



CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## STAFF REPORT

### Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, December 8, 2020, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://www.stpete.org/meetings).

#### UPDATE: COVID-19

Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing, with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at [www.stpete.org/meetings](http://www.stpete.org/meetings) and contact the case planner for up-to-date information pertaining to this case.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



AGENDA ITEM:

CITY FILE NO.: 20-90200106

REQUEST:

Review of a Certificate of Appropriateness for the construction of a residential addition at 2651 3<sup>rd</sup> Ave N, a property proposed for inclusion as a contributing property to a local historic district currently pending public hearing.

OWNERS:

John Cox and Richard Gibson

APPLICANT: Ken Fritz, Contractor  
 PARCEL ID NO.: 23-31-16-35082-008-0100  
 PROPERTY ADDRESS: 2651 3<sup>rd</sup> AVE N  
 LEGAL DESCRIPTION: HALL'S CENTRAL AVE NO. 1 BLK 8, LOT 10  
 ZONING: NT-2

## Historic Significance and Existing Conditions

The Bungalow-style house at was constructed c.1923 and a two-story garage apartment was constructed in 1925. The house utilizes a simple rectangular form with a side gable roof. A cross-gable porch projects towards the front. There is a small bump-out in the rear with a shed roof. The house has two of its original one-over-one, wooden double hung sash windows in the front porch area, but it appears that the rest of the windows in the house have been replaced. Most are metal, two-over-two sash windows, but there is a glass block window in the rear of the house and a small, horizontal sliding window on the left side of the house, towards the rear.

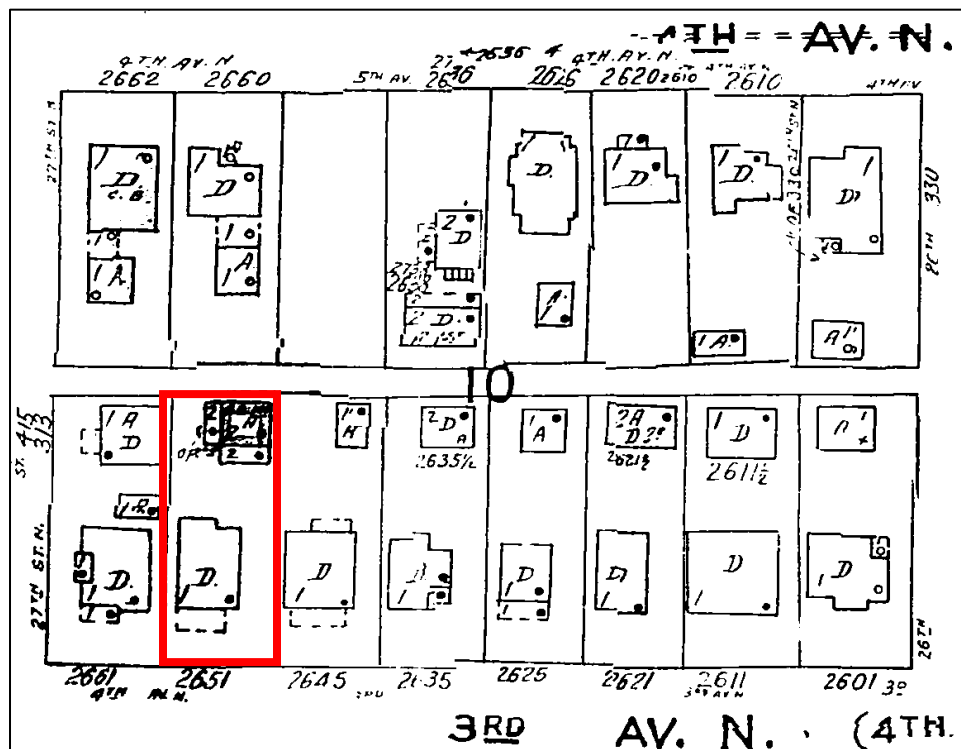


Figure 1: Section of Sheet 252, Sanborn Map of St. Petersburg, FL, 1951. Subject property outlined in red.

The subject property is a contributing property to the Kenwood National Register Historic District (Florida Master Site File No. 8PI07333). The area generally bounded by 1<sup>st</sup> Avenue North, 5<sup>th</sup> Avenue North, 26<sup>th</sup> Street North, and 28<sup>th</sup> Street North is subject to a complete application for local historic district designation as the Kenwood Section - Southwest Central Kenwood Local Historic District (City File 19-90300002), which is pending public hearing. The subject property is recommended for inclusion in the

proposed district as a contributing property in the application, and staff concurs with this evaluation of the resource's contributing status.

## Project Description and Review of COA

### Project Description

The COA application (Appendix A) proposes the construction of an addition at the rear portion of the subject property with the following characteristics:

- Approximate 60 square feet of additional living space;
- A gabled roof with a pitch equal to main house, but at a lower level;
- Three-over-one sash windows to replace the glass block window and horizontal sliding window;
- Wood lap siding to match existing.



**Figure 2: Proposed rear elevation with new gabled roof addition.**

According to the COA Matrix, additions to contributing or noncontributing buildings within local historic districts require approval by the Community Planning and Preservation Commission. Although the subject district is pending designation hearings by the CPPC and City Council, exterior alterations can be reviewed through the COA process per Executive Order.

### General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

#### **Consistent**

Because of the placement of the proposed addition, both its footprint and roof forms will have minimal public visibility from within the proposed local historic district.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

**Consistent** The increased footprint will be located in the rear of structure. As such, the impact on the public experience of the proposed district will be negligible.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

**Consistent** The proposed addition will elongate an existing rear bump-out. The current bump-out is approximately 60 square feet, and the proposed addition will double the size of the rear bump-out and construct a gable roof that is compatible with the main structure. The addition will constitute a slight change in the subject property's overall design, but staff finds the addition to be sensitively-applied and appropriately located in the rear of the structure.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

**Information  
not provided**

5. *Whether the plans may be reasonably carried out by the applicant.*

**Consistent** There is no indication that the applicant cannot carry out the proposal.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

**Not  
applicable** The subject property is proposed for listing as a contributing property.

#### Additional Guidelines for New Construction

In approving or denying applications for a COA for new construction (which includes additions to an existing structure), the Commission and the POD shall also use the following additional guidelines.

1. *The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.*

**Consistent** The proposed addition will utilize a front gabled roof that will be lower than the main house's roof. This is in keeping with other resources in the district.

2. *The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.*

**Consistent** The addition's footprint will not be visible from the front elevation.

3. *The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.*

**Consistent**

4. *The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.*

**Not applicable** The proposal does not include any changes to the front façade of the building, or any changes that will be publicly visible.

5. *The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.*

**Consistent** The proposed addition will be located on the rear, and will only extend the rear bump-out portion of the house east by 7 feet, 9 inches. This will be visually compatible with other contributing resources in the proposed district.

6. *The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.*

**Not applicable**

7. *The relationship of the materials and texture of the facade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.*

**Consistent** The proposed addition will feature wood lap siding to match the existing house.

8. *The roof shape of the new construction shall be visually compatible with contributing resources in the district.*

**Consistent** The proposed gabled roof will match the pitch of the existing roof, but will be lower. This roof form is typical to many resources in the proposed district.

9. *Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.*

**Consistent** No site work changes are proposed.

10. *The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.*

**Consistent**

11. *The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.*

**Consistent** The overall massing of the addition is appropriate to the building and the proposed district. Its location and arrangement provide a way to expand the resource's footprint without altering the essential form of the historic building.

12. *New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.*

**Consistent** The materials to be removed will be at rear elevations and will not be visible. The proposed addition will be compatible with the main house in terms of massing, size, scale, and will utilize similar architectural features.

13. *New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.*

**Consistent** The proposed addition could easily be removed without altering the essential form and integrity of the resource.

#### Summary of Findings, Certificate of Appropriateness Review

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied.
- Additional Guidelines for New Construction: 11 of 11 criteria satisfied or generally satisfied.

#### Staff Recommendation and Conditions of Approval

##### *Certificate of Appropriateness Request*

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **APPROVE WITH CONDITIONS** the Certificate of Appropriateness request for the alteration of the property 2651 3<sup>rd</sup> Avenue North, subject to the following:

1. Windows will be installed to be setback within the wall plane and feature a reveal of approximately two to three inches to provide consistency with the historic windows at subject property.
2. Proposed windows will feature contoured, three-dimensional external muntins that replicate traditional muntin design.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.

4. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

# Appendix A:

Application No. 20-90200106 and Submittals





# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

Property Address <u>2651 3RD AVE N</u> <u>KENWOOD</u>	Parcel Identification No. <u>23-31-16-3582-008-0100</u> <u>20-10002269</u>
Historic District / Landmark Name <u>JOHN COX / RICHARD GIBSON</u>	Corresponding Permit Nos. <u>954 818 9306</u>
Owner's Name <u>2651 3RD AVE N ST PETERSBURG FL 33713</u>	Property Owner's Daytime Phone No. <u>JOHNCOX1116@AOL.COM</u>
Owner's Address, City, State, Zip Code <u>KEN FRITZ - CONTRACTOR (KRFRITZ@GMAIL.COM)</u>	Owner's Email <u>727 248 7084</u>
Authorized Representative (Name & Title), if applicable <u>5908 27th AVEN ST PETERSBURG FL 33710</u>	Representative's Daytime Phone No. <u>KENNETH_FRITZ@MSN.COM</u>
Representative's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
<input checked="" type="checkbox"/>	Addition	<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	New Construction	<input type="checkbox"/>	In-Kind Replacement
<input type="checkbox"/>	Demolition	<input type="checkbox"/>	New Installation
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:		
<input type="checkbox"/>	Window Replacement		
<input type="checkbox"/>	Door Replacement		
<input type="checkbox"/>	Roof Replacement		
<input type="checkbox"/>	Mechanical (e.g. solar)		

### AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.  
2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner: John Cox Date: 11/5/2020  
Signature of Representative: \_\_\_\_\_ Date: \_\_\_\_\_



# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot ([Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)) or Kelly Perkins ([Kelly.Perkins@stpete.org](mailto:Kelly.Perkins@stpete.org)).

## PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
APPROX 72 SF WOOD FRAME BATH ADDITION		ASPHALT SHINGLES TO MATCH EXISTING. WOOD SIDING TO MATCH EXISTING 3 OVER 1 HUNG WINDOWS REMOVE SHED ROOF @ MUDROOM; BUILD NEW GABLE ROOF TO MATCH EXISTING SLOPE, OPEN RAFTERS TO MATCH EXISTING.

S.N. & D. = SET NAIL AND DISC #0235  
 S.I.R. = SET IRON ROD #0235  
 S.C.I.R. = SET CAPPED IRON ROD  
 F.I.R. = FOUND IRON ROD  
 F.O.P. = FOUND OPEN PIPE  
 F.P.P. = FOUND FINCH PIPE  
 FH = FIRE HYDRANT  
 LP = LIGHT POLE  
 FLA. = FLANTER

FD. PK. N. = FOUND PK NAIL  
 F.C.M. = FOUND CONC. MON.  
 FD. N.&D. = FOUND NAIL AND DISC.  
 B.M. = BENCH MARK  
 L.F.L.E.L. = LOWEST FLOOR ELEV.  
 GAS. FL.E.L. = GARAGE FLOOR ELEV.  
 C.L.F. = CHAIN LINK FENCE  
 W.F. = WOOD FENCE  
 TOB = TOP OF BANK  
 TP = POWER POLE

**ABBREVIATIONS**  
 (F) = FLAT  
 (F) = FIELD  
 (M) = MEASURED  
 (C) = CALCULATED  
 (D) = DEED  
 (L) = LEGAL

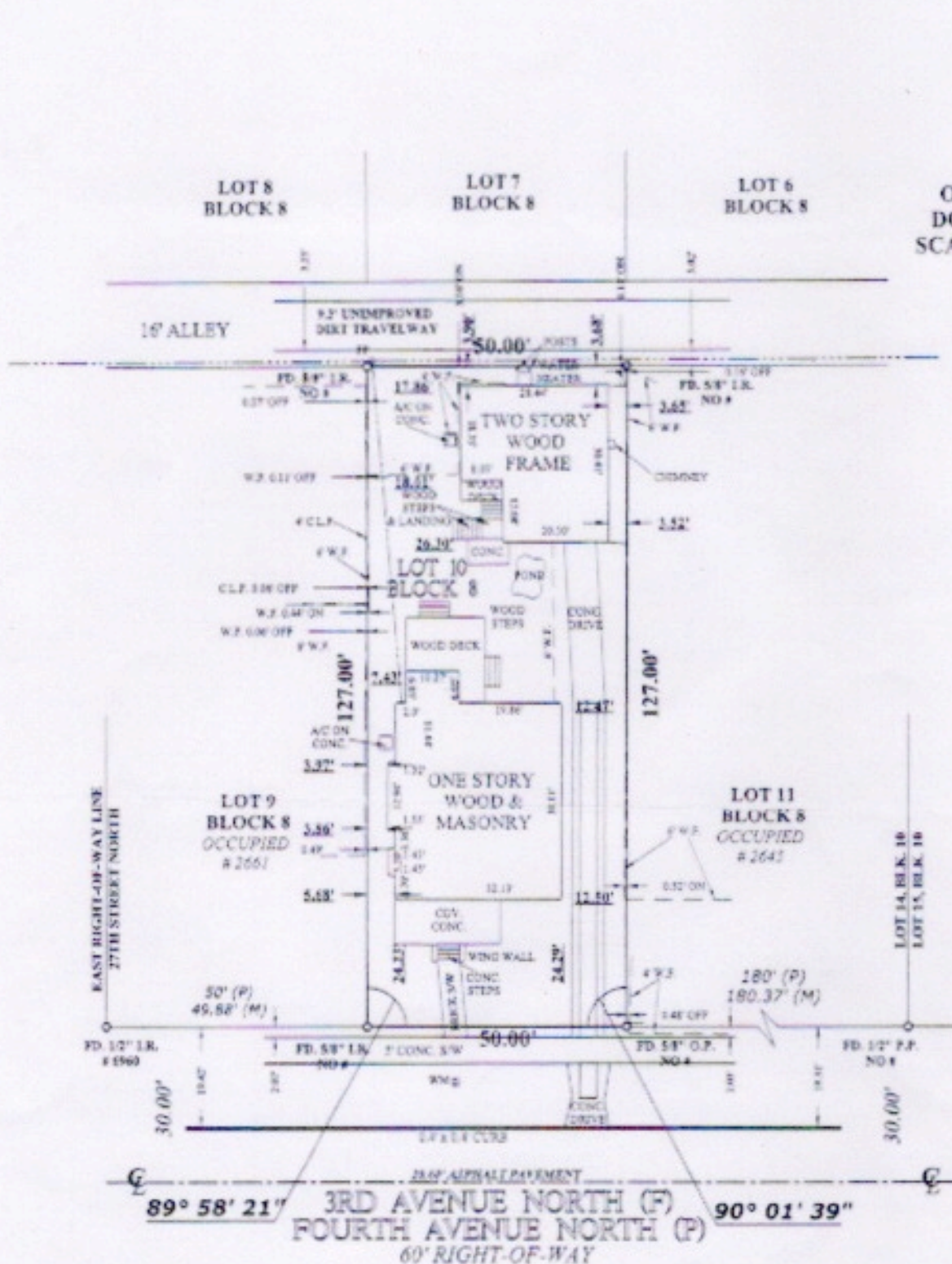
SEC. 23, TWP 31 S., RGE 16 E.

NO BEARINGS ON PLAT  
ANGLES TURNED IN FIELD

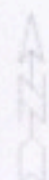
ADDRESS:  
 2651 3RD AVENUE NORTH  
 ST. PETERSBURG, FLORIDA

FLOOD ZONE: "X", ACCORDING TO F.I.R.M. #12103C0218-G, COMMUNITY # 125148, DATED: 9-3-03

LEGAL DESCRIPTION: LOT 10, BLOCK 8, HALL'S CENTRAL AVENUE SUBDIVISION 1,  
 AS RECORDED IN PLAT BOOK 3, PAGE 39, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

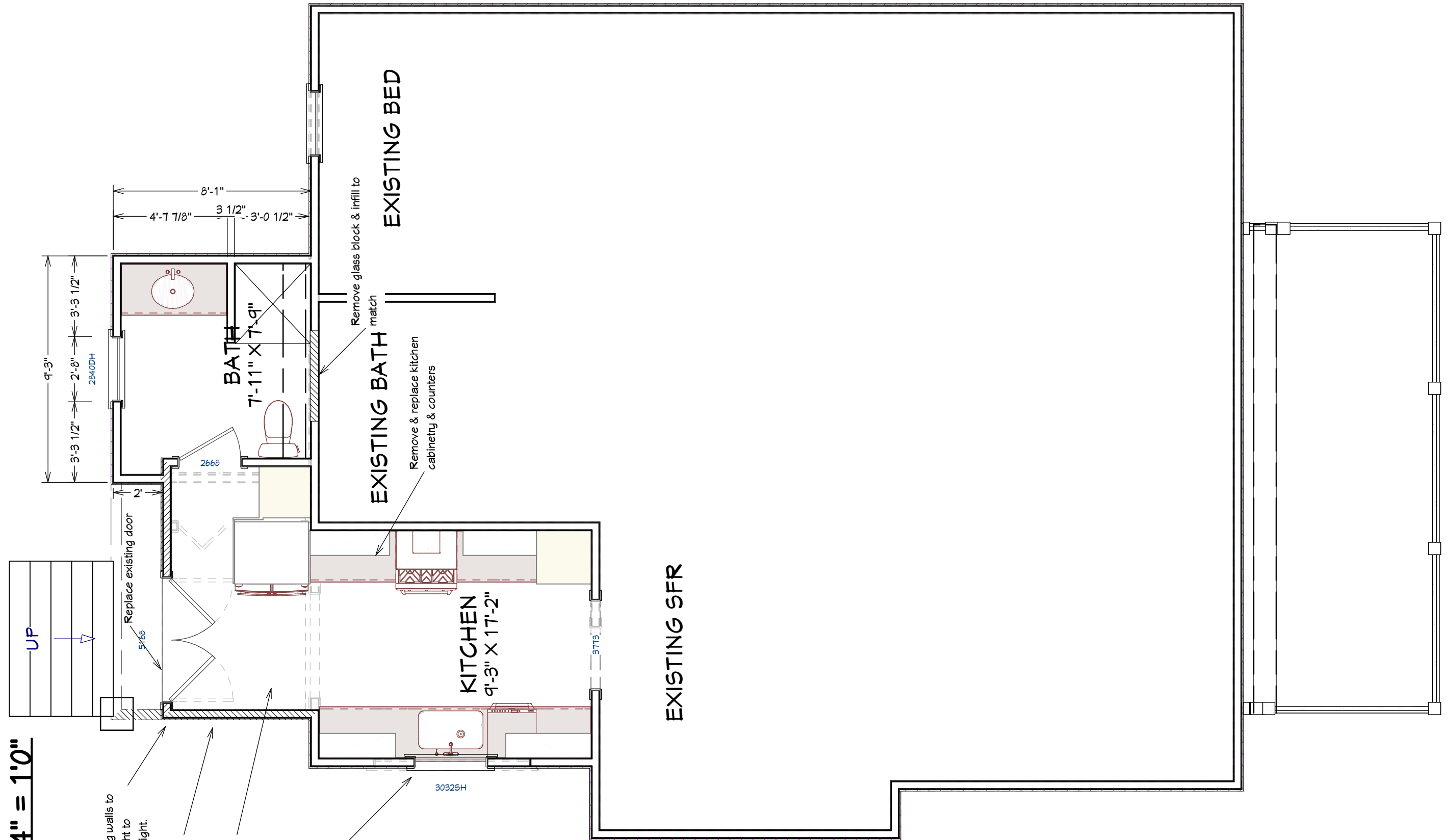


ORIGINAL  
 DOCUMENT  
 SCALE: 1" = 30'



# FLOOR PLAN

1/4" = 1'0"

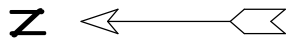


Hatched walls indicate existing walls to be rebuilt or increased in height to match existing SFR ceiling height.

