



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

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, October 12, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

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

| | |
|-----------------------|---|
| Case No.: | 21-90200096 |
| Address: | 3040 8 th Ave. N. |
| Legal Description: | KENWOOD SUB BLK 4, LOT 5 LESS E 25FT & ALL OF LOT 6 |
| Parcel ID No.: | 14-31-16-46332-004-0050 |
| Date of Construction: | 1941 |
| Local Landmark: | Kenwood Section – Northwest Kenwood Local Historic District (18-90300008) |
| Owners: | Salvatore R. Merola, Jr. and Melissa A. Wine |
| Request: | Review of a Certificate of Appropriateness for conversion of a detached garage at 3040 8 th Ave. N., a contributing property to a local historic district. |

Historical Context and Significance



Figure 1: Staff photograph of primary residence at subject property

The single-family house and garage at 3040 8th Ave. N. were constructed in the Minimal Traditional style by Frank Smith in 1941. Interestingly, the resource's construction in late 1941 and early 1942 make the property members of the last wave of development prior to the nationwide freeze on non-essential new construction during World War II, which took effect in April of 1942.

Because of the subject property's location within the Kenwood Section – Northwest Kenwood Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, projects that involve a change in window or door openings require review by the Community Planning and Preservation Commission (CPPC).

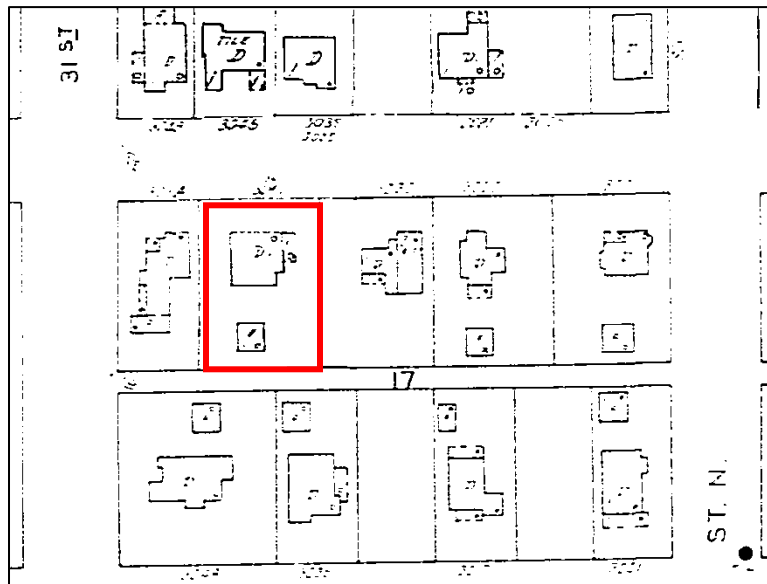


Figure 2: 1953 Sanborn Map of St. Petersburg (Sheet 348) showing subject property in red

Project Description and Review

Project Description

The applicant is proposing the conversion of the detached garage building for use as an Accessory Dwelling Unit. City Zoning Staff has provided feedback and confirmed that the proposal satisfies required parcel size, setbacks, transparency requirements, and parking requirements for the addition of Accessory Dwelling Units in areas zoned NT-2.

To accommodate the proposed interior use, this COA application (Appendix A) proposes the following alterations to the exterior of the detached garage building:

- Infill of the garage door opening and removal of the two-car metal roll-up garage door, for replacement with a single-action door and single-hung vinyl window at alley elevation (south elevation);
- Removal of the interior-facing (north elevation) single-action door and associated overhang/awning;
- Installation of gable vents at north and south elevations; and
- Installation of a wall-mounted air conditioning unit in the infilled door opening at the north elevation.

This application also includes the after-the-fact review of the installation of a front yard fence, which is painted wood with arched sections and moderate transparency.

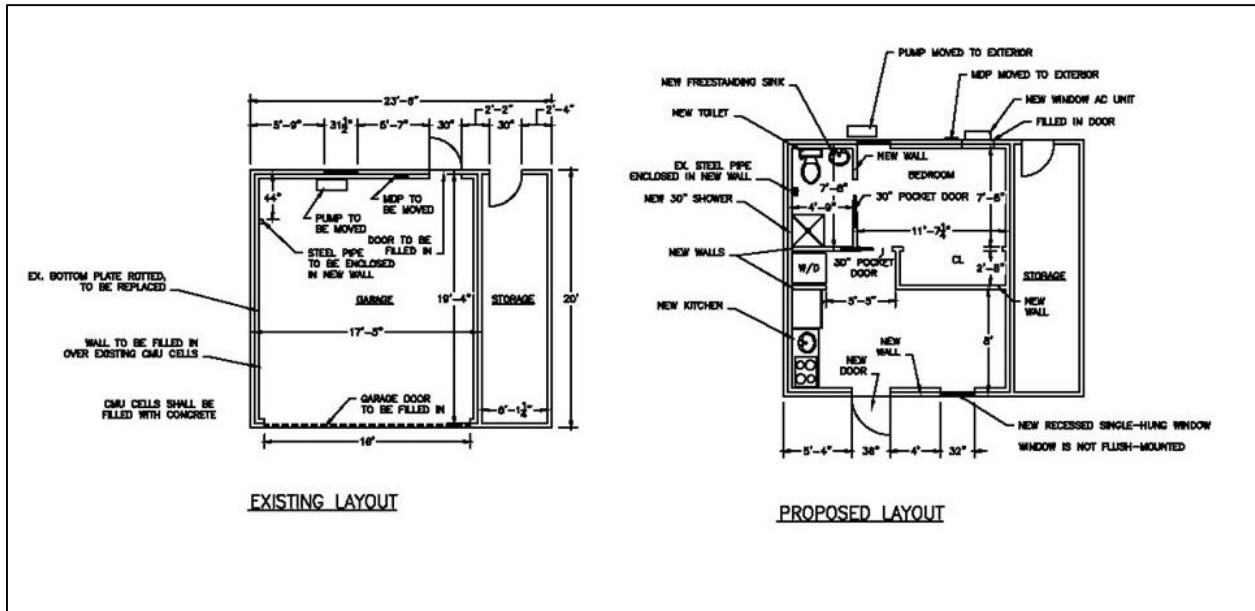


Figure 3: Existing and proposed floor plans from application

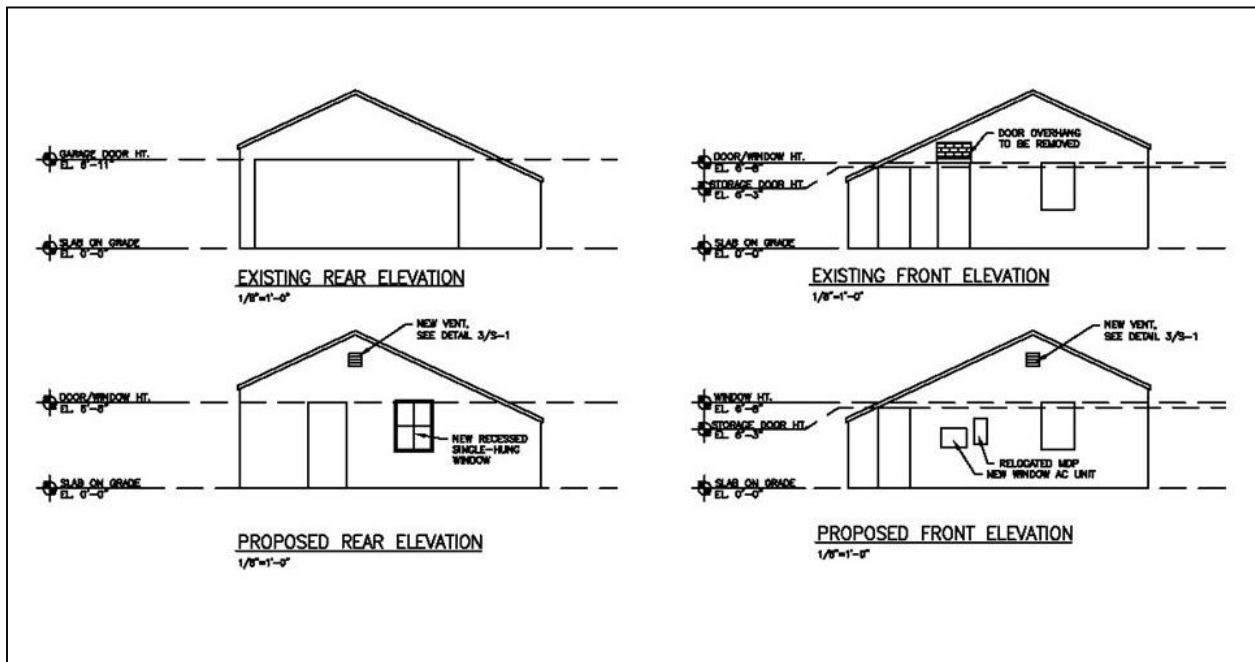


Figure 4: Existing and proposed alley-facing (south) and interior-facing (north) elevations from application



Figure 5: Staff photograph of wooden front fence

General Criteria for Granting Certificates of Appropriateness and Staff Findings

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

Consistent

The proposed changes to the detached garage building will alter its fenestration but not its overall form. Because this building is primarily visible from within the subject property and the rear alley, there will be minimal impact to the overall integrity of the containing local historic district.

