



City of Tarpon Springs, Florida

Heritage Preservation Board
324 East Pine Street
Tarpon Spring, Florida 34688-5004
(727) 938-3711
<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA AGENDA MONDAY, APRIL 1, 2024 6:30 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

MINUTES

1. March 4, 2024, Minutes for Approval

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

APPLICATION(S)

1. APPLICATION 24.09: 127 N Grosse Avenue; Construct a single family detached structure;
(Continued from March 4, 2024, @6:30 P.M., Regular Meeting of the Heritage Preservation Board)
2. APPLICATION 24.17: 440 Cypress Street; Exterior renovations and addition.

BOARD AND STAFF COMMENTS

ADJOURNMENT

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Code Enforcement Division at (727) 937-0017 or TarponCode@tspd.us

MINUTES*
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
MARCH 4, 2024

THE HERITAGE PRESERVATION BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN REGULAR SESSION AGENDA IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON MONDAY, MARCH 4, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

CHAIRPERSON JEAN DINOFF
MEMBER WILLIAM SPRECHER
MEMBER RITA KAPLAN

ABSENT/EXCUSED: KATHLEEN HALLETT, PHILIP MROZINSKI, MICHELLE RYAN

ALSO PRESENT: CAROLINE LANFORD, AICP, CTP, PRINCIPAL PLANNER
PATRICIA MCNEESE, AICP, PLANNING SUPERVISOR
REGINA KARDASH, BOARD ATTORNEY
KIMBERLY CREIGHTON, BOARD SECRETARY

CALL TO ORDER

Chairperson Dinoff called the meeting to order at 6:32 P.M.

ROLL CALL

Board Secretary Creighton called the roll.

PUBLIC COMMENTS

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

MINUTES

1. February 5, 2024, Minutes for Approval

MOTION: Heritage Preservation Board Member Sprecher

SECOND: Heritage Preservation Board Member Kaplan

To approve the minutes from the February 5, 2024, meeting.

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

Yes: Chairperson Dinoff
Member Sprecher
Member Kaplan

No: None

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. **APPLICATION 23-153: 158 Read Street: Demolition.** (Continued to April 1, 2024, @6:30 P.M., Regular Meeting of the Heritage Preservation Board)

MOTION: Member Sprecher
SECOND: Member Kaplan

To continue Application 23-153 to the Regular Meeting of the Heritage Preservation Board scheduled for April 1, 2024, at 6:30 P.M.

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

Yes: Chairperson Dinoff
Member Sprecher
Member Kaplan

No: None

2. **APPLICATION 23-159: 154 Read Street: Replace windows and doors, new roofing, and other renovations.**(Continued from February 5, 2024, @6:30 P.M., Regular Meeting of the Heritage Preservation Board)

MOTION: Member Sprecher
SECOND: Member Kaplan

To approve Application 23-159 as presented.

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

Yes: Chairperson Dinoff
Member Sprecher
Member Kaplan

No: None

3. **APPLICATION 24.09: 127 N Grosse Avenue;** Construct a single family detached structure; (Continued to April 1, 2024, @6:30 P.M., Regular Meeting of the Heritage Preservation Board)

MOTION: Member Sprecher
SECOND: Member Kaplan

To continue Application 24.09 to the Regular Meeting of the Heritage Preservation Board scheduled for April 1, 2024, at 6:30 P.M.

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

Yes: Chairperson Dinoff
Member Sprecher
Member Kaplan

No: None

ADAPTATION AND RESILIENCY PLAN FOR THE HISTORIC DISTRICT AND GREEKTOWN

1. Heritage Preservation Board Recommendation for Board of Commissioners

Staff:

Patricia McNeese, AICP, Planning Supervisor, presented the Adaptation and Resiliency Plan for the Historic District and Greentown.

Public:

Tina Bucuvalas, 131 Athens Street, indicated that she read almost the entire report and that she thought it was a great report.

MOTION: Member Sprecher
SECOND: Member Kaplan

To recommend that the plan be brought to the Board of Commissioners for approval.

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

Yes: Chairperson Dinoff
Member Sprecher
Member Kaplan

No: None

UNION ACADEMY CULTURAL RESOURCES SURVEY FINDINGS

1. Presentation by Caroline Lanford

Staff:

Ms. Lanford presented the Union Academy Cultural Resources Survey Findings.

Public:

Tina Bucuvalas, of 131 Athens Street, noted that she was happy with the direction that the city was headed.

BOARD AND STAFF COMMENTS

There were no Board or Staff Comments.

ADJOURNMENT

Ms. Dinoff adjourned the meeting at 7:17.

Jean Dinoff, Chairperson

*SECRETARY'S NOTE: The preceding are action minutes and are not the official meeting record.

DRAFT



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
April 1, 2024

STAFF REPORT, March 20, 2024

Application No. / Project Title: 24.09 / Habitat for Humanity

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Ralph Grau / Habitat for Humanity of Pinellas & West Pasco
Counties

Property Size: 8,764 square feet

Current Zoning: R-70A Single Family Residential District

Future Land Use: Residential Urban

Location / Parcel ID: 127 N Grosse Avenue /
12-27-15-15210-000-0020

Architectural Type/District Status: Vacant Lot / N/A

BACKGROUND SUMMARY:

The subject property is a vacant lot located at 127 N Grosse Avenue. A non-contributing historic structure was demolished at the site in November 2019. The subject property is located in the National Register Historic District. Florida Master Site File (FMSF) 8PI11764 indicates the demolished structure was a frame vernacular structure set to the rear of the lot, constructed circa 1920, with substantial unsympathetic alterations that diminished its architectural integrity. 137 N Grosse Avenue, to the north of the subject property, is a circa 1925 craftsman style single story residence, considered a contributing-altered property in the local historic district (FMSF 11765). South of the subject property, the contributing structure at 121 N Grosse Avenue (FMSF 8PI1441) is a frame vernacular, two-story, side-gabled residence. Across the street from the subject property to the east, 130 N Grosse Avenue is a circa 1910, two and one-half story, masonry vernacular contributing structure with Queen Anne style elements.

The applicant is seeking a Certificate of Approval to construct a single-story, single-family residence that features a double-pitched front gable roof, a half-width front porch with tapered columns and railing, and a rear entry garage.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends any approval for project include the following conditions:

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



HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the DRGM, especially 5, 6, 7, 8, 9, 10, 15, 21, 30, 33, 34, 35, 36, 37, 38, and 39. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

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

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

ANALYSIS: The height and width of the proposed new structure is consistent with adjacent contributing structures. There is a variety of lot sizes in the immediate vicinity of the subject property as well as a mix of single- and multiple- story dwellings of diverse styles and age. The proposed structure would be similar in size and scale to the circa 1925 contributing-altered structure to the immediate north of the property.

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

ANALYSIS: The width and height of entry doors and windows on the proposed new structure are comparable to historic structures in the vicinity. Plans provided indicate two 29-1/2" x 64" single hung windows on the façade, and adequate fenestration on the north and south elevations.

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

ANALYSIS: The proposed new structure will alter the historic streetscape and change the relationship between open space and the street through the construction of a single-story single-family residential structure on a currently vacant property. The proposed setbacks for the property conform to district standards and are similar to other properties in the immediate vicinity. The proposed front-gabled roofline is similar to structures in the immediate vicinity and throughout the district. The proposed



garage placement at the rear of the property is consistent with contributing structures in the vicinity and throughout the district.

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

ANALYSIS: The proposed shingle roof is similar in type, shape and texture of contributing structures within the historic district and in the immediate vicinity. To the south of the subject property, 121 Grosse Avenue is a contributing, frame vernacular structure with a shingle roof. The contributing-altered structure to the north of the subject property, 137 N Grosse Avenue, has a metal shingle roof. Across the street from the subject property to the east, 130 N Grosse Avenue has a standing seam metal roof, and the remainder of the structures on the block have shingle roofs.

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

ANALYSIS: The size and mass of the proposed structure is compatible with contributing structures in the district and neighboring structures in the vicinity. The subject property is in an eclectic portion of the historic district where lot sizes and shapes, as well as architectural styles and age, vary. The rectangular plan, front-gabled roof, and simple design of the proposed project are generally complementary to the character of the district and contributing structures in the immediate vicinity.

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

ANALYSIS: Not applicable.

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

ANALYSIS: Not applicable.

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



ANALYSIS: Not applicable.

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

ANALYSIS: The following standards are applicable to this project:

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

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

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

ANALYSIS: The proposed project generally complies the goals, objectives and policies of the Comprehensive Plan and conforms to the requirements of the Code.

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

ANALYSIS: No known archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

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

ATTACHMENTS:

- 1. Slide Presentation
- 2. FMSF 8PI11764
- 3. Application and supporting materials



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11764

Recorder # 96

Recorder Date 1/28/09

Original ☒Update ☐

Site Name 127 N Grosse Avenue Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 127 N Grosse Avenue

Vicinity of W side of Grosse Ave in between Orange St. and Cypress St.

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327886 Northing 3114829 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1920 Circa ☒Alterations ☒ Date c.1950 Type/Location asbestos siding, windows replacedAdditions ☒ Date Type/Location appears to have a 2 story flat roof added to the frontMoved ☐ Original Location

Use Original Outbuilding Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 2

Structural System Wood frame Exterior Fabric Asbestos-shingles or siding

Foundation Continuous; Slab Foundation Materials Concrete block; Poured Foundation Infill N/A

No. of Porches 1 Locations/Features second floor south side, shed roof, balconette at the top of the wood stairs, open

Main Entrance (stylistic details): first floor off center with no overhang

Outbldgs. ☒ Number 1 Nature/Location (Describe below)

non historical metal shed to south of building

Roof Type Gable; Flat Roofing Materials 5V-Sheet metal; Built-up roof

Secondary Structures ☐ Comments Not applicable LocationChimneys ☒ Number 1 Orientation Center Location Ridge/Interior Material BrickWood Windows ☐ Type Light #Metal Windows ☒ Type Awning; Jalousie Light # 3

Exterior Ornament rafter tails

Condition Fair Surroundings Residential

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

This structure is set to the rear of the lot. It was likely intended as a secondary building, but no main house was ever built at the front of the lot.

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

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

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

Areas of Significance

Community planning & development

Summary of Significance

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

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

DOCUMENTATION

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

Bibliographic References

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #188, Facing W

RECORDER INFORMATION

Recorder Name Janus Research

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

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



SKETCH MAP





Location of 8PI11764

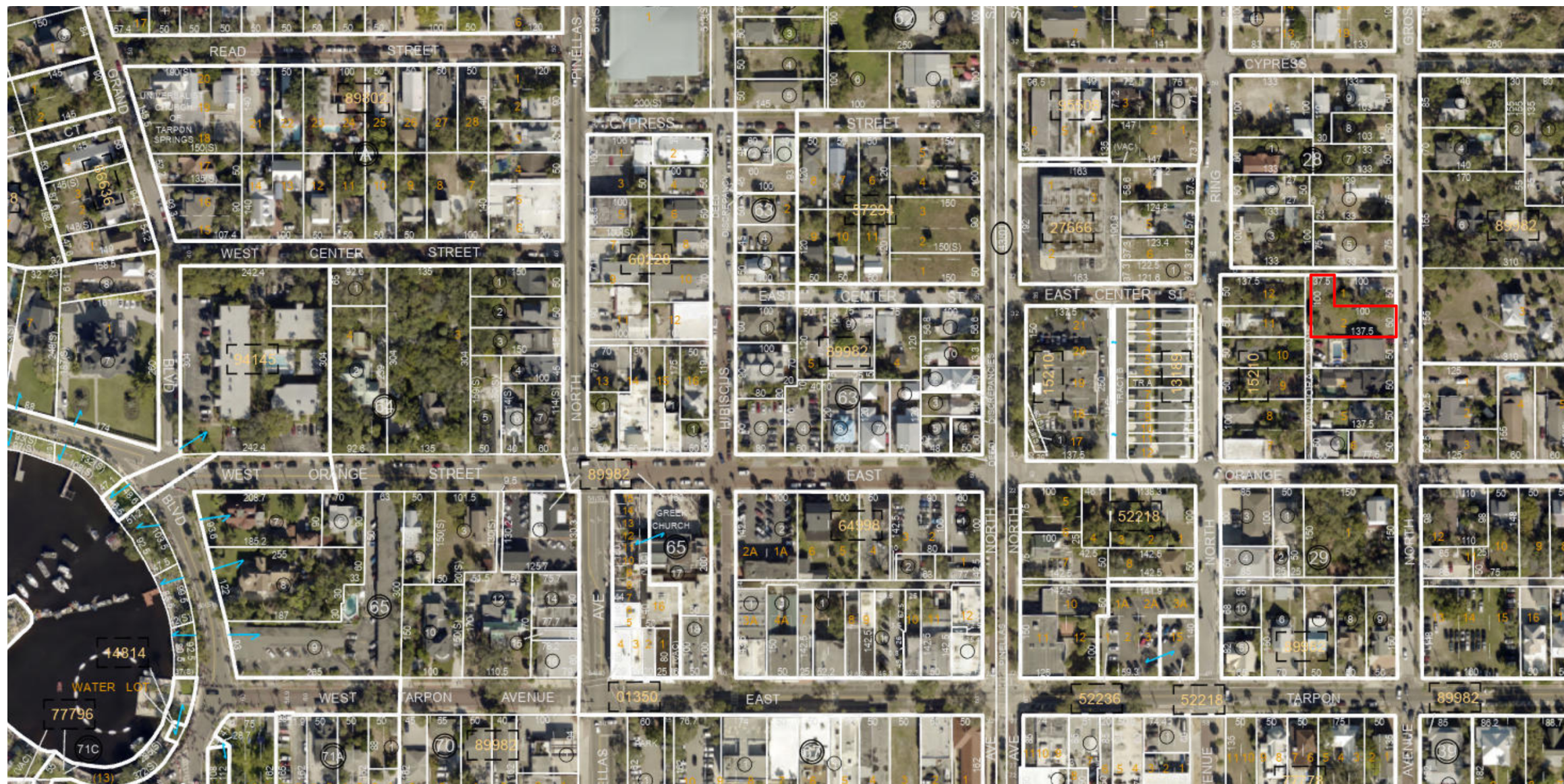
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

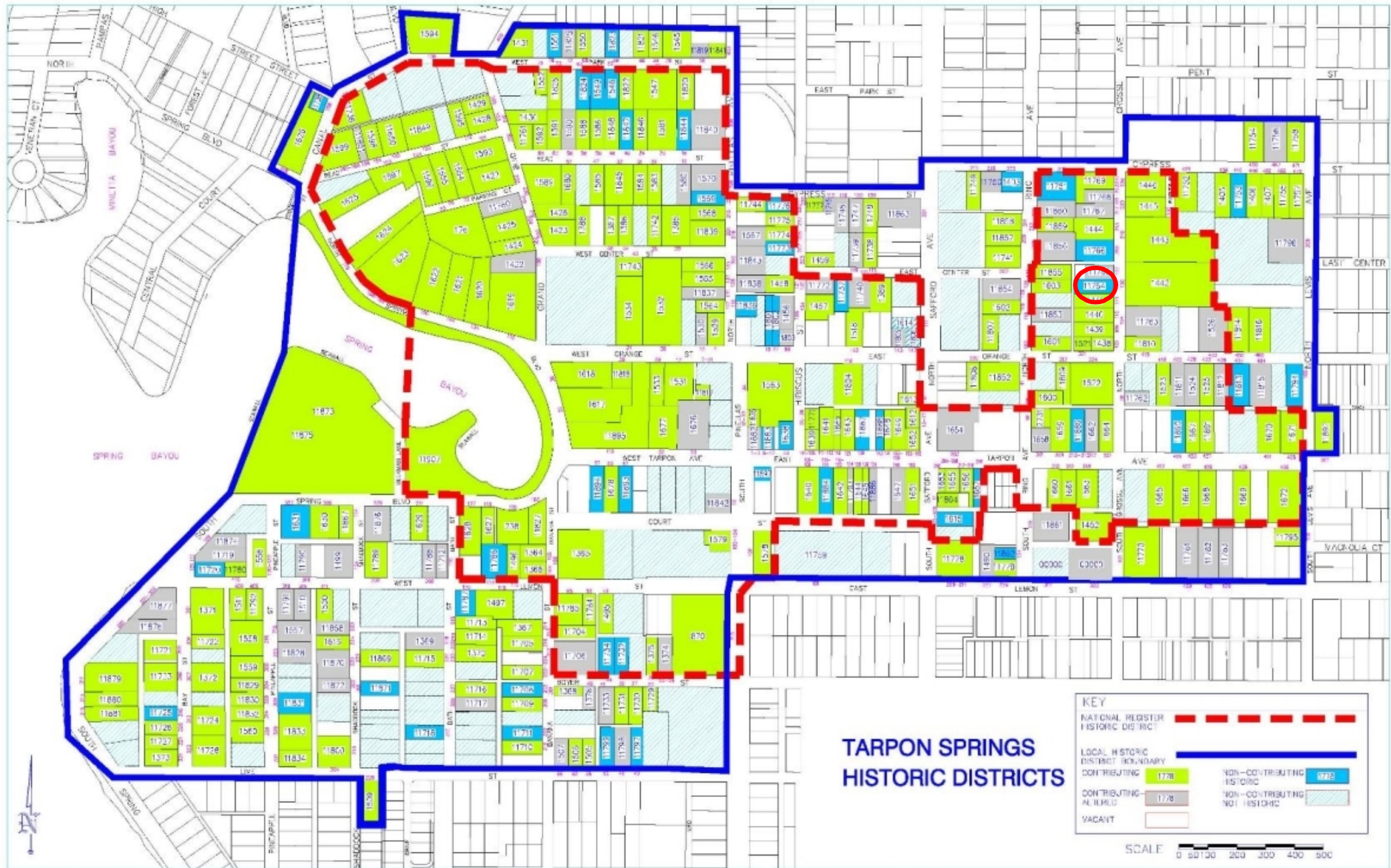
HABITAT FOR HUMANITY APPLICATION #24-09

Heritage Preservation Board, April 1, 2024

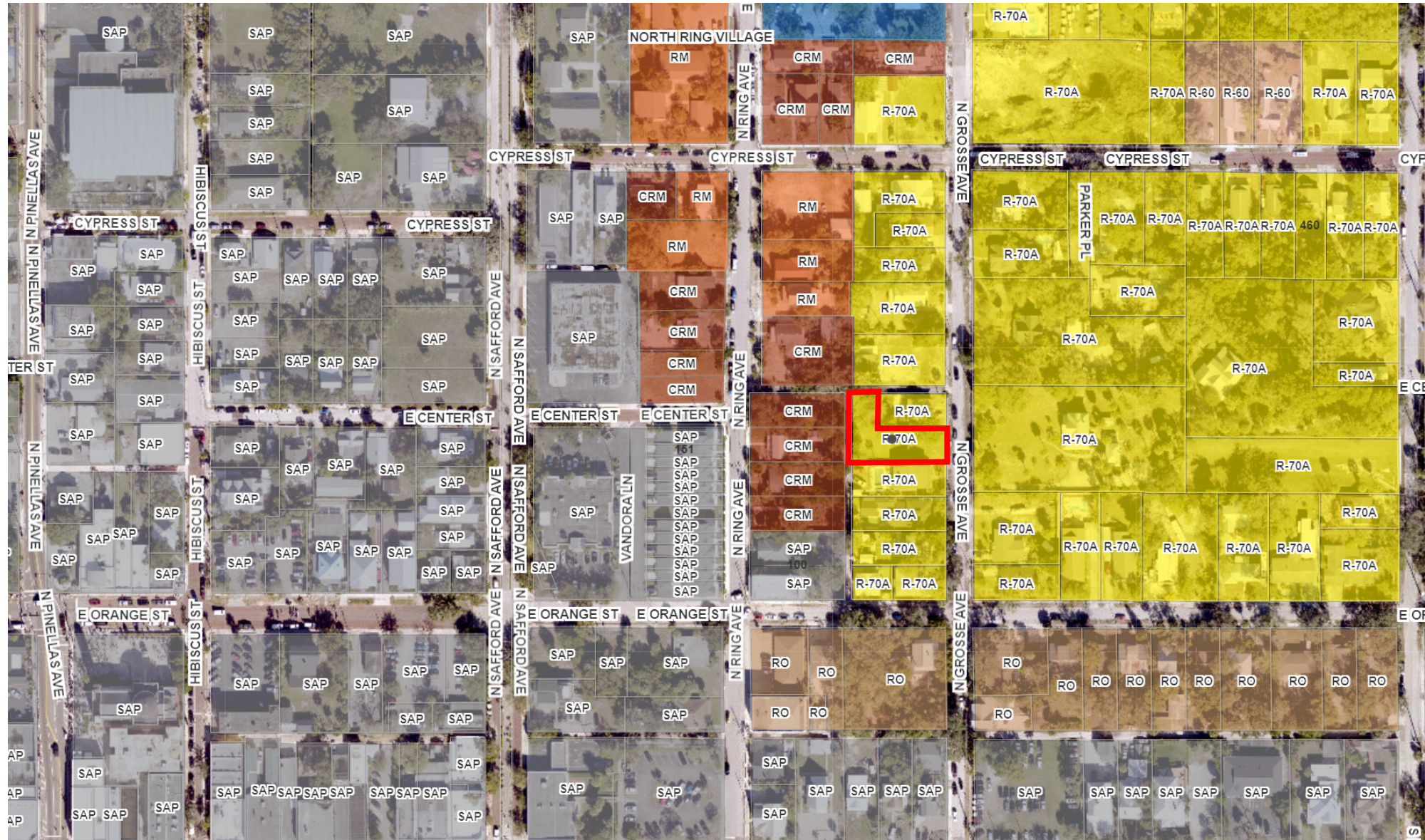


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT





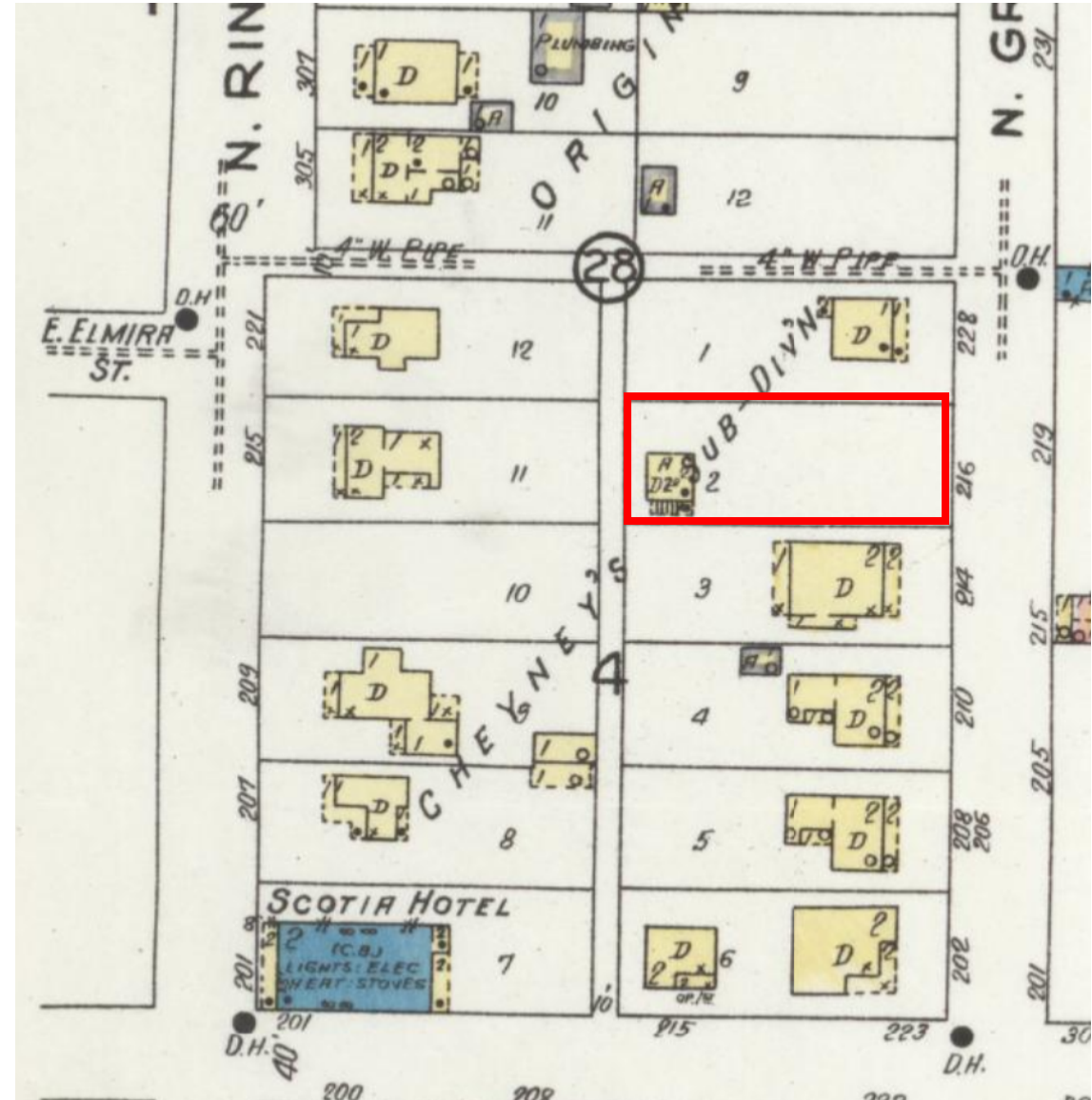
LOCATION AND CONTEXT



REQUEST

- Certificate of Approval for: Construction of single-story, single-family residence at 127 N Grosse Avenue.
- Lot Size: 8,764 square feet
- Architectural Type/Style: Vacant Lot
- Applicant / Owner: Ralph Grau / Habitat for Humanity of Pinellas & West Pasco Counties

1926 SANBORN MAP



127 N GROSSE - FMSF



127 N GROSSE - 2011



*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON

1.) THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.

3.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.

5.) THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.

6.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.

7.) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

8.) BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

10.) THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

11.) ALL BUILDING LINES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.

12) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

13.) UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

14.) NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.

15.) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED

18.) FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.

17.) THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

18.) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.

19.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, FLORIDA ADMINISTRATIVE CODE).

20.) THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).

21.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.

22.) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

213) TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREIN. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

24) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.

25.) BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED USING REAL TIME KINEMATIC (R.T.K.) G.P.S. BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.).

26.) THIS DOCUMENT IS ONLY VALID FOR THE REVIEW PROCESS BY THE AUTHORITY HAVING JURISDICTION AND MUST CONTAIN THE THIRD PARTY VERIFIED DIGITAL SIGNATURE AND SEAL. DISTRIBUTION OF THIS DOCUMENT TO THIRD PARTIES WILL RENDER THIS DOCUMENT INVALID AND NO LIABILITY WILL BE ASSUMED BY THE SIGNING SURVEYOR.

LINE L5
S00°38'09"W - 10.03'M; 10'R

+ 0.00 - ELEVATION
 ☒ - WATER METER
 □ - 4" x 4" WOOD POST
 — - OVERHEAD WIRES
 00° □ - CAMPHOR
 00° △ - OAK
 00° ▲ - PALM
 00° ■ - UNKNOWN
 00° ○ - UNKNOWN #1



THE WEST 37.5 FEET OF LOT 1 AND ALL OF LOT 2, J.K. CHEYNEY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X AND ZONE X "SHADED", IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0019-H), MAP DATED AUGUST 24, 2021.

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

JOB NUMBER: 230234 DATE SURVEYED: 10-19-2023
DRAWING FILE: 230234.DWG DATE DRAWN: 10-20-2023
LAST REVISION: N/A X REFERENCE: 140349

 GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 706-1256

CHECK DIR
LB 1834

127 N GROSSE AVENUE



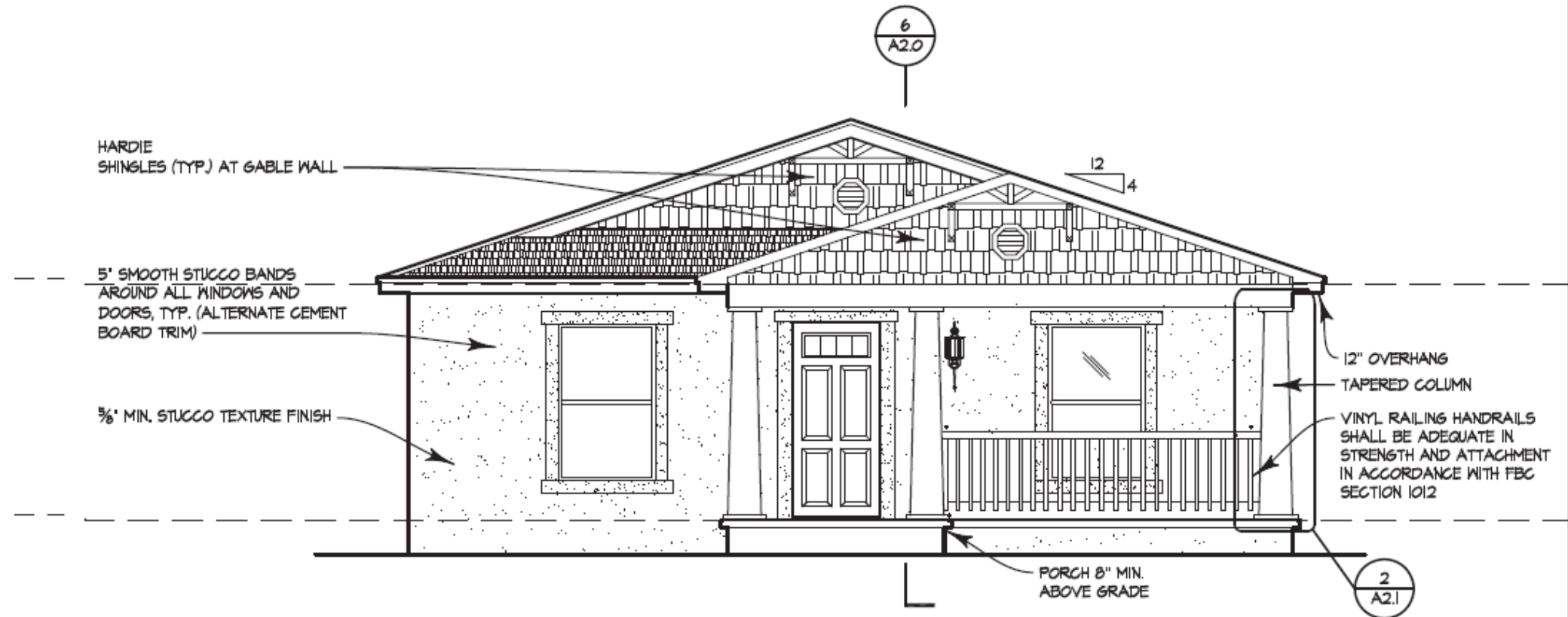
127 N GROSSE AVENUE – NORTH CONTEXT



127 N GROSSE AVENUE – SOUTH CONTEXT



127 N GROSSE AVENUE – PROPOSED PROJECT

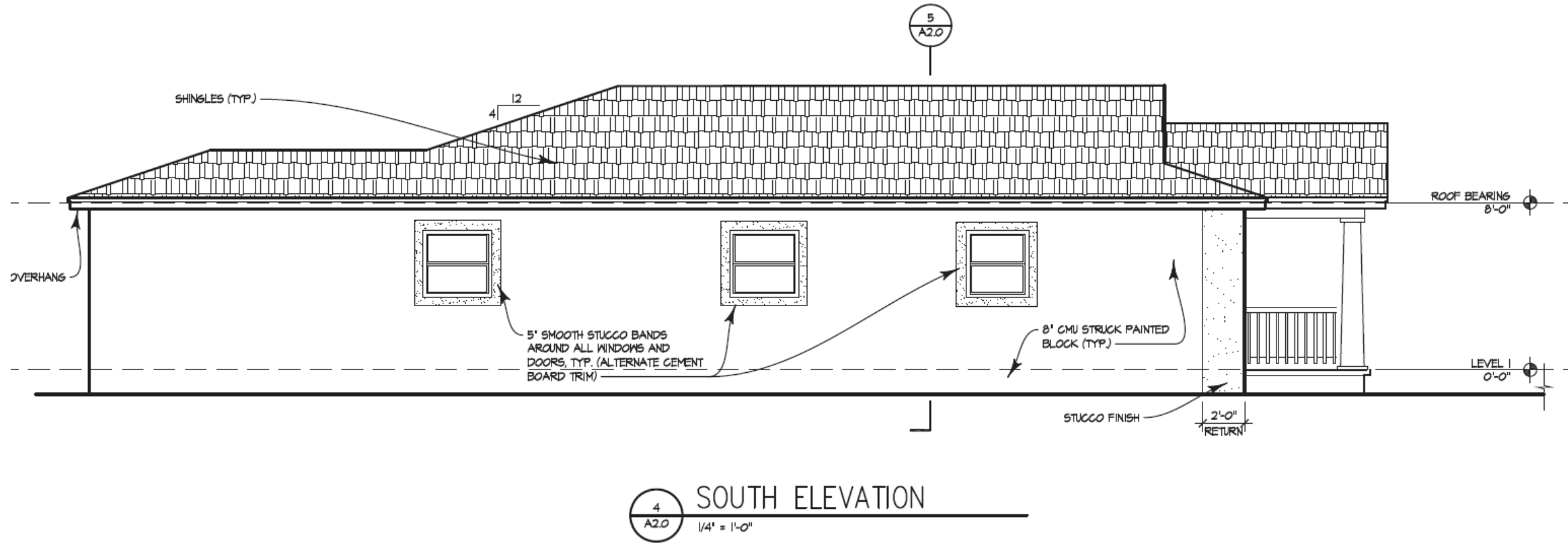


1
A2.0

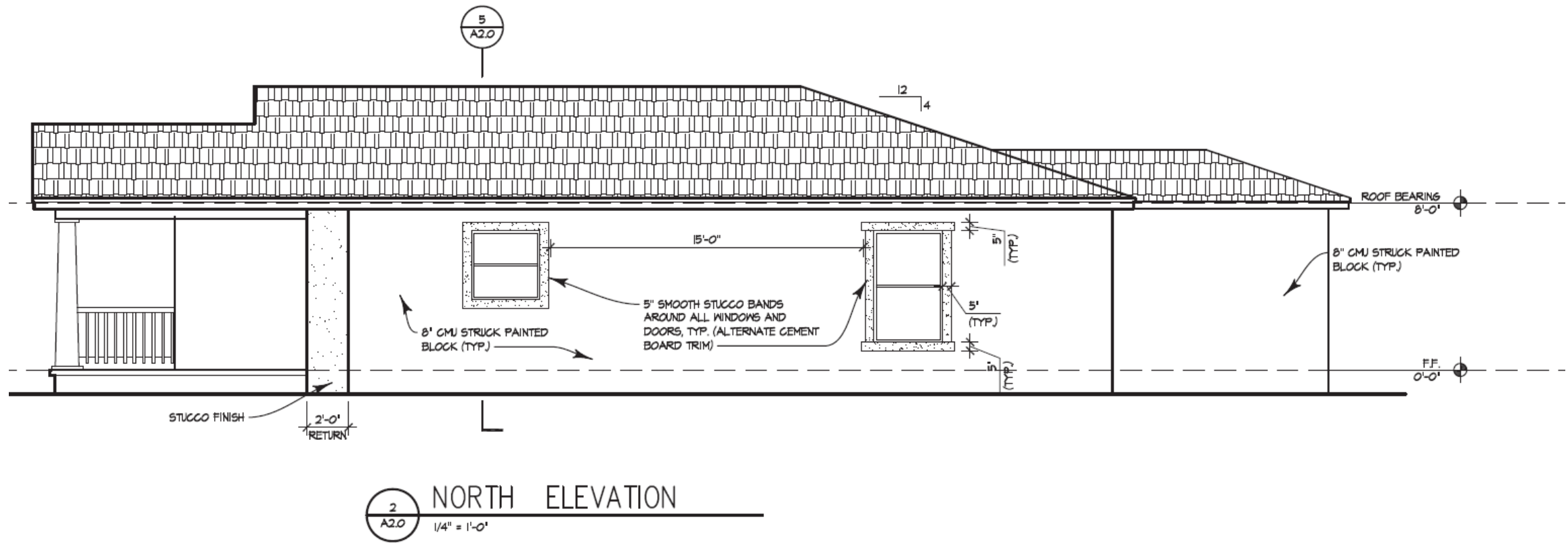
EAST ELEVATION

1/4" = 1'-0"

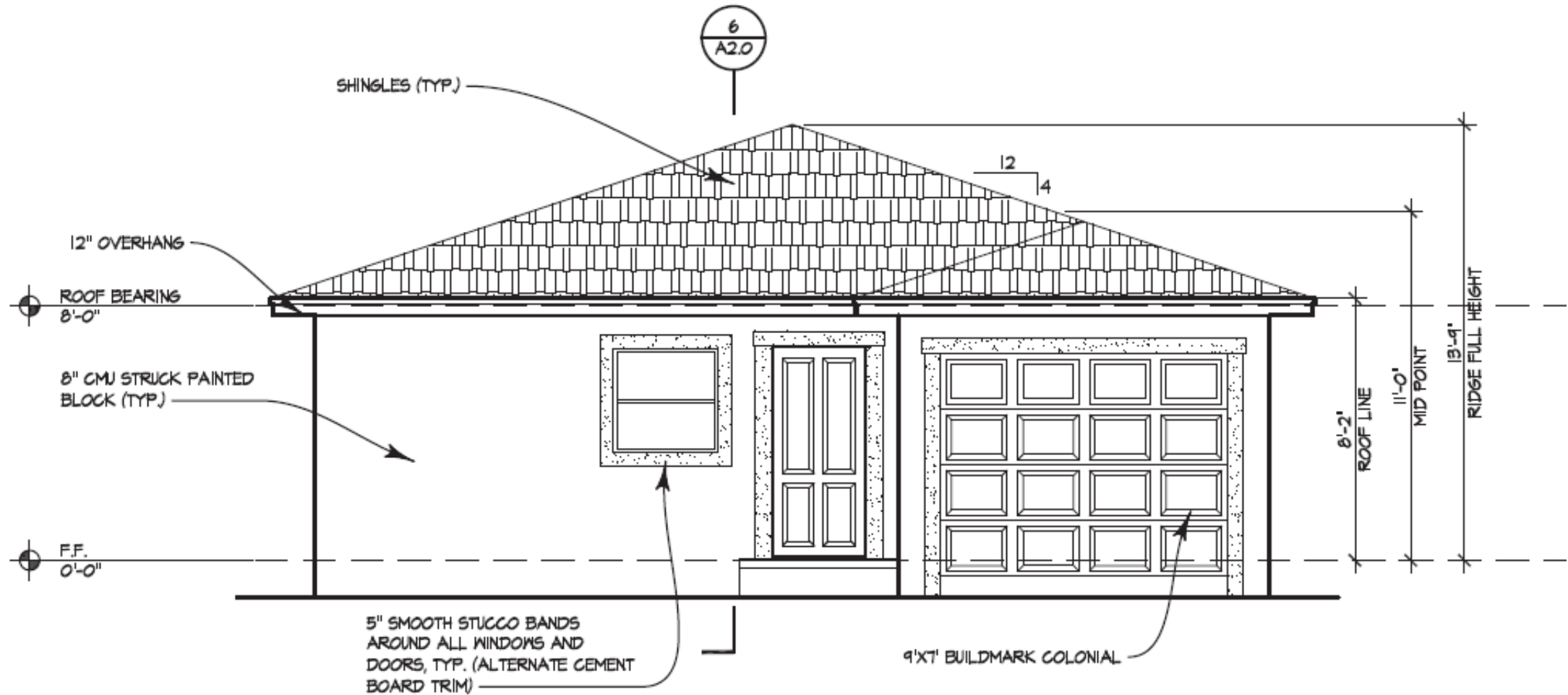
127 N GROSSE AVENUE – PROPOSED PROJECT



127 N GROSSE AVENUE – PROPOSED PROJECT



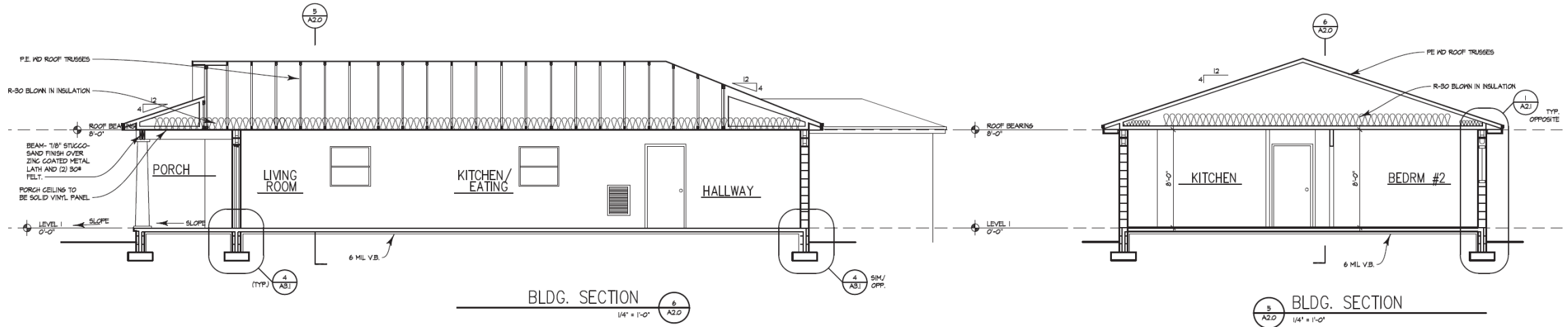
127 N GROSSE AVENUE – PROPOSED PROJECT



WEST ELEVATION

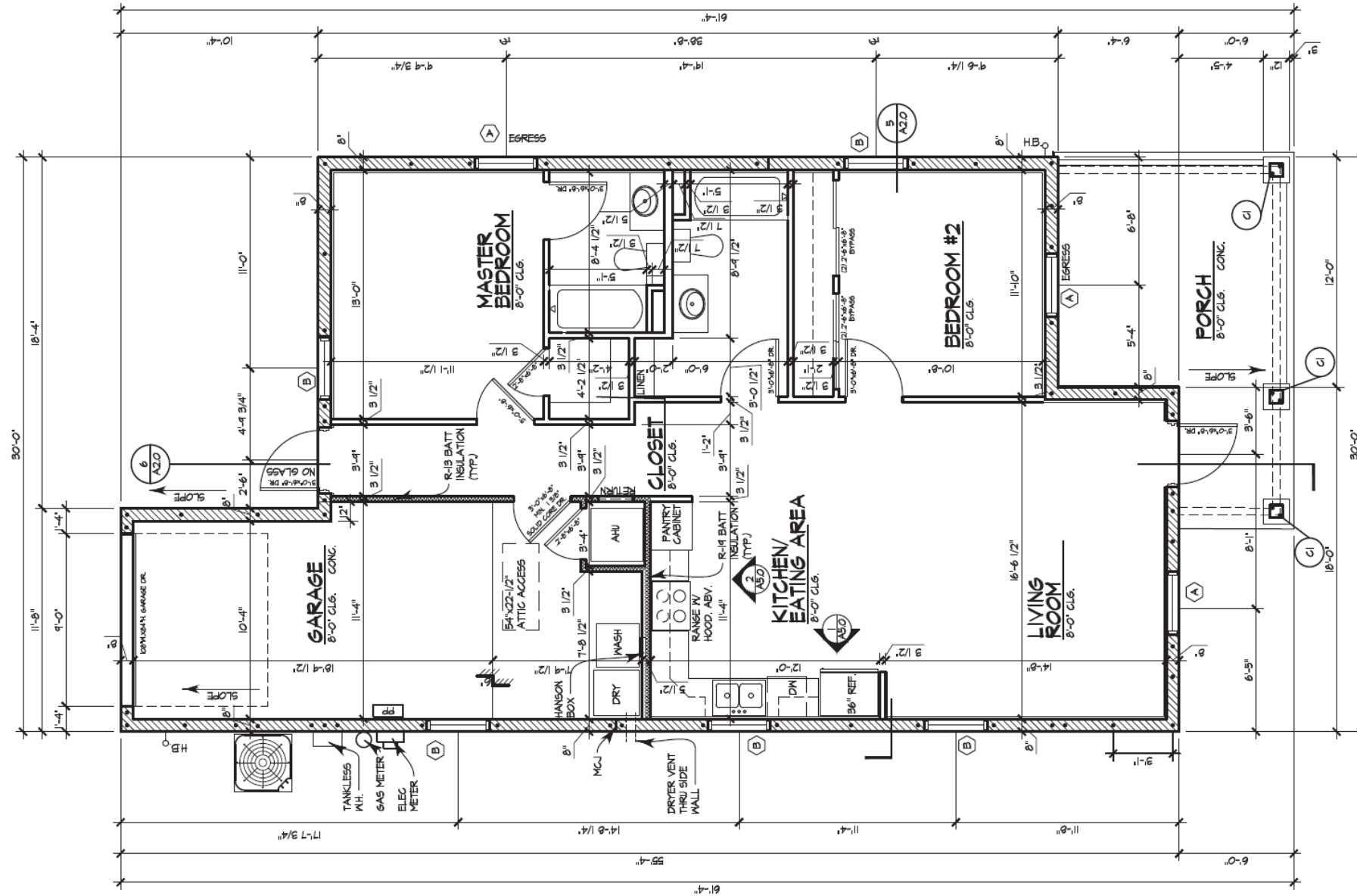
1/4" = 1'-0"

127 N GROSSE AVENUE – PROPOSED PROJECT





127 N GROSSE AVENUE – PROPOSED FLOOR PLAN



FLOOR PLAN



- NOTES:
1. SEE SHEET A0.1 FOR WINDOW DOOR SCHEDULES
 2. SEE SHEET A0.0 FOR GENERAL NOTES
 3. SEE SHEET A0.0 FOR COLUMN SCHEDULE
 4. VERIFY A/C EQUIPMENT SIZE PRIOR TO A/C CLOSET FRAMING



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

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

STANDARDS FOR REVIEW – ADHERENCE TO THE SECRETARY’S GUIDELINES

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*



4.11 Universal Guidelines for New Construction

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

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

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

Guideline 30. New Construction

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

Guideline 33. New Garage or Outbuilding Construction

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

It is generally not appropriate to:

- use vinyl applied detailing on garage doors

Guideline 34. Windows on New Construction

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

Guideline 35. Doors on New Construction

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

It is generally not appropriate to:

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

Guideline 36. Roofing Material on New Construction

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



Guideline 37. Roof Shape and Slope on New Construction

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

Guideline 38. Chimneys on New Construction

- a. New chimneys on new construction should be consistent with the height, massing, and proportions of chimneys found on buildings of similar style.

