



AGENDA
HISTORIC PRESERVATION BOARD
Lakeland City Hall, City Commission Chambers
January 22, 2026, 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 18, 2025 Historic Preservation Board meeting minutes
 - III. Old Business:
 - A. Historic Lakeland, Inc. Watch List Report
 - i. 2430 New Jersey Road*
 - ii. 302 E. Belvedere Street *
 - iii. 632 Easton Street*
 - iv. 2304 Carolina Avenue*
 - v. 417 Frank Lloyd Wright Way (C.W. Deen House)
 - vi. 412 N. Massachusetts Avenue*
 - vii. 104-106 E. Main Street (Hartsell Building)
 - viii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
 - ix. 321 W. Peachtree Street*
 - x. 809 Cornelia Avenue
 - IV. New Business:
 - A. Workshop to discuss Certificate of Review application and submittal process, following Design Review Committee meeting. (City Commission Conference Room)
 - V. Adjourn for Design Review Committee

*Not located within a Historic District.

MINUTES

HISTORIC PRESERVATION BOARD

City Commission Chambers

Thursday, December 18, 2025

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; Marlana Alvarez, Bruce Anderson, Tracey Downey, Natalie Oldenkamp, Chris Olson, Cesar Perez, and Michael Porter were present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, Assistant City Attorney, were also present.

I. Call to Order and Determination of a Quorum

Chair Dr. Bruce Anderson called the Thursday, December 18, 2025 meeting of the Historic Preservation Board ("Board") to order at 8:31 a.m. A quorum was reached, as seven Board members were present.

II. Review and Approval of Previous Meeting Minutes

Mr. Chris Olson motioned to approve the November 20, 2025 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 7—0.

III. Old Business:

A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided the Board with an update on 809 Cornelia Avenue.

- i. 2430 New Jersey Road*
- ii. 302 E. Belvedere Street *
- iii. 632 Easton Street*
- iv. 2304 Carolina Avenue*
- v. 417 Frank Lloyd Wright Way (C.W. Deen House)
- vi. 412 N. Massachusetts Avenue*
- vii. 104-106 E. Main Street (Hartsell Building)
- viii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
- ix. 321 W. Peachtree Street
- i. 809 Cornelia Avenue

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

IV. New Business: NONE

V. Adjourn for Design Review Committee.

The meeting adjourned at 8:37 a.m.

Chair, Historic Preservation Board

Senior Planner, Historic Preservation



AGENDA
DESIGN REVIEW COMMITTEE
Lakeland City Hall, City Commission Chambers
January 22, 2026
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 18, 2025 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. [**HPB25-236 – 204 Ariana Street**](#) – Final Approval requested to construct a new accessory dwelling unit in the rear yard of the subject property. Owner: Janice Horzempa. Applicant: DBR Construction LLC.
- V. Other Business: None
- VI. Adjournment.

MINUTES

DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, December 18, 2025

Immediately following Historic Preservation Board meeting

(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; Marlana Alvarez, Bruce Anderson, Ricardo Jimenez, Natalie Oldenkamp, Chris Olson, Cesar Perez and Michael Porter were present. Historic Preservation Board member Tracey Downey was also present. Community & Economic Development Department staff Emily Foster, Senior Planner, Historic Preservation and Christelle Burrola, Planning Assistant, and Katie Prenoveau, 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 8:39 a.m. The Committee roll call was performed and a quorum was present.

II. Review and Approval of the Previous Meeting Minutes

Mr. Chris Olson made a motion to approve the November 20, 2025 minutes as presented. Dr. Bruce Anderson seconded the motion. The motion passed 6—0. Mr. Ricardo Jimenez joined the meeting after this vote.

III. Review of Certificates of Review administratively approved.

A list of ten (10) administratively approved Certificate of Review projects covering the period 11/11/25-12/8/25 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 City Attorney Katie Prenoveau.

B. HPB25-195 – 1926 Cherokee Trail – Final Approval requested to replace and resize two (2) PVC double-hung sash windows with a six-over-six simulated divided lite appearance on the front façade of the house at the subject address. Owner: Jeffrey and Megan Lazenby. Applicant: ValuePro Remodeling & Maintenance.

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 neighborhood consisting of 0.30 acres. Upon this lot is a circa 1936 Colonial Revival house, which is a contributing building in the Beacon Hill Historic District. The one-story house has an irregular plan that follows the curve of Cherokee Trail and features a side gabled roof with a projecting gabled ell, aluminum lap siding, and a gabled front stoop. The house also features non-historic PVC double-hung sash windows with Colonial Revival-style simulated divided lite configurations. The request involves resizing

two windows on the front façade to facilitate a kitchen remodel, which will relocate the kitchen into the current dining room. The existing kitchen area will become a pantry/laundry room. To accommodate new kitchen cabinets and counters, the window openings currently located in the dining room will need to be shortened. The existing window openings are 36 inches wide by 54 inches tall and are requested to be shortened to either 32 or 36 inches tall. The existing window headers will remain at the same location; new windowsills and side casings designed to match the existing will be installed.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #9 and #10, and Chapter 6 of the Design Guidelines for Historic Properties. While resizing window openings on a front façade is not recommended typically by the Design Guidelines, staff finds this request is appropriate given the asymmetrical composition of the house and the fact that the existing windows are not historic. However, to maintain an appearance and scale similar to the existing kitchen window, the height of the new window openings should not be less than 36 inches tall. Staff recommends final approval for the request, with the condition that the height of the new window openings is not less than 36 inches tall. While resizing window openings on a front façade is not recommended typically by the Design Guidelines, staff finds this request is appropriate given the asymmetrical composition of the house and the fact that the existing windows are not historic. However, to maintain an appearance and scale similar to the existing kitchen window, the height of the new window openings should not be less than 36 inches tall. Staff recommends final approval for the request, with the condition that the height of the new window openings is not less than 36 inches tall.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Mark Switzer was present in support of the request. Mr. Switzer had no additional comments or questions.

In response to Chair Porter, Mr. Switzer stated he agrees with the recommendation.

Discussion ensued among the Applicant and Board regarding the new windows.

MOTION: Final approval of the request with the condition recommended by staff. (B. Anderson/C. Olson, 6—0).

- C. HPB25-218 – 1056 South Boulevard** – Final Approval to construct an addition onto the rear elevation of the house, as well as to replace historic wood windows. Owner: Alexa Lashkajani. Applicant: Alan DeZayas, Avon Modular.

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 platted lot consisting of 0.15 acres. On this property is a one-story, single-family house, which is a contributing building in the South Lake Morton Historic District. Built circa 1923 in the Craftsman Bungalow architectural style, this house has an irregular plan and is of frame construction. The gabled front porch is supported by square columns on tapered plinths. Its exterior walls are clad in clapboard siding, and several historic wood double-hung sash and casement windows exist in nine-over-one, nine-over-nine, and nine-lite configurations. At the rear of the house is a detached wood frame accessory structure and carport with a gable roof; as a noncontributing accessory structure, it was approved to be demolished under Certificate of Review HPB25-217 (Minor Review). Also under this

Certificate of Review, replacement of non-historic windows, a new deck on the south side of the house towards the rear of the structure, and the repair of the front porch columns were approved. In place of the detached accessory structure, the Applicant proposes to construct an addition of approximately 391 square feet, which will consist of primary bedroom suite. The design and materials for the addition are intended to match the existing house, and include a concrete stem wall foundation to match the raised foundation of the house; wood siding to match the existing; fiber cement trim; shingle roof; wood eave and fascia to match existing; decorative wood beams in the gables; and vinyl single-hung sash windows with a 6-over-1 and 4-over-4 simulated divided lite configuration and transom windows with an 8-lite simulated divided lite configuration. The site plan for the proposed addition shows building setbacks that comply with the Land Development Code's Urban Form Standards. The Applicant also requests to replace the existing historic wood windows with vinyl single hung sash windows with a Colonial style 6-over-1 simulated divided lite configuration in order to match the new windows in the addition.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #5, # 6, #9 and #10, and Chapter 4 of the Design Guidelines for Historic Properties. Regarding the request for the addition, staff finds the requested addition is consistent with the Standards as it does not disturb the spatial relationships that characterize the house, and the essential form and integrity of the subject house is maintained. The new addition is differentiated from the house by its subordinate massing and perpendicular orientation, which is similar to the orientation of the detached garage to be demolished. However, for further differentiation from the house, staff recommends not using a simulated divided lite appearance on the building addition's windows, especially as the addition is located at the rear of the property and will not be highly visible from the street. Additionally, the proposed simulated divided lite configuration of the windows on the addition are not consistent with the divided lite configuration of the home's historic windows. In evaluating the proposed addition with the Design Guidelines, the materials of the and addition reflect the materials of the existing house and meet the intent of the Design Guidelines. The scale of proposed addition's windows, wall cladding, and roof pitch and form is consistent with the Craftsman Bungalow style of the subject house. Furthermore, the addition is appropriately placed on the rear elevation of the house.

