

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, April 9th, 2018
Community Center/City Hall – 1 Bay Avenue
AGENDA

Workshop – 5p.m.

Short Term Vacation Rentals in R-1 District

Regular Meeting – 6p.m.

- 1) Approval of March 19th, 2018 Regular Meeting Minutes.
- 2) Review, Discussion and Decision on permit issuance for a Fence @ 245 Prado, Block(s) 1, Lot(s) 13 & 14 Neels Addition, For – Donna Taratoot, Contractor – Owner/Self
- 3) Review, Discussion and Decision on permit issuance for General Repair, Installation of Gutters, & Fence **(Historic District)** @ 77 Avenue B, Block 26, Lot(s) 6 & ½ of Lot 7, For – Clifford & Lisa Bristol, Contractor – Owner/Self
- 4) Review, Discussion and Decision on permit issuance for construction of a Dormer **(Historic District)** @ 147 5th Street, Block 61, Lot(s) 8, For – Thomas Grant, Contractor – Owner/Self
- 5) Review, Discussion and Decision on permit issuance for construction of a 10x12 storage shed @ 164 23rd Street, Block 243, Lot(s) 12 and 13, For – Karen Brown/Federico Fuentes, Contractor – Tool Time Buildings
- 6) Review, Discussion and Decision on New Construction of a New Single Family Residence and Accessory Structure **(Historic District)** @ 213 Avenue E, Block 115, Lot(s) 1, 2 and 10 ft of 3, For – Kirk & Pennie Robertson, Contractor – Duncan Home Construction, Inc.

In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at www.cityofapalachicola.com prior to the scheduled meeting for public review. Additional information such as the City's Land Development Code and zoning related maps, along with other development information is also available on the site for your convenience. Please direct any questions concerning items on this agenda or the Apalachicola Building Department to Cortni Bankston, (850)653-1522, cortnibankston@cityofapalachicola.com.

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
REGULAR MEETING
MONDAY, March 19th, 2018
Community Center/City Hall – 1 Bay Avenue
AGENDA MINUTES

Present: Chairperson, Tom Daly, Geoff Hewell, Fred Vogt, Jim Bachrach. Cindy Clark, City Planner. Lee Mathes, City Administrator. Cortni Bankston, Permitting & Development Coordinator.

Workshop – 5p.m.

Parking Mitigation – Application of Large Scale Development on Commercial (C-1, C-4) Districts – **Discussed.**

Regular Meeting – 6p.m.

- 1) Approval of February 12th, 2018 Regular Meeting Minutes. **Motion to approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 2) Review, Discussion and Decision on Workshop item – Parking Mitigation – For Cindy Clark. **Motion to Transmit revisions to parking mitigation ordinance to City Commission: Geoff Hewell – 2nd: Jim Bachrach. Motion Carried.**
- 3) Review, Discussion and Decision on permit issuance for a Fence @ 235 6th Street, Block(s) 182, Lot(s) 6, For – Patricia Murphy, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 4) Review, Discussion and Decision on permit issuance for replacement of current wood picket fence (**Historic District**) @ 79 6th Street, Block(s), 16, Lot(s) 6 thru 8, For – Trinity Church / Contractor – Owner/Self. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 5) Review, Discussion and Decision on permit issuance for a Fence @ 297 24th Street, Block 228, Lot(s) 19 and 20, For – Mark Cumbie, Contractor – Owner/Self. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.**
- 6) Review, Discussion and Decision on permit issuance for Tree Application for New Construction (**Historic District**) @ 90 17th Street, Block 115, Lot(s) NW 50' of Lot 3 and SE 30' of Lot 4, For – Shannon Lasseter, Contractor – Undecided. **TABLED DUE TO NO SHOW.**
- 7) Review, Discussion and Decision on permit issuance for General Repair, Installation of Gutters, & Fence (**Historic District**) @ 77 Avenue B, Block 26, Lot(s) 6 & ½ of Lot 7, For – Clifford & Lisa Bristol, Contractor – Owner/Self. **TABLED DUE TO NO SHOW.**
- 8) Review, Discussion and Decision on permit issuance for renovation of Historic Shotgun, rebuild of original rear addition & back porch, and rebuild of original front porch (**Historic District**) @ 156 N 6th Street, Block 64, Lot(s) 3, For – Ashley Willis, Contractor – Owner/Self. **Motion to approve only due to proof of the original structure present, rebuilding front & rear porch using original footers: Fred Vogt – 2nd: Jim Bachrach. Motion Carried.**
- 9) Review, Discussion and Decision on permit issuance for construction of 27x18 Hobby Workshop/Garage @ 167 21st Avenue, Block 246, Lot(s) 25 thru 27, For – Dennis Rogers and Linda White, Contractors – Morton Builders, Inc. **Motion to Approve: Jim Bachrach – 2nd: Fred Vogt. Motion Carried.**
- 10) Review, Discussion and Decision on permit issuance for construction of a Dormer (**Historic District**) @ 147 5th Street, Block 61, Lot(s) 8, For – Thomas Grant, Contractor – Owner/Self. **TABLED DUE TO NO SHOW.**
- 11) Review, Discussion and Decision on permit issuance for construction of a 10x12 storage shed @ 164 23rd Street, Block 243, Lot(s) 12 and 13, For – Federico Fuentes, Contractor – Tool Time Buildings. **TABLED DUE TO NO SHOW.**
- 12) Review, Discussion and Decision on New Construction of a 58'8x32 New Single Family Residence (**Bay Colony**) @ 135 Bay Colony Way, Block **Bay Colony**, Lot(s) 20, For – Mark & Amy Dolan, Contractor – 1st Choice Builders. **Motion to Approve: Jim Bachrach – 2nd: Geoff Hewell. Motion carried.**
- 13) Review, Discussion and Decision on New Construction of a 59'6x60 New Single Family Residence @ “TBD” 13th Street, Block 147, Lot(s) ½ of Lot 6, All of Lot 7, For – Ella Speed (Oryan Speed), Contractor – America's Home Place. **Motion to approve: Jim Bachrach – 2nd: Fred Vogt. Motion Carried.**

- 14) Review, Discussion and Decision on New Construction of 39'8 x 54 New Single Family Residence with 20x22 (2) Car Garage, and Tree Removal (**Historic District**) @ 131 Bay Avenue, Block 45, Lot(s) 10, For – Bill and Cindy Carrington, Contractor – Gary Ulrich. **Motion to Approve: Jim Bachrach – 2nd: Fred Vogt. Motion Carried.**

Motion to Adjourn: Jim Bachrach – 2nd: Geoff Hewell. Motion Carried.

Chairperson

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
City Representative _____
Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Taradot, Donna Collins
Address P.O. Box 926
City Apalachicola State FL Zip 323290926
Phone (850) 653-3567

State License # _____
City License # _____ County License # _____
Email Address _____
Phone (_____) _____

Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: 245 Prado City & State Apalachicola, FL Zip 32320
 [] Historic District [X] Non-Historic District Zoning District R-2
 Parcel #: 01-095-08W-8360-0001-0130 Block(s) 1 Lot(s) 13 14
 FEMA Flood Zone/Panel #: X Needs Addition
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
 Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

Cortni Bankston
 Permitting and Development Coordinator
 (850) 653-1522 (ext 205) Phone
 (850)653-5023 Cell
cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

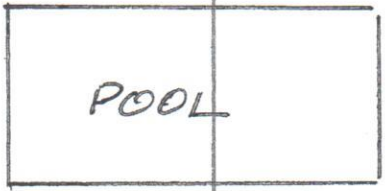
Extend existing 6 foot high fence by 36' feet toward front of house, then turn 8' angle east to property line. Fence will match style of existing wood fence. Fence will meet Phillips property fence at property line

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing	self	6' High wooden	
Driveways/Sidewalks			
Other			

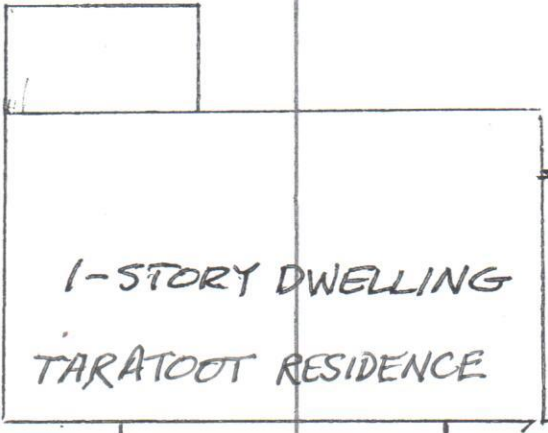
ALLEY
NORTH

WEST

EAST
BOUNDARY LINE
EAST



POOL



1-STORY DWELLING
TARATOOT RESIDENCE

3'

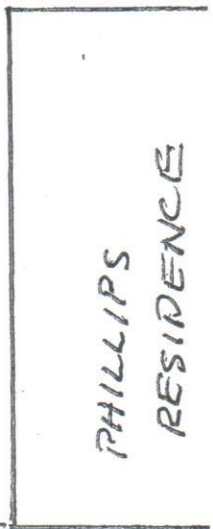
EXISTING FENCE

42'

18'

54'

MEETS
NEIGHBOR
FENCE



PHILLIPS
RESIDENCE

LOT 13
BLOCK "1"

LOT 14
BLOCK "1"

LOT 15
BLOCK "1"

PRADO



PROPOSED WOOD FENCE



PAGE BREAK

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
 City Representative _____
 Date Received 27 ⁽¹⁸⁾ 3/1/18

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Clifford + Lisa Bristol
 Address 77 Ave B
 City Apalachicola State FL Zip 32320
 Phone (850) 666-1733

State License # Owner / self
 City License # _____ County License # _____
 Email Address _____
 Phone (_____) _____

Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

- New Construction
- Addition
- Alteration/Renovation
- Relocation
- Demolition

- Fence
- Repair (Extensive)
- Variance
- Other: _____

PROPERTY INFORMATION:

Street Address: 77 Ave B City & State Apalachicola, FL Zip 32320
 [] Historic District [] Non-Historic District Zoning District R-1
 Parcel #: _____ Block(s) 26 Lot(s) 6 + 1/2 - 7
 FEMA Flood Zone/Panel #: X
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____
 Water Available: _____ Sewer Available: _____ Taps Paid _____

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Cortni Bankston
 Permitting and Development Coordinator
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cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

• General Repair
Installation of Gutters (seamless)
Fence Installation around Pool

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing			
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing		6 Foot 1/2 white/ wood PVC	
Driveways/Sidewalks			
Other			

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the schedule Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work**.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

3/1/18

DATE



SIGNATURE OF APPLICANT



Parcel Summary

Parcel ID 01-095-08W-8330-0026-0060
 Location Address 77 AVE B
 32320
 Brief Tax Description* BL 26 LOT 6 & NW 1/2 LOT 7 OR/366/109 550/158 OR 555/125 636/241 938/392 979/256 979/257
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-BW
 District Apalachicola (District 3)
 Millage Rate 22.1988
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Hanks Craig E & Connie S
 270 Crimson Road
 Cowarts, AL 36321

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	90.00	FF	0	0

Residential Buildings

Building 1
 Type HISTORICAL
 Total Area 5,590
 Heated Area 3,164
 Exterior Walls BD/BATTEN
 Roof Cover MODULAR MT
 Interior Walls WALL BD/WD
 Frame Type N/A
 Floor Cover PINE WOOD; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 3.5
 Bedrooms 4
 Stories 2
 Effective Year Built 2001

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0300	STEPS	1	0x0x0	99	UT	2001
0040	BARN,POLE	1	0x0x0	100	SF	2001
0280	POOL RES ABOVE AVER	1	0x0x0	1	UT	2001
0580	BRICK WALK	1	0x0x0	100	UT	2001
0580	BRICK WALK	1	0x0x0	27	UT	2001
0580	BRICK WALK	1	0x0x0	70	UT	2001
0320	CONCRETE	1	0x0x0	1,024	UT	2001
0320	CONCRETE	1	0x0x0	36	UT	2001
0080	DECK	1	0x0x0	96	SF	2001
0080	DECK	1	0x0x0	20	SF	2001



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	01-09S-08W-8330-0026-0060	Alternate ID	08W09S01833000260060	Owner Address	HANKS CRAIG E & CONNIE S
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		270 CRIMSON ROAD
Property Address	77 AVE B	Acreage	n/a		COWARTS, AL 36321
District	3				
Brief Tax Description	BL 26 LOT 6 & NW 1/2 LOT 7				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/1/2018
 Last Data Uploaded: 2/28/2018 11:25:01 PM

 Developed by
 The Schneider Corporation

[NWFWMD Flood Information Report, Effective FIRM Issue Date:2/5/2014](#) [Close this report window to get back to the information portal](#)

Effective Flood Map, Has been effective since 2/5/2014

Geographical Information

Latitude/Longitude: 29.7222989 / -84.984222

[Print this report](#)

Address: 7TH ST APALACHICOLA FL 32320 [APPROXIMATE]

Parcel ID: 01-09S-08W-8330-0026-0060

Firm Panel: 12037C0526F (Effective)

Flood Information

Flood Zone Information

Geographic Entity

Effective Flood Zone

Location of Interest

X

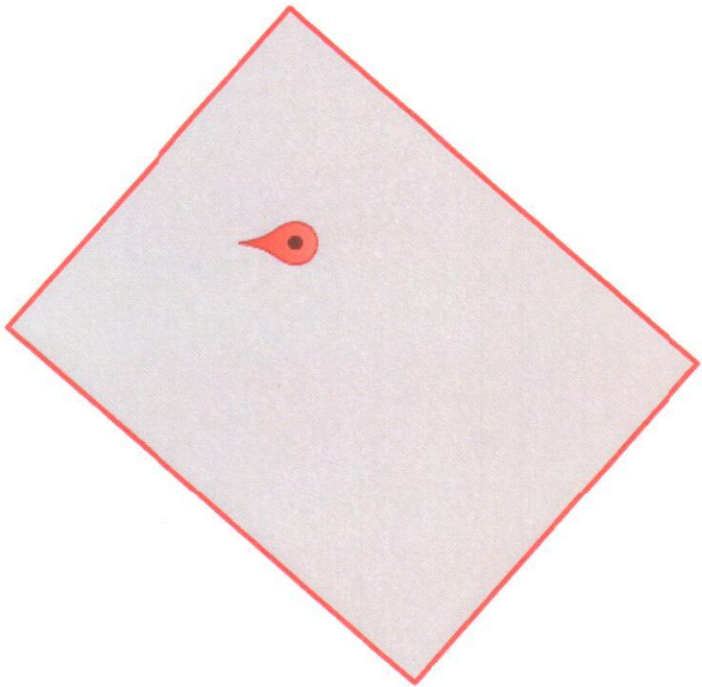
Parcel

X:89% 0.2 PCT ANNUAL CHANCE:11%

Base Flood Elevation*

N/A

*The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevati floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is NAVD1988.



