



City of Tarpon Springs, Florida

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

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

BOARD OF ADJUSTMENT AGENDA WEDNESDAY, MAY 22, 2024 6:30 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Ms. Kardash read the quasi-judicial announcement, went over the Board procedures, and swore in all who wished to testify.

APPLICATION(S)

1. **#24-16 - Evans**
Variance to reduce the required side setback and separation distance between a pool's water's edge and a screen enclosure for the purpose of constructing a new pool screen enclosure over an existing pool.
Location: 1417 Poinsettia Avenue
2. **#24-23 - Wikle**
Variance to reduce the required side yard setback for the purpose of constructing an addition onto an existing single family home.
Location: 1618 Seabreeze Drive

BOARD AND STAFF COMMENTS

ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they 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. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time-to-time pending adjournment. Any person with a

disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to akeen@ctsfl.us.



**CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENTS
[MAY 22, 2024]**

STAFF REPORT

Application No. / Project Title: #24-16 (Evans)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: MHE LLC (John M. Evans)
Property Size: +/- 6,874 square feet
Current Zoning: R-100 (Single Family Residential)
Current Land Use: RL (Residential Low)
Location / Parcel ID: 1417 Poinsettia Avenue / 11-27-15-15696-000-0350

BACKGROUND SUMMARY:

The applicant is requesting to reduce the required side setback for a pool screen enclosure to 7.4 feet 0.6 feet less than required for both sides of the pool and to reduce the required separation distance between the screen enclosure and pool's water's edge to 34 inches, 2 inches less than required, for the west side of the pool.

PRELIMINARY STAFF RECOMMENDATION:

Based on the evidence available at the time the report was prepared, staff would recommend **approval** of these requests.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single-family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

Development Standards: Per Land Development Code (LDC) Section 36.02(C), the minimum side setback for a pool screen enclosure is 8 feet and the minimum separation distance required between an enclosure and the pool's water's edge is 3 feet.

CURRENT PROPERTY INFORMATION:

Use of Property:	Single family residence
Site Features:	Single family home, pool, driveway, and landscaping
Vehicle Access:	This property gains access from Poinsettia Avenue.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	R-100 (Single Family Residential)	RL (Residential Low)
South:	R-100 (Single Family Residential)	RL (Residential Low)
East:	R-100 (Single Family Residential)	RL (Residential Low)
West:	R-100 (Single Family Residential)	RL (Residential Low)

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to construct a new pool screen enclosure around an existing pool that has been on the property since 1983, according to the Pinellas County Property Appraiser.
2. Per LDC Section 36.02(C), pool screen enclosures are required to have a minimum side yard setback of 8 feet. Further, this section requires a minimum 3-foot separation distance between the water's edge and the screen enclosure. According to the provided site plan and property survey, the proposed enclosure will have a minimum side setback of 7.4 feet from both sides and a separation distance of only 34 inches on the west side of the pool. The minimum separation distance will be met on the east side of the pool.
3. The proposed enclosure will comply with the minimum 5-foot setback and required separation distance to the rear.
4. The subject property is a legal nonconforming lot of record that was originally platted in 1979 as a part of the H.L. Clark Subdivision No. 2. The property is only 51 feet wide, 24 feet less than required by the current R-100 zoning standards.
5. According to the Pinellas County Property Appraiser, both the home and pool were constructed in 1983, predating the current Land Development Code, which went into effect in 1990.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. **The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

Provisional Findings: The need for the variance is due to the location and layout of the pool on the property, which was constructed in 1983, before the current Land Development Code was in effect. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

2. **The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

Provisional Findings: The special circumstances of the property have not been self-created nor resulted from any action by the applicant nor with prior knowledge or approval of the applicant. The pool was built in 1983, prior to the applicant obtaining ownership of the property. Further, the subject property is legally



nonconforming in lot width and 24 feet narrower than required. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

3. **Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

Provisional Findings: Due to the location and layout of the pool and the minimum separation requirements and setbacks for a pool screen enclosure, it is not possible to meet the requirements of the Land Development Code. The requested variance is the minimum necessary to construct the enclosure. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

4. **Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

Provisional Findings: Approval of this request will not confer any special uses or privileges to the applicant that are not commonly enjoyed by other property owners in this area. Pool screen enclosures are abundant throughout this neighborhood and others within the city. Granting the variance will allow for reasonable use and enjoyment of the pool similar to other properties in the area. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

5. **Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

Provisional Findings: The proposed pool screen enclosure will surround an existing pool that has been on the property since 1983. Approval of this request will not substantially diminish property values or alter the character of the neighborhood. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

1. Staff Presentation
2. Application
3. Survey
4. Site Plan
5. Building Plans
6. Site Photos

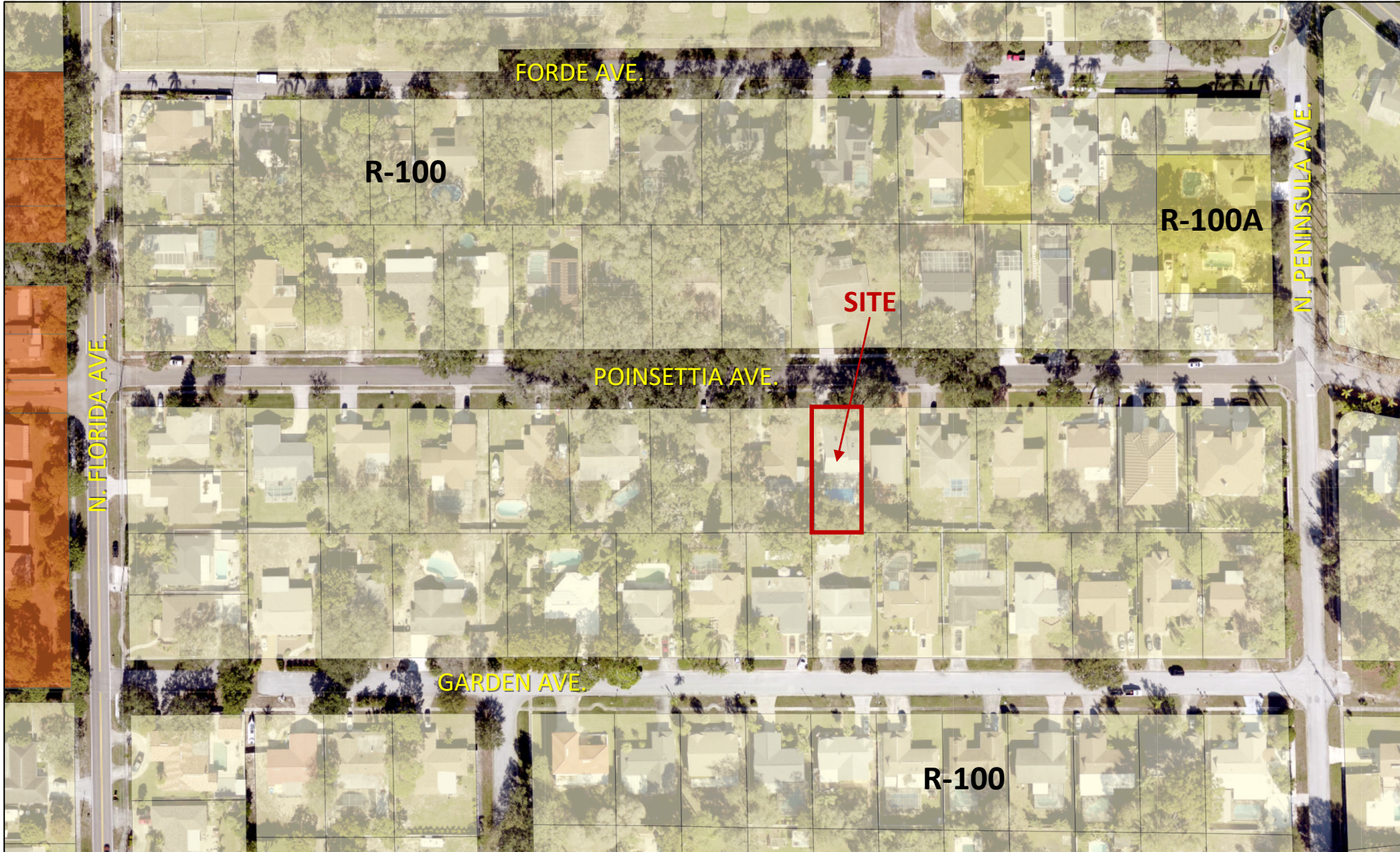
EVANS #24-16

Board of Adjustment – May 22, 2024





LOCATION & CONTEXT





REQUEST

- **#24-16 – Pool Screen Enclosure**
 - Side Setback:
 - Proposed = Min. 7.4 feet
 - Required= 8 feet
 - Separation Distance:
 - Proposed = 34 inches (west side only)
 - Required = 36 inches
- **Applicant/Owner:** MHE, LLC (John M. Evans)
- *Variance request to reduce the side setback on both sides and minimum separation distance on the west side in order to construct a pool screen enclosure around an existing pool.*



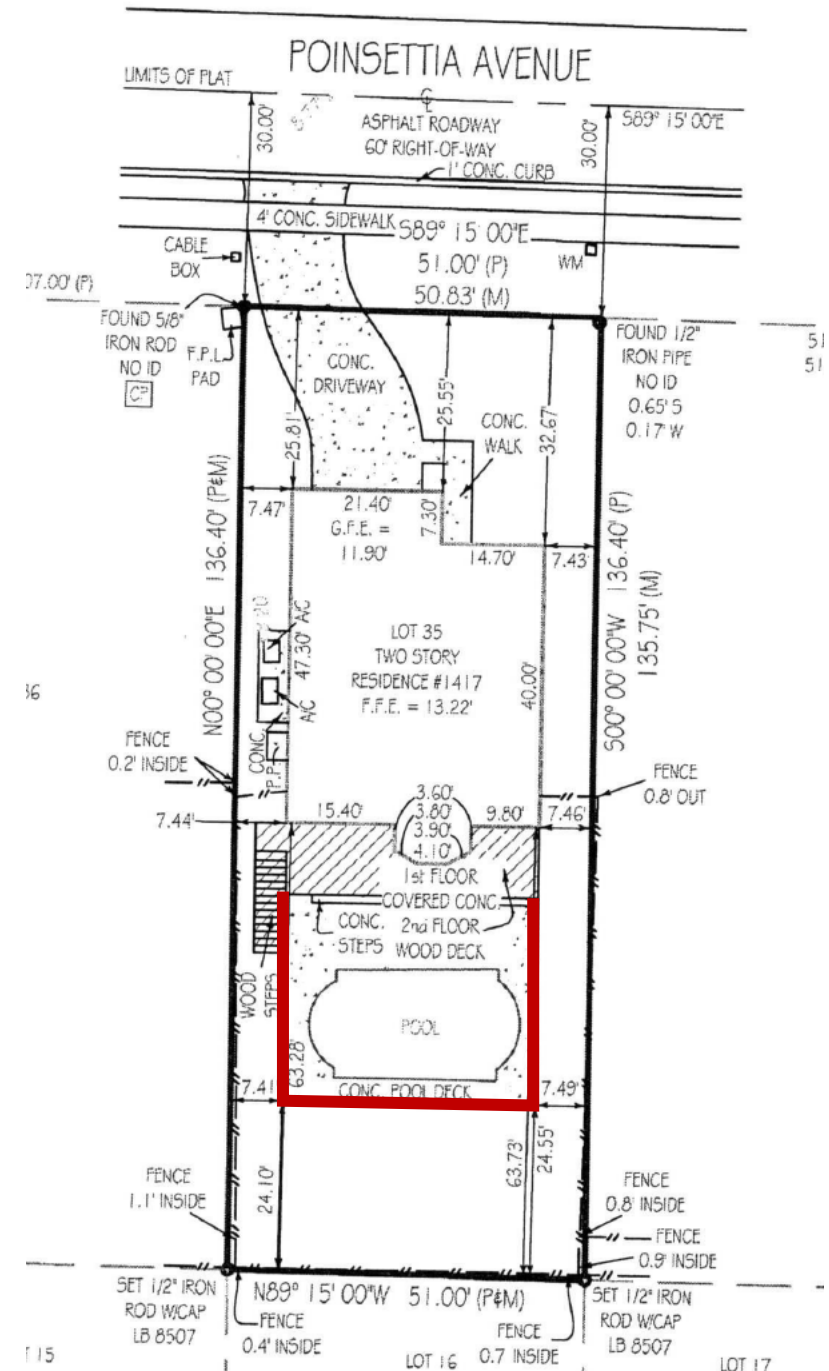
REQUEST

- LDC Section 36.02(C) – Enclosure Setback Standards:

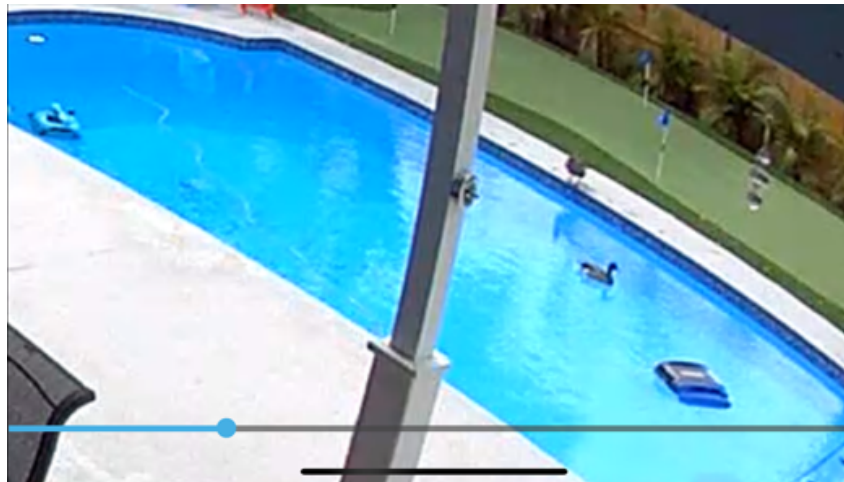
- Side – Min. 8 feet
 - ✗ *Proposed = Min. 7.4 feet (both sides)*
- ✓ Rear – Min. 5 feet, plus outside any easement
- Water's Edge to Enclosure – Min. 3 feet
 - ✗ *Proposed West Side = 34 inches*
 - ✓ *Proposed East Side = 36 inches*

- Considerations:

- Home & Pool constructed in 1983, predating the current LDC.
- Legal Nonconforming Lot of Record (Lot Width)
 - Current R-100 Standard = Min. 75 feet
 - Subject Property = 51 feet



PHOTOS



REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

BOARD OF ADJUSTMENT APPLICATION



CITY OF
TARPON SPRINGS
FLORIDA

TEL: (727) 942-5611
EMAIL: planning@ctsfl.us

www.ctsfl.us

This application **MUST** be completed **IN FULL** and submitted with all applicable documents listed below in order to be scheduled for a Board or Committee.

All fees **MUST** be paid in full prior to Public Hearing.

- ☐ **Completed** original application form and digital copy
- ☐ Application fee:
 - ☐ Variance Request - \$250.00 each, or
 - ☐ Appeal of Administrative Decision - \$250.00 each, and
 - ☐ Newspaper Ad - \$150.00 each
 - ☐ Postcards (500 foot radius) - \$0.77 each, and
 - ☐ Placard - \$ 16.00

(Call for fee calculation assistance if needed)

- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Site Plan with documentation of variance request (to scale with measurements called out)
- ☐ Photographs of site if relevant to request.
- ☐ Digital copies of all application materials (including completed application and plans)
- ☐ Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)
- ☐ Other supporting information, as necessary

1. Property Owner(s)

Name <i>John M. Evans (MHE)</i>		Email <i>mike@evanstechbu.com</i>
Address <i>3302 Meadow Bluff Way</i>		
City <i>Louisville</i>	State <i>Ky</i>	Zip <i>40245</i>
Phone <i>502-387-6920</i>	Fax	Cell <i>Same</i>

2. Applicant (if different than owner)

Name		Email
Address		
City	State	Zip
Phone	Fax	Cell

3. Agent (if applicable)

Name		Email
Address		
City	State	Zip
Phone	Fax	Cell

4. General Information

Property Location or Address <i>1417 Poinsettia Ave, Tarpon Springs, FL 34689</i>		
Legal Description (attach additional sheets as necessary) <i>Clark's HL Subdivision #2 Lot 35</i>		
Tax Parcel Number(s) <i>11-27-15-15696-000-0350</i>	Land Use Category <i>RL</i>	Zoning District <i>R-100</i>

BOARD OF ADJUSTMENT APPLICATION

Variance Requested:

I am requesting a variance from Land Development Code (LDC) Section(s) 36.02(C)

Please describe the project and how it varies from the Code (attach additional sheets as necessary). (e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing a building addition)

Trying to install a screened in enclosure over my outdoor patio and pool area. (See pics & drawings enclosed) a little short on structure to fence line, also a little short on water line to structure. Requesting a side setback variance for a screen enclosure to be 241 feet, .54 ft less than required as a separation variance to allow the enclosure to be 34", 2" less than required on one end of pool per drawing. Purpose to enclose an existing pool

Per LDC Section 215.02(B) (link provided below), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards (attach additional sheets as necessary).**

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ART_XIIADEN_S215.02VA

- (1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. (Do you have a physical hardship that prevents you from meeting the requirements of the code?) (Provide photographs if possible)
 - (a) Preservation of a protected or native tree(s), but not an invasive tree(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. (If there are protected or native trees on your property, they could be considered a physical hardship if their preservation results in the need for the variance.)
 - (b) Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within that District before any variance may be granted. (If the need for the variance is in response to the property being located in the Historic District, it could be considered a physical hardship.)

Pool is hard to take care of because of tree debris and contaminants like birds, Mosquito bites, etc. Pool is cleaned and the next day it is dirty again. Vacation home and have professionally cleaned

- (2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. (Did you create the situation that requires a variance (e.g. you put in a pool at the minimum setback, but now want a pool screen enclosure that is too close to the property line as a result of the chosen pool location)?)

The fence & property line can not be changed, the house to property line doesn't have 7' clearance, pool was existing Both problems were existing

The width of the screened in enclosure will be the same width of the house and attached

BOARD OF ADJUSTMENT APPLICATION

- (3) Literal enforcement of the requirements of the Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Would the approval of the variance allow for the reasonable use of the property and its structures? If the variance is denied, would you still have reasonable use of the property?)*

We could still use the property but the expense to take care of the pool is a lot more & it would limit us to the usage

- (4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance result in a special privilege that other properties within the same zoning district do not have (e.g. allowing a building to exceed the maximum height just to add another story to the building)?)*

No

- (5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

No

Helpful Links:

The following links may be used to assist you in completing this application, as well as, providing supporting documentation.

- Tarpon Springs Zoning Application - <https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>
- Tarpon Springs Land Development Code - https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO
- Pinellas County Property Appraiser – <http://www.pcpao.org/>
- Pinellas County Clerk, Official Records – <https://ccmspa.pinellascounty.org/PublicAccess/default.aspx>

BOARD OF ADJUSTMENT APPLICATION

Applicant's Signature:

The information included in and with this application is true and correct to the best of my knowledge.



Applicant's Signature

3-1-24

Date

Agent's Signature: (I represent the applicant/owner)

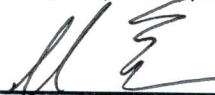
The information contained in and with this application is true and correct to the best of my knowledge.

Agent's Signature

Date

Owner's Signature:

I authorize the agent named above on this form to provide subject matter on the application contained herein for the purposes of discussion with City Staff, and to attend public hearings on my behalf. In addition, I authorize the filing of this application and certify ownership of the property described in this application as myself. Within this application, I have included all parties to an existing contract for sale. I further assent to the City's Comprehensive Plan as it applies to the property and it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.



Owner's Signature

3-1-24

Date

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 1 day of March, A.D., 20 24

by Mike Evans, who is personally known to me or who has produced

PROPERTY OWNER NAME PRINTED

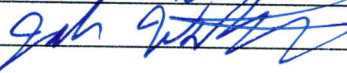
Dennis L. Evans as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name:

John Watson

Signature:



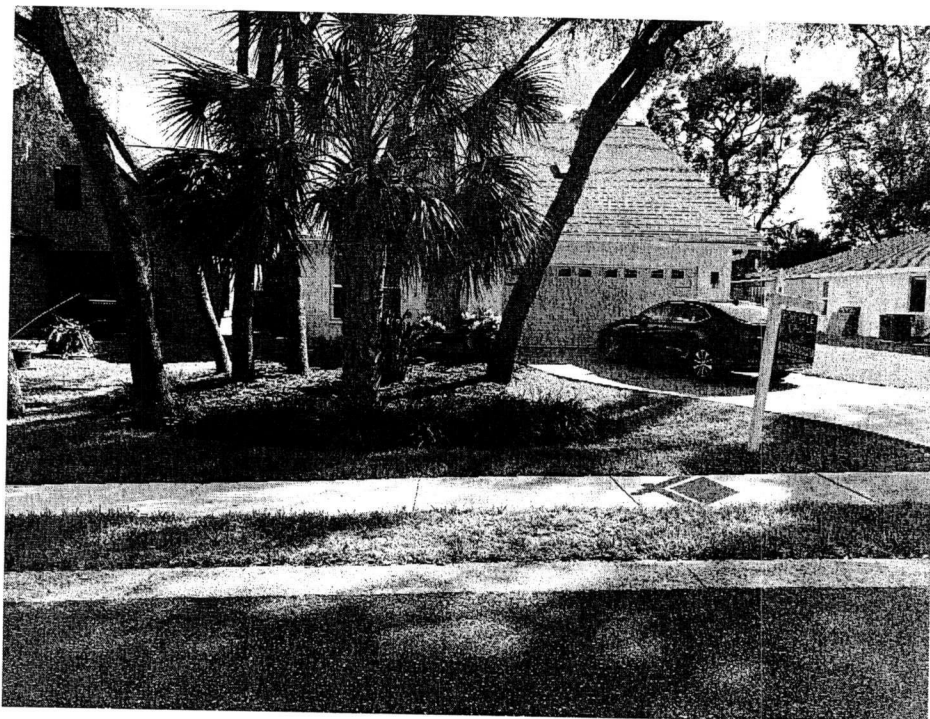
Stamp:





This Survey has been prepared for:

MHE, LLC



PROPERTY ADDRESS:

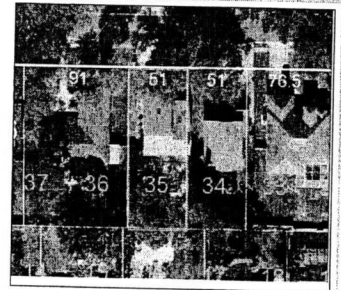
1417 POINSETTIA AVENUE
TARPON SPRINGS, FL 34689

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Land Tec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

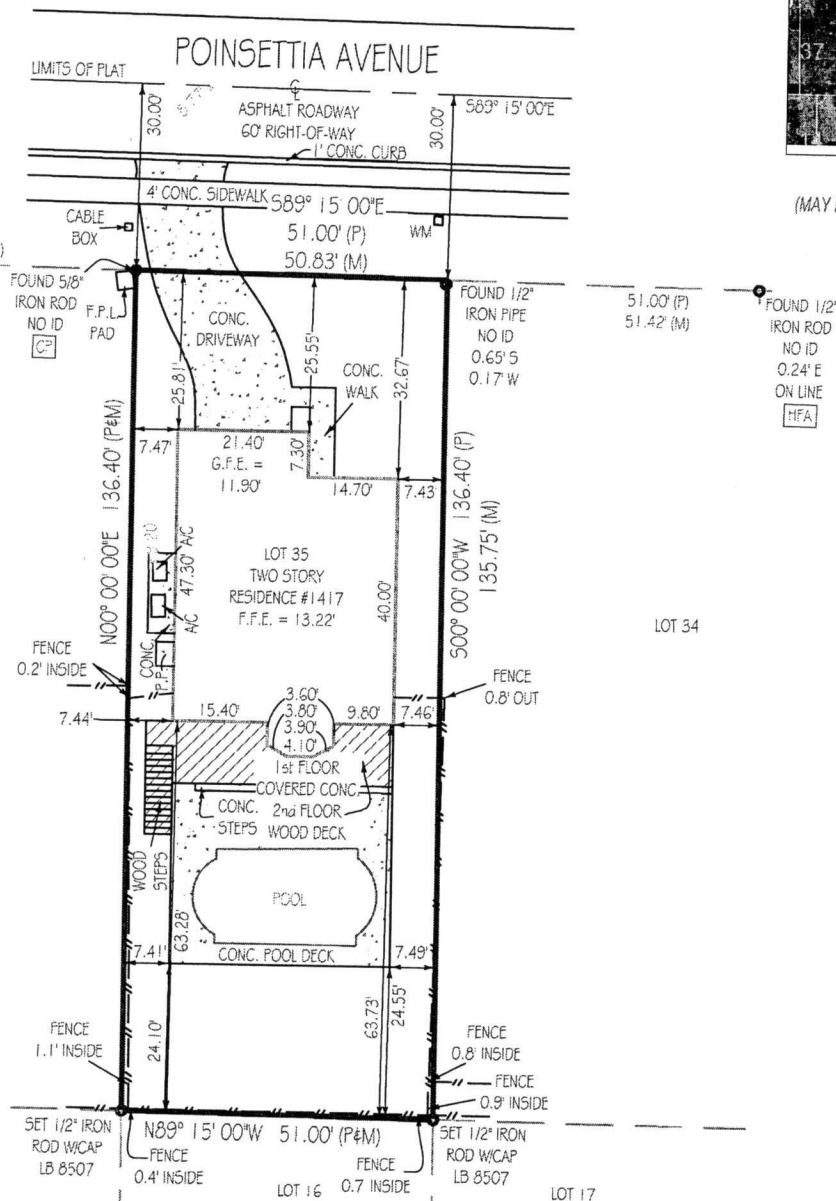


Tampa Bay Title
We Do Good Deeds

BEARING REFERENCE:
CENTER LINE OF POINSETTIA AVENUE AS S 89°15'00" E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



307.00' (P)



This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:

Benchmark:	<u>AL0279</u>
Instrument:	<u>GEO-MAX 2-35</u>
Benchmark Elev.:	<u>13.91'</u>
Benchmark Datum:	<u>N.A.V.D.1988</u>

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☒

Revisions:

Job Nr: 188591-CW Date of Field Work: 10/14/2023 Drawn by: E.D.

LANDTEC
SURVEYING
and Lien

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- ☒ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

Lot 35, The H.L. Clark Subdivision No. 2, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 81, of the Public Records of Pinellas County, Florida.

PROPERTY ADDRESS:

1417 POINSETTIA AVENUE
 TARPON SPRINGS, FL 34689

INVOICE NUMBER: 188591-CW

DATE OF FIELD WORK: 10/14/2023

CLIENT FILE: SPL23-122407

CERTIFIED TO

TAMPA BAY TITLE

FIRST AMERICAN TITLE INSURANCE COMPANY

REPUBLIC BANK & TRUST CO.