Regarding the request for replacement windows, typically, this type of request can receive approval under Minor Review (staff-level review) if the request is justified and complies with the Standards and Design Guidelines. Historic windows are character-defining features of a historic building, and the removal of repairable historic windows and installation of inappropriate replacement windows can adversely affect the architectural integrity of a building. As the request is not consistent with the Standards and Design Guidelines, and staff was not provided adequate evidence to show that the historic windows are deteriorated beyond reasonable repair, this request could not be approved at the Minor Review level. Additionally, the proposed replacement windows do not match the divided lite appearance of the historic double-hung sash (9-over-1 and 9-over-9 lite configuration) and casement (9-lite configuration) windows. For these reasons, staff recommended that the historic wood windows be repaired by a qualified window restoration professional instead of being replaced as requested. Ms. Foster stated staff recommends:

1. Final Approval of the requested addition with the following conditions, to be reviewed and approved by staff prior to the issuance of a building permit:
 - a. Windows shall be recessed to provide a shadow line.
 - b. Windows shall not have a simulated divided lite appearance.
2. Denial of the request to replace the historic wood windows.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Alan DeZayas was present in support of the request.

In response to Chair Porter, Mr. DeZayas stated in regard to condition #2, the homeowner was looking to replace all the windows for consistency throughout the home.

A lengthy discussion ensued among the Applicant, Board, and staff regarding the windows and possible options for the applicant.

MOTION: Final approval of the request with condition #1 recommended by staff and postpone condition #2 to allow the Applicant to gather evidence to show that the windows are beyond repair. (B. Anderson/N. Oldenkamp, 7—0).

V. Other Business: NONE

VI. Adjournment: There being no further business, the meeting was adjourned at 9:29 a.m.

Chair, Design Review Committee

Senior Planner, Historic Preservation

Number Location Description	Milestone	Approved
HPB25-230 727 MISSOURI AVE S, LAKE LAND, FL 33815 Installation of 259 linear feet of 4 ft. tall decorative metal fence on property with two walk gates. Low profile metal fence.	Certificate of Review Issued	12/09/25
HPB25-223 724 HANCOCK ST W, LAKE LAND, FL 33803 Remove and replace 2 windows in the front and back gable of house with single-hung sash vinyl 9-lite Prairie style windows with exterior muntins to match existing windows on house.	Certificate of Review Issued with Conditions	12/09/25
HPB25-231 1520 BOONE PL, LAKE LAND, FL 33803 Installation of a 4 ft. tall section and 6 ft. tall section of wood fence and gate in front/side yard of subject property.	Certificate of Review Issued	12/16/25
HPB25-232 531 PATTERSON ST W, LAKE LAND, FL 33803 This project includes the replacement of one (1) exterior entrance door located on the west facing side of the home. The new door will be a pre-hung unit installed into the existing framed opening, maintaining the current dimensions. JELD-WEN 30 x 80 in x 4-9/16-in Steel No glass Left-hand outswing Primed Prehung Front Door Insulating core - FL Approval #14569.6	Certificate of Review Issued	12/17/25
HPB25-233 531 PATTERSON ST W, LAKE LAND, FL 33803 This project includes replacement of existing exterior wood siding on the west, south and east facing sides of the residential structure. The scope includes the removal and disposal of approximately 15% of the existing siding and the installation of new, like-for-like tongue and groove siding material and Tyvek Water Resistant UV Resistant House Wrap moisture barrier to ensure proper weatherproofing.	Certificate of Review Issued	12/17/25
HPB25-234 216 PINE ST E, LAKE LAND, FL 33801 12" x 36" hanging sign above sidewalk for Vampire Penguin shop.	Certificate of Review Issued	12/18/25
HPB25-235 815 SUCCESS AVE, LAKE LAND, FL 33801 Replace section of dilapidated wood fence with new wood fence, and add new section of wood fence at the north side of the subject property.	Certificate of Review Issued	12/30/25
HPB25-237 838 HOLLINGSWORTH RD, LAKE LAND, FL 33801 Installation of a fence at the side and rear property lines of the subject property. 4' black aluminum picket fence starting at the garage side of the house, wrapping around and enclosing the rear and sides of the property. There will be 3 total gates.	Certificate of Review Issued	01/05/26



Certificates of Review - Minor Review

Date Approved from 12/9/2025 to 1/15/2026

[HPB26-001](#)

Certificate of Review Issued

01/05/26

414 INDIANA AVE S, LAKE LAND, FL 33801

This project is intended to replace a back door on this apartment unit that is no longer functional. Once other repairs and improvements are completed at the property, this will be a back door to a second story screened porch.

[HPB26-002](#)

Certificate of Review Issued

01/05/26

1303 LINCOLN AVE S, LAKE LAND, FL 33803

Replacement of one bedroom window on south side elevation of house with a Renewal by Andersen composite one-over-one window to match existing.

[HPB26-004](#)

Certificate of Review Issued

01/06/26

825 ORANGE ST E, LAKE LAND, FL 33801

Replace existing fencing with 6ft board on board privacy fence in rear and 4 ft picket fence in front of residence.

[HPB26-007](#)

Certificate of Review Issued

01/13/26

1007 RUBY ST, LAKE LAND, FL 33815

Purchase, deliver and anchor 10X20 Aluminum Eave model Smithbilt Bull Shed.

[HPB26-008](#)

Certificate of Review Issued

01/14/26

948 PALMETTO ST E, LAKE LAND, FL 33801

Install 116' of 6' High Black Chain Link Fence at east side and rear yards.

[HPB26-009](#)

Certificate of Review Issued

01/14/26

937 TENNESSEE AVE S, LAKE LAND, FL 33803

Remove a piece of plywood that covers a storage door opening under the exterior stairway and installing a new exterior door with lock, trim and paint to code. Solid fiberglass door (FL#15213.1)

Total Planning Projects Approved: 14



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
January 22, 2026**

Project #	HPB25-236
Project Type	Accessory Building
Property Address	204 Ariana Street
Historic District; FMSF#	Dixieland Historic District #PO10452
Owner/Applicant	Janice Horzempa / DBR Construction LLC
Zoning; Context District; Future Land Use; SPI	RB-1; Urban Neighborhood RM; N/A
Existing Use	Residential
Adjacent Properties	Residential
Previous Approvals	Shed, 2/2/2021 (HPB21-034); Fence, 6/28/2024 (HPB24-142)

REQUEST

The Applicant requests Final Approval to construct an Accessory Dwelling Unit (“ADU”) in the rear yard of the subject property.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of an interior lot (Dixieland Subdivision, Block T, Lot 8 and east ½ of Lot 9) that is 0.23 acres in area. On the property is a one-story single-family house, constructed circa 1938 in the Frame Vernacular architectural style, and is a contributing building in the Dixieland Historic District, as of the 2025 resurvey. According to the Polk County Property Appraiser’s office, the total living area of this house is 1,088 square feet.

The Applicant proposes to construct a new Accessory Dwelling Unit at the rear of the property. The overall dimensions of the proposed ADU are 23 feet 8 inches by 23 feet 8 inches with a total living area of 419.3 square feet. The ADU will have a gabled roof with a 9/12 pitch and a small integrated porch on the front (north) elevation, as well as a ‘lean-to’ storage area on the west side elevation. Materials proposed to be used for the ADU include:

Scope	Material
Foundation	Concrete slab, CMU structure
Exterior Cladding	Fiber-cement siding, trim, and corner boards
Windows	Vinyl windows with a one-over-one lite configuration
Doors	Fiberglass entry door
Roof	Asphalt/fiberglass architectural shingles
Fascia/Soffit	Fascia TBD, vinyl soffit

The site plan submitted for this request shows building setbacks that comply with the requirements set forth in the City’s Land Development Code.

