



**CITY OF ST. PETERSBURG, FLORIDA**  
**PLANNING & DEVELOPMENT SERVICES DEPT.**  
**DEVELOPMENT REVIEW SERVICES DIVISION**

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**STAFF REPORT**  
**DEVELOPMENT REVIEW COMMISSION - VARIANCE REQUEST**  
**PUBLIC HEARING**

According to Planning & Development Services Department records, no **Commission member** 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.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **Wednesday, August 4, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5<sup>th</sup> Street North, St. Petersburg, Florida. 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) for up-to-date information.

CASE NO.: 21-54000058 PLAT SHEET: F-14

REQUEST: Approval of a variance to the interior side yard setback from 5-feet to 2.1-feet for a generator in the NT-2 Zoning District.

OWNER: James and Dana Schoenbeck  
 487 23<sup>rd</sup> Avenue North  
 Saint Petersburg, Florida 33704-4315

ADDRESS: 487 23<sup>rd</sup> Avenue North

PARCEL ID NO.: 07-31-17-18936-006-0020

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Traditional Single-Family (NT-2)

Structure	Required Setback	Allowable Encroachment	Variance Request	Magnitude
Generator	5-feet	3-feet	2.1-feet	.42 or 42%

## **BACKGROUND:**

The subject property is located in the Crescent Heights neighborhood and is located on 23rd Avenue North between 4th Street North and 5th Street North. The parcel consists of one platted lot that was established in block F as Lot 2 of the 1922 Crescent Park Heights Subdivision. Currently zoned NT-2 (Neighborhood Traditional Single-Family), the parcel remains in its originally platted pattern with 47-feet of lot width, 5,969 square feet of lot area, and a 16-foot-wide service alley at the rear.

This application seeks the approval of a reduced interior side yard setback variance from five-feet required to 2.1-feet to allow the installation of a residential generator. According to City permit records, the property was redeveloped between 2017 and 2018 with the existing single-family residence. The property's conditions were developed within the NT-2 district's minimum building setbacks according to the as-built survey and the approved site plan provided with this application.

Given how the home was built, the house has a maximized footprint on the lot, which reduces the potential to install accessory site improvements, outdoor living spaces, and potential locations for the inconspicuous placement of ancillary equipment. The home as built (for its living space) has a six-foot side yard setback on the lots left side and has a 10-foot side yard setback on the lots right side, whereas the NT-2 zoning district requires a five-foot side yard on either side.

However, even with the limited green space, the property did receive site plan approval to install an HVAC system in the left interior side yard with a setback of 3.1-feet from the neighboring lot line in compliance with Section 16.60.050.2. Section 16.60.050.2.- "Setbacks, Allowable Encroachments" of the City Code provides administrative accommodation for accessory site improvements by permitting non-habitual structures or equipment in a setback without variances, depending on the zoning and particular yard lot line ( i.e., front yard, street-side yard, interior side yard, rear yard, or waterfront yard). Per Section 16.60.050.2., residential ancillary equipment may encroach "No closer to property line than 3 ft." into a traditionally zoned property's interior side yard setback.

Permit 20-0400152 was denied in plan review for proposing the placement of a generator in the left interior side yard at a setback of 2.1-feet, which encroaches closer onto the left interior side yard lot line than the three-feet allowed by the codified encroachment. According to the site plan provided by the application and the as-built survey recovered from City records, the existing HVAC located in the left-side yard was approved and complied with the required three-foot setback when evaluated during permit review. The lot's right-side yard dimensionally is the larger of the two side yards and is better suited for the placement of the generator without the need for a setback variance. In light of the desired location of the generator, this application seeks side yard setback reduction approval to place and maintain the equipment in the property's left side yard at 2.1-feet. It is the goal of this request to preserve the existing green space within the right-side yard.

**CONSISTENCY REVIEW COMMENTS:** The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **inconsistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

The subject property was redeveloped with the existing residence in between 2017 and 2018 according to permit records.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

The site does consist of one platted lot of record that is substandard to the NT-2 zoning district's required minimum lot width. The subject lot is required to be 50-foot width according to the zoning but was platted at 47-foot wide.

c. *Preservation district. If the site contains a designated preservation district.*

This criteria is not applicable.

d. *Historic Resources. If the site contains historical significance.*

This criteria is not applicable.

e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

Currently, the property has two juvenile Southern Magnolia's and several varieties of accent plants in the property's front yard.

f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

The variance request does not appear promote an established 2.1-foot setback patten for ancillary equipment.

g. *Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

This criteria is not applicable.

2. *The special conditions existing are not the result of the actions of the applicant;*

The existing conditions of the property are not the result of applicant action; however this request is. The property may reasonably with or without the codified allowable encroachment, provide reasonable placement of the generator in the right interior side yard of the lot.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

Literal enforcement of the provisions of this chapter would not result in unnecessary hardship. The generator may be installed in the right interior side yard in compliance with the NT-2 district required 5-foot side yard setback or subject to allowable encroachment at a three-foot setback from the right side yard property line.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

Strict compliance with the provisions of this chapter would not deprive the applicant of the reasonable use of the land, home, or equipment.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The request is considered excessive. The property does avail itself of space within the buildable area to install the equipment without a variance.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The granting of this variance will not promote the general intent of the Land Development Regulations. Current code affords the property an encroachment for different forms of above ground ancillary equipment in interior side yards, of up to three feet when a district's required side yard setback cannot be maintained.

Both the site plan provided by the applicant and the existing conditions indicate instances where ancillary equipment either has already been previously proposed in compliance with the encroachment allowance, installed, or relocated to a location where a variance would not be needed. These accommodations provide for the reasonable use of lands while maintaining existing uniform standards for the placement for ancillary equipment in a manner consistent with the district.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of this request does not appear to be injurious public welfare or neighboring properties.

8. *The reasons set forth in the application justify the granting of a variance;*

The reasons provided by this application do not justify the granting of this variance.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

None of the above referenced criteria were used as grounds to support this request.

**PUBLIC COMMENTS:** The subject property is within the boundaries of the Crescent Heights Neighborhood Association. There was one public comment and a signature received in support this application from the abutting property owner of 499 23<sup>rd</sup> Avenue North.

**STAFF RECOMMENDATION:** Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **DENIAL** of the requested variance.

**CONDITIONS OF APPROVAL:** If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. Visual shielding shall be maintained to conceal the generator's location.
3. This variance approval shall be valid through August 4, 2021. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
4. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: location map, application with site plan, as built survey 7/16/18, house plans, building permit history, email of support

Report Prepared By:

/s/ Shervon Chambliss

7/26/2021

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Shervon Chambliss, Planner I  
Development Review Services Division  
Planning & Development Services Department

Date

Report Approved By:

/s/ Jennifer C. Bryla

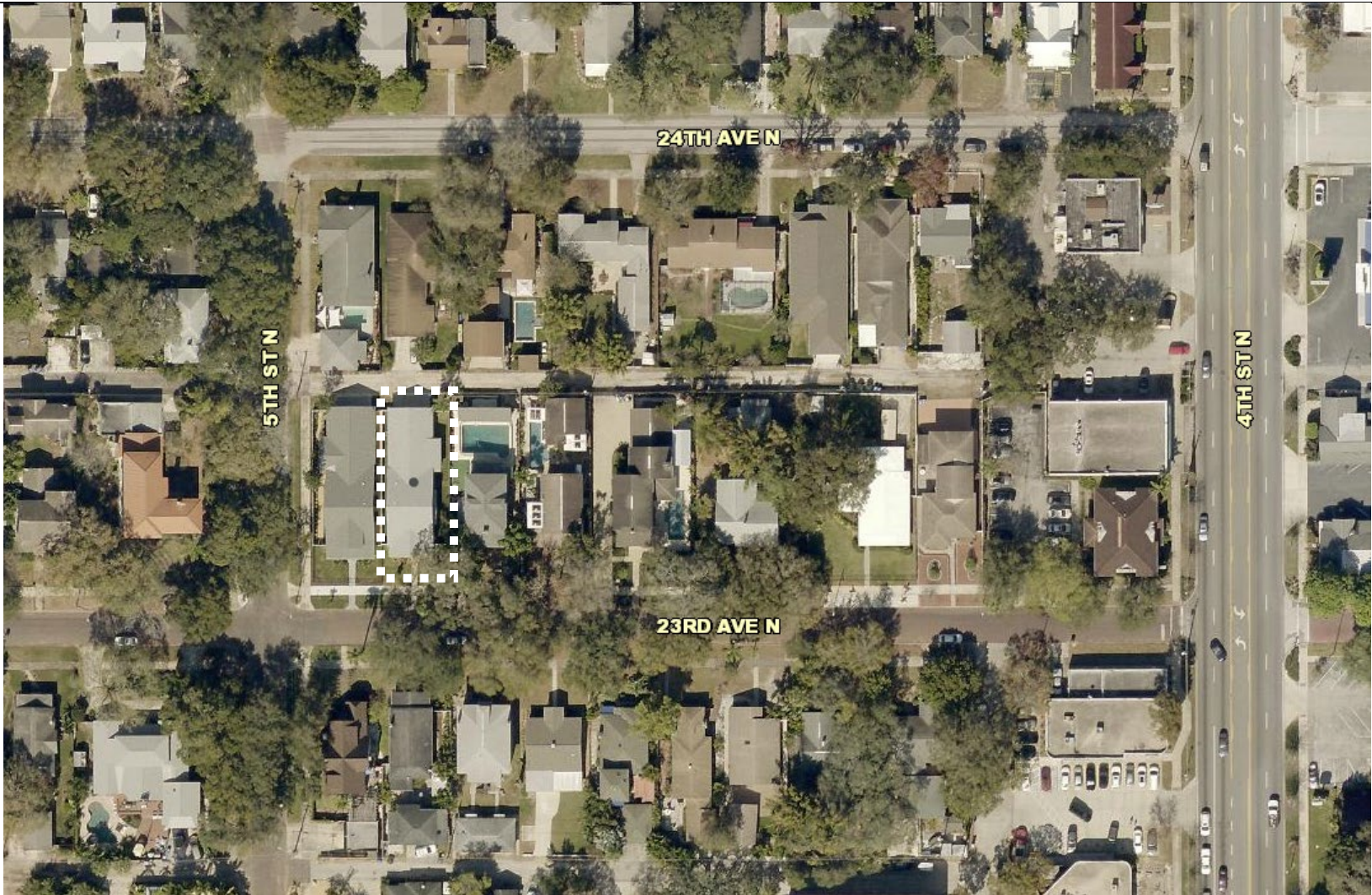
7/27/21

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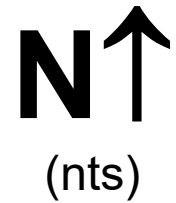
Jennifer C. Bryla, ACIP, Zoning Official (POD)  
Development Review Services Division  
Planning & Development Services Department

Date

JCB:SAC



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 21-54000058  
Address: 487 23<sup>rd</sup> Avenue North





# VARIANCE

Application No. 21-04000152

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> James E. Schoenbeck	
Street Address: 487 23rd Avenue North	
City, State, Zip: St. Petersburg, FL 33704	
Telephone No: (727) 550-0199	Email Address: jeschoenbeck@gmail.com
<b>NAME of AGENT or REPRESENTATIVE:</b>	
Street Address:	
City, State, Zip:	
Telephone No:	Email Address:
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: <u>487 23rd Ave N</u>	
Parcel ID#(s):	
<b>DESCRIPTION OF REQUEST:</b> <u>487 23rd</u>	
<b>PRE-APPLICATION DATE:</b>	<b>PLANNER:</b>

## FEE SCHEDULE

1 & 2 Unit, Residential - 1 <sup>st</sup> Variance	\$350.00	Each Additional Variance	\$100.00
3 or more Units & Non-Residential - 1 <sup>st</sup> Variance	\$350.00	After-the-Fact	\$500.00
		Docks	\$400.00
		Flood Elevation	\$300.00

Cash, credit, checks made payable to "City of St. Petersburg"

**RECEIVED**  
10:48 AM  
JUN 07 2021

## AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner / Agent\*: [Signature] Date: 5/19/2021

\*Affidavit to Authorize Agent required, if signed by Agent  
Typed Name of Signatory: James E. Schoenbeck



**st.petersburg**  
**www.stpete.org**

# AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: James E. Schoenbeck

This property constitutes the property for which the following request is made

Property Address: 487 - 23rd Avenue N St. Pete 33704

Parcel ID No.: \_\_\_\_\_

Request: Variance to put generator on side lot

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): PGE

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

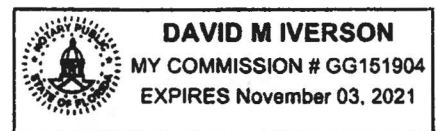
Signature (owner): [Handwritten Signature] JAMES E. SCHOENBECK  
Printed Name

Sworn to and subscribed on this date

Identification or personally known: \_\_\_\_\_

Notary Signature: [Handwritten Signature] Date: 6/7/2021

Commission Expiration (Stamp or date):







# Pre-Application Meeting Notes

Meeting Date: 5/11/21 Zoning District: NT-2

Address/Location: 487 23rd Avenue North

Request: Approval of a variance to the required side yard setback from 5'-0" to 2'-11" for auxiliary equipment.

Type of Application: Variance Staff Planner for Pre-App: JCB/SAC

Attendees: David Iverson

**Neighborhood and Business Associations within 300 feet:**

Assoc.	Contact Name:	Email:	Phone:
Crescent Heights Neighborhood Assoc	Angie Conner	angie.conner@gmail.com president@mychna.org	727-902-3882
		president@mychna.org	

(See Public Participation Report in applicable Application Package for CONA and FICO contacts.)

Notes: Staff indicated that due to available space in right side yard, the equipment can be relocated. The relocation would allow the generator to meet setbacks and eliminate the need for setback variance. Mr. Iverson clarified that because there is an alternative location, Staff could not ~~not~~ support a setback variance request for the left side yard.

10 day notices would be required for Crescent heights neighborhood association, CONA, and FICO  
June 7th Submittal would go to an August 4th hearing.



# VARIANCE

**NARRATIVE** (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

APPLICANT NARRATIVE	
Street Address: 487 23rd Avenue North	Case No.:
Detailed Description of Project and Request:	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The property has very little property space. The owner has one small patch of yard that is used as a path for equipment and entry and would like the generator on the other side of the house for this reason.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
Other yards have more space.	
3. How is the requested variance not the result of actions of the applicant?	
The applicant didn't choose the size of the property	



# VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

**ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.**

APPLICANT NARRATIVE	
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?	<p>It would be the minimum intrusiveness for the property and will be in a location that is ideal for neighbors &amp; any future home owners.</p>
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?	<p>The one location that would be acceptable is a main path way for equipment entry &amp; would block too much of the lot. It is the only patch of yard the house has &amp; would hurt the aesthetics &amp; functionality for house &amp; lawn maintenance.</p>
6. In what ways will granting the requested variance enhance the character of the neighborhood?	



# PUBLIC PARTICIPATION REPORT

Application No. 21-04000152

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

**NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.**

## APPLICANT REPORT

**Street Address:** 487 23rd Avenue North

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

5/26/21 - email to CONA  
5/26/21 - mailed to FICO

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

Crescent Heights Neighborhood Assoc. (Angie Conner)  
received notice 6/2/21

2. Summary of concerns, issues, and problems expressed during the process

## NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Tom Lally at [variance@stpetecona.org](mailto:variance@stpetecona.org)), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24<sup>th</sup> Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 5/26/21  
 Attach the evidence of the required notices to this sheet such as Sent emails.

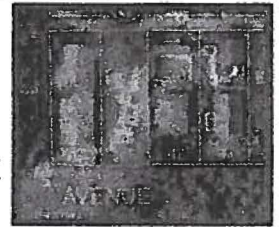
# BOUNDARY SURVEY

Date Of Field Work - 10/17/2018    Drawn By - J.S.    Colors - 10/17/2018

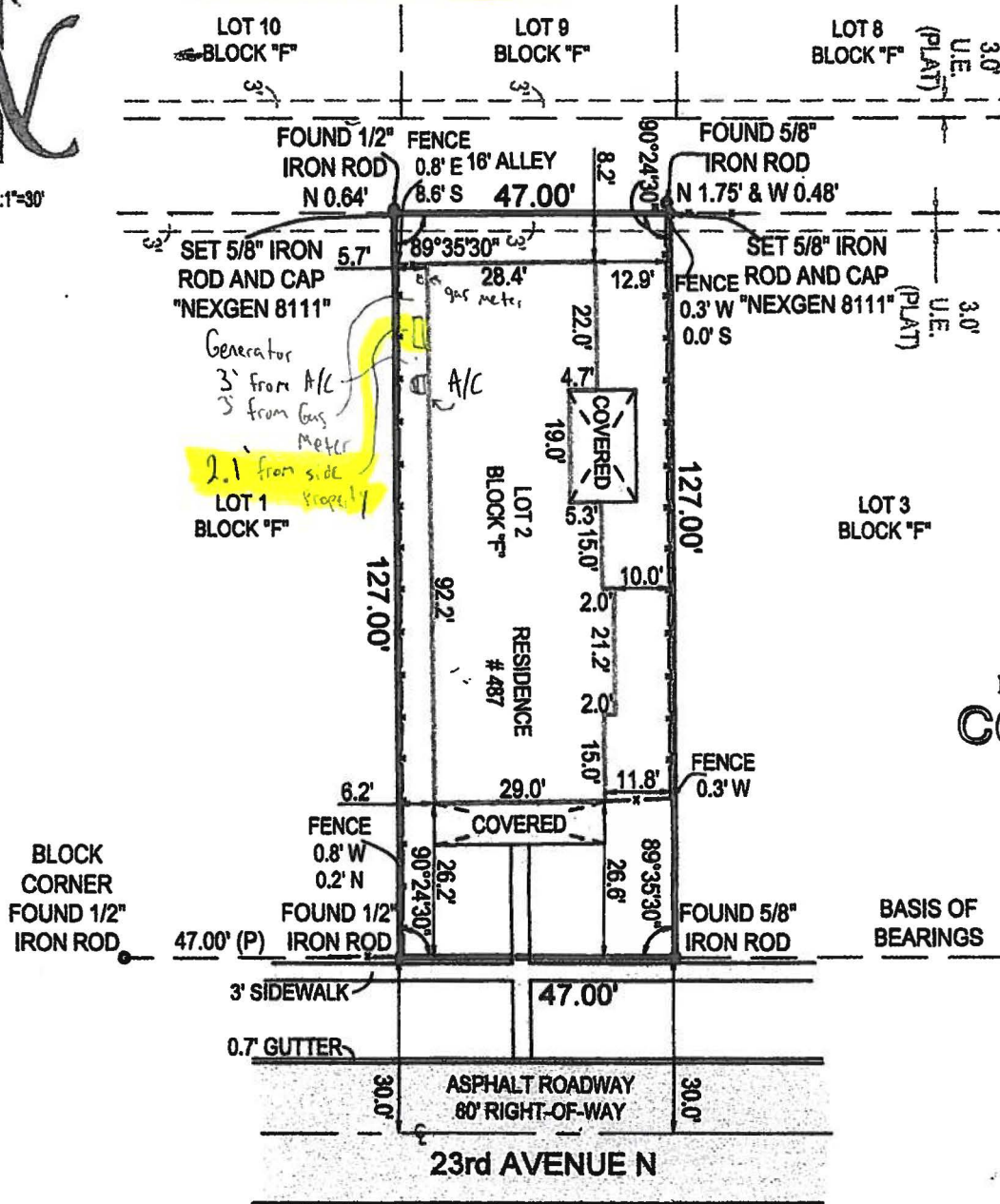
**487 23RD AVENUE N, ST. PETERSBURG, FL 33704**



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



**PG&E  
COPY**

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH © SLS, INC. SEE 3-95' P. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

# NEXGEN

SURVEYING, LLC.

PHONE: 561.508.6272  
FAX: 561.508.6309  
LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407  
NexgenSurveying.com



20kW<sup>1</sup> Fortress™ Standby Generator

**BRIGGS & STRATTON**



## FORTRESS™ The Smart Choice

Introducing our dealer exclusive line. Available at your local Briggs & Stratton Dealer with these great features:



Parts • Labor • Travel  
Limited  
Warranty

### Unique Airflow Technology

- Making these models 50% quieter than most portable generators
- The unique design pushes engine exhaust out the front, directly away from your home

### Flexible Placement

- Approved for installation as close as 18" to a building<sup>2</sup>

### Symphony™ II Power Management System

- Customizable to your home's needs
- Automatically balances the power of your home's electrical load including high wattage items like air conditioning units and electric ovens
- Offers whole house power with a more affordable home generator

### Quality Clean Power

- Ensures your electronics are safely powered

### Commercial-Grade Briggs & Stratton Vanguard™ Engine

- Powerful V-Twin OHV engine
- Easy conversion between natural gas (NG) and liquid propane vapor (LPV) during installation

### Corrosion Resistant Enclosure and Base Options:

- Automotive grade galvanized steel enclosure and base
- Aluminum enclosure and stainless steel base certified to withstand hurricane-force winds up to 175 mph
- Both options utilize powder-coated paint for years of protection against chips and abrasions

### Oil Warmer

- Ships with a pre-installed oil warmer ensuring smooth start-ups any time an outage occurs when the temperatures dip below freezing



### Generator Set Rating

Model	Enclosure Type	Voltage	Phase <sup>3</sup>	Hz	Breaker	Liquid Propane Vapor 125°C Standby Rating		Natural Gas 125°C Standby Rating		Limited Warranty <sup>4</sup>
						kW <sup>1</sup>	Amps	kW <sup>1</sup>	Amps	
040547	Galvanized	120/240	1	60	100	20	83.3	18	75	6 Year
040573	Aluminum	120/240	1	60	100	20	83.3	18	75	6 Year
040592	Aluminum	120/240	1	60	100	20	83.3	18	75	10 Year

<sup>1</sup> This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motors and generators).

<sup>2</sup> The installation manual contains specific instructions related to generator placement in addition to NFPA 37, including the requirement that carbon monoxide detectors be installed and maintained in your home.

<sup>3</sup> Single phase units are rated at 1.0 power factor and three phase units are rated at 0.8 power factor.

<sup>4</sup> Warranty details available at [www.briggsandstratton.com](http://www.briggsandstratton.com)



## 20kW' Fortress™ Standby Generator

### Engine Specifications

Engine	
<b>Engine Model</b>	Briggs & Stratton Vanguard™
<b>Engine Model Type Trim Number</b>	613275-0003-E1
<b>Engine Speed (RPM)</b>	3600
<b>Engine Fuel</b>	Liquid Propane Vapor (LPV) or Natural Gas (NG)
<b>Engine Cylinder Configuration</b>	OHV
<b>Number of Cylinders</b>	2
<b>Displacement (cc)</b>	60.6 / 993
<b>Bore &amp; Stroke (in)</b>	86 / 87
<b>Compression Ratio</b>	8.8:1
<b>Governor Type</b>	Electronic
<b>Frequency Regulation</b>	+/- 0.5%
<b>Valves</b>	OHV with Hardened Seats
<b>Ignition System</b>	Fixed Timing Magneto™ Electric Ignition
<b>Starter Motor Rating Voltage</b>	12 Volt
<b>Battery</b>	12 Volt

Lubrication	
<b>Oil Capacity (oz)</b>	79
<b>Lubrication System</b>	Full Pressure
<b>Recommended Oil</b>	5W30 Full Synthetic
<b>Low Oil Pressure Sensor</b>	Yes

Alternator Specs	
<b>Manufacturer</b>	Briggs & Stratton
<b>Type</b>	Self-Excited, Rotation Field
<b>Voltage Regulator</b>	Automatic
<b>Insulation</b>	Class F

Controller Features	
<b>Hour Meter</b>	Yes
<b>LED Digital Display</b>	Yes
<b>Fault Code Display</b>	Yes
<b>Weekly Exerciser</b>	Yes

### Operations

	Fuel Consumption <sup>1</sup>			
	50% Load		100% Load	
<b>Liquid Propane Vapor</b>	83 ft <sup>3</sup> / hr	2.31 gal / hr	135 ft <sup>3</sup> / hr	3.75 gal / hr
<b>Natural Gas</b>	187 ft <sup>3</sup> / hr	—	260 ft <sup>3</sup> / hr	—

#### Sound Rating At 7 Meters

64 dBA

Lowest measurement of 12 microphones around generator. Sound level measurement at other locations around generator may be different depending upon installation configuration.

<sup>1</sup> This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motors and generators).

<sup>2</sup> Fuel consumption rates are estimated based on normal operating conditions. Generator operation may be greatly affected by elevation and the cycling operation of multiple electrical appliances – fuel flow rates may vary depending on these factors.



Additional Information

Other Features

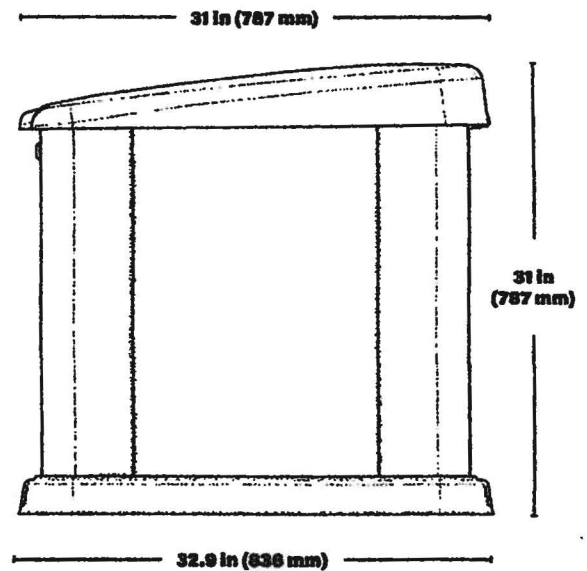
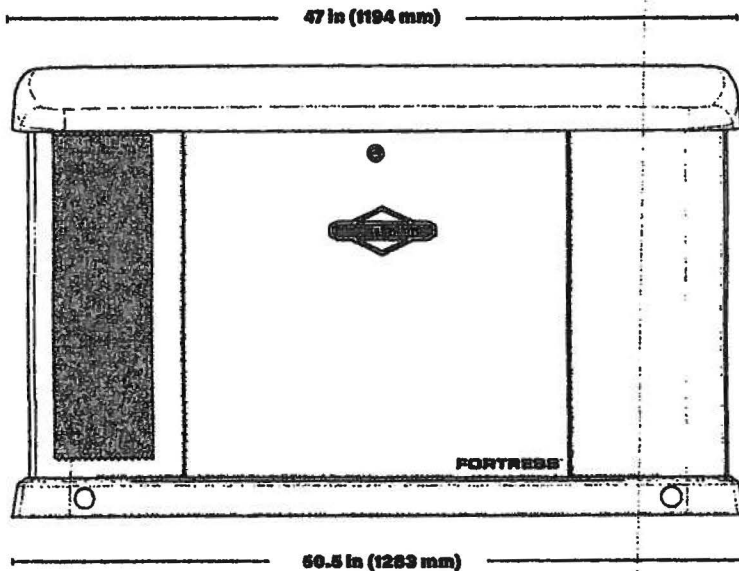
Enclosure Material	Galvanneal Steel or Aluminum
Overcrank Protection	Yes
Engine Warm Up (sec)	20 or 60 Automatic Transfer Switch Controlled
Engine Cool Down (min)	1
Response Time (sec)	26 or 66 Automatic Transfer Switch Controlled
Monitoring Options	Basic Wireless Monitor InfoHub™ Monitor
Continuous Battery Charging	Yes
<b>Weight and Dimensions</b>	
Assembled Weight (lbs / kg)	500 / 227
Overall Dimensions (In / mm)	60.5 x 32.9 x 31 / 1283 x 836 x 787
Packaged Weight (lbs / kg)	613 / 278
Packaged Dimensions (In / mm)	68.1 x 41 x 39.5 / 1730 x 1041 x 1003

Certification

CARB Compliant <sup>1</sup>	Conditions Apply
cUL Listed to CSA 22.2 NO 100-14	Yes
UL 2200 Listed	Yes
NEMA Compliant	Yes
EPA Certified Fuel System <sup>2</sup>	Yes

Available Accessories

Maintenance Kit	6035
Cold Weather Kit	6404
Basic Wireless Monitor	6276
InfoHub	6260
Remote Status Monitor	6144



<sup>1</sup> This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motor and generators).

<sup>2</sup> It is the responsibility of the owner / operator / installer to research and understand local code requirements where this unit will be installed and operated. This unit may require additional testing once it is installed. Contact local authorities to understand specific requirements.





Fuel Pipe Size Recommendation Chart (Capacity in Thousands of BTU/Hour)

Natural Gas / Inlet Pressure less than 2 PSI / Pressure Drop 1/2" Water Column / Specific Gravity 0.60

	1/2" pipe capacity	3/4" pipe capacity	1" pipe capacity	1-1/4" pipe capacity	1-1/2" pipe capacity	2" pipe capacity
20' Length <sup>1</sup>	118	247	466	957	1,430	2,760
40' Length <sup>2</sup>	81	170	320	657	985	1,900
60' Length <sup>2</sup>	65	137	257	528	791	1,620
80' Length <sup>2</sup>	56	117	220	452	677	1,300
100' Length <sup>2</sup>	50	104	195	400	600	1,160

Liquid Propane Vapor / Inlet Pressure 10" Water Column / Pressure Drop 1/2" Water Column / Specific Gravity 1.50

	1/2" pipe capacity	3/4" pipe capacity	1" pipe capacity	1-1/4" pipe capacity	1-1/2" pipe capacity	2" pipe capacity
20' Length <sup>2</sup>	200	418	788	1,617	2,423	4,666
40' Length <sup>2</sup>	137	287	541	1,111	1,665	3,207
60' Length <sup>2</sup>	110	231	435	892	1,337	2,575
80' Length <sup>2</sup>	101	212	400	821	1,230	2,370
100' Length <sup>2</sup>	101	212	400	821	1,230	2,370

Support every step of the way

Need help? Just call 800-759-2744

Our technical support team is here to help you with any questions or concerns. Please contact us at 800-759-2744.

Call today for a FREE in-home estimate! 800-743-4115

<sup>1</sup> This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motors and generators).

<sup>2</sup> Total length of piping from outlet of regulator to appliance furthest away.

Briggs & Stratton has a policy of continuous product improvement and reserves the right to modify its specifications at any time and without prior notice.

Not for Prime Power or use where standby systems are legally required, for serious life safety or health hazards, or where lack of power hampers rescue of fire-fighting operations.

BS1007-D - 11/17

BRIGGS & STRATTON CORPORATION  
POST OFFICE BOX 702  
MILWAUKEE, WI 53201 USA

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YOU. POWERED.







# VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?	<p>It would be the minimum intrusiveness for the property and will be in a location that is ideal for neighbors &amp; any future home owners.</p>
5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?	<p>The one location that would be acceptable is a main path way for equipment entry &amp; would block too much of the lot. It is the only patch of yard the house has &amp; would hurt the aesthetics &amp; functionality for house &amp; lawn maintenance.</p>
6. In what ways will granting the requested variance enhance the character of the neighborhood?	



**st.petersburg**  
www.stpete.org

# VARIANCE

## NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
<b>Street Address:</b> 487 23rd Avenue North	<b>Case No.:</b>
<b>Description of Request:</b>	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address: 499 23rd Avenue North	
Owner Name (print): ROBERT T. ARLINGTON	
Owner Signature: <i>[Handwritten Signature]</i>	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	





487

487 23rd







487

Neighbor





HIGH POINT  
 4600 140TH AVE N STE 100  
 CLEARWATER, FL 33762-9998  
 (800)275-8777

06/02/2021 01:49 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.55
Saint Petersburg, FL 33712			
Weight: 0 lb 0.20 oz			
Estimated Delivery Date			
Sat 06/05/2021			
Certified Mail® Tracking #:			\$3.60
70201290000029931973			
Affixed Postage			-\$0.55
Affixed Amount: \$0.55			
<b>Total</b>			<b>\$3.60</b>

Grand Total: \$3.60

Credit Card Remitted \$3.60

Card Name: VISA  
 Account #: XXXXXXXXXXXX2237  
 Approval #: 077424  
 Transaction #: 958  
 AID: A0000000031010 Chip  
 AL: VISA CREDIT  
 PIN: Not Provided

**U.S. Postal Service™ CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Saint Petersburg, FL 33712

7020 1290 0000 2993 1973

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee \$) (indicate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$4.15</b>

Sent To  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Learn more about your experience.  
 Go to: <https://postalexperience.com/Pos>  
 or scan this code with your mobile device,



or call 1-800-410-7420.



**Intent to File a Variance Application**

**Application # 21 - 04000152**

**To Whom it May Concern,**

**Pinellas Generator and Electric is installing a generator on the side property of 487 23rd Avenue. Due to the minimal space of the property line, the location of the generator does not meet the typical guidelines of the local municipality. This letter is to notify the surrounding neighbors of the installation approval process.**

**Sincerely,**

**David Iverson**

**Co-Owner**

A handwritten signature in blue ink, appearing to read 'David M. Iverson', is written in a cursive style. The signature is fluid and extends across the width of the page.

**Pinellas Generator and Electric**

**6272 147 Ave #B**

**Clearwater FL**

**33760**

**727-335-3988**



Elizabeth Gabriel &lt;elizabeth.pgelectric@gmail.com&gt;

---

**487 23rd Ave N, St. Petersburg**

1 message

---

**Elizabeth Gabriel** <elizabeth.pgelectric@gmail.com>

Wed, May 26, 2021 at 9:00 AM

To: [variance@stpetecona.org](mailto:variance@stpetecona.org)

Good morning,

We are applying for a variance for this address. The Information says that the city will provide the list of properties to send the letter to. I appreciate any help on this matter.

Thank you

--

**Elizabeth Gabriel****Office Manager****Pinellas Generator and Electric****727-335-3988**[elizabeth.pgelectric@gmail.com](mailto:elizabeth.pgelectric@gmail.com)[pinellasgeneratorandelectric.com](http://pinellasgeneratorandelectric.com)

---

**2 attachments** **Variance Paperwork.pdf**  
20588K **Variance Letter signed and dated.pdf**  
1033K



Elizabeth Gabriel &lt;elizabeth.pgelectric@gmail.com&gt;

**Fwd: Variance for Generator - 487 23rd Avenue North**

5 messages

James Schoenbeck <jeschoenbeck@gmail.com>  
To: Elizabeth Gabriel <elizabeth.pgelectric@gmail.com>

Wed, Jun 2, 2021 at 9:43 AM

Elizabeth:

Please let me know the relevant dates for my variance hearing.

Best regards.

Jim Schoenbeck  
487 23rd Avenue North

Begin forwarded message:

**From:** James Schoenbeck <jeschoenbeck@gmail.com>  
**Date:** June 2, 2021 9:42:22 AM EDT  
**To:** Angie Conner <angie.conner@gmail.com>  
**Subject: Re: Variance for Generator - 487 23rd Avenue North**

Angie:

Thanks. I will confirm the dates and reach back out for status update in a week.

Best regards.

Jim Schoenbeck  
487 23rd Avenue North  
On Jun 1, 2021, at 11:54 AM, Angie Conner wrote:

Hi, Jim,  
I'll present this to the board. There should be no issue with getting support from the neighborhood association. I don't recall the dates you are working with, so please reach out again in one week for status.  
Kind regards,  
Angie Conner, president  
Crescent Heights Neighborhood Association

On Fri, May 28, 2021 at 11:21 AM James Schoenbeck <jeschoenbeck@gmail.com> wrote:  
Ms. Conner:

My name is Jim Schoenbeck and I live at 487 23rd Avenue North with my wife Dana and daughter Parker.

I am working with Pinellas Generator to install a standby generator on my property. Unfortunately, my yard is rather small, and I will need a variance in order to make this happen.

Elizabeth Gabriel at Pinnellas Generator told me that you might be willing to write a letter in support of the variance.

Let me know if I can provide any details of the plan or other information that might help in this regard.

I appreciate your assistance.

Best regards.

Jim Schoenbeck  
487 23rd Avenue North  
St. Petersburg, FL 33704  
(c) 646-853-1689

---

**Elizabeth Gabriel** <elizabeth.pgelectric@gmail.com>  
To: James Schoenbeck <jeschoenbeck@gmail.com>, angie.conner@gmail.com

Wed, Jun 2, 2021 at 9:48 AM

The dates of the letter are 5/26/21. I just now heard back from Judy Landan and I need a list of addresses. I am trying to get this out by this Friday.

[Quoted text hidden]

--

**Elizabeth Gabriel**  
**Office Manager**  
**Pinellas Generator and Electric**  
**727-335-3988**  
[elizabeth.pgelectric@gmail.com](mailto:elizabeth.pgelectric@gmail.com)



[pinellasgeneratorandelectric.com](http://pinellasgeneratorandelectric.com)

---

**Angie Conner** <angie.conner@gmail.com>  
To: Elizabeth Gabriel <elizabeth.pgelectric@gmail.com>  
Cc: James Schoenbeck <jeschoenbeck@gmail.com>

Wed, Jun 2, 2021 at 10:11 AM

May I put you in touch with other folks in the neighborhood that have gone through this process?  
I haven't heard of anyone having to send letters out. I believe the city does that.

Angie

[Quoted text hidden]

---

**Elizabeth Gabriel** <elizabeth.pgelectric@gmail.com>  
To: Angie Conner <angie.conner@gmail.com>  
Cc: James Schoenbeck <jeschoenbeck@gmail.com>

Wed, Jun 2, 2021 at 10:15 AM

That would be great! I want to make sure it is done correctly.

[Quoted text hidden]

---

**Angie Conner** <angie.conner@gmail.com>  
To: Elizabeth Gabriel <elizabeth.pgelectric@gmail.com>  
Cc: James Schoenbeck <jeschoenbeck@gmail.com>

Wed, Jun 2, 2021 at 10:18 AM

Okay, let me reach out to some folks.  
I'll get back to you.

[Quoted text hidden]



Elizabeth Gabriel &lt;elizabeth.pgelectric@gmail.com&gt;

---

**Letter of Support for Variance**

2 messages

---

**Elizabeth Gabriel** <elizabeth.pgelectric@gmail.com>

Thu, May 27, 2021 at 12:55 PM

To: jeschoenbeck@gmail.com

Hi Jim,

Angie Conner from the CHNA reached out to me (Crescent Heights Neighborhood Association) and said that if you email her asking for a letter of support for your variance, she will happily write one for you.

Her email is: [angie.conner@gmail.com](mailto:angie.conner@gmail.com)

Thank you

--

**Elizabeth Gabriel****Office Manager****Pinellas Generator and Electric****727-335-3988**[elizabeth.pgelectric@gmail.com](mailto:elizabeth.pgelectric@gmail.com)[pinellasgeneratorandelectric.com](http://pinellasgeneratorandelectric.com)

---

**James Schoenbeck** <jeschoenbeck@gmail.com>

Thu, May 27, 2021 at 1:31 PM

To: Elizabeth Gabriel &lt;elizabeth.pgelectric@gmail.com&gt;

Thanks Elizabeth. I will do that.

Best regards.

Jim Schoenbeck

Sent from my iPhone

On May 27, 2021, at 12:55 PM, Elizabeth Gabriel <elizabeth.pgelectric@gmail.com> wrote:

[Quoted text hidden]





SECTION 7, TOWNSHIP 31S, RANGE 17E

CERTIFIED TO:

WILLIAM N. RUFFING  
JMS GROUP CONTRACTING

LEGEND:

- N&D = NAIL & DISK
- FPP = FOUND PINCHED PIPE
- FIR = FOUND IRON ROD
- C/P = COVERED PAVERS
- M = FIELD MEASUREMENT
- P = PLAT
- CONC = CONCRETE
- R/W = RIGHT OF WAY
- SIR = SET IRON ROD
- SN&D = SET NAIL AND DISK
- T.B.M. = TEMPORARY BENCHMARK
- HEX. = HEXAGONAL BLOCK SIDEWALK
- MF = METAL FENCE
- WF = WOOD FENCE
- PVC = VINYL FENCE
- HM = WATER METER
- C = CABLE T.V.
- B = BUBBLER
- = CLEANOUT
- ⊙ = SANITARY MANHOLE
- DIA" = OAK TREE
- ★ DIA" = PALM TREE
- x 0.00 = SPOT ELEVATION

5th ST. N.



NORTH BASIS:  
ASSUMED  
SCALE: 1" = 20'

NOTE:  
IT IS MY OPINION THAT THE SITE  
DRAINAGE IS SATISFACTORY AND IT  
CONFORMS TO CITY STANDARD TYPE  
"B" DRAINAGE DETAIL

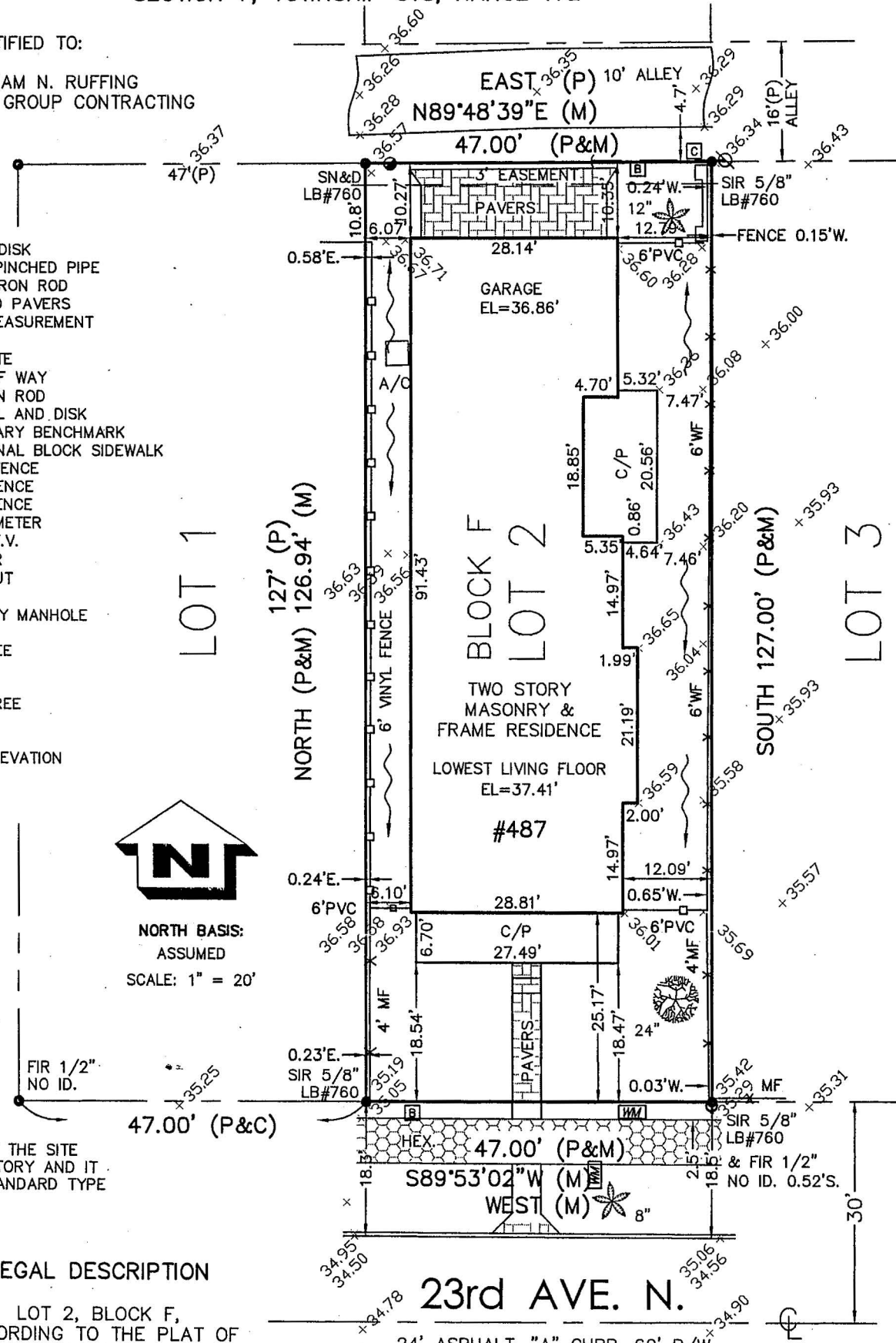
LEGAL DESCRIPTION

LOT 2, BLOCK F,  
ACCORDING TO THE PLAT OF  
CRESCENT PARK HEIGHTS,  
AS RECORDED IN PLAT BOOK 5, PAGE 75  
OF THE PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY WITH TOPOGRAPHY AND TREES - 9/21/17  
STAKED BUILDING ENVELOPE WITH BLUE TOP - 1/26/18  
FOUNDATION TIE-IN - 7/16/18

Flood Zone  
"X" AREA OF MINIMAL FLOOD HAZARD  
COMMUNITY PANEL #125148 12103C0217 G,  
REVISED 9/3/03

Basis of Bearings:  
WEST BOUNDARY  
ASSUMED NORTH (PER PLAT)  
Benchmark:



23rd AVE. N.

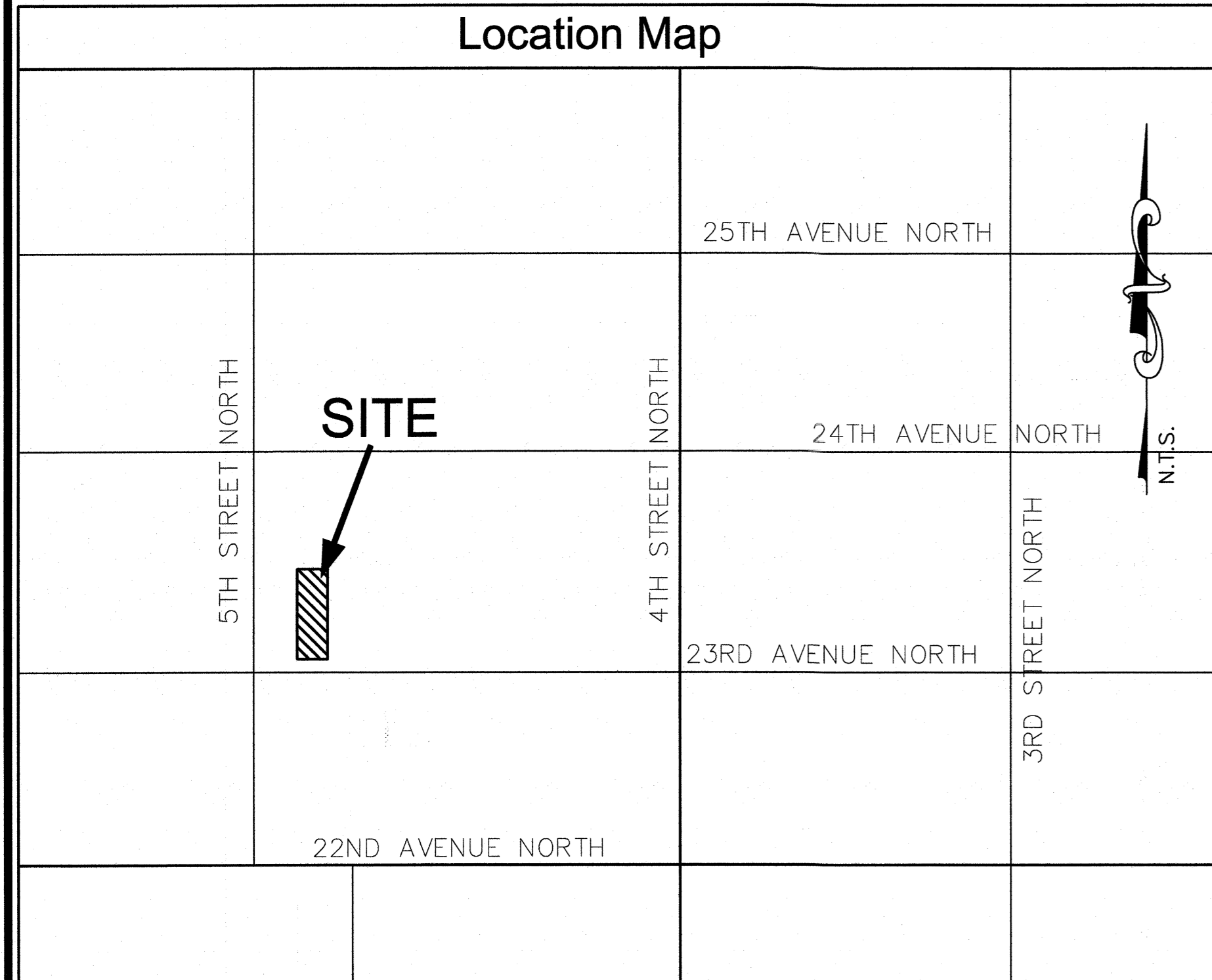
24' ASPHALT, "A" CURB, 60' R/W

# Lot 2 Residence



Front (Southerly) Elevation

### Location Map



### Building Specifications

CONSTRUCTION TYPE: TYPEVB, UNPROTECTED, UNSPRINKLED  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 RISK CATEGORY: CATEGORY II  
 AREA TABULATION:  
 LIVING AREA: 1963 SqFt  
 1ST FLOOR: 423 SqFt  
 2ND FLOOR: 2386 SqFt  
 TOTAL LIVING AREA: 2386 SqFt  
 GARAGE: 582 SqFt  
 TOTAL ENCLOSED: 2968 SqFt  
 COVERED OPEN AREAS: 379 SqFt  
 TOTAL UNDER ROOF: 3347 SqFt

NUMBER OF STORIES: 2  
 BUILDING HEIGHT: 24'-4"  
 FLOOD ZONE: X, MAP #12103C0217G  
 DATED: 09/03/03  
 FINISH FLOOR ELEVATION: 37.67' (N.A.V.D.)

### Codes & Regulatory Agencies

FLORIDA BUILDING CODE 5th EDITION (2014) RESIDENTIAL AND SUPPLEMENTS THERETO.  
 CITY OF ST PETERSBURG CODE OF ORDINANCES, CHAPTER 16, LAND DEVELOPMENT REGULATIONS  
 CITY OF ST PERTERSBURG CONSTRUCTION SERVICES AND PERMITTING DIVISION

### Plan Sheets

SHEET DESCRIPTION	SHEET DESCRIPTION	SHEET DESCRIPTION
PLAN SHEETS	MECHANICAL SHEETS	FLORIDA PRODUCT APPROVAL SHEETS
A.0.0 COVER SHEET	1 OF 3 HVAC PLAN	DA.1.1 PRODUCT APPROVAL LIST
A.0.1 SITE PLAN	2 OF 3 HVAC PLAN	DO.2.1 SECTIONAL EXTERIOR DOOR ASSEMBLIES
A.1.1 FLOOR PLANS	3 OF 3 HVAC PLAN	DW.15.1 WINDOWS SINGLE HUNG
A.2.1 ELEVATIONS		DD.3.1 SWINGING EXTERIOR DOOR ASSEMBLIES
A.2.2 ELEVATIONS	ELECTRICAL SHEETS	DD.1.1 SWINGING EXTERIOR DOOR ASSEMBLIES
A.3.1 WINDOW & DOOR SCHEDULES	E.1.1 ELECTRICAL PLANS	DD.10.1 SWINGING EXTERIOR DOOR ASSEMBLIES
		DD.10.2 SWINGING EXTERIOR DOOR ASSEMBLIES
	PLUMBING SHEETS	DR.1.1 ROOFING SHINGLES
	P.1.1 PLUMBING PLANS	DW.18.1 WINDOWS FIXED
		DW.18.2 WINDOWS FIXED
STRUCTURAL SHEETS		
S.0.0 GENERAL NOTES		
S.0.1 WIND LOADS		
S.0.2 GENERAL CONSTRUCTION DETAILS		
S.0.3 GENERAL CONSTRUCTION DETAILS		
S.1.1 FOUNDATION PLAN		
S.1.2 FOUNDATION DETAILS		
S.2.1 MASONRY PLANS		
S.3.1 FLOOR & ROOF FRAMING PLANS		

BUILDING DIVISION  
OFFICE COPY

CITY OF ST. PETERSBURG  
DEC 01 2017  
CONSTRUCTION SERVICES

**OWNER:**  
 William N. Ruffing  
 4808 Jewell Terrace  
 Palm Harbor, Florida 34685  
 Contact: Jason Sanchez  
 Phone: (727) 580-5550  
 jmsgroupcontracting@gmail.com

**ENGINEER:**  
 J. S. Nagamia, P. E. No. 19241  
 11104 61st Street  
 Temple Terrace, FL 33617  
 Phone: (813) 988-0727  
 nagamj@yahoo.com

**DESIGNED BY:**  
 Dillon J. Alderman  
 Alderman Planning Company  
 PO Box 55755  
 St Petersburg, FL 33732  
 Phone: (813) 833-5161  
 aldermanplanning@gmail.com

**MECHANICAL:**  
 HVAC Designs, Inc.  
 7701 West Hannah Avenue  
 Tampa, FL 33615  
 Phone: (813) 885-2258  
 Email: Neil@hvacadesigns.com

**CONTRACTOR:**  
 JMS Group LLC  
 Jason Sanchez  
 Phone: (727) 580-5550  
 jmsgroupcontracting@gmail.com

Project No. APC-1737 - Scale: 1/4"=1'-0"

**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

Date Issued: 09-01-17

No.:

Date:

Revision:

**Cover Sheet**

**ALDERMAN PLANNING COMPANY**  
 Phone: 813-833-5161  
 PO Box 55755 St. Petersburg FL 33732

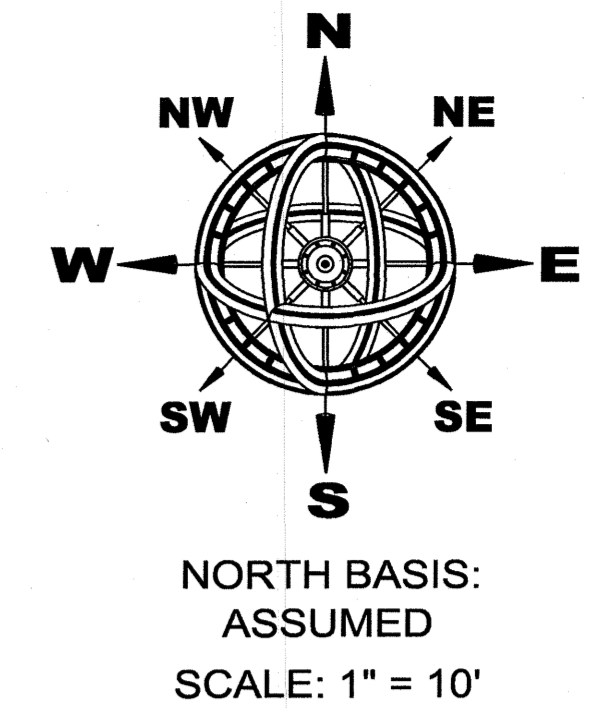
Sheet

**A.0.0**

J. S. NAGAMIA  
 No. 19241  
 P.E.  
 11104 61st Street  
 Temple Terrace, FL 33617  
 Phone: (813) 988-0727  
 NOV 29 2017  
 DATE

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS FROM THE DATE IT IS SIGNED AND SEALED.  
 TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THIS DESIGN COMPLIES WITH THE 2014 FLORIDA BUILDING CODE AND WITH THE 5th EDITION (2014) RESIDENTIAL AND SUPPLEMENTS THERETO FOR 150 MPH WIND SPEED.  
 I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS.  
 J.S. NAGAMIA  
 P.E. No. 19241  
 11104 61st Street  
 Temple Terrace, FL 33617  
 Phone: (813) 988-0727

SECTION 17, TOWNSHIP 31 SOUTH, RANGE 17 EAST



- LEGEND:**
- N&D = NAIL & DISK
  - FPP = FOUND PINCHED PIPE
  - FIR = FOUND IRON ROD
  - C = CALCULATED
  - M = FIELD MEASUREMENT
  - P = PLAT
  - CONC = CONCRETE
  - R/W = RIGHT OF WAY
  - SIR = SET IRON ROD
  - SN&D = SET NAIL AND DISK
  - T.B.M. = TEMPORARY BENCHMARK
  - HEX. = HEXAGONAL BLOCK SIDEWALK
  - MF = METAL FENCE
  - WM = WATER METER
  - = CABLE T.V.
  - ⊙ = SANITARY MANHOLE
  - ⊙ DIA" = OAK TREE
  - ★ DIA" = PALM TREE
  - ★ DIA" = MAGNOLIA TREE
  - 0.00 = SPOT ELEVATION

**Plan Legend**

- EXISTING TREES TO BE REMOVED SHOWN THUS:
- ROOF LINES SHOWN THUS:
- ROOF SLOPE SHOWN THUS:
- GRADE SLOPE SHOWN THUS:
- TREE PROTECTION BARRICADE SHOWN THUS:
- EXISTING GRADE ELEVATION SHOWN THUS:
- PROPOSED GRADE ELEVATION SHOWN THUS:

**Tree Barricade Detail**

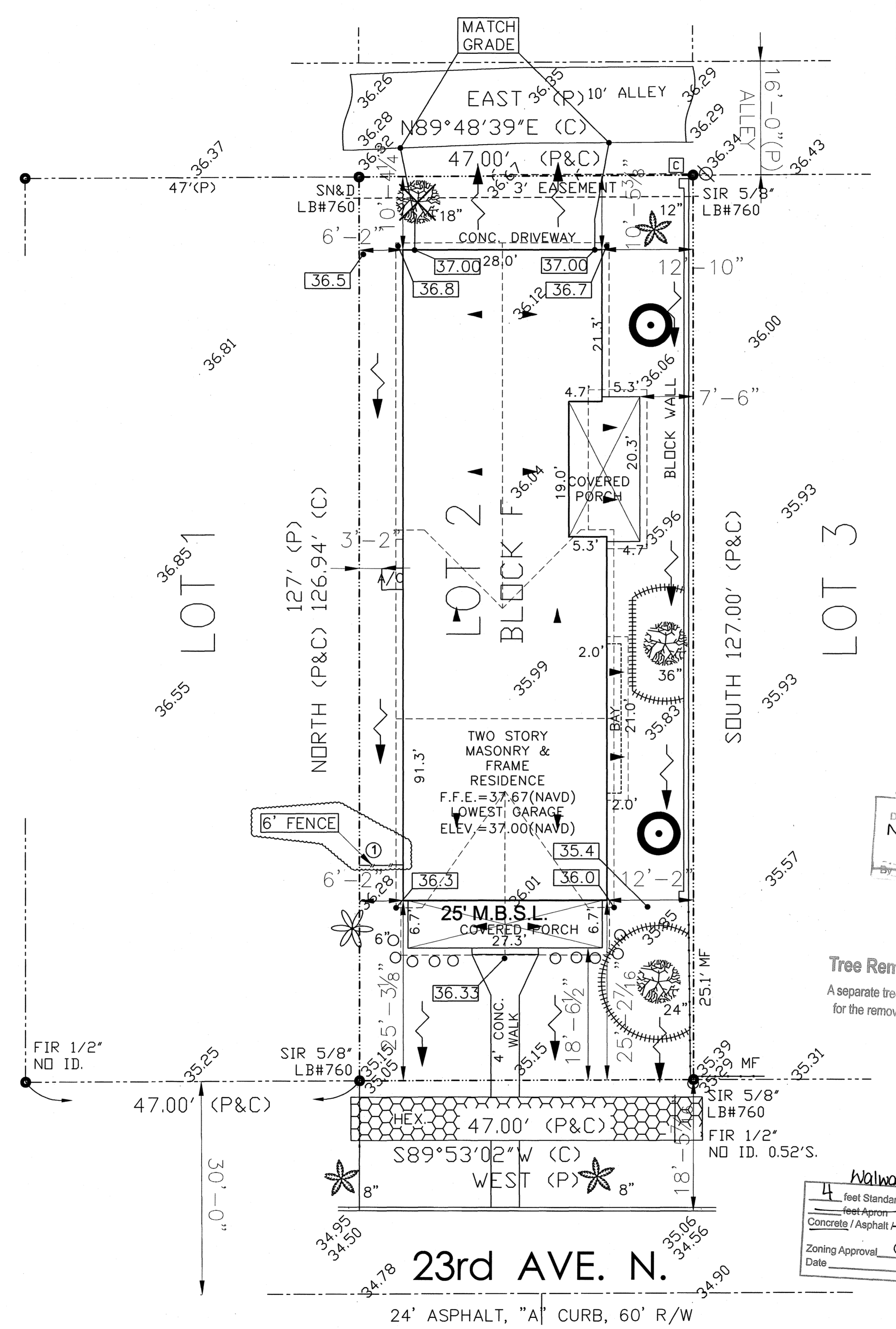
NOTE: PROVIDE TREE PROTECTED IN CONSTRUCTION AREA N.T.S.