MHE, LLC

FLOOD ZONE: AE

FLOOD MAP: 12103C

PANEL: 0019

SUFFIX: H

PANEL DATE: 08/24/2021

BASE FLOOD ELEVATION OR DEPTH: 9 NAVD 1988

COMMUNITY NUMBER: 120259

BENCHMARK: AL0279

ELEVATION: 13.91'

FINISHED FLOOR ELEVATION: 13.22 NAVD 1988

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EM = ELECTRIC METER	P = PLAT	QTR = QUARTER
CA = CLEANOUT	F.F.E. = FINISHED FLOOR ELEV.	PC = POINT OF CURVE	R = RADIUS
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CATV = CABLE TV RISER	FN = FOUND NAIL	PH = POOL HEATER	SEC = SECTION
CF = CALCULATED FROM FIELD	FND = FOUND	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CH = CHORD DISTANCE	G.F.F. = GARAGE FINISHED FLOOR	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC. = CONCRETE	L = LEGAL DESCRIPTION	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	M = MEASURED	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	OHC = OVERHEAD CABLE	PRC = POINT OF REVERSE CURVE	WM = WATER METER
EL OR ELEV = ELEVATION		PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

UTILITY POLE	WELL	HANDICAP PARKING SPACE
LIGHT POLE	CENTER LINE	
CATCH BASIN	PARTY WALL	
FIRE HYDRANT	AIR CONDITIONER	SEC. QTR. CORNER
MANHOLE	SEPTIC LID	
WATER VALVE	ELEV. SHOT	SECTION CORNER
WATER METER		

LINETYPES:

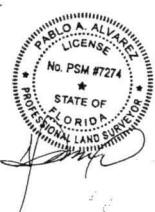
BOUNDARY	_____
BUILDING	_____
EASEMENT	_____
CHAIN LINK FENCE	x - x - x
WOOD FENCE	///
PLASTIC FENCE	-o-o-
OVERHEAD CABLE	- - -

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
 - AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
 - ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
 - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507
- I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



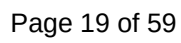
Digitally signed
 by Pablo Alvarez
 Date: 2023.10.17
 13:17:53 -04'00'

SIGNATURE

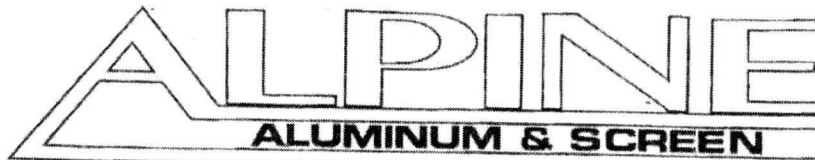
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

DATE: 10/17/2023

LANDTEC
 SURVEYING
 and Lien
 LICENSED BUSINESS No. 8507



Proposal / Invoice



State Lic. RX-0066579

Construction, Inc.

Mailing Address

1530 Hillview LN • Tarpon Springs, FL 34689

813.299.1051

Attention <i>Mike Evans</i>	Date <i>1-23-24</i>
Address <i>1417 Poinsettia Ave</i>	Phone <i>502-387-6970</i>
<i>Tarpon Springs</i>	Email

We hereby submit specifications and estimate for:

*Install Screen over existing Pool &
Deck with 4 doors, 20-20 mesh Screen
Flat top roof, Approx 11' hi walls, 4-10
Ceramic Coated Stainless Steel Screws
and top Con's, 7" Super gutter with one
4"x5" down spout, Engineering Permit
Complete*

Total Cost

*All Material and Labor is guaranteed for up to one year.

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviations from above specification involving extra costs, will be executed only upon written orders, and will become an extra charge written estimates. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Payment due upon completion of job. Cash or check accepted.

Authorized Signature *[Signature]*

The above price, specifications and conditions are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Accepted
Signature: *[Signature]*

Date: *1-23-24*

RESISTING CAPACITIES TO THE FOLLOWING REQUIREMENTS:

Florida Building Code 6th Edition - Building & Residential (2023)

TABLE 1604.5

Screened Enclosures - Risk Category I

Figures 1609.3(3) - 1.33 mph wind speed (1 second gust)

2002.4.2.3 - Exposure Category 3 (see pressure psf)

Table 2002.4 - Extended Aluminum to have a minimum wall thickness of 0.040"

Structure Loading Pressure (Exposure B):

Vertical (screen/soil) = 6.6 psf / 20.3 psf

Horizontal (screen/soil) = 24.2 psf / 20.3 psf

Table 2002.4A - Adjusted for Height <15 ft

Vertical (screen/soil) = 5.4 psf / 20.3 psf

Horizontal (screen/soil) = 24.2 psf / 20.3 psf

Interior Pressure = -4.4 psf (calculated per ASCE 7)

Concrete to meet requirements of Chapter 4 of PS-C-3 and Table R402.2

Structure designed for use with 20x20 max mesh density

4 ft length of vertical member is designed for a 300# vertical load. Any 1

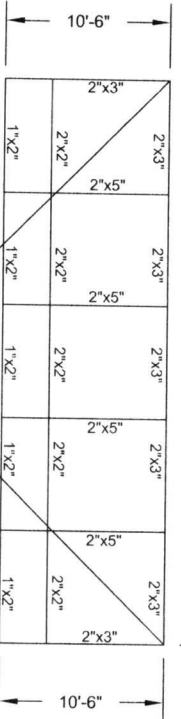
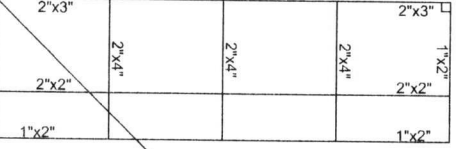
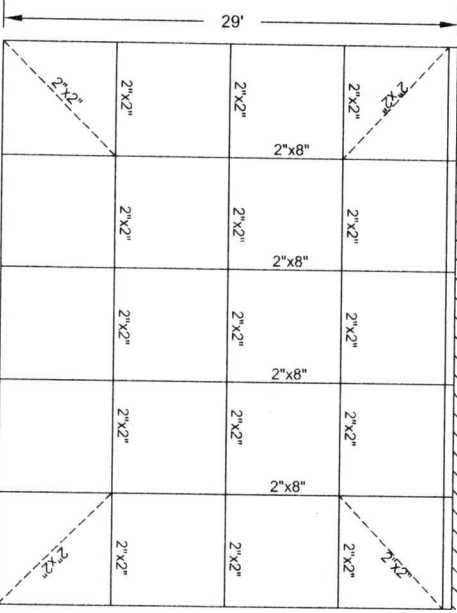
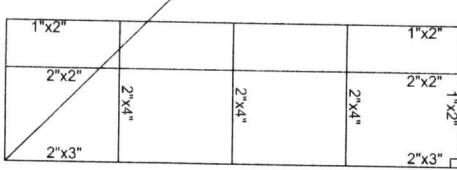
ft length of horizontal member is designed for a 300# vertical load.

Contractor is allowed to use aluminum 0.030 and 0.019

SuperGutter Note:

1. Use min. 5" supergutter

2. Contractor may elect to use 7" supergutter with no adverse effects to the structural integrity of the project.



2'x3'x.046" HOLLOW WEB THICKNESS: 0.046" FLANGE THICKNESS: 0.046" AREA: 0.4704 SQ.IN. MOMENT OF INERTIA: -Ixx = 0.2565 in ⁴ -Iyy = 0.3069 in ⁴ SECTION OF MODULUS: -Sxx = 0.2663 in ³ -Syy = 0.3069 in ³ RADIUS OF GYRATION: -rx = 0.7285 in -ry = 0.8077 in ALLOWABLE FY: 16.0 kip Mmax = 3.92 kip-in	2'x3'x.046" HOLLOW WEB THICKNESS: 0.046" FLANGE THICKNESS: 0.046" AREA: 0.5978 SQ.IN. MOMENT OF INERTIA: -Ixx = 0.5873 in ⁴ -Iyy = 0.4202 in ⁴ SECTION OF MODULUS: -Sxx = 0.5041 in ³ -Syy = 0.4228 in ³ RADIUS OF GYRATION: -rx = 0.9725 in -ry = 0.8365 in ALLOWABLE FY: 17.2 kip Mmax = 7.16 kip-in	2'x4'x.050" HOLLOW WEB THICKNESS: 0.050" FLANGE THICKNESS: 0.050" AREA: 0.7007 SQ.IN. MOMENT OF INERTIA: -Ixx = 0.873 in ⁴ -Iyy = 0.5139 in ⁴ SECTION OF MODULUS: -Sxx = 0.7828 in ³ -Syy = 0.5139 in ³ RADIUS OF GYRATION: -rx = 0.953 in -ry = 0.853 in ALLOWABLE FY: 16.3 kip Mmax = 10.56 kip-in	2'x4'x.046" SSB WEB THICKNESS: 0.046" FLANGE THICKNESS: 0.1150" AREA: 0.7822 SQ.IN. MOMENT OF INERTIA: -Ixx = 2.0020 in ⁴ -Iyy = 0.4700 in ⁴ SECTION OF MODULUS: -Sxx = 1.0038 in ³ -Syy = 0.4708 in ³ RADIUS OF GYRATION: -rx = 1.3598 in -ry = 0.753 in ALLOWABLE FY: 8.7 kip Mmax = 8.74 kip-in
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- NOTES:
1. SPANS BASED UPON CALCULATIONS PERFORMED BY ENGINEER.
 2. DO NOT EXCEED SPACING BETWEEN COLUMNS (DIMS SHOWN ARE O.C.) WITHOUT WRITTEN APPROVAL FROM ENGINEER. ADDITIONAL COLUMNS CAN BE ADDED OR SPACING/SPANS REDUCED WITH NO ADVERSE AFFECT BEAM AND COLUMN SIZES CAN BE INCREASED IN SIZE WITH NO ADVERSE AFFECT TO STRUCTURE. SIZES SHOWN ARE MINIMUMS.
 3. ATTACH 1X2 EVERY 30" O.C. MAX. SPACING AND WITHIN 6" OF EACH UPRIGHT.
 4. FASTEN WALLS TO BE ADJUSTED TO FIT FIELD CONDITIONS.
 5. RISER WALLS TO BE ADJUSTED TO FIT FIELD CONDITIONS.
 6. IF SUPERGUTTER IS USED, CONTRACTOR TO ADJUST BEAM LENGTH TO ACCOMMODATE BUT IS NOT ALLOWED TO REDUCE BEAM SIZE.
 7. Self Raising Beams to be attached 24" o.c. along center of mating surface
 8. columns and beams should be evenly spaced where practical.
 9. Contractor is allowed to make minor field adjustments to account for field conditions
 10. Contractor is allowed to substitute items called out in the Product Approval(s) list as long as the alternate product meets or exceeds the listed item.
 - 11.

SHEET INDEX:
1 - LAYOUT
2+ - DETAIL SHEETS

Mike Evans
1417 Pointsettia Ave
Tarpon Springs, FL

STRUCTURE PLAN

Screen Room Plans

1502 W Beach Blvd - Suite 201
Tampa, FL 33612
PH: 813-960-0552
FAX: 813-322-0845
richter@engineer.com

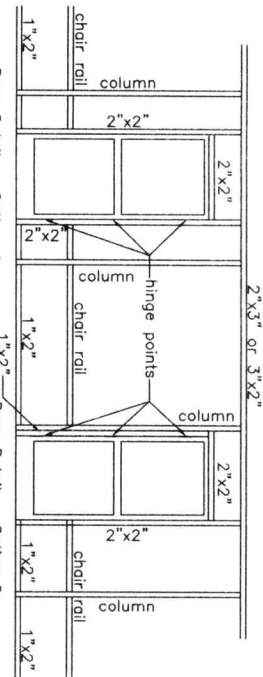
Richter Engineering, Inc.

Digitally signed
by Mark V
Richter
Date: 2024.02.09
13:57:40 -05'00'

NO.	REVISION	DATE	DESCRIPTION
1	1	02/09/24	ISSUED FOR PERMIT

Project: 2024-AA001

If this item has been electronically signed and sealed by Mark V Richter, the signature of the Engineer, then this document is not to be signed and sealed by anyone else. Signature must be verified on the STATE OF FLORIDA. 02/09/24. NOT VALID FOR PERMITTING PURPOSES. CERTIFICATE OF AUTHORIZATION No. 00056

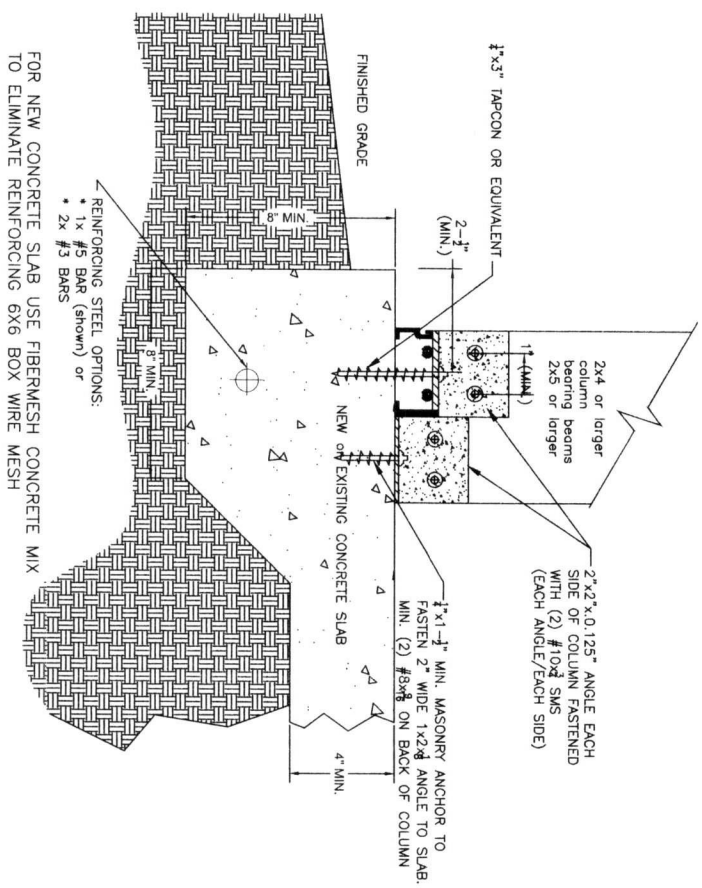


Door Detail - Option 1
Centered between Columns

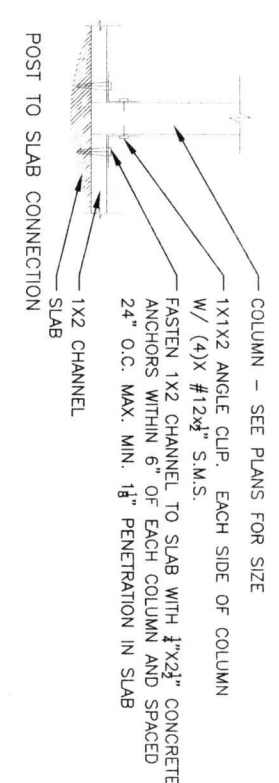
Door Detail - Option 2
Door Adjacent to Column

Door Notes (swing direction per client):

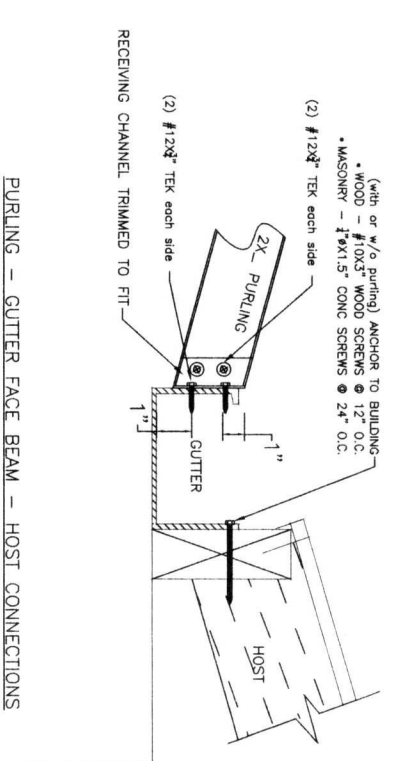
1. Number of Hinges: min. 3 points
2. Hinge Locations:
 - 2.1. Top & Bottom - 8" to 18" from end of door
 - 2.2. Remaining to be evenly spaced between Top and Bottom hinges
 - 2.3. Hinges can be installed on either side of door, field locate
3. Fasteners:
 - 3.1. #14x3" screws
 - 3.2. Min. 3 each to attach hinges to structure and door



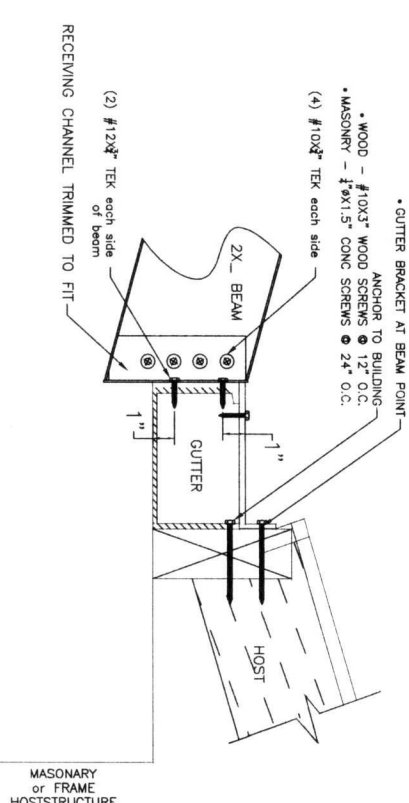
TYPICAL POST/COLUMN TO SLAB CONNECTION



POST TO SLAB CONNECTION



PURLING - GUTTER FACE BEAM - HOST CONNECTIONS



CARRIER BEAM - GUTTER FACE BEAM - HOST CONNECTIONS

If this item has been electronically signed and sealed by Mark V. Richter, it is not to be used for any other project without the signature of the engineer. This document is not to be signed and sealed by the engineer. The signature must be verified on the STATE CODES 02/09/24. LORIDA. CERTIFICATE OF RECORDING No. 09356

NO.	DATE	DESCRIPTION
1	02-09-24	Initial Submittal
2		
3		
4		
5		

Screen Room Plans

1502 W. Beach Blvd. - Suite 201 P.O. Box 815-000-0362
Tampa, FL 33612 FAX 813-322-0845
richter@engineer.com

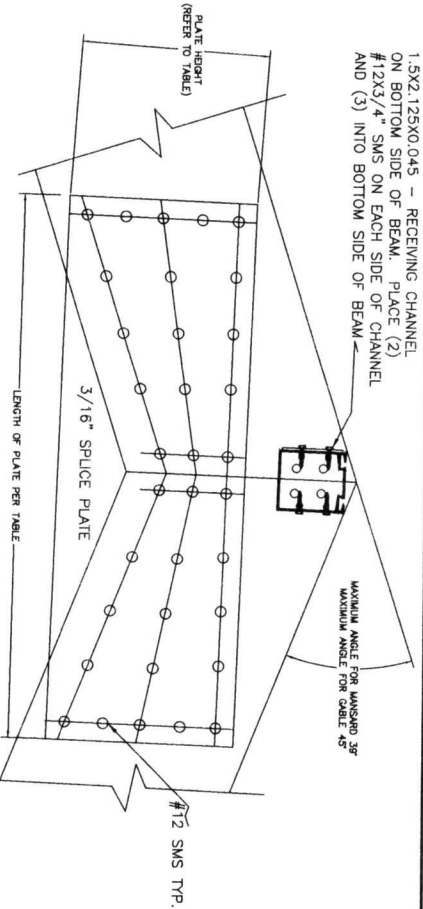
Richter Engineering, Inc.

Mike Evans
1417 Pointsettia Ave
Tarpon Springs, FL

DETAILS

02 - 11-11-10	2
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1.5X2.125X0.045 - RECEIVING CHANNEL
ON BOTTOM SIDE OF BEAM. PLACE (2)
#12X3/4" SMS ON EACH SIDE OF CHANNEL
AND (3) INTO BOTTOM SIDE OF BEAM

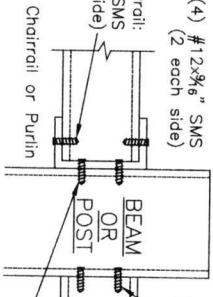


BEAM	THICKNESS	LENGTH	HEIGHT	SMS PER SIDE PER END	TOTAL SMS PER SPLICE	FASTENER SPACES & OF SPACES HORIZONTAL	FASTENER SPACES & OF SPACES VERTICAL
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3
2X10X12.5X0.045 SLAB	0.4118"	1'-4"	0.5144"	14	56	3	3

INTERNAL MITER SPLICES SHOWN FOR MANSARD SPLICES. IDENTICAL SPECIFICATIONS FOR EXTERNAL CABLE AND/OR STRAIGHT BEAM SPLICES. SCREW POSITIONS NEAR MITER JOINT MAY BE ADJUSTED TO ACCOMMODATE PURLIN. SPACE BETWEEN FASTENERS ALONG MITER JOINT MAY VARY 1/2" TO 2". MAINTAIN EVEN DISTANCES BETWEEN SCREWS. SCREWS MAY BE PLACED IN FIELD. EDGE DISTANCE FOR SCREWS: 3/4" MINIMUM SCREW SPACING: 8"

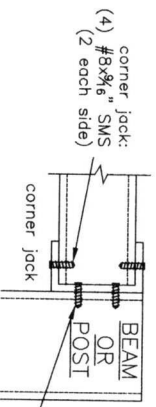
Purlins: (4) #12X3/8" SMS
(2 each side)

Chairrail:
(2) #12X3/8" SMS
(one each side)



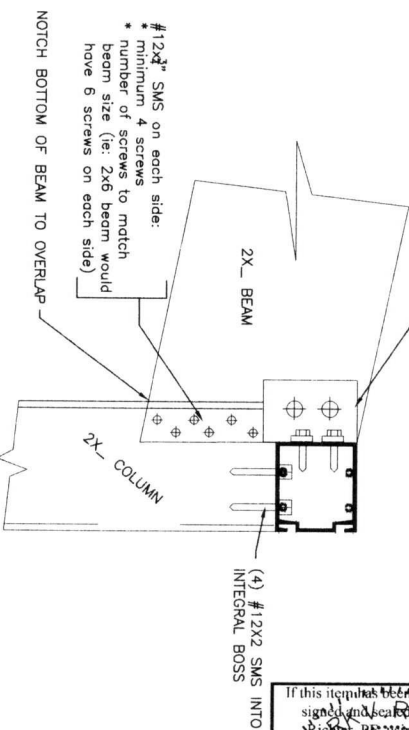
CHAIRRAIL/PURLIN CONNECTION
TO POST/BEAM

ALTERNATE: (4) #12X2 SMS thru beam or post into internal screw bosses of purlin or chairrail



CORNER JACK CONNECTION
TO POST/BEAM

2X2X0.125 - 3" LONG ANGLE ON EACH SIDE OF BEAM. PLACE (2) #12X3/4" SMS ON EACH LEG OF ANGLE



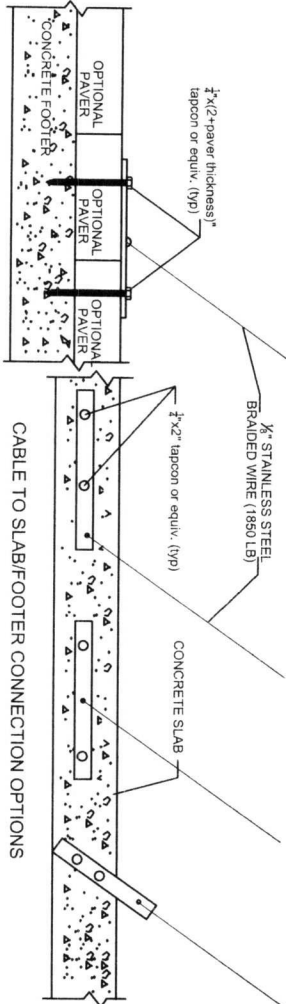
Detail PB1 - BEAM TO POST CONNECTION

#12X2" SMS on each side:
* minimum 4 screws
* number of screws to match beam size (ie: 2x6 beam would have 6 screws on each side)

3/8 x 3" WELDED STEEL EYEBOLT THRU PREPUNCHED SLOT THRU TRIANGULAR ALUMINUM MOUNTING BRACKET (8) #10X3 S.M.S. MIN.

(1) 3/8" NUT W/STEEL WASHER
3/8" STAINLESS STEEL BRAIDED WIRE (1850 LB)

TRIANGULAR BRACKET DESIGN FOR CABLE TIE



CABLE TO SLAB/FOOTER CONNECTION OPTIONS

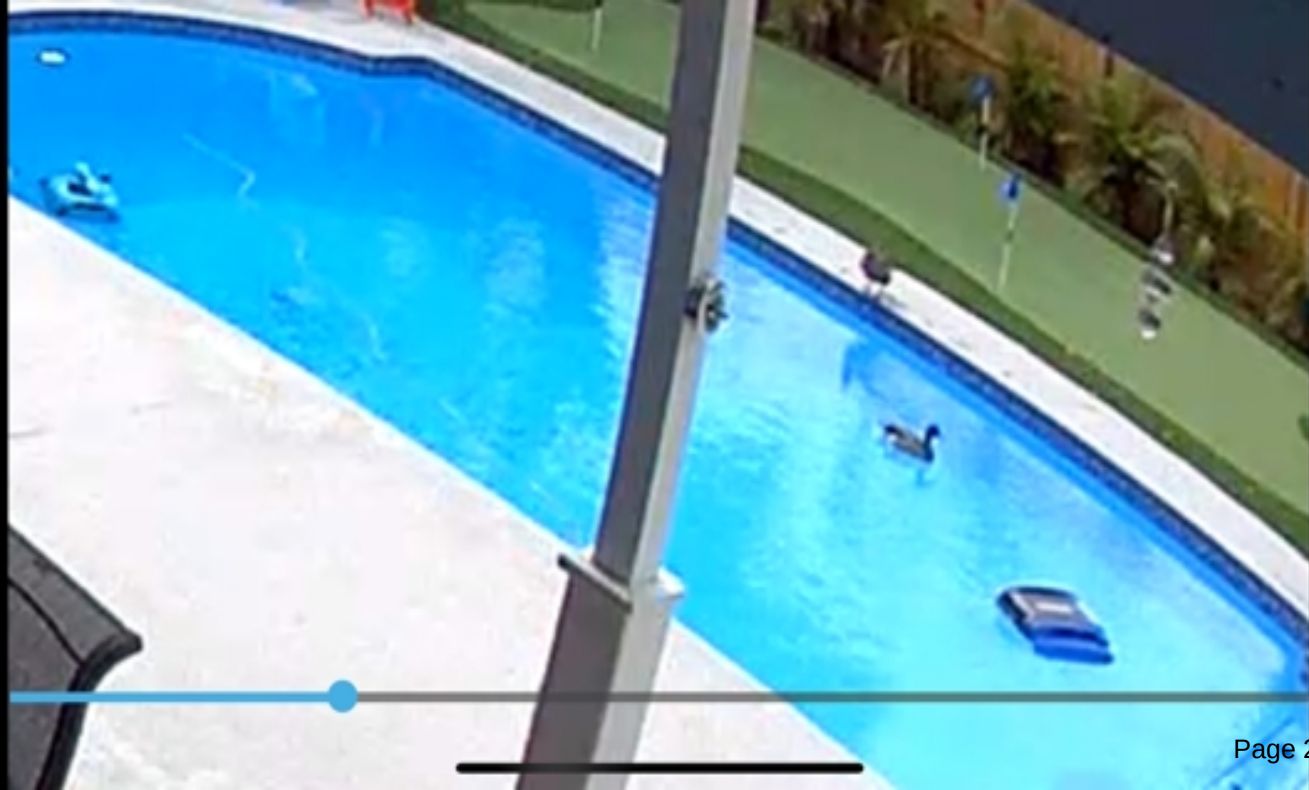
If this document is electronically signed and sealed by Mark V Richter, PE, then this document is not considered signed and sealed for legal purposes. Signature must be verified on the State of Florida website: www.flsos.org. CERTIFICATE OF AUTHORIZATION No. 09366

NO.	DATE	DESCRIPTION
1		DESIGN
2		REVISION
3		REVISION
4		REVISION
5		REVISION
6		REVISION
7		REVISION
8		REVISION
9		REVISION
10		REVISION

Screen Room Plans
1502 W Beach Blvd - Suite 201
Tampa, FL 33612
PH: 813-509-0362
FAX: 813-327-0840
richter@engineer.com

Mike Evans
1417 Pointsettia Ave
Tarpon Springs, FL
DETAILS

3













**CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENTS
[MAY 22, 2024]**

STAFF REPORT

Application No. / Project Title: #24-23 (Wikle)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: Wyatt & Kristina Wikle
Property Size: +/- 12,419 square feet
Current Zoning: R-100 (Single Family Residential)
Current Land Use: RL (Residential Low)
Location / Parcel ID: 1618 Seabreeze Drive / 03-27-15-79344-000-0170

BACKGROUND SUMMARY:

The applicant is requesting variance approval to reduce the required side yard setback for the purpose of constructing an addition and covered lanai onto the rear of the existing single-family home. The applicant is proposing a side setback of 8.9 feet, 1.1 feet less than required.