Remove shed roof, existing mud room

Reconfigure mud room for new kitchen layout

Replace existing window with smaller width window.  
Replace lap siding this wall.



**Bath Addition & Kitchen Remodel**  
IParcel ID: 23-31-16-35082-008-0100

John Cox/Richard Gibson  
2651 3rd Ave N  
St Petersburg, FL 33713

NO.	DESCRIPTION	BY	DATE

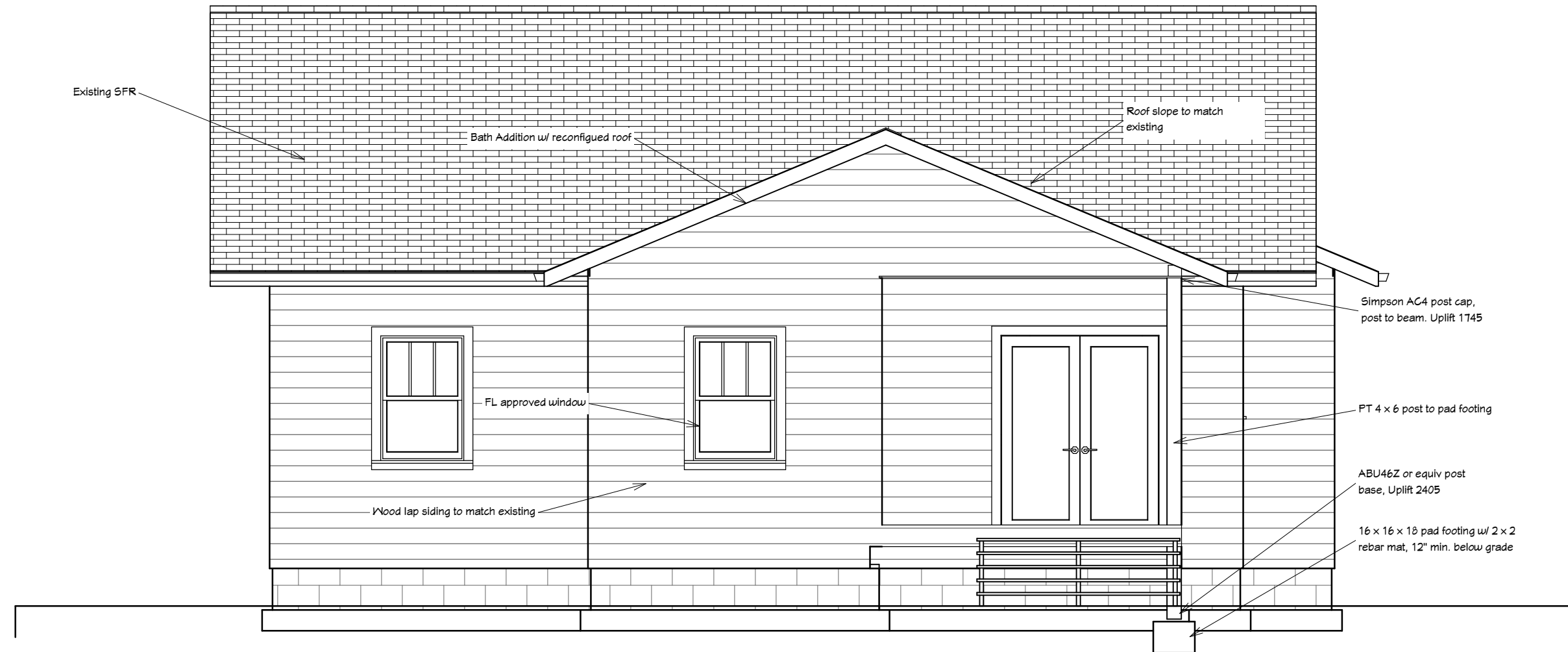
SCALE:

DATE:  
11/5/2020

**A-1**

**Rear Elevation**

**1/4" = 1'0"**



**Bath Addition & Kitchen Remodel**

Parcel ID: 23-31-16-35082-008-0100

John Cox/Richard Gibson  
2651 3rd Ave N  
St Petersburg, FL 33713

NO.	DESCRIPTION	BY	DATE

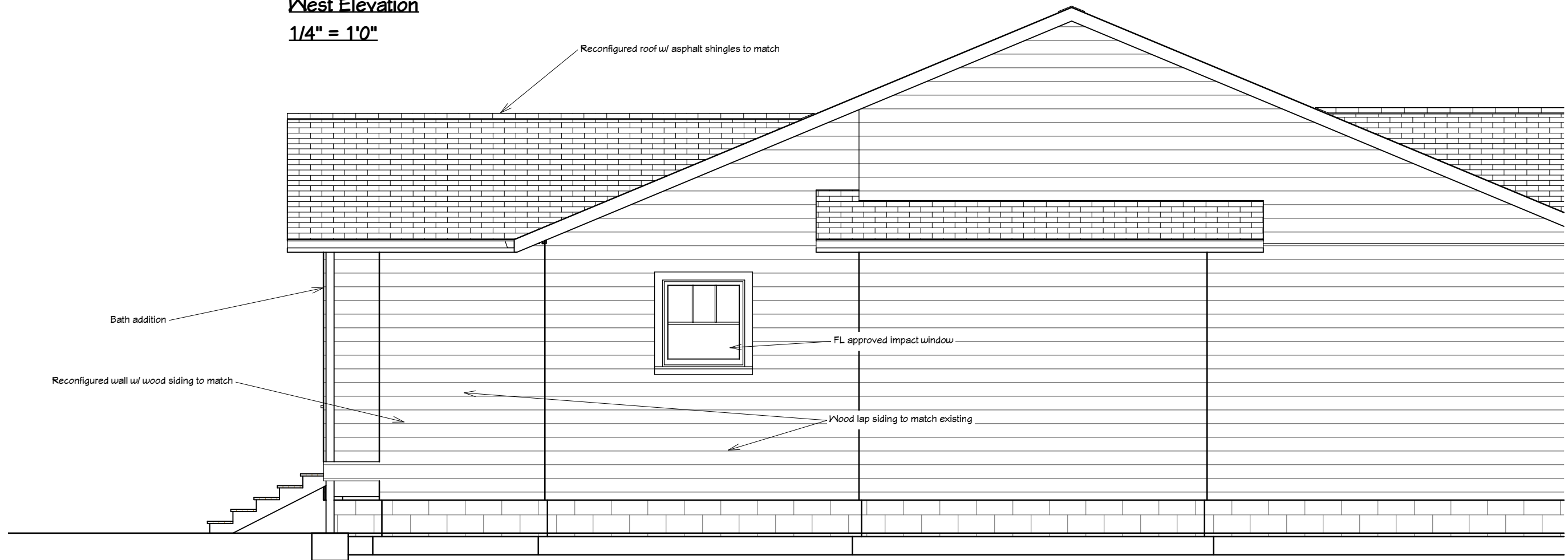
SCALE:

DATE:  
11/5/2020

**A-2**

**West Elevation**

**1/4" = 1'0"**



Reconfigured roof w/ asphalt shingles to match

Bath addition

Reconfigured wall w/ wood siding to match

FL approved impact window

Wood lap siding to match existing



**Bath Addition &  
Kitchen Remodel**

IParcel ID: 23-31-16-35082-008-0100

John Cox/Richard Gibson  
2651 3rd Ave N  
St Petersburg, FL 33713

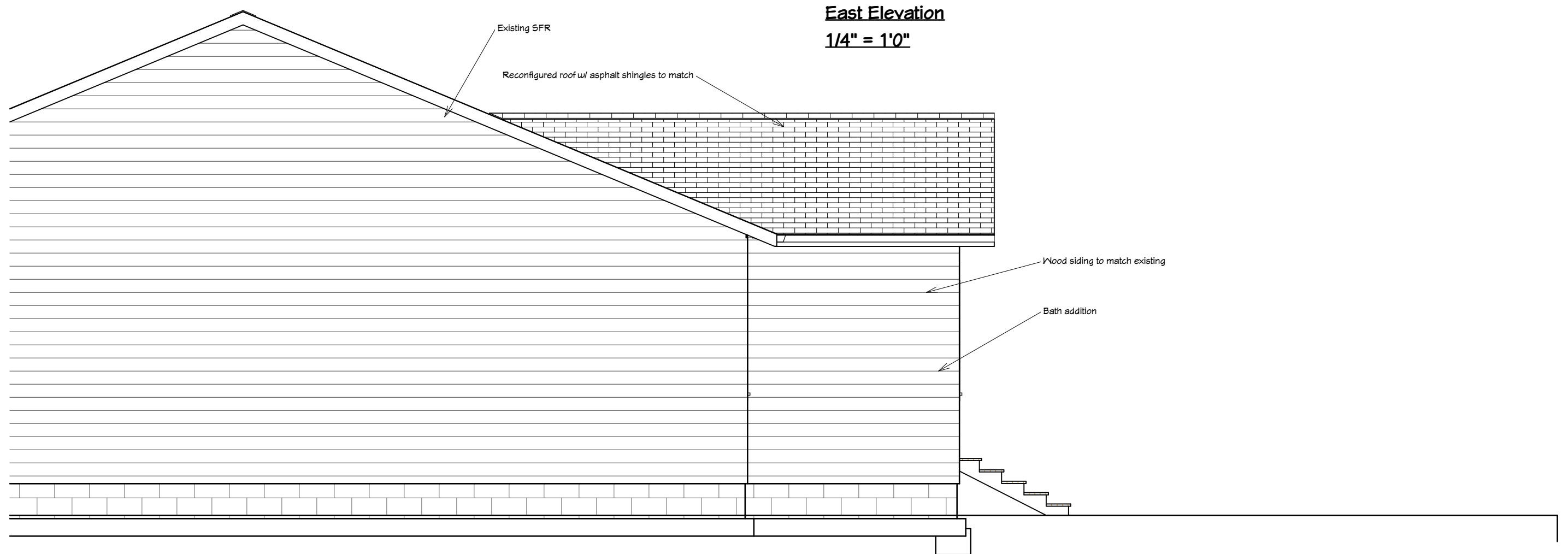
NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:

11/5/2020

**A-3**



**East Elevation**

**1/4" = 1'0"**

Existing SFR

Reconfigured roof w/ asphalt shingles to match

Wood siding to match existing

Bath addition



**Bath Addition &  
Kitchen Remodel**

Parcel ID: 23-31-16-35082-008-0100

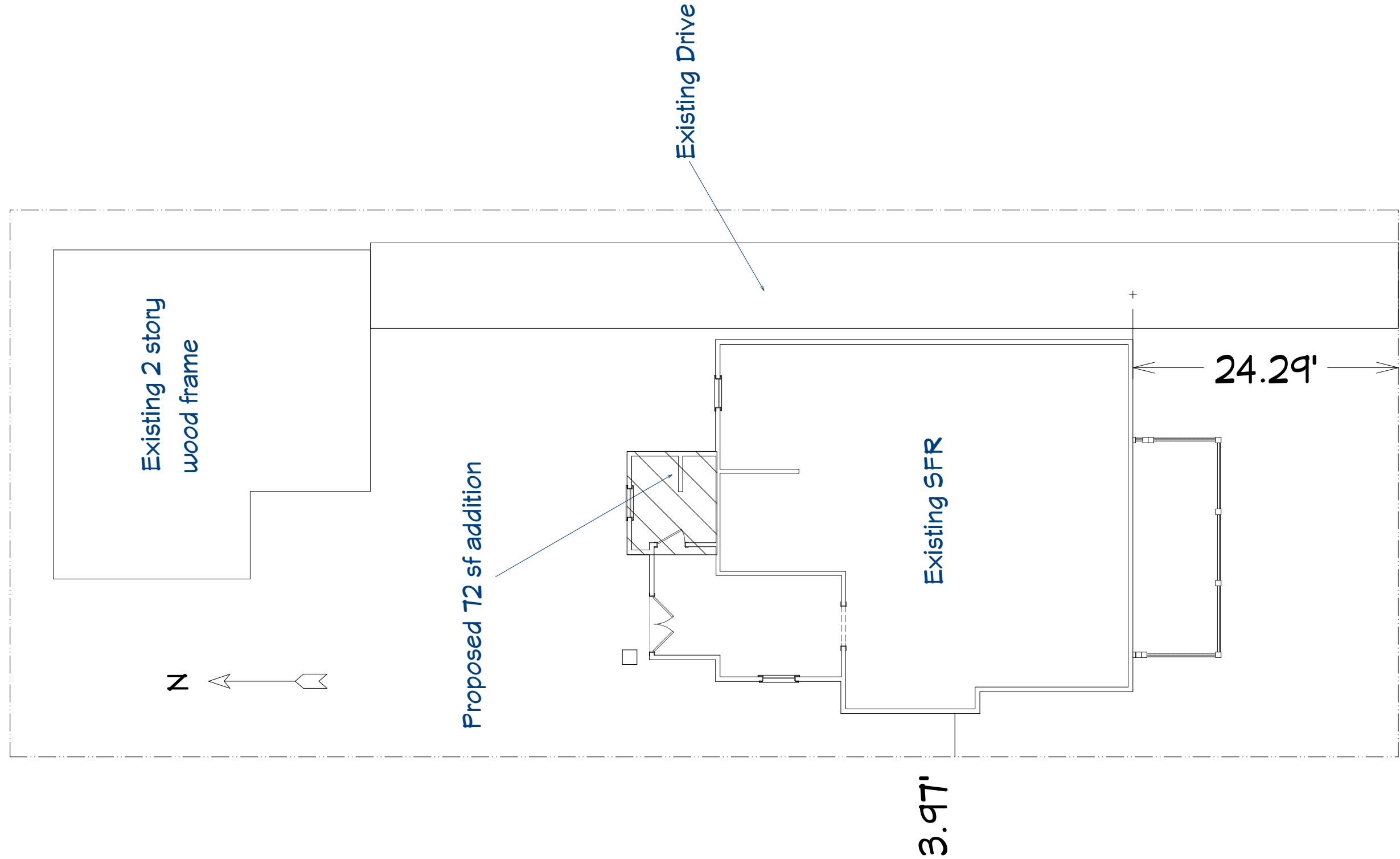
John Cox/Richard Gibson  
2651 3rd Ave N  
St Petersburg, FL 33713

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:  
11/5/2020

**Site Plan**  
**1" = 30'**



**Bath Addition & Kitchen Remodel**  
IParcel ID: 23-31-16-35082-008-0100

John Cox/Richard Gibson  
2651 3rd Ave N  
St Petersburg, FL 33713

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:  
11/5/2020

**A-5**

















**STORMSTRONG**  
REPLACEMENT & NEW CONSTRUCTION

**IMPACT RESISTANT**  
**6100 SERIES SINGLE HUNG**



**Custom**<sup>®</sup>  
WINDOW SYSTEMS 

1.800.327.3086 • [www.CWS.cc](http://www.CWS.cc)

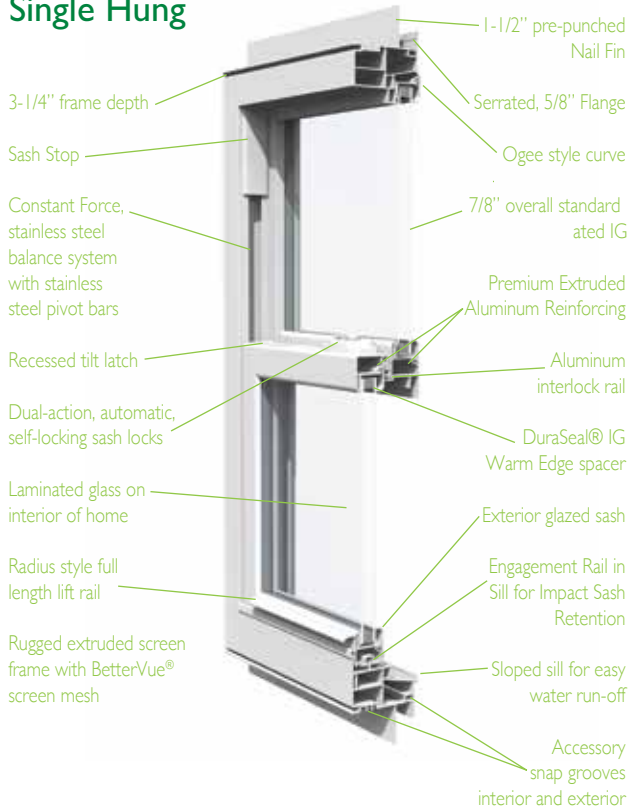


# STORMSTRONG

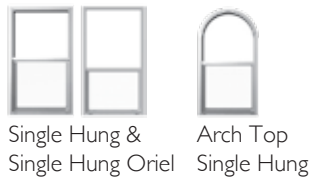
## REPLACEMENT & NEW CONSTRUCTION

Impact Resistant • Single Hung Windows

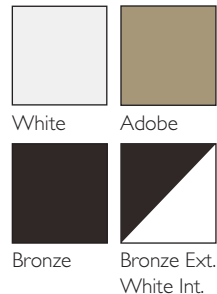
### Storm Strong 6100 Series Single Hung



#### Configurations:



#### Frame Colors:



#### Grid Options:

Classic Applied (exterior only)      Between-the-Glass



Double Applied also available (interior and exterior for depth)



### 6100 Series New Construction and Replacement

#### Specifications:

- Dual-action, automatic, self-locking sash locks
- Tilt Sash for easy cleaning

#### Available Frame Types:

- 1-1/2" pre-punched Nail Fin
- 5/8" serrated, double walled Front Flange
- Fin/Flange combo
- Box frame (no Fin/Flange)

#### Standard Features and Benefits:

- Meets or exceeds all Energy Star® standards
- Tilt Sash for easy cleaning
- Available with Low-E glass (270, 340, 366)
  - 7/8" insulated glass with argon gas standard for ultraviolet and thermal protection
  - Double-strength glass standard
- Energy efficient non-metallic spacer system
  - Excellent thermal performance and energy efficiency
  - Keeps windows clearer longer limiting condensation
- Constant Force stainless steel coil balance system
- Recessed tilt latches
- Durability and resistance from the elements
  - Fusion-welded construction without fasteners for structural stability
  - Heavy-duty weather-stripping at all points, where vinyl meets vinyl, protects against the elements
- BetterVue® half screen standard
  - Roll form or extruded screen available
  - 10% better insect protection—20% better airflow—10% clearer view
  - BetterVue® screen will not rust, corrode or stain
- 6150 Series Picture Window to complement the 6100 SH
- Maximum sizes: 53.125" x 76"



6100 Series Automatic Self-Locking Sash Locks



1900 SW 44TH AVENUE  
OCALA, FL 34474  
1.800.327.3086 • www.CWS.cc

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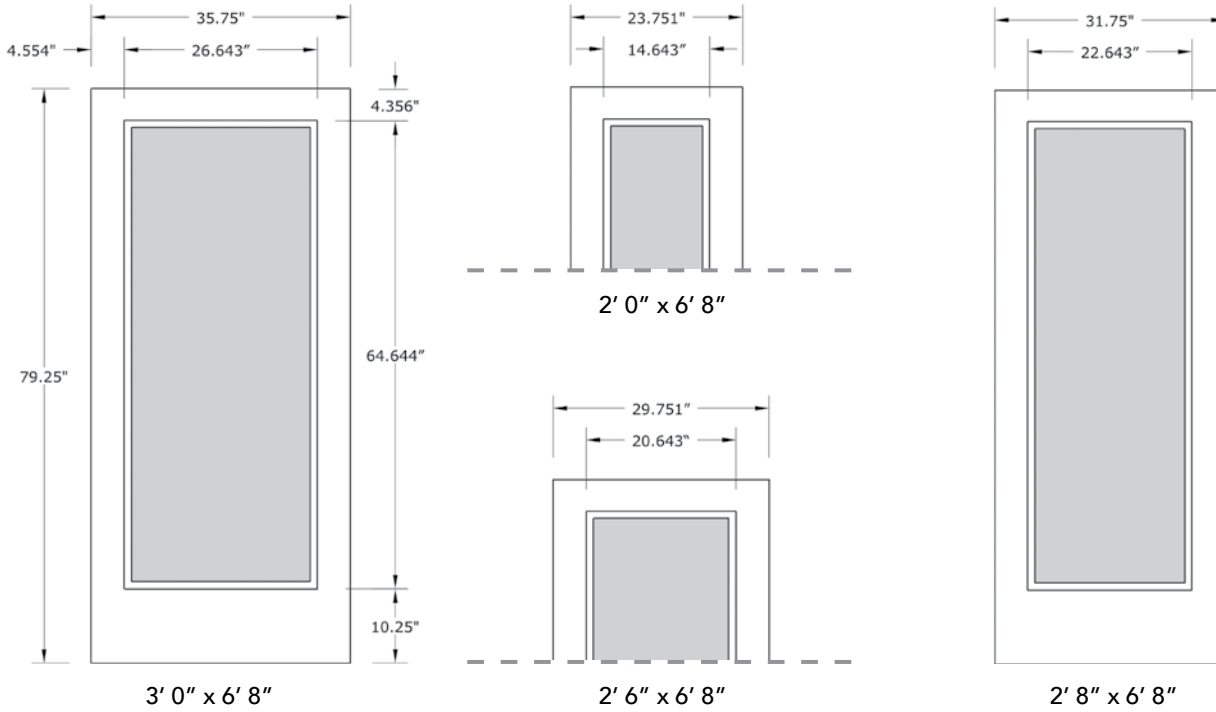




# 6'8" DRS/F1DL\* DIRECT GLAZED FULL LITE DOOR

SMOOTH & FIR

## DOOR WIDTHS



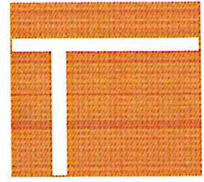
NOTE: BY REQUEST, DOOR HEIGHT COMES IN VARYING DIMENSIONS TO A MINIMUM OF 79". EXCESS WILL BE TAKEN FROM BOTTOM RAIL. ALL OTHER DIMENSIONS WILL REMAIN THE SAME.