**Landscaping Legend & Specifications**

- PROPOSED TREE: SOUTHERN MAGNOLIA, (MAGNOLIA GRANDIFLORA) 8' MIN. HEIGHT, FLORIDA GRADE NO. 1 OR BETTER - PLANTING LOCATION SHOWN THUS:
- PROPOSED IXORA (IXORA COCCINEA) SHRUB 18" MIN. HEIGHT, - PLANTING LOCATION SHOWN THUS:
- IRRIGATION NOTE: PROPERTY IRRIGATION TO BE IN-GROUND, MULTI-ZONE IRRIGATION SYSTEM ON TIMER CONTROL.
- SOD: SODDED AREAS SHALL BE ST AUGUSTINE TURF. (NO MORE THAN 50% OF PERMIABLE AREA OF LOT TO BE SODDED) - SOD GROUND IN RIGHT-OF-WAY IN FRONT OF LOT.

**Site Data Table**

DESCRIPTION:	REQUIRED/ALLOWED:	ACTUAL AREA:
LOT AREA:	5800 SF	5969 SF
FRONT YARD IMPERVIOUS AREA:	45% (529SF)	23% (276SF)
FRONT YARD PERVIOUS AREA:	55% (646SF)	77% (899SF)
TOTAL IMPERVIOUS AREA:	65% (3880SF)	55% (3263SF)
TOTAL PERVIOUS AREA:	N/A	45% (2706SF)



*Setbacks/Landscape*  
APPROVED DEVELOPMENT REVIEW  
NSFR A/C Walkway to curb  
JAN 03 2018  
Blair

**Tree Removal Not Included**  
A separate tree removal permit is required for the removal of Code protected trees

*Walkway to curb*  
4 feet Standard Circular Driveway  
Concrete / Asphalt Finish 9' x 7' Here  
Zoning Approval  
Date 1/3/18

**Flood Zone**  
"X" AREA OF MINIMAL FLOOD HAZARD  
COMMUNITY PANEL #125148 12103C0217 G,  
REVISED 9/3/03  
Basis of Bearings:  
WEST BOUNDARY  
ASSUMED NORTH (PER PLAT)  
Benchmark:  
COUNTY #1385 RID 0  
EL. = 33.978' N.G.V.D., ADJUSTED TO  
EL. = 33.29' N.A.V.D. M.S.L. = 0.00'

**LEGAL DESCRIPTION**

LOT 2, BLOCK F,  
ACCORDING TO THE PLAT OF  
CRESCENT PARK HEIGHTS,  
AS RECORDED IN PLAT BOOK 5, PAGE 75  
OF THE PUBLIC RECORDS OF  
PINELLAS COUNTY, FLORIDA.

Project No. APC-1737 - Scale: 1"=10'-0"  
**Lot 2 Residence**  
Lot 2, Block F, 23rd Avenue North  
St Petersburg, Florida

**Date Issued: 09-01-17**

No.	Date:	Revision:
1	12-29-17	Add fence

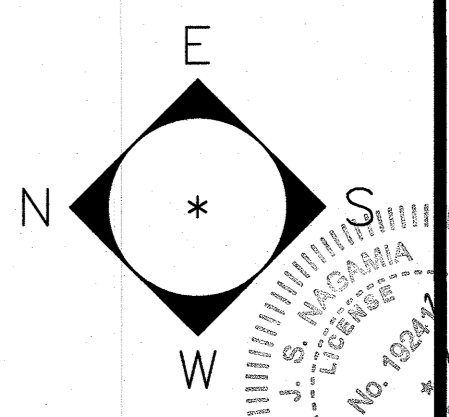
**Site Plan**  
**ALDERMAN Planning**  
COMPANY  
Phone: 813.833.5161  
PO Box 55755 St. Petersburg FL, 33732

Zoning Inspection Required  
for Compliance With Approved Plans  
Modifications shall require plan resubmittal and  
approval prior to issuance of a Certificate of Occupancy

CITY OF ST. PETERSBURG  
OFFICE OF PERMITS AND PLANNING  
JAN 09 2018  
C.C.4  
DATE

CITY OF ST. PETERSBURG  
JAN 02 2018  
CONSTRUCTION SRVS

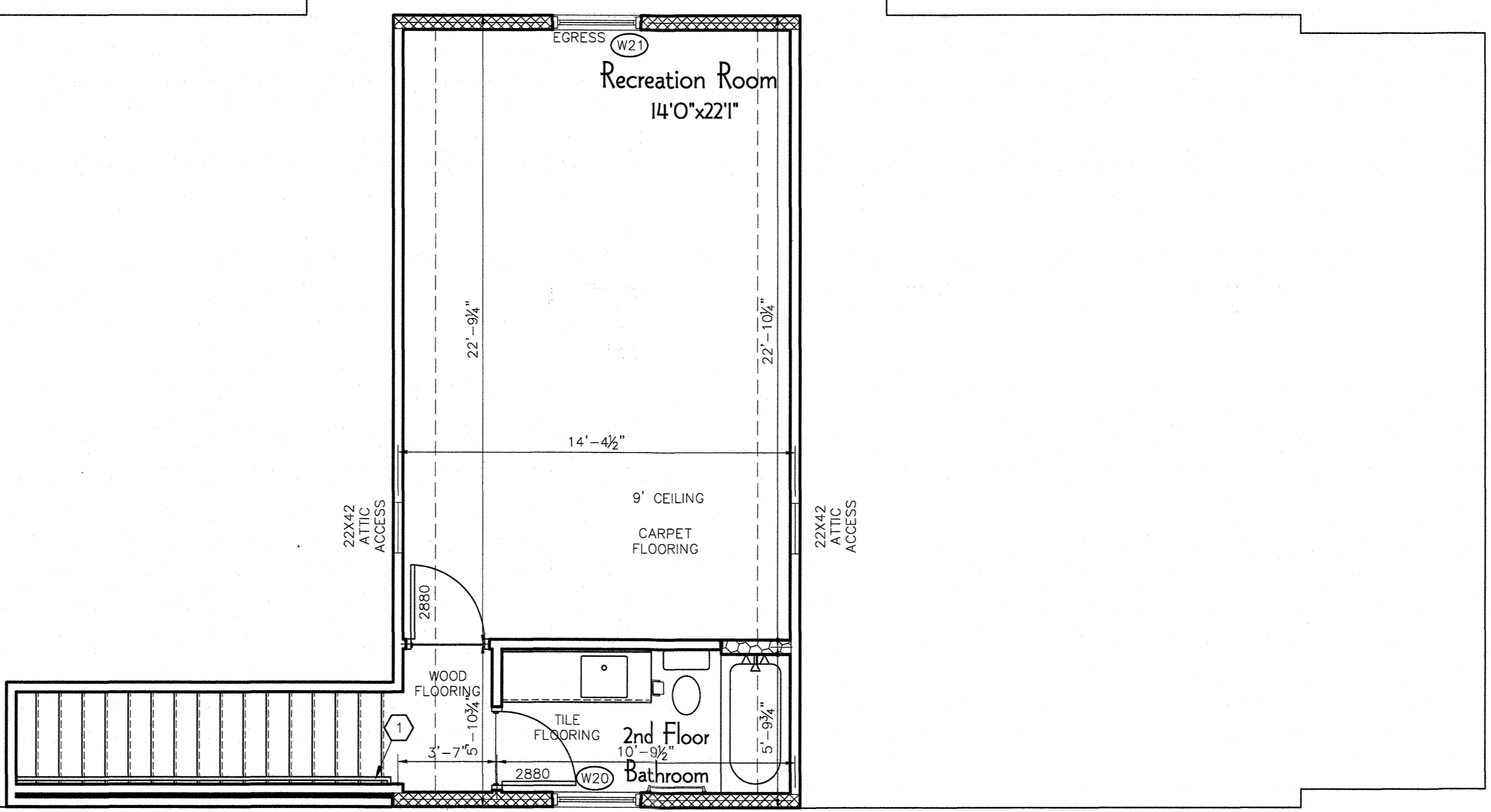
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# Second Floor

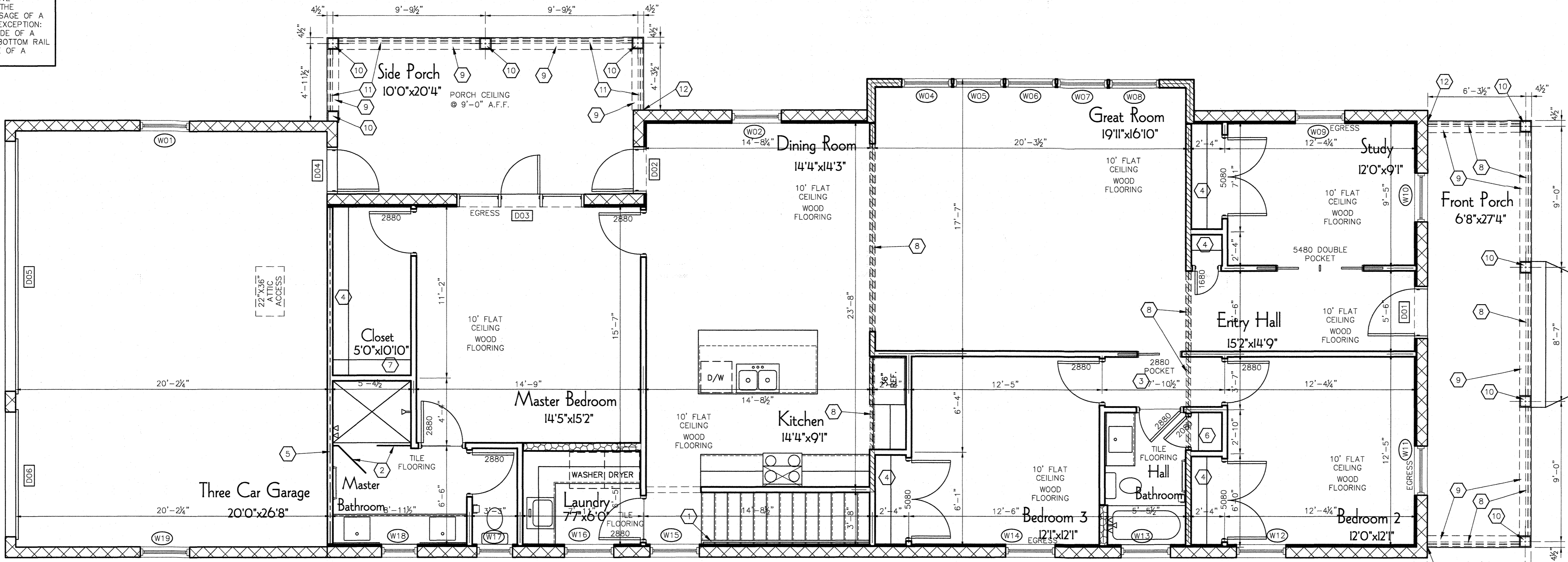
Floor Plan Key	
1	CONTINUOUS HANDRAIL MOUNTED AT 36" ABOVE NOSE OF STEPS
2	FRAMELESS GLASS SHOWER ENCLOSURE
3	DROP SOFFIT OVER HALL - BOTTOM @ 9'-0" ABOVE FLOOR
4	ONE SHELF & HANG ROD
5	R-15 INSULATION IN GARAGE PARTITION WALL
6	4 SHELVES
7	TWO SHELVES WITH HANG RODS
8	CONT. (2)2"x12" P.T. BEAM WITH 1/2" PLYWOOD NAILED AND GLUED BETWEEN - SET TOP OF BEAM @ 10'-0" A.F.F.
9	ROUGH FRAME BACK SIDE OF BEAM SO THAT THE FINISH TRIM IS FLUSH WITH THE COLUMN WRAP TRIM
10	8"x8" P.T. POST WITH (2) SIMPSON HHETA16 FOR BASE TO FOUNDATION CONNECTION & (4) SIMPSON LST18 STRAPS FOR POST TOP TO BEAM CONNECTION - WRAP POST WITH 1X TRIM
11	CONT. (2)2"x12" P.T. BEAM WITH 1/2" PLYWOOD NAILED AND GLUED BETWEEN - SET TOP OF BEAM @ 9'-0" A.F.F.
12	SIMPSON HUC410 CONCEALED BEAM TO MASONRY CONNECTION WITH (18)0.25"x2.75" TITEN SCREWS TO MASONRY AND (10)10d TO BEAM

Plan Legend	
NOMINAL 4" WIDE FRAME LOAD BEARING WALLS TOP AT 10'-0" A.F.F. SHOWN THUS:	
NOMINAL 6" WIDE FRAME LOAD BEARING WALLS TOP 10'-0" A.F.F. SHOWN THUS:	
NOMINAL 6" WIDE FRAME SHEAR WALLS TOP (HEIGHT VARIES) SHOWN THUS:	
NOMINAL 4" WIDE FRAME PARTITION WALLS SHOWN THUS:	
SHEAR FRAME WALL LOCATIONS SHOWN THUS:	
8" WIDE MASONRY WALLS SHOWN THUS:	
8" WIDE MASONRY WALLS WITH INSULATION, FURRING AND WALL BOARD SHOWN THUS:	
NOMINAL 6" WIDE FRAME PARTITION WALLS SHOWN THUS:	



### Notes

- 1.) FRAMING INSPECTION: ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.
- 2.) VERIFY DOOR AND WINDOW ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FRAMING LAYOUT.
- 3.) INTERIOR DIMENSIONS SHOWN HEREON ARE FROM THE INSIDE EDGE OF MASONRY WALLS TO CENTERLINE OF FRAME WALL, CENTERLINE TO CENTERLINE OR AS NOTED.
- 4.) RAILINGS SHOWN HEREON SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER, WITH THIS EXCEPTION: THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF THE GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.



Area Tabulation	
LIVING AREA:	1963 SqFt
1st FLOOR:	423 SqFt
2nd FLOOR:	423 SqFt
TOTAL:	2386 SqFt
GARAGE:	882 SqFt
TOTAL ENCLOSED:	2968 SqFt
COVERED AREAS:	379 SqFt
TOTAL UNDER ROOF:	3347 SqFt

Project No. APC-1737 - Scale: 1/4"=1'-0"

**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

Date Issued: 09-01-17

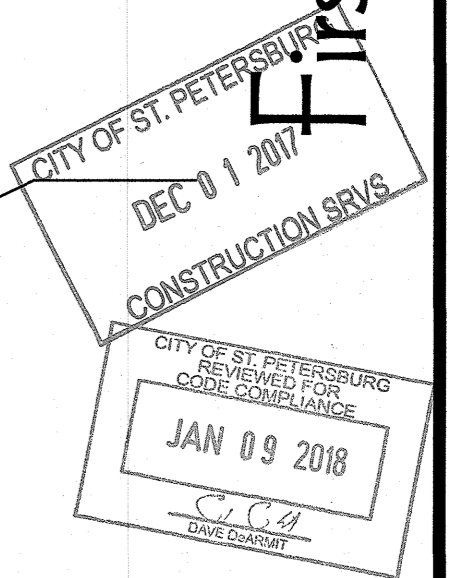
**Floor Plans**

**ALDERMAN Planning**  
 COMPANY  
 Phone: 813.833.5161  
 P.O. Box 55755 St. Petersburg FL, 33732

Sheet

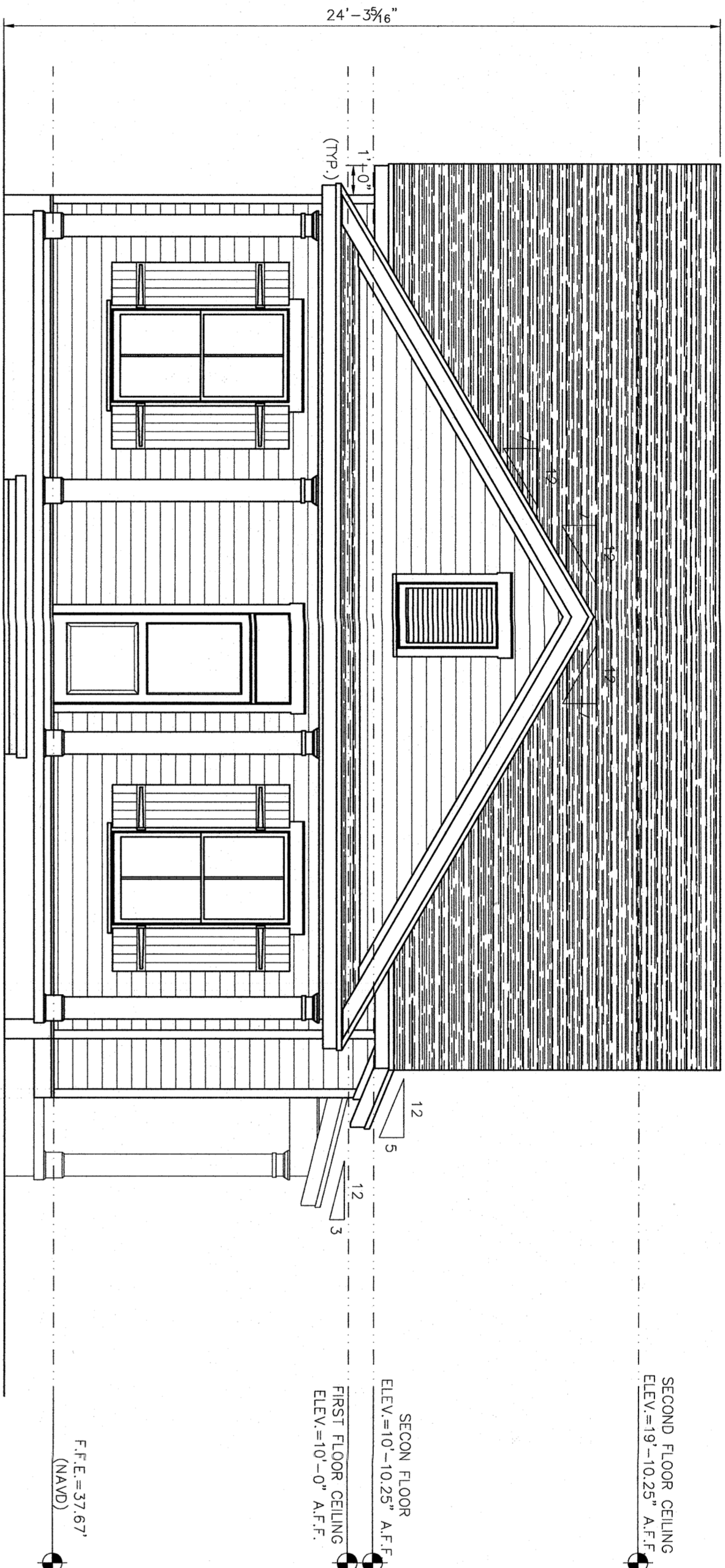
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Zoning Inspection Required for Compliance With Approved Plans  
 Modifications shall require plan resubmit and approval prior to issuance of a Certificate of Occupancy

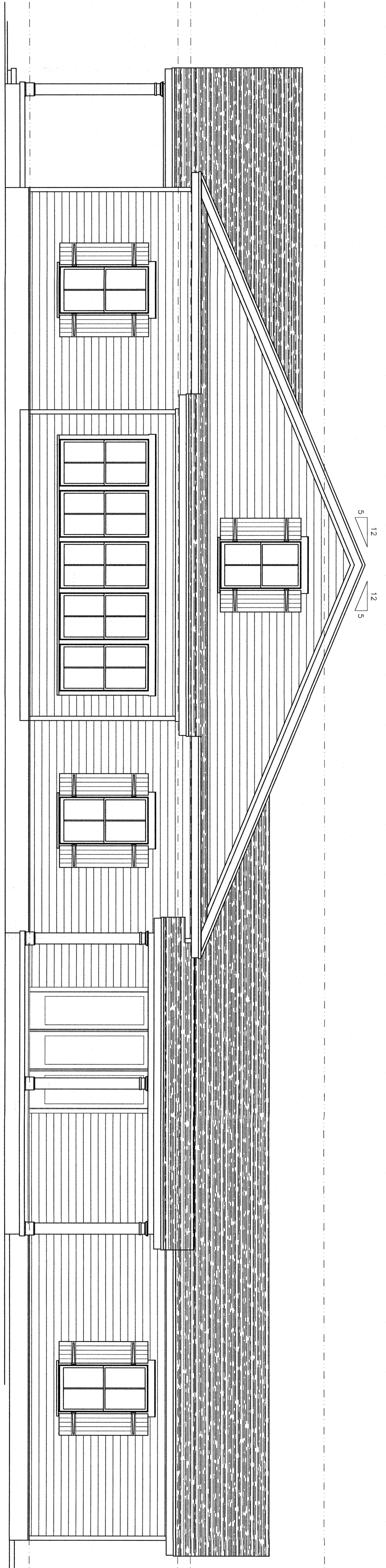


NOV 29 2017  
 J. S. NAGAWA  
 1104 6th Street  
 Temple Terrace, FL 33617  
 Phone: (813) 988-0727

Exterior Specifications	
WALLS:	PAINTED LP LAP SIDING.
COLUMNS:	PAINTED LP 1X TRIM
WINDOWS:	VINYL LOW-E INSULATED GLASS.
ROOF:	DIMENSIONAL FIBERGLASS SHINGLES @ 5:12, 7:12 & 3:12 INCLUDE.
DETAILS & SILLS:	PAINTED LP TRIM.
SOFFITS:	HARD/PANEL BACKBOARD
A.F.F. =	ABOVE FINISH FLOOR
F.F.E. =	FINISH FLOOR ELEVATION



Front (Southerly/23rd Avenue N.) Elevation



Right Side (Easterly) Elevation

**Zoning Inspection Required for Compliance With Approved Plans**  
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CITY OF ST. PETERSBURG  
 CONSTRUCTION DEPARTMENT  
 JAN 09 2018

CITY OF ST. PETERSBURG  
 DEC 01 2017  
 CONSTRUCTION DEPARTMENT

STATE OF FLORIDA  
 J. S. NAGAMIA, P.E.  
 LICENSE No. 10241  
 11104 61st STREET  
 TEMPLE TERRACE, FL 33617  
 PHONE: 813-989-9727  
 NOV 2 9 2017

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**A.2.1**

**Elevations**  
**ALDERMAN Planning**  
 COMPANY  
 Phone: 813.833.5161  
 PO Box 55755 St. Petersburg FL, 33732

Date Issued: 09-01-17		
No.:	Date:	Revision:

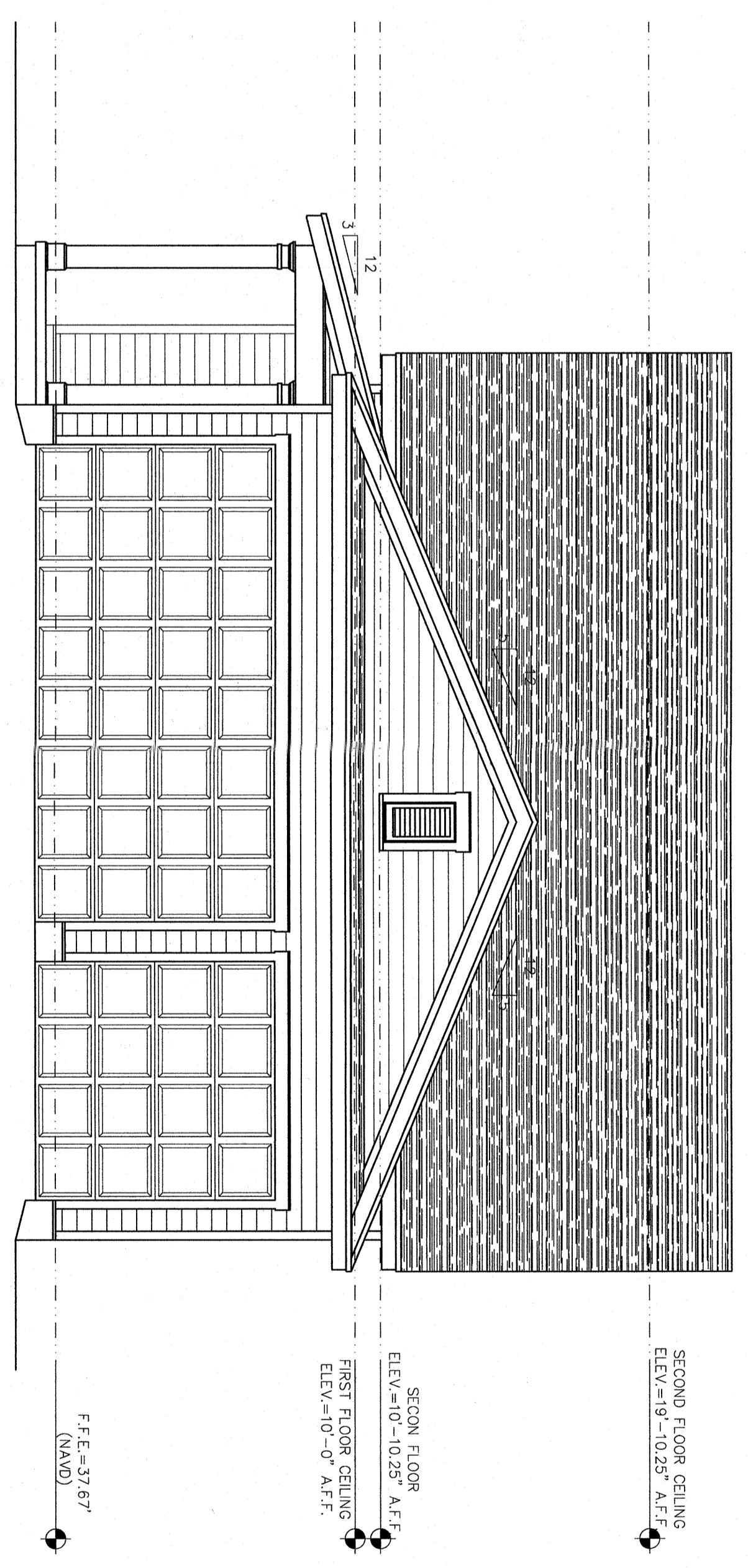
Project No. APC-1737 - Scale: 1/4"=1'-0"  
  
**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND SEALED.  
 TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH THE FBC 5TH EDITION (2014) RESIDENTIAL AND SUPPLEMENTS THERETO FOR 150 M.P.H. WIND ZONE.  
 SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING ONLY.  
 HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH THE 5TH EDITION (2014) RESIDENTIAL AND SUPPLEMENTS THERETO.

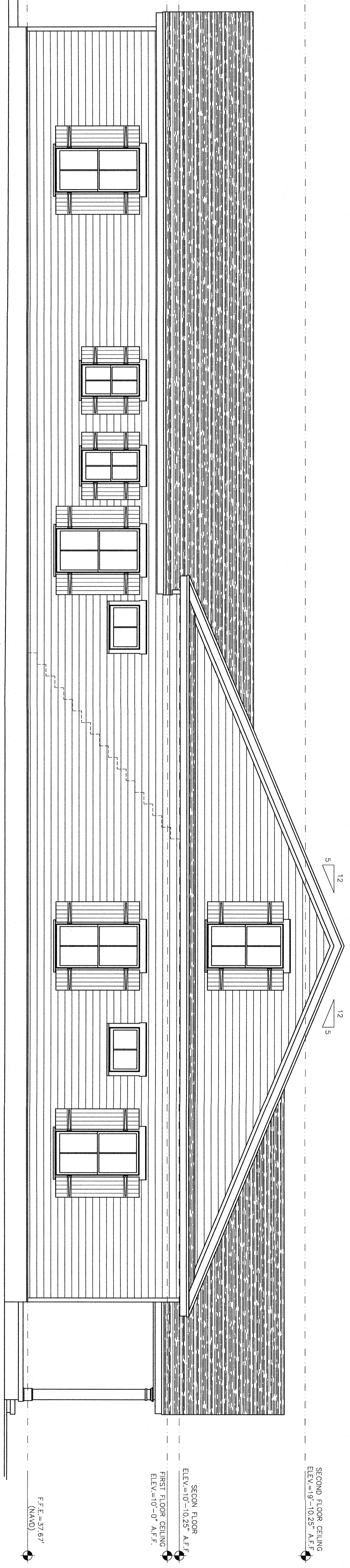
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Exterior Specifications	
WALLS:	PAINTED LP LAP SIDING
COLUMNS:	PAINTED LP 1X TRIM
WINDOWS:	VINYL LOW-E INSULATED GLASS
ROOF:	DIMENSIONAL FIBERGLASS SHINGLES @ 5/12, 7/12 & 3/12
NOSE:	
DETAILS & SILLS:	PAINTED LP TRIM
SOFFIT:	HARDIPANEL BEAOBOARD
A.F.F. =	ABOVE FINISH FLOOR
F.F.E. =	FINISH FLOOR ELEVATION

Rear (Northerly/Alley) Elevation



Left Side (Westerly) Elevation



Zoning Inspection Required for Compliance With Approved Plans  
 Modifications shall require plan resubmittal and approval prior to issuance of a Certificate of Occupancy

CITY OF ST. PETERSBURG  
 DEC 01 2017  
 CONSTRUCTION PERMITS

CITY OF ST. PETERSBURG  
 CONSTRUCTION PERMITS  
 JAN 09 2018

J. S. NAGAMIA  
 No. 19241  
 PROFESSIONAL ENGINEER

A.2.2

Sheet

**Elevations**

**ALDERMAN Planning COMPANY**

Phone: 813.833.5161  
 PO Box 55755 St. Petersburg FL, 33732

Date Issued: 09-01-17

No.	Date	Revision

Project No. APC-1737 - Scale: 1/4"=1'-0"

**Lot 2 Residence**  
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 St Petersburg, Florida

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 SIGNED AND SEALED FOR THE STRUCTURAL PORTION OF THIS DRAWING ONLY.  
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J. S. NAGAMIA, P. E. No. 19241  
 11104 61st STREET  
 TEMPLE TERRACE, FL 33617  
 PHONE: (813) 988-0727

NOV 29 2017  
 DATE



GENERAL SPECIFICATIONS AND NOTES

(THESE SPECIFICATIONS TAKE PRECEDENCE OVER ALL PLANS AND DETAILS IN THIS SET OF CONSTRUCTION DOCUMENTS.)

BASE WIND SPEED:

THE ENGINEER OF RECORD HAS INTERPOLATED THE ULTIMATE WIND SPEED GRAPH AND FOUND THAT THE DESIGN WIND SPEED (ULT) OF THIS PROJECT IS 150 MPH AND THE NOMINAL DESIGN SPEED FOR RISK CATEGORY II IS 116 MPH, PER TABLE 1609.31 OF FBC 5TH EDITION (2014). IT MIGHT BE NOTED THAT RISK CATEGORY II COVERS BOTH ULTIMATE AND NOMINAL WIND SPEEDS.

NOTE: FOR BUILDINGS IN AREAS OF 145 MPH OR HIGHER OR AREAS WITHIN 1 MILE OF THE COAST WHERE WIND SPEED IS 170 MPH OR HIGHER, REFER TO THE WIND-BORNE DEBRIS REGION PROVISIONS OF FLORIDA BUILDING CODE 5TH EDITION (2014).

WIND IMPORTANCE FACTOR I = 1.0

BUILDING TYPE: ENCLOSED, ENCLOSURE TYPE: "C"

APPLICABLE INTERNAL PRESSURE COEFFICIENT: Gcpi = +/- 0.18 (ENCLOSED), +/- 0.55 (PARTIALLY ENCLOSED)

STRUCTURAL DESIGN CRITERIA (PER FLORIDA BUILDING CODE 5TH EDITION (2014)):

IF BUILDING IS IN A WIND BORNE DEBRIS REGION AS DEFINED BY FLORIDA BUILDING CODE. ALL OPENINGS ARE ASSUMED TO BE PROTECTED IN ACCORDANCE WITH FLORIDA BUILDING CODE 5TH EDITION (2014).

ROOFS: 20 PSF.

SLEEPING ROOMS: 30 PSF.

ATTIC W/O STORAGE: 30 PSF.

ATTIC W/O STORAGE: 10 PSF.

ALL OTHER ROOMS: 40 PSF.

RAILING: 50 PLF ANY DIRECTION OR 200 lbs. ANY DIRECTION

ALL WINDOWS, DOORS, SIDING AND SHINGLES MUST MEET THE ATTACHMENT CRITERIA OF THE FBC 5TH EDITION (2014) FOR 150 MPH AND CLEARLY DISPLAY STANDARDS WITH FACTORY APPLIED SEALS.

FOUNDATION:

A FOUNDATION SURVEY WILL BE PERFORMED AND A COPY OF THE SURVEY WILL BE ON THE SITE FOR THE BUILDING INSPECTOR'S USE OR ALL PROPERTY MARKERS WILL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY REQUIRED SETBACKS.

THE OUTER FOUNDATION BARS SHALL BE CONTINUOUS AROUND CORNERS BY BENDING THE BAR IN ACCORDANCE WITH 202.3.4 OF THE SSTD 10-93. IN BOTH CASES THE MINIMUM BAR LAP SHALL BE 40 BAR DIAMETERS (25" MIN.). LIKEWISE, THE BOND BEAM REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS.

ASSUMED MINIMUM EXISTING SOIL BEARING PRESSURE = 2000 P.S.F. SOIL NOTED AS COMPACTED IS 95% MODIFIED PROCTOR, ASTM D1557.

STEM WALL:

AN INSPECTION OF THE STEM WALLS IS REQUIRED AFTER COMPLETION OF THE FIRST COURSE OF THE BLOCK.

SLAB:

ALL FORM BOARDS, RECESSED SHOWER, AND GARAGE STEP-DOWN OR OTHER CHANGE OF LEVEL FORMS MUST BE IN PLACE AT THE TIME OF INSPECTION.

GRADE PEGS MADE OF SOLID PLASTIC, STEEL OR OTHER APPROVED MAN-MADE PRODUCT ARE REQUIRED TO BE INSTALLED.

WOOD SPIKES OR WOOD GRADE STAKES CANNOT BE USED INSIDE THE SLAB AREA. WOOD FORM BOARDS AND RELATED MATERIAL MAY BE MADE OF NON-PRESSURE TREATED WOOD, BUT MUST BE REMOVED AS SOON AS POSSIBLE AND THE PENETRATIONS PATCHED AND SEALED.

NO WOOD OR CELLULOSE CONTAINING MATERIAL MAY BE LEFT IN OR BELOW THE SLAB.

WELDED WIRE MESH MUST BE SUPPORTED ON APPROVED SUPPORTS IN THE UPPER ONE THIRD OF THE SLAB. FIBERMESH CAN BE USED IN LIEU OF WIRE MESH AS LONG AS CONCRETE MAINTAINS A 28 DAY COMPRESSION STRENGTH OF 2500 PSI.

LINTELS:

NO TAR PAPER, ASPHALT ROLL PAPER, CELLULOSE CONTAINING OR SCRAP MATERIAL MAY BE USED AS A CONCRETE STOP IN LINTELS FOR THE TIE-BEAM CONCRETE PLACEMENT. ONLY APPROVED METAL CAPS OR SCREENS THAT ARE DESIGNED FOR THAT PURPOSE MAY BE USED.

STUCCO:

ONLY STUCCO SHALL BE ALLOWED ON FRAME WALL CONSTRUCTION. STUCCO SHALL BE APPLIED IN ACCORDANCE WITH ASTM C 926 AND ASTM 1062. PROPER VAPOR BARRIER SHALL BE INSTALLED, MINIMUM 15# ASPHALT IMPREGATED FELT AND A SECOND LAYER OR APPROPRIATE MATERIAL PROVIDING A STUCCO BREAK SHALL BE INSTALLED. A PROPER MATERIAL ATTACHMENT BASE SHALL BE APPLIED, EITHER EXPANDED WIRE MESH OR WOVEN WIRE FABRIC. FASTENING SCHEDULE AND FASTENER TYPE IS TAKEN FROM TABLE 2506, FLORIDA BUILDING CODE. THICKNESS OF APPLIED STUCCO SHALL NOT BE LESS THAN 7/8"

CEMENTITIOUS FINISH:

CEMENTITIOUS FINISH LESS THAN 7/8", CAN ONLY BE APPLIED DIRECTLY TO CONCRETE CONSTRUCTION. CEMENTITIOUS FINISH IS NOT TO BE APPLIED TO WOOD FRAME CONSTRUCTION, INCLUDING WALLS, GABLE ENDS, OVERHANGS, AND CEILINGS.

MASONRY:

CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2500 PSI (UNLESS NOTED OTHERWISE) @ 28 DAYS.

STEEL REINFORCEMENT SHALL HAVE A MINIMUM YIELD STRENGTH OF 45,000 PSI IN ACCORDANCE WITH ASTM A-615.

CONCRETE MASONRY UNITS, IF ANY, SHALL BE HOLLOW CORE / LOAD BEARING IN ACCORDANCE TO ASTM C90 OR C145, 1,900 PSI MINIMUM.

GROUT, IF ANY, SHALL HAVE 3/8" MAXIMUM AGGREGATE, 8-11 INCH SLUMP, 2,000 PSI AS PER ASTM C476.

PROVIDE 4" X 4" INSPECTION PORT FOR ALL CONCRETE VERTICAL FILLED CELLS. AT THE BASE OF WALL.

ALL EXTERIOR CONCRETE BLOCK WALLS ARE DESIGNED AS SHEAR WALLS OR SHEAR WALL SEGMENTS WITH DUR-A-WALL REINFORCEMENT EVERY OTHER COURSE AS PER THE REQUIREMENTS OF THE NATIONAL CONCRETE MASONRY INSTITUTE. IF DUR-A-WALL REINFORCEMENT IS NOT USED FOR THE ENTIRE BUILDING, LENGTH OF ACTUAL SHEAR WALL WILL BE DESIGNATED ON THE PLANS.

ALL OPENINGS GREATER THAN 6 FEET TO HAVE 1-#5 BAR VERTICAL ON EACH SIDE OF OPENING AND FILLED SOLID WITH GROUT. OPENINGS GREATER THAN 12 FEET TO HAVE 2-#5 BARS VERTICAL ON EACH SIDE OF OPENING.

FRAMING:

ALL WOOD LOAD BEARING EXTERIOR AND INTERIOR WALLS TO BE SPRUCE PINE FUR AT 16" O.C., UNLESS NOTED OTHERWISE.

ALL WOOD GIRDERS SHALL HAVE A MIN. OF (4) - 2"x4" STUDS PLACED DIRECTLY UNDER THE GIRDER AND DOUBLE PLATES.

ALL PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-INS MUST BE COMPLETE, INSPECTED AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION.

FIRE CAULK:

ASTM 136 RATED FIRE CAULK IS REQUIRED ON ALL WALLS, EXTERIOR BEARING, INTERIOR BEARING AND INTERIOR NON-BEARING WALLS FOR SMOKE AND DRAFT STOPPING.

PROTECTION AGAINST TERMITES (SECTION R318 FBC 5TH EDITION 2014 RESIDENTIAL):

R318.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDES. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

R318.1.1 IF THE SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITES PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

R318.1.2 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITES PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

R318.1.3 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITES PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

R318.1.4 IF SOIL TREATMENT IS USED FOR SOIL SUBTERRANEAN TERMITES PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH A MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

R318.1.5 IF SOIL TREATMENT IS USED FOR SOIL SUBTERRANEAN TERMITES PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

R318.1.6 IF SOIL TREATMENT IS USED FOR SOIL SUBTERRANEAN TERMITES PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305mm) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

R318.1.7 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITES PREVENTION, SECTION R318.1.1 THROUGH SECTION R318.1.6 DO NOT APPLY; HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 482, FLORIDA STATUTES, SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL.

IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO THE INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

R318.1.8 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITES PREVENTION, SECTION R318.1.1 THROUGH SECTION R318.1.6 DO NOT APPLY; HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE WOOD TREATMENT TERMITICIDE SHALL BE REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

R318.2 PENETRATION. PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITES PREVENTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH (0.25mm), AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.

R318.3 CLEANING. CELLS AND CAVITIES IN MASONRY UNITS AND AIR GAPS BETWEEN BRICK, STONE OR MASONRY VENEERS AND THE STRUCTURE SHALL BE CLEANED OF ALL NON-PRESERVATIVE TREATED OR NON-NATURALLY DURABLE WOOD, OR OTHER CELLULOSE-CONTAINING MATERIAL PRIOR TO CONCRETE PLACEMENT.

EXCEPTION: INORGANIC MATERIAL MANUFACTURED FOR CLOSING CELL IN FOUNDATION CONCRETE MASONRY UNIT CONSTRUCTION OR CLEAN EARTH FILL PLACED IN CONCRETE MASONRY UNIT VOIDS BELOW SLAB LEVEL BEFORE TERMITE TREATMENT IS PERFORMED.

R318.4 CONCRETE BEARING LEDGE. BRICK, STONE OR OTHER VENEER SHALL BE SUPPORTED BY A CONCRETE BEARING LEDGE AT LEAST EQUAL TO THE TOTAL THICKNESS OF THE BRICK, STONE OR OTHER VENEER WHICH IS PAID FOR. THIS CONCRETE FOUNDATION. NO SUPPLEMENTAL CONCRETE FOUNDATION POURS WHICH WILL CREATE A HIDDEN COLD JOINT SHALL BE USED WITHOUT SUPPLEMENTAL TREATMENT IN THE FOUNDATION UNLESS THERE IS AN APPROVED PHYSICAL BARRIER. AN APPROVED PHYSICAL BARRIER SHALL ALSO BE INSTALLED FROM BELOW THE WALL SILL PLATE OR FIRST BLOCK COURSE HORIZONTALLY TO EMBED IN A MORTAR JOINT. IF MASONRY VENEER EXTENDS BELOW GRADE, A TERMITE PROTECTIVE TREATMENT MUST BE APPLIED TO THE CAVITY CREATED BETWEEN THE VENEER AND THE FOUNDATION, IN LIEU OF A PHYSICAL BARRIER.

EXCEPTION: VENEER SUPPORTED BY A STRUCTURAL MEMBER SECURED TO THE FOUNDATION SIDEWALL IN ACCORDANCE WITH ASD 530/ASCE 5/TMS 402, PROVIDED AT LEAST 6 INCH (152mm) CLEAR INSPECTION SPACE OF THE FOUNDATION SIDEWALL EXTERIOR EXIST BETWEEN THE VENEER AND THE TOP OF ANY SOIL, SOD, MULCH OR OTHER ORGANIC LANDSCAPING COMPONENT, DECK, APRON, PORCH, WALK OR ANY OTHER WORK IMMEDIATELY ADJACENT TO OR ADJOINING THE STRUCTURE.

R318.5 PROTECTION AGAINST DECAY AND TERMITES. CONDENSATE LINES, IRRIGATION/SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305mm) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152mm) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

R318.6 PREPARATION OF BUILDING SITE AND REMOVAL OF DEBRIS. R318.6.1 ALL BUILDING SITES SHALL BE GRADED TO PROVIDE DRAINAGE UNDER ALL PORTIONS OF THE BUILDING NOT OCCUPIED BY BASEMENTS.

R318.6.2 THE FOUNDATION AND THE AREA ENCOMPASSED WITHIN 1 FOOT (305mm) THEREIN SHALL HAVE ALL VEGETATION, STUMPS, DEAD ROOTS, CARDBOARD, TRASH AND FOREIGN MATERIAL REMOVED AND THE FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE THE ADEQUATE SUPPORT OF THE FOUNDATION.

R318.6.3 AFTER ALL WORK IS COMPLETED LOOSE WOOD AND DEBRIS SHALL BE COMPLETELY REMOVED FROM UNDER THE BUILDING AND WITHIN 1 FOOT (305mm) THEREOF. ALL WOOD FORMS AND SUPPORTS SHALL BE COMPLETELY REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO: WOODEN GRADE STAKES, FORMS, CONTRACTION SPACERS, TUB TRAP BOXES, PLUMBING SUPPORTS, BRACING, SHORING, FORMS OR OTHER CELLULOSE-CONTAINING MATERIAL PLACED IN ANY LOCATION WHERE SUCH MATERIALS ARE NOT CLEARLY VISIBLE AND READILY REMOVABLE PRIOR TO COMPLETION OF THE WORK. WOOD SHALL NOT BE STORED IN CONTACT WITH THE GROUND UNDER ANY BUILDING.

R318.7 INSPECTION FOR TERMITES. IN ORDER TO PROVIDE FOR INSPECTION FOR TERMITES INFESTATION, CLEARANCE BETWEEN EXTERIOR WALL COVERINGS AND FINAL EARTH GRADE ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES (152mm).

EXCEPTIONS: 1. PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8 INCH (17.1mm) THICK ADHERED DIRECTLY TO THE MASONRY FOUNDATION SIDEWALL. 2. ACCESS OR VEHICLE RAMPS WHICH RISE TO THE INTERIOR FINISH FLOOR ELEVATION FOR THE WIDTH OF SUCH RAMPS ONLY. 3. A 4-INCH (102mm) INSPECTION SPACE ABOVE PATIO AND GARAGE SLABS AND ENTRY AREAS. 4. IF THE PATIO HAS BEEN SOIL TREATED FOR TERMITES, THE FINISH ELEVATION MAY MATCH THE BUILDING INTERIOR FINISH FLOOR ELEVATIONS ON MASONRY CONSTRUCTION ONLY. 5. MASONRY VENEERS CONSTRUCTED IN ACCORDANCE WITH SECTION R318.4

R318.8 FOAM PLASTIC PROTECTION. IN AREAS WHERE THE PROBABILITY OF TERMITES INFESTATION IS "VERY HEAVY" AS INDICATED IN FIGURE R301.2(6), EXTRUDED AND EXPANDED POLYSTYRENE, POLYISOCYANURATE AND OTHER FOAM PLASTICS SHALL NOT BE INSTALLED ON THE EXTERIOR FACE OR UNDER THE INTERIOR OR EXTERIOR FOUNDATION WALLS OR SLAB FOUNDATIONS LOCATED BELOW GRADE. THE CLEARANCE BETWEEN FOAM PLASTICS INSTALLED ABOVE GRADE AND EXPOSED EARTH SHALL BE AT LEAST 6 INCHES (152mm).

EXCEPTIONS: 1. BUILDINGS WHERE THE STRUCTURAL MEMBERS OF WALLS, FLOORS, CEILINGS AND ROOFS ARE ENTIRELY OF NONCOMBUSTIBLE MATERIALS OR PRESSURE-PRESERVATIVE-TREATED WOOD. 2. WHEN IN ADDITION TO THE REQUIREMENTS OF SECTION R318.1, AN APPROVED METHOD OF PROTECTING THE FOAM PLASTIC AND STRUCTURE FROM SUBTERRANEAN TERMITES DAMAGE IS USED. 3. ON THE INTERIOR SIDE OF THE BASEMENT WALLS.

SOIL IS TO BE COMPACTED TO 95% MODIFIED PROCTOR AS DEFINED BY ASTM D 1557-91

GABLE ENDWALLS:

MASONRY - GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS ARE REQUIRED TO BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM. POUR SLOPED CONTINUOUS CONCRETE TIE BEAM UNLESS DETAILED OTHERWISE. (REFERENCE DETAILS ON STRUCTURAL SHEETS).

WOOD - GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS ARE REQUIRED TO BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM BALLOON STUD FRAMING UNLESS DETAILED OTHERWISE. (REFERENCE DETAILS ON STRUCTURAL SHEETS).

ROOF:

VENTILATED SOFFIT MATERIAL SHALL BE PROVIDED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS FOR CROSS VENTILATION. RIDGE VENT AND OFF RIDGE VENTS CAN BE INSTALLED AS REQUIRED.

ALL ROOF FLASHING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL OF MINIMUM NOMINAL 0.019 (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB PER 100 SQ FT (3.76 KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED. 1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES (406 MM) WIDE AND OF ANY CORROSION-RESISTANT METALS. 2. FOR OPEN VALLEYS, VALLEY LINING OF TWO PLIES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE. 3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING SHALL BE ONE OF THE FOLLOWING:

- BOTH TYPES 1 AND 2 ABOVE, COMBINED
- ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING WITH ASTM D 224
- SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES (914 MM) AND COMPLYING WITH ASTM D 1970.

DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, AND OVERLAPPED A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 1/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER.

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES (762 MM) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

ATTACH PLYWOOD OR OSB SHEATHING TO SUPPORTING TRUSSES OR OTHER FRAMING WITH COMMON NAILS AS FOLLOWS: (UNLESS OTHERWISE NOTED) BY A. 4" O.C. ALONG EDGES OF PLYWOOD PANELS. B. 6" O.C. ALONG FIELD OF PLYWOOD PANELS.

PRE-MANUFACTURED ROOF TRUSSES TO BE DESIGNED IN ACCORDANCE WITH THE LATEST TPI DESIGN REQUIREMENTS. THE TRUSS MANUFACTURER IS RESPONSIBLE TO FURNISH ALL REACTION LOADS FOR DEAD LOADS, LIVE LOADS AND WIND LOADS. MANUFACTURER TO SUBMIT TRUSS LAYOUT AND DETAILS SIGNED BY A FLORIDA REGISTERED ENGINEER.

WINDOWS AND DOORS:

ALL WINDOWS AND DOORS SHALL BEAR CERTIFICATION THAT THEY MEET THE DESIGN WIND LOAD PRESSURES. SELECTED DOORS MUST BEAR AN ANIMA OR WDMA LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY.

EXTERIOR DOOR BUCK ANCHORAGE REQUIREMENTS ARE AS FOLLOWS: WHERE THE BUCK THICKNESS IS LESS THAN 1-1/2", THEY MUST BE ANCHORED THROUGH THE JAMB INTO THE STRUCTURAL SUBSTRATE WITH (3) 1/4" X 3" TAPCONS (OR EQUIVALENT REDHEAD ANCHOR BOLTS) PER SIDE OR PER THE MANUFACTURER'S RECOMMENDATION.

WHERE THE BUCK THICKNESS IS 1-1/2" OR GREATER, THE BUCK MUST BE GLUED AND BOLTED AS INDICATED ABOVE.

MASONRY INSTALLATION - WINDOWS:

BUCKSTRIPS SHOULD BE PLACED AND SET IN A BEAD OF SEALANT. SEAL THE EXTERIOR JOINT BETWEEN THE MASONRY AND THE BUCKSTRIP. ALL GAPS ARE TO BE SEALED. BUCKSTRIPS WILL RUN THE ENTIRE LENGTH OF THE WINDOW OPENING. IF THE SILL IS PRE-CAST, A BUCKSTRIP IS NOT REQUIRED OVER THE SILL. BUCKSTRIPS ARE TO BE MADE OF PRESSURE TREATED SPRUCE, YELLOW PINE, OR COMPARABLE LUMBER, UNDER FLORIDA BUILDING CODE, A BEVEL OR TAPER LOCATED ON THE BUCK IS PERMITTED IF THE WINDOW FRAME IS COMPLETELY SUPPORTED AT BOTH THE INTERIOR AND EXTERIOR BY THE BUCKSTRIP.

3/4" THICK WOOD BUCKSTRIPS: FASTENERS FOR INSTALLATION WILL BE MASONRY SCREWS (MINIMUM 3/16" X 2 3/4"), INSTALLED THROUGH THE BUCKSTRIP AND WINDOW INTO THE MASONRY. WINDOW MAY BE SHIMMED AS NECESSARY PROVIDED A SCREW EMBEDMENT (MINIMUM 1 1/4") IS MAINTAINED IN THE MASONRY. FASTENERS WILL BE LOCATED A MAXIMUM OF 4" FROM EACH CORNER AND A MAXIMUM OF 18" O.C. THEREAFTER IT IS RECOMMENDED NOT TO INSTALL FASTENERS THROUGH THE SILL OF THE WINDOW. BUCKSTRIPS SHOULD MEASURE NO LESS THAN 3/4" X 2 1/8".

1 1/2" THICK (OR GREATER) WOOD BUCKSTRIPS: WINDOW FASTENERS FOR INSTALLATION SHOULD BE A MINIMUM #10 X 1 1/2" WOOD SCREWS, INSTALLED INTO THE BUCKSTRIP THROUGH THE WINDOW. WINDOW MAY BE SHIMMED AS NECESSARY PROVIDED A SCREW EMBEDMENT (MINIMUM 1 1/4") IS MAINTAINED IN THE BUCKSTRIP. FASTENERS SHOULD BE LOCATED A MAXIMUM OF 4" FROM EACH CORNER AND A MAXIMUM OF 18" O.C. IT IS RECOMMENDED NOT TO INSTALL FASTENERS THROUGH THE SILL OF THE WINDOW. BUCKSTRIPS SHOULD BE NO LESS THAN 1 1/2" X 2 1/8". TO MAINTAIN A 1 1/4" EMBEDMENT, BUCKSTRIPS SHOULD BE INSTALLED USING MINIMUM 3/16" X 2 3/4" MASONRY SCREWS AND BE 18" O.C. THEREAFTER.

FRAME INSTALLATION - WINDOWS:

INSTALLATION FASTENERS FOR WINDOWS ARE TO BE A 1 1/2" (MINIMUM), 4D NAILS OR #6 X 1 1/2" DRYWALL SCREW, WITH AN EMBEDMENT OF 1 1/2" (MINIMUM). FASTENERS SHOULD BE LOCATED AT A MAXIMUM OF 4" FROM EACH CORNER AND 18" O.C. THEREAFTER FOR SCREWS AND 9" O.C. FOR NAILS. IT IS RECOMMENDED FOR ALL SCREWS AND/OR NAILS TO BE SEALED, PREVENTING INTRODUCTION OF WATER AND AIR. PRODUCT MAY BE SHIMMED AS NECESSARY.

WEATHERPROOFING FLEXIBLE FLASHING TO BE INSTALLED IN WEATHERBOARD FASHION. TOP LAYER TO OVERLAY ANY LAYER BENEATH. WEATHER RESISTANT BARRIER TO COVER THE FLEXIBLE FLASHING AT THE HEADER. APPLICATION OF WEATHER RESISTANT BARRIER WILL VARY DEPENDING UPON WHEN INSTALLATION OCCURS. IF INSTALLED BEFORE WINDOW INSTALLATION TAKES PLACE, IT IS TO BE TUCKED UNDER SILL FLASHING AND OVERLAP THE JAMBS AND HEADER FLASHING.

THE WINDOW BUCK SHALL EXTEND BEYOND THE INTERIOR LIP OF THE WINDOW.

MULLIONS AND ADJACENT DOOR ASSEMBLIES ARE TO BE TESTED AND ENGINEERED TO TRANSFER 1.5 TIMES THE DESIGNED LOADS TO THE ROUGH OPENING SUBSTRATE. ANY GLAZING WITHIN 36" HORIZONTALLY AND BELOW 60" OF THE STANDING SURFACE OF A BATHTUB, SHOWER, SPA, ETC., SHALL BE SAFETY GLAZED.

WINDOW AND DOOR SIZES, TYPE, AND LOCATION ARE INDICATED ON PLANS.

NOTE: MANUFACTURER INSTALLATION SPECIFICATIONS SUPERSEDE THE ABOVE WINDOW AND DOOR INSTALLATION REQUIREMENTS.

GLAZING:

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC LOCATIONS FOR THE PURPOSES OF PROVIDING TEMPERED GLAZING:

- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING (PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BLDG'S WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" (1524 MM) ABOVE THE DRAIN INLET.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERATIVE ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS A 24" (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS: A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. (0.84 M2). B. BOTTOM EDGE LESS THAN 18" (437 MM) ABOVE THE FLOOR. C. TOP EDGE GREATER THAN 36" (914 MM) ABOVE THE FLOOR. D. ONE OR MORE WALKING SURFACES WITHIN 36" (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
- ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL FILL PANELS.
- GLAZING IN WALL AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EDGE OF THE GLAZING IS: (A) LESS THAN 60" (1524 MM) ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND (B) WITHIN 36" (914 MM) HORIZONTALLY OF THE WALKING SURFACE ON THE POOL SIDE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

PLUMBING:

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES (152 mm) WITHIN THE FIRST 10 FEET (3040 mm).

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 mm) OF FILL WITHIN 10 FEET (3048 mm), DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE.

ELECTRICAL:

ALL OUTLETS IN SLEEPING ROOMS SHALL BE ON AN AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTED CIRCUIT.

ELECTRICAL (CONTINUED):

SMOKE DETECTORS: SMOKE DETECTOR PLACEMENT AND LOCATION SHALL BE CHECKED AT FRAMING. THE PROPER PLACEMENT OF UNITS SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PREVENTION CODE SAFETY ACT. MINIMUM REQUIREMENT SHALL BE AS SET FORTH IN FLORIDA BUILDING CODE 905.2.

MECHANICAL:

CONDENSATE LINES SHALL DISCHARGE AT LEAST 12" AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS.

FMC 5TH EDITION (2014) - EQUIPMENT DISCONNECT MUST BE WITHIN SIGHT OF THE EQUIPMENT. BATHROOMS MUST BE VENTILATED MECHANICALLY AND EXHAUSTED TO BUILDING EXTERIOR. AIR HANDLER FLOAT SWITCHES ARE REQUIRED TO SHUT DOWN THE UNIT OR OTHER APPROVED DEVICE TO ALERT THE HOME OWNER THAT THE CONDENSATE DRAIN LINE IS NOT WORKING PROPERLY. THERE MUST BE A NOTICE POSTED ON THE ELECTRICAL PANEL ALERTING THE HOME OWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC (WHEN APPLICABLE).