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 4.9.1: Accessory Dwelling Units

- Accessory dwelling units that are configured as simple cottages or garage apartments.
- Accessory dwelling units that complement the architectural character of the principal house through the use of similar materials and simplified architectural elements.
- An accessory dwelling unit that is compatible and subordinate in scale and form to the principal house.
- Accessory dwelling units that are compliant with minimum building setbacks to reduce visual impacts from the street and adjacent properties.

ANALYSIS:

Staff finds that this proposed new construction 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 ADU and its simplified design to be consistent with the Design Guidelines. Staff also finds the materials, fenestration, and roof form and pitch to be consistent with the Design Guidelines, and the structure is appropriately located to the rear of the lot. This structure is compatible with the development pattern in the Dixieland neighborhood, in which accessory dwellings are commonly found in both historic and contemporary forms.

Finally, while the proposal generally conforms with the requirements of Land Development Code ("LDC") concerning accessory dwelling units, this ADU proposal will require approval by the Planning and Zoning Board prior to receiving a building permit. To comply with the ADU development requirements in the LDC, the site plan will need to be revised to show one parking space for the ADU.

STAFF RECOMMENDATION:

Final Approval of the request with the condition that windows must be installed with a recess to provide a shadow line instead of installed flush with the exterior wall.

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

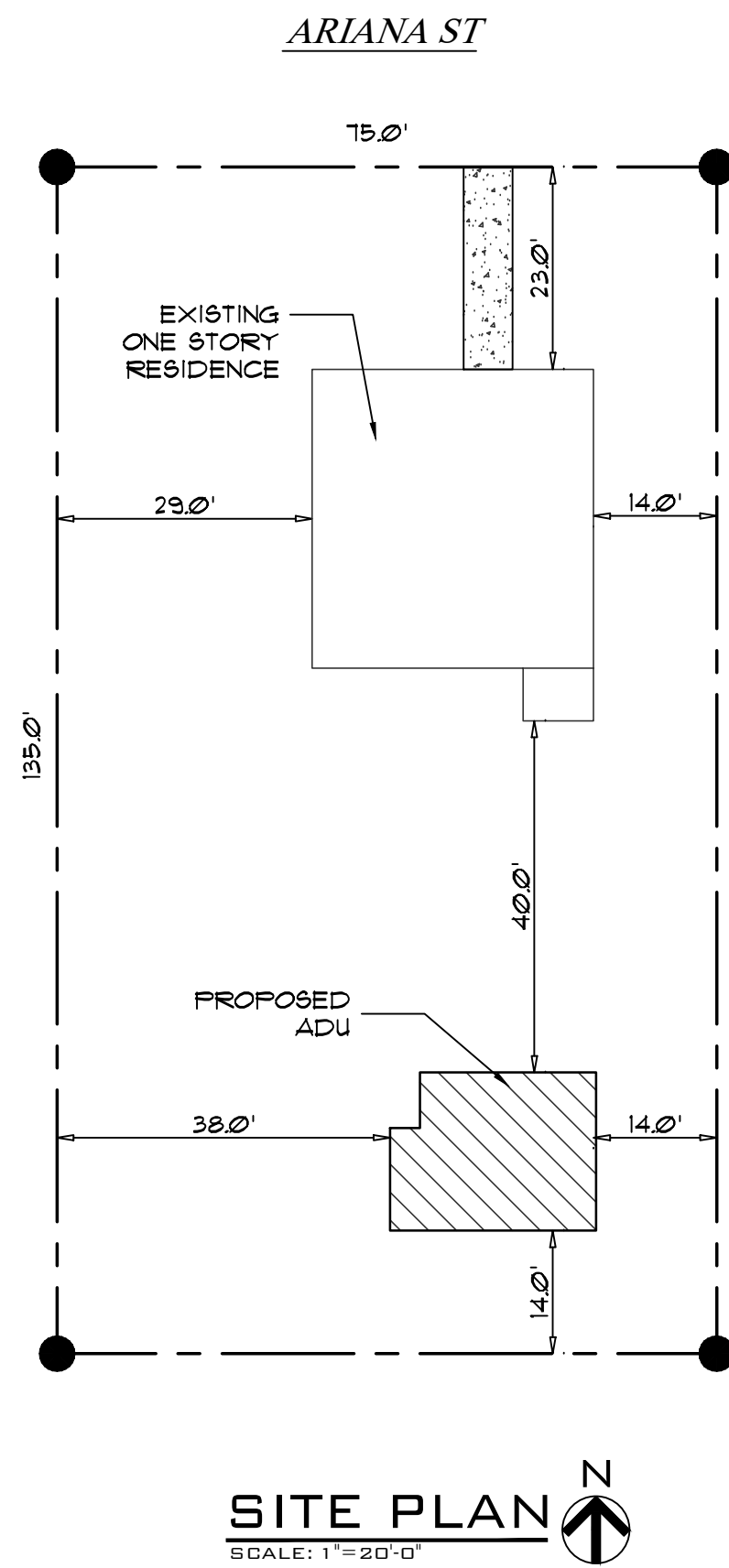
Insta360 X3



ABBREVIATIONS			
AB.	ANCHOR BOLT	ELEV.	ELEVATION
ACT	ACOUSTICAL CEILING TILE	EMER	EMERGENCY
AFF.	ABOVE FINISHED FLOOR	ENCL.	ENCLOSURE
AGGR.	AGGREGATE	EQ.	EQUAL
AL.	ALUMINUM	EQUIP.	EQUIPMENT
ALT.	ALTERNATE	E.W.	EACH WAY
APPROX.	APPROXIMATE	E.W.C.	ELECTRIC WATER COOLER
ARCH.	ARCHITECTURAL	EXP.	EXPANSION
		EXT.	EXTERIOR
BD.	BOARD		
BLDG.	BUILDING	F.A.	FIRE ALARM
BLK	BLOCK	F.D.	FLOOR DRAIN
BLK'G.	BLOCKING	F.D.C.	FIRE DEPARTMENT CONNECTION
BM.	BEAM	FDN.	FOUNDATION
BOT.	BOTTOM	F.E.	FIRE EXTINGUISHER
BTWN.	BETWEEN	F.E.C.	FIRE EXTINGUISHER CABINET
BUR.	BUILT UP ROOFING	FF.	FINISH FLOOR
BU.	BOTH WAYS	F.H.C.	FIRE HOSE CABINET
		FIN.	FINISH
C.J.	CONTROL JT.	FL.	FLOW LINE
CLG.	CEILING	FLR.	FLOOR
CLK.G.	CAULKING	FLUOR.	FLUORESCENT
CLR.	CLEAR	FND.	FOUNDATION
C.M.U.	CONCRETE MASONRY UNIT	F.O.B.	FACE OF BRICK
COL.	COLUMN	F.O.C.	FACE OF CONCRETE
CONC.	CONCRETE	F.S.	FULL SIZE
CONN.	CONNECTION	FT.	FOOT OR FEET
CONSTR.	CONSTRUCTION	FTG.	FOOTING
CONT.	CONTINUOUS	FURR.	FURRING
C.T.	CERAMIC TILE		
		GA.	GAUGE
DEG.	DEGREE	GALV.	GALVANIZED
DET./DTL.	DETAIL	G.C.	GENERAL CONTRACTOR
D.F.	DRINKING FOUNTAIN	GL.	GLASS
DIAG.	DIAGONAL	GR.	GRADE
DIA.	DIAMETER	GYP.	GYPSUM
DN.	DOWN	GYP. BD.	GYPSUM BOARD
DS.	DOWNSPOUT		
DWG.	DRAWING	H.B.	HOSE BIBB
		H.C.	HOLLOW CORE
E	EAST	H/C	HANDICAPPED
(E)	EXISTING	HDWD.	HARDWOOD
EA.	EACH	HDWE.	HARDWARE
E.J.	EXPANSION JOINT	H.M.	HOLLOW METAL
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	HR.	HOOR
		HT.	HEIGHT
EL. ELEV.	ELEVATION	HVAC	HEATING, VENTILATION AND AIR CONDITIONING
ELEC.	ELECTRICAL		
ID.	INSIDE DIAMETER	R	RISER
INSUL.	INSULATION	R.D.	ROOF DRAIN
INT.	INTERIOR	RE.	REFER TO
		REFR.	REFRIGERATOR
JAN.	JANITOR	REINF.	REINFORCED
JNT.	JOINT	REQ'D.	REQUIRED
JST.	JOIST	RM	ROOM
		R.O.	ROUGH OPENING
KIT.	KITCHEN		
		S	SOUTH
LAB.	LABORATORY	S.C.	SOLID CORE
LAM.	LAMINATE	SCHED.	SCHEDULE
LAV.	LAVATORY	SECT.	SECTION
LT.	LIGHT	S.F.	SQUARE FOOT
		SHT.	SHEET
MAX.	MAXIMUM	SIM.	SIMILAR
MECH.	MECHANICAL	SPEC.	SPECIFICATION
MEMB.	MEMBRANE	SQ. OR #	SQUARE
MFR.	MANUFACTURER	S.S.	STAINLESS STEEL
M.H.	MANHOLE	STAGG.	STAGGERED
MIN.	MINIMUM	STD.	STANDARD
MISC.	MISCELLANEOUS	STIFF	STIFFENER
M.O.	MASONRY OPENING	STL.	STEEL
MTL.	METAL	STRUC.	STRUCTURAL
MUL.	MULLION	SUSP.	SUSPENDED
N	NORTH	TR	TREAD
N.I.C.	NOT IN CONTRACT	T & B	TOP AND BOTTOM
NO.	NUMBER	TER.	TERRAZZO
NOM.	NOMINAL	T & G	TONGUE & GROOVE
N.T.S.	NOT TO SCALE	THK.	THICK
		T/	TOP OF
O.C.	ON CENTER	TYP.	TYPICAL
O.D.	OUTSIDE DIAMETER		
		U.O.N.	UNLESS OTHERWISE NOTED