Legend

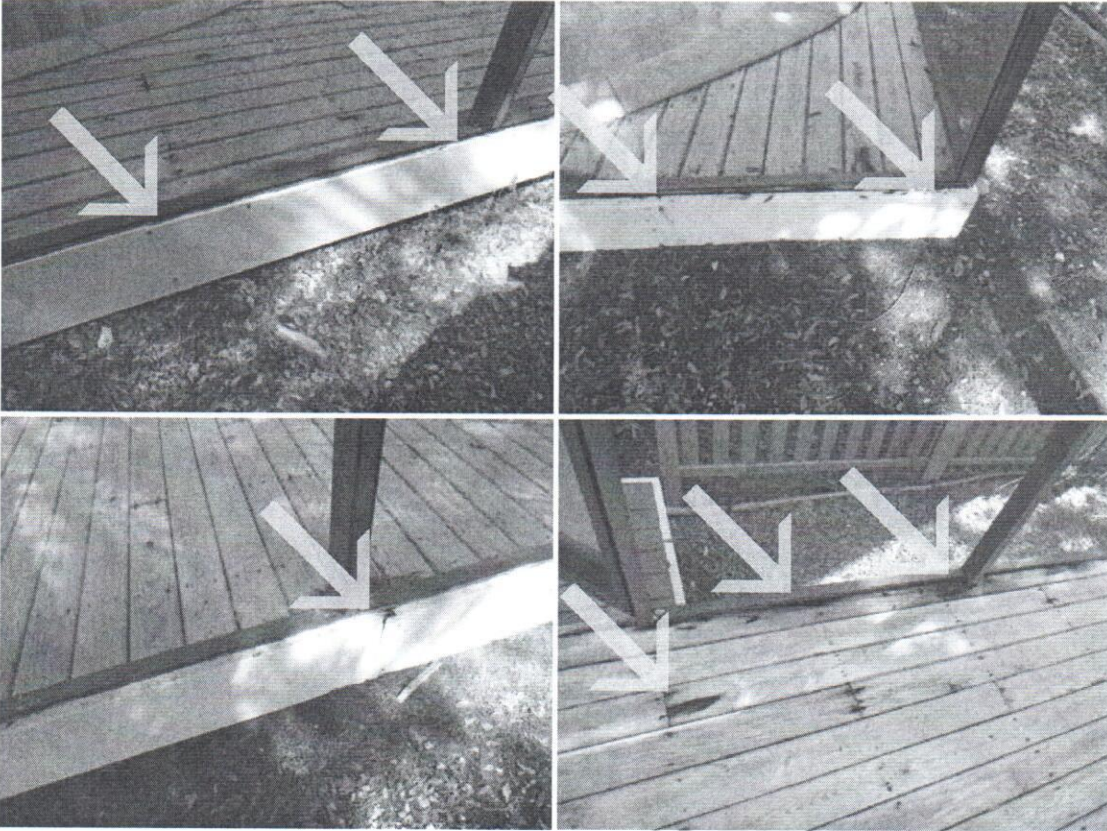


Location of Interest

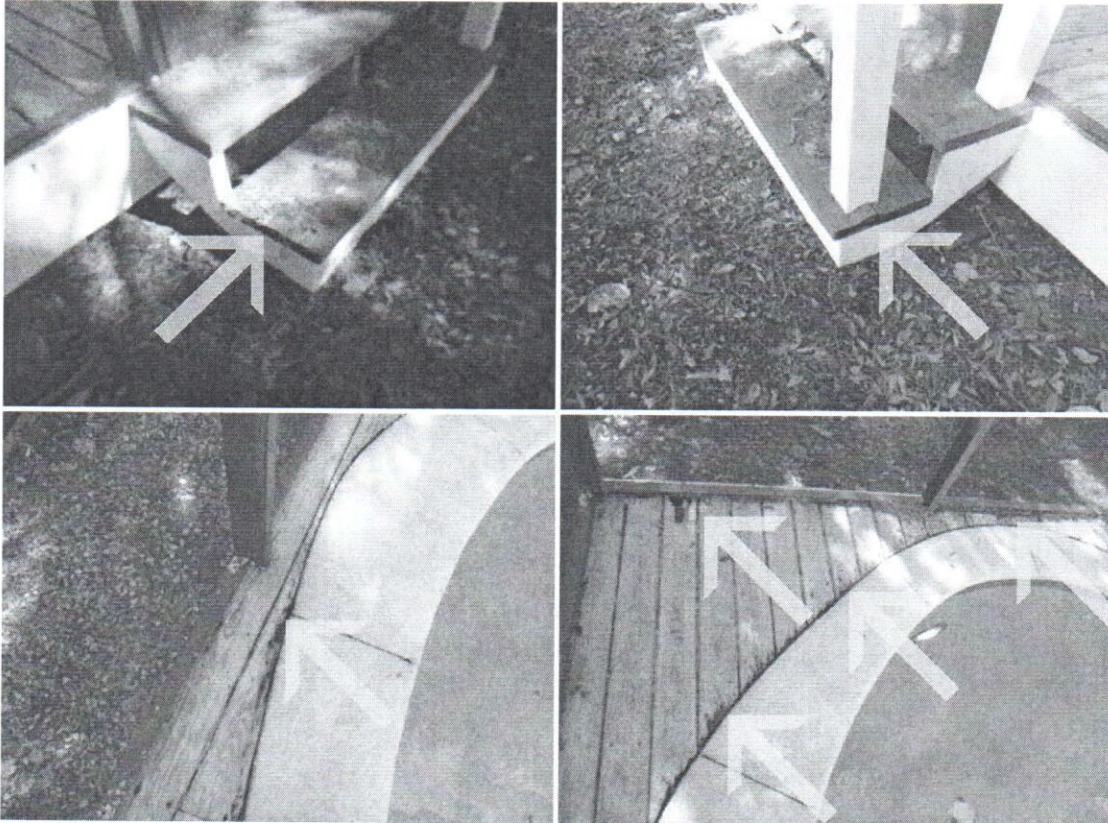


Parcel Outline

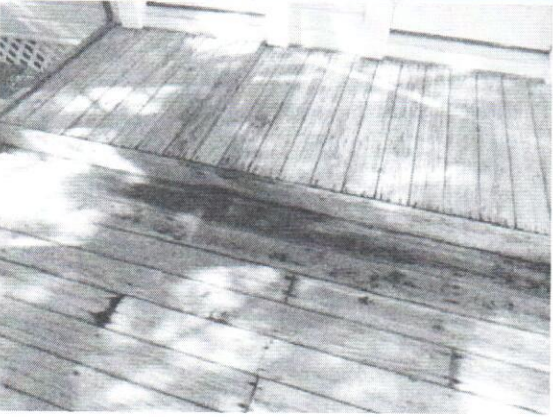
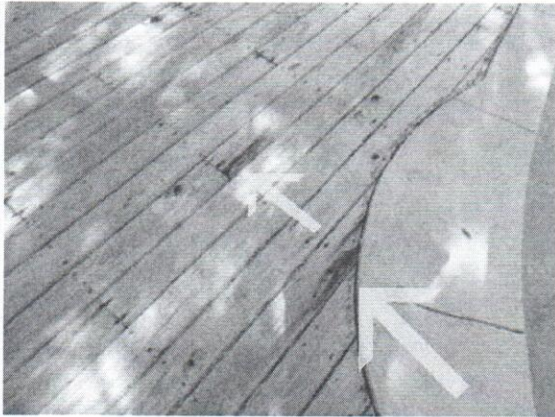
Map data ©2018 Google



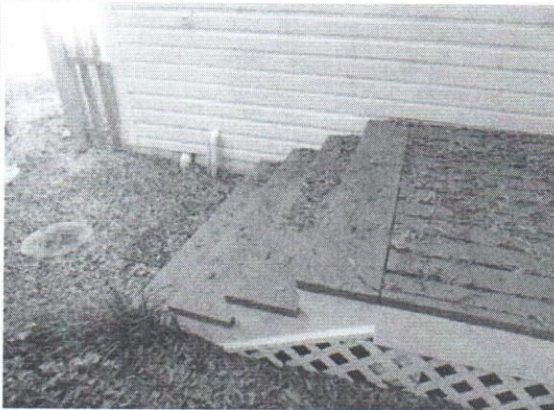
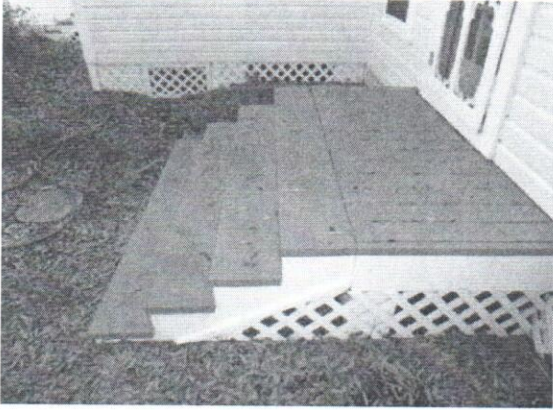
9. Same:



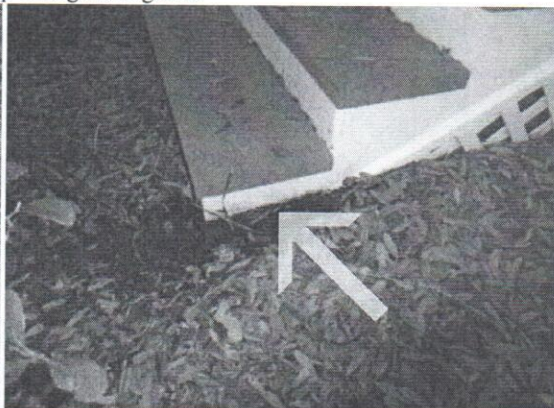
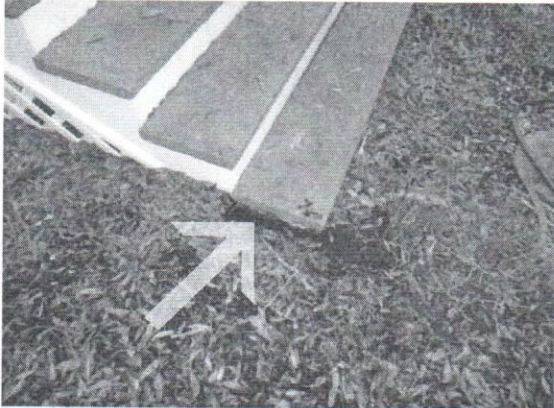
10. Same:



11. Both side decks - Steps over three steps high should have a handrail.



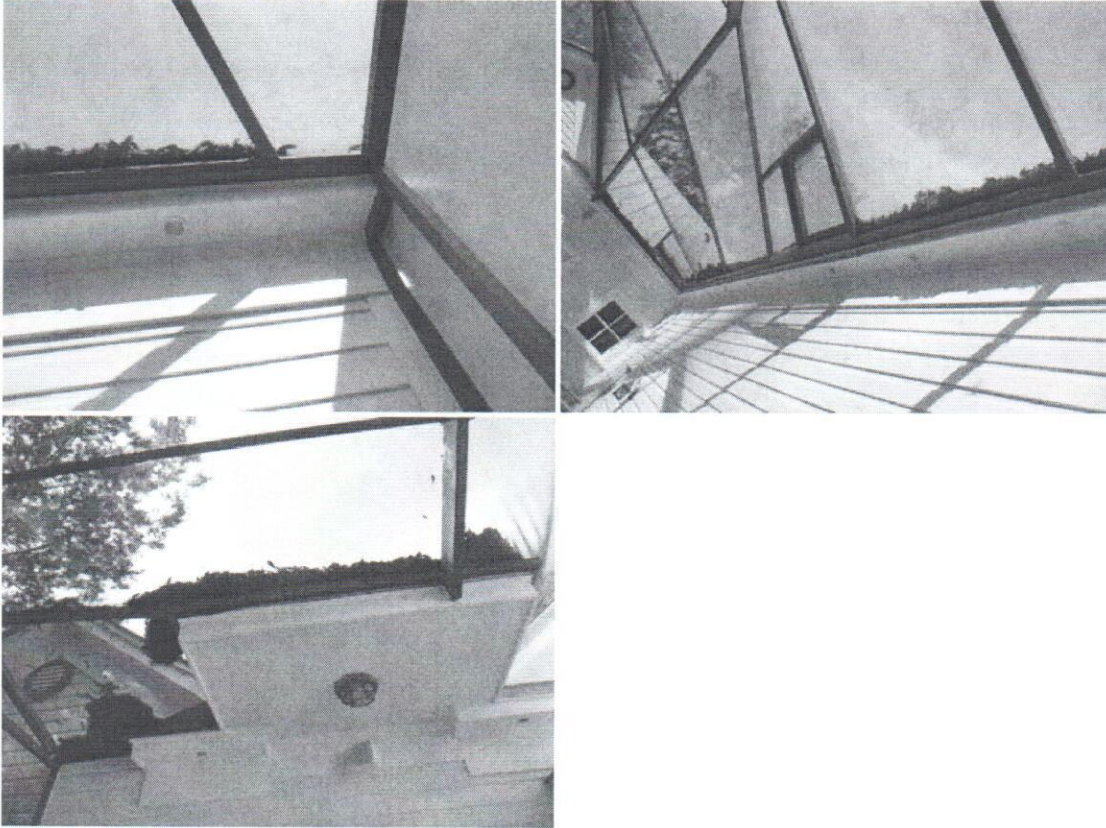
12. Master bedroom deck - Wood rot noted to the step stringers at grade.





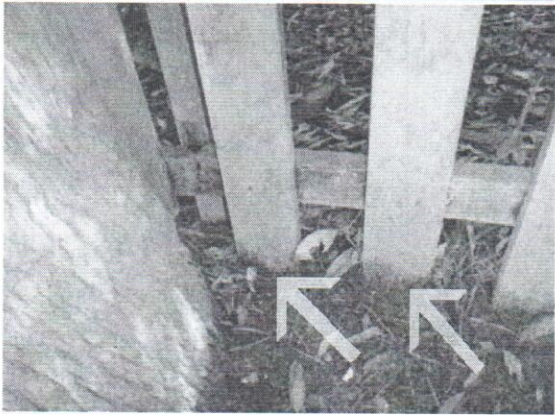
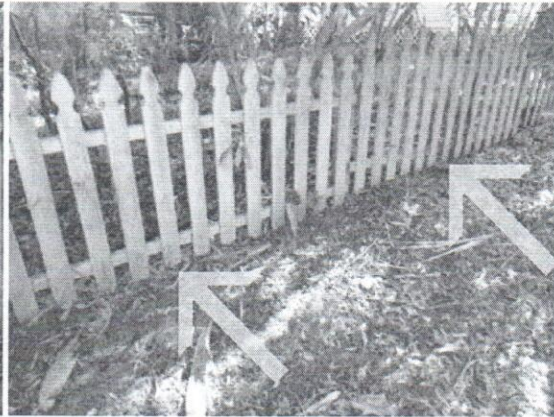
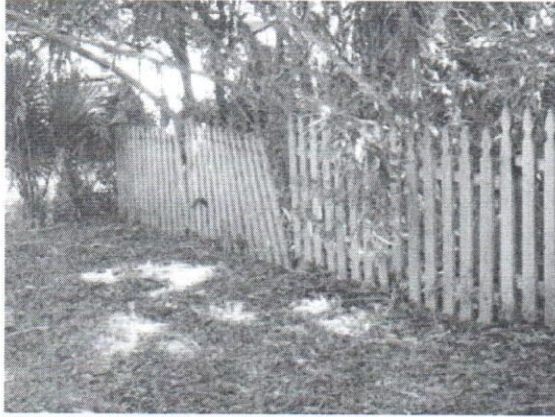
PATIO/PORCH/DECK COVER:

13. Heavy tree debris should be clean off and maintained.



FENCES & GATES:

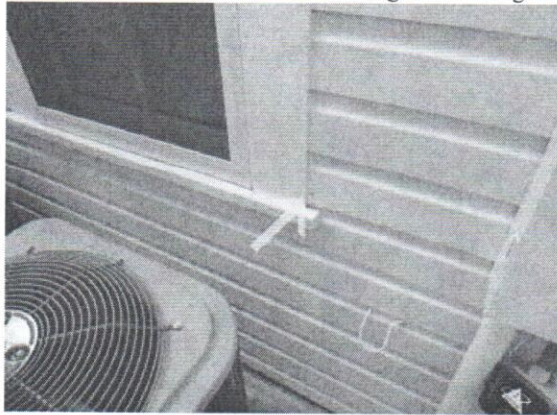
14. Damage/deterioration noted on fencing.



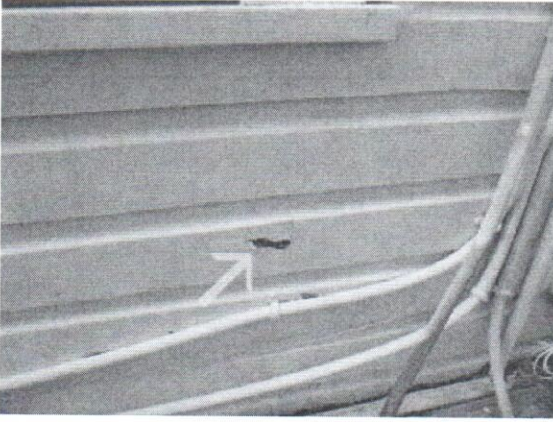
EXTERIOR

EXTERIOR WALLS:

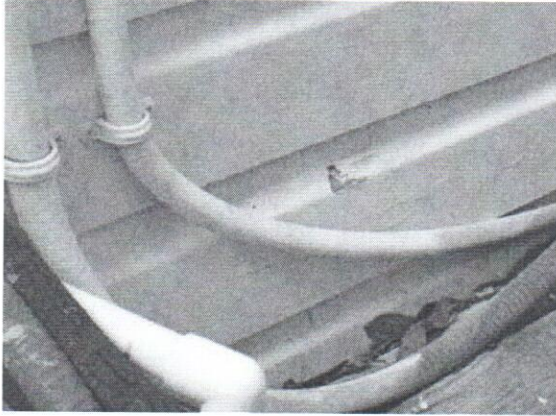
15. Wood rot noted on exterior siding: rear siding left of the main panel.



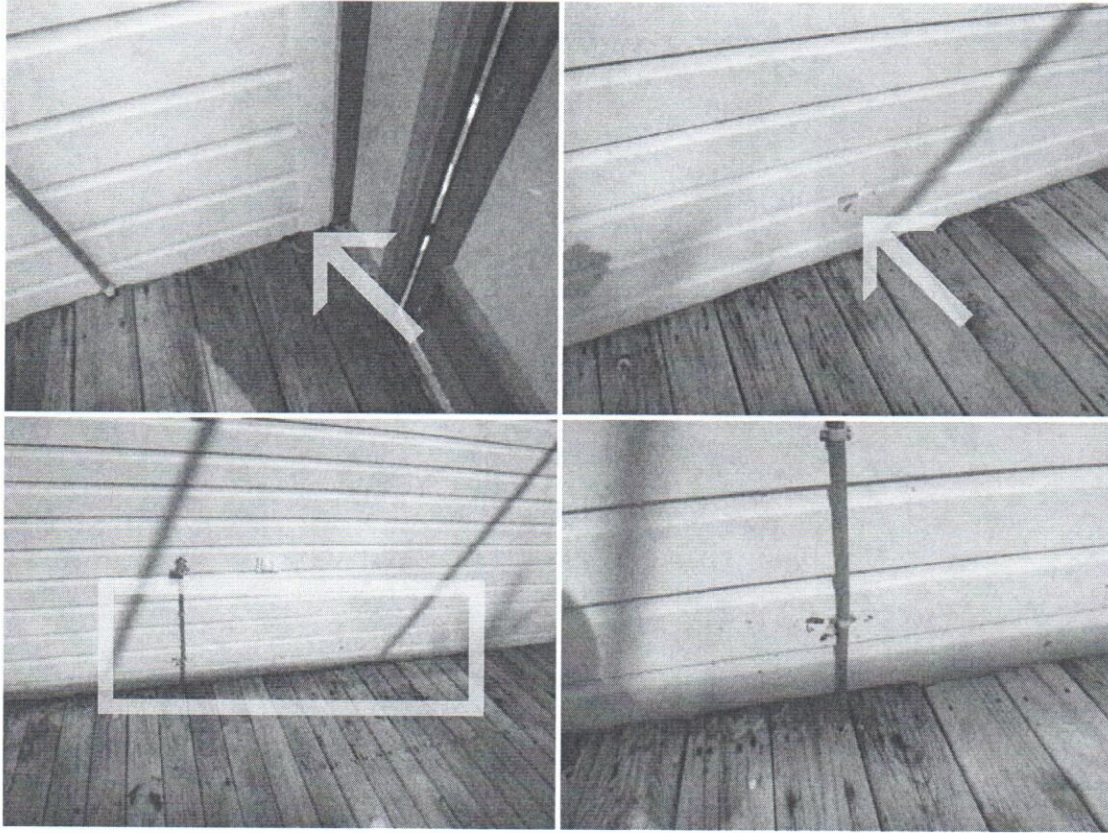
16. Wood rot noted on exterior siding: rear mini split ac area siding.



