



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

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## STAFF REPORT

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

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action **scheduled for Tuesday, September 8, 2020 at 2:00 p.m.**, by means of communications media technology pursuant to Executive Order 20-69 issued by the Governor on March 20, 2020, and Executive Order 2020-12 issued by the Mayor on April 9, 2020. Everyone is encouraged to view the meetings on TV or online at [www.stpete.org/meetings](http://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.



AGENDA ITEM:

CITY FILE NO.: 20-90200075

REQUEST:

Review of a Certificate of Appropriateness for replacement of a front door and sidelights at 217 27<sup>th</sup> Avenue North, a property proposed for inclusion as a contributing property to a local historic district currently pending public hearing

OWNER:

Regina Myers

PARCEL ID NO.:

23-31-16-35082-014-0070

ADDRESS:

217 27<sup>th</sup> Avenue North

LEGAL DESCRIPTION:

HALL'S CENTRAL AV NO. 1 BLK 14, S ½ OF LOTS 7 AND 8

ZONING:

NT-2

## Historic Significance

The Craftsman bungalow at 217 27<sup>th</sup> Street North (“the subject property”) was constructed between 1923 and 1926. It appears that the house was initially a winter residence for Julia Maier and her daughter Margaret, whose family owned the property at least until the late-1950s.<sup>1</sup> The subject property offers a highly intact example of the double front gable subtype of the Craftsman bungalow, with a front porch symmetrically placed at the façade but articulated from the building’s main form. Flared eaves, a low-pitched roof, and five-over-one windows further reference the Craftsman style. The house’s one-story, long and narrow form with a bay projection at the south side elevation is typical of bungalows found in St. Petersburg’s pre-World War II suburbs such as Kenwood.

The subject property is a contributing property to the Kenwood National Register Historic District (Florida Master Site File No. 8PI07712). The area generally bounded by 1<sup>st</sup> Avenue North, 5<sup>th</sup> Avenue North, 26<sup>th</sup> Street North, and 28<sup>th</sup> Street North is subject to a complete application for local historic district designation as the Kenwood Section - Southwest Central Kenwood Local Historic District (City File 19-90300002), which is pending public hearing. The subject property is recommended for inclusion in this district as a contributing property by this application, and staff concurs with this evaluation of the resource’s contributing status. Because of the prolonged duration of the proposed district’s pending status.

## Project Description and Review

### Project Description

The subject property’s entrance presently consists of a wooden, glazed “prairie style” single-action door flanked by sidelights (Figure 1 **Error! Reference source not found.**). The door does not appear to be historic. When the subject property was surveyed in 1995 as part of the St. Petersburg Neighborhood Survey, Phase III – Kenwood and recorded as FMSF No. 8PI07712, the recorder noted a primary entryway composed of “double entrance doors, 15 lights each,” suggesting paired French doors. The existing front door and sidelights were therefore installed after 1995, and outside of the district’s period of significance. The non-historic status of the existing door is supported by staff observation of materials and construction methods. The existing door has suffered deterioration and wood rot.

The proposed door, as shown in the application (Figure 2), will be a fiberglass single-action door featuring two panels and a six-light glazed portion at its upper third. Its solid and glazed portions reference the grounded proportions of horizontal panel doors with similar glazing that were popular during the Craftsman era. The single-light sidelights that flank the current door will be replicated.

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<sup>1</sup> *Tampa Bay Times*, November 13, 1928; Property Card for 217 27<sup>th</sup> Street North, St. Petersburg.



**Figure 1: Existing front entry door and sidelights**



**Figure 2: Proposed door**

### 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 subject property is proposed to be included in the pending Kenwood Section – Southwest Kenwood Local Historic District, whose early twentieth century architectural character is largely derived from its collection of highly intact Craftsman bungalows.

The original entryway's configuration and design is unknown, as the paired French doors observed in the 1995 neighborhood survey did not represent a very common primary entryway for St. Petersburg's Craftsman bungalows, and the existing door was installed after 1995.

The proposed partially-glazed door with sidelights does combine elements commonly found historically in similar resources. Further, both the design of the paneled door with six-light glazing at the upper third, and the door assembly composed of a single-action door and sidelights, are recommended features of the Craftsman style by St. Petersburg's Design Guidelines for Historic Properties.

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

**Consistent** The proposed project will not affect the building's footprint and will have minimal impact on other resources within the district.

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

**Consistent** The proposed door will introduce a non-historic material in its fiberglass construction. However, its design replicates one that is historically common within the district.

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

**Not discussed  
by application**

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 a proposed to be 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.*

**Consistent** The subject property is, and will continue to be, a single-family residence.

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** As noted above, the proposed replacement door features stylistic characteristics common to the district, but the original style of the door is not known. Further, no historic material would be removed since the existing door dates to the mid-1990s or later.

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 exact configuration and stylistic details of the original entryway at the subject property are unknown, but the proposal blends common elements. Staff finds it to be appropriate both to the individual resource and to the district.

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

**Not applicable** The existing door was installed after 1995.

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

**Consistent** The door to be removed is not historic. The existing opening will be preserved.

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

**Consistent** The current door is not historic. The opening and trim will be preserved and repaired as necessary.

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

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 met.
- Additional Guidelines for Alterations: 6 of 6 relevant criteria met or generally satisfied.

### Staff Recommendation and Conditions of Approval

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 217 27<sup>th</sup> St. N., subject to the following:

1. The existing entryway opening and trim will be preserved, as proposed.
2. Sidelights will be recessed in wall plane approximately 2"-3" to provide consistency with existing historic windows.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
4. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

## References

City of St. Petersburg. Property Card for 217 28<sup>th</sup> Street North. On file, City of St. Petersburg.  
*Tampa Bay Times*. November 13, 1928.

# Appendix A:

Application No. 20-90200075 and Submittals





# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

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

## PROPOSED SCOPE OF WORK

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

Building or Site Feature	Photo No.	Proposed Work
DOOR + SIDE LIGHTS		REPLACE EXISTING DOOR WHICH IS BEYOND REPAIR. DOOR WILL BE REPLACED WITH A CRAFTSMAN DOOR. SIDELIGHTS TO MATCH EXISTING WILL ALSO BE REPLACED



FL #  
Application Type  
Code Version  
Application Status

FL13541-R16 **6**  
Revision  
2017  
Approved

\*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments  
Archived



Product Manufacturer  
Address/Phone/Email

JELD-WEN  
3737 Lakeport Blvd  
Klamath Falls, OR 97601  
(800) 535-3936  
fbc1@jeld-wen.com

Authorized Signature

Rylee Sumner Fricks  
fbc1@jeld-wen.com

Technical Representative  
Address/Phone/Email

JELD-WEN Corporate Customer Service  
3737 Lakeport Blvd.  
Klamath Falls, OR 97601  
(800) 535-3936  
customerserviceagents@jeld-wen.com

Quality Assurance Representative  
Address/Phone/Email

Category  
Subcategory

Exterior Doors  
Swinging Exterior Door Assemblies

Compliance Method

Certification Mark or Listing

Certification Agency  
Validated By

National Accreditation & Management Institute  
National Accreditation & Management Institute

Referenced Standard and Year (of Standard)	<b>Standard</b>	<b>Year</b>
	AAMA 1304	2002
	ASTM E283	2004
	ASTM E330	2002
	TAS 202	1994

Equivalence of Product Standards  
Certified By

Florida Licensed Professional Engineer or Architect  
[FL13541\\_R16\\_Equiv\\_ASTM\\_D638\\_Equivalency\\_SS\\_2019-11-05.pdf](#)  
[FL13541\\_R16\\_Equiv\\_ASTM\\_E84\\_Eq\\_Ltr\\_SS\\_2017-10-16.pdf](#)

Product Approval Method

Method 1 Option A

Date Submitted 10/16/2019  
 Date Validated 12/13/2019  
 Date Pending FBC Approval  
 Date Approved 12/17/2019

**Summary of Products**

FL #	Model, Number or Name	Description
13541.1	A. Design Pro / Smooth Pro / Studio Fiberglass	Single (X) Opaque Fiberglass Door, 3'-0" x 6'-8" and 3'-0" x 8'-0", Inswing and Outswing
<b>Limits of Use</b> Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		<b>Certification Agency Certificate</b> <a href="#">FL13541 R16 C CAC NI011906.01-R11.pdf</a> <a href="#">FL13541 R16 C CAC NI011906-R10.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 03/30/2026 <b>Installation Instructions</b> <a href="#">FL13541 R16 II 13541.1 SS 2019-10-01.pdf</a> Verified By: Hermes F. Norero 73778 Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL13541 R16 AE PER 2742.2.pdf</a> Created by Independent Third Party: Yes
13541.2	B. Design Pro / Smooth Pro Fiberglass	Single (X) Glazed Fiberglass Door, 3'-0" x 6'-8" and 3'-0" x 8'-0", Inswing and Outswing
<b>Limits of Use</b> Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		<b>Certification Agency Certificate</b> <a href="#">FL13541 R16 C CAC NI011921.01-R10.pdf</a> <a href="#">FL13541 R16 C CAC NI011921-R11.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 03/30/2026 <b>Installation Instructions</b> <a href="#">FL13541 R16 II 13541.2 SS 2019-10-01.pdf</a> Verified By: Hermes F. Norero, P.E. 73778 Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL13541 R16 AE PER 2743.2.pdf</a> Created by Independent Third Party: Yes
13541.3	C. Design Pro / Smooth Pro / Studio Fiberglass	Double (XX) Opaque Fiberglass Door, 6'-0" x 6'-8" and 6'-0" x 8'-0", Inswing and Outswing
<b>Limits of Use</b> Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		<b>Certification Agency Certificate</b> <a href="#">FL13541 R16 C CAC NI011907.01-R10.pdf</a> <a href="#">FL13541 R16 C CAC NI011907-R10.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 03/30/2026 <b>Installation Instructions</b> <a href="#">FL13541 R16 II D015688-DP SP OPQ NI ASTM XX FBC SS 2019-12-12.pdf</a> Verified By: Hermes F. Norero 73778 Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL13541 R16 AE PER 2744.2.pdf</a> Created by Independent Third Party: Yes
13541.4	D. Design Pro / Smooth Pro Fiberglass	Double (XX) Glazed Fiberglass Door, 6'-0" x 6'-8" and 6'-0" x 8'-0", Inswing and Outswing
<b>Limits of Use</b> Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +50/-50 Other:		<b>Certification Agency Certificate</b> <a href="#">FL13541 R16 C CAC NI011908.01-R11.pdf</a> <a href="#">FL13541 R16 C CAC NI011908-R11.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 03/30/2026 <b>Installation Instructions</b> <a href="#">FL13541 R16 II D015689-DP SP GLZ NI ASTM XX FBC SS 2019-12-12.pdf</a>

