

CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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**, **July 13**, **2021**, **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 https://www.stpete.org/connect_with_us/stpete_tv.php.

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.



Case No.: 21-90200066

Address: 2135 3rd Avenue North
Legal Description: BRONX BLK 9, LOT 13
Parcel ID No.: 24-31-16-11808-009-0130

Date of Construction: 1923

Local Landmark: Kenwood Section – Southeast Kenwood Local Historic District (18-90300001)–

Contributing Property

Owners: Todd J. Bowman and Melissa A. Zepeda

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Review of a Certificate of Appropriateness for the demolition and reconstruction

of a front porch at 2135 3rd Ave. N., a contributing resource to a local historic

district

Zoning: Neighborhood Traditional-2 (NT-2)

Historical Context and Significance

The Craftsman-style single family residence and detached garage at 2135 3rd Avenue North was constructed in 1923 as a five-room bungalow with detached garage. The front porch was enclosed in 1935 and has undergone several renovations over the years. The property was designated as a contributing resource to both the Kenwood Section – Southeast Kenwood Local Historic District (HPC 18-90300001) and the Kenwood National Register Historic District. Because of its location within the Southeast Kenwood Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, demolition and construction of a porch require review by the Community Planning and Preservation Commission (CPPC).

Project Description and Review

Project Description

The COA application (Appendix A) mainly proposes the partial demolition of the front porch, due to deterioration caused by a large tree, and its reconstruction.

The project includes the following:

- Demolition of walls, floor, and columns of the front porch;
- Reconstruction of front porch using CMU with a brick veneer and framed boxed column;
- Replacing vinyl siding with wood siding on front facade; and
- New landing and ramp on west side of house.

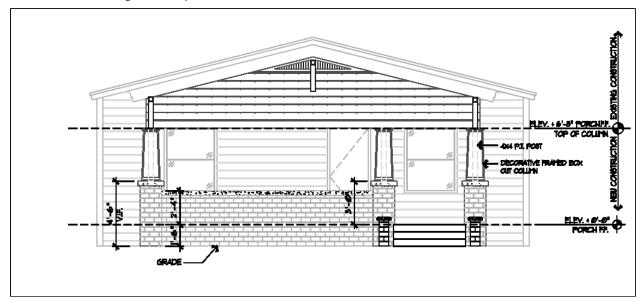


Figure 1: Proposed front façade elevation.

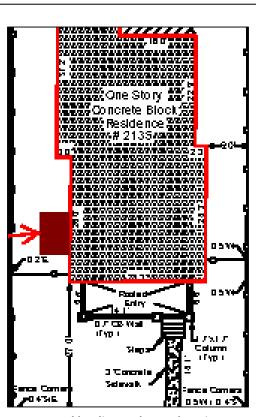


Figure 2: The red square indicates proposed landing and ramp location on west side of property. Ramp and landing will be located behind existing fence.



Figure 3: 2019 Google Streetview showing the large oak's impact on the front porch. Cracking is apparent in central column. Right column and front steps have shifted.

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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

The proposed project will remove a historic portion of the contributing resource, but it appears this is necessary due to damage caused by a large tree. The proposed porch won't be an exact replica of the extant historic porch, but the proposed porch will contain traditional characteristics to the 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 porch reconstruction will not change the footprint of the existing porch and will have little impact on other structures in the district.

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 design will alter the front porch, including the removal of historic materials, but this removal seems necessary due to the damage to the front porch.

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

Not There is no indication that denial of a COA would substantially adversely affect **applicable** the property owner's use of the subject property.

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

Consistent The proposed project appears to be appropriate under this criterion.

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 The house is a contributing resource to the Southeast Kenwood Local Historic applicable District.

Additional Guidelines for Alterations

1. A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Consistent The proposed property appears to meet this criterion as it remains in use as a single-family residence.

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2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.

Consistent

The proposal does include the removal of historic material. Unfortunately, this appears unavoidable due to damage caused by the large tree. The roof structure of the porch will be retained.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.

Consistent

The proposed porch reconstruction is slightly different than the existing porch. Currently, the columns are brick that have been stuccoed over. Staff does not know if the stucco is original. The proposed porch will retain the same design, but will use CMU with brick veneer instead. Both brick veneer and stucco are traditional materials used for porches in this district.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.

Consistent

The vinyl siding that is proposed to be removed has not acquired historic significance. A return to wood siding will be more appropriate.

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

Inconsistent

Unfortunately, the proposal does intend to remove the walls and columns of the historic front porch, but this appears to be unavoidable due to the porch's current condition. The proposed construction will not utilize the same craftmanship or construction techniques of the current porch.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Consistent

The application shows photographic evidence that the porch has been damaged from an adjacent tree and its roots. This was independently verified by historic preservation staff during a recent site visit. The deterioration, such as the wall separation and significant cracking and leaning of the columns, shows the need for repair and replacement.

The proposed porch will generally match the visual qualities of the extant porch. The extant porch is made of brick, but has been stuccoed over. It is unclear if the current stucco application is original or not. The proposed porch will have a brick veneer instead of stucco. The district is comprised of front porches with applied stucco and brick veneer, so the proposed design is compatible with the local historic district.

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7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

NotNo indication that harsh treatment will be used has been given.
applicable

8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.

Not This property is not located in an archaeological area. **applicable**

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.
- o Additional Guidelines for Alteration: 5 of 6 relevant criteria satisfied.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve** the Certificate of Appropriateness request for the alteration of the property at 2135 3rd Avenue North, a contributing property to the Southeast Kenwood Local Historic District, with the following conditions:

- 1. New siding will be wood lap siding with traditional dimensions and exposure.
- 2. A historic preservation final inspection will be required.
- 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 from the date of this hearing, with an expiration date of July 13, 2023.

Appendix A:

Application No. 21-90200066



Signature of Owner:

Signature of Representative:

CERTIFICATE OF APPROPRIATENESS

Date:

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 INFO	DRMA	ATION
2135	3rd Avenue North, Saint Pe	etersburg, FL 33713		24-31-16-11808-009-0130
	erty Address oric Kenwood, Southeast Ce	ntral Local Historic Distr	ict	Parcel Identification No.
	oric District / Landmark Name man, Todd J and Zepeda, M	elissa A		Corresponding Permit Nos. 941-321-5557 / 404-725-5242
	er's Name 3rd Avenue North, Saint Pe	etersburg, FL 33710		Property Owner's Daytime Phone No. tjbowman77@yahoo.com / iammeatlessru@yahoo.com
Own	er's Address, City, State, Zip C	ode		Owner's Email
Auth	orized Representative (Name &	k Title), if applicable		Representative's Daytime Phone No.
Repr	resentative's Address, City, Sta	te, Zip Code		Representative's Email
	APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)
	Addition	Window Replacement		Repair Only
	New Construction	Door Replacement	1	In-Kind Replacement
	Demolition	Roof Replacement		New Installation
	Relocation	Mechanical (e.g. solar)	1	Other: replacement of front porch, replacement of front vinyl siding
✓	Other: Demolition and reconstruction	of front porch		with historic wood, addition of small landing and ramp on side of house outside of french doors
		AUTHORIZ	ATIO	N
beer The encloagre Com requ	n read and that the information applicant certifies that the prosed, will be constructed in extens to conform to all condition and Preservitired City permit approvals. Files: 1) It is incumbent upon incomplete or incomp	n on this application repre- bject described in this ap- kact accordance with afor- ons of approval. It is used ation Commission in nov- ing an application does not the applicant to submarect information may inva-	esents oplicati resaid inders way co ot gua nit coi alidate	rect information. Any misleading, deceptive,



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) or Kelly Perkins (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.

		n, square footage, etc. as applicable. Attach supplementary material as needed.
Building or Site Feature	Photo No.	Proposed Work
Porch		Proposing to remove and reconstruct the front porch of the house due to extensive damage caused by the roots of an oak tree planted adjacent to the porch prior to our purchase. The foundation of the porch and front stairs have been uplifted and multiple cracks have formed. Only the columns, walls, and base will be removed and rebuilt. The ceiling and roof will remain. It is our intention to rebuild the porch, in keeping with the historical nature of the existing porch. Additional details provided in the attached narrative
Front Siding	10	Proposing to replace the vinyl siding with wood on the front of the house only. Vinyl siding to remain on other 3 sides of the house.
Side Entrance	11	The right side of our house has french doors and then a dropoff to the ground. No landing, stairs, or way to use those doors was ever constructed. We are proposing to build a small landing with a ramp outside that door as a way for our pets to more easily enter and exit the house as they get older. This will be behind our fence and not visible from the street.

FROM THE DESK OF TODD J BOWMAN AND MELISSA A ZEPEDA, ESQ.

May 5, 2021

Urban Planning and Historic Preservation Division Planning and Development Services Department City of Saint Petersburg Municipal Services Center One Fourth Street North, 8th Floor Saint Petersburg, FL 33701

Re: Application for Certificate of Appropriateness – Additional Written Description/Narrative Property: 2135 3rd Avenue N, Saint Petersburg, Florida

To whom it may concern:

The following is provided to supplement our application for a Certificate of Appropriateness for proposed repairs of our craftsman-style home located on the property referenced above.

We purchased our home in February 2018. At the time of our purchase, a laurel oak tree that had been planted adjacent to the east wall of the front porch was starting to cause damage to the porch. As depicted in the pictures included with our application, the roots of the tree have now uplifted the front stairs causing them to be off-balanced and caused large and increasingly expanding cracks along the entire porch wall. Additional damage has started to appear in other sections of the porch. Although the tree was recently removed, the damage that has been done to the porch and stairs necessitates that the porch be renovated.