SYMBOLS LEGEND		
	NUMBER SHEET NUMBER WHERE SECTION APPEARS	
	NUMBER SHEET NUMBER WHERE DETAIL APPEARS	
	ELEV. NUMBER	
	SHEET NUMBER	
	REVISION	
	CENTER LINE	
	ELEVATION MARKER	
	CONCRETE	
	EARTH FILL	

PROJECT PROPOSED ACCESSORY DWELLING UNIT AT 204 ARIANA ST, LAKELAND, FL. 33803



DRAWING INDEX	
SHEET	DESCRIPTION
C1	COVER SHEET, SITE PLAN
A1	FOUNDATION PLAN, DETAILS
A2	FLOOR PLAN
A3	ROOF PLAN
A4	ELEVATIONS
A5	SECTION & SHEATHING PATTERN
A6	DETAILS
E1	ELECTRICAL PLAN

STRUCTURAL NOTES

GENERAL:

- All work to be in strict accordance with the Florida Building Code Residential 2023, 8th edition.
- Only written changes approved by the Engineer shall be permitted.
- General Contractor shall coordinate structural drawings with all other disciplines. Where there are conflicts in information presented in the drawings or if the drawings are unclear or insufficient in any manner that may inhibit the contractor's understanding of the project, such conflicts shall be brought to the Engineer's attention prior to bidding and the necessary adjustments shall be made per his instructions.
- Provide hurricane clips or anchors at all connections.
- All wood framing shall be designed, detailed, and fabricated in accordance with design specification for wood construction.
- For structural lumber provide the following grade and species: (or equivalent). Southern Pine grade #1 dense with $F_b=1350$ psi min.
- All bolts used for construction shall be a min. of 1/2" diam. (ASTM A-370)
- Provide framing members of sizes and of spacing shown, or if not shown, comply with the "Manual for House Framing" of the National Forest Products Association. Do not splice between supports.

CONCRETE:

- All work to be in strict accordance with the ACI 318
- MIX DESIGN CRITERIA: Refer to the specifications. All concrete Type I Portland Cement. (ASTM C 150), 3000 psi compressive strength @ 28 days. (U.O.N.) W/C ratio less or equal to 0.58 Slump - Slab on grade: 5"
- Other: 3" Water - Potable Chloride - None
- Provide normal weight aggregates in compliance with the requirements of ASTM C 33.
- Reinforcing steel shall conform to ASTM A-615, GRADE 60
- All concrete reinforcement shall be detailed, fabricated, labeled, supported and spaced in forms and secured in place in accordance with the procedures outlined in the latest edition of the "Building Code Requirements for Reinforced Concrete" ACI 318-95 and the "Manuals of Standard Practice for Detailing Reinforced Concrete Structure", ACI 315 latest edition.
- All bar splices and dowels shall lap as per requirements of ACI 318-95.

MASONRY:

- Design material and workmanship shall be in accordance with the ACI Standard Building Code requirements for concrete masonry structures: ACI 530/ACI 530.1
- CMU cells indicated in plan or notes as filled cells shall be grouted with 3000 psi concrete, (8" to 10" slump)
- Provide HORIZONTAL JOINT REINFORCING at 24" o.c. vertical in all CMU walls.
- CMU concrete blocks shall conform to ASTM C-90 (28 days strength 2000 psi) (f'm=1500 psi), laid in running bond.
- Mortar shall be type S or M.
- Provide vertical reinforcing in CMU walls of (1/8" at 4'-0" max. O.C. (Typical U.O.N.)

FOUNDATIONS:

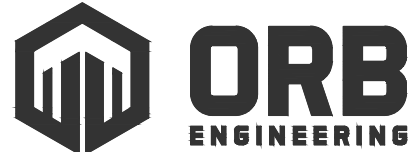
- Footing design based on minimum allowable soil bearing pressure of 2000 psf.
- If footing elevation occurs in disturbed, unstable or unsuitable soil, the Engineer shall be notified and necessary adjustments shall be made per his instructions.
- Caution shall be used when operating vibratory compaction equipment near existing structures to avoid the risk of damaging the existing structure.

VERIFICATION OF FIELD CONDITIONS:

- Contractor shall verify all field conditions and dimensions relative to same. Where there are conflicts between actual field conditions and data presented in the drawings, such conditions shall be called to the Engineer's attention and necessary adjustments made per their instructions.
- If there are any discrepancies between these Structural Notes and the Specifications, the stricter of the two shall govern.

WIND DESIGN DATA:

- ULTIMATE DESIGN WIND SPEED: 140 MPH
- NOMINAL DESIGN WIND SPEED: 100 MPH
- RISK CATEGORY: II
- EXPOSURE CATEGORY: C
- ENCLOSURE CLASSIFICATION & INTERNAL PRESSURE COEFF. ENCLOSED (± 0.18)
- COMPONENTS & CLADDING:
 - ROOF: (+16.1/-30.3) PSF
 - WALLS: (+33.7/-36.7) PSF