DUCT PENETRATIONS:

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.#26 GAUGE (0.48mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. FBC R309.1.1

ALL MECHANICAL EQUIPMENT INCLUDING: A/C CONDENSERS, POOL PUMPS, POOL FILTERS, POOL HEATERS, ETC., SHALL BE SECURED TO RESISTING LOCATION WIND LOADS.

IN GARAGES ALL GAS WATER HEATERS SHALL BE ELEVATED TO INSURE THAT THE LOWEST IGNITION SOURCE IS 18" ABOVE THE FLOOR.

OPENING PROTECTION:

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35mm) IN THICKNESS. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35mm) THICK, OR 20-MINUTE FIRE-RATED DOORS. (FBC 309.1)

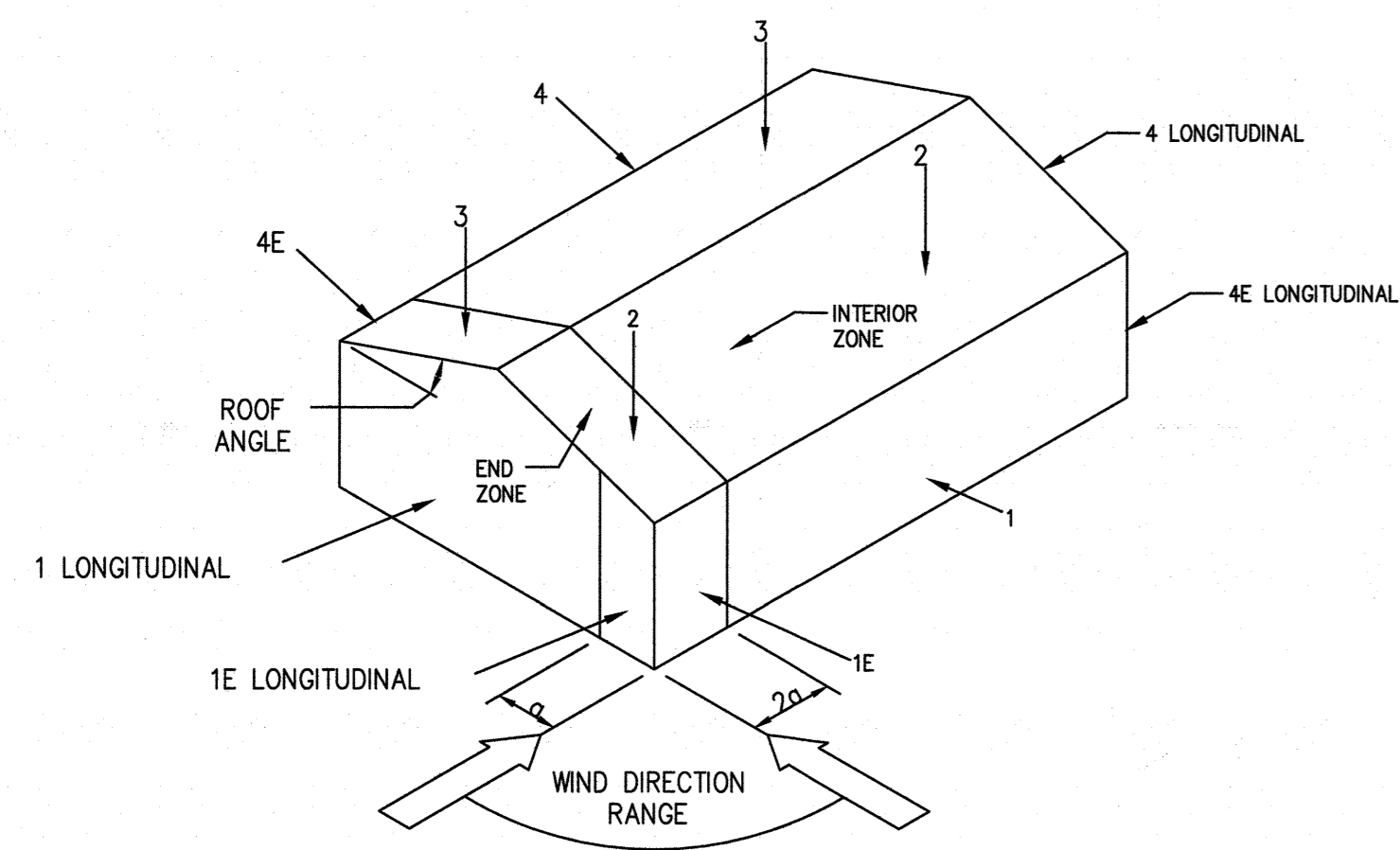
SEPARATION REQUIREMENTS:

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 -INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 -INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 -INCH GYPSUM BOARD OR EQUIVALENT. (FBC R309.2)

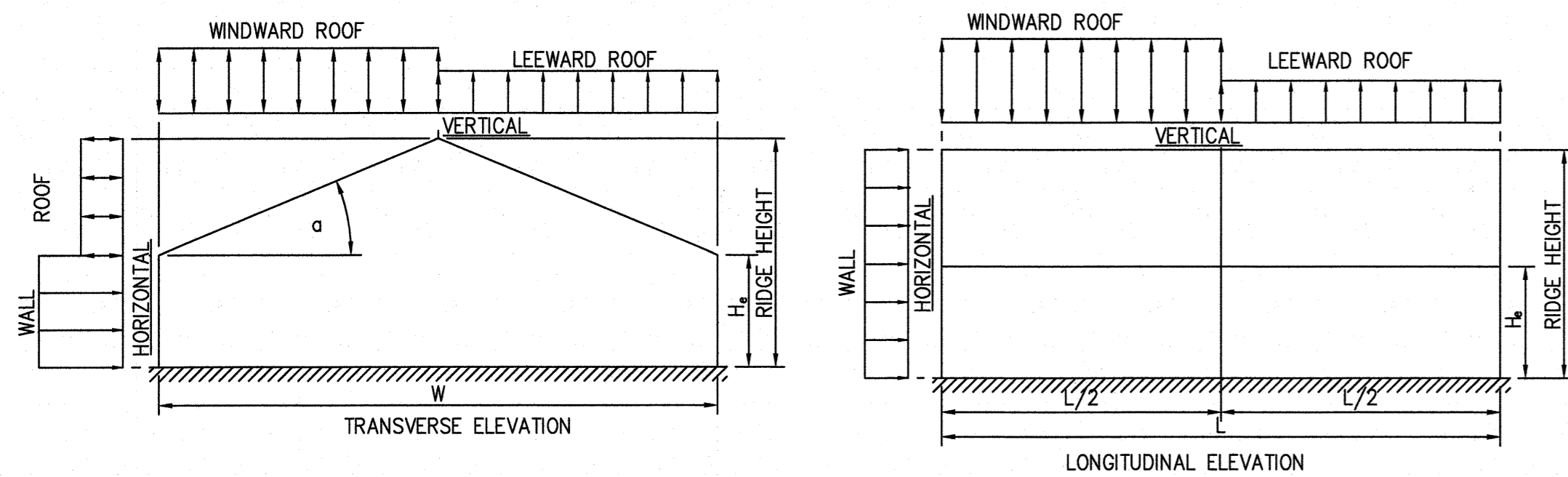
NOTE:

WHILE EVERY ATTEMPT HAD BEEN MADE TO PREVENT HUMAN ERROR, CONTRACTORS, SUBCONTRACTORS AND BUILDERS

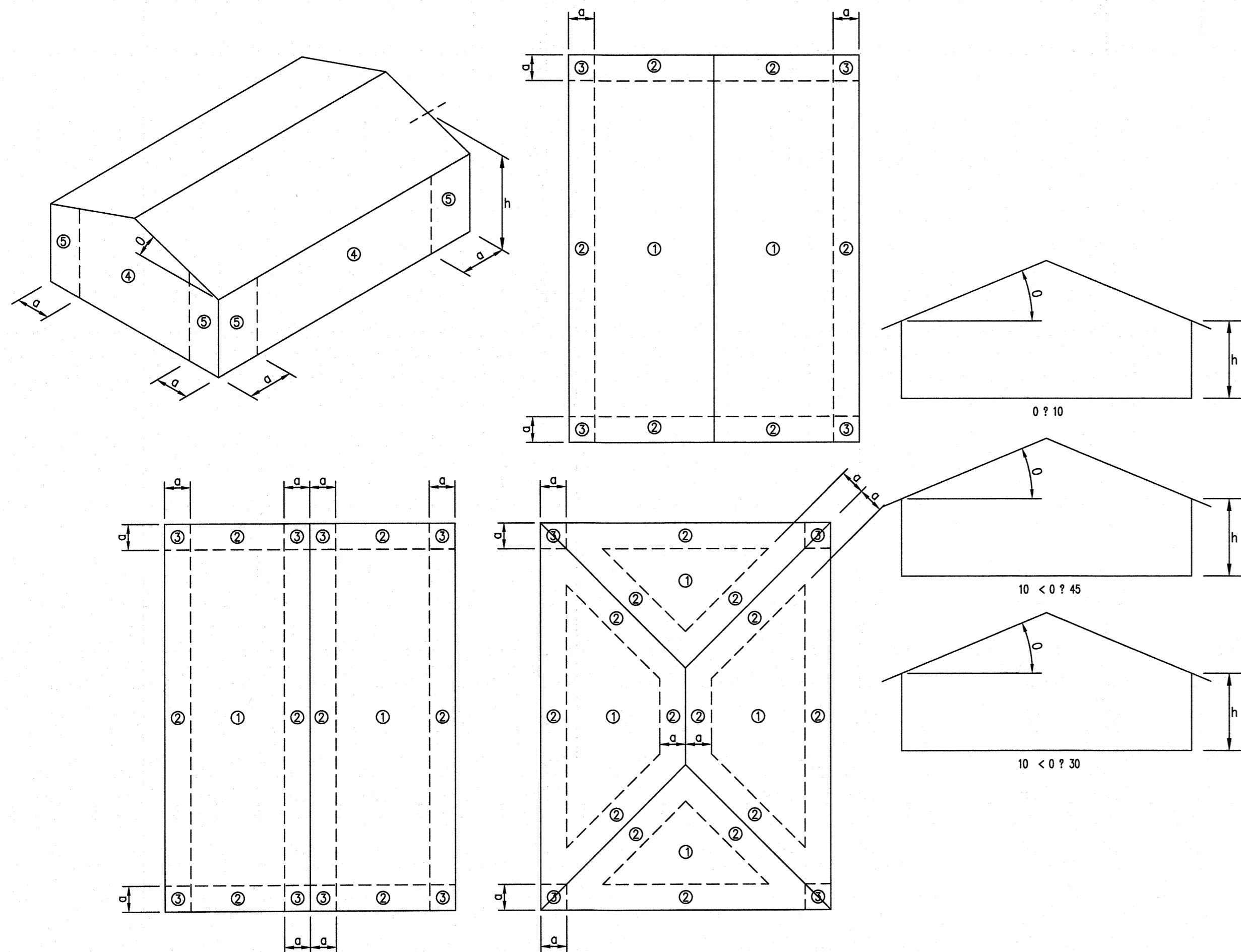




APPLICATION OF MAIN WIND FORCE RESISTING SYSTEM LOADS FOR SIMPLE DIAPHRAGM BUILDINGS



APPLICATION OF MAIN WIND FORCE RESISTING SYSTEM LOADS FOR SIMPLE DIAPHRAGM BUILDINGS



COMPONENT AND CLADDING LOADING DIAGRAMS

For  $\theta$ : 1 degree = 0.01745 rad.

# FBC 5th EDITION (2014) STRUCTURAL DETAILS AND NOTES

150 M.P.H. Wind Zone - Exposure Category 'C'

**J.S. NAGAMIA, P.E.**  
11104 - 61ST. STREET  
TEMPLE TERRACE, FL 33617  
TEL: 813-988-0727  
E-MAIL: nagamj@yahoo.com

JOB TITLE LOT 2 RESIDENCE, BLK F  
APC1737 LOT2  
JOB NO. 201631 SHEET NO.  
CALCULATED BY JSN DATE 11/17/17  
CHECKED BY JSN DATE 11/17/17  
www.struware.com

CS15 Ver 2015.06.04

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## CODE SUMMARY

**Code:** Florida Building Code 2014  
**Live Loads:**  
Roof  
0 to 200 sf: 19 psf  
200 to 600 sf: 22.5 - 0.019Area, but not less than 12 psf  
over 600 sf: 12 psf

**Typical Floor** 0 psf  
**Partitions** 15 psf  
**Lobbies & first floor corridors** 100 psf  
**Corridors above first floor** 80 psf  
**Balconies (exterior) - same as occupant** 0 psf

**Dead Loads:**  
Floor 100.0 psf  
Roof 20.0 psf

**Wind Design Data:**  
Ultimate Design Wind Speed 150 mph  
Nominal Design Wind Speed 116.19 mph  
Risk Category II  
Mean Roof Ht. (h) 17.4 ft  
Exposure Category C  
Enclosure Classif. Enclosed Building  
Internal pressure Coef. +/-0.18  
Directionality (Kd) 0.85

## STRUCTURAL CALCULATIONS

FOR

### LOT 2 RESIDENCE, BLK F

23RD. AVENUE, N., ST. PETERSBURG, FL

**J.S. NAGAMIA, P.E.**  
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## CODE SUMMARY-continued

### Component and cladding ultimate wind pressures

Roof	Area	Surface Pressure (psf)		
		10 sf	50 sf	100 sf
Negative Zone 1	-46.3	-43.3	-42.0	
Negative Zone 2	-80.7	-65.7	-59.2	
Negative Zone 3	-119.3	-101.3	-93.5	
Positive All Zones	29.2	23.2	20.6	
Overhang Zone 2	-94.4	-94.4	-94.4	
Overhang Zone 3	-158.7	-122.8	-107.3	

Overhang soffit pressure equals adj wall pressure (which includes internal pressure of 7.7 psf)

Parapet	Area	Solid Parapet Pressure (psf)		
		10 sf	100 sf	500 sf
CASE A: Interior zone	0.0	0.0	0.0	
Corner zone	0.0	0.0	0.0	
CASE B: Interior zone	0.0	0.0	0.0	
Corner zone	0.0	0.0	0.0	

Wall	Area	Surface Pressure (psf)		
		10 sf	100 sf	500 sf
Negative Zone 4	-54.9	-47.3	-42.0	
Negative Zone 5	-67.8	-52.6	-42.0	
Positive Zone 4 & 5	50.6	43.0	37.8	

CITY OF ST. PETERSBURG  
DEC 01 2017  
CONSTRUCTION SRVS

CITY OF ST. PETERSBURG  
FOR THE CITY ENGINEER  
JAN 09 2018  
C. C. J.  
CITY ENGINEER

Project No. APC-1737 - Scale: 1/4"=1'-0"

**Lot 2 Residence**  
Lot 2, Block F, 23rd Avenue North  
St Petersburg, Florida

Date Issued: 09-01-17

Revision:

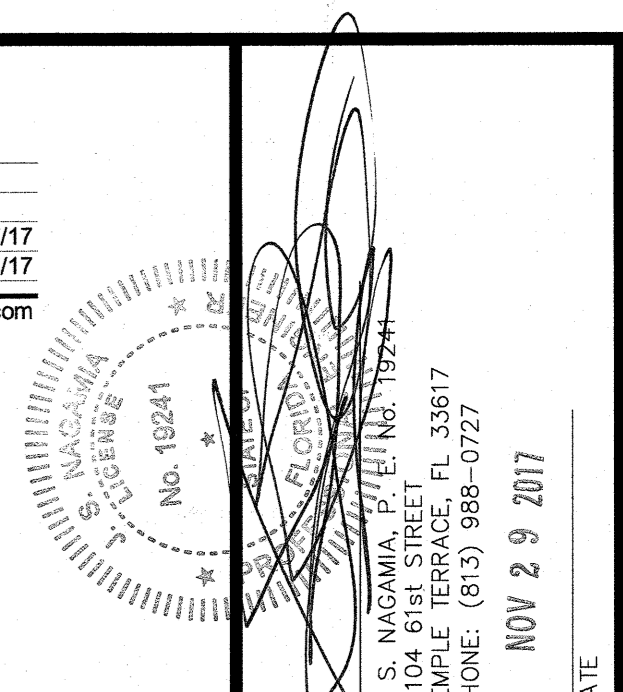
**Wind Loads**

**ALDERMAN Planning**  
COMPANY

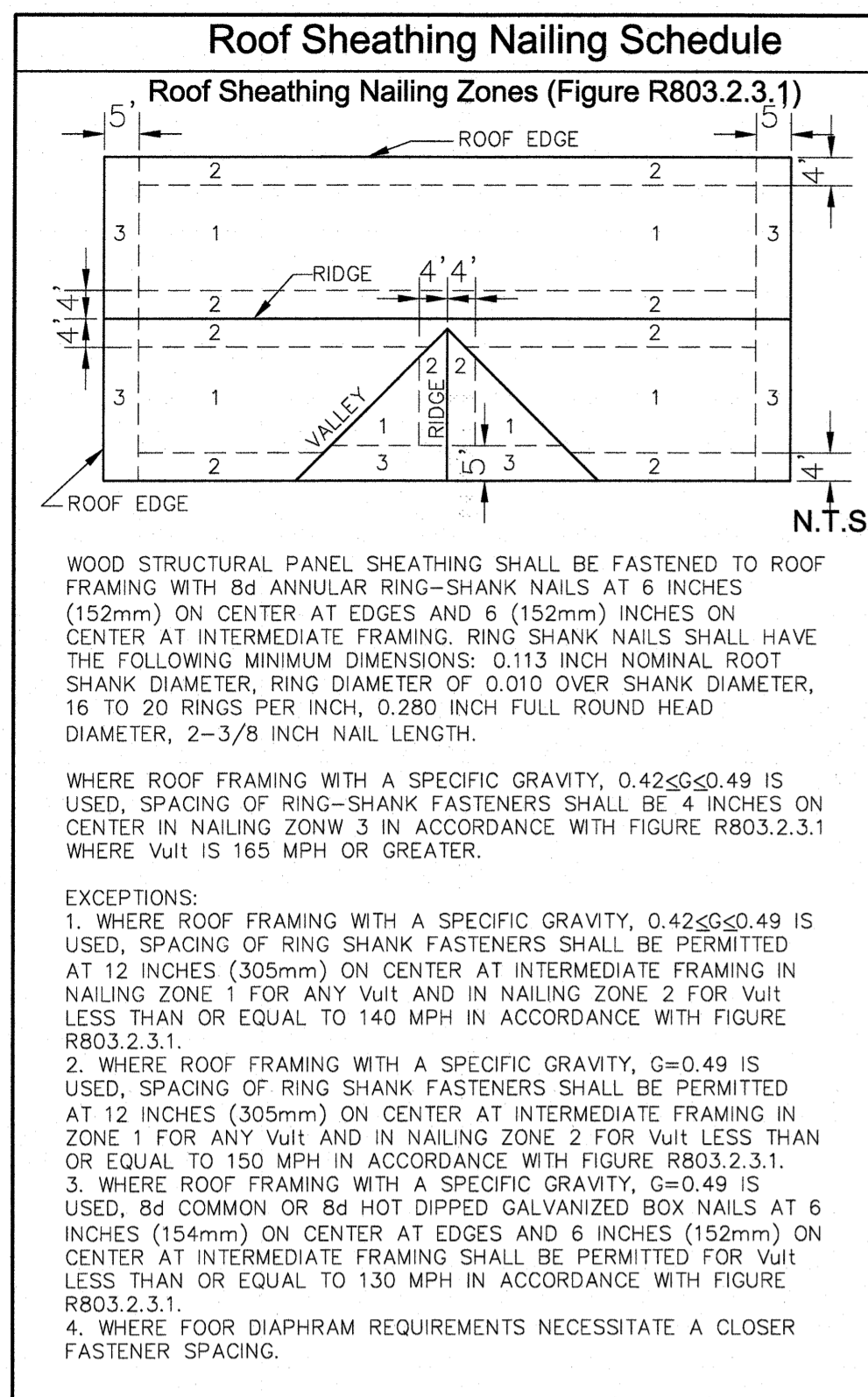
Phone: 813-833-5161  
PO Box 55755 St. Petersburg FL, 33732

Sheet

**S.0.1**

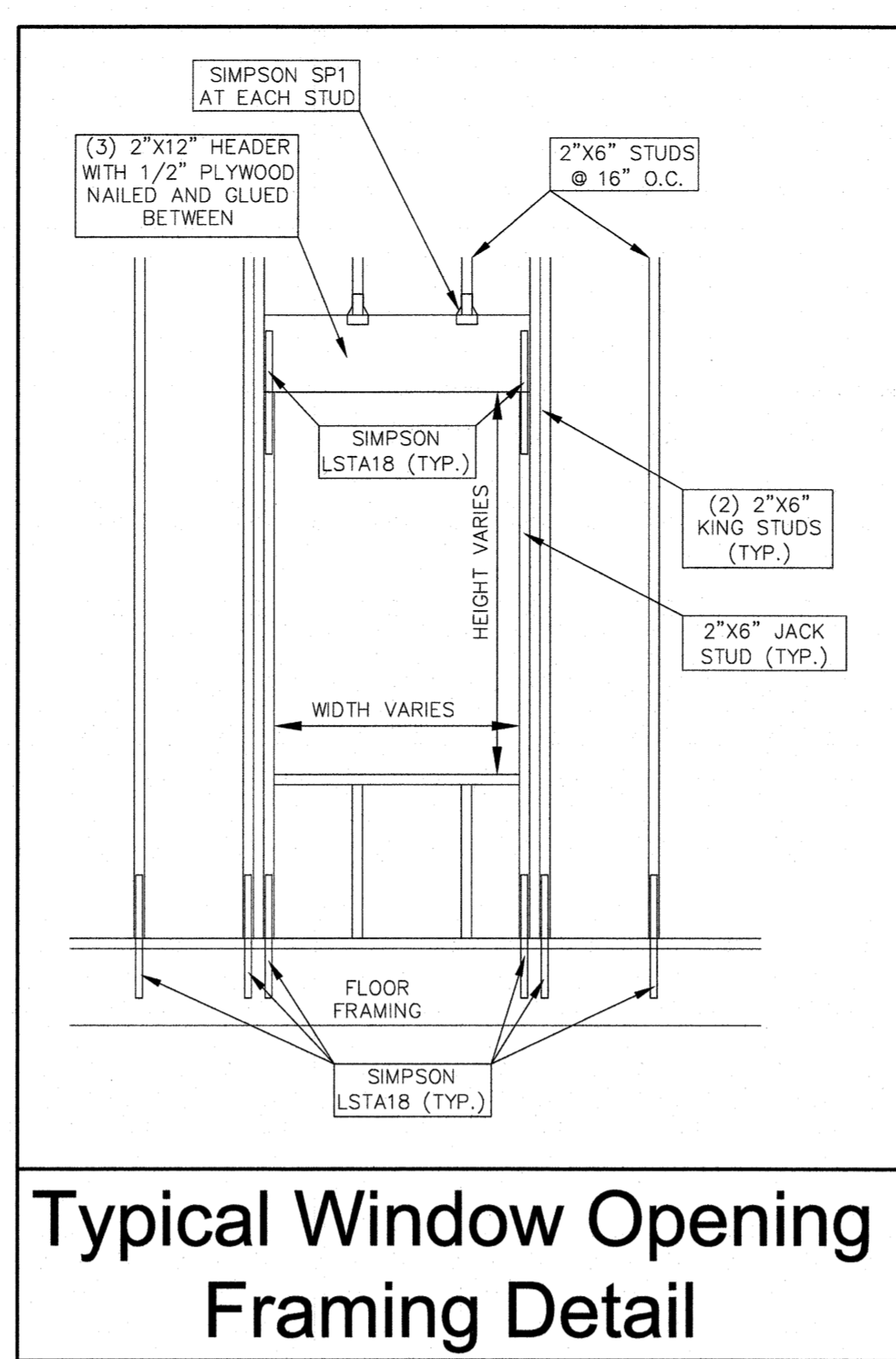
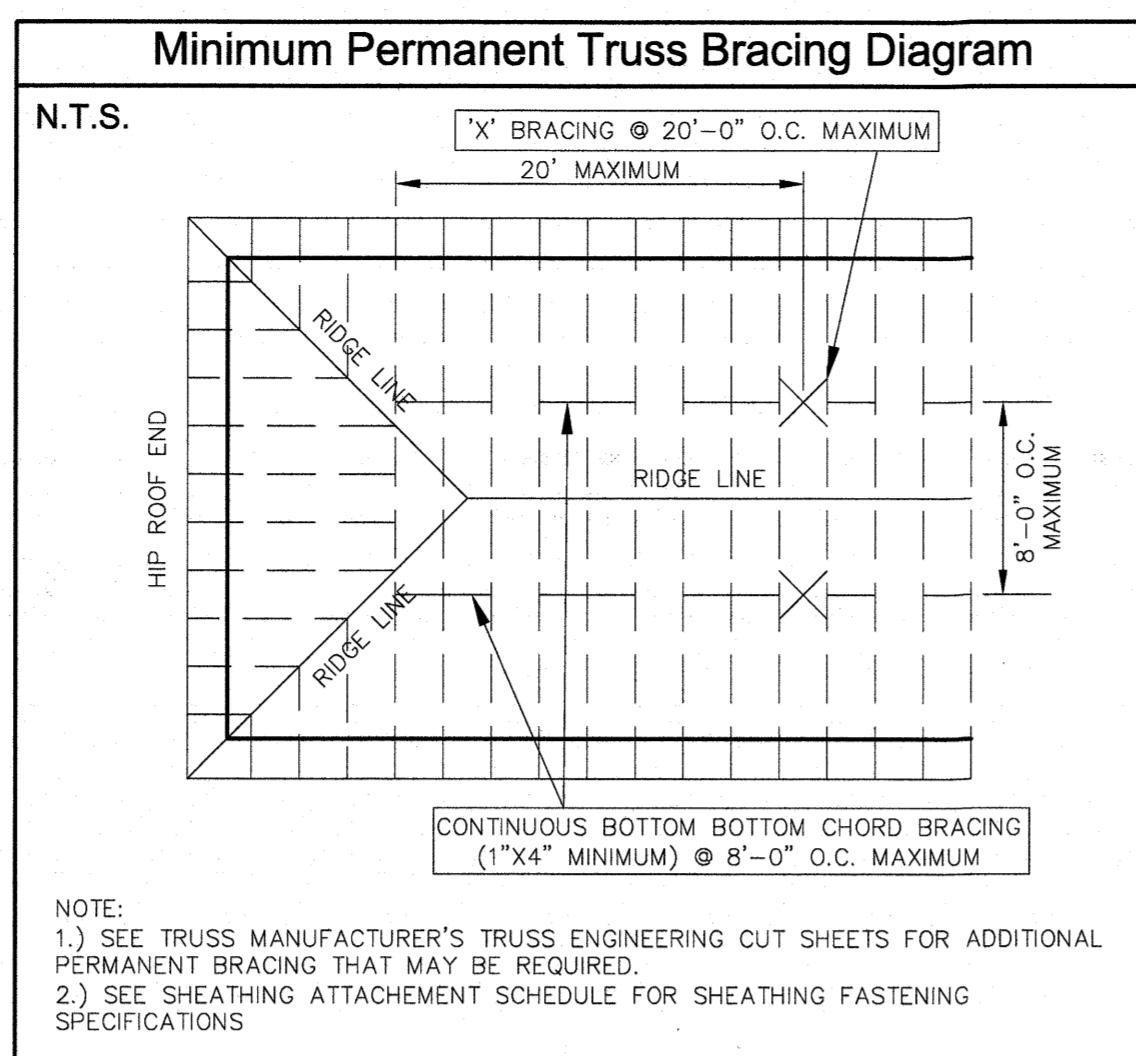


I, J.S. NAGAMIA, P.E., No. 19241, 11104 61st STREET, TEMPLE TERRACE, FL 33617, PHONE: (813) 988-0727, HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA (2014) RESIDENTIAL AND SUPPLEMENTS THERE TO. DATE NOV 29 2017



### Abbreviations

A.F.F. = ABOVE FINISHED FLOOR  
 CONC. = CONCRETE  
 CONT. = CONTINUOUS  
 C.M.U. = CONCRETE MASONRY UNIT  
 ELEV. = ELEVATION  
 EXT. = EXTERIOR  
 F.F.E. = FINISHED FLOOR ELEVATION  
 GALV. = GALVANIZED  
 HORIZ. = HORIZONTAL  
 INT. = INTERIOR  
 K.D. = KILN DRIED  
 K.O. = KNOCK OUT  
 L.F. = LINEAL FEET  
 MAX. = MAXIMUM  
 MIN. = MINIMUM  
 M.P.H. = MILES PER HOUR  
 O.C. = ON CENTER  
 P.T. = PRESSURE TREATED  
 P.S.I. = POUNDS PER SQUARE FOOT  
 S.Y.P. = SOUTHERN YELLOW PINE  
 TYP. = TYPICAL  
 VERT. = VERTICAL  
 W/ = WITH  
 W.W.F. = WOVEN WIRE FABRIC  
 W.W.M. = WOVEN WIRE MESH



### Summary Information Table - Lintels

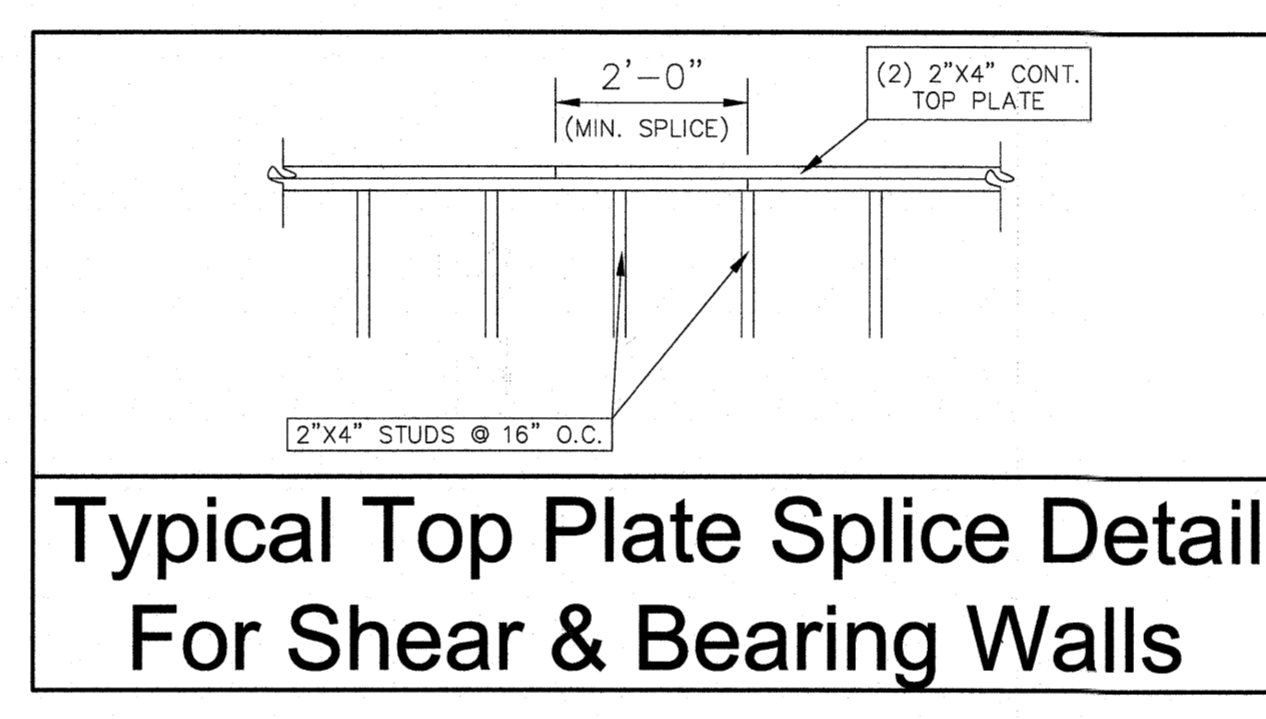
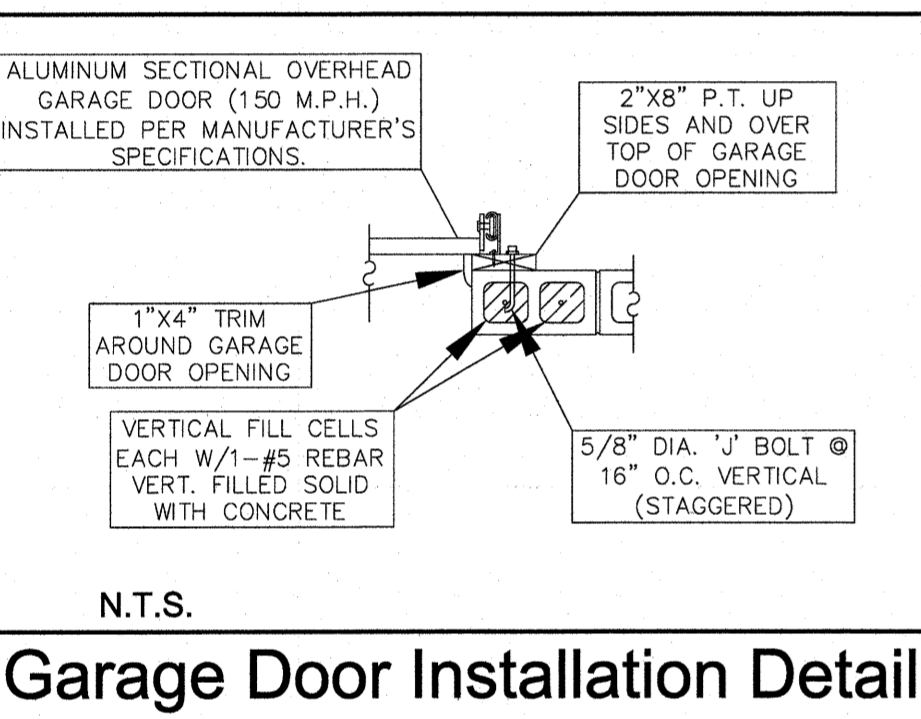
QUALITY PRECAST & COMPANY, INC. - LINTELS

CLEAR SPAN	TYPE	TOTAL ALLOWABLE SUPERIMPOSED LOAD				TOTAL ALLOWABLE SUPERIMPOSED LOAD			
		NO FILL NO STEEL	FILLED NO STEEL	FILLED (1)#5	FILLED (2)#5	NO FILL NO STEEL	FILLED (1)#5 BOT.	FILLED (1)#5 TOP	FILLED (2)#5 TOP
1'-6" (18")	PRECAST	4,987	5,332	5,391	5,447	9,874	9,714	9,966	9,574
2'-2" (26")	PRECAST	3,435	3,673	3,714	3,753	6,797	6,687	6,861	6,590
2'-8" (32")	PRECAST	2,777	2,970	3,004	3,035	5,494	5,405	5,546	5,325
3'-2" (38")	PRECAST	2,332	2,495	2,523	2,550	4,613	4,537	4,657	4,475
4'-0" (48")	PRECAST	1,835	1,964	1,986	2,007	3,627	3,567	3,662	3,514
4'-6" (54")	PRECAST	1,624	1,739	1,759	1,778	3,211	3,158	3,241	3,110
5'-0" (60")	PRECAST	1,456	1,560	1,577	1,594	2,878	2,830	2,905	2,787
5'-4" (64")	PRECAST	1,363	1,460	1,476	1,492	2,692	2,647	2,718	2,607
6'-2" (74")	PRECAST	1,170	1,254	1,268	1,282	2,310	2,271	2,332	2,237
7'-0" (84")	PRECAST	1,024	1,098	1,110	1,123	2,021	1,987	2,040	1,956
8'-0" (96")	PRECAST	889	953	965	975	1,753	1,723	1,770	1,696
9'-2" (110")	PRECAST	768	825	834	844	1,515	1,489	1,529	1,465
10'-0" (120")	PRECAST	700	751	760	769	1,379	1,354	1,392	1,333
11'-2" (134")	PRECAST	621	667	675	682	1,222	1,200	1,234	1,181
12'-0" (144")	PRECAST	492	617	624	631	1,129	1,109	1,140	1,090
12'-8" (152")	PRECAST	409	581	588	595	1,063	1,044	1,073	1,026
13'-4" (160")	PRESTRESSED	528	731	737	741	1,331	1,308	1,459	1,464
14'-0" (168")	PRESTRESSED	458	661	665	669	1,264	1,327	1,386	1,390
16'-0" (192")	PRESTRESSED	310	490	497	503	1,097	1,152	1,203	1,207
18'-0" (216")	PRESTRESSED	217	356	360	363	968	1,016	1,061	1,064
18'-8" (224")	PRESTRESSED	194	322	325	328	930	977	1,020	1,023
20'-0" (240")	PRESTRESSED	140	243	245	246	834	876	914	917
22'-8" (272")	PRESTRESSED	103	188	189	189	726	789	825	829

8"x8" PRECAST LINTEL  
 • 7 5/8" X 7 5/8" ACTUAL SIZE  
 • Fc = 4,000 PSI (PRECAST)  
 • Fc = 2,500 PSI (FILL)  
 • Fy = 4,000 PSI E = 29,000 KSI  
 • MODULUS OF ELASTICITY FOR EACH COMPONENT BASED ON ACI 318

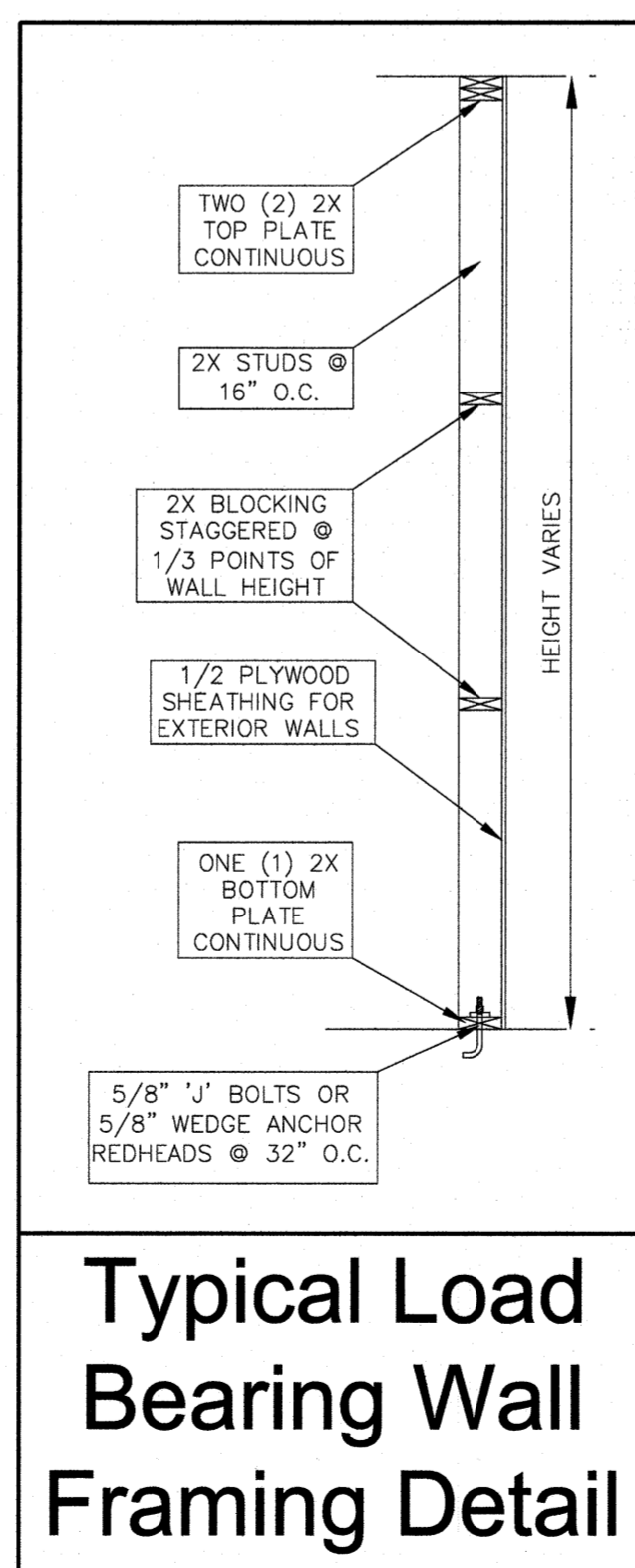
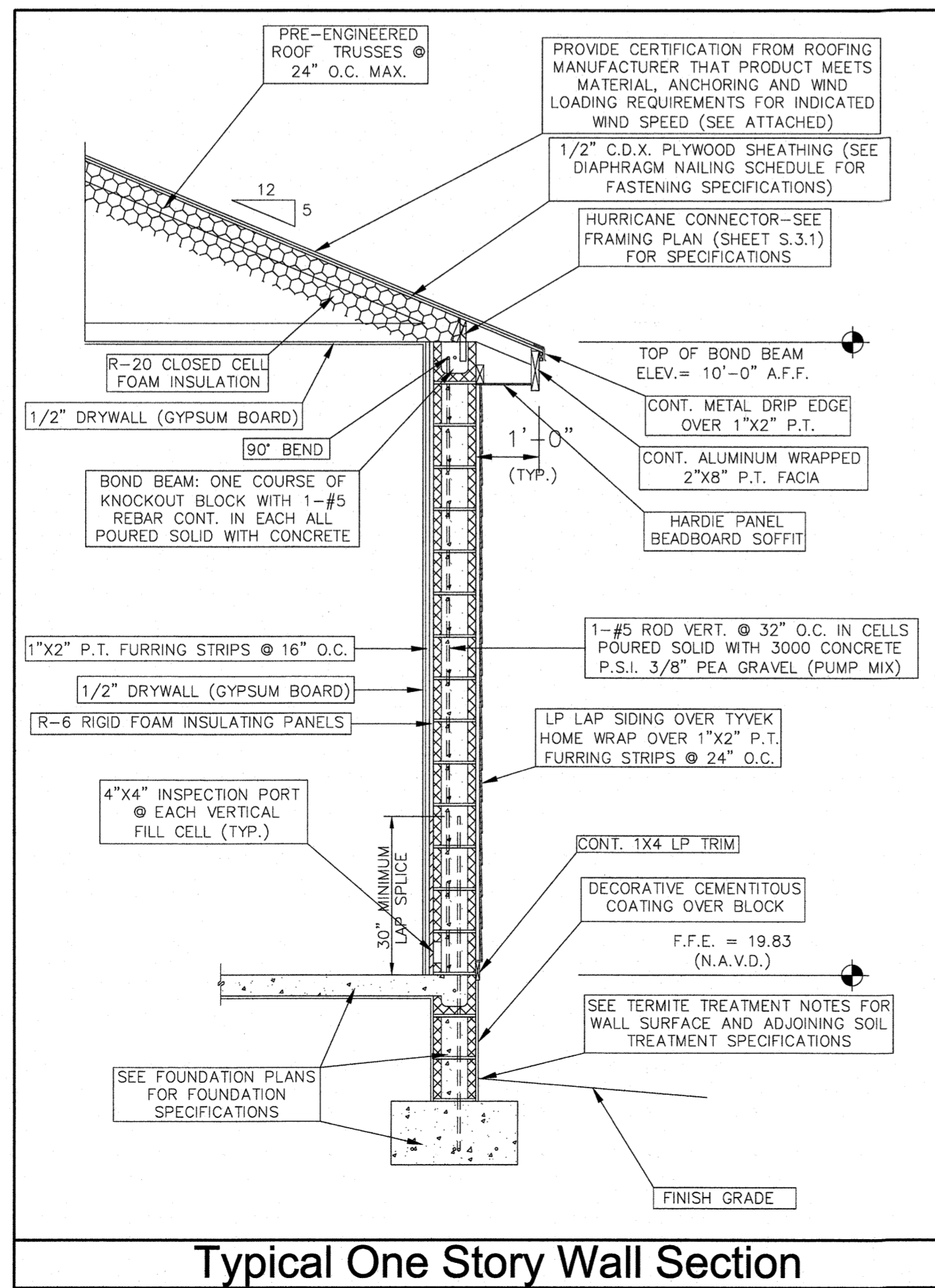
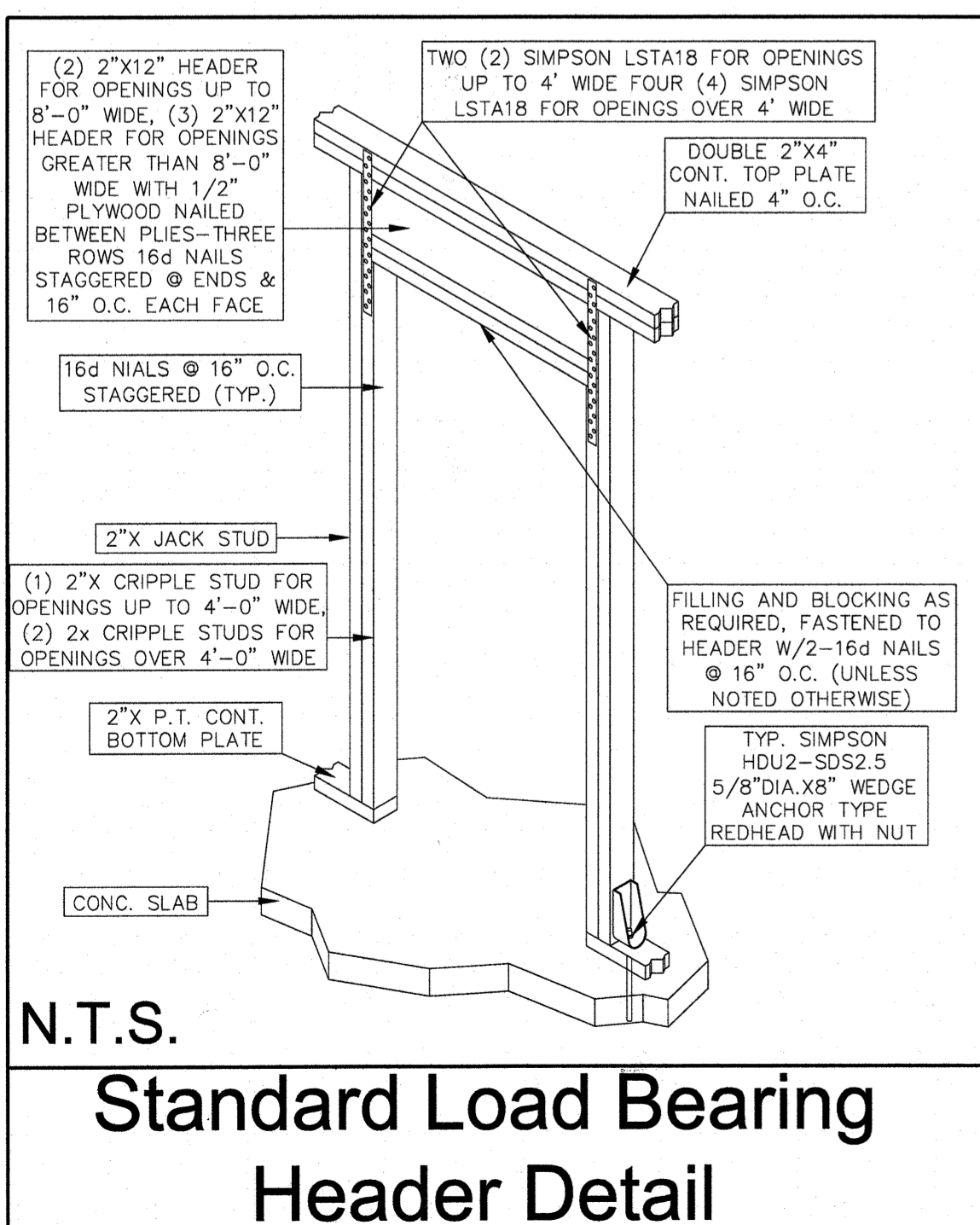
8"x16" PRECAST LINTEL  
 • 7 5/8" X 7 5/8" ACTUAL SIZE PRECAST  
 • 7 5/8" X 7 5/8" ACTUAL SIZE K.O. BLOCK  
 • Fc = 4,000 PSI (PRECAST)  
 • Fm = 1,250 PSI (MASONRY)  
 • Fc = 2,500 PSI (FILL)  
 • Fy = 4,000 PSI E = 29,000 KSI  
 • MODULUS OF ELASTICITY FOR EACH COMPONENT BASED ON ACI 318

ABOVE INFORMATION IS BASED ON QUALITY PRECAST & COMPANY, INC. BRAND LINTELS  
 • BASED ON TESTS CONDUCTED BY DANSCO ENGINEERING, P.A. - SAMUEL A. GREENBERG, P.E., FLA. REG. NO. 34245.  
 • PRECAST LINTELS PRESTRESSED USING (2) 7/16" DIAMETER PRESTRESSING STRANDS.



### Connector Table

DESCRIPTION	LOAD (LBS) (PER CONNECTOR)	FASTENERS (PER CONNECTOR)	FLORIDA PRODUCT APPROVAL NUMBER
SIMPSON SP1	585 UP-LIFT	STUD:(6)10d, PLATE:(4)10d	FL#10456.41
SIMPSON SP2	1065 UP-LIFT	STUD:(6)10d, PLATE:(6)10d	FL#10456.42
SIMPSON LSTA18	1235 LOAD	(16)10d	FL#13872.5
SIMPSON HDU2-SDS2.5	3075 LOAD	ANCHOR BOLT:5/8" DIA., SCREWS:(6)SDS 1/4"x2-1/2"	FL#10441.4
SIMPSON H5	455 UP-LIFT	RAFTER:(4)8d, PLATE:(4)8d	FL#10456.15
SIMPSON MSTA24	1640 LOAD	(18)10d	FL#13872.4
SIMPSON HUCQ1.81/11-SDS	1505 UP-LIFT	FACE:(10)SDS1/4"x1-3/4" JOIST:(4)SDS1/4"x1-3/4"	FL#1458.16
SIMPSON HUC416	2015 UP-LIFT	FACE:(26)16d JOIST:(12)10d	FL#10655.18
SIMPSON HUC412	1810 UP-LIFT	FACE:(22)16d, FACE:(10)10d	FL#10655.79
SIMPSON LSTA12	925 LOAD	(10)10d	FL#13872.5
SIMPSON MTS12	1000 UP-LIFT	(14)10d	FL#13872.1
SIMPSON HHTA16	2235 UP-LIFT	(10)10dX1-1/2	FL#11473.9
SIMPSON LUS24-2	440 UP-LIFT	HEADER:(4)16d, JOIST:(2)10d	FL#10655.110
SIMPSON MSTM36	1870 UP-LIFT	NAILS:(13)10d, CMU:(8)0.25X2.25 TITEN	FL#11473.19
SIMPSON HUC46	1135 UP-LIFT	HEADER:(12)16d JOIST:(6)16d	FL#10655.83
SIMPSON H3	455 UP-LIFT	RAFTER:(4)8d, PLATE:(4)8d	FL#10456.13



Project No. APC-1737 - Scale: 1/4"=1'-0"

**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

Date Issued: 09-01-17

No.:	Date:
Revision:	

CITY OF ST. PETERSBURG  
 CONSTRUCTION DEPARTMENT  
 JAN 09 2018

CITY OF ST. PETERSBURG  
 DEC 01 2017  
 CONSTRUCTION SRVS

General Construction Details

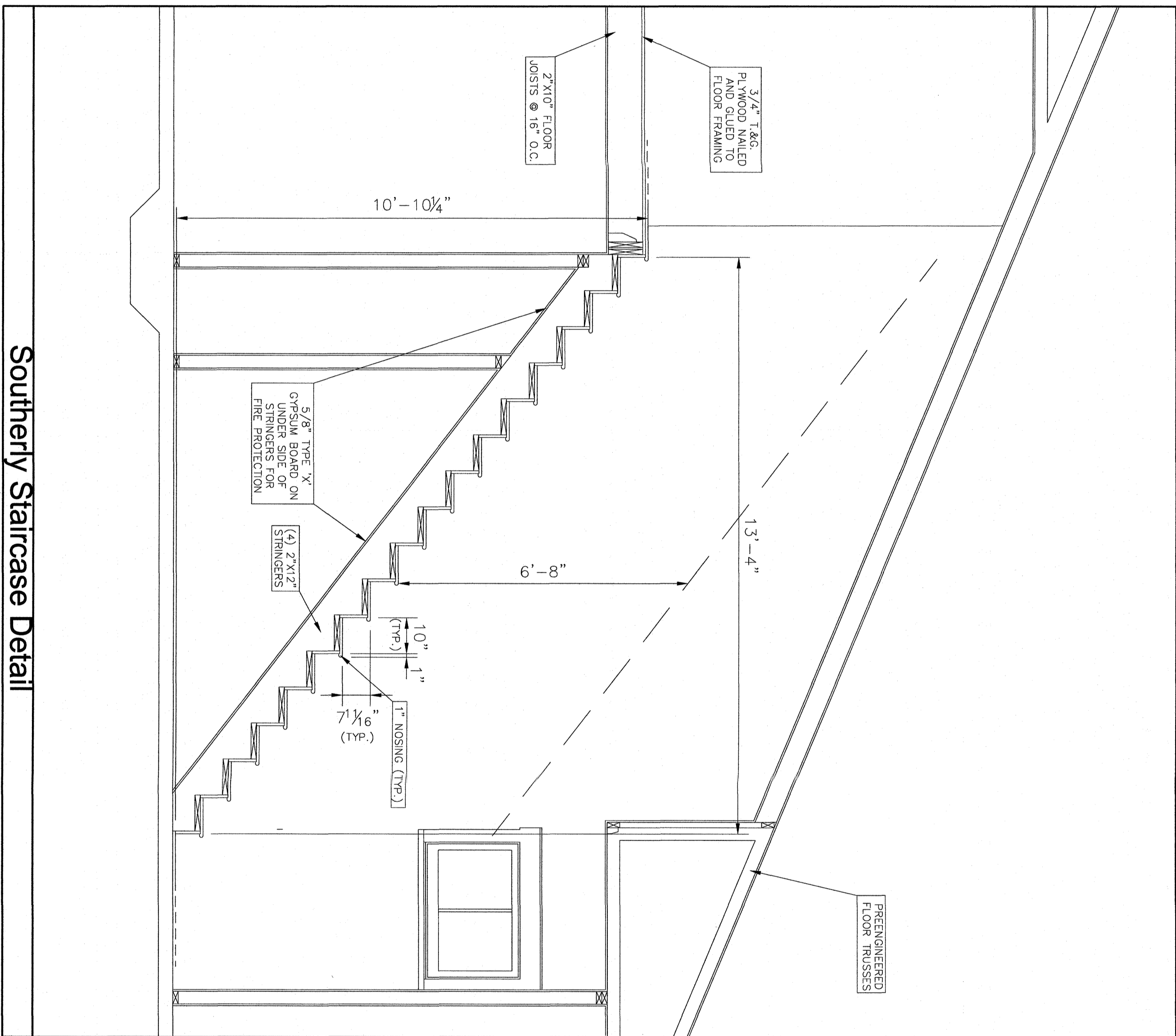
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**S.0.2**

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUANCE AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ALDERMAN PLANNING COMPANY. THE ENGINEER'S KNOWLEDGE AND EXPERTISE IS LIMITED TO THE PROJECT AND SPECIFICATIONS NOTED ON THIS DRAWING ONLY. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. LICENSE NO. 11104.6961. PROJECT NO. 1737. DATE: NOV 29 2017. PHONE: (813) 988-0277



Southerly Staircase Detail

CITY OF ST. PETERSBURG  
 CONSTRUCTION PERMITS  
 JAN 09 2018  
 S.P.A.

