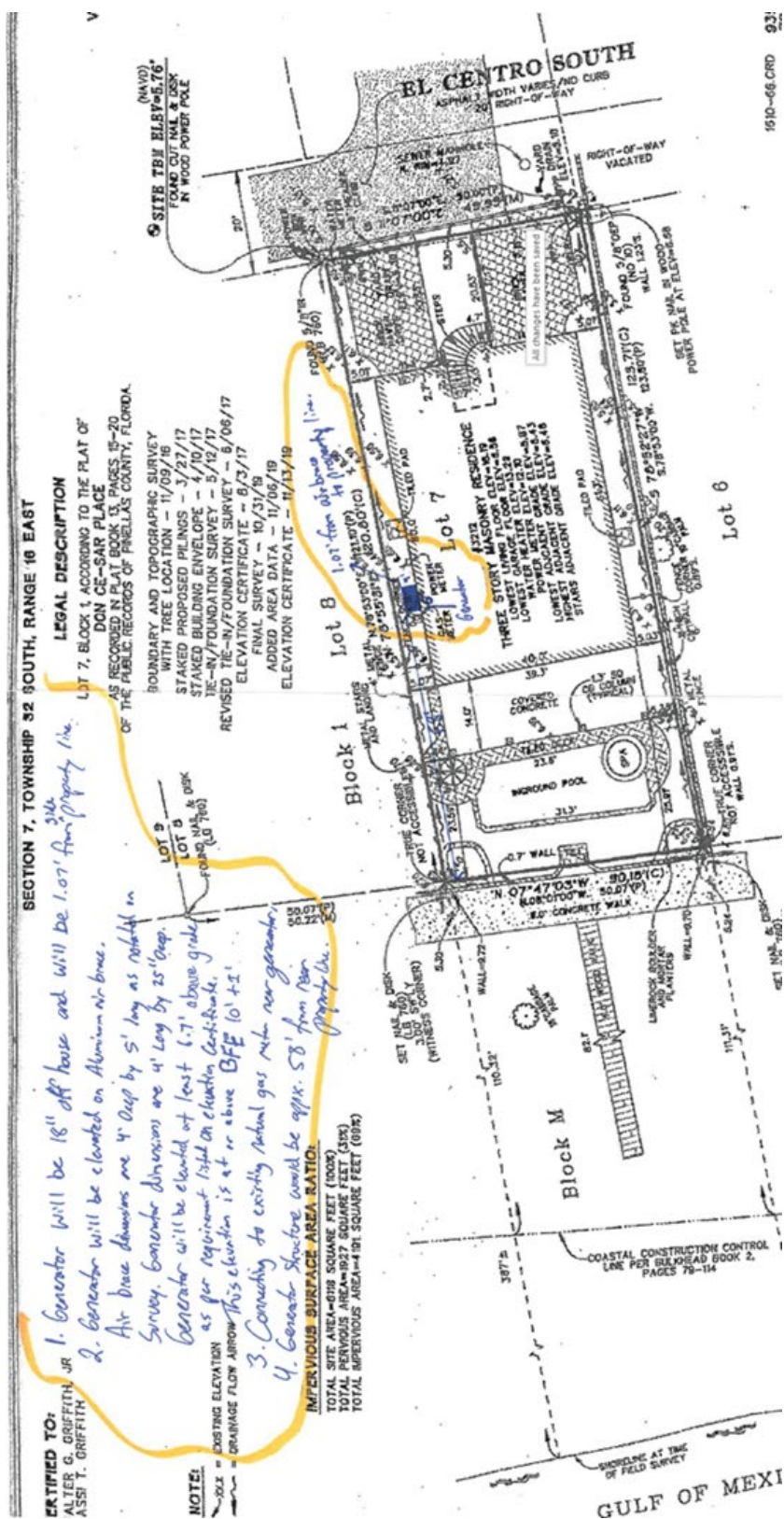


Figure 6: Site Visit Photos



Front of dwelling facing El Centro St.



Rear of Dwelling



Rear of dwelling and side yard (north) elevation for the proposed generator location



Area of proposed elevated generator

Analysis (cont.)**Additional Comments**

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a practical difficulty variance and must make a positive finding with regard to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 **in addition** to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;

The applicant is requesting variance relief to allow the installation of an elevated platform for placement of a generator within the required side yard setback. The Land Development Code requires a minimum side yard setback of 5 feet. The applicant proposes a setback of approximately 1.07 feet, resulting in an encroachment of approximately 3 feet 11 inches into the required setback. This represents a reduction of approximately 78.6 % of the required side yard setback.

2. Whether an adverse change will be produced in the character of the neighborhood;

Staff finds an adverse change in the neighborhood will not be produced from the granting of this variance. The proposed generator platform would be located within the side yard of the property and is associated with typical residential mechanical equipment. Generators and similar equipment are common accessory features for single-family homes in the area. The residence was constructed in 2019 and may not have contemplated the future installation of a generator or the necessary space for elevated mechanical equipment. The rear elevation of the structure does not appear to provide an appropriate area for elevated installation with all the balcony areas as shown in Figure 6, and placement within the southern side yard would be more visible from the surrounding area.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

The Land Development Code requires that elevated mechanical equipment comply with the minimum principal structure setback requirements. However, the existing configuration of the residence and site improvements limit feasible locations for compliant placement. The rear of the structure does not appear to provide adequate space for elevated installation, and the southern side yard location would result in greater visibility from the surrounding area. As such, the proposed location represents the most practical placement for the equipment under the existing site conditions. Staff also notes that it was not clearly indicated in the applicant's submittal whether the proposed platform depth represents the minimum dimensions necessary to accommodate the generator.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The residence was constructed in 2019 and may not have anticipated the future installation of a generator requiring elevated placement. The request appears to result from the

configuration of the existing structure and the need to accommodate modern mechanical equipment, rather than from any deliberate attempt to avoid the requirements of the Land Development Code. Granting the variance would allow the installation of equipment necessary to support the residential use of the property while placing it in a location that minimizes visibility and potential impacts to surrounding properties.

Other Comments

- The applicant should address whether the proposed platform is the minimum required and if it can be reduced in depth to reduce the extent of the variance requested.

Summary

Staff find the request is reasonable. The proposed north side yard placement appears to represent the least visible and least impactful location available on the property. While the requested variance represents a substantial reduction in the required side yard setback, the Board may wish to consider whether the depth of the proposed platform could be reduced in order to lessen the degree of encroachment into the required setback area.

If approved, Staff recommends the following conditions (2):

1. The platform shall be used solely for the placement of the generator and shall not be expanded or utilized for any other purpose other than the proposed generator without additional variance approval.
2. Applicant shall submit sealed As-Built Survey noting all setbacks and approved by Zoning prior to the issuance of the Certificate of Occupancy/Final Inspection.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,



Kristin Coman
Planning Manager

Cc:

Walter and Cassi Griffith, Owner **via email** (WGGJRM@yaho.com)



Memo To: Board of Adjustment
From: Kristin Coman, Planning Manager
Date: 2/19/2026
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **March 25, 2026**.

Variance Case Number: 25146
Application Type: Practical Difficulty Variance
Applicant/Agent: Walter and Cassi Griffth
Owner: Same
Parcel Number: 07-32-16-21852-001-0070
Address: 3212 El Centro St., St. Pete Beach, FL 33706
Zone: RM

Submittal Documents:

1. Completed Practical Difficulty Variance package with application form and documents completed 12/8/25.
2. Property survey, completed by John A Brendla, last revised 11/13/19 consisting of one sheet.
3. Property survey, completed by John A Brendla, last revised 11/13/19 consisting of one sheet and showing proposed location of elevated generator.
4. Elevation Certificate prepared by John A Brendla, dated 11/14/19.
5. Generator specifications and stand plans consisting of eight (8) sheets.
6. Photo set of three (3) photos provided by the applicant with no dates provided.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|--|--|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☐ TRC Committee <i>via email</i> |
| ☐ Code Enforcement Manager <i>via email</i> | ☐ City Manager <i>via email</i> |

Board Members:

- | | |
|---|---|
| ☒ Denise Chase, Chair | ☒ Kathy Garchow, Vice Chair |
| ☒ Chris Core | ☒ Dan Small |
| ☒ Jim Schmidt | |

Cc: Walter and Cassi Griffth, Applicant/Owner, via email (wggjrmd@yahoo.com)

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: 12/8/25 AMOUNT DUE: \$ 527.26 PAYMENT DATE: 12/8/25**PRACTICAL DIFFICULTY VARIANCE APPLICATION**

The following items are to be submitted, along with this completed application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning@stpetebeach.org;
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

**OWNER/AGENT INFORMATION:**

Identification	Name	Mailing Address	Phone #
Owner	Walter G. Griffith Cassi T. Griffith	3212 El Centro St St. Pete Beach, FL 33706	727-224-0706 727-512-4906
Applicant/ Agent	N/A		
Owner Email Address: WGGTRMD@yahoo.com		Applicant/Agent Email Address: N/A	

PROPERTY FOR PROPOSED VARIANCE: Parcel ID - 07-32-16-21852-001-0070

Zoning Designation	Future Land Use Designation	Lot Area
RM	RM	6,120 sq ft
Legal Description: Don Ce-Sar Place Blk 1 Lot 7		
Address: 3212 El Centro St. St Pete Beach, FL 33706		
Explanation of Request: (LDC 6.14) Installation of Generac generator (48 in length x 29 in height x 25 in depth) onto engineered aluminum platform (5 ft length x 4 ft depth). Generator will be situated: (1) 1.07 ft from north (side) property line; (2) elevated at least 6 ft Fin above grade which is at or above BFE (base flood elevation)		

Findings Necessary for Granting Request: In order for an application for a practical difficulty variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. How substantial the variance is in relation to the requirement sought to be varied;

four feet, however, it creates no hindrance to the 'side yard' passageway.

2. Whether an adverse change will be produced in the character of the neighborhood;

Generator will be positioned 58 feet East of rear property line and 70 feet west of front property line, in the side yard area between two three-story homes. There is essentially no direct line of sight visibility of generator to traffic and pedestrians in the neighborhood. This generator is similar to our neighbor's at 3220 El Centro.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

Building department previously determined no other location of generator on the property would be approved due to layout of the home on the property.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The generator will provide safety and security for our family and home as evidenced by Helene and Milton hurricanes. Its location is discretely hidden from view.

Signature of Applicant	Date	Signature of Authorized Agent	Date
Walter Greff	12/7/2025		
Cassi Greff	12/17/2025		



VARIANCE APPLICATION

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

WGS I understand that the City will not accept or process an incomplete application.

WGS 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.

WGS On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

WGS I understand that if a variance is approved by the BOA, City Commission or City Manager, 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 becomes voided.

WGS I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

WGS I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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.

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

After acknowledgement of these conditions, complete the application form on the following pages.

Walt Goffe 12/7/25
Signature of Applicant

Cassi Goffe 12/7/2025
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Cassi Griffin, agrees to maintain the posted the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): CASSI GRIFFITH

Address: 3212 EL CENTRO ST. ST Pete Beach, FL
33706

Cassi 12/8/25
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 8 day of Dec, 2025 by:
Cassi Griffith who appeared before me, and is personally known to me, or has produced
FL DL as identification, and did take an oath.

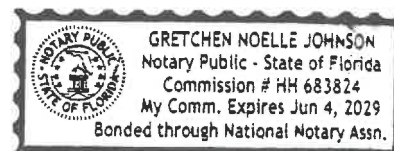
My commission Expires:

NOTARY:

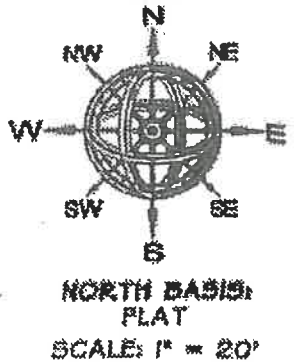
Print Name: Gretchen Johnson Notary

Public, State of Florida

(Notarial Seal)



SECTION 7, TOWNSHIP 32 SOUTH, RANGE 18 EAST



CERTIFIED TO:
ALTER G. GRIFFITH, JR.
ASSI T. GRIFFITH

1. Generator will be 18" off house and will be 1.07' from ^{side} property line.
2. Generator will be elevated on Aluminum air brace.
Air brace dimensions are 4' deep by 5' long as notated on Survey. Generator dimensions are 4' long by 25" deep.
Generator will be elevated at least 6.7' above grade as per requirement listed on elevation Certificate.
This elevation is at or above BFE 10' ± 1'
3. Connecting to existing natural gas meter near generator.
4. Generator structure would be approx. 58' from rear property line.

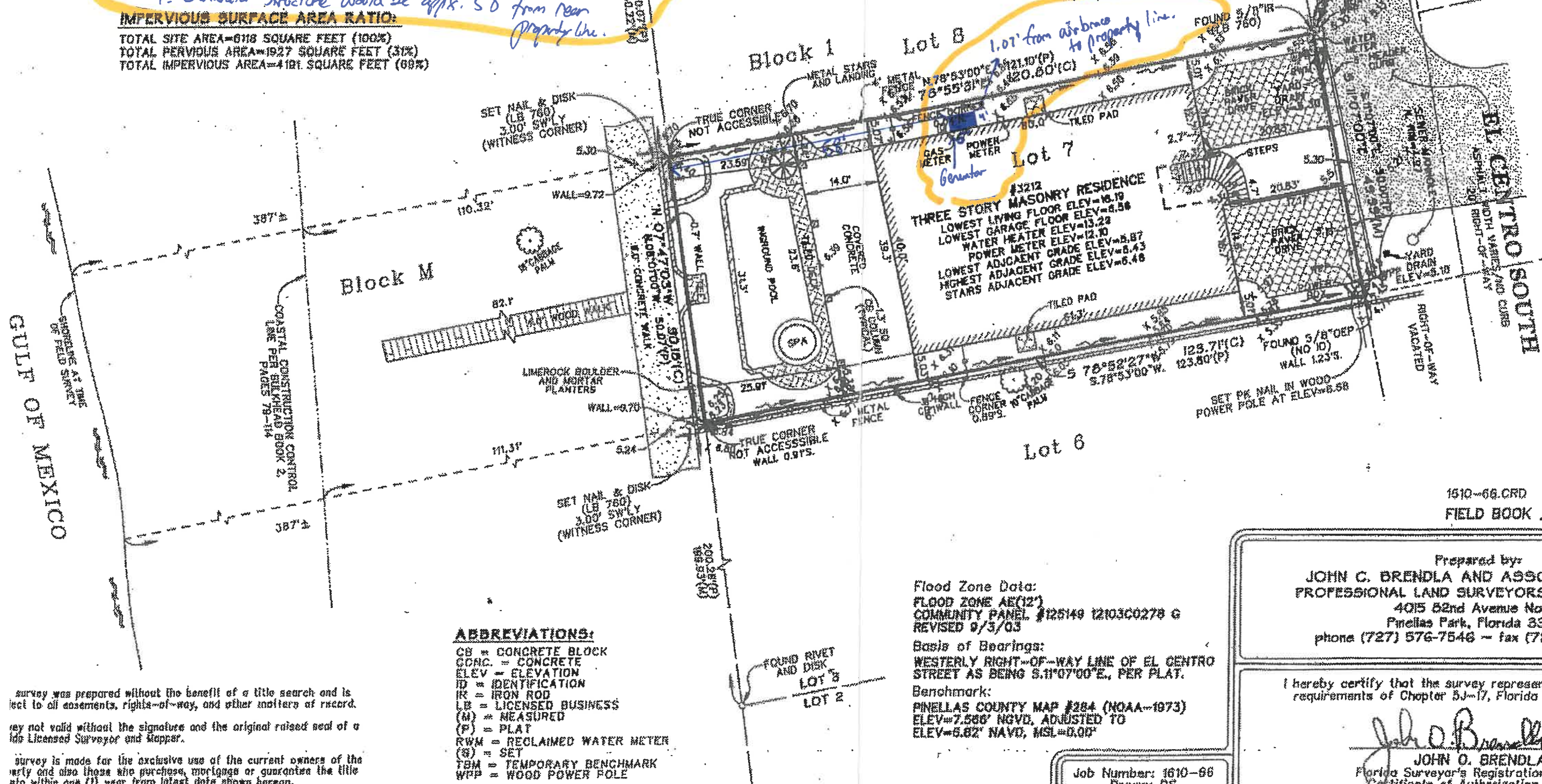
NOTE:

XXX = EXISTING ELEVATION
= DRAINAGE FLOW ARROW

IMPERVIOUS SURFACE AREA RATIO:

TOTAL SITE AREA=8118 SQUARE FEET (100%)
TOTAL PERVIOUS AREA=1927 SQUARE FEET (31%)
TOTAL IMPERVIOUS AREA=4191 SQUARE FEET (69%)

LEGAL DESCRIPTION
LOT 7, BLOCK 1, ACCORDING TO THE PLAT OF
DON CE-SAR PLACE
AS RECORDED IN PLAT BOOK 13, PAGES 15-20
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
BOUNDARY AND TOPOGRAPHIC SURVEY
WITH TREE LOCATION - 11/09/16
STAKED PROPOSED FILINGS - 3/27/17
STAKED BUILDING ENVELOPE - 4/10/17
TIE-IN/FOUNDATION SURVEY - 5/12/17
REVISED TIE-IN/FOUNDATION SURVEY - 6/06/17
ELEVATION CERTIFICATE - 8/3/17
FINAL SURVEY - 10/31/19
ADDED AREA DATA - 11/06/19
ELEVATION CERTIFICATE - 11/13/19



ABBREVIATIONS:

CB = CONCRETE BLOCK
CONC. = CONCRETE
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
(P) = PLAT
RWM = RECLAIMED WATER METER
(S) = SET
TBM = TEMPORARY BENCHMARK
WPP = WOOD POWER POLE

Flood Zone Data:
FLOOD ZONE AE(12)
COMMUNITY PANEL #125149 12103C0278 G
REVISED 9/3/03

Basis of Bearings:
WESTERLY RIGHT-OF-WAY LINE OF EL CENTRO
STREET AS BEING S.11°07'00\"/>

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

1610-66.CRD 935 44
FIELD BOOK 761 PAGE(S) 7&8

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 52nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 - fax (727) 577-9932

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

John O. Brendla
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Job Number: 1610-66
Drawn: DS

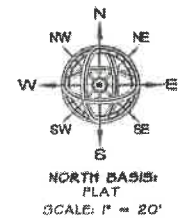
SECTION 7, TOWNSHIP 32 SOUTH, RANGE 18 EAST

CERTIFIED TO:
WALTER G. GRIFFITH, JR
CASSI T. GRIFFITH

LEGAL DESCRIPTION

LOT 7, BLOCK 1, ACCORDING TO THE PLAT OF
DON CE-SAR PLACE
AS RECORDED IN PLAT BOOK 13, PAGES 15-20
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

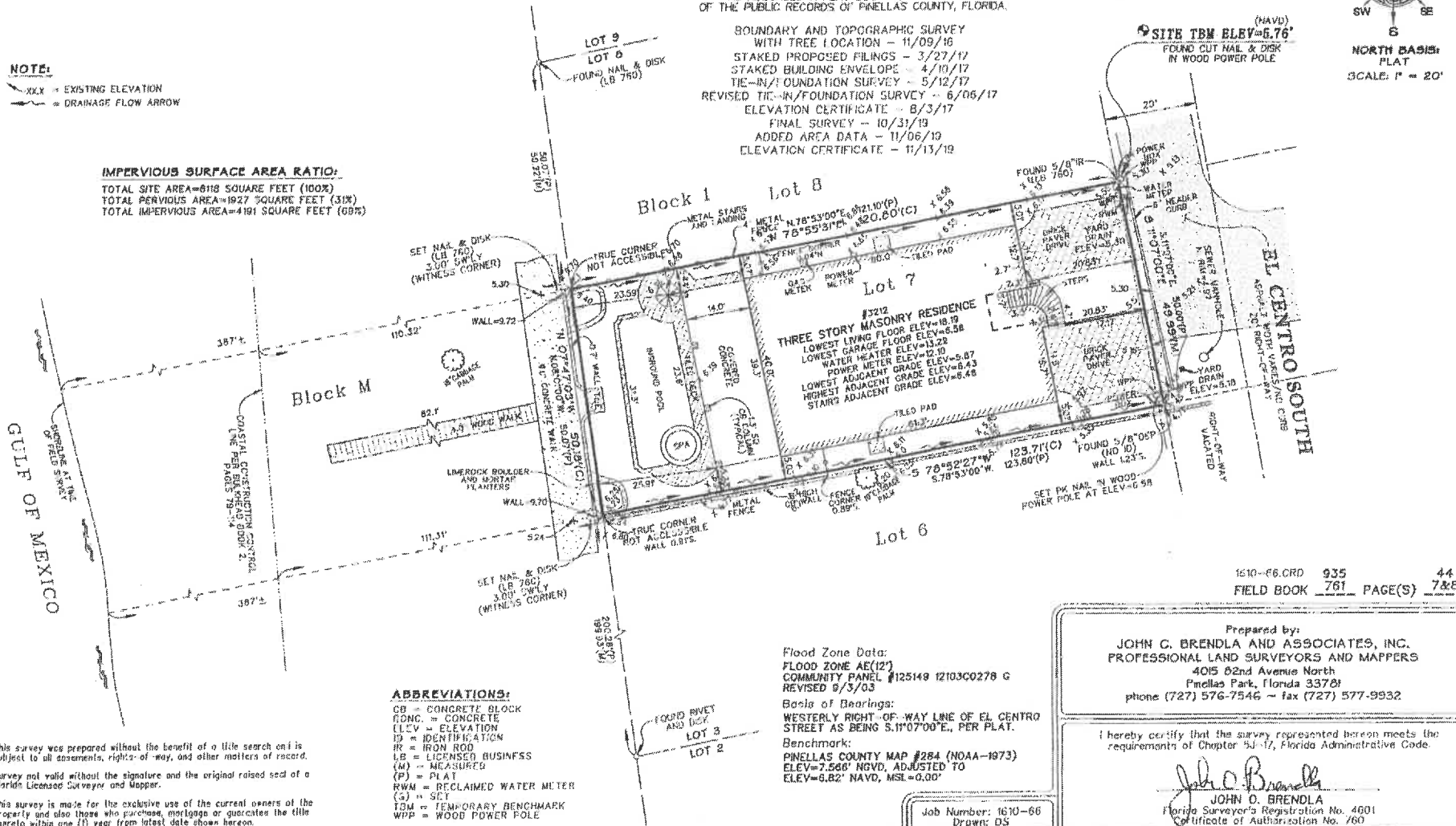
BOUNDARY AND TOPOGRAPHIC SURVEY
WITH TREE LOCATION - 11/09/16
STAKED PROPOSED FILINGS - 3/27/17
STAKED BUILDING ENVELOPE - 4/10/17
TIE-IN/FOUNDATION SURVEY - 5/12/17
REVISED TIE-IN/FOUNDATION SURVEY - 6/06/17
ELEVATION CERTIFICATE - 8/3/17
FINAL SURVEY - 10/31/19
ADDED AREA DATA - 11/06/19
ELEVATION CERTIFICATE - 11/13/19



NOTE:

XXX = EXISTING ELEVATION
--- = DRAINAGE FLOW ARROW

IMPERVIOUS SURFACE AREA RATIO:
TOTAL SITE AREA=6118 SQUARE FEET (100%)
TOTAL PAVEMENT AREA=1927 SQUARE FEET (31%)
TOTAL IMPERVIOUS AREA=4191 SQUARE FEET (69%)



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 Walter G. Griffith, Jr. and Cassi T. Griffith				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3212 El Centro South				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.) Lot 7, Block 1- Don Ce-Sar Place - Plat Book 13, Pages 15-20 - Parcel #07-32-16-21852-001-0070					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>27.70799°N</u> Long. <u>-82.73734°W</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>7</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2,419</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>9</u>					
c) Total net area of flood openings in A8.b <u>2,534</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number St. Pete Beach - 125149			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) 12.0'
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: _____ ☐ 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. 3212 El Centro South			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: County Map #284 (NOAA-1973) Vertical Datum: NAVD - 1988

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.

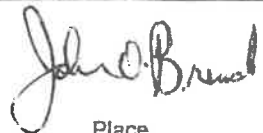
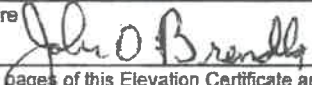
Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 6.56 | ☒ feet | ☐ meters |
| b) Top of the next higher floor | 18.19 | ☒ 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) | 13.22 | ☒ feet | ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 5.87 | ☒ feet | ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 6.43 | ☒ feet | ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 6.48 | ☒ 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 O. Brendla		License Number 4601	 Place Seal Here 4601 11-14-2019
Title Surveyor			
Company Name John C. Brendla & Associates, Inc.			
Address 4015 82nd Avenue North			
City Pinellas Park	State Florida	ZIP Code 33781	
Signature 	Date 11/14/2019	Telephone (727) 576-7546	

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)

C2) e. Tankless Water Heater located inside the Garage

Benchmark: County Map #284 (NOAA-1973) Elev. 7.566' NGVD adjusted to Elev. 6.82' NAVD - MSL = 0.00







GENERAC®

20/22/24 kW

1 of

20/22/24 kW

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-10, G007042-11, G007043-10, G007043-11 (Aluminum - Bisque) - 22 kW 60 Hz
G007209-10, G007210-10 (Aluminum - Bisque) - 24 kW 60 Hz

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*



Product shown with optional fascia kit



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC
PROMISE



* Assembled in the USA using domestic and foreign parts.

20/22/24 kW

Features and Benefits

Engine

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- EPA Certified for non-emergency applications
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Allows unit to be used for demand response applications (excluding 20 kW units).

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment. (22kW -10 models only.)

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature.

Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

20/22/24 kW

Specifications

Generator

Model	G007038-1 G007039-1 (20 kW)	G007042-10 G007043-10 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-11 G007043-11 (22 kW)	G007209-10 G007210-10 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current -- 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)	
Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)	
Liquid propane	ft ³ /hr (gal/hr) (L/hr)				
1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]	
Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]	

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7 in water column (0.87-1.74 kPa) for NG, 10-12 in water column (2.49-2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions - Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271).

* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

20/22/24 kW

Features and Benefits

Installation System

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
Review the generator's complete protection profile for exercise hours and total hours.
Provides maintenance information for the specific model generator when scheduled maintenance is due.
Detailed monthly reports provide historical generator information.
Built in battery diagnostics displaying current state of the battery.
Provides detailed local ambient weather conditions for generator location.

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Dimensions

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

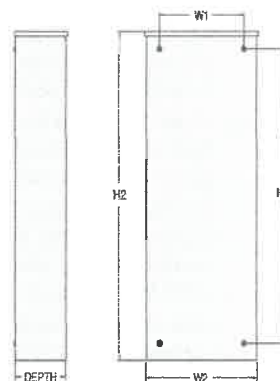
Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

Model

	G007039-1, G007039-3 (20 kW)
	G007043-10, G007043-11 (22 kW)
	G007210-10 (24 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller

Exercise can be set to weekly, bi-weekly, or monthly



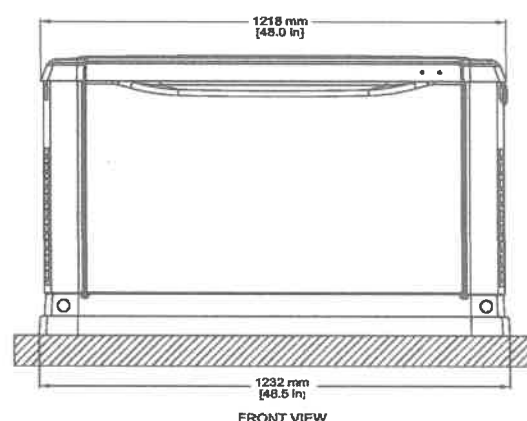
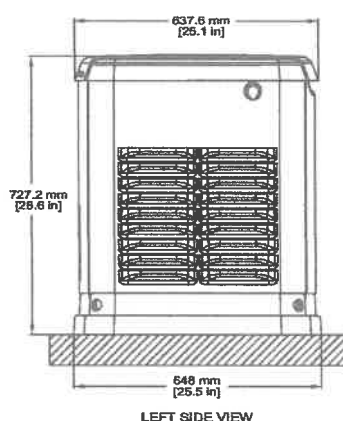
20/22/24 kW

Available Accessories

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.
G007303-0 (20 kW)	High Altitude Kit	A high altitude kit may be required when operating over 2,000 ft (610 m) above sea level per U.S. EPA regulations. Operating the engine with the incorrect engine configuration at a given altitude may increase emissions and decrease fuel efficiency and performance.

Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801



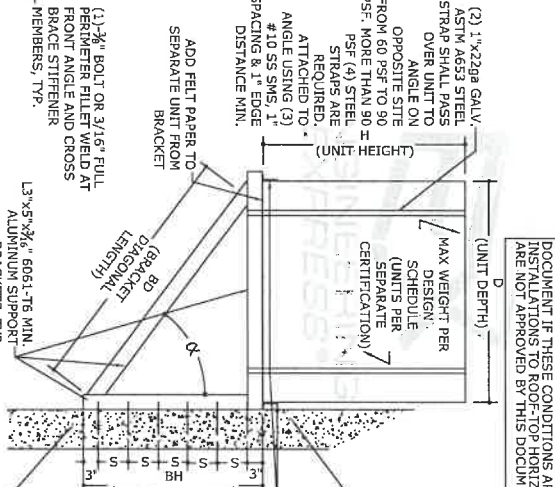
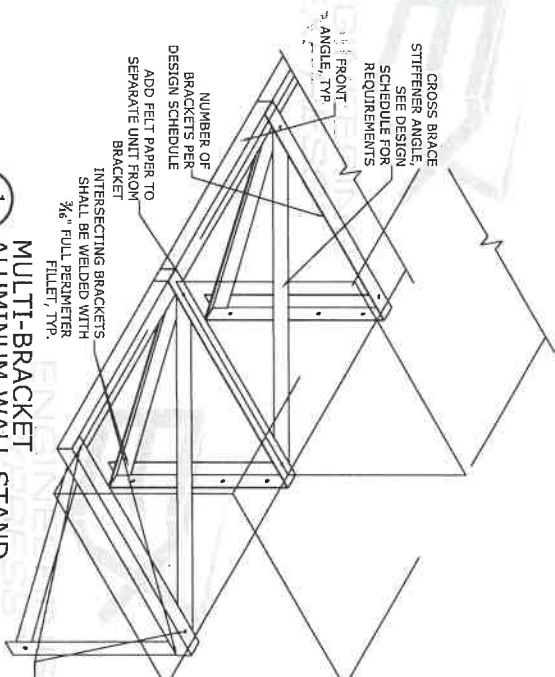
Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

ALUMINUM WALL BRACKET SPECIFICATIONS

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1 MULTI-BRACKET ALUMINUM WALL STAND

2 ALUMINUM WALL STAND

ANCHOR SCHEDULE:

SUBSTRATE	ANCHOR
CONCRETE: (5/8" THICK MIN., 3000 PSI MIN.)	3/8"Ø DEMALT SCREW-BOLT+ WITH STD SAE WASHER, 3/4" FULL EMBED TO NON-CRACKED CONCRETE, 4.5" MIN. EDGE DISTANCE, SPACING AS ILLUSTRATED IN ELEVATION/SECTION.
GROUT FILLED CMU: (SHALL CONFORM TO ASTM C90)	3/8"Ø DEMALT SCREW-BOLT+ WITH STD SAE WASHER, 3/4" FULL EMBED TO GROUT FILLED BLOCK, 12" MIN. EDGE DISTANCE, SPACING AS ILLUSTRATED IN ELEVATION/SECTION.
WOOD: (G=0.55 MIN.) SEE NOTE 5	1/2"Ø CARBON STEEL, WOOD LAG SCREW 1/2"Ø SAE WASHER, 2" MIN. THREAD PENETRATION TO WOOD HOST 3/4" MIN. EDGE DISTANCE, SPACING AS ILLUSTRATED IN SECTION.

3 2-BRACKET ALUMINUM WALL STAND

4 STRAP DETAIL

DESIGN SCHEDULE												MAX UNIT DIMENSIONS					ANCHORS					MAXIMUM TOTAL UNIT WEIGHT					UTILIZE STIFFENERS FOR FOLLOWING NUMBER OF BRACKETS ONLY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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23-66573

SCALE: N.T.S.

REMARKS: PREVIOUS VERSION (20-26848) 2023 FBC UPDATE

DRWN: CCB, FLB, MRT
CHKD: FLB, RWN

DATE: 11/19/21, 12/13/23

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MIAMI, FL 33417
(305) 693-7054

ALUMINUM WALL STAND FOR A/C EQUIPMENT
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FBC 8TH ED (2023) | 1BC (2021)

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STATE OF FLORIDA

2024

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case No. 26016 – 301 Gulf Way

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]]
Variance Case 26016 for 301 Gulf Way.

Strategic Objective:

Date: March 25, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Planning Manager
Laura Canary, Community Development Director

Summary of Issue: Staff requests the applicant address potential visibility issues from the garage access to the rear alleyway, and the viability of shifting the home west upon elevation to resolve the need for one of the two variance requests, but otherwise finds the elevation is respectful of the existing architecture of the home and should resolve future floodplain-related issues for the living level of the structure.

Funding: n/a

Attachments:

1. Staff Report
2. Application
3. Plans
4. Survey
5. Renderings



City of St. Pete Beach · 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · www.stpetebeach.org

PLANNING DEPARTMENT

Date: March 11, 2026
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 301 Gulf Way
Parcel Number: 19-32-16-58932-009-0160
Mark Jonnetti for Todd and Susan Herman
Variance Case No: 26016

Prepared by: Brandon Berry, Senior Planner

Hearing Date: 3/25/26

Please be advised that staff have received and reviewed the following items submitted in support of the application:

1. Completed Practical Difficulty Variance package with application form.
2. Topographic Survey, signed by Thomas Clancy, PLS, dated July 15, 2025, consisting of one sheet.
3. Site Plan and Building Permit Package, last revised January 12, 2026, consisting of 14 sheets.
4. Home renderings package, consisting of four sheets.

Staff offer the following comments for the Board's consideration:

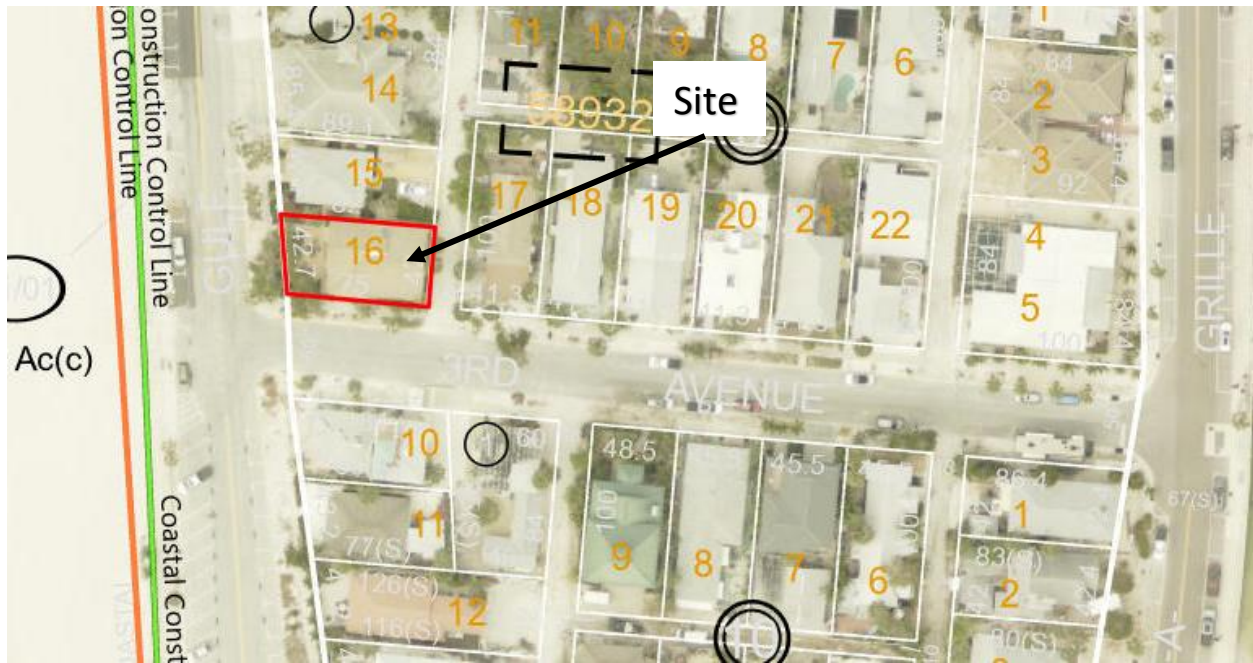
Site Description/Surrounding Land Uses

The subject site is an approximately 42'x78.5' (3,300 sq. ft.) property containing a single-family residence originally constructed in 1935 according to the Pinellas County Property Appraiser.

The property owners are proposing to elevate their residence above the required flood elevation, which will make the structure compliant with the City's local floodplain regulations. The structure was built prior to implementation of City-wide zoning and lacks adequate property line setbacks to comply with applicable standards. This is particularly the case on the north and east sides of the residence (neighbor side and rear alleyway, respectively), where the home is set 1.5 and two feet from the property lines, respectively.

The structure is no longer considered a contributing historic resource to the Pass A Grille Historic District following extensive improvements in the early 2010s, but is eligible for reduced setbacks under the 'House-Small' building type of the Pass A Grille Overlay District. The Historic Preservation Board reviewed and accepted a design review for the residence on March 6, 2026, which removed the need for the property owner to obtain variances for an elevated entry deck installed at the front (west side) of the residence that would have encroached into the secondary front and side yard setbacks.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 12 of 15, dated 7/20/2012

Request and Analysis

The residence is proposed to be elevated in place with a front-facing deck constructed in place of separate existing front-corner and shallow front entry porches. The home will become floodplain-compliant, with the new ground level utilized for parking, storage and access. No living level additions are proposed under the subject scope.

The Land Development Code, as of 2025, allows residences to be elevated in place to achieve floodplain compliance provided that they are or will be relocated to provide at least a three-foot setback from all property lines. The three-foot separation assists to prevent visual overcrowding and moderates application of heightened fire separation requirements under the Florida Building Code. The subject residence will be elevated in place and retain its existing nonconforming northern side and eastern rear setbacks of 1.5 feet and two feet, respectively.

Figure 3: Zoning Table			
Single-Family Residence	301 Gulf Way		
	<u>Required by Sec. 3.10.</u>	<u>Existing</u>	<u>Proposed</u>
Side Yard Setback (North) – Elevated Residence	3'	1.5'*	1.5' (nc)(v)
Rear Yard Setback (East) – Elevated Residence	3'	2.0'*	2.0' (nc)(v)
*Denotes existing non-conformity (v) Variance required (nc) “No change”			

Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a practical difficulty variance and must make a positive finding with regard to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 **in addition** to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;

The required current side (north) setback is three feet for the House-Small building type, as well as the minimum setback for an elevated residence. The subject residence possesses a northern side setback of 1.5 feet which will be maintained in the elevation, representing a variance of 50% to the subject standard. The required current rear (east) setback is 10 feet for the House-Small building type, and three feet for an elevated residence. The subject residence possesses and will be maintained with a two-foot rear setback, representing a variance of 33% to the standard.

2. Whether an adverse change will be produced in the character of the neighborhood;

Staff finds the subject requests will not result in an adverse change to the character of the neighborhood. While neighbor-side setback encroachments to the extent proposed by the applicant are not common, the applicant is not expanding any portion of the living space within the required side yard nor is the home within an existing easement. Although it exceeds the minimum flood elevation, the residence is not proposed to be elevated a considerable distance above a reasonable height to make use of the ground floor for permitted parking, storage and access. The elevation project will also remove an access deck from the northern yard that slightly extends onto the neighbor's property, which is currently in an LLC whose agent is the subject property owner. The residences currently exceed the five-foot distance between structures below which heightened fire wall separation requirements are applicable. However, if the House-Small standard is utilized under a future redevelopment proposal for the northern property, the future owner would be subject to the fire separation requirements if they choose to develop at the minimum three-foot separation requirement. As the subject owner is also the agent for that property, they should acknowledge this potential impact should this variance be granted.

Staff also finds that the request will not result in an adverse impact to the eastern alleyway. The alleyway has a platted width of 18 feet and the home is not oriented adjacent to a turn into the ten-foot west-east alleyway at the center of the block. Therefore, Staff does not expect the elevation to generate additional navigability issues for those utilizing the alleyway for primary or secondary access. However, as the owner will be establishing new garages at the rear of the residence, the doors to which are set within an approximately five-foot jog of the structure, exiting the structure from the northern garage door will need to be done cautiously as visibility is limited. While the City does not have visibility setback requirements for driveways adjacent to alleyways, from a practical standpoint, the shallowness of the lot from the visible edge of the garage bump-out to the alleyway could pose conflicts for vehicles exiting the garage into the alleyway.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

If the residence is being relocated above the floodplain on pile support above a new frangible slab, the home could potentially be located further from the rear yard property line to comply with the required setback upon elevation. The home substantially exceeds the required western front yard setback and may be possible to relocate closer to that yard upon elevation. The applicant or agent should address the viability of relocation upon elevation.

Unlike a potential westward relocation, structure relocation further from the northern side yard could not be accommodated without a variance. The required secondary front yard (south) setback is five feet, and the home is located approximately 4.2 feet from that property line. While that setback may be maintained upon elevation, additional encroachments toward that property line would require a different form of variance.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Staff finds the interest of justice is generally supported by this variance, particularly the request to maintain the side yard setback encroachment. It is not viable to elevate the existing, pre-code home without encroaching into a required yard setback. Staff finds that the impact to the side yard relationship with the neighboring property is minimal, includes no additional enclosed space, and removes an existing deck that crosses the property line. The applicant should be aware that this may increase fire separation requirements for the northern property and, by retaining the existing wall and eave setback, does potentially increase fire risk for future residential redevelopment of the northern property given the potential for there to be a less-than-five-foot separation between buildings. However, as the owner is the agent for the northern property's ownership LLC, this impact is less calculable than to an unaffiliated property.

The manner in which the applicant is elevating the structure is reasonable and resolves long-term floodplain-related resiliency issues, but it may be feasible to relocate the building to the west when elevating. Staff does not find this relocation would serve a significant public purpose, as the alleyway is a comfortable width for use and relocation of one foot would not significantly resolve Staff's primary concern related to the recessed driveways and their impact on visibility. However, the applicant or their agent should address whether the home could be feasibly relocated upon elevation.

Other:

- The applicant should address whether the elevation of the home on piles surrounded by a frangible slab provides an opportunity to shift the home further west to comply with the three-foot setback requirement, and whether doing so would cause any additional adverse impacts.
- The applicant should acknowledge that retention of the existing side setback for the residence may limit or increase the cost of future development on the neighboring property due to fire separation requirements set by the Florida Building Code.
- The applicant should consider use of a convex mirror or other aid to assist with visibility for vehicles backing out from the new driveways into the alleyway.

- If the applicant is considering any future ancillary mechanical equipment, they should address how it will be installed without additional encroachment into required yard setbacks.

Summary

Staff finds the request is reasonable and preserves an existing home without significant additional impact to neighboring property. If the applicant adequately defends why the home cannot be shifted west upon elevation, and accepts the potential fire and visibility issues, Staff finds the request meets the criteria for issuance.

Staff recommends the following condition should the requests be approved:

- 1) The applicant shall have a final as-built survey prepared, submitted, and approved prior to permit closeout.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

Brandon Berry
Digitally signed by
Brandon Berry
Date: 2026.03.13
15:22:41 -04'00'

Brandon Berry
Senior Planner

Cc: Todd and Susan Herman, Owners
Mark Jonnetti, Agent
Board of Adjustment Attorney

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

PRACTICAL DIFFICULTY VARIANCE APPLICATION

The following items are to be submitted, along with this completed application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning@stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Mailing Address	Phone #
Owner	TODD AND SUSAN HERMAN	301 GULF WAY ST PETE BEACH, FLORIDA 33706	(215) 801-9719
Applicant/ Agent	OWNER (TODD HERMAN) Agent (Joshua Trosclair)	5920 Carrier St N, St Petersburg FL 33714	(727) 607-8813
Owner Email Address: therman1953@gmail.com		Applicant/Agent Email Address: therman1953@gmail.com permits@jasengineer.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RLM-2 / PAG	Future Land Use Designation RLM	Lot Area 3,297 sf ≈ 0.07 acres
Legal Description: MOREY BEACH BLK 9, LOT 16		
Address: 301 GULF WAY, ST PETE BEACH, FLORIDA 33706		
Explanation of Request: OWNER IS PROPOSING TO RAISE THE EXISTING STRUCTURE TO CONFORM TO CURRENT FEMA STANDARDS. THE BUILDING WILL BE RAISED IN IT'S PRESENT NON-CONFORMING LOCATION, A NEW EXTERIOR STAIR WILL BE CONSTRUCTED TO ACCESS THE SECOND FLOOR, THIS STAIR WILL BE COMPLIANT WITH THE GULF WAY SETBACK (20') AND THE 3RD AVENUE SECONDARY SETBACK. A NEW FRONT DECK WILL BE CONSTRUCTED . THIS DECK WILL COMPLY WITH THE GULF WAY SETBACK BUT WILL ENCROACH INTO THE NORTH PROPERTY LINE SETBACK (4.3'). THIS DECK WILL ALIGN WITH THE EXISTING BUILDING.		

Findings Necessary for Granting Request: In order for an application for a practical difficulty variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. How substantial the variance is in relation to the requirement sought to be varied;

This variance represents the minimum needed to elevate the structure to meet FEMA and City of St. Pete Beach flood standards. The proposed building will maintain current setbacks and will not increase any setback encroachments..

2. Whether an adverse change will be produced in the character of the neighborhood;

This project will comply with the required setbacks along both public streets—Gulf Way and 3rd Avenue. Flexibility is requested along the north and east property lines. Because the existing setbacks on the north and east sides are being maintained, there will be no adverse impact on the character of the neighborhood.

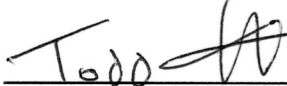
3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

When the building is raised, the structure can be shifted to comply with the north and east property line setbacks. However, doing so would create a non-compliant setback along 3rd Avenue, a major public street. Requesting flexibility along the north and east property lines provides the most appropriate solution given the public nature of this corner lot.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The practical difficulty arises from the need to raise the existing structure. Although the building could be moved to meet the north and east setback requirements, that adjustment would create a new setback violation along 3rd Avenue, a major public street.

Allowing flexibility along the north and east property lines avoids this outcome and maintains a compliant and appropriate relationship to the public realm. Given these circumstances, granting the variance is a fair and reasonable solution that serves the interest of justice.

	01/08/26		12/11/25
Signature of Applicant	Date	Signature of Authorized Agent	Date



VARIANCE APPLICATION

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

TR I understand that the City will not accept or process an incomplete application.

TR 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.

TR On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

TR I understand that if a variance is approved by the BOA, City Commission or City Manager, 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 becomes voided.

TR I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

TR I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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.

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

After acknowledgement of these conditions, complete the application form on the following pages.

Todd
Signature of Applicant

1-8-26
Date

State of Pennsylvania
County of Chester

St. Pete Beach

Owner's Authorization For Agent Form

Community Development Department
City of St. Pete Beach, Florida 727-363-9241

I/We Todd HERMAN SUSAN HERMAN
(Property Owner(s) printed name)

hereby authorize JAS BUILDERS LLC
(Agent's printed name)

to represent me in an application for PRACTICAL DIFFICULTY VARIANCE
(Type of application: Variance, Conditional Use, Zoning, etc.)

Todd Herman
Signature of Owner

Todd HERMAN
Owner's Printed Name

Susan Herman
Signature of Owner

SUSAN HERMAN
Owner's Printed Name

The foregoing instrument was acknowledged before me this 21st day
of November 2025, by Todd Herman and Susan Herman who
is personally known _____ or produced a Florida and Pennsylvania Drivers License
identification.

Bryan Doane
(Notary Signature)

My commission expires 12/4/28

11/21/25
(Date)

Commonwealth of Pennsylvania - Notary Seal
Bryan Doane, Notary Public
Chester County
My commission expires December 4, 2028
Commission number 1455563
Member, Pennsylvania Association of Notaries



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Todd Herman, agrees to maintain the posted the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Joshua Trosclair / JAS Builders

Address: 5920 Carrier St N, St Petersburg, FL 33706

Joshua Trosclair
Signature

11/21/2025
Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 21st day of November, 2025 by:
JOSHUA TROSCLAIR who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

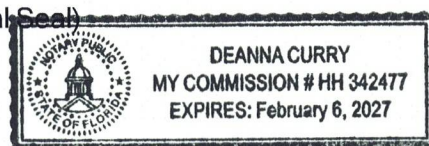
My commission Expires: 02/06/2027

NOTARY:

Print Name: Deanna Curry Notary

Public, State of Florida

(Notarial Seal)





Impervious Surface Ratio (ISR) Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

Todd Herman
301 Gulf Way
St Pete Beach, FL 33706

Phone (215) 801-9719

Email therman1953@gmail.com

Contractor/Applicant Name & Address

Joshua Trosclair
5920 Carrier St N
St Petersburg, FL 33714

Phone (727) 607-4375

Email permits@jasengineer.com

Property Address 301 Gulf Way St Pete Beach, FL 33706

Total Lot Area (sq. ft.) 3365.19 sq ft

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	1654.33	sq. ft.
Parking and Driveway:	54.04	sq. ft.
Pool and/or Patio areas:	781	sq. ft.
Walkways:	15	sq. ft.
Other:	0	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	2504.37	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	1654.33	sq. ft.
Parking and Driveway:	0	sq. ft.
Pool and/or Patio areas:	462.42	sq. ft.
Walkways:	118.96	sq. ft.
Other:	31.63	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	2267.34	sq. ft.

2504.37 sq. ft.	÷	3365.2 sq. ft.	=	0.7442
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

2267.34 sq. ft.	÷	3365.2 sq. ft.	=	0.6738
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Certification:

I, Joshua Trosclair certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: Joshua Trosclair Date: 01/15/2026



PROPOSED RENDERING
NTS

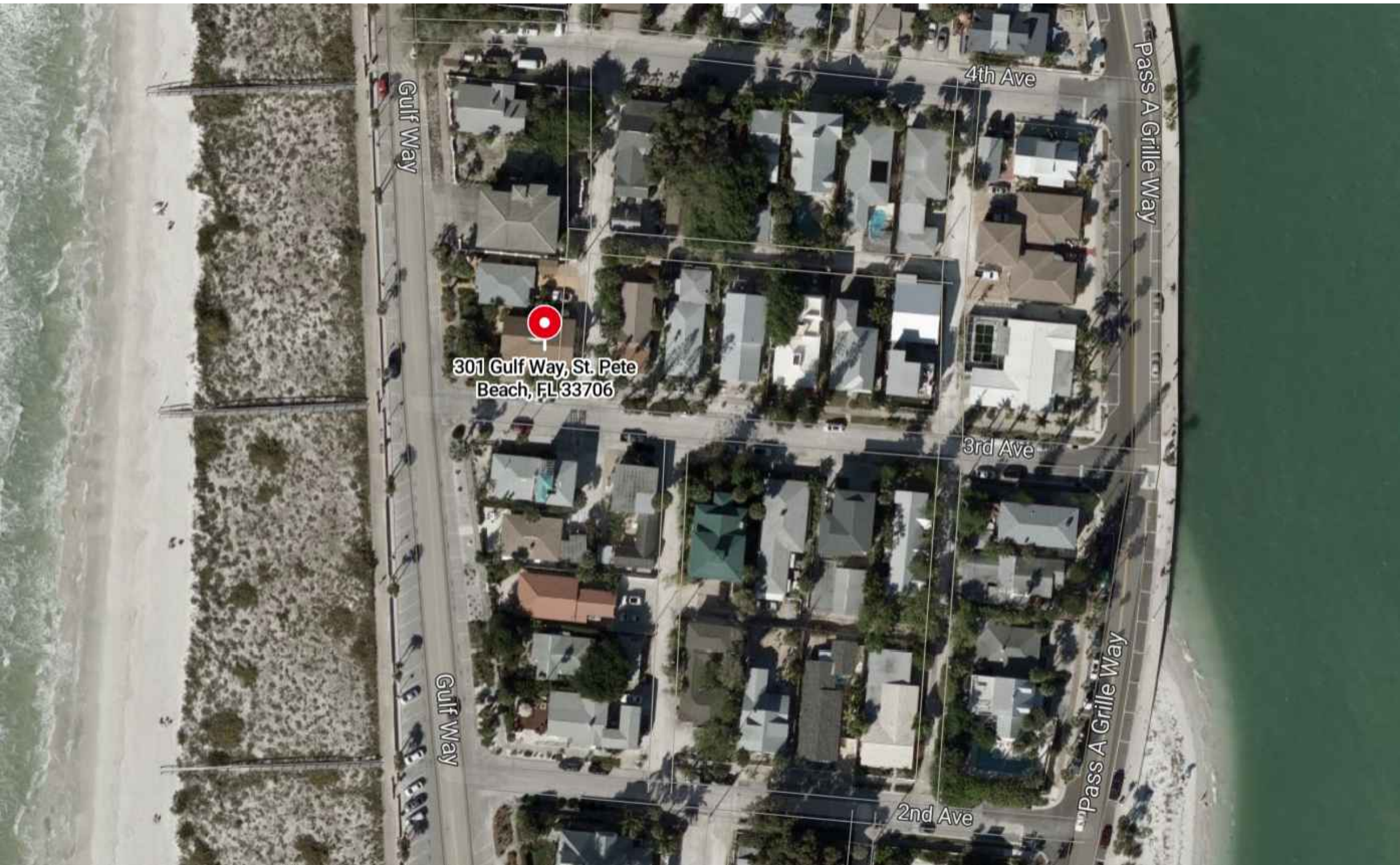


GOOGLE MAPS ELEVATION
NTS

301 GULF WAY, ST PETE BEACH

SCOPE OF WORK: -STRUCTURAL HOME LIFTING

LIST OF SHEETS	
SHEET NUMBER	SHEET NAME
A-0	COVER SHEET
N-1	GENERAL NOTES
C-1	SITE PLAN
D-1	DRAINAGE PLAN
A-1	EXISTING FLOOR PLAN
A-2	EXISTING ELEVATIONS
A-3	PROPOSED FIRST FLOOR PLAN
A-4	PROPOSED SECOND FLOOR PLAN
A-5	PROPOSED ELEVATIONS
A-6	FIRST FLOOR REFLECTED CEILING PLAN
S-1	EXISTING FLOOR FRAMING PLAN
S-2	PROPOSED FOUNDATION PLAN
S-3	PROPOSED BEAMS PLAN
S-4	PROPOSED STAIRS PLAN & DETAILS



AERIAL VIEW
NTS

MARK	DATE	DESCRIP.
CD	7/17/25	PERMIT
Δ	12/19/25	REV 3.

SHEET MANAGEMENT
PROJECT NO: 2025129

SHEET TITLE
COVER SHEET

SHEET NUMBER

A-0

FLORIDA PRODUCT APPROVAL			
PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	EXTERIOR WINDOWS	STATE	PROVIDED BY CONTRACTOR
DOORS	EXTERIOR DOORS	STATE	PROVIDED BY CONTRACTOR
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTa	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463

PROJECT					
301 Gulf Way					
ADDRESS: 301 Gulf Way, St Pete Beach, FL 33706					
WIND SPEED (MPH) (Vult)			148		mph
EXPOSURE:			D		
RISK CATEGORY:			II		
MEAN ROOF HEIGHT (FT):			24		ft
INTERNAL PRESURE COEFFICIENT: (+/-)			0.18		
Roof					
AREA	10	20	50	100	
Negative Zone 1	-100.62	-93.98	-78.57	-63.15	
Negative Zone 1'	-57.80	-57.80	-57.80	-39.10	
Negative Zone 2	-132.73	-124.19	-104.38	-84.56	
Negative Zone 3	-180.90	-163.83	-124.19	-84.56	
Positive All Zones	25.69	24.08	20.34	20.34	
Walls					
AREA	10	20	50	100	
Negative Zone 4	-62.6	-60.1	-56.7	-54.1	
Negative Zone 5	-77.1	-71.9	-65.2	-60.1	
Positive Zone 4 & 5	57.8	55.2	51.9	49.3	

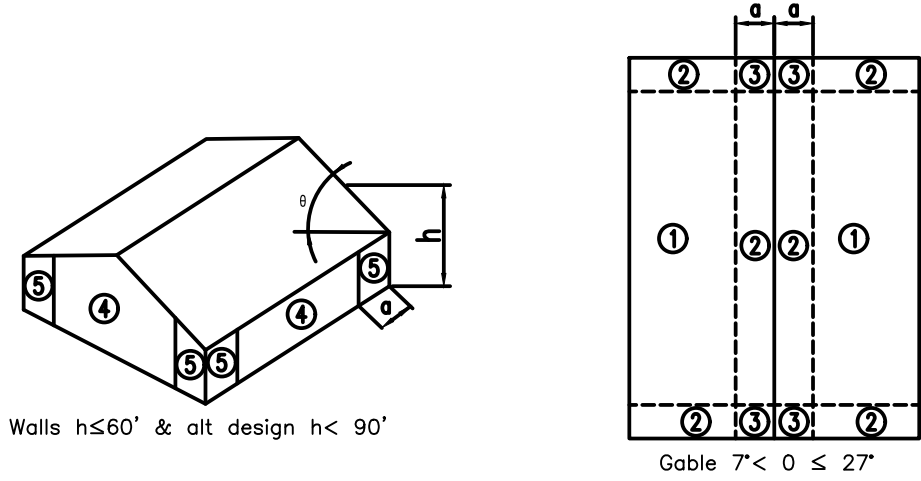
- Notes:
- 1) For effective areas between those given above the load may be interpolated, otherwise use the load associated with the lower effective area.
- 2) Plus and minus signs signify pressures acting toward and away from the building surfaces, respectively.
- 3) See pressure zone diagrams for corresponding zones.
- 4) Roof coverings, finishes, etc. shall be designed for the full negative design pressure.
- 5) Roof framing members shall be designed to resist the net uplift design pressure specified.
- 6) For ultimate wind pressure, multiply value in the table by 1.67.

TERMITE PROTECTION NOTES (SECT. R318.1)

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
2. WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
3. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS.
4. IRRIGATION/SPRINKLER SYSTEMS INCLUDING ALL RISER AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF BUILDING SIDE WALLS.
5. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPT PAINT AND DECORATION CEMENT FINISHES LESS THAN 5/8".
6. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.
7. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RE-TREATED, INCLUDING SPACES BOXED OR FORMED.
8. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.
9. MINIMUM 6 MIL VAPOR RETARDERD MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.
10. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.
11. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF STRUCTURE SIDEWALLS.
12. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED.
13. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.
14. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.
15. AFTER ALL WORK IS COMPLETED, REMOVE CONSTRUCTION DEBRIS AROUND BUILDING.
16. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
- THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

BAR SIZE / LAP CLASS		TENSION LAP SPICES												COMPRESSION LAP SPICES		
		f _c = 3000 PSI, NORMAL WEIGHT LAP LENGTH PER SPACING & COVER CASE				f _c = 4000 PSI, NORMAL WEIGHT LAP LENGTH PER SPACING & COVER CASE				f _c = 5000 PSI, NORMAL WEIGHT LAP LENGTH PER SPACING & COVER CASE						
		CASE ONE		CASE TWO		CASE ONE		CASE TWO		CASE ONE		CASE TWO				
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	f _c = 3000 PSI	f _c = 4000 PSI	f _c = 5000 PSI
#3	B	28"	22"	42"	32"	24"	19"	36"	28"	22"	17"	33"	25"	12"	12"	12"
#4	B	37"	29"	56"	43"	32"	25"	48"	37"	29"	22"	43"	33"	15"	15"	15"
#5	B	47"	36"	70"	54"	40"	31"	60"	47"	36"	28"	54"	42"	19"	19"	19"
#6	B	56"	43"	84"	64"	48"	37"	72"	56"	43"	33"	65"	50"	23"	23"	23"
#7	B	81"	63"	122"	94"	70"	54"	106"	81"	63"	49"	94"	73"	27"	27"	27"
#8	B	93"	72"	139"	107"	80"	62"	121"	93"	72"	55"	108"	83"	30"	30"	30"
#9	B	105"	81"	157"	121"	91"	70"	136"	105"	81"	63"	122"	94"	34"	34"	34"
#10	B	118"	91"	177"	136"	102"	79"	153"	118"	91"	70"	137"	105"	38"	38"	38"
#11	B	131"	101"	196"	151"	113"	87"	170"	131"	101"	78"	152"	117"	43"	43"	43"

LOCATION OF C&C WIND PRESSURE ZONES – ASCE 7-22



STRUCTURAL SPECIFICATIONS:

1. GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ALL ENGINEERS OF RECORD. THE CONTRACTOR IS ALSO SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. DMD & COMPANY, LLC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.
2. TYPICAL DETAILS AND WALL SECTIONS SHOWN APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
3. CONTRACTOR MUST FULLY BRACE AND PROTECT ALL WORK IN PROGRESS UNTIL THE STRUCTURE IS COMPLETED.
4. THE STRUCTURE AND ALL APPLICABLE COMPONENTS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH APPROPRIATE PROVISIONS OF EACH OF THE FOLLOWING:
- 4.1. THE 8th EDITION (2023) FLORIDA BUILDING CODE.
- 4.2. ACI STANDARD 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 4.3. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 5).
- 4.4. AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
5. THE FOLLOWING STRUCTURAL CONSTRUCTION DOCUMENTS MUST BE USED IN CONJUNCTION WITH ALL APPLICABLE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL CONSTRUCTION DOCUMENTS. IF THERE IS A DISCREPANCY BETWEEN DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING ANY AND ALL CONSTRUCTION. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION MUST ALWAYS APPLY.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DOCUMENTS AND WITH ANY AND ALL APPLICABLE EQUIPMENT MANUFACTURER'S (I.E. WINDOW, DOOR, AIR HANDLER, ETC.). IF THERE ARE ANY CONFLICTS THE GENERAL CONTRACTOR IS REQUIRED TO REQUEST AND RECEIVE AN ARCHITECTURAL DIRECTIVE PRIOR TO PERFORMING WORK.
7. IF THERE ARE ANY DIMENSION'S NOT SHOWN ON THE STRUCTURAL CONSTRUCTION DOCUMENTS REQUIRED FOR CONSTRUCTION THE GENERAL CONTRACTOR MAY REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND/OR CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADDITIONAL INFORMATION.

STRUCTURAL FOUNDATION NOTES:

1. THE FOUNDATIONS FOR THIS PROJECT HAS BEEN ENGINEERED ASSUMING THE SOIL IS SUITABLE TO SUPPORT 2000 PSF SPREAD FOOTINGS, G.C./OWNER SHOULD OBTAIN A SITE SPECIFIC SOIL REPORT FOR THIS LOCATION. ANY DISCREPANCY, IN ANY SOIL CONDITION, MUST BE INFORMED TO ENGINEER OF RECORD ALONG WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THIS MAY RESULT IN REVISIONS TO THE FOUNDATION PLAN.
2. SUBGRADE PREPARATION MUST BE AS NEEDED TO OBTAIN THE SAFE BEARING PRESSURE DEFINED ABOVE. ALL ORGANICS AND UNSUITABLE SOIL MUST BE REMOVED AND A MINIMUM OF 98% COMPACTION MUST BE OBTAIN UNLESS GEOTECHNICAL ENGINEER RECOMMENDATIONS ALLOW A LOWER PERCENT OF COMPACTION.

