



City of Tarpon Springs, Florida

Heritage Preservation Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

**REGULAR SESSION AGENDA
MONDAY, JUNE 1, 2026
6:30 PM - CITY HALL AUDITORIUM**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. Novemeber 3, 2025
- b. February 2, 2026

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

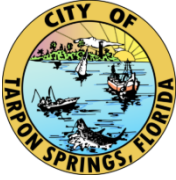
6. APPLICATION(S)

- a. 26.38 Hoffman - Certificate of Approval for new kitchen, bathroom and garage - 184 N. Spring Blvd
- b. 26.40 Locatelli - Certificate of Approval for new build garage and storage structure - 116 N. Pinellas Ave
- c. 26.43 McClain - Certificate of Approval for single family new build - 305 Bath St

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Planning and Zoning Department at (727) 942-5611 or clanford@ctsfl.us



**MINUTES HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
NOVEMBER 3, 2025**

The Heritage Preservation Board Of The City Of Tarpon Springs, Florida, Met In Regular Session In The City Hall Auditorium/Commission Chambers, 324 E. Pine Street, On Monday, November 3, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Member Kathleen Hallett
Vice-Chairperson William Sprecher
Chairperson Philip Mrozinski

ABSENT/EXCUSED: Member Hector Cadena, Member Rita Kaplan

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Andrew Salzman, AICP, Board Attorney
Chloe Siegfried, Board Secretary

1. CALL TO ORDER

Chairperson called the meeting to order at 6:30 p.m.

2. ROLL CALL

The Board Secretary called the roll.

3. PUBLIC COMMENTS

There were no members of the public who wished to speak.

4. MINUTES

a. October 13, 2025

MOTION: Chairperson Mrozinski

SECOND: Member Hallett

to approve minutes from October 13, 2025, as presented

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Member Hallett
Vice-Chairperson Sprecher
Chairperson Mrozinski

No: None

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The city attorney read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

6. APPLICATION(S)

a. Application 25-83 Catalinas, 10 S Pinellas Ave

Staff:

Mrs. Lanford gave background information, referred to the findings-of-fact listed, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval of the sign.

MOTION: Member Sprecher

SECOND: Member Hallett

Vote on Motion – Upon roll call vote, the motion as follows:

Yes: Chairperson Mrozinski
Member Hallett
Vice-Chairperson Sprecher

No: None

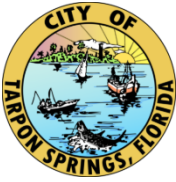
7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 06:45 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.



**MINUTES HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
FEBRUARY 2, 2026**

The Heritage Preservation Board Of The City Of Tarpon Springs, Florida, Met In Regular Session In The City Hall Auditorium/Commission Chambers, 324 E. Pine Street, On Monday, February 2, 2026 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Member Rita Kaplan
Member Kathleen Hallett
Chairperson Philip Mrozinski

ABSENT/EXCUSED: Member Hector Cadena

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Ethan Evans, Board Attorney
Chloe Siegfried, Board Secretary

1. CALL TO ORDER

The Chairperson called the meeting to order at 6:54 P.M.

2. ROLL CALL

The Board Secretary called the roll.

3. PUBLIC COMMENTS

There were no members of the public who wished to speak.

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

The Board Attorney read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

5. APPLICATION(S)

- a. 25.102 Kochenour - Certificate of Approval for Signage - 100 N. Ring Ave

Staff:

Miss. Lanford gave background information, referred to the findings-of-fact listed below, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval of the Certificate of Appropriateness to install two new non-illuminated wall signs, with the following condition:

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Historic District Considerations:

1. The height and width of the proposed new signs are consistent with signs at structures of similar character in the vicinity.
2. The addition of the proposed signs will slightly alter the streetscape. The proposed project conforms with setback requirements. The HPB should satisfy themselves that the impacts to the streetscape are not significantly adverse.
3. The mass of the structure will be minimally altered by the proposed protruding wall sign. The HPB should satisfy themselves this visual alteration is not adverse.
4. The project is consistent with the Secretary's standards, in particular: (2.) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided. (9.) New additional, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. The proposed project meets the intent of the Secretary's standards, as no historic

materials will be removed. The proposed new sign will alter the view shed but is consistent with signs in the vicinity and will have no irreversible impact.

5. The subject project is consistent with the Comprehensive Plan and the Comprehensive Zoning and Land Development Code.
6. No archaeological sites will be impacted.

Applicant:

Bridget Dahl, Hospitality Manager, 100 N Ring Ave, answered any questions for the board. They did not have any.

Public:

Olga Sowchuk, 232 W Lemon St, spoke in favor of the project.

MOTION: Member Hallett

SECOND: Member Kaplan

to approve Application 25-102 to include staff recommended conditions.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Member Kaplan

Member Hallett

Chairperson Mronzinski

No: None

- b. 26.03 Torres - Certificate of Approval for Window Replacement - 400 Grand Blvd

Staff:

Miss. Lanford gave background information, referred to the findings-of-fact listed below, and indicated that based on the evidence available at the time this report was prepared, staff would recommend approval of the Certificate of Appropriateness to replace wood windows with vinyl impact windows at the contributing structure at the subject property, with the following condition:

1. Tinted glass will not be used.
2. Window muntin and mullion profiles will replicate the existing windows.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project

Historic District Considerations:

1. The proposed replacement windows would retain historic dimensions, consistent with the original architecture. Replacement windows, if approved, should replicate the style of historical windows.
2. The proposed project would replace original wood windows with vinyl windows. The applicant has expressed that continued maintenance of the wood windows is not feasible due to continuing problems with rot and the significant costs associated with replacing with new wood windows. Should the HPB approve replacement windows, the replacements should replicate the visual qualities of original wood windows.
3. This project does not strictly comply with the Secretary's Standards, in particular: (2.) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. (5.) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. (6.) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. (9.) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Applicant:

Renee Torres, 400 Grand Blvd noted that historic material would cost upwards \$100k which was more than what he purchased the home for.

Public:

Anita Protos, 501 Bayshore Drive, spoke in favor of the project.

Olga Sowchuk, 232 W Lemon St, spoke in favor of the project, noting the hurricane impact windows.

MOTION: Member Hallet

SECOND: Member Kaplan

to approve Application 26.03 to include staff recommended conditions.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Member Kaplan

Member Hallett

Chairperson Mronzinski

No: None

6. DISCUSSION ITEMS

- a. 25.96 Mossaidis - Certificate of Approval for Demolition - 17 W. Orange St

Staff, Miss Lanford, and applicant Daniel Edgell of Sandbar Architecture presented the request for a Certificate of Approval for demolition at 17 W. Orange St.

Public comment was opened. One member of the public, Anita Protos, 501 Bayshore Dr., spoke in favor of the proposed project. Discussion ensued among the Board regarding the application and presentation materials submitted.

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

Chairperson adjourned the meeting at 08:07 PM.

Chairperson

Secretary's Note: The preceding are action minutes and are not the official meeting record.



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
June 1, 2026

STAFF REPORT, May 22, 2026

Application No. / Project Title: 26.38 / Hoffman

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: John Hoffman, Applicant / Thomas Davide, et al., Owner

Property Size: 15,804 square feet | \cong 0.36 acres

Current Zoning: CRM Conditional Residential Mixed District

Future Land Use: Residential Urban

Location / Parcel ID: 184 N Spring Boulevard / 12-27-15-77760-000-0030

Architectural Type/District Status: Folk Victorian / Contributing

BACKGROUND SUMMARY:

The subject property is a circa 1900 Folk Victorian single-family residence known as the “Bigelow Cottage.” It was named after Hayes Bigelow (1879–1956), an early nature photographer famous for his gelatin silver prints documenting Spring Bayou and the surrounding areas. Bigelow moved the cottage to its current location on North Spring Boulevard from its original location on Chesapeake Point.

Many of the Folk Victorian elements noted in Florida Master Site File (FMSF) Form 8PI1625 that were present at the subject structure at the time of the 2009 survey, such as gingerbread porch brackets and chamfered wood posts, have been removed. There have been several additions to the original cottage over time. These alterations have diminished the architectural integrity of the building, however, the unsympathetic alterations could be reversed, and the building retains its general historic form, as well as some architectural details, such as wood louvre vent in the front gable, and gable pediments over the windows. The subject property continues to convey historical significance and contribute to the National Register and local historic districts, despite unsympathetic alterations.

The applicant is seeking a Certificate of Appropriateness (CA) to renovate an existing rear porch addition under roof into a kitchen (approximately 14’ x 30’), construct a new single-story covered porch (8’ x 28’), reroof and add a roof addition to an existing circa 1920’s contributing shed, construct a single-story breezeway between the existing shed and the new porch, and construct a two-story detached garage (22’ x 22’) on the subject property.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends any approval for project include the following conditions:

1. The exterior siding on the addition will visually approximate the siding on the historic structure.
2. Architectural shingles will be used for all roofing.
3. Carriage style doors will be utilized for the garage.



4. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the DRGM, especially 1, 3, 4, 5, 8, 10, 11, 12, 13, 21, 22, 23, 25, 26, 27, 28, and 29. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: The height and width of the proposed addition is consistent with adjacent contributing structures. The proposed kitchen addition would alter the existing rear addition, generally within its existing footprint, and would not alter the width of the existing primary structure. The proposed addition renovation, patio, and breezeway are of similar architectural style and character of the original primary structure and similar frame contributing structures in the district in the immediate vicinity.

The height and width of the proposed new two-story garage appears to be generally consistent with adjacent contributing structures and similar Folk Victorian and Frame Vernacular structures in the immediate neighborhood and the local and National Register districts, although detailed site plan and specifications for the proposed structure have not been provided. The subject property is surrounded by two- and three-story structures, and the addition of a two-story detached garage is not anticipated to adversely impact the visual rhythm or character of the neighborhood. Any plans for a two-story detached garage approved by the HPB would need to meet district setbacks and height regulations, or seek a variance.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: Specifications and product sheets for the windows and doors on the addition renovation have not been provided. Architectural renderings provided by the applicant indicate the width and height of windows on the addition renovation are larger than the windows on the original historic



structure. The proposed larger windows could be interpreted as complimentary to the original structure's architecture and a visually compatible feature that differentiates the new construction from the historic structure. These windows and doors will not be visible from the public right-of-way.

Specifications and product sheets have not been provided for the windows and doors for the proposed two-story detached garage. Windows and doors on the detached garage would be visible from the right-of-way on Read Street. The renderings of windows and doors on the proposed detached garage provided by the applicant do not appear to be adversely inconsistent with the architectural character of the district.

The DRGM provides the following relevant guidance regarding additions and windows on additions:

h. New additions should be compatible with existing historic buildings in terms of scale, mass, and form but should be visually different from the original to avoid creating a false historic appearance. Additions to historic structures should be identifiable as a new addition to an original building.

Guideline 26. Windows on Additions

- a. On additions, use window types, proportions, and alignment typical of the type on the primary building and sensitive to the historic district.
- b. Similar window spacing patterns should be used on additions as are used on historic buildings of the same type in the same neighborhood

Guideline 27. Doors on Additions

- a. Doors on additions to historic buildings should be complementary to the style, scale, and design of the doors on the main body of the historic building.

The HPB should determine if the proposed windows and doors, as illustrated, are compatible with and sensitive to the historic district.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The proposed new addition would not visually alter the historic North Spring Boulevard streetscape nor change the relationship between open space and the street.

The proposed two-story detached garage would alter the streetscape of Read Street, by constructing a building visible from the right-of-way where there is currently open space. Due to the presence of surrounding two- and three-story buildings in the immediate vicinity, this impact to the streetscape is not considered significantly adverse.

The contributing structure adjacent to the proposed two-story garage at 153 Read Street would be visually impacted by the construction of a two-story garage. The HPB should determine if the impacts to adjacent contributing structures are significantly adverse.



The setbacks for the proposed two-story garage appear to conform to district standards and are complimentary to other properties in the immediate vicinity. Any plans for the proposed two-story garage would need to conform with district standards and setbacks or seek a variance.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Specifications and product sheets for the roofing materials have not been provided for the addition renovation, the contributing shed, nor the detached garage. Should the HPB approve the project, staff recommends that the approval be conditioned by the use of architectural shingles for all components of the project.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: The size and mass of the proposed addition renovation, covered patio, and breezeway would slightly increase the size and mass of the contributing structure, but the increase is compatible with contributing structures in the district and neighboring structures in the vicinity.

The size and mass of the proposed new detached garage is consistent with the size and mass of similar structures in the vicinity and in the district.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: Not applicable.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.



ANALYSIS: Not applicable.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The following standards are applicable to this project:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The HPB should satisfy themselves that the proposed project would not significantly adversely impact the historic character and longevity of the district to meet the intent of the Secretary's standards.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The kitchen addition, new patio, and breezeway conform with the Land Development Code and can be interpreted as balancing the goals, objectives, and policies of the Comprehensive Plan. The proposed two-story garage appears to conform to the Land Development Code and is generally consistent with the Comprehensive Plan. Any plans for the proposed two-story garage would need to conform with district standards and setbacks or seek a variance.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No known archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff have not received any responses to these notices.

ATTACHMENTS:

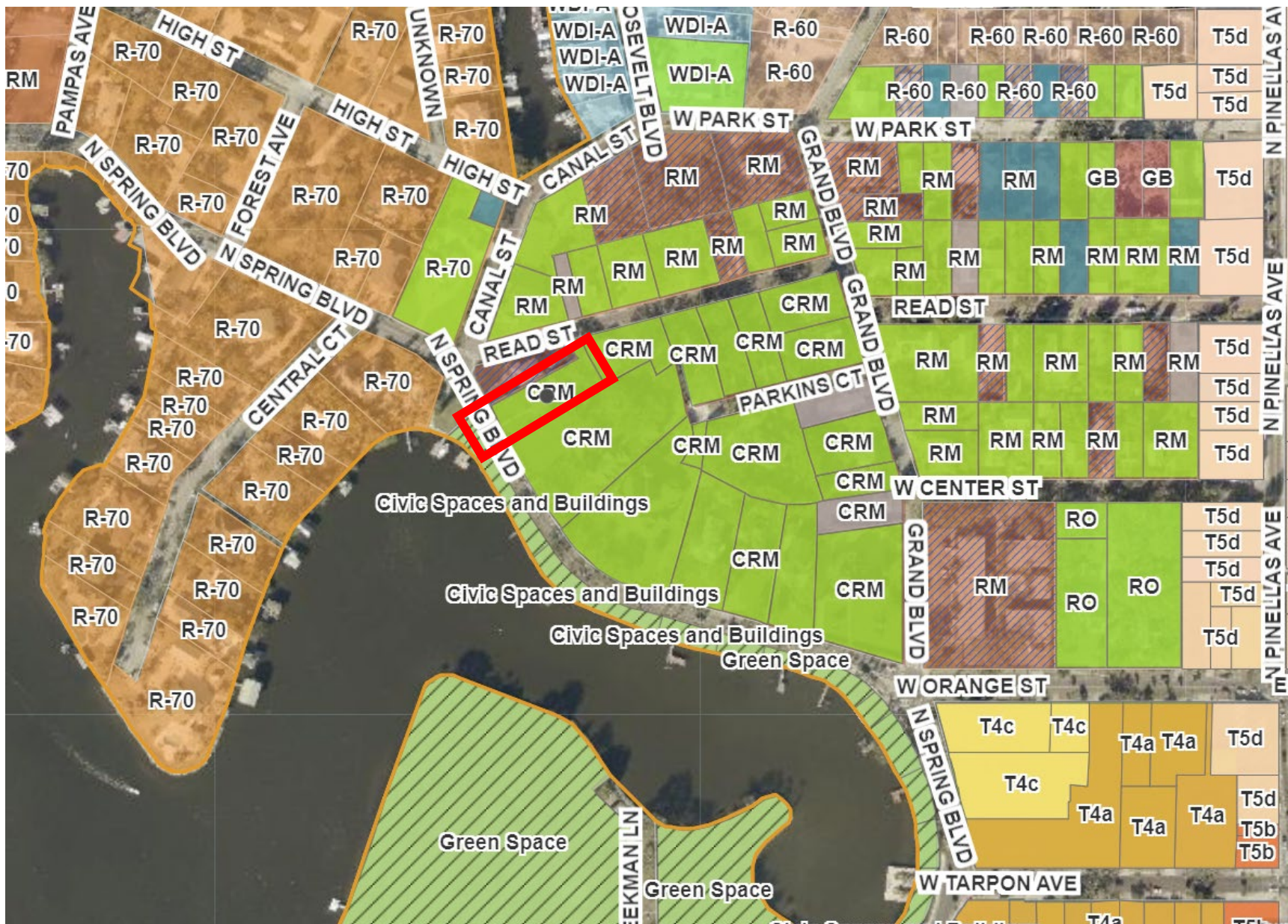
1. Slide Presentation
2. FMSF 8PI1625
3. Application and supporting materials

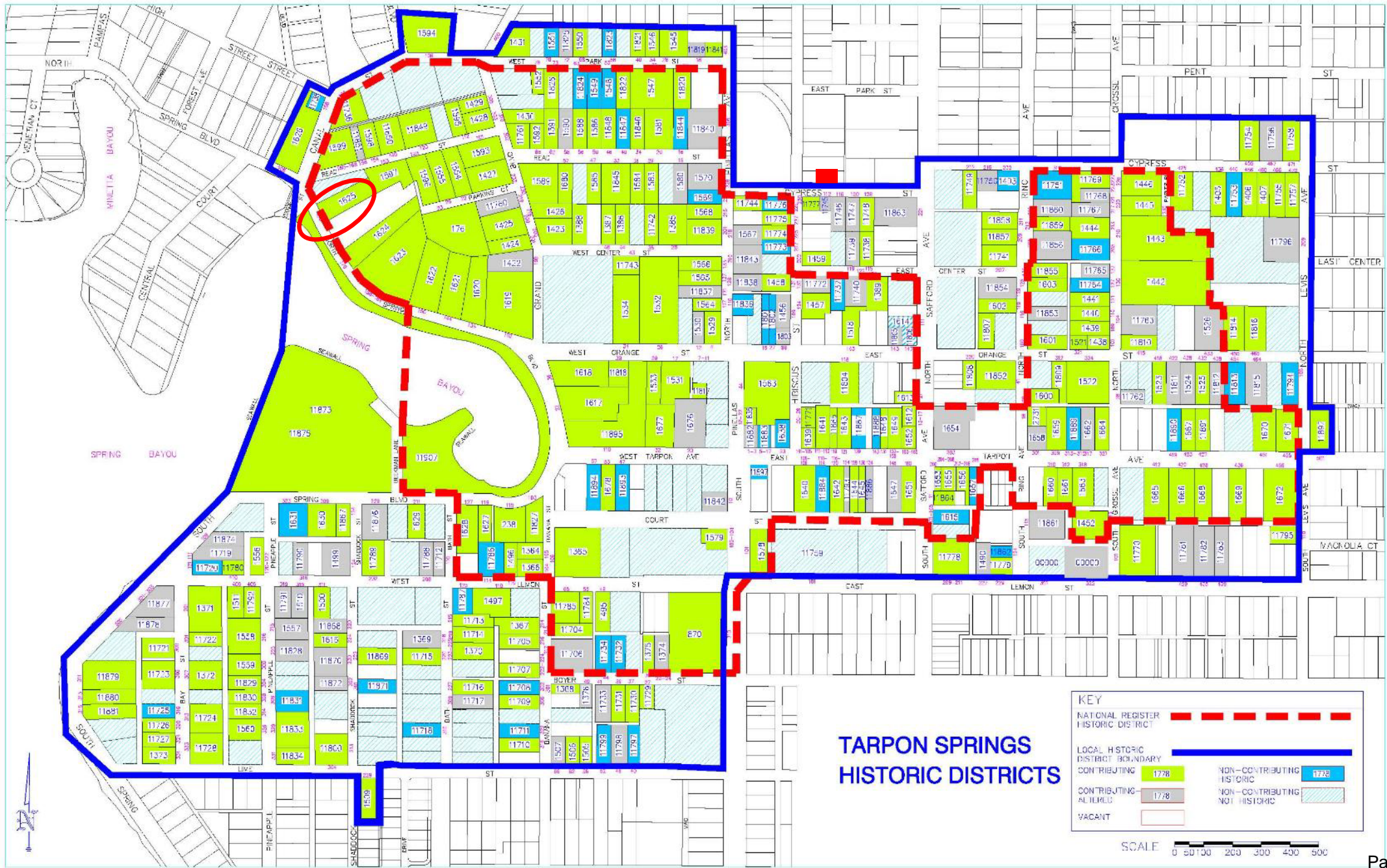
HOFFMAN APPLICATION #26.38

Heritage Preservation Board, June 1, 2026



LOCATION AND LAND USE CONTEXT





**TARPON SPRINGS
 HISTORIC DISTRICTS**

KEY

- NATIONAL REGISTER HISTORIC DISTRICT - - - - -
- LOCAL HISTORIC DISTRICT BOUNDARY —————
- CONTRIBUTING HISTORIC 1778
- NON-CONTRIBUTING HISTORIC 1782
- CONTRIBUTING ALTERED 1778
- NON-CONTRIBUTING NOT HISTORIC
- VACANT

SCALE 0 50 100 200 300 400 500

PROPERTY INFORMATION

- Lot Size: 9,874 square feet
- Current Zoning: Conditional Residential Mixed District
- Location / Parcel ID: 184 N Spring Blvd / 12-27-15-77760-000-0030
- Architectural Type/Style: Folk Victorian
- District Status: Contributing
- Florida Master Site File: 8PI1625
- Owner / Applicant: Thomas Davide, et al., Owner / John Hoffman, Applicant

REQUEST

Certificate of Appropriateness to:

- Renovate existing covered patio addition into a kitchen
- Construct breezeway and new covered patio
- Reroof and extend roof on an existing contributing shed
- Construct new two-story garage

184 N SPRING BLVD – FLORIDA MASTER SITE FILE



SPRING BAYOU (HAYES BIGELOW PHOTOGRAPHER)



184 N SPRING BLVD – FAÇADE



184 N SPRING BLVD



184 N SPRING BLVD – PROPOSED GARAGE LOCATION



184 N SPRING BLVD – PROPOSED GARAGE LOCATION



184 N SPRING BLVD – READ ST CONTEXT

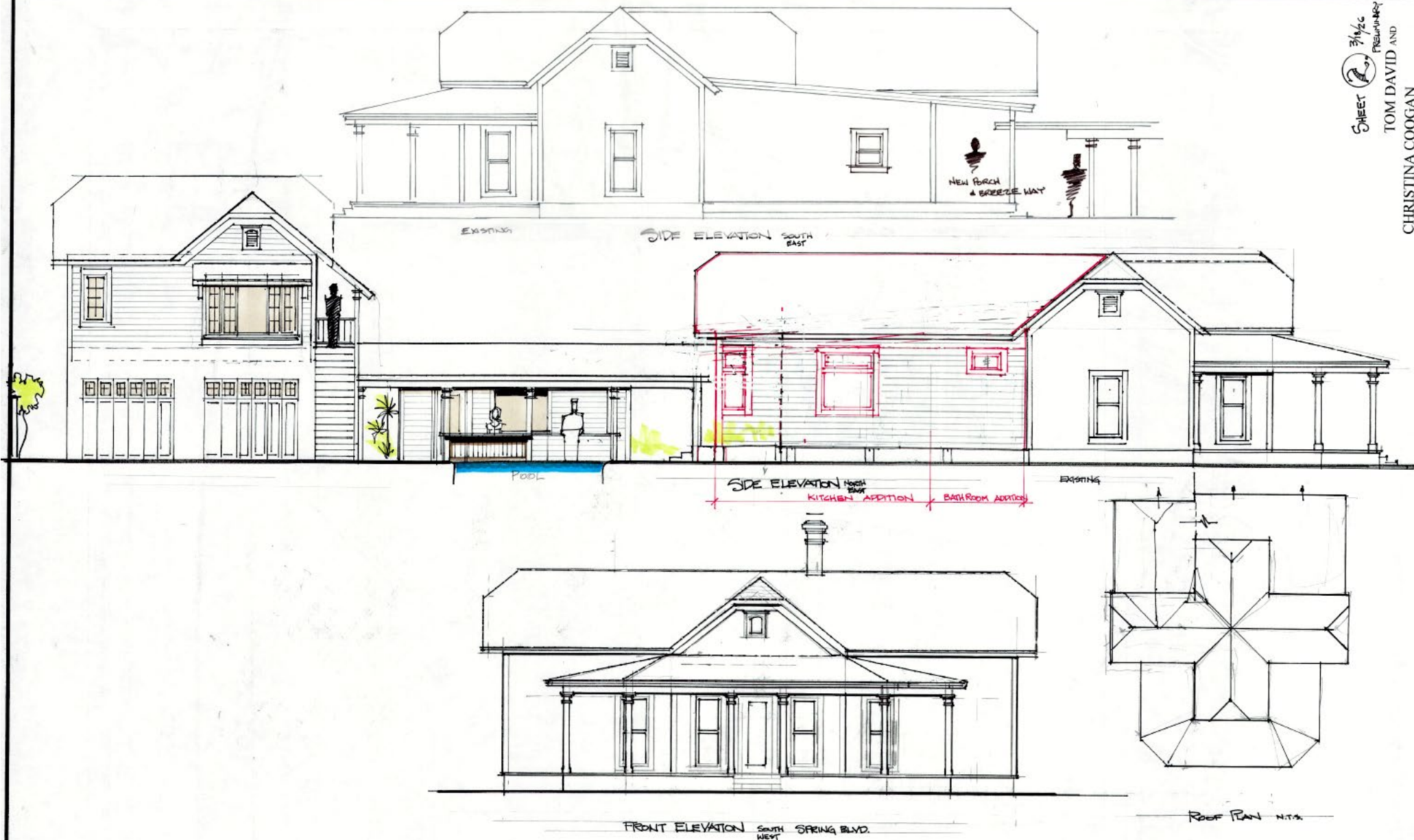


184 N SPRING BLVD – LOOKING WEST



184 N SPRING BLVD – CONTEXT WEST





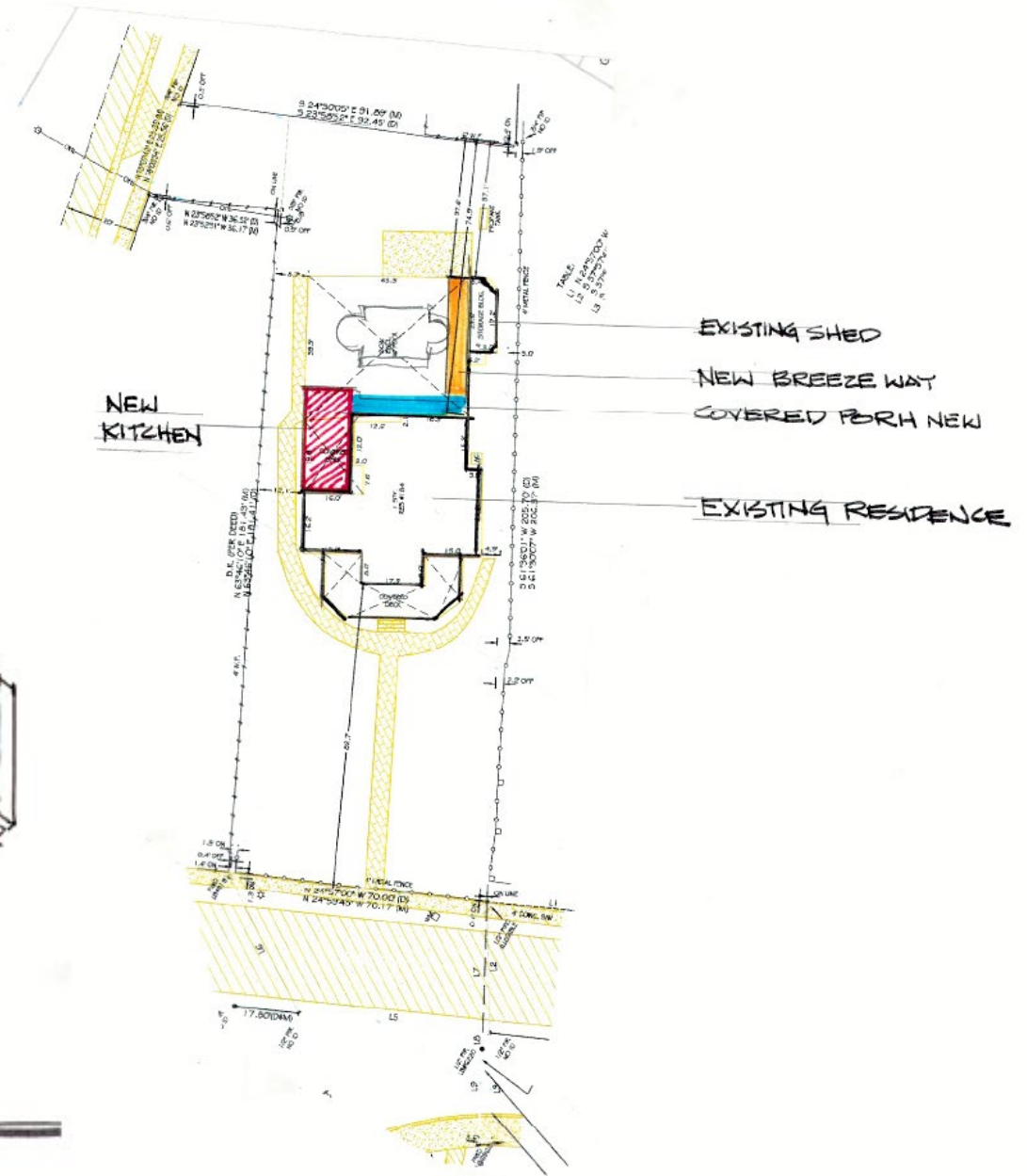
PRELIMINARY ELEVATIONS 1/4"=1'-0"

PROPOSED PROJECT

PROPOSED PROJECT

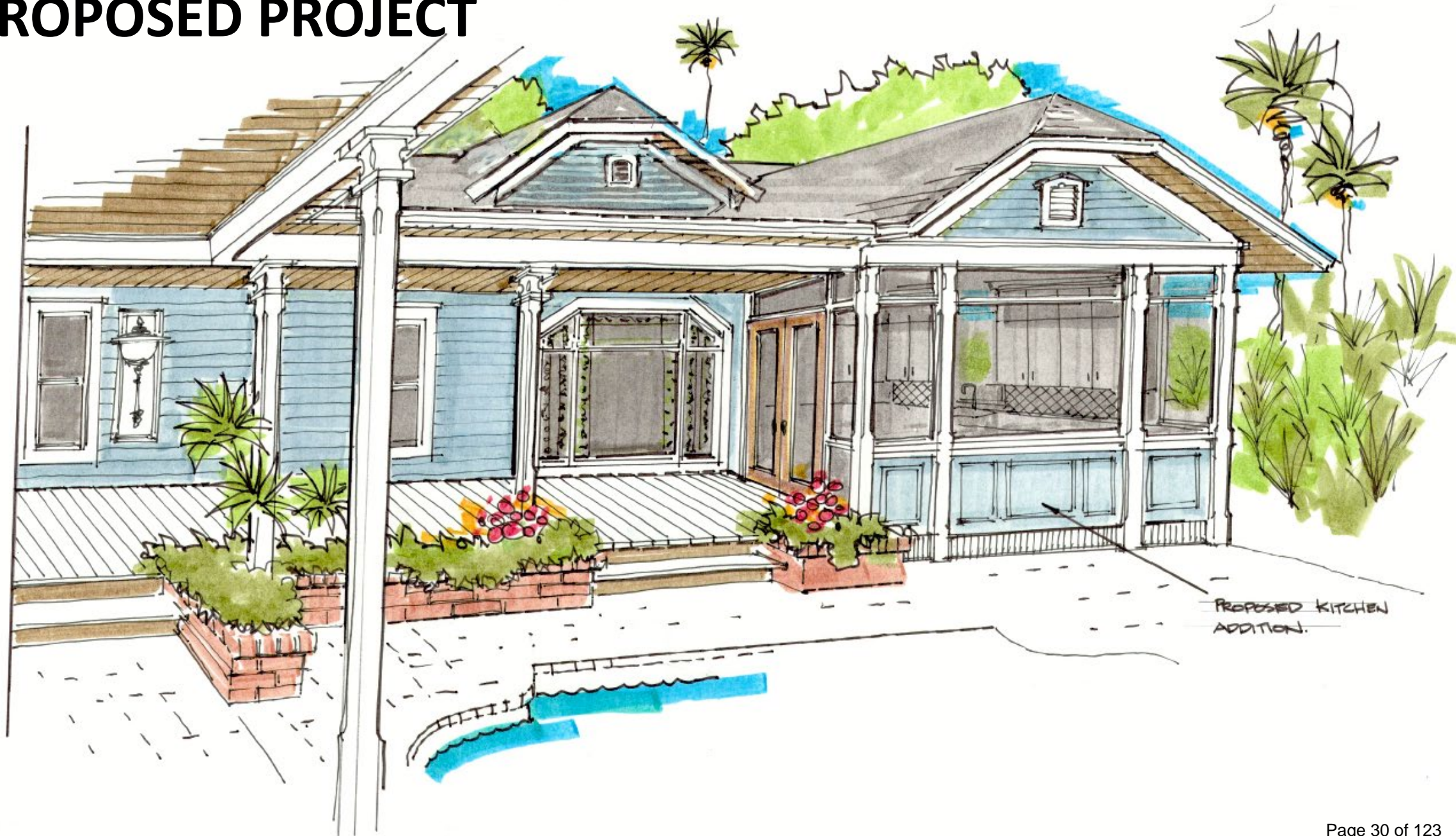


EXISTING REAR
(EAST) ELEVATION SCALE: 1/4" = 1'-0"

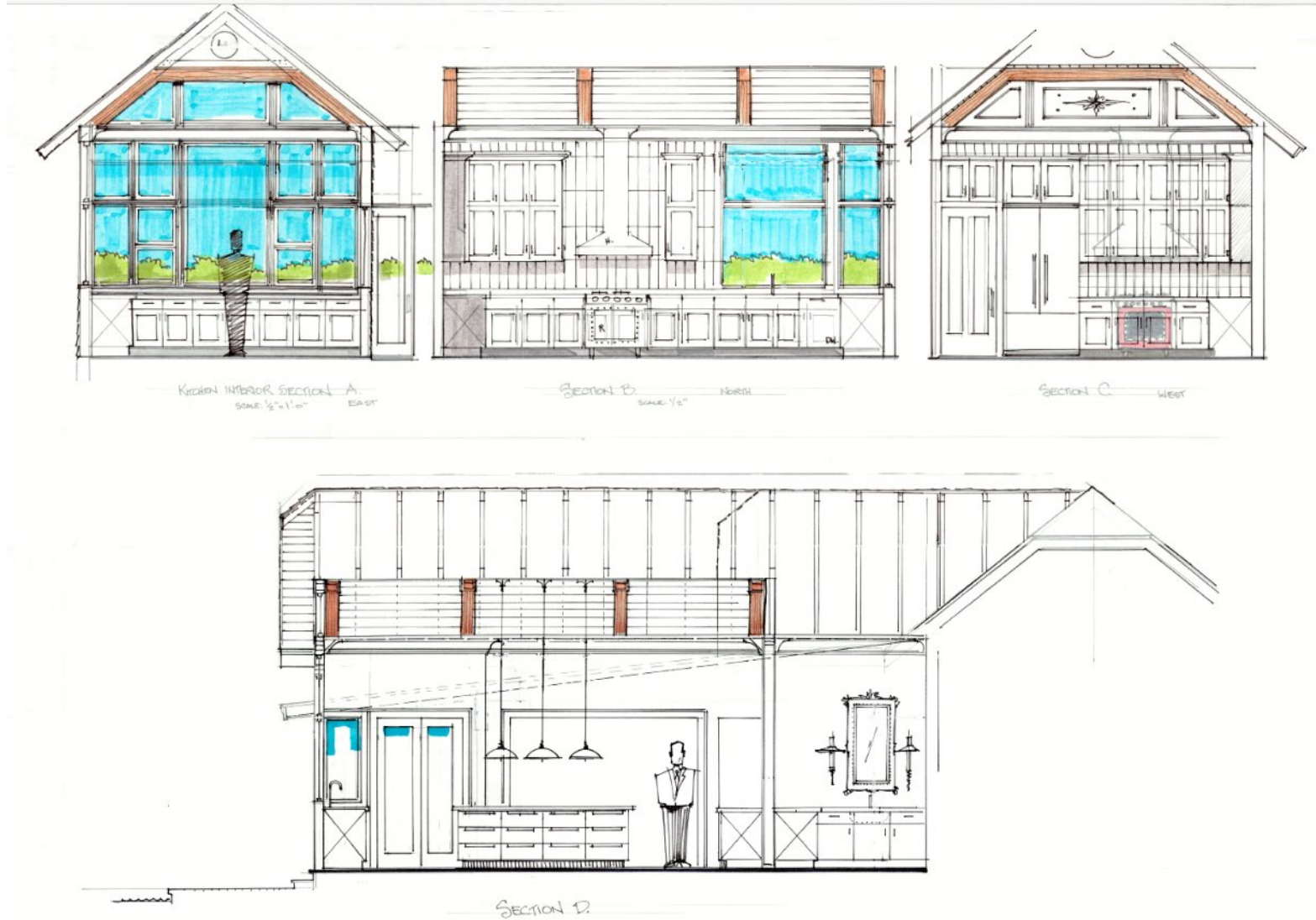


SITE PLAN

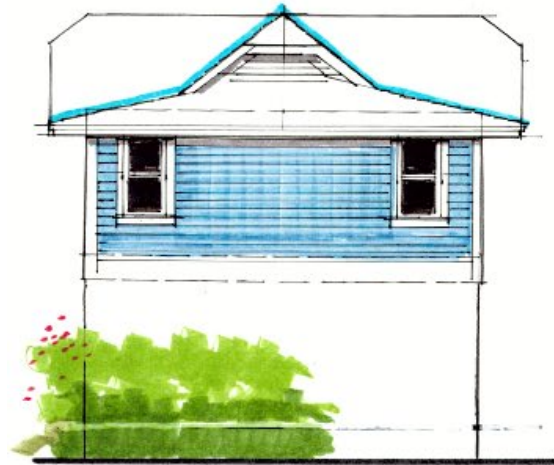
PROPOSED PROJECT



PROPOSED PROJECT



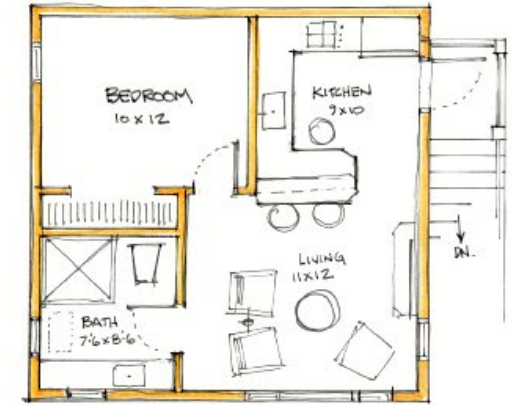
PROPOSED PROJECT



EAST ELEVATION



NORTH ELEVATION



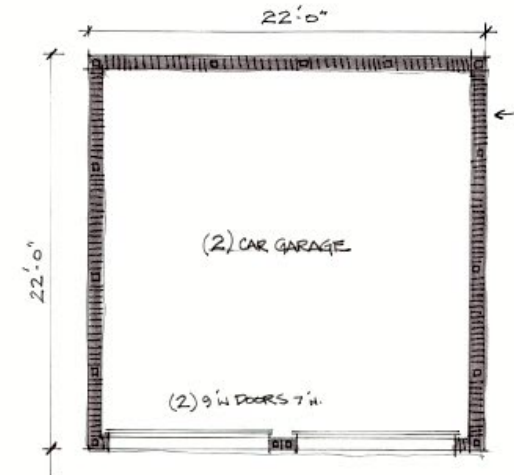
UPSTAIR FLOOR PLAN



WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN

STANDARDS FOR REVIEW – CERTIFICATE OF APPROPRIATENESS

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

DESIGN GUIDELINES REVIEW MANUAL

4.10 Universal Guidelines for Additions

Please see General Guidelines at the beginning of this chapter, for additional guidance.