As discussed in other cases of front fence proposals that have come before this Commission in the recent past, fences were less common during Kenwood's Period of Significance than they are now, and open front yards appear to have been particularly favored over individual fenced front gardens.

Because a low fence with high transparency will not obscure views of the residence and is easily reversible, staff considers the proposal for a front yard fence to be partially consistent with this criterion.

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

Consistent

The garage conversion's impact on the public experience of the district will be negligible.

As noted, front fences were not common to the subject district historically, but a number have been installed in the interim. The design is consistent with recommendations made by the Design Guidelines for Historic Properties in St. Petersburg and previous decisions made by this Commission.

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

Generally consistent

The proposed changes to the garage building will impact the visual use by removing the (non-historic) garage door and introducing a single-action door and window at the alley elevation. However, detached accessory buildings constructed in the subject district have historically included apartments and garage apartments, as well as freestanding garage buildings. These buildings were typically fairly utilitarian in design and many have evolved over time to meet the needs of property owners. The proposed windows and doors to be introduced reference the general style of the primary residence and will not be highly visible.

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

Information not provided

Although information related to this criterion was not provided by the applicant, staff finds it appropriate to note that the adaptive reuse of accessory garage buildings as accessory dwelling units is a generally low-impact method of introducing additional housing units into established neighborhoods and residential historic districts without creating the cost, environmental impacts, and change in character that demolition and/or new construction often creates.

As such, the proposed project will introduce a new housing unit into the subject district with minimal impact to the existing built environment. Such reuse of existing historic accessory buildings can be a powerful tool in addressing housing shortages.

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

Consistent

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

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

Not applicable

The subject property is listed as a contributing property.

Additional Guidelines for Alterations

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

Generally consistent

The proposed project would retain the single-family use of the primary residence but change the use of the detached garage building. A total of three off-street parking spaces are required to be provided on the property by current Land Development Regulations.

As noted, a new unit is being introduced through the alteration of the detached garage's fenestration only. No change to footprint or height will take place.

The placement, scale, and construction methods of historic garage buildings is often a significant feature of pre-War neighborhoods, and this is certainly the case with the subject district.

The area's contemporary NT-2 (Neighborhood Traditional 2) zoning allows for the creation of an Accessory Dwelling Unit, or ADU, on residential parcels that satisfy requirements including parking, lot size, and setbacks. In this case no variances are required.

Staff contends that the reuse of existing garage buildings as small residential buildings with appropriate alterations is a more desirable approach to the introduction of ADUs on parcels that were historically single-family than the demolition of these historic buildings and new construction of ADUs.

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

Generally consistent The enclosure of the garage door opening will slightly alter the garage building's depiction of the subject property's historic use. However, the change will not be visible from the primary street and is overall sensitive to the residence's appearance.

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

Consistent The proposal does not incorporate conjectural features or elements from other properties.

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

Consistent

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

Consistent

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

Consistent

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

Consistent No harsh treatments have been proposed or observed.

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

Not applicable The subject property is not located within a known archaeological sensitivity area.

Summary of Findings, Certificate of Appropriateness Review

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

- General Criteria for Granting Certificates of Appropriateness: 4 of 4 relevant criteria satisfied or generally satisfied.
- Addition Guidelines for Alterations: 7 of 7 criteria met or generally satisfied.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the property at 3040 8th Ave. N., a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District, subject to the following:

1. Windows will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with the historic windows at subject property.
2. Proposed windows and doors will replicate traditional design and configuration. Windows installed at converted garage should feature contoured, three-dimensional muntins in a six-over-six configuration to continue pattern of existing windows.
3. Parking design and arrangement of rear fence will be coordinated with Historic Preservation and Zoning staff to comply with all relevant aspects of City Code.
4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
5. This approval will be valid for 24 months for an expiration date of October 12, 2023.

Appendix A:

Application No. 21-90200096



To: Building Department
From: Luis Huertas, P.E., Professional Engineer
Subject: Revision per City Comments
Date: July 27, 2021

This letter is being written by Beryl Project Engineering regarding to the project located at:

3040 8th Ave N St. Petersburg, FL 33713 (21-06001184)

1. Comment: Three (9'x18') alley loading parking spaces required on-site. One unencumbered parking space required per Section 16.50.010. Crushed shell not permitted as a parking surface.

Response: Handled. Required parking spaces added to site plan. See T-1.

2. Comment: Per Section 16.20.010.11., "Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill, and side trim or decorative shutters. Windows recessed three inches or more shall feature a windowsill."

Response: Handled. Window is not flush mounted. It is a recessed single-hung window with header, sill, and side trim. Walls are doubly thick to account for above ground concrete footer existing in structure. See A-1 and Product Approval List on N-1.

From,

Luis Eduardo Huertas, Professional Engineer, State of Florida, License No. 73386

This item has been digitally signed and sealed by Luis Eduardo Huertas, on 7/27/2021

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC: Beryl Project Files

This document has been electronically sealed in accordance with Florida Statute 471.025 and Florida Statute 668.001 - 668.006.

CONSTRUCTION DRAWINGS

GARAGE CONVERSION

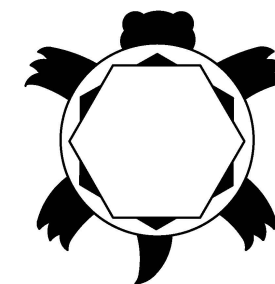
SAL MEROLA

3040 8TH AVE NORTH

ST. PETE, 33713

BERYL

PROJECT ENGINEERING



2810 NORTH 10TH STREET
TAMPA, FL 33605

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

| No. | DESCRIPTION | DATE |
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GARAGE CONVERSION
 SAL MEROLA
 3040 8TH AVE NORTH
 ST. PETE, 33713

BUILD IN ACCORDANCE WITH:
FLORIDA BUILDING CODE,
7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION
TITLE, PROPERTY LOCATION, AND NOTES

Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

| | |
|---------------------------|--|
| SCALE AS SHOWN | DRAWING No. T-1 |
| PROJECT No. ISN# 14534 | DRAFTER: BRM DESIGNER: LG REVIEWER: LC TO BE CHECKED BY: LC |
| DATE 6/8/2021 | SHEET No. 1 OF 4 |

NOTE:

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS & SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION & REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD & BRACING ARE INCLUDED IN THE PLANS & SPECIFICATION, OR ARE SUPERVISED BY THE ENGINEER DURING CONSTRUCTION.

THIS DRAWING IS SEALED ONLY FOR THE STRUCTURAL PORTION OF THE DETAILS & SPECIFICATIONS. NON-STRUCTURAL INFORMATION, SUCH AS ELECTRICAL, MECHANICAL, ARCHITECTURAL & PROPERTY SURVEY, IF SHOWN, ARE NOT COVERED UNDER THIS SEAL. THIS DRAWING IS VALID FOR 12 MONTHS AFTER THE DATE OF THE SIGNATURE.

GENERAL NOTES:

