

AGENDA

HISTORIC PRESERVATION BOARD LAKELAND ELECTRIC, CONFERENCE ROOMS 1A & 1B AUGUST 22, 2024, 2024 8:30 A.M.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, 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.

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the July 25, 2024 Historic Preservation Board meeting minutes.
- III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 137 Lake Morton Drive
 - ii. 2430 New Jersey Road*
 - iii. 302 E. Belvedere Street *
 - iv. 632 Easton Street*
 - v. 2304 Carolina Avenue*
 - vi. 849 E. Lime Street
 - vii. 716 College Street
 - viii. 748 College Street
 - ix. 701 N. Florida Avenue*
- IV. New Business:
 - A. Nomination and Election of HPB Chair/Vice-Chair and DRC Chair/Vice-Chair
- V. Adjourn for Design Review Committee.

^{*}Not located within a Historic District; brief building histories provided to Board.

MINUTES

HISTORIC PRESERVATION BOARD Lakeland Electric Building Conference Rooms 1A/B Thursday, July 25, 2024 8:30 a.m.

(Please note: These meeting minutes comply with FS 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board met in Regular Session; Adam Abitbol, Bruce Anderson, Ricardo Jimenez, Chris Olson, Michael Porter, and MeLynda Rinker were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Heather Bradman, Deputy City Clerk, were also present.

I. Call to Order and Determination of a Quorum

Chair Chris Olson called the June 27, 2024 meeting of the Historic Preservation Board ("Board") to order at 8:30 a.m. A quorum was reached, as five Board members were present. Mr. Ricardo Jimenez was not preset at the time attendance was taken.

Chair Olson suggested the meeting be adjourned so that the Design Review Committee items be heard prior to the review of the proposed amendments. (Item IV under New Business). Dr. Bruce Anderson motioned to adjourn the meeting. Mr. Adam Abitbol seconded the motion. The motion passed 5—0.

The meeting was adjourned at 8:33am for the Design Review Committee.

Mr. Adam Abitbol left the meeting at 8:49am.

The Historic Preservation Board reconvened at 9:42 am.

II. Review and Approval of Previous Meeting Minutes

Ms. MeLynda Rinker motioned to approve the June 27, 2024 meeting minutes as presented. Mr. Ricardo Jimenez seconded the motion. The motion passed 5—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report

- i. 137 Lake Morton Drive
- ii. 2430 New Jersey Road*
- iii. 302 E. Belvedere Street *
- iv. 632 Easton Street*
- v. 2304 Carolina Avenue*
- vi. 849 E. Lime Street
- vii. 716 College Street
- viii. 748 College Street
- ix. 701 N. Florida Avenue*

IV.		<i>,</i> 211	cin	ess
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A. Proposed amendments to Article 11 (Historic Preservation Standards) of the Land Development Code. Ms. Foster provided the Board with an overview of the changes made to Article 11. The Board provided Ms. Foster with recommendations on some of the proposed changes. Ms. Foster responded that staff would consider changes and address as part of the staff recommendation next month.

V.	Adjourn for Design Review Committee. The meeting adjourned at 10:51 a.m.	
<u>-</u>	Chair, Historic Preservation Board	Senior Planner, Historic Preservation



AGENDA

DESIGN REVIEW COMMITTEE LAKELAND ELECTRIC CONFERENCE ROOMS 1A & 1B

August 22, 2024 immediately following the Historic Preservation Board Meeting

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (*free of charge*) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, 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.

- I. Call to order, determination of a quorum, and roll call.
- II. Review and approval of the July 25, 2024 Design Review Committee meeting minutes.
- III. Review Certificates of Review administratively approved since the previous meeting.
- IV. Consideration of Certificate of Review Applications:
 - A. Oath Administration for Public Testimony by Assistant City Attorney.
 - B. <u>HPB24-148 801 S. Clayton Avenue</u> Final Approval for the replacement of most of the windows in the house at the subject address. Owner/Applicant: Bryant and Ashley Black.
 - C. <u>HPB24-160 120 Frank Lloyd Wright Way</u> Final Approval for minor exterior alterations to the exterior of the building at this address. Owner: 120 FLW Land Trust. Applicant: Olivera Construction Inc.
 - D. <u>HPB24-161 113 S. Tennessee Avenue</u> Final Approval for minor exterior alterations to the exterior of the building at this address. Owner: Baron Management LLC. Applicant: Mr. Jon Kirk, Straughn Trout Architects.
 - E. <u>HPB24-164 2006 Seminole Trail</u> Final Approval for the major rehabilitation to the single-family house at the subject address. Owner: Mr. Johnathon Beaty. Applicant: Old World Builders.
- V. Other Business: NONE
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

Lakeland Electric Building Conference Rooms 1A/B

Thursday, July 25, 2024

(Note: These meeting minutes comply with F.S. 286.011 and are not intended to be a verbatim transcript.)

The City of Lakeland Historic Preservation Board's Design Review Committee met in Regular Session; Bruce Anderson, Ricardo Jimenez, Chris Olson, Michael Porter and MeLyinda Rinker were present. Historic Preservation Board member Adam Abitbol was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Heather Bradman, Deputy City Clerk, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair MeLynda Rinker at 8:33 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Dr. Bruce Anderson motioned to approve the June 27, 2024 meeting minutes as corrected. Mr. Chris Olson seconded the motion. The motion passed 4—0. Mr. Ricardo Jimenez was not present at the time of the vote.

III. Review of Certificates of Review administratively approved.

A list of eight (8) administratively approved Certificate of Review projects covering the period 6/18/24-7/15/24 was included with the agenda packet. There were no additional questions or comments about these projects.

IV. Consideration of Certificate of Review Applications:

- **A.** Oath Administration for Public Testimony by Deputy City Clerk Heather Bradman.
- **B.** <u>HPB24-133 841 Pennsylvania Avenue</u> Final Approval for the installation of handrails, steps, and step cheek walls on the front porch of the house at the subject address. Owner/Applicant: Daniel and Lara Bryan.

Chair Rinker introduced the request and then asked if there were any conflicts of interest pertaining to this agenda item. There were no conflicts.

Ms. Emily Foster presented the staff report, stating the property is an interior lot of record (Scotts Lakeland Heights, Block 4, Lot 9) consisting of 0.16 acres. On this property is a two-story, single-family house built circa 1922 in the Camelback Bungalow style, which is a contributing building in the South Lake Morton Historic District. The house features a gabled roof, a front porch supported by tapered stucco columns and integrated porte cochere, lap siding, exposed rafter tails, and brick chimney. The Applicant's request proposes to add a wood handrail, balustrade, and a gate to the front porch for both safety and decoration. In addition, the request includes removing the existing concrete steps (two steps) at the front of the porch and replace with steps using composite material. At the sides of the new steps, concrete cheek walls clad in stucco to match the existing porch columns are proposed to be constructed. The Applicant feels this change will not threaten the architectural character of the house and will add to the diversity of front porch design found in the South Lake Morton Historic District. Typically, minor alterations and replacements can be reviewed by staff via the Minor Review application process. However, as the request was not able to be supported by staff, the request was deferred to the Design Review Committee for approval.

Ms. Foster stated that the request was evaluated using Secretary's Standards for Rehabilitation #3, #9, #10 and Chapter 6 of the Design Guidelines for Historic Properties. As the front porch is a character-defining feature of the Bungalow architectural style and a highly visible facade, adding elements to this feature should be done sensitively and their design kept simple. No evidence was found to substantiate that the subject house had either a balustrade on the front porch or cheek walls at the front steps historically. In evaluating the request with the Standards, staff finds that adding a handrail, balustrade, and gate in a decorated design, as well as the construction of cheek walls alongside the front steps, would be conjectural features that create a false sense of historical development for the subject house. While the materials proposed for the request are appropriate according to the Design Guidelines, handrails/balustrades are not recommended to be added to front porches where they did not exist historically unless for safety reasons. If requested for safety, handrails and balustrades should be simple in their design; for example, using simple painted vertical wood spindles and handrails/toerails. The front porch is approximately 21 inches above grade; handrails are not required by the Florida Building Code for this floor height.

Ms Foster stated staff recommends denial of the request to add a handrail and balustrade to the front porch, as well as the construction of cheek walls at the side of the front steps, as submitted. Staff recommends approval for the replacement of the front porch steps as submitted.

Chair Rinker asked if the Applicant had any additional comments or questions. Mr. Dan Fowler and Ms. Lara Bryan was present in support of the request. Mr. Fowler stated that they do not agree with staff's recommendation.

Mr. Fowler stated the request is mainly for safety reasons. The homeowners also want to upgrade their home to be consistent with other homes in the historic district.

Mr. Fowler provided the Board with examples of his work where he had to interpret and apply the Secretary's Standards.

Mr. Fowler stated the home does not meet any criteria to be considered a historical structure in the historic district.

In response to Dr. Bruce Anderson, Ms. Foster stated the home is a contributing building.

Mr. Fowler stated the Secretary's Standards and Design Guildelines used to determine staff's decision are not applicable to the home.

A lengthy discussion ensued among the Committee regarding whether or not the design/style of the handrails/balustrades was appropriate for the house and consistent with the Design Guidelins. While not applicable to the Committee's decision, there was also conversation concerning safety standards.

There were no public comments.

MOTION: Final approval of the request as submitted. (B. Anderson/C. Olson, 5—0).

- V. Other Business: NONE
- VI. Adjournment: There being no further business, the meeting was adjourned at 9:42 a.m.

Chair, Design Review Committee Senior Planner, Historic Preservation

iMS

Certificates of Review - Minor

Date Approved from 7/15/2024 to 8/15/2024

Number

Location

Description Milestone Approved

Historic Preservation (17)

Minor Review (17)

HPB24-145 Approved with Conditions 07/16/24

737 JOHNSON AVE, LAKELAND, FL 33801

Major Rehabilitation to include: repairing rotted wood in foundation; restoring original windows to save operation, remodeling interior; painting interior and exterior, installing a new roof, and removing a partially collapsed interior chimney. As part of the project, the following openings will be altered: a secondary front door on the front bedroom will be enclosed and infilled with lap siding to match existing; a bank of windows on the rear addition will be enclosed and infilled with lap siding to match existing and a new window opening will be installed; and a bathroom window and a kitchen window will be resized on the south side elevation. The small rear addition will be rebuilt to provide for a primary suite bathroom.

HPB24-149 Approved 07/16/24

1807 PAWNEE TRL, LAKELAND, FL 33803

Existing deteriorated white vinyl fencing will be replaced with 4 ft black aluminum fencing - see details section for description.

HPB24-150 Approved 07/16/24

209 HUNTER ST, LAKELAND, FL 33803

Install flat panel 5V crimp metal roof over shingles using purlins.

HPB24-151 Approved 07/16/24

737 JOHNSON AVE, LAKELAND, FL 33801

Installation of a new 6 ft. wood stockade fence on south side property line and repair or replace the existing fence with a 6

HPB24-152 Approved 07/22/24

1036 JOSEPHINE ST, LAKELAND, FL 33815

Remove and replace 3 non-historic windows size for size using single-hung sash vinyl windows (FL# 33447.1 and 33447.4).

HPB24-153 Approved 07/19/24

711 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803

Demolition of deteriorated shed at rear of property.

HPB24-154 Approved 07/26/24

826 SUCCESS AVE, LAKELAND, FL 33801

Replace single front door with sidelights with a fiberglass 3/4 lite double door unit matching size of existing opening. FL#20461.11

Intuitive Municipal Solutions, LLC

1 of 3 Created:

iMS

Certificates of Review - Minor

Date Approved from 7/15/2024 to 8/15/2024

HPB24-155 Approved 08/12/24

120 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803

- 1. Removal and replacement of metal wall panels keeping the same wall panel profile that is on the building currently. Walls will be black in color.
- 2. Removal and replacement of the metal roof with a 2" standing seam metal roof (owner reserves the right to keep the existing metal roof if the 2" standing seam roof becomes cost prohibitive. Roof will be galvanized in finish and color.
- 3. Removal and replacement of the existing metal roof awnings with new metal awnings.
- 4. Replacement of the existing metal frame and plastic storefront with a new metal frame and glass storefront.
- 5. Enclose front entry door and create a new entry single door on west elevation at the front of the building.

HPB24-156 Approved 07/24/24

235 KENTUCKY AVE N, LAKELAND, FL 33801

Remove and replace one solid exterior steel door on the rear (alley) elevation of building with the same, like, kind, style, size and product. The door is in disrepair and difficult to lock. It has become a life safety issue for the business and employees. FL#10723

HPB24-157 Approved 07/30/24

1118 PALMETTO ST E, LAKELAND, FL 33801

REPLACE BACK ENTRY DOOR, SIZE FOR SIZE, solid Masonite door (FL#22513).

HPB24-158 Approved with Conditions 08/06/24

314 BELMAR ST W, LAKELAND, FL 33803

Installation of a 6 ft. tall wood fence located in the side and rear yards of the subject property and the construction of a new wood deck at the rear of the house on the subject property.

HPB24-159 Approved 08/07/24

721 PARK HILL AVE, LAKELAND, FL 33801

Installation of 179 linear feet of 6 ft. tall wood board-on-board fence and three walk gates to enclose the rear and portions of side yards of the subject property.

HPB24-162 Approved 08/07/24

1115 JOSEPHINE ST, Lakeland, FL 33815

Installation of an in-ground swimming pool in rear yard of subject property.

HPB24-163 Approved 08/07/24

230 FLORIDA AVE S, LAKELAND, FL 33801

Replacing windows on the non-contributing addition to the Oates Building. Remove and replace black framed windows with new white framed windows with mullions to reflect the design of the existing windows on the Oates Building.

Intuitive Municipal Solutions, LLC

iMS

Certificates of Review - Minor

Date Approved from 7/15/2024 to 8/15/2024

HPB24-165 Approved 08/09/24

1033 SOUTH BLVD, LAKELAND, FL 33803

Installation of a solid, 16-panel garage door in one of the two openings of the garage apartment structure on the subject property. Garage door will not be functional, but meets the intent of the South Lake Morton SPI requirements for garage apartment structures.

HPB24-167 Approved 08/13/24

819 FLORIDA AVE S, LAKELAND, FL 33801

Install digitally printed vinyl on existing sign face for 12/six.one salon.

HPB24-168 Approved 08/13/24

819 FLORIDA AVE S, LAKELAND, FL 33801

Replace Mirabella's vinyl tenant panel sign with new vinyl copy for 12/six.one sign, same size.

Total Planning Projects Approved: 17

Intuitive Municipal Solutions, LLC 3 of 3

Created:



HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT August 22, 2024

Project #	HPB24-148
Project Type	Replacement Windows
Property Address;	801 S. Clayton Avenue;
Historic Name	The Walter and Clarine Munroe House (CD 1934)
Historic District; FMSF#	Biltmore-Cumberland Historic District; #PO06628
Owner/Applicant	Bryant and Ashley Black
Future Land Use; Zoning;	Residential Medium; RA-3;
Context District	Urban Neighborhood
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	N/A

REQUEST

The Applicant requests approval to replace several windows on the subject house.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of two lots at the southwest corner of S. Clayton Avenue and Cumberland Street (Biltmore Park Subdivision Block 10, Lots 1 and 2 less south 29.5 feet) that is 0.31 acres in size. On this property is a one-story, single-family house built circa 1927, which is a contributing building in the Biltmore-Cumberland Historic District. The house exhibits the Tudor Revival architectural style and features a steeply pitched gable roof and stucco, limestone, and brick cladding with half-timbering detail in the gables. The majority of the windows in the home are not historic and consist of aluminum awning windows, fixed glass windows (two with a non-historic arched stained-glass panel), a greenhouse window, and a pair of historic double-hung sash windows with a six-over-one lite configuration. A historic pair of windows with a four-over-one lite configuration exists in the gable of the detached garage (the garage windows will be maintained and are not included in the Applicant's request). Based on its date of construction and a similar Tudor Revival style house at 730 Jefferson Avenue, this house likely had a combination of wood double-hung sash windows and casement windows with Colonial lite configurations historically.

The Applicants propose replacing 17 windows in the subject house per the following specifications:

- 1. Replace 12 aluminum awning windows and 1 greenhouse window with single- or double-hung sash windows in a four-over-one or six-over-one lite configuration.
- 2. Replace the pair of historic double-hung sash windows with a fixed glass window and enlarge this opening similar to the existing fixed glass windows in the house.
- 3. Replace the existing fixed glass windows with more energy efficient fixed glass windows, maintaining the same opening size and stained-glass panels.

In addition, the Applicants propose to eventually remove the awning windows in the side porch, reframe these openings, and install fixed and single/double-hung windows similar to the large arched window configurations on the south and front (east) elevations. The two windows on either side of the side porch door would be replaced with six-over-one single/double-hung sash windows.

APPLICABLE GUIDLINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's Design Guidelines for Historic Properties ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following Standards apply to this project:

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works 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.