CITY OF ST. PETERSBURG  
 CONSTRUCTION PERMITS  
 DEC 01 2017

S.0.3

Sheet

General Construction Details

ALDERMAN Planning

COMPANY  
 Phone: 813.833.5161  
 PO Box 55755 St. Petersburg FL, 33732

Date Issued: 09-01-17

No.	Date	Revision

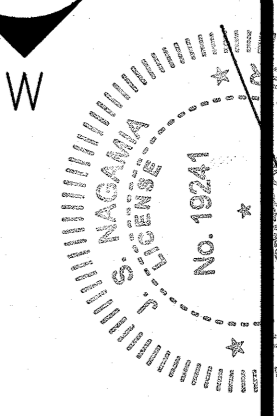
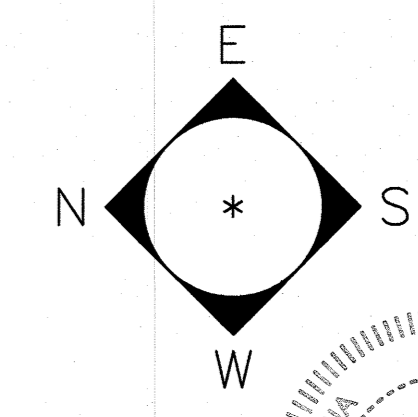
Project No. APC-1737 - Scale: 1/4"=1'-0"

0' 1' 2' 4' 8'

**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

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J. S. NAGAMA  
 LICENSE  
 No. 19241  
 J. S. NAGAMA, P.E.  
 11104 61st STREET  
 TEMPLE TERRACE, FL 33617  
 PHONE: (813) 988-0727  
 NOV 29 2017  
 DATE



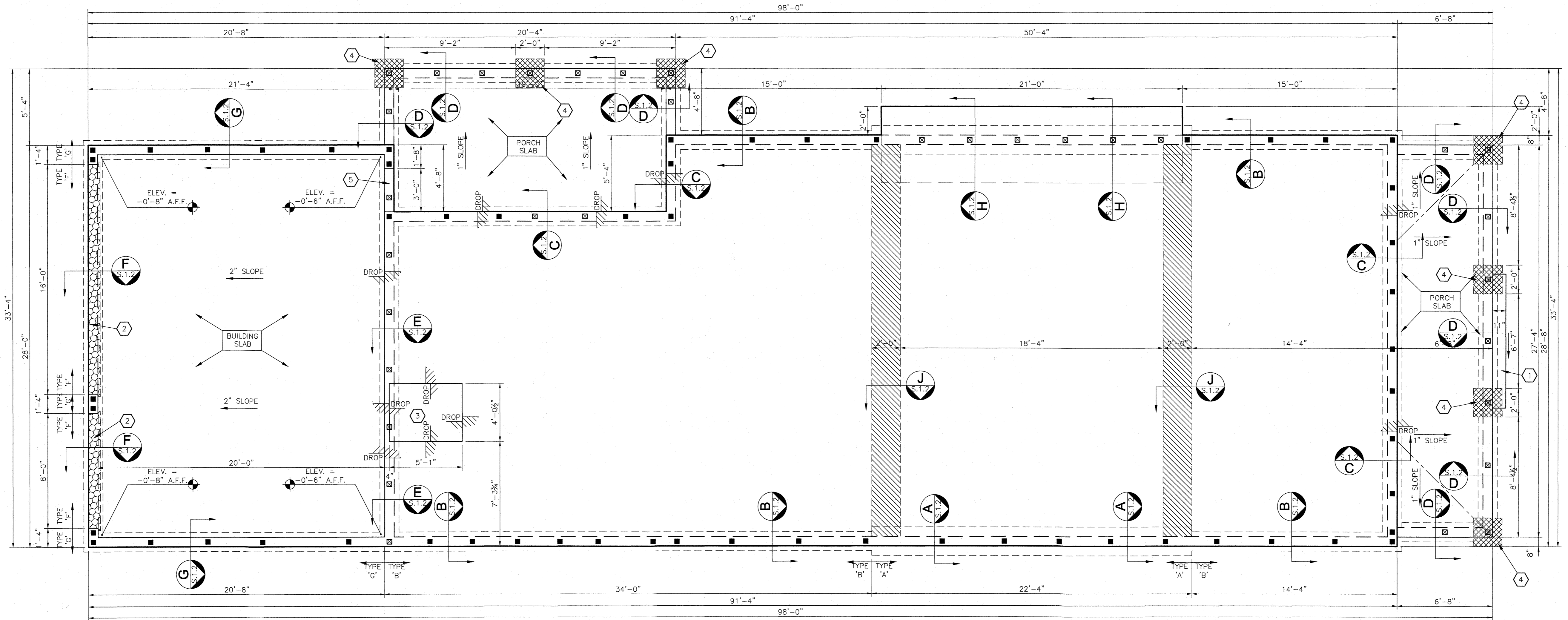
NOV 29 2017  
 DATE  
 11104 6th STREET  
 TEMPLE TERRACE, FL 33617  
 PHONE: (813) 988-0727

Foundation Plan Key	
①	CONCRETE STEP
②	3/4" DEEP OVER HEAD GARAGE DOOR RECESS
③	4" DEEP SLAB RECESS FOR SHOWER PAN
④	24"x24"x12" CONCRETE FOOTER PAD WITH #5 REBAR @ 6" O.C. EACH WAY
⑤	REDUCE WALL HEIGHT TO ACCOMMODATE DOOR OPENING

Foundation Legend	
■	LOCATION OF VERTICAL POURED CELL WITH REBAR SHOWN THUS:
⊠	LOCATION OF VERTICAL POURED CELL WHICH TERMINATES IN TOP COURSE OF STEMWALL WITH REBAR SHOWN THUS:
---	LOCATION OF STRIP FOOTER & STEM WALL SHOWN THUS:
▨	LOCATION OF MONOLITHIC THICKENED SLAB FOOTER SHOWN THUS:
▩	LOCATION OF FOUNDATION PAD FOOTER SHOWN THUS:
▽	LOCATION OF SLAB STEP DOWN SHOWN THUS:

**Foundation Notes**

- 1.) BUILDING SLAB SPECIFICATIONS: TROWEL FINISH SLAB POURED 4" THICK MINIMUM 3,000 P.S.I. CONCRETE WITH 6x6 W1.4xW1.4 W.W.F. (FIBERMESH MAY BE USED AS AN ALTERNATIVE TO W.W.F. IN CLIMATE CONTROLLED AREAS OF THE BUILDING), OVER 6 MIL. VISQUEEN VAPOR BARRIER ON CLEAN TERMITE POISONED AND COMPACTED SOIL. (COMPACTED TO 98% MODIFIED PROCTOR, ASTM D1557)
- 2.) PORCH SLAB AND STOOP SPECIFICATIONS: BRUSH FINISH SLAB POURED 4" THICK MINIMUM 3,000 P.S.I. CONCRETE WITH 6x6 W1.4xW1.4 W.W.F., OVER CLEAN TERMITE POISONED AND COMPACTED SOIL. (COMPACTED TO 98% MODIFIED PROCTOR, ASTM D1557)
- 3.) FOOTER SPECIFICATIONS: ALL FOOTER BOTTOMS TO BE A MINIMUM 12" BELOW NATURAL GRADE.
- 4.) MAXIMUM DESIGN SOIL BEARING PRESSURE OF 2000 PSF - CONTRACTOR TO VERIFY SOIL BEARING CAPACITY PRIOR TO POURING FOOTERS



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**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
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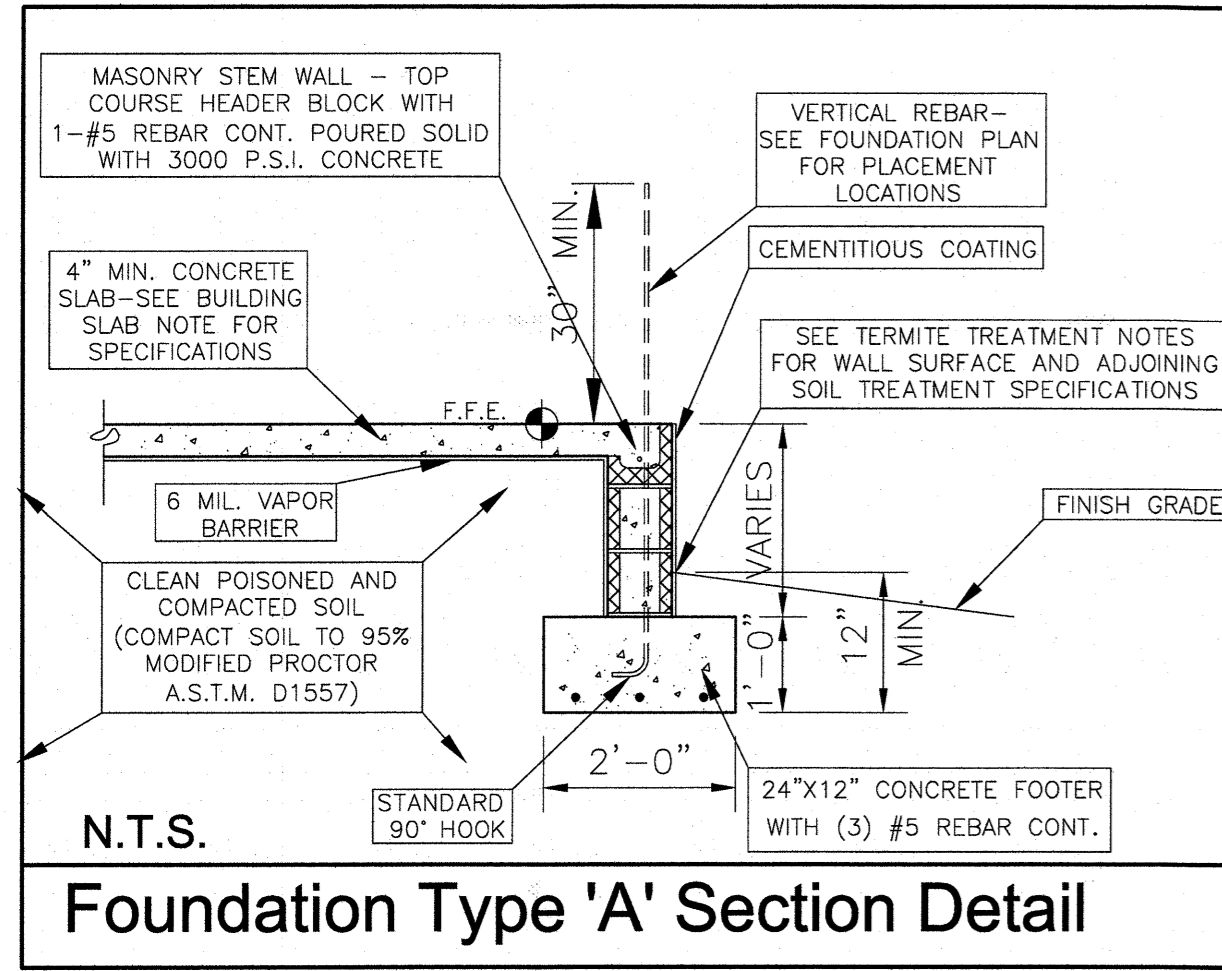
**Foundation Plans**

**ALDERMAN Planning**  
 COMPANY  
 Phone: 813-833.5161  
 P.O. Box 55755 St. Petersburg FL, 33732

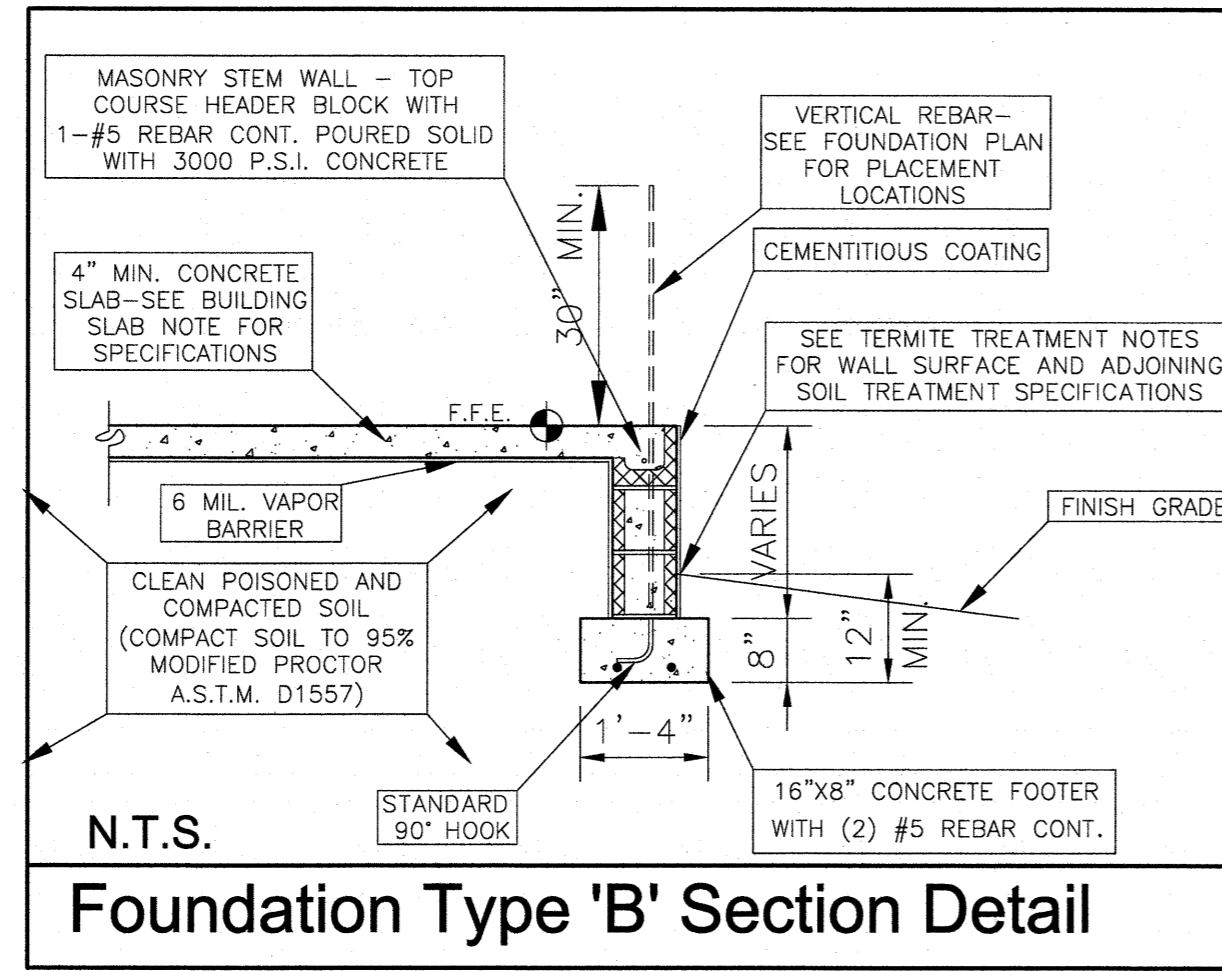
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 DEC 01 2017  
 CONSTRUCTION SVCS

CITY OF ST. PETERSBURG  
 CIVIL ENGINEER  
 JAN 09 2018

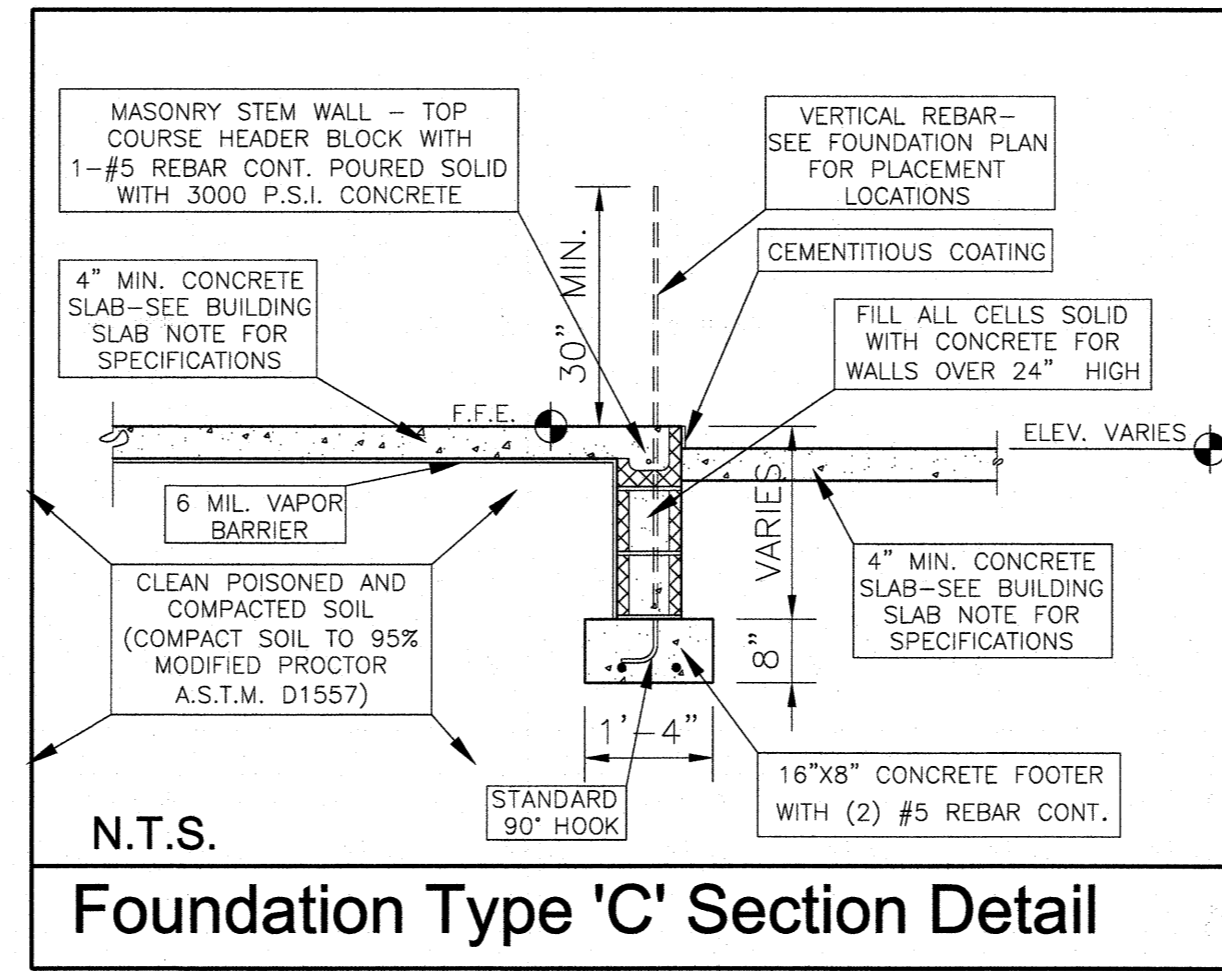
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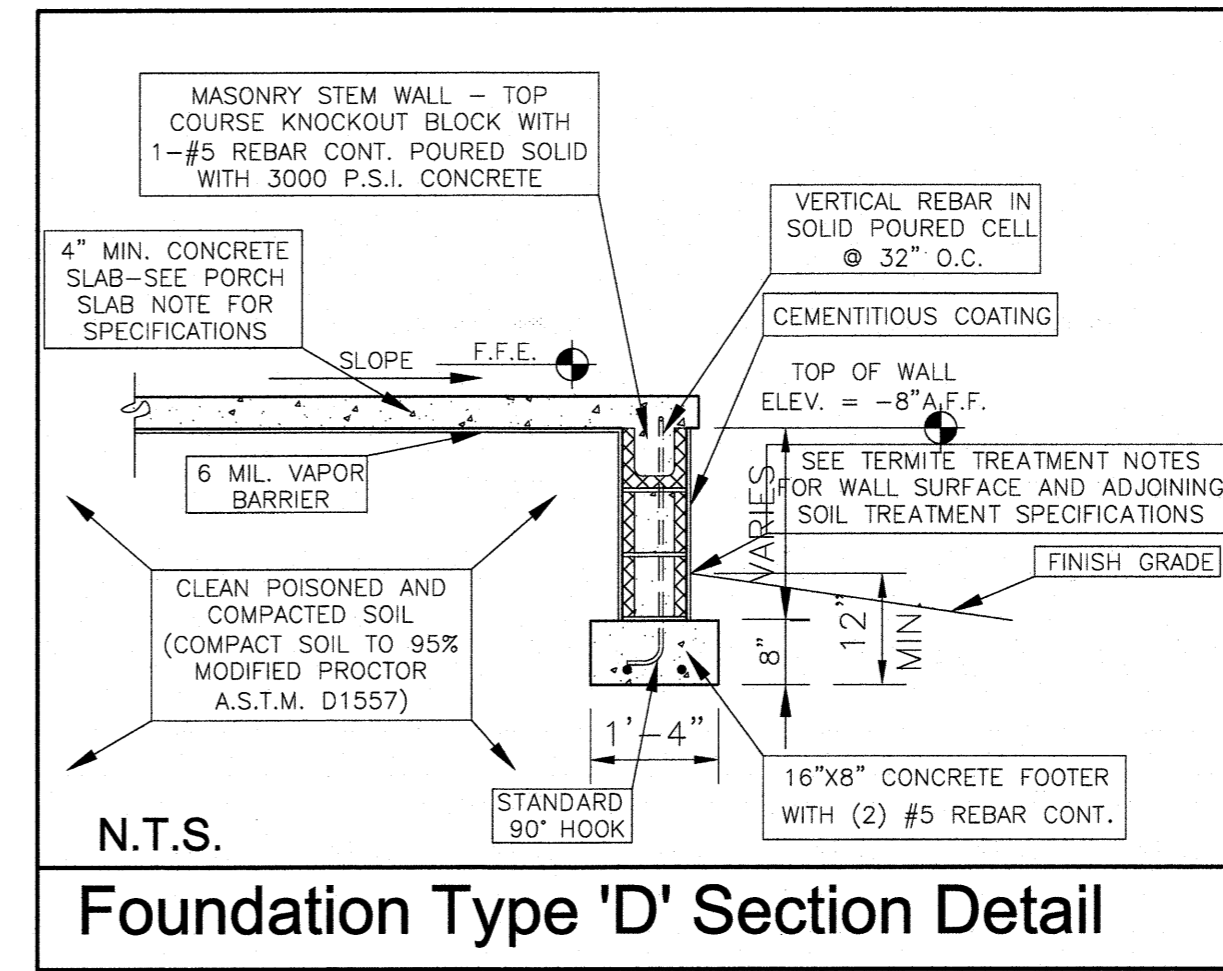
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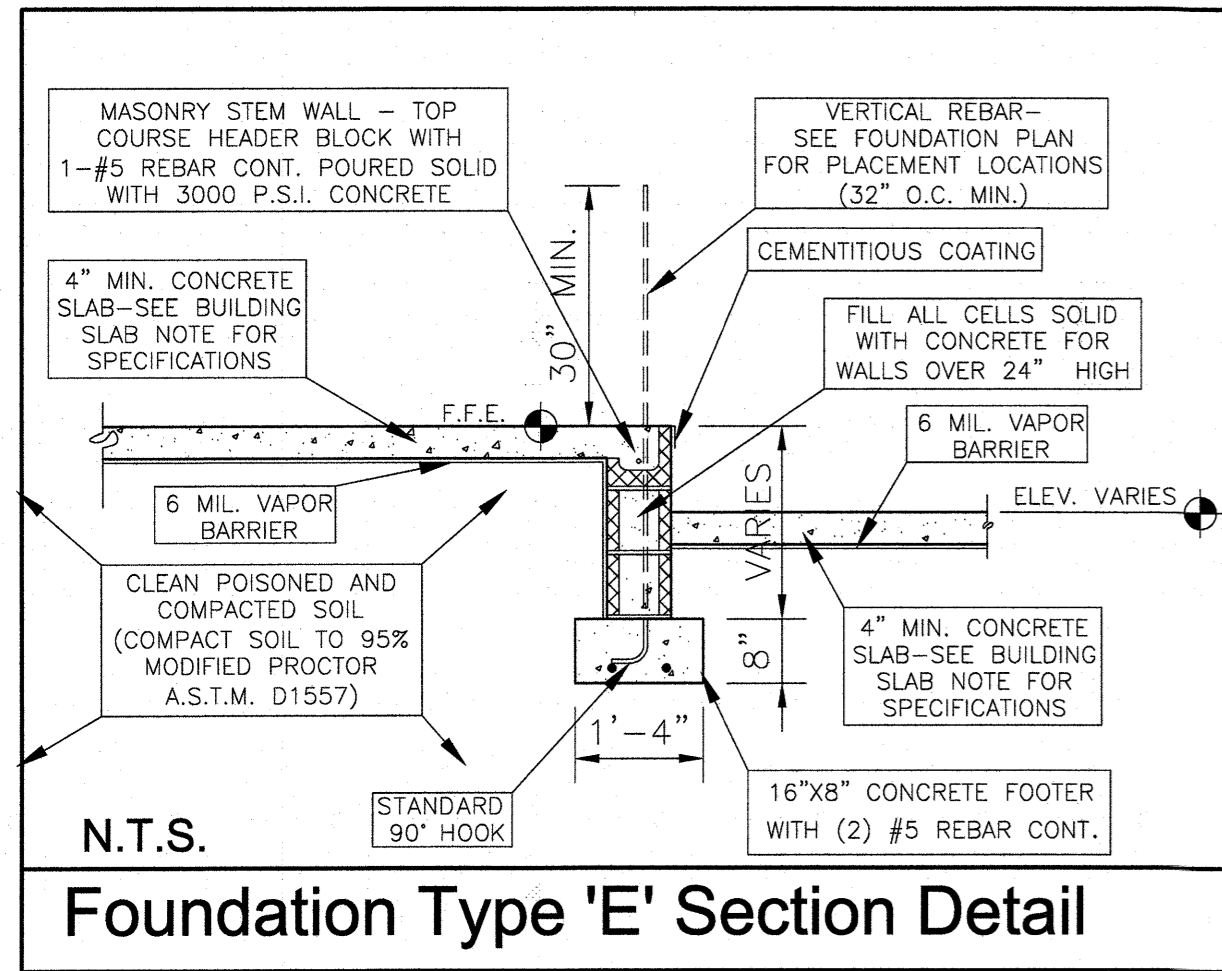
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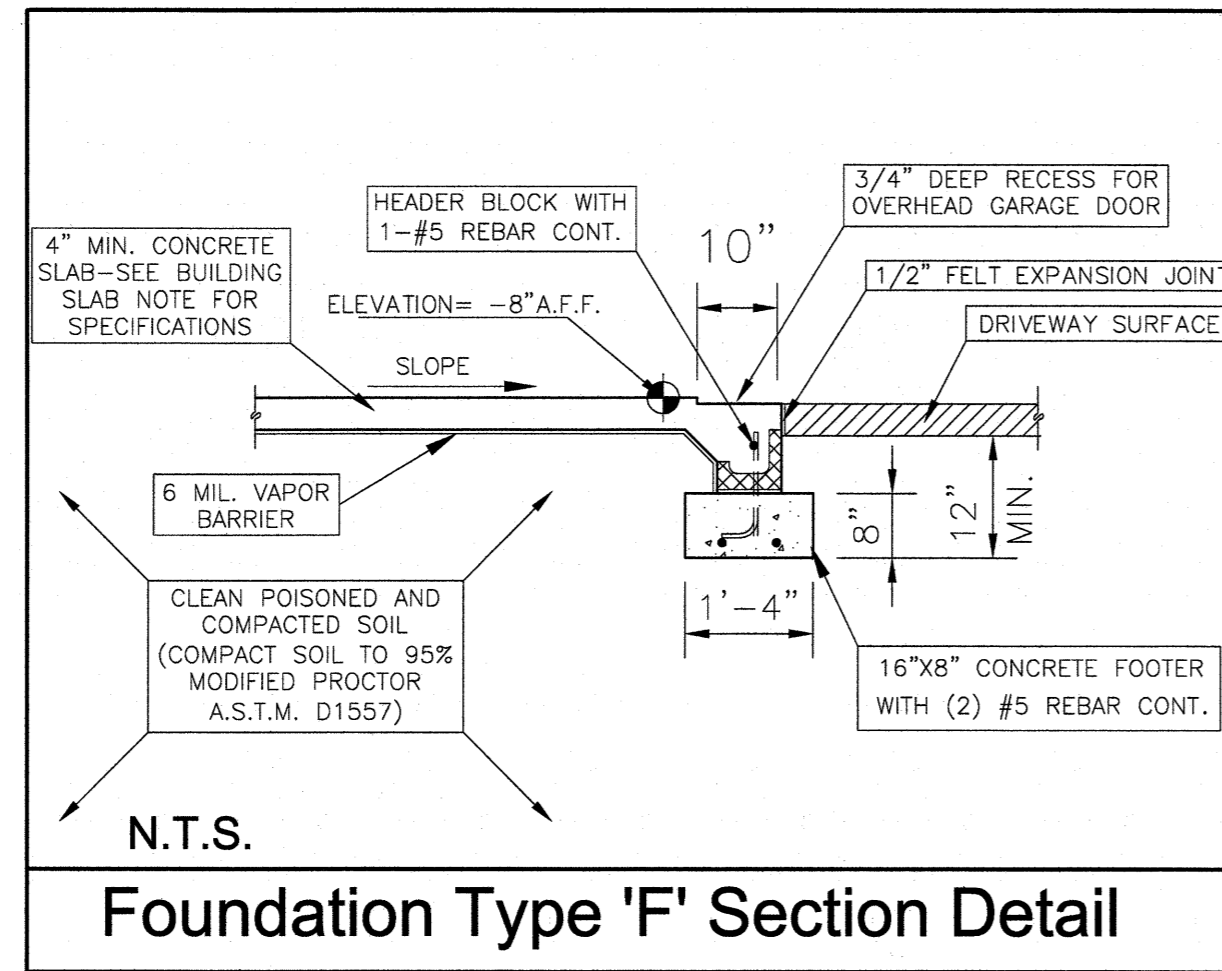
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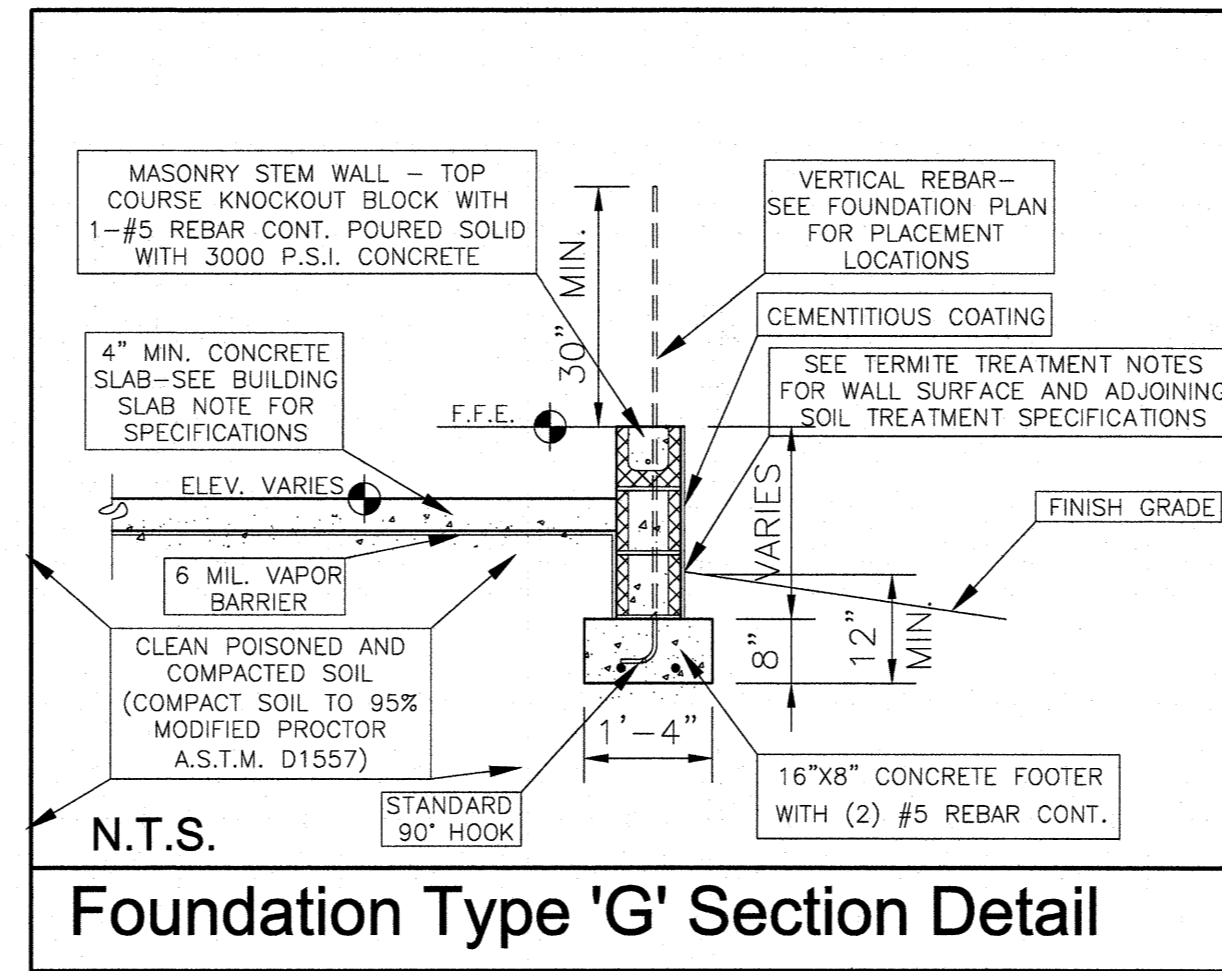
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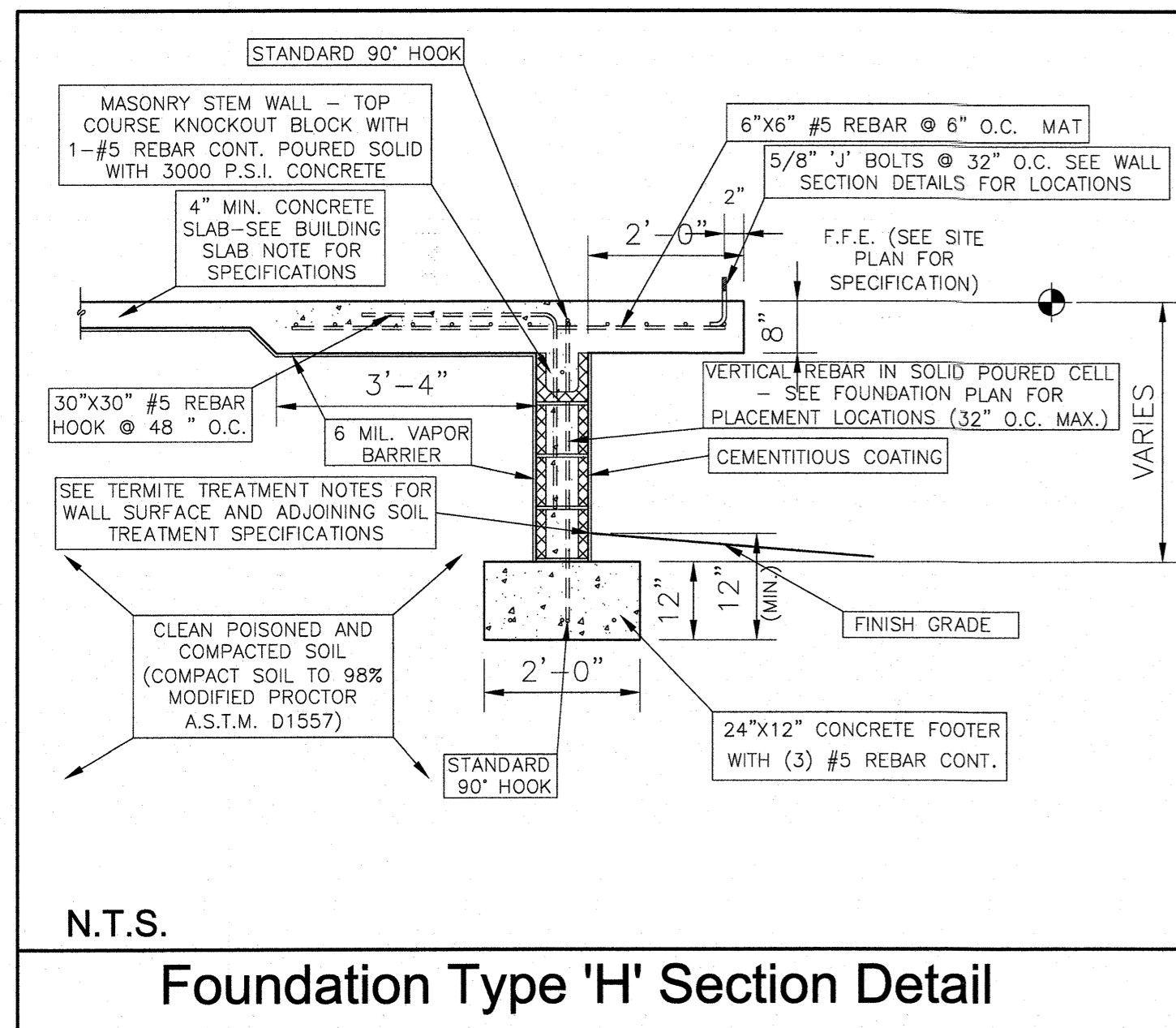
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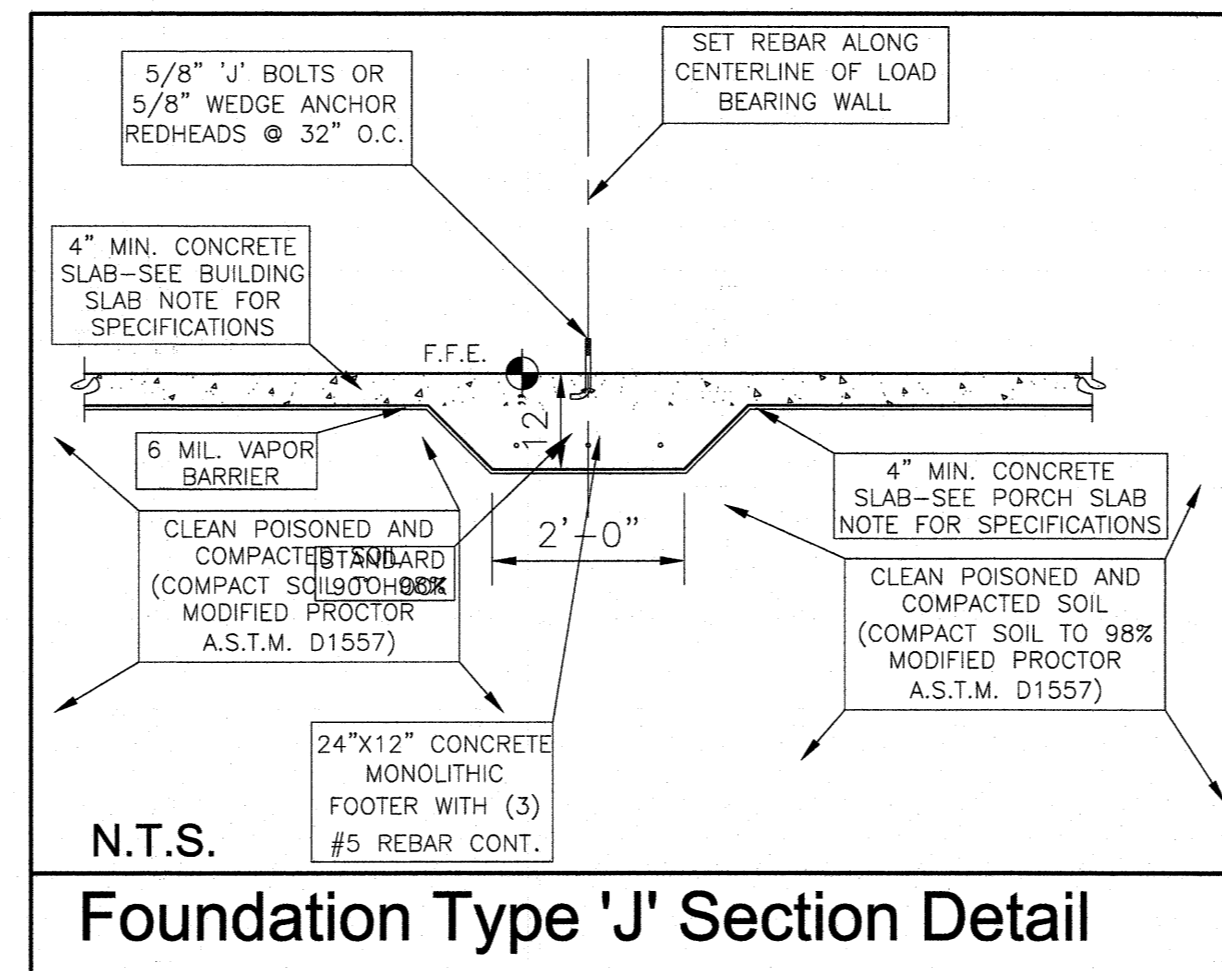
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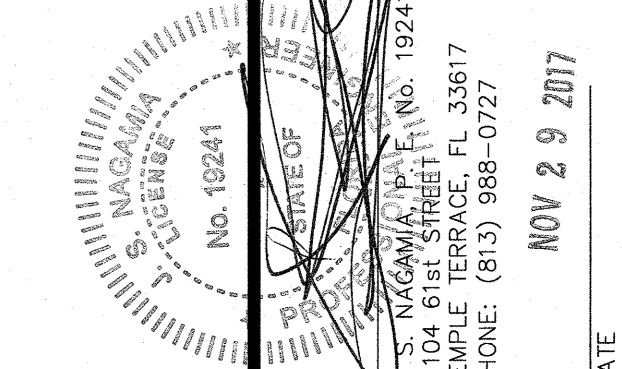
Foundation Type 'G' Section Detail



Foundation Type 'H' Section Detail



Foundation Type 'J' Section Detail



Project No. APC-1737 - Scale: 1/4"=1'-0"

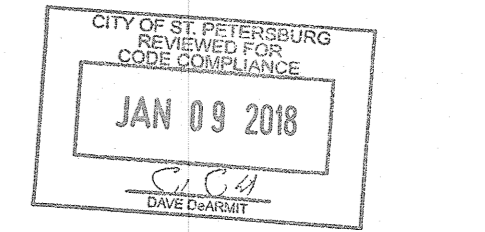
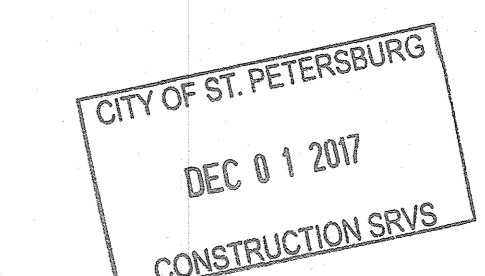
**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
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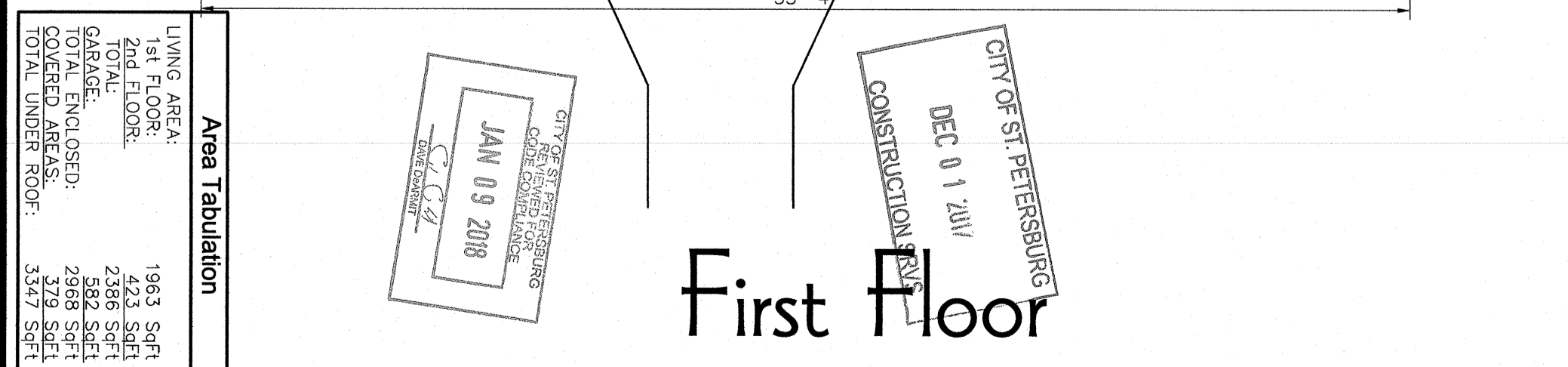
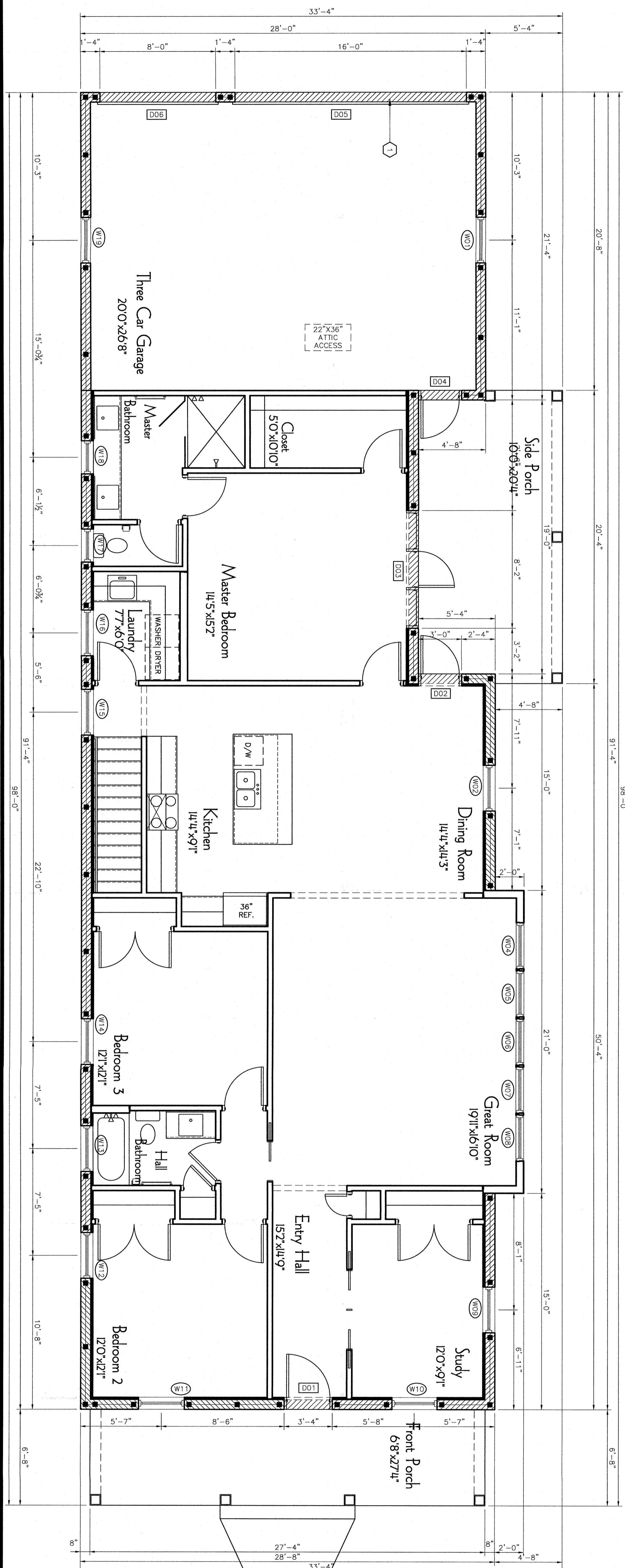
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Sheet  
**S.1.2**



**Masonry Elevations**

MASONRY CONSTRUCTION TO 10'-0" A.F.F. SHOWN THUS:

**Masonry Plan Key**

COMPOSITE MASONRY BEAM: 2 COURSES OF KNOCKOUT BLOCK OVER PRECAST Lintel WITH 1-#5 REBAR IN TOP COURSE ALL POURED SOLID WITH CONCRETE SET BOTTOM OF BEAM @ 7'-4" A.F.F.

**Masonry Note**

1. VERIFY ALL MASONRY OPENING SIZES WITH DOOR AND WINDOW MANUFACTURER'S SPECIFICATIONS PRIOR TO FIELD LAY-OUT FOR WINDOW & DOOR SIZES.

**Masonry Plan Legend**

MASONRY SHEAR WALLS SHOWN THUS:

VERTICAL #5 REBAR IN FILL CELL SHOWN THUS:

**Area Tabulation**

LIVING AREA:	196.3 Sgft
2ND FLOOR:	42.3 Sgft
TOTAL:	238.6 Sgft
TOTAL ENCL. OSFO:	2988 Sgft
COVERED AREAS:	327.2 Sgft
TOTAL UNDER ROOF:	3347 Sgft

**First Floor**

CITY OF ST. PETERSBURG  
DEC 01 2017  
CONSTRUCTION PERMITS

JAN 09 2018  
S. NAGAMIA  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 19241



**Second Floor**

**S.2.1**

Sheet

**Masonry Plan**

**ALDERMAN Planning**  
COMPANY

Phone: 813.833.5161  
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Date Issued: 09-01-17

No.:	Date:	Revision:

Project No. APC-1737 - Scale: 1/4"=1'-0"

**Lot 2 Residence**  
Lot 2, Block F, 23rd Avenue North  
St Petersburg, Florida

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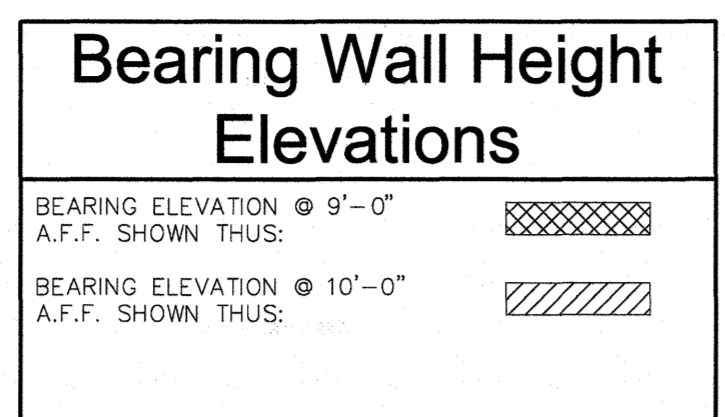
S. NAGAMIA  
11104 61st STREET  
TEMPLE TERRACE, FL 33617  
PHONE: (813) 988-0727

NOV 29 2017

DATE

### Plan Notes

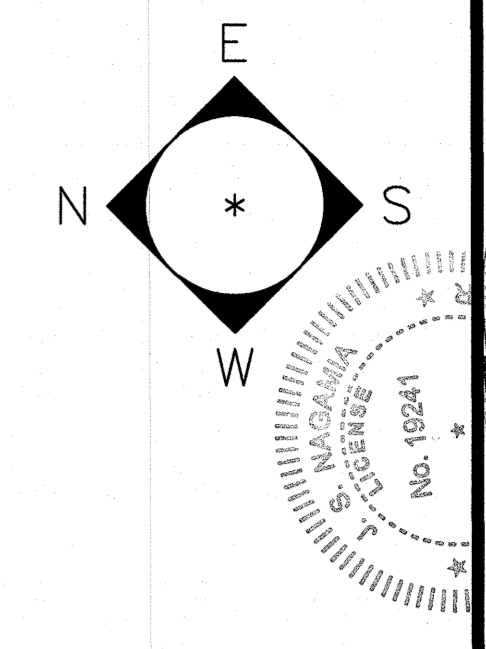
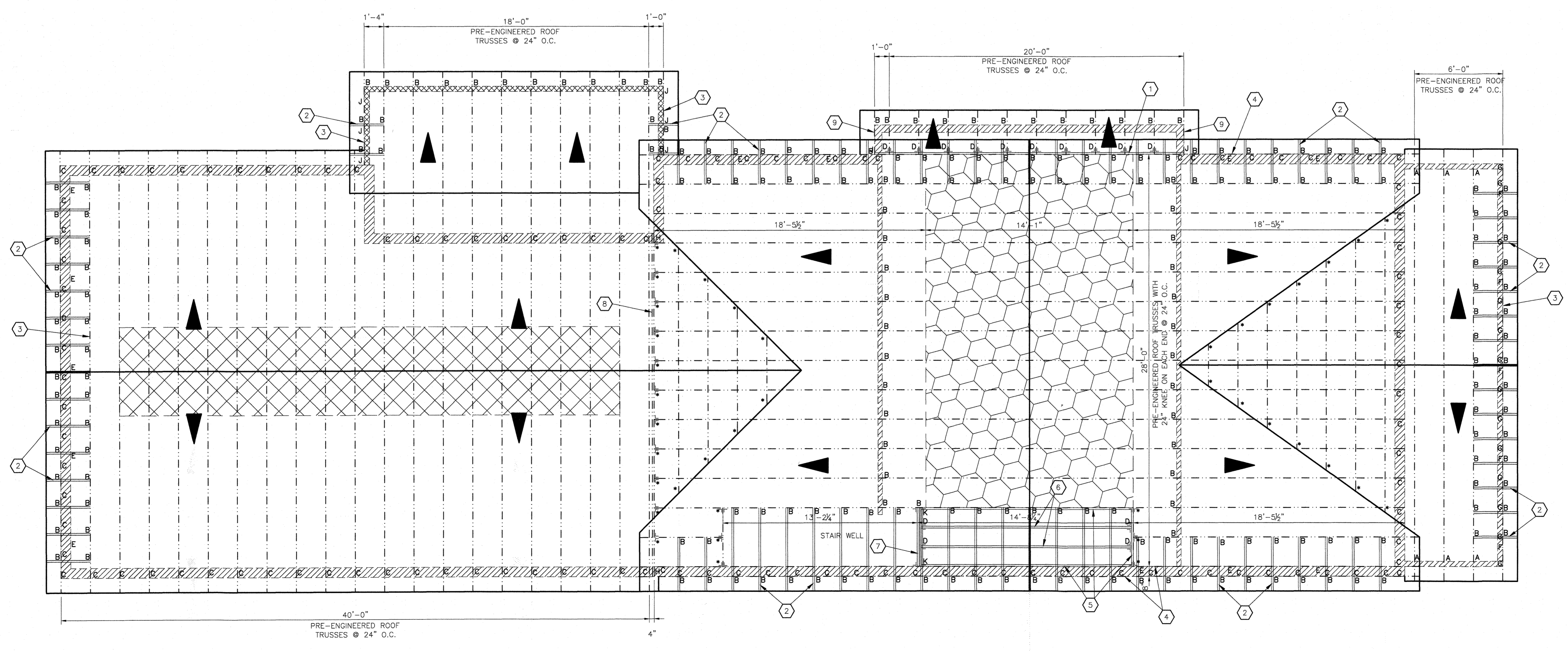
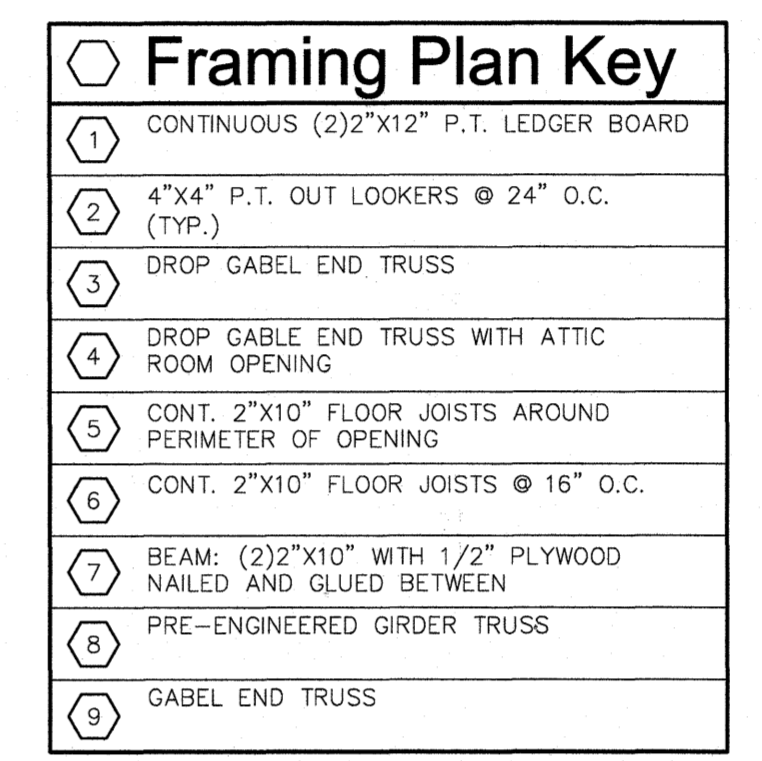
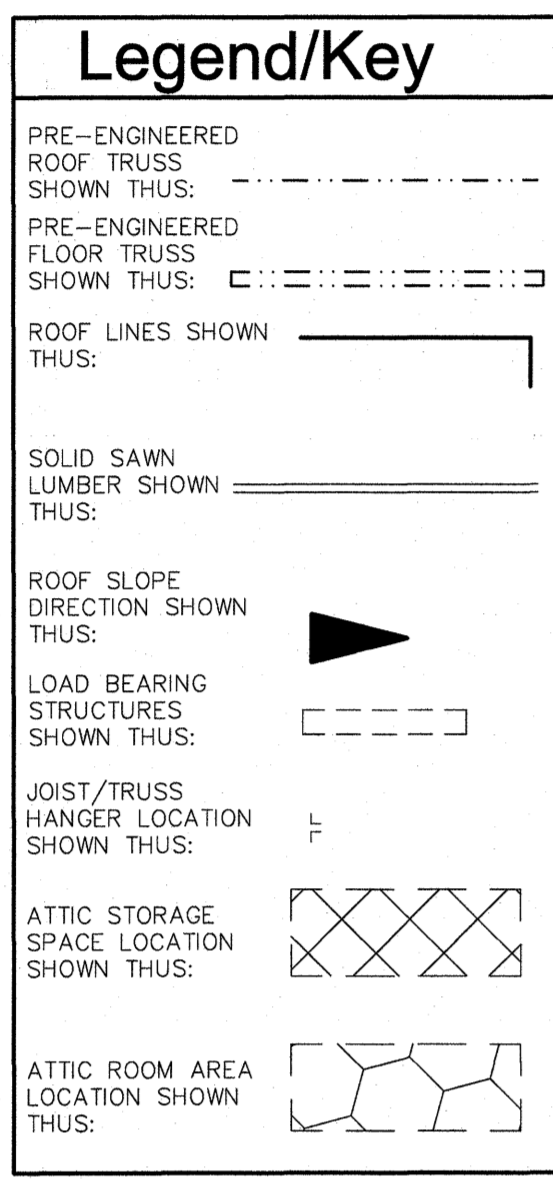
1.) TRUSS MANUFACTURER TO PROVIDE SIGNED AND SEALED TRUSS DRAWINGS INCLUDING BRACING DETAILS, ANCHORS AND TRUSS TO TRUSS CONNECTORS.  
 2.) HURRICANE FASTENERS AS SHOWN ON THIS PLAN MAY BE SUBSTITUTED IN THE FIELD PROVIDED THE UPLIFT, HORIZONTAL AND LONGITUDINAL SHEAR CAPACITIES ARE LARGER THAN THOSE FASTENERS SPECIFIED HEREON OR ARE LARGER THAN THOSE REQUIRED BY THE TRUSS MANUFACTURER AND ARE FLORIDA APPROVED PRODUCTS FOR THE SPECIFIC APPLICATION.  
 3.) TRUSS TO TRUSS CONNECTORS TO BE PROVIDED BY THE TRUSS MANUFACTURER



### Connector Legend

SYMBOL	DESCRIPTION	LOAD (LBS) (PER CONNECTOR)	FASTENERS (PER CONNECTOR)	FLORIDA PRODUCT APPROVAL NUMBER
A	SIMPSON H10A	1810 UP-LIFT	TRUSS:(9)10dX1.5, PLATES:(9)10dX1.5	FL#11478.2
B	SIMPSON H2.5A	600 UP-LIFT	RAFTERS:(5)8d,TRUSS:(5)8d	FL#10456.12
C	SIMPSON HETA16 STRAPS	1810 UP-LIFT	(9)10dX1.5	FL#11473.3
D	SIMPSON LUS28	1100 LOAD	JOIST:(4)10d,HEADER:(6)10d	FL#10655.113
E	SIMPSON HETA20 STRAPS	1810 UP-LIFT	(9)10dX1.5	FL#11473.3
F	SIMPSON LSTA18	1235 LOAD	(16)10d	FL#13872.5
G	SIMPSON LSTA12	925 LOAD	(10)10d	FL#13872.5
H	SIMPSON HHETA16	2235 LOAD	(10)10dX1.5	FL#11473.9
J	SIMPSON MTS12	1000 UP-LIFT	(14)10d	FL#13872.1
K	SIMPSON HU46	1135 UP-LIFT	HEADER:(12)16d,JOIST:(6)16d	FL#10655.83

\* TRUSS TO TRUSS CONNECTORS TO BE PROVIDED BY TRUSS MANUFACTURER



NO. 102441  
 I. S. NAGAMAN  
 ENGINEER  
 11104 61st STREET  
 TEMPLE TERRACE, FL 33617  
 PHONE: (813) 986-0727

Project No. APC-1737 - Scale: 1/4"=1'-0"  
**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

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**Framing Plans**  
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 COMPANY  
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 PO Box 55755 St. Petersburg FL, 33732

Sheet  
**S.3.1**

### HVAC NOTES - FLORIDA BUILDING CODE 5TH EDITION (2014) - EFFECTIVE 7/1/2015

INCLUDES CODE UPDATE EFFECTIVE JULY 1, 2017 - COMPLIES WITH 5TH EDITION FLORIDA BUILDING, RESIDENTIAL, EXISTING RESIDENTIAL, MECHANICAL, AND ENERGY CODES.