		Verified By: Hermes F. Norero 73778 Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL13541 R16 AE PER 2745.2.pdf</a> Created by Independent Third Party: Yes
13541.5	E. Design Pro / Smooth Pro / Studio Fiberglass	Single with side lite(s) (X,O/ O,X/ O,X,O) Opaque Fiberglass Door, 9'-0" x 6'-8" and 9'-0" x 8'-0", Inswing and Outswing
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> No <b>Design Pressure:</b> N/A <b>Other:</b>		<b>Certification Agency Certificate</b> <a href="#">FL13541 R16 C CAC NI011910.01-R11.pdf</a> <a href="#">FL13541 R16 C CAC NI011910-R11.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 03/30/2026 <b>Installation Instructions</b> <a href="#">FL13541 R16 II 13541.5 SS 2019-10-01.pdf</a> Verified By: Hermes F. Norero 73778 Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL13541 R16 AE PER 2746.2.pdf</a> Created by Independent Third Party: Yes
13541.6	F. Design Pro / Smooth Pro Fiberglass	Single with side lite(s) (X,O/ O,X/ O,X,O) Glazed Fiberglass Door, 9'-0" x 6'-8" and 9'-0" x 8'-0", Inswing and Outswing
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> No <b>Design Pressure:</b> N/A <b>Other:</b>		<b>Certification Agency Certificate</b> <a href="#">FL13541 R16 C CAC NI011923.01-R11.pdf</a> <a href="#">FL13541 R16 C CAC NI011923-R11.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 03/30/2026 <b>Installation Instructions</b> <a href="#">FL13541 R16 II 13541.6 SS 2019-10-01.pdf</a> Verified By: Hermes F. Norero 73778 Created by Independent Third Party: Yes <b>Evaluation Reports</b> <a href="#">FL13541 R16 AE PER 2747.2.pdf</a> Created by Independent Third Party: Yes

# JELD-WEN®

## WINDOWS & DOORS

### DESIGN PRO / SMOOTH PRO FULL LITE

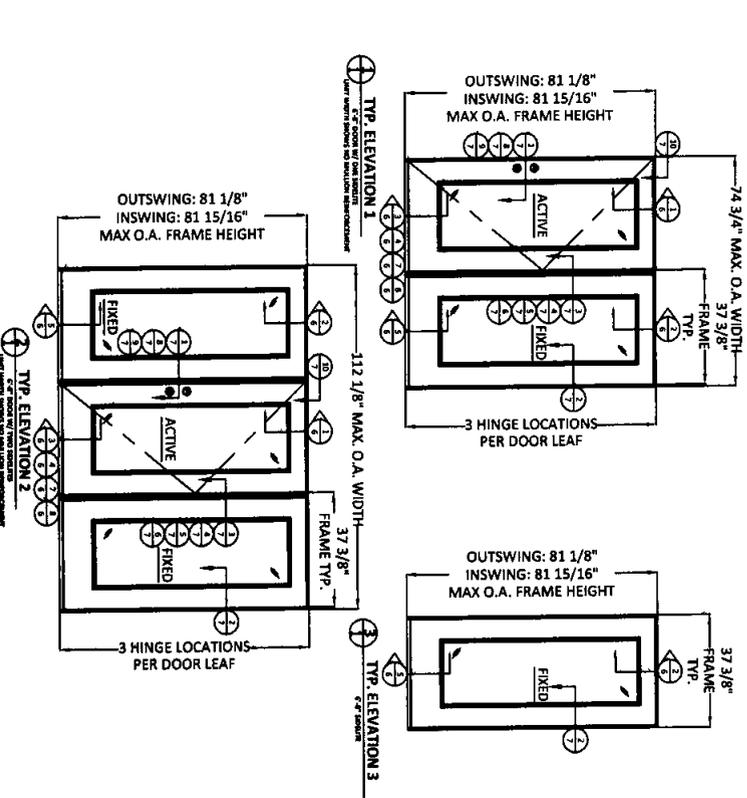
#### NON-IMPACT

FOR USE OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ)

**GENERAL NOTES:**

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND FLORIDA BUILDING CODE (FGC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
  - ASTM E330-02
  - ASTM E283-04
  - AAMA 1304-02
- ADAPTIVITY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY OR 2X FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSEERING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OR INSTALLATION.
- THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
- GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 4 FOR GLAZING DETAILS.
- FIXED FULL LITE APPROVAL COVERS USE OF FRACTIONAL GLAZING, INCLUDING INTERNAL GRID, BLINDS BETWEEN GLASS, DECO, AND EXTERNAL AND INTERNAL WROUGHT IRON, RADIIUS (SHAPED) LITES ARE QUALIFIED FOR 6'-8" DOORS AT DP +/-50 PSF ONLY.
- 6-PANEL DOOR SHOWN FOR ILLUSTRATION PURPOSES. ADDITIONAL PANEL CONFIGURATIONS AND FLUSH DOORS ARE QUALIFIED.
- NOTE: OPERATING ARCO H-497 STILL MEETS WATER INFILTRATION AT WATER TEST PRESSURE (WTP) OF 9.75 PSF. FIXED SIDELITE MEETS WATER INFILTRATION AT WTP OF 7.5 PSF. REMAINING SILLS NOT RATED FOR WATER INFILTRATION. IF AUTHORITY HAVING JURISDICTION REQUIRES THAT PRODUCT MEETS THIS REQUIREMENT, INFILTRATION SHALL BE USED WHEN INSTALLED AT LOCATION PROTECTED BY OVERHANG SUCH THAT OVERHANG (OH) RATIO = OH LENGTH + OH HEIGHT IS 2:1.0

SHEET	REVISION	SHEET DESCRIPTION
1	A	TYPICAL ELEVATIONS, DESIGN PRESSURES, AND GENERAL NOTES
2	A	TYPICAL ELEVATIONS
3	A	TYPICAL ANCHOR LAYOUTS AND NOTES
4	A	QUALIFIED CONFIGURATIONS & GLAZING DETAIL
5	-	OPTIONAL 2X BUCK ANCHORING DETAILS
6	A	VERTICAL ASSEMBLIES
7	A	HORIZONTAL ASSEMBLIES
8	A	WOOD SUBSTRATES
9	A	CONCRETE SUBSTRATES
10	A	COMPONENTS & BILL OF MATERIALS



CONFIGURATION	MAX. OVERALL NOMINAL SIZE	DESIGN PRESSURE (PSF)				MISSILE IMPACT RATING
		INSWING	OUTSWING	INSWING	OUTSWING	
Ø	3'-0"	50*	55	50*	50	NON-IMPACT
O.X.O	9'-0"	50*	55	50*	50	NON-IMPACT
O.X.O VENT LITE	9'-0"	50*	55	50*	50	NON-IMPACT
O.X.O RADIUS	9'-0"	50*	55	50*	50	NON-IMPACT
Ø	3'-0"	45*	45	45*	45	NON-IMPACT
O.X.O	9'-0"	45*	45	45*	45	NON-IMPACT
X.O	6'-0"	50*	55	50*	50	NON-IMPACT
X.O VENT LITE	6'-0"	50*	55	50*	50	NON-IMPACT
X.O RADIUS	6'-0"	50*	55	50*	50	NON-IMPACT
X.O	6'-0"	45*	45	45*	45	NON-IMPACT

\*SEE GENERAL NOTE 7, SHEET 1, FOR WATER INFILTRATION APPROVED SILLS.

**NOTES:**  
 1. ALL DOORS SHOWN IN CONFIGURATIONS ON THIS SHEET MAY BE LEFT HAND OR RIGHT HAND OPERATING DOORS.  
 2. SIDE LITE MAY BE USED IN LIEU OF DOOR IN CONFIGURATIONS SHOWN ABOVE AS LONG AS O.A. DIMENSIONS ARE NOT SUPPRESSED.

PREPARED BY: BUILDING DROPS, INC.  
 288 E. OAKMATH BLVD., STE. 238  
 OAKMATH FALLS, FL 32157  
 PH: (541)882-3451  
 FAX: (541)850-2609  
 WWW: www.buildingdrops.com

3737 LAKEPORT BLVD.,  
 KLAMATH FALLS, OR 97601  
 PH: (541)882-3451  
 FAX: (541)850-2609

**JELD-WEN**  
 WINDOWS & DOORS

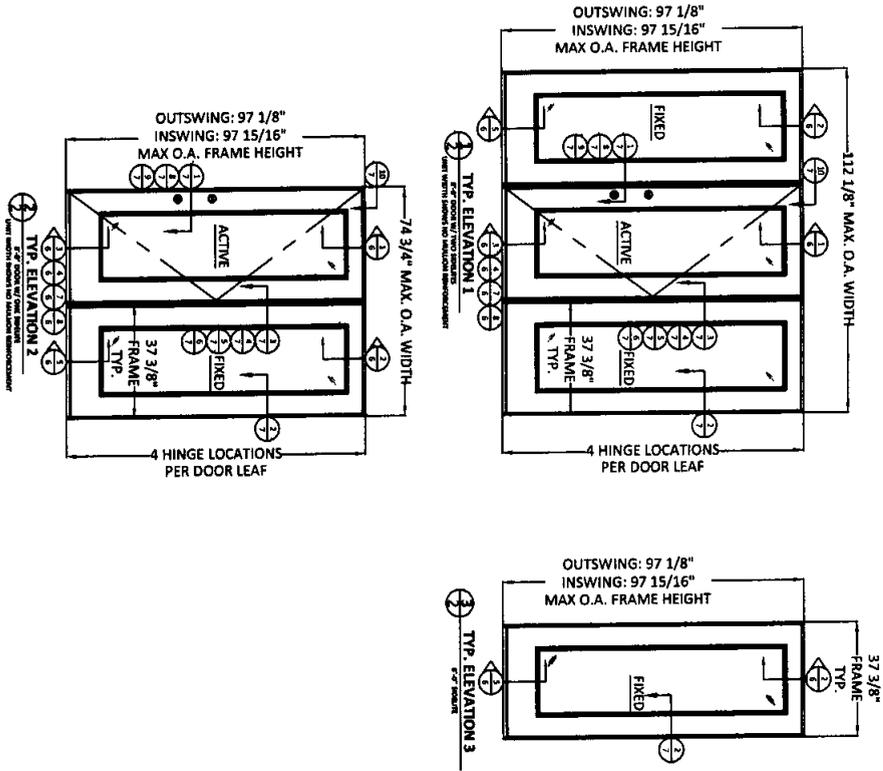
**TITLE:** DESIGN PRO / SMOOTH PRO FULL LITE NON-IMPACT  
 TYPICAL ELEVATIONS, DESIGN PRESSURES, AND GENERAL NOTES

**REMARKS:** BY DATE  
 Add Add. Sill, Multi-Point Lock, & Radius Lites. 06/29/14  
 Reference DWG: M4020004 AM 09/24/15

THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE DESIGN AND MANUFACTURING INSTRUCTIONS PROVIDED WITH THIS PRODUCT. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE AUTHORITY HAVING JURISDICTION. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE AUTHORITY HAVING JURISDICTION. THE INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE AUTHORITY HAVING JURISDICTION.