CONCRETE MASONRY UNITS (CMU):

1. THE DESIGN AND CONSTRUCTION MUST CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530 / ASCE 5, AND THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1 / ASCE 6.
2. MINIMUM NET COMPRESSIVE STRENGTH OF BLOCK ASSEMBLY MUST BE 1500 P.S.I. (f_m) MORTAR FOR MASONRY MUST BE TYPE "S" OR "M".
3. FOR ALL EXTERIOR AND INTERIOR BEARING, BED JOINTS ARE TO COVER 100% OF THE MASONRY SURFACES AND ALL HEAD JOINTS ARE TO COVER 100% OF THE PROJECTED AREA OF THE FACE SHELLS.
4. CONCRETE FILL FOR ALL CMU CELLS, AS REQUIRED,MUST BE WITH 3000 P.S.I. GROUT WITH A SLUMP BETWEEN 8 AND 11 INCHES. G.C. MUST SUBMIT DESIGN MIX TO STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.
5. THE MINIMUM HORIZONTAL REINFORCING FOR ALL CMU WALLS MUST BE 9 GAGE HOT DIP GALVANIZED TRUSS OR LADDER TYPE JOINT REINFORCING AT 16" O.C., PROVIDE MANUFACTURE "I" AND "L" SHAPES FOR INTERSECTIONS AND CORNERS. (MINIMUM LAP 8").
6. PROVIDE ADDITIONAL VERTICAL REINFORCING BAR AT EVERY CORNER, INTERSECTION, CONTROL JOINT, AND OPENING EDGES (U.N.O.).
7. THE MINIMUM SPICE FOR ALL REINFORCING IS TO CONFORM TO THE LATEST ACI CODE ALONG WITH THE CRSI SPECIFICATIONS FOR REBAR.
8. ALL CMU WALLS HAVE BEEN ENGINEERED TO BE BRACED BY FLOOR/ROOF/BEAM MEMBERS, THEREFORE CONTRACTOR MUST PROVIDE TEMPORARY BRACING DURING CONSTRUCTION.
9. ALL CMU BELOW FIRST FLOOR FINISHED ELEVATION MUST BE FULLY GROUT FILLED.
10. ALL KNOCK OUT BLOCK HORIZONTAL BARS MUST HAVE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS. SIZE AND NUMBER OF CORNER BARS MUST BE SAME AS HORIZONTAL BARS.
11. ALL INTERSECTING WALLS AND CORNER WALLS MUST BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON UNIT BELOW.

LOAD SCHEDULE:

ROOF: DEAD LOAD = 20 PSF

ROOF: LIVE LOAD = 20 PSF

SECOND FLOOR: TOTAL FLOOR DEAD LOAD = 40 PSF

SECOND FLOOR: LIVE LOAD = 40 PSF

FLOOR BALCONY = 40 PSF

STAIRS: DEAD LOAD = 20 PSF

STAIRS: LIVE LOAD = 40 PSF

- NOTES:
1. ALL LAP SPICE LENGTHS ARE IN INCHES.
2. THESE LENGTHS ARE BASED ON THE 6th EDITION (2017) FLORIDA BUILDING CODE.

LAP SPICE SCHEDULE FOR SINGLE REINFORCED CMU			
BAR SIZE	LAP SPICE FOR 8" CMU	LAP SPICE FOR 12" CMU	REMARKS
#3	19"	19"	---
#4	25"	25"	---
#5	31"	31"	---
#6	57"	52"	---
#7	79"	61"	---
#8	112"	74"	---
#9	146"	88"	---

NOTES:

1. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI. LENGTHS ARE IN INCHES.
2. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPICE LENGTHS ARE CALCULATED PER ACI 318-19, SECTIONS 12.2.2 AND 12.15, RESPECTIVELY.
3. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
4. CASES ONE AND TWO, WHICH DEPEND ON THE TYPE OF STRUCTURAL MEMBER, CONCRETE COVER, AND CENTER-TO-CENTER SPACING OF THE BARS, ARE DEFINED AS:
- BEAMS, COLUMNS – CASE ONE: CONCRETE COVER AT LEAST 1 BAR DIAMETER AND CENTER-TO-CENTER SPACING AT LEAST 2 BAR DIAMETERS
 - BEAMS, COLUMNS – CASE TWO: CONCRETE COVER LESS THAN 1 BAR DIAMETER OR CENTER-TO-CENTER SPACING LESS THAN 2 BAR DIAMETERS.
 - ALL OTHERS – CASE ONE: CONCRETE COVER AT LEAST 1 BAR DIAMETER AND CENTER-TO-CENTER SPACING AT LEAST 3 BAR DIAMETERS.
 - ALL OTHERS – CASE TWO: CONCRETE COVER LESS THAN 1 BAR DIAMETER OR CENTER-TO-CENTER SPACING LESS THAN 3 BAR DIAMETERS.
5. LAP SPICE LENGTHS (MINIMUM OF 12 INCHES) ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS; CLASS B = 1.3L_d (ACI 12.15.1). WHEN DETERMINING THE LAP SPICE LENGTH, L₀ IS CALCULATED WITHOUT THE 12-INCH MINIMUM OF ACI 12.2.1.
6. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
7. FOR GRADE 75 (MINIMUM YIELD STRENGTH OF 75,000 PSI) REINFORCING BARS, LENGTHS MUST BE MULTIPLIED BY 1.25.
8. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.33.

STRUCTURAL CONCRETE:

1. ALL STRUCTURAL CONCRETE CONSTRUCTION MUST CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI-318".
2. ALL STRUCTURAL CONCRETE FOR THIS PROJECT MUST HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS INDICATED IN THE TABLE BELOW:
- | CONCRETE | W/C RATIO | AGGREGATE | USED FOR: |
|----------|-----------|-----------|-----------------|
| 3000 PSI | 0.52 | STONE | FOUNDATIONS |
| 4000 PSI | 0.45 | STONE | SLAB ON GRADE |
| 5000 PSI | 0.42 | STONE | CONCRETE U.N.O. |
3. ALL REINFORCING STEEL (REBAR) MUST BE NEW BILLET STEEL, INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A-615, GRADE 60. ALL REBAR MUST BE SECURELY SUPPORTED AND TIED IN PLACE PRIOR TO CONCRETE PLACEMENT. USE OF CONCRETE BRICK TO SUPPORT BARS IS NOT ALLOWED.
4. IF STRUCTURAL CONSTRUCTION DOCUMENTS CALL FOR REBAR TO BE WELDED ALL WELDING MUST CONFORM TO ASTM A-706.
5. ANY WELDED WIRE FABRIC (W.W.F.), DESIGNATED IN THE STRUCTURAL CD'S MUST BE PROVIDED IN FLAT SHEETS ONLY AND MUST CONFORM TO ASTM A-185.
6. ALL BARS MARKED CONTINUOUS MUST BE SPLICED AT ALL LAP POINTS AND CORNERS AND DEVELOPED AT NON-CONTINUOUS ENDS AS PER LAP SPICE LENGTHS DEFINED IN ATTACHED TYPICAL DETAILS (UNLESS OTHERWISE NOTED IN PLANS). IF A SPlice IS REQUIRED, G.C. MUST SPlice CONTINUOUS TOP BARS AT MID-SPAN, BETWEEN SUPPORTS AND MUST SPlice CONTINUOUS BOTTOM BARS OVER SUPPORTS.
7. THE MINIMUM CLEAR COVER FOR REBAR MUST BE A MINIMUM OF THE VALUE TABULATED BELOW:

SLABS: (LIGHTWEIGHT & STONE CONC.) 1"

ORDERS & BEAMS: (TO STIRRUPS) 1 1/2"

JOISTS: (LIGHTWEIGHT & STONE CONC.) 1 1/4"

COLUMNS AND PIERS:

SURFACES EXPOSED TO EARTH & WEATHER (TO STIRRUPS) 2"

ALL OTHER SURFACES (TO STIRRUPS) 1 1/2"

FOUNDATIONS:

ALL FORMED SURFACES 2"

ALL SURFACES CAST DIRECTLY AGAINST THE EARTH 3"

WALLS:

ALL SURFACES EXPOSED TO EARTH 2"

ALL SURFACES EXPOSED TO WEATHER 1 1/2"

ALL OTHER SURFACES 1"

8. UNLESS NOTED, TEMPERATURE REINFORCING (ASTM A-615-60) TO BE 0.0018 X CONCRETE AREA.
9. PROVIDE #4 @ 12" O.C., WITH STANDARD HOOK, TOP BARS IN ALL SLABS AT DISCONTINUOUS ENDS UNLESS OTHERWISE NOTED ON PLANS. LENGTH OF BARS 1/4 OF SPAN, MINIMUM 3'-0". UNLESS OTHERWISE NOTED PROVIDE #4 @ 12" O.C IN ALL CANTILEVERS. BAR LENGTH MUST BE CANTILEVER SPAN PLUS 10'-0" PLUS STANDARD HOOK AT CANTILEVER ENDS.
10. WHERE PIPE SLEEVES (UP TO 2" IN DIAMETER) PASS THROUGH CONCRETE BEAMS, PROVIDE ADDITIONAL STIRRUP EACH SIDE OF SLEEVE, SLEEVES FOR PIPES 2" IN DIAMETER OR LARGER MUST BE STEEL OR CAST IRON, AND THE LOCATION MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
11. ALL CONSTRUCTION JOINTS MUST BE THOROUGHLY CLEANED JUST BEFORE PLACING NEW CONCRETE IN ACCORDANCE WITH THE BUILDING CODE.
12. UNDER NO CIRCUMSTANCES MAY CONCRETE BE PUMPED THROUGH ALUMINUM PIPES. CONCRETE MUST NOT BE PLACED IN CONTACT WITH ALUMINUM, ALUMINUM MIXING DRUMS, TRUCK MIXERS, BUGGIES, CHUTES, CONVEYORS, TREMIE PIPES, AND OTHER EQUIPMENT MADE OF ALUMINUM MUST NOT BE USED ON THIS PROJECT.
13. SLUMPS OF OVER 4 INCHES WILL NOT BE PERMITTED UNLESS THE HRWR ADMIXTURE (SUPER PLASTICIZER) IS USED. MAXIMUM SLUMP WITH HRWR IS: 8 INCHES – UNLESS OTHERWISE NOTED BY THE STRUCTURAL ENGINEER OF RECORD.
14. NO ADMIXTURE MUST BE USED IN CONCRETE EXCEPT WITH THE PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD AND ONLY AFTER LABORATORY DESIGN MIX APPROVAL. ALL ADMIXTURES MUST CONTAIN NO MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL POTABLE DRINKING WATER.
15. ANY WATER REDUCING ADMIXTURES MUST CONFORM TO ASTM C-494, TYPE A, AND MUST BE USED IN ALL CONCRETE.
16. ANY AIR EXTRACTING ADMIXTURE MUST CONFORM TO ASTM C260. THE AIR CONTENT OF CONCRETE MUST BE USED AS FOLLOWS:
- | | |
|--|-----|
| FOR CONCRETE EXPOSED TO SOIL OR WEATHER: | 5%. |
| FOR INTERIOR WALLS, COLUMNS, AND SLABS: | 3%. |
17. ALL FLY ASH USED IN THE CONCRETE MIX DESIGN MUST CONFORM TO ASTM C618, TYPE C OR TYPE F AND MUST NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS MIX.
18. ANY EXPOSED CONCRETE SLABS MUST RECEIVE A CURING COMPOUND. THE CURING COMPOUND MUST CONFORM TO ASTM C309 AND MUST HAVE A MINIMUM OF 30% SOLIDS.

LAP SPICE SCHEDULE FOR SINGLE & DOUBLE REINFORCED CMU

STRUCTURAL STEEL:

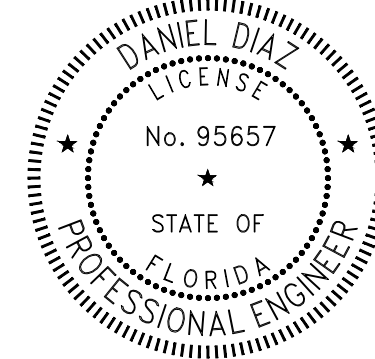
1. ALL STRUCTURAL STEEL ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
2. STRUCTURAL STEEL ELEMENTS SHALL CONFORM TO THESE SPECIFICATIONS:
- | | |
|-----------------------|--------------------|
| ANCHOR BOLTS | ASTM F1554 |
| FRAMING BOLTS | ASTM A325 OR A490 |
| SHAPES (C.I.,P.L,T) | ASTM A36 |
| SHEAR STUDS | ASTM A108 |
| STEEL PIPE (HSS) | ASTM A500 (42 KSI) |
| STRUCTURAL TUBE (HSS) | ASTM A500 (46 KSI) |
| WELDING ELECTRODES | E70XX |
| WIDE FLANGE (WF) | ASTM A992 (50 KSI) |
3. SHOP CONNECTIONS MAY BE WELDED OR FASTENED BY HIGH STRENGTH BOLTS. ALL CONNECTIONS SHALL CONFORM TO STANDARD CONNECTION DETAILS ON THE PLANS, UNLESS EXPLICIT APPROVAL FROM THE ENGINEER HAS BEEN OBTAINED. ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER A.I.S.C. UNLESS NOTED OTHERWISE.
4. DESIGN CONNECTIONS FOR THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLES FOR "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED", AT THE BOTTOM OF EACH PAGE IN THE "PROPERTIES AND REACTION VALUES", PART TWO OF THE LATEST EDITION OF THE A.I.S.C. "MANUAL OF STEEL CONSTRUCTION".
5. ALL BOLTS SHALL BE A MINIMUM OF 3/4" IN DIAMETER, AND BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (BOLT HEAD OR NUT).
6. ALL CONNECTIONS PERFORMED IN THE FIELD SHALL BE MADE WITH HIGH STRENGTH BOLTS, SLIP-CRITICAL (FRICTION) TYPE.
7. INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS MUST CONFORM TO "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
8. ALL WELDING OPERATIONS MUST CONFORM TO THE AMERICAN WELDING SOCIETY CODE, AWS D1.1, AND ALL WELDS SHALL BE PERFORMED USING E70XX, U.N.O. WELDS ARE TO BE EQUAL IN STRENGTH TO SIMILAR BOLTED CONNECTIONS.
9. WELDING STRUCTURAL STEEL MEMBERS TO EMBED PLATES IN CONCRETE MUST BE PERFORMED WITH EXTREME CARE. OVERHEATING THE EMBED PLATE DURING THE WELDING PROCESS WILL CAUSE SEVERE DEGRADATION OF THE PERFORMANCE OF THE CONNECTION. WELD IN SHORT, SINGLE PASSES (NO MORE THAN 6" OF LENGTH FOR 1/4" THICK WELD), AND ALLOW AMPLE COOLING-OFF TIME BETWEEN EACH WELD. THICKER WELDS SHOULD BE PERFORMED IN MULTIPLE PASSES, WITH A COOLING-OFF PERIOD FOR EACH PASS.
10. GALVANIZE ALL STEEL MEMBERS EXPOSED TO WEATHER (SUCH AS LINTELS, DOOR JAMBS, ETC.).
11. SEE SPECIFICATIONS FOR PAINTING OR COATING OF STEEL ELEMENTS. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
12. CUTS, HOLES, COPINGS, AND ALL OTHER MODIFICATIONS REQUIRED TO BE MADE FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS, AND SHALL BE PERFORMED ONLY BY THE SHOP ISSUING SAID DRAWINGS, OR OTHER FACILITY APPROVED BY THE ENGINEER TO PERFORM SAID WORK. HOLES IN STRUCTURAL ELEMENTS SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
13. CUTTING, BURNING OF HOLES, OR OTHER MODIFICATIONS TO STEEL MEMBERS IN THE FIELD IS NOT PERMITTED WITHOUT THE EXPLICIT APPROVAL OF THE ENGINEER.
14. STEEL MEMBERS REQUIRED BY OTHER TRADES TO SUPPORT THEIR EQUIPMENT, WHICH ARE NOT ALREADY PRESENT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH WORK.
15. FOR MISCELLANEOUS STEEL ELEMENTS, SEE ARCHITECTURAL DRAWINGS.

MISCELLANEOUS:

1. THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH, AS SHOWN IN THE STRUCTURAL DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
3. CONTRACTOR TO SUPPORT, BRACE, AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION.
4. APPLICABLE BUILDING CODE: 5th EDITION (2014) FLORIDA BUILDING CODE.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 5th EDITION (2014) FLORIDA BUILDING CODE.
6. DESIGN LOADS FOR PRE-ENGINEERED METAL BUILDING ROOF: 20 PSF SUPERIMPOSED LIVE LOAD AND 25 PSF DEAD LOAD.
7. COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
8. CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
9. SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR TWO WEEKS REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE SPECIALTY ENGINEER, WHERE SPECIFIED HEREIN.
10. CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW THEREOF.



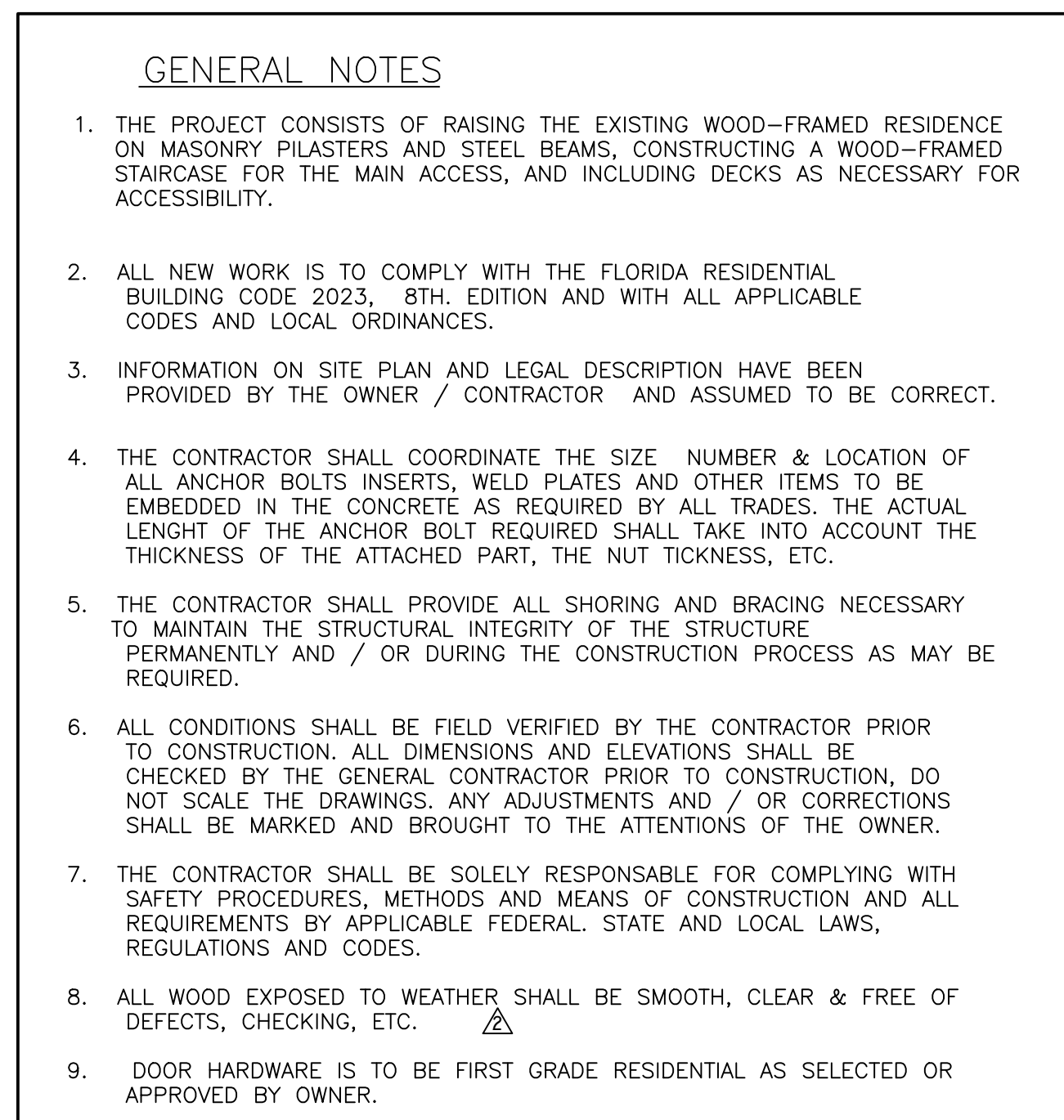
CONSULTANT



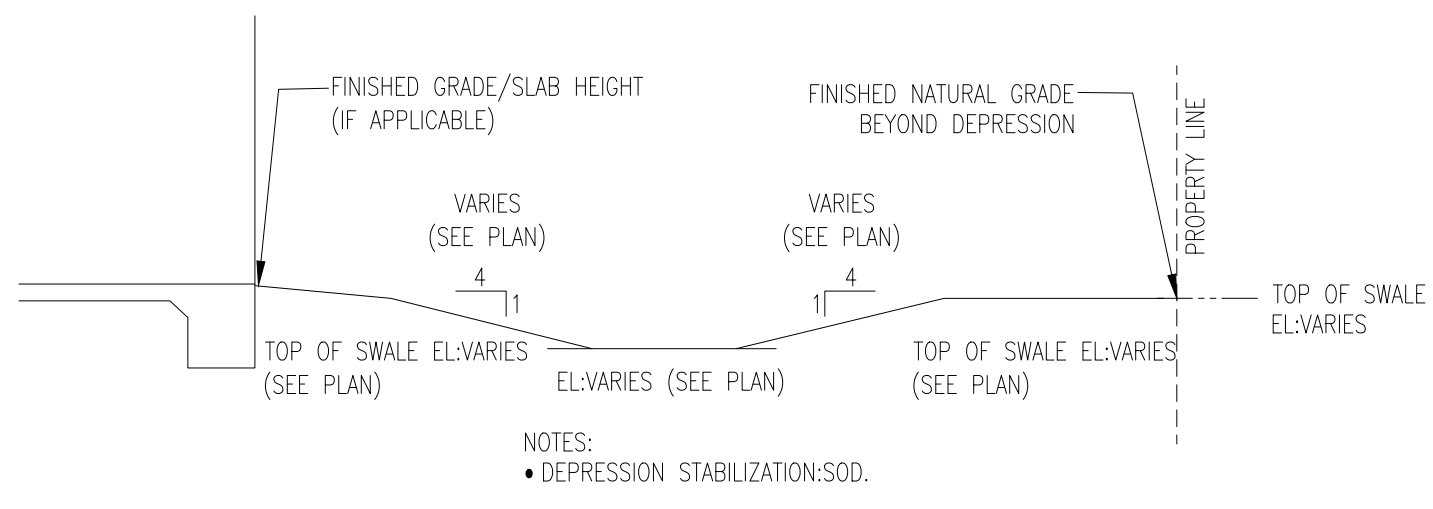
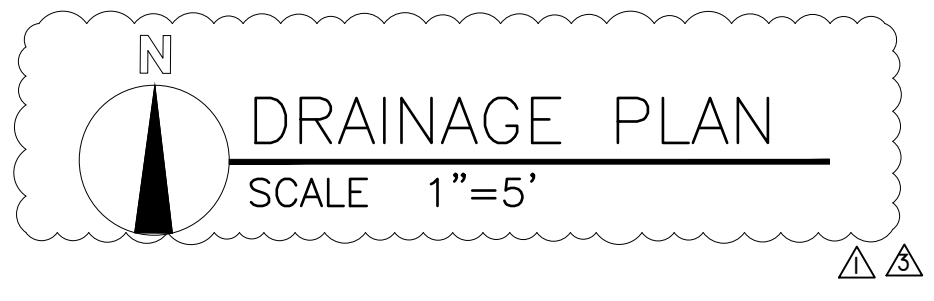
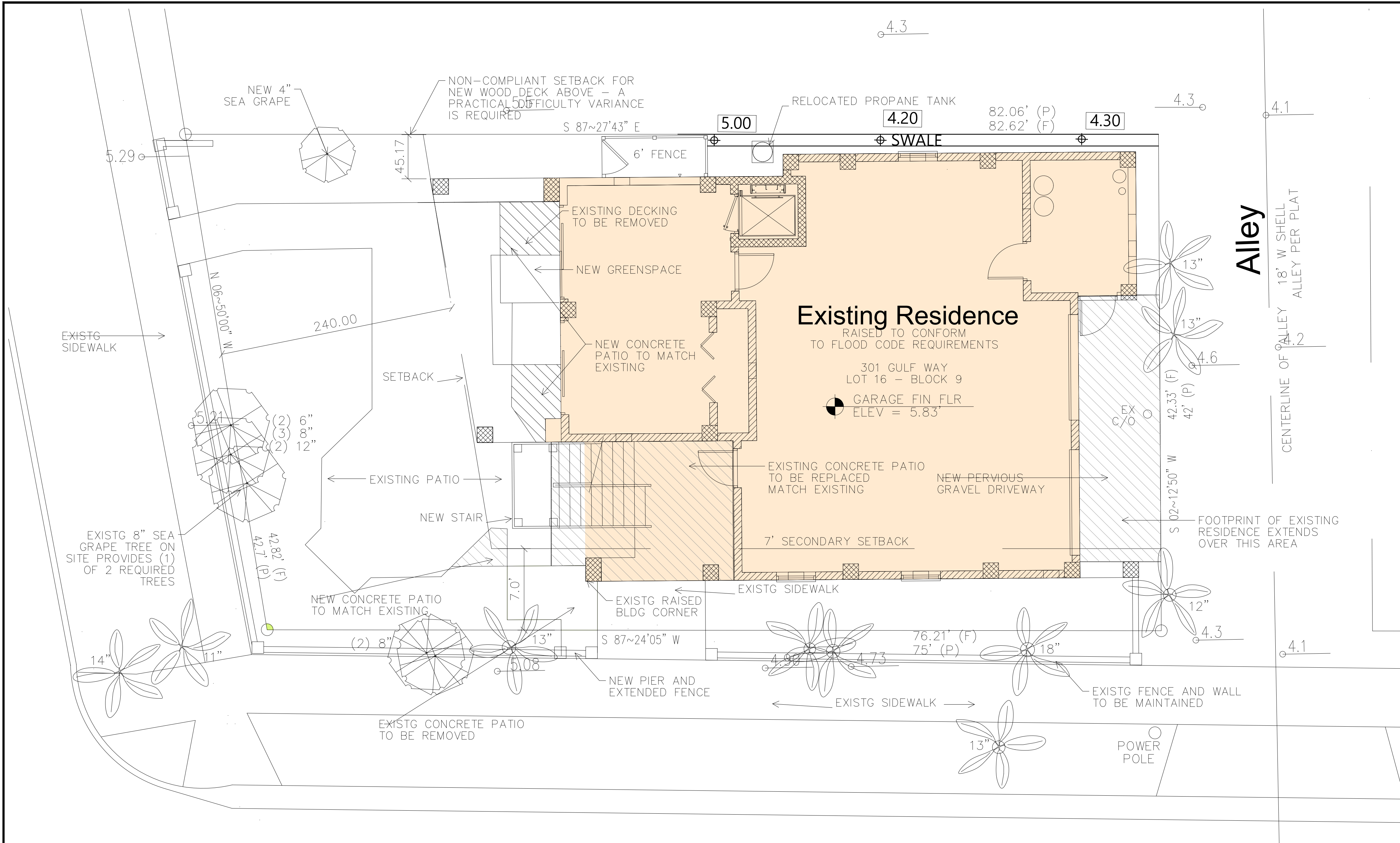
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C-1



DMD & COMPANY
STRUCTURAL ENGINEERS
2433 Gulf To Bay Blvd, Ste C
Clearwater, FL 33765
727.657.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ
LICENSE
No. 95657
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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△	12/19/25	REV 3.

SHEET MANAGEMENT

PROJECT NO: 2025129

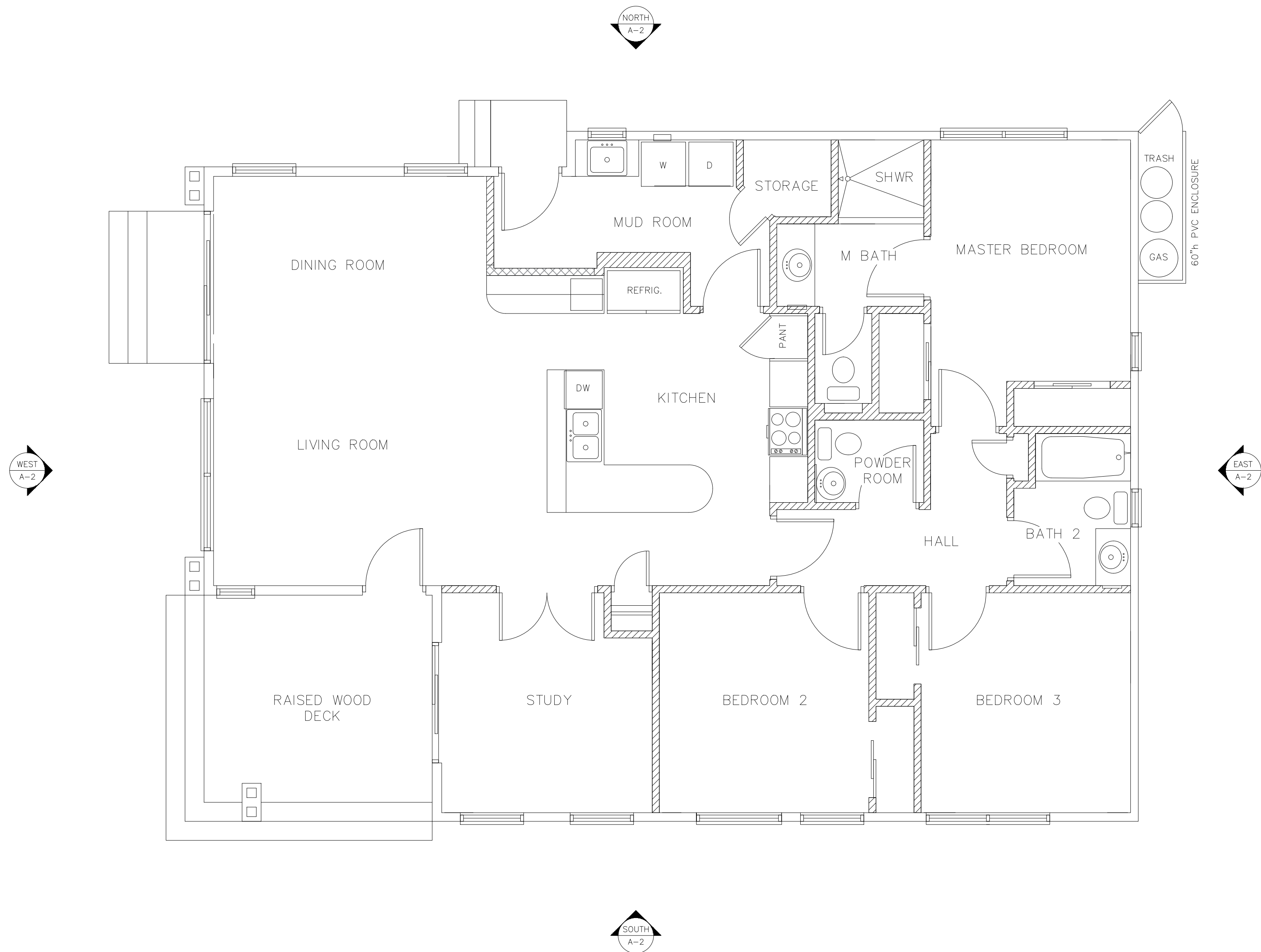
SHEET TITLE

DRAINAGE PLAN.

SHEET NUMBER

D-1

Page 56 of 138



LEGEND

- EXISTING EXTERIOR BEARING WALL 6" WOOD FRAME.
- EXISTING INTERIOR BEARING WALL 4" WOOD FRAME.
- DEMOLISH EXISTING INTERIOR BEARING WALL 4" WOOD FRAME.

EXISTING FLOOR PLAN
1/4"=1'-0"

DMD & COMPANY
STRUCTURAL ENGINEERS
2433 Gulf To Bay Blvd, Ste C
Clearwater, FL 33765
727.667.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ
LICENSE
No. 95657
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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SHEET TITLE

EXISTING
FLOOR PLAN

SHEET NUMBER

A-1



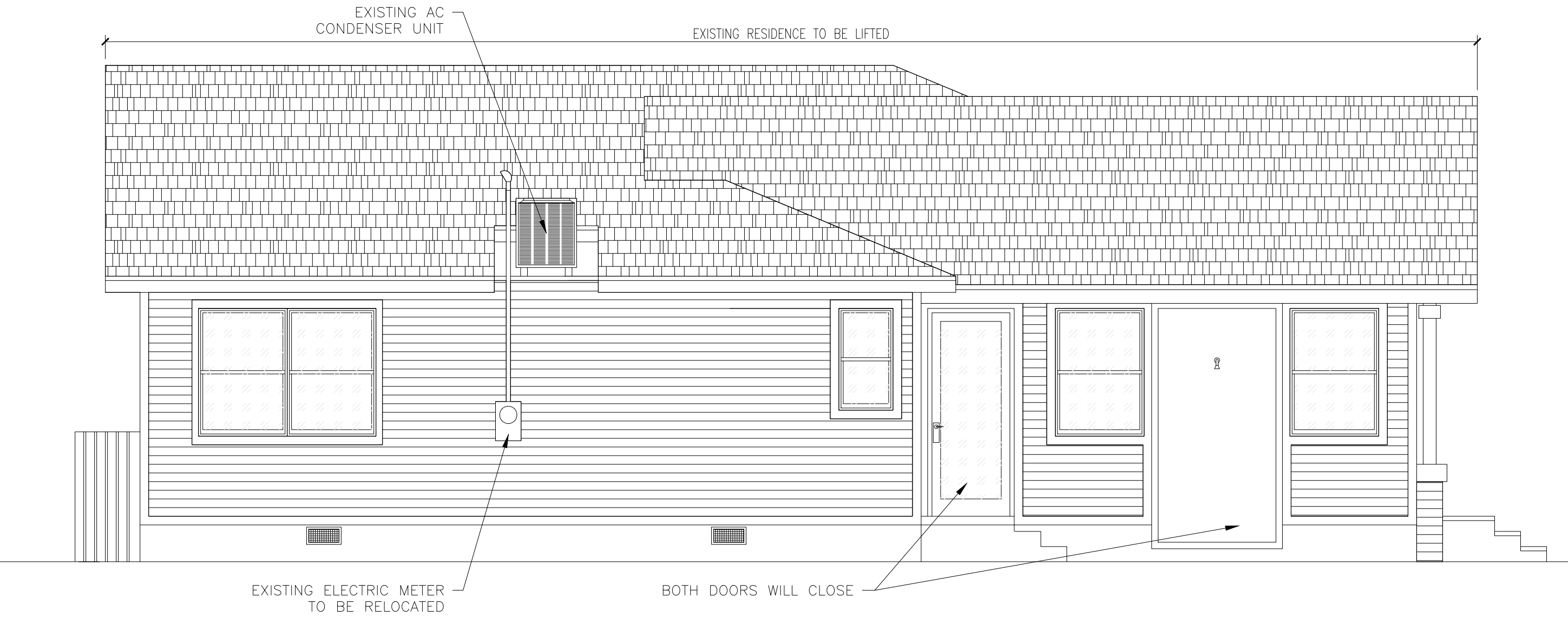
WEST ELEVATION
1/4"=1'-0"



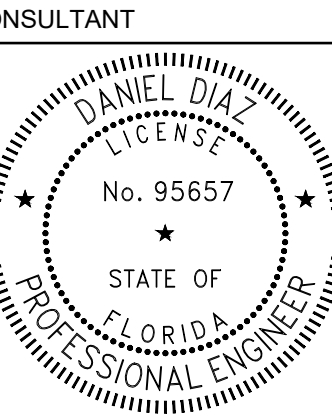
SOUTH ELEVATION
1/4"=1'-0"



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



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



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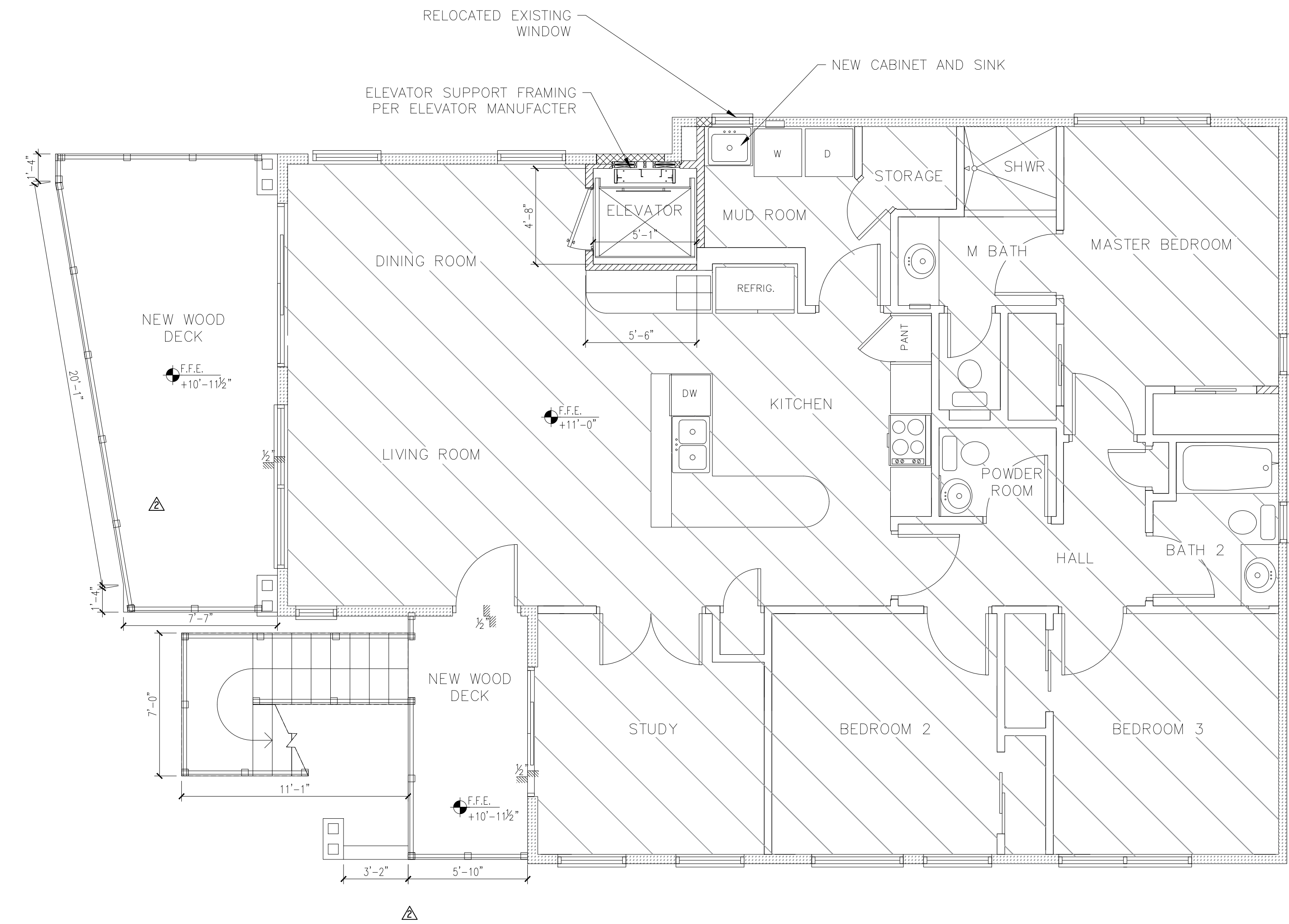
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PROJECT NO: 2025129

SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER

A-2



SECOND FLOOR PLAN
1/4"=1'-0"

- LEGEND
- EXISTING EXTERIOR BEARING WALL 6" WOOD FRAME.
 - NEW EXTERIOR BEARING WALL 6" WOOD FRAME.
 - EXISTING INTERIOR BEARING WALL 4" WOOD FRAME.
 - NEW INTERIOR BEARING WALL 8" CMU.
 - EXISTING RESIDENCE

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2433 Gulf To Bay Blvd, Ste C

Clearwater, FL 33765

727.657.0773

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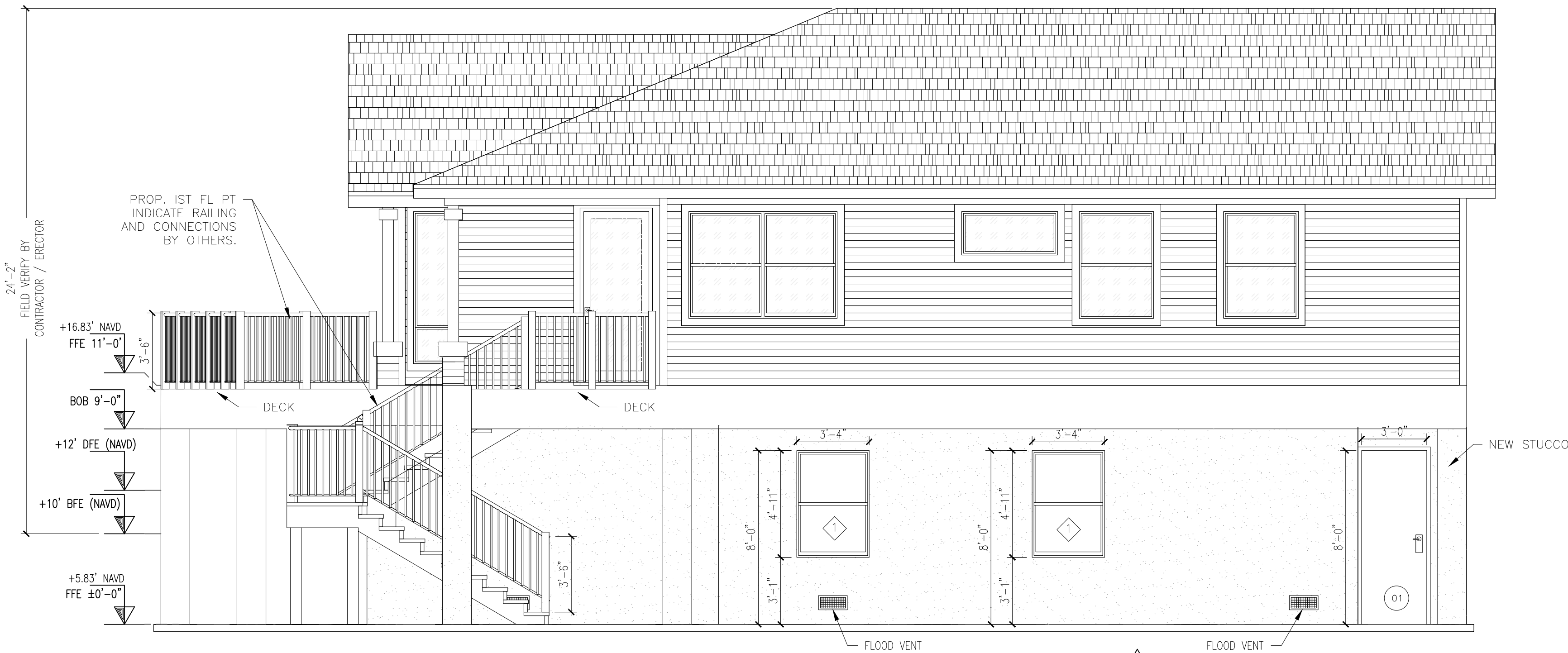
SHEET MANAGEMENT
PROJECT NO: 2025129

SHEET TITLE
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER
A-4



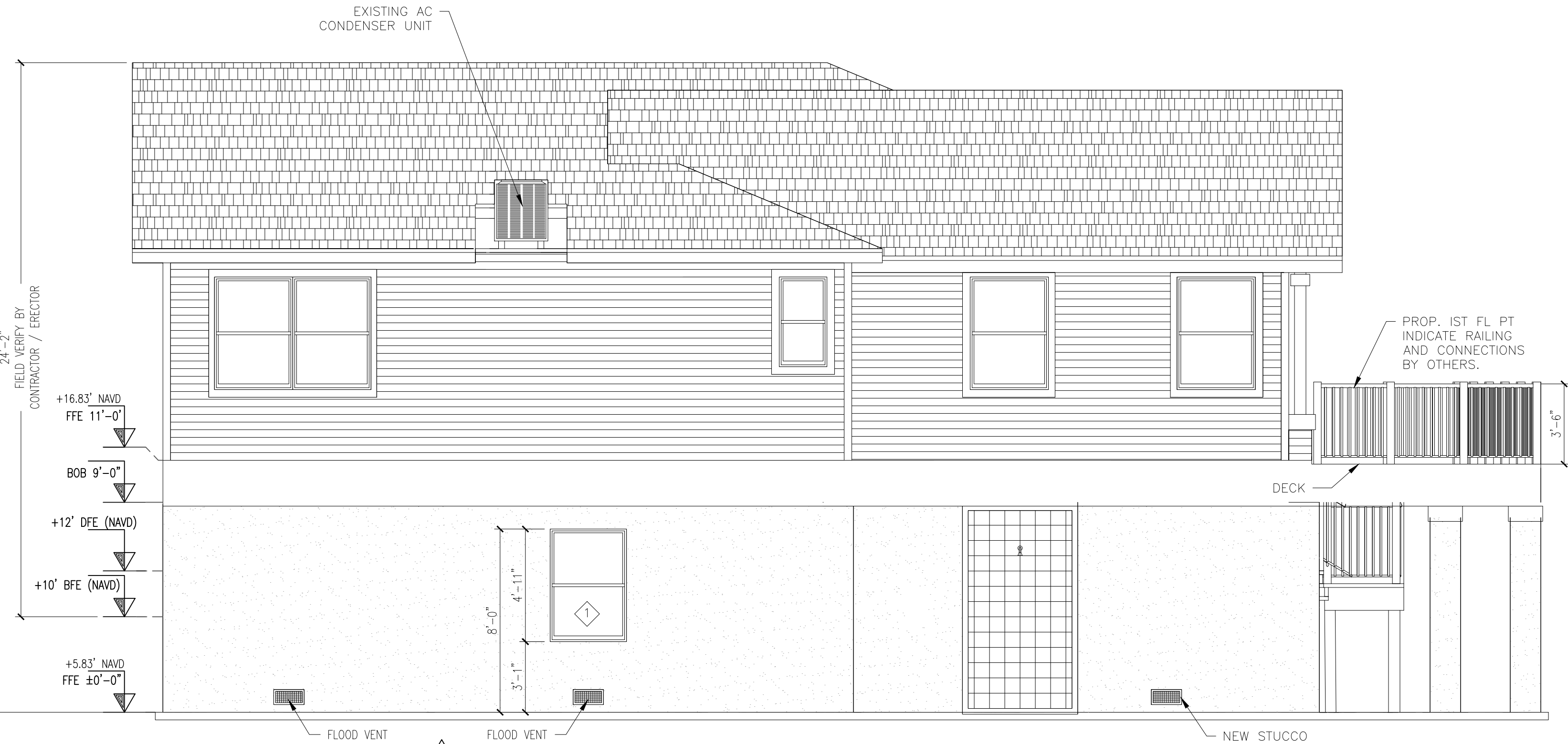
WEST ELEVATION
1/4"=1'-0"



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



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



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

STUCCO WORK

R703.7 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 OR ASTM C1787 AND THE PROVISIONS OF THIS CODE.

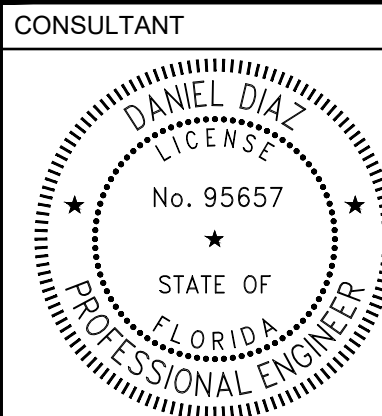
R703.7.1 LATH.
LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 11/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR 11/2-INCH-LONG (22.2 MM), 16 GAGE STAPLES, SPACED IN ACCORDANCE WITH ASTM C1063 OR C1787, OR AS OTHERWISE APPROVED.

R703.7.2 PLASTER.
PLASTERING WITH CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHERE APPLIED OVER ANY TYPE OF CODE-APPROVED LATH AND SHALL BE NOT LESS THAN TWO COATS WHERE DIRECTLY APPLIED OVER MASONRY, CONCRETE, CLAY BRICK, STONE OR TILE. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.I.(1).
ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED. CEMENT PLASTER SHALL BE IN ACCORDANCE WITH ASTM C926. CEMENT MATERIALS SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

- 1.MASONRY CEMENT CONFORMING TO ASTM C91 TYPE M, S OR N.
- 2.PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE I, II OR III.
- 3.BLENDED HYDRAULIC CEMENT CONFORMING TO ASTM C595 TYPE IP, IS(S<70), IL OR IT(S<70).
- 4.HYDRAULIC CEMENT CONFORMING TO ASTM C1157 TYPE GU, HE, MS, HS OR MH.
- 5.PLASTER (STUCCO) CEMENT CONFORMING TO ASTM C1328.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE R702.I.(3).

R703.7.2.1 WEEP SCREEDS.
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.



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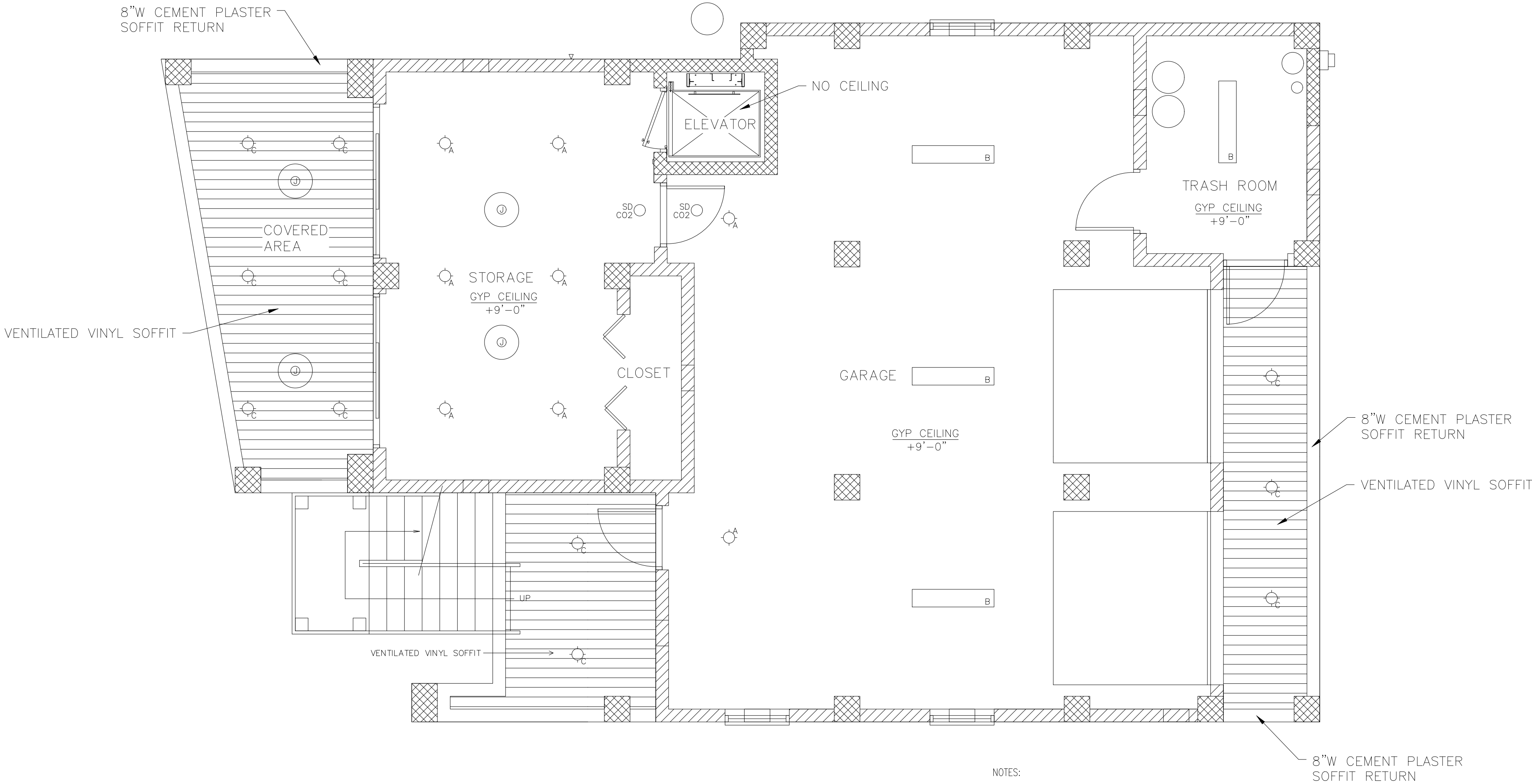
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SHEET MANAGEMENT
PROJECT NO: 2025129

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER

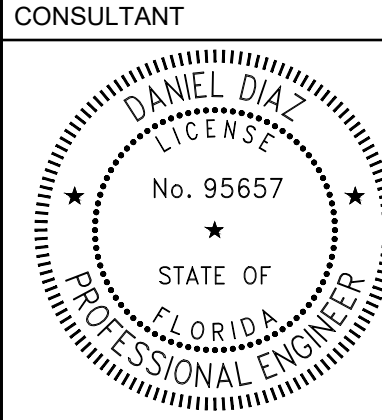
A-5



EXTERIOR SOFFIT FLORIDA PRODUCT APPROVAL					
CATEGORY	SUBCATEGORY	MATERIAL	APPLICANT	DESCRIPTION	APPROVAL NUMBER
ROOFING	SOFFITS	VINYL	WESTLAKE ROYAL	TRIPLE 4 VENTED VINYL SOFFIT	FL 13139.1

- NOTES:
1. ALL INTERIOR CEILINGS TO BE 5/8" TYP "X" GYPSUM BOARD.
 2. ALL INTERIOR CEILINGS TO BBE INSULATED W/R-38 BATT INSULATION.
 3. ALL ELECTRICAL AND LIGHTING WORK TO BE UNDER A SEPARATE PERMIT.
 4. ALL INTERIOR AND EXTERIOR CEILINGS TO BE AT 9'-0" AFF UNLESS NOTED OTHERWISE.

FIRST FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"



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SHEET MANAGEMENT

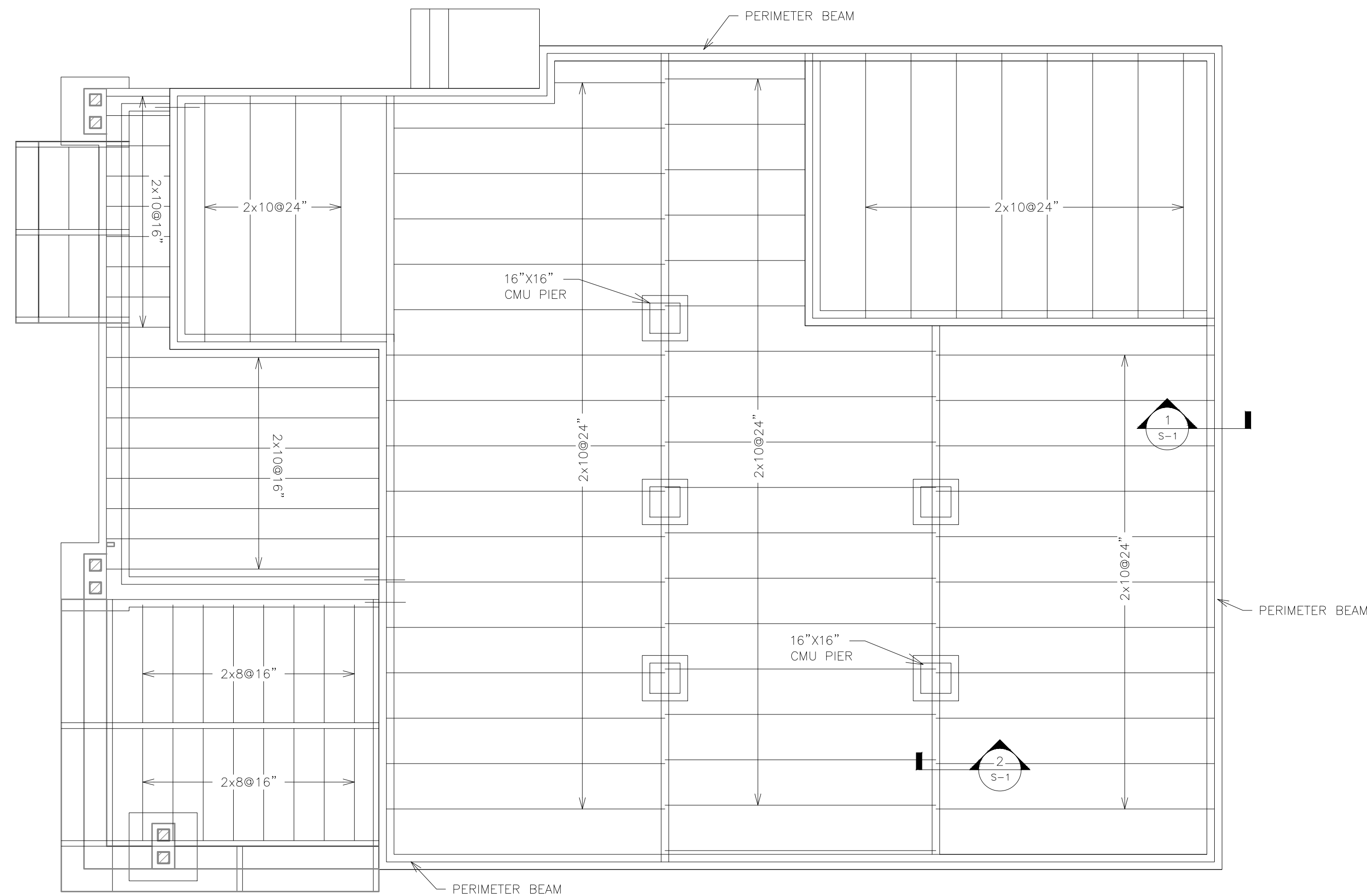
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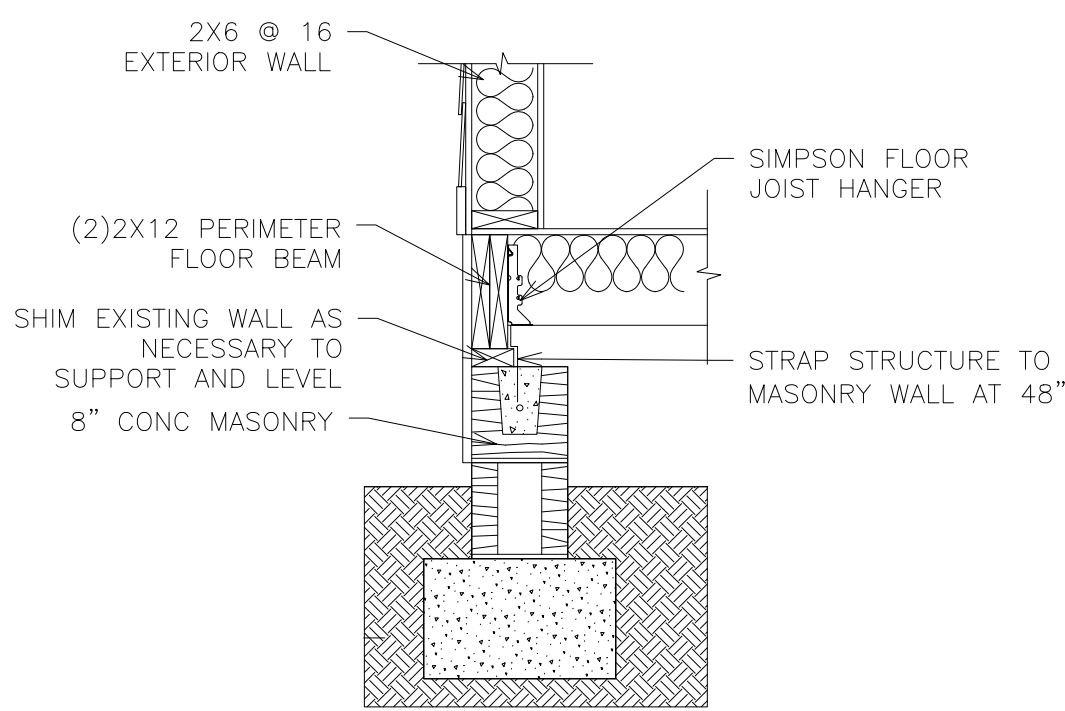
REFLECTED CEILING
PLAN

SHEET NUMBER

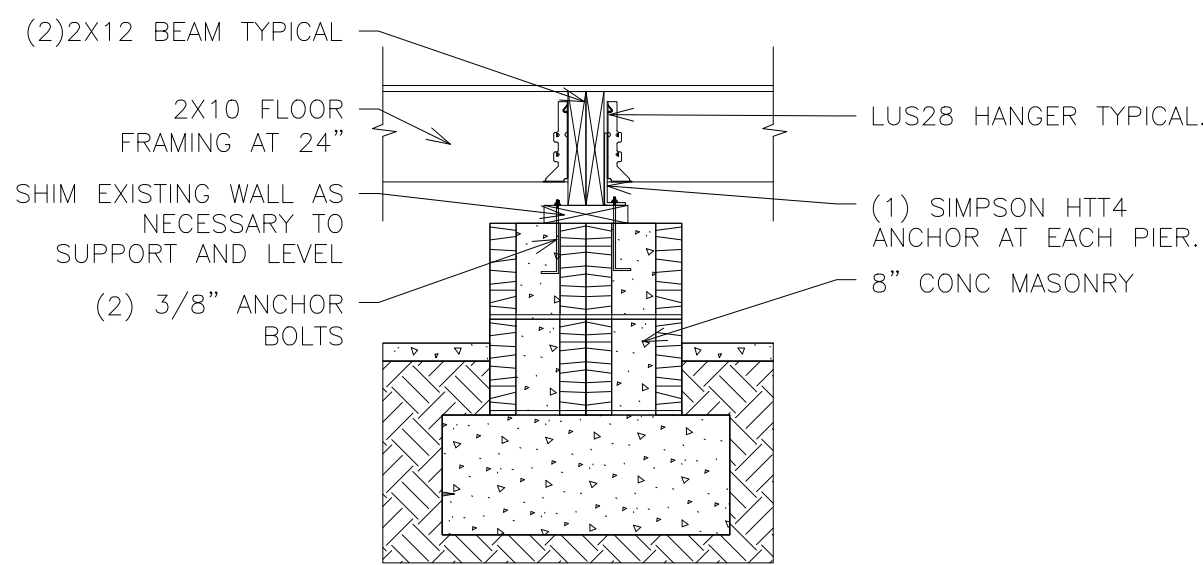
A-6



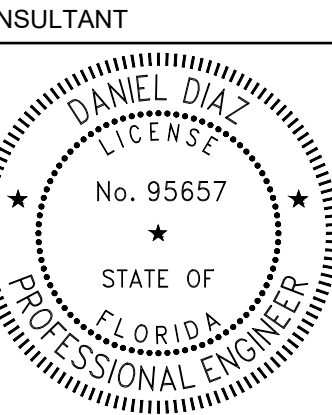
EXISTING FLOOR FRAMING PLAN
1/4"=1'-0"



1 PERIMETER BEAM DETAIL
SCALE: 3/4" = 1'-0"



2 INTERMEDIATE BEAM DETAIL
SCALE: 3/4" = 1'-0"



PROJECT
This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

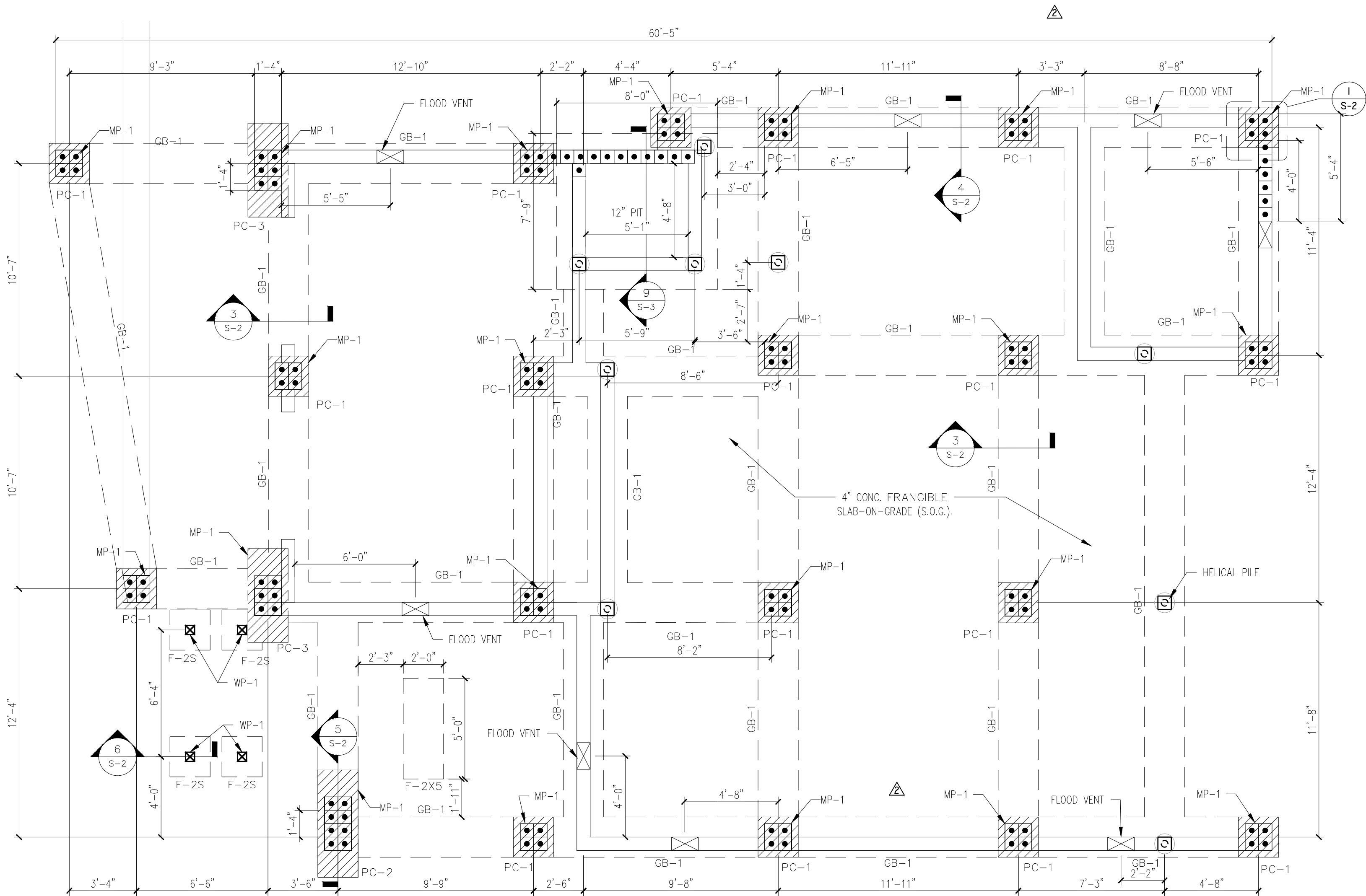
301 Gulf Way, St
Pete Beach, FL
33706

MARK	DATE	DESCRIP.
CD	7/17/25	PERMIT

SHEET MANAGEMENT
PROJECT NO: 2025129

SHEET TITLE
EXISTING
FLOOR FRAMING PLAN

SHEET NUMBER
S-1

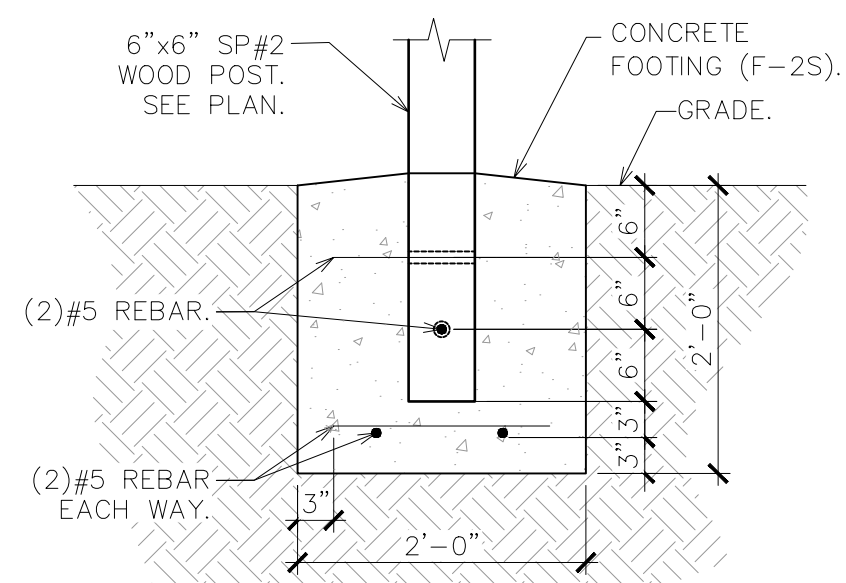


FOUNDATION PLAN
1/4" = 1'-0"

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING EACH WAY	REMARKS
GB-1	2'-0" x CONT.	2'-0"	(3) #5 TOP & BOTTOM #3 STIRRUPS @ 10" O.C.	GRADE BEAM.
F-2S	2'-0" x 2'-0"	2'-0"	(2) #5 EACH WAY BOTTOM.	ISO FTG FOR WOOD STAIR
PC-1	2'-0" x 2'-0"	2'-0"	(3) #5 EACH WAY TOP & BOTTOM.	COL. FOOTING.
PC-2	2'-0" x 5'-4"	2'-0"	(4) #6 BOTTOM LW (7) #6 BOTTOM SW	COL. FOOTING.
PC-3	2'-0" x 4'-8"	2'-0"	(3) #6 BOTTOM LW (7) #6 BOTTOM SW	COL. FOOTING.
F-2X5	2'-0" x 5'-0"	1'-0"	(3) #5 BOTTOM LW (6) #5 BOTTOM SW	ISO FTG FOR STAIR SUPPORT

NOTES:
1. CENTER ALL FOOTINGS BELOW WALL OR COLUMN U.N.O.
2. ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
3. SEE TOP OF FOOTING AT SECTIONS & DETAILS.
4. INCREASE DEPTH OF THICKENED SLAB EDGE AS REQUIRED TO MAINTAIN 1'-0" (MIN.) EMBEDMENT BELOW GRADE (TYP.) U.N.O.