It is generally not appropriate to:

- construct wood-framed boxed chimneys

Guideline 39. Porches on New Construction

- a. On a new building, porches visible from the street should maintain the typical orientation and dimensions of extant porches found on buildings of similar style.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #24-09, as conditioned, for a Certificate of Approval. Staff recommends the following conditions:

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

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

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Habitat for Humanity of Pinellas & West Pasco Counties		Email rgrau@habitatpwp.org	
Address 13355 49th St. N., Suite B			
City Clearwater		State FL	Zip 33762
Phone 727-536-4755	Fax	Cellular	

Applicant

Name Ralph Grau		Email rgrau@habitatpwp.org	
Address 13355 49th St. N., Suite B			
City Clearwater		State FL	Zip 33762
Phone 727-536-4755, ext. 226	Fax	Cellular 813-480-2451	

Agent (if applicable)

Name Ralph Grau		Email rgrau@habitatpwp.org	
Address 13355 49th St. N., Suite B			
City Clearwater		State FL	Zip 33762
Phone 727-536-4755, ext. 226	Fax	Cellular 813-480-2451	

General Information

Property Location or Address 127 N. Grosse Ave.		
Legal Description (attach additional sheets as necessary) The West 37.5 feet of Lot 1, and all of Lot 2, J.K. Cheyney's Subdivision		
Tax Parcel Number(s) 12-27-15-15210-000-0020	Current Designations of Property	
	Land Use Category R U	Zoning District R-70A
Current Use of Property Vacant	Contributing Structure? ☐ YES ☒ NO	

Type of Proposed Activity: [please check all that apply]

- | | | | |
|-------------------------------------|--|--|--------------------------------------|
| ☐ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☐ Renovation | ☒ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address		
Legal Description (attach additional sheets as necessary)		
Tax Parcel Number(s)	Current Designations of Property	
	Land Use Category	Zoning District

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built	Architectural Style	Porches? ☐ YES ☐ NO
Original Use	Present Use	Proposed Use
Roof Type & Material	Exterior Siding Material	

Previous Additions or Modifications: [please describe and include dates]

N/A

Description of Proposed Work:

Construction of new single family home. Consist of 2 bedrooms, 2 bath with single car garage.

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

N/A

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☐ **Completed original application with digital copies of all application documents**
- ☐ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Ralph Grau is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>2-2-2024</u>	Title Holder/Property Owner: <u>Ralph Grau</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

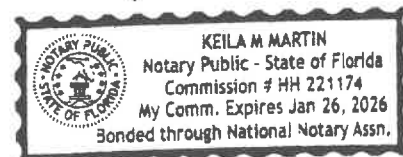
The foregoing instrument was acknowledged before me this 2nd day of February, A.D., 20 24
by Ralph Grau, who is personally known to me or who has produced
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____



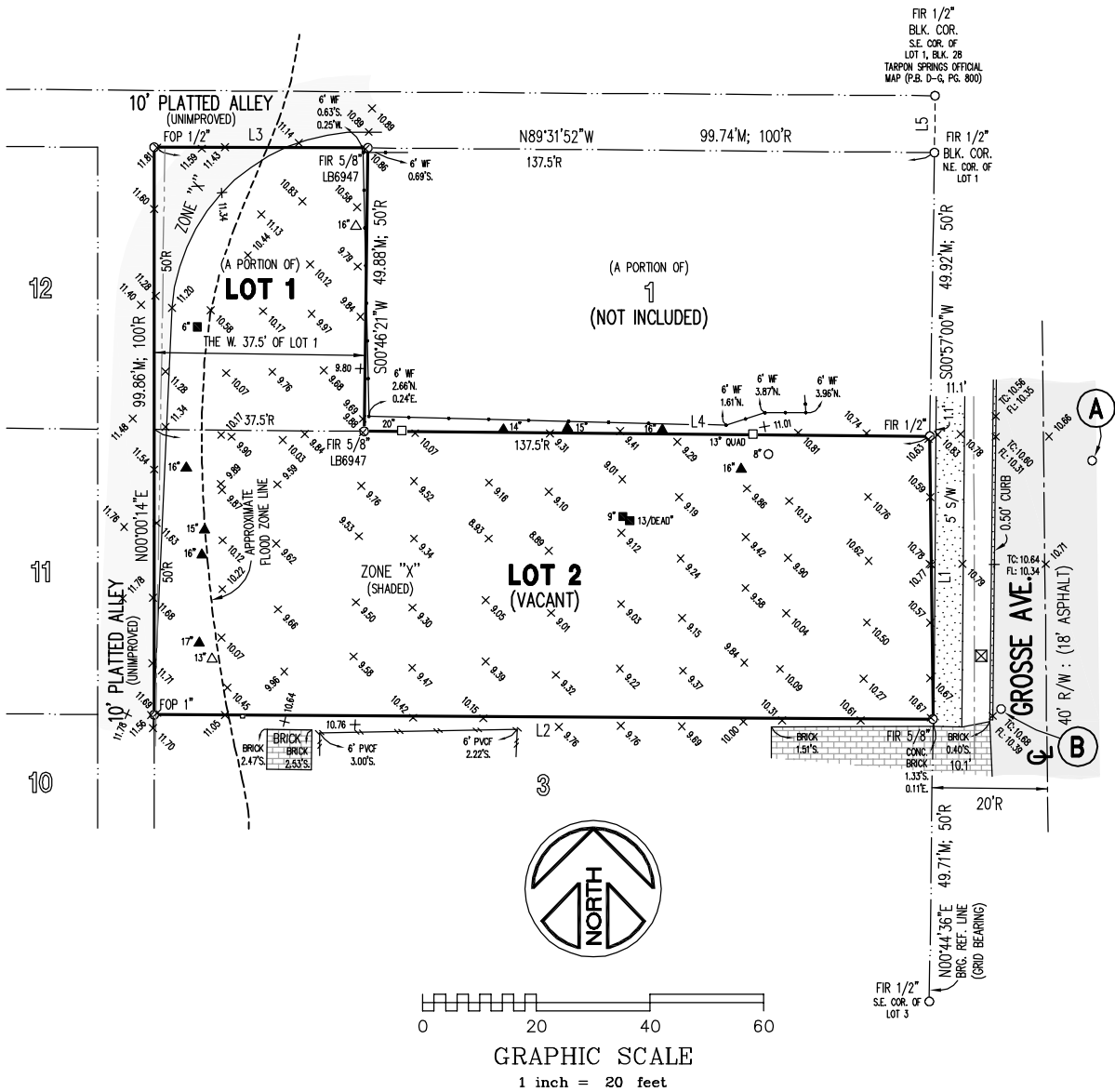
SURVEY ABBREVIATIONS

A = ARC LENGTH A/C = AIR CONDITIONER AF = ALUMINUM FENCE ALUM = ALUMINUM ASPH = ASPHALT BFE = BASE FLOOD ELEVATION BLDG = BUILDING TIE BLK = BLOCK BM = BENCH MARK BNDY = BOUNDARY BRG = BEARING BRW = BARBED WIRE FENCE C = CALCULATED CB = CHORD BEARING CBS = CONCRETE BLOCK STRUCTURE CDD = CHORD CL = CENTERLINE CLF = CHAIN LINK FENCE CLOS = CLOSURE COL = COLUMN CONC = CONCRETE CR = COUNTY ROAD C/S = CONCRETE SLAB COR = CORNER COV = COVERED AREA	D = DEED DOT = DEPARTMENT OF TRANSPORTATION DRNG = DRAINAGE D/W = DRIVEWAY EL OR ELEV = ELEVATION EOP = EDGE OF PAVEMENT EOW = EDGE OF WATER ESMT = EASEMENT FCM = FOUND CONCRETE MONUMENT FES = FLAGGED END SECTION FIP = FOUND IRON PIPE FIR = FOUND IRON ROD FL = FLOW LINE FLO = FLOOD FND = FOUND FOP = FOUND OPEN PIPE FPC = FLORIDA POWER CORP. FPP = FOUND PINCHED PIPE FRM = FRAME FZL = FLOOD ZONE LINE GAR = GARAGE G/E = GLASS ENCLOSURE HWF = HOG WIRE FENCE HWR = HIGH WATER LINE INV = INVERT	LB = LAND SURVEYING BUSINESS LFE = LOWEST FLOOR ELEV LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER LS = LAND SURVEYOR M = MEASURED MAS = MASONRY MES = MIXED END SECTION MH = MANHOLE MHL = MEAN HIGH WATER LINE MSL = MEAN SEA LEVEL NAB = NAIL AND BOTTLE CAP NABD = NAIL AND DISK NAT = NAIL AND TAG NGVD = NATIONAL GEODETIC VERTICAL DATUM NO = NUMBER O/A = OVERALL OHW = OVERHEAD WIRE(S) OR = OFFICIAL RECORDS O/S = OFFSET P = PLAT PB = PLAT BOOK PC = POINT OF CURVE POC = POINT OF COMPOUND CURVE POP = PERMANENT CONTROL POINT PS = PAGE	PK = PARKER KALON PL = PROPERTY LINE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POL = POINT ON LINE PP = POWER POLE PRC = POINT OF REVERSE CURVATURE PRM = PERMANENT REFERENCE MONUMENT PROP = PROPERTY PSM = PROFESSIONAL SURVEYOR & MAPPER PVCF = PVC FENCE PWT = PAVEMENT RAD = RADIUS R = RECORD REF = REFERENCE RES = RESIDENCE RL = RADIAL LINE RLS = REGISTERED LAND SURVEYOR RND = ROUND RNG = RANGE RRS = RAIL ROAD SPIKE R/W = RIGHT-OF-WAY SCM = SET CONCRETE MONUMENT S/E = SCREENED ENCLOSURE SEC = SECTION	SET NABD = SET NAIL AND DISK LB# 1834 SR = SET 1/2" IRON ROD LB# 1834 SQ = SQUARE SPF = SPLIT RAIL FENCE SR = STATE ROAD STY = STORY SUB = SUBDIVISION TC = TOP OF CURB TDB = TOP OF BANK TOS = TOE OF SLOPE TRANS = TRANSFORMER TWP = TOWNSHIP TYP = TYPICAL UG = UNDERGROUND UTL = UTILITY WD = WOOD WF = WOOD FENCE WFS = WOOD FRAME STRUCTURE WIF = WROUGHT IRON FENCE WIT = WITNESS WFF = WIRE FENCE WV = WATER VALVE
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*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, FLORIDA ADMINISTRATIVE CODE).
- THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED USING REAL TIME KINEMATIC (R.T.K.) G.P.S. BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.).
- THIS DOCUMENT IS ONLY VALID FOR THE REVIEW PROCESS BY THE AUTHORITY HAVING JURISDICTION AND MUST CONTAIN THE THIRD PARTY VERIFIED DIGITAL SIGNATURE AND SEAL. DISTRIBUTION OF THIS DOCUMENT TO THIRD PARTIES WILL RENDER THIS DOCUMENT INVALID AND NO LIABILITY WILL BE ASSUMED BY THE SIGNING SURVEYOR.



A ON-SITE T.B.M.
SET NAIL & TIN
ELEV.= 10.49'
N.A.V.D. 1988

B ON-SITE T.B.M.
SET NAIL & TIN
ELEV.= 10.50'
N.A.V.D. 1988

LEGAL DESCRIPTION

THE WEST 37.5 FEET OF LOT 1 AND ALL OF LOT 2, J.K. CHEYNEY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X AND ZONE X "SHADED", IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TARPON SPRINGS, PINELLAS COUNTY, COMMUNITY NUMBER 120259 (MAP NUMBER 12103C-0019-H), MAP DATED AUGUST 24, 2021.

PREPARED FOR

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

BOUNDARY SURVEY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 230234 DATE SURVEYED: 10-19-2023
DRAWING FILE: 230234.DWG DATE DRAWN: 10-20-2023
LAST REVISION: N/A X REFERENCE: 140349



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

CHECK DIR
LB 1834

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LINE L1
S00°38'19"E - 49.78'M; 50'R
LINE L2
N89°40'58"W - 137.09'M; 137.5'R
LINE L3
S89°48'58"E - 37.62'M; 37.5'R
LINE L4
S89°30'39"E - 99.58'M; 100'R

LINE L5
S00°38'09"W - 10.03'M; 10'R

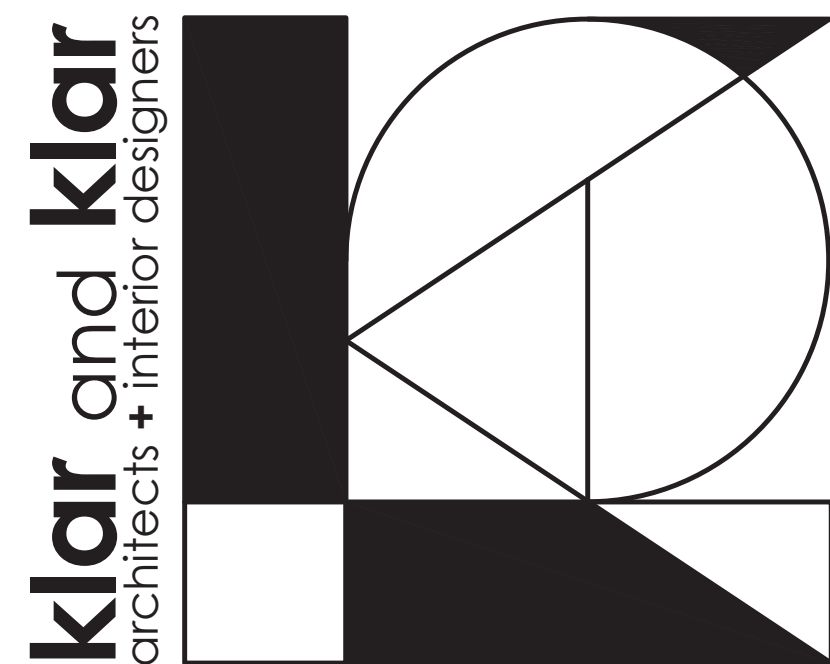
LEGEND
+ 0.00 - ELEVATION
☒ - WATER METER
□ - 4" x 4" WOOD POST
--- - OVERHEAD WIRES
00°□ - CAMPFIRE
00°△ - OAK
00°▲ - PALM
00°■ - UNKNOWN
00°○ - UNKNOWN #1

Habitat for Humanity LOT 2-127 N.GROSSE AVE

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TABLE OF CONTENTS

T.O.C.	- TITLE SHEET
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A0.3A	- STRUCTURAL NOTES
A0.3B	- STRUCTURAL NOTES/WIND LOAD DESIGN CRITERIA
A1.0	- FLOOR PLAN
A2.0	- BUILDING ELEVATIONS & SECTIONS
A2.1	- DETAILS
A3.0	- FOUNDATION PLAN
A3.1	- FOUNDATION DETAILS
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A4.0	- ROOF FRAMING PLAN, NOTES, & DETAILS
A5.0	- INTERIOR ELEVATIONS
E1.0	- ELECTRICAL PLAN
	- 15 SHEETS TOTAL



ISSUE DATE: 02.22.2024

28473 US 19 N. SUITE 602
CLEARWATER, FL 33761

PRINCIPAL ARCHITECT
TIM KNOWLES

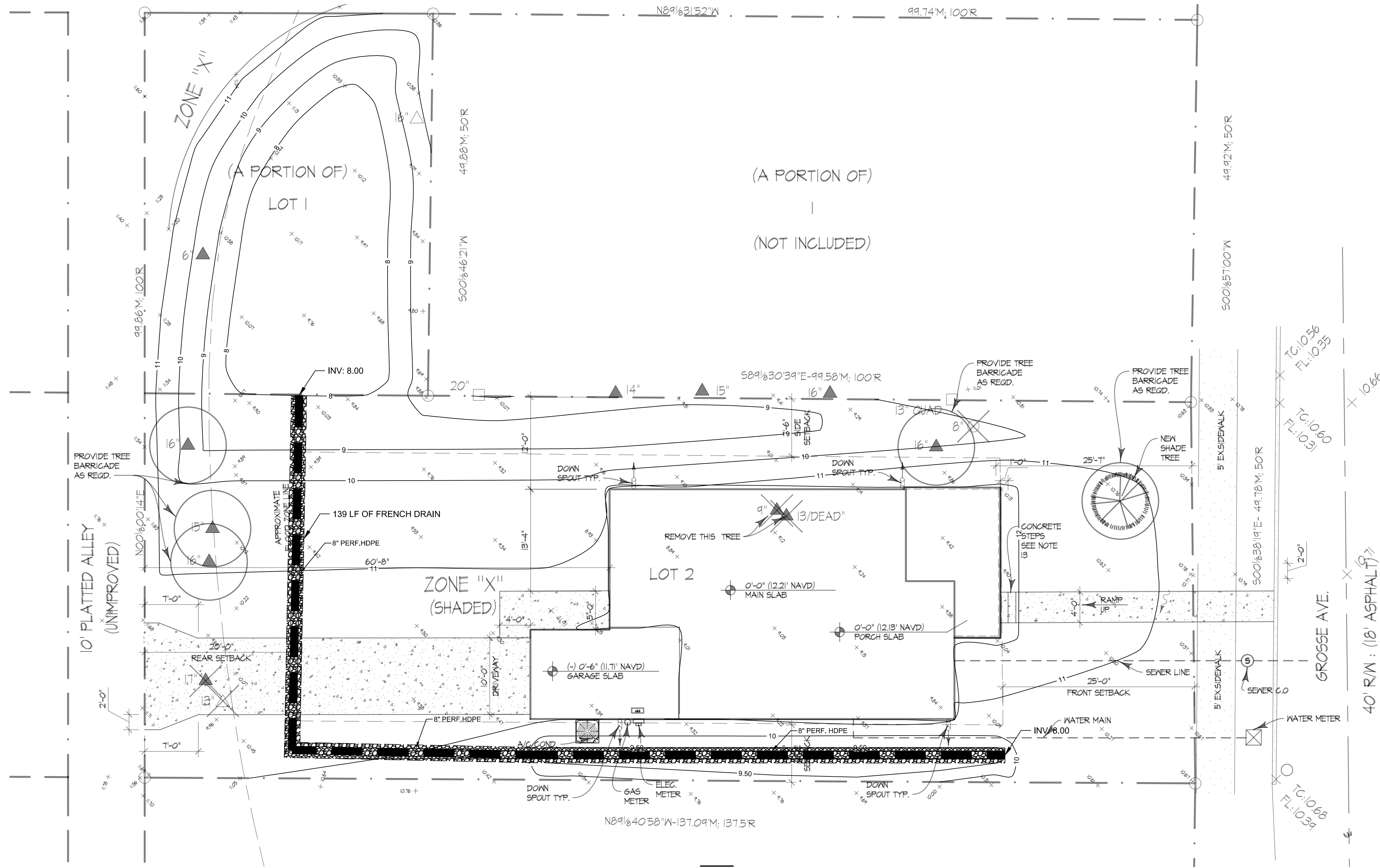
P.M. & CONTACT
JASON NOVISK

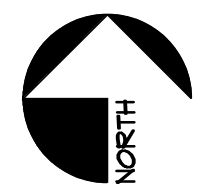
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FRONT YARD AREAS	1116 SF
IMPERVIOUS AREA	435 SF
IMPERVIOUS RATIO =	39%
LOT AREA	6831.2 SF
FLOOR AREA	1164.5 SF
FLOOR AREA RATIO =	17.1%
LOT AREA	6831.2 SF
BUILDING AREA	1540 SF
FLOOR AREA RATIO =	23.2%

IMPERVIOUS SURFACE RATIO	
TOTAL SITE AREA	6831.2 SF
SLAB AREA	1540 SF
DRIVENWAY AREA	303 SF
WALKWAY AREA	100.6 SF
TOTAL IMPERVIOUS LOT COVERAGE	1943.6 SF / 6831.2 SF = 28%

PARCEL NUMBER: 12-2T-15-15210-000-0020

LEGAL DESCRIPTION

THE WEST 37.5 FEET OF LOT 1 AND ALL OF LOT 2, J.K. CHEYNEYS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

FLOOD ZONE

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PREPARED FOR

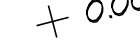
HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

LEGEND

 = SURFACE FLOW DIRECTION

 = EXISTING TOPOGRAPHY

 = TREE TO BE REMOVED

 = EXISTING ELEVATION

 = POWER POLE

 = OVERHEAD WIRES

 = BOTTLE BRUSH

 = POD

 = OAK

 = PALM

 = NEW SHADE TREE

PROPOSED LEGEND

 = 60' = PROPOSED MAJOR CONTOUR

 = 59' = PROPOSED MINOR CONTOUR

 = PROPOSED STORM SEWER

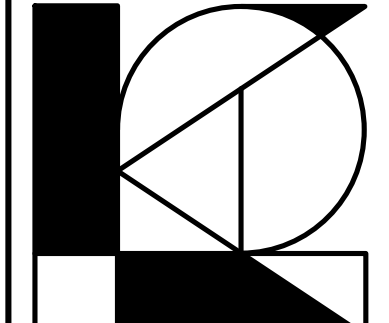
- NOTES
1. SITE PLAN BASED ON OWNER PROVIDED SURVEY DATED 10/19/2023 BY GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED, M.B. 1834
 2. TREE PRESERVATION: TREES AT REAR ALONG SIDE OF PROPERTY. 2X2 POST WITH 1X4 RAILS AT TWO THIRDS OF THE TREES DRIP LINE AND/ OR PARALLEL TO PROPOSED CONSTRUCTION.
 3. TREE REQUIREMENTS: MIN. 2 SHADE TREES.
 4. ELECTRICAL POLE: POWER POLE WITH TRANSFORMER ACROSS THE STREET TO THE NORTH. WILL NEED CARRIER POLE INSTALLED.
 5. ELECTRICAL PANEL AND METER LOCATIONS: OVERHEAD POWER PANEL ON GARAGE SIDE TO NORTH PROPERTY BACK TO BACK WITH METER.
 6. WATER METER LOCATION: EXISTING WATER METER ON LEFT (SOUTH) SIDE OF LOT IN FRONT OF SIDEWALK
 7. SEWER: LOCATED AT FRONT OF STREET
 8. SITE DRAINAGE: DRAIN TO FRONT
 9. DRIVENWAY: 10' WIDE W/ 2X12 FLARE MIN. 20' LONG. SLOPE OF DRIVENWAY WHERE IT SERVES AS THE CONTINUATION OF THE SIDEWALK IS TO HAVE A MAXIMUM SLOPE OF 1:20 AND 1:48 CROSS SLOPE
 10. SIDEWALKS DETAILS: EXISTING 5' SIDEWALK WITH NO DRIVENWAY.
 11. GC TO PROVIDE SILT FENCE JUST INSIDE PROPERTY LINE W/ 15' OPENING FOR DRIVENWAY
 12. FINISH FLOOR TO BE 18" MIN. ABV. CROWN OF ROAD OR ADJACENT SURFACE WHICH EVER IS GREATER.
 13. ADD CONCRETE STEPS AT FRONT SIDEWALK LEADING TO PORCH AS REQUIRED. STEPS TO HAVE A MAX RISE OF 7 3/4" WITH A 12" TREAD. WALKING SURFACE TO HAVE A MAX SLOPE OF 1:20 TO AVOID PONDING WATER. IF PORCH ELEVATION IS GREATER THAN 50" TO ADJACENT GRADE, WITHIN 24" FOR A DISTANCE OF PROVIDE 36" H. GUARDRAIL AT PORCH EDGE.



PENNONI ASSOCIATES INC.

CONSULTING ENGINEERS

revision	by



KLAR and KLAR

architects + interior designers

HABITAT FOR HUMANITY

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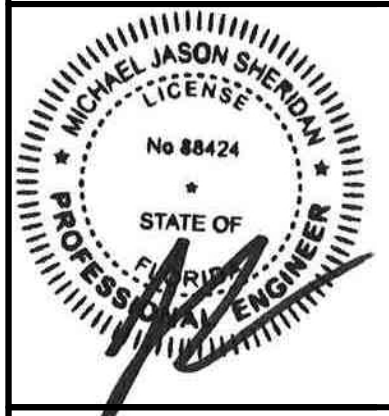
American Institute of Architects member firm

☐ Roberta S. Klar

☐ Steven L. Klar

☐ Tim G. Knowles

☐ Kristina F. Novisk



☐ Preliminary

☒ Permitting Set

☒ Construction Set

Project No.: 17K21-01

Date: 02.28.2024

Drawn: JBO

Sheet: SP1

STRUCTURAL NOTES:

MISCELLANEOUS

- THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH, AS SHOWN IN THE STRUCTURAL DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE BUILDING UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACINGS, SHORINGS, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- CONTRACTOR TO SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION.
- APPLICABLE BUILDING CODE: TTH EDITION FLORIDA BUILDING CODE (2020).
- GRAVITY DESIGN LOADS:

AREA	SUPERIMPOSED LIVE LOAD	TOTAL DEAD LOAD
ROOF	20 PSF	25 PSF
FLOOR	40 PSF	20 PSF
BALCONIES	100 PSF	20 PSF
- WIND DESIGN CRITERIA:
ULTIMATE WIND SPEED: VULT = 145 MPH (3 SECOND GUST)
EQUIVALENT NOMINAL BASIC WIND SPEED VASD = 113 MPH (3 SECOND GUST)
RISK CATEGORY = II
EXPOSURE CATEGORY = C
ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT, GCPI = +/-0.18
WIND BORNE DEBRIS REGION
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REFERENCED BUILDING CODE.

DELEGATED ENGINEER

- WHERE NOTED HEREIN, A LICENSED PROFESSIONAL (DELEGATED) ENGINEER SHALL BE RETAINED TO DESIGN THE PRODUCT OR ASSEMBLY.
- THE DELEGATED ENGINEER SHALL BE EXPERIENCED IN THE DESIGN OF THE REFERENCED PRODUCT OR ASSEMBLY.
- THE DELEGATED ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.
- IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW THE ENGINEER OF RECORD'S WRITTEN ENGINEERING REQUIREMENTS AND AUTHORIZATION FOR THE DELEGATED ENGINEERING DOCUMENT TO DETERMINE THE APPROPRIATE SCOPE OF ENGINEERING.
- THE DELEGATED ENGINEERING DOCUMENT SHALL COMPLY WITH THE WRITTEN ENGINEERING REQUIREMENTS RECEIVED FROM THE ENGINEER OF RECORD. THEY SHALL INCLUDE THE PROJECT IDENTIFICATION AND THE CRITERIA USED AS A BASIS FOR ITS PREPARATION. IF A DELEGATED ENGINEER DETERMINES THERE ARE DETAILS, FEATURES OR UNANTICIPATED PROJECT LIMITS WHICH CONFLICT WITH THE WRITTEN ENGINEERING REQUIREMENTS PROVIDED BY THE ENGINEER OF RECORD, THE DELEGATED ENGINEER SHALL TIMELY CONTACT THE ENGINEER OF RECORD FOR RESOLUTION OF CONFLICTS.
- THE DELEGATED ENGINEER SHALL FORWARD THE DELEGATED ENGINEERING DOCUMENT TO THE ENGINEER OF RECORD FOR REVIEW. ALL FINAL DELEGATED ENGINEERING DOCUMENTS REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AND INCLUDE:
 - DRAWINGS INTRODUCING ENGINEERING INPUT SUCH AS DEFINING THE CONFIGURATION OR STRUCTURAL CAPACITY OF STRUCTURAL COMPONENTS AND/OR THEIR ASSEMBLY INTO STRUCTURAL SYSTEMS.
 - CALCULATIONS.

SITE WORK

- A SUBSURFACE INVESTIGATION WILL NEED TO BE COMPLETED AT THE PROJECT SITE PRIOR TO CONSTRUCTION.
- SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.
- CONTRACTOR SHALL REVIEW THE SOILS REPORT AND VERIFY THAT TEST BORINGS HAVE BEEN DONE UNDER ALL BUILDING(S) PRIOR TO BEGINNING EARTHWORK.
- INFORMATION FROM GEOTECHNICAL REPORT:
 - DESIGN SOIL BEARING PRESSURE = 2000 PSF.
 - ESTIMATED MAXIMUM SETTLEMENT = 1/2 INCH.
 - ESTIMATED DIFFERENTIAL SETTLEMENT = LESS THAN 1/2 INCH.
- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING MINIMUM TESTS. REFER TO SOILS REPORT FOR ANY ADDITIONAL TESTINGS.
 - ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL.
 - ONE DENSITY TEST AT EACH COLUMN FOOTING.
 - ONE DENSITY TEST PER 50 FEET OF WALL FOOTING.
- ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL FLOOR SLABS AT TOP AND BOTTOM ARE IN PLACE.
- THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE, OTHERWISE, PLYWOOD FORMS MUST BE USED.
- EXERCISE CARE WHEN COMPACTING NEAR ADJACENT STRUCTURES. FOLLOW THE RECOMMENDATIONS IN THE SOILS REPORT AND DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS PRIOR TO STARTING WORK.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITY LINES, TANKS, ETC. WITHIN THE CONSTRUCTION AREA AND RELOCATE THEM AS DIRECTED BY THE CIVIL ENGINEER.

CAST-IN-PLACE CONCRETE

- ALL CAST-IN-PLACE CONCRETE WORK INCLUDES REINFORCING STEEL AND RELATED WORK SHOWN INCLUDING FORMWORK, SETTING ANCHOR BOLTS, PLATES, FRAMES, DOWELS FOR MASONRY OR OTHER ITEMS EMBEDDED IN CONCRETE.
- APPLICABLE STANDARDS:

ACI NUMBER	TITLE
117	STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION
226	GROUND GRANULATED BLAST-FURNACE SLAG
301	STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
302	GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
304	GUIDE FOR MEASURING MIXING, TRANSPORTING AND PLACING CONCRETE
304.2R	PLACING CONCRETE BY PUMPING METHODS.
305R	HOT WEATHER CONCRETING
306R	COLD WEATHER CONCRETING
308	STANDARD PRACTICE FOR CURING CONCRETE
309R	GUIDE FOR CONSOLIDATION OF CONCRETE
315	MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES
318	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
347	RECOMMENDED PRACTICE FOR CONCRETE FORMWORK

CRSI NUMBER	TITLE
65	RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS

- CONCRETE MATERIALS
 - PORTLAND CEMENT - ASTM C 150, TYPE I
 - AGGREGATES - NORMAL WEIGHT CONCRETE, COARSE AND FINE, ASTM C39, STRUCTURAL LIGHT WEIGHT AGGREGATE C39.30.
 - AIR-ENTRAINING - ASTM C260
 - WATER REDUCING - ASTM C494, TYPE A
 - WATER - FRESH, CLEAN AND POTABLE
 - NO ACCELERATORS, RETARDERS OR ADMIXTURES CONTAINING CHLORIDES WILL BE PERMITTED
 - FLY-ASH - ASTM C618, CLASS F, 20% MAXIMUM OF CEMENTITIOUS MATERIAL BY WEIGHT. DO NOT USE FOR EXPOSED SLABS OR ARCHITECTURAL CONCRETE.
 - SUPER PLASTICIZER - ASTM C494, TYPE F OR G, WHERE AUTHORIZED BY THE ENGINEER.
 - GROUND GRANULATED BLAST-FURNACE SLAG CEMENT - ASTM C494, 50% MAXIMUM BY WEIGHT.
 - MAXIMUM AGGREGATE SIZE - FOOTINGS = #57, OTHERS #67
- REINFORCING MATERIALS
 - DEFORMED BARS - ASTM A615, GRADE 60
 - SMOOTH DOWELS - ASTM A615, PLAIN BARS, MINIMUM YIELD STRENGTH OF 60,000 PSI.
 - CORROSION RESISTANT UNCOATED STEEL (MMFX-2) - ASTM A615, GRADE 75 AND ASTM A1025 LOW-CARBON (8% MINIMUM) CHROMIUM BY MMFX OR EQUAL.
 - WELDED WIRE FABRIC - ASTM A105, PLAIN WIRE FABRIC IN FLAT SHEETS ONLY.
 - ACCESSORIES TO CONFORM TO A 315
 - WHERE CONCRETE SURFACES ARE EXPOSED, MAKE THOSE PORTIONS OF ALL ACCESSORIES IN CONTACT WITH THE CONCRETE SURFACE OR WITHIN 1/2 INCH THEREOF, OF PLASTIC OR STAINLESS STEEL.
- PROVIDE THE FOLLOWING MINIMUM CONCRETE STRENGTHS AT 28 DAYS:
 - FOOTINGS, SLAB-ON-GRADE-----3000 PSI
 - MASONRY WALL BEAMS, TIE COLUMNS-----3000 PSI
 - FORMED COLUMNS, WALLS, BEAMS & SLABS-----4000 PSI
- CONCRETE MUST BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR READY-MIXED CONCRETE ASTM C44.
- REQUIRED SLUMP = 4 PLUS OR MINUS ONE INCH.
- CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME, WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 75 MINUTES, WHEN AIR TEMPERATURE IS HIGHER THAN 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.
- DO NOT ADD WATER AT THE JOB SITE WITHOUT APPROVAL OF THE PROJECT SUPERINTENDENT. DO NOT EXCEED THE SLUMP INDICATION. USE ONLY COLD WATER FROM THE TRUCK TANK. ANY ADDED WATER MUST BE INDICATED ON THE DELIVERY TICKET PLUS THE NAME OF THE PERSON AUTHORIZING. TEST CYLINDERS SHALL BE TAKEN AFTER THE ADDITION OF WATER.
- LAP SPlice REINFORCING PER CONCRETE LAP SCHEDULE MINIMUM UNLESS OTHERWISE SHOWN OR NOTED.
- PROVIDE CORNER BARS AT ALL WALL FOOTING, WALL AND BEAM CORNERS. SIZE AND NUMBER TO MATCH HORIZONTAL BARS.
- PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND NUMBER OF VERTICAL BARS. EMBED DOWELS TO:
 - 3" ABOVE BOTTOM OF FOOTINGS
- REINFORCEMENT SHALL BE FASTENED AND SECURED TOGETHER TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR THE PLACING OF CONCRETE.
- REINFORCING BAR COVER
 - FOOTINGS 2" (TOP), 3" (SIDES AND BOTTOM)
 - COLUMNS AND BEAMS 1-1/2"
 - SLABS 3/4" (INTERIOR), 1-1/2" (EXTERIOR)
- WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.
- SELECT PROPORTIONS IN ACCORDANCE WITH ACI 301 TO PROVIDE CONCRETE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND WITH ACCEPTABLE FINISHING PROPERTIES, DURABILITY, SURFACE HARDENESS, APPEARANCE, AND STRENGTH REQUIREMENTS REQUIRED BY THESE SPECIFICATIONS.
- CHAIR WELDED WIRE FABRIC REINFORCING AT 3'-0" ON CENTER MAXIMUM IN EACH DIRECTION.
- MAXIMUM WATER TO CEMENT RATIO WHEN NO BACK-UP DATA IS AVAILABLE:
 - 4000 PSI, 28-DAY COMPRESSIVE STRENGTH, W/C RATIO, 0.44 MAXIMUM (NON-AIR-ENTRAINED), 0.36 MAXIMUM (AIR-ENTRAINED).
 - 3000 PSI, 28-DAY COMPRESSIVE STRENGTH, W/C RATIO, 0.58 MAXIMUM (NON-AIR-ENTRAINED), 0.47 MAXIMUM (AIR-ENTRAINED).
- DATA TO BE SUBMITTED:
 - INTENDED USAGE AND LOCATION FOR EACH TYPE
 - MIX DESIGN FOR EACH TYPE
 - CEMENT CONTENT IN POUNDS-PER-CUBIC YARD
 - COARSE AND FINE AGGREGATE IN POUNDS/CUBIC YARD
 - WATER CEMENT RATIO BY WEIGHT
 - CEMENT TYPE AND MANUFACTURER
 - SLUMP RANGE
 - AIR CONTENT
 - ADMIXTURE TYPE AND MANUFACTURER
 - PERCENT ADMIXTURE BY WEIGHT
 - STRENGTH TEST DATA REQUIRED TO ESTABLISH MIX DESIGN.
 - COMPLETE DETAIL AND PLACING SHOP DRAWINGS FOR ALL REINFORCING STEEL INCLUDING ACCESSORIES THAT HAVE BEEN REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR. INCLUDE ALL REQUIRED DIMENSIONS AND ELEVATIONS (IE. TOP OF CONCRETE)
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CONSTRUCTION OF FORMWORK, SHORING AND RE-SHORING IN ACCORDANCE WITH ACI 347.
 - FORM AND SHORING DESIGN BY A P.E. REGISTERED IN THE STATE OF FLORIDA.
- SUBMIT FORM WORK AND SHORING DRAWINGS TO LOCAL BUILDING DEPARTMENT WHEN REQUIRED BY FLORIDA THRESHOLD LAW.
- CONSTRUCTION JOINTS NOT SHOWN ON THE DRAWINGS MUST BE MADE AND LOCATED TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE.
 - NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN BEAMS, GIRDERES AND SLABS.
 - LOCATION OF ANY CONSTRUCTION JOINT NOT SHOWN IS SUBJECT TO REVIEW AND ACCEPTANCE BY ENGINEER.
- INTERNAL VIBRATION, PROPERLY APPLIED IS THE REQUIRED METHOD OF CONSOLIDATING PLASTIC CONCRETE.
- PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS AND WALLS UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVE, OPENINGS, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMN UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL VERIFY EMBEDDED ITEMS INCLUDING, BUT NOT LIMITED TO, ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
- SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.

28. SLOPE WALKWAYS AND BALCONIES TO DRAIN AWAY FROM THE BUILDING.

- TESTING
 - A QUALIFIED TESTING LAB SHALL BE RETAINED TO PERFORM QUALITY CONTROL WORK AND ON-SITE TESTING.
 - SLUMP TEST - ASTM 143
 - MOLD AND CURE TEST CYLINDERS (ASTM C-31) AND TEST CYLINDERS FOR STRENGTH (ASTM C39). TAKE ONE TEST - THREE CYLINDERS FOR EACH DAYS FOUR OF 100 CUBIC YARDS, OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS, TWO AT 28 DAYS. TEST CYLINDER SAMPLES SHALL BE TAKEN AT THE POINT OF DISCHARGE WHEN USING A PUMP.
 - ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO THE OWNER, ENGINEER, ARCHITECT AND GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE FLATNESS AND LEVELNESS IN CONCRETE SLABS PER ACI 302.1R, FIG. 8.7 MINIMUM REQUIRED "I" NUMBERS FOR TYPE OF SLAB USE. REFER TO ACI 117 FOR FLOOR TOLERANCES.
- REPAIR ANY CRACKS OR DEFECTIVE AREAS THAT WILL RESTORE THE AFFECTED SURFACE OR AREAS TO THEIR FULL DESIGN STRENGTH AND APPEARANCE. CONTACT THE STRUCTURAL ENGINEER FOR ADVICE AND EVALUATION.
- ACCEPTANCE OF THE STRUCTURE WILL BE MADE IN CONFORMANCE WITH ACI 301.
- ALL CAST-IN-PLACE CONCRETE MUST BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A MINIMUM OF 7 DAYS FOLLOWING THE PLACING OF THE CONCRETE BY THE USE OF A WATER SPRAY, WATER SATURATED FABRIC, MOISTURE RETAINING MEMBRANE OR LIQUID CURING COMPOUND.
- CURE SLABS-ON-GRADE FOR THE FIRST 12 HOURS BY THE USE OF:
 - FOG SPRAYING
 - PONDING
 - SPRINKLING
 - CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC
- CONTINUE CURING BY USE OF MOISTURE RETAINING COVER UNTIL CONCRETE HAS OBTAINED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
- OR LIQUID CURING COMPOUND AFTER FINISHING PROCESS IS COMPLETED.
- CONCRETE NET CURE TIME TO BE 7 DAYS MINIMUM AT 50 DEGREES MINIMUM TEMPERATURE.
- DO NOT USE MOISTURE RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEXIBLE FLOORING, CERAMIC TILED FLOORS OR OTHER SPECIFIED FLOOR SYSTEMS, UNLESS IT HAS BEEN DEMONSTRATED THAT SUCH COMPOUNDS WILL NOT PREVENT BOND.
- DO NOT PERMIT CONCRETE NOT FULLY CURED TO BE EXPOSED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.
- FOUR ALL GROUND SLABS ON 6 MIL MINIMUM VAPOR RETARDER IN COMPLIANCE WITH ASTM E1745, LAPPED 6" MINIMUM AND FULLY TAPED.
- EQUIPMENT MADE OF ALUMINUM OR ALUMINUM ALLOYS, SHALL NOT BE USED FOR PUMP LINES, TREMIES, OR CHUTES OTHER THAN SHORT CHUTES SUCH AS THOSE USED TO CONVEY CONCRETE FROM A TRUCK MIXER.
- THE CODE PROHIBITS THE USE OF ALUMINUM (CONDUIT, PIPES, ETC.) IN STRUCTURAL CONCRETE UNLESS IT IS EFFECTIVELY COATED OR COVERED.