Standard #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 following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance; Sub-Chapter 6.4 Windows and Shutters, (for Contributing Buildings)

- Preserve original windows. Original windows should be repaired and restored, rather than replaced.
- Use clear replacement glass to repair broken panes. Do not use tinted, reflective, opaque, or other non-traditional glass types.
- Existing window trim, casing, and other decorative details contributing to the building's character should be preserved. Any replacement of trim, casing and other decorative details surrounding the window must use the same or similar material of the same design, profile, and dimension.
- Window openings should be kept in the same proportion as originally provided. Window head heights should be consistent throughout the building. Avoid enlarging or diminishing window openings to fit air conditioning units.
- Replacement of original windows should only be considered in cases where original windows have deteriorated beyond reasonable repair.
- Replacement window requirements:
 - Window design should reflect the architectural style of the building (see Chapter 5: House Styles for window designs appropriate for specific architectural styles).
 - Must retain the opening size of the original window.
 - o Must use the same type of window as the original. Double-hung sash windows may be replaced with a double-hung sash or single-hung sash window.
 - Must retain the same divided lite/pane pattern as the original window. Muntins/grids must be dimensional and mounted to the exterior glass, approximately of the same dimension as the original window;
 - Must be installed with a recess inside the casing of the window opening to produce a shadow line (flush installation is not permitted); box or block frame windows are recommended as fin/flange windows do not produce an adequate recess.
 - Double or grouped windows may not be separated by a standard mull bar and must be separated by a wood or similar material mullion of the same dimension as the original mullion.
 - Window must be trimmed out with wood or similar material of the same design, profile, and dimension as the original, including angled sill and top drip edge. It is recommended that the original window trim and casing be preserved.

- O Non-historic windows such as jalousie, awning, and aluminum single-hung sash windows, may be replaced with windows that are typical for the architectural style of the building.
- o Possible substitutes must be approved by the Historic Preservation Board.

ANALYSIS:

Typically, window replacement requires only Minor Review (staff-level review) if the replacement window complies with the Design Guidelines. However, one part of this request was inconsistent with the Design Guidelines and so the entire request was deferred to the Design Review Committee for review.

Original windows are character-defining features of a historic building, and the installation of inappropriate replacement windows can adversely affect the architectural integrity of a building. The requested removal of 12 non-original metal awning windows and the greenhouse window and replacing these with single- or double-hung sash windows in a four-over-one or six-over-one lite configuration, as well as matching the opening size of the existing window is appropriate and consistent with the Design Guidelines. Likewise, the replacement of the existing fixed glass windows with new fixed glass windows matching the opening size is appropriate and consistent with the Design Guidelines. However, staff was unable to support the request to replace the pair of historic windows with a fixed window and enlarge this opening, as this is inconsistent with the Design Guidelines.

With regard to the anticipated proposal to replace the metal awning windows in the home's side porch, there was insufficient information and detail concerning window framing and specifications in the project application. Staff recommends that the Applicant apply for Minor Review when more detail can be provided about replacing the side porch windows.

STAFF RECOMMENDATION:

- 1. Final Approval of the request to:
 - a) Replace 12 aluminum awning windows and 1 greenhouse window with single- or double-hung sash windows in a four-over-one or six-over-one lite configuration.
 - b) Replace the existing fixed glass windows with more energy efficient fixed glass windows, maintaining the same opening size and stained-glass panels.

Subject to the following conditions:

- 1. All replacement windows must match original window opening size.
- 2. All windows shall be recessed from the exterior wall face to the exterior window glass to provide a shadow line. Flush-mounted windows are not permitted.
- 3. For windows with simulated divided lites, muntins (grids/grilles) shall be dimensional and mounted to the exterior of the glass.
- 4. All paired or grouped windows shall be installed with dividing vertical mullion of at least 3 inches in width between adjoining windows.
- 2. Denial of the request to replace the pair of historic double-hung sash windows with a fixed glass window and enlarge this opening similar to the existing fixed glass windows in the house. If historic windows are too deteriorated to repair, their replacement with double- or single-hung sash windows in a six-over-one lite configuration and size matching the historic windows is recommended

Report prepared by: Emily Foster, Senior Planner, Historic Preservation

Liaison to the Historic Preservation Board



















HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT August 22, 2024

Project #	HPB24-160
Project Type	Minor Exterior Alteration
Property Address;	120 Frank Lloyd Wright Way;
Historic Name	Paul's Plumbing Building
Historic District; FMSF#	South Lake Morton Historic District; #PO09653
Owner/Applicant	120 FLW Land Trust; Olivera Construction Inc.
Future Land Use; Zoning;	Mixed Commercial Corridor; C-2;
Context District; SPI	Urban Corridor; South Lake Morton SPI
Existing Use	Commercial
Adjacent Properties	Commercial and Residential
Previous Approvals	Replace metal roof, 3/13/2006 (2006-047)

REQUEST

The Applicant requests approval to cover the existing brick on the front of the subject building.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one parcel (Scotts Lakeland Heights, Block 1, Lot 7 east 100 feet, and Lot 8 east 800 feet), which is 0.21 acres in size. On the property is a single-story, commercial building built in 1966; this building was reclassified as a contributing building in the South Lake Morton Historic District due to its Industrial Vernacular architectural style and construction date falling within the District's revised period of significance (1900-1973) as of the resurvey of the District in 2022. The building has corrugated metal siding and roofing, a gabled roof, storefront windows, entry door, and natural brick cladding on the front façade, metal awnings, and a taller building extension at the rear; the rear wall of this extension consists of painted masonry block.

According to the final report for the *Lakeland Historic Districts Resurvey Phase I, Polk County, Florida,* prepared by PaleoWest LLC and approved by the Historic Preservation Board,

"Industrial Vernacular characterizes buildings and structures constructed specifically for commercial or industrial use across all regions of the United States. There are no other building types that are so varied in massing, building material, size, or style than industrial structures. The most common types of Industrial Vernacular style structures are warehouses, usually constructed of sheet metal or corrugated metal exteriors with metal or wood frames, and factories of steel, wood, or poured reinforced concrete construction. By the late nineteenth century, construction methods had evolved to allow the use of steel I-beams to support far more weight than previous construction methods allowed, and steel framing required less of a poured concrete footing than wood framing. However, because of the cost of shipping, steel was not frequently used in industrial construction in Florida until the twentieth century."

The property owner purchased the subject property in January 2024, which was previously the office and warehouse for the Paul's Plumbing Company. The current owner intends to use the building as an office and will be undertaking a complete remodel of the building. A Certificate of Review (HPB24-155) was administratively approved for several alterations related to this remodel, including the installation of new corrugated metal siding to match the existing in profile, a new storefront to replace the non-original storefront, the relocation of the front

entry door to the west side elevation near the front of the building, and the installation of a new standing seam metal roof.

The property owner originally wanted to paint the front façade bricks with a product called Limelike, which is a breathable product similar to limewash that changes the exterior surface color of the brick. Staff advised the owner that this request would need Design Review Committee review and approval due to the Design Guideline that recommends unpainted brick should not be painted. Upon further consideration, the owner proposed to instead cover the brick façade with composite boards.

This request proposes the installation of a non-intrusive facade consisting of grey composite wood-textured boards on the front of the building, covering the brick. This facade will not be directly affixed to the original historic brick but rather anchored to existing non-original surfaces, ensuring that the underlying historic brickwork remains protected underneath. The grey composite material has been chosen for its durability, sustainability, and visual compatibility with the existing historic context, and will match the property's fence (planned to be installed) for a cohesive aesthetic.

APPLICABLE GUIDLINES:

The Secretary of Interior's Standards for Rehabilitation ("Standards") and the City of Lakeland's Design Guidelines for Historic Properties ("Design Guidelines") are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following Standards apply to this request:

Standard #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.

Standard #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.

Standard #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.

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard #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.

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works 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.

Standard #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 following *Design Guidelines* apply to this project: Chapter 6 Exterior Architectural Features: Alteration and Maintenance Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

Wood Siding

 Cement board siding similar in scale, proportion, texture and finish to wood as an alternative replacement exterior cladding.

Masonry

- · Retain original masonry and mortar
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible.
 Mortar color and texture should match that of the original whenever possible.
- Original detail should be continued and replicated. Coursing spacing and mortar joint size should be maintained.
- Avoid sandblasting or strong chemicals that have an adverse effect on masonry materials. Clean masonry only when necessary to halt deterioration; always using the gentlest method possible.
- Do not paint natural or unpainted brick or stone.
- Removal of original exterior cladding that is not deteriorated beyond repair is not acceptable.
- Replacement cladding materials that are not compatible with the style or design of the structure are not acceptable.

ANALYSIS:

Staff finds that the composite wood-textured board façade as proposed will provide a shiplap appearance over the original brick, which is visually similar to wood lap siding found on many buildings in the South Lake Morton Historic District, and therefore is a compatible cladding material. The use of this modern material is found to be consistent with the Design Guidelines, as well as the Industrial Vernacular style, as the variety of modern materials used in their construction is a distinct characteristic of this style. While covering brick features would not be considered appropriate for many other architectural styles, the utilitarian nature of the Industrial Vernacular style and modern-era construction of the subject building allows for this treatment to be compatible. Finally, as the brick façade will not be removed and will be covered with a reversible façade that does not damage the bricks, staff finds this request is consistent with Standards.

STAFF RECOMMENDATION:

Approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation

Liaison to the Historic Preservation Board







HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT August 22, 2024

Project #	Project # HPB24-161	
Project Type	Minor Exterior Alterations	
Property Address	113 S. Tennessee Avenue	
Historic Name(s)	Florida National Bank	
Historic District; FMSF#	Munn Park Historic District; #54 (13B) PO0360	
Owner	Mr. Cory Petcoff, Baron Management LLC	
Applicant	Mr. Jon Kirk, Straughn Trout Architects	
Zoning; Future Land Use;	C-7; Regional Activity Center;	
Context District; SPI	Urban Center; N/A	
Existing Use	Unoccupied Commercial	
Adjacent Properties	Commercial, Civic, and Multi-Family	
Previous Approvals	Signage, 83-09 (12/3/1983); Signage, 2010-178 (12/16/2010); Repaint	
	Swan Sculpture, 2011-017 (2/3/2011); Fire escape repairs, HPB14-162	
	(9/12/2014); Sign Face Change, HPB19-016 (1/28/2019).	

REQUEST

On behalf of the property owner, the Applicant requests approval for several minor alterations to the exterior of the subject building to accommodate the redevelopment of the building for restaurant and office uses.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Munn's Survey, Block 19, Lot M) with a total area of 0.23 acres.

On the property is a two-story commercial building built circa 1946 for the Florida National Bank, and is historically known by this name. This building is a contributing structure in the Munn Park Historic District, and is the only example of Art Deco architecture in this District. The Florida National Bank building is characterized by its vault composition with three bays on the front elevation, streamlined ornamentation, and limestone and marble veneer cladding. The central entrance and two side bays with large windows are separated by fluted pilasters. The recessed central bay is flanked by curved walls with green stone panels above the doors and decorative vertical copper trim extending from above the doors to the top of the second-floor windows. "First National Bank" is engraved at the top of the façade, which is capped with a simple stepped and banded cornice. While the windows and doors on the front façade have been replaced, the replacements feature mullions in a similar design to the originals. Most recently used as a branch location for Wells Fargo Bank, this building has retained its historic use for 78 years.

To accommodate a new use of the subject building for a restaurant tenant on the first floor and an office tenant on the second floor, the request proposes several minor exterior alterations:

1. The addition of new fire escape stairs on the south side and rear elevations of the building. The south side stair will also create a new door opening into the second floor of this elevation. Both stairs will have a metal enclosure at the ground level sections.

- 2. The addition of a new prefinished, flat canopy and awnings. A canopy with signage is proposed over the central entrance on the front elevation. An awning is proposed at the front portion of the north side elevation, as well as over the existing side entry door on this elevation.
- 3. Prefinished metal signage. One projecting sign located on the north corner of the front elevation and one wall sign located on the rear portion of the north side elevation will have internal, reverse-lit illumination. A second, non-illuminated wall sign is proposed for the north elevation towards the front façade. Non-lighted lettering is also proposed to be installed on the front and north side canopy/awning.
- 4. A walk-in cooler is proposed to be installed at the rear elevation of the building.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation and the City of Lakeland's Design Guidelines for Historic Properties are the basis for review per the City of Lakeland Land Development Code (LDC), Article 11: Historic Preservation Standards.

The following *Standards* apply to this request:

Standard #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.

Standard #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.

Standard #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.

Standard #4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard #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.

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works 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.

Standard #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 following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction

Sub-Chapter 4.12: Understanding Commercial Area Form

- Retain and maintain all original cornice, wall articulation, window, and storefront details and materials.
- Repair, rather than replace deteriorated features.

- Where necessary, replace historic features with "in-kind", similar historic materials, or compatible substitutes.
- Preserve and repair storefronts in a manner that is compatible with the historic character of the structure itself.
- Design strategies for storefronts that extend the useful life of the structure or brings it up to current day building codes and standards.
- Use of replacement storefront materials that are comparable to original materials in size, color, shape and texture.
- Retain and maintain original signage and awnings. Replace original signage, awnings and canopies that are deteriorated with similar features that are compatible with the host structure.

ANALYSIS:

Staff finds that the proposed addition of fire escape stairs and a new door opening on the south side elevation meets the Standards and Design Guidelines in terms of treatment of historic architectural materials and placement on the building, as well as the design and materials of the stairs. A fire escape currently exists at the rear of the building, and the proposed stair on the south side elevation will not damage or obscure the limestone veneer.

Staff finds the proposed installation of a projecting sign and two wall signs to be generally consistent with the Standards and Design Guidelines. The proposed internal illumination using reverse-lighting is appropriate and consistent with the *Dixieland CRA Commercial Corridor Design Guidelines* Sign Standards. Historically, the Florida National Bank building had a projecting sign on the front façade, as well as a wall sign on the north side elevation and above the front entry. The new signage will be required to meet the Sign Standards within the *Dixieland CRA Commercial Corridor Design Guidelines* in terms of size, number of signs allowed, placement on the building, and illumination. Signage will also require a separate sign permit application and review.

Staff finds the canopy and awnings as proposed to be incompatible with the Art Deco architectural style of the building. While awnings are generally supported for downtown buildings and many times can be substantiated as replacing a historical feature, the Florida National Bank building did not have canopies or awnings historically. Adding these features breaks up the vertically oriented vault composition of the building's front elevation and is therefore not compatible with its architectural style. Likewise, the awning proposed to be placed over the recessed side entry will disrupt the architectural ornamentation surrounding this feature. As the north side elevation abuts an alley and is therefore publicly visible, this wall was designed to continue the Art Deco materials seen on the fronts elevation; it is completely covered with limestone veneer and has a black marble watertable and door surround. Because signage is proposed on the canopy requested to be placed over the front entrance, staff suggests placing a sign panel over the front doors, similar to the original Florida National Bank lettered sign that was originally located there, or the recently removed Wells Fargo sign panel.

Finally, staff finds that the installation of a walk-in cooler at the rear of the building, which will require a new door opening on the rear elevation, to be appropriate in terms of the compatible placement of mechanical or service equipment at the rear of a building with access from the alley.

There are two properties adjacent to the subject building that are owned by the same property owner as the subject building: a building located behind the subject building at 120 S. Florida Avenue (known as the old Lakeland Ledger building), and a parking lot containing a bank teller structure located north of the subject building along E. Main Street. Although no work affecting these adjacent properties was proposed as part of this request, a site plan was provided that shows the removal of the building at 120 S. Florida Avenue and the bank teller structure and an expansion of parking, as well as an ATM drive-through lane. Any approval of the requested alterations to the Florida National Bank building by the Design Review Committee shall not be

construed to be an approval of this site plan. Formal review and approval of this site plan is required by the City's Development Review Team. Additionally, removal of the old Lakeland Ledger building requires approval of the Design Review Committee, and drive-through lanes are not allowed in C-7 zoning.

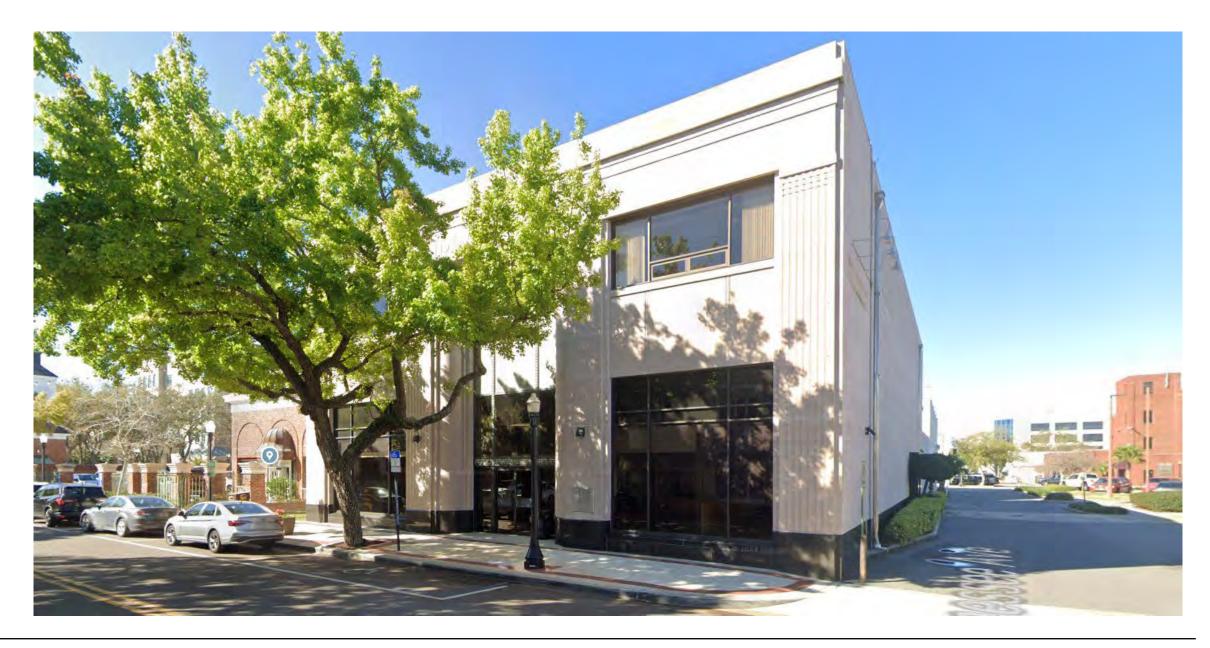
STAFF RECOMMENDATION:

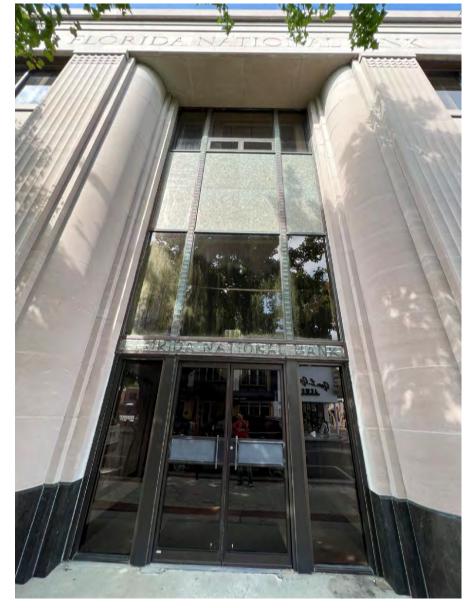
- 1. Final Approval of the installation of fire escape stairs and a new door opening in the south elevation; wall and projecting signage; and walk-in cooler installation, as proposed, subject to the condition provided.
 - a. Signage will require an additional historical review and sign permit application, and is subject to the Sign Standards within the *Dixieland CRA Commercial Corridor Design Guidelines*.
- 2. Denial of the requested canopy and awnings as proposed.