Guideline 25. Additions

- a. New additions should respect the historic setback used throughout the neighborhood, even in cases where this historic setback is greater than the zoning setback requirement.
- b. Although it is not impossible to add one or more stories to historic buildings, it is normally more difficult to avoid adverse impact on the building's original design, character, and detailing.
- c. Additions to historic buildings shall be sited in order that the principal building is dominant to the addition. They should be located to the rear or the side (but set back from the principal building) and shall not encroach into the front yard setback characteristics of the district.
- d. Additions should be constructed in materials compatible with those used in the original building. This does not mean that the same materials have to be used.
- e. Frame additions can be added to brick and stucco buildings successfully.
- f. New additions should be subordinate to the main building. This can be achieved by making the addition smaller in scale than the main building, or by keeping the roofline or parapet below that of the main building.
- g. Additions should not duplicate the architecture and design of the main building but should generally pick up overall design "cues" from the main building, such as window proportions, overall massing and form, and type of ornamentation. This includes:
 1. Roof form and materials
 2. Siding materials and dimensional features (width, style, and orientation)
 3. Fenestration pattern (type of windows, placement of windows, window trim, relation of solids to voids, and other façade architectural details such as roof brackets or shutters)
 4. Entrances



Figure 90: Multiple additions on the rear of 201 Bay Street are clearly subordinate to the original part of the building.

DESIGN GUIDELINES REVIEW MANUAL



- h. New additions should be compatible with existing historic buildings in terms of scale, mass, and form but should be visually different from the original to avoid creating a false historic appearance. Additions to historic structures should be identifiable as a new addition to an original building.

Guideline 26. Windows on Additions

- a. On additions, use window types, proportions, and alignment typical of the type on the primary building and sensitive to the historic district.
- b. Similar window spacing patterns should be used on additions as are used on historic buildings of the same type in the same neighborhood.
- c. The ratio of windows to wall on the primary street elevations for additions should be similar to historic structures.
- d. Historic window mullions should be simulated or mirror true divided light that coordinates with those in the historic building. Removable, snap-in, or “between the glass” muntin should be avoided.

Guideline 27. Doors on Additions

- a. Doors on additions to historic buildings should be complementary to the style, scale, and design of the doors on the main body of the historic building.



Figure 91: The top illustration shows an example of an inappropriate addition while the bottom illustration shows an example of an appropriate addition.

DESIGN GUIDELINES REVIEW MANUAL

4.9 Universal Guidelines for Garages and Outbuildings

Guideline 21. Locating New Garages and Outbuildings

- a. New garages and outbuildings should be located in the rear yard or the side yard closest to the rear yard.
- b. New garages and outbuildings shall be designed to reflect the architectural style of the primary building and will maintain a scale consistent with the primary building.
- c. New garages and outbuildings that are permitted to be located along the public right-of-way or within the public view shall be designed in the same architectural style as the principal building.

Guideline 22. Maintain and Preserve Historic Outbuildings

- a. Repair or replacement of garages and porte-cochères shall match the original.
- b. Preserve the building's overall form and style. Avoid altering the shape, form, height, materials, and architectural elements.
- c. Preserve, maintain, and repair as necessary distinctive features and characteristics such as wood cladding and trim, ornaments, original windows, and other character-defining details.
- d. Restore missing or altered features based on pictorial evidence, or in keeping with buildings of the same type, style, and period. If no evidence or precedent exists, create a design that is complementary to the existing primary building that does not convey a false sense of history by utilizing arbitrary stylistic details not associated with the subject property's style.

Guideline 23. Modifying Existing Outbuildings

- a. Enlargement of the existing outbuildings shall be compatible with the scale and architecture of the building and maintain the architectural features of the original building, such as maintaining the recessed openings created by the garage doors.
- b. Enlargement of the existing outbuildings shall be compatible with both street and alley environments of the neighborhood. Also, [see Guideline 33](#): New Garage or Outbuilding Construction.



Figure 89: 316 W. Lemon Street and its appropriate outbuilding.

DESIGN GUIDELINES REVIEW MANUAL

Guideline 33. New Garage or Outbuilding Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. The scale of the new garage shall also be compatible with both the street and alley environments of the historic district.
- c. Use appropriate carriage style doors and hardware in keeping with the architectural style.
- d. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building, including materials.

It is generally not appropriate to:

- use vinyl applied detailing on garage doors



PRELIMINARY STAFF RECOMMENDATION

If the HPB approves the project, the following conditions are recommended:

1. The exterior siding on the addition will visually approximate the siding on the historic structure.
2. Architectural shingles will be used for all roofing.
3. Carriage style doors will be utilized for the garage.
4. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P11625Recorder # 258Recorder Date 2/20/09Original Update Site Name The Bigelow Cottage Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 184 N Spring BoulevardVicinity of E side of Spring between Read and GrandCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327072 Northing 3114918 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1900 Circa Alterations Date c.1950 Type/Location asbestos sidingAdditions Date Unknown Type/Location rear one story, shed roof, wood frame; c.1920 multiple rear additions, shed and gableMoved Original Location Chesapeake PointUse Original Private residence Use Present Private residence

DESCRIPTION

Style Folk Victorian Exterior Plan Irregular Interior Plan Unknown Stories 1Structural System Wood frame Exterior Fabric Asbestos-shingles or sidingFoundation Continuous Foundation Materials Concrete block Foundation Infill N/ANo. of Porches 1 Locations/Features separate hipped roof wraps three sides with chamfered wood posts and gingerbread bracketsMain Entrance (stylistic details): center entry under main porchOutbdgs. Number 1 Nature/Location (Describe below) one story rear wood framed cottage, c.1920, contributingRoof Type Hip; Clipped gable Roofing Materials Composition shinglesSecondary Structures Comments Not applicable Location _____Chimneys Number 1 Orientation West Location Slope/Interior Material BrickWood Windows Type DHS Light # 1/1Metal Windows Type _____ Light # _____Exterior Ornament vents (wood louvre in front gable), wood surroundsCondition Good Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)

This structure features gable pediments over the windows, symmetrical façade, and a wood picket fence. This house was originally located on Chesapeake Point and was moved to its present location by well known photographer Hayes Bigelow in 1905.

Archaeological Remains Present FMSF Archaeological Site Form Completed (if yes, attach)

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1625. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #13, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research

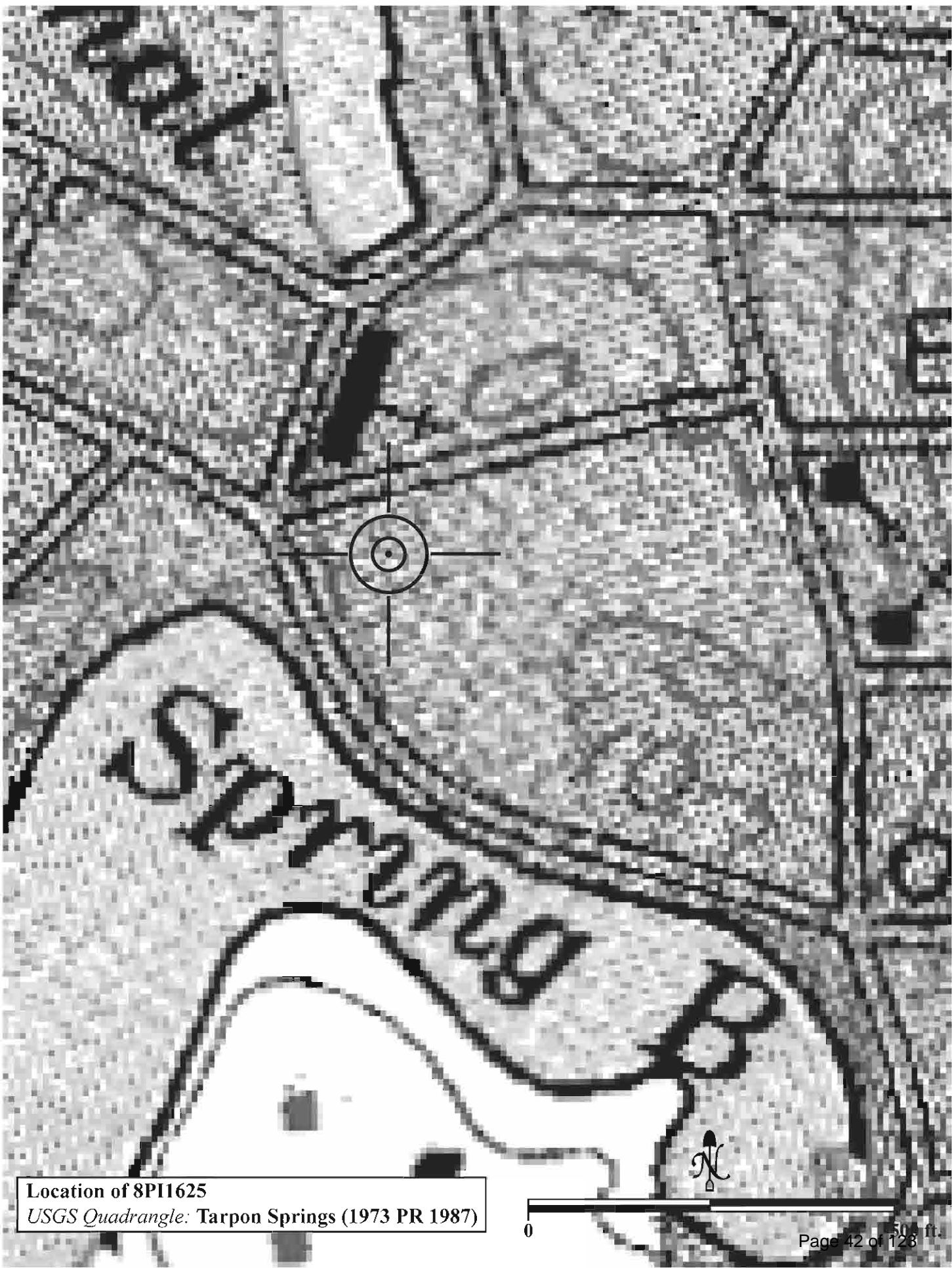
Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI1625
USGS Quadrangle: Tarpon Springs (1973 PR 1987)



Certificate of Appropriateness Form



CITY OF TARPON SPRINGS
 PLANNING & ZONING DEPARTMENT
 324 E. Pine Street, Tarpon Springs, FL 34689
 (727) 942-5611 / planning@ctsf.us



INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition the General Planning and Zoning Application. Applications must be submitted **DIGITALLY** through the Planning and Zoning goPost portal.

Project Name*	Project Location*
Ormand house	184 north spring boulevard

Type of Activity (Check all that apply)*

<input type="checkbox"/> Awnings	<input type="checkbox"/> Relocation*
<input type="checkbox"/> Deck/Patio	<input type="checkbox"/> Renovation
<input type="checkbox"/> Demolition	<input type="checkbox"/> Roof
<input type="checkbox"/> Driveway	<input type="checkbox"/> Signs
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Structural Addition
<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Windows/Doors/Solar Panels

***If Relocation, provide the following information:**

New Address / Location

Address / General Location
 184 NORTH SPRING BOULEVARD

New Tax Parcel ID	New Land Use	New Zoning
Parcel ID from Pinellas County Property Appraiser	-- Select One -- Choices are Alphabetized Lookup Land Use	-- Select One -- Choice are Alphabetized Lookup Zoning

Lookup Parcel ID

Year Built*	Architectural Style*
1898	queen ann victorian

DETAILS

Project Number: 26.-
Project Name: ormand house
Project Type: For Design Review - APPEAL CERTIFICATE OF APPROVAL-HPB
Scope of Work: New kitchen ,porch, breezeway, bathroom and garage
Notes:

PROPERTY LOCATION

Parcel #:
Street #: 184
Direction: Southwest
Street Name: north spring
Street Type: Boulevard
Unit/Suite:
City/Municipality:
County/Political District:
State/Province:
Zip/Postal Code: 34689
Country: United States
Address Notes:

ADDITIONAL INFORMATION

Porches*

Yes

No

Original Use*	Present Use*	Proposed Use*
residential	residential	residential

Roof Type*	Roof Material*	Exterior Siding Material*
gable and flat	shingles and t.p.o.	wood lapped siding

Previous Additions or Modifications*	Description of Proposed Work*
back deck , bedroom, kitchen, bathrooms, laundry closet, pool and potting shed.	new kitchen, bathroom, back deck, breezeway and garage .

For Relocation or Demolition

NA

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in LDC Section 109.01(B).

Electronic Signature Agreement*

By checking the "I Agree" box below, you agree and acknowledge that 1) this form will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and 3) the information included in and with this form is completely true and correct to the best of your knowledge.

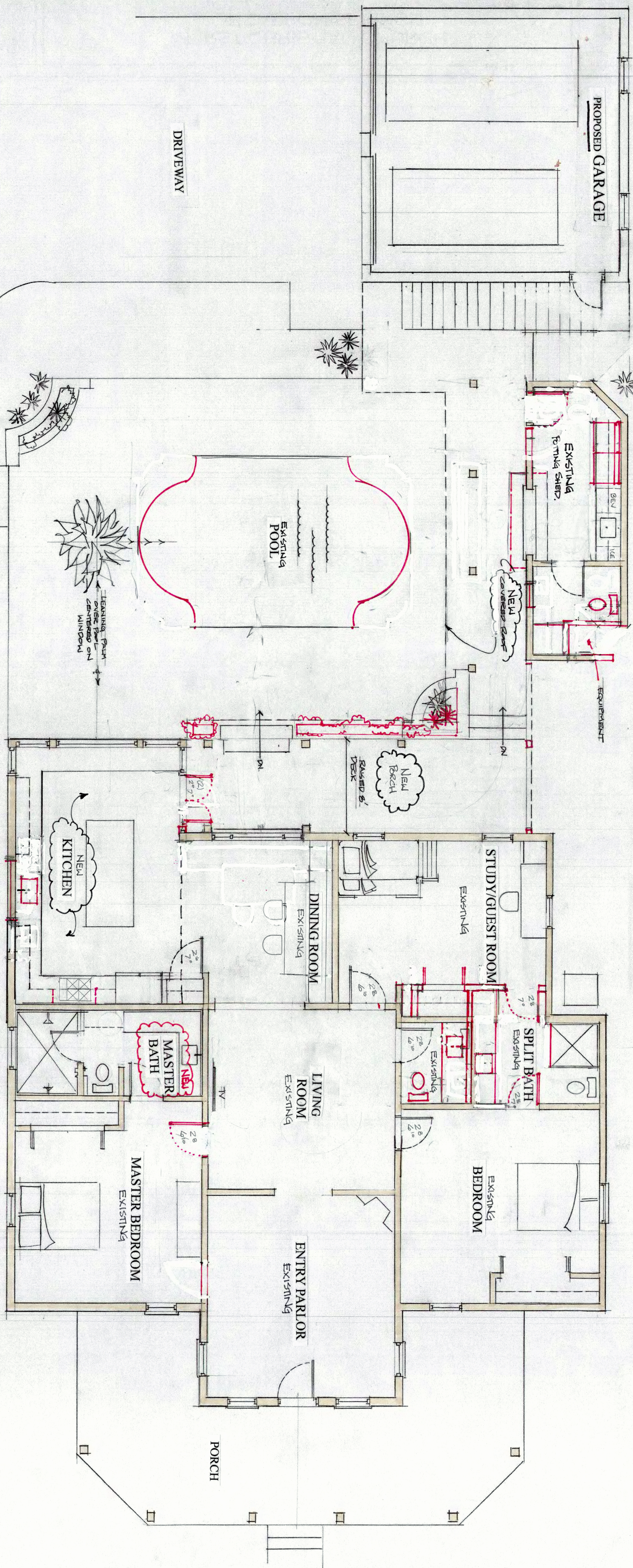
I Agree

Electronic Signature*

john hoffman

Date*

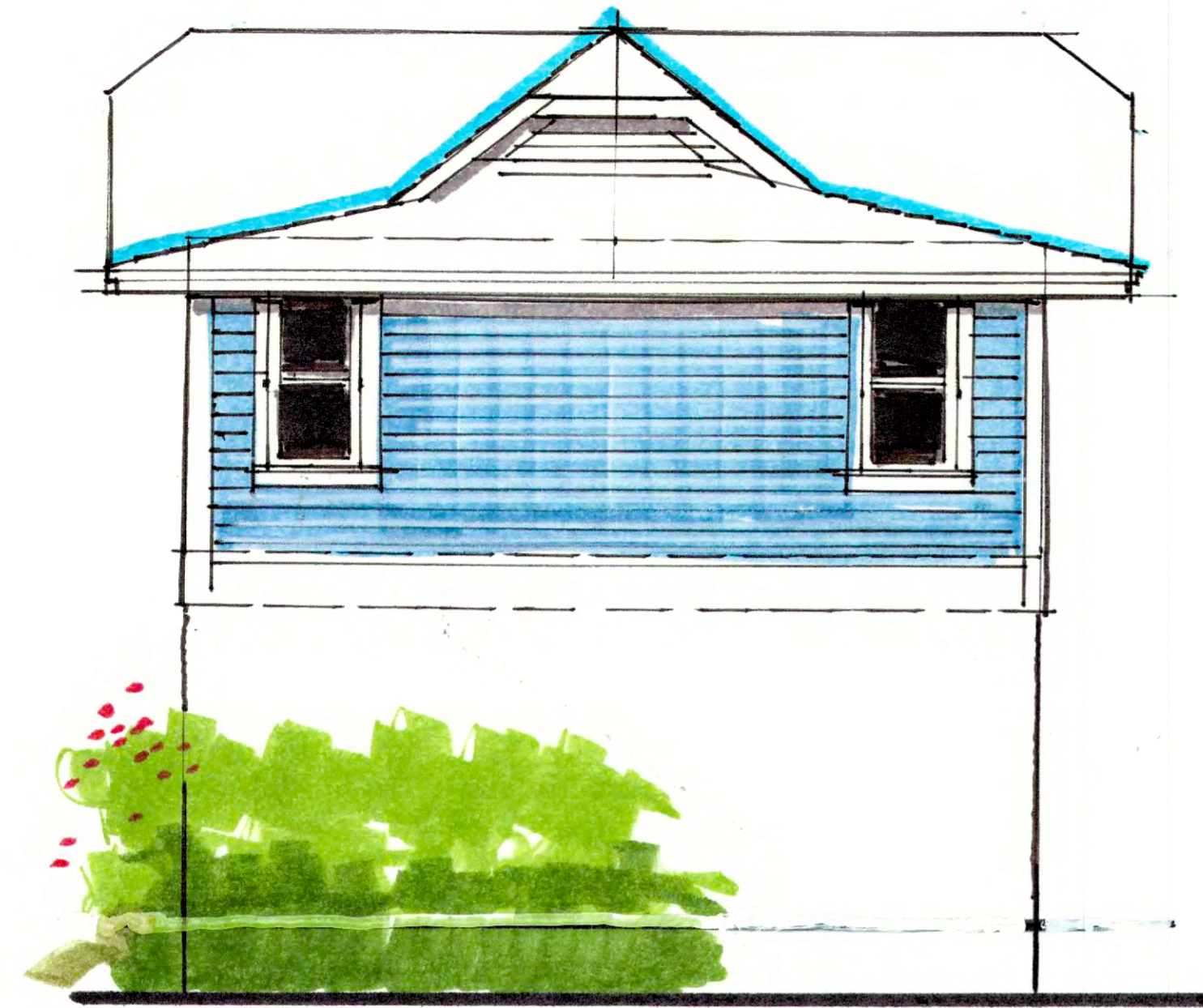
4/28/2026



PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"