PRECAST CONCRETE U-INTELS AND SILLS

- UNITS SHALL BE FABRICATED BY A FIRM ENGAGED IN THE MANUFACTURING OF PRECAST AND PRE-STRESSED CONCRETE U-INTELS AND SILLS FOR A MINIMUM OF 5 YEARS. FABRICATOR SHALL HAVE A QUALITY ASSURANCE PROGRAM THAT COMPLIES WITH THE PROCEDURES OF MANUAL 116 BY THE PRECAST/PRE-STRESSED CONCRETE INSTITUTE PCI).
- PLANT RECORDS OF PRODUCTION AND QUALITY CONTROL SHALL BE KEPT IN ACCORDANCE WITH PCI RECOMMENDATIONS AND MADE AVAILABLE UPON REQUEST FOR THE ARCHITECT/ENGINEER.
- CODES AND STANDARDS:
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
 - C39 - SPECIFICATION FOR CONCRETE AGGREGATES
 - C150 - SPECIFICATION FOR PORTLAND CEMENT
 - PRECAST/PRE-STRESSED CONCRETE INSTITUTE (PCI) STANDARDS: MANUAL FOR QUALITY CONTROL FOR PRECAST AND PRE-STRESSED CONCRETE MNL-116.
 - AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
 - AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)
- CONCRETE MATERIALS:
 - PORTLAND CEMENT: ASTM C150 TYPE I OR III, GRAY COLOR
 - AGGREGATES: ASTM C39
 - WATER: POTABLE
 - ADMIXTURES: SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS
- REINFORCING
 - DEFORMED REINFORCEMENT: ASTM A615 GRADE 40 OR 60.
 - PRE-STRESSING STRAND: ASTM A416 270 KSI LL.
- U-INTEL UNITS 14 FEET IN OVERALL LENGTH AND SHORTER SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3500 PSI AT 28 DAYS.
- U-INTEL UNITS EXCEEDING 14 FEET IN OVERALL LENGTH SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 6000 PSI AT 28 DAYS AND SHALL BE PRE-STRESSED CONCRETE.
- SILL UNITS SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS.
- UNITS SHALL BE SAND BLOCK FINISH EXCEPT PRE-STRESSED, 8" WIDE, AND 12" WIDE U-INTELS SHALL BE SMOOTH FORM FINISHED.
- PRECAST CONCRETE U-INTELS SHALL BE DESIGNED BY A LICENSED DELEGATED ENGINEER.
- SUBMITTALS
 - PROVIDE MANUFACTURER'S CATALOGS ENGINEERING DATA.
 - MANUFACTURER SHALL RATE U-INTEL UNITS FOR GRAVITY, UPLIFT, AND LATERAL LOADS IN UNITS OF POUNDS PER LINEAR FOOT.

MASONRY

- HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C40, NORMAL WEIGHT, TYPE II, MINIMUM NET COMPRESSIVE YIELD STRENGTH = 2000 PSI. (NET AREA COMPRESSIVE MASONRY STRENGTH FM = 1500 PSI).
- MORTAR SHALL BE TYPE S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION) WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH AT 28 DAYS OF 1800 PSI.
- COARSE GROUT SHALL CONFORM TO ASTM C476:
 - 2500 PSI AT 28 DAYS.
 - 1/4" MAXIMUM AGGREGATE.
 - 8" - 11" SLUMP.
- CODES AND STANDARDS:
 - SPECIFICATIONS FOR MASONRY STRUCTURES - ACI 530.1/ASCE 6/ TMS 602 IS INCLUDED BY REFERENCE IN ITS ENTIRETY.
 - BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES - ACI 530/ ASCE 5/TMS 402.

- A REINFORCED TIE BEAM SHALL BE PROVIDED IN ALL WALLS SHOWN ON THE STRUCTURAL DRAWINGS AT EACH FLOOR, THE ROOF, AND AT TOP OF ANY PARAPET WALL. USE GALVANIZED MESH-TYPE CELL CAPS. PROVIDE CORNER BARS AT ALL BEAM CORNERS TO MATCH HORIZONTAL BARS.
- UNLESS NOTED OTHERWISE, TIE BEAMS SHALL BE AS FOLLOWS:
 - FLOOR LEVELS: DOUBLE COURSE OF KNOCK-OUT BLOCKS WITH (I) #5 BAR IN EACH COURSE.
 - ROOF LEVEL: DOUBLE COURSE OF KNOCK-OUT BLOCKS WITH (I) #5 IN EACH COURSE.
- VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 32" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT EXCEED ONE BAR DIAMETER, OR MORE THAN 1". CENTER BARS IN WALLS UNO.
- VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILL CELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE ACI 90 DEGREE STANDARD HOOKS INTO FOOTING AND ROOF TIE BEAM. LAP SPlice VERTICAL REINFORCEMENT ABOVE FOOTING AND ABOVE EACH FLOOR LEVEL UNLESS NOTED OTHERWISE. MAINTAIN VERTICAL REINFORCING SHOWN ON PLANS ABOVE AND BELOW MASONRY OPENINGS. CONTINUE FOUNDATION DOWELS BELOW ALL MASONRY OPENINGS.
- REINFORCED FILL CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL OR DEBRIS. REMOVE ANY INSULATING MATERIAL FROM CELLS, INCLUDING POLYSTYRENE INSULATING INSERTS, PRIOR TO GROUT POUR.
- REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
- REINFORCING BARS SHALL BE LAPPED PER MASONRY LAP SCHEDULE MINIMUM (UNLESS OTHERWISE NOTED) WHERE SPliced AND SHALL BE WIRED TOGETHER.
- WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
- PROVIDE HORIZONTAL WALL REINFORCING (1 GA) HOT DIPPED GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUIVALENT) AT 16" O.C. JOINT REINFORCING SHALL CONFORM TO ASTM A-451. (FOR WALLS OVER 8'-0")
- PROVIDE HORIZONTAL JOINT REINFORCEMENT AT DOORS AND WINDOWS FOR FIRST AND SECOND BLOCK COURSE ABOVE AND BELOW APERTURES. RUN REINFORCING CONTINUOUS OR EXTEND TWO FEET FROM APERTURE EDGE.
- WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.
- CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'. CLEANOUTS TO BE SAW-CUT 4" X 4".
- GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5' MAX. LIFTS HEIGHTS.
- CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.
- ALL MASONRY FOUNDATION STEM WALLS AND RETAINING WALLS SHALL BE FULLY GROUTED.
- STORE BLOCKS ON PALLETS AND COVER WITH PLASTIC SHEETING.
- PLACE MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL. MORTAR BEDDING, HORIZONTAL AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.
- SEE DRAWINGS FOR MASONRY CONTROL JOINT LOCATIONS, SPACE AT 26'-0" O.C. AT EXTERIOR WALLS, 32'-0" O.C. AT INTERIOR WALLS UNLESS NOTED OTHERWISE.
- SUBMITTALS:
 - SUBMIT PROPOSED GROUT MIX DESIGN PRIOR TO CONSTRUCTION.
 - SUBMIT PROPOSED MORTAR MIX DESIGN PRIOR TO CONSTRUCTION.
 - SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE, AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS. INCLUDE ALL REQUIRED DIMENSIONS AND ELEVATIONS.
 - SUBMIT COMPRESSIVE STRENGTH TESTS OF PROPOSED MASONRY UNITS PRIOR TO CONSTRUCTION. MASONRY UNITS ARE TO BE TESTED IN ACCORDANCE WITH ASTM C140.
- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS:
 - SAMPLE AND TEST GROUT IN ACCORDANCE WITH ASTM C1014 FOR EACH 5000 SQ. FT. OF MASONRY.
 - SLUMP TESTS - ASTM C143.
 - MASONRY PRISM TEST IN ACCORDANCE WITH ASTM C1314. PROVIDE ONE SET OF 3 PRISMS PRIOR TO CONSTRUCTION AND DURING CONSTRUCTION FOR EACH 5000 SQ. FT. OF WALL.
- PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING = 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.
- TOPS OF PARTIALLY CONSTRUCTED WALLS SHALL BE COVERED WITH VISQUEEN WHENEVER RAIN OCCURS AND AT THE END OF THE WORK DAY.

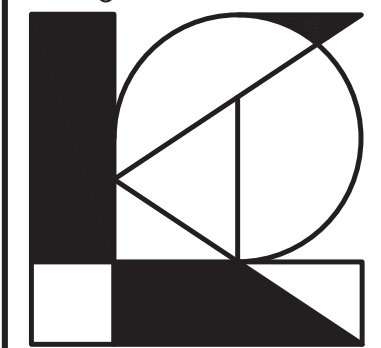
DRILL-IN BOLTS, SCREWS AND DOWELS

- ADHESIVE DOWELING RODS/BOLTS SHALL BE CARBON STEEL THREADED ROD CONFORMING TO ISO 848 5.8 WITH A MINIMUM TENSILE STRENGTH OF 125 KSI (800MPa) AND A MINIMUM YIELD OF 58 KSI (400MPa). THREADED RODS WITH NUTS AND WASHERS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE HILTI HY 200 SAFE SET (ESR 3187) OR RE 500 SD (ESR 2322) ANCHORS BY HILTI OR EQUAL (SIMPSON SET-AP, ATC ULTRABOND 365CC).
- ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD SIDE-BY-SIDE FOIL PACKAGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. ADHESIVE SHALL BE TESTED AND APPROVED TO MEET THE MINIMUM REQUIREMENTS OF ACI 308.4 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION.
- DRILL-IN REBAR DOWELS SHALL BE SET USING A TWO-PART ADHESIVE AS DESCRIBED ABOVE.
- EXPANSION BOLTS SHALL BE HILTI KB T2 (ESR 1917) OR EQUAL. BOLT SHALL MEET DUCTILITY REQUIREMENTS OF ACI 318 SECTION D1.
- EXPANSION BOLTS SHALL HAVE CARBON STEEL ANCHOR BODY AND NUT AND WASHER SHALL BE ELECTROPLATED ZINC COATING CONFORMING TO ASTM B633 TO A MINIMUM OF 5-M. THE STAINLESS STEEL ANCHOR BODY, NUT AND WASHER, AND EXPANSION SLEEVE SHALL CONFORM TO TYPE 316 STAINLESS STEEL. EXPANSION ANCHORS SHALL MEET THE MINIMUM REQUIREMENTS OF ACI 308.2 FOR CRACKED AND UNCRACKED CONCRETE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- MASONRY SCREWS SHALL BE 1/4" DIAMETER WITH 1-5/8" MINIMUM EMBEDMENT INSTALLED IN DRILLED HOLES USING AN APPROPRIATE BIT DIAMETER.
- SCREWS SHALL HAVE A BODY MADE OF CARBON STEEL AND SHALL BE HEAT TREATED AND SHALL HAVE 8-M ZINC COATING IN ACCORDANCE WITH EN ISO 4042. PROVIDE HUS EZ (ESR 3027) SCREWS BY HILTI OR EQUAL.

revision	by

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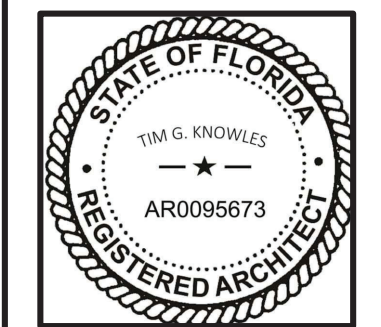


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☒ Construction Set

Project No.: 17K27-01

Date: 02.22.2024

Drawn: JNJC

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STRUCTURAL NOTES CONT'D.:

CARPENTRY

1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER, WITH 14% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
4. LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR EXPOSED TO WEATHER, SHALL BE PRESURE TREATED.
5. MINIMUM COATING REQUIREMENTS FOR METAL CONNECTORS AND FASTENERS:
- A) INTERIOR - ZINC GALVANIZED (G40)
- B) EXTERIOR - GALVANIZED (G105) OR HOT DIP GALVANIZED (HDG)
- C) EXTERIOR COASTAL AREAS - STAINLESS STEEL (TYPE 316L)
6. WHEN USING STAINLESS STEEL CONNECTORS, USE STAINLESS STEEL FASTENERS. WHEN USING G105 OR HDG CONNECTORS, USE FASTENERS GALVANIZED PER ASTM A153.
7. PLYWOOD SHEATHING SHALL BE DFFA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH FLYCLIPS.
8. INSTALL BRIDGING IN ALL FLOOR OR ROOF JOISTS AT 10'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS AT 4'-0" ON CENTER TO COINCIDE WITH PLYWOOD JOINTS.
9. NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
10. CONNECTION HARDWARE SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC. OR EQUIVALENT. SUBMIT CUT SHEETS OF ALTERNATIVE CONNECTION HARDWARE TO ENGINEER FOR APPROVAL.
11. STUDS SHALL BE DOUBLED AT ALL ANGLES, AROUND ALL OPENINGS, AND BELOW ALL BEAMS AND GIRDERS. TRUSSES UNLESS NOTED OTHERWISE. STUDS SHALL BE TRIPLED AT ALL CORNERS.
12. OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1 X 4 LET INTO OUTSIDE EDGE OF 2 X 4 STUDS, UNLESS PLYWOOD SHEATHING IS SHOWN ON DRAWINGS.
13. WOOD LINTELS OVER OPENINGS SHALL BE 2 X 6 HEADERS FOR SPANS UP TO 6'-0" AND 2 X 8 HEADERS FROM 6'-0" TO 7'-0". SEE PLANS FOR SPANS GREATER THAN 7'-0". ALSO PROVIDE 1/2" PLYWOOD SPACER PLATE BETWEEN BEAMS. FINISHED HEADER WIDTH SHALL MATCH WALL WIDTH. NAIL TOGETHER WITH 16D NAILS AT 12" ON CENTER TOP AND BOTTOM.
14. FLITCH BEAMS, WHERE SPECIFIED, SHALL BE BOLTED TOGETHER WITH ONE 3/4" DIAMETER BOLT TOP AND BOTTOM OVER SUPPORT OR AT END OF BEAM. INTERMEDIATE BOLTS TO BE SPACED AT 2'-0" O.C. TOP AND BOTTOM, STAGGERED FULL LENGTH OF BEAM (1/2" DIAMETER BOLTS). STEEL PLATES FOR FLITCH BEAMS SHALL CONFORM TO ASTM A36.
15. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL LOAD-BEARING STUD WALLS. 2X SOLE PLATES AT THE EDGES OF SLABS SHALL BE ATTACHED TO THE SLAB WITH SIMPSON MAS MDSILL ANCHORS (WITH 6 10D NAILS) AT 2'-8" O.C. AT INTERIOR STUD WALLS, PROVIDE EITHER HILTI DNT2 (WITH 1/8" DIAMETER 5/64" THICK WASHERS) PONYDRIVEN FASTENERS AT 0'-10" ON CENTER, OR 1/2" DIAMETER HILTI KWIK-BOLTS (EXPANSION ANCHORS) WITH 6" EMBEDMENT, AT 4'-0" O.C. RED-HEAD FASTENERS OF EQUIVALENT SIZES MAY BE USED. ALL OTHER SUBSTITUTIONS MUST BE APPROVED BY MCCARTHY AND ASSOCIATES, INC. PRIOR TO INSTALLATION. SEE THE SHEAR WALL SCHEDULE FOR SPECIAL SOLE PLATE ATTACHMENT AT SHEAR WALLS.
16. WALL SHEATHING SHALL BE: (SEE SHEAR WALL SCHEDULE FOR REQUIREMENTS AT SHEAR WALLS)
- A) AT INTERIOR WALLS PROVIDE 1/2" OR 4/8" GYPSUM WALLBOARD. (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS) EACH SIDE OF STUDS, NAILED WITH 5D COOLER NAILS AT 7" O.C. (USE 6D COOLER NAILS FOR 5/8" WALLBOARD) AT ALL SUPPORTS. PROVIDE SOLID 2X BLOCKING AT ALL SHEET EDGES. BLOCKING IS NOT REQUIRED AT NON-LOAD BEARING PARTITIONS.
- B) AT EXTERIOR WALLS SHEATH THE INTERIOR FACE OF WALLS WITH GYPSUM WALLBOARD AS NOTED ABOVE FOR INTERIOR WALLS. SHEATH THE EXTERIOR FACE OF WALLS WITH 5/8" C-DX PLYWOOD NAILED WITH 10D NAILS AT 6" ON CENTER AT EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PROVIDE SOLID DOUBLE 2X BLOCKING AT ALL SHEET EDGES. BLOCKING IS NOT REQUIRED AT NON-LOAD BEARING PARTITIONS.
17. FLOOR SHEATHING IS 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED WITH 10D NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 10D NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. DO NOT USE OSB FLOORING.
18. ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD OR OSB NAILED WITH 10D NAILS AT 4" O.C. AT SUPPORTED EDGES, AND 10D NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE ONE PLYWOOD CLIP PER SPAN BETWEEN SHEET EDGES. PROVIDE SOLID 2X BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS, AND CHANGES IN ROOF SLOPE. USE RING SHANK NAILS WHERE MEAN ROOF HEIGHT EXCEEDS 25'-0".
19. NAILING SCHEDULE
- | CONNECTION | COMMON NAIL | NUMBER OR SPACING |
|-------------------------------------|-------------|-------------------|
| SOLE PLATE TO TRUSS OR BLOCKING | 16D | 16" O.C. |
| STUD TO SOLE PLATE, TOE NAIL | 8D | 4 |
| DOUBLE STUDS, FACE NAIL | 10D | 24" O.C. |
| DOUBLE TOP PLATES, FACE NAIL | 10D | 16" O.C. |
| TOP PLATES LAPS AND INTERSECTIONS | 10D | 3 |
| TRUSSES, LAPS OVER WALLS, FACE NAIL | 16D | 4 |
| BUILT-UP CORNER STUDS | 16D | 24" O.C. |
| STUDS TO SOLE PLATE, END NAIL | 16D | 2 |
20. FASTENER SUBSTITUTIONS
- ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. ALL ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACINGS AS THE SCHEDULED FASTENERS.

SCHEDULED FASTENER

8D COMMON NAIL

10D COMMON NAIL

ALTERNATE FASTENER

8D RING SHANK NAIL

8D SCREW SHANK NAIL

0.131 P-NAIL

10D RING SHANK NAIL

10D SCREW SHANK NAIL

0.148 P-NAIL

#6 X 1-1/4" TYPE 5 OR 1N DRYWALL SCREW

21. SUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPRIATE BACK-UP DATA.
22. OSB SHALL NOT HAVE A MOISTURE CONTENT GREATER THAN 15%. PROLONGED EXPOSURE TO WETTING & MOISTURE WILL DAMAGE AND REDUCE THE STRUCTURAL CAPACITY OF THE SHEATHING. SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO KEEP THE OSB DRY AT ALL TIMES (INCLUDING DURING TRANSPORTATION, STORAGE, INSTALLATION, ETC.)

PRE-ENGINEERED WOOD TRUSSES

1. THIS SECTION DEFINES PRE-ENGINEERED, PREFABRICATED, METAL PLATE CONNECTED WOOD ROOF TRUSSES AS "WOOD TRUSSES".
2. WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION, "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION", PUBLISHED BY THE TRUSS PLATE INSTITUTE, TPI I.
3. THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTES "QUALITY CONTROL INSPECTION PROGRAM" OR EQUIVALENT.
4. WOOD TRUSSES SHALL BE DESIGNED FOR THE LOAD CRITERIA PROVIDED ON THE STRUCTURAL DRAWINGS. MINIMUM BOTTOM CHORD DEAD LOAD = 10 PSF.
5. DURATION OF LOAD FACTORS:
- ROOF 0.6D+0.6W/L 1.33
- ROOF DL+LL 1.25
- FLOOR DL+LL 1.00
6. THE WOOD TRUSS SYSTEM SHALL BE DESIGNED BY THE DELEGATED SYSTEM ENGINEER WHO SHALL PREPARE DESIGN CALCULATIONS AND SUPERVISE THE PREPARATION OF SHOP DRAWINGS INCLUDING, BUT NOT LIMITED TO:
- A) TRUSS PLACEMENT PLAN SHOWING ALL TRUSSES, GIRDERS, AND OVER-BUILT TRUSS FRAMING.
- B) TRUSS TO TRUSS METAL CONNECTORS WITH MODEL NUMBER AND MANUFACTURER.
- C) DIMENSIONED LOCATION OF ALL TRUSSES.
- D) TRUSS BRACING.
- E) DESIGNATION OF EACH TRUSS REFERENCED TO THE TRUSS DESIGN CALCULATIONS.
7. INDIVIDUAL TRUSSES SHALL BE DESIGNED BY THE DELEGATED SYSTEM ENGINEER INCLUDING:
- A) DIMENSIONED TRUSS ELEVATION OF EACH INDIVIDUAL TRUSS WITH CHORDS AND WEBS, REFERENCED TO THE TRUSS SYSTEM DRAWINGS.
- B) TRUSS SPACING.
- C) DESIGN LOADS CRITERIA AND LOAD COMBINATIONS.
- D) LOAD DURATION FACTORS, CONDITION OF USE FACTORS AND ANY LIVE LOAD REDUCTIONS TAKEN.
- E) APPLICABLE CODES USED.
- F) WOOD SPECIES, GRADE, AND MOISTURE CONTENT.
- G) METAL CONNECTOR PLATES TYPE, SIZE, GAUGE, ETC.
- H) SUPPORT REACTIONS AND MINIMUM BEARING LENGTH.
- I) DEFLECTIONS.
- J) PERMANENT CONTINUOUS TRUSS TO TRUSS BRACING.
- K) INDIVIDUAL MEMBER STIFFENERS.
- L) TRUSS SPLICE DETAILS, INCLUDING PIGGY BACK TRUSSES.
- M) IDENTIFICATION OF ANY COMPUTER PROGRAM USED.

8. DEFLECTION LIMITATIONS: (UNLESS NOTED OTHERWISE)
- A) ROOF LIVE LOAD = L/360
- B) ROOF TOTAL LOAD = L/240
9. FIRE RETARDANT WOOD IS NOT ALLOWABLE.
10. SUPPORTS: WOOD TRUSSES SHALL BE DESIGNED WITH AT LEAST ONE HORIZONTAL ROLLER CONNECTION PER SPAN SO THAT NO HORIZONTAL REACTIONS ARE INDUCED ON SUPPORTS UNDER DEAD OR LIVE LOADS.
11. REFER TO THE ARCHITECTURAL DRAWINGS. IF A CEILING OR ADEQUATE FURRING STRIPS ARE NOT PROVIDED, TRUSS BOTTOM CHORDS MUST BE DESIGNED AS Laterally UNBRACED.
12. TRUSS ERECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING OF TRUSS SYSTEM DURING CONSTRUCTION.
13. HANDLING, INSTALLATION, AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH TP1/INTCA ECSI.
14. ALL TRUSS TO TRUSS AND TRUSS TO SUPPORT CONNECTIONS SHALL BE DESIGNED BY THE DELEGATED ENGINEER.
15. CONNECTION HARDWARE SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC. OR BY APPROVED EQUIVALENT MANUFACTURER. CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS.
16. MINIMUM COATING REQUIREMENTS FOR METAL CONNECTORS, TRUSS PLATES, AND FASTENERS:
- A) INTERIOR - ZINC GALVANIZED (G40)
- B) EXTERIOR - GALVANIZED (G105) OR HOT DIP GALVANIZED (HDG)
- C) EXTERIOR COASTAL AREAS - STAINLESS STEEL (TYPE 316L)
17. PILING OF PLYWOOD ON WOOD TRUSSES IS NOT ALLOWED.
18. INSTALLATION OF BROKEN, DAMAGED, WARPED, OR IMPROPERLY REPAIRED WOOD TRUSSES IS NOT ALLOWED.
19. IMPROPER OR UNAUTHORIZED FIELD ALTERATIONS OF WOOD TRUSSES IS NOT ALLOWED.
20. CONNECTIONS AND BRACING MUST BE INSTALLED BEFORE LOADING SHEATHING ON THE TRUSSES.
21. WOOD TRUSSES THAT DO NOT MEET INTERIOR LOAD BEARING WALLS MUST BE SHIMMED. DO NOT PULL WOOD TRUSSES DOWN TO INTERIOR BEARINGS.
22. WOOD TRUSS DELEGATED ENGINEER MUST BE PROVIDED WITH A COPY OF THESE DRAWINGS AND SPECIFICATIONS.
23. SUBMITTALS SHALL HAVE A COVER SHEET CONTAINING THE NAME, ADDRESS, AND LICENSE NUMBER OF DELEGATED ENGINEER. PROJECT IDENTIFICATION INFORMATION, AND AN INDEX OF ATTACHED DRAWINGS. ALL SUBMITTED CALCULATIONS AND SHOP DRAWINGS SHALL BEAR THE SEAL OF THE DELEGATED ENGINEER.
24. INCOMPLETE SUBMITTALS AND SUBMITTALS THAT ARE NOT SIGNED AND SEALED WILL BE RETURNED WITHOUT REVIEW.

MANUFACTURED LUMBER

1. MATERIAL, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH THE CABO REPORT NO. NER-481.
2. VENEERS SHALL BE DOUGLAS FIR OR SOUTHERN PINE OF THICKNESSES APPROVED BY THE BUILDING CODE. THEY SHALL BE ULTRASONICALLY GRADED OR GRADED BY OTHER ADVANCED GRADING SYSTEM APPROVED BY THE CODE.
3. ADHESIVES SHALL BE OF THE WATERPROOF TYPE CONFORMING TO THE REQUIREMENTS OF ASTM D-2554.
4. MINIMUM ALLOWABLE STRESS VALUES:
- A) MICROLAM LVL BEAM GRADE
- FB = 2600 PSI
- FV = 285 PSI
- FCII = 2510 PSI
- E = 1,900,000 PSI
- B) 1.8E PARALLAM PSL BEAM GRADE 2.0E
- FB = 2400 PSI
- FV = 240 PSI
- FCII = 2400 PSI
- E = 2,000,000 PSI
- C) 6ANGLAM LVL STUDS
- FB = 3100 PSI
- FV = 240 PSI
- FCII = 3200 PSI
- E = 2,000,000 PSI
5. PROVIDE WRITTEN CERTIFICATION THAT MEMBERS CONFORM TO THE REQUIRED SPECIFICATIONS.
6. MEMBERS SHALL BE USED UNDER DRY CONDITIONS AND SHALL NOT BE INSTALLED WHERE THE MAXIMUM MOISTURE CONTENT EXCEEDS 18%.
7. MEMBERS SHALL BE IN ACCORDANCE WITH DESIGN SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
8. SUBMITTALS: ALL SUBMITTALS SHALL BEAR THE EMBOSSED SEAL OF A LICENSED DELEGATED ENGINEER AND SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.
9. SUBMITTALS TO INCLUDE:
- A) ERECTION PLAN.
- B) MEMBER AND CONNECTION DETAILS.
- C) TEMPORARY SHORING PLAN, IF REQUIRED.
10. 6ANGLAM LVL STUDS MAY BE USED AS AN ALTERNATIVE TO CONVENTIONAL WOOD STUDS AS SHOWN ON PLANS. SUBMITTALS MUST INCLUDE SIGNED AND SEALED CALCULATIONS IN ADDITION TO THE ABOVE REQUIREMENTS.

ULTIMATE WIND PRESSURES (PSF)								
EXTERIOR DOORS, WINDOWS, WALLS								
EFFECTIVE AREA (SQ. FT)	ZONE 4				ZONE 5			
	PRESSURE (PSF)		SUCTION (PSF)		PRESSURE (PSF)		SUCTION (PSF)	
	ULT.	ASD.	ULT.	ASD.	ULT.	ASD.	ULT.	ASD.
1-20	46.7	28.0	-50.7	-30.42	46.7	28.02	-62.6	-37.56
21-50	44.4	26.64	-48.3	-28.98	44.4	26.64	-58.2	-34.92
51-100	42.0	25.2	-45.9	-27.54	42.0	25.2	-52.7	-31.62
101-150	34.6	23.76	-43.6	-26.16	34.6	23.76	-48.7	-24.22
151-250	38.4	23.04	-42.4	-25.44	38.4	23.04	-45.9	-27.54
251-500	36.8	22.08	-40.8	-24.48	36.8	22.08	-43.2	-25.92
501 + ABV.	34.8	20.88	-38.8	-23.28	34.8	20.88	-38.8	-23.28

ULTIMATE GROSS WIND LOADS MAIN ROOF						
ROOFING MATERIALS						
COMPONENT & CLADDING	ROOF ZONE					
	1		2		3	
	ULT.	ASD	ULT.	ASD	ULT.	ASD
PRESSURE (PSF)	28.2	16.92	28.2	16.92	28.2	16.92
SUCTION (PSF)	-44.8	-26.88	-78.0	-46.8	-115.4	-69.24

ULTIMATE GROSS WIND LOADS MAIN ROOF						
OVERHANGS AND CANOPIES						
ROOFING MATERIALS						
COMPONENT & CLADDING	ROOF ZONE					
	1		2		3	
	ULT.	ASD	ULT.	ASD	ULT.	ASD
PRESSURE (PSF)	28.2	16.92	28.2	16.92	28.2	16.92
SUCTION (PSF)	-88.8	-53.28	-122	-73.2	-154.4	-95.64

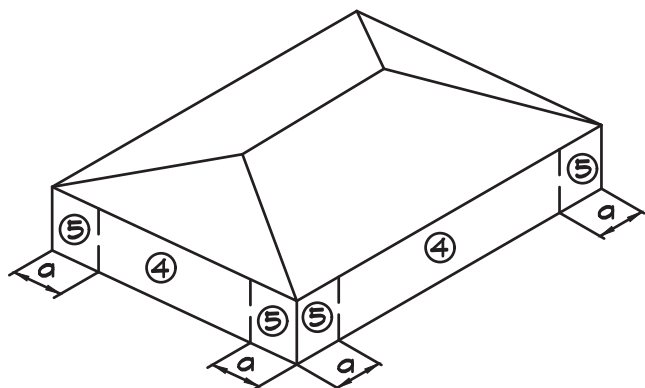
ULTIMATE GROSS WIND LOADS MAIN ROOF						
JOISTS AND/OR TRUSSES						
COMPONENT & CLADDING	ROOF ZONE					
	1		2		3	
	ULT.	ASD	ULT.	ASD	ULT.	ASD
PRESSURE (PSF)	20.8	12.48	20.8	12.48	20.8	12.48
SUCTION (PSF)	-41.1	-24.66	-59.8	-35.88	-93.4	-56.04

ULTIMATE GROSS WIND LOADS						
OVERHANGS/CANOPIES						
JOISTS AND/OR TRUSSES						
COMPONENT & CLADDING	ROOF ZONE					
	1		2		3	
	ULT.	ASD	ULT.	ASD	ULT.	ASD
PRESSURE (PSF)	20.8	12.48	20.8	12.48	20.8	12.48
SUCTION (PSF)	-85.1	-51.06	-103.8	-62.28	-137.4	-82.44

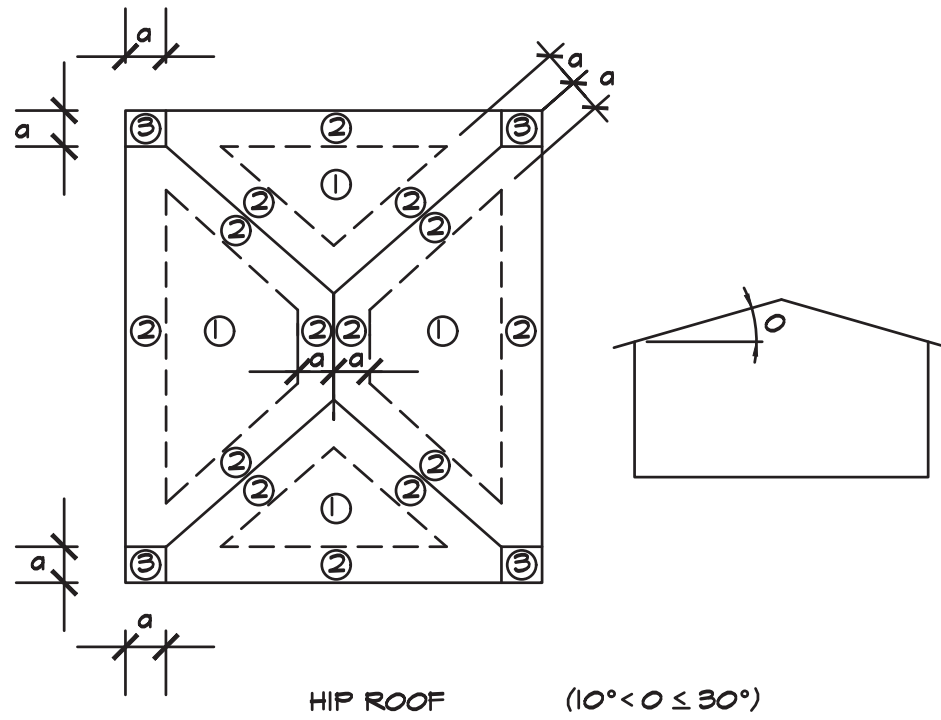
NOTES:

1. TO COMPLY WITH THE (ASCE 7-10), ULTIMATE WIND PRESSURES IN THE TABLES ABOVE ARE CONVERTED TO (ASD) WIND PRESSURES, EACH VALUE WAS MULTIPLIED BY (0.6).

2. FLORIDA PRODUCT APPROVALS AND NOTICES OF ACCEPTANCE ARE SHOWN IN ASD.



DOORS, WINDOWS AND WALLS



COMPONENT AND CLADDING LOADING DIAGRAMS

1. $\alpha = 4'-0"$
2. THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.

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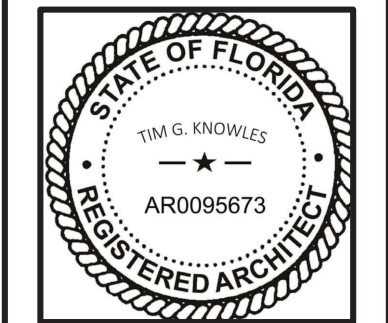


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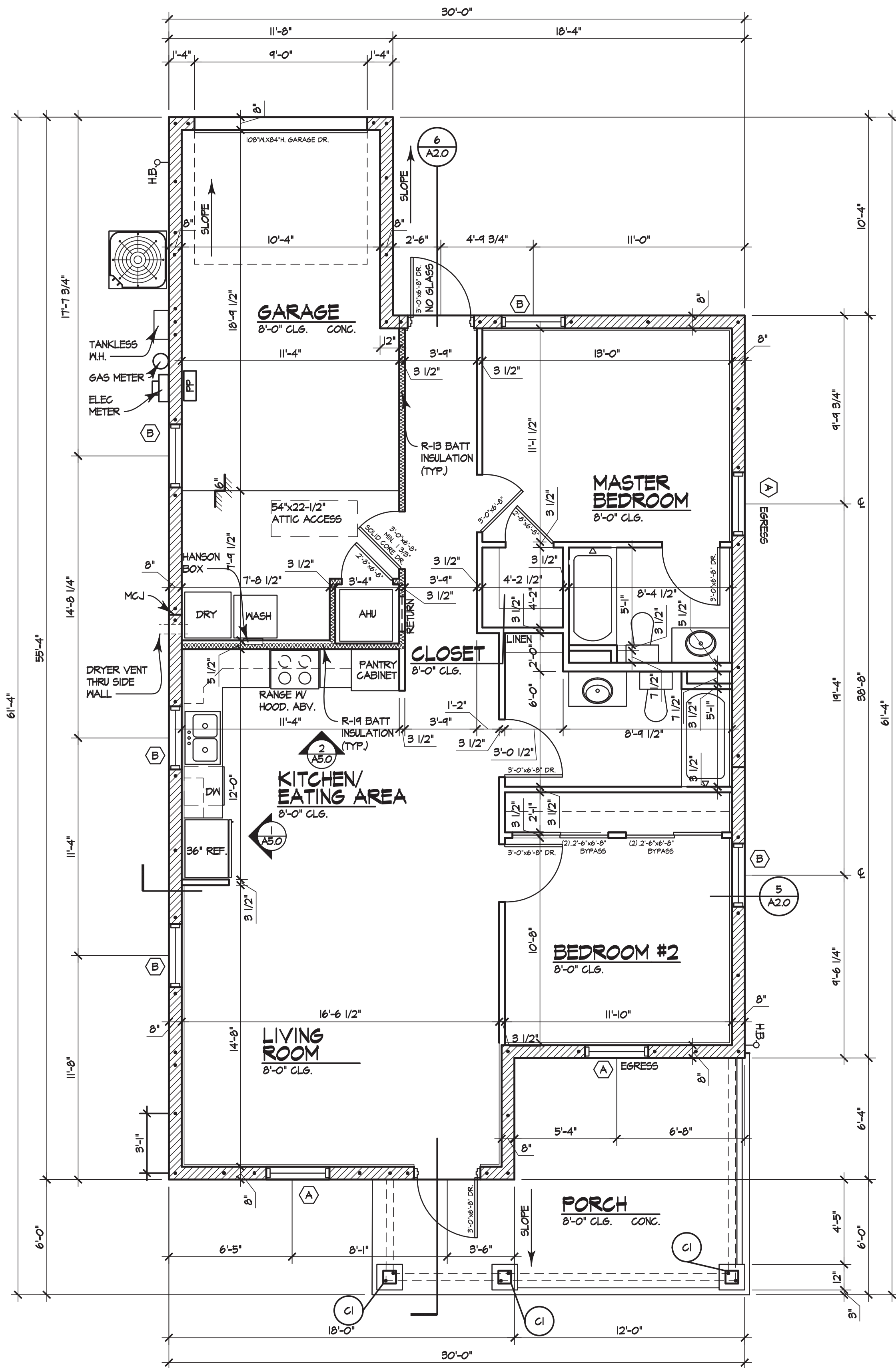
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Sheet:

A0.3B



FLOOR PLAN

1
A1.0
1/4" = 1'-0"

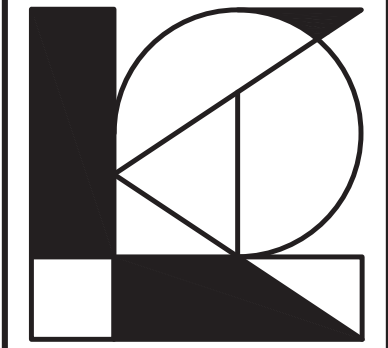
NOTES:

1. SEE SHEET A0.1 FOR WINDOW/ DOOR SCHEDULES
2. SEE SHEET A0.0 FOR GENERAL NOTES
3. SEE SHEET A3.0 FOR COLUMN SCHEDULE
4. VERIFY A/C EQUIPMENT SIZE PRIOR TO A/C CLOSET FRAMING

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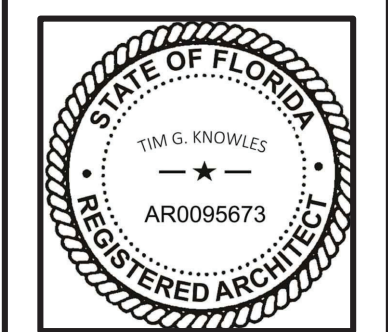


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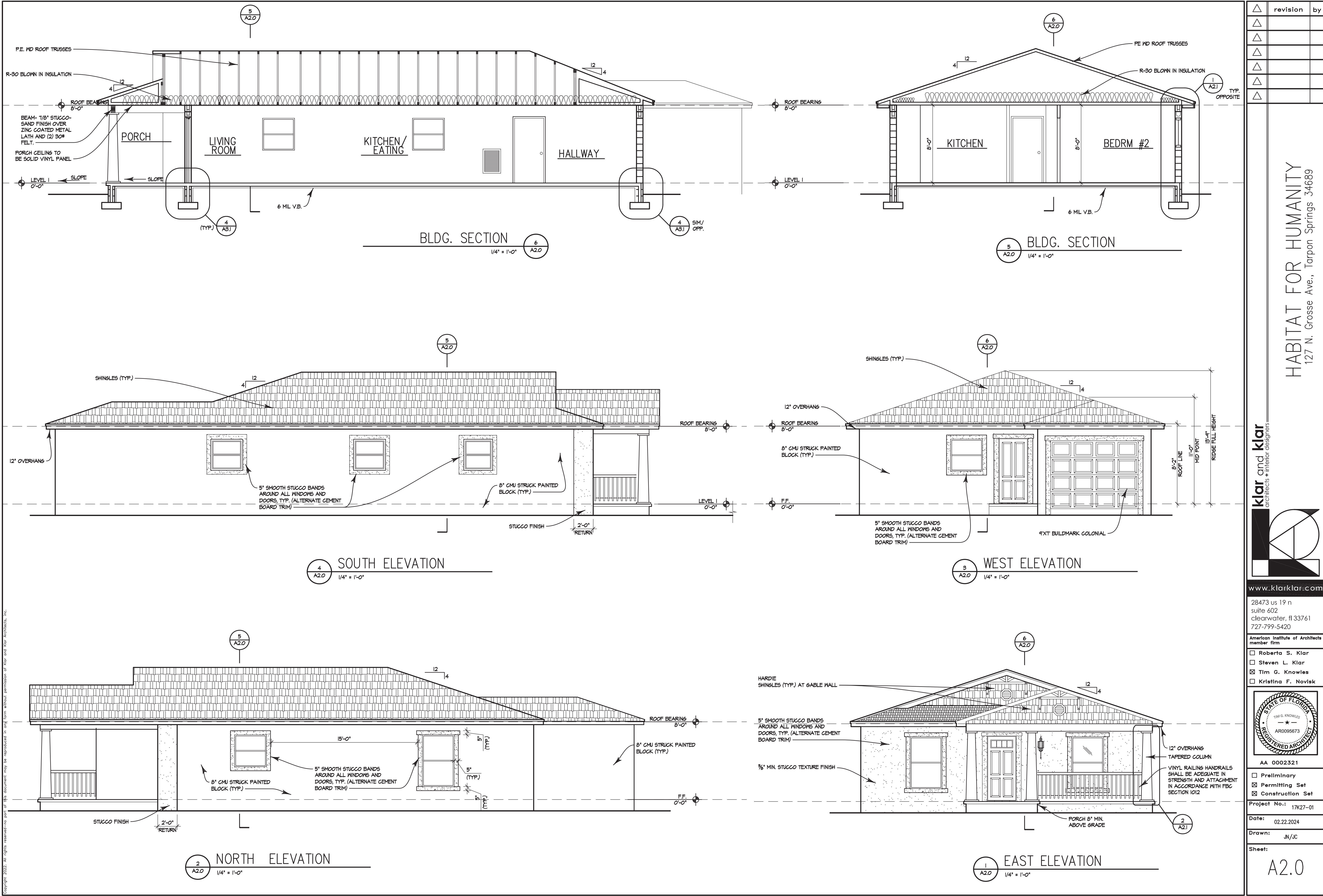
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A1.0



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TIM G. KNOWLES

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A2.0

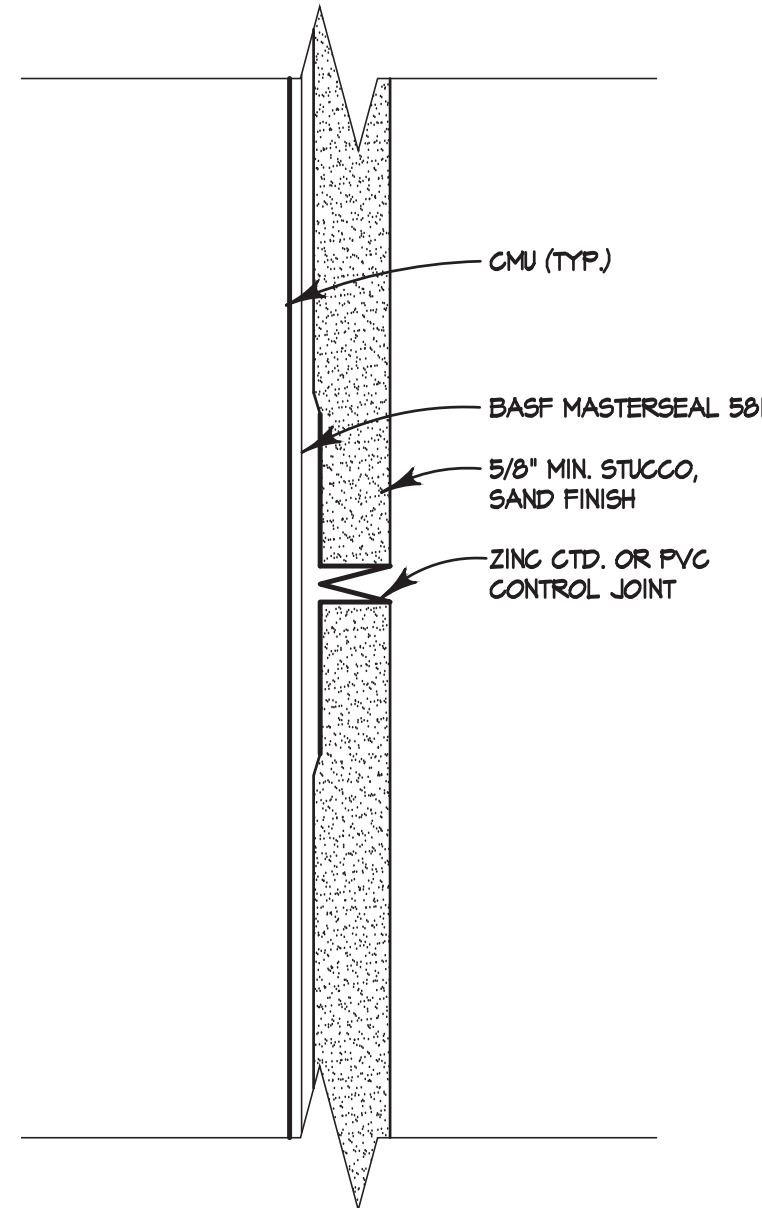
WOOD HEADER SCHEDULE		
SPAN	BEAM* (2X4 MALLS)	NAILINGS**
6'-0" OR LESS	(2) 2X8 W/ 1/2" PLYWOOD SPACER	16d STAGGERED AT 12" O.C. TOP & BOTTOM
6'-0" TO 8'-0"	(2) 2X10 W/ 1/2" PLYWOOD SPACER	(2) ROWS 16d AT 12" O.C.
8'-0" TO 10'-0"	(2) 2X12 W/ 1/2" PLYWOOD SPACER	(2) ROWS 16d AT 12" O.C.
OVER 10'-0"	SEE PLAN	
NOTES: * 1. WHERE WALLS ARE CONSTRUCTED OF 2X6 STUDS, PROVIDE (1) ADDITIONAL 2X AND (1) ADDITIONAL PLYWOOD SPACER ** 2. TAP HOLES TO AVOID SPLITTING WOOD		

NAILING SCHEDULE		
CONNECTION	COMMON NAIL	NUMBER OR SPACING
SOLE PLATE TO TRUSS OR BLOCKING	16 d	16" O.C.
STUD TO SOLE PLATE, TOE NAIL	8 d	4
DOUBLE STUDS, FACE NAIL	10 d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10 d	16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS	10 d	3
TRUSSES, LAPS OVER MALLS, FACE NAIL	16 d	4
BUILT-UP CORNER STUDS	16 d	24" O.C.
STUDS TO SOLE PLATE, END NAIL	16 d	2

FASTENER SUBSTITUTIONS (SEE NOTES BELOW)***	
SCHEDULED FASTENER	ALTERNATE FASTENER
8d COMMON NAIL	8d RING SHANK NAIL
	8d SCREW SHANK NAIL
	0.131 P-NAIL
10d COMMON NAIL	10d RING SHANK NAIL
	10d
	0.148 P-NAIL
6d COOLER NAIL	#6 X 1-1/4" TYPE S OR W DRYWALL SCREW
NOTES:*** 1. ALL NAILS ARE COMMON NAILS, U.N.O. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. ALL ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS. 2. GUN DRIVEN NAILS MUST BE SUBMITTED FOR REVIEW WITH APPROPRIATE BACK-UP DATA.	