PRELIMINARY STAFF RECOMMENDATION:

Based on the evidence available at the time this report was prepared, staff recommends **approval** of this request.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single-family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established development of the area.

Development Standards: Per Land Development Code (LDC) Section 25.02(D)(6)(b), the minimum side setback is 10 feet, with a total of 25 feet for both sides, in the R-100 zoning district.

CURRENT PROPERTY INFORMATION:

Use of Property:	Single Family Home
Site Features:	Single family home, driveway, landscaping, pool, dock and seawall.
Vehicle Access:	This property gains access from Seabreeze Drive.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	N/A	N/A
South:	R-100 (Single Family Residential)	RL (Residential Low)



East:	R-100 (Single Family Residential)	RL (Residential Low)
West:	R-100 (Single Family Residential)	RL (Residential Low)

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to construct an approximately 596 square foot addition and covered lanai onto the back of the existing home. The proposed addition is in line with the existing home footprint, but due to the orientation of the home on the lot, the addition slightly encroaches into the required side yard setback.
2. Per LDC Section 25.02(D)(6)(b), the R-100 zoning district requires a minimum side yard setback of 10 feet, with a total of 25 feet on both sides. According to the provided site plan, the addition will have an 8.9-foot side setback from the east property line.
3. The subject property was originally platted in 1951 as part of the Sea Breeze Island Subdivision and is a legal nonconforming lot of record, as are several other lots within this subdivision. The property is only 70 feet wide, where the current R-100 zoning district requires a minimum width of 75 feet. In addition, the existing home is legally nonconforming because it does not meet the minimum side setback.
4. The existing lanai on the property, which is nonconforming in setback, is proposed to be removed with the construction of the addition.
5. The existing home sits angled on the subject property which creates an uneven side setback.
6. In March of 2019, the previous owner received variance approval (App #19-18) for the same request to reduce the side yard setback to 8.9 feet for the purpose of constructing an addition. A building permit for was never obtained for the proposed addition, therefore the variance expired after 2 years. Therefore, the applicant was required to reapply for variance approval.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. **The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

Provisional Findings: The need for the variance is due to the existing home layout on the property. The home sits angled on the property which creates an uneven side setback. Further, the property is 5 feet narrow than what would be required under the current R-100 standards. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

2. **The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

Provisional Findings: The special circumstances have not been self-created. The property was legally platted in 1951 and the home was constructed in 1972, prior to the applicant obtaining ownership. The existing home sits angled on the property and is currently nonconforming. The proposed addition will be in line with the existing home and the requested reduced setback will be minimal. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

3. **Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or**



legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.

Provisional Findings: Literal enforcement of the dimensional standards would limit development on the property. Several lots along Seabreeze Drive do not meet the minimum 75-foot lot width requirement. Allowing the reduction of the minimum required side yard setback is consistent with the development pattern in the immediate area, and granting the variance will not confer any special privilege. The requested variance is the minimum needed to provide for reasonable use of the property with the proposed addition. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 4. Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

Provisional Findings: Several lots along Seabreeze Drive do not meet the minimum lot width requirement for the R-100 zoning district. Further, several existing homes in the area are nonconforming in setbacks due to the smaller lots and similar challenges to the subject property. Granting approval of the variance will not confer special privilege. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

- 5. Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

Provisional Findings: Approval of the requested variance is not expected to substantially diminish property values nor adversely impact surrounding properties. The proposed addition and setbacks are consistent with the character of the existing neighborhood. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

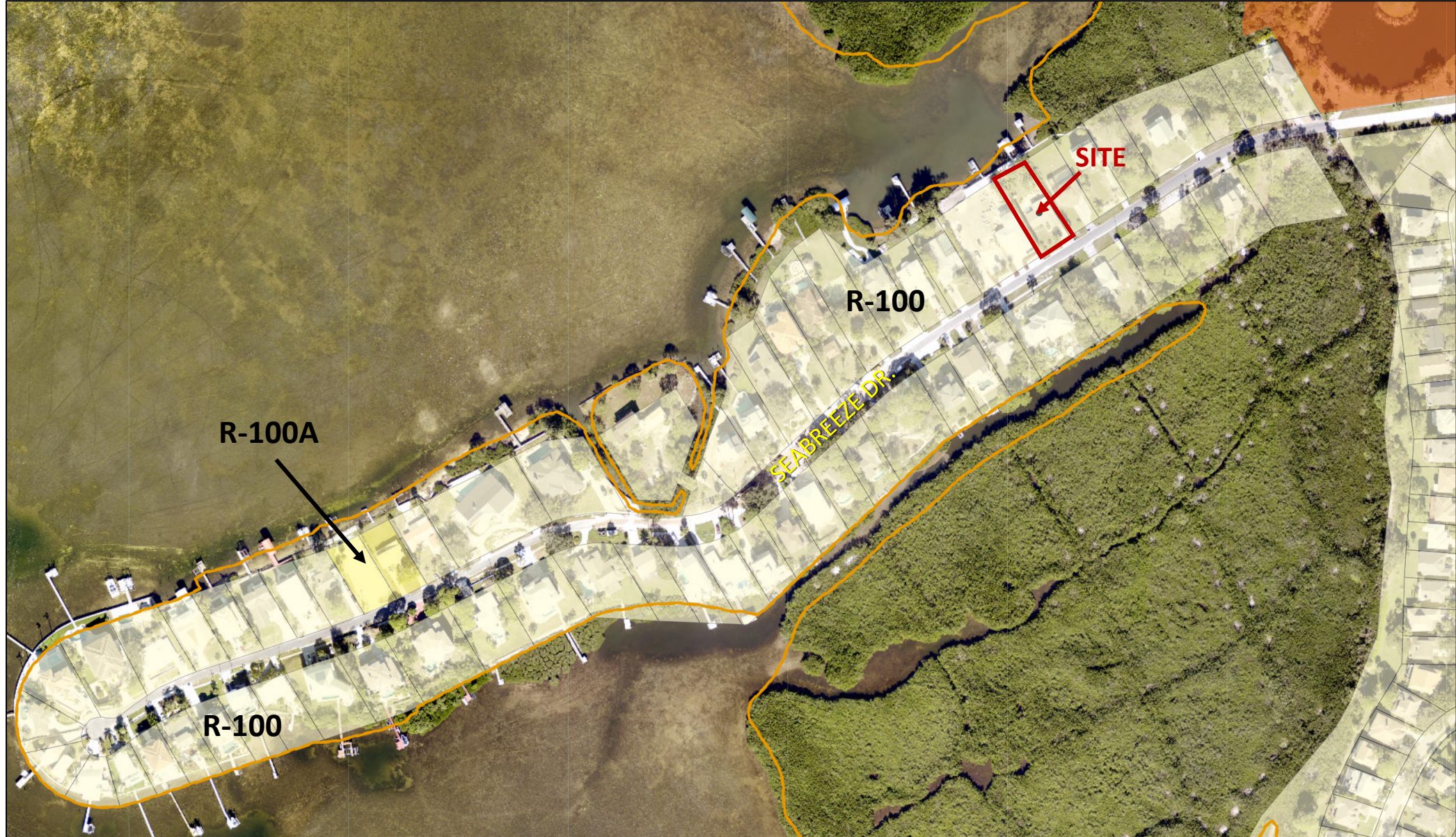
1. Staff Presentation
2. Application
3. Survey
4. Site Plan/Building Plans

WIKLE #24-23

Board of Adjustment – May 22, 2024



LOCATION & CONTEXT



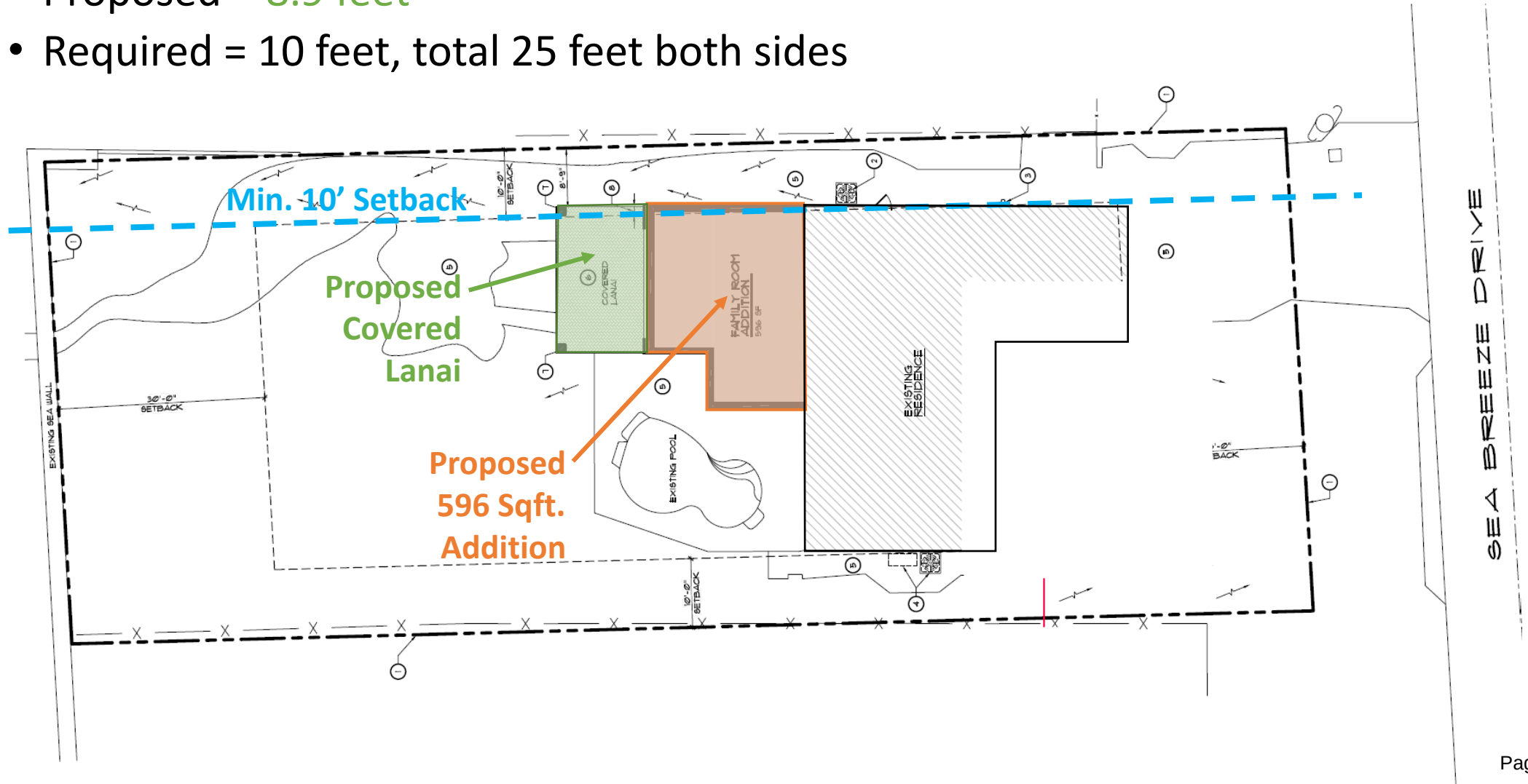
REQUEST

- **#24-23 – Side Yard Setback**
 - Proposed = 8.9 feet
 - Required= 10 feet, 25 feet total both sides
- **Applicant/Owner:** Wyatt & Kristina Wikle
- *Variance request to reduce the side yard setback for the purpose of constructing an addition and covered lanai onto the rear of the existing home.*



REQUEST

- R-100 Side Yard Setback:
 - Proposed = 8.9 feet
 - Required = 10 feet, total 25 feet both sides



CONTEXT





REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.

BOARD OF ADJUSTMENT APPLICATION



CITY OF
TARPON SPRINGS
FLORIDA

TEL: (727) 942-5611
EMAIL: planning@ctsfl.us

www.ctsfl.us

This application **MUST** be completed **IN FULL** and submitted with all applicable documents listed below in order to be scheduled for a Board or Committee.

All fees **MUST** be paid in full prior to Public Hearing.

- ☐ **Completed** original application form and digital copy
- ☐ Application fee:
 - ☐ Variance Request - \$250.00 each, or
 - ☐ Appeal of Administrative Decision - \$250.00 each, and
 - ☐ Newspaper Ad - \$150.00 each
 - ☐ Postcards (500 foot radius) - \$0.77 each, and
 - ☐ Placard - \$ 16.00

(Call for fee calculation assistance if needed)

- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Site Plan with documentation of variance request (to scale with measurements called out)
- ☐ Photographs of site if relevant to request.
- ☐ Digital copies of all application materials (including completed application and plans)
- ☐ Proof of ownership (a copy of the deed which conveyed title to the present owner of the property)
- ☐ Other supporting information, as necessary

1. Property Owner(s)

Name <i>Wyatt Wiele</i>		Email
Address <i>1618 Sea Breeze Dr</i>		
City <i>Tarpon Springs</i>	State <i>FL</i>	Zip <i>34689</i>
Phone	Fax	Cell <i>727-366-9391</i>

2. Applicant (if different than owner)

Name		Email
Address		
City	State	Zip
Phone	Fax	Cell

3. Agent (if applicable)

Name		Email
Address		
City	State	Zip
Phone	Fax	Cell

4. General Information

Property Location or Address <i>1618 Sea Breeze Dr, Tarpon Springs, FL 34689</i>		
Legal Description (attach additional sheets as necessary) <i>Sea Breeze Island Lot 17 and RIP RT5.</i>		
Tax Parcel Number(s) <i>03-27-15-79344-000-0170</i>	Land Use Category	Zoning District <i>K-100</i>

BOARD OF ADJUSTMENT APPLICATION

Variance Requested:

I am requesting a variance from Land Development Code (LDC) Section(s) _____.

Please describe the project and how it varies from the Code (attach additional sheets as necessary). (e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing a building addition)

A side set back reduction from 10 feet to
for building addition

To view the LDC standards and section references, follow the link below:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO

Board of Adjustment Review Standards:

Per LDC Section 215.02(B) (link provided below), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards (attach additional sheets as necessary).**

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO_ART_XIIADEN_S215.02VA

- (1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. (Do you have a physical hardship that prevents you from meeting the requirements of the code?) (Provide photographs if possible)
 - (a) Preservation of a protected or native tree(s), but not an invasive tree(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. (If there are protected or native trees on your property, they could be considered a physical hardship if their preservation results in the need for the variance.)
 - (b) Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within that District before any variance may be granted. (If the need for the variance is in response to the property being located in the Historic District, it could be considered a physical hardship.)

The house was originally built where an addition
would require a variance to the setback, which
we are requesting.

- (2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. (Did you create the situation that requires a variance (e.g. you put in a pool at the minimum setback, but now want a pool screen enclosure that is too close to the property line as a result of the chosen pool location)?)

No

BOARD OF ADJUSTMENT APPLICATION

- (3) Literal enforcement of the requirements of the Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Would the approval of the variance allow for the reasonable use of the property and its structures? If the variance is denied, would you still have reasonable use of the property?)*

The variance will allow for reasonable use

- (4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance result in a special privilege that other properties within the same zoning district do not have (e.g. allowing a building to exceed the maximum height just to add another story to the building)?)*

No

- (5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

No

Helpful Links:

The following links may be used to assist you in completing this application, as well as, providing supporting documentation.

- Tarpon Springs Zoning Application - <https://gis.ctsfl.us/portal/apps/webappviewer/index.html?id=9596539ae16744b4af44d320f190c791>
- Tarpon Springs Land Development Code - https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APCOZOLADECO
- Pinellas County Property Appraiser – <http://www.pcpao.org/>
- Pinellas County Clerk, Official Records – <https://ccmspa.pinellascounty.org/PublicAccess/default.aspx>

BOARD OF ADJUSTMENT APPLICATION

Applicant's Signature:

The information included in and with this application is true and correct to the best of my knowledge.

W. W. W. 4/9/24
Applicant's Signature Date

Agent's Signature: (I represent the applicant/owner)

The information contained in and with this application is true and correct to the best of my knowledge.

Agent's Signature Date

Owner's Signature:

I authorize the agent named above on this form to provide subject matter on the application contained herein for the purposes of discussion with City Staff, and to attend public hearings on my behalf. In addition, I authorize the filing of this application and certify ownership of the property described in this application as myself. Within this application, I have included all parties to an existing contract for sale. I further assent to the City's Comprehensive Plan as it applies to the property and it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

W. W. W. 4/9/24
Owner's Signature Date

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 9th day of April, A.D., 20 24
by W. W. W., who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
FLDL as identification and who did (did not) take an oath.

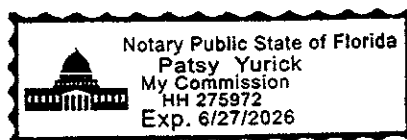
NOTARY PUBLIC

Name:

Signature:

Stamp:

Patsy Yurick
Patsy Yurick



1618 SEA BREEZE DRIVE, TARPON SPRINGS, FL. 34689



SCALE: 1"=40'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

LINE TABLE		
	BEARING	LENGTH
L1	S57° 30' 27"W	70.03'
L2	N57° 30' 27"E	70.03'



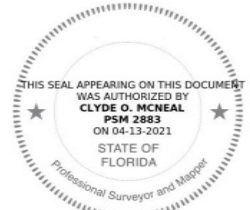
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

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

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

Date of Field Work : 04-12-2021
 Drawn By: Oleg
 Order #: 128104
 Last Revision Date:
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272

NEXGEN
 SURVEYING, LLC.



LEGAL DESCRIPTION OF: 1618 SEA BREEZE DRIVE, TARPON SPRINGS, FLORIDA, 34689

LOT 17, SEA BREEZE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28,
PAGE(S) 66 AND 67, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

CERTIFIED TO:

WYATT WIKLE AND KRISTINA WIKLE
FIRST AMERICAN TITLE INSURANCE COMPANY
WOLLINKA-WIKLE TITLE INSURANCE AGENCY, INC.

FLOOD ZONE:

12103C0016G
ZONE: VE
EL: 16 FT.
EFF: 09/03/2003

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- BOAT LIFT AND WOOD DOCK CROSS THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
— x —	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRICK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT
APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



561.508.6272

Fax: 561.508.6309

LB 8111

5601 Corporate Way | Suite 103
West Palm Beach, FL 33407

RENOVATIONS & ADDITION TO
WIKLE-HOUSER
RESIDENCE

Joseph L Oliveri
Digitally signed by Joseph L Oliveri
Date: 2024.03.04 10:16:59 -05'00'

REVISIONS

BY

OLIVERI ARCHITECTS

Member of the American Institute of Architects
1004 Indiana Avenue • Palm Harbor, FL 34683
Phone 727.781.7825
www.oliveriarchitects.com

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HEREIN IS THE
SOLE PROPERTY OF
OLIVERI ARCHITECTS
ALL RIGHTS RESERVED.

STATE OF FLORIDA
JOSEPH L. OLIVERI
— 03.01.24 —
— 4 —
REGISTERED ARCHITECT
AR14028

Renovations & Additions to
WIKLE-HOUSER RESIDENCE
1618 Seabreeze Drive
Tarpon Springs, Florida
Pinellas County

Date: 03. 01. 24

Scale: AS NOTED

Project Mgr: DSH

Drawn: SLH

Job: 22-187

Sheet
T1

SIGN TO BE MOUNTED ON
 2" x 6" x 1/2"
 EXTERIOR
 GRADE
 FLYWOOD

P.T. 4 x 4 x
 6'-0" WOOD
 POST

APPROXIMATE
 GRADE

6'-0"
 2'-0"
 4'-0"
 6'-0"

OLIVER TRUCK TRAILERS
 727-781-7525
 (HOURS: 7:00 AM - 5:00 PM MONDAY - FRIDAY)
 10000 W. 10TH AVE. SUITE 100
 DENVER, CO 80231

1. GENERAL CONTRACTOR TO PROVIDE AND INSTALL SIGNAGE FOR OLIVERI ARCHITECTS TO BE LOCATED VISIBLE TO MAIN ROAD / ENTRY.
2. SIGN TO BE MOUNTED AS SHOWN OR MOUNTED TO PROJECT FENCING.
3. CONTACT OLIVERI ARCHITECTS FOR IMAGE FILE.

	EARTH/ FILL
	BRICK
	CONCRETE
	STUCCO, CEMENT PLASTER, LIGHTWEIGHT CONCRETE
	CMU- LARGE SCALE
	CMU- SMALL SCALE
	METAL-LARGE SCALE
	METAL OR SHEET METAL-SMALL SCALE
	WOOD FINISH
	WOOD BLOCKING CONTINUOUS
	WOOD BLOCKING INTERMITTENT
	PLYWOOD
	GYPSUM WALLBOARD
	RIGID INSULATION
	BATT INSULATION

A. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED ADDITION OF THE FLORIDA BUILDING CODE, EIGHTH EDITION (2023), "NATIONAL ELECTRICAL CODE" AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES, AND ALL AUTHORITIES HAVING LOCAL JURISDICTION.

B. THE CONTRACTOR SHALL, UPON DISCOVERY, GIVE WRITTEN NOTICE TO THE ARCHITECT OF ANY MATERIALS, EQUIPMENT OR DESIGN DEFECTS WHICH MAY BE DETECTED PRIOR TO THE WORK BEING IN VIOLATION OF LAWS, ORDINANCES, OR RULES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THE WORK, AND OF ANY NECESSARY ITEMS OR WORK OMITTED FROM THE DRAWINGS.

C. ALL SUBCONTRACTORS SHALL USE ONLY SKILLED CRAFTSMEN, EXPERIENCED WORKERS OF THEIR TRADE, TO ENSURE FIRST CLASS WORKMANSHIP. ANY WORK NOT EQUAL TO BEST TRADE STANDARDS SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST. SHOULD ANY SUBCONTRACTOR REFUSE TO REMOVE AND REPLACE ANY WORK, SUCH ANOTHER SUBCONTRACTOR MAY REMOVE AND REPLACE IT, AND CHARGE THE COST TO THE SUBCONTRACTOR.

D. IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE PROPER PROPERTY OF THE PROJECT. THE GENERAL CONTRACTOR'S PARTS DURING CONSTRUCTION THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING OR TIE DOING THE WORK MAY BE REQUIRED BY THE PROJECT. THE CONTRACTOR SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

E. ALL PRODUCTS AND PARTS SHALL FIT TOGETHER NEATLY, WITHOUT DAMAGE OR DISFIGUREMENT, EXCEPT FOR SPECIFIED CURVED SURFACES. ALL PRODUCTS AND PARTS SHALL BE CONSTRUCTED/FABRICATED AND INSTALLED TRUE, IN LINE, AND PLUMB, ALL NON CONFORMING WORK SHALL BE REJECTED AND RE-COMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COSTS TO THE OWNER.

F. ALL WORK SHOWN ON THE DRAWINGS SHALL BE CONSTRUCTED OF NEW COMPONENTS.

G. ALL BIDS SHALL BE PREPARED FROM A COMPLETE SET OF CONSTRUCTION DOCUMENTS, COMPLETE SETS OF DOCUMENTS SHALL NOT BE BROKEN UP FOR BID PURPOSES, SUCH ACTION MAY RESULT IN A LACK OF INFORMATION IN REFERENCE TO THE SCOPE OF WORK TO BE PERFORMED.

H. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PERSONALLY FIELD INSPECT THE PROJECT SITE PRIOR TO THE PREPARATION AND SUBMITTAL OF HIS BID, THIS INSPECTION IS REQUIRED SO THAT THE CONTRACTOR SHALL BE TOTALLY FAMILIAR WITH THE EXISTING CONDITIONS AND COMPLY WITH ALL NEW CONSTRUCTION AS SPECIFIED IN THESE CONSTRUCTION DOCUMENTS.

I. UNLESS OTHERWISE SPECIFIED, THE G.C. SHALL FURNISH A WRITTEN GUARANTEE FOR ALL WORK (EQUIPMENT, MATERIALS, AND LABOR) AGAINST ANY DEFECTS IN SAID WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK. THE G.C. SHALL APPROPRIATE REPAIRS OR REPLACEMENTS AT NO ADDITIONAL COST TO THE OWNER.

J. IT SHALL BE THE RESPONSIBILITY OF THE G.C. AND/OR CONTRACTORS TO COMPLY WITH ALL THE REQUIREMENTS OF THE SUBORDINATE AND SUPERIOR LAWS, ORDINANCES, AND THE U.S. DEPARTMENT OF LABOR AND REQUIRE ALL ITS SUBCONTRACTORS AND EMPLOYEES TO COMPLY WITH THIS LAW, AND ANY RELATED STATE OR LOCAL LAWS.

K. THE DATA GIVEN HEREIN AND THE DRAWINGS ARE NOT EXACT AS COULD BE THE SURE AND ABSOLUTE ACCURACY AND NOT GUARANTEED, AND THE G.C. SHALL OBTAIN EXACT LOCATIONS, MEASUREMENTS, LEVELS, ETC. AT THE SITE AND SHALL SATISFACTORILY ADAPT HIS WORK TO THE ACTUAL CONDITIONS OF THE BUILDING. THE G.C. SHALL PRINTS, VERIFY ALL DIMENSIONS WITH THE ARCHITECT PRIOR TO COMMENCING WORK.

L. THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE ALTERED IN ANY WAY BY THE CONTRACTOR OR THE OWNER. ALTERATION SHALL BE MADE ONLY BY THE ARCHITECT OF RECORD.

M. MAINTAIN AREAS OF FREE SPACE MATERIALS, DEBRIS, AND RUBBISH. MAINTAIN THE SITE IN A CLEAN AND ORDERLY CONDITION. REMOVE EXCESS DEBRIS AND RUBBISH FROM THE PROJECT SITE, INCLUDING SPACES AND OTHER CLOSED OR REMOTE SPACES. PRIOR TO ENCLOSING THE SPACE BROOM AND VACUUM CLEAN INTERIOR AREAS PRIOR TO THE REMOVAL OF THE FINISHING. CONTRACTOR CLEANING TO ELIMINATE DUST. REMOVE WASTE MATERIALS, DEBRIS, AND RUBBISH FROM SITE WEEKLY AND DISPOSE OFF-SITE.

N. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH THE OWNER WITH A CERTIFIED STATEMENT TO THE EFFECT THAT ALL WORK HAS BEEN COMPLETED AND THE PROJECT IS IN ACCORD WITH THE SERVICE, STATE, COUNTY, AND/OR MUNICIPALITY HAVE BEEN PAID.

APPLICABLE CODES AND STANDARDS		
THE FLORIDA BUILDING CODE: EIGHTH EDITION (2023)		
THE FLORIDA BUILDING CODE: RESIDENTIAL: EIGHTH EDITION (2023)		
THE FLORIDA BUILDING CODE EXISTING BUILDING: EIGHTH EDITION (2023)		
GENERAL BUILDING HEIGHTS AND AREAS		
	MAX. ALLOWED	PROVIDED
TOTAL BUILDING AREA		2,071 SF
BUILDING HEIGHT (FROM GRADE TO MEAN OF HIGHEST ROOF)		EXISTING
NUMBER OF STORIES		1
TYPES OF CONSTRUCTION		
TYPE OF CONSTRUCTION - VB UNSPRINKLERED		
FLOOD ZONE INFORMATION		
FLOOD ZONE AE II		
PROPERTY IS LOCATED IN A COASTAL FLOOD PLANE, AE II, DEPICTED SCOPE OF WORK FALLS UNDER 1% NON SUBSTANTIAL IMPROVEMENT.		

1. FIRE BLOCKING SHALL BE PROVIDED PER R302.11
2. DRAFT STOPPING SHALL BE PROVIDED PER R302.12
3. TERMITES TREATMENT SHALL COMPLY WITH R318
4. SMOKE ALARMS SHALL BE PROVIDED AND COMPLY WITH R314
5. CARBON MONOXIDE ALARMS SHALL BE PROVIDED AND COMPLY WITH R315
6. SITE ADDRESS SHALL BE PROVIDED AND COMPLY WITH R319
7. ALL FLOOR RESISTANT CONSTRUCTION SHALL COMPLY WITH R322
8. PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY SHALL COMPLY WITH R321

ALL NEW DOORS AND WINDOWS TO BE SELECTED BY OWNER. VERIFY ALL MASONRY OPENINGS WITH MANUFACTURER SELECTED.

NEW EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT PER THE FLORIDA BUILDING CODE, EIGHTH EDITION (2023). INSTALLATION OF NEW DOORS AND WINDOWS TO BE DONE IN STRICT ACCORDANCE WITH MANUFACTURER REQUIREMENTS TO MAINTAIN REGISTERED IMPACT RESISTANT RATING.

OWNER / CONTRACTOR HAS THE OPTION OF USING NON-IMPACT RATED EXTERIOR DOORS AND WINDOWS OF LOW AS ALL NEW NON-IMPACT RATED EXTERIOR DOORS AND WINDOW OPENINGS ARE PROTECTED USING THE METHODS SET FORTH IN SECTION R302.01.2 OF THE RESIDENTIAL FLORIDA BUILDING CODE, EIGHTH EDITION (2023).

THE PRODUCTS IDENTIFIED IN THE FLORIDA PRODUCT APPROVAL SCHEDULE ARE THE DIRECT RESULT OF THE PRODUCT'S MANUFACTURER IN DESIGNING, TESTING AND GAINING APPROVAL FOR THE PRODUCT MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE BY SIGNING AND SEALING THIS DOCUMENT, THE ARCHITECT IS ACCEPTING RESPONSIBILITY FOR THE SELECTION OF THE PRODUCT IN MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUT NOT FOR THE RESPONSIBILITY OF THE PRODUCT ITSELF.			
SYSTEM	MANUFACTURER	PRODUCT	APPROVAL NUMBER
SLIDING GLASS DOOR	PGT	SGD-3551D	2519
DOUBLE HING WINDOW	PGT	DH-5560	141093
PICTURE WINDOW	PGT	PU-5540	24310
METAL ROOFING	MECI	CRAFTSMAN SB	190304
SINGLE ROOFING	GAF	ASPHALT ROOF SINGLE (HYZ)	10741
UNDERLAMENT	GOP APPLIED TECHNOLOGIES INC.	GRACE ICE AND WATER SHIELD	7981

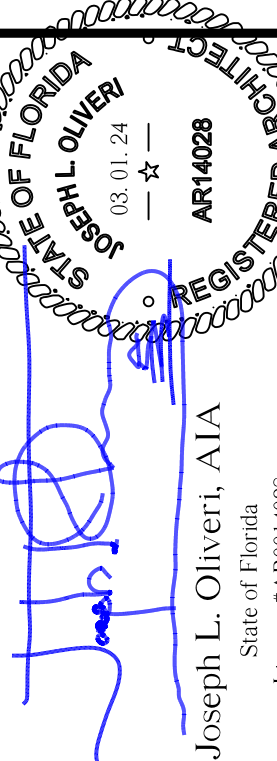
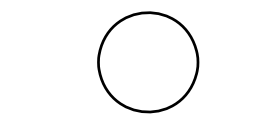
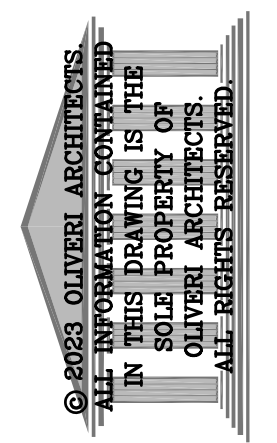
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 1108.4.4 FBC AND CHAPTER 633, FLORIDA STATUTES.

T1	TITLE SHEET
T2	ABBREVIATION SHEET
D1	DEMOLITION FLOOR PLAN
A81	ARCHITECTURAL SITE PLAN / SURVEY
A1	FLOOR PLAN
A2	ROOF PLAN
A3	EXTERIOR ELEVATIONS
A-4a	WALL SECTIONS
A-4b	WALL SECTIONS
61a	FOUNDATION PLAN
61b	FOUNDATION DETAILS
62a	ROOF FRAMING PLAN
62b	ROOF FRAMING DETAILS
63a	STRUCTURAL SPECIFICATIONS
63b	STRUCTURAL SPECIFICATIONS
E1	POWER AND LIGHTING PLAN

THE FOLLOWING CONSTRUCTION DOCUMENTS DEPICT ADDITIONS AND RENOVATIONS TO AN EXISTING SINGLE STORY, STORY SINGLE FAMILY RESIDENCE LOCATED AT 1618 SEABREEZE DR IN TARPON SPRINGS, FL

AREA	A/C	NON-A/C	COVERED EXTERIOR	UNDER ROOF
EXISTING	1628	572	0	2700
PROPOSED REAR ADDITION	596	0	286	882
PROPOSED FRONT ADDITION	0	0	92	251
TOTAL AREA (SQUARE FEET)	2224	578	286	2886

OMIT FRONT
ADDITION SCOPE



Renovations & Additions to
WIKLE-HOUSER RESIDENCE
1618 Seabreeze Drive
Tarpon Springs, Florida
Pinellas County

Date: 03. 01. 24

Scale: AS NOTED

Project Mgr: DSH

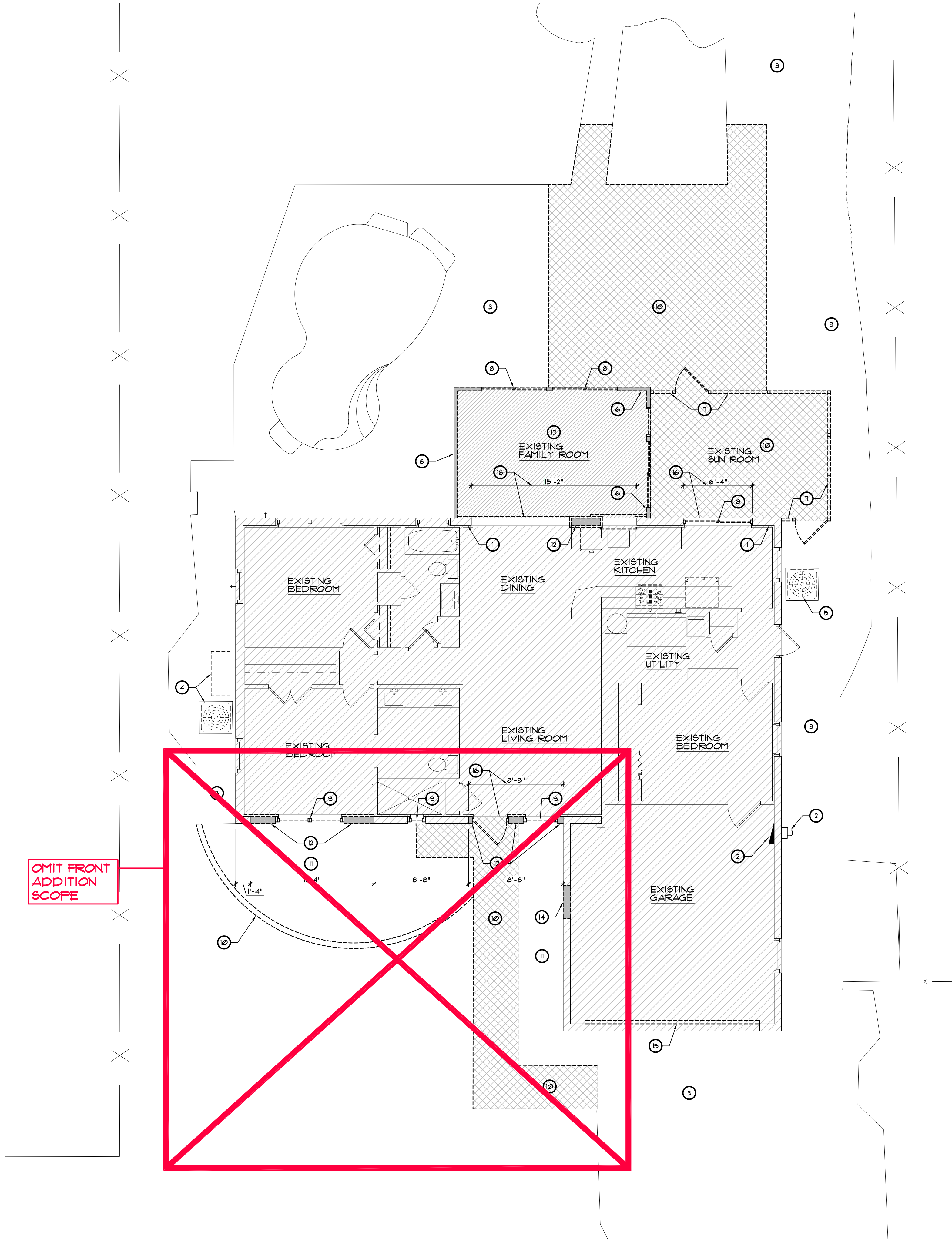
Drawn: SEH

Job: 22-187

Sheet

T2

T2



OMIT FRONT
ADDITION
SCOPE

1 DEMOLITION FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND

- EXISTING DOOR SYSTEM
- EXISTING WINDOW SYSTEM
- EXISTING WALL PARTITION
- EXISTING MASONRY WALL SYSTEM
- EXISTING DOOR SYSTEM TO BE REMOVED
- EXISTING WINDOW SYSTEM TO BE REMOVED
- EXISTING WALL PARTITION TO BE REMOVED
- EXISTING MASONRY WALL SYSTEM TO BE REMOVED

KEYED NOTES

- EXISTING MASONRY WALL SYSTEM
- EXISTING ELECTRICAL PANEL / METER
- EXISTING PAVER WALKWAY / DRIVEWAY
- EXISTING POOL HEATER / EQUIPMENT
- EXISTING CONDENSING UNIT
- EXISTING WOOD FRAMED WALL SYSTEM TO BE REMOVED
- EXISTING ALUMINUM SUN ROOM WALLS / ROOF / PAVERS TO BE REMOVED
- EXISTING SLIDING GLASS DOOR SYSTEM TO BE REMOVED
- EXISTING WINDOW SYSTEM TO BE REMOVED
- EXISTING PAVERS TO BE REMOVED / RELOCATED AS REQUIRED - SEE ARCHITECTURAL SITE PLAN
- EXISTING LANDSCAPE AREA TO BE REMOVED
- EXISTING MASONRY WALL SYSTEM TO BE REMOVED
- EXISTING ROOF / CONCRETE SLAB / FOUNDATION SYSTEM TO BE REMOVED AS REQUIRED
- PORTION OF EXISTING WALL INFILL TO BE REMOVED AS REQUIRED AT EXISTING MASONRY OPENING - EXISTING LINTEL TO REMAIN
- EXISTING GARAGE DOOR SYSTEM TO BE REMOVED
- EXISTING CONCRETE TIE BEAM TO CUT OUT AND REMOVED

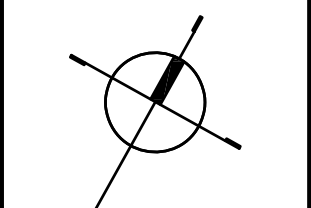
GENERAL NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE AND LAWFUL DISPOSAL OF ALL MATERIALS DEMOLISHED. HOWEVER, THE OWNER SHALL BE GIVEN THE OPPORTUNITY TO SALVAGE ANY EQUIPMENT, FIXTURES OR MATERIAL.
- REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL.
- GENERAL CONTRACTOR TO SHORE ALL EXISTING STRUCTURE TO REMAIN AS REQUIRED PRIOR TO DEMOLITION OF WALLS OR BEAMS
- GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING BEARING WALLS / COLUMNS PRIOR TO DEMOLITION - NOTIFY ARCHITECT OF ANY DISCREPANCIES

REVISIONS	BY

OLIVERI ARCHITECTS
AA 0002921
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STATE OF FLORIDA
JOSEPH L. OLIVERI
03.01.24
— 4 —
REGISTERED ARCHITECT
AR 4028
Joseph L. Oliveri, AIA
State of Florida
License #A00014028

Renovations & Additions to
WIKLE-HOUSER RESIDENCE
1618 Seabreeze Drive
Tarpon Springs, Florida
Pinellas County

Date: 03. 01. 24
Scale: AS NOTED
Project Mgr: DSH
Drawn: SLH
Job: 22-187
Sheet

D1

1618 SEA BREEZE DRIVE, TARPON SPRINGS, FL. 34689



File #: 11612141 SHEET 2 OF 2 (CERTIFICATIONS) SEE SHEET 1 OF 2 FOR SKETCH OF SURVEY. Order #: 128104

LEGAL DESCRIPTION OF: 1618 SEA BREEZE DRIVE, TARPON SPRINGS, FLORIDA, 34689

LOT 17, SEA BREEZE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 66 AND 67, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
WYATT WIKLE AND KRISTINA WIKLE
FIRST AMERICAN TITLE INSURANCE COMPANY
WOLLINKA-WIKLE TITLE INSURANCE AGENCY, INC.

FLOOD ZONE:
12103C0018G
ZONE: VE
EL: 10 FT
EFF: 09/03/2003

SURVEY NOTES:
- DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- BOAT LIFT AND WOOD DOCK CROSS THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

LEGEND

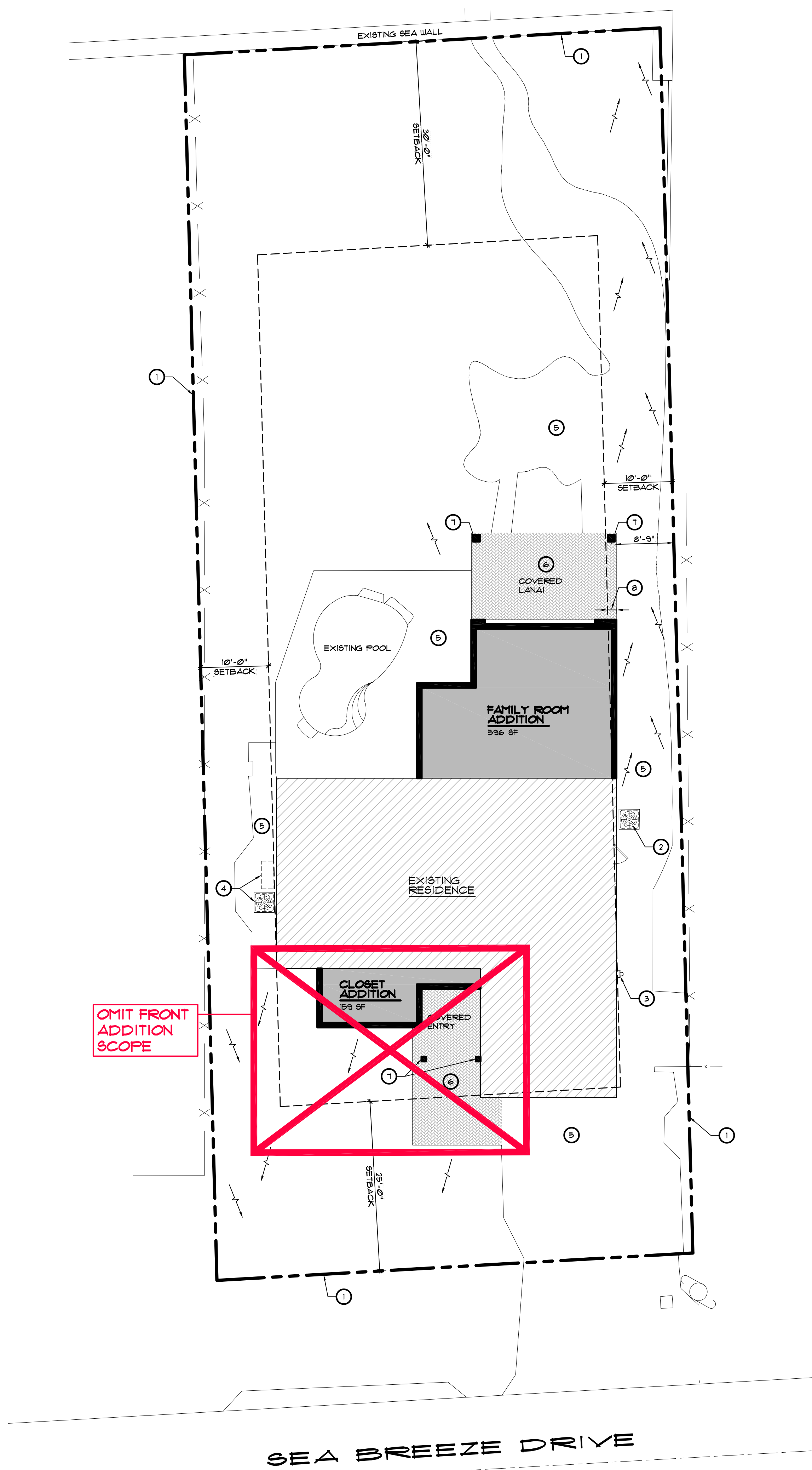
- A/C - AIR CONDITIONER
- WM - WATER METER
- AL - ARC LENGTH
- CL - CALCULATED
- IM - MEASURED
- P.D.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- & - AND
- PL - PLAT BOOK
- PG - PAGE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- O.M.E. - OVERHEAD EASEMENT
- R - RADIUS
- RI - RECORD
- O.R.B. - OPTICAL RECORDS BOOK
- Sq.Ft. - SQUARE FEET
- Ac. - ACRES
- DB - DEED BOOK
- (D) - DEED
- (P) - PLAT
- EDW - EDGE OF WATER
- T.O.B. - TOP OF BANK
- OHL - OVERHEAD LINE
- CO - CLEAN OUT
- ELEV - ELEVATION
- FF - FINISHED FLOOR
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- - FENCE
- # - NUMBER
- + - PLUS OR MINUS
- ASPH - ASPHALT
- CONC - CONCRETE
- PBR - PAVED BRICK
- WOOD - WOOD
- LP - LIGHT POLE
- WELL - WELL
- WV - WATER VALVE
- CL - CENTER LINE
- CB - CATCH BASIN
- FI - FIRE HYDRANT
- UP - UTILITY POLE
- MH - MANHOLE
- ELEV - ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) ANY FINES SHOWN HEREON ARE ILLUSTRATIONS OF THEIR GENERAL POSITION ONLY. FINES ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS.
5) OWNERS SHALL HAVE PRECEDENCE OVER CALLED POSITIONS. 6) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR).

NEXGEN
Real Estate Services, LLC

561.508.6272
Fax: 561.508.6309
LB 8111
5601 Corporate Way | Suite 103
West Palm Beach, FL 33407



KEYED NOTES

- 1 PROPERTY LINE - SEE SURVEY
- 2 EXISTING A/C CONDENSING UNIT
- 3 EXISTING ELECTRICAL METER
- 4 EXISTING POOL EQUIPMENT
- 5 EXISTING PAVEMENT WALKWAY / DRIVEWAY
- 6 PAVEMENT WALKWAY TO MATCH EXISTING
- 7 COLUMN - SEE FLOOR PLAN AND STRUCTURAL DRAWINGS
- 8 SEE GENERAL NOTE #1

LEGEND

—→—→—→ DIRECTION OF EXISTING GRADE SLOPE FOR DRAINAGE.

GENERAL NOTES

1. OWNER TO SUBMIT PROPER DOCUMENTATION WHICH APPROVES ENCROACHMENT OVER SIDE YARD BUILDING SETBACK.

REVISIONS	BY

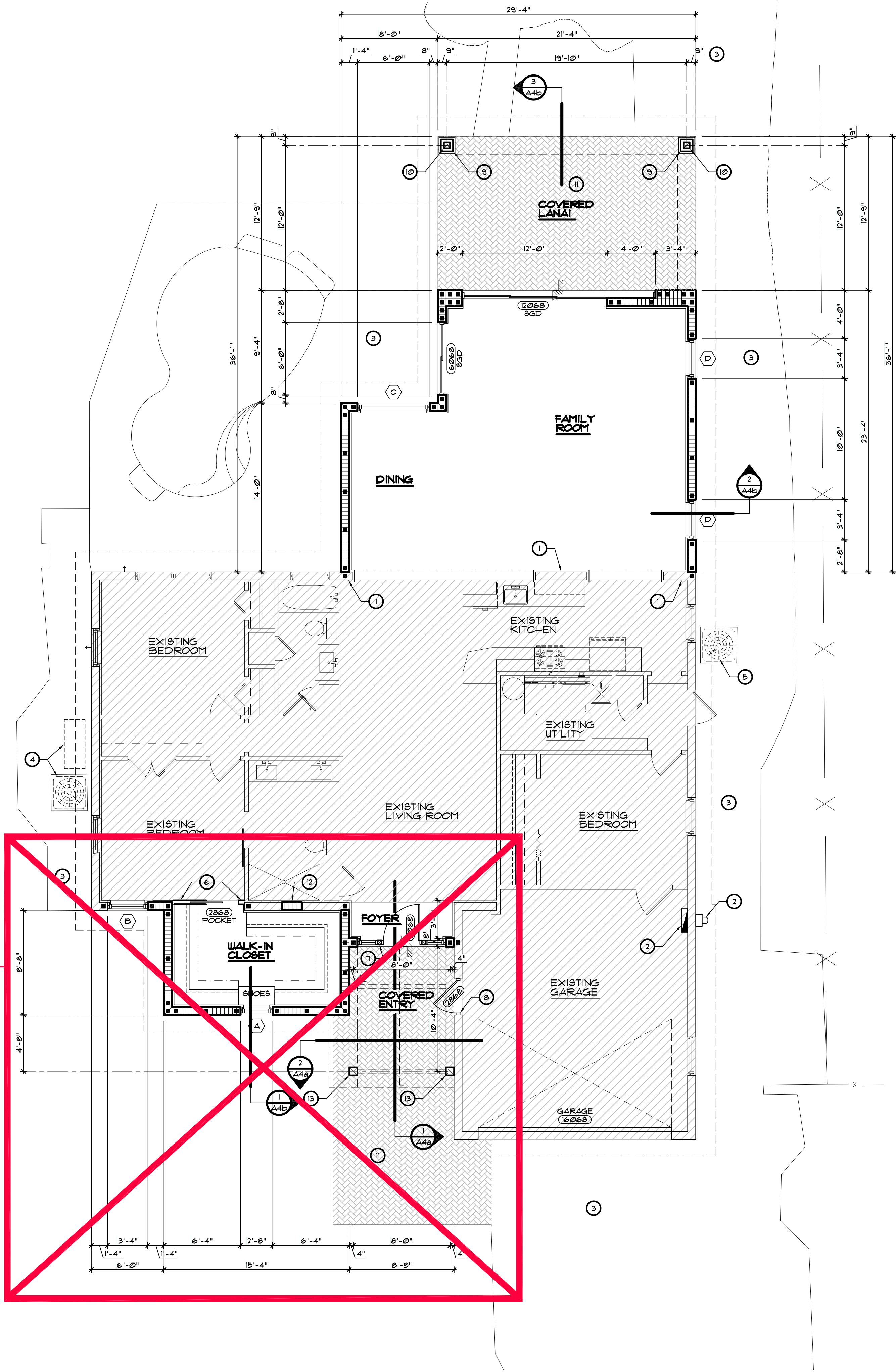
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**Renovations & Additions to
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OMIT FRONT
ADDITION
SCOPE AND
REFERENCED
DETAILS

FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND

- EXISTING DOOR SYSTEM
- EXISTING WINDOW SYSTEM
- EXISTING WALL PARTITION
- EXISTING MASONRY WALL SYSTEM
- DOOR SYSTEM - REFER TO DOOR SCHEDULE
- WINDOW SYSTEM - REFER TO WINDOW SCHEDULE
- 8" MASONRY WALL SYSTEM (SEE STRUCTURAL) - FINISH AT INTERIOR WITH 1/2" G.W.B. OVER 3/4" P.T. FURRING OVER 1" RIGID INSULATION - SEE WALL SECTIONS

KEYED NOTES

- EXISTING MASONRY WALL SYSTEM
- EXISTING ELECTRICAL PANEL / METER
- EXISTING PAVES WALKWAY / DRIVEWAY
- EXISTING POOL HEATER / EQUIPMENT
- EXISTING CONDENSING UNIT
- WOOD FRAMED WALL SYSTEM WITH 1/2" G.W.B. EACH SIDE
- ENTRY DOOR UNIT WITH SIDELITES TO BE SELECTED BY OWNER
- NEW FIBERGLASS DOOR SYSTEM INSTALLED IN EXISTING MASONRY OPENING
- DECORATIVE HARDIETRM COLUMN WRAP - SEE EXTERIOR ELEVATIONS
- STRUCTURAL P.T. 6 x 6 COLUMN - SEE STRUCTURAL DRAWINGS
- PAVER OVER SAND AND STABILIZER BASE
- INFILL WITH 8" CMU
- 8 x 8 SMOOTH CYPRSS COLUMN - SEE STRUCTURAL DRAWINGS

WINDOW SCHEDULE

TYPE	SIZE	FGT MODEL	TYPE	REMARK
A	2'-4" x 4'-0"	FW-5540	FW	2
B	3'-0" x 5'-0"	DH-5560	DH	1
C	6'-0" x 6'-0"	FW-5540	FW	2
D	3'-0" x 6'-0"	FW-5540	FW	2

REMARKS:
1. MUST MEET EGRESS REQUIREMENT
2. FIXED WINDOW

ABBREVIATIONS
DH DOUBLE HUNG
FW PICTURE WINDOW

GENERAL WINDOW NOTES

- ALL DOUBLE HUNG WINDOWS TO BE "FGT" "DH-5560" - VINYL, IMPACT RATED, AND INSULATED WITH LOW-E GLASS AND WHITE FINISH - FLORIDA PRODUCT APPROVAL #41092
- ALL PICTURE WINDOWS TO BE "FGT" "FW-5540" - VINYL, IMPACT RATED, AND INSULATED WITH LOW-E GLASS AND WHITE FINISH - FLORIDA PRODUCT APPROVAL #4310
- ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS.
- ALL WINDOWS TO MEET FLORIDA BUILDING CODE 2017
- WINDOW SUPPLIER SHALL VERIFY ALL EXISTING WINDOW OPENINGS PRIOR TO FABRICATION.
- ALL WINDOWS TO HAVE A WHITE FINISH TO MATCH EXISTING
- SLIDING GLASS DOOR TO BE "FGT" "SGD-5510" IMPACT RATED - FLORIDA PRODUCT APPROVAL #219
- IMPACT ENTRY DOOR SYSTEM TO BE SELECTED BY OWNER - OWNER TO SUBMIT FLORIDA PRODUCT APPROVAL * ONCE SELECTED

GENERAL NOTES

- ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AT AREAS WHERE DEMOLITION WORK HAS OCCURRED TO A CONDITION THAT MATCHES THE EXISTING ADJACENT CONSTRUCTION. EXISTING FLOORS WHERE CONSTRUCTION HAS BEEN REMOVED SHALL BE PATCHED AND LEVELLED TO MATCH EXISTING.
- WHERE OPENINGS ARE CREATED IN EXISTING CONSTRUCTION (SCHEDULED TO REMAIN) (SUCH AS REMOVAL OF DOORS OR WINDOWS IN EXISTING WALLS TO REMAIN), FURNISH AND INSTALL NEW CONSTRUCTION OF TYPE AND RATING, IF ANY. FINISH SUCH SEALED OPENINGS TO MATCH THE EXISTING UNLESS NEW FINISHES ARE SCHEDULED FOR THOSE SURFACES.
- ALL EXISTING FINISHES SHALL REMAIN, UNLESS SCHEDULED FOR NEW. CONTINUE EXIST FINISHES TO REMAIN, INTO NEW EXTENDED AREAS THAT ARE ADJACENT. PATCH AND REPAIR EXISTING TO MATCH NEW. PREPARE SUBSTRATES TO RECEIVE NEW FINISHES WHERE SCHEDULED. FINISH ALL PATCHED OR EXTENDED WALLS TO THE NEAREST CHANGE OF DIRECTION, WALL TERMINATION, OR INTERSECTION. PREPARATION OF SUBSTRATES TO RECEIVE NEW FINISHES SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
 - PATCHING AND/OR LEVELING OF FLOOR SLAB.
 - SKIMCOATING OF GYPSUM WALLBOARD SURFACES.
 - SANDING OF METAL FRAMES, ETC.
- PREP FLOOR SLAB IN AREAS OF NEW WORK FOR INSTALLATION OF NEW FLOOR FINISHES AS REQUIRED.