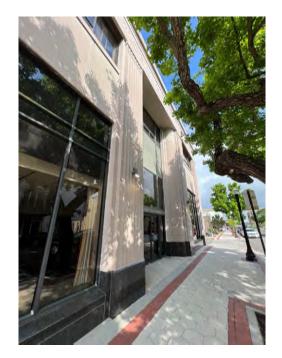
Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation

Liaison to the Historic Preservation Board













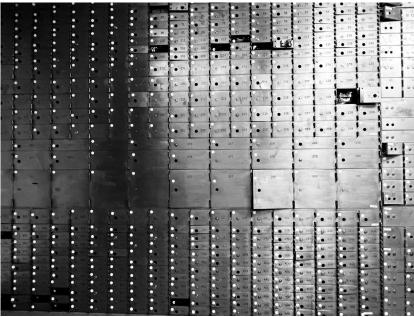




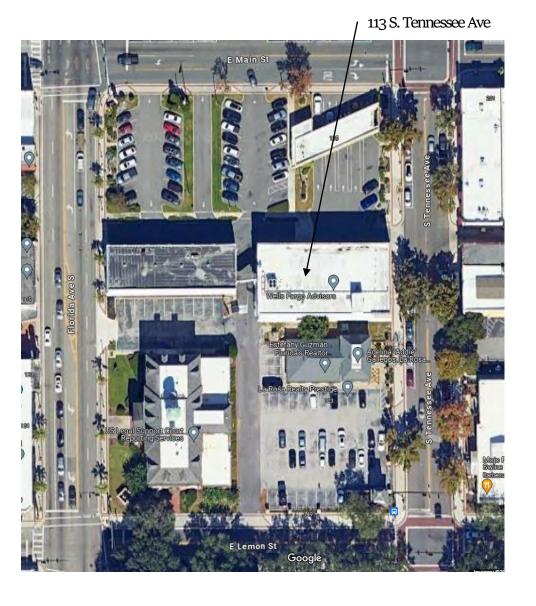










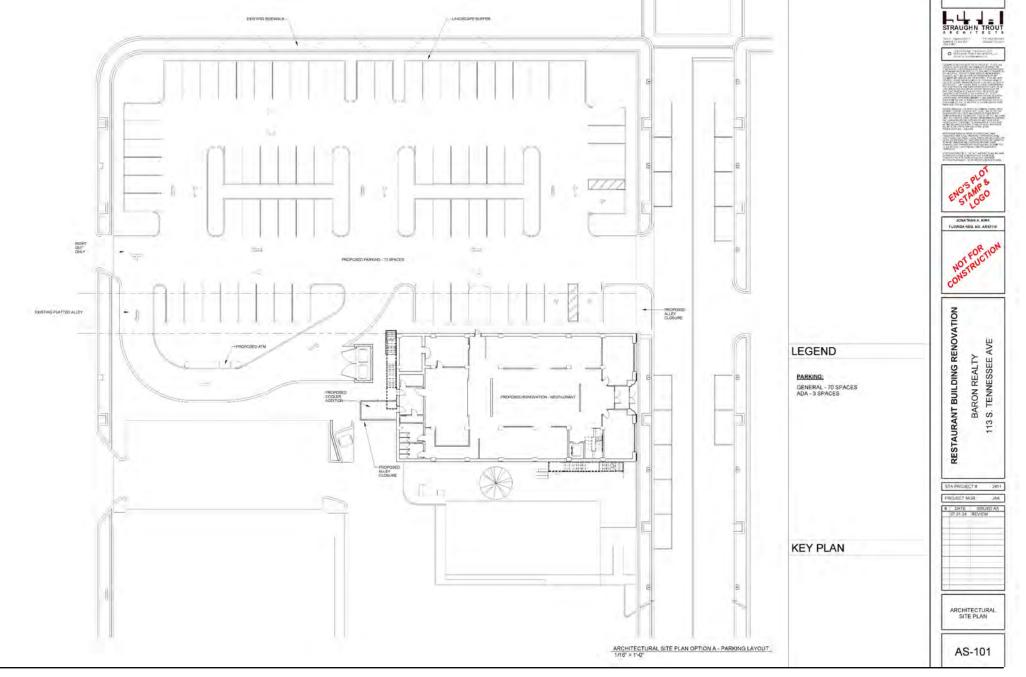


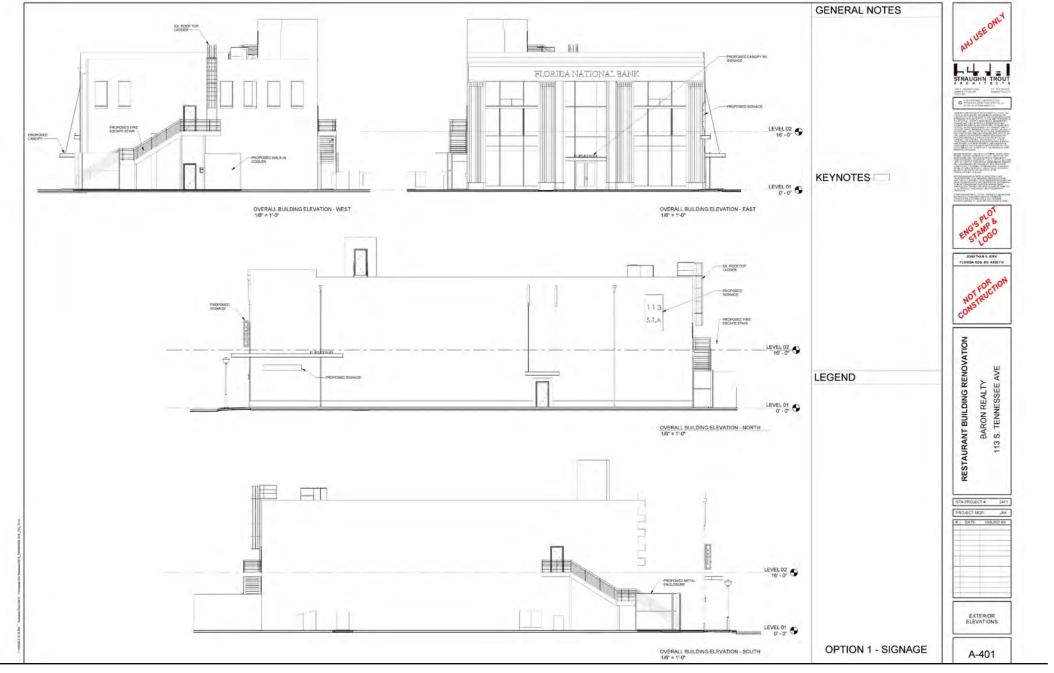


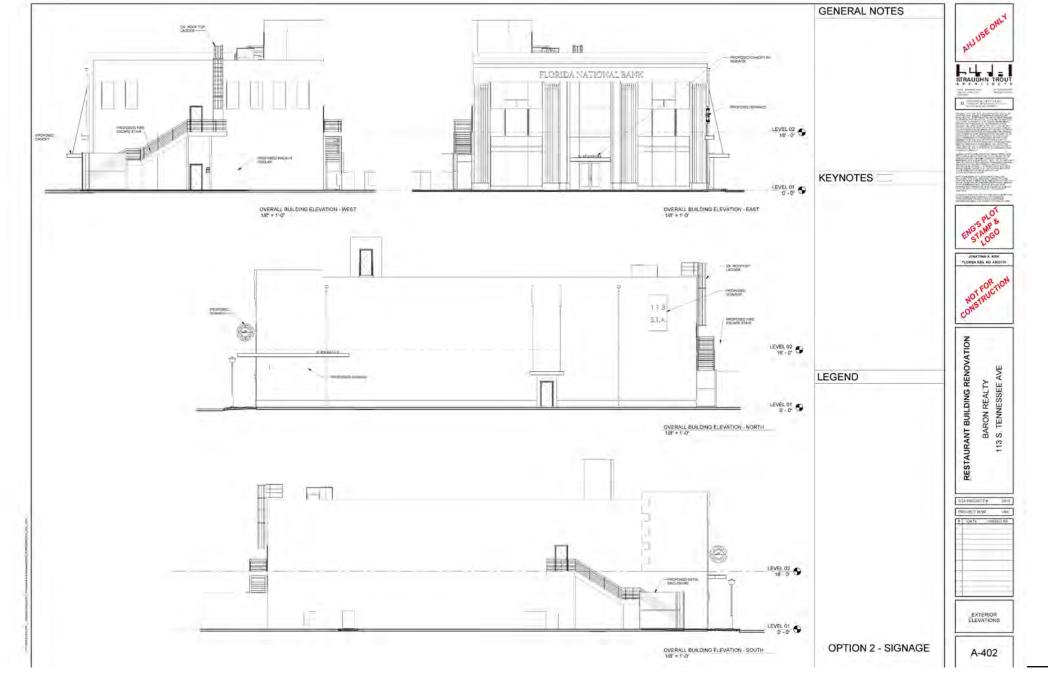
123 S. Tennessee Ave



129 S. Florida Ave









HISTORIC PRESERVATION BOARD DESIGN REVIEW COMMITTEE STAFF REPORT August 22, 2024

Project #	HPB24-164	
Owner	Johnathon and Michele Beaty	
Applicant	Mr. Shane McCawley, Old World Builders	
Property Address; Historic Name	2006 Seminole Trail; N/A	
Project Type	Major Rehabilitation	
Historic District; FMSF#	Beacon Hill Historic District; N/A	
Zoning; Context District; Future	RA-1; Urban Neighborhood Context District;	
Land Use	Residential Medium (RM)	
Existing Use	Residential	
Adjacent Properties	Residential	
Previous Approvals	Replacing 3 doors, 12/18/2019 (HPB19-238).	

REQUEST

On behalf of the property owners, the Applicant requests Final Approval for the major rehabilitation of the existing house on the subject property, including replacement windows and doors, roofing, new cladding, two small side additions, and a new entry feature.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Beacon Hill Subdivision, Block 2, Lots 4 less east 24 feet and north half of 3 less 24 feet) consisting of 0.26 acres. Located on the subject property is a one-story house in the Modern Hip Cottage architectural style, which was constructed circa 1955, and is a non-contributing building in the Beacon Hill Historic District. The house has a hipped roof, painted masonry block walls, an attached front-loaded single garage, non-original single or double-hung sash windows, and a front entry stoop supported by a round column and a front-facing entry door. This house has 1,681 square feet of living area.

The request proposes to undertake a major rehabilitation to the exterior of the house, which has been modified to address comments from the Design Review Committee at their June 27, 2024 meeting. The following alterations are proposed:

- Replace the existing single/double-hung sash windows with new vinyl casement windows and enlarging
 the window openings to accommodate casement window egress requirements. The casement windows
 on the front elevation will have a vertical muntin on each window.
- Front elevation (west): relocate front door within new front entry feature on the front façade. Front door will be side-oriented, facing north. A full-height corner window with horizontal muntins will be added, along with a new concrete front porch, steps, and ramp.
- A new shallow pitch roof will be added over new entry feature and porch; roofing will be shingles to match existing. Aluminum fascia to be added.
- South side elevation: Remove two window openings to add two 20.4 square feet closets (2'-6" x 8'-2") for the bedrooms on this side of the house. Convert one central window to a door opening.
- North side elevation: Remove one window and relocate the door opening.
- Rear elevation (east): remove five windows and one door on the rear elevation; modify the existing window openings to accommodate casement windows and a new sliding glass door.

- Convert garage to conditioned space; remove garage door and add a double vinyl casement window.
- Wood siding laid vertically on accent features: front entry, closet additions on south side elevation, and garage door opening enclosure.
- Replace existing walkway and driveway with new concrete walkway and driveway.

The proposed changes to the front entry and small additions for closets on the south side elevation are within the allowed building setbacks required by the City's Land Development Code.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation and the City of Lakeland's Design Guidelines for Historic Properties are the basis for review per the City of Lakeland Land Development Code ("LDC"), Article 11: Historic Preservation Standards.

The following Standards apply to this request:

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works 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.

The following *Design Guidelines* apply to this project:

Chapter 6 Exterior Architectural Features: Alteration and Maintenance.

General Guidelines:

- Architectural details should be compatible with the architectural style of the building's original design.
- Protect existing architectural details, and retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs and porches that give the neighborhood its distinguishing character.
- Retain the basic plan of the building.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. If
 the original detail cannot be maintained or replaced in its original form, it should be modified without
 disturbing the character of the structure.
- Align common elements, such as windows, doors, canopies, etc.

Sub-Chapter 6.1 Roofs and Eaves

- Retain roof features that contribute to the architectural character of the house.
- Roof materials and form that are incompatible with the architectural style and character of the structure are not acceptable.

Sub-Chapter 6.3 Front Doors and Entrances

- Doors and entrances should be preserved and maintained as original features that contribute to the architectural character of the structure.
- Doors and entrances should be compatible with the style of the house.
- Maintain door openings that keep the same proportions as originally built; door opening should not be enlarged to accommodate different size doors.
- Door head heights that are consistent with widow heights throughout the structure.
- Entryways and doors that retain as many of their trim features as possible.
- Replacement doors, storm doors and screen doors that are appropriate to the style of the host structure.

 Removal, covering up or destroying original entryway and door trim or other architectural features is not acceptable.

Sub-Chapter 6.4 Windows for Non-Contributing Buildings

- Frame windows in materials, casing, and trim that appear similar in scale, proportion, and design to those used traditionally in the neighborhood.
- Concrete block and stucco homes should also include window and door sills.
- Use single-hung sash, double-hung sash, awning, horizontal slider, or casement windows where appropriate.
- Existing jalousie, awning, metal and vinyl replacement windows may be replaced with windows that are typical for the architectural style of the building.
- New windows should be similar in shape and type to historical windows in the surrounding historic district.
 Odd window shapes, such as octagon, round, diamond, etc., should be avoided.
- Grouping pattern of windows should mimic those of adjacent historic buildings. Historic windows were often installed in pairs or groupings of three especially on the front façade.
- If insulated glass is used, muntins should be included on the exterior with a significant depth and dimension to provide a suitable reveal.
- New and replacement windows shall be installed with a recess inside the casing of the window opening to produce a shadow line; flush installation is not permitted. Box or block frame windows are recommended as fin/flange windows do not produce an adequate recess.

Sub-Chapter 6.5 Siding and Exterior Wall Cladding.

- Vinyl or aluminum siding as replacement exterior cladding is not acceptable.
- Fiber Cement board siding similar in scale, proportion, texture and finish to wood as an alternative replacement exterior cladding is acceptable.
- Retain original masonry and mortar where possible.
- Repair or replace deteriorated material with new material that duplicates the old as nearly as possible. Mortar color and texture should match that of the original whenever possible.
- Original detail should be continued and replicated. Coursing spacing and mortar joint size should be maintained.

ANALYSIS:

As the request concerns the alteration of a non-contributing house, the Design Guidelines may be interpreted with more flexibility than for a contributing building. However, characteristics such as materials, architectural features, scale, and massing of the building should be compatible with the building's architectural style, adjacent buildings and generally consistent with the Standards and Design Guidelines.

With regard to the Standards, staff finds that the requested exterior alterations will not destroy spatial relationships that characterize the historic district. The alterations will be differentiated from historic properties and will be compatible with the size, scale, and proportion, and massing of historic properties to protect the integrity of the historic district.

In terms of historic architectural styles described in the Design Guidelines, the style of the subject house most closely resembles the Modern Hip Cottage, with hipped rooflines and an asymmetrical composition. This style of house was simply designed with little or no ornamentation and features a compact plan. As many houses exhibiting the Modern Hip Cottage style originally had steel casement windows, and the existing windows of the subject house are not original, staff finds the replacement of these windows and slight enlargement of the openings with vinyl casement windows to be appropriate. The pattern of relocated windows, and conversion of

windows to doors and garage door to windows, is consistent with the simple design and modern style of this house. Window enclosures as proposed for secondary elevations will not affect the primary façade.