Digitally signed by Hermes F. Norero  
 Reason: I am approving this document  
 Date: 2015.10.01 19:07:00 -0400

DATE: 02.05.14  
 DWG. BY: GJM  
 SCALE: NTS  
 CHK. BY: SS/MSS  
 DWG. #: D015691  
 SHEET: 1 OF 10



TITLE: DESIGN PRO/SMOOTH PRO FULL LITE  
NON-IMPACT  
TYPICAL ELEVATIONS

3737 LAKEPORT BLVD.,  
KLAMATH FALLS, OR 97601  
PH: (541)882-3451  
FAX: (541)850-2609

PREPARED BY:  
BUILDING DROPS, INC.  
308 E. OMAHA BOULEVARD  
CLATSOP COUNTY, OR 97130  
PH: (503)848-4428  
FAX: (503)744-8738  
WEB: www.buildingdrops.com

REMARKS	BY	DATE
Add ADA full, multi-point lock & bubble lift	GL	06/27/24
Reference DWG: M4010304	MM	09/04/19



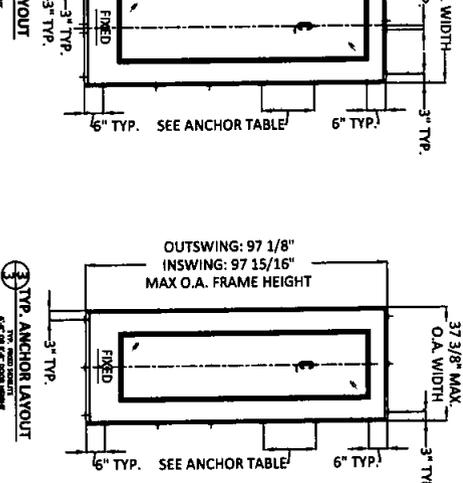
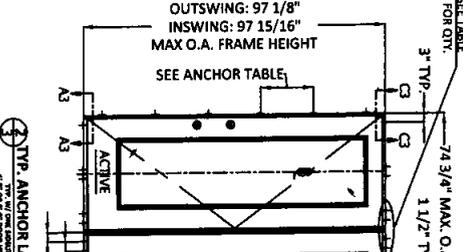
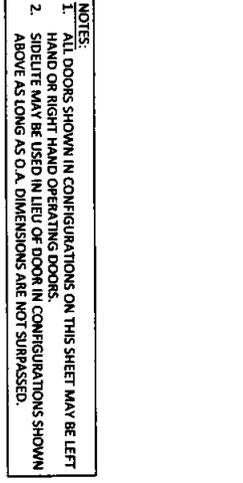
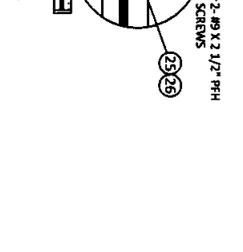
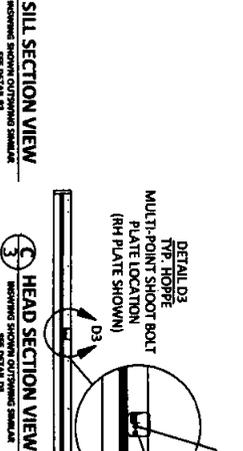
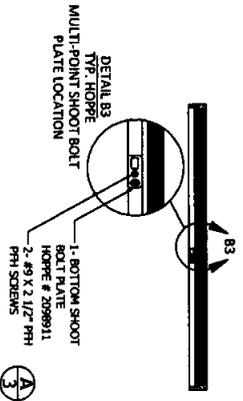
DATE: 02.05.14  
DWG. BY: GL/TJM  
CHK. BY: SS/MSS  
SCALE: NTS  
DWG. #: D015691  
SHEET: OF 10

2

**INSTALLATION NOTES:**

- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
- SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIMS(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
- INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING, AND SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- FOR 2X STUD CONSTRUCTION, ANCHORING OF THESE PRODUCTS SHALL BE THE SAME AS FOR 2X BUCK CONCRETE/MASONRY CONSTRUCTION.
- INSTALLATION ANCHOR CAPACITIES FOR PRODUCTS HEREIN ARE BASED ON SUBSTRATE MATERIALS WITH THE FOLLOWING PROPERTIES:
  - WOOD - MINIMUM SPECIFIC GRAVITY OF 0.55.
  - CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
  - GROUT-FILLED CMU - UNIT STRENGTH CONFORMS TO ASTM C-90 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AND GROUT CONFORMS TO ASTM C 476; MINIMUM GROUT COMPRESSIVE STRENGTH OF 2000 PSI.
  - HOLLOW BLOCK CMU - UNIT STRENGTH CONFORMS TO ASTM C-90 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- SEE SHEETS 8 AND 9 FOR MORE DETAILS OF THE INSTALLATION REQUIREMENTS, INCLUDING ANCHOR LOCATIONS, EDGE DISTANCES, EMBEDMENTS, AND SHIM SPACING.
- OPTIONALLY ANCHORS CAN BE PLACED IN NARROW SECTION OF HEAD OR JAMB AS LONG AS MINIMUM EMBEDMENT AND EDGE DISTANCE ARE ACHIEVED.

ANCHOR TYPE	ANCHOR SIZE	SUBSTRATE	MIN. EMBEDMENT	MIN. EDGE DISTANCE	6" DOORS		8" DOORS	
					MAX. O.C. SPACING AT JAMBS	# OF ANCHORS AT HEAD/SILL CLUSTERS	MAX. O.C. SPACING AT JAMBS	# OF ANCHORS AT HEAD/SILL CLUSTERS
WOOD SCREW	#10	2X WOOD BUCK OR FRAMING	1-1/2"	3/4"	17-1/2"	4	17-1/4"	4
ITW TAPCON	3/16"	CONCRETE/CMU	1-1/4"	2-1/2"	17-1/2"	4	17-1/4"	4
EICO ULTRACON	1/4"	CONCRETE/CMU	1-3/8" CONC. 1-1/4" CMU	1"	17-1/2"	4	17-1/4"	4
ITW TAPCON	3/16"	CONCRETE/CMU	1-1/4"	1"	11-5/8"	8	14-3/8"	6



- NOTES:**
- DOORS SHOWN IN CONFIGURATIONS ON THIS SHEET MAY BE LEFT HAND OR RIGHT HAND OPERATING DOORS.
  - SIDELETE MAY BE USED IN LIEU OF DOOR IN CONFIGURATIONS SHOWN ABOVE AS LONG AS O.A. DIMENSIONS ARE NOT SURPASSED.

DATE: 02.05.14  
 DWG. BY: GHE/BK  
 GL/JIM SS/MSS  
 SCALE: NTS  
 DWG. #: D015691  
 SHEET: 3 OF 10

**HERMES ENGINEERING**  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 No. 74718  
 1000 N. W. 13th Ave., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 561-1313  
 Fax: (954) 561-1314  
 Website: www.hermeseng.com

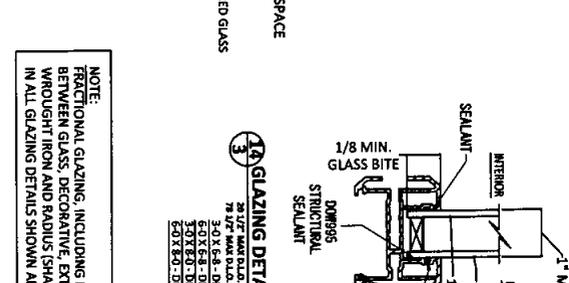
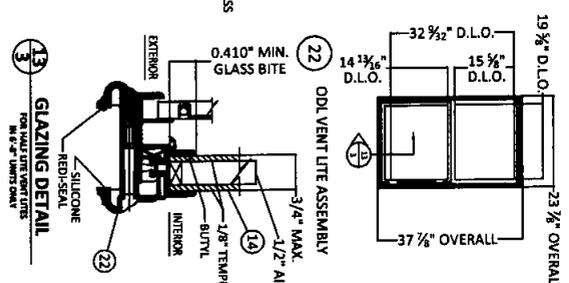
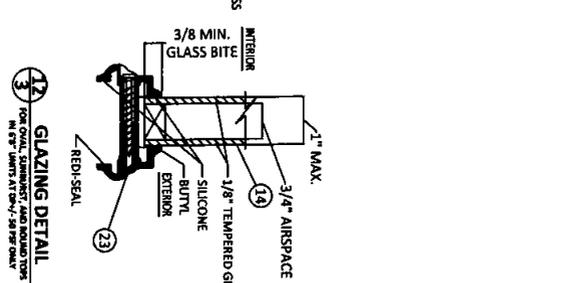
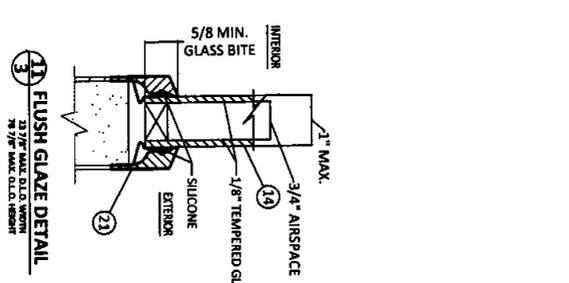
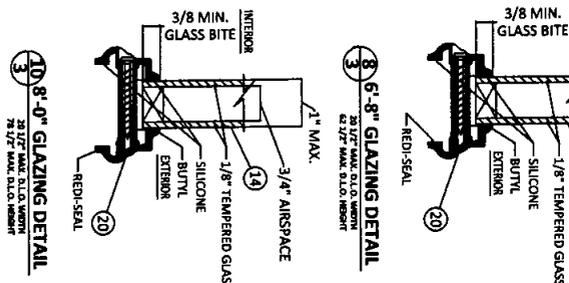
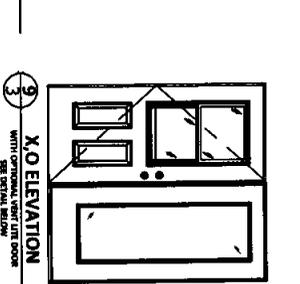
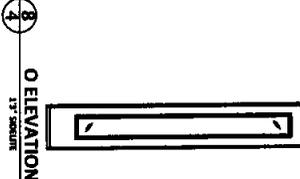
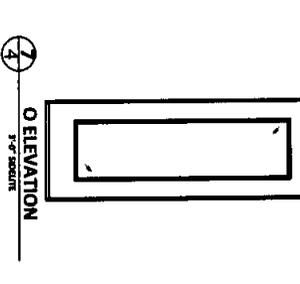
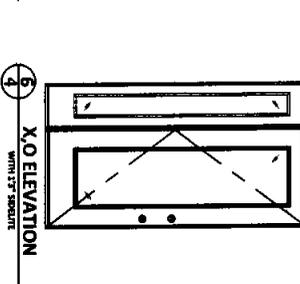
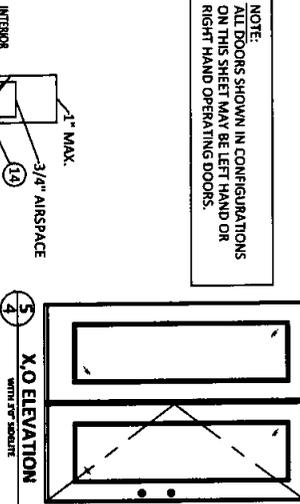
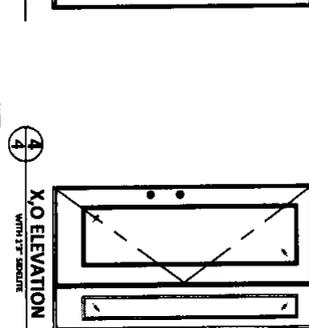
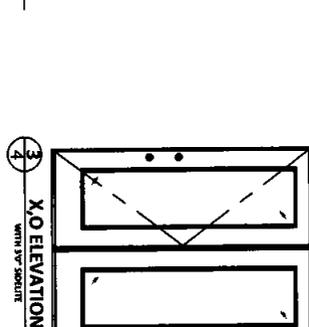
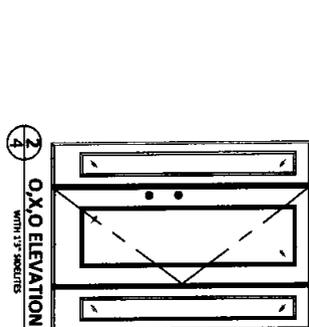
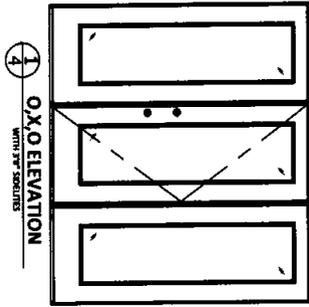
TITLE: DESIGN PRO/SMOOTH PRO FULL LITE NON-IMPACT  
 TYPICAL ANCHOR LAYOUTS AND NOTES

PREPARED BY: BUILDING DROPS, INC.  
 396 E. DUNN RICHIE BLVD., STE 308  
 DUNN RICHIE, FL 32009  
 PH: (904) 244-4378  
 FAX: (904) 244-4378  
 Website: www.buildingdrops.com

3737 LAKEPORT BLVD.,  
 KLAMATH FALLS, OR 97601  
 PH: (541)882-3451  
 FAX: (541)850-2609

**JELD-WEN**  
 WINDOWS & DOORS

NOTE:  
ALL DOORS SHOWN IN CONFIGURATIONS  
ON THIS SHEET MAY BE LEFT HAND OR  
RIGHT HAND OPERATING DOORS.