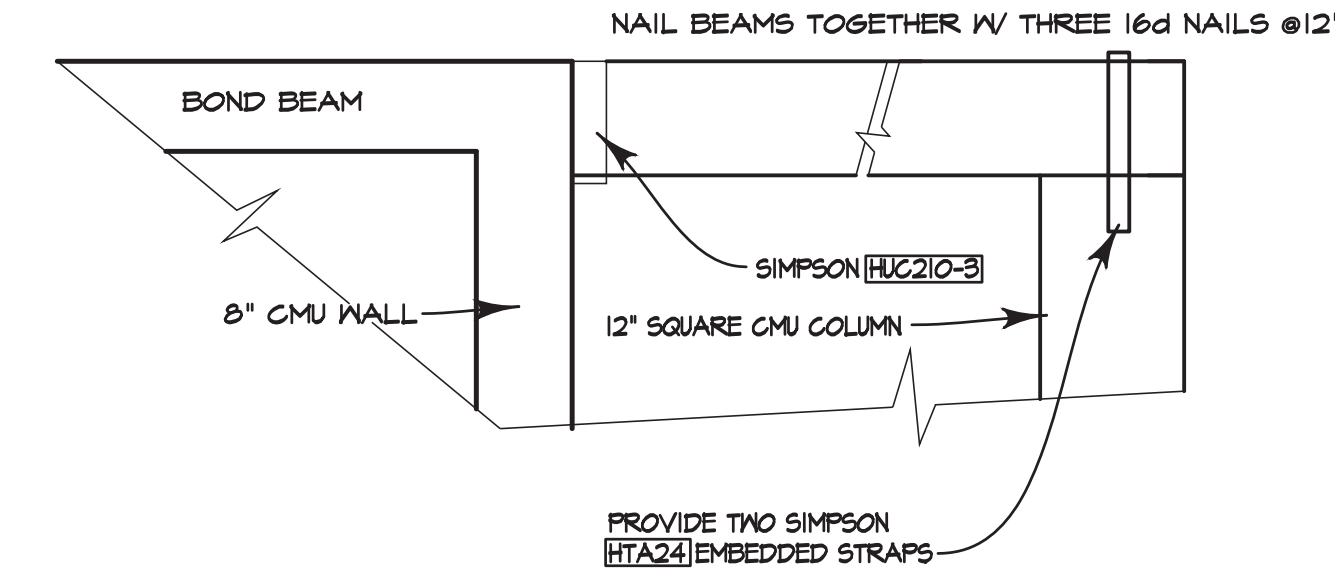
EXTERIOR ENVELOPE FASTENER SCHEDULE		
ELEMENT	SUBSTRATE	FASTENER, LENGTH/EMBEDMENT, SPACING
LATH	CMU	1-1/2" 11 GAGE NAILS WITH A 7/16-INCH HEAD, OR 1-1/2" 16 GAGE STAPLES, SPACED 1" O.C., TO BE INSTALLED PER ASTM C1063/ASTM C1181
CORNER BEAD/KEEP SCREED, STUCCO ACCESSORY	CMU	1-1/2" 11 GAGE NAILS WITH A 7/16-INCH HEAD, OR 1-1/2" 16 GAGE STAPLES, SPACED 1" O.C., TO BE INSTALLED PER ASTM C1063/ASTM C1181
VINYL SOFFIT	PT 2X FRAMING	GALVANIZED ROOFING NAIL, 1/2" SHANK D, 3/8" HEAD D, 1-1/2" LONG, OR STAPLES 1-1/2" LONG, 1" LEGS AND 1/2" D. AT EACH NAIL HEM HOLE, SEE PRODUCT APPROVAL
ALUMINUM FASCIA	PT 2X FRAMING	1-1/4" 11 GAGE NAIL WITH 7/16" HEAD D, GALVANIZED FINISH NAILS AT 24" O.C. AT RETURN LEG, VERTICAL EDGE INSERTED UNDER DRIP EDGE TO HALF THE HEIGHT OF THE DRIP EDGE OR 1" (WHICHEVER IS GREATER), ATTACH MIN. OF 1 FINISH NAIL AT THE FACE 1" BELOW DRIP EDGE AT THE ENDS. FASCIA SHALL EXTEND AROUND CORNERS 12" MIN. WITH AN OVERLAP OF 3" MIN. FASTENED THROUGH RETURN LEG AT OVERLAP. AT GABLE ROOFS PROVIDE 2 FACE NAILS AT 2X4 SUB FASCIA, AND 3 FACE NAILS AT 2X6 AND GREATER SUB FASCIAS.

NOTES:
1) LATH AND FASTENERS TO BE OF CORROSION-RESISTANT MATERIAL, GALVANIZED, ALUMINUM, OR STAINLESS STEEL

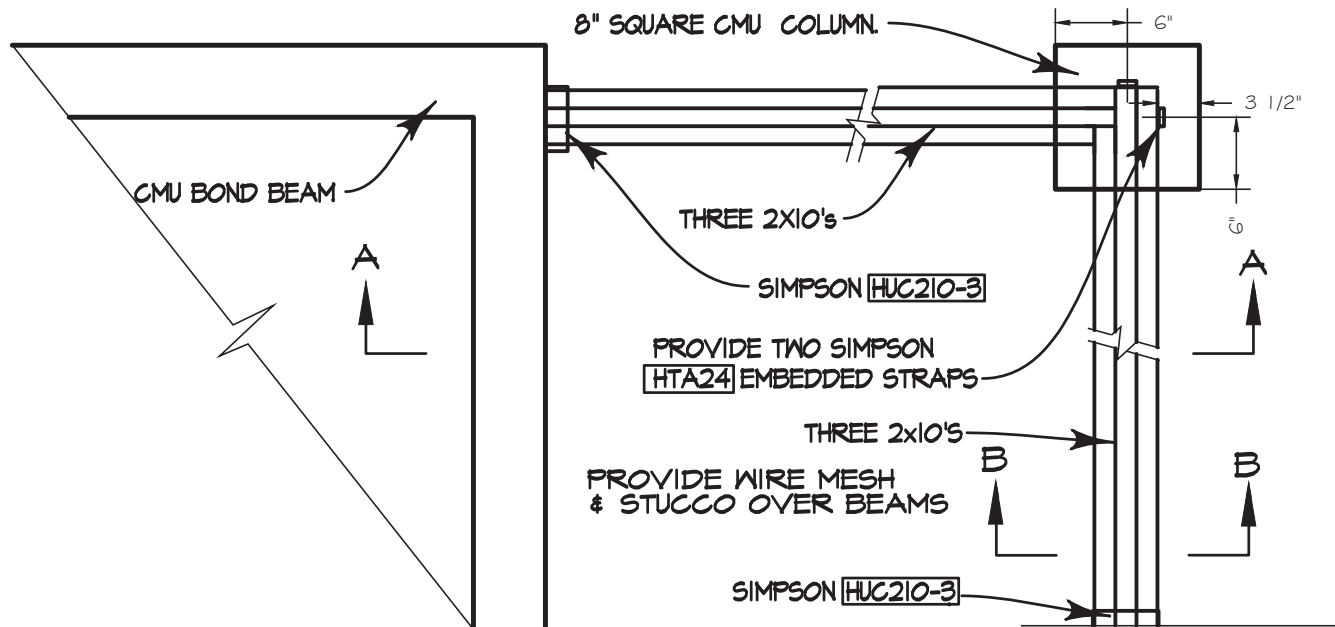


3
A2.1
TYP. STUCCO CONTROL JOINT

NOTE:
-STUCCO CONTROL JOINTS SHALL BE INSTALLED IN WALLS TO DELINEATE NOT MORE THAN 144 SQUARE FEET IN AREA (PER ASTM C-1063-12A) OR PER EXTERIOR ELEVATIONS



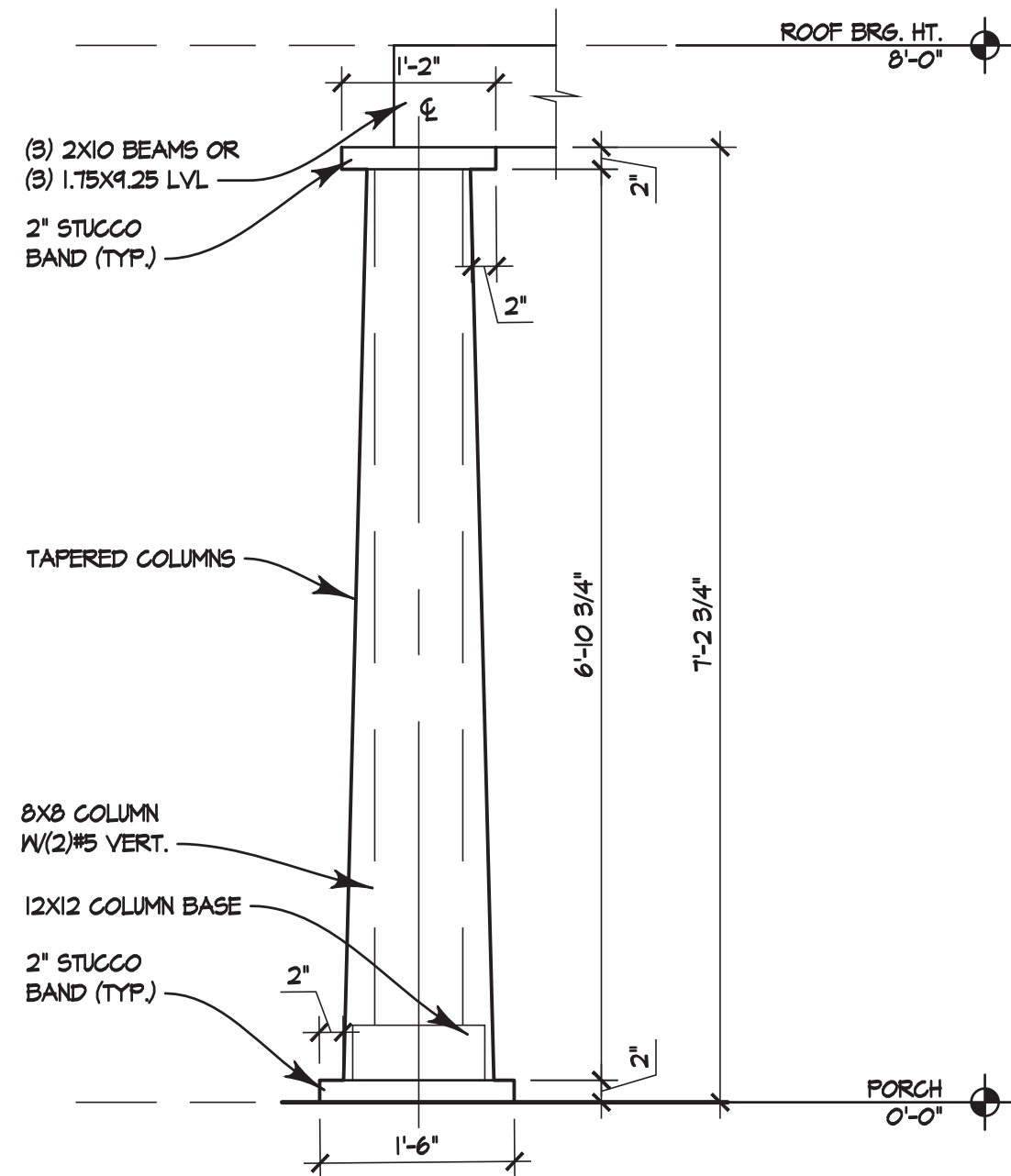
SECTION A-A
SCALE 3/4" = 1'-0"



SECTION A-A
SCALE 3/4" = 1'-0"

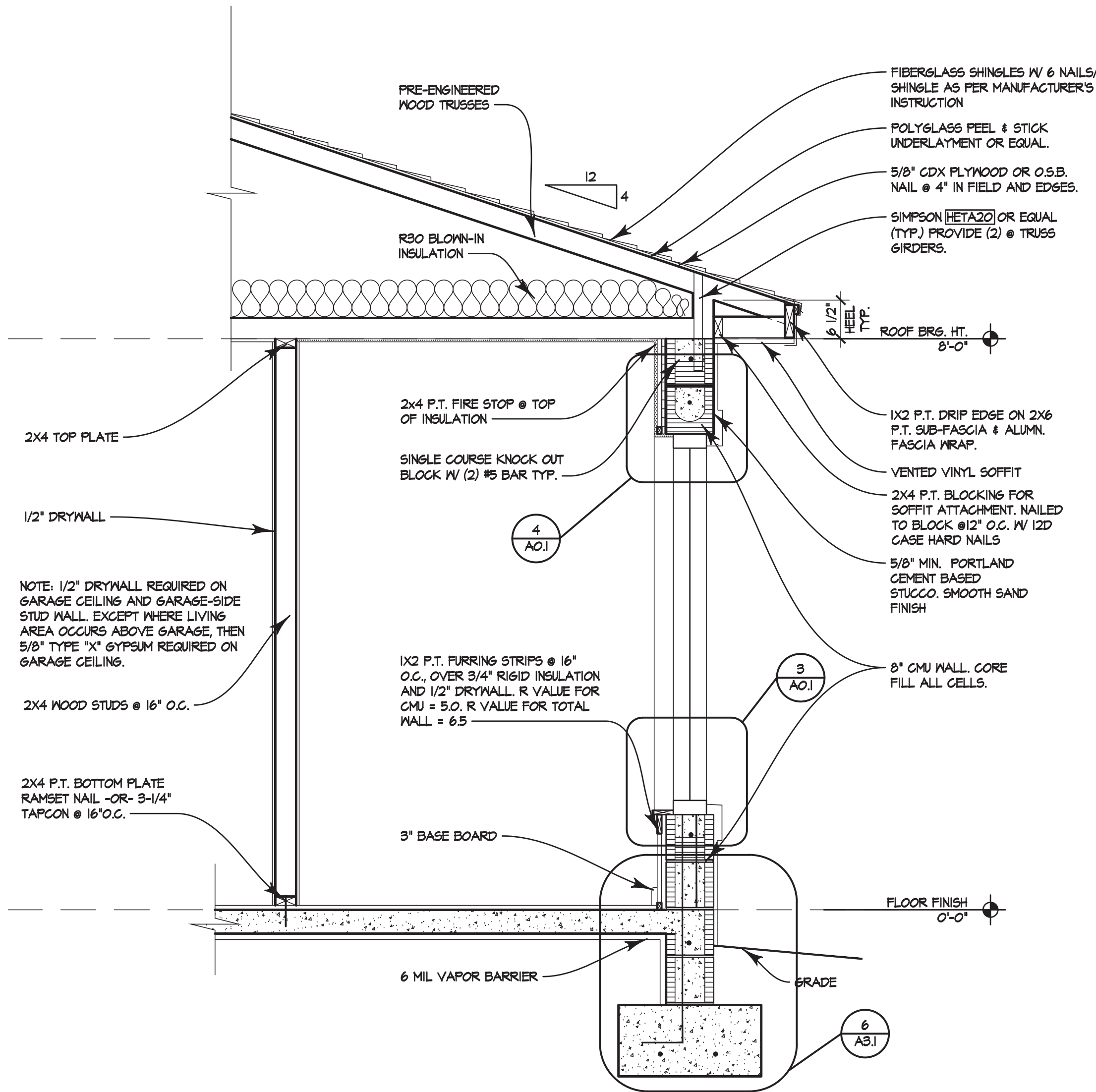
4
A2.1
TYP. COLUMN/ BEAM DETAIL

3/4" = 1'-0"



2
A2.1
COLUMN DETAIL

3/4" = 1'-0"



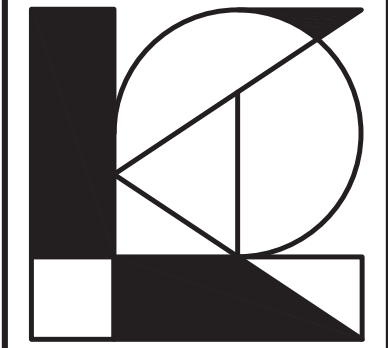
1
A2.1
TYP. WALL SECTION

3/4" = 1'-0"

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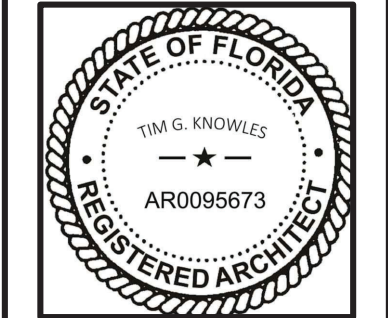


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A2.1

6 A3.1 STEPPED FOOTINGS 1-1/2" = 1'-0"

5
A3.1

GARAGE DOOR RECESS

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

4
A3.1

WFI FOOTING DETAIL

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

FOUNDATION CORNER BAR PLACING DETAILS

CONTRACTION JOINT DETAILS

MFI FOOTING DETAIL

[illegible]

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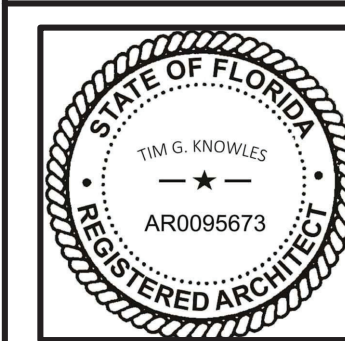
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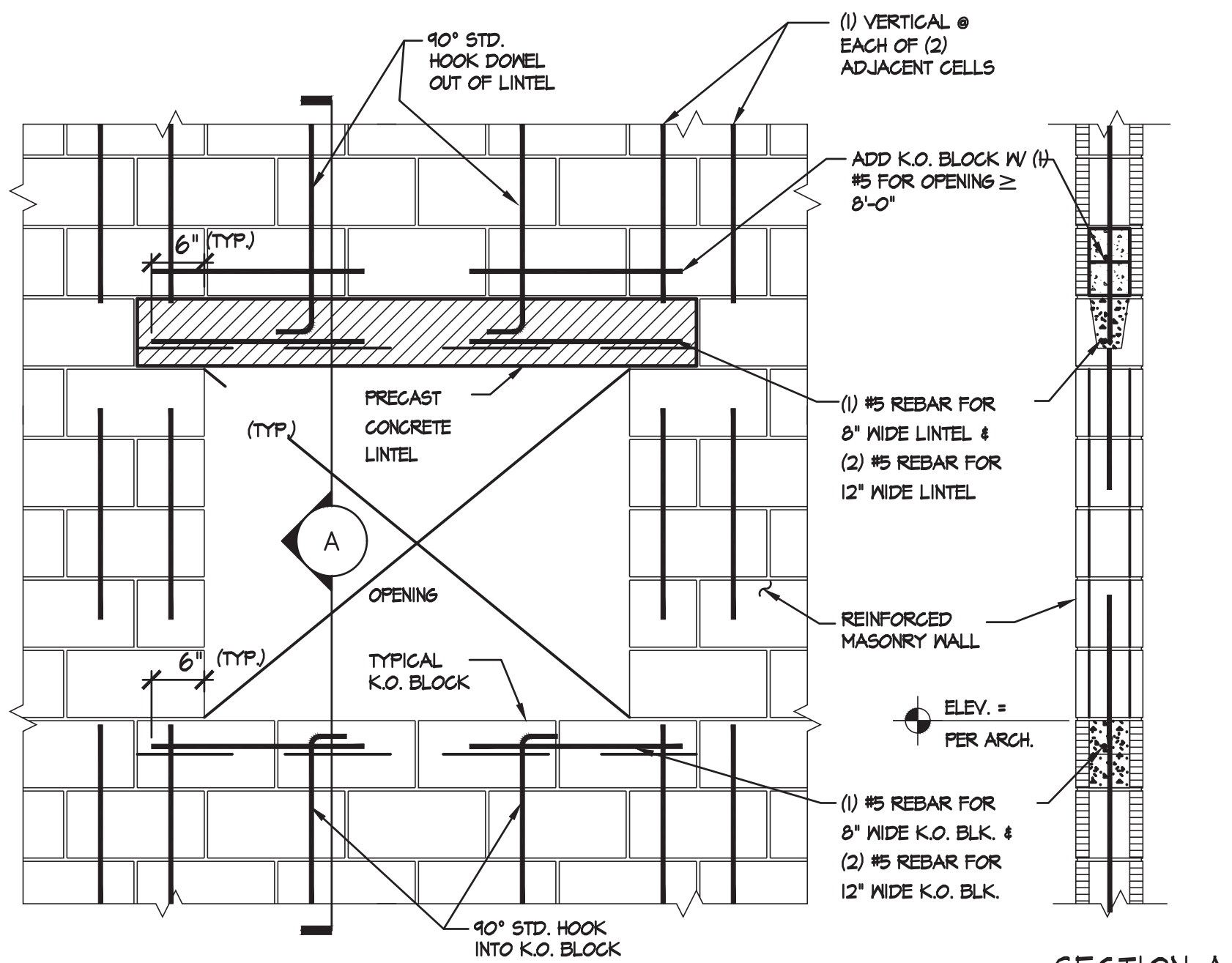
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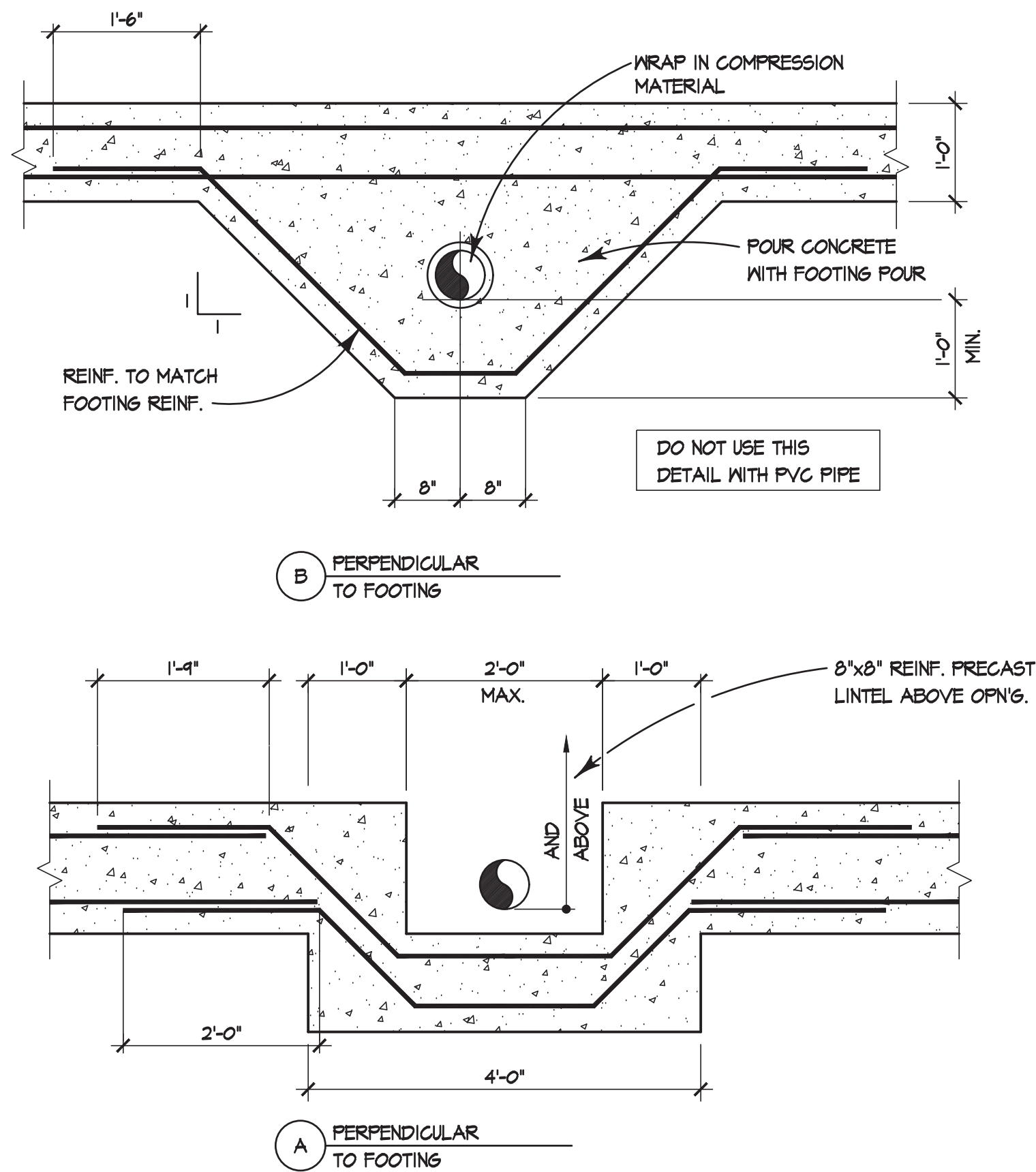
A3.1

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5
A3.2
3/4" = 1'-0"

TYP. CONC. LINTEL REINF. DETAIL



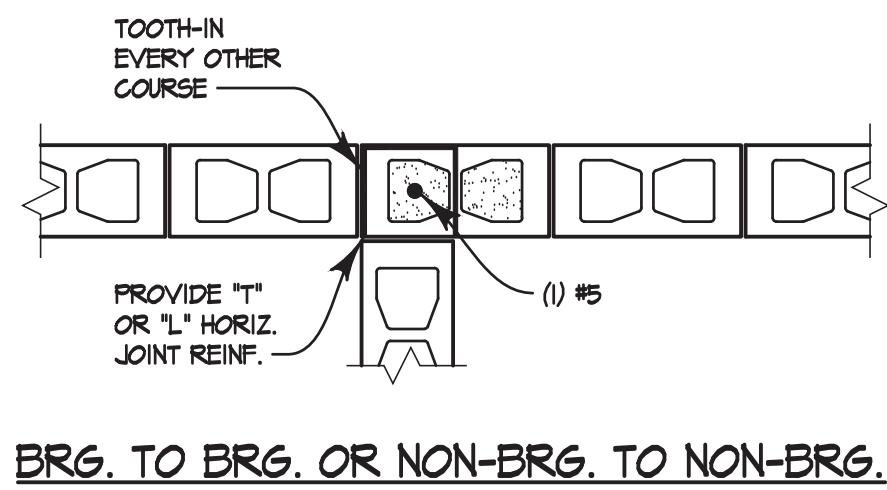
4
A3.2
N.T.S. UNREFERENCED

FTG. FOR PIPES

FOOTING FOR PIPES PASSING UNDER OR ADJACENT TO WALLS

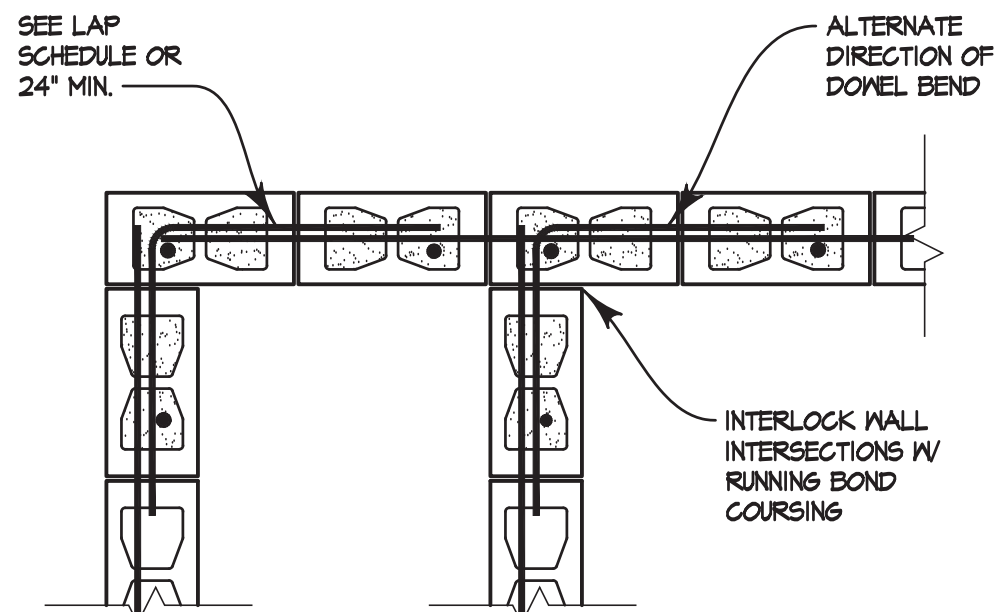
- LOW LIFT GROUTING PROCEDURE:**
1. CONSTRUCT WALL TO HEIGHT OF 4'-0" ALLOW MORTAR TO SET SUFFICIENTLY TO WITHSTAND GROUT PRESSURE.
 2. INSPECT UNITS FOR ALIGNMENT, CLEAN OUT CELLS TO BE FILLED.
 3. FILL CELLS TO 1/2" BELOW TOP COURSE.
 4. DELAY 3 TO 5 MINUTES PRIOR TO CONSOLIDATING TO ALLOW WATER TO BE ABSORBED BY MASONRY.
- HIGH LIFT GROUTING PROCEDURE:**
1. CONSTRUCT WALL TO FULL HEIGHT (24 FEET MAX.) ALLOW MASONRY TO CURE AT LEAST 3 DAYS.
 2. CLEAN CELLS, WHICH ARE TO BE GROUTED THROUGH CLEAN-OUT PORTS.
 3. PLACE GROUT IN 4 FOOT LIFTS AND CONSOLIDATE AFTER EXCESS MOISTURE HAS BEEN ABSORBED BY MASONRY.
 4. PLACE THE NEXT LIFT AS SOON AS POSSIBLE BUT NO LONGER THAN ONE HOUR LATER.

7
A3.2
N.T.S. UNREFERENCED



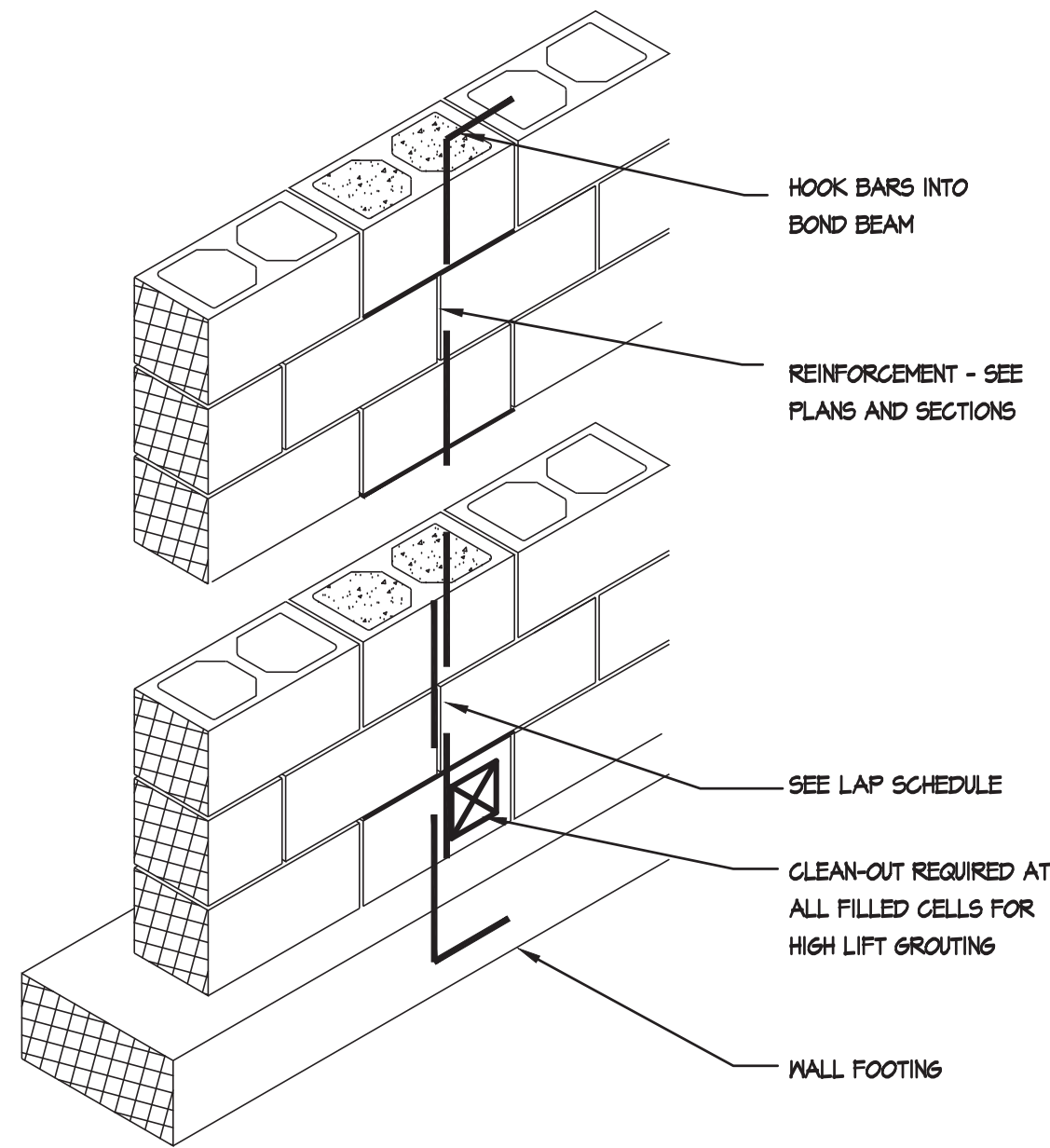
3
A3.2
N.T.S. UNREFERENCED

TYP. WALL INTERSECTIONS



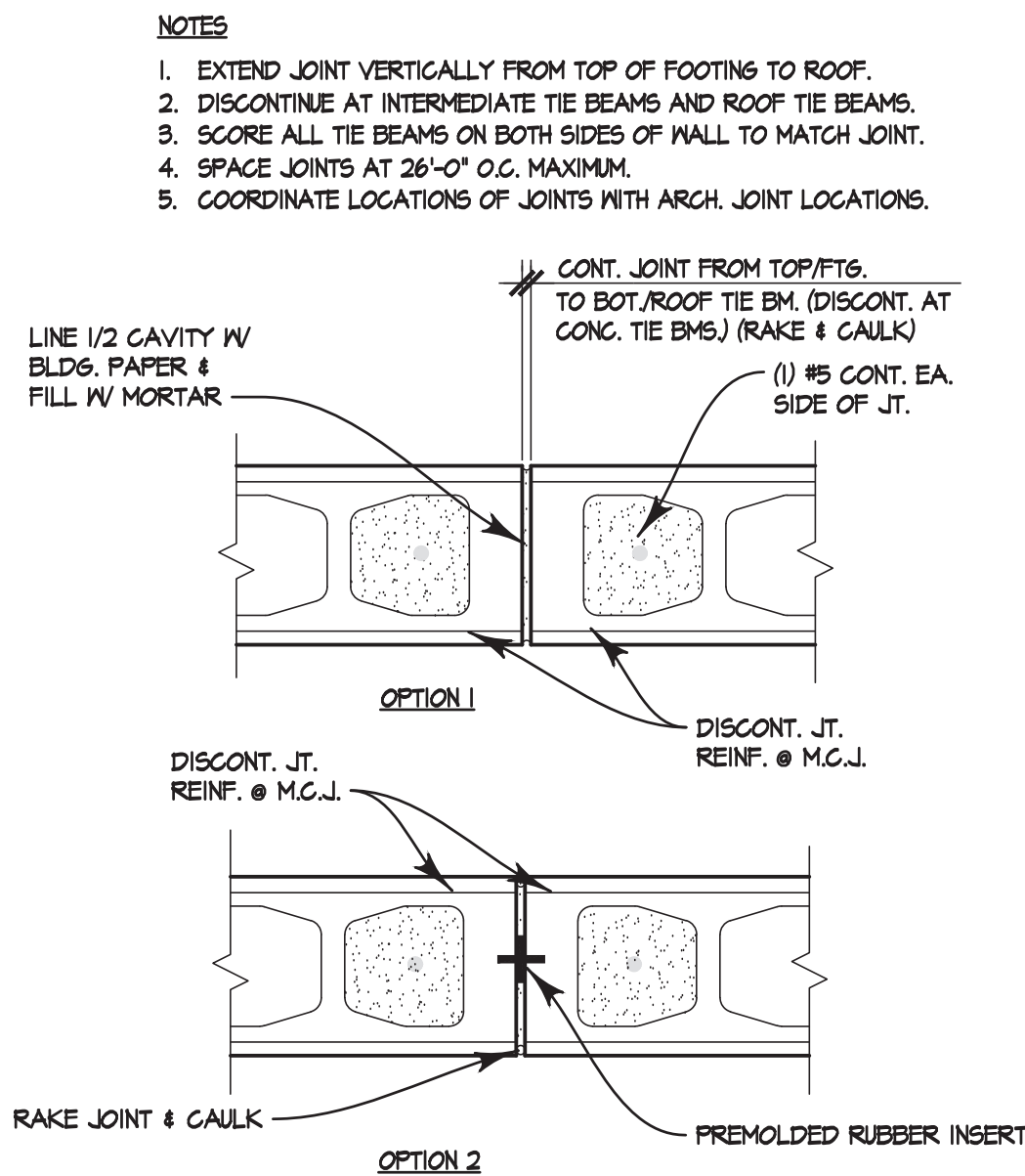
2
A3.2
N.T.S. UNREFERENCED

8" BOND BEAM CONN.



6
A3.2
3/4" = 1'-0"

WALL REINFORCING



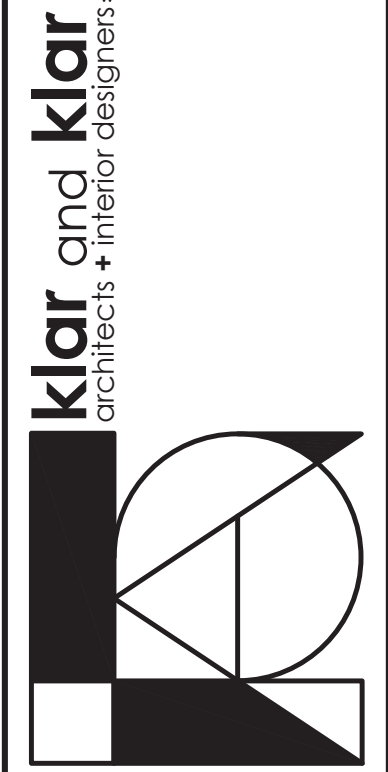
1
A3.2
N.T.S. UNREFERENCED

MASONRY CONTROL JOINT

- NOTES**
1. EXTEND JOINT VERTICALLY FROM TOP OF FOOTING TO ROOF.
 2. DISCONTINUE AT INTERMEDIATE TIE BEAMS AND ROOF TIE BEAMS.
 3. SCORE ALL TIE BEAMS ON BOTH SIDES OF WALL TO MATCH JOINT.
 4. SPACE JOINTS AT 26'-0" O.C. MAXIMUM.
 5. COORDINATE LOCATIONS OF JOINTS WITH ARCH. JOINT LOCATIONS.