## GLASS & DAYLIGHT OPENING

		FULL LITE					
2'0"	glass	14" x 64"		3'0"	glass	26" x 64"	
	daylight	12 13/16" x 62 13/16"			daylight	24 13/16" x 62 13/16"	
2'6"	glass	20" x 64"		GLASS THICKNESS - 3/4" (ALL SIZES)			
	daylight	18 13/16" x 62 13/16"					
2'8"	glass	22" x 64"		GLASS THICKNESS - 3/4" (ALL SIZES)			
	daylight	20 13/16" x 62 13/16"					
A = 4.356"							

\* COMING SOON, PLEASE CALL FOR AVAILABILITY.





# plastpro

5200 W. CENTURY BLVD.  
LOS ANGELES, CA 90045

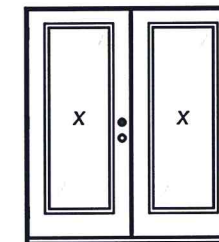
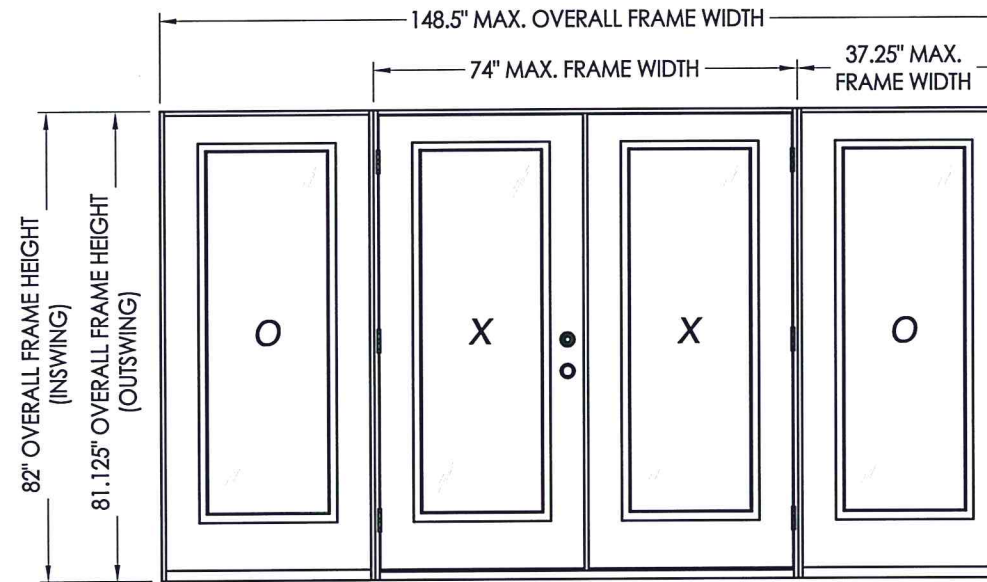
## GLAZED FIBERGLASS DOORS DOUBLES w/ or w/o SIDELITES INSWING / OUTSWING "IMPACT"

### GENERAL NOTES

- This product has been evaluated and is in compliance with the 6th Edition (2017) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
- Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
- When used in areas requiring wind borne debris protection this product complies with FBC Sections 1609.1.2 & R301.2.1.2 and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E1996 and FBC Sections 1609.1.2.2 & R301.2.1.2.1.
- For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
- Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

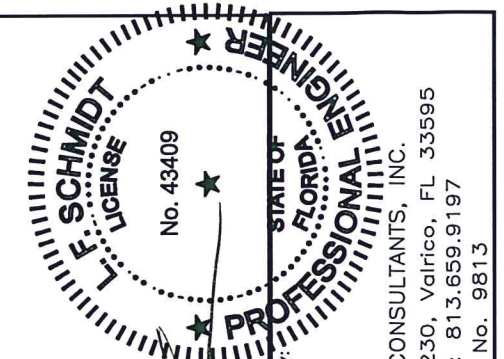
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3	Lite frame glazing details
4	Elevations
5	Horizontal & Vertical Cross Sections (2X Buck)
6	Horizontal & Vertical Cross Sections (1X Buck)
7	Horizontal & Vertical Cross Sections (Direct to Masonry)
8	Vertical Cross Sections (Thresholds)
9	Horizontal & Vertical Cross Sections (Direct to Masonry)
10	Buck anchoring
11	Frame anchoring & hardware details
12	Bill of materials and components



**XX**

CONFIG.	MAX. FRAME DIMENSION	DESIGN PRESSURE (PSF) INSWING		DESIGN PRESSURE (PSF) OUTSWING	
		POS.	NEG.	POS.	NEG.
XX	74.0" x 82.0"	+50.0	-50.0	+50.0	-50.0
OXXO	148.5" x 82.0"	+50.0	-50.0	+50.0	-50.0



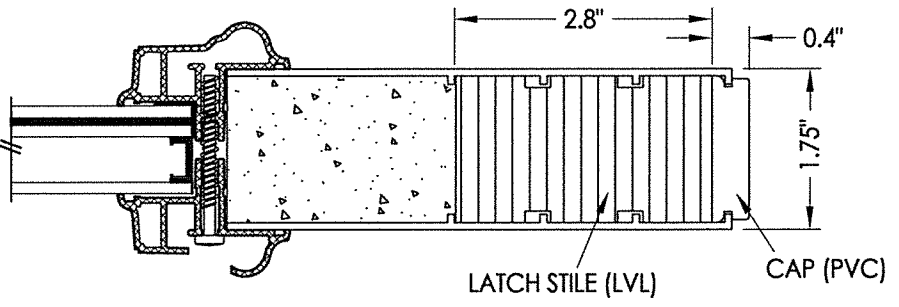
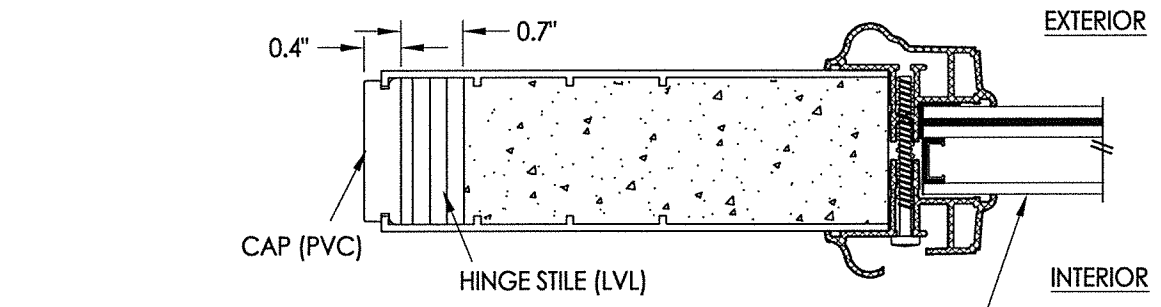
Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409  
*R.W.*  
BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE C.A. No. 9813

PRODUCT: PLASTPRO INC. FIBERGLASS DOOR  
PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

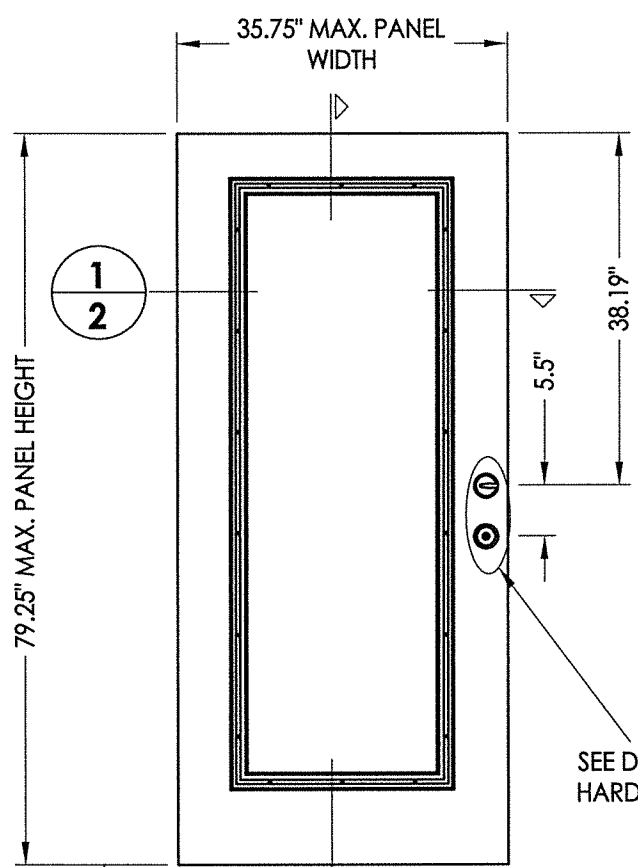
NO.	DATE	BY	REVISIONS
2	7/27/17	JK	UPDATE TO 6TH ED. (2017) FBC
1	04/14/15	JK	UPDATE TO 5TH ED. (2014) FBC

DATE: 10/08/14  
SCALE: N.T.S.  
DWG. BY: JK  
CHK. BY: LFS  
DRAWING NO.: FL-17347.6  
SHEET 1 OF 12

R:\Clients\Plastpro, Inc PERMANENT A - Florida Product Approvals\FL-17347 Fiberglass Door - Impact-nonimpact\C - Drawings\FL-17347 6TH ED (2017)\FL-17347.5-6.dwg, 2.2

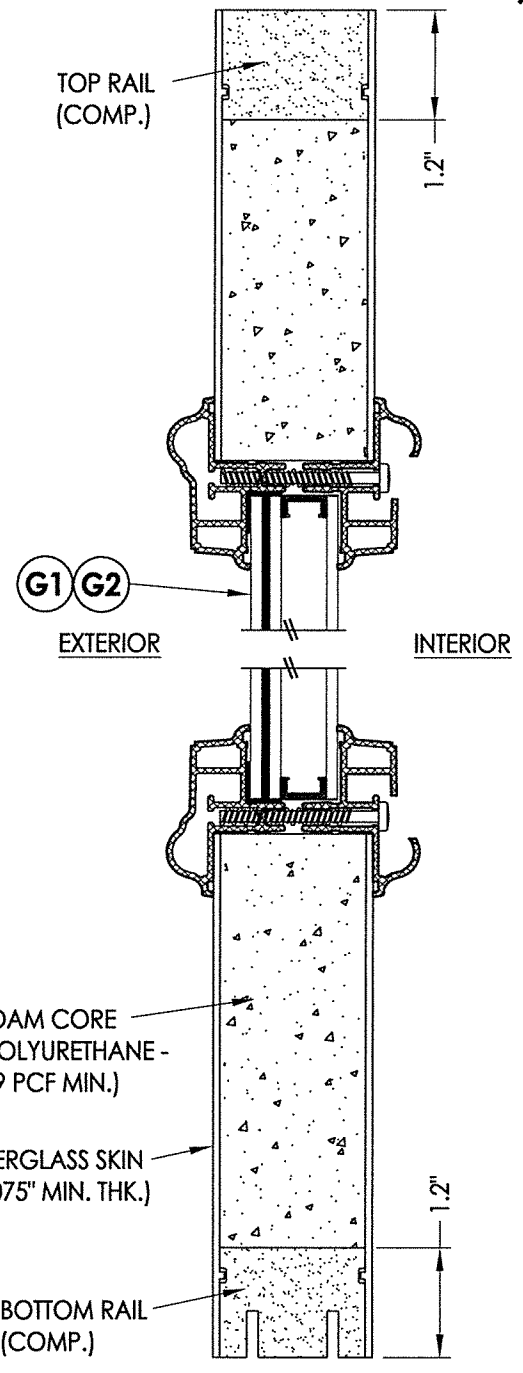


G1 G2  
 1 2 **HORIZONTAL CROSS SECTION**

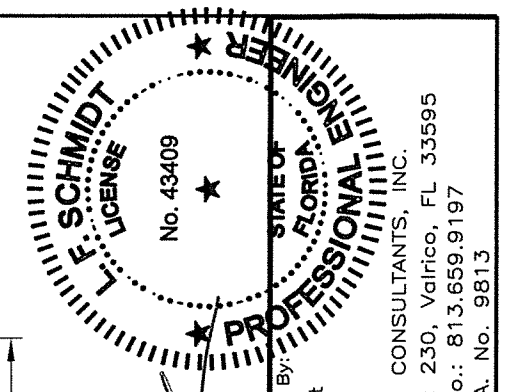


DOOR LOCK HARDWARE TABLE	
MANUFACTURER	MODEL
KWIKSET	KNOB: SERIES (400)
	DEADBOLT: SERIES (660)
SCHLAGE	HANDLE SET: "F" SERIES (F60)
	DEADBOLT: "F" SERIES (F60)
SCHLAGE	KNOB: "F" SERIES (F10)
	DEADBOLT: "B" SERIES (B60/62)
YALE	KNOB: CIRRUS 100 C
	DEADBOLT: 820 SINGLE CYLINDER

- 40 PLASTPRO DOOR PANEL
- 50 PLASTPRO SIDELITE PANEL



2 2 **VERTICAL CROSS SECTION**



Documents Prepared By:  
 Lyndon F. Schmidt  
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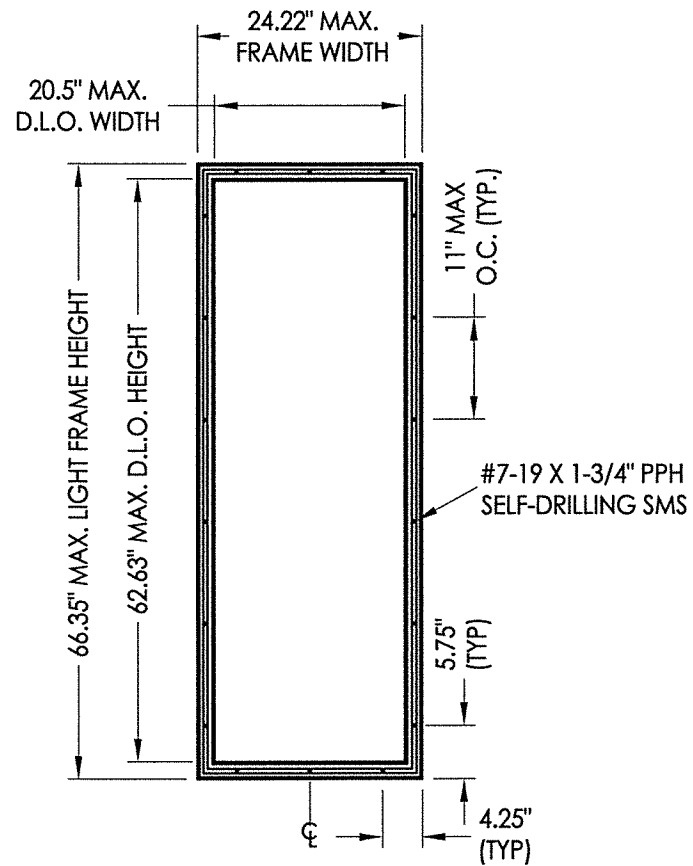
PRODUCT: PLASTPRO INC. FIBERGLASS DOOR

PART OR ASSEMBLY: DOOR & SIDELITE PANEL DETAILS

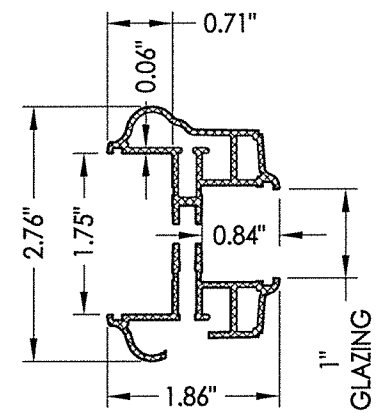
REVISIONS	
NO.	DATE
2	7/27/17 UPDATE TO 6TH ED. (2017) FBC
1	04/14/15 UPDATE TO 5TH ED. (2014) FBC

