



**AGENDA**  
**HISTORIC PRESERVATION BOARD**  
Lakeland City Hall, City Commission Chambers  
April 23, 2026, 8:30 A.M.

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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](mailto: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.

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- I. Call to order, determination of a quorum, and roll call
- II. Review and approval of the March 26, 2026 Historic Preservation Board meeting minutes
- III. Old Business:
  - A. Historic Lakeland, Inc. Watch List Report
    - i. 2430 New Jersey Road\*
    - ii. 632 Easton Street\*
    - iii. 2304 Carolina Avenue\*
    - iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
    - v. 412 N. Massachusetts Avenue\*
    - vi. 104-106 E. Main Street (Hartsell Building)
    - vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
    - viii. 321 W. Peachtree Street\*
    - ix. 809 Cornelia Avenue
    - x. 183 Lake Morton Drive (Wilsonian Apartments)
- IV. New Business:
  - A. Review and Approval of 2026 Historic Preservation Award Nominations
  - B. Historic Preservation Month Activities:
    - i. Historic Preservation Month Proclamation, May 1, 2026, 3:00pm, City Commission Chambers
    - ii. 2026 Historic Preservation Awards, May 11, 2026, 5:30pm, Polk Theatre
    - iii. Discover Your House History Workshop, May 21, 2026, 5:30pm, Lakeland Library, Main Branch
- V. Adjourn for Design Review Committee

\*Not located within a Historic District.

## MINUTES

### HISTORIC PRESERVATION BOARD

City Commission Chambers  
Thursday, March 26, 2026  
8:30 a.m.

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

The City of Lakeland Historic Preservation Board met in Regular Session; Bruce Anderson, Tracey Downey, Abigail Hunt-Tidwell, Ricardo Jimenez, 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, March 26, 2026 meeting of the Historic Preservation Board (“Board”) to order at 8:30 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 February 26, 2026 meeting minutes as presented. Ms. Natalie Oldenkamp seconded the motion. The motion passed 7—0. Mr. Ricardo Jimenez joined the meeting after this vote.

#### III. **Old Business:**

- A. Historic Lakeland, Inc. Watch List Report. Ms. Emily Foster provided the Board with an update on 417 Frank Lloyd Wright Way.
- i. 2430 New Jersey Road\*
  - ii. 632 Easton Street\*
  - iii. 2304 Carolina Avenue\*
  - iv. 417 Frank Lloyd Wright Way (C.W. Deen House)
  - v. 412 N. Massachusetts Avenue\*
  - vi. 104-106 E. Main Street (Hartsell Building)
  - vii. 121-123 N. Kentucky Avenue (Montgomery Ward Building)
  - viii. 321 W. Peachtree Street
  - i. 809 Cornelia Avenue

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

#### IV. **New Business:**

- A. Annual Review of By-Laws and the Rules of Procedure for the Historic Preservation Board. Mr. Chris Olson made a motion to approve staff’s recommended changes to the Rules of Procedure for the Historic Preservation Board. Cesar Perez seconded the motion and it passed 8—0.
- B. Announcement: Lake Morton Historic Home Tour this Saturday, March 28, 2026, 11:00am – 4:00pm, tour starts at Florida Southern College’s Frank Lloyd Wright Visitor Center.

#### V. **Adjourn for Design Review Committee.**

The meeting adjourned at 8:38 a.m.

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Chair, Historic Preservation Board

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Senior Planner, Historic Preservation



**AGENDA**  
**DESIGN REVIEW COMMITTEE**  
Lakeland City Hall, City Commission Chambers  
April 23, 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 March 26, 2026 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. [HPB26-046 – 309 Ariana Street](#) – Final Approval requested to construct a new single-family house at the subject address. Owner: Line Flooring & Remodeling LLC. Applicant: Osbel Diaz.**
- V. Other Business: None
- VI. Adjournment.

## MINUTES

### DESIGN REVIEW COMMITTEE

City Commission Chambers

Thursday, February 26, 2026

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 members Tracey Downey and Abigail Hunt-Tidwell were 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 8:38 a.m. The Committee roll call was performed and a quorum was present.

#### **II. Review and Approval of the Previous Meeting Minutes**

Chris Olson made a motion to approve the February 26, 2026 minutes as presented. Dr. Bruce Anderson seconded the motion. The motion passed 6—0. Ms. Marlana Alvarez joined the meeting after this vote.

#### **III. Review of Certificates of Review administratively approved.**

A list of sixteen (16) administratively approved Certificate of Review projects covering the period 2/17/26-3/16/26 was included with the agenda packet. Ms. Foster provided the Board with updates on items #6 and #16 of the staff Certificates of Review administratively approved list. 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.** HPB26-033 – 832 Central Avenue – Final Approval requested to replace the siding on the house at the subject address. Owner: WHPH Investments LLC.  
Applicant: Brad Wagner.

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 lot at the southeast corner of South Central Avenue and West Marjorie Street that is 0.29 acres in size. This property contains a one-story, single-family house built in 1952, which is a contributing building in the Lake Hunter Terrace Historic District. The house on this lot is a mixture of the Frame Vernacular and early Ranch architectural styles, expressed by its hipped roof, integrated front porch, and one-over-one double-hung sash wood windows.

The single-vehicle, front-facing garage has been enclosed. The house is clad in Dutch (drop lap) lap siding with an approximate 6-inch exposure. The Applicant requests to cover the existing siding and install HardiePlank lap siding. Hardie trim will also be used for window and door openings and corner boards.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #2, #5, #6, #9 and #10, and Chapter 6 of the Design Guidelines for Historic Properties. While the repair or replacement of small areas of siding may be reviewed and approved by staff, the wholesale replacement of all exterior wall cladding requires the review and approval of the Design Review Committee. Staff recommends:

1. Denial of the request as submitted.
2. Final approval of wood replacement siding that matches the Dutch lap profile and dimension of the existing siding and trim, or repair of existing siding and trim with matching material.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Brad Wagner present in support of the request. A discussion ensued among the Applicant, Board and staff regarding vinyl siding.

**MOTION: Final approval as recommended by staff with the conditions stated. (B. Anderson/R. Jimenez, 7—0).**

- C. HPB26-037 – 1107 Biltmore Place** – Final Approval requested to install new siding over the existing siding and replace eleven windows on the house at the subject address. Owner: Savannah Osteen. Applicant: Steve Blake, Heart in Home Construction.

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 an interior lot (Biltmore Park Subdivision, Block 4, Lot 11) that is 0.18 acres in size. This property contains a one-story, single-family house built circa 1949, which is a contributing building in the Biltmore-Cumberland Historic District. The house on this lot exhibits the Frame Vernacular architectural styles, expressed by its side gabled roof, integrated front porch, and a combination of wood, aluminum, and vinyl double-hung sash windows with a one-over-one lite configuration. A single-vehicle carport is located on the right side of the house. The house is clad in wavy asbestos shingle siding. The Applicant requests to cover the existing siding with vapor barrier and install HardiePlank lap siding. Hardie trim will also be used for window and door openings and corner boards. The exposure of the HardiePlank siding was not indicated. Also requested is the replacement of eleven aluminum and vinyl double-hung sash windows with a one-over-one lite appearance with seven vinyl single-hung sash windows with a one-over-one lite appearance and four vinyl slider windows. The Applicant obtained an asbestos survey report by Eco Mold Testing LLC, which found asbestos present in the Transite siding shingles. The report recommended the asbestos be abated and disposed of by a Florida-licensed Asbestos Contractor prior to renovation activities. However, the Applicant has stated that the inspector for Eco-Mold Testing LLC indicated that HardiePlank lap siding can be installed over the asbestos siding without issue. The Applicant has begun installation of the

HardiePlank siding on the rear and side of the house without a Certificate of Review or Building Permit, but has not been cited by Code Enforcement.