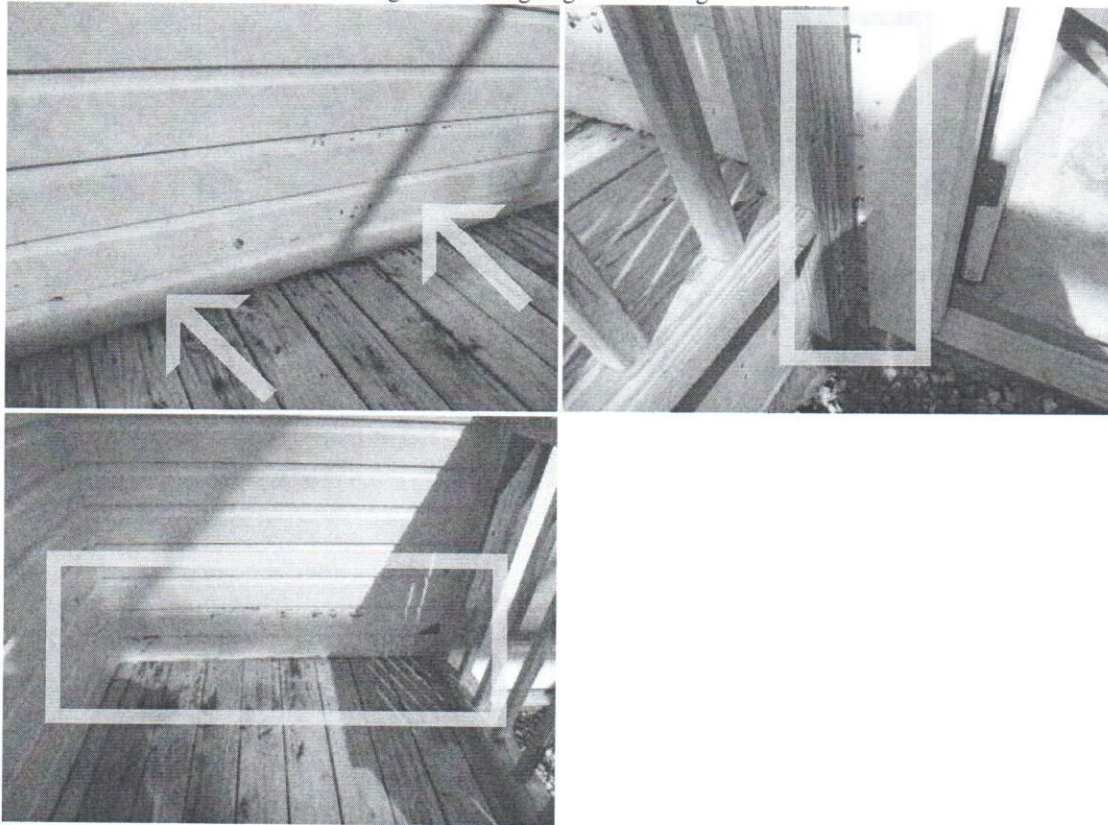
17. The exterior paint is deteriorated and peeling in various locations. The house was built prior to 1978 which brings strict guidelines for paint surface disturbance.



18. Wood rot noted on exterior siding: rear deck garage wall siding and trim.



19. Wood rot noted on exterior siding: rear deck garage wall siding.



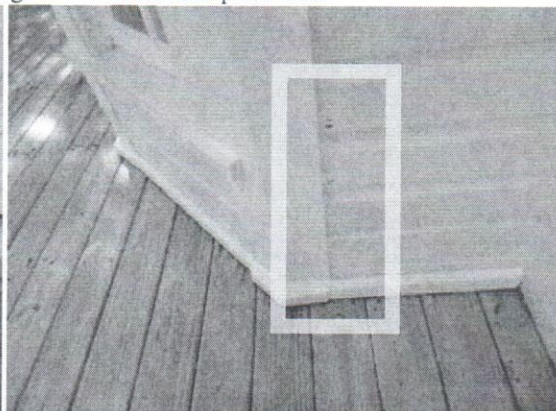
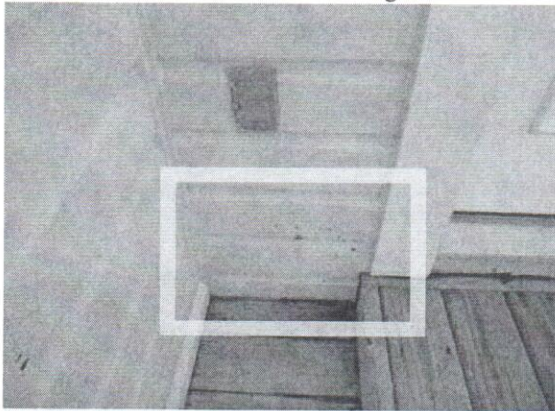
20. Wood rot noted on exterior siding: rear deck area siding right of the garage patio door.



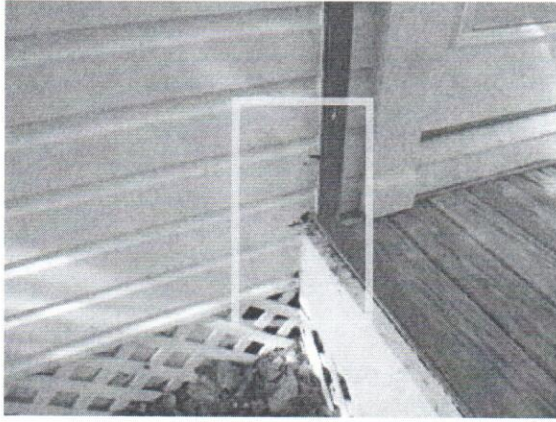
21. Wood rot noted on exterior siding: rear deck siding right of the kitchen patio door.



22. Wood rot noted on exterior siding: rear deck siding left of the kitchen patio door.



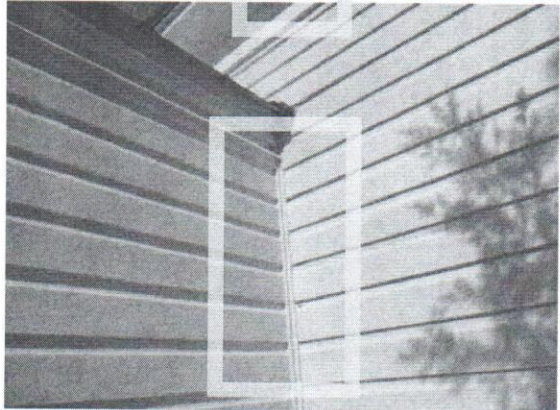
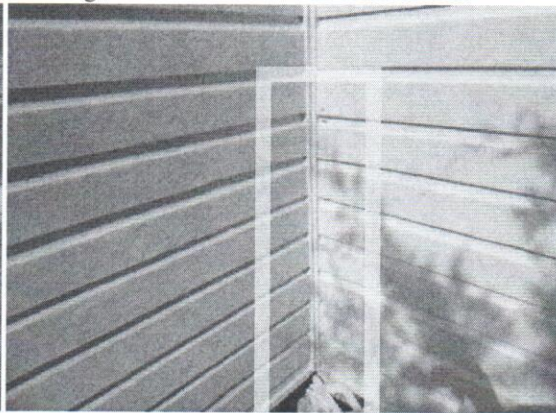
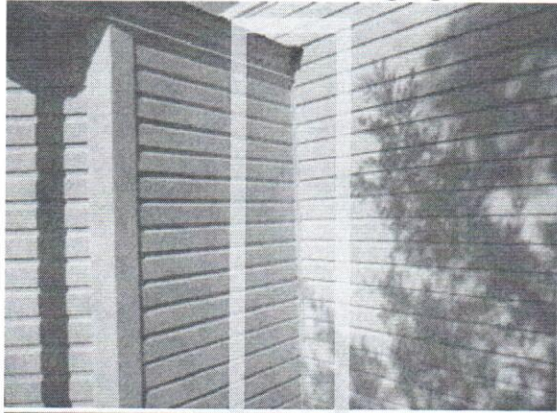
23. Wood rot noted on exterior siding: rear siding left of the screen cage.



24. Wood rot noted on exterior siding: rear siding left of the screen cage.

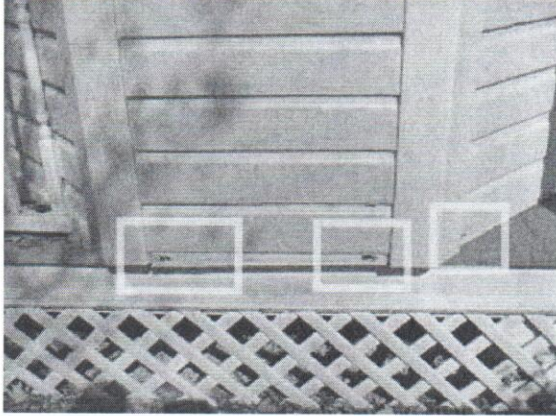


25. Wood rot noted on exterior siding: right rear corner siding below the roof to wall intersection.

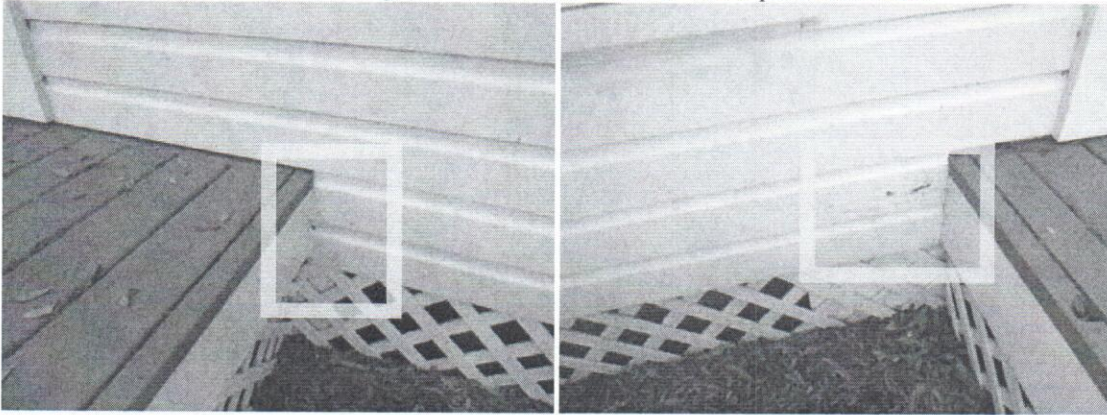




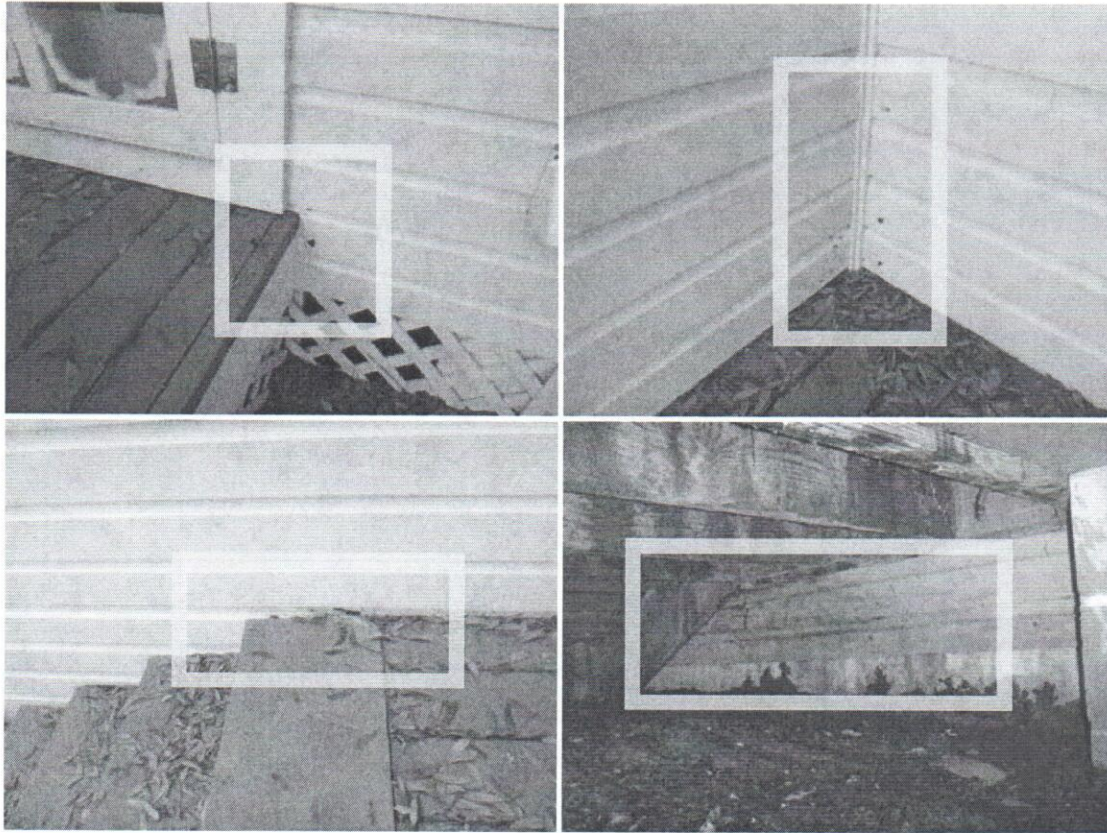
26. Wood rot noted on exterior siding: right side yard bay window siding.



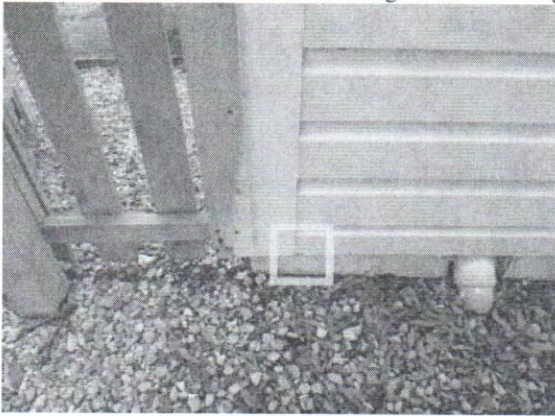
27. Wood rot noted on exterior siding: both sides of the master bedroom patio door deck.



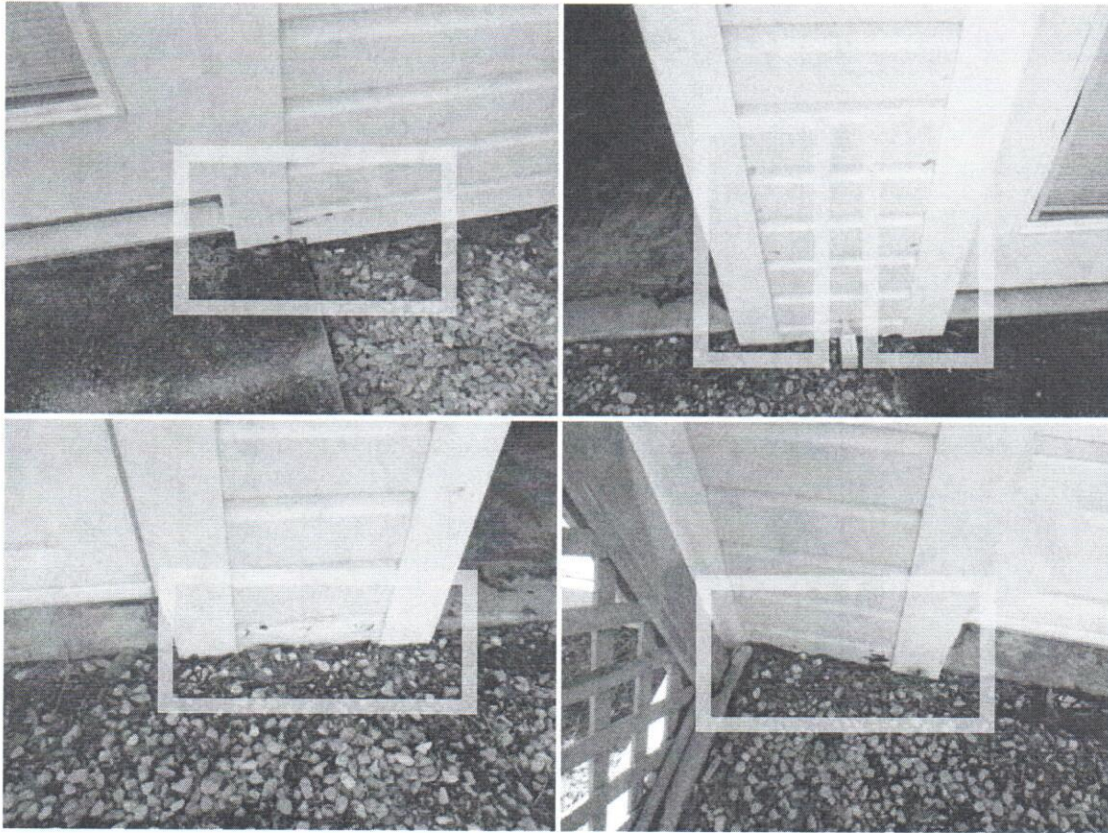
28. Wood rot noted on exterior siding: left side yard laundry hall deck area siding above and below deck.