DATE: 10/08/14  
 SCALE: N.T.S.  
 DWG. BY: JK  
 CHK. BY: LFS  
 DRAWING NO.: FL-17347.6  
 SHEET 2 OF 12

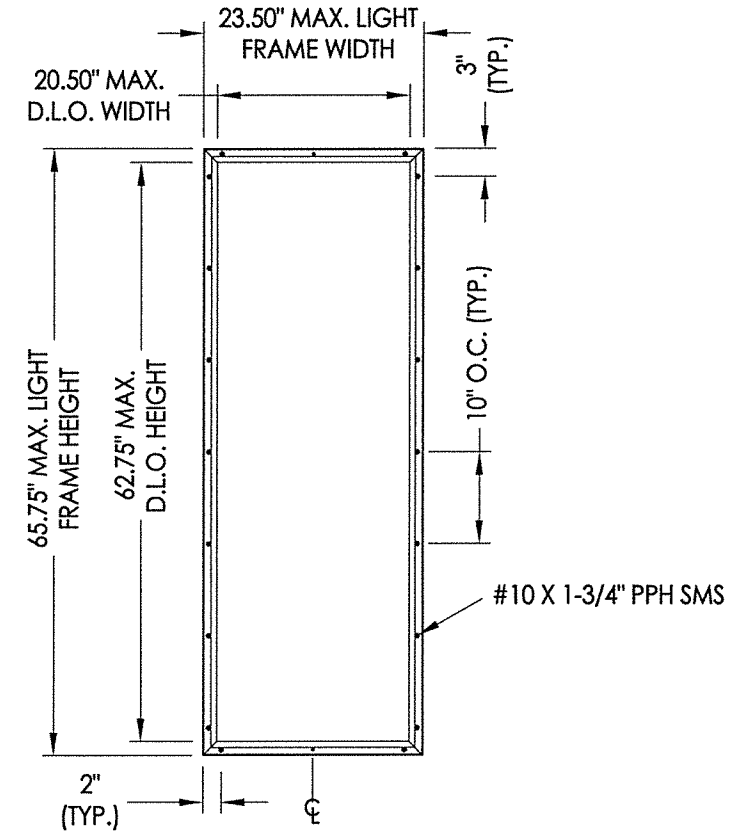
R:\Clients\Plastpro, Inc PERMANENTVA - Florida Product Approvals\FL-17347 Fiberglass Door - Impact-nonimpact\C - Drawings\FL-17347 6TH ED (2017)\FL-17347.5-6.dwg, 3.2



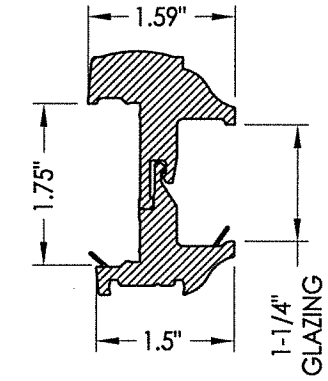
ODL LITE FRAME



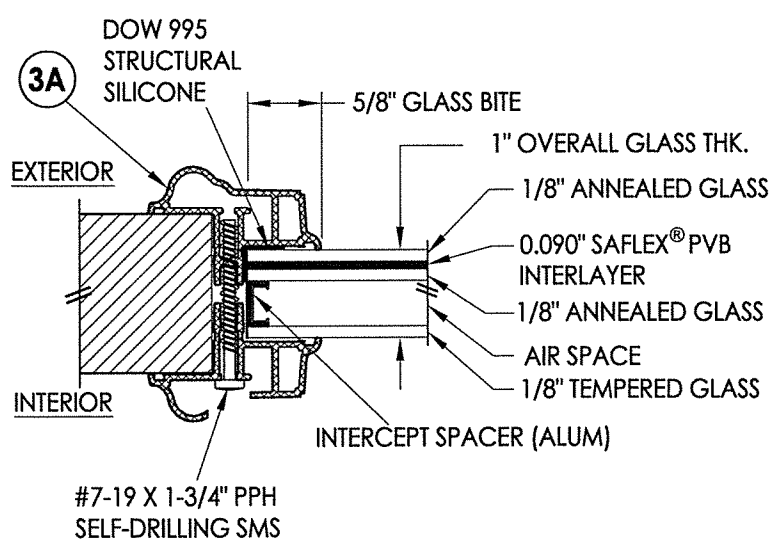
3A ODL LITE FRAME Aluminum



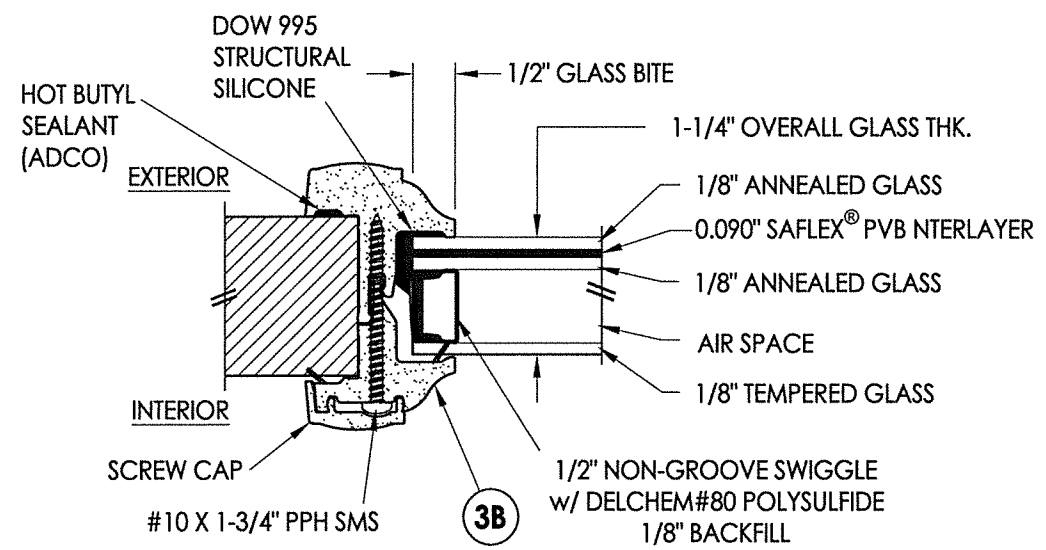
RSL LITE FRAME



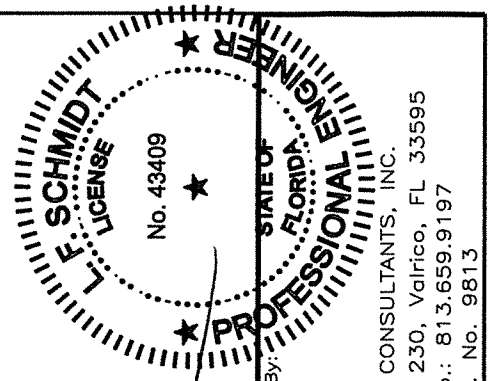
3B RSL LITE FRAME PVC



G1 GLAZING DETAIL ODL Lite Frame



G2 GLAZING DETAIL RSL Lite Frame



Documents Prepared By:  
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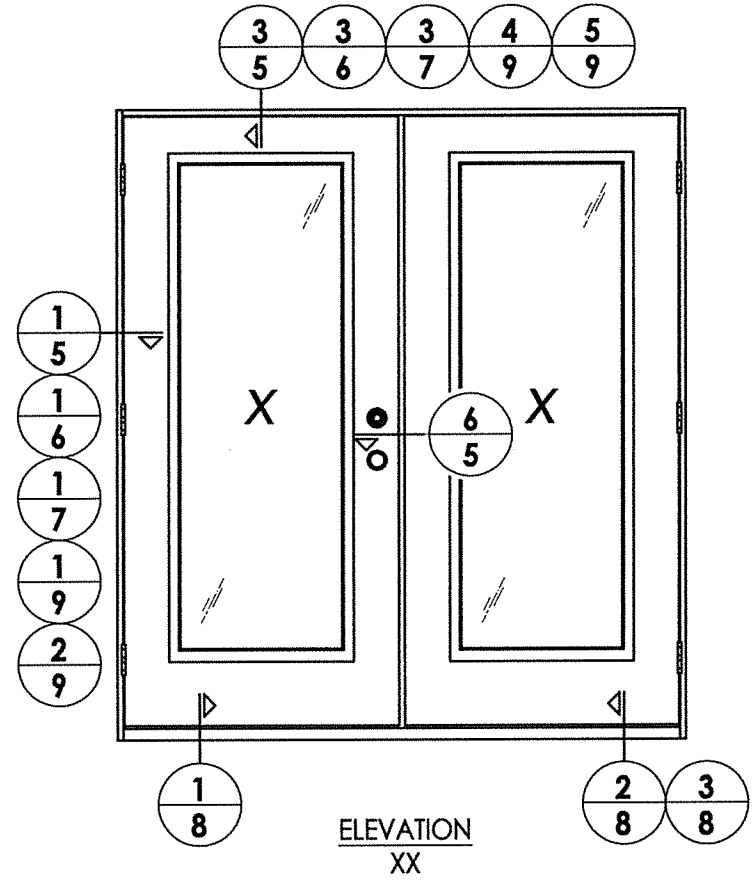
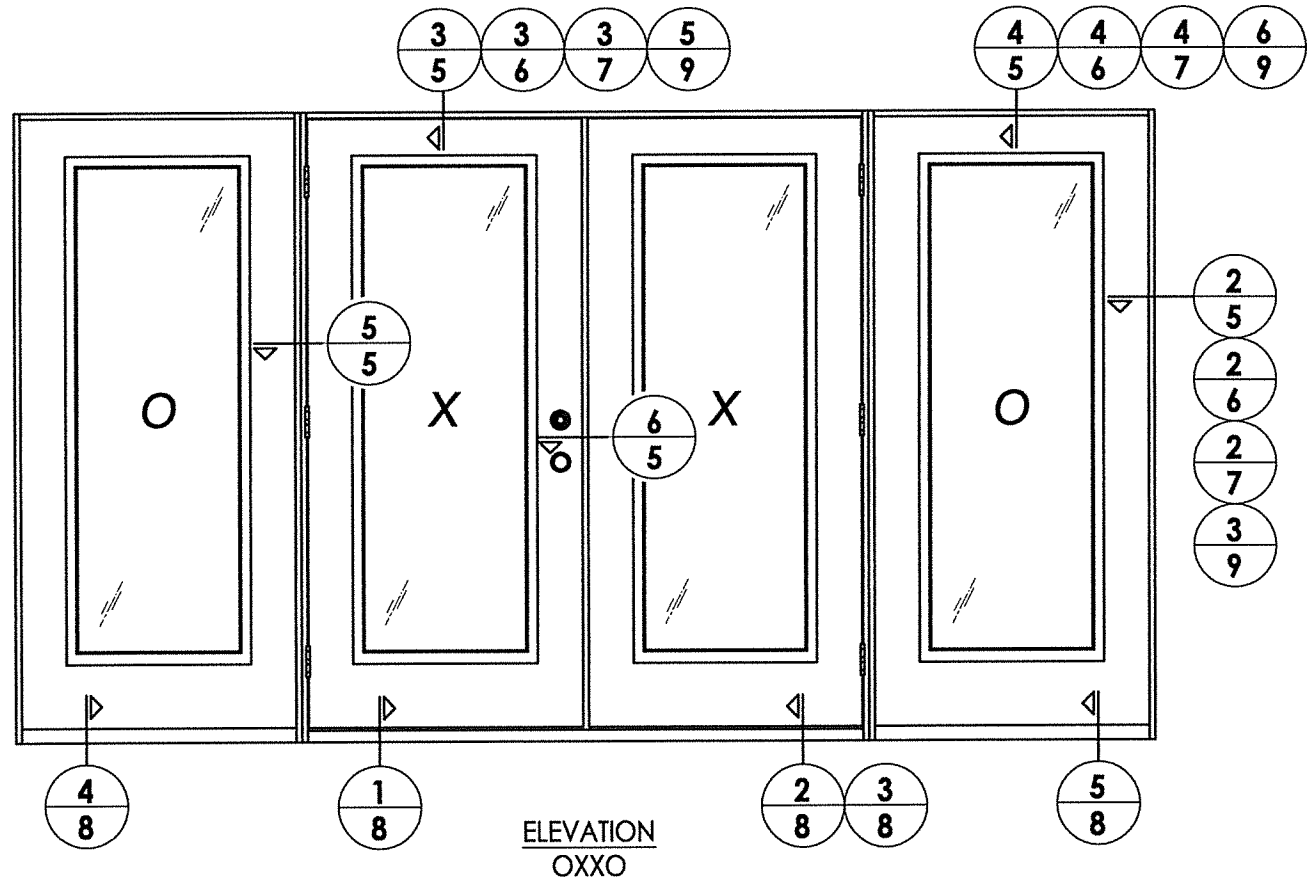
PRODUCT: PLASTPRO INC. FIBERGLASS DOOR

PART OR ASSEMBLY: LITE FRAME GLAZING DETAILS

NO.	DATE	BY
2	7/27/17	JK
1	04/14/15	JK
1	04/14/15	BY

DATE:	10/08/14
SCALE:	N.T.S.
DWG. BY:	JK
CHK. BY:	LFS
DRAWING NO.:	FL-17347.6
SHEET	3 OF 12

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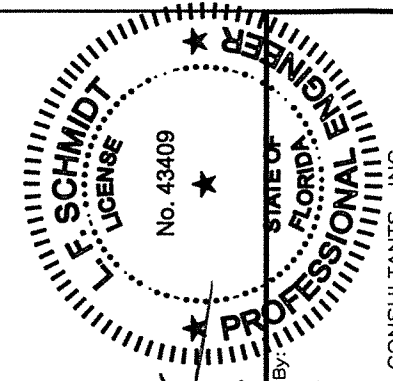
DATE:	10/08/14
SCALE:	N.T.S.
DWG. BY:	JK
CHK. BY:	LFS
DRAWING NO.:	FL-17347.6
SHEET	4 of 12

NO.	DATE	REVISIONS	BY
2	7/27/17	UPDATE TO 6TH ED. (2017) FBC	JK
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK

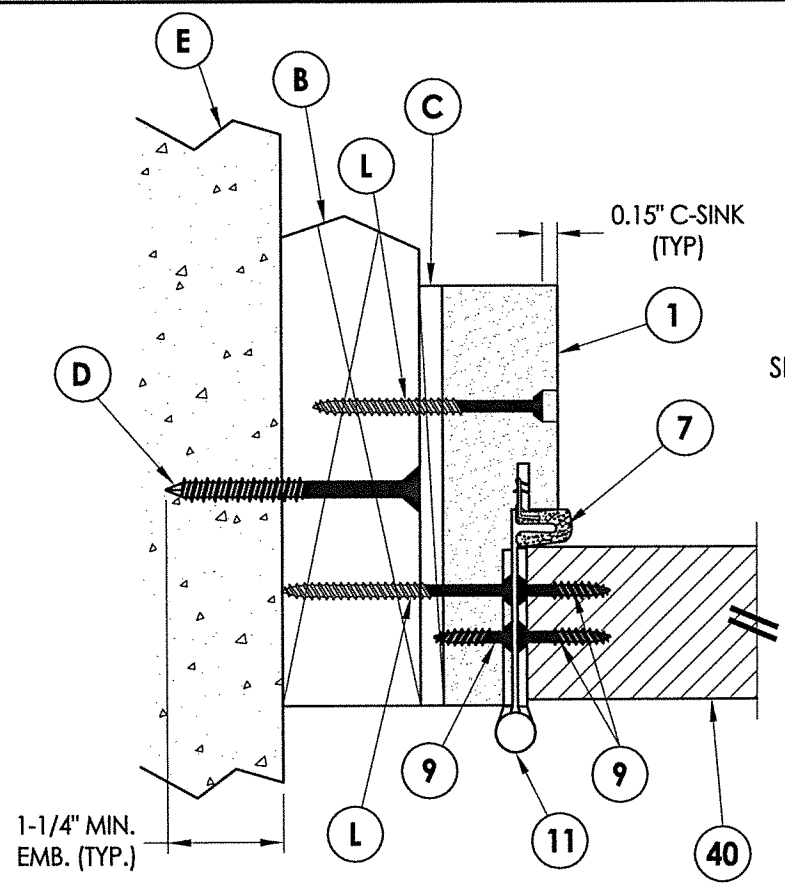
PRODUCT:	PLASTPRO INC. FIBERGLASS DOOR
PART OR ASSEMBLY:	ELEVATIONS

Documents Prepared By:  
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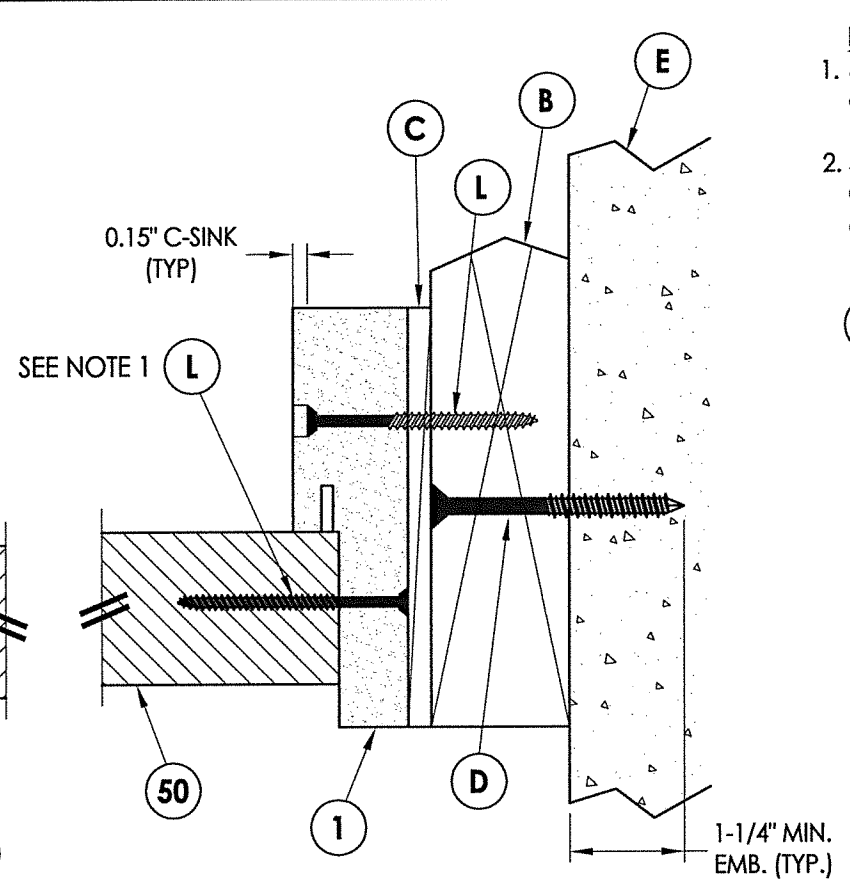
RW BUILDING CONSULTANTS, INC.  
 P.O. Box 230, Valrico, FL 33595  
 Phone No.: 813.659.9197  
 FBPE C.A. No. 9813