Ms. Foster stated that the request was evaluated using Article 11 of the Land Development Code, Secretary of the Interior's Standards #2, #4, #5, #6, #9 and #10, and Chapter 6 of the Design Guidelines for Historic Properties. While the repair or replacement of small areas of siding may be reviewed and approved by staff, the wholesale replacement of all exterior wall cladding requires the review and approval of the Design Review Committee. Staff finds that the wavy asbestos shingle siding on the subject house appears to be in relatively good condition with minor damage to a few , and should therefore be preserved and repaired instead of covered with new siding according to the Design Guidelines. Fiber-cement lap siding is not an acceptable replacement for the asbestos siding shingle according to the Design Guidelines, as the HardiePlank lap siding that was requested does not produce the wavy profile of the existing shingle siding. However, there are manufacturers that produce a fiber-cement wavy shingle siding (WeatherSide™ Purity™ siding shingle by GAF is one) that would be an appropriate replacement if individual asbestos shingles are damaged and need replacing. Additionally, corner boards would be used with lap siding, which are not currently featured on the subject house with shingle siding. With regard to the window replacement request, staff finds that the windows being replaced are not historic, and the vinyl single-hung sash replacement windows are consistent with the Design Guidelines. However, staff recommends replacing the four double-hung sash windows on the rear elevation with single-hung sash windows instead of horizontal slider windows.

Ms. Foster stated staff recommends:

1. Denial of the request to cover the existing wavy asbestos shingle siding as submitted.
2. Final approval of the window replacement, with the following conditions:
  - a. Use single-hung vinyl windows with a one-over-one lite configuration instead of horizontal slider windows on the rear elevation.
  - b. All replacement windows shall match the opening size, have an adequate recess to provide a shadow line, and have dimensional mullions for paired windows.

Chair Porter asked if the applicant had any additional comments or questions. Mr. Steve Blake and Ms. Savannah Osteen were present in support of the request.

In response to Chair Porter, Mr. Blake stated he does not agree with staff's recommendation.

A lengthy discussion ensued among the Applicant, homeowner, Board and staff regarding the windows and HardiePlank siding.

Ms. Marlana Alvarez made a motion for approval of the HardiePlank lap siding as requested and installed. Dr. Bruce Anderson seconded the motion and it passed 6—1. Mr. Cesar Perez voted against the motion.

**MOTION: Final approval of the HardiePlank lap siding as requested and installed by the Applicant (M. Alvarez/B. Anderson, 6—1).**

A lengthy discussion ensued among the Applicant, Board and staff regarding the recommended window conditions and building permit process for homes within the Historic District.

Mr. Ricardo Jimenez made a motion for approval of the request as submitted with condition 2b as recommended by staff. Ms. Natalie Oldenkamp seconded the motion and it passed 7—0.

**MOTION: Final approval of the request as submitted with condition 2b as recommended by staff. (R. Jimenez/N. Oldenkamp, 7—0).**

**V. Other Business: NONE**

**VI. Adjournment:** There being no further business, the meeting was adjourned at 10:09 a.m.

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Chair, Design Review Committee

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Senior Planner, Historic Preservation

Number Location Description	Milestone	Approved
<a href="#">HPB26-020</a> 1807 PAWNEE TRL, LAKELAND, FL 33803 Replacing 4 non-historic windows, size for size, on the left and right sides of the house with 9 lite over 1 lite/full screen/fiberglass double-hung sash Colonial grid white color to match the other windows.	Certificate of Review Issued with Conditions	03/17/26
<a href="#">HPB26-047</a> 818 TENNESSEE AVE S, LAKELAND, FL 33801 Building new fence exactly where our old fence is, we have the new materials, wood just like the old fence.	Certificate of Review Issued	03/19/26
<a href="#">HPB26-048</a> 1704 COMANCHE TRL, LAKELAND, FL 33803 Replacement of the failing vinyl siding with smooth hardie board on the following areas of the subject house: Bay window area; 4 gables; 2 dormers.	Certificate of Review Issued	03/17/26
<a href="#">HPB26-049</a> 413 MAXWELL ST W, LAKELAND, FL 33803 Installation of an in-ground swimming pool in rear yard of subject property. Not visible from the street.	Certificate of Review Issued	04/06/26
<a href="#">HPB26-050</a> 801 FLORIDA AVE S, LAKELAND, FL 33801 Face change of existing tenant panel sign and wall sign for Establish 37 Salon. No change in sign size/type.	Certificate of Review Issued	03/31/26
<a href="#">HPB26-051</a> 620 PARK ST E, LAKELAND, FL 33803 Replace 17 aluminum frame awning windows within 7 window openings with white vinyl single hung windows, size for size (FL#10465-9).	Certificate of Review Issued with Conditions	04/01/26
<a href="#">HPB26-052</a> 717 FRANK LLOYD WRIGHT WAY, LAKELAND, FL 33803 GARAGE STRUCTURE EXTERIOR WAS UPDATED WITH NEW PAINT, WINDOWS, DOORS, RE-ROOF, REPAIR AND/OR REPLACE WOOD NOVELTY LAP SIDING, STAIRS WERE ALSO PAINTED TO MATCH HOUSE. ALL UPDATES WERE DONE TO MATCH THE MAIN HOUSE ASTHETICS.	Certificate of Review Issued	04/01/26
<a href="#">HPB26-053</a> 322 INDIANA AVE S, LAKELAND, FL 33801 To complete the wooden fence that is currently on 1/2 of the property. On the back and the side of the property, a 6 foot wooden fence will be placed on the property line. There will be a wood box around the neighbors tree that has grown onto my property and broken my existing chain link fence. On the front side of the property, facing Indiana Avenue, I want to put a rolling wooden 4 foot gate with an electronic post, for easy, private access to the property.	Certificate of Review Issued	04/01/26
<a href="#">HPB26-055</a> 407 PUEBLO TRL, LAKELAND, FL 33803 Replace 15 windows size for size. The existing aluminum single-hung sash windows are no longer operable and parts are no longer available to repair these windows. Replacing with 15 vinyl double-hung sash windows (FL# 5167).	Certificate of Review Issued with Conditions	04/08/26

[HPB26-056](#)

208 LAKE AVE S, LAKELAND, FL 33801

RejuvaNu Medspa and Wellness ground sign made out of aluminum and vinyl. Sign area = 16.5 SF. Sign posts are 3 inches wide and 5 feet tall. Non-lighted.

