AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
February 27, 2025, 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 December 19, 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. 716 College Street
   vii. 748 College Street
   viii. 701 N. Florida Avenue*

B. Staff Update on Historic Districts Resurvey Project, Phase 2.

C. Follow up on Board comments from December 19, 2024 regarding designation of new historic districts. Staff proposes a workshop following a regular meeting for further discussion of this topic.

IV. New Business:

A. Board member updates and new Design Review Committee appointment.

V. Adjourn for Design Review Committee.

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

MINUTES

HISTORIC PRESERVATION BOARD
City Commission Chambers
Thursday, December 19, 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; Bruce Anderson, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dr. Bruce Anderson called the Thursday, December 19, 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. Ms. Britney Wilson and Mr. Ricardo Jimenez were not present at the time attendance was taken.

II. Review and Approval of Previous Meeting Minutes

Mr. Chris Olson motioned to approve the November 21, 2024 meeting minutes as presented. Ms. Natalie Oldenkamp 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. 716 College Street
   vii. 748 College Street
   viii. 701 N. Florida Avenue*

B. Staff Update on Historic Districts Resurvey Project, Phase 2. Ms. Emily Foster provided the Board with an update regarding Phase 2 of the Historic Districts Resurvey Project.

IV. New Business: NONE

A. Recent City Commission Activity. The Board thanks Ms. Emily Foster for her work in obtaining another grant for the Historic District Resurvey Project. Mr. Chris Olson made a motion of thanks to Ms. Emily Foster for pursuing the grant. Ms. MeLynda Rinker seconded the motion. The motion passed 6—0.

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:38 a.m.

The Historic Preservation Board reconvened at 9:14 a.m. to discuss the identification of new historic districts. Ms. MeLynda Rinker made a motion to create a new subcommittee to explore identifying potential areas for historic district designation. Ms. Britney Wilson seconded the motion. The motion passed 7—0. The meeting adjourned at 9:18 a.m.

_____ _____

Chair, Historic Preservation Board Senior Planner, Historic Preservation

AGENDA

DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
February 27, 2025
immediately following the Historic Preservation Board Meeting

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I. Call to order, determination of a quorum, and roll call.

II. Review and approval of the December 19, 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. **HPB25-010 – 821 South Boulevard** – Final Approval requested to replace the existing wood siding on the building at this address with fiber-cement siding. Owner: Ms. Nicole Shirvani. Applicant: Paramount Construction.

C. **HPB25-016 – 938 Success Avenue** – Final Approval requested to install a freestanding carport at the rear of the subject property. Owner/Applicant: Mr. Aaron Bender.

D. **HPB25-026 – 208 W. Patterson Street** – Final Approval requested to construct an accessory building in the rear yard of the subject property. Owner/Applicant: Ms. Christine Mathews.

E. **HPB25-030 – 801 E. Main Street** – Final Approval requested to construct a canopy addition onto the front of the building on the subject property. Owner: Ten Cap Partners LLC. Applicant: Mr. Jeremy Brumley.

F. **HPB25-031 – 849 E. Lime Street** – Final Approval requested to construct a new residential triplex structure on the subject property. Owner/Applicant: Hulbert Homes Inc.

V. Other Business: NONE

VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, December 19, 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, Natalie Oldenkamp, Chris Olson, Michael Porter, MeLynda Rinker and Britney Wilson were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation, Christelle Burrola, Planning Assistant, and Alex Landback, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

The meeting was called to order by Chair Michael Porter at 8:38 a.m. The Committee roll call was performed and a quorum was present. Mr. Ricardo Jimenez was not present at the time attendance was taken.

II. Review and Approval of the Previous Meeting Minutes

Mr. Chris Olson made a motion to approve the November 19, 2024 minutes as presented. Dr. Bruce Anderson seconded the motion. The motion passed 6—0.

III. Review of Certificates of Review administratively approved.

A list of twenty-three (23) administratively approved Certificate of Review projects covering the period 11/13/24-12/19/24 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 Assistant Attorney Alex Landback.

B. **HPB24-248 – 215 Hiawatha Trail** – Final Approval requested for the demolition of the existing garage and breezeway anyd replacement with a new building addition. Owner/Applicant: Thomas and Susan Rogers.

Chair Porter 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 subject property is a corner lot in the Beacon Hill Subdivision consisting of 0.54 acres. On this property is a one and a half story, single-family house, which is a contributing building in the Beacon Hill Historic District. Built in 1935 in the Tudor Revival architectural style, this house has an irregular plan and is of masonry construction. Its exterior walls are clad in running bond brick and stone, and the steeply pitched roof features multiple gable and hip components, along with a prominent chimney. The front entry and several openings on the enclosed side porch consist of arched entries. Most of the windows feature six-over-six Colonial style muntins along with a group of three diamond-paned leaded glass casements. At the rear of the house is a brick garage structure, connected to the house by an open breezeway. At the rear of the house is a brick garage structure, connected to the house by an open breezeway. At the rear of the house is a brick garage structure, connected to the house by an open breezeway. The design and materials for the addition are intended to match the existing house, and include: A concrete slab foundation tied into existing foundation; Brick and fiber cement shingle siding; Single- or double-hung sash wood clad windows with a six-over-six lite and multi-lite configurations to match the existing windows on the house; Wood doors;

Architectural shingles to match existing roofing; and fascia and soffit to match existing. The site plan for the proposed addition shows building setbacks that comply with the Urban Form Standards in the Land Development Code. Not shown on the site plan is a planned gravel driveway to be placed on the north side of the property, coming off Comanche Trail and curving to the garage door.

Ms. Foster stated that the request was evaluated using Secretary's Standards #9, #10 and Chapter 4 of the Design Guidelines for Historic Properties. In evaluating the request with the Standards, staff finds the requested addition does not disturb the spatial relationships that characterize the house, and the essential form and integrity of the subject house is maintained. Additionally, the new addition is differentiated from the house by its subordinate massing and shingle siding while continuing the Tudor Revival style through its fenestration, brick cladding, and frieze. In evaluating the request with the Design Guidelines, the materials of the proposed addition reflect the materials of the existing house and meet the intent of the Design Guidelines. The design of the proposed addition's windows, doors, wall cladding, frieze, and roof pitch and form is consistent with the Tudor Revival style of the subject house. Furthermore, the addition is appropriately placed on the rear elevation of the house. Finally, the building setbacks for the new addition meet the requirements of the Land Development Code's Urban Form Standards.

Ms. Foster stated staff recommends final approval of the request with the following condition to be reviewed and approved by staff prior to the issuance of a building permit:

1. Windows shall be recessed to provide a shadow line and window muntins shall be dimensional and mounted to the exterior glass.

Chair Porter asked if the Applicant had any additional comments or questions. Mr. Marlon Lynn, representing the applicant, was present in support of the request.

In response to Chair Porter, Mr. Lynn stated the addition will not have a crawl space but a modern stem wall concrete foundation.

Ms. Susan Rogers was also present in support of the request.

There were no public comments.

MOTION: Final approval of the request with the conditions recommended by staff. (N. Oldenkamp/B. Wilson, 7—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:14 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Certificates of Review - Minor

Date Approved from 12/14/2024 to 2/18/2025

Number / Location / Description	Milestone	Approved
Historic Preservation (39)		
Minor Review (39)		
HPB24-229	Certificate of Review Issued	02/07/25
700 WALNUT ST E, LAKELAND, FL 33801		
Replace rotting wood siding (Dutch lap) where needed. Only the rotten pieces of siding will be replaced. The majority of the wood siding was replaced 5 years ago. This replacement is mostly just wood near ground level where rain splash has caused rot. The replacement boards will be wood and the exact same width as what is already on the house. We are not changing the appearance in any way. House will then be painted. Paint will be color-matched to current house color (some shade of beige/tan).		
HPB24-230	Certificate of Review Issued with Conditions	02/07/25
203 BELVEDERE ST W, LAKELAND, FL 33803		
Remove and replace 16 wood windows in the principal house and accessory duplex. Windows deteriorated beyond		
HPB24-234	Certificate of Review Issued	01/10/25
1130 RUBY ST, LAKELAND, FL 33815		
Installation of a pre-manufactured shed placed in the rear yard of subject property. The shed is 8 ft x 16 ft which is 128 square feet. The height is 10 ft. The shed is beige with white trim. Has one door and is steel frame.		
HPB24-239	Certificate of Review Issued with Conditions	02/07/25
717 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803		
Reopen currently enclosed front porch, maintaining columns and column bases. Replace all windows, which are non-historic with Jeld-Wen SHS vinyl windows (FL#14104). Replace doors with ThermaTru fiberglass door with upper quarter-lite in the Craftsman style (FL#13459.5).		
HPB24-241	Certificate of Review Issued	12/30/24
706 PATTERSON ST W, LAKELAND, FL 33803		
Slab of front was deteriorated and damaged. Replaced slab of door only; no casing or trim work. Original front door was a 9-lite Prairie style wood door; replacement is a full-lite wood door.		
HPB24-256	Certificate of Review Issued with Conditions	12/16/24
817 ORANGE PARK AVE, LAKELAND, FL 33801		
Remove and replace 6 windows size for size on second floor of the garage apartment structure at the rear of the subject property. Replacement windows are American Craftsman Silverline vinyl single-hung windows (FL#14911).		
HPB24-265	Certificate of Review Issued	12/17/24
424 HUNTER ST, LAKELAND, FL 33803		
Removal of asphalt roof shingles and installation of a 5V crimp flat panel metal roof (FL#36904.2) for both house and detached garage on the subject property.		

HPB24-266 Certificate of Review Issued with Conditions 12/18/24

1120 MARJORIE ST W, LAKELAND, FL 33815

Replace 10 non-historic windows size for size. Jeldwen double-hung sash vinyl windows (FL#10943). Replace existing vinyl soffit with Ply Gem vinyl soffit (FL#37822). Replace a few pieces of vinyl siding that had blown off during a hurricane. House has existing vinyl siding; the pieces that were replaced match the existing.

HPB24-267 Certificate of Review Issued 12/18/24

1040 OHIO AVE S, LAKELAND, FL 33803

Convert a door opening to a window opening on the existing accessory building at the rear of the subject property. Window: American Craftsman Silver Line 50 series single hung vinyl window with a 1/1 lite configuration (FL#14911).

HPB24-268 Certificate of Review Issued 12/19/24

1111 TENNESSEE AVE S, LAKELAND, FL 33803

Install 132 linear feet of wood 6 ft. high board-on-board fence in rear yard and north side yard of the subject property.

HPB24-269 Certificate of Review Issued 12/30/24

142 LAKE MORTON DR, LAKELAND, FL 33801

Install 20' of 4' high black aluminum fence in the east side yard of the subject property.

HPB24-270 Certificate of Review Issued 12/31/24

323 MAXWELL ST W, LAKELAND, FL 33803

Replacement of the ceiling in our carport due to termite damage. It is a tongue-and-groove wood ceiling painted white (Please see photos attached). Our house is a mid-century type design. In keeping with that theme, we would like to install a stained cedar ceiling and have the cedar planks run down the wall of our utility room (with the window in the photos). We think that will really add a fresh look to the house and add to the mid-century feel. Included are some examples of this design we have found on-line.

HPB25-001 Certificate of Review Issued 01/06/25

1031 PENNSYLVANIA AVE, LAKELAND, FL 33803

Replace existing six-foot-high wood board-on-board fence with same material. Fence was damaged by Hurricane Milton in October and a permit is not required to replace with like-for-like material in the same location through March 9, 2025.

HPB25-002 Certificate of Review Issued 01/15/25

401 MAXWELL ST W, LAKELAND, FL 33803

Installation of 100 linear feet of 6 ft. tall wood board-on-board fence on east side of subject property.

HPB25-003 Certificate of Review Issued 01/03/25

1521 DAKOTA AVE S, LAKELAND, FL 33803

Shingle Re-roof

HPB25-004 Certificate of Review Issued 01/07/25

10 LAKE HOLLINGSWORTH DR, LAKELAND, FL 33803

Installation of 116 linear feet of 6 ft. tall tan vinyl privacy with one 10' double gate and one 4' gate in the rear yard of the subject property.

HPB25-005 Certificate of Review Issued 01/07/25

821 SOUTH BLVD, LAKELAND, FL 33801

Restoration of original windows, will be working with Ann Gunn of Historic Window Rescue to regain window function.

HPB25-006 Certificate of Review Issued 01/09/25
1014 1/2 TENNESSEE AVE S, LAKELAND, FL 33803
REMOVE WINDOW IN BATHROOM TO MAKE ADA COMPLIANT. WINDOW IS BEING REPLACED WITH FRAMING, AND SIDING TO MATCH CURRENT EXTERIOR.
This structure is an accessory building at the rear of the subject property.

HPB25-007 Certificate of Review Issued 01/08/25
323 MAXWELL ST W, LAKELAND, FL 33803
Proposed Site Built 6'L x 8'W x 9'.6" H Lean2 Style Tuff Shed Utility building With Shed Floor, Installed on Grass/Gravel, Anchored & Augured into Soil w/ x4 3' Ft long ground augers. Installation in rear yard of subject property.

HPB25-009 Certificate of Review Issued 01/09/25
830 TENNESSEE AVE S, LAKELAND, FL 33801
Remove all boarded up windows (window unit ACs were installed in place of window sash years ago) and restore the windows to their historic appearance. Reconstructed windows will be wood with the same divided lite configuration as the historic windows. There is also a jalousie window in the upstairs bath that we want to be historically accurate as well. There is a total of three windows upstairs (kitchen, bath, bedroom) and one downstairs.

HPB25-013 Certificate of Review Issued 01/15/25
230 FLORIDA AVE S, LAKELAND, FL 33801
Remove and replace all existing stucco on the northside non-contributing 2-story building (addition to the Oates Building) due to extensive water damage. Re-install with new stucco joint design. The existing stucco on the historic Oates Building (south 5-story building) to remain. Paint entire building (colors to match MidFlorida Building/Marble Arcade Building).

HPB25-014 Certificate of Review Issued with Conditions 01/14/25
1116 DOROTHY ST, LAKELAND, FL 33815
Replacement of 9 aluminum (non-historic) windows size for size. New windows will be made from vinyl. Old windows are rotten wood and unable to open. Replacement windows will be Simonton vinyl double-hung windows (FL#5167.1) with a one-over-one lite configuration.

HPB25-015 Certificate of Review Issued 01/15/25
810 VISTABULA ST, LAKELAND, FL 33801
6' High Wood Full Privacy with 6' High White Vinyl Full Privacy Fence Installation.

HPB25-017 Certificate of Review Issued 01/21/25
1021 NEW YORK AVE S, LAKELAND, FL 33803
Remove and dispose of 63.5' of old 6' tall wood fence and replace with 63.5' of new 6' tall wood board on board fence including (1) 5' wide gate on north side of rear yard.

HPB25-018 Certificate of Review Issued 01/17/25
729 JOHNSON AVE, LAKELAND, FL 33801
Installation of 116 linear feet of 6 ft. tall tan vinyl privacy and 15 linear feet of 4 ft. tall tan vinyl picket fence.

HPB25-019 Certificate of Review Issued with Conditions 02/03/25
58 LAKE HUNTER DR, LAKELAND, FL 33803
Remove and replace 4 windows size for size FL# 33447.1. Existing windows are non-historic aluminum windows. New windows will be vinyl single-hung sash windows.

HPB25-020 Certificate of Review Issued 01/28/25
1704 COMANCHE TRL, LAKELAND, FL 33803
For this project, we are planning to remove the chain link fence on the south side of our property and replace with a pierced brick fence. This pierced brick fence would then connect the current brick/aluminum fence to our back wooden fence.

HPB25-021 Certificate of Review Issued 01/21/25
119 PARK ST E, LAKELAND, FL 33803
Installation of 233 linear feet of 6 ft. tall board-on-board wood fence with one 10 ft. wide double gate in rear yard of subject property.

HPB25-022 Certificate of Review Issued 01/28/25
158 LAKE MORTON DR, LAKELAND, FL 33801
Furnish and install 2 9x7 model 170 overhead doors, windloaded, with glass and Stockton 1 trim. Remove out old door.

HPB25-024 Certificate of Review Issued 01/28/25
111 MAXWELL ST W, LAKELAND, FL 33803
Construction of a 3.5 ft tall wooden picket fence around the front, interior west side and portions of the rear yards of the subject property. The fence is planned to be painted a shade of off-white to match the color of the home.

HPB25-025 Certificate of Review Issued 01/29/25
835 NEW YORK AVE S, LAKELAND, FL 33815
Replace deck floor of rear porch, and support columns that may need replacing. Due to age, replacement of the deck floor with like materials, and no change in design of the original structure. Support posts to be replaced if needed; no change in design from the original structure.

HPB25-027 Certificate of Review Issued 01/30/25
515 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803
Installing 143' of 6' tall pressure treated pine board on board fence with (1) 6' tall x 4' wide gate and (2) 6' tall x 5' wide gates in the rear yard of the subject property.

HPB25-028 Certificate of Review Issued 02/03/25
314 PUEBLO TRL, LAKELAND, FL 33803
Removal of existing pool and deck. Build an 256 SF (16' x 16') unenclosed, roofed outdoor kitchen structure. Structure will be concrete with stucco finish and feature barrel tiles on the slanted roof.

HPB25-029 Certificate of Review Issued 02/03/25
938 SUCCESS AVE, LAKELAND, FL 33803
Install a 12' x 16' (192 SF) shed on existing concrete pad at the rear of the property.

HPB25-032 Certificate of Review Issued 02/06/25
829 SUCCESS AVE, LAKELAND, FL 33801
Installation of 54 linear feet of 6 ft. tall wood board on board fence on the south side of the subject property.

HPB25-033 Certificate of Review Issued 02/06/25
823 PALMETTO ST E, LAKELAND, FL 33801
Installation of 6' high board on board wood fence in rear yard of subject property

HPB25-034 Certificate of Review Issued 02/10/25
1000 PENNSYLVANIA AVE, LAKELAND, FL 33803
Installation of 70 linear feet of 6 ft. tall wood board-on-board fence, no gates, on the south side of the subject property.

HPB25-036 Certificate of Review Issued 02/11/25

1022 SUCCESS AVE, LAKELAND, FL 33803

1. INSTALLATION OF 269'-72' TALL SHERWOOD VINYL STYLE CEDAR COLOR

2. ONE 72x48 WALK GATE, CEDAR COLOR; 31'-48" BLACK DOUBLE PICKET FENCE

3. ONE 48X48 BLACK DOUBLE PICKET WALK GATE, 48X144 DOUBLE PICKET, DOUBLE DRIVE GATE

FENCE INSTALLATION IN SIDE AND REAR YARDS OF SUBJECT PROPERTY.

HPB25-038 Certificate of Review Issued 02/17/25

741 RUSHING AVE S, LAKELAND, FL 33801

REPLACE 9 LF OF 6'H WOOD BOARD ON BOARD FENCE W/ (1) GATE

Total Planning Projects Approved: 39

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 27, 2025

Project #	**HPB25-010**
Project Type	**Replacement Siding**
Property Address; Historic Name	**821 South Boulevard** **The Bruce Crawford House (SLM Historic District Resurvey 2022)**
Historic District; FMSF#	**South Lake Morton Historic District; #PO00906**
Owner/Applicant	**Ms. Nicole Shirvani / Paramount Construction**
Future Land Use; Zoning; Context District; SPI	**Residential Medium; RA-4;** **Urban Neighborhood; South Lake Morton SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Window restoration, 1/7/2025 (HPB25-005); Replacement windows, 6/29/2022 (HPB22-125); Minor exterior alteration, 10/23/2019 (HPB19-204)**

REQUEST-

The Applicant requests approval to remove the existing wood lap siding and all trim on the subject house and replace with fiber-cement lap siding and trim.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of one lot of record (Scotts Lakeland Heights Subdivision, Block 5, Lot 7 east 90 feet), which is 0.10 acres in size. On the property is a two-story, single-family house built circa 1922, which is a contributing building in the Dixieland Historic District. The architectural style of the house is Frame Vernacular, which is expressed by a gable roof pierced by a brick chimney, a full-width, integrated front porch with a hipped overhang supported by square columns on brick plinths, exposed rafter tails with a curved profile, wood lap siding, and single-or-double-hung sash windows with a one-over-one lite configuration. Alterations include the installation of windows on the second story sleeping porch and conversion of the house into two apartments.

The Applicant requests to remove the existing wood siding and all trim, including window mullions and corner boards, and replace with fiber-cement 'HardiePanel' siding and trim.

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 #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:

- Preserve and maintain original wood siding. Repair in-kind where needed.
- If siding is replaced, all trim board dimensions and joinery details should be maintained and kept visible.
- Use the same species of wood where possible.
- One alternative for wood is Fiber cement, a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. These products may be used as a replacement material or for new construction.

ANALYSIS:

While the repair or replacement of small areas of siding may be reviewed and approved by staff, the wholesale replacement of all exterior wall cladding requires the review and approval of the Design Review Committee.

The original wood siding is typical lap siding with a 4.75-inch exposure. Original mullions between windows measure 9.5-inches and 5.75-inches. Both the siding and trim appear to be in an advanced state of deterioration, including wood rot and termite damage. Fiber-cement siding, such as HardiePlank siding, is an acceptable replacement for wood lap siding and trim, as long as the dimensions of the replacement trim and siding exposure match the dimensions of the wood siding and trim, consistent with the Standards and Design Guidelines. The proposed HardiePanel siding is not recommended due to its vertical and flat appearance that is not compatible with the horizontal orientation and lapped appearance of the historic wood siding.

STAFF RECOMMENDATION:

Approval of the request with the following conditions, to be reviewed and approved by staff at permitting:

1. Use fiber-cement siding matching the 4.75-inch exposure of the historic wood siding to replace the deteriorated wood siding.
2. Use fiber-cement trim material matching the dimension and profile of the historical corner boards, window and door trim, mullions, frieze, fascia, and base boards, to replace these components.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

Paramount Construction Exteriors
4910 Creekside Drive Suite N , Clearwater, FL 33760
(305) 849-3685

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Upload Date: Thursday, December 19, 2024 11:12 AM
Uploaded By: Ryan Batot

Nicole Shirvani

Job Location: 821 South Boulevard Lakeland, FL 33801

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Upload Date: Tuesday, November 26, 2024 12:13 PM

Uploaded By: Ryan Batot

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Uploaded By: Ryan Batot

HOVER

Complete Measurements

821 South Boulevard
LAKELAND, FL 33801

VIEW 3D MODEL

PROPERTY ID: 14198863
NICOLE
7 NOV 2024

Areas	Siding	Other
Facades	1913 ft²	537 ft²
Openings	836 ft²	-
Trims*	45 ft²	-
Unknown (no photos)*	24 ft²	-
Total	2818 ft²	537 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	47	0
Tops Length	140′ 4″	-
Sills Length	120′ 2″	13′ 9″
Sides Length	346′ 7″	3′
Total Perimeter	607′ 1″	16′ 8″

Corners	Siding	Other
Inside Qty	8	22
Inside Length	48′ 4″	34′ 7″
Outside Qty	15	31
Outside Length	98′ 2″	148′ 5″

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft²	0 ft²
Vents Qty	4	0
Vents Area	17 ft²	0 ft²

Trim	Siding	Other
Level Starter	222′ 1″	259′ 6″
Sloped Trim	33′ 5″	-
Vertical Trim	34′ 8″	37′ 4″

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	223′ 5″	-	-
Level Frieze Board	182′	2′ 10″	778 ft²
Rakes Fascia	121′ 11″	-	-
Sloped Frieze Board	86′ 8″	2′ 2″	208 ft²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	1984 ft²	20
+10%	2182 ft²	22
+18%	2341 ft²	23½

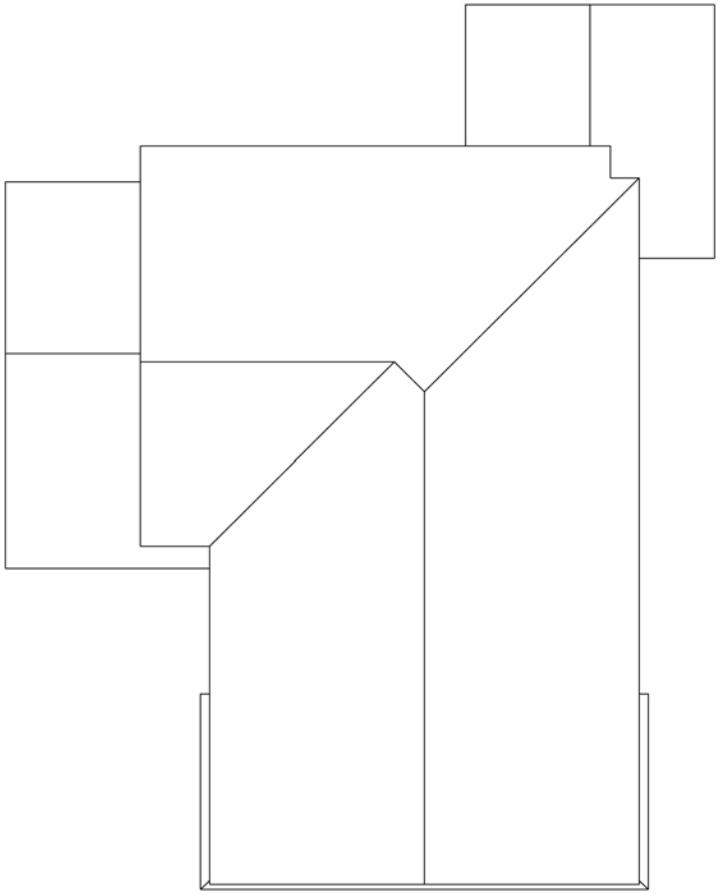
+ Openings < 20ft²	Area	Squares
Zero Waste	2759 ft²	27¾
+10%	3034 ft²	30½
+18%	3258 ft²	32¾

+ Openings < 33ft²	Area	Squares
Zero Waste	2823 ft²	28¼
+10%	3105 ft²	31¼
+18%	3333 ft²	33½

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	2110 ft²	12	-
Ridges / Hips	-	8	97′ 7″
Valleys	-	1	16′ 5″
Rakes	-	15	121′ 11″
Eaves	-	13	223′ 5″
Flashing	-	20	68′ 9″
Step Flashing	-	11	34′ 6″
Drip Edge/Perimeter	-	-	345′ 4″

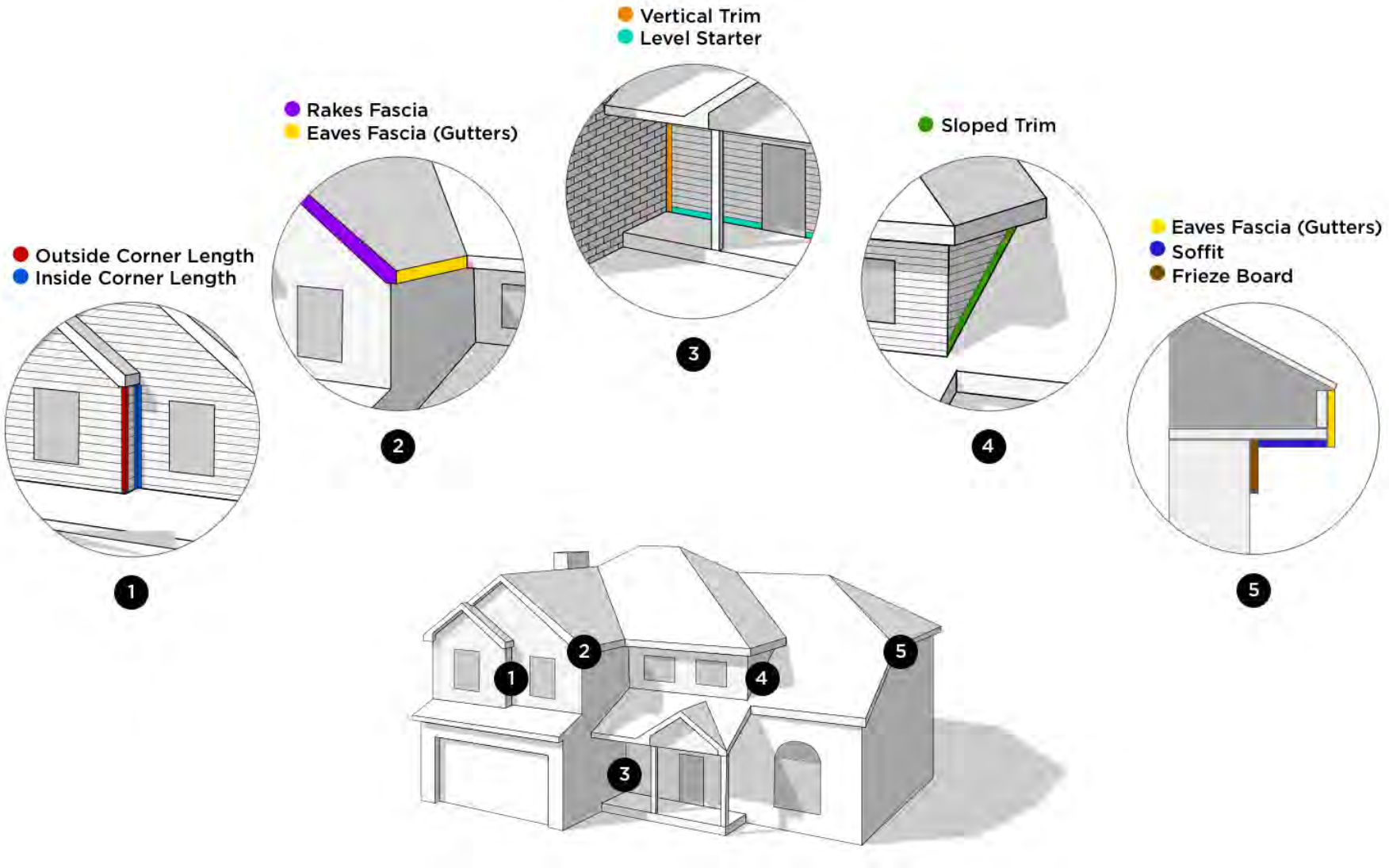
Roof Pitch*	Area	Percentage
5 / 12	1855 ft²	87.91%
11 / 12	255 ft²	12.09%

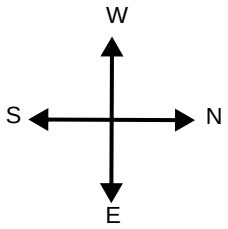


Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	2110 ft²	2216 ft²	2321 ft²	2427 ft²	2532 ft²
Squares	21⅓	22⅓	23⅓	24⅓	25⅓

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.





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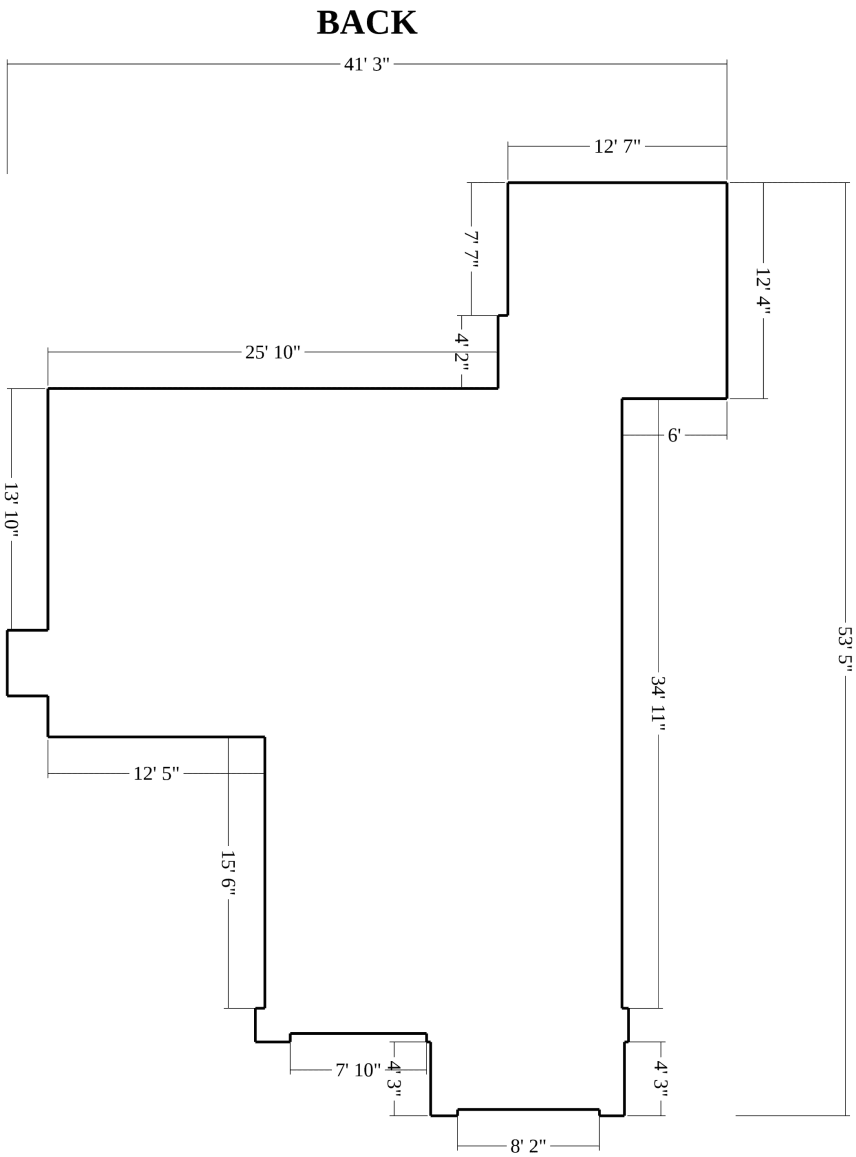
Footprint Perimeter: 192′ 11″

Footprint Area: 1218 ft²



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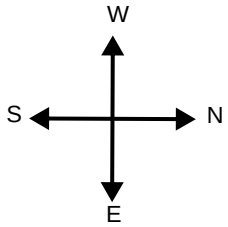
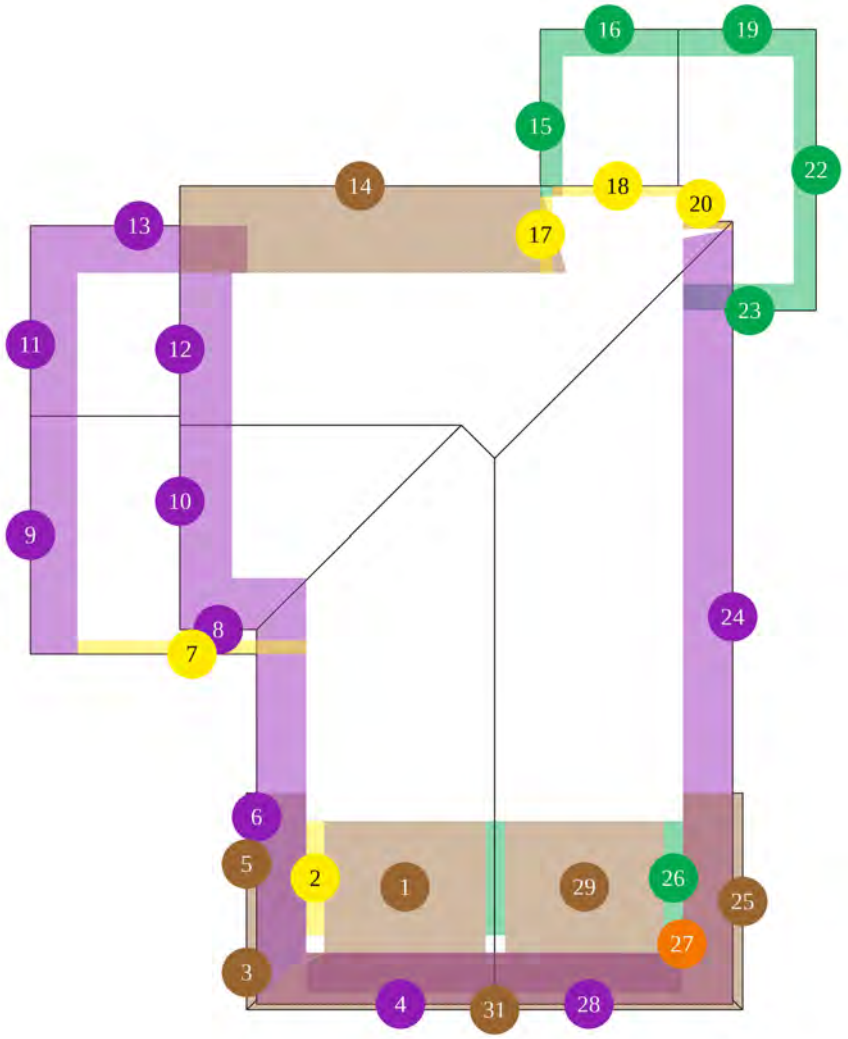


Siding Per Elevation

FRONT			RIGHT			LEFT			BACK		
SI-2	-	22 ft²	SI-1	-	14 ft²	SI-16	-	62 ft²	SI-12	-	3 ft²
SI-3	-	22 ft²	SI-9	-	517 ft²	SI-17	-	7 ft²	SI-13	-	36 ft²
SI-4	-	101 ft²	SI-11	-	78 ft²	SI-18	-	12 ft²	SI-14	-	358 ft²
SI-5	-	18 ft²	SI-27	-	4 ft²	SI-19	-	117 ft²	SI-15	-	99 ft²
SI-6	-	18 ft²				SI-20	-	128 ft²			
SI-7	-	36 ft²				SI-21	-	14 ft²			
SI-8	-	4 ft²				SI-22	-	178 ft²			
SI-10	-	40 ft²				SI-23	-	15 ft²			
						SI-24	-	3 ft²			
						SI-25	-	3 ft²			
						SI-26	-	4 ft²			
261 ft²			**613 ft²**			**543 ft²**			**496 ft²**		

Soffit Summary

Depth	Type	Count	Total Length	Total Area
1″ - 6″	eaves	2	3′ 8″	1 ft²
6″ - 12″	rakes	1	2′ 1″	2 ft²
	eaves	4	29′ 11″	23 ft²
12″ - 18″	rakes	3	23′ 9″	35 ft²
	eaves	3	26′ 2″	32 ft²
	-	1	6′ 2″	6 ft²
24″ - 48″	rakes	6	62′ 11″	171 ft²
	eaves	5	104′ 4″	297 ft²
> 48″	eaves	7	82′ 10″	424 ft²
		Totals	**341′ 11″**	**992 ft²**

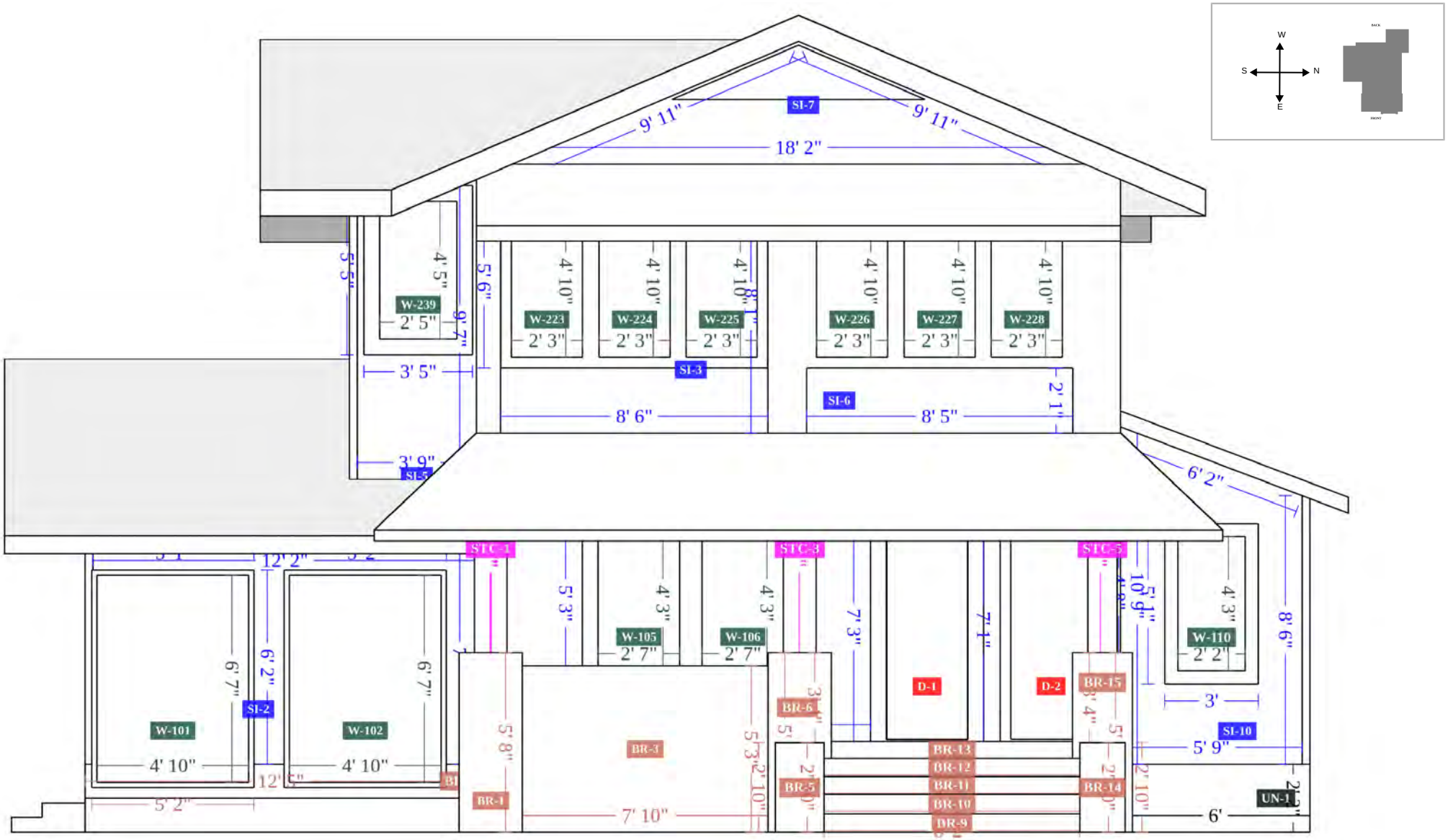


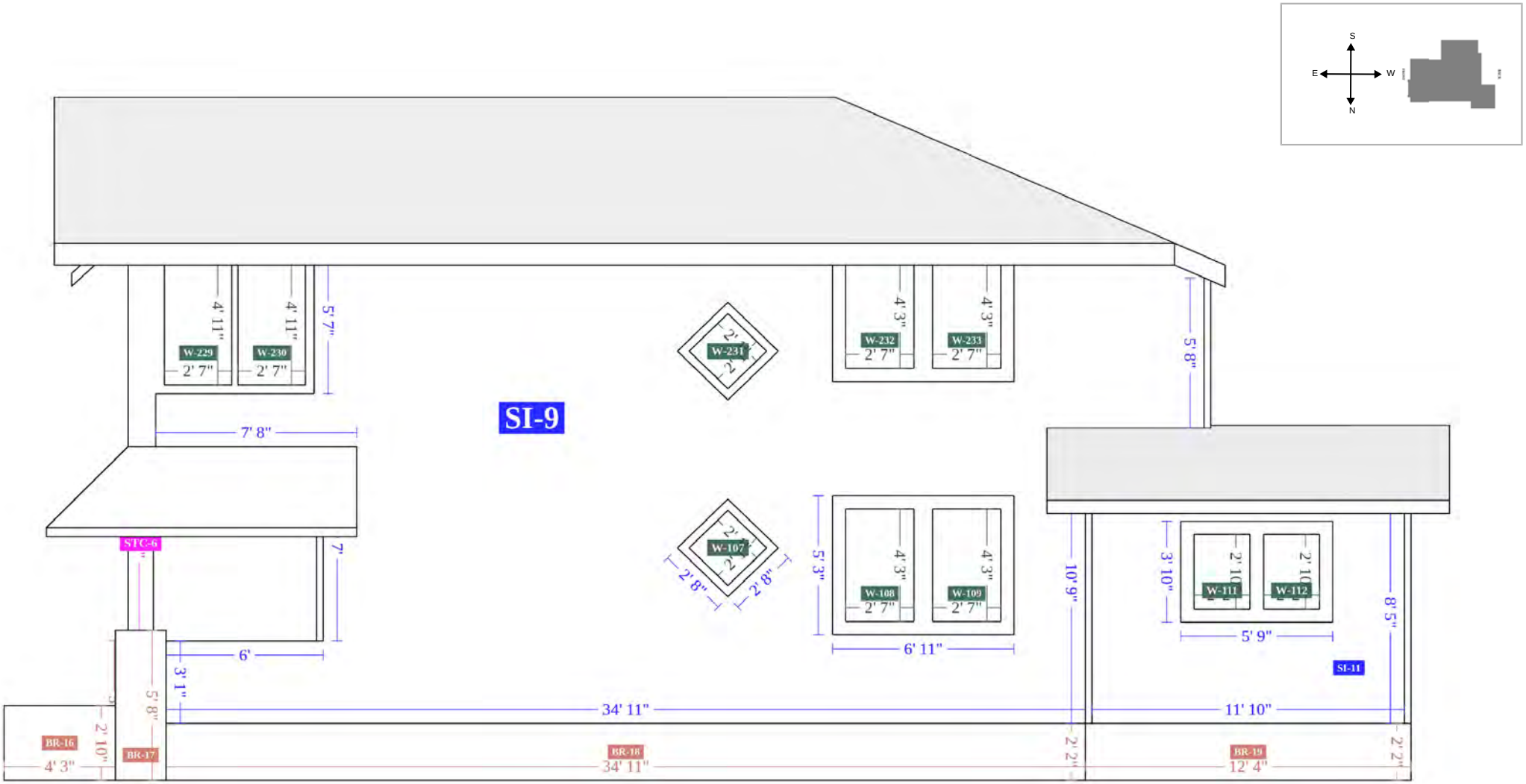
Soffit Breakdown

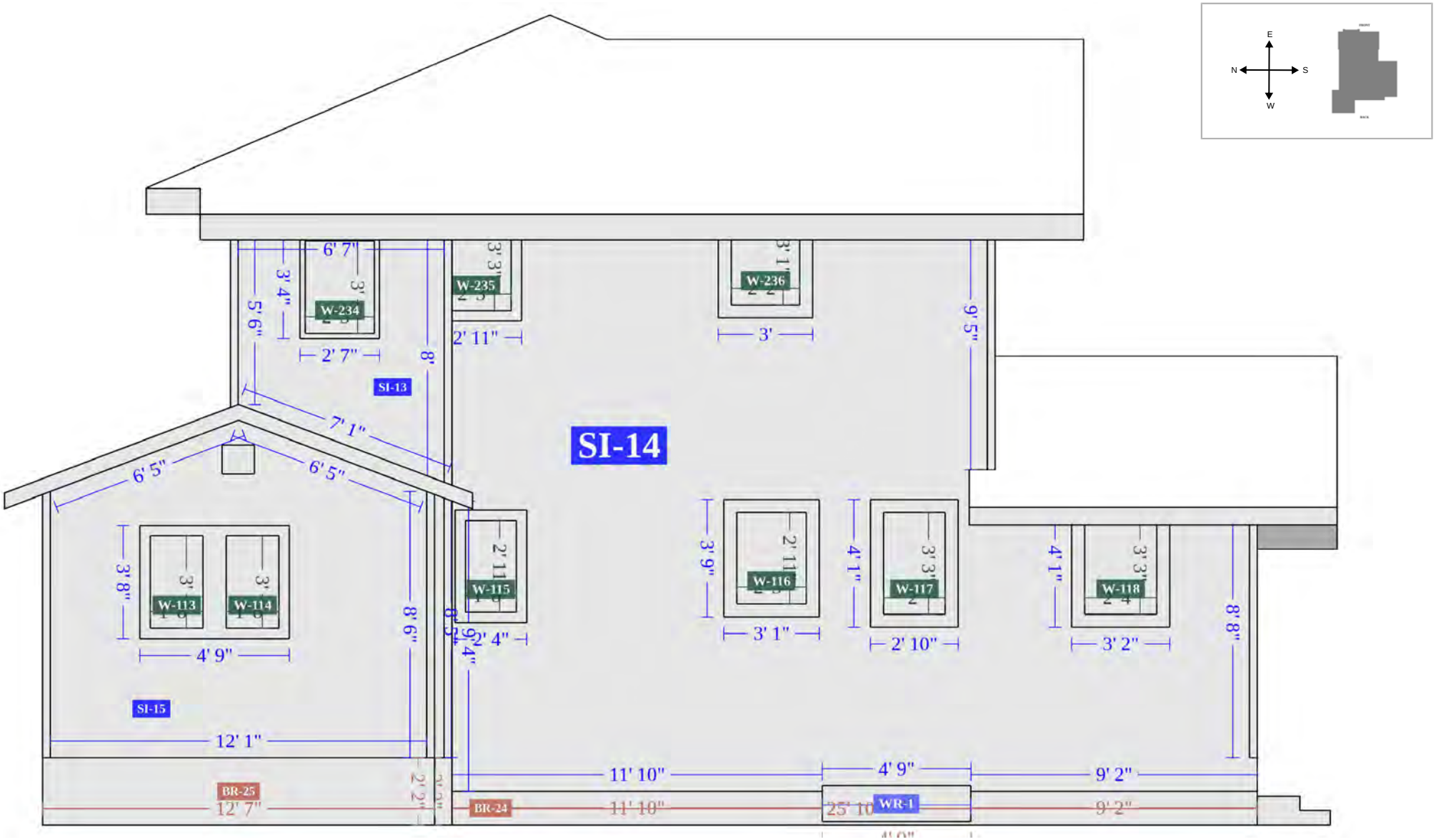
num	Type	Depth	Length	Area	Pitch
1	eave	86″	8′ 9″	63 ft²	11 / 12
2	eave	12″	6′ 2″	6 ft²	11 / 12
3	eave	53″	4′ 1″	11 ft²	11 / 12
4	rake	34″	11′ 2″	31 ft²	5 / 12
5	eave	54″	7′ 9″	35 ft²	11 / 12
6	eave	35″	23′ 1″	64 ft²	5 / 12
7	eave	10″	12′ 5″	10 ft²	5 / 12
8	eave	37″	6′ 10″	17 ft²	5 / 12
9	rake	31″	14′ 1″	36 ft²	5 / 12
10	rake	34″	9′	26 ft²	5 / 12
11	rake	31″	8′ 7″	22 ft²	5 / 12
12	rake	34″	9′	26 ft²	5 / 12
13	eave	34″	11′ 9″	33 ft²	5 / 12
14	eave	62″	20′ 3″	105 ft²	5 / 12
15	eave	16″	7′ 7″	10 ft²	5 / 12
16	rake	18″	8′	12 ft²	5 / 12
17	eave	8″	4′ 2″	3 ft²	5 / 12
18	eave	7″	7′ 1″	4 ft²	5 / 12
19	rake	18″	8′	12 ft²	5 / 12
20	rake	12″	2′ 1″	2 ft²	5 / 12
21	eave	5″	2′ 8″	1 ft²	5 / 12
22	eave	16″	12′ 4″	16 ft²	5 / 12
23	rake	18″	7′ 9″	11 ft²	5 / 12
24	eave	35″	42′ 2″	123 ft²	5 / 12
25	eave	54″	11′ 9″	46 ft²	11 / 12
26	eave	13″	6′ 2″	6 ft²	11 / 12
27	eave	1″	11″	0 ft²	11 / 12
28	rake	34″	11′ 2″	31 ft²	5 / 12
29	eave	86″	8′ 8″	62 ft²	11 / 12
30	eave	35″	20′ 6″	59 ft²	11 / 12
31	eave	52″	21′ 8″	104 ft²	11 / 12
32	-	13″	6′ 2″	6 ft²	5 / 12