NOTE:  
FRACTIONAL GLAZING, INCLUDING INTERNAL GRID, BLINDS  
BETWEEN GLASS, DECORATIVE, EXTERNAL AND INTERNAL  
WROUGHT IRON AND RADIIUS (SHAPED) LITES ARE APPROVED  
IN ALL GLAZING DETAILS SHOWN ABOVE.

DATE: 02.05.14  
DWG. BY: GJM  
CHK. BY: SS/MSS  
SCALE: NTS  
DWG. #: D015691  
SHEET: 4 OF 10

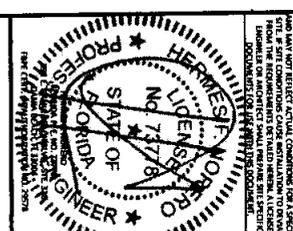
PREPARED BY:  
**BUILDING DROPS, INC.**  
598 E. OMAHA BEACH BLVD., STE. 138  
DUMAS, MO 64728  
PH: (541) 882-4328  
FAX: (541) 882-4328  
WEB: www.buildingdrops.com

TITLE: **DESIGN PRO/SMOOTH PRO FULL LITE  
NON-IMPACT  
QUALIFIED CONFIGURATIONS  
& GLAZING DETAIL**

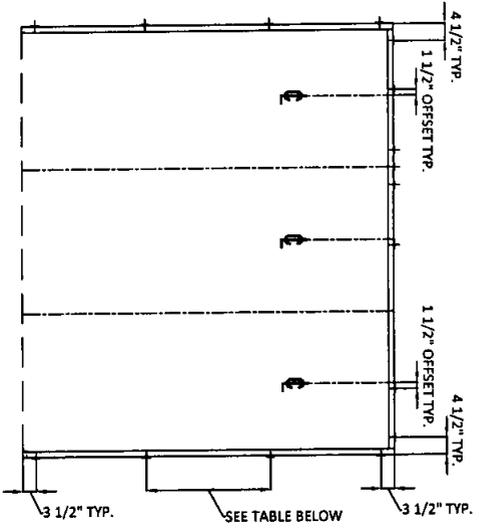
3737 LAKEPORT BLVD.,  
KLAMATH FALLS, OR 97601  
PH: (541) 882-3451  
FAX: (541) 850-2609



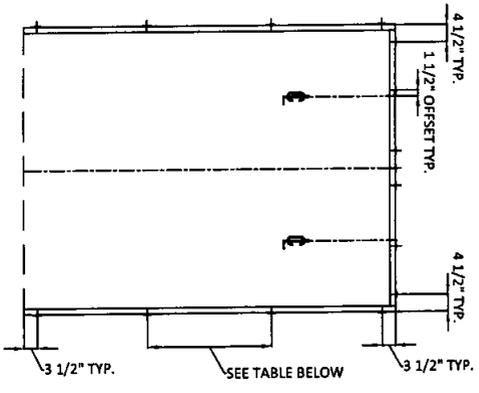
REMARKS	BY	DATE
Add ADA sill, Multi-Point Lock	GL	06/23/14
Reference DWG: 84010834	AM	09/04/15



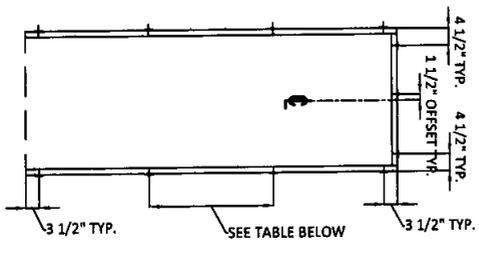
THE SEALS AND STAMPS OF REGISTERED PROFESSIONALS ARE THE PROPERTY OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF OREGON. ANY REPRODUCTION OR USE OF THESE SEALS OR STAMPS WITHOUT THE WRITTEN PERMISSION OF THE BOARD IS STRICTLY PROHIBITED.



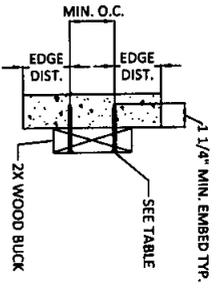
1 TYP. ANCHOR LAYOUT  
OPTIONAL 2X BUCK IN CONCRETE/WALLOW



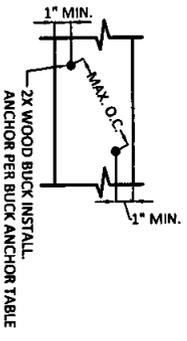
2 TYP. ANCHOR LAYOUT  
OPTIONAL 2X BUCK IN CONCRETE/WALLOW



3 TYP. ANCHOR LAYOUT  
OPTIONAL 2X BUCK IN CONCRETE/WALLOW



3 2X WOOD BUCK INSTALL  
CROSS SECTION



3 2X WOOD BUCK INSTALL  
SIDE VIEW

- NOTES:
- 2X BUCK IS NOT FOR INSTALLATION AT SILL THRESHOLD SHALL BE FASTENED IN ACCORDANCE WITH ANCHOR LOCATIONS SHOWN ON SHEET 3.
  - ANCHORS MAY BE STAGGERED AS SHOWN IN DETAIL 4/5.

2X BUCK ANCHOR TABLE									
ANCHOR TYPE	ANCHOR SIZE	SUBSTRATE	MIN. EMBEDMENT	MIN. EDGE DIST. TO SUBSTRATE	MIN. CENTER TO CENTER DISTANCE	6\"/>			
TTW TAPCON	1/4"	CONCRETE/CMU	1-3/8" - CONC. 1-1/4" - CMU	1-3/8"	2-1/2"	4"	25"	30-1/4"	
EICO ULTRACON	1/4"	CONCRETE/CMU	1-3/8" - CONC. 1-1/4" - CMU	1"	4"	4"	25"	30-1/4"	

DATE: 02.05.14  
 DWG BY: GL/JJM  
 CHK BY: SS/MSS  
 SCALE: NTS  
 DWG.#: D015691  
 SHEET: 5 OF 10

HERMISTADT LICENSURE BOARD  
 STATE OF OREGON  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 7178  
 1000 NE Oregon Street, Portland, OR 97232  
 503.241.4444  
 www.hermistadt.com

THESE DOCUMENTS REPRESENT THE DESIGNER'S BEST AND SOLE JUDGMENT AND HAVE NOT BEEN SUBJECT TO A REVIEW BY THE BOARD. THE BOARD IS NOT RESPONSIBLE FOR THE DESIGNER'S NEGLIGENCE OR FOR ANY OTHER REASON. THE DESIGNER'S LICENSE IS NOT VALID UNLESS THE DESIGNER IS CURRENTLY LICENSED IN THE STATE OF OREGON.

Reference DWG: M010254 AM 09/04/13  
 B. Robles Ltd  
 Add Add: Sill Multi-Point Lock GL 06/23/14

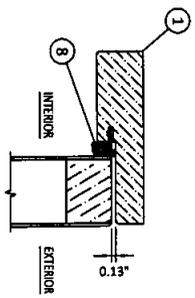
REMARKS: BY DATE  
 Add Add: Sill Multi-Point Lock GL 06/23/14

TITLE: DESIGN PRO/SMOOTH PRO FULL LITE  
 NON-IMPACT  
 OPTIONAL 2X BUCK  
 ANCHORING DETAILS

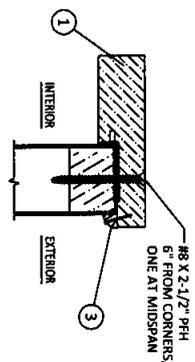
3737 LAKEPORT BLVD.,  
 KLAMATH FALLS, OR 97601  
 PH: (541)882-3451  
 FAX: (541)850-2609

JELD-WEN  
 WINDOWS & DOORS

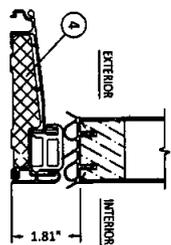
PREPARED BY:  
 BUILDING DROPS, INC.  
 388 E. DANA ROAD, SUITE 318  
 DANA POINT, CA 92629  
 PH: (949)348-8488  
 FAX: (949)348-8489  
 WWW.BUILDINGDROPS.COM



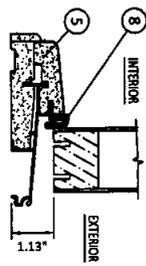
1  
6 OPERABLE HEAD  
OUTSWING SHOWN - INSWING SIMILAR



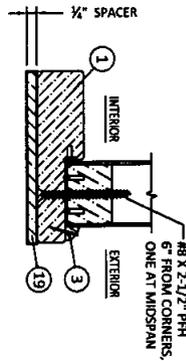
2  
6 SIDELITE HEAD  
OUTSWING SHOWN - INSWING SIMILAR



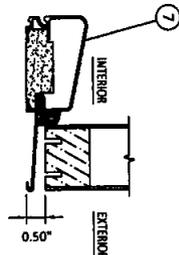
3  
6 OPERABLE SILL  
INSWING



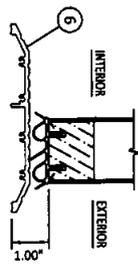
4  
6 OPERABLE SILL  
OUTSWING



5  
6 SIDELITE SILL  
OUTSWING SHOWN - INSWING SIMILAR



7  
6 OPERABLE SILL  
OUTSWING  
OPTIONAL AFCD H-497



8  
6 OPERABLE ADA SILL  
INSWING/OUTSWING

PREPARED BY:



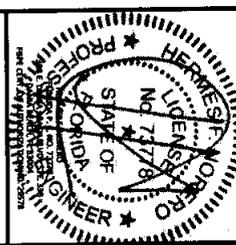
**BUILDING DROPS, INC.**  
396 E. OAKMAN BLVD., STE. 308  
CLATSOP COUNTY, OR 97130  
PH: (503) 325-4478  
FAX: (503) 325-4738  
WEB: www.buildingdrops.com

3737 LAKEPORT BLVD.,  
KLAMATH FALLS, OR 97601  
PH: (541) 882-3451  
FAX: (541) 850-2609

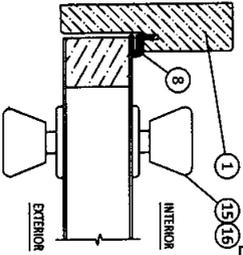


TITLE: DESIGN PRO/SMOOTH PRO FULL LITE  
NON-IMPACT  
VERTICAL ASSEMBLIES

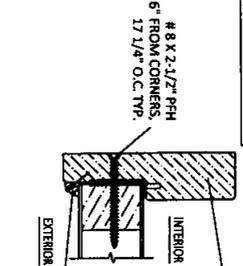
REMARKS	BY	DATE
Add ADA sill, Multi-Point Lock GL 26/28/24 & Radius Lite	GL	06/28/24
Reference DWG. M4010554	JAM	09/04/25



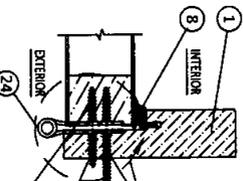
DATE: 02.05.14	CHK BY: SS/MSS
DWG. BY: GL/TJM	SCALE: NTS
DWG. #: D015691	SHEET: OF 10
6	



**1** LOCK JAMB  
OUTSWING SHOWN - INSWING SIMILAR



**2** FIXED JAMB  
OUTSWING SHOWN - INSWING SIMILAR

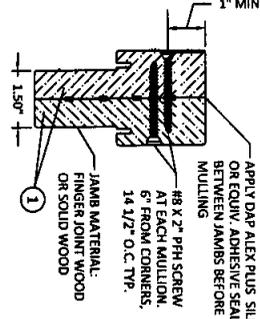


**3** HINGE JAMB  
OUTSWING SHOWN - INSWING SIMILAR

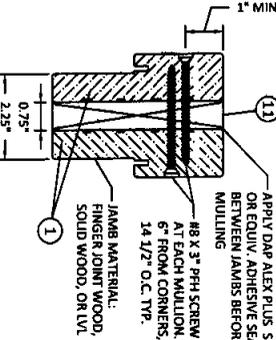
HINGE SCHEDULE	
DOOR HEIGHT	QUANTITY
6'-8"	3
8'-0"	4

NOTE:  
HINGE AND LOCK ARE INTERCHANGEABLE  
AT THE MULLION.