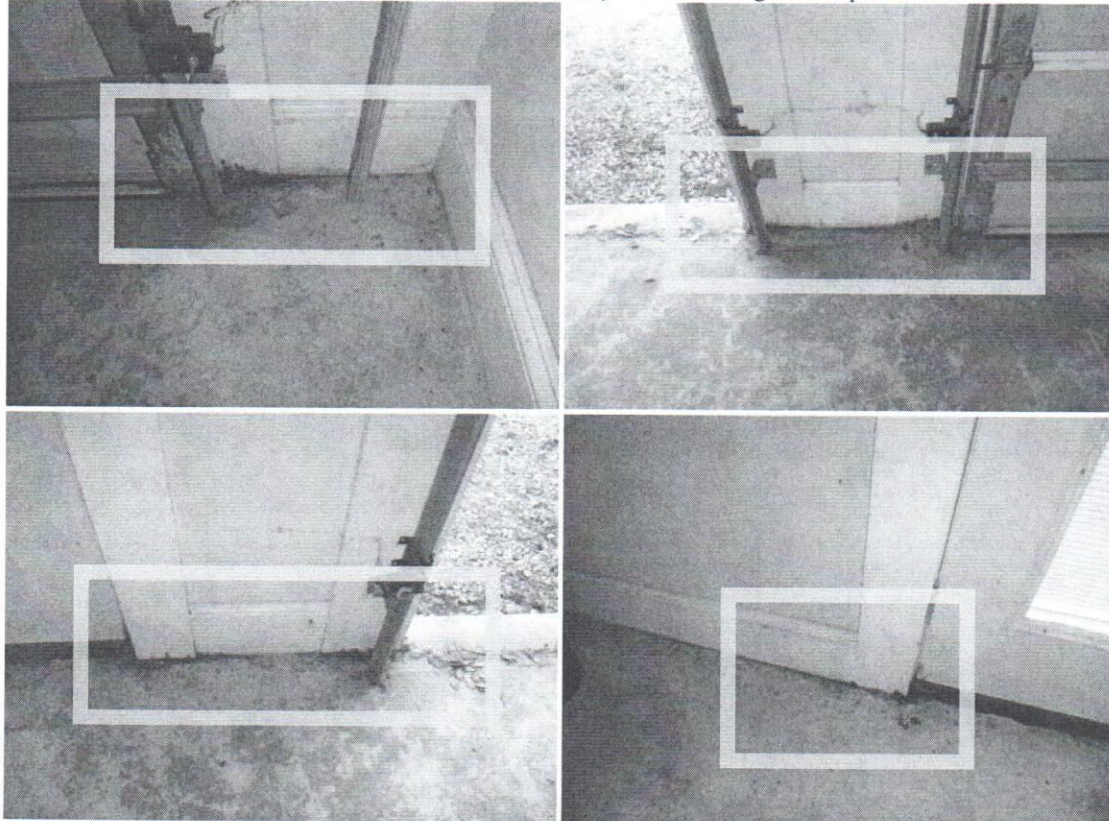
29. Wood rot noted on exterior siding: rear left siding right of the corner trim.



30. Wood rot noted on exterior siding: garage door areas siding and trim.



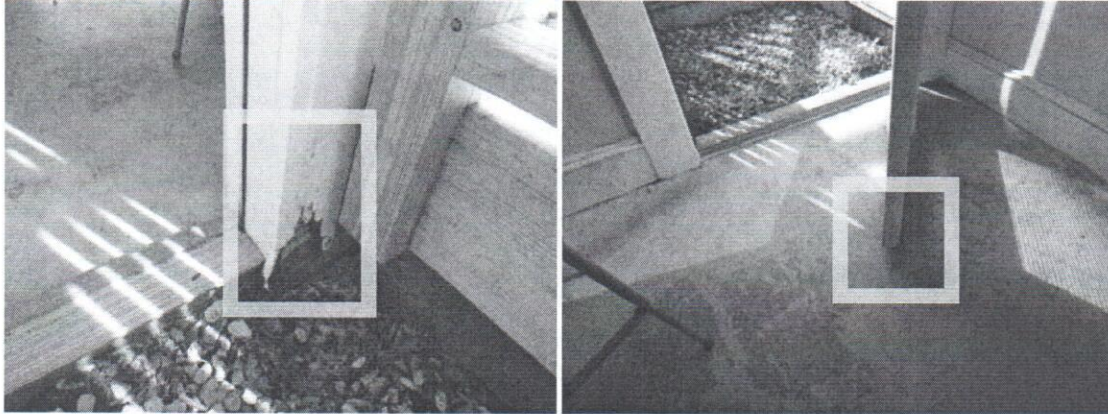
31. Wood rot noted on exterior siding: inner garage door area baseboards/trims. Water intrusion to the garage noted. Recommend having a licensed contractor evaluate for any hidden damage and repair as needed.



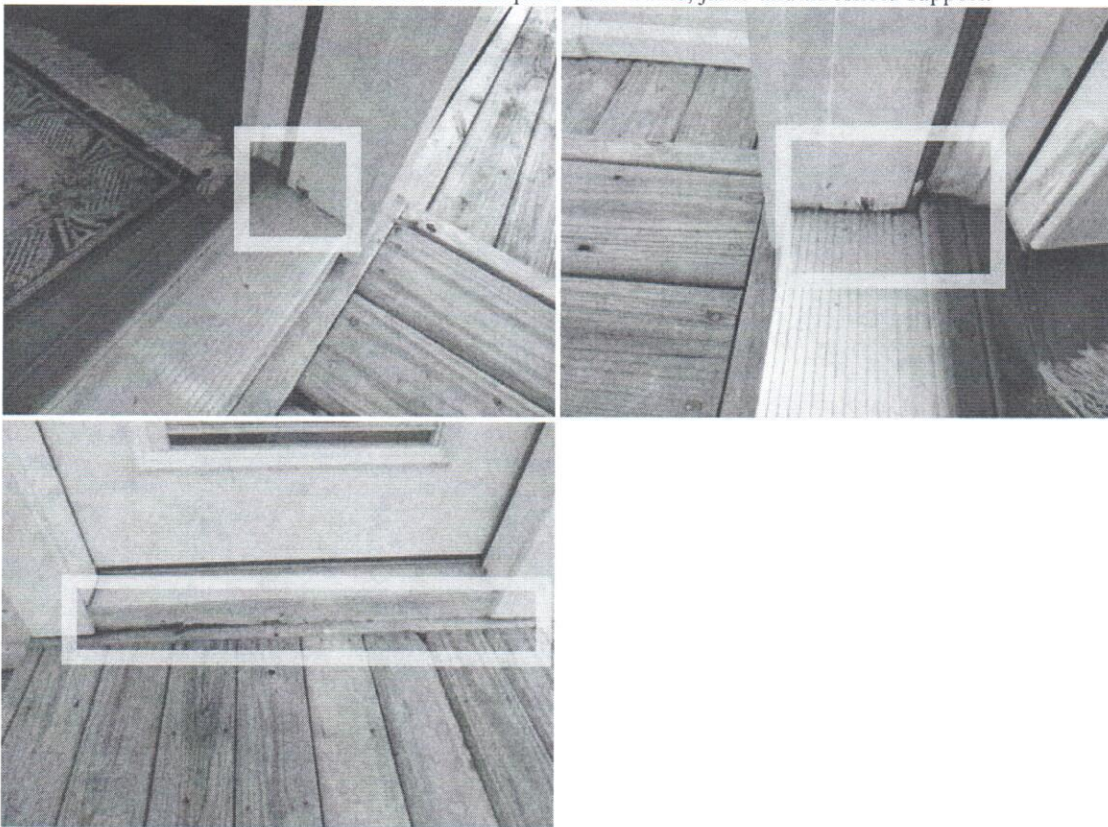


TRIM:

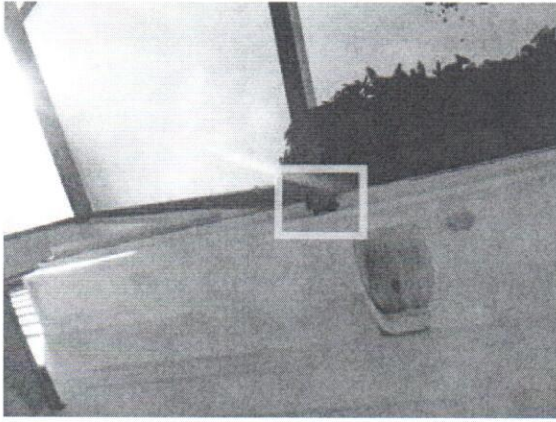
32. Wood rot noted on the exterior trim: rear garage patio door core and trim.



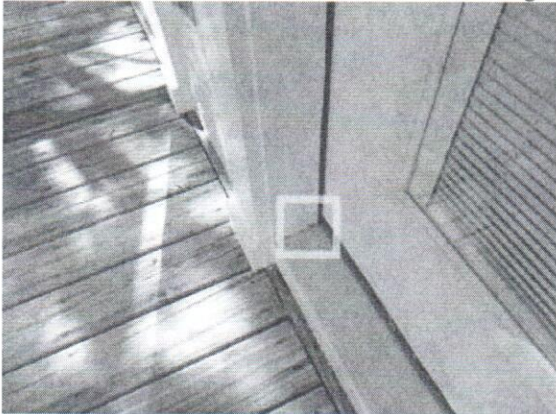
33. Wood rot noted on the exterior trim: kitchen patio door frame, jamb and threshold support.



34. Wood rot noted on the exterior trim: fascia trim above the kitchen patio door.



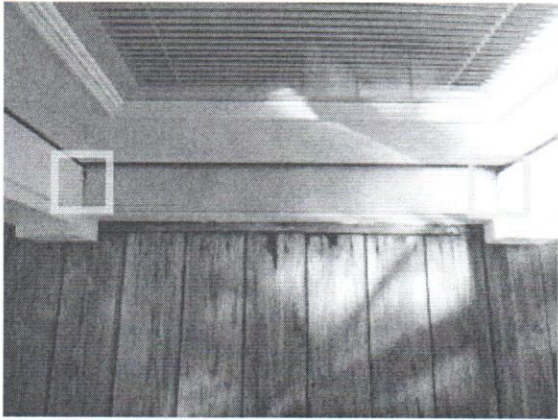
35. Wood rot noted on the exterior trim: rear living room patio door frame.



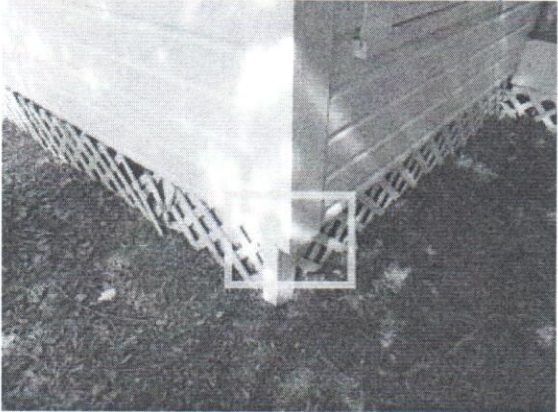
36. Moisture stains and wood rot damage noted under eaves above the rear hall bedroom patio door.



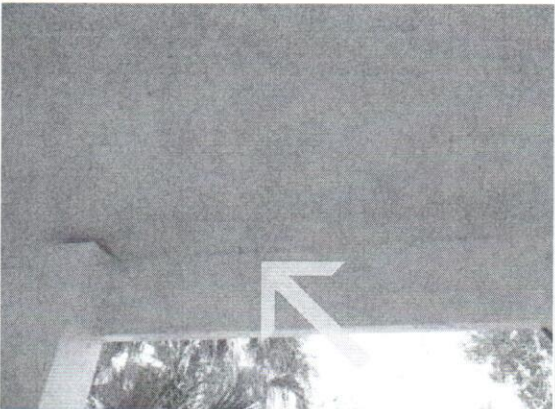
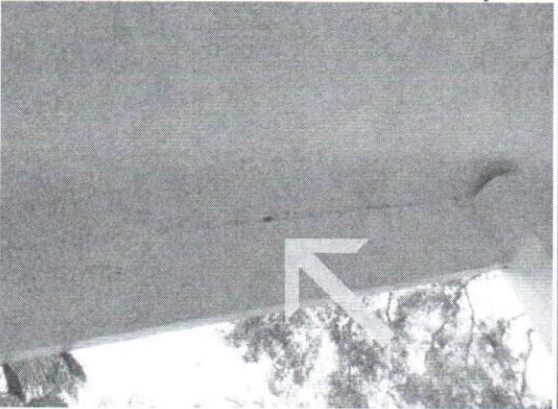
37. Wood rot noted on the exterior trim: rear hall bedroom patio door frame.



38. Wood rot noted on the exterior trim: rear right corner trim.

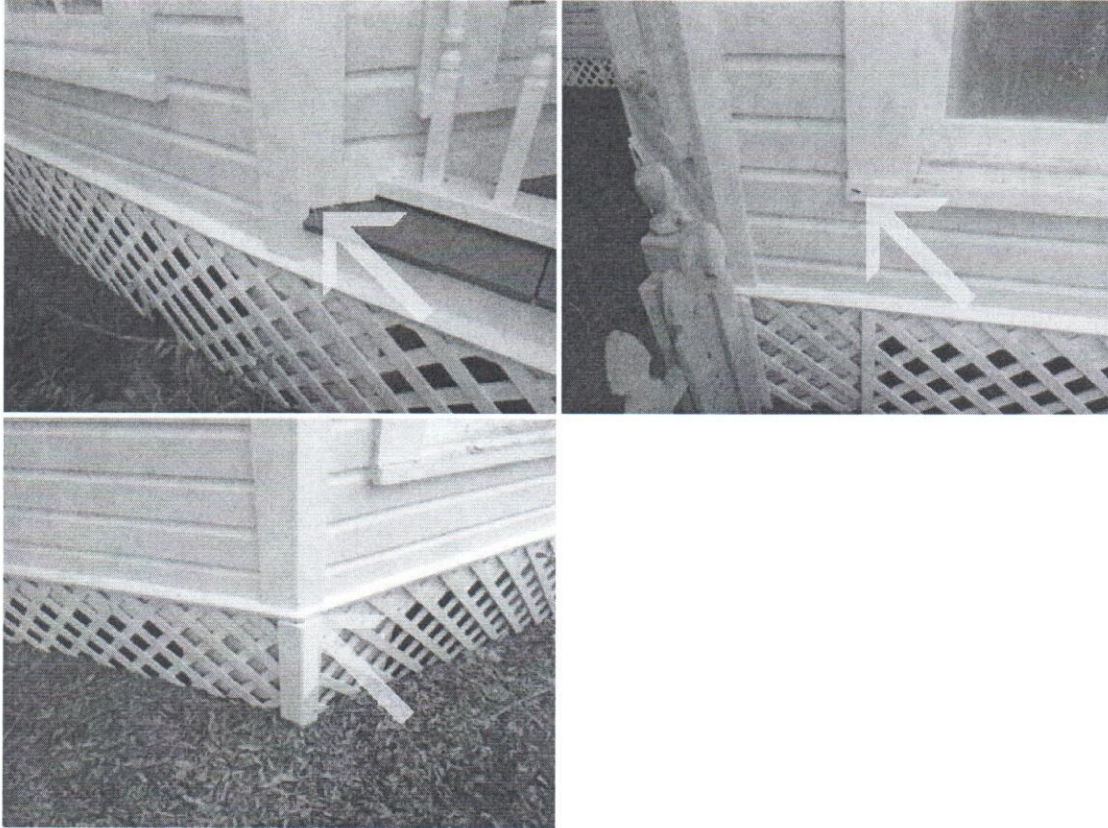


39. Wood rot noted on the exterior trim: front porch soffit.





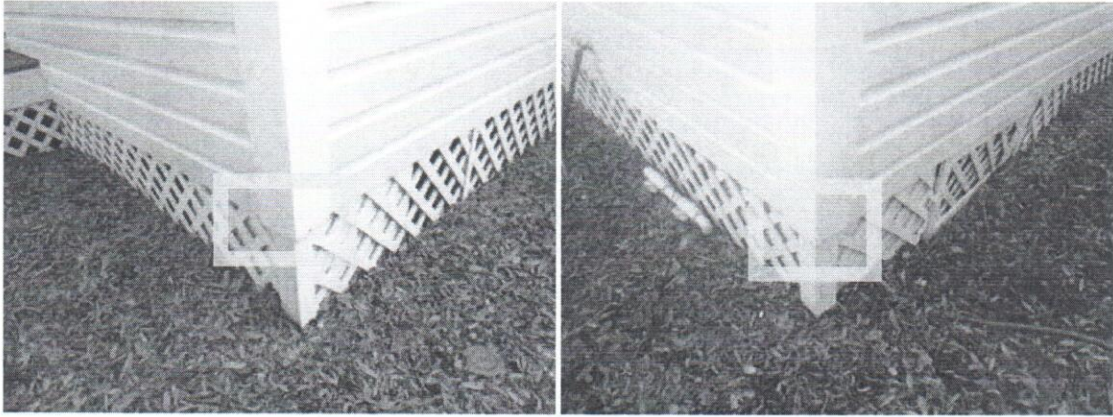
40. Wood rot noted on the exterior trim: front bay window corner trims and window sill.