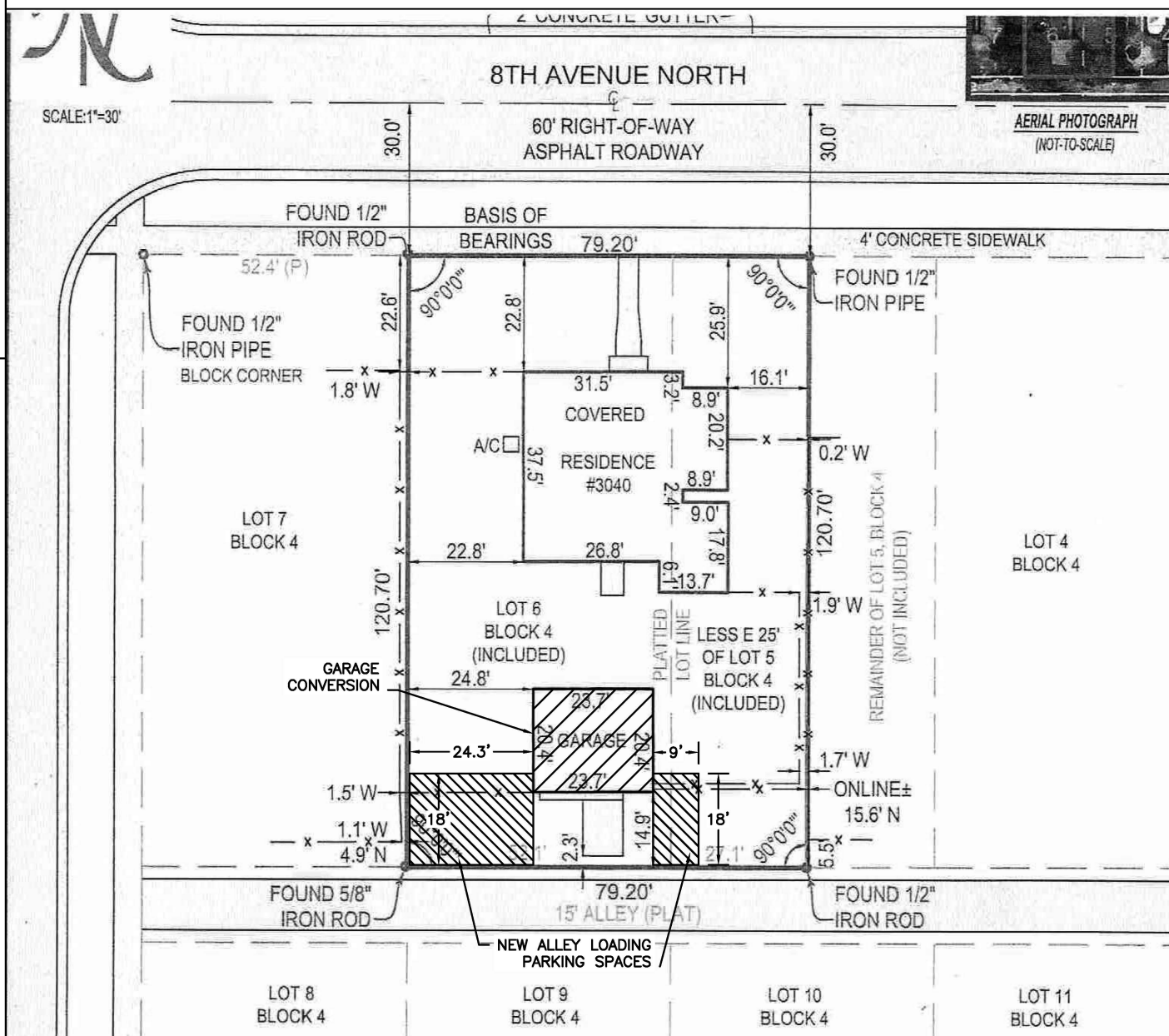
- ALL STRUCTURAL LUMBER & EXTERIOR FRAMING TO BE #2 SOUTHERN YELLOW PINE OR EQUIVALENT EXCEPT AS SHOWN ON DRAWINGS.
- ANY WOOD BELOW THE REQUIRED BASE FLOOD ELEVATION SHALL BE 0.40 CCA TREATED (FLOOD RESISTANT)
- FOLLOW ALL REQUIREMENTS OF FLORIDA BUILDING CODE, 7th EDITION, 2020, (CURRENT EDITION) FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING BRIDGING & NAILING.
- BUILDING CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ROUGH OPENINGS, AND DETAILS & MATCH EXISTING CONDITIONS AS CLOSELY AS POSSIBLE. NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO STARTING OR DURING CONSTRUCTION

INDEX:

| ITEM | DRAWING # | DESCRIPTION |
|------|-----------|--------------------------------------|
| 1 | T-1 | -TITLE, PROPERTY LOCATION, AND NOTES |
| 2 | A-1 | -EXISTING & LAYOUTS AND ELEVATIONS |
| 3 | S-1 | -STRUCTURAL DESIGN AND DETAILS |
| 4 | N-1 | -NOTES |
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ABBREVIATIONS:

| | |
|------------------------------|----------|
| 1. DIAMETER | DIAM. |
| 2. ELEVATION | EL. |
| 3. EXISTING GROUND ELEVATION | E.G. EL. |
| 4. FLOOR ELEVATION | F. EL. |
| 5. ROOF ELEVATION | R. EL. |
| 6. INVERT ELEVATION | I. EL. |
| 7. TOP ELEVATION | T. EL. |
| 8. THICKNESS | TH. |
| 9. TOP OF WALL | T.W. |
| 10. FINISHED FLOOR ELEVATION | F.F. |
| 11. NOT IN CONTRACT | N.I.C. |
| 12. CENTER TO CENTER | C.C. |
| 13. NOT TO SCALE | N.T.S. |
| 14. EXISTING | EX. |
| 15. TOP & BOTTOM | T&B |
| 16. MAIN DISTRIBUTION PANEL | MDP |
| 17. GRAPHIC SCALE | G.S. |
| 18. NEW | N |
| 19. MAXIMUM HEIGHT | M.H. |
| 20. WATER PROOF | WP |
| 21. EACH WAY | E.W. |
| 22. HEXAGON | HEX. |

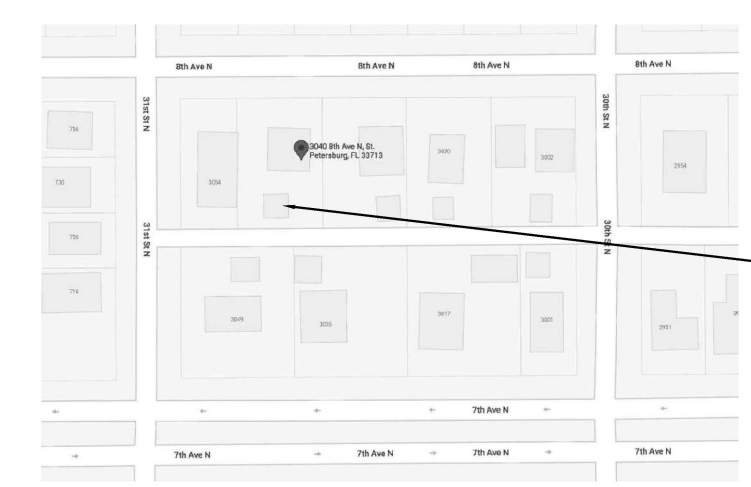


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

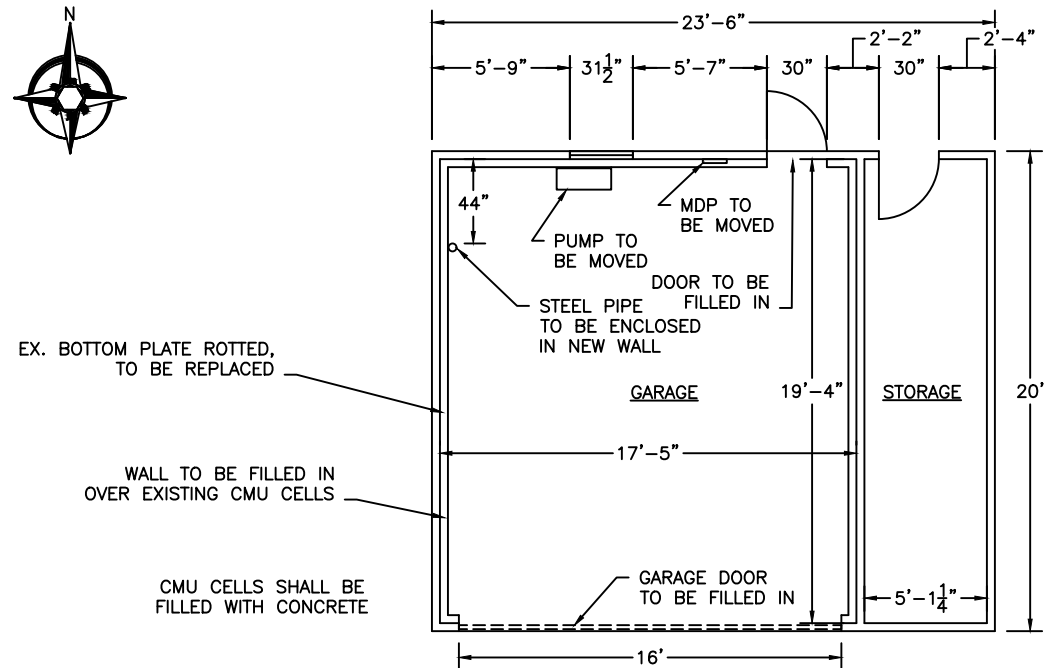
SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 07-28-2020
 Drawn By: Sandra
 Order #: 97746
 Last Revision Date: 07-28-2020
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272