It is our intention to maintain the historic nature and characteristics of the porch. Although some minor changes are proposed, the replacement porch will keep the same footprint, dimensions, and elevation as the existing porch. The ceiling and roof of the porch will remain – only the columns and base of the porch will be replaced, which is what has been damaged by the ill-placed tree. Further, while we have not yet chosen the tile for the floor, we have been researching patterns that would be common in the 1920s. We purchased our house specifically because we loved the historic nature of the home and neighborhood and we have every desire to keep all repairs in line with the historical theme of the neighborhood.

The changes which we have proposed are still in keeping with the craftsman style of the original house. First, the existing square stucco columns will have brick bases and tapered squared wood columns. We will also use brick for the wall. As the photos of the damage to the porch which are included with our application will disclose, the existing stucco has broken away to disclose brick underneath. Therefore, since the original brick was covered with the stucco cap, rebuilding the porch with brick does restore it to its historical condition.

Second, we are proposing to replace the vinyl siding on the front wall of the house with wood. It is our understanding that the outer walls of these historic craftsman-style homes were originally wood, and the vinyl siding was added later. Please note that the plans we have submitted do not show the wood replacing the vinyl siding because it was a suggestion from our contractor after the plans were completed.

FROM THE DESK OF TODD J BOWMAN AND MELISSA A ZEPEDA, ESQ.

Our contractor advised that restoring the front outer wood to the wood paneling would restore a historic characteristic of the home, which was in keeping with what we wanted to accomplish.

Finally, there is one further renovation we would like to make to side of our house which cannot be viewed from the street due to fencing. As our pets get older, climbing stairs to get in and out of the house will get difficult. The west side of our house has a set of French doors leading off the master bedroom, but there is no landing or stairs from those doors – there is just a 2 foot drop to the ground. Our contractor has proposed building a small landing and a ramp from those doors to enable our pets to safely get down to the side yard. The new landing and ramp would be concealed behind the fence and gate on that side of the house. Again, this is not depicted on the plans as it was an idea that came up after the plans being finalized.

For your reference, the enclosed photos numbered one (1) through seven (7) depict the damage done by the oak tree to the porch; photos numbered two (2) and eight (8) through nine (9) depict the brick structure of the porch beneath the stucco cap; photo ten (10) depicts the vinyl siding to be replaced; and photo eleven (11) depicts the side of the house where we are proposing adding the landing and ramp outside the French doors.

We greatly appreciate the Historic Preservation Division's consideration of our application for a certificate of appropriateness and hope you will agree that the porch reconstruction is necessary for the safety and the stability of the house. We also hope you agree that our plans will retain the historic nature and characteristics of our craftsman-style home. Should you have any questions or need additional information or photographs, please do not hesitate to contact us.

I nank you.
Sincerely,
Todd Bowman & Melissa Zepeda























N B BV	ANCHOR BOLT ABOVE	MAS MATL	MASONRY MATERIAL
AC A/C	ACCESSORIES AIR CONDITIONING ACCESS FLOORING	MAX MC	MAXIMUM MEDICINE CABINET
ACF ACT AD	ACOUSTICAL CEILING TILE AREA DRAIN	MECH MFR	MECHANICAL MANUFACTURER
ADD ADJ	ADDENDUM ADJACENT ADJUSTABLE	MID MIN	MIDDLE MINIMUM
AFF AHU ALT	ABOVE FINISH FLOOR AIR HANDLING UNIT ALTERNATE	MISC ML MLDG	MISCELLANEOUS MATCH LINE MOULDING
ALUM ANOD	ALUMINUM ANODIZED	MO MODE	MASONRY OPENING MODIFIED
APPROX	ACCESS PANEL APPROXIMATE	MTD MTG	MOUNT(ED) (ING) MOUNTING
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AUX AVG	AUXILIARY AVERAGE	MW	MILLWORK
AWT AWN	ACOUSTICAL WALL TREATMENT AWNING	N N	NORTH
в Зғ	BI-FOLD	NA NIC	NOT APPLICABLE NOT IN CONTRACT
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BLD BLDG	BOLLARD BUILDING	NSF NTS	NET SQUARE FOOTAGE NOT TO SCALE
BLK(G) BLW BM	BLOCKING BELOW BEAM/ BENCHMARK	0	
BN BR/BRK	BENCH BRICK	<u>о</u> д <i>о</i> с	OVERALL ON CENTER
BRD BRG	BOARD BEARING	<i>o</i> D <i>o</i> F	OUTSIDE DIAMETER OUTSIDE FACE OVERHEAD
BRKT BB BTN	BRACKET BOTH 9IDE9 BOTTOM	OH OPHDD OPNG	OPPOSITE HAND OPENING
STW BUR	BETWEEN BUILT-UP ROOF	OPP	OPPOSITE .
3VL C	BEVELED	<u>Р</u> РСЈ	PLASTIC CORNER GUARD
CAB CAP	CABINET CAPACITY	PED PL	PEDASTAL/STAND PROPERTY LINE
CB C/C	CATCH BASIN/ COVE BASIN CENTER TO CENTER	PLAM PLAS PLWD	PLASTIC LAMINATE PLASTIC PLYWOOD
ZEM ZER ZG	CEMENT CERAMIC CORNER GUARD	PLWD PNL PNT	PLYWOOD PANEL PAINT
26 기 기	CORNER GUARD CAST IRON CONTROL JOINT	POL PR	POLISHED PAIR
CLG CLR	CEILING CLEAR	PRT PSI	PARTITION POUNDS PER SQUARE INCH
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CTR CW	COUNTER COLD WATER	RCP RCVG RE/REF	REINFORCED CONCRETE PIPE RECEIVING REFER / REFERENCE
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) D.A.S.S.	DRYER DIRECT APPLIED SYNTHETIC STUCCO	REFR REG	REFRIGERATION / REFRIGERATOR REGISTER
DEMO DEPT	DEMOLITION DEPARTMENT	REINF REQD	REINFORCE(D) (ING) REQUIRED RESII IENT
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DIAM DIM DISP	DIAMETER DIMENSION DISPENSER	RHR RHR RO	RIGHT HAND REVERSE ROUGH OPENING
DIV DIV	DIVISION DOWN	RM RND	ROOM ROUND
OR OS	DOOR DOWN SPOUT	RT RTD RUB	RESILIENT TILE RATED RUBBER
OWG OBL OW	DRAWING DOUBLE DISHWASHER	RWC	RAIN WATER CONDUCTOR
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ELEC ELEV	ELECTRIC ELECATOR	SECT SERV	SECTION SERVICE SOLUTE EESTIGOOT
ELEV EMER ENCL	ELEVATOR EMERGENCY ENCLOGURE	SF SGD SU	SQUARE FEET/FOOT SLIDING GLASS DOOR SINGLE HING
EP EQ	ELASTOMERIC PAINT EQUAL	SH SHL∨ SHT	SINGLE HUNG SHELVES SHEET
EQUIP/EQPT EWC	EQUIPMENT ELECTRIC WATER COOLER ELECTRIC WATER LEATER	SIM SLNT	SIMILAR SEALANT
WH XH XP	ELECTRIC WATER HEATER EXHAUST EXPOSED/ EXPANSION	SND SNR	SANITARY NAPKIN DISPENSER SANITART NAPKIN RECEPTACLE
XP XSTG XT	EXPOSED/ EXPANSION EXISTING EXTERIOR	SOH SPEC SO	SIMILAR - OPPOSITE HAND SPECIFICATION SQUARE
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BR C	FACE OF BRICK FILE CABINET	5TL 5T <i>O</i> R	STEEL STORAGE
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HC H	HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING & AIR CONDITIONING HOT WATER INSIDE DIAMETER/ INSIDE DIMENSION INCANDESCENT INCLUDE(D) (ING) INFORMATION INSULATION INTERIOR INVERT IRON PIPE SIZE JANITOR JUNCTION BOX	W W W B W C W D W G T W I W I W I W I W I W I W I W I W I W	WITH WOOD BASE WATER CLOSET WOOD/ WOOD VENEER WEIGHT WATER HEATER/ HYDRANT WROUGHT IRON WALK-IN CLOSET WINDOW WALLPAPER WALL BUMPER WIRE MESH WITHOUT WATERPROOF WIRE SHELVING
IC ICCR IDIM/HDUE IDID/ IDID/ IGT/H/HT M ORIZ ITG IV/AC III III III III III III III III III I	HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING & HEATING, VENTILATING & HIS CONDITIONING HOT WATER INSIDE DIAMETER/ INSIDE DIMENSION INCANDESCENT INCLUDE(D) (ING) INFORMATION INFORMATION INFURNITION INTERIOR INVERT IRON PIPE SIZE JANITOR JUNCTION BOX JANITOR CLOSET JOIST	W W W W W W W W W W W W W W W W W W W	WITH WOOD BASE WATER CLOSET WOOD/ WOOD YENEER WEIGHT WATER HEATER/ HYDRANT WROUGHT IRON WALK-IN CLOSET WINDOW WALLPAPER WALL BUMPER WIRE MESH WITHOUT WATERPROOF
HC HCR HCR HDWHDWE HDWD HCTHHT HTM HORIZ HTG HVAC HW D NCAND NCAND NCAND NCI NFO NSI NT NV PS	HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING & HEATING, VENTILATING & HIS CONDITIONING HOT WATER INSIDE DIAMETER/ INSIDE DIMENSION INCANDESCENT INCLUDE(D) (ING) INFORMATION INFORMATION INFURNITION INTERIOR INVERT IRON PIPE SIZE JANITOR JUNCTION BOX JANITOR CLOSET JOIST	W W W B W C W D W G T W I W I W I W I W I W I W I W I W I W	WITH WOOD BASE WATER CLOSET WOOD/ WOOD VENEER WEIGHT WATER HEATER/ HYDRANT WROUGHT IRON WALK-IN CLOSET WINDOW WALLPAPER WALL BUMPER WIRE MESH WITHOUT WATERPROOF WIRE SHELVING
HC H	HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING & AIR CONDITIONING HOT WATER INSIDE DIAMETER/ INSIDE DIMENSION INCANDESCENT INCLUDE(D) (ING.) INFORMATION INSULATION INSULATION INTERIOR INVERT IRON PIPE SIZE JANITOR JUNCTION BOX JANITOR CLOSET JOIST JOINT KITCHEN KNOCKOUT KICK PLATE	W W W B W C W D W G T W I W I W I W I W I W I W I W I W I W	WITH WOOD BASE WATER CLOSET WOOD/ WOOD VENEER WEIGHT WATER HEATER/ HYDRANT WROUGHT IRON WALK-IN CLOSET WINDOW WALLPAPER WALL BUMPER WIRE MESH WITHOUT WATERPROOF WIRE SHELVING
R WHDWE WD TAHAT RIZ AC	HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING & AIR CONDITIONING HOT WATER INSIDE DIAMETER/ INSIDE DIMENSION INCANDESCENT INCLUDE(D) (ING) INFORMATION INSULATION INTERIOR INVERT IRON PIPE SIZE JANITOR JUNCTION BOX JANITOR CLOSET JOIST JOINT KITCHEN KNOCKOUT KICK PLATE LAMINATE(D) LAYATORY POUND	W W W B W C W D W G T W I W I W I W I W I W I W I W I W I W	WITH WOOD BASE WATER CLOSET WOOD/ WOOD VENEER WEIGHT WATER HEATER/ HYDRANT WROUGHT IRON WALK-IN CLOSET WINDOW WALLPAPER WALL BUMPER WIRE MESH WITHOUT WATERPROOF WIRE SHELVING
CR PUMPDUE DUID STANAHT 1 1 PRIZ G CAND CL CL OFFI F OFFI	HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING & AIR CONDITIONING HOT WATER INSIDE DIAMETER/ INSIDE DIMENSION INCANDESCENT INCLUDE(D) (ING) INFORMATION INFORMATION INFURNITION INFURNITION INFURNITION INFORMATION JUNCTION BOX JANITOR CLOSET JOIST JOIST JOINT KITCHEN KNOCKOUT KICK PLATE LAMINATE(D) LAYATORY POUND LAYATORY POUND LABEL LINEAR FOOT/FEET	W W W B W C W D W G T W I W I W I W I W I W I W I W I W I W	WITH WOOD BASE WATER CLOSET WOOD/ WOOD VENEER WEIGHT WATER HEATER/ HYDRANT WROUGHT IRON WALK-IN CLOSET WINDOW WALLPAPER WALL BUMPER WIRE MESH WITHOUT WATERPROOF WIRE SHELVING
IC ICCR IDWHDUE IDWD GTH/HT M ORIZ ITG IVAC IW ICAND ICCL IFO ICAND ICCL IFO ICCL IFO ICCL ITG	HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING & AIR CONDITIONING HOT WATER INSIDE DIAMETER/ INSIDE DIMENSION INCANDESCENT INCLUDE(D) (ING) INFORMATION INSULATION INTERIOR INVERT IRON PIPE SIZE JANITOR JUNCTION BOX JANITOR CLOSET JOIST JOINT KITCHEN KNOCKOUT KICK PLATE LAMINATE(D) LAYATORY POUND LABEL	W W W B W C W D W G T W I W I W I W I W I W I W I W I W I W	WITH WOOD BASE WATER CLOSET WOOD/ WOOD VENEER WEIGHT WATER HEATER/ HYDRANT WROUGHT IRON WALK-IN CLOSET WINDOW WALLPAPER WALL BUMPER WIRE MESH WITHOUT WATERPROOF WIRE SHELVING