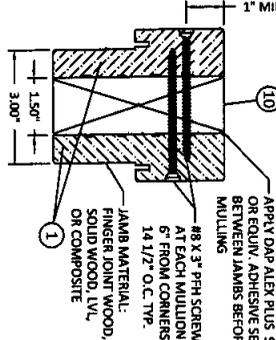
HINGE DETAIL AT JAMB:  
PLACE #9 X 2-1/2" PPH SCREW  
NEXT TO WEATHERSTRIP



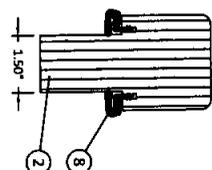
**4** BACK-TO-BACK JAMB  
NO MULLION REINFORCEMENT



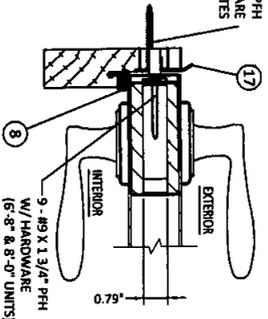
**5** BACK-TO-BACK JAMB  
1X MULLION REINFORCEMENT



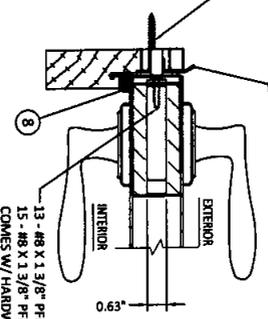
**6** BACK-TO-BACK JAMB  
2X MULLION REINFORCEMENT



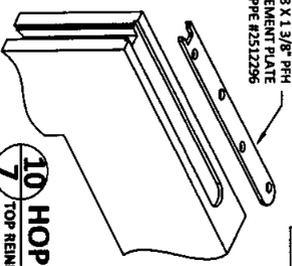
**7** INTEGRAL MULLION  
FOR 6'-8" AND 8'-0" UNITS



**8** ROCKWELL MULTI-POINT LOCK  
OUTSWING SHOWN - INSWING SIMILAR



**9** HOPPE MULTI-POINT LOCK  
OUTSWING SHOWN - INSWING SIMILAR



**10** HOPPE MULTI-POINT LOCK  
TOP REINFORCEMENT PLATE - ACTIVE PANEL ONLY

NOTE:  
ALL SOLID WOOD USED IN MULLION ASSEMBLIES ABOVE  
TO BE PONDEROSA PINE (MIN. S.G. = 0.45) OR GREATER.

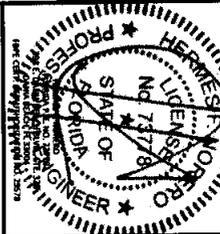
PREPARED BY:  
  
**BUILDING DROPS, INC.**  
386 E. OAKM BLDG. BLVD., STE. 308  
DANA POINT, CA 92629  
TEL: (949) 744-4732  
WEB: www.buildingdrops.com

3737 LAKEPORT BLVD.,  
KLAMATH FALLS, OR 97601  
PH: (541) 882-3451  
FAX: (541) 850-2609

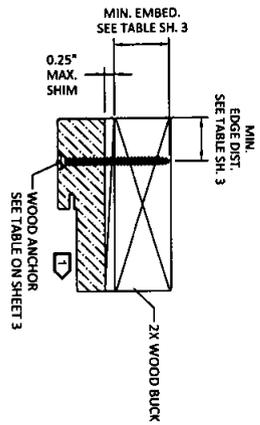
**JELD-WEN**  
WINDOWS & DOORS

TITLE: DESIGN PRO/SMOOTH PRO FULL LITE  
NON-IMPACT  
HORIZONTAL ASSEMBLIES

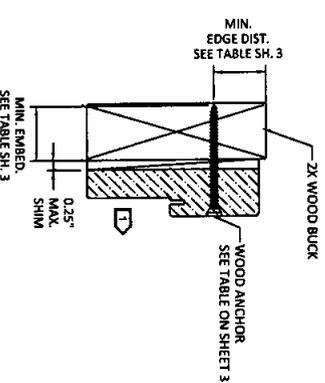
REMARKS	BY	DATE
Add ADM. JAM Multi-Point Lock. GI 09/23/14		
Revised title.		
Reference DWG: MULLIONSSA. JAM 09/10/13		



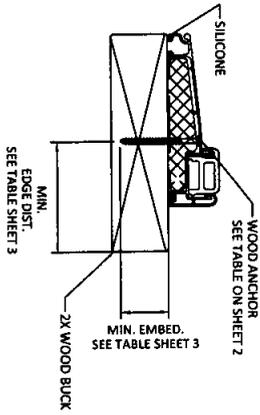
DATE: 02.05.14	CHK. BY: SS/MSS
DWG. BY: GL/TJM	SCALE: NTS
DWG. #: D015691	SHEET: 7
OF-10	



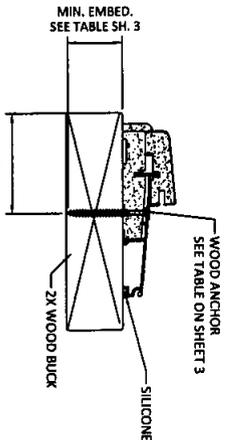
**1**  
**8** HEAD (TYPICAL)  
OUTSWINGING SHOWN - INSWINGING SIMILAR



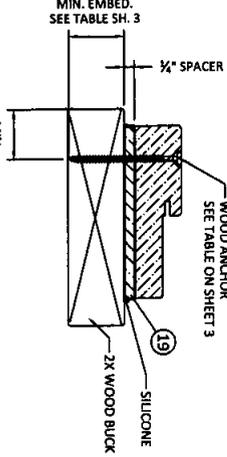
**2**  
**8** JAMB (TYPICAL)  
OUTSWINGING SHOWN - INSWINGING SIMILAR



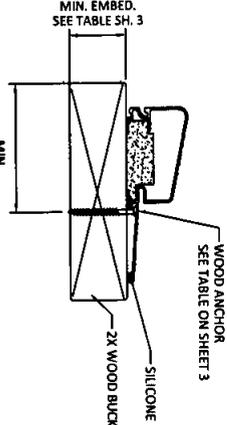
**3**  
**8** OPERABLE SILL  
INSWINGING



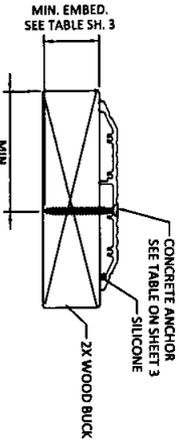
**4**  
**8** OPERABLE SILL  
OUTSWINGING



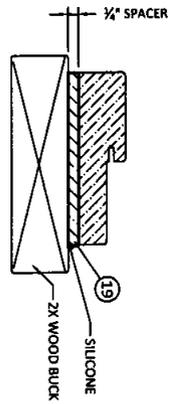
**5**  
**8** SIDELITE SILL (MULLER UNIT)  
OUTSWINGING SHOWN - INSWINGING SIMILAR



**7**  
**8** OPERABLE SILL  
HIGH BUMP OUTSWINGING  
AFCO H-497



**8**  
**8** OPERABLE ADA SILL  
INSWINGING/OUTSWINGING



**9**  
**8** SIDELITE SILL (STAND-ALONE)  
OUTSWINGING SHOWN - INSWINGING SIMILAR  
NO ANCHOR REQUIRED

OPTIONALLY, ANCHOR CAN BE PLACED IN NARROW SECTION OF HEAD OR JAMB AS LONG AS MINIMUM EMBEDMENT AND EDGE DISTANCE ARE ACHIEVED.

PREPARED BY:



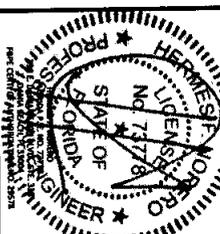
**BUILDING DROPS, INC.**  
388 E. DONNA REAR BLVD., STE. 208  
KAMATH FALLS, OR 97601  
PH: (541)852-4428  
FAX: (541)852-4778  
WEB: www.buildingdrops.com

TITLE: DESIGN PRO/SMOOTH PRO FULL LITE  
NON-IMPACT  
WOOD SUBSTRATES

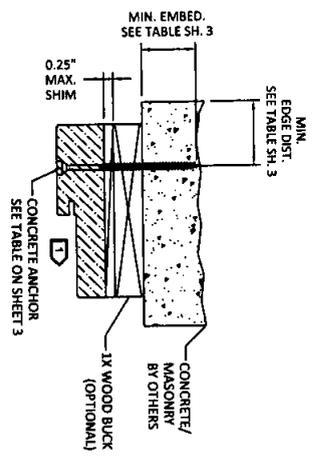
3737 LAKEPORT BLVD.,  
KLAMATH FALLS, OR 97601  
PH: (541)882-3451  
FAX: (541)850-2609



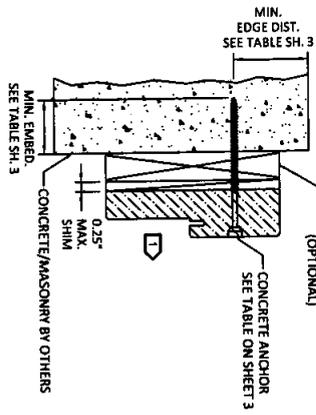
REMARKS	BY	DATE
Add 1/2\"/>		
Reference DWG. 44025524	JAM	09/04/15



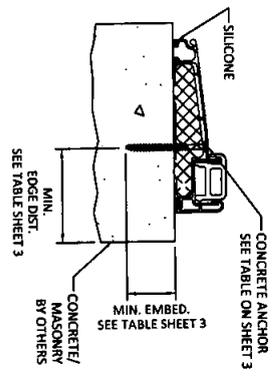
DATE:	02.05.14
DWG. BY:	GL/TJM
CHK. BY:	SS/MSS
SCALE:	NTS
DWG. #:	D015691
SHEET:	OF 10



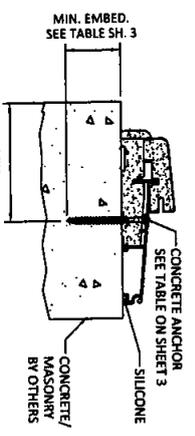
**1 HEAD (TYPICAL)**  
OUTSWING SHOWN - INSWING SIMILAR



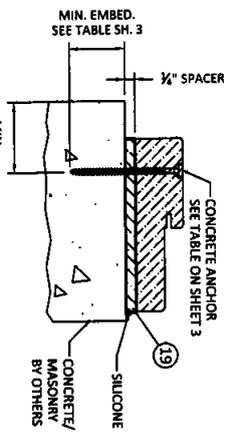
**2 JAMB (TYPICAL)**  
OUTSWING SHOWN - INSWING SIMILAR