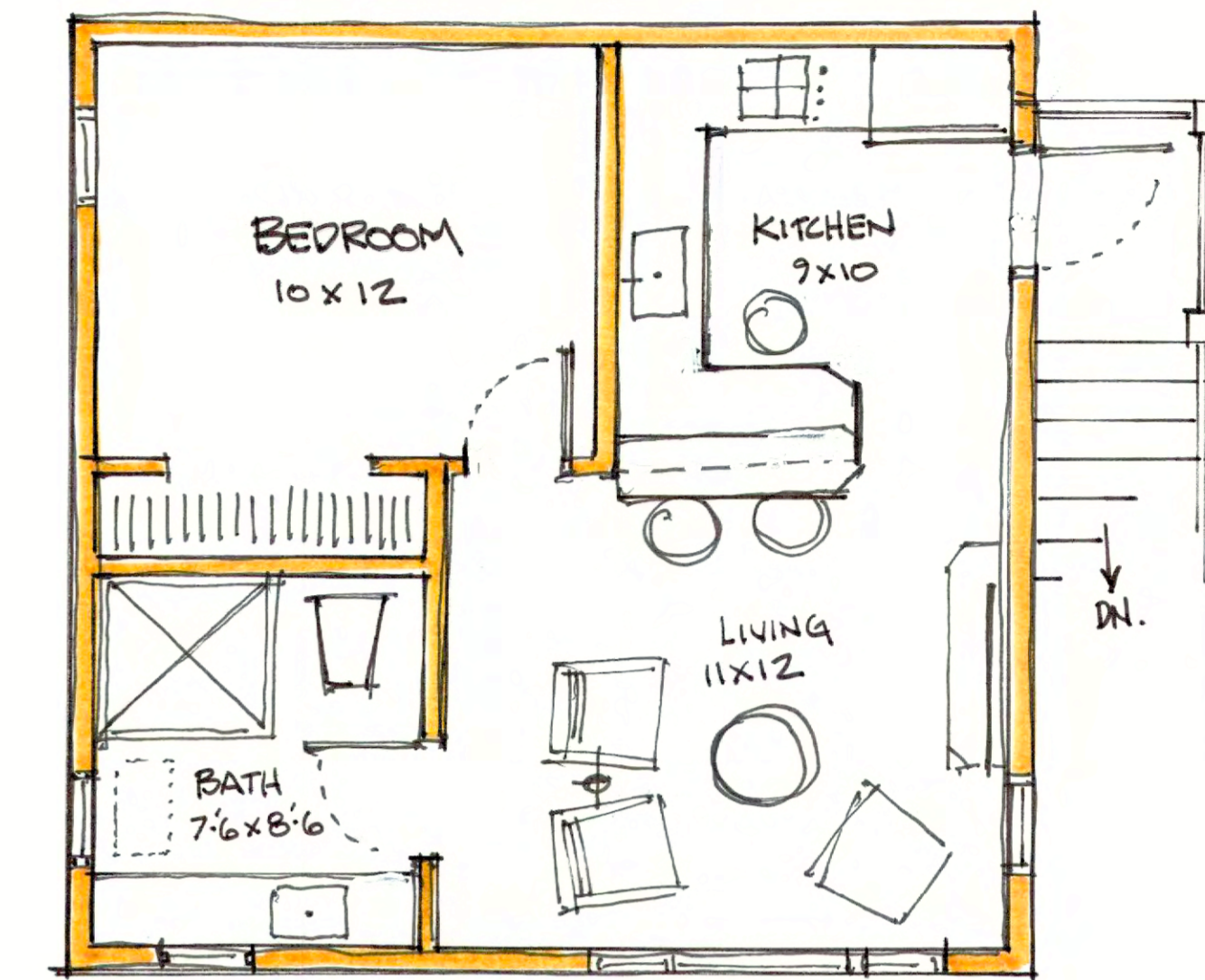
Existing Residence



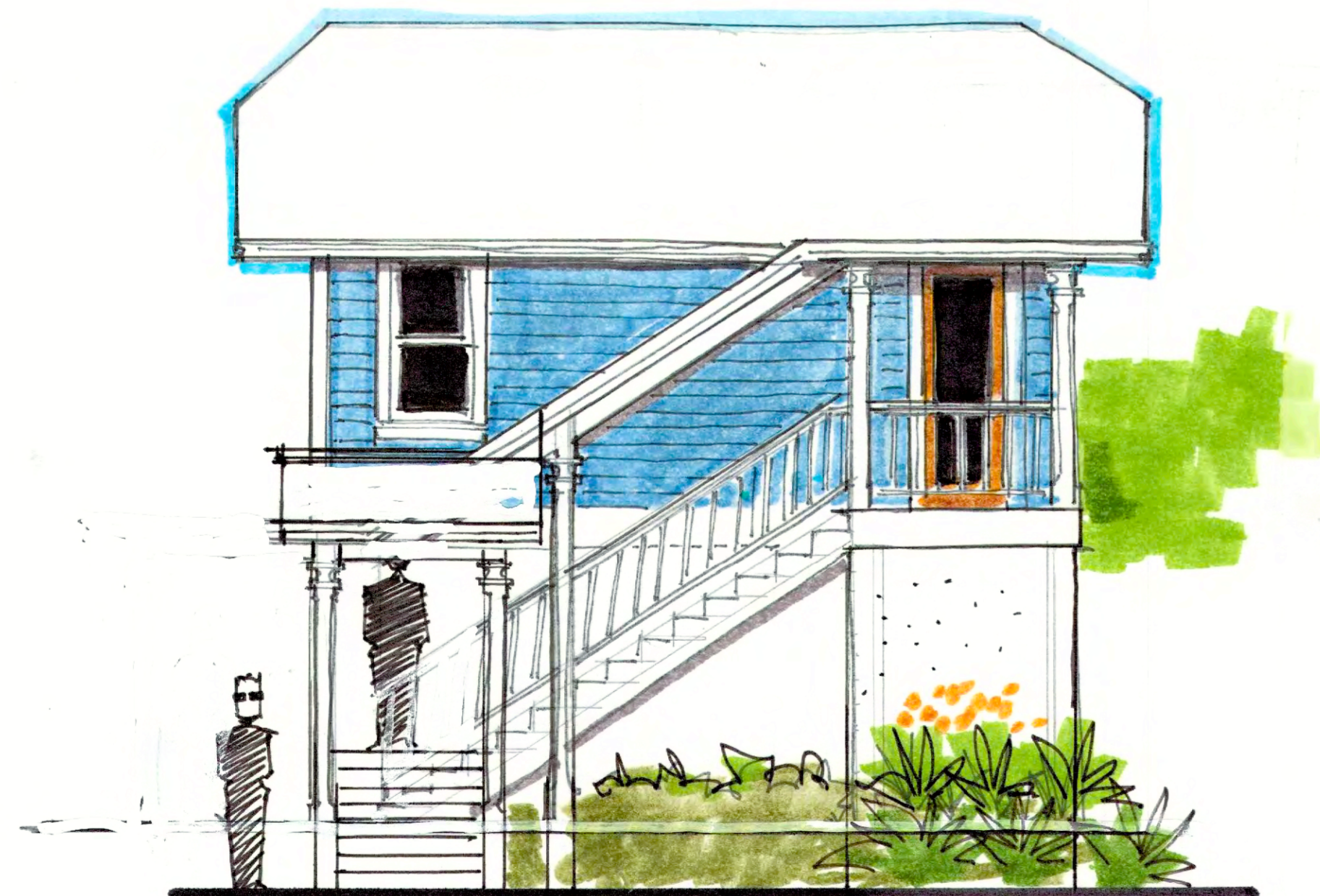
EAST ELEVATION



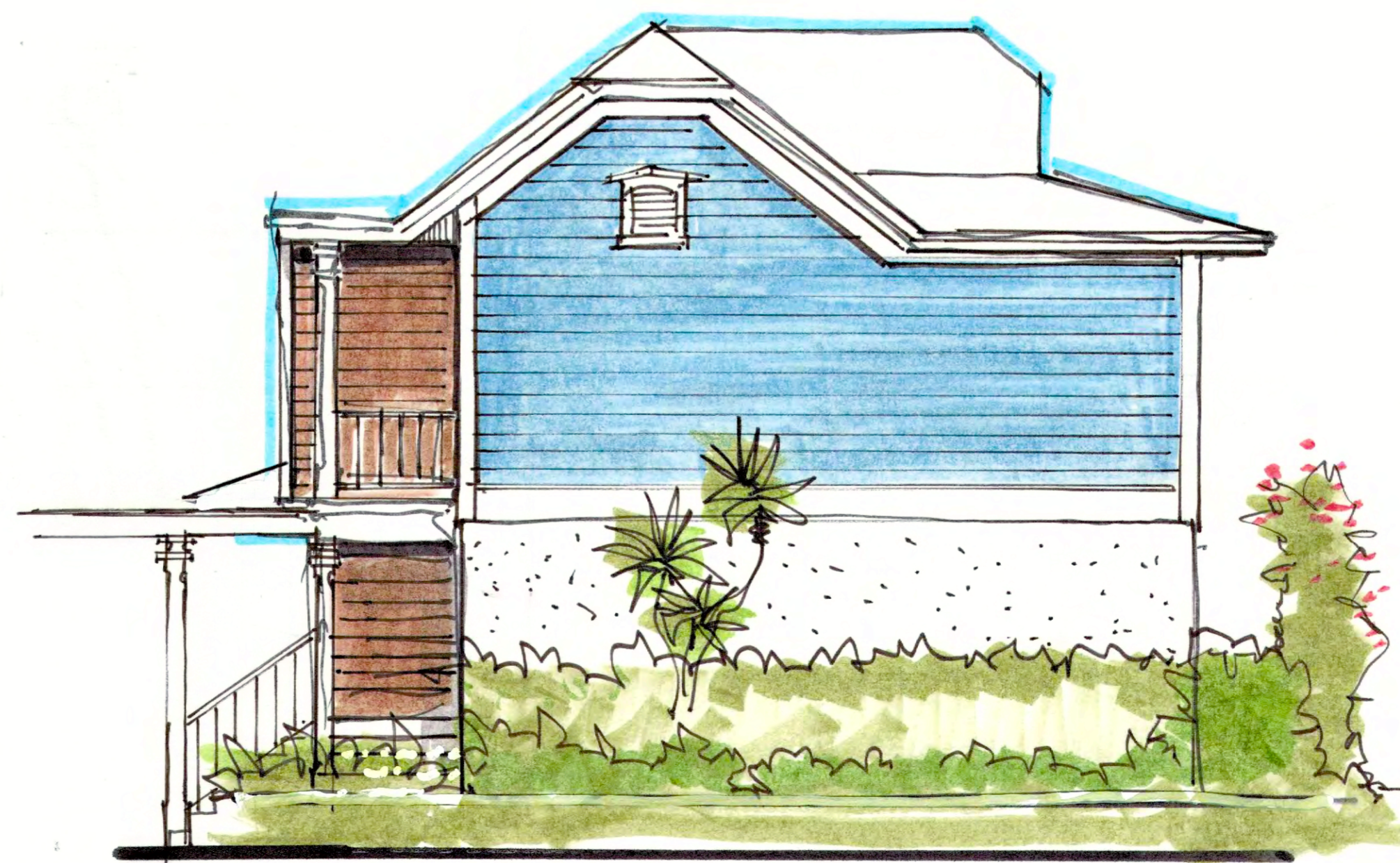
NORTH ELEVATION



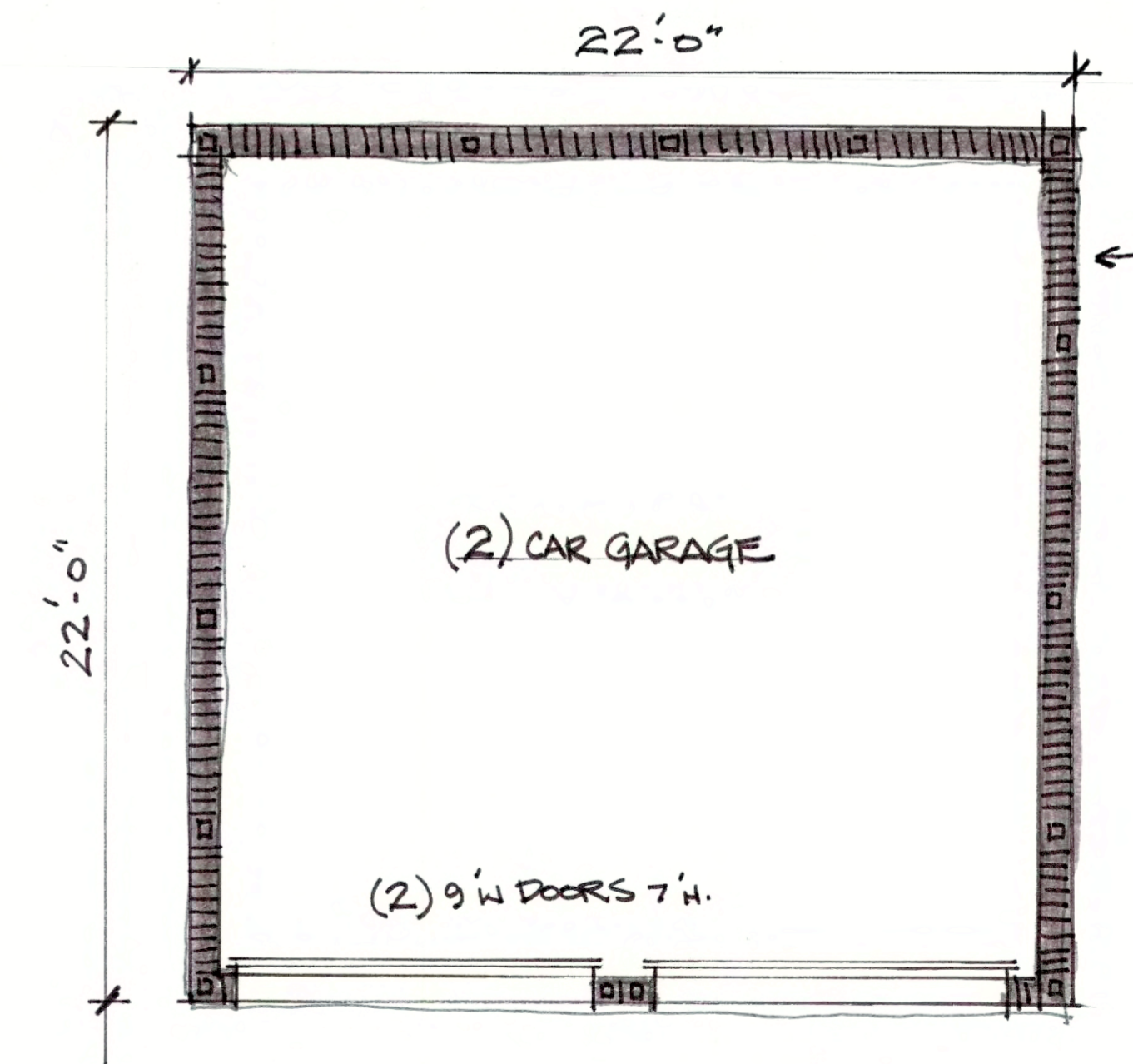
UPSTAIR FLOOR PLAN



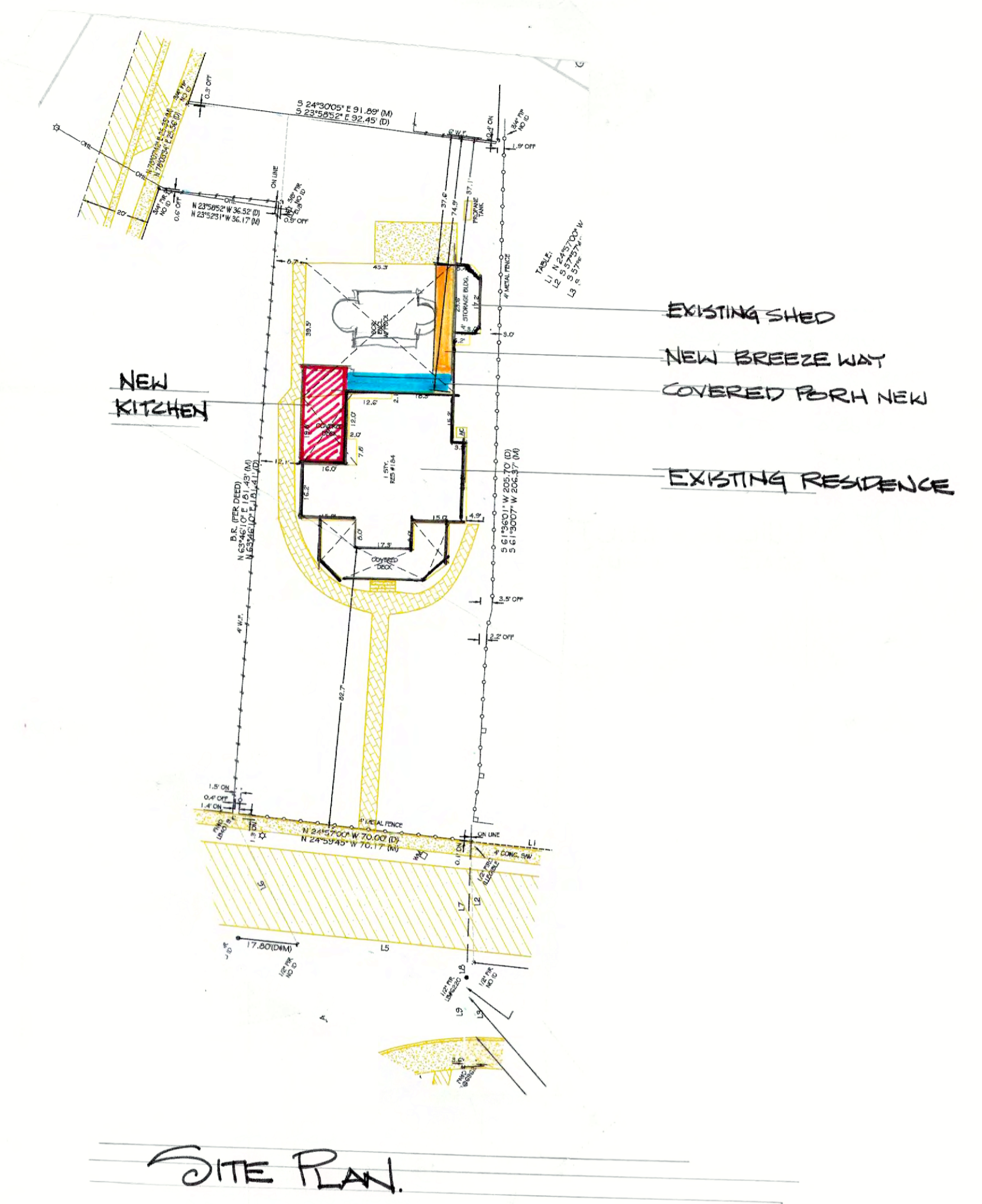
WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN



RESIDENTIAL RENOVATION @ 184 NORTH SPRING BOULEVARD
TARPON SPRINGS FLORIDA

- SCOPE OF WORK :: REPLACE COVERED PATIO AREA WITH (NEW KITCHEN) APPROX. 14' X 30'
- NEW COVERED BACK PORCH 8 X 28 (AND BATH)
 - RE ROOF POTTING SHED AND ADD CONNECTING BREEZE WAY

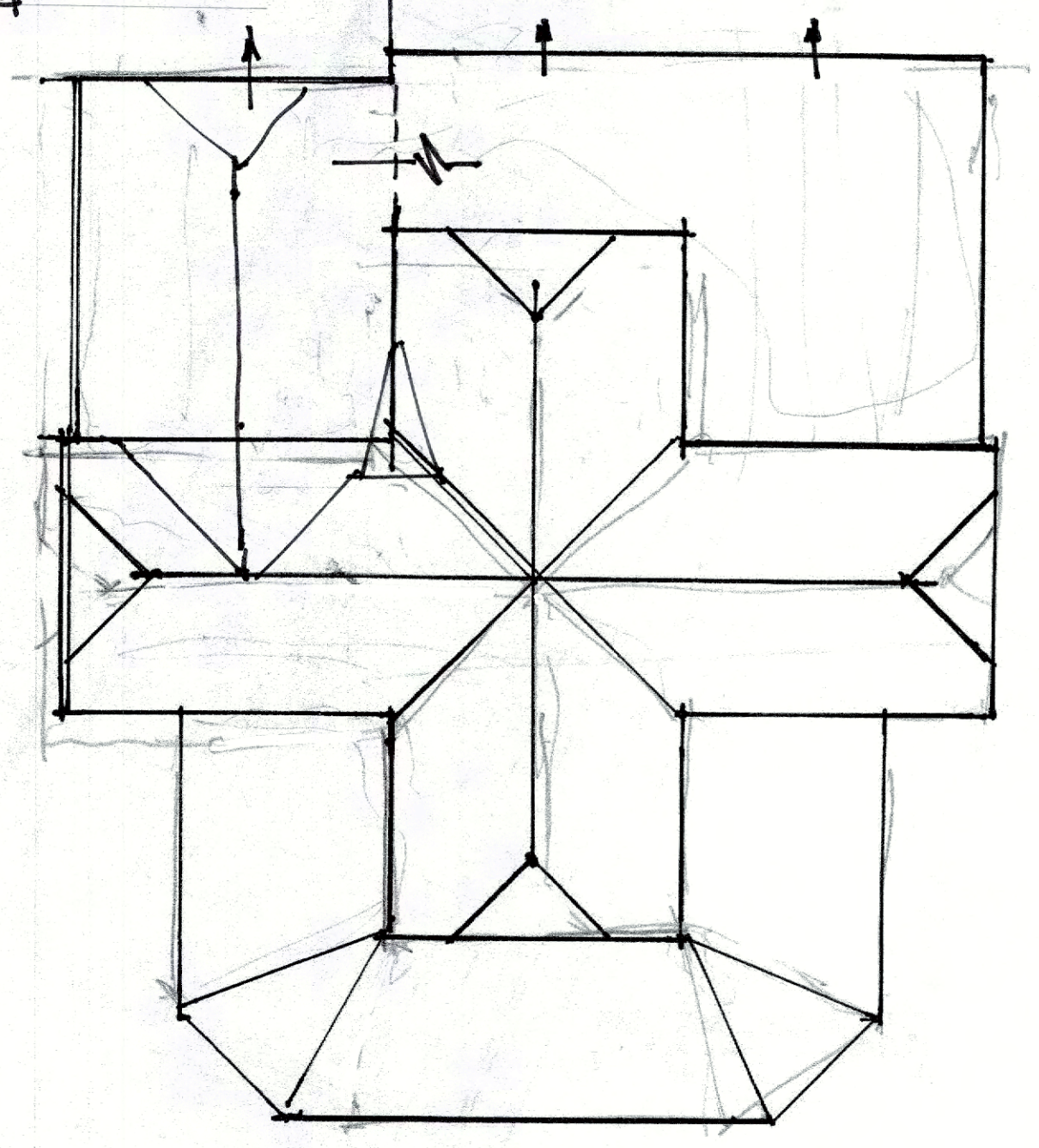
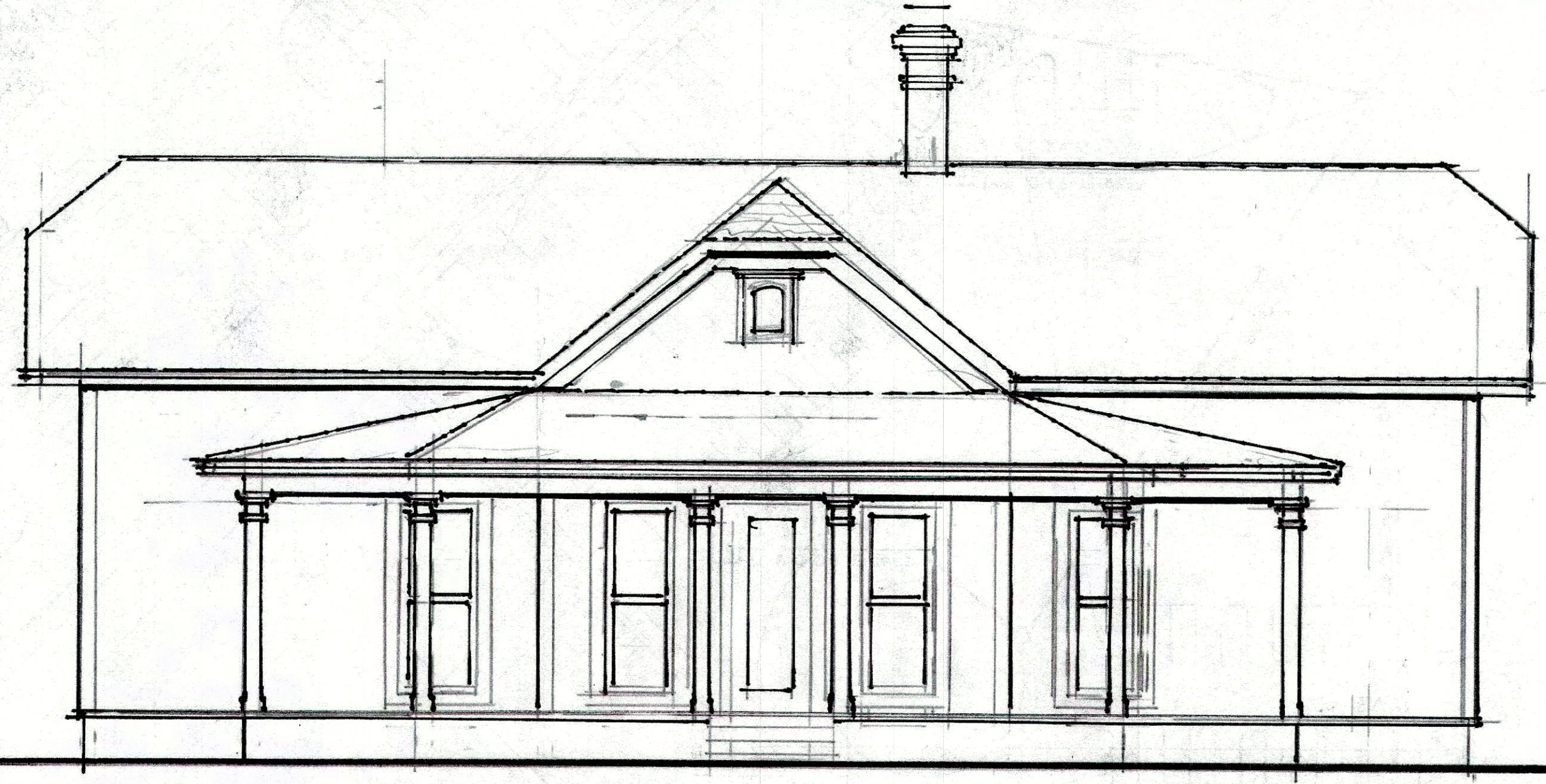


EXISTING REAR (EAST) ELEVATION SCALE: 1/4" = 1'-0"

SHEET 7/18/26 PRELIMINARY

TOM DAVID AND CHRISTINA COOGAN

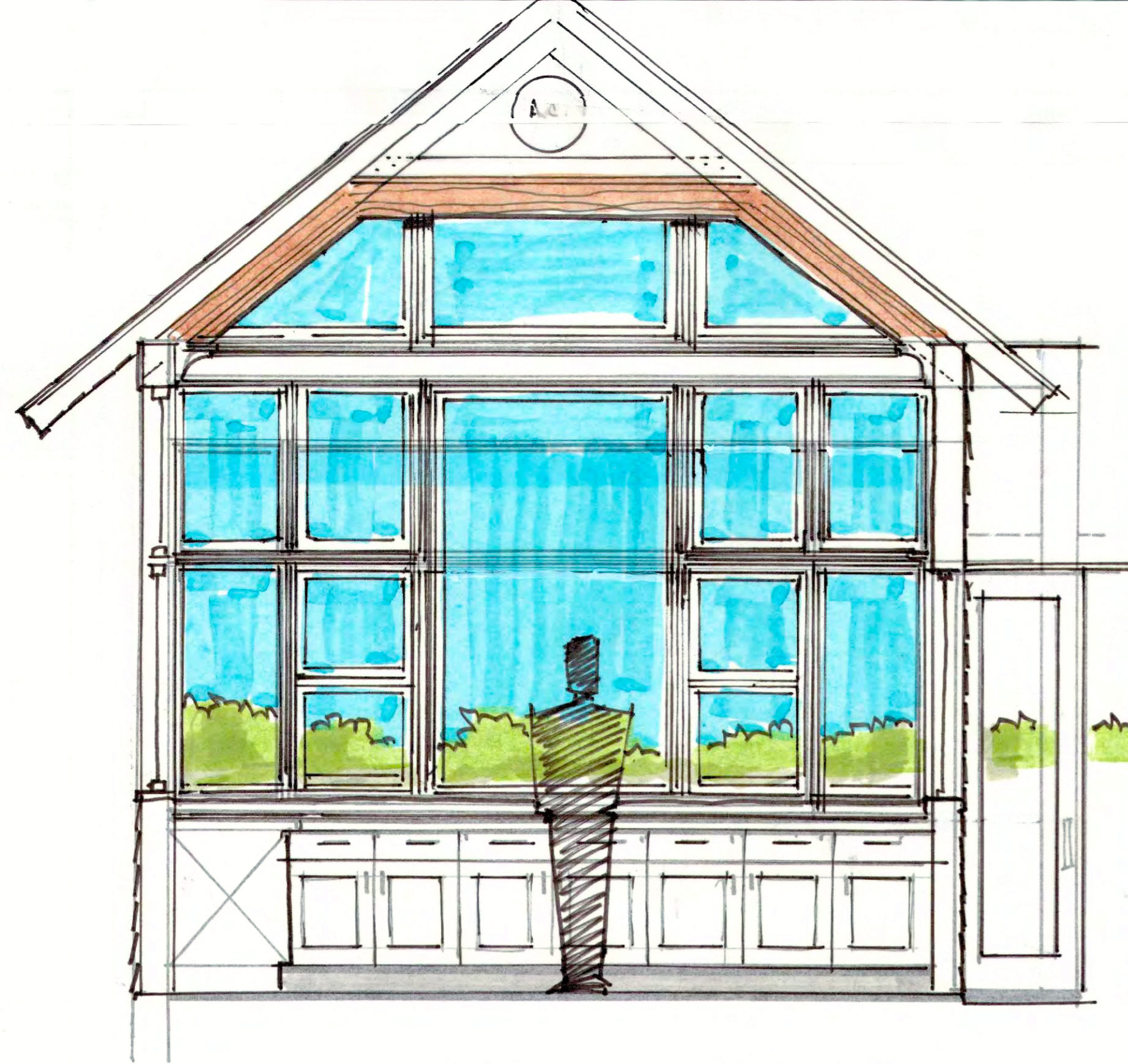
184 NORTH SPRING BOULEVARD
TARPOON SPRINGS, FLORIDA 34689



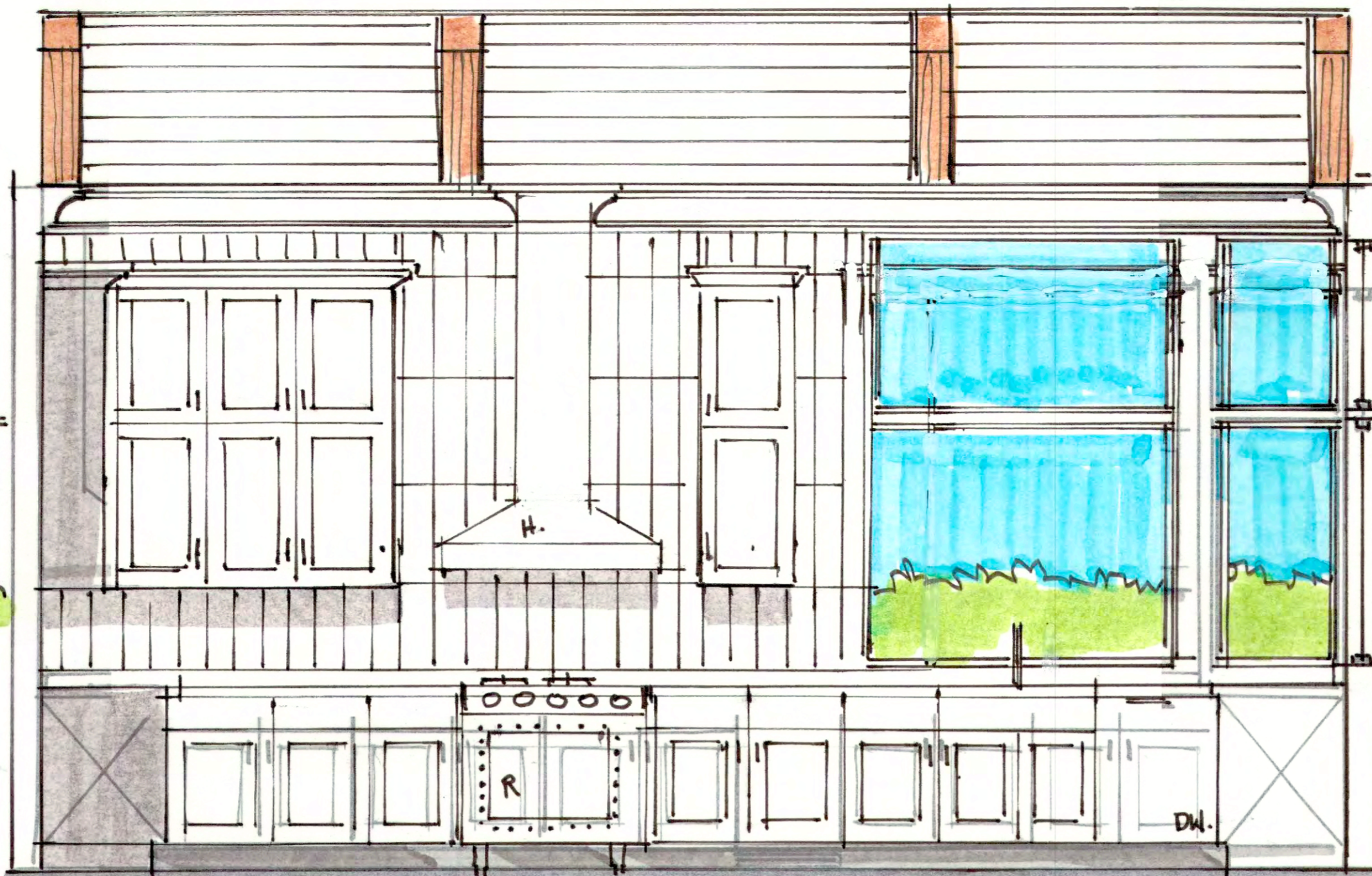
FRONT ELEVATION SOUTH WEST SPRING BLVD.

ROOF PLAN N.T.S.

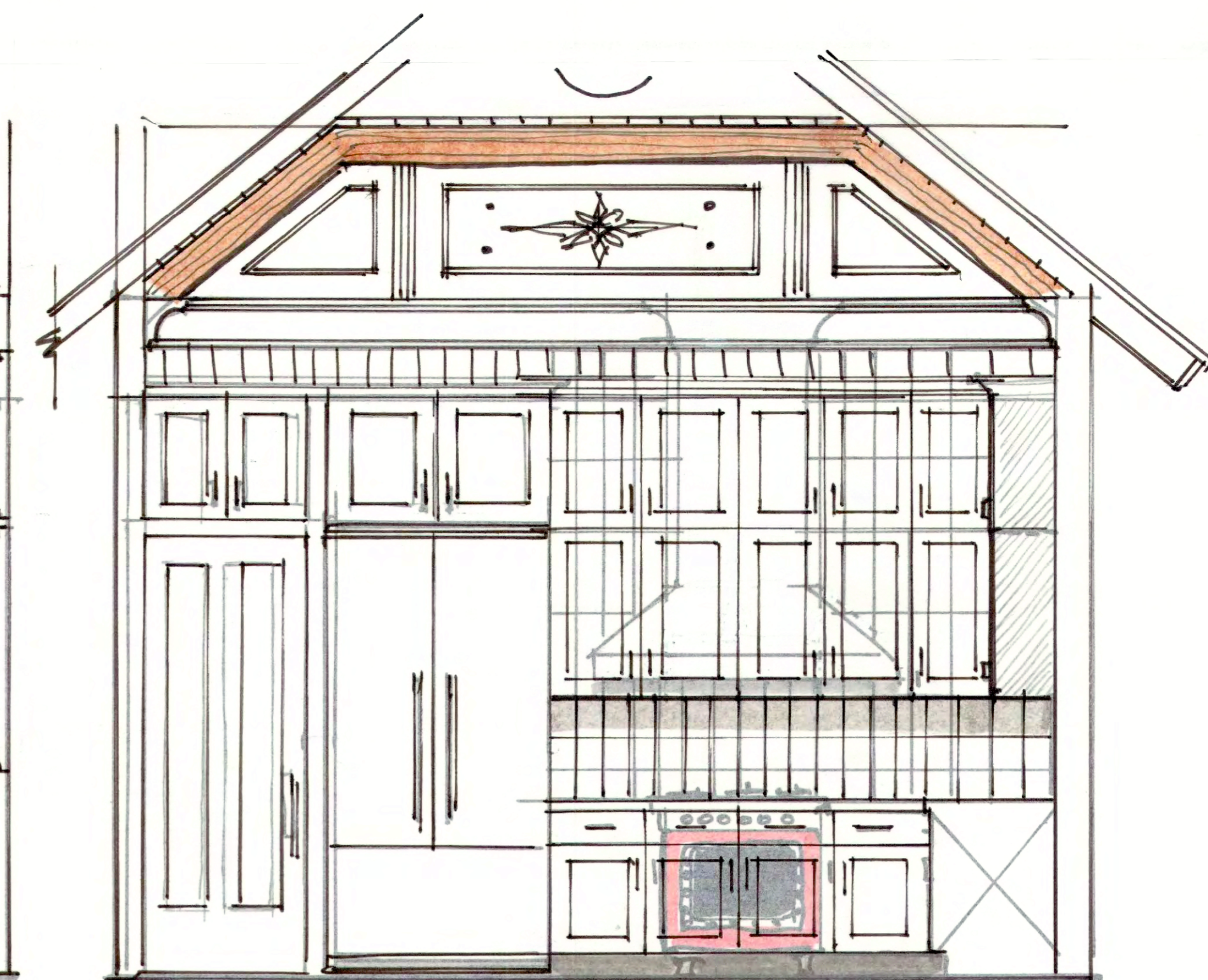
PRELIMINARY ELEVATIONS 1/4"=1'-0"



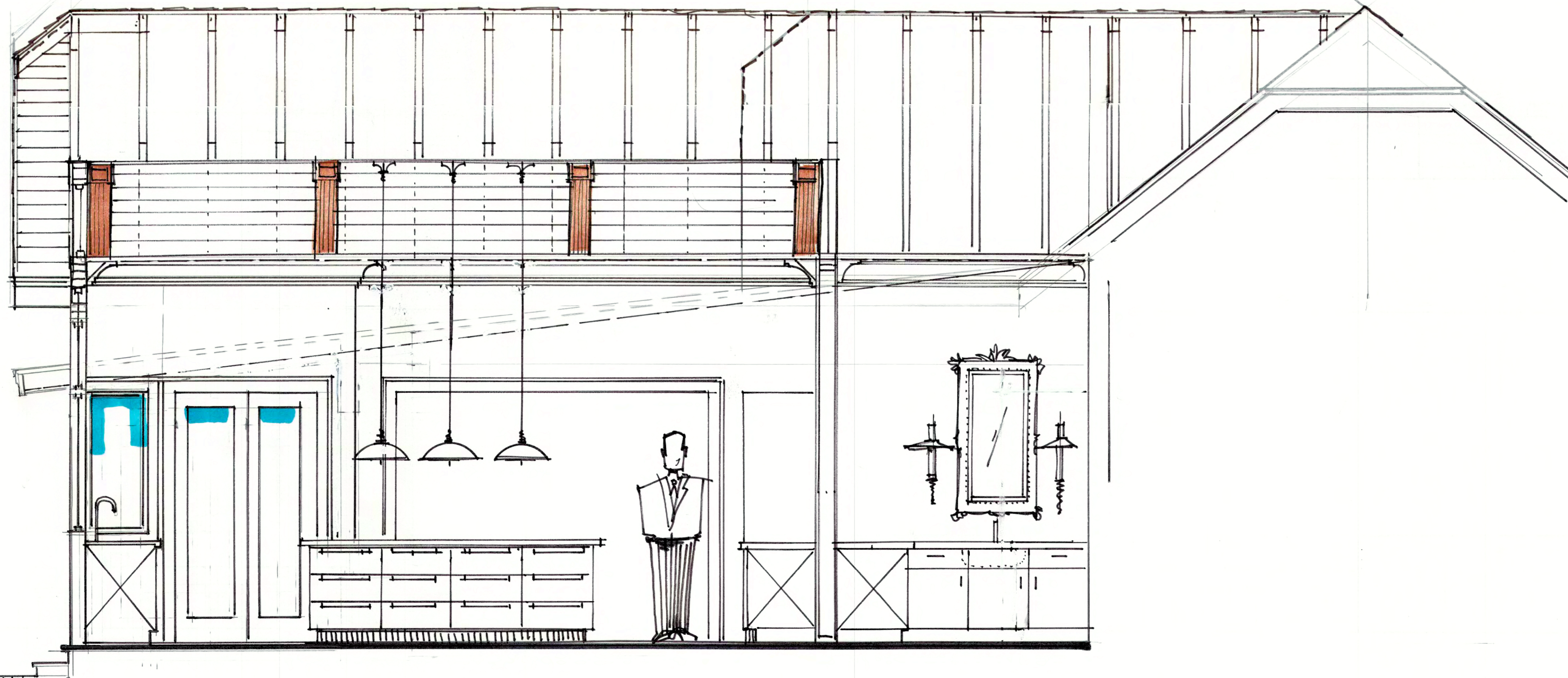
KITCHEN INTERIOR SECTION A.
SCALE: 1/2" = 1'-0" EAST



SECTION B. NORTH
SCALE: 1/2"



SECTION C. WEST



SECTION D.



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
June 1, 2026

STAFF REPORT, May 22, 2026

Application No. / Project Title: 26.40 / Locatelli

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Anna Lise Locatelli, Owner

Property Size: 5,249 square feet | \cong 0.12 acres

Current Zoning: SAP Special Area Plan, T5d Transect

Character District: Downtown

Location / Parcel ID: 116 N Pinellas Avenue / 12-27-15-60228-000-0130

Architectural Type/District Status: Frame Vernacular / Non-Contributing Historic

BACKGROUND SUMMARY:

Florida Master Site File (FMSF) 8PI1118 notes this circa 1926 Frame Vernacular structure has had a series of unsympathetic alterations and additions that has diminished its architectural integrity to the degree that it no longer conveys historical significance.

The applicant is seeking a Certificate of Approval to construct a two-story detached garage (approximately 20 ‘x 48’) at a non-contributing historic structure.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends approval for the project include the following conditions:

1. The design will be revised to utilize a front gable roof.
2. Exterior siding will visually approximate the siding on the historic structure.
3. Architectural shingles will be used for the roof.
4. Carriage style doors will be utilized for the garage.
5. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the DRGM, especially 5, 19, 21, 30, 33, 34, 35, 36, 37, and 39,. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>



REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: The height and width of the proposed new structure is consistent with adjacent contributing structures. The proposed two-story building would be consistent with the character and architectural style found throughout the immediate neighborhood and the district.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: Specifications and product sheets for windows and doors were not provided. The rendering provided has windows and doors in similar proportions to new construction throughout the district.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The proposed new building would alter the historic streetscape and change the relationship between open space and the street. The proposed setbacks for the property conform to district standards and are similar to other properties in the immediate vicinity.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: No specifications or product sheets were provided for roof materials. It is recommended that if the HPB approves the proposed project, approval be conditioned by the use of architectural shingles.

Renderings provided by the applicant propose a hipped roof. A front gable roof would be consistent with the architectural style of the main building. It is recommended that approval be conditioned to include a front gable roof design.