#### RESIDENTIAL BASIS OF DESIGN NOTES:

These HVAC drawings, heat load calculations, and energy calculations are based on the architectural drawings provided for permit application. This HVAC design and specifications are in accordance with manual 4 8th edition room by room heat load calculation procedure. This design incorporates DOE "Right Size HVAC Design Guide", view online https://www.nrel.gov/docs/fy12osti/55352.pdf. For duct design: https://energy.gov/sites/prod/files/2013/12/15/cq5\_duct\_splitter\_box\_beach.pdf. Right size hvac systems are designed to operate continuously during climatic design conditions - outdoor climatic design conditions are listed in manual J table 1A (cooling season outdoor temperature examples: Tampa=91, Sarasota=92, St. Petersburg=93) and the indoor temperatures are fixed by the energy code section R302.2 at 72 degrees for winter / 75 degrees for summer. Single stage cooling equipment will have no reserve equipment capacity included for recording equipment capacities. Unusually low indoor temperatures, unattainable large amount of occupants, or any other item not listed on the "Total Building Summary Loads" page - shown on these hvac drawings. For equipment selection designed to neutralize outdoor weather conditions, that can include the highest site recorded outdoor temperature, a lower than 75 degree indoor temperature, and occupancy quantities larger than code allowances, see FECC section R403.6.1.3 for selection of staged cooling equipment. The lowest operating stage of staged cooling equipment can be no greater than 15% of the heat load calculations performed at the climatic design conditions (or the closest equipment capacity match available that neutralizes both the sensible and latent heat loads). The highest stage of staged cooling equipment has no sizing limitations. Use Manual D duct design procedure for the larger duct system associated with the staged capacity oversized equipment - or contact the original designer for a new HVAC system design.

Using the architectural construction drawings, ACCA HVAC design procedures were performed: (1) room by room heat load calculations are performed to determine the buildings thermal zones and room by room demands in accordance with manual J 8th edition heat load calculation procedure (2) the heat load calculations were used to select the HVAC equipment capacities in compliance with manual S equipment selection procedure (3) the room by room demand calculations were used to design the duct system in accordance with Manual D duct design (4) room air device type, size, and location were based on the rooms average cfm demand, the duct type, and room geometry, in accordance with manual T room air distribution selection procedure (5) Florida energy calculations were performed based on the ACCA hvac design procedures shown above. Note: if a duct zoning control system is shown with multiple thermostats that are served from a single hvac system, Manual ZR was used for the thermal zone grouping and bypass duct design. All calculations performed are data linked to the 3D CAD energy modeling software program that is specific only to this building.

For detailed building envelope information (component layers, insulation R values, NFRC glass values, component types and colors, quantity, etc.) see "Total Building Summary Loads" page shown on these hvac drawings. HVAC installer must field inspect the building envelope component types and sizes prior to any HVAC installation - be sure the building constructed matches the "Total Building Summary Loads" page, the room by room floor plan layout, and the energy code forms. Building envelope construction practice "semi tight" was used in the building infiltration calculations, field verify the building envelope (air barrier in contact with the thermal barrier) fully encapsulates the conditioned space. HVAC installer must field verify sealed draft stops exist at the exterior and/or hot vented attic conditions, resulting in latent demands at least 20% higher when compared to the peak design conditions. Dedicated dehumidification equipment is required to control moisture content year round in Florida. Dehumidification equipment (Honeywell DH-90 or Ultra-Air XT150H) will monitor and control moisture content year round using a humidistat or dew point sensor. Provide ducted dedicated dehumidifier(s) for buildings that contain an unvented "sealed attic" space (example: spray foam insulation at roof deck underside or roof is insulated above the roof deck). Mount the dehumidifier(s) in the sealed attic near the roof peak. For buildings with a hot vented attic space, the dehumidification equipment is ducted to the conditioned space and controls the moisture content inside the conditioned space using a humidistat or dew point sensor. For healthier and cleaner indoor air, install a Plasma Air Model 600 Ionizer (contact Cyril John 813 888 9000 / Tom Barrow Co.) + the large capacity HEPA filter as shown on the HVAC equipment schedule.

The room air devices, air cfm values, and branch duct sizes shown per room are based on the peak cooling season design conditions with hvac equipment capacities based on manual S equipment selection procedure for the buildings specific site location. This peak demand makes up approximately 15% of the cooling season, the remaining 85% of the cooling season (part load conditions) requires dedicated dehumidification equipment if year round control of indoor moisture content is expected. Year round moisture control is not part of this design. If a dehumidification system is required, heat load calculations are performed under the peak design conditions, resulting in latent demands at least 20% higher when compared to the peak design conditions. Dedicated dehumidification equipment is required to control moisture content year round in Florida. Dehumidification equipment (Honeywell DH-90 or Ultra-Air XT150H) will monitor and control moisture content year round using a humidistat or dew point sensor. Provide ducted dedicated dehumidifier(s) for buildings that contain an unvented "sealed attic" space (example: spray foam insulation at roof deck underside or roof is insulated above the roof deck). Mount the dehumidifier(s) in the sealed attic near the roof peak. For buildings with a hot vented attic space, the dehumidification equipment is ducted to the conditioned space and controls the moisture content inside the conditioned space using a humidistat or dew point sensor. For healthier and cleaner indoor air, install a Plasma Air Model 600 Ionizer (contact Cyril John 813 888 9000 / Tom Barrow Co.) + the large capacity HEPA filter as shown on the HVAC equipment schedule.

#### HVAC INSTALLING CONTRACTOR:

These HVAC drawings, heat load calculations, and energy code forms were based on the architectural drawings provided for permit application. Any modifications to the building room layout, occupancy amount, building use or classification, building compass orientation, or building envelope component material type or size must be communicated to the original HVAC designer. HVAC installer should red line sketch on these HVAC drawings any field changes made during construction and submit the "as built" red line sketch to the original HVAC designer for redesign prior to final installation. Alternate air duct sizes and air device sizes must be equal to the listed size shown, do not exceed a 3/1 aspect ratio on alternate duct sizes. Don't install a cooling system into a building that is missing a full building envelope. Installing HVAC contractor must provide a copy of the permit set HVAC drawings, HVAC calculations (Manual's J, S, D, T, ZR), and energy code forms to the building owner for approval. Installing HVAC contractor must perform the "owner survey" as shown in manual J 8th edition, Appendix 1, to discuss desired indoor temperatures, filtration, indoor air quality, year round moisture control, health issues that require special indoor conditions, interior mounted heat producing equipment (both latent and sensible heat outputs), occupancy amounts above manual J maximums, and any information not shown on the "Total Building Summary Loads" page shown on these HVAC drawings.

#### CODE OFFICIAL + HVAC CONTRACTOR NOTES:

Florida code section abbreviations: FBC = Building, FMC = Mechanical, FEC = Energy

These HVAC drawings are not intended to show exact detail of every item required to meet the code requirements, see the isometric details for code section compliance references. The proposed duct routing is general in nature, field conditions and building structure may dictate the exact mounting configuration of the HVAC system(s). Florida building code sections are listed for each HVAC drawing symbol to be used by the installing HVAC contractor and code official(s). Installer should reference the code sections prior to fabrication or installation of any HVAC system component. These HVAC drawings comply with the Florida Building Codes 5th Edition (2014-2017) sections FBC101.4.2, FBC101.4.6, FBC105.3.1.2, FBC107.3.5 "Mechanical" Plan review criteria.

- 1) HVAC installation must comply with the 5th edition Florida building codes, energy conservation codes, and mechanical codes effective 7/1/2017. Obtain all required permits and inspections per code sections FBC105, FBC107, and FBC110.
- 2) Ventilation air provided per FMC1203 + FMC401.2 + FECR403. This design includes mechanically induced controlled ventilation for buildings that contain a forced air duct system, the exhaust from the building interior air handler equipment, provided by a ventilation air duct and motorized damper as shown. In cases where the ventilation rate is satisfied by the building infiltration rate, no ventilation air duct will be shown. The ventilation rate may also be satisfied by use of properly sized windows to the outdoors per FBC12.3.4.1, manually operated by the occupant. For large buildings with few bedrooms, the building envelope infiltration rate may satisfy the minimum ventilation rate required, see "Total Building Summary Loads" page for infiltration rate. Small buildings with many bedrooms will usually require a ventilation air duct, motorized damper, and ventilation air duct routed to an approved exterior location, see "Total Building Summary Loads" page for infiltration air cfm amount. A mandatory blower door test (Senate Bill 2502-A / code section R 101.4.9) must be performed to quantify the building's natural infiltration air cfm rate and determine the design ventilation air cfm amount will successfully pressurize the building's interior. The motorized ventilation air damper is dual controlled by both "run-time" and "manually on" control cycles. Installer may also add an air handler fan cycler to provide automatic air exchange during part load conditions. Interlock the ventilation air damper motor with the air handler fan motor for "run time" cycling. The air handler fan cyclers can also select "fan-on" cycle for continuous ventilation when the outdoor conditions are favorable (low heat and low moisture content).
- 3) Coordinate location of all equipment, fans, air devices, and building penetrations with the general contractor. Coordinate air device locations with the electrical contractor (smoke detectors), G.C., and building owner - the proposed hvac air device locations are shown in the ideal location per Manual T room air device selection, design alternate air device locations per Manual T. The HVAC installer must field verify clearances and accessibility prior to fabrication or installation of the HVAC components. Protect the building structure per FMC302. Provide accessibility for elevated equipment per FMC306.5. Fabricate and install HVAC system components per FMC403 + FBC107.2.4, and product manufacturers envelope penetration detail, FBC107.3.4.2 wind data for wall and roof penetrations, HVAC product installation instructions, HVAC equipment manufacturers installation instructions, and AHRI energy + equipment manufacturers expanded capacity ratings must be available on the construction site at time of code official inspections per FBC107.3.1.
- 4) All exterior building penetrations and exterior mounted HVAC equipment, wall vent caps, roof vent caps, intake air vents, and relief air caps, etc. must comply with FBC1609 wind loads. HVAC installing contractor must supply engineered product or equipment ANSI/AMCA 540 test information for attachment to the building envelope component per section FBC1609.1.2.1. A structural engineer's sealed drawing detail may be required for exterior equipment mounted above ground level per FBC1509.6.4 and FBC1509.6.5. This hvac design does not provide structural, equipment, or hood tie down details. See structural engineer's drawings and details for equipment support and tie down info when equipment manufacturers engineered data is not available.
- 5) All duct sizes shown are clear interior "free area" duct dimensions based on FMC603.2 manual D duct design. Add 3" to listed sizes for R-6 exterior duct dimensions - add 4" to listed sizes for R-8 exterior duct dimensions. Fiberglass duct board shown is equal to Knauf 1.5", R-6, fabricate and install per SMACNA standards. Flexible ducts shown are equal to Atco 36 series R-6 class one air duct, not limited in length per FMC603.6.1.1. For prescriptive energy compliance method using form FECR402-2014, use R-8 supply ducts as required by energy code section R403.2.1. Construct all ducts per manufacturer's installation instructions and SMACNA standards for a maximum 1" w.g. Suspend and support the ducts from the building structure per FMC603. Use 26 gauge sheet metal for rigid duct penetrations of private garages per FMC607.7 and protect ducts per FMC607.7. Mastic seal all ducts inside the building's thermal envelope per UL-181 and FMC603.9. Provide accessible volume control dampers in branch ducts per FMC603.18. General exhaust ducts used for exhaust fan duct clothes dryer duct, make up air duct, and residential cooking appliance duct up to 14" in diameter (or equal free area in rectangular) are constructed from 28 gauge sheet metal "snap lock pipe", mastic seal ducts per table FMC603.9. Use flexible air ducts or 28 gauge sheet metal "snap lock pipe" for ventilation air ducts. Test ducts (Senate Bill 2502-A / code section 403.2.2) as required.
- 6) Provide a condensate drain piping system per FMC307, and a refrigerant piping system per FMC1107. Extend condensate drain discharge 12" minimum from the building exterior wall, discharge to grass or other approved location, a condensate drywell may be required. Provide piping and supports for both condensate and refrigerant piping per FMC305.
- 7) Provide a balanced return air system per FMC601.5. All enclosable rooms require a 1" undercut on the interior door, allowing about 30 cfm of air relief per 30" wide door. Habitats spaces require door undercut plus a means for air transfer or a ducted return air. Pressure differentials across the restricted room can't exceed .01 inch w.g. Enclosable rooms located on the building exterior envelope should be balanced slightly positive. Size ducted transfer air ducts free area 1.5 times larger than the supply air delivered to the enclosed room(s). Size direct through wall or door grilles at 50 square inches of grille free area to 100 cfm.
- 8) Attic mounted equipment must contain a shut off device to alert the home owner if the primary condensate drain line is not working properly. Using 16 point bold text, Post a "home owner notice" on the electrical service panel alerting the home owner that the HVAC air handler is located in the attic space, see FECR403.2.4 for full compliance description and "notice to home owner" language required. Provide a sealed attic access panel for hot vented attics, a safe workers access deck, an attic light fixture with switch, and an electrical plug outlet.
- 9) This design complies with climate zone 2A of the Florida energy conservation code design conditions FECR302, 72 degree heating set point and 75 degree cooling set point. Compliance demonstration is provided by energy conservation code form R402 prescriptive or R405 performance depending on construction type. The building envelope details are shown on the HVAC drawings basis of design (see "Total Building Summary Loads") as required by FECR303.1.1.2. HVAC heat load calculations and HVAC equipment capacity selection per section FECR403.6.1 and FECR403.6.1.1. Air distribution thermal insulation layer as required by FECR403.2.1 and FECR403.2.2. Duct sealing as required by FECR403.2.2. Refrigerant piping insulation per FECR403.3. And HVAC equipment controls per FECR403.1.
- 10) Upon completion of the HVAC system installation, per manual D chapter 16, test equipment operating capacities for both cooling and heating to verify the equipment is functioning to the listed capacity. Verify the air handler total air flow cfm matches the HVAC equipment schedule or heat load calculation minimum system airflow rate. No duct system is self-balancing, adjust each room's branch duct volume damper to achieve the listed air flow values shown or to meet the building owner's needs. Use the air device volume damper for the last 10% of air balance to avoid noise on the air device face. Room air flow balance for buildings with concealed ducts can be accomplished during the "rough in" stage of construction, prior to concealment of ducts. With the building air barrier intact, install and operate the air handler until proper air flow is adjusted per room, a balanced return air duct must also be present. Use a self-compensating air flow hood for airflow measurements, perform air balance procedure in accordance with manual B or NEBB standards. When required by code, provide the air balance report to the building owner and code officials. A blower door test must be performed to verify that the building envelope natural leakage rate does not exceed the infiltration or ventilation cfm rate shown on the "Total Building Summary Loads" page, shown on these drawings.
- 11) HVAC sequence of proper operation: The thermostat is set to "auto" mode and will monitor the conditioned space temperature and provide heating, cooling, and ventilation when required. Upon a call for heat, the air handler total air flow cfm interlock will open the ventilation air damper and heat pump condenser and/or electric heat strip and the indoor fan and heat pump condenser will operate the indoor fan and heat pump condenser until the space conditions are satisfied - use a 72 degree thermostat setting during the heating season. Upon a call for cooling, the air handler fan interlock will open the ventilation air damper and operate the indoor fan and heat pump condenser until the space conditions are satisfied - use a 75 degree thermostat setting during the cooling season. During favorable outdoor conditions, when the temperature and humidity is low - the thermostat may be set to "fan on" for continuous air circulation and introduction of ventilation air. For newly constructed homes to be energy code compliant (R403.1), the HVAC installer must set the programmable thermostat to provide heating up to 70 degrees and cooling down to 78 degrees. Be sure not to overcool the conditioned space - overcooling a building is defined as a temperature lower than the dew point temperature for the space - most buildings can easily be driven to dew point temperatures during part load conditions. Overcooling a building successfully requires specialized HVAC equipment and controls. The heat removal (sensible heat) and moisture removal (latent heat) must be de-coupled and independently controlled for buildings to achieve temperature's lower than the energy code set point of 78 degrees.

### HVAC SYMBOLS - FLORIDA BUILDING CODE 5TH EDITION (2014) - 7/1/2015

Grid of HVAC symbols including: CEILING REGISTER 1 WAY THROW, FLOOR REGISTER 2 WAY THROW, WALL REGISTER 2 WAY THROW, FLOOR OR CEILING FILTER GRILLE, WALL FILTER GRILLE, BRANCH DUCT VOLUME CONTROL DAMPER, DUCT MOUNTED FIBER OPTIC SMOKE DETECTOR, EXHAUST VENT ROOF/WALL, INTAKE VENT ROOF/WALL, EQUIPMENT ACCESS PANEL, RECTANGULAR DUCTWORK, FLEXIBLE DUCTWORK, FLEX DUCT JUNCTION BOXES, VERTICAL AIR HANDLER ON STAND OR ATTIC, DEDICATED ENERGY RECOVERY VENTILATOR, REFRIIGERANT + CONTROL PIPING, CONDENSATE DRAIN LINES, CONDENSATE DRAIN DRYWELL, DEDICATED VENTILATING DEHUMIDIFIER, CONDENSATE DRAIN DRYWELL, EQUIP. CONTROLS, DUCT MOUNTED SMOKE DETECTOR, DEDICATED DEHUMIDIFIER EXPOSED SHOWN, PACKAGE UNIT SLAB OR ROOF, EXHAUST FAN.

### HVAC BASIS OF DESIGN - ENVELOPE COMPONENTS - FECC103.2 + FECR103.2

BUILDING ENVELOPE COMPONENTS SHOWN ON THIS REPORT ARE DATA LINKED TO THE 3D SMART CAD HVAC FLOOR PLAN(S) SMART FIGURES, ANY CHANGES TO THE BUILDING ENVELOPE COMPONENT TYPES, COMPONENT AMOUNTS, BUILDING USAGE, INTERIOR ROOM LAYOUTS, OR BUILDING COMPASS ORIENTATION (NORTH ARROW) MUST BE COMMUNICATED TO THE ORIGINAL DESIGNER. CONDUCT AN OWNER SURVEY PER APPENDIX 1 "SURVEY"; PAGE A1-1 TO ESTABLISH THE LISTED ITEMS ON THIS SUMMARY PAGE MEETS THE BUILDING OWNERS NEEDS. SEE "PROJECT REVIEW" PAGE FOR BUILDING CLIMATIC CONDITIONS AND INDOOR DESIGN CONDITIONS. ALSO SEE "MANUAL D DUCT SIZE DATA" REPORT(S) + "MANUAL S EQUIPMENT SELECTION" REPORT(S) FOR MORE DETAILED INFORMATION.

DOOR U VALUES USED IN THE CALCULATIONS = 11D WOOD .39 (R=2.564) 11N METAL .35 (R=2.857) 11J FIBERGLASS 40 (R=2.5)

Rhvac - Residential & Light Commercial HVAC Loads  
Elite Software Development, Inc.  
5th Edition (2014-2017) sections FBC101.4.2, FBC101.4.6, FBC105.3.1.2, FBC107.3.5 "Mechanical" Plan review criteria.

Component Description	Area Quan	Sen Loss	Lat Gain	Sen Gain	Total Gain
FD2915: Glazing-Two Pane Low E Glass Door, ground reflectance = 0.32, medium color blinds at 45° with 25% coverage, u-value 0.29, SHGC 0.19	69.4	503	0	491	491
FIX2819: Glazing-Two Pane Low E Window Fixed, ground reflectance = 0.32, medium color blinds at 45° with 25% coverage, u-value 0.28, SHGC 0.19	46.7	327	0	497	497
OP2915: Glazing-Two Pane Low E Window Operable, ground reflectance = 0.23, outdoor insect screen with 50% coverage, medium color blinds at 45° with 25% coverage, u-value 0.28, SHGC 0.19	232.9	1,689	0	4,521	4,521
FIX2819: Glazing-Two Pane Low E Window Fixed, ground reflectance = 0.32, medium color blinds at 45° with 25% coverage, u-value 0.28, SHGC 0.19	6.7	47	0	147	147
OP2919: Glazing-Two Pane Low E Window Operable, ground reflectance = 0.32, outdoor insect screen with 50% coverage, medium color blinds at 45° with 25% coverage, u-value 0.29, SHGC 0.19	37	268	0	252	252
13A-6ocs: Wall-Block, board insulation only, R-6 board insulation, open core, siding finish	1287	3,571	0	2,329	2,329
12D-0sw: Part-Frame, R-15 insulation in 2 x 4 stud cavity, no board insulation, siding finish, wood studs	231.6	398	0	299	299
12F-0sw: Wall-Frame, R-21 insulation in 2 x 6 stud cavity, no board insulation, siding finish, wood studs	425.5	692	0	505	505
SA20-ad: Roof/Ceiling-Roof Joists Between Roof Deck and Ceiling or Foam Encapsulated Roof Joists, Custom, Sealed Attic + R-20 spray foam, dark asphalt	2651.6	3,778	0	3,627	3,627
22A-pm: Floor-Slab on grade, No edge insulation, no insulation below floor, any floor cover, passive, heavy dry or light wet soil	190	5,602	0	0	0

Subtotals for structure:	Sen Loss	Lat Gain	Sen Gain	Total Gain	
People:	5	16,875	0	12,668	12,668
Equipment:	0	740	3,340	4,080	4,080
Lighting:	0	0	0	0	0
Ductwork:	0	3,453	2,628	1,613	4,241
Infiltration: Winter CFM: 0, Summer CFM: 0	0	0	0	0	0
Ventilation: Winter CFM: 75, Summer CFM: 75	2,962	3,200	1,484	4,684	4,684
Total Building Load Totals:	22,390	7,718	20,606	28,324	28,324

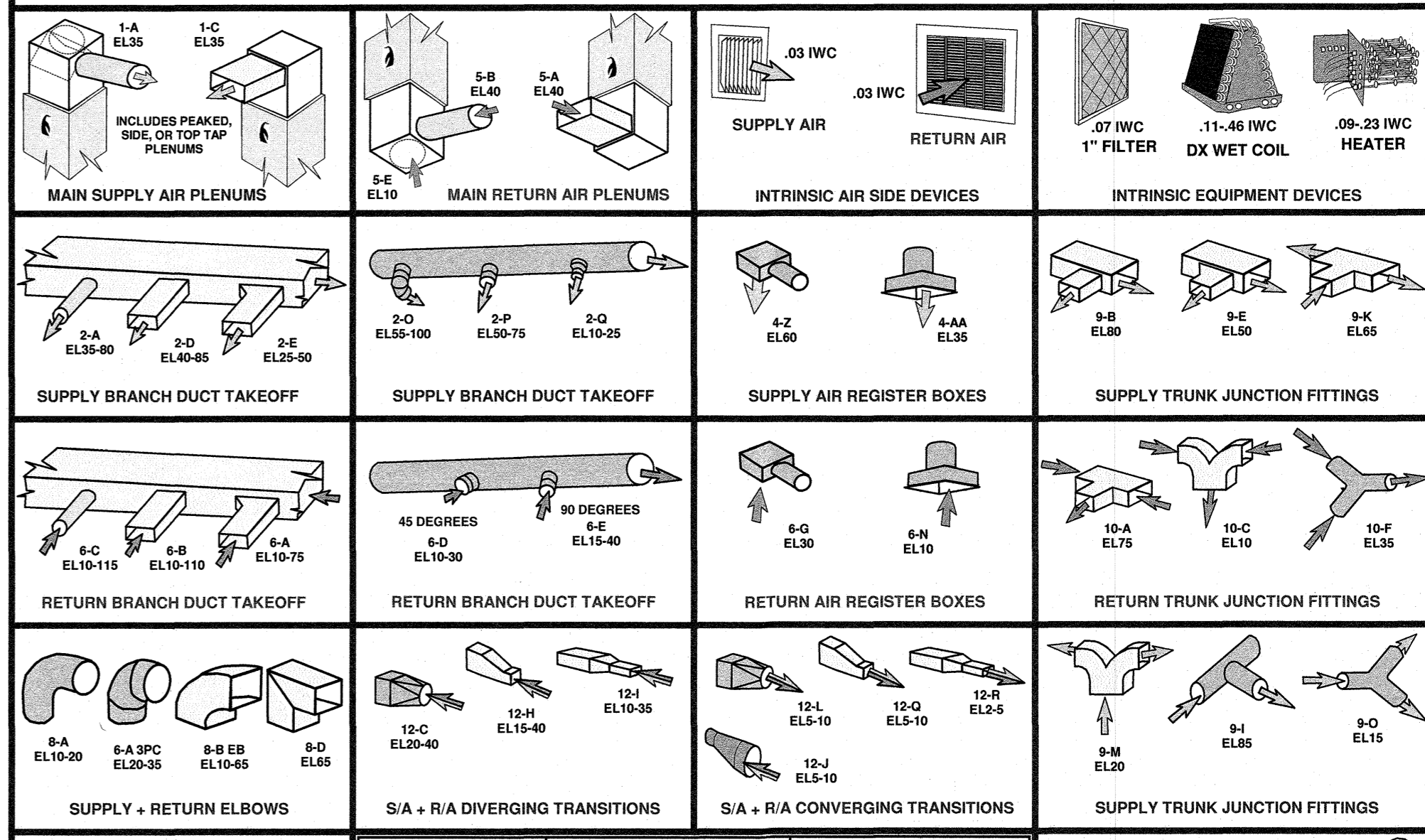
Check Figures	CFM Per Square Ft.	0.503
Total Building Supply CFM:	1,200	0.503
Square ft. of Room Area:	2,386	0.503
Volume (R <sup>3</sup> ):	23,439	0.503

Building Loads	Total Heating Required Including Ventilation Air:	22,390 Btuh	22,390 MBH
Total Heating Required Including Ventilation Air:	20,606 Btuh	73 %	
Total Latent Gain:	7,718 Btuh	27 %	
Total Cooling Required Including Ventilation Air:	28,324 Btuh	2.57 Tons (Based On 75% Sensible Capacity)	

Notes  
Rhvac is an ACCA approved Manual J and Manual D computer program. Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D. All computed results are estimates as building use and weather may vary. Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

### INTELLIGENT CAD DUCT FIGURES - GRAPHIC MANUAL D DUCT FITTINGS



DUCT VELOCITY SHOWN IS FEET PER MINUTE	SUPPLY AIR SIDE		RETURN AIR SIDE	
	RIGID	FLEX	RIGID	FLEX
TRUNK DUCT	700 - 900	600 - 700	600 - 700	600 - 700
BRANCH DUCT	600 - 700	600 - 700	400 - 700	600 - 700

DUCT DESIGN SHOWN IS DATA LINKED TO THE MANUAL D DUCT DESIGN REPORTS. EVERY DUCT SECTION + FITTING SHOWN ARE INCLUDED IN THE RELATIONS TO DETERMINE THE MOST EFFICIENT AIR PATH. MANUAL D DUCT DESIGN DATA IS USED FOR AIR HANDLING EQUIPMENT SELECTION. THE MAXIMUM VELOCITIES USED ARE BASED ON MANUAL D SECTION 3 (PAGE 3-6) OF ACCA MANUAL D DUCT DESIGN.

#### HEAT PUMP SCHEDULE

AIR HANDLER MARK:	AHU-1
UNIT MANUFACTURER:	AMERICAN STND
UNIT MODEL NUMBER:	TAM7AD36H
UNIT DIMEN H/W/D:	56.9x23.5x21.8
UNIT WEIGHT:	146
SUPPLY PLENUM SIZE:	20.5x14.35
RETURN PLENUM SIZE:	20.5x17.15
MANUAL D DUCT CFM:	1200 / 562
SUPPLY FAN CFM / SP:	1230 / 1 to .9
SUPPLY FAN H/P:	1/2
VENTILATION AIR CFM:	75
AHU OFF / INFILTRATION:	39
UNIT PHASE / HERTZ:	1 / 60
UNIT VOLTAGE:	208 / 240
HEATER KW:	3.6 / 4.8
AHU + HEAT MOP:	25 / 30
CONDENSER MARK:	CU-1
NOMINAL A/C TONS:	3
UNIT MODEL NUMBER:	4A6H4036D1
UNIT VOLTAGE:	208/230 / 1 / 60
UNIT MCA / MOP:	22 / 35
UNIT DIMEN H/W/D:	33x37x34
UNIT WEIGHT:	227
COOL / OUTDOOR TEMP:	95 93 91
TOTAL COOLING KBTUH:	34.8 35.3 35.9
SENS. COOLING KBTUH:	26.1 26.5 26.9
LAT. COOLING KBTUH:	8.7 8.8 9.0
SENSIBLE HEAT RATIO:	0.75
TOTAL HEATING KBTUH:	34.0
SEER / HSPF:	14.5 / 8.5
THERMOSTAT MODEL:	HZ322 3 ZONE

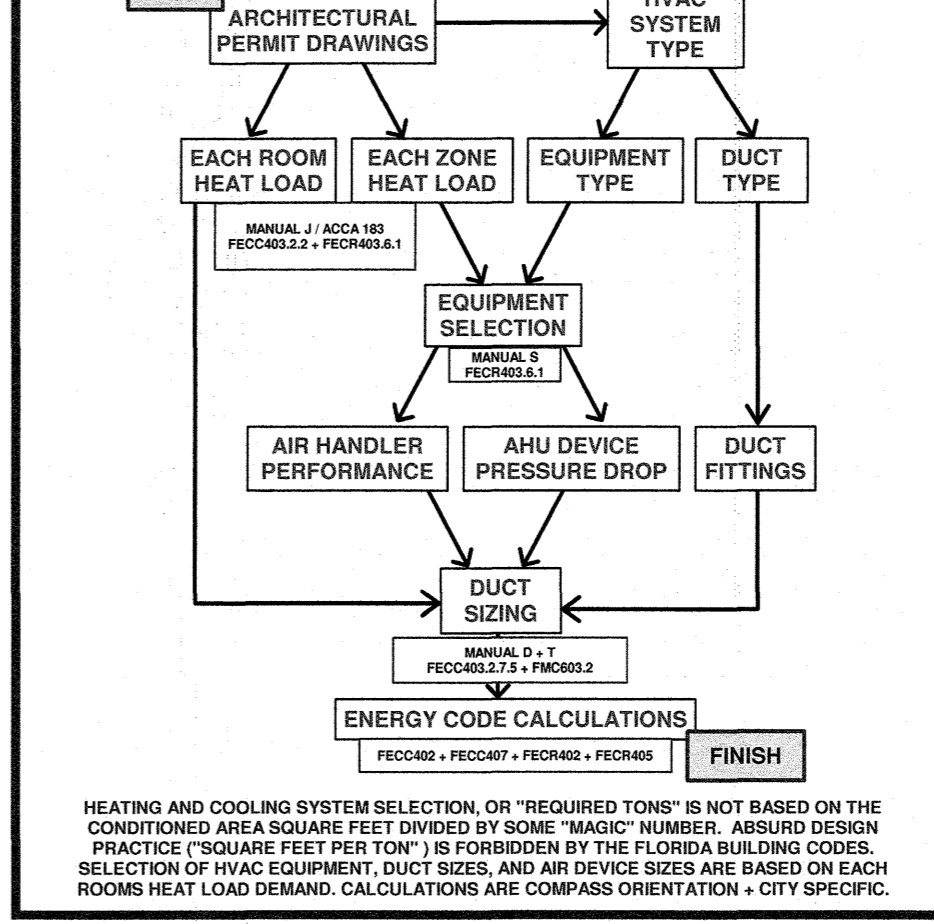
ALTERNATE BRAND EQUIPMENT WITH EQUAL CAPACITY + EFFICIENCY IS ACCEPTABLE. VIEW ENERGY FORMS FOR FECC MINIMUM ALLOWABLE EFFICIENCIES(14/8.2). ACCU CLEAN FILTRATION IS RECOMMENDED. HVAC CONTRACTOR TO PROVIDE EQUIPMENT TIE DOWN AND INSTALL INSTRUCTIONS + MATCHED EQUIPMENT AHRI RATINGS ON SITE FOR FIELD INSPECTORS APPROVAL.

#### EXHAUST FAN SCHEDULE

FAN MARK:	EF-1
MANUFACTURER:	NUTONE
MODEL NUMBER:	QT-80
FAN TYPE:	CEILING
FAN CFM:	70
TOTAL PRESSURE:	.3
FAN VOLTAGE:	120/1/60
FAN AMPERAGE:	.7
FAN DIMEN LWH:	9X9X6
DUCT OUTLET SIZE:	4
DUCT INLET SIZE:	10X10
FAN WEIGHT:	12
NOTES:	1,2

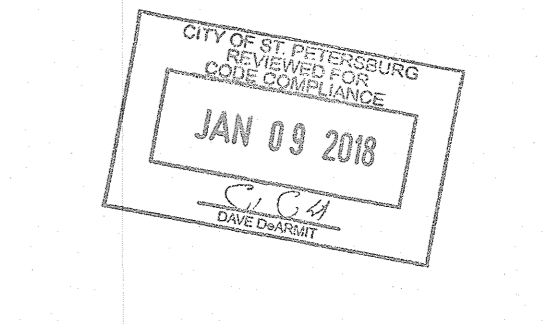
1 = VENT TO EXTERIOR  
2 = INTERLOCK WITH LIGHTS

#### HVAC DESIGN PROCEDURE SCHEMATIC



HVAC EQUIPMENT SHOWN THIS PAGE IS FOR SINGLE STAGE CAPACITY SELECTED IN COMPLIANCE WITH MANUAL J 8TH EDITION + FLORIDA ENERGY CONSERVATION CODE SECTION R403.6.1.1. SINGLE STAGE CAPACITY EQUIPMENT CAN NOT BE UNDERSIZED OR OVERSIZED. SEE HVAC BASIS OF DESIGN NOTES ON THIS PAGE FOR CODE SET DESIGN PARAMETERS AND FECC CODES R403.6.1.1 + R403.6.1.2.1.

SEE UPGRADE HVAC EQUIPMENT SCHEDULE FOR OVERSIZED SINGLE STAGE CAPACITY HVAC EQUIPMENT - HVAC INSTALLER MUST ADJUST THE DUCT SYSTEM FOR THE INCREASED AIRFLOW PRODUCED BY THIS UPGRADE EQUIPMENT, OR CONTACT THE ORIGINAL HVAC DESIGNER.



Comfort System Designed By:  
Neil Fimbel  
HVAC Designs Inc.  
FL BEERS 8849589  
Fl BEERS 8849589  
neil@hvacdcsigns.com  
Intelligent HVAC In Florida 32+ Years  
Intelligent CAD Energy Modeling  
Home of the complete HVAC + Energy Design"

HVAC Contractor Signature  
State License #  
SCALE 1/4"=1'-0"  
36"x24" ARCH D

PROJECT NAME: Lot 2 Block F 23rd Avenue North Residence 2386 s  
PROJECT ADDRESS: Lot 2 Block F 23rd Avenue North  
PROJECT CITY, ZIP: St. Petersburg Florida  
CONDITIONED SQ. FT.: 1963 + 423 = 2386sm  
CLIMATE ZONE 2 CLASS: New Residence / Advanced Envelope

Orientation  
North  
DRAWING DATE  
11/27/2017  
PERMIT SET  
HVAC DRAWING  
1 OF 3



Comfort System Designed By:  
 Neil Fitts Inc.  
 HVAC Designers Inc.  
 813-885-2238  
 FL BERS 8849599  
 neil@hvacdesigns.com  
 Designing HVAC in Florida 32+ Years  
 Intelligent CAD Energy Modeling  
 Home of the complete HVAC + Energy Design

HVAC Contractor Signature  
 State License #

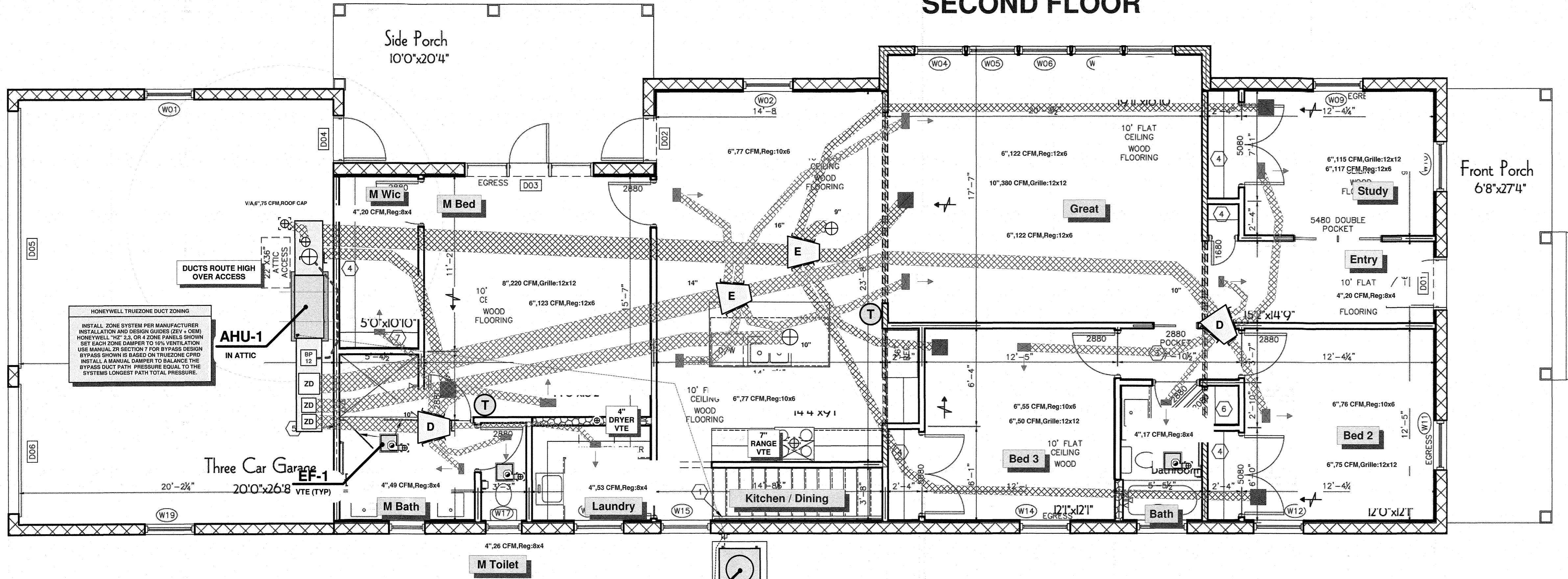
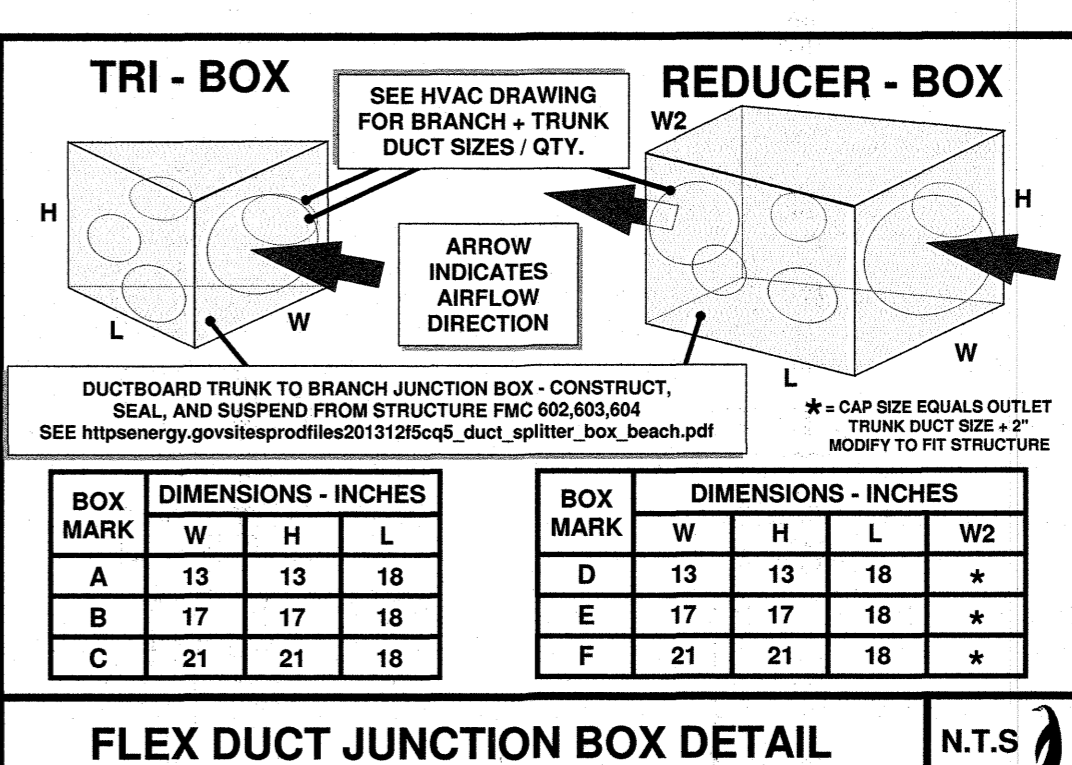
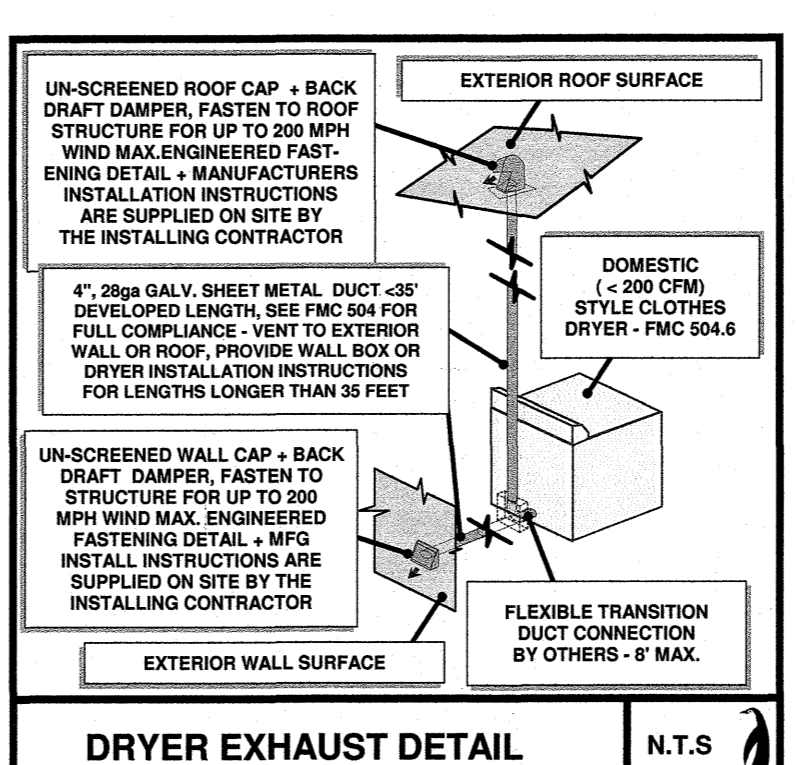
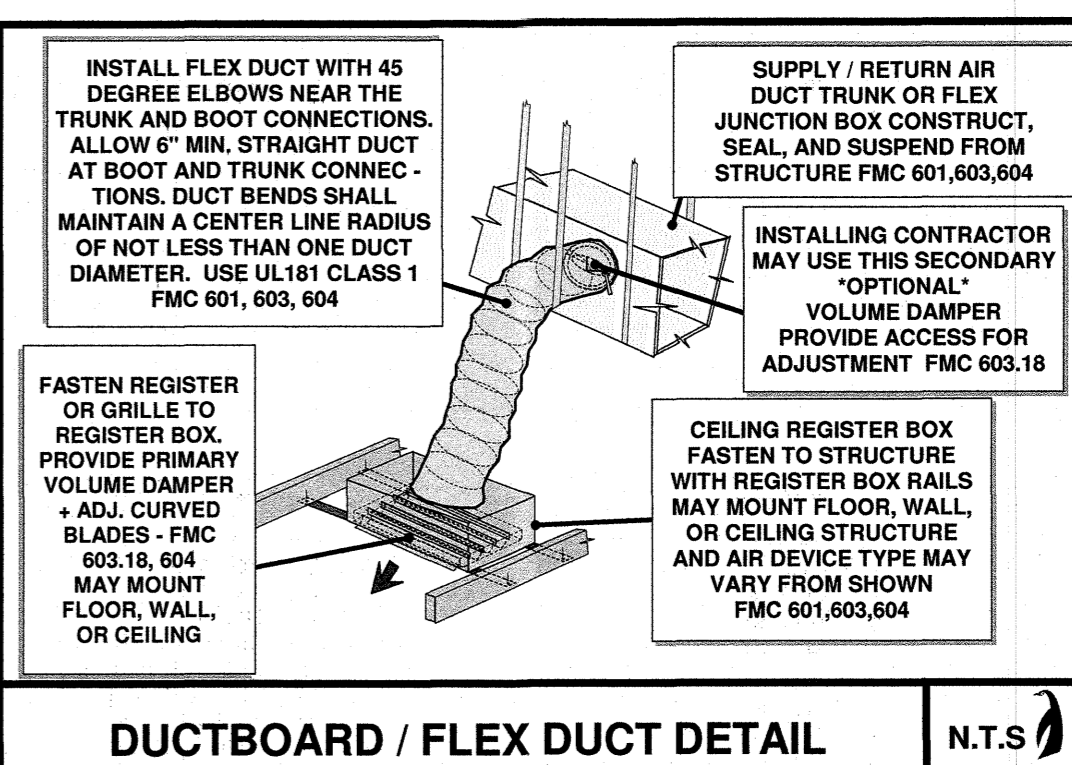
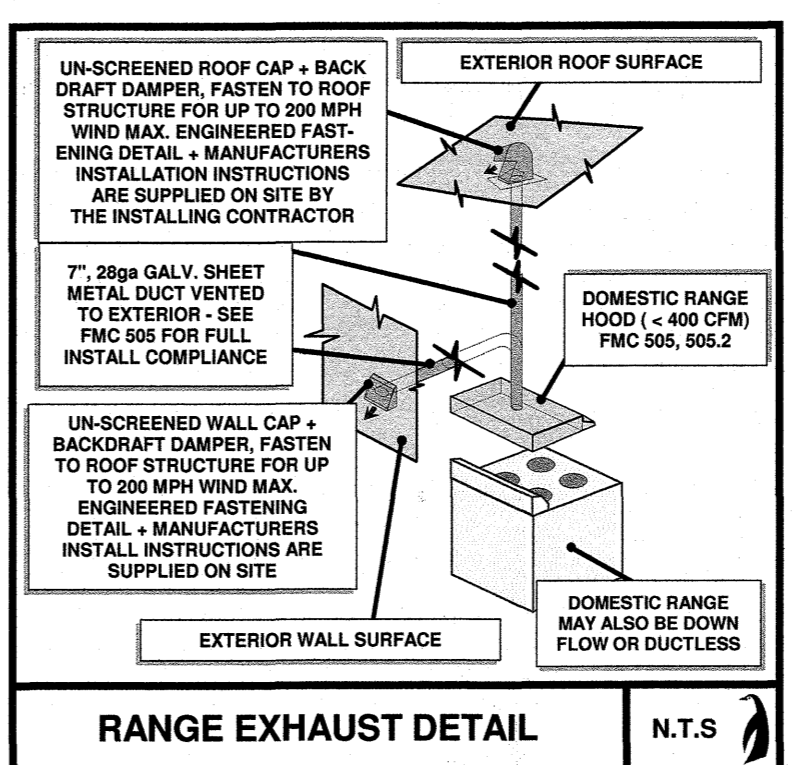
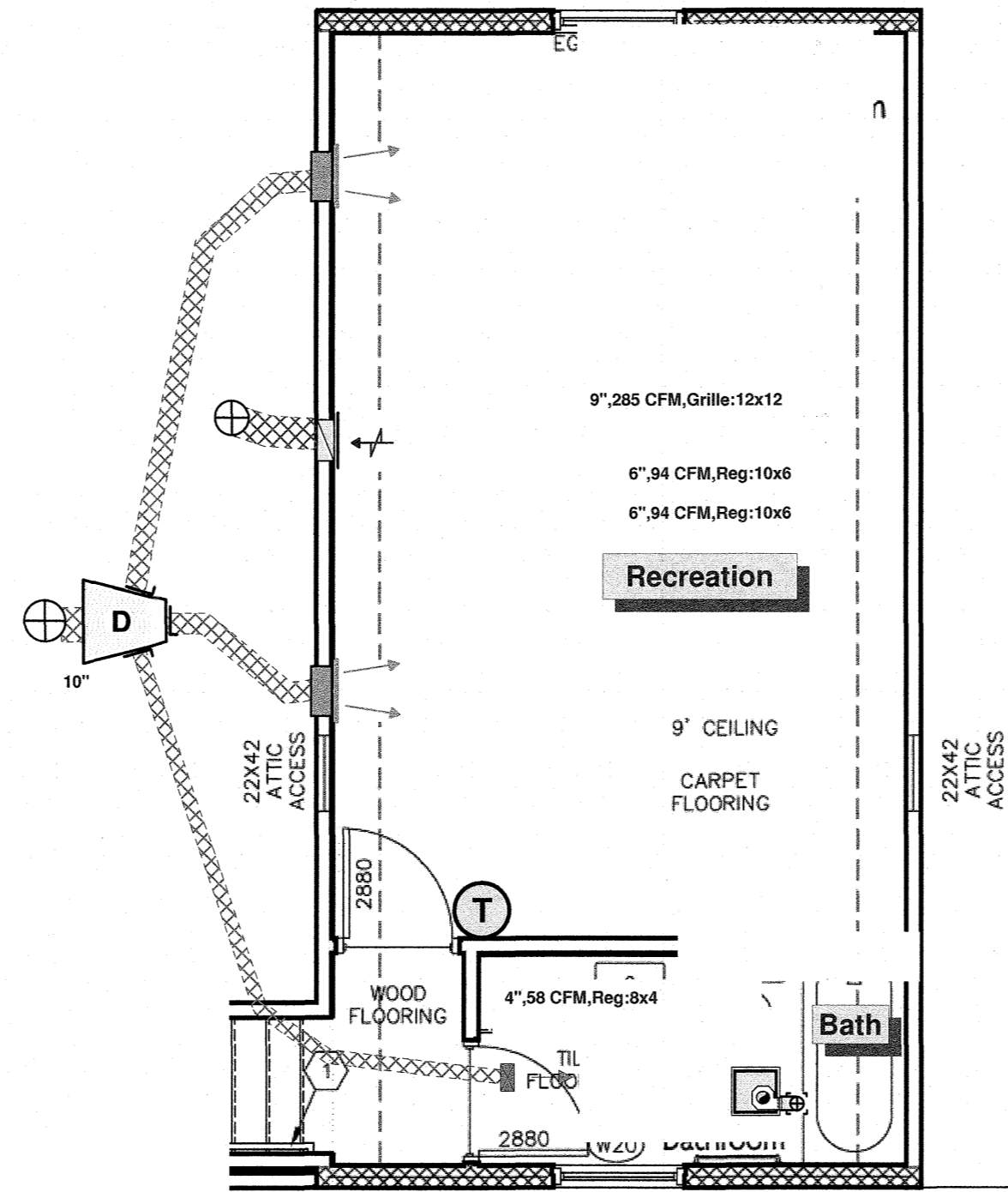
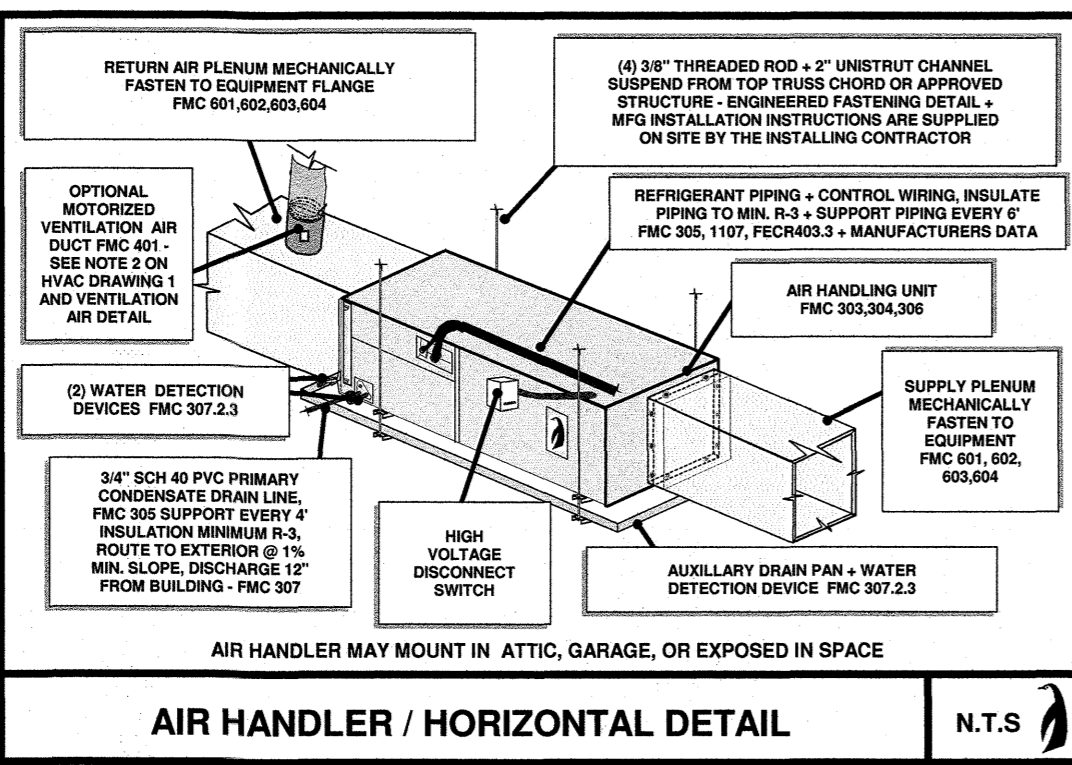
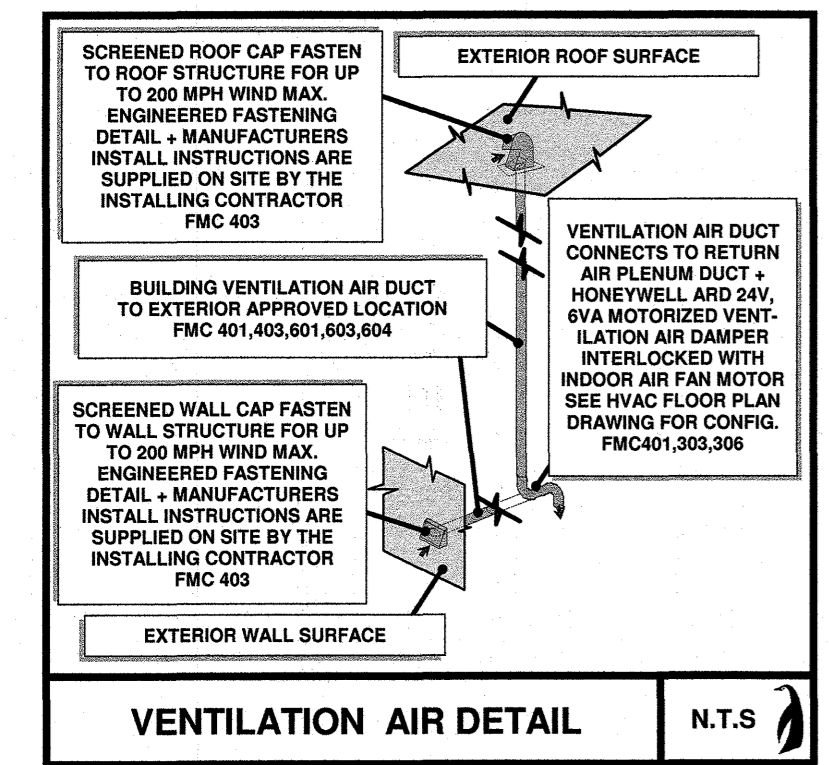
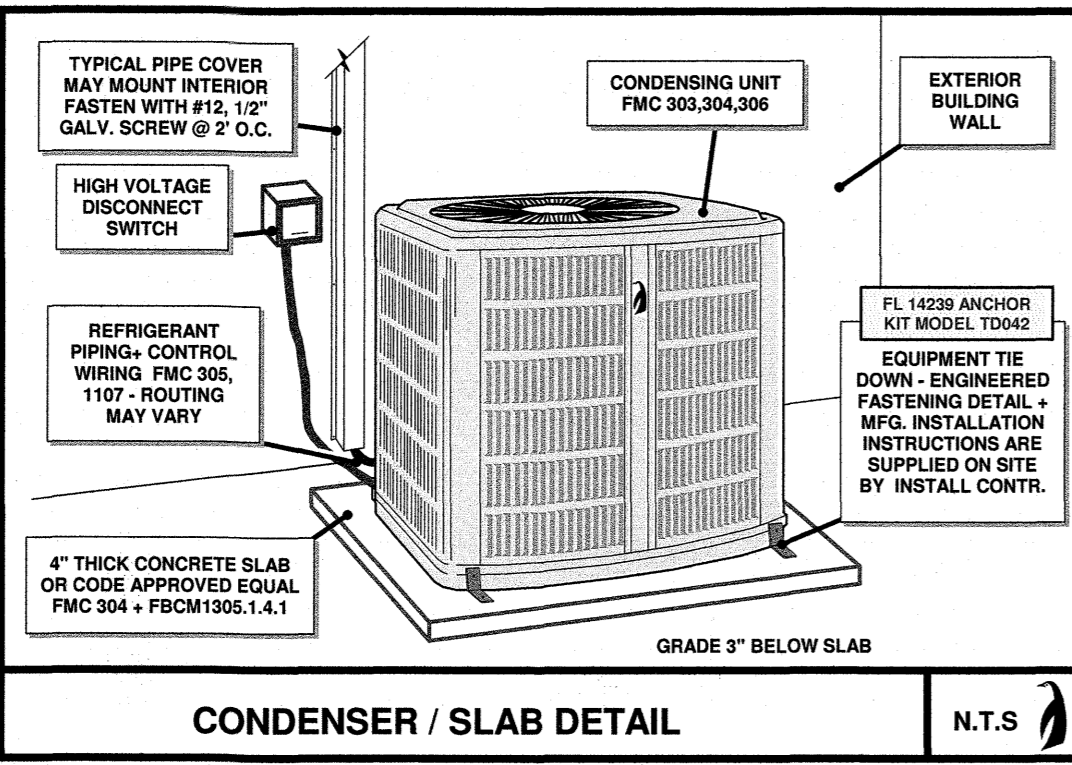
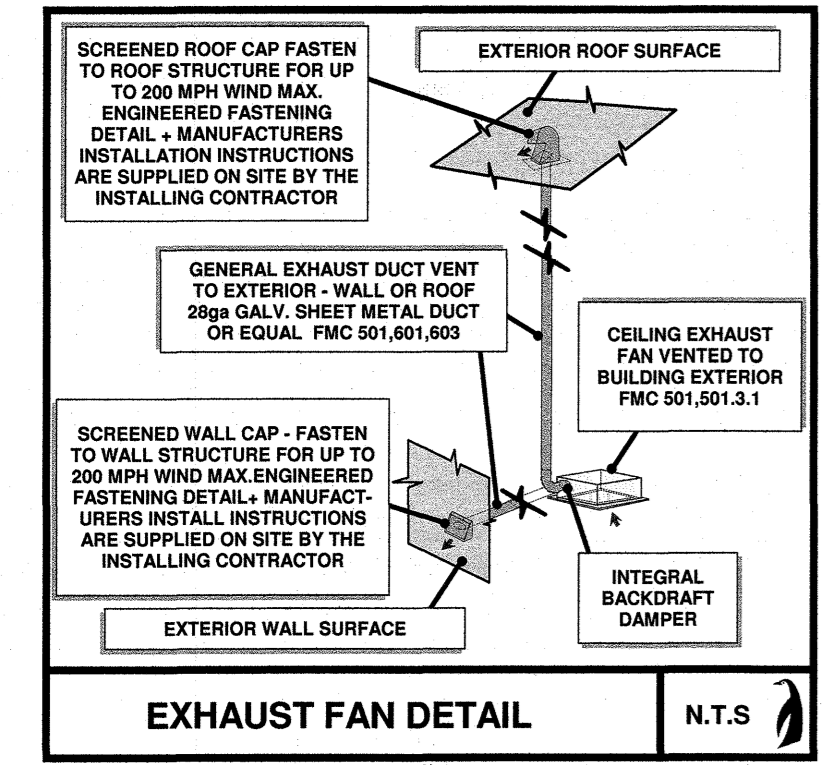
SCALE 1/4"=1'-0"  
 36"x24" ARCH D