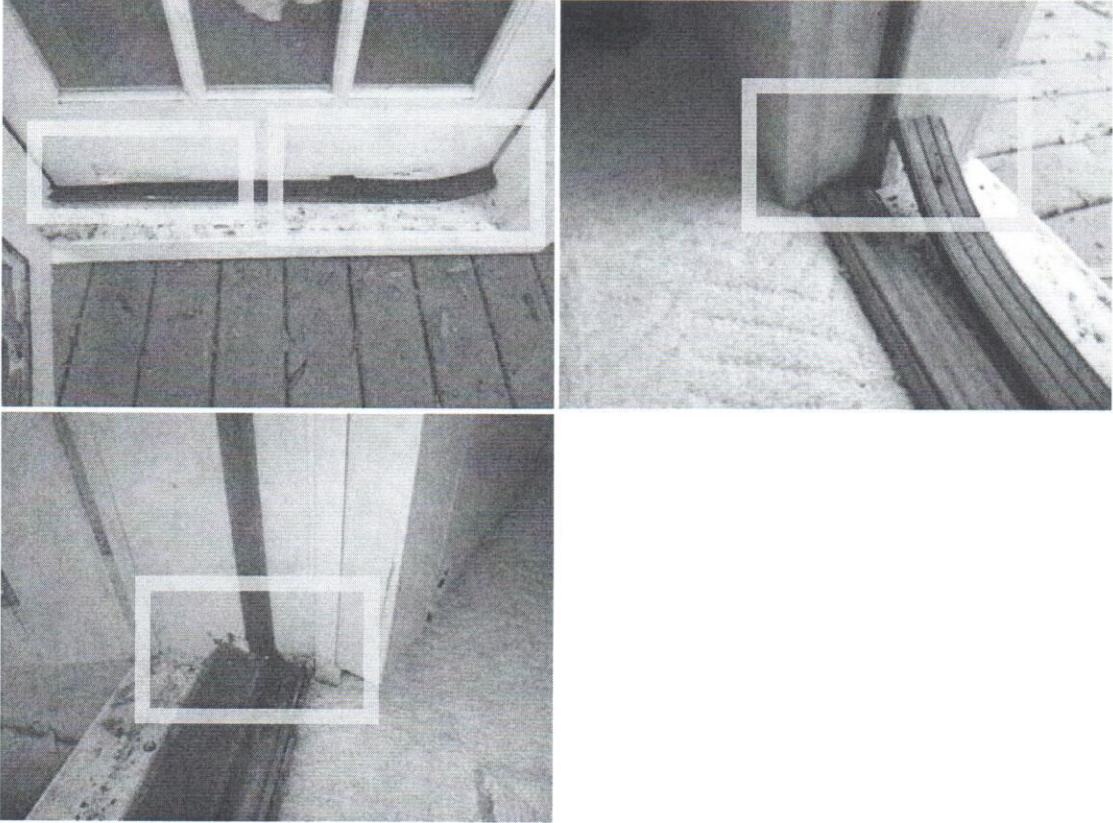
41. Wood rot noted on the exterior trim: left living room window.



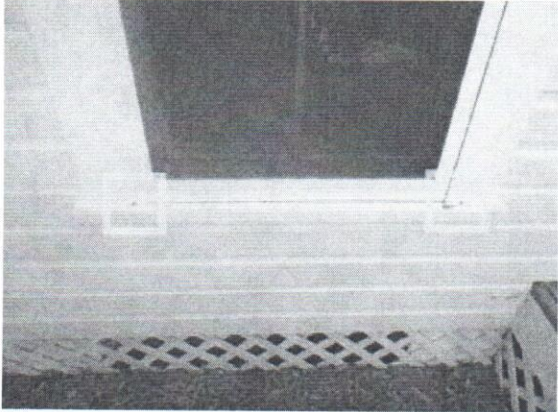
42. Wood rot noted on the exterior trim: left corner trims.



43. Wood rot noted on the exterior trim: master bedroom patio door and frame.



44. Wood rot noted on the exterior trim: left side yard master bedroom window trims.

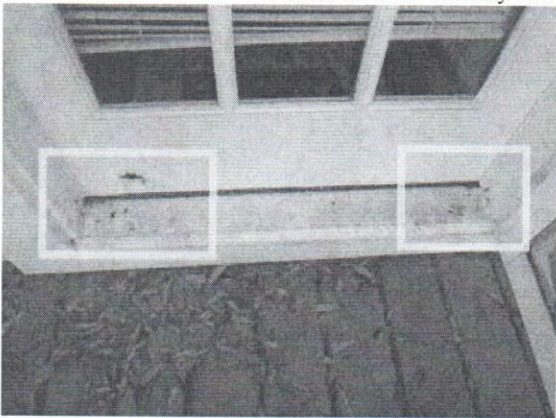




45. Wood rot noted on the exterior trim: left side yard kitchen window trims.



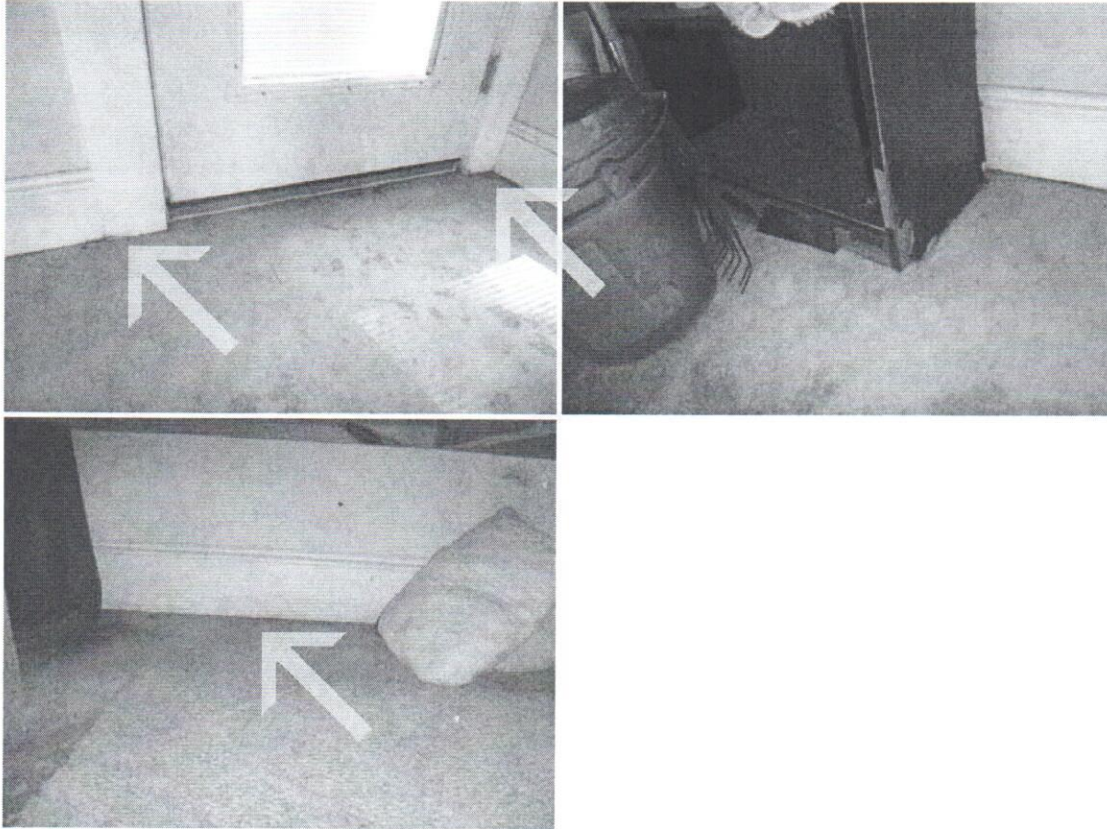
46. Wood rot noted on the exterior trim: laundry hall patio door and frame.



FOUNDATION-CRAWL SPACE/BASEMENT

BASEMENT/CRAWL SPACE:

47. Earth-to-Wood contact is found in the crawl space area. Wood should not be in contact with soil. Recommend repairs by a licensed contractor.



GARAGE DOOR(S):

88. The right garage door only opens 1/4th of the way and stops, Recommend repairs by a licensed installer. Minor damage is noted to both garage doors.

89. Left garage door - Garage door opener electronic sensors appear to be out of alignment or inoperable. Must hold button down to close door.

MISCELLANEOUS:

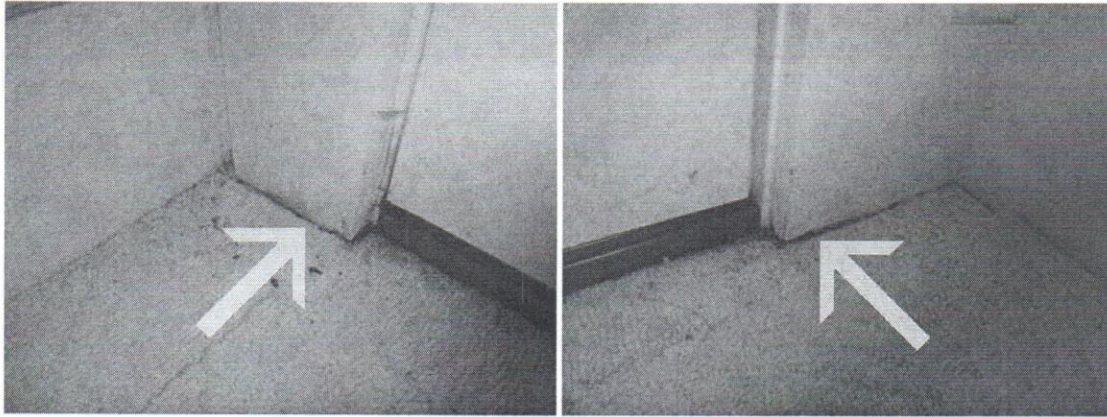
90. Stored items restrict viewing of the garage area; recommend performing a careful walk through inspection prior to closing.



INTERIOR

EXTERIOR DOORS:

91. Water intrusion noted at the rear hall bedroom patio door area, recommend having a licensed contractor evaluate further for any hidden damage and repair as needed.

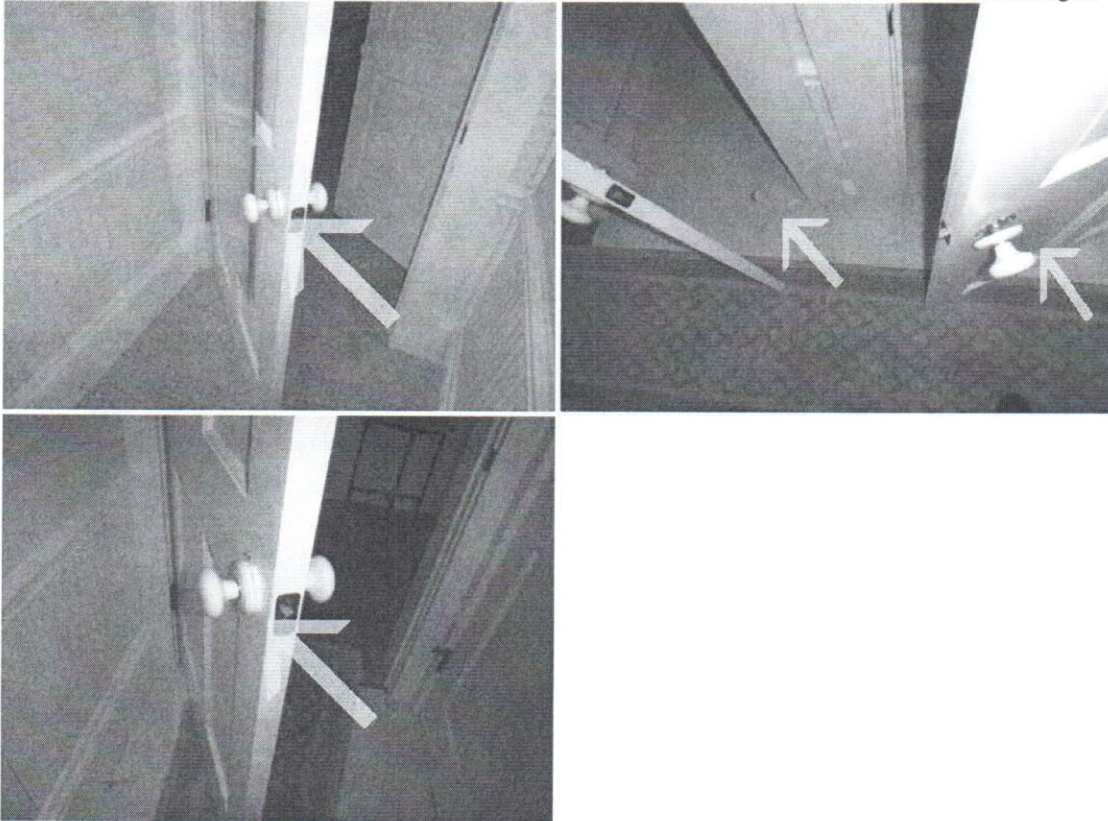


INTERIOR DOORS:

92. Doors drag on carpet in the following locations: upstairs right hall bedroom entry and closet doors, upstairs left hall bedroom closet door.

93. Doors rub or bind and will not close properly in the following locations: upstairs bathroom entry door.

94. The upstairs left hall bedroom entry door and various master bedroom door knobs are loose/damaged.



WINDOWS:

95. Window screens are missing in various locations.

96. Some windows are hard to operate or painted closed.

INTERIOR WALLS:

97. Paint on interior walls and/or ceilings is deteriorated and peeling in various areas. Home was built prior to 1978. Care should be taken to insure that all lead base paint safety practices required by the Environmental Protection Agency are followed. Testing for the presence of lead base paint is beyond the scope of this inspection. Recommend a full lead base

PAGE BREAK

**CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION**

Official Use Only

Application # _____
 City Representative CB
 Date Received 3/5/18

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Thomas Grant
 Address 37185 FOREST CT
 City FARMINGTON HILLS State MI Zip 48335
 Phone (248) 935-0388

State License # _____
 City License # _____ County License # _____
 Email Address _____
 Phone () _____

Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

New Construction

Addition

Alteration/Renovation

Relocation

Demolition

Fence

Repair (Extensive)

Variance

Other: _____

PROPERTY INFORMATION:

Street Address: 147 5th Street City & State Apalachicola, FL Zip 32320

Historic District [] Non-Historic District Zoning District R-1

Parcel #: 01-095-08W-8330-0061-0080 Block(s) 61 Lot(s) 8

FEMA Flood Zone/Panel #: _____
 (For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: _____ Rear: _____ Side: _____ Lot Coverage: _____

Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

 Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

Cortni Bankston
 Permitting and Development Coordinator
 (850) 653-1522 (ext 205) Phone
 (850)653-5023 Cell
cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Saddle Style dormer with 2 single pane windows

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding			
Doors			
Windows			
Roofing		<i>metal Roof</i>	
Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Other			

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the schedule Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work**.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

March 13, 2018
DATE

Thomas M. Smith
SIGNATURE OF APPLICANT





The Geiger residence in Micanopy, Alachua County, was built on the site of the old East Florida Seminary in 1908. Structural timbers from the former schoolhouse were reused for sills in this four-square Georgian residence.

PAGE BREAK

CITY OF APALACHICOLA CERTIFICATE OF APPROPRIATENESS APPLICATION	Official Use Only Application # _____ City Representative <u>CB</u> Date Received <u>3/1/18</u>
--	---

OWNER INFORMATION	CONTRACTOR INFORMATION
Owner <u>Federico G. Fuentes (Billy)</u> Address <u>164 23rd St</u> City <u>Apalachicola</u> State <u>FL</u> Zip <u>32320</u> Phone <u>(850) 323-0200</u>	State License # _____ City License # _____ County License # _____ Email Address _____ Phone (_____) _____

Approval Type: Staff Approval Date: _____ Board Approval Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE	
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition	<input type="checkbox"/> Fence <input type="checkbox"/> Repair (Extensive) <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Other: <u>Storage Shed</u>

PROPERTY INFORMATION:

Street Address: 164 23rd St City & State Apalachicola, FL Zip 32320

Historic District Non-Historic District Zoning District R-3

Parcel #: 01-095-08W-8330-0243-0120 Block(s) 243 Lot(s) 12 & 13

FEMA Flood Zone/Panel #: _____
 (For AE, AO, AH or VE Please complete attached Flood Application)

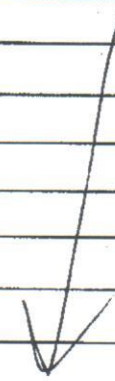
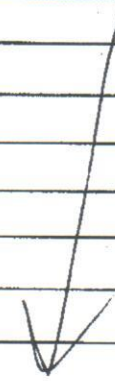
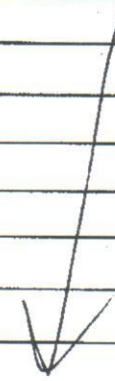
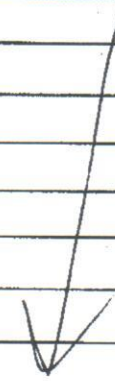
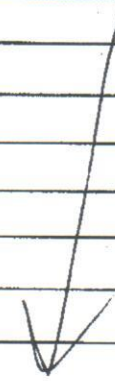
OFFICIAL USE ONLY	
Setback requirement of Property: Front: _____ Rear: _____ Side: _____ Lot Coverage: _____ Water Available: _____ Sewer Available: _____ Taps Paid _____	This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued. Certificate of Appropriateness Approval: _____ Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

Cortni Bankston
 Permitting and Development Coordinator
 (850) 653-1522 (ext 205) Phone
 (850)653-5023 Cell
cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

The proposed project is for a 10x12 storage shed with metal siding, metal roof, 2x4 framing, plywood flooring.