LFS  
 7.26.17

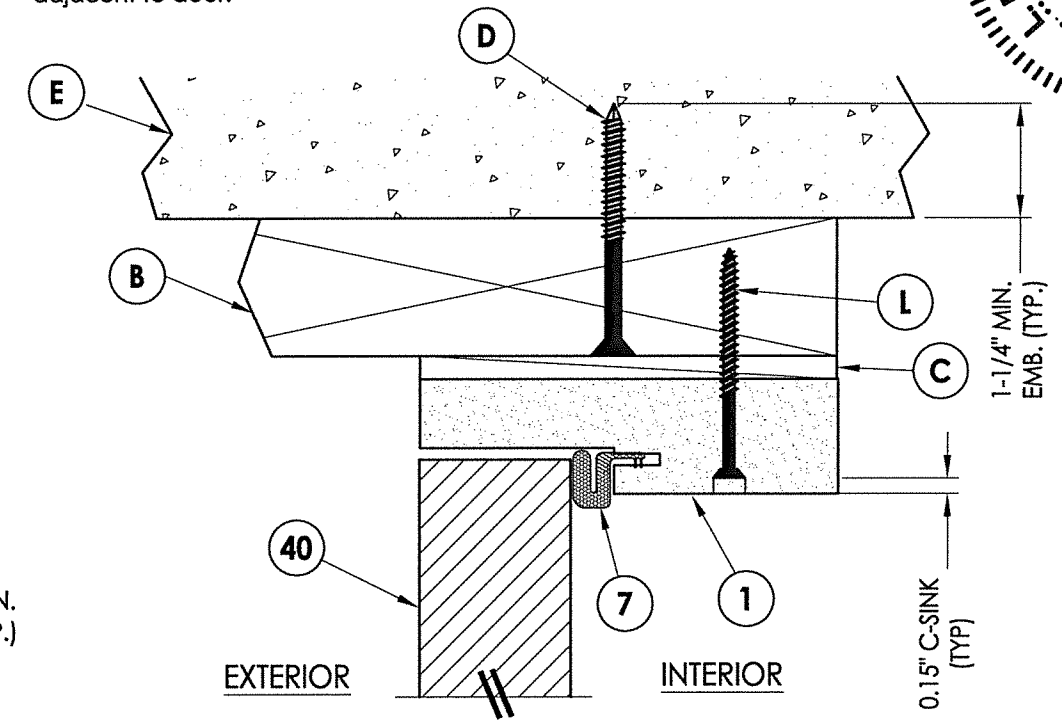


**1** HORIZONTAL CROSS SECTION  
**5** Outswing shown (Inswing similar)

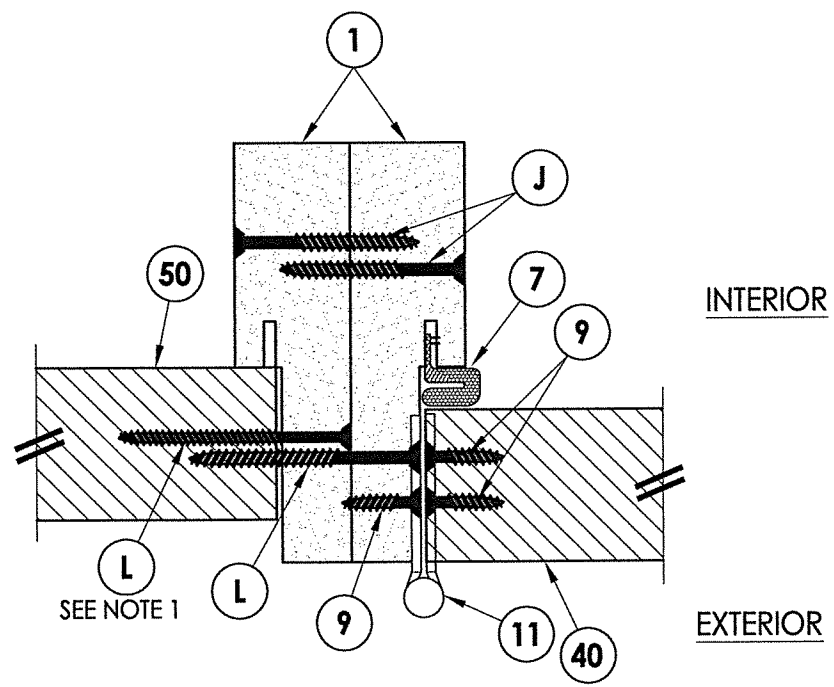


**2** HORIZONTAL CROSS SECTION  
**5** Outswing shown (Inswing similar)

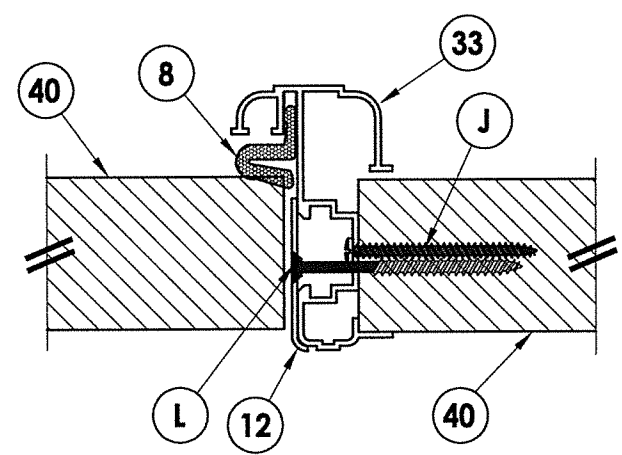
NOTE:  
1. Spacing for item L: 6" from each end and 3 more equally spaced along sidelite jamb (5 total).  
2. Spacing for item L @ head & sill: 6" from each end, 1 @ centerline, 2 additional at 3" & 4.5" from end adjacent to door.



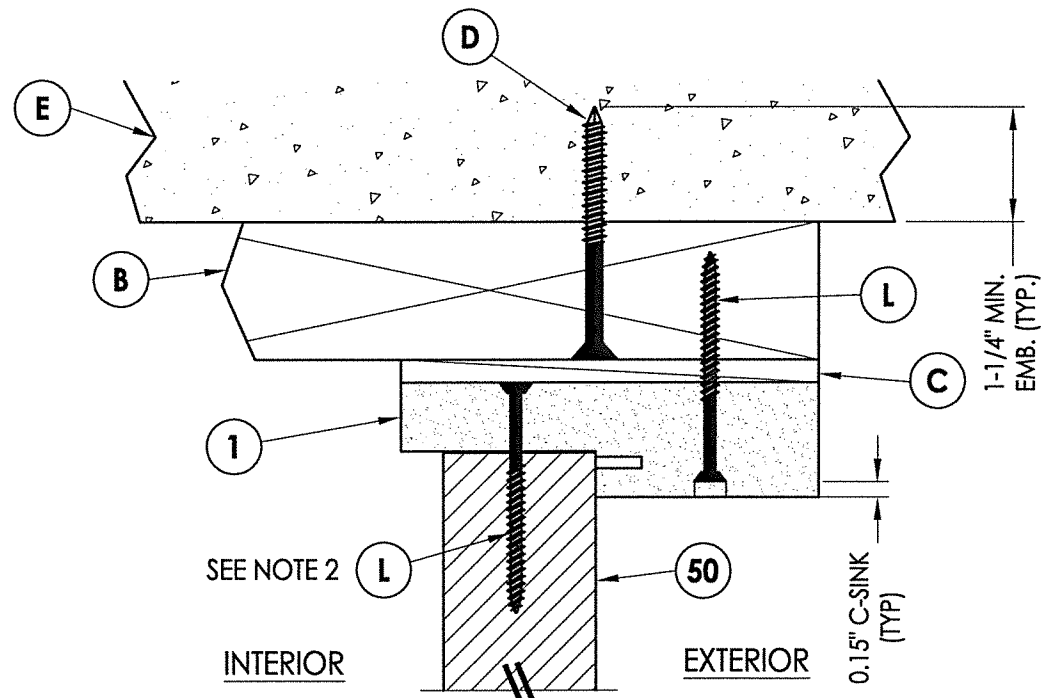
**3** VERTICAL CROSS SECTION  
**5** Outswing shown (Inswing similar)



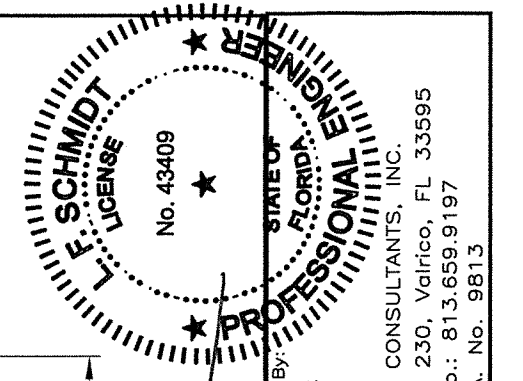
**5** HORIZONTAL CROSS SECTION  
**5** Outswing shown (Inswing similar)



**6** HORIZONTAL CROSS SECTION  
**5** Inswing shown (Outswing similar)



**4** VERTICAL CROSS SECTION  
**5** Outswing shown (Inswing similar)



LFS  
7.26.17

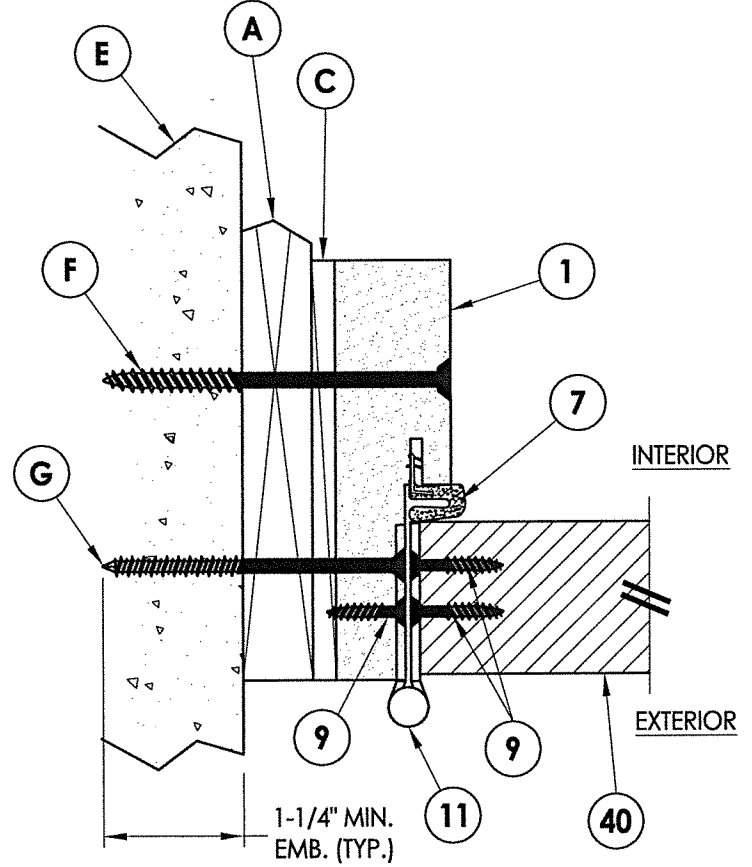
Documents Prepared By:  
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R.W. BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE C.A. No. 9813

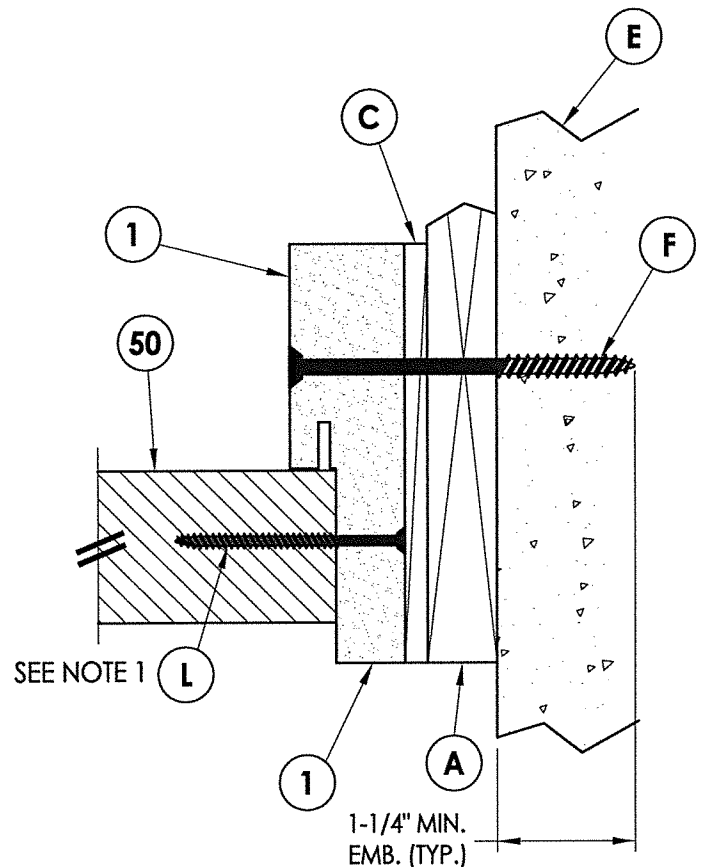
PRODUCT:	PLASTPRO INC. FIBERGLASS DOOR
PART OR ASSEMBLY:	HORIZONTAL & VERTICAL CROSS SECTIONS (2X BUCK)

NO.	DATE	BY
2	7/27/17	JK
1	04/14/15	JK
		BY

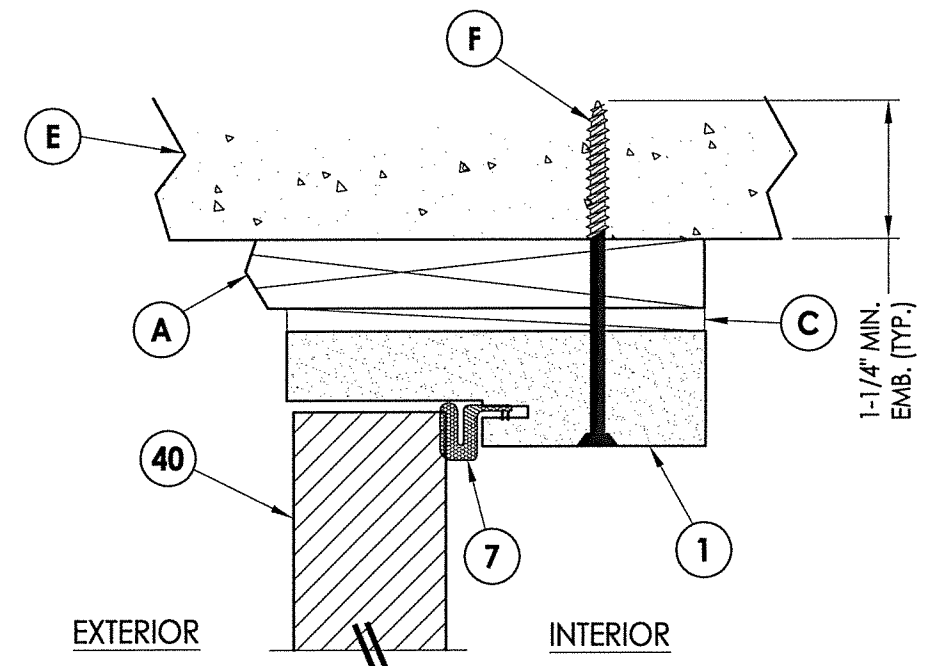
DATE:	10/08/14
SCALE:	N.T.S.
DWG. BY:	JK
CHK. BY:	LFS
DRAWING NO.:	FL-17347.6
SHEET	5 OF 12



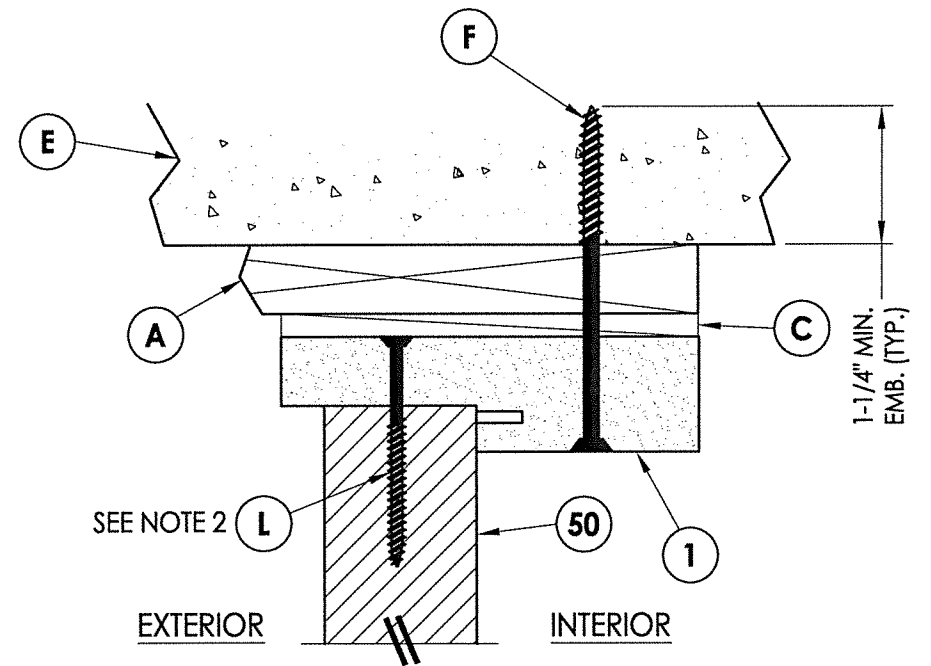
**1**  
**6** **HORIZONTAL CROSS SECTION**  
Shown w/ 1X sub-buck  
Outswing shown (Inswing similar)



**2**  
**6** **HORIZONTAL CROSS SECTION**  
Shown w/ 1X sub-buck  
Outswing shown (Inswing similar)

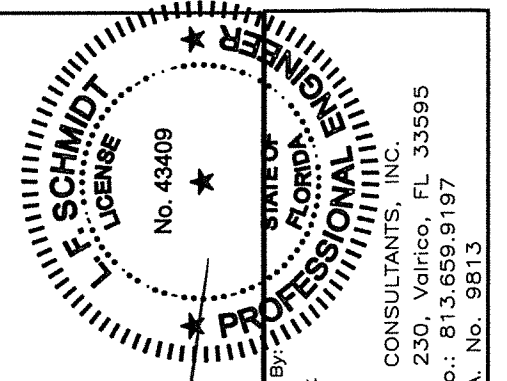


**3**  
**6** **VERTICAL CROSS SECTION**  
Shown w/ 1X sub-buck  
Outswing shown (Inswing similar)



**4**  
**6** **VERTICAL CROSS SECTION**  
Shown w/ 1X sub-buck  
Outswing shown (Inswing similar)

- NOTE:**
- Spacing for item L: 6" from each end and 3 more equally spaced along sidelite jamb (5 total).
  - Spacing for item L @ head & sill: 6" from each end, 1 @ centerline, 2 additional at 3" & 4.5" from end adjacent to door.