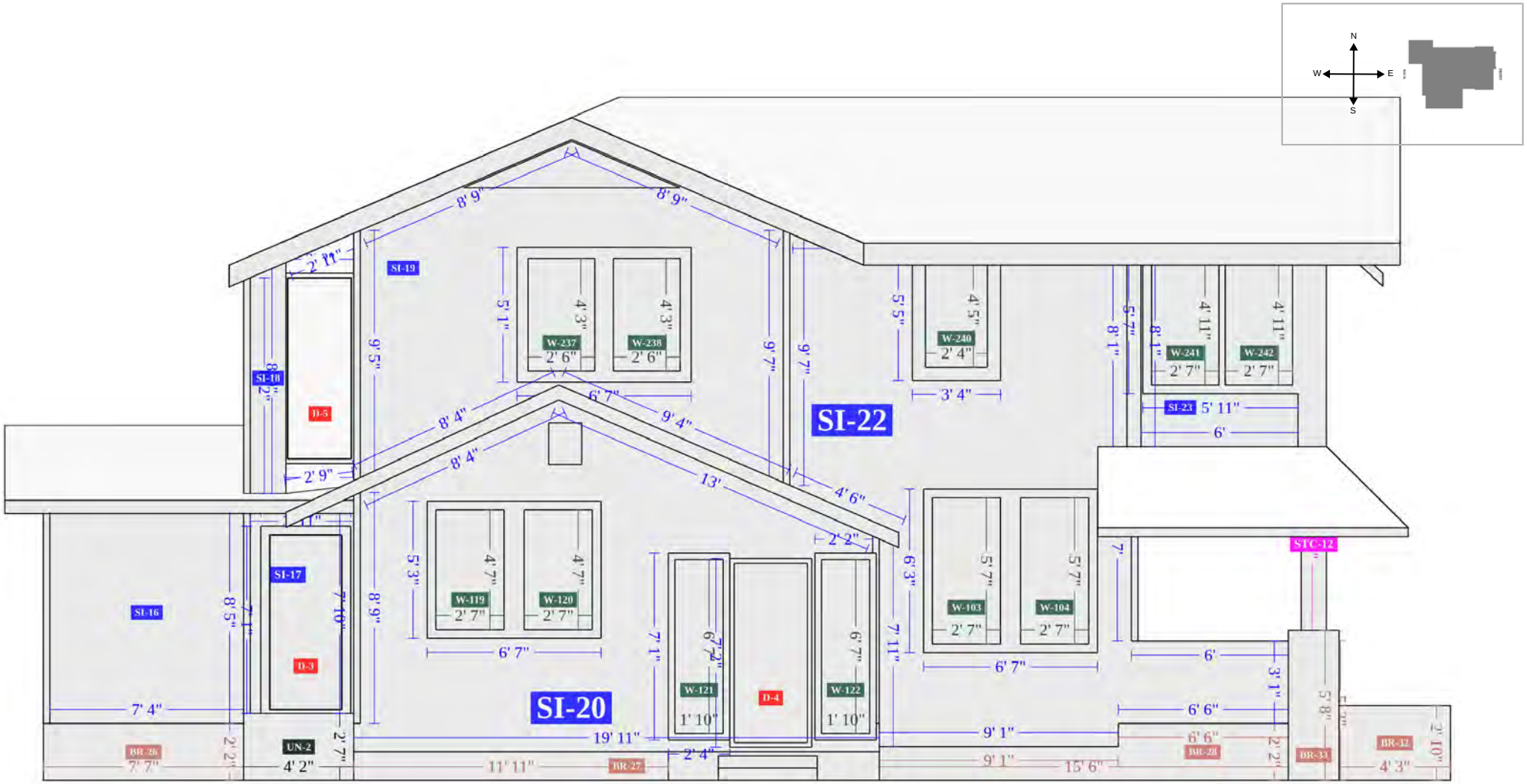
⌀ Feature is too small to label on the plan diagram

– Feature could not be labelled with complete certainty









Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	14 ft²	1	-	-	-	-
SI-2	22 ft²	1	1	2	-	-
SI-3	22 ft²	-	-	3	-	-
SI-4	101 ft²	1	2	4	-	-
SI-5	18 ft²	1	1	1	-	-
SI-6	18 ft²	-	-	-	-	-
SI-7	36 ft²	-	-	-	-	1
SI-8	4 ft²	-	-	-	-	-
SI-9	517 ft²	1	2	11	-	-
SI-10	40 ft²	1	1	1	-	-
SI-11	78 ft²	-	2	2	-	-
SI-12	3 ft²	1	1	-	-	-
SI-13	36 ft²	-	2	1	-	-
SI-14	358 ft²	3	3	7	-	-
SI-15	99 ft²	-	2	2	-	1
SI-16	62 ft²	1	1	-	-	-
SI-17	7 ft²	1	1	1	-	-
SI-18	12 ft²	-	3	-	-	-
SI-19	117 ft²	-	2	2	-	1

Siding (cont.)

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-20	128 ft²	-	3	5	-	1
SI-21	14 ft²	-	-	-	-	-
SI-22	178 ft²	2	1	3	-	-
SI-23	15 ft²	-	-	2	-	-
SI-24	3 ft²	1	1	-	-	-
SI-25	3 ft²	1	1	-	-	-
SI-26	4 ft²	-	-	-	-	-
SI-27	4 ft²	-	-	-	-	-
Total	1913 ft²	16	30	47	0	4

Brick

Facade	Area	Openings	Shutters	Vents
BR-1	11 ft^2	-	-	-
BR-2	5 ft^2	-	-	-
BR-3	41 ft^2	-	-	-
BR-4	6 ft^2	-	-	-
BR-5	4 ft^2	-	-	-
BR-6	7 ft^2	-	-	-
BR-7	6 ft^2	-	-	-
BR-8	6 ft^2	-	-	-
BR-9	5 ft^2	-	-	-
BR-10	5 ft^2	-	-	-
BR-11	5 ft^2	-	-	-
BR-12	5 ft^2	-	-	-
BR-13	4 ft^2	-	-	-
BR-14	4 ft^2	-	-	-
BR-15	6 ft^2	-	-	-
BR-16	12 ft^2	-	-	-
BR-17	11 ft^2	-	-	-
BR-18	76 ft^2	-	-	-
BR-19	27 ft^2	-	-	-

Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-20	5 ft²	-	-	-
BR-21	6 ft²	-	-	-
BR-22	19 ft²	-	-	-
BR-23	5 ft²	-	-	-
BR-24	24 ft²	-	-	-
BR-25	27 ft²	-	-	-
BR-26	16 ft²	-	-	-
BR-27	13 ft²	-	-	-
BR-28	26 ft²	-	-	-
BR-29	6 ft²	-	-	-
BR-30	5 ft²	-	-	-
BR-31	6 ft²	-	-	-
BR-32	12 ft²	-	-	-
BR-33	11 ft²	-	-	-
BR-34	3 ft²	-	-	-
BR-35	3 ft²	-	-	-
BR-36	3 ft²	-	-	-
BR-37	7 ft²	-	-	-
BR-38	6 ft²	-	-	-

Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-39	6 ft^2	-	-	-
BR-40*	1 ft^2	-	-	-
Total	456 ft^2	0	0	0

* Facet is not visible due to size or location

Stucco

Facade	Area	Openings	Shutters	Vents
STC-1	7 ft²	-	-	-
STC-2	6 ft²	-	-	-
STC-3	7 ft²	-	-	-
STC-4	6 ft²	-	-	-
STC-5	6 ft²	-	-	-
STC-6	6 ft²	-	-	-
STC-7	6 ft²	-	-	-
STC-8	7 ft²	-	-	-
STC-9	7 ft²	-	-	-
STC-10	6 ft²	-	-	-
STC-11	6 ft²	-	-	-
STC-12	6 ft²	-	-	-
Total	76 ft²	0	0	0

Wrap

Facade	Area	Openings	Shutters	Vents
WR-1	5 ft^2	-	-	-
Total	5 ft^2	0	0	0

Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	13 ft^2	-	-	-
UN-2	11 ft^2	-	-	-
Total	24 ft^2	0	0	0

Facades

		Trim			Corners		Roofline		Openings		
Facade	**Area**	**Level Starter**	**Sloped**	**Vertical**	**Inside**	**Outside**	**Level Frieze Board**	**Sloped Frieze Board**	**Tops**	**Sills**	**Sides**
SI-1	14 ft²	5′ 9″	-	2′ 5″	2′ 5″	-	-	-	-	-	-
SI-2	22 ft²	1′ 11″	-	-	7′	7′	12′ 2″	-	10′ 3″	-	18′ 6″
SI-3	22 ft²	8′ 6″	-	-	-	-	8′ 6″	-	8′ 6″	8′ 6″	27′ 1″
SI-4	101 ft²	13′ 2″	-	-	2′ 5″	14′ 1″	20′	-	13′ 9″	6′ 11″	36′ 11″
SI-5	18 ft²	3′ 9″	-	-	9′ 7″	9′ 7″	3′ 9″	-	3′ 5″	3′ 5″	10′ 9″
SI-6	18 ft²	8′ 5″	-	-	-	-	-	-	-	8′ 5″	4′ 2″
SI-7	36 ft²	18′ 2″	-	-	-	-	-	19′ 10″	-	-	-
SI-8	4 ft²	-	-	-	-	-	8′ 5″	-	8′ 5″	-	1′
SI-9	517 ft²	48′ 6″	-	4′	10′ 9″	12′ 8″	40′ 11″	2′ 6″	19′ 10″	19′ 10″	50′ 6″
SI-10	40 ft²	5′ 9″	-	-	10′ 9″	8′ 5″	-	6′ 2″	3′	3′	10′ 2″
SI-11	78 ft²	11′ 10″	-	-	-	16′ 10″	11′ 10″	-	5′ 9″	5′ 9″	7′ 8″
SI-12	3 ft²	4″	-	-	8′ 5″	7′ 10″	-	4″	-	-	-
SI-13	36 ft²	-	7′ 1″	-	-	13′ 8″	6′ 7″	-	2′ 7″	2′ 7″	6′ 7″
SI-14	358 ft²	26′ 5″	1′ 7″	2′ 11″	10′ 2″	19′ 2″	26′ 11″	8″	17′ 3″	17′ 3″	54′
SI-15	99 ft²	12′ 1″	-	-	-	16′ 10″	-	12′ 11″	4′ 9″	4′ 9″	7′ 3″
SI-16	62 ft²	7′ 4″	-	-	8′ 5″	8′ 5″	7′ 4″	-	-	-	-
SI-17	7 ft²	6″	-	-	7′ 10″	7′ 10″	3′ 11″	-	3′ 5″	-	14′ 3″
SI-18	12 ft²	1′ 4″	-	-	-	9′ 8″	-	1′ 6″	-	-	7′ 3″

Facades (cont.)

		Trim			Corners		Roofline		Openings		
Facade	**Area**	**Level Starter**	**Sloped**	**Vertical**	**Inside**	**Outside**	**Level Frieze Board**	**Sloped Frieze Board**	**Tops**	**Sills**	**Sides**
SI-19	117 ft²	-	17′ 7″	-	-	19′	-	17′ 6″	6′ 7″	6′ 7″	10′ 3″
SI-20	128 ft²	19′ 11″	-	1′ 1″	-	16′ 9″	-	21′ 4″	14′ 3″	14′ 5″	46′ 8″
SI-21	14 ft²	5′ 9″	-	2′ 5″	-	-	-	-	-	-	2′ 5″
SI-22	178 ft²	16′ 8″	4′ 6″	13′ 10″	16′ 7″	7′	14′	11″	9′ 11″	9′ 11″	23′ 2″
SI-23	15 ft²	6′	-	8′ 1″	-	-	6′	-	5′ 11″	5′ 11″	8′ 1″
SI-24	3 ft²	-	2′ 9″	-	10″	1′ 2″	-	-	-	2′ 8″	-
SI-25	3 ft²	-	-	-	1′ 6″	5″	-	2′ 11″	2′ 8″	-	-
SI-26	4 ft²	-	-	-	-	-	-	-	-	2″	-
SI-27	4 ft²	-	-	-	-	-	-	-	-	-	-
Total*	1913 ft²	222′ 1″	33′ 5″	34′ 8″	48′ 4″	98′ 2″	170′ 5″	86′ 6″	140′ 4″	120′ 2″	346′ 7″

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	14 ft²	15 ft²	17 ft²
SI-2	22 ft²	24 ft²	26 ft²
SI-3	22 ft²	24 ft²	26 ft²
SI-4	101 ft²	111 ft²	119 ft²
SI-5	18 ft²	20 ft²	21 ft²
SI-6	18 ft²	20 ft²	21 ft²
SI-7	36 ft²	40 ft²	42 ft²
SI-8	4 ft²	4 ft²	5 ft²
SI-9	517 ft²	569 ft²	610 ft²
SI-10	40 ft²	44 ft²	47 ft²
SI-11	78 ft²	86 ft²	92 ft²
SI-12	3 ft²	3 ft²	4 ft²
SI-13	36 ft²	40 ft²	42 ft²
SI-14	358 ft²	394 ft²	422 ft²
SI-15	99 ft²	109 ft²	117 ft²
SI-16	62 ft²	68 ft²	73 ft²

+ OPENINGS < 20FT²

Zero Waste	+10%	+18%
14 ft²	15 ft²	17 ft²
22 ft²	24 ft²	26 ft²
55 ft²	61 ft²	65 ft²
159 ft²	175 ft²	188 ft²
29 ft²	32 ft²	34 ft²
18 ft²	20 ft²	21 ft²
36 ft²	40 ft²	42 ft²
4 ft²	4 ft²	5 ft²
636 ft²	700 ft²	750 ft²
49 ft²	54 ft²	58 ft²
90 ft²	99 ft²	106 ft²
3 ft²	3 ft²	4 ft²
43 ft²	47 ft²	51 ft²
416 ft²	458 ft²	491 ft²
109 ft²	120 ft²	129 ft²
62 ft²	68 ft²	73 ft²

+ OPENINGS < 33FT²

Zero Waste	+10%	+18%
14 ft²	15 ft²	17 ft²
86 ft²	95 ft²	101 ft²
55 ft²	61 ft²	65 ft²
159 ft²	175 ft²	188 ft²
29 ft²	32 ft²	34 ft²
18 ft²	20 ft²	21 ft²
36 ft²	40 ft²	42 ft²
4 ft²	4 ft²	5 ft²
636 ft²	700 ft²	750 ft²
49 ft²	54 ft²	58 ft²
90 ft²	99 ft²	106 ft²
3 ft²	3 ft²	4 ft²
43 ft²	47 ft²	51 ft²
416 ft²	458 ft²	491 ft²
109 ft²	120 ft²	129 ft²
62 ft²	68 ft²	73 ft²

SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-17	7 ft²	8 ft²	8 ft²
SI-18	12 ft²	13 ft²	14 ft²
SI-19	117 ft²	129 ft²	138 ft²
SI-20	128 ft²	141 ft²	151 ft²
SI-21	14 ft²	15 ft²	17 ft²
SI-22	178 ft²	196 ft²	210 ft²
SI-23	15 ft²	17 ft²	18 ft²
SI-24	3 ft²	3 ft²	4 ft²
SI-25	3 ft²	3 ft²	4 ft²
SI-26	4 ft²	4 ft²	5 ft²
SI-27	4 ft²	4 ft²	5 ft²
UN-1	13 ft²	14 ft²	15 ft²
UN-2	11 ft²	12 ft²	13 ft²
Trims	47 ft²	52 ft²	55 ft²
Total	1984 ft²	2182 ft²	2341 ft²

+ OPENINGS < 20FT²

Zero Waste	+10%	+18%
25 ft²	28 ft²	30 ft²
12 ft²	13 ft²	14 ft²
139 ft²	153 ft²	164 ft²
194 ft²	213 ft²	229 ft²
14 ft²	15 ft²	17 ft²
216 ft²	238 ft²	255 ft²
41 ft²	45 ft²	48 ft²
3 ft²	3 ft²	4 ft²
3 ft²	3 ft²	4 ft²
4 ft²	4 ft²	5 ft²
4 ft²	4 ft²	5 ft²
13 ft²	14 ft²	15 ft²
11 ft²	12 ft²	13 ft²
335 ft²	369 ft²	395 ft²
2759 ft²	3034 ft²	3258 ft²

+ OPENINGS < 33FT²

Zero Waste	+10%	+18%
25 ft²	28 ft²	30 ft²
12 ft²	13 ft²	14 ft²
139 ft²	153 ft²	164 ft²
194 ft²	213 ft²	229 ft²
14 ft²	15 ft²	17 ft²
216 ft²	238 ft²	255 ft²
41 ft²	45 ft²	48 ft²
3 ft²	3 ft²	4 ft²
3 ft²	3 ft²	4 ft²
4 ft²	4 ft²	5 ft²
4 ft²	4 ft²	5 ft²
13 ft²	14 ft²	15 ft²
11 ft²	12 ft²	13 ft²
335 ft²	369 ft²	395 ft²
2823 ft²	3105 ft²	3333 ft²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	58″ x 79″	137″	W-101	58″ x 79″	137″	32 ft²
WG-2	58″ x 79″	137″	W-102	58″ x 79″	137″	32 ft²
WG-3	71″ x 67″	138″	W-103	31″ x 67″	98″	14 ft²
			W-104	31″ x 67″	98″	14 ft²
WG-4	71″ x 51″	122″	W-105	31″ x 51″	82″	11 ft²
			W-106	31″ x 51″	82″	11 ft²
WG-5	35″ x 34″	70″	W-107	35″ x 34″	70″	8 ft²
WG-6	71″ x 51″	122″	W-108	31″ x 51″	82″	11 ft²
			W-109	31″ x 51″	82″	11 ft²
WG-7	26″ x 51″	77″	W-110	26″ x 51″	77″	9 ft²
WG-8	57″ x 34″	91″	W-111	26″ x 34″	60″	6 ft²
			W-112	26″ x 34″	60″	6 ft²
WG-9	49″ x 36″	85″	W-113	20″ x 36″	56″	5 ft²
			W-114	20″ x 36″	56″	5 ft²
WG-10	20″ x 35″	55″	W-115	20″ x 35″	55″	5 ft²
WG-11	27″ x 35″	62″	W-116	27″ x 35″	62″	7 ft²
WG-12	24″ x 39″	63″	W-117	24″ x 39″	63″	6 ft²
WG-13	28″ x 39″	67″	W-118	28″ x 39″	67″	8 ft²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-14	71″ x 55″	126″	W-119	31″ x 55″	86″	12 ft²
			W-120	31″ x 55″	86″	12 ft²
WG-15	22″ x 79″	101″	W-121	22″ x 79″	101″	12 ft²
WG-16	22″ x 79″	101″	W-122	22″ x 79″	101″	12 ft²
WG-17	94″ x 58″	151″	W-223	27″ x 58″	85″	11 ft²
			W-224	27″ x 58″	85″	11 ft²
			W-225	27″ x 58″	85″	11 ft²
WG-18	94″ x 58″	151″	W-226	27″ x 58″	85″	11 ft²
			W-227	27″ x 58″	85″	11 ft²
			W-228	27″ x 58″	85″	11 ft²
WG-19	64″ x 59″	123″	W-229	31″ x 59″	89″	13 ft²
			W-230	31″ x 59″	89″	13 ft²
WG-20	35″ x 34″	70″	W-231	35″ x 34″	70″	8 ft²
WG-21	71″ x 51″	122″	W-232	31″ x 51″	82″	11 ft²
			W-233	31″ x 51″	82″	11 ft²
WG-22	27″ x 36″	62″	W-234	27″ x 36″	62″	7 ft²
WG-23	27″ x 39″	66″	W-235	27″ x 39″	66″	7 ft²
WG-24	26″ x 37″	63″	W-236	26″ x 37″	63″	7 ft²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-25	69″ x 51″	121″	W-237	30″ x 51″	82″	11 ft²
			W-238	30″ x 51″	82″	11 ft²
WG-26	29″ x 53″	82″	W-239	29″ x 53″	82″	11 ft²
WG-27	28″ x 53″	81″	W-240	28″ x 53″	81″	10 ft²
WG-28	64″ x 59″	123″	W-241	31″ x 59″	89″	13 ft²
			W-242	31″ x 59″	89″	13 ft²
			Total	-	3415″	461 ft²

Doors

Opening	Width x Height
D-1	32″ x 80″
D-2	32″ x 80″
D-3	32″ x 80″
D-4	32″ x 82″
D-5	32″ x 82″

*Door height and width have been snapped to standard

Entire Doors

Opening	Width x Height	Area
D-1	31″ x 81″	17 ft^2
D-2	31″ x 80″	17 ft^2
D-3	33″ x 80″	18 ft^2
D-4	33″ x 82″	19 ft^2
D-5	31″ x 83″	18 ft^2
Total	-	89 ft^2

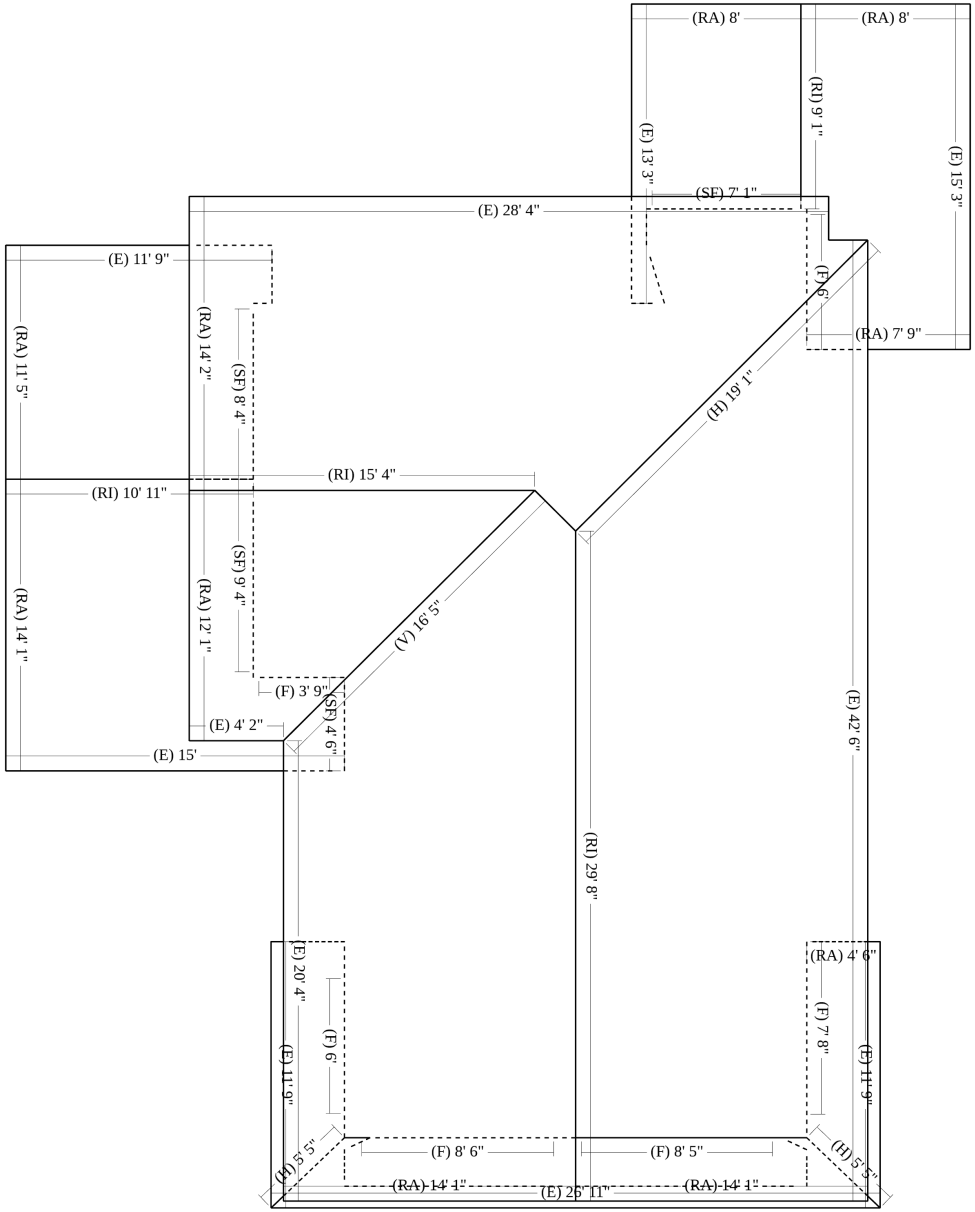
*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

821 South Boulevard, Lakeland, FL

ROOF MEASUREMENTS

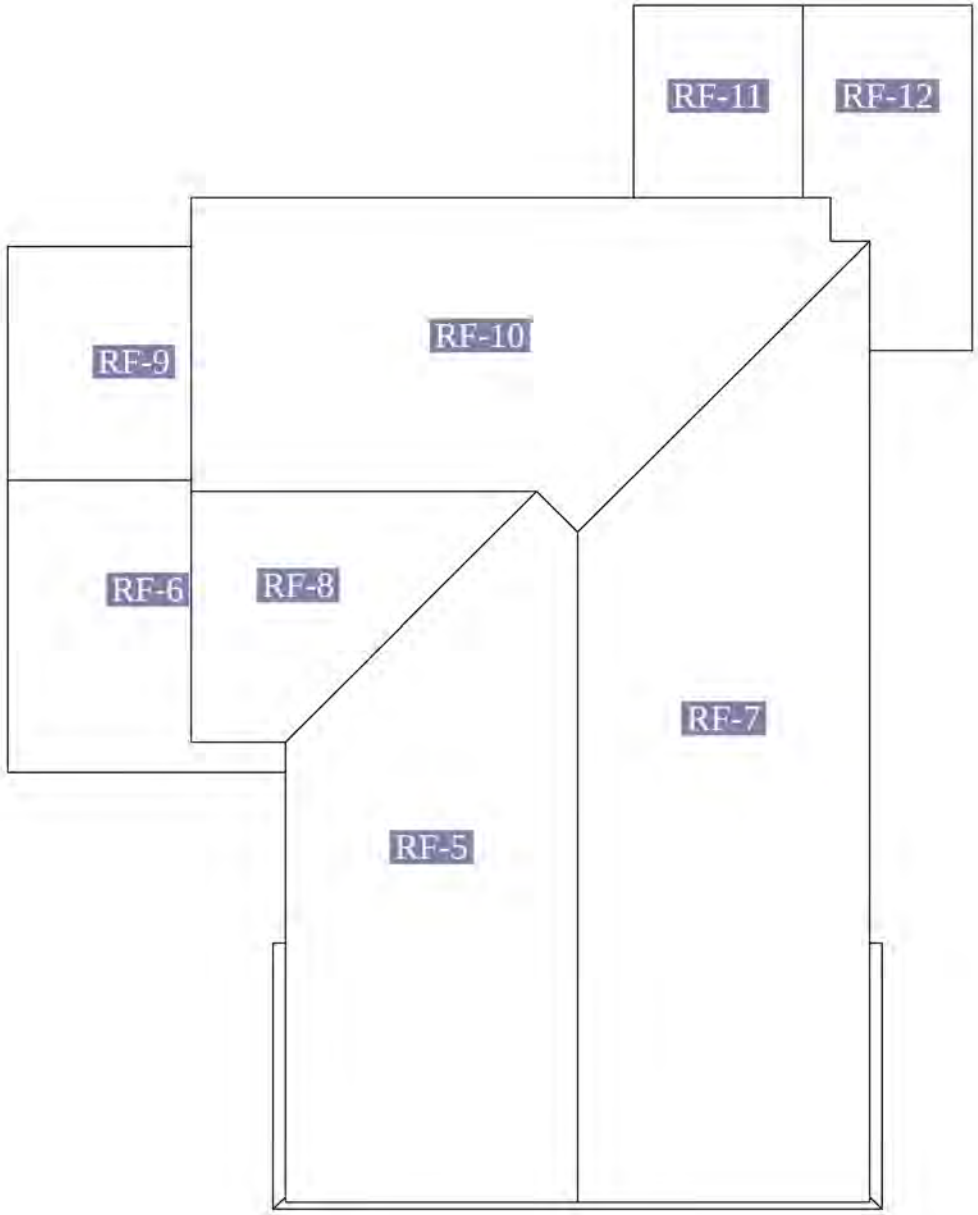
Roof	Length
Ridges (RI)	65′
Hips (H)	32′ 8″
Valleys (V)	16′ 5″
Rakes (RA)	121′ 11″
Eaves (E)	223′ 5″
Flashing (F)*	68′ 9″
Step Flashing (SF)*	34′ 6″
Transition Line (TL)	-

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

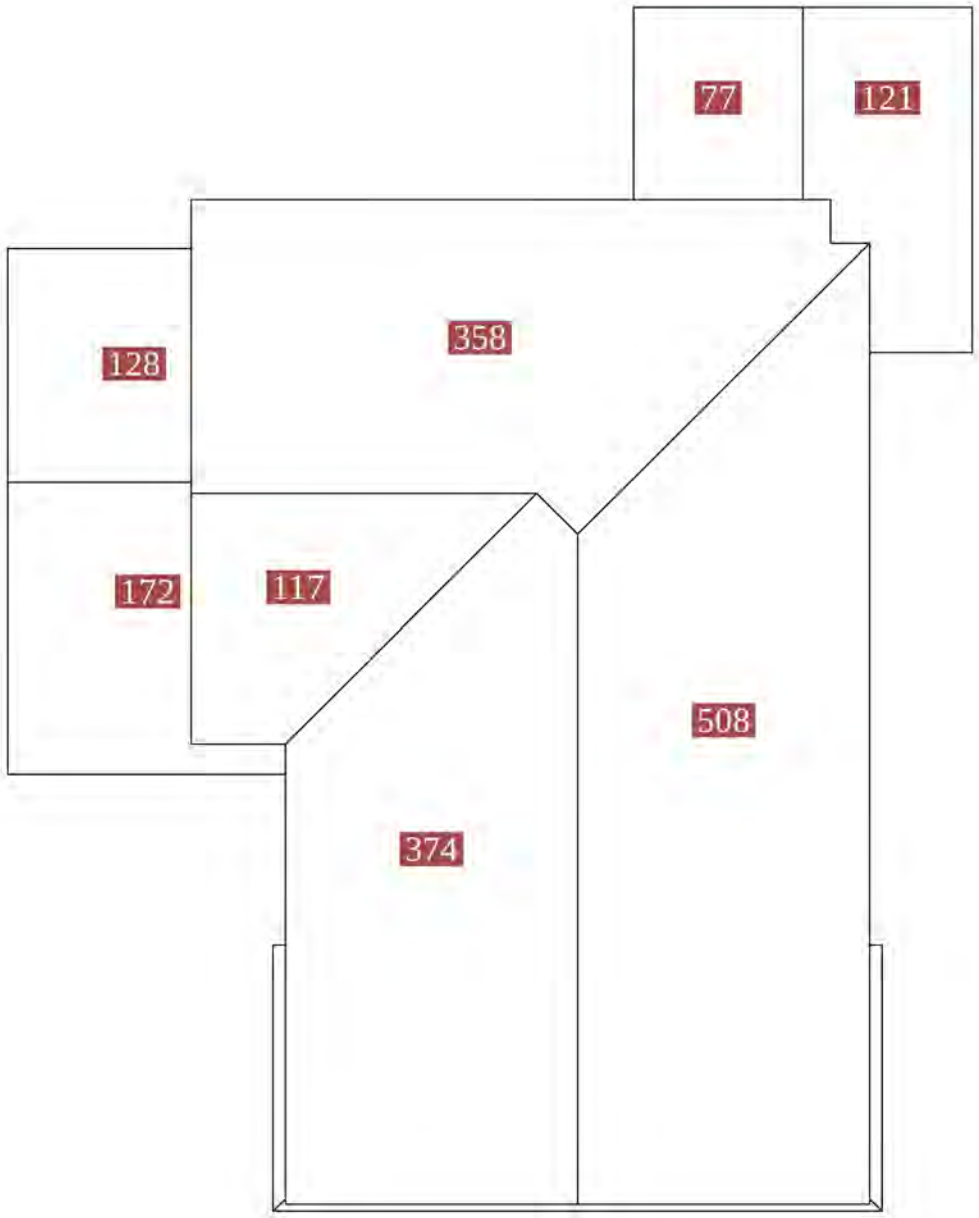


Roof Facets

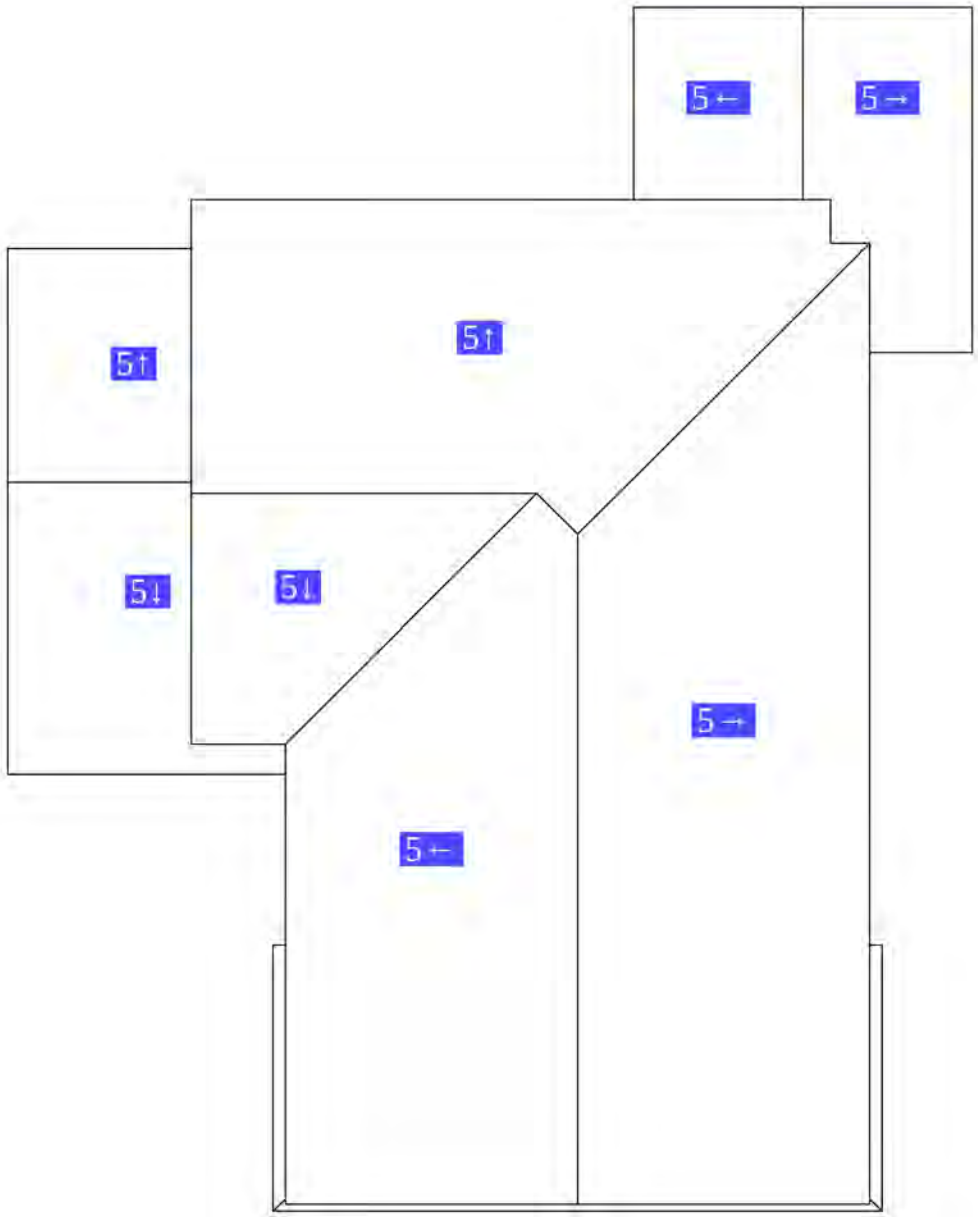
Facet	Area	Pitch
RF-1	104 ft²	11/12
RF-2	46 ft²	11/12
RF-3	46 ft²	11/12
RF-4	59 ft²	11/12
RF-5	374 ft²	5/12
RF-6	172 ft²	5/12
RF-7	508 ft²	5/12
RF-8	117 ft²	5/12
RF-9	128 ft²	5/12
RF-10	358 ft²	5/12
RF-11	77 ft²	5/12
RF-12	121 ft²	5/12



Roof	Facets	Total
Total	12	2110 ft²



Roof Pitch	Area	Percentage
5 / 12	1855 ft²	87.91%
11 / 12	255 ft²	12.09%























HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 27, 2025

Project #	**HPB25-016**
Address	**938 Success Avenue**
Owner/Applicant	**Mr. Aaron Bender**
Project Type	**Detached Carport**
Historic District; FMSF#	**South Lake Morton Historic District; #PO00157**
Zoning; Future Land Use; Context District; SPI	**RA-4; Residential Medium Urban Neighborhood; South Lake Morton SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Accessory Structure Demolition, 11/19/24 HPB24-244); Accessory Structure (Shed), 2/3/25 (HPB25-029)**

REQUEST

The Applicant requests Final Approval to install a freestanding carport at the rear of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Dixieland Subdivision, Block 9, Lot 10) in the Lake Morton Neighborhood with an area of 0.16 acres. On this property is a two-story, single-family, Frame Vernacular house, which is a contributing building in the South Lake Morton Historic District. The house has an irregular plan with a multi-gabled roof, a balcony, a full-width front porch, and lap siding. The front porch was altered and a former porte cochere removed sometime over the last 40 years.

The Applicant's request proposes to install a freestanding carport, 20 feet wide by 20 feet long (400 square feet) at the rear of the property, with access from the existing improved alley. The carport will have a steel sloped roof and will be supported by square cedar posts.

The site plan for the proposed addition shows building setbacks and height that comply with the Urban Form Standards in the Land Development Code for accessory structures.

APPLICABLE GUIDELINES:

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, Article 11: Historic Preservation Standards.

The following *Standards* apply to this project*:*

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 4.10: Garages, Carports, and Porte Cocheres

- Detached garages and carports should be placed behind the front elevation of a principal historic structure, except for Ranch style houses, which may have an attached garage.
- Garages and carports should be accessed from the rear or side alley if available.
- Columns on porte cocheres should match the design and scale of porch columns on the principal historic structure.
- Garages and carports that are related to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details is recommended.
- Not Acceptable: Front-loaded attached garages, except for Ranch style houses and aluminum carports that are visible from the primary street.

ANALYSIS:

In evaluating the request with the Standards, staff finds the requested carport does not disturb the spatial relationships that characterize the neighborhood, and the essential form and integrity of the subject house are maintained. Staff also finds that the materials and design of the proposed carport are subordinate and simple, meeting the intent of the Design Guidelines, and placement of the carport at the rear of the property is appropriate.

Finally, the building setbacks and height for the carport meet the requirements of the Land Development Code's Urban Form Standards.

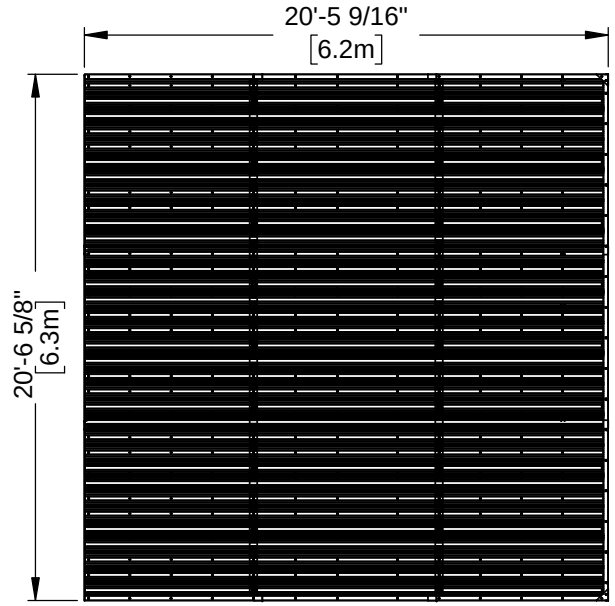
STAFF RECOMMENDATION:

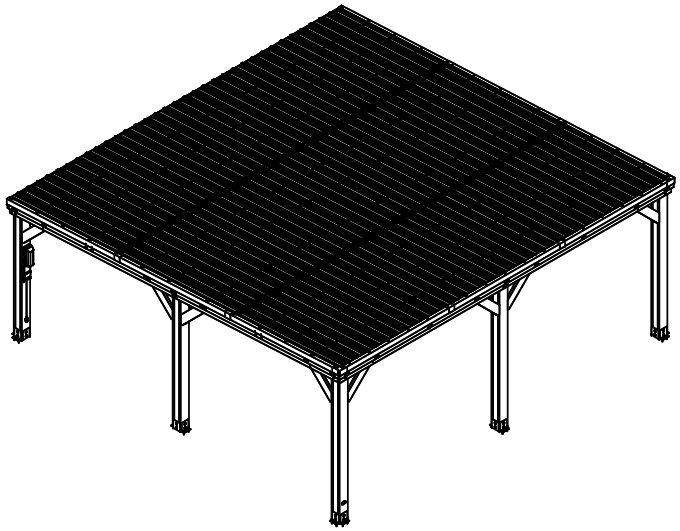
Final Approval of the request as submitted.