LT(G) LW/LTWT

SPECIFICATIONS:

. GENERAL REQUIREMENTS: THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE FLORIDA I. ALL DESIGN BY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, AND ALL BUILDING CODE: BUILDING 6TH EDITION 2017 FOR A WIND VELOCITY AS SPECIFIED BELOW SHOP DRAWINGS AND CALCULATIONS TO BE SIGNED BY THE ENGINEER. AND REQUIRE THE SEAL AND SIGNATURE OF A LICENSED ENGINEER OR ARCHITECT. 2. ALL TRUSSES TO BE DESIGNED PER APPLICABLE PROVISIONS OF STANDARD BUILDING CODE B. DESIGN LOADS: SHINGLES: WLL TOP CHORD: 16 PSF BOTTOM CHORD: 5 PSI LIVE LOAD = 21 PSF (MAXIMUM) WDL TOP CHORD: 9 PSF DEAD LOAD = 14 PSF (COMPOSITION SHINGLES) BOTTOM CHORD: 5 PSF 24 PSF (CONCRETE TILE) LIVE LOAD = 30 PSF (BEDROOMS)

40 PSF (ALL OTHER LOCATIONS.

E. INTERNAL PRESSURE COEFFICIENT = 0.18

ROOF ZONE 2 = -41 PSF + 12 PSF

ROOF ZONE 1 = -25 PSF + 12 PSF

WALLS ZONE 4 = -29 PSF + 27 PSF

SHALL COMPLY WITH THE FOLLOWING AS MINIMUMS

2. CONCRETE WALKS AND PATIOS: 3000 PSI

RESPONSIBLE FOR COMBINED VERTICAL LOADS.

COMPLYING WITH ASTM C90, GRADE N, TYPE I

SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.

2. HEIGHT AND WIDTH AS REQUIRED BY BEAM.

I, MINIMUM OF 4" BEARING.

VI. WOOD AND PLASTICS:

ASSOCIATION.

CEDAR, WHEN USED.

I FRAMING MEMBERS

c. BEARING

1. ROUGH HARDWARE:

EXTERIOR LOCATIONS.

NOTED ON DRAWINGS.

1. ALLOWANCE STRESSES IN LVL:

c. BEARING: 550 PSI

ENGINEER) FOR APPROVAL BY CONTRACTOR.

b. HORIZONTAL SHEAR: 285 PSI

a. BENDING: 2,800 PSI E= 2,000,000 PSI

5. SHEATHING:

2. WELDED WIRE FABRIC: ASTM A185

I. BARS: ASTM A615, GRADE 60. DEFORMED BARS.

WALLS ZONE 5 = -34 PSF + 27 PSF

LINES, GRADES AND ELEVATIONS INDICATED ON THE DRAWINGS

DENSITY (MODIFIED PROCTOR TEST) AT OPTIMUM MOISTURE CONTENT.

A. PERFORM EXCAVATION, ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE

B. ALL FILL UNDER SLABS AND FOUNDATIONS SHALL BE COMPACTED TO 95% OF MAXIMUM

C. PROVIDE SOIL POISONING TO CONTROL TERMITES AS REQUIRED BY THE NATIONAL PEST

A. PROVIDE REINFORCEMENT OF THE SIZE AND SPACING SHOWN ON DRAWINGS. REINFORCING

B. PROVIDE CONCRETE COMPLYING WITH ASTM C94 UNLESS OTHERWISE NOTED. CONCRETE

C. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4" THICK, REINFORCED WITH

6x6-WI.4xWI.4 WUM, AND PLACED OVER 4" (MINIMUM) COMPACTED SAND OR GRAVEL FILL.

INTERIOR SLABS SHALL BE PLACED OVER 6 MIL STABILIZED POLYETHYLENE VAPOR

D. AN ALTERNATIVE TO SECONDARY REINFORCEMENT IN FLOOR SLABS MAY BE POLY

E. FOOTING SIZES SHOWN ARE TYPICALLY ONLY FOR STATED SOIL PRESSURES AND

COMPLYING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.

MASONRY TIE BEAM, DROP BOTTOM OF TIE BEAM FOR OTHER CONDITIONS.

FOUNDATIONS OR CAST PROTECTION AROUND LINES AS REQUESTED

B REINFORCEMENT SHALL COMPLY WITH THE FOLLOWING AS MINIMUMS:S

2. WIRE JOINT REINFORCEMENT: ASTM A82, GALVANIZED.

C. PROVIDE MORTAR TYPE "5" IN ACCORDANCE WITH ASTM C270.

EMBEDDED IN GROUT) AS SHOWN ON DRAWINGS AS FOLLOWS:

1. BARS: *3 TO *5 BARS-ASTM A615, GRADE 60, DEFORMED BARS

PROPYLENE FIBER TYPE CONCRETE ADDITIVE INTEGRATED IN THE CONCRETE MIX

CONSISTENT COMPACTION, SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS

F. PROVIDE PRECAST LINTEL ONLY WHEN DOOR OR WINDOW IS A MINIMUM OF 8" BELOW

G. PRECAST CONCRETE LINTELS SHALL BE DESIGNED BY MANUFACTURER TO CARRY ALL

AS PER MANUFACTURERS SPECIFIACTIONS. ARCHITECT/ENGINEER SHALL NOT BE

COMBINED LOADS AS SPECIFIED ON DRAWINGS, AND SHALL BE INSTALLED AND REINFORCED

H. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL MECHANICAL LINES BEFORE CASTING

A. PROVIDE NORMAL WEIGHT HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS (CMU)

*6 AND GREATER - ASTM A615, GRADE 60, DEFORMED BARS

D. PROVIDE GROUT IN ACCORDANCE WITH ASTM C416, MINIMUM COMPRESSIVE STRENGTH

E. PROVIDE REINFORCEMENT IN VERTICAL CELLS OF CONCRETE MASONRY UNITS (FULLY

2. REINFORCE ALL VERTICAL CELLS OF CONCRETE MASONRY UNITS SUPPORTING

MASONRY, UNLESS OTHERWISE NOTED & AND SHALL COMPLY WITH THE FOLLOWING:

A. LUMBER SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:

2. "PLYWOOD SPECIFICATIONS AND GRADE GUIDE" OF THE AMERICAN PLYWOOD

I. "PRODUCT USE MANUAL" OF WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION

3. "STANDARD" SPECIFICATIONS FOR GRADE OF CALIFORNIA REDWOOD LUMBER" OF THE

4. AMERICAN WOOD PRESERVES ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR

FIRE-RETARDANT AND PRESERVATIVES PRESSURE TREATED LUMBER AND PLYWOOD.