Certificate of Review Issued

04/08/26

[HPB26-057](#)

320 PATTERSON ST W, LAKELAND, FL 33803

I would like to simply move my existing driveway fence forward to the front of the house in the line in the picture provided. There will be no real changes to the fence, except the gate opening will be wider (from 6 feet currently to 10-12 feet) to allow for my car to drive through to the back of the house. The current is a standard wooden fence and is pictured in the pic with a line.

Certificate of Review Issued

04/16/26

**Total Planning Projects Approved: 11**



**HISTORIC PRESERVATION BOARD  
DESIGN REVIEW COMMITTEE  
STAFF REPORT  
April 23, 2026**

<b>Project #</b>	<b>HPB26-046</b>
<b>Project Type</b>	<b>New Construction of a Single-Family House</b>
<b>Property Address; Historic Name</b>	<b>309 Ariana Street N/A</b>
<b>Historic District; FMSF#</b>	<b>Dixieland Historic District; N/A</b>
<b>Owner/Applicant</b>	<b>Line Flooring &amp; Remodeling LLC / Osbel Diaz</b>
<b>Zoning; Context District; Future Land Use; SPI</b>	<b>RA-4; Urban Neighborhood; Residential Medium; Dixieland SPI</b>
<b>Existing Use</b>	<b>Residential</b>
<b>Adjacent Properties</b>	<b>Residential</b>
<b>Previous Approvals</b>	<b>New single-family house, 2/23/2017 (HPB17-019); New single-family house, 11/21/2019 (HPB19-214)</b>

**REQUEST**

The Applicant requests approval to build a one-story, single-family house on the subject property.

**SUMMARY OF BACKGROUND INFORMATION**

The subject property a historically platted lot (Dixieland, Block R, Lot 20) that consists of 0.14 acres (50 feet wide by 125 feet deep); this lot is currently vacant and has alley access at the rear of the property.

The Applicant requests to build a one-story, single-family house consisting of approximately 1,724 square feet of living area. The home will feature a neo-traditional aesthetic reflecting the Frame Vernacular and Bungalow architectural styles, such as a gabled roof and hipped roof front porch supported by square columns on brick plinths, windows with a one-over-one lite configuration, and a front entry consisting of a four-lite front door. The house plan features an integrated porch on the rear elevation of the house. A 40-foot wide paver driveway is proposed to be installed in the rear yard, which will be accessed from the alley. A paver walkway will be installed at the east side and front of the house to connect the rear driveway to the front of the house. Materials proposed for the new house include:

<b>Scope</b>	<b>Material</b>
Foundation	Concrete stem wall foundation raised 21 inches above grade (at front porch)
Exterior Cladding	Hardie board-and-batten siding with stucco or cementitious cladding on foundation; Hardie trim and casing
Windows	Vinyl single-hung sash windows
Doors	Glazed steel entry doors; vinyl or metal sliding glass doors on rear elevation.
Roof	Fiberglass or asphalt architectural shingles on 4/12 pitch roof.
Fascia/Soffit	Hardie fascia; aluminum soffit
Porch	Concrete floor and steps; Pressure treated wood columns with pre-cast concrete capitals and brick veneered plinths.

The site plan proposed for the proposed new construction shows orientation of the home’s front façade towards Ariana Street. The proposed building setbacks for the house meet the Land Development Code’s

Urban Neighborhood Standards; however, the porch depth at six (6) feet must be increased to eight (8) feet to meet the Urban Neighborhood Standards.

#### **APPLICABLE GUIDELINES:**

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

The following *Standards* apply to this request:

Standard #9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Standard #10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following *Design Guidelines* apply to this project:

Chapter 4: Historical Development Patterns and New Construction  
Sub-Chapter 4.6: New Residential/Infill Construction.

- The scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Building Form – the front façade of buildings should be closely aligned with other buildings on the block to maintain a uniform setback; consistent spacing of buildings maintains rhythm of historic neighborhood development pattern; the height-to-width ratio of street facing façade should be compatible with adjacent buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

#### **ANALYSIS:**

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Adjacent to the subject property along Ariana Street are several one-story houses that exhibit the Bungalow architectural style. Staff finds that the proposed new house is compatible in massing and scale to contributing Bungalow houses found throughout the Dixieland Historic District. The scale and proportion of the architectural elements of the house, including roof pitch and floor-to-ceiling heights, is also compatible with adjacent structures.

Staff finds that the proposed materials are consistent with residences in the surrounding neighborhood and the Design Guidelines. The design of the house displays a neo-traditional style that is compatible with the architectural character of the District. Features such as the hipped porch supported simply-designed

columns, board-and-batten siding, and windows with a one-over-one lite configuration are consistent with historical architectural styles found in the neighborhood, as well as the Design Guidelines. Staff suggests using a half or quarter lite front door with rectangular glass instead of the four-lite door proposed, as the proposed door is stylistically a contemporary Mid-Century Modern style door.

Finally, the proposed placement of the house on the lot is consistent with the Design Guidelines and Urban Neighborhood Standards in terms of orientation and building setbacks. As mentioned previously, to comply with the Urban Form Standards, the depth of the front porch must be increased to eight (8) feet. The front yard building setback at 20 feet is compatible with the houses adjacent to the subject property; 305 Ariana Street to the east of the subject property is setback approximately twenty-one (21) feet from the property line and 315 Ariana Street to the west of the subject property is setback approximately eighteen (18) feet from the property line. Staff finds the 40-foot wide parking area at the rear of the house to be out of scale and dimension with historical driveways and parking pads and recommends reducing the width to twenty (20) feet and placed in line with the walkway on the east side of the house.

**STAFF RECOMMENDATION:**

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Final approval of the request with the following conditions, to be reviewed and approved by staff prior to permitting:

1. Windows must be recessed to provide a shadow line and not installed flush to the exterior wall surface. Windows also must include historically appropriate trim, including header and sill.
2. Paired windows must have a mullion in between window units of at least 4 inches wide.
3. Submittal of an exterior paint palette.
4. Increase depth of the front porch to eight (8) feet.
5. Reduce width of the driveway area to twenty (20) feet.