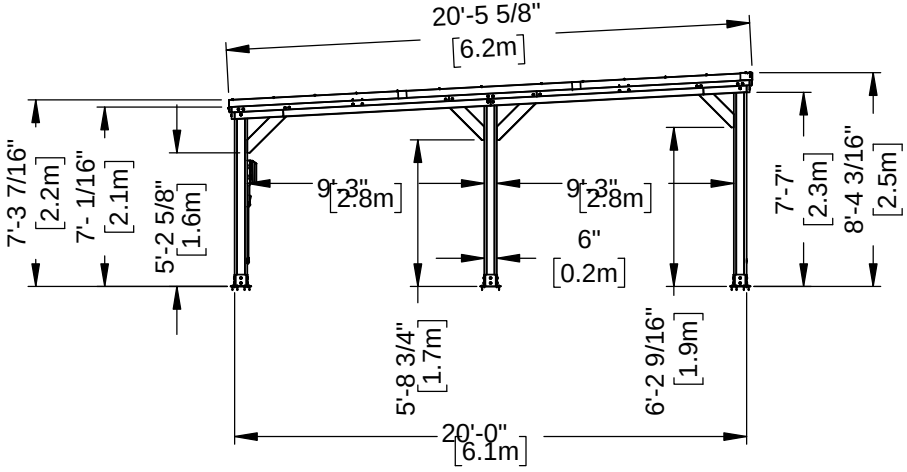
Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

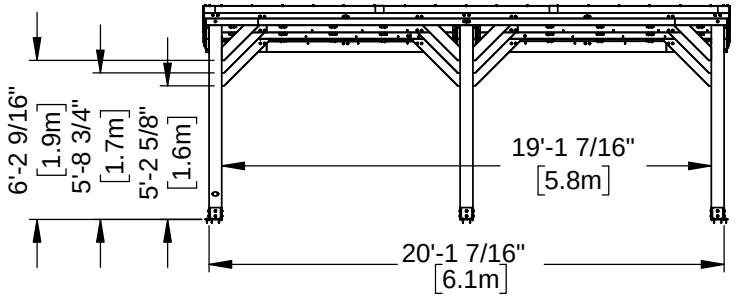

938

Part Number	2306196 20x20 Kingsport Carport Footprint
SHEET	1 OF 1
SIZE	(20x20)



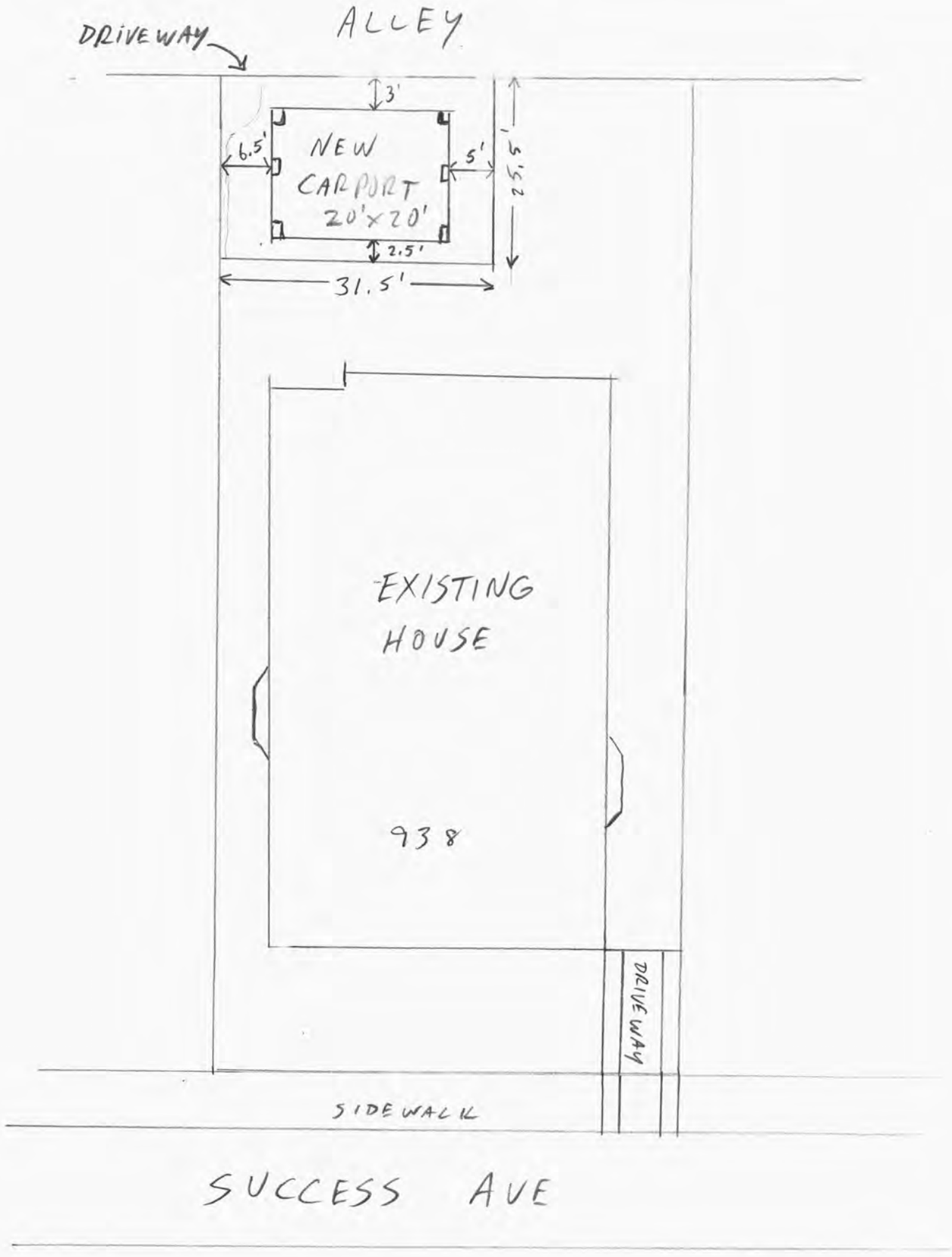






Backyard Discovery
3305 Airport Drive Pittsburg, KS. 66762
www.backyarddiscovery.com

TOLERANCES UNLESS OTHERWISE SPECIFIED (UNITS: mm) GENERAL = +1 -0 X.X = ±0.5mm ANGULAR = ±0.5°	*FINISH*	*DESCRIPTION*	20x20 KINGSPORT CARPORT FOOTPRINT	
	SCALE NONE			
	DATE 4/17/2023	*PART NUMBER*	*LABEL*	*REV*
	DRAWN BY BW	2306196 20x20 Kingsport Carport Footprint	-	


ALLEY
DRIVEWAY
3'
6.5'
NEW
CARPORT
20'x20'
5'
2.5'
31.5'
EXISTING
HOUSE
938
DRIVEWAY
SIDEWALK
SUCCESS AVE

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 27, 2025

Project #	**HPB25-026**
Project Type	**Accessory Structure over 300 Square Feet in Area**
Property Address	**208 W. Patterson Street**
Historic District; **FMSF#**	**Dixieland Historic District** **N/A**
Owner/Applicant	**Ms. Christine Mathews**
Zoning; Context District; **Future Land Use; SPI**	**RA-4; Residential Medium;** **Urban Neighborhood; Dixieland SPI**
Existing Use	**Residential**
Adjacent Properties	**Residential**
Previous Approvals	**Restore front porch, 6/6/2006 (2006-102); Reconfigure front porch, 5/3/2019 (HPB19-091); Fence, 6/8/2020 (HPB20-087)**

REQUEST

The Applicant requests Final Approval to construct an accessory building larger than 300 square feet in area in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior lot (Dixieland Subdivision, Block C, Lot 9) consisting of 0.15 acres in the Dixieland neighborhood. On the property is a one-story single-family house, constructed circa 1937 in the Bungalow architectural style, which is a non-contributing building in the Dixieland Historic District. The house is of frame construction and has a gabled roof with a hipped roof front porch supported by square columns. The house features drop lap wood siding, one-over-one windows and slant roof carport.

The Applicant requests to build a new detached accessory structure towards the rear of the subject property. The structure will be used as a garage and workshop. The exterior dimensions of the proposed structure are 22 feet 4 inches by 26 feet 8 inches, for a total area of 596 square feet. The structure will have a hipped roof with a 4/12 pitch. Along with a typical roll-up garage door on the rear elevation, the building will have a window on all other elevations and a man door on the north elevation. Materials proposed to be used for the garage include:

Scope	Material
Foundation	Concrete slab
Exterior Cladding	Masonry block clad in Hardie lap siding
Windows	Vinyl windows with a one-over-one lite and fixed lite configuration
Doors	Steel garage door, fiberglass man door
Roof	Asphalt shingles
Fascia/Soffit	Aluminum fascia, vinyl soffit

The plans submitted for this request show building setbacks and height that comply with the City's Land Development Code requirements for general accessory structures.

APPLICABLE GUIDELINES:

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 #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 4.9.2: Secondary Structures

- Accessory structures that complement the architectural character of the principal house through the use of similar materials and simplified architectural elements.
- Accessory structures should be placed towards the rear of the property to minimize visibility from the street. Use of landscape screening and/or privacy fencing to reduce visibility of storage sheds and other utilitarian-designed outbuildings is recommended.
- Detached accessory structures that are excessively large and compete with the scale, massing, or height of the primary structure are not acceptable.
- Secondary structures with a gambrel or "barn style" roof form are not acceptable.

Sub-Chapter 4.10: Garages, Carports, and Porte Cocheres

- Detached garages and carports placed behind the front elevation of a principal historic structure, except for Ranch style houses, which may have an attached garage.
- Garages that are visibly subordinate to the principal historic structure in terms of their massing, form, and height.
- Garages and carports that are related to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- Garage doors in proportions and materials similar to those traditionally found in the historic districts.

ANALYSIS:

Staff finds that the proposed accessory structure does not disturb the spatial relationships of surrounding buildings, and the essential form and integrity of the principal house is maintained.

In evaluating the request with the Design Guidelines, staff finds the subordinate scale of the proposed structure and its simplified design to be consistent with the Design Guidelines. Staff also finds the materials, fenestration, and roof form and pitch to be compatible with the principal house on the subject property, as well as the proposed location at the rear of the lot.

Finally, the proposal conforms with the requirements of Land Development Code concerning accessory structures.

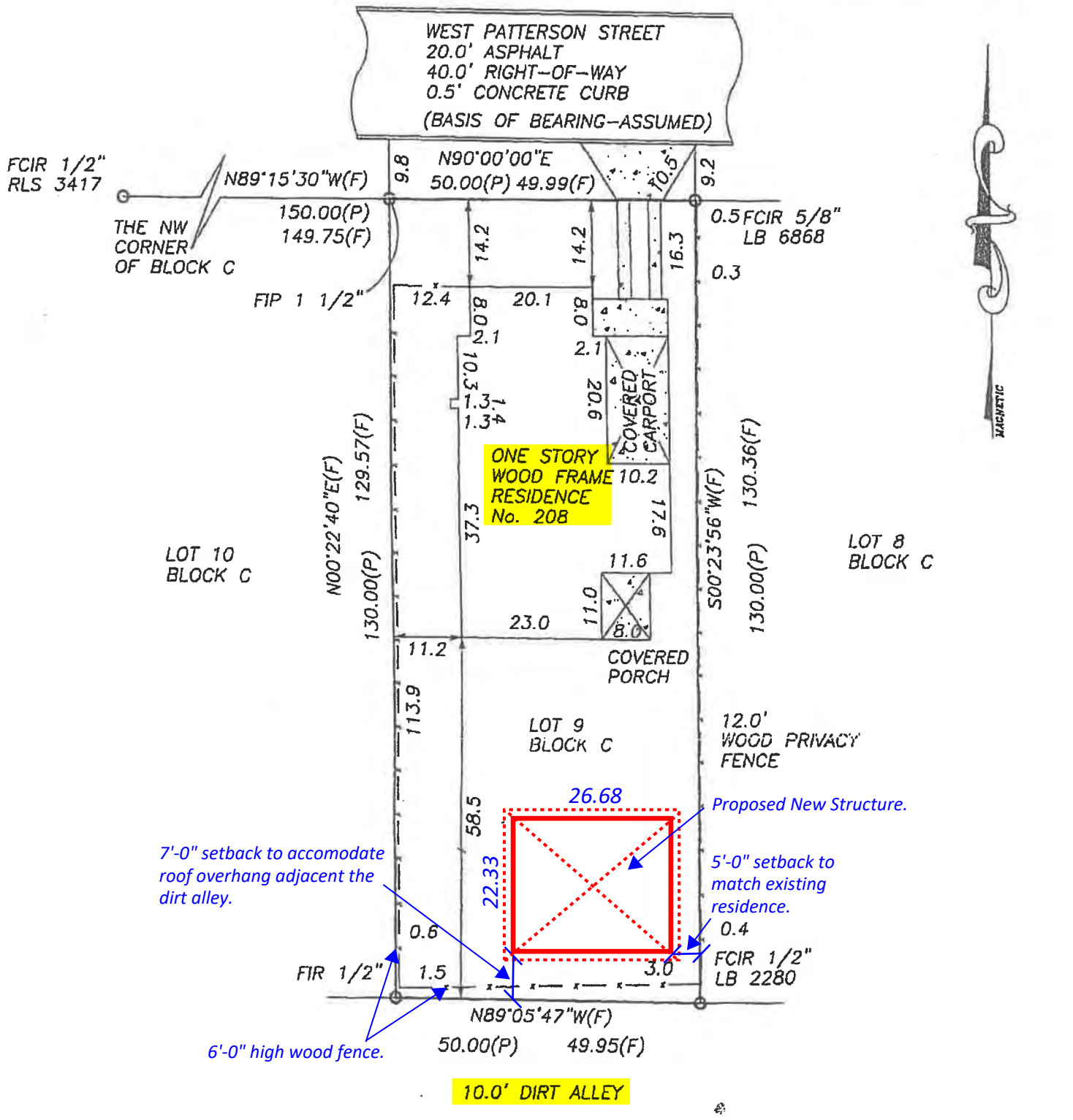
STAFF RECOMMENDATION:

Final Approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board


XOXO

MAP OF BOUNDARY SURVEY
LOT 9 BLOCK "C" OF DIXIELAND



ACCORDING TO THE FLOOD RATE INSURANCE MAPS AS PROVIDED BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL IN FLOOD ZONE X, MAP 12105C0315 F 12/20/00

DESCRIPTION AS PROVIDED BY CLIENT
LOT 9 BLOCK "C" OF DIXIELAND ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 67 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CERTIFICATE OF AUTHORIZATION: LB 0007067

SEAL

I hereby certify that this survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Billy R. Davis, Jr P.L.S. No. 5099
Michael J. Lewis P.L.S. No. 6288
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

SURVEYOR'S NOTES

SURVEYOR'S NOTES:
1. No underground installations or improvements have been located except as shown.
2. No instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished the Surveyor except as shown.
3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located
4. This map does not determine or reflect ownership

CERTIFY TO:
SEAN C. SALLEE AND CHRISTY E. SALLEE
HALLMARK MORTGAGE SERVICES, INC.
HAHN, McCLURG, WATSON, GRIFFITH, & BUSH
ATTRONEYS TITLE INSURANCE FUND

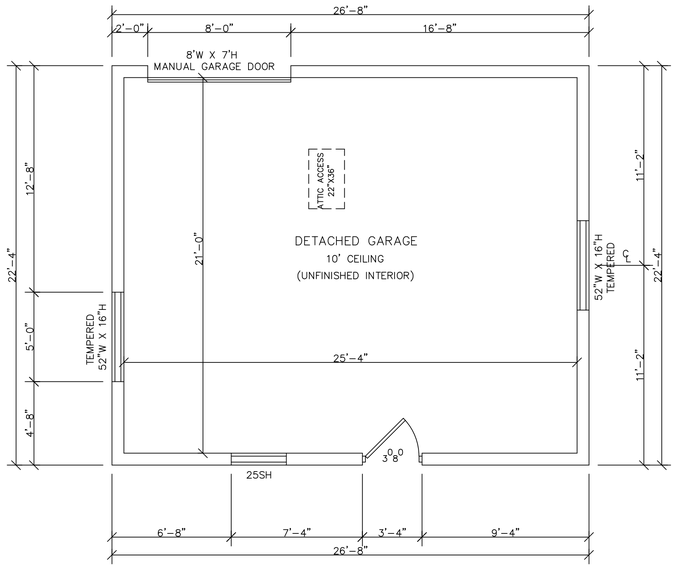
LEGEND

● S.C.I.R.	Set Capped Iron Rod 5/8"	(F)	Field Meas. or Observation	R/W	Right of Way
○ F.C.I.R.	Found Capped Iron Rod	(F-C)	Field Calculation	Conc.	Concrete
○ F.I.R.	Found Iron Rod	(P) Plat	(D) Deed (Desc) Description	DI	Drainage Inlet
● S.C.I.P.	Set Capped Iron Pipe	PP	Power Pole	CMP	Corrugated Metal Pipe
○ F.C.I.P.	Found Capped Iron Pipe	UP	Utility Pole	RCP	Reinforced Concrete Pipe
○ F.I.P.	Found Iron Pipe	LP	Light Pole	D/P	Dumpster Pad
⊕ F.P.I.P.	Found Pinched Iron Pipe	FH	Fire Hydrant	TOS	Top of Slope
■ S.C.M.	Set Concrete Monument (4"x4")	W.O.	Wood Fence	LB	Licensed Business
□ F.C.M.	Found Concrete Monument	C.L.F.	Chainlink Fence	(D)	Others
⊙ SPKNAIL	Set PK Nail & Cap	WM	Water Meter	FF.EL.	Finished Floor Elevation
⊙ FPKNAIL	Found PK Nail & Disk	GV	Gate Valve	EL.	Elevation
■ S.R.R. Spk.	Set Railroad Spike	GSV	Gas Valve		
□ F.R.R. Spk.	Found Railroad Spike	CTV	Cable TV Box		
FRM	Permanent Reference Monument	MH	Manhole		
⊙	Identification				

SH 1 OF 1 | CHECKED MJL | DRAWN BY DMR | DRAWING # 03-0251 | JOB # 03-0251 | FIELD WORK 05/05/03 | PARTY CHIEF JN | DATE 05/05/03

FOR: SEAN C. AND CHRISTY E. SALLEE
208 W. PATTERSON STREET
POLK COUNTY, FLORIDA
SEC. 24-28-23

SURVEY DYNAMICS INC
SURVEYORS & MAPPERS
501 W. PEACHTREE ST. LAKELAND, FLORIDA
(863) 802-3892 FAX (863) 802-3891

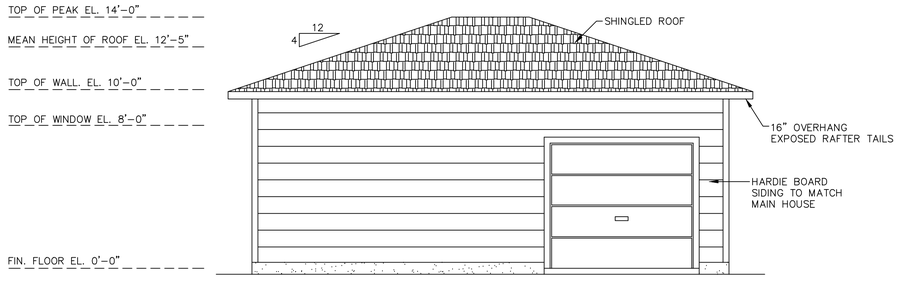


FLOOR PLAN
"NO ELECTRIC"

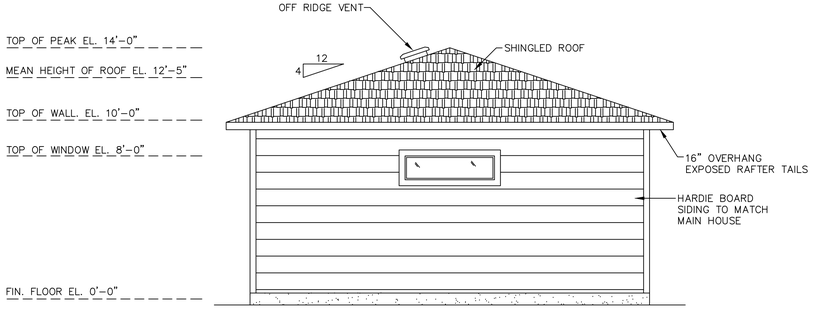
GARAGE – 596

TOTAL UNDER ROOF – 596

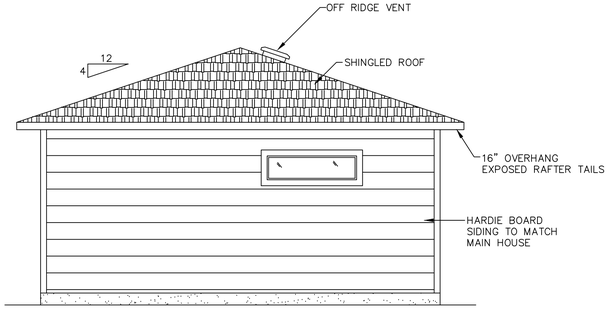
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

4D ENGINEERING LLC
1074 SOUTH FLORIDA AVENUE, SUITE 201
LAKELAND, FLORIDA 33803
PHONE: (386) 937-1949
FL. CERTIFICATE OF AUTHORIZATION #31557

I HEREBY CERTIFY:

THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE – (8TH EDITION) RESIDENTIAL.

CAREY L. WILKINSON, P.E. #80472

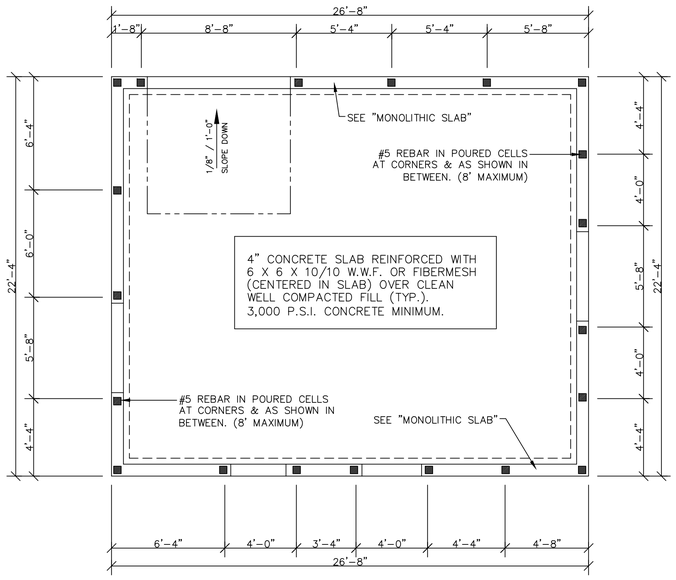
DATE:

YOUMANS DRAFTING & DESIGN
1906 W. THONOTOSASSA ROAD; PLANT CITY, FLORIDA 33563
PHONE: (813) 752-3772 FAX: (813) 752-5799

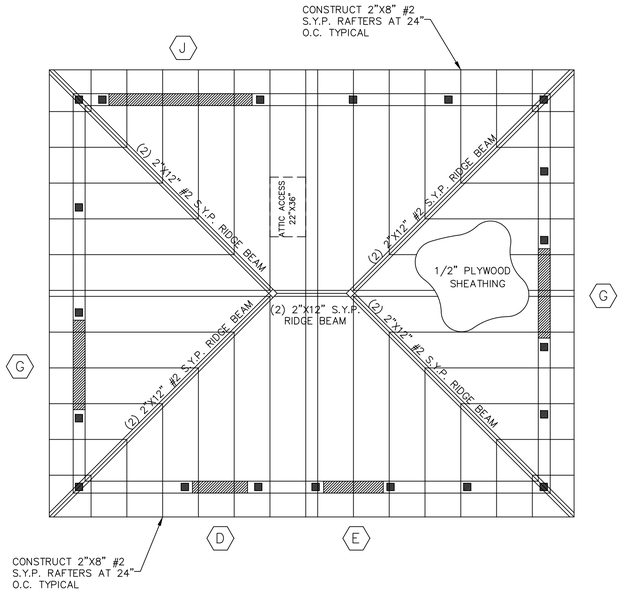
CONSTRUCTION PLAN

FLOOR PLAN & ELEVATIONS
MATHEWS DETACHED GARAGE
208 W PATTERSON ST LAKELAND FL 33803

DRAWN: J.N.C.
SCALE: 1/4" = 1'-0"
CHECKED & APPROVED
224-195
SHEET 1



FOUNDATION PLAN



ROOF LAYOUT
SUGGESTED LAYOUT ONLY

IF TRUSS VALLEY SETS OR OTHER AREAS ARE TO BE CONVENTIONALLY FRAMED: USE #2 YELLOW PINE FOR ROOF RAFTERS @ 24" O.C. AND FOR VALLEY SETS OVER EXISTING ROOF

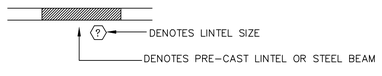
LUMBER	MAX. SPAN
2" x 6"	12'-3"
2" x 8"	15'-10"
2" x 10"	18'-11"
2" x 12"	22'-2"

PRODUCT APPROVAL LIST

MANUFACTURER	TYPE	PRODUCT CODE
THERMA TRU	EXTERIOR SWINGING DOORS	FL 13459.1
GAF	SHINGLED ROOF	FL 10124.1
PGT	SINGLE HUNG WINDOWS	FL 239.1
PGT	FIXED GLASS	FL 243.7
KAYCAN	VINYL SIDING	FL 12192.5
KAYCAN	VINYL SOFFIT	FL 12192.2
JAMES HARDIE	HARDI-BOARD SIDING	FL 10477.1
LOMANCO	OFF RIDGE VENT	FL 3793.1
CAST CRETE	PRE-CAST LINTEL	FL 158.1

LINTEL LOAD CHART (16" DEEP SECTION)		
	CLEAR SPAN	CONCRETE U-LINTEL
A	1'-6"	4987 PLF (UNFILLED)
B	2'-2"	3435 PLF (UNFILLED)
C	2'-8"	2777 PLF (UNFILLED)
D	3'-2"	2332 PLF (UNFILLED)
E	4'-0"	1835 PLF (UNFILLED)
F	4'-6"	1624 PLF (UNFILLED)
G	5'-2"	2739 PLF **
H	6'-2"	2271 PLF **
I	7'-0"	1987 PLF **
J	8'-0"	1723 PLF **
K	9'-2"	1489 PLF **
L	10'-0"	1354 PLF **
M	10'-8"	1277 PLF **
N	11'-2"	1200 PLF **
O	12'-0"	1109 PLF **
P	12'-8"	1044 PLF **
Q	13'-4"	1398 PLF ** P
R	14'-0"	1327 PLF ** P
S	16'-0"	1152 PLF ** P
T	18'-0"	1016 PLF ** P
U	18'-8"	977 PLF ** P
V	20'-0"	876 PLF ** P
W	22'-8"	789 PLF ** P

** – DENOTES #5 REBAR X CONT. PLACED IN BOTTOM COURSE AND 16" DEEP BEAM POURED SOLID WITH 2,500 PSI CONCRETE.
** P – DENOTES PRE-STRESSED U-LINTEL WITH #5 REBAR X CONT. PLACED IN BOTTOM COURSE & 16" DEEP BEAM POURED SOLID WITH 2,500 PSI CONCRETE.



140 MPH (3 SEC. GUST) OPENINGS (ENCLOSED BUILDING)		
WINDOW OR DOOR OPENING SQ. FT.	WIND PRESSURE END ZONE POSITIVE	NEGATIVE
10	+21.2	-28.3
20	+20.2	-26.4
50	+18.9	-23.9
100+	+18.0	-22.0

AREA VENTILATION REQUIRED – UPPER & LOWER VENTED PROVIDED
596 S.F. ATTIC AREA / 300 = 1.99 S.F. X 144 = 286 S.I.
286 S.I. / 2 = 143 S.I. UPPER AND LOWER VENTILATION REQUIRED
UPPER VENTILATION PROVIDED
3 LOMANCO OFF RIDGE VENTS AT 70 S.I. / EA = 210 > 143 S.I.
LOWER VENTILATION PROVIDED
23 FT. SOFFIT VENTS (MIN) AT 6.42 S.I./FT = 148 > 143 S.I.

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CAREY L. WILKINSON, P.E. #80472

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PHONE: (813) 752-3772 FAX: (813) 752-5799
1906 W. THONOTOSASSA ROAD; PLANT CITY, FLORIDA 33563

CONSTRUCTION PLAN

FOUNDATION PLAN & ROOF LAYOUT
MATHEWS DETACHED GARAGE
208 W PATTERSON ST LAKELAND FL 33803

DRAWN: J.N.C.
SCALE: 1/4" = 1'-0"
CHECKED & APPROVED
224-195
SHEET 2

GENERAL NOTES:

THIS BUILDING HAS BEEN DESIGNED TO CONFORM TO THE 2023 FLORIDA BUILDING CODE (8TH EDITION) AND THE 2023 FLORIDA BUILDING CODE (8TH EDITION) – RESIDENTIAL.

4D ENGINEERING, LLC.; A REGISTERED, LICENSED, FLORIDA PROFESSIONAL STRUCTURAL ENGINEERING COMPANY; HAS APPLIED "RATIONAL ANALYSIS" FOR THE STRUCTURAL DESIGN OF THIS STRUCTURE.

THE BUILDING (INCLUDING ALL COMPONENTS AND CLADDINGS) SHALL BE DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS:

FLOORS:
LIVE LOAD – 40 P.S.F.
DEAD LOAD – 10 P.S.F.

GARAGE SLAB:
LIVE LOAD – 50 P.S.F.
DEAD LOAD – 10 P.S.F.

ROOF:
LIVE LOAD (TRUSS TOP CHORD) – 20 P.S.F.
DEAD LOAD (TRUSS TOP CHORD) – 10 P.S.F. (15 P.S.F. WHEN TILE ROOFING IS INSTALLED)
DEAD LOAD (TRUSS BOTTOM CHORD) – 10 P.S.F.
ASSUMED TRUSS SELF WEIGHT (DEAD LOAD) – 7 P.S.F.

WIND:
BUILDING IS DESIGNED TO CONFORM TO ASCE 7-22, CHAPTERS 26 THRU 31; PER 2023 FLORIDA BUILDING CODE, RESIDENTIAL – SECTION R301.2.1.1. AND 2023 FLORIDA BUILDING CODE (8TH EDITION) SECTION 1609.1.1.

WIND DESIGN ASSUMPTIONS:
BUILDING EXPOSURE – B
BUILDING RISK CATEGORY – II
MEAN ROOF HEIGHT 30' OR LESS
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT = 1.0
ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENT = +/– 0.18
WIND SPEED SHOWN AT THE BOTTOM RIGHT CORNER OF THIS SHEET

ALL STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS SHALL BE TYPE V CONSTRUCTION PER FBC 602.5

COMPONENT & CLADDING WIND LOADS
WORSE CASE LOADING SHOWN

BUILDING ZONE	ROOF OVERHANG LOADS	ALL OTHER COMPONENT LOADS
1	–63.7	+19.4/–35.5
2	–79.8	+19.4/–51.6
3	–88.8	+19.4/–60.6
4	N/A	+21.2/–22.9
5	N/A	+21.2/–28.2

SOIL BEARING & COMPACTION:

THESE PLANS WERE DRAWN BASED UPON AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000 P.S.F. (MINIMUM). THE CONTRACTOR/PROPERTY OWNER ARE RESPONSIBLE FOR VERIFYING THAT THE SOIL ON THE SITE IS PROPERLY PREPARED & COMPACTED SUCH THAT IT CAN SUPPORT A 2,000 P.S.F. FOUNDATION LOADING.

4D ENGINEERING, LLC.; A REGISTERED, LICENSED, FLORIDA PROFESSIONAL STRUCTURAL ENGINEERING COMPANY; DESIGNED THESE FOUNDATIONS WITHOUT VISITING THE CONSTRUCTION SITE NOR PERFORMING ANY SOIL TESTING.

4D ENGINEERING, LLC. SHALL NOT BE RESPONISIBLE FOR THE SITE SOILS ABILITY TO SUPPORT THE BUILDING LOADS.

FOUNDATIONS & SLAB–ON–GRADE:

BUILDING SITE SHALL BE SCRAPED TO REMOVE ALL ORGANIC MATERIALS WITHIN THE BUILDING AREA.

ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD AREA, SHALL BE COMPACTED SUCH THAT IT CAN ADEQUATELY SUPPORT A 2,000 P.S.F. FOUNDATION LOADING.

SLAB SHALL BE PLACED OVER A 6 MIL VAPOR BARRIER ON CLEAN, ADEQUATELY COMPACTED AND TERMITE POISONED SOIL.

CONCRETE UTILIZED IN THE FOUNDATIONS AND SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 P.S.I.

REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND IDENTIFIED IN ACCORDANCE WITH ASTM A–615. LAP SPLICES, WHERE REQUIRED, SHALL BE A MINIMUM OF 25" FOR #5 REBAR, 30" FOR #6 REBAR & 35" FOR #7 REBAR.

PLANS ARE ENGINEERED FOR A MAXIMUM STEMWALL HEIGHT OF 4 COURSES (AFTER FINAL SITE GRADING). THE CONTRACTOR OR BUILDING OWNER SHALL DETERMINE THE EXACT STEMWALL HEIGHT BASED UPON SITE CONDITIONS PRIOR TO POURING THE FOUNDATION AND CONTACT 4D ENGINEERING WHEN MORE THAN 4 COURSES ARE REQUIRED.

A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE, OR ALL PROPERTY MARKERS SHALL BE EXPOSED AND A STRING STRETCHED FROM MARKER TO MARKER TO VERIFY THE REQUIRED BUILDING SETBACKS.

MASONRY WALLS:

CONCRETE MASONRY UNITS SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C–90 AND SHALL HAVE A MINIMUM F'M OF 1,500 P.S.I.

MORTAR SHALL CONFORM TO ASTM C–270 AND SHALL BE EITHER TYPE M OR S.

REINFORCING STEEL SHALL BE GRADE 40 MINIMUM AND IDENTIFIED IN ACCORDANCE WITH ASTM A–615. LAP SPLICES, WHERE REQUIRED, SHALL BE A MINIMUM OF 25" FOR #5 REBAR, 30" FOR #6 REBAR & 35" FOR #7 REBAR.

GROUT FOR THE POURED CELLS AND LINTELS SHALL HAVE A MAXIMUM COURSE AGGREGATE SIZE OF 3/8", PLACED AT AN 8 TO 11 INCH SLUMP AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 P.S.I. (WHEN TESTED PER ASTM C–1019).

PROVIDE CLEAN–OUT OPENINGS (12 SQ. IN.) IN CELLS CONTAINING SPLICED REINFORCEMENT, WHEN THE GROUT POUR EXCEEDS 5 FEET IN HEIGHT.

TIMBER MATERIALS:

ALL TIMBER MATERIALS SHALL BE AS FOLLOWS:

LVL BEAMS SHALL BE (1.9E) MICROLLAM LVL MATERIALS MANUFACTURED BY TRUSJOIST MACMILLAN (OR EQUAL).

LUMBER UTILIZED IN BOTTOM PLATES, TOP PLATES, POSTS, STUD PACKS AND BEAMS SHALL BE #2 YELLOW PINE (OR BETTER).

EXTERIOR AND INTERIOR LOAD BEARING STUDS SHALL BE #2 SPRUCE (OR BETTER). ALL OTHER STUDS SHALL BE "STUD GRADE" SPRUCE.

PSL POSTS SHALL BE (1.8E) PARALLAM PSL MATERIALS MANUFACTURED BY TRUSSJOIST MACMILLAN (OR EQUAL). SEE "POST SUPPORT TABLE" ON THIS SHEET FOR LOAD VALUES.

EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 1/2" PLYWOOD OR 7/16 O.S.B. (2–M–W RATING) NAILED WITH 8D NAILS SPACED AT 3" O.C. ALONG ALL HORIZONTAL JOINTS & EDGES; 6" O.C. ALONG ALL VERTICAL JOINTS & EDGES AND 12" O.C. ALONG ALL INTERMEDIATE STUDS.

AT OPENINGS 5'–0" WIDE OR LARGER, STRAP HEADER BEAM TO THE HEADER STUDS WITH (2) USP OR SIMPSON "LSTA24" STRAP TIES AT EACH END OF HEADER BEAM. ANCHOR BOTTOM OF HEADER STUDS TO FOUNDATION WITH A USP OR SIMPSON "HTT16" TENSION TIE.

ANCHOR WOOD SHEARWALL SEGMENTS TO FOUNDATION WITH A USP OR SIMPSON "HTT5" TENSION TIE AT EACH END OF WALL SEGMENTS AND AT ANY WALL SEGMENT INTERSECTIONS (BUILDING CORNERS).

ANCHOR TRUSSES AS FOLLOWS:

ROOF UPLIFTS OF 455# AND LESS USE (1) USP "RT3" OR SIMPSON "H3" HURRICANE TIE.

FOR UPLIFTS FROM 456# UP TO 910# USE (2) USP "RT3" OR SIMPSON "H3" HURRICANE TIES.

UPLIFTS FROM 911# UP TO 1,450# USE A USP "HTW20" OR SIMPSON "HTS20" TWIST STRAP.

ALL PLUMBING, ELECTRICAL AND MECHANICAL ROUGH–INS MUST BE COMPLETE, INSPECTED AND APPROVED PRIOR TO REQUESTING THE FRAMING INSPECTION.

IF DESIRED, EQUIVALENT CONNECTORS MADE BY ANOTHER SUPPLIER MAY BE USED IN PLACE OF THE "USP" OR "SIMPSON" CONNECTORS SHOWN.

SOIL TERMITE TREATMENT: PER FBC 2304.11 & FBC–RESIDENTIAL R318

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL–APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LISCENCED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE INTIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EVACUATION, BACKFILLING AND COMPACTING IS COMPLETE (PER FBC 1816.1.1)

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, SOIL AREA DISTRIBUTED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCULDING SPACES BOXED AND FORMED (PER FBC 1816.1.2)

IF DOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTICS OR METAL PERMANTENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNSED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT (PER FBC 1816.1.3.)

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MILLIMETER VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCED STEEL, DONT AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS TREATED IS POURED, SHALL BE DONE IN SUCH A MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOILD (PER FBC 1816.1.4.)

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, CONCRETE OVERPOUR OR MORTOR ACCUMULATED ALONG THE EXTERIOR FOUNDATION SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS (PER FBC 1816.1.5.)

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305MM) OF THE PRIMARY STRUTURE SIDEWALLS. ALSO VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IN COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPLTY RETREATED (PER FBC 1816.1.6)

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PROTECTION, FBC 1816.1.1. THROUGH 1816.1.6. DO NOT APPLY; HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM FOR A MINIMUM OF 5 YEARS FROM THE ISSUE OF THE CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO THE FINAL BUILDING APPROVAL. IF THE BAITING SYSTEM DIRECTIONS FORUSE REQUIRE A MONOTORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONOTORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM (PER FBC 1816.1.7)

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTION 1816.1.1 THROUGH 1816.1.6. DO NOT APPLY. APPLICATION OF THE WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. CHANGES IN FRAMING OR ADDITIONS TO FRAMING IN AREAS OF THE STRUCTURE REQUIRING TREATMENT THAT OCCUR AFTER THE INITIAL WOOD TREATMENT MUST BE TREATED PRIOR TO FINAL BUILDING APPROVAL (PER FBC 1816.1.8.)

PROTECTIVE SLEEVES AROUNDING PIPING PENETRATING CONCETE SLAB–ON–GRADE FLOORS SHALL NOT BE CELLULOSE–CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.10 INCH (0.254 MM), AND BE SEALED WITH THE SLAB USING A NON CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE (PER FBC 1816.2)

TRUSSES:

IF THE CONTRACTOR, TRUSS MANUFACTURER OR ANY OTHER DESIGN PROFESSIONALS REVISE THE TRUSS SYSTEM LAYOUT FROM THOSE SHOWN ON THESE PLANS 4D ENGINEERING, LLC. IS REQUIRED TO REVIEW ALL FINAL CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH THE DESIGN INTENT PRIOR TO COMMENCEMENT OF THE PROJECT.

EXTERIOR WINDOWS & DOOR ASSEMBLIES:

ALL EXTERIOR WINDOW & GLASS DOORS SHALL BE TESTED IN ACCORDANCE WITH ANSI/AMMA/NWWDA 101/IS2 STANDARDS AND BEAR AN AMMA OR WDMA LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY.

ALL MULLIONS AND ADJACENT DOOR/WNDOW ASSEMBLIES SHALL BE TESTED OR ENGINEERED TO TRANSFER 1.5 TIMES THE DESIGN LOADS TO THE ROUGH OPENING SUBSTRATE.

INSTALL ALL WINDOW & DOOR ASSEMBLIES PER THE MANUFACTURERS ANCHORING RECOMMENDATIONS TO ACHEIVE THE DESIGN PRESSURES SPECIFIED.

ELECTRICAL, PLUMBING & MECHANICAL:

IN ACCORDANCE WITH CHAPTER 471.003(2)(I) OF THE FLORIDA ADMINISTRATIVE CODE; ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS SHALL BE DESIGNED BY THE RESPECTIVE CONTRACTORS TO MEET ALL APPLICABLE CODES. THE ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS DRAWN HEREON ARE BASED UPON A DESIGN PROVIDED BY THE OWNER TO ADDRESS HIS/HER REQUIREMENTS.

ALL ELECTRICAL OUTLETS IN BATHROOMS, KITCHEN (WITHIN 6 FEET OF SINKS), GARAGE AND AT EXTERIOR LOCATIONS SHALL BE WIRED INTO A GROUND–FAULT INTERRUPTER "GFI" CIRCUIT.

ALL ELECTRICAL OUTLETS IN BEDROOMS SHALL BE WIRED INTO AN ARC–FAULT INTERRUPTER "AFI" CIRCUIT.

SAFETY GLAZING:

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING PER THE FLORIDA BUILDING CODE (8TH EDITION), RESIDENTIAL – SECTION R308:

(1) GLAZING IN SWINGING DOORS, FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
(2) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
(3) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FINISHED FLOOR OR WALKING SURFACE.
(4) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS (2) AND (3) ABOVE. THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  A) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
  B) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
  C) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
  D) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

REFER TO THE FLORIDA BUILDING CODE (8TH EDITION), RESIDENTIAL – SECTION R308 FOR ADDITIONAL AREAS THAT MAY BE CONSIDERED A HAZARDOUS LOCATION FOR THE PURPOSE OF GLAZING.

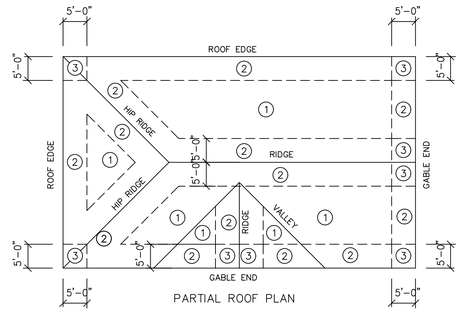
DRAFTSTOPPING:

IN SINGLE FAMILY DWELLINGS, DRAFTSTOPPING SHALL BE PROVIDED (PARALLEL TO THE MAIN FRAMIMG MEMBERS) IN FLOOR/CEILING ASSEMBLIES SEPARATING USEABLE SPACES. DRAFTSTOPPING SHALL BE CONSTUCTED SUCH THAT THE FLOOR/CEILING ASSEMBLY IS BROKEN UP INTO TWO OR MORE APPROXIMATE AREAS WITH NO AREA GREATER THAN 1000 SQ. FT.

ATTIC ACCESS:

ATTIC ACCESS SHALL BE PROVIDED TO ATTIC AREAS EXCEEDING 30 SQ. FT. AND HAVING MINIMUM 30 INCHES OF VERTICAL HEIGHT. ROUGH–FRAMED OPENING NOT TO BE LESS THAN 22 X 30 INCHES. WHEN MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, IT SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (8TH EDITION), RESIDENTIAL – SECTION M1305.1.3

THE MINIMUM THICKNESS AND SPAN RATING FOR WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL NOT EXCEED THE VALUES SET FORTH IN TABLE R803.2.2. 2 WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING IN ACCORDANCE WITH TABLE R803.2.3.1. WHERE THE SHEATHING THICKNESS IS 15/32 INCHES AND LESS, SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS–01 (2 3/8" X 0.113") NAILS.WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32 INCHES, SHEATHING SHALL BE FASTENED WITH ASTM F 1667 RSRS–03 (2 1/2" X 0.131") NAILS OR ASTM F1667 RSRS–04 (3" X 0.120") NAILS. RSRS–01, RSRS–03 AND RSRS–04 ARE RING SHANK NAILS MEETING THE SPECIFICATIONS IN ASTM F1667.



PARTIAL ROOF PLAN

ZONE (1) 8d RING SHANK NAILS AT 6" O.C. AT EDGES
8d RING SHANK NAILS AT 6" O.C. INTERMEDIATE

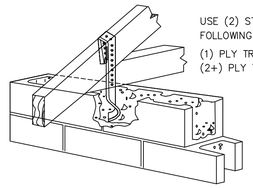
ZONES (2)(3) 8d RING SHANK NAILS AT 6" O.C., 4" O.C. AT ROOF EDGES, RIDGE LINE, OR GABLE ENDWALL

NOTE: END JOINTS FOR SHEATHING SHALL BE STAGGERED AND OCCUR OVER A FRAMING MEMBER.

ROOF SHEATHING NAILING
SCALE: 1/4" = 1'–0"

PRODUCT CODE	DESCRIPTION	MATERIAL GAUGE	DIMENSION LENGTH	FASTENERS 10d X 1 1/2	DESIGN LOADS (LBS.) UPLIFT	F1	F2
SIMPSON "HETA20"	TRUSS ANCHOR	16	20"	10	1805	335	730

PRODUCT # 11473.3



USE (2) STRAPS FOR THE FOLLOWING UPLIFTS:
(1) PLY TRUSS – 2035#
(2+) PLY TRUSS – 2500#

TRUSS TO BLOCK DETAIL
NOT TO SCALE

USE SIMPSON "MGT" HEAVY GIRDER TIEDOWN FOR UPLIFTS UP TO 3,965# — PRODUCT # 10456.19

USE SIMPSON "HGT–3" HEAVY GIRDER TIEDOWN FOR UPLIFTS UP TO 10,530# — PRODUCT # 10456.8

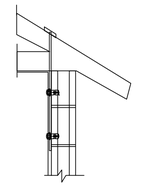
USE SIMPSON "HGT–4" HEAVY GIRDER TIEDOWN FOR UPLIFTS UP TO 9,250# — PRODUCT # 10456.8

USE (1) SIMPSON "FGTR" FACE MOUNT GIRDER TIEDOWN FOR UPLIFTS UP TO 5,000 LBS. WITH (2) 1/2" X 5" TITEN HD FASTENERS OR EQUIV. — PRODUCT # 11473.2

USE (2) SIMPSON "FGTR" FACE MOUNT GIRDER TIEDOWNS FOR UPLIFTS UP TO 9,400 LBS. WITH (4) 1/2" X 5" TITEN HD FASTENERS OR EQUIV. — PRODUCT # 11473.2

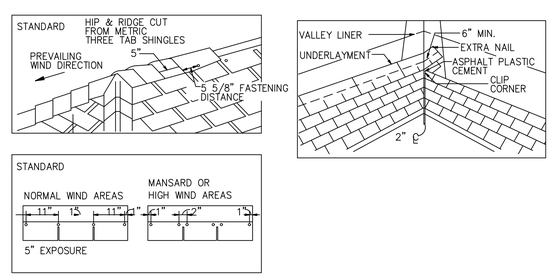
USE "SIMPSON HGT–2" GIRDER TIE CONNECTOR FOR UPLIFTS UP TO 6,170 LBS. WITH (2) 3/4" X 5" EXPANSION BOLTS. — PRODUCT # 10456

USE "SIMPSON HGT–2" GIRDER TIE CONNECTOR FOR UPLIFTS FROM 6,171 TO 11,150 LBS. WITH (4) 3/4" X 5" EXPANSION BOLTS. — PRODUCT # 10456



USP "SIMPSON HGT–2" GIRDER TIE — PRODUCT # 10866.10

GIRDER TRUSS TO BLOCK DETAIL
NOT TO SCALE



ROOF SHINGLE & FLASHING INSTALLATION SPEC'S
NOT TO SCALE

SHINGLE NAILING NOTES:

ALL NAILS MUST PENETRATE AT LEAST 3/4" INTO THE WOOD ROOF DECK.