5. WESTERN RED CEDAR LUMBER ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR

B. PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLOOWINGSTANDARDS OF

a. STUDS: EXTERIOR AND/OR LOAD BEARING WALLS = NO.2 SO. PINE

INTERIOR & NON-LOAD BEARING WALLS = SO. PINE STUD

3. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS AND SHAKES.

6. OSB SHEATHING OF THE SAME THICKNESS AND RATING MAY BE SUBSTITUTED FOR

a. STEEL ITEMS: COMPLY WITH ASTM AT OR ASTM A36± USE GALVANIZED STEEL AT

c. INSTALL UPLIFT CONNECTORS (AS REQUIRED) CAPABLE OF RESISTING LOADS AS

d. HURRICANE ANCHORS SHALL BE CODE APPROVED AS REQUIRED BY GOVERNING

b. INSTALL JOIST AND BEAM HANGERS CAPABLE OF SUPPORTING THE MAXIMUM

C. PROVIDE ASI LAMINATED VENEER LUMBER (LYL) AND LAMINATED TIMBER HEADER (LTH),

DIMENSIONS AND QUANTITY INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED,

FASTEN MULTIPLE BEAMS TOGETHER IN STRICT ACCORDANCE WITH MANUFACTURERS

RECOMMENDATIONS, CHECK WITH LOCAL TRUSS MANUFACTURER FOR AVAILABILITY.

MANUFACTURED BY ALPINE ENGINEERED PRODUCTS INC. OF HAINES CITY, FLORIDA, OF THE

D. PROVIDE WOOD TRUSSES ABLE TO SUSTAIN THE STATED LOADS FOR THE SPANS, PROFILES AND ARRANGEMENT SHOWN ON DRAWINGS. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS

SPACING) OF ALL TRUSSES AND SHALL SUBMIT SHOP DRAWINGS (SEALED BY A REGISTERED

MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING

EACH VERTICAL CELL WITH ONE #5 AND SOLIDLY FILL WITH GROUT.

3. USE PRESSURE TREATED LUMBER BENEATH ALL WOOD BEAMS.

REDWOOD INSPECTION BUREAU FOR REDWOOD, WHEN USED.

4. PROVIDE VERTICAL REINFORCING. SEE SECTION IV E.2

AND USE OF PRODUCTS INCLUDED IN THE MANUAL.

b. HEADERS & BEAMS: *2 SOUTHERN

2. ALLOWABLE STRESSES IN WOOD:

b. HORIZONTAL SHEAR 90PSI

4. NAILING AS REQUIRED BY PLANS.

a. TILE ROOF: 🐉 PLYWOOD APA RATED

c. WALLS: ½" PLYWOOD APA RATED

d. FLOOR: 3" PLYWOOD APA RATED

SHEATHING, 鎧, EXP 1

b. SHINGLE ROOF: 1" PLYWOOD APA RATED

SHEATHING, IS, EXP 1

SHEATHING, 🖁, EXP 1

SHEATHING, 瓮, EXP 1

PLYWOOD W/ APPROVAL FROM ARCHITECT/ENGINEER.

ALLOWABLE LOAD OF JOIST OR BEAM SUPPORTED.

CODES, INSTALL AT EXTERIOR WALL AS FOLLOWS:

- ANCHOR ROOF SHEATHING TO TRUSS/RAFTER

- ANCHOR TRUSS/RAFTER TO WALL AT EACH TRUSS/RAFTER

I. TYPICALLY REINFORCEMENT SHALL BE ONE #5 AT EACH CORNER, AT BOTH SIDES OF

CONCENTRATED LOAD (BEAMS, STRUCTURAL COLUMNS, ETC.): AT 8" CMU, REINFORCE

F. BEAM POCKETS SHALL BE PROVIDED FOR ALL BEAMS SUPPORTED BY CONCRETE AND/OR

SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS AS MINIMUMS:

I. CONCRETE FOOTINGS, SLAB ON GRADE AND TIE FEAMS: 3000PSI

F. COMPONENT AND CLADDING PRESSURES

3. SOIL PRESSURE: 2000 PSF (MINIMUM)

A. BASIC WIND LOAD = 150 MPH

C. IMPORTANCE FACTOR: 1.0

D. BUILDING CATEGORY = II

DEAD LOAD = 10 PSF

4. WIND LOADS:

II. SITE WORK

3. SUBMIT SHOP DRAWINGS SHOWING ALL STRESSES, CONNECTIONS OF TRUSSES TO TRUSSES AND TEMPORARY AND PERMANENT BRACING. PROVIDE MINIMUM IX4 BRACING OF ALL 2X MEMBERS AT MAXIMUM 8'-0" O.C. INCLUDING BOTTOM CHORD OF TRUSSES AND DIAGONA MEMBERS. INDICATE ALL REACTIONS, INCLUDING UPLIFT. INDICATE WIND VELOCITY, HEIGHT ABOYE GRADE AND CONNECTIONS OF TRUSSES TO TRUSSES, INCLUDING VALLEY SETS. 4. THE STRUCTURAL ENGINEER OF RECORD MAY DELEGATE RESPONSABILITY FOR THE DESIGN OF WOOD STRUCTURAL COMPONENTS, OR STRUCTURAL SYSTEMS UTILIZING THOSE COMPONENTS, TO A SPECIALTY ENGINEER, IN THAT CASE, THE STRUCTURAL ENGINEER OF RECORD SHALL REQUIRE STRUCTURAL SUBMISSION FOR HIS REVIEW OF AN INDICATION OF HIS INTENT HAS BEEN UNDERSTOOD AND THAT THE SPECIFIED CRITERIA HAVE BEEN USED. STRUCTURAL SUBMITALS SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE SPECIALTY ENGINEER. 5. STRUCTURAL CONSTRUCTION DOCUMENTS SHALL INDICATE PROVISIONS FOR SUPPORT, BEARING, CROSS AND LATERAL BRACING, BRACING TO TRANSFER MEMBER BUCKLING

(INCLUDING ERECTION) FORCES TO THE STRUCTURE, AND FOR ALL BRACING AND ANCHORAGE REQUIRED TO RESIST UPLIFT AND LATERAL FORCES. 6. STRUCTURAL SUBMITTALS SHALL INCLUDE COMPONENT DETAILS AND SYSTEM LAYOUT DRAWINGS, SUCH SUBMITTALS SHALL IDENTIFY THE PROJECT AND LIST LOADING AND OTHER CRITERIA. DRAWINGS SHALL IDENTIFY AND LOCATE ALL COMPONENTS AND SHALL SPECIFY MEMBERS SIZES, BRACING, ANCHORAGE, CONNECTIONS AND ALL OTHER NECESSARY FABRICATIONS AND ERECTION INFORMATION. 1. TRUSS TO TRUSS CONNECTION TO BE PROVIDED BY AND SPECIFIED BY THE TRUSS MANUFACTURER. 8. TRUSS TIE DOWN CONNECTIONS TO BE SPECIFIED BY TRUSS MANUFACTURER: HOWEVER, CONNECTIONS SHOWN ON PLANS MAY TAKE PRECEDENCE. 9. ALL STRUCTURAL BEAMS AND BEAM CONNECTIONS NOT INTEGRAL WITH THE ROOF TRUSS

SYSTEM ARE TO BE SPECIFIED BY THE ENGINEER OF RECORD. F. UNLESS NOTED OTHERWISE, RAFTERS, CEILING JOISTS, COLLAR TIES AND PURLING SHALL BE SIZED AND SPACED IN ACCORDANCE WITH MINIMUM FHA REQUIREMENTS OR GOVERNING CODES, WHICHEVER IS MORE RESTRICTIVE.