Documents Prepared By:  
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P.E. No. 43409

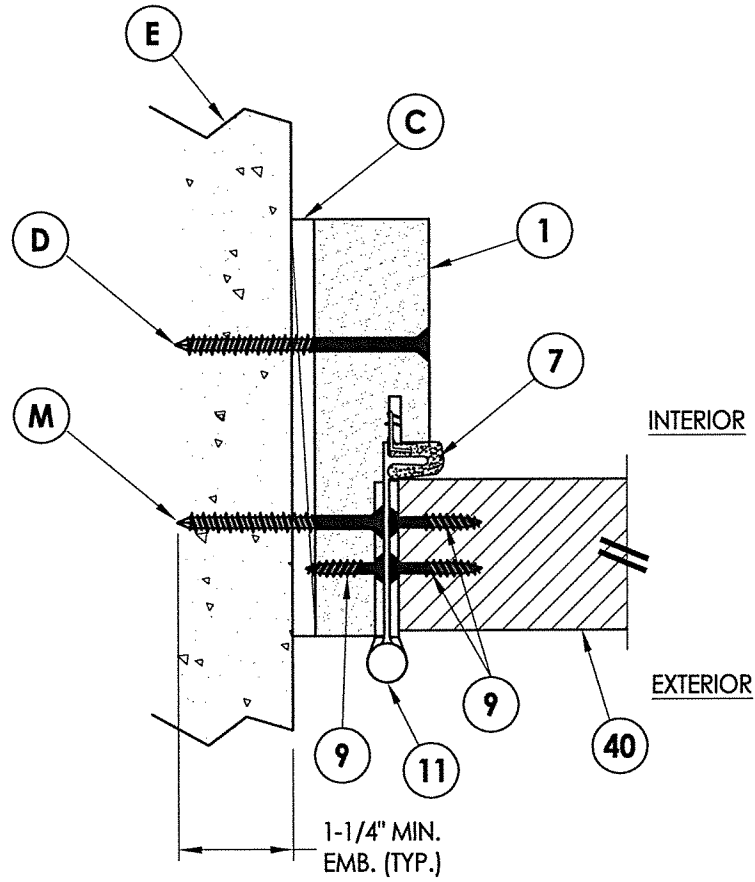
*RW* BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE C.A. No. 9813

PRODUCT: PLASTPRO INC. FIBERGLASS DOOR

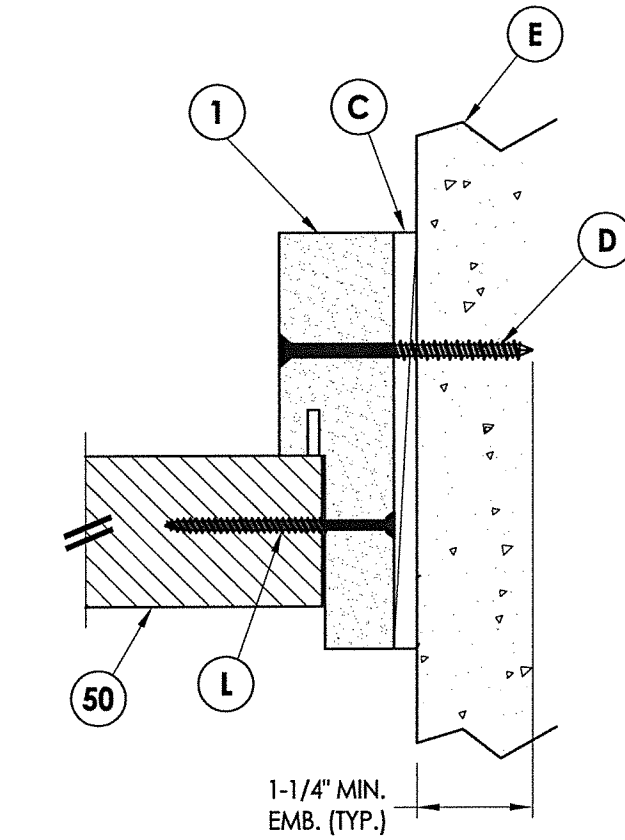
PART OR ASSEMBLY: HORIZONTAL & VERTICAL CROSS SECTIONS (1X BUCK)

REVISIONS		NO.	DATE	BY
2	7/27/17	UPDATE TO 6TH ED. (2017) FBC	JK	JK
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC	JK	JK

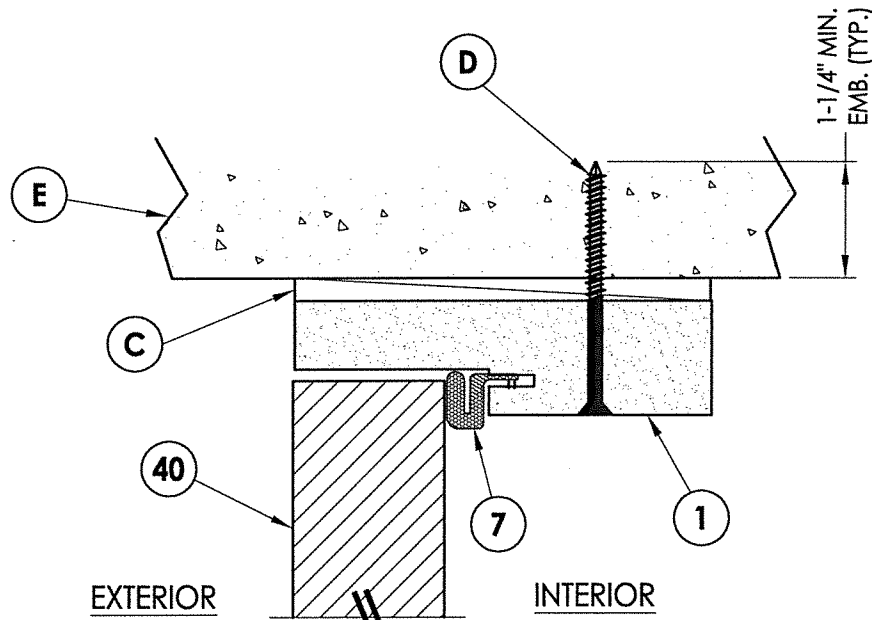
DATE: 10/08/14  
SCALE: N.T.S.  
DWG. BY: JK  
CHK. BY: LFS  
DRAWING NO.: FL-17347.6  
SHEET 6 OF 12



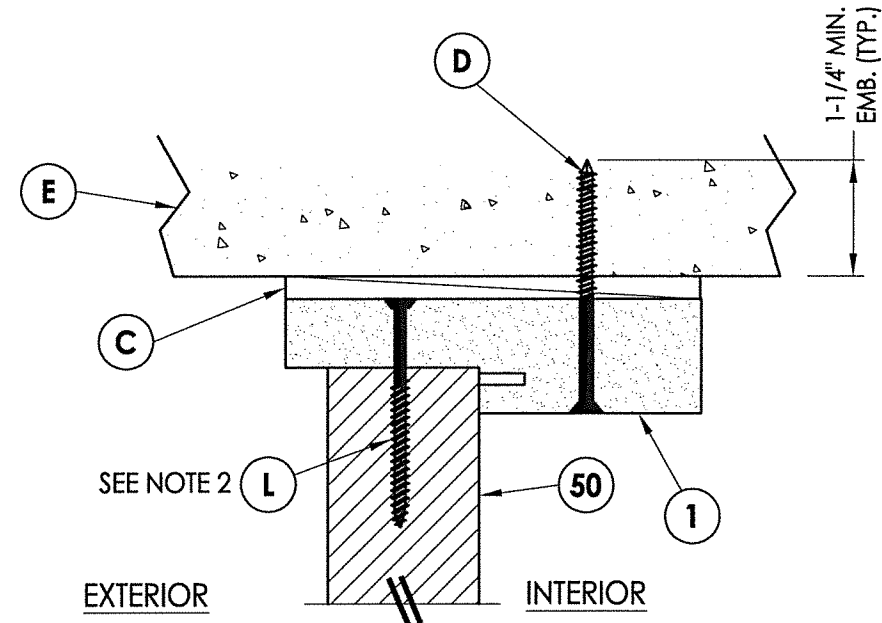
**1**  
**7** **HORIZONTAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)



**2**  
**7** **HORIZONTAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)



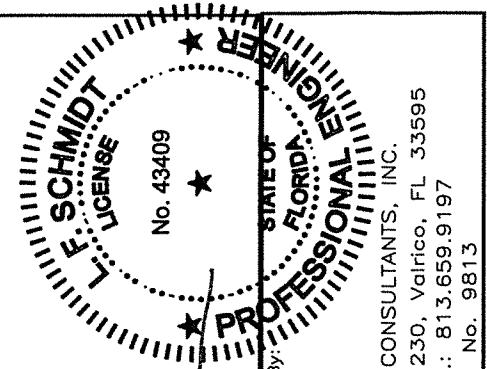
**3**  
**7** **VERTICAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)



**4**  
**7** **VERTICAL CROSS SECTION**  
Shown Direct to Masonry  
Outswing shown (Inswing similar)

**NOTE:**

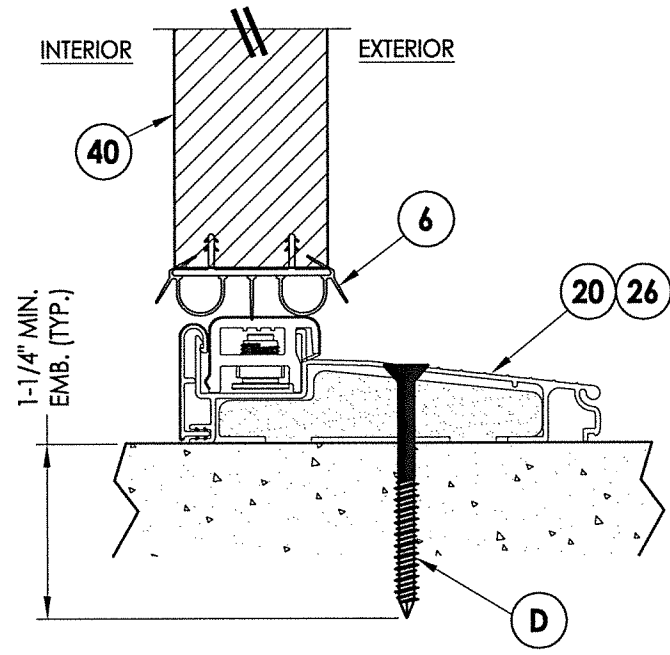
1. Spacing for item L: 6" from each end and 3 more equally spaced along sidelite jamb (5 total).
2. Spacing for item L @ head & sill: 6" from each end, 1 @ centerline, 2 additional at 3" & 4.5" from end adjacent to door.



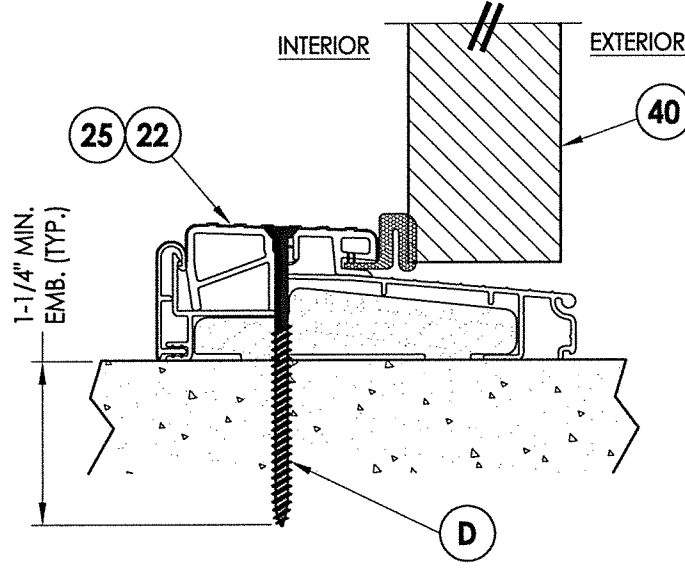
Documents Prepared By:  
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7.26.17  
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BUILDING CONSULTANTS, INC.  
P.O. Box 230, Vairico, FL 33595  
Phone No.: 813.659.9197  
FBPE C.A. No. 9813

PRODUCT: PLASTPRO INC. FIBERGLASS DOOR		PART OR ASSEMBLY: HORIZONTAL & VERTICAL CROSS SECTIONS (DIRECT TO MASONRY)	
NO.	DATE	BY	REVISIONS
2	7/27/17	JK	UPDATE TO 6TH ED. (2017) FBC
1	04/14/15	JK	UPDATE TO 5TH ED. (2014) FBC
DATE: 10/08/14			
SCALE: N.T.S.			
DWG. BY: JK			
CHK. BY: LFS			
DRAWING NO.: FL-17347.6			
SHEET 7 OF 12			

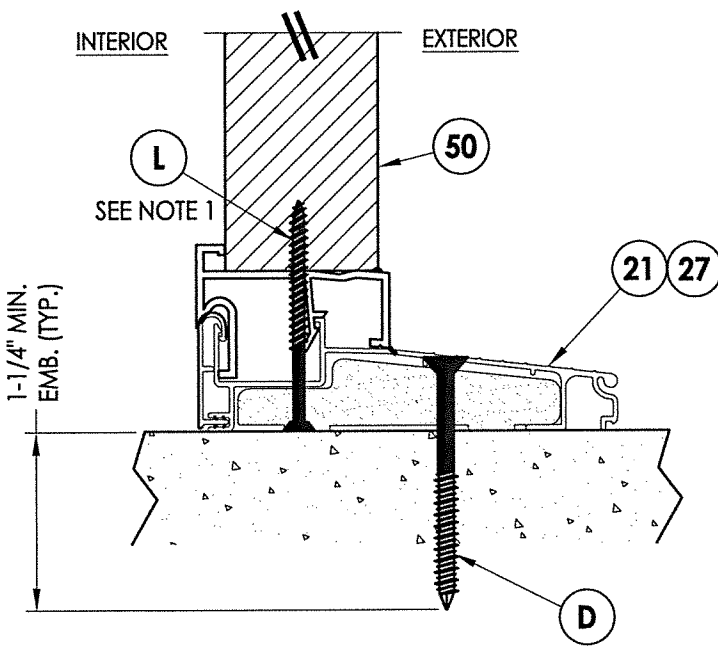




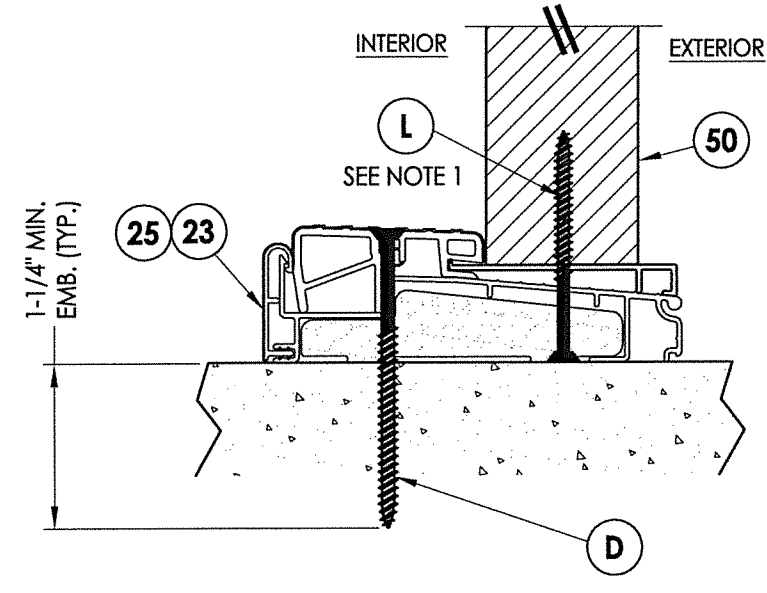
**1**  
**8** **VERTICAL CROSS SECTION**  
Inswing sill



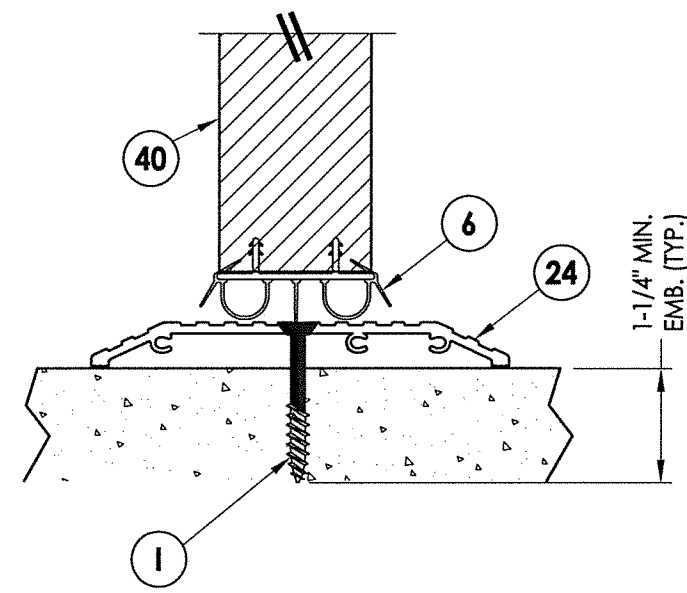
**2**  
**8** **VERTICAL CROSS SECTION**  
Outswing sill



**4**  
**8** **VERTICAL CROSS SECTION**  
Inswing sill

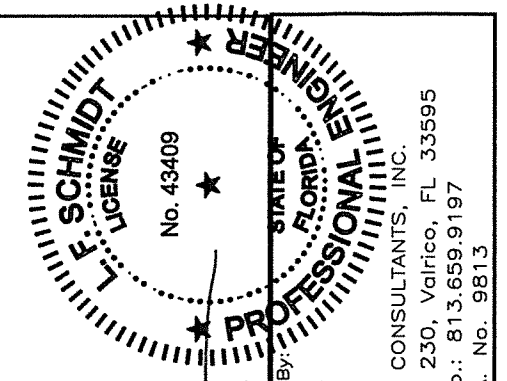


**5**  
**8** **VERTICAL CROSS SECTION**  
Inswing sill



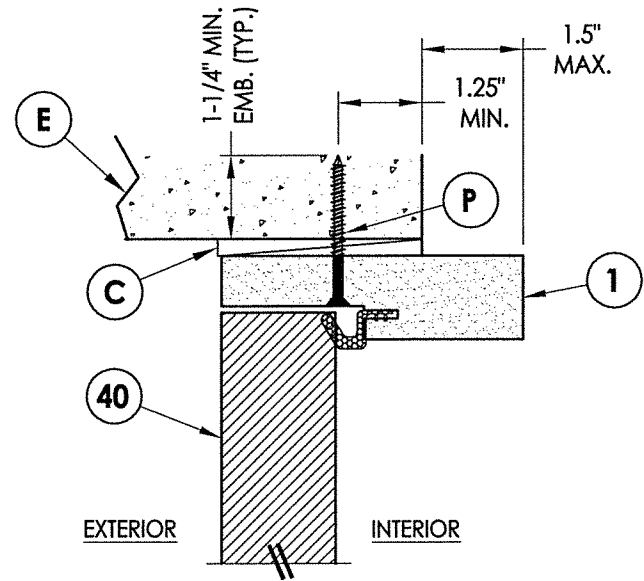
**3**  
**8** **VERTICAL CROSS SECTION**  
ADA Sill

NOTE:  
1. Spacing for item L @ head & sill: 6" from each end, 1 @ centerline, 2 additional at 3" & 4.5" from end adjacent to door.