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



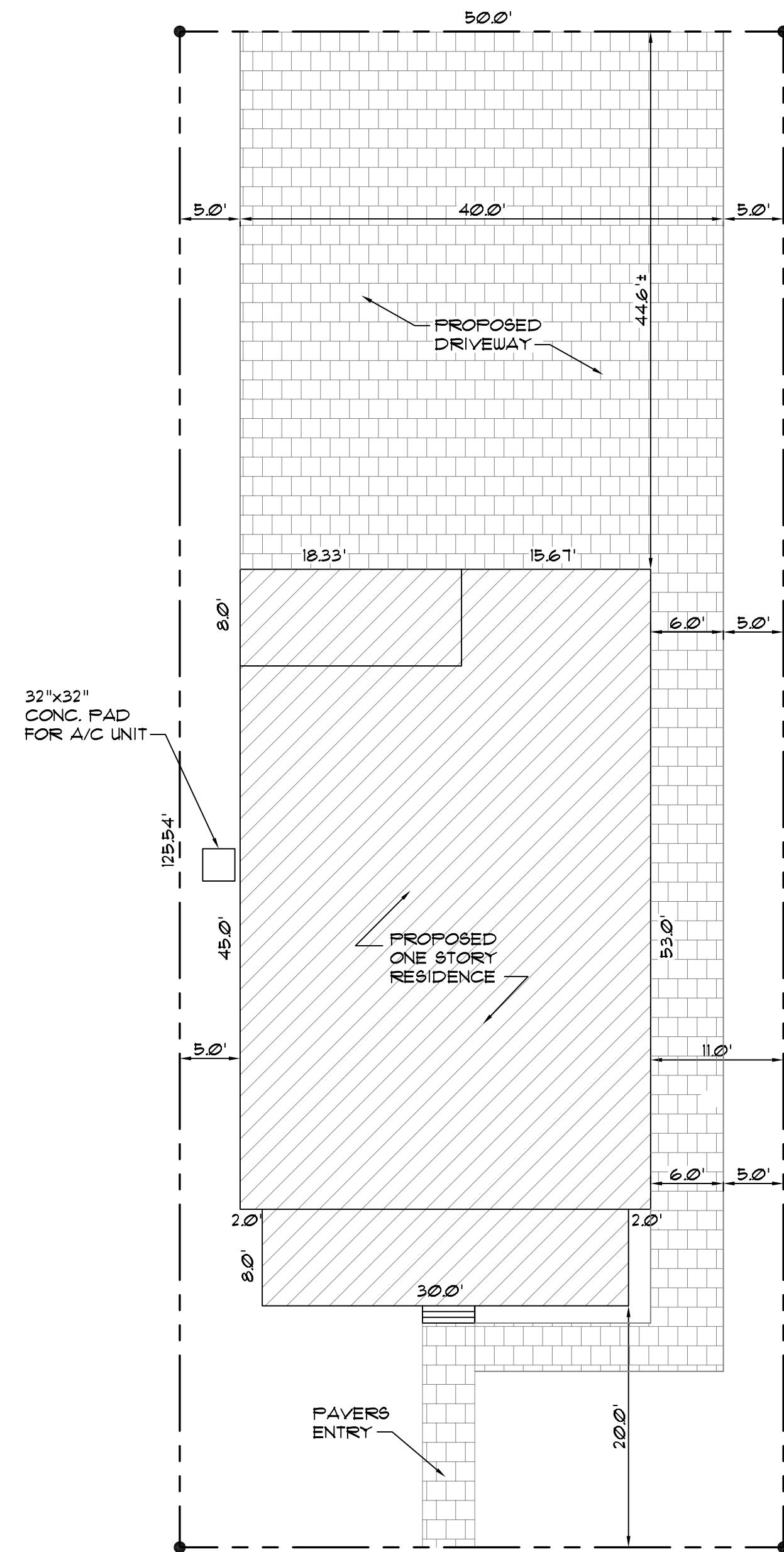
### ABBREVIATIONS

A.B.	ANCHOR BOLT	ELEV.	ELEVATION
ACT	ACOUSTICAL CEILING TILE	EMER	EMERGENCY
A.F.F.	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	F.A.	FIRE ALARM
BLDG.	BUILDING	F.D.	FLOOR DRAIN
BLK	BLOCK	F.D.C.	FIRE DEPARTMENT CONNECTION
BLK.G.	BLOCKING	FDN.	FOUNDATION
BM.	BEAM	F.E.	FIRE EXTINGUISHER
BOT.	BOTTOM	F.E.C.	FIRE EXTINGUISHER CABINET
BTUN.	BETWEEN	FF.	FINISH FLOOR
B.U.R.	BUILT UP ROOFING	F.H.C.	FIRE HOSE CABINET
B.W.	BOTH WAYS	FIN.	FINISH
		FL.	FLOW LINE
C.J.	CONTROL JT.	FLR.	FLOOR
CLG.	CEILING	FLUOR.	FLUORESCENT
CLKG.	CAULKING	FND.	FOUNDATION
CLR.	CLEAR	F.O.B.	FACE OF BRICK
CMU.	CONCRETE MASONRY UNIT	F.O.C.	FACE OF CONCRETE
COL.	COLUMN	F.S.	FULL SIZE
CONC.	CONCRETE	FT.	FOOT OR FEET
CONN.	CONNECTION	FTG.	FOOTING
CONSTR.	CONSTRUCTION	FURR.	FURRING
CONT.	CONTINUOUS		
C.T.	CERAMIC TILE		
		GA.	Gauge
DEG.	DEGREE	GALV.	GALVANIZED
DET./DTL.	DETAIL	G.C.	GENERAL CONTRACTOR
D.F.	DRINKING FOUNTAIN	G.L.	GLASS
DIAG.	DIAGONAL	GR.	GRADE
DIA.	DIAMETER	GYP.	GYP. BOARD
DN.	DOWN	GYP. BD.	GYP. BOARD
D.S.	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.	HOUR
		HT.	HEIGHT
EL. ELEV.	ELEVATION	HVAC	HEATING, VENTILATION AND AIR CONDITIONING
ELEC.	ELECTRICAL		
I.D.	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
		S.C.	SOLID CORE
LAB.	LABORATORY	SCHED.	SCHEDULE
LAM.	LAMINATE	SECT.	SECTION
LAV.	LAVATORY	S.F.	SQUARE FOOT
LT.	LIGHT	SHT.	SHEET
		SIM.	SIMILAR
MAX.	MAXIMUM	SPEC.	SPECIFICATION
MECH.	MECHANICAL	SQ. OR #	SQUARE
MEMB.	MEMBRANE	S.S.	STAINLESS STEEL
MFR.	MANUFACTURER	STAGG.	STAGGERED
M.H.	MANHOLE	STD.	STANDARD
MIN.	MINIMUM	STIFF.	STIFFENER
MISC.	MISCELLANEOUS	STL.	STEEL
M.O.	MASONRY OPENING	STRUC.	STRUCTURAL
MTL.	METAL	SUSP.	SUSPENDED
MUL.	MULLION		
		TR	TREAD
N	NORTH	T & B	TOP AND BOTTOM
N.I.C.	NOT IN CONTRACT	TER	TERRAZZO
NO.	NUMBER	T & G	TONGUE & GROOVE
NOM.	NOMINAL	THK.	THICK
N.T.S.	NOT TO SCALE	T/	TOP OF
		TYP.	TYPICAL
O.C.	ON CENTER		
O.D.	OUTSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED

### SYMBOLS LEGEND

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

# NEW RESIDENCE AT 309 ARIANA STREET, LAKELAND, FL 33803



ARIANA STREET

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

### 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 Engineers' 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-310)
- 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 Structures", 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 530I
- 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)M5 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.
- General Contractor shall review and approve Shop Drawings before submitting to the Engineer, otherwise they will be rejected.
- 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: B
- ENCLOSURE CLASSIFICATION & INTERNAL PRESSURE COEFF.: ENCLOSED (+0.18)
- COMPONENTS & CLADDING:
  - ROOF : (+16.1/-30.3) PSF
  - WALLS : (+33.7/-30.7) PSF

#### DRAWING INDEX

SHEET	DESCRIPTION
C1	COVER SHEET, SITE PLAN
A1	FOUNDATION PLAN
A2	FLOOR PLAN
A3	ROOF PLAN
A4	ELEVATIONS
A5	SECTIONS & DETAILS
E1	ELECTRICAL PLAN

△	XX-XX-XX
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### REVISIONS

DATE | ISSUE

NEW RESIDENCE AT  
309 ARIANA STREET  
LAKELAND, FLORIDA

PROJECT

C1

DRAWING

DRAWN LIZANDRA

CHECK J.O.