G. INTERIOR TRIM SHALL BE SELECTED BY CONTRACTOR/OWNER.

1 TO 1-1/2" FROM AND 11-1/2 TO 12-1/2 FROM EACH SIDE,

VII. THERMAL AND MOISTURE PROTECTION:

VIII. TERMITE PROTECTION:

6TH EDITION 2017

A PROVIDE THERMAL BUILDING INGULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTED. MEETING THE FOLLOWING MINIMUM REQUIREMENTS:

BLOCK: A-1 FOIL INSULATION (R-4.2) I. WALLS: FRAME: 3 1/2" GLASS FIBER BATT (R-11) 5 1/2" GLASS FIBER BATT (R-19) 2. CEILINGS: GLASS FIBER BATT (R-30)

3. INSTALL IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHTING FIXTURES OR HEATING DUCTWORK B. ROOFING:

1. GAF TIMBERLINE 30YR, 3 TAB, FUNGUS RESISTANT FIBERGLASS SHINGLES OVER 15* FELT OVER 1/2" PLYWOOD SHEATHING ROOF SHEATHING. ROOFING FELT TO BE LAPPED A MIN. OF 4" - SEE MFGRS SPECIFICATIONS. 2. GAF RUBBEROID MODIFIED BITUMEN SBS ROOF SYSTEM AT FLAT DECK. 3. FASTENERS: ZINC COATED STEEL OR ALUM 10-12 GUAGE BARBED, DEFORMED OR SMOOTH SHANK ROOFING NAILS WITH HEADS 3/8" IOMM TO 1/16" 12MM IN DIAMETER FASTENERS SHOULD BE LONG ENOUGH TO PENETRATE AT LEAST 3/4" OR JUST ENOUGH THRU THE PLYWD DECK. FASTENERS SHOULD BE DRIVEN FLUSH WITH THE SHINGLE. DO NOT OVERDRIVE, SIX FASTENERS MUST BE INSTALLED PER SHINGLE A NOMINAL 5-5/8" UP FROM THE BOTTOM OF THE SHINGLE TO PENETRATE BOTH LAYERS OF THE SHINGLE AND

C. PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR OR SHELL OF THE BUILDING. ALL SHEET METAL SHALL BE HOT-DIP GALVANIZED MIN. 26 GA THICKNESS.

D. PROVIDE CONT. RIDGE VENTING VUR-10 ANS SLANT BACK MODEL 150-G BY LOMANCO AS E. PROVIDE ATTIC AND ROOF VENTILATION AS SHOWN ON DRAWINGS, PROVIDE APPROPIATE SOFFIT AND ROOF VENTS AS APPROVED BY CONTRACTOR.

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 ELECTRIC PANEL. FBC 6TH EDITION 2017 2. CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST I'-O" AWAY FROM

BUILDING SIDE WALLS FBC 15036 3. IRRIGATION/SPRINKLER SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS. FBC 1503.6

4 TO PROVIDE FOR INSPECTOR FOR TERMITE INFESTATION BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN \$ " THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE

6. SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED OR FORMED, FBC 1816.1.2 T. 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 A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL FBC

8. MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. FBC 1816.1.4

9. CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. FBC 6TH EDITION 2017 10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS, FBC 6TH EDITION 2017

II. AN EXTERIOR 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. FBC 6TH EDITION 2017

12. ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT, FBC 6TH EDITION 2017

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ROOFS ACCORDANCE WITH THE RULES AND THE LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." FBC 6TH EDITION 2017

14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FORM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL. FBC 6TH EDITION 2017 15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN

15'-0" OF ANY BUILDING OR PROPOSED BUILDING, FBC 6TH EDITION 2017 16. ALL ROOFING MATERIALS SHALL COMPLY W/ CHAPTER 15 OF THE FLORIDA BUILDING CODE

REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS: (RE: FBC 6TH EDITION 2017 HAZARDOUS LOCATIONS: 24063 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING: I. GLAZING IN SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR

2. GLAZING IN DOORS AND WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND OTHER FACILITIES WHERE SUCH GLAZING IS LOCATED 36 INCHES OR LESS, MEASURED HORIZONTALLY, FROM A STANDING OR WALKING SURFACE WITHIN THE ENCLOSURE AND WHERE THE BOTTOM EDGE OF THE EXPOSED GLAZING IS LESS THAN 60 INCHES, MEASURED VERTICALLY, ABOVE THE STANDING OR

3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WHITHIN A 24-INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR EXCEPTION: GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN GROUP R3 OR WHITHIN DWELLING UNITS IN GROUP R2 SHALL BE SUBJECT TO 2406.3 4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN TERMS 2 AND 3 ABOVE, THAT MEETS ALL OF THE FOLLOWING

CONDITIONS: 41 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT. 42 BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. 4.3 TOP EDGE GREATER THAN 36 INCHES ABOE THE FLOOR. 4.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

5. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALLING SURFACE INCLUDING STRUCTURAL PANELS AND NON-STRUCTURAL IN-FILL PANELS. 6. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS: (1) LESS THAN 60 INCHES ABOVE THE WALKING SURFACE ON THE POOL SIDE OF THE GLAZING, AND (2) THE GLAZING IS WITHIN 60 INCHES HORIZONTALLY FO THE WATER'S EDGE OF A SWIMMING POOL OR SPA. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE

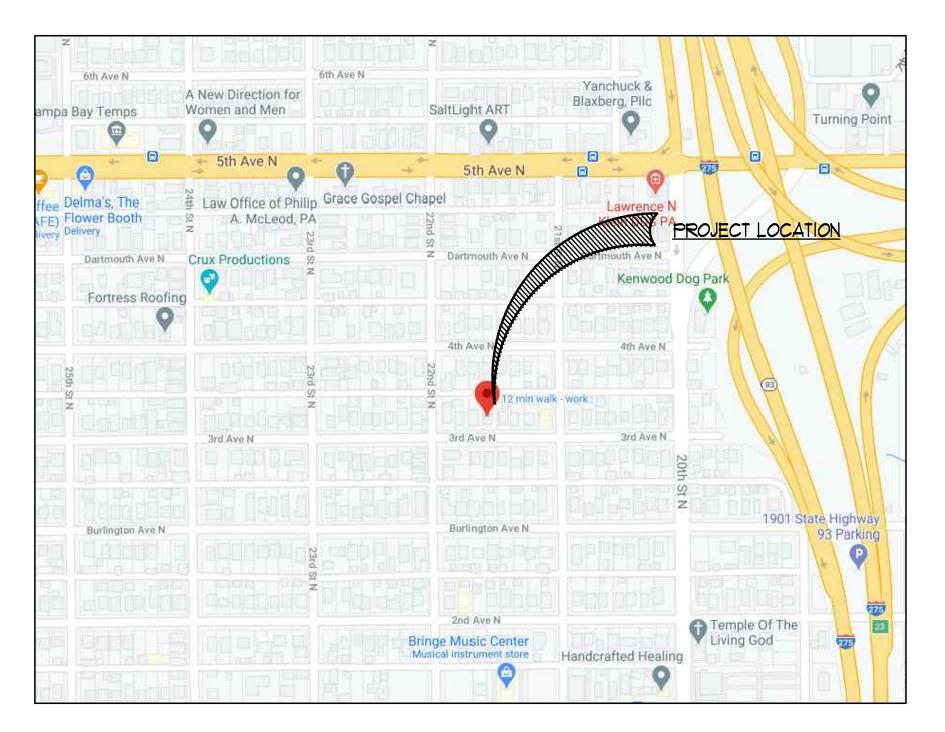
LEGAL DESCRIPTION: BRONX BLOCK 9, LOT 13 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PROPERTY ADDRESS:

2135 3RD AVENUE NORTH

FLOOD ZONE: X

ST. PETERSBURG, FLORIDA

PROJECT RECORD 11/23/20 ISSUE DATE: REVISION DATE REMARKS







FRONT PORCH IMAGE

<u>ARCHITECTURAL</u>

COVER / SPECIFICATIONS / YICINITY MAP

FRONT PORCH RENOVATION DETAILS

REY. REY. 3- SECTIONS AND DETAILS

6TH EDITION 2017 FLORIDA BUILDING CODE - RESIDENTIAL 2017 FLORIDA BUILDING CODE - BUILDING 6TH EDITION 2017 FLORIDA BUILDING CODE - ENERGY 2017 FLORIDA BUILDING CODE - TEST PROTOCOL 6TH EDITION 6TH EDITION 2017 FLORIDA BUILDING CODE - PLUMBING 6TH EDITION 2017 FLORIDA BUILDING CODE - MECHANICAL 6TH EDITION 2017 FLORIDA BUILDING CODE - EXISTING BUILDING 2017 FLORIDA BUILDING CODE - FUEL GAS 6TH EDITION 6TH EDITION 2017 FLORIDA BUILDING CODE - ACCESSIBILITY 6TH EDITION 2017 FLORIDA FIRE PREVENTION CODE NATIONAL ELECTRIC CODE - NEPA 70 FAIR HOUSING GUIDELINES

DESIGNED IN ACCORDANCE WITH THE 6TH EDITION FLORIDA BUILDING CODE 2017, SECTION 1609 FOR DESIGN PRESSURES.

ALL EXTERIOR WINDOWS AND GLASS DOORS ARE REQUIRED TO BE TESTED IN ACCORDANCE WITH ANSI/AMMA/NUUDA 101/162 STANDARD AND BEAR AN AMMA OR WOMA LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY.

ALL WINDOWS AND WALK DOORS SHALL HAVE MINIMUM

DESIGN PRESSURES OF +42.6 /-57.0 PSF ALL GARAGE DOORS SHALL HAVE MINIMUM DESIGN

PRESSURES OF +38.1 /-48.0 PSF WIND DESIGN METHOD = ALTERNATE ALL HGT METHOD ULTIMATE WIND SPEED (3 SECOND WIND GUST) NOMINAL WIND SPEED WIND IMPORTANCE FACTOR

RISK CATEGORY OF STRUCTURE WIND EXPOSURE WIND ENCLOSURE COEFFICIENT +/- Ø.18 (ENCLOSED)

COMPONENTS AND CLADDING

ROOF 10 SQFT + 24.5 /- 82.2 PSI + 22.4 /- 14.6 PSF 20 SQFT + 19.5 /- 64.5 PSF 9 50 SQFT + 17.4 /- 57.0 PS ● 100 SQFT + 42.6/- 51.0 PSF 10 SQFT + 40.6/- 532 PSF 20 SQFT + 38.1 /- 48.0 PSF 9 50 SQFT + 363/- 442 PSF ● 100 SQFT

OVERHANG

SCALE: N.T.S.