Staff finds the addition of vertical wood siding and the new entry feature to be compatible with the plan, features, and materials of the Modern Hip Cottage architectural style. In addition, the new concrete driveway and walkway are consistent with the Design Guidelines and Land Development Code requirements.

STAFF RECOMMENDATION:

Final Approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation

Liaison to the Historic Preservation Board









GENERAL

KNOCK OUT

LAVATORY

PDUND(S)

LENGTH

LINEN

LIGHT

LOCKER

MASHNRY

MATERIAL

MAXIMUM

MECHANICAL

MEZZANINE

MINIMUM

MDUNTING

MULLION

NUMBER

NDMINAL

DFFICE

OVERALL

ON CENTER

DVERHEAD

OPPOSITE HANG

PUBLIC ADDRESS

PREFABRICATE(D)

PREFINISHED

DUT TO DUT

OPPOSITE

PARTITION

PAVEMENT

PRECAST

PLYWOOD

PROPERTY

PAINTED QUARRY TILE

RISFR

RADIUS

QUANTITY

RUUE DRAIN

RECESSED

RECEPTION

REFERENCE

REQUIRE

REVISION

REFRIGERATOR

REINFORCED

RIGHT HAND

SOLID CORE

SCHEDULE

SECTION

SHOWER

SIMII AR

STEEL

TOP OF

STANDARD

STRUCTURAL

SUSPENDED

TELEPHONE

TEMPERED

TERRAZZO

SYMMETRICAL

TOP & BOTTOM

TONGUE & GROOVE

TOP OF BEARING

TOP OF PLATE

TOPOGRAPHY

TOP OF SLAB

TOP OF STEEL

TELEVISION

UNFINISHED

UNLESS NOTED OTHERWISE

UNLESS OTHERWISE NOTED

VINYL COMPOSITION TILE

VINYL WALL COVERING

TYPICAL

URINAL

VACUUM

VINYL BASE

VENTILATION

VERIFY IN FIELD

VERTICAL

VESTIBULE

VINYL TILE

WATER CLOSET

WIDE FLANGE

WATER HEATER

WATERPROOFING

WITHOUT

WOOD

WIDTH

WINDDWWIRE MESH

WAINSCOT

VINYL

TO BE DETERMINED

ROUGH OPENING

SDAP DISPENSER

SPECIFICATION

STAINLESS STEEL

SQUARE FOOT(FEET)

PULL STATION

POUNDS PER SQUARE FOOT

REFLECTED CEILING PLAN

POUNDS PER SQUARE

PRESSURE TREATED

MANUFACTURER

MISCELLANEOUS

MASHNRY REFUTING

NOT IN CONTRACT

DUTSIDE DIAMETER

NOT TO SCALE

MDISTURE RESISTANCE

MANAGEMENT

LABORATORY

LAMINATE(D)

LINEAR FOOT

MAINTENANCE

LEFT HAND

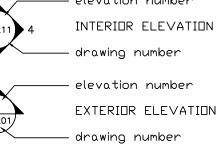
- 1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF DRAWINGS, SPECIFICATIONS, AND ALL OTHER PORTIONS OF THE COMPLETE CONTRACT DOCUMENTS.
- 2. GENERAL CONTRACTOR IS TO ENSURE THAT ALL SYSTEMS SHALL BE PROVIDED COMPLETE WITH EVERYTHING NECESSARY SHOWN AND INFERRED FOR A FULLY FUNCTIONING CODE COMPLYING PROJECT.
- 3. CONTRACTORS AND SUBCONTRACTORS BIDDING ON THIS MUST VISIT EXISTING SITE TO PROPERLY UNDERSTAND THE NATURE AND EXTENT OF WORK, NEW WORK MUST COMPLY WITH THE INTEND OF THE WORK, AS WELL AS INDIVIDUAL SPECIFIC CONDITIONS SHOWN. CHANGE ORDERS WILL NOT BE GRANTED FOR WORK REQUIRED THAT MAY BE REASONABLY INFERRED TO BE NECESSARY BY THE INTENT OF THE WORK, NOR WILL CHANGE ORDERS BE GRANTED FOR WORK REQUIRE WHICH A SITE VISIT WOULD HAVE REVEALED.
- 4. ALL DISCIPLINES MUST BID ON COMPLETE SETS OF DOCUMENTS, THE SEPARATIONS USED HEREIN ARE USED ONLY FOR THE PURPOSES OF CONVENIENCE AND REFERENCE AND IN NO WAY DO THEY DEFINE OR LIMIT THE SCOPE OR INTENT OF ANY PART OF THE DRAWINGS.
- 5. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENT, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT PRIOR TO BIDDING, WHERE INCONSISTENCIES ARE NOT CLARIFIED PRIOR TO BIDDING AND WHERE THE ACTUAL SOLUTION OR INTENT CANNOT BE REASONABLY INFERRED, THE CONTRACTOR SHALL INCLUDE THE BETTER QUALITY OR GREATER QUANTITY OF WORK IN THE BID PROPOSAL.
- 6. DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE.
- 7. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS.
- 8. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED OR REASONABLY INFERRED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 9. CONSTRUCTION DOCUMENTS CAN NOT DETAIL EVERY CONDITION, HOWEVER, EVERY CONNECTION, CORNER FLASHING, ETC. MUST BE RESOLVED. CONTRACTOR SHALL COOPERATE WITH THE ARCHITECT IN THIS REGARD, AND ABIDE BY ARCHITECT'S DECISION WHEN DISCREPANCIES ARISE.
- 10. THE CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS, BY WORKING ON, OR PROVIDING MATERIALS FOR THIS PROJECT HEREBY AGREE TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS HAVING JURISDICTION OVER THIS PROJECT, AND TO COMPLY WITH ALL GOVERNING CODES INCLUDING BUT NOT LIMITED TO THE EDITIONS SPECIFIED IN THE PROJECT MANUAL, AND IF NOT SPECIFIED THEN THE LATEST EDITION OF THE FLORIDA BUILDING CODE, 7TH EDITION 2020.

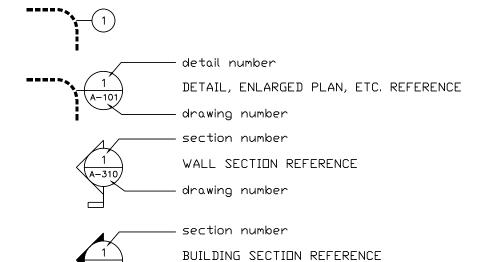
ANNOTATIONS & DIMENSIONS

- 1. DIMENSIONS ARE NOMINAL
- 2. DIMENSIONS ARE SHOWN FROM FACE OF CONCRETE MASONRY WALL WALL AND FACE OF STUD WALL
- 4. COLUMN LINE DIMENSIONS ARE FROM THE CENTER OF COLUMN
- 3. DIMENSIONS DESIGNATED "CLEAR" TO BE CLEAR FROM FACE OF FINISH
- MATERIAL TO FACE OF FINISH MATERIAL.
- 5. DIMENSIONS DESIGNATED TO BE "FIELD VERIFY" TO BE FIELD VERIFY -NOTIFY ARCHITECT IF DISCREPANCIES EXIST. 6. DIMENSIONS NOTED +/- SHOULD MATCH SHOWN DIMENSION WITHIN A
- TOLERANCE OF 1" PLUS OR MINUS.
- 7. M/O (MASONRY OPENING) REFERS TO NOMINAL MASONRY OPENING DIMENSIONS IN MASONRY CONSTRUCTION.
- 3. DIMENSIONS INDICATED ARE TO FACES OF STRUCTURE AND GRID LINES (TYPICAL), UNLESS NOTED OTHERWISE.
- 4. REFER TO ENLARGED PLANS FOR DIMENSIONS, DETAIL REFERENCES, AND INTERIOR ELEVATION REFERENCES WITHIN THOSE AREAS.
- 7. REFER TO PARTITION TYPES AND LEGENDS FOR DETAILS AND
- 8. REFER TO REFLECTED CEILING PLANS FOR SOFFIT LOCATIONS AND CEILING DETAIL REFERENCES.
- 9. WHERE DOORS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE-SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED, LOCATE THE DOORS IN THE CENTER OF THE ROOM/SPACE.
- 10. TOP OF CONCRETE FINISH FLOOR (LEVEL ONE) IS ASSUMED AT EI. 100'-0 (ELEVATIONS 100'-0 EQUATES TO USGS DATUM ELEVATION OF
- 11. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS (TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS). DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK, AND PRODUCTS BY OTHER MANUFACTURERS MAY ALSO BE ACCEPTABLE. THEREFORE, ACTUAL INSTALLATION DETAILS AND DIMENSIONS MAY DIFFER FROM THOSE SHOWN. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS OR PRODUCTS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.

INSULATION

- 1. ROOF INSULATION: .5LB OPEN CELL POLYURETHANE FOAM R20
- 2. 8" CMU WALL FDAM FILLED CELLS CDRE-FILL 500 R-14.2
- 3. FURRED INTERIOR WALLS: ICYNENE R-5 WITH VAPOR BARRIER.
- 4. INTERIOR WALLS: BATT R11 FOR SOUNDPROOF
- 5. CRAWL SPACE: 2LB CLOSED CELL POLYURETHANE FOAM R14





drawing number

1′0 2′ 4′ 1/8" = 1'-0"

PROPERTY LINE

UL UI NORE ..,

EDGE OF PAVEMENT

30.25'

5' SIDEWALK

GENERAL NOTES

ONE STORY, SINGLE FAMILY. 2,098 SF

15' FRONT SETBACK

60.21

UNDER ROOF. CMU EXTERIOR WALL.

WOOD FRAMING AND ROOF JOIST.

FIBERGLASS SHINGLE ROOF.

concrete par

for shed

20' REAR SETBACK

10'-0"

WD FENCE

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SITE NOTES

- EXISTING UNDERGROUND IRRIGATION SYSTEM TO REMAIN REMOVE LINES AS REQUIRED BY NEW CONSTRUCTION. CAP. LINES REROUTE LINES
- REMOVE ALL ABANDONED UTILITIES WITHIN ARE OF NEW CONSTRUCTION. CAP LINES WHERE APPROPRIATE AND MARK ALL LOCATIONS ON RECORD DRAWINGS.
- LANDSCAPING AND IRRIGATION TO COMPLY WITH ORDINCES, GUIDLINES, CODES AND REQUIREMENTS OF CITY OF LAKELAND AND DEED RESTRICTIONS.
- 4. TRIMMING OF CANOPY OR ROOTS OF EXISTING TREES WHICH ARE TO REMAIN SHALL BE PERFORMED BY A LICENSED ARBORIST
- ALL LANDSCAPING TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING ALL CONSTRUCTION
- EXISTING PAVEMENT, WALKS & CURBS WHICH ARE TO REMAIN SHALL BE PROTECTED DURING
- 7. ALL EXISTING UTILITIES WHICH ARE TO REMAIN SHALL BE FLAGGED AND PROTECTED DURING ALL CONTRACTION ACTIVITIES.
- 8. PATCH EXISTING ASPHALT PAVING WHERE DAMAGE DUE TO CONSTRUCTION.
- 9. PATCHING EXISTING SIDEWALK CONCRETE SIDE WALK TO BE 4" 2500 PSI FIBER REINFORCE CONCRETE WITH EXPANSION JOINTS AT 15' O.C. AND 1/4"X1" CONTROL JOINTS AT 5'0" O.C. REFER TO SITE PLAN FOR JOINT LAYOUT WHERE WALK CROSSES DRIVE
- 10. REFER TO PLAN FOR FLOATING SLAB LOCATIONS
- 11. ALL CONCRETE TO BE PLACED ON COMPACTED SOIL

LOT DATA

WD FENCE

ZONING -CITY OF LAKELAND

LOT AREA TOTAL LOTS

R-4 (SINGLE FAMILY) SIDE YARD SETBACK -

REAR SETBACK -FRONT YARD SETBACK -GARAGE SETBACK -

PROVIDED (5' REQ) PROVIDED (10' REQ) (15' REQ) PROVIDED

(20' REQ)

PROVIDED

9.10 ACRES M/L

EXISTING RESIDENCE

ADDITION TO RESIDENCE

POOL DECK AND HARDSCAPE

— — — SETBACK LINE

permit 4-10-24 revision 1 4-10-24 revision_2 4-24-24

SITE

review

review

review

RENOVATI

 \bigcirc %

SIDE

BEAT

3-12-24

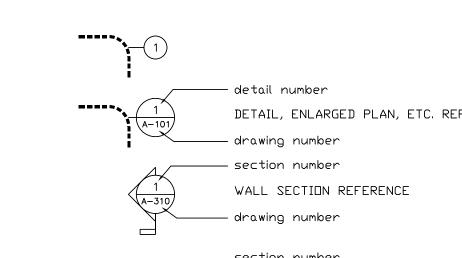
SYMBOL LEGEND

WALL TYPE $\langle M-1 \rangle$ MILLWORK LABEL ROOM NUMBER LABEL

DOOR NUMBER LABEL WINDOW TYPE LABEL

REVISION NUMBER AND CLOUD COLUMN BUBBLE

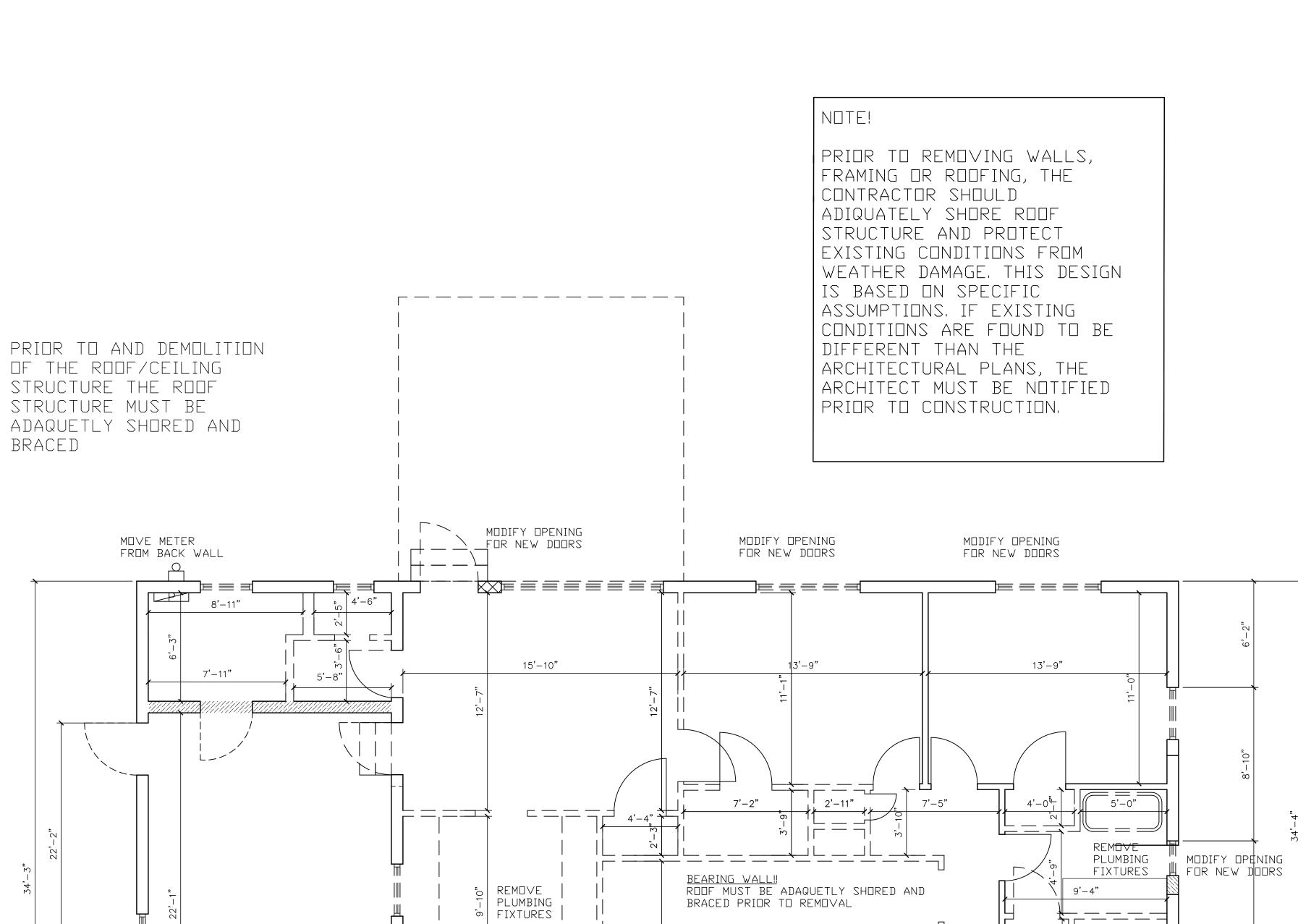
- elevation number





EXISTING/DEMO

bid 3-12-24 permit 4-10-24 revision 1 4-10-24 revision_2 4-24-24 revision_3 7-03-24



19'-4"

18'-8"

MODIFY OPENING

60'-0"

FOR NEW WINDOW

BRACED

MODIFY OPENING

14'-0"

14'-8"

MODIFY OPENING

FOR NEW WINDOW

12'-6"

FOR NEW DOORS!!

EXISTING CONDITIONS DEMO 1/4" = 1'-0"

3'-2"

MODIFY

DOOR

□PENING

FOR NEW

20"

5'**-**4"

12'-10"

14'-2"

MODIFY OPENING

FOR NEW WINDOW

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- 4. IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALY REFERENCED TO BE PROVIDED BY OTHERS.