(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: The size and mass of the proposed structure is compatible with contributing structures in the district and neighboring structures in the vicinity. As noted above, a front gable roof design is more consistent with the original architecture of the historic structure.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: Not applicable.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Not applicable.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The following standards are applicable to this project:

- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***



The HPB should satisfy themselves that the proposed project would not significantly adversely impact the historic character and longevity of the district to meet the intent of the Secretary's standards.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The proposed project conforms with the Land Development Code and is generally consistent with the Comprehensive Plan.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No known archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

ATTACHMENTS:

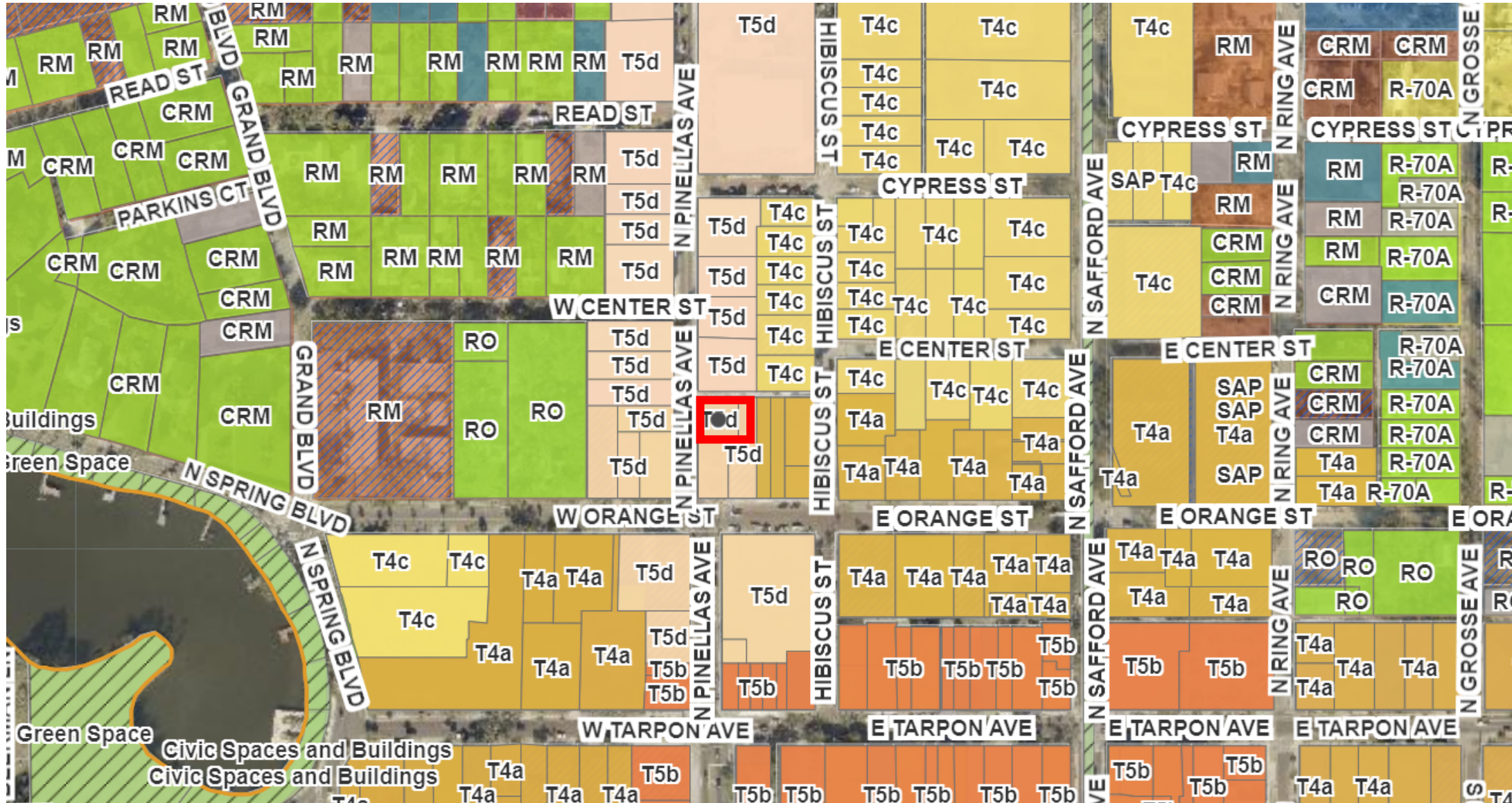
1. Slide Presentation
2. FMSF 8PI11753
3. Application and supporting materials

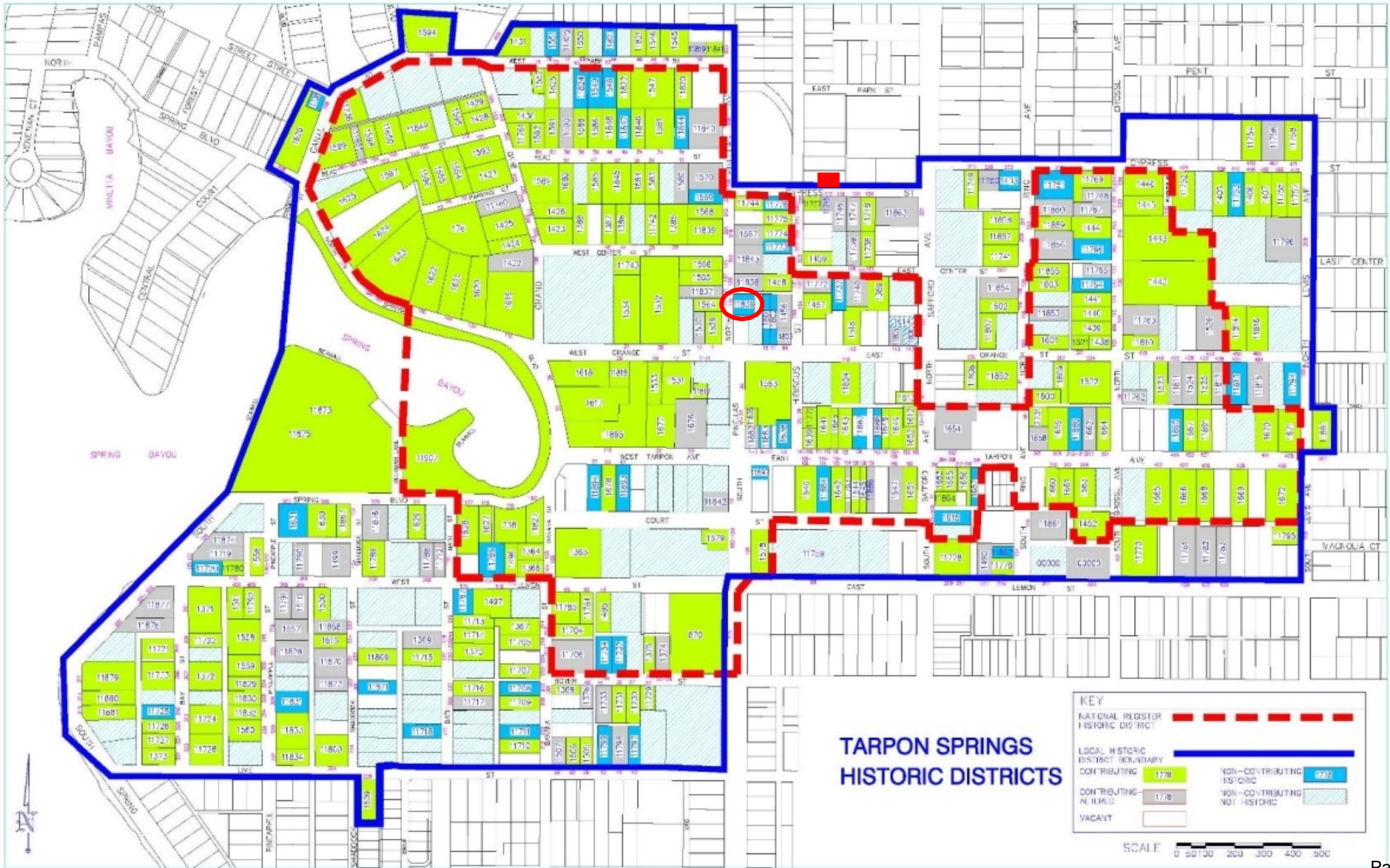
LOCATELLI APPLICATION #26.40

Heritage Preservation Board, June 1, 2026



LOCATION AND LAND USE CONTEXT





PROPERTY INFORMATION

- Lot Size: 5,249 square feet | \cong 0.12 acres
- Current Zoning: SAP Special Area Plan, T5d Transect
- Character District: Downtown
- Location / Parcel ID: 116 N Pinellas Avenue / 12-27-15-60228-000-0130
- Architectural Type/Style: Frame Vernacular
- District Status: Non-Contributing Historic
- Florida Master Site File: 8PI1441
- Owner / Applicant: Anna Lise Locatelli

REQUEST

Certificate of Appropriateness to:

- Construct a new two-story garage at a non-contributing historic property

1926 SANBORN



116 N PINELLAS AVE – FLORIDA MASTER SITE FILE



116 N PINELLAS AVE



116 N PINELLAS AVE



116 N PINELLAS AVE



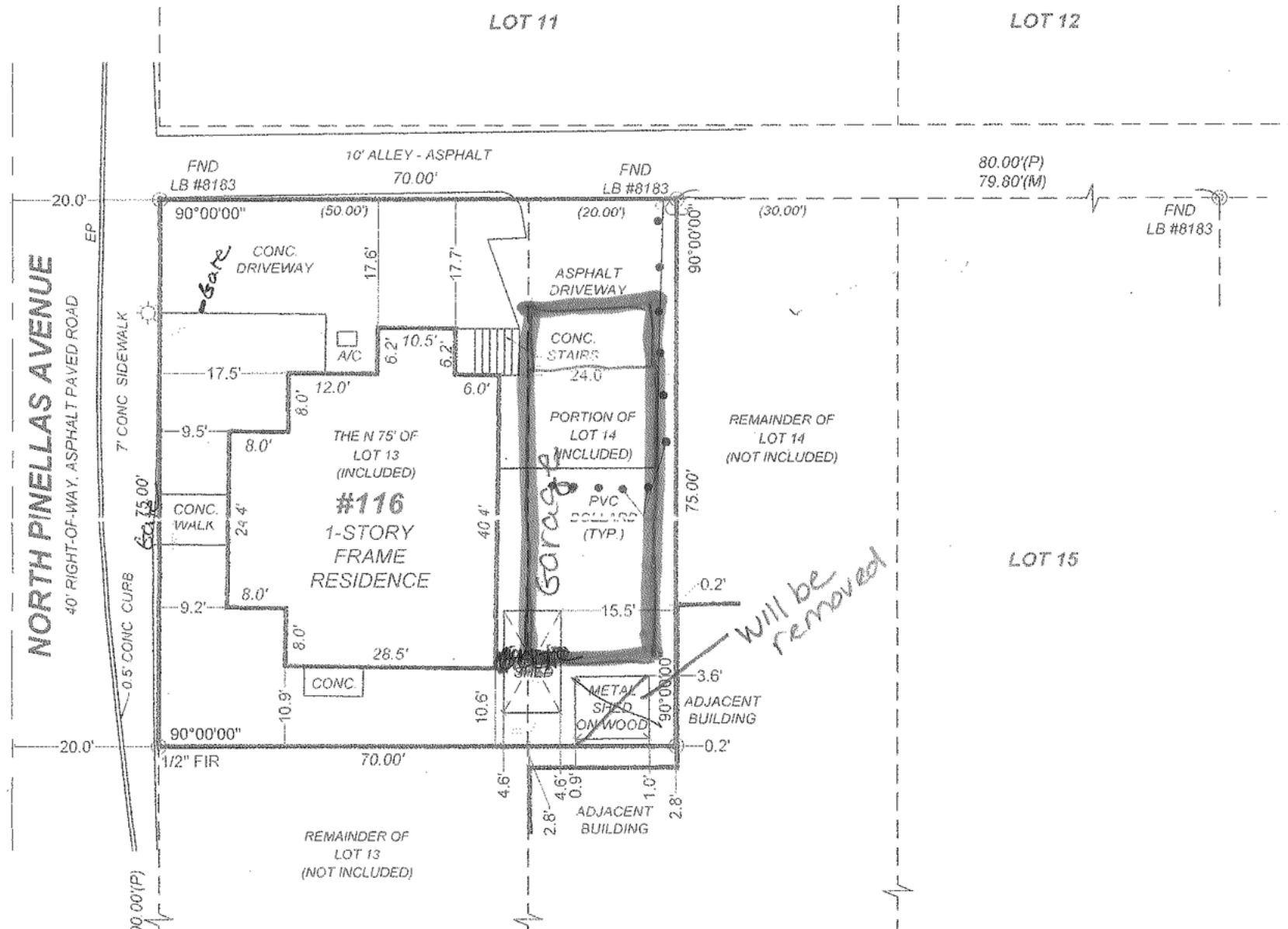
116 N PINELLAS AVE – LOOKING NORTH



PROPOSED PROJECT



PROPOSED PROJECT



STANDARDS FOR REVIEW – CERTIFICATE OF APPROPRIATENESS

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

DESIGN GUIDELINES REVIEW MANUAL

4.9 Universal Guidelines for Garages and Outbuildings

Guideline 21. Locating New Garages and Outbuildings

- a. New garages and outbuildings should be located in the rear yard or the side yard closest to the rear yard.
- b. New garages and outbuildings shall be designed to reflect the architectural style of the primary building and will maintain a scale consistent with the primary building.
- c. New garages and outbuildings that are permitted to be located along the public right-of-way or within the public view shall be designed in the same architectural style as the principal building.

Guideline 22. Maintain and Preserve Historic Outbuildings

- a. Repair or replacement of garages and porte-cochères shall match the original.
- b. Preserve the building's overall form and style. Avoid altering the shape, form, height, materials, and architectural elements.
- c. Preserve, maintain, and repair as necessary distinctive features and characteristics such as wood cladding and trim, ornaments, original windows, and other character-defining details.
- d. Restore missing or altered features based on pictorial evidence, or in keeping with buildings of the same type, style, and period. If no evidence or precedent exists, create a design that is complementary to the existing primary building that does not convey a false sense of history by utilizing arbitrary stylistic details not associated with the subject property's style.

Guideline 23. Modifying Existing Outbuildings

- a. Enlargement of the existing outbuildings shall be compatible with the scale and architecture of the building and maintain the architectural features of the original building, such as maintaining the recessed openings created by the garage doors.
- b. Enlargement of the existing outbuildings shall be compatible with both street and alley environments of the neighborhood. Also, [see Guideline 33](#): New Garage or Outbuilding Construction.



Figure 89: 316 W. Lemon Street and its appropriate outbuilding.

DESIGN GUIDELINES REVIEW MANUAL

Guideline 33. New Garage or Outbuilding Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. The scale of the new garage shall also be compatible with both the street and alley environments of the historic district.
- c. Use appropriate carriage style doors and hardware in keeping with the architectural style.
- d. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building, including materials.

It is generally not appropriate to:

- use vinyl applied detailing on garage doors

DESIGN GUIDELINES REVIEW MANUAL



Guideline 34. Windows on New Construction

- a. On new buildings, window types, proportions, and alignment should be typical of the type of building being constructed and sensitive to the historic district.
- b. Similar window spacing patterns should be used on new construction as are used on historic buildings of the same type in the same neighborhood.
- c. Historic window mullions should be simulated or mirror true divided light that coordinates with those in the historic building. Removable, snap-in, or “between the glass” muntins should be avoided.
- d. The ratio of windows to wall on the primary street elevations for new construction should be similar to historic structures.

Guideline 35. Doors on New Construction

- a. Doors on new construction should be complementary to the style and scale of the design of the building and complementary to similar buildings throughout the district.

It is generally not appropriate to:

- orient primary entrances to the rear or side when the prevalent pattern on the block is to orient entrances to the front.

Guideline 36. Roofing Material on New Construction

- a. Roofing materials on new construction should be consistent with the prevalent roofing material on surrounding buildings or extant buildings on the property.



Figure 98: The modern doors, windows and roofing material on 129 East Orange Street are in keeping with the styles present within the historic district.

DESIGN GUIDELINES REVIEW MANUAL



Guideline 37. Roof Shape and Slope on New Construction

- a. On new buildings, use roof shapes similar to those found historically in the District. Flat roofs should not extend beyond the face of the building, with the exception of cornices.
 1. Roof shapes on new construction should be consistent with the architectural style of the main building.
 2. Look at the roof shapes of other structures (porches, small wings) that were historically attached to buildings of your type and style. For example, gable-roofed buildings generally had additions with gable or shed roofs.



PRELIMINARY STAFF RECOMMENDATION

If the HPB approves the project, the following conditions are recommended:

1. The design will be revised to utilize a front gable roof.
2. Exterior siding will visually approximate the siding on the historic structure.
3. Architectural shingles will be used for the roof.
4. Carriage style doors will be utilized for the garage.
5. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11836Recorder # 156Recorder Date 2/16/09Original Update Site Name 116 N Pinellas Avenue Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 116 N Pinellas AvenueVicinity of E side of Pinellas between Orange and CypressCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327511 Northing 3114798 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1926 Circa Alterations Date c.1980 Type/Location siding; c.1960 windows replaced, porch enclosedAdditions Date Unknown Type/Location north side, shed roof, one story, wood frameMoved Original Location _____Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 1Structural System Wood frame Exterior Fabric VinylFoundation Piers Foundation Materials Brick Foundation Infill Brick latticeNo. of Porches 1 Locations/Features original, 2/3 width, separate front gable porch, now enclosed, south side entry portico with shed roof overhangMain Entrance (stylistic details): entry centered in front gable with fabric awningOutbdgs. Number _____ Nature/Location (Describe below) _____Roof Type Cross-gabled Roofing Materials Composition shinglesSecondary Structures Comments Not applicable Location _____Chimneys Number 1 Orientation West Location Slope/Interior Material AluminumWood Windows Type _____ Light # _____Metal Windows Type SHS Light # 1/1, 2/2Exterior Ornament cornerboards, vents (gable end louvres- metal), shutters (faux metal)Condition Good Surroundings Residential, Commercial

Narrative (general, interior, landscape, context; 3 lines only)

This altered cross gabled residence features a nautical rope and piling site fence.

Archaeological Remains Present FMSF Archaeological Site Form Completed (if yes, attach)

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Boom Times-era. However, this building has had substantial unsympathetic alterations that diminish its overall architectural integrity and it no longer conveys its historic significance. Therefore, this resource is considered non-contributing to the NRHP or Local Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE _/_/___	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	_/_/___
DELIST DATE _/_/___	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	_/_/___
	LOCAL DESIGNATION: _____		Date	_/_/___
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References _____

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #37, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research**Recorder Affiliation** JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP





Location of 8PI11836
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

Certificate of Appropriateness Form



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
 324 E. Pine Street, Tarpon Springs, FL 34689
 (727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

Project Name*	Project Location*
Garage Build	116 N Pinellas Avenue Tarpon Springs FL

Type of Activity (Check all that apply)*

<input type="checkbox"/> Awnings	<input type="checkbox"/> Relocation*
<input type="checkbox"/> Deck/Patio	<input type="checkbox"/> Renovation
<input type="checkbox"/> Demolition	<input type="checkbox"/> Roof
<input type="checkbox"/> Driveway	<input type="checkbox"/> Signs
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Structural Addition
<input type="checkbox"/> Parking Lot	<input type="checkbox"/> Windows/Doors/Solar Panels

***If Relocation, provide the following information:**

New Address / Location

Address / General Location

New Tax Parcel ID

12-27-15-60228-000-0130

[Lookup Parcel ID](#)

New Land Use

AC (Activity Center)
 Choices are Alphabetized
[Lookup Land Use](#)

New Zoning

CRM (Conditional Residential)
 Choice are Alphabetized
[Lookup Zoning](#)

Year Built*

1926

Architectural Style*

Craftsman

Porches*

Yes
 No

Original Use*	Present Use*	Proposed Use*
Residential	Mixed Use	Garage/Storage

Roof Type*	Roof Material*	Exterior Siding Material*
Gable	Shingle	Vinyl Siding

Previous Additions or Modifications*

Unknown

Description of Proposed Work*

Build a 2-story garage with storage above to be located behind the house

For Relocation or Demolition

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in [LDC Section 109.01\(B\)](#).

Electronic Signature Agreement*

By checking the "I Agree" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*

Anna Lise Locatelli

Date*

4/29/2026

Steps to Download Form

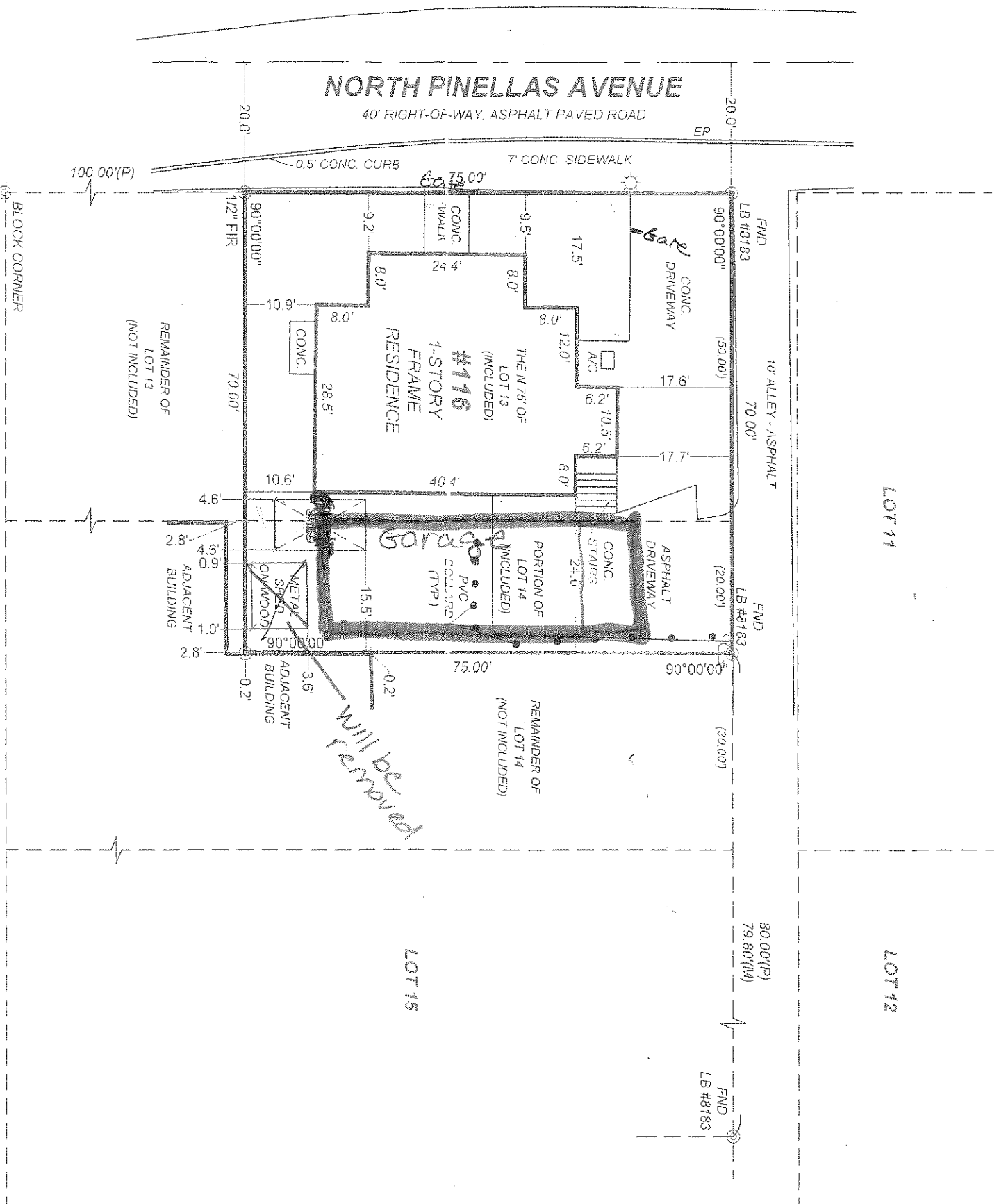
1. Click the '**Print Only**' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).



BOUNDARY SURVEY

- ## LEGEND
- | | | | |
|---------------------------------|--------------------------------|-------------------------------|--------------------------------|
| A = ARC | LP = LIGHT POLE | (S) SANITARY MANHOLE | (TV) CABLE TELEVISION PEDESTAL |
| AC = AIR CONDITIONER | (M) = MEASURED | (D) DRAINAGE MANHOLE | (SVC) SERVICE CABINET |
| AC = ACREAGE | (P) = PLAT | (M) MANHOLE | (VWC) VALVE COVER (WATER) |
| C.B. = CHORD BEARING | (R) = RECORD | (C) SURVEY CONTROL POINT | (VCI) VALVE COVER (IRRIGATION) |
| CH = CHORD | (C) = CALCULATED | (C) CLEANOUT | (WPCB) WIRE PULL BOX |
| CLF = CHAIN LINK FENCE | O.R. = OFFICIAL RECORD | (P.F.) BOUNDARY POINT FOUND | (WMB) WATER METER BOX |
| CONC = CONCRETE | P.B. = PLAT BOOK | (F.C.M.) FOUND CONC. MONUMENT | (HYD) HYDRANT |
| DI = DRAINAGE INLET | P.O.B. = POINT OF BEGINNING | (G.T.) GREASE TRAP | (U.P.) UTILITY POLE |
| EL. = ELEVATION | P.O.C. = POINT OF COMMENCEMENT | (L) LIGHTPOLE | (E) ELECTRIC TRANSFORMER |
| EP = EDGE OF PAVEMENT | P.P. = PINCHED PIPE | (G) GAS VALVE | (S) SINGLE VALVE (BACKFLOW) |
| F.F. = FINISHED FLOOR ELEVATION | PP = POWER POLE | (M) WATER VALVE (POTABLE) | (SS) SINGLE SUPPORT SIGN |
| FGIR = FOUND CAPPED IRON ROD | PG = PAGE | (N) WATER VALVE (NON-POTABLE) | (MSS) MULTI SUPPORT SIGN |
| FOM = FOUND CONCRETE MONUMENT | PP = POWER POLE | (S) SANITARY VALVE | (P) PROPERTY LINE |
| FIR = FOUND IRON ROD | R = RADIUS | (V) VALVE | (CL) CENTER LINE |
| FOEP = FOUND OPEN END PIPE | R.W. = RIGHT OF WAY | (T) TELEPHONE PEDESTAL | (D) DELTA |
| GAR EL. = GARAGE ELEVATION | S.F. = SQUARE FEET | (E) ELECTRIC PEDESTAL | (C) COLUMN |
| HYD = HYDRANT | SCIR = SET 1/2" IRON ROD #5545 | | |
| | UP = UTILITY POLE | | |



- ### SURVEYOR NOTES:
- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
 - THE ANGLES SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
 - CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
 - DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
 - THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 02/23/2025. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
 - THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.

LEGAL DESCRIPTION:

SEC 12, TWP 27S, RGE 15E

THE NORTH 75 FEET OF LOT 13 AND THE NORTH 75 FEET OF THE WEST 20 FEET OF LOT 14, NOBUT SUBDIVISION OF THE WEST 200 FEET OF LOTS 2 AND 5, BLOCK 63, OF THE TOWN OF TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 37 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART

PARCEL NO: 12-27-15-60228-000-0130

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

CERTIFIED PARTIES:
 Anna Lise Locatelli
 Gateway Capital Mortgage, Inc.
 First American Title Insurance Company
 Tropical Title Insurance, LLC

FLOODPLAIN CERTIFICATION:
 ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0019/H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X".

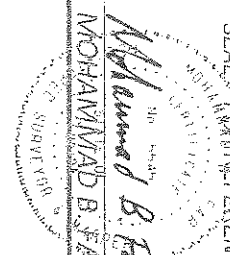
JOB #	116	REVISIONS:
FIELD DATE	02/23/2025	
SCALE	1" = 20'	
DRAWN BY	EJ	
CHECKED BY	M.B.F.	

MOHAMMAD B. FAR
 3152 LITTLE ROAD #333,
 TRINITY, FLORIDA 34655
 PHONE: (727) 375-1740 FAX: (727) 375-1741
 E-MAIL: MOHAMMADBFAR@AOL.COM

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C. pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations hereon, NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL FOR REFERENCE ONLY.

DATE: 02/25/2025

Mohammad B. Far
 MOHAMMAD B. FAR, P.L.S. #5545





CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
June 1, 2026

STAFF REPORT, May 22, 2026

Application No. / Project Title: 26.43 / McClain

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Samantha Bowers, Applicant / Matthew Treanor, Owner

Property Size: 7,013 square feet | \cong 0.16 acres

Current Zoning: R-60 One and Two Family Residential District

Location / Parcel ID: 305 Bath Street / 2-27-15-90000-000-0180

Architectural Type/District Status: Vacant Lot, formerly the site of a non-historic, non-contributing structure

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval to construct a new single-family home on a vacant lot at the subject property. The subject property was formerly the site of a non-contributing, non-historic, single-story, single-family home that was demolished.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends any approval for the project include the following conditions:

1. The project shall be redesigned to screen parking under the house on the west elevation.
2. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the DRGM, especially 3, 5, 6, 7, 8, 9, 10, 12, 13, 25, 26, 27, 28, and 29. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:



(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: The height and width of the proposed new home is consistent with adjacent contributing structures.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: Proposed windows and doors are consistent with the character of the surrounding neighborhood.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The proposed construction would alter the historic streetscape and change the relationship between open space and the street. The proposed setbacks for the property conform to district standards and are similar to other properties in the immediate vicinity.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Metal roofs are found throughout the local historic district and are consistent with the character of the district.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: The size and mass of the proposed structure is compatible with contributing structures in the district and neighboring structures in the vicinity.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.



ANALYSIS: A landscaping plan will need to be developed to conform with code requirements as part of the building permitting process.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: Not applicable.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Not applicable.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The following standards are applicable to this project:

(9) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The HPB should satisfy themselves that the proposed project would not significantly adversely impact the historic character and longevity of the district to meet the intent of the Secretary's standards.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The proposed project conforms with the Land Development Code and generally complies with the Comprehensive Plan.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No known archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff have not received any responses to these notices.



ATTACHMENTS:

1. Slide Presentation
2. Application and supporting materials

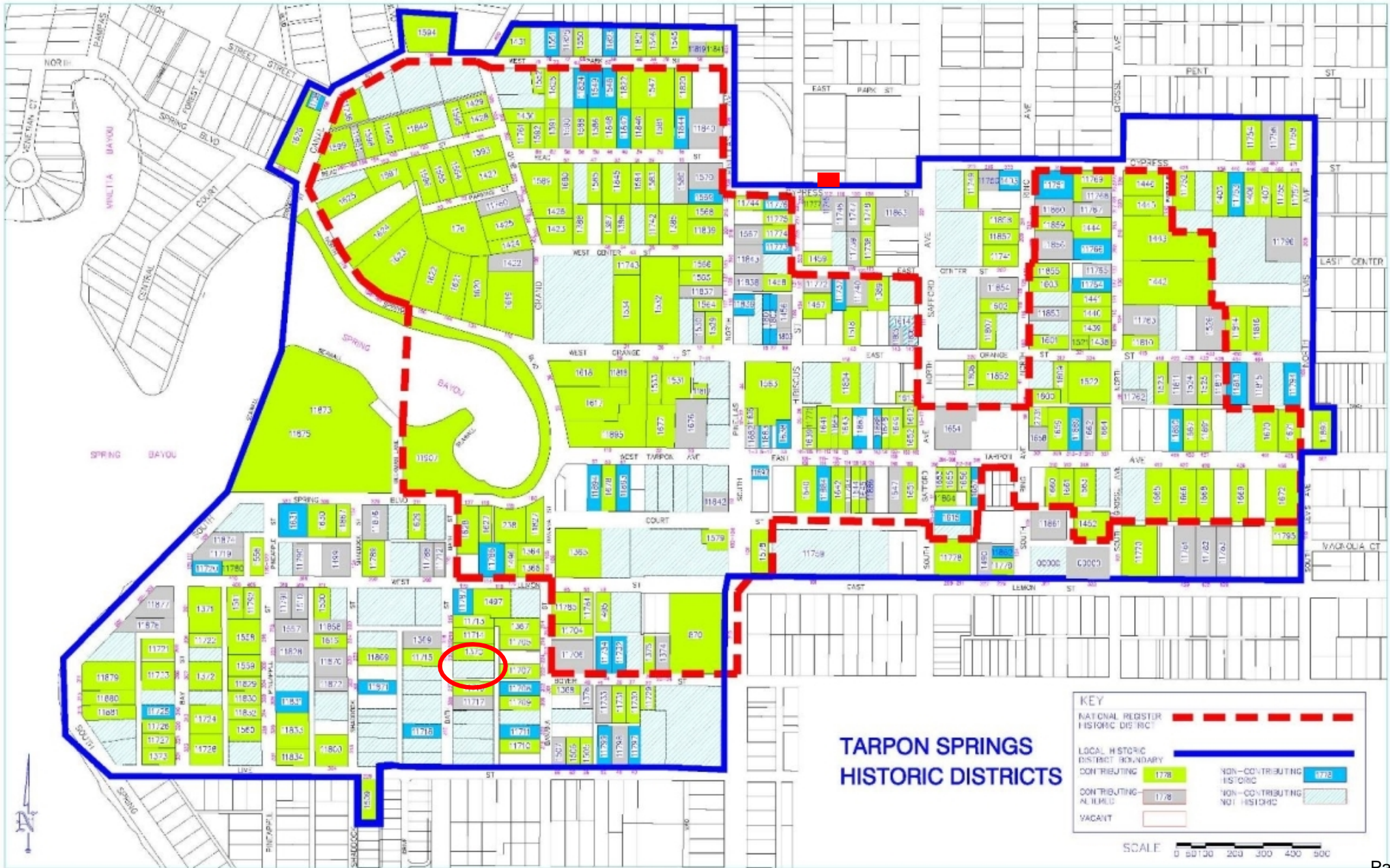
MCCLAIN APPLICATION #26.43

Heritage Preservation Board, June 1, 2026



LOCATION AND LAND USE CONTEXT





PROPERTY INFORMATION

- Lot Size: 7,013 square feet
- Current Zoning: R-60 One and Two-Family Residential
- Location / Parcel ID: 305 Bath Street / 13-27-15-06120-001-0120
- Architectural Type/Style: N/A
- District Status: Non-Contributing, Non-Historic
- Owner / Applicant: Matthew Treanor, Owner / Samantha Bowers, Applicant

REQUEST

Certificate of Appropriateness to:

- Construct a new single-family residence on a vacant lot within the local historic district.

305 BATH STREET



305 BATH STREET



305 BATH STREET



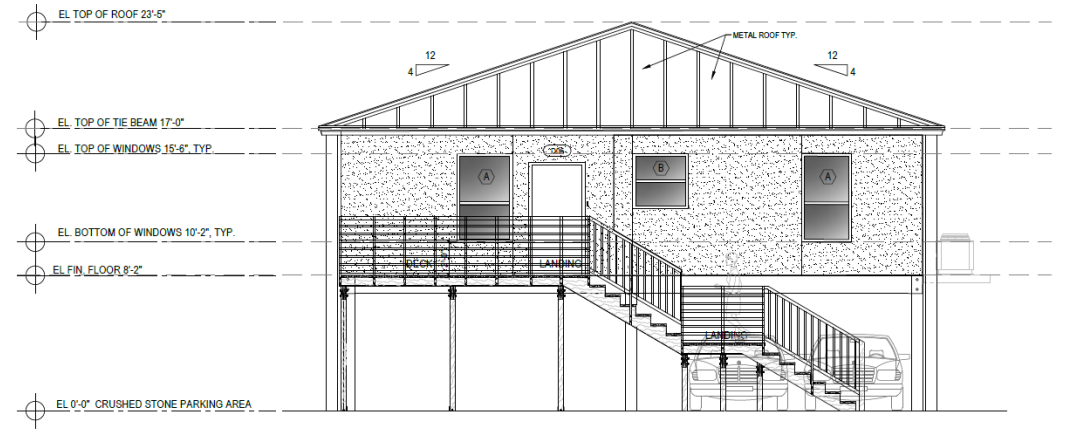
305 BATH STREET



305 BATH STREET



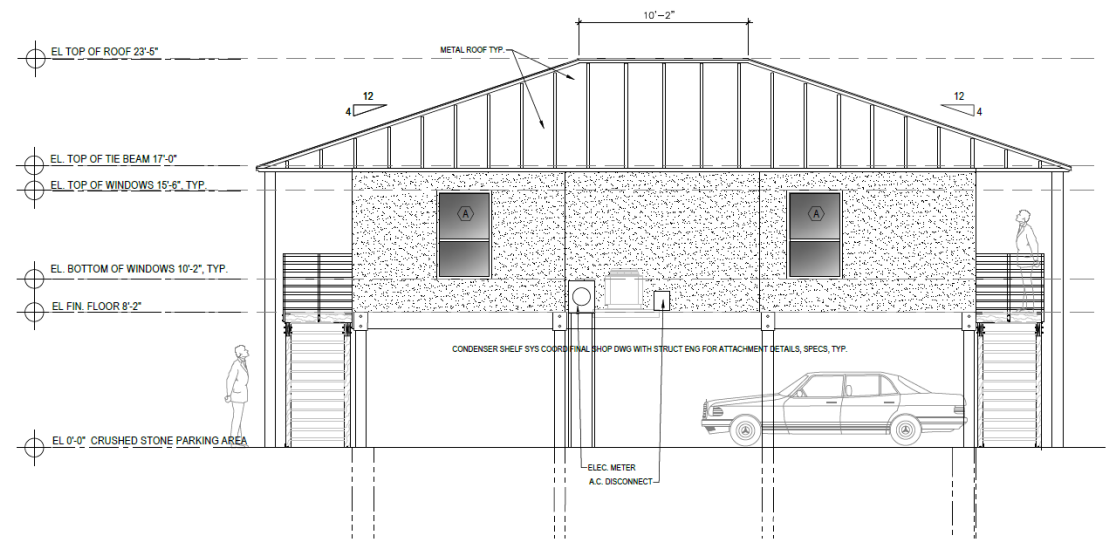
PROPOSED PROJECT



PROPOSED EAST EXTERIOR ELEVATION - B

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

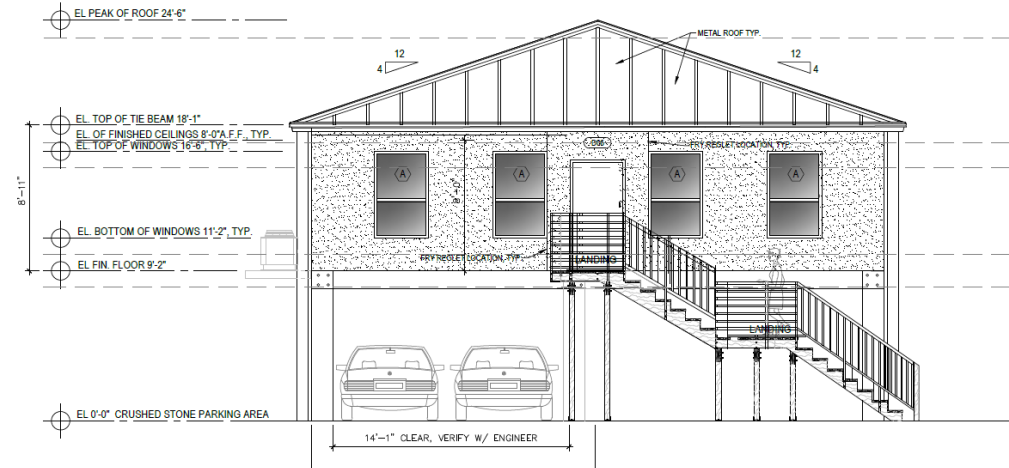
NOTE:
STRUCTURAL ENGINEER TO DESIGN SIZING
AND QUANTITY OF SUPPORT COLUMNS ON
PROPOSED RESIDENCE, SEE SPECS, TYP.