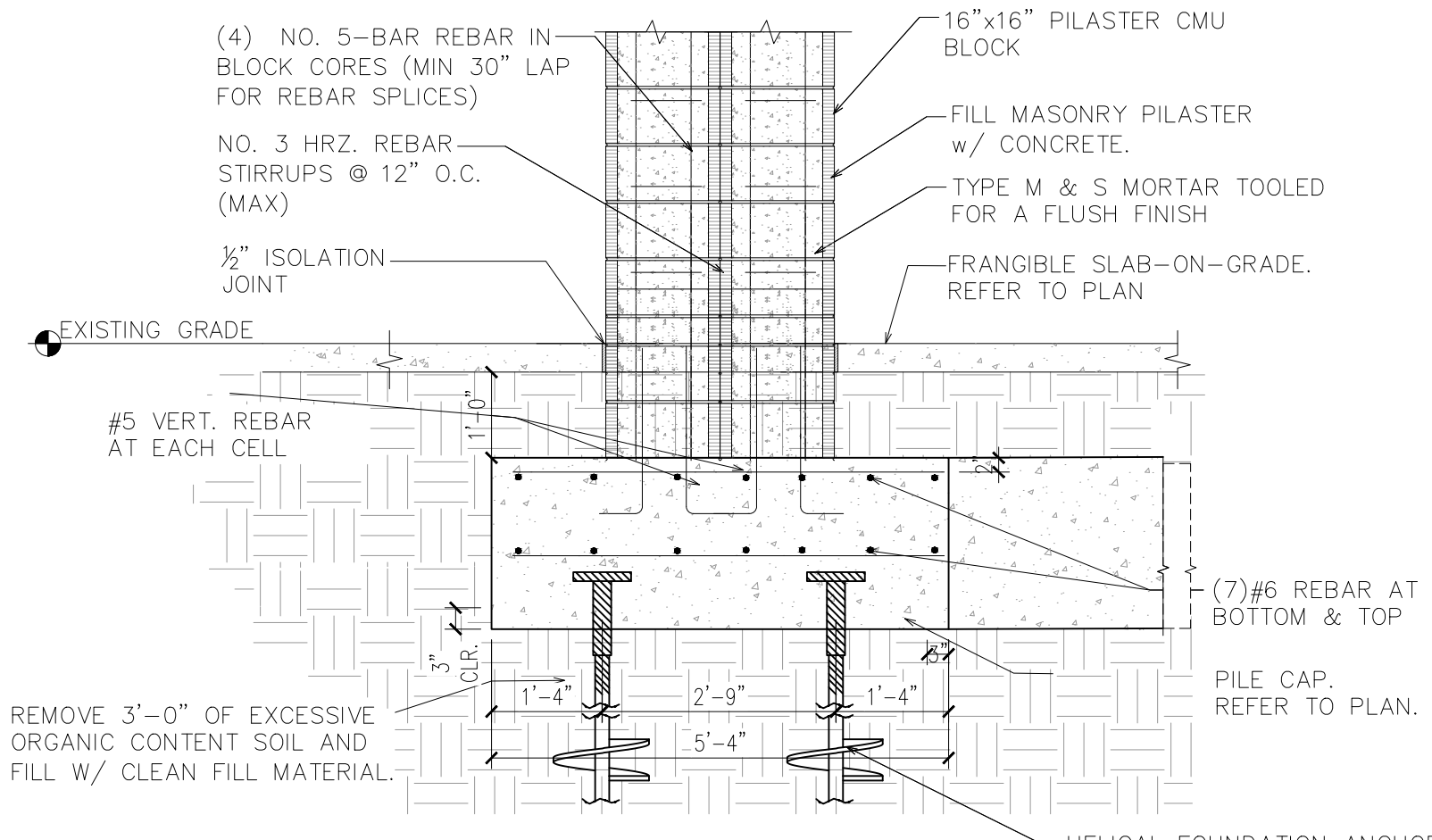


6 SHORT WOOD POST FOOTING F-2S
SCALE: 3/4" = 1'-0"

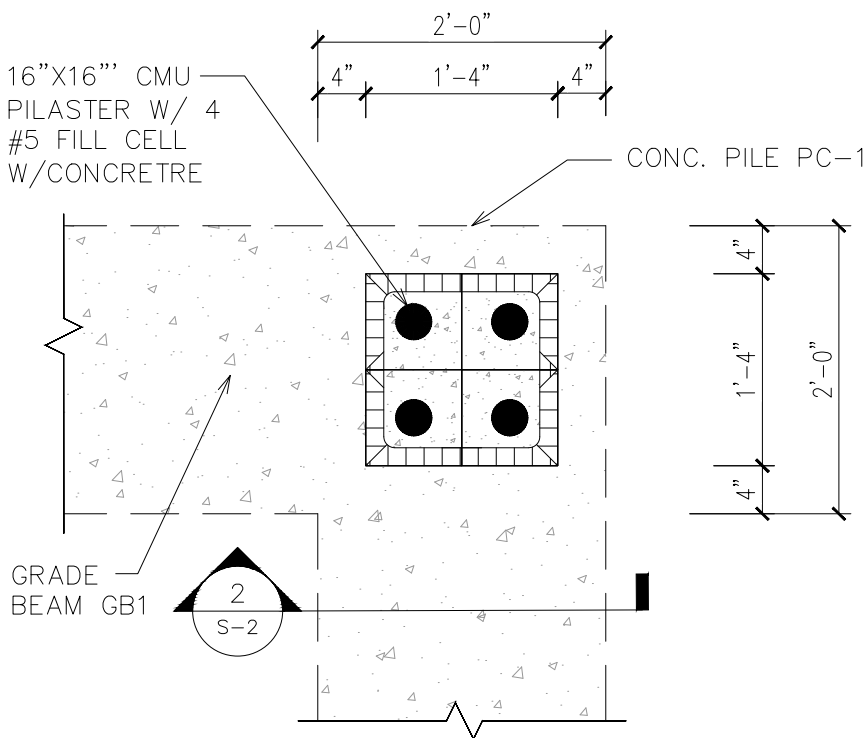
** CONTRACTOR MUST VERIFY THAT THE DESIGN WORKING LOAD HAS BEEN ACHIEVED IN COORDINATION WITH THE GEOTECHNICAL RECOMMENDATIONS. PRIOR TO CONCRETE POUR, FOR DOES NOT TAKE RESPONSIBILITY FOR THE SELECTED PILE EMBEDMENT OR LOAD BEARING CAPACITY**.

FRANGIBLE SLAB-ON-GRADE NOTES:

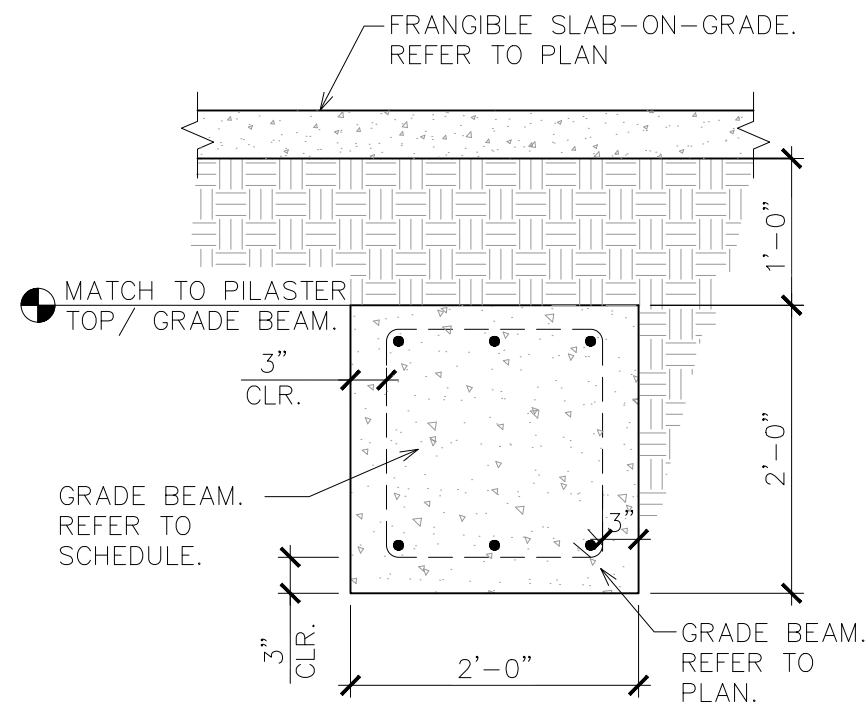
- COURSE AGGREGATE TO BE #57 STONE (COORDINATE w/ CONCRETE SUPPLIER)
- LOW SLUMP (w/o HRWR)/LIMIT W/C RATIO TO 0.45 MAX., (COORDINATE w/ CONCRETE SUPPLIER)
- FLYASH, 25% BY WEIGHT, (COORDINATE w/ CONCRETE SUPPLIER)
- VAPOR BARRIER TO BE (2)-LAYERS 10 MIL POLYETHYLENE. LAP 6" AND TAPE ALL JOINTS (EACH LAYER)
- IT IS RECOMMENDED TO WET-CURE THE CONCRETE SLAB



5 INTERIOR PILASTER (TYP.)
SCALE: 1/2" = 1'-0"



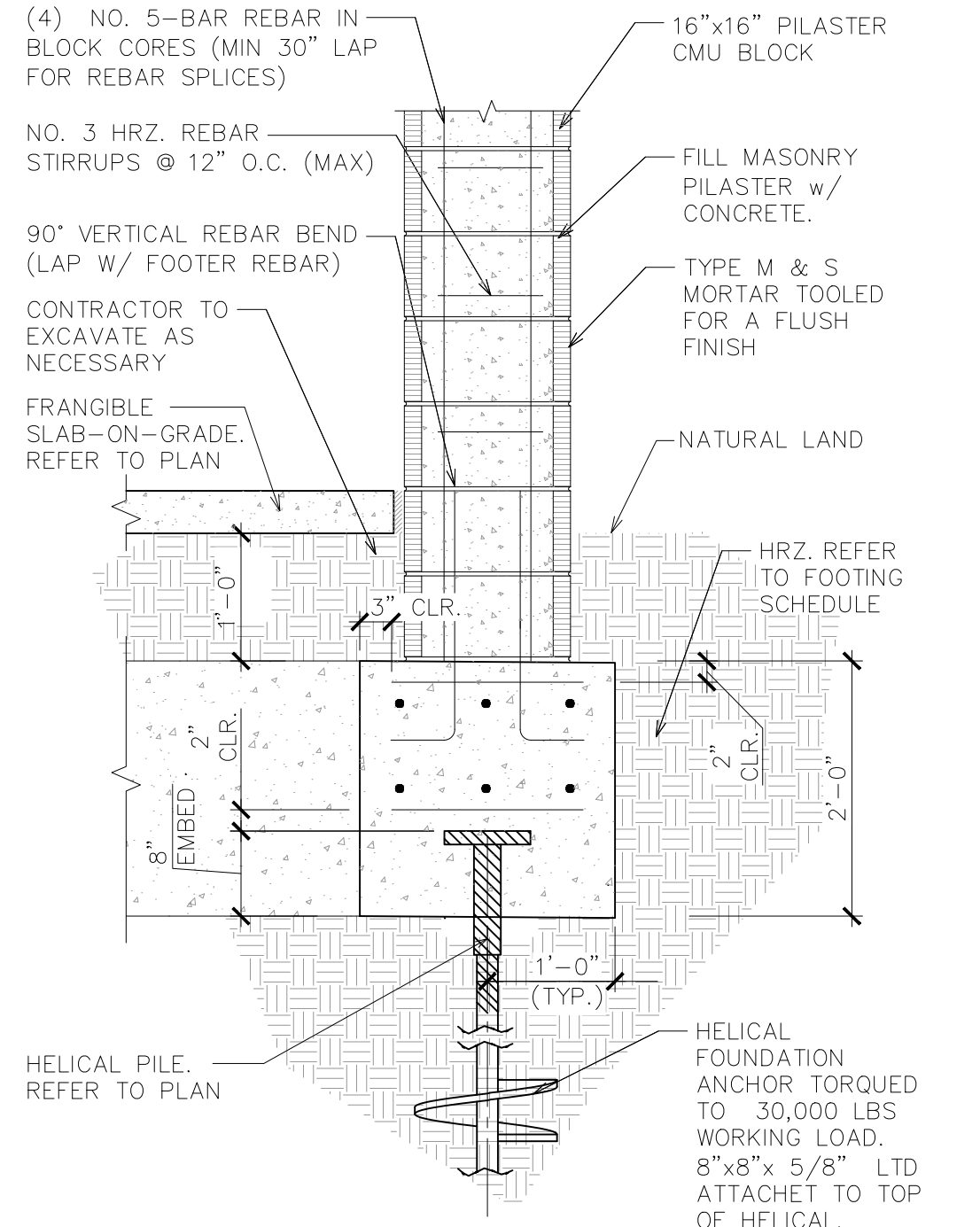
1 PILASTER FTG. DETAIL
SCALE: 3/4" = 1'-0"



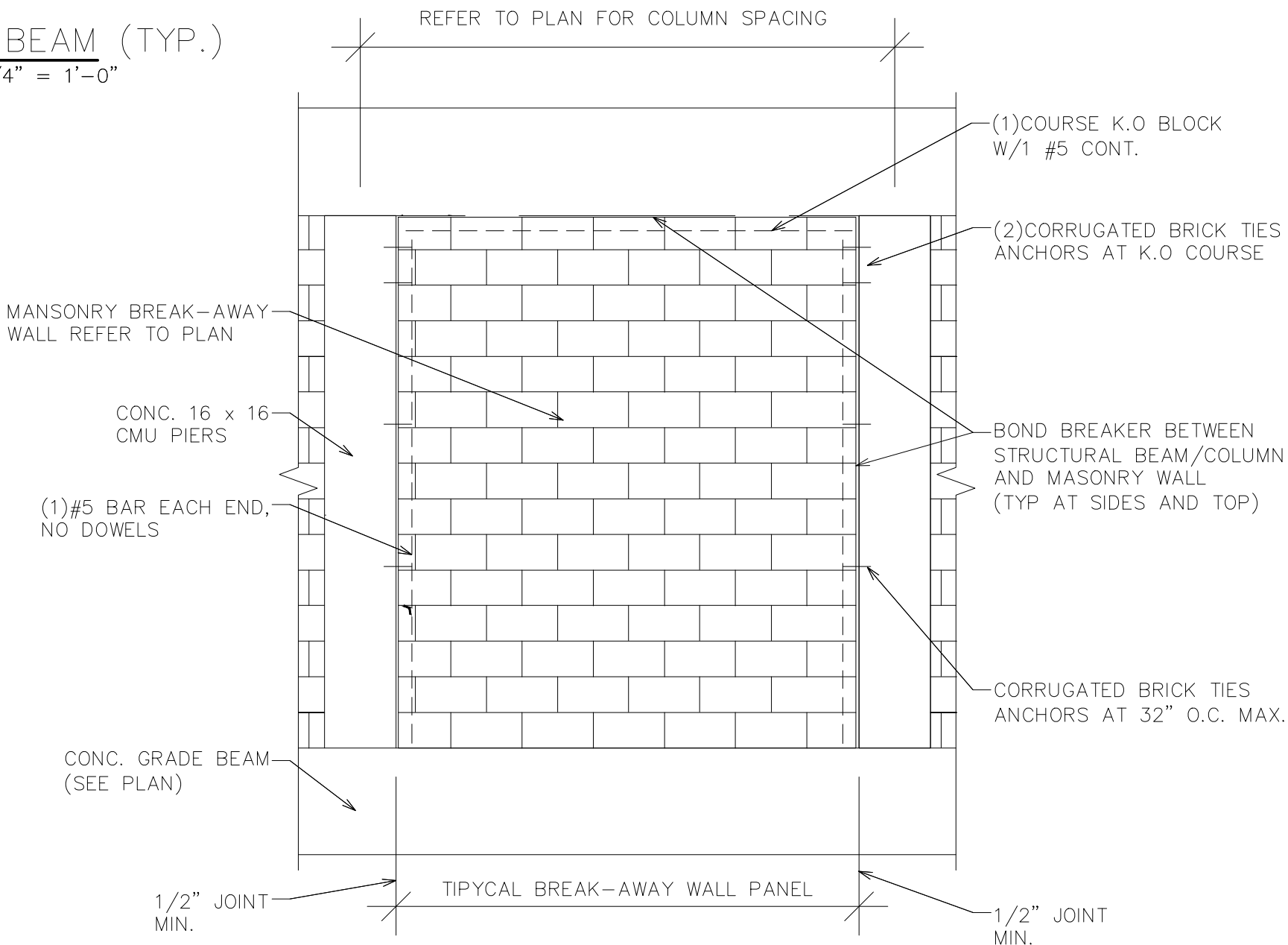
3 GRADE BEAM (TYP.)
SCALE: 3/4" = 1'-0"

LEGEND:

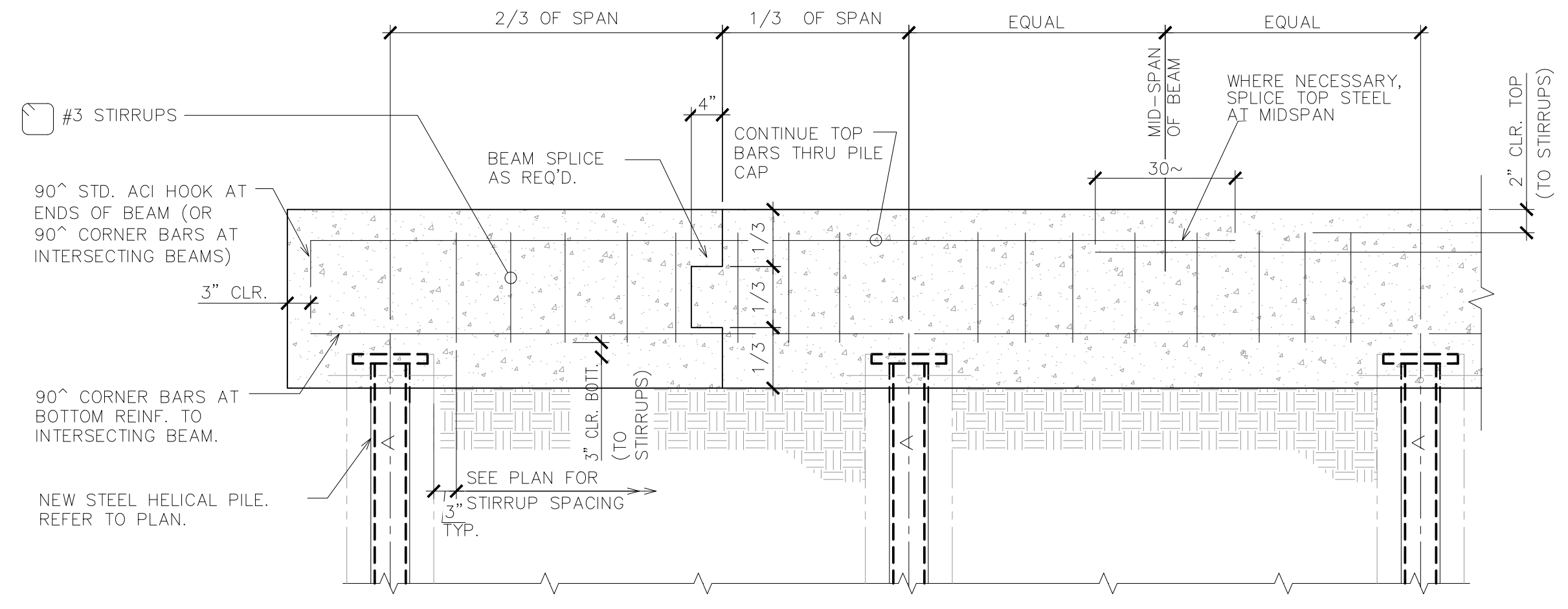
- F-# DENOTES ISOLATED FOOTING. SEE SCHEDULE.
GB-# DENOTES GRADE BEAM. SEE SCHEDULE.
PC-# DENOTES PILE CAP. SEE SCHEDULE.
MP-1 DENOTES 16"x16" MASONRY PILASTER. SEE DETAIL 1 ON THIS SHEET.
WP-1 DENOTES 6"x6" SP#2 WOOD POST.
••••• DENOTES 8" MASONRY WALL w/ #5 VERT. IN FULLY GROUTED CELL AT 8" O.C. MAX. (TYP.)
S DENOTES HELICAL PILE FOUNDATION ANCHOR TORQUED TO 5,000 FT-LBS OR 25,000 LBS WORKING LOAD. LTD ATTACHED TO TOP OF HELICAL.
DENOTES 8" BREAKAWAY MASONRY WALL (TYP.)
FLOOD VENT 16"x8".



2 PILASTER SECTION (TYP.)
SCALE: 3/4" = 1'-0"

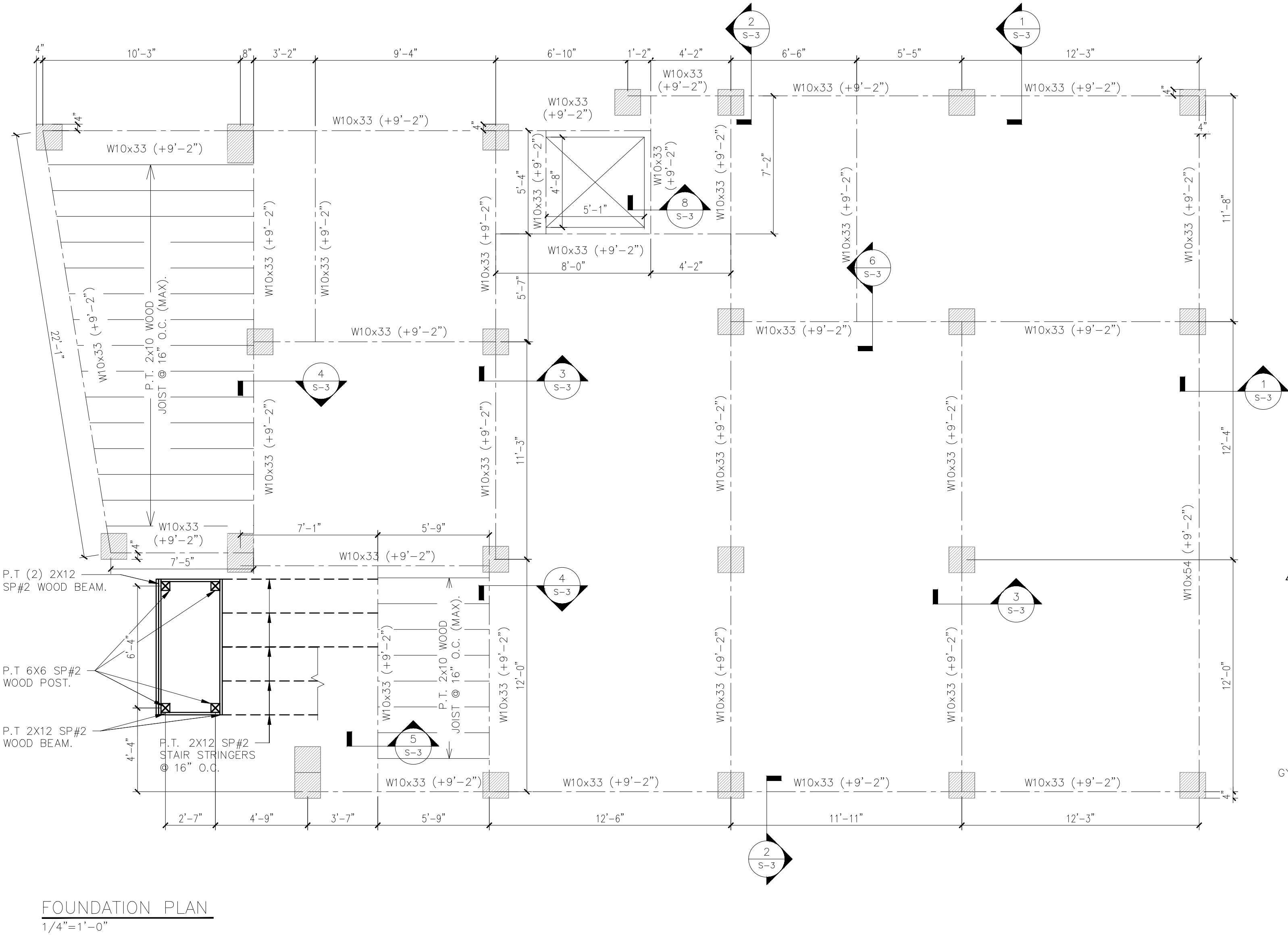


4 TYPICAL BREAK-AWAY WALL DETAIL.
N.T.S.

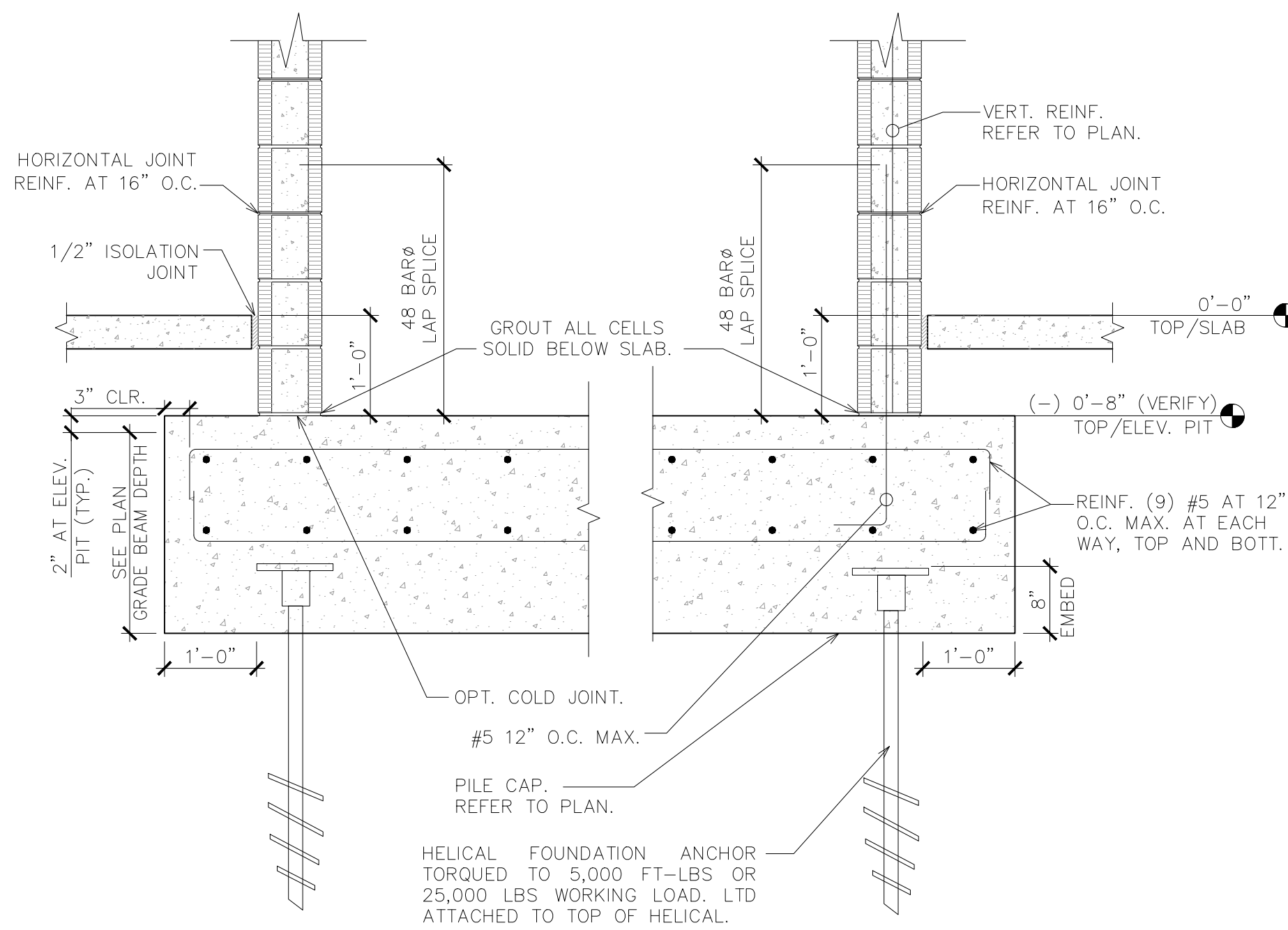


7 CONCRETE GRADE BEAM REINFORCEMENT DETAIL
SCALE: 3/4" = 1'-0"

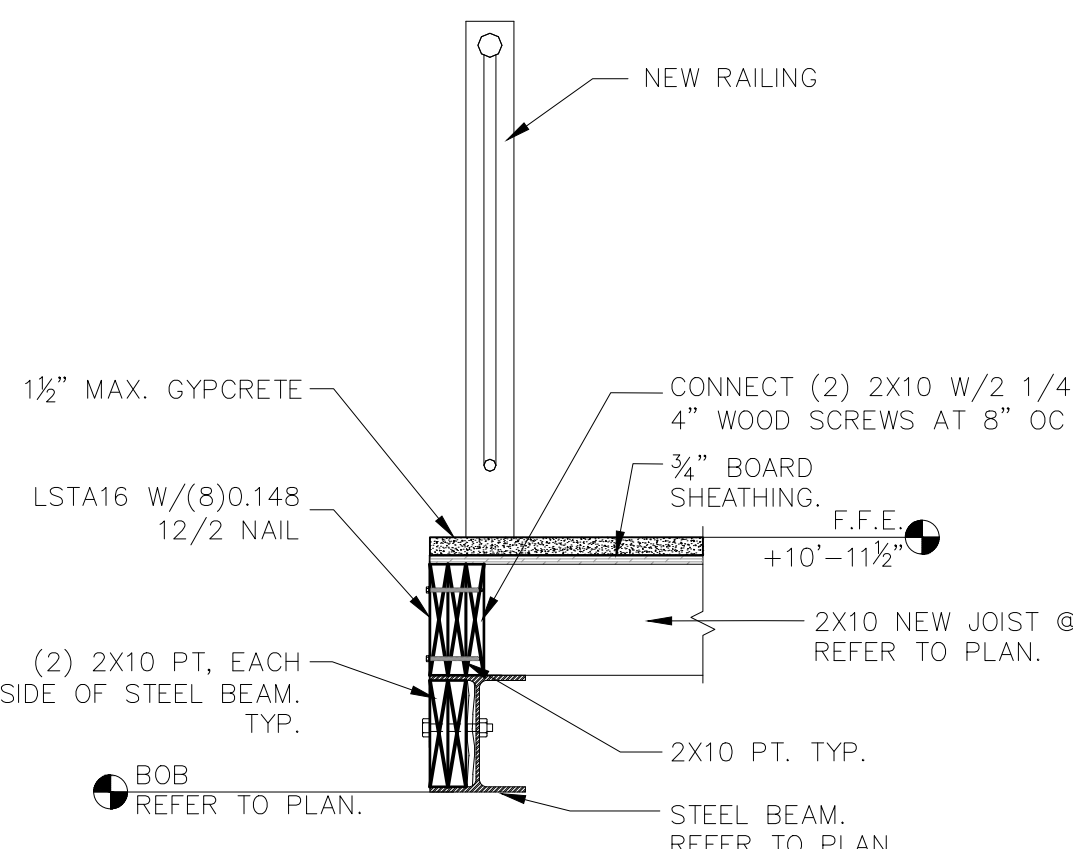
NOTES:
1. HELICAL PILES NOT TO SCALE.



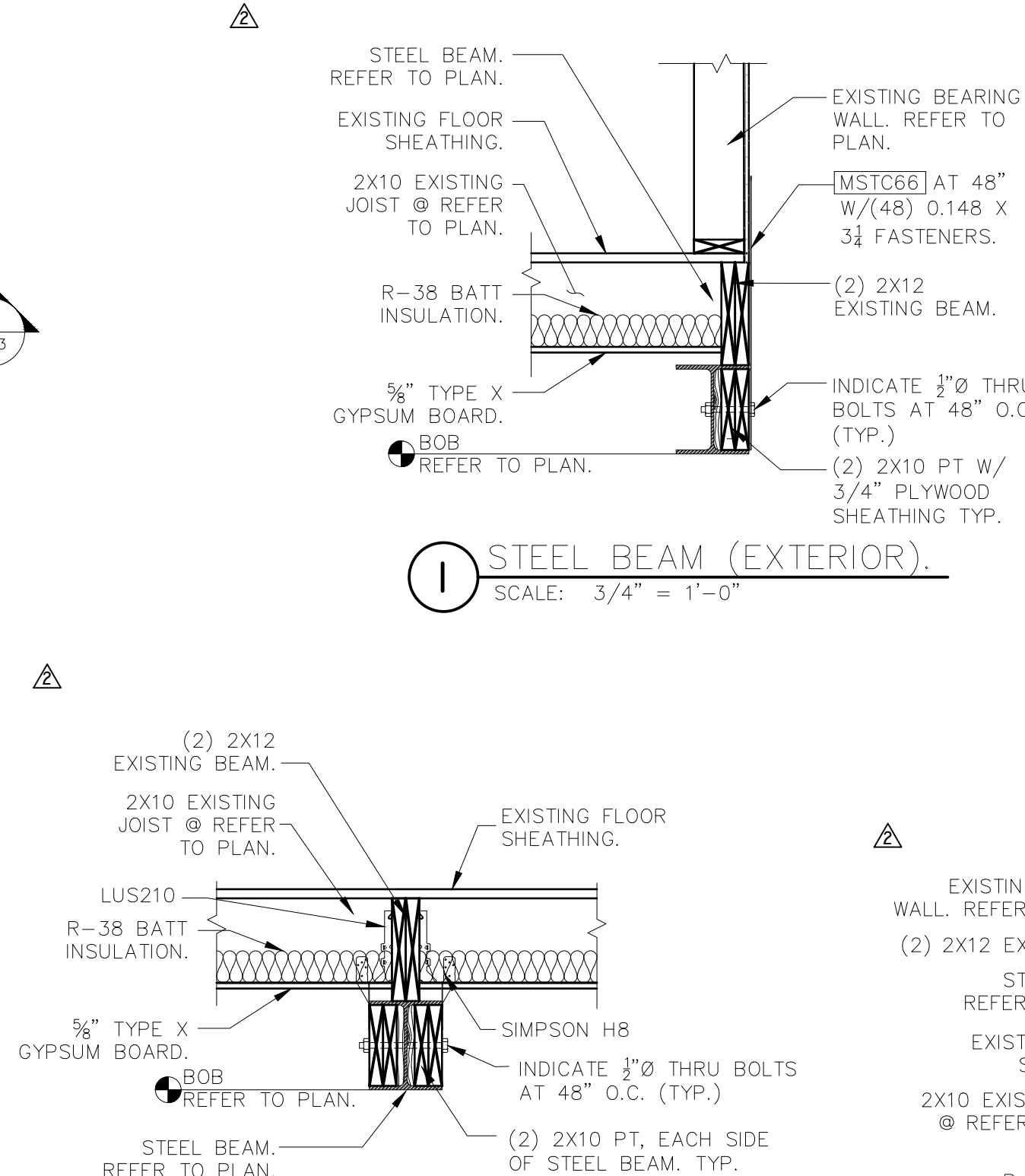
FOUNDATION PLAN
1/4"=1'-0"



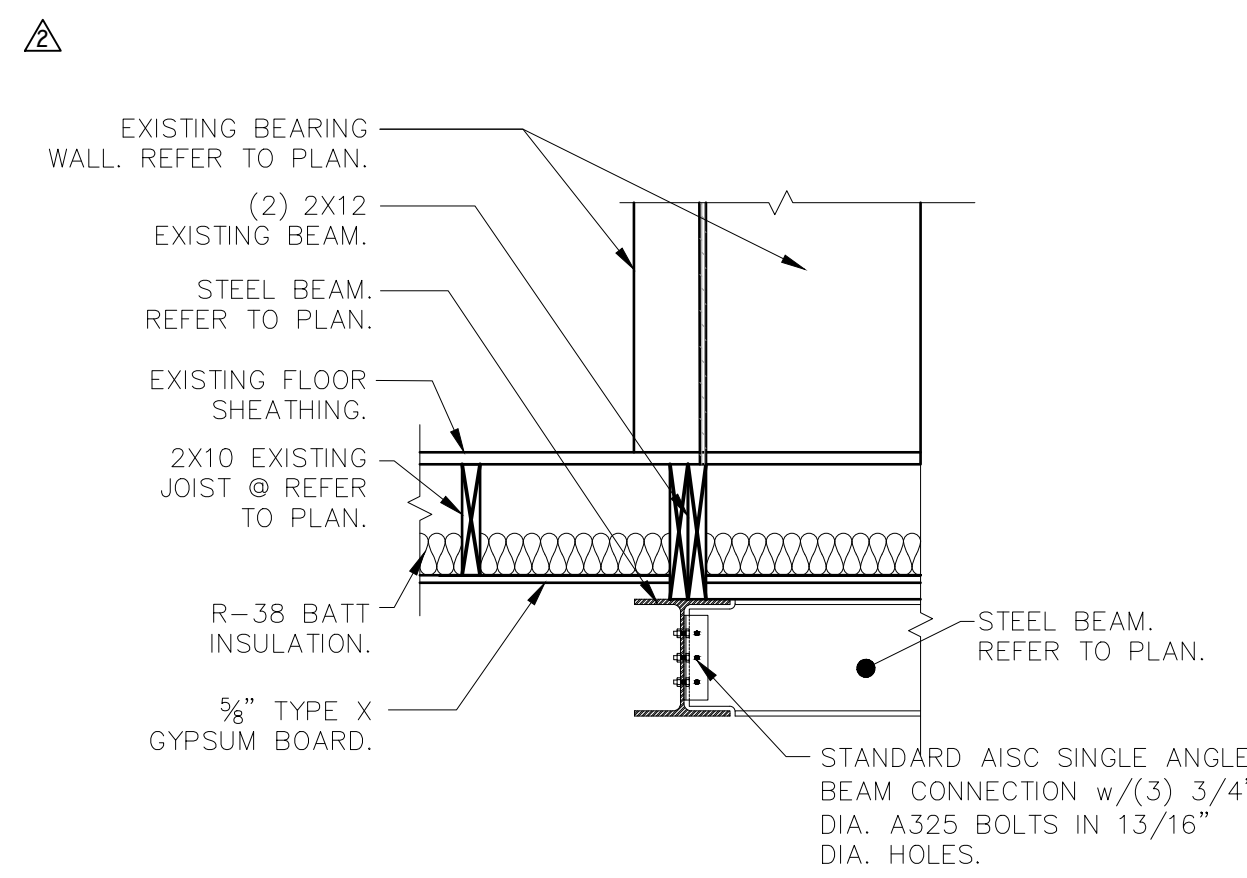
9 ELEVATOR PIT SECTION
SCALE: 3/4" = 1'-0"



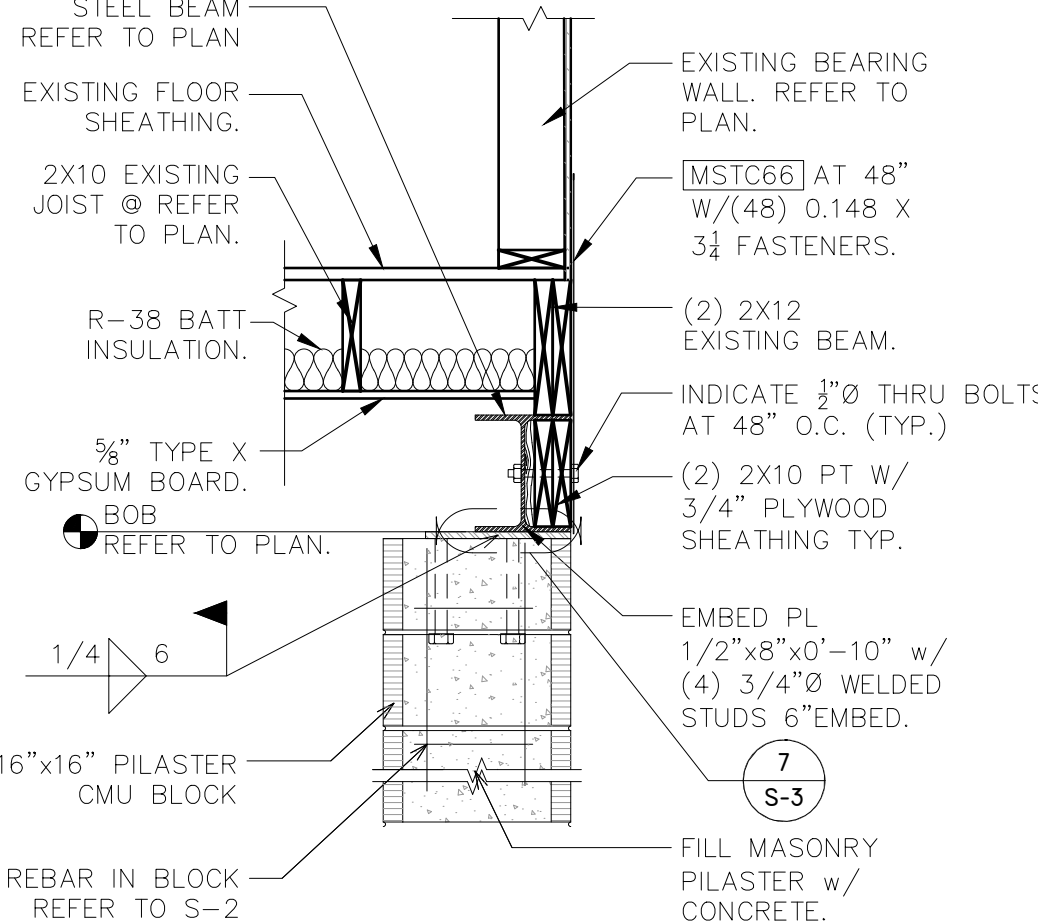
5 STEEL BEAM
SCALE: 3/4" = 1'-0"



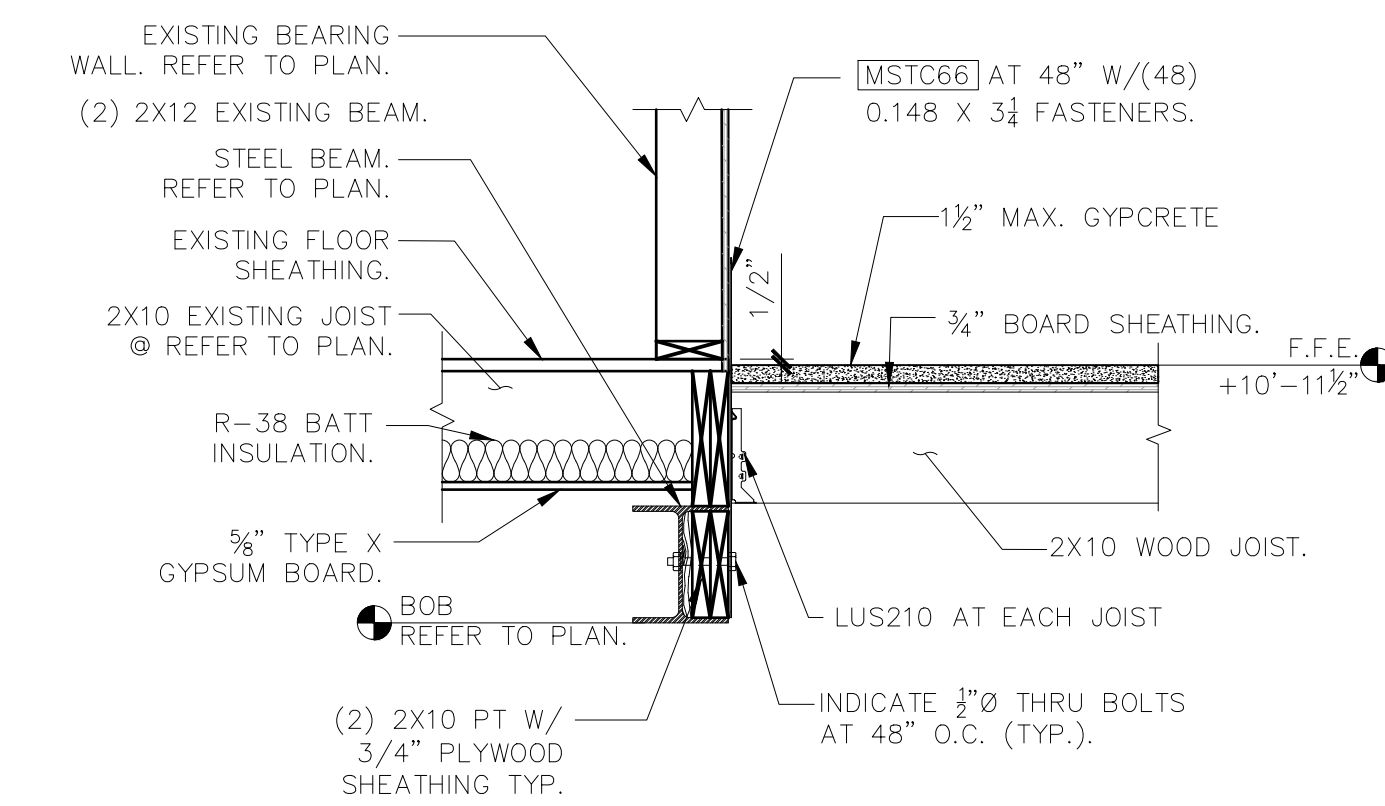
3 STEEL BEAM (INTERIOR).
SCALE: 3/4" = 1'-0"



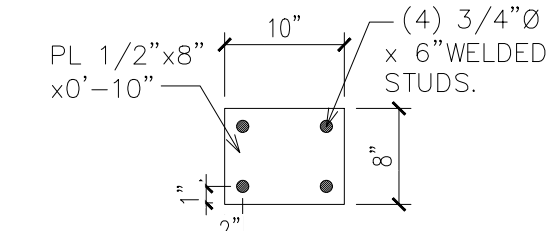
6 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



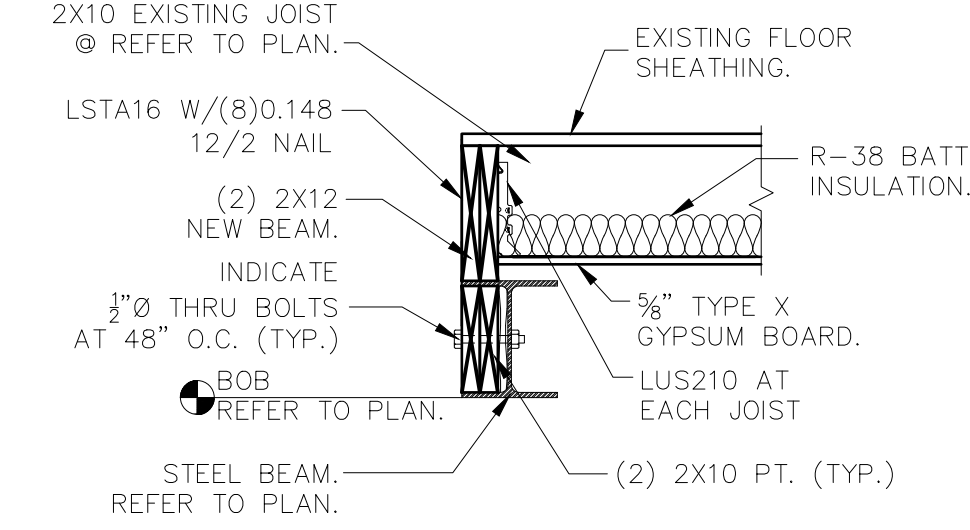
2 STEEL BEAM (EXTERIOR).
SCALE: 3/4" = 1'-0"



4 STEEL BEAM CONNECTION
SCALE: 3/4" = 1'-0"



7 STEEL PL (TYP).
SCALE: 3/4" = 1'-0"



8 STEEL BEAM (INTERIOR).
SCALE: 3/4" = 1'-0"

LEGEND:

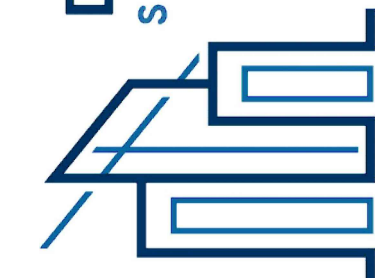
- DENOTES COLUMN SUPPORT BELOW.
 L-1 DENOTES P.T. (2) 2X12 WOOD LEDGER w/ 3/4" Ø SIMPSON TITEN HD, 6-1/2" EMBED., AT 8" MAX. FROM EA. END AND 16" O.C MAX., STAGG. TOP AND BOTTOM.
 (+#'-#") DENOTES BOTT OF STEEL BEAM.

NOTE: PROVIDE HANGER CONNECTOR BY SIMPSON LUS210 AT SIMPLE WOOD JOIST. SEE SECTIONS FOR CONNECTOR OF WOOD BEAM TO WOOD POST. PROVIDE HANGER CONNECTOR BY SIMPSON THA218 AT SIMPLE WOOD JOIST WITH LEDGER L-1 & L-2.

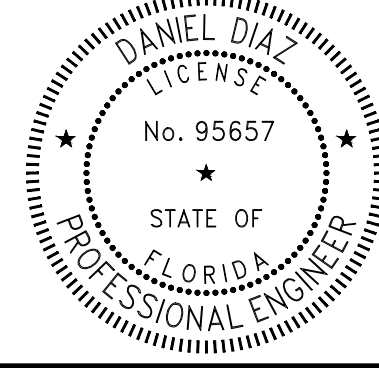
NOTE: PROVIDE EMBED PL 1/2"x14"x1'-2" w/ (4) 3/4" WELDED STUDS 6" EMBED, AT THE MASONRY PIER WITH 3 OR MORE STEEL BEAMS. PROVIDE EMBED PL 1/2"x8"x0'-10" w/ (4) 3/4" WELDED STUDS 6" EMBED, AT THE MASONRY PIER WITH 1 OR 2 STEEL BEAMS.

NOTE: CONTRACTOR MUST VERIFY THAT EXISTING FLOOR FRAMING IS SOUND AND STABLE PRIOR TO PERFORMING LIFTING PROCEDURE.

BEAM SIZE	BOLTS
W8, C8, MC8	2 ROWS
W10, C10, MC10	2 ROWS
W12, C12, MC12	3 ROWS



CONSULTANT



PROJECT

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301 Gulf Way, St
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33706

MARK	DATE	DESCRIP.
CD	7/17/25	PERMIT
Δ	12/04/25	REV 2.

SHEET MANAGEMENT

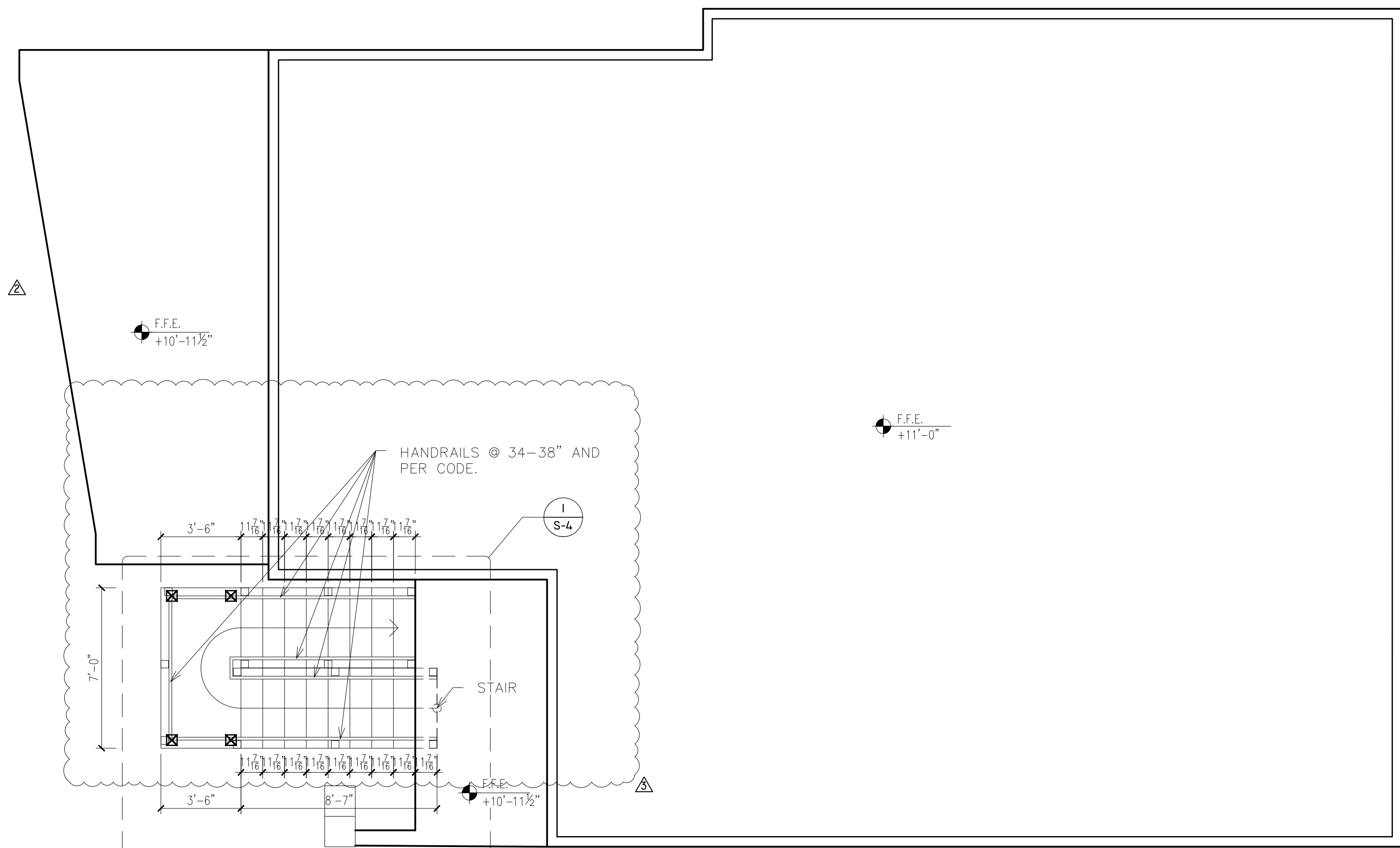
PROJECT NO: 2025129

SHEET TITLE

PROPOSED
BEAMS PLAN

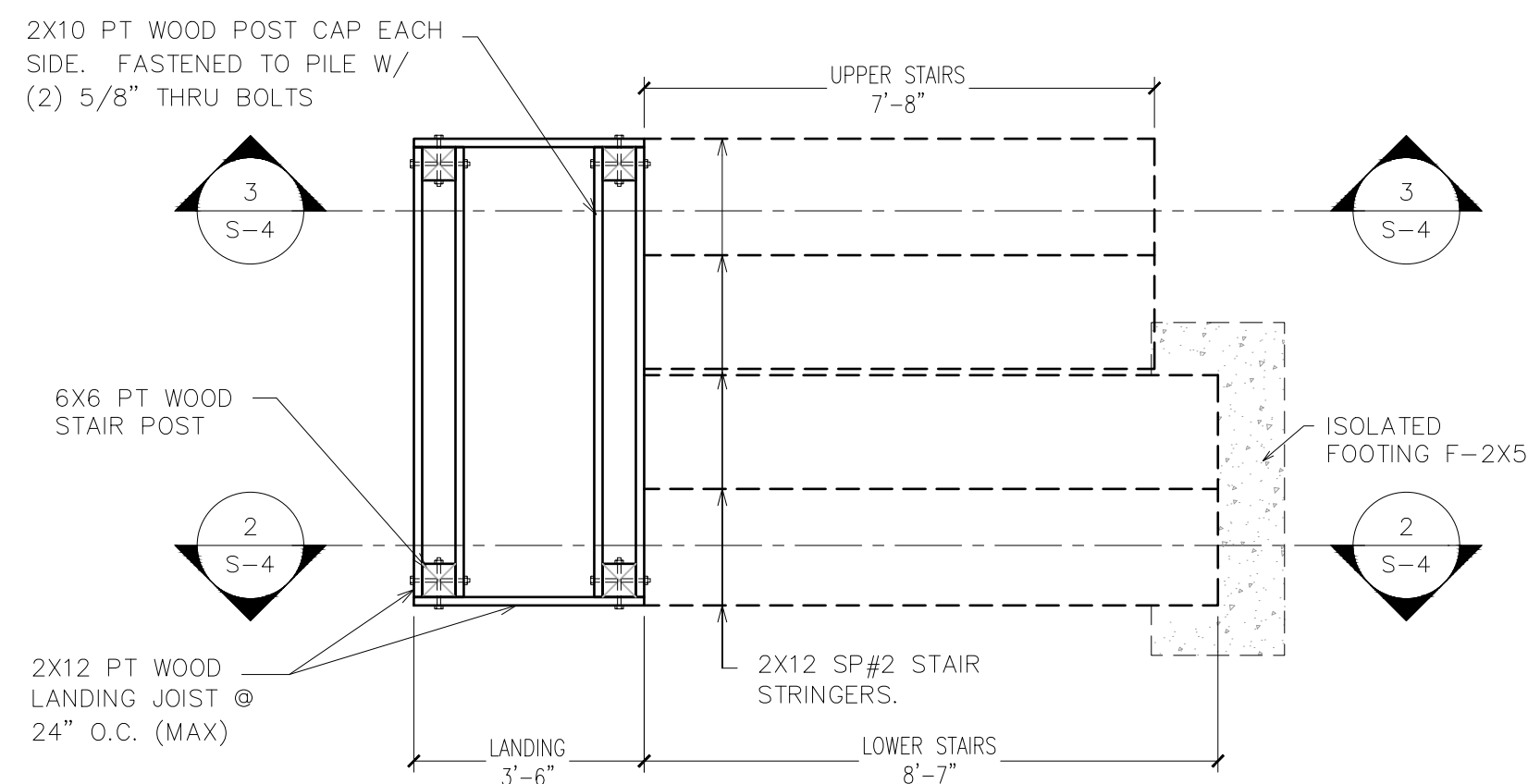
SHEET NUMBER

S-3



NUMBER OF RISERS: 19
NUMBER OF TREADS: 17
NUMBER OF LANDINGS: 1

ACCESSIBILITY PLAN
1/4"=1'-0"



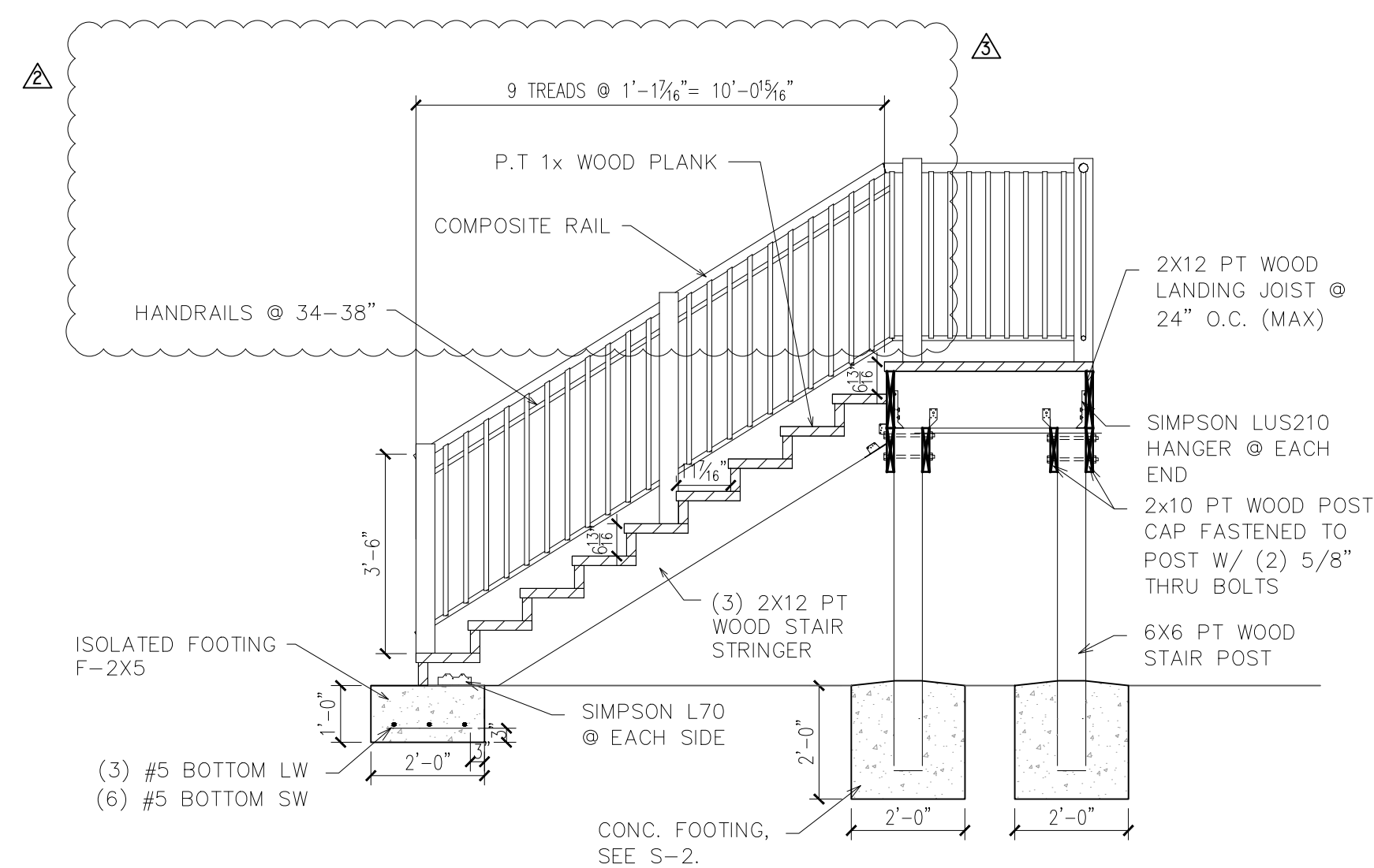
STAIR PLAN
SCALE: 3/8"=1'-0"

HANDRAILS NOTES:

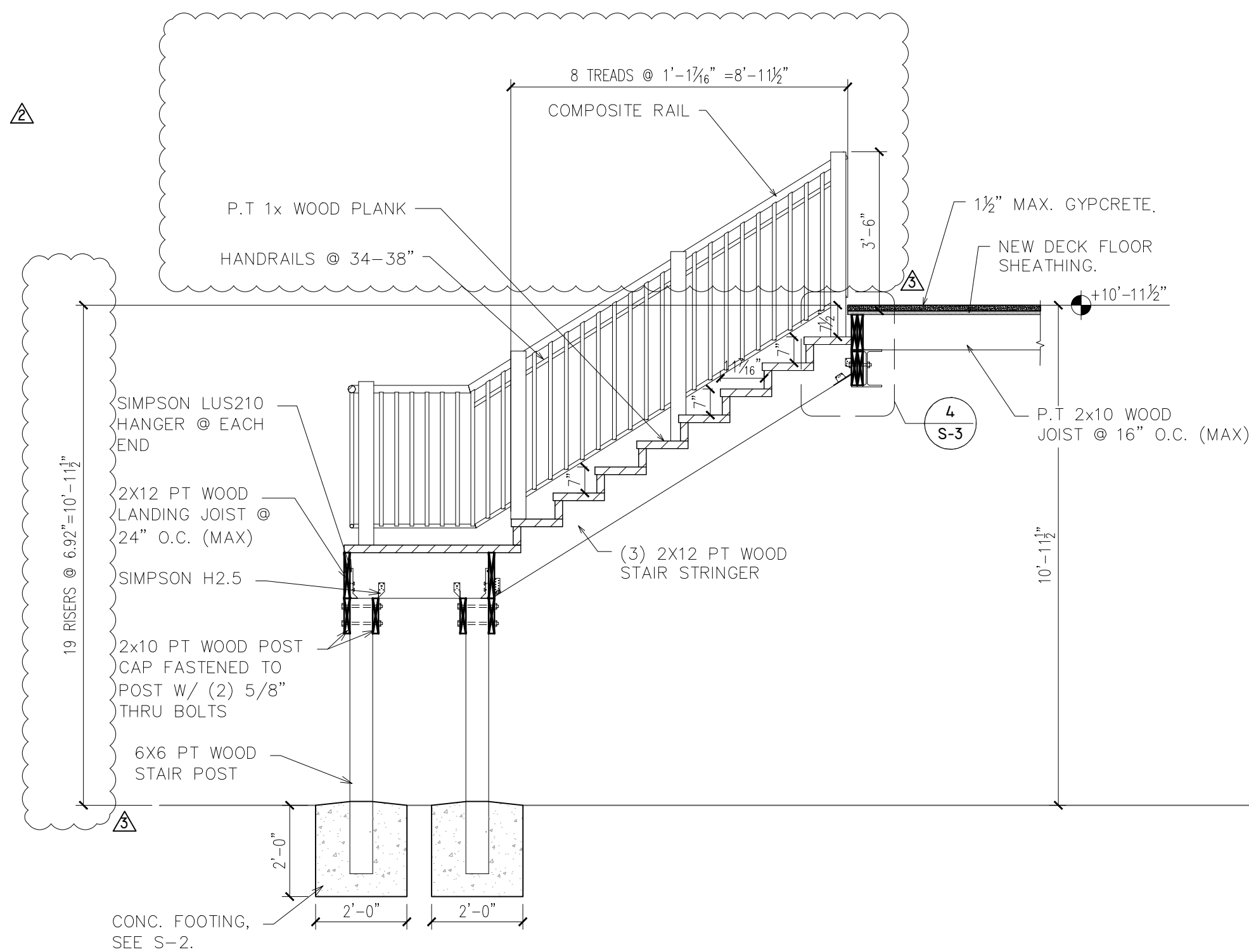
- HANDRAIL SYSTEMS SHALL WITHSTAND A CONCENTRATED LOAD OF 200lb. APPLIED AT ANY POINT IN ANY DIRECTION.
- HANDRAIL SYSTEM SHALL WITHSTAND A LOAD OF 50 PLF APPLIED IN ANY DIRECTION.
- LOADING CONDITIONS SHALL NOT BE APPLIED SIMULTANEOUSLY BUT INDIVIDUALLY TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR SUPPORTING COMPONENTS.