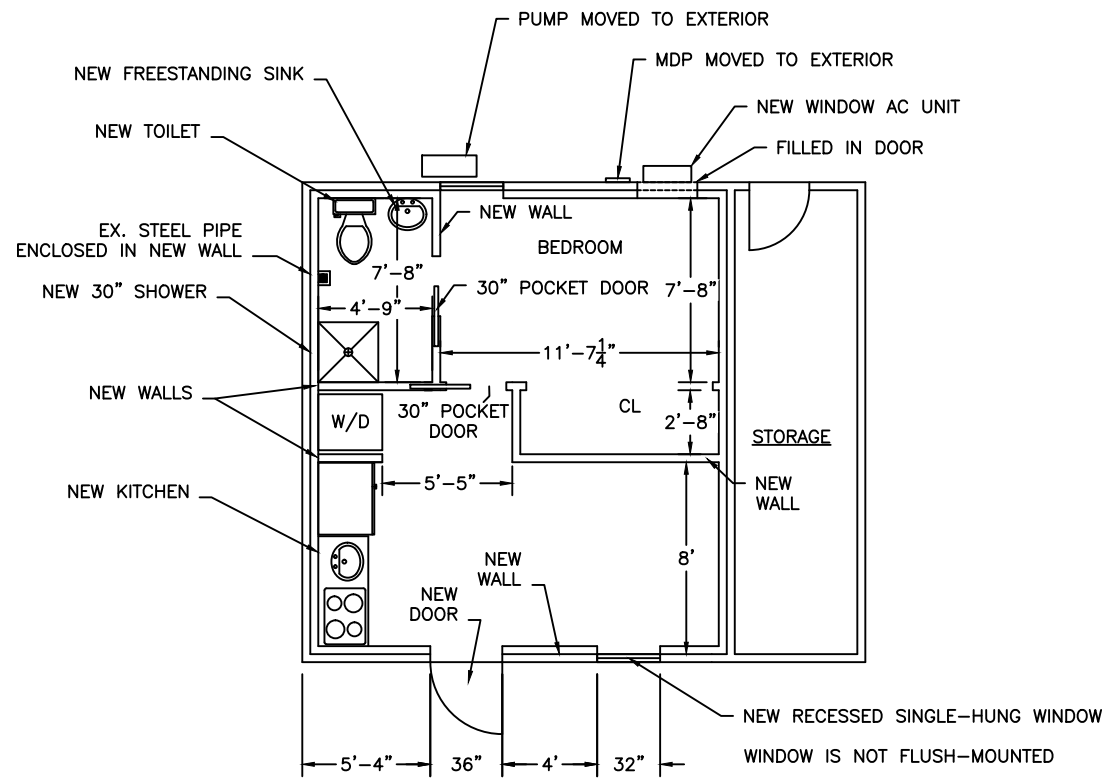


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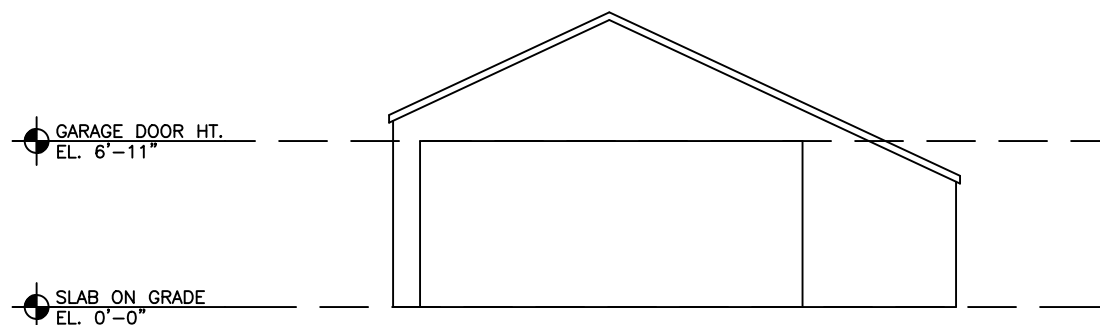
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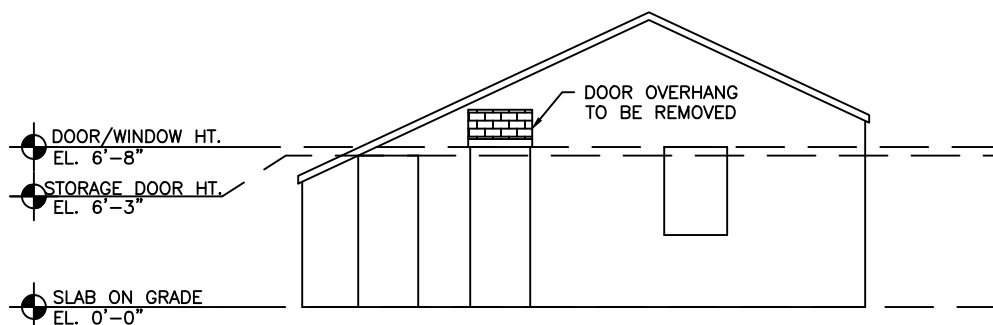
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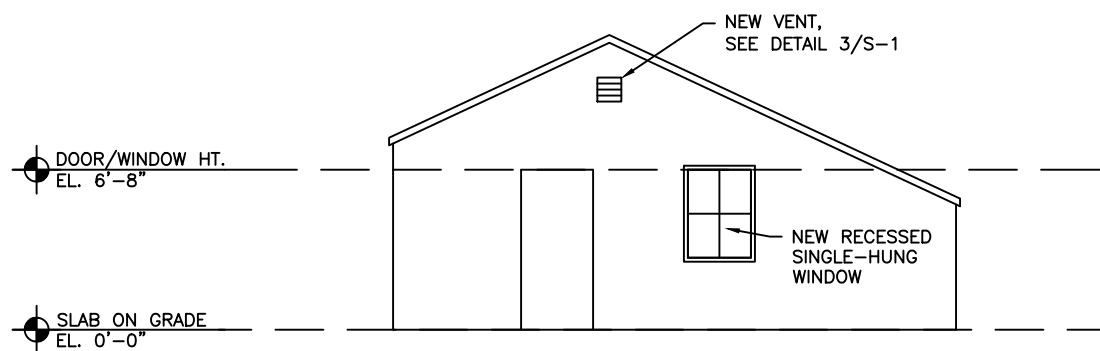
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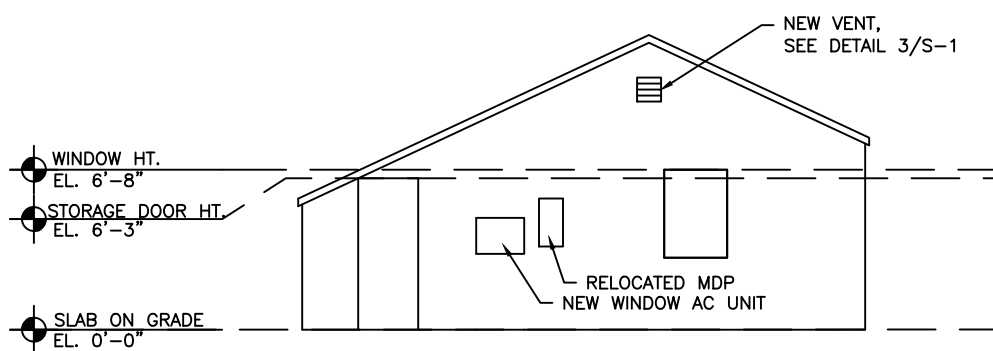
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PROPOSED REAR ELEVATION

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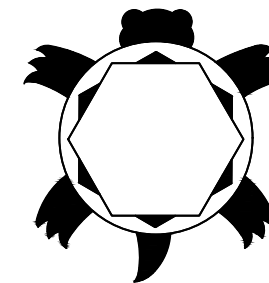


PROPOSED FRONT ELEVATION

1/8"=1'-0"

BERYL

PROJECT ENGINEERING



2810 NORTH 10TH STREET
TAMPA, FL 33605

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

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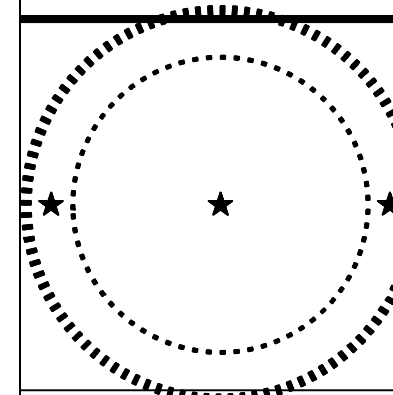
GARAGE CONVERSION

SAL MEROLA

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ST. PETE, 33713

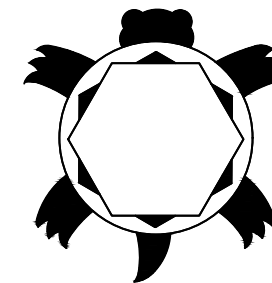
BUILD IN ACCORDANCE WITH:
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7TH EDITION, 2020
(CURRENT EDITION)

DESCRIPTION
EXISTING & LAYOUTS AND ELEVATIONS



Richard Leon Cannyn, PMP, P.E.
P.E. # 65994

| SCALE | DRAWING No. |
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| PROJECT No. ISN# 14534 | DRAFTER: BRM DESIGNER: LG REVIEWER: LC TO BE CHECKED BY: LC |
| DATE 6/8/2021 | SHEET No. 2 OF 4 |



2810 NORTH 10TH STREET
TAMPA, FL 33605

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Mobile (970) 703-3284
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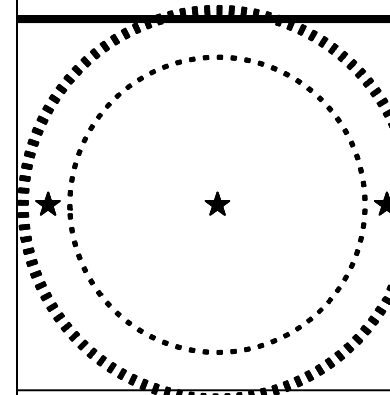
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GARAGE CONVERSION
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 ST. PETE, 33713