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- 133.4 PSF

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* THE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

STANDARDS

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 6TH EDITION 2017 FLORIDA BUILDING CODE. IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

<u>Professional seal</u> AR0014705 ORA FRANKLIN FRAZE, IV

ISSUE DATE

PERMIT

REY.

REY.

REY.

REY.

REY.

REVIEW | 11/23/20 MK

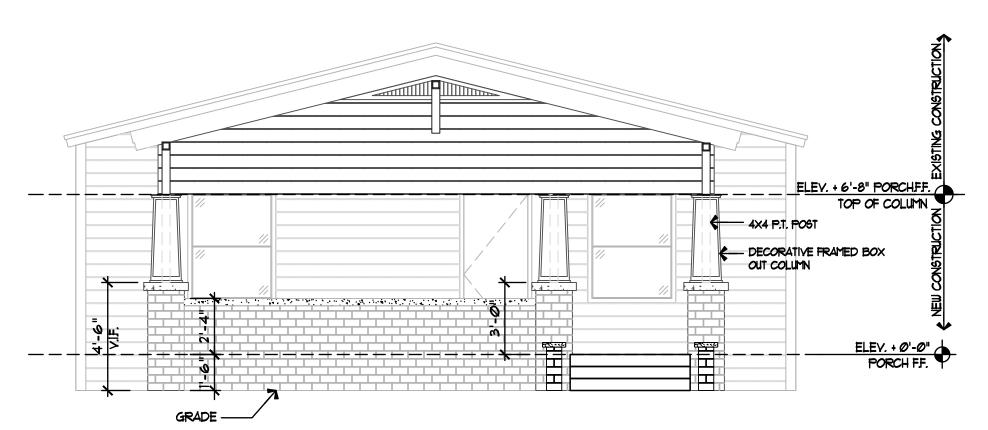
11/23/20 MK

SHEET TITLE <u>COYER,</u> SPECIFICATIONS, & VICINITY MAP

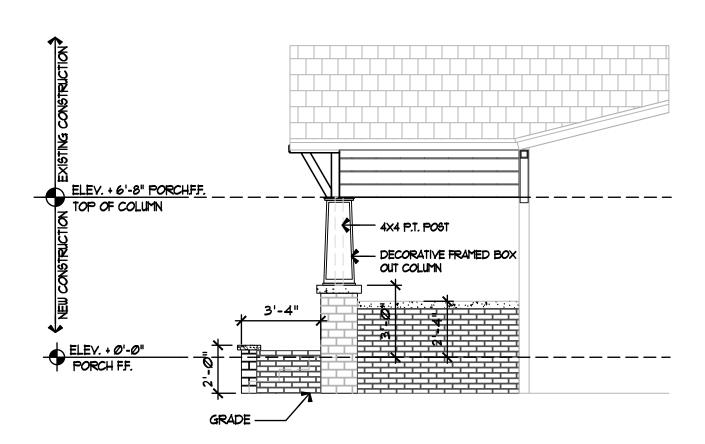
SHEET NUMBER

STEVE GORDILLO, P.E. G3X DESIGN, LLC. STRUCTURAL ENGINEER 4613 N. EDDY DRIVE

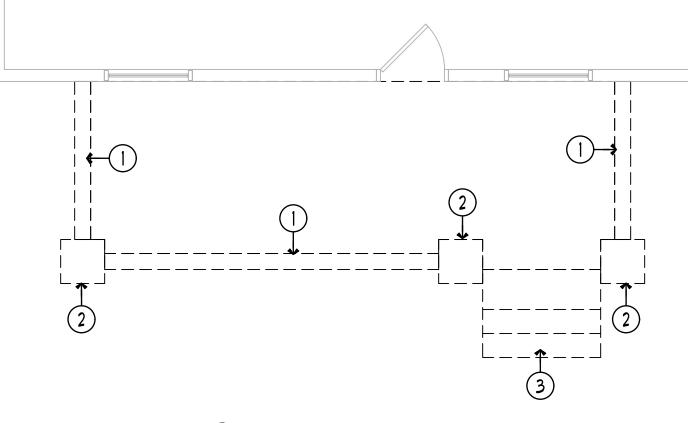
TAMPA, FLORIDA 33603



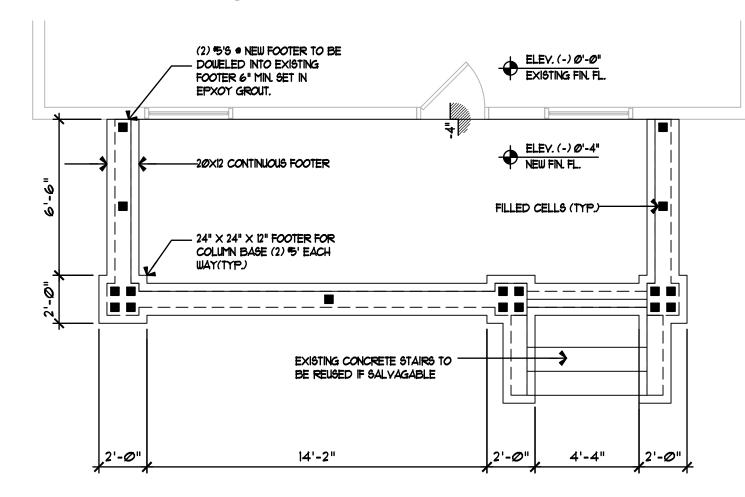




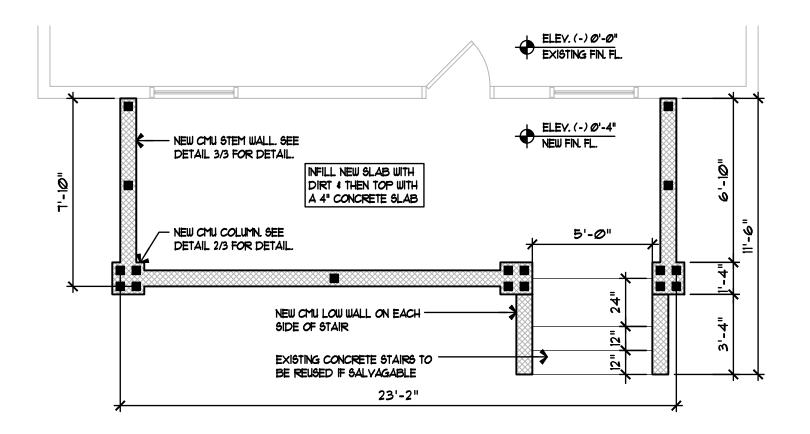
SIDE ELEVATION SCALE: 1/4" = 1'-0"



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



\FOUNDATION PLAN SCALE: 1/4" = 1'-0"



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

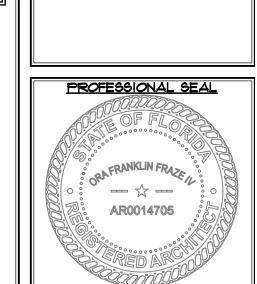
- IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
- 1.1. CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
- MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
- SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAYING JURISDICTION.

CLEAN, SOLID, AND READY TO RECEIVE NEW

- COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES
- 4. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.

MATERIALS SPECIFIED ELSEWHERE.

- DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
- ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
- THE DEMOLITION WORK IS NOT LIMITED TO DEMOLITION ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS, BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISHED AND COMPLETE PROJECT.
- GENERAL CONTRACTOR SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATCHING, PREPARING AND PAINTING TO PROVIDE A PROFESSIONAL AND COMPLETELY FINISHED PROJECT.
- (1) REMOVE EXISTING WALL
- 2 REMOVE EXISTING COLUMN
- (3) REMOVE EXISTING STAIRS
- NOTE: OWNER WANTS TO SALVAGE CONCRETE STAIRS IF POSSIBLE.



ISSUE DATE BY: REVIEW 11/23/20 MK PERMIT 11/23/20 MK

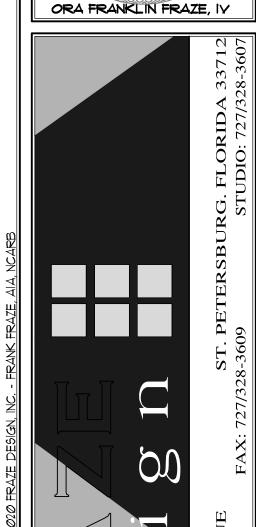
REY.

REY.

REY.

REY.

REY.