GUARDRAILS NOTES:

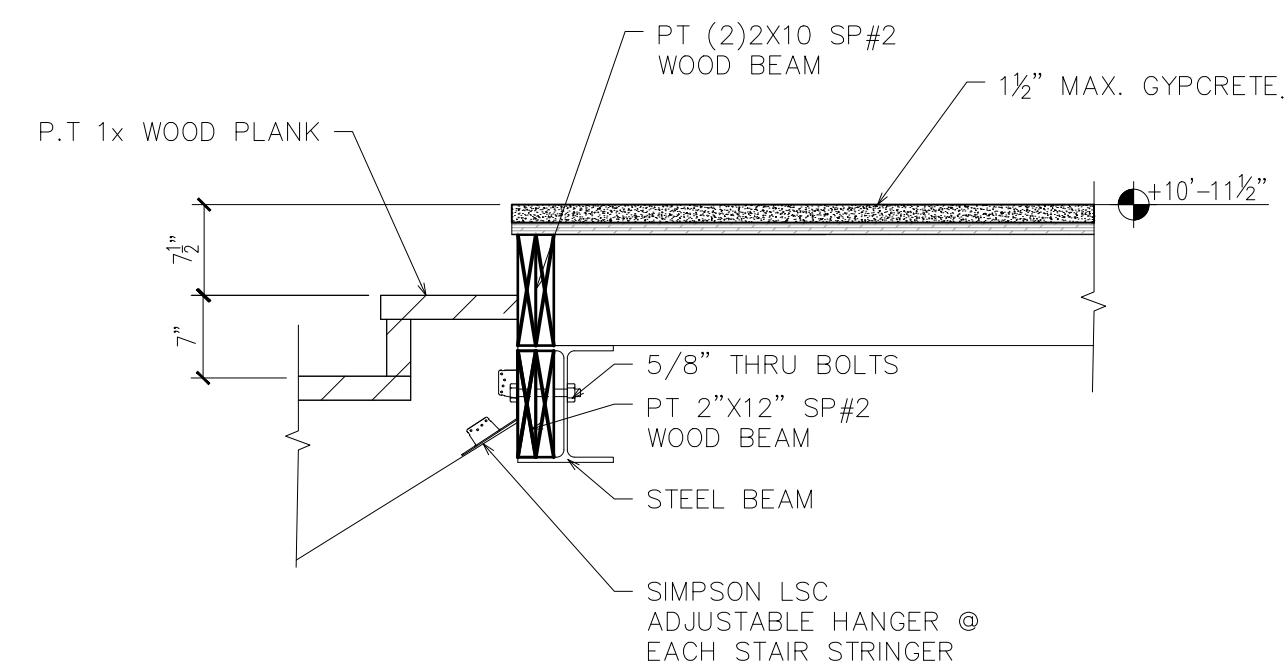
- GUARDRAIL SYSTEMS SHALL WITHSTAND A CONCENTRATED LOAD OF 200lb. APPLIED AT ANY POINT IN ANY DIRECTION.
- GUARDRAIL SYSTEM SHALL RESIST A 200lb. CONCENTRATED HORIZONTAL LOAD ON A 10 SQ FT AREA AT ANY POINT IN DIRECTION.



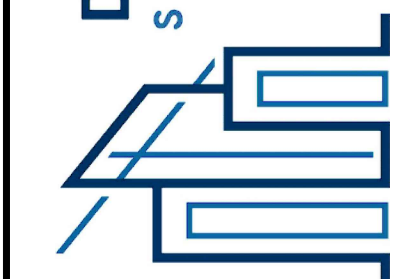
SECTION 2
SCALE: 3/8"=1'-0"



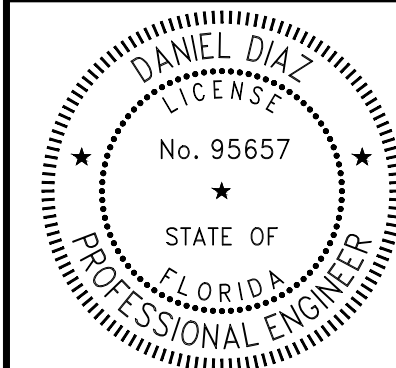
SECTION 3
SCALE: 3/8"=1'-0"



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



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MARK	DATE	DESCRIP.
CD	7/17/25	PERMIT
△	12/04/25	REV 2.
△	12/19/25	REV 3.

SHEET MANAGEMENT

PROJECT NO: 2025129

SHEET TITLE

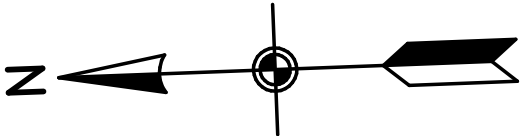
PROPOSED

STAIRS PLAN & DETAILS

SHEET NUMBER

S-4

TOPOGRAPHIC SURVEY
SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST
301 GULF WAY
CITY OF ST. PETE BEACH, FLORIDA



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet

NOTES:

- THIS TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR AND MAPPER. FIELD WORK WAS COMPLETED ON MAY 5, 2025, WHICH IS THE DATE OF SURVEY.
- BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF GULF WAY HAVING A PLAT BEARING OF N 06°50' W.
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY JOHN C. BRENDLA & ASSOCIATES, INC. DATED 2/12/09.
- TOPORAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PREPARD BY GATEWAY LAND SURVEYING, LLC, DRAWING NO: 25-0221, AND ROTATED TO MATCH THE BOUNDARY SHOWN HEREON.
- ALL BEARINGS AND DISTANCES ARE DEED AND MEASURED UNLESS OTHERWISE NOTED.
- NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR UNDERGROUND FOUNDATIONS WERE MEASURED AS PART OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
- FLOOD ZONE INFORMATION:
COMMUNITY PANEL NUMBER: 125149 0286 H
FLOOD ZONE: AE (EL 9 AND EL 10)
REVISED MAP DATE: AUGUST 24, 2021

ABBREVIATIONS:

- (F) = FIELD
(P) = PLAT
ELEV = ELEVATION
FCIR = FOUND CAPPED IRON ROD
FNLD = FOUND NAIK & DISK
TBM = TEMPORARY BENCHMARK

LEGEND:

- ◊ = WOOD UTILITY POLE
* = PALM TREE
☼ = SEA GRAPE CLUSTER
4.82 = EXISTING ELEVATION

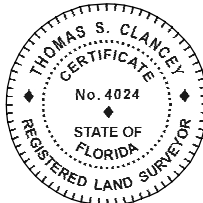
DESCRIPTION:

lot 16, Block 9, MOREY BEACH, as recorded in map or plat thereof, recorded in Plat Book 1, Page 102, of the public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Thomas
Clancey

Digitally signed by
Thomas Clancey
Date: 2025.07.15
14:10:05 -04'00'

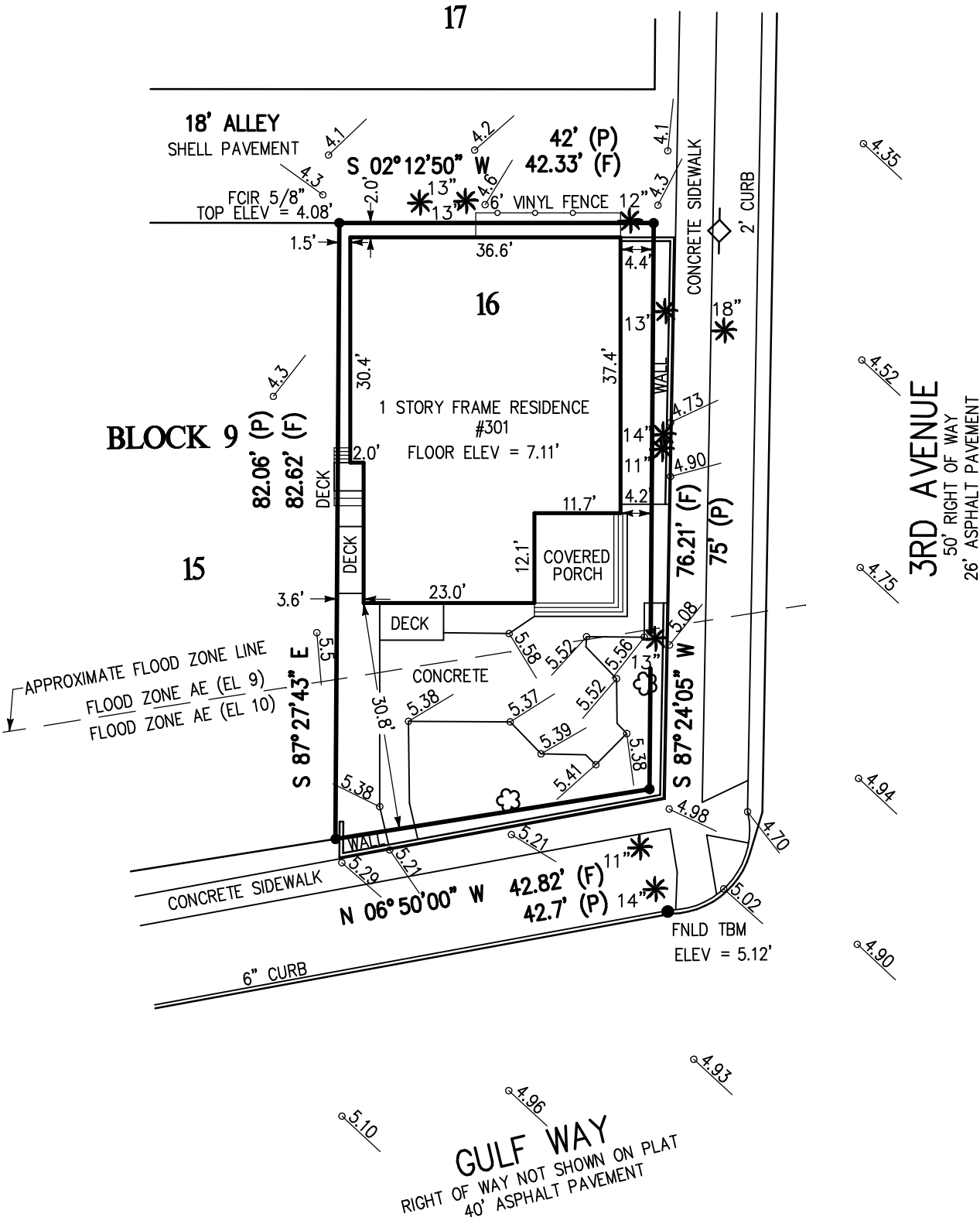
THOMAS S. CLANCEY
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4024



CLANCEY LAND SURVEYING
LLC

PROFESSIONAL SURVEYOR AND MAPPER
9704 REDWOOD BLVD.
TAMPA, FLORIDA 33635
813 245-4556 TCLANCEY@AOL.COM

JOB # 250080





Herman House



301 Gulf Way, St Pete Beach







The designs and renderings provided are conceptual and created for visualization purposes only. They are intended to help homeowners explore the functionality, aesthetics, and potential uses of their space, such as accessing and entering the home after it is lifted. These renderings are not produced by a licensed architect or engineer and do not account for local building codes, zoning regulations, or structural considerations. These designs are subject to significant modifications during the engineering and permitting process to ensure compliance with all applicable regulations and construction standards. Any design changes included in renderings but not included in initial quote will be reassessed.

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case No. 26019 – 102 4th Avenue

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]]
Variance Case No. 26019 for 102 4th Avenue.

Strategic Objective:

Date: March 25, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Planning Manager
Laura Canary, Community Development Director

Summary of Issue: This item was shared with the Historic Preservation Board at their March 5, 2026 meeting where comments pertained primarily to the risks of loss of contributing historic status and design modifications. No significant comments were made pertaining to the subject variance requests.

Staff finds the requests are generally supportable and are not out of character or scale with other developments in the neighborhood. However, neither addition is necessary to retain access to the home. The additions are accessory spaces for the residence rather than living space or mandatory accessibility improvements.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Plans
4. Survey
5. Rendering Mock-up 1
6. Rendering Mock-up 2



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PLANNING DEPARTMENT

Date: March 3, 2026
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 102 4th Avenue
Parcel Number: 19-32-16-58932-009-0060
Lisa Wilson of The Permit Tech Inc. for Gilbert & Denine Dimola
Variance Case No: 26019

Prepared by: Brandon Berry, Senior Planner

Hearing Date: 3/25/26

Please be advised that staff have received and reviewed the following items submitted in support of the application:

1. Completed Practical Difficulty Variance package with application form.
2. Boundary Survey, signed by Edward D. Murphy, PLS, on August 26, 2025, consisting of one sheet.
3. Site Plan and Building Permit Package, last revised January 20, 2026, consisting of five sheets.
4. Rendering of building frontage, shared by the owner at the March 6, 2026 Historic Preservation Board meeting.

Staff offer the following comments for the Board's consideration:

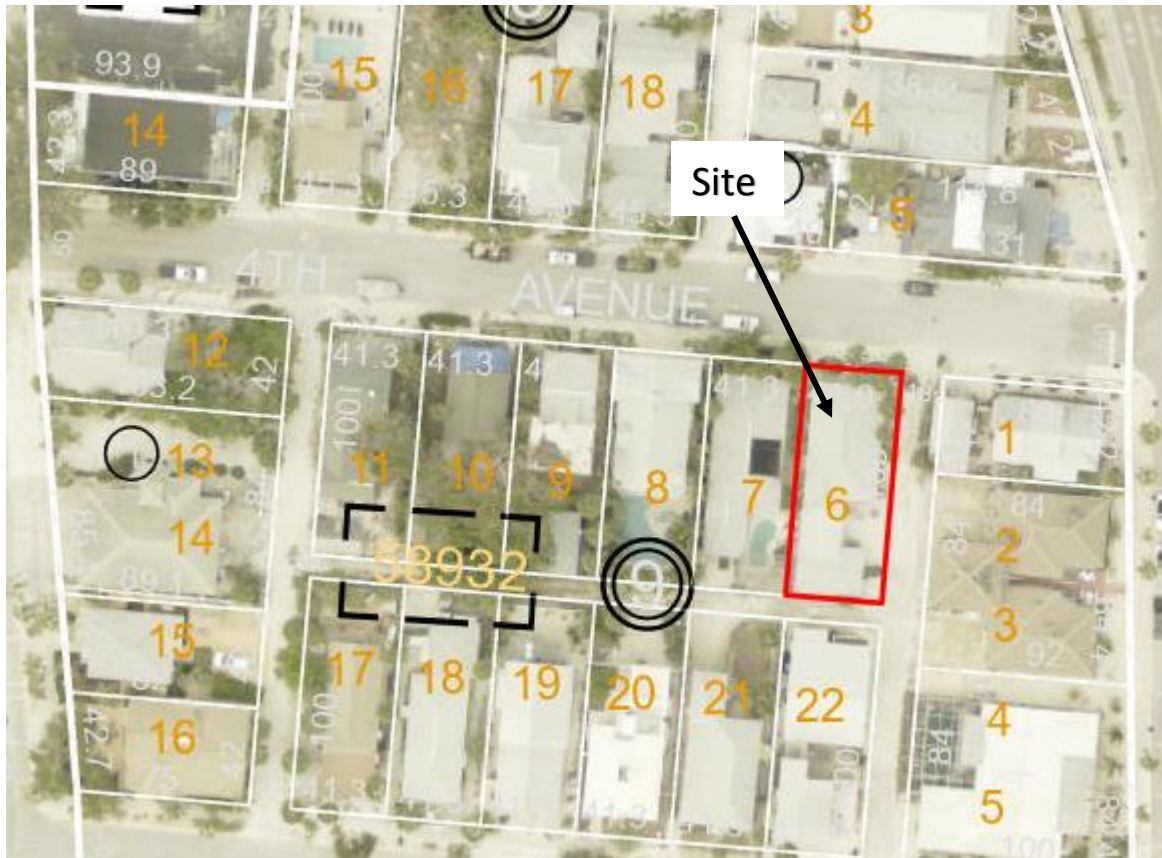
Site Description/Surrounding Land Uses

The subject site is a 41.9x100' (4,190 sq. ft.) property containing a single-family residence originally constructed in 1963 according to its Florida Master Site File. The structure is currently listed on the City's local historic registry (Designation #69, February 2021), although the owner has submitted a letter to de-designate the structure which will be effective by the date of this meeting.

The property owners are proposing to elevate their residence above the required flood elevation, making the structure compliant with the City's local floodplain regulations. The elevation will substantially exceed the required height and allow for a ground-floor parking, storage and access area.

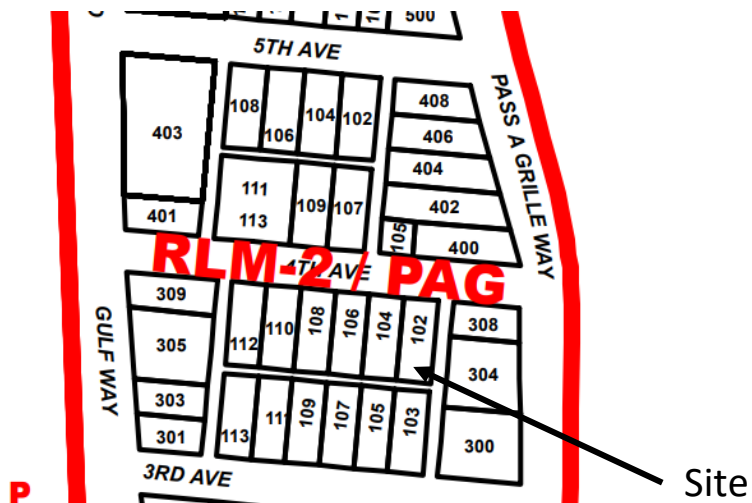
The property is located within an area containing other low- and medium-density uses to its east (duplex and multi-family), south (single-family) and north (4th Avenue and two-family). The property to its west contains a two-family residence and is also a locally-designated historic structure proposed for elevation for which variances are being sought.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 12 of 15, dated 7/20/2012

Request and Analysis

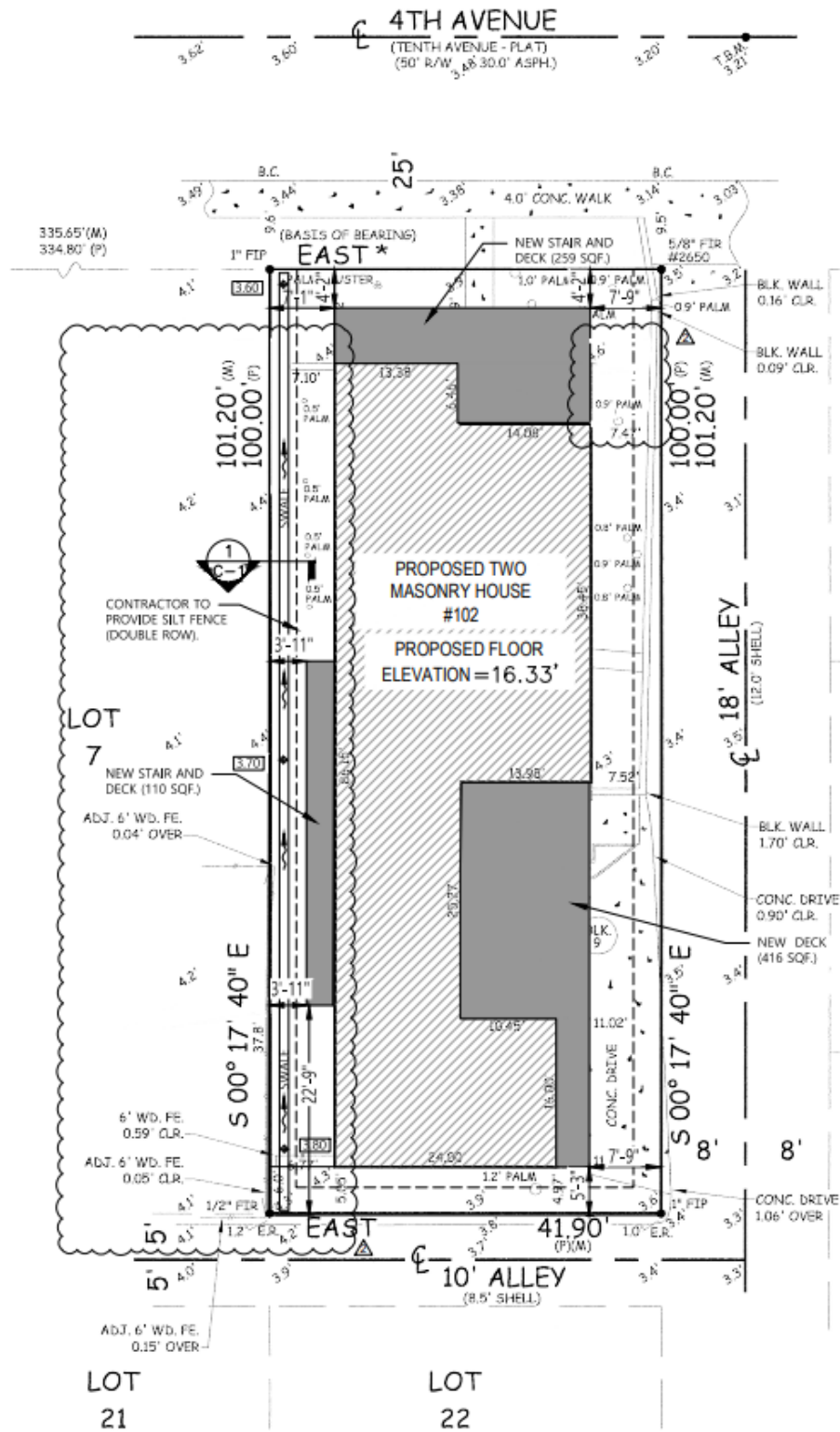
The residence is proposed to be elevated in place with front and side decks and stairs constructed, along with a western stair, to maintain access to the living level. The home is nonconforming to the required rear yard setback but is permitted to be elevated in place subject to recently-passed Ordinance 2026-01, which permits in-place elevation of residences provided that all additions meet required yard setbacks. The ordinance also permitted stairs and limited landings to encroach into the required front yard setback; however, the permission did not extend to elevated open decks. The applicant is proposing to install decks that encroach into the required ten-foot front and rear yard setbacks, necessitating the subject variance. Features installed within the western side yard shared with a neighbor, and the eastern alleyway side yard, meet the required yard setbacks.

Figure 3: Zoning Table			
Single-Family Residence	102 4th Avenue		
	<u>'House-Medium'</u> Required	Existing	<u>Proposed</u>
Front Yard Setback - Elevated Deck and Stairs	10'	10.1' (est.)	4'-2" to new stair and deck (v)
Side Yard Setback (West) – Open Stairs	2'	7.1'	3'-11"
Side Yard Setback (East) – Open Deck and Stairs	4.2'	7.5'	7.5'
Rear Yard Setback – Elevated Deck	10'	5'*	5'-3" (v)
*Denotes existing non-conformity (v) Variance required			

Historic Preservation Board Review

As the residence was a locally-designated historic resource at the time of the March 2026 Historic Preservation Board meeting, Staff brought this request forward in the form of a Certificate of Appropriateness and design review for the project scope. The Board expressed minimal concerns about the encroachments proposed under the subject variance request. Discussion primarily related to the design of the front of the home, with an owner showing a rendering that aligned with a Staff request to use vertical railings. In correspondence with the owners, and as shared at the meeting, Staff has relayed that there is significant risk the residence will no longer be considered a contributing resource to the Pass A Grille Historic District following elevation, due to the extent of the elevation substantially overtaking the preserved living level. The owners appear to be understanding of this.

Figure 5: Proposed Site Plan with proposed improvements (N.T.S.)



Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a practical difficulty variance and must make a positive finding with regard to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 **in addition** to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;

The applicant is seeking to install a deck at the front of the residence that extends to 4'-2" from the front property line where 10' is required, representing a variance of 58% to the required standard. The rear deck is proposed to be 5'-3" from the property line to align with the existing rear of the home, representing a variance of 47% to the required standard.

2. Whether an adverse change will be produced in the character of the neighborhood;

Staff finds the rear setback encroachment will not cause an adverse change in the character of the neighborhood. The deck is an open design and is proposed to align with the rear of the structure as it exists and will be maintained following elevation. The portion of deck proposed to encroach is only approximately 3.25-feet wide and is not significant in massing compared with the residence following elevation.

The front setback encroachment for the open deck and stairs is also unlikely to produce an adverse change in the neighborhood. Historically, homes along the southern side of 4th Avenue have been developed very close to the street, with homes at 110 and 112 4th Avenue (proposed for demolition) set at 4-7 feet from the front property line, and the western neighbor's home at a similar existing and proposed front setback as the subject residence. While only one other residence along 4th Avenue has an open front deck, the design of the deck is modest and is not out of scale with the home nor is it dominant in the front massing of the building.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

Staff does not find either addition to be necessary to provide minimum access to the living level of the structure. The rear deck encroachment, while it extends no closer to the southern rear alleyway property line than the residence proposed to be elevated, could be scaled back as it does not provide direct access to an existing or proposed door. The frontage deck and stairs could be redesigned to provide a minimum Florida Building Code-compliant stair and landing to access the living level at the front of the structure. The proposed stairs that access the living level and deck are tucked within a jog at the front of the building that is currently used as a covered screened porch, and will meet both the openness requirements as well as the setback requirements for stairs under Ordinance 2026-01.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The owner has chosen to elevate their residence's living floor substantially above the required flood elevation. The additions to the structure covered under this scope are modest and

secondary in stature and nature to the residence itself, which is not proposed to be expanded in living square footage. Staff supports the elective elevation of residences when they do not produce undue adverse impacts to the surrounding area, although Staff finds a lesser elevation could have still provided protection from a 100-year storm and retained more of the structure's historic integrity.

While only one other residence on 4th Avenue contains a front elevated deck at this point in time, other residences contain living level-frontage porches near grade, such as 105 and 106 4th Avenue. The addition of the subject front deck, adjacent to the living level, is reasonable in scale and is not expected to project substantially closer to the front property line than the historic average of homes along this block. While staff does not find the front deck minimally necessary to provide reasonable access to the structure, it does preserve the front porch element in a manner respectful of the scale of the residence, exchanging the enclosed 100-square-foot porch for an open deck along the front of the residence. At six-feet in depth along the majority of the frontage of the structure, the deck is of a reasonable size for limited seating use, and similar in depth to the existing screened porch.

Other:

- The applicant should address if the rear deck extension provides any direct benefit, such as egress from the residence or another function.
- The applicant should address whether the front deck is the minimum depth for comfortable use or serves any function other than for seating.

Summary

Staff finds the subject request is not substantially out of scale with the neighborhood or would produce any adverse effect, but also finds that it is not the minimum variance necessary to make reasonable use of the structure following elevation. The rear deck extension meets and does not visually overpower the existing enclosed rear of the residence, but is not necessary to provide building access. The front deck provides a reasonably-sized seating area to replace the covered porch that is being removed and utilized in footprint for stair access to the front door of the living level, but is also not essential for access.

Should the Board approve the subject request, Staff recommends the following conditions to protect the health, safety and welfare, and integrity of the historic district:

- 1) The deck railing below the balustrade shall be of a material and design in keeping with the architecture of the building, such as vertical metal picket. Modern cabling and other similar non-contemporaneous elements shall not be used.
- 2) The applicant shall have a final as-built survey prepared, submitted, and approved prior to permit closeout.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

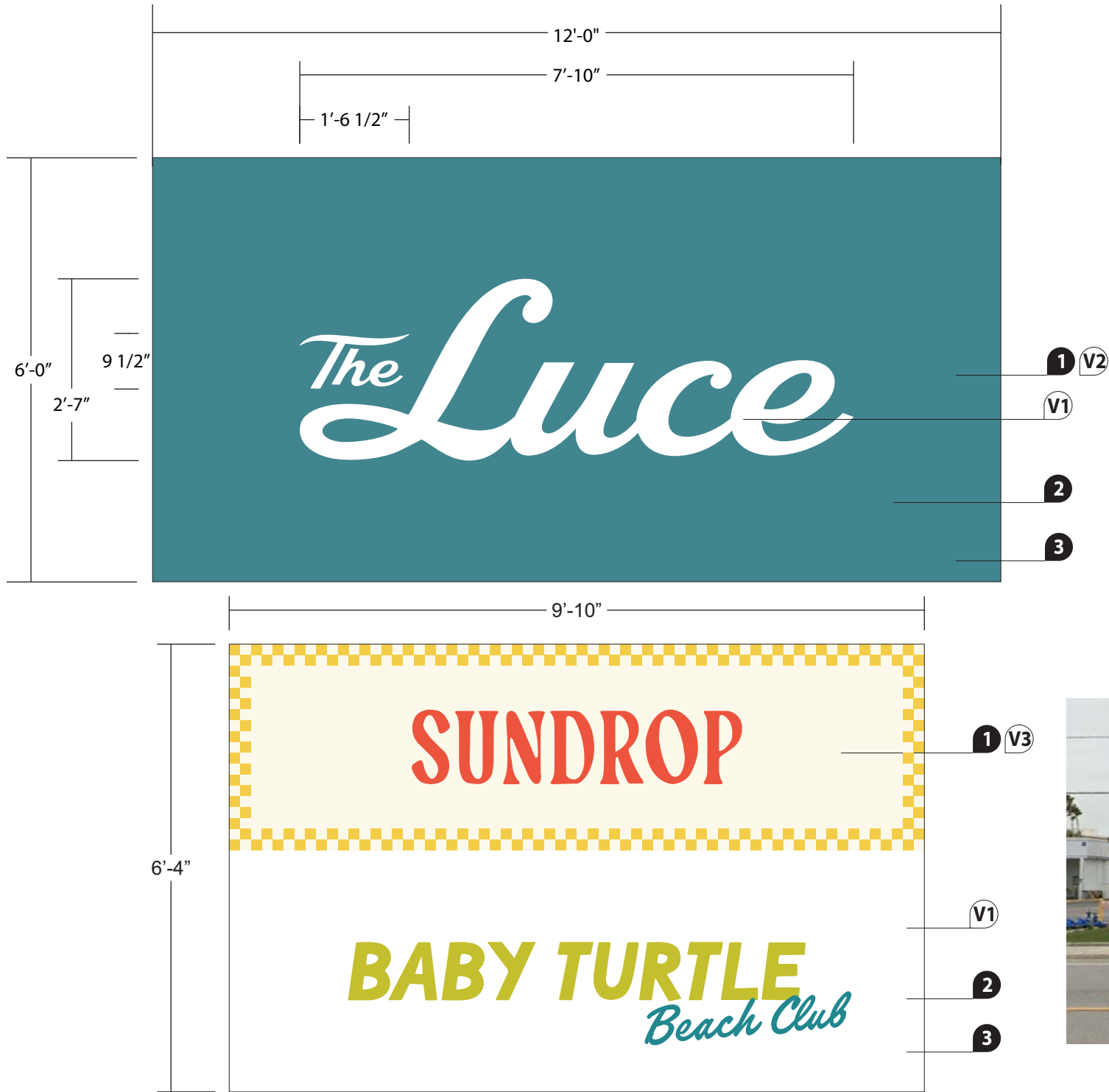
Respectfully submitted,

**Brandon
Berry**

Brandon Berry
Senior Planner

Digitally signed by
Brandon Berry
Date: 2026.03.13
15:29:35 -04'00'

Cc: Gilbert & Denine Dimola, Owners
Lisa Wilson of The Permit Tech Inc., Applicant
Board of Adjustment Attorney



A Front Elevation QTY: Total 2
Scale: 1/2"=1'-0"

Fabrication Keynotes:

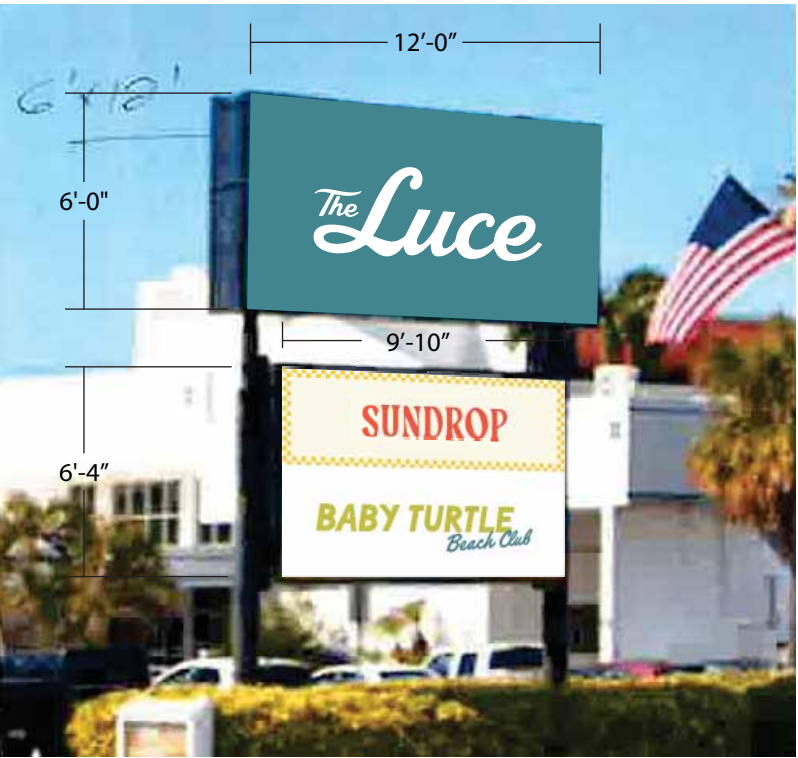
- 1 ILLUMINATED SIGN FACE**
3M PANAGRAPHS III FLEX FACE SUBSTRATE
DIGITALLY PRINTED 3M TRANSLUCENT GRAPHICS/ FIRST SURFACE
INTERNAL LED ILLUMINATION
- 2 OVERLAMINATE**
8520 CLEAR MATTE (LOWER CABINET)

Installation Keynotes:

- 3 STRETCHED FLEX FACE PYLON SIGN**
SUBSTRATE STRETCHED ON EXISTING RETAINER SYSTEM

Color Scheme:

- V1 WHITE**
3M PANAGRAPHS III FLEX FACE SUBSTRATE
- V2 3M DIGITAL PRINT**
PRINT TO MATCH/ C:76 Y:34 M:40 K:5 (UPPER CABINET)
- V3 3M DIGITAL PRINT**
(LOWER CABINET)



D Context
Scale: 3/16"=1'-0"



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

Local: 727-573-7757
Fax: 727-573-0328

www.thomassign.com

Drwg. # **114477** PID # **106921**

Project
The Luce
6300 Gulf Blvd.
St. Pete Beach, FL 33706

Revision Date
10/15/25

Latest Date
10/15/25

Sign Type
ST.34

Description
The Luce
Brand Identity
(Pylon)

Drawn By
JC

TSA Approval Signature

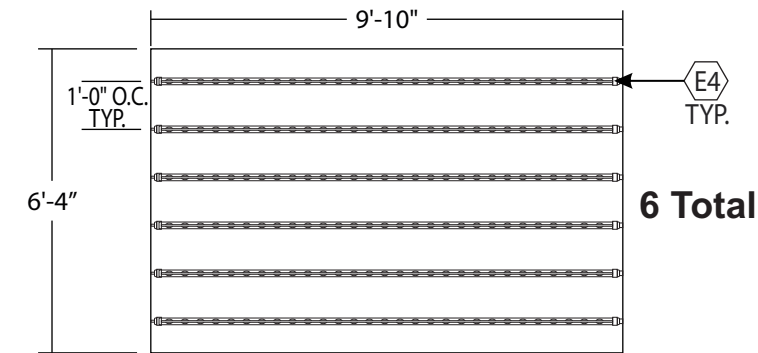
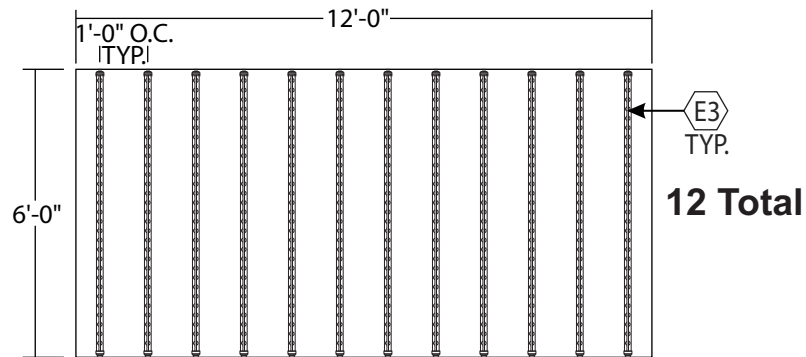
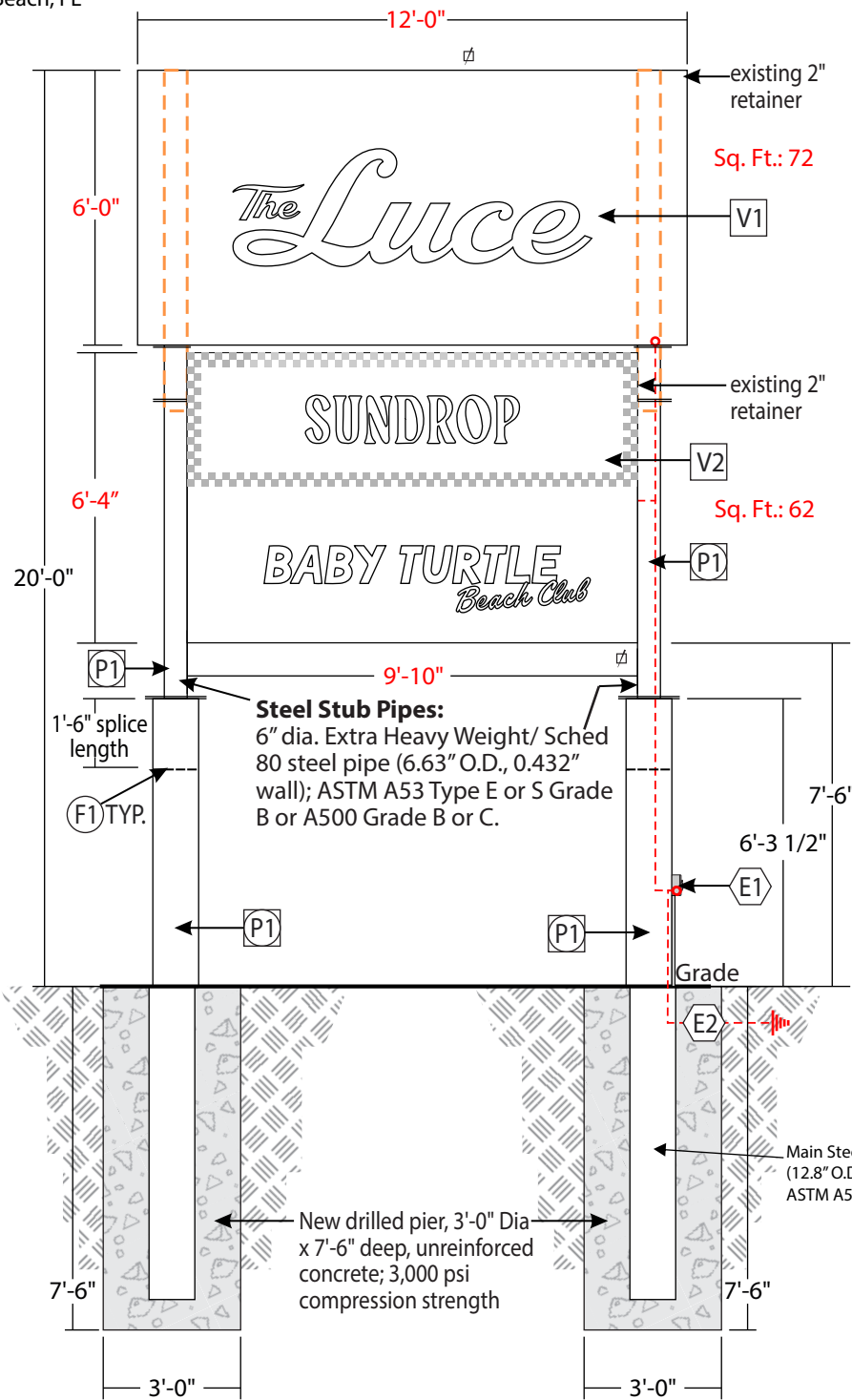
Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

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LED Layouts (one side shown) E5
Scale: 1/4"=1'-0"

Quality Signs Manufactured and Serviced
P1 PAINT COLORS E1 ELECTRICAL NOTES V1 VINYL COLORS F1 FABRICATION NOTES

TOTAL SQFT = 72.7
PART #TL-FAC-6X12-FX
ESTIMATE #207408
P/E FOR SIGN - UPPER FACE

MATERIAL FOR FACE REPLACEMENT

FACE: 3M PANAGRAPHS III
RETAINER: EXISTING (NO FRAME)
GRAPHICS: 3M DIGITAL PRINT

VINYL COLOR

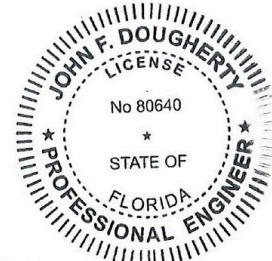
1) 3M DIGITALPRINT / FIRST SURFACE

Design Loads

PER FL BLDG CODE, 8TH ED (2023)

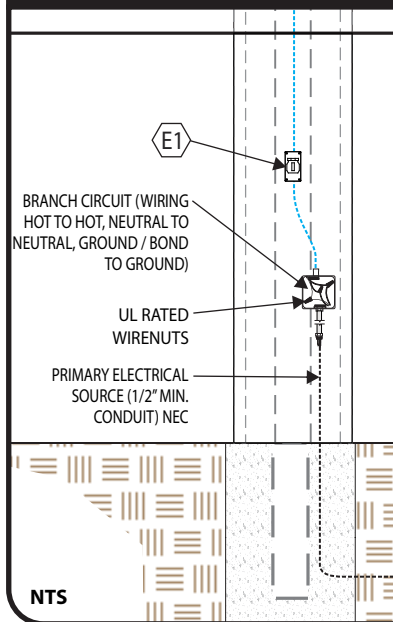
BASIC WIND SPEED, V	150 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	D
DESIGN WIND PRESSURE	76.1 PSF
FL CERTIFICATE OF AUTHORIZATION NO	31751

Engineer Seal

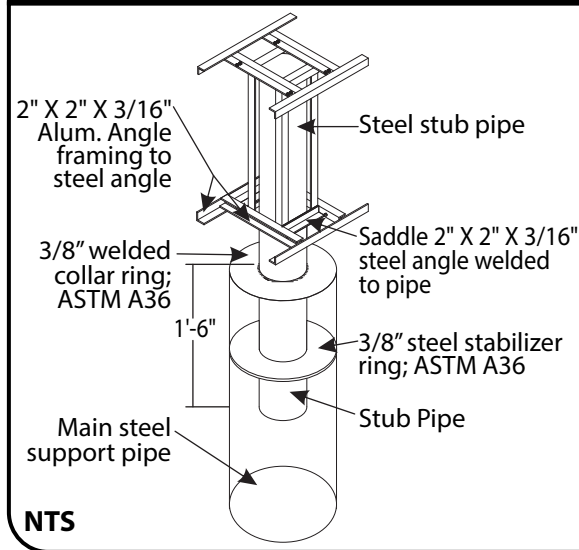


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SWITCH/BRANCH CIRCUIT DETAIL



SADDLE WITH STUB DETAIL



St.34 D/F Pylon Sign Refurb with New Faces QTY: 1

Scope of Work:

- NOTE: All new steel supports painted black
- NOTE: Paint cabinets black
- Re-lamp all cabinets with Keystone sign Heroes



Color Reference

TOTAL SQFT = 62.28

PART #TL-FAC-6X9-FX

ESTIMATE #207409

P/E FOR SIGN - BOTTOM FACE

MATERIAL FOR FACE REPLACEMENT

FACE: 3M PANAGRAPHS III
RETAINER: EXISTING (NO FRAME)
GRAPHICS: 3M DIGITAL PRINT

VINYL COLOR

1) 3M DIGITAL PRINT / FIRST SURFACE

TOTAL SQFT = NOTED

PART PCI-REFURBPYL

ESTIMATE #204832

P/E FOR SIGN - PYLON REFURB

MATERIAL FOR PYLON REFURB

SUPPORTS: 12" STEEL PIPE

6" STEEL PIPE

RINGS: STEEL RING SET 6" TO 12"

PAINT COLOR

1) BLACK / SATIN FINISH

TOTAL SQFT = NOTED

PART #PCI-RELAMP-PYL3

ESTIMATE #205174

P/E FOR SIGN - LEDS

ELECTRICAL NOTES

- WEATHERPROOF DISCONNECT SWITCH
- PRIMARY ELEC. 12' WHIP
- 24, 64" LED SIGN TUBES
- 12, 117" LED SIGN TUBES
- SIGN IS WIRED AS IS ON SCHEMATIC FOR POWER SUPPLY

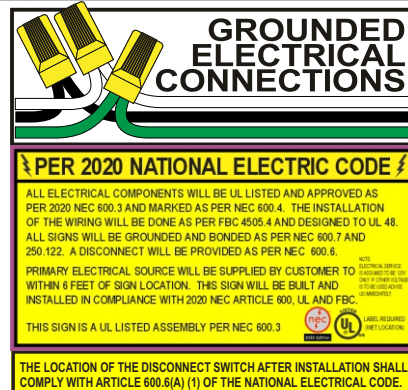
KEYSTONE
SIGNHERO 360

ELECTRICAL SPECIFICATIONS

LED SIGN TUBES = 18	120 - 277 VOLT INPUT
Installs using existing sockets in the sign; necessary wiring can be done within ballast raceway	UL 48 / UL 879A Standard
	6" from Face / 12" on Center
	NO EXTERNAL DRIVER OR POWER SUPPLIES NEEDED

12 KT-LED28T8-64P2S-840-D

6 KT-LED50T8-117P2S-840-D



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CUSTOMER

The Luce

Installation Address:

6300 Gulf Blvd.
St. Pete Beach, FL 33706

Drwg. # 114748 PID # 106921

Sales Associate: Project Team:

DN	X
Designer:	Date:
JSC	11/21/25

Revisions:
R1 X



3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

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Page 82 of 138

THOMAS

Sign & Awning Company, Inc.

4590 118th Avenue North

Clearwater, Florida 33762

Florida Certificate of Authorization No. 31751

Structural Calculations

Client: The Luce

Project Identity No.: 106921

Design No.: 114748

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

Description: 20 Ft Tall Sign on Two Supports

Engineering Calculations

Table of Contents

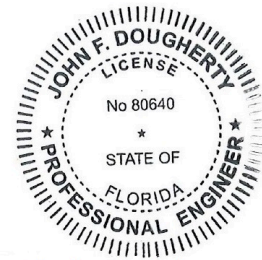
Structural Engineering Calculations

Prepared by: John F. Dougherty, P.E.

Florida P.E. No. 80640

Code: Florida Building Code, 8th Edition (2023) - Building

Pages 1 - 9



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THOMAS**Sign & Awning Company, Inc.**

4590 118th Avenue North

Clearwater, Florida 33762

Florida Certificate of Authorization No. 31751

Structural Calculations

Client: The Luce

Project Identity No.: 106921

Design No.: 114748

Prepared by: John F. Dougherty

Florida P.E. License No. 80640

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

Sign geometry:	<u>Top Sign 1</u>	<u>Center Sign 2</u>	<u>Bottom Sign 3</u>
Sign Height, s1=	6.00 ft	s2 = 6.33 ft	s3 = 0.00 feet
Sign Width, B1=	12.00 ft	B2 = 9.83 ft	B3 = 0.00 feet
Sign Face Area, As1 =	72.00 sq ft;	As1= 62.27 sq ft;	As3= 0.00 square feet
Height from grade to top of sign, h1 =	20 ft;	h2= 13.83 ft;	h3= 7.50 feet
Say sign weighs	5 psf	5 psf	5 psf
Then total weight =	360.0 lbs	311.4 lbs	0.00 lbs
Thickness of sign, t	2	2	0.00 feet
Lateral wind area, Alat = t s =	12.00	12.67	0.00 square feet
Pole Cover	Cover width, Bc = 2.125 feet (total width of all poles covered)		
	Cover length, lc1 = h1-s1-h2 = 0.167 ft;	lc2 = 0 ft;	lc3 = 7.50 feet
	Area of cover, Ac = 0.354 sq ft	0 sq ft	15.94 sq ft
	c.g. of segment, above grade 13.92 feet	7.50 feet	3.75 feet
	4.93 ft ³	0 ft ³	59.77 ft ³
	c.g. of all segments located	3.97 feet above grade	
	Thickness of cover, tc = 0.719 feet		
	Lateral area of cover, Alatc = 5.51 sq ft		

Florida Building Code 8th Edition (2023) Building (FBC 8th)

Table 1604.5; Risk Category II

Fig. 1609.3(1); Ultimate Wind Speed, Vult 147 mph (interpolated)

Use Vult = 150 mph

1609.4.2; Surface Roughness D On hurricane oceanline

1609.4.3; Exposure Category D

For free-standing solid signs, apply ASCE 7 provisions.

ASCE 7-22 Chapter 29 Wind Loads on Building Appurtenances and Other Structures...

Figure 29.3-1	Clearance ratio, (s1+s2)/h1 =	0.617
	Aspect ratio, B1/(s1+s2) =	0.97 <2; Case C doesn't apply
	Cf for Case A or B	1.69
	Cfc1 for Case C, 0 to s	0.00
	Cfc2 for Case C, s to 2s	0.00
	Cfc3 for Case C, 2s to 3s	0.00
	Cfc4 for Case C, 3s to 4s	0.00

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Design No.: 114748

Prepared by: John F. Dougherty

Florida P.E. License No. 80640

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

Table 29.3-1 $K_h = K_z$	1.08
Table 26.6-1, Directionality Factor, K_d	0.85
Section 26.8.2, Topographic factor, K_{zt}	1.00

$$\text{Velocity pressure, } q_z = q_h = 0.00256 K_z K_{zt} K_d V_{as}^2 = 52.9 \text{ psf}$$

$$\begin{aligned} \text{Section 26.11 gust effect factor, } G &= 0.85 \\ \text{Design wind pressure (Case A)} &= q_z G C_f = 76.1 \text{ psf} \\ \text{Eq. 29.3-1, } F &= q_h G C_f A_s \end{aligned}$$

	Sign 1	Sign 2	Sign 2
Case A and Case B, F_{AB} =	5479 lb	4739 lb	0.0 lb
Case B, F applied 0.2B =	2.40 ft	1.97 ft	0.00 ft from sign center
Torsion =	13151 ft-lb	9320 ft-lb	0 ft-lb

ASCE Figure 29.3-1

$$\begin{aligned} \text{Base moment, } M_{x_{AB}} &= F_{AB}(h_i - s_i/2) = 93,151 \text{ ft-lb} & 50,552 \text{ ft-lb} & \text{ft-lb due to wind on} \\ & & & 0 \text{ sign face} \\ F_{xcvr} &= \text{wind pressure} \times \Sigma \text{Area cover} = 1240 \text{ lb} \\ \text{location of c.g. of cover} &= 3.97 \\ M_{xcvr} &= 4,924 \text{ ft-lb due to wind on pole cover} \\ \text{Total base moment, } M_{x_{AB}} &= 148,626 \text{ ft-lb} \\ \text{Total base shear, } V_x &= 11,459 \text{ lb} & \text{Total Case AB torsion} &= 22471 \text{ ft-lb} \end{aligned}$$

$$\begin{aligned} \text{Case C, } F_1 &= q_h G C_{fc1} s^2 = 0 \text{ lb applied } s/2 = 3.00 \text{ feet from end of sign} \\ \text{Case C, } F_2 &= q_h G C_{fc2} s^2 = 0 \text{ lb applied } 3s/2 = 9.00 \text{ feet from end of sign} \\ \text{Case C, } F_3 &= q_h G C_{fc3} s^2 = 0 \text{ lb applied } 5s/2 = 15.00 \text{ feet from end of sign} \\ \text{Case C, } F_4 &= q_h G C_{fc4} s^2 = 0 \text{ lb applied } 7s/2 = 21.00 \text{ feet from end of sign} \\ \text{Total force, Sign 1, } F_C &= 0 \text{ lb} & \text{Torsion} &= 0 \text{ ft-lb **} \\ & \text{sign 2} & & 4739 \text{ lb} \\ & \text{sign 3} & & 0 \text{ lb} \\ & \text{Pole cover} & & 1240 \text{ lb} \\ & V_x \text{ case C} & & 5979 \text{ lb} \end{aligned}$$

$$\begin{aligned} \text{Base moment, } M_{x_C} &= F_C(h - s/2) = 0 \text{ ft-lb} & 9320 \text{ ft-lb on sign 2} \\ M_x \text{ from signs 2 \& 3} &= 50,552 & 0 \text{ ft-lb on sign 3} \\ \text{From Case B above, } M_{xcvr} &= 4,924 \text{ ft-lb} & 9320 \text{ ft-lb **} \\ M_{x_C} &= 55,476 \text{ ft-lb} & \text{** About centerline of sign} \end{aligned}$$

	sign 1	sign 2	sign 3
Lateral load, Flat = say $q_h G C_f A_{lat}$ =	913.2 lb	963.9 lb	0.0 lb on sign cabinet
Base Mom, $M_y = F_{lat}(h_1 - s_1/2)$ =	15,525 ft-lb	10,282 ft-lb	0 ft-lb

THOMAS

Sign & Awning Company, Inc.

4590 118th Avenue North

Clearwater, Florida 33762

Florida Certificate of Authorization No. 31751

Structural Calculations

Client: The Luce

Project Identity No.: 106921

Design No.: 114748

Prepared by: John F. Dougherty

Florida P.E. License No. 80640

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

wind pressure	76.1	psf
pole cover lateral area	5.51	sq ft
lateral load on pole cover	419	lb
c.g. of pole cover	3.97	ft
My =	1,665	ft-lb
Total My =	27,473	ft-lb

total lateral load 2,297 lb

To be shown on construction documents:

ULTIMATE DESIGN WIND SPEED, Vult (3-SECOND GUST):	150.0	mph
RISK CATEGORY:	II	
EXPOSURE CATEGORY:	D	
DESIGN WIND PRESSURE:	76.1	psf

Sign Supported on Two Poles

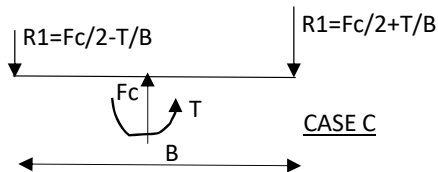
Case B: One pole carries $(0.5B+0.2B)/B = 70\%$ of total load on sign
plus half of load on pole cover(s)

$$V_x = (5,479 + 4,739 + 0.0)(0.70) + 1,240/2 = 7,773 \text{ lb}$$

Case C:

$$V_x = \Sigma F_c / 2 + \text{Torsion} / B1 = 3146 \text{ lb}$$

plus half of pole cover load $\frac{620}{2} = 3,766 \text{ lb}$



	Case B	Case C	Maximum	
Vx	7,773	3937	7,773	lb
Mx =	103,054	37,848	103,054	ft-lb at grade*
T =	0	0	0	ft-lb
My =	27,473	27,473	27,473	ft-lb at grade*
Vy = Flat =	2,297	2,297	2,297	lb

THOMAS

Sign & Awning Company, Inc.

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Project Identity No.: 106921

Design No.: 114748

Prepared by: John F. Dougherty

Florida P.E. License No. 80640

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

Load combination: 1.0 Dead + 0.6 Wind

$$0.6 \text{ Max } V_x = 4664 \text{ lb}$$

$$0.6 \text{ Max } M_x = 61832 \text{ ft-lb at grade}^*$$

$$0.6 \text{ Max } V_y = 1378 \text{ lb}$$

$$0.6 \text{ Max } M_y = 16484 \text{ ft-lb at grade}^*$$

Resultant base moment,

$$M_{res} = ((0.6 \text{ Max } M_x)^2 + (0.6 \text{ Max } M_y)^2)^{1/2} = 63,992 \text{ ft-lb at grade}^*$$

Resultant lateral load,

$$V_{res} = ((0.6 \text{ Max } V_x)^2 + (0.6 \text{ Max } V_y)^2)^{1/2} = 4,863 \text{ lb}$$

$$\text{Axial load} = 671.3619 \text{ lb sign shared by 2 poles}$$

$$336 \text{ lb sign weight/pole} + \text{weight of pole}$$

* Moment is greater below grade; see drilled pier design

Lower Pipe Stub Spliced to Main Support Pipe

Splice located at a distance, $L_s = 1.21$ feet below bottom of bottom sign

	Case B	Case C	Maximum	
$V_x = F =$	7,153	0	7,153	lb at splice
$M_x = V_x((s_1+s_2)/2+L_s)=$	41,072	0	41,072	ft-lb at splice
$T =$	0	0	0	ft-lb at splice
$V_y =$	991	0	991	lb at splice
$M_y = V_y(s_1/2+L_s)=$	7054	0	7,054	ft-lb at splice

Load combination: 1.0 Dead + 0.6 Wind

$$\text{Resultant moment, } 25,004 \text{ ft-lb at splice}$$

$$\text{Resultant lateral load, } 4,333 \text{ lb}$$

$$\text{Axial load} = 336 \text{ lb sign weight} + \text{weight of pole}$$

sc

THOMAS

Sign & Awning Company, Inc.