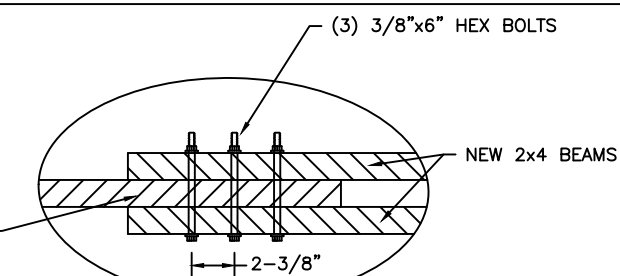
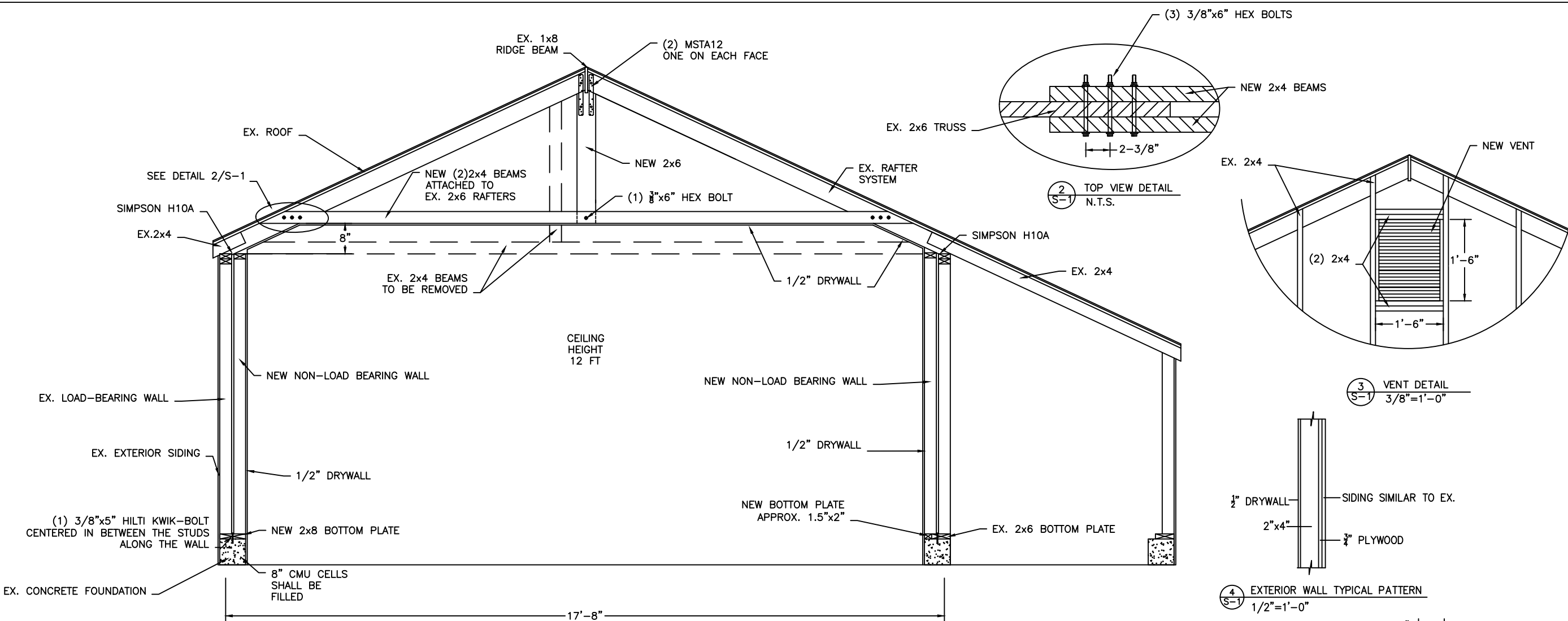
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DESCRIPTION
STRUCTURAL DESIGN AND DETAILS

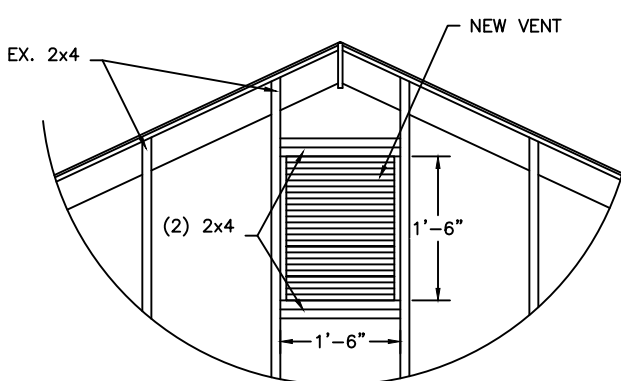


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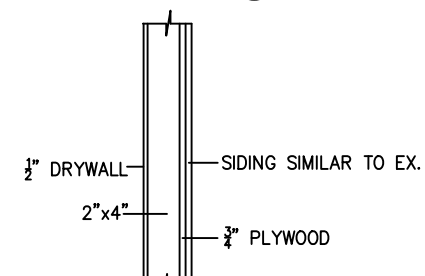
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| DATE 6/8/2021 | SHEET No. 3 OF 4 |