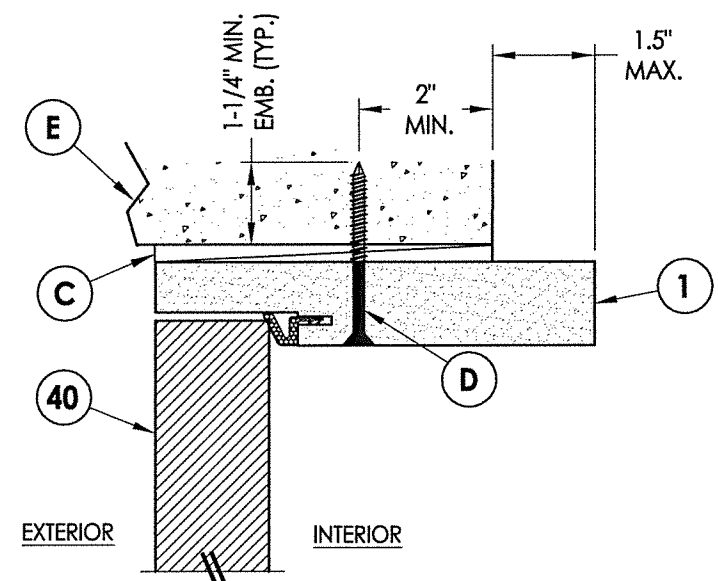


Documents Prepared By: *LFS*  
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9.26.17  
RW BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE C.A. No. 9813

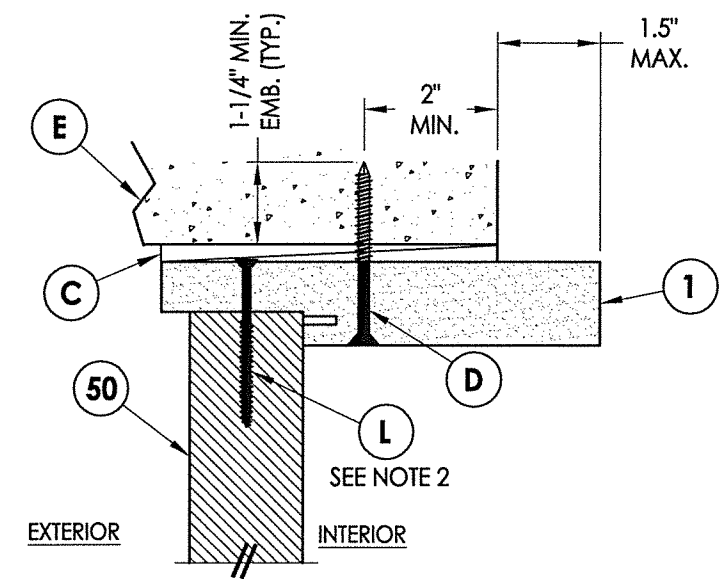
PRODUCT: PLASTPRO INC. FIBERGLASS DOOR		PART OR ASSEMBLY: VERTICAL CROSS SECTIONS (THRESHOLDS)	
NO.	DATE	BY	REVISIONS
2	7/27/17	JK	UPDATE TO 6TH ED. (2017) FBC
1	04/14/15	JK	UPDATE TO 5TH ED. (2014) FBC
DATE: 10/08/14			
SCALE: N.T.S.			
DWG. BY: JK			
CHK. BY: LFS			
DRAWING NO.: FL-17347.6			
SHEET 8 OF 12			



**4** **VERTICAL CROSS SECTION**  
**9** Shown Direct to Masonry  
 Outswing only w/ 4-9/16" jamb  
 Double Door Only (N/A w/ Sidelites)

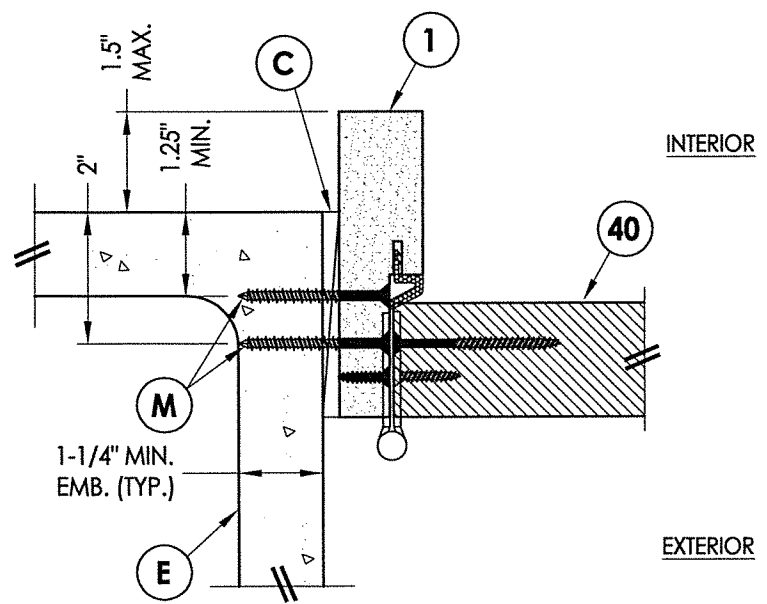


**5** **VERTICAL CROSS SECTION**  
**9** Shown Direct to Masonry  
 Outswing only w/ 6-9/16" jamb

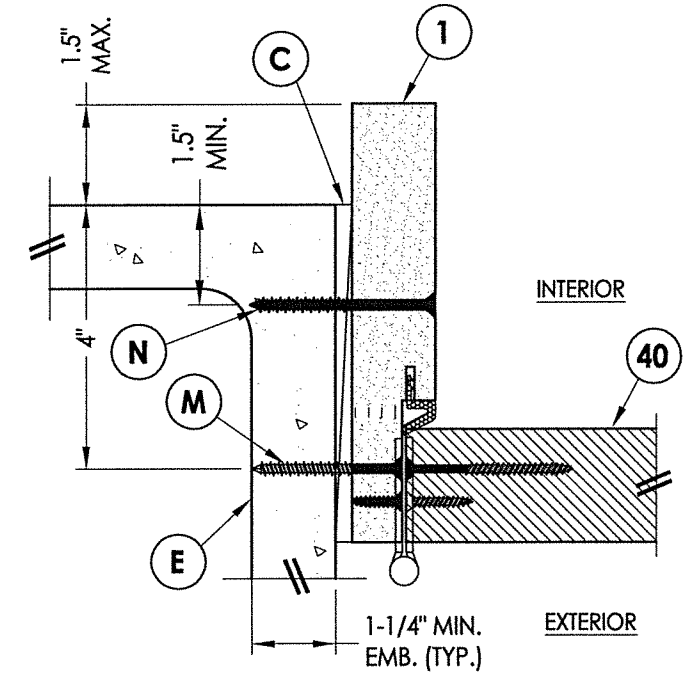


**6** **VERTICAL CROSS SECTION**  
**9** Shown Direct to Masonry  
 Outswing only w/ 6-9/16" jamb

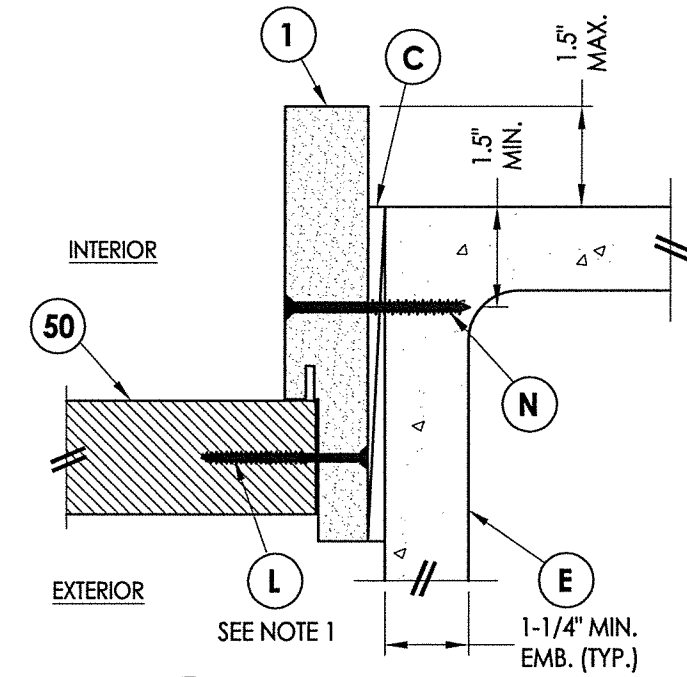
Note:  
 1. Sidelite assembly screws located 6" from top and bottom then 3 more equally spaced (5 total).  
 2. Spacing for item L: 3" from each end and @ center line (3 total).



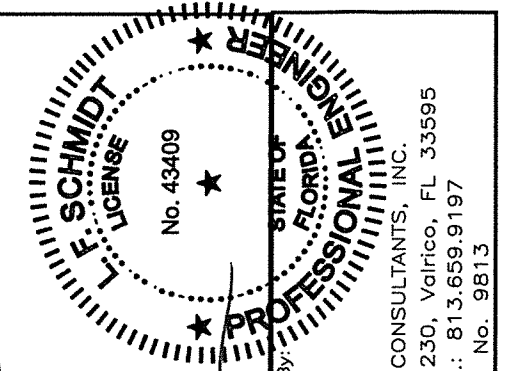
**1** **HORIZONTAL CROSS SECTION**  
**9** Shown Direct to Masonry  
 Outswing only w/ 4-9/16" jamb  
 Double Door Only (N/A w/ Sidelites)



**2** **HORIZONTAL CROSS SECTION**  
**9** Shown Direct to Masonry  
 Outswing only w/ 6-9/16" jamb



**3** **HORIZONTAL CROSS SECTION**  
**9** Shown Direct to Masonry  
 Outswing only w/ 6-9/16" jamb

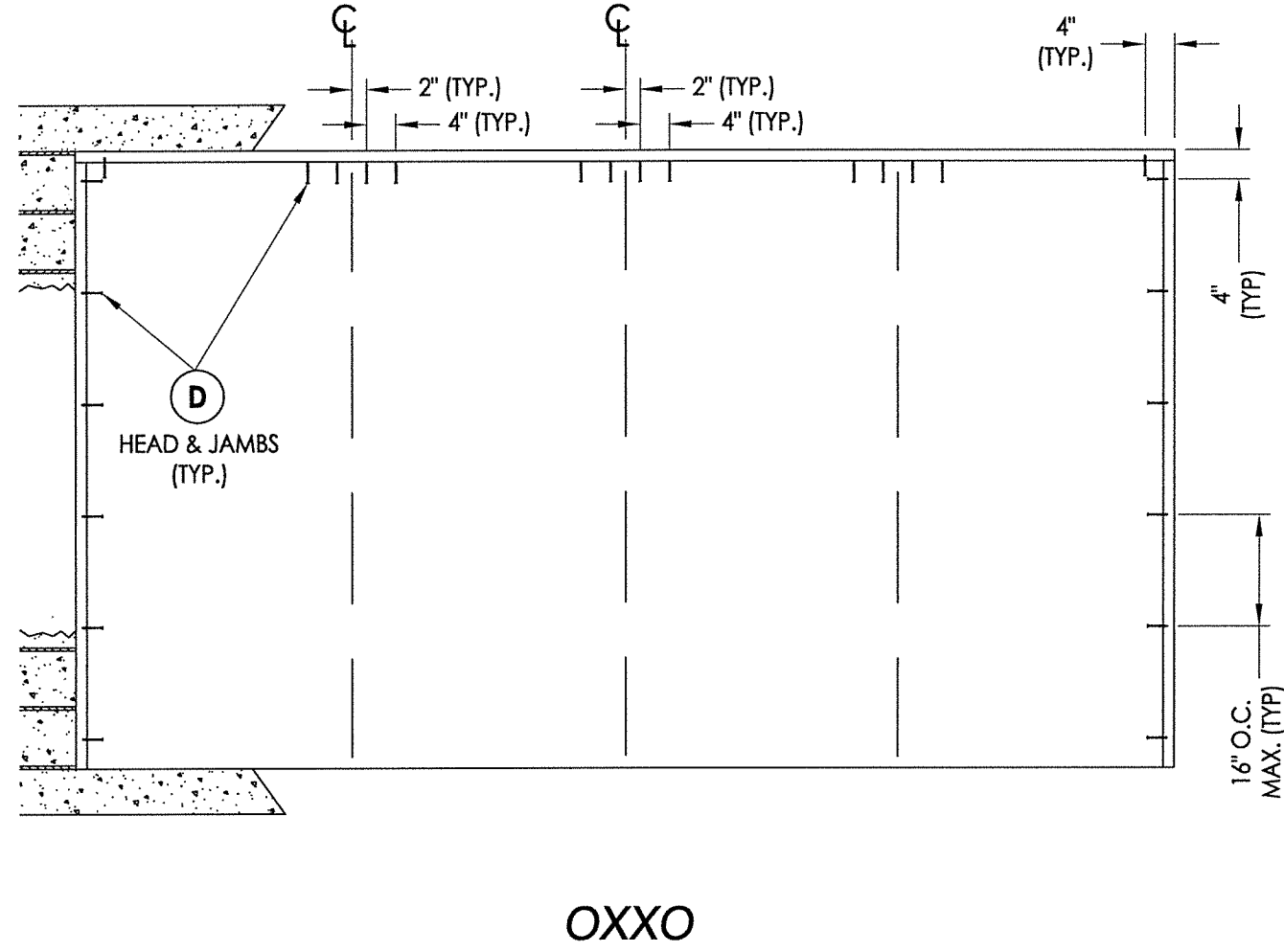
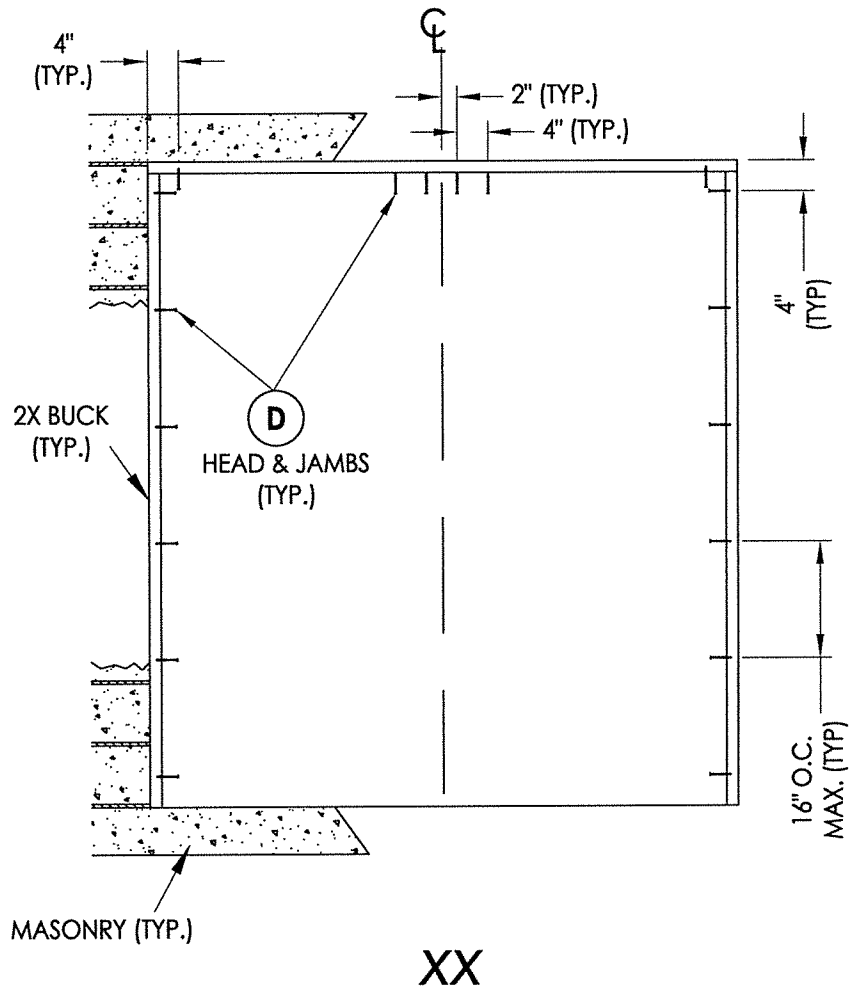


Documents Prepared By:  
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 BUILDING CONSULTANTS, INC.  
 P.O. Box 230, Vairico, FL 33595  
 Phone No.: 813.659.9197  
 FBPE C.A. No. 9813

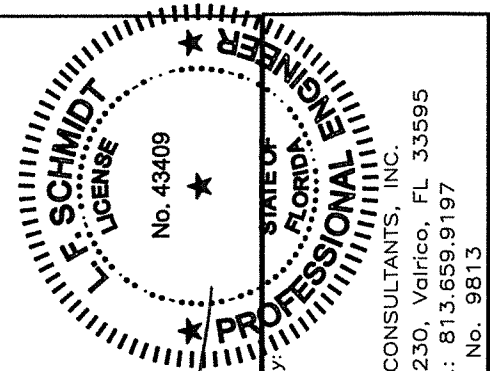
PRODUCT: PLASTPRO INC. FIBERGLASS DOOR  
 PART OR ASSEMBLY: HORIZONTAL & VERTICAL SECTIONS (DIRECT TO MASONRY)

REVISIONS			
NO.	DATE	BY	
2	7/27/17	JK	UPDATE TO 6TH ED. (2017) FBC
1	04/14/15	JK	UPDATE TO 5TH ED. (2014) FBC

DATE: 10/08/14  
 SCALE: N.T.S.  
 DWG. BY: JK  
 CHK. BY: LFS  
 DRAWING NO.: FL-17347.6  
 SHEET 9 of 12



**2X BUCK ANCHORING**



Documents Prepared By:  
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 P.E. No. 43409

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 Phone No.: 813.659.9197  
 FBPE C.A. No. 9813

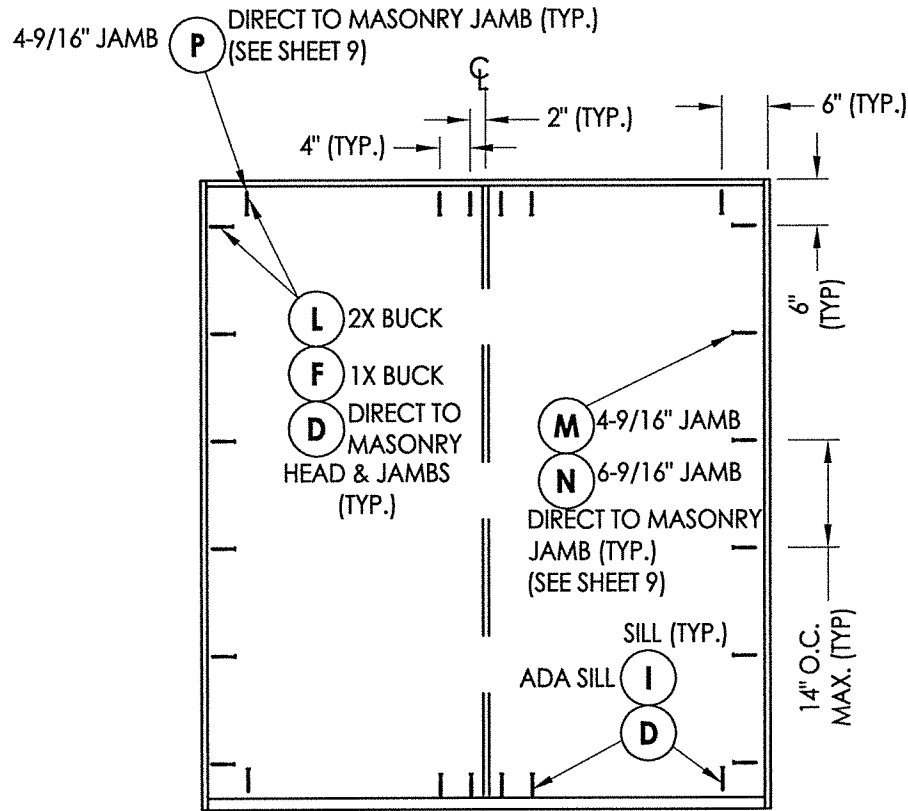
PRODUCT:	PLASTPRO INC. FIBERGLASS DOOR
PART OR ASSEMBLY:	BUCK ANCHORING

NO.	DATE	BY
2	7/27/17	JK
1	04/14/15	JK

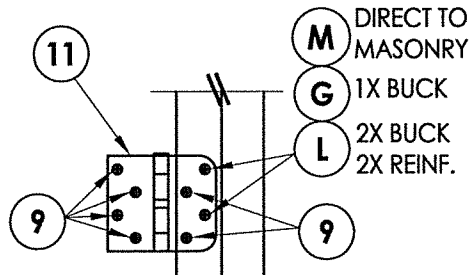
REVISIONS

DATE:	10/08/14
SCALE:	N.T.S.
DWG. BY:	JK
CHK. BY:	LFS
DRAWING NO.:	FL-17347.6
SHEET	10 OF 12

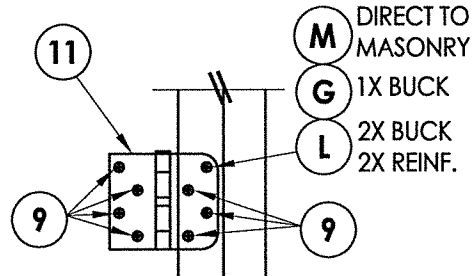
R:\Clients\Plastpro, Inc PERMANENT\A - Florida Product Approvals\FL-17347 Fiberglass Door - Impact-nonimpact\C - Drawings\FL-17347 6TH ED (2017)\FL-17347.5-6.dwg, 11.2