2026.01

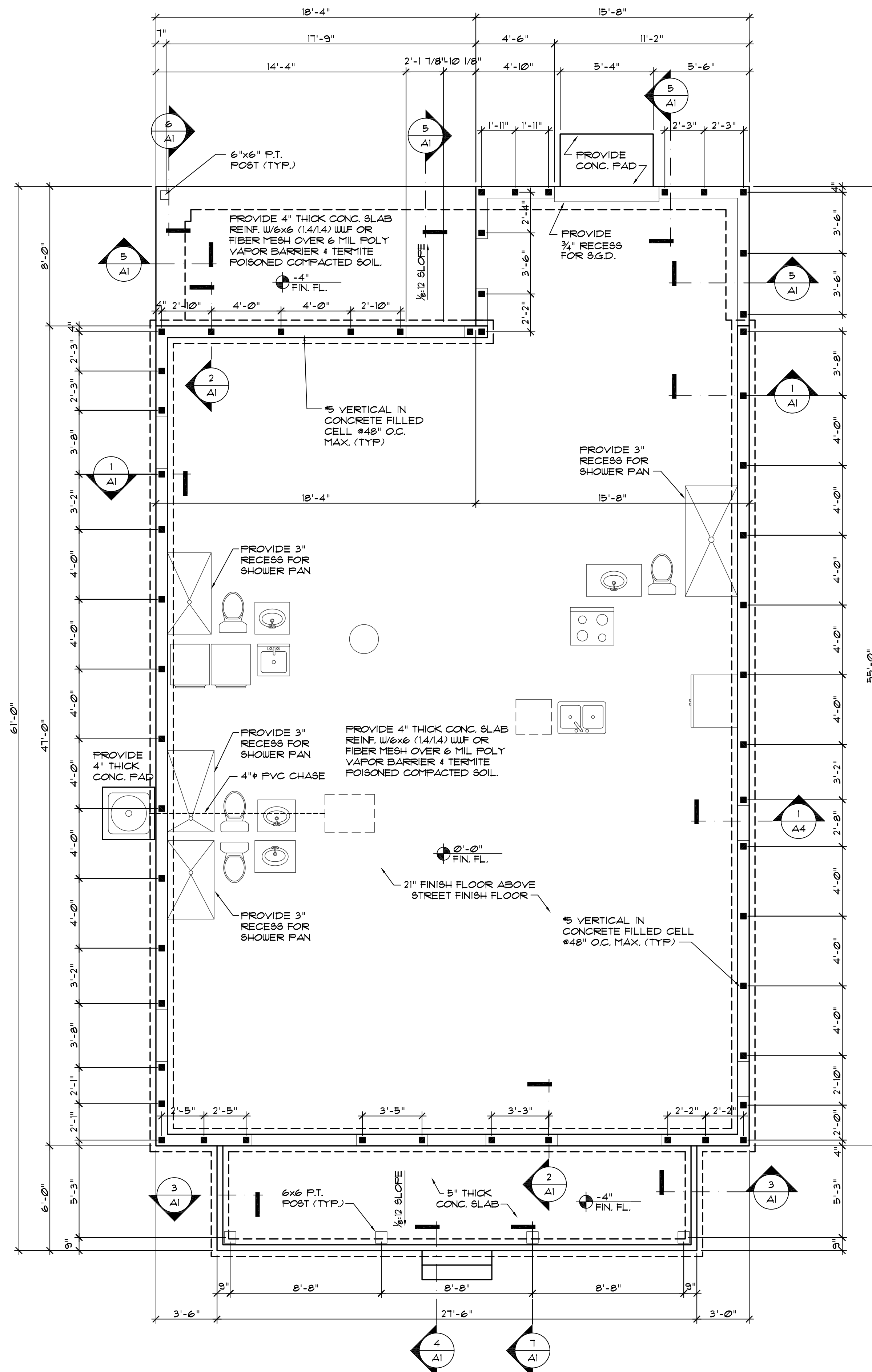
PROJECT NO.