4590 118th Avenue North

Clearwater, Florida 33762

Florida Certificate of Authorization No. 31751

Structural Calculations

Client: The Luce

Project Identity No.: 106921

Design No.: 114748

Prepared by: John F. Dougherty

Florida P.E. License No. 80640

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

For short, free-head pier in cohesionless soil

Lateral load applied to pile at grade, $P_a = 4,863$ lb

Torsion, $T = 0$ ft-lb

Moment applied to pile at grade, $M_a = 63,992$ ft-lb

Resolve P_a and M_a into a load applied at a height e above grade

$e = M/P = 13.2$ feet

Diameter of the pier, $b = 36$ inches = 3 feet

Note: Thomas Sign's standard truck-mounted augers are 18, 30 and 36 inches diameter X 14' max depth,

48" diameter x 6' max depth

and the hand-held power auger has 6", 8" and 12" diameter bits.

Embedded length below grade, $L = 7.5$ feet

Assume angle of friction, $\phi = 30$ degrees

Rankine coefficient of passive pressure, $K_p =$

$\tan^2(45 + \phi/2) = 3.00$

Unit weight of soil, $\gamma = 110.0$ pcf

Using Brom's method:

The load that will cause soil failure,

$P_t = \gamma b L^3 K_p / 2 / (e + L) = 10108.5$ lb

$P_t \geq P_a$; OK

Distance from grade down to the point of

zero shear (max moment),

$f = \{2P_a / (3 \gamma b K_p)\}^{1/2} = 1.81$ feet

$M_{max} = P_a (e + f) - P_a f / 3 = 69,859$ ft-lb

Moment magnification = $M_{grade} / M_{max} = 1.092$

Check stresses in the sign pole embedded in concrete pier.

The auger-drilled pier spreads support reactions from the main steel support onto the supporting soil, but does not directly carry structural shear or bending moments. Those forces remain in the main support, embedded in the pier. So the concrete does not need to be reinforced to carry the loads.

THOMAS**Sign & Awning Company, Inc.**

4590 118th Avenue North

Clearwater, Florida 33762

Structural Calculations

Client: The Luce

Project Identity No.: 106921

Design No.: 114748

Main Steel Support

Check: **ASTM A53 Type E or S, Grade B** $F_y = 35$ ksi
12 x 0.375

Size NPS	Pipe O.D.	Wall Thickness	Pipe I.D.	Weight per Foot	Standard to XXHY	Schedule Pipe #	Section Modulus
12	12.75	0.375	12	49.61	STD.	0	43.817
rx, ry	A	Wt (lb/ft)	Zx, Zy	Ix, Iy			
4.38	14.6	49.51	57.45	279			

From drilled pier design, Max Resultant Moment, M = 69,859 ft-lb

Resultant Lateral load on pole, Rb = 4,863 lb

Torsion, T = 0 ft-lb

Free length of cantilever, h = 20.00 feet

Center of load applied above grade, H = h-(s1+s2)/2= 13.83 feet

Weight of sign = 336 lb

AISC Table B4.1, sect 15 $D/t = 34.00$ In compression; $\lambda_r = 0.11 E / F_y = 91.14 > D/t$; non-slender elementIn flexure; $\lambda_p = 0.07 E / F_y = 58.00$ $\lambda_r = 0.31 E / F_y = 256.86$ compact section

AISC Chapter E; Compression

AISC Section E1 $\Omega_c = 1.67$

AISC Section E2 Effective length factor, K = 2.10 for cantilever

 $Kl/r = K(12H)/r_x = 79.64$ AISC Section E3 $4.71 (E/F_y)^{1/2} = 136 \geq Kl/r$ AISC Eq. E3-4; $F_e = 45.1$ ksiAISC Eq. E3-2; $F_{cr} = 25.3$ ksiAISC Eq. E3-1; $P_n = F_{cr} A_g = 369$ kipsAllowable compression strength, $P_c = P_n / \Omega_c = 221$ kips

Pole weight 49.51 lb/ft

H 13.83 feet

Weight of pole = 684.9 lb

Weight of sign = 336 lb

Required compression, $P_r = 1020.6$ lb = 1.02 kips

1.02 <= 221; OK

AISC Chapter F; Flexure $\Omega_b = 1.67$
 AISC Section F8 $0.45 E/F_y = 372.9 D/t < 0.45 E/F_y$; Sect F8 Applies

Section F8.1; Yielding

$$\text{Eq. F8-1; } M_n = M_p = F_y Z = 2,011 \text{ kip-in}$$

Section F8.2; Local Buckling

For compact sections Section F8.2 does not apply

$$\text{For non-compact sections; Eq. F8-2; } M_n = 2,318 \text{ kip-in}$$

$$\text{For slender walled sections; Eq. F8-3; } M_n = 12,333 \text{ kip-in}$$

$$M_n = 2,011 \text{ kip-in}$$

$$\text{Allowable moment, } M_c = M_n / \Omega_b = 1,204 \text{ kip-in}$$

$$\begin{aligned} \text{Required moment, } M_r &= 69,859 \text{ ft-lb} = 838 \text{ inch-kip} \\ 838 &\leq 1,204; \text{ OK} \end{aligned}$$

AISC Chapter G; Shear $\Omega_v = 1.67$

Section G6; V_u is undefined since transverse shear is constant

$$\text{Section G6; Eq. G6-2a; } F_{cr} = N/A$$

$$\text{Eq. G6-2b; } F_{cr} = 114 \text{ ksi}$$

$$V_n = F_{cr} \text{ Area} / 2 = 832 \text{ kips}$$

$$\text{Allowable transverse shear, } V_c = V_n / \Omega_v = 498 \text{ kips}$$

$$\begin{aligned} \text{Required transverse shear, } V_r &= 4,863 \text{ lb} = 4.86 \text{ kips} \\ 4.86 &\leq 498; \text{ OK} \end{aligned}$$

AISC Chapter H; Combined Forces

Section H3.1 $\Omega_t = 1.67$

$$\text{HSS torsional constant, } C = \pi(OD-t)^2 t / 2 = 90.21$$

F_{cr} is largest of eq. H3-2a and eq. H3-2b but shall not exceed $0.6 F_y$

$$\text{Eq. H3-2a; } F_{cr} = 120 \text{ ksi}$$

$$\text{Eq. H3-2b; } F_{cr} = 87.8 \text{ ksi}$$

$$0.6 F_y = 21.0 \text{ ksi}$$

$$\text{Use } F_{cr} = 21.0 \text{ ksi}$$

$$\text{eq H3-1; } T_n = F_{cr} C = 1,894.4 \text{ in-kip}$$

$$\text{Allowable torsion, } T_c = T_n / \Omega_t = 1,134.3 \text{ in-kip}$$

$$\begin{aligned} \text{Required torsion, } T_r &= 0.0 \text{ ft-lb} = 0.0 \text{ inch-kip} \\ 0.00 &\leq 1,134; \text{ OK} \end{aligned}$$

AISC Section H3.2; eq. H3-6

$$(P_r/P_c) + (M_r/M_c) + \{(V_r/V_c) + (T_r/T_c)\}^2 \leq 1.00$$

$$0.70 \leq 1.00; \text{ OK}$$

Deflection (includes 60% reduction factor from load combination)

$$\begin{aligned} \text{Deflection due to load } R_b, \Delta &= R_b (12H)^3 / (3EI_x) = 0.92 \text{ inches} \\ 2(12H)/120 &= 2.77 \text{ inches}^* \\ &\text{OK} \end{aligned}$$

* Uses span = 2H in accordance with building code for cantilevers

Sign & Awning Company, Inc.
4590 118th Avenue North
Clearwater, Florida 33762

Client: The Luce
Project Identity No.: 106921
Design No.: 114748

Check: ASTM A53 Type E or S, Grade B $F_y =$ 35 ksi
6 x 0.432

From drilled pier design, Max Resultant Moment, M =	25,004	ft-lb	
Resultant Lateral load on pole, Rb =	4,333	lb	
Torsion, T =	0	ft-lb	
Free length of cantilever, h =	13.54	feet	
Center of load applied above grade, H = h-(s1+s2)/2=	7.37	feet	
Weight of sign =	336	lb	
AISC Table B4.1, sect 15	D/t =	15.34	
In compression; $\lambda r = 0.11 E / F_y =$	91.14	>D/t; non-slender element	
In flexure; $\lambda p = 0.07 E / F_y =$	58.00		
$\lambda r = 0.31 E / F_y =$	256.86	compact section	
AISC Chapter E; Compression			
AISC Section E1	$\Omega c =$	1.67	
AISC Section E2	Effective length factor, K =	2.10	for cantilever
	$Kl/r = K(12H)/r_x =$	84.67	
AISC Section E3	$4.71 (E/F_y)^{1/2} =$	136	$\geq Kl/r$
	AISC Eq. E3-4; Fe =	39.9	ksi
	AISC Eq. E3-2; Fcr =	24.2	ksi
	AISC Eq. E3-1; Pn = Fcr Ag =	204	kips
Allowable compression strength, Pc = Pn/ Ωc =	122	kips	
	Pole weight	28.54	lb/ft
	H	7.37	feet
	Weight of pole =	210.5	lb
	Weight of sign =	336	lb
Required compression, Pr =	546.2	lb =	0.55 kips
	0.55 <= 122; OK		

AISC Chapter F; Flexure $\Omega_b = 1.67$
 AISC Section F8 $0.45 E/F_y = 372.9 D/t < 0.45 E/F_y$; Sect F8 Applies

Section F8.1; Yielding

$$\text{Eq. F8-1; } M_n = M_p = F_y Z = 581 \text{ kip-in}$$

Section F8.2; Local Buckling

For compact sections Section F8.2 does not apply

$$\text{For non-compact sections; Eq. F8-2; } M_n = 913 \text{ kip-in}$$

$$\text{For slender walled sections; Eq. F8-3; } M_n = 7,628 \text{ kip-in}$$

$$M_n = 581 \text{ kip-in}$$

$$\text{Allowable moment, } M_c = M_n / \Omega_b = 348 \text{ kip-in}$$

$$\begin{aligned} \text{Required moment, } M_r &= 25,004 \text{ ft-lb} = 300 \text{ inch-kip} \\ 300 &\leq 348; \text{ OK} \end{aligned}$$

AISC Chapter G; Shear $\Omega_v = 1.67$

Section G6; V_n is undefined since transverse shear is constant

$$\text{Section G6; Eq. G6-2a; } F_{cr} = N/A$$

$$\text{Eq. G6-2b; } F_{cr} = 377 \text{ ksi}$$

$$V_n = F_{cr} \text{ Area} / 2 = 1,583 \text{ kips}$$

$$\text{Allowable transverse shear, } V_c = V_n / \Omega_v = 948 \text{ kips}$$

$$\begin{aligned} \text{Required transverse shear, } V_r &= 4,333 \text{ lb} = 4.33 \text{ kips} \\ 4.33 &\leq 948; \text{ OK} \end{aligned}$$

AISC Chapter H; Combined Forces

Section H3.1 $\Omega_t = 1.67$

$$\text{HSS torsional constant, } C = \pi(OD-t)^2 t / 2 = 26.03$$

F_{cr} is largest of eq. H3-2a and eq. H3-2b but shall not exceed $0.6 F_y$

$$\text{Eq. H3-2a; } F_{cr} = 322 \text{ ksi}$$

$$\text{Eq. H3-2b; } F_{cr} = 289.7 \text{ ksi}$$

$$0.6 F_y = 21.0 \text{ ksi}$$

$$\text{Use } F_{cr} = 21.0 \text{ ksi}$$

$$\text{eq H3-1; } T_n = F_{cr} C = 546.5 \text{ in-kip}$$

$$\text{Allowable torsion, } T_c = T_n / \Omega_t = 327.3 \text{ in-kip}$$

$$\begin{aligned} \text{Required torsion, } T_r &= 0.0 \text{ ft-lb} = 0.0 \text{ inch-kip} \\ 0.00 &\leq 327; \text{ OK} \end{aligned}$$

AISC Section H3.2; eq. H3-6

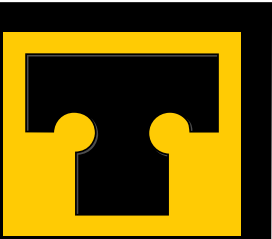
$$(P_r/P_c) + (M_r/M_c) + \{(V_r/V_c) + (T_r/T_c)\}^2 \leq 1.00$$

$$0.87 \leq 1.00; \text{ OK}$$

Deflection (includes 60% reduction factor from load combination)

$$\begin{aligned} \text{Deflection due to load } R_b, \Delta &= R_b (12H)^3 / (3EI_x) = 0.85 \text{ inches} \\ 2(12H)/120 &= 1.47 \text{ inches}^* \\ &\text{OK} \end{aligned}$$

* Uses span = 2H in accordance with building code for cantilevers



THOMAS

SIGN & AWNING CO INC

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Clearwater, Florida 33762

800-526-3325

Local: 727-573-7757
Fax: 727-573-0328

www.thomassign.com

CUSTOMER

The Luce

Installation Address:
6300 Gulf Blvd.
St. Pete Beach, FL 33706

Drwg. # 103942 PID # 106921

Sales Associate: Project Team:

DN X

Designer: Date:

JSC 03/31/25

Revisions:
R1 JSC 4.25.25 add vector art
R2 JSC 5.22.25 revise CL to gold w/ 2" returns
R3 JSC 6.13.25 revise brushed gold direction
R4 JSC 7.23.25 revise stainless color



3M™ MCS™ Warranty

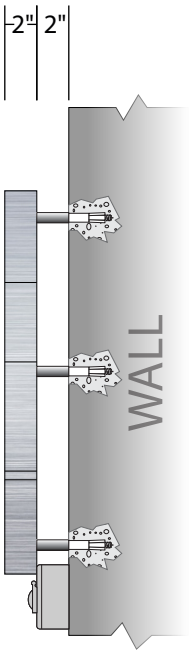
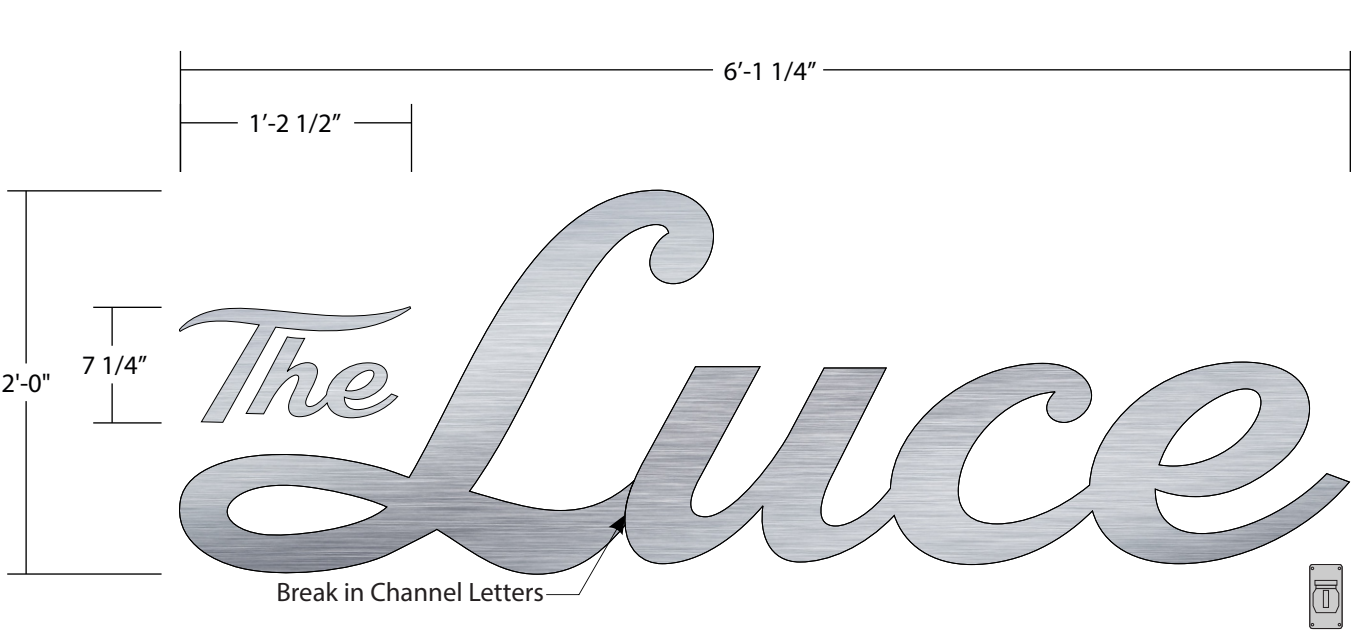
Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

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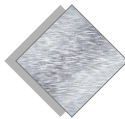
Night View

NTS

A LED Illuminated (Halo Lit) Reverse Channel Letters on Wall QTY: 1 Square Feet =12.21 Scale: 1"=1'-0"

Scope of Work:

- 2" deep horizontal brushed stainless steel reverse channel letters.
- Mounted to the Wall with 2" spacers.
- Halo light, white LEDs.
- Internally illuminated using energy efficient white LEDs and power supplies.



BRUSHED STAINLESS STEEL
FACES & RETURNS/ (ALLOY 316)

Color Reference



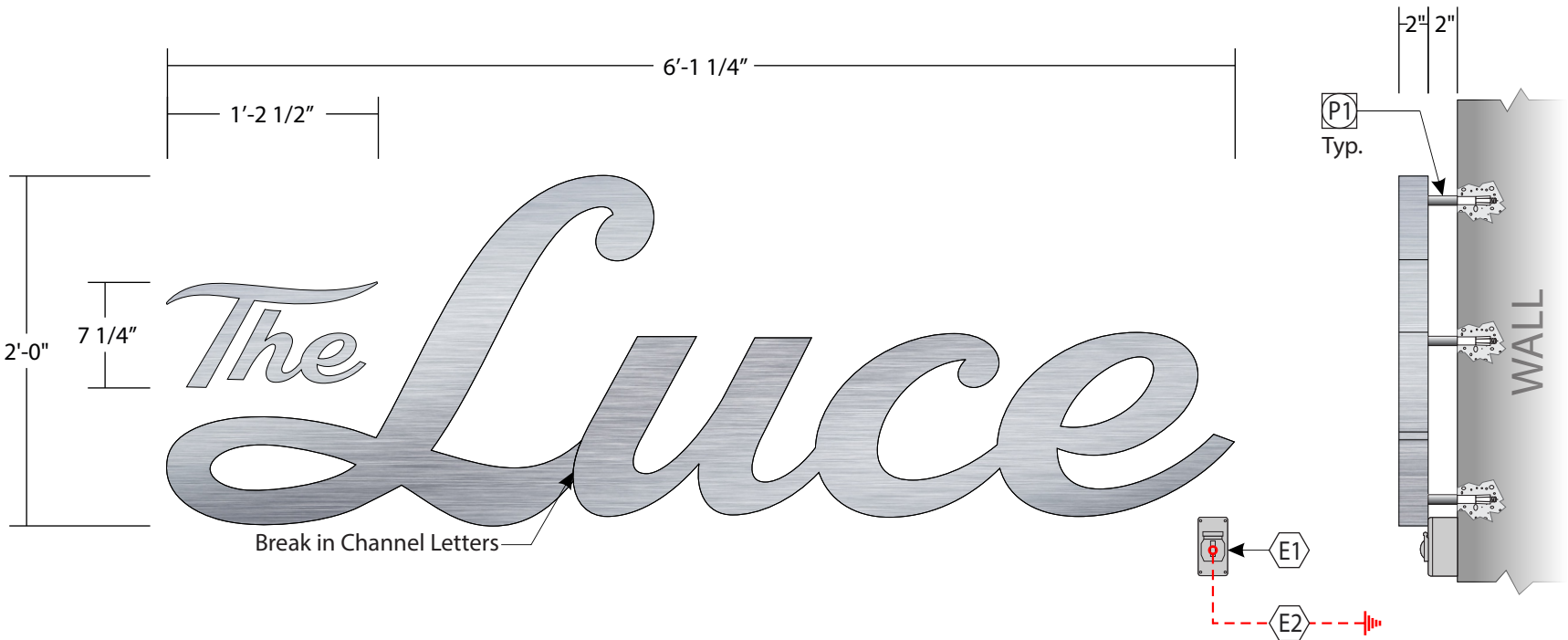
Existing Condition

NTS

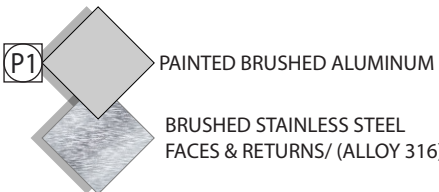


Proposed Condition

Approximate Scale: 3/8"=1'-0"

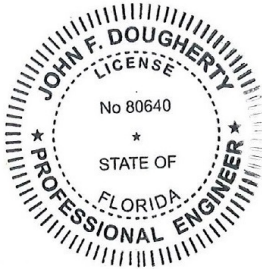


A LED Illuminated (Halo Lit) Reverse Channel Letters on Wall QTY: 1 Square Feet =12.21
Scale: 1"=1'-0"

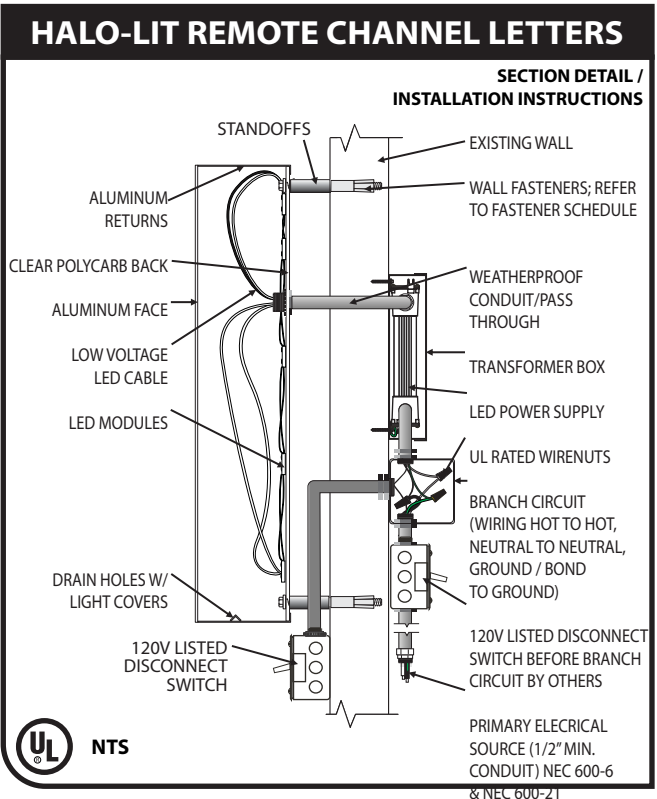


Color Reference

Design Loads	
PER FL BLDG CODE, 8TH ED (2023)	
BASIC WIND SPEED, V	150 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	D
DESIGN WIND PRESSURE	75.8 PSF
FL CERTIFICATE OF AUTHORIZATION NO 31751	
Engineer Seal	



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FASTENER SCHEDULE	
WALL TYPE	FASTENER TYPE
ALL WALL TYPES	1/4" DIA GALVANIZED A307 THROUGH-BOLT WITH GALVANIZED NUT AND PLATE WASHERS TO PREVENT PULL-OUT
WOOD BLOCKING	1/4" DIA LAG SCREW X 1 INCH EMBEDMENT INTO WOOD
EIFS OVER 5/8" PLYWOOD	5/16" DIA DFS T-ANCHOR OR 3/8" DIA DFS LIBERTY ANCHOR (MALE TYPE ONLY) TOGGLE BOLT
HOLLOW CORE CONCRETE BLOCK	1) 5/16" DIA DFS T-ANCHOR OR 3/8" DIA DFS LIBERTY ANCHOR (MALE TYPE ONLY) TOGGLE BOLT 2) 5/16" DIA THREADED ROD EMBEDDED 2 INCHES INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE IN MESH SCREEN TUBE 3) HILTI HLC SLEEVE ANCHOR, 1/4" X 1" EMBEDMENT INTO SHELL OF HOLLOW CELL CMU
GROUT-FILLED CONCRETE BLOCK	1) HILTI HLC OR SIMPSON STRONG-TIE SLEEVE-ALL SLEEVE ANCHOR, 3/8" X 1-1/2" EMBEDMENT 2) 3/8" THREADED ROD EMBEDDED 3-3/8" INTO CONCRETE MASONRY IN DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE
SOLID CONCRETE	1) RED HEAD BRAND TAPCON ANCHORS, 1/4" DIA X 1 INCH EMBEDMENT 2) HILTI HLC OR SIMPSON STRONG-TIE SLEEVE-ALL SLEEVE ANCHOR, 1/4" X 1-1/8" EMBEDMENT 3) 3/8" THREADED ROD EMBEDDED 2-1/4" INTO CONCRETE IN DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE
BRICK MASONRY	1) HILTI HLC SLEEVE ANCHOR, 1/4" X 1" EMBEDMENT 2) 1/4" THREADED ROD EMBEDDED 3-1/4" INTO BRICK MASONRY IN DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE IN MESH SCREEN TUBE
- SELECT FASTENER TYPE APPROPRIATE TO THE EXISTING WALL TYPE. - "The": 3 FASTENERS IN LETTER "T" AND 3 FASTENERS IN CONNECTED LETTERS "he." - "Luce": 8 FASTENERS IN LETTER "L" AND 9 FASTENERS IN CONNECTED LETTERS "uce." - 2" LONG STANDOFFS: OUTSIDE DIAMETER OF STANDOFF SHALL BE GREATER THAN OR EQUAL TO TWICE THE FASTENER'S DIAMETER.	

TOTAL SQFT = 12.21

PART # TL-CL24

ESTIMATE # 207062

P/E FOR SIGN - A

MATERIAL FOR REV. CHN. LETTERS
BACKS: .177" CLEAR POLYCARBONATE
RETURNS: STAINLESS STEEL (ALLOY 316)
DEPTH: 2"

FACES: STAINLESS STEEL (ALLOY 316)

L.E.D.: OUTSOURCED TO GEMINI

FASTENERS: PER FASTENER SCHEDULE

SPACERS / STANDOFFS: 2" ALUMINUM

COLOR FOR LED REV. CHN. LETTERS
FACES: STAINLESS STEEL (ALLOY 316)

RETURNS INT: WHITE

RETURNS EXT: STAINLESS STEEL (ALLOY 316)

L.E.D.: WHITE

SPACERS: BRUSHED ALUMINUM

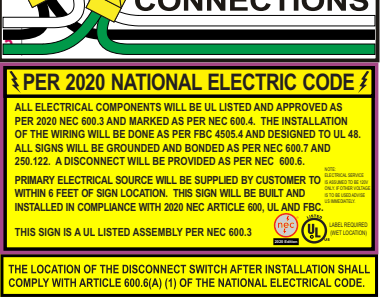
PAINT COLOR

1) BRUSHED ALUMINUM

ELECTRICAL NOTES

1) WEATHERPROOF DISCONNECT SWITCH

2) PRIMARY ELECTRICAL / 10' WHIP



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

Local: 727-573-7757

Fax: 727-573-0328

www.thomassign.com

CUSTOMER

The Luce

Installation Address:

6300 Gulf Blvd.

St. Pete Beach, FL 33706

Drwg. # 103942 PID # 106921

Sales Associate: Project Team:

DN X

Designer: Date:

JSC 07/23/25

Revisions:
R1 X



3M™ MCS™ Warranty

Approval:

DATE:

Approved as noted

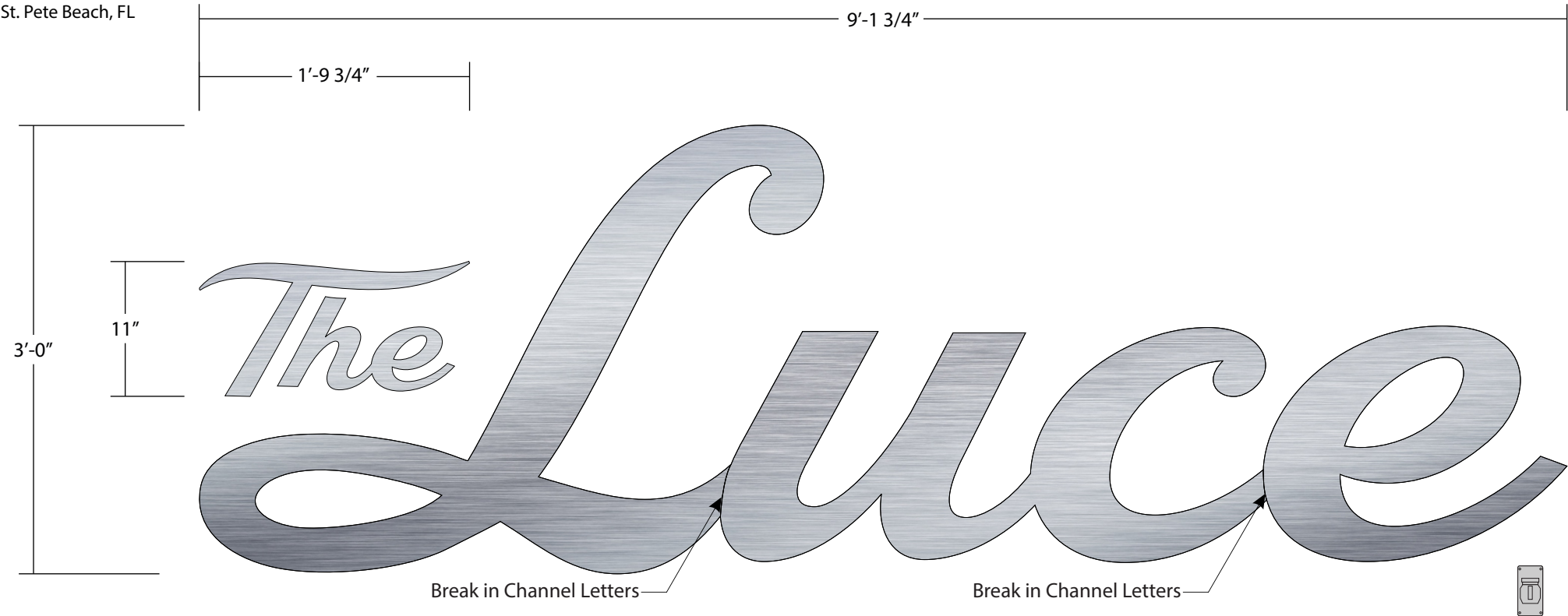
DATE:

Revise & Re-Submit

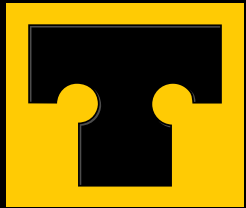
DATE:

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The Luce
St. Pete Beach, FL



Quality Signs Manufactured and Serviced



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Clearwater, Florida 33762

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Drwg. # 103942 PID # 106921

Sales Associate: Project Team:

DN X

Designer: Date:

JSC 03/31/25

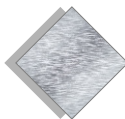
Revisions:

R1 JSC 4.25.25 add vector art, & change to
brushed gold anodized face
R2 JSC 5.22.25 revise CL w/ 2" returns
R3 JSC 6.13.25 revise brushed gold direction
R4 JSC 7.23.25 revise stainless color

C LED Illuminated (Halo Lit) Reverse Channel Letters on Wall QTY: 2 Square Feet =27.44
Scale: 1"=1'-0"

Scope of Work:

- 2" deep horizontal brushed stainless steel reverse channel letters.
- Mounted to the Wall with 2" spacers.
- Halo light, white LEDs.
- Internally illuminated using energy efficient white LEDs and power supplies.



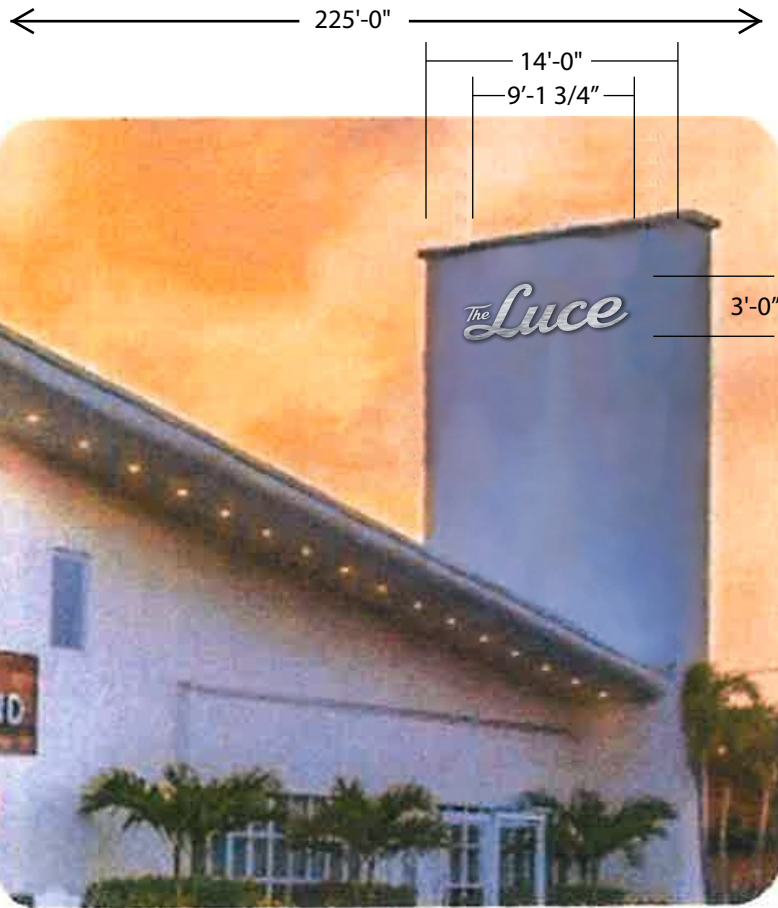
BRUSHED STAINLESS STEEL
FACES & RETURNS/ (ALLOY 316)

Color Reference



Night View

NTS



Proposed Condition

Scale: 3/32"=1'-0"



3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

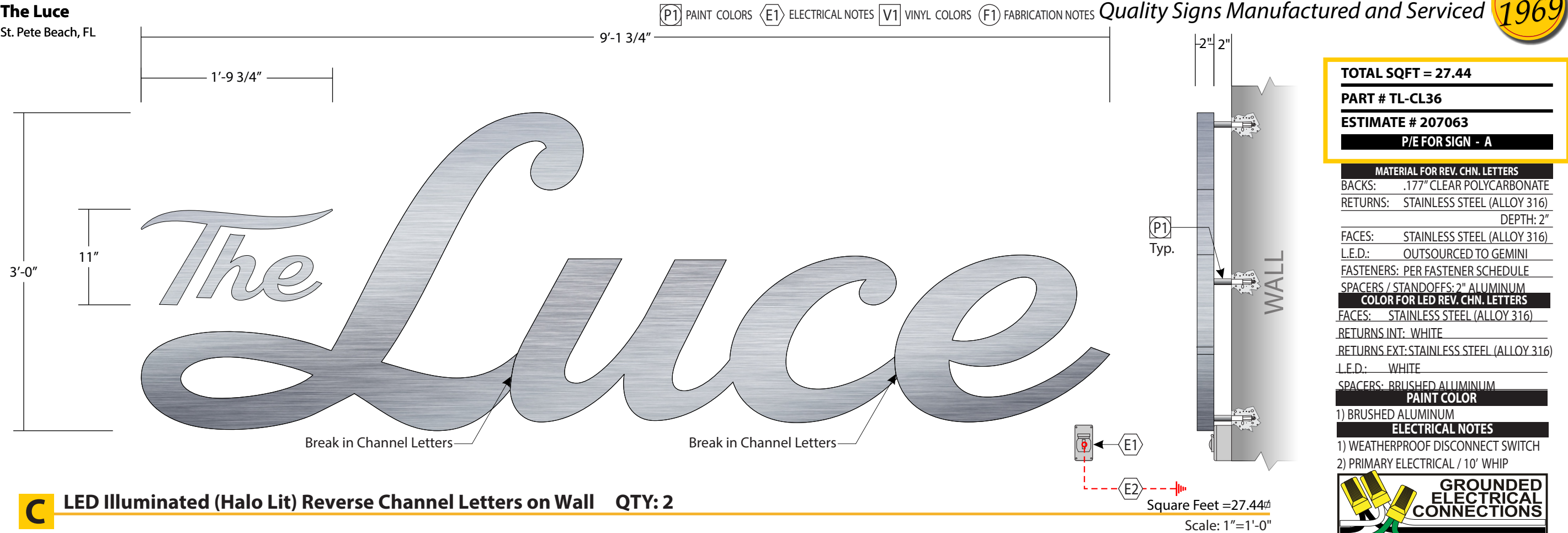
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Page

2 of 11

Page 95 of 138

The Luce
St. Pete Beach, FL



Quality Signs Manufactured and Serviced

TOTAL SQFT = 27.44

PART # TL-CL36

ESTIMATE # 207063

P/E FOR SIGN - A

MATERIAL FOR REV. CHN. LETTERS

BACKS: .177" CLEAR POLYCARBONATE

RETURNS: STAINLESS STEEL (ALLOY 316)

DEPTH: 2"

FACES: STAINLESS STEEL (ALLOY 316)

L.E.D.: OUTSOURCED TO GEMINI

FASTENERS: PER FASTENER SCHEDULE

SPACERS / STANDOFFS: 2" ALUMINUM

COLOR FOR LED REV. CHN. LETTERS

FACES: STAINLESS STEEL (ALLOY 316)

RETURNS INT: WHITE

RETURNS EXT: STAINLESS STEEL (ALLOY 316)

L.E.D.: WHITE

SPACERS: BRUSHED ALUMINUM

PAINT COLOR

1) BRUSHED ALUMINUM

ELECTRICAL NOTES

1) WEATHERPROOF DISCONNECT SWITCH

2) PRIMARY ELECTRICAL / 10' WHIP

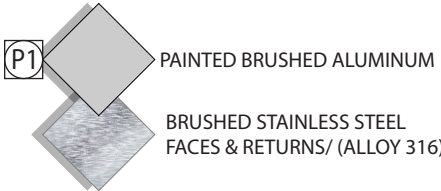


PER 2020 NATIONAL ELECTRIC CODE

ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNED TO UL 48. ALL SIGNS WILL BE GROUNDED AND BONDED AS PER NEC 600.7 AND 250.122. A DISCONNECT WILL BE PROVIDED AS PER NEC 600.6. PRIMARY ELECTRICAL SOURCE WILL BE SUPPLIED BY CUSTOMER TO WITHIN 6 FEET OF SIGN LOCATION. THIS SIGN WILL BE BUILT AND INSTALLED IN COMPLIANCE WITH 2020 NEC ARTICLE 600, UL AND FBC. THIS SIGN IS A UL LISTED ASSEMBLY PER NEC 600.3

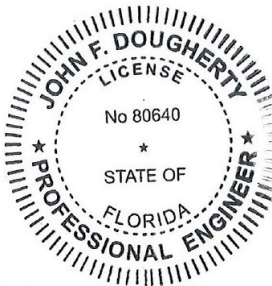
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

LED Illuminated (Halo Lit) Reverse Channel Letters on Wall QTY: 2

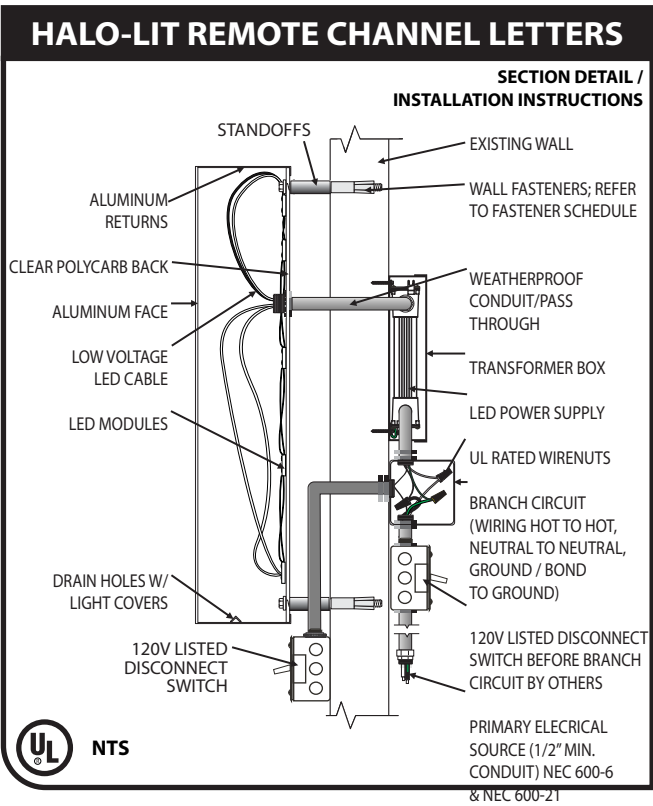


Color Reference

Design Loads	
PER FL BLDG CODE, 8TH ED (2023)	
BASIC WIND SPEED, V	150 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	D
DESIGN WIND PRESSURE	75.8 PSF
FL CERTIFICATE OF AUTHORIZATION NO 31751	
Engineer Seal	



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FASTENER SCHEDULE	
WALL TYPE	FASTENER TYPE
ALL WALL TYPES	1/4" DIA GALVANIZED A307 THROUGH-BOLT WITH GALVANIZED NUT AND PLATE WASHERS TO PREVENT PULL-OUT
WOOD BLOCKING	1/4" DIA LAG SCREW X 1-1/2 INCH EMBEDMENT INTO WOOD
EIFS OVER 5/8" PLYWOOD	5/16" DIA DFS T-ANCHOR OR 3/8" DIA DFS LIBERTY ANCHOR (MALE TYPE ONLY) TOGGLE BOLT
HOLLOW CORE CONCRETE BLOCK	1) 5/16" DIA DFS T-ANCHOR OR 3/8" DIA DFS LIBERTY ANCHOR (MALE TYPE ONLY) TOGGLE BOLT 2) 5/16" DIA THREADED ROD EMBEDDED 2 INCHES INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE IN MESH SCREEN TUBE 3) HILTI HLC SLEEVE ANCHOR, 1/4" X 1" EMBEDMENT INTO SHELL OF HOLLOW CELL CMU 4) RED HEAD BRAND TAPCON ANCHORS, 1/4" DIA X 1 INCH EMBEDMENT
GROUT-FILLED CONCRETE BLOCK	1) HILTI HLC OR SIMPSON STRONG-TIE SLEEVE-ALL SLEEVE ANCHOR, 3/8" X 1-1/2" EMBEDMENT 2) 3/8" THREADED ROD EMBEDDED 3-3/8" INTO CONCRETE MASONRY IN DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE
SOLID CONCRETE	1) RED HEAD BRAND TAPCON ANCHORS, 1/4" DIA X 1-1/4 INCH EMBEDMENT 2) HILTI HLC OR SIMPSON STRONG-TIE SLEEVE-ALL SLEEVE ANCHOR, 1/4" X 1-1/8" EMBEDMENT 3) 3/8" THREADED ROD EMBEDDED 2-1/4" INTO CONCRETE IN DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE
BRICK MASONRY	1) HILTI HLC SLEEVE ANCHOR, 1/4" X 1" EMBEDMENT 2) 1/4" THREADED ROD EMBEDDED 3-1/4" INTO BRICK MASONRY IN DRILLED HOLE FILLED WITH HILTI HIT-HY 10 PLUS ADHESIVE IN MESH SCREEN TUBE
- SELECT FASTENER TYPE APPROPRIATE TO THE EXISTING WALL TYPE. - "the": 3 FASTENERS IN LETTER "T" AND 3 FASTENERS IN CONNECTED LETTERS "the." - "Luce": 10 FASTENERS IN LETTER "L", 7 FASTENERS IN CONNECTED LETTERS "uc", AND 4 FASTENERS IN LETTER "e." - 2" LONG STANDOFFS: OUTSIDE DIAMETER OF STANDOFF SHALL BE GREATER THAN OR EQUAL TO TWICE THE FASTENER'S DIAMETER.	



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

Local: 727-573-7757
Fax: 727-573-0328

www.thomassign.com

CUSTOMER

The Luce

Installation Address:

6300 Gulf Blvd.
St. Pete Beach, FL 33706

Drwg. # 103942 PID # 106921

Sales Associate: Project Team:

DN X

Designer: Date:

JSC 07/23/25

Revisions:

R1 X



3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

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Sign & Awning Company, Inc.

4590 118th Avenue North

Clearwater, Florida 33762

Florida Certificate of Authorization No. 31751

Structural Calculations

Client: The Luce

Project Identity No.: 106921

Design No.: 103942

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

Description: Channel Letter Wall Signs A & C

Engineering Calculations

Table of Contents

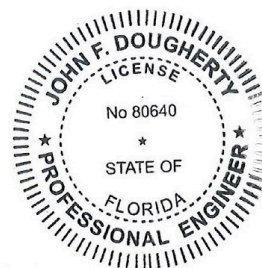
Structural Engineering Calculations

Pages 1 - 5

Prepared by: John F. Dougherty, P.E.

Florida P.E. No. 80640

Code: Florida Building Code, 8th Edition (2023) - Building



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THOMAS**Sign & Awning Company, Inc.**

4590 118th Avenue North

Clearwater, Florida 33762

Florida Certificate of Authorization No. 31751

Structural Calculations

Client: The Luce

Project Identity No.: 106921

Design No.: 103942

Prepared by: John F. Dougherty

Florida P.E. License No 80640

Installation Location: 6300 Gulf Blvd., St. Pete Beach, FL

Building eave height or mean roof height, $h = 25.0$ feet above grade ($h \leq 60'$)Installation height, $z = 25.0$ feet above grade

Roof Shape: Gable

Florida Building Code 8th Edition (2023) Building

ASCE 7-22, "Minimum Design Loads and Associated Criteria for Buildings and Other Structures"

ASCE 7-22 Chapter 30, Section 30.4 "Part 2: Low-Rise Buildings (Simplified)"

(Enclosed, low-rise buildings)

ASCE 7-22, Table 1.5-1 (p. 4); Risk Category II

ASCE 7-22, Figure 26.5-1, Basic Wind Speed, $V = 147$ mph (interpolated)Use Basic Wind Speed, $V = 150$ mph

ASCE 7-22, Section 26.7; Surface Roughness D On hurricane oceanline

Exposure Category D

ASCE 7-22, Section 26.8, Topographic Factor, $K_{zt} = 1.00$

		<u>Sign A</u>	<u>Sign C</u>	
Overall Size of sign	Height	2.00	3.00	feet
	Width	6.10	9.15	feet
	Effective Wind Area	12.21	27.44	sq. ft.

ASCE 7-22, Fig 30.4-1, $P_{NET30} = 35.3$ psf

-47.2 psf

ASCE 7-22, Fig 30.4-1, $\gamma = 1.61$ ASCE 7-22, Eq. 30.4-1, $P_{net} = \gamma K_{zt} P_{net30} = 75.8$ psf

Sign or Channel Letter Sizes

	Sign A				Sign C				
	T	he	L	uce	T	he	L	uc	e
Height (ft)	0.60	0.60	2.00	1.00	0.92	0.92	3.00	1.50	1.50
Width (ft)	1.21	0.83	2.83	3.75	1.83	1.17	4.25	3.67	2.00
Area (sq ft)	0.73	0.50	5.67	3.75	1.68	1.07	12.75	5.50	3.00
Thickness (ft)	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17
Max Dimension (ft)	1.21	0.83	2.83	3.75	1.83	1.17	4.25	3.67	2.00
Lateral Area (sq ft)	0.20	0.14	0.47	0.63	0.31	0.19	0.71	0.61	0.33

Wind Force Normal to Sign Face

Face Area (sq ft)	0.7	0.5	5.7	3.8	1.7	1.1	12.8	5.5	3.0
Pnet (psf)	75.8	75.8	75.8	75.8	75.8	75.8	75.8	75.8	75.8
Design force (lb)	55.3	38.1	429.3	284.1	127.3	81.0	965.9	416.7	227.3
No of anchors	3	3	8	9	3	3	10	7	4
Force per anchor (lb tension)	18.4	12.7	53.7	31.6	42.4	27.0	96.6	59.5	56.8
wing portion of load	100%	100%	100%	100%	100%	100%	100%	100%	100%

Wind Force Applied to Side of Sign / Letter

LateralArea (sq ft)	0.20	0.14	0.47	0.63	0.31	0.19	0.71	0.61	0.33
Pnet (psf)	75.8	75.8	75.8	75.8	75.8	75.8	75.8	75.8	75.8
Design force (lb)	15.3	10.5	35.8	47.3	23.1	14.7	53.7	46.3	25.3
No of anchors	3	3	8	9	3	3	10	7	4
Wind shear per anchor (lb)	5.09	3.51	4.47	5.26	7.72	4.91	5.37	6.61	6.31

Self Weight of Sign / Letter

Assumed unit weight of sign 5 psf

Sign area (sq ft)	0.73	0.50	5.67	3.75	1.68	1.07	12.75	5.50	3.00
Weight of sign (lb)	3.7	2.5	28.3	18.8	8.4	5.3	63.8	27.5	15.0
No of anchors	3	3	8	9	3	3	10	7	4
Gravity shear per anchor (lb)	1.22	0.84	3.54	2.08	2.80	1.78	6.38	3.93	3.75

Shear force (lb)	5.23	3.60	5.70	5.66	8.21	5.22	8.33	7.69	7.34
DL Component	23%	23%	62%	37%	34%	34%	77%	51%	51%
Wind Component	97%	97%	78%	93%	94%	94%	64%	86%	86%

For load combination 1.0 DL + 0.6 Wind:

	Sign A				Sign C				
	T	he	L	uce	T	he	L	uc	e
Tension (lb)	11.1	7.63	32.2	18.9	25.5	16.2	58	35.7	34.1
Shear (lb)	4.27	2.94	6.2	5.2	7.43	4.73	9.6	7.9	7.5
Standoff Distance (inches)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Moment (in-lb)	8.54	5.88	12.4	10.5	14.9	9.46	19.2	15.8	15.1

Shaded data above used for wall fastener selection

To be shown on construction documents:

BASIC WIND SPEED, V: 150 mph
RISK CATEGORY: II
EXPOSURE CATEGORY: D
DESIGN WIND PRESSURE, Pnet: 75.8 psf

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Florida P.E. License No 80640

Select types and sizes of required mechanical fasteners suitable for each of a variety of types of exterior wall types/substrates.

Fastener Design Forces:			
Tension, P _T ; Shear, P _S ; Moment, M:	Sign A	Sign C	
	32.2	58.0	lb
	6.22	9.59	lb
	12.4	19.2	inch-lb

FASTENER SCHEDULE		
WALL TYPE	Sign A	Sign C
ALL WALL TYPES	0.250 IN DIA GALVANIZED A307 THROUGH-BOLT WITH GALVANIZED NUT AND PLATE WASHERS TO PREVENT PULL-OUT	0.250 IN DIA GALVANIZED A307 THROUGH-BOLT WITH GALVANIZED NUT AND PLATE WASHERS TO PREVENT PULL-OUT
WOOD BLOCKING	0.25 INCH DIA LAG SCREW X 1.0 INCH EMBEDMENT INTO WOOD	0.25 INCH DIA LAG SCREW X 1.5 INCH EMBEDMENT INTO WOOD
EIFS OVER 5/8" PLYWOOD	0.3125 IN DIA DFS 'T-ANCHOR' OR 3/8" DIA MALE TYPE DFS 'LIBERTY ANCHOR'	0.3125 IN DIA DFS 'T-ANCHOR' OR 3/8" DIA MALE TYPE DFS 'LIBERTY ANCHOR'

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HOLLOW CORE CONCRETE BLOCK	0.3125 IN DIA DFS 'T-ANCHOR' OR 3/8" DIA MALE TYPE DFS 'LIBERTY ANCHOR' OR 0.313 INCH DIA THREADED ROD EMBEDDED 2 INCHES INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE IN MESH SCREEN TUBE OR	0.3125 IN DIA DFS 'T-ANCHOR' OR 3/8" DIA MALE TYPE DFS 'LIBERTY ANCHOR' OR 0.313 INCH DIA THREADED ROD EMBEDDED 2 INCHES INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE IN MESH SCREEN TUBE OR
	0.250 INCH DIA. HILTI HLC SLEEVE ANCHOR EMBEDDED 1.00 INCHES INTO SHELL OF HOLLOW CELL CMU OR RED HEAD BRAND TAPCON ANCHORS: 0.25 IN DIA X 1 IN EMBEDMENT	0.250 INCH DIA. HILTI HLC SLEEVE ANCHOR EMBEDDED 1.00 INCHES INTO SHELL OF HOLLOW CELL CMU OR RED HEAD BRAND TAPCON ANCHORS: 0.25 IN DIA X 1 IN EMBEDMENT
	HILTI HLC OR SIMPSON STRONG-TIE SLEEVE- ALL SLEEVE ANCHOR, 0.3750 IN X 1.5000 IN EMBEDMENT OR	HILTI HLC OR SIMPSON STRONG-TIE SLEEVE- ALL SLEEVE ANCHOR, 0.3750 IN X 1.5000 IN EMBEDMENT OR
	0.375 IN THREADED ROD EMBEDDED 3.375 IN INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE	0.375 IN THREADED ROD EMBEDDED 3.375 IN INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE
GROUT-FILLED CONCRETE BLOCK		

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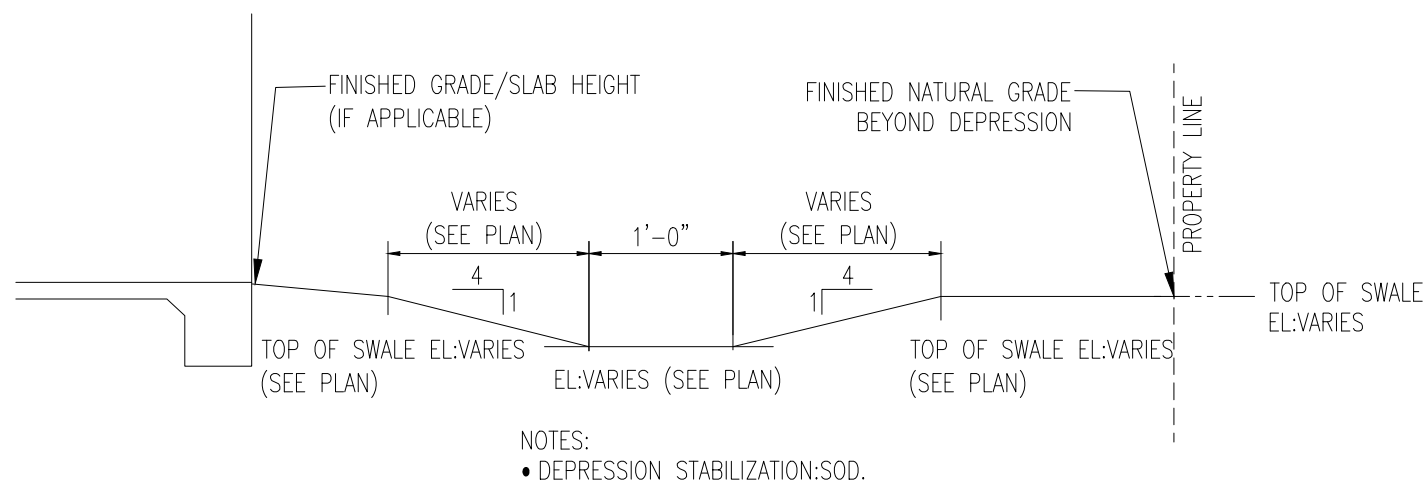
Structural Calculations

Client: The Luce
Project Identity No.: 106921
Design No.: 103942
Prepared by: John F. Dougherty
Florida P.E. License No 80640

SOLID CONCRETE	RED HEAD BRAND TAPCON ANCHORS: 0.2500 IN X 1.00 IN EMBEDMENT OR 'HILTI HLC' OR 'SIMPSON STRONG-TIE SLEEVE-ALL' SLEEVE ANCHOR, 0.2500 IN X 1.1250 IN EMBEDMENT OR 0.375 IN THREADED ROD EMBEDDED 2.250 IN INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE	RED HEAD BRAND TAPCON ANCHORS: 0.2500 IN X 1.25 IN EMBEDMENT OR 'HILTI HLC' OR 'SIMPSON STRONG-TIE SLEEVE-ALL' SLEEVE ANCHOR, 0.2500 IN X 1.1250 IN EMBEDMENT OR 0.375 IN THREADED ROD EMBEDDED 2.250 IN INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE
	HILTI HLC SLEEVE ANCHOR, 0.25 IN X 1.00 IN EMBEDMENT OR 0.250 IN THREADED ROD EMBEDDED 3.250 IN INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE IN MESH SCREEN TUBE	HILTI HLC SLEEVE ANCHOR, 0.25 IN X 1.00 IN EMBEDMENT OR 0.250 IN THREADED ROD EMBEDDED 3.250 IN INTO DRILLED HOLE FILLED WITH HILTI HIT-HY 100 ADHESIVE IN MESH SCREEN TUBE

GENERAL NOTES

1. THE PROJECT CONSISTS OF RAISING THE EXISTING CONCRETE-SLAB RESIDENCE AND SUPPORTING IT ON NEW MASONRY LOAD-BEARING WALLS AND STEEL BEAMS. THE SCOPE INCLUDES CONSTRUCTING TWO WOOD-FRAMED STAIRCASES FOR THE MAIN AND SECONDARY ACCESS, AS WELL AS ADDING DECKS AS REQUIRED TO PROVIDE SAFE AND ACCESSIBLE ENTRY TO THE ELEVATED STRUCTURE.
2. ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
3. INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
4. FOUNDATION SHALL BEAR ON FIRM STABLE COMPACTED SOIL. IF POOR SOIL CONDITIONS ARE FOUND, CONTACT THE OWNER BEFORE PROCEEDING.
5. ALL REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH ADEQUATE SUPPORT.
6. THE CONTRACTOR SHALL COORDINATE THE SIZE NUMBER & LOCATION OF ALL ANCHOR BOLTS INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGHT OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT TICKNESS, ETC.
7. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
8. ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSABLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES.
10. ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
11. DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
12. PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL. (3 COATS) COLOR SELECTED BY OWNER.
13. ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE. WITH NEC.



1 SIDE SWALE SECTIONAL DETAIL
SCALE: 3/4" = 1'-0"

SITE PREPARATION

THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS. THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF-ROLLED WITH A HEAVY DRUM-TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20,000 POUNDS. PROOF-ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTION EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

EROSION / SEDIMENTATION CONTROL

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIST SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

LEGAL DESCRIPTION:

PROPERTY ADDRESS:

102 4th Avenue, St. Pete Beach, FL 33706.

DESCRIPTION:

LOT 6, BLOCK 9, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE(S) 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

FLOOD ZONE INFORMATION:

According to the Maps prepared by the U.S Department of Homeland Security, this property appears to be located in Flood Zone: AE
Panel Number: 1251490286H
Map Dated: 08/24/2021
BFE= 9 FT

AREA:

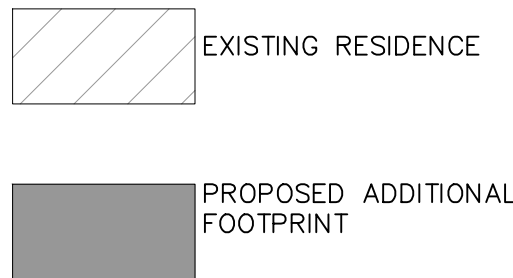
LOT:	4373 S.F.
BUILDING FOOTPRINT:	2698 S.F.
PARKING AND DRIVEWAY:	304 S.F.
POOL AND/OR PATIO AREA:	0 S.F.
WALKWAYS:	13 S.F.
OTHER:	0 S.F.

TOTAL IMPERVIOUS = 3015 S.F
% IMPERVIOUS=TOTAL IMPERVIOUS/LOT
% IMPERVIOUS=3015/4373= 68 %
GREEN AREA = 32 %

FLOOD VENT CALCULATIONS

PRECAST LINETEL MIN 8" LAP ABV VENT 12" MAX FROM FINAL GRADE 8x16 SMARTVENT MODEL #1540-310 FLPA# 5822.1	
- FLOOD VENT SPECIFICATIONS: REQUIRE 1 SQ. INCH OF VENT AREA PER 1 SQ. FT. OF FLOOR AREA. (1) SMART VENT = 200 SQ. FT. OF COVERAGE. (OR EQUAL) - HYDROSTATIC DRAINAGE VENTS LOCATED 12" MAX ABOVE FINAL GRADE. - MINIMUM (2) VENTS PER ENCLOSED AREA AND MOUNTED ON AT LEAST (2) DIFFERENT WALLS.	
TOTAL ENCLOSED AREA AT GARAGE:	1868 S.F.
SQ. FT. VENTING REQUIRED:	1868 S.F.
SQ. FT. VENTING PROVIDED:	2000 S.F.
NO. OF VENTS PROVIDED:	10 VENTS
TOTAL NO. OF VENTS PROVIDED:	10 VENTS
TOTAL SQ. FT. OF VENTING PROVIDED:	2000 S.F.