PROPOSED NORTH EXTERIOR ELEVATION - A

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

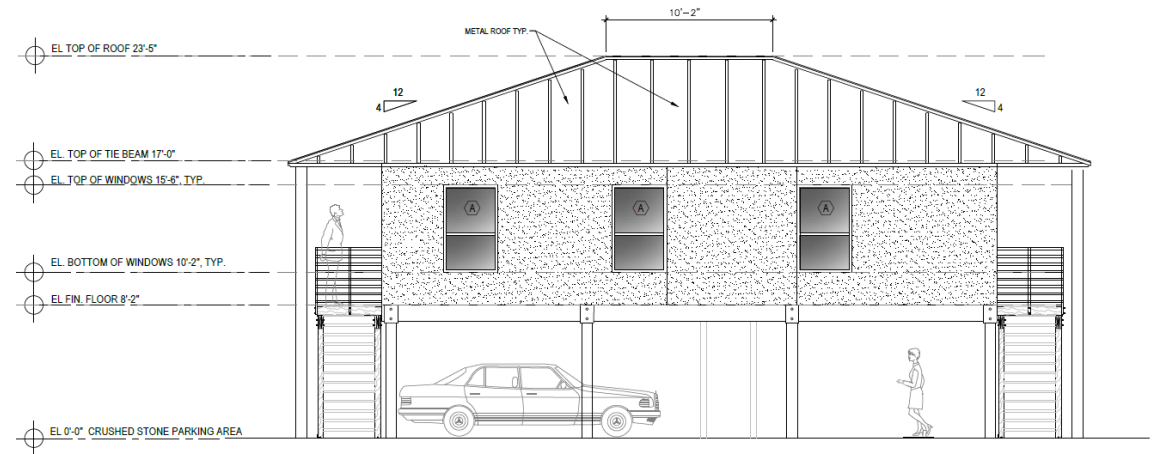
PROPOSED PROJECT



PROPOSED WEST EXTERIOR ELEVATION - D

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

NOTE:
STRUCTURAL ENGINEER TO DESIGN SIZING
AND QUANTITY OF SUPPORT COLUMNS ON
PROPOSED RESIDENCE, SEE SPECS, TYP.



PROPOSED SOUTH EXTERIOR ELEVATION - C

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

STANDARDS FOR REVIEW – CERTIFICATE OF APPROPRIATENESS

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

DESIGN GUIDELINES REVIEW MANUAL



4.11 Universal Guidelines for New Construction

Please see General Guidelines at the beginning of this chapter, for additional guidance.

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. “Form” refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep.

In planning new construction in the Tarpon Springs Historic District, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area’s attractiveness and make it a desirable place to live or do business. All new construction must meet all applicable Zoning Ordinance requirements.

Guideline 30. New Construction

- a. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- b. For a taller building, transitions in height shall be created by matching building heights at the front façade and at sides facing adjacent buildings. Taller parts of the building shall be set back from the front façade.
- c. For wider buildings, compatibility of width shall be created by breaking up building mass, using building articulation (details, windows, or doors), or dividing the building into widths that match or are proportional to widths of nearby buildings.
- d. New buildings should be placed on existing vacant lots whenever possible and should match the setback of surrounding structures.
- e. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from an alley to lessen the number of curb cuts along main streets.
- f. New buildings should be oriented to face the street rather than turned inward, skewed, or oriented at angles to the existing street grid.
- g. The principal façade and main entrances shall face the street. Blank or windowless walls on the front façade or street-side are not appropriate.
- h. Building setbacks shall conform with the historic or predominant setback along the street.
- i. Spacing between buildings shall be consistent with the historic buildings along the street.
- j. The alignment of porches, bay windows, balconies, and delineation between lower and upper floors shall be similar to the alignment of these same features on adjacent buildings.
- k. The relationship of the window openings (size and shape), pattern and placement, and placement of entrances (size and shape) along the street shall be similar to the nearby buildings.
- l. Vehicular access to the property shall be compatible with the district’s historic context. For example, the use of alleys as opposed to creating front yard driveways.
- m. For commercial districts, parking areas and access should be placed to the rear. The side yard may be used as an alternative location for access and parking if no other feasible alternative can be found.
- n. For commercial areas, there shall be a continuous rhythm of buildings located side-by-side.
- o. Form for new buildings within the Transect-Based Infill Code of the City’s Special Area Plan (SAP) should be coordinated with “Table 4C Building Form – Private Frontages” contained in that code. See [Appendix G](#) for map and illustrations.

PRELIMINARY STAFF RECOMMENDATION

If the HPB approves the project, the following conditions are recommended:

1. The project shall be redesigned to screen parking under the house on the west elevation.
2. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.

Certificate of Appropriateness Form



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

Project Name*

305 Bath Street

Project Location*

305 Bath Street, Tarpon Springs

Type of Activity (Check all that apply)*

- | | |
|--|---|
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Relocation* |
| <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Renovation |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Signs |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Structural Addition |
| <input type="checkbox"/> Parking Lot | <input type="checkbox"/> Windows/Doors/Solar Panels |

***If Relocation, provide the following information:**

New Address / Location

Address / General Location

New Tax Parcel ID

Parcel ID from Pinellas County Property Appraiser

[Lookup Parcel ID](#)

New Land Use

-- Select One --

Choices are Alphabetized

[Lookup Land Use](#)

New Zoning

-- Select One --

Choice are Alphabetized

[Lookup Zoning](#)

Year Built*

1963

Architectural Style*

Proposed: Elevated Florida Vernacular Coastal Cottage

Porches*

- Yes
- No

Original Use*

Residential

Present Use*

No structure exists

Proposed Use*

Residential

Roof Type*

Proposed: Gable

Roof Material*

Proposed: Architectural Asphalt Shingles

Exterior Siding Material*

Proposed: Stucco with Cement Board Trim

Previous Additions or Modifications*

Existing flood-damaged residence was removed. No additions or modifications proposed to an existing structure; application is for replacement new construction.

Description of Proposed Work*

Construction of a new elevated single-family residence in the Elevated Florida Vernacular Coastal Cottage style. Proposed work includes an architectural shingle gable roof, covered entry feature, traditional window trim, horizontal façade banding between levels, and stucco exterior with cement board trim. The existing driveway access is proposed to remain, maintaining the established site access pattern, while the elevated structure is designed to comply with floodplain requirements and be compatible with surrounding historic district development patterns.

For Relocation or Demolition

Existing residence sustained substantial flood damage and was removed. Proposed work consists of replacement construction designed in compliance with floodplain requirements and historic district design standards.

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in [LDC Section 109.01\(B\)](#).

Electronic Signature Agreement*

By checking the "I Agree" box below, you agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*

Samantha N Bowers

Date*

4/28/2026

Steps to Download Form

1. Click the '**Print Only**' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).

PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administration Code 61G20-3.006, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a permit. We recommend you contact your local supplier should you not know the product approval number for any of the applicable listed products.

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1.EXTERIOR DOORS			
A.SWINGING			
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG	PGT (Impact)	Windows	FL29701.1
B. HORIZONTAL SLIDER			
C. CASEMENT	PGT CA-5540	Windows	FL 29702.1
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I.MULLION			
J.WIND BREAKER			
K. DUAL ACTION			
L. IMPACT WINDOWS			
3.PANEL WALL			
A. SIDING			
B.SOFFITS			
C. SHAKE			
D. STOREFRONTS			
E. CURTAIN WALLS			
F.WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. VINYL SIDING			
K. SIDING OPTIONAL			
4. ROOFING PROD.			
A. ASPHALT SHINGLES	certainted corp	shingles	FL5444.1
B. UNDERLAYMENT	GAF	underlayment	FL3443.1
C. ROOFING FASTENING			
D. ROOF FASTENING			
E.METAL ROOF			
F. ROOFING TILES			
G.ROOFING INSULATION			
H. WATERPROOFING			
I.BUILT UP ROOFING ROOF SYSTEMS			
J. RIDGE VENT			
K. SGL PLY ROOF SYSTEM			
L. ROOFING SLATE			

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
M. CEMENTS-ADHESIVES COATING			
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVE			
P. SPRAY APPLIED POLYURETHANE ROOF			
Q. OTHER			
5. SHUTTERS			
A. ACCORDION			
B. BAHAMA			
C. STORM PANELS	Atrium	Storm panel protective shutters	FL15076.1 & FL15076.2
D. COLONIAL			
E. ROLL-UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHTS			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS / ANCHORS			
B. TRUSS PLATES			
C. ENGINEERED LUMBER			
D. RAILING			
E. COOLERS- FREEZERS			
F. CONCRETE ADMIXTURES			
G. MATERIAL			
H. INSULATION FORMS			
I. PLASTICS			
J. DECK ROOF			
K. WALL			
L. SHEDS			
M. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

APPLICANT SIGNATURE X *William McLean* DATE: 3-17-20

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION, 2023.

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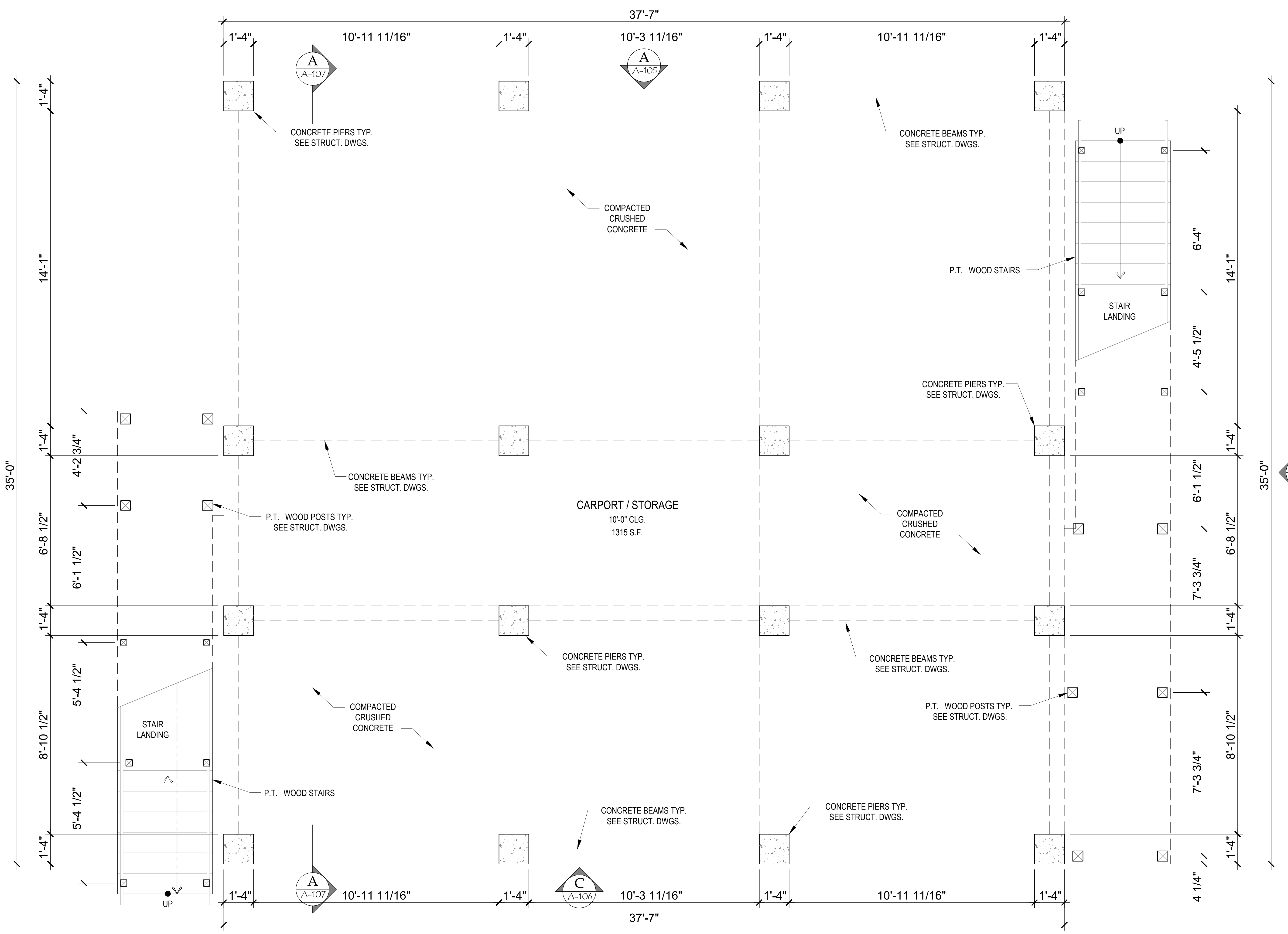
PATRICK A. SULLIVAN, ARCHITECT
 FL. LIC. # AB96668
 1904 REBECCA ROAD
 LOT 7, FT. 33546
 (NOT VALID WITHOUT SEAL)

PROPOSED RESIDENCE FOR: MR. MATT TREANOR
 305 BATH STREET
 TARPON SPRINGS, FL. 34689

PATRICK A. SULLIVAN, ARCHITECT, LLC
 1904 REBECCA ROAD | TARPON SPRINGS, FL 34689
 WWW.SULLIVANARCHITECT.COM

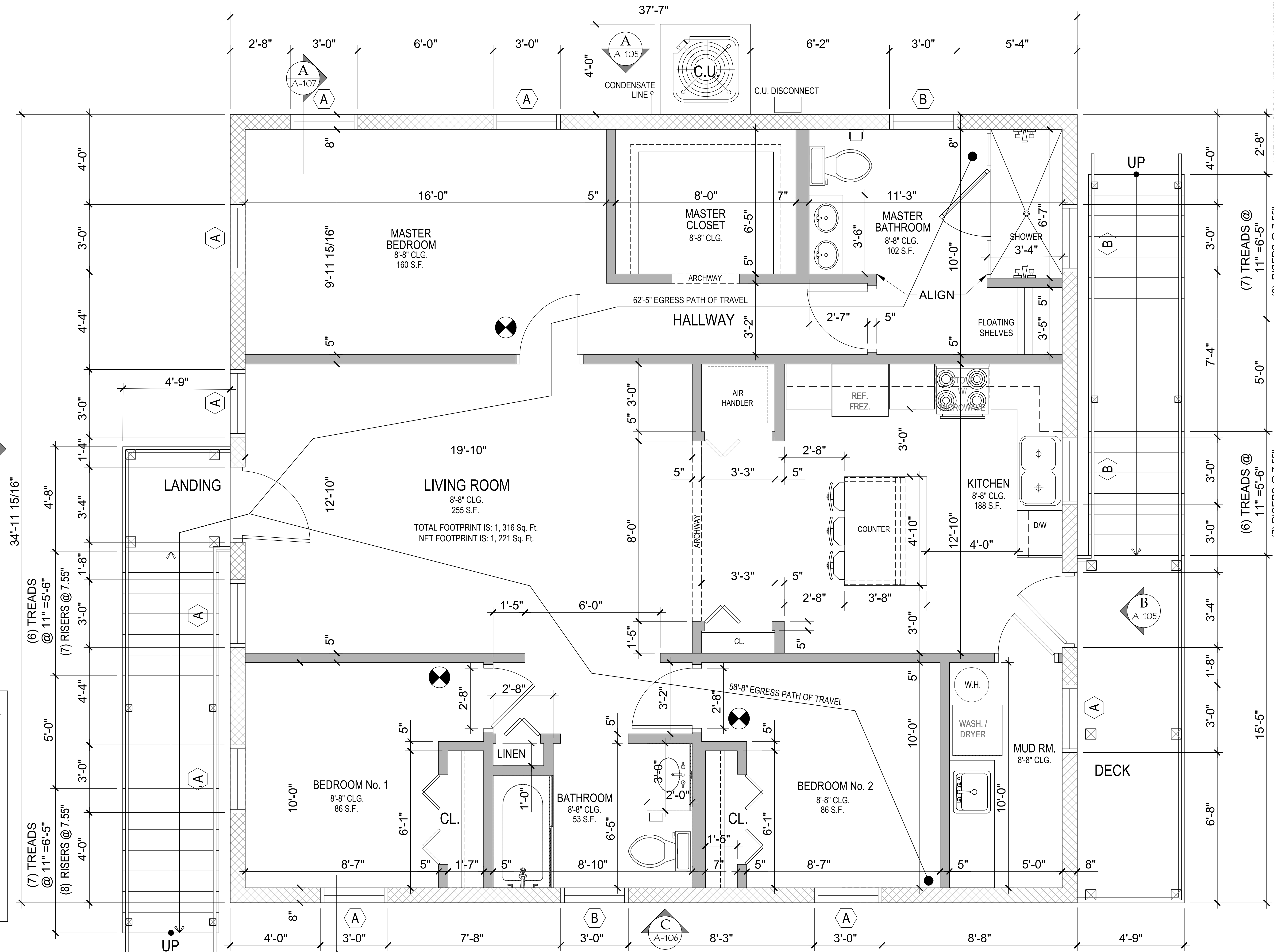
DATE: 03/10/2026
 PERMIT SET
 PROJECT: 2521

SHEET NUMBER
A-101



PROPOSED GROUND FLOOR PLAN
 SCALE: 1/2" = 1'-0"

D
A-106

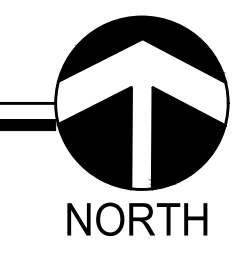


FLOOR PLAN LEGEND

- NEW MASONRY WALL CONSTRUCTION
- NEW INTERIOR 2x WOOD STUD WALL CONSTRUCTION
- EGRESS PATH OF TRAVEL - (DISTANCE)
- SMOKE / CARBON DIOXIDE DETECTOR

PROPOSED FIRST LIVING FLOOR PLAN

SCALE: 1/2" = 1'-0"



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PATRICK A. SULLIVAN, ARCHITECT
 FL. LIC. # AB96668
 1904 REBOCCA ROAD
 LOT 7, FT. 33546

PROPOSED RESIDENCE FOR: MR. MATT TREANOR
 305 BATH STREET
 TARPON SPRINGS, FL. 34689

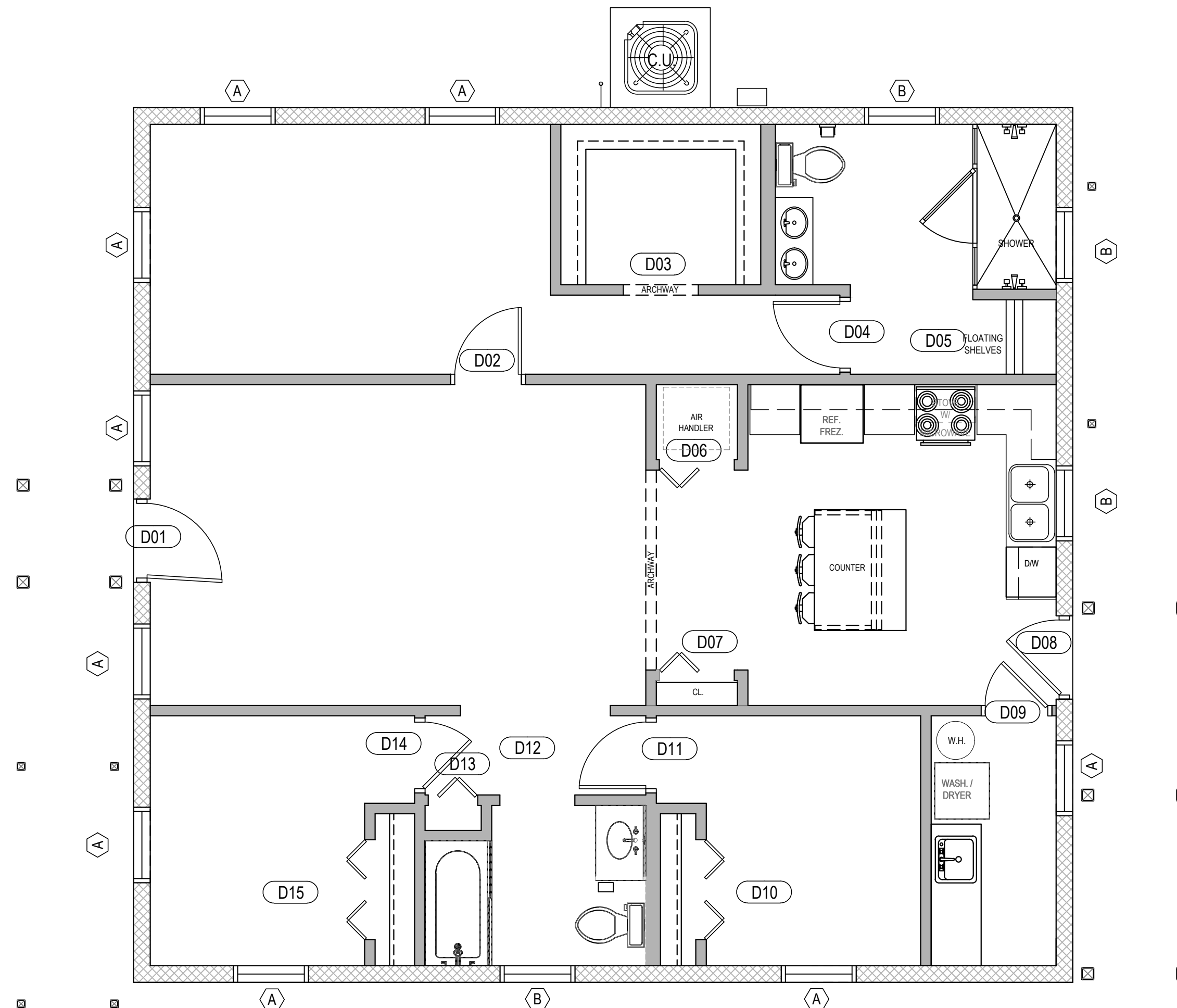
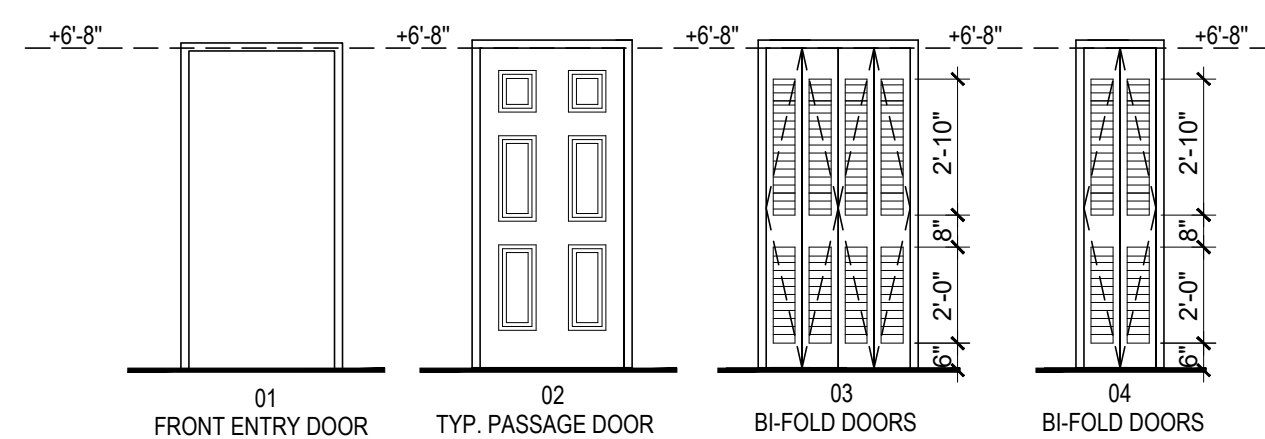
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 PROJECT: 2521

SHEET NUMBER
A-102

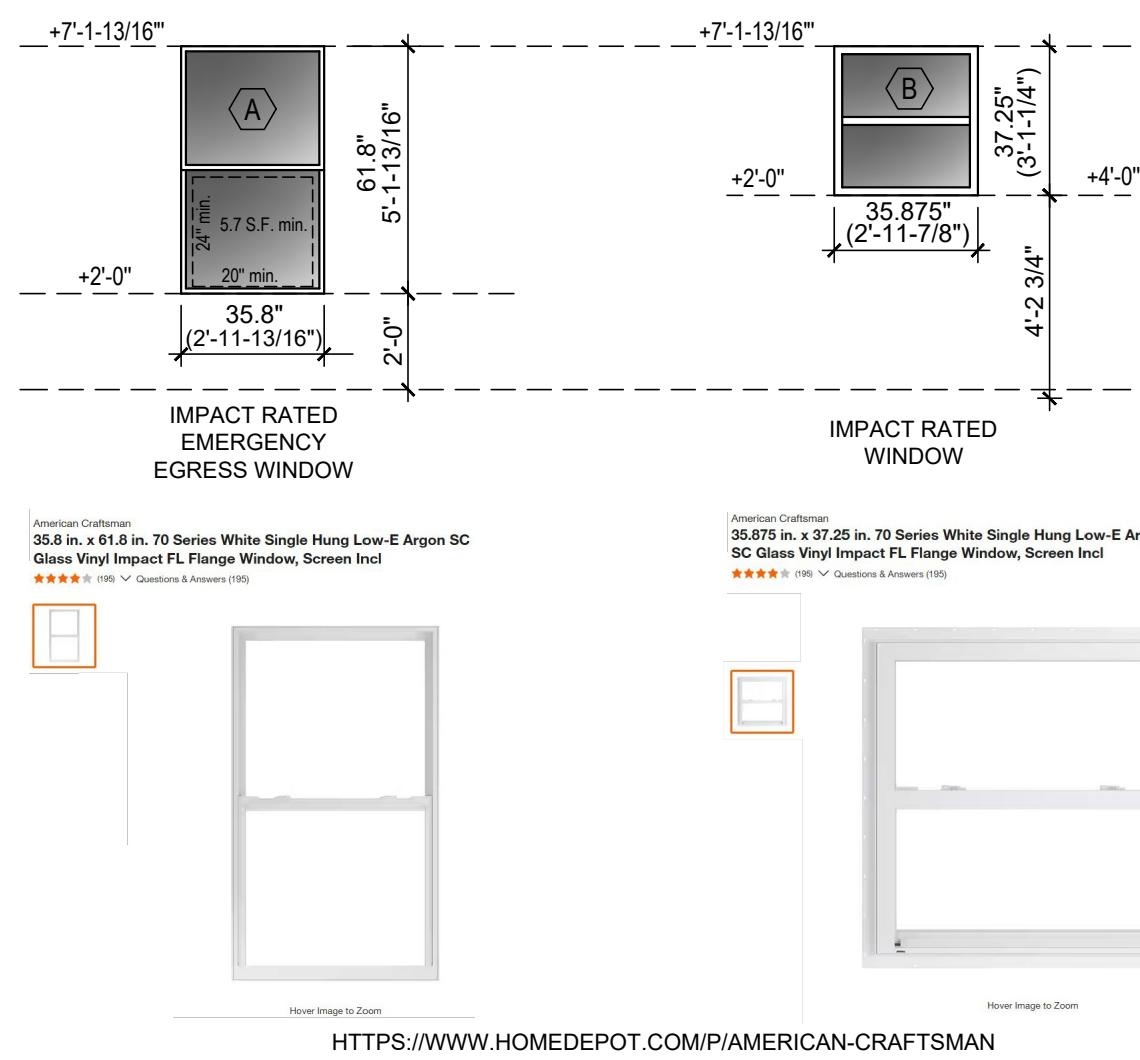
FINISH SCHEDULE					
NOTE: REFER TO FLOOR PLAN FOR ROOM LOCATIONS					
ROOM NAME	FLOORS	WALLS	CEILINGS	STAIRS	
COVERED PARKING AREA ON GRADE LEVEL	●				
STAIRWAYS ON THE NORTH AND SOUTH SIDES				●	
ENTRY / LIVING ROOM	●	●	●	●	
KITCHEN, AIR HANDLER CLOSET & CL. BY BATHROOM	●	●	●	●	
MASTER BEDROOM	●	●	●	●	
MASTER BEDROOM CLOSET	●	●	●	●	
MASTER BATHROOM	●	●	●	●	
BEDROOM #1	●	●	●	●	
BEDROOM #1 CLOSET	●	●	●	●	
BATHROOM BY HALLWAY	●	●	●	●	
BEDROOM #2	●	●	●	●	
BEDROOM #2 CLOSET	●	●	●	●	
MUDROOM BY NORTH ENTRANCE	●	●	●	●	

NOTE: CONTRACTOR IS TO VERIFY W/ THE OWNER ALL DOORS, WINDOWS AND FINISHES FOR THE SCOPE OF THE PROJECT.

DOOR SCHEDULE							
NOTE: REFER TO FLOOR PLAN FOR DOOR SWING							
ROOM NAME	NO.	TYPE	SIZE	ELEV.	FRAME	FIRE RATING	REMARKS
FRONT ENTRY DOOR	D01	PASSAGE DOOR TO ENTRY / LIVING ROOM	D01 3'-0"W. X 6'-8"H. X 1-3/8" THK.	01	METAL	---	
MASTER BEDROOM	D02	PASSAGE DOOR	D02 2'-8"W. X 6'-8"H. X 1-3/8" THK.	02	COMPOSITE	---	
MASTER BEDROOM CLOSET	D03	PASSAGE DOOR	D03 2'-8"W. X 6'-8"H. X 1-3/8" THK.	02	COMPOSITE	---	
MASTER BATHROOM	D04	PASSAGE DOOR	D04 2'-8"W. X 6'-8"H. X 1-3/8" THK.	02	COMPOSITE	---	
LINEN CLOSET IN MASTER BATHROOM	D05	BI-FOLD DOOR	D05 (2) PR. 9"W. X 6'-8"H. X 1-3/8" THK.	03	COMPOSITE	---	ROUGH OPENING IS THE SAME AS THE DOOR SIZE, AND THE DRY WALLED FINISH, TYPICAL
AIR HANDLER CLOSET	D06	BI-FOLD DOOR	D06 (2) PR. 1'-6"W. X 6'-8"H. X 1-3/8" THK.	03	COMPOSITE	---	ROUGH OPENING IS THE SAME AS THE DOOR SIZE, AND THE DRY WALLED FINISH, TYPICAL
KITCHEN CLOSET	D07	BI-FOLD DOOR	D07 (2) PR. 1'-6"W. X 6'-8"H. X 1-3/8" THK.	03	COMPOSITE	---	ROUGH OPENING IS THE SAME AS THE DOOR SIZE, AND THE DRY WALLED FINISH, TYPICAL
REAR ENTRY	D08	PASSAGE DOOR TO KITCHEN	D08 3'-0"W. X 6'-8"H. X 1-3/8" THK.	01	METAL	---	
MUD ROOM ENTRY	D09	PASSAGE DOOR	D09 2'-8"W. X 6'-8"H. X 1-3/8" THK.	02	COMPOSITE	---	
BEDROOM #2 CLOSET	D10	BI-FOLD DOORS	D10 (2) PR. 3'-0"W. X 6'-8"H. X 1-3/8" THK.	03	COMPOSITE	---	ROUGH OPENING IS THE SAME AS THE DOOR SIZE, AND THE DRY WALLED FINISH, TYPICAL
BEDROOM #2	D11	PASSAGE DOOR	D11 2'-8"W. X 6'-8"H. X 1-3/8" THK.	02	COMPOSITE	---	
BATHROOM	D12	PASSAGE DOOR	D12 2'-8"W. X 6'-8"H. X 1-3/8" THK.	02	COMPOSITE	---	
LINEN CLOSET	D13	BI-FOLD DOOR	D13 (2) PR. 1'-1"W. X 6'-8"H. X 1-3/8" THK.	03	COMPOSITE	---	ROUGH OPENING IS THE SAME AS THE DOOR SIZE, AND THE DRY WALLED FINISH, TYPICAL
BEDROOM #1	D14	PASSAGE DOOR	D14 2'-8"W. X 6'-8"H. X 1-3/8" THK.	02	FIBERGLASS	---	
BEDROOM #1 CLOSET	D15	BI-FOLD DOORS	D15 (2) PR. 3'-0"W. X 6'-8"H. X 1-3/8" THK.	03	FIBERGLASS	---	ROUGH OPENING IS THE SAME AS THE DOOR SIZE, AND THE DRY WALLED FINISH, TYPICAL



FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



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 PATRICK A. SULLIVAN, ARCHITECT
 FL. LIC. # AB96668
 1904 REBOCCA ROAD
 DUTZ, FL. 33546
 PROPOSED RESIDENCE FOR: MR. MATT TREANOR
 305 BATH STREET
 TARPON SPRINGS, FL. 34689
 PATRICK A. SULLIVAN, ARCHITECT, LLC
 1904 REBOCCA ROAD | DUTZ, FL 33546 | 813.948.8888
 WWW.SULLIVANARCHITECT.COM
 DATE: 03/16/2026
 PERMIT SET
 PROJECT: 2521
 SHEET NUMBER
A-103
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BUILDING ROOF PLAN MATERIAL NOTES

SPRAY FOAM SYSTEM:
 PROVIDE SPRAY-APPLIED FOAM INSULATION AT ROOF DECK, R29, EQUAL TO ICYNE NE OR APPROVED EQUIVALENT, ENERGY COMPLIANCE VIA PERFORMANCE PATH (R405), ENERGY CALCULATIONS TO BE SUBMITTED WITH PERMIT.

GUTTER SYSTEM:
 GENERAL CONTRACTOR AND OWNER TO PRICE OUT PRIOR TO BID/ORDER/INSTALL COMPLETE GUTTER SYSTEM, PER A SHOP DRAWING FOR OWNER/ ARCHITECT, SPECS, TYP.

STUCCO SYSTEM:
 7/8" STUCCO SYS (ASTM 1026) ON GALV. MTL LATH ON AIR AND VAPOR SYS, SEE DETAILS, SPECS, TYP.