PROJECT NAME: Lot 2 Block F 23rd Avenue North Residence 2386 S  
 PROJECT ADDRESS: Lot 2 Block F 23rd Avenue North  
 PROJECT CITY, ZIP: St. Petersburg Florida  
 CONDITIONED SQ. FT.: 1963 + 423 = 2386m  
 CLIMATE ZONE 2 CLASS: New Residence / Advanced Envelope

Orientation  
 North

DRAWING DATE  
 11/27/2017  
 PERMIT SET

HVAC  
 DRAWING  
 2 OF 3

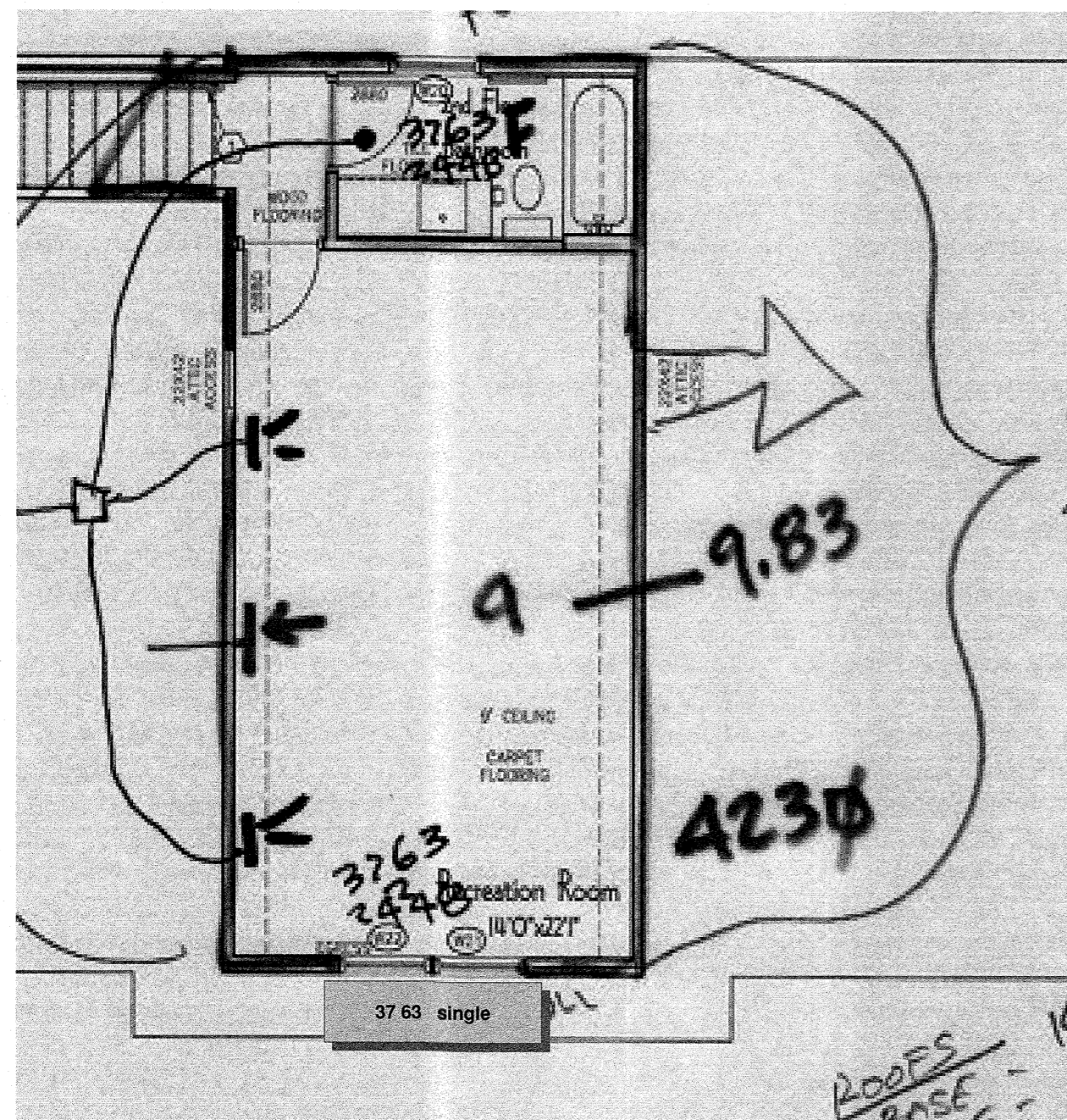


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# BUILDING - ROOM BY ROOM HEAT LOAD CALCULATION EXPOSURE DIAGRAM(S)

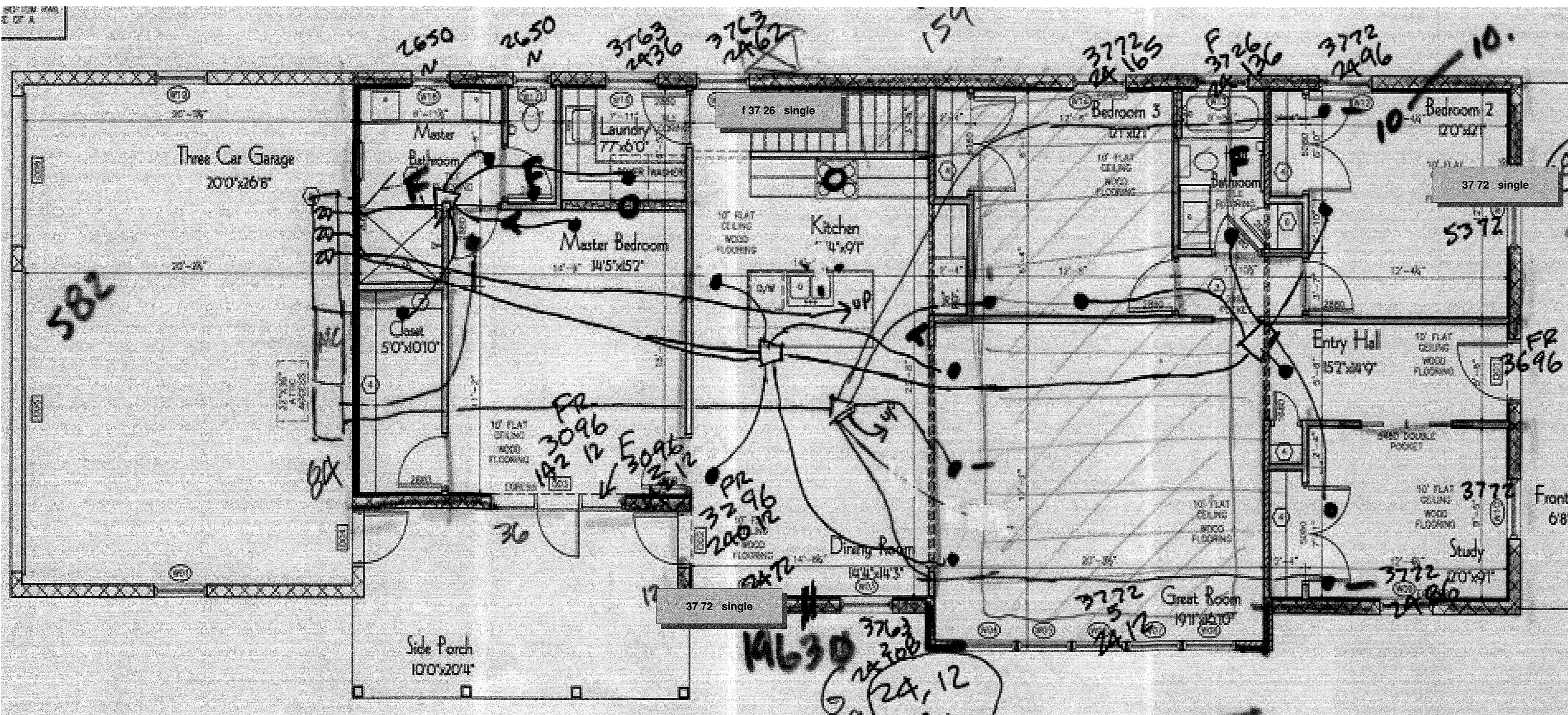
(NOT TO SCALE)



## BUILDING COMPONENTS KEY

EXPOSURE	AREA	CONDITIONED AREA	MARKING	RETURN AIR DEVICE
EXTERIOR WALL EXPOSURE	12.00	OCCUPANTS (COM)	60	SUPPLY AIR DEVICE
PARTITION WALL EXPOSURE	600	LIGHTING (COM)	60	VENTILATION AIR
ROOM BORDER	1400/500	APPLIANCE (COM)	1/1	HVAC EQUIPMENT
FLOOR EXPOSURE	15/12	SPACE NAME	1/1	SYSTEM ZONE DAMPER
CEILING / ROOF / ATTIC KNEE EXPOSURE	15/12	DEFAULT OVERHEAT PROTECTION RATIO	1/1	SPRAY FOAM WALL
		RETURN AIR DUCT		GROUND REFLECTANCE
		SUPPLY AIR DUCT		EXHAUST FAN

MIRROR

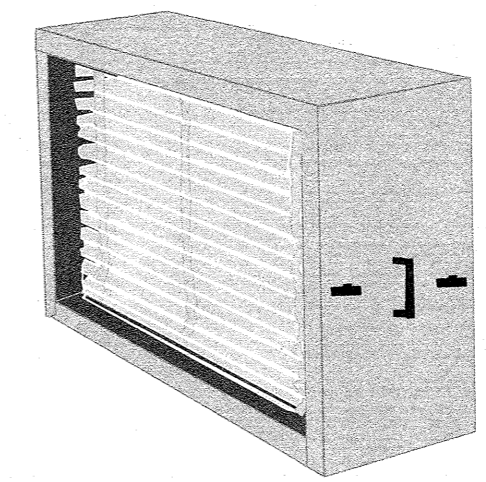


### OPTION VARIABLE SPEED AIR HANDLER

THIS OPTION IS NORMALLY A DEFAULT SELECTION FOR OUR REGION. THE VARIABLE SPEED AIR HANDLER MOTOR VARIES THE INDOOR AIRFLOW DURING EACH OPERATION CYCLE, SLOWLY RAMPING UP TO FULL SPEED AND SLOWLY RAMPING DOWN TO THE OFF CYCLE. THIS VARIED AIRFLOW DECREASES THE AMOUNT OF TIME IT TAKES FOR THE INDOOR AIR TO REACH DEW POINT CONDITIONS AS REQUIRED FOR MOISTURE REMOVAL WHILE INCREASING THE OVERALL EFFICIENCY OF THE HVAC SYSTEM. VARIABLE SPEED AIR HANDLERS OUTPERFORM STANDARD "CODE MINIMUM" AIR HANDLERS BY UP TO 30% FOR MOISTURE REMOVAL. DUE TO VARIABLE AIRFLOW, THIS AIR HANDLER PROVIDES A "LOADED INDOOR COIL" FOR A LONGER DURATION.

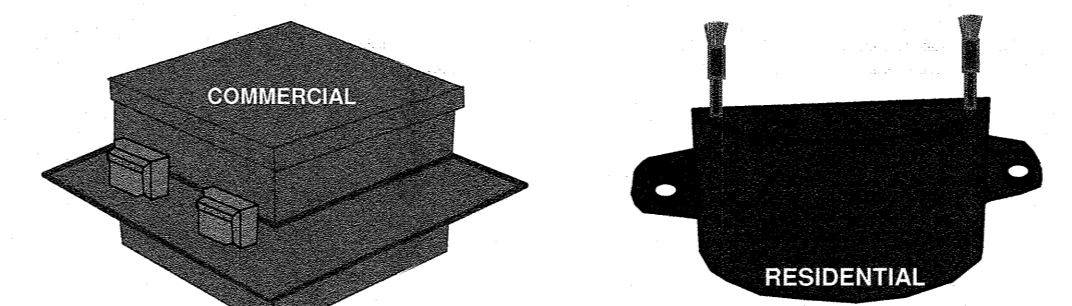
### OPTION HIGH EFFICIENT AIR FILTRATION

THIS OPTION PROVIDES CLEANER INDOOR AIR USING A 5" THICK MERV 13 HEPA FILTER ADDED TO THE STANDARD "CODE MINIMUM" HVAC SYSTEM. THIS HIGH PERFORMANCE PARTICLE ARRESTANCE FILTER CAN CAPTURE MUCH MORE + MUCH SMALLER SIZE CONTAMINATION THAN THE STANDARD 1" THICK AIR FILTER. HEPA FILTERS CAN BETTER PROTECT THE HVAC AIR HANDLER COIL FROM DUST + DEBRIS AND REQUIRES LESS MAINTENANCE AS MOST BUILDINGS REQUIRE JUST A YEARLY FILTER CHANGE.



### OPTION BIPOLAR IONIZATION SYSTEM

THIS OPTION PROVIDES BOTH POSITIVE AND NEGATIVE OXYGEN IONS THAT NEUTRALIZE AIRBORNE POLLUTANTS. USED IN CONJUNCTION WITH A MERV 13 FILTER, THIS OPTION USES A GAS PHASE DISASSOCIATION PROCESS RESULTING IN CLEANER AND HEALTHIER INDOOR AIR. REDUCTION OF SMOKE, DUST, POLLEN, BACTERIA, VIRUSES, VOC GASES, MOLD SPORES, AND ODORS. THESE ELECTRONIC UNITS USE VERY LITTLE ELECTRICITY AND MOUNT IN THE DUCT AIR STREAM. PLASMA AIR MODEL PA660 FOR RESIDENTIAL OR MODEL 7000 FOR LIGHT COMMERCIAL USE.



### OPTION STAGED CAPACITY HVAC EQUIPMENT

FOR ENERGY CODE MINIMUM EQUIPMENT SEE HVAC PAGE 1  
 HVAC EQUIPMENT SHOWN IS FOR STAGED CAPACITY SELECTED IN COMPLIANCE WITH MANUAL J + MANUAL S - FLORIDA ENERGY CONSERVATION CODE SECTION 904.6.1.3. THE LOWEST STAGE OF THE STAGED CAPACITY EQUIPMENT CAN NOT BE UNDERSIZED OR OVERSIZED BY MORE THAN 15% OF THE MANUAL J / 183 HEAT LOAD. DO NOT USE SINGLE STAGE EQUIPMENT OF EQUAL CAPACITY. HVAC INSTALLER MUST ADJUST THE DUCT SYSTEM FOR THE INCREASED AIRFLOW PRODUCED BY THIS UPGRADED EQUIPMENT, OR CONTACT THE ORIGINAL HVAC DESIGNER.  
 STAGED EQUIPMENT CONTAINS A VARIABLE CAPACITY CONDENSING UNIT CAPABLE OF ADJUSTING THE EQUIPMENT CAPACITY TO CLOSELY MATCH THE WEATHER CONDITIONS. STAGED EQUIPMENT OPERATES ALMOST CONTINUOUSLY TO PROVIDE BETTER DEHUMIDIFICATION, FILTRATION, AND AIR CIRCULATION. THIS EQUIPMENT DOES NOT DECOUPLE THE SENSIBLE AND LATENT HEAT LOAD PROCESSES. SEE WHOLE BUILDING DEHUMIDIFIER OPTION FOR CONTROLLED DEHUMIDIFICATION.

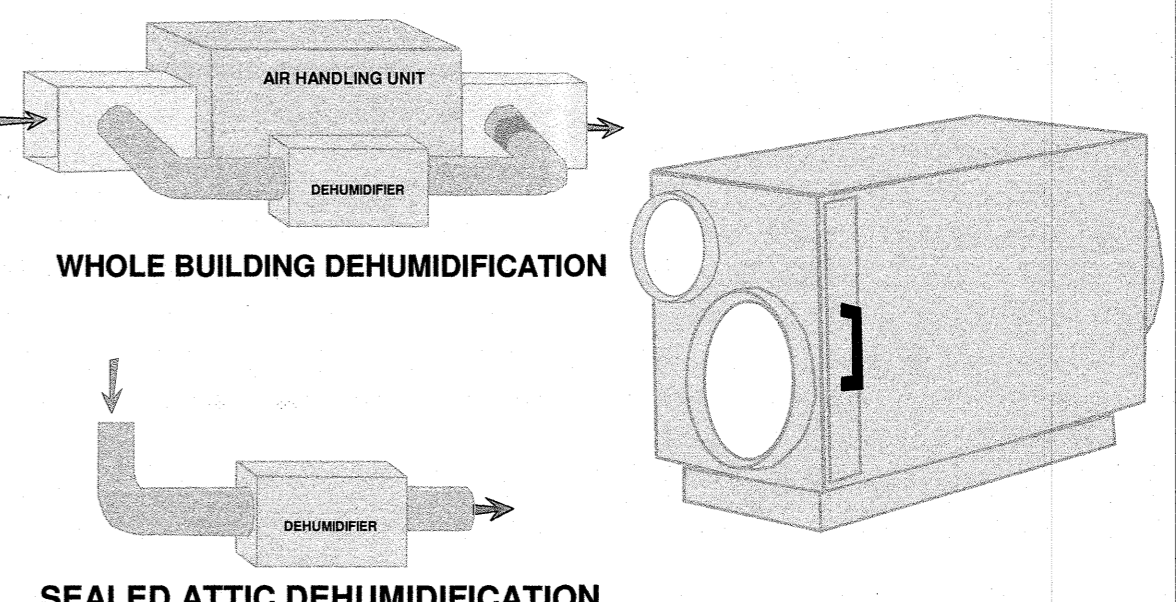
#### HEAT PUMP SCHEDULE

AIR HANDLER MARK:	AHU-1
UNIT MANUFACTURER:	AMERICAN STND
UNIT MODEL NUMBER:	TAM8C0C48V
UNIT DIMEN H/W/D:	61.7x23.5x21.8
UNIT WEIGHT:	162
SUPPLY PLENUM SIZE :	20.5x14.35
RETURN PLENUM SIZE :	20.5x17.15
MANUAL D DUCT CFM:	1590 / ?
SUPPLY FAN CFM / SP :	1594 / .1 to .9
SUPPLY FAN H/P :	3/4
VENTILATION AIR CFM:	75
AHU OFF / INFILTRATION:	39
UNIT PHASE / HERTZ:	1 / 60
UNIT VOLTAGE:	208 / 240
HEATER KW:	7.2 / 9.6
AHU + HEAT MOP:	50 / 60
CONDENSER MARK:	CU-1
NOMINAL A/C TONS :	4 (25-100%)
UNIT MODEL NUMBER:	4A6V0048A1
UNIT VOLTAGE:	208/230 / 1 / 60
UNIT MCA / MOP:	29 / 45
UNIT DIMEN H/W/D:	41x34x34
UNIT WEIGHT:	420
COOL / OUTDOOR TEMP:	95 93 91
TOTAL COOLING KBTUH:	47.0 47.7 48.5
SENS. COOL MAX KBTUH:	35.3 35.8 36.3
SENS. COOL MIN KBTUH:	24.7 25.0 25.4
LAT. COOLING KBTUH:	11.8 11.9 12.1
SENSIBLE HEAT RATIO:	0.75
TOTAL HEATING KBTUH:	42.5
SEER / HSPF:	19.25 / 10
THERMOSTAT MODEL:	HZ322 3 ZONE

ALTERNATE BRAND EQUIPMENT WITH EQUAL CAPACITY + EFFICIENCY IS ACCEPTABLE.  
 VIEW ENERGY FORMS FOR FECC MINIMUM ALLOWABLE EFFICIENCIES(14/8.2).  
 ACCU CLEAN FILTRATION IS RECOMMENDED.  
 HVAC CONTRACTOR TO PROVIDE EQUIPMENT TIE DOWN AND INSTALL INSTRUCTIONS + MATCHED EQUIPMENT AHRI RATINGS  
 ON SITE FOR FIELD INSPECTORS APPROVAL.

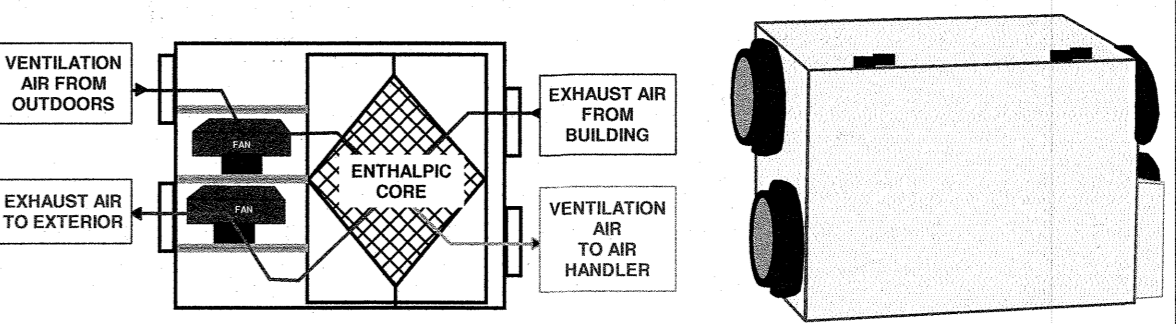
### OPTION DEDICATED DEHUMIDIFICATION

THIS OPTION IS A MUST FOR BUILDINGS THAT REQUIRE CONTROLLED YEAR ROUND DEHUMIDIFICATION AND IS RECOMMENDED FOR ALL BUILDINGS IN THE SOUTHEASTERN UNITED STATES. THIS DEDICATED EQUIPMENT CAN BE ADDED TO THE STANDARD "CODE MINIMUM" HVAC DUCT SYSTEM FOR WHOLE BUILDING DEHUMIDIFICATION WITHIN THE CONDITIONED SPACE - INSTALL THE WALL MOUNTED DEHUMIDISTAT IN THE CONDITIONED SPACE NEAR THE MAIN THERMOSTAT. THIS EQUIPMENT CAN ALSO BE INSTALLED INTO A SEALED ATTIC SPACE WITH INTAKE DUCTS MOUNTED HIGH AT THE ATTIC ROOF PEAK. USE A PEAK MOUNTED DEHUMIDISTAT FOR CONTROL. SELECT A VENTILATING DEHUMIDIFICATION SYSTEM FOR BUILDINGS THAT REQUIRE INTERIOR PRESSURIZATION, PROVIDE EQUAL AMOUNT OF RELIEF AIR FROM THE BUILDINGS CONDITIONED SPACE. NOTE THAT BOTH THE STANDARD "CODE MINIMUM" EQUIPMENT SELECTION AND THE OPTIONAL STAGED CAPACITY EQUIPMENT SELECTION DO NOT PROVIDE CONTROLLED YEAR ROUND DEHUMIDIFICATION BECAUSE THE LATENT HEAT REMOVAL PROCESS IS COUPLED WITH THE COOLING CYCLE ON ALL HVAC EQUIPMENT. CONTROLLING MOISTURE IN ALL BUILDINGS REQUIRES DEHUMIDIFICATION EQUIPMENT THAT CAN REMOVE MOISTURE WITHOUT COOLING THE INTERIOR SPACE, AND CONTROLLED BY A STAND ALONE DEHUMIDISTAT CONTROLLER.



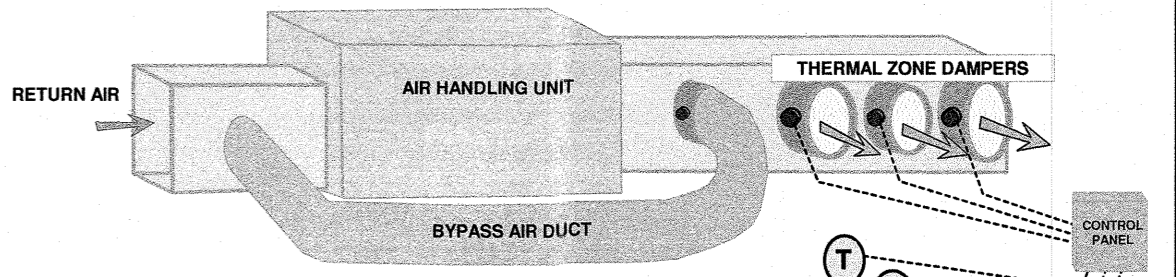
### OPTION ENERGY RECOVERY VENTILATOR

THIS OPTION INCREASES THE HVAC SYSTEM EFFICIENCY FOR BUILDINGS THAT REQUIRE VENTILATION. ALMOST EVERY MODERN BUILDING REQUIRES MECHANICALLY INDUCED VENTILATION AIR, TYPICALLY THE VENTILATION AIR DUCT IS CONNECTED DIRECTLY TO THE AIR HANDLER MAIN RETURN AIR PLENUM. INSTALLING AN ENERGY RECOVERY VENTILATOR IN LINE OF THE VENTILATION AIR DUCT WILL REDUCE THE COOLING SYSTEM DEMAND. THIS EQUIPMENT USES AN ENTHALPIC CORE CAPABLE OF EXCHANGING ENERGY FROM THE INTAKE AIR STREAM TO THE BUILDING EXHAUST AIR STREAM, WITHOUT MIXING THE TWO AIR STREAMS. A DAY TIMER AND AIR HANDLER FAN RELAY SHOULD BE USED SO THAT THE EQUIPMENT VENTILATION AIR DURING THE FAVORABLE TIME OF DAY AND WEATHER CONDITIONS. PROVIDE A WALL MOUNTED CONTROLLER FEATURING ALL OPERATION MODES.



### OPTION DUCT ZONING CONTROL SYSTEM

THIS OPTION IS DESIGNED IN ACCORDANCE WITH MANUAL ZR HVAC ZONE DESIGN GUIDE. ZONING PROVIDES MULTIPLE THERMOSTAT CONTROLLERS ON A SINGLE HVAC SYSTEM CONTROLLED BY A SINGLE BRAIN (OR CONTROL PANEL). THIS OPTION IS RECOMMENDED FOR EVERY BUILDING OWNER WHO REQUIRES BETTER TEMPERATURE CONTROL, A LOWER OPERATING COST, A LOWER UPFRONT HVAC COST (WHEN COMPARED TO MULTIPLE HVAC SYSTEMS), THE ABILITY TO MEET THE THERMAL ZONE PEAK HOUR LOAD, AND FOR BUILDINGS THAT DON'T HAVE ADEQUATE EXPOSURE DIVERSITY. THIS ZONE CONTROL SYSTEM IS A MINIMUM REQUIREMENT WHEN SERVING MORE THAN ONE LEVEL OF A BUILDING FROM A SINGLE HVAC SYSTEM, FOR BUILDINGS THAT HAVE VARIABLE OCCUPANCIES OR VARIABLE USAGE, AND FOR OCCUPANTS WHO PREFER DIFFERENT TEMPERATURES THROUGHOUT THE BUILDING. HVAC ZONE CONTROL SYSTEMS CAN EASILY BE ADDED TO A STANDARD "CODE MINIMUM" HVAC SYSTEM PROVIDING UP TO 30 THERMOSTATS PER HVAC SYSTEM - A HIGH BENEFIT WHEN COMPARED TO A STANDARD HVAC SYSTEM CONTAINING JUST 1 THERMOSTAT CAPABLE OF SENSING ONLY THE ROOM IT'S MOUNTED IN. ZONE CONTROL PANELS MONITOR EACH THERMAL ZONE TEMPERATURE AND PROVIDES CONDITIONED AIR TO EACH THERMAL ZONE OF THE BUILDING WHEN AND IF NEEDED. HVAC INSTALLER MUST INSTALL THE SYSTEM IN ACCORDANCE WITH MANUAL ZR.



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 REVIEWED FOR CONSTRUCTION PERMIT  
 JAN 09 2018  
 C.I.A.  
 CONSTRUCTION

Comfort Systems Designed By:  
 Neil Fimmel  
 HVAC Designs Inc.  
 813-885-2288  
 FL BEHS 884-9599  
 nel@hvacdsgns.com  
 Designing HVAC in Florida 25+ Years  
 Intelligent CAD Energy Modeling  
 Home of the complete HVAC - Energy Design

HVAC Contractor Signature  
 State License #

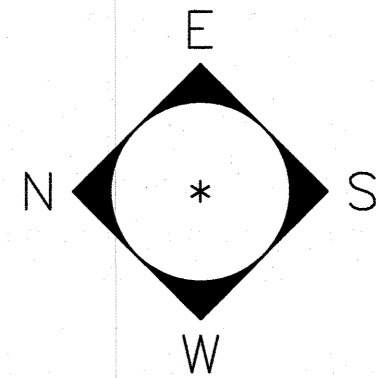
SCALE 1/4"=1'-0"  
 36"x24" ARCH D

PROJECT NAME: Lot 2 Block F 23rd Avenue North Residence 2386 s  
 PROJECT ADDRESS: Lot 2 Block F 23rd Avenue North  
 PROJECT CITY, ZIP: St. Petersburg Florida  
 CONDITIONED SQ. FT.: 1963 + 423 = 2386sqm  
 CLIMATE ZONE 2 CLASS: New Residence / Advanced Envelope

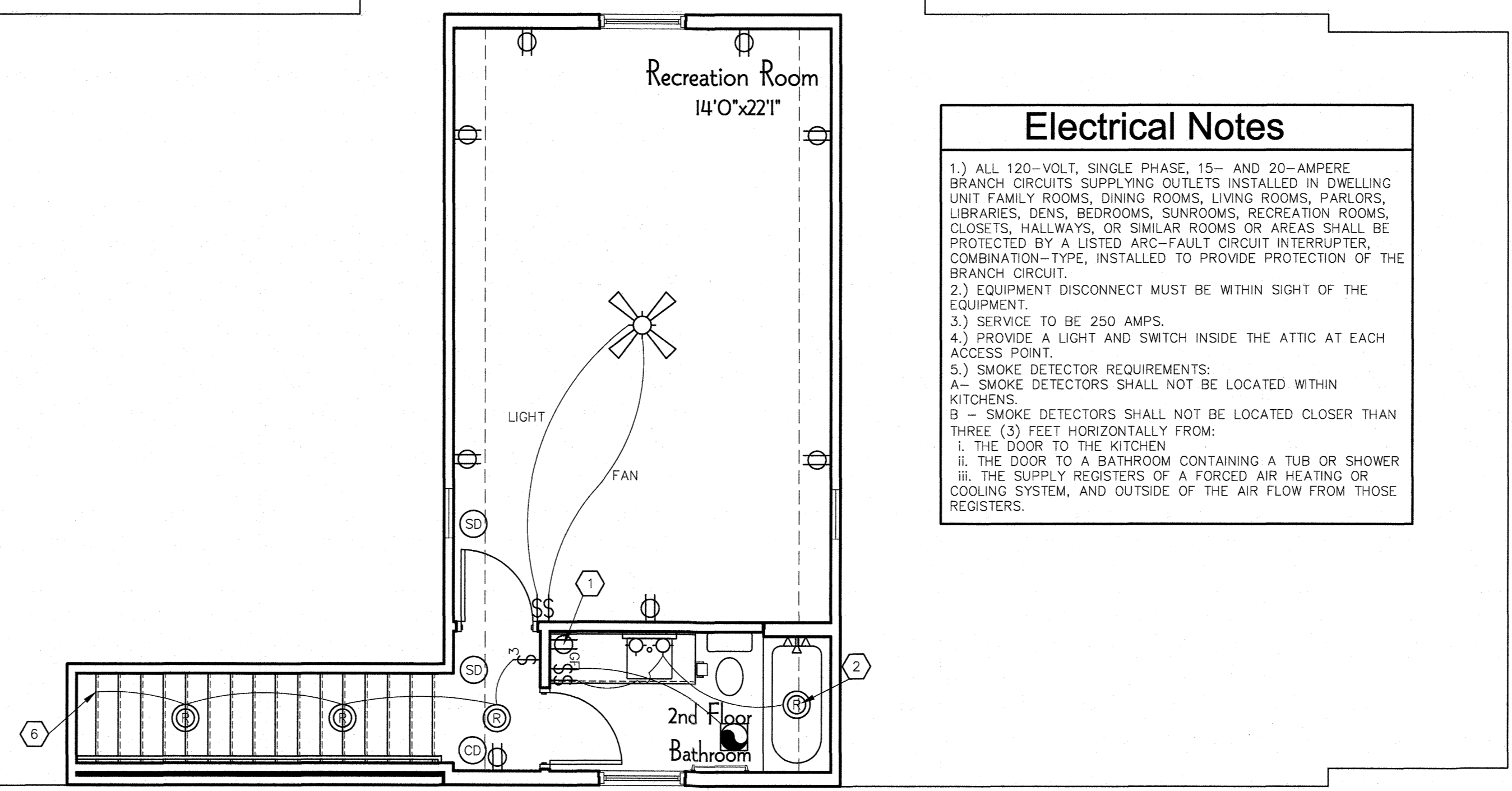
Orientation  
 North

DRAWING DATE  
 11/27/2017  
 PERMIT SET

HVAC  
 DRAWING  
 3 OF 3



Electrical Legend/Key			Electrical Legend/Key			Electrical Legend/Key		
SYMBOL	DESCRIPTION	MOUNTING LOCATION	SYMBOL	DESCRIPTION	MOUNTING LOCATION	SYMBOL	DESCRIPTION	MOUNTING LOCATION
	PRE-WIRE FOR PADDLE FAN	BOX FLUSH WITH CEILING		OVERHEAD RECESS CAN LIGHT FIXTURE	RECESS INTO CEILING		DUPLEX RECEPTACLE ON GROUND FAULT CIRCUIT	18" A.F.F. OR AS NOTED
	OVERHEAD INCANDESCENT LIGHT FIXTURE	BOX FLUSH IN CEILING		EXHAUST FAN & LIGHT COMBINATION	BOX FLUSH WITH CEILING		DUPLEX RECEPTACLE 1/2 ON SWITCH	18" A.F.F. OR AS NOTED
	SINGLE POLE SWITCH	48" A.F.F. OR AS NOTED		220 V RECEPTACLE	18" A.F.F. OR AS NOTED		4' TWO BULB FLORESCENT LIGHT WITH COVER	CEILING SURFACE MOUNT
	THREE-WAY SWITCH	48" A.F.F. OR AS NOTED		ELECTRIC TANK WATER HEATER & CAPACITY	AS NOTED		FOUR-WAY SWITCH	48" A.F.F. OR AS NOTED
	EXHAUST FAN	BOX FLUSH WITH CEILING		GARAGE DOOR OPENER BUTTON	48" A.F.F. OR AS NOTED		DUPLEX RECEPTACLE WITH FLOOR RECESSED BOX	COVER FLUSH WITH FLOOR SURFACE
	DOOR BELL PUSH BUTTON	48" A.F.F. OR AS NOTED		DIRECT WIRE TO APPLIANCE	AT APPLIANCE OR AS NOTED		DUPLEX RECEPTACLE ON GROUND FAULT CIRCUIT IN WEATHER PROTECTED BOX	18" A.F.F. OR AS NOTED
	DOOR BELL CHIME	AS NOTED		TELEPHONE JACK	18" A.F.F. OR AS NOTED		CONDENSER UNIT	ON CONCRETE PAD
	TELEVISION JACK	18" A.F.F. OR AS NOTED		SMOKE DETECTOR	CEILING		ELECTRIC POWER DISCONNECT	AS NOTED
	2' ONE BULB FLORESCENT LIGHT WITH COVER	CEILING SURFACE MOUNT		OVERHEAD RECESS CAN LIGHT FIXTURE	RECESS INTO CEILING		DIRECT WIRE TO GARBAGE DISPOSAL	UNDER SINK
	PANEL BOARD AND IDENTIFICATION NUMBER	AS NOTED		24" INCANDESCENT BAR LIGHT FIXTURE	WALL - CENTER LINE @ 84" A.F.F.		GAS SCONCE LIGHT	WALL - CENTER LINE @ 84" A.F.F.
	SIDEWALL INCANDESCENT LIGHT FIXTURE	WALL - CENTER LINE @ 84" A.F.F.		CARBON MONOXIDE DETECTOR	CEILING		GAS POST LIGHT	TOP OF COLUMN
	FLOOD LIGHT	UNDERSIDE OF EAVES OVERHANG		36" INCANDESCENT BAR LIGHT FIXTURE	WALL - CENTER LINE @ 84" A.F.F.		LOW-VOLTAGE OVER COUNTER LIGHTING	UNDERSIDE OF UPPER CABINETS
	DIMMER SWITCH	48" A.F.F. OR AS NOTED		DUPLEX RECEPTACLE ON GROUND FAULT CIRCUIT	18" A.F.F. OR AS NOTED		OVERHEAD RECESS CAN LIGHT FIXTURE W/DIRECTIONAL LENS	RECESS INTO CEILING
	QUADRAPLEX RECEPTACLE	18" A.F.F. OR AS NOTED		NATURAL GAS TANKLESS WATER HEATER	AS NOTED		NATURAL GAS TANKLESS WATER HEATER	AS NOTED



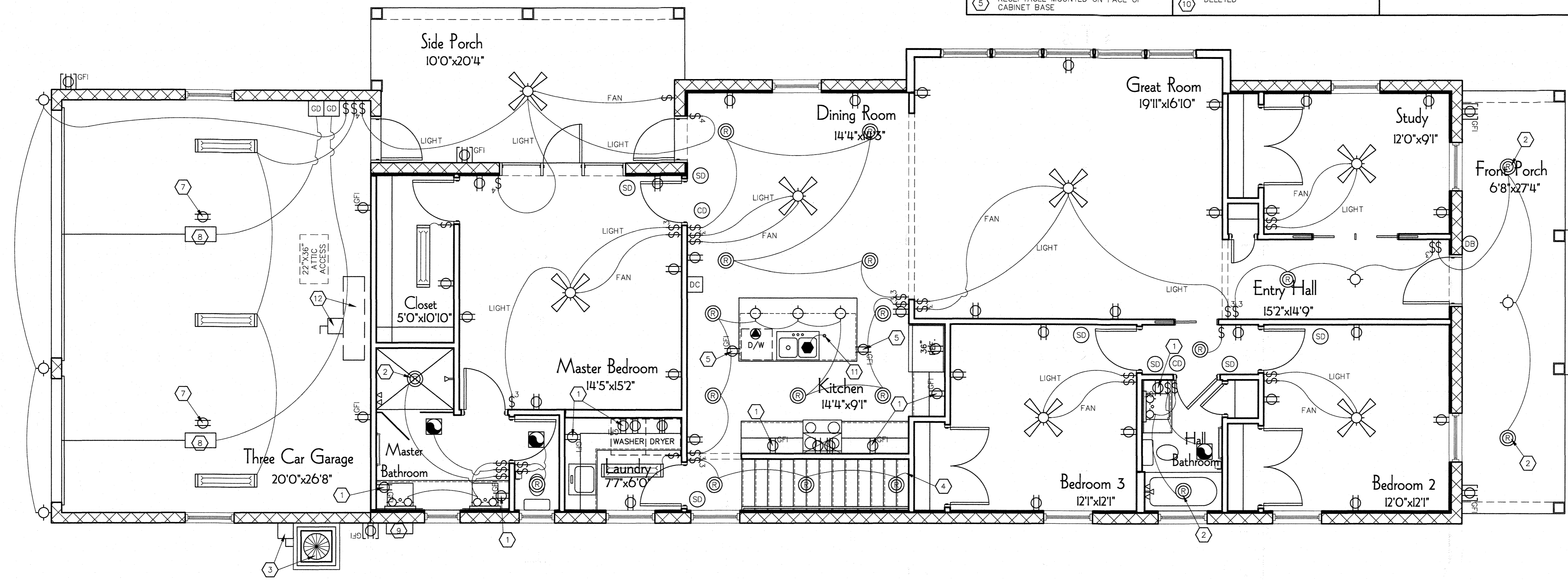
**Electrical Notes**

- ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- EQUIPMENT DISCONNECT MUST BE WITHIN SIGHT OF THE EQUIPMENT.
- SERVICE TO BE 250 AMPS.
- PROVIDE A LIGHT AND SWITCH INSIDE THE ATTIC AT EACH ACCESS POINT.
- SMOKE DETECTOR REQUIREMENTS:  
A - SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN KITCHENS.  
B - SMOKE DETECTORS SHALL NOT BE LOCATED CLOSER THAN THREE (3) FEET HORIZONTALLY FROM:  
i. THE DOOR TO THE KITCHEN  
ii. THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER  
iii. THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM, AND OUTSIDE OF THE AIR FLOW FROM THOSE REGISTERS.

Second Floor

**Electrical Plan Key**

1) RECEPTACLE MOUNTED ABOVE COUNTER	6) TO SWITCH AT BOTTOM OF STAIRS	11) PUSH-BUTTON COUNTERTOP SWITCH FOR GARBAGE DISPOSAL
2) PROVIDE VAPOR RESISTANT HOUSING	7) RECEPTACLE MOUNTED ON CEILING FOR GARAGE DOOR OPENER	12) AIR HANDLER LOCATED IN ATTIC WITH DISCONNECT
3) CONDENSER AND DISCONNECT	8) OVERHEAD GARAGE DOOR OPENER	
4) TO SWITCH AT TOP OF STAIRS	9) TANKLESS GAS WATER HEATER	
5) RECEPTACLE MOUNTED ON FACE OF CABINET BASE	10) DELETED	



First Floor

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JAN 09 2018  
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**Area Tabulation**

LIVING AREA:	
1st FLOOR:	1963 SqFt
2nd FLOOR:	423 SqFt
TOTAL:	2386 SqFt
GARAGE:	592 SqFt
TOTAL ENCLOSED:	2968 SqFt
COVERED AREAS:	379 SqFt
TOTAL UNDER ROOF:	3347 SqFt

Project No. APC-1737 - Scale: 1/4"=1'-0"

**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

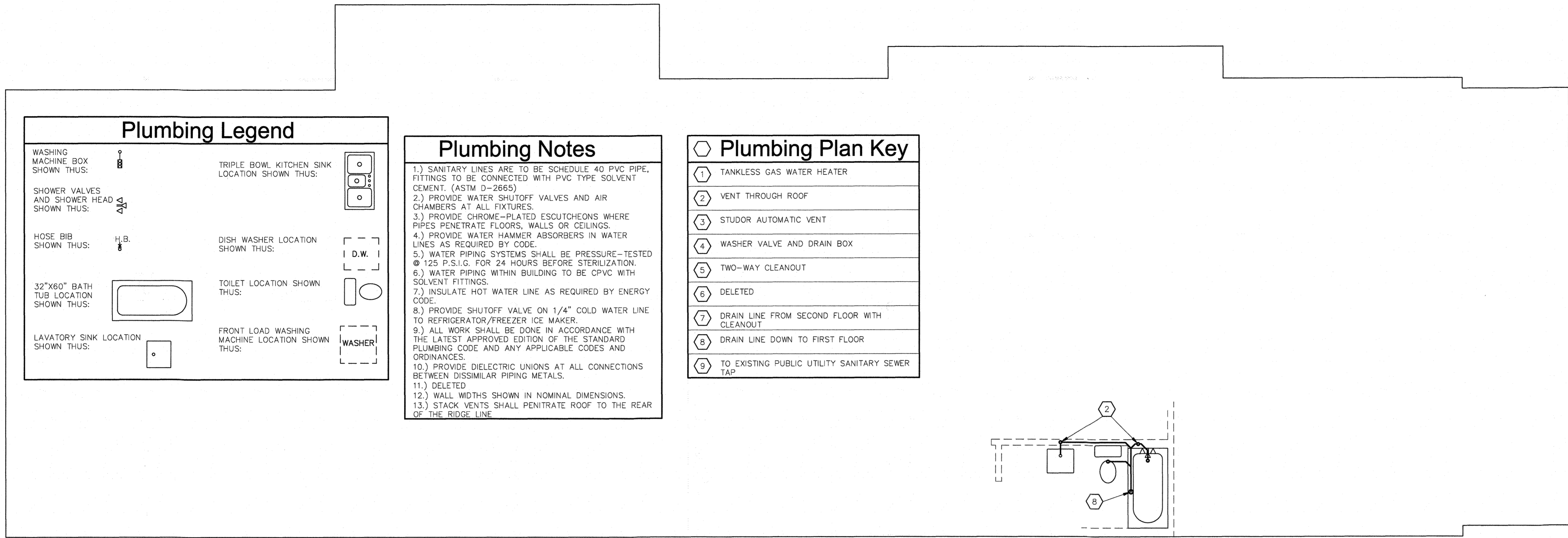
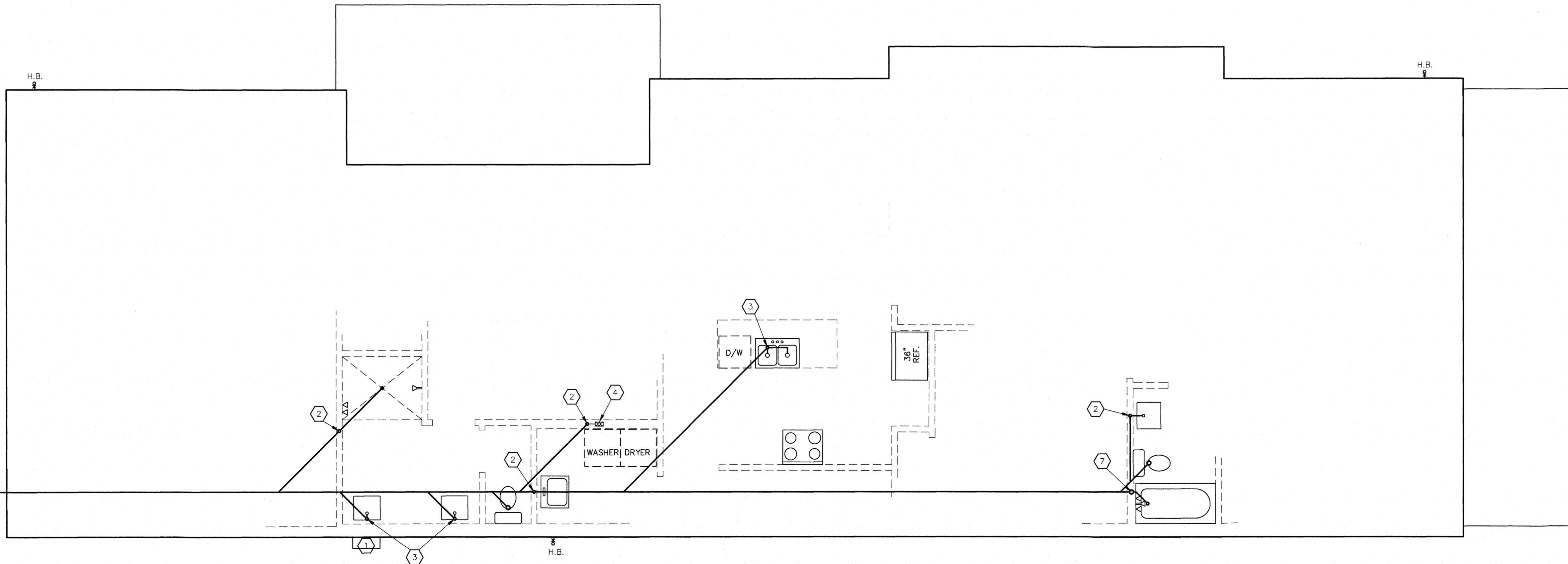
Date Issued: 09-01-17

No.:  
 Date:  
 Revision:

**Electrical Plans**  
**ALDERMAN Planning**  
 COMPANY  
 Phone: 813.833.5161  
 P.O. Box 55755 St. Petersburg FL, 33732

Sheet

**E.1.1**



**Plumbing Legend**

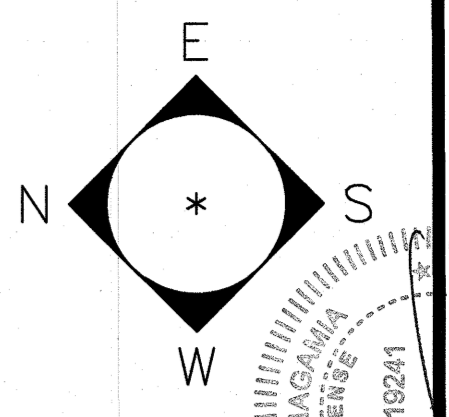
WASHING MACHINE BOX SHOWN THUS:	TRIPLE BOWL KITCHEN SINK LOCATION SHOWN THUS:
SHOWER VALVES AND SHOWER HEAD SHOWN THUS:	DISH WASHER LOCATION SHOWN THUS:
HOSE BIB SHOWN THUS:	TOILET LOCATION SHOWN THUS:
32"x60" BATH TUB LOCATION SHOWN THUS:	FRONT LOAD WASHING MACHINE LOCATION SHOWN THUS:
LAVATORY SINK LOCATION SHOWN THUS:	

**Plumbing Notes**

- 1.) SANITARY LINES ARE TO BE SCHEDULE 40 PVC PIPE, FITTINGS TO BE CONNECTED WITH PVC TYPE SOLVENT CEMENT. (ASTM D-2865)
- 2.) PROVIDE WATER SHUTOFF VALVES AND AIR CHAMBERS AT ALL FIXTURES.
- 3.) PROVIDE CHROME-PLATED ESCUTCHEONS WHERE PIPES PENETRATE FLOORS, WALLS OR CEILINGS.
- 4.) PROVIDE WATER HAMMER ABSORBERS IN WATER LINES AS REQUIRED BY CODE.
- 5.) WATER PIPING SYSTEMS SHALL BE PRESSURE-TESTED @ 125 P.S.I.G. FOR 24 HOURS BEFORE STERILIZATION.
- 6.) WATER PIPING WITHIN BUILDING TO BE CPVC WITH SOLVENT FITTINGS.
- 7.) INSULATE HOT WATER LINE AS REQUIRED BY ENERGY CODE.
- 8.) PROVIDE SHUTOFF VALVE ON 1/4" COLD WATER LINE TO REFRIGERATOR/FREEZER ICE MAKER.
- 9.) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE STANDARD PLUMBING CODE AND ANY APPLICABLE CODES AND ORDINANCES.
- 10.) PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS BETWEEN DISSIMILAR PIPING METALS.
- 11.) DELETED
- 12.) WALL WIDTHS SHOWN IN NOMINAL DIMENSIONS.
- 13.) STACK VENTS SHALL PENETRATE ROOF TO THE REAR OF THE RIDGE LINE.

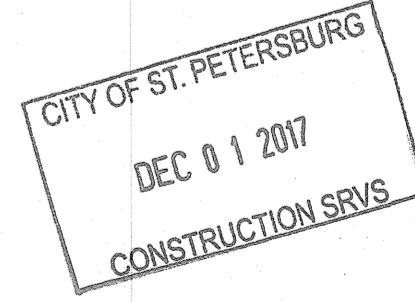
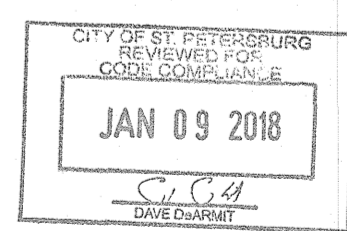
**Plumbing Plan Key**

- |   |   |
|---|---|
| 1 | TANKLESS GAS WATER HEATER                     |
| 2 | VENT THROUGH ROOF                             |
| 3 | STUDOR AUTOMATIC VENT                         |
| 4 | WASHER VALVE AND DRAIN BOX                    |
| 5 | TWO-WAY CLEANOUT                              |
| 6 | DELETED                                       |
| 7 | DRAIN LINE FROM SECOND FLOOR WITH CLEANOUT    |
| 8 | DRAIN LINE DOWN TO FIRST FLOOR                |
| 9 | TO EXISTING PUBLIC UTILITY SANITARY SEWER TAP |



**Second Floor**

**First Floor**



Project No. APC-1737 - Scale: 1/4"=1'-0"

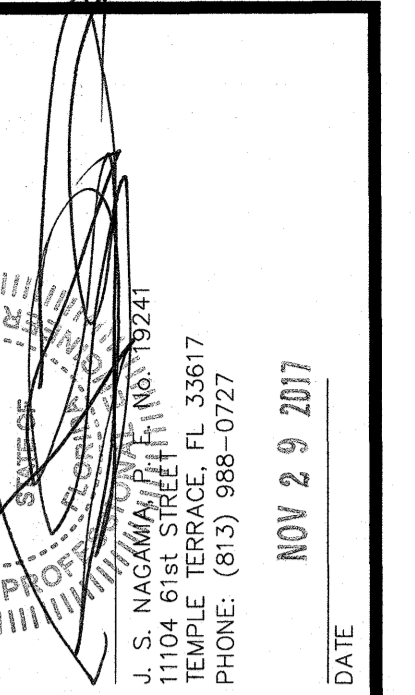
Date Issued: 09-01-17

**Plumbing Plans**

**ALDERMAN Planning COMPANY**  
 Phone: 813.833.5161  
 PO Box 55755 St. Petersburg FL, 33732

**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

NOV 29 2017  
 DATE



I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA (2014) RESIDENTIAL AND SUPPLEMENTS THEREOF.

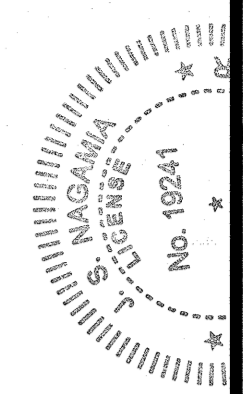
NOV 29 2017

NOV 29 2017

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Sheet  
**P.1.1**

Approved Products List						
State of Florida						
Product Category	Sub Category	Description	Manufacturer	Approval Number	Approval Date	Sheet Number
EXTERIOR DOORS	SECTIONAL EXTERIOR DOOR ASSEMBLIES	W6 OVERHEAD DOOR IMPACT	CLOPAY BUILDING PRODUCTS COMPANY	FL 15279.101	06/21/15	DO.2.1
WINDOWS	SINGLE HUNG	VINYL IMPACT RESISTANT SH5500 SERIES	PGT INDUSTRIES	FL 1435.6	01/09/17	DW.15.1
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	FIBERGLASS INSWING OUTSWING HVHZ	THERMA-TRU CORPORATION	FL 5891.6	08/18/15	DD.3.1
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	OPAQUE STEEL IN/OUTSWING IMPACT RESISTANT	MASONITE INTERNATIONAL	FL 4904.1	05/04/15	DD.1.1
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	VINYL IMPACT RESISTANT 5555 SERIES	PGT INDUSTRIES	FL 253.6	08/18/16	DD.10.1 & DD.10.2
ROOFING	ASPHALT SHINGLES	FIBERGLASS THREE TAB LAMINATED	GAF	FL 10124.1	06/23/15	DR.1.1
WINDOWS	FIXED	VINYL IMPACT RESISTANT SH5520 SERIES	PGT INDUSTRIES	FL 234.13	09/25/16	DW.18.1 & DW.18.2

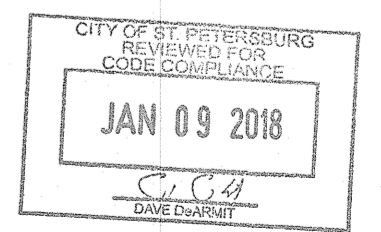
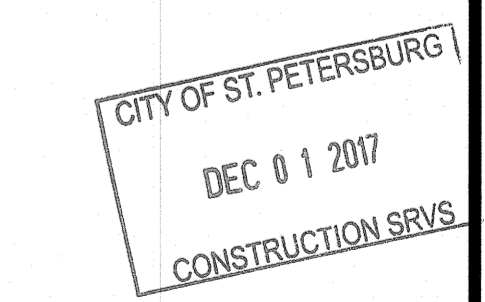


I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.

**Project No. APC-1737 - Scale: 1/4"=1'-0"**  
**Lot 2 Residence**  
 Lot 2, Block F, 23rd Avenue North  
 St Petersburg, Florida

Date Issued: 09-01-17	
No.:	Revision:

**Approved Products List**  
**ALDERMAN Planning**  
 COMPANY  
 Phone: 813.833.5161  
 PO Box 55765 St. Petersburg FL, 33732



Sheet  
**DA.1.1**



FL # FL1435-119  
 Application Type Revision 2014  
 Code Version Approved  
 Application Status  
 Comments  
 Product Manufacturer PGT Industries  
 Address/Phone/Email 1070 Technology Drive  
 N. Venice, FL 34275  
 (941) 486-0100 Ext 22318  
 pgsales@pgtindustries.com  
 Authorized Signature Jesse Rosowski  
 PGT Industries  
 1070 Technology Drive  
 N. Venice, FL 34275  
 (941) 486-0100 Ext 21140  
 jrosowski@pgtindustries.com  
 Technical Representative Jesse Rosowski  
 Address/Phone/Email 1070 Technology Drive  
 N. Venice, FL 34275  
 (941) 486-0100 Ext 21140  
 jrosowski@pgtindustries.com  
 Quality Assurance Representative  
 Address/Phone/Email  
 Category Windows  
 Subcategory Single Hung  
 Compliance Method Certification Mark or Listing  
 Certification Agency Keystone Certifications, Inc.  
 Validated By Steven M. Ulrich, PE  
 Validation Checklist Validation Checklist - Hardcopy Received  
 Referenced Standard and Year (of Standard) Standard Year  
 ANA/NWMA/CSA 101/52/440 2011  
 ANA/NWMA/CSA 101/52/440 2005  
 ANA/NWMA/CSA 101/52/440 2009  
 ANA/NWMA/CSA 101/52/440 2002  
 ASTM E1886 2005  
 ASTM E1886 2012  
 ASTM E2883 2004  
 ASTM E2883 2002  
 Equivalence of Product Standards  
 Certified By

**ELEVATION FOR TYP. EQUAL LEG FRAME, EQUAL-LITE CONFIGURATION**

**ELEVATION FOR TYP. FLANGE FRAME, PROVISIONAL CONFIGURATION (SIMILAR ANCHOR CONFIGURATIONS FOR OTHER CONFIGURATIONS)**

**ELEVATION FOR TYP. FIN OR J-CANNEL FRAME, EQUAL-LITE CONFIGURATION (SIMILAR ANCHOR CONFIGURATIONS FOR OTHER CONFIGURATIONS)**

**GENERAL NOTES, SERIES 5500 IMPACT RESISTANT, VINYL SINGLE HUNG WINDOW**

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

2) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 2X AND 2X BUCKS WHEN USED, SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, OWNER OR ARCHITECT OF RECORD (AOR).

3) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT. INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

4) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.

5) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-10% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.41 DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

Window Buck Size	Configuration	Reinf. Level	Design Pressure (+) psf	Design Pressure (-) psf	Certification (CAR) Number
52-1/8"	Equal-Lite	R1	50.0	50.0	190-285, 1028
52-1/8"	Std. ProView	R1	50.0	50.0	190-285, 1028
52-1/8"	91-13/16"	Custom Sash			
52-1/8"	Equal-Lite	R2	85.0	70.0	190-286, 1029
52-1/8"	Std. ProView	R2	85.0	70.0	190-286, 1029
52-1/8"	91-13/16"	Custom Sash			

SHAPES MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES FOR THAT BLOCK SIZE FROM THE TABLE ON THIS SHEET.

**PGT**  
 CERT. OF AUTH. #52936  
 1070 TECHNOLOGY DRIVE  
 N. VENICE, FL 34275  
 (941) 480-1600

VINYL SH WINDOW FPA (IMP.-RESIST.) 12/13/14  
 GENERAL NOTES & ELEVATIONS J. ROSOWSKI  
 SH-5500 NTS 1 OF 4 FPA-5500.0

FL #	Model, Number or Name	Description
1435.1	SH - 200	Aluminum Single Hung Window (Std. Meeting Rail, Inc. Pass-Thru)
<b>Limits of Use</b>		
Approved for use in HVHZ: No		
Approved for use outside HVHZ: Yes		
Impact Resistant: Yes		
Design Pressure: N/A		
Other: Please see the Installation Instructions for design pressure, size and anchorage information. The Pass-Thru version was not tested for water infiltration.		
<b>Installation Instructions</b>		
FL1435_119_IL_SH-200.pdf		
Verified By: A. Lynn Miller, P.E. 58705		
Created by Independent Third Party: No		
<b>Evaluation Reports</b>		
FL1435_119_AE_SH-200_Evaluation.pdf		
Created by Independent Third Party: No		
1435.2	SH - 200 HD	Aluminum Single Hung Window (With HD Meeting Rail)
<b>Limits of Use</b>		
Approved for use in HVHZ: No		
Approved for use outside HVHZ: Yes		
Impact Resistant: No		
Design Pressure: N/A		
Other: Please see the Installation Instructions for design pressure, size and anchorage information.		
<b>Installation Instructions</b>		
FL1435_119_IL_SH-200HD.pdf		
Verified By: A. Lynn Miller, P.E. 58705		
Created by Independent Third Party: No		
<b>Evaluation Reports</b>		
FL1435_119_AE_SH-200HD_Evaluation.pdf		
Created by Independent Third Party: No		
1435.3	SH - 500	WindGuard Vinyl Single Hung Window
<b>Limits of Use</b>		
Approved for use in HVHZ: No		
Approved for use outside HVHZ: Yes		
Impact Resistant: Yes		
Design Pressure: N/A		
Other: Please see the Installation Instructions for design pressure, size and anchorage information.		
<b>Installation Instructions</b>		
FL1435_119_IL_SH-500.pdf		
Verified By: A. Lynn Miller, P.E. 58705		
Created by Independent Third Party: No		
<b>Evaluation Reports</b>		
FL1435_119_AE_SH-500_Evaluation.pdf		
Created by Independent Third Party: No		
1435.4	SH - 600	WindGuard Multistep Aluminum Single Hung Window
<b>Limits of Use</b>		
Approved for use in HVHZ: No		
Approved for use outside HVHZ: Yes		
Impact Resistant: Yes		
Design Pressure: N/A		
Other: Please see the Installation Instructions for design pressure, size and anchorage information.		
<b>Installation Instructions</b>		
FL1435_119_IL_SH-600.pdf		
Verified By: A. Lynn Miller, P.E. 58705		
Created by Independent Third Party: No		
<b>Evaluation Reports</b>		
FL1435_119_AE_SH-600_Evaluation.pdf		
Created by Independent Third Party: No		
1435.5	SH-5400	EnergyMax Vinyl Single Hung Window
<b>Limits of Use</b>		
Approved for use in HVHZ: No		
Approved for use outside HVHZ: Yes		
Impact Resistant: No		
Design Pressure: N/A		
Other: Please see the Installation Instructions for design pressure, size and anchorage information.		
<b>Installation Instructions</b>		
FL1435_119_IL_SH-5400.pdf		
Verified By: A. Lynn Miller, P.E. 58705		
Created by Independent Third Party: No		
<b>Evaluation Reports</b>		
FL1435_119_AE_SH-5400_Evaluation.pdf		
Created by Independent Third Party: No		
1435.6	SH-5500	WindGuard Vinyl Single Hung Window
<b>Limits of Use</b>		
Approved for use in HVHZ: No		
Approved for use outside HVHZ: Yes		
Impact Resistant: Yes		
Design Pressure: N/A		
Other: Please see the Installation Instructions for design pressure, size and anchorage information.		
<b>Installation Instructions</b>		
FL1435_119_IL_SH-5500.pdf		
Verified By: A. Lynn Miller, P.E. 58705		
Created by Independent Third Party: No		
<b>Evaluation Reports</b>		
FL1435_119_AE_SH-5500_Evaluation.pdf		
Created by Independent Third Party: No		

**HORIZONTAL SECTION A-A**

**VERTICAL SECTION B-B**

**INSTALLATION NOTES:**

- SEE SHEET 1 FOR SPACING REQUIREMENTS.
- SEE TABLES ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
- MAX. SHIM THICKNESS TO BE 1/4".
- GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
- FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

**PGT**  
 CERT. OF AUTH. #52936  
 1070 TECHNOLOGY DRIVE  
 N. VENICE, FL 34275  
 (941) 480-1600

VINYL SH WINDOW FPA (IMP.-RESIST.) 12/13/14  
 FLANGE & EQUAL-LEG/BOX FRAMES J. ROSOWSKI  
 SH-5500 NTS 3 OF 4 FPA-5500.0

**TABLE 2: ANCHORS INSTALLED THROUGH FRAME**

Anchor	Substrate	Min. Edge Distance	Min. Embedment
#10 SMS (Steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG-55)	3/8"	1-3/8"
Max. DP of 50.0	Steel Stud, A36 Or. 33	3/8"	0.0348" (20 Ga.)
	Aluminum, 6063-T5	3/8"	0.0713" (14 Ga.)
#10 SMS (Steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG-55)	9/16"	1-3/8"
	Steel Stud, A36 Or. 33	3/8"	0.0348" (20 Ga.)
	Aluminum, 6063-T5	3/8"	0.0713" (14 Ga.)
3/16" Ultracon (Steel)	P.T. Southern Pine (SG-55)	7/16"	1-3/8"
Max. DP of 50.0	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	Concrete (min. 2,850 psi)	1"	1-3/8"
1/4" Ultracon (Steel)	P.T. Southern Pine (SG-55)	1"	1-3/8"
	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	Concrete (min. 2,850 psi)	1"	1-3/8"
1/4" Crsta-Flat (410 S.S.)	P.T. Southern Pine (SG-55)	1"	1-3/8"
	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	Concrete (min. 3,375 psi)	1-1/2"	1-3/8"
1/4" Aggre-Gator (18-8 S.S.)	P.T. Southern Pine (SG-55)	1"	1-3/8"
	Ungrouted CMU, (ASTM C-90)	2"	1-1/4"

**TABLE 3: ANCHORS INSTALLED THROUGH INTEGRAL FIN**

Anchor	Substrate	Min. Edge Distance	Min. Embedment
2-1/2" x 131" Common Nail	P.T. Southern Pine (SG-55)	9/16"	2-7/16"
Max. DP of 60.0			
2-1/2" x 131" Ring-shank Nail	P.T. Southern Pine (SG-55)	9/16"	2-7/16"
2-1/2" x 145" Roofing Nail	P.T. Southern Pine (SG-55)	3/4"	1-3/8"
#10 SMS (Steel, 18-8 S.S. or 410 S.S.)	Aluminum, 6063-T5	3/8"	0.0713" (14 Ga.)
	Steel Stud, Gr. 33	3/8"	0.0348" (20 Ga.)
	Steel, A36	3/8"	0.050"

**ANCHOR NOTES:**

- UNGRouted CMU VALUES MAY BE USED FOR GRouted CMU APPLICATIONS.
- PANHEAD, FLATHEAD OR HEXHEAD ARE ACCEPTABLE.
- ANCHOR LENGTH TO BE SO THAT A MIN. OF 3 THREADS EXTEND BEYOND THE METAL SUBSTRATE.

**TYP. GLAZING DETAIL**

**GLAZING TYPES**

5/16" A/A PVB  
 1/8" ANNEALED OR TEMPERED GLASS  
 DURASEAL SUPERSPACER OR CARDINAL XL EDGE

5/16" A/A PVB  
 3/8" AIR SPACE  
 3/16" ANNEALED OR TEMPERED GLASS  
 DURASEAL SUPERSPACER OR CARDINAL XL EDGE

**REINFORCEMENT TYPE A**  
**REINFORCEMENT TYPE B**  
**REINFORCEMENT TYPE C**

**PGT**  
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 N. VENICE, FL 34275  
 (941) 480-1600

VINYL SH WINDOW FPA (IMP.-RESIST.) 12/13/14  
 GLASS/ANCHOR OPTIONS J. ROSOWSKI  
 SH-5500 NTS 2 OF 4 FPA-5500.0

**HORIZONTAL SECTION C-C**

**VERTICAL SECTION D-D**

**INSTALLATION NOTES:**

- SEE SHEET 1 FOR SPACING REQUIREMENTS.
- SEE TABLES ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
- MAX. SHIM THICKNESS TO BE 1/4".
- GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
- FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

**PGT**  
 CERT. OF AUTH. #52936  
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 N. VENICE, FL 34275  
 (941) 480-1600

VINYL SH WINDOW FPA (IMP.-RESIST.) 12/13/14  
 J-CANNEL & INTEGRAL FIN FRAMES J. ROSOWSKI  
 SH-5500 NTS 4 OF 4 FPA-5500.0

CITY OF ST. PETERSBURG  
 CONSTRUCTION DIVISION  
 JAN 09 2018  
 CITY OF ST. PETERSBURG  
 DEC 01 2017  
 CONSTRUCTION SVCS

Florida Approved Products 2014

Date Issued: 09-14-16

Single Hung Windows

Sheet DW.15.1

FL # FL5891-65  
 Application Type Revision  
 Code Version 2014  
 Application Status Approved

Comments  
 Archived

Product Manufacturer Thermo-Tru Corporation  
 118 Industrial Drive  
 Edgerton, OH 43021  
 (419) 298-1740  
 rickw@tdvdesignconsultants.com

Authorized Signature Rick Wright  
 rickw@tdvdesignconsultants.com

Technical Representative  
 Address/Phone/Email

Quality Assurance Representative  
 Address/Phone/Email

Category Exterior Doors  
 Subcategory Swinging Exterior Door Assemblies

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer  
 Evaluation Report - Hardcopy Received  
 Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Lyndon Schmidt, P.E.  
 Florida License PE-43409  
 National Accreditation and Management Institute  
 Quality Assurance Entity 12/31/2018  
 Ryan J. King, P.E.  
 Validation Checklist - Hardcopy Received

Certificate of Independence FL5891-65-006 Certificate of Independence.pdf

Reference Standard and Year (of Standard) Year  
 SSTD 12 1999  
 TAS 202 1994

Equivalency of Product Standards  
 Certified By

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 06/13/2015  
 Date Validated 06/28/2015  
 Date Pending FBC Approval 07/09/2015  
 Date Approved 08/10/2015

Summary of Products

FL #	Model, Number or Name	Description
5891.6	T. "ClassicCraft"	8'0" Impact Opacure Fiberglass Single Door (D) Swinging or Outswing Configuration

Florida Building Code Citations

Limits of Use  
 Approved for use in HWHZ: No  
 Approved for use outside HWHZ: Yes  
 Impact Resistance: Yes  
 Design Pressure: N/A  
 Other: See INST 5891.6 for Design Pressure Ratings by specific Model and for any other additional use limitations and installation instructions.

# THERMA TRU®

## THERMA TRU DOORS

118 INDUSTRIAL DR., EDGERTON, OH 43021

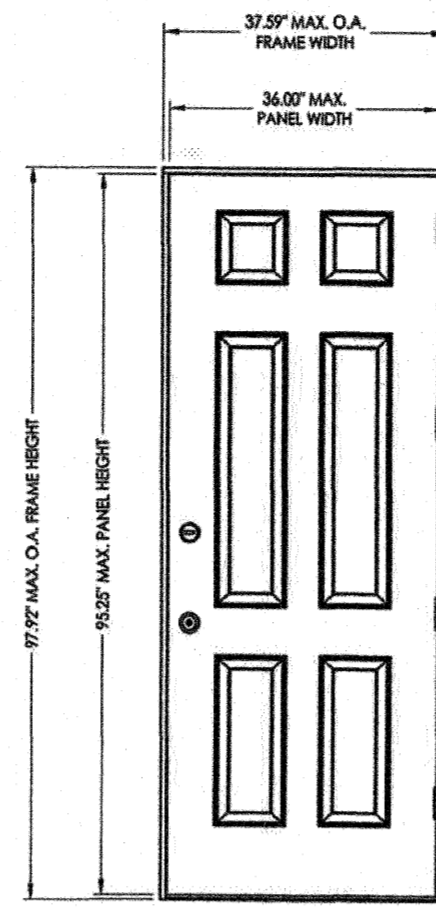
### 3'0" X 8'0"

#### "CLASSIC CRAFT"

#### FIBERGLASS SINGLE DOOR

#### INSWING / OUTSWING

#### "IMPACT"

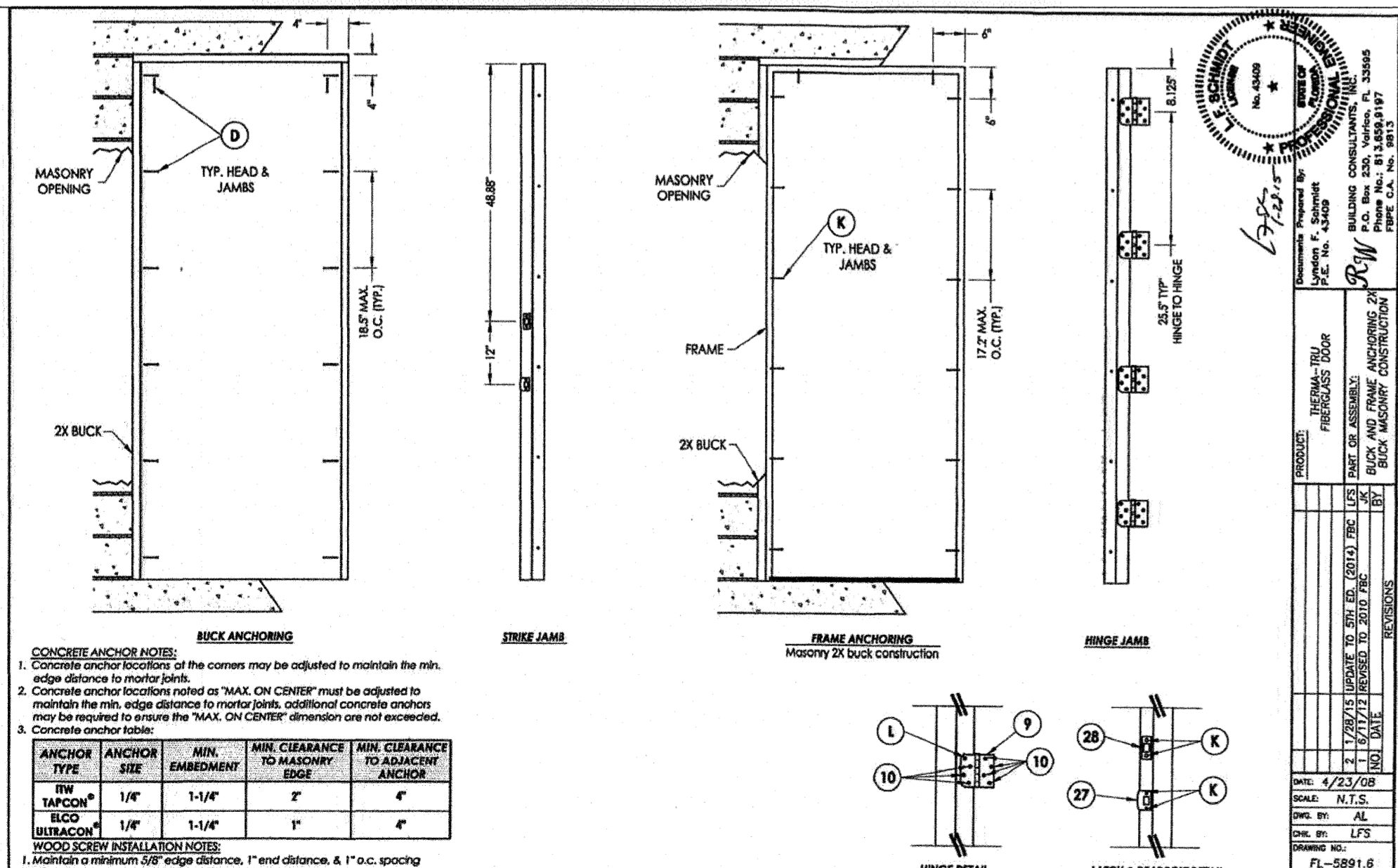
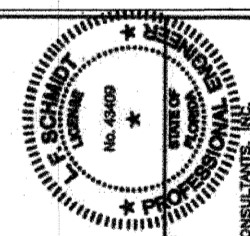
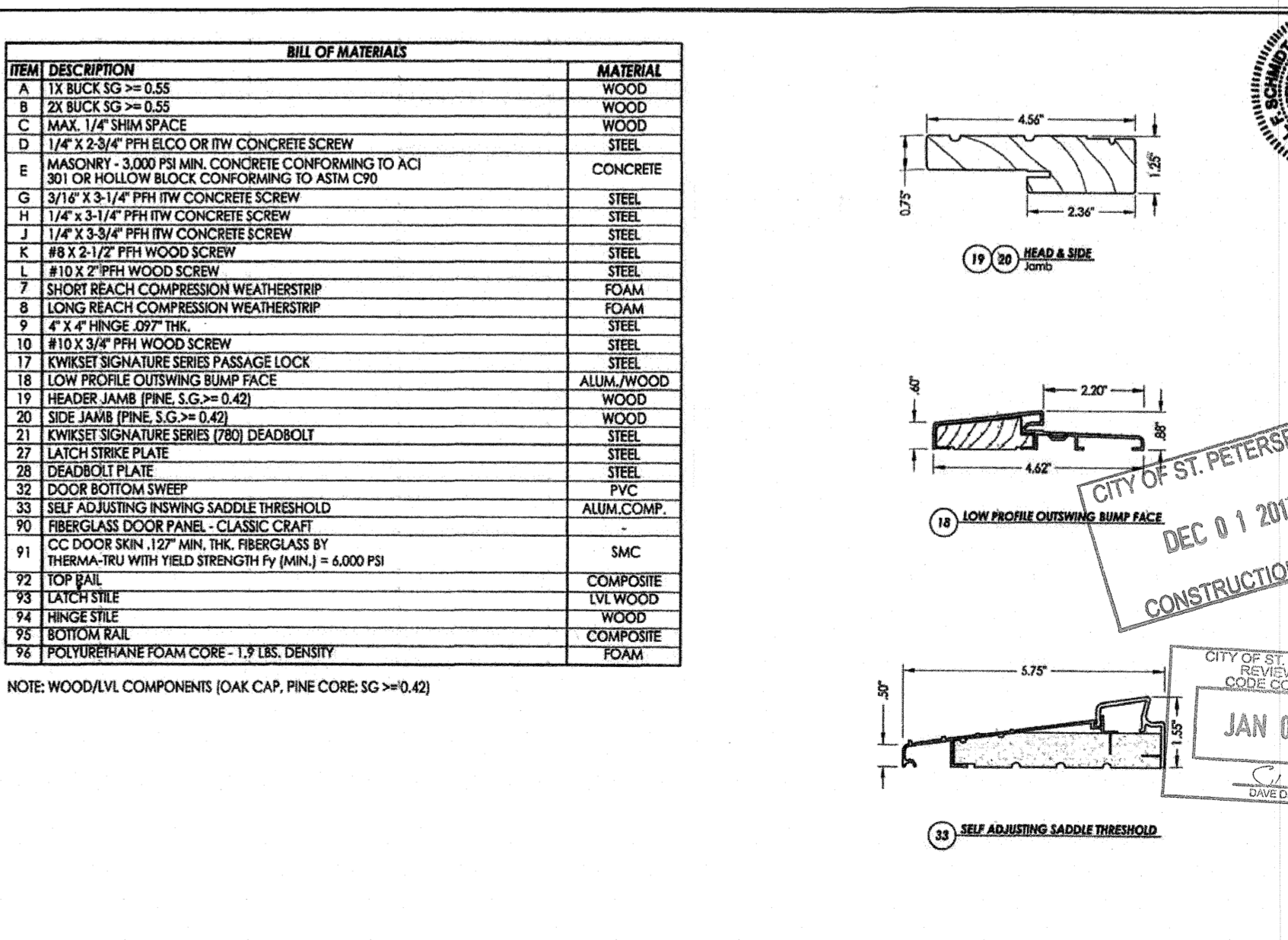
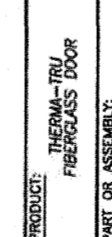
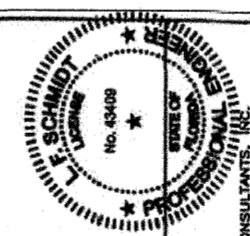
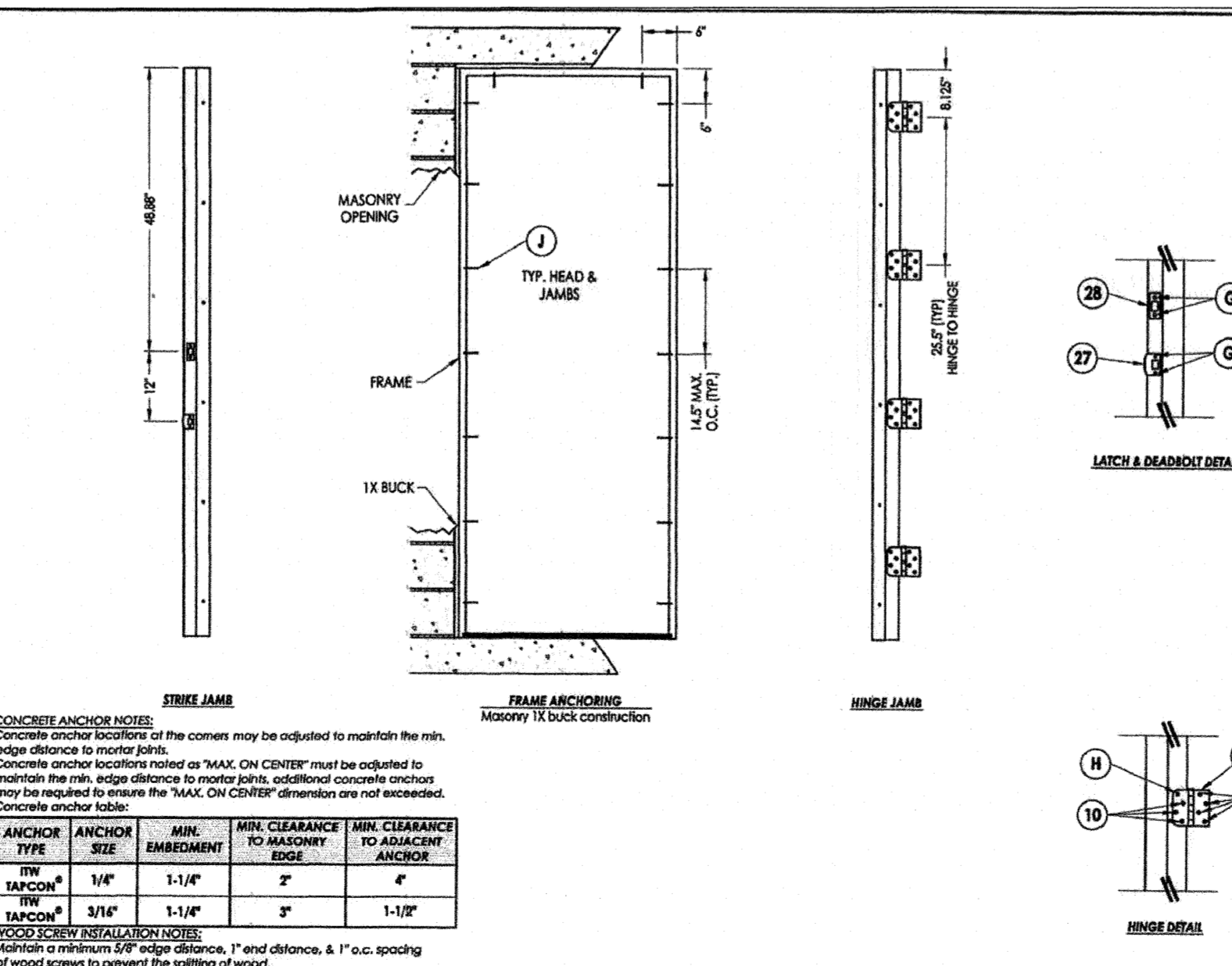
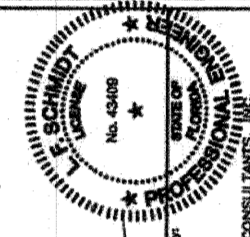
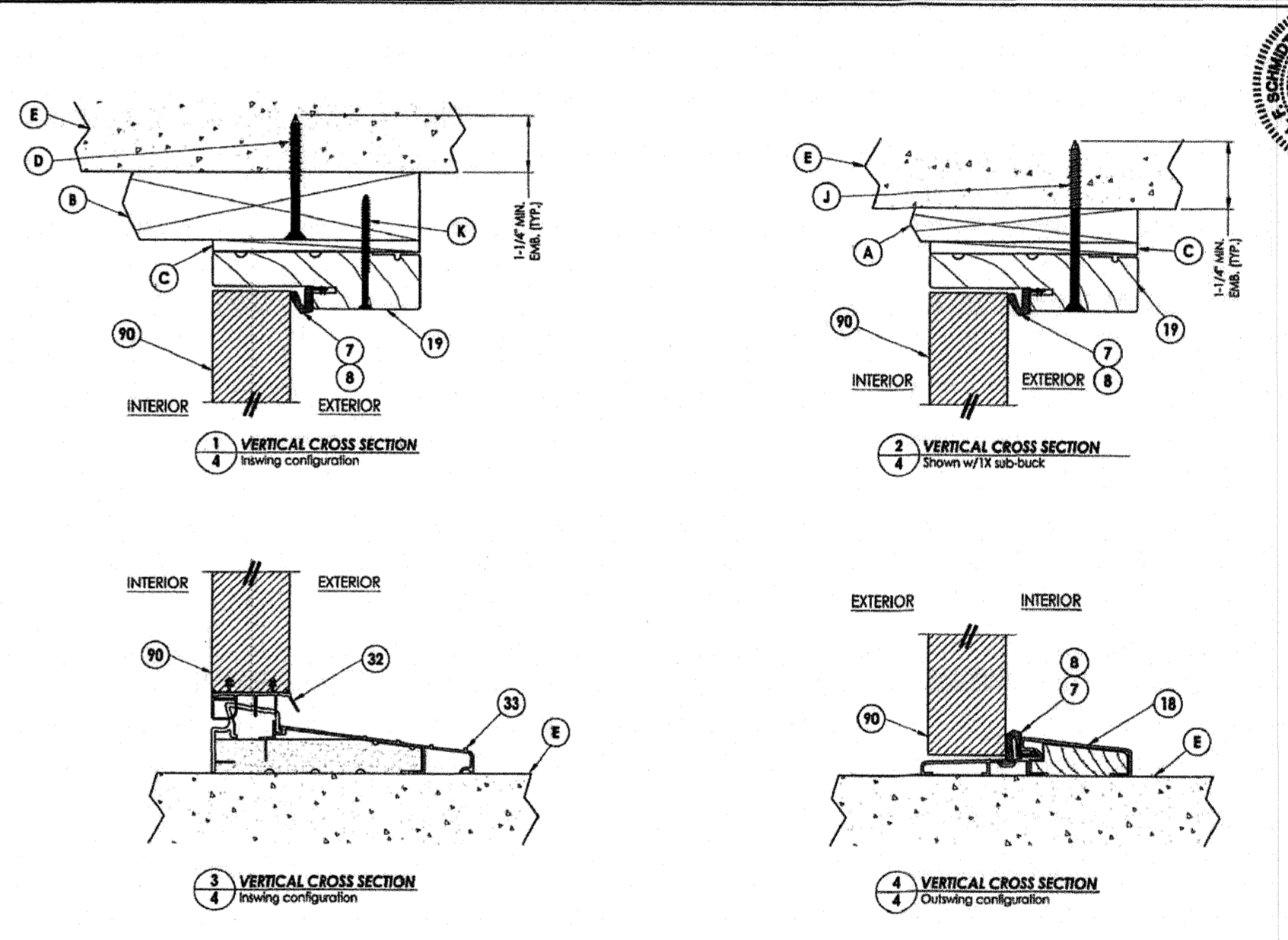
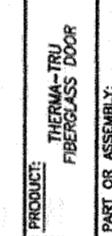
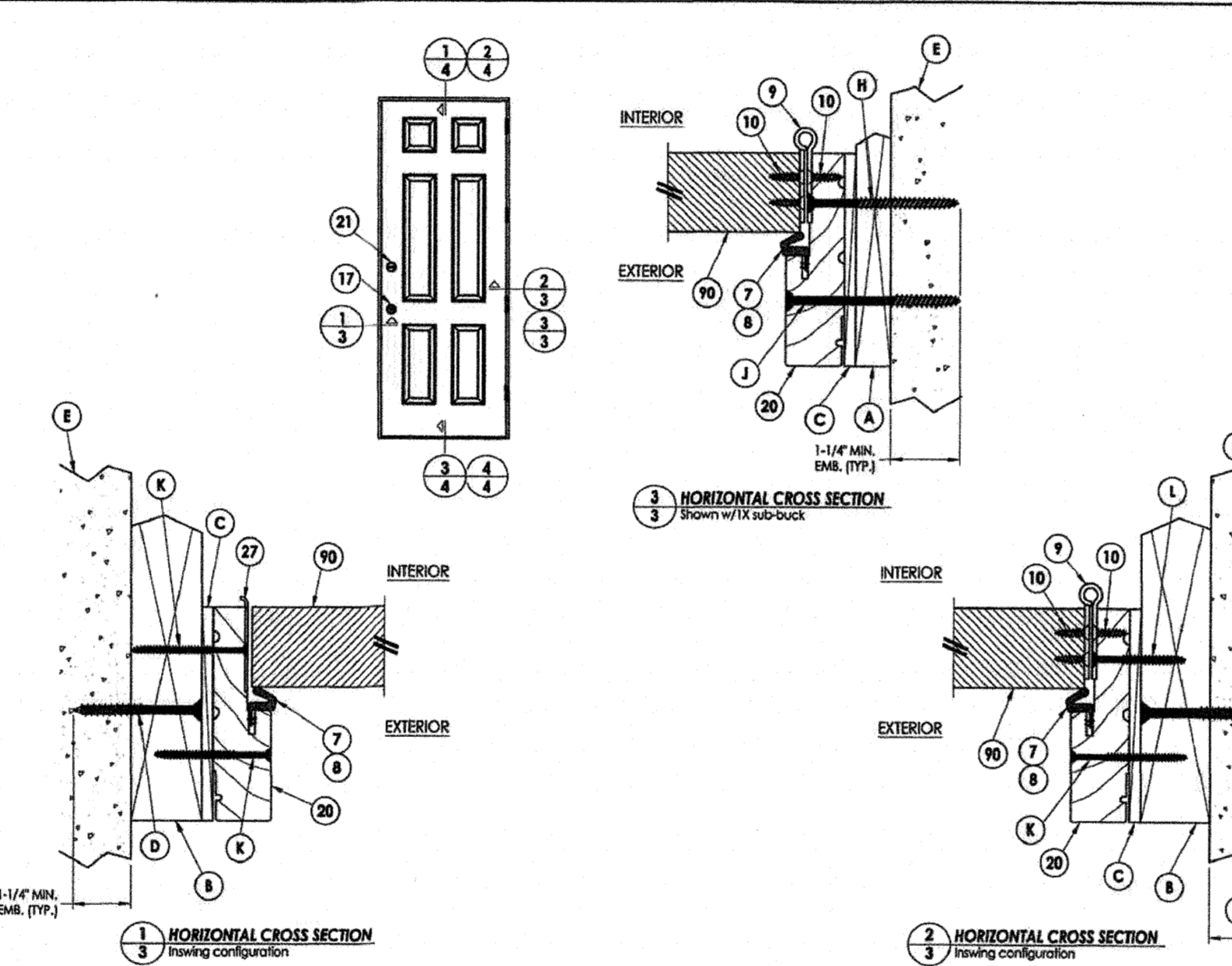
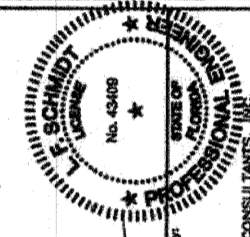
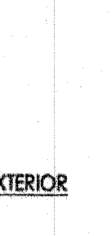
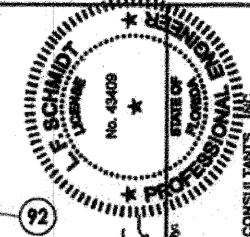
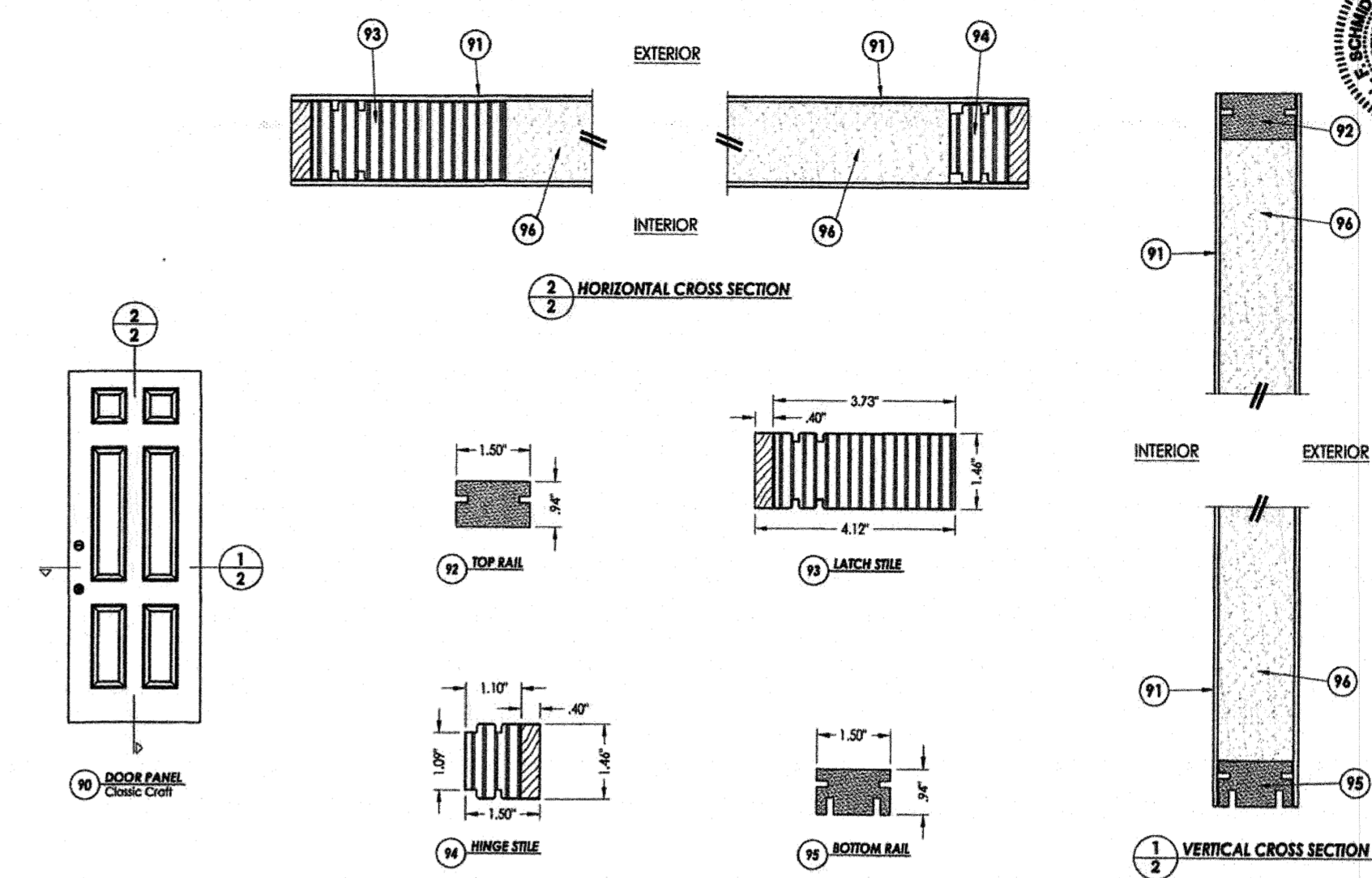
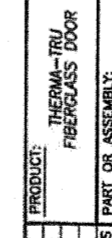
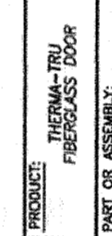
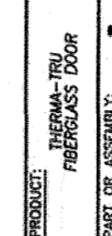
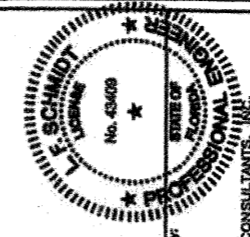


#### GENERAL NOTES

- This product has been evaluated and is in compliance with the 5th Edition (2014) 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 Section 1609.1.2 of the FBC and does not require an impact resistant covering. The product meets inside level "1" and excludes Wind Zone 4 as defined by ASCE E99.4 and Section 1609.1.2.2 of the FBC.
- 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.

SHEET #	DESCRIPTION	DESIGN PRESSURE (PSF)	
		POSITIVE	NEGATIVE
1	Typical elevations, design pressures & general notes		
2	Door panel details		
3	Horizontal cross sections		
4	Vertical cross sections		
5	Back and frame anchoring - 2x buck masonry construction		
6	Frame anchoring - 1X buck masonry construction		
7	18 of anchors & Components		

SWING	OVERALL FRAME DIMENSION	DESIGN PRESSURE (PSF)
INSWING	37.89" x 79.92"	+67.0 -67.0
OUTSWING	37.89" x 76.42"	+67.0 -67.0



CONCRETE ANCHOR NOTES

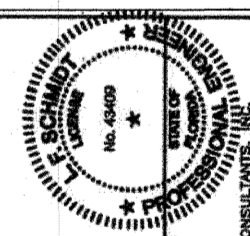
- Concrete anchor locations of the corners may be adjusted to maintain the min. edge distance to mortar joints.
- Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints. Additional concrete anchors may be required to assure the "MAX. ON CENTER" dimension are not exceeded.
- Concrete anchor label:

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
1/2\"/>				

WOOD SCREW INSTALLATION NOTES

- Maintain a minimum 3/8\"/>

ITEM DESCRIPTION	BILL OF MATERIALS	MATERIAL
A 1X BUCK SG >= 0.55		WOOD
B 2X BUCK SG >= 0.55		WOOD
C MAX. 1/2\"/>		



Florida Approved Products 2014

Date Issued: 07-14-15

Swinging Exterior Door Assemblies

Sheet DD.3.1





Product Approved  
USER: Public User

Product Approval Item > Product or Specification Sheet > Approval List > Application Item

FL # FL0904-07  
Application Type Affirmation  
Code Version 2014  
Application Status Approved

Comments  
Archived

Product Manufacturer Masonite International  
Address/Phone/Email 1955 Powis Road  
West Chicago, IL 60185  
(616) 441-4258  
sac@rebor@masonite.com

Authorized Signatory Steve Schreiber  
sac@rebor@masonite.com

Technical Representative  
Address/Phone/Email

Quality Assurance Representative  
Address/Phone/Email

Category Exterior Doors  
Subcategory Swinging Exterior Door Assemblies

Compliance Method  
Certification Mark or Listing

Certification Agency National Accreditation & Management Institute  
Validated By National Accreditation & Management Institute

Referenced Standard and Year (if Standard)	Standard	Year
	TAS 201	1994
	TAS 202	1994
	TAS 203	1994

Equivalence of Product Standards  
Certified By

I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.

Documentation from approved Evaluation or Validation Entry Yes No N/A

Product Approval Method Method 1 Option A

Date Submitted 04/29/2015  
Date Validated 04/29/2015  
Date Pending IBC Approval  
Date Approved 05/04/2015

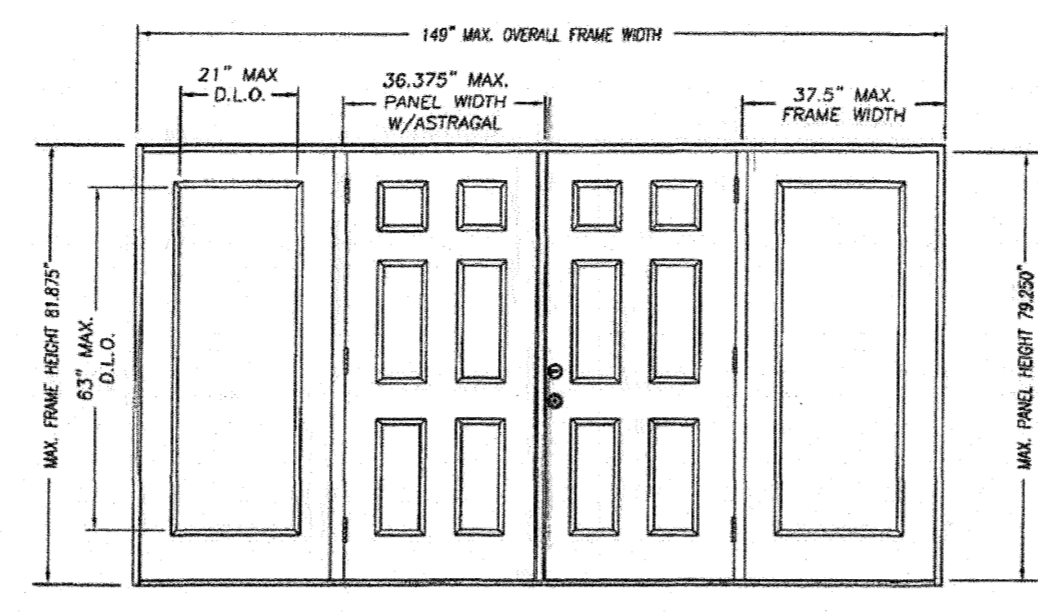
FL #	Model, Number or Name	Description
4904.1	Wood-edge Steel Side-Hinged Door Units	6'-8" Opaque U/S and O/S Single Door

**Limits of Use**  
Approved for use in HVHZ: Yes  
Approved for use outside HVHZ: Yes  
Impact Resistant: Yes  
Design Pressure: +76.0/-76.0  
Others Evaluated for use in locations adhering to the Florida Building Code including the High Velocity Hurricane Zone, and where pressure requirements as determined by ASCE 7.  
Minimum Design Loads for Buildings and Other Structures does not exceed the design pressure listed. "CP" = 6" CP max nominal size. When large missile impact resistance is required, hurricane protective system is NOT required. See DWG-MA-FL0128-05 for details.

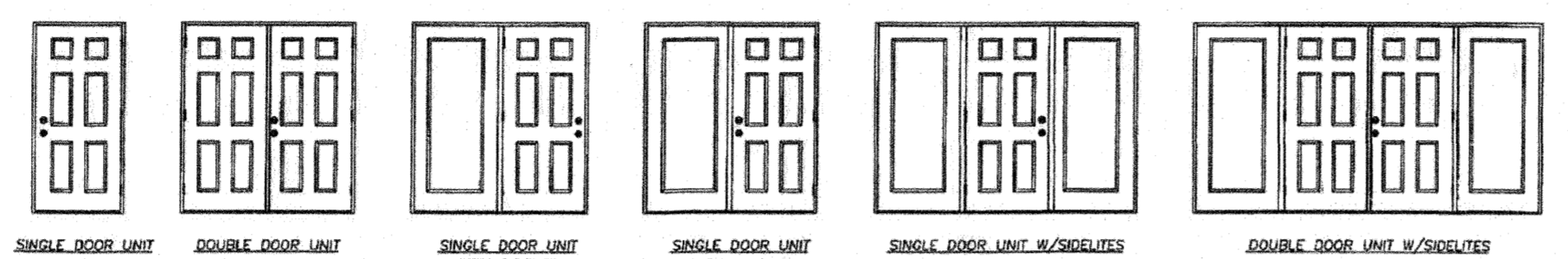
**Certification Agency Certificate**  
E6004 07 01 000010001  
**Quality Assurance Contract Expiration Date**  
12/31/2020  
**Installation Instructions**  
E6004 07 01 000010001  
Verified By: National Accreditation & Management Institute  
Created by Independent Third Party:  
**Evaluation Reports**  
E6004 07 01 000010001  
Created by Independent Third Party: Yes

### Masonite® SIDE-HINGED WOOD-EDGE STEEL DOOR UNIT 6'-8" DOUBLE DOOR WITH / WITHOUT SIDELITES

- GENERAL NOTES**
- EVALUATED FOR USE IN LOCATIONS ADHERING TO THE FLORIDA BUILDING CODE AND WIND-RESISTANCE REQUIREMENTS AS DETERMINED BY ASCE 7. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES DOES NOT EXCEED THE DESIGN PRESSURES LISTED.
  - HURRICANE PROTECTIVE SYSTEM (SHUTTERS) IS NOT REQUIRED ON OPaque PANELS, BUT IS REQUIRED ON GLAZED SIDELITES.
  - IN THE WIND, FACTORY-FINISHED DOORS MUST BE PAINTED IN ACCORDANCE WITH SECTION 2205 OF THE FBC.
  - POLYURETHANE CORE FLAME SPREAD INDEX OF 50 AND SMOKE DEVELOPED INDEX OF 50 PER ASTM E84.
  - PLASTICS TESTING OF LITE FRAME MATERIAL:  
TEST DESCRIPTION DESCRIPTION RESULT  
EDGE CRACKING TEMP ASTM D1582 130.0 F x 850 F  
RATE OF BURNING ASTM D655 0.77 IN/MIN  
SMOKE DENSITY ASTM D2843 13.48  
TENSILE STRENGTH ASTM D638 7,209 DFF  
COMPARATIVE TENSILE STRENGTH AFTER WEATHERING: 4000 HOURS MDXN ARC METHOD 1



DOUBLE DOOR UNIT W/SIDELITES



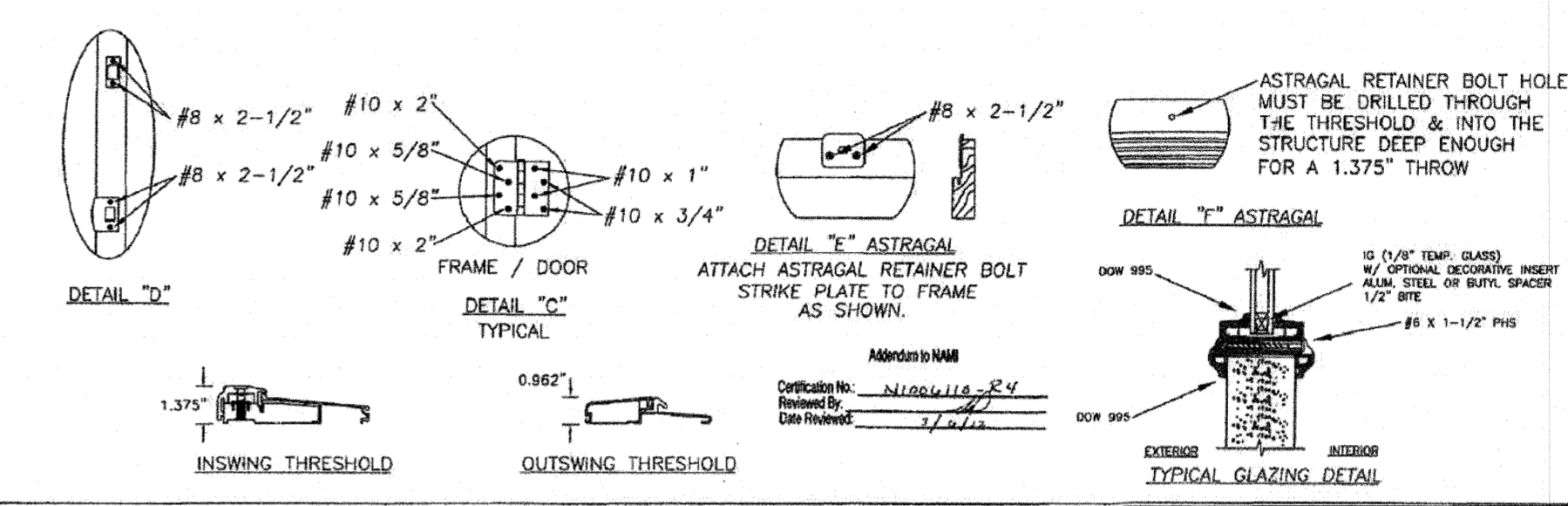
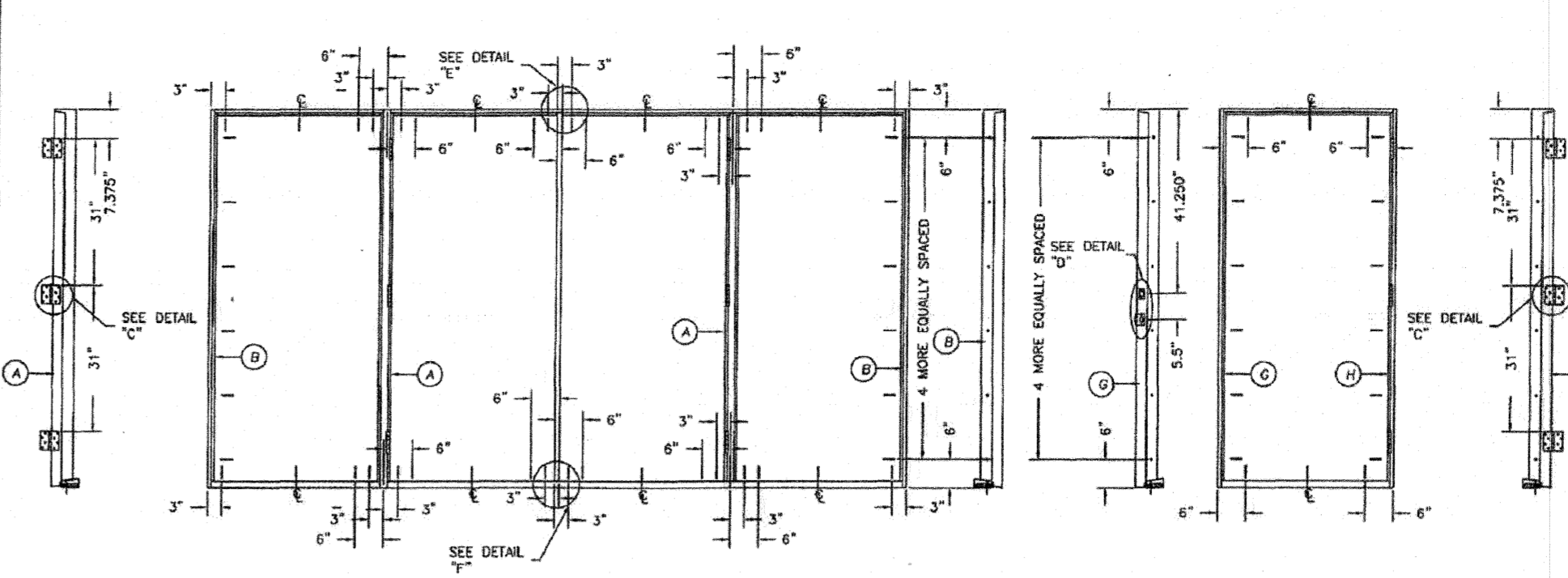
SHEET #	DESCRIPTION
1	TYPICAL DIMENSIONS & GENERAL NOTES
2	ANCHORING LOCATIONS & DETAILS
3	ANCHORING LOCATIONS & DETAILS

CONDS	MAX WIDTH	DESIGN PRESSURE RATING		WHERE WATER INFILTRATION PERFORMANCE IS REQUIRED TO BE 15% OF DESIGN PRESSURE	
		INSWING	OUTSWING	INSWING	OUTSWING
X	37.5"	+76.0 / -76.0	+76.0 / -76.0	+18.0 / -18.0	+35.0 / -35.0
Y	72"	+85.0 / -85.0	+85.0 / -85.0	+18.0 / -18.0	+35.0 / -35.0
DP OF 20"	72"	+85.0 / -85.0	+85.0 / -85.0	+18.0 / -18.0	+35.0 / -35.0
DP	17.5"	+55.0 / -55.0	+55.0 / -55.0	+18.0 / -18.0	+35.0 / -35.0
OWO	1.69'	+55.0 / -55.0	+55.0 / -55.0	+18.0 / -18.0	+35.0 / -35.0

KURT BALTAZOR  
FLORIDA P.E.  
#56535

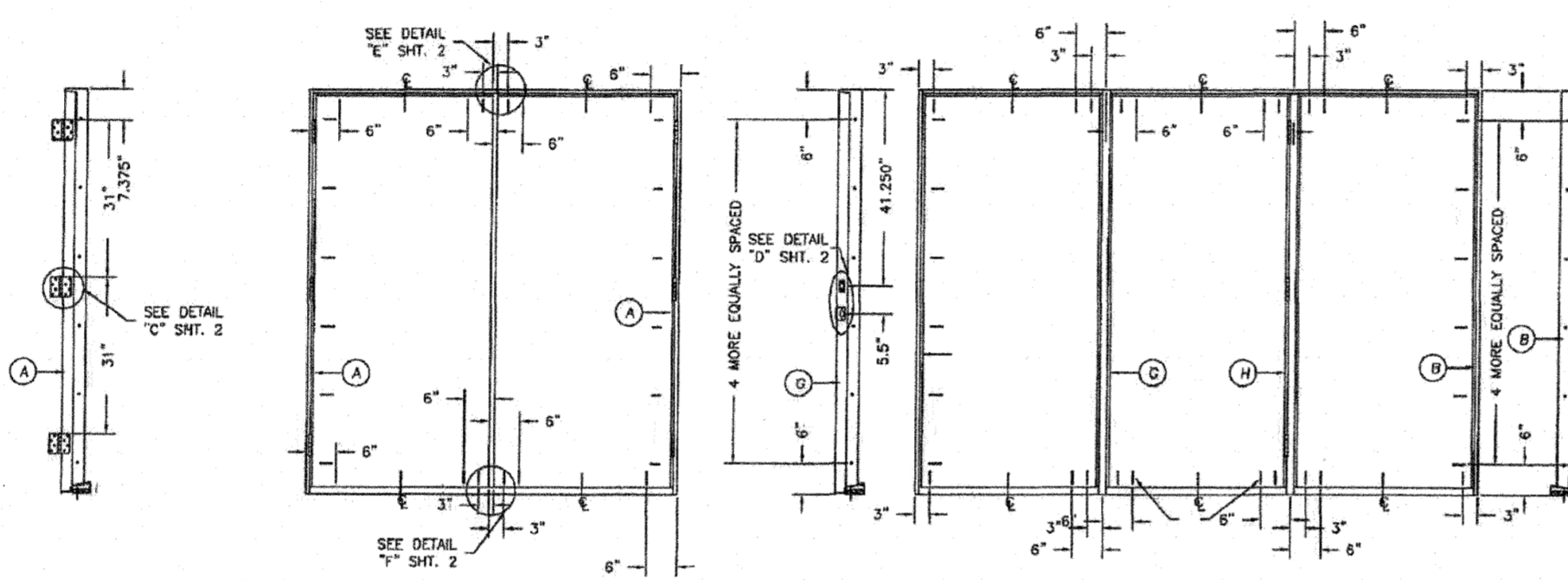
MASONITE INTERNATIONAL CORP.  
1955 POWIS RD.  
WEST CHICAGO, IL 60185

DATE: 7/1/05  
SCALE: N.T.S.  
DWN: SWS  
CHK: SWS  
DWN: SWS  
CHK: SWS  
DRAWING NO: DWG-MA-FL0128-05  
SHEET 1 OF 3

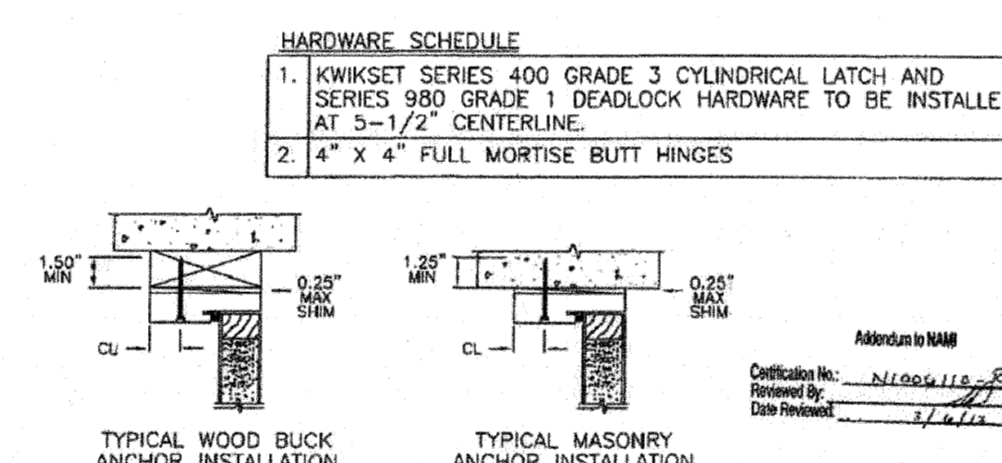


MASONITE INTERNATIONAL CORP.  
1955 POWIS RD.  
WEST CHICAGO, IL 60185

DATE: 7/1/05  
SCALE: N.T.S.  
DWN: SWS  
CHK: SWS  
DWN: SWS  
CHK: SWS  
DRAWING NO: DWG-MA-FL0128-05  
SHEET 2 OF 3



- ATTACHMENT DETAIL**
- ANCHOR ANALYSIS FOR LOADING CONDITIONS PREPARED, SIGNED AND SEALED BY LUIS R. LOWAS, PE (FLORIDA #62514) WITH THE LOWEST (LEAST) FASTENER RATING FROM THE DIFFERENT FASTENERS BEING CONSIDERED FOR USE. JAMB, HEAD, AND THRESHOLD FASTENERS ANALYZED FOR THIS UNIT INCLUDE #10 WOOD SCREWS OR 3/16" TAPCONS. A PHYSICAL SHIM MUST BE PLACED IN SHIM SPACE AT EACH ANCHOR LOCATION. TAPCON EDGE DISTANCE MIN 2-1/2".
  - MULLIONS TO BE 2-1/2" X 4-3/8" STRUCTURAL GRADE FJ PINE ON CONTINUOUS HEAD AND SILL UNITS. BACK TO BACK JAMB UNITS JOINED WITH 1 X 1/2" LONG CORRUGATED FASTENERS LOCATED 3" FROM EACH END AND MAXIMUM O.C. OR #10 X 2" FLAT HEAD WOOD SCREWS LOCATED 6" FROM EACH END AND MAXIMUM 12" O.C.
  - THE WOOD SCREW SINGLE SHEAR DESIGN VALUES COME FROM ANSIFAPA NDA FOR SOUTHERN PINE LUMBER AND ACHIEVEMENT OF 1-1/2" MINIMUM EMBEDMENT. THE TAPCON MUST ACHIEVE MINIMUM EMBEDMENT OF 1-1/4".
  - WOOD BUCKS BY OTHERS MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO STRUCTURE.
  - MINIMUM DESIGN VALUE STRENGTH OF ANCHORS 171 LBS.