2 TOP VIEW DETAIL
S-1 N.T.S.

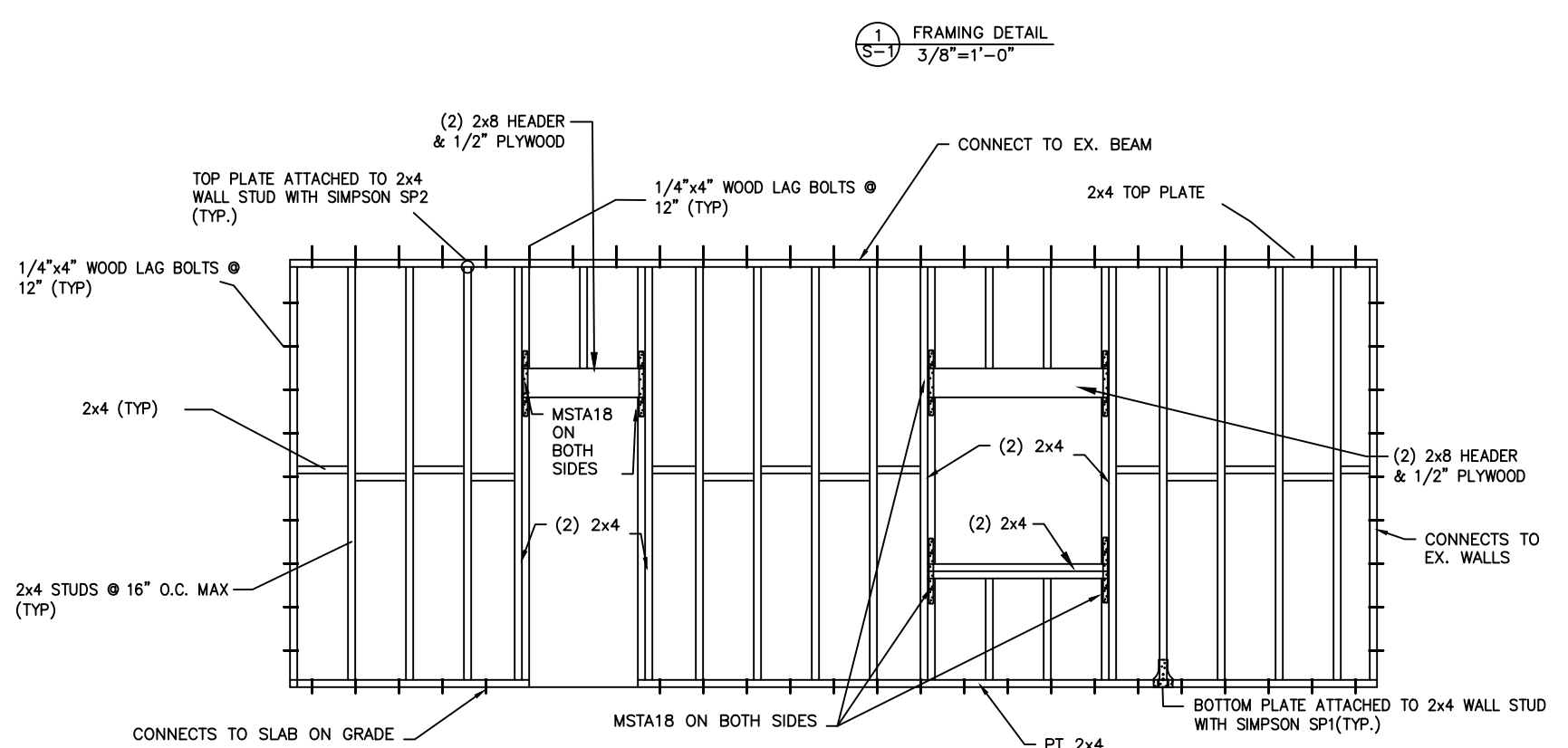


3 VENT DETAIL
S-1 3/8"=1'-0"

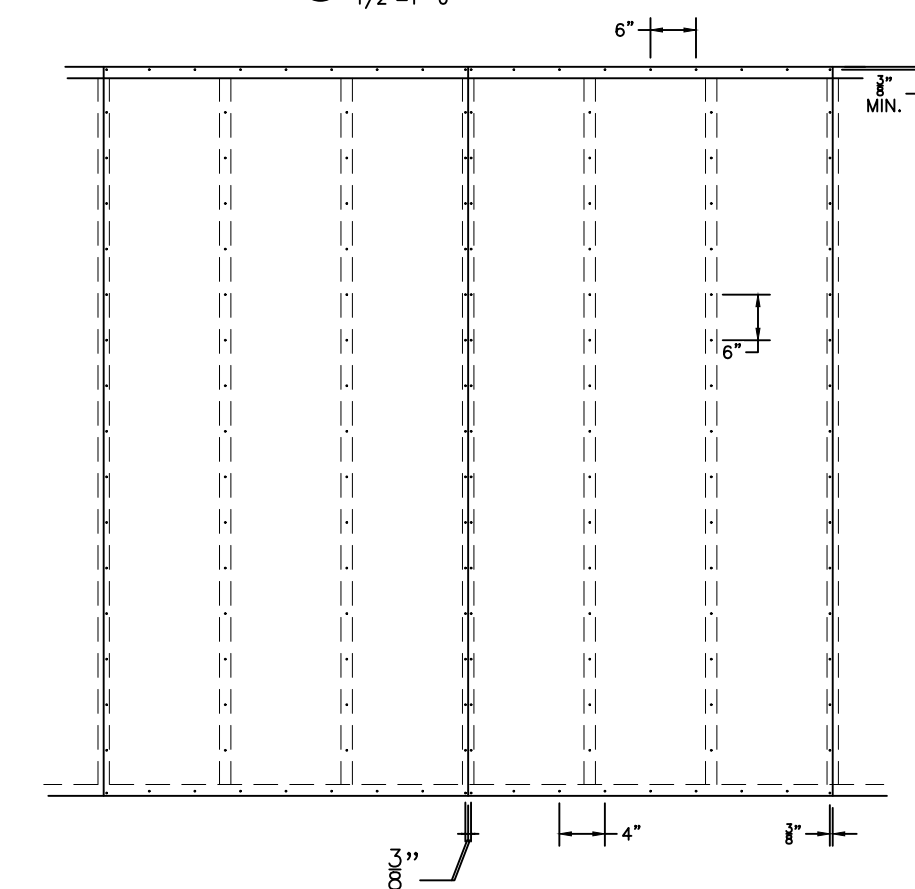


4 EXTERIOR WALL TYPICAL PATTERN
S-1 1/2"=1'-0"

1 FRAMING DETAIL
S-1 3/8"=1'-0"



5 WALL DETAIL
S-1 1/4"=1'-0"



6 EXTERIOR WALL NAIL PATTERN (TYP.)
S-1 N.T.S.

GENERAL NOTES:

- BEFORE STARTING THE WORK ON THE PROJECT, THE CONTRACTOR WILL HAVE TO VERIFY THE EXISTING CONDITIONS & DIMENSIONS.
- ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR NEEDS TO COMPLY WITH ALL CONSTRUCTION CODES AND REGULATIONS ESTABLISHED BY FLORIDA STATE.
- THE CONTRACTOR NEEDS TO APPLY A GROUND TERMITE TREATMENT ACCORDING TO FLORIDA BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS, ANY DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP ALL AREAS WHERE WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES. AREA SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- ALL LUMBER (INTERIOR) SHALL BE COVERED WITH GYPSUM BOARD, ½" THICKNESS.
- THE CONTRACTOR NEEDS TO COORDINATE WITH THE ELECTRICIAN FOR THE ELECTRICAL WORKS.
- THE CONTRACTOR NEEDS TO COORDINATE WITH THE PLUMBER FOR THE PLUMBING WORKS.
- THE CONTRACTOR NEEDS TO COORDINATE WITH HIS CONSULTANTS FOR THE A/C SYSTEM, ENERGY CALCULATION, ETC.
- THE CONTRACTOR NEEDS TO COORDINATE WITH THE OWNER THE FINISHED FLOOR PRODUCT OF HOUSE.
- THE CONTRACTOR NEEDS TO INSTALL EGRESS WINDOWS IN THE BEDROOM.
- THE CONTRACTOR NEEDS TO COORDINATE WITH THE OWNER FOR THE CABINET DIMENSIONS, LAYOUT, OR OTHER INFORMATION. THE CONTRACTOR HAS TO RELOCATE THE HOT & COLD WATER PIPE, THE DISCHARGE PIPES AND THE ELECTRICAL RECEPTACLES ACCORDING TO THE OWNERS LAYOUT. THE CONTRACTOR WILL HAVE TO VERIFY THE EQUIPMENTS (REFRIGERATOR, SINK, DRYER/WASHER) THAT THE OWNER WILL PROVIDE TO DETERMINE THE EXACT LOCATION OF WATER SUPPLY, DISCHARGE PIPE OR ENERGY SUPPLY.
- ALL WINDOWS & GLASS DOORS SHALL HAVE IMPACT RESISTANT GLAZING OR INSTALLED WITH APPROVED HURRICANE SHUTTERS/PANELS OR HIGH WIND BOARD-UP PROTECTION. IF HURRICANE SHUTTERS /PANELS OR HIGH WIND BOARD-UP PROTECTION ARE TO BE USED, ALL INSTALLATION HARDWARE & SHUTTERS/PANELS SHALL BE KEPT ONSITE
- THE CONTRACTOR NEEDS TO INSTALL IN THE WALL A FIBERGLASS INSULATION R-19
- THE ROOF CEILING WILL BE 1/2" GYPSUM BOARD AND INSULATED WITH FIBERGLASS INSULATION R-30 (FLAT ROOF).
- ANY LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR SHALL NEED A SILL GASKET TO AVOID MOISTURE INTRUSION.

STRENGTH OF MATERIALS

- CONCRETE FOOTINGS, SLAB & BEAM
- REINFORCING STEEL
- REINFORCED MASONRY
- MASONRY GROUT
- SOIL BEARING (ASSUMED, TO BE VERIFIED)
- BOLTS FOR STEEL & WOOD CONNECTIONS
- FRAMING LUMBER

f'c = 3,000 psi
 fy = 60,000 psi
 fm = 1,500 psi
 fc = 3,000 psi
 2,000 psf
 A307
 #2 SYP

- SHEATHING DIAPHRAGM (ROOF)
- UNBLOCKED DIAPHRAGM

13 APA RATED SHEATHING
 ALLOWABLE SHEAR=285 POUNDS PER FOOT 10d
 DEFORMED NAILS @6" O.C. AT ALL ENDS, EDGES,
 CUTS & TERMINATIONS & @ 12" O.C. AT INTERIOR
 SUPPORTS.

- SHEATHING DIAPHRAGM (WALLS)
- UNBLOCKED DIAPHRAGM

13 APA RATED SHEATHING
 ALLOWABLE SHEAR=310 POUNDS PER FOOT 10d
 DEFORMED NAILS @6" O.C. AT ALL ENDS, EDGES,
 CUTS & TERMINATIONS & @ 12" O.C. AT INTERIOR
 SUPPORTS.

- DECK DIAPHRAGM (FLOORS)
- UNBLOCKED DIAPHRAGM

23 APA RATED SHEATHING
 ALLOWABLE SHEAR=825 POUNDS PER FOOT
 CONSTRUCTION ADHESIVE & (2) ROWS OF 10d
 DEFORMED NAILS @6" O.C. AT ALL ENDS, EDGES,
 CUTS & TERMINATIONS & @ 12" O.C. AT INTERIOR
 SUPPORTS.