REVISIONS

BY

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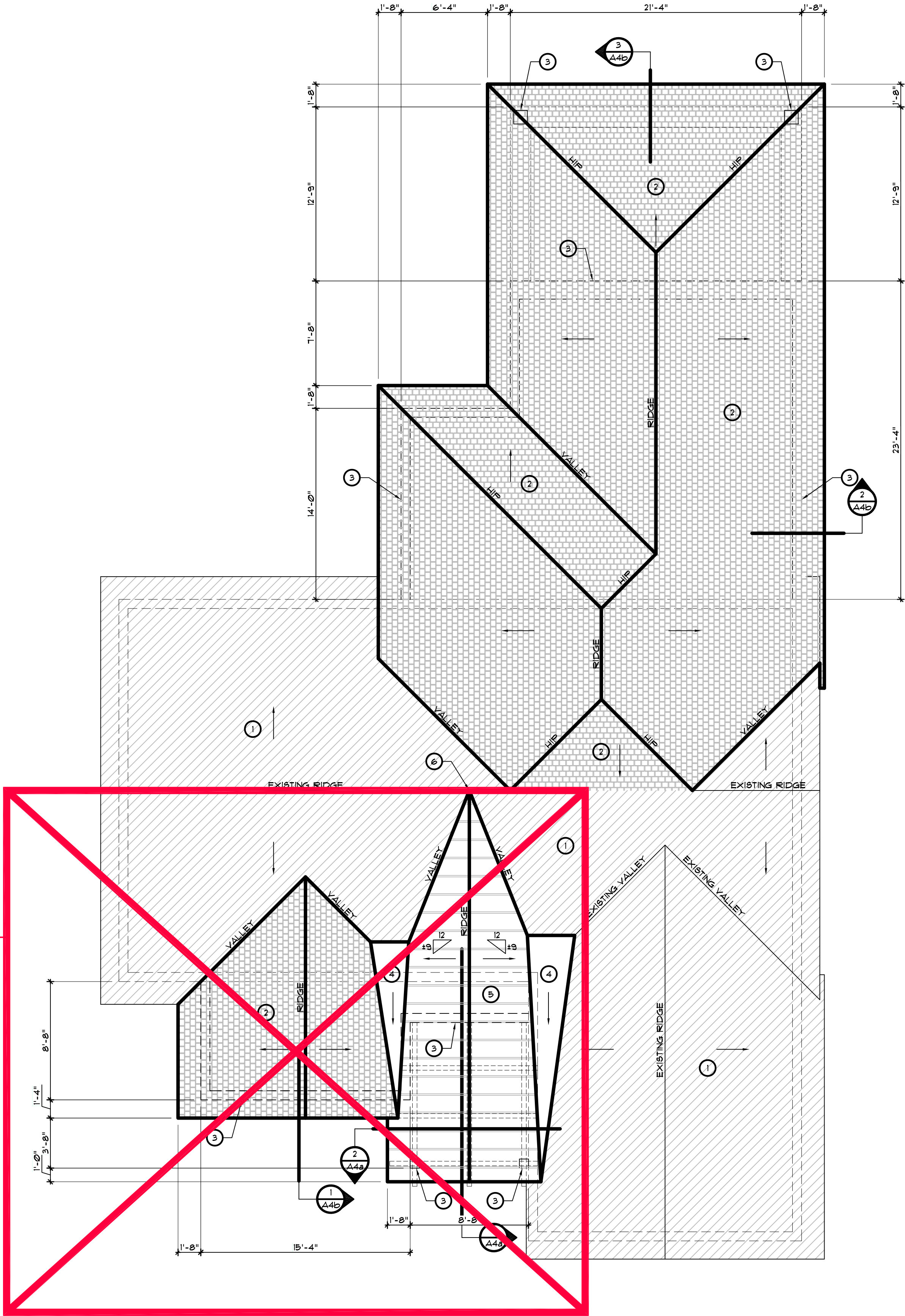
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OMIT FRONT
ADDITION
SCOPE AND
REFERENCED
DETAILS

1 ROOF PLAN
SCALE: 3/16" = 1'-0"

ROOF LEGEND

- EXISTING SHINGLE ROOF SYSTEM
- GAF ASPHALT SHINGLE ROOF SYSTEM TO MATCH EXISTING (FPA #01241) OVER GRACE ICE AND WATER SHIELD FEEL AND STICK UNDERLAYMENT (FPA #2301) OVER NEW ROOF STRUCTURE - SEE STRUCTURAL DRAWINGS
- MBCI CRAFTSMAN SB 16.5" STANDING SEAM METAL ROOF SYSTEM (FPA #19034) OVER GRACE ICE AND WATER SHIELD FEEL AND STICK UNDERLAYMENT (FPA #2301) OVER NEW ROOF STRUCTURE - SEE STRUCTURAL DRAWINGS

KEYED NOTES

- 1 EXISTING ROOF SYSTEM
- 2 GAF ASPHALT SHINGLE ROOF SYSTEM TO MATCH EXISTING (FPA #01241) OVER GRACE ICE AND WATER SHIELD FEEL AND STICK UNDERLAYMENT (FPA #2301) OVER NEW ROOF STRUCTURE - SEE STRUCTURAL DRAWINGS
- 3 OUTLINE OF BUILDING / COLUMN BELOW - SEE FLOOR PLANS
- 4 BUILT-UP CRICKET AS REQUIRED
- 5 MBCI CRAFTSMAN SB 16.5" STANDING SEAM METAL ROOF SYSTEM (FPA #19034) OVER GRACE ICE AND WATER SHIELD FEEL AND STICK UNDERLAYMENT (FPA #2301) OVER NEW ROOF STRUCTURE - SEE STRUCTURAL DRAWINGS
- 6 ALIGN NEW ROOF RIDGE WITH EXISTING ROOF RIDGE

GENERAL NOTES

- 1. ALL PITCHED ROOF SYSTEMS SHALL HAVE A 4:12 PITCH UNO. (VERIFY) - MATCH EXISTING ROOF PITCH
- 2. ALL ROOFING COLORS TO BE SELECTED BY ARCHITECT UNO.
- 3. ALL EDGE FLASHING TO BE ALUMINUM UNO.
- 4. ALL MISC. FLASHING TO BE ALUMINUM UNO.
- 5. NO ROOF PENETRATIONS SHALL BE MADE THRU ANY METAL ROOF SYSTEMS UNO.

REVISIONS	BY

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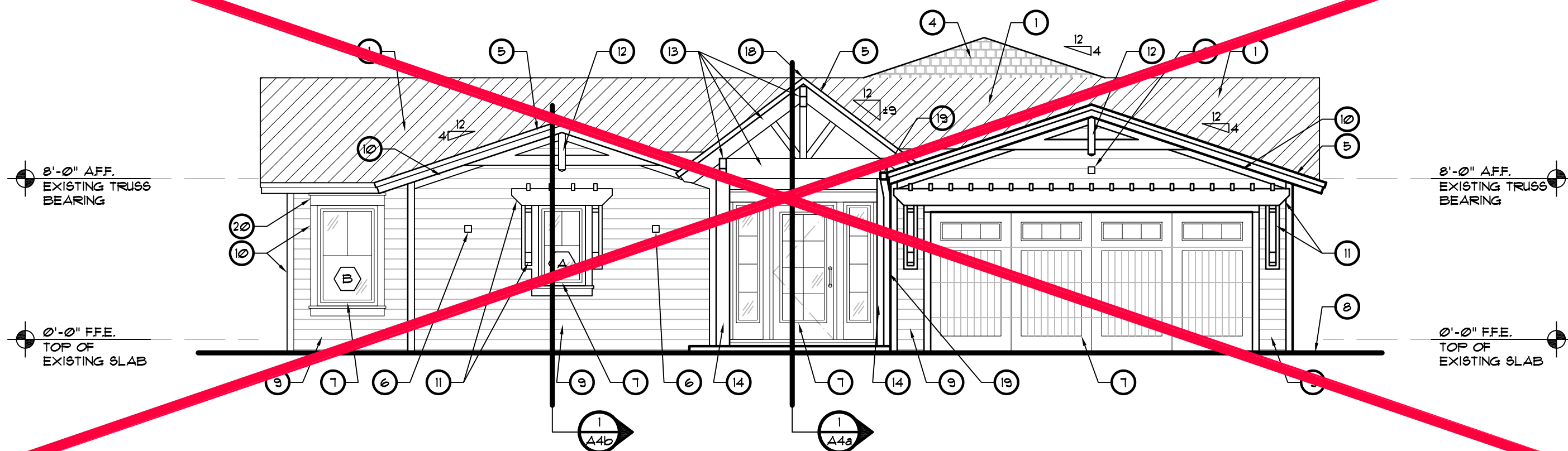
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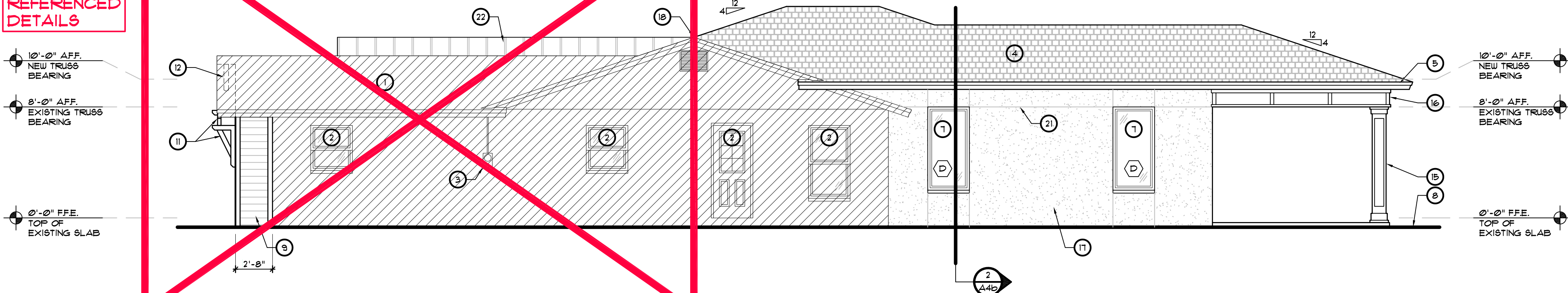
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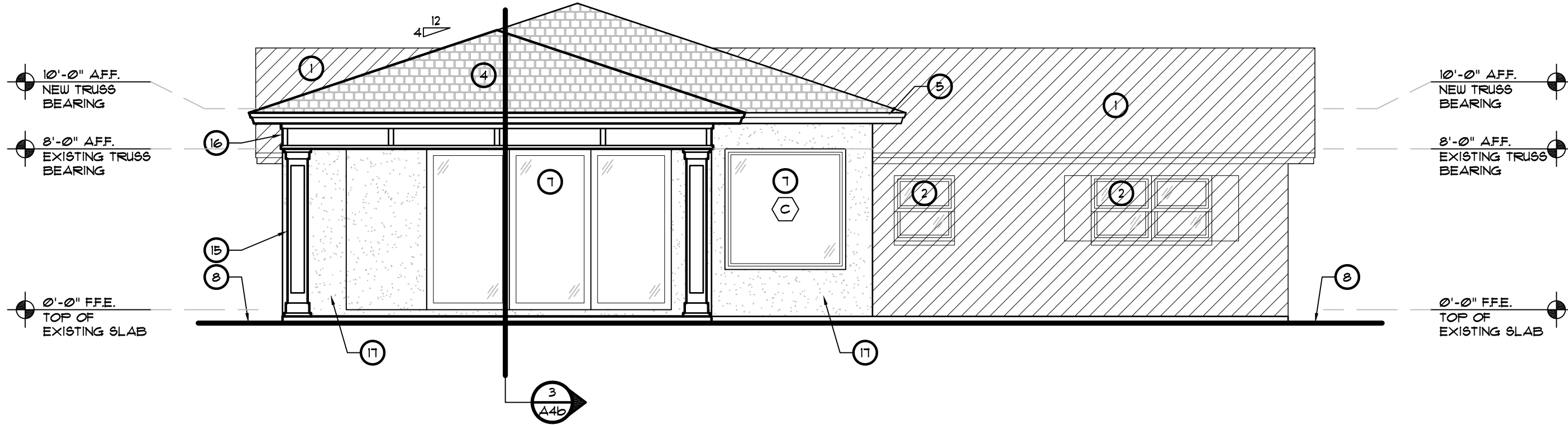


1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

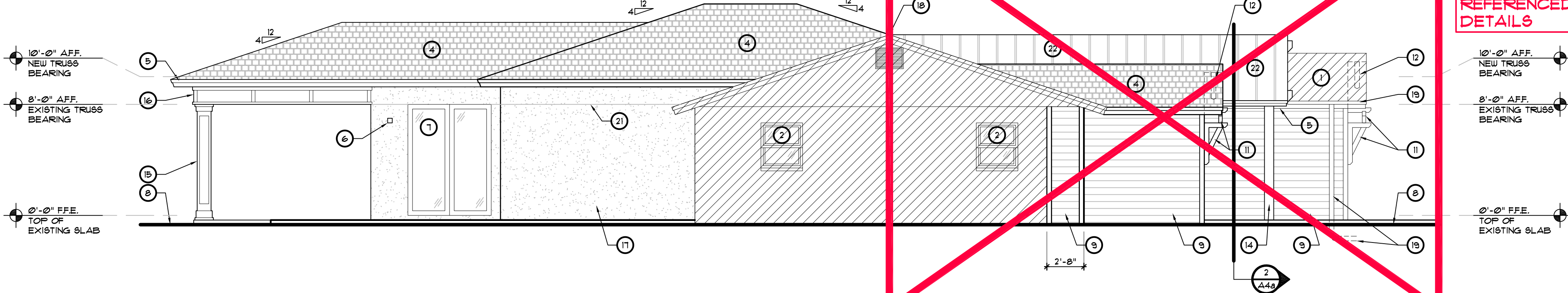
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2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

KEYED NOTES

- EXISTING ROOF SYSTEM
- EXISTING DOOR / WINDOW SYSTEM - SEE FLOOR PLAN
- EXISTING ELECTRICAL METER
- SHINGLE ROOF SYSTEM - SEE ROOF PLAN
- FASCIA SYSTEM - SEE WALL SECTIONS
- JUNCTION BOX FOR LIGHT FIXTURE - SEE ELECTRICAL
- DOOR / WINDOW SYSTEM - SEE FLOOR PLANS AND SCHEDULES
- APPROXIMATE GRADE - VERIFY
- 6" EXPOSED HARDIPLANK LAP SIDING WITH 4" HARDIETRIM BOARD AT CORNERS OVER F.T. FURRING OVER EXISTING MASONRY WALL SYSTEM - SEE WALL SECTIONS
- 1 x 4 HARDIETRIM
- PREFABRICATED TRELLIS SYSTEM BY "HARDIE BOYS" (984-184-8216) - OR EQUAL
- PREFABRICATED FALSE GABLE TRUSS SYSTEM BY "HARDIE BOYS" (984-184-8216) - OR EQUAL
- 6" SMOOTH CEDAR BEAM / RAFTER - SEE STRUCTURAL DRAWINGS
- 8 x 8 SMOOTH CEDAR COLUMN - SEE STRUCTURAL DRAWINGS
- DECORATIVE COLUMN WRAPPED WITH HARDIETRIM BOARD - SEE DETAIL A/A3
- HARDIEPANEL VERTICAL SIDING WITH HARDIETRIM - SEE WALL SECTIONS
- STUCCO FINISH TO MATCH EXISTING
- NEW ROOF RIDGE TO ALIGN WITH EXISTING ROOF RIDGE - ADJUST NEW ROOF PITCH AS REQUIRED
- 6" GUTTER / 4" DOWNSPOUT SYSTEM ROUTED UNDERGROUND TO DRAINER
- 1 x 6 HARDIETRIM HEAD
- STUCCO CONTROL JOINT
- METAL ROOF SYSTEM - SEE ROOF PLAN

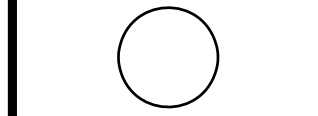
GENERAL NOTES

- ALL ROOF SLOPES SHALL BE 4:12 UNO. (VERIFY) - MATCH EXISTING
- GENERAL CONTRACTOR TO VERIFY ALL GRADE ELEVATIONS
- PROVIDE PROPER FLASHING AT ALL REQUIRED AREAS TO ENSURE A WATERTIGHT CONDITION
- ALL CORNER BEADS TO BE 100% PLASTIC/ VINYL, NO METAL
- ALL HORIZONTAL HARDITRIM CAPS TO BE PROPERLY FLASHED

REVISIONS	BY

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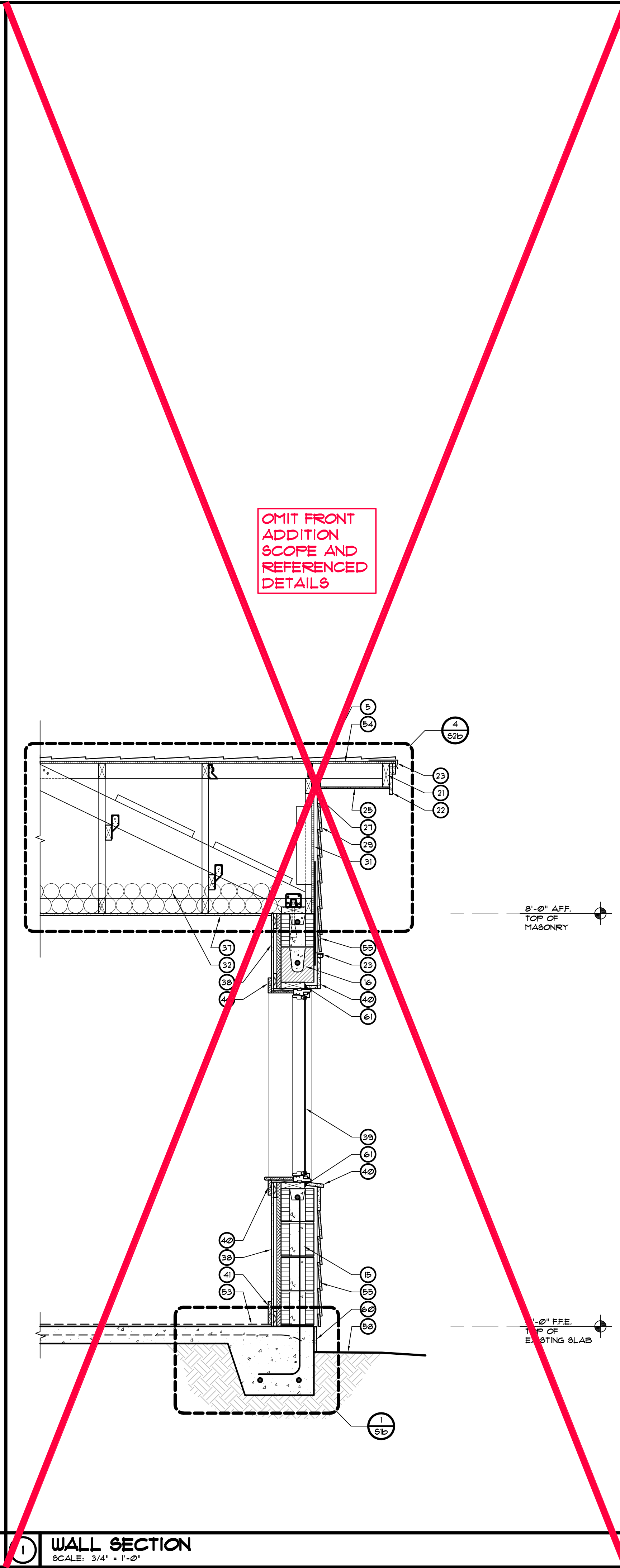
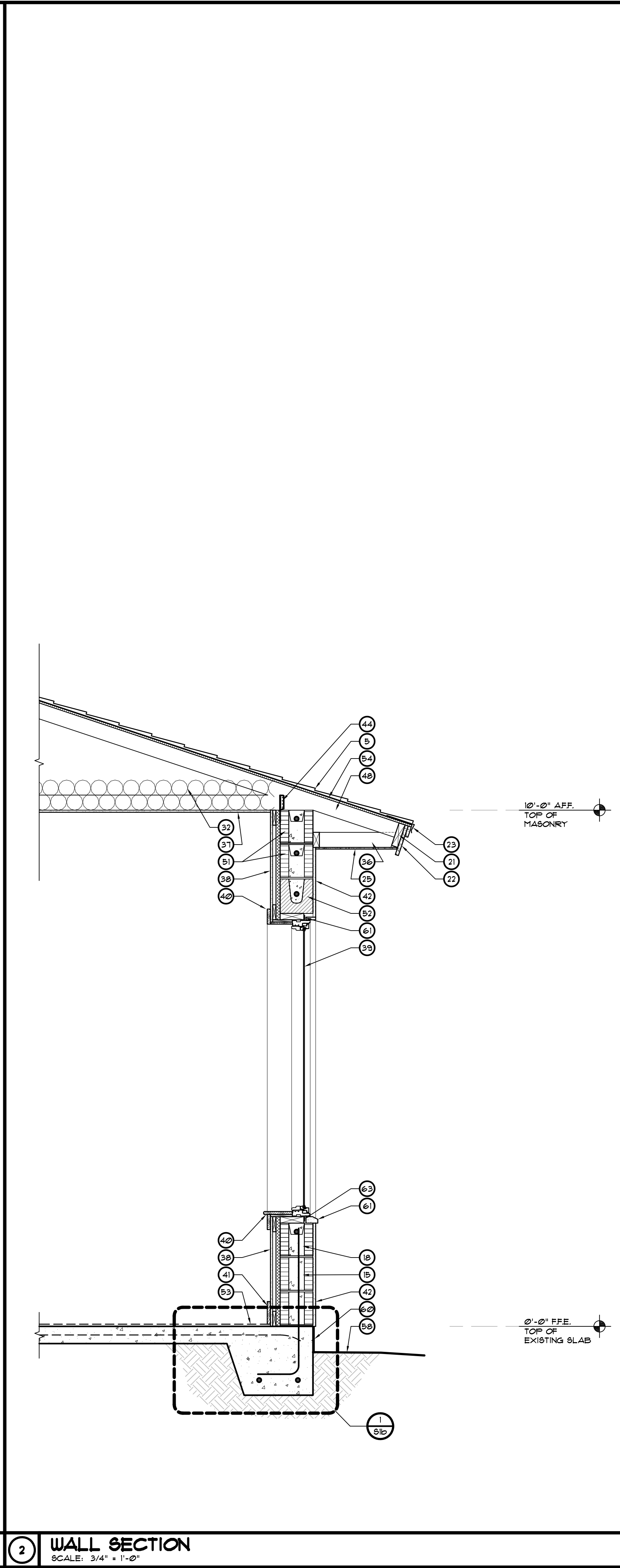
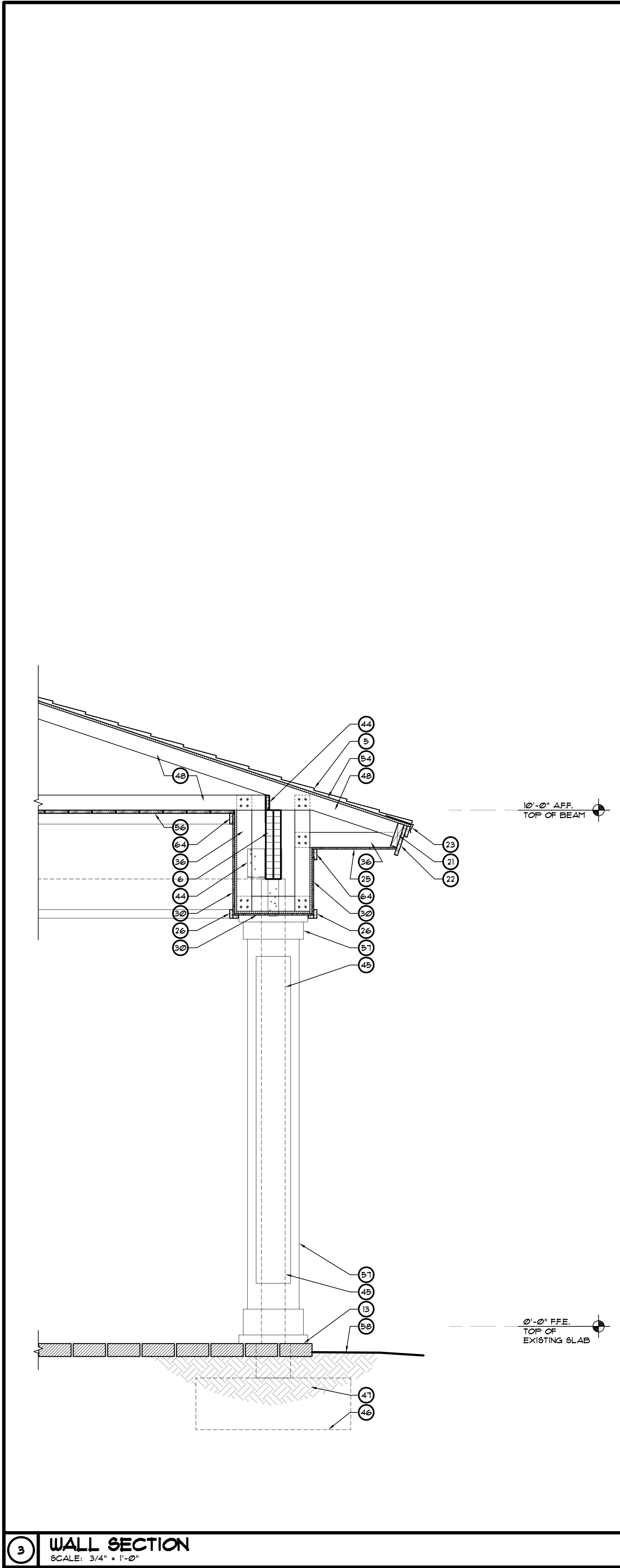