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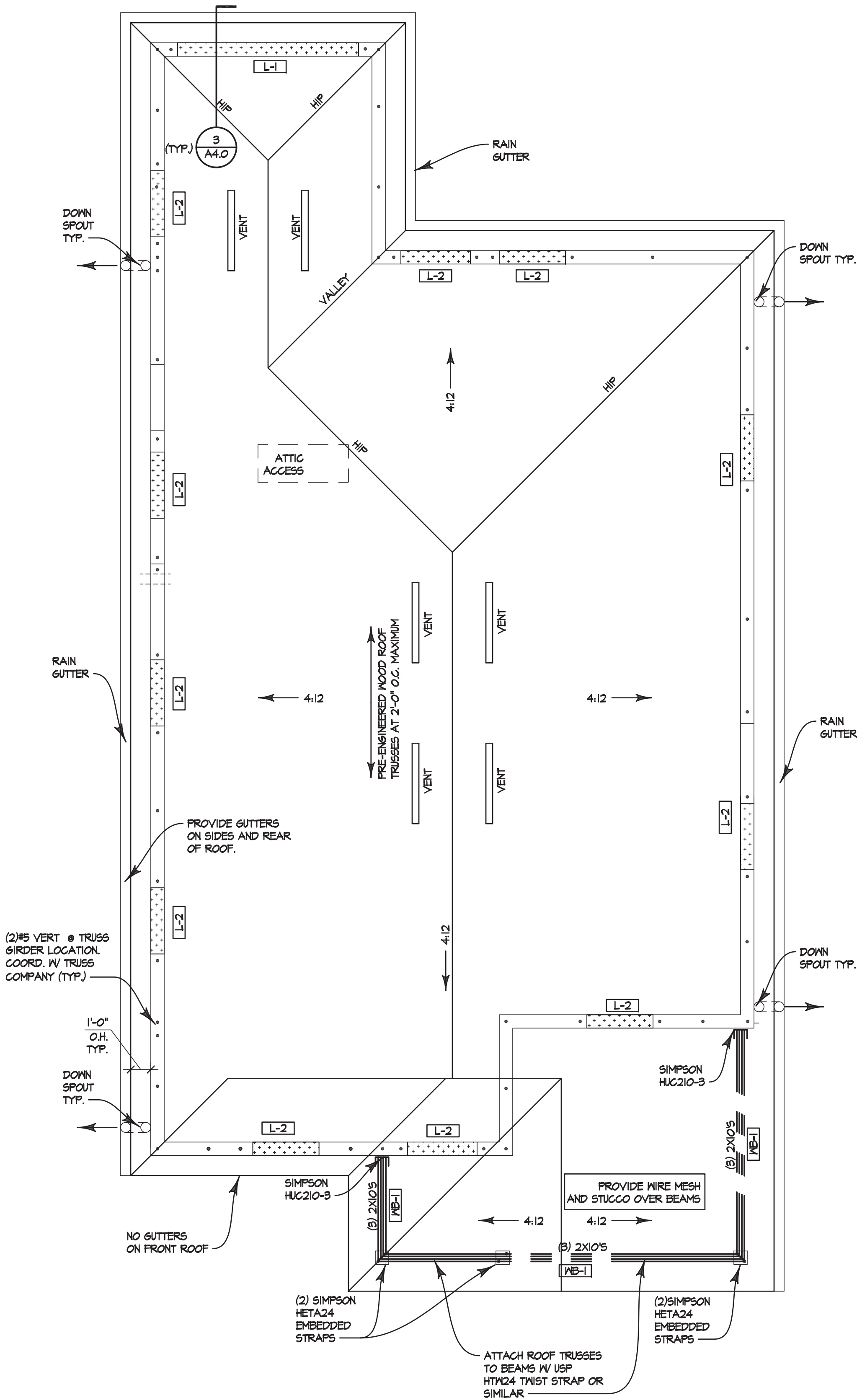
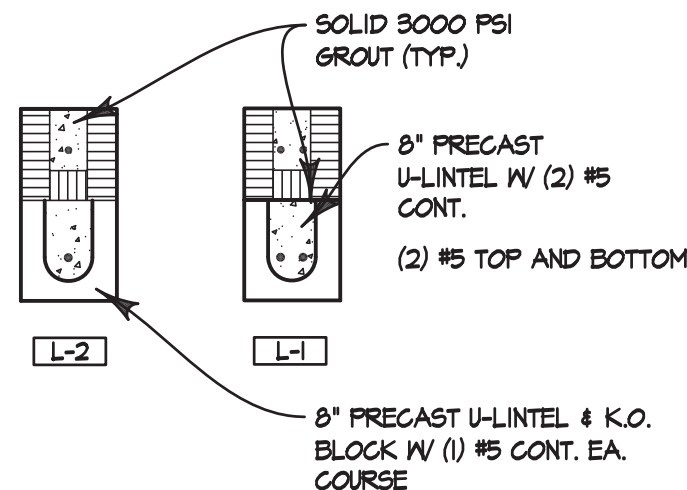
Sheet:

A3.2

2
A4.0

3/4" = 1'-0"

CONC. LINTEL DETAILS



1
A4.0

1/4" = 1'-0"

ROOF FRAMING PLAN

- KEY**
- = 8'-0" BRG. (TRUSS TO HAVE 6 1/2" HEEL)
 - = CONC. LINTEL

UPPER ROOF FRAMING NOTES:

- ROOF FRAMING SHALL BE PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. MAX UNO. ALL TRUSSES TO HAVE A 6 1/2" HEEL UNO.
- ROOF DECK SHEATHING TO BE 5/8" THICK EXTERIOR GRADE PLYWOOD WITH 10d COMMON NAILS AT 4" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. INSTALL 1/4" H-CLIPS PROVIDE 2X4 BLOCKING AT ALL PANEL JOINTS.
- = CONNECTOR BY SIMPSON STRONG-TIE. ALL CONNECTORS ARE TO BE FULLY NAILED PER MANUFACTURER'S SPECIFICATIONS.
- SEE SHEET A03.A AND A03.B FOR STRUCTURAL SPECIFICATIONS AND WIND TABLES.
- ALL TRUSS/TRUSS CONNECTIONS BY DELEGATED TRUSS ENGINEER.
- USE SIMPSON HETA20 @ EACH TRUSS (TYP) OR EQUAL.
- USE SIMPSON MST @ TRUSS GIRDERS OR (2) HETA20 @ TRUSS GIRDER OR EQUAL.
- SEE ARCHITECTURAL SECTIONS FOR CEILING FRAMING AND SOFFIT/FASCIA FRAMING.
- CONTRACTOR/RECTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING.
- G.C. TO PROVIDE SEPARATION (VAPOR BARRIER) BETWEEN TRUSS BOTTOM CHORD AND CMU.

LINTEL/ BEAM SCHEDULE

MARK	WIDTH & DEPTH	REINFORCING
L-1	8" X 16" PRESTRESSED	(1) #5 EACH COURSE
L-2	8" X 16"	(1) #5 EACH COURSE
*MB-1	(3) P.T. 2X10 W/ 2 ROWS OF 10d's @ 6 O.C. BOTH FACES	
	*ALTERNATE (3) FLY 1-3/4" X 9-1/4" LVL'S W/ (2) ROWS OF 10d's @ 6" O.C. BOTH FACES.	

FIREBLOCKING / DRAFTSTOPPING

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS: (PER F.B.C. R302.11)

- VERTICALLY AT THE CEILING AND FLOOR LEVELS
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

APPROVED FIREBLOCKING MATERIALS INCLUDE TWO-INCH NOMINAL LUMBER AND 1/2" (MIN) GYPSUM BOARD. (PER F.B.C. R302.11.1) SEE F.B.C. FOR ADDITIONAL APPROVED MATERIALS.

DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (PER F.B.C. R302.12)

DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2-INCH GYPSUM BOARD, 3/8-INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. (PER F.B.C. R-302.12.1)

ROOF VENT CALCULATIONS

FBC R206.2 REQUIRES THE MINIMUM NET FREE VENTILATING AREA TO BE 1/150 OF THE VENTILATED SPACE.

FLYGEM MASTIC VINYL T4 UNIVERSAL 12" VENTED = 5.87 SQ. IN. NET FREE VENTILATION PER SQUARE FOOT

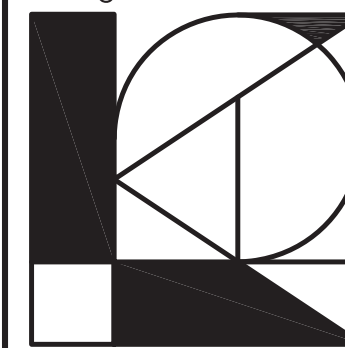
ATTIC AREA = 1540 S.F. = 228,960 S.I.
REQUIRED VENTILATION = 228,960 / 150 = 1526.4 S.I.
VENTED SOFFIT = 14 S.I. PER S.F.
SOFFIT AREA = 191 S.F.
VENTILATION PROVIDED = 191 X 14 = 2674 > 2674 O.K.

GIBRALTAR BUILDING PRODUCTS 4' OFF RIDGE VENT PROVIDES 104 SQ. INCHES NET FREE AREA (6) PROVIDED = 624 SQ. IN. PROVIDED

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127 N. Grosse Ave., Tarpon Springs 34689

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architects + interior designers

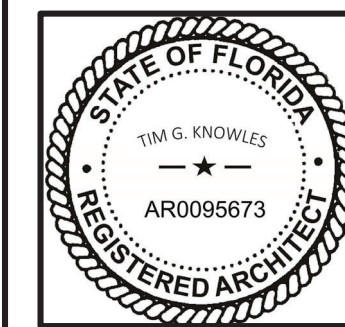


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suite 602
clearwater, fl 33761
727-799-5420

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member firm

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☐ Steven L. Klar
☒ Tim G. Knowles
☐ Kristina F. Novisk



AA 0002321

- ☐ Preliminary
☒ Permitting Set
☒ Construction Set

Project No.: 17K27-01

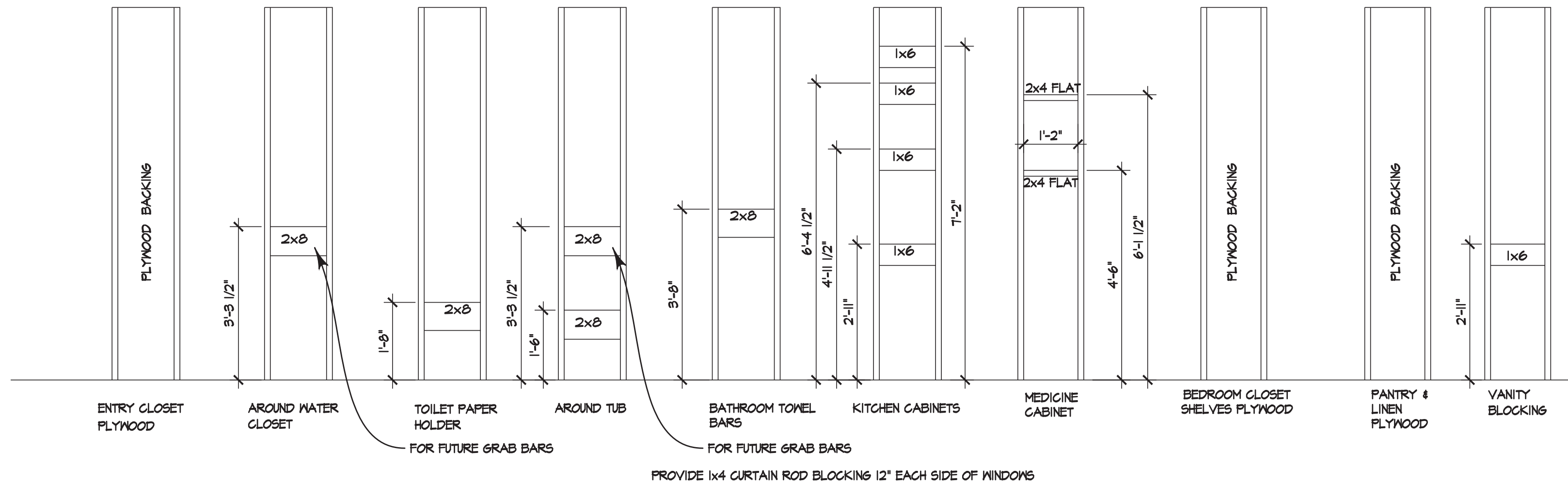
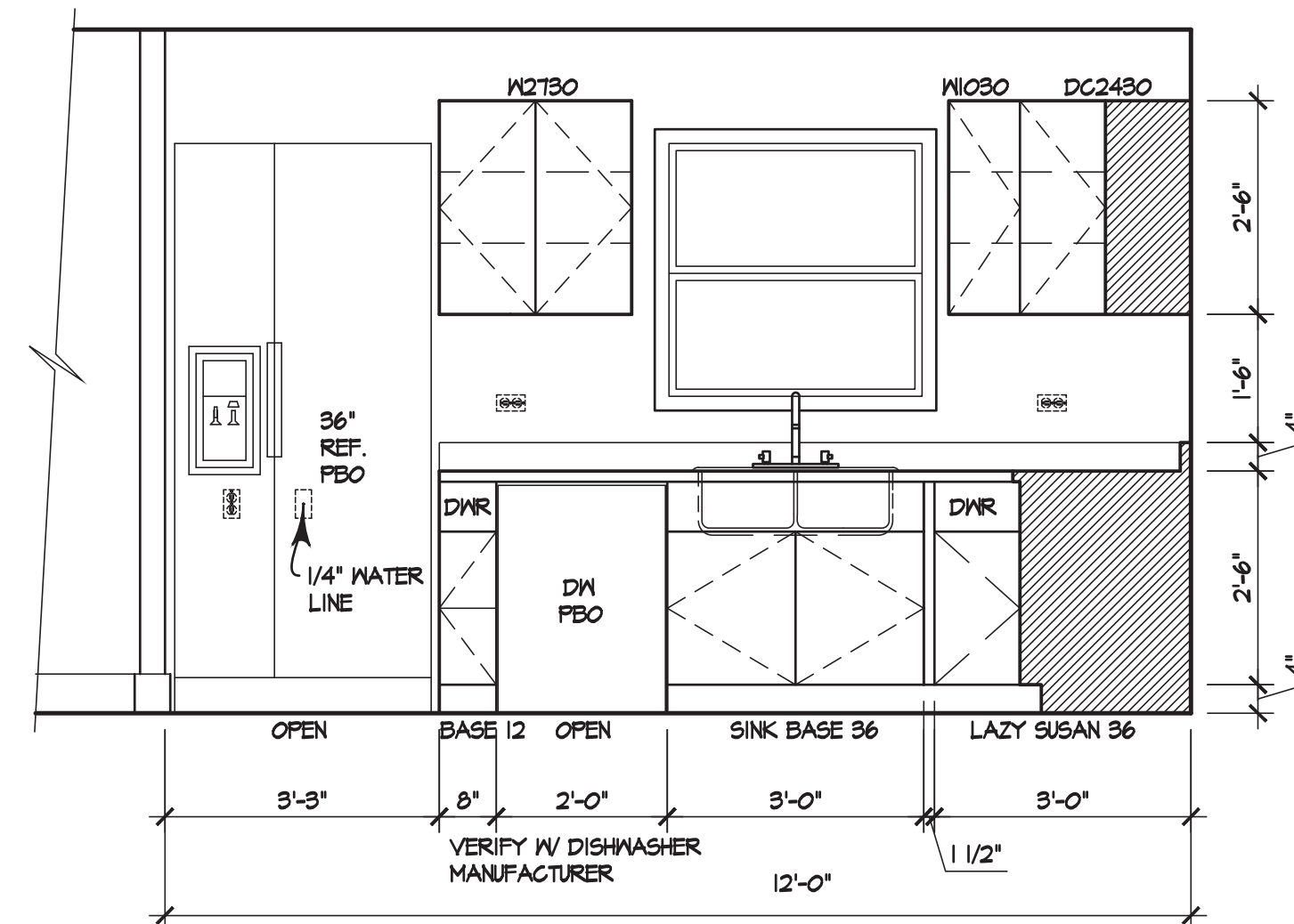
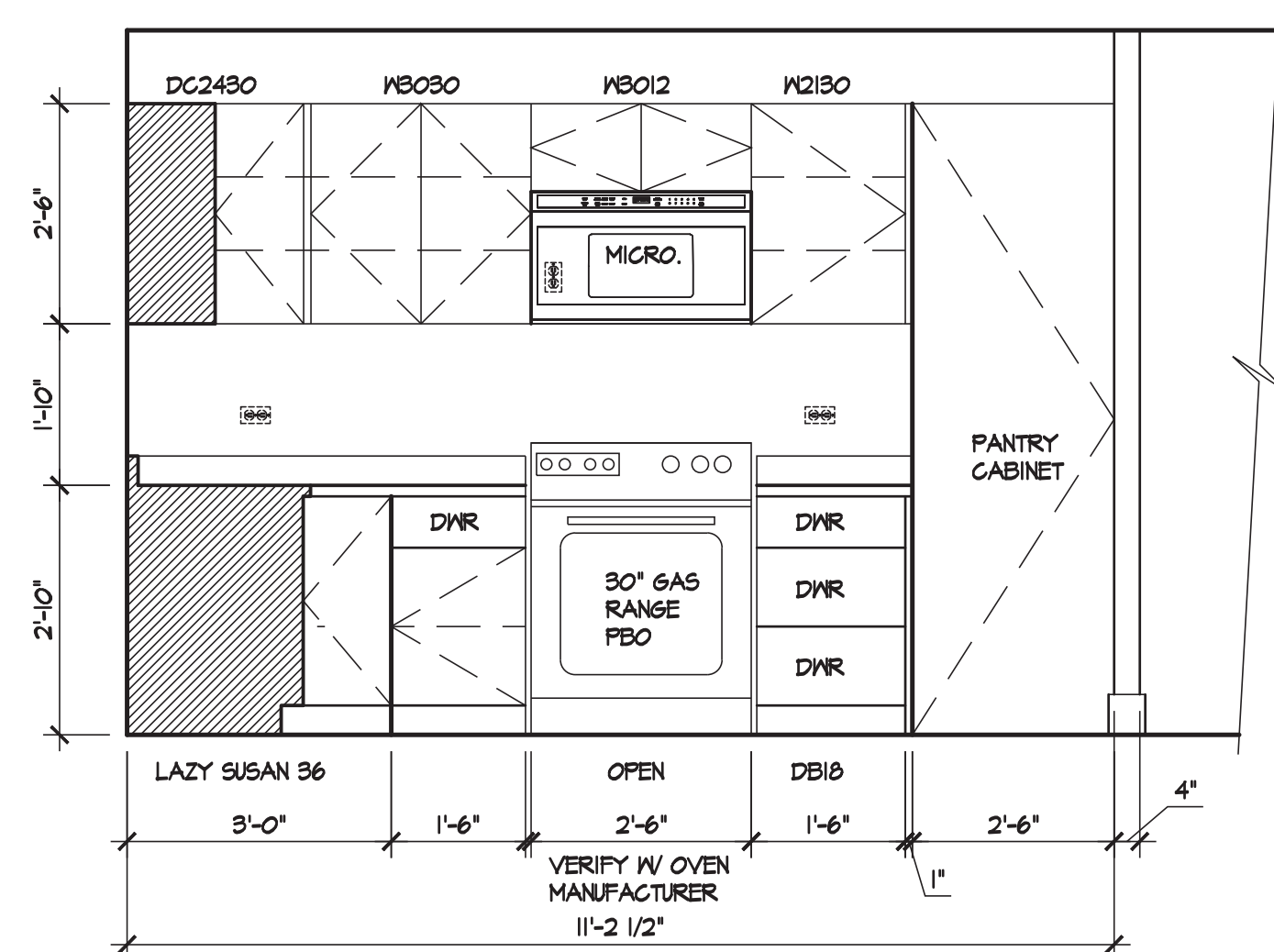
Date: 02.22.2024

Drawn: JNJC

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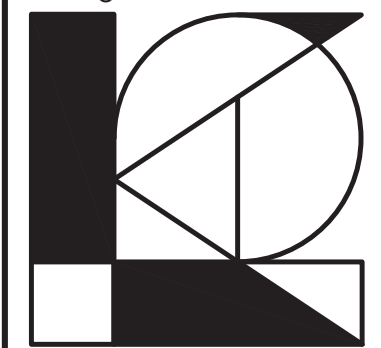
BLOCKING DETAILS

N.T.S.

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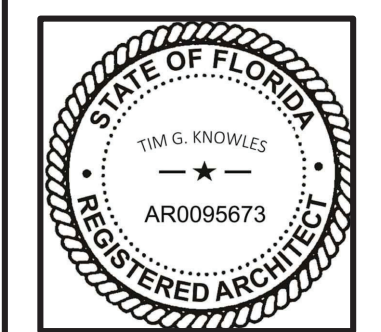


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Project No.: 17K27-01

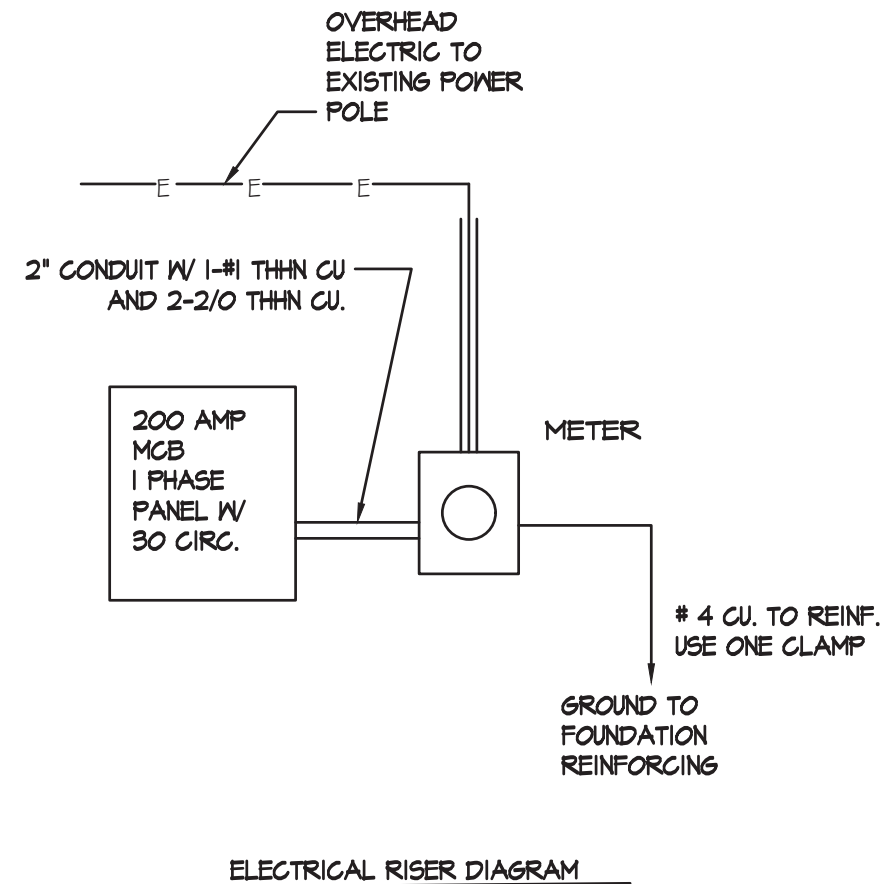
Date: 02.22.2024

Drawn: JNJC

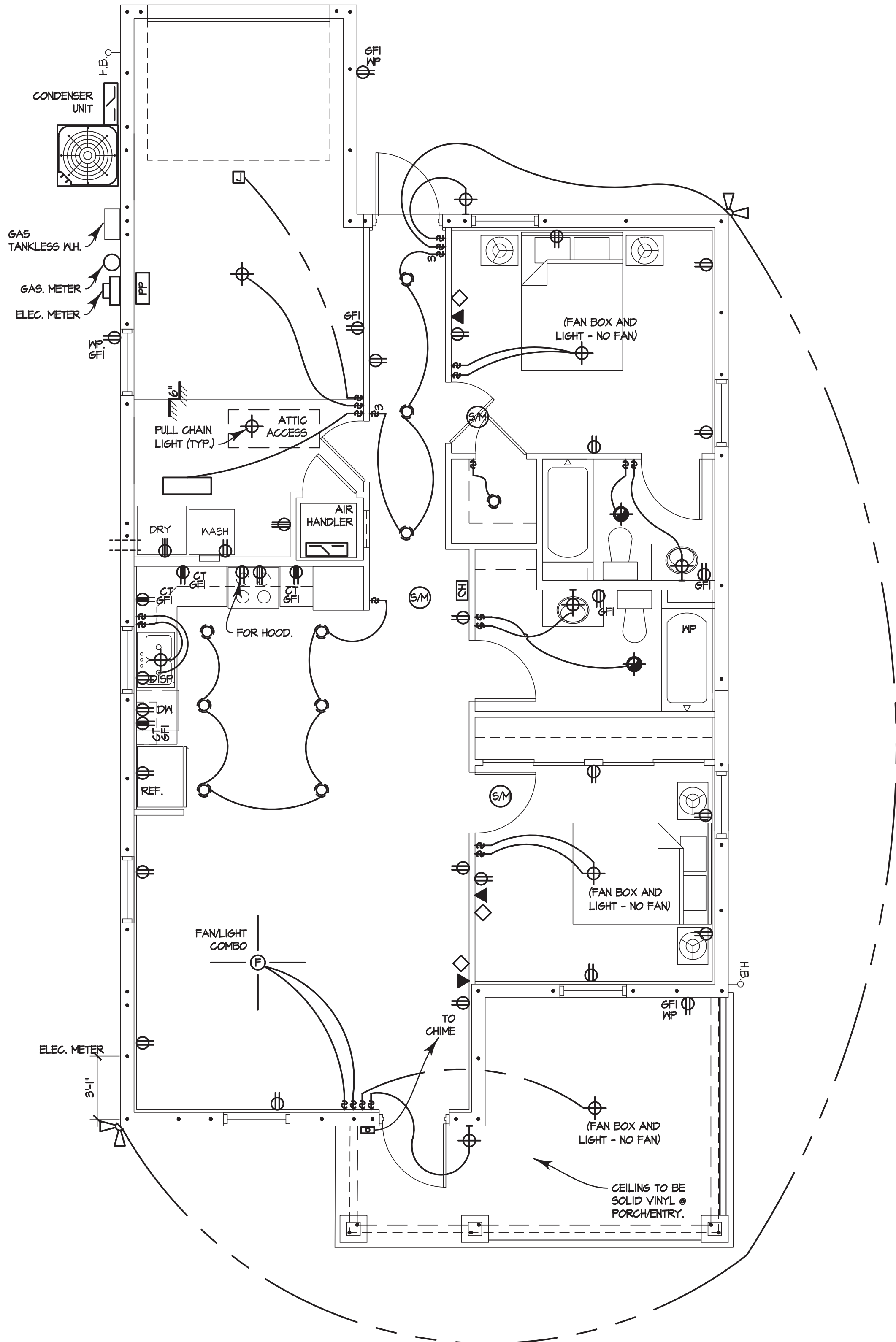
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ELECTRICAL RISER DIAGRAM



ELECTRICAL PLAN

NOTES:
REFER TO LAYOUT PROVIDED
W/ ENERGY CALCULATIONS FOR
HVAC LAYOUT.

LEGEND

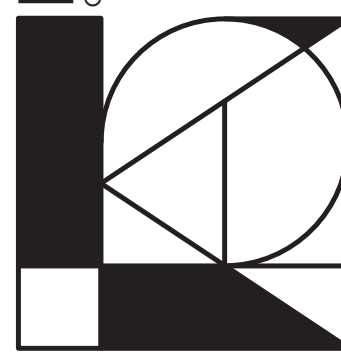
- 120V DUPLEX OUTLET
- 120V DUPLEX SWITCHED OUTLET
- 120V DUPLEX OUTLET ABOVE COUNTER TOP
- 120V DUPLEX OUTLET WITH WATERPROOF COVER
- 120V DUPLEX OUTLET GROUND FAULT INTERCEPTER
- 120V QUAD OUTLET
- 240V SPECIALTY OUTLET
- SPECIALTY DIRECT WIRE
- SWITCH
- LED RECESSED CAN FIXTURE
- LED RECESSED CAN DIRECTIONAL
- LED RECESSED CAN FIXTURE MINI
- FLUORESCENT FIXTURE - C240
- WALL MOUNT FIXTURE
- RECESSED WALK-WAY LIGHT (16" A.F.F.)
- CEILING FAN MOUNT/PREWIRED
- EXHAUST FAN/ LIGHT
- COMBINATION SMOKE & CARBON MONOXIDE ALARM
- PHONE JACK
- CABLE TV JACK
- SPRINKLER TIMER
- JUNCTION BOX
- POWER PANEL
- PUSH BUTTON
- CHIME
- FLOOD LIGHTS
- SECURITY PANEL
- SECURITY KEY PAD
- TEC SERVER BOX
- TEC PORT 2 # 2
- TEC PORT 1 # 1
- ELECTRICAL DISCONNECT

- NOTES:
- ELECTRICAL PLAN IS INTENDED FOR BID PURPOSE ONLY.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH NATIONAL ELECTRIC CODE, (NFPA 70) LATEST EDITION BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL ELECTRICAL EQUIPMENT, WIRING AND ACCESSORIES.
 - ALL RECEPTACLES IN KITCHEN BACKSPASHES ARE TO BE PLACED HORIZONTALLY. THE BOTTOM OF THE BOXES SHALL BE @ 34" A.F.F.
 - ALL BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AFCIS.
 - NFPA 70, 210.12(B) 1 & 2. IN ANY AREAS SPECIFIED IN 210.12 (A) WHERE BRANCH CIRCUIT WIRING IS MODIFIED, REPLACED, OR EXTENDED, THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING: (1) A LISTED COMBINATION- TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT (2) A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT.
 - NFPA 70, 406.12 TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED AS SPECIFIED IN ART. 406.12 (A) THRU (C).
 - CEILING FANS WILL BE PROVIDED FOR ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE BLOCKING AND INSTALL FANS.
 - PROVIDE DEDICATED CIRCUIT FOR ABOVE STOVE MICROWAVE OVEN.
 - PROVIDE DEDICATED CIRCUIT FOR DISHWASHER.
 - PROVIDE CIRCUIT AND SPLICE BOX UNDER SINK FOR FUTURE DISPOSAL.
 - EXTERIOR GFI OUTLETS SHALL BE WATERPROOF.

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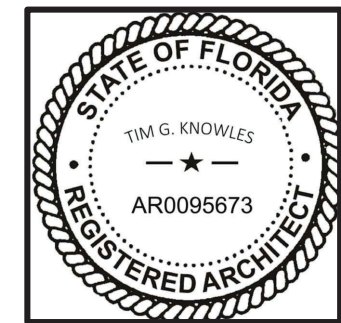


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AA 0002321

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Date: 02.22.2024

Drawn: JNJC

Sheet:

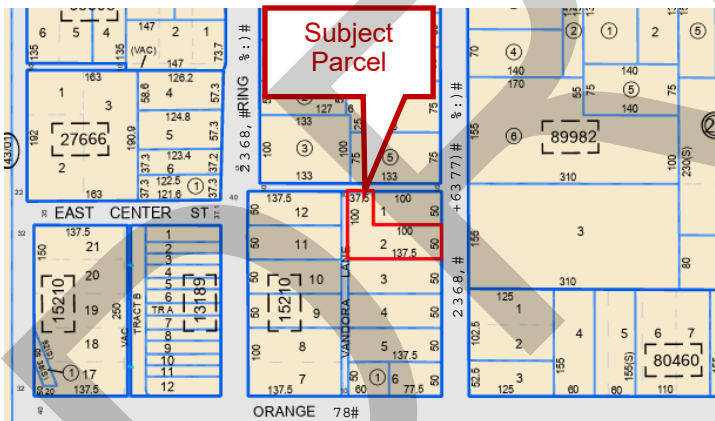


City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING APPLICATION # 24.09

Please review the information on the **reverse side** of this card carefully! If you want more information regarding this matter, please call our office at (727) 942-5611 or go to (<https://www.ctsfl.us/heritage-preservation-board/>).

Property Owner at
454 E ORANGE ST
TARPON SPRINGS, FL 34689-4353



Application Description:

The applicant is requesting a Certificate of Approval (CA) to construct a single family detached structure at the noncontributing property at 127 N Grosse Avenue.

Please reference Application #24.09.

The **Heritage Preservation Board** will hold one (1) public hearing on this matter on **Monday, March 4, 2024** at **6:30 p.m.** The public hearing will be held at the City Hall Auditorium, 324 East Pine Street, Tarpon Springs, Florida.

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 13 Feb 2024

Subject Parcel: 12-27-15-15210-000-0020

Radius: 500 feet

Parcel Count: 101

Total pages: 16

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

12-27-15-95508-000-0040
WEBSTER'S SUB, MRS. C.D. LOT 4

CHESTNUT LAND TRUST SVCS LLC TRE
212 CYPRESS STREET LAND TRUST
ATTN: LITTLE, MICHAEL G
911 CHESTNUT ST
CLEARWATER, FL 33756-5643

12-27-15-13189-000-0110
CARRIAGE HOMES ON RING LOT 11

GREENE, ROGER L JR TRE
GREENE, TAMARA L TRE
PO BOX 215
ATASCADERO, CA 93423-0215

12-27-15-00000-430-0100
PT OF SE 1/4 AKA PINELLAS TRAIL BEING 16FT WIDE ABANDONED RR
R/W RUNNING FROM N R/W OF PIN

PINELLAS COUNTY
ATTN: SPECIAL ACCTS
315 COURT ST
CLEARWATER, FL 33756-5165

12-27-15-89982-027-0104
TARPON SPRINGS OFFICIAL MAP BLK 27, W 55FT OF E 255FT OF N 1/2
OF LOT 1 (SEE S12-27-15)

AYRES, KATHARINE M TRE
AYRES, KATHARINE M LIV TRUST
PO BOX 767
MARSHALL, VA 20116-0767

12-27-15-89982-028-0102
TARPON SPRINGS OFFICIAL MAP BLK 28, S 50FT OF N 210FT OF W 1/2
OF LOT 1 LESS E 6FT (SEE S1

CARR, LOU
CARR, JUDI
6444 OLD MAIN ST
NEW PORT RICHEY, FL 34653-3354

12-27-15-15210-000-0100
CHEYNEY'S, J.K. SUB LOT 10

LAND TRUST SERVICE CORP TRE
TRUST NO 122
PO BOX 547945
ORLANDO, FL 32854-7945

12-27-15-95508-000-0010
WEBSTER'S SUB, MRS. C.D. S 63 3/4FT OF LOTS 1, 2 & 3 & VAC ALLEY
ON S

MCCLELLAN, MARTIN S
MCCLELLAN, GAIL L
140 HIGH BANKS DR
QUINCY, MI 49082-9597

12-27-15-52236-000-0010
LITTLE GREECE RESUB LOTS 1,2,3,1A,2A,3A & LOT 15 OF LITTLE GREECE
SUB

TRUIST BANK
C/O SUNTRUST BANK LEASE ADMIN
PO BOX 26665, VA-RIC-8614
RICHMOND, VA 23261-6665

12-27-15-90000-000-0130
TARPON SPRINGS RESUB OF BLK 30 LOTS 13,14 AND 15

LUCKEY, JAMES MILTON JR RES MAR QUAL TRUST
LUCKEY, MARY H TRE
1208 MUIRFIELD CT
TARPON SPRINGS, FL 34688-6307

12-27-15-52218-000-0050
LITTLE GREECE LOT 5 AND N 25FT OF LOT 6

KOULIANOS, JOHN M
KOULIANOS, KAY
1020 PENINSULA AVE
TARPON SPRINGS, FL 34689-2126

12-27-15-52218-000-0010
LITTLE GREECE LOTS 1,2 AND 3

KOULIANOS, JOHN M
KOULIANOS, KAY
1020 PENINSULA AVE
TARPON SPRINGS, FL 34689-2126

12-27-15-52218-000-0040
LITTLE GREECE LOT 4

KOULIANOS, JOHN M
KOULIANOS, KAY
1020 PENINSULA AVE
TARPON SPRINGS, FL 34689-2126

12-27-15-89982-029-0101
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 150FT W OF NE COR OF
LOT 1 RUN S 150FT W 50FT N 15

PRICE, CHRISTOPHER D
PRICE, TERESA L
1906 GULF BEACH BLVD
TARPON SPRINGS, FL 34689-2258

12-27-15-90000-000-0170
TARPON SPRINGS RESUB OF BLK 30 LOT 17

ZISSIMOPULOS, GUY N
ZISSIMOPULOS, SARA
922 SEMINOLE BLVD
TARPON SPRINGS, FL 34689-2439

12-27-15-95490-000-0210
WEBSTER'S SUB LOT 21

AUMOND, LAUREN KEEN
AUMOND, ARIC JOSEPH
313 N GROSSE AVE
TARPON SPRINGS, FL 34689-4031

12-27-15-13189-000-0090
CARRIAGE HOMES ON RING LOT 9

TORRES, CHRISTINA M
TORRES, JULIO
137 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-13189-000-0030
CARRIAGE HOMES ON RING LOT 3

WINKEL, WALKER R
STANSEL, JAYDE A
149 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-13189-000-0060
CARRIAGE HOMES ON RING LOT 6

CARLETON, JOHN THOMAS TRE
CARLETON, ANNE KNOX TRE
143 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-13189-000-0120
CARRIAGE HOMES ON RING LOT 12

KAZALEH, FOUAD
HALLUN, ROZAN E
131 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-13189-000-0010
CARRIAGE HOMES ON RING LOT 1

MCHOUL, SCOTT ANDREW
MCHOUL, KELLY L
153 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-13189-000-0050
CARRIAGE HOMES ON RING LOT 5

PETERSEN, MADS
PETERSEN, LISBETH
145 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-89982-029-0107
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 100FT W OF SE COR OF
LOT 1 RUN N 150FT W 50FT S 15

TARPON SPRINGS BUILDING COMPANY LLC
SOPHA, DOUGLAS
321 E TARPON AVE
TARPON SPRINGS, FL 34689-4319

12-27-15-27666-000-0050
FERGUSON'S SUB LOT 5

PAPE, BRIAN
PAPE, LISA
209 N RING AVE
TARPON SPRINGS, FL 34689-4329

12-27-15-95490-000-0190
WEBSTER'S SUB LOTS 19 AND 20

KNOUS, MARK D
KNOUS, MELANIE A
315 CYPRESS ST
TARPON SPRINGS, FL 34689-4332

12-27-15-95490-000-0131
WEBSTER'S SUB W 83FT OF LOT 13 & W 83FT OF LOT 14

EDWARDS, JASON
EDWARDS, GINGER LORI
307 CYPRESS ST
TARPON SPRINGS, FL 34689-4332

12-27-15-89982-027-0105
TARPON SPRINGS OFFICIAL MAP BLK 27, W 55FT OF N 1/2 OF LOT 1
(SEE S12-27-15)

JONES, CHARLES M JR
ECONOMOS, STEVEN J
436 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-15210-000-0060
CHEYNEY'S, J.K. SUB LOT 6 LESS W 60 FT

SLEEPER, CHARLES
SLEEPER, JOYCE
101 N GROSSE AVE
TARPON SPRINGS, FL 34689-4340

12-27-15-15210-000-0050
CHEYNEY'S, J.K. SUB LOT 5

TRUJILLO, GUSTAVO A
TRUJILLO, LAUREN T
109 N GROSSE AVE
TARPON SPRINGS, FL 34689-4340

12-27-15-15210-000-0040
CHEYNEY'S, J.K. SUB LOT 4

SMITH, ALLAN GLENN
SMITH, CASEY ROBB
115 N GROSSE AVE
TARPON SPRINGS, FL 34689-4340

12-27-15-15210-000-0030
CHEYNEY'S, J.K. SUB LOT 3

SCHULTZ, EDWARD
SCHULTZ, MARIA
121 N GROSSE AVE
TARPON SPRINGS, FL 34689-4340

12-27-15-89982-027-0206
TARPON SPRINGS OFFICIAL MAP BLK 27, S 1/2 OF LOT 2 LESS N 55FT
OF E 140FT (SEE S12-27-15)

GULICK, CLAYTON
GULICK, JENNIFER
210 N GROSSE AVE
TARPON SPRINGS, FL 34689-4343

12-27-15-89982-027-0204
TARPON SPRINGS OFFICIAL MAP BLK 27, BEG 85FT S OF NW COR OF
LOT 2 RUN E 140FT S 70FT W 140

GALLAGHER, PATRICK D
GALLAGHER, CHRISTINE L
220 N GROSSE AVE
TARPON SPRINGS, FL 34689-4343

12-27-15-89982-029-0100
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG AT NE COR OF LOT 1
RUN S 150 FT W 150FT N 150FT E

SUBIC LIVING TRUST
SUBIC, ROBERT C TRE
334 E ORANGE ST
TARPON SPRINGS, FL 34689-4351

12-27-15-80460-000-0060
SHAW SUB E 10FT OF LOT 5 & ALL OF LOTS 6 & 7

BRONK, KENNETH A & STELLA D LIVING TRUST
BRONK, KENNETH A TRE
433 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-80460-000-0080
SHAW SUB LOT 8 & W 1/2 OF LOT 9

DOBIES, JOSEPH W
DOBIES, JUNE C
455 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-80460-000-0040
SHAW SUB W 60FT OF LOT 4

CATHERINE- CLAYTON, SARAH
CLAYTON, KIAH
425 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-90000-000-0070
TARPON SPRINGS RESUB OF BLK 30 LOT 7

MARINO, JESSICA
MARINO, JEANNE
432 E ORANGE ST
TARPON SPRINGS, FL 34689-4353

12-27-15-90000-000-0040
TARPON SPRINGS RESUB OF BLK 30 LOT 5 & W 1/2 OF LOT 4

454 E ORANGE ST
TARPON SPRINGS, FL 34689-4353

12-27-15-90000-000-0100
TARPON SPRINGS RESUB OF BLK 30 LOT 10 & E 25FT OF S 50FT OF LOT
11

VAHEDI, ROZA
SZTYM, ANTHONY
418 E ORANGE ST
TARPON SPRINGS, FL 34689-4353

12-27-15-90000-000-0060
TARPON SPRINGS RESUB OF BLK 30 LOT 6

FOLEY, TERRENCE II
SANDERS, JULIET
438 E ORANGE ST
TARPON SPRINGS, FL 34689-4353

12-27-15-90000-000-0090
TARPON SPRINGS RESUB OF BLK 30 LOT 9

GRAME, CONSTANTINE
MONAHAN, KATHLEEN M
422 E ORANGE ST
TARPON SPRINGS, FL 34689-4353

12-27-15-95508-000-0011
WEBSTER'S SUB, MRS. C.D. N 71.25FT OF LOT 1 & E 26 FT OF N 71.25FT
OT LOT 2

AUMOND, LAUREN KEEN
AUMOND, ARIC JOSEPH
232 CYPRESS ST
TARPON SPRINGS, FL 34689-4356

12-27-15-89982-027-0205
TARPON SPRINGS OFFICIAL MAP BLK 27, E 140FT OF N 75FT OF S 175FT
OF LOT 2 (MAP S-12-27-15)