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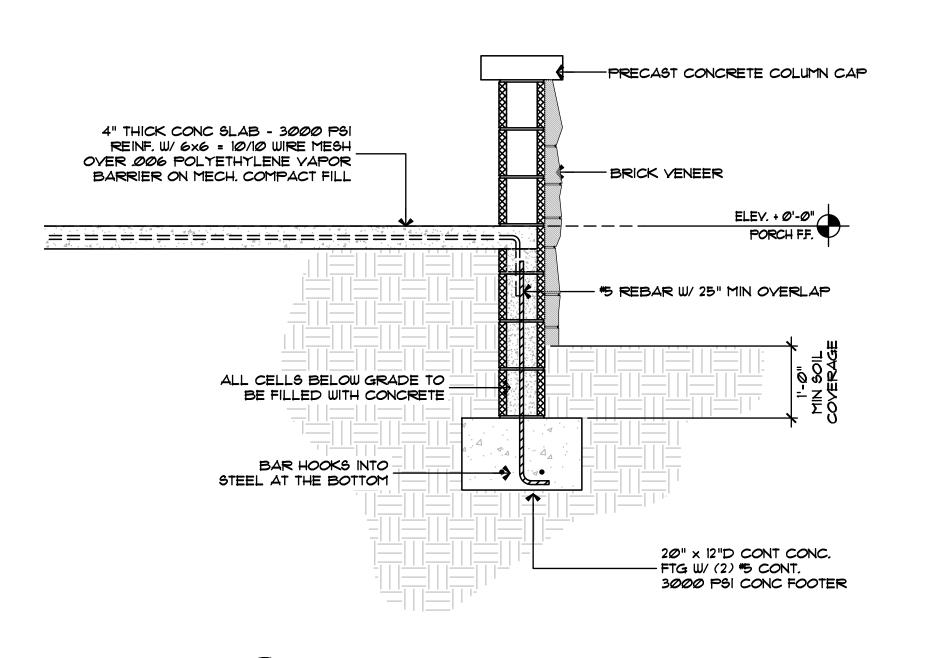
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SHEET TITLE DEMOLITION & RENOVATION PLAN

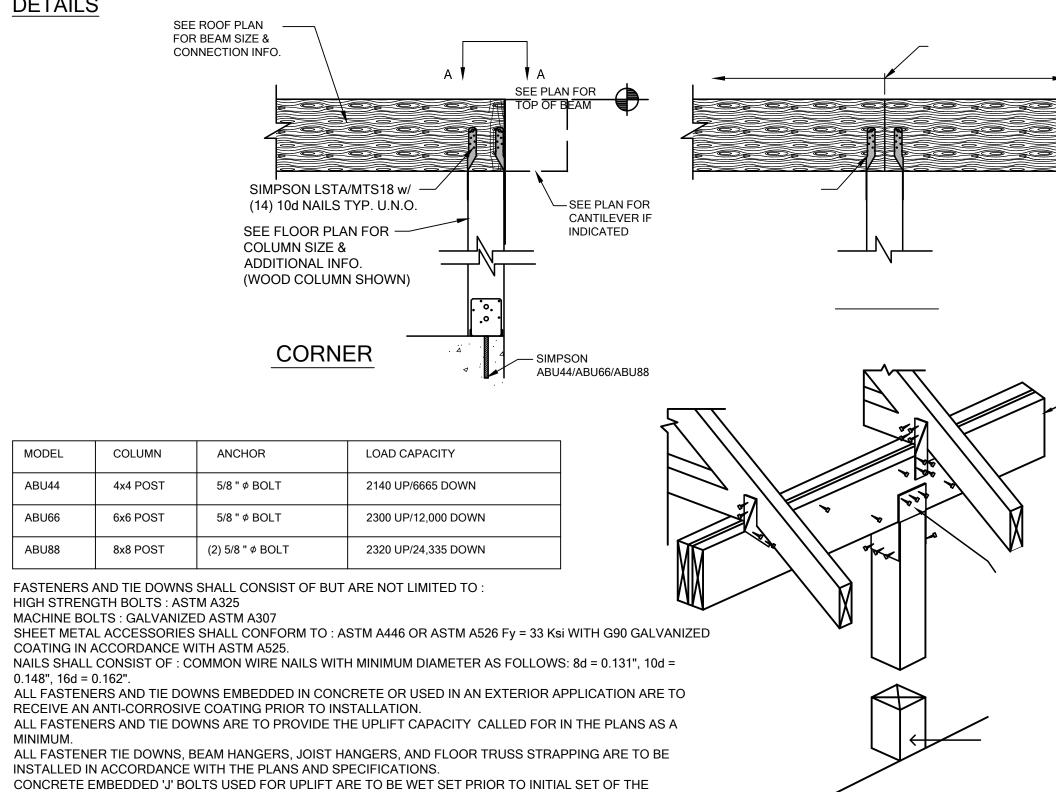
SHEET NUMBER



\ NEW STEM WALL & FOOTER DETAIL

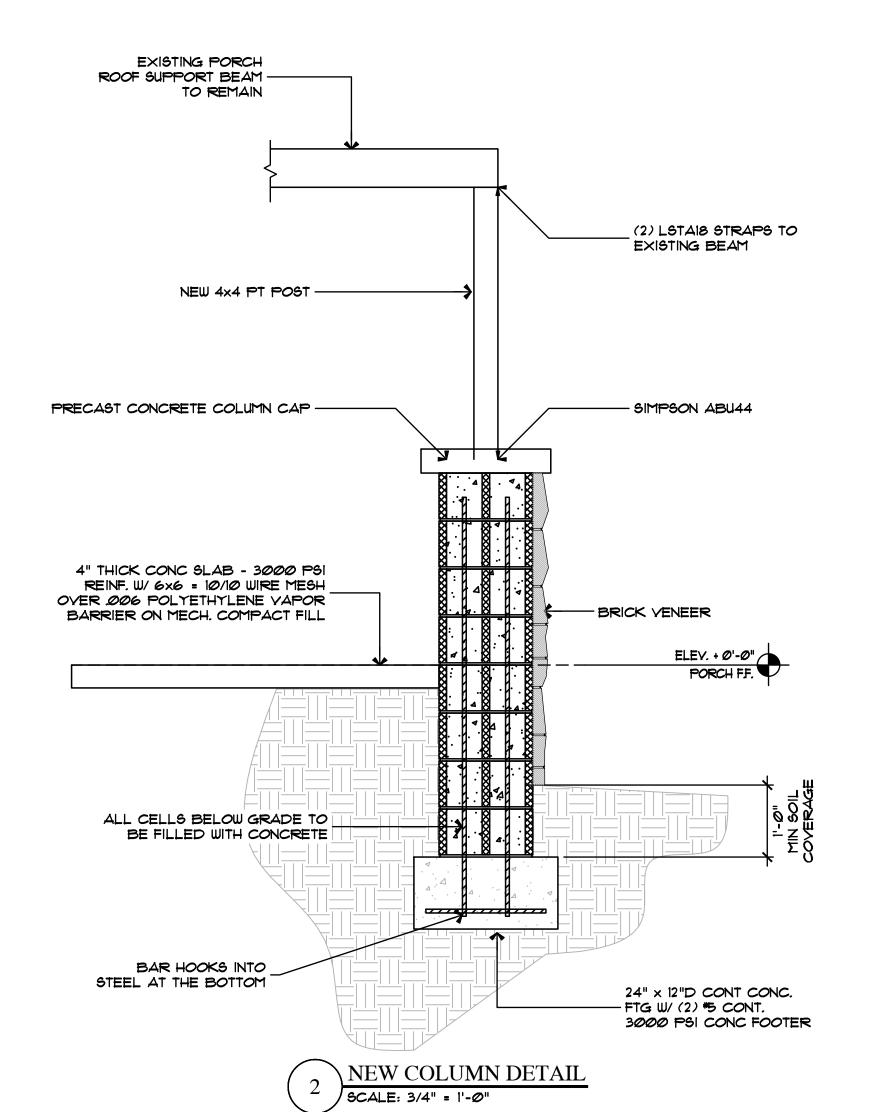
SCALE: 3/4" = 1'-@"

COMMON POST TO BEAM ATTACHMENT



POST TO BEAM DETAIL

SCALE: NTS



CONCRETE, SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.

EMBEDDED REINFORCING PRIOR TO PLACING GROUT.

CONCRETE EMBEDDED TIE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND

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ISSUE DATE BY:

REVIEW 11/23/20 MK

PERMIT 11/23/20 MK

REV.

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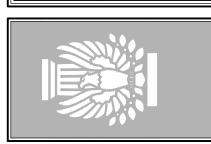
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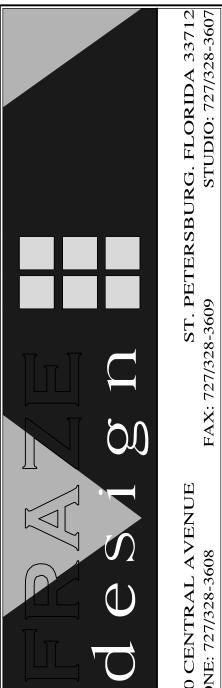
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SHEET TITLE

SECTIONS & DETAILS

SHEET NUMBER





Page 1 of 2 in order 108285 File number: 1782018-01261 Completed: 2/19/2018 Surveyed: 2/16/2018

Client: SUNBELT TITLE AGENCY - NEW TAMPA

Lender: FIRST HOME BANK

Buyer: MELISSA A. ZEPEDA TODD J. BOWMAN

Seller: JENIECE L. CARTER HENSON

Premises: 2135 3RD AVENUE, SAINT PETERSBURG, FLORIDA 33713 PINELLAS



CERTIFIED TO: SUNBELT TITLE AGENCY, FIRST HOME BANK, MELISSA A. ZEPEDA TODD J. BOWMAN, TITLE RESOURCES GUARANTY

COMPAI

LEGAL DESCRIPTION: LOT 13, BLOCK 9, PLAT OF THE - BRONX ADDITION TO THE CITY OF ST PETERSBURG FLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TRUELINE TECHNOLOGIES LLC: THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUELINE TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE: A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