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KEYED NOTES	
1	EXISTING ROOF TRUSSES (VERIFY)
2	EXISTING CONCRETE SLAB ON GRADE
3	EXISTING FOUNDATION SYSTEM
4	EXISTING MASONRY WALL SYSTEM
5	SHINGLE ROOFING OVER PEEL AND STICK UNDERLAYMENT - SEE ROOF PLAN
6	LVL BEAM - SEE STRUCTURAL DRAWINGS
7	2 x 6 SMOOTH CYPRRESS T&G ROOF DECKING STAINED AND SEALED
8	4 x 8 SMOOTH CYPRRESS RAFTERS STAINED AND SEALED
9	4 x 12 SMOOTH CYPRRESS BEAM STAINED AND SEALED
10	4 x 12 SMOOTH CYPRRESS RIDGE BEAM STAINED AND SEALED
11	8 x 8 SMOOTH CYPRRESS POST STAINED AND SEALED
12	4 x 4 SMOOTH CYPRRESS KING POST / SUPPORTS STAINED AND SEALED
13	PAVERS OVER SAND AND STABILIZER BASE - SEE ARCHITECTURAL SITE PLAN
14	4" CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
15	8" MASONRY BEARING WALL WITH #5 VERT. IN GROUT FILLED CELLS AT 48" O.C. MAX. - TYP. UNO.
16	KO BLOCK WITH (1) #5 CONT. OVER 8" PRECAST LINTEL WITH (1) #5 CONT. AT MASONRY OPENING - REFER TO STRUCTURAL DRAWINGS
17	(2) COURSE KO BLOCK WITH (1) #5 CONT. EACH COURSE AT TOP OF MASONRY WALL
18	(1) COURSE KO BLOCK WITH (1) #5 CONT. BELOW OPENING
19	2 x 4 FRAMING AT 24" O.C. MAX.
20	2 x 8 SMOOTH CEDAR TRIM
21	2 x 6 SUB FASCIA
22	HARDIETRIM FASCIA TO MATCH EXISTING FASCIA SIZE
23	CONTINUOUS FLASHING
24	METAL ROOFING OVER PEEL AND STICK UNDERLAYMENT - SEE ROOF PLAN
25	VENTED HARDIESOFFIT PANEL
26	1 x 2 HARDIEBOARD TRIM
27	1 x 4 HARDIETRIM
28	1 x 6 HARDIEBOARD TRIM
29	6" HARDIEPLANK LAP SIDING OVER "TYVEK" BUILDING WRAP
30	HARDIEPANEL SIDING OVER "TYVEK" BUILDING WRAP
31	1/2" EXTERIOR GRADE PLYWOOD SHEATHING - SEE STRUCTURAL DRAWINGS
32	R-30 BATTEN INSULATION
33	PT 2 x 6 SILL PLATE WITH 1/2" SIMPSON TITEN HD AT 16" O.C. MAX. 4 1/2" EMBED
34	2 x 6 AT 16" O.C. MAX.
35	2 x 6 DOUBLE TOP PLATE - SLOPE TO MATCH ROOF PITCH
36	2 x 4 FRAMING AT 24" O.C. MAX. WITH (4) 10d NAILS AT EACH CONNECTION
37	1/2" CEILING DENSITY GYPSUM BOARD
38	1/2" GUB OVER 3/4" FURRING OVER 1" FOIL FACED RIDGED INSULATION
39	DOOR / WINDOW SYSTEM - SEE FLOOR PLAN
40	DOOR / WINDOW TRIM - SELECTED BY OWNER
41	BASE TRIM - SELECTED BY OWNER
42	5/8" STUCCO FINISH - SEE EXTERIOR ELEVATIONS
43	INSTALL NEW RIDGE BEAM TO MATCH HEIGHT OF EXISTING ROOF RIDGE BEYOND
44	SIMPSON STRONG TIE CONNECTION - SEE STRUCTURAL DRAWINGS
45	P.T. 6 x 6 WOOD POST
46	FOUNDATION SYSTEM - SEE STRUCTURAL DRAWINGS
47	CLEAN, COMPACTED, TERMITES TREATED FILL
48	PRE-ENGINEERED TRUSS - SEE STRUCTURAL DRAWINGS
49	PRE-ENGINEERED GIRDER TRUSS - SEE STRUCTURAL DRAWINGS
50	CONNECTION BY TRUSS MFR. - SEE STRUCTURAL DRAWINGS
51	CONTINUOUS (2) KO BLOCK WITH (1) #5 CONT. EACH COURSE AT TOP OF MASONRY WALL - REFER TO STRUCTURAL DRAWINGS
52	8" PRECAST LINTEL WITH (1) #5 CONT. AT MASONRY OPENING - REFER TO STRUCTURAL DRAWINGS
53	FINISH FLOORING MATERIAL - SELECTED BY OWNER
54	5/8" EXTERIOR GRADE PLYWOOD ROOF SHEATHING - SEE STRUCTURAL DRAWINGS
55	6" HARDIEPLANK LAP SIDING OVER P.T. FURRING AT MASONRY
56	1 x 6 SMOOTH CYPRRESS T&G CEILING STAINED AND SEALED
57	DECORATIVE HARDIETRIM COLUMN WRAP - SEE EXTERIOR ELEVATIONS
58	APPROXIMATE GRADE
59	GANG STUDS AT RIDGE BEAM BEARING
60	STUCCO PARGE COAT
61	APPLY FLASHING TAPE AND FULKEM 350 ROLL ON WATERPROOFING TO ENTIRE WINDOW PERIMETER TO ENSURE A WATERPROOF CONDITION
62	1 x 3 SMOOTH CYPRRESS FASCIA
63	PRECAST WINDOW SILL
64	1 x 3 HARDIETRIM

REVISIONS	BY

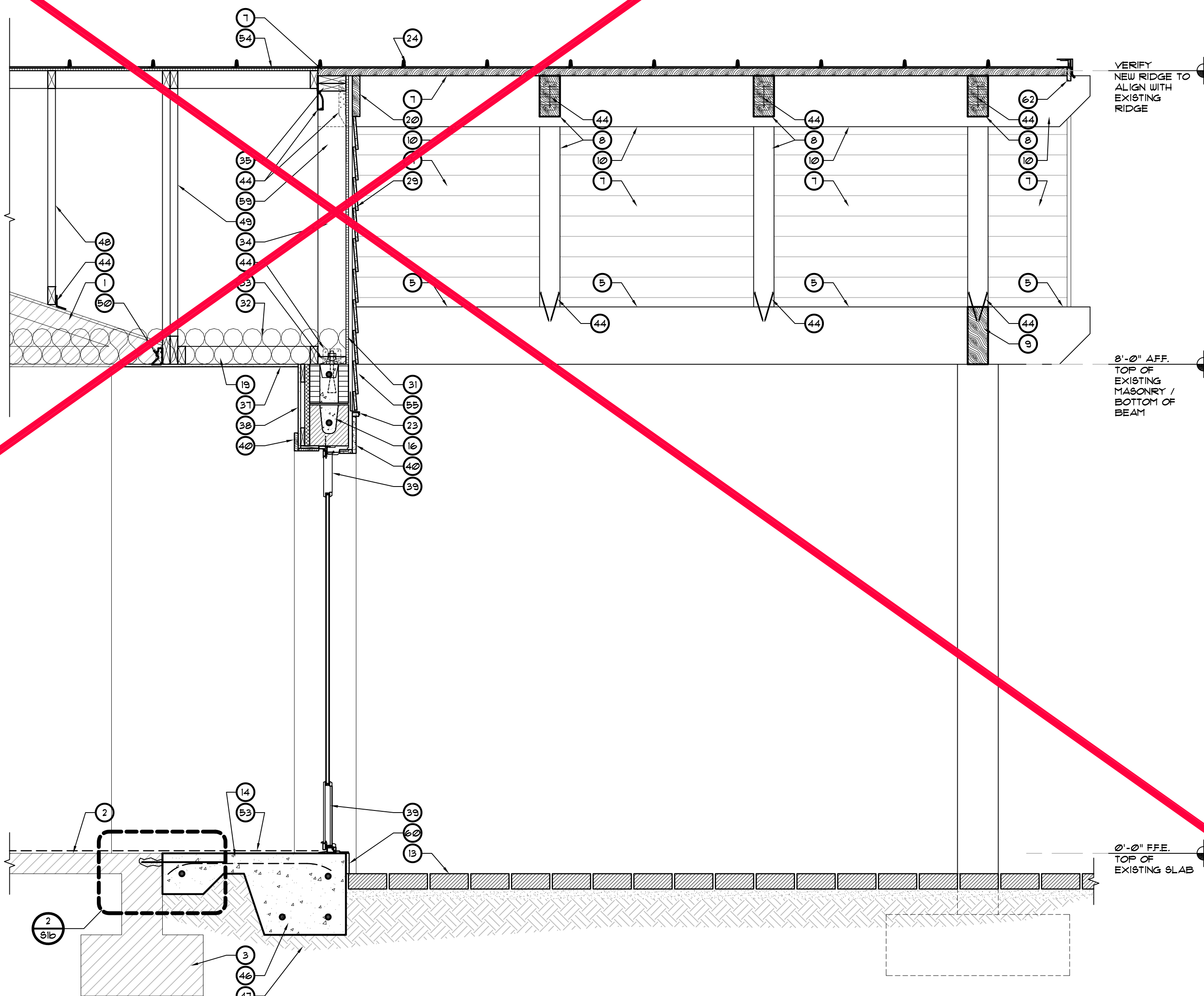
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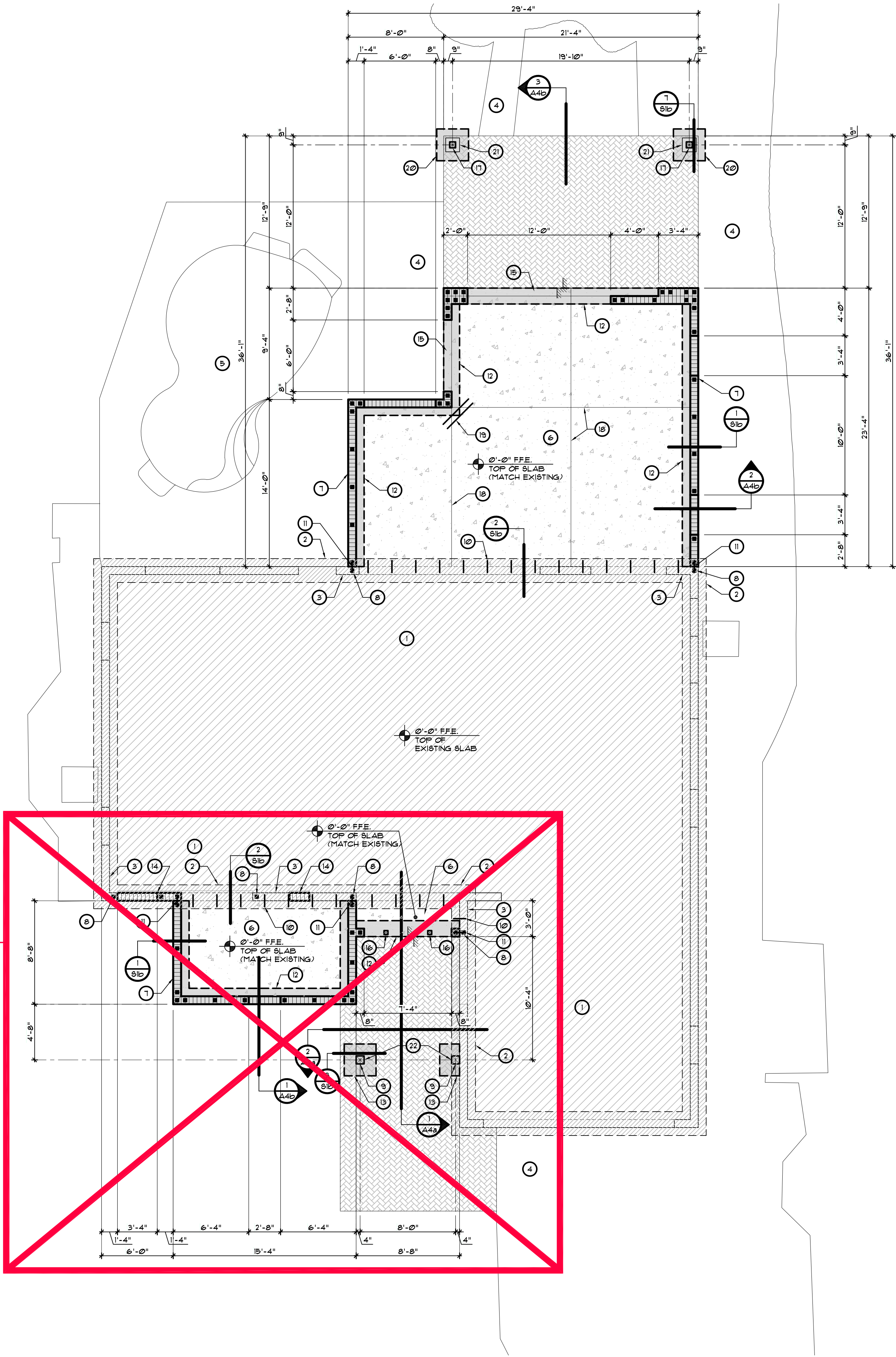
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Renovations & Additions to
WIKLE-HOUSER RESIDENCE
1618 Seabreeze Drive
Tarpon Springs, Florida
Pinellas County

Date:	03. 01. 24
Scale:	AS NOTED
Project Mgr:	DSH
Drawn:	SLH
Job:	22-187
Sheet	A4b





OMIT FRONT
ADDITION
SCOPE AND
REFERENCED
DETAILS

KEYED NOTES

- EXISTING CONCRETE SLAB ON GRADE
- EXISTING FOUNDATION SYSTEM
- EXISTING MASONRY WALL SYSTEM
- EXISTING PAVERS
- EXISTING POOL
- 4" 3000 PSI CONCRETE SLAB WITH 6 x 6 - W4 x W4 WUM OVER 6" MIL VAPOR RETARDANT OVER CLEAN, COMPACTED TERMITE TREATED FILL
- 8" MASONRY WALL WITH #5 VERT. IN GROUT FILLED CELLS AT 48" O.C. MAX. - TYP. UNO.
- EXISTING FULLY GROUTED REINFORCED CELL - CONTRACTOR TO FIELD VERIFY AND INSTALL GROUT / REINFORCING AS REQUIRED - SEE DETAIL 6/81b
- 8 x 8 SMOOTH CYPRESS COLUMN WITH SIMPSON CPT88Z AT BASE
- #3 BAR x 16" LONG DOVEL AT 24" O.C. MAX. - DRILL AND EPOXY 4" INTO EXISTING SLAB - SEE DETAIL 2/81b
- #3 BAR x 12" LONG DOVEL AT 16" O.C. MAX. VERT. - DRILL AND EPOXY 4" INTO EXISTING FILLED CELL MASONRY - SEE DETAIL 5/81b
- 16" WIDE x 1'-4" DEEP CONTINUOUS CONCRETE MONO FOOTING WITH (2) #5 CONTINUOUS BOTTOM - SEE DETAILS 1/81b
- 36" x 36" x 1'-0" DEEP CONCRETE PAD FOOTING WITH (4) #5 EACH WAY BOTTOM - SEE DETAIL 3/81b
- 8" MASONRY INFILL WALL - SEE DETAIL 4/81b
- RECESS SLAB FOR INSTALLATION OF NEW SLIDING GLASS DOOR SYSTEM TRACK PER MANUFACTURERS REQUIREMENTS
- P.T. 4 x 4 WOOD POST AS REQUIRED FOR ENTRY DOOR SYSTEM
- P.T. 6 x 6 WOOD POST WITH SIMPSON ABU66 AT BASE
- SAW-CUT CONTROL JOINTS
- (2) #5 BARS 3'-0" LONG - SPACE 6" APART AND EMBED INTO SLAB DIAGONALLY WHERE SHOWN
- 36" x 36" x 1'-0" DEEP CONCRETE PAD FOOTING WITH (4) #5 EACH WAY BOTTOM - SEE DETAIL 1/81b
- 14" x 14" x 8" DEEP CONCRETE PEDESTAL WITH (4) #5 VERT. AND #3 TIES AT 3" O.C. MAX. - SEE DETAIL 1/81b
- 8" x 8" x 8" DEEP CONCRETE PEDESTAL WITH (4) #5 VERT. AND #3 TIES AT 3" O.C. MAX. - SEE DETAIL 3/81b

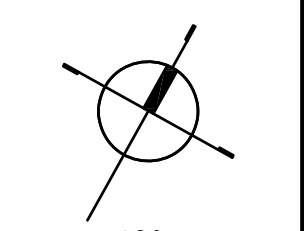
FOUNDATION PLAN NOTES

- SLAB ON GRADE TO BE 4" 3000 PSI CONCRETE SLAB WITH 6 x 6 - W4 x W4 WUM OVER 6" MIL VAPOR RETARDANT OVER CLEAN, COMPACTED TERMITE TREATED FILL - TYP. UNO.
- TOP OF SLAB ELEVATION = 0'-0" FFE (MATCH EXISTING) - TYP. UNO.
- CENTER ALL FOOTINGS BELOW WALL OR COLUMN UNO.
- ALL FOOTING REINFORCING TO BE BOTTOM BARS UNO.
- TOP OF FOOTING ELEVATION TO BE 0'-0" TYP. UNO. - INCREASE FOOTING DEPTH TO MAINTAIN 1'-0" EMBEDMENT BELOW ADJACENT GRADE - CONTRACTOR TO FIELD VERIFY FOOTING ELEVATIONS AND NOTIFY ARCHITECT/ ENGINEER OF ANY DISCREPANCIES
- REBAR REQUIREMENTS FOR MASONRY WALLS ARE TO INCLUDE (3) #5 REBAR IN CONCRETE FILLED CELLS AT EACH CORNER (UNO.) - (1) #5 REBAR IN CONCRETE FILLED CELL ON EITHER SIDE OF MASONRY OPENINGS AND AT 48" O.C. MAX. (UNO.) - REFER TO PLAN FOR ADDITIONAL REINFORCING REQUIREMENTS

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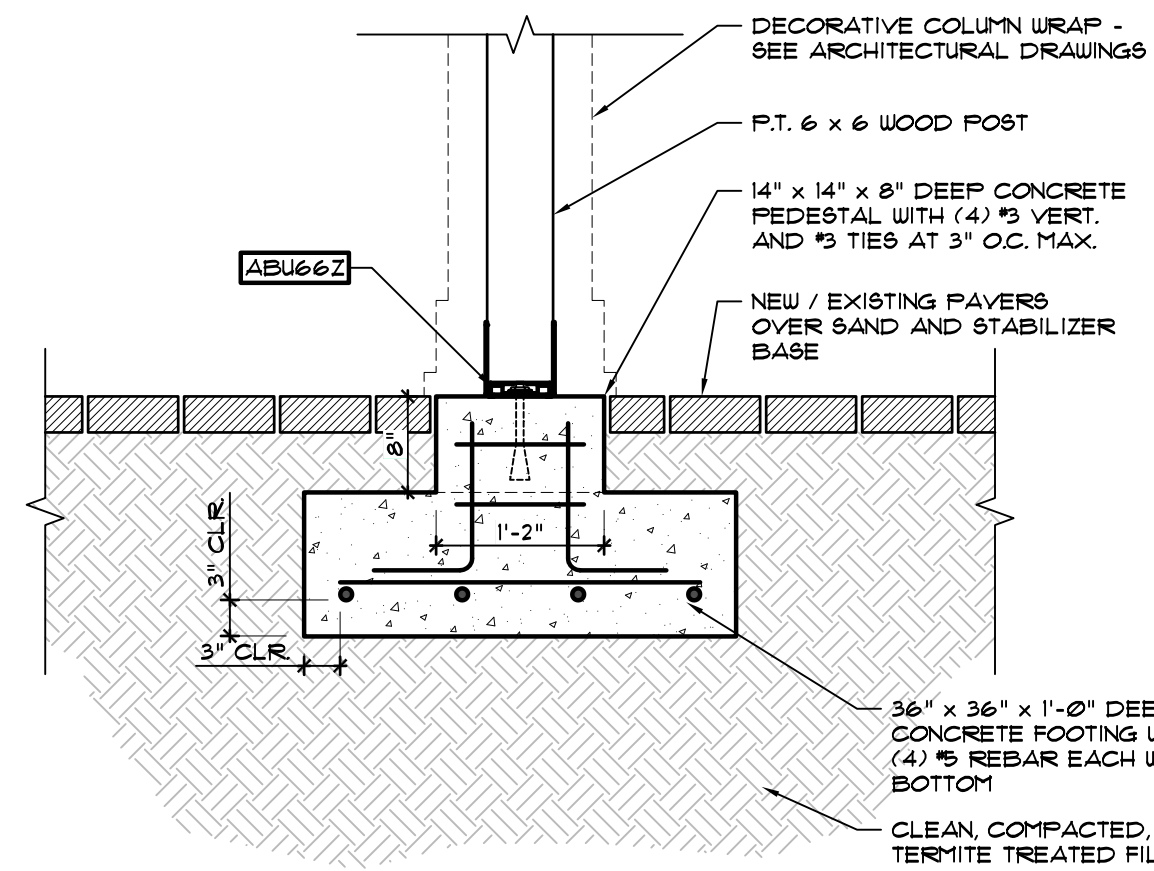