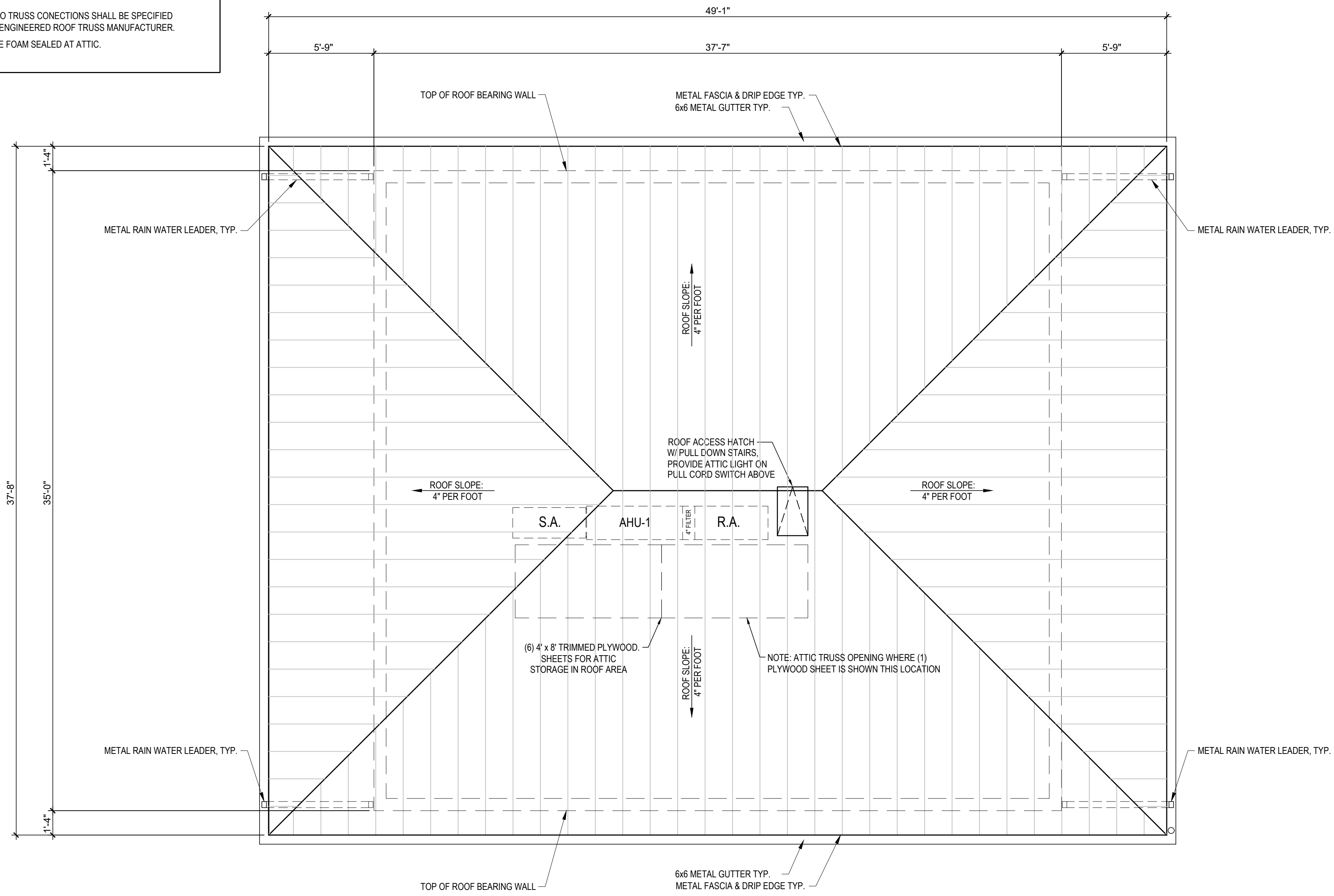
PROVIDE METAL ROOF PANEL SYSTEM (STANDING SEAM PREFERRED):
 24-GAUGE (MINIMUM) INSTALLED OVER SEALED ROOF DECK UNDERLAYMENT PER FBC 8TH EDITION (2023), UNDERLAYMENT TO CONSIST OF EITHER: (1) TWO LAYERS OF ASTM D226 TYPE II FELT WITH 19-INCH LAPS, OR (2) APPROVED SELF-ADHERED POLYMER-MODIFIED BITUMEN MEMBRANE (ASTM D1970) OVER MECHANICALLY FASTENED BASE SHEET, INSTALLED PER FBC R905.1.1 (HIGH-WIND ZONES) AND MANUFACTURER'S SPECIFICATIONS, EXTEND UNDERLAYMENT MINIMUM 24 INCHES INSIDE EXTERIOR WALL LINE AT EAVES AND VALLEYS WITH ICE-AND-WATER SHIELD (ASTM D1970), PROVIDE APPROVED FASTENING SYSTEM (CONCEALED CLIPS OR SCREWS, CORROSION-RESISTANT PER R905.10.5) PER FBC HIGH-WIND METAL ROOFING REQUIREMENTS AND LOCAL WIND DESIGN PRESSURES (145 MPH VULT), WITH WIND UPLIFT TESTING PER ASTM E1592 OR TAS 125, COMPATIBLE WITH SPRAY FOAM UNVENTED ATTIC INSULATION PER R806.5 (NO VENTS), SEE DETAIL, SPECS, MFR, CUT SHEET PRIOR TO INSTALL, TY

SOFFIT SYSTEM:
 BASE BID: PROVIDE SOLID (NON-VENTILATED/NON-PERFORATED) CELLULAR PVC SOFFIT PANELS (PROFILE: SMOOTH OR REARBOARD), PREMIUM PROVIDE OWNER TO PROVIDE ARCHITECT AND ENGINEER CUT SHEETS FOR APPROVAL PRIOR TO BID/ORDER/ INSTALL EQ. TO AZEK OR CERTAINTED RESTORATION MILLWORK, INSTALLED PER MANUFACTURER INSTRUCTIONS AND FBC RESIDENTIAL 8TH EDITION SECTIONS R703.1 (EXTERIOR COVERING), R806.5 (UNVENTED ATTIC ASSEMBLY), AND R301 (HIGH-WIND DESIGN).
 FASTENERS: STAINLESS STEEL OR CORROSION-RESISTANT SCREWS AT MAXIMUM 12" O.C. (OR PER MANUFACTURER WIND-RATED SCHEDULE, SPECS TYP).
 PROVIDE J-CHANNEL, FRIEZE BOARD, AND TRIM: MATCHING CELLULAR PVC WITH CONCEALED FASTENERS, COLOR TO MATCH VERIFY ALL WITH OWNER ARCHITECT, ALT BID: FIBER CEMENT (EQ TO JAMES HARDIE), SPECS TYP.

FLASHING NOTES:
 PROVIDE CONTINUOUS FLASHING AT WALL TRANSITIONS, COMPLYING WITH FBC SECTION R703.4 AND ASTM E2112, SLOPE PROJECTION SURFACES (E.G., DECKS/LANDINGS) MINIMUM 1/4 INCH PER FOOT AWAY FROM BUILDING TO PROMOTE DRAINAGE, INTEGRATE WITH WEATHER - RESISTIVE BARRIERS AND WEEP SCREEDS TO PREVENT WATER INTRUSION, SEAL ALL PENETRATIONS AND ENSURE POSITIVE DRAINAGE TO EXTERIOR, FOR COASTAL WIND DRIVEN RAIN, USE CORROSION RESISTANT FLASHING (E.G., STAINLESS STEEL OR COPPER) AND SEALANTS RATED FOR MARINE EXPOSURE PER ASTM C920, SPECS, TYP.

ROOF UNDERLAYMENT FOR METAL ROOF PANELS:
 PROVIDE SEALED ROOF DECK UNDERLAYMENT COMPLYING WITH FBC SECTION R905.1.1 FOR HIGH - WIND ZONES (VULT = 140 MPH), USING CORROSION - RESISTANT FASTENERS AND DRIP EDGES PER R905.2.8.5, EXTEND UNDERLAYMENT MINIMUM 24 INCHES INSIDE EXTERIOR WALL LINE AT EAVES AND VALLEYS WITH ICE AND WATER SHIELD (ASTM D1970) FOR ENHANCED MOISTURE PROTECTION PER R905.1.2, FOR SLOPES <2:12, CONSULT MANUFACTURER, MINIMUM 2:12 FOR STANDING SEAM, COMPATIBLE WITH SPRAY FOAM INSULATION IN UNVENTED ATTIC PER R806.5 (AIR IMPERMEABLE INSULATION, NO VENTS), PROVIDE ENHANCED FASTENING PER R905.10.5, TEST ASSEMBLY FOR WIND UPLIFT PER ASTM E1592 OR TAS 125, SPECS, TYP.
 BASE SPECIFICATION: SELF - ADHERING POLYMER - MODIFIED BITUMEN MEMBRANE (ASTM D1970) OVER ENTIRE DECK, OR TWO LAYERS ASTM D226 TYPE II FELT WITH 19 - INCH LAPS, SPECS, TYP, ALTERNATE BID (ENHANCED BEST PRACTICES): FOR SUPERIOR TEAR RESISTANCE, UN TOLERANCE (UP TO 180 DAYS EXPOSURE), WALKABILITY, AND WATERPROOFING AGAINST COASTAL WIND - DRIVEN RAIN, PROVIDE SYNTHETIC UNDERLAYMENT (ASTM D8257 - COMPLIANT, E.G., GAF TIGER PAW OR EQUIVALENT) OVER FELT BASE LAYER, COMBINED WITH FULL SELF - ADHERED POLYMER MODIFIED BITUMEN MEMBRANE (ASTM D1970) ACROSS THE ENTIRE DECK, INCORPORATE IBHS FORTIFIED HOME STANDARDS FOR FORTIFIED ROOFING AND FRSA GUIDELINES FOR FLORIDA COASTAL DURABILITY; INCLUDE ICE -AND WATER SHIELD AT EAVES/VALLEYS AS BASE, WITH WIND UPLIFT TESTING PER ASTM E1592 OR TAS 125, ALTERNATE TO BE PRICED SEPARATELY FOR OWNER APPROVAL, SPECS, TYP.

- ROOF PLAN NOTES:**
1. SCHEMATIC ROOF LAYOUT ONLY SHOWN ON THIS SHEET.
 2. REFER TO THE PRE-ENGINEERED TRUSS MANUFACTURERS ACTUAL ROOF TRUSS LAYOUT AND CONNECTOR SCHEDULE FOR ADDITIONAL INFORMATION.
 3. ALL DIMENSIONS MUST BE TAKEN FROM THE FLOOR PLAN, SEE SHT. A-102
 4. PRE-ENGINEERED ROOF TRUSS LAYOUT MANUFACTURER SHALL COORDINATE LOCATIONS OF ALL MECHANICAL CHASES AND PLUMBING VENTS THRU THE ROOF TO AVOID CONFLICTS.
 5. ALL TRUSS TO TRUSS CONNECTIONS SHALL BE SPECIFIED BY THE PRE-ENGINEERED ROOF TRUSS MANUFACTURER.
 6. SOFFIT TO BE FOAM SEALED AT ATTIC.



BUILDING ROOF PLAN
 SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION, 2023.

PATRICK A. SULLIVAN,
 ARCHITECT
 FL. LIC. # AB96668
 1904 REBOCCA ROAD
 LOT 7, FT. 33546
 (NOT VALID WITHOUT SEAL)

PROPOSED RESIDENCE FOR: MR. MATT TREATOR
 305 BATH STREET
 TARPON SPRINGS, FL. 34689

PATRICK A. SULLIVAN,
 ARCHITECT, LLC
 1904 REBOCCA ROAD, LOT 7, FT. 33546
 WWW.SULLIVANARCHITECT.COM

DATE: 03/16/2026
 PERMIT SET
 PROJECT: 2521

SHEET NUMBER
A-104

EXTERIOR ELEVATION GENERAL NOTES

SPRAY FOAM SYSTEM:

PROVIDE SPRAY-APPLIED FOAM INSULATION AT ROOF DECK, R29, EQUAL TO ICYNENE OR APPROVED EQUIVALENT. ENERGY COMPLIANCE VIA PERFORMANCE PATH (R405), ENERGY CALCULATIONS TO BE SUBMITTED WITH PERMIT.

GUTTER SYSTEM:

GENERAL CONTRACTOR AND OWNER TO PRICE OUT PRIOR TO BID/ORDER/INSTALL COMPLETE GUTTER SYSTEM, PER A SHOP DRAWING FOR OWNER/ ARCHITECT, SPECS, TYP.

STUCCO SYSTEM:

7/8" STUCCO SYS (ASTM 1026) ON GALV. MTL LATH ON AIR AND VAPOR SYS, SEE DETAILS, SPECS, TYP.

PROVIDE METAL ROOF PANEL SYSTEM (STANDING SEAM PREFERRED):

24-GAUGE MINIMUM) INSTALLED OVER SEALED ROOF DECK UNDERLAYMENT PER FBC 8TH EDITION (2023). UNDERLAYMENT TO CONSIST OF EITHER: (1) TWO LAYERS OF ASTM D226 TYPE II FELT WITH 19-INCH LAPS, OR (2) APPROVED SELF-ADHERED POLYMER-MODIFIED BITUMEN MEMBRANE (ASTM D1970) OVER MECHANICALLY FASTENED BASE SHEET. INSTALLED PER FBC R905.1.1 (HIGH-WIND ZONES) AND MANUFACTURER'S SPECIFICATIONS. EXTEND UNDERLAYMENT MINIMUM 24 INCHES INSIDE EXTERIOR WALL LINE AT EAVES AND VALLEYS WITH ICE-AND-WATER SHIELD (ASTM D1970). PROVIDE APPROVED FASTENING SYSTEM (CONCEALED CLIPS OR SCREWS, CORROSION-RESISTANT PER R905.10.5) PER FBC HIGH-WIND METAL ROOFING REQUIREMENTS AND LOCAL WIND DESIGN PRESSURES (145 MPH VULT), WITH WIND UPLIFT TESTING PER ASTM E1592 OR TAS 125. COMPATIBLE WITH SPRAY FOAM UNVENTED ATTIC INSULATION PER R906.5 (NO VENTS). SEE DETAIL, SPECS, MFR. CUT SHEET PRIOR TO INSTALL, TY

EXTERIOR STUCCO SYSTEM:

PROVIDE THREE - COAT CEMENT PLASTER (STUCCO) OVER CORROSION- RESISTANT METAL LATH IN ACCORDANCE WITH FBC SECTION R703.7, ASTM C926 (APPLICATION), AND ASTM C1063 (INSTALLATION), MINIMUM TOTAL THICKNESS 7/8 INCH, INCLUDING LATH. INSTALL CORROSION RESISTANT WEEP SCREEDS WITH 3 1/2 INCH MINIMUM VERTICAL FLANGE AT FOUNDATION PLATE LINE AND EDGES, PLACED 4 INCHES MINIMUM ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS. PROVIDE CONTROL JOINTS TO LIMIT PANELS TO 144 SQUARE FEET MAXIMUM AREA OR 18 FEET O.C. MAXIMUM SPAC ING. FOR COASTAL EXPOSURE, USE GALVANIZED OR- STAINLESS STEEL LATH AND ACCESSORIES PER ASTM A653 G90 OR AISI 316 TO RESIST CORROSION. INTEGRATE WITH WEATHER RESISTIVE BARRIERS (WRB) AND FLASHING FOR MOISTURE MANAGEMENT. SPECS, TYP.

SOFFIT SYSTEM:

BASE BID- PROVIDE SOLID (NON-VENTILATED/NON-PERFORATED) CELLULAR PVC SOFFIT PANELS (PROFILE, SMOOTH OR BEADBOARD), PREMIUM PROVIDE OWNER TO PROVIDE ARCHITECT AND ENGINEER CUT SHEETS FOR APPROVAL PRIOR TO BID/ORDER/ INSTALL EQ. TO AZEK OR CERTAINTED RESTORATION MILLWORK, INSTALLED PER MANUFACTURER INSTRUCTIONS AND FBC RESIDENTIAL 8TH EDITION SECTIONS R703.1 (EXTERIOR COVERING), R906.5 (UNVENTED ATTIC ASSEMBLY), AND R301 (HIGH-WIND DESIGN). FASTENERS: STAINLESS STEEL OR CORROSION-RESISTANT SCREWS AT MAXIMUM 12" O.C. (OR PER MANUFACTURER WIND-RATED SCHEDULE, SPECS TYP. PROVIDE CHANNEL, FRIZZE BOARD, AND TRIM MATCHING CELLULAR PVC WITH CONCEALED FASTENERS, COLOR TO MATCH VERIFY ALL WITH OWNER ARCHITECT, ALT BID: FIBER CEMENT (EQ TO JAMES HARDIE),SPECS TYP.

FLASHING NOTES:

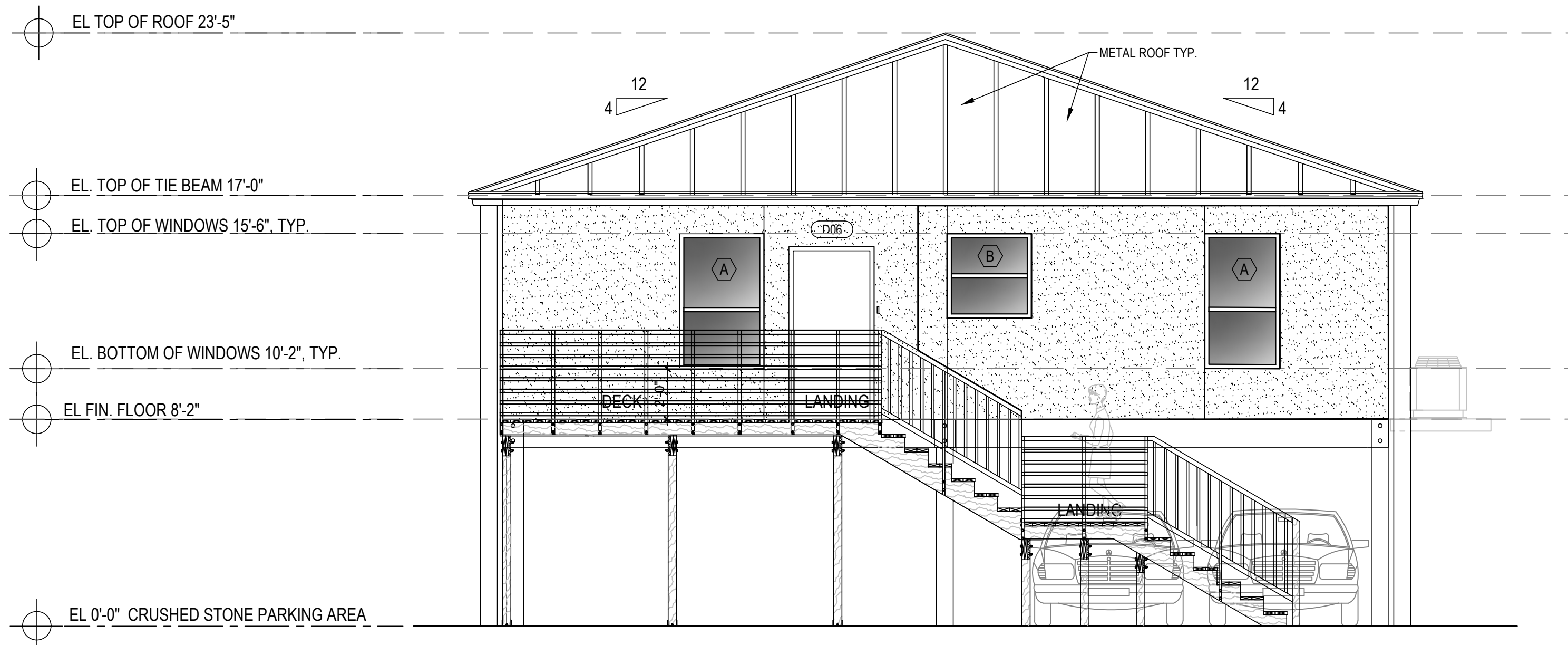
FLASHING NOTES PROVIDE CONTINUOUS FLASHING AT WALL TRANSITIONS, COMPLYING WITH FBC SECTION R703.4 AND ASTM E2112. SLOPE PROJECTION SURFACES (E.G. DECKS/LANDINGS) MINIMUM 1/4 INCH PER FOOT AWAY FROM BUILDING TO PROMOTE DRAINAGE. INTEGRATE WITH WEATHER - RESISTIVE BARRIERS AND WEEP SCREEDS TO PREVENT WATER INTRUSION. SEAL ALL PENETRATIONS AND ENSURE POSITIVE DRAINAGE TO EXTERIOR. FOR COASTAL WIND DRIVEN RAIN, USE CORROSION RESISTANT FLASHING (E.G., STAINLESS STEEL OR COPPER) AND SEALANTS RATED FOR MARINE EXPOSURE PER ASTM C920. SPECS, TYP.

ROOF UNDERLAYMENT FOR METAL ROOF PANELS:

PROVIDE SEALED ROOF DECK UNDERLAYMENT COMPLYING WITH FBC SECTION R905.1.1 FOR HIGH - WIND ZONES (VULT = 140 MPH), USING CORROSION - RESISTANT FASTENERS AND DRIP EDGES PER R905.2.8.5. EXTEND UNDERLAYMENT MINIMUM 24 INCHES INSIDE EXTERIOR WALL LINE AT EAVES AND VALLEYS WITH ICE AND WATER SHIELD (ASTM D1970) FOR ENHANCED MOISTURE PROTECTION PER R905.1.2. FOR SLOPES <2:12, CONSULT MANUFACTURER, MINIMUM 2:12 FOR STANDING SEAM. COMPATIBLE WITH SPRAY FOAM INSULATION IN UNVENTED ATTIC PER R906.5 (AIR IMPERMEABLE INSULATION, NO VENTS). PROVIDE ENHANCED FASTENING PER R905.10.5. TEST ASSEMBLY FOR WIND UPLIFT PER ASTM E1592 OR TAS 125. SPECS, TYP. BASE SPECIFICATION: SELF - ADHERING POLYMER - MODIFIED BITUMEN MEMBRANE (ASTM D1970) OVER ENTIRE DECK, OR TWO LAYERS ASTM D226 TYPE II FELT WITH 19 - INCH LAPS. SPECS, TYP. ALTERNATE BID (ENHANCED BEST PRACTICES): FOR SUPERIOR TEAR RESISTANCE, UV TOLERANCE (UP TO 180 DAYS EXPOSURE), WALKABILITY, AND WATERPROOFING AGAINST COASTAL WIND - DRIVEN RAIN, PROVIDE SYNTHETIC UNDERLAYMENT (ASTM D8257 - COMPLIANT, E.G., GAF TIGER PAW OR EQUIVALENT) OVER FELT BASE LAYER, COMBINED WITH FULL SELF - ADHERED POLYMER MODIFIED BITUMEN MEMBRANE (ASTM D1970) ACROSS THE ENTIRE DECK. INCORPORATE IBHS FORTIFIED HOME STANDARDS FOR FORTIFIED ROOFING AND FRSA GUIDELINES FOR FLORIDA COASTAL DURABILITY; INCLUDE ICE -AND WATER SHIELD AT EAVES/VALLEYS AS BASE, WITH WIND UPLIFT TESTING PER ASTM E1592 OR TAS 125. ALTERNATE TO BE PRICED SEPARATELY FOR OWNER APPROVAL. SPECS, TYP.

WALL UNDERLAYMENT / WEATHER-RESISTIVE BARRIER FOR STUCCO

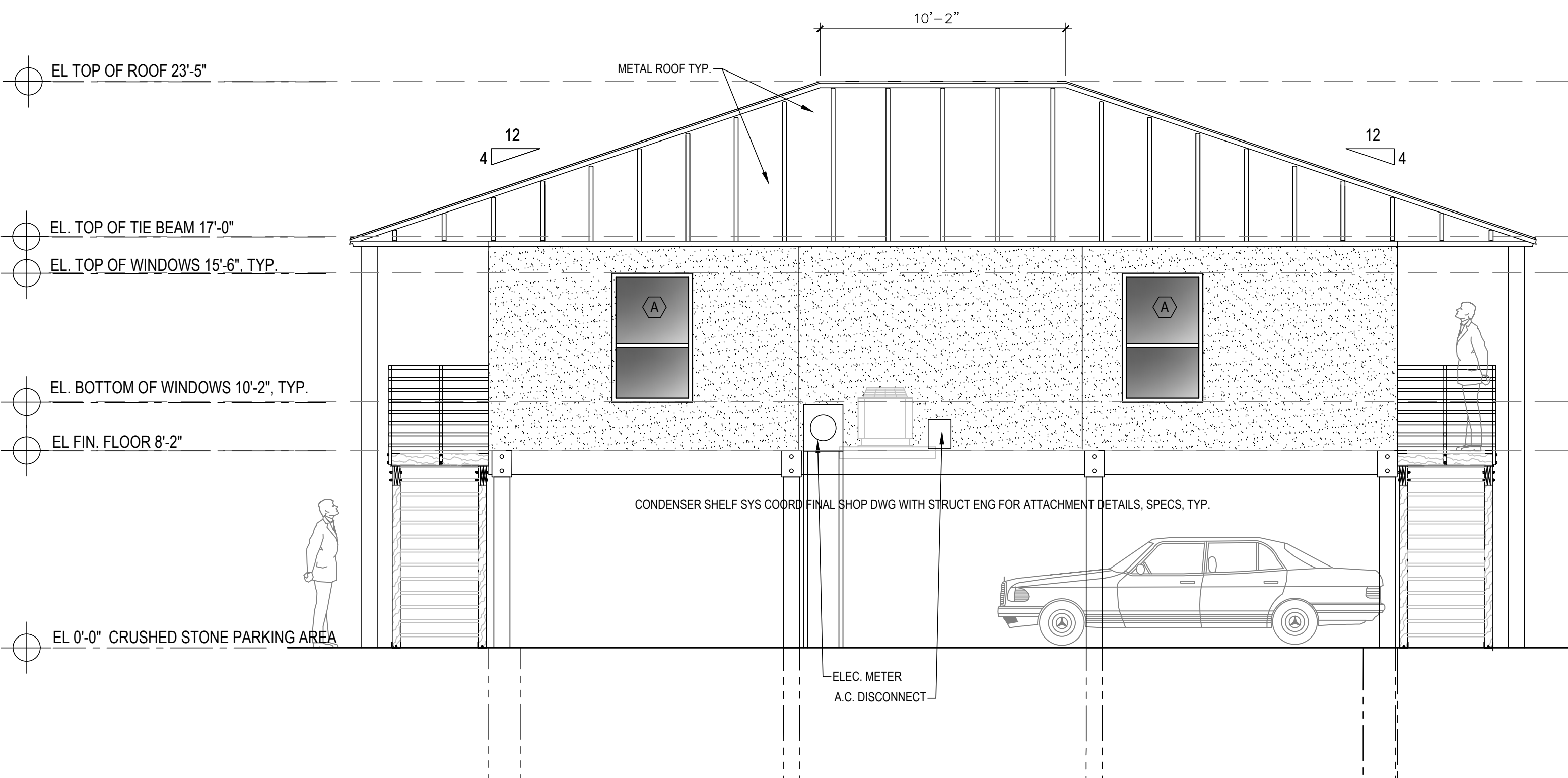
PROVIDE CONTINUOUS WEATHER- RESISTIVE BARRIER (WRB) BEHIND EXTERIOR STUCCO VENEER COMPLYING WITH FBC SECTIONS R703.2 AND R703.7.3, INTEGRATED WITH FLASHING AT OPENINGS AND TRANSITIONS PER R703.1.1. INSTALL SHINGLE -FASHION WITH MINIMUM 2 -INCH HORIZONTAL AND 6 INCH VERTICAL LAPS, USING CORROSION RESISTANT STAPLES OR NAILS SUITABLE FOR COASTAL MARINE EXPOSURE. SPECS, TYP. BASE SPECIFICATION: TWO LAYERS OF GRADE D BUILDING PAPER (ASTM D719) OR APPROVED EQUIVALENT VAPOR PERMEABLE HOUSEWRAP (E.G., TYVEK OR EQUIVALENT PER ASTM E2556), PROVIDING A DRAINAGE PLANE WITH AT LEAST 90% EFFICIENCY PER ASTM E2273 IN MARINE CLIMATES. SPECS, TYP. ALTERNATE BID (ENHANCED BEST PRACTICES): FOR SUPERIOR AIR AND MOISTURE CONTROL, TEAR RESISTANCE, AND SEALING AGAINST COASTAL WIND DRIVEN RAIN AND HUMIDITY, PROVIDE FLUID APPLIED WRB (E.G., PROSOCCO R - GUARD OR EQUIVALENT) OR FULL SELF -ADHERED SHEET MEMBRANE (E.G., HENRY BLUESKIN VP100 PER ASTM E2556) OVER THE BASE LAYER, COMBINED WITH RAINSCREEN FURRING STRIPS (MINIMUM 3/8 -INCH GAP) FOR IMPROVED DRAINAGE. INCORPORATE IBHS FORTIFIED HOME STANDARDS FOR RESILIENT ENVELOPES AND BUILDING SCIENCE CORPORATION (BSC) GUIDELINES FOR FLORIDA COASTAL MOISTURE MANAGEMENT; INCLUDE TAPED SEAMS AT ALL JOINTS AND PENETRATIONS PER AAMA 711, WITH AIR LEAKAGE TESTING PER ASTM E2357 (= 0.04 CFM/FT²), SPECS, TYP. ALTERNATE TO BE PRICED SEPARATELY FOR OWNER APPROVAL. SPECS, TYP.



PROPOSED EAST EXTERIOR ELEVATION - B

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

NOTE:
STRUCTURAL ENGINEER TO DESIGN SIZING AND QUANTITY OF SUPPORT COLUMNS ON PROPOSED RESIDENCE, SEE SPECS, TYP.



PROPOSED NORTH EXTERIOR ELEVATION - A

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

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION, 2023

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1904 REBOCCA ROAD
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DATE: 03/16/2026
PERMIT SET
PROJECT: 2521

SHEET NUMBER
A-105

EXTERIOR ELEVATION GENERAL NOTES

SPRAY FOAM SYSTEM:

PROVIDE SPRAY-APPLIED FOAM INSULATION AT ROOF DECK, R29. EQUAL TO ICYNENE OR APPROVED EQUIVALENT. ENERGY COMPLIANCE VIA PERFORMANCE PATH (R405). ENERGY CALCULATIONS TO BE SUBMITTED WITH PERMIT.

GUTTER SYSTEM:

GENERAL CONTRACTOR AND OWNER TO PRICE OUT PRIOR TO BID/ORDER/INSTALL. COMPLETE GUTTER SYSTEM, PER A SHOP DRAWING FOR OWNER/ARCHITECT, SPECS, TYP.

STUCCO SYSTEM:

7/8" STUCCO SYS (ASTM 1026) ON GALV. MTL LATH ON AIR AND VAPOR SYS. SEE DETAILS, SPECS, TYP.

PROVIDE METAL ROOF PANEL SYSTEM (STANDING SEAM PREFERRED):

24-GAUGE MINIMUM INSTALLED OVER SEALED ROOF DECK UNDERLAYMENT PER FBC 8TH EDITION (2023), UNDERLAYMENT TO CONSIST OF EITHER: (1) TWO LAYERS OF ASTM D226 TYPE II FELT WITH 19-INCH LAPS, OR (2) APPROVED SELF-ADHERED POLYMER-MODIFIED BITUMEN MEMBRANE (ASTM D1970) OVER MECHANICALLY FASTENED BASE SHEET. INSTALLED PER FBC R905.1.1 (HIGH-WIND ZONES) AND MANUFACTURER'S SPECIFICATIONS. EXTEND UNDERLAYMENT MINIMUM 24 INCHES INSIDE EXTERIOR WALL LINE AT EAVES AND VALLEYS WITH ICE-AND-WATER SHIELD (ASTM D1970). PROVIDE APPROVED FASTENING SYSTEM (CONCEALED CLIPS OR SCREWS, CORROSION-RESISTANT PER R905.10.5) PER FBC HIGH-WIND METAL ROOFING REQUIREMENTS AND LOCAL WIND DESIGN PRESSURES (145 MPH VULT), WITH WIND UPLIFT TESTING PER ASTM E1592 OR TAS 125. COMPATIBLE WITH SPRAY FOAM UNVENTED ATTIC INSULATION PER R806.5 (NO VENTS). SEE DETAIL, SPECS, MFR. CUT SHEET PRIOR TO INSTALL, TY

EXTERIOR STUCCO SYSTEM:

PROVIDE THREE -COAT CEMENT PLASTER (STUCCO) OVER CORROSION- RESISTANT METAL LATH IN ACCORDANCE WITH FBC SECTION R703.7, ASTM C926 (APPLICATION), AND ASTM C1063 (INSTALLATION), MINIMUM TOTAL THICKNESS 7/8 INCH, INCLUDING LATH. INSTALL CORROSION RESISTANT WEEP SCREEDS WITH 3/12 INCH MINIMUM VERTICAL FLANGE AT FOUNDATION PLATE LINE AND EDGES, PLACED 4 INCHES MINIMUM ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS. PROVIDE CONTROL JOINTS TO LIMIT PANELS TO 144 SQUARE FEET MAXIMUM AREA OR 18 FEET O.C. MAXIMUM SPACING. FOR COASTAL EXPOSURE, USE GALVANIZED OR STAINLESS STEEL LATH AND ACCESSORIES PER ASTM A653 G90 OR AISI 316 TO RESIST CORROSION. INTEGRATE WITH WEATHER RESISTIVE BARRIERS (WRB) AND FLASHING FOR MOISTURE MANAGEMENT. SPECS, TYP.

SOFFIT SYSTEM:

BASE BID: PROVIDE SOLID (NON-VENTILATED/NON-PERFORATED) CELLULAR PVC SOFFIT PANELS (PROFILE: SMOOTH OR BEADBOARD), PREMIUM PROVIDE OWNER TO PROVIDE ARCHITECT AND ENGINEER CUT SHEETS FOR APPROVAL PRIOR TO BID/ORDER/INSTALL. EQ. TO AZEK OR CERTAINTED RESTORATION MILLWORK, INSTALLED PER MANUFACTURER INSTRUCTIONS AND FBC RESIDENTIAL 8TH EDITION SECTIONS R703.1 (EXTERIOR COVERING), R806.5 (UNVENTED ATTIC ASSEMBLY), AND R301 (HIGH-WIND DESIGN).

FASTENERS: STAINLESS STEEL OR CORROSION-RESISTANT SCREWS AT MAXIMUM 12" O.C. (OR PER MANUFACTURER WIND-RATED SCHEDULE, SPECS TYP). PROVIDE J-CHANNEL, FRIEZE BOARD, AND TRIM: MATCHING CELLULAR PVC WITH CONCEALED FASTENERS, COLOR TO MATCH VERIFY ALL WITH OWNER ARCHITECT, ALT BID: FIBER CEMENT (EQ TO JAMES HARDIE), SPECS TYP.