DEMOLITION PLAN NOTES

- 1. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY
- 2. ALL ITEMS DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE.
- 3. THE ARCHITECT HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK.
- 4. REMOVE ALL WALLS WHERE NOTED EXCEPT VERIFY WALLS ARE NON-LOAD BEARING. OBTAIN ARCHITECTS APPROVAL PRIOR TO PROCEEDING.
- 5. REMOVE ALL WINDOWS MODIFY OPENING IF REQUIRED BY NEW WINDOW
- 6. REMOVE ALL DOORS MODIFY OPENING IF REQUIRED FOR NEW DOOR
- 8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ALL ITEMS THAT MAY BE AFFECTED BY DEMOLITION OR INSTALLATION OF NEW WORK. SUCH PROJECT ELEMENTS SHALL BE REMOVED AND STORED PRIOR TO THE PERFORMANCE OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CATALOGING EACH ELEMENT AND ITS LOCATION IN THE BUILDING, AND IS RESPONSIBLE FOR REINSTALLING EACH ELEMENT IN ITS ORIGINAL LOCATION AFTER ALL WORK IN THE AREAS HAS BEEN COMPLETED.
- 9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY UNFINISHED WALL AREAS THAT MAY BE EXPOSED AS A RESULT OF ADJUSTING FINISHED CEILING HEIGHTS. THE CONTRACTOR IS RESPONSIBLE FOR FINISHING THESE AREAS TO MATCH EXISTING ADJACENT FINISHED AREAS.

DEMOLITION PLUMBING NOTES

- 1. LEAVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING WHERE FIXTURES ARE SHOWN AS EXISTING - ENSURE ALL EXISTING PLUMBING FIXTURES ARE IN PROPER WORKING ORDER.
- 2. PLUMBING SHALL BE REMOVED WHERE WALLS ARE NOTED TO BE REMOVED.
- 3. CAP ALL PLUMBING BELOW FLOOR OR ABOVE CEILING.
- 4. EXISTING FIXTURES THAT ARE NOTED TO BE REMOVED MAY BE RE-USED IN NEW LOCATION IF THEY ARE IN EXCELLENT CONDITION AND COMPLY WITH ALL CURRENT CODES AND PROJECT SPECIFICATIONS.
- 5. DISPOSE OF ALL SCRAP AND DEBRIS.
- 6. SAW-CUT SLAB AS REQUIRED AT NEW PLUMBING LOCATIONS.
- 7. WHERE PLUMBING IS NOTED TO BE REMOVED THE CONTINUITY OF THE OVERALL PLUMBING SYSTEM MUST BE MAINTAINED.

DEMOLITION ELECTRICAL NOTES

1 REMOVE EXISTING WIRING AND EQUIPMENT / DEVICES WHICH ARE NOT NECESSARY FOR EQUIPMENT / DEVICES REMAINING.

2. REMOVE ABANDONED WIRING ENTIRELY UNLESS NOTED AND REMOVE

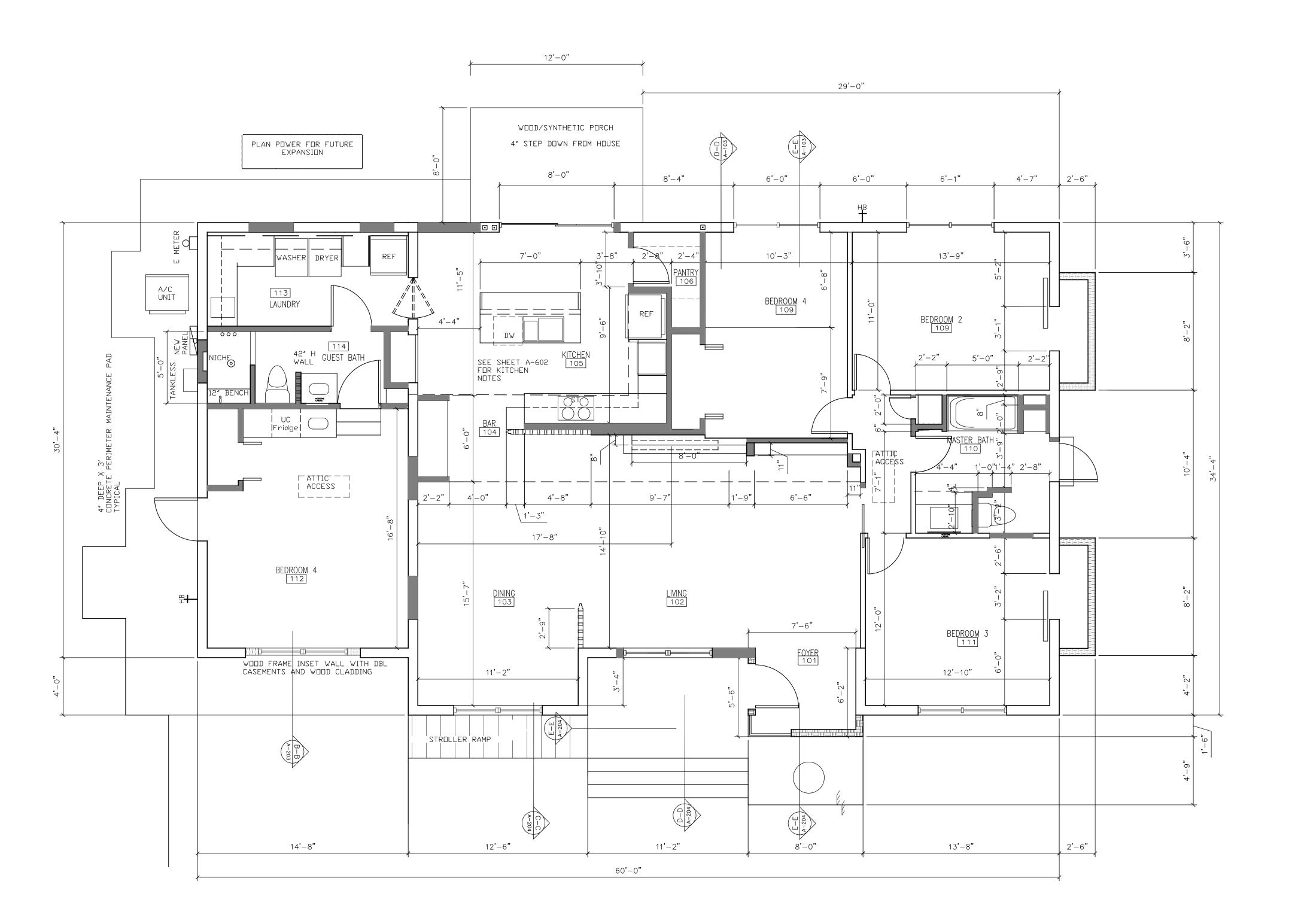
- ACCESSIBLE RACEWAYS.
- 3. CUT, CAP AND PATCH OVER CONCEALED CONDUITS AT POINT OF EMERGENCE.
- 4. EXISTING EQUIPMENT AND MATERIALS THAT ARE REMOVED SHALL NOT BE REUSED EXCEPT WHERE SPECIFICALLY NOTED.
- 5. DISPOSE OF SCRAP AND DEBRIS. MAINTAIN ELECTRICAL CONTINUITY TO EQUIPMENT/DEVICES WHICH SHALL REMAIN.
- 6. CONTRACTORS SHALL BE GUIDED BY OWNER'S REPRESENTATIVE, THE ARCHITECT, AND THE ENGINEER AS TO THE REQUIREMENT FOR THE REMOVAL OF EQUIPMENT / DEVICES WHICH MAY NOT BE INDICATED.
- 7. REMOVE EXISTING WIRING DEVICES AS REQUIRED FOR THE REMOVAL OF WALLS AND/OR THE INSTALLATION OF NEW WALL FINISHES.
- 8. WHERE DEVICES ARE REMOVED, CONTRACTOR SHALL ALSO REMOVE OUTLET BOX, CONDUCTORS, CONDUIT AND MOUNTING HARDWARE. EXCEPTION TO THIS REQUIREMENT MAY BE WHERE CONTRACTOR PROPOSES TO RE-USE CONDUIT CONCEALED OR OUTLET BOX RECESSED IN EXISTING WALL OR FLOOR SLAB FOR NEW WORK IF APPROVED IN ADVANCE BY THE ARCHITECT/ENGINEER.
- 9. WHERE WALLS ARE TO BE REMOVED CONTRACTOR SHALL REMOVE EXISTING RECEPTACLES, DATA/TELEPHONE OUTLETS, CONDUIT, WIRING, ETC. REMOVE CONDUCTORS BACK TO PANEL AND CIRCUIT BREAKER MADE SPARE. CONTRACTOR SHALL MAINTAIN CONTINUITY TO EXISTING RECEPTACLES REMAINING. SEE ARCHITECTURAL DRAWINGS FOR WALLS TO BE REMOVED.
- 10. EXISTING RECEPTACLES ARE TO BE REMOVED FROM PARTITIONS BEING REMOVED, CONTRACTOR SHALL MAINTAIN SERVICE TO REMAINING OUTLETS & RELOCATE OUTLETS AS REQUIRED.

LEGEND

EXISTING 8" BLOCK WALL EXISTING 8' BLOCK WALL TO BE REMOVED

EXISTING 2X4 FRAME WALL

EXISTING 2X4 WALL TO BE REMOVE



AREA CALCULATIONS

GROUND FLOOR INTERIOR RENOVATION CONVERT GARAGE/BATH ADDITION FOYER ADDITION CLOSETS	412 S.F. 33 S.F. 48 S.F.	1,512 S.F.
TOTAL ADDITION		493 S.F.
TOTAL CONDITIONED		2,005 S.F.
GARAGE GARAGE/BATH CONVERSION TOTAL UNCONDITIONED		412 S.F. - 412 S.F. 0 S.F.
ENTRY PORCH Total open covered	93 S.F.	93 S.F.
TOTAL UNDER ROOF		2,098 S.F.

FIRST FLOOR PLAN

1/4" = 1'-0"

1' 0 2' 4'

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- 7. CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.

FINISH & DOOR NOTES

- 1. WALL, CEILING, BASE, AND FLOOR FINISHES ARE TO BE PROVIDED IN EVERY ROOM UNLESS THE DRAWINGS SPECIFICALLY INDICATE THAT A ROOM OR PORTION THEREOF IS TO REMAIN "UNFINISHED." IF ROOM FINISHES ARE NOT SPECIFICALLY INDICATED, PROVIDE THE SAME FINISHES AS ARE PROVIDED IN THE ROOM ADJACENT TO THE ROOM IN QUESTIONS, OR OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO BINDING.
- 2. CAULK ALL JOINTS OR CRACKS WHICH OCCUR WHERE DISSIMILAR MATERIALS INTERSECT PERPENDICULAR TO EACH OTHER, AND THE INTERSECTION IS EXPOSED TO VIEW, UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- 3. ALL EXPOSED SURFACES TO RECEIVE APPROPRIATE FINISH TREATMENT (UNLESS NOTED OTHERWISE).
- 4. ALL MATERIAL COLORS TO BE SELECTED BY OWNER, UNLESS NOTED OTHERWISE.
- 5. ALL INTERIOR WALLS TO BE GYPSUM DRYWALL, LEVEL 4 FINISH.
- 6. BATHROOMS DRYWALL TO BE MOISTURE RESISTANT
- 7. WOOD PANELING: 1X4 T&G -
- 8. BASE BOARD: WOOD 4" NOMINAL 3 STEP PROFILE
- 9. WINDOW SILL: 1X S4S WITH
- 10. DOOR JAMBS: 3" 3 STEP PROFILE MATCH EXISTING
- 11. INTERIOR DOOR FINISH

13. PAIN

WALL PAINT COLOR - OWNER TO SELECT ACCENT PAINT COLOR - OWNER TO SELECT CEILING PAINT COLOR - OWNER TO SELECT TRIM AND DOOR PAINT COLOR - OWNER TO SELECT

RENOVATION CONSTRUCTION

1. INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK.

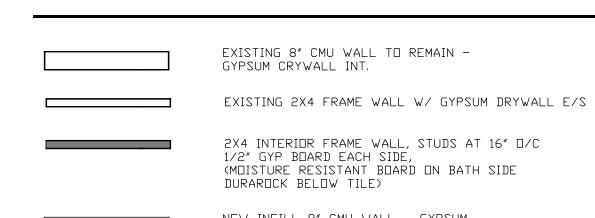
2. GENERAL CONTRACTOR TO VERIFY COMPLETELY ALL FIELD CONDITIONS

RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, AS

DESCRIBED IN THESE CONTRACT DOCUMENTS. 3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSIST THE ADCUMENT IN MAKING THEIR EVALUATIONS AND RECOMMENDATIONS BY

- ARCHITECT IN MAKING THEIR EVALUATIONS AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES, AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION.
- 4. ALL ITEMS INDICATING CONTRACT LIMITS AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR, AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR PRIOR TO BID.
- 5. THE GENERAL CONTRACTOR AND AFFECTED SUBCONTRACTORS SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A PROPOSAL.
- 6. IF THE PROJECT IS CURRENTLY OCCUPIED AND MUST REMAIN COMPLETELY OPERATIONAL, COORDINATE WITH THE OWNER ANY CONSTRUCTION ACTIVITIES WHICH MAY IMPEDE NORMAL OPERATIONS, INCLUDING ANY ACTIVITY WHICH OPERATES EXCESSIVE NOISE, AIRBORNE DIRT, OR WHICH DISRUPTS THE NORMAL FUNCTION OF THE SPACE. PROTECT ANY ADJACENT SPACE WITH DUST PARTITIONS OR CURTAINS FROM ACTIVITIES WHICH WILL CREATE DUST. NOTIFY ANY OCCUPANTS OF THE BUILDING OF ANY CONSTRUCTION ACTIVITIES WHICH MAY AFFECT THEIR ABILITY TO OPERATE NORMALLY.

LEGEND



NEW INFILL 8" CMU WALL - GYPSUM DRYWALL INT.

4" EXTERIOR FRAME WALL WITH 4" WD STUDS @ 16"

O/C WOOD EXTERIOR AND GYPSUM DRYWALL INT.

6" EXTERIOR FRAME WALL WITH 6" WD STUDS @ 16" O/C WOOD EXTERIOR AND GYPSUM DRYWALL INT.