DATE 01-26-26

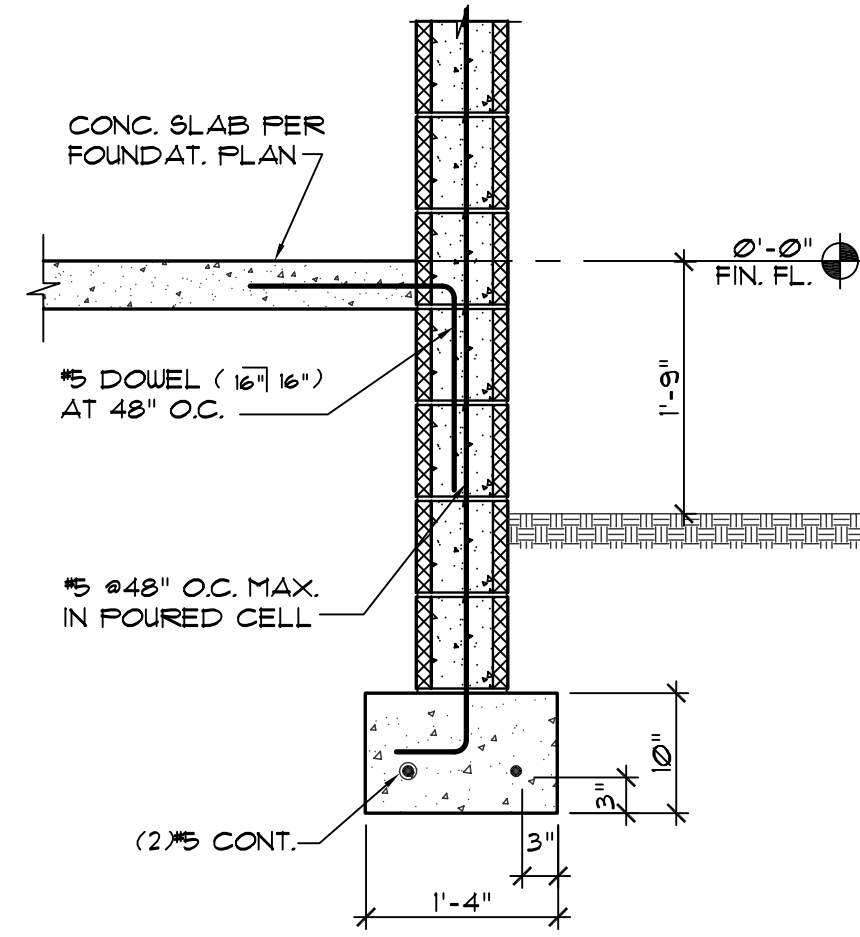
LG

DESIGN & DRAFTING LLC

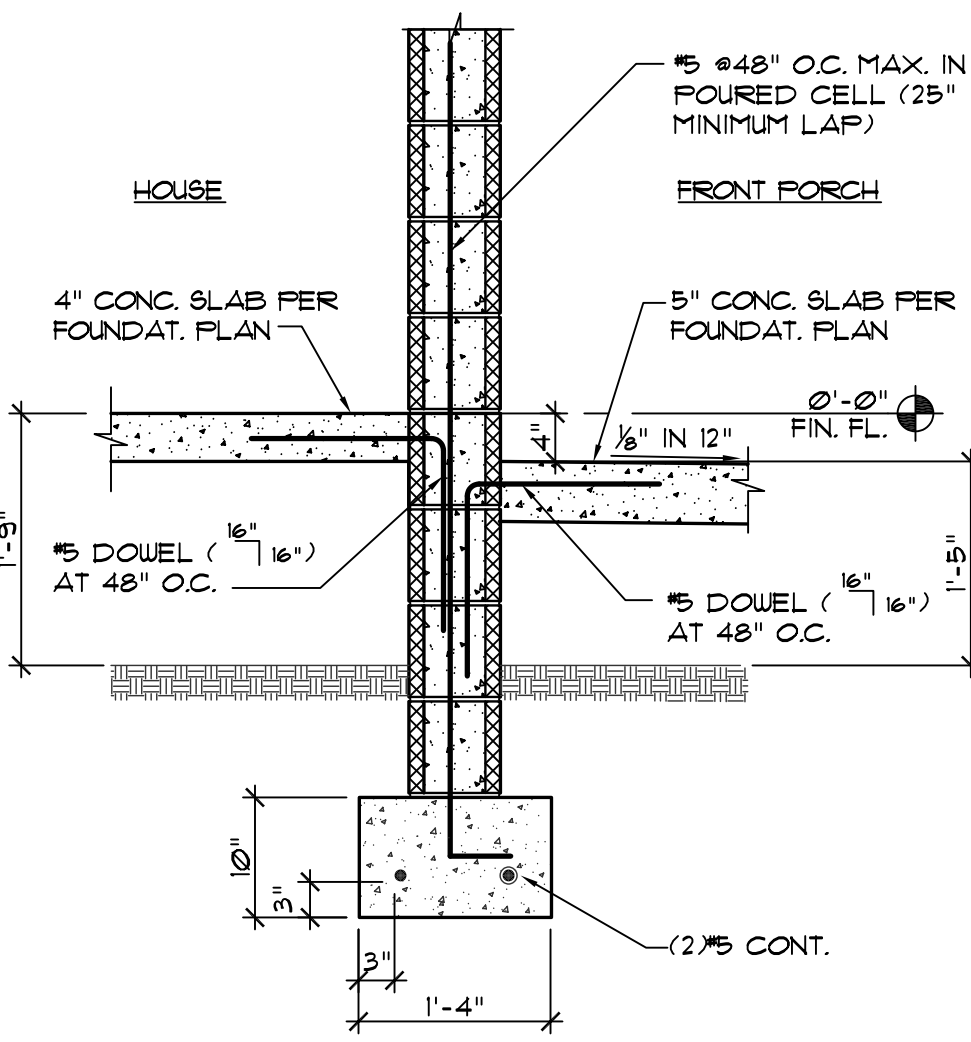
1746 CRYSTAL LAKE DR  
LAKELAND, FL 33801  
PH. (786) 445-1655



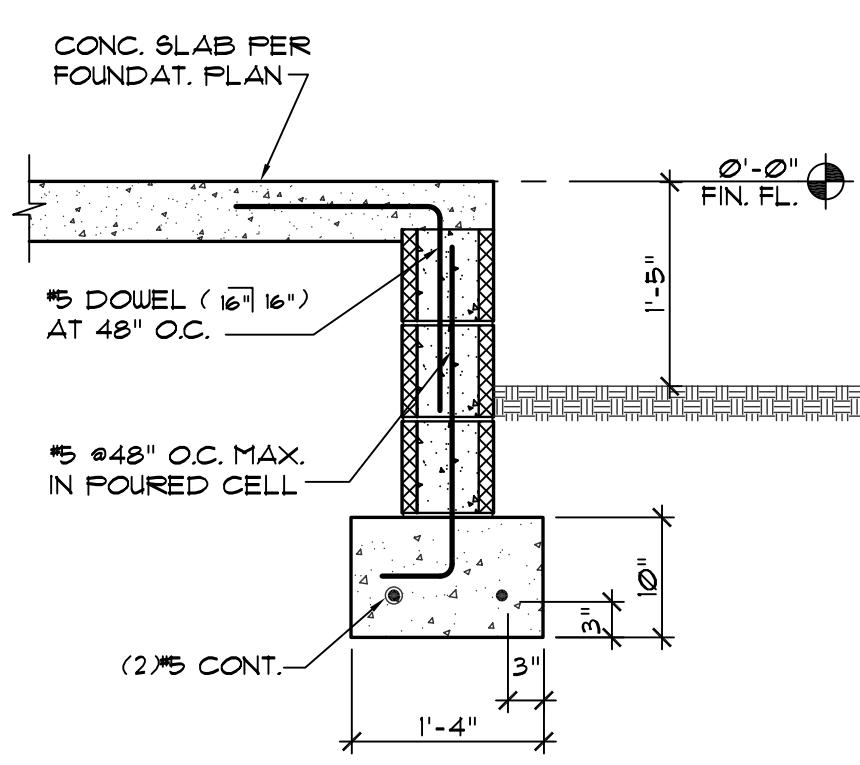
**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