FLASHING NOTES:

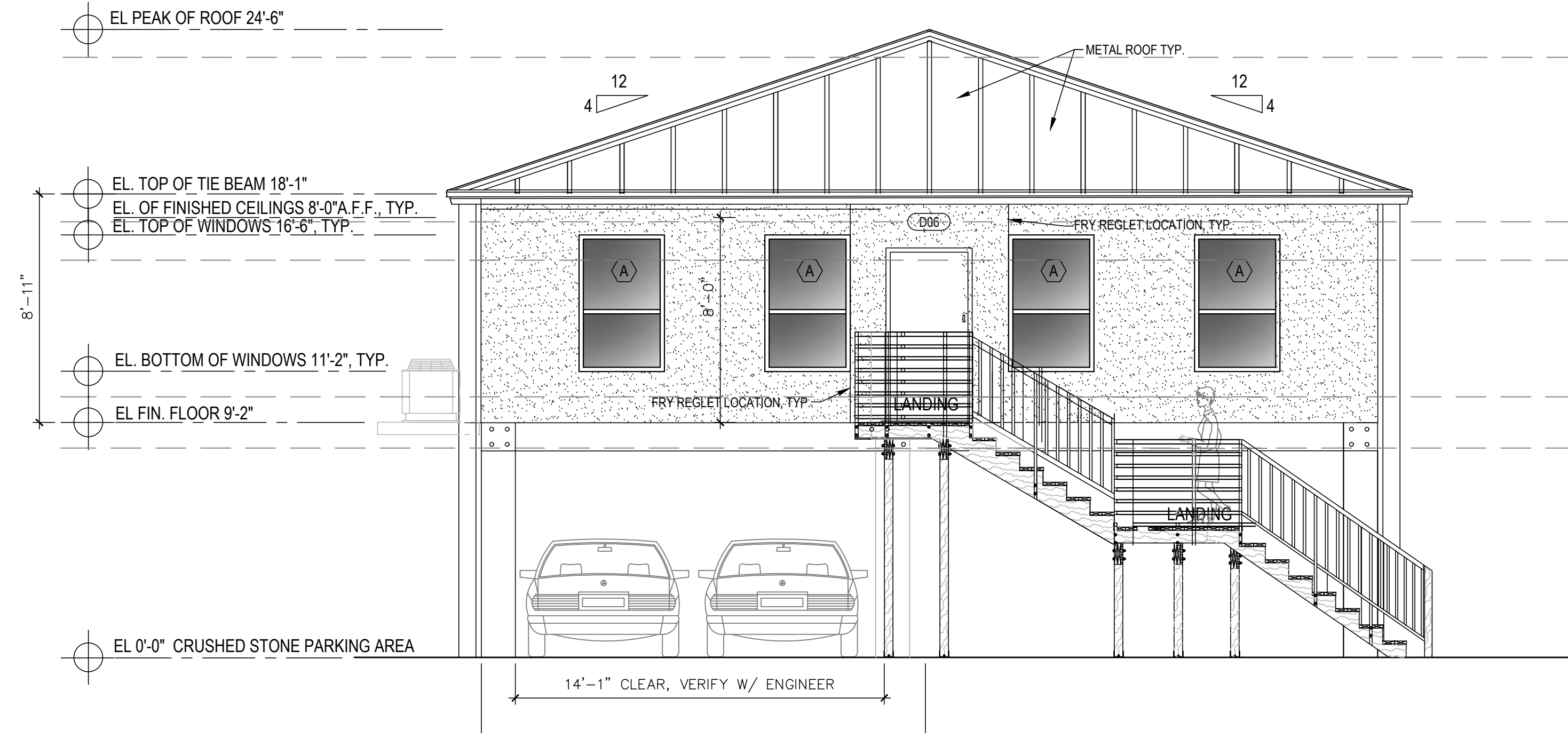
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ROOF UNDERLAYMENT FOR METAL ROOF PANELS:

PROVIDE SEALED ROOF DECK UNDERLAYMENT COMPLYING WITH FBC SECTION R905.1.1 FOR HIGH - WIND ZONES (VULT = 140 MPH), USING CORROSION - RESISTANT FASTENERS AND DRIP EDGES PER R905.2.8.5. EXTEND UNDERLAYMENT MINIMUM 24 INCHES INSIDE EXTERIOR WALL LINE AT EAVES AND VALLEYS WITH ICE AND WATER SHIELD (ASTM D1970) FOR ENHANCED MOISTURE PROTECTION PER R905.1.2. FOR SLOPES <2:12, CONSULT MANUFACTURER; MINIMUM 2:12 FOR STANDING SEAM. COMPATIBLE WITH SPRAY FOAM INSULATION IN UNVENTED ATTIC PER R806.5 (AIR IMPERMEABLE INSULATION, NO VENTS). PROVIDE ENHANCED FASTENING PER R905.10.5. TEST ASSEMBLY FOR WIND UPLIFT PER ASTM E1592 OR TAS 125. SPECS, TYP. BASE SPECIFICATION: SELF- ADHERING POLYMER - MODIFIED BITUMEN MEMBRANE (ASTM D1970) OVER ENTIRE DECK, OR TWO LAYERS ASTM D226 TYPE II FELT WITH 19 - INCH LAPS. SPECS, TYP. ALTERNATE BID (ENHANCED BEST PRACTICES): FOR SUPERIOR TEAR RESISTANCE, UV TOLERANCE (UP TO 180 DAYS EXPOSURE), WALKABILITY, AND WATERPROOFING AGAINST COASTAL WIND - DRIVEN RAIN, PROVIDE SYNTHETIC UNDERLAYMENT (ASTM D8257 - COMPLIANT, E.G., GAF TIGER PAW OR EQUIVALENT) OVER FELT BASE LAYER, COMBINED WITH FULL SELF - ADHERED POLYMER MODIFIED BITUMEN MEMBRANE (ASTM D1970) ACROSS THE ENTIRE DECK. INCORPORATE IBHS FORTIFIED HOME STANDARDS FOR FORTIFIED ROOFING AND FRSA GUIDELINES FOR FLORIDA COASTAL DURABILITY; INCLUDE ICE - AND WATER SHIELD AT EAVES/VALLEYS AS BASE, WITH WIND UPLIFT TESTING PER ASTM E1592 OR TAS 125. ALTERNATE TO BE PRICED SEPARATELY FOR OWNER APPROVAL. SPECS, TYP.

WALL UNDERLAYMENT / WEATHER-RESISTIVE BARRIER FOR STUCCO

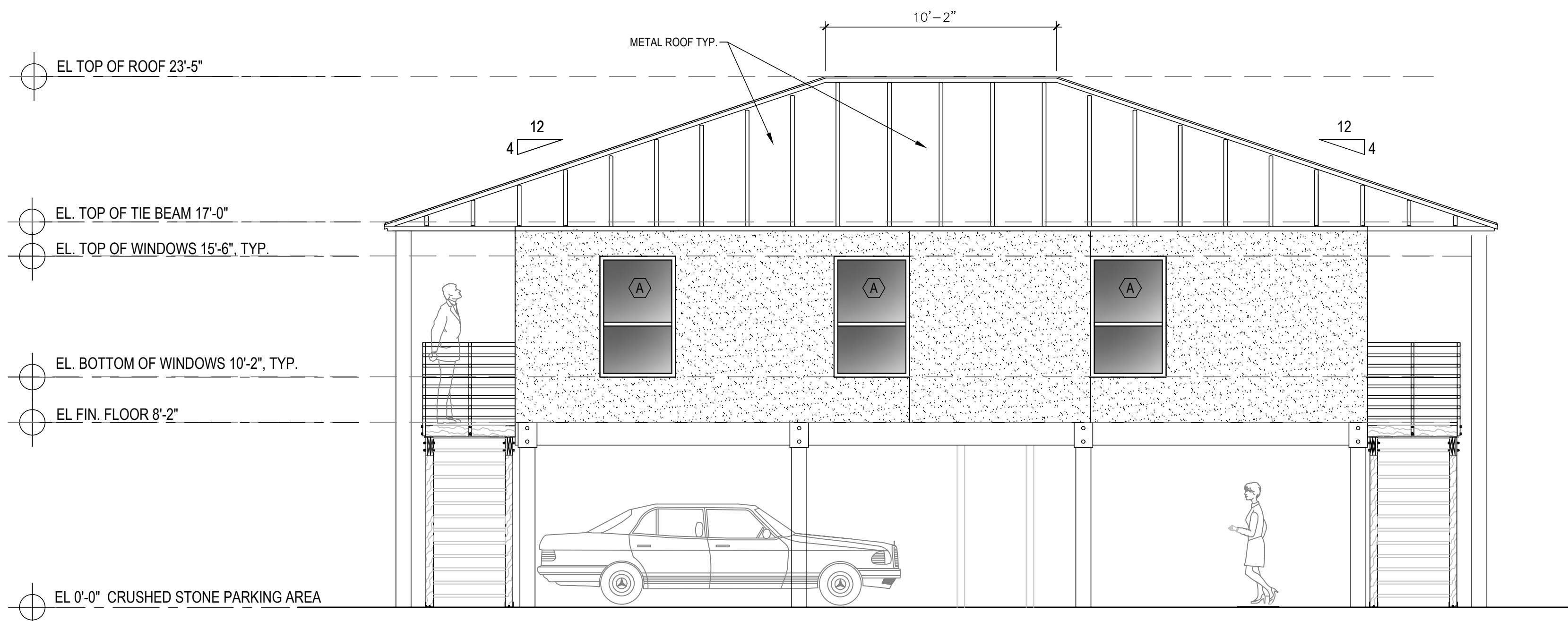
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PROPOSED WEST EXTERIOR ELEVATION - D

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

NOTE:
STRUCTURAL ENGINEER TO DESIGN SIZING AND QUANTITY OF SUPPORT COLUMNS ON PROPOSED RESIDENCE, SEE SPECS, TYP.



PROPOSED SOUTH EXTERIOR ELEVATION - C

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

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION, 2023. © COPYRIGHT 2026 - PATRICK A. SULLIVAN, ARCHITECT, LLC. ALL RIGHTS RESERVED. COORD. W/ ALL SHEETS, TYP. ONLY IF APPLICABLE. THIS FILE MAY BE SIGNED ELECTRONICALLY BY PATRICK SULLIVAN, AIA. USING A DIGITAL SIGNATURE. PRINTED COPIES ARE NOT CONSIDERED SIGNED AND SEALED. AND THE SIGNATURE MUST BE VALIDATED ON ANY ELECTRONIC COPIES.

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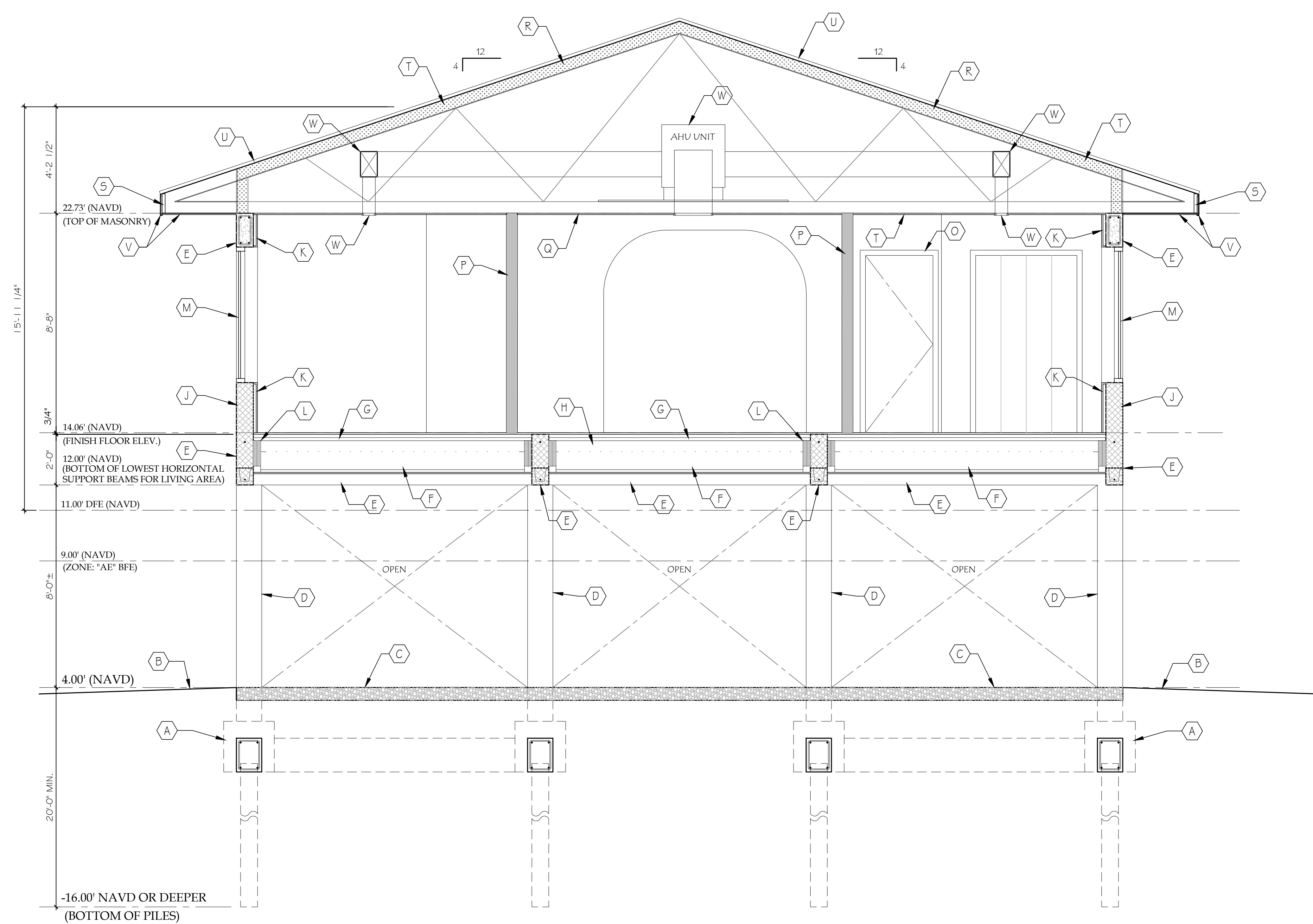
PROPOSED RESIDENCE FOR: MR. MATT TREANOR
305 BATH STREET
TARPOON SPRINGS, FL. 34689

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DATE: 03/16/2026
PERMIT SET
PROJECT: 2521

SHEET NUMBER
A-106



BUILDING ENVELOPE INSULATION
 PER THE FBC-R SECTION R303.1.3, R402.1.2, & R402.1.4

FLOOR INSULATION: R-13
 WALL INSULATION (MASONRY): R-6
 ROOF INSULATION (SPRAY FOAM): R-30
 GLAZED FENESTRATION: U = 0.55 DOUBLE PANE WINDOW, GLASS DOOR: SHGC = 0.60 (DOUBLE GLAZED)
 UNINSULATED METAL DOOR: U = 1.20

BUILDING SECTION GENERAL NOTES

The thickness of blown-in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 square feet (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with numbers not less than 1 inch (25 mm) in height. Each marker shall face the attic access opening. Spray polyurethane foam thickness and installed R-value shall be listed on certification provided by the insulation installer, Per 2023 FBC-R Section R303.1.1.2.1

- BUILDING SECTION KEYNOTES**
- (A) CONCRETE PILE FOUNDATION - SEE STRUCT. DWGS.
 - (B) EXISTING GRADE OR EXISTING PAVERS TO BE SLOPED AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE
 - (C) COMPACTED CRUSHED CONCRETE UNDER STRUCTURE
 - (D) CMU REINFORCED COLUMNS WITH 3/4" STUCCO FINISH SEE STRUCT. DWGS.
 - (E) CONCRETE TIE BEAM WITH 3/4" STUCCO FINISH - SEE STRUCT. DWGS.
 - (F) ONE LAYER OF 5/8" TYPE-X GYPSUM BOARD
 - (G) PRE-ENGINEERED WOOD FLOOR TRUSSES @ 19.2" o.c. WITH 3/4" T&G PLYWOOD SUBFLOOR
 - (H) BATT INSULATION (R-13 min.)
 - (J) EXTERIOR WALL: 8" CMU WALL, WEATHER RESISTANT BARRIER, AND 3/4" EXTERIOR STUCCO FINISH.
 - (K) 5/8" GYPSUM BOARD ON 1 1/2" WOOD FURRING WITH RIGID INSULATION (R-6 min.)
 - (L) WOOD LEDGER BEAM - SEE STRUCTURAL DWGS.
 - (M) IMPACT RATED WINDOWS - SEE WINDOW TYPES
 - (N) IMPACT RATED DOORS - SEE DOOR TYPES
 - (O) INTERIOR WOOD DOOR - SEE DOOR TYPES
 - (P) INTERIOR WALL: 2x4 STUDS @ 16" o.c. WITH (2) LAYERS OF 5/8" GYPSUM BOARD BOTH SIDES.
 - (Q) 5/8" GYPSUM BOARD CEILINGS TYP.
 - (R) PRE ENGINEERED WOOD ROOF TRUSSES @ 24" o.c. WITH 5/8" CDX PLYWOOD ROOF SHEATHING
 - (S) 2x WOOD FASCIA TYP.
 - (T) SPRAY FOAM ROOF INSULATION (R-30 MIN.) TYP.
 - (U) STANDING SEAM METAL ROOFING SYSTEM TYP.
 - (V) CEMENT BOARD FASCIA TRIM AND SOFFIT TYP.
 - (W) MECHANICAL SYSTEM - SEE MECH. DWGS.

PROPOSED BUILDING SECTION - A
 SCALE: 1/2" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION, 2023.

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DATE: 03/16/2026
 PERMIT SET
 PROJECT: 2521

SHEET NUMBER
A-107

(NOT VALID WITHOUT SEAL)

Note: The purpose of this Guideline Specification is to establish a minimum performance standard for the basic Architectural requirements building components. In certain instances pre-established building standards or Owner directed use of a particular product or system may supersede the requirements of this specification. Not all sections of this guideline specification may apply to a particular project or scope of work as described on the Architectural Coversheet and throughout the construction documents. This specification may contain certain project-specific information necessary for proper bidding and construction. The contractor (and their subcontractors) shall familiarize themselves with this specification prior to submission of bid or commencement of the Work. Any questions regarding the contents of this Guideline Specification shall be directed to the Architect in writing.

DIVISION 1 - GENERAL REQUIREMENTS

- A. Related Documents:
1. Drawings and General Provisions of the Contract apply to work of this Project and Specifications.
2. All product manufacturer's specifications and design dimensions, whether indicated on the plans or not, shall be included as part of this drawing package.
3. Patrick A. Sullivan, Architect, LLC will not be responsible for vendor engineered drawings or drawings produced by engineers not under contract with Patrick A. Sullivan, Architect, LLC.
B. All work shall be done in accordance with the following:
1. Building: Florida Building Code 2023 8TH EDITION (RESIDENTIAL IF APPLICABLE), The Florida Building Code, Building, FLORIDA EXISTING BUILDING CODE 8TH EDITION (2023) IF APPLICABLE.
2. Electrical: Florida Building Code 2023, Electrical and National Electrical Code (2020)
3. Plumbing: Florida Building Code 2023, Plumbing.
4. Mechanical: Florida Building Code 2023, Mechanical.
5. Fuel Gas: Florida Building Code 8TH EDITION 2023, Fuel Gas.
6. Florida Fire Prevention Code, Latest Edition As Per Florida Bldg. Commission Website.
7. FBC 8TH 2023 Florida Accessibility Code
8. Ashrae Standard 90.1-2019
9. All Federal, State and Local codes.
C. Base Information:

1. This drawing package is based on documents, specifications and related information provided by the Lessee, Owner or Owner's Agent. Patrick A. Sullivan, Architect, LLC will not be responsible for the accuracy of the information (i.e. blue prints, as-built drawings, CADD files) provided by other sources. CONTRACTOR TO VERIFY ALL PRIOR TO BID.

D. General Requirements:

1. The Contractors shall be responsible for familiarizing themselves with the intent of the drawings, final interpretation of the scope of work, building standards, schedules and deadlines prior to bid submission and/or commencement of the work. The Contractor shall further be responsible for advising the Owner or Owner's agent of all long lead time items affecting the Project Schedule and shall upon request from the Owner or Owner's agent, submit order confirmations and delivery dates for such long lead time items to the Owner or Owner's agent.
2. The Owner or Owner's agent and Contractor shall be responsible for all phasing of the work.
3. The Contractor shall be responsible for field verifying all existing work or items which are to remain, and determining whether or not it can be repaired and/or reconditioned to match and blend with new materials and components.
4. All work shall be warranted satisfactory, in materials and workmanship, for a minimum period of one (1) year from the date of final payment by the Owner for all work under the Contract, or for the period of warranty customary, or stipulated for, the trade, craft or product, whichever is longer.
5. Disruptive or potentially hazardous construction activities shall be coordinated to occur after normal office hours, so as to minimize disturbances to building occupants. Landlord and tenants shall be notified prior to such activities that would include, but is not limited to, the x-ray of existing post tensioned floor slab and floor core drilling, if required.
6. The Contractor shall coordinate with the Building Owner or Building Owner's agent for delivery to the space of all building materials, and shall arrange for usage of the freight elevator (or such elevator designated). If delivery of building materials involves the use of facilities other than the available elevators, the Contractor shall coordinate such activities in a manner that poses no hazard to any personnel within or around the building or building site. Costs to repair damage caused to the elevators, corridors or other common areas during construction shall be borne by the General Contractor. Provide Building owner 24 hour notification for any shut down of building systems, services or disruptions to building occupants i.e. fire sprinklers, fire alarm, water shut off, etc.
7. General Contractors and all Subcontractors shall verify all existing dimensions and all existing conditions in the field. Any discrepancies shall be reported to the Owner or Owner's agent and Architect. Under no circumstances shall the Contractor scale the drawings to determine the dimensions. Dimensions are shown from face drywall of gypsum board construction, unless otherwise noted.
8. Prior to bidding General Contractor is required field survey area of proposed construction to identify any building maintenance deficiencies. (i.e. lighting ballasts, lenses or diffusers, cleanliness, broken glazing, mini-blind repair or replacement, or building systems). List is to be supplied to Building Owner or Owner's agent before construction.
9. The Architect shall not be responsible for any deviation from these drawings as dated on the sheets. The Architect assumes no liability for the condition of the existing Building Shell or soundness of the existing Building Systems (roofing, mechanical, electrical, plumbing and fire protection/alarm etc.)
10. When limited scope of Construction Administration (CA) is provided, Patrick A. Sullivan, Architect, LLC and Patrick Sullivan, Architect of Record is not responsible for interpreting the intent of the Construction Documents including making modifications as may be necessary during the construction phase & that the Architect of Record is no longer liable for the work where changes to these documents have been made.

E. Demolition:

1. The General Contractor or Subcontractor shall be held responsible for the removal and the proper disposal of materials and items referred to as "debris" or determined by the Owner or Owner's agent or Architect to be refused.
2. The General Contractor shall coordinate all demolition activities with the Owner or Owner's agent and shall construct visqueene dust barriers and block-off return air grills, as well as filter media on all applicable mechanical equipment, as required so as to contain as much airborne debris as possible and shall utilize adhesive type walk-off mats to minimize the tracking of construction dust. General Contractor shall coordinate any power shut downs with the Owner or Owner's agent. General Contractor shall provide his own dumpster and shall obtain and include in their contract price all necessary disposal permits and fees as required by the Local Authorities.
3. Remove all specific items indicated on drawings, also remove any other items or construction as required to accomplish all new work and/or revision work to existing areas as shown or described elsewhere in the contract documents.
4. The General Contractor shall provide and install signs, all barricades, fences, safety lighting, scaffolding, and other means of protection as required to comply with all State laws, O.S.H.A. requirements and local ordinances to safeguard property, the Owner, its clientele, employees, representatives and others within the areas of construction.
5. General Contractor shall take ordinary precautions to secure and protect materials. Materials are to be relocated or warehoused as determined by Owner or Owner's agent or Architect.
6. Contractor to remove all walls shown on demolition plan from floor to deck. Contractor to remove any existing abandoned portions of walls, studs or bracing above ceiling plane. Price as separate line item.
7. Remove any existing PVC piping (drains or supply) within plenum.
F. Cutting and Patching:

1. It is extremely important that the Contractor verify existing concealed conditions prior to drilling and/or removing existing concrete slabs.
2. Provide all cutting and patching in existing floors, walls, and ceilings as required for all trades, excluding removal and relocation of items shown.
3. Patch, repair, and/or replace all adjacent construction which has been damaged during demolition and/or new construction.
4. Fill and/or fill smooth all projections and voids in existing floors and walls as required for all new finish, patch work and repairs.
5. Inspect and patch existing fire rated partitions. General Contractor shall label all fire rated partitions above the ceiling line in the areas of construction.
6. Patch and repair all areas affected by demolition with the same materials and methods to match existing construction.

G. Submittals:

1. Submit samples of the following items:
a. Wood stain samples for doors, finished wood paneling/ veneers and/or wood base.
b. Paint samples, 8 1/2 x 11 "draw downs" for every color used.
c. Suspended acoustical ceiling tile samples.
d. All specified carpets.
e. Stained concrete.
f. Vinyl composition tile and vinyl base.
2. Submit complete shop drawings for the following:
a. All structural items (concrete mix designs, wood trusses, steel or composite joist, metal deck, handrails and guardrails).
b. Toilet Partitions.
c. Millwork including all upper and lower cabinets, hardware pulls, work counters, custom reception desk, credenza.
d. Fire sprinkler design.
e. Inert gas fire suppression system.
f. Glass door & hardware systems.
g. Specialty glazing.
3. Submittals shall consist of 3 sets of product information on 8-1/2 in. x 11 in. format with all drawings to scale. Any structural submittals, shop drawings (i.e. concrete mix design, wood trusses) shall be prepared and signed by a Florida registered engineer.
4. Shop drawings and schedules prepared by others shall be reviewed for the limited purpose of checking for conformance with the information given and the design concept expressed in the contract documents and shall not be construed to be part of the Contract Documents, as the Architect assumes no responsibility for drawings, schedules and/or specifications for work on this Project prepared or accomplished by others.
5. Contractor shall allow ten (10) business days for the Architect/Engineer to review submitted items. Contractor is solely responsible for any project delays due to any untimely submittal of items for review not taking into account the allotted ten (10) day review time.

H. Product Substitutions:

1. Request for changes in products, materials, equipment, and/or methods of construction required by the Contract Documents proposed by the Contractor after award of the Contract are considered requests for substitutions.
2. Changes or substitutions will be considered if and when:
a. Proposed changes are in keeping with the general intent of the Construction Documents.
b. The request is timely, fully documented and properly submitted.
c. A substantial advantage is offered to the Owner or Owner's agent in terms of cost, time, energy or environmental conservation or other considerations of merit, after deducting offsetting responsibilities the Owner or Owner's agent may be required to bear.

I. Final Cleaning:

1. Employ experienced workers or professional cleaners for final cleaning.
2. Comply with manufacturer's instructions i.e. cleaning carpet, stripping and polishing of resilient flooring.
3. Complete the following cleaning operations before requesting inspection for Certificate of Substantial Completion:
a. Remove labels and associated adhesive that are not permanent labels.
b. Clean transparent materials, including mirrors and glass in doors and windows.
c. Remove glazing compound and other substances that are noticeable vision-obscuring materials.
d. Replace chipped or broken glass and other damaged transparent materials.
e. Clean exposed exterior and interior hard surface finishes to a dust-free condition, free of stains, films, and similar foreign substances.
f. Leave concrete floor surfaces broom clean.
g. Vacuum carpeted surfaces.
h. Wipe surfaces of mechanical and electrical equipment.
i. Clean plumbing fixtures to a sanitary condition.
j. Clean the site, including landscaping development areas, of rubbish, litter, and other foreign substances (if applicable).
k. Install new mechanical air filters at the conclusion of all cleaning activities.

J. Contractor's Liability:

1. Contractor hereby assumes the entire responsibility for all Work, supervision, labor and materials provided here under, whether or not erected in place, and for all plant, scaffolding, tools, equipment, supplies and other things provided by Contractor until final acceptance of the work by owner. The contractor shall also be responsible as its sole cost and expense for all measures necessary to protect any property or tenant adjacent to the Work. In the event of any loss, damage, or destruction thereof from any cause, and except to the extent that Owner provides Builders Risk Insurance coverage for such loss, damage or destruction at Contractor's sole cost and expense. In the event damage to the Work is covered by any insurance policy provided by the Owner, Contractor will pay the deductible amount.
2. Contractor shall be liable for all costs Owner incurs as a result of Contractor's failure to perform this Contract in accordance with its terms. Contractor's failure to perform shall include the failure of its suppliers or subcontractors of any tier to perform. Contractor's liability shall include, but not be limited to:
a. Damages and other delay costs suffered by Owner.
b. Owner's increased costs of performance, such as extended overhead and increased performance costs resulting from Contractor caused delays or improper Contractor work.
c. Warranty and rework costs.
d. Liability to third parties including the Architect, and other design professionals under contract with the Architect.
e. Attorney's fees and related costs.

K. Indemnification:

1. To the fullest extent permitted by law, the Contractor shall indemnify, hold harmless and defend the owner, Architect and all of their agents and consultants, directors and employees ("Indemnitees") from and against all claims, damages, demands, losses, expenses, causes of action, suits or other liabilities (including all costs and reasonable attorneys' fees), arising out of or resulting from the performance of Contractor's Work under the Contract, provided any such claim, damage, delay, loss or expense is attributable to bodily injury, personal injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, to the extent caused in whole or in part by any negligent act or omission of the Contractor or anyone directly or indirectly employed by him or anyone for whose acts Contractor may be liable, regardless whether it is caused in part by an Indemnitee. This indemnification shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor under any workers' compensation acts, disability benefits acts or other employee benefits acts. This indemnification shall be in addition to any indemnity liability imposed by the contract documents. Contractor is obligated to maintain adequate contractual liability insurance to secure this indemnification obligation.
2. Contractor will have all subcontractors agree to indemnify the Indemnitees in the same manner the Contractor has agreed to indemnify the Indemnitees under Div. 1, paragraph K.1.
3. Contractor's assumption of liability is independent from, and not limited in any manner by, the Contractor's insurance coverage that is required by the Owner or Owner's agent.
L. Changes and Claims:
1. Contractor shall submit in writing to Owner any claims for adjustment in the price, schedule or other provisions of the contract claimed by the Contractor for changes directed by the Owner, or for damages for which the Owner is liable, or as a result of deficiencies or discrepancies in the Contract Documents, within five (5) days of the beginning of the event for which claim is made. If requested by Owner, Contractor shall furnish complete substantiation of any claim within ten (10) days of Owner's request, otherwise such claim shall be deemed waived.
2. The Owner shall have the right to order extra work to be performed on lump sum, unit rates or time and material basis. All changes and claims will be priced on the basis of the unit rates set forth on a Contractor supplied Schedule of Values to the extent applicable. All unit rates will remain valid for the duration of the Project. For adjustments to the contract price which are based on other than lump sum, the Contractor agrees to charge no more than 5% for profit and 10% for overhead.
3. Pending resolution of any claim, dispute or other controversy nothing shall excuse the Contractor from proceeding with prosecution of the Contract Work.

- M. BIDDING INSTRUCTIONS: NOTE: ALSO VERIFY ANY ADDITIONAL INFORMATION AT THE PREBID MEETING AND ANY SUPPLEMENTAL INSTRUCTIONS, TYP.

1. Unless otherwise noted, the owner or owner's agent will be responsible for the bidding and negotiation and selection of the contractor. Questions regarding the bidding schedule, format, and any other bid-related instructions shall be directed to the owner or owner's agent.
Please refer to any RFI emails under RE: PROJECT TITLE-RFI
2. Submission of bid is an acknowledgment by the contractor that he has read and understands the contents of this guideline specification and is in receipt of all construction documents, addendums, owner prepared instructions to bidders, etc. Contractor shall list on their bid submission the drawing sheets used for bidding, any addendums and associated issue dates (or revision dates).
VERIFY AND COORDINATE WITH VENDOR PACKAGE(S) PRIOR TO BID & COORDINATE WORK TO BE PERFORMED IN A TIMELY MANNER. VERIFY W/ OWNER PRIOR TO ORDER / INSTALLATION, TYP.

N. Closeout Requirements:

1. Submit written certification that the Contract Documents have been reviewed, work has been inspected and that work is complete in accordance with Contract Documents and ready for Architect/Engineer's review.
2. Provide an "Operation and Maintenance Instruction" Booklet containing the following Closeout Documents to the Architect/Engineer/Owner.
a. Section 1: Directory, listing names, addresses and telephone numbers of Architect/Engineer, Contractor, Subcontractors and major equipment suppliers.
b. Section 2: Operation and maintenance instructions, arranged by system and subdivided by specification section. For each category, identify names, addresses and telephone numbers of Subcontractors and suppliers.
1). Significant design criteria
2). List of equipment.
3). Parts list for each component.
4). Operating instructions.
5). Maintenance instructions for equipment and systems.
6). Maintenance instructions for (special) finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents.
c. Section 3: Project documents and certificates.
1). Shop drawings and product data.
2). Final release of liens.
3). Certificates.
4). Originals of warranties and bonds.
3. Submit final Application for Payment identifying total adjusted Contract Sum.
4. Submit two copies of closeout booklet within 10 days after Substantial Completion.

DIVISION 2 - SITE WORK (NOT IN SCOPE OF WORK)

(Reference Civil or Site drawings if part of the drawing set.)

A. Trenching, Back filling and Compaction:

1. The General Contractor will be responsible for any trenching, back filling and compaction relative to the Work. The Contractor shall coordinate all excavation activities with all potential Owner's of underground facilities in the areas to be excavated. Unless otherwise noted in the contract documents, all utility services shall remain in service during construction without interruption.
a. Soil Compaction shall be 95% of laboratory density (FM1-T166).
b. Cost of Compaction testing shall be borne by the General Contractor.
2. Sterilization: Contractor shall procure and pay for all tests and water required for sterilization and tests required for all equipment, pipelines, tanks and other parts of the project with which water comes in contact and which have been contaminated by the Contractor after completion of construction.
3. Terminate protection Per 2023 FBC-R Section R318.

SITE:

1. **Utilities Locations:** The Contractor shall verify the locations, elevations, and dimensions of all existing utilities affecting this work prior to construction. The Owner shall be notified of any discrepancies.
2. **Utilities Protection:** The Contractor shall use extreme caution in areas of buried utilities and shall provide at least 48 hours notice to the utility companies prior to construction to obtain field locations of existing underground utilities. The Contractor shall protect and maintain operation of existing utility services during construction.
3. **Damage:** The Contractor is responsible for repairing any damage to existing facilities, above or below ground, that may occur as a result of the work performed by the Contractor.
4. **Grading:** The site shall be initially grades such that no off-site area will be adversely affected by storm water runoff. All areas shall be protected from erosion caused by storm water runoff. The final grades to be as shown on site plan. The owner to furnish sod and irrigation.

GENERAL NOTE:

- CONTRACTOR TO PROVIDE UNIFORM AND CONSISTANT NAILING AND FASTENING, INCLUDING DECKING, WHICH UTILIZE TEMPLATE LOCATION CONSISTANCY & SPACING, FINISH AND CRAFTSMANSHIP.
- OWNER AND ARCHITECT RESERVE RIGHT TO REJECT NONCONFORMING WORK.
- STRUCTURAL TO USE CAUTION AND SAFETY AND PROVIDE TEMPORARY BRACING WHEN REQ.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR TO COORD WITH OWNER ON LAYOUT IN FIELD AND ANY ADDITIONAL OWNER INSTRUCTION PER THE PRE-BID WALKTHROUGH, INSTRUCTION, SPECS, TYP.

USE CAUTION!

CALL BEFORE YOU DIG, COORDINATE W/
ALL UTILITY COMPANIES AND AHJ, TYPICAL

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

SPECIFICATIONS AND GENERAL NOTES

SCALE: N.T.S.

WE HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8TH EDITION, 2023.