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revision_2 4-24-24

revision_3 7-03-24

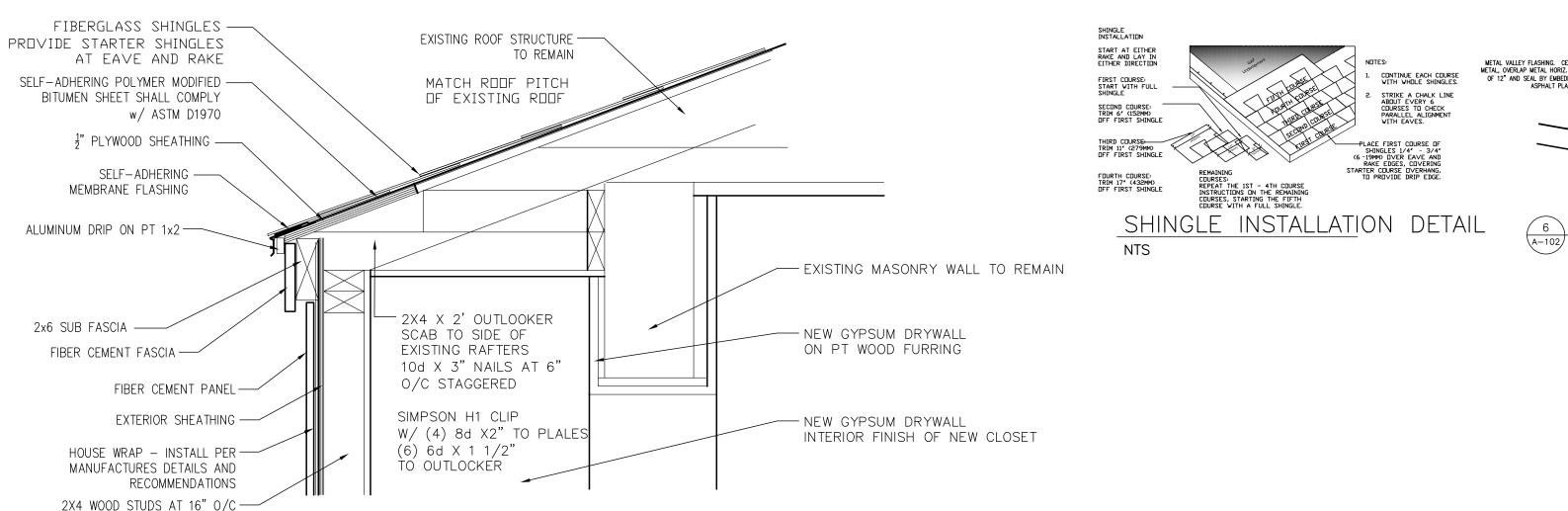
PLAN

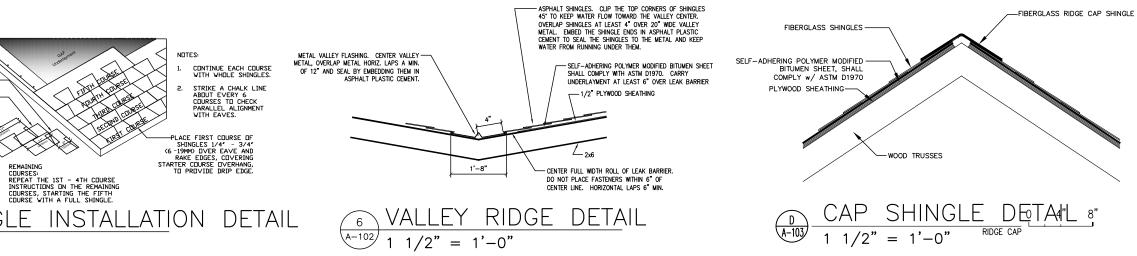
FLOOR

A-102

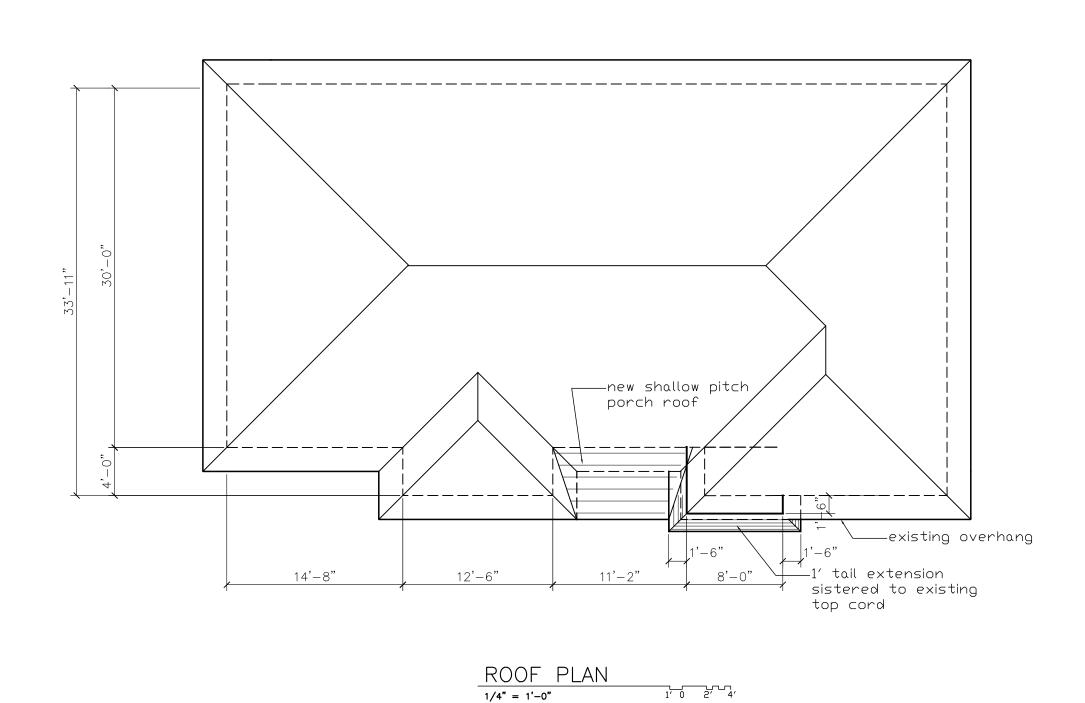


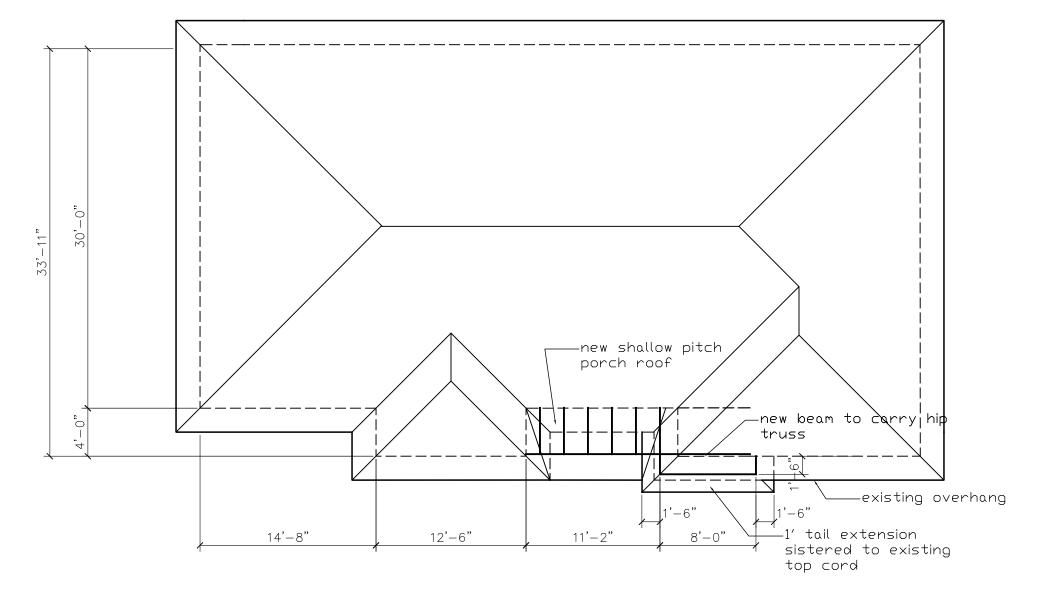
PLAN ROOF





AT LOW SLOPE ROOF (2 1/2:12) PROVIDE CONTINUOUS SELF ADHERING ICE AND WATER SHIELD UNDERLAYMENT BELOW ENTIRE ROOF PLANE. INSTALL PER MANUFACTURES RECOMMENDATIONS AND TO COMPLY WITH 2020 FBC SEVENTH EDITION. PREPARE SURFACE AS RECOMMENDED BY THE MANUFACTURE. SHINGLES TO BE INSTALL WITH A MAXIMUM EXPOSURE OF

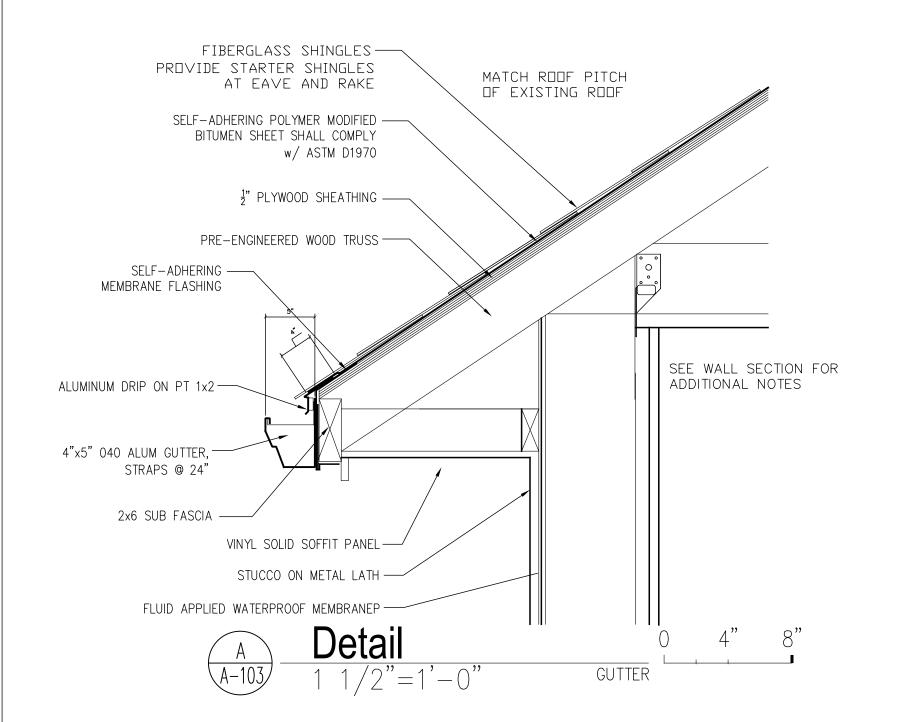


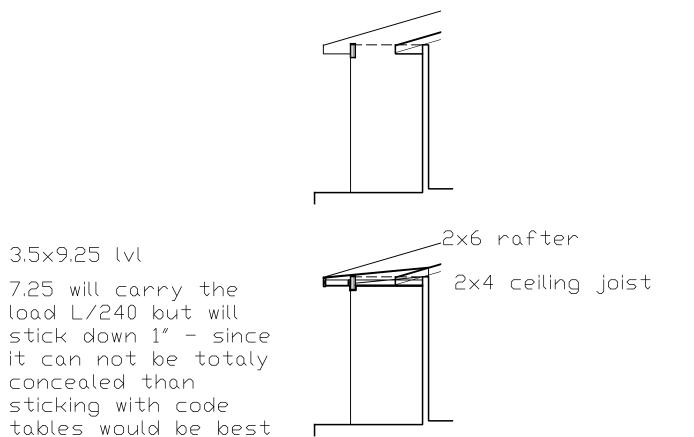


ROOF FRAMING PLAN

3.5×9.25 lvl

concealed than



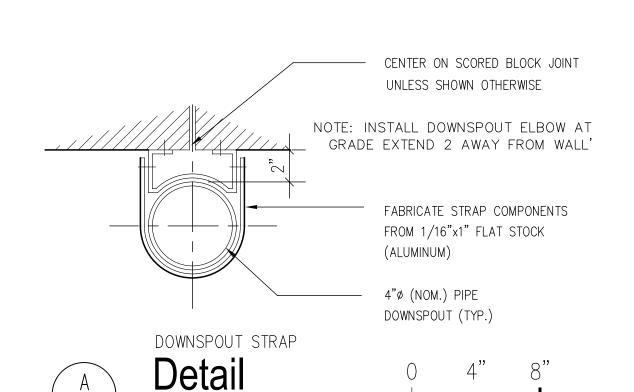


GENERAL NOTES

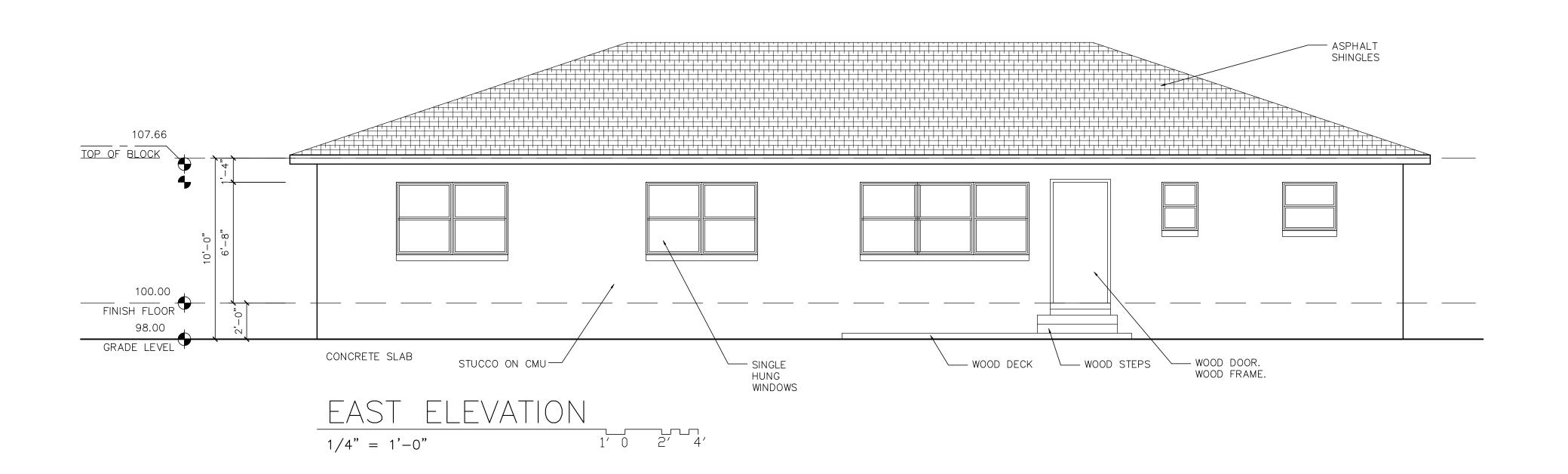
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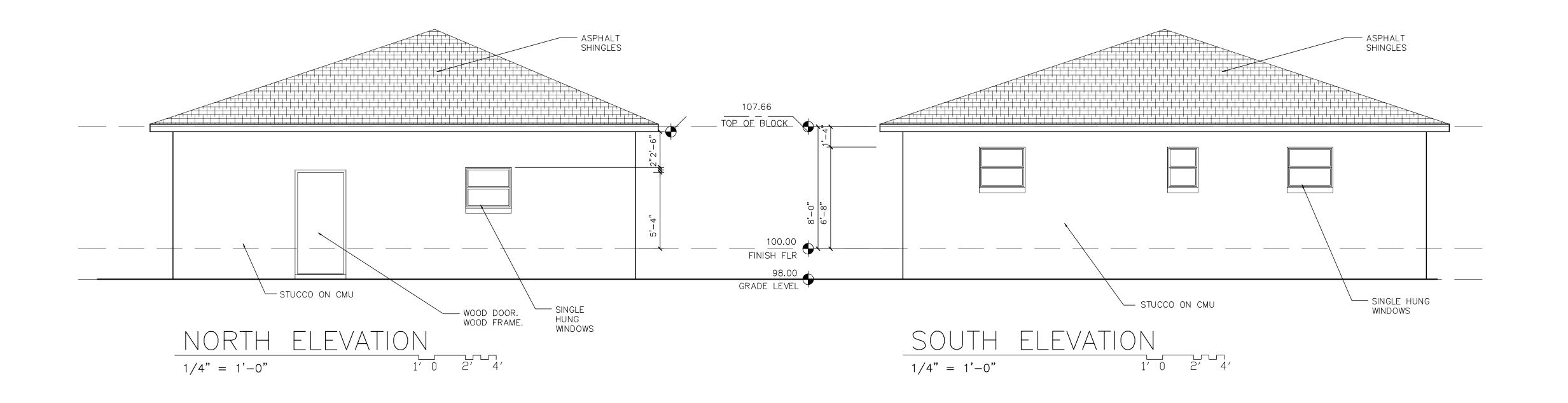
ROOFING NOTES

- 1. UNDERLAYMENT: SHIINGLE ROOF PROVIDE FULL COVERAGE SELF ADHEARED POLYMER MODIFIED BITUMEN UNDERLAYMENT SHALL COMPLY WITH ASTM-D1970 ADHEARED DIRECTLY TO THE ROOF DECK.
- LOW SLOPE ROOF (2 1/2:12) PROVIDE FULL COVERAGE SELF ADHERING ICE AND WATER SHIELD UNDERLAYMENT PER ASTM-D1970.
- INSTALL UNDERLAYMENT PER MANUFACTURES DETAILS AND RECOMENDATIONS AND IN COMPLANVE WITH 2020 FBC SEVENTH EDITION
- 2. SHINGLES: GAF FIBERGLASS REINFORCED 30 YEAR ARCHITECTURAL GRADE FIBERGLAS SHINGLES FASTENED WITH 12GA RING SHANKED NAILS LENGTH SUFFICIENT TO PROVIDE FULL PENETRATION THROUGH SHEATHING. INSTALL 4 FASTENERS PER SHINGLE
- INSTALL SHINGLES PER MANUFACTURES DETAILS AND RECOMENDATIONS AND IN COMPLANVE WITH 2020 FBC SEVENTH EDITION
- 3. PROVIDE CAP SHINGLES AND STARTER STRIP SHINGLES AT EAVE AND
- 4. CLOSED VALLEYS INSTALL PER MANUFACTURERS DETAILS AND RECOMENDATIONS WITH SECOND LAYER OF SELF ADHERING POLYMER MODIFIED UNDERLAYMENT VALLEY LINING
- 5. LOW SLOPE ROOF (2 1/2:12) TO BE GAF FIBERGALL REINFORCED SHINGLES OVER 2 SELF ADHEARING ICE AND WATER SHIELD UNDERLAYMENT LAYERS.
- INSTALL SHINGLES PER MANUFACTURES 2 1/2:12 DETAILS AND RECOMENDATIONS AND IN COMPLANVE WITH 2020 FBC SEVENTH EDITION
- 6. WHERE LOW SLOPE (2 1/2:12) ABUTT SHINGLE ROOF USE OPEN VALLEY WITH 2 PILES OF MINERAL SURFACE ROOFING THAT COMPLIES WITH ASTM D3909. bOTTOM LAYER TO BE 18" WIDE, TOP LAYER 36" WIDE. WHERE SHINGLE ROOF ABUTS VAYYEY EXTEND SHINGLES TO VALLEY PER SHINGLE OPEN VALLY DETAIL.
- 7. 6" .024 ALUMINUM FASCIA AND 2" .024 DRIP EDGE TO MATCH EXISTING
- 8. SOFFIT TO BE VENTED FIBER CEMENT
- 9. GUTTER TO BE 4"X5" .040 ALUMINUM BOX GUTTER. PROVIDE STRAPS/BRACKETS AT 24" O/C
- 10. DOWNSPOUTS TO BE 4" DIAMETER" ALUMINUM, PROVIDE 24" EXTENSION PERPENDICULAR TO WALL AT GRADE. DOWNSPOUT SUPPORTS AT MAXIMUM OF 48" O/C
- 11. FIBERGLASS SHINGLE ROOF MATCH EXISTING MANUFACTURER, SIZE, AND COLOR. FASCIA AND SOFFIT TO MATCH EXISTING.
- 12. SUBMIT ROOF SYSTEM SPECIFICATIONS, DETAILS AND WARRANTY INFORMATION FOR OWNER REVIEW.
- 13. ATTIC VENTALATION GAF MASTERFLOE METAL SLANT BACK ROOF LOUVER W/ OPTIONAL WEATHER BARRIER. INSTALL PER MANUFACTURES DETAILS AND RECOMMENDATIONS. INSTALL 18"X18" SELF ADHEARING MEMBRANE (OPEN AT VENT) OVER FLANGE FASTMERS. PAINT TO MATCH