LEGEND:

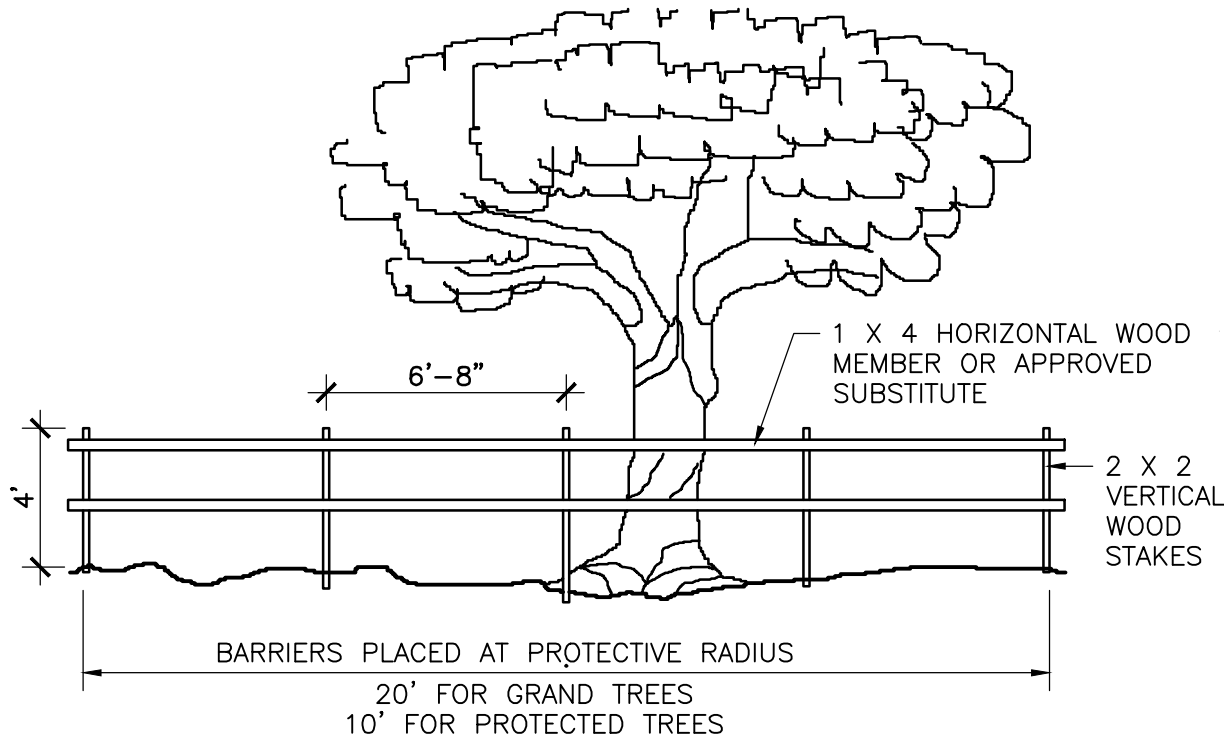
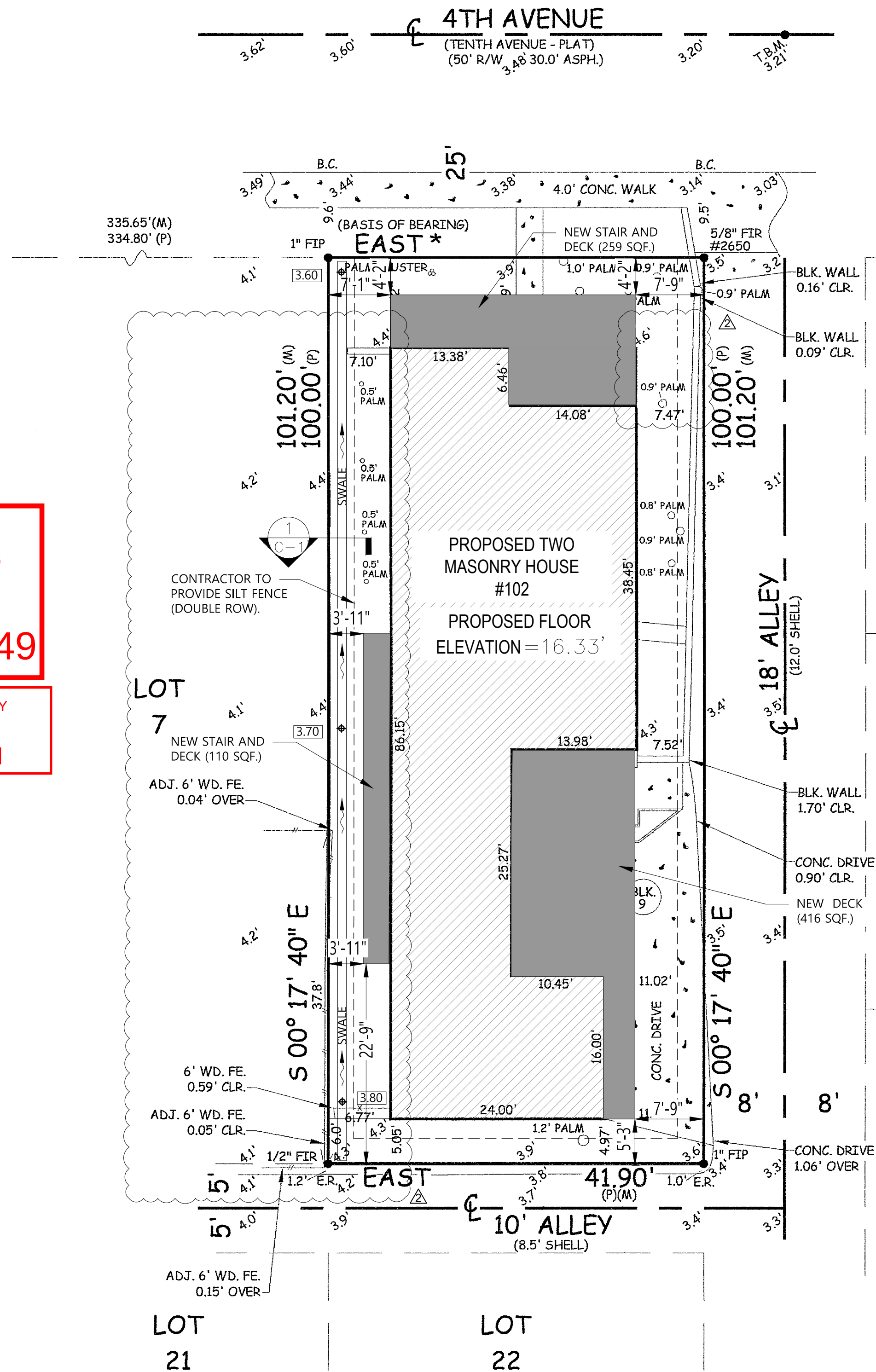


REVIEWED BY THE CITY OF ST PETE BEACH FOR COMPLIANCE TO THE CURRENT ADOPTED FLORIDA BUILDING CODES AND THE NEC CURRENT CODE

02/24/2026 7:43:49

REVIEWED FOR "CODE COMPLIANCE BY CRAIG GREENE, CBO"

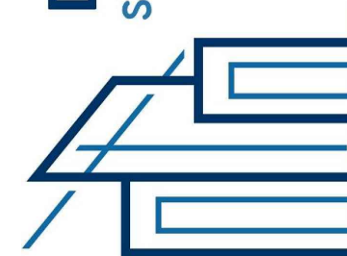
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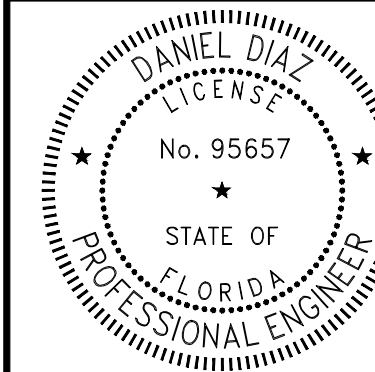
BARRICADE DETAIL
SCALE : NTS

DMD & COMPANY
STRUCTURAL ENGINEERS

5510 Roosevelt Blvd. Clearwater, FL 33760
727.657.0773
dmd-company.com



CONSULTANT



PROJECT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Daniel Diaz
Professional Engineer

102 4th
Avenue, St.
Pete Beach,
FL 33706

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT
△	12/24/25	REV 1.
△	01/20/26	REV 2.

SHEET MANAGEMENT

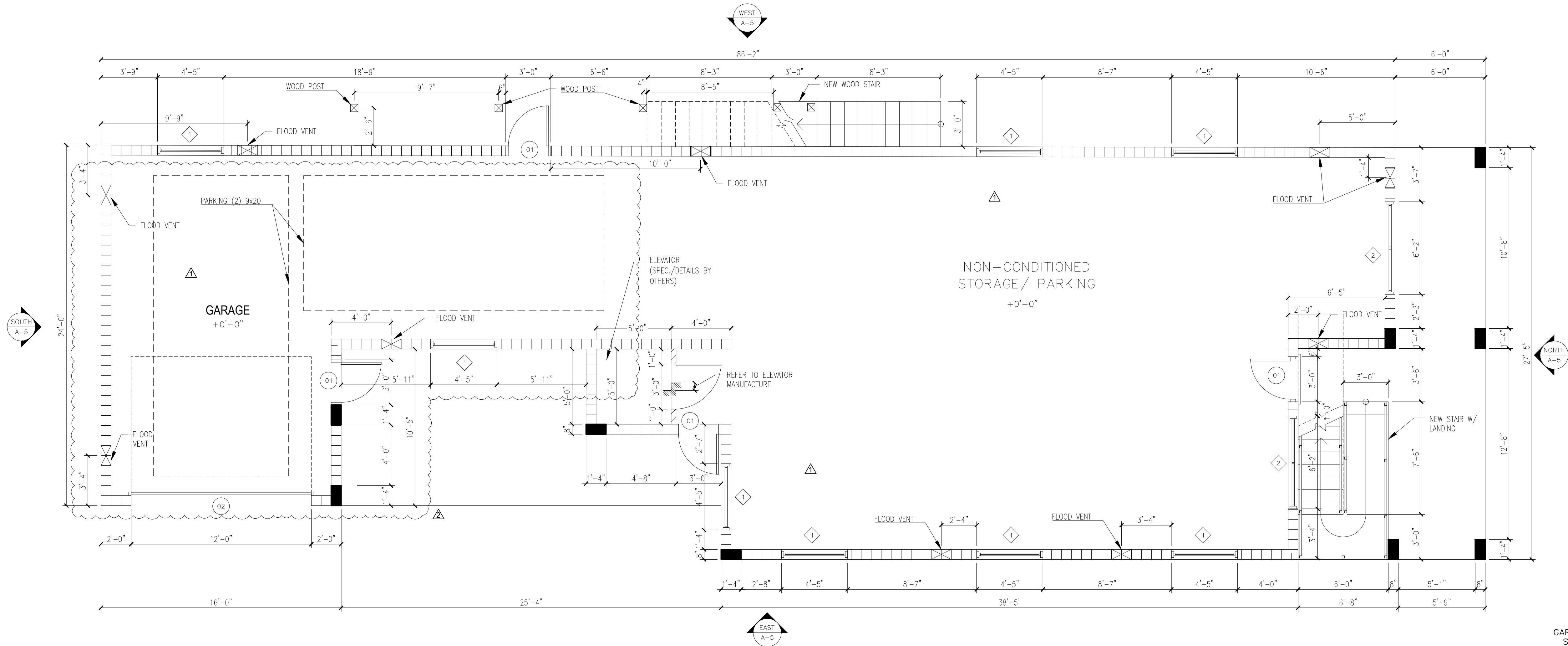
PROJECT NO: 2025219

SHEET TITLE

SITE & DRAINAGE PLAN

SHEET NUMBER

C-1



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

SAFETY HAZARDOUS GLAZING LOCATION NOTES:

1- FOR GLAZING SHOWERS ENCLOSURE OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTOM EXPOSE EDGE OF THE GLAZING IS LESS THAN 6 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE (CONSIDERED A HAZARDOUS) LOCATION; AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENTIAL. SEE NOTES "REQUIRE SAFETY GLAZING IN HAZARDOUS LOCATIONS" .

HURRICANE WINDOWS/DOORS NOTES:

- 2- WINDOWS / DOORS DESIGN PRESSURE = 55 PSF
3- WINDOWS / DOORS (NOT IMPACT RESISTANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS

FRAMING SYSTEM NOTES:

- 4- STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4" WHERE SPACED NOT MORE THAN 16" O/C. OR, NOT LESS THAN 2"x6" WHERE SPACED NOT MORE THAN 24" O/C.
5- A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'-0" x 6'-8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE
02	12'-0" x 8'-0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)

ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL
EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPPING.
(P.) = PANEL DOOR
(GD.) = GARAGE DOOR

WINDOW SCHEDULE - IMPACT WINDOWS							
ID	TYPE	CODE	WIDTH	HEIGHT	FRAME FINISH	STOOL	NOTE
1	SINGLE HUNG	CUSTOM	53"	38"	VINYL/WHITE	MAR	TEMPERED GLASS
2	SLIDING WINDOW	CUSTOM	74"	38"	VINYL/WHITE	MAR	TEMPERED GLASS
3	SINGLE HUNG	CUSTOM	51"	49"	VINYL/WHITE	MAR	TEMPERED GLASS

NOTE.- PROVIDE RESIDENTIAL GRADE HARDWARE AS APPROVED BY OWNER & IN COMPLIANCE WITH CODE

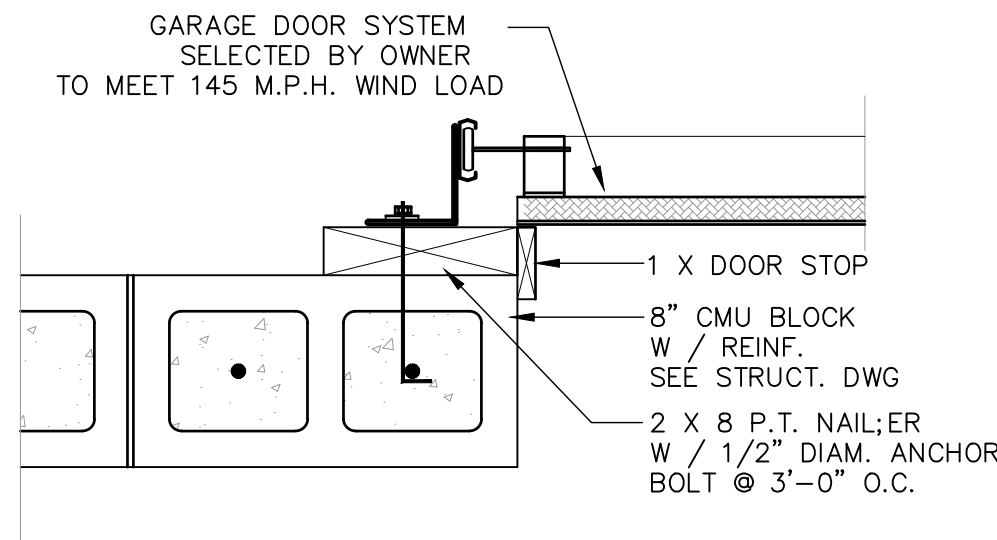
- EXTERIOR DOORS TO BE METAL OR FIBERGLASS, INSULATED & WITH WEATHERSTRIPPING
- DOORS & WINDOWS TO BE APPROVED BY OWNER BEFORE ORDERING
- STUCCO WORK TO BE IN COMPLIANCE WITH ASTM - C926 & ASTM - C1063

REVIEWED BY THE CITY OF ST PETE BEACH FOR COMPLIANCE TO THE CURRENT ADOPTED FLORIDA BUILDING CODES AND THE NEC CURRENT CODE

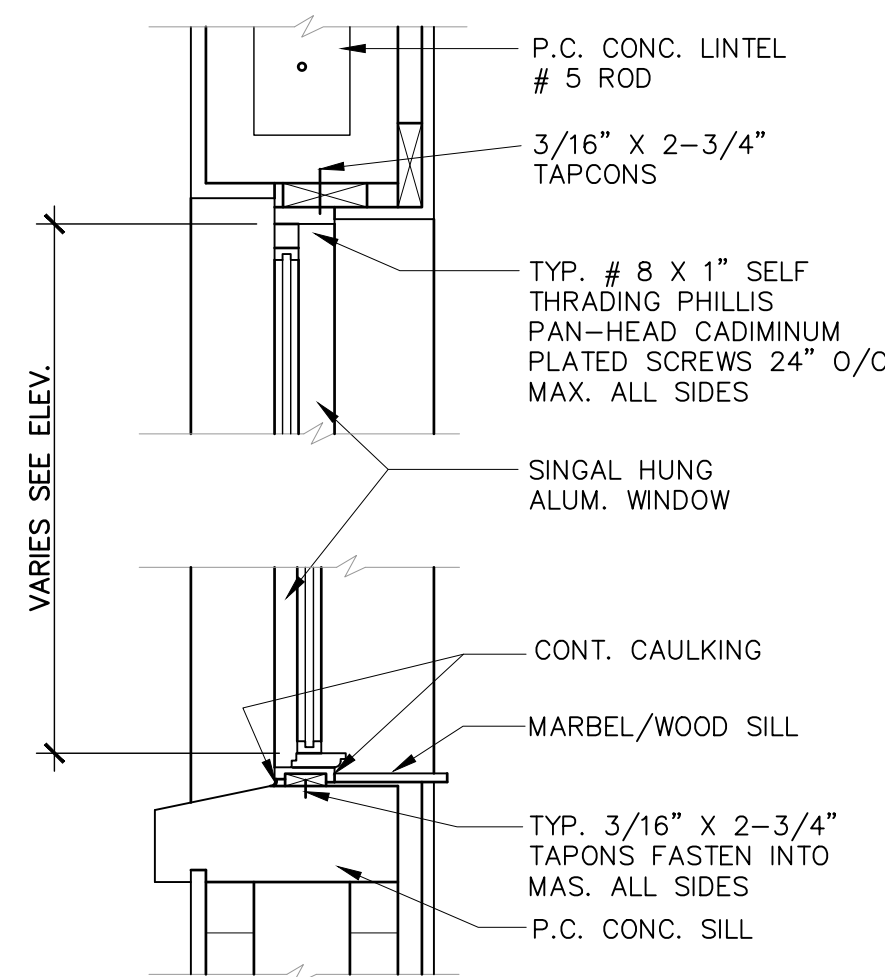
02/24/2026 7:43:54

REVIEWED FOR "CODE COMPLIANCE BY CRAIG GREENE, CBO"

02/24/2026 7:43:54 AM



GARAGE DOOR JAMB
SCALE : 1-1/2" = 1'-0"

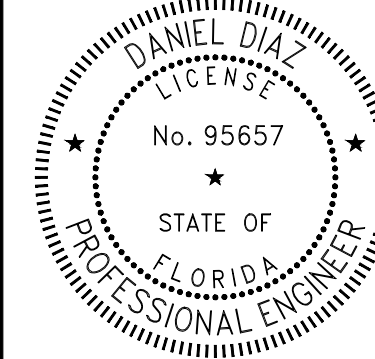


TYPICAL WINDOW
SCALE : 1-1/2" = 1'-0"

LEGEND:

- EXTERIOR WALL: 8" CONC. BLOCKWALL (INSIDE FINISH STUCCO) (OUTSIDE FINISH UNLESS NOTED OTHERWISE).
- FLOOD VENT 16"x8".
- DENOTES 8"x16" CONCRETE COLUMN.
- NEW INTERIOR PARTITION 2X4 P.T. STUDS @16" O.C. WITH 1/2"GYP.BD. EACH SIDE-UNLESS NOTED OTHERWISE

CONSULTANT



PROJECT

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102 4th
Avenue, St.
Pete Beach,
FL 33706

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT
Δ	12/24/25	REV 1.
Δ	01/20/26	REV 2.

SHEET MANAGEMENT

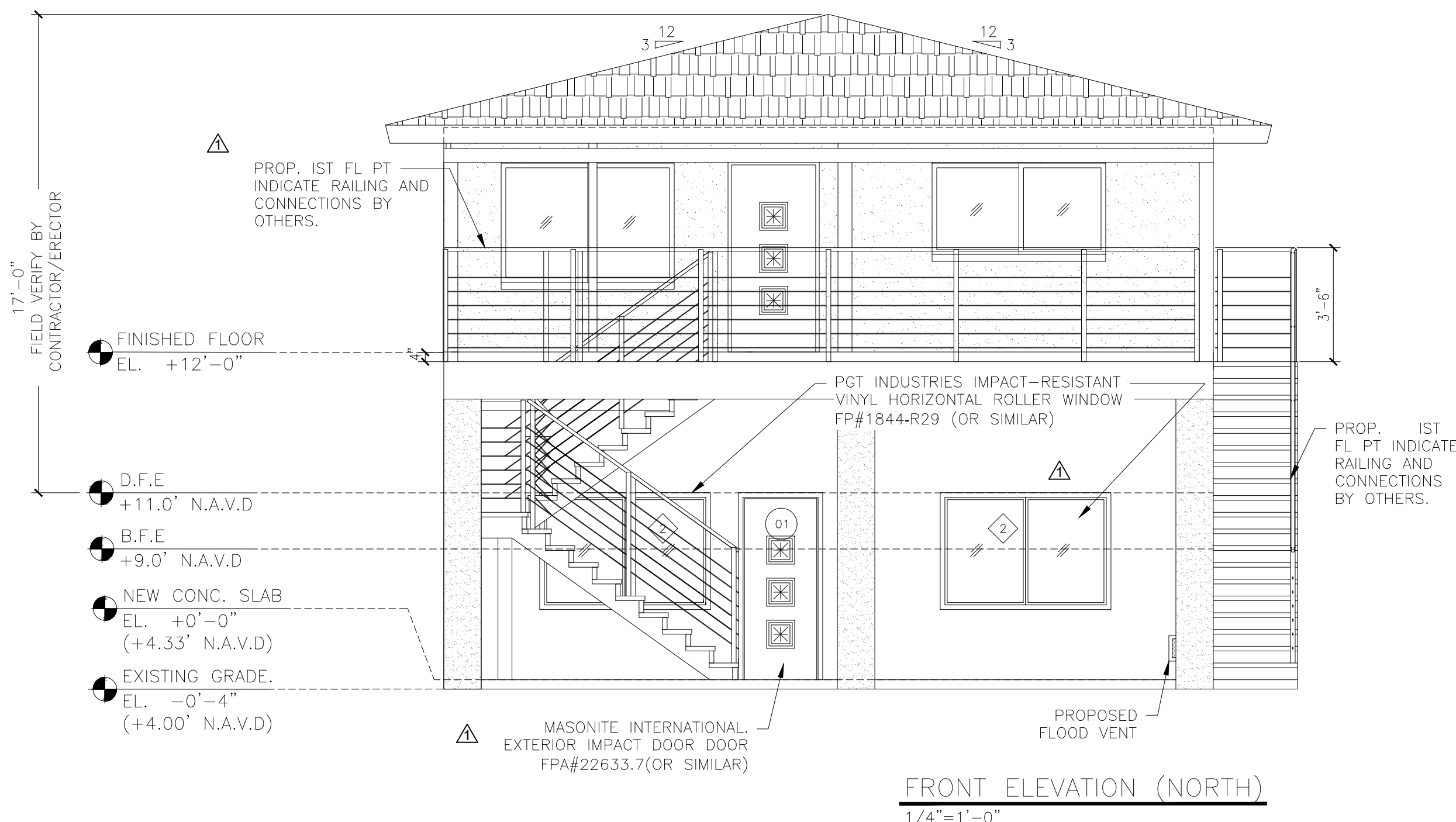
PROJECT NO: 2025219

SHEET TITLE

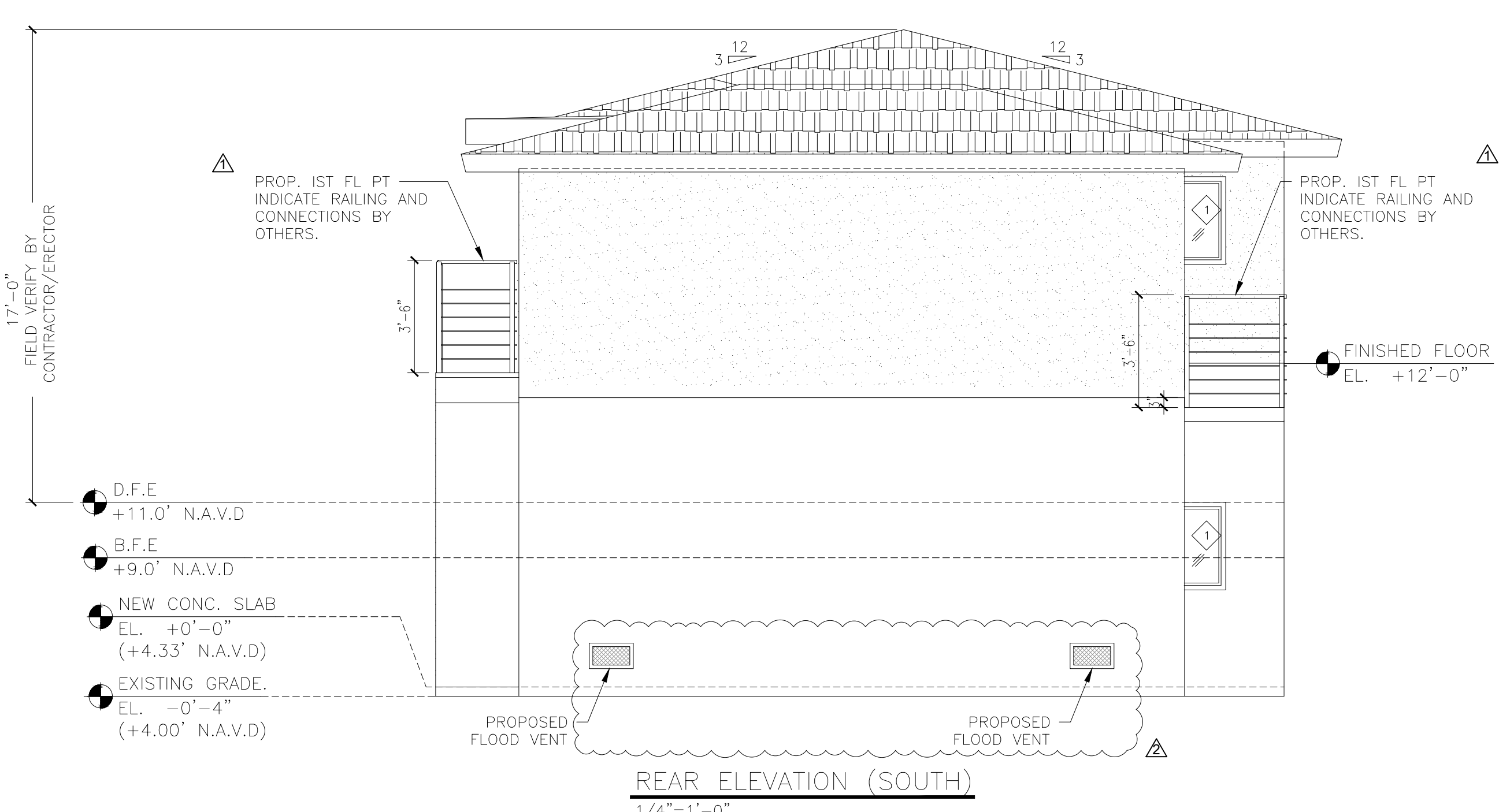
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

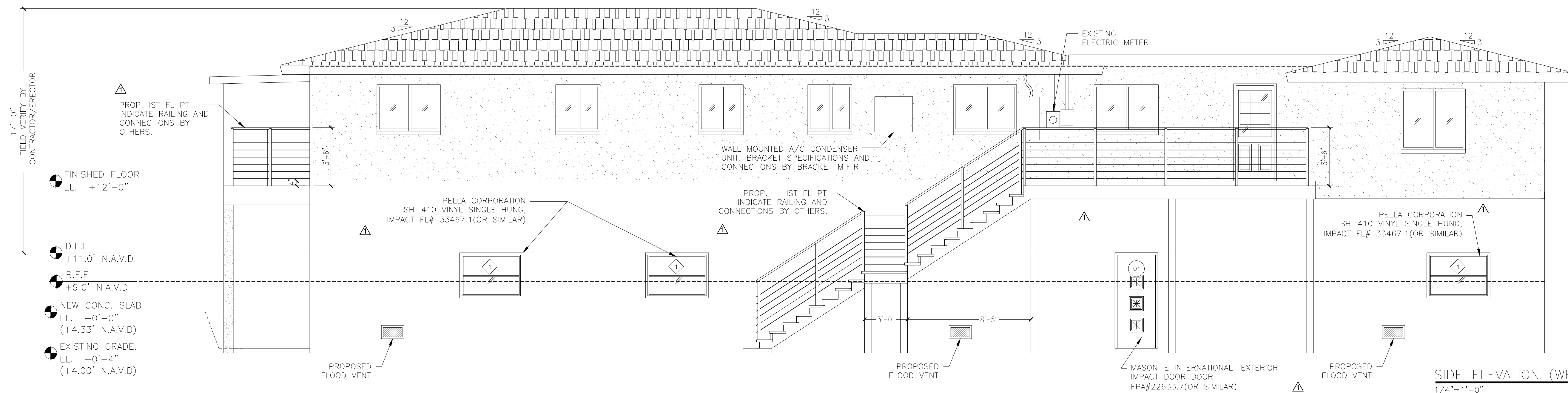
A-3



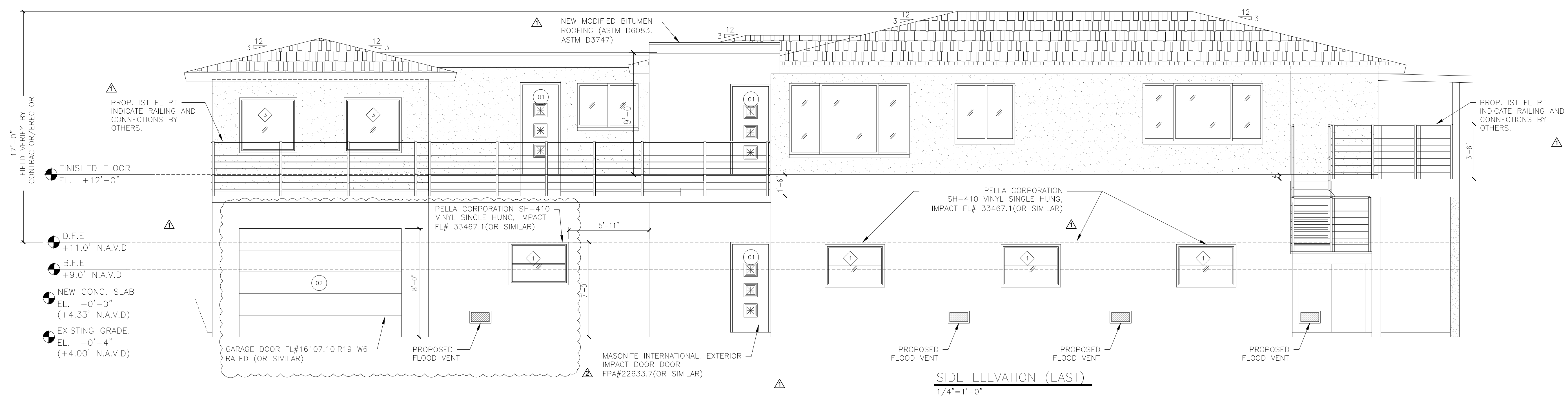
FRONT ELEVATION (NORTH)
1/4"=1'-0"



REAR ELEVATION (SOUTH)
1/4"=1'-0"



SIDE ELEVATION (WEST)
1/4"=1'-0"



SIDE ELEVATION (EAST)
1/4"=1'-0"

REVIEWED BY THE CITY OF ST PETE
BEACH FOR COMPLIANCE TO THE
CURRENT ADOPTED FLORIDA BUILDING
CODES AND THE NEC CURRENT CODE

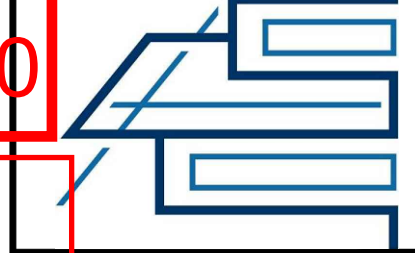
02/24/2026 7:44:00

REVIEWED FOR "CODE COMPLIANCE BY
CRAIG GREENE, CBO"

02/24/2026 7:44:00 AM

DMD & COMPANY
STRUCTURAL ENGINEERS

5510 Roosevelt Blvd. Clearwater, FL 33760
727.657.0773
dmd-company.com



CONSULTANT

DANIEL DIAZ
LICENSE
No. 95657
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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Δ	01/20/26	REV 2.

SHEET MANAGEMENT

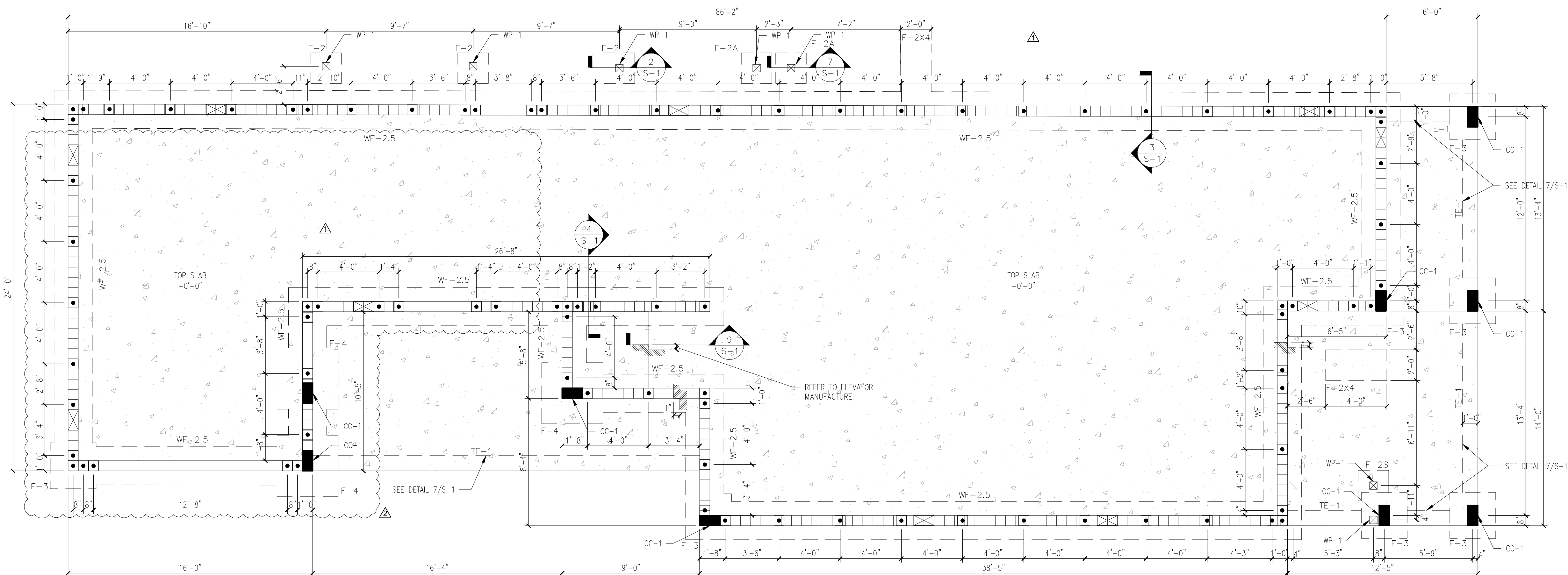
PROJECT NO: 2025219

SHEET TITLE

NEW ELEVATIONS

SHEET NUMBER

A-5



FOUNDATION PLAN

1/4"=1'-0"

LEGEND:

- F-# DENOTES ISOLATED FOOTING. SEE SCHEDULE.
- WF-# DENOTES WALL FOOTING. SEE SCHEDULE.
- CC-1 DENOTES 8"x16" CONCRETE COLUMN. SEE DETAIL 1 ON THIS SHEET.
- WP-1 DENOTES 6"x6" SP#2 WOOD POST.
- 4" CONC. SLAB-ON-GRADE (S.O.G.) REINFORCED WITH 6x6 W1.4xW1.4 W.W.F. AT TOP 1/2 OF SLAB.
- FLOOD VENT 16"x8".

PLAN NOTES:

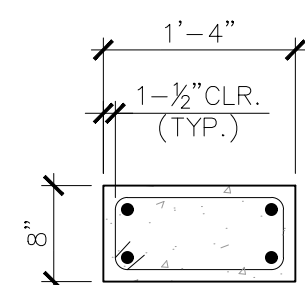
- TOP OF SLAB ELEVATION = 0'-0" U.N.O. (4.33' NAVD)
TOP OF WALL FOOTING ELEVATION = (-) 1'-4" U.N.O.
TOP OF FOOTING F-3 & F-4 ELEVATION = (-) 1'-4" U.N.O.
- STEP FOOTINGS WITH GRADE AS REQUIRED. PROVIDE 10" MIN. SOIL COVER OVER ALL EXTERIOR FOOTINGS. CONTRACTOR TO FIELD-VERIFY ELEVATIONS. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- BASED ON THE SUBSOIL INVESTIGATION REPORT MADE BY: BTL ENGINEERING SERVICES, INC DATED JULY 11, 2025, THE STRUCTURE CAN BE SUPPORTED ON A SHALLOW FOUNDATION SYSTEM AND A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF MAY BE USED FOR THE DESIGN.

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING EACH WAY	REMARKS
WF-2.5	2'-6" x CONT.	1'-0"	(4) #5 CONT. BOTTOM. #5 TRANS. @ 12" O.C. MAX. BOTTOM.	WALL FOOTING.
F-2	2'-0" x 2'-0"	3'-0"	(2) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 2 ON THIS SHEET.
F-2S	2'-0" x 2'-0"	1'-6"	(3) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 5 ON THIS SHEET.
F-2A	2'-0" x 2'-0"	2'-0"	(2) #5 EACH WAY BOTTOM.	ISOLATED FOOTING. SEE DETAIL 8 ON THIS SHEET.
F-3	3'-0" x 3'-0"	1'-4"	(4) #5 EACH WAY BOTTOM.	ISOLATED FOOTING.
F-4	4'-0" x 4'-0"	1'-4"	(5) #5 EACH WAY BOTTOM.	ISOLATED FOOTING.
F-2x4	2'-0" x 4'-0"	1'-0"	(3) #5 BOTTOM LW (5) #5 BOTTOM SW	ISOLATED FOOTING.
TE-1	1'-0" x CONT.	1'-0"	(1) #5 CONT. BOTTOM.	THICKENED EDGE.

NOTES:

- CENTER ALL FOOTINGS BELOW WALL OR COLUMN U.N.O.
- ALL FOOTING REINFORCING TO BE BOTTOM BARS U.N.O.
- SEE TOP OF FOOTING AT SECTIONS & DETAILS.
- INCREASE DEPTH OF THICKENED SLAB EDGE AS REQUIRED TO MAINTAIN 1'-0" (MIN.) EMBEDMENT BELOW GRADE (TYP.) U.N.O.



DETAIL CC-1

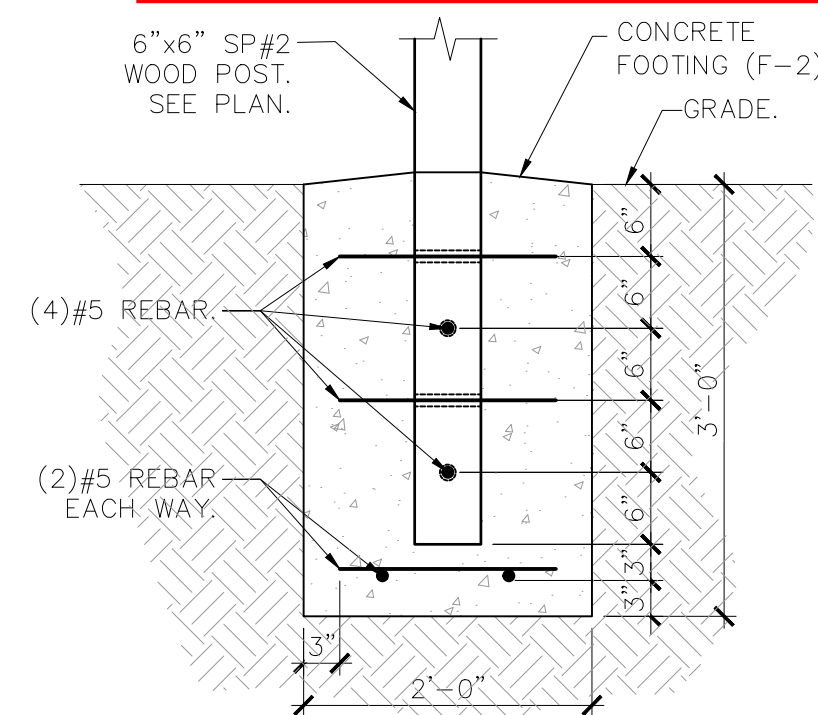
SCALE: 3/4"=1'-0"

REVIEWED BY THE CITY OF ST PETE BEACH FOR COMPLIANCE TO THE CURRENT ADOPTED FLORIDA BUILDING CODES AND THE NEC CURRENT CODE

02/24/2026 7:44:18

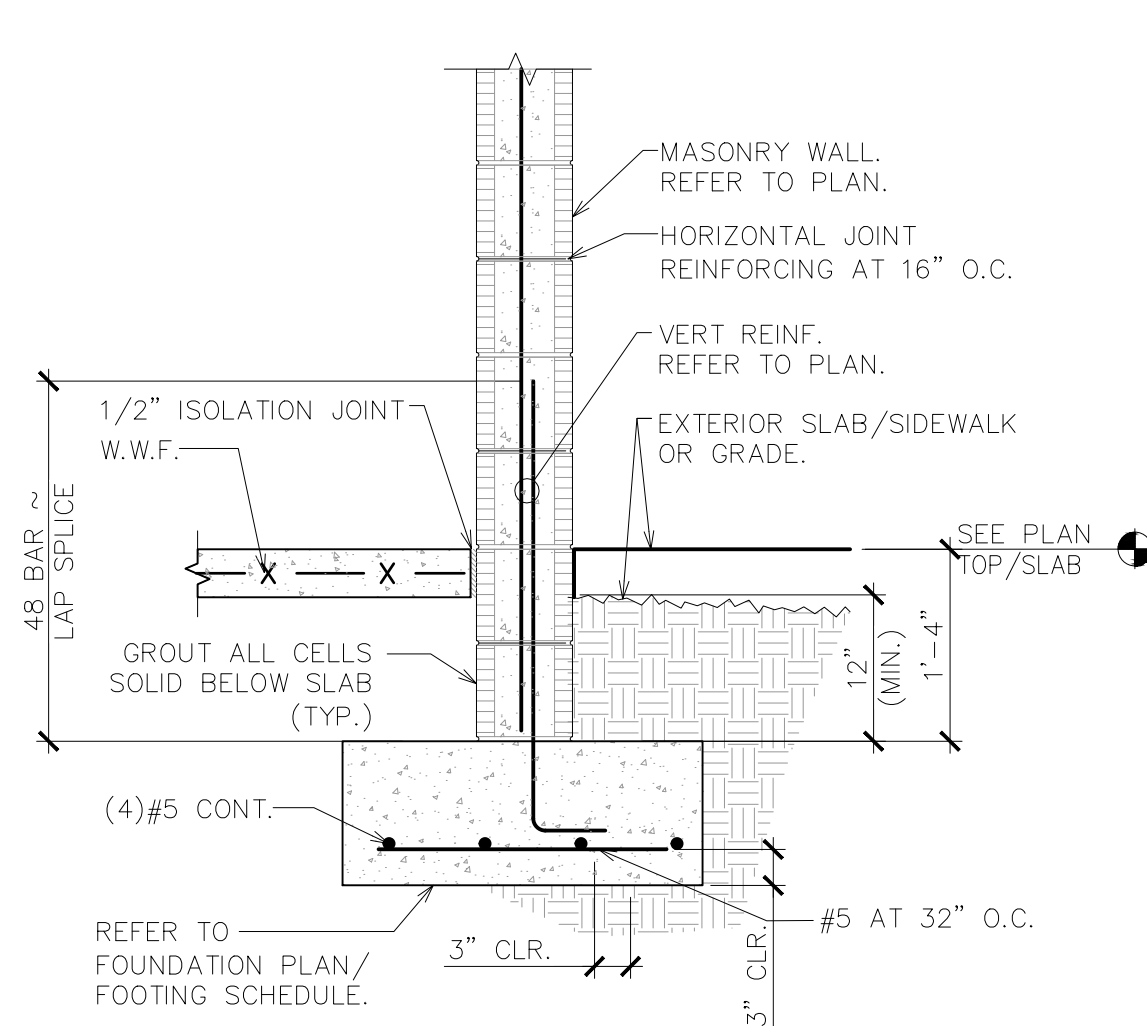
REVIEWED FOR "CODE COMPLIANCE BY CRAIG GREENE, CBO"

02/24/2026 7:44:18 AM



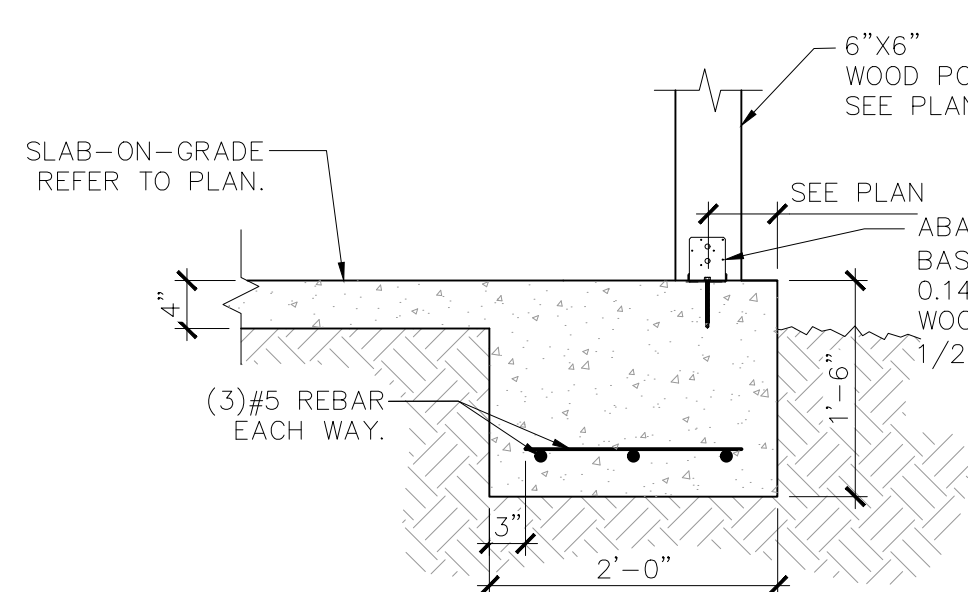
2 LONG. WOOD POST FOOTING F-2

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



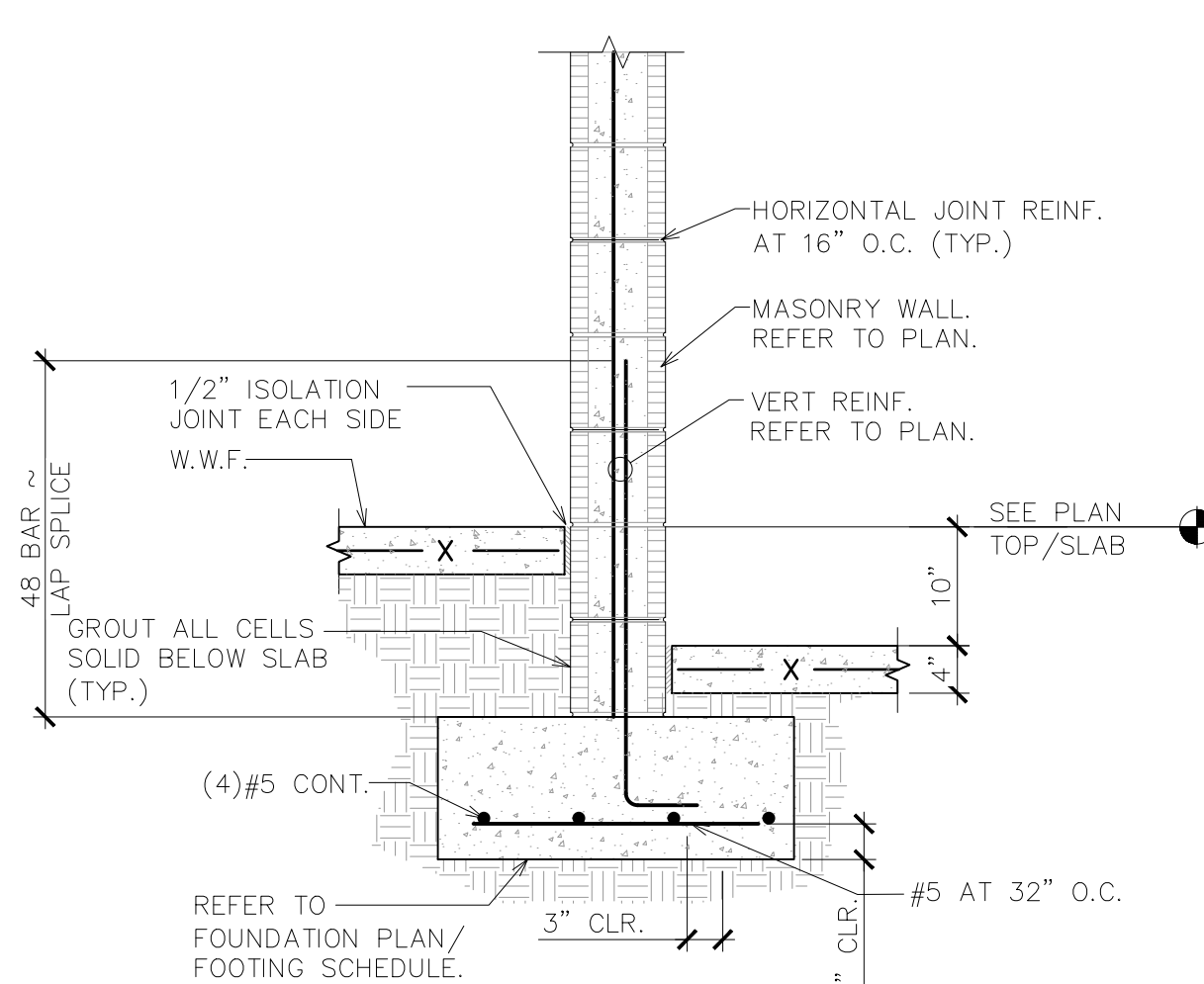
3 EXTERIOR WALL FOOTING F-2.5

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



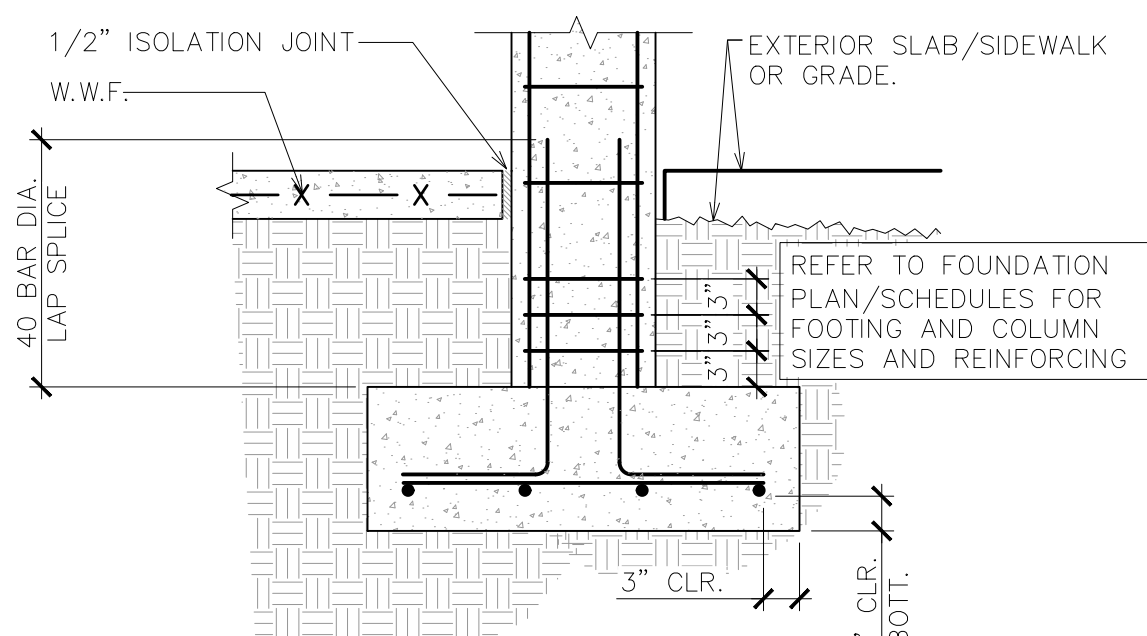
5 SHORT. WOOD POST FOOTING F-2S

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



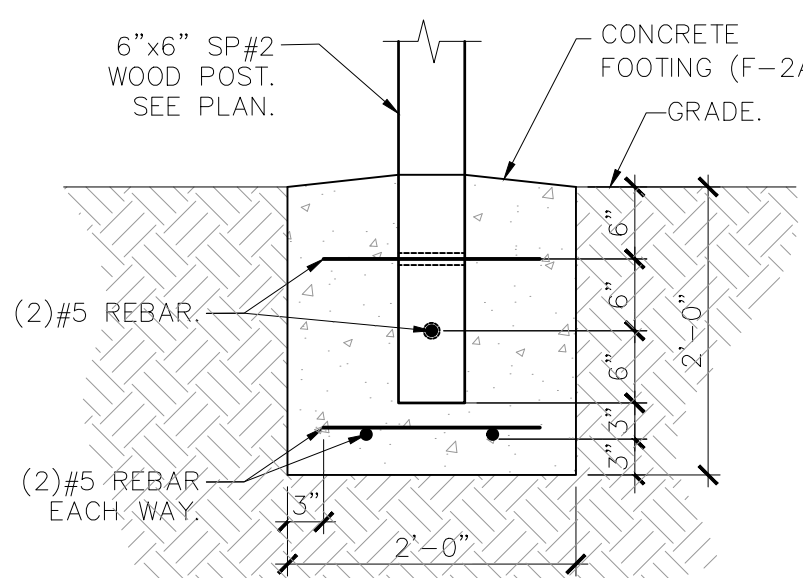
4 INTERIOR WALL FOOTING F-2.5

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



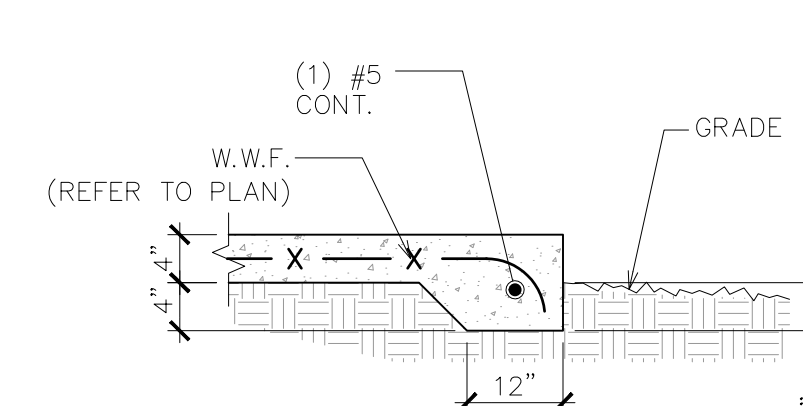
6 CONCRETE COLUMN DETAIL

NOT TO SCALE



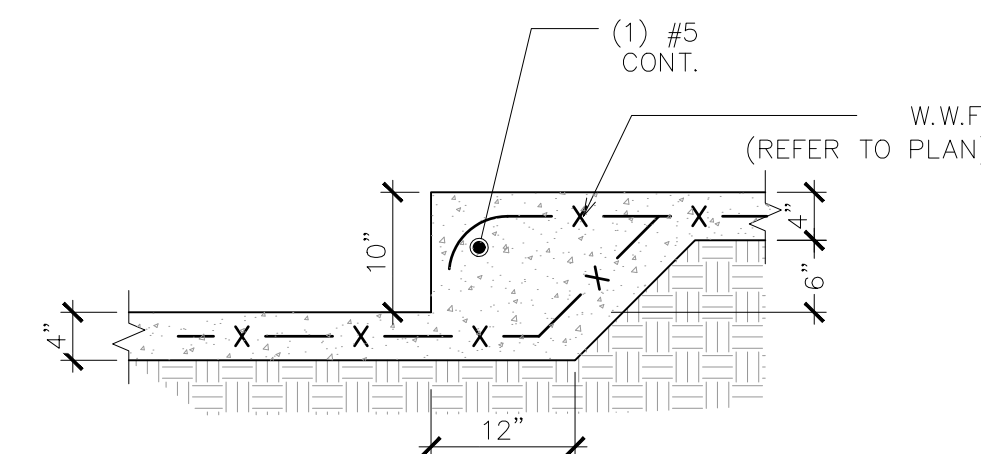
8 SHORT WOOD POST FOOTING F-2A

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



7 TYP. THICKENED EDGE DETAIL

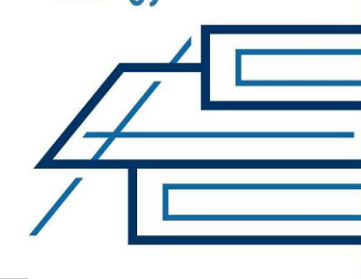
SCALE: 3/4"=1'-0"



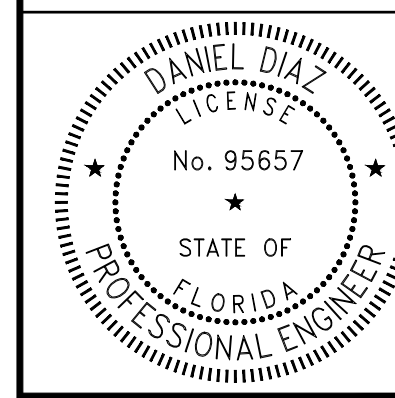
9 ELEVATOR SLAB RESSES DETAIL

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

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CONSULTANT



PROJECT

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FL 33706

MARK	DATE	DESCRIP.
CD	10/21/25	PERMIT
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Δ	01/20/26	REV 2.

SHEET MANAGEMENT

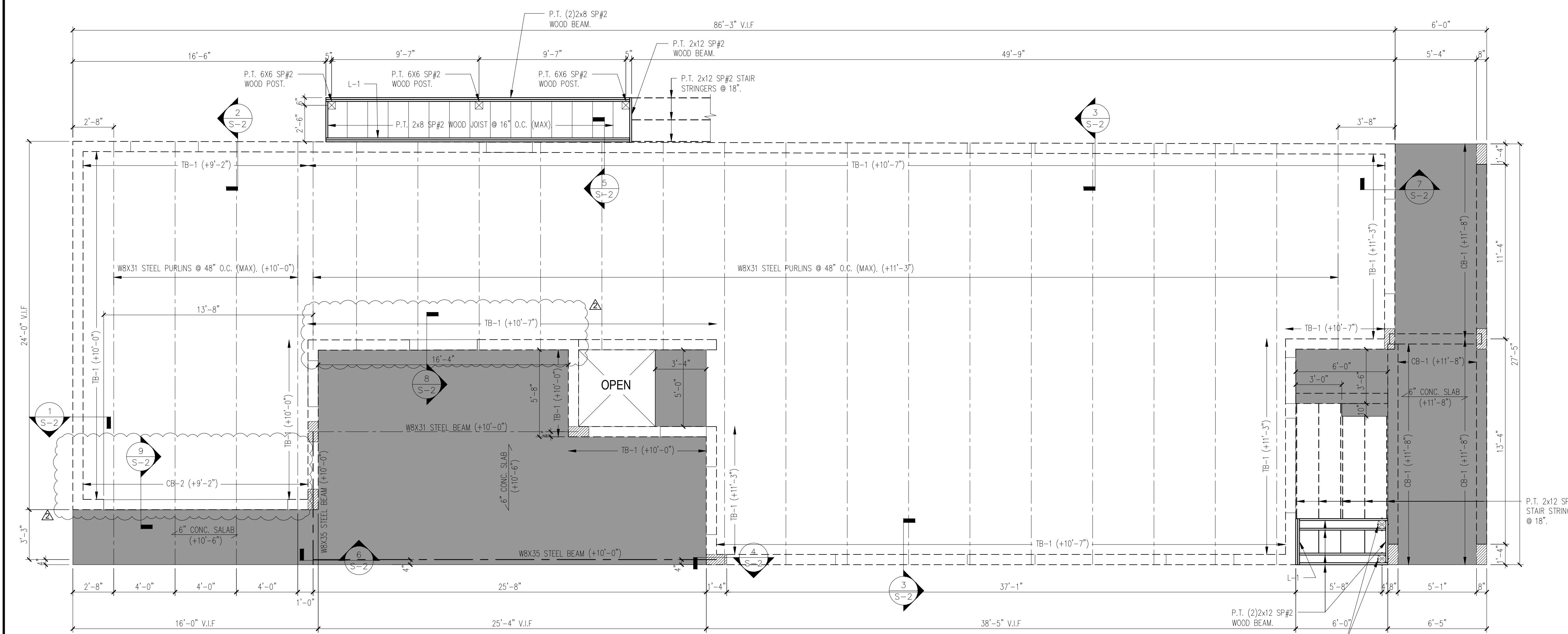
PROJECT NO: 2025219

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

S-1

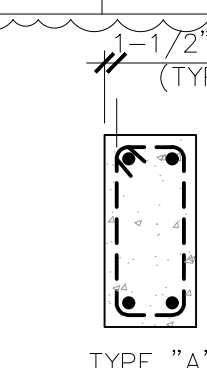


- LEGEND:
- [Hatched Box] DENOTES COLUMN SUPPORT BELOW.
 - [Dashed Line] DENOTES BEAM SUPPORT BELOW.
 - (+ #'-#") DENOTES TOP OF BEAM.
 - [Shaded Box] 6" CONCRETE SLAB REINF. W/ #4 @ 12" EACH WAY AT MID-DEPTH.
 - L-1 DENOTES P.T. (2) 2X10 WOOD LEDGER w/ 3/4" @ SIMPSON TITEN HD. 6-1/2" EMBED., AT 8" MAX. FROM EA. END AND 16" O.C. MAX., STAGG. TOP AND BOTTOM.
 - [Box with X] DENOTES 6"x6" SP#2 WOOD POST.

NOTE: PROVIDE HANGER CONNECTOR BY SIMPSON LUS28 AT SIMPLE WOOD JOIST. SEE SECTIONS FOR CONNECTOR OF WOOD BEAM TO WOOD POST.

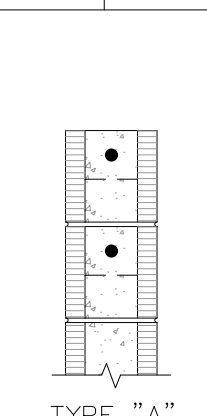
NOTE: PROVIDE EMBED PL 1/2"x7"x0'-10" w/ (2) 3/4"Ø WELDED STUDS 6" EMBED, AT THE CONCRETE COLUMNS & BEAMS.

CONCRETE BEAM SCHEDULE				
MARK	SIZE (W x D)	REINFORCING CONT. BARS	STIRRUPS	TYPE
CB-1	8" x 12"	(2) #5 T & B	#3 AT 6" O.C.	"A"
CB-2	8" x 14"	(2) #5 TOP & (2) #8 BOT	#3 AT 5" O.C.	"A"



- NOTES:
- BEAM DEPTHS MAY BE INCREASED AS REQUIRED FOR MASONRY COURSING.
 - BOTTOM OF BEAM ELEVATION = TOP OF OPENING (TYP.) U.N.O.

WALL TIE BEAM SCHEDULE				
MARK	SIZE (W x D)	REINFORCING CONT. BARS	STIRRUPS	TYPE
TB1	8" x 16"	(1) #5 T & B	-	"A", MAS.



- NOTES:
- TB1 TYP. AT ALL MASONRY WALLS, FLOOR LEVEL, U.N.O.
 - ALL MASONRY TIE BEAMS TO BE MASONRY K.O. COURSE U.N.O.