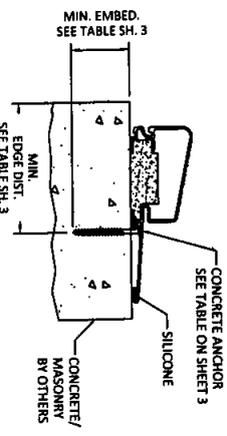
**3 OPERABLE SILL**  
INSWING



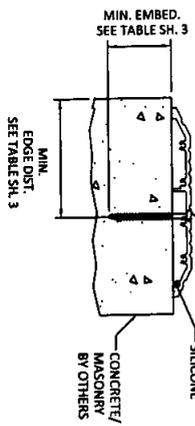
**4 OPERABLE SILL**  
OUTSWING



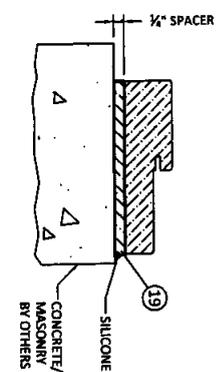
**5 SIDELITE SILL (MULLED UNIT)**  
OUTSWING SHOWN - INSWING SIMILAR



**7 OPERABLE SILL**  
HIGH BUMP OUTSWING  
AFCO H-497



**8 OPERABLE SILL**  
OUTSWING/INSWING  
ADA



**9 SIDELITE SILL (MULLED UNIT)**  
OUTSWING SHOWN - INSWING SIMILAR  
NO ANCHOR REQUIRED

OPTIONALLY, ANCHOR CAN BE PLACED IN NARROW SECTION OF HEAD OR JAMB AS LONG AS MINIMUM EMBEDMENT AND EDGE DISTANCE ARE ACHIEVED.

PREPARED BY:



**BUILDING DROPS, INC.**  
3825  
CLAMATH FALLS, OR 97601  
PH: (541) 882-3451  
FAX: (541) 850-2609  
WWW: www.bldgdrops.com

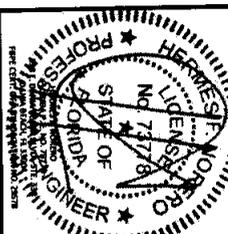
TITLE: **DESIGN PRO/SMOOTH PRO FULL LITE  
NON-IMPACT  
CONCRETE SUBSTRATES**



3737 LAKEPORT BLVD.,  
KLAMATH FALLS, OR 97601  
PH: (541) 882-3451  
FAX: (541) 850-2609

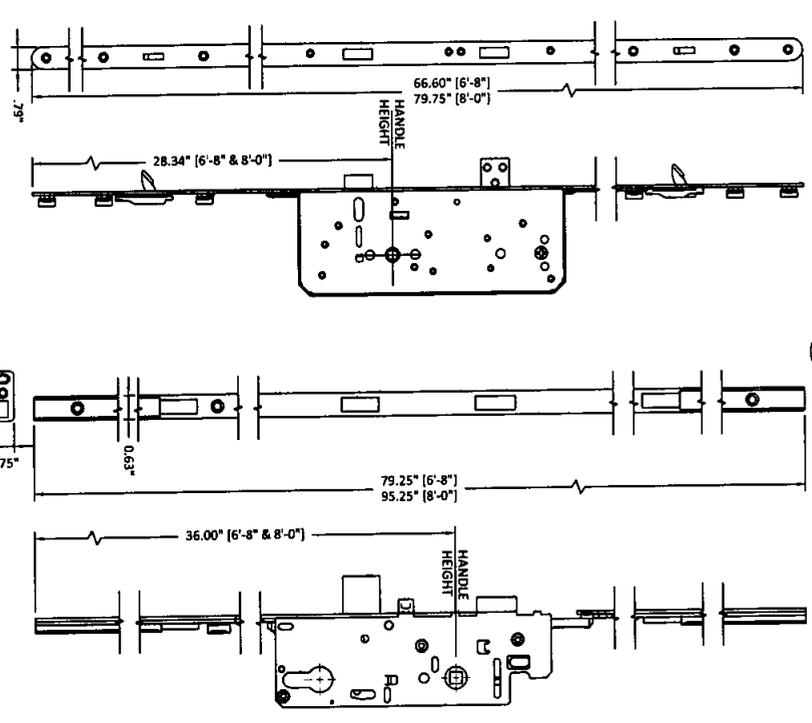
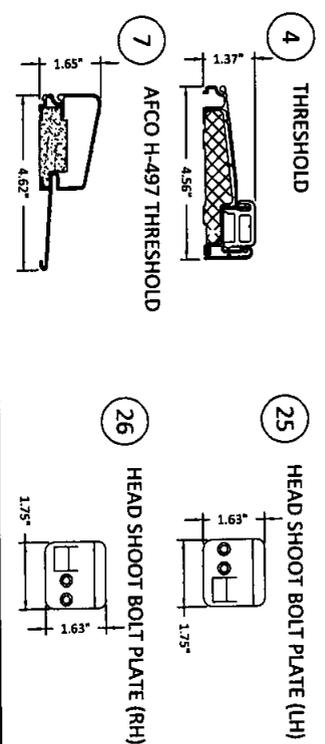
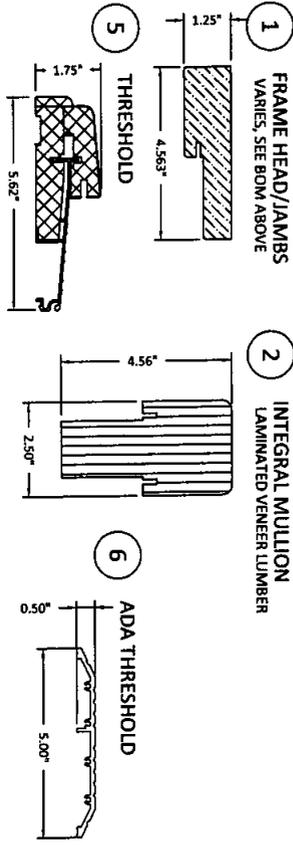
REMARKS	BY	DATE
Add ADA sill, multi-point lock & Radius line	GL	06/23/16
Reference DWG. AND/OR/BSA	MM	09/04/15

THE REGULATIONS SET FORTH IN THE NATIONAL ENERGY CODE AND THE ENERGY EFFICIENCY DESIGN RATINGS PROGRAM REQUIRE THE INSTALLATION OF ENERGY EFFICIENT WINDOW PRODUCTS. THE WINDOW PRODUCTS MUST BE LISTED BY AN ACCREDITED LISTING AGENCY AND MUST BE INSTALLED IN ACCORDANCE WITH THE LISTING AGENCY'S INSTALLATION INSTRUCTIONS. THE WINDOW PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH THE LISTING AGENCY'S INSTALLATION INSTRUCTIONS.



DATE:	02.05.14
DWG. BY:	GL/TJM
CHK. BY:	SS/MSS
SCALE:	NTS
DWG. #:	D015691
SHEET:	OF 10
<b>9</b>	

ITEM#	DESCRIPTION	MATERIAL
1	FRAME HEAD/JAMBS	FINGER-JOINTED PINE SOLID PINE LAMINATED VENEER LUMBER COMPOSITE
2	INTEGRAL MULLION	LAMINATED VENEER LUMBER
3	SIDELITE STOP	WOOD OR PVC
4	THRESHOLD	
5	THRESHOLD	
6	ADA THRESHOLD	
7	AFCO H-497 THRESHOLD	
8	WEATHERSTRIP	URETHANE FOAM & POLYETHYLENE
9	NON-COMPRESSION SHIM (0.25" MAX. THK.)	COMPOSITE
10	2X WOOD (S.G. MUST BE 0.55 OR GREATER)	WOOD
11	1X WOOD (S.G. MUST BE 0.55 OR GREATER)	WOOD
12	#10 WOOD INSTALLATION SCREW W/ 1/2" MIN. EMBEDMENT	STEEL
13	CONC./GMI ANCHOR (SEE ANCHOR TABLE SHEETS 3 & 5)	STEEL
14	1" O.A. IG TEMPERED NON-IMPACT GLASS	STEEL
15	LOCK SERIES 400	STEEL
16	DEADBOLT SERIES 780	STEEL
17	ROCKWELL MULTI-POINT TONGUE LATCH # 73228768 6-8 UNIT	STEEL
18	ROCKWELL MULTI-POINT TONGUE LATCH #73228780 8-0 UNIT	STEEL
19	PRESSURE TREATED SILL SPACER USED FOR FIXED PANEL	WOOD
20	ODL LITE KIT (LM)	PLASTIC
21	FLUSH GLAZING LEG	FIBERGLASS
22	ODL LIP/LITE KIT (VENT LITES)	PLASTIC
23	ODL LIP/LITE KIT (RADIUS LITES)	PLASTIC
24	BUTT HINGE (SEE SCHEDULE SHEET 7)	STEEL
25	HOPPE MULTI-POINT HEAD SHOOT BOLT PLATE LH #8784091	STEEL
26	HOPPE MULTI-POINT HEAD SHOOT BOLT PLATE RH #8783923	STEEL
27	FLAT LITE KIT	ALUMINIUM
28	PU DOOR CORE	



17 ROCKWELL MULTI-POINT LOCK  
18 HOPPE MULTI-POINT LOCK W/ SILL SHOOT BOLT PLATE #20899311

PREPARED BY: BUILDING DROPS, INC.  
386 E. DANIA RICHIE BLVD., STE. 138  
DANIA BEACH, FL 33009  
PH: (954) 927-4738  
FAX: (954) 927-4738  
WEB: www.buildingdrops.com

TITLE: DESIGN PRO/SMOOTH PRO FULL LITE NON-IMPACT  
COMPONENTS AND BILL OF MATERIALS

3737 LAKEPORT BLVD.,  
KLAMATH FALLS, OR 97601  
PH: (541) 882-3451  
FAX: (541) 850-2609

JELD-WEN  
WINDOWS & DOORS

REMARKS: Add ADA call Multi-Point Lock (L) 06/29/14 & Reduce Lite  
Reference DWG: ADA10838A AM 09/04/15

THIS INSTALLATION SERVICE AGREEMENT IS THE PROPERTY OF JELD-WEN. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. IT IS LOANED TO YOU AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS AGREEMENT IS STRICTLY PROHIBITED.