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DRAWING NOTES

LEGEND

FIBERGLASS SHINGLE ROOF SYSTEM

CULTURED STONE ON FINISHED BLOCK

PAINTED STUCCO SIDING

WOOD SIDING

BRICK PIERS

WOOD LATTUCE

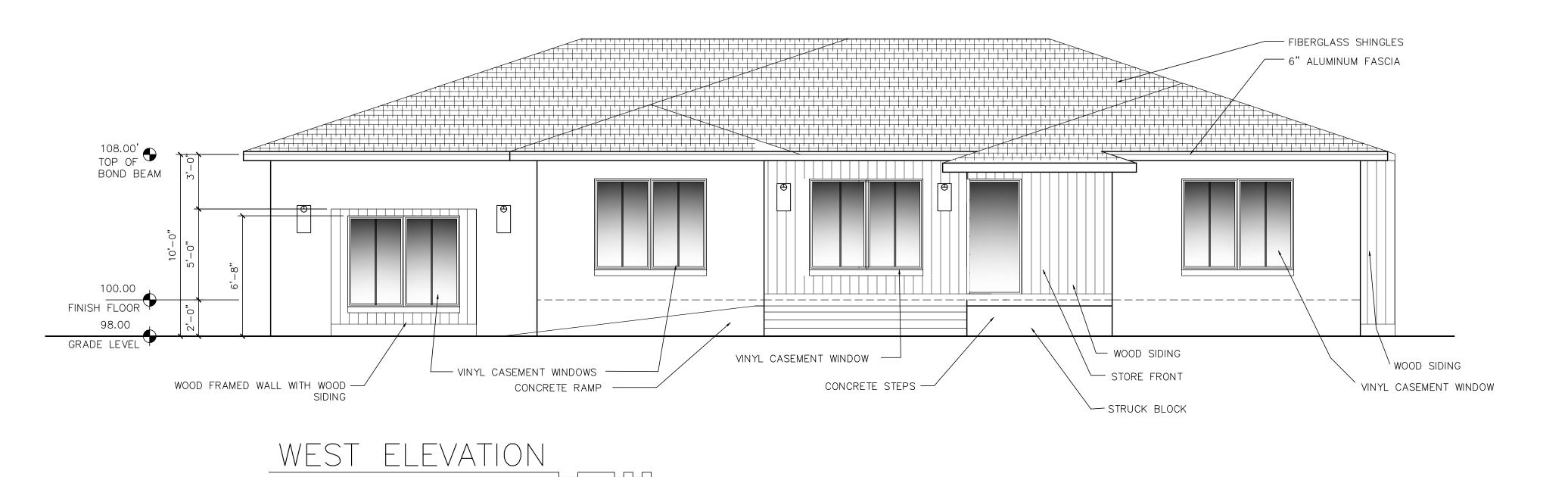
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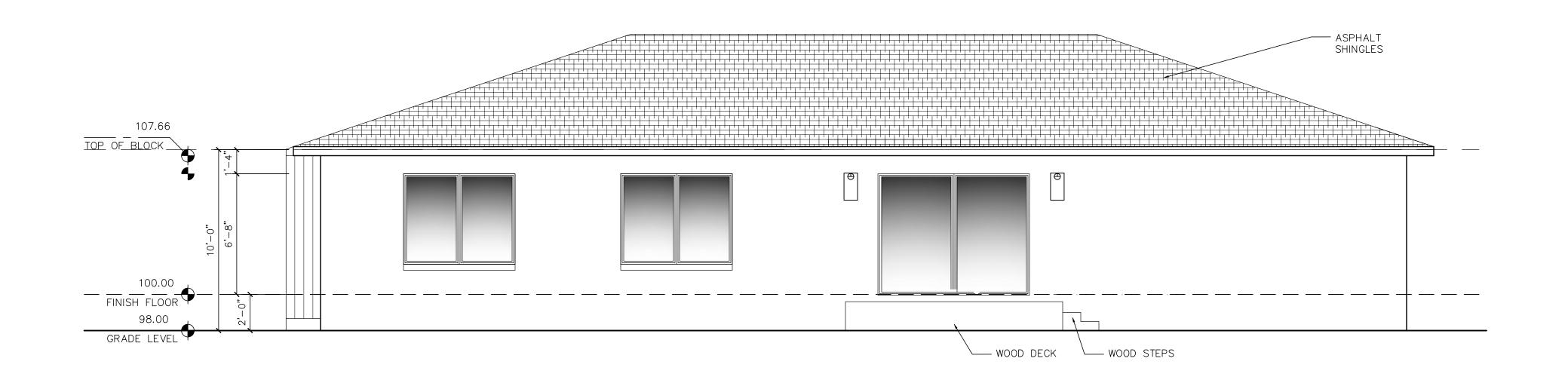
RENOVATION
BEATY RESIDENCE
2006 Seminole Trail, Lakeland, FL 33803

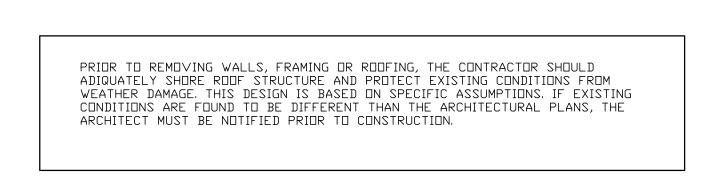
EXISTING ELEVATIONS

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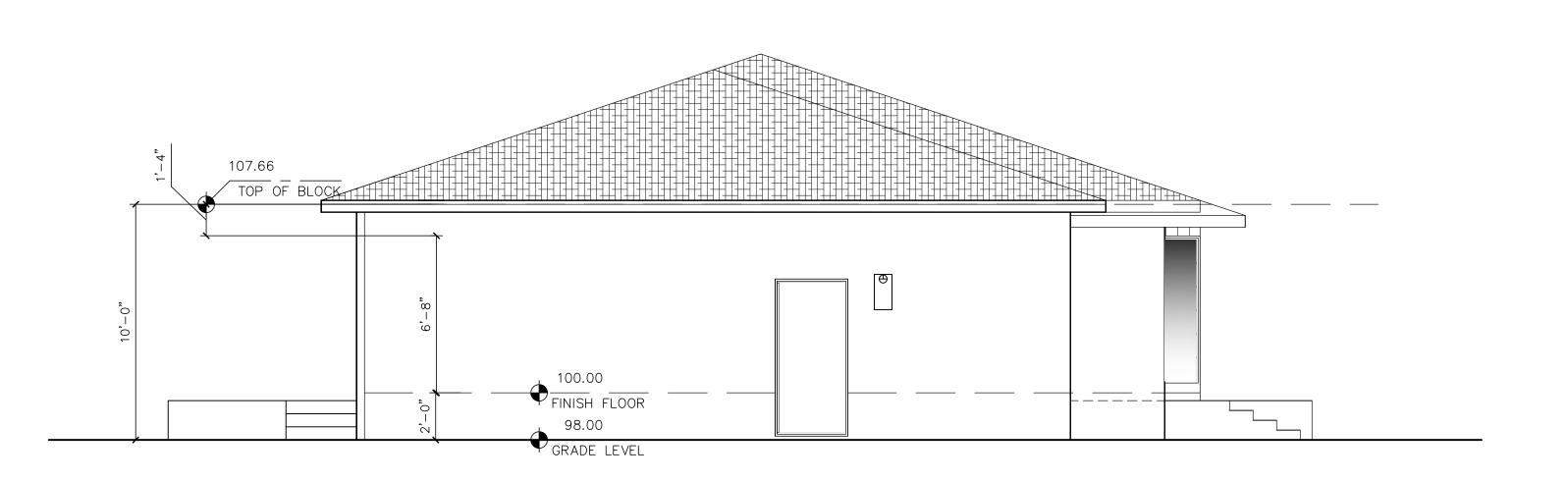




EAST ELEVATION

1/4" = 1'-0"

1/4" = 1'-0"





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- 2. SEE CODE DATA SHEET FOR ADDITIONAL CODE REFERENCES.
- 3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES OR ORDINANCES OR REQUIREMENTS OF ENTITIES HAVING JURISDICTION.
- 4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF DRAWINGS, SPECIFICATIONS, AND ALL OTHER PORTIONS OF THE COMPLETE CONTRACT DOCUMENTS. WORK PER TRADE IS NOT LIMITED TO SPECIFIC SHEETS.
- 5. SEE SHEET G-100 FOR ADDITIONAL NOTES, ANNOTATIONS, SYMBOLS, AND ABBREVIATIONS
- 6. IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALLY REFERENCED TO BE PROVIDED BY OTHERS.
- 7. CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.

ELEVATION GENERAL NOTES

1. SEE SHEET A-101 FOR ADDITIONAL DEMOLITION NOTES, ANNOTATIONS, SYMBOLS AND ABREVIATIONS. SEE ENTIRE SET FOR EXTENT OF NEW WORK. ALL WALLS DOORS, ELECTRIAL ETC TO BE REMOVED IF REQUIRED TO COMPLETE INSTALATION OF NE W WORK.

GENERAL DRAWING NOTES

- 1. REFER TO CIVIL DRAWINGS FOR FINISH GRADES AT BUILDING LINE 2. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SLAB AND FOUNDATION NOTES AND ELEVATIONS
- 3. REFER TO STRUCTURAL DRAWINGS FOR FRAMING NOTES AND DETAILS
- 4. REFER TO WALL SECTIONS FOR ADDITIONAL NOTES 5. REFER TO WALL & CROSS SECTIONS FOR BUILDING ENVELOPE
- INSULATION NOTES
- 6. WOOD SIDING TO BE INSTALLED PER MANUFACTURES RECOMMENDATIONS AND TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- 7. ALL EXTERIOR TRIM TO BE ALUMINUM OR CEMENT BOARD
- 8. REFER TO CEMENT BOARD DETAILS ON SHEET A 502
- 9. REFER TO WINDOW AND DOOR DETAILS ON SHEET A-505
- 10. INSTALL "Z" FLASHING AT ALL STORY LINES
- 11. INSTALL SIDEWALL FLASHING AT ALL ROOF TO SIDING INTERSECTIONS
- 12. WINDOWS AND DOORS TO BE FLASHER PER MANUFACTURES RECOMMENDATIONS
- 13. ALL COLUMNS AND BEAMS TO BE WRAPPED WITH CEMENT BOARD
- 14. REFER TO ROOF PLAN FOR ROOF TERMINATION NOTES 15. REFER TO ROOF PLANS SHEET A-143, A 143 A-501 FOR SCUPPER,
- LEADERBOX AND DOWNSPOUT NOTES
- 16. REFER TO STAIR DETAILS SHEET A-503 FOR STAIR DETAILS AND
- 17. ALL WINDOWS TO BE 'PGT SERIES 5400 OR APPROVED EQUAL

LEGEND

FIBERGLASS SHINGLE ROOF SYSTEM

WOOD SIDING



- 1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE: BUILDING, SEVENTH EDITION (2020) AND THE 2020 FLORIDA BUILDING CODE, EXISTING SEVENTH EDITION.
- 2. SEE CODE DATA SHEET FOR ADDITIONAL CODE REFERENCES.
- 3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES OR ORDINANCES OR REQUIREMENTS OF ENTITIES HAVING JURISDICTION.
- 4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SETS OF DRAWINGS, SPECIFICATIONS, AND ALL OTHER PORTIONS OF THE COMPLETE CONTRACT DOCUMENTS. WORK PER TRADE IS NOT LIMITED TO SPECIFIC SHEETS.
- 5. SEE SHEET G-100 FOR ADDITIONAL NOTES, ANNOTATIONS, SYMBOLS, AND ABBREVIATIONS
- 6. IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALLY REFERENCED TO BE PROVIDED BY OTHERS.
- 7. CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.

ELEVATION GENERAL NOTES

1. SEE SHEET A-101 FOR ADDITIONAL DEMOLITION NOTES, ANNOTATIONS, SYMBOLS AND ABREVIATIONS. SEE ENTIRE SET FOR EXTENT OF NEW WORK. ALL WALLS DOORS, ELECTRIAL ETC TO BE REMOVED IF REQUIRED TO COMPLETE INSTALATION OF NE W WORK.

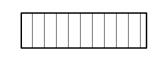
CROSS SECTION GENERAL NOTES

- 1. SEE SHEET A-101 FOR ADDITIONAL DEMOLITION NOTES, ANNOTATIONS, SYMBOLS AND ABREVIATIONS. SEE ENTIRE SET FOR EXTENT OF NEW
- 1. CROSS SECTIONS ARE USED TO DEFINE VERTICAL TARGET DIMENSIONS AND GENERAL CONSTRUCTION TYPE, SOME NON LOAD BEARING WALLS AND MILL WORK ARE NOT SHOWN TO CLAFIFY BEARING WALL CONDITIONS.
- 2. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION SYSTEMS, FLOOR SLABS, WALL CONSTRUCTION, FLOOR TRUSS AND ROOF TRUSS LAYOUTS AND DETAILS. BALCONY AND STAIR CONSTRUCTION DETAILS
- 3. REFER TO WALL SECTIONS ON SHEETS A-401 AND A-402 FOR TYPICAL WALL, FLOOR AND ROOF CONSTRUCTION NOTES AND DETAILS. PARTITION TYPES CONTINUE AROUND CORNERS UNLESS PARTITION TYPES IS SHOWN, NOTED OR TAGED DIFFERENTLY ON PLANS.
- 4. REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISH NOTES, LEGENDS AND SIDING NOTES, REFER TO SHEET A-502 FOR SIDING DETAILS. COORDINATE FINALE FINISH NOTES AND DETAILS WITH THE OWNER..
- 5. REFER TO PLANS AND INTERIOR ELEVATIONS FOR FINISH SCHEDULE, MILLWORK DETAILS AND INTERIOR ELEVATIONS AND FINISH LEGENDS FOR WALL, CEILING, FLOOR, AND BASE MATERIALS AND FINISH DESIGNATIONS. COORDINATE FINAL SELECTIONS WITH THE OWNER.
- 6. REFER TO OVERALL PLANS FOR COMMON AREA CORRIDORS, STAIRWELLS, ETC. FOR FINISH NOTES. COORDINATE FINAL SELECTIONS WITH THE OWNER.
- 7. REFER TO SHEET A-503 FOR HOUSEWRAP DETAILS
- 8. REFER TO FLOOR PLANS, AND ELEVATIONS FOR DOOR/WINDOW LOCATIONS. REFER TO WINDOW AND DOOR SCHEDULE, ELEVATIONS AND DETAILS ON
- 9. CONTRACTOR AND WINDOW/DOOR MANUFACTURER TO DESIGN, PROVIDE AND INSTALL COMPLETE ATTACHMENT OF WINDOW/DOOR TO WOOD STRUCTURE IN COMPLIANCE WITH WINDOW MANUFACTURERS REQUIREMENTS AND IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
- 10. CONTRACTOR ANNO WINDOW/DOOR MANUFACTURE TO COORDINATE ALL MOISTURE/AIR BARRIERS SYSTEMS DETAILS AND INSTALLATION TO ASSURE A WATERTIGHT INSTALATION.
- 11. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR INTERFACES WITH CONSTRUCTION SYSTEMS...

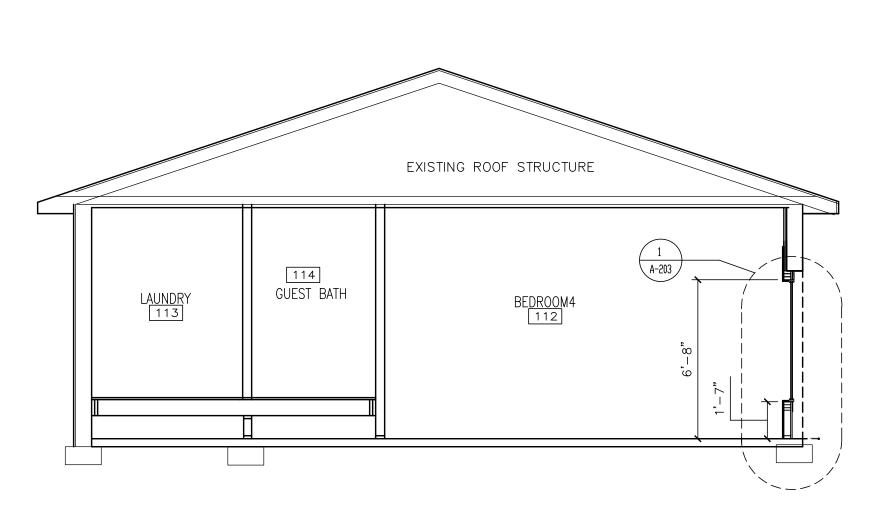
LEGEND



FIBERGLASS SHINGLE ROOF SYSTEM



WOOD SIDING



A-302 /

- WOOD SIDING

1/4" = 1'-0"

GARAGE FRAMED WALL DETAIL

107.66

100.00

FINISH FLOOR

GRADE LEVEL

- TAPCON

- PRECAST LINTEL

BACKERROD _ & NP1

TYVEK FLEX TAPE

- DRIP EDGE

--- TYVEK FLEX TAPE

- WOOD SIDING

VINYL CASEMENT — FINNED

BACKERROD

STOGUARD FLUID APPLIED VAPER BARRIER - TAPE JOINTS - INSTALL

PER MANUFAXTURES

RECOMENDATIONS

AWB660 ON BLOCK

8"CMU

INSULBOARD

1X3 FURRING -

1/2" DRYWALL

TRIPLE 2X6

TOP PLATE

BACKERROD

& NP1

3/4"RTD SHEATHING

DBL FINNED

CASEMENT WINDOW

TYVEK FLEX TAPE

1/2"DRYWALL—

2X6 STUD —

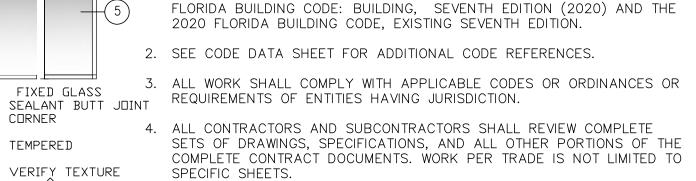
2X6 PT PLATE—

3/4"RTD SHEATHING—

TOP OF BLOCK

CROSS SECTION B-B 1/4" = 1'-0" 1/4" = 1'01/4" = 1'-0"

review bid 3-12-24 permit 4-10-24 revision_1 4-10-24 revision_2 4-24-24 revision 3 7-03-24



5. SEE SHEET G-100 FOR ADDITIONAL NOTES, ANNOTATIONS, SYMBOLS, AND ABBREVIATIONS

1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2020

- 6. IF DETAILS OR NOTES REFERENCED ARE NOT LOCATED, CONTACT THE ARCHITECT TO PROVIDE UNLESS SPECIFICALLY REFERENCED TO BE PROVIDED BY OTHERS.
- 7. CONSTRUCTION SITE MUST BE VISITED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN OR CONFLICTS WITH WHAT IS SHOWN, NOTIFY THE ARCHITECT.