Project Scope	Manufacturer	Product Description	FL Product Approval #				
Siding	Tool time	Metal					
Doors	Metal Tool time	Metal					
Windows	Tool time	4 total					
Roofing	Tool time	Metal					
Trim	Tool time	Metal					
Foundation		Pier Pad + Joist					
Shutters	N/A						
Porch/Deck	N/A						
Fencing	N/A						
Driveways/Sidewalks	N/A						
Other							

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work**.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

03/01/2018
DATE

Federico Frantz
SIGNATURE OF APPLICANT



Parcel Summary

Parcel ID 01-095-08W-8330-0243-0120
 Location Address 164 23RD AVE
 32320
 Brief Tax Description* BL 243 LOTS 12 & 13 OR 8/227 483/308 717/795 947/88
 *The Description above is not to be used on legal documents.
 Property Use Code SINGLE FAM (000100)
 Sec/Twp/Rng 1-9S-8W
 District Apalachicola (District 3)
 Millage Rate 22.1988
 Acreage 0.000
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 Brown Karen S
 139 Pogy Road
 Apalachicola, FL 32320

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000000	VAC RES	60.00	FF	0	0

Residential Buildings

Building 1
 Type SINGLE FAM
 Total Area 1,500
 Heated Area 1,320
 Exterior Walls FACE BRICK
 Roof Cover COMP SHNGL
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover SHT VINYL; CARPET
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 2
 Bedrooms 3
 Stories 1
 Effective Year Built 2008

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	09/14/2007	\$70,000	WD	947	88	Qualified (Q)	Vacant	BYRD	RABINOWITZ



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	01-09S-08W-8330-0243-0120	Alternate ID	08W09S01833002430120	Owner Address	BROWN KAREN S
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM		139 POGY ROAD
Property Address	164 23RD AVE	Acreage	n/a		APALACHICOLA, FL 32320
District	3				
Brief Tax Description	BL 243 LOTS 12 & 13				
	(Note: Not to be used on legal documents)				

Date created: 4/9/2018
 Last Data Uploaded: 4/6/2018 9:13:20 PM

 **Developed by**
 The Schneider Corporation

NWFWMD Flood Information Report, Effective FIRM Issue Date: 2/5/2014 [Close this report window to get back to the information portal]

Effective Flood Map, Has been effective since 2/5/2014



Geographical Information

Latitude/Longitude: 29.720434 / -85.002505
 Address: FRED MEYER ST APALACHICOLA FL 32320 [APPROXIMATE]
 Parcel ID: 01-09S-08W-8330-0243-0010
 Firm Panel: 12037C0507F (Effective)

Flood information

Flood Zone Information

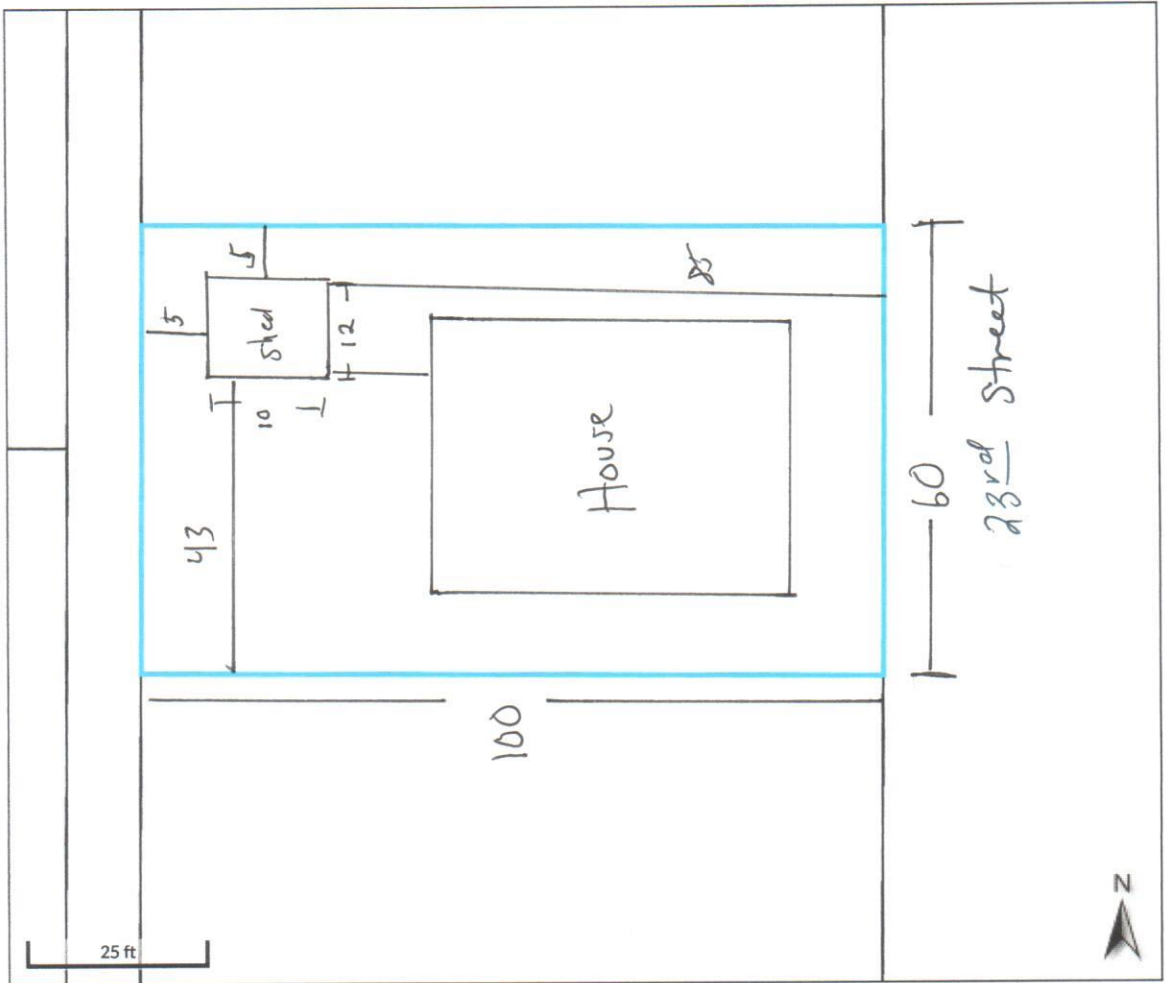
Geographic Entity
 Location of Interest
 Parcel AH:13% X:51% 0.2 PCT ANNUAL CHANCE:3
 Effective Flood Zone 0.2PCT

Base Flood Elevation*

14.0ft
 (Effective BFE)
 *The computed elevation to which floodwater is anticipated to during the base flood (100 Year Flood). Base Flood Elevations are shown on Flood Insurance Rate Maps (FIRMs) and on the profiles. The BFE is the regulatory requirement for the elevati floodproofing of structures. The relationship between the BFE structure's elevation determines the flood insurance premium. of measurement is NAVD1988.

Legend

-  Location of Interest
-  Parcel Outline

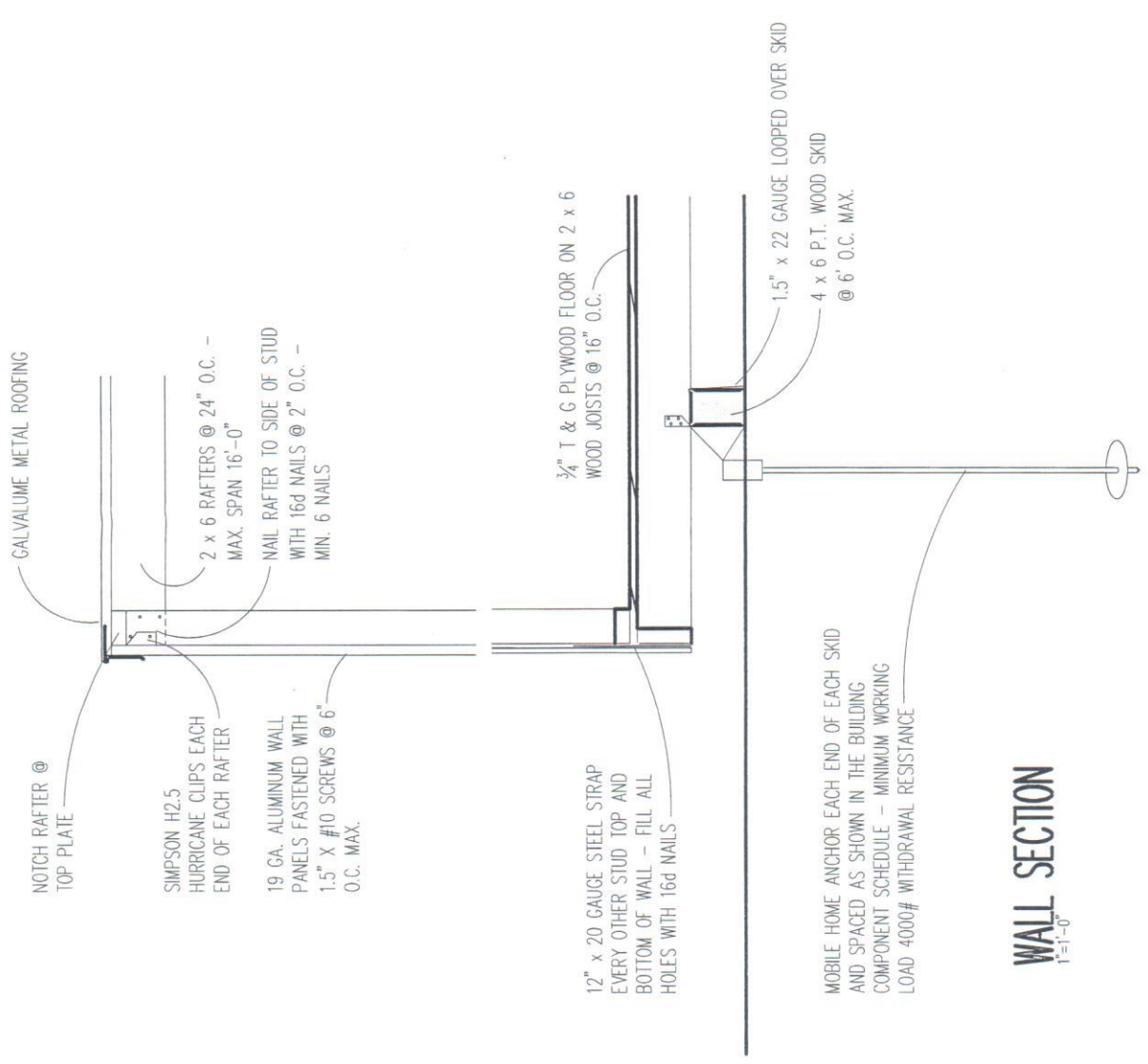


- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	01-09S-08W-8330-0243-0120	Alternate ID	08W09S01833002430120
Sec/Twp/Rng	1-9S-8W	Class	SINGLE FAM
Property Address	164 23RD AVE	Acreage	n/a
District	3	Owner Address	BROWN KAREN S
Brief Tax Description	BL 243 LOTS 12 & 13		139 POGY ROAD
	(Note: Not to be used on legal documents)		APALACHICOLA, FL 32320

Date created: 2/1/2018
 Last Data Uploaded: 2/1/2018 12:10:15 AM

 Developed by
 The Schneider Corporation



NOTCH RAFTER @ TOP PLATE

SIMPSON H2.5 HURRICANE CLIPS EACH END OF EACH RAFTER

2 x 6 RAFTERS @ 24" O.C. - MAX. SPAN 16'-0"

NAIL RAFTER TO SIDE OF STUD WITH 16d NAILS @ 2" O.C. - MIN. 6 NAILS

19 GA. ALUMINUM WALL PANELS FASTENED WITH 1.5" X #10 SCREWS @ 6" O.C. MAX.

3/4" T & G PLYWOOD FLOOR ON 2 x 6 WOOD JOISTS @ 16" O.C.

12" x 20 GAUGE STEEL STRAP EVERY OTHER STUD TOP AND BOTTOM OF WALL - FILL ALL HOLES WITH 16d NAILS

1.5" x 22 GAUGE LOOPED OVER SKID
4 x 6 P.T. WOOD SKID @ 6' O.C. MAX.

MOBILE HOME ANCHOR EACH END OF EACH SKID AND SPACED AS SHOWN IN THE BUILDING COMPONENT SCHEDULE - MINIMUM WORKING LOAD 4000# WITHDRAWAL RESISTANCE

WALL SECTION
1"=1'-0"

IF THE LINE PRINTED BELOW MEASURES ANYTHING OTHER THAN 1 INCH LONG, THE DRAWINGS ON THIS SHEET ARE NOT TO SCALE AND THEREFORE THE GRAPHIC SCALE SHOULD BE REFERRED TO IN LIEU OF THE WRITTEN SCALE SHOWN WITH THE DRAWING TITLE.

Mark Mercer & Associates, Inc.
architect and planning
3003 south highway 77/suite e/lynn haven, florida 32444/850-763-8072



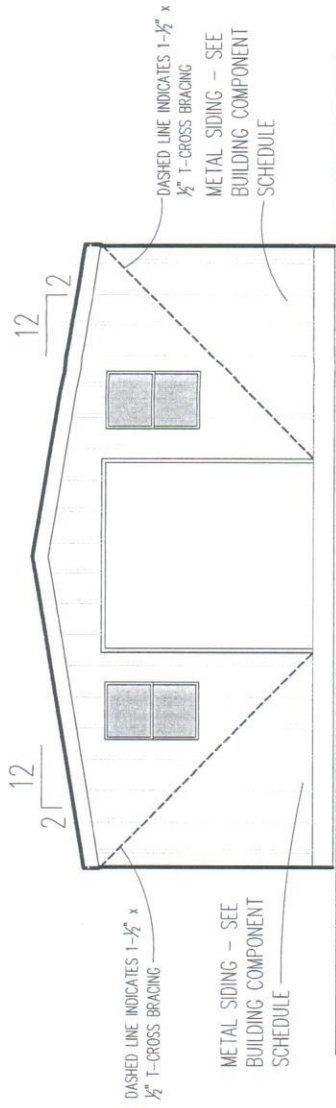
10 X 12 PORTABLE BUILDING AT 164 23RD AVENUE FOR TOOL TIME
FLORIDA
APALACHICOLA

REVISIONS

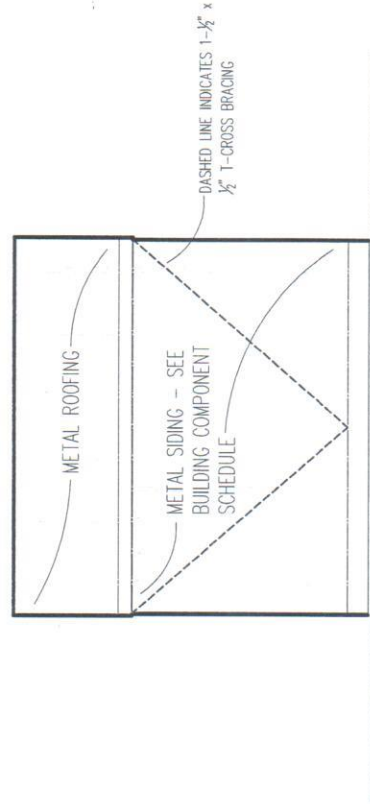


PREPARED BY MERCER	REVIEWED BY MERCER
ISSUE DATE 02-01-18	SCALE AS SHOWN

PROJECT NO.	
A3	
SHEET 3 OF 5	



FRONT ELEVATION
3/32" = 1'-0"



SIDE ELEVATION
3/32" = 1'-0"

IF THE LINE PRINTED BELOW MEASURES ANYTHING OTHER THAN 1 INCH LONG, THE DRAWINGS ON THIS SHEET ARE NOT TO SCALE AND THEREFORE THE GRAPHIC SCALE SHOULD BE REFERRED TO IN LIEU OF THE WRITTEN SCALE SHOWN WITH THE DRAWING TITLE.

Mark Mercer & Associates, Inc.
a r c h i t e c t u r e a n d p l a n n i n g
3003 south highway 77/suite eflynn haven, florida 32444/850-763-8072



**10 X 12 PORTABLE BUILDING
AT 164 23RD AVENUE
FOR TOOL TIME**
FLORIDA
APALACHICOLA

PREPARED BY	REVIEWED BY
MERCER	MERCER
ISSUE DATE	SCALE
02-01-18	AS SHOWN

REVISIONS	

ELEVATIONS	

(Handwritten signature)

A4
SHEET 4 OF 5

PROJECT NO.

12' WIDE PORTABLE BUILDING - BUILDING COMPONENT SCHEDULE - MAX. EAVE HEIGHT 8'

BUILDINGS UP TO 12' DEEP BUILDING - MAX. EAVE HEIGHT 8' - MAXIMUM WIND LOAD 130 MPH 3 SECOND GUST

SKIDS	SCREW IN ANCHOR	SKID STRAP TO SCREW IN ANCHOR	FLOOR JOISTS	FLOOR DECKING	WALL STUDS	RAFTERS	WALL SING	WALL FASTENERS	ROOFING	ROOFING FASTENERS
P.T. WOOD 4 x 6 - 2 RING MIN.	1 @ EACH END OF EACH SKID AND 8' O.C. ALONG SKID 6" DIAMETER GALVANIZED WITH SODDY HOLDING POWER	1 @ EACH END OF EACH SKID AND 8' O.C. ALONG SKID 22 GA. LOOPED OVER SKID	2 x 6 SYP @ 48" O.C.	3/4" 1/2" PLYWOOD	2 x 4 SYP @ 24" O.C. 1 1/2" x 20 GA. 1/2" GALV. STEEL @ 24" O.C. FOR FLOOR FRAM AND OTHER SIPS @ FLOOR FRAM AND TOP PLATES RESPECTIVELY	2 x 6 SYP @ 24" O.C. ALUMINUM	18 GA. ALUMINUM	1" x 1/2" SDRS @ 12" MAX.	18 GA. ALUMINUM	1-3/4" x 1/2" SDRS @ 12" O.C. MAX.