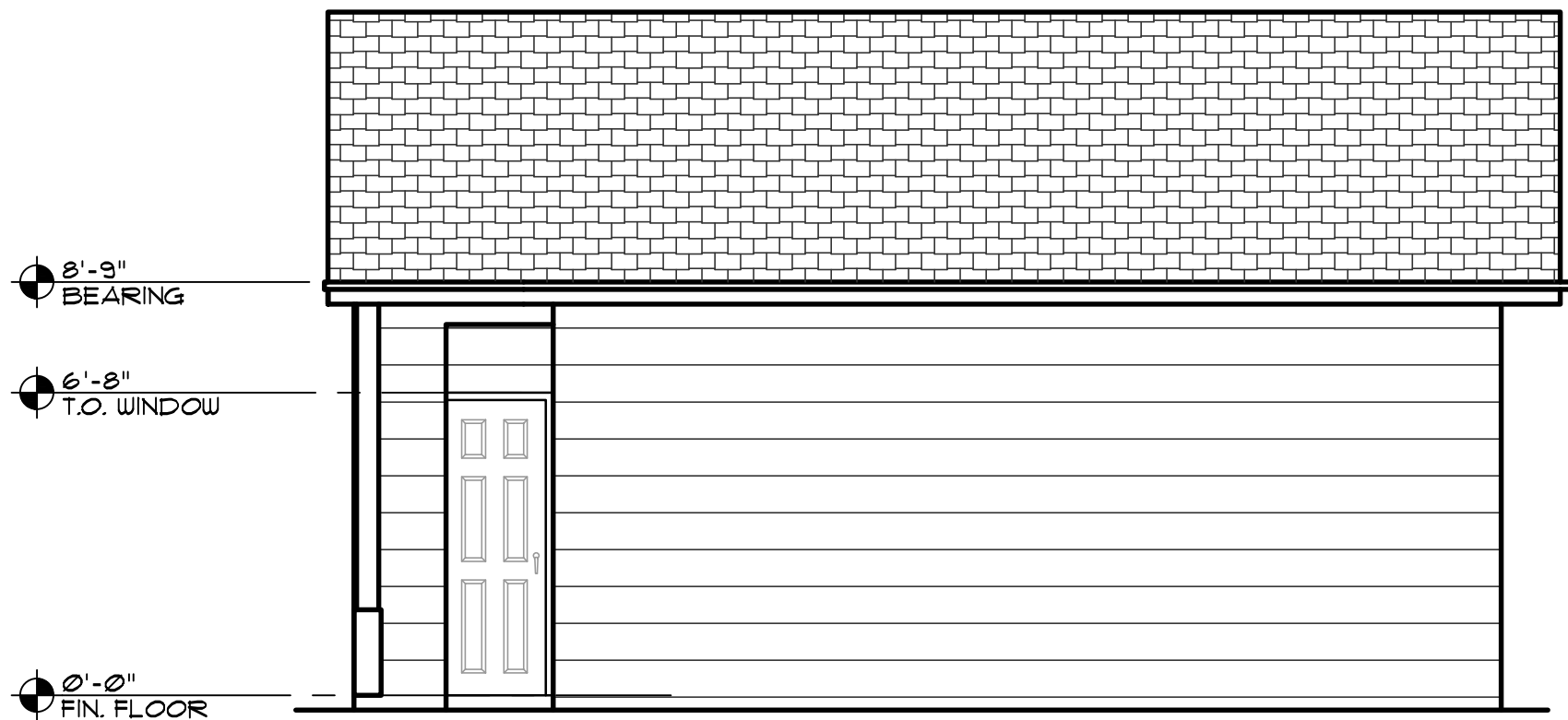


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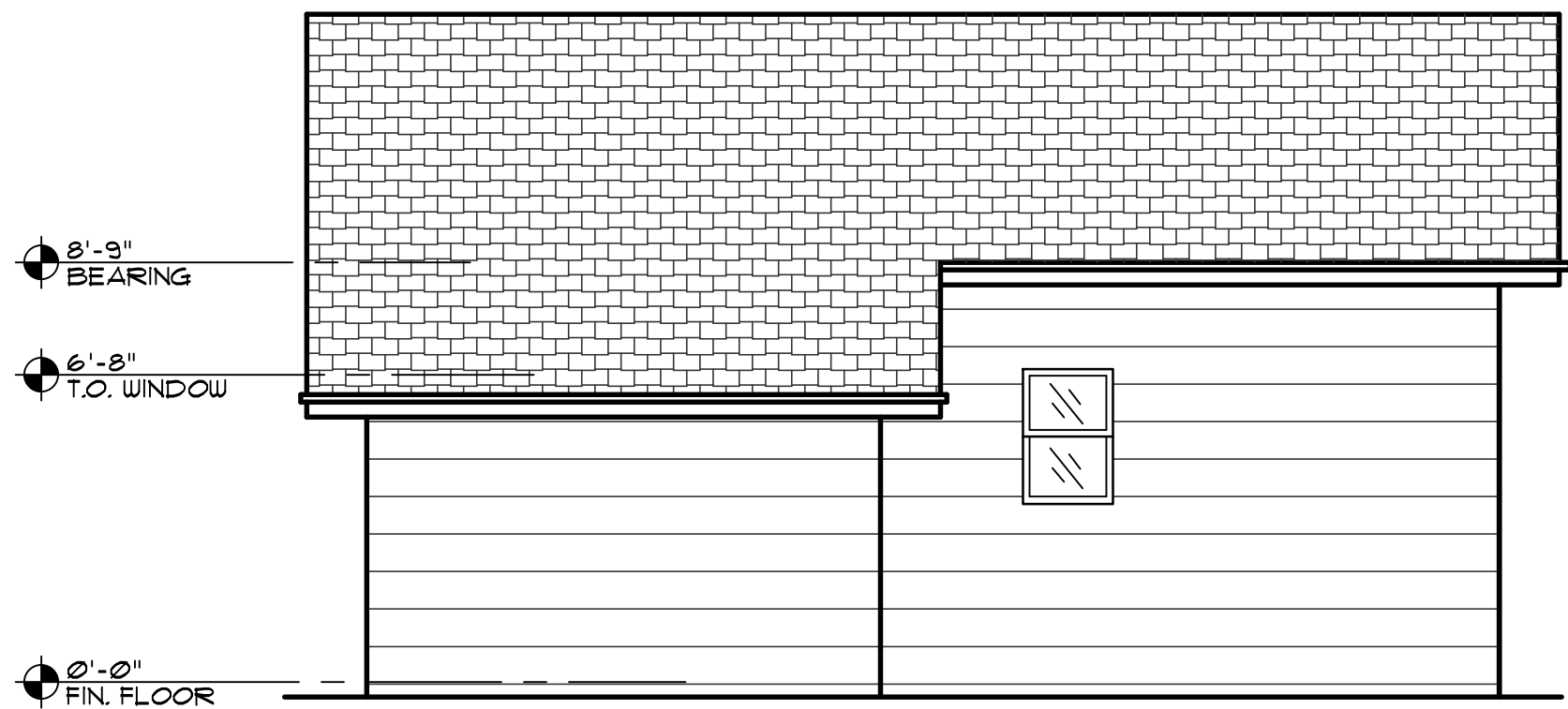
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FRONT ELEVATION
SCALE: 1/4"=1'-0"