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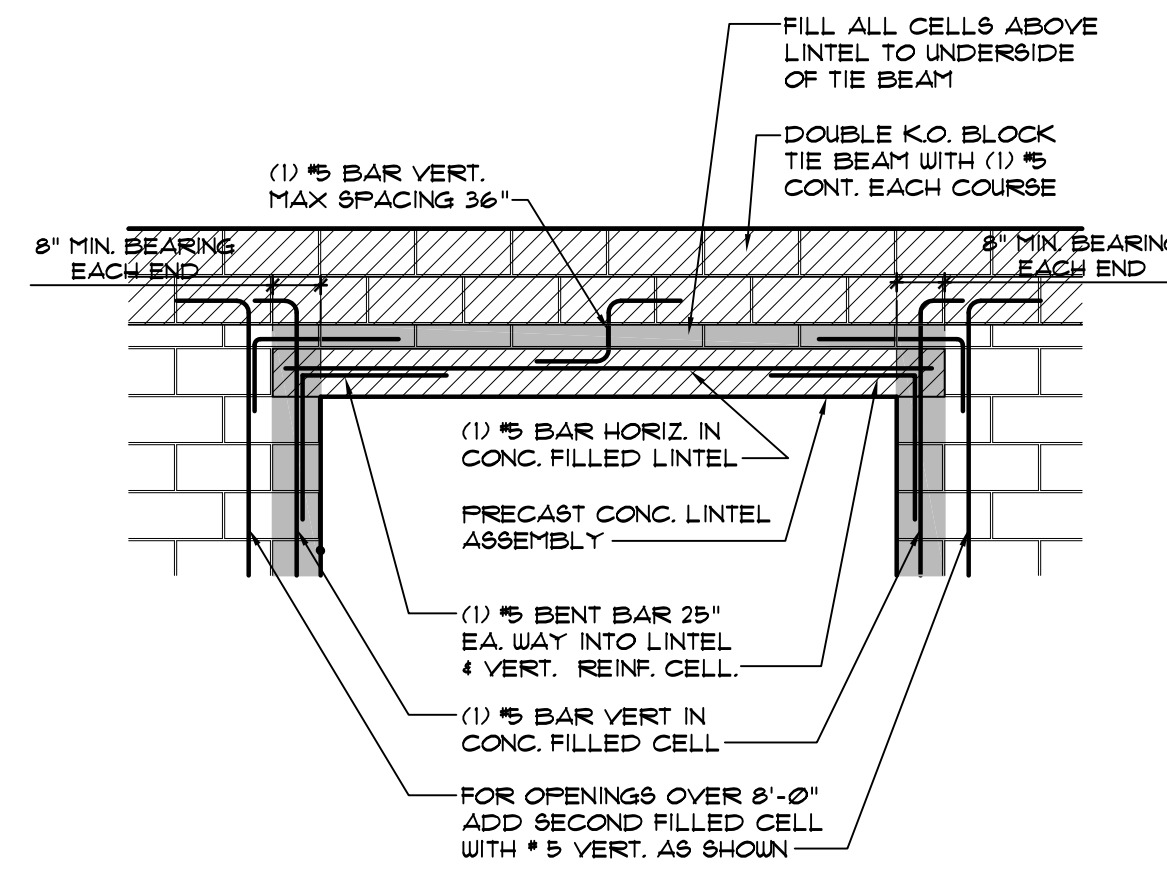
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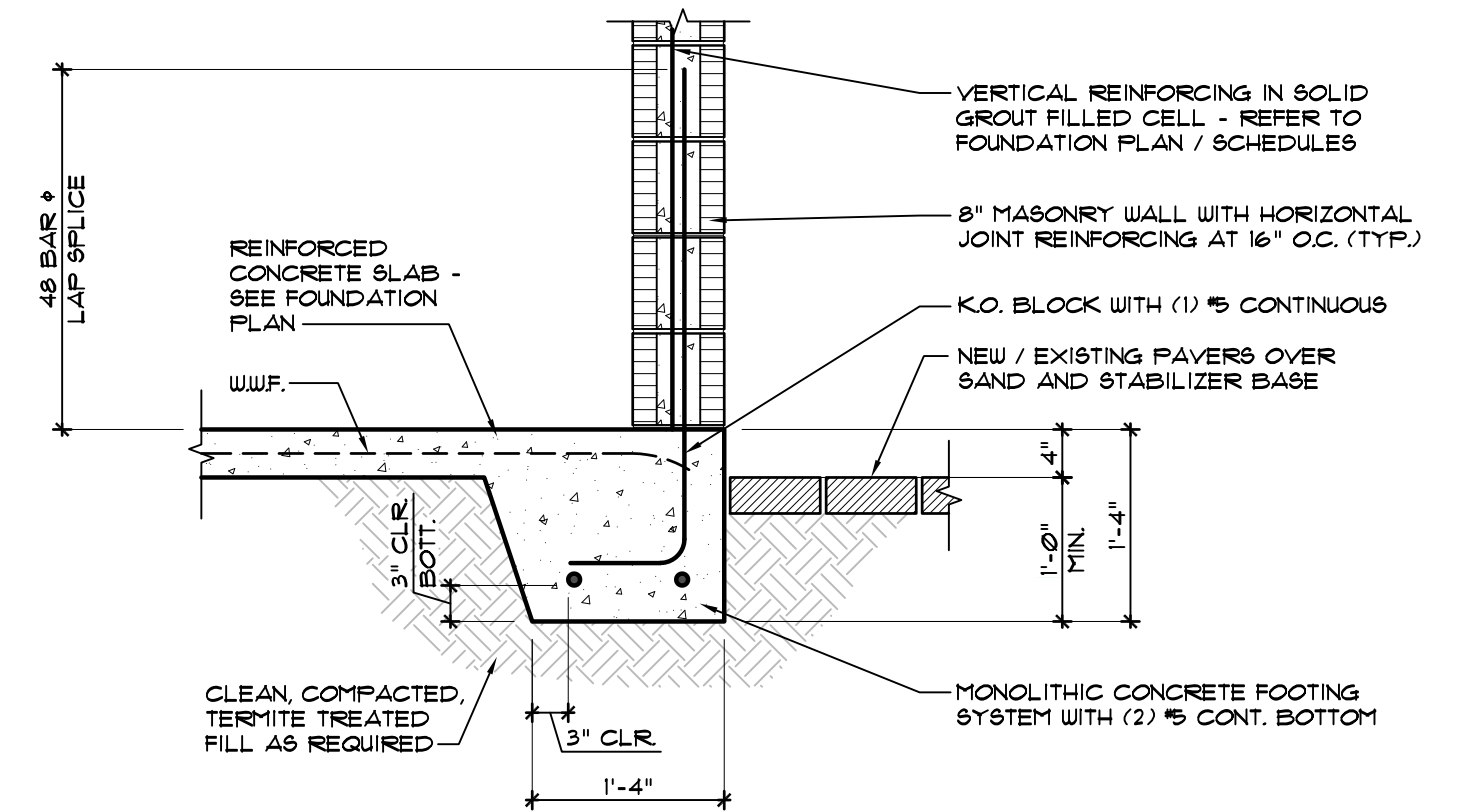
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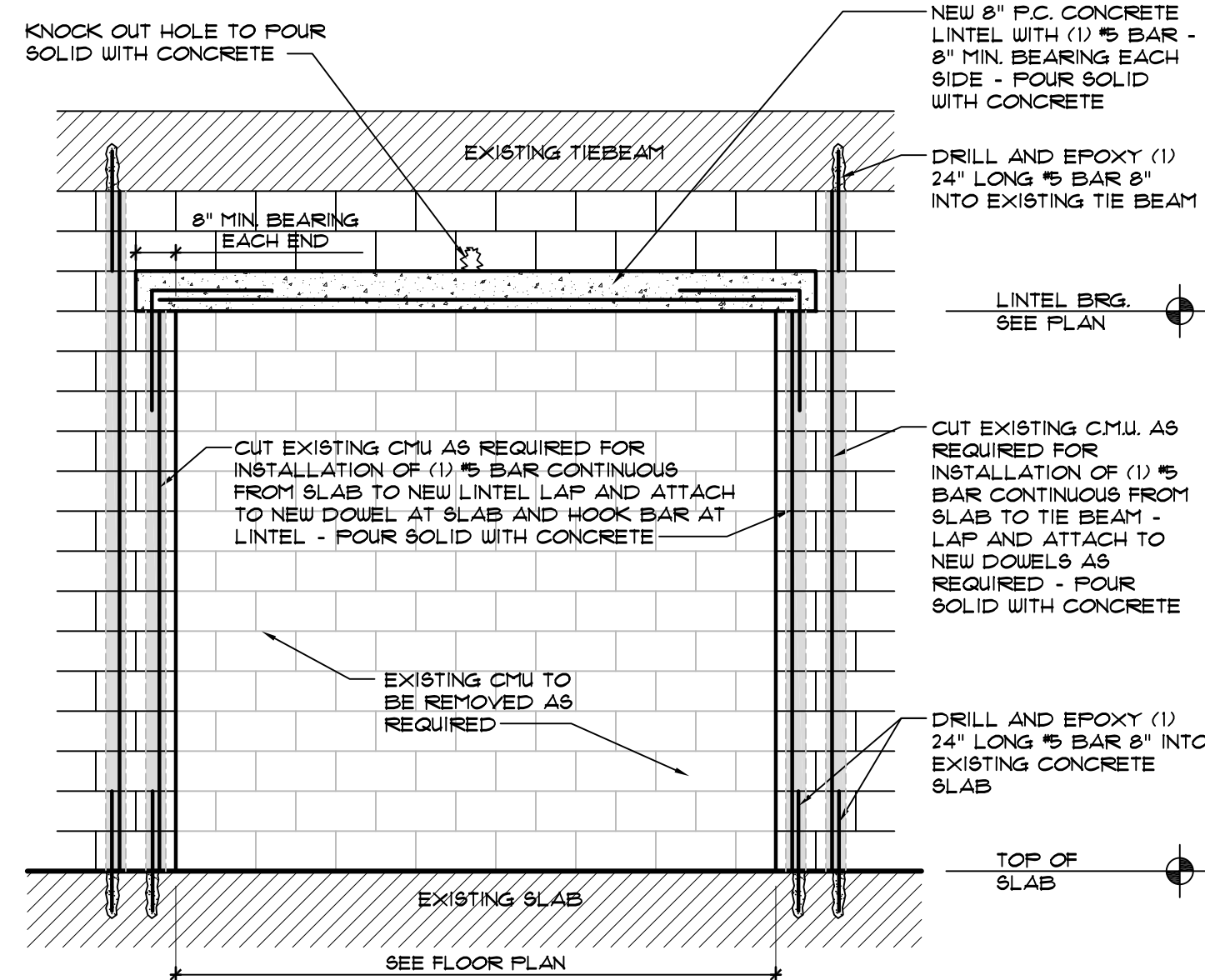
7 **DETAIL**
SCALE: 3/4" = 1'-0"



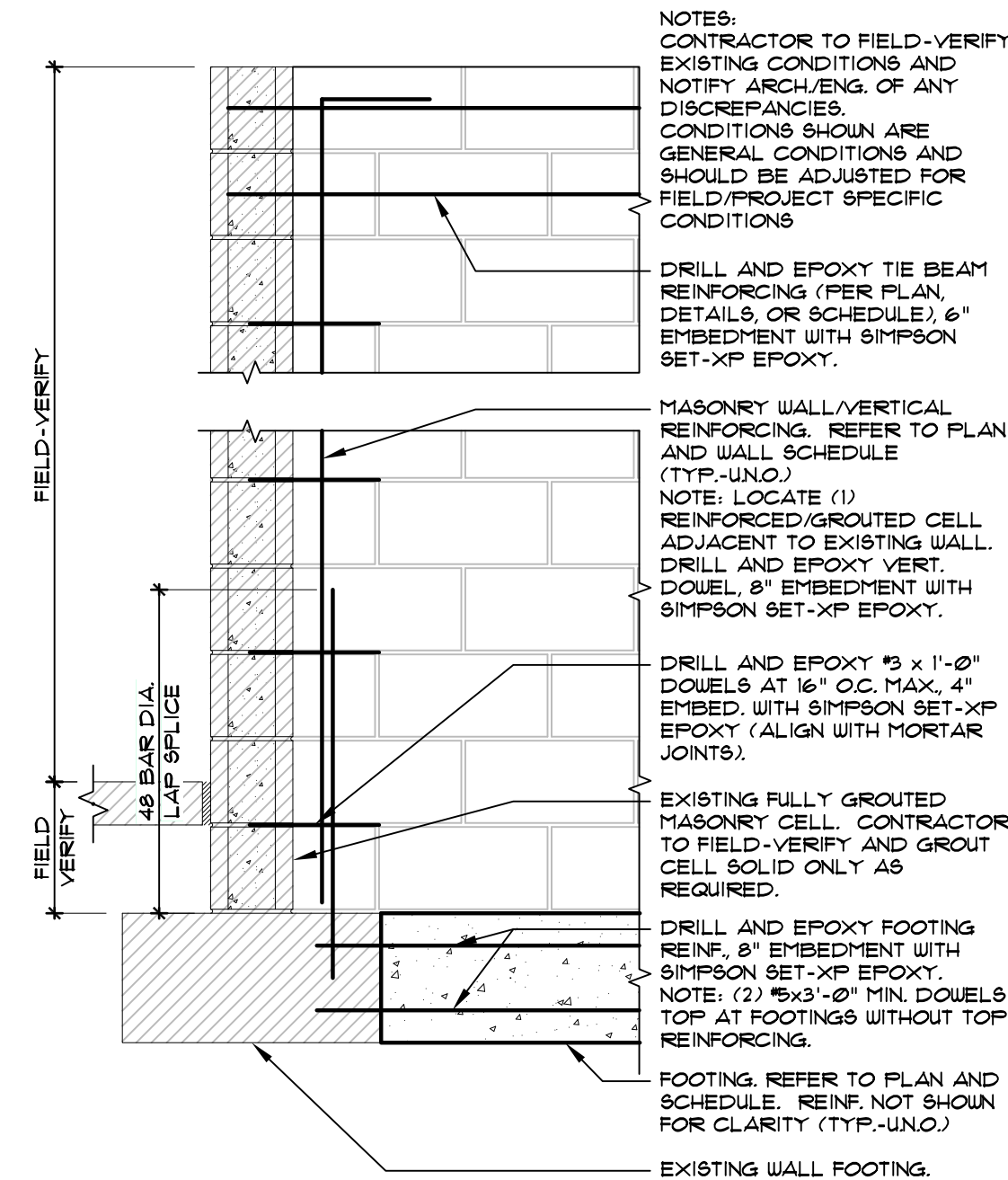
4 **DETAIL**
SCALE: 3/8" = 1'-0"



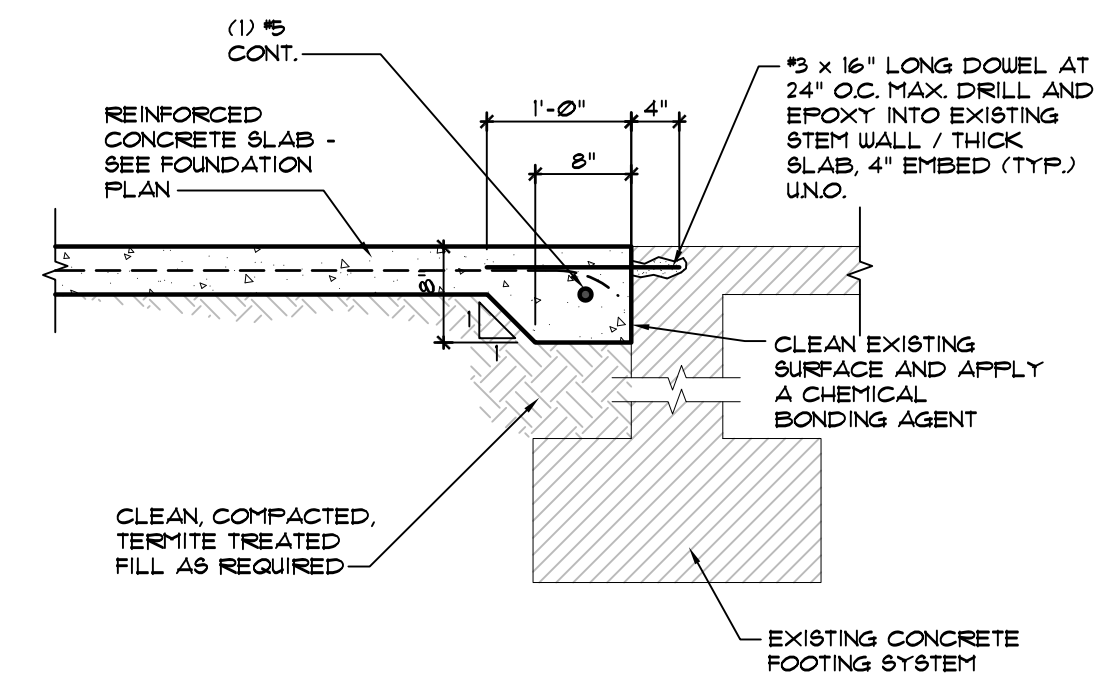
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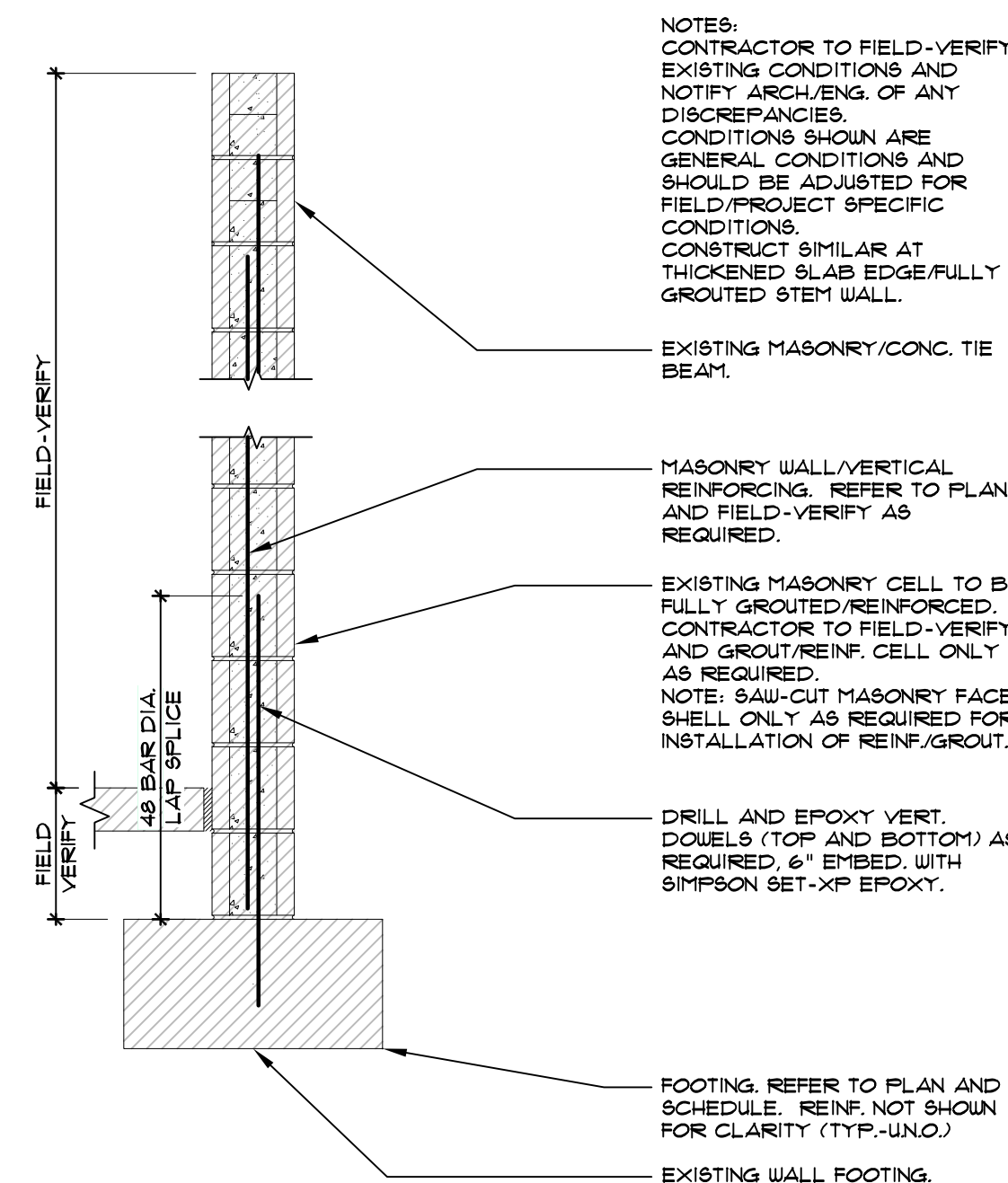
8 **DETAIL**
SCALE: 3/8" = 1'-0"



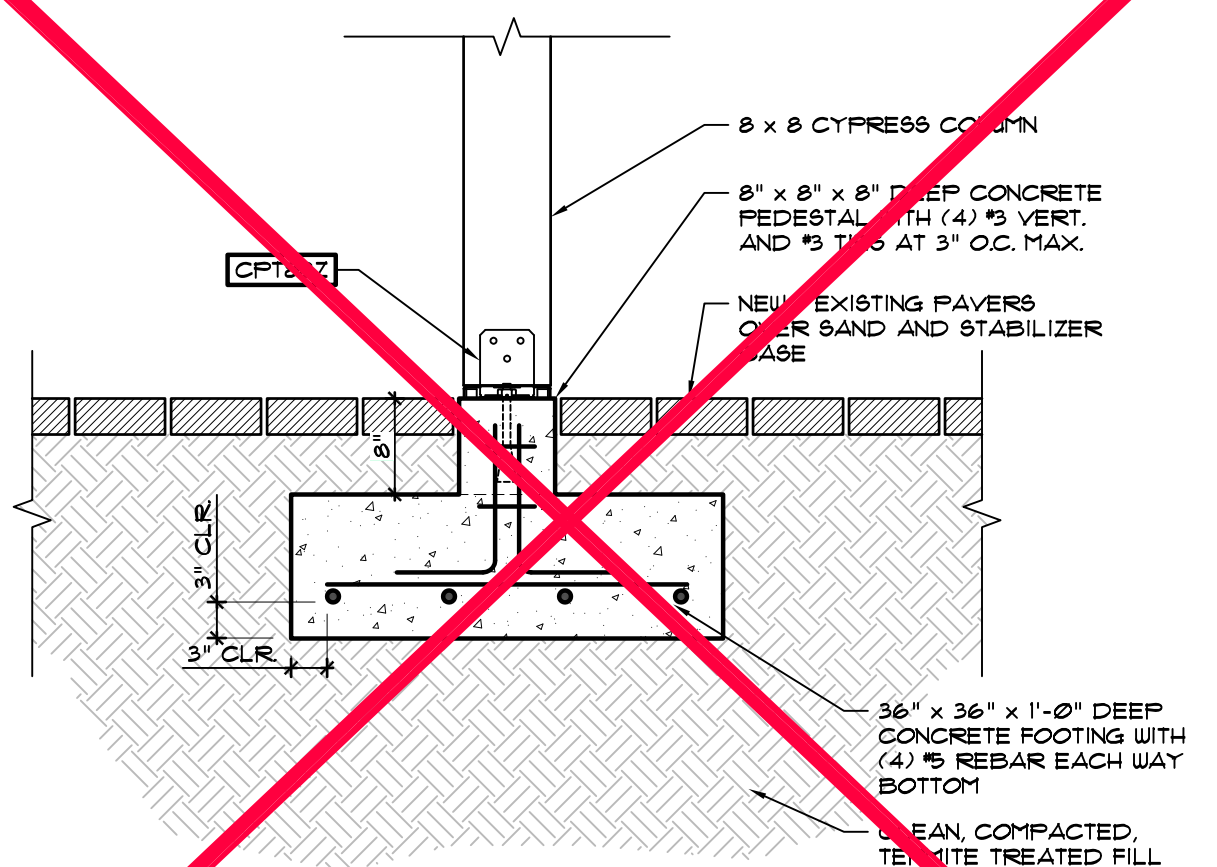
5 **DETAIL**
SCALE: 3/4" = 1'-0"



2 **DETAIL**
SCALE: 3/4" = 1'-0"

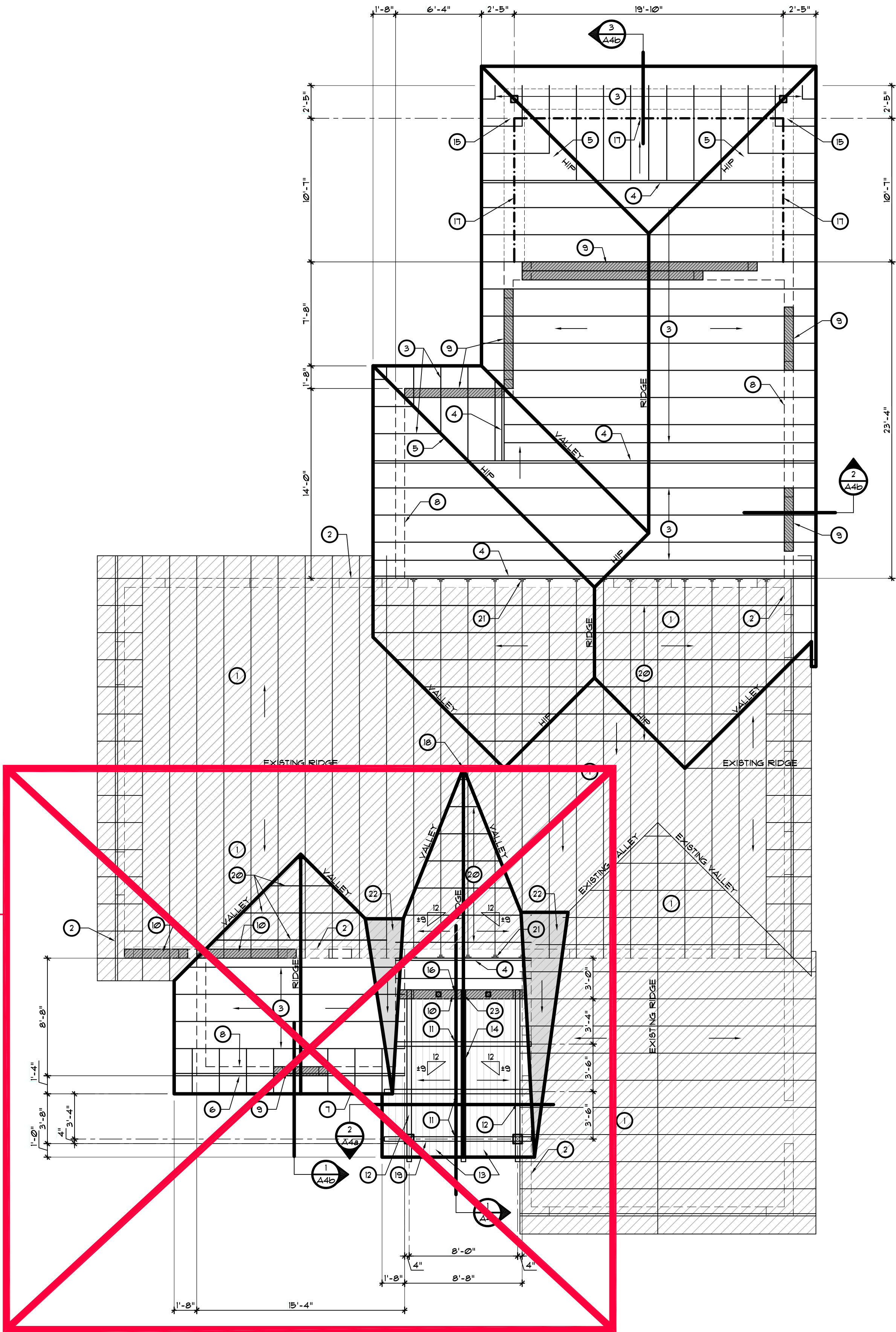


6 **DETAIL**
SCALE: 3/4" = 1'-0"



DETAIL
SCALE: 3/4" = 1'-0"

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ADDITION
SCOPE AND
REFERENCED
DETAILS

1 ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

KEYED NOTES

- EXISTING TRUSSES
- EXISTING BEARING WALL BELOW
- PRE-ENGINEERED ROOF / JACK TRUSSES AT 24" O.C. MAX. (UNO.) WITH SIMPSON HETA20 TO MASONRY CONSTRUCTION AND SIMPSON H10A TO WOOD CONSTRUCTION (TYP.) UNO.
- PRE-ENGINEERED GIRDER TRUSS WITH SIMPSON MGT TO MASONRY CONSTRUCTION AND (2) SIMPSON HTS20 TO FRAME CONSTRUCTION (TYP.) UNO.
- PRE-ENGINEERED HIP / CORNER JACK TRUSSES AT 24" O.C. MAX. (UNO.) WITH SIMPSON HETA20 TO MASONRY CONSTRUCTION AND SIMPSON HTS20 TO WOOD CONSTRUCTION (TYP.) UNO.
- PRE-ENGINEERED DROP END GABLE TRUSS WITH SIMPSON MGT TO MASONRY CONSTRUCTION AND (2) SIMPSON HTS20 TO FRAME CONSTRUCTION (TYP.) UNO.
- 2 x 4 OUTLOOKERS AT 24" O.C. MAX.
- BEARING WALL BELOW
- 8" PRECAST LINTEL IN NEW MASONRY WALL - SEE DETAIL 4/51b
- 8" PRECAST LINTEL IN EXISTING MASONRY WALL - SEE DETAIL 8/51b
- 4 x 8 SMOOTH CYPRRESS RAFTERS WITH SIMPSON H8 TO WOOD BEAM AND SIMPSON CJT3Z TO WOOD RIDGE BEAM (TYP.) UNO.
- 4 x 12 SMOOTH CYPRRESS BEAM WITH SIMPSON CJT3Z TO WOOD BEAM AT EACH END (TYP.) UNO. - SIMPSON (2) H5TAM20 (1-EACH SIDE) TO MASONRY CONSTRUCTION AND (3) SIMPSON SDWC 6" TOE SCREWS TO WOOD BEAM
- 2 x 6 T&G SMOOTH CEDAR ROOF DECK - SEE WALL SECTIONS
- 4 x 12 SMOOTH CYPRRESS RIDGE BEAM WITH (2) SIMPSON MT816 (1-EACH SIDE OF BEAM) TO FRAME KNEE WALL CONSTRUCTION
- COLUMN BELOW - SEE FOUNDATION PLAN
- WOOD STUD KNEE WALL ABOVE LINTEL / MASONRY WALL - SLOPE TOP PLATE TO MATCH ROOF FRAMING - SEE WALL SECTIONS
- (2) 175" x 16" LVL BEAM WITH SIMPSON MBHA TO MASONRY WALL AND SIMPSON ECCLQ TO WOOD POST (TYP.) UNO.
- NEW ROOF RIDGE TO ALIGN WITH EXISTING ROOF RIDGE - ADJUST NEW ROOF PITCH AS REQUIRED
- 4 x 12 SMOOTH CYPRRESS BEAM WITH SIMPSON CJT3Z TO WOOD BEAM AT EACH END (TYP.) UNO.
- PRE-ENGINEERED OVERBUILD TRUSSES AT 24" O.C. MAX. (UNO.) WITH SIMPSON VTOR AT EACH EXISTING ROOF TRUSS (TYP.) UNO.
- EXISTING TRUSS TO NEW GIRDER TRUSS CONNECTION BY TRUSS MANUFACTURER (TYP.) UNO.
- SHADED AREA INDICATES 2 x 4's AT 24" O.C. MAX. CONVENTIONALLY FRAMED ROOF CRICKET
- GANG STUDS AT RIDGE BEAM BEARING WITH (2) SIMPSON HGAM (1-EACH SIDE OF GANG STUDS) TO MASONRY

ROOF FRAMING PLAN NOTES

- ROOF FRAMING TO BE PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. UNO.
- CONTRACTOR / ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING.
- ROOF SHEATHING TO BE 5/8" CDX PLYWOOD WITH 8d COMMON NAILS AT 4" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS UNO. - SEE DETAIL 2/52b
- SEE ARCHITECTURAL SECTIONS FOR WOOD TRUSS CONFIGURATIONS
- ROOF SLOPE = 4:12 UNO. (MATCH EXISTING)
- TRUSS BEARING ELEVATION = 8'-0" AFF. UNO.
- ALL CONNECTIONS TO BE FULLY NAILED - CONTRACTOR TO VERIFY NET WIND UPLIFT REACTION FROM TRUSS MFG. WITH SPECIFIED CONNECTORS AND REPORT ANY DISCREPANCIES TO ARCHITECT / ENGINEER
- TRUSS AND GIRDER HANGERS BY TRUSS MANUFACTURER TYP.