PATRICK A. SULLIVAN,

ARCHITECT

FL. LIC. # AR06688

1904 REBBCCA ROAD

LUTZ, FL 33548

(NOT VALID WITHOUT SEAL)

PROPOSED RESIDENCE FOR: Mr. MATT TREANOR

305 BATH STREET

TARPON SPRINGS, FL: 34689

PATRICK A. SULLIVAN,

ARCHITECT, LLC

AN ARCHITECT

DATE: 03/16/2026

PERMIT

SET

PROJECT: 2521

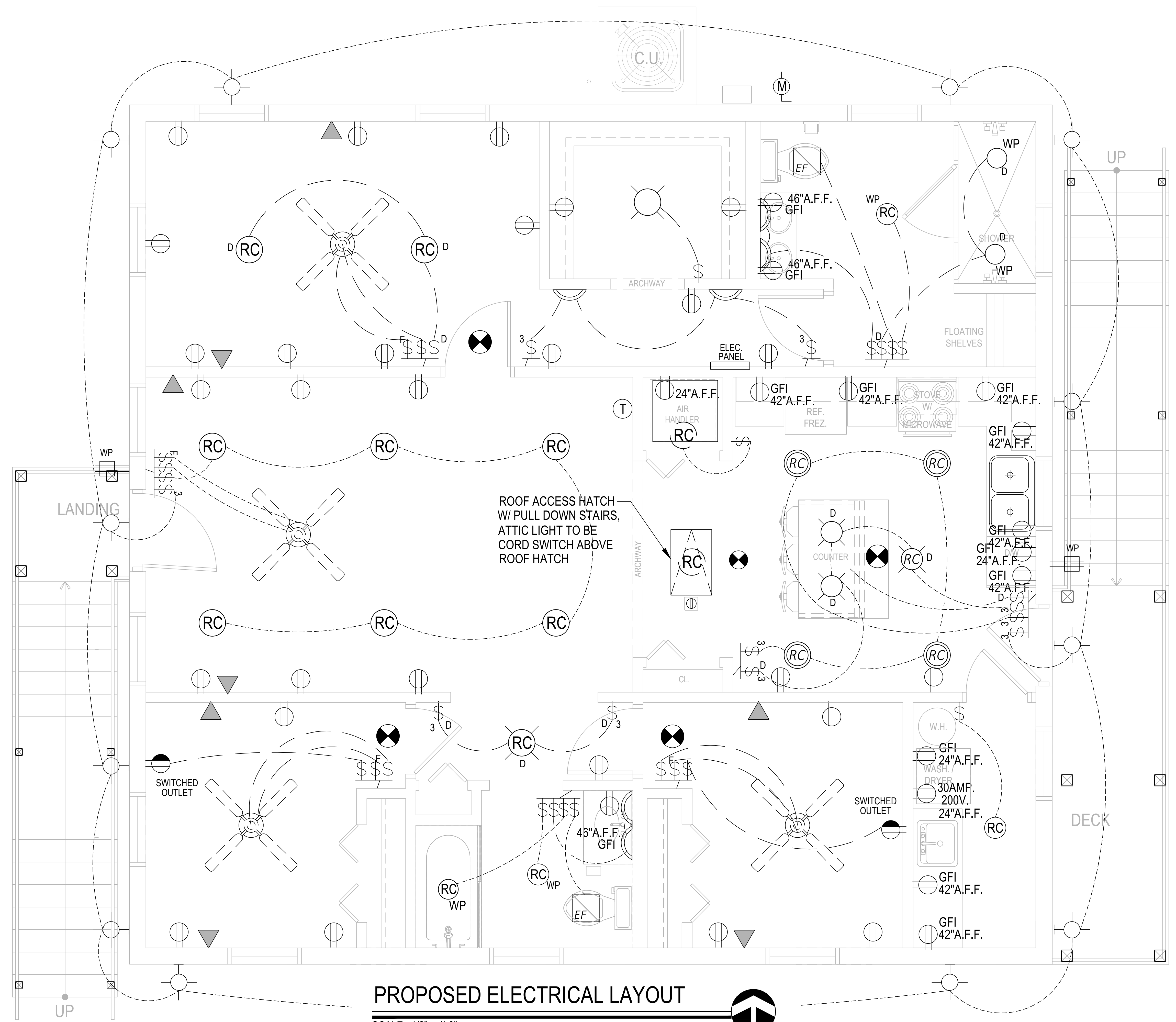
SHEET NUMBER

SP-101

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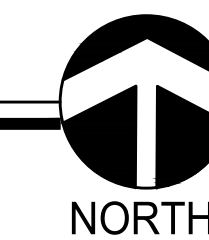
ELECTRICAL LEGEND

- 110V DUPLEX ELEC. RECEPTACLE
 - 110V DUPLEX SWITCHED RECEPT.
 - 220V DUPLEX ELEC. RECEPTACLE
 - WP WATER-PROOF ELEC. RECEPTACLE
 - F FAN PRE-WIRE (CAPPED)
 - \$ ELEC. SWITCH
 - \$3 3 WAY ELEC. SWITCH
 - \$D DIMMER SWITCH
 - \$F VARIABLE SPEED FAN SWITCH
 - ROUTED WIRE
 - ▼ DATA OUTLET
 - ◐ WALL MOUNTED SCONCE LIGHT
 - WALL MOUNTED LIGHT
- (NOTE: ALL RECESSED LIGHTS ARE CANLESS AND ARE TO BE DIMMABLE, TYP.)
- RC RECESSED CAN LIGHT
 - WP RC D WATERPROOF CEILING MTD. LIGHT IN SHOWER / TOILET
 - CEILING MOUNTED LIGHT
 - PENDANT LIGHT
 - ☼ COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
 - WP □ EXTERIOR WATERPROOF OUTLET
 - ▽ DOUBLE FLOOD LIGHTS
 - WP ○ WATERPROOF CEILING MOUNTED LIGHT OVER ENTRY
 - CEILING MTD. 110V ELEC. OUTLET
 - T THERMOSTAT
 - CEILING MTD. OUTLET
 - EF RETURN AIR EXHAUST FAN
 - M ELECTRIC METER
 - MAIN DISCONNECT
 - ELEC. PANEL WALL MTD. ELECTRIC PANEL
 - /X CEILING MOUNTED FAN W/ LIGHT



PROPOSED ELECTRICAL LAYOUT

SCALE: 1/2" = 1'-0"



I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION, 2003.

PATRICK A. SULLIVAN,
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 DUTY, FL. 33546

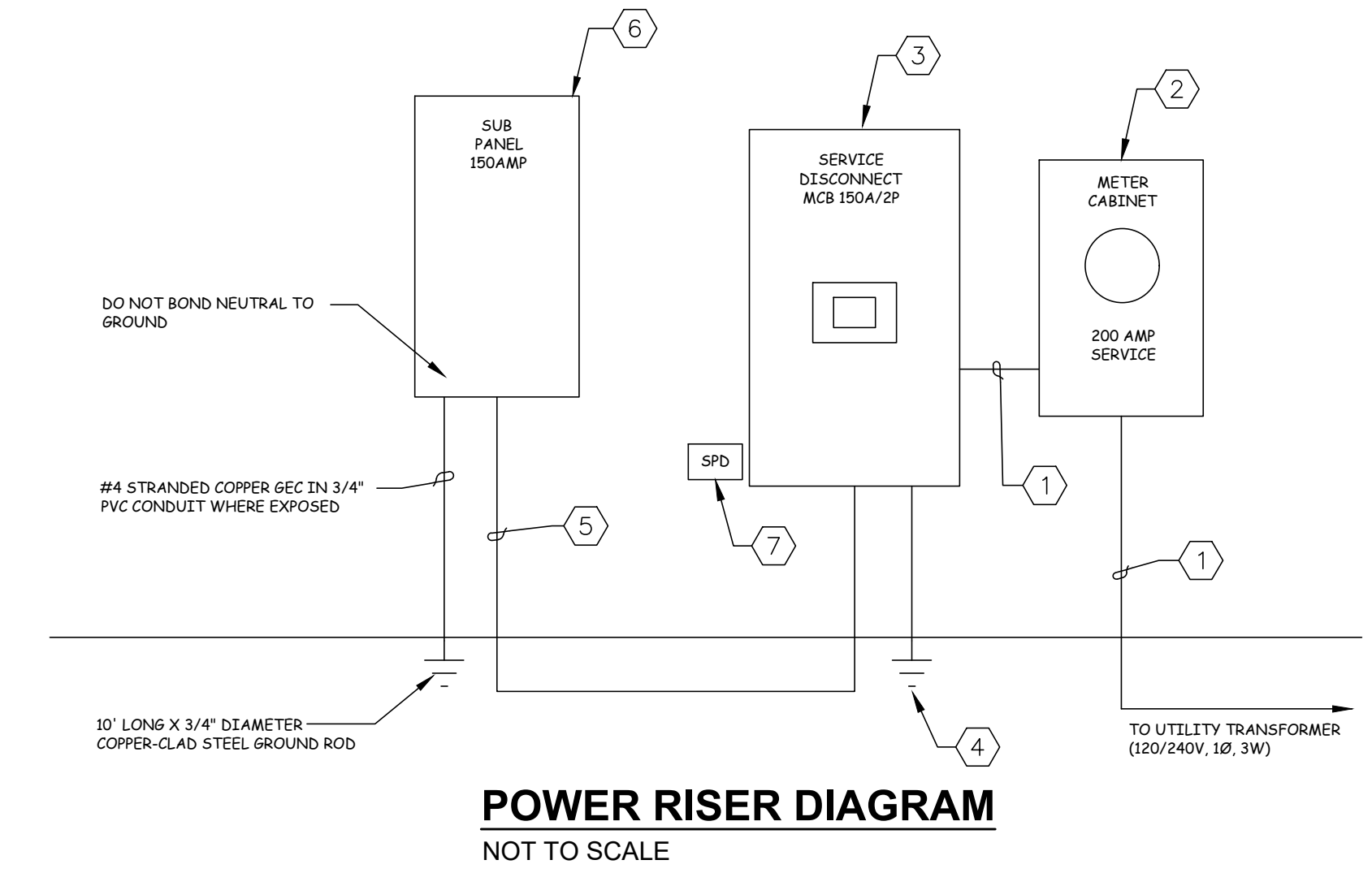
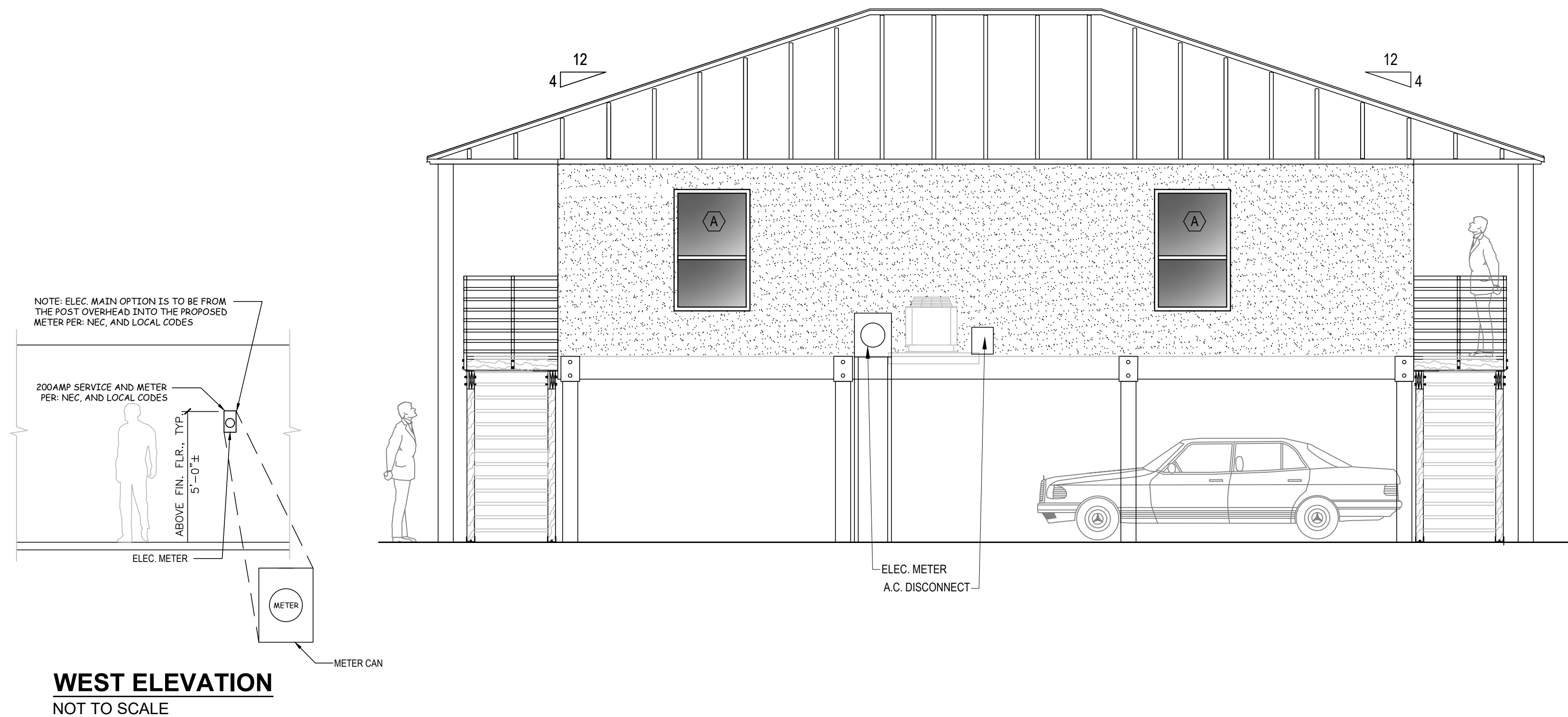
PROPOSED RESIDENCE FOR: MR. MATT TREANOR
 305 BATH STREET
 TARPON SPRINGS, FL. 34689

PATRICK A. SULLIVAN,
 ARCHITECT, LLC
 ARCHITECT
 1904 REBECCA ROAD | DUTY, FLORIDA 33546
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DATE: 03/16/2026

PROJECT: 2521

SHEET NUMBER
E-100



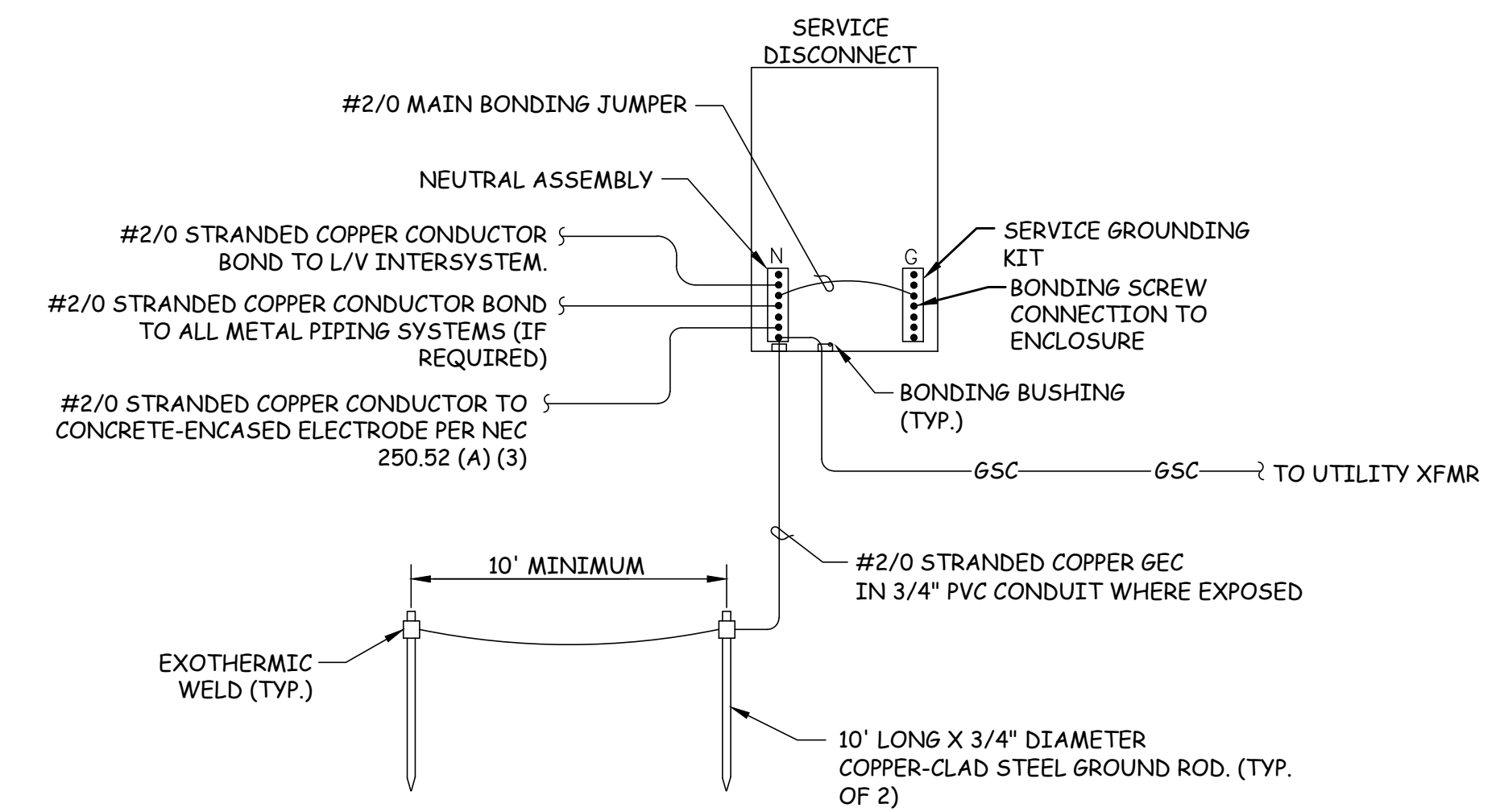
POWER RISER DIAGRAM REFERENCE NOTES:

- 1 TWO (2) 2" CONDUIT, 3#3/0 COPPER CONDUCTORS IN EACH CONDUIT. (ALTERNATIVE: 3#250KCMIL ALUMINUM IN EACH CONDUIT).
- 2 PROVIDE 200A SELF-CONTAINED METER ENCLOSURE APPROVED BY POWER COMPANY. COORDINATE METER CABINET REQUIREMENTS WITH POWER COMPANY.
- 3 PROVIDE 240V, 150A, 2P ENCLOSED MAIN CIRCUIT BREAKER IN NEMA TYPE 3R ENCLOSURE. PROVIDE SOLID NEUTRAL ASSEMBLY AND SERVICE GROUNDING KIT. PROVIDE #4 NEUTRAL TO GROUND MAIN BONDING JUMPER.
- 4 SERVICE GROUNDING. REFER TO SERVICE GROUNDING DETAIL ON THIS DRAWING.
- 5 TWO (2) 2" CONDUIT, 3#3/0 AND 1#3 6ND COPPER CONDUCTORS IN EACH CONDUIT. (ALTERNATIVE: 3#250KCMIL AND 1#1 6ND ALUMINUM CONDUCTORS).
- 6 PROVIDE 150A MAIN PANELBOARD. REFER TO FLOOR PLANS FOR LOCATION.
- 7 PROVIDE SURGE PROTECTION DEVICE (SPD) PER NEC 230.67, SUITABLE FOR 120/240V, 1PH, 3W PLUS GROUND SYSTEM.

A ELECTRICAL ELEVATIONS OF ELECTRICAL METER LOCATIONS AND POWER RISER DIAGRAM REFERENCE NOTES
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND			
	110V DUPLEX ELEC. RECEPTACLE		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	110V DUPLEX SWITCHED ELEC. RECEPTACLE		EXTERIOR WATERPROOF OUTLET
	220V DUPLEX ELEC. RECEPTACLE		DOUBLE FLOOD LIGHTS
	WATER-PROOF ELEC. RECEPTACLE		WATERPROOF CEILING MOUNTED LIGHT OVER ENTRY
	FAN PRE-WIRE (CAPPED)		CEILING MTD. 110V ELEC. OUTLET
	ELEC. SWITCH		THERMOSTAT
	3 WAY ELEC. SWITCH		WALL MTD. TV OUTLET
	4 WAY ELEC. SWITCH		RETURN AIR EXHAUST FAN
	DIMMER SWITCH		ELECTRIC METER
	VARIABLE SPEED FAN SWITCH		MAIN DISCONNECT
	ROUTED WIRE		WALL MTD. ELECTRIC PANEL
	DATA OUTLET		
	WALL MOUNTED LIGHT		
	RECESSED CAN LIGHT		
	WATERPROOF CEILING MTD. LIGHT		
	WATERPROOF CEILING MOUNTED LIGHT IN SHOWER / TOILET		
	PENDANT LIGHT		
	CEILING MOUNTED LIGHT		OPTIONAL CEILING MOUNTED FAN W/ LIGHT

NOTE: ALL LIGHT FIXTURES ARE TO BE L.E.D. TYPE, TYPICAL



C SERVICE GROUNDING DETAIL
SCALE: NOT TO SCALE

GROUNDING ELECTRODE SYSTEM INSTALLATION SHALL BE IN STRICT COMPLIANCE OF LOCAL CODES AND/OR AUTHORITY HAVING JURISDICTION.

C SERVICE GROUNDING DETAIL
SCALE: NOT TO SCALE

02/14/25 CHANGES MADE PER PLAN REVIEW COMMENTS

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOUND IT TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION, 2023. PATRICK A. SULLIVAN, ARCHITECT, FL. LIC. # AB96668, 1904 REBOCCA ROAD, LOT 7, FT. SULLIVAN, FL. 33546

PROPOSED RESIDENCE FOR: MR. MATT TREATOR
305 BATH STREET
TARPON SPRINGS, FL. 34689

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E-101

HVAC NOTES & COMMENTS

IMMEDIATELY UPON BEING UNDER CONTRACT FOR HVAC SCOPE VERIFY WITH GC & TRUSS MANUFACTURER PRIOR TO ORDERING TRUSS PACKAGE THAT INCLUDES ATTIC TRUSS OPENING WITH DECK IN WEBB SPACE ABOVE.

SERVICE WORK & STORAGE PLATFORM OUTLINE LOCATED IN ATTIC TRUSS'. ACCESS BY PULL DOWN STAIRWAY LOCATED ON FLOOR PLAN; PLATFORM TO HAVE 3/4" PLYWOOD DECK & TOE STOP, BY GC TRUSS PROVIDER.

IN GENERAL, PLANS AND DIAGRAM ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED.

EXISTING OVERHEAD ELECT SERVICE, SEE E-100 & E-101 RECORD ELECTRICAL PLAN

ALL CONSTRUCTION WORK SHALL ALSO MEET THE FOLLOWING BUILDING CODE REQUIREMENTS:

FLORIDA BUILDING CODE, 5TH EDITION
 FLORIDA ENERGY CONSERVATION, 5TH EDITION
 FLORIDA MECHANICAL CODE, 5TH EDITION

RECTANGULAR SUPPLY DUCTWORK TO BE 1.5" TREATED ANTI-MICROBIAL LINED FIBERGLASS DUCT BOARD, JOINTS TO BE SEALED WITH PRESSURE SENSITIVE "UL" 181 SILVER TAPE AND STAPLES AS RECOMMENDED BY MANUFACTURER. ROUND DUCTWORK TO BE R-6 FLEX DUCT USING SILVER TAPE, "UL" 181 AND NYLON PANDUIT STRAPS AT CROWN DAMPENED COLLAR. UNIT ATTACHMENT JOINTS TO HAVE MASTIC APPLIED.

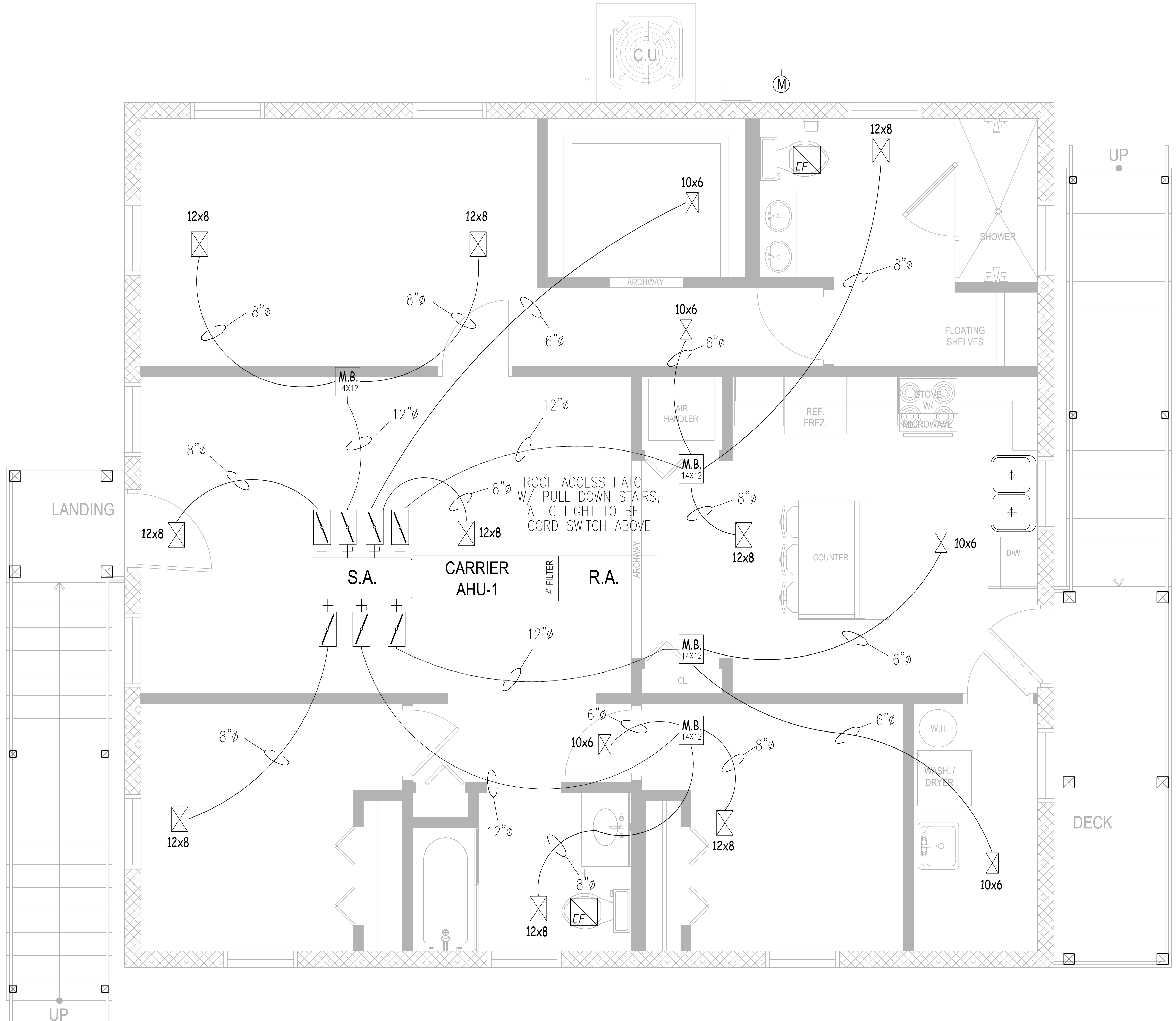
RECTANGULAR DUCTWORK, FLEX DUCT AND ALL DUCT MATERIALS AND INSTALLATION OF SAME TO COMPLY WITH SECTION 503 OF FLORIDA ENERGY CODE FOR BUILDING CONSTRUCTION AND N.A.I.M.A. SECTION VI HANGING AND SUPPORT FOR FIBROUS GLASS DUCT CONSTRUCTION STANDARDS.

THERMOSTATS TO BE MOUNTED AT 52" AFF.

ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS, ALLOW FOR 1.5" R-6 FIBERGLASS DUCTWORK.

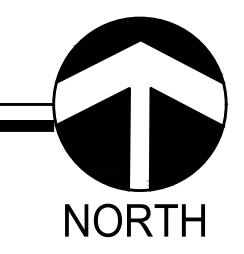
R-6 FIBERGLASS/FOIL-FLEX W/ CROWN # 1580 BOXES, DAMPER COLLARS. ALL JOINTS SEALED WITH FASSON #0801 PRESSURE SENSITIVE TAPE.

CONTRACTOR TEST AND BALANCE OF SYSTEMS TO WITHIN 10% OF DESIGN AIRFLOW SHOWN AND SUBMIT AIR BALANCE REPORT AND EQUIPMENT PERFORMANCE TO OWNER UPON COMPLETION.



PROPOSED MECHANICAL FLOOR LAYOUT

SCALE: 1/2" = 1'-0"



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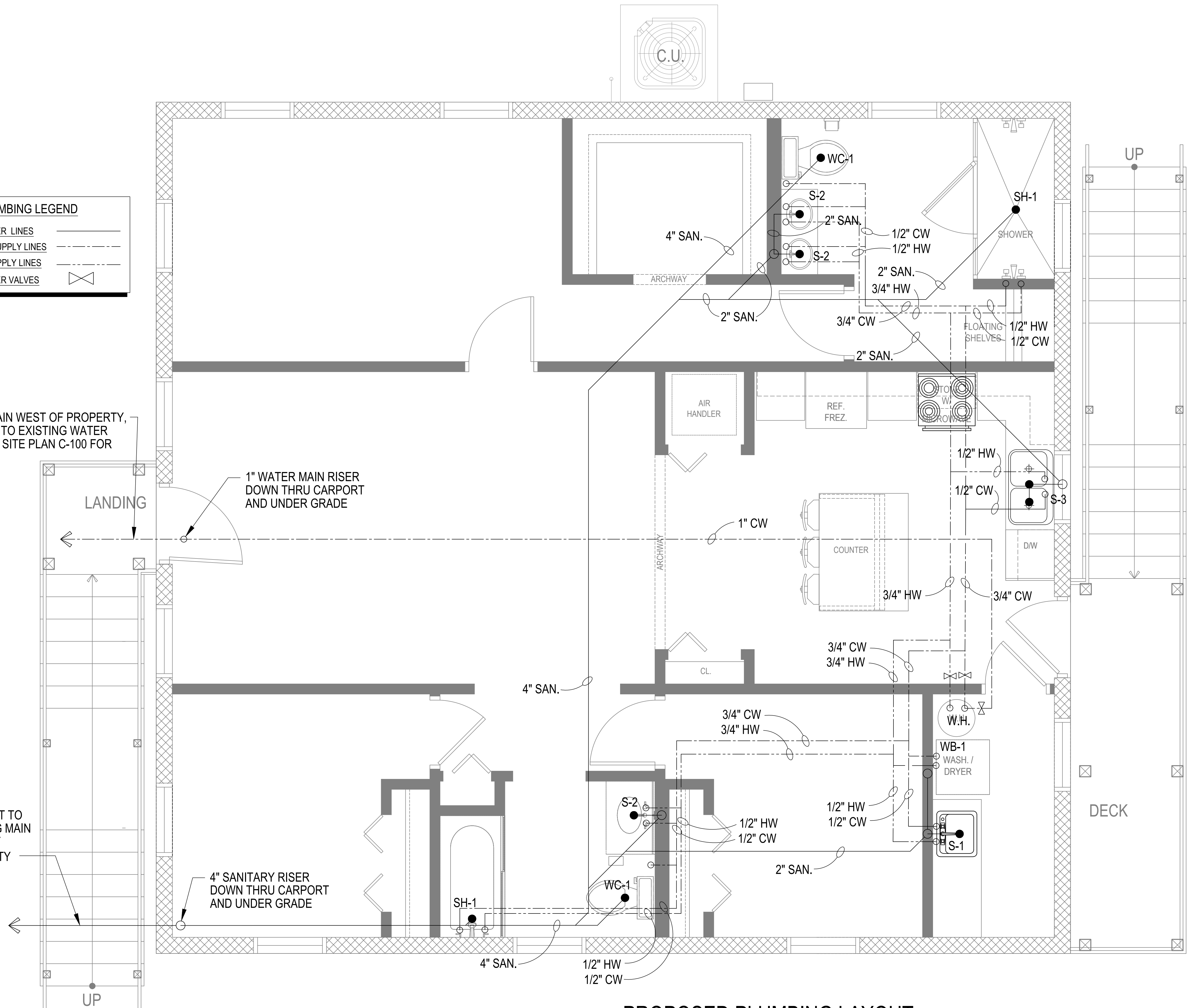
DATE: 03/16/2026
 PERMIT SET
 PROJECT: 2521

SHEET NUMBER
M-100

PLUMBING LEGEND	
SANITARY SEWER LINES	—
COLD WATER SUPPLY LINES	- - - -
HOT WATER SUPPLY LINES	- · - · -
TURN OFF WATER VALVES	⊗

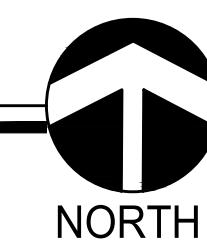
WATER MAIN WEST OF PROPERTY,
CONNECT TO EXISTING WATER
MAIN, SEE SITE PLAN C-100 FOR

CONNECT TO
EXISTING MAIN
WEST OF
PROPERTY



PROPOSED PLUMBING LAYOUT

SCALE: 1/2" = 1'-0"



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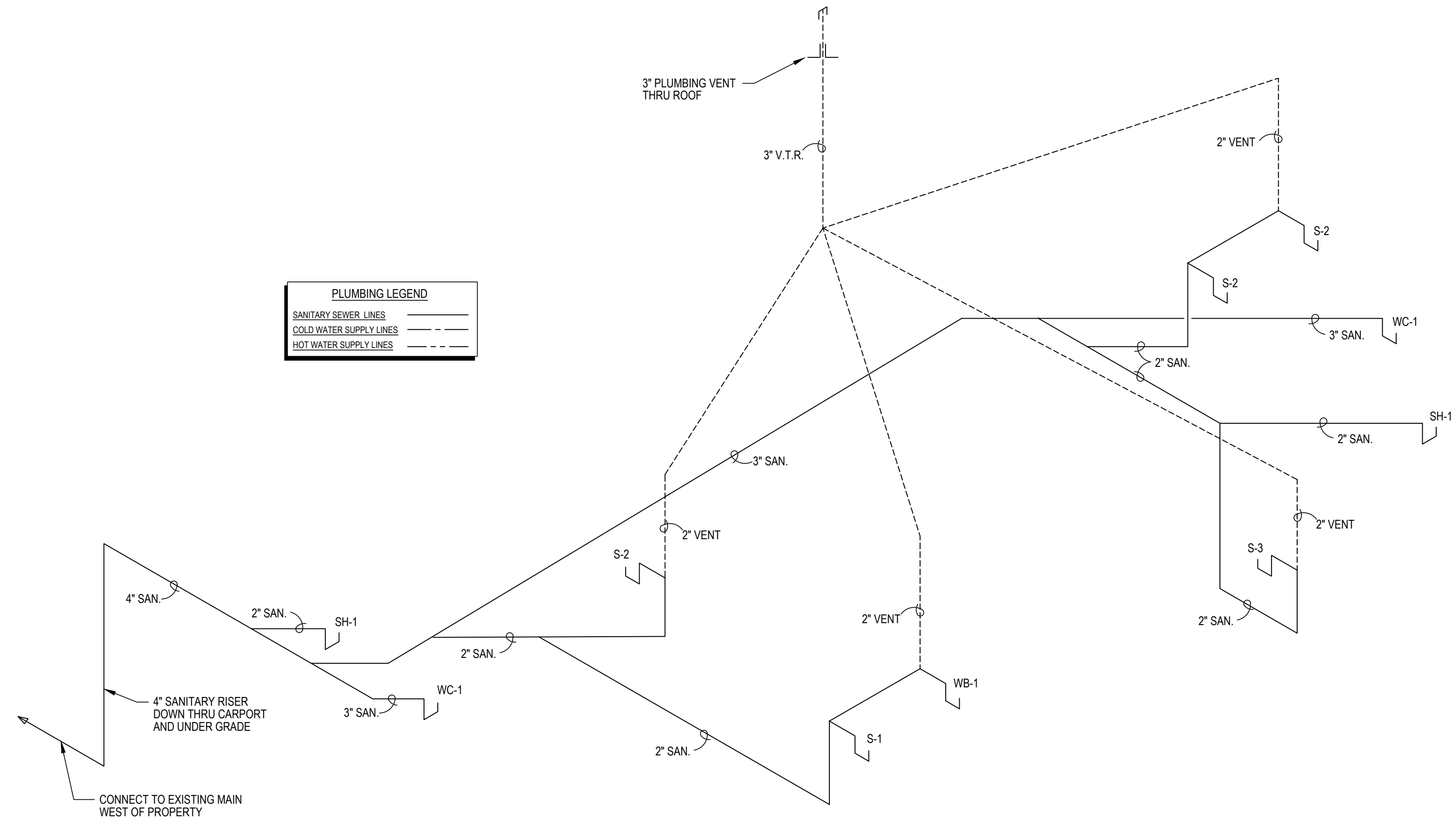
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PROPOSED RESIDENCE FOR: MR. MATT TREANOR
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 TARPON SPRINGS, FL. 34689

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 1904 REBECCA ROAD, LOT 7, TARPON SPRINGS, FL 34689
 WWW.SULLIVANARCHITECT.COM

DATE: 03/16/2026
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SHEET NUMBER
P-100



PROPOSED PLUMBING SANITARY RISER DIAGRAM

SCALE: NOT TO SCALE

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ARCHITECT
FL. LIC. # AB96668
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LOT 7, FT. SPRING, FL. 32546

PROPOSED RESIDENCE FOR: MR. MATT TREANOR
305 BATH STREET
TARPOON SPRINGS, FL. 34689

PATRICK A. SULLIVAN,
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DATE: 03/16/2026
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SHEET NUMBER
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