- HARDWARE SCHEDULE**
- KWIKSET SERIES 400 GRADE 3 CYLINDRICAL LATCH AND SERIES 900 GRADE 1 DEADLOCK HARDWARE TO BE INSTALLED AT 5-1/2" CENTERLINE.
  - 4" X 4" FULL MORTISE BUTT HINGES

KURT BALTAZOR  
FLORIDA P.E.  
#56535

MASONITE INTERNATIONAL CORP.  
1955 POWIS RD.  
WEST CHICAGO, IL 60185

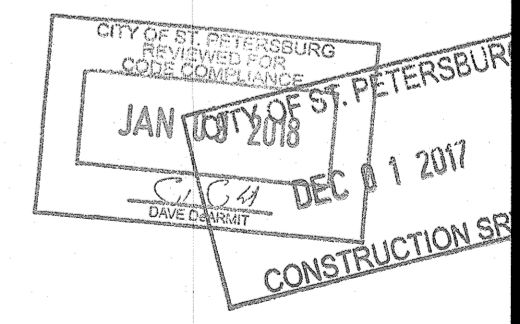
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SCALE: N.T.S.  
DWN: SWS  
CHK: SWS  
DWN: SWS  
CHK: SWS  
DRAWING NO: DWG-MA-FL0128-05  
SHEET 3 OF 3

Date Issued: 07-14-15

Swinging Exterior Door Assemblies

Sheet  
DD.1.1

Florida Approved  
Products 2014



FL #	FL253-R17
Application Type	Revision
Code Version	2014
Application Status	Approved
Comments	Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the FPC and/or the Commission if necessary.
Archived	
Product Manufacturer	PGT Industries, Inc. 1070 Technology Drive North Venice, FL 34275 (941) 486-0100 Fax 221218 usa@pgtindustries.com
Authorized Signature	Jane Rosowski jrosowski@pgtindustries.com
Technical Representative	Jane Rosowski 1070 Technology Drive North Venice, FL 34275 (941) 486-0100 Fax 221218 jrosowski@pgtindustries.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Exterior Doors Swinging Exterior Door Assemblies
Compliance Method	Certification Mark or Listing
Verification Agency	Miami-Dade BCCO - CER
Validated By	Miami-Dade BCCO - VAL
Referenced Standard and Year (of Standard)	Standard Year 165 201, 202, 203 1994
Equivalence of Product Standards Certified by	
Product Approval Method	Method 1 Option A
Date Submitted	08/08/2016
Date Validated	08/12/2016
Date Pending FPC Approval	
Date Approved	08/18/2016

**MIAMI-DADE COUNTY**  
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DER)  
HABER AND CODE ADMINISTRATION DIVISION  
**NOTICE OF ACCEPTANCE (NOA)**

**PGT Industries, Inc.**  
1070 Technology Drive  
North Venice, FL 34275

**MIAMI-DADE COUNTY, FLORIDA**  
PROJECT CONTROL SECTION  
11805 SW 24 Street, Room 208  
Miami, FL 33196 (786) 311-2399  
www.miamidade.gov/der

**NOTICE OF ACCEPTANCE (NOA)**  
13-8815.03

**SCORE:**  
This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).  
This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (in Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in an accepted manner, the manufacturer will bear the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code. This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

**DESCRIPTION:** Series "FD-5555" Outswing PVC French Door w/ 6 w/o Sidelite and Transom - L.M.I.  
**APPROVAL DOCUMENT:** Drawing No. MD-5551, titled "Vinyl French Door and SLT/TR", sheets 1 through 12, dated 05/07/13, with revision 02/04/16, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date for the Miami-Dade County Product Control Section.

**MISILE IMPACT RATING:** Large and Small Missile Impact Resistant  
**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL:** This NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code or regulations affecting the performance of this product.

**TERMINATION:** This NOA will occur after the expiration date or if there has been a revision or change in the materials, use, or manufacture of the product or process. Misuse of this NOA is an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISING:** The NOA number provided by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

A copy of this entire NOA shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the job site at the request of the Building Official. This NOA revises NOA No. 13-8469.03 and content of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

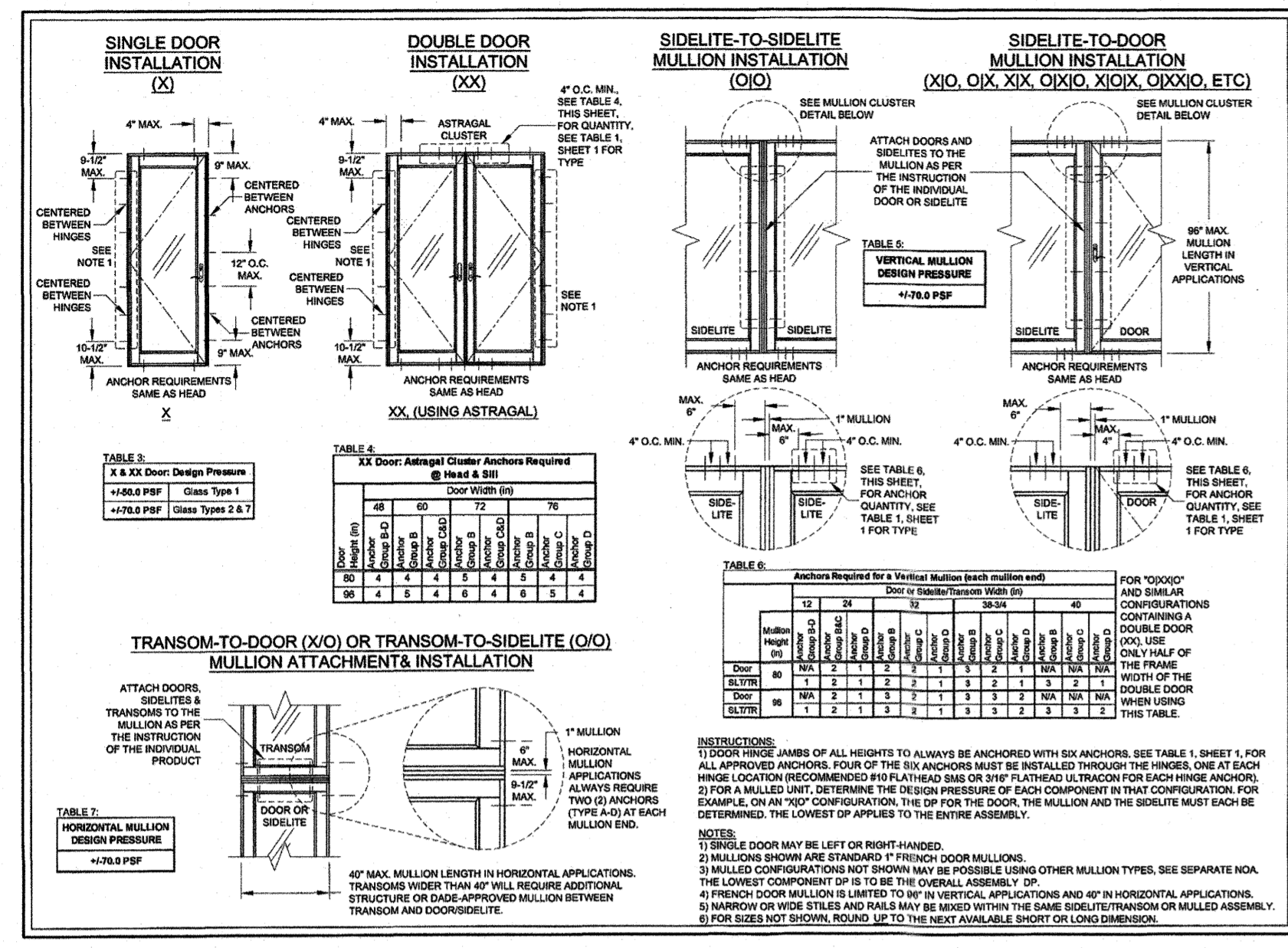
The submitted documentation was reviewed by Manuel Perez, P.E.

NOA No. 13-8815.03  
Expiration Date: January 23, 2019  
Approval Date: May 05, 2016  
Page 1

**PGT Industries, Inc.**  
**NOTICE OF ACCEPTANCE - EVIDENCE SUBMITTED**

**A. DRAWINGS**  
1. Manufacturer's drawings and sections.  
(Submitted under NOA No. 13-8815.03)  
2. Drawing No. MD-5551, titled "Vinyl French Door and SLT/TR", sheets 1 through 12 of 12, dated 05/07/13, with revision 02/04/16, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

**B. TESTS**  
1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-04  
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-04  
3) Water Resistance Test, per FBC, TAS 202-04  
4) Forced Entry Test, per FBC 241.1.3.2.1, and TAS 202-04  
5) Large Missile Impact Test per FBC, TAS 202-04  
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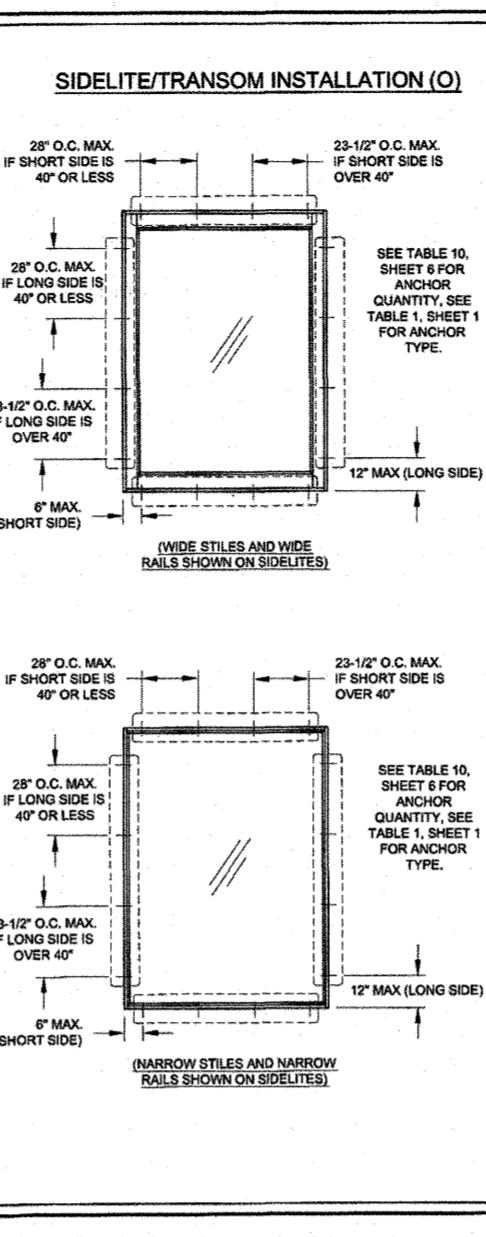
PRODUCT REVISED BY: *[Signature]*  
 DATE: 10/16/14  
 PROJECT: 16-0126-CA  
 CITY: ST. PETERSBURG, FL  
 CLIENT: CITY OF ST. PETERSBURG

NO CHANGES TO THIS SHEET  
 TABLE 1: SEE SHEET 1 TO 3 FOR ANCHOR QUANTITIES

10/16/2014  
 N. VANCE, P.E. 34274  
 P.O. BOX 1520  
 NOKOMIS, FL 34724  
 (811) 480-1000  
 J. J. ROSSIGNOL  
 VP. DESIGN PRESIDENT & S.U.T.R.  
 407-12-1211  
 MD-555.1  
 PD-555.1  
 NTS

**Table 1: Sidelite/Transom Design Pressure (Ps) for Glass Types 2 & 4**

Long Side (ft)	24	28	32	36	40	44	48	52	56	60	64	68	72	76	80	84	88	92	96	100	104	108	112
24	1.25	1.35	1.45	1.55	1.65	1.75	1.85	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45
28	1.35	1.45	1.55	1.65	1.75	1.85	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55
32	1.45	1.55	1.65	1.75	1.85	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65
36	1.55	1.65	1.75	1.85	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75
40	1.65	1.75	1.85	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85
44	1.75	1.85	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95
48	1.85	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05
52	1.95	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15
56	2.05	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25
60	2.15	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35
64	2.25	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45
68	2.35	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55
72	2.45	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65
76	2.55	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75
80	2.65	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85
84	2.75	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95
88	2.85	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95	5.05
92	2.95	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95	5.05	5.15
96	3.05	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95	5.05	5.15	5.25
100	3.15	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95	5.05	5.15	5.25	5.35
104	3.25	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95	5.05	5.15	5.25	5.35	5.45
108	3.35	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95	5.05	5.15	5.25	5.35	5.45	5.55
112	3.45	3.55	3.65	3.75	3.85	3.95	4.05	4.15	4.25	4.35	4.45	4.55	4.65	4.75	4.85	4.95	5.05	5.15	5.25	5.35	5.45	5.55	5.65



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10/16/2014  
 N. VANCE, P.E. 34274  
 P.O. BOX 1520  
 NOKOMIS, FL 34724  
 (811) 480-1000  
 J. J. ROSSIGNOL  
 VP. DESIGN PRESIDENT & S.U.T.R.  
 407-12-1211  
 MD-555.1  
 PD-555.1  
 NTS

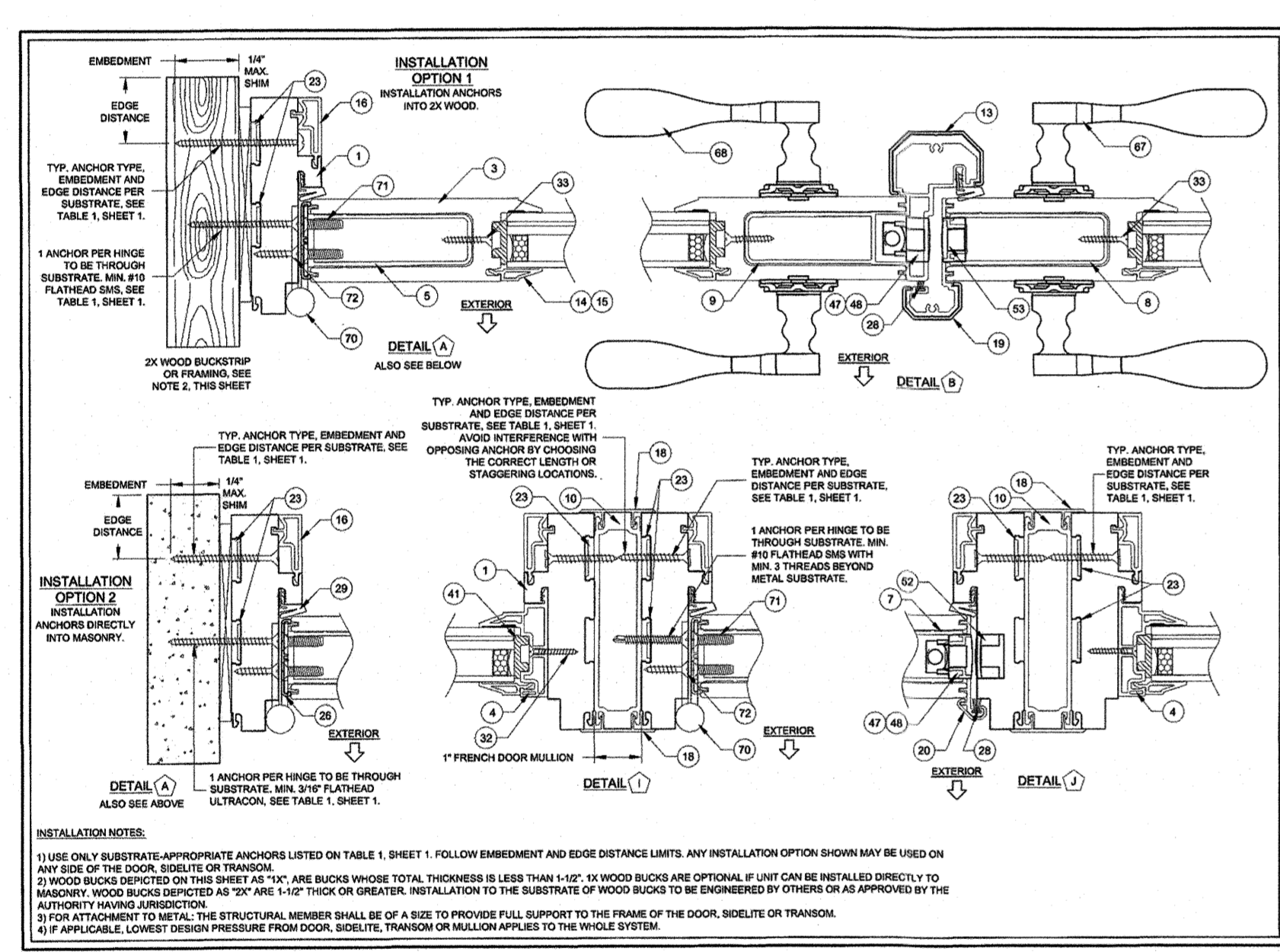
**Table 2: Sidelite/Transom Anchor Quantity**

Long Side (ft)	Short Side (ft)											
	24	28	32	36	40	44	48	52	56	60	64	
24	2	2	2	2	2	2	2	2	2	2	2	2
28	2	2	2	2	2	2	2	2	2	2	2	2
32	2	2	2	2	2	2	2	2	2	2	2	2
36	2	2	2	2	2	2	2	2	2	2	2	2
40	2	2	2	2	2	2	2	2	2	2	2	2
44	2	2	2	2	2	2	2	2	2	2	2	2
48	2	2	2	2	2	2	2	2	2	2	2	2
52	2	2	2	2	2	2	2	2	2	2	2	2
56	2	2	2	2	2	2	2	2	2	2	2	2
60	2	2	2	2	2	2	2	2	2	2	2	2
64	2	2	2	2	2	2	2	2	2	2	2	2
68	2	2	2	2	2	2	2	2	2	2	2	2
72	2	2	2	2	2	2	2	2	2	2	2	2
76	2	2	2	2	2	2	2	2	2	2	2	2
80	2	2	2	2	2	2	2	2	2	2	2	2
84	2	2	2	2	2	2	2	2	2	2	2	2
88	2	2	2	2	2	2	2	2	2	2	2	2
92	2	2	2	2	2	2	2	2	2	2	2	2
96	2	2	2	2	2	2	2	2	2	2	2	2
100	2	2	2	2	2	2	2	2	2	2	2	2
104	2	2	2	2	2	2	2	2	2	2	2	2
108	2	2	2	2	2	2	2	2	2	2	2	2
112	2	2	2	2	2	2	2	2	2	2	2	2

PRODUCT REVISED BY: *[Signature]*  
 DATE: 10/16/14  
 PROJECT: 16-0126-CA  
 CITY: ST. PETERSBURG, FL  
 CLIENT: CITY OF ST. PETERSBURG

NO CHANGES TO THIS SHEET  
 TABLE 1: SEE SHEET 1 TO 3 FOR ANCHOR QUANTITIES

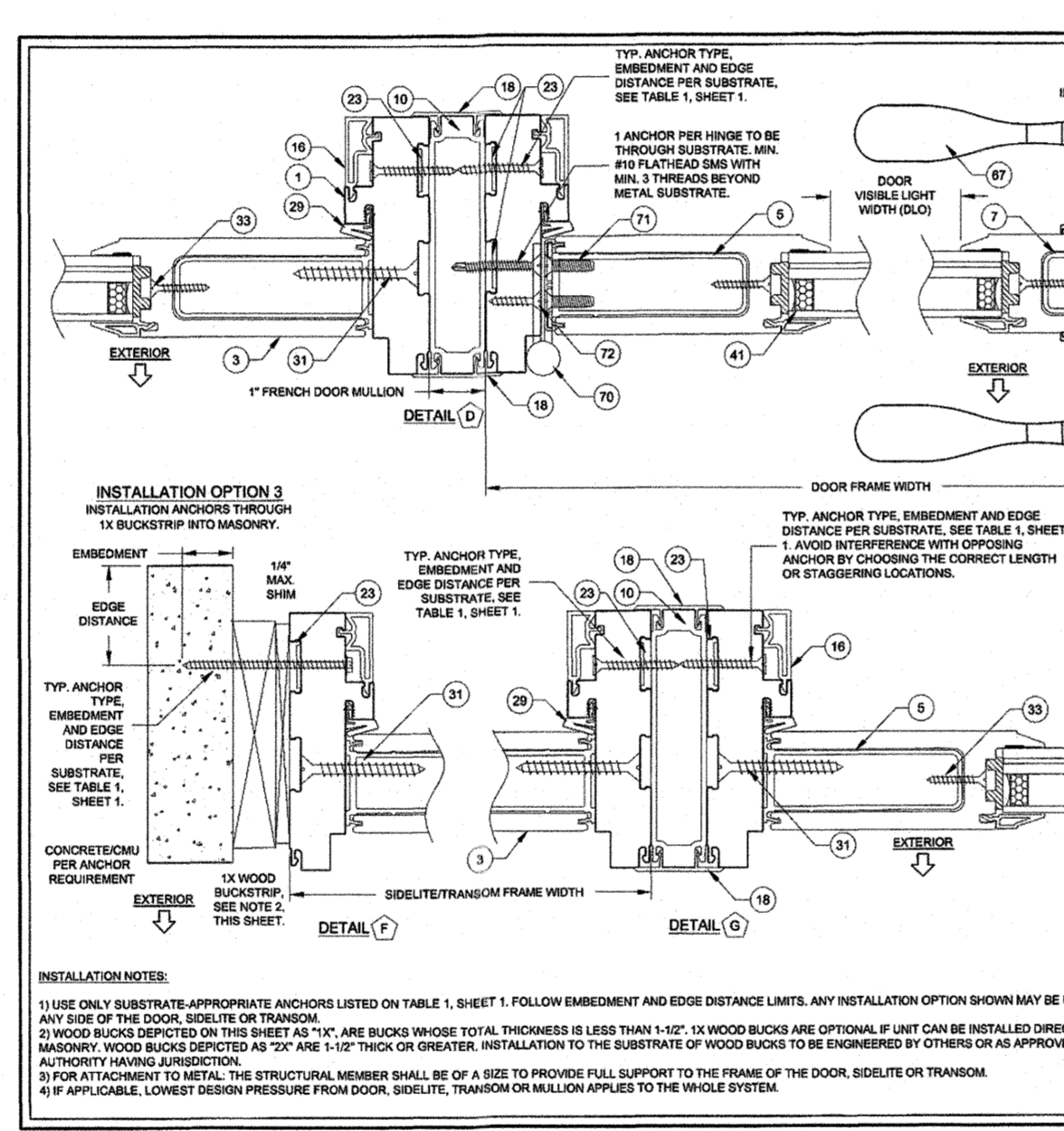
10/16/2014  
 N. VANCE, P.E. 34274  
 P.O. BOX 1520  
 NOKOMIS, FL 34724  
 (811) 480-1000  
 J. J. ROSSIGNOL  
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 NTS



PRODUCT REVISED BY: *[Signature]*  
 DATE: 10/16/14  
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PRODUCT REVISED BY: *[Signature]*  
 DATE: 10/16/14  
 PROJECT: 16-0126-CA  
 CITY: ST. PETERSBURG, FL  
 CLIENT: CITY OF ST. PETERSBURG

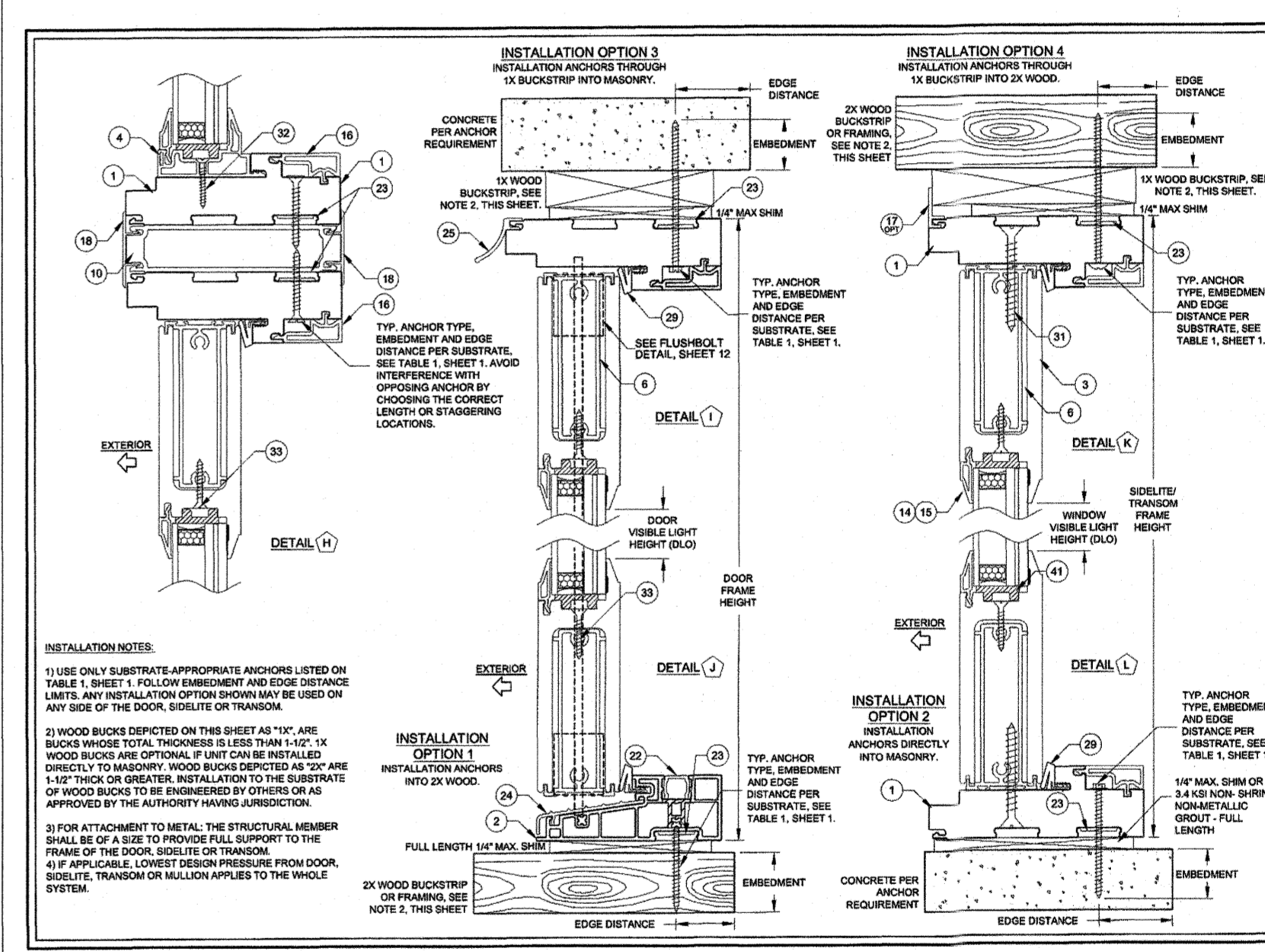
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 TABLE 1: SEE SHEET 1 TO 3 FOR ANCHOR QUANTITIES

10/16/2014  
 N. VANCE, P.E. 34274  
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PRODUCT REVISED BY: *[Signature]*  
 DATE: 10/16/14  
 PROJECT: 16-0126-CA  
 CITY: ST. PETERSBURG, FL  
 CLIENT: CITY OF ST. PETERSBURG

NO CHANGES TO THIS SHEET  
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 407-12-1211  
 MD-555.1  
 PD-555.1  
 NTS





Product Approval Method

FL # Application Type Code Version Application Status

Comments

Product Manufacturer

Address/Phone/Email

Authorized Signature

Technical Representative

Address/Phone/Email

Quality Assurance Representative

Address/Phone/Email

Category

Subcategory

Compliance Method

Florida Engineer or Architect Name who developed the Evaluation Report

Florida License

Quality Assurance Entity

Quality Assurance Contract Expiration Date

Validated By

Certificate of Independence

Referenced Standard and Year (of Standard)

Equivalence of Product Standards

Certified By

Sections from the Code

Product Approval Method

Date Submitted

Date Validated

Date Pending FBC Approval

Date Approved

Summary of Products

FL #

Model, Number or Name

Description

Limits of Use

Approved for use in HVHZ: No

Approved for use outside HVHZ: Yes

Impact Resistance: N/A

Design Pressure: N/A

Other: Refer to ER, Section 5.



EXTERIOR RESEARCH & DESIGN, LLC
Certificate of Authorization #9503
353 CHRISTIAN STREET, UNIT #13
OXFORD, CT 06478
PHONE: (203) 262-9242
FAX: (203) 262-9242

EVALUATION REPORT

GAF

1 Campus Drive
Parsippany, NJ 07054

Evaluation Report 01506.01.08-R17
FL10124-R15
Date of Issuance: 01/03/2018
Revision 17: 03/31/2015

SCOPE:

This Evaluation Report is issued under Rule 61G20-3 and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code and Florida Building Code, Residential Volume. The products described herein have been evaluated for compliance with the 5th Edition (2014) Florida Building Code sections noted herein.

DESCRIPTION: GAF Asphalt Roof Shingles

LABELING: Labeling shall be in accordance with the requirements the Accredited Quality Assurance Agency noted herein.

CONTINUED COMPLIANCE: This Evaluation Report is valid until such time as the named product(s) changes, the referenced Quality Assurance documentation changes, or provisions of the Code that relate to the product change. Acceptance of this Evaluation Report by the named client constitutes agreement to notify Robert Nieminen, P.E. if the product changes or the referenced Quality Assurance documentation changes. Trinity|ERD requires a complete review of this Evaluation Report relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: The Evaluation Report number preceded by the words "Trinity|ERD Evaluated" may be displayed in advertising literature. If any portion of the Evaluation Report is displayed, then it shall be done in its entirety.

INSPECTION: Upon request, a copy of this entire Evaluation Report shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This Evaluation Report consists of pages 1 through 5.

Prepared by:

Robert J.M. Nieminen, P.E.

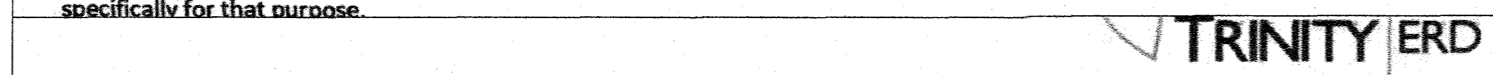
Florida Registration No. 59166, Florida DCA ANE1983



The facsimile seal appearing was authorized by Robert Nieminen, P.E. on 03/31/2015. This does not serve as an electronically signed document. Signed, sealed documents have been transmitted to the Product Approval Administrator and to the named client.

CERTIFICATION OF INDEPENDENCE:

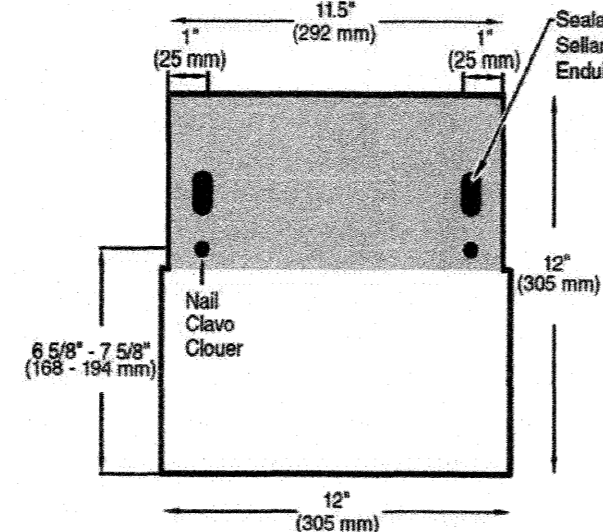
- 1. Trinity|ERD does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. Trinity|ERD is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the evaluation reports are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither Trinity|ERD nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.



- 5.4.3 Classification by ASTM D7158 applies to exposure category B or C and a building height of 60 feet or less. Calculations by a qualified design professional are required for conditions outside these limitations. Contact the shingle manufacturer for data specific to each shingle.
5.5 All products in the roof assembly shall have quality assurance audit in accordance with the Florida Building Code and F.A.C. Rule 61G20-3.

5. INSTALLATION:

- 6.1 Underlayment: 6.1.1 Underlayment shall be acceptable to GAF and shall hold current Florida Statewide Product Approval, or be Locally Approved per Rule 61G20-3, per FBC Sections 1507.2.3, 1507.2.4 or R905.2.3.
6.2 Starter Shingles: 6.2.1 Installation of Pro-Start Starter Strip Shingles and WeatherBlocker Premium Eave/Rake Starter Strip shall comply with the manufacturer's current published instructions.
6.3 Asphalt Shingles: 6.3.1 Installation of asphalt shingles shall comply with the manufacturer's current published instructions, using minimum four (4) nails per shingle in accordance with FBC Sections 1507.2 or R905.2, with the following exceptions:
- Camelot, Camelot II, Grand Canyon, Grand Sequoia, Grand Sequoia IR, and Woodland require minimum five (5) nails per shingle.
- Slateline requires minimum six (6) nails per shingle.
6.3.2 Fasteners shall be in accordance with manufacturer's published requirements, but not less than FBC 1507.2.6 or R905.2.5. Staples are not permitted.
6.3.3 Where the roof slope exceeds 21 units vertical in 12 units horizontal, special methods of fastening are required. Contact the shingle manufacturer for details.
6.4 Hip & Ridge Shingles: 6.4.1 Installation of Seal-A-Ridge Ridge Cap Shingles and Seal-A-Ridge IR Impact-Resistant Ridge Cap Shingles shall comply with the manufacturer's current published instructions with a minimum two (2) nails, minimum 3/8-inch head diameter, per shingle and nominal 0.25-inch diameter beads of Henkel "Loctite PL 530 Roof & Flashing Sealant".



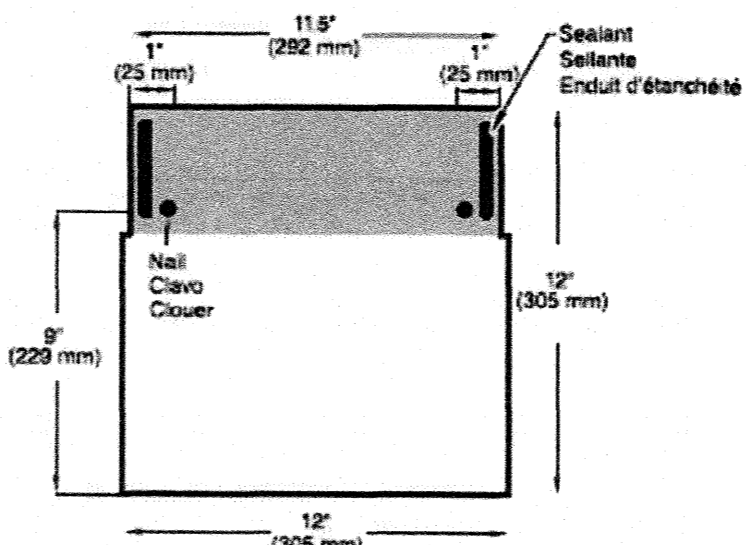
Exterior Research and Design, LLC
Certificate of Authorization #9503

Evaluation Report 01506.01.08-R17
FL10124-R15
Revision 17: 03/31/2015
Page 4 of 5

Exterior Research and Design, LLC
Certificate of Authorization #9503



- 6.4.2 Installation of Timbertex Premium Ridge Cap Shingles shall comply with the manufacturer's current published instructions with a minimum two (2) nails, minimum 3/8-inch head diameter, per shingle and beads of Sonneborn NP1 Gun Grade Polyurethane Sealant or Henkel PL Roofing and Flashing Sealant.



- 6.4.3 Fasteners shall be in accordance with the manufacturer's published requirements, but not less than FBC 1507.2.6 or R905.2.5. Staples are not permitted.
7. LABELING: 7.1 Labeling shall be in accordance with the requirements the Accredited Quality Assurance Agency noted herein.
7.2 Asphalt shingle wrappers shall indicate compliance with one of the required classifications detailed in FBC Table 1507.2.7.1 / R905.2.6.1.

BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction in order to properly evaluate the installation of this product.

MANUFACTURING PLANTS:

Contact the named QA entity for information on which plants produce products covered by Florida Rule 61G20-3 QA requirements.

QUALITY ASSURANCE ENTITY:

UL LLC - QUA9625; (847) 664-3281

END OF EVALUATION REPORT -

Exterior Research and Design, LLC
Certificate of Authorization #9503

Evaluation Report 01506.01.08-R17
FL10124-R15
Revision 17: 03/31/2015
Page 5 of 5



ROOFING SYSTEMS EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Asphalt Shingles
Compliance Statement: GAF Asphalt Roof Shingles, as produced by GAF, have demonstrated compliance with the following sections of the Florida Building Code and Florida Building Code, Residential Volume through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations / Conditions of Use set forth herein.

2. STANDARDS:

Table with columns: Section, Property, Standard, Year. Lists standards for Physical Properties, Wind Resistance, and Wind Driven Rain.

3. REFERENCES:

Table with columns: Entity, Examination, Reference, Date. Lists various standards and references used in the evaluation.



Table with columns: Entity, Examination, Reference, Date. Lists various standards and references used in the evaluation.

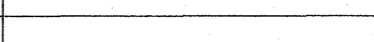
4. PRODUCT DESCRIPTION:

- 4.1 Asphalt Shingles: 4.1.1 Marquis® WeatherMax®, Royal Sovereign® and Sentinel® are a fiberglass reinforced 3-tab asphalt roof shingles.
4.1.2 Camelot®, Camelot® II, Country Mansion® II, Grand Canyon®, Grand Sequoia®, Grand Sequoia® IR, Monaco®, Sienna® Timberline® American Harvest®, Timberline® ArmorShield® II, Timberline® Natural Shadow®, Timberline HD® Timberline® Cool Series, Timberline Ultra HD® and Woodland® are fiberglass reinforced, laminated asphalt roof shingles.
4.1.3 Slateline® is a fiberglass reinforced 5-tab asphalt roof shingle.
4.2 Hip & Ridge Shingles: 4.2.1 Seal-A-Ridge® Ridge Cap Shingles, Seal-A-Ridge® IR Impact-Resistant Ridge Cap Shingles and Timbertex® Premium Ridge Cap Shingles are fiberglass reinforced, hip and ridge asphalt roof shingles.
4.3 Starter Strips: 4.3.1 Pro-Start® Starter Strip Shingles and WeatherBlocker™ Premium Eave/Rake Starter Strip are starter strips for asphalt roof shingles.

5. LIMITATIONS:

- 5.1 This is a building code evaluation. Neither Trinity|ERD nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.
5.2 This Evaluation Report is not for use in the HVHZ.
5.3 Fire Classification is not part of this Evaluation Report; refer to current Approved Roofing Materials Directory for fire ratings of this product.
5.4 Wind Classification: 5.4.1 The GAF asphalt shingles noted in Section 4.1 are Classified in accordance with FBC Tables 1507.2.7.1 and R905.2.6.1 to ASTM D3161, Class F and/or ASTM D7158, Class H, indicating the shingles are acceptable for us in all wind zones up to Vmax = 150 mph (Vdir = 194 mph). Refer to Section 6 for installation requirements to meet this wind rating.
5.4.2 The GAF hip & ridge shingles noted in Section 4.2 are Classified in accordance with FBC Tables 1507.2.7.1 and R905.2.6.1 to ASTM D3161, Class F, indicating the shingles are acceptable for us in all wind zones up to Vmax = 150 mph (Vdir = 194 mph). Refer to Section 6 for installation requirements to meet this wind rating.

Exterior Research and Design, LLC
Certificate of Authorization #9503



Evaluation Report 01506.01.08-R17
FL10124-R15
Revision 17: 03/31/2015
Page 2 of 5



Table with columns: Entity, Examination, Reference, Date. Lists various standards and references used in the evaluation.

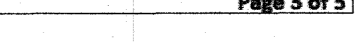
4. PRODUCT DESCRIPTION:

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4.1.2 Camelot®, Camelot® II, Country Mansion® II, Grand Canyon®, Grand Sequoia®, Grand Sequoia® IR, Monaco®, Sienna® Timberline® American Harvest®, Timberline® ArmorShield® II, Timberline® Natural Shadow®, Timberline HD® Timberline® Cool Series, Timberline Ultra HD® and Woodland® are fiberglass reinforced, laminated asphalt roof shingles.
4.1.3 Slateline® is a fiberglass reinforced 5-tab asphalt roof shingle.
4.2 Hip & Ridge Shingles: 4.2.1 Seal-A-Ridge® Ridge Cap Shingles, Seal-A-Ridge® IR Impact-Resistant Ridge Cap Shingles and Timbertex® Premium Ridge Cap Shingles are fiberglass reinforced, hip and ridge asphalt roof shingles.
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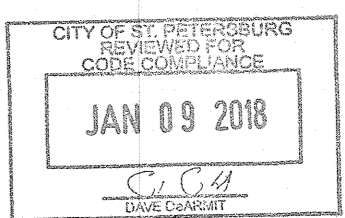
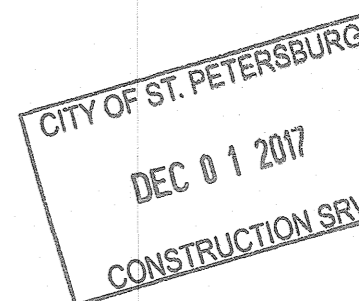


Evaluation Report 01506.01.08-R17
FL10124-R15
Revision 17: 03/31/2015
Page 3 of 5

Date Issued: 07-14-15

Table for tracking revisions with columns for No., Date, and Revision.

Asphalt Shingles



Sheet

DR.1.1



Application Type: FL343-R19  
 Revision: 2014  
 Code Version: Approved  
 Application Status: Approved

Comments: Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the FOC and/or the Commission if necessary.

Product Manufacturer: PGT Industries  
 Address/Phone/Email: 1070 Technology Drive, North Venice, FL 34275, (941) 486-1000, Ext. 22318, pgs@pgtindustries.com

Authorized Signature: Jens Rosowski, jrosowski@pgtindustries.com

Technical Representative: Jens Rosowski, 1070 Technology Drive, North Venice, FL 34275, (941) 486-1000, Ext. 21140, jrosowski@pgtindustries.com

Quality Assurance Representative: Address/Phone/Email

Category: Windows  
 Subcategory: Fixed

Compliance Method: Certification Mark or Listing

Certification Agency: Miami-Dade BCCO - CER, Miami-Dade BCCO - VAL

Referenced Standard and Year (of Standard): Standards: IBC 2012, 203, 202, Year: 2014

Equivalence of Product Standards: Certified by

Product Approval Method: Method 1 Option A

Date Submitted: 09/07/2016  
 Date Validated: 09/21/2016

Date Pending FOC Approval: 09/07/2016  
 Date Approved: 09/23/2016

243.14 PW-5540 (Large Missile Impact) Vinyl Fixed Window used with Casement/Awning  
 Limits of Use: Approved for use in HVHZ. Yes  
 Approved for use outside HVHZ: Yes  
 Impact Resistance: Yes  
 Design Pressure: N/A  
 Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details and anchor type, size, and spacing information.

**MIAMI-DADE COUNTY**  
 DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DER)  
 BOARD AND CODE ADMINISTRATION DIVISION  
 NOTICE OF ACCEPTANCE (NOA)  
 PGT Industries, Inc.  
 1070 Technology Drive  
 North Venice, FL 34275

**MIAMI-DADE COUNTY**  
 PRODUCT CONTROL SECTION  
 1195 SW 24 Street, Room 208  
 MIAMI, FL 33135  
 (786) 312-2390 F (786) 312-2399  
 www.miamidade.com

**NOTICE OF ACCEPTANCE (NOA)**  
 1. Manufacturer's die drawings and sections.  
 (Submitted under previous NOA No. 15-0415.0)

**TESTS**  
 1. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94  
 2) Large Missile Impact Test, per FBC, TAS 201-94  
 3) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
 along with marked-up drawings and installation diagram of a PVC sliding glass door, a PVC fixed window and an aluminum sliding glass door, using Kodispac 450 TPS spacer system, Duranet<sup>®</sup> spacer system, Super Spacer<sup>®</sup> NCTM<sup>®</sup> spacer system and XL Edge<sup>®</sup> spacer system as installed glass, prepared by Fencestation Testing Laboratory, Inc. Test Reports No. FTL-8717, FTL-8948 and FTL-8979, dated 11/16/15, 06/07/16 and 06/07/16 respectively, all signed and sealed by Idalmis Ortega, P.E.

**DESCRIPTION:** Series PW-5540 PVC Fixed Window - LML

**APPROVAL DOCUMENT:** Drawing No. MD-5540 titled "Vinyl Fixed Casement Window NOA (LMP)" sheet 1 through 13 of 13, dated 09/09/14, with revision A dated 05/03/16, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

**MISSILE IMPACT RATING: Large and Small Missile Impact Resistant**  
 LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approval", unless otherwise noted herein.

**RENEWAL:** This NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of the NOA.

**TERMINATION:** This NOA will occur after the expiration date of three (3) years has been a revision or change in the materials, use, and/or manufacturer of the product or process. Misuse of this NOA as an endorsement of any product, firm, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall cause for termination and removal of NOA.

**ADVERTISING:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the site of the building. This NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributor and shall be available for inspection at the site of the building. This NOA is displayed, then it shall be done in its entirety.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

NOA No. 16-0714.19  
 Expiration Date: September 24, 2020  
 Approval Date: September 01, 2016  
 Page 1

**PGT Industries, Inc.**  
 NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**A. DRAWINGS**  
 1. Manufacturer's die drawings and sections.  
 (Submitted under previous NOA No. 15-0415.0)

**B. TESTS**  
 1. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94  
 2) Large Missile Impact Test, per FBC, TAS 201-94  
 3) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
 along with marked-up drawings and installation diagram of a series 5500/5430 PVC fixed windows, prepared by Fencestation Testing Laboratory, Inc. Test Report No. FTL-7897, dated 09/03/14, signed and sealed by Idalmis Ortega, P.E.  
 (Submitted under previous NOA No. 15-0415.0)

2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
 2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94  
 3) Water Resistance Test, per FBC 2411.3.2.1, and TAS 202-94  
 4) Large Missile Impact Test, per FBC, TAS 201-94  
 5) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
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 (Submitted under previous NOA No. 15-0415.0)

3. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
 2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94  
 3) Water Resistance Test, per FBC 2411.3.2.1, and TAS 202-94  
 4) Large Missile Impact Test, per FBC, TAS 201-94  
 5) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
 along with marked-up drawings and installation diagram of a series 5540/5440 PVC casement picture windows, prepared by Fencestation Testing Laboratory, Inc. Test Report No. FTL-8128, dated 02/10/15, signed and sealed by Idalmis Ortega, P.E.  
 (Submitted under previous NOA No. 15-0415.0)

**Manuel Perez, P.E.**  
 Product Control Examiner  
 NOA No. 16-0714.19  
 Expiration Date: September 24, 2020  
 Approval Date: September 01, 2016  
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**PGT Industries, Inc.**  
 NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**B. TESTS CONTINUED**  
 4. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
 2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94  
 3) Water Resistance Test, per FBC 2411.3.2.1, and TAS 202-94  
 4) Large Missile Impact Test, per FBC, TAS 201-94  
 5) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
 along with marked-up drawings and installation diagram of a series 5540/5440 vinyl fixed windows with muntins, prepared by Fencestation Testing Laboratory, Inc. Test Report No. FTL-8174, dated 03/31/15, signed and sealed by Idalmis Ortega, P.E.  
 (Submitted under previous NOA No. 15-0415.0)

5. Additional, Reference test report FTL-8183 per TAS 201, 202 & 203-94, issued by Fencestation Testing Laboratory, Inc.

**C. CALCULATIONS**  
 1. Miami-Dade Department of Regulatory and Economic Resources (DER), signed and sealed by Anthony Lynn Miller, P.E.  
 (Submitted under previous NOA No. 15-0415.0)

2. Glazing complies with ASTM E1360-09

**D. QUALITY ASSURANCE**  
 1. Miami-Dade Department of Regulatory and Economic Resources (DER).

**E. MATERIAL CERTIFICATIONS (CONTINUED)**  
 1. Notice of Acceptance No. 14-0916.18 issued to Kuraray America, Inc. for their "Batastar<sup>®</sup> PVB Glass Interlayer" dated 04/23/15, expiring on 12/31/16.  
 2. Notice of Acceptance No. 14-0916.11 issued to Kuraray America, Inc. for their "Batastar<sup>®</sup> Clear and White Glass Interlayer" dated 02/15, expiring on 07/04/16.  
 3. Notice of Acceptance No. 12-1120.02 issued to Royal Window and Door Profiles, Plant 13 for their "White Right PVC Exterior Extrusions for Windows and Doors" dated 02/28/13, expiring on 02/28/18.  
 4. Notice of Acceptance No. 14-0928.13 issued to Royal Window and Door Profiles, Plant 13 for their "Bronze and Lighter Shades of Cap Coated Right PVC Exterior Extrusions for Windows and Doors" dated 04/16/13, expiring on 04/16/20.  
 5. Notice of Acceptance No. 14-0928.14 issued to Royal Window and Door Profiles, Plant 13 for their "Performance Core Right PVC Exterior Extrusions for Windows and Doors" dated 04/16/13, expiring on 04/16/20.

**Manuel Perez, P.E.**  
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**PGT Industries, Inc.**  
 NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**F. STATEMENTS**  
 1. Statement letter of conformance, complying with FBC-5<sup>th</sup> Edition (2014), dated April 10, 2015, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.  
 (Submitted under previous NOA No. 15-0415.0)

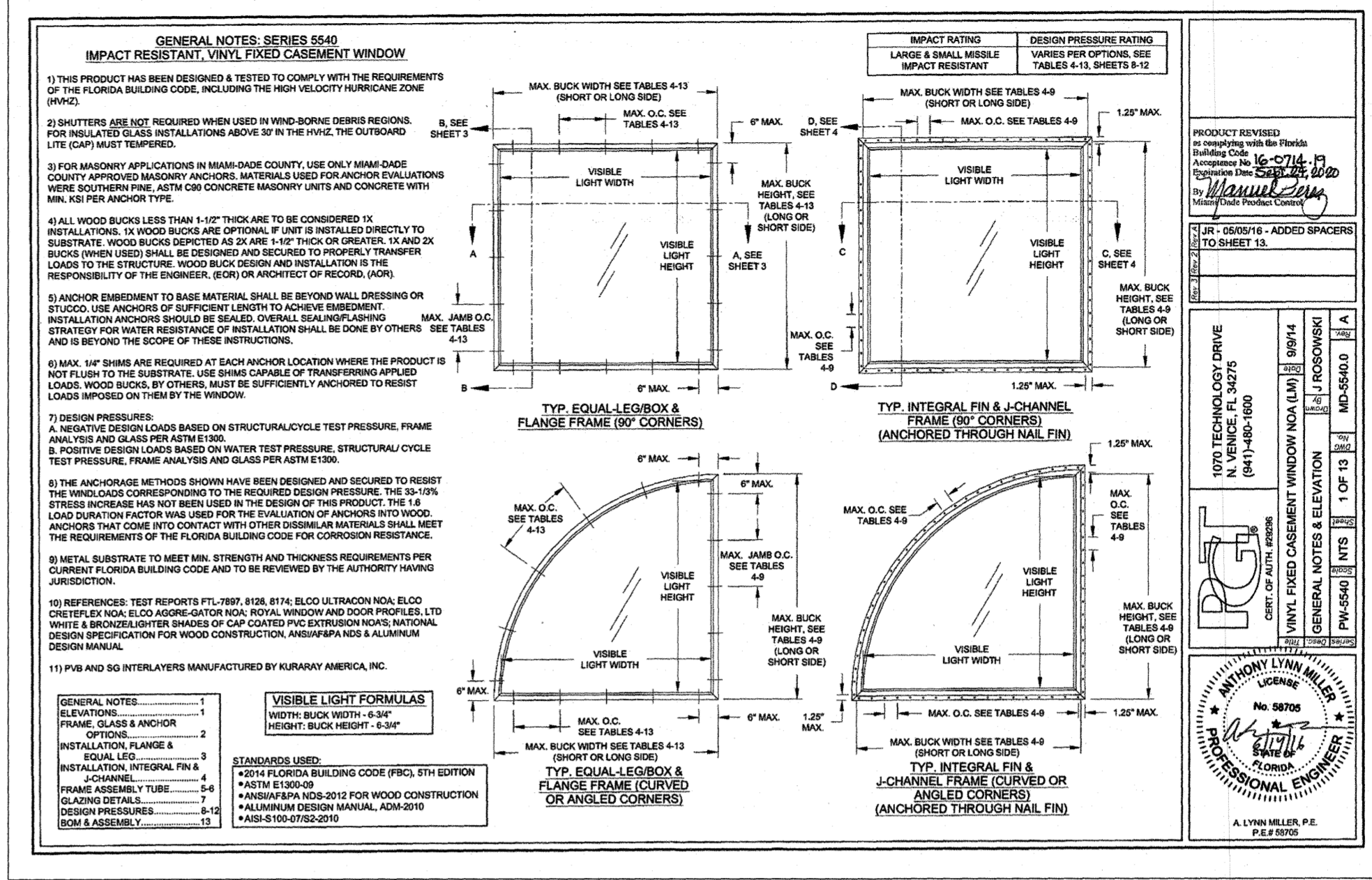
2. Statement letter of no financial interest, dated April 10, 2015, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.  
 (Submitted under previous NOA No. 15-0415.0)

3. Proposal issued by the Product Control Section, dated 09/29/14 and revised on 10/15/14, signed by Idalmis Ortega, P.E.  
 (Submitted under previous NOA No. 15-0415.0)

4. Proposal No. 16-0125 issued by the Product Control Section, dated March 09, 2016, signed by Idalmis Ortega, P.E.

**G. OTHERS**  
 1. Notice of Acceptance No. 15-0415.01, issued to PGT Industries, Inc. for their Series "PW-5540" Vinyl Fixed Windows - LMI, approved on 09/24/15 and expiring on 09/24/20.

**Manuel Perez, P.E.**  
 Product Control Examiner  
 NOA No. 16-0714.19  
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**BUILDING DIVISION  
OFFICE COPY**



2 SETS

City of St. Petersburg  
Planning & Economic Development Department  
Construction Services & Permitting  
**Submittal Routing Sheet**  
Revised April 2012

One Fourth Street North  
St. Petersburg, FL 33701  
(727) 893-7231

Project Address: 487 23<sup>RD</sup> AVENUE N. (LOT 2) Permit Application #: 17-12000062

Submitted By: DILLON ALDERMAN Phone #: 813-833-5161 Fax #:

Date: 01/02/2018 E-Mail: ALDERMANPLANNING@GMAIL.COM

The following is a:  Plan Revision to Issued Permit  Resubmittal of Plans Under Review  
Remarks:

To expedite plan revisions to your permit, please provide approved job set of plans.

Please check the appropriate discipline:

	Reviewed By	Date	Approved	Rejected	Comments (if applicable)
<input type="checkbox"/> Building					
<input type="checkbox"/> Mechanical					
<input type="checkbox"/> Plumbing					CITY OF ST. PETERSBURG
<input type="checkbox"/> Gas					JAN 02 2018
<input type="checkbox"/> Electric					CONSTRUCTION SRVS
<input type="checkbox"/> Fire					
<input type="checkbox"/> Engineering					
<input type="checkbox"/> Environmental					
<input checked="" type="checkbox"/> Zoning	<u>BRITTANY A. MULLEN</u>	<u>12/19/17</u>		<u>X</u>	<u>PLEASE SEE COMMENTS RESPONSE ATTACHED</u>
<input type="checkbox"/> Landscape					
<input type="checkbox"/> Traffic					
<input type="checkbox"/> Underground					
<input type="checkbox"/> Utilities					
<input type="checkbox"/> Historic					
<input type="checkbox"/> Preservation					
<input checked="" type="checkbox"/> Other TIF	<u>DANE W. DE ARMIT</u>	<u>12/19/17</u>		<u>X</u>	<u>PLEASE SEE COMMENTS RESPONSE ATTACHED AND COPIES OF THE APPROVED DEMO PERMITS ATTACHED</u>

DWD BAN

**Zoning Inspection Required  
for Compliance With Approved Plans**  
Modifications shall require plan resubmittal and approval prior to issuance of a Certificate of Occupancy

CO

ADDRESS 487 23RD AVENUE N  
2301 5TH ST S RESUBMITTAL DATE 01/02/18

BLDG \_\_\_\_\_ ELEC \_\_\_\_\_ MECH \_\_\_\_\_ PLBG \_\_\_\_\_  
FIRE \_\_\_\_\_ ZONING \_\_\_\_\_ ENG \_\_\_\_\_ SUB. DATE 12/17/17  
PLAN NUMBER 17-12000062 DUE DATE 01/09/18

NSFR  
LOT 2