NAIL SHINGLES WITH 11 OR 12 GAUGE GALVANIZED NAILS WITH 3/8" DIAMETER HEADS – 6 REQUIRED (AS SHOWN IN "HIGH WIND AREAS")

ROOF–TO–WALL FLASHING NOTES:

4" X 5" ANGLE FLASHING – 26 GAUGE GALVANIZED METAL, RUBBER VALLEY FLASHING OR 12" WIDE – 26 GAUGE GALVANIZED METAL WITH SHINGLES OVER THE TOP.

MATERIAL SPECIFICATIONS:

UNDERLAYMENT SHALL COMPLY WITH FBC R905.1.1 FBC EDITION (2023) ASTM 226 TYPE II, ASTM D 4869 TYPE IV, ASTM D 6757 (30# FELT)
FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH FBC R905.2.8
ASPHALT SHINGLES SHALL COMPLY TO ASTM D7158–CLASS G OR H, OR ASTM D3161–CLASS F, IN ACCORDANCE WITH TABLE R905.2.6.1, FBC 8TH EDITION (2023)

I HEREBY CERTIFY:

THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE – (8TH EDITION) RESIDENTIAL.

CAREY L. WILKINSON, P.E. #80472

DATE:

4D ENGINEERING LLC
1074 SOUTH FLORIDA AVENUE, SUITE 201
LAKELAND, FLORIDA 33803
PHONE: (386) 937–1949
FL. CERTIFICATE OF AUTHORIZATION #31557

MATHEWS
DETACHED GARAGE

General Notes & Details

DATE: 03–15–12
SCALE: AS NOTED
JOB # FBC2014–140–II

SHEET
GN

PERMIT SET

WEATHERPROOFING:

(FBC 2023, 8TH EDITION, SECTION 107.2.4)
FLEXIBLE FLASHING TO BE INSTALLED IN WEATHERBOARD FASHION. TOP LAYER TO OVERLAY BENEATH. WEATHER RESISTANT BARRIER TO COVER THE FLEXIBLE FLASHING AT THE HEADER. APPLICATION OF WEATHER RESISTANT BARRIER WILL VARY DEPENDING UPON WHEN INSTALLATION OCCURS, IF INSTALLED BEFORE WINDOW INSTALLATION TAKES PLACE, IT IS TO BE TUCKED UNDER SILL FLASHING AND OVER LAP THE JAMBS AND HEADER FLASHING AS PER FBC 2023, RESIDENTIAL, 8TH EDITION SEC. R703.4.

SOFFIT NOTES:

SOFFITS AND THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING WIND LOADS SPECIFIED IN TABLES R301.2(2) AND 301.2(3) FOR WALLS USING AN EFFECTIVE WIND AREA OF 10 SQUARE FEET.

R704.2.1 VINYL SOFFIT PANELS

VINYL SOFFIT PANELS SHALL BE INSTALLED USING FASTENERS SPECIFIED BY THE MANUFACTURER AND SHALL BE FASTENED AT BOTH ENDS TO A SUPPORTING COMPONENT IN ACCORDANCE WITH FIGURE R704.2.1. WHERE THE UNSUPPORTED SPAN OF SOFFIT IS GREATER THAN 12 INCHES, INTER-MEDIATE NAILING STRIPS SHALL BE PROVIDED IN ACCORDANCE WITH FIGURE R704.2.2 UNLESS A LARGER SPAN IS PERMITTED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECISICATION. VINYL SOFFIT PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE. FASCIA COVERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE.

R704.2.2 FIBER-CEMENT SOFFIT PANELS

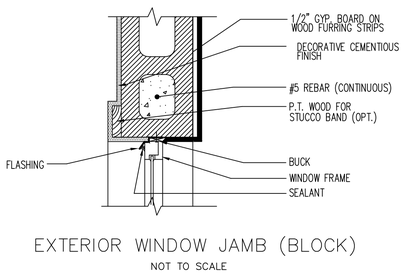
FIBER-CEMENT PANELS SHALL BE A MINIMUM OF 1/4 INCH THICK AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1186, TYPA A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS2. PANEL JOINTS SHALL OCCUR OVER FRAMING OR OVER WOOD STRUCTURAL PANEL SHEATHING. SOFFIT PANELS SHALL BE INSTALLED WITH SPANS AND FASTENERS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE.

FLASHING NOTE:

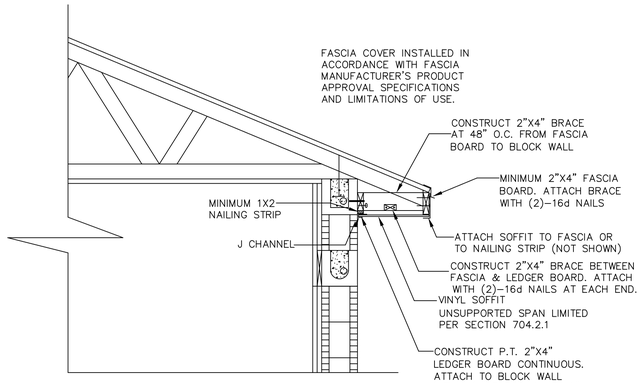
PER R703.4 FLASHING, "APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. "NO EXPANSION JOINTS, WEEP SCREEDS HAVE BEEN SHOWN AT CEMENTIOUS COATINGS NOTABLY AT CMU/FRAME WALL JOINT.

GARAGE:

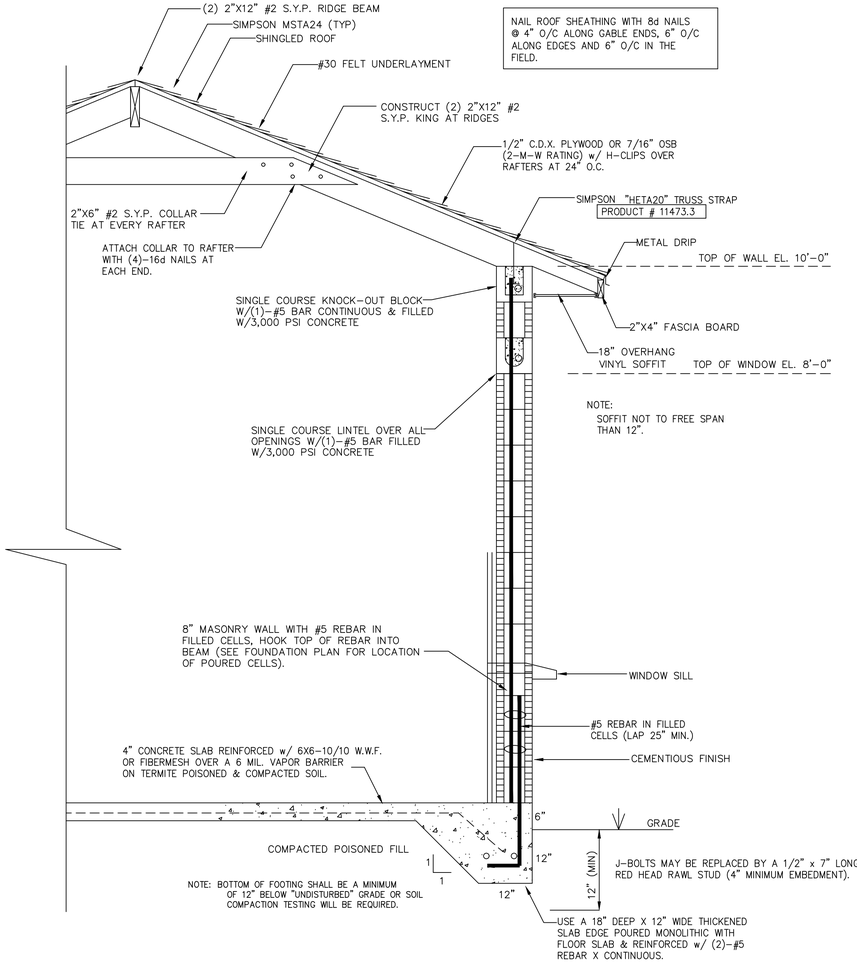
NO OPENINGS SHALL BE PERMITTED FROM A GARAGE INTO A SLEEPING ROOM. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A DOOR (MIN. 1 3/8" THICK), OF SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL, OR 20-MINUTE FIRE-RATED. WALLS SEPARATING THE GARAGE AND RESIDENCE SHALL HAVE A MIN. 1/2" GYPSUM BOARD APPLIED THE THE GARAGE SIDE. THE CEILING SHALL HAVE A MIN. 1/2" GYPSUM BOARD APPLIED THE THE GARAGE SIDE, GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY ALL HABITABLE ROOMS ABOVE WITH MIN. 5/8" TYPE "X" GYPSUM BOARD IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (7TH EDITION) RESIDENTIAL.



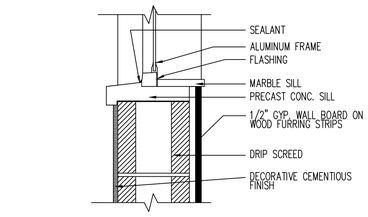
EXTERIOR WINDOW JAMB (BLOCK)
NOT TO SCALE



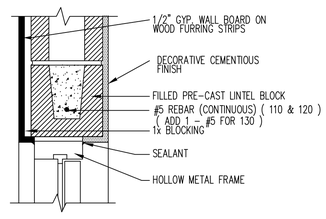
SOFFIT DETAIL
SCALE: 3/4" = 1'-0"



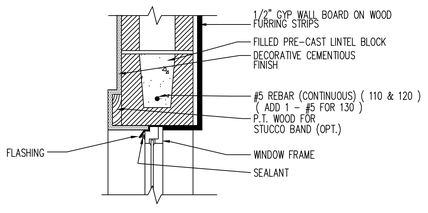
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



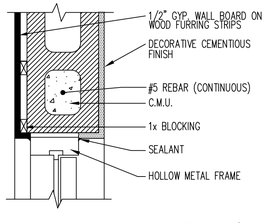
EXTERIOR WINDOW SILL (BLOCK)
NOT TO SCALE



EXTERIOR DOOR HEAD DETAIL (BLOCK)
NOT TO SCALE

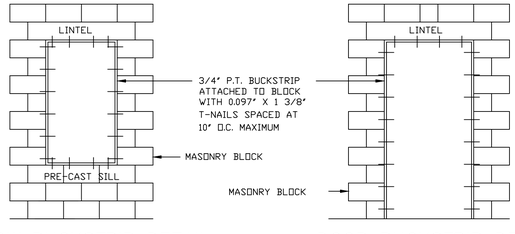


EXTERIOR WINDOW HEADER (BLOCK)
NOT TO SCALE



EXTERIOR DOOR JAMB DETAIL (BLOCK)
NOT TO SCALE

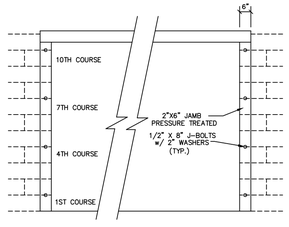
ATTACH WINDOW & DOOR FRAMES TO BLOCK WALL WITH TAPCON SCREWS SPACED AT WINDOW/DOOR MANUFACTURER'S SPEC'S (TAPCONS MUST PENETRATE THROUGH BUCKSTRIPS & INTO BLOCK 1 1/4" MINIMUM)



WINDOW BUCKSTRIP DETAIL
NOT TO SCALE

DOOR BUCKSTRIP DETAIL
NOT TO SCALE

NOTE: WINDOWS & DOORS MUST BE INSTALLED SUCH THAT THE MAXIMUM GAP INBETWEEN THE FRAME AND BUCKSTRIP IS 1/4"; IF THICKER BUCKSTRIP MATERIAL IS NEEDED RIP IT FROM 1 1/2" MATERIAL & ATTACH TO BLOCK WITH 3/16" TAPCONS AT 8" O.C. (TAPCON MUST PENETRATE BLOCK 1 1/4" MINIMUM)



GARAGE DOOR JAMB
NOT TO SCALE

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PHONE: (386) 937-1949
FL. CERTIFICATE OF AUTHORIZATION #31557

MATHEWS
DETACHED GARAGE

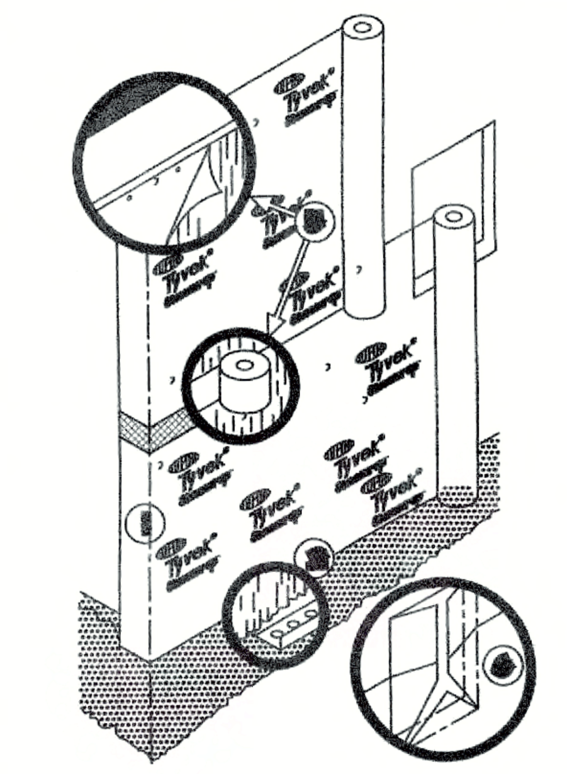
General Notes & Details

DATE: 03-15-12
SCALE: AS NOTED
JOB # FBC2014-140-II

SHEET
GN2

PERMIT SET

INSTALLING TYVEK® STUCCO WRAP® ON VERTICAL WALLS, BEFORE INSTALLATION OF DOORS OR WINDOWS



1. Unwrap roll at corner, leaving 6"-12" overlap.
   NOTE: Apply wrap with grooved surface pattern in VERTICAL position for proper drainage.
2. Roll should be plumb. Bottom roll edge should extend over sill plate interface. SHINGLE Stucco Wrap over back edge of weep screed for proper water drainage. For maximum air leakage reduction, seal wrap with caulk or tape to weep screed. Don't block weep holes.
3. Secure Tyvek® every 12"-18" on vertical stud line. With wood, insulated sheathing board or exterior gypsum board, use large head or plastic washer head nails, as a best practice. Wide staples with 1.0 inch minimum crown can also be used. When attaching to masonry, use adhesives with polyurethane, elastomeric or latex base.
4. Unroll directly over windows and doors. Upper roll overlaps bottom roll by 6" horizontally.
5. COVER interface of upper and lower top plates with Tyvek®. As a best practice, TAPE all horizontal seams at band joists, headers and roll overlaps with 2" or 3" DuPont Contractor tape. Tape any accidental tears or damage.
6. Make a modified "I" CUT in Tyvek®.
7. FOLD flaps inside around window or door openings. Fasten every 6". Trim excess Tyvek®.
   NOTE: Apply wrap with grooved surface pattern in VERTICAL position for proper drainage.
8. Tack up bottom sill flashing, overlapping rough sill by 4"-5". As a best practice, make two vertical corner cuts in the flashing. FOLD flashing over rough sill.
9. Tack up side flashings, OVERLAPPING bottom sill flashing. Cut two 45° angles in Tyvek® from each top window corner. Then, install window or door according to manufacturer instructions.
10. Install head flashing UNDER top flap of Tyvek®, OVER window flange. Extend flashing out OVER side flashings by 3"-4". Fold top flap of Tyvek® OVER head flashing. TAPE both diagonal cuts.

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.

R703.8 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OF MORE OF THE FOLLOWING OR OTHER APPROVED METHODS:
1.1 THE FENESTRATION MANUFACTURER'S WRITTEN FLASHING INSTRUCTIONS.
1.2 THE FLASHING MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
1.3 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, OR FMA/WDMA 250.
1.4 IN ACCORDANCE WITH THE FLASHING METHOD OR A REGISTERED DESIGN PROFESSIONAL.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OF STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

ALL WINDOW AND DOOR FLASHING SHALL COMPLY WITH FMA AMMA 711, 100, 200, AND 250.

EXCERPT OF FMA AAMA 100-07

6.0 PRE WINDOW INSTALLATION PROCEDURES

6.1 Pre-installation requirements performed by others, per the manufactures instructions.

6.1.1 Rough Openings

6.1.1.1 The builder/contractor shall construct the rough openings in accordance with the window manufacturer's size and tolerance requirements.

6.1.1.2 The rough opening shall be plumb, level, square and true within 6 mm (1/4 in) prior to the installation of the window. Manufacturer's instructions may supersede these tolerance ranges.

6.1.2 Water-Resistive Barriers (WRB)
This standard practice recommends that the WRB be installed prior to the window installation. The installation method described in this standard practice is based on this sequence.

6.1.2.1 The application of the WRB involves covering the vertical surfaces of the wall, lapped, fastened, taped and sealed per the WRB manufacturer's instructions.

6.1.2.2 Penetrations through the WRB for the installation of windows shall be made in accordance with the WRB manufacturer's recommendations or this standard practice.

6.1.2.3 The WRB shall be applied in water shedding fashion, starting at the base of the wall and working towards the top. The WRB shall be applied to the face of the building framing or sheathing.

6.2 TWO LAYER WRB SYSTEMS

6.2.1 A two layer WRB or building paper (BP) system may be required in accordance with state and local codes. The window shall be flashed/integrated with the WRB and into the wall per the WRB manufacturer's instruction.

6.2.2 After the installation of the second layer of WRB, the cladding shall be applied with a weep screed installed at the bottom of the first floor and at the bottom of any floor above or over a concrete masonry unit (CMU).

7.0 WINDOW INSTALLATION PROCEDURES

7.1 PRE-INSTALLATION INSPECTION

7.1.1 In the event that the WRB is installed after the window installation, refer to ASTM E 2112 for various sequencing considerations.

7.1.2 Before installation can occur, the installer shall inspect the WRB to ensure that it is installed in accordance with this standard practice and the WRB manufacturer's instructions. Any tears, penetration or defects within 305 mm (12 in) of the rough opening area shall be sealed per the WRB manufacturer's instructions before the installation starts. Refer to ASTM C 755.

7.1.3 The installer shall verify that the rough opening is plumb, level, square and true. The installer shall notify the contractor to remedy any discrepancies per this standard practice.

7.1.4 The installer shall inspect the fenestration product for damage and repair or replace if necessary.

7.2 INSTALLATION PROCEDURES

7.2.1 In the event that the WRB has not been previously modified, the installer shall complete the following steps:

- Carefully cut the WRB in a modified "I" pattern as shown in figure 1. The full-I cut of the WRB is also acceptable.

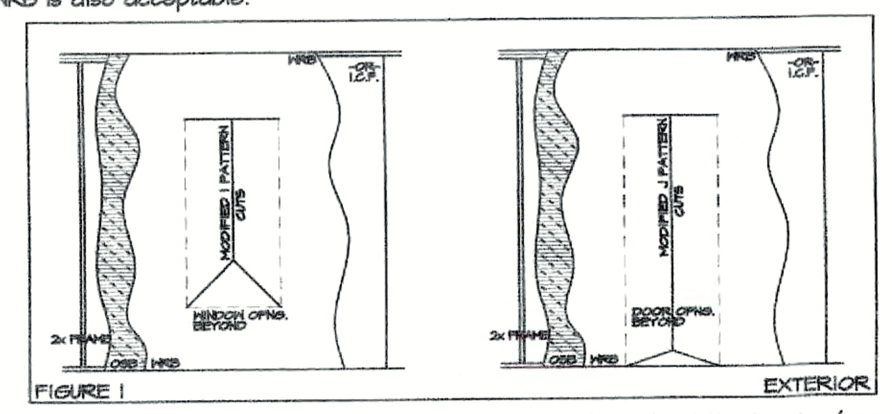


FIGURE 1

- Fold the bottom and side flaps over and behind the interior side of the framing (see Figure 2).

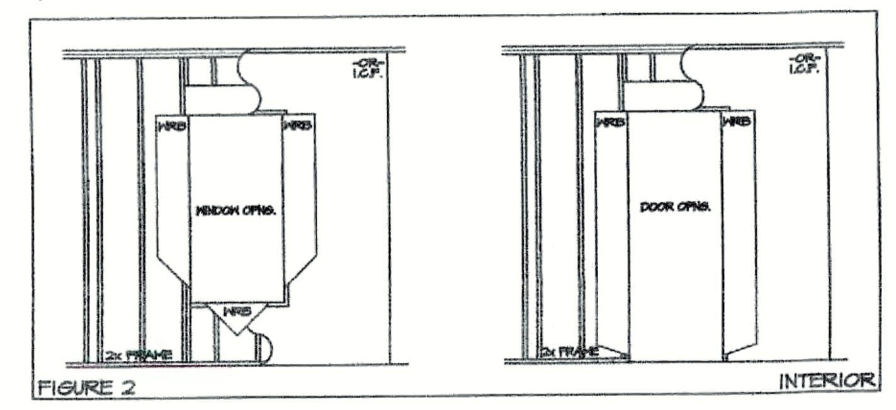


FIGURE 2

- Attach the WRB into position on the inside of the rough opening, and trim any excess as required.

7.2.2 At the head of the opening, starting at the top corner of the window (rough) opening, measure from the corner horizontally and then vertically a distance equal to the roll width of the flashing to be applied, and make a mark (see Figure 3).

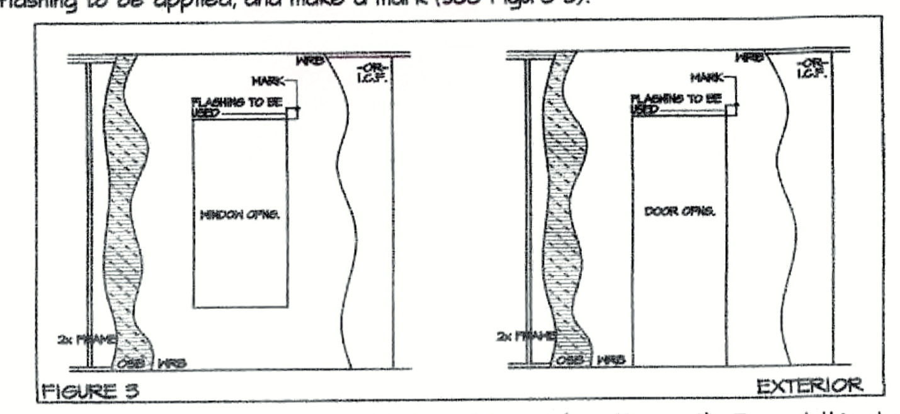


FIGURE 3

At a 45° angle, carefully cut the the WRB on a diagonal (see Figure 4). Repeat this step on the opposite corner.

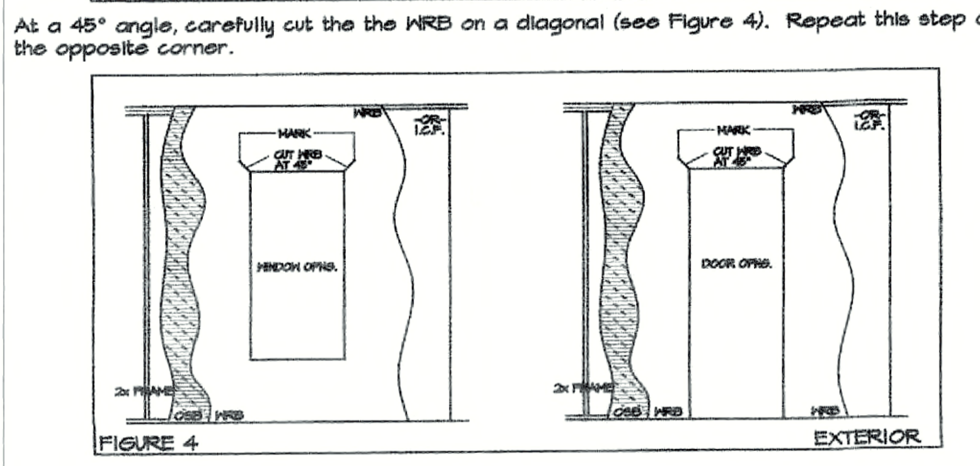


FIGURE 4

Gently raise the bottom edge of the flap created in the WRB and temporarily tape the top corners and center to the exterior face of the WRB above (see Figure 5). This is done in order to allow for installation of the window and head flashing later.

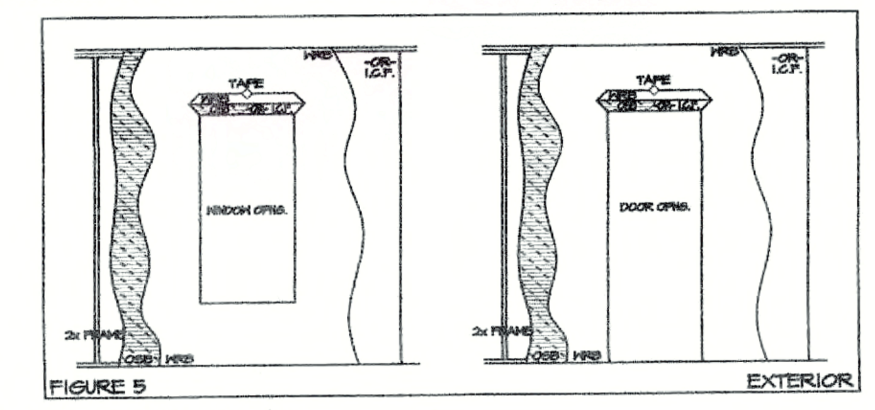


FIGURE 5

7.2.3 Applying a Sill Pan Flashing

7.2.3.1 There are a variety of sill pan systems available. (Reference ASTM E 2112 guidelines for the latest information.) The pan shall direct water to the exterior of to the membrane drainage plane for subsequent drainage to the exterior of the building.

7.2.3.2 When self-adhering flashing is used as a sill pan, cut to a length equal to the rough opening width plus at least 150 mm (6 in) up the jamb, to form an end dam (see Figure 6).

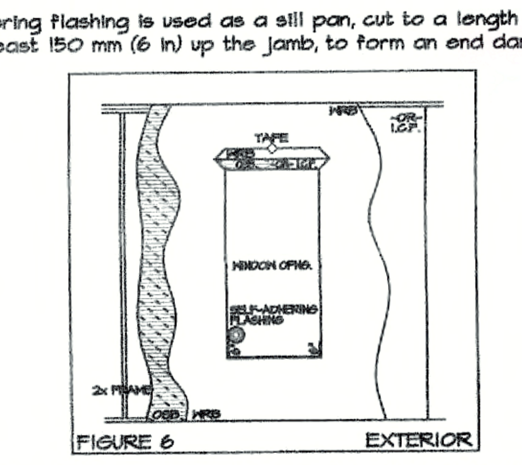


FIGURE 6

The self-adhering flashing sill pan system shall cover the sill to at least the depth of the window, plus 50 mm (2 in) onto the face of the WRB drainage plane (see Figure 7).

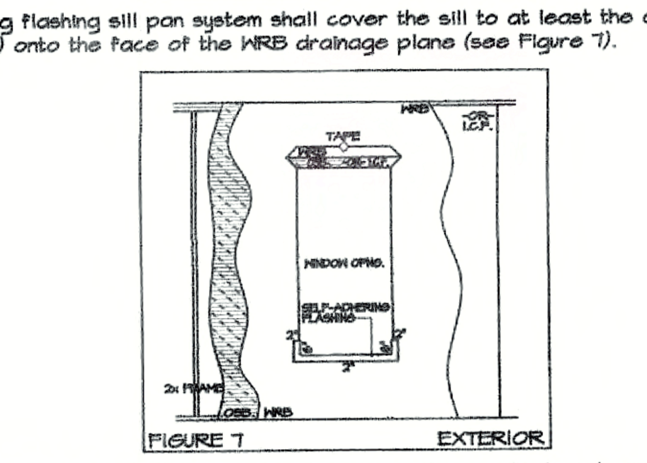


FIGURE 7

7.2.4 If a rigid or semi-rigid sill pan system is used, follow manufacturer's instructions for installation details and integration with the WRB and flashing.

7.2.5 Inspect and clean the back side (interior surface) of the exterior window mounting flange. Look for any sealant gaps or misaligned welding at the corner joinery. If corner seals are missing in whole or part, contact the window manufacturer for the recommended remedy.

7.2.6 After cleaning the mounting flanges, carefully run a continuous 9 mm (3/8 in) nominal diameter bead of sealant on the back surface (interior face) of the mounting flange of the window at the head and both jambs (see Figure 8). Apply sealant in line with any pre-punched holes or slots in the mounting flange. Connect that bead of sealant across any joinery on the window frame at all four corners.

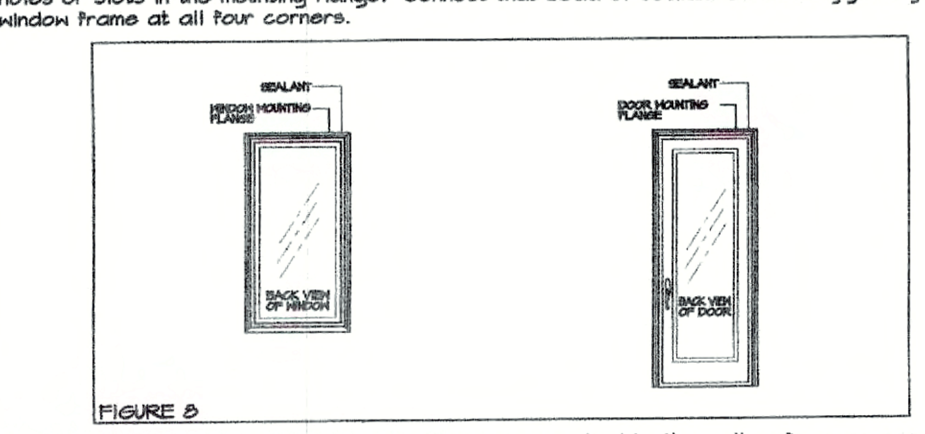


FIGURE 8

As an option, the sealant shall be permitted to be applied to the wall surface, as opposed to the back of the mounting flange, in line or inboard of any pre-punched holes or slots.

7.2.7 Apply a discontinuous bead of sealant on the interior surface of the mounting flange at the sill. The bead of sealant shall have a minimum of two 50 mm (2 in) voids near the ends (see Figure 9), allowing any liquid water that has entered the window opening to exit easily.

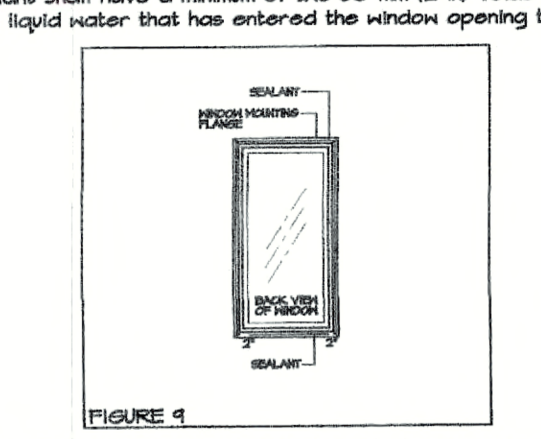


FIGURE 9

7.2.7.1 As an alternate to the discontinuous bead of sealant, a weep screed or wicking mechanism shall be permitted to be applied at the jamb ends of the sill to allow liquid water to escape.

7.2.7.2 Additionally, if a rigid or semi-rigid sill pan is used, apply a bead of sealant to the outboard side of the upturned leg of the pan where it will integrate with the interior side of the window and form an air/water seal.

7.2.8 Immediately set the window into the opening (see Figure 10).

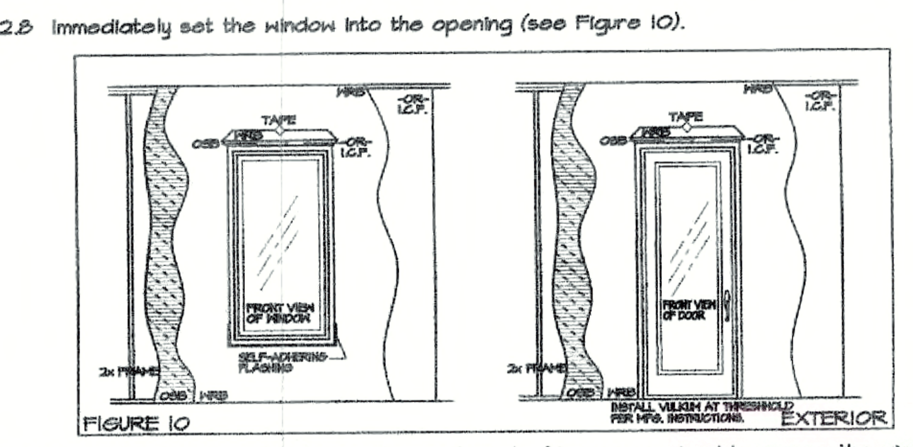


FIGURE 10

Hold the window temporarily into position and apply shims as required to ensure the window is set plumb, level, square and true. Fasten the window perimeter securely into position in accordance with the manufacturer's instructions. For proper sealant coverage, ensure squeeze out under the flange and in fastener holes (see Figure 11).

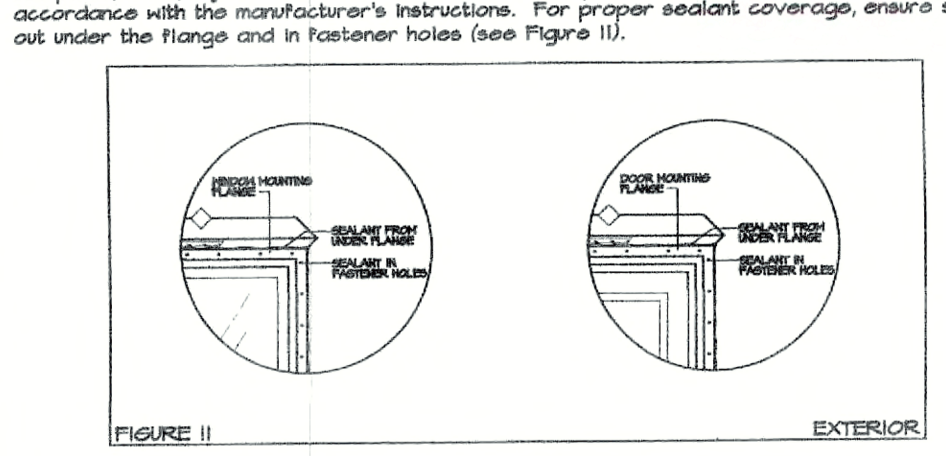


FIGURE 11

Install shims in such a manner that they are not permitted to interfere with the application of the air seal, which will be applied on the interior side in the steps that follow.

NOTE 2: Either self-adhesive flashing (see Section 7.2.9) or mechanically attached flashing (see Section 7.2.10) shall be permitted to be used for jamb and head flashing, per the following steps.

7.2.9 Jamb and Head Flashing Installation Using Self Adhering Flashing

7.2.9.1 Apply flashing over the mounting flange of the window at both jambs. The self adhering flashing shall be a minimum of 100 mm (4 in). With self-adhering flashing, the additional bead of sealant over the mounting flange (see Sections 7.2.10.2 and 7.2.10.6) shall be omitted.

7.2.9.2 Cut the jamb flashing to a measurement equal to twice the roll width of the flashing being used, plus the height of the rough opening, minus 25 mm (1 in) (see Figure 12)

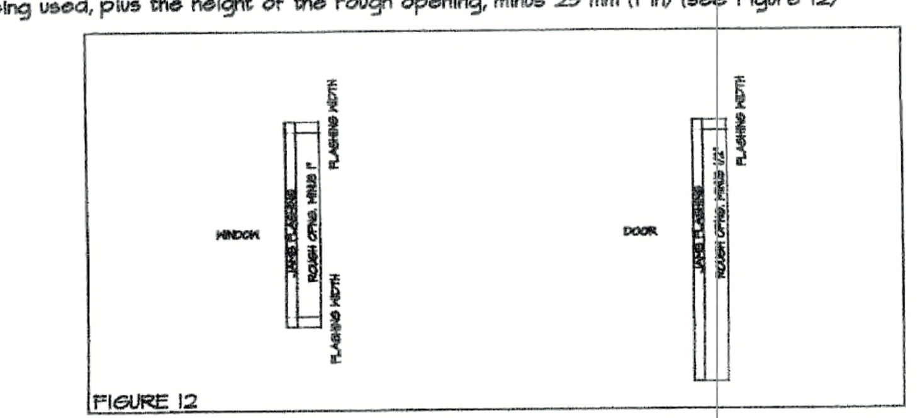


FIGURE 12

7.2.9.3 Position the top end of the flashing 13 mm (1/2 in) below the location where the top edge of the head flashing will cover the jamb flashing later (see Figure 13)

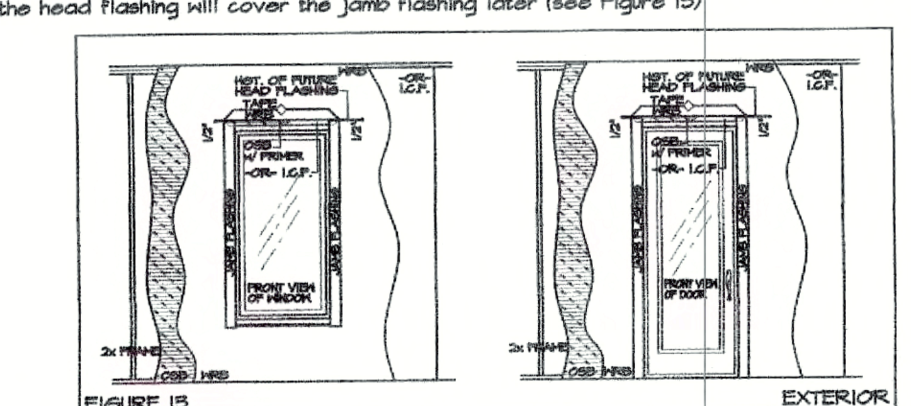


FIGURE 13

Do not interfere with the WRB flap at the head. Tuck the top of the jamb flashing under the top flap of the WRB at the head.

7.2.9.4 Use firm pressure to apply the self adhering flashing to promote seal to window flange and WRB.

7.2.9.5 Apply a piece of flashing across the head of the rough opening. The head flashing shall be cut to the width of the rough opening plus two, times the roll width of the flashing, plus 50 mm (2 in) (see Figure 14).

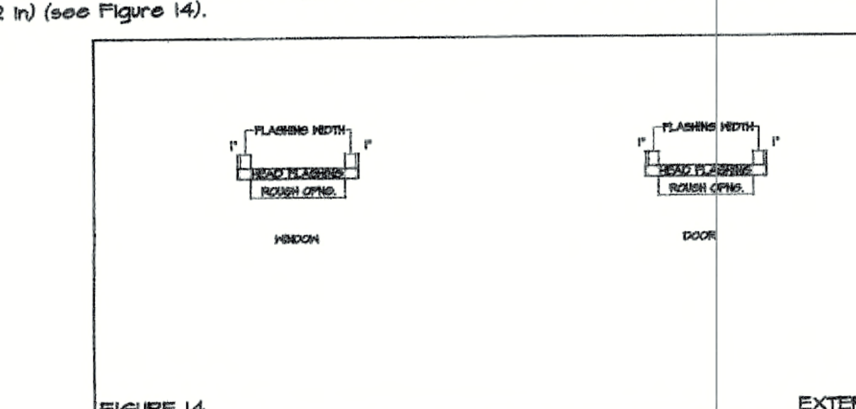


FIGURE 14

7.2.9.6 Apply primer to any exposed oriented strand board (OSB) as required by the flashing manufacturer.

7.2.9.7 Adhere the self-adhering flashing with firm pressure across the head of the window on top of the mounting flange and beyond the rough opening on each side, extending it 25 mm (1 in) over the outside edge of the flashing at the jambs (see Figures 15 and 16).

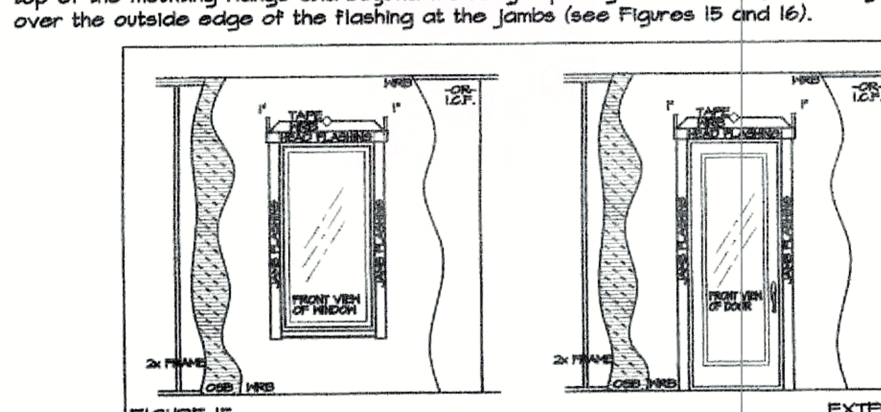


FIGURE 15

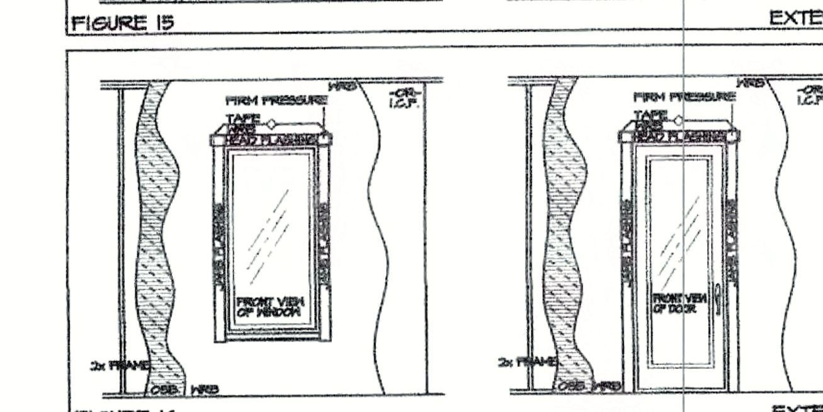


FIGURE 16

7.2.10 Jamb and Head Flashing Using Mechanically Attached Flashing

7.2.10.1 When mechanically attached flashing is used, the minimum roll width shall be 230 mm (9 in).

7.2.10.2 Apply a continuous 9 mm (3/8 in) nominal diameter bead of sealant over sheathing (wall surface) and the exterior face of the mounting flange, starting 216 mm (8 1/2 in) above the rough opening (see figure 17) continuing down the jambs to the bottom of the sill mounding flange.

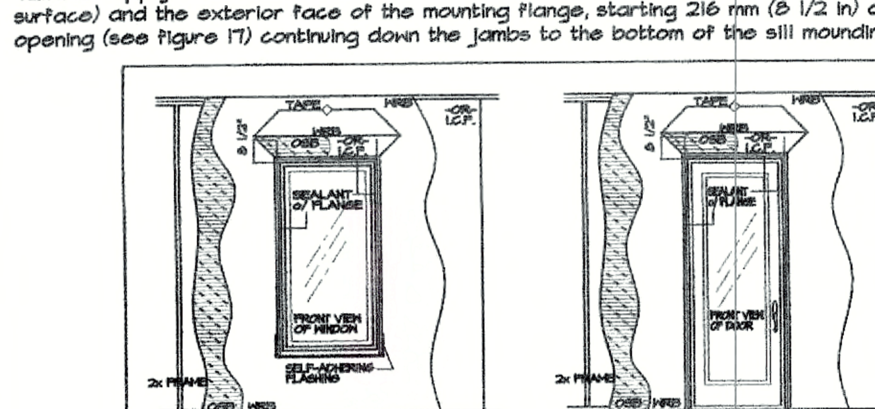


FIGURE 17

7.2.10.3 Cut jamb flashing to a measurement equal to twice the roll width of the flashing being used, plus the height of the rough opening, minus 25 mm (1 in).

7.2.10.4 Apply flashing inline with any pre-punched holes/slots in the mounting flange and cover any fastener heads (see Figure 18).

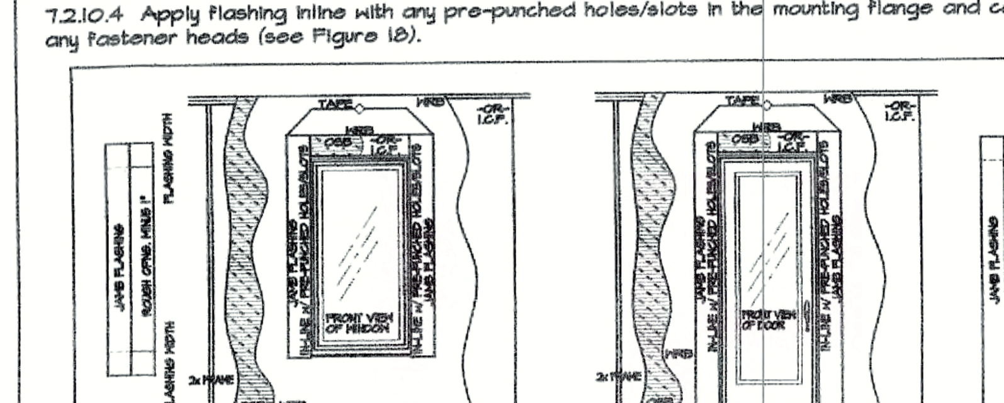


FIGURE 18

7.2.10.5 Cut a piece of head flashing that is the width of the rough opening, plus two, times the roll width of the flashing, plus 50 mm (2 in).