COMPONENTS & CLADDING WIND PRESSURE CHART

| COMPONENTS & CLADDING ULTIMATE PRESSURE SCHEDULE WALLS, DOORS & WINDOWS ENCLOSE BUILDING GC _w = +/- 0.18 (-) INDICATES OUTWARD; (+) INDICATES INWARD | | | COMPONENTS & CLADDING ULTIMATE PRESSURE SCHEDULE ROOFS & WINDOWS ENCLOSE BUILDING GC _w = +/- 0.18 (-) INDICATES OUTWARD; (+) INDICATES INWARD | | | |
|--|-----------------------------|----------------------|---|------------------|------------------------------------|----------------------------------|
| EFFECTIVE AREA COMPONENT 4' OF EAVE OR TRANSITION | WITHIN 4' CORNER TRANSITION | NOT WITHIN 4' CORNER | EFFECTIVE AREA OF COMPONENT | WITHIN 4' CORNER | NOT WITHIN 4' OF CORNER BUT WITHIN | NOT WITHIN 4' OF CORNER, EAVE OR |
| 0 SF<AREA<20 SF | +36.2 -48.5 | +36.2 -39.3 | 0 SF<AREA<20 SF | +20.9 -57.7 | +20.9 -57.7 | +20.9 -33.2 |
| 20 SF<AREA<30 SF | +34.7 -45.1 | +34.7 -37.8 | 20 SF<AREA<30 SF | +19.0 -53.1 | +19.0 -53.1 | +19.0 -32.2 |
| 30 SF<AREA<40 SF | +33.8 -43.3 | +33.8 -36.8 | 30 SF<AREA<40 SF | +17.8 -50.3 | +17.8 -50.3 | +17.8 -31.6 |
| 40 SF<AREA<50 SF | +32.8 -42.1 | +32.8 -35.9 | 40 SF<AREA<50 SF | +17.2 -48.5 | +17.2 -48.5 | +17.2 -31.3 |
| 50 SF<AREA<75 SF | +32.5 -40.8 | +32.5 -35.6 | 50 SF<AREA<75 SF | +16.6 -47.0 | +16.6 -47.0 | +16.6 -31.0 |
| 75 SF<AREA<100 SF | +31.6 -39.0 | +31.6 -34.7 | 75 SF<AREA<100 SF | +15.4 -44.2 | +15.4 -44.2 | +15.4 -30.4 |
| 100 SF<AREA<125 SF | +30.7 -37.8 | +30.7 -33.8 | 100 SF<AREA<125 SF | +14.7 -42.4 | +14.7 -42.4 | +14.7 -30.1 |
| 125 SF<AREA<150 SF | +30.4 -36.5 | +30.4 -33.5 | 125 SF<AREA<150 SF | +14.7 -42.4 | +14.7 -42.4 | +14.7 -30.1 |
| AREA>150 SF | +29.8 -35.6 | +29.8 -32.8 | AREA>150 SF | +14.7 -42.4 | +14.7 -42.4 | +14.7 -30.1 |

NOTE: ALL BUILDING ELEMENTS EXPOSED TO WIND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO RESIST THE WIND PRESSURES INDICATED & TO MEET OTHER CODE REQUIREMENTS FOR AIR & WATER INTRUSION. WIND LOADS ABOVE ARE ULTIMATE LOADS. USE ULTIMATE WIND PRESSURE W/ ASCE-7/16 LOAD COMBINATIONS, MULTIPLY LOADS BY 0.6 TO OBTAIN NOMINAL LOADS.

TERMITE NOTES:

- A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION & TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.
- CONDENSATE AND ROOF DOWN SPOUTS SHALL DISCHARGE 1'-0" AWAY FROM BUILDING SIDE WALLS.
- IRRIGATION/SPRINKLER SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.
- TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION THE DISTANCE BETWEEN WALL COVERING & FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT OR DECORATIVE CONTENTIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.
- INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 1816.1.1
- SOIL DISTRIBUTED AFTER THE INITIAL TREATMENT SHALL BE RE-TREATED INCLUDING SPACES BOXED & FORMED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 1816.1.2
- BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATIONS OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE THE SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11
- MINIMUM 6 MIL RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- CONCRETE OVER POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING & IRRIGATION ANY SOIL DISTRIBUTED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- ALL BUILDING ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES THE TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES." IN ACCORDANCE WITH FLORIDA BUILDING CODE 7th EDITION 2020 SECTION 2304.11.
- AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.
- NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

PRODUCT APPROVAL LIST – HARDWARE:

| ITEM | PRODUCT MODEL | SUB CATEGORY | MANUFACTURER | FLORIDA APPROVAL # | EXPIRATION DATE |
|------|---------------|----------------|--------------------|--------------------|-----------------|
| 1 | SP1 & SP2 | STUD PLATE | SIMPSON STRONG TIE | FL#10456.10-R5 | 06-30-21 |
| 2 | H10A | HURRICANE TIE | SIMPSON STRONG TIE | FL#10456.2-R5 | 06-30-21 |
| 3 | MSTA12/MSTA18 | STRAIGHT STRAP | SIMPSON STRONG TIE | FL#11473.11 | 12-31-21 |

PRODUCT APPROVAL LIST:

| ITEM | PRODUCT MODEL | SUB CATEGORY | MANUFACTURER | FLORIDA APPROVAL # | EXPIRATION DATE |
|------|---------------|--------------------|--------------|--------------------|-----------------|
| 1 | V1 SERIES | SINGLE HUNG WINDOW | SILVER LINE | FL#14911-R12 | 07-23-23 |

STRUCTURAL NOTES:

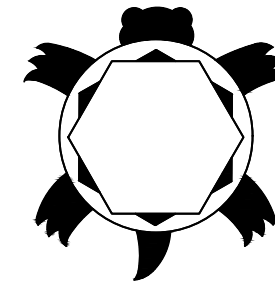
- BEFORE STARTING CONSTRUCTION, THE CONTRACTOR NEEDS TO VERIFY THE EXISTING CONDITION & DIMENSIONS.
- ALL VERTICAL, HORIZONTAL OR DIAGONAL MEMBERS SHALL BE CONNECTED USING STRAP CONNECTORS.
- ALL CONCRETE WORK SHOULD COMPLY WITH ACI 301, ACI 318, ACI 315 LATEST EDITION
- THE REINFORCING STEEL SHALL BE GRADE 60, ASTM A-615
- THE CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI & W/C = 0.55 FOR 28 DAYS FOR REINFORCE CONCRETE STEM WALLS
- THE CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI & W/C = 0.55 FOR 28 DAYS FOR REINFORCE CONCRETE MASONRY WALLS
- CONCRETE MASONRY BLOCKS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C90. MORTAR FOR MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ASTM C270. FILL ALL MASONRY CELLS WITH CONCRETE.
- CONSTRUCTION JOINTS SHALL BE SPACED NO GREATER THAN 20' O.C.
- ALL JOINT REINFORCEMENT, TIES & OTHER ACCESSORIES SHALL BE RESISTANT TO CORROSION.
- WHERE SOIL UNDER FOOTING CONSIST OF SOFT MATERIAL, PLACE 4" TO 6" OF CRUSHED STONE OR GRAVEL.

DESIGN CRITERIA

| CODE APPLIED = FLORIDA BUILDING CODE 7th EDITION (2020) | |
|--|---|
| 1. LIVE LOAD ROOF FLOOR | 20 PSF 40 PSF |
| 2. DEAD LOAD ROOF | 15 PSF |
| 3. WIND LOADS RISK CATEGORY EXPOSURE CATEGORY INTERNAL PRESSURE COEFFICIENTS; GC | 140 MPH (ULTIMATE) II "B" *±0.18, ENCLOSED STRUCTURE *0.55, PARTIALLY ENCLOSED STRUCTURE *0.0 OPEN STRUCTURE q=50.1 PSF |
| 4. SOIL BEARING (ASSUMED TO BE VERIFIED) | Sb=2000 PSF |
| 5. CLASSIFICATION OF WORK | ALTERATION LEVEL 2 |
| 6. TYPE OF CONSTRUCTION: | TYPE V-B |
| APPLICABLE CODES | |
| FLORIDA BUILDING CODE 7TH EDITION (2020) 2020 FLORIDA BUILDING CODE, PLUMBING 2020 FLORIDA BUILDING CODE, MECHANICAL 2020 FLORIDA BUILDING CODE FOR BUILDING CONSTRUCTION 2020 FLORIDA BUILDING CODE EXISTING BUILDING 2020 FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 2017 NATIONAL ELECTRICAL CODE | |

BERYL

PROJECT ENGINEERING



2810 NORTH 10TH STREET
TAMPA, FL 33605

Office: (813) 616-3301
Mobile (970) 703-3284
Leo@BerylProjectEngineering.com

REVISIONS

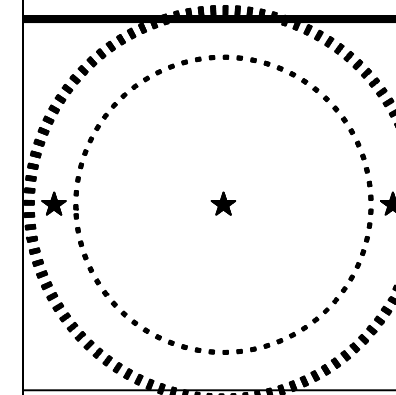
| No. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | --- | --- |
| 2 | --- | --- |
| 3 | --- | --- |

GARAGE CONVERSION
 SAL MEROLA
 3040 8TH AVE NORTH
 ST. PETE, 33713

BUILD IN ACCORDANCE WITH:
 FLORIDA BUILDING CODE,
 7TH EDITION, 2020
 (CURRENT EDITION)

DESCRIPTION

NOTES



Richard Leon Cannyn, PMP, P.E.
 P.E. # 65994

| | |
|---------------------------|---|
| SCALE AS_SHOWN | DRAWING No. N-1 |
| PROJECT No. ISN# 14534 | DRAFTER:BRM DESIGNER:LG REVIEWER: LC TO BE CHECKED BY: LC |
| DATE 6/8/2021 | SHEET No. 4 OF 4 |

3040



Laura Duvekot

From: Salvatore Merola <smerola79@yahoo.com>
Sent: Wednesday, March 10, 2021 2:47 PM
To: Laura Duvekot
Subject: Re: 3040 8th ave n

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Laura, I have an engineer working on the plans now. I'll be in touch before we submit.
Thanks again!
Sal

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, March 10, 2021, 2:20 PM, Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Good afternoon Sal –

Sorry for the slow response. The enclosure of the garage doors would be a change in an opening, which has to be reviewed at public hearing according to the COA matrix. As staff I would support an enclosure that continues the existing siding material, but it would still require public hearing. Let me know if I can help with an application.