JAMES, MATTHEW
JAMES, CASSANDRA
230 PARKER PL
TARPON SPRINGS, FL 34689-4357

12-27-15-89982-028-0103
TARPON SPRINGS OFFICIAL MAP BLK 28, S 100FT OF W 1/2 OF LOT 1

MCINTYRE, MEGAN CHRISTINE
MCINTYRE, GARY DAVID JR
206 N RING AVE
TARPON SPRINGS, FL 34689-4361

12-27-15-89982-029-0102
TARPON SPRINGS OFFICIAL MAP BLK 29, FROM NE COR OF LOT 1 RUN
S 150FT TH W 175FT FOR POB TH

MIHALAKIS, THEODORA
PAPADOPOULOS, NIKOLAS
312 E ORANGE ST UNIT C
TARPON SPRINGS, FL 34689-4374

12-27-15-15210-000-0170
CHEYNEY'S, J.K. SUB LOTS 17 THRU 21 LESS RR SPUR IN LOTS 17 & 18
TOGETHER WITH W 1/2 OF VA

TARPON COMMONS INC
202 E CENTER ST STE A
TARPON SPRINGS, FL 34689-4360

12-27-15-13189-000-0040
CARRIAGE HOMES ON RING LOT 4

ANDRESEN, KRISTIE
500 BRINLEY AVE
BRADLEY BEACH, NJ 07720-1312

12-27-15-80460-000-0030
SHAW SUB LOT 3

FRANGOS, STEPHANOS
711 MAIN ST
LITTLE FALLS, NJ 07424-1054

12-27-15-90000-000-0160
TARPON SPRINGS RESUB OF BLK 30 LOT 16

9200 49TH STREET LLC
861 N HERCULES AVE
CLEARWATER, FL 33765-2025

12-27-15-89982-027-0200
TARPON SPRINGS OFFICIAL MAP BLK 27, E 60FT OF N 135FT OF LOT 2
(SEE S12-27-15)

CLEVELAND, WENDY L
14513 MIDDLEFIELD LN
ODESSA, FL 33556-3632

12-27-15-27666-000-0061
FERGUSON'S SUB S 37.35FT OF LOT 6

RING AVENUE LLC
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

12-27-15-89982-029-0103
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG AT NW COR OF LOT 1
RUN S 100FT E 85FT N 100FT W 85

TINSLEY PROPERTIES
30 N RING AVE STE 100
TARPON SPRINGS, FL 34689-4224

12-27-15-95490-000-0130
WEBSTER'S SUB LOTS 13 & 14 LESS W 83FT

BAUER, JAY
311 CYPRESS ST
TARPON SPRINGS, FL 34689-4332

12-27-15-89982-029-0108
TARPON SPRINGS OFFICIAL MAP BLK 29, W 50FT OF E 100FT OF S
150FT OF LOT 1 (MAP S-12-27-15)

SOUTH COAST PREMIER PROPERTIES LLC
14 DORCHESTER GRN
LAGUNA NIGUEL, CA 92677-9375

12-27-15-90000-000-0110
TARPON SPRINGS RESUB OF BLK 30 S 50FT OF LOT 12 & S 50FT OF W
1/2 OF LOT 11

MILLER, ARCHIE C JR TRE
925 OAKVIEW RD
TARPON SPRINGS, FL 34689-2609

12-27-15-90000-000-0120
TARPON SPRINGS RESUB OF BLK 30 LOTS 11 AND 12 LESS S 50FT

SIRACUSE, DENISE
8520 ROLL RD
CLARANCE CENTER, NY 14032-9534

12-27-15-80460-000-0100
SHAW SUB E 1/2 OF LOT 9 & LOT 10

ORR, SOFIA P
465 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-89982-027-0401
TARPON SPRINGS OFFICIAL MAP BLK 27, S 80FT OF N1/2 OF LOT 4 (SEE
S12-27-15)

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-027-0400
TARPON SPRINGS OFFICIAL MAP BLK 27, N 1/2 OF LOT 4 LESS S 80FT &
S 1/2 OF LOT 1 LESS E 125

VESPI, LAUREN RAE
207 N LEVIS AVE
TARPON SPRINGS, FL 34689-4346

12-27-15-89982-028-0108
TARPON SPRINGS OFFICIAL MAP BLK 28, S 50FT OF N 110FT OF E 103FT
OF LOT 1 (SEE S12-27-15)

TAYLOR, SHEA PHILICIA
223 N GROSSE AVE
TARPON SPRINGS, FL 34689-4342

12-27-15-89982-027-0203
TARPON SPRINGS OFFICIAL MAP BLK 27, BEG AT NW COR OF LOT 2
RUN E 140FT S 85FT W 140FT N 85

DICKERSON, DIANE E EST
226 N GROSSE AVE
TARPON SPRINGS, FL 34689-4343

12-27-15-52218-000-0080
LITTLE GREECE LOT 8

F P K PROPERTIES LLC
623 E TARPON AVE
TARPON SPRINGS, FL 34689-4201

12-27-15-13189-000-0020
CARRIAGE HOMES ON RING LOT 2

MCCULLOUGH, WILLIAM
5326 QUEEN ST N
ST PETERSBURG, FL 33714-2736

12-27-15-89982-029-0105
TARPON SPRINGS OFFICIAL MAP THAT PART OF BLK 29, LOT 1 DESC
BEG SW COR OF SD LOT 1 TH N'LY

KDA PROPERTIES LLC
11 E TARPON AVE
TARPON SPRINGS, FL 34689-3449

12-27-15-89982-029-0106
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 150FT W OF SE COR OF
LOT 1 RUN N 150FTTH W 70FT TH

PINELLAS 514 LLC
556 ANCLOTE RD
TARPON SPRINGS, FL 34689-6701

12-27-15-95472-000-0070
WEBSTER'S SUB LOTS 7 THRU 12

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-27666-000-0040
FERGUSON'S SUB LOT 4

PATRICK, ERNEST COSTA
211 N RING AVE
TARPON SPRINGS, FL 34689-4329

12-27-15-89982-028-0101
TARPON SPRINGS OFFICIAL MAP BLK 28, S 60FT OF N 160FT OF W 1/2
OF LOT 1 (SEE S12-27-15)

LINK, RENEE J
216 N RING AVE
TARPON SPRINGS, FL 34689-4361

12-27-15-89982-028-0107
TARPON SPRINGS OFFICIAL MAP BLK 28, S 50FT OF N 160FT OF E 1/2
OF LOT 1 (SEE S12-27-15)

WASDEN, COLE
217 N GROSSE AVE
TARPON SPRINGS, FL 34689-4342

12-27-15-89982-028-0109
TARPON SPRINGS OFFICIAL MAP BLK 28, N 60FT OF E 1/2 OF LOT 1 &
W 30FT OF S 50FT OF N 110FT

CHOCO, KENNETH B REVOCABLE TRUST
1038 NORTHRIDGE DR
PALM HARBOR, FL 34683-2719

12-27-15-89982-027-0300
TARPON SPRINGS OFFICIAL MAP BLK 27, N 1/2 OF LOT 3 (SEE
S12-27-15)

BROWN, JUN HO
130 N GROSSE AVE
TARPON SPRINGS, FL 34689-4378

12-27-15-13189-000-0080
CARRIAGE HOMES ON RING LOT 8

CARLETON, JONATHAN
139 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-15210-000-0070
CHEYNEY'S, J.K. SUB LOTS 7 & 8

LIVERY STABLE LLC
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

12-27-15-15210-000-0110
CHEYNEY'S, J.K. SUB LOT 11

MINUCCI, JOSHUA L
128 N RING AVE
TARPON SPRINGS, FL 34689-4306

12-27-15-89982-028-0106
TARPON SPRINGS OFFICIAL MAP BLK 28, N 50FT OF S 150FT OF E 1/2
OF LOT 1 & N 25FT OF S 100F

MOLSON, KATHLEEN A
213 N GROSSE AVE
TARPON SPRINGS, FL 34689-4342

12-27-15-95490-000-0150
WEBSTER'S SUB LOT 15

BRICKLEY, ELIZABETH
318 N RING AVE
TARPON SPRINGS, FL 34689-4010

12-27-15-13189-000-0002
CARRIAGE HOMES ON RING TRACT B TOGETHER WITH E 1/2 OF VAC
ALLEY ADJ ON W

CARRIAGE HOMES ON RING OWNERS ASSN INC
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

12-27-15-15210-000-0061
CHEYNEY'S, J.K. SUB W 60 FT OF LOT 6

WOLFE, MEGAN M
6703 S HESPERIDES ST
TAMPA, FL 33616-1432

12-27-15-95508-000-0030
WEBSTER'S SUB, MRS. C.D. N 71.25FT OF LOT 3 & N 71.25FT OF W 23FT
OF LOT 2

PASKIEWICZ, IRENE
216 CYPRESS ST
TARPON SPRINGS, FL 34689-4331

12-27-15-95472-000-0010
WEBSTER'S SUB LOTS 1 THRU 5 INCL

TARPON SPRINGS HOUSING AUTH
500 S WALTON AVE
TARPON SPRINGS, FL 34689-4714

12-27-15-89982-028-0100
TARPON SPRINGS OFFICIAL MAP BLK 28, N 100FT OF W 1/2 OF LOT 1
(SEE S12-27-15)

CHOCO, KENNETH B REVOCABLE TRUST
1038 NORTHRIDGE DR
PALM HARBOR, FL 34683-2719

12-27-15-89982-029-0109
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG AT SE COR OF LOT 1 RUN
N 150FT W 50FT S 150FT E 50

TARPON SPRINGS BUILDING COMPANY LLC
321 E TARPON AVE
TARPON SPRINGS, FL 34689-4319

12-27-15-80460-000-0010
SHAW SUB LOTS 1 AND 2

HYLTON, REX
104 N GROSSE AVE
TARPON SPRINGS, FL 34689-4341

12-27-15-89982-027-0202
TARPON SPRINGS OFFICIAL MAP BLK 27, W 30FT OF E 170FT OF N 1/2
OF LOT 2 (SEE S12-27-15)

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-13189-000-0100
CARRIAGE HOMES ON RING LOT 10

KIRKWOOD, MICHAEL
135 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-89982-029-0104
TARPON SPRINGS OFFICIAL MAP BLK 29, BEG 100FT S OF NW COR OF
LOT 1 RUN E 85FT S 50FT W 85F

MASONIC LODGE 112 TARPON LODGE F & A M
PO BOX 1027
TARPON SPRINGS, FL 34688-1027

12-27-15-95508-000-0050
WEBSTER'S SUB, MRS. C.D. LOTS 5 & 6

201 EAST CENTER STREET LLC
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

12-27-15-89982-027-0201
TARPON SPRINGS OFFICIAL MAP BLK 27, W 80FT OF N 135FT OF E
140FT OF LOT 2 (SEE S12-27-15)

AHRENS, WILLIAM J
426 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-89982-018-0300
TARPON SPRINGS OFFICIAL MAP BLK 18, 250FT E AND W AND 150FT N
AND S IN SW COR OF LOT 3 (SE

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-13189-000-0070
CARRIAGE HOMES ON RING LOT 7

ADCOCK, CASEY
141 N RING AVE
TARPON SPRINGS, FL 34689-4305

12-27-15-89982-029-0110
TARPON SPRINGS OFFICIAL MAP BLK 29, THAT PART OF LOT 1 DESC
COM SW COR OF SD LOT 1 TH N 82

18 N RING LLC
18 N RING AVE
TARPON SPRINGS, FL 34689-4304

12-27-15-15210-000-0090
CHEYNEY'S, J.K. SUB LOT 9

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-15210-000-0120
CHEYNEY'S, J.K. SUB LOT 12

TARAPANI, TOWNSEND
128 E TARPON AVE
TARPON SPRINGS, FL 34689-3452

12-27-15-89982-028-0105
TARPON SPRINGS OFFICIAL MAP BLK 28, S 75FT OF E 1/2 OF LOT 1

SCHMIDT, KATHLEEN M
124 HIBISCUS ST APT 4
TARPON SPRINGS, FL 34689-3453

12-27-15-90000-000-0080
TARPON SPRINGS RESUB OF BLK 30 LOT 8

BAILEY, CHRISTOPHER T
428 E ORANGE ST
TARPON SPRINGS, FL 34689-4353

12-27-15-52218-000-0070
LITTLE GREECE LOT 7 AND S 25 FT OF LOT 6

C K R H PROPERTIES LLC
22 N SAFFORD AVE
TARPON SPRINGS, FL 34689-3424

12-27-15-27666-000-0010
FERGUSON'S SUB LOTS 1, 2 & 3

201 EAST CENTER STREET LLC
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

12-27-15-13189-000-0001
CARRIAGE HOMES ON RING TRACT A

CARRIAGE HOMES ON RING OWNERS ASSN INC
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

12-27-15-27666-000-0060
FERGUSON'S SUB LOT 6 LESS S 37.35FT THEREOF

RING AVENUE LLC
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

12-27-15-15210-000-0010
CHEYNEY'S, J.K. SUB E 100FT OF LOT 1

ALONSO, ROBIN
137 N GROSSE AVE
TARPON SPRINGS, FL 34689-4340

12-27-15-80460-000-0050
SHAW SUB W 40FT OF LOT 5 & E 20FT OF LOT 4

PAPACALODOUCAS, LOKRITIA
429 E ORANGE ST
TARPON SPRINGS, FL 34689-4352



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
April 1, 2024

STAFF REPORT, March 20, 2024

Application No. / Project Title: 24.17 / Ayres
Staff: Caroline Lanford, AICP CTP
Principal Planner
Applicant / Owner: Katherine Ayres / Katherine M. Ayres Living Trust
Property Size: 8,503 square feet
Current Zoning: R-70A Single Family Residential District
Future Land Use: Residential Urban
Location / Parcel ID: 440 Cypress Street /
12-27-15-89982-027-0104

Architectural Type/District Status:

BACKGROUND SUMMARY:

The subject property is a circa 1929 frame vernacular single-family residence that is currently considered “non-contributing historic” in the local historic district. Florida Master Site File (FMSF) 8PI11753 notes that the structure has undergone several unsympathetic alterations that diminish the architectural integrity of the structure.

The applicant is seeking a Certificate of Approval to construct a single-story addition that extends an existing addition. The applicant is proposing additional exterior renovations that do not require a Certificate of Approval, because the subject structure is non-contributing. The additional exterior renovations include re-opening a previously enclosed porch, which will remedy a previous unsympathetic alteration.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends any approval for project include the following conditions:

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

HISTORIC DISTRICT CONSIDERATIONS:

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



REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

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

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

ANALYSIS: The height and width of the proposed new addition is consistent with adjacent contributing structures. The proposed addition would be consistent with the existing rear addition and would not significantly alter the width of the existing structure.

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

ANALYSIS: Not applicable.

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

ANALYSIS: The proposed new addition would slightly alter the historic streetscape and change the relationship between open space and the street through adding additional mass to the structure. The proposed setbacks for the property conform to district standards and are like other properties in the immediate vicinity.

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

ANALYSIS: Not applicable.

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



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

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

ANALYSIS: Not applicable.

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

ANALYSIS: Not applicable.

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

ANALYSIS: Not applicable.

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

ANALYSIS: The following standards are applicable to this project:

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

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



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

ANALYSIS: The proposed project complies the goals, objectives and policies of the Comprehensive Plan and conforms to the requirements of the Code.

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

ANALYSIS: No known archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

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

ATTACHMENTS:

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



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11753

Recorder # 10

Recorder Date 1/26/09

Original ☒Update ☐

Site Name 440 E Cypress Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 440 E Cypress Street

Vicinity of S side of Cypress St. in between Levis St. and Grosse Ave

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 328030 Northing 3114931 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1929 Circa ☒Alterations ☒ Date 2009 Type/Location 1/2 of house prepped to stucco over wood siding, windows replacedAdditions ☒ Date c.1940 Type/Location front porch addition on W endMoved ☐ Original Location

Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 1

Structural System Wood frame Exterior Fabric Drop siding

Foundation Piers Foundation Materials Brick Foundation Infill None

No. of Porches 1 Locations/Features shed roof now enclosed

Main Entrance (stylistic details): off-center entry with no overhang

Outbldgs. ☒ Number 1 Nature/Location (Describe below)

rear wood frame in poor condition

Roof Type Gable Roofing Materials Composition shingles

Secondary Structures ☐ Comments Not applicable LocationChimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Light #Metal Windows ☒ Type SHS Light # 1/1

Exterior Ornament cornerboards, rafter tails, wood surrounds

Condition Fair Surroundings Residential

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

This structure is currently under renovation with unsympathetic finishes.

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

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

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

Areas of Significance

Community planning & development

Summary of Significance

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

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

DOCUMENTATION

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

Bibliographic References

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #16, Facing SW

RECORDER INFORMATION

Recorder Name Janus Research

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

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



SKETCH MAP

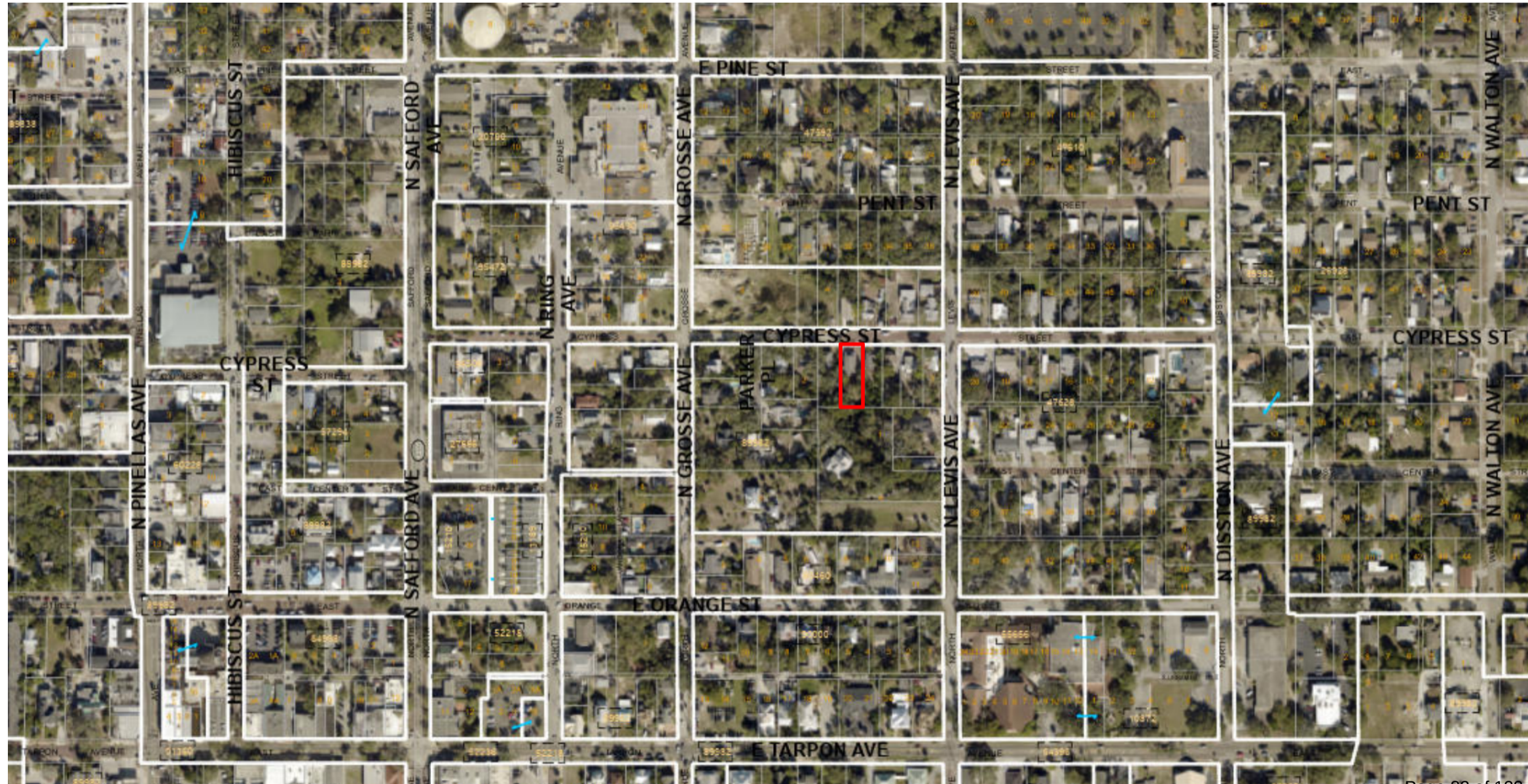


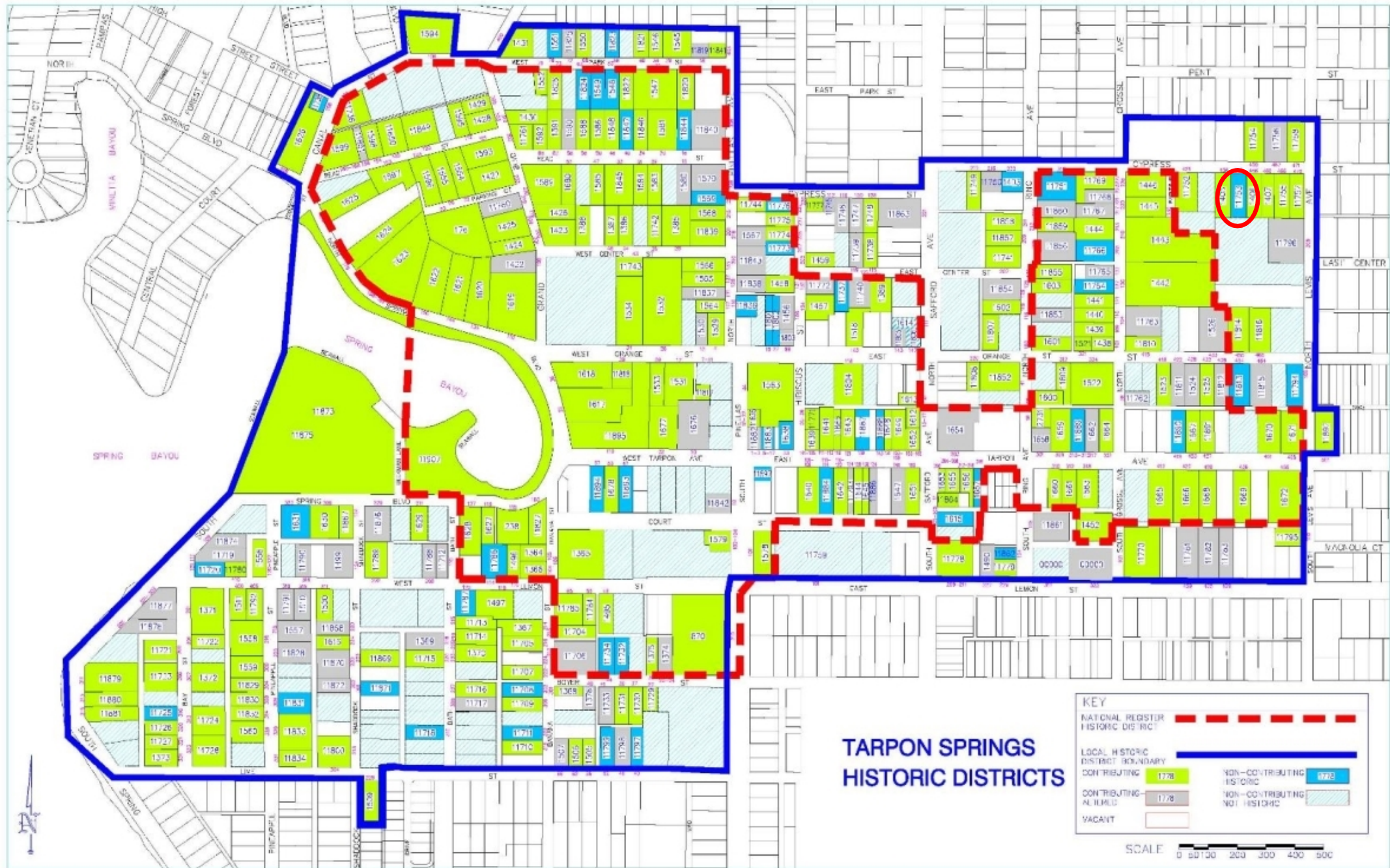
AYRES APPLICATION #24-17

Heritage Preservation Board, April 1, 2024

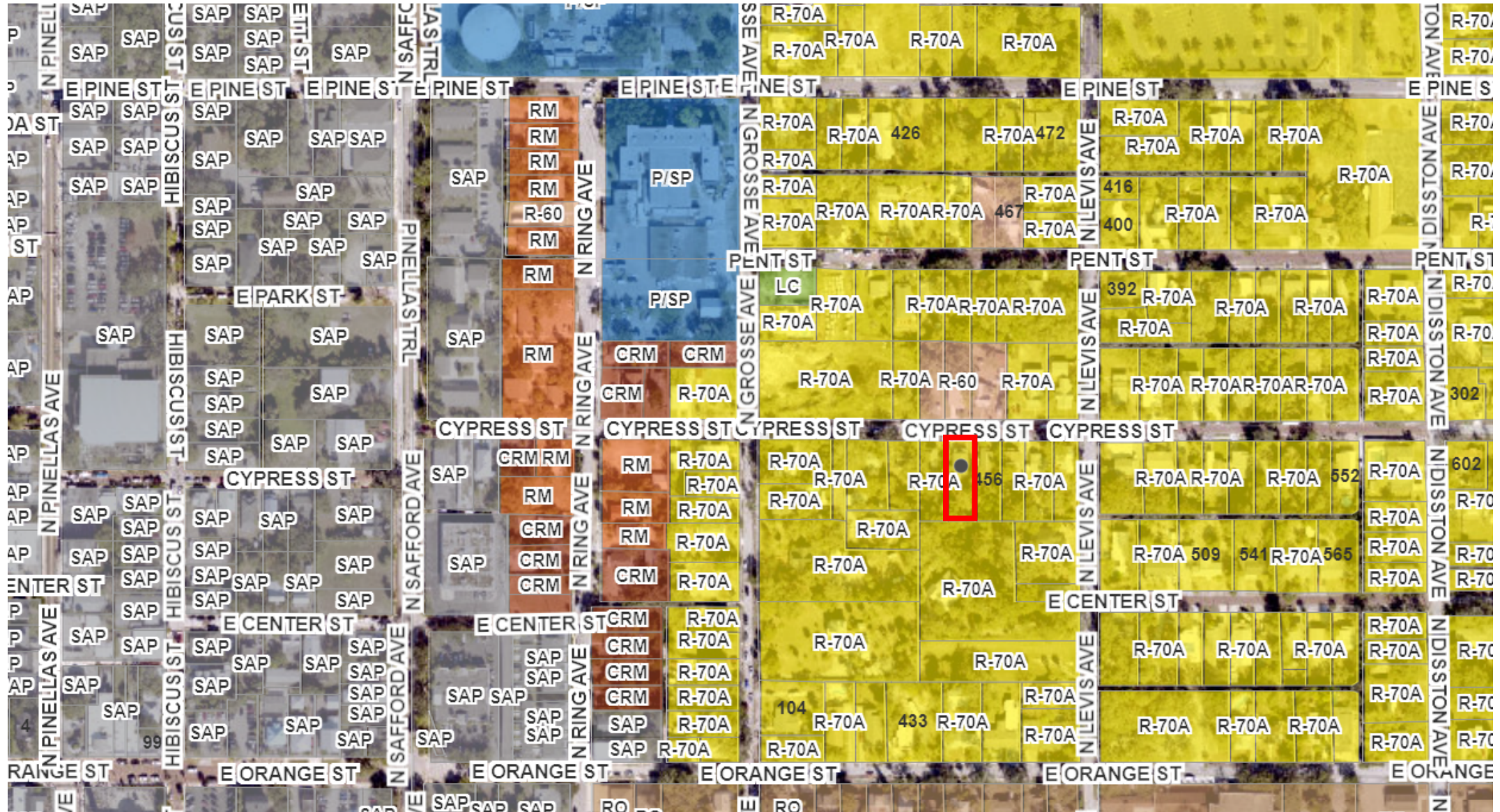


LOCATION AND CONTEXT





LOCATION AND CONTEXT



REQUEST

- Certificate of Approval for: An addition and exterior renovations at 440 Cypress Street.
- Lot Size: 8,503 square feet
- Architectural Type/Style: Frame Vernacular / Single-Family Residence
- Applicant: Katherine Ayres

440 CYPRESS - FMSF



440 CYPRESS STREET – FAÇADE



440 CYPRESS STREET – EAST CONTEXT



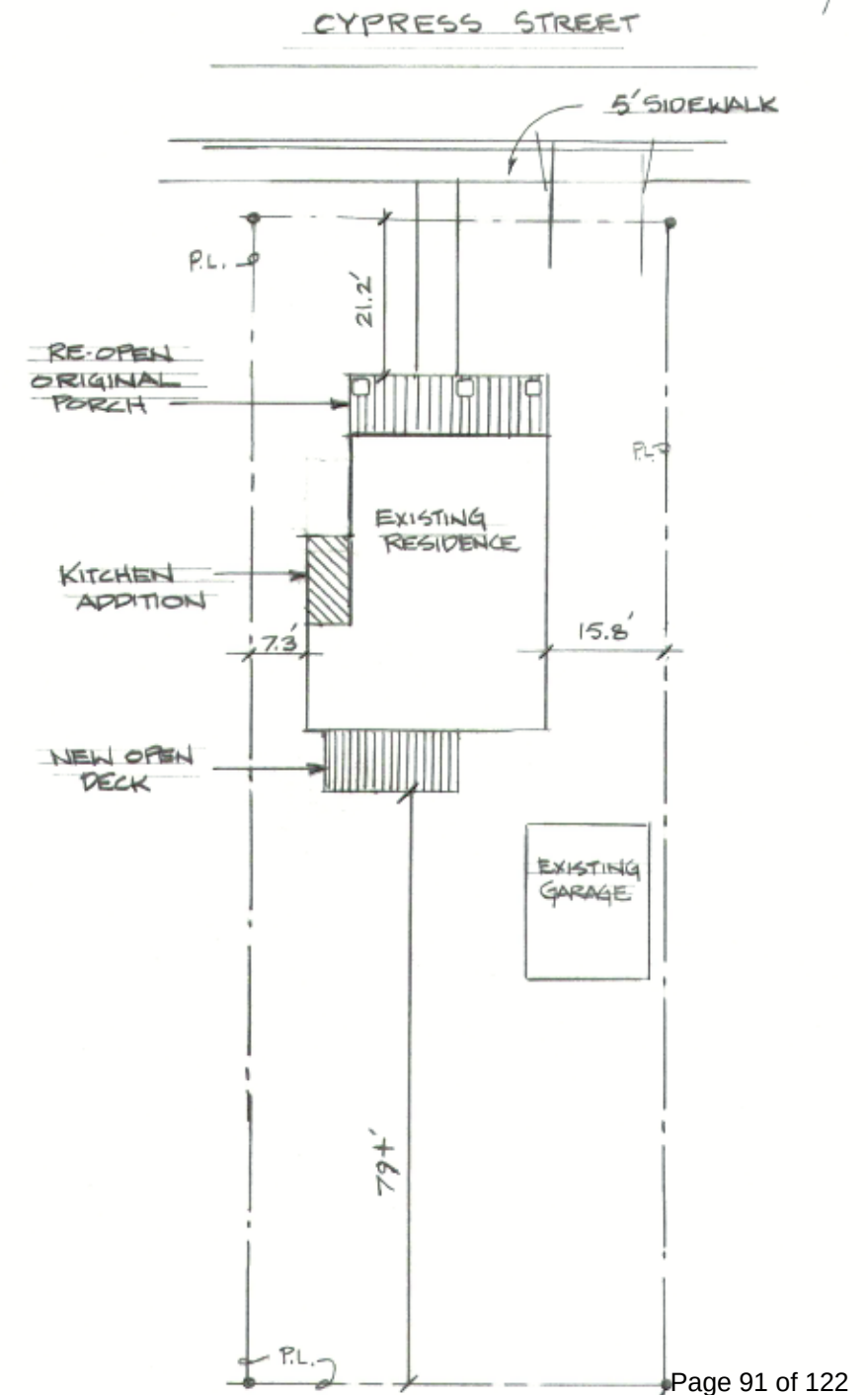
440 CYPRESS STREET – EAST SIDE



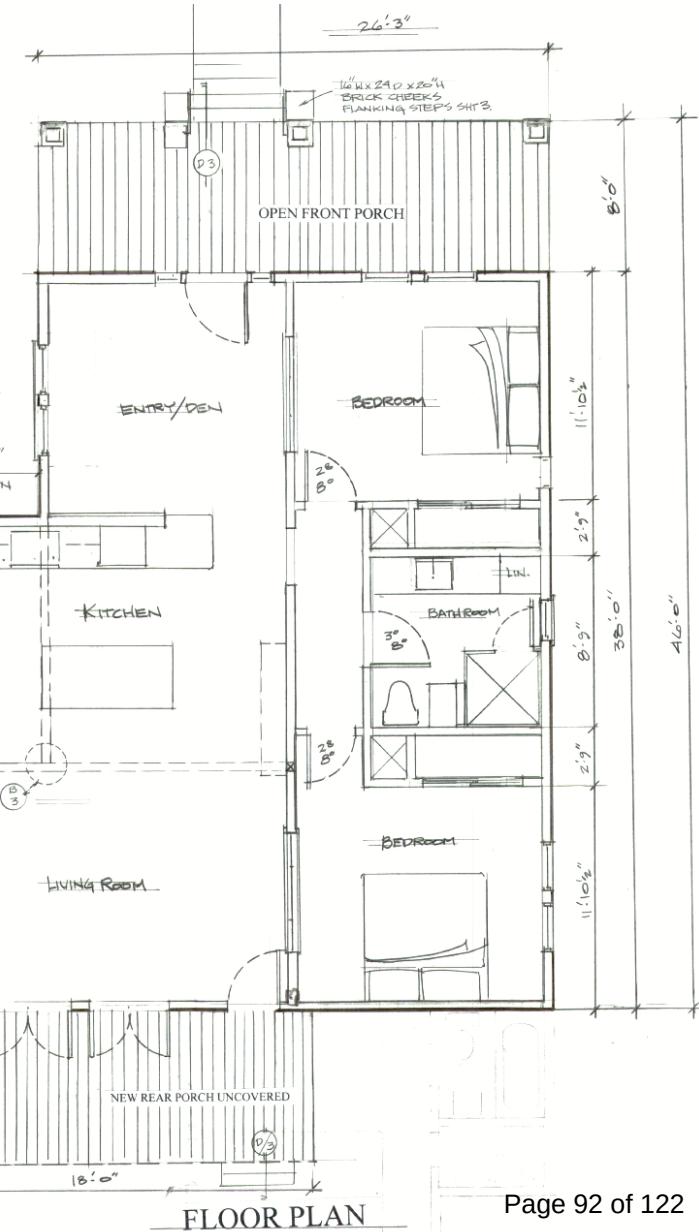
440 CYPRESS STREET – WEST SIDE



440 CYPRESS STREET – SITE PLAN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT





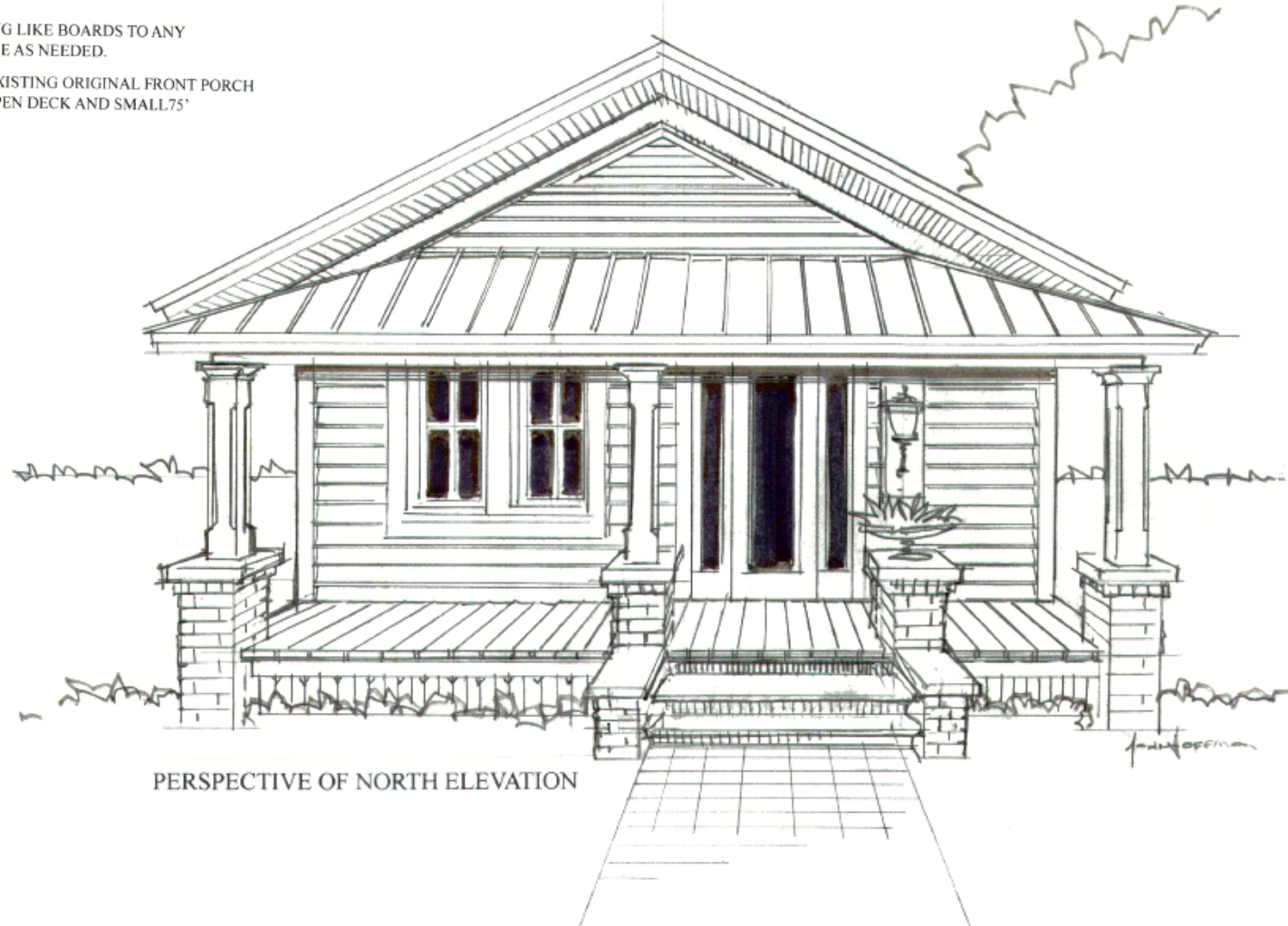
440 CYPRESS STREET – PROPOSED PROJECT

SCOPE OF WORK :

SECURE OR REPLACE FOUNDATION PIERS WITH A CONSISTANT PIER SYSTEM AS PER PLAN.

SECURE ROOF AND WALLS BY REPLACING OR SISTERING LIKE BOARDS TO ANY TERMITE DAMAGED LUMBER THROUGH OUT THE HOUSE AS NEEDED.

AS PER HISTORICAL PRESERVATION BOARD, RE-OPEN EXISTING ORIGINAL FRONT PORCH 208 SQ.FT. (LOSE OF CONDITIONED SPACE) ADD REAR OPEN DECK AND SMALL 75' (KITCHEN ADDITION)

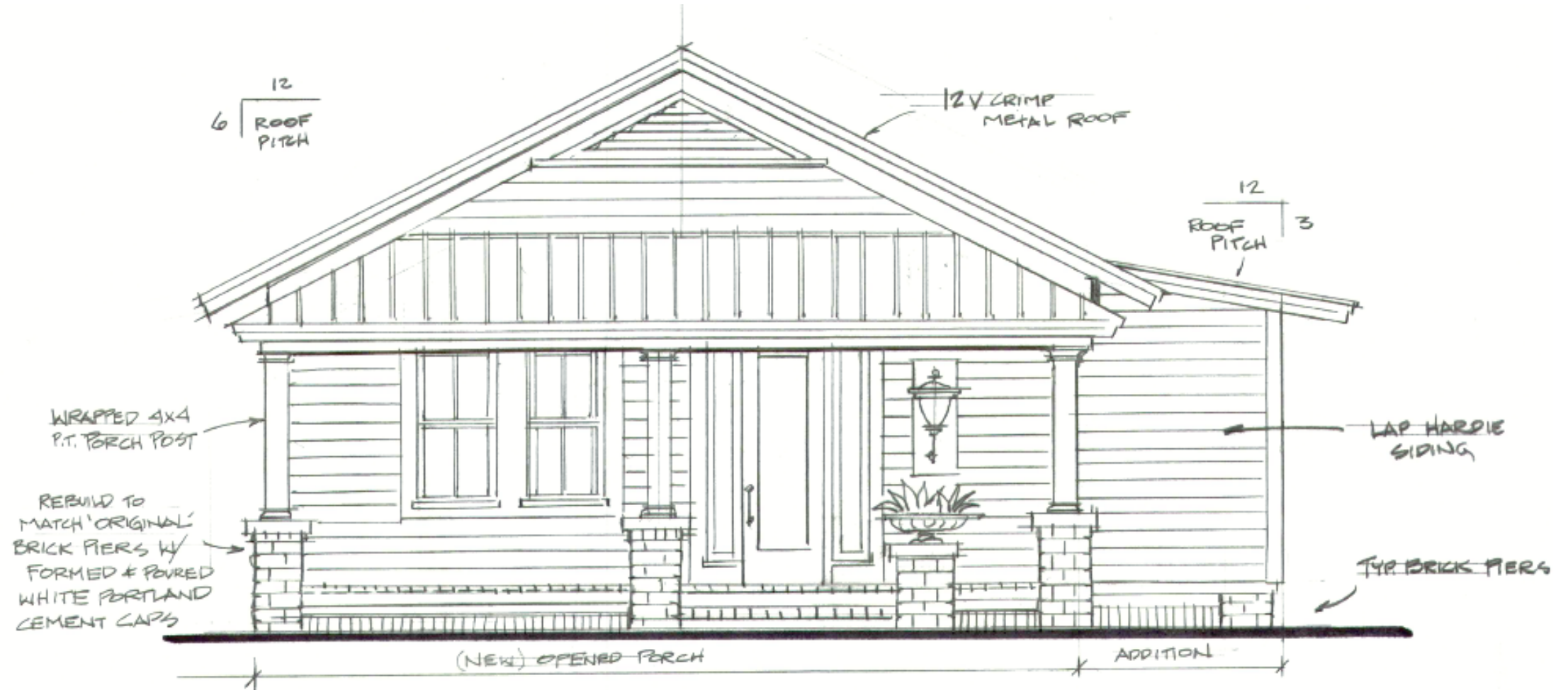


PERSPECTIVE OF NORTH ELEVATION

INDEX:

COVER SHEET	SHEET 1.
FLOOR PLAN AND ELEVATIONS	SHEET 2.
FLOOR FRAMING, ROOF FRAMING, SECTIONS, AND ELECTRIC LAYOUT	SHEET 3.