IF THE LINE PRINTED BELOW MEASURES ANYTHING OTHER THAN 1 INCH LONG, THE DRAWINGS ON THIS SHEET ARE NOT TO SCALE AND THEREFORE THE GRAPHIC SCALE SHOULD BE REFERRED TO IN LIEU OF THE WRITTEN SCALE SHOWN WITH THE DRAWING TITLE.

Mark Mercer & Associates, Inc.
 architecture and planning
 3003 south highway 77/Iselle elynn haven, florida 32444/850-763-8072



**10 X 12 PORTABLE BUILDING
 AT 164 23RD AVENUE
 FOR TOOL TIME**
 APALACHICOLA, FLORIDA

REVISIONS

18
[Signature]

PREPARED BY	REVIEWED BY
MERCER	MERCER
ISSUE DATE	SCALE
02-01-18	AS SHOWN

A5
 SHEET 5 OF 5

BUILDING COMPONENT SCHEDULE

PROJECT NO.

PAGE BREAK

CITY OF APALACHICOLA
CERTIFICATE OF APPROPRIATENESS APPLICATION

Official Use Only

Application # _____

City Representative _____

Date Received _____

OWNER INFORMATION

CONTRACTOR INFORMATION

Owner Kirk & Pennie Robertson

State License # CBC1261921

Address 652 Sandy Beach Way

City License # 14-080 County License # _____

City Boulder City State NV Zip 89005

Email Address dh_const@hotmail.com

Phone (425) 495-4027

Phone (850) 653-3505 Cell# 850-370-6790

Approval Type: [] Staff Approval Date: _____ [] Board Approval [] Board Denial Date _____

*Reason for Denial _____

PROJECT TYPE

New Construction

Fence

Addition

Repair (Extensive)

Alteration/Renovation

Variance

Relocation

Other: _____

Demolition

PROPERTY INFORMATION:

Street Address: 213 AVE E City & State Apalachicola FL Zip 32320

Historic District [] Non-Historic District

Zoning District C/R OR/R-7

Parcel #: 01-09S-08W-8330-0115-0010 Block(s) 115 Lot(s) 1, 2 &

10' of Lot 3

FEMA Flood Zone/Panel #: X Zone

(For AE, AO, AH or VE Please complete attached Flood Application)

OFFICIAL USE ONLY

Setback requirement of Property:

Front: 25 Rear: 46.88' Side: 25 Lot Coverage: 14%

Water Available: _____ Sewer Available: _____ Taps Paid _____

This development request has been approved for zoning, land use, and development review by the City of Apalachicola and a building permit is authorized to be issued.

Certificate of Appropriateness Approval:

Chairperson, Apalachicola Planning & Zoning Board

NOTE: This is a conceptual approval through the City based on our Land Development Code (LDC). Please be aware that other documentation may be required by the Building Official contracted to handle the City of Apalachicola Building Permits, EPCI.

Cortni Bankston
Permitting and Development Coordinator
(850) 653-1522 (ext 205) Phone
(850)653-5023 Cell
cortnibankston@cityofapalachicola.com

Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

New residential structure that has 1286 Sq ft of heated space and 571 sq ft of covered porch area. the Home will Have Hardie Brand Lap siding and will have Trim details and simulated two over two divided lights in the windows that will follow the histoical look of the sorrounding older homes.

Project Scope	Manufacturer	Product Description	FL Product Approval #
Siding	James Hardie	horizontal lap siding and trim details	
Doors	Therma -Tru	Fiber classic doors with wood grain to simulate wood doors	
Windows	Jeld Wen	Double hung with two over two divided Light. DP 50/50	
Roofing		Standing Seam Galvalum Mill Finish	
Trim	James Hardie	5/4" x 5 1/2" Smooth trim	
Foundation	CMU stem walls over concrete Footers	Concrete Masonery Block filled with concrete	
Shutters		louvered wood per plan location	
Porch/Deck		preasure treated yellow pine	
Fencing	N/A		
Driveways/Sidewalks	Gravel		
Other			

CERTIFICATION

By Signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

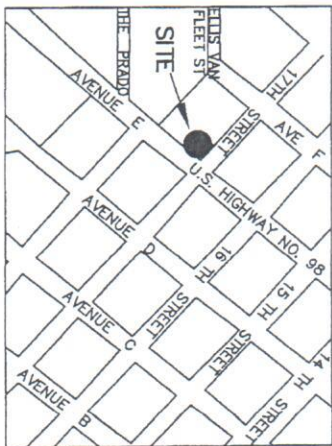
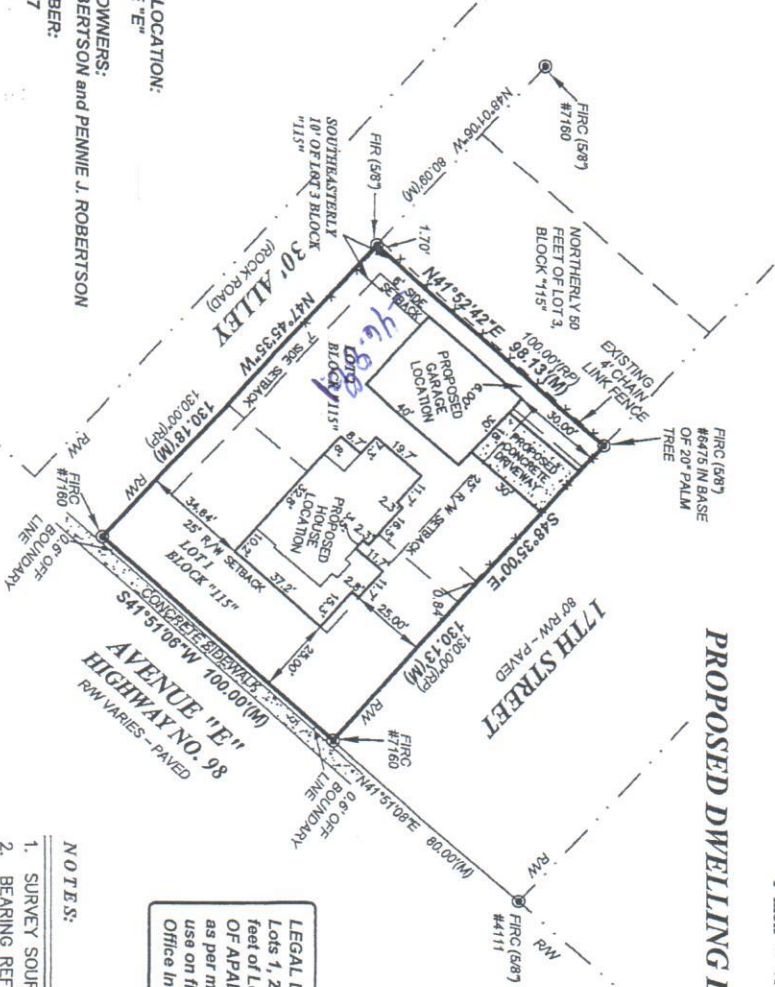
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola and the Permitting and Community and Economic Development Office to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the schedule Planning and Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning and Zoning Board or staff in no way constitutes approval of a Building Permit for construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the PZB before work commences on those changes. There will be no charge for the revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the PZB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the PZB; otherwise the decision of the PZB will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
9. I/We understand that the COA is hereby made to obtain a permit to do work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that separate permits are required for **Electrical, Plumbing, Mechanical, and Roofing Work**.
11. I/We understand that there will be no issuance of a COA without the property owner obtaining Homeowner's Association approval (if required) prior to the PZB Meeting and/or before the beginning of any work and in no way authorizes work that is in violation of any association rule or regulation.

4-2-2019
DATE


SIGNATURE OF APPLICANT

PLAT OF SPECIFIC PURPOSE TO SHOW PROPOSED HOUSE LOCATION CERTIFIED TO:
 W. KIRK ROBERTSON and PENNIE J. ROBERTSON,
 CENTENNIAL BANK,
 DODD TITLE COMPANY, INC.,
 FIRST AMERICAN TITLE INSURANCE COMPANY

PROPOSED DWELLING LOCATION



LEGAL DESCRIPTION:
 Lots 1, 2 and the Southeasterly 10 feet of Lot 3, Block "115" of THE CITY OF APALACHICOLA, a subdivision as per map or plat thereof in common use on file at the Clerk of the Circuit Office in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly right-of-way boundary of 17th Street having an assumed bearing of South 48 degrees 35 minutes 00 seconds East.
3. NO IMPROVEMENTS have been located in this survey other than those shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGEND

FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
M	MEASURED
—	NOT TO SCALE
△	POINT NOT SET ON ROUND
○	SET (887) ROUND AND CAP #7160
□	FOUND (887) ROUND AND CAP
○	ROUND FLAT
○	ROUND
○	ROUND
○	CONCRETE MONUMENT



PROPERTY LOCATION:
 213 AVENUE "E"
PROPERTY OWNERS:
 W. KIRK ROBERTSON and PENNIE J. ROBERTSON
PHONE NUMBER:
 (425) 495-4027

I hereby certify that this was performed under my responsible direction and supervision, and the plat and description are true and accurate to the best of my knowledge and belief. The land surveyed or shown on this plat was not previously surveyed or established by the Florida Surveyor's and Mapper's Professional Surveyor's and Mapper's Act, S.F.S. 172951/052).

SITE PLAN
 40

FLOOD ZONE INFORMATION:

Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No. 120089 0528F Index date: February 5, 2014, Franklin County, Florida.

JAMES T. ROODENBERG
 Surveyor and Mapper
 Florida Certificate No. 4261

TR & A
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 S. GUNN STREET • SUICROFT, FLORIDA 32159
 PHONE NUMBER: 386-242-2222 FAX NUMBER: 386-242-2222
 DATE: 02/28/18 DRAWN BY: BB N.E. 261 PG 8 COUNTY: Franklin
 DATE OF LAST FIELD WORK: 02/22/17 JOB NUMBER: 18-325

ROBERTSON RESIDENCE
213 AVENUE E,
APALACHICOLA, FL.

DRAWING INDEX:

- A-1 SITE PLAN
- A-2 FLOOR PLAN
- A-3 ELECTRICAL
- A-4 ELEVATIONS
- A-5 FOUNDATION
- A-6 ROOF FRAMING
- A-7 SECTION

PLANS CONFORM TO THE 2011 FLORIDA BUILDING CODE

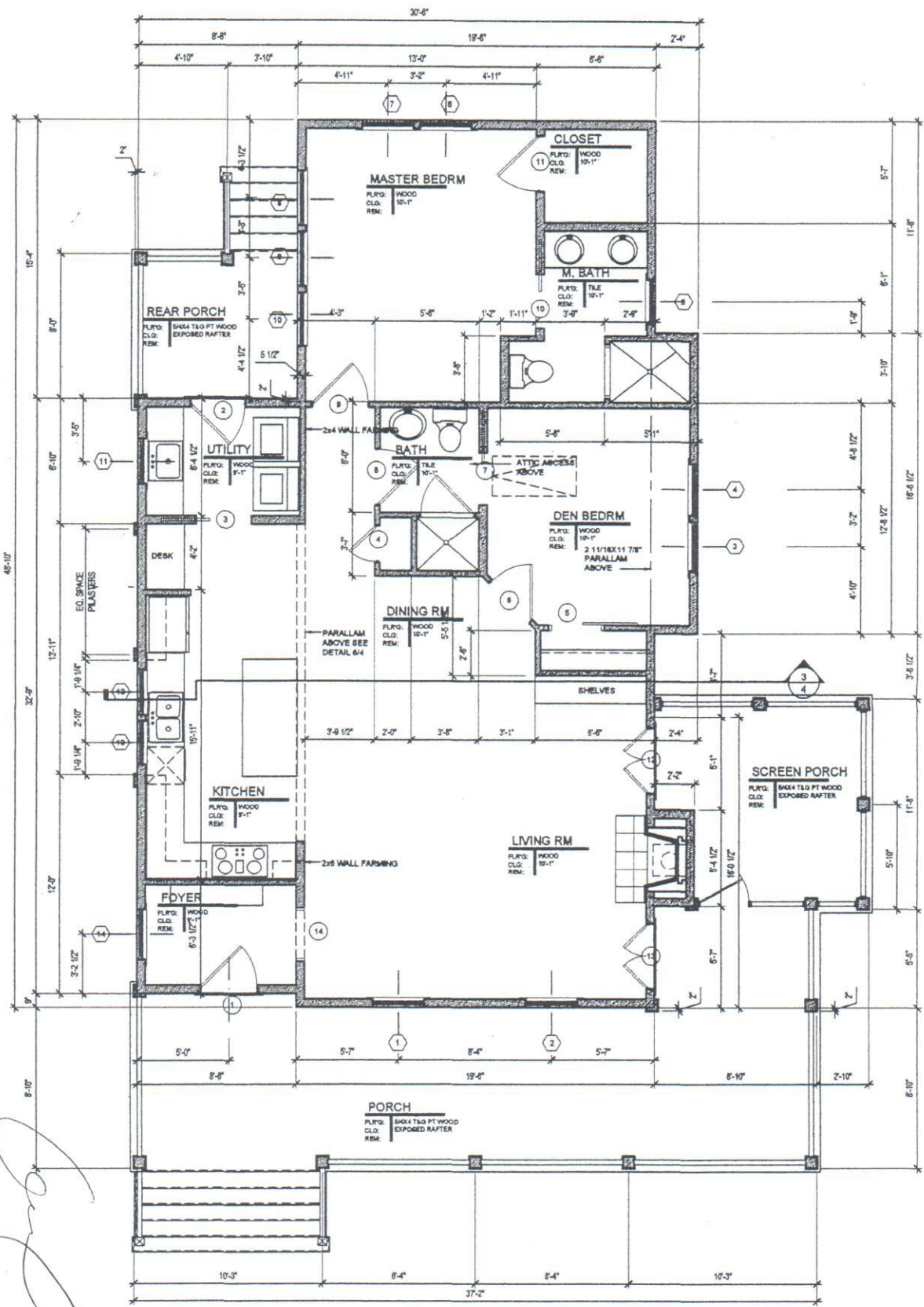
INFORMATION ON DRAWINGS AS PER 1604.1.1 FLORIDA BUILDING CODE

1. BASIC WIND SPEED: 140 MPH
2. WIND IMPORTANCE FACTOR: 1.0 / BUILDING CATEGORY: LOW RISE, HURRICANE PROTECTED
3. WIND EXPOSURE: C
4. APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- .55
5. COMPONENTS AND CLADDING DESIGN PRESSURE: 15 PSF



date	3/23/18
scale	AS SHOWN
drawn	LEE BENOIT

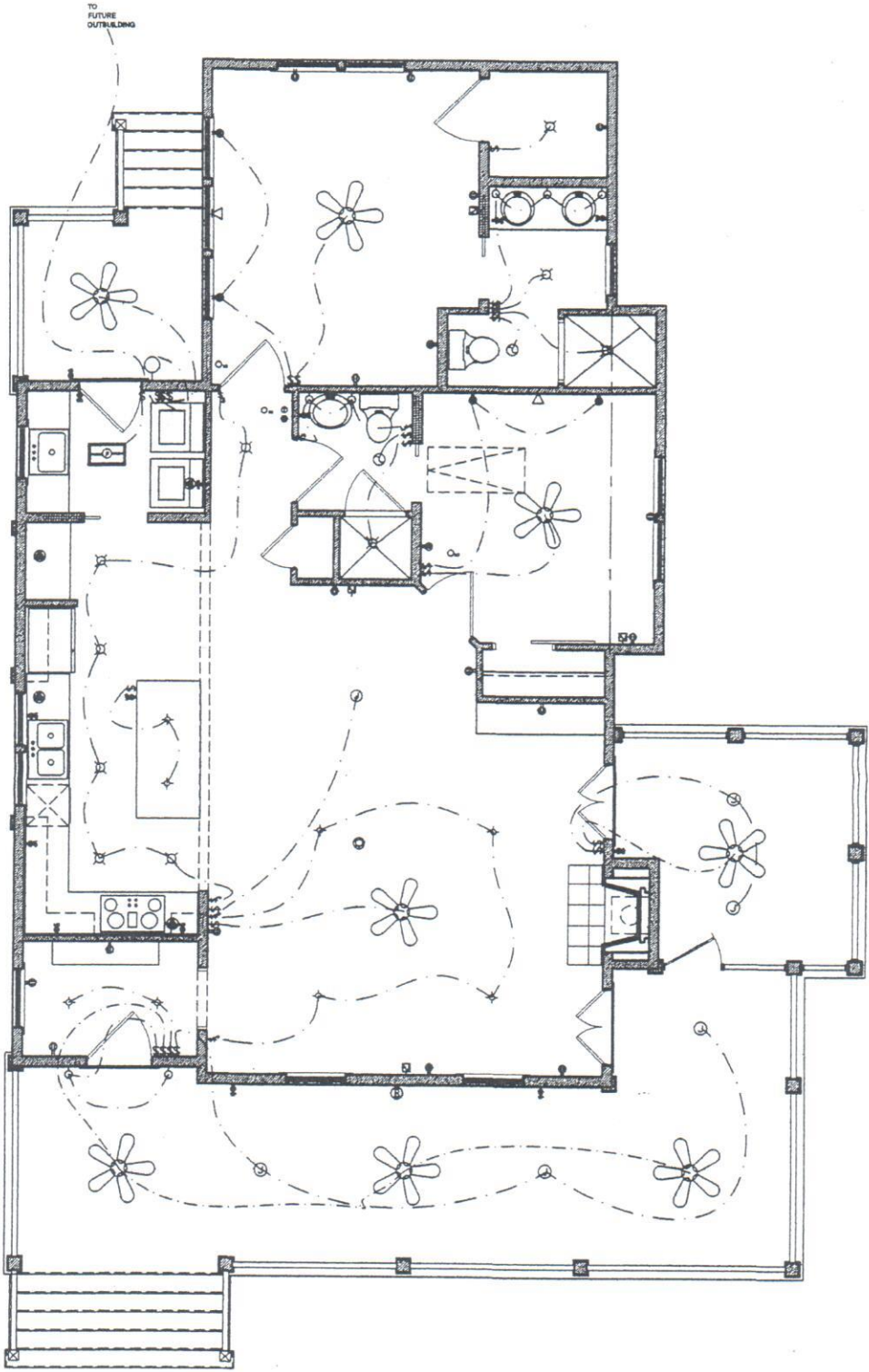
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3/23/18