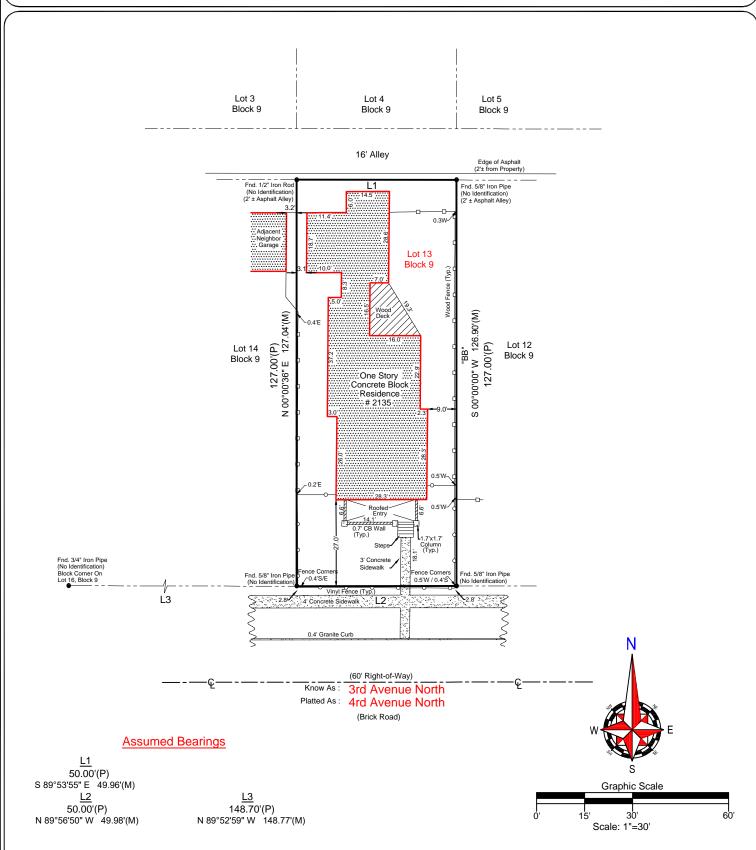
LOT 13, BLOCK 9, PLAT OF THE - BRONX ADDITION TO THE CITY OF ST PETERSBURG FLA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE P RECORDS OF PINELLAS COUNTY, FLORIDA.

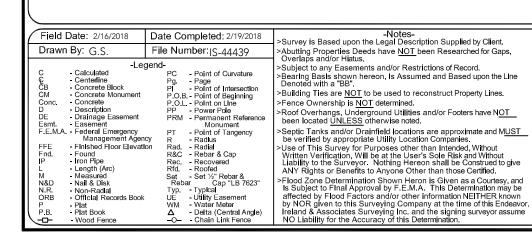
FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GO THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF ST. PETERSBURG, COMMUNITY NUMBER 125148, DATED 9/3/2003.

This survey is not full and complete without the attached survey report, Page 1 of 2.







Date Completed: 2/19/2018

Field Date: 2/16/2018

Drawn By: G.S.

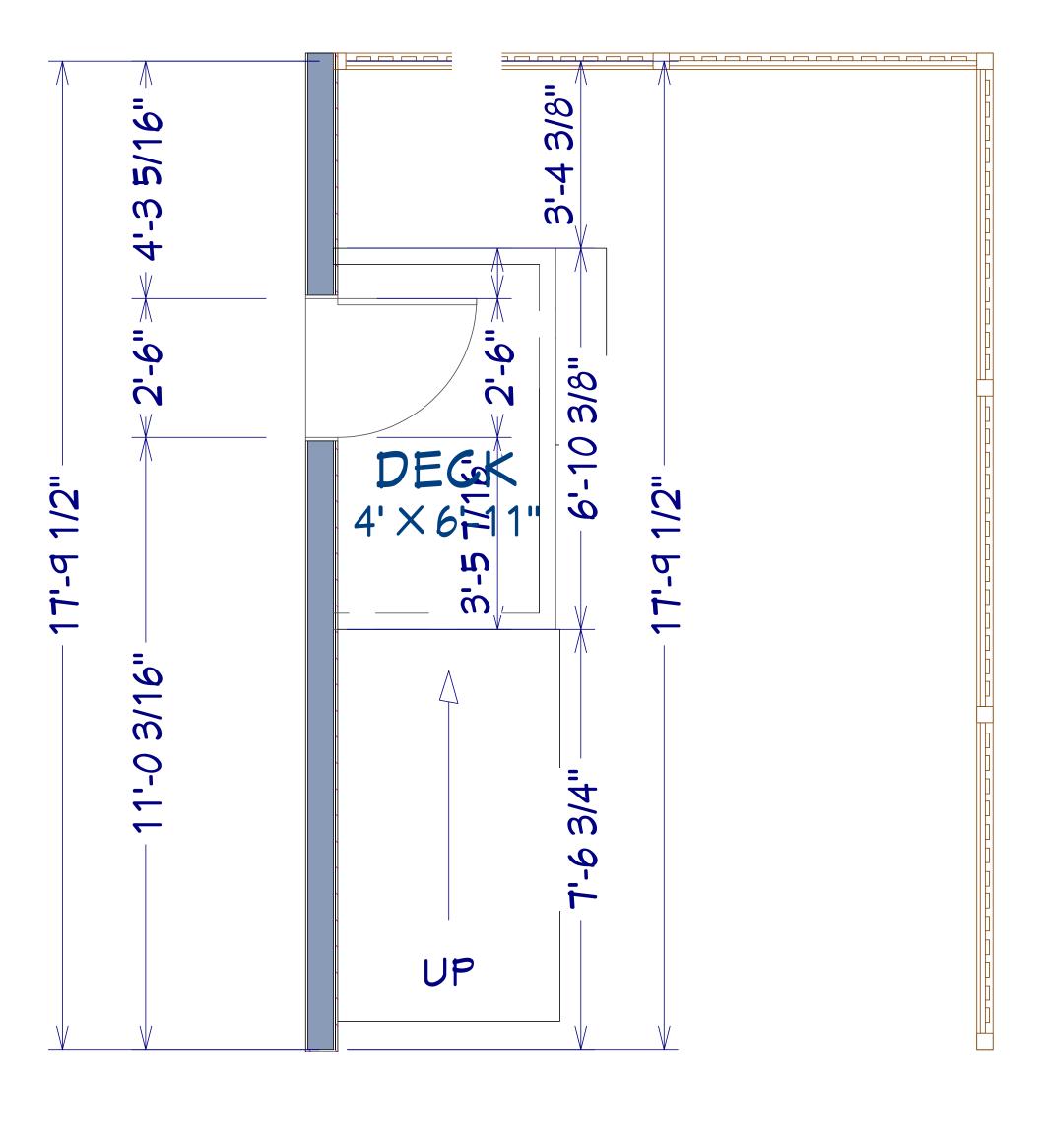
I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Bellef as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Natad and Conforms to the Standards of Practice for Land Surveyi

Patric Patrick K. Ireland Comp. PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

Treland & Associates Surveying, Inc.

1301 S. International Parkway Suite 2001 Lake Mary, Florida 32746

www.irelandsurveying.com .678.3366 Fax-407.320.8165 Office-407.678.3366



BOUNDARY SURVEY

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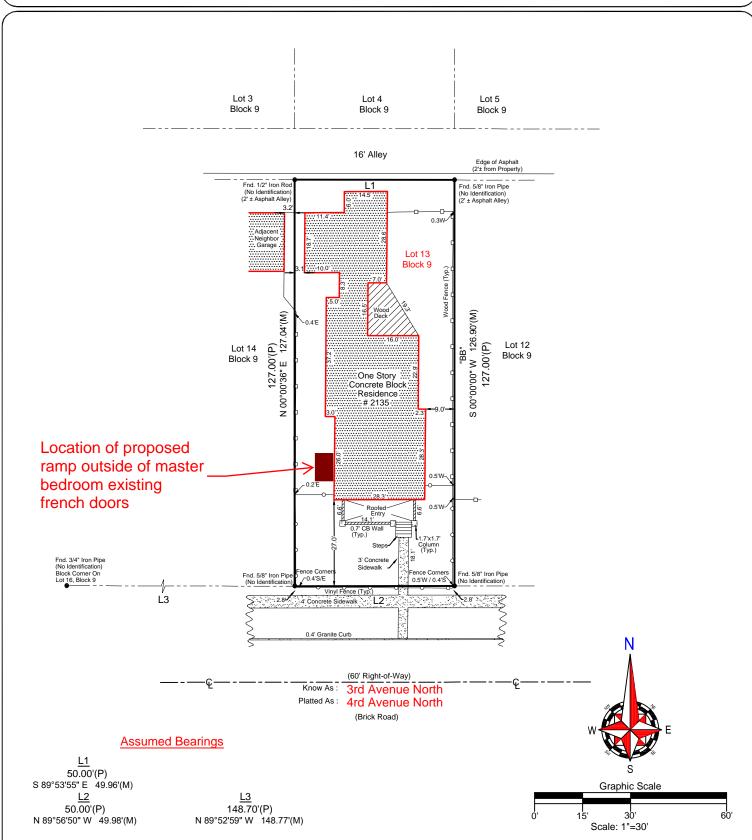
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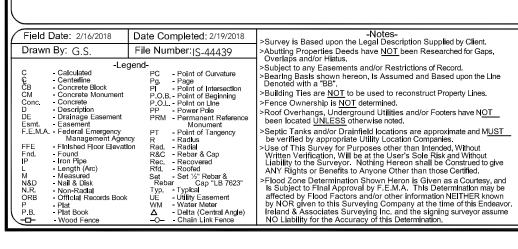
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Field Date: 2/16/2018

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Appendix B:

Maps of Subject Property



2135 3rd Ave N

AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER 21-90200066