440 CYPRESS STREET – PROPOSED PROJECT



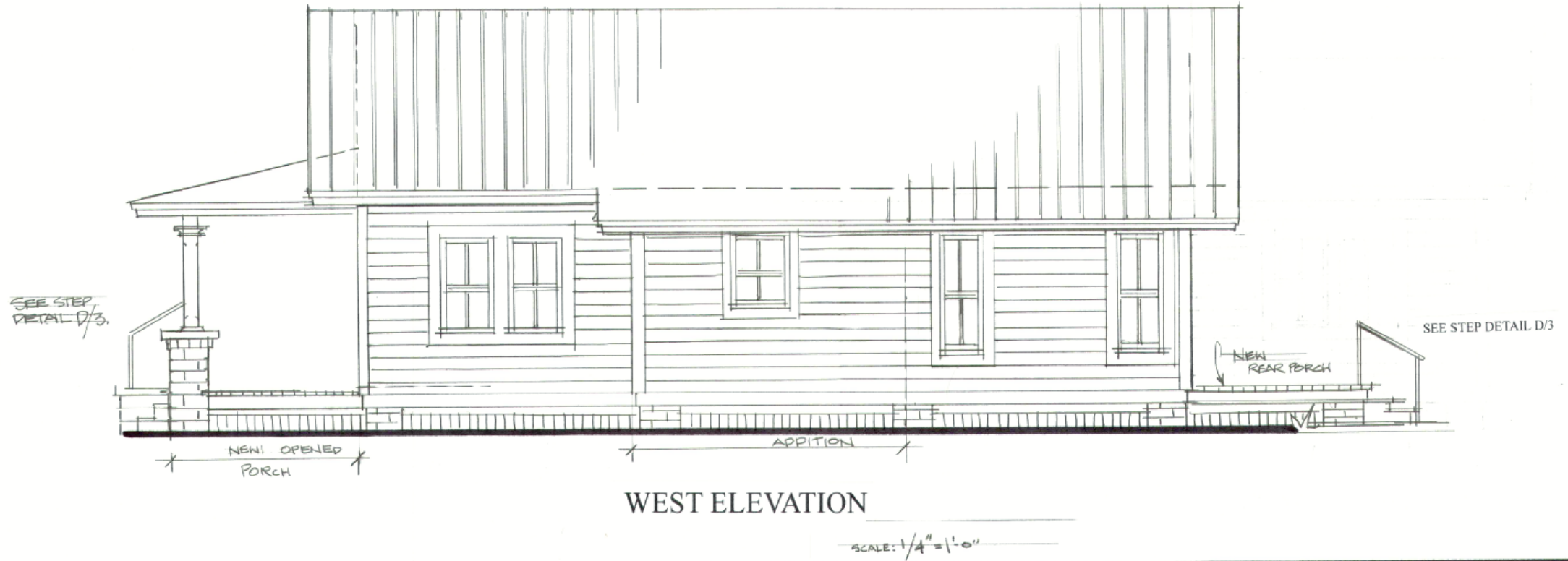
FRONT ELEVATION (NORTH)

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

440 CYPRESS STREET – PROPOSED PROJECT



440 CYPRESS STREET – PROPOSED PROJECT





STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

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

STANDARDS FOR REVIEW – ADHERENCE TO THE SECRETARY’S GUIDELINES

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

4.10 Universal Guidelines for Additions

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

Guideline 25. Additions

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



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #24-17, as conditioned, for a Certificate of Approval. Staff recommends the following conditions:

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

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

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name KATHARINE M AYRES LIVING TRUST		Email ayres.katharine@gmail.com	
Address P.O. BOX 767			
City MARSHALL		State VA	Zip 20116
Phone 703-737-3697	Fax 703-737-6465	Cellular 703-737-3697	

Applicant

Name KATHARINE MAURES		Email ayres.katharine@gmail.com	
Address P.O. BOX 767			
City MARSHALL		State VA	Zip 20116
Phone 703-737-3697	Fax 703-737-6465	Cellular 703-737-3697	

Agent (if applicable)

Name N/A		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 440 CYPRESS ST TARPON SPRINGS FL 34689		
Legal Description (attach additional sheets as necessary) TARPON SPRINGS OFFICIAL MAP BLK 27, W 55 FT OF E 255 FT OF N 1/2 OF LOT 1		
Tax Parcel Number(s) 12-27-15-89982-027-0104	Current Designations of Property	
	Land Use Category RU	Zoning District R-70A
Current Use of Property VACANT	Contributing Structure? ☐ YES ☒ NO	

Type of Proposed Activity: [please check all that apply]

- | | | | |
|-------------------------------------|---|---|--------------------------------------|
| ☐ Demolition | ☐ Relocation * | ☒ Structural Addition | ☐ Driveway |
| ☐ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address N/A	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	Current Designations of Property
	Land Use Category Zoning District

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

General Building Information

Year Built 1929	Architectural Style FRAME VERNACULAR	Porches? ☒ YES ☐ NO
Original Use RESIDENTIAL	Present Use RESIDENTIAL/VACANT	Proposed Use RESIDENTIAL
Roof Type & Material GABLE & SHINGLE		Exterior Siding Material WOOD

Previous Additions or Modifications: [please describe and include dates]

PRIOR OWNERS { **2009** 1/2 house prepped to stucco over wood siding, windows replaced
1940 Front porch addition on West end
1992 Patio/Deck
2023 GARAGE DOOR - PERMITTED

Description of Proposed Work:

Residential Remodel with small addition
 change porch from enclosed to prior open shed roof porch
 bring up to code interior electric, plumbing and HVAC
 add small addition on West side in line with rear
 EXISTING Bump out

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

NA

Requirements for Submission:

Please submit those items which have been checked by City staff:

- ☐ **Completed original application with digital copies of all application documents**
- ☐ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that KATHARINE AYRES is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

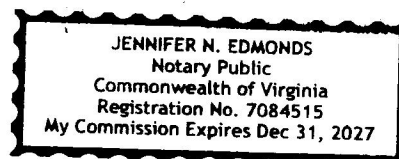
Date: <u>3/1/24</u>	Title Holder/Property Owner: <u>Katharine Ayres</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF ~~FLORIDA~~ Virginia
COUNTY OF ~~PINELLAS~~ Stafford

The foregoing instrument was acknowledged before me this 1st day of March, A.D., 20 24
by Katharine Ayres, who is personally known to me or who has produced
VA DL as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Jennifer N. Edmonds
Signature: Jennifer N. Edmonds
Stamp: _____



GENERAL PLAN NOTES:

NOTICE:

It is important that the Client and Contractor examine the drawings and documentation in detail. It shall be the final responsibility of the Contractor to review and double check the plans for accuracy and compliance with regulatory agencies. It is customary and ordinary not to include details well within the knowledge of licensed Contractor. If necessary, further clarification of these plans should be achieved before signing the construction contract and obtaining a building permit, otherwise the Contractor assumes responsibility for the construction in question. Methods of construction shall be determined by the Contractor.

FOUNDATION NOTES

1. Footing trenches and the area within the foundation walls shall be free of all deleterious material.
2. All reinforcing rods shall be Grade 40 (40,000) p.s.i.) #5 deformed bars with a 18" min. lap and placed on support chairs @ 6" o.c.
3. All concrete for slabs, pads, and walkways shall be 2500 p.s.i. minimum at 28 days.
4. Provide 6 mil vapor barrier under all concrete slabs with joints lapped 6" and taped.
5. Slab reinforcing shall be 6 X 6 #10/10 welded wire fabric (steel), edge lap 6" and tied.
6. All fill dirt shall be clean sand, free of deleterious material and laid in 12" lifts. Each lift to be wetted and compacted prior to next lift.
7. All fill dirt within the foundation walls shall be termite treated and according to the standards of the National Pest Control Association with a minimum one year warranty.
8. Slope all exterior slabs and garage floor slab for proper drainage.

NAILS:

Nails used in all sheathing applications shall be 8d, common, ring or spiral shank, or hot dipped galvanized, hand gun driven nails. Gun driven nails shall have head size equivalent to hand driven nails, otherwise spacing shall reduce from 12" to 10", 6" to 5", and 4" to 3" in those applications. The use of Fastcode 2 1/4 X 0.099 coated screw nails does not require reduction of spacing.

CONSTRUCTION NOTES:

5. All wood members exposed to weather or in contact concrete and/or masonry shall be pressure treated. UNO

ROOF SHEATHING

1. Roof sheathing: 1/2" plywood
2. Sheathing Pattern: apply long dimension of sheathing laid perpendicular to trusses with staggered end joints.

FASTENERS

Nailing schedule for wall and roof:
NOTE: ROOF SAME BUT RING SHANK
8d'S AT 4" O.C. EN
6" O.C. FN TYPICAL

EXTERIOR DOORS & WINDOWS

1. ALL EXTERIOR WINDOWS AND DOORS ARE REQUIRED TO BE TESTED IN ACCORDANCE WITH ANSI/AMMA WIND 301/352 STANDARD AND BEAR AN AMMA OR WDMA LABEL, IDENTIFYING THE MANUFACTURE PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY
2. ALL EXTERIOR DOORS AND WINDOWS SHALL BE ANCHORED PER PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED
3. ALL EXTERIOR DOORS AND WINDOWS SHALL BE ANCHORED PER PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED

TERMITE PROTECTION:

1) FBC 104.2.6 & 104.2.7

A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electrical panel and shall be weather resistant.

2) FBC 1503.4.4

Condensate and roof downspouts shall be discharged at least 1'-0" away from building side wall

3) FBC 1403.1.6

Distance between wood siding and final earth grade shall not be less than 6" except where siding, sheathing, and wall framing are approved. Preservative treated wood or approved naturally durable wood. Clearance between wall coverings and final earth grade on exterior of bldg. shall not be less than 6".

4) FBC 1816.1

Initial treatment shall be done after all excavation and backfill is complete

5) FBC 1816.1.2

Soil disturbed after the initial treatment shall be retreated including spaces boxed or framed

6) FBC 1816.1.3

Boxed areas in conc. floors for subsequent installation of traps ect., shall be made with permanent metal or plastic forms. Permanent forms must be of a size and depth that will eliminate the disturbance of soil after the initial treatment.

7) FBC 1816.1.4

Minimum 6 mil. vapor barrier must be installed to protect against rainfall dilution. If rainfall occurs before barrier placement, retreatment is required.

8) FBC 1816.1.5

Concrete over pour and mortar along the foundation perimeter must be removed before exterior soil treatment

9) FBC 1816.1.6

Soil treatment to be applied under all exterior conc. or grade w/ 1'-0" of the structure sidewalls.

10) FBC 1816.1.6

an exterior vertical chemical must be installed after construction is complete, including landscaping and irrigation. Any soil disturbed after the barrier is applied shall be pretreated.

11) FBC 1816.1.7

All bldgs. are required to have pre-constr. treatment

12) FBC 1816.1.7

A certificate of compliance must be issued to the building department by a licensed pest control company before a certificate of occupancy is issued. The Certificate of compliance shall state: "The bldg. has recieved a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the florida dept. of agriculture and consumer services."

13) FBC 1303.1.3

after all work is completed, loose wood and fill must be removed from below and within 1'-0" of the building. This includes all grade stakes, tub trap boxes, forms, shoring, or other cellulose containing material.

13) FBC 1303.1.3

No wood, vegetation, stumps, cardboard, trash, ect., shall be buried within 15'-0" away from bldg.

13) FBC 1303.1.3

termite protection shall be provided by floor framing of naturally durable wood, preservative-treated wood, soil treatments or other approved methods.

INFORMATION ON DWGS

Per Chapter 16, Florida Building Code, 2022 7TH edition and ASCE 7-10

Basic Wind Speed 146 mph (ASCE 3 second gust)
This bldg. (is) (is not) in a wind-borne debris area

- 2) Building category (I) (II) (III) (IV)

- 3) Building classification: (low rise) (open) (partial enc.) (enclosed)
This bldg. (is) (is not) a simple diaphragm
This bldg. (is) (is not) a rigid structure
Windows (are) (are not) protected or impact resistant

- 4) Wind exposure (A) (B) (C) (D) Direction WEST

- 5) Internal Pressure Coefficient, GCp1 (0.0) (-0.18, +0.18) (-0.55, +0.55)
open enclosed partially enclosed

- 6) Design wind pressure components and cladding (pounds per sq ft)

Velocity pressure 23 #/sq ft Width of zones 2 & 3, a= 3', a= 3'
Wind loading determined by: Florida Building Code (2018) chapter 16, or ASCE 7-98 ch-6 (method 1)(method 2)(method 3)

ROOF:

Zone 1 pressures +11.0 - 22.5
Zone 2 pressures +11.0 - 36.3
Zone 3 pressures + 13.3 - 40.9

WALL:

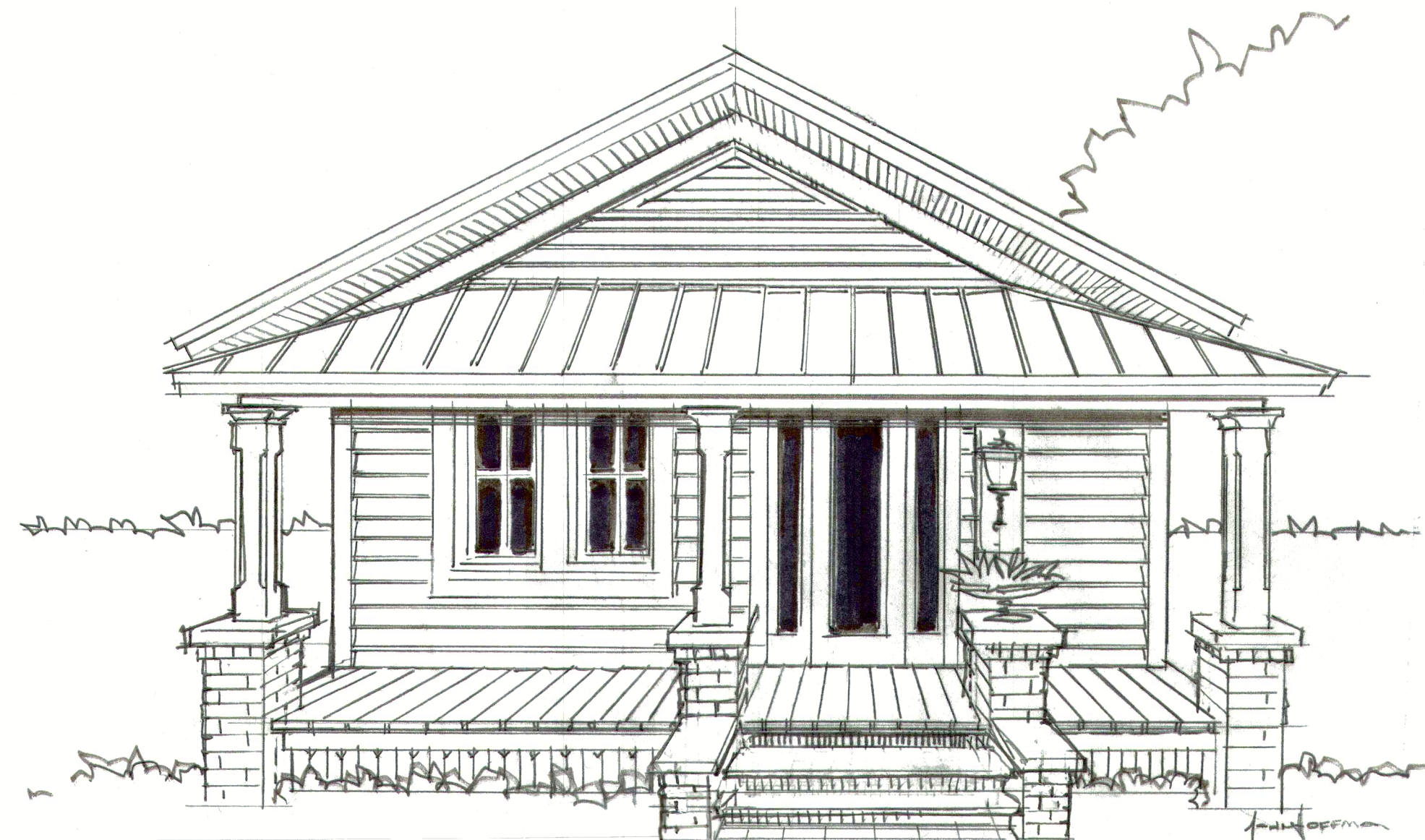
Zone 4 pressures +20.2 - 22.5
Zone 5 pressures +22.5 - 24.3

OVERHANG:

Zone 2 pressures - 54.7
Zone 3 pressures - 61.6

PRE-ENGINEERED WOOD PRODUCTS

1. ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUF.
2. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT AND IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED.
3. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUF.
4. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FULL SCALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID PRODUCTS
5. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURE COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES



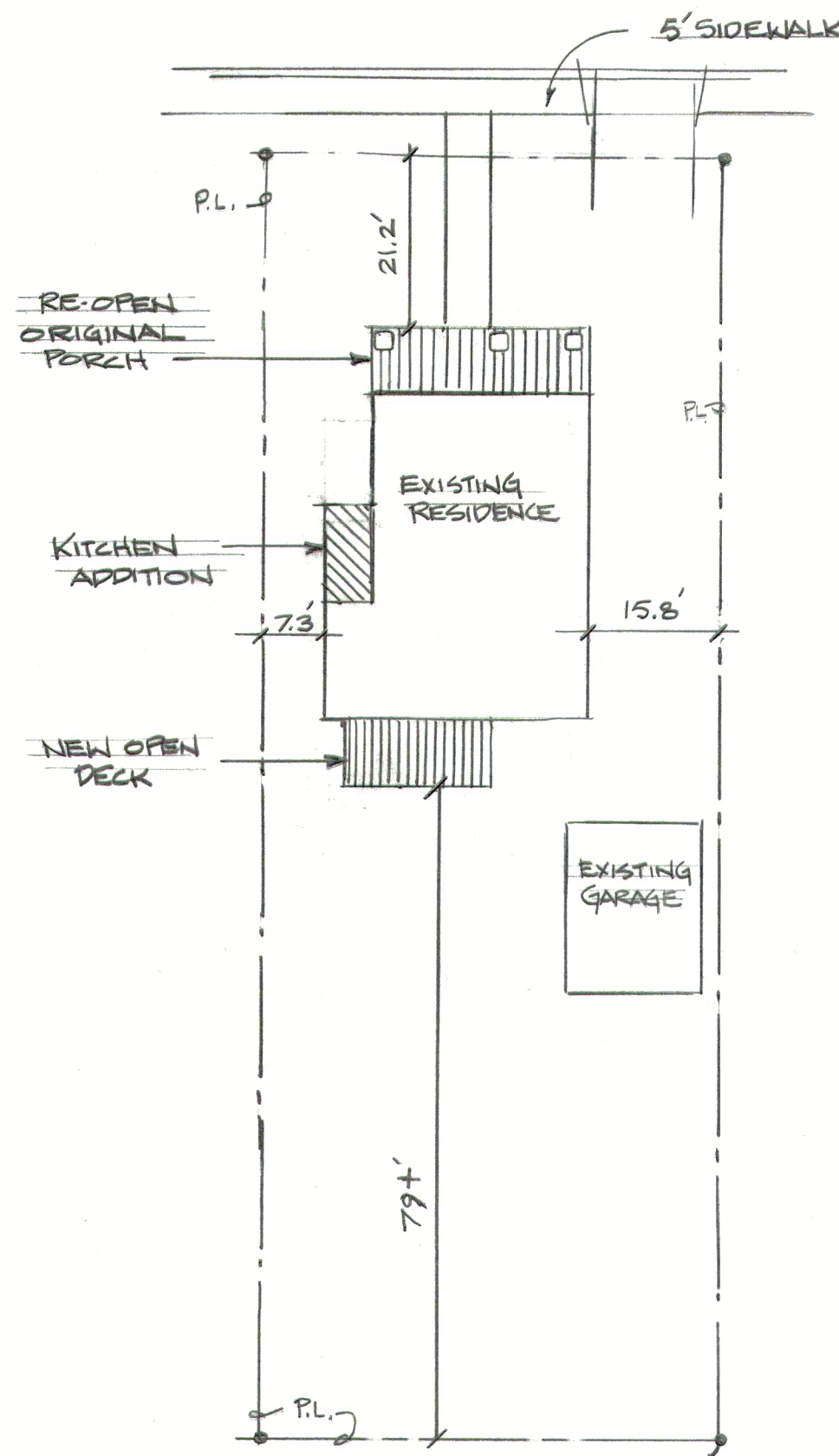
PERSPECTIVE OF NORTH ELEVATION

SCOPE OF WORK :

SECURE OR REPLACE FOUNDATION PIERS WITH A CONSISTANT PIER SYSTEM AS PER PLAN.

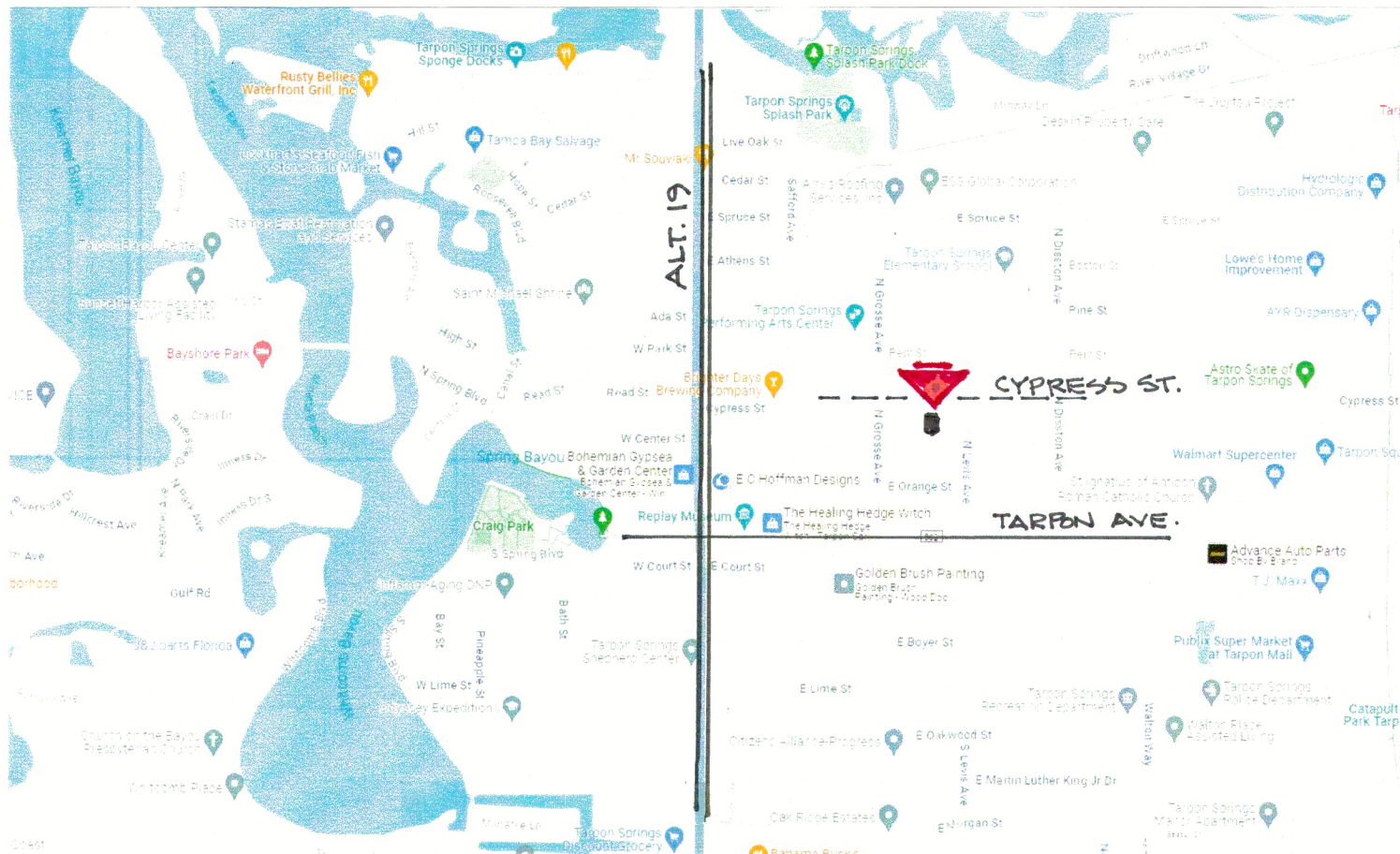
SECURE ROOF AND WALLS BY REPLACING OR SISTERING LIKE BOARDS TO ANY TERMITE DAMAGED LUMBER THROUGH OUT THE HOUSE AS NEEDED.

AS PER HISTORICAL PRESERVATION BOARD, RE-OPEN EXISTING ORIGINAL FRONT PORCH 208 SQ.FT. (LOSE OF CONDITIONED SPACE) ADD REAR OPEN DECK AND SMALL 75" (KITCHEN ADDITION)



SITE PLAN

SCALE: 1" = 20'

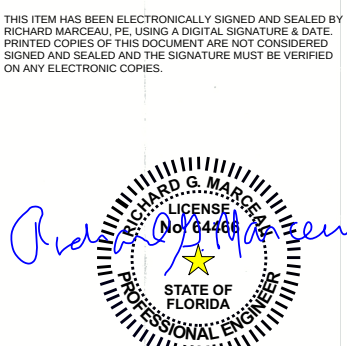


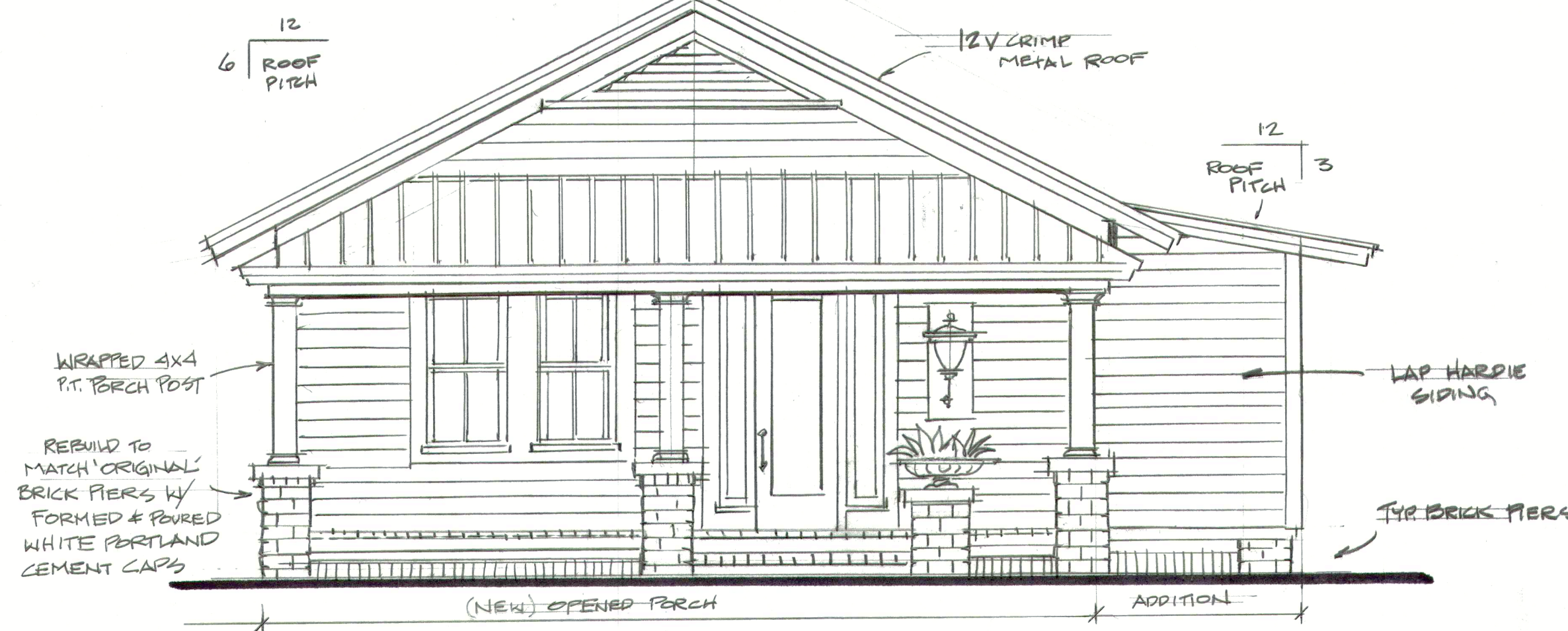
LOCATION MAP

CONNECTOR SCHEDULE : SIMPSON STRONG TIES

- H1 - HURRICANE TIE - PORCH RAFTERS TO TIE BEAM
- ABU442 - POST BUCKET - 4X4 POST BASES
- MTS 24 - 24" TWIST STRAP - PORCH POSTS TO TIE BEAM
- CCQM - PIER CONNECTION - PIER TO FLOOR JOISTS
- HUCTF - BEAM BUCKET - GLUE LAM. CONNECTION TO END WALL
- EGQ - "T" BUCKET - GLUE LAM. END TO GLUE LAM. SIDE
- LUS210 - JOIST HANGER - FLOOR JOIST

- SIMPSON STRONG TIES - FLORIDA APPROVAL CODE # FL13975-R6





FRONT ELEVATION (NORTH)

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



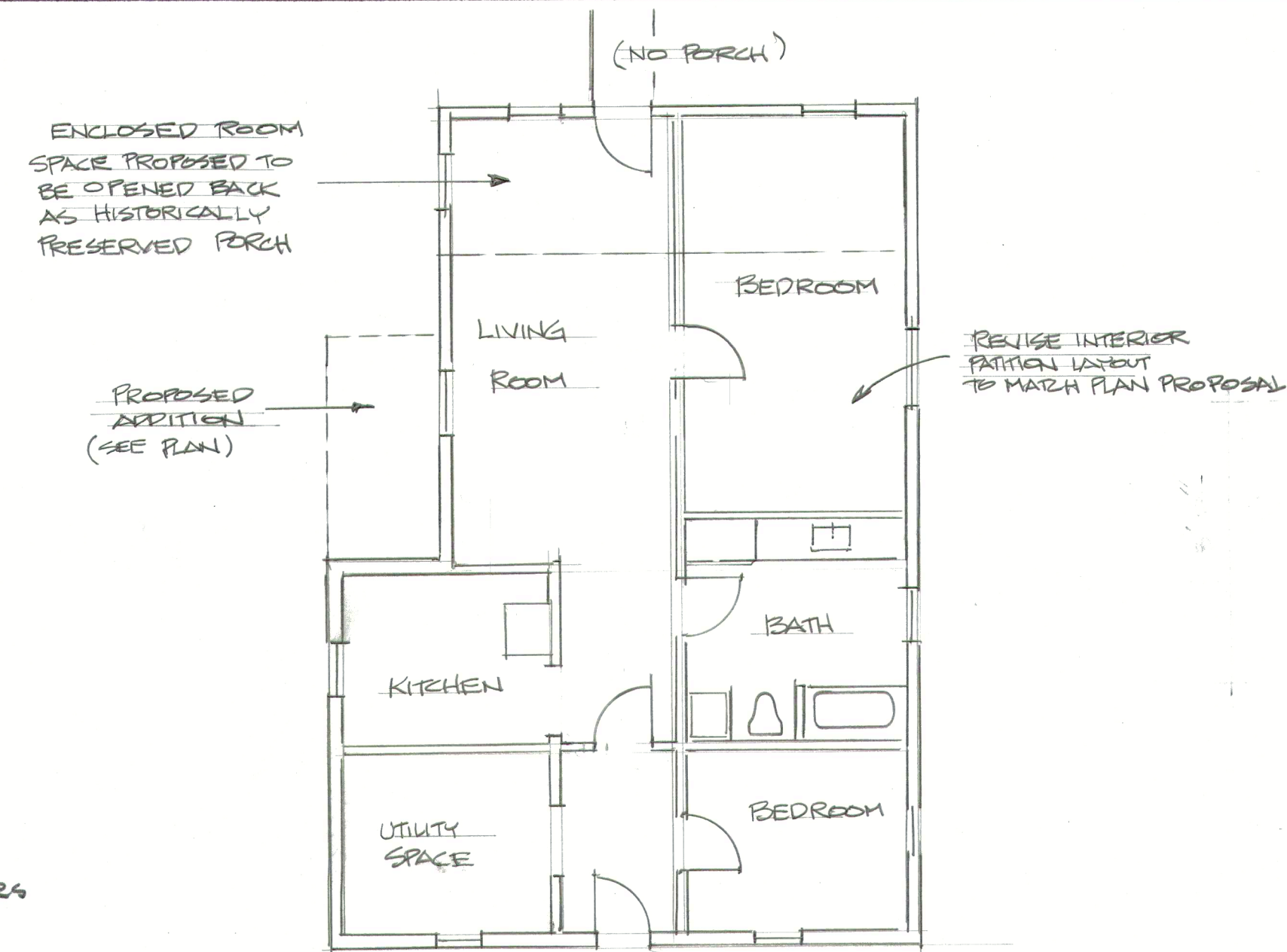
EAST ELEVATION

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



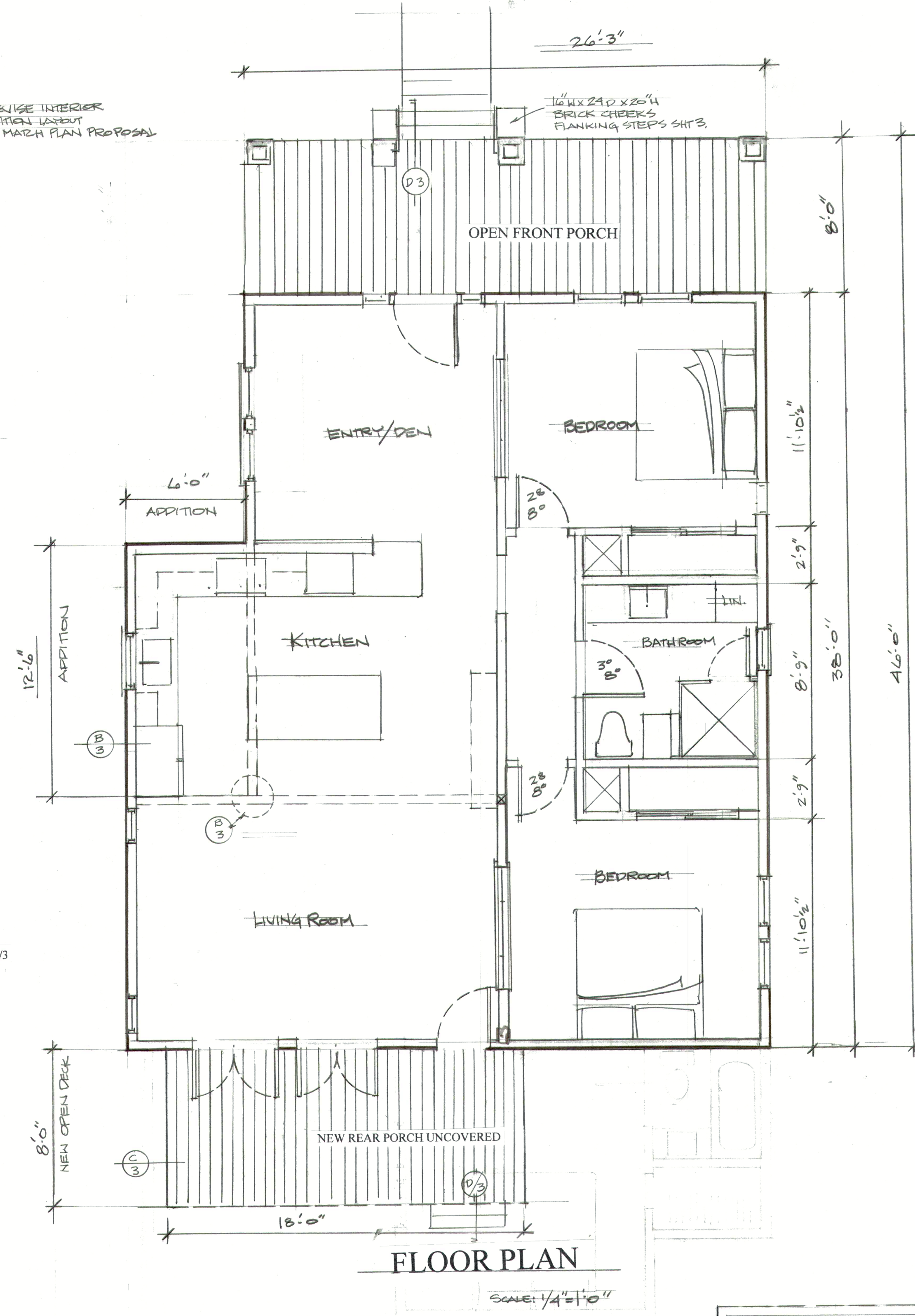
WEST ELEVATION

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



EXISTING FLOOR PLAN

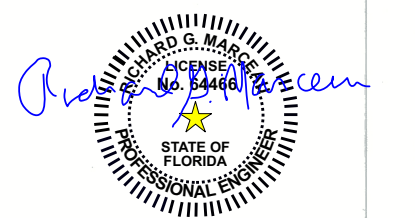
SCALE: 1/8" = 1'-0"

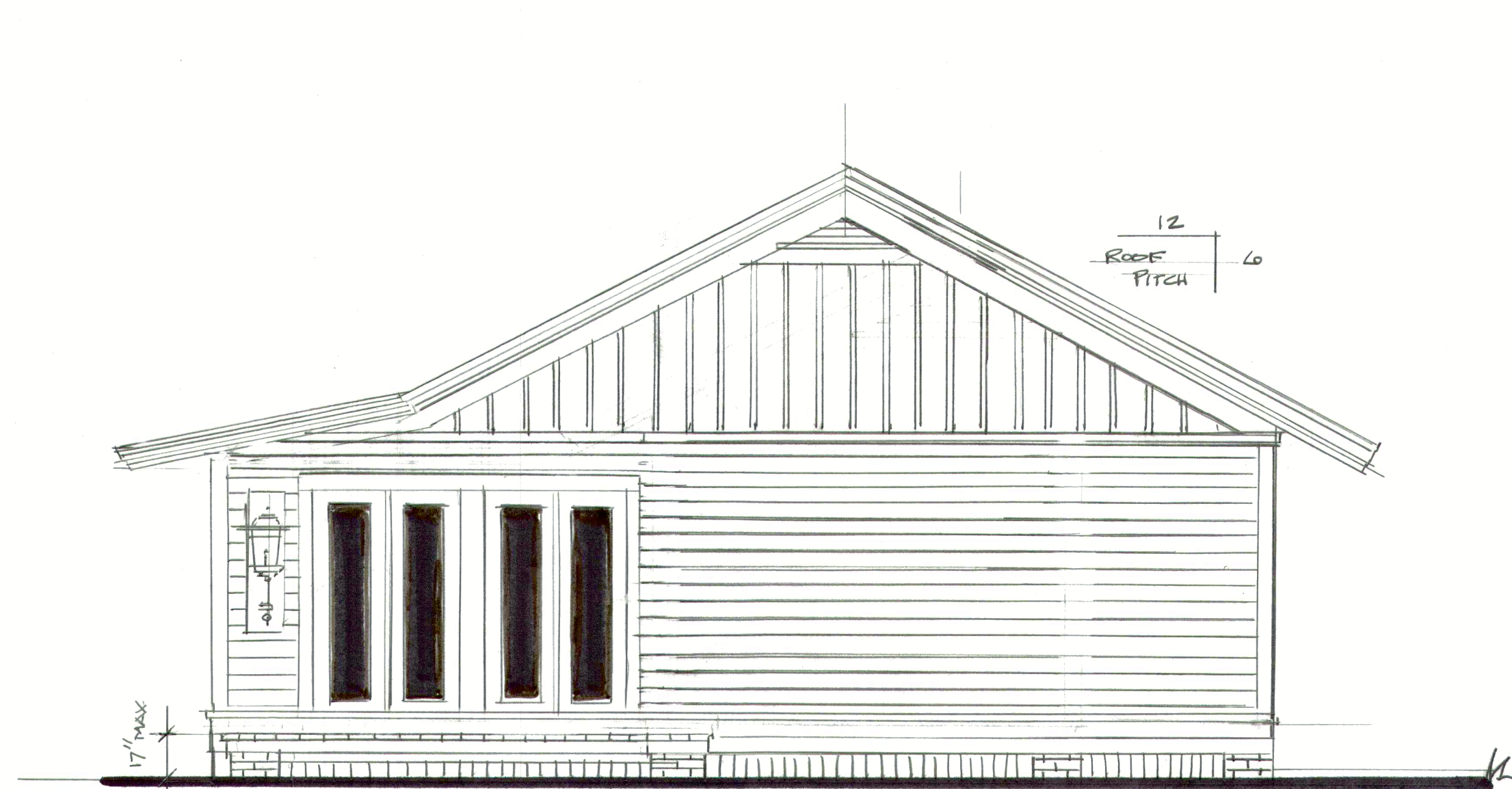


FLOOR PLAN

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

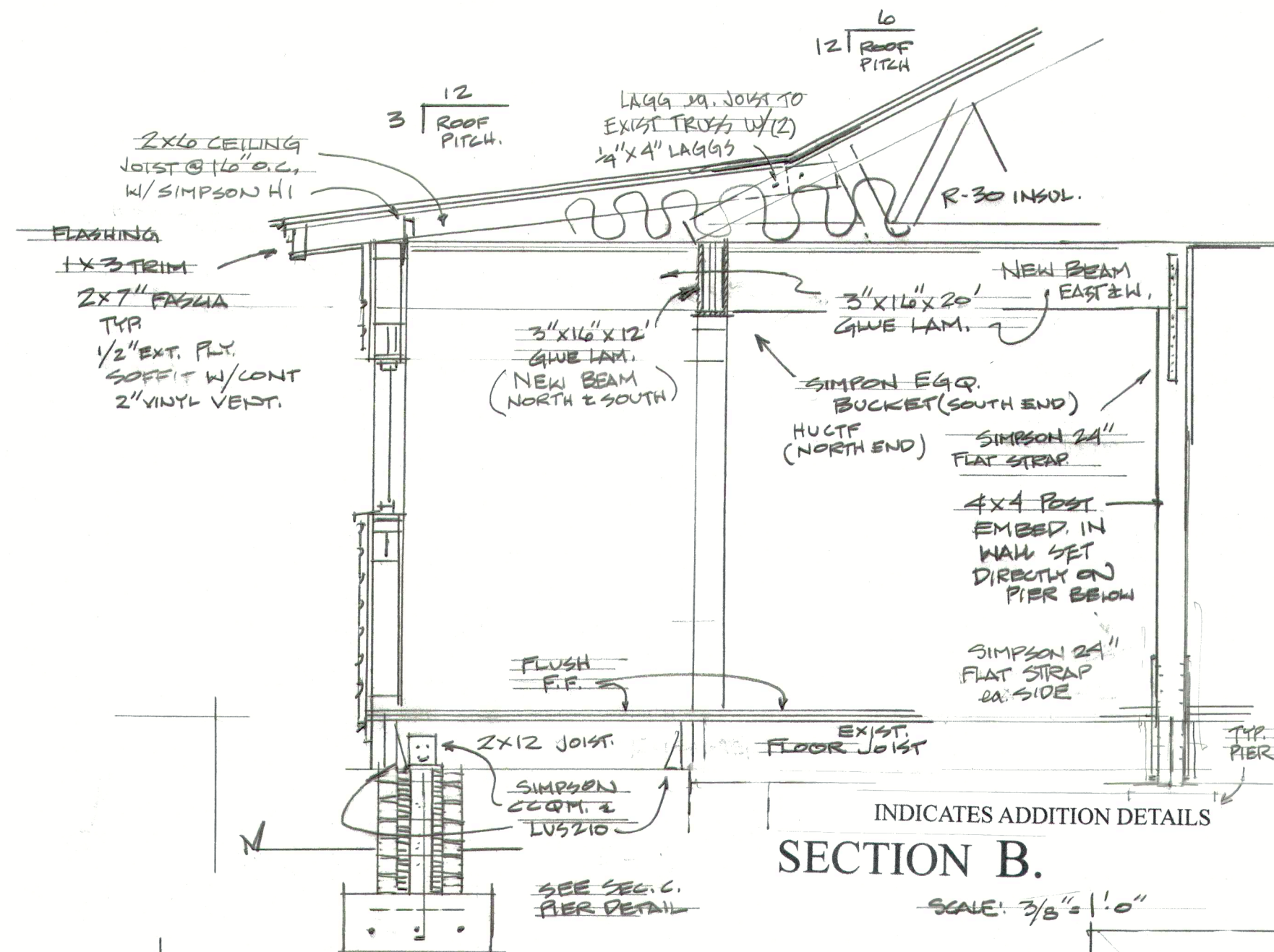
EXISTING GARAGE





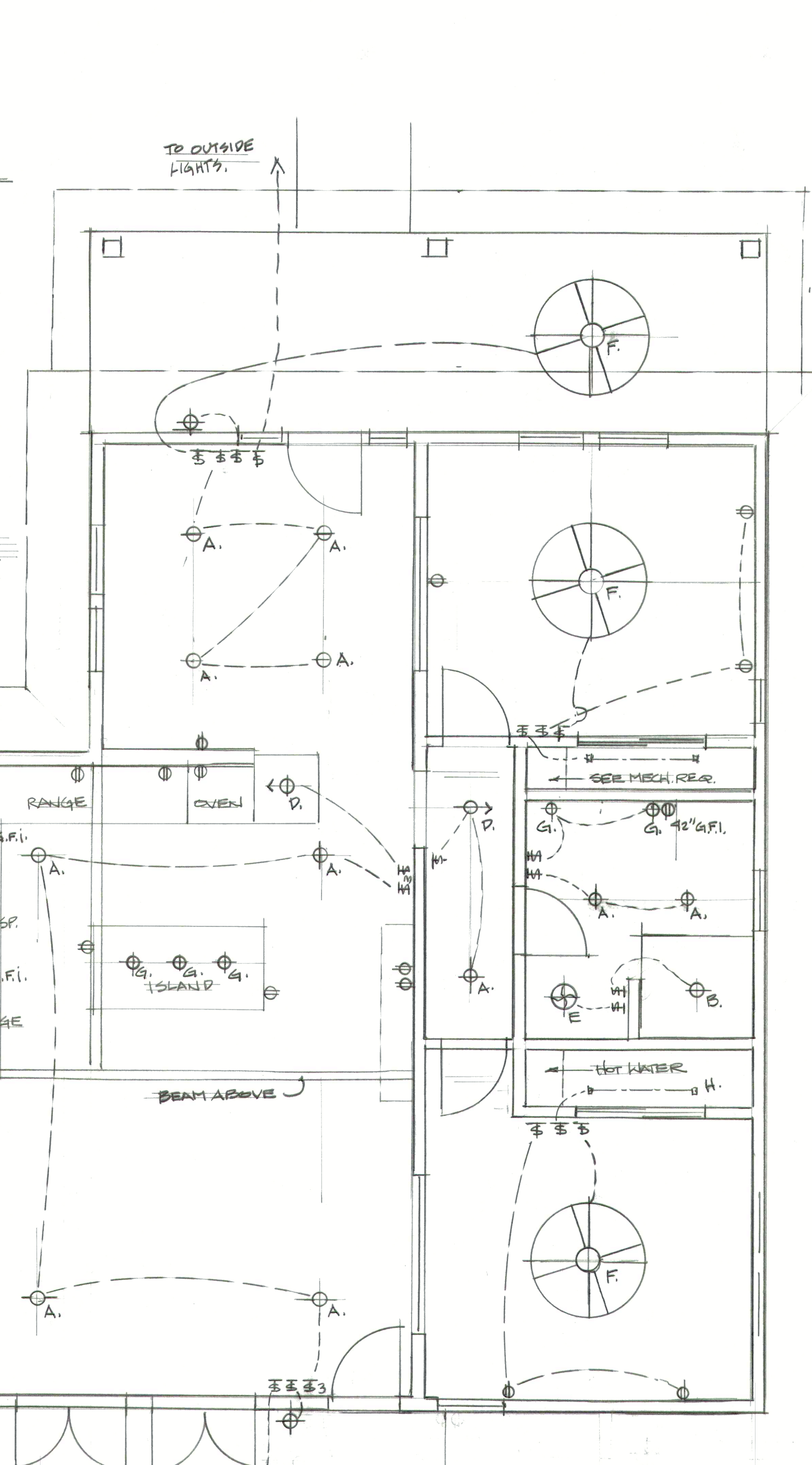
REAR ELEVATION (SOUTH)

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



SECTION B.