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A-2

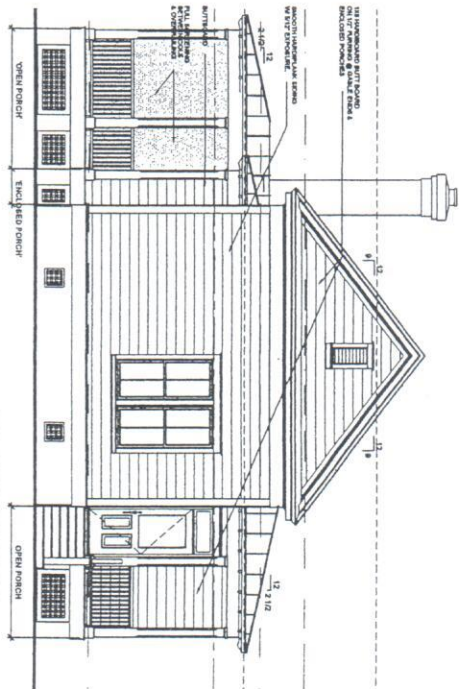
1 FIRST FLOOR PLAN
 A-2
 3/16" = 1' - 0"



Handwritten signature or initials

2 ELECTRICAL PLAN
 A-2
 $\frac{3/16"}{1"} = 1' - 0"$

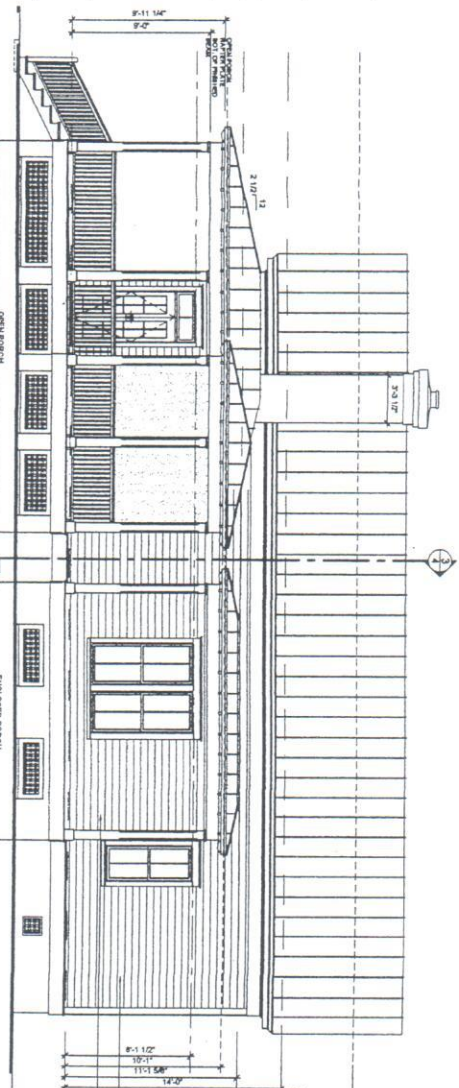
A-3



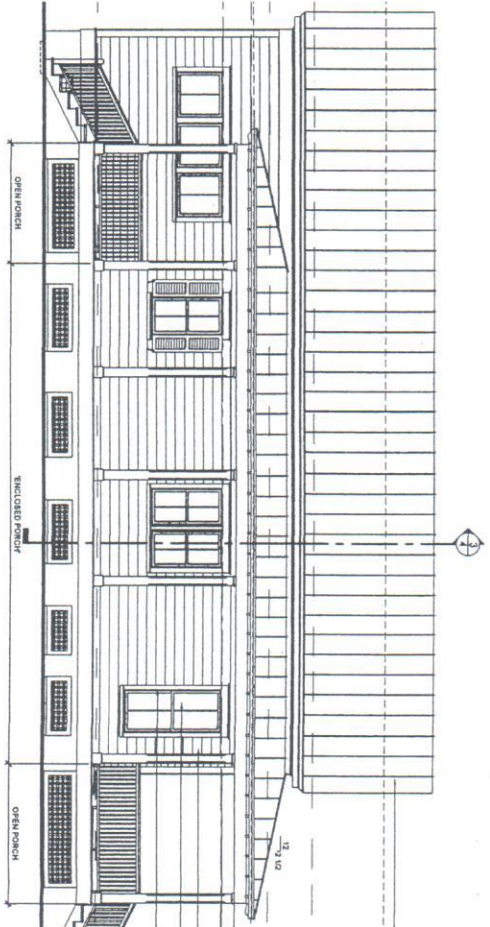
1 ALLEY ELEVATION
 A3 1/8" = 1' - 0"

NOTE:
 REFER TO THE TYPICAL
 SECTION FOR WINDOW
 @ WALL & WINDOW CASE
 @ WALL & WINDOW CASE
 @ WALL & WINDOW CASE
 @ WALL & WINDOW CASE

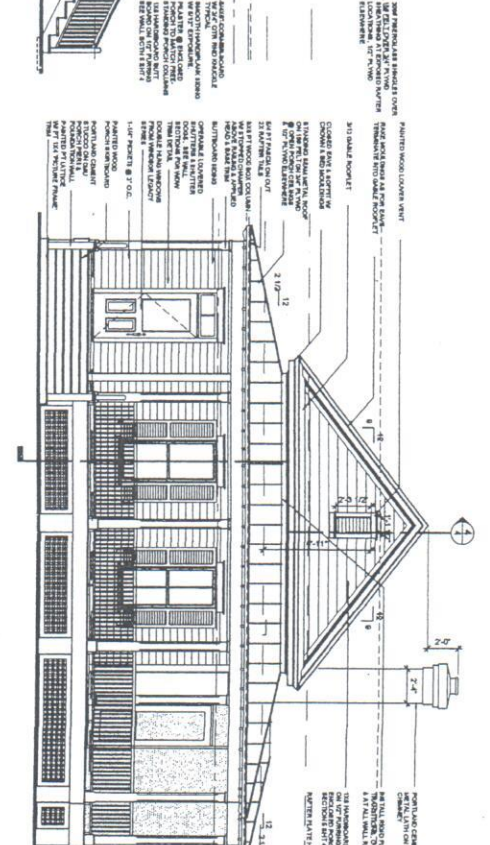
EXTERIOR TRIM NOTE:
 1) FINISH: MASONRY (CONCRETE)
 2) FINISH: MASONRY (CONCRETE)
 3) FINISH: MASONRY (CONCRETE)
 4) FINISH: MASONRY (CONCRETE)



2 RIGHT SIDE ELEVATION
 A3 1/8" = 1' - 0"

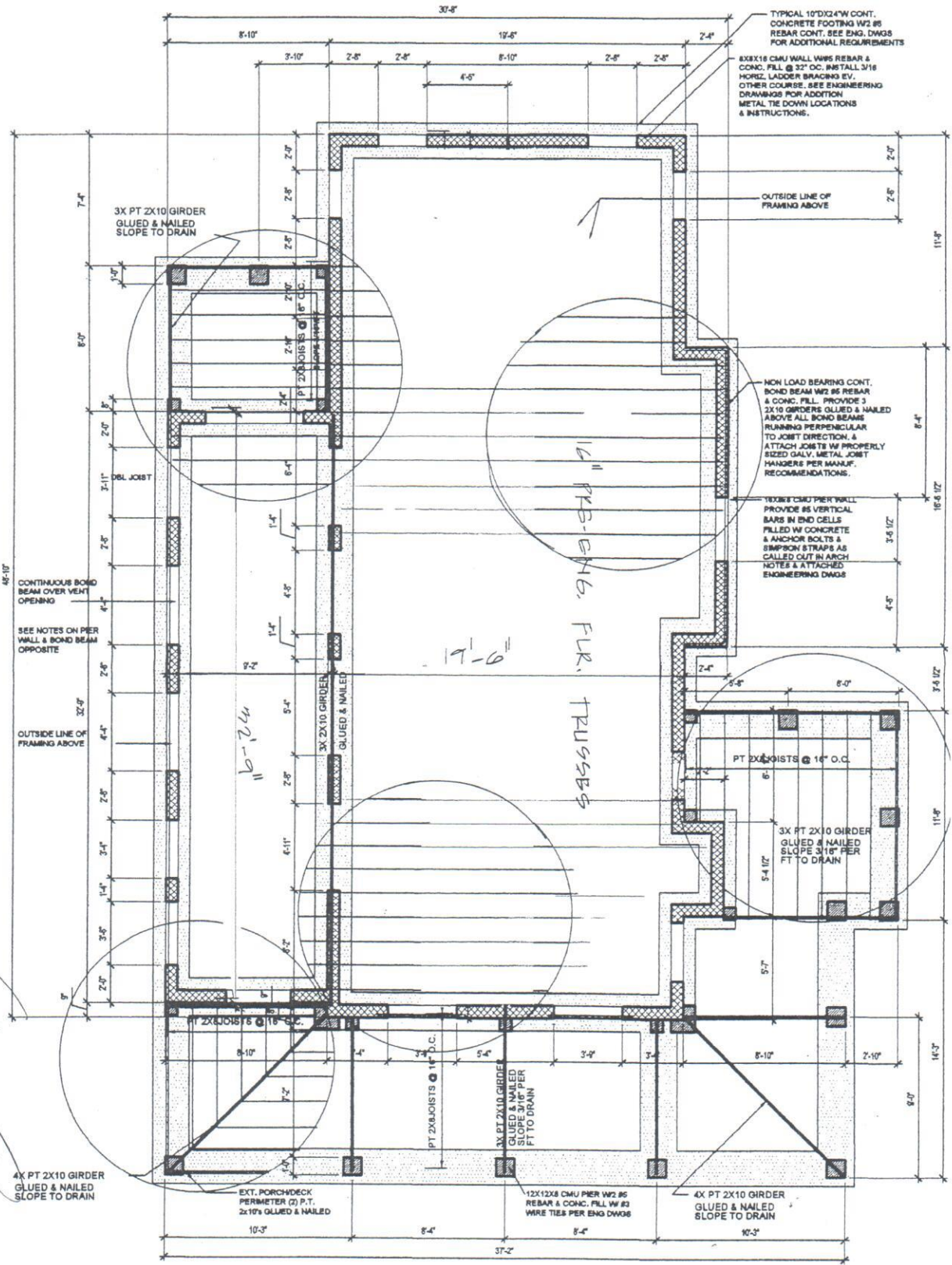


2 LEFT SIDE ELEVATION
 A3 1/8" = 1' - 0"



1 SIDEWALK ELEVATION
 A3 1/8" = 1' - 0"

[Handwritten signature]

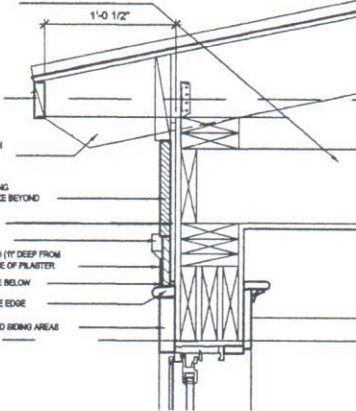


1 FOUNDATION/ 1ST FLR FRAMING PLAN

$3/16" = 1" - 0"$

A-5

2X8 CEILING FRAMING @ ENCLOSED PORCH AREAS



RAFTER TAILS, BLOCKING & FASCIA AS FOR OPEN PORCH SEE 204 FOR TYP NOTES

5/4 FREEZE RD ON 1/2" FLURRING CONTINUES AS PORCH FREEZE BEYOND

1/2" AIRSPACE, SEE BELOW

PLASTER CAPITAL BEYOND (1" DEEP FROM FACE OF SHEATHING TO FACE OF PLASTER)

RIGID FLASHING & WEEP SEE BELOW

5/8x2 FT TRIM SLOPE & EASE EDGE

2X #1 FT W/ WY TRIM @ BUTTBD BEING AREAS

(C) EAVE DETAIL @ 'ENCLOSED PORCH'

RIGID FLASHING FROM INSIDE OF WINDOW SILL TO FACE OF BUTTBD BEING

1/2" SMOOTH HARDPLANK BUTTBOARD BEING INSTALLED ON 1/2x2" FT VERTICAL FLURRING STRIPS @ 16" O.C. OVER 2 LAYERS 1/4" FELT OVER 1/2" 4 PLY PLYWOOD SHEATHING

(B) WDW SILL DETAIL @ 'ENCLOSED PORCH'

PLASTER BASE BEYOND

DOUBLE Y ROLLED POLY INSECT SCREENING

HOLD STRIP BEING 3/16" OFF DRIP EDGE TO ALLOW WEEP

CONT RIGID FLASHING

SLOPE WATERABLE TRIM 3/16" FT TO UNIC PORCH FLOORING

1X12 SKIRTBOARD CONT. W/ PORCH BEYOND

BLOCKING TO SUPPORT SKIRT BD

CONTINUOUS BOND BEAM W/ 2 RS BARS

SIMPSON PASS1 STRAP ANCHORED TO RM BD AND 56"-X10" EMBED A.B. @ FILLED CELLS 32" O.C.

PORTLAND CEMENT STUCCO ON ALL EXPOSED CMU FOUNDATION WALLS AND PIERS

1" CMU WALL W/ RS REBAR & CONC. FILL @ 32" O.C. & VERTICAL METAL TIE CONNECTION FOUNDATION WALL OFF SET 2" OUTSIDE FACE OF FRAMING @ 'ENCLOSED PORCH' LOCATIONS

10"x12" CONC. FOOTING W/ 2#5 REBAR CONT.

(A) FOUNDATION DETAIL @ 'ENCLOSED PORCH'

STANDING SEAM METAL ROOF OVER 15# FELT OVER 1/2" (4 PLY) PLYWOOD SHEATHING

2X8 RAFTERS @ 16" O.C. W/ SIMP H10 GALV HURR. CLIPS @ EVERY RAFTER

RAFTER PLATE

CONT SHT MTL DRIP EDGE

TYP EAVE CROWN MOLDING

2X SUBFASCIA

1X FASCIA

2X8 OUTRIGGER @ 16" O.C. NAILED TO RAFTER TAIL

1/2" PLYWD SOFFIT W/ 2" VENTS 32" O.C. BED MOLDING

5/4 FREEZE DIES ONTO METAL ROOF STANDING SEAM OF METAL ROOF

2X8 RAFTERS 16" O.C.

BRACE ATTC KNEEWALL W/ 45# 2X4 BRACES @ 48" O.C. MAX.

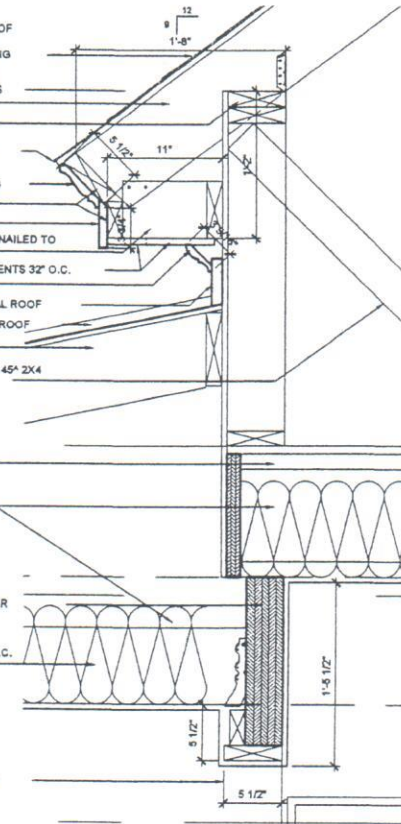
11" T.# 150'S @ 16" O.C. W/ TRUSJOIST RIMBOARD

R30 BATT INSULATION

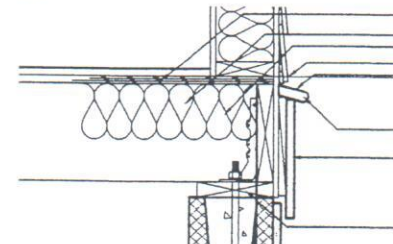
3-1/2"X 16" PARALLAM GIRDER

2X8 CEILING JOISTS @ 16" O.C. @ 9'-1" CEILING

PACK OUT GIRDER TO 5-1/2"



(6) WALL SECTION DETAIL



(5) DETAIL @ TYP SKIRTBD

(7) WALL SECTION 3

1" = 1' - 0"

Handwritten signature

A-7

#5 TIES @ 48" o.c.