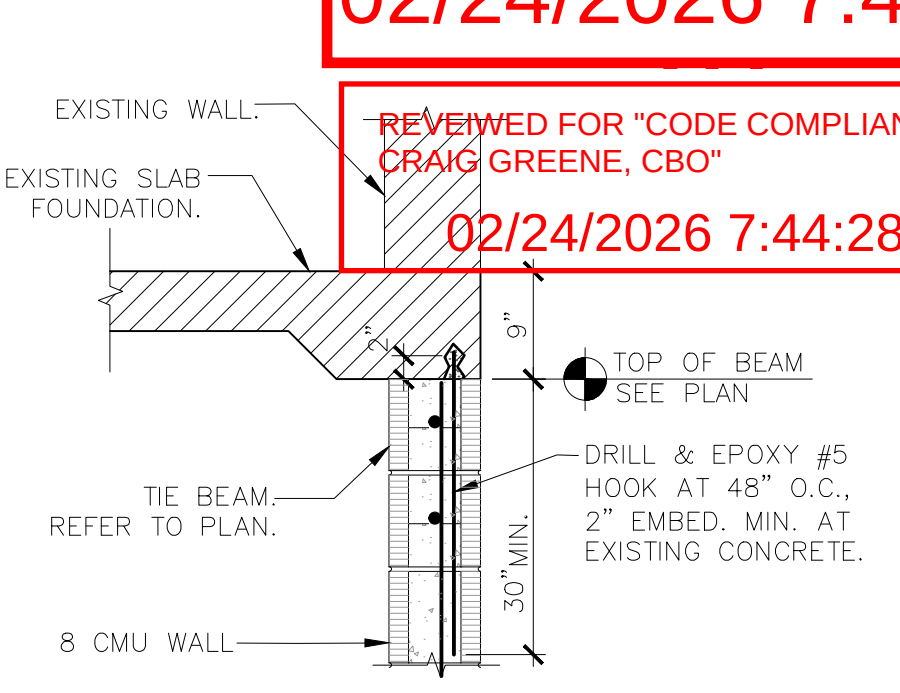
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02/24/2026 7:44:28

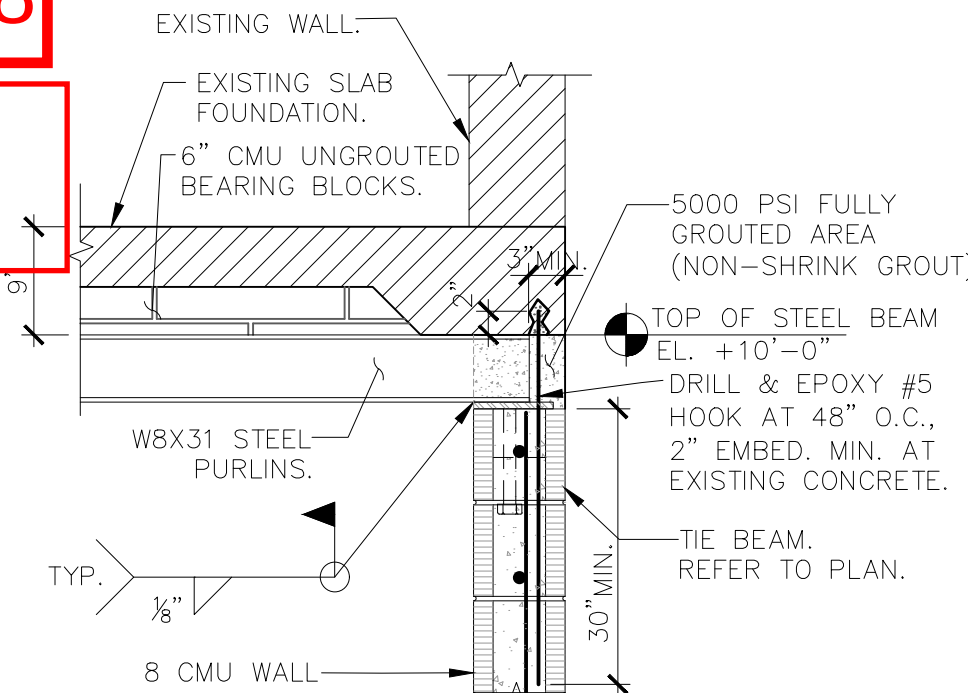
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02/24/2026 7:44:28 AM

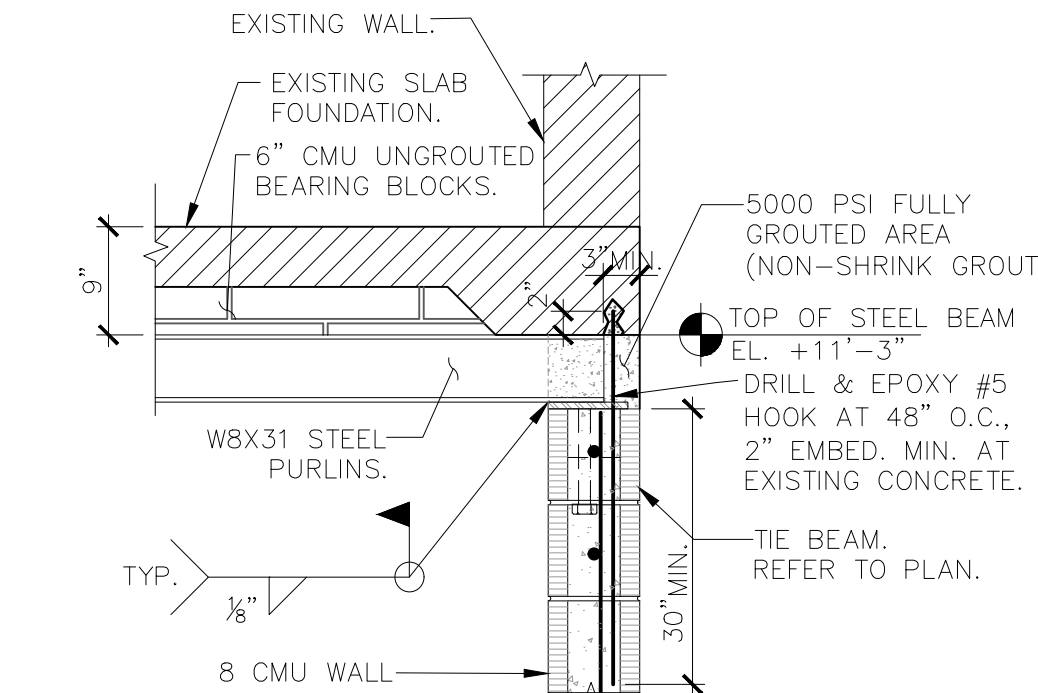
NEW SECOND FLOOR FRAMING PLAN
1/4"=1'-0"



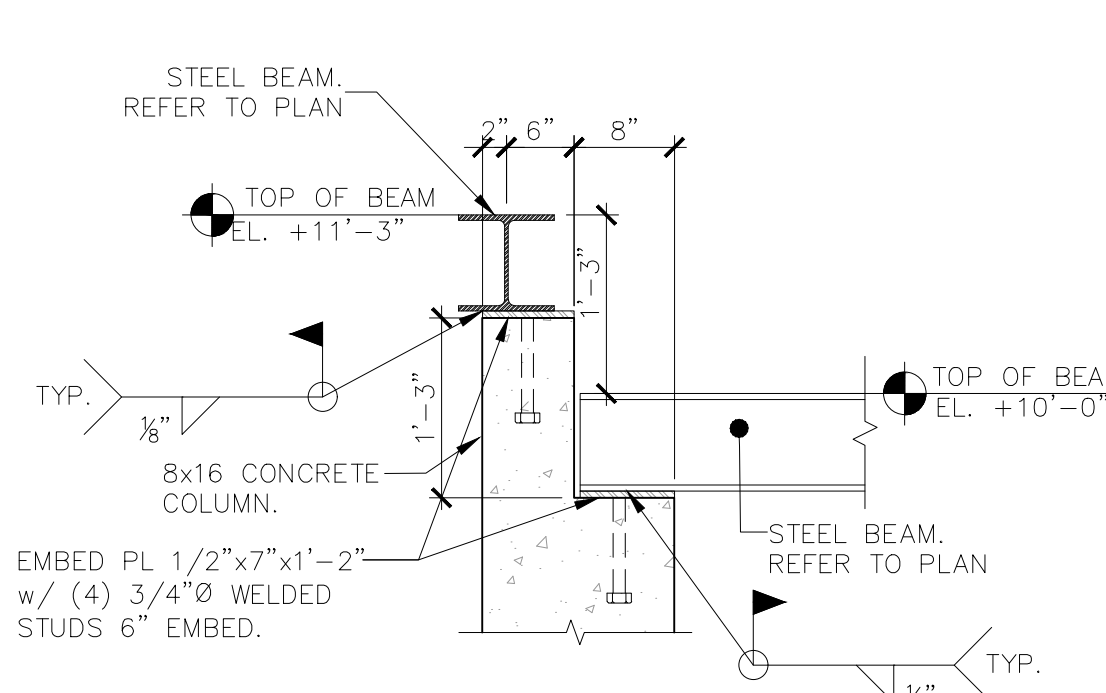
1 CONCRETE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



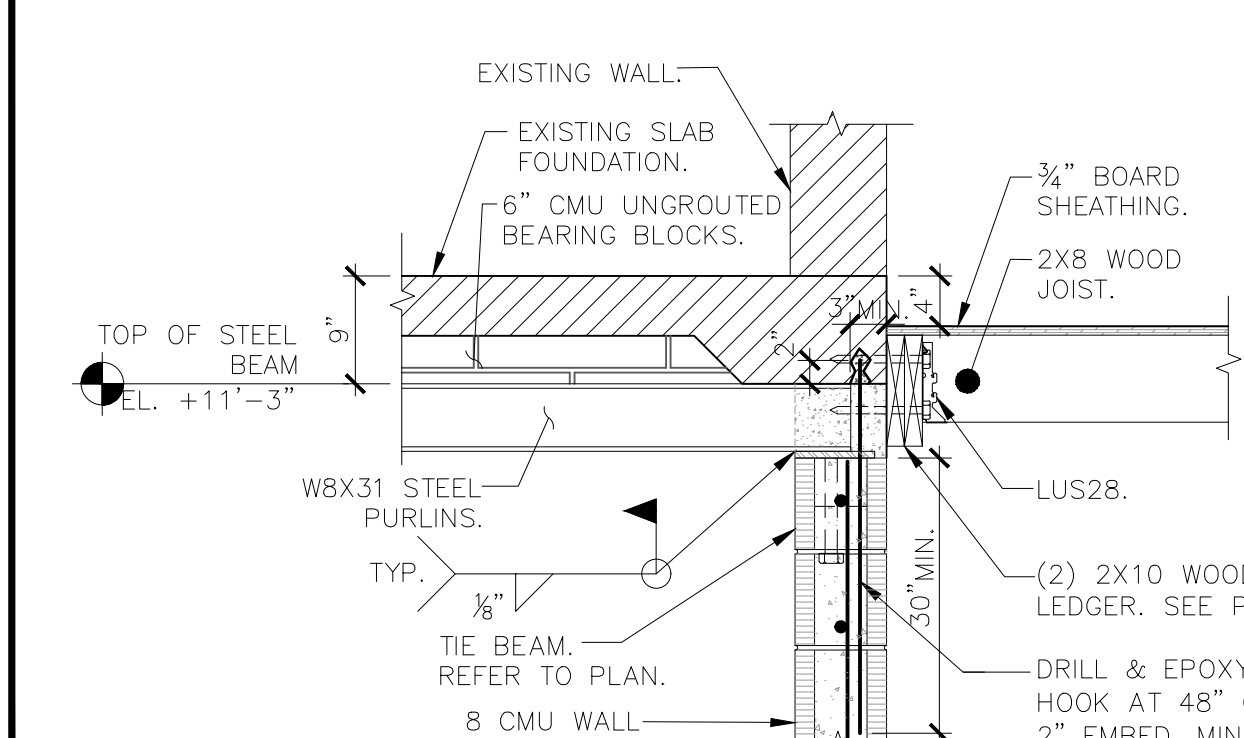
2 ANGLE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



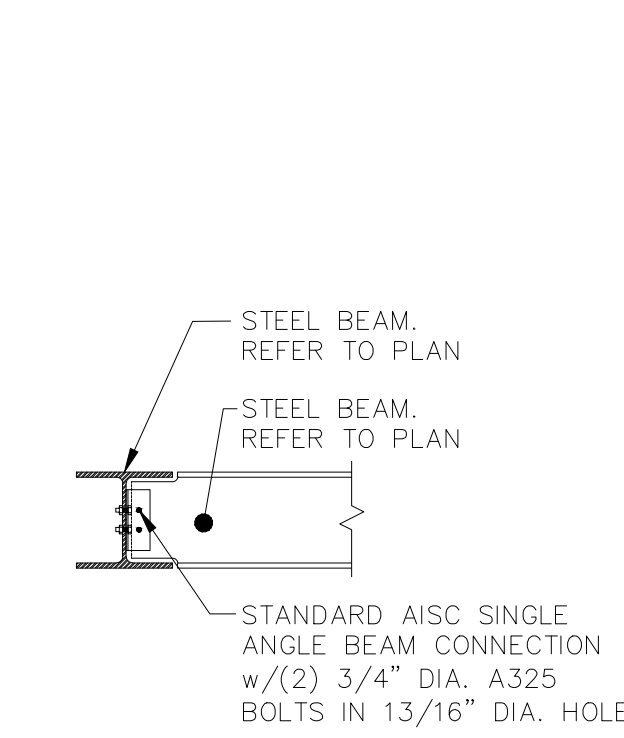
3 ANGLE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



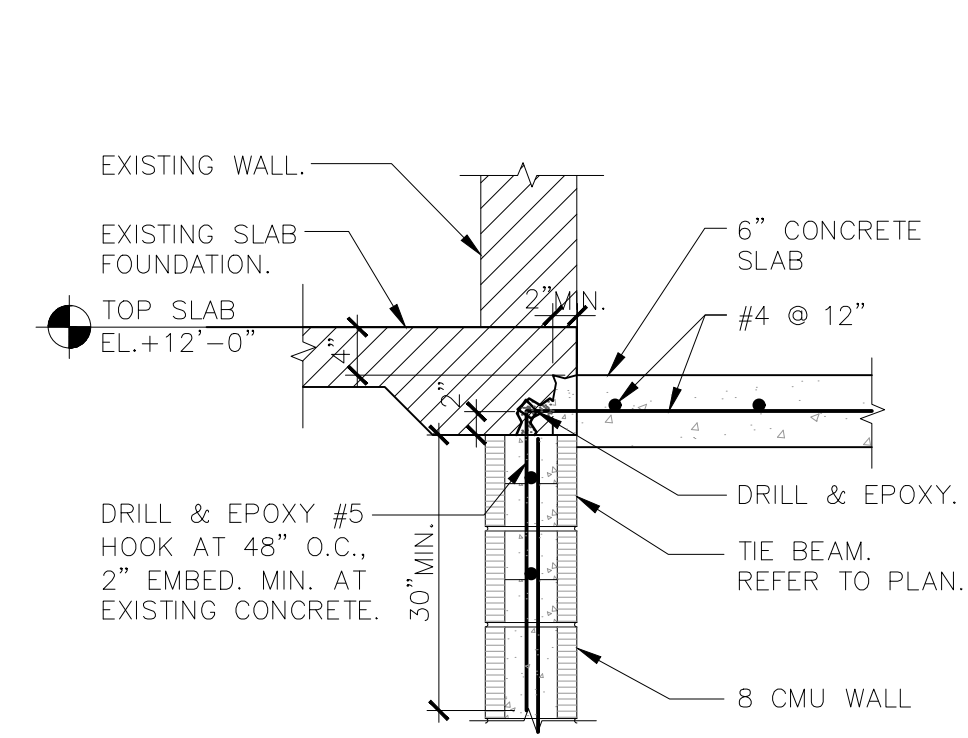
4 ANGLE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



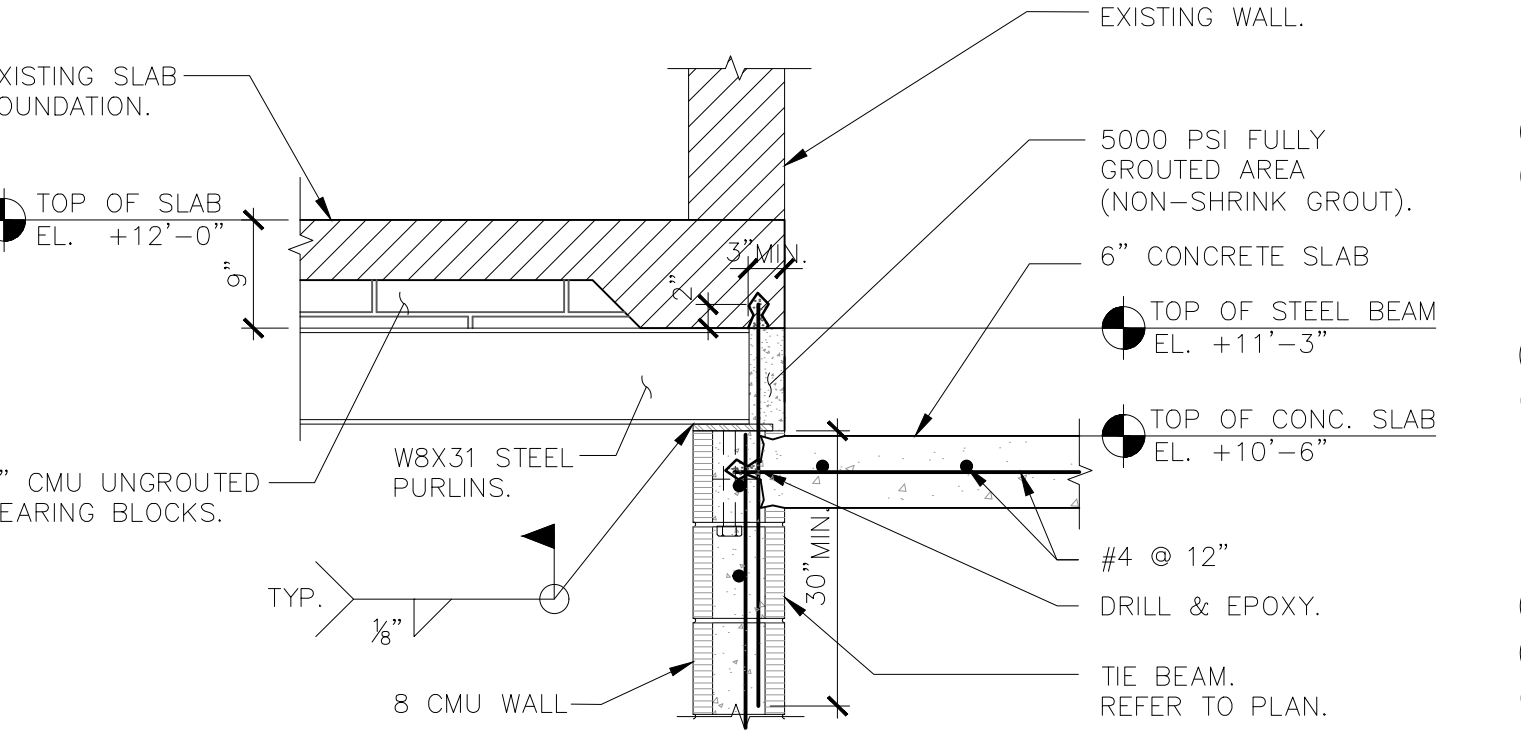
5 CONCRETE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



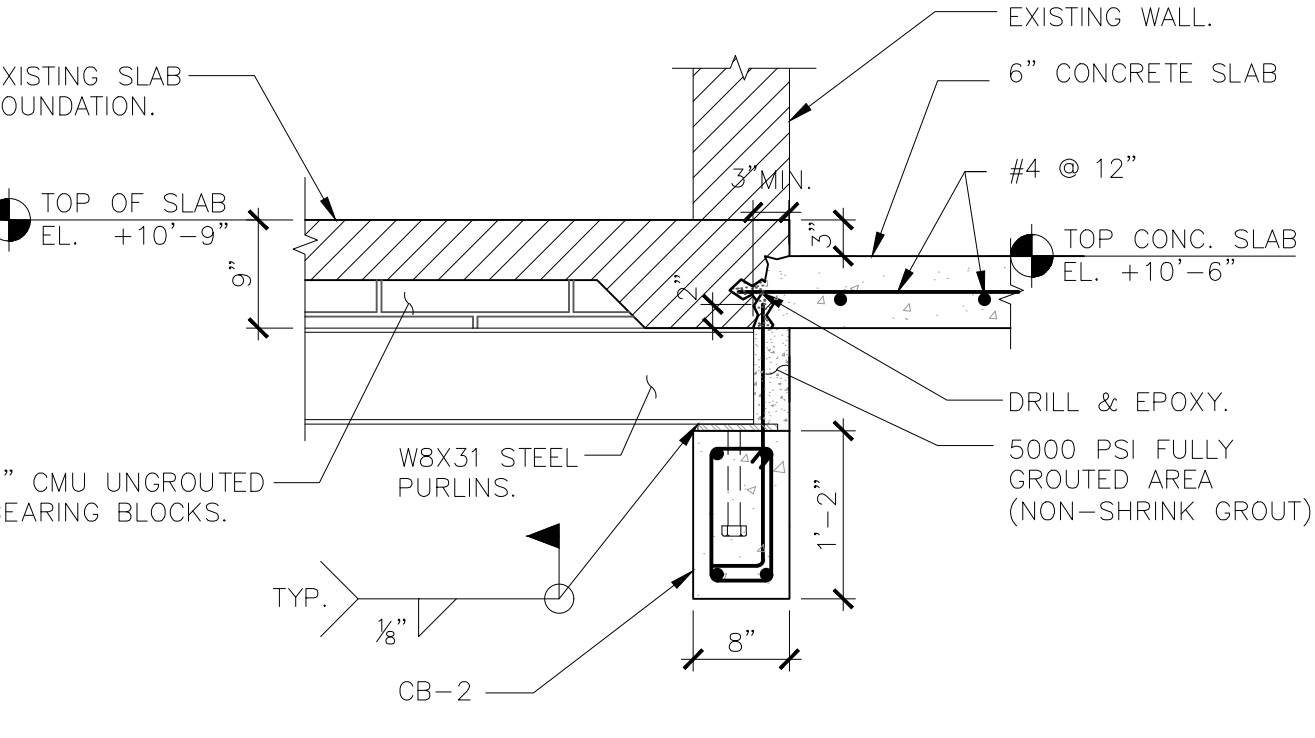
6 ANGLE BEAM CONN.
SCALE: 3/4" = 1'-0"



7 CONCRETE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



8 ANGLE BEAM CONNECTION
SCALE: 3/4" = 1'-0"



9 ANGLE BEAM CONNECTION
SCALE: 3/4" = 1'-0"

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STRUCTURAL ENGINEERS

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727.657.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ
No. 95567
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROJECT

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102 4th Avenue, St. Pete Beach, FL 33706

MARK	DATE	DESCRIP.
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Δ	01/20/26	REV 2.

SHEET MANAGEMENT

PROJECT NO: 2025219

SHEET TITLE

NEW SECOND FLOOR FRAMING PLAN

SHEET NUMBER

S-2

JOB NO.:
251200

DRAWN BY:
MCM

DATE OF FIELD WORK:
8/12/2025

CHECKED BY:
EDM

MURPHY'S LAND SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS

5760 11TH AVENUE NORTH
ST. PETERSBURG, FLORIDA 33710
WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410

PH. (727) 347-8740

FAX (727) 344-4640

CERTIFIED TO: Gilbert P. Dimola

SCALE: 1" = 20'

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

SEC. 19 TWP. 32 S. RGE. 16 E.

NOTES:
A.O.O. = ELEVATIONS
T.B.M. = TEMPORARY BENCHMARK
ELEVATIONS BASED ON PINELLAS COUNTY
ENGINEERING DEPARTMENT BENCHMARK "872-6442-TIDAL-2"
N.A.V.D. 1988 ELEV. = 5.22'

NORTH (ASSUMED)

Edward D. Murphy
Digitally signed by Edward D. Murphy
Date: 2025.08.26 15:22:21 -04'00'

A BOUNDARY AND TOPOGRAPHY SURVEY OF: Lot 6, Block 9, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

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 0286 H Map Date : 8/24/2021 Base Flood Elev : 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE KNOWN BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS 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 NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

EDWARD D. MURPHY REG. P.L.S. #5333

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION X-X-X - FENCE FE - FENCE C.L.F. - CHAIN LINK FENCE -/-/- - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	W/W - WING WALL C. - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N - NORTH S - SOUTH E - EAST W - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/WD. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C. - COVERED CONCRETE A/C. - AIR CONDITIONER S.P. - SCREENED PORCH -P-P- OVERHEAD POWER LINES -T-T- OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE
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Page 108 of 138





**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case No. 26022 – 104 4th Avenue

Action Request: Motion to [approve/approve with conditions/deny/continue to [specify date certain]]
Variance Case 26022 for 104 4th Avenue.

Strategic Objective:

Date: March 25, 2026

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Planning Manager
Laura Canary, Community Development Director

Summary of Issue: This item was reviewed by the Historic Preservation Board at their regular meeting on March 5, 2026. Comments pertained primarily to the new drive access from 4th Avenue. No comments were requested to be shared pertaining to the subject variance scope.

Staff finds the subject additions to be modest and reasonable in the scope of the improvements being made to the home. However, Staff does request that the owner or agent provide testimony as to whether it was considered for the elevator to be accommodated within the foyer and, if so, why it was not accommodated.

Funding: n/a

Attachments:

1. Staff Report
2. Application
3. Survey
4. Plans



City of St. Pete Beach · 155 Corey Avenue, St. Pete. Beach, Florida 33706 727-367-2735 · www.stpetebeach.org

PLANNING DEPARTMENT

Date: March 3, 2026
To: Board of Adjustment
Re: Staff Findings Report
Practical Difficulty Variance
Address: 104 4th Avenue
Parcel Number: 19-32-16-58932-009-0070
Lisa Wilson of The Permit Tech Inc. for Ronald and Margaret Schiff
Variance Case No: 26019

Prepared by: Brandon Berry, Senior Planner

Hearing Date: 3/25/26

Please be advised that staff have received and reviewed the following items submitted in support of the application:

1. Completed Practical Difficulty Variance package with application form.
2. Boundary and topographic survey signed by Edward D. Murphy on August 13, 2025, consisting of one sheet.
3. Site Plan and Building Permit Plan set, last revised January 29, 2026, consisting of 13 sheets.

Staff offer the following comments for the Board's consideration:

Site Description/Surrounding Land Uses

The subject site is a 41.3x100' (4,130 sq. ft.) property containing a two-family residence originally constructed in 1963 according to its Florida Master Site File. The structure is currently listed on the City's local historic registry (Designation #82, November 2024), although the owner has submitted a letter to de-designate the structure which will be effective by the date of this meeting.

The property owners are proposing to elevate their residence above the required flood elevation, making the structure compliant with the City's local floodplain regulations. The elevation will substantially exceed the required height and allow for a ground-floor parking, storage and access area.

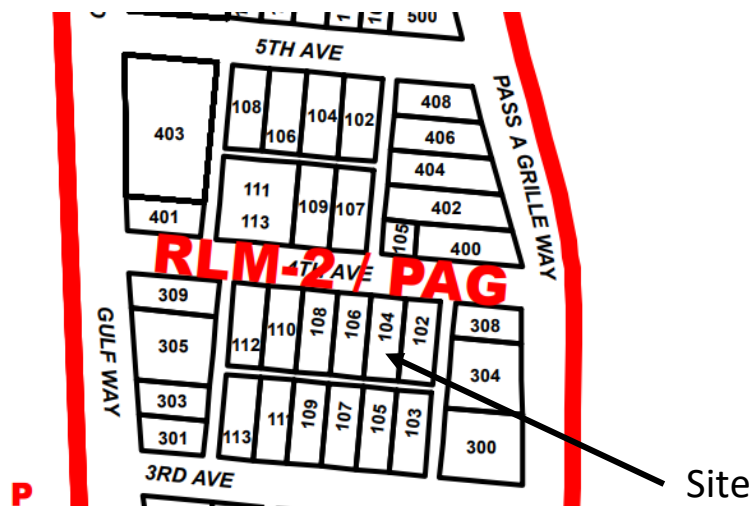
The property is located within an area containing other low- and medium-density uses to its west (single-family), south (single-family) and north (4th Avenue and four-family). The property to its east contains a single-family residence for which a similar scope of work is proposed as the subject case.

Figure 1: Aerial Photography



Source: Pinellas County Property Appraiser

Figure 2: Zoning Map



Source: City of St. Pete Beach Official Zoning Map Page 12 of 15, dated 7/20/2012

Request and Analysis

The residence is proposed to be elevated in place with an enclosed elevator installed at the front of the residence in close alignment with the existing front of the building, as well as a deck with stairs added to the east side and stairs added to the west side. The front elevator will be set at 4.67 feet from the front property line where 10 feet is required, and the eastern deck will be set at 3.4 feet from the side property line where 4.15 feet is required.

Figure 3: Zoning Table			
Single-Family Residence	104 4th Avenue		
	<u>'House-Medium' Required</u>	<u>Existing</u>	<u>Proposed</u>
Front Yard Setback - Elevator	10.0'	5.3'*	4.67' (v)
Side Yard Setback (West) – Open Stairs	2.0'	7.0'	3.0'
Side Yard Setback (East) – Open Deck and Stairs	4.15'	7.0'	3.4' (v)
Rear Yard Setback	10'	15'	No change
*Denotes existing non-conformity (v) Variance required			

Historic Preservation Board Input

This item was reviewed by the Historic Preservation Board at their regularly-scheduled meeting on March 5, 2026. Comments pertained primarily to the addition of a driveway access to 4th Avenue, with current vehicular access to the property from the rear alleyway, which is outside the scope of this request. No significant comments were made pertaining to the subject variance. The owner acknowledged that, due to the extent of elevation, the contributing historic status of the residence is likely to be lost upon elevation, as the extent of elevation significantly exceeds the height of the existing living level.

Page 115 of 138

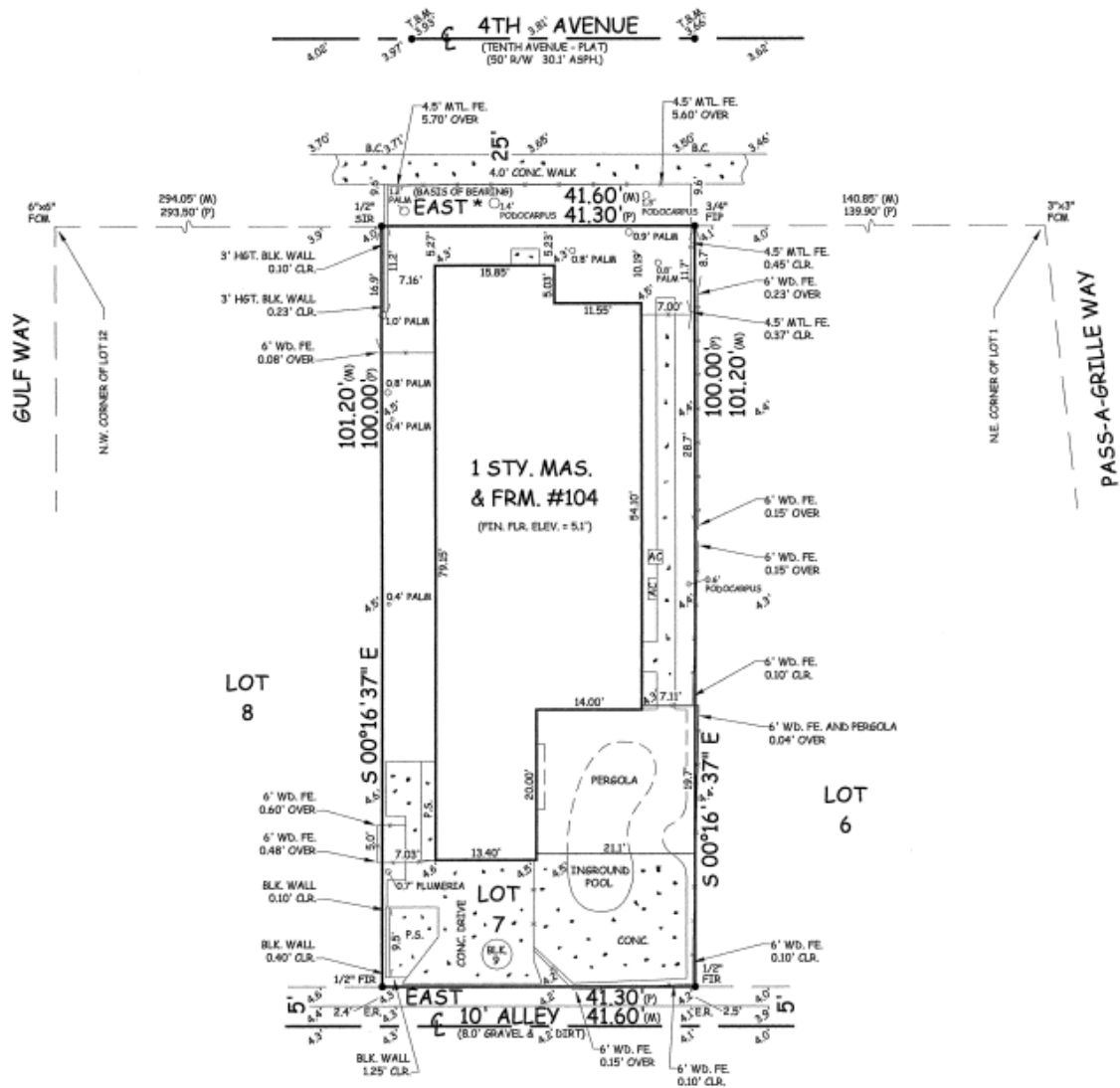
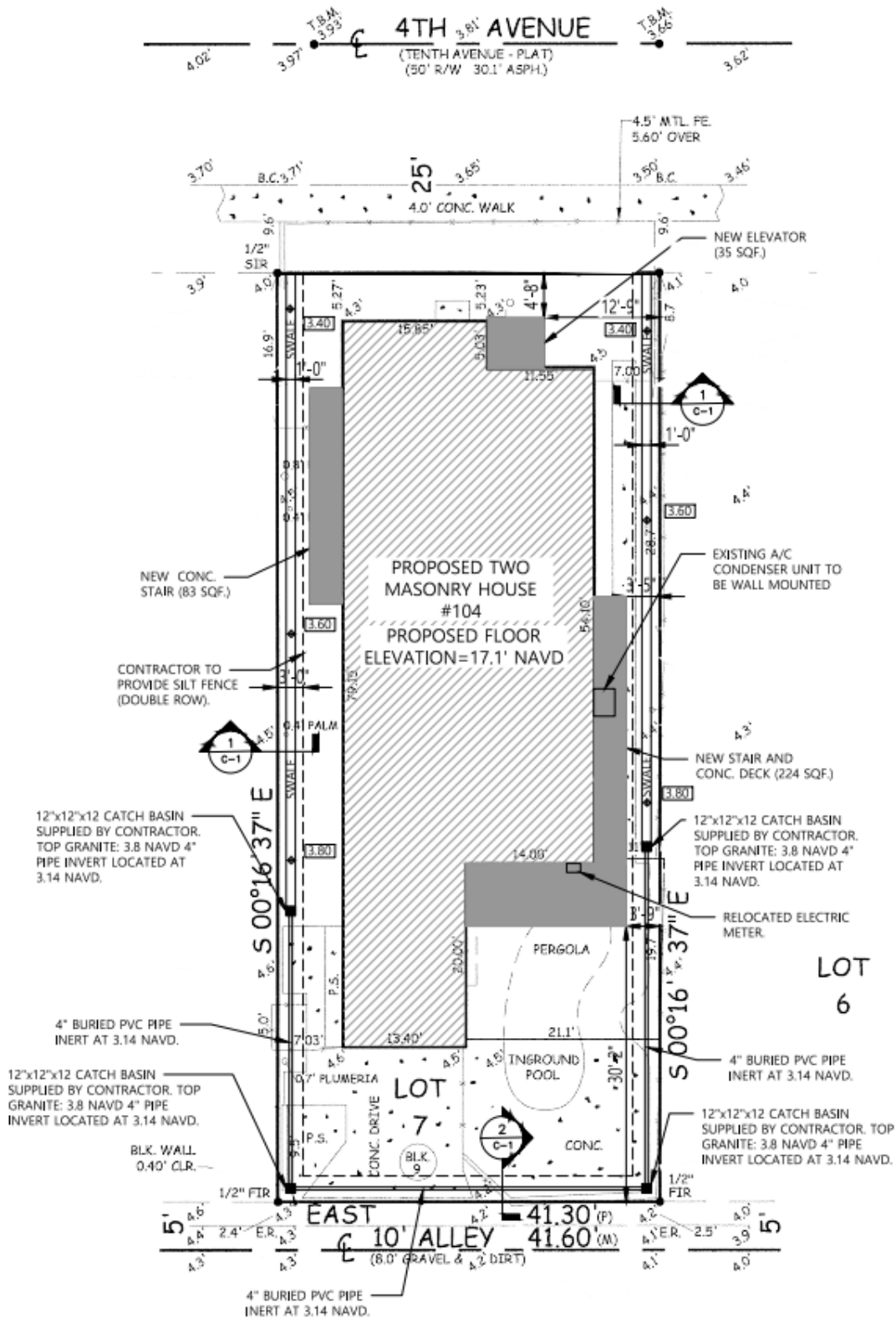


Figure 5: Proposed Site Plan with proposed improvements (N.T.S.)



Additional Comments

The Applicant should provide testimony regarding the necessity for the requested variances.

The Board has standards of review for a practical difficulty variance and must make a positive finding with regard to the provisions located in Division 3 of the Land Development Code in order to grant the variance(s). The applicant should be prepared to provide their own testimony by answering the following items 1-4 **in addition** to staff comments below:

1. How substantial the variance is in relation to the requirement sought to be varied;

The applicant is seeking a front setback of 4.67 feet to the new elevator where 10 feet is required, representing a variance of 53% to the required standard and an additional encroachment of approximately 10% compared with the existing nonconforming home setback of 5.3 feet. The applicant is also seeking an eastern side setback of 3.4 feet to the new deck and stairs where 4.15 feet is required, and where the home is currently conforming, representing a variance of 18% to the required standard.

2. Whether an adverse change will be produced in the character of the neighborhood;

Staff finds the front elevator addition will not result in an adverse change to the character of the neighborhood, and particularly 4th Avenue where a majority of residences have similar setbacks to the subject residence. Other residences along the block are of two stories and maintain similar setbacks to the proposed residence. The additional projection requested for the elevator relative to the existing setback is very modest, at around half a foot, and is unlikely to cause adverse view issues or be of a size or height that is visually overwhelming. While staff expressed concerns with retaining the historic character of the residence given the height of the elevation itself, which will result in a ground floor that significantly exceeds the floor height of the living level, staff also finds that the elevator enclosure itself is appropriately-scaled for the residence as proposed.

Likewise, Staff does not expect adverse issues from the eastern side deck addition. While this addition projects out from the side of the structure, it is an open design and is not located within an easement or of a height or massing that is likely to create significant visual encroachment on the neighbor's property.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

Staff finds the elevator could be accommodated along the eastern side yard at its proposed depth of 5'-8" without encroaching into a required setback, but that doing so would require significant reorganization of the interior spaces of the home, as that would place it with exit into bedrooms or a bathroom. The rear of the structure is a separate unit, so it could not be tucked into the courtyard of the residence outside of a required setback. Placing it in the western side yard, adjacent the foyer, would place it slightly more than foot from the neighbor's property and result in what staff finds to be a more adverse impact. The residence is modest in living square footage for the area, at approximately 1,500 square feet, and that space is shared between two dwelling units. However, Staff does request the applicant address whether it was considered for the elevator to be placed within the foyer rather than adjacent to it.

Staff finds the side deck encroachment is also reasonable and could not be feasibly accommodated in a different manner. This deck and associated stair accesses the rear unit of the building and reorienting access to be from the rear of the lot, where the new garage is located, would place the stair in the path of an existing in-ground pool. The new tandem garage appears to directly support the front unit, limiting accommodation through an interior access.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Staff finds the approval of the two requested variances would support the interest of justice. The side deck, given existing property conditions, is functionally a stair that provides reasonable access to the existing rear dwelling. The front elevator shaft is modest in scale, generally aligned with the front of the structure, and provides reasonable access to the front unit. The home is not being expanded in living footprint and the challenges faced with accommodating the improvements largely arise from existing property conditions rather than as a secondary consideration to elective improvement of the home. Staff requests testimony from the applicant as to why the elevator cannot be accommodated within the foyer, but otherwise finds the requests to be minimal and stem from attempts to accommodate impacts from existing conditions that remain following home elevation.

Other:

- The applicant should address whether accommodation of the elevator within the foyer footprint was considered, and if so, why it was decided against.

Summary

Staff finds both requests to be reasonable and directly related to minimum safe and continued access to the living level of the home rather than a desire to expand the living structure footprint and relegate access concerns to the required yard areas. The existing division of units within the structure will be well served by the deck and elevator improvements, and accommodation of access by another means would likely either result in a greater impact to a neighbor or would require significant interior or exterior modification to the home which is reasonably outside the project scope.

Should the Board approve the subject request, Staff recommends the following conditions to protect the health, safety and welfare, and integrity of the historic district:

- 1) The elevator shaft roofline shall be as shown on plans and constructed with shaft not to exceed the primary home gable's eave line.
- 2) The applicant shall have a final as-built survey prepared, submitted, and approved prior to permit closeout.

Should the board look favorably on the application, the applicant should be advised that any variance granted hereunder shall expire one (1) year from the date of the development order providing such variance, unless a building permit for the construction authorized by such variance is obtained within such

time and said building permit has not expired prior to the completion of construction in accordance therewith.

Respectfully submitted,

**Brandon
Berry** Digitally signed
by Brandon Berry
Date: 2026.03.13
15:31:59 -04'00'

Brandon Berry
Senior Planner

Cc: Lisa Wilson of The Permit Tech, Inc. (Agent)
Ronald and Margaret Schiff (Owners)
Board of Adjustment Attorney

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

PRACTICAL DIFFICULTY VARIANCE APPLICATION

The following items are to be submitted, along with this completed application, to be reviewed for completeness:

- Two (2) copies of the property survey, to scale, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Two (2) copies of a survey or site plan showing the request with dimensions, setbacks and other pertinent information, drawn to scale, of size a maximum of 36"x48" and minimum of 11"x17";
- Two (2) copies of scaled construction plans;
- Completed Impervious Surface Ratio (ISR) worksheet or equivalent;
- Emailed copy of the survey, plans and supplemental documents to planning@stpetebeach.org.
- The application fee and associated mailing fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Mailing Address	Phone #
Owner	Ronald & Margaret Schiff	104 4TH AVE ST PETE BEACH, FL 33706	202-812-7712
Applicant/ Agent	Lisa Wilson- The Permit Tech, Inc.	PO Box 15133 Brooksville, FL 34604	352-585-8326
Owner Email Address: peggysschiff@gmail.com		Applicant/Agent Email Address: thepermittech@gmail.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RLM-2 / PAG	Future Land Use Designation	Lot Area 4,129 sf
Legal Description: MOREY BEACH BLK 9, LOT 7		
Address: 104 4TH AVE ST PETE BEACH, FL 33706		
Explanation of Request: <u>Variance request for encroachment of front and side setbacks of property. A front setback encroachment requested to push front setback to 4'8" for the addition of an elevator. The elevator addition is requested to provide access for elderly homeowners after fema required house lift and is to only exceed 7" past the existing front wall of home. The requested elevator will not be able to fit in the small space available on the side yards and the rear yard will be unavailable due to existing in-ground pool and driveway access to rear alleyway.</u>		

Side setback encroachment requested to push setbacks to 3'5" for the addition of decks and stairs to provide access to existing exits of home after house is lifted and to allow egress in the event of a fire.

Findings Necessary for Granting Request: In order for an application for a practical difficulty variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. How substantial the variance is in relation to the requirement sought to be varied;

House lift to bring it above base flood elevation. Addition of decks & stairs will be needed to gain access to home. Property size is too small to accomodate set back requirements. Stairs and platforms are at the homes existing exits.

2. Whether an adverse change will be produced in the character of the neighborhood;

No adverse change to the character of the neighborhood. The lot sizes in this neighborhood are small in nature. We are working with an existing home being raised above base flood elevations per FEMA recommendations. Given that this is an existing home, we have to work within the confines of the lot size while still adding access to home post elevation.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

No other method available. Stairs and decks will be needed to access home once elevated. There will still be a minimum of a 3ft setback on each side of the home, much like many of the neighboring properties.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

With no adverse change to the character of the neighborhood there should be no reason to deny the variance. It is understood that in the state of Florida, ground level coastal properties per FEMA recommendations, should be raised above base flood elevations.

<i>Ronald and Margaret Schiff</i>	2/10/2026	<i>Lisa Wilson</i>	2/11/2026
Signature of Applicant	Date	Signature of Authorized Agent	Date



VARIANCE APPLICATION

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

RS MS I understand that the City will not accept or process an incomplete application.

RS MS 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.

RS MS On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

RS MS I understand that if a variance is approved by the BOA, City Commission or City Manager, 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 becomes voided.

RS MS I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

RS MS I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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.

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

After acknowledgement of these conditions, complete the application form on the following pages.

Ronald and Margaret Schiff

Signature of Applicant

2/10/2026

Date

St. Pete Beach

(Official Seal of the City of St. Pete Beach)

Owner's Authorization For Agent Form

Community Development Department

City of St. Pete Beach, Florida 727-363-9241

I/We Ronald and Margaret Schiff

(Property Owner(s) printed name)

hereby authorize Lisa Wilson- The Permit Tech, Inc.

(Agent's printed name)

to represent me in an application for Variance

(Type of application: Variance, Conditional Use, Zoning, etc.)

Ronald B Schiff

Signature of Owner

Ronald Schiff

Owner's Printed Name

Margaret Schiff

Signature of Owner

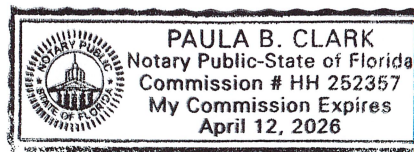
Margaret Schiff

Owner's Printed Name

The foregoing instrument was acknowledged before me this 10th day
of February, 2016 by Ronald B and Margaret Schiff who
is personally known FLDL or produced FLDL as
identification.

[Signature]
(Notary Signature)

My commission expires _____



2/10/2016
(Date)



PUBLIC HEARING SIGN POSTING AFFIDAVIT

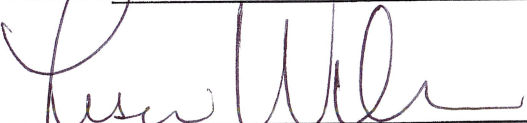
Applicant, Lisa Wilson, agrees to maintain the posted the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Lisa Wilson

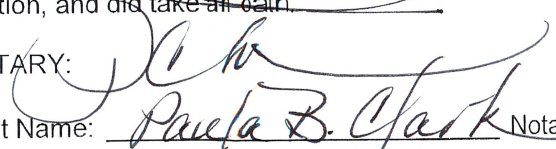
Address: PO Box 15133 Brooksville, FL 34604

 2/11/2026
Signature Date

STATE OF FLORIDA)
Hernando) SS:
PINELLAS COUNTY)

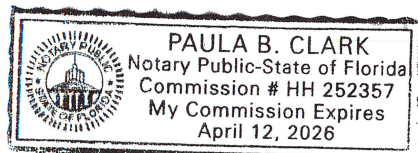
The foregoing instrument was acknowledged before me this 11th day of February 2026 by:
Lisa Wilson who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

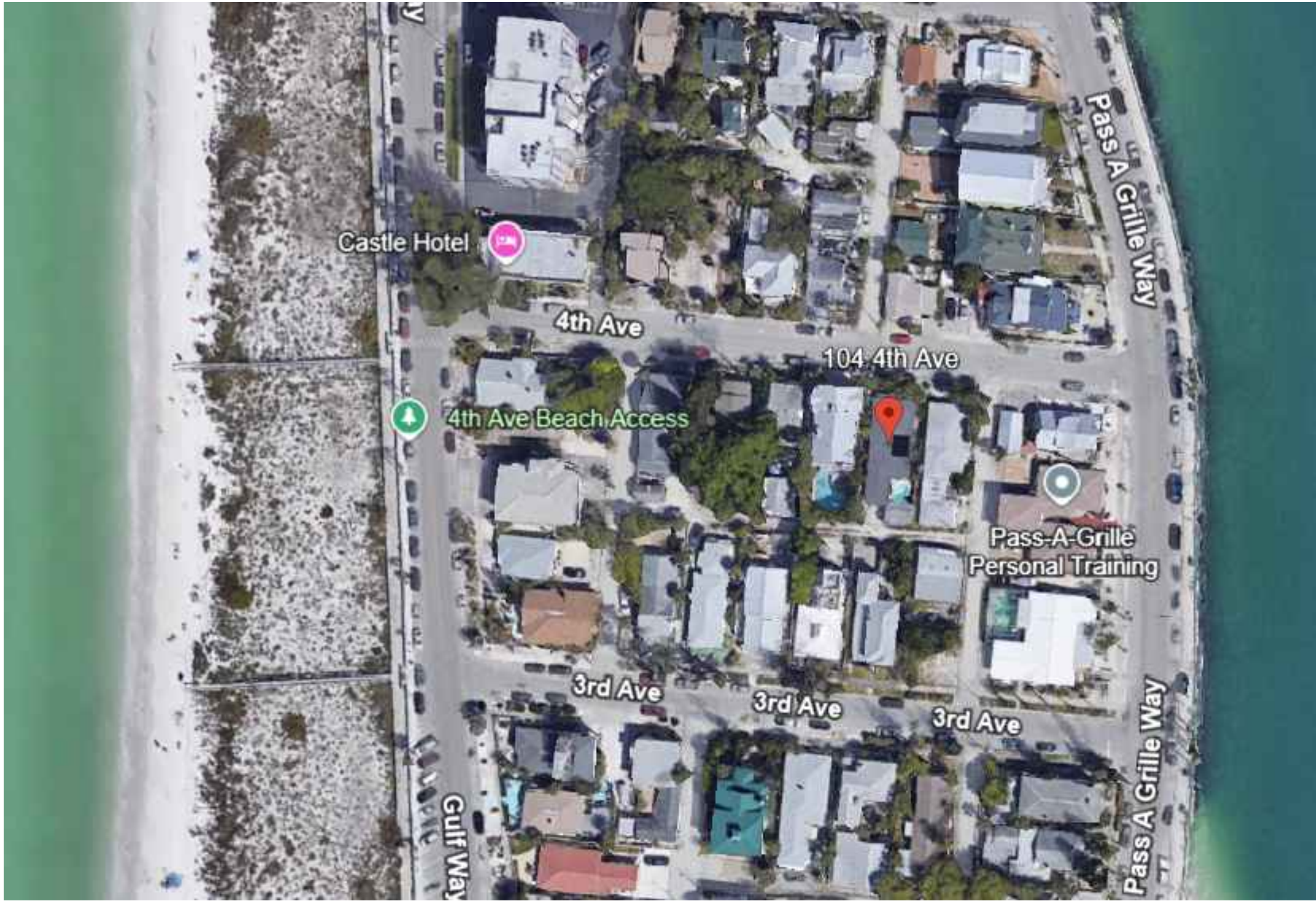
My commission Expires:

NOTARY: 
Print Name: Paula B. Clark Notary

Public, State of Florida

(Notarial Seal)





AERIAL VIEW
NTS



GOOGLE MAPS ELEVATION
NTS

104 4th Avenue, St. Pete Beach, FL 33706

SCOPE OF WORK:

- Structural Home Lifting.
- New Doors and Windows.
- Exterior Masonry Wall at Low Level.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
A-0	COVER.
N-1	GENERAL NOTES.
C-1	SITE & DRAINAGE PLAN.
A-1	EXISTING FLOOR PLAN.
A-2	EXISTING ELEVATIONS.
A-3	PROPOSED FIRST FLOOR PLAN.
A-4	PROPOSED SECOND FLOOR PLAN.
A-5	NEW ELEVATIONS.
S-1	FOUNDATION PLAN.
S-2	SECOND FLOOR FRAMING PLAN.
S-3	ROOF FRAMING PLAN.
S-4	STAIR DETAILS.
E-1	ELECTRICAL PLAN.

FLORIDA PRODUCT APPROVAL			
PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	PELLA EXTERIOR WINDOWS	STATE	FL11206
DOORS	PELLA EXTERIOR DOORS	STATE	FL40275
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTA	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
MIAMI TECH	AC UNIT TIE DOWN	STATE	FL19731
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT
PROJECT NO: 2025220

SHEET TITLE
COVER

SHEET NUMBER

A-0

1. THE PROJECT CONSISTS OF RAISING THE EXISTING CONCRETE-SLAB RESIDENCE ON MASONRY LOAD BEARING WALLS AND STEEL BEAMS. BUILDING TWO CONCRETE STAIRCASES FOR MAIN AND SECONDARY ACCESS, AND INCLUDING DECKS AS NECESSARY FOR ACCESSIBILITY.
2. ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
3. INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
4. FOUNDATION SHALL BEAR ON FIRM STABLE COMPACTED SOIL. IF POOR SOIL CONDITIONS ARE FOUND, CONTACT THE OWNER BEFORE PROCEEDING.
5. ALL REINFORCING SHALL BE HELD SECURELY IN PLACE WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH ADEQUATE SUPPORT.
6. THE CONTRACTOR SHALL COORDINATE THE SIZE, NUMBER & LOCATION OF ALL ANCHOR BOLTS, INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGTH OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT THICKNESS, ETC.
7. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
8. ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES.
10. ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
11. DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
12. PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL. (3 COATS) COLOR SELECTED BY OWNER.
13. ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE. WITH NEC.
14. ALL UTILITIES WILL BE UNDERGROUND IN COMPLIANCE WITH MADEIRA BEACH CODE SEC 14-121.

THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS. THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF-ROLLED WITH A HEAVY DRUM-TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20,000 POUNDS. PROOF-ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTION EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO OCCUR. EXCESS SITE EROSION IN THE PRESENCE OF AN ENGINEER / OR AUTHORITY TO EXIST. EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC. THE CONTRACTOR IS TO REMOVE AND CLEAN SALT EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

DESCRIPTION:
LOT 7, BLOCK 9, MOREY BEACH, AS RECORDED IN PLAT BOOK 1,
PAGE(S) 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,
FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

According to the Maps prepared by the U.S. Department of Homeland Security, this property appears to be located in Zone: AE, Comm. Panel Number: 125149 0286H, Dated 08-24-21 BFE= 9'

LOT:	4246 S.F.
BUILDING FOOTPRINT:	2172 S.F.
PARKING AND DRIVEWAY:	81 S.F.
POOL AND/OR PATIO AREA:	345 S.F.
WALKWAYS:	60 S.F.
OTHER:	0 S.F.

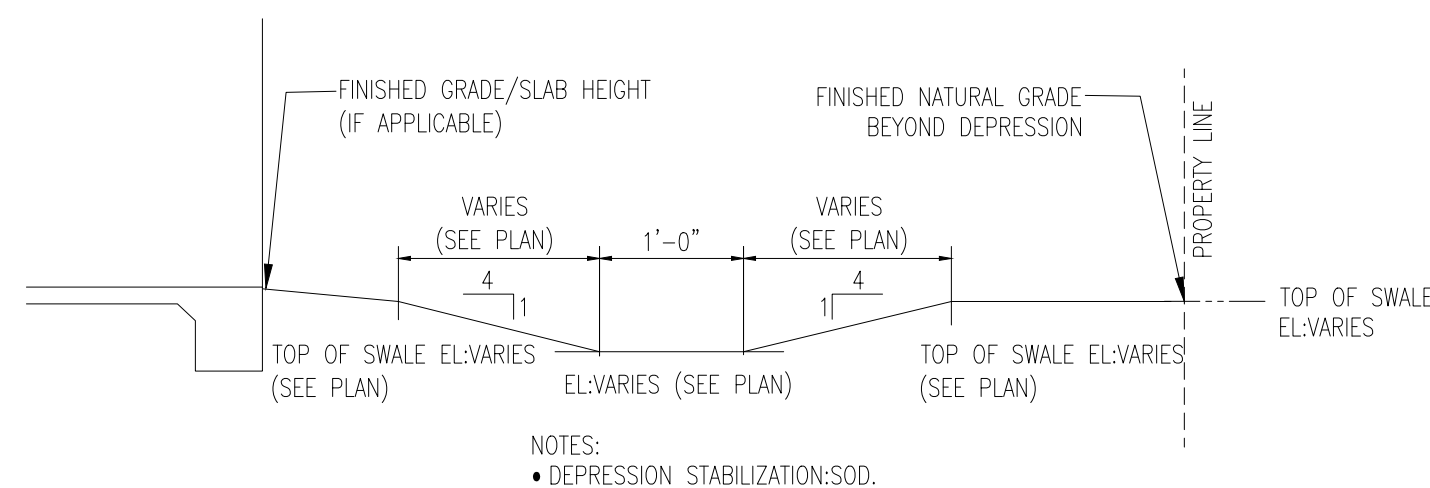
$$\% \text{ IMPERVIOUS} = \text{TOTAL IMPERVIOUS} / \text{LOT}$$

% IMPERVIOUS=2685/4246= 63 %

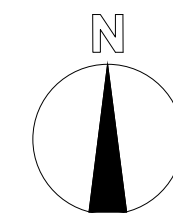
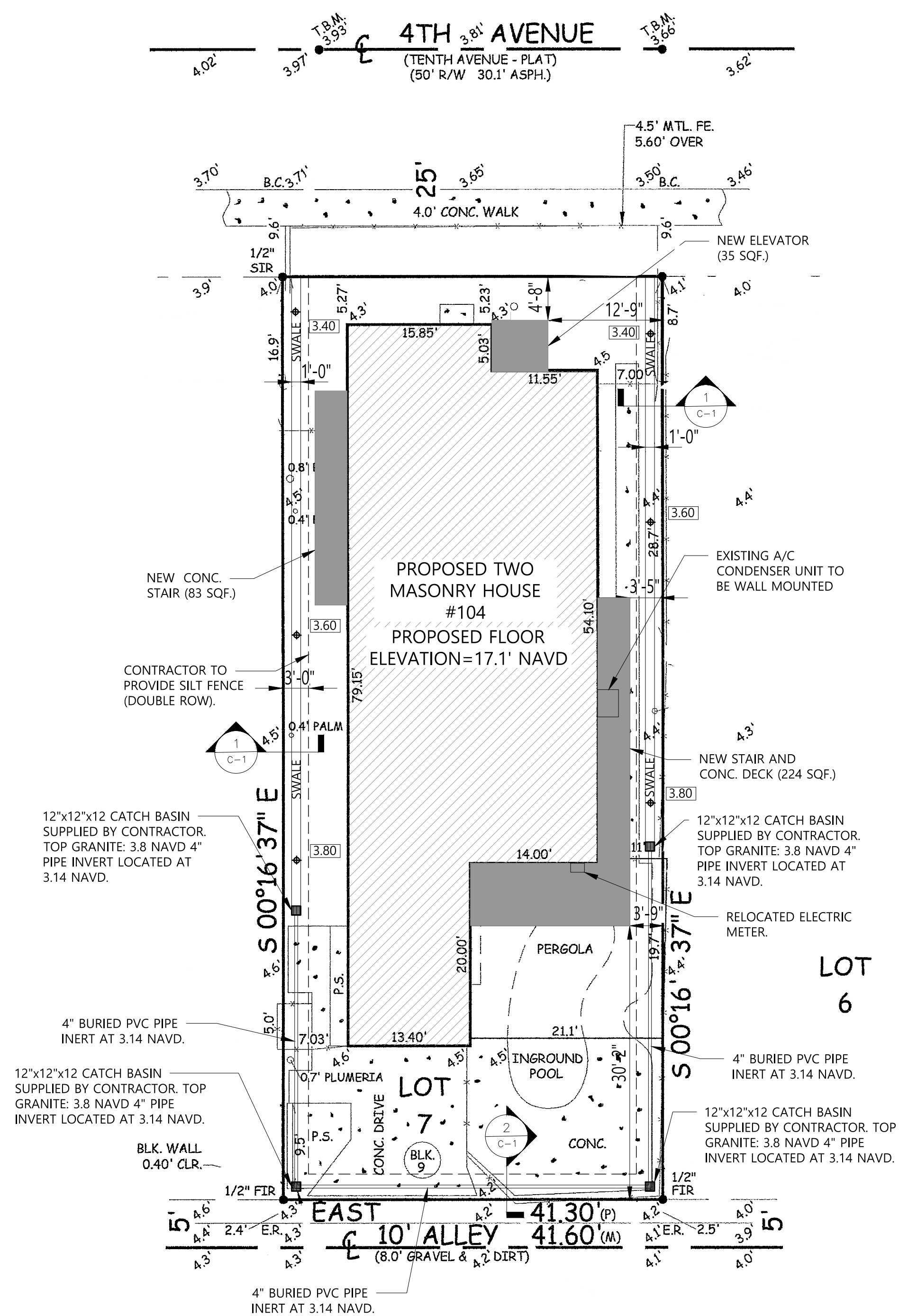
GREEN AREA = 37 %

EXISTING RESIDENCE

PROPOSED ADDITION
FOOTPRINT



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



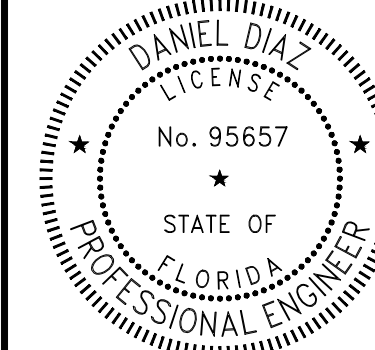
SITE PLAN
SCALE 1"=10'



DMD & COMPANY
STRUCTURAL ENGINEERS

5510 Roosevelt Blvd., Clearwater, FL 32760
727.657.0773
dmd-company.com

CONSULTANT



PROJECT

This item has been digitally signed and sealed by Daniel Diaz, PE on the document adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**104 4th Avenue,
St. Pete Beach,
FL 33706**

MARK	DATE	DESCRIP
CD	01/29/26	PERMIT

SHEET MANAGEMENT

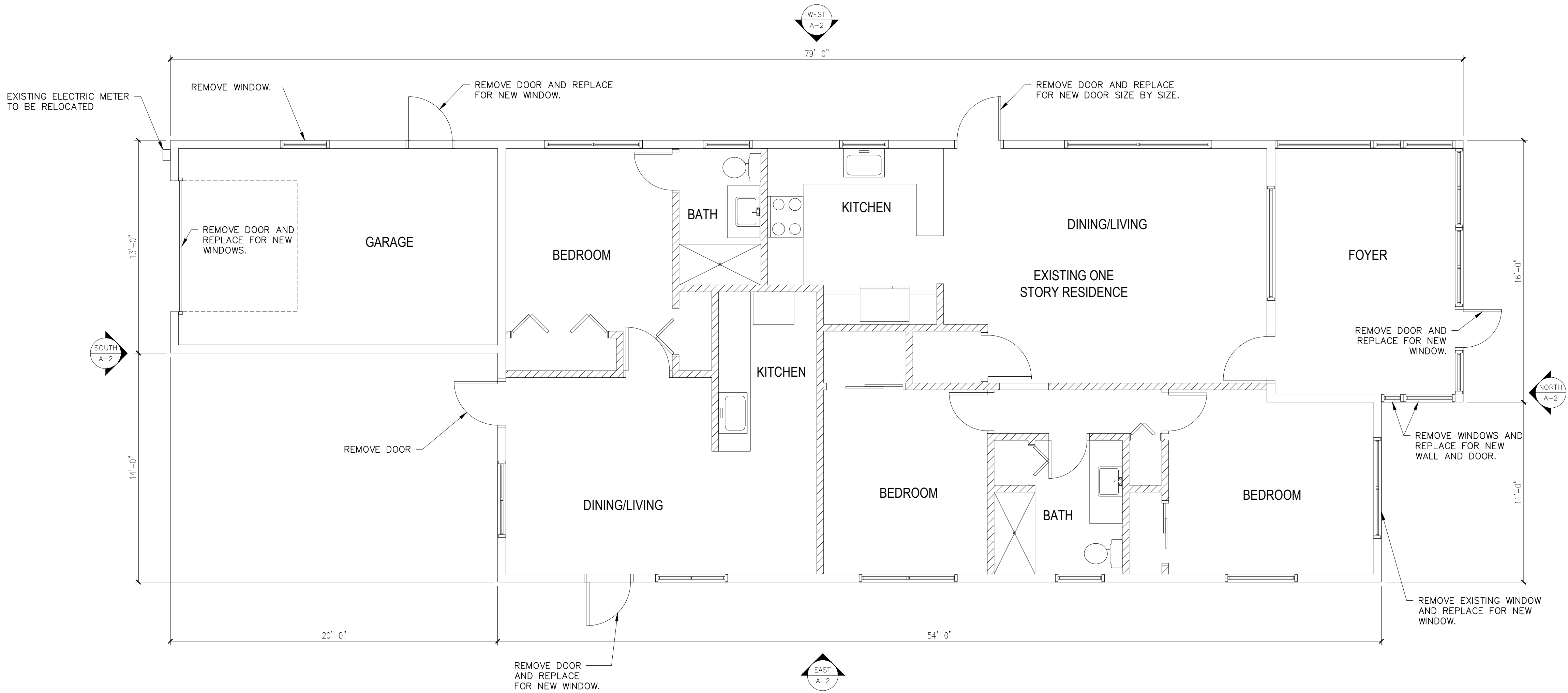
PROJECT NO: 2025220

SHEET TITLE

SITE & DRAINAGE PLAN

SHEET NUMBER

C-1



LEGEND:

EXISTING BEARING WALL.