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



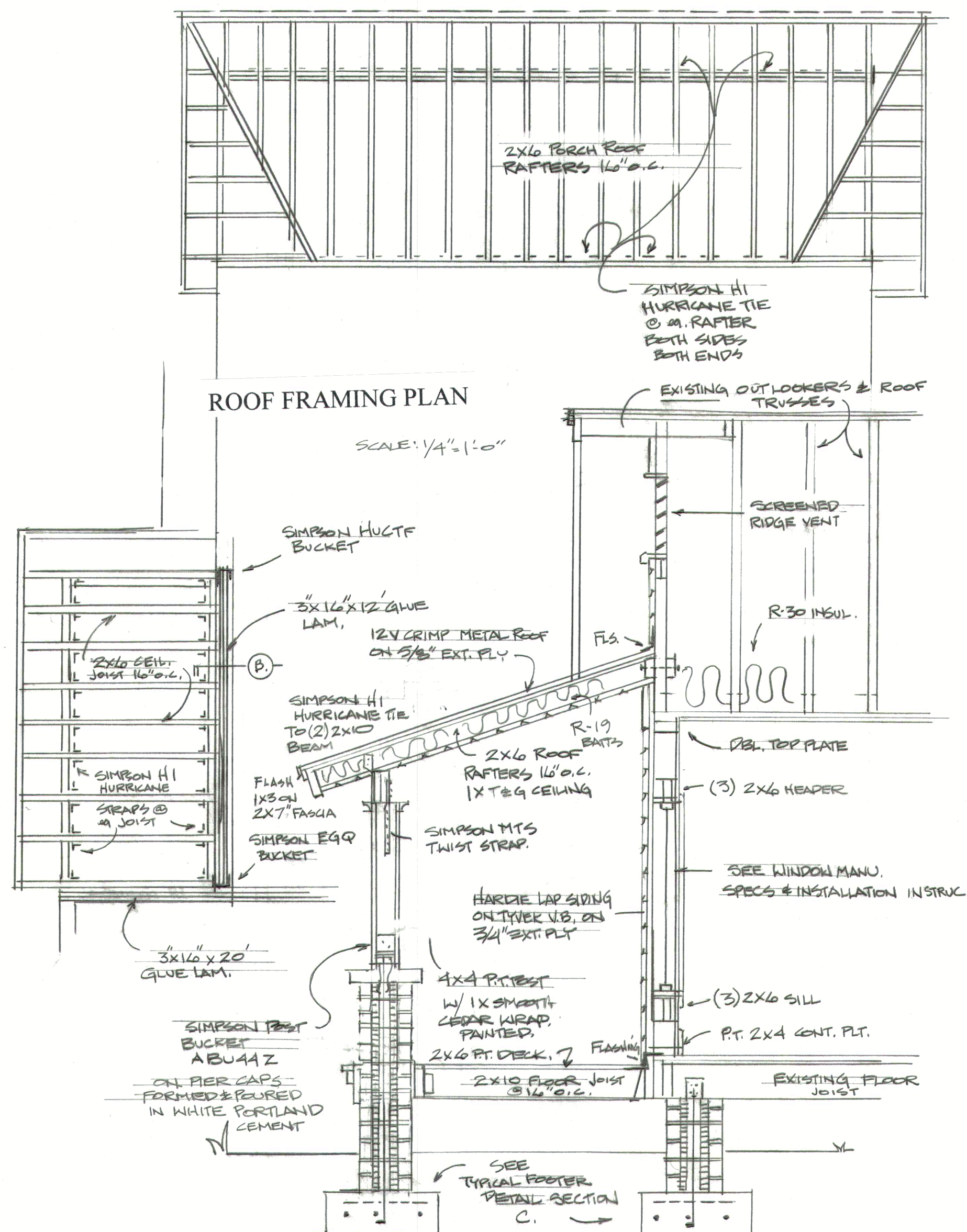
ELECTRIC LAYOUT

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

LIGHTING SCHEDULE:

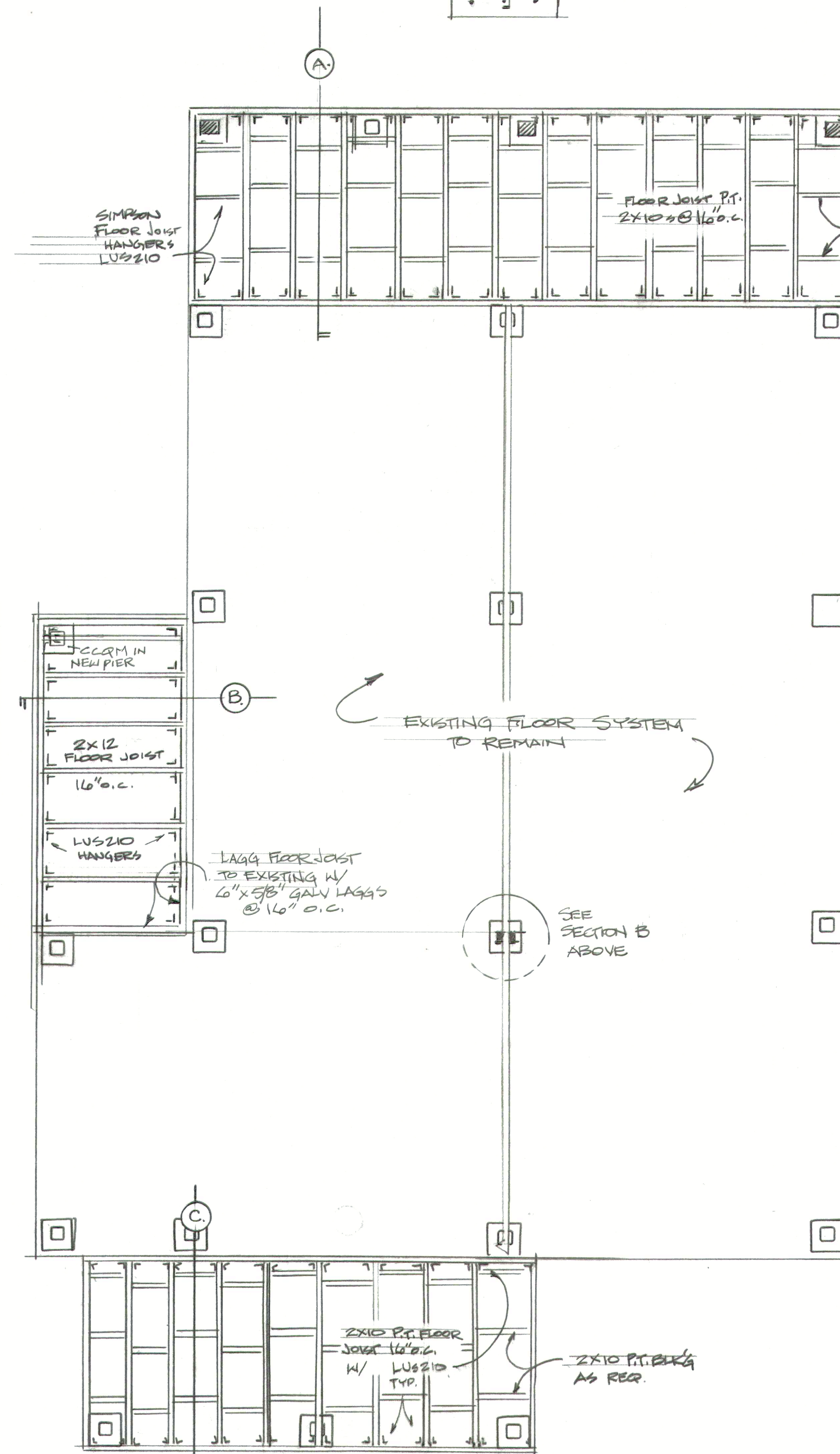
- A. RECESSED CAN LIGHT
- B. RECESSED CAN LIGHTS DAMP LOCATION
- C. PENDANT LIGHTS BY OWNER
- D. RECESSED CAN LIGHT, W/ GIMBEL RING (DIRECTIONAL SPOT)
- E. EXHAUST FAN
- F. HANGING CEILING FAN BY OWNERS
- G. WALL MOUNTED CARRIAGE LIGHTS BY OWNER
- H. 4" TUBE LIGHT INSIDE CLOSETS CENTERED ABOVE DOORS

NOTE: PLAN INDICATES LIGHTING AND ELECTRICAL LOCATIONS ONLY. LOAD CALCULATIONS AND PANEL SIZE ALONG WITH PERMITTING BY LICENSED ELECTRICAL CONTRACTOR.



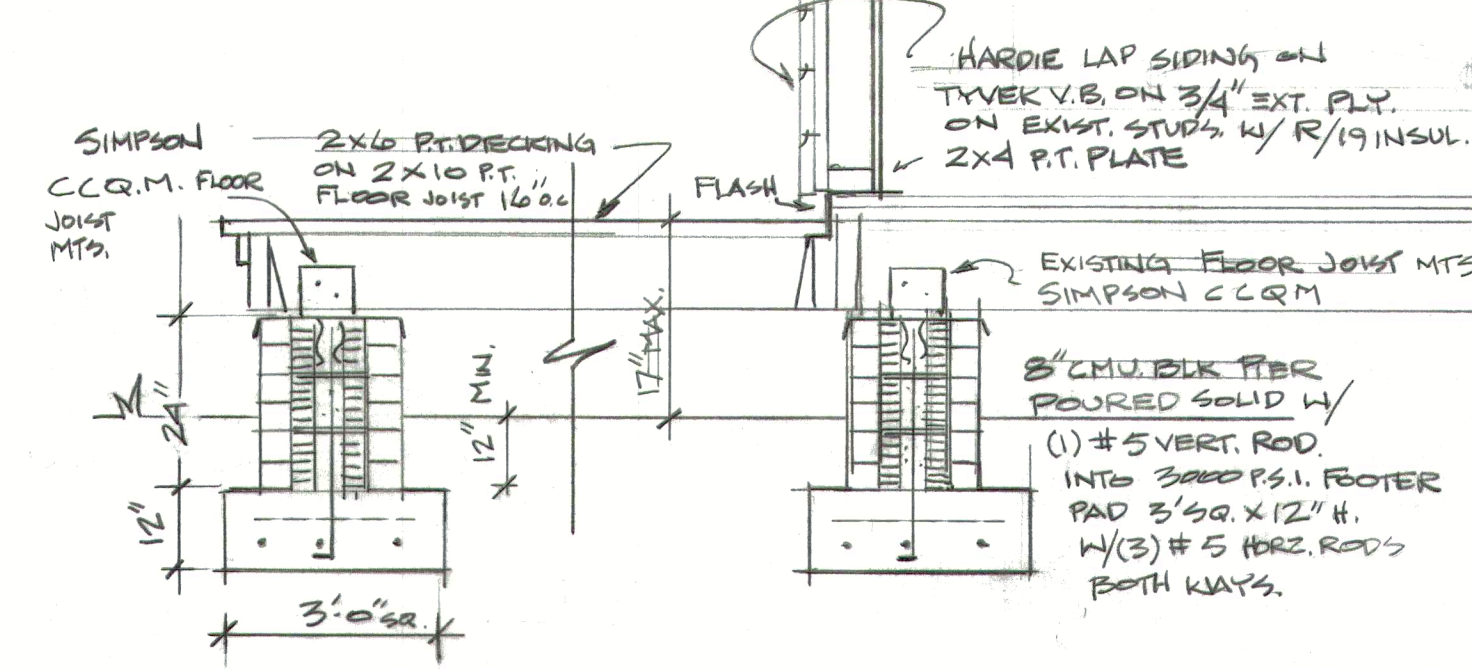
TYPICAL WALL SECTION A.

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



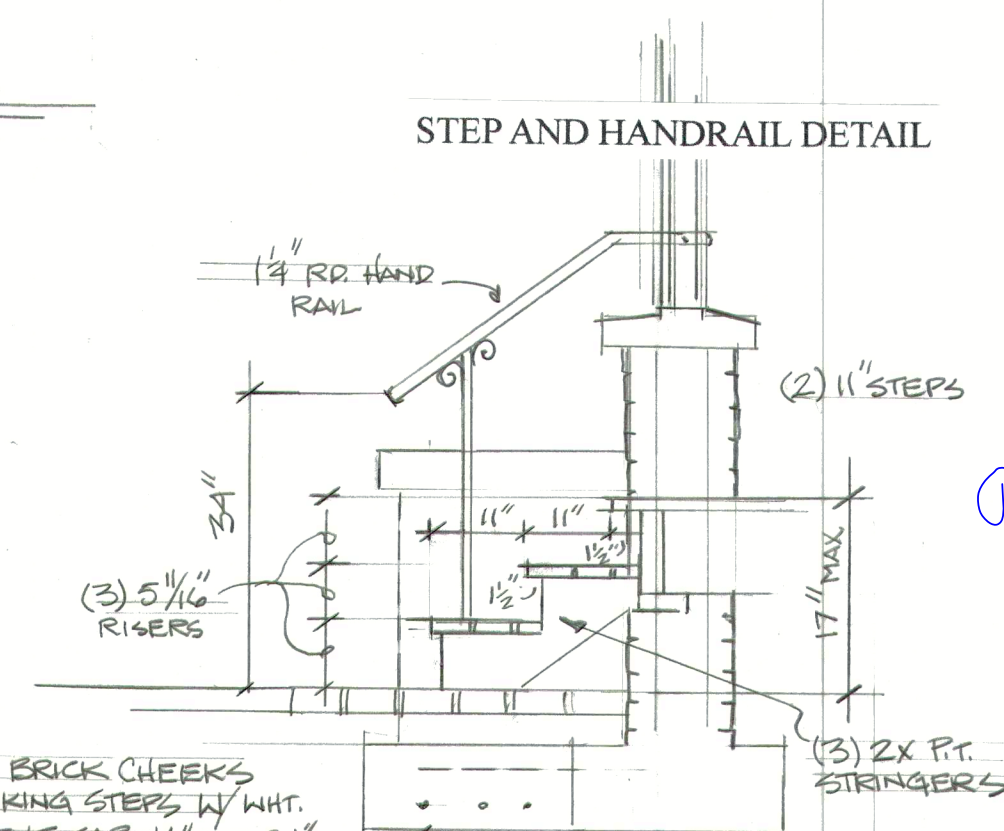
FLOOR FRAMING PLAN

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



SECTION C.

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



SECTION D.

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



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 07 Mar 2024

Subject Parcel: 12-27-15-89982-027-0104

Radius: 500 feet

Parcel Count: 86

Total pages: 14

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

12-27-15-89982-018-0403
TARPON SPRINGS OFFICIAL MAP BLK 18, E 60FT OF S 1/2 OF LOT 4

AYRES, KATHARINE M LIVING TRUST
AYRES, KATHARINE M TRE
PO BOX 767
MARSHALL, VA 20116-0767

12-27-15-89982-018-0402
TARPON SPRINGS OFFICIAL MAP BLK 18, W 80FT OF E 140 FT OF S 1/2
OF LOT 4

FLASINSKI, ALEXANDER ROBERT
MISZTAL, KATARZYNA
262 BROWN ST
MINEOLA, NY 11501-2109

12-27-15-89982-018-0401
TARPON SPRINGS OFFICIAL MAP BLK 18, W 70FT OF E 210FT OF S 1/2
OF LOT 4

WATERS, MICHAEL J
WATERS, MARUSHKA
PO BOX 1054
OAK BLUFFS, MA 02557-1054

12-27-15-47628-000-0350
LAKE BUTLER VILLA CO'S SUB LOT 35

HARRISON, DESPINA M
C/O GEORGE A SARRIS
2433 HAWK AVE
PALM HARBOR, FL 34683-1709

12-27-15-89982-027-0106
TARPON SPRINGS OFFICIAL MAP BLK 27, N 120FT OF E 125FT OF S 1/2
OF LOT 1 (SEE S12-27-15)

SAULS, KATIE LYNN
SAULS, BRIAN FRANKLIN
211 N LEVIS AVE
TARPON SPRINGS, FL 34689

12-27-15-47592-000-0210
LAKE BUTLER VILLA CO'S SUB LOT 21

KERDEMELIDIS, YIANNIS
KERDEMELIDIS, MILTIADIS KONSTANTINOS
1022 E LIME ST
TARPON SPRINGS, FL 34689

12-27-15-95490-000-0210
WEBSTER'S SUB LOT 21

AUMOND, LAUREN KEEN
AUMOND, ARIC JOSEPH
313 N GROSSE AVE
TARPON SPRINGS, FL 34689-4031

12-27-15-47592-000-0130
LAKE BUTLER VILLA CO'S SUB LOTS 13 AND 14 LESS N 45FT

ISGUZAR, HUSEYIN TRE
ISGUZAR, DEEANN TRE
320 N GROSSE AVE
TARPON SPRINGS, FL 34689-4032

12-27-15-47592-000-0251
LAKE BUTLER VILLA CO'S SUB S 1/2 OF LOTS 25 AND 26

ISGUZAR, HUSEYIN & DEEANN REV TRUST
ISGUZAR, HUSEYIN TRE
320 N GROSSE AVE
TARPON SPRINGS, FL 34689-4032

12-27-15-47592-000-0231
LAKE BUTLER VILLA CO'S SUB S 69.95FT OF LOTS 23 & 24

SENGAMPHONE, BOT
SENGAMPHONE, CHANSAMONE
401 N LEVIS AVE
TARPON SPRINGS, FL 34689-4036

12-27-15-47592-000-0230
LAKE BUTLER VILLA CO'S SUB N 69.95FT OF LOTS 23 & 24

LORENZ, JOHN MARTIN
LORENZ, GERADINE
403 N LEVIS AVE
TARPON SPRINGS, FL 34689-4036

12-27-15-47592-000-0200
LAKE BUTLER VILLA CO'S SUB LOT 20

SHARP, WILLIAM J
SHARP, JANET O
455 PENT ST
TARPON SPRINGS, FL 34689-4045

12-27-15-47610-000-0220
LAKE BUTLER VILLA CO'S SUB LOT 22

WITHALL, ELISE
DOTSON, OLIVIA
515 PENT ST
TARPON SPRINGS, FL 34689-4047

12-27-15-47628-000-0220
LAKE BUTLER VILLA CO'S SUB LOT 22

PLUCINSKI, RONALD
PLUCINSKI, NANCY
507 E CENTER ST
TARPON SPRINGS, FL 34689-4327

12-27-15-47628-000-0230
LAKE BUTLER VILLA CO'S SUB LOTS 23 AND 24 AND W 10FT OF LOT 25

COSTAS, GEORGE
COSTAS, PANGIOTA PENNY
509 E CENTER ST
TARPON SPRINGS, FL 34689-4327

12-27-15-47628-000-0360
LAKE BUTLER VILLA CO'S SUB LOT 36

GIOIELLI, TYLER STORM
BRYAN, LIANNE LUCILLE
512 E CENTER ST
TARPON SPRINGS, FL 34689-4328

12-27-15-95490-000-0190
WEBSTER'S SUB LOTS 19 AND 20

KNOUS, MARK D
KNOUS, MELANIE A
315 CYPRESS ST
TARPON SPRINGS, FL 34689-4332

12-27-15-89982-027-0105
TARPON SPRINGS OFFICIAL MAP BLK 27, W 55FT OF N 1/2 OF LOT 1
(SEE S12-27-15)

JONES, CHARLES M JR
ECONOMOS, STEVEN J
436 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-89982-027-0103
TARPON SPRINGS OFFICIAL MAP BLK 27, W 50FT OF E 200FT OF N 1/2
OF LOT 1 (SEE S12-27-15)

HOBBS, PAUL E
HOBBS, ELAINE
456 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-89982-027-0102
TARPON SPRINGS OFFICIAL MAP BLK 27, W 45FT OF E 150FT OF N 1/2
OF LOT 1 (SEE S12-27-15)

BRIGGS, VICKI-MARIE SARAH
BRIGGS, NEIL
460 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-89982-027-0100
TARPON SPRINGS OFFICIAL MAP BLK 27, E 50FT OF N 1/2 OF LOT 1
(SEE S12-27-15)

MANNINO, JAMES C
MANNINO, DENISE B
470 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-89982-027-0101
TARPON SPRINGS OFFICIAL MAP BLK 27, W 55FT OF E 105FT OF N 1/2
OF LOT 1 (SEE S12-27-15)

KALES, ALEXANDROS
KALES, MARIA
466 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-47610-000-0430
LAKE BUTLER VILLA CO'S SUB LOT 43

RAMOS-ROSARIO, JOSE R
ARROYO, OLGA IRIS
539 CYPRESS ST
TARPON SPRINGS, FL 34689-4336

12-27-15-47628-000-0190
LAKE BUTLER VILLA CO'S SUB E 70 FT OF LOT 19

MCDOWELL, ANITA H
VAN ES, LINDA
520 CYPRESS ST
TARPON SPRINGS, FL 34689-4337

12-27-15-15210-000-0030
CHEYNEY'S, J.K. SUB LOT 3

SCHULTZ, EDWARD
SCHULTZ, MARIA
121 N GROSSE AVE
TARPON SPRINGS, FL 34689-4340

12-27-15-89982-027-0206
TARPON SPRINGS OFFICIAL MAP BLK 27, S 1/2 OF LOT 2 LESS N 55FT
OF E 140FT (SEE S12-27-15)

GULICK, CLAYTON
GULICK, JENNIFER
210 N GROSSE AVE
TARPON SPRINGS, FL 34689-4343

12-27-15-89982-027-0204
TARPON SPRINGS OFFICIAL MAP BLK 27, BEG 85FT S OF NW COR OF
LOT 2 RUN E 140FT S 70FT W 140

GALLAGHER, PATRICK D
GALLAGHER, CHRISTINE L
220 N GROSSE AVE
TARPON SPRINGS, FL 34689-4343

12-27-15-89982-027-0107
TARPON SPRINGS OFFICIAL MAP BLK 27, S 35FT OF E 125FT OF LOT 1
(SEE S12-27-15)

DAWKINS, JOE
DAWKINS, TERRY TRE
209 N LEVIS AVE
TARPON SPRINGS, FL 34689-4346

12-27-15-80460-000-0040
SHAW SUB W 60FT OF LOT 4

CATHERINE- CLAYTON, SARAH
CLAYTON, KIAH
425 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-80460-000-0080
SHAW SUB LOT 8 & W 1/2 OF LOT 9

DOBIES, JOSEPH W
DOBIES, JUNE C
455 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-80460-000-0060
SHAW SUB E 10FT OF LOT 5 & ALL OF LOTS 6 & 7

BRONK, KENNETH A & STELLA D LIVING TRUST
BRONK, KENNETH A TRE
433 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-89982-027-0205
TARPON SPRINGS OFFICIAL MAP BLK 27, E 140FT OF N 75FT OF S 175FT
OF LOT 2 (MAP S-12-27-15)

JAMES, MATTHEW
JAMES, CASSANDRA
230 PARKER PL
TARPON SPRINGS, FL 34689-4357

12-27-15-47610-000-0381
LAKE BUTLER VILLA CO'S SUB PART OF LOTS 37 & 38 DESC BEG NW
COR OF LOT 38 TH S89D14'05"E 9

KOVACS, TOM
KOVACS, ANN
4647 NUTMEG DR
YPSILANTI, MI 48197-6825

12-27-15-80460-000-0110
SHAW SUB LOTS 11 AND 12

P C M HEALTH CARE PIN CO INC
1914 BROOKSTONE WAY
CLEARWATER, FL 33760-1600

12-27-15-89982-027-0202
TARPON SPRINGS OFFICIAL MAP BLK 27, W 30FT OF E 170FT OF N 1/2
OF LOT 2 (SEE S12-27-15)

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-47592-000-0290
LAKE BUTLER VILLA CO'S SUB LOT 29 & E 1/2 OF LOT 28

M B ZONE LLC
PO BOX 5552
CLEARWATER, FL 33758-5552

12-27-15-47592-000-0310
LAKE BUTLER VILLA CO'S SUB LOT 31

POPOWICZ, JOHN J III
1479 RIDGE SHORE DR
TARPON SPRINGS, FL 34689-7010

12-27-15-47628-000-0370
LAKE BUTLER VILLA CO'S SUB LOT 37

FIRST UNITED METHODIST CHURCH OF TARPON SPRINGS INC
501 E TARPON AVE
TARPON SPRINGS, FL 34689-4323

12-27-15-47628-000-0250
LAKE BUTLER VILLA CO'S SUB E 40FT OF LOT 25 AND W 40FT OF LOT 26

DAVIS, SHANE A
541 E CENTER ST
TARPON SPRINGS, FL 34689-4327

12-27-15-47628-000-0180
LAKE BUTLER VILLA CO'S SUB LOT 18

STOFFEL, VIRGINIA M
526 CYPRESS ST
TARPON SPRINGS, FL 34689-4337

12-27-15-80460-000-0030
SHAW SUB LOT 3

FRANGOS, STEPHANOS
711 MAIN ST
LITTLE FALLS, NJ 07424-1054

12-27-15-89982-028-0108
TARPON SPRINGS OFFICIAL MAP BLK 28, S 50FT OF N 110FT OF E 103FT
OF LOT 1 (SEE S12-27-15)

TAYLOR, SHEA PHILICIA
223 N GROSSE AVE
TARPON SPRINGS, FL 34689-4342

12-27-15-95490-000-0160
WEBSTER'S SUB LOTS 16,17,18,22,23, & 24

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-47592-000-0270
LAKE BUTLER VILLA CO'S SUB LOT 27 & W 1/2 OF LOT 28

TARPON SPRINGS, CITY OF
324 E PINE ST
TARPON SPRINGS, FL 34689-4004

12-27-15-89982-027-0201
TARPON SPRINGS OFFICIAL MAP BLK 27, W 80FT OF N 135FT OF E
140FT OF LOT 2 (SEE S12-27-15)

AHRENS, WILLIAM J
426 CYPRESS ST
TARPON SPRINGS, FL 34689-4335

12-27-15-47592-000-0170
LAKE BUTLER VILLA CO'S SUB LOTS 17,18 AND 19

SKWARA, MALGORZATA B
443 PENT ST
TARPON SPRINGS, FL 34689-4045

12-27-15-47592-000-0220
LAKE BUTLER VILLA CO'S SUB LOT 22

SIRMANS, KAREN B
467 PENT ST
TARPON SPRINGS, FL 34689-4045

12-27-15-47628-000-0160
LAKE BUTLER VILLA CO'S SUB LOT 16

KOUSATHANAS, ARTEMIS
541 DIVISION ST
TARPON SPRINGS, FL 34689-3317

12-27-15-89982-028-0106
TARPON SPRINGS OFFICIAL MAP BLK 28, N 50FT OF S 150FT OF E 1/2
OF LOT 1 & N 25FT OF S 100F

MOLSON, KATHLEEN A
213 N GROSSE AVE
TARPON SPRINGS, FL 34689-4342

12-27-15-80460-000-0130
SHAW SUB LOT 13

STANLEY, CONSTANTINE D
808 SCENIC DR
CHARLESTON, WV 25311

12-27-15-47610-000-0370
LAKE BUTLER VILLA CO'S SUB PT OF LOTS 37 & 36 DESC AS FR NW COR
OF LOT 38 TH S89D14'05"E 9

MORRISSEY, LUCILE
516 PENT ST
TARPON SPRINGS, FL 34689-4048

12-27-15-47610-000-0410
LAKE BUTLER VILLA CO'S SUB LOT 41

JOHNSON, ERICA LATONJA-DEMPS
527 CYPRESS ST
TARPON SPRINGS, FL 34689-4336

12-27-15-80460-000-0010
SHAW SUB LOTS 1 AND 2

HYLTON, REX
104 N GROSSE AVE
TARPON SPRINGS, FL 34689-4341

12-27-15-80460-000-0100
SHAW SUB E 1/2 OF LOT 9 & LOT 10

ORR, SOFIA P
465 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-89982-018-0301
TARPON SPRINGS OFFICIAL MAP BLK 18, E 50FT S 1/2 OF LOT 3

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-47592-000-0320
LAKE BUTLER VILLA CO'S SUB LOT 32

BOATRIGHT, GLENN LELAND
456 PENT ST
TARPON SPRINGS, FL 34689-4046

12-27-15-47628-000-0200
LAKE BUTLER VILLA CO'S SUB LOT 20 & W 5 FT OF LOT 19

MCDERMOTT, JAMES BRIAN
500 CYPRESS ST
TARPON SPRINGS, FL 34689-4337

12-27-15-47628-000-0170
LAKE BUTLER VILLA CO'S SUB LOT 17

MURRAY, KATHLEEN
530 CYPRESS ST
TARPON SPRINGS, FL 34689

12-27-15-89982-028-0105
TARPON SPRINGS OFFICIAL MAP BLK 28, S 75FT OF E 1/2 OF LOT 1

SCHMIDT, KATHLEEN M
124 HIBISCUS ST APT 4
TARPON SPRINGS, FL 34689-3453

12-27-15-89982-028-0107
TARPON SPRINGS OFFICIAL MAP BLK 28, S 50FT OF N 160FT OF E 1/2
OF LOT 1 (SEE S12-27-15)

WASDEN, COLE
217 N GROSSE AVE
TARPON SPRINGS, FL 34689-4342

12-27-15-47592-000-0250
LAKE BUTLER VILLA CO'S SUB N 1/2 OF LOTS 25 AND 26

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-027-0203
TARPON SPRINGS OFFICIAL MAP BLK 27, BEG AT NW COR OF LOT 2
RUN E 140FT S 85FT W 140FT N 85

DICKERSON, DIANE E EST
226 N GROSSE AVE
TARPON SPRINGS, FL 34689-4343

12-27-15-89982-027-0200
TARPON SPRINGS OFFICIAL MAP BLK 27, E 60FT OF N 135FT OF LOT 2
(SEE S12-27-15)

CLEVELAND, WENDY L
14513 MIDDLEFIELD LN
ODESSA, FL 33556-3632

12-27-15-47592-000-0300
LAKE BUTLER VILLA CO'S SUB LOT 30

SMITH, WAYNE F
436 PENT ST
TARPON SPRINGS, FL 34689-4046

12-27-15-80460-000-0050
SHAW SUB W 40FT OF LOT 5 & E 20FT OF LOT 4

PAPACALODOUCAS, LOKRITIA
429 E ORANGE ST
TARPON SPRINGS, FL 34689-4352

12-27-15-89982-027-0400
TARPON SPRINGS OFFICIAL MAP BLK 27, N 1/2 OF LOT 4 LESS S 80FT &
S 1/2 OF LOT 1 LESS E 125

VESPI, LAUREN RAE
207 N LEVIS AVE
TARPON SPRINGS, FL 34689-4346

12-27-15-47592-000-0150
LAKE BUTLER VILLA CO'S SUB LOTS 15 AND 16

MOELLER, RONALD B
427 PENT ST
TARPON SPRINGS, FL 34689-4045

12-27-15-89982-018-0300
TARPON SPRINGS OFFICIAL MAP BLK 18, 250FT E AND W AND 150FT N
AND S IN SW COR OF LOT 3

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-018-0400
TARPON SPRINGS OFFICIAL MAP BLK 18, W 50FT OF S 1/2 OF LOT 4

HABITAT FOR HUMANITY OF PINELLAS CNTY INC
13355 49TH ST N STE B
CLEARWATER, FL 33762-4002

12-27-15-47592-000-0330
LAKE BUTLER VILLA CO'S SUB LOT 33

KARAVAS, JOHN
435 DORIC CT
TARPON SPRINGS, FL 34689-2510

12-27-15-47592-000-0340
LAKE BUTLER VILLA CO'S SUB LOTS 34,35 AND 36

ZIERER, JACQUELINE
472 PENT ST
TARPON SPRINGS, FL 34689-4046

12-27-15-47628-000-0380
LAKE BUTLER VILLA CO'S SUB LOT 38

OWENS, KELSEY
500 E CENTER ST
TARPON SPRINGS, FL 34689-4328

12-27-15-47628-000-0210
LAKE BUTLER VILLA CO'S SUB LOT 21

SIMMERMAN, LISA M
210 N LEVIS AVE
TARPON SPRINGS, FL 34689-4347

12-27-15-47628-000-0390
LAKE BUTLER VILLA CO'S SUB LOTS 39-42 INCL

FIRST UNITED METHODIST CHURCH OF TARPON SPRINGS INC
501 E TARPON AVE
TARPON SPRINGS, FL 34689-4323

12-27-15-47610-000-0210
LAKE BUTLER VILLA CO'S SUB LOT 21 LESS N 42FT

KATZ, FREDERICK J
13340 CAMINITO CIERA UNIT 47
SAN DIEGO, CA 92129-4051

12-27-15-15210-000-0020
CHEYNEY'S, J.K. SUB W 37 1/2FT OF LOT 1 AND ALL OF LOT 2

TARPON SPRINGS, CITY OF
324 EAST PINE STREET
TARPON SPRINGS, FL 34689-4004

12-27-15-15210-000-0010
CHEYNEY'S, J.K. SUB E 100FT OF LOT 1

ALONSO, ROBIN
137 N GROSSE AVE
TARPON SPRINGS, FL 34689-4340

12-27-15-89982-027-0401
TARPON SPRINGS OFFICIAL MAP BLK 27, S 80FT OF N1/2 OF LOT 4 (SEE
S12-27-15)

TARPON SPRINGS, CITY OF
PO BOX 5004
TARPON SPRINGS, FL 34688-5004

12-27-15-89982-028-0109
TARPON SPRINGS OFFICIAL MAP BLK 28, N 60FT OF E 1/2 OF LOT 1 &
W 30FT OF S 50FT OF N 110FT

CHOCO, KENNETH B REVOCABLE TRUST
1038 NORTHRIDGE DR
PALM HARBOR, FL 34683-2719

12-27-15-47610-000-0380
LAKE BUTLER VILLA CO'S SUB PART OF LOTS 36, 37 & 38 DESC AS FROM
SW COR OF LOT 38 TH N00D4

JUE, ELIZABETH LEW
370 N LEVIS AVE
TARPON SPRINGS, FL 34689

12-27-15-47610-000-0350
LAKE BUTLER VILLA CO'S SUB LOT 35 AND E 1/2 OF LOT 36

VELIS, PANTELIS
530 PENT ST
TARPON SPRINGS, FL 34689-4048

12-27-15-89982-027-0300
TARPON SPRINGS OFFICIAL MAP BLK 27, N 1/2 OF LOT 3 (SEE
S12-27-15)

BROWN, JUN HO
130 N GROSSE AVE
TARPON SPRINGS, FL 34689-4378

12-27-15-89982-018-0404
TARPON SPRINGS OFFICIAL MAP BLK 18, E 50FT OF W 100FT OF S 1/2
OF LOT 4

EDDY, HANNAH ELIZABETH
441 CYPRESS ST
TARPON SPRINGS, FL 34689

12-27-15-47610-000-0390
LAKE BUTLER VILLA CO'S SUB LOT 39

TANEV, MARTIN GEORGIEV
4643 MANOR DR
NEW PORT RICHEY, FL 34652-6128

12-27-15-47610-000-0400
LAKE BUTLER VILLA CO'S SUB LOT 40

HARRIS, STEVE
521 CYPRESS ST
TARPON SPRINGS, FL 34689-4336

12-27-15-47610-000-0420
LAKE BUTLER VILLA CO'S SUB LOT 42

CALDERON, ATHINA LIZABETH
533 CYPRESS ST
TARPON SPRINGS, FL 34689-4336

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING APPLICATION # 24.17

Please review the information on the **reverse side** of this card carefully! If you want more information regarding this matter, please call our office at (727) 942-5611 or go to (<https://www.ctsfl.us/heritage-preservation-board/>).

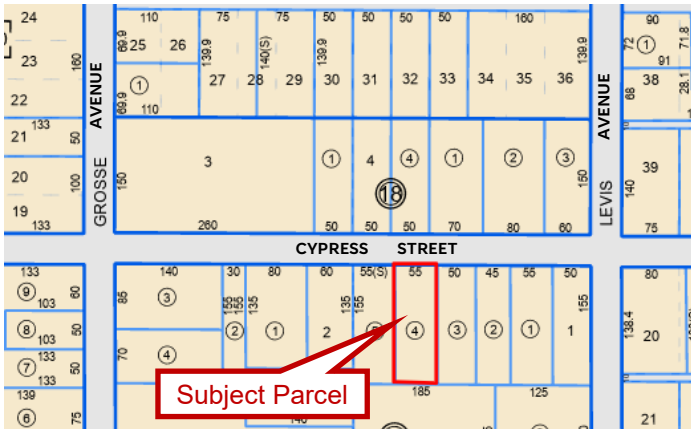
AHRENS, WILLIAM J
426 CYPRESS ST
TARPON SPRINGS, FL 34689-4335, FL 34689-4335

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

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AHRENS, WILLIAM J
426 CYPRESS ST
TARPON SPRINGS, FL 34689-4335, FL 34689-4335



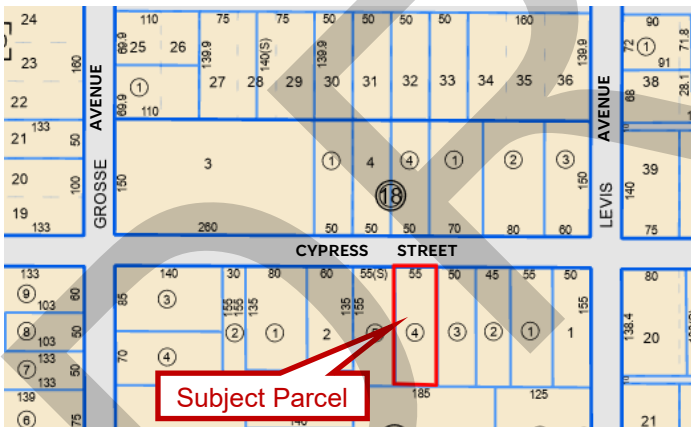
Application Description:

The applicant is requesting a Certificate of Approval (CA) for exterior renovations and an addition to the non-contributing historic property located at 440 Cypress Street.

Please reference Application #24.17.

The **Heritage Preservation Board** will hold one (1) public hearing on this matter on **Monday, April 1, 2024** at **6:30 p.m.** The public hearing will be held at the City Hall Auditorium, 324 East Pine Street, Tarpon Springs, Florida.

All interested parties are invited to attend this meeting to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department, 324 East Pine Street, Tarpon Springs, FL 34688, or you may email your concerns to planning@ctsfl.us. Materials related to this application may be obtained by contacting the Planning & Zoning Department during City Hall business hours. The meeting packet and meeting instructions will be posted approximately one week prior to the meeting on the City's web site at www.ctsfl.us. Any person with a disability or without access to a computer or phone requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.



Application Description:

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