HERNIM PRO ENGINEERING  
STATE OF FLORIDA  
No. 73378  
Professional Engineer  
1900 N.W. 10th Street, Suite 100  
Fort Lauderdale, FL 33304-2072

DATE: 02.05.14  
DWG. BY: GT/JM  
CHK. BY: SS/MSS  
SCALE: NTS  
DWG. #: D015691  
SHEET: OF-10

10

#	LENGTH	WIDTH	EXISTING-SQ. FT.	SQ. FT. TO BE REPLACED
1	28	57	11.1	
2	28	57	11.1	
3	28	57	11.1	
4	28	57	11.1	
5	12	34	2.8	
6	20	34	4.7	
7	12	34	2.8	
8	28	57	11.1	
9	28	57	11.1	
10	64	36	16.0	
11	64	63	28.0	
12	28	57	11.1	
13	28	36	7.0	
14	28	57	11.1	
15	28	57	11.1	
16	28	57	11.1	
17	28	57	11.1	
18	28	57	11.1	
19	28	57	11.1	
20	22	10	1.5	1.5
21	7	64	3.1	3.1
22	7	64	3.1	3.1
23			0.0	
24			0.0	
25			0.0	
<b>TOTAL SQ. FOOTAGE</b>			<b>213.2</b>	<b>7.7</b>

**ALL MEASUREMENTS**

**TO BE REPLACED**

**MYERS  
217 27TH ST N**

**ALLOWABLE                      25%                      53.3**

**TO BE REPLACED                      7.7**

**STILL ALLOWABLE                      45.6**



Application # \_\_\_\_\_

# PERMIT APPLICATION

Flood Zone X

All information must be filled-in completely

One Fourth Street North, St. Petersburg, FL 33701 (P.O. Box 2842, 33731)  
Telephone (727) 893-7231 Fax (727) 892-5447

WWP:

Date of application: 7/3/2020 Affordable Housing Eligible:  Yes

**PROJECT SITE:** \_\_\_\_\_ **PROPERTY OWNER:** \_\_\_\_\_

Project or Tenant: \_\_\_\_\_ Name: Gina Myers

Address: 217 27th St N Address: 217 27th St N Unit #: \_\_\_\_\_

Unit #: \_\_\_\_\_ City, State, Zip: St. Petersburg, FL 33713

PIN: 23-31-110-35082-01A-0070 Phone: 202-400-1944 Email: \_\_\_\_\_

### CONTRACTOR:

Company: Lowas Home Centers LLC

Name: Peter Anthony Cafaro III

Contractor's License #: CGC1508417 Email: mwpermit@msn.com

Phone: 813-269-9965 Cell: \_\_\_\_\_ Fax: 813-269-9902

### ARCHITECT / ENGINEER:

Company: \_\_\_\_\_

Name: N/A

State License #: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

**AFFIDAVIT:** Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., F.S. 713.135.  
*Link: <http://www.leg.state.fl.us/Statutes/index.cfm>*

**NOTICE:** FBC 6th Edition (2017) 105.3.3. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. Additional plan review approval may be required by other City departments such as Zoning, Historic Preservation and Water Resources. This property may be located in a deed restricted community.  
*Link: <http://floridabuilding2.iccsafe.org>*

**ASBESTOS Notification:** FBC 6th Edition (2017) 105.9 (received customer asbestos notification). The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.  
*Link: <http://floridabuilding2.iccsafe.org>*

**OWNER/CONTRACTOR DISCLOSURE STATEMENT:** Owner must appear in person and sign Disclosure Statement in addition to this permit application. *Link to Disclosure Statement Document*

All work shall comply with the applicable Florida Building Code

Carolyn Schuler  
Applicant Print Name

Carolyn Schuler  
Applicant Signature

Date 7/3/20

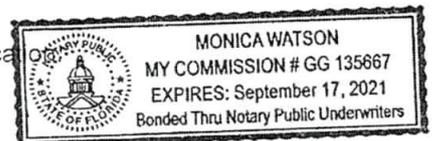
Permit Technician

Monica Watson  
(or) Notary

Date 7/3/20

Applicant is  personally known to me or produced \_\_\_\_\_ as identification  
(type of identification)

Applicant Initial CS



PERMIT APPLICATION

Is this application for a change of use or occupancy?  Yes  No

Occupancy Group: (check one) per FBC Ch. 3 – Section 302 Classification: Link: <http://floridabuilding2.iccsafe.org>

- |                                      |                                        |                                                    |                                               |
|--------------------------------------|----------------------------------------|----------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Assembly    | <input type="checkbox"/> Business      | <input type="checkbox"/> Educational               | <input type="checkbox"/> Factory & Industrial |
| <input type="checkbox"/> High Hazard | <input type="checkbox"/> Institutional | <input type="checkbox"/> Mercantile                | <input type="checkbox"/> Residential          |
| <input type="checkbox"/> Storage     | <input type="checkbox"/> Day Care      | <input type="checkbox"/> Utility and Miscellaneous |                                               |

Type of Construction (per FBC Ch. 6):  I  II  III  IV  V

Protected / Unprotected:  A or  B (check one)

Fire Sprinkler:  Y or  N (check one) Fire Alarm:  Y or  N (check one)

General 'Scope of Work' description:

Replace 1 Door Unit (size/size)  
FL13541.6

Please complete the following information for the sub-trades:

**Electrical** \$ \_\_\_\_\_ value

- New service \_\_\_\_\_ amps
- Service upgrade \_\_\_\_\_ amps
- # of meters \_\_\_\_\_
- # of panels \_\_\_\_\_
- Relocate service \_\_\_\_\_
- # of altered circuits \_\_\_\_\_
- # of new circuits \_\_\_\_\_
- Temporary sawpole \_\_\_\_\_ amps
- Fire Alarm \_\_\_\_\_
- Security \_\_\_\_\_
- Smoke detector \_\_\_\_\_
- Carbon monoxide detector \_\_\_\_\_
- Data/Comm \_\_\_\_\_
- Solar / PV \_\_\_\_\_
- Other \_\_\_\_\_

**Mechanical** \$ \_\_\_\_\_ value

- New Install \_\_\_\_\_ tons
- Replacement \_\_\_\_\_ tons
- Package unit \_\_\_\_\_ tons
- # of condensers \_\_\_\_\_
- # of air handlers \_\_\_\_\_
- Vertical \_\_\_\_\_
- Horizontal \_\_\_\_\_
- Furnace \_\_\_\_\_
- # of returns \_\_\_\_\_
- # of supplies \_\_\_\_\_
- Heat strip size \_\_\_\_\_ KW
- Generator \_\_\_\_\_
- Kitchen hood \_\_\_\_\_
- Exhaust fans \_\_\_\_\_
- Roof top \_\_\_\_\_
- SEERS \_\_\_\_\_
- HOV \_\_\_\_\_
- Other \_\_\_\_\_

**Building** \$ 3823 value

- Exterior cladding \_\_\_\_\_
- Roof \_\_\_\_\_
- Driveway \_\_\_\_\_
- Window replacement \_\_\_\_\_
- Demo entire structure \_\_\_\_\_ S.F.
- New Construction \_\_\_\_\_ S.F.
- Remodel \_\_\_\_\_ S.F.
- Mobile Home Removal \_\_\_\_\_
- Mobile Home Installation \_\_\_\_\_
- Signs \_\_\_\_\_
- Residential Encl. \_\_\_\_\_ S.F.
- Other 1 Door

**Fire** \$ \_\_\_\_\_ value

- Fire Alarm \_\_\_\_\_
- Fire Sprinkler \_\_\_\_\_ type
- Fire Suppression \_\_\_\_\_
- Fire Separation \_\_\_\_\_ hrs
- Other \_\_\_\_\_

**Gas** \$ \_\_\_\_\_ value

- New \_\_\_\_\_
- Replacement \_\_\_\_\_
- Natural \_\_\_\_\_
- Propane \_\_\_\_\_
- Equipment \_\_\_\_\_
- Piping ft. \_\_\_\_\_
- Venting ft. \_\_\_\_\_
- Tank \_\_\_\_\_ size
- Type of tank \_\_\_\_\_
- Water heater \_\_\_\_\_
- Other \_\_\_\_\_

**Plumbing** \$ \_\_\_\_\_ value

- # added water closets \_\_\_\_\_
- # changed water closets \_\_\_\_\_
- # of bathtubs \_\_\_\_\_
- # of showers \_\_\_\_\_
- # of lavatories \_\_\_\_\_
- # of water heaters \_\_\_\_\_
- Sewer line ft. \_\_\_\_\_
- Water line ft. \_\_\_\_\_
- Tankless water heater \_\_\_\_\_
- Solar \_\_\_\_\_
- Other \_\_\_\_\_

**FEMA** Information

- Flood Zone \_\_\_\_\_
- Required Elevation \_\_\_\_\_
- Lowest Finished Floor \_\_\_\_\_
- RCD Value \_\_\_\_\_
- Maximum Improvement \_\_\_\_\_

Municode Ch. 16.40.050 Link:  
[http://library.municode.com/HTML/11602/level3/PTIISTPECO\\_CH16LADERE\\_S16-40-050FLMA.html](http://library.municode.com/HTML/11602/level3/PTIISTPECO_CH16LADERE_S16-40-050FLMA.html)

Total Estimated Construction Value: \$ 3823

Applicant Initial CS

**CS&P USE ONLY**

C.O. Required: \_\_\_\_\_ YES \_\_\_\_\_ NO

Flood Zone: \_\_\_\_\_

Design Flood Elevation (including freeboard): \_\_\_\_\_

Florida Building Code Edition: \_\_\_\_\_

Occupancy Group: \_\_\_\_\_

Occupancy Type: \_\_\_\_\_

Construction Type: \_\_\_\_\_

Design Occupant Load: \_\_\_\_\_

Number of Units: \_\_\_\_\_

Fire Sprinkler: \_\_\_\_\_ YES \_\_\_\_\_ NO

Fire Alarm: \_\_\_\_\_ YES \_\_\_\_\_ NO

Square Foot: Altered/Additional: \_\_\_\_\_

Threshold Building: \_\_\_\_\_ YES \_\_\_\_\_ NO

Sewer Connection New: \_\_\_\_\_

Sewer Connection Credits: \_\_\_\_\_

Sewer Connection Due: \_\_\_\_\_

Certificate of Concurrency: \_\_\_\_\_

TIF District Zone: \_\_\_\_\_

**Plan Reviewer:** \_\_\_\_\_

(Print Name)

**Zoning Use Only**

Zoning District: \_\_\_\_\_

Approved for: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Setbacks per Approved Plan				
Structure				
Front				
Left				
Right				
Rear				

CPC/ COA/ DRC # \_\_\_\_\_

Tree Permit # \_\_\_\_\_

**NOTE: Tree removal not included, a separate tree removal is required for the removal of Code protected trees**

**Sign Type:** \_\_\_\_\_

**Right-of-Way work:**

Driveway type \_\_\_\_\_

Front walkway \_\_\_\_\_

Public sidewalk \_\_\_\_\_

**Zoning Conditions of Approval:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning reviewer: \_\_\_\_\_

(Print Name)



Myers

City of St. Petersburg  
Planning & Economic Development Department

Construction Services & Permitting

# Window & Door Residential Compliance Form

Permit #: \_\_\_\_\_  
Address: 217 27th St N

**Prescriptive Design Requirements**  
Wind Speed - 145 mph  
Exposure - B  
Category II - Mean Roof Height 33 ft.

- 1 - Anchor & fastener type and spacing for doors/windows must be installed per/mfg installation details. Installation instructions MUST be on the construction site for the inspector.
- 2 - Impact resistant glass (shutters not required) installation instructions MUST be on the job site.
- 3 - Non-Impact glass (shutters ARE required) MUST be rated for required wind load. Installation instructions to be on site.
- 4 - ALL LABELS are to remain on the windows & doors until passing the final inspection.
- 5 - Opening sizes; are any altered?    \_\_\_ Yes    \_\_\_ No

Type of Glass	Window/Door/Other	Manufacturer	Model	NOA or FL Prod App #	Quantity
<input type="checkbox"/> Impact <input checked="" type="checkbox"/> Non-Impact	<u>Door</u>	<u>Jeldwen</u>	<u>EG-Single w/ sidelites</u>	<u>13541.6</u>	<u>1</u>
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____

Garage Overhead Doors

Impact \_\_\_\_\_

Type of Shutters (opening protection)

- Plywood Structural Panels per FBC 1609.1.2 or FBC-R 301.2.1.2
- Engineered Panels Panel detail signed/scaled by design professional.
- Approved Engineered Panels Engineered test report # \_\_\_\_\_  
FL Product Approval # \_\_\_\_\_  
NOA # \_\_\_\_\_
- Exemption per FBC-Existing 706.4

Residential Single Family Home  
Show approximate location of new products:

Replace 1 Door  
Unit (size/size)  
FL 13541.6  
- 25% RULE

(plano indicado man direction)

I affirm that the above products and installation are in compliance with the current Florida Building Code wind load and opening protection requirements.