EXISTING PARTITION

EXISTING FLOOR PLAN
1/4"=1'-0"

DMD & COMPANY
STRUCTURAL ENGINEERS

5510 Roosevelt Blvd. Clearwater, FL 33760
727.657.0773
dmd-company.com

CONSULTANT

DANIEL DIAZ
LICENSE
No. 95657
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROJECT

This item has been digitally signed and sealed by Daniel Diaz, PE on the date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

104 4th Avenue,
St. Pete Beach,
FL 33706

MARK	DATE	DESCRIP.
CD	01/29/26	PERMIT

SHEET MANAGEMENT

PROJECT NO: 2025220

SHEET TITLE

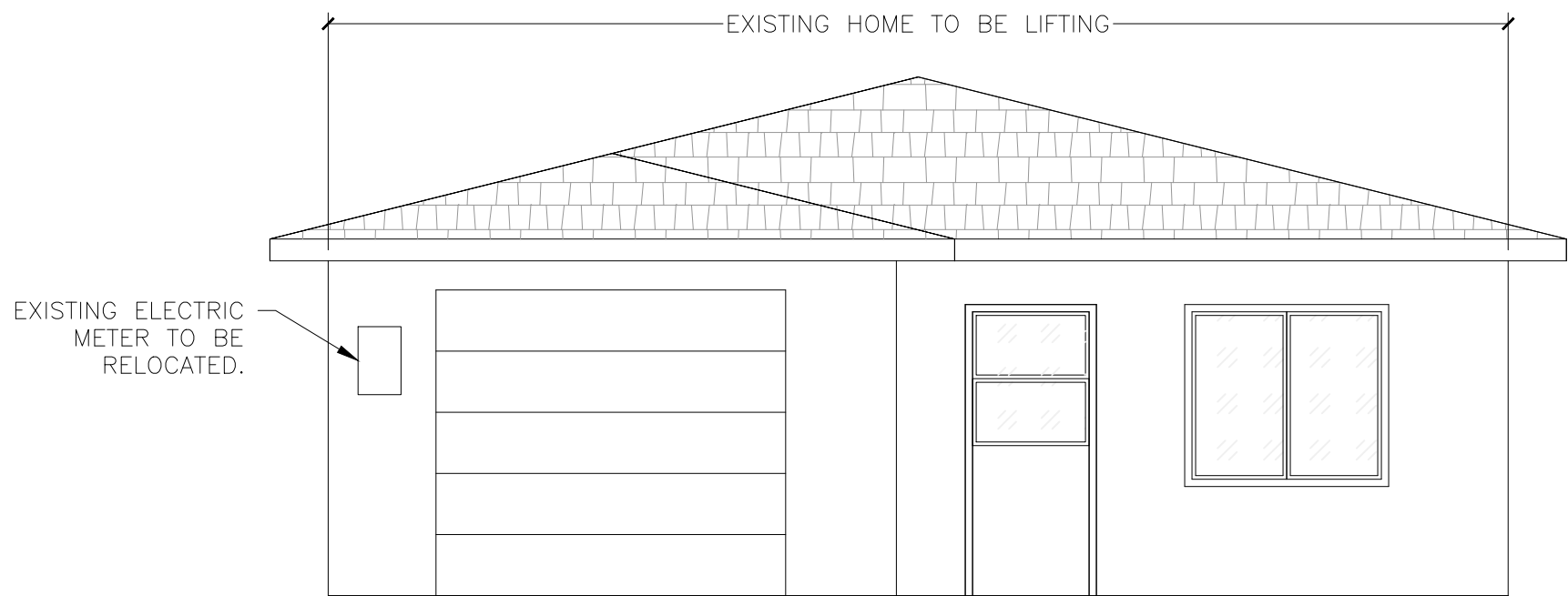
EXISTING FLOOR PLAN

SHEET NUMBER

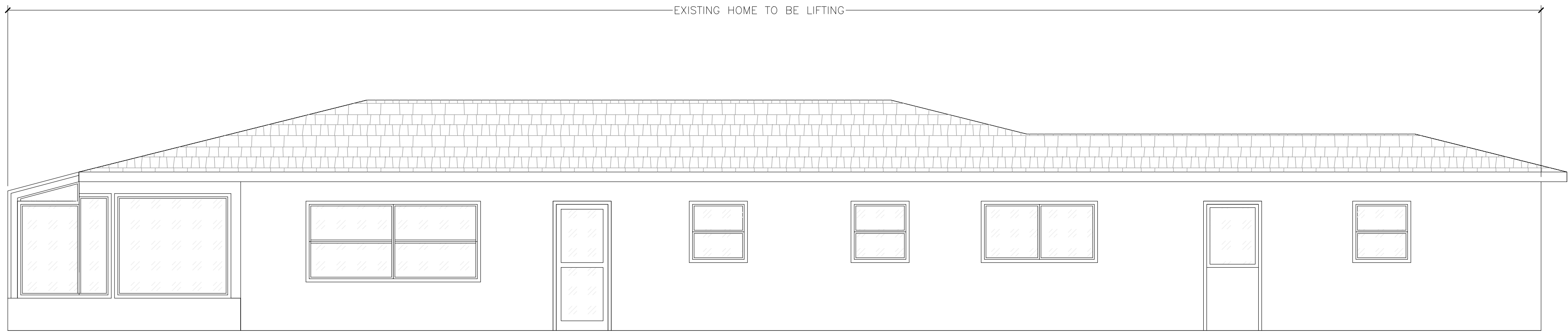
A-1



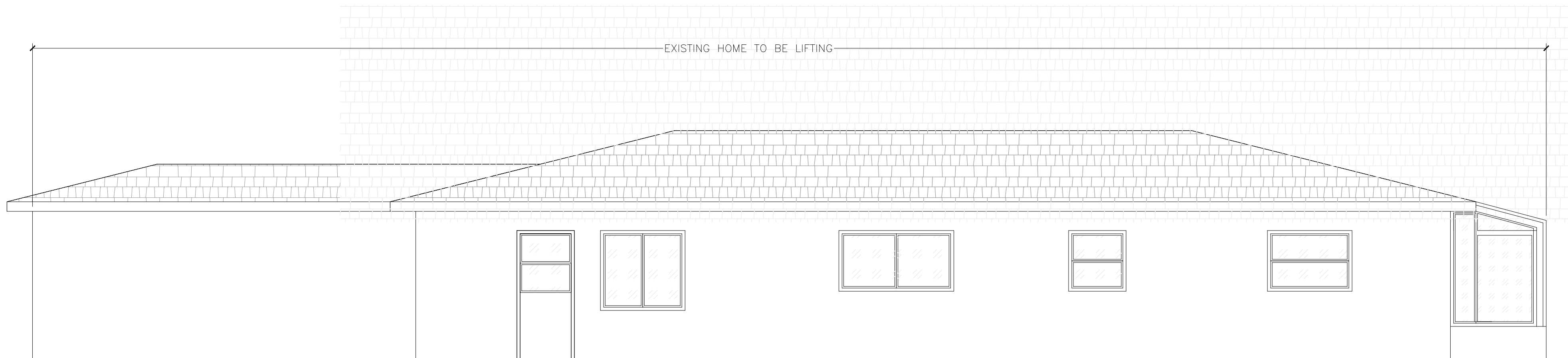
NORTH ELEVATION
1/4"=1'-0"



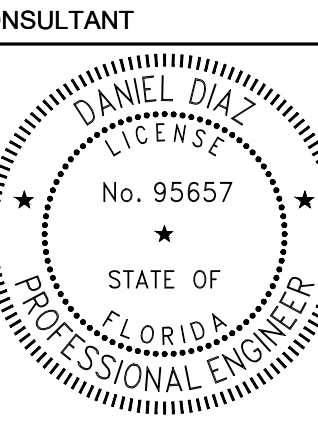
SOUTH ELEVATION
1/4"=1'-0"



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



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



PROJECT
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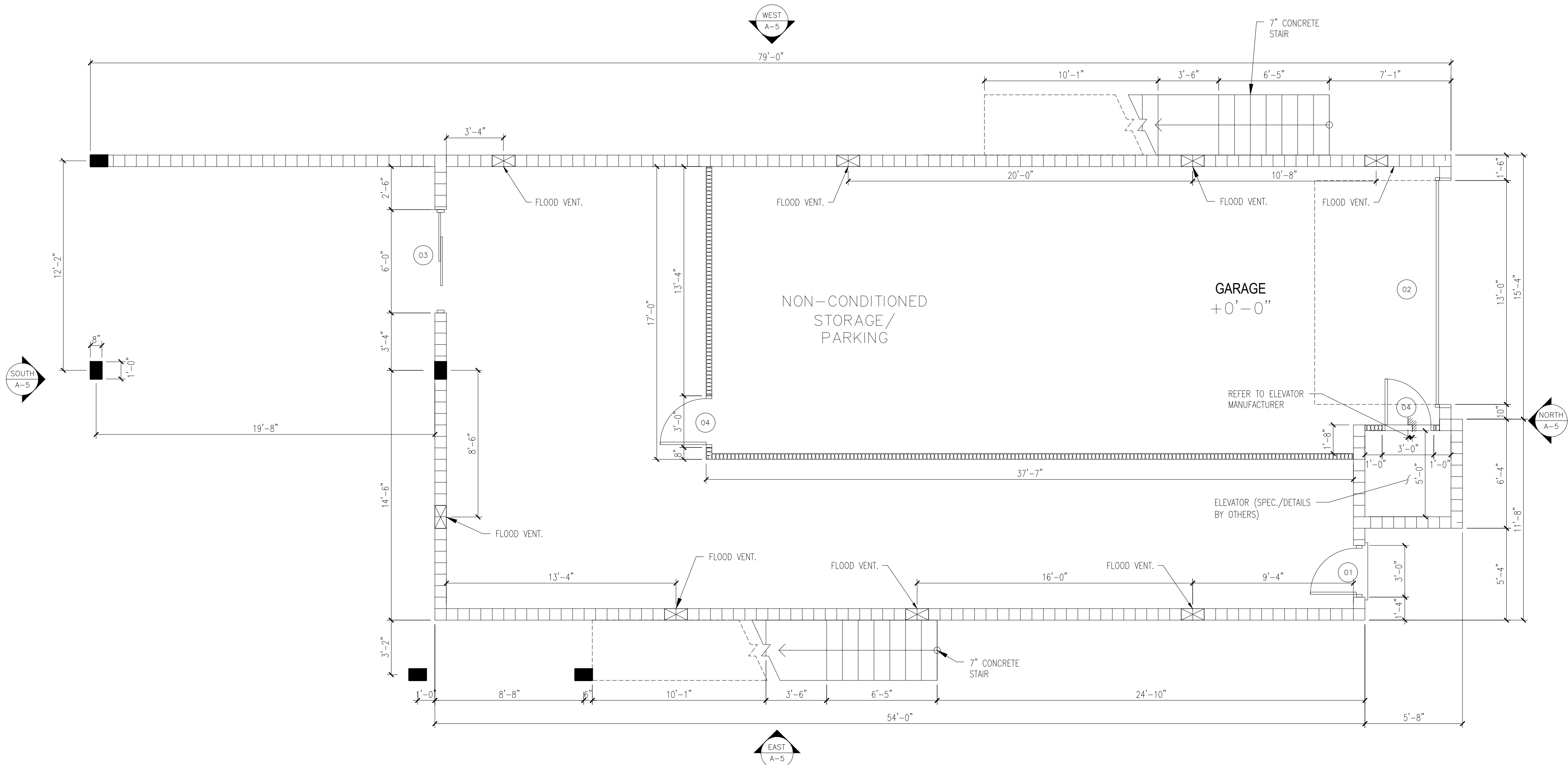
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SHEET MANAGEMENT
PROJECT NO: 2025220

SHEET TITLE
EXISTING ELEVATIONS

SHEET NUMBER
A-2



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

SAFETY HAZARDOUS GLAZING LOCATION NOTES:

- 1- FOR GLAZING SHOWERS ENCLOSURE OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTOIN EXPOSE EDGE OF THE GLAZING IS LESS THAN 60INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE (CONSIDERED A HAZARDOUS) LOCATION; AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENTIAL. SEE NOTES "REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS" .

HURRICANE WINDOWS/DOORS NOTES:

- 2- WINDOWS / DOORS DESIGN PRESSURE = 55 PSF
3- WINDOWS / DOORS (NOT IMPACT RESISTANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS

FRAMING SYSTEM NOTES:

- 4- STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4" WHERE SPACED NOT MORE THAN 16" O/C. OR, NOT LESS THAN 2"x6" WHERE SPACED NOT MORE THAN 24" O/C.
5- A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'-0" x 6'-8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE
02	13'-0" x 7'-0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)
03	6'-0" x 6'-8"	ALUM (GL.SL)	POT INDUSTRIES	EXTERIOR	SLIDING DOOR
04	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	HINGED SINGLE
05	5'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD DOUBLE
06	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD SINGLE

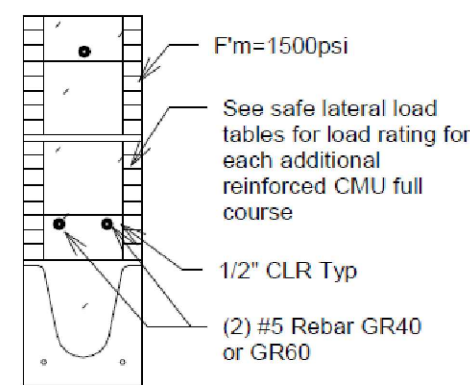
ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPPING.
(P.) = PANEL DOOR
(GD.) = GARAGE DOOR
(GL.SL) = GLASS SLIDING DOOR

MATERIALS

1. Pc 8" precast lintel = 4000 psi
2. Pc prestressed lintel = 6000 psi
3. Grout per ASTM C476 Fg = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation
7. Mortar per ASTM C270 type M or S

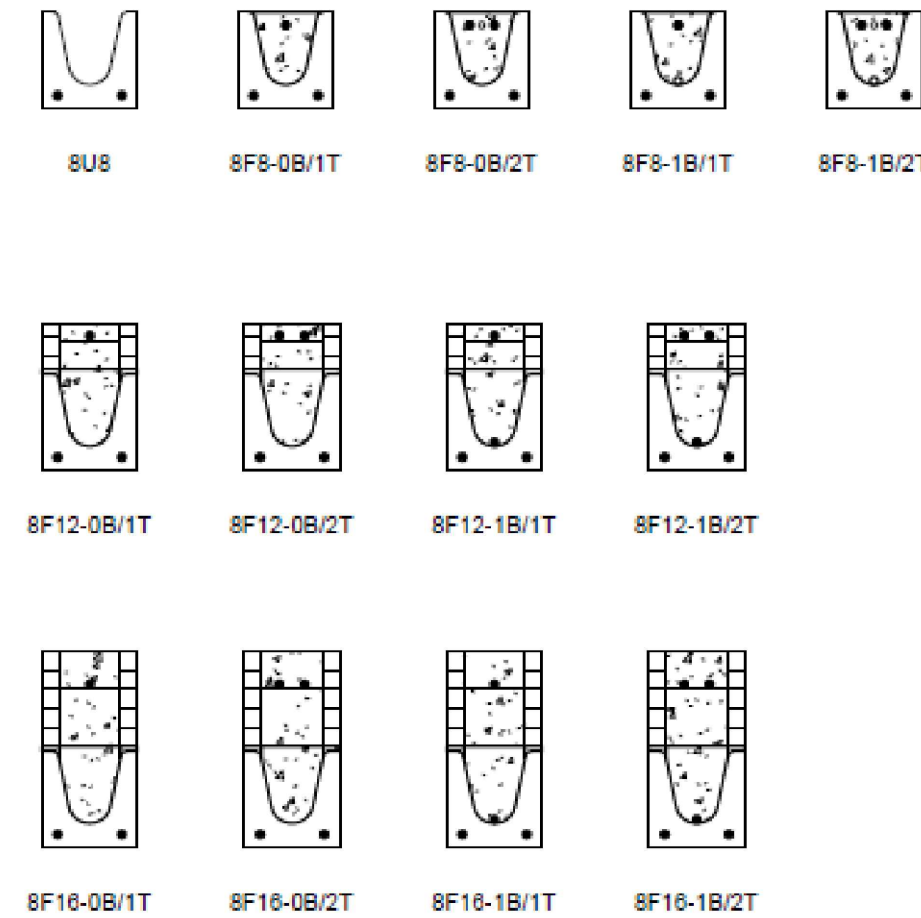
GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accommodate vertical coil reinforcing and grouting.
5. Reference the CAST-crete Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530.
10. The exterior surface of lintels installed in exterior
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:
$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$
12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right.

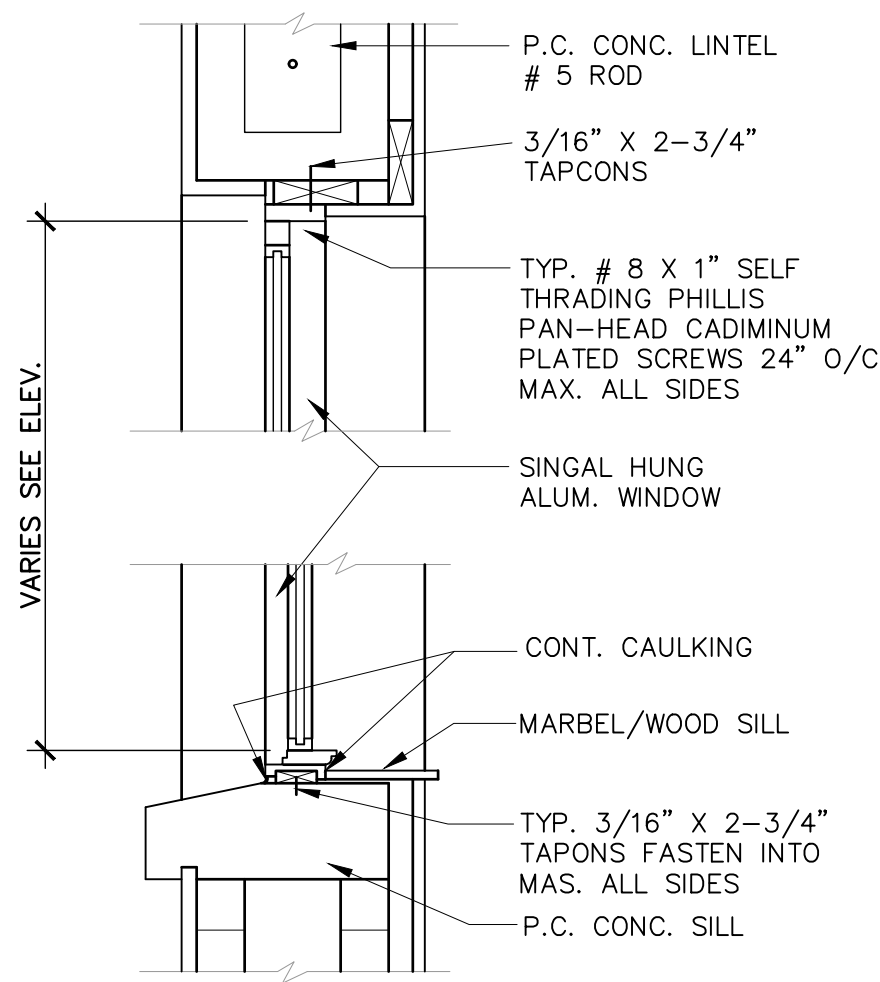


SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing.
Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 8 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lengths not shown, use safe load from next longest length shown.
9. All safe loads in units of pounds per linear foot.
10. All safe loads base on simply supported span.
11. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar.
Example 7'-6" lintel type 8F32-1B safe gravity load = 6472 (15) w/15% reduction = 6472 (.85) = 5501 plf.



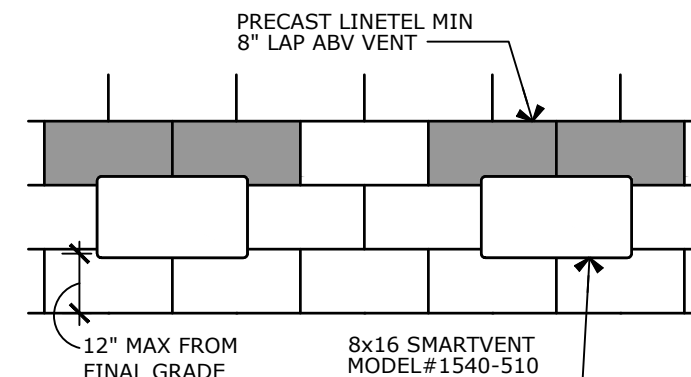
TYPICAL WINDOW
SCALE : 1-1/2" = 1'-0"



LEGEND:

- EXTERIOR WALL:
8" CONC. BLOCKWALL (INSIDE FINISH STUCCO) (OUTSIDE FINISH UNLESS NOTED OTHERWISE).
- NEW INTERIOR PARTITION.2x4 STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE - UNLESS NOTED OTHERWISE.
- DENOTES 8"x16" CONCRETE COLUMN.
- FLOOD VENT. 16"x8".
- DENOTES 16"x16" CONCRETE COLUMN.

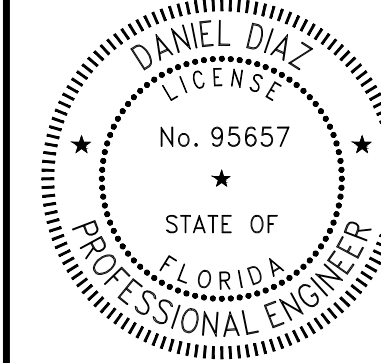
FLOOD VENT. CALCULATIONS



- FLOOD VENT. SPECIFICATIONS: REQUIRE 1 SQ. INCH OF VENT AREA PER 1 SQ. FT. OF FLOOR AREA. (1) SMART VENT = 200 SQ. FT. OF COVERAGE (OR EQUAL).
- HYDROSTATIC DRAINAGE VENTS LOCATED 12" MAX ABOVE FINAL GRADE.
- MINIMUM (2) VENTS PER ENCLOSED AREA AND MOUNTED ON AT LEAST (2) DIFFERENT WALLS.

TOTAL ENCLOSED AREA AT GARAGE:	1426 S.F.
SQ. FT. VENTING REQUIRED:	1426 S.F.
SQ. FT. VENTING PROVIDED:	1600 S.F.
NO. OF VENTS PROVIDED:	8 VENTS
TOTAL NO. OF VENTS PROVIDED:	8 VENTS
TOTAL SQ. FT. OF VENTING PROVIDED:	1600 S.F.

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SHEET MANAGEMENT

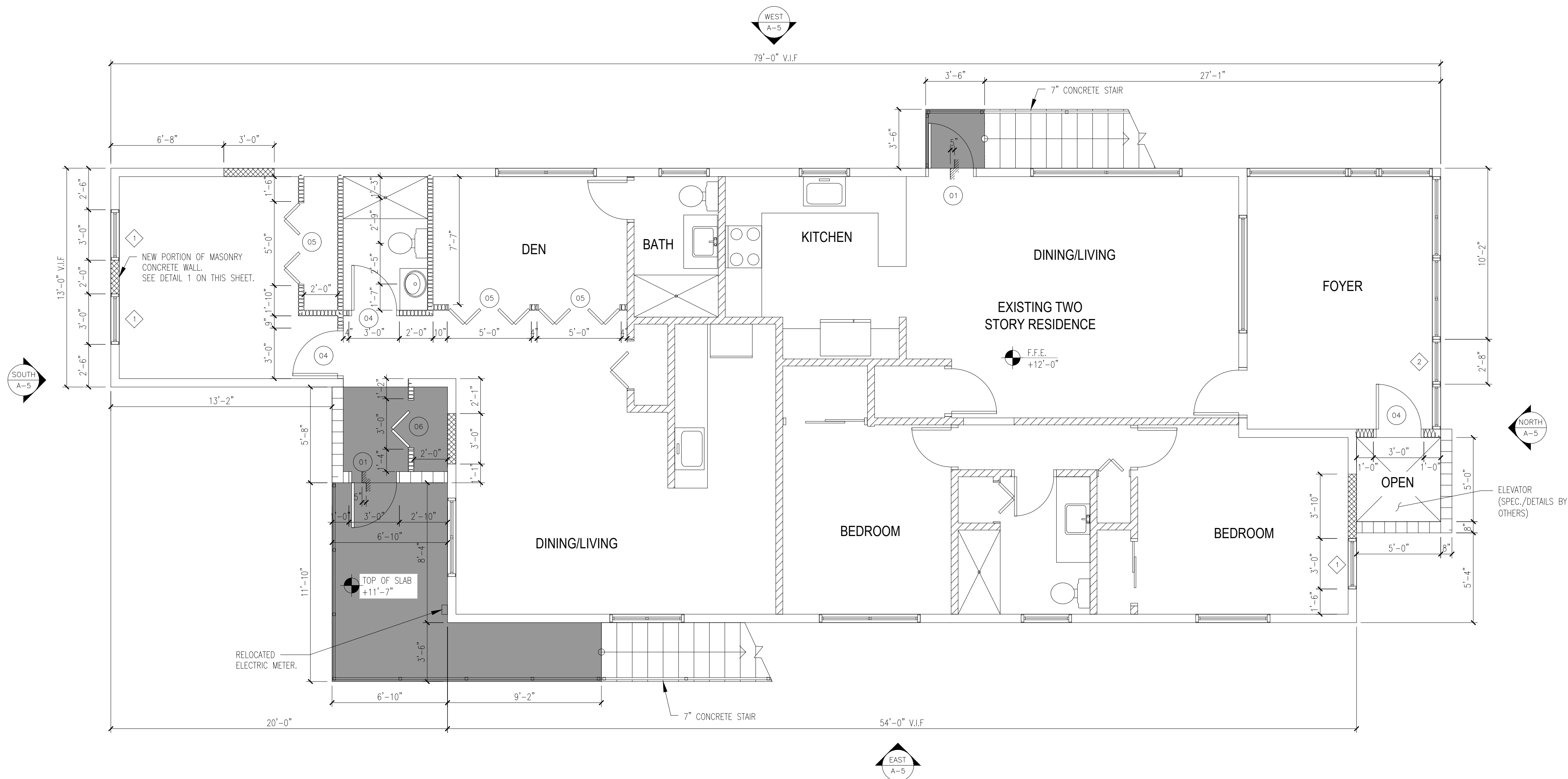
PROJECT NO: 2025220

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

SHEET NUMBER

A-3



PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

WINDOW SCHEDULE - IMPACT WINDOWS							
ID	TYPE	CODE	WIDTH	HEIGHT	FRAME FINISH	STOOL	NOTE
1	SINGLE HUNG	CUSTOM	36"	50"	VINYL/WHITE	MAR	TEMPERED GLASS
2	SINGLE HUNG	CUSTOM	32"	60"	VINYL/WHITE	MAR	TEMPERED GLASS

NOTE.- PROVIDE RESIDENTIAL GRADE HARDWARE AS APPROVED BY OWNER & IN COMPLIANCE WITH CODE

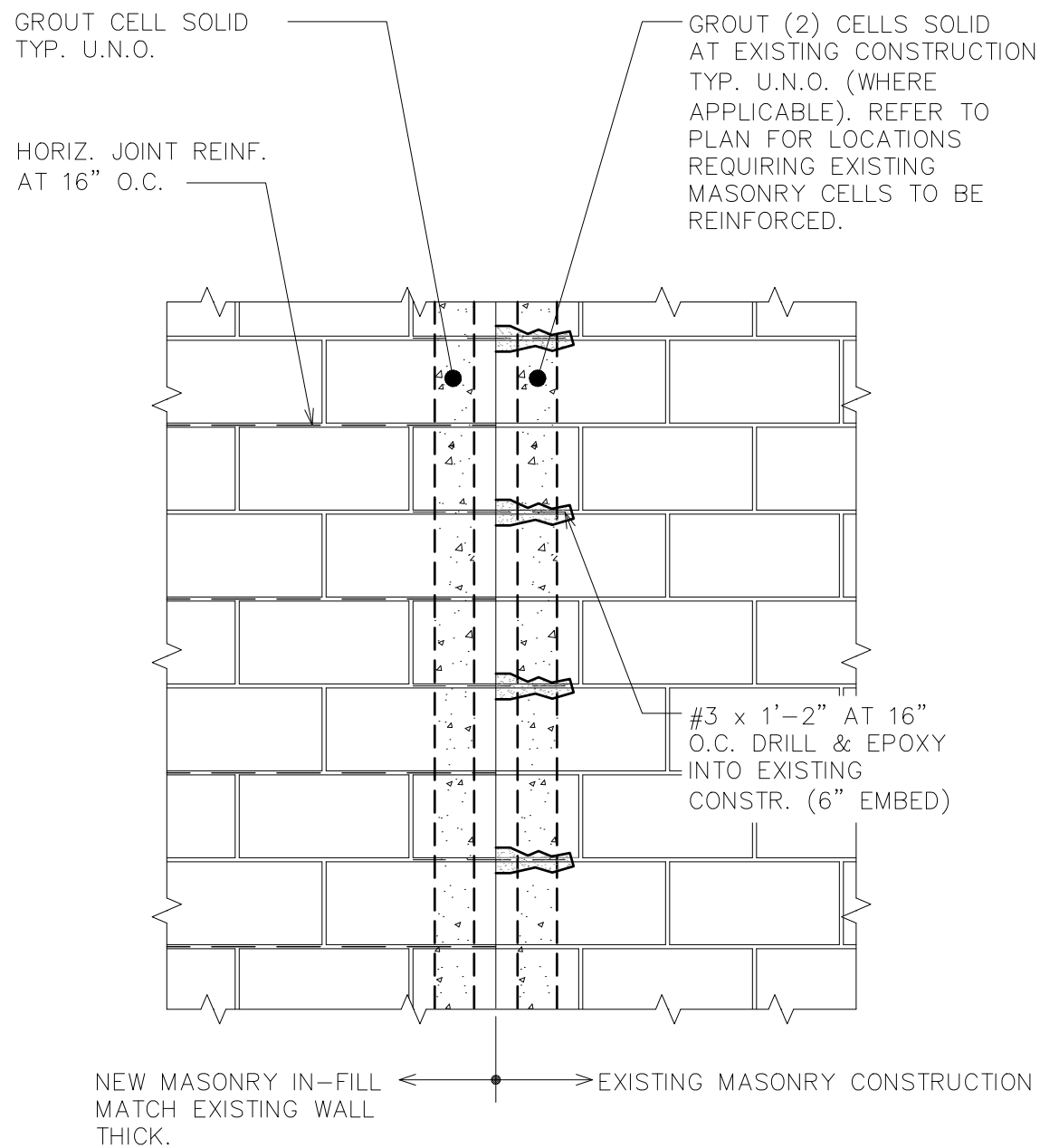
- EXTERIOR DOORS TO BE METAL OR FIBERGLASS, INSULATED & WITH WEATHERSTRIPPING
- DOORS & WINDOWS TO BE APPROVED BY OWNER BEFORE ORDERING
- STUCCO WORK TO BE IN COMPLIANCE WITH ASTM - C926 & ASTM - C1063

DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'-0" x 6'-8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED SINGLE
02	13'-0" x 7'-0"	GD	CLOPAY	EXTERIOR	OVERHEAD (GARAGE)
03	6'-0" x 6'-8"	ALUM (GLSL)	POT INDUSTRIES	EXTERIOR	SLIDING DOOR
04	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	HINGED SINGLE
05	5'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD DOUBLE
06	3'-0" x 6'-8"	WOOD (P.)	MASONITE	INTERIOR	BIFOLD SINGLE

ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL
EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPPING.
(P.) = PANEL DOOR (PK.) = POKET DOOR
(GD.) = GARAGE DOOR (BF.) = BIFOLD DOOR
(GLSL) = GLASS SLIDING DOOR (F.) = FRENCH DOOR

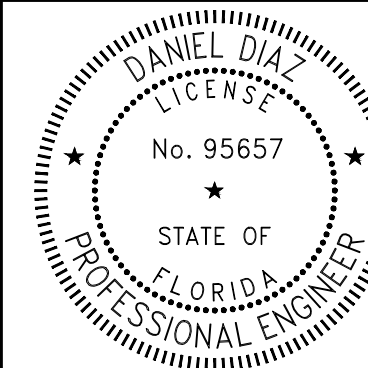
LEGEND:

- EXISTING BEARING WALL
- EXISTING PARTITION.
- 8" CONC. BLOCKWALL (INSIDE FINISH) STUCCO (OUTSIDE FINISH UNLESS NOTED OTHERWISE.
- NEW INFILL WALL:
8" MASONRY W/ P.T. FURRINGS AT 16" O.C. & R-4.1 INSULATION (INSIDE FINISH) STUCCO (OUTSIDE FINISH) UNLESS NOTED OTHERWISE.
- NEW INTERIOR PARTITION.2x4 STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE - UNLESS NOTED OTHERWISE.
- NEW DECK



1 TYPICAL MASONRY IN-FILL DETAIL
SCALE: 3/4" = 1'-0"

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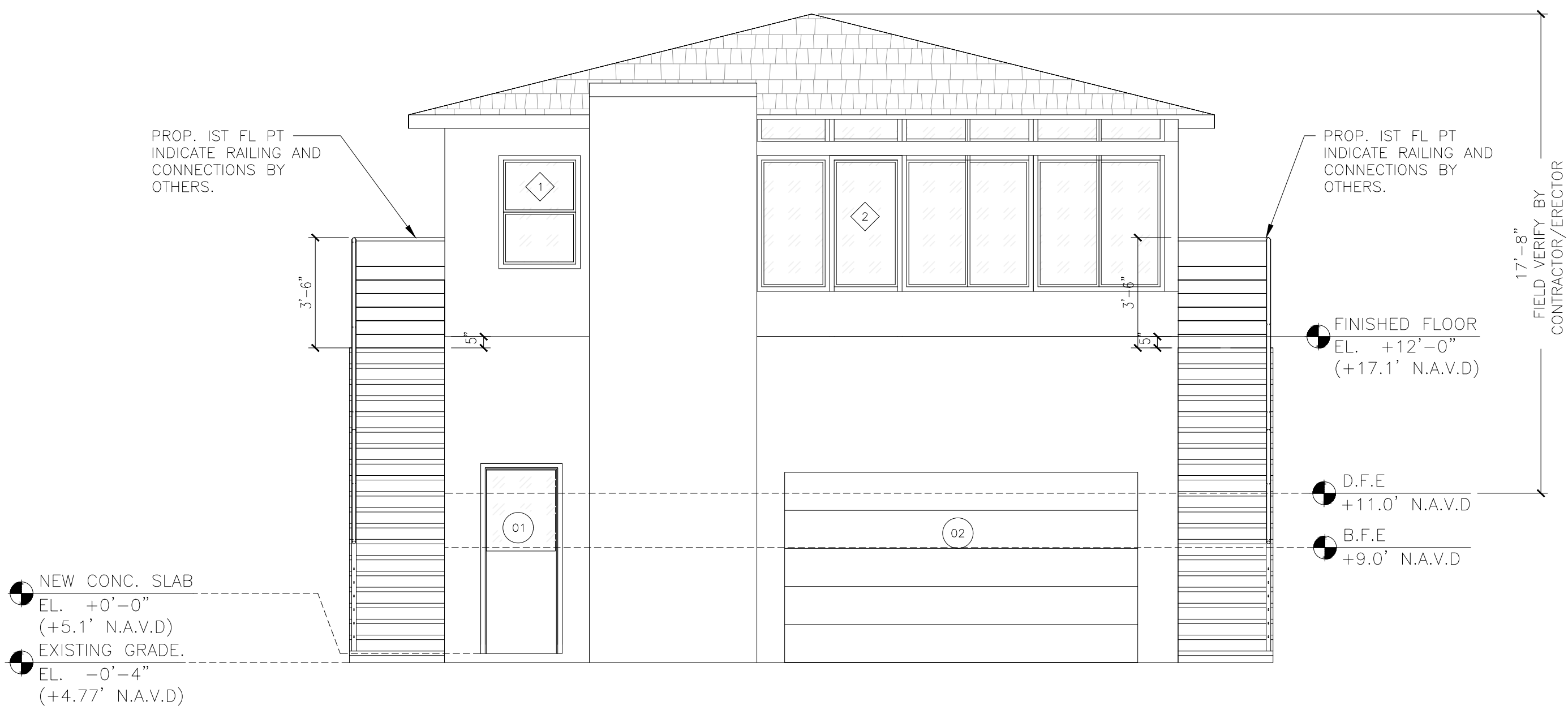
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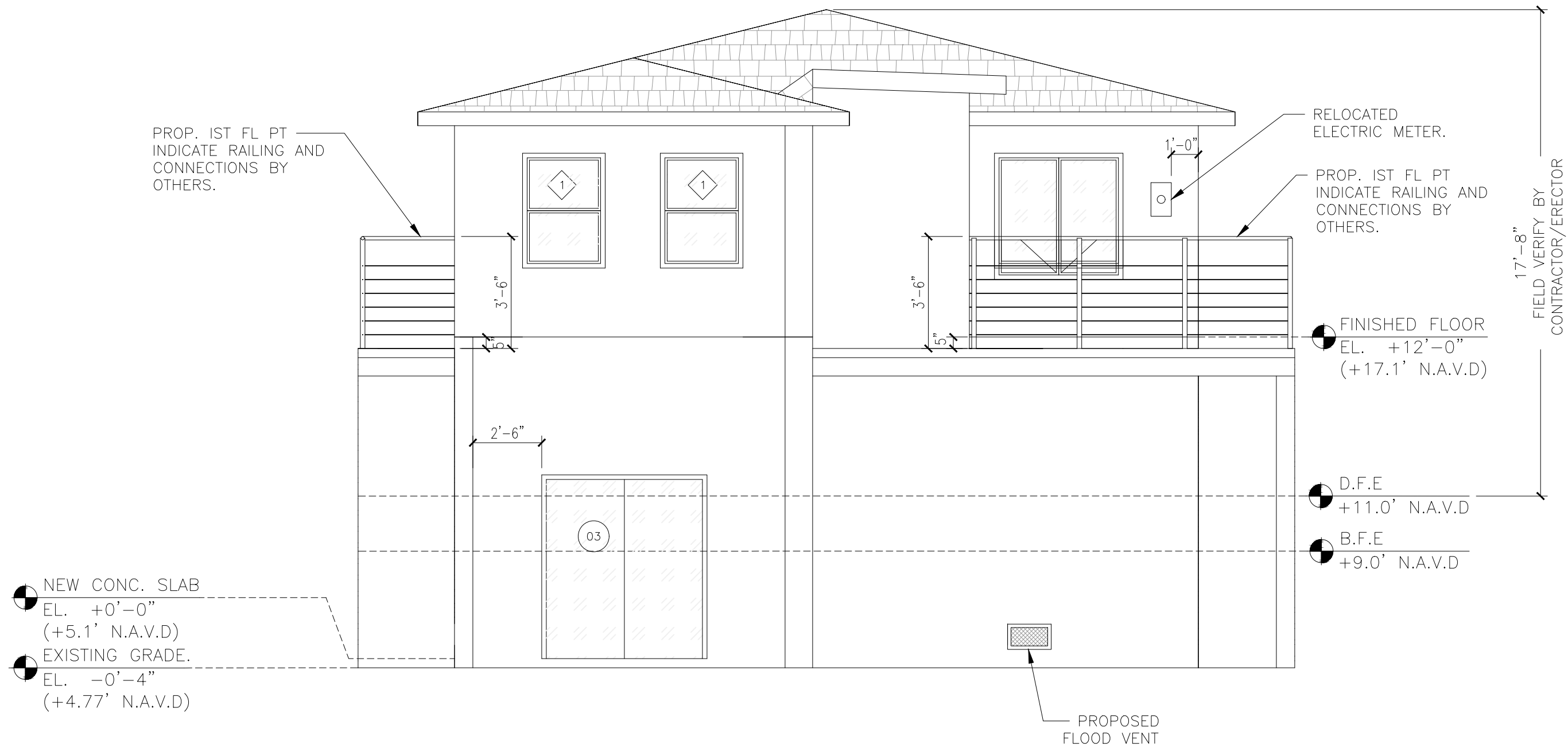
PROPOSED SECOND
FLOOR PLAN

SHEET NUMBER

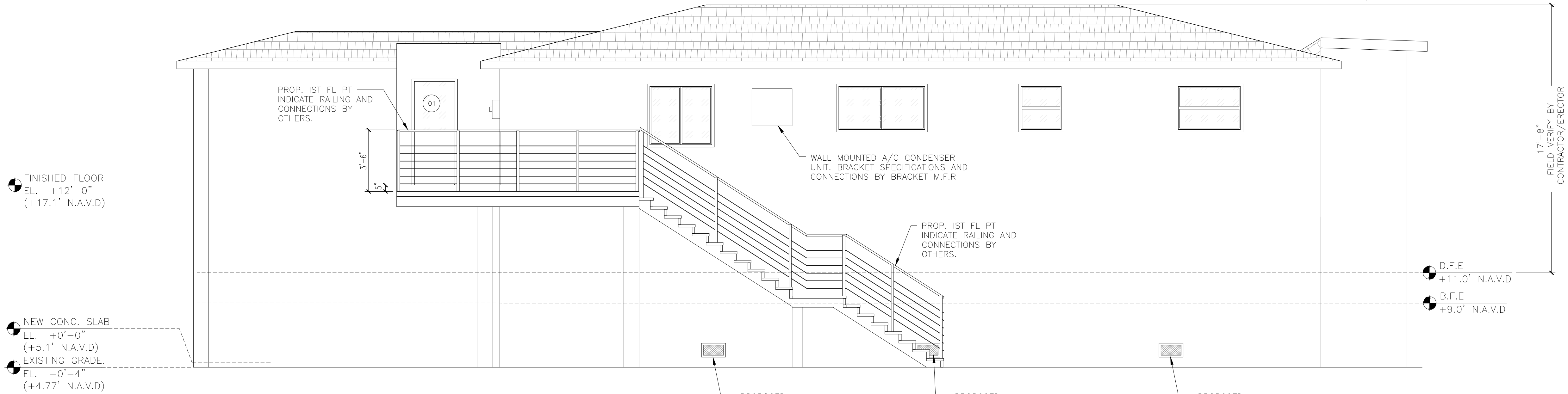
A-4



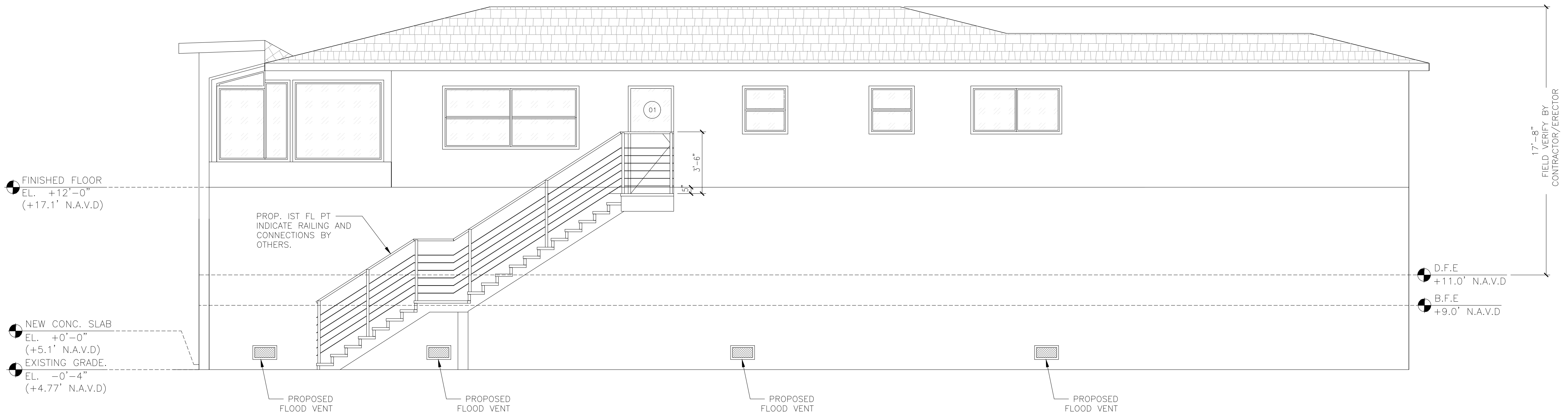
FRONT ELEVATION (NORTH)
1/4"=1'-0"



REAR ELEVATION (SOUTH)
1/4"=1'-0"



SIDE ELEVATION (EAST)
1/4"=1'-0"



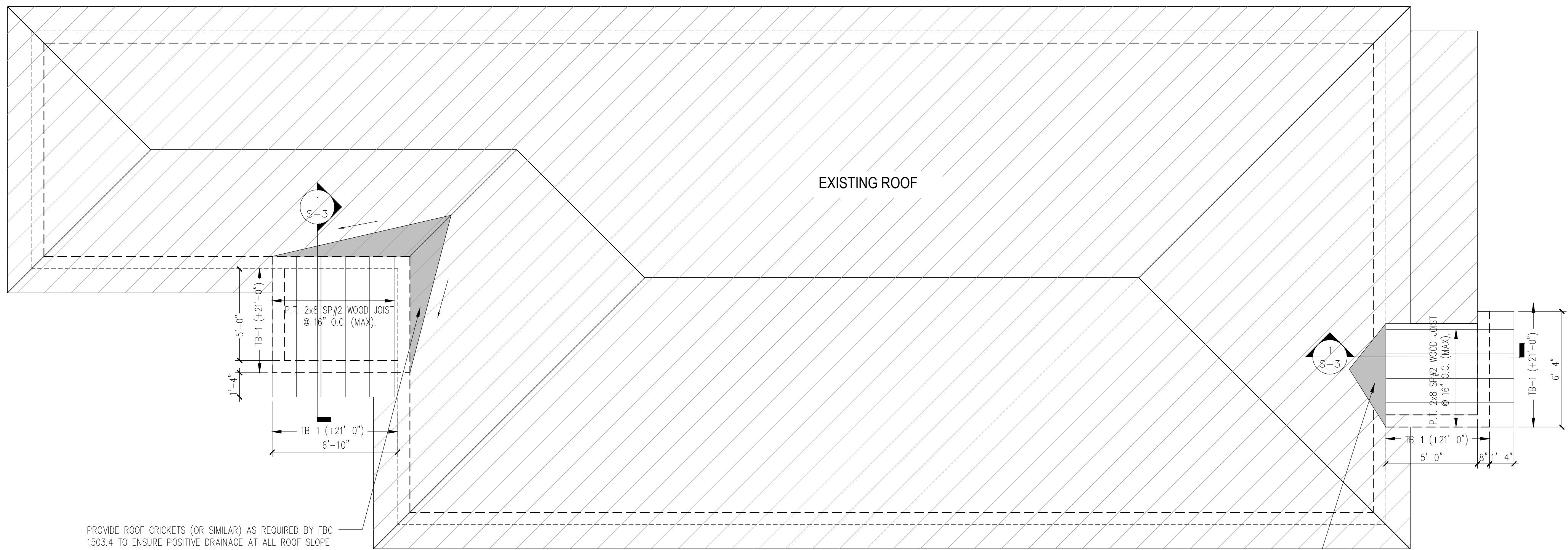
SIDE ELEVATION (WEST)
1/4"=1'-0"

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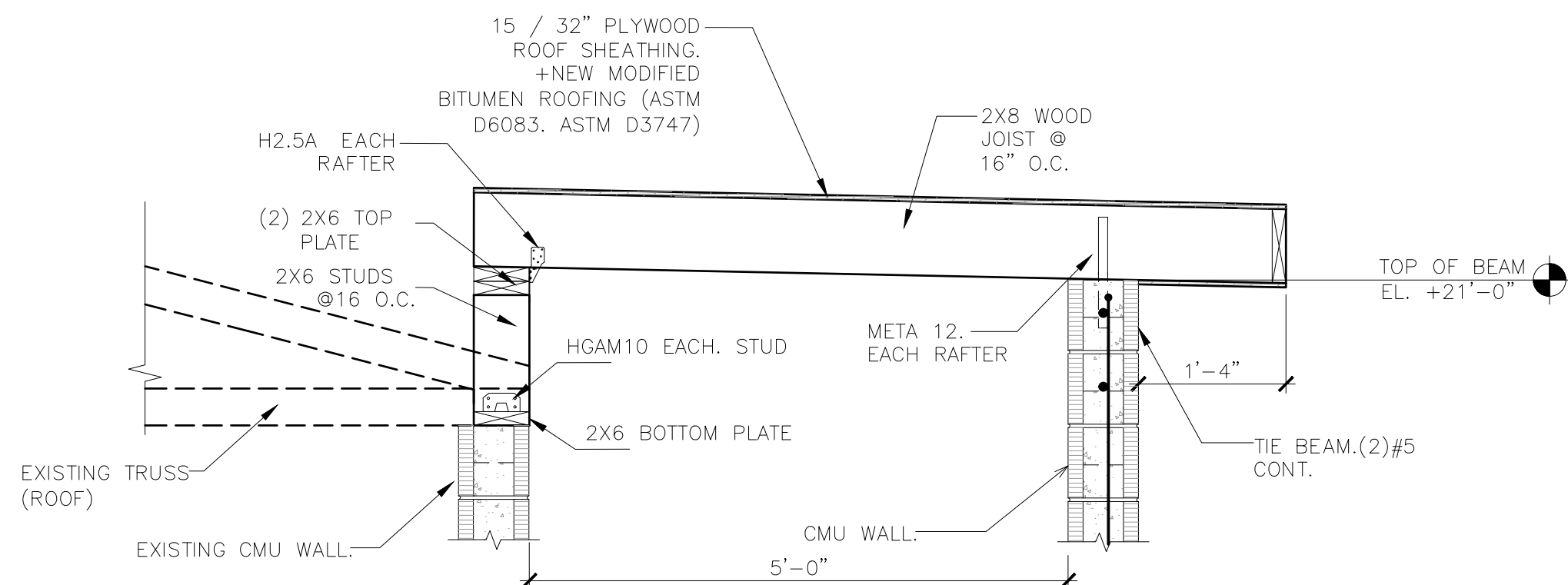
SHEET MANAGEMENT
PROJECT NO: 2025220

SHEET TITLE
NEW ELEVATIONS

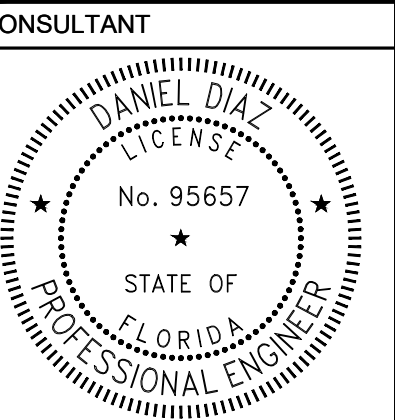
SHEET NUMBER



ROOF FRAMING PLAN
1/4"=1'-0"



1 ROOF SECTION DETAIL
SCALE: 3/4" = 1'-0"



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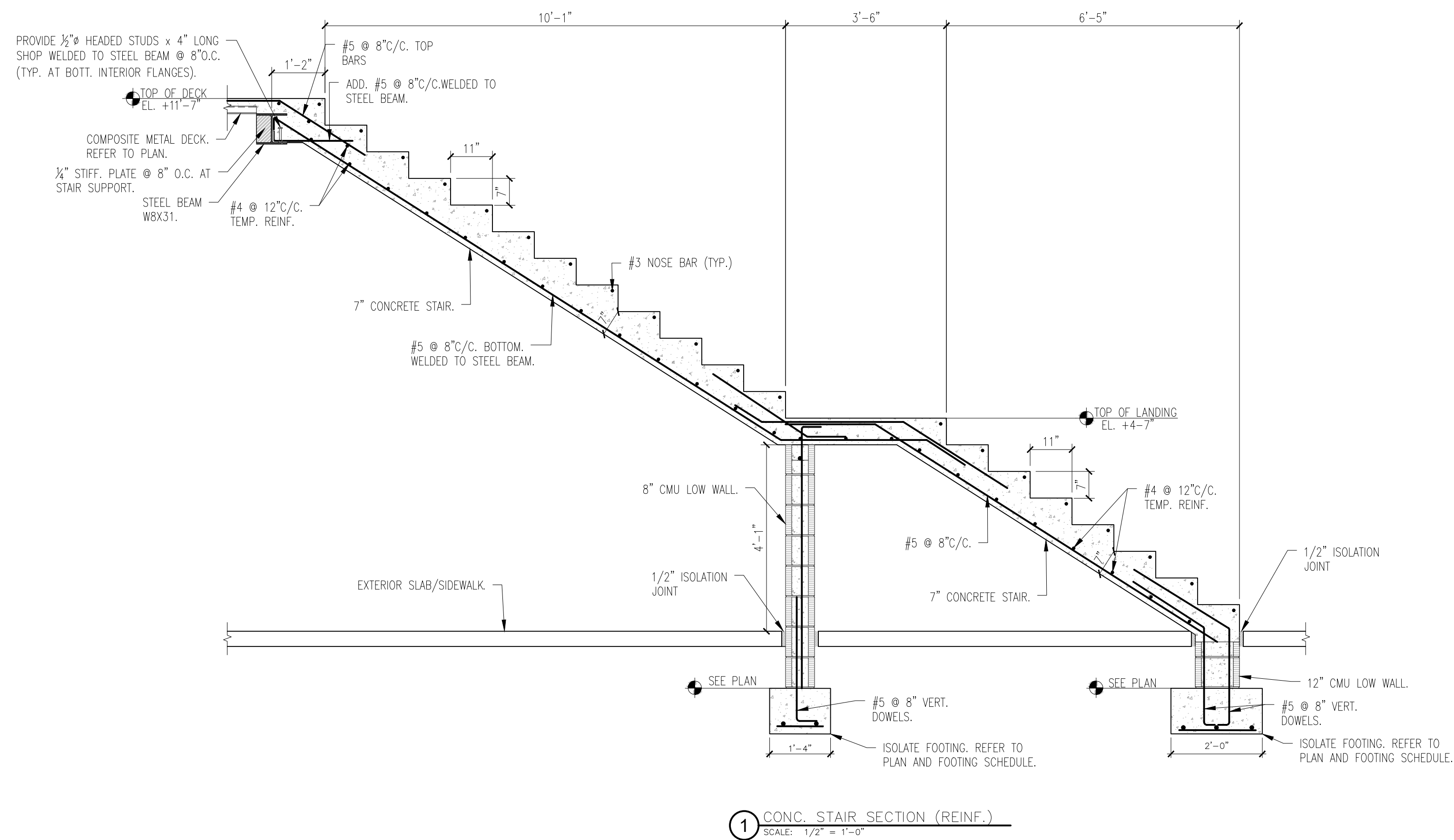
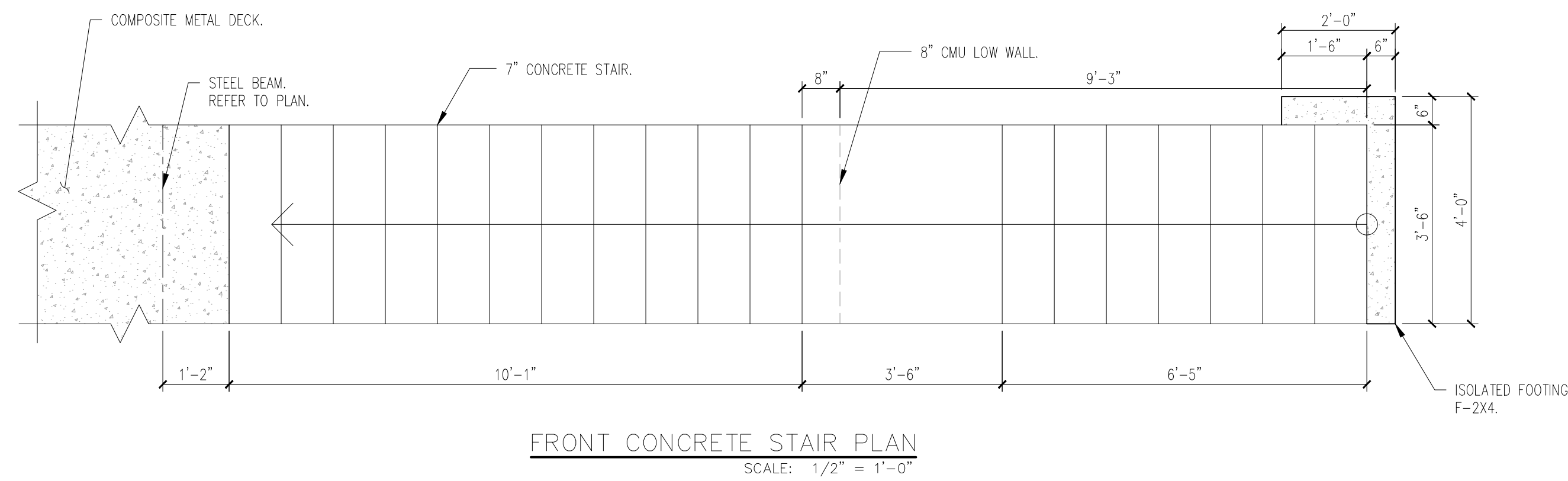
PROJECT NO: 2025220

SHEET TITLE

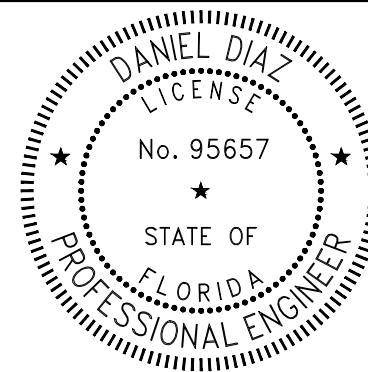
ROOF FRAMING PLAN

SHEET NUMBER

S-3



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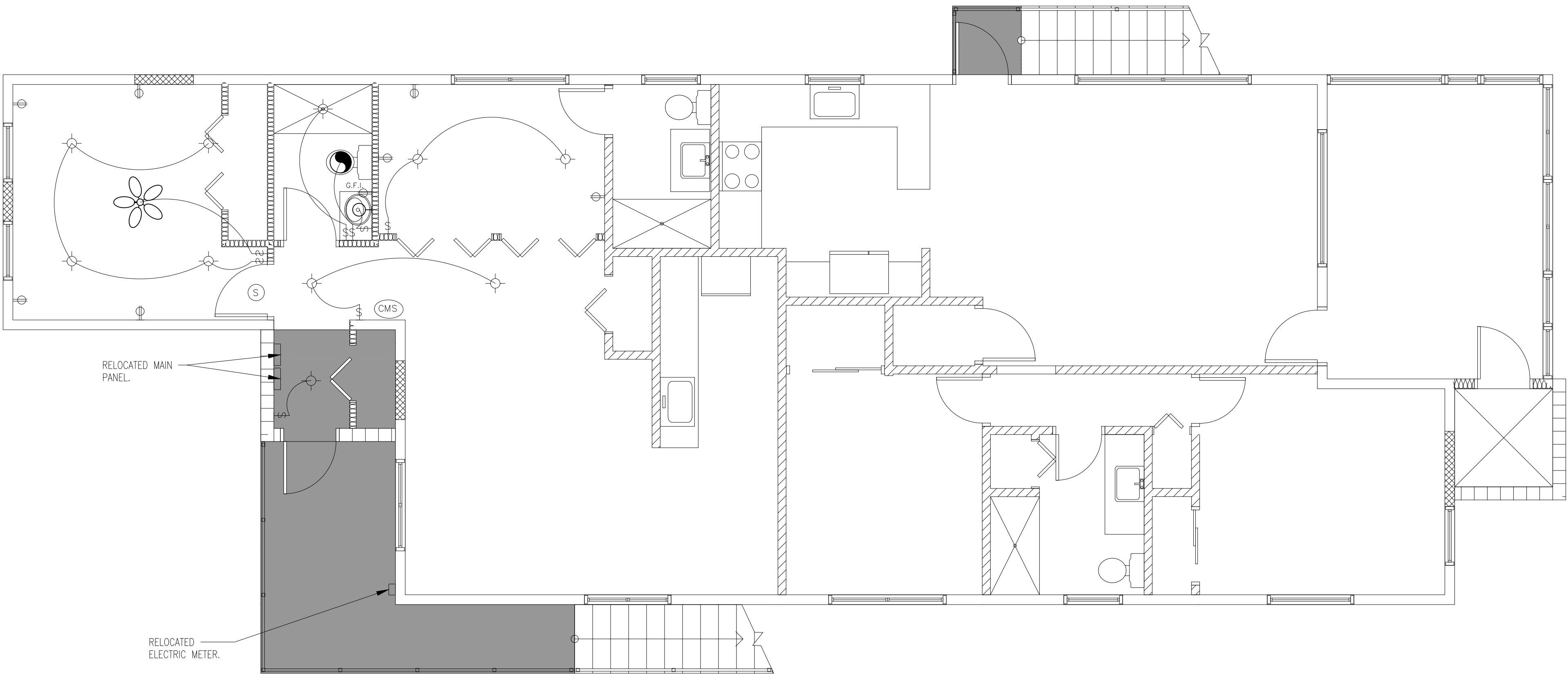
PROJECT NO: 2025220

SHEET TITLE

STAIR DETAILS

SHEET NUMBER

S-4



ELECTRICAL PLAN
1/4"=1'-0"

ELECTRICAL KEY

- CEILING MOUNTED LED CAN LIGHT FIXTURE
- DUPLEX CONVENIENCE OUTLET
- WEATHERPROOF DUPLEX OUTLET
- GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 220 VOLT OUTLET
- WALL SWITCH (DIMMERS AS SELECTED BY OWNER)
- THREE-WAY SWITCH
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT RECESSED LIGHT FIXTURE
- TV CABLE CONNECTION
- CEILING FAN
- EXHAUST FAN
- SMOKE DETECTOR
- TELEPHONE
- FLOURESCENT LIGHT
- GARBAGE DISPOSAL
- FLOOD LIGHT
- CHIMES
- CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE & SMOKE DETECTOR COMBO
- WEATHERPROOF LIGHT
- TV
- PENDANTS LIGHT
- CHANDELIER LIGHT
- MAGNETIC TRACK LIGHT
- BACKLIT MIRROR

NOTE:

LIGHTS, OUTLETS, SWITCHES & ELECTRICAL ACCESSORIES TO BE APPROVED BY OWNER BEFORE ORDERING.

PROVIDE J. BOX FOR FAN AT ALL BEDROOM

WITH SEPARATE SWITCH FOR FAN AND LIGHT.

ELECTRICAL NOTES

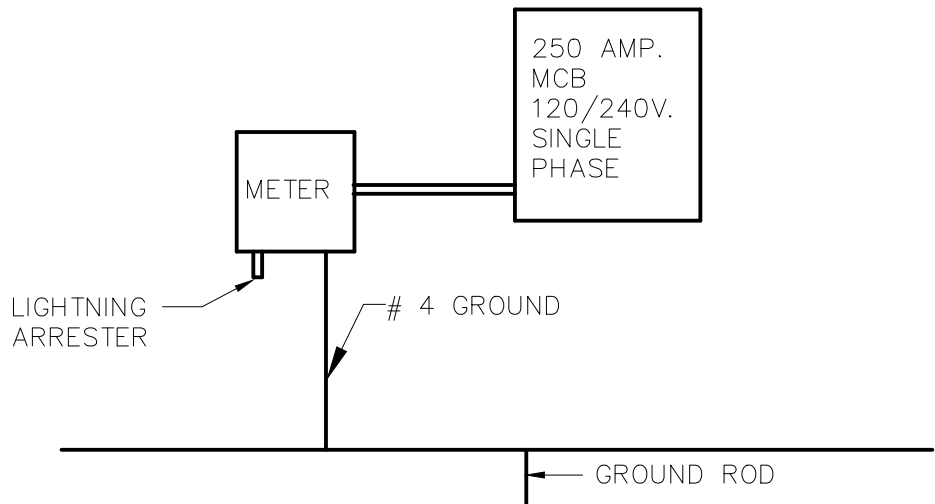
1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIRMENTS OF FLORIDA STATE STATUE (I.E.: LITHIUM BATTERY OPERATED SMOKE ALARMS) 553.883 BATTERY-POWERED SMOKE ALARMS MUST BE POWERED BY A NONREMOVABLE, NONREPLACEABLE BATTERY THAT POWERS THE ALARM FOR AT LEAST 10 YEARS.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (G.F.I.) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. ALL OUTLETS TO BE ON ARC FAULT CIRCUIT INTERRUPTER.
4. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTALS AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:

SWITCHES.....42"

OUTLETS.....14"

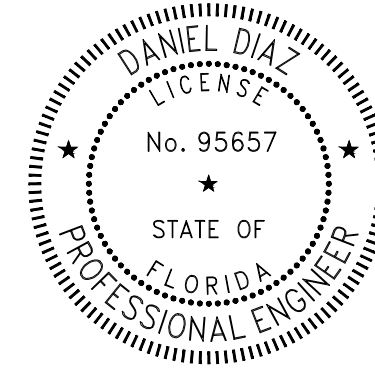
TELEPHONE.....14"

TELEVISION.....14"
5. COORDINATE WITH OWNER FOR TYPE & LOCATION OF CAN LIGHT, FANS DIMMERS, SWITCHES, RECEPTACLES, PHONE LINES, TV CABLE, ETC.
6. ELECTRICAL CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL COMPLETE ELECTRICAL SYSTEM AND RELATED COMPONENTS IN COMPLIANCE WITH N.E.C. AND ALL APPLICABLE LOCAL REGULATIONS.



ELECTRICAL RISER DIAGRAM
N.T.S.

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SHEET MANAGEMENT

PROJECT NO: 2025220

SHEET TITLE

ELECTRICAL PLAN

SHEET NUMBER

E-1