TRUSS MANUFACTURER NOTES

- TRUSS TOP CHORDS TO BE 2 x 6 MINIMUM.
- MINIMUM BOTTOM CHORD BRACING TO BE CONT. 2 x 4's AT 4'-0" O.C. MAX. - MINIMUM TOP CHORD BRACING TO BE CONT. 2 x 4's AT 10'-0" O.C. MAX. (WITH X-BRACING AT 20'-0" O.C. MAX.) REFER TO DETAILS 1/52b AND 3/52b
- ALL TRUSS ENGINEERING, PLACEMENT, DIMENSIONS, SIZE OF MEMBERS AND CONNECTIONS TO BE VERIFIED BY TRUSS MANUFACTURER
- IF TRUSS LAYOUT DIFFERS FROM THAT REPRESENTED IN THIS STRUCTURAL SET OF DRAWINGS, PROVIDE ARCHITECT WITH REVISED LAYOUT FOR SUPERSTRUCTURE REDESIGN.
- SUBMIT TRUSS LAYOUT AND PROFILE DRAWINGS SHOWING REACTIONS, UPLIFT, DEFLECTIONS, ETC., TO ARCHITECT TO REVIEW PRIOR TO FABRICATION
- TRUSS SHOP DRAWINGS TO BE SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA

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WIND DESIGN CRITERIA

VW Structural Engineering, LLC 608 Crystal Clear Lane Lutz, FL 33548		Project Wikle-Houser Residence				Job Ref. 	
		Section Wind Design Criteria				Sheet no./rev. 1	
Calc. by RVW	Date 11/15/23	Chk'd by RVW	Date 11/15/23	App'd by RVW	Date 11/15/23		

WIND LOADING

In accordance with ASCE7-16

Using the components and cladding design method

Tedds calculation version 2.1.11

Building data			
Type of roof	Hipped	Length of building	b = 75.00 ft
Height of building	d = 70.00 ft	Height to eaves	H = 32.00 ft
Pitch of main slope	$\alpha_0 = 20.0$ deg	Pitch of gable slope	$\alpha_{90} = 20.0$ deg
Mean height	h = 38.37 ft		

General wind load requirements

Basic wind speed	V = 145.0 mph	Risk category	II
Exponent coef (Table 26.6-1)	$K_z = 0.85$	Elevation above sea level	$z_{99} = 0$ ft
Ground elevation factor	$K_{g0} = 1.00$	Exposure category (cl 26.7.3)	D
Enclosure class (cl.26.12)	Enclosed buildings	Int pres coef +ve	$GC_{pi,s} = 0.18$
Int pres coef -ve	$GC_{pi,n} = -0.18$		
Gust effect factor	$G_f = 0.85$		

Topography

Topo factor not significant $K_{zt} = 1.0$

Velocity pressure

Velocity pressure coefficient $K_z = 1.21$ Velocity pressure $q_h = 55.4$ psf

Peak velocity pressure for internal pressure

Peak velocity pressure - int $q_i = 55.37$ psf

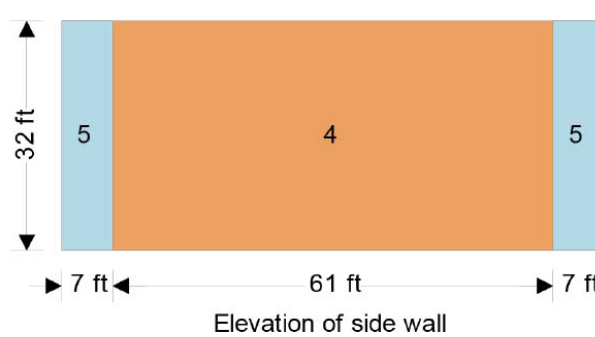
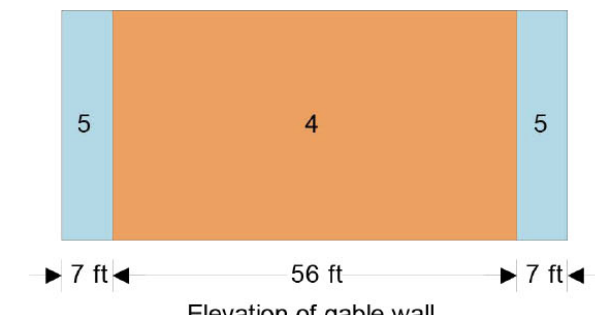
Equations used in tables

Net pressure $p = q_h \times [GC_p - GC_{pi}]$

Components and cladding pressures - Wall (Table 30.3-1)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC _p	-GC _p	Pres (+ve) (psf)	Pres (-ve) (psf)
4-10	4	-	-	10.0	1.00	-1.10	65.3	-70.9
4-20	4	-	-	20.0	0.95	-1.05	62.4	-67.9
4-50	4	-	-	50.0	0.88	-0.98	58.5	-64.0
4-100	4	-	-	100.0	0.82	-0.92	55.6	-61.1
5-10	5	-	-	10.0	1.00	-1.40	65.3	-87.5
5-20	5	-	-	20.0	0.95	-1.29	62.4	-81.6
5-50	5	-	-	50.0	0.88	-1.15	58.5	-73.8
5-100	5	-	-	100.0	0.82	-1.05	55.6	-67.9

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		Section Wind Design Criteria				Sheet no./rev. 2	
Calc. by RVW	Date 11/15/23	Chk'd by RVW	Date 11/15/23	App'd by RVW	Date 11/15/23		

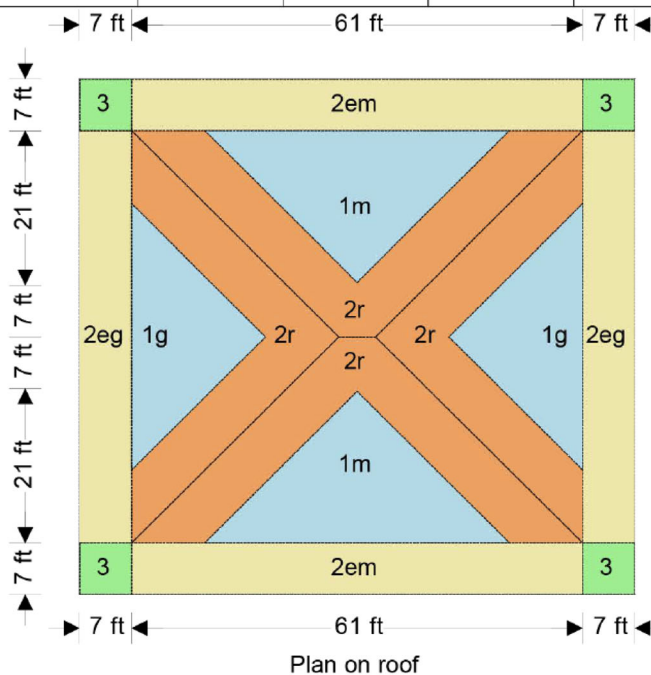


Components and cladding pressures - Roof (Figure Figure 30.3-2E)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC _p	-GC _p	Pres (+ve) (psf)	Pres (-ve) (psf)
<=10 sf	1m	-	-	10.0	0.70	-1.38	48.7	-86.4
20 sf	1m	-	-	20.0	0.58	-1.38	42.1	-86.4
50 sf	1m	-	-	50.0	0.42	-1.16	33.2	-74.4
>100 sf	1m	-	-	100.1	0.30	-1.00	26.6	-65.3
<=10 sf	1g	-	-	10.0	0.70	-1.32	48.7	-83.0
20 sf	1g	-	-	20.0	0.58	-1.32	42.1	-83.0
50 sf	1g	-	-	50.0	0.42	-1.14	33.2	-72.9
>100 sf	1g	-	-	100.1	0.30	-1.00	26.6	-65.3
<=10 sf	2em	-	-	10.0	0.70	-1.93	48.7	-116.7
50 sf	2em	-	-	50.0	0.42	-1.51	33.2	-93.5
100 sf	2em	-	-	100.0	0.30	-1.33	26.6	-83.5
>200 sf	2em	-	-	200.1	0.30	-1.15	26.6	-73.5
<=10 sf	2eg	-	-	10.0	0.70	-1.83	48.7	-111.3
50 sf	2eg	-	-	50.0	0.42	-1.44	33.2	-89.9
100 sf	2eg	-	-	100.0	0.30	-1.28	26.6	-80.7
>200 sf	2eg	-	-	200.1	0.30	-1.11	26.6	-71.5
<=10 sf	2r	-	-	10.0	0.54	-2.40	39.6	-142.8
50 sf	2r	-	-	50.0	0.37	-1.81	30.5	-110.1

VW Structural Engineering, LLC 608 Crystal Clear Lane Lutz, FL 33548		Project Wikle-Houser Residence				Job Ref. 	
		Section Wind Design Criteria				Sheet no./rev. 3	
Calc. by RVW	Date 11/15/23	Chk'd by RVW	Date 11/15/23	App'd by RVW	Date 11/15/23		

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft²)	+GC _p	-GC _p	Pres (+ve) (psf)	Pres (-ve) (psf)
100 sf	2r	-	-	100.0	0.30	-1.55	26.6	-96.0
>200 sf	2r	-	-	200.1	0.30	-1.30	26.6	-81.9
<=10 sf	3	-	-	10.0	0.54	-1.93	39.6	-116.7
50 sf	3	-	-	50.0	0.37	-1.51	30.5	-93.5
100 sf	3	-	-	100.0	0.30	-1.33	26.6	-83.5
>200 sf	3	-	-	200.1	0.30	-1.15	26.6	-73.5
<= 5 SF OH	2ego h	-	-	5.0	-	-2.33	-	-139.0
<= 5 SF OH	2em oh	-	-	5.0	-	-2.43	-	-144.4
<= 5 SF OH	3oh	-	-	5.0	-	-3.03	-	-177.6



SIMPSON STRONG-TIE CONNECTOR FINISHES

Simpson Strong-Tie recommendation are as follows:

Low = Use Simpson standard painted and G90 galvanized connectors, or Simpson Strong-Tie® Strong-Drive® screws (SDS) with the double-barrier coating, as a minimum.

Med = Use ZMAX®/HDG galvanized connectors as a minimum. Use HDG fasteners which meet the specifications of ASTM A153. Simpson Strong-Tie® Strong-Drive® SDS screws with double-barrier coating, or Strong-Drive® SD screws with mechanical galvanization, class 55.

High = Use Type 303, 304, 305 or 316 Stainless Steel connectors and fasteners.

Connector Coating Recommendation - Structural Applications

Environment	Untreated Wood	SBX/DOT & Zinc Borate	MCA/MCQ	ACQ-C, ACQ-D (Carbonate), CA-B, CA-C & μCA-C			ACZA	Other or Uncertain
				No Ammonia	With Ammonia	Higher Chemical Content ¹		
Interior Dry	Low	Low	Low	Low	Med	High	High	High
Exterior - Dry	Low	N/A ²	Med	Med	High	High	High	High
Exterior - Wet	Med	N/A ²	Med ^{3, 4}	Med ^{3, 4}	High	High	High	High
Higher Exposure	High	N/A ²	High	High	High	High	High	High
Uncertain	High	N/A ²	High	High	High	High	High	High

- Wood with actual retention levels greater than 0.40 pcf for ACQ, 0.34 for MCQ, 0.21 pcf for CA-B, 0.15 pcf for CA-C and MCA or 0.14 pcf for μCA-C (Ground Contact).
- Borate treated woods are not appropriate for outdoor use.
- Test results indicate that ZMAX/HDG and the SDS double-barrier coating will perform adequately, subject to regular maintenance and periodic inspection. However, the nationally-recognized test method used, AWWPA E12-94, is an accelerated test, so data over an extended period of time is not available. If uncertain, use stainless steel.
- Some treated wood may have excess surface chemicals making it potentially more corrosive. If you suspect this or are uncertain, use stainless steel.
- Type 316 stainless-steel connectors and fasteners are the minimum recommendation for ocean-salt air and other chloride environments.

SIMPSON STRONG-TIE MATERIAL / COATING

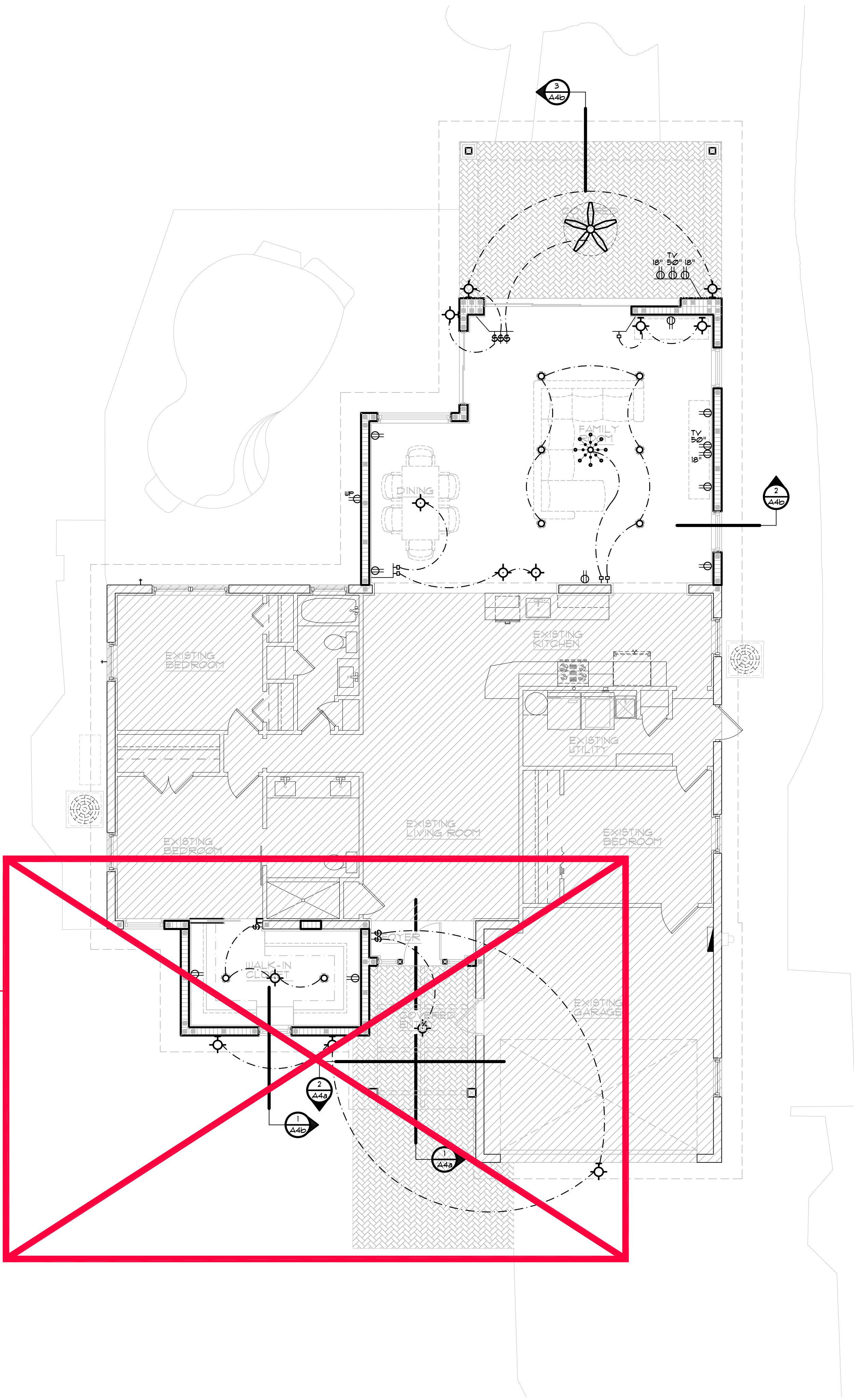
Not all products are available in all finishes. [Contact Simpson Strong-Tie](#) for product availability, ordering information and lead times.

For General Connectors

Material/Coating	Description	Level of Corrosion Resistance
Gray Paint	Water-based paint intended to protect the product while it is warehoused and in transit to the jobsite.	Low
Powder Coating	Baked on paint finish that is more durable than our standard paint and produces a better looking finished product.	Low
Standard G90 Zinc Coating	Zinc galvanized coating containing 0.90 oz. of zinc per square foot of surface area (total both sides).	Low
ZMAX G185	Galvanized (G185) 1.85 oz. of zinc per square foot of surface area (hot-dip galvanized per ASTM A653 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).	Medium
Hot-Dip HDG GALVANIZED®	Products are hot-dip galvanized after fabrication (14 ga. and thicker). The coating weight increases with material thickness. The minimum specified coating weight is 2.0 oz./ft² (per ASTM A123 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).	Medium
Mechanically Galvanized, Class 55 (SD screws)	Simpson Strong-Tie Strong-Drive® SD structural-connector screws are manufactured with a mechanically-applied zinc coating in accordance with ASTM B695, Class 55 with a supplemental overcoat. These fasteners are compatible with painted and zinc-coated (G90 and ZMAX) connectors.	Medium
Double-Barrier Coating (SDS Screws)	Simpson Strong-Tie Strong-Drive SDS screws are manufactured with two different finishes that together provide a level of corrosion protection that equals that provided by the previous HDG coating.	Medium
Stainless Steel	Products manufactured from Type 304, 305, 316 or 316L stainless steel, and provide greater durability against corrosion. Stainless steel nails are required with stainless steel products, and are available from Simpson Strong-Tie.	High

FASTENING SCHEDULE - TABLE 2304.10.1

TABLE 2304.10.1 FASTENING SCHEDULE		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trussweb top plate or other framing section	3-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Each end, toenail
Blocking between rafters or truss web at the valley plate, in rafter or truss	2-6d common (2 1/2" x 0.131"); or 3" x 0.131" nails, or 3" x 14 gauge staples	Each end, toenail
2. Ceiling joists to top plate	3-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Each joint, toenail
3. Ceiling joist not attached to parallel rafter, ledger partitions (no thru-nails)(See Section 2301.2)	3-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Face nail
4. Ceiling joist attached to parallel rafter (See Section 2301.2)	Per Section 2301.2	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2301.2)	3-10 common (3" x 0.148"); or 10d box (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Toenail
7. Roof rafter to ridge valley or hip rafter, or roof truss to 2-inch ridge beam	3-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	End nail
8. Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Toenail
9. Stud to stud and abutting studs at intersecting wall/beam (at braced wall panels)	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	24" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	16" o.c. face nail
11. Continuous header to stud	4-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	16" o.c. each edge, face nail
12. Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	12" o.c. each edge, face nail
13. Top plate to top plate, at end joint	8-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 12-3" x 0.131" nails, or 12-3" x 14 gauge staples, 1/2" crown	Each side of end joint, face nail/minimum 24" lap splice/lengthwise side of end joint
14. Bottom plate to joint, rim joint, band joint or blocking/not at braced wall panels	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	16" o.c. face nail
15. Bottom plate to joint, rim joint, band joint or blocking/not at braced wall panels	2-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Toenail
17. Reserved	3-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Face nail
19. 1" brace to each stud and plate	3-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Face nail
20. 1" x 6" sheathing to each bearing	2-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Face nail
21. 1" x 6" and wider sheathing to each bearing	3-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Face nail
Floor		
22. Joist to sill, top plate, or girder	3-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	6" o.c., toenail
24. 1" x 6" subfloor or less to each joist	2-6d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	Face nail
25. 2" subfloor to joist or girder	2-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Face nail
26. 2" planks (plank & beam – floor & roof)	2-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Each bearing, face nail
27. Built-up girders and beams, 2" timber joists	20d common (4" x 0.192"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	32" o.c., face nail at top and bottom/lap staggered on opposite sides
28. Ledger strip supporting joists or rafters	3-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	24" o.c. face nail at top and bottom/lap staggered on opposite sides
29. Joist to band joist or rim joist	3-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Ends and at each splice, face nail
30. Bridging or blocking to joist, rafter or beam	3-16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	Each joint or rafter, face nail
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particulateboard wall sheathing to framing		
	Edges(inches)	Intermediate supports(inches)
6d common or deformed (2" x 0.113") (subfloor and wall)	6	12
8d common or deformed (2 1/2" x 0.131") (roof) or RRS-01 (2 1/2" x 0.113") (nailed)	6	12
2 1/2" x 0.113" nail (subfloor and wall)	6	12
1 1/2" 16 gauge staple, 1/2" crown (subfloor and wall)	4	8
2 1/2" x 0.113" nail (roof)	4	8
1 1/2" 16 gauge staple, 1/2" crown (roof)	3	6
8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	6	12
8d common or deformed (2 1/2" x 0.131") (roof) or RRS-01 (2 1/2" x 0.113") (nailed)	6	12
2 1/2" x 0.113" nail, or 2" 16 gauge staple, 1/2" crown	4	8
3" x 0.131" nail, or 2" 16 gauge staple, 1/2" crown	6	12
Other exterior wall sheathing		
34. 1/2" fiberboard sheathing	1 1/2" galvanized roofing nail (1/2" diameter head); or 1 1/2" 16 gauge staple with 1/2" or 1" crown	3 6
35. 3/8" fiberboard sheathing	1 1/2" galvanized roofing nail (1/2" diameter head); or 1 1/2" 16 gauge staple with 1/2" or 1" crown	3 6
Wood structural panels, combination subfloor underlayment to framing		
36. 1/2" and less	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	6 12
37. 1/2" – 1"	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails, or 3" x 14 gauge staples, 1/2" crown	6 12
38. 1 1/2" – 1 3/4"	10d common (3" x 0.148"); or 10d box (3" x 0.131"); or 4-3" x 0.131" nails, or 4-3" x 14 gauge staples, 1/2" crown	6 12
Panel siding to framing		
39. 1/2" or less	6d common-resistant siding (1/2" x 105°); or 6d common-resistant nailing (2" x 0.099)	6 12
40. 1/2"	6d common-resistant siding (2 1/2" x 128°); or 6d common-resistant nailing (2 1/2" x 0.113)	6 12
Interior paneling		
41. 1/4"	4d casing (1 1/2" x 0.065); or 4d finish (1 1/2" x 0.072)	6 12
42. 1/2"	6d casing (2" x 0.097); or 6d finish (Panel supports at 24 inches)	6 12



OMIT FRONT
ADDITION
SCOPE AND
REFERENCED
DETAILS

1 POWER AND LIGHTING PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND

- HANGING CHANDELIER LIGHT FIXTURE
- CEILING MOUNTED FAN
- 1' x 4' FLUORESCENT SURFACE MOUNTED
- 1' x 2' FLUORESCENT SURFACE MOUNTED
- FLUORESCENT WALL MOUNTED LIGHT 2'-0" LAMP - MOUNTED ABOVE DOOR
- RECESSED CAN - DOWN LIGHT FIXTURE
- RECESSED EYEBALL - DOWN LIGHT FIXTURE
- RECESSED CAN - MINI DOWN LIGHT FIXTURE
- COVE LIGHTING
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- HANGING LIGHT FIXTURE
- 4' DUAL TUBE FLUORESCENT LIGHT - SURFACE MOUNTED
- 2' DUAL TUBE FLUORESCENT LIGHT - SURFACE MOUNTED
- EXTERIOR FLOOD LIGHT FIXTURE
- SMOKE / CARBON MONOXIDE DETECTOR
- SWITCH AT 48" AFF.
- THREE-WAY SWITCH AT 48" AFF.
- FOUR-WAY SWITCH AT 48" AFF.
- GARAGE DOOR PUSH BUTTON
- DIMMER SWITCH AT 48" AFF.
- WALL MOUNTED DUPLEX OUTLET - MOUNT 18" AFF. TO CENTERLINE UNO.
- FLOOR MOUNTED DUPLEX - VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION
- CEILING MOUNTED DUPLEX - VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION
- WALL MOUNTED DUPLEX OUTLET - MOUNT 44" AFF. HORIZONTALLY TO CENTERLINE OR IN BACKSPLASH ABOVE COUNTER HORIZONTALLY
- GFI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET - MOUNT 18" AFF. TO CENTERLINE
- GFI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET - MOUNT 44" AFF. TO CENTERLINE OR 6" ABOVE COUNTER
- UP WEATHER-PROOF WALL MOUNTED DUPLEX OUTLET - MOUNT 18" AFF. TO CENTERLINE
- WALL MOUNTED SWITCHED DUPLEX OUTLET - MOUNT 18" AFF. TO CENTERLINE UNO.
- QUADRAPLEX RECEPTACLE MOUNT 18" AFF. TO CENTERLINE
- QUADRAPLEX RECEPTACLE MOUNT 44" AFF. TO CENTERLINE OR 6" ABOVE COUNTER
- WALL MOUNTED 220V OUTLET - MOUNTING LOCATION WITH APPLIANCE MANUFACTURERS RECOMMENDATIONS
- WALL MOUNTED SPECIAL PURPOSE OUTLET - MOUNT 18" AFF. UNO.
- WALL MOUNTED TELEPHONE OUTLET - MOUNT 18" AFF. TO CENTERLINE UNO. - 3/4" TO ACCESSIBLE CEILING
- WALL MOUNTED TELEPHONE OUTLET - MOUNT AT 44" AFF. TO CENTERLINE OR 6" ABOVE COUNTER - 3/4" TO ACCESSIBLE CEILING, PROVIDE END BUSHING
- WALL MOUNTED TELEPHONE OUTLET - MOUNT 54" AFF. TO CENTERLINE - 3/4" TO ABOVE ACCESSIBLE CEILING, PROVIDE END BUSHING
- FLOOR MOUNTED TELEPHONE JACK - VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION
- WALL MOUNTED TELEVISION JACK - MOUNT 18" AFF. TO CENTERLINE, OR 6" ABOVE COUNTER MOUNTED HORIZONTALLY
- DISCONNECT SWITCH
- CEILING MOUNTED SPEAKER SELECTED BY OWNER
- ELECTRICAL PANEL
- CEILING MOUNTED EXHAUST FAN

GENERAL NOTES

- ALL LIGHT FIXTURES ARE TO BE SELECTED BY OWNER AND COORDINATED THRU GENERAL CONTRACTOR AND LIGHTING SPECIALIST
- FINAL OUTLET / SWITCH LOCATIONS TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION

REVISIONS	BY

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Renovations & Additions to
WIKLE-HOUSER RESIDENCE
1618 Seabreeze Drive
Tarpon Springs, Florida
Pinellas County

Date: 03. 01. 24
Scale: AS NOTED
Project Mgr: DSH
Drawn: SEH
Job: 22-187
Sheet

E1