Carolyn Schuler  
Signature

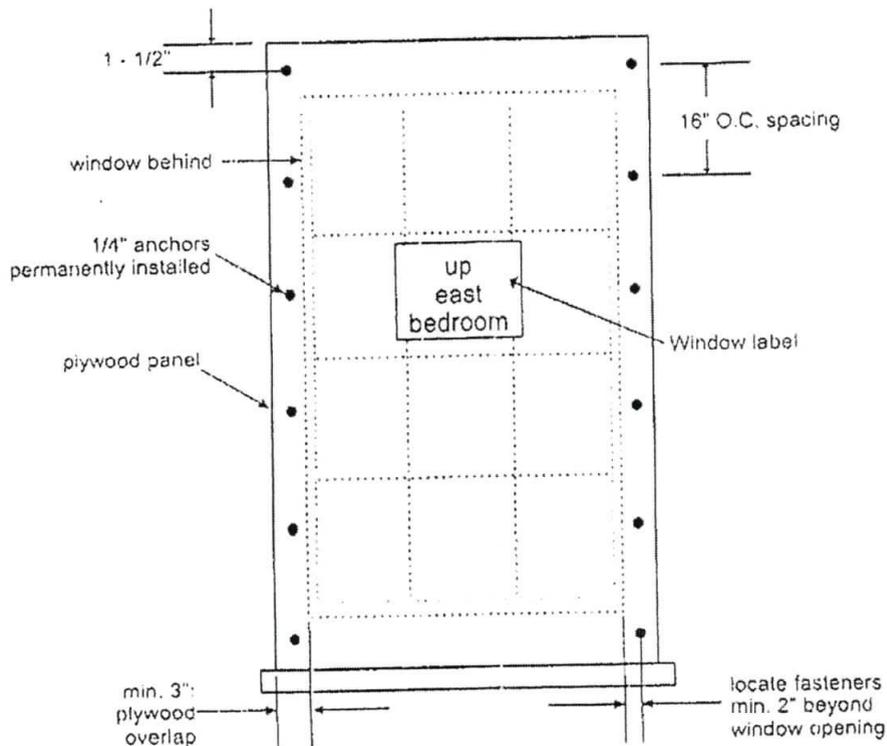
7/3/2020  
Date

Plywood Hurricane Panels  
New Windows in St. Petersburg must have shutters or impact glass  
Limited to (4' x 8') panels

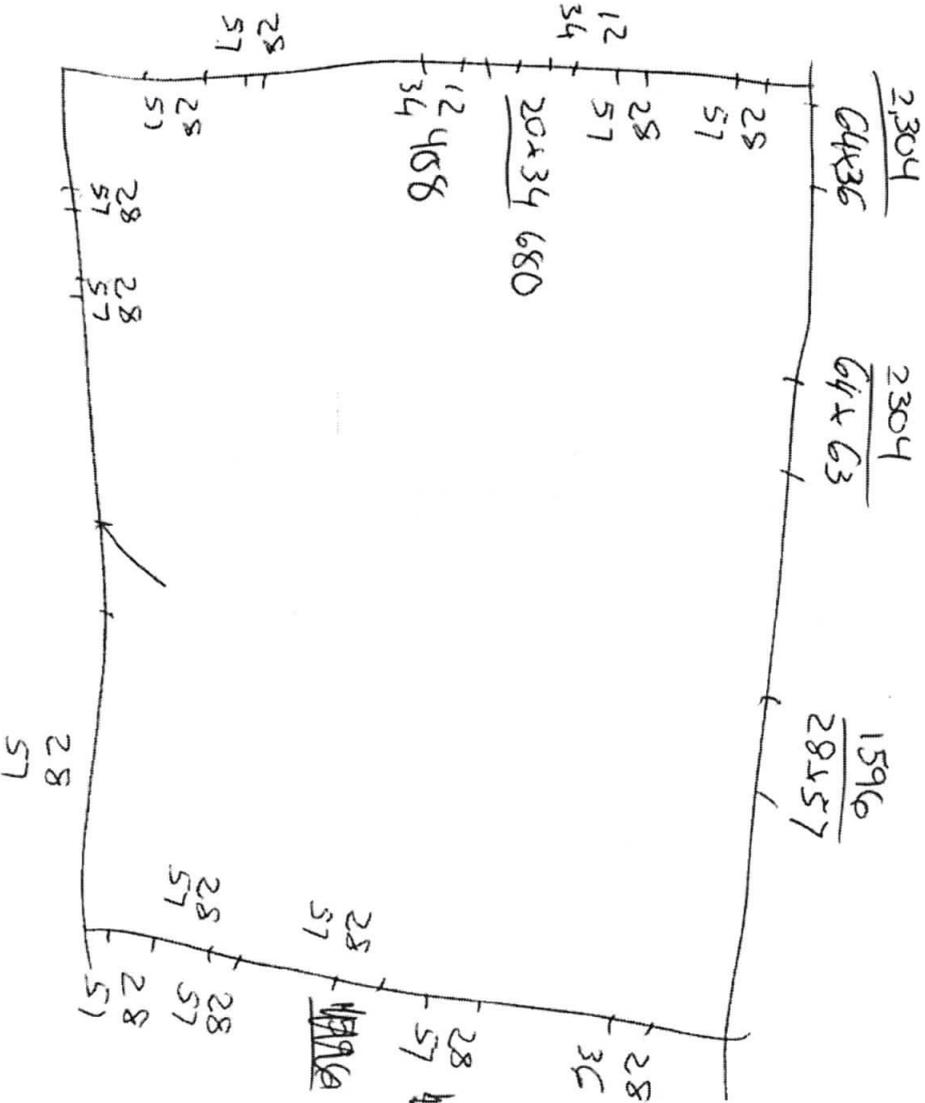
Wood structural panels with a minimum thickness of 7/16 inch and a maximum span of 8 feet shall be permitted for opening protection in one and two-story buildings. Panels shall be pre-cut and pre-drilled to cover the window openings with attachment hardware permanently installed on the building. The panels must lap over the sides of the walls at least 3 inches. Do not fit the shutters inside the opening.

- 1) FASTENER SIZE – ¼ inch diameter.
- 2) FASTENER LENGTH – must go 2 inches deep into the wall.
- 3) FASTENER SPACING – no more than 16 inches apart.
- 4) FASTENERS – must be vibration-resistant & permanently installed.
- 5) FASTENERS – must be corrosion resistant.

For larger openings or other code approved shutters and panels, please submit the certified test report or certification by an engineer. For more information refer to Florida Building Code (Sec. 1609.1.2).



SIDELITE :  $7 \times 64 = 448$   
896



$1596 \times 12$   
 2304  
 2304  
 1608  
 408  
 680

28,856  
 25% = 7,214

Store 740 FL 13541.6

## Appendix B:

Additional Photographs of Deterioration at Existing Door





DEFIANT

GATEHOUSE

GATEHOUSE













WELCOME



# Appendix C:

## Maps of Subject Property



The Kenwood Section - Southwest Central Kenwood Local Historic District is a proposed local historic district. The district designation application was determined complete on January 27, 2020, but is currently on hold due to COVID-19.

**Community Planning and Preservation Commission**

**217 27th St North**

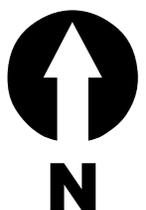
**AREA TO BE APPROVED,**

**SHOWN IN**

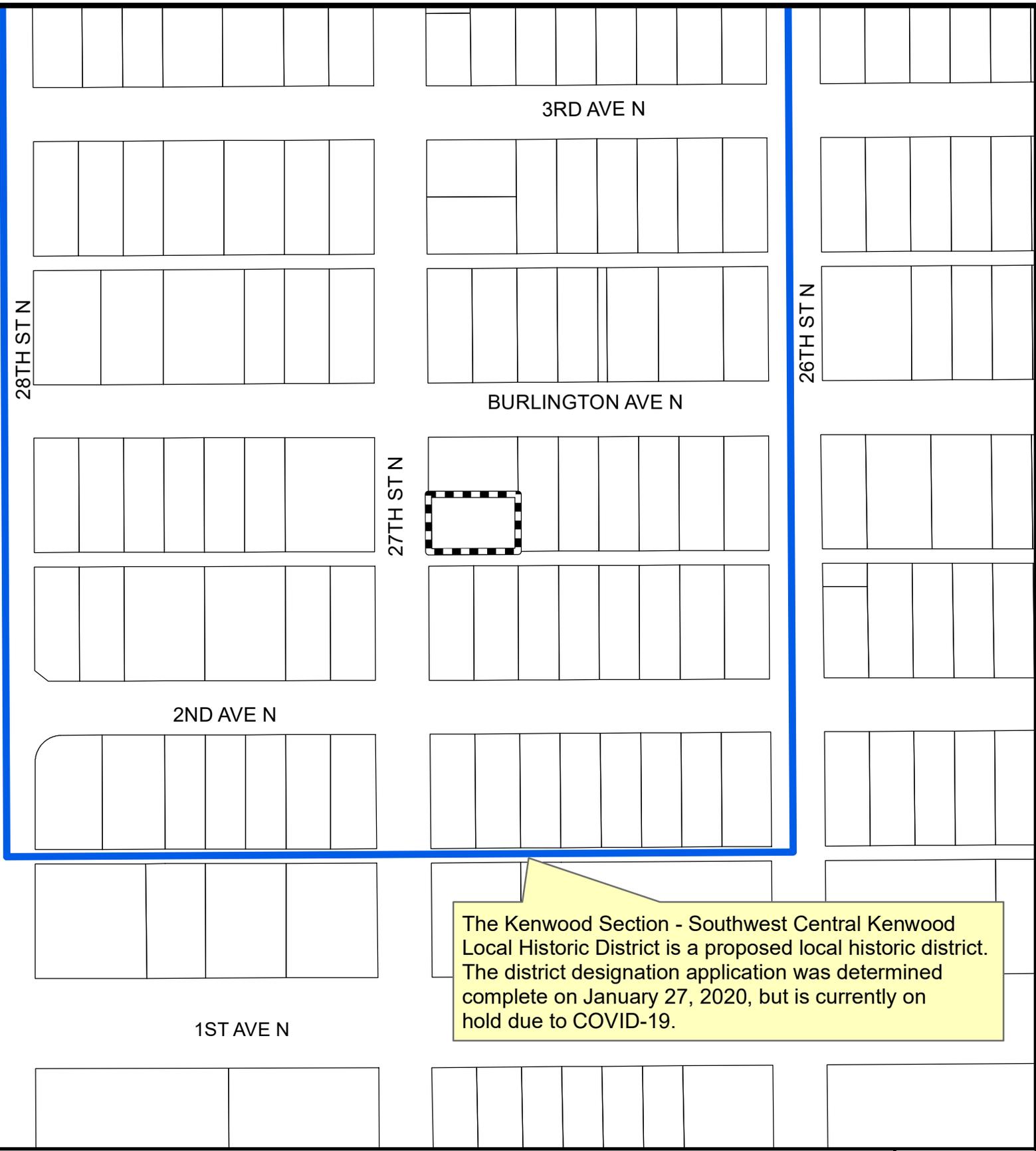


**CASE NUMBER**

**20-90200075**



**SCALE:**  
1" = 160'



The Kenwood Section - Southwest Central Kenwood Local Historic District is a proposed local historic district. The district designation application was determined complete on January 27, 2020, but is currently on hold due to COVID-19.

**Community Planning and Preservation Commission**

**217 27th St North**

**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**20-90200075**



**N**

SCALE:  
1" = 160'