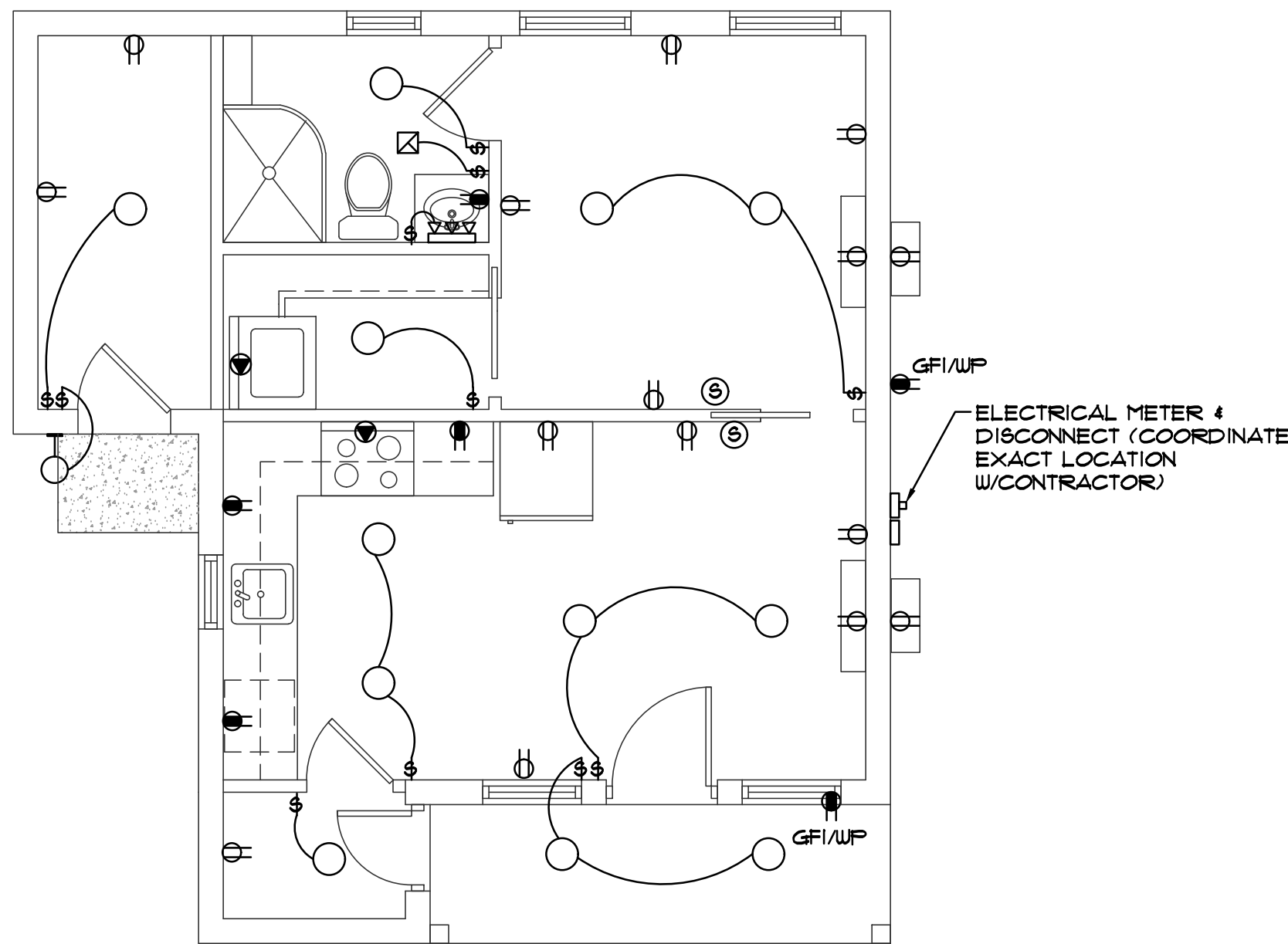
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	FAN/LIGHT
	LIGHTING FIXTURE
	PENDANT LIGHT
	VANITY LIGHT
	SWITCH #48" AFF.
	120V. RECEPTACLE #15" AFF.
	220V. RECEPTACLE
	EXHAUST FAN
	220V. DISCONNECT
	ELECTRICAL PANEL
	SMOKE DETECTOR

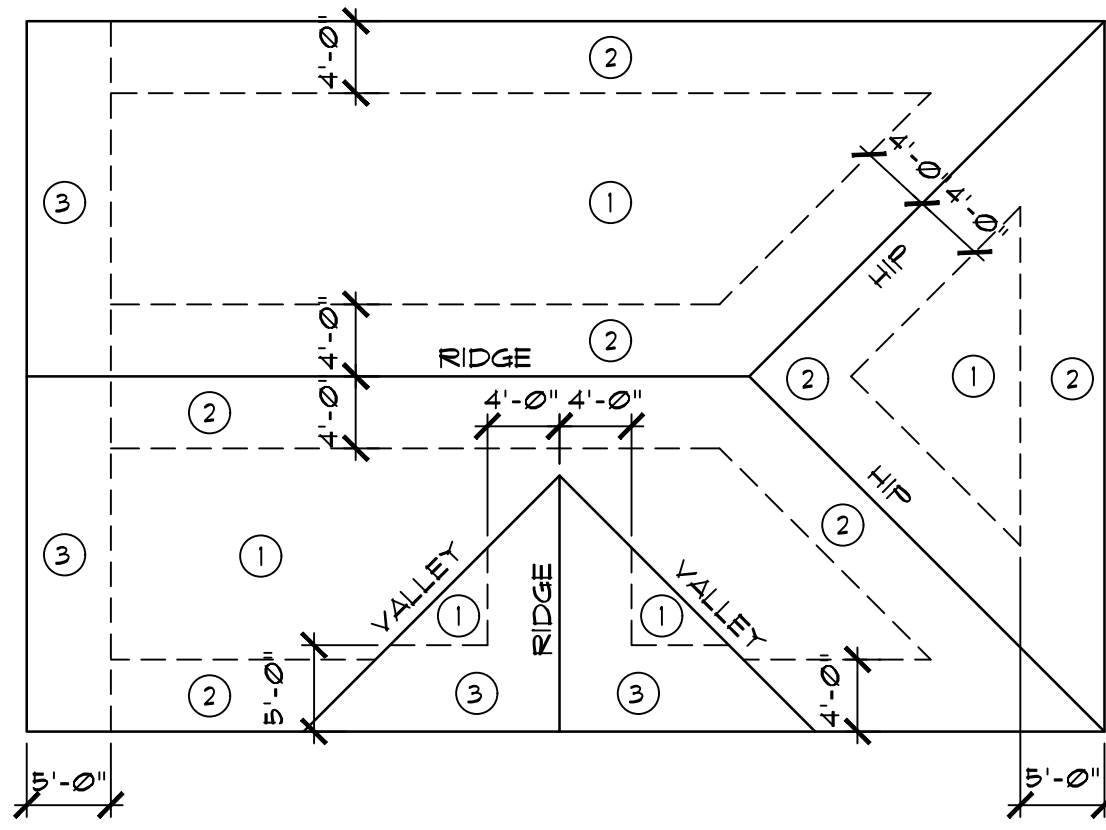
ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH NEC 2020.
- ALL 120V. SINGLE PHASE, 20 AMP, BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOM, DINING ROOM, LIVING ROOM, BEDROOMS AND HALLWAYS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- SMOKE DETECTORS SHALL BE EQUIPPED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED.

ROOF CONNECTOR SCHEDULE		
TRUSS TO MASONRY	PROD. No	HETA20
UPLIFT		1810 LB.
FASTENERS		16-10dx1-1/2" TO TRUSS
TRUSS TO MASONRY	PROD. No	MTS116
UPLIFT		860 LB.
FASTENERS		(7)10d TO TRUSS (4 1/2"x2-1/2" TITEN TO CMU
GIRDER TO MASONRY	PROD. No	LGT-2
UPLIFT		2150 LB.
FASTENERS		(16)1/6d SINKER TO GIRDER (7 1/4"x2-1/2" TITEN TO CMU
GIRDER TO FRAME	PROD. No	LGT-2
UPLIFT		2050 LB.
FASTENERS		(14)1/6d SINKERS TO STUD (16)1/6d SINKER TO GIRDER
TRUSS TO FRAME	PROD. No	H10A
UPLIFT		1140 LB.
FASTENERS		(9)10dx1 1/2" TO TRUSS (9)10dx1-1/2" TO PLATES
TRUSS TO FRAME	PROD. No	MTS16
UPLIFT		1000 LB.
FASTENERS		(14)10d TO TRUSS (14)10dx1-1/2" TO FRAME
FRAME TO MASONRY STRAP	PROD. No	MTAM36
UPLIFT		1810 LB.
FASTENERS		(13)10d NAILS TO FRAME (8 1/4"x2-1/2" TITEN TO CMU
FRAME TO FRAME STRAP	PROD. No	LSTA36
UPLIFT		1640 LB.
FASTENERS		(24)10d NAILS

LINTEL SCHEDULE		
TYPE	CLEAR SPAN	LENGTH
L-1	1'-6"	2'-10"
L-2	2'-2"	3'-6"
L-3	2'-8"	4'-0"
L-4	3'-2"	4'-6"
L-5	4'-0"	5'-4"
L-6	4'-6"	5'-10"
L-7	5'-2"	6'-6"
L-8	6'-2"	7'-6"
L-9	7'-0"	8'-4"
L-10	8'-0"	9'-4"
L-11	9'-2"	10'-6"
L-12	10'-0"	11'-4"
L-13	11'-2"	12'-6"
L-14	12'-0"	13'-4"
L-15	12'-8"	14'-0"
L-16	13'-4"	14'-8"
L-17	14'-0"	15'-4"
L-18	16'-0"	17'-4"

ROOF NOTE:
REFER TO TRUSS ENGINEERING PACKAGE FOR TRUSS IDENTIFICATION & ADDITIONAL INFORMATION



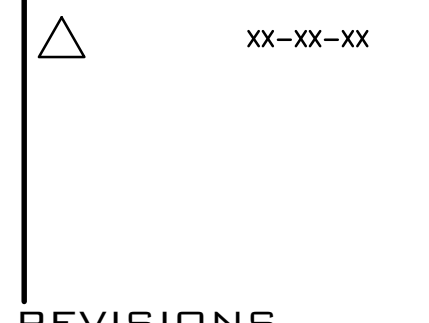
ZONE 1: USE 8d NAILS #6" O.C. EDGES & 12" FIELD.
ZONE 2: USE 8d NAILS #6" O.C. EDGES & 6" FIELD.
ZONE 3: USE 8d NAILS #4" O.C. EDGES & 6" FIELD.