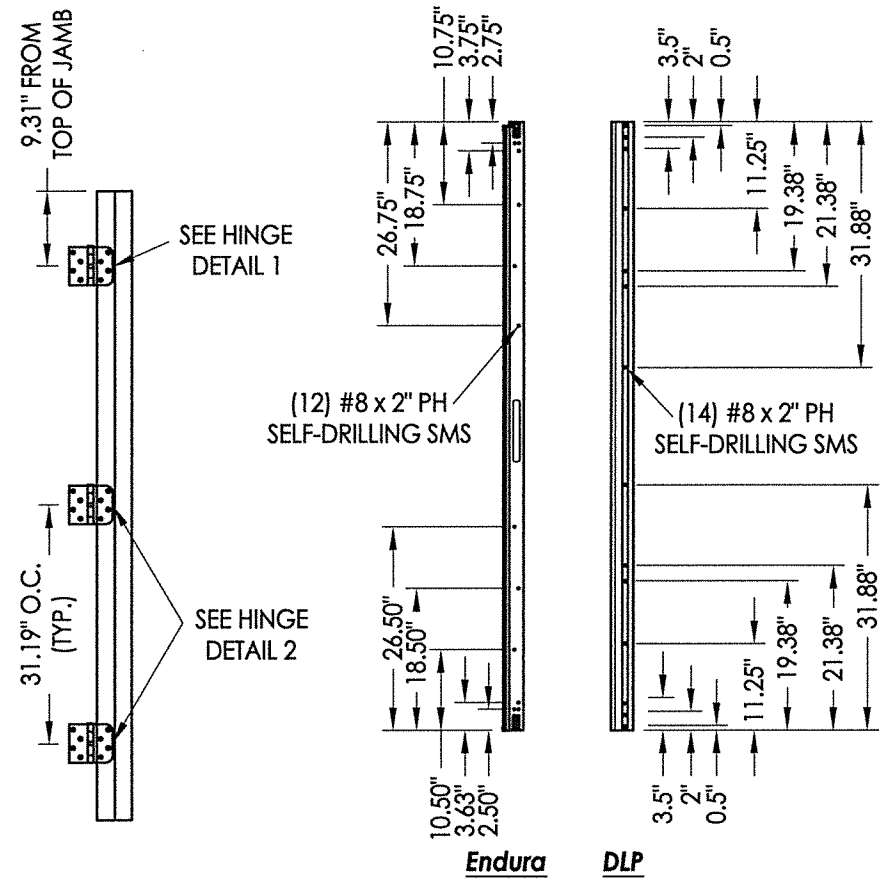
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HINGE DETAIL 1

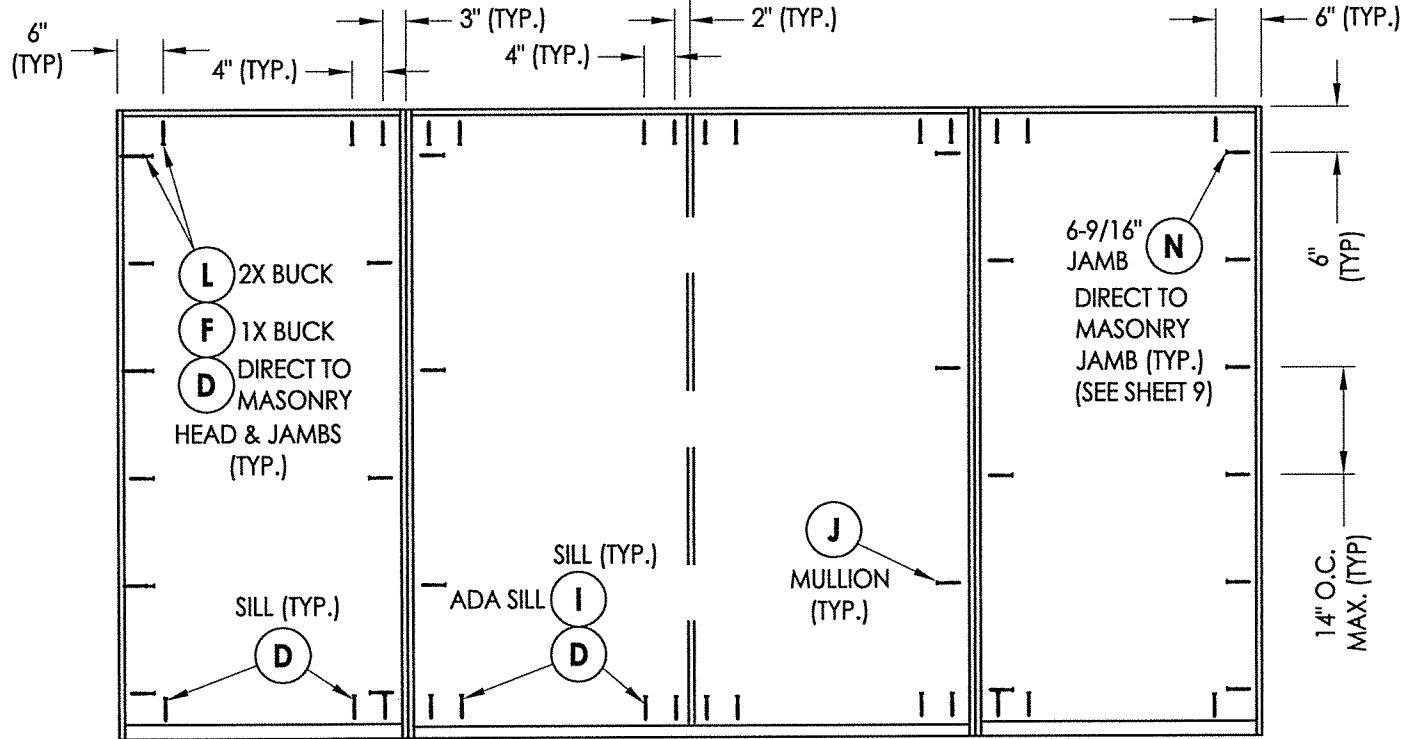


HINGE DETAIL 2



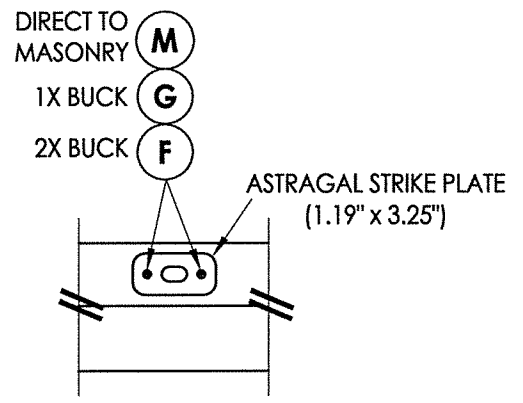
HINGE JAMB

ASTRAGAL SCREW LOCATIONS

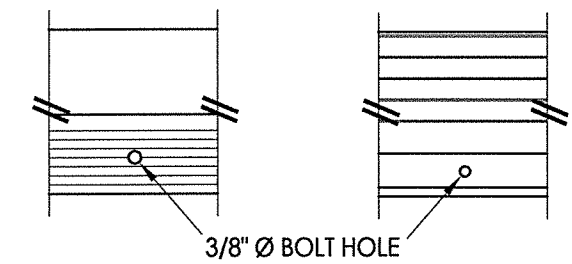


OXXO

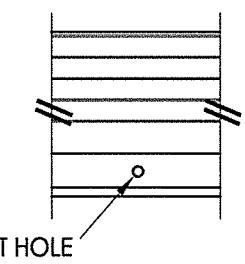
FRAME ANCHORING



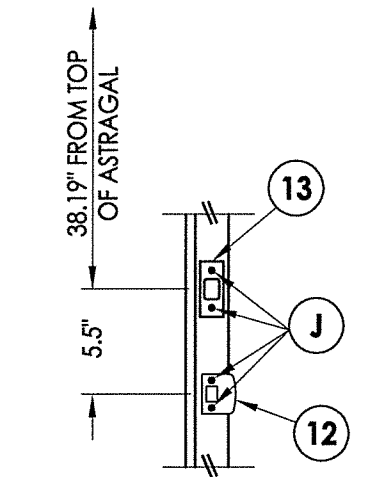
ASTRAGAL BOLT DETAIL  
Strike Plate @ Head



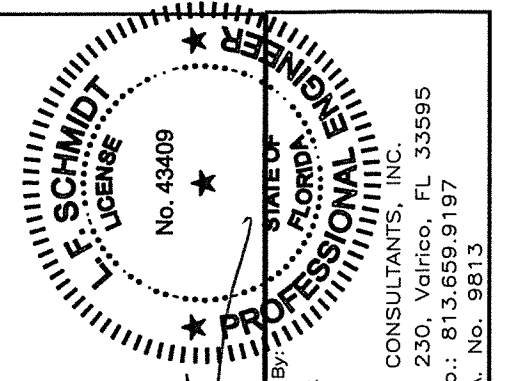
ASTRAGAL BOLT DETAIL  
Outswing Threshold



ASTRAGAL BOLT DETAIL  
Inswing Threshold



LATCH AND DEADBOLT DETAILS



Lyndon F. Schmidt  
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.  
P.O. Box 230, Valrico, FL 33595  
Phone No.: 813.659.9197  
FBPE C.A. No. 9813

PRODUCT:		PLASTPRO INC. FIBERGLASS DOOR	
PART OR ASSEMBLY:		FRAME ANCHORING & HARDWARE DETAILS	
DATE:	10/08/14	NO.	DATE
SCALE:	N.T.S.	2	7/27/17
DWG. BY:	JK	1	04/14/15
CHK. BY:	LFS		
DRAWING NO.:	FL-17347.6		
SHEET	11 OF 12		

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**BILL OF MATERIALS**

ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK (G >= 0.42)	WOOD
B	2X BUCK (G >= 0.42)	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" PFH CONCRETE SCREW (1-1/4" MIN. EMB.)	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	1/4" X 3-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
G	3/16" x 3-1/4" PFH ITW CONCRETE SCREW	STEEL
I	1/4" X 1-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
J	#10 X 2" PFH WOOD SCREW	STEEL
L	#10 X 2-1/2" PFH WOOD SCREW (1.15" MIN. EMB.)	STEEL
M	3/16" X 2-1/4" ITW CONCRETE SCREW	STEEL
N	3/16" X 2-3/4" ITW CONCRETE SCREW	STEEL
P	1/4" X 2-1/4" PFH ELCO CONCRETE SCREW	STEEL
1	POLY FIBER JAMB	COMP.
6	DOOR SWEEP	PVC
7	WEATHERSTRIP (ENDURA FORCE 5)	FOAM
8	WEATHERSTRIP (Q-LON)	FOAM
9	#9 x 3/4" PFH WOOD SCREW	STEEL
11	4" X 4" HINGE	STEEL
12	LATCH STRIKE PLATE	STEEL
13	DEADBOLT STRIKE PLATE	STEEL
20	INSWING THRESHOLD	ALUM/COMP
21	INSWING THRESHOLD w/ SIDELITE ADAPTER	ALUM/COMP
22	OUTSWING THRESHOLD	ALUM/COMP
23	OUTSWING THRESHOLD w/ SIDELITE ADAPTER	ALUM/COMP
24	ADA THRESHOLD	ALUM
25	OUTSWING THRESHOLD	ALUM/WOOD
26	INSWING THRESHOLD	ALUM/WOOD
27	INSWING THRESHOLD w/ SIDELITE ADAPTER	ALUM/WOOD
33	ASTRAGAL (DLP OR ENDURA)	ALUM
40	DOOR PANEL	-
50	SIDELITE PANEL	-

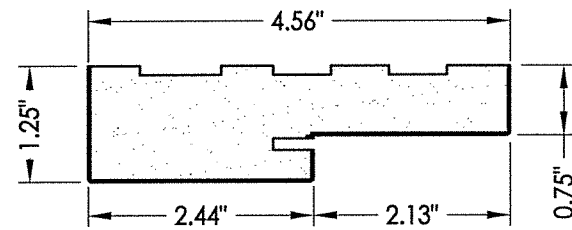
**CONCRETE ANCHOR NOTES:**

- Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.
- Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.
- Concrete anchor table:

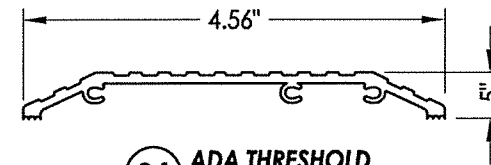
ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW BUILDDEX TAPCON®	3/16"	1-1/4"	3"	1-1/2"
	1/4"	1-1/4"	2"	4"
ELCO ULTRACON®	1/4"	1-1/4"	1"	4"

**WOOD SCREW INSTALLATION NOTES:**

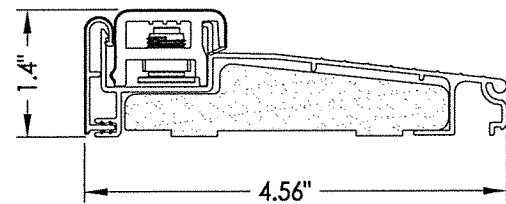
- Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.



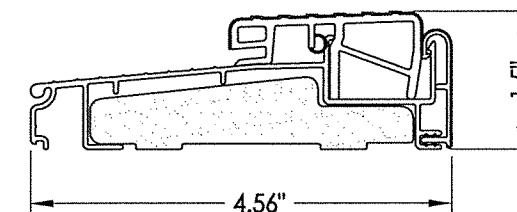
**1 POLY FIBER JAMB**



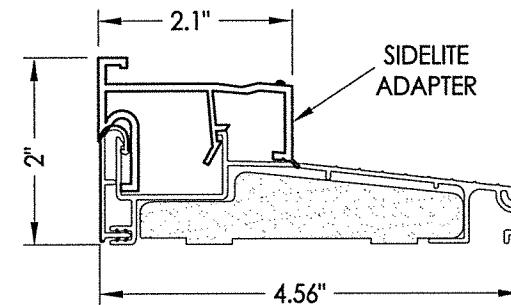
**24 ADA THRESHOLD DLP**



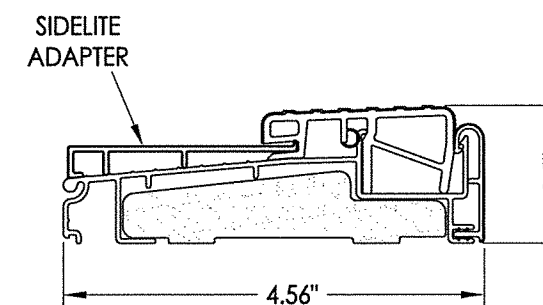
**20 INSWING THRESHOLD Endura (Z-Series)**



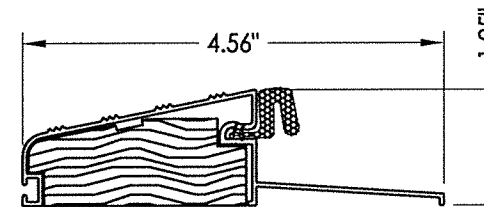
**22 OUTSWING THRESHOLD Endura (Z-Series)**



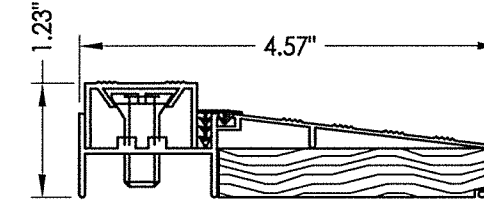
**21 INSWING THRESHOLD w/ SIDELITE ADAPTER Endura (Z-Series)**



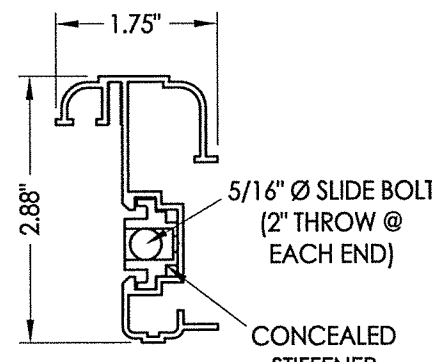
**23 OUTSWING THRESHOLD w/ SIDELITE ADAPTER Endura (Z-Series)**



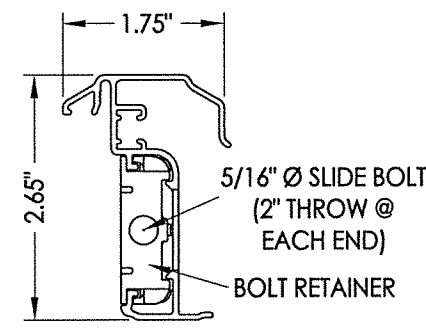
**25 OUTSWING THRESHOLD DLP**



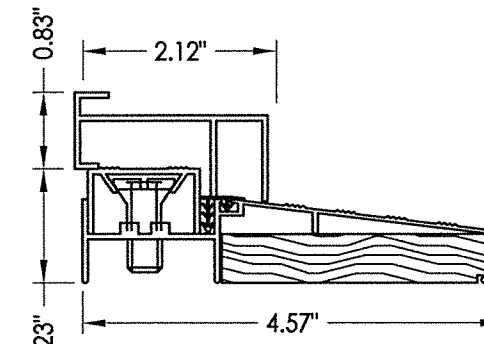
**26 INSWING THRESHOLD DLP**



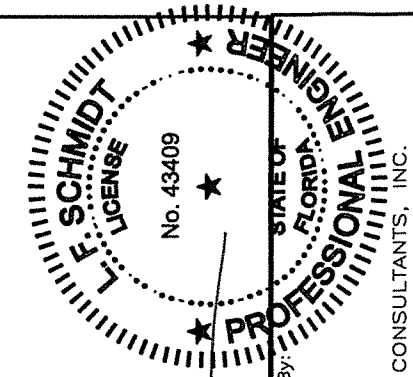
**33 ASTRAGAL DLP**



**33 ENDURA ASTRAGAL Ultimate Hurricane**



**27 INSWING THRESHOLD w/ SIDELITE ADAPTER DLP**



Documents Prepared By:  
Lyndon F. Schmidt  
P.E. No. 43409

**R.W. BUILDING CONSULTANTS, INC.**  
P.O. Box 230, Vairico, FL 33595  
Phone No.: 813.659.9197  
FBPE C.A. No. 9813

PRODUCT: PLASTPRO INC. FIBERGLASS DOOR

PART OR ASSEMBLY: BILL OF MATERIALS & COMPONENTS

NO.	DATE	REVISIONS
2	7/27/17	UPDATE TO 6TH ED. (2017) FBC
1	04/14/15	UPDATE TO 5TH ED. (2014) FBC

DATE: 10/08/14  
SCALE: N.T.S.  
DWG. BY: JK  
CHK. BY: LFS  
DRAWING NO.: FL-17347.6  
SHEET 12 OF 12

# Appendix B:

## Maps of Subject Property

Kenwood Section  
– Southwest Kenwood Local Historic District

4TH AVE N

27TH ST N

26TH ST N

3RD AVE N

BURLINGTON AVE N



**Community Planning and Preservation Commission**

**2651 3rd Ave N**

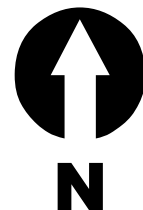
**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**20-90200106**



**SCALE:**  
1" = 120'

Kenwood Section  
– Southwest Kenwood Local Historic District

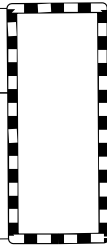
4TH AVE N

27TH ST N

26TH ST N

3RD AVE N

BURLINGTON AVE N



**Community Planning and Preservation Commission**

**2651 3rd Ave N**

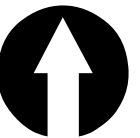
**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**20-90200106**



**N**

SCALE:  
1" = 120'