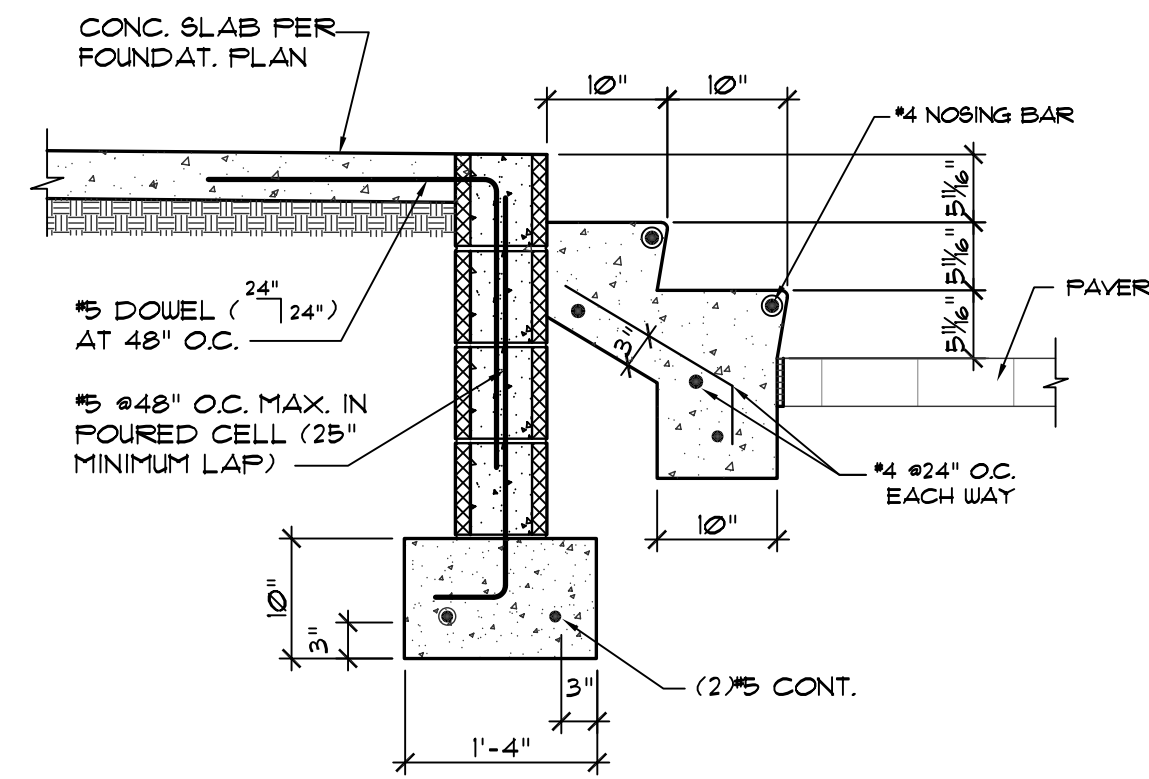
**1 SECTION**  
SCALE: 3/4"=1'-0"



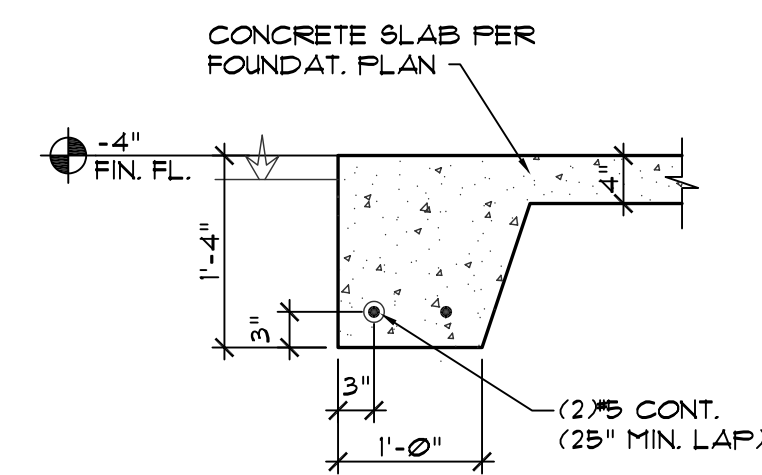
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SCALE: 3/4"=1'-0"



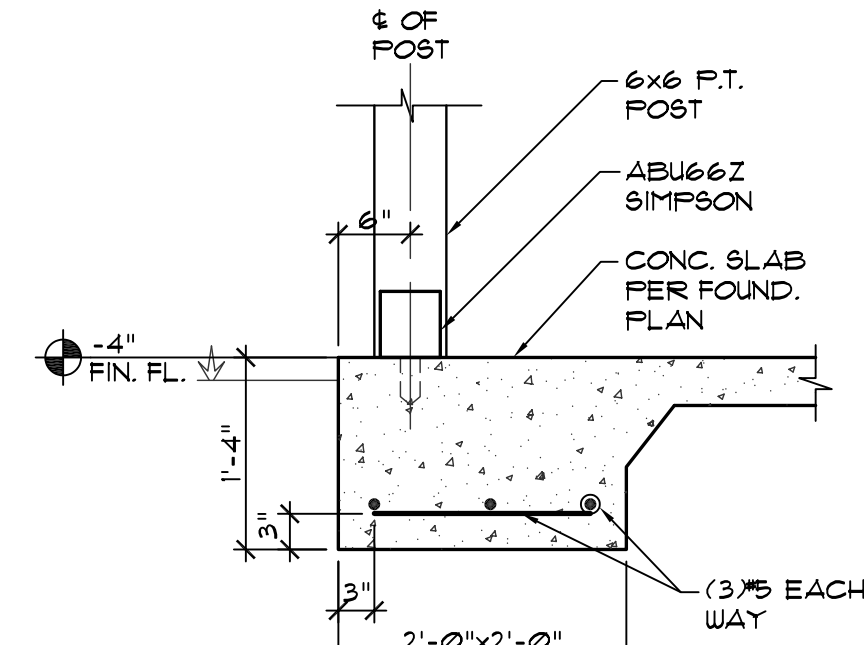
**3 SECTION**  
SCALE: 3/4"=1'-0"



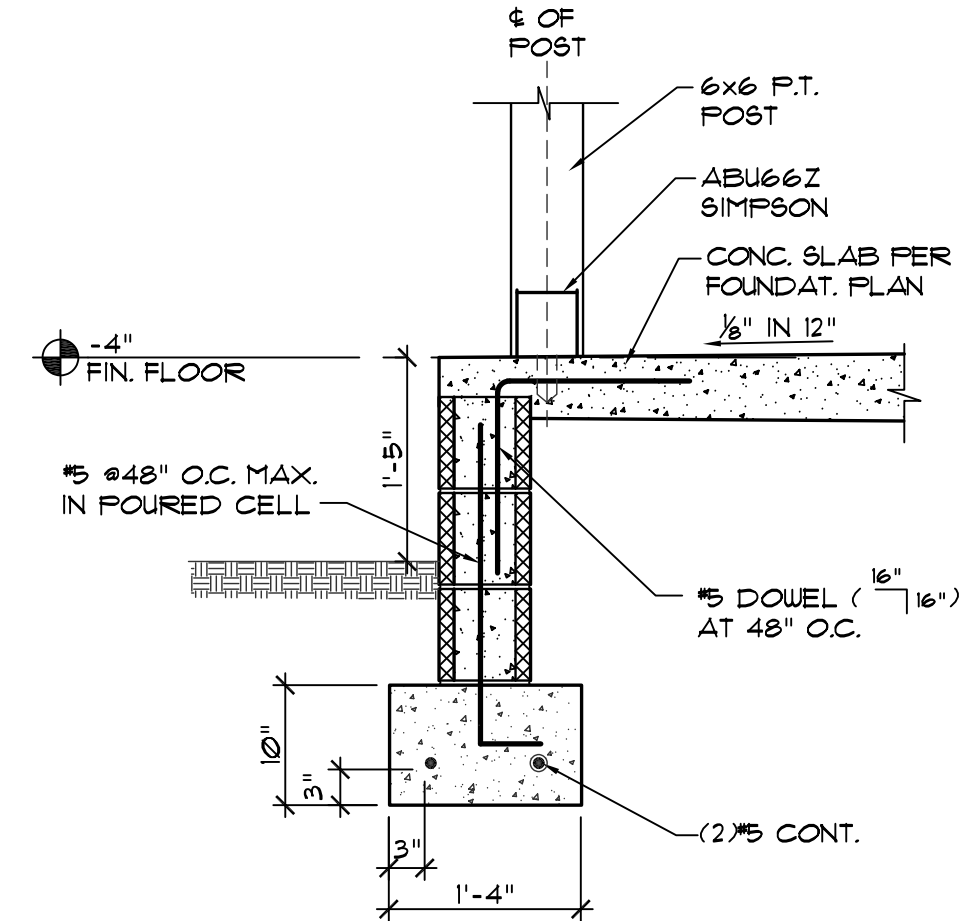
**4 SECTION**  
SCALE: 3/4"=1'-0"



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



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



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

**CORNER FOOTING PLAN DETAIL**  
SCALE: 3/4"=1'-0"

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

△ XX-XX-XX

REVISIONS

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NEW RESIDENCE AT  
309 ARIANA STREET  
LAKELAND, FLORIDA

PROJECT

A1

DRAWING

DRAWN LIZANDRA

CHECK J.O.