ROOF SHEATHING NAILING PATTERN
SCALE: N.T.S.

GENERAL ROOF NOTES:

- NAILING ZONE-SHEATHING SHALL BE FASTENED TO ROOF W/B COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS.
- ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D225 OR ASTM D3462.
- FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, 12 GA MIN. SHANK W/3/8" MIN. HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A 3/4" MIN. INTO ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK, THE NAILS SHALL PENETRATE THROUGH THE SHEATHING.
- ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLES. UNLESS NOTED, ATTACHMENT OF ASPHALT SHINGLES SHALL CONFORM WITH ASTM D3161.

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REVISIONS

DATE ISSUE

NEW HOME PROJECT FOR AT
204 ARIANA ST,
LAKELAND, FL 33803

PROJECT

A2

DRAWING

JIMMY

DRAWN

JULIO

CHECK

2124.1

PROJECT NO.

DATE 12-18-25



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REVISIONS

DATE ISSUE

NEW HOME PROJECT FOR AT
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PROJECT

A1

DRAWING

JIMMY

DRAWN

JULIO

CHECK

2124.1

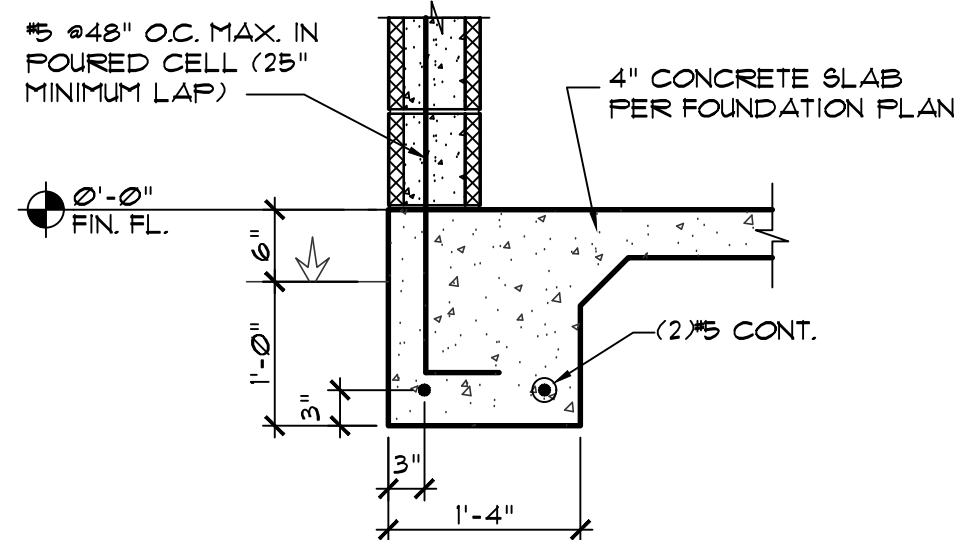
PROJECT NO.

12-18-25

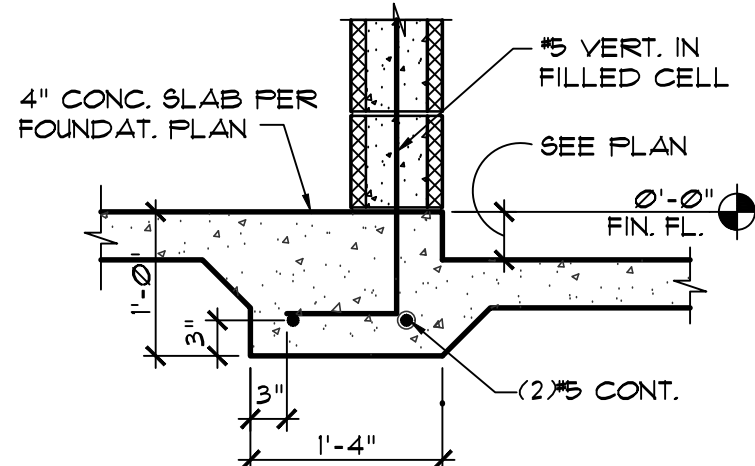
DATE



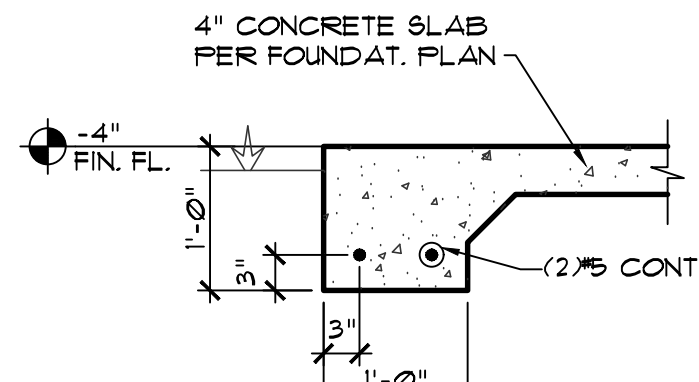
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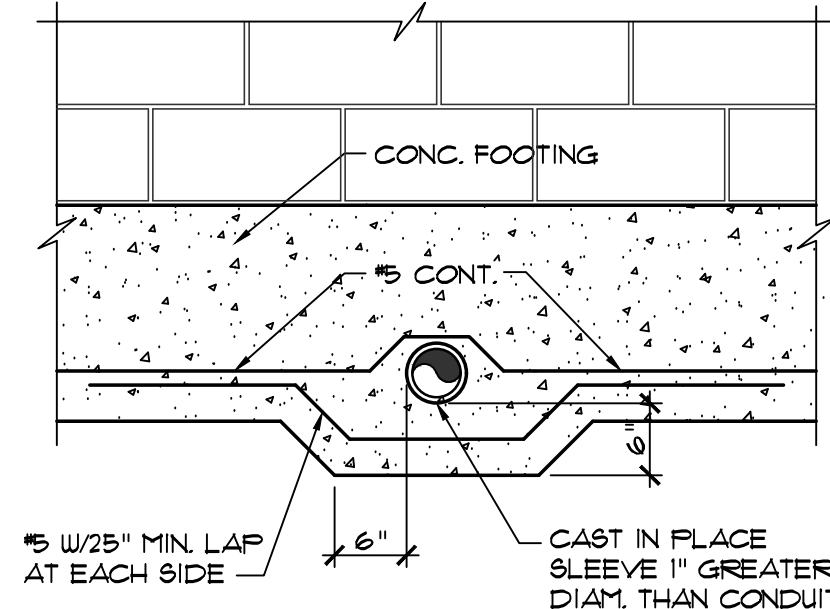
1 SECTION
A1 SCALE: 3/4"=1'-0"