Best regards,

Laura Duvekot

Historic Preservationist II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg, Florida

727.892.5451

laura.duvekot@stpete.org

From: Salvatore Merola <smerola79@yahoo.com>
Sent: Wednesday, March 10, 2021 2:01 PM
To: Laura Duvekot <Laura.Duvekot@stpete.org>
Subject: Re: 3040 8th ave n

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Laura,

Just checking to see if you had a chance to read my previous email?

Thanks,

Sal Merola

[Sent from Yahoo Mail for iPhone](#)

On Sunday, March 7, 2021, 3:23 PM, Salvatore Merola <smerola79@yahoo.com> wrote:

Hello Laura ,

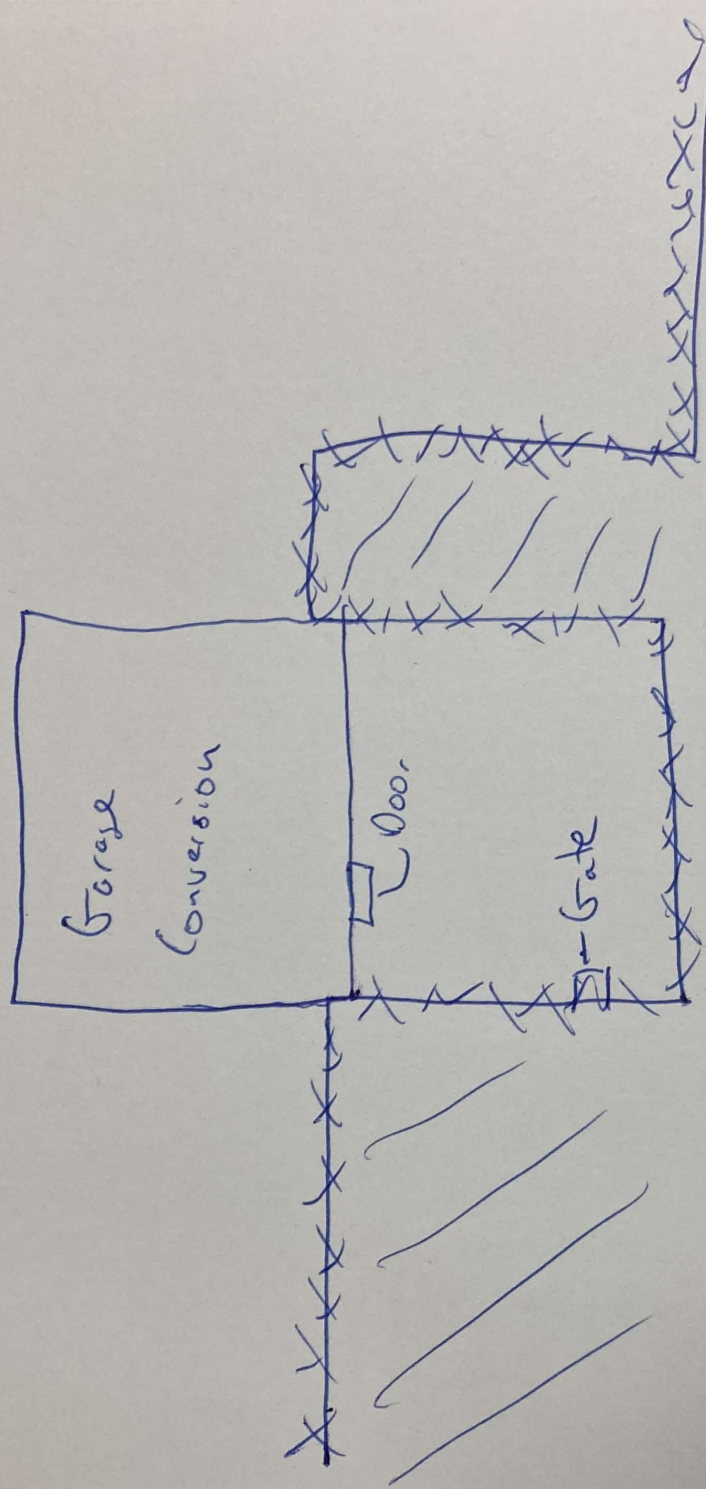
My name is Sal Merola and I'm the owner of 3040 8th ave N in Kenwood. I received the COA application from permitting about converting our detached garage into a ADU. You had mentioned in your email that we might need a hearing about the infill of the garage door. The property, both the home and the garage have vinyl siding that's been added at some point. When the garage door is remove we will just match the vinyl siding to keep it consistent with the rest of the home. Do you feel that would still need a hearing?

Thank you for your time,

Sal Merola

[Sent from Yahoo Mail for iPhone](#)

[Your Sunshine City](#)





Laura Duvekot

From: Salvatore Merola <smerola79@yahoo.com>
Sent: Thursday, June 10, 2021 5:02 PM
To: Laura Duvekot
Subject: Re: 3040 8th ave plans

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Laura,
I'll be adding an impact door and window matching the style of the existing window and door . The door FI # is 22513.6 and the Window FI #14911.5
I will send photos of the property tomorrow .
Thank you
Sal

[Sent from Yahoo Mail for iPhone](#)

On Thursday, June 10, 2021, 3:47 PM, Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Good afternoon –

Thank you for sending these along. For a COA, I'll need photographs of the existing building and a bit more information on the types of windows and doors that are being proposed. I'll check with a Planner to see if any variances may be required.

Because there will be a change to window and door openings, a public hearing before the Community Planning and Preservation Commission will be required. The next deadline is July 16 for the September 14 hearing. Please let me know if I can help in any way or if a site visit would be helpful.

Best regards,

Laura Duvekot

Historic Preservationist II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg, Florida

727.892.5451

laura.duvekot@stpete.org

From: Salvatore Merola <smerola79@yahoo.com>
Sent: Thursday, June 10, 2021 3:20 PM
To: Laura Duvekot <Laura.Duvekot@stpete.org>
Subject: Re: 3040 8th ave plans

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That's Great!

Thanks,

Sal

[Sent from Yahoo Mail for iPhone](#)

On Thursday, June 10, 2021, 3:11 PM, Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Received and I can view it this time! Thank you!

Best regards,

Laura Duvekot

Historic Preservationist II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg, Florida

727.892.5451

laura.duvekot@stpete.org

From: Salvatore Merola <smerola79@yahoo.com>
Sent: Thursday, June 10, 2021 12:36 PM
To: Laura Duvekot <Laura.Duvekot@stpete.org>
Subject: 3040 8th ave plans

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Laura,

I've attached the file as a pdf . Hopefully this one will work.

Thanks,

Sal

[Sent from Yahoo Mail for iPhone](#)

[Your Sunshine City](#)

2' CONCRETE GUTTER

8TH AVENUE NORTH

60' RIGHT-OF-WAY
ASPHALT ROADWAY

AERIAL
(NOT TO SCALE)

FOUND 1/2"
IRON ROD

BASIS OF
BEARINGS 79.20'

4' CONCRETE SIDEWALK

52.4' (P)

FOUND 1/2"
IRON PIPE
BLOCK CORNER

FOUND 1/2"
IRON PIPE

*New
Fence*

LOT 7
BLOCK 4

LOT
BLOCK

120.70'

LOT 6
BLOCK 4
(INCLUDED)

PLATTED
LOT LINE
LESS E 25'
OF LOT 5
BLOCK 4
(INCLUDED)

REMAINDER OF LOT 5, BLOCK 4
(NOT INCLUDED)

24.8'

23.7'
20.4'
GARAGE

1.5' W

1.1' W
4.9' N

1.7' W

ONLINE±
15.6' N

FOUND 5/8"
IRON ROD

79.20'
15' ALLEY (PLAT)

FOUND 1/2"
IRON ROD

LOT 8
BLOCK 4

LOT 9
BLOCK 4

LOT 10
BLOCK 4

LOT
BLOCK



3040

Appendix B:

Maps of Subject Property

The Kenwood Section
- Northwest Kenwood Local Historic District



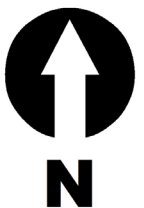
Community Planning and Preservation Commission

3040 8th Ave N

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
21-90200096**



**SCALE:
1" = 170'**

The Kenwood Section
- Northwest Kenwood Local Historic District

9TH AVE N

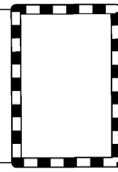
8TH AVE N

6TH AVE N

31ST ST N

30TH ST N

32ND ST N

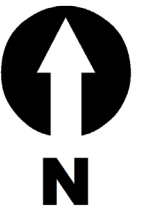


Community Planning and Preservation Commission

3040 8th Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
21-90200096**



SCALE:
1" = 170'