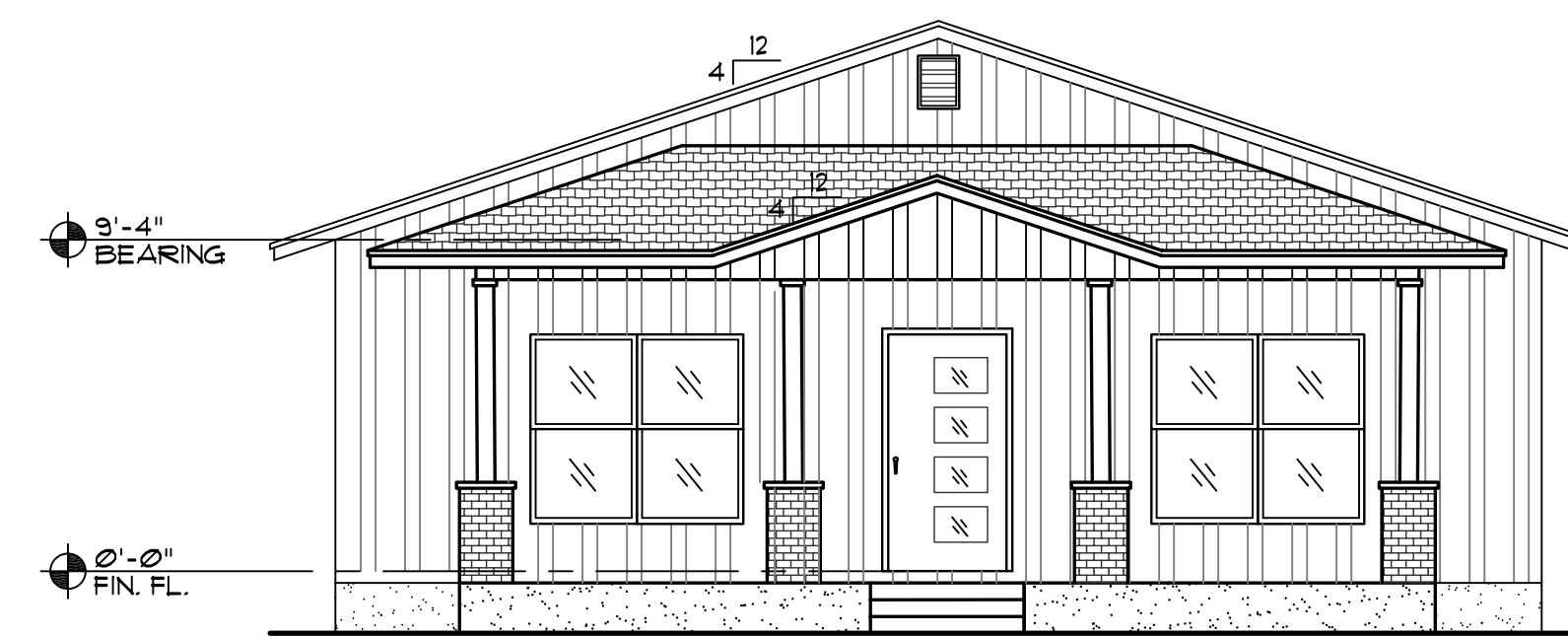
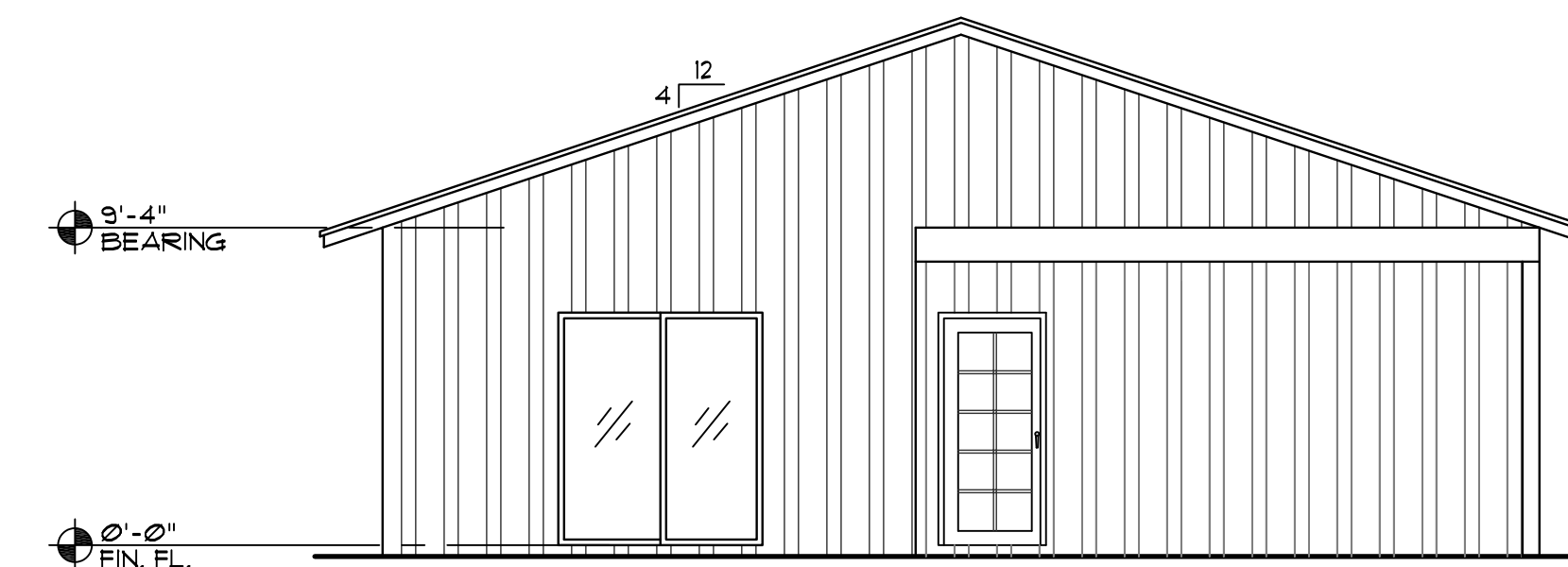