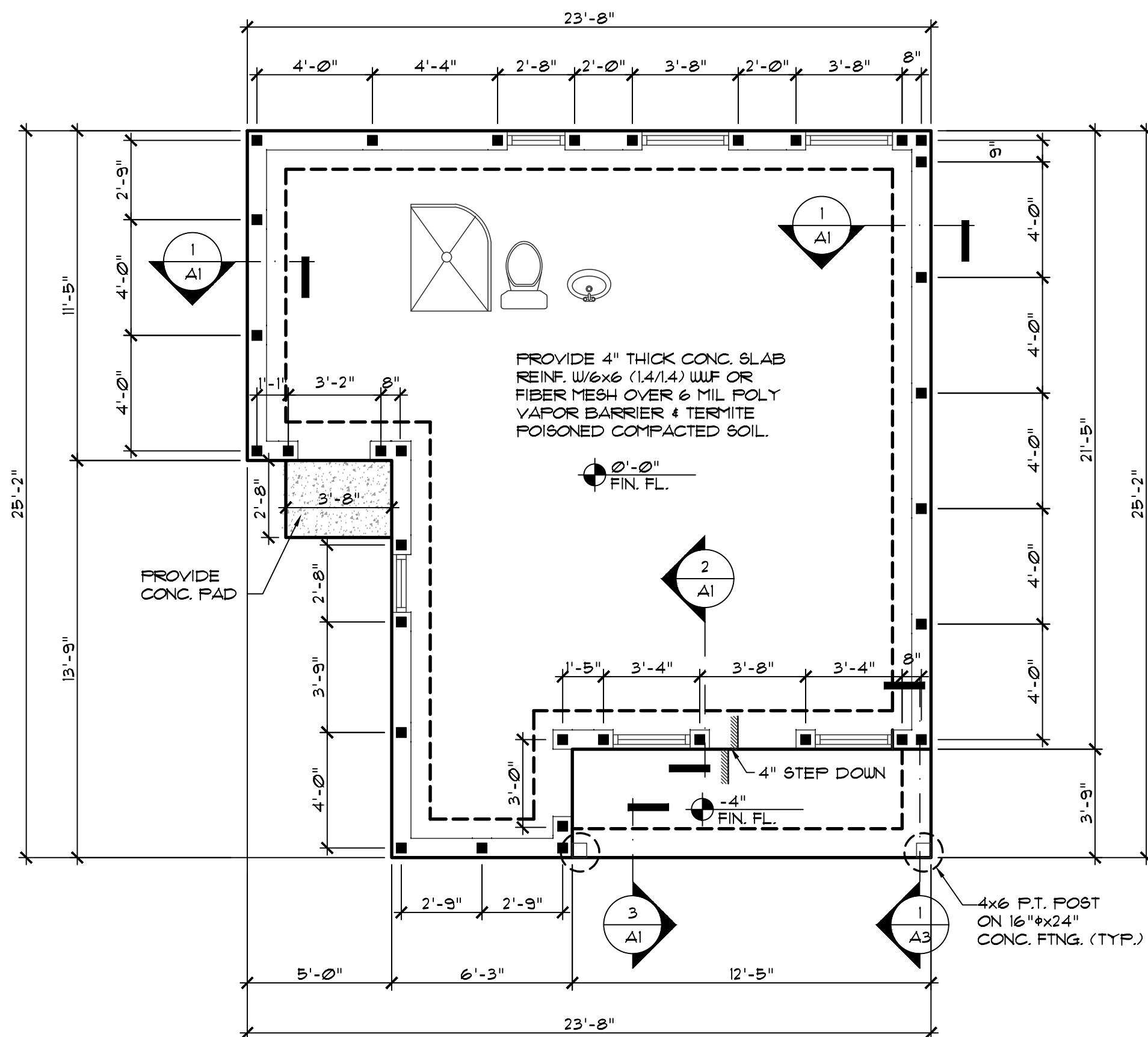
2 SECTION
A1 SCALE: 3/4"=1'-0"



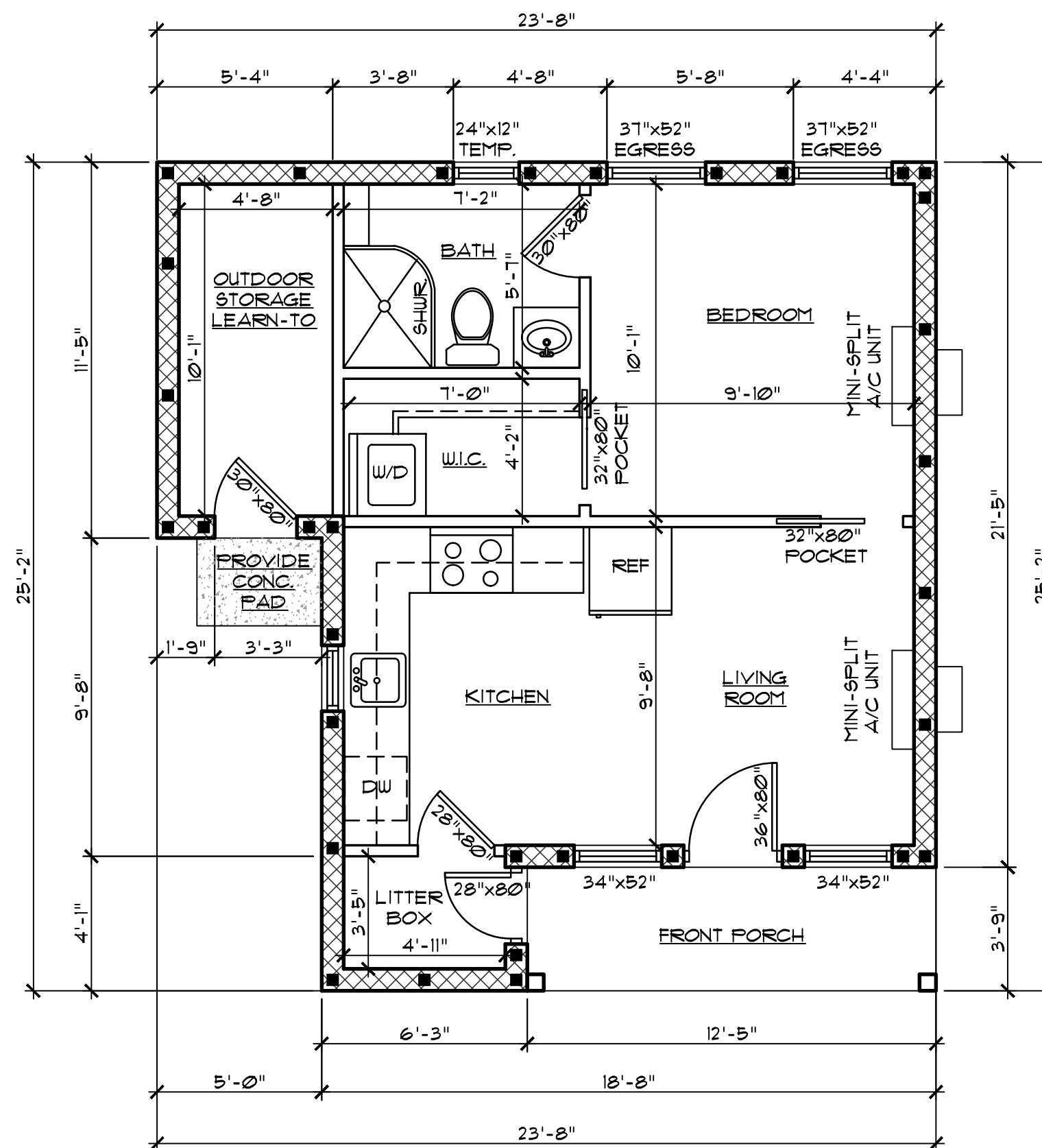
3 SECTION
A1 SCALE: 3/4"=1'-0"



CHASE THRU FOOTING
SCALE: 3/4"=1'-0"



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



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

PRODUCT APPROVAL		
PRODUCT	MANUFACTURER	PROD. APP
SHINGLES ROOF	TAMKO BUILDING PRODUCTS	FL 1035B.1
WINDOWS	FGT INDUSTRIES	FL 239.1
EXT. DOOR	THERMA TRU CORP.	FL 1345.9
SOFFIT	KAYCAN	FL 2456.4
RIDGE VENT	GAF	FL 5021.2
UNDERLAYMENT	TAMKO BUILDING PRODUCTS	FL 12320.1
GAF	EVERGUARD TPO ROOF SYSTEMS	FL 5293.1
LINTEL	CAST CRETE	FL 150.1
SIDING	JAMES HARDIE	FL 10471

BUILDING AREA	
FLOOR A/C AREA	395.9 S.F.
FRONT PORCH	46.5 S.F.
OUTDOOR STORAGE	60.8 S.F.
LITTER BOX	23.4 S.F.
TOTAL UNDER ROOF	526.6 S.F.

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