7.2.10.6 Apply a continuous 9 mm (3/8 in) nominal diameter bead of sealant along the mounting flange at the head. Apply an additional 9 mm (3/8 in) nominal diameter bead of sealant horizontally 216 mm (8 1/2 in) above the rough opening (inline with the tip of the jamb flashing). Apply mechanically attached flashing to head over sealants and secure with mechanical fasteners (see Figure 19).

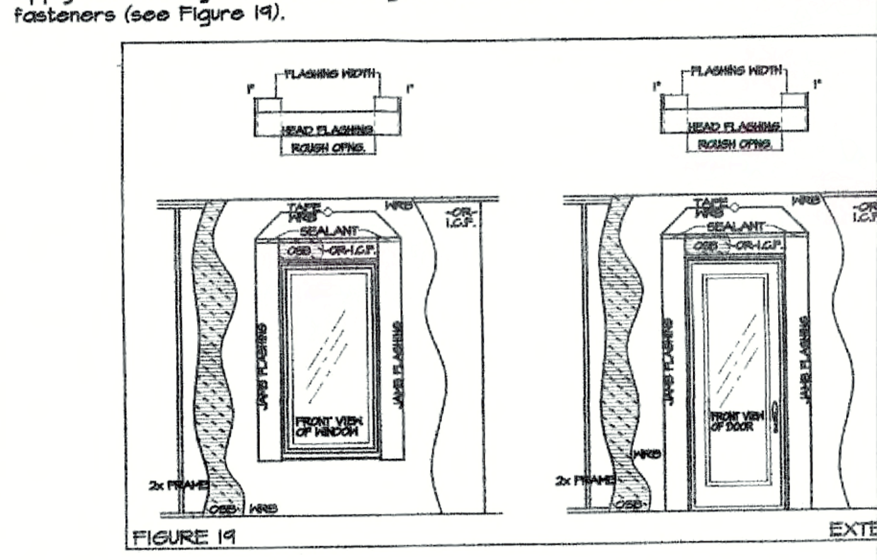


FIGURE 19

7.2.10.7 Use mechanical fasteners to secure mechanically attached flashing (see Figure 20).

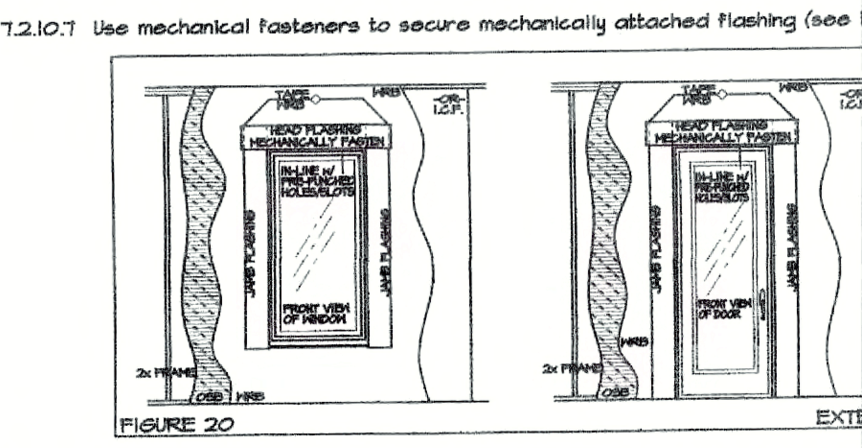


FIGURE 20

7.2.11 Remove the previously applied tape which holds the flap of the WRB at the head. Allow the flap to lay flat over the head flashing. Apply a new piece of sheathing tap over the entire diagonal cut made in the WRB. The tape shall be compressed against the WRB and the head flashing, which extends over the jamb (see Figure 21).

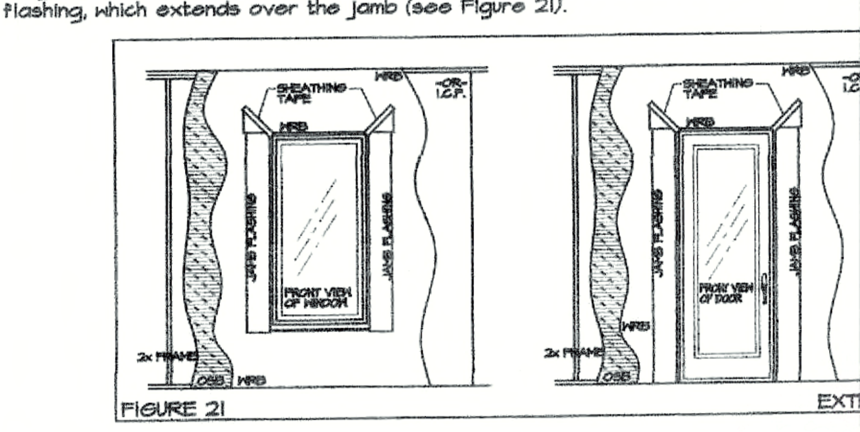


FIGURE 21

7.2.12 On the interior, the installer shall apply a backer rod and a continuous interior perimeter bead of sealant (see Figures 22 and 23), or aerosol foam sealant conforming to AAMA 812 without backer rod (see Figure 24), or other window manufacturer approved material between the window ant the rough opening on all sides to form an air seal. This effectively forms a back dam to prevent water intrusion into the interior. A raised, upturned leg made from a rigid material can be also be used, if properly air sealed. If a rigid or semi-rigid sill pan was used, recheck the seal between the sill of the window and the upturned leg of the sill pan and reseal as needed (see Figure 25).

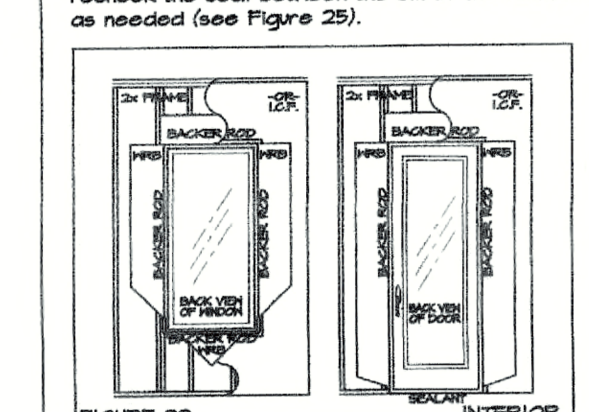


FIGURE 22

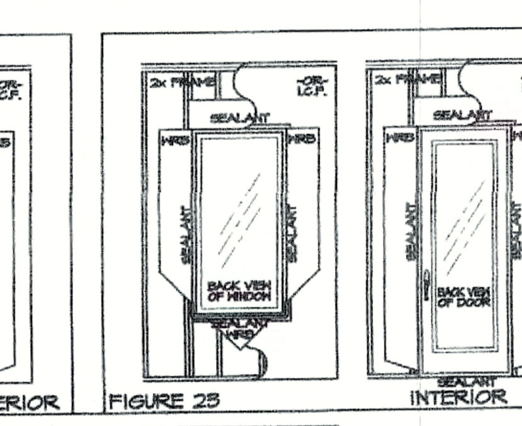


FIGURE 23

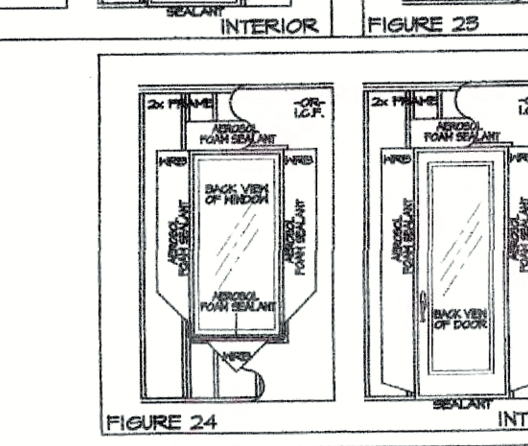


FIGURE 24

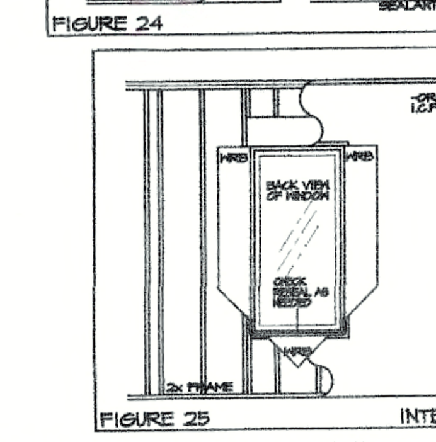


FIGURE 25

7.2.12.1 In cases where shims cause interference with the application of the backer rod or sealant, trim excess shim material to allow for a continuous air/water seal (see Figure 26). In all cases, make sure the entire perimeter joint has been sealed, creating an air/water tight condition.

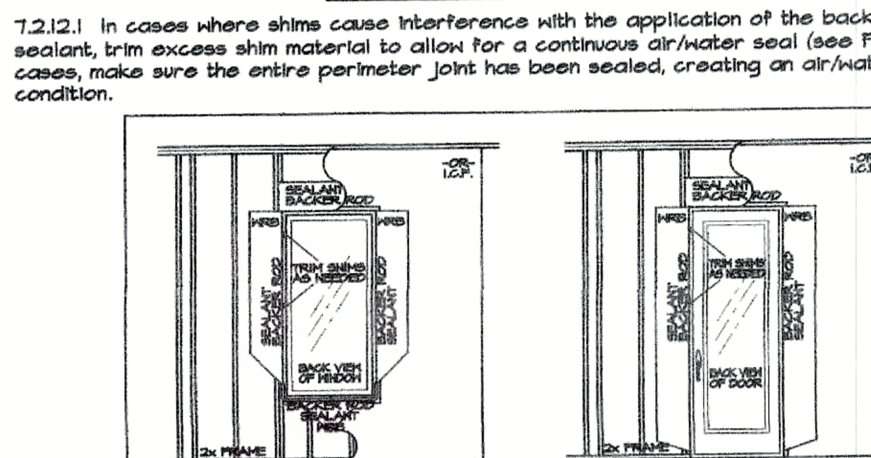


FIGURE 26

7.2.12.2 To ensure adequate protection against extreme wind driven water loads (12 psf water loads), it is critical that the perimeter interior air and water seal between the window and the sill pan flashing is able to withstand this pressure load without air and water leakage. Special caution needs to be applied to the interior corners.

8.0 POST INSTALLATION PROCEDURES

8.1 The installer shall ensure that the fenestration product frame and sash are installed plumb, level, square and true, within the specified tolerances.

8.2 The installer shall ensure that all sash move freely within their frames and that weather stripping or compressible seals make full contact with mating surfaces.

8.3 The installer shall ensure that operable hardware such as locks, cranks, latches and hinges operate smoothly, and that all locking mechanisms engage and operate properly.

8.4 The installer shall ensure that all accessories and other components of the fenestration product assembly are present, such as screens and hardware.

8.5 After installation of the window, drainage holes shall be inspected for blockage and freed of any obstructions to allow drainage.

DOOR & WINDOW FLASHINGS

I HEREBY CERTIFY:
THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE – (8TH EDITION) RESIDENTIAL.

CAREY L. WILKINSON, P.E. #80472

DATE: ______________

4D ENGINEERING LLC
1074 SOUTH FLORIDA AVENUE, SUITE 201
LAKELAND, FLORIDA 33803
PHONE: (386) 937-1949
FL. CERTIFICATE OF AUTHORIZATION #31557

RESIDENCE

FLASHING DETAILS

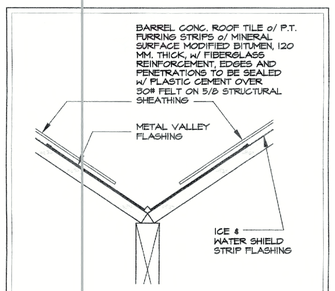
DATE: 03-15-12

SCALE: AS NOTED

JOB # FBC2014-150

SHEET

FLSH1



VALLEY FLASHING

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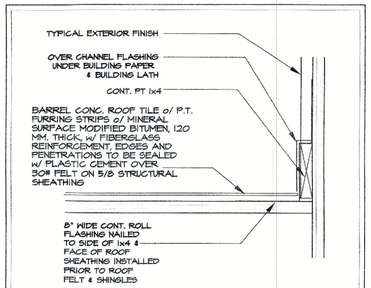
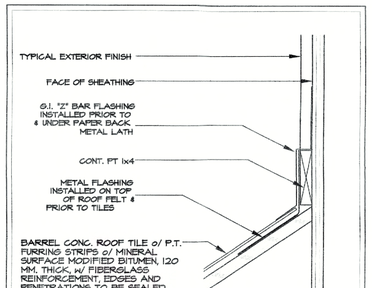


SIDE WALL FLASHING

(ROOF SLOPE PARALLEL TO WALL)

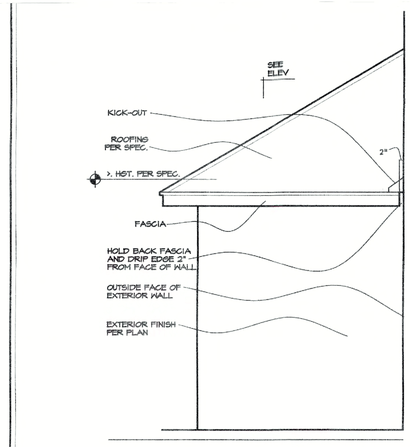
SCALE: 3" = 1'-0"



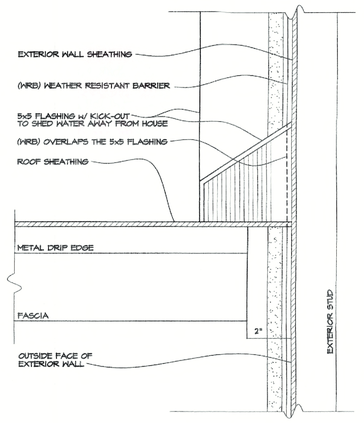
HEAD WALL FLASHING

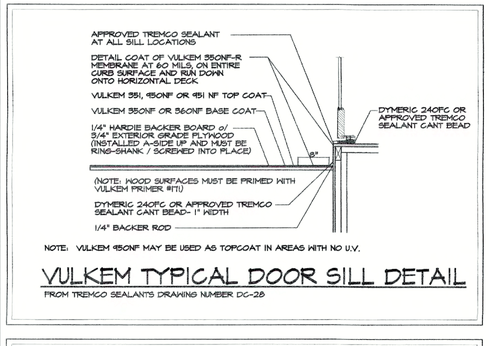
(ROOF SLOPE MEETS WALL)

SCALE: 3" = 1'-0"



KICK-OUT FLASHING

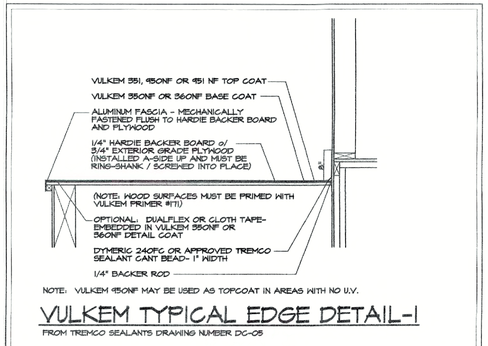




NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL DOOR SILL DETAIL

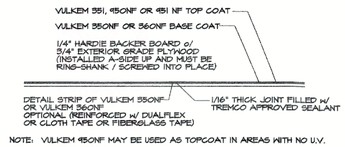
FROM TREMCO SEALANTS DRAWING NUMBER DC-28



NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL EDGE DETAIL-1

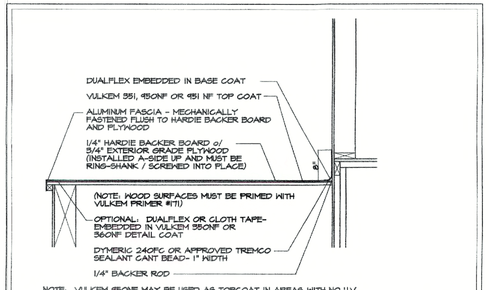
FROM TREMCO SEALANTS DRAWING NUMBER DC-08



NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL JOINT DETAIL

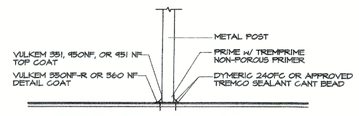
VULKEM 351, 450NF OR 451 NF TOP COAT



NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYPICAL EDGE DETAIL-2

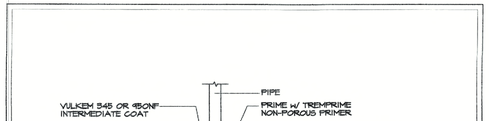
FROM TREMCO SEALANTS DRAWING NUMBER DC-08



NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

VULKEM TYP. TREATMENT OF METAL POSTS

FROM TREMCO SEALANTS DRAWING NUMBER DC-11



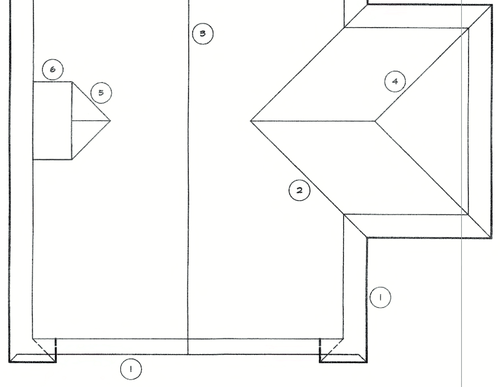
NOTE: VULKEM 450NF MAY BE USED AS TOPCOAT IN AREAS WITH NO U.V.

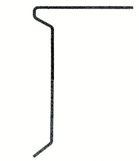
VULKEM TYP. TREATMENT OF A PENETRATION

FROM TREMCO SEALANTS DRAWING NUMBER DC-30

ROOF FLASHINGS

CONTRACT NOTE: THE CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICTS WILL DEFAULT TO SAID DOCUMENTS.





1 METAL DRIP EDGE 26 GUAGE GALVANIZED N.T.S.

1 "Z" FLASHING 24 GUAGE GALVANIZED N.T.S.

6 5 x 5 GALVANIZED FLASHING 26 GUAGE GALVANIZED N.T.S.

(1) DRIP EDGE FLASHING:

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF TILED ROOFS, AND SHALL OVERLAP A MINIMUM OF 3 INCHES (76 mm). EAVE DRIP EDGES SHALL EXTEND \ INCH (13 mm) BELOW THE SHEATHING, AND EXTEND BACK ON THE ROOF FOR A MINIMUM OF 2 INCHES (51 mm). THE DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 6 (152 mm) INCHES O.C. THE DRIP EDGE AT EAVES SHALL BE INSTALLED OVER THE UNDERLAYMENT. THERE SHALL BE A MINIMUM 4 INCH (102 mm) WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE. WHERE THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 mph (177 km/h) OR GREATER OR THE MEAN ROOF HEIGHT EXCEEDS 33 FEET (10 058 mm), DRIP EDGES SHALL BE MECHANICALLY FASTNED A MAXIMUM OF 4 INCHES (102 mm) ON CENTER.

INSTALL A MINIMUM 8" WIDE ANTI-PONDING METAL FLASHING TO ENSURE POSITIVE DRAINAGE OVER FASCIA/STARTER STRIP. NAIL TOP EDGE OF FLANGE ONTO ROOF.

THE UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE I OR TYPE II, OR ASTM D 4869, TYPE I OR TYPE II. THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDDING FASHION, STARTING WITH THE EAVE EDGE AND ROLLED HORIZONTALLY. UNDERLAYMENT SHALL OVERLAP A MINIMUM OF (19) INCHES AND BE MECHANICALLY FASTENED AT (36) INCHES O.C. MAXIMUM.

(2) VALLEY FLASHING:

VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, BEFORE APPLYING TILES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.

1. FOR CLOSED VALLEYS: INSTALL PREFORMED CLOSED VALLEY METAL EITHER A MINIMUM WIDTH OF 16" (24" STRETCH OUT) WITH A MINIMUM 2 1/2" HIGH CENTER DIVERTER AND A MINIMUM 1" METAL EDGE RETURNS OR A RIBBED DESIGN WITH 1" CENTER DIVERTER, A MINIMUM (4) 5/8" RIBS SPACED 5 1/2" WITH 5 3/4" FLANGE. LAP JOINTS A MINIMUM 6" AND APPLY A COATING OR SEPARATOR SHEET.

2. FOR OPEN VALLEYS: INSTALL PREFORMED OPEN VALLEY WITH A MINIMUM OF 16" (24" STRETCH OUT) WITH A MINIMUM 1" HIGH THIN CENTER DIVERTER AND A MINIMUM 1" METAL EDGE RETURNS. LAP JOINTS A MINIMUM 6" AND APPLY A COATING OR SEPARATOR SHEET.

3. WHEN USING VALLEY METAL WITH RETURNS: A. SECURE WITH CLIPS FABRICATED FROM SIMILAR OR COMPATIBLE MATERIAL. CLIP 1" METAL EDGE RETURNS TO BATTEN STRIP WITH ROOFING NAIL THROUGH METAL STRAP.

B. TRIM METAL AT ALL VALLEY/RIDGE JUNCTIONS, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.

C. INSTALL LEAD SOAKER AT ALL VALLEY/RIDGE JUNCTIONS. TURN LEAD UP A MINIMUM OF 1" TO CREATE A WATER DIVERTER, ENSURING WATER SHEDDING CAPABILITIES ONTO THE VALLEY.

D. OUTER EDGE OF THE VALLEY METAL SHALL OVERLAP DECK FLANGE OF DRIP EDGE A MINIMUM OF 1". CENTER OF VALLEY FLASHING SHALL EXTEND A MINIMUM OF 2" BEYOND DRIP EDGE.

(5) RIDGE FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDING FASHION. THE LAST LAYER APPLIED AT THE RIDGE SHALL BE FOLDED OVER THE RIDGE AND MECHANICALLY FASTENED, AT (36) O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE RIDGE.

(4) HIP FLASHING:

THE UNDERLAYMENT SHALL BE INSTALLED IN WATER-SHEDING FASHION. AT THE HIP LINE, FOLD THE UNDERLAYMENT OVER THE HIP AND MECHANICALLY FASTEN, AT (36) INCHES O.C. MAXIMUM TO THE OPPOSING SIDE OF THE ROOF. REPEAT THE PROCEDURE FOR THE OPPOSING SIDE OF THE ROOF. WHEN COMPLETED, THERE WILL BE TWO LAYERS OF UNDERLAYMENT OVERLAPPING THE HIP.

(3) CRICKETS AND SADDLES FLASHING:

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN (30) INCHES (762 mm) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

THE RIDGE AND VALLEY FLASHING OF CRICKETS OR SADDLES SHALL BE THE SAME AS THE RIDGE AND VALLEY FLASHING ON THE MAIN ROOF.

(6) BASE AND COUNTERFLASHING:

BASE AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR A CONTINUOUS METAL MINIMUM 4 INCH BY 4 INCH "L" FLASHING SHALL BE SET IN APPROVED FLASHING CEMENT AND SET FLUSH TO THE BASE OF THE WALL, AND OVER THE UNDERLAYMENT. BOTH HORIZONTAL AND VERTICAL METAL FLANGES SHALL BE FASTENED 6 INCHES (152 mm) ON CENTER WITH APPROVED FASTENERS. ALL LAPS SHALL BE A MINIMUM OF 4 INCHES (102 mm), FULLY SEALED IN APPROVED FLASHING CEMENT. FLASHING SHALL START AT THE LOWER PORTION OF THE ROOF TO ENSURE WATER-SHEDDING CAPABILITIES OF ALL LAPS. THE ENTIRE EDGE OF THE HORIZONTAL FLANGE SHALL BE SEALED, COVERING ALL NAIL PENETRATIONS WITH APPROVED FLASHING CEMENT AND MEMBRANE. SHINGLES SHALL OVERLAP THE HORIZONTAL FLANGE, AND SHALL BE SET IN APPROVED FLASHING CEMENT.

BASE FLASHING SHALL BE OF EITHER CORROSION-RESISTANT METAL PROVIDED IN SECTION R905.2.8.1 OR MINERAL SURFACE ROLL ROOFING, WEIGHING A MINIMUM OF (77) POUNDS PER (100) SQUARE FEET (5.76 kg/M2). COUNTERFLASHING SHALL BE CORROSION- RESISTANT METAL WITH A MINIMUM THICKNESS PROVIDED IN TABLE 905.1 IN THE FLORIDA BUILDING CODE (2004).

I HEREBY CERTIFY:

THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 8TH EDITION 2023 FLORIDA BUILDING CODE CODE FOR 140 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2023 FLORIDA BUILDING CODE – (8TH EDITION) RESIDENTIAL.

CAREY L. WILKINSON, P.E. #80472

DATE:

4D ENGINEERING LLC
1074 SOUTH FLORIDA AVENUE, SUITE 201
LAKELAND, FLORIDA 33803
PHONE: (386) 937-1949
FL. CERTIFICATE OF AUTHORIZATION #31557

RESIDENCE

FLASHING DETAILS

DATE: 03-15-12

SCALE: AS NOTED

JOB # FBC2014-150

SHEET

FLSH2

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 27, 2025

Project #	**HPB25-030**
Project Type	**Pavilion Addition**
Property Address; Historic Name	**801 E. Main Street; N/A**
Historic District; FMSF#	**East Lake Morton Historic District; #PO09457**
Owner/Applicant	**Ten Cap Partners LLC / Mr. Jeremy Brumley**
Zoning; Future Land Use; Context District; SPI	**C-2; Mixed Commercial Corridor Urban Center; Garden District SPI**
Existing Use	**Commercial**
Adjacent Properties	**Commercial, Civic, Residential**
Previous Approvals	**New Garage Doors (HPB14-172) 9/24/14; Commercial Building Remodel (HPB14-220) 12/10/14; Fence (HPB15-062); Accessory Structures and Gate (HPB15-062) 4/16/15; Fence (HPB18-194) 9/21/18; Neon Wall Sign (HPB19-190) 10/24/2019.**

REQUEST

The Applicant requests approval for the installation of an open-sided pavilion structure onto the front of the building for outdoor seating.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located at the southeast corner of East Main Street and South Lake Avenue, and consists of a quarter-acre parcel that is located within Sub-District 6 of the Garden District SPI (Special Public Interest) zoning overlay, as well as the Downtown Lakeland Community Redevelopment Area. The property contains a masonry vernacular building, built in 1960, that originally functioned as a full-service gas station and repair garage. The existing building is a contributing building within the East Lake Morton Historic District as of the 2022 resurvey. Undergoing renovations in 2014, this property and building has been utilized previously for retail, entertainment, and eatery uses under two separate businesses.

The Applicant proposes to construct an open-sided pavilion at the front of the existing building for the purpose of outdoor seating. The use of the pavilion for outdoor seating is to serve a new quick service restaurant, Grievous Angel, LLC, serving smash burgers, hotdogs, and fries. Dining for the restaurant will be made up of indoor seating inside the existing building on site and a beer garden-inspired outdoor seating area under the proposed pavilion. The pavilion is to be 18 feet by 44 feet, 4 inches (approximately 798 square feet), and will be a wood truss and steel post structure with a parapet wall covered in stucco with raised bands and metal plate siding to match the cladding of the subject building. The roofing material is concealed behind the pavilion's parapet and consists of one-ply membrane coating. The uneven concrete surface below the pavilion area will be removed and replaced with concrete pavers.

As part of the overall renovation plan for the subject property, all accessory structures will be removed. The street facing areas of the property will be landscaped and outdoor, uncovered seating will be installed.

APPLICABLE GUIDELINES:

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 #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 4.5 Additions, Principles:

- Ensure that Historic Buildings Remain the Central Focus. An addition should not damage or obscure architecturally important details and materials of the primary structure or other resources on the site. Additions should be distinguishable from the original structure without distracting from it.
- False Historicism/Conjectural History is Discouraged Design additions should reflect their era of construction while respecting the historic context and architectural style of the original structure. Avoid using architectural details for additions that are more ornate than those found on the original structure or that are not characteristic of the original structure's architectural character.
- Contemporary Interpretations of Traditional Designs and Details May be Considered When applied to a compatible building form, contemporary materials, window moldings, doors, and other architectural details can provide visual interest while helping to convey the fact that the building or addition is new.

ANALYSIS:

As a standalone commercial building with a historical background as an automobile gas and service station, staff finds the request to construct an open-sided pavilion at the front of the subject building appropriate for this building type. In fact, when this building was constructed, a smaller pavilion in front of the building existed, likely for providing cover over gas pumps. Staff finds the design and materials of the proposed pavilion addition reflective of the existing materials of the subject building and consistent with the Standards and Design Guidelines.

Although not a part of this request, from a site design perspective it is suggested that the trash bin be relocated to the southern property line in place of the southern-most handicap accessible space. This property is parking exempt according to the Land Development Code, but if two accessible spaced are desired, a second space could be added just north of the existing spaces.

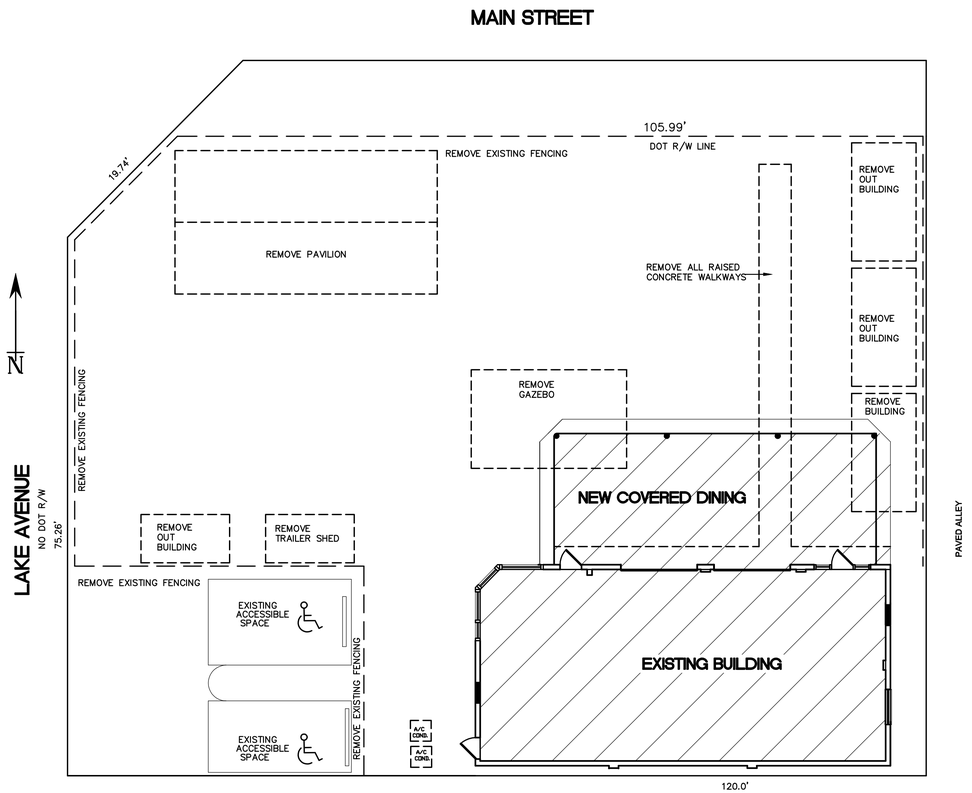
STAFF RECOMMENDATION:

Staff recommends final approval of the request as submitted.

Report prepared by: Emily Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board


UNFILTERED Lakeland
ENTER HERE
ENTER HERE

PLANS AND CONSTRUCTION DOCUMENTATION
GRIEVOUS ANGEL
801 E MAIN ST LAKELAND FLORIDA



DEMOLITION PLAN
SCALE: 1"=20'-0"

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

DESIGN NOTES

1. ENGINEERING MEETS OR EXCEED FBC 2023 8th 140 mph BASIC WIND SPEED (3 SEC BURST).
2. BUILDING AND WIND EXPOSURE CATEGORY B WIND IMPORTANCE FACTOR = 1, INTERNAL PRESSURE COEFFICIENT = ± .18
3. DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS
4. ALL ELECTRICAL/POWER DESIGNED AS PER NFPA 70 NATIONAL ELECTRIC CODE 2020 FBC 2023 8TH AND ALL APPLICABLE CODES.
5. ALL WALL SURFACES IN PUBLIC AREAS SHALL BE FINISHED WITH GYP. BOARD
6. BUILDER'S SPECIFICATIONS TO TAKE PRECEDENT OVER THESE PLANS FOR FINISHES, FIXTURES AND SUPPLIED ITEMS
7. DISCONNECTS AT COMPRESSOR AND HOT WATER
8. CEILING TO BE ACCOUSTICAL EXCEPT WHERE NOTED
9. ALL RECEPTACLES ON ALL COUNTER TOPS TO BE GROUND FAULT
10. ALL INTERIOR WALLS TO 3-5/8" METAL STUDS SEE ATTACHED DETAIL WF
11. REINFORCEMENT BARS ARE TO BE #5 BAR GRADE 40 UNLESS NOTED OTHERWISE.
12. SEE ATTACHED STORE FRONT MANUFACTURER DATA FOR DOOR, WINDOW ATTACHMENT INFOMATION
13. FOOTINGS ARE DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSI

MATERIAL NOTES:

1A. MAIN ROOFING COMPONENTS ARE EXISTING

1B. PORCH ROOFING COMPONENTS ARE ENGINEERED WOOD TRUSSES DESIGNED FOR 140 MPH WINDS. SEE ENGINEERED TRUSS PACKAGE

2. ALL FLASHING SHALL CONFORM TO FBC CODE REQUIREMENTS IN THAT VALLEYS SHALL UTILIZE 16" WIDE, 26 GA VALLEY METAL NAILED WITH 1–14" ROOFING NAILS 6" ON CENTER, AND 4"X 5" L FLASHING FOR VERTICAL WALL ATTACHMENT NAILED TO THE DECK W/1–14" ROOF NAILS AND CEMENT TO THE VERTICAL WALL. IN ADDITION, THE ROOF EDGE SHALL BE FLASHED WITH 26 GA EAVE FLASHING.

3A. INSPECT EXISTING MAIN ROOF AND REPLACE WITH HYDROSTOP 1– PLY STEM SYSTEM IF REQUIRED EXISTING POLYISOCYANRATE ROOF INSULATION TO REMAIN

3B. PORCH ROOF MATERIALS SHALL BE HYDROSTOP 1– PLY SYSTEM OVER VAPOR RETARDANT 5/8" CDX DECKING

5. ALL DOORS/WINDOWS SHALL BE TESTED TO 150 % DEMAND LOADS AS SPECIFIED ON THE PLANS BY ANALYSIS. SAID COMPONENTS SHALL BE APPLIED BY MANUFACTURERS SUGGESTED ATTACHMENTS (SIZE AND NUMBER OF SCREWS REQUIRED BY TESTING) AND MANUFACTURERS SUGGESTED BUCK OR JAMB THICKNESS AND ATTACHMENT. ALL COMPONENTS SHALL HAVE A STICKER ON THEM TO SHOW COMPLIANCE WITH THE REQUIRED TESTING LEVELS FOR 140 MPH WINDS. MAXIMUM WINDOW LOADINGS ARE –29.A PFS FOR EXPOSURE B, BUT WILL BE HIGHER BY 47 %

DESIGN LOADS

WIND EXPOSURE CAT.	B	WIND	140
CONSTRUCTION TYPE	BLOCK	ROOF	LIVE LOAD 20 PSF MIN. DEAD LOAD 10 PSF MIN.
NO. OF STORIES	1	FLOOR	LIVE LOAD 50 PSF MIN. DEAD LOAD 15 PSF MIN.
CEILING HEIGHT	12'–0"		
PARAPET HEIGHT	14'–8'–0"	WIND PRESSURE:	POSITIVE/NEGATIVE
ASSUME FOOTING DESIGN FOR SOIL BEARING CAPACITY	2000 PSI	ALL WINDOWS DOORS & CLADDING	MAX. 30 PSF

TABLE OF CONTENTS

M.E.P.

HOME DESIGN ASSOCIATES LLC
SHORTER T. STRANG, JR.
2604 WYNDSOR OAKS CT
WINTER HAVEN FL 33884
863-324-7945 sstrangjr@gmail.com

STRUCTURAL ENGINEERING INC.
SPENCER ROBINSON, P.E.
921 SHADOW DRIVE SUITE 3
LAKELAND, FL
LICENSE NO. 81250
PHONE 863-815-9541

BUILDING CODE COMPLIANCE SOLUTIONS LLC
TIM MILLER
908 CHRISTINA CHASE LANE
LAKELAND FL 33813
765–212–8177
bccsfla@gmail.com

REFRIGERATION AND ELECTRIC SERVICE INC.
M.E.P. DESIGN
JOE STRICKLER
LICENSE NO. CAC23496
WINTER HAVEN FL 33880
OFFICE: 863-297-0083

SPECTRUM ENGINEERING PLC.
ELECTRICAL ENGINEER
NORMAN MEIR, P.E. NO. 59422
C.A. NO. 26122
5924 SPRING LAKE DR.
LAKELAND FL 33811
863-513-4679
spectrum-eng@tampabay.rr.com

HARISH SHAH CONSULTING ENGINEER
MECHANICAL ENGINEERING
HARISH SHAH P.E. FLORIDA REG. #19880
LAKELAND, FL 33811
863-619-858

GENERAL NOTES

1. THE CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE, AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE, AND FEDERAL CODES, THE MORE STRINGENT SHALL GOVERN.

2. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION. COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR AGREEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SAFETY PROCEDURES, AND FOR CO–ORDINATING ALL PORTIONS OF THE WORK.

4. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CMU. IN THE EVENT THAT A DIMENSION IS MISSING, OR THERE IS A CONFLICT BETWEEN DIMENSIONS, THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

NOTE: CLIENT IS RESPONSIBLE FOR VERIFYING THAT PLANS ARE ACCEPTABLE BEFORE SIGN OFF HOME DESIGN ASSOCIATES IS NOT RESPONSIBLE FOR VERIFYING CONTRACTUAL DETAILS WITH CLIENT.

APPLICABLE CODES

1. FLORIDA BUILDING CODE FBC–2023 8th
2. FLORIDA FIRE PREVENTION CODE, FBC–2023 8th
3. FLORIDA BUILDING CODE, PLUMBING VOLUME, FBC–2023 8th
4. FLORIDA BUILDING CODE, MECHANICAL VOLUME, FBC–2023 8th
5. FLORIDA BUILDING CODE, FUEL GAS VOLUME,FBC–2023 8th
6. NFPA 70, NATIONAL ELECTRIC CODE, FBC–2020 7th
7. FLORIDA BUILDING CODE, ACCESIBILITY FBC–2023 8th
8. FLORIDA BUILDING CODE EXISTING BUILDING FBC–2023 8th

BUILDER TO PROVIDE (2) COPIES MANUFACTURER'S INSTRUCTIONS FOR ALL INSTALLED COMPONENTS

BUILDER TO PROVIDE (2) COPIES DCA FLORIDA PRODUCT APPROVALS PER FLORIDA STATUTE 553.842 AND ADMINISTRATION CODE 61G20–3.006

BUILDER TO PROVIDE (2) COPIES DCA PRODUCT APPROVALS PER FL STATUTE 553–842–7 CODE 9B–72

THIS PROJECT IS A LEVEL III ALTERATION OF AN EXISTING TYPE III UNSPRINKLED BUILDING

HOME DESIGN ASSOCIATES
HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES
STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

GRIEVOUS ANGEL
801 E MAIN STREET
LAKELAND
FLORIDA

M.E.P. DESIGN
REFRIGERATION AND ELECTRIC SERVICE INC.
JOE STRICKLER
LICENSE NO. CAC23496
LAKE ALFRED FL 33850
OFFICE 863 293 2145

STRUCTURAL ENGINEERING INC.
SPENCER N. ROBINSON, P.E.
921 SHADOW DRIVE SU. 3
LAKELAND FLORIDA
863 815 9541

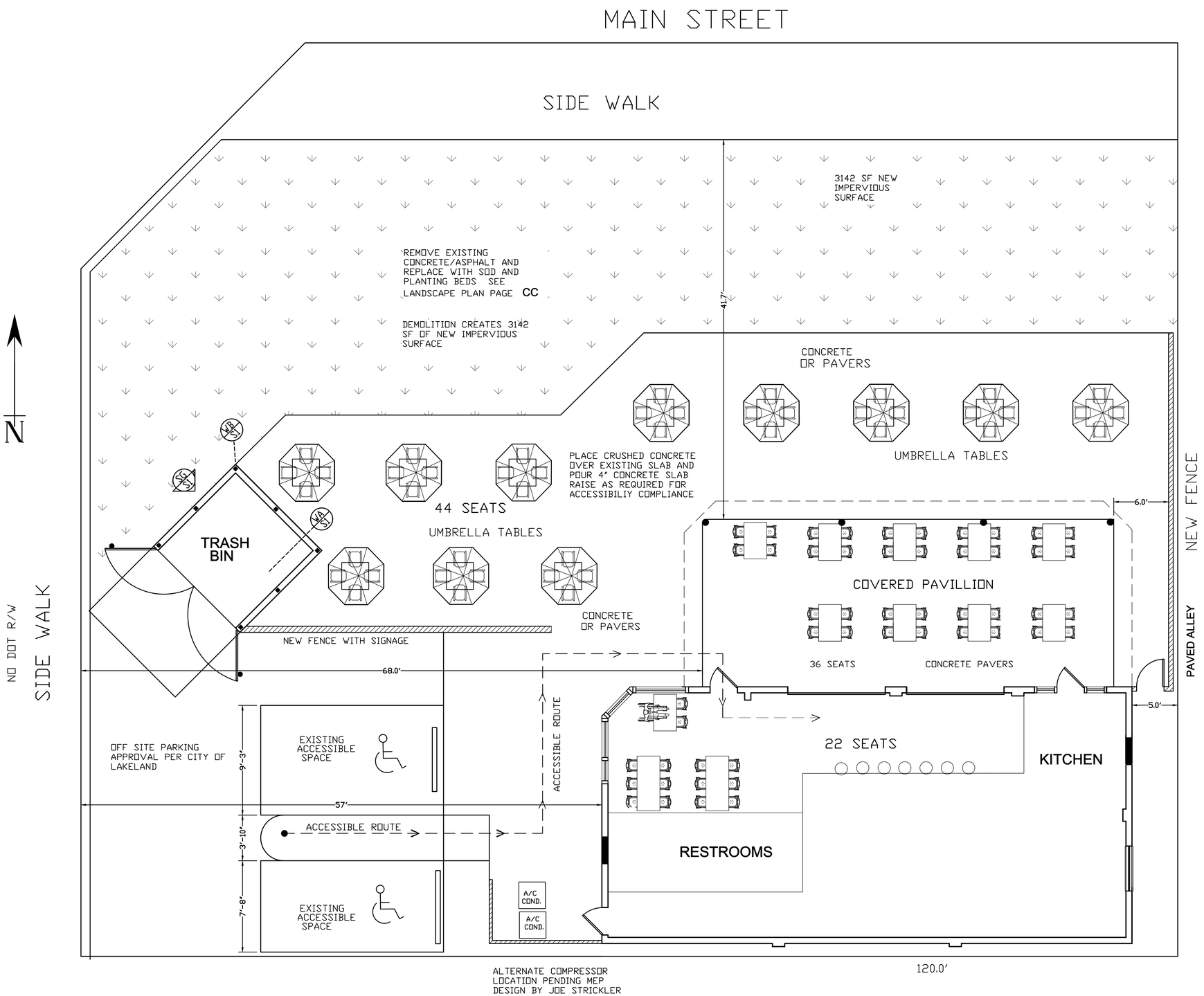
ARCHITECTURAL AND / OR STRUCTURAL DESIGN , BY OR UNDER THE DIRECT SUPERVISION OF SPENCER N. ROBINSON, P.E.

I, SPENCER N ROBINSON, P.E. LISC. 81250, DO HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS MEET OR EXCEED 140 MPH WIND LOAD REQUIREMENTS OF FBC 2023 8TH EDITION

FLORIDA REGISTRATION NO. 81250

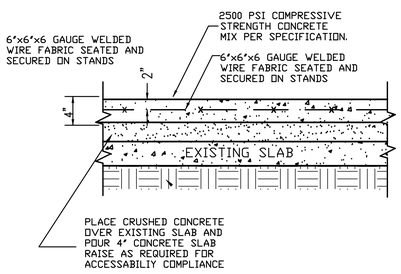
DRAWN BY: ST STRANG
DATE: 12-10-2024
SCALE: AS SHOWN

AA



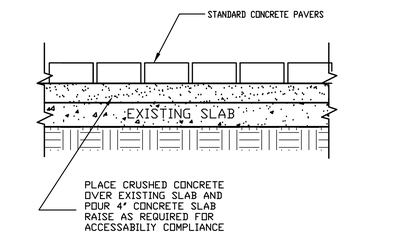
ARCHITECTURAL SITE PLAN WITH SEATING

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



SITE MODIFICATION DETAIL

NOT TO SCALE

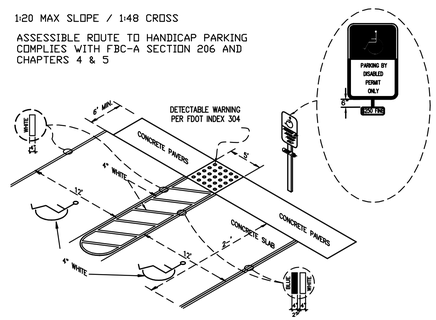


CONCRETE PAVERS AT PAVILION

NOT TO SCALE

1:20 MAX SLOPE / 1:48 CROSS

ASSESSIBLE ROUTE TO HANDICAP PARKING COMPLIES WITH FBC-A SECTION 206 AND CHAPTERS 4 & 5



HANDICAP PARKING DETAIL

N.T.S.

HOME DESIGN ASSOCIATES
HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES
STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

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801 E MAIN STREET
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SPENCER N. ROBINSON, P.E.
921 SHADOW DRIVE SU. 3
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863 815 9541

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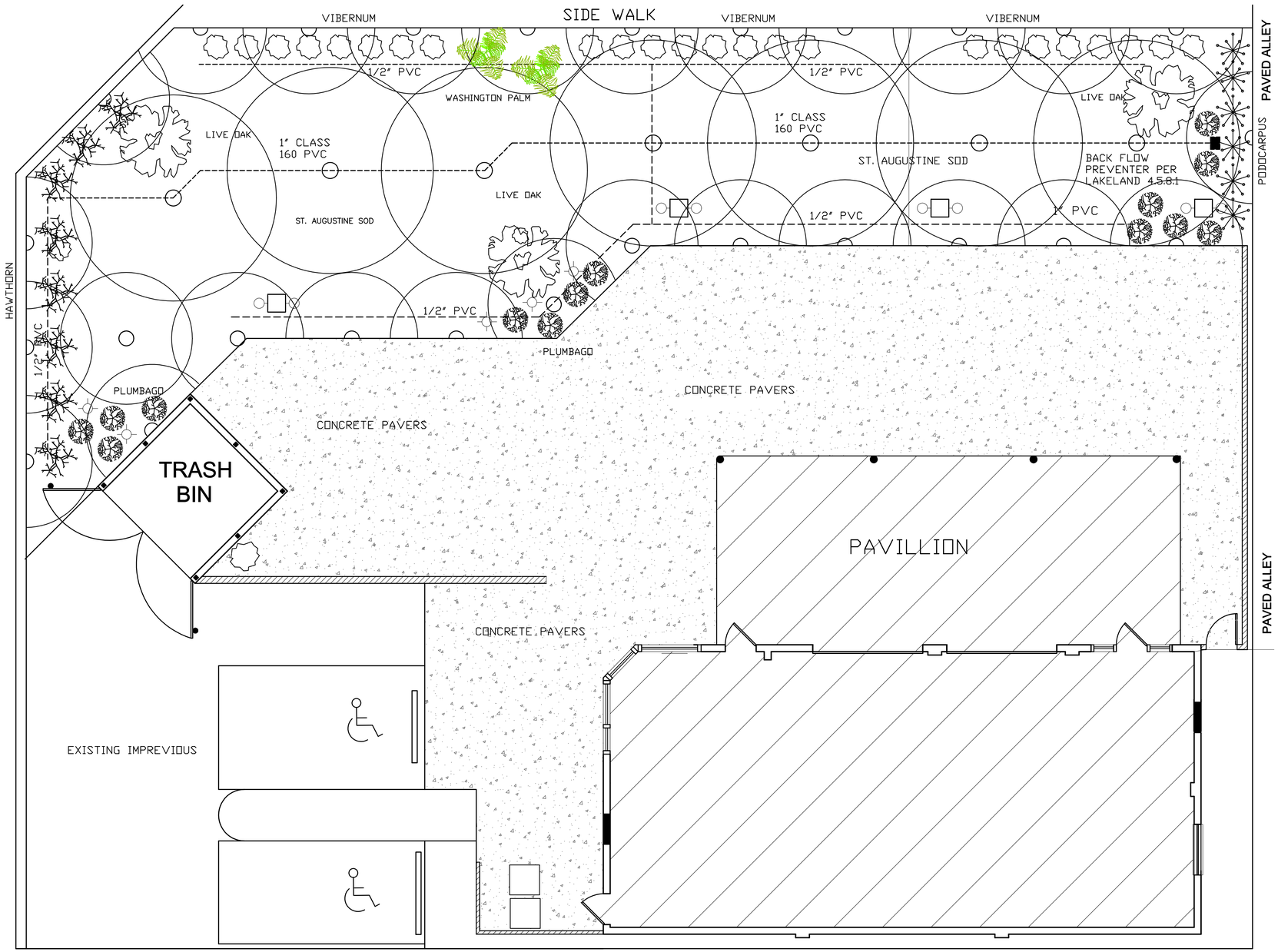
I, SPENCER N ROBINSON, P.E. LISC. 81250, DO HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS MEET OR EXCEED 140 MPH WIND LOAD REQUIREMENTS OF FBC 2023 8TH EDITION

FLORIDA REGISTRATION NO. 81250

DRAWN BY: ST STRANG
DATE: 11-5-2024

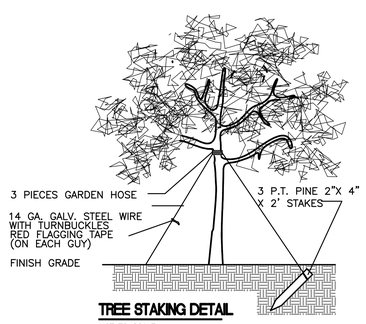
SCALE: AS SHOWN

BB



PRELIMINARY LANDSCAPE / IRRIGATION PLAN

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



TREE STAKING DETAIL

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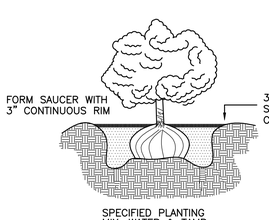
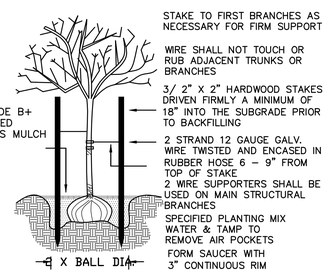


SHRUB PLANTING

SCALE: NTS



SINGLE-TRUNK TREE STAKING

SCALE: NTS

LANDSCAPE GUIDE LINES

Shrubs, ground covers and natural areas will
receive a minimum 3** of shredded cypress bark mulch
(non-colored)
Shade Trees
Twelve-foot (12*) height; six-foot (6*) spread; three inch
(3") caliber; four-foot (4') clear trunk; container-growrn.
Shrubs, ground covers and natural areas will receive a
minimum 3** of shredded cypress bark mulch (non-colored)
or other mulch as approved by the DRC
Mulch shall be grade B+ shredded Cypress or better.

IRRIGATION NOTES

see attached irrigation plan by irrigation contractor
pop up sprays shall be a minimum of 6' high
fixed risers may be used in shrub areas not
adjacent to pavement
class 160 pvc pipe or better must be used
do not put rotors and sprays on the same zone
all pipe risers shall be painted dark brown orblack
provide full coverage of all landscaped areas with minimal
overspray of neighboring property and pavement areas
rain sensors required
100% of landscape must be irrigated as needed for survival

PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for vertifying project site conditions and all quantities indicated on these plans, before pricing work.
2. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards Handbook.
3. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs, or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving grtowth.
4. All plants must be container grown or B&B as indicated on the plant list.
5. All plants shall conform to the varities indicated on the plant list.
6. Substitution of plant materials will not be permitted unless authorized in writing by City of Lakeland. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
7. Plant material locations and bed outlines shall be staked or flagged on site by the CONTRACTOR and shall be adjusted if required to fit actual as–built conditions on site and approved by the owner or owners representative.
8. All proposed tree planting locations shall be staked or flagged before installation by the LANDSCAPE CONTRACTOR approved by the owner or owners representative.
9. The CONTRACTOR shall excavate plant pits, according to the drawings, unless otherwise directed. Apply pre–emergent to all beds prior to planting.
10. All contrainer grown rootballs shall be carefully scoured before setting in plant pits.
11. All backfill around plant material shall be worked firmly, tamped and watered in under and around the rootball to fill all voids.
12. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the OWNER for correction or relief of said responsibility.
13. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
14. After all plant material in plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three inch layer of #2 grade or better pine bark or RED cypress mulch.
15. All planting bed areas with acceptable topsoil shall be top dressed with 50% organic 6–6–6 commercial fertilizer at a rate of nine pounds per 1000 square feet and tilled to a minimum depth of three inches,
16. Plant material backfill mixture shall be thoroughly mixed in the following preparations: 50% existing clean topsoil/50% soil mix
17. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre–emergent to all beds prior to planting.
18. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments.
19. CONTRACTOR shall coordinate construction of planting areas with repair and refurbishment of existing irrigation system, or installation of new components as required
20. Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.
21. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects, in naturally flourishing conditions. Dry, brown, and unfresh sod will be rejected.
22. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
23. After sodding is completed, the entire sod areas shall be watered by hand or irrigation system each day for two weeks. Sodded areas shall then be top dressed with a commercial fertilizer as directed herein at a rate of 12 pounds per 1000 square feet of area in an evenly broad case pattern.
24. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the owner.
25. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one–year from final inspection and acceptance.
26. The owner or owners representative shall have the right to reject any and all work which in his opinion does not meet the requirements and specifications at any stage of the project operation.
27. In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
28. There will be a spacial care to all existing trees to be retained on site to avoid construction damage.
29. If the existing automatic irrigation system is required to be modified, a shop drawing of the layout and design modifications provided by the irrigation company must be submitted to the governmental agency, for review and approval, prior to installation.
30. Irrigation system shall be fully automatic, providing 100% coverage to all planting areas, with all pop up heads in lawn area.
31. Irrigation station shall be set where there will be no mixing of shrub and lawn areas, fixed spray heads with gear driven heads or impacts. Shrub risers shall be minimum 2.5' from eop and all heads minimum 1' from buildings.
32. A double check backflow prevention (or approved equal); equal to a DCA–100; to be mounted in a rectangular valve box (12" x 10") on the service side of the meter and immediately adjacent to the water meter.
33. After the landscape plan is approved by the governmental agency any subsequent changes must be resubmitted for review and approval.
34. Shade trees shall be planted minimum 4' from EOP and 15' from OHE.

LIGHTING LEGEND

DOWN LIGHTTING ON 16' x 16' x 36' CMU BOLLARD

CONCELED DOWN OR AREA LIGHTS

ALL LANDSCAPING AND AND EXTERIOR LIGHTING TO BE COMPLIANT WITHLAKELANDLAND DEVELOPMENT CODE ARTICAL 4, 4.5 LANSCAPING AND 6.7 OUTSIDE LIGHTING

PLANT LEGEND

	FOX TAIL PALM
	WASHINGTON PALM
	LIVE OAK
	PLUMBAGO
	LOROPETALUM
	VIBERNUM
	INDIAN HAWTHORN
	PODOCARPUS

PLANT LIST — APPROVED ST. AUGUSTINE SOD — 3" GRADE B+ SHREADED CYPRESS MULCH

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
3	CANOPY TREE	LIVE OAK	QUERCUS VIRGINIANA	3" DIA. – 12'	AS SHOWN
2	CANOPY TREE	WASHINGTON PALM	WASHINGTON ROBUSTA	10' – 30 GAL.	AS SHOWN
–	MEDIUM SCALE	FOX TAIL PALM	WODYETIA BIFURCATA	10' – 30 GAL.	AS SHOWN
–	SHRUB	LOROPETALUM	LOROPETALUM CHINESE	18"-24" 3 GAL.	36"
6	SHRUB	PODOCARPUS	PODOCARUS MACROPHILIA	18"-24" 3 GAL.	36"
24	SHRUB	VIBERNUM SUSPENSUM	SANDANKA VIBERNUM	18"-24" 3 GAL.	48"
8	SHRUB	INDIAN HAWTHORN	RAPHILEPIS INDICA WHITE	18"-24" 3 GAL.	36"
14	FLOWERING ACCENT	PLUMBAGO	PLUMBAGO CASPIENS	1 GAL.	

MAY SUBSTITUTE EQUIVELENT PLANTS FROM APPROVED LIST SUBJECT TO APPROVAL BY CITY OF LAKELAND

HOME DESIGN ASSOCIATES
HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES
STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

GRIEVOUS ANGEL
801 E MAIN STREET
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M.E.P. DESIGN
REFRIGERATION AND ELECTRIC SERVICE INC.
JOE STRICKLER
LICENSE NO. CAC23496
LAKE ALFRED FL 33850
OFFICE 863 293 2145

STRUCTURAL ENGINEERING INC.
SPONCER N. ROBINSON, P.E.
921 SHADOW DRIVE SU.3
LAKELAND FLORIDA
863 815 9541

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FLORIDA REGISTRATION NO. 81250

DRAWN BY: ST STRANG
DATE: 11-6-2024
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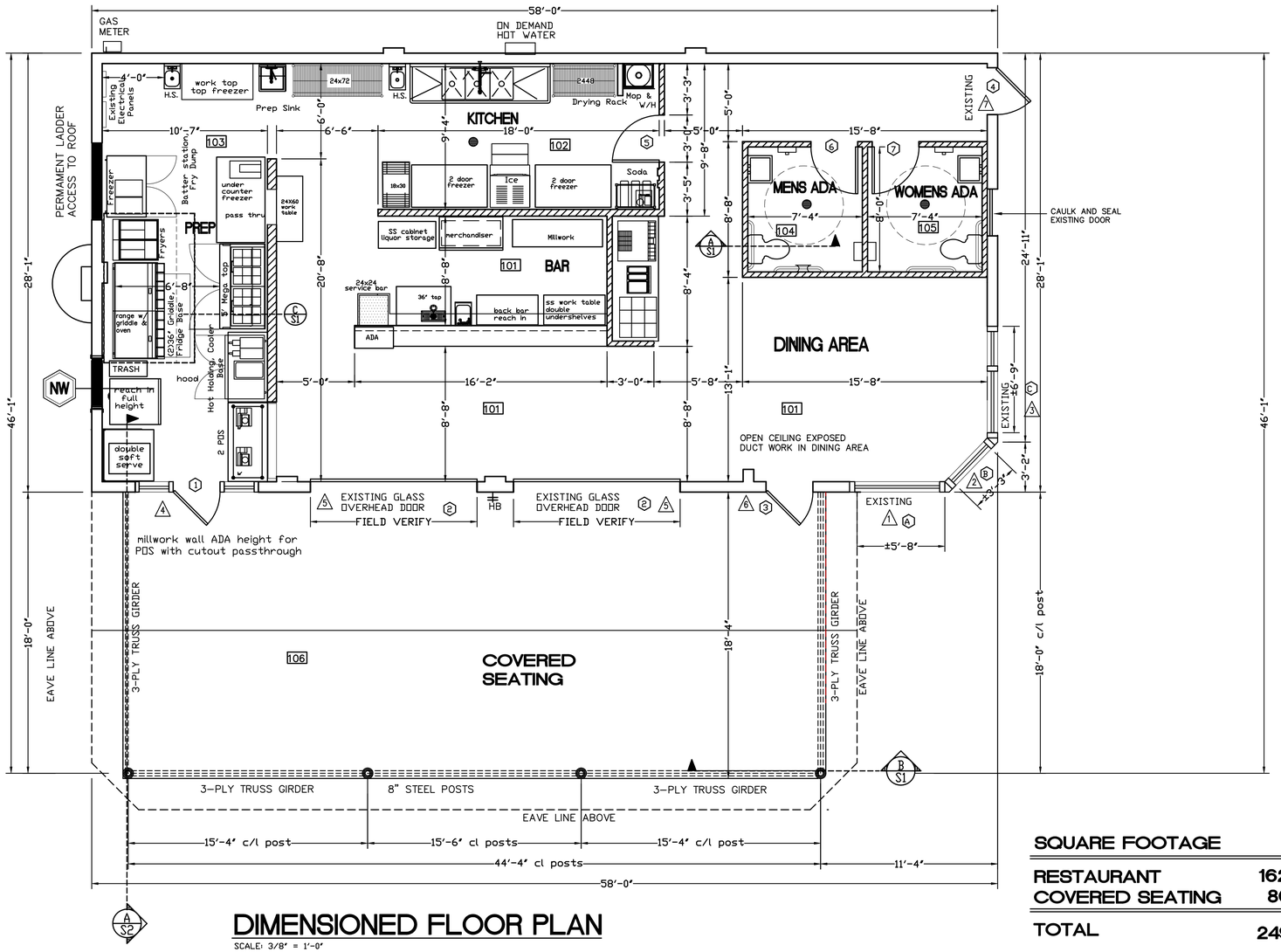


DIMENSIONED FLOOR PLAN

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

SQUARE FOOTAGE

RESTAURANT	1625
COVERED SEATING	865
TOTAL	2490

DESIGN DATA

CONSTRUCTION TYPE - TYPE III B UNSPRINKLED
UNPROTECTED (1 STORY)
CLASS 'C' FLAME SPREAD 76-200;
SMOKE-DEVELOPED 0-450

OCCUPANCY CLASSIFICATION
GROUP A-2 - RESTAURANT

MEETS NON SEPARATED USE REQUIREMENTS OF FBC 2023 8TH FOR PROPOSED GROUP A-1 OCCUPANCY
ALL MAXIMUM TRAVEL DISTANCES AND MINIMUM CORRIDOR WIDTHS EXCEED ALL REQUIREMENTS OF FBC 2023 8TH CHAPTER 10 AND LSC 2023 SEC 5 AND SEC 20

THIS PROJECT IS TO BE PERMITTED AS LEVEL III ALTERATION OF AN EXISTING TYPE III BUILDING

OCCUPANCY		PER 1004.1.1		PER SEAT COUNT
	SQ. FOOTAGE			
INDOOR DINING	485 SF	15 NET	64	22 SEATS
KITCHEN	713 SF	200 GROSS	4	10 MAX STAFF
PAVILION DINING	864 SF	15 NET	57	36 SEATS
UMBRELLA TABLES	----			44 SEATS
TOTAL OCCUPANCY			125	112 SEATS PLUS STAFF

FIXTURE SUMMARY OCCUPANT LOAD 125 (See Sections 403.1.1 and 403.2)	
FIXTURES REQUIRED	PER TABLE 403.1 PLUMBING CODE 2023 8TH
MENS W.C. 125/2 = 63 1 PER 75 WOMENS W.C. 125/2 = 63 1 PER 75	1 1
MENS/WOMENS LAV 1 PER 200	1
W. FOUNTAIN UTIL SINK	N/A FREE WATER SUPPLIED 1

DOOR AND HARDWARE SCHEDULE

REPLACE ALL EXTERIOR DOORS AND WINDOWS

SYM.	SIZE	SWING	FRAME MATERIAL	DOOR THICK.	HARDW TYPE	DOOR TYPE	PANIC H.WARE	LOCATION
1	3670	RH	STOREFRONT	----	1	A	YES	EGRESS *
2	10x10	OVERHEAD		----	6	B	NO	DINING
3	3670	RH	STOREFRONT	----	2	C	YES	EGRESS *
4	3670	LH	METAL	1-3/4"	2	D	YES	EGRESS *
5	3070	RH	S.C. WOOD	1-3/8"	2	E	----	KITCHEN
6	3070	LH	S.C. WOOD	1-3/8"	4	E		RESTROOM
7	3070	RH	S.C. WOOD		4	E	----	RESTROOM
8	3070	LH	STEEL GATE SEE SDECIFICATIONS					TRASH

* TO REMAIN UNLOCKED BUSINESS HOURS

HARDWARE GROUPS		
TYPE	SPECIFICATION	REMARKS
1	STOREFRONT HARDWARE BY STORE FRONT MANUFACTURER FOR A COMPLETE INSTALLATION, INCLUDED CLOSERS, & CYLINDERS.	STORE FRONT
2	STANLEY SELF CLOSING HINGES, SCHLAGE LOCKSET (CHROME OR BRUSHED CHROME FINISH), IVES WALL MOUNTED DOOR STOP. HAGER DOOR CLOSER. #5100 OR EQUAL	EXTERIOR DOOR
3	STANLEY SELF CLOSING HINGES, SCHLAGE PASSAGE LATCHSET #AL10S SAT (CHROME OR BRUSHED CHROME FINISH), IVES WALL MOUNTED DOOR STOP. HAGER DOOR CLOSER. #5100 OR EQUAL	UTILITY ROOMS
4	STANLEY HINGES, SCHLAGE BATH PRIVACY LOCKSET #AL40S SAT (CHROME OR BRUSHED CHROME FINISH), HAGER DOOR CLOSER. #5100 OR EQUAL	RESTROOMS
5	STANLEY SELF CLOSING HINGES, SCHLAGE OFFICE LOCKSET #AL50PD SAT (CHROME OR BRUSHED CHROME FINISH), IVES WALL MOUNTED DOOR STOP. HAGER DOOR CLOSER. #5100 OR EQUAL	OFFICES
6	SPECIALTY HARDWARE PER DOOR MANUFACTURER	OVERHEAD DOORS

EGRESS DOOR NOTES:

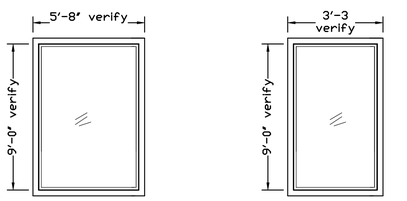
1. EGRESS DOORS WILL HAVE LATCHING DEVICE AND PANIC HARDWARE. EXTERIOR TO BE KEYED AS DETERMINED.
2. SPRING HINGES MAY BE USED IN LIEU OF CLOSERS, USE 2 PER DOOR. (UNLESS NOTED OTHERWISE)
3. PANIC HARDWARE IS CONSIDERED THE SAME AS EXIT DEVICES FOR THIS SCHEDULE.
4. ALL DOOR HARDWARE SHALL BE OPERABLE TO EXIT FROM THE INSIDE OF A ROOM WITHOUT KEYS.
5. HARDWARE AS CALLED FOR IN THE HARDWARE SCHEDULE IS OF THE LEVER TYPE DESIGN.
6. ALL EXIT DOORS AND DOORS IN EGRESS PATHS TO HAVE APPROVED CLOSING DEVICES.
7. BUILDER MAY USE EQUIVALENT HARDWARE BY ALTERNATE MANUFACTURERS
8. CONTRACTOR TO DEVELOP A CODE COMPLIANT HARDWARE SCHEDULE TO MEET OWNERS ALLOWANCE

DESIGN PRESSURES FOR OPENINGS

WALL OPENINGS

OPENING MARK	OPENING DESCRIPTION	OPENING DIMENSION WIDTH(FT)	HEIGHT(FT)	MAX POSITIVE PRESSURE(psf)	MAX POSITIVE PRESSURE(psf)
1	5.7X 9.0	5.7	9.0	19.8	-25.2
2	3.3X 9.0	3.3	9.0	20.9	-27.4
3	6.9X 9.0	6.9	9.0	20.1	-25.9
4	10 X 10 STOREFRONT	10.0	10.0	20.1	-25.9
5	10 X 10 OVERHEAD	10.0	10.0	20.9	-27.4
6	3070 DOOR W/ TRANSOM	3.0	10.0	20.1	-25.9
7	3070 DOOR	3.0	7.0	19.8	-25.2

WINDOW TYPES



1 WINDOW 'A' — A — EXISTING STOREFRONT WINDOW REPLACE GLASS WITH INSULATED GLASS

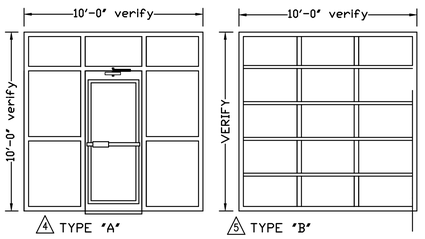
2 WINDOW 'B' — B — EXISTING STOREFRONT WINDOW REPLACE GLASS WITH INSULATED GLASS

3 WINDOW 'C' — C — EXISTING STOREFRONT WINDOW REPLACE GLASS WITH INSULATED GLASS IF REQ. BY ENERGY CALCULATIONS

WINDOW SIZES				
	MARK	WIDTH	HEIGHT	DESCRIPTION
1	WINDOW 'A'	5'-8"	9'-0"	REPLACE STORE FRONT GLASS (INSULATED)
2	WINDOW 'B'	3'-3"	9'-0"	REPLACE STORE FRONT GLASS (INSULATED)
3	WINDOW 'C'	6'-9"	9'-0"	REPLACE STORE FRONT GLASS (INSULATED)

SHOP DRAWINGS, PRODUCT APPROVALS AND BUILDERS SUBMITALS TO TAKE PRECEDENT FOR STORE FRONT WINDOWS AND GARAGE DOORS

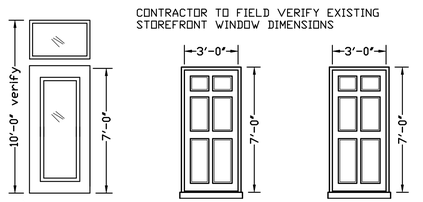
DOOR TYPES



4 TYPE 'A' — EXISTING 3070 IN STOREFRONT REPLACE GLASS WITH INSULATED GLASS IF REQ. BY ENERGY CALCULATIONS

5 TYPE 'B' — EXISTING OVERHEAD DOOR REPLACE GLASS WITH INSULATED GLASS IF REQ. BY ENERGY CALCULATIONS

CONTRACTOR TO FIELD VERIFY EXISTING STOREFRONT WINDOW DIMENSIONS



6 TYPE 'C' — EXISTING 3070 STOREFRONT DOOR AND TRANSOM

7 TYPE 'D' — EXISTING 3070 S.C. WOOD WOOD FRAME UNRATED INTERIOR CAULK, SEAL AND PAINT (TO BE INOPERABLE)

7 TYPE 'E' — EXISTING 3070 S.C. WOOD WOOD FRAME

STORE FRONT / DOOR SIZES				
	MARK	WIDTH	HEIGHT	DESCRIPTION
4	4	10	10	TO REMAIN
5	5	10	10	TO REMAIN
6	6	3.0	10	TO REMAIN
7	7	3.0	7.0	REPLACE STORE FRONT GLASS (INSULATED)
				REPLACE STORE FRONT GLASS (INSULATED)

SHOP DRAWINGS, PRODUCT APPROVALS AND BUILDERS SUBMITALS TO TAKE PRECEDENT FOR STORE FRONT WINDOWS AND GARAGE DOORS

HOME DESIGN ASSOCIATES
HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES
STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL. 863-815-9541

GRIEVOUS ANGEL
801 E MAIN STREET
LAKELAND
FLORIDA

M.E.P. DESIGN
REFRIGERATION AND ELECTRIC SERVICE INC.
JOE STRICKLER
LICENSE NO. CAC23496
LAKE ALFRED FL 33850
OFFICE 863 293 2145

STRUCTURAL ENGINEERING INC.
SPENCER N. ROBINSON, P.E.
921 SHADOW DRIVE SU. 3
LAKELAND FLORIDA
863 815 9541

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DRAWN BY: ST STRANG
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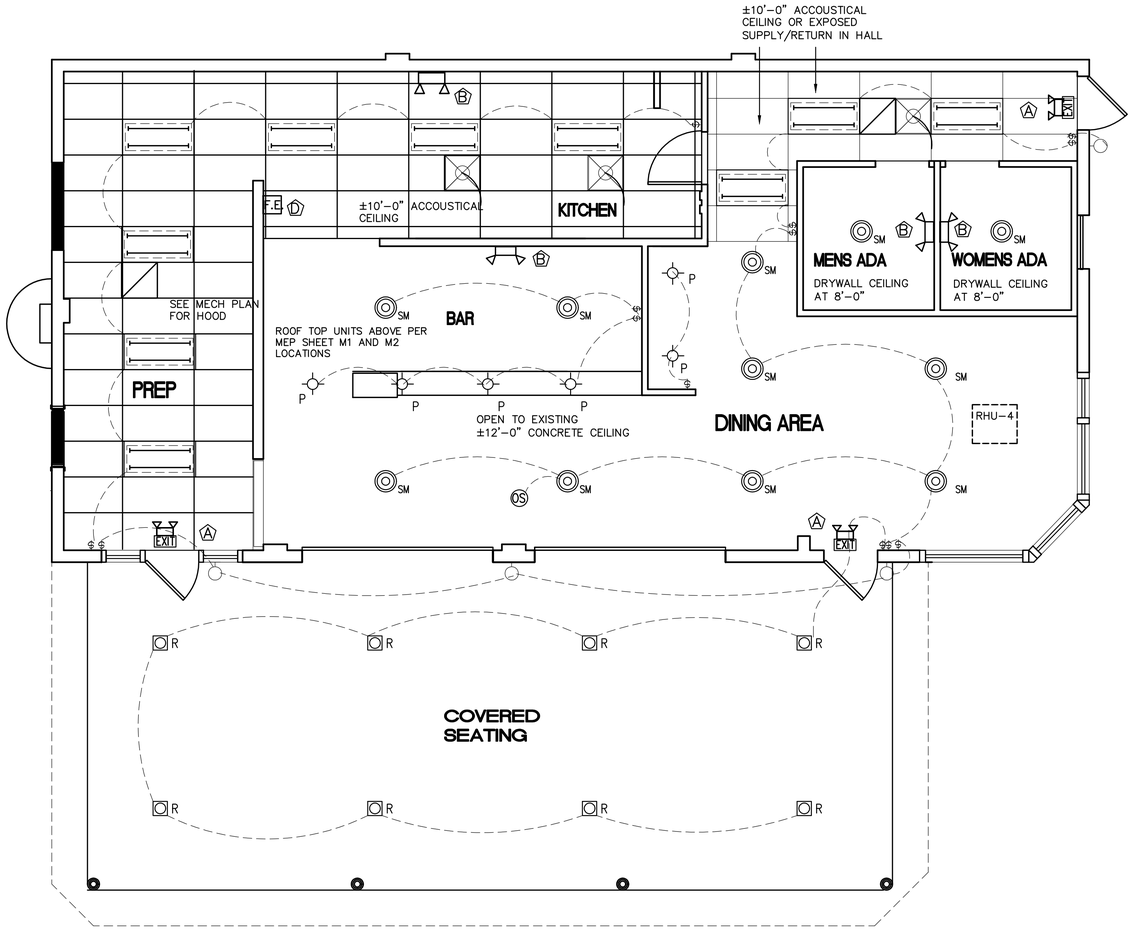
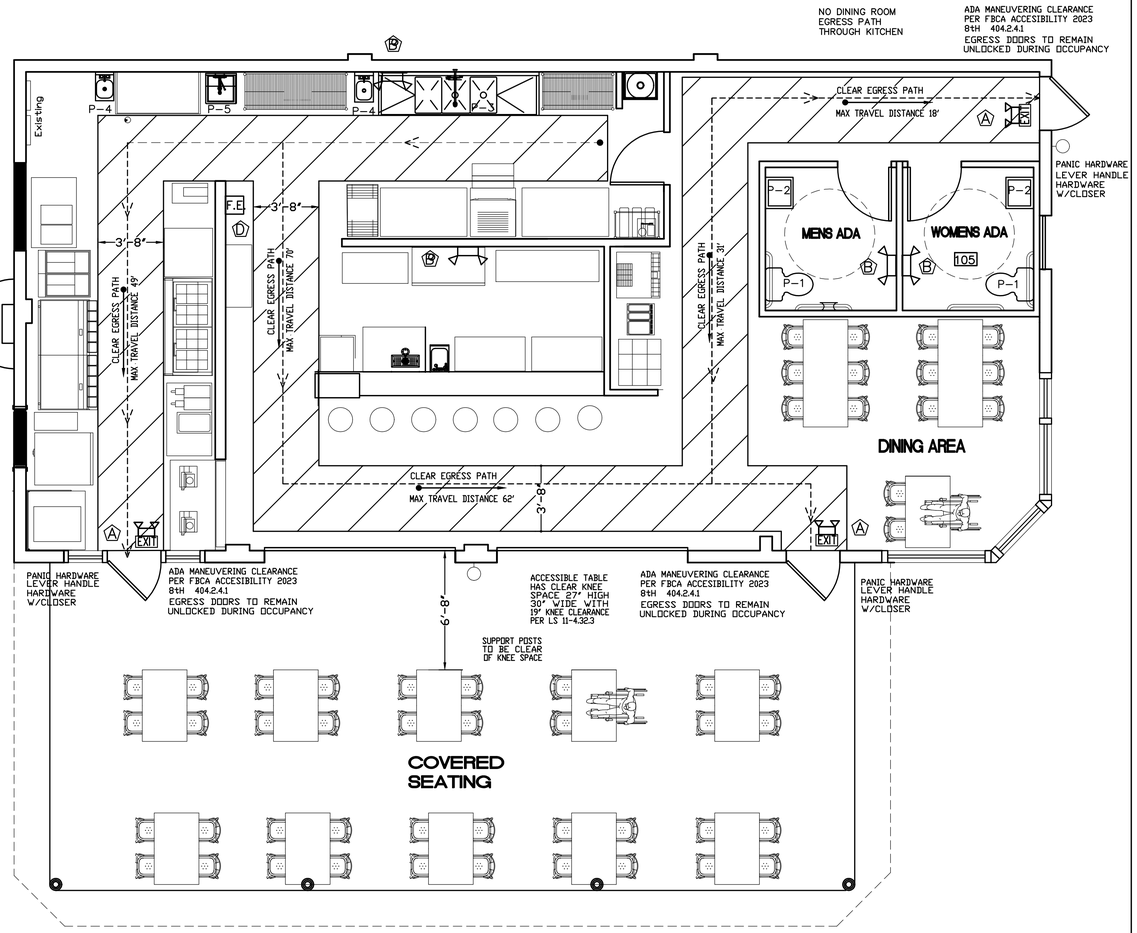
A-1



REFLECTIVE CEILING PLAN

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



LIFE SAFETY PLAN

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

LEGEND AND ABBREVIATIONS

- FLUORESCENT LIGHT FIXTURE, LAY-IN 2-4'
- R — RECESSED INCANDESCENT CAN LIGHT
- P — INCANDESCENT PENDANT LIGHT
- SM — SURFACE MOUNTED
- DUPLEX RECEPTACLE, 125 VOLT, 20 AMPS
- J — JUNCTION BOX
- CA — CABLE TV
- OS — OCCUPATIONAL SENSOR
- SWITCH, SPST, 125 VOLTS, 20 AMPERES
- EXHAUST OR SUPPLY FAN
- T — THERMOSTAT
- ELECTRIC PANEL
- WP — WEATHERPROOF
- GFI — GROUND FAULT INTERRUPTER
- PHONE
- SPEAKER
- HVAC SUPPLY

LIFE SAFETY NOTES:

1. ALL EXIT DOORS AND DOORS IN EGRESS PATHS TO HAVE APPROVED CLOSING DEVICES.
2. EGRESS DOORS TO REMAIN UNLOCKED WHEN OCCUPIED (FROM INTERIOR)
3. TABLE 1016.1 EXIT TRAVEL DISTANCE OCCUPANCY : B - 200 FT. MAX. SPRINKLED (COMMON PATH 75 FT PER LSC 26-2.5.3
4. NO DEAD END CORRIDORS OVER 20'-0"
5. FIRE EXTINGUISHER 4A-10BC IN BRACKET SEE PAGE A1 FOR LOCATIONS F.E

GENERAL NOTES

ALL NEW WALL SURFACES IN PUBLIC AREAS SHALL BE FINISHED WITH GYP. BD. WITN 40" CERAMIC WAINSCOAT IN RESTROOMS

ALL INTERIOR FINISHES TO COMPLY WITH CHAPTER 8 FBC 2020 7TH

ALL DOOR HARDWARE TO COMPLY WITH FBC-2023 8th 1010.1.9.1 AND FBCA 404.2.7 AND 309.

BUILDER'S SPECIFICATIONS TO TAKE PRECEDENT OVER THESE PLANS FOR FINISHES AND FIXTURES

ADA RESTROOM SIGNAGE 5/8" MIN. UPPER CASE SAN SERIF WITH MIN 6" PICTOGRAM ABOVE AND BRAILLE BELOW PLACE MIN 48" MAX 60" AFF

ALL FINISHES TO BE MIN. CLASS "C" PLACE CORNER GAURDS ON ALL INTERIOR CORNERS TO 6'-0 A.F.F.

ENGINEERED MEP DESIGN TO TAKE PRECEDENT FOR ALL FIXTURE AND APPLIANCE SPECIFICATIONS AND LOCATIONS

FIRE SPRINKLER SYSTEM REQUIREMENTS, IF ANY PENDING REVIEW BY TIM MILLER

WATER HEATER NOTES

EXTERIOR MOUNTED GAS ON DEMAND HOT WATER MAY USE OPTIONAL 50 GAL TANK WATER HEATER T & P RELIEF VALVE SHALL BE FULL SIZE TO EXTERIOR. WATER HEATER AT GARAGE FLOOR LEVEL AND SHALL BE IN A PAN W\DRAIN TO EXTERIOR. WATER HEATER SHALL HAVE APPROVED THERMAL EXPANSION DEVICE.

SMOKE/CO DETECTOR NOTES

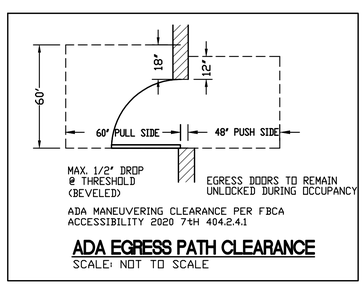
SEE PLAN PAGE E-1 FOR SMOKE/CO DETECTOR LOCATIONS. SMOKE/CO DETECTORS SHALL BE INTERCONNECTED, SHALL BE WITHIN 1' TO 3' OF PEAK, AND SHALL BE 3' FROM THE SUPPLY OR RETURN AIR STREAM, AND EQUIPPED WITH A BATTERY BACK-UP.

FIRE EXTINGUISHER NOTES

PROVIDE ONE CERTIFIED 24-IC8C FIRE EXTINGUISHER FOR EACH 3000 SQUARE FEET AND W/ A MAXIMUM TRAVEL DISTANCE OF 75 FEET. TOP NOT TO EXCEED 5 FEET ABOVE FLOOR.

FIRE RATING CLASSIFICATIONS

CHAPT 8	803.11 MINIMUM INTERIOR FINISH CLASSIFICATION		
	Exits (sprinklered) Exit access (sprinklered) Other spaces (sprinklered)		B C C



ADA EGRESS PATH CLEARANCE

SCALE: NOT TO SCALE

EMERGENCY FIXTURE SCHEDULE

SYMB.	MOUNTING	MANUFACTURER	CATALOG NO.	FIXTURE NO.	FIXTURE VOLTS	REMARK
A EXIT	CEILING	HUBBLE	HUBBLE 32WU21 GRAINGER- 3.2W	2	120	EXIT/EMERG. LIGHT COMBINATION
B	WALL	LUMAPRO	LUMAPRO 6CGL5 - 3W	3	120	EMER. LIGHT W/BATTERY BACKUP
C EXIT	WALL	LUMAPRO	LUMAPRO 6CGL5 -EXIT	1	120	DIRECTIONAL EMER. LIGHT W/BATTERY BACKUP
D F.E.	WALL	FIRE EXTINGUISHER 5 FEET ABOVE FLOOR.	AMEREX OR EQUIVALENT	1	---	IN RECESSED BRACKET PER 906.3 75' MAX COVERAGE

ROOM FINISH SCHEDULE

SPACE	ROOM	FLOOR	CEILING	CEILING HEIGHT	WALLS	PAINT SCHEDULE WALLS	PAINT SCHEDULE DOORS	FRAMES /TRIM
101	DINING AREA	VINYL PLANK	EXPOSED TO ROOF DECKING	12'-0"	GYPSUM BOARD	PAINTED	PAINTED	PAINTED
102	KITCHEN	QUARRY TILE	2 X 4 ACOUSTICAL ARMSTRONG NO. 769	10'-0"	GYPSUM BOARD	PAINTED	PAINTED	PAINTED
103	PREP AREA	QUARRY TILE	2 X 4 ACOUSTICAL ARMSTRONG NO. 769	10-0"	GYPSUM BOARD	PAINTED	PAINTED	PAINTED
104	MENS ADA	VINYL PLANK	5/8" DRYWALL CEILING	8-0"	GYPSUM BOARD / CERAMIC WAINSCOT TO 5'-0"	PAINTED	PAINTED	PAINTED
135	WOMENS ADA	VINYL PLANK	5/8" DRYWALL CEILING	8-0"	GYPSUM BOARD / CERAMIC WAINSCOT TO 5'-0"	PAINTED	PAINTED	PAINTED
106	OUTSIDE	QUARRY TILE	AC PLYWOOD OR V-GROOVE	11'-0"	----------	PAINTED	PAINTED	PAINTED

HOME DESIGN ASSOCIATES
HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
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STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

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M.E.P. DESIGN
REFRIGERATION AND ELECTRIC SERVICE INC.
JOE STRICKLER
LICENSE NO. CAC2249G
435 6TH STREET
WINTER HAVEN FL 33880
OFFICE 863 293 2145

STRUCTURAL ENGINEERING INC.
SPENCER ROBINSON, PE
921 SHADOW DRIVE
LAKELAND FLORIDA
863 815 9541

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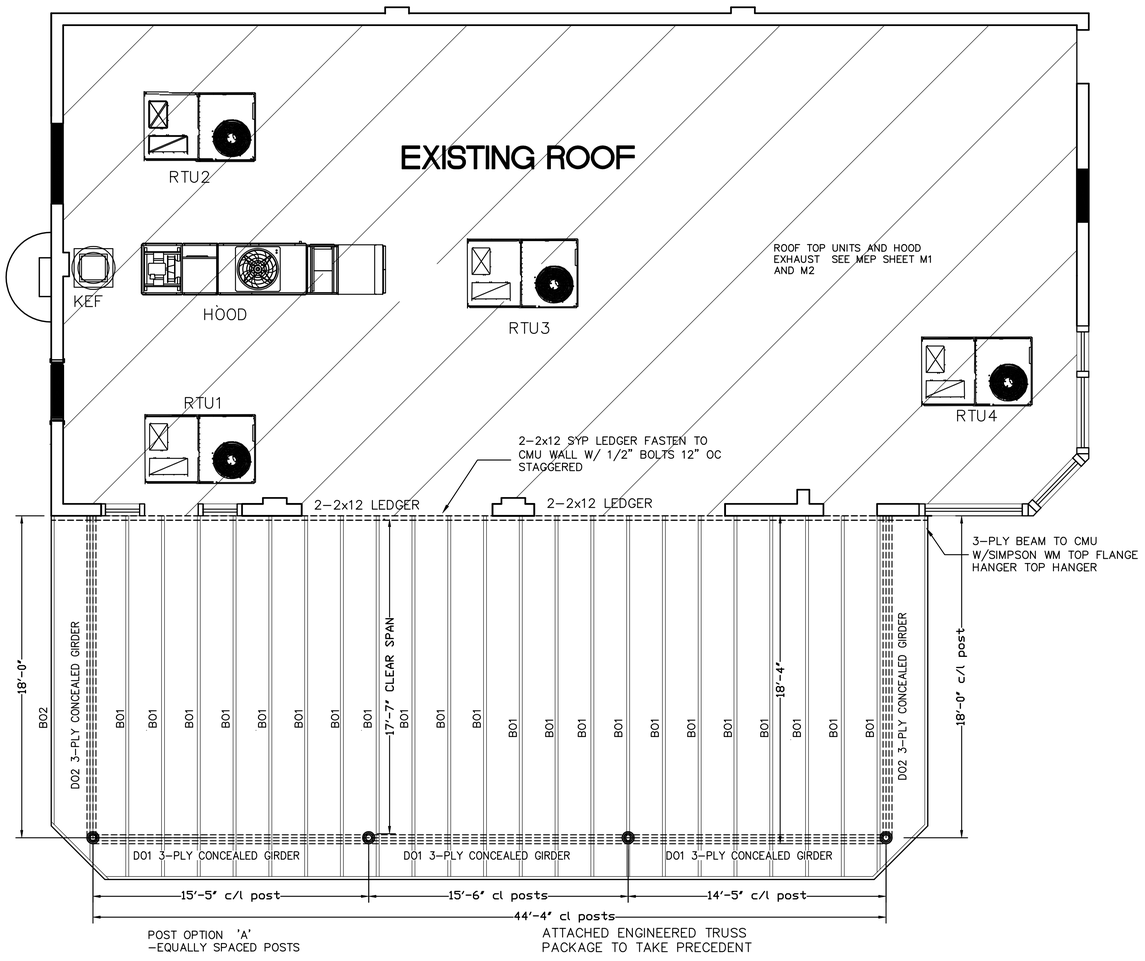
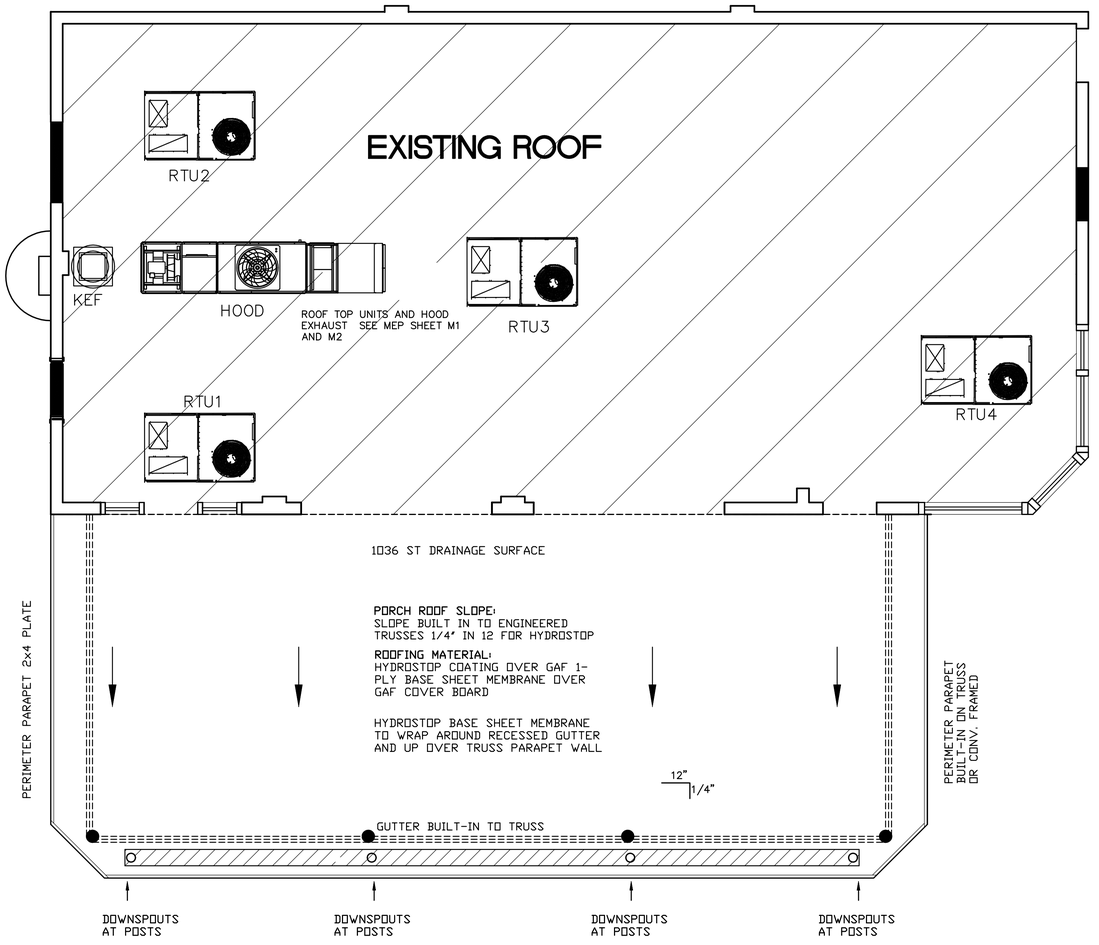
A-2



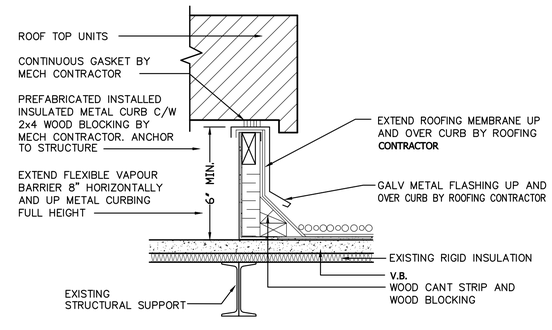
PORCH TRUSS PLAN

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



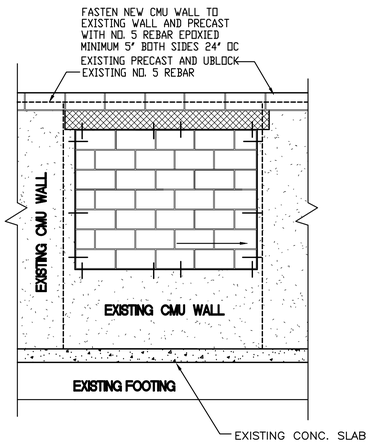
ROOF DRAINAGE PLAN

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



2 UNITS FIELD LOCATED BY HVAC CONTRACTOR

RC **HVAC ROOF CURB DETAIL**
SCALE: 1/2" = 1'-0"



NW **CMU FILL IN DETAIL**
SCALE: 3/4" = 1'-0"

Design Rainfall rate for Polk County is 4.7 inches, (using 5.0 inches for calculations), per hour. 6.0/4.0 inch pipe sizes used.

4.0/6.0 inch pipe capacity:
Supplied roof drains designed for 3X minimum to adequately handle hurricane runoff.

PRELIM ROOF DRAINAGE FOR GRIEVIOUS ANGEL

ROOF SEGMENT	AREA	DRAIN OR DOWNSPOUT	DRAINS REQUIRED	DRAINS SUPPLIED
A MAIN ROOF	2357 SF	4"	4	4
B FRONT PORCH	1625 SF	4"	3	4

HOURLY RAINFALL (INCHES)

Leader/ Pipe Size in Inches	3 "	4 "	5 "	6 "
	TOTAL SQ FT COVERED BY DRAIN			
2	960	720	575	480
3	2930	2200	1760	1470
4	6130	4600	3680	3070
5	11,530	8650	6920	5765
6	18,000	13,500	10,800	9000

From: Zurn's Roof Drain Vertical Requirement for Horizontal Roof Areas at Various Rainfall Rates table

HOME DESIGN ASSOCIATES
HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES
STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

GRIEVOUS ANGEL
801 E MAIN STREET
LAKELAND
FLORIDA

M.E.P. DESIGN
REFRIGERATION AND ELECTRIC SERVICE INC.
JOE STRICKLER
LICENSE NO. CAC23496
LAKE ALFRED FL 33850
OFFICE 863 293 2145

STRUCTURAL ENGINEERING INC.
SPENCER N. ROBINSON, P.E.
921 SHADOW DRIVE SU. 3
LAKELAND FLORIDA
863 815 9541

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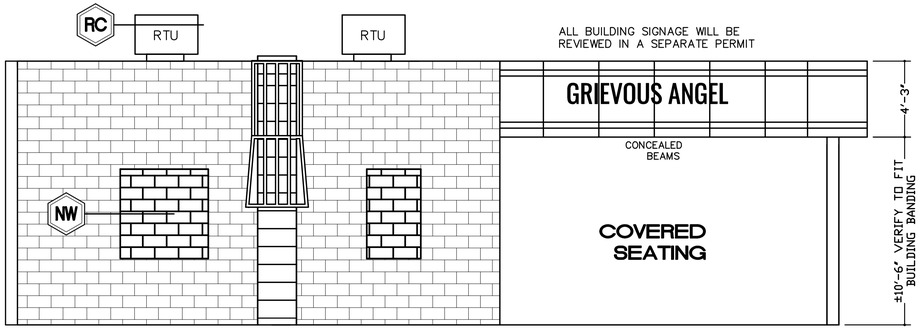
FLORIDA REGISTRATION NO. 81250

DRAWN BY: ST STRANG
DATE: 12-12-2024

SCALE: AS SHOWN

A-3

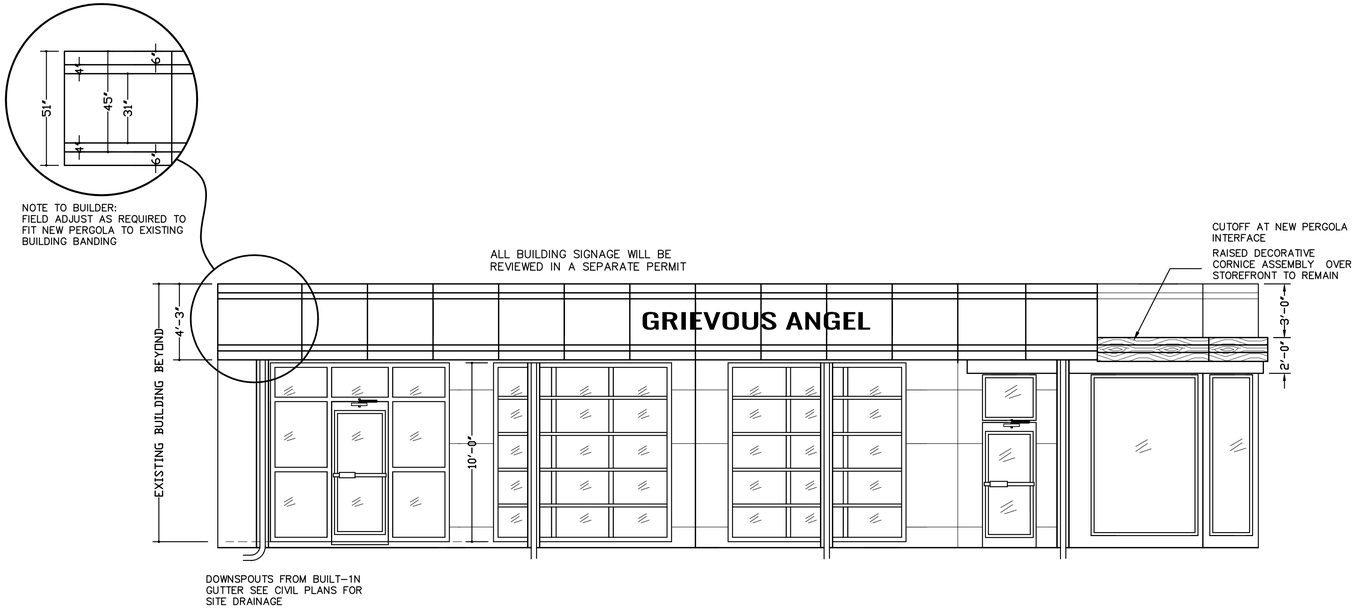


PERMANENT LADDER ACCESS TO ROOF. SEE PRODUCT APPROVALS AND SPECIFICATIONS BY BUILDER

PROVIDE GATE/FENCE AT LADDER TO LIMIT ACCESS

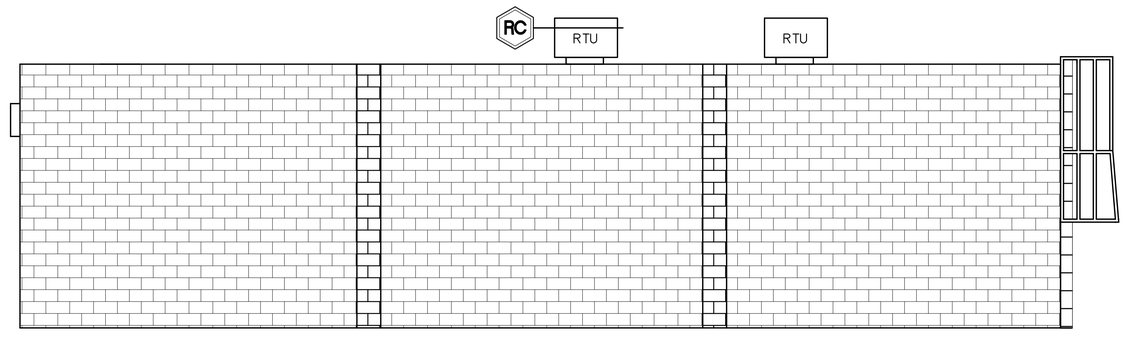
EAST ELEVATION

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



NORTH ELEVATION

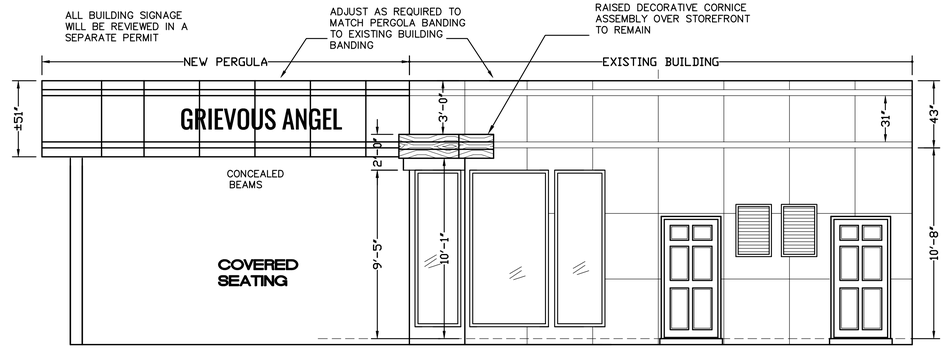
SCALE: 1/4" = 1'-0"



PERMAMENT LADDER ACCESS TO ROOF. SEE PRODUCT APPROVALS AND SPECIFICATIONS BY BUILDER

SOUTH ELEVATION

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



WEST ELEVATION

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

PRELIM ROOF DRAINAGE FOR GRIEVIOUS ANGEL

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WINTER HAVEN FL
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STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

GRIEVOUS ANGEL

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DRAWN BY: ST STRANG
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SCALE: AS SHOWN

A-4

PLUMBING FIXTURE SCHEDULE NOT ALL USED

MARK	FIXTURE	ROUGH-IN-SIZE S/W	V	CW	HW	DESCRIPTION/REMARKS
P-1	WATER CLOSET (ADA)	4"	2"	3/4"	–	AMERICAN STANDARD 270AA.101" CADET RIGHT-HEIGHT" 16 1/2" H RIM, ELONGATED, VITREOUS CHINA, 1.1 GPF & 2 BOLT CAPS. LEFT HAND LEVER TANK. OLSONITE #955S OPEN FRONT SEAT LESS COVER. J.R.SMITH 9230 BRONZE CLOSET RING ASSEMBLY.
P-2	LAVATORY (ADA)	2"	1 1/2"	1/2"	1/2"	AMERICAN STANDARD NO. 0355.012 "LUCERNE", WALL HUNG VITREOUS CHINA, DRILLED FOR CONCEALED ARM CARRIER WITH FAUCET HOLES ON 4" CENTERS.. SET COMPLETE WITH SYMMONS NO. S-250-2-LWG H&C, BLADE HANDLE FAUCET, OFF-SET GRID STRAINER, BRASSCRAFT "COMMERCIAL" RIGID SUPPLIES, ANGLE STOPS, AND CHROME PLATED 17CA, L.A. PATTERN CAST BRASS P-TRAP WITH SECURED ESCUTCHEON. P-TRAP AND HOT WATER SUPPLY SHALL BE WRAPPED FOR HANDICAP PROTECTION. PROVIDE TMV SET TO 105°F FOR HOT WATER CONNECTION.
P-3	3-COMP SINK	2"	1 1/2"	1/2"	1/2"	John Boos Model No. 3B18244 2024 X"B" Series Sink, 3 compartment, 1051/4"W x 29 1/2"D x 44"H overall size, (3) 18"W x 24" front to back x 14" deep compartments, (2) 24" left & right drainboards, 10"H boxed backsplash with 45° top and 2" return, (1) set of splash mount faucet holes with 8" centers, 3] /2" die stamped drain openings,16/300 stainless steel construction, stainless steel legs, adjustable side bracing, adjustable bullet feet, NSF, CSA Sanitation
P-4	HAND SINK	2"	1 1/2"	1/2"	1/2"	John Boos Model No. PBHS W0909-P-SSLR-X ProBowl Hand Sink, wall mount, 12"W x 14 1/2"D x 12 1/4"H overall size, 9"W x 9" front to back x 5" deep bowl, splash mount faucet holes with 4" centers, 2" drain opening with basket drain, with left & right side splash, all stainless steel construction, includes mounting bracket, NSF, CSA Sanitation (splash mount faucet included)
P-5	PREP SINK	2"	1 1/2"	1/2"	1/2"	BK Resources Model No. BK8BS-1-18-14 8" OC splash mount faucet holes, includes basket drains BKDR-4, with BKF-8W-6-G WorkForce Standard Duty Faucet, splash mounted, 8" OC, 6" swing spout
P-6	MOP/SERVICE SINK	3'	2'	½'	½'	Advance Tabco Model No. 9-OP-48, floor mounted, free flow drain with 2' IPS w/ K-240 Service Sink Faucet, wall mount, heavy duty, 8' OC, 6-1/2' spout, with hose thread & pail hook, vacuum breaker spout, wall braced
P-7	ICE MACHINE	2"	–	½'	–	Ice-O-Matic Model No. CIM0330FA Elevation Series Modular Cube Ice Maker, air-cooled, selfcontained condenser, dual exhaust (or Atosa USA, Inc. Model No. YR450-AP-161)
P-8	SODA MACHINE	–	–	½'	–	Grindmaster UNIC Crathco Model No. CS-3D-16-290 GRINDMASTER Beverage Crathco Simplicity Bubbler Triple Combo PreMix Cold Beverage Dispenser
P-9	WATER HEATER	–	–	⅜'	⅜'	TANKLESS GAS WATER HEATER, 199KBTUH, 9.5 GPM EQUAL TO RHEEM RRTG95XLN1671611
P-6	MOP/SERVICE SINK	3'	2'	½'	½'	Advance Tabco Model No. 9-OP-48, floor mounted, free flow drain with 2' IPS w/ K-240 Service Sink Faucet, wall mount, heavy duty, 8' OC, 6-1/2' spout, with hose thread & pail hook, vacuum breaker spout, wall braced
GCO	GRADE CLEANOUT	4"	–	–	–	4'ø PVC CLEANOUT AT GRADE WITH THREADED PLUG
WHA-1	WATER HAMMER ARRESTER	–	–	1"	–	J.R. SMITH SERIES 5020 HYDROTROL, STAINLESS STEEL CONSTRUCTION.

ALL BRAND AND MODEL NUMBERS LISTED ARE TO PROVIDE QUALITY STANDARDS. PROVIDE CUT SHEET SUBMITTALS FOR APPROVAL BY OWNER/ARCH/DESIGNER PRIOR TO ORDERING.

SEE ATTACHED PRODUCT SUBMITTALS FOR PRODUCT APPROVAL DATA AND ADDITIONAL INFORMATION. BUILDER MAY USE EQUIVALENT MATERIALS AS PER AVAILABILITY
NEW FIXTURES CONNECTED TO EXISTING WASTE AND SUPPLY LINE. BUILDER TO FIELD VERIFY LOCATIONS

PLUMBING NOTES

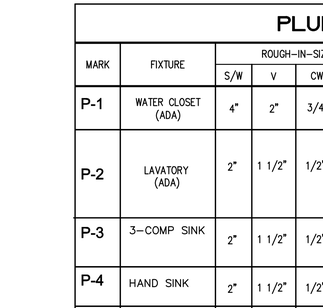
ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH FLORIDA 2023 8th (LATEST EDITION) AND ALL LOCAL CODES
DOMESTIC WATER PIPING SHALL BE PLEX WITH EXPANSION OR SCHEDULE 40 CPVC WASTE AND VENT PIPING SHALL BE PLEX OR SCHEDULE 40 PVC WITH SOLVENT JOINTS

SEE ATTACHED PRODUCT SUBMITTALS FOR PRODUCT APPROVAL DATA AND ADDITIONAL INFORMATION. BUILDER MAY USE EQUIVALENT MATERIALS AS PER AVAILABILITY
NEW FIXTURES CONNECTED TO EXISTING WASTE AND SUPPLY LINE. BUILDER TO FIELD VERIFY LOCATIONS

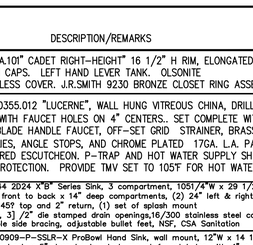
ATTACHED SIGNED M.E.P. PAGES TAKE PRECEDENT SEE P-1 AND P-2 FOR RISERS AND ADDITIONAL INFORMATION

ADA RESTROOM SIGNAGE 5/8" MIN. UPPER CASE SANS SERIF WITH MIN 6" PICTOGRAM ABOVE AND BRAILLE BELOW PLACE MIN 48" MAX 60" AFF

BUILDER'S SPECIFICATIONS TO TAKE PRECEDENT OVER THESE PLANS FOR FINISHES, FIXTURES AND ITEMS SUPPLIED BY TENANT. BUILDER MAY SUBSTITUTE CODE COMPLIANT EQUIVALENT PLUMBING FIXTURES AND PARTS

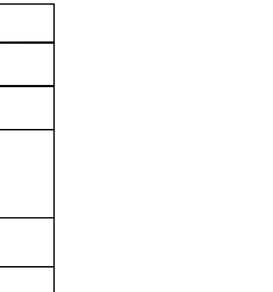


LAV/VANITY PLAN
NTS

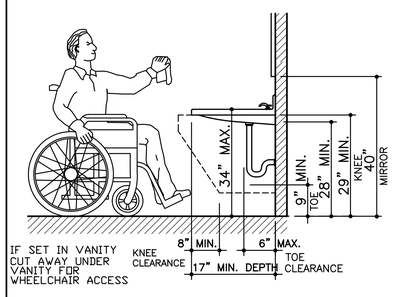


WATER CLOSET SIDE WALL

HANDICAPPED DETAILS
NTS



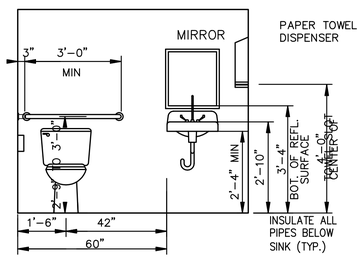
WATER CLOSET BACK WALL
NTS



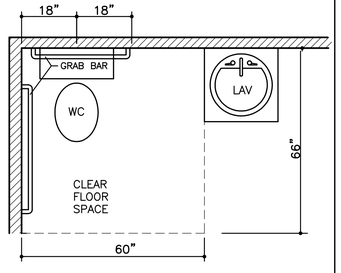
LAV/VANITY SECTION
NTS

FAUCET AN OPERATING CONTROLS SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE MOUNTED AT A MINIMUM 34" A.F.F. AND 44" MAXIMUM A.F.F. FAUCET HANDLES SHALL REQUIRE NO MORE THAN 5LB OF FORCE TO OPERATE.

ALL GRAB BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER

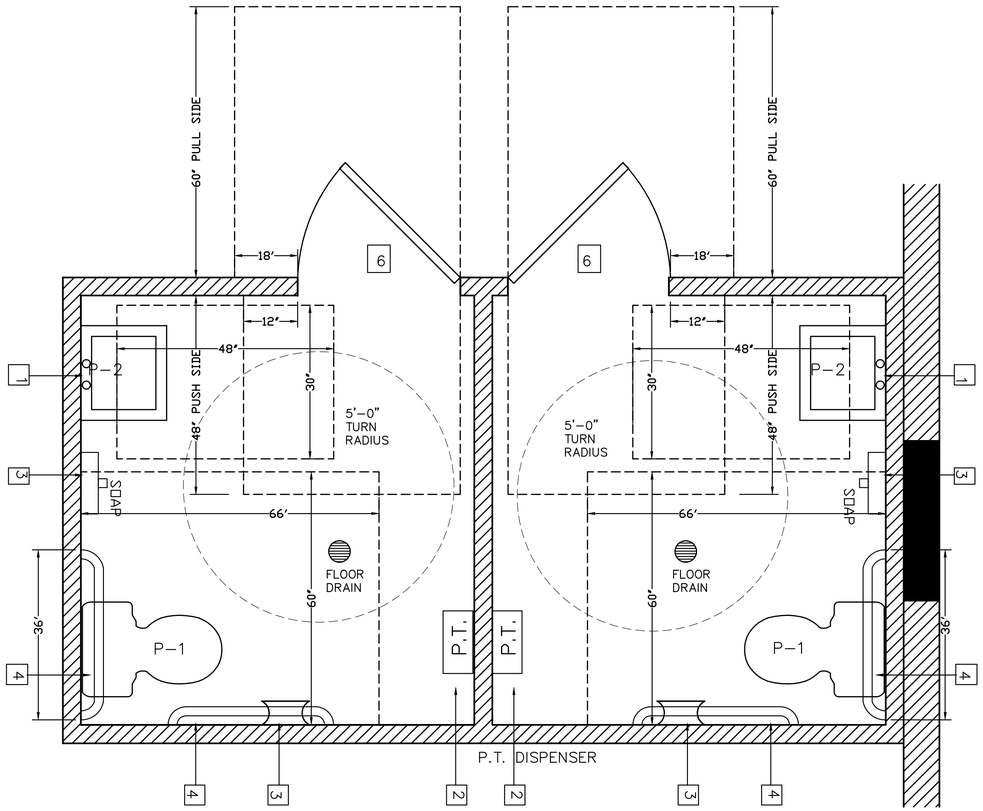


W.C. / LAV. BACK WALL
NTS



TOILET GRAB BARS & TOILET PAPER HOLDER (SIDE WALL ACCESSIBLE)

FLOOR SPACE at W.C.
NTS



MENS ADA

WOMENS ADA

ADA RESTROOM CLEARANCES

SCALE 3/4" = 1'-0"

ALL DOORS IN EGRESS PATH AND ADA BATHS TO MEET ADA MANEUVERING CLEARANCE PER FBCA ACCESIBILITY 2023 8th 404.2.4.1

BATH WALL COVERINGS TO BE APPROVED PAINT IN COMPLIANCE WITH FBC 2023 8th 1204.2

BUILDER'S SPECIFICATIONS TO TAKE PRECEDENT OVER THESE PLANS FOR FINISHES, FIXTURES AND ITEMS SUPPLIED BY TENANT

NOTE: THE DOOR MAY SWING INTO THE CLEAR FLOOR SPACE AS LONG AS THE RESTROOM IS FOR A SINGLE OCCUPANT AND A CLEAR FLOOR SPACE OF 30"x48" IS MAINTAINED.

ALL DOORS IN EGRESS PATH AND ADA BATHS TO MEET ADA MANEUVERING CLEARANCE PER FIGURE 25 CHAP. 11

LAV CLEAR FLOOR SPACE OF 30"x48" IS REQUIRED AND MUST PROJECT A MINIMUM OF 8" BELOW THE LAV

NOTE: BATH WALL COVERINGS TO BE APPROVED PAINT IN COMPLIANCE WITH 1204.2

LAV CLEAR FLOOR SPACE OF 30"x48" IS REQUIRED AND MUST PROJECT A MINIMUM OF 8" BELOW THE LAV

BATHROOM LEGEND

1	MIRROR	5	SOAP DISH
2	HAND DRYER	6	COAT HOOK TYP ON ALL HC RR DOORS
3	TOILET PAPER	7	HIGH/LOW WATER FOUNTAIN
4	1 1/2" DIA GRAB BARS		

HOME DESIGN ASSOCIATES HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

GRIEVOUS ANGEL
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LICENSE NO. CAC23496
435 6TH STREET
WINTER HAVEN FL 33880
OFFICE 863 293 2145

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921 SHADOW DRIVE
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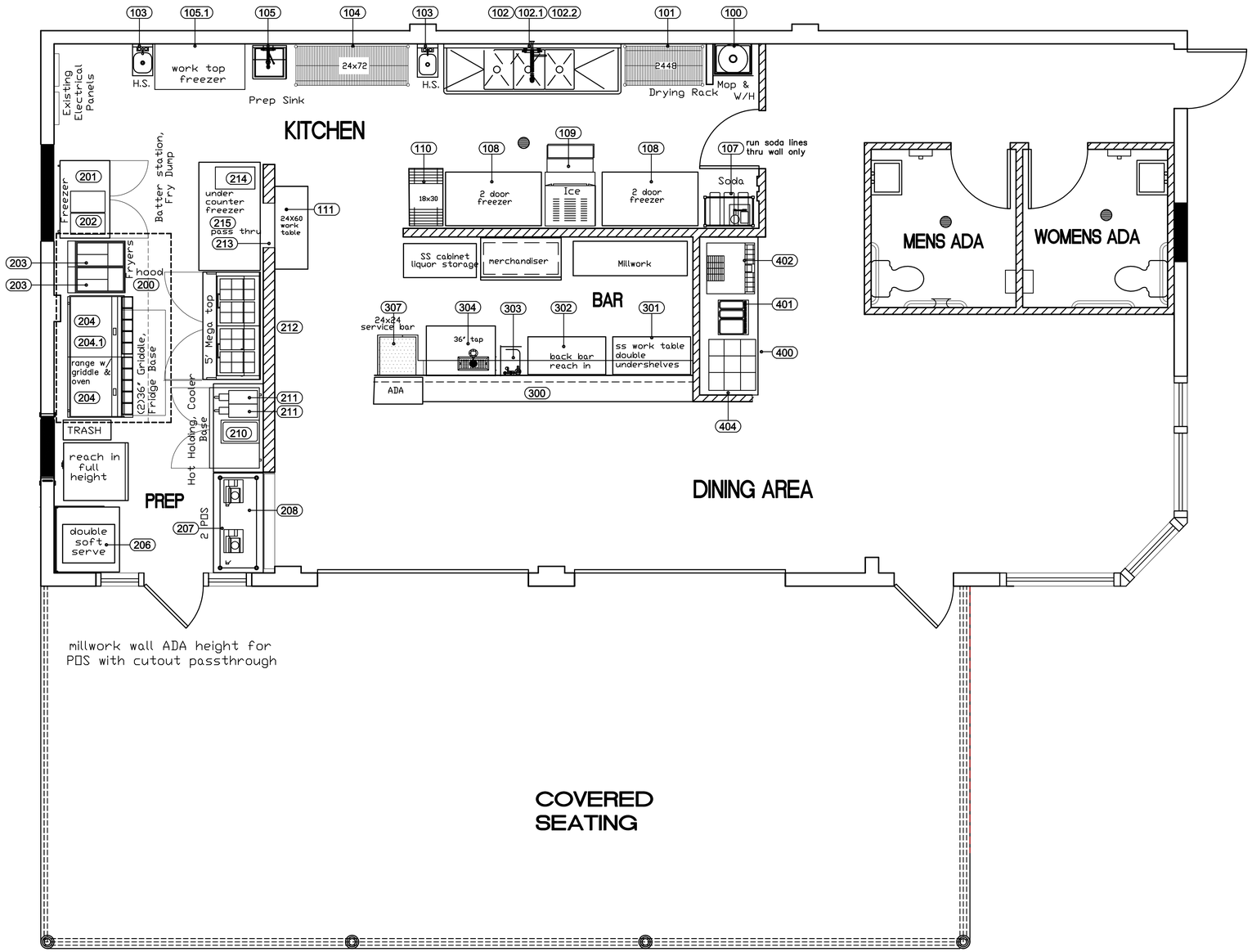

EQUIPMENT LAYOUT PLAN AND KEY

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

M.E.P. PLANS TO TAKE PRECEDENT FOR ALL FIXTURE AND APPLIANCE SPECIFICATIONS AND LOCATIONS

EQUIPMENT SCHEDULE GRIEVOUS ANGEL

ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	VOLTS	WATTS/AMPS
100	1	Mop Sink and Faucet	Advanced TABCO	9-MP-48		
100.1	1	Mop Holder	Advanced TABCO	K-242		
101	5	Shelving, Wire	Quantum	2448P		
102	1	3 Compartment Sink	John Boos	3818244-2D24-X		
102.1	2	Shelving Unit, Wall Mount	Quantum	WDWB1842P		
102.2	2	Shelving Wire Grid Panel	Quantum	SG-2448P		
103	2	Hand Sink	John Boos	PBHS-W-0909-P-SSLR-X		
104	5	Shelving, Wire	Quantum	2472P		
105	1	One Compartment Sink	BK Resources	BK8BS-1-18-14		
105.1	1	Shelving, Wall Mounted	BK Resources	BKWS6-1472		
106	1	Reach-In Undercounter Freezer	Atosa USA	MGF8406GR		
107	1	Soda Rack & Compressor	Custom	---		
108	2	Reach-In Refrigerator	Empura	E-KB54R		
109	1	Ice Maker, Cube Style	Ice-O-Matic	CIM0330FA		
110	1	Shelving, Wire	Quantum	1830P		
111	1	Work Table SS Top	BK Resources	SVTR-6024		
200	1	Exhaust Hood	Captive Aire	6024EX-2-PSP-F		
201	1	Reach-In Undercounter Freezer	Atosa	MGF8406GR		
202	1	Breading Station	JohnsonLancaster	Custom		
203	2	Gas Floor Fryer	Pitco Frialator	VF-35S		
204	1	Griddle, Gas, Countertop	Venancio USA	R36CT-36T		
204.1	1	Equipment Stand, Refrigerated Base	Atosa USA	MGF8448GR		
204.A	1	Range 36'x36' Wide w Griddle	Venancio USA	G36ST-36G		
205	1	Reach-In Refrigerator	Empura	E-KB27R		
206	1	Soft Serve Machine	Spaceman USA	6235-C		
207	1	Work Table SS Top w Base	BK Resources	SVTR-6030		
208	2	POS	By Owner	---		
209	1	Under Counter Refrigerator	Atosa USA	MGF8403GR		
210	1	Hot Food Well	APW Wyott	W-3VI		
211	2	Heated Holding/Warming Bin	Henny Penny	MPC1L.05		
212	1	MegaTop Salad/Sandwich Prep Refrigerator	Atosa USA	MSF8307GR		
213	1	Pass Thru Shelf	BK Resources	PTS-2460		
214	1	French Fry Warmer	Hatco	GRFF-120-T-QS		
215	1	Reach-In Undercounter Freezer	Atosa USA	MGF8406GR		
300	1	Bar Top	By GC	---		
301	1	Work Table SS Top	BK Resources	SVTR-4824		
302	1	Bar Back Cab Refrigerated	Beverage Air	BB48HC-1-B-27		
303	1	Hand Sink	Adv Tabco	SC-12-TS-S-X		
304	1	Draft Beer Cooler	Glasstender Inc	C1FB36-DD		
307	1	Perforated Service Bar Top	JohnsonLancaster	---		
309	1	Refrigerated Merchandiser	Beverage Air	MT41-48-1-SDB		
310	1	Back Bar Display	By Owner	---		
400	1	Work Table Cab Base Sliding Doors	BK Resources	CSTR5-3696S		
401	1	Soda Fountain	By Vendor	---		
402	1	Beverage Dispenser Elect. Cold	Grindmaster	CS-3D-16-290		
403	1	Iced Tea Brewer	Bunn	36700.0013		
404	1	Condiment Caddy, Organizer	By Owner	---		

HDA HOME DESIGN ASSOCIATES

2604 WYNDSOR OAKS
WINTER HAVEN FL
863-324-7945

HOME DESIGN ASSOCIATES OF CENTRAL FLORIDA

GRIEVOUS ANGEL

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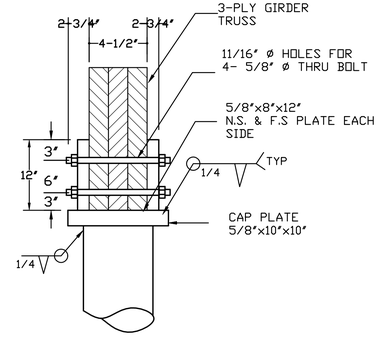
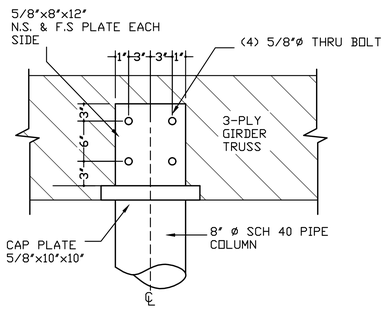
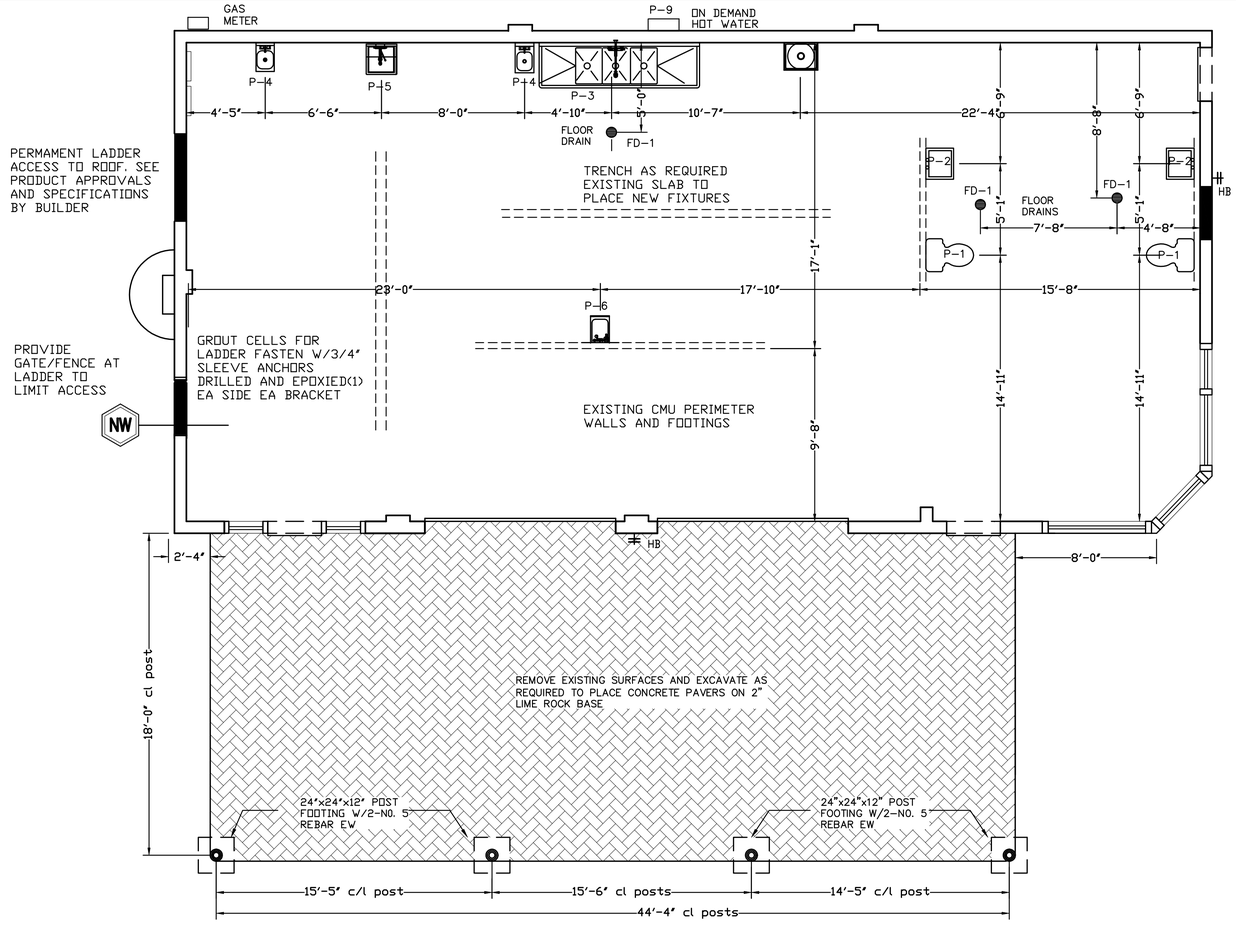


SIDE VIEW



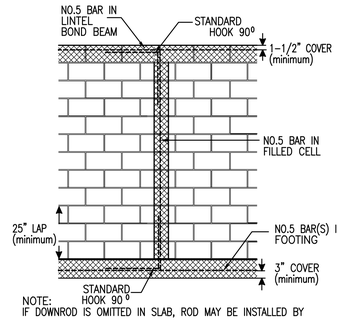
FRONT VIEW

SF/S1 **GIRDER TO STEEL POST**
NTS

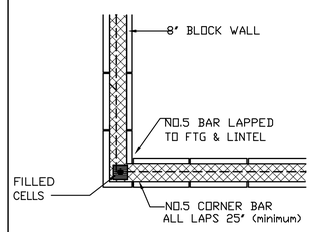


FOUNDATION PLAN

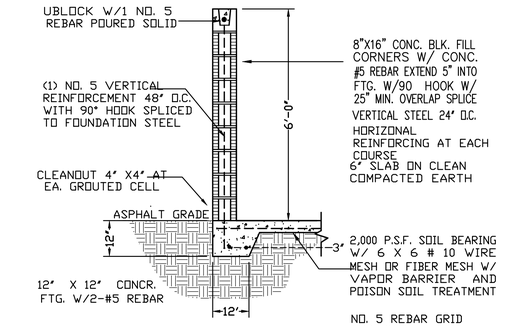
SCALE: 3/8" = 1'-0"



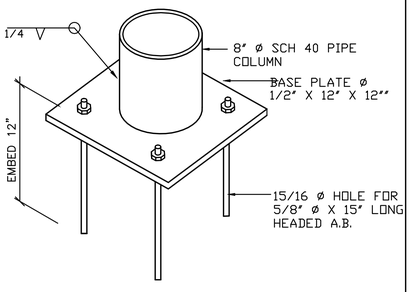
WA/S1 **DOWNPOUR DETAIL**
SCALE: 3/4" = 1'-0"



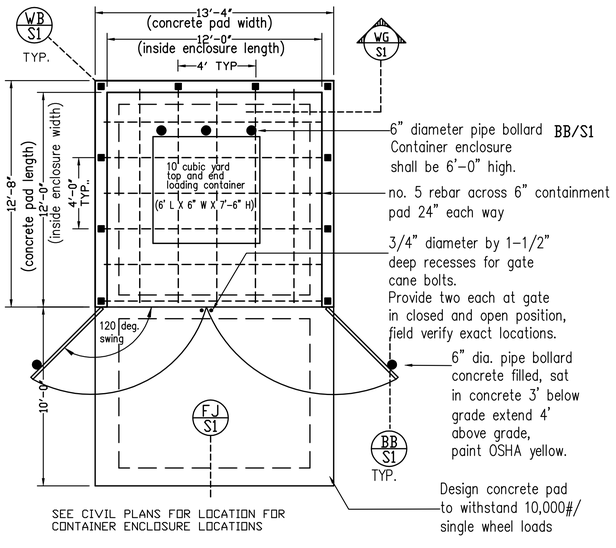
WB/S1 **BLOCK CORNER DETAIL**
SCALE: 1/2" = 1'-0"



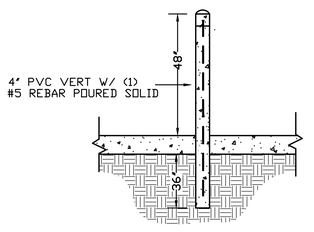
SG/S1 **WALL AT CONTANER ENCLOSURE**
SCALE: 1/2" = 1'-0"



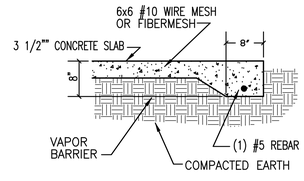
SP/S1 **BASE AT PIPE COLUMN**
SCALE:NTS



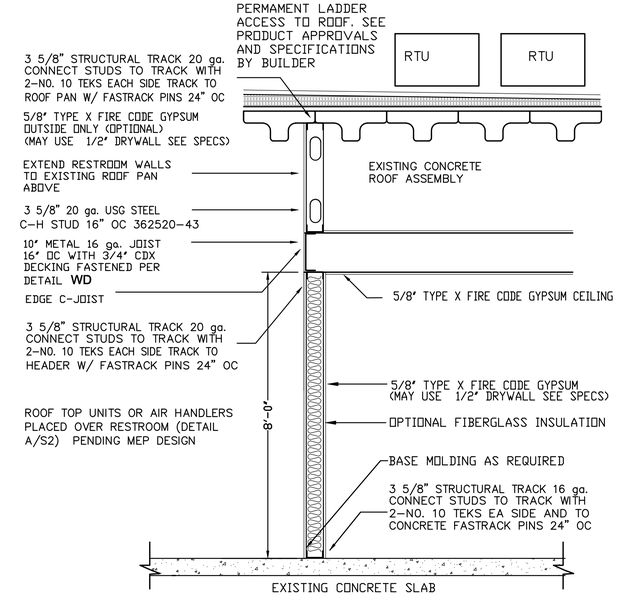
IC/S1 **CONTAINER ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



BB/S1 **BOLLARD DETAIL**
SCALE: 1/2" = 1'-0"



FJ/S1 **THICKENED EDGE**
SCALE: 3/4" = 1'-0"



A/S1 **SECTION AT RESTROOMS**
SCALE: 1/2" = 1'-0"

HOME DESIGN ASSOCIATES
HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES
STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

GRIEVOUS ANGEL
801 E MAIN STREET
LAKELAND
FLORIDA

M.E.P. DESIGN
REFRIGERATION AND ELECTRIC SERVICE INC.
JOE STRICKLER
LICENSE NO. CAC23496
LAKE ALFRED FL 33850
OFFICE 863 293 2145

STRUCTURAL ENGINEERING INC.
SPENCER N. ROBINSON, P.E.
921 SHADOW DRIVE SU. 3
LAKELAND FLORIDA
863 815 9541

ARCHITECTURAL AND / OR STRUCTURAL DESIGN , BY OR UNDER THE DIRECT SUPERVISION OF SPENCER N. ROBINSON, P.E.

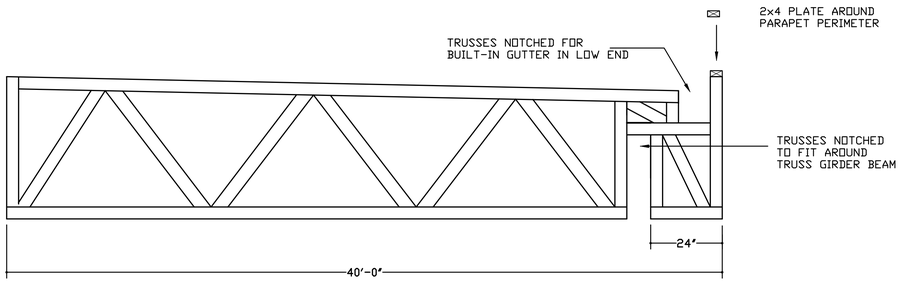
I, SPENCER N ROBINSON, P.E. LISC. 81250, DO HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS MEET OR EXCEED 140 MPH WIND LOAD REQUIREMENTS OF FBC 2023 8TH EDITION

FLORIDA REGISTRATION NO. 81250

DRAWN BY: ST STRANG
DATE: 12-12-2024

SCALE: AS SHOWN

S-1



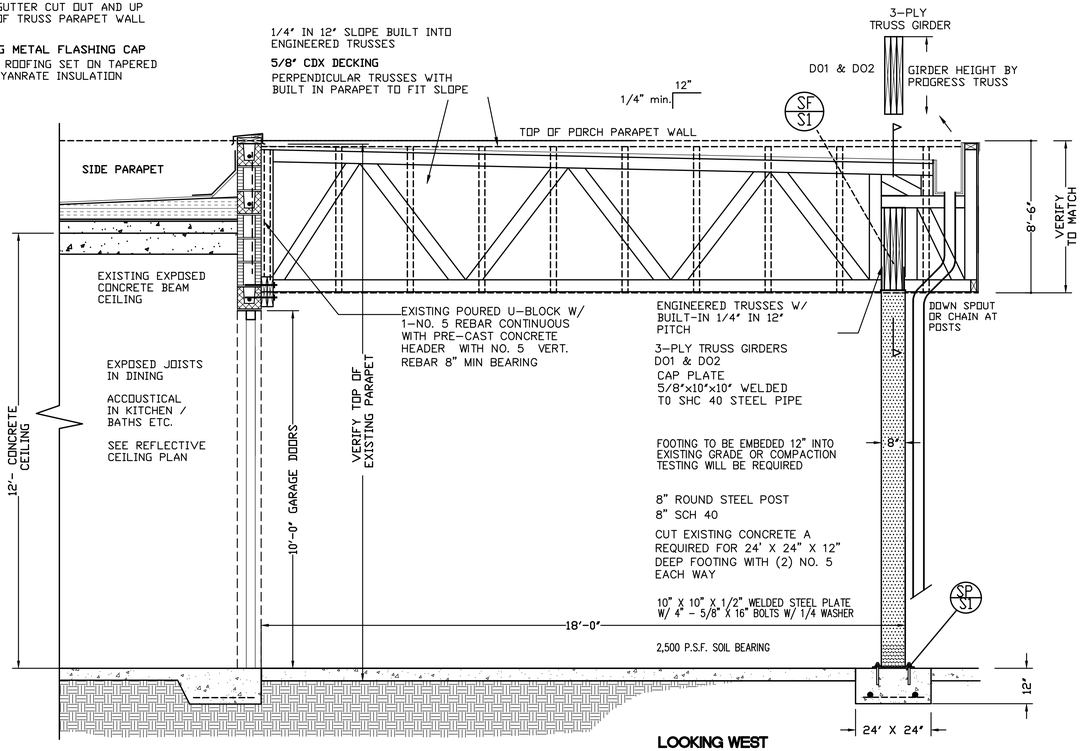
TRUSS BO1 WITH BUILT-IN GUTTER AND NOTCH FOR CONCEALED GIRDER

PARAPET FINISH:
STUCCO/DRYVIT WITH RAISED BANDS FINISHED W/ WEATHERLASTIC SMOOTH SPRAY ON COATING

HYDROSTOP 1- PLY SYSTEM
SUBSTRATE BOARD OVER VAPOR RETARDANT

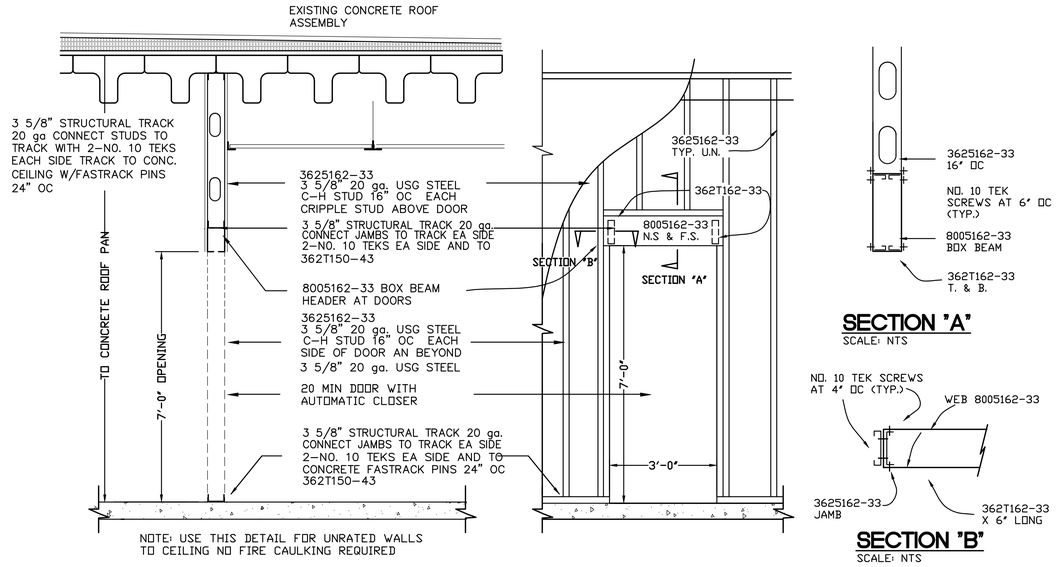
HYDROSTOP MEMBRANE TO WRAP AROUND GUTTER CUT OUT AND UP TO TOP OF TRUSS PARAPET WALL

EXISTING METAL FLASHING CAP
EXISTING ROOFING SET ON TAPERED POLYISOCYANRATE INSULATION



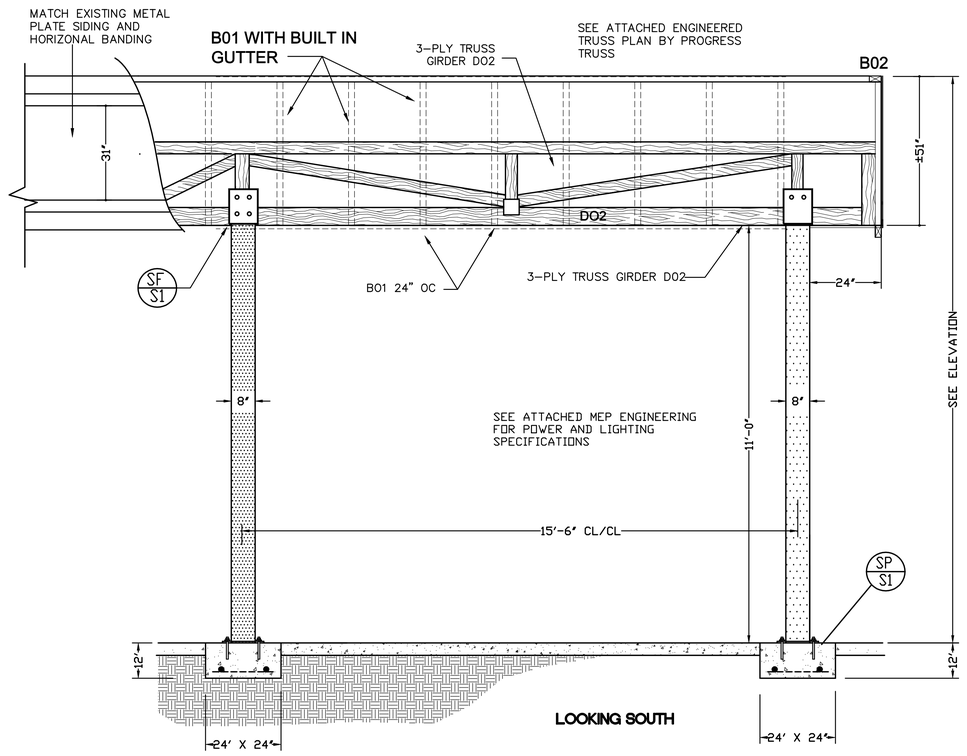
A S2 PORCH GIRDER AT STEEL POST SECTION

SCALE: 1/2″=1′-0″



C S2 NON-BEARING INTERIOR WALLS

SCALE: 1/2″ = 1′-0″



B S2 PORCH GIRDER AT STEEL POST SECTION

SCALE: 1/2″=1′-0″

HOME DESIGN ASSOCIATES HDA
2604 WYNDSOR OAKS CT
WINTER HAVEN FL
33884
863-324-7945

HOME DESIGN ASSOCIATES
STRUCTURAL ENGINEERING INC 921 SHADOW DRIVE LAKELAND FL 863-815-9541

GRIEVOUS ANGEL
801 E MAIN STREET
LAKELAND FLORIDA

M.E.P. DESIGN
REFRIGERATION AND ELECTRIC SERVICE INC.
JOE STRICKLER
LICENSE NO. CAC23496
435 6TH STREET
WINTER HAVEN FL 33880
OFFICE 863 293 2145

STRUCTURAL ENGINEERING INC.
SPENCER ROBINSON, PE
921 SHADOW DRIVE
LAKELAND FLORIDA
863 815 9541

ARCHITECTURAL AND / OR STRUCTURAL DESIGN , BY OR UNDER THE DIRECT SUPERVISION OF SPENCER N. ROBINSON, P.E.

I, SPENCER N ROBINSON, P.E. LISC. 81250, DO HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS MEET OR EXCEED 140 MPH WIND LOAD REQUIREMENTS OF FBC 2023 8TH EDITION

FLORIDA REGISTRATION NO. 81250

DRAWN BY: ST STRANG
DATE: 12-10-2024

SCALE: AS SHOWN

S-2

HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 27, 2025

Project #	**HPB25-031**
Project Type	**New Multi-Family Construction**
Property Address	**849 E. Lime Street**
Historic District; FMSF#	**East Lake Morton Historic District; Former #PO03509**
Owner/Applicant	**Hulbert Homes Inc.**
Zoning; Context District; Future Land Use; SPI	**MF-22; Urban Neighborhood Residential Medium; Garden District SPI**
Existing Use	**Vacant**
Adjacent Properties	**Single and Multi-Family Residential**
Previous Approvals	**N/A**

REQUEST

The Applicant requests Final Approval for the new construction of a two-story, triplex building on the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property is located in the East Lake Morton Historic District and consists of two platted parcels (MRS W J STREATERS SUBDIVISION BLK B LOTS 1 & N 14.6 FT OF 2 & MCKAYS ADD PB 3 PG 41 BLK D E 20.7 FT OF N 129 FT) with a total area of 0.23 acres. This lot is currently vacant, but previously had a two-story house and garage apartment building containing a total of three dwelling units. The buildings were demolished due to structural failure after the principal dwelling's roof collapsed. The property is zoned for multi-family residential use.

The Applicant proposes to construct a new two-story building containing three separate townhouse units. Units A and C will have 1,749 square feet of living area, and Unit B will have 1,835 square feet of living area. Aesthetically, the building will feature a neo-traditional style reflecting Craftsman architectural elements, including a hipped and gabled roofline, exposed rafter tails, decorative knee brackets, front porches supported by pairs of tapered columns, windows with simulated divided lite upper sashes, and glazed front doors with transoms. Additionally, each unit will have an integrated lanai on the rear elevation. Materials for the proposed building will consist of:

Scope	Material
Foundation	Painted, sand finish cementitious coating over concrete stem wall
Exterior Cladding	Painted fiber cement lap siding with a 6" exposure, with fiber cement staggered shingle siding in the gables
Trim	Painted fiber cement trim with 4" width
Windows	White vinyl single-hung sash and fixed
Doors	Glazed painted smooth vinyl
Porch Features	Brick veneer porch foundation and column bases; concrete floor; painted fiber cement columns; cast-in-place concrete steps.
Roof	Architectural asphalt shingles on 4/12 pitch roof; painted wood rafter tails; painted wood knee brackets
Fascia/Exposed eave	Painted wood fascia; painted beadboard fiber cement panel on eave
Exterior Paint Colors	TBD

The site plan for the proposed project includes a varied front setback of approximately 12 feet and 15.65 feet from the property line, with interior side and rear setbacks that meet the City's Land Development Code requirements. A paved parking area is provided at the rear of the subject property, accessible from a 16-feet-wide driveway connecting to South McKay Avenue on the east side of the property.

APPLICABLE GUIDELINES:

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 Garden District Special Public Interest District regulations ("Garden District Regulations") also apply to this project.

The following *Standards* apply to this project*:*

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 4.6: New Residential Construction and Infill Development

- Ensure that Historic Buildings Remain the Central Focus: Carefully consider the historic context of the block and surrounding environment or historic district when designing a new structure. New construction should be distinguishable from historic structures without detracting from them.
- False Historicism/Conjectural History is Discouraged: Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts does not need to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- Contemporary Interpretations of Traditional Designs and Details May be Considered: When applied to a compatible building form, contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.
- Materials should respect adjacent historic buildings.
- Details and Ornamentation: a new building should consider the amount, location and elaborateness of details and ornamentation on existing neighboring buildings in its design.
- Setback Guidelines: Single and multi-family structures should adhere to established setback distances on adjacent lots. Alignment of porches, projecting bays, entryways and other façade elements of infill development with adjacent historic structures.
- Orientation Guidelines: Orient front facades and entrances to the street. Building entrances, porches, and landings should have orientations that are consistent with other historic structures along the street.
- Massing and Scale Guidelines:
    - Infill structures should have massing and scale conditions that are compatible with adjacent structures on the same block face.

    - Structures should utilize design strategies to reduce the apparent scale of the primary façade to blend in with adjacent structures.
    - Corner infill structures should acknowledge prominent locations with appropriate transitional or other massing gestures.
    - Infill structures should be elevated a minimum of 21 inches above grade to promote visual interest, privacy and consistent building height zones along the street.
    - The height-to-width ratio of an infill structure's street-facing facade should be compatible with and maintain massing proportions established by adjacent historic structures.
    - The height of walls, cornices, roofs, and chimneys on new infill structures should be compatible with existing building heights.
    - Infill structures should be no more than one story higher or lower than adjacent buildings.
    - All principal new buildings must have front porches or terraces that extend toward the street.
- Façade Proportion Guidelines: Infill structures that exhibit a minimum level of "diagrammatic compatibility" with historic buildings along the street. Façade compositions on infill structures that use design strategies to relate to historic façade patterns.
- Porch Column and Wall Opening Guidelines: Porch column and fenestration patterns that are coordinated to reflect a discernible order or regular window-bay definition. Porch column faces that are flush with the face of the beam or horizontal structural member above them. Porch columns that are appropriately scaled relative to the size of the beam above them.
- Window Guidelines
    - Windows should have vertical or square proportions.
    - Window design should be based on traditional types with the historic pane configurations.
    - Structures should incorporate window designs as a coordinated ensemble.
    - Windows should be constructed of wood, wood cladding or a synthetic material that resembles a traditional wood window.
    - When a simulated divided-lite appearance is used, the muntins (grid/grille) should be mounted to the exterior glass.

Sub-Chapter 4.7.2 Multi-Family Infill: Townhouses

- Townhouse structures located along a historic block face with up to four units are acceptable.
- Façades of townhouse structures in historic districts should have massing articulations such as window bays, projections, and recesses; a monolithic façade in scale and massing is not acceptable.
- Fenestration patterns on townhouse structures should have glazing percentages similar to adjacent historic structures.
- Townhouses should be no more than three stories in height.
- Townhouse structures should be aligned with adjacent building setbacks.

ANALYSIS:

Staff finds that the proposed building meets the Standards and Design Guidelines in terms of scale, massing, orientation, setbacks, fenestration size and alignment, materials, and compatible neo-traditional design aesthetic. The proposed building's recesses and projections, cohesive mix of architectural features, and varied rooflines help soften the massing of the building. The front façade and primary doors of the building face E. Lime Street with appropriate front porches. Each unit is articulated by traditional architectural features, but presents a cohesive composition. The architectural ornamentation and details of the building are a contemporary interpretation of the Craftsman Bungalow architectural style widely found within the City's residential historic districts and compatible with the historic buildings within the East Lake Morton Historic District. Finally, the building setbacks,

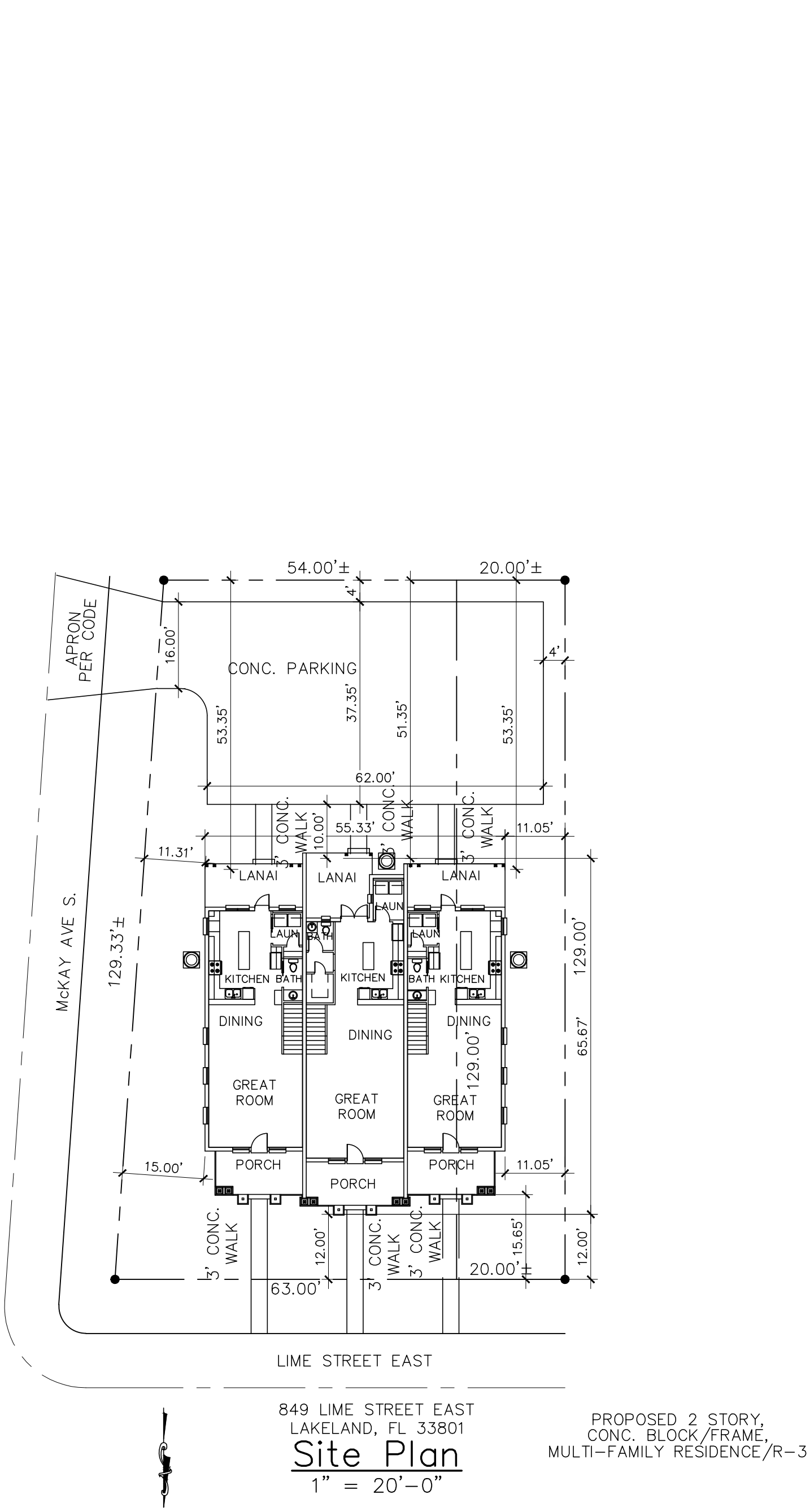
height, and the location of the parking area behind the building are appropriate and consistent with the Design Guidelines. While driveways are typically limited to 10 feet in width for single-family new construction within historic districts, the proposed 16-feet-wide driveway is acceptable for this triplex structure, as multiple cars will use the parking area, and the parking is located appropriately behind the structure.

STAFF RECOMMENDATION:

Final Approval for the proposed new townhouse building with the following conditions, to be reviewed by staff prior to permitting:

1. Windows must be recessed to provide a shadow line and have a traditional sill; muntins must be dimensional and mounted to the exterior glass.
2. Ensure that the front porch column capitals are properly aligned with the upper beams.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board



849 LIME STREET EAST
LAKELAND, FL 33801

Site Plan

1" = 20'–0"

PROPOSED 2 STORY,
CONC. BLOCK/FRAME,
MULTI–FAMILY RESIDENCE/R–3

Front Elevation

1/4" = 1'-0"

EXTERIOR LATH, WEEP, & WATER RESISTIVE BARRIER NOTES:

1. EXTERIOR PLASTER: INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE W/ ASTM C 926 & ASTM C 1063 & THEIR PROVISIONS OF THIS CODE.

2. LATH: ALL LATH & LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1-1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1MM) HEAD, OR 7/8-INCH LONG (22.2MM), 16 GAGE STAPLES, SPACED AT NO MORE THAN 6" (152 MM), OR AS OTHERWISE APPROVED.

3. PLASTER: PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH & SHALL BE NOT LESS THAN 2 COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING.IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY 2 COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1). THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE AS SET FORTH IN TABLE.

4. WEEP SCREENS: A MIN. 0.019-INCH (0.5 MM)(NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (84 MM) SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE W/ ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MIN. OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS & SHALL BE OF A TYPE OF THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

5. WATER-RESISTIVE BARRIERS: WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R1403.2 &, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER W/ A PERFORMANCE AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE & ANY FLASHING (INSTALLED IN ACCORDANCE W/ SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.
EXCEPTION: WHERE THE WATER-RESISTIVE BARRIER THAT IS APPLIED OVER WOOD-BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT OF 60-MINUTE GRADE D PAPER & IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NON-WATER-ABSORBING LAYER OR DESIGNED DRAINAGE SPACE.

Rear Elevation

1/4" = 1'-0"

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential)
   Design Criteria for 140MPH Wind Forces
   Per ASCE/SEI 7-22 Minimum Design Loads
   For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine
   Or Better
3. Risk Category II
4. MWFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C& C)
   Part 1: Low Rise Building
   Doors & Windows: +47 PSF
   Garage Door: +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Catagory R3

REVISIONS	BY

ENGINEER OF RECORD:

ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1956 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA. 33803
PHONE: 863-682-8000 FAX: 863-680-8555
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION # 29347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 57246

Triplex

849 Lime St. E., Lakeland, FL 33801

Front & Rear Elevations

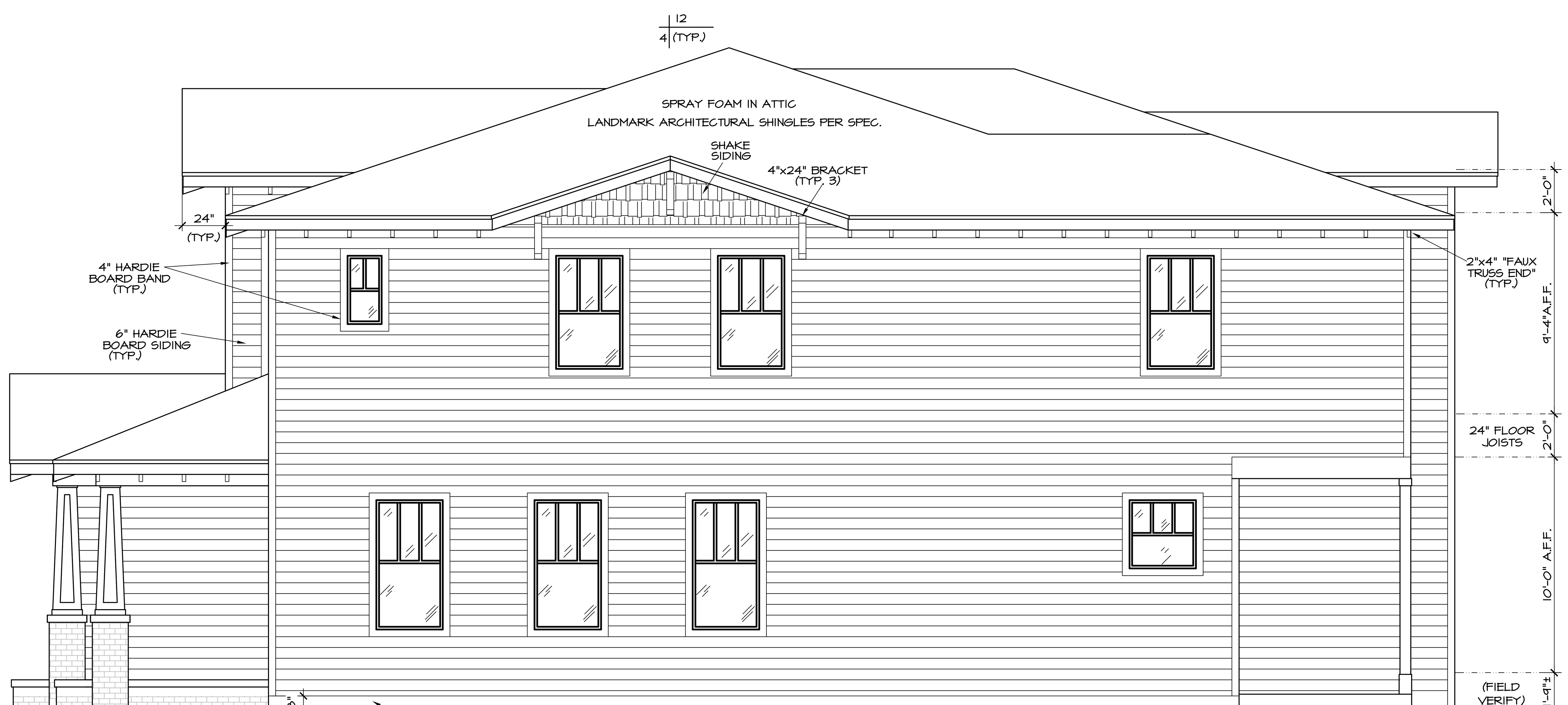
Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: **ROOM SIZES ARE APPROXIMATE** Dimensions are from inside masonry and from framing, rounded up to the nearest inch Masonry walls = 8", Frame walls = 4" Additional Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

DRAWN BY	SDF
DATE CHECKED	
DATE	18 DEC 2024
SCALE	AS NOTED
SHEET	4
OF	9 SHEETS
PAPER SIZE	24"x36"


12
4 (TYP.)
SPRAY FOAM IN ATTIC
LANDMARK ARCHITECTURAL SHINGLES PER SPEC.
SHAKE SIDING
4"x24" BRACKET (TYP. 3)
2"x4" "FAUX TRUSS END" (TYP.)
24" (TYP.)
4" HARDIE BOARD BAND (TYP.)
6" HARDIE BOARD SIDING (TYP.)
2'-0"
9'-4"A.F.F.
2'-0"
24" FLOOR JOISTS
10'-0" A.F.F.
1'-9"
(FIELD VERIFY)
8"
DECORATIVE CEMENTITIOUS FINISH
NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926

Left Elevation
1/4" = 1'-0"


12
4 (TYP.)
SPRAY FOAM IN ATTIC
LANDMARK ARCHITECTURAL SHINGLES PER SPEC.
SHAKE SIDING
4"x24" BRACKET (TYP. 3)
24" (TYP.)
4" HARDIE BOARD BAND (TYP.)
6" HARDIE BOARD SIDING (TYP.)
2"x4" "FAUX TRUSS END" (TYP.)
2'-0"
9'-4"A.F.F.
24" FLOOR JOISTS
2'-0"
10'-0" A.F.F.
(FIELD VERIFY)
1'-9"±
8"
DECORATIVE CEMENTITIOUS FINISH
NOTE: EXTERIOR FINISH FOR MASONRY WALLS TO COMPLY W/ASTM C926

Right Elevation
1/4" = 1'-0"

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better
3. Risk Category II
4. MWFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C& C)
   Part I: Low Rise Building
   Doors & Windows ±47 PSF
   Garage Door +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Catagory R3

REVISIONS	BY

ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 FAX: 863-688-6557
STATE OF FLORIDA CERT. OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37296

Triplex

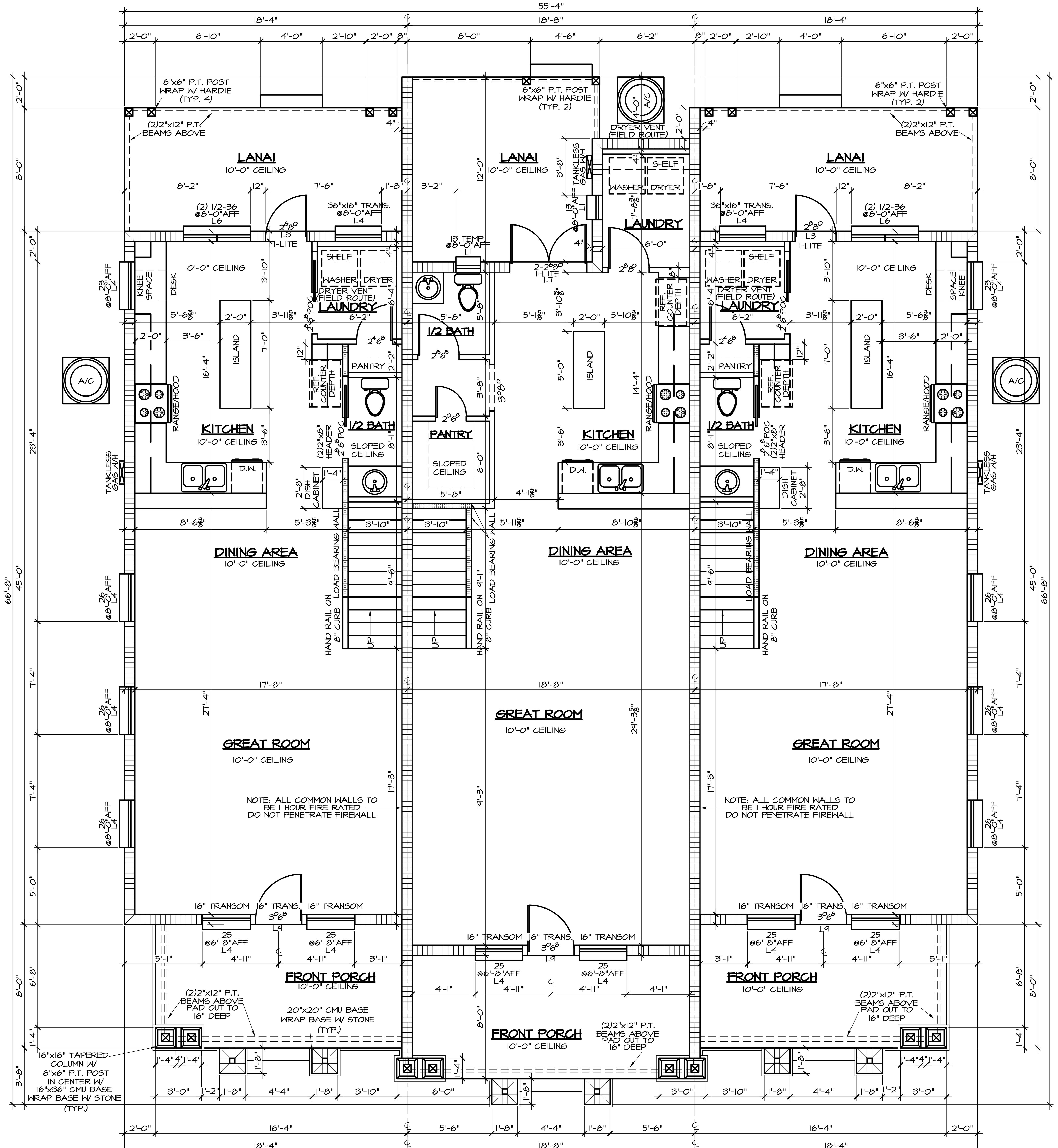
849 Lime St. E., Lakeland, FL 33801

Left & Right Elevations

NOTE: **ROOM SIZES ARE APPROXIMATE** Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" widths). Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

DRAWN BY
SDF
DATE CHECKED
31 JAN 2025
DATE
18 DEC 2024
SCALE
AS NOTED
SHEET
5
OF 9 SHEETS
PAPER SIZE
24"x36"



55'-4"
18'-4"
18'-8"
6"x6" P.T. POST WRAP W/ HARDIE (TYP. 4)
6"x6" P.T. POST WRAP W/ HARDIE (TYP. 2)
(2)2"x12" P.T. BEAMS ABOVE
DRYER VENT (FIELD ROUTE)
A/C
LANAI
10'-0" CEILING
(2) 1/2-36 @8'-0"AFF L6
36"x16" TRANS. @8'-0"AFF L4
L3 1-LITE
13 TEMP. @8'-0"AFF L1
2-2680 1-LITE L7
TANKLESS GAS W/H
SHELF
WASHER
DRYER
LAUNDRY
KNEE SPACE
DESK
ISLAND
RANGE/HOOD
KITCHEN
REF. COUNTER DEPTH
PANTRY
1/2 BATH
SLOPED CEILING
(2)2"x8" HEADER
DISH CABINET
D.W.
DINING AREA
HAND RAIL ON 8" CURB
LOAD BEARING WALL
UP
GREAT ROOM
NOTE: ALL COMMON WALLS TO BE 1 HOUR FIRE RATED DO NOT PENETRATE FIREWALL
16" TRANSOM
16" TRANS.
25 @6'-8"AFF L4
L9
FRONT PORCH
(2)2"x12" P.T. BEAMS ABOVE PAD OUT TO 16" DEEP
20"x20" CMU BASE WRAP BASE W/ STONE (TYP.)
16"x16" TAPERED COLUMN W/ 6"x6" P.T. POST IN CENTER W/ 16"x36" CMU BASE WRAP BASE W/ STONE (TYP.)
66'-8"
45'-0"

NOTE: ALL COMMON WALLS TO
BE 1 HOUR FIRE RATED
DO NOT PENETRATE FIREWALL

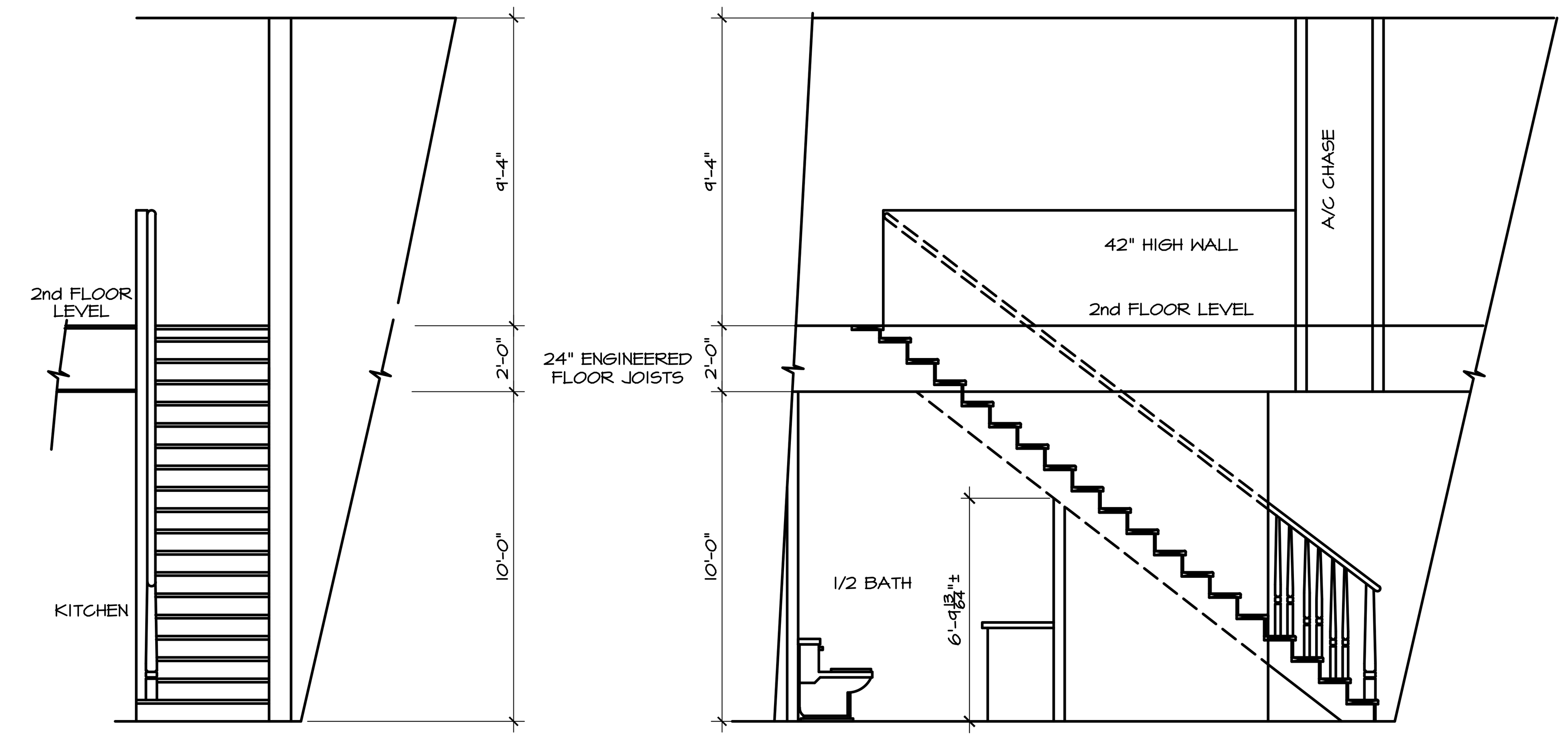
1st Floor Plan

1/4" = 1'-0"

AREAS: UNIT "A"	
LIVING 1st FLOOR	825
LIVING 2nd FLOOR	924
TOTAL LIVING	1,749
FRONT PORCH	131
LANAI	147
TOTAL:	2,027

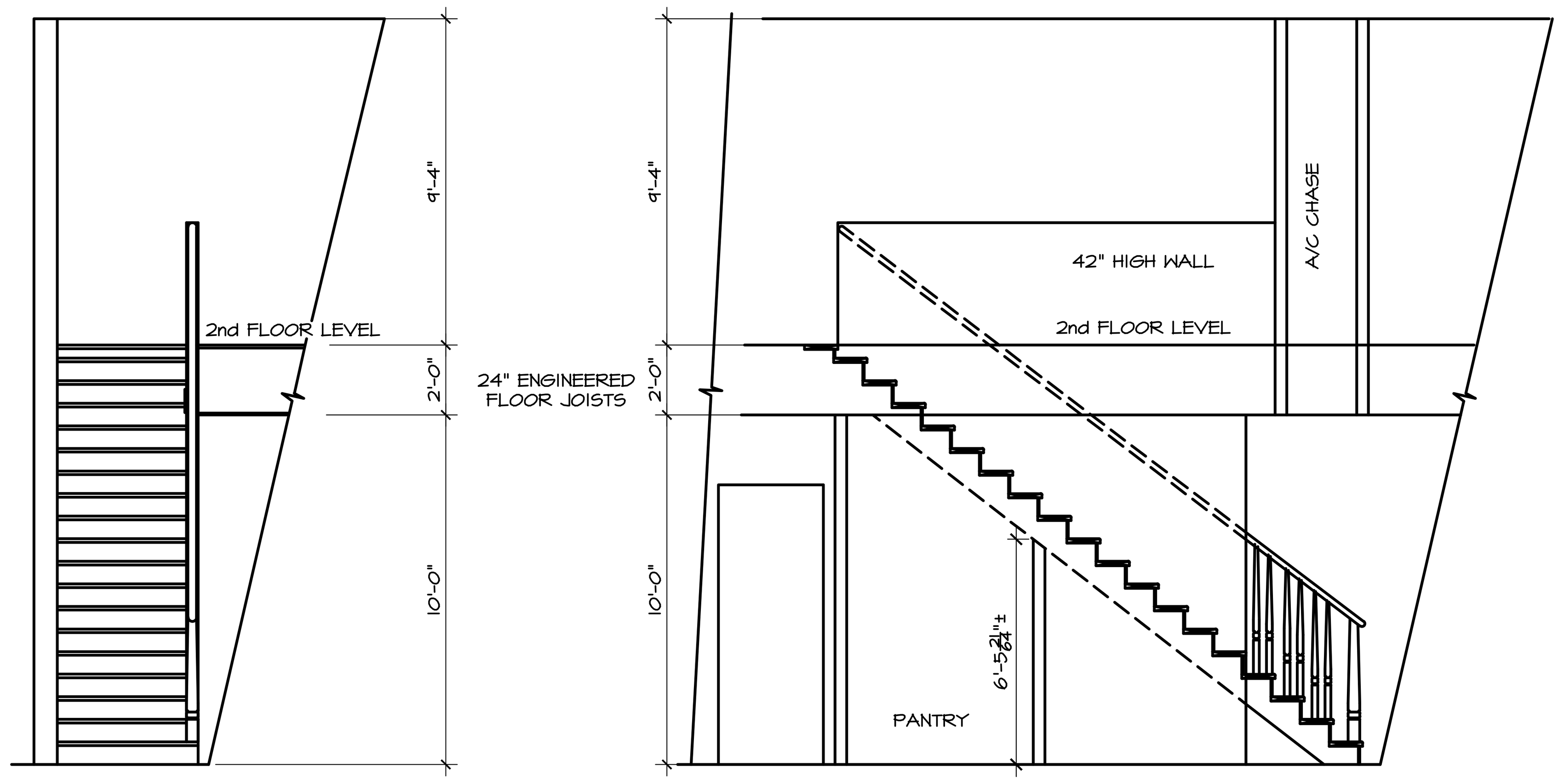
AREAS: UNIT "B"	
LIVING 1st FLOOR	893
LIVING 2nd FLOOR	942
TOTAL LIVING	1,835
FRONT PORCH	151
LANAI	147
TOTAL:	2,133

AREAS: UNIT "C"	
LIVING 1st FLOOR	825
LIVING 2nd FLOOR	924
TOTAL LIVING	1,749
FRONT PORCH	131
LANAI	147
TOTAL:	2,027



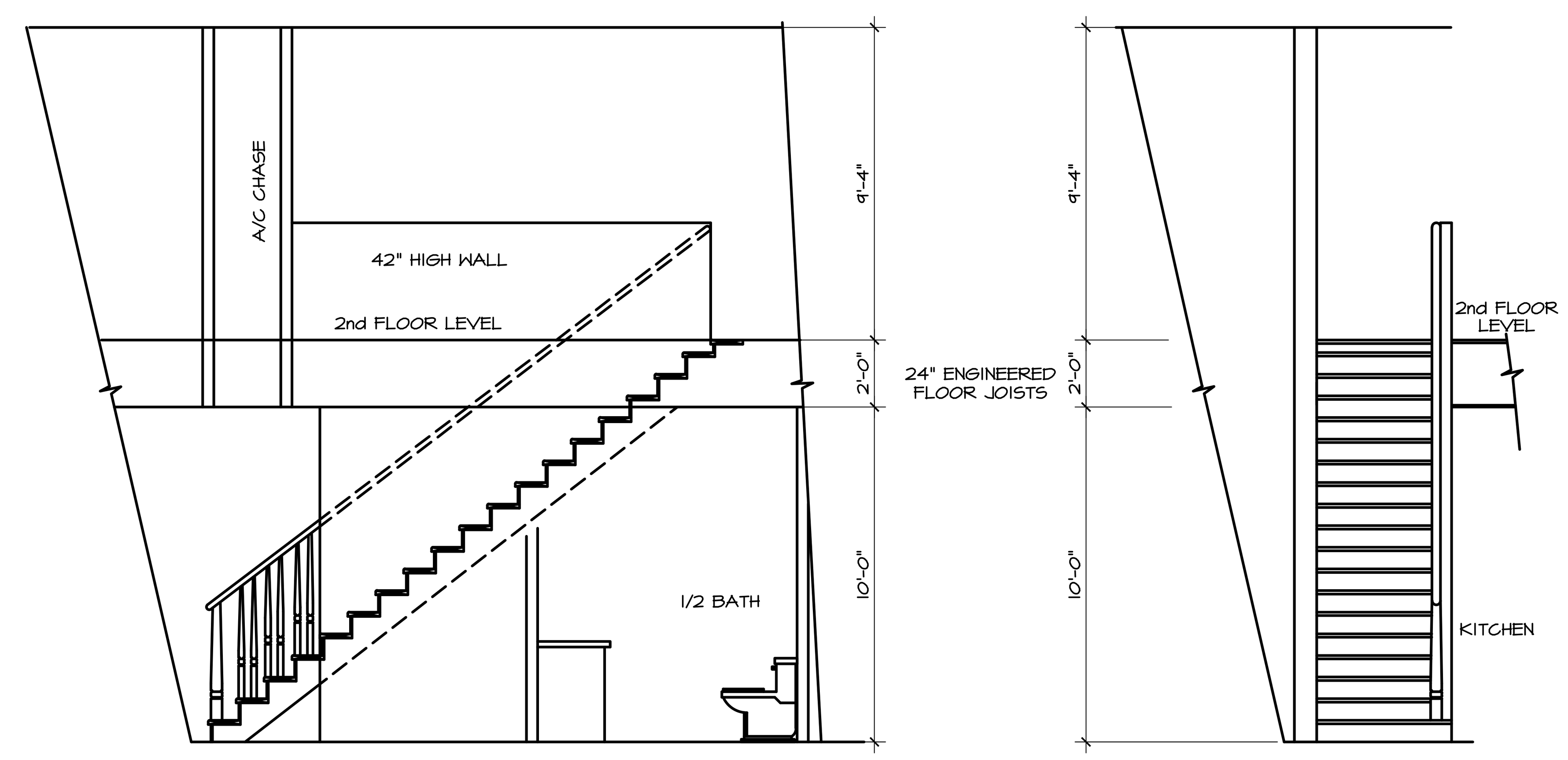
Stair Detail Unit "A"

1/4" = 1'-0"



Stair Detail Unit "B"

1/4" = 1'-0"



Stair Detail Unit "C"

1/4" = 1'-0"

***ALL DOORS EXCEPT CLOSET DOORS ARE TO BE TI-ASTRAGAL DOORS**

***FRONT DOOR INSTALLATION: TAPCONS TO BE LOCATED BEHIND WEATHERSTRIP**

***BATH VENT FAN VENTS IN SOFFIT TO HAVE BLOCKING & TO BE LOCATED MIN. 3' FROM ANY WINDOW**

* NOTE: ALL WINDOWS ARE SINGLE HUNG EXCEPT AS NOTED AS FIXED, TRANSOM, HALF CIRCLE, OR EYEBROW

WINDOW SCHEDULE

Plan Call Out	Width	Height	Sq. Ft.	*
12	19"	26"	3	
13	19"	38"	5	
14	19"	50"	7	
15	19"	63"	8	
16	19"	72"	10	
17	19"	90"	11	
1/2-32	26"	26"	5	
1/2-33	26"	38"	7	
1/2-34	26"	50"	9	
1/2-35	26"	63"	11	
1/2-36	26"	72"	13	
1/2-37	26"	90"	16	
22	37"	26"	7	
23	37"	38"	10	
24	37"	50"	13	
25	37"	63"	16	*
26	37"	72"	19	*
27	37"	90"	22	*
32	53"	26"	10	
33	53"	38"	14	
34	53"	50"	18	
35	53"	63"	23	*
36	53"	72"	27	*
37	53"	90"	32	*

* = MEETS MIN. EGRESS SIZE REQUIREMENTS PER FBC 2023 8th Ed., RES.: R310.1

Concrete Lintel Schedule

Tag Nos.	Clear Span	Lintel Size	Precast And Prestressed TYPE/SIZE: Filled = F Unfilled = U Prestressed = PS *Composite = C	Rebar
L1	1'-6"	2'-10"	8"-U	NOT REQ'D
L2	2'-2"	3'-6"	8"-U	NOT REQ'D
L3	2'-8"	4'-0"	8"-U	NOT REQ'D
L4	3'-2"	4'-6"	8"-U	NOT REQ'D
L5	4'-0"	5'-4"	8"-U	NOT REQ'D
L6	4'-6"	5'-10"	8"-U	NOT REQ'D
L7	5'-2"	6'-6"	8"-F	NOT REQ'D
L8	6'-2"	7'-6"	8"-F	1 - #5
L9	7'-0"		NOT AVAILABLE	
L10	8'-0"	9'-4"	8"-F	1 - #5
L11	9'-2"	10'-6"	8"-F	1 - #5
L12	10'-0"	11'-4"	8"-F	1 - #5
L13	11'-2"	12'-6"	8"-F	1 - #5
L14	12'-0"	13'-4"	8"-F	1 - #5
L15	12'-8"	14'-0"	8"-F	1 - #5 T&B
L16	13'-4"	14'-8"	8"-PS-F	1 - #5 T&B
L17	14'-0"	15'-4"	8"-PS-F	1 - #5 T&B
L18	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
8"x 16" Prestressed - Composite				
L19	18'-0"	19'-4"	16"-PS-C	1 - #5 T&B
L20	18'-8"	20'-0"	16"-PS-F-C	1 - #5 T&B
L21	20'-8"	22'-0"	16"-PS-F-C	1 - #5 T&B
L22	22'-8"	24'-0"	16"-PS-F-C	1 - #5 T&B
Garage Door Lintels				
L18G	16'-0"	17'-4"	8"-PS-F	1 - #5 T&B
L19G	18'-0"	19'-4"	16"-PS-F	1 - #5 T&B
Garage Door W/Bonus Room Above				
8"x 24" Prestressed - Composite				
L18B	16'-0"	17'-4"	24"-PS-C	1 - #5 T&B
L19B	18'-0"	19'-4"	24" PS-C	1 - #5 T&B

*COMPOSITE INCLUDES 1 #5 REBAR TOP & BOTTOM REV. 5/8/2007

DESIGN LOADS:

1. Design conforms with Florida Bldg. Code 8th Edition (2023) (Building & Residential) Design Criteria for 140MPH Wind Forces Per ASCE/SEI 7-22 Minimum Design Loads For Buildings & Other Structures.
2. Wood: No. 2 Grade Southern Pine Or Better
3. Risk Category II
4. MWFRS Chapters 26 Thru 29
5. Chap. 30: Components/Cladding (C& C)
   Part I: Low Rise Building
   Doors & Windows ±47 PSF
   Garage Door +18.5/-20.9
6. Internal Pressure Coefficient: ± 0.18
7. Exposure "B"
8. Residential Catagory R3

REVISIONS	BY
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ENGINEER OF RECORD:
ARKAY ENGINEERING INC.
STRUCTURAL ENGINEERS
1958 E. EDGEWOOD DRIVE-LAKELAND, FLORIDA 33803
PHONE: 863-688-6500 FAX: 863-688-6557
STATE OF FLORIDA CERT. OF AUTHORIZATION # EB6347
RICHARD L. KIDDEY, P.E. - FLORIDA LICENSE # 37296

Triplex

849 Lime St. E., Lakeland, FL 33801

1st Floor Plan

Hulbert Homes, Inc.
PHONE: 863-647-5815
FAX: 644-1125

NOTE: **ROOM SIZES ARE APPROXIMATE** Dimensions are from inside masonry and framing, rounded up to the nearest inch (Masonry walls = 8", Frame walls = 4" widths). Furring, drywall, insulation and baseboards are not included in dimensions. Actual room sizes vary per builder specification.

DRAWN BY
SDF
DATE CHECKED
.
DATE
18 DEC 2024
SCALE
AS NOTED
SHEET
OF 9 SHEETS
PAPER SIZE
24"x36"