GENERAL NOTES

CORNER

TEMPERED

 $\langle W4 \rangle$

EXPANDING FOAM GAP

VINYL S/H WINDOW

W/ NAIL FLANGE

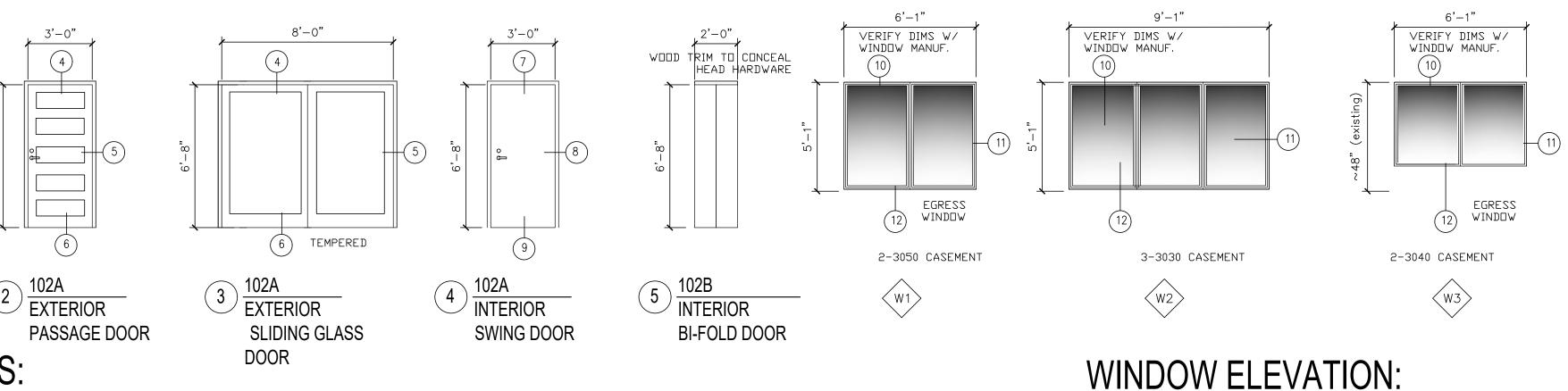
SEALANT

VERIFY TEXTURE

- 1. INTERIOR WOOD DOORS TO BE SOLID CORE UNLESS NOTED, VENEER TO BE STAIN GRADE BIRCH.
- 2. EXTERIOR DOORS TO BE FIBERGLASS DOORS AND FRAMES, DOOR AND FRAMES TO HAVE A CLEAN SQUARE PROFILE, LITES TO BE FRAMELESS.
- 3. WHERE DOORS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE-SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED, LOCATE THE DOORS IN THE CENTER OF THE ROOM/SPACE.
- 4. USE TEMPERED GLASS IN ALL OPENINGS WITHIN 18" OF THE FLOOR OR A DOOR, UNLESS ANOTHER FORM OF SAFETY GLAZING IS SPECIFICALLY INDICATED ON THE DRAWINGS.
- 5. ALL DOORS, WINDOWS, FRAMES AND HARDWARE SHALL BE INSTALL LEVEL, PLUMB AND BE SOUND, SECURE AND IN GOOD WORKING CONDITION AND IN COMPLIANCE WITH FEDERAL, FLORIDA AND ADA CODES
- 6. WINDOWS AND DOORS SHALL BE INSTALLED PER MANUFACTURES REQUIREMENTS. WINDOWS AND DOORS TO BE INSTALL BE 2020 FLORIDA BUILDING CODE RESIDENTIAL SEVENTY EDITION AND ALL APPLICABLE COVARIANCES AND CODES.
- 7. WINDOW AND DOORS TO BE INSTALLED AIR AND WATER TIGHT AND SHALL COMPLY WITH THE 2020 FBC ENERGY CONSERVATION CODE SEVENTH EDITION. FRAMES TO BE SEALED WITH EXPANDING FOAM SEALANT, INSTALL PER MANUFACTURES RECOMMENDATIONS.
- 8. USE APPROPRIATE WINDOW FLASHING DETAILS FOR WINDOW STYLE AMD WALL CONSTRUCTION.
- 9. WINDOWS INSTALLED IN FRAME WALLS SHALL BE FIN TYPE.
- 10. WINDOWS AND DOORS SHALL COMPLY WITH 2020 FBC COMPONENT AND CLADDING DESIGN INTERNAL WIND PRESSURE. DOORS AND WINDOWS MUST MEET ALL REQUIRED PRESSURES COMBINED NEGATIVE AND
- 11. HOUSE WRAP, TAPE AND MEMBRANE FLASHING DETAILS TO COMPLY WITH MANUFACTURES RECOMMENDATIONS, MEMBRANE FLASHINGS SHALL BE INSTALL SMOOTH WITH TIGHT JOINTS, NO WRINKLES, PROPER LAPS AND FULL ADHESION.
- 12. PROVIDE SILL PAN FLASHING WHERE FIN WINDOWS ARE NOT APPROPRIATE.
- 13. WINDOW SIZE CONVENTION: 3050 = 3'-0"WIDE X 5'-0" HIGH USE STANDARD WINDOW SIZES - VERIFY ACTURAL SIZE WITH MANUFACTURER
- 14. SH MEANS SINGLE HUNG,
- 15. WINDOWS IM SLEEPING AREAS SHALL BE EGRESS TYPE AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND
- 16. SIZES LISTED ARE NOMINAL. COORDINATE DOOR AND WINDOW ROUGH OPENING REQUIREMENTS WITH DOOR/WINDOW MANUFACTURER
- 17. WINDOWS WITH OPENINGS THAT ARE LESS THAN 24" ABOVE THE FINISH FLOOR SHALL HAVE 4' WINDOW OPENING CONTROL STOPS THAT COMPLY WITH CLEAR OPEN AREA (5.7 SQ. FT. - 5 SQ. FT. AT GRADE)

GENERAL NOTES:

- 1. ALL DOORS TO BE INSTALLED PER FLORIDA BUILDING CODE 2020 (7TH EDITION) ALONG WITH LOCAL CODES.
- 2. WHERE DOORS ARE NOT SPECIFICALLY LOCATED ON THE PLANS WITH DIMENSION STRINGS, PROVIDE A MINIMUM HINGE-SIDE JAMB DIMENSION OF 4" FROM DOOR OPENING TO ADJACENT PERPENDICULAR WALLS. WHERE DOORS APPEAR TO BE CENTERED, LOCATE THE DOORS IN THE CENTER OF THE ROOM/SPACE.
- 3. ALL DOORS AND HARDWARE TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 4. ALL DOORS TO BE INSTALLED PLUMB AND LEVEL
- 5. ALL GLASS WITHIN 18" OF DOORS TO BE TEMPERED.
 - NOTE: SEE SHEET A-601 FOR ADDITIONAL DOOR AND WINDOW NOTES, DETAILS AND SCHEDULES



DOOR ELEVATIONS:

1 GARAGE DOOR DETAIL @ HEAD

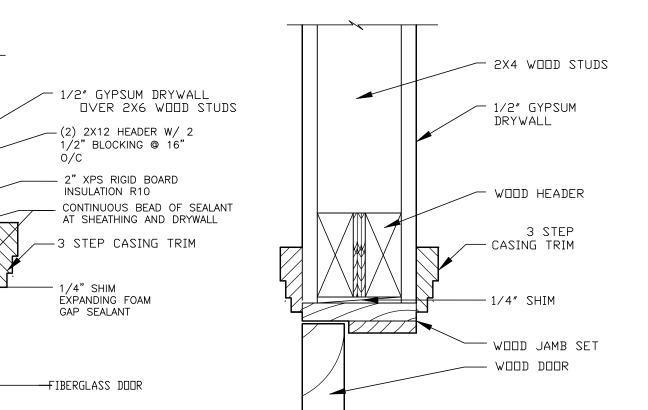
(2) GARAGE DOOR DETAIL @ JAMB

OVERHEAD SECTIONAL

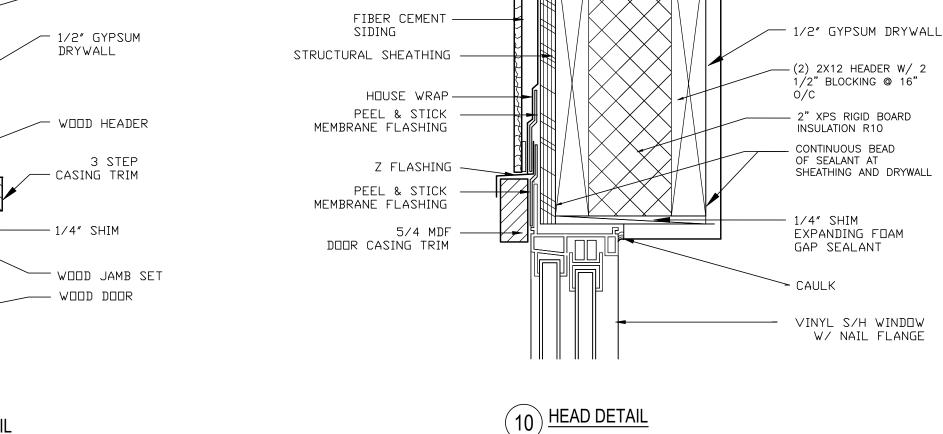
DOOR TRACK

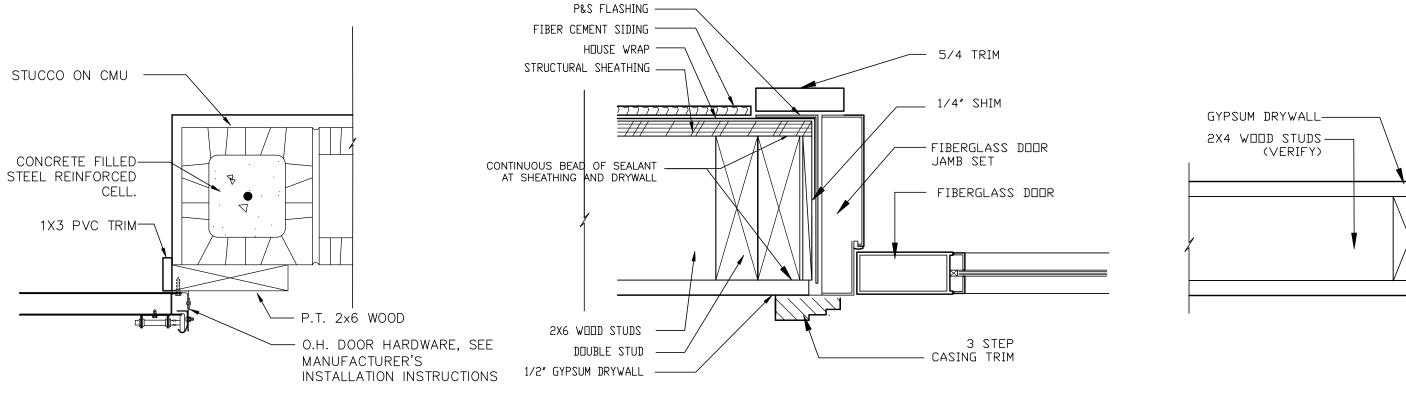
PT 2X6 —

A.F.F.



7 HEAD DETAIL





(4) HEAD DETAIL

FIBER CEMENT

STRUCTURAL

SHEATHING

HOUSE WRAP

4" "Z" FLASHING

DOOR CASING TRIM

PEEL & STICK

MEMBRANE FLASHING

5/4 MDF

FIBERGLASS

JAMB SET

8" CMU BOND BEAM W/

(1) # 5 RODS CONTINUE

-8" PRECAST CONC LINTEL

CONTINUE REINF - GROUT

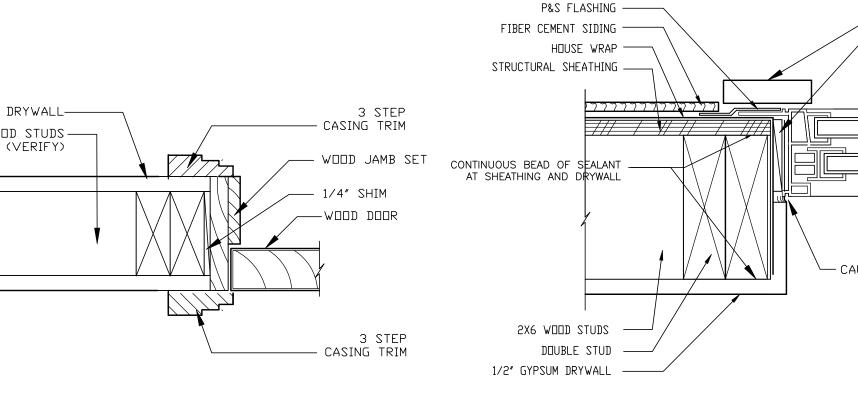
- OVERHEAD SECTIONAL DOOR

W/ (2) # 5 RODS

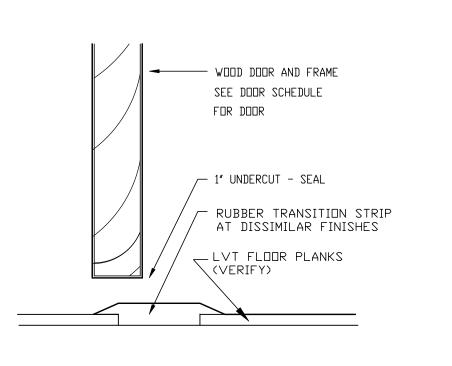
- STUCCO ON CMU

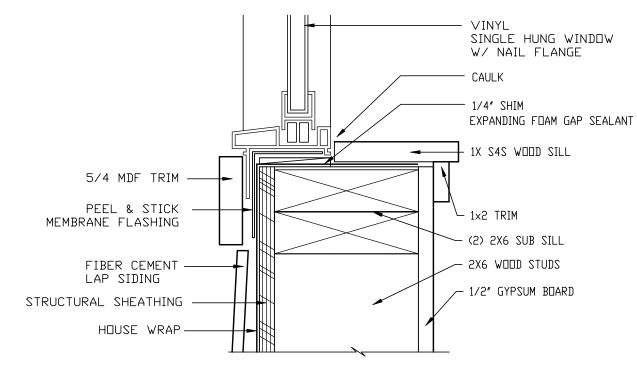
— 1X3 PVC TRIM

REINF

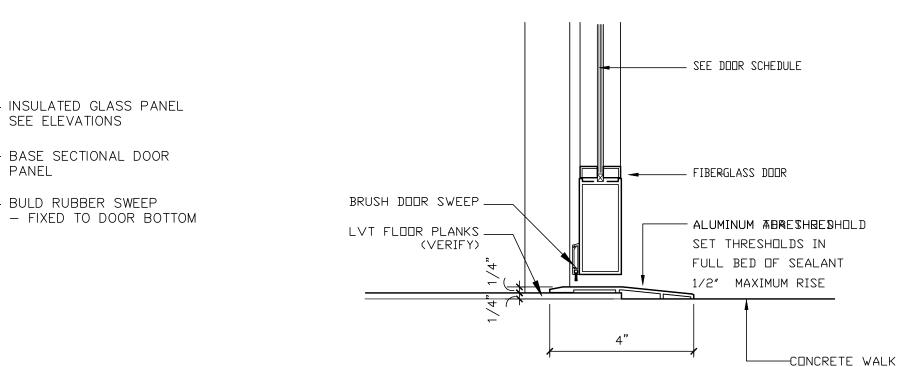








(12) SILL DETAIL



6 EXTERIOR DOOR DETAIL @ SILL

5) EXTERIOR DOOR DETAIL @ JAMB

THRESHOLD DETAIL

INT. WOOD DOOR

EXT. FIBERGLASS DOOR

GARAGE DOOR @ CMU

GARAGE DOOR DETAIL @ SILL

EXTERIOR DOOR @ CMU

bid 3-12-24 permit 4-10-24

revision_1 4-10-24 revision_2 4-24-24 revision_3 7-03-24

3" - 1'-0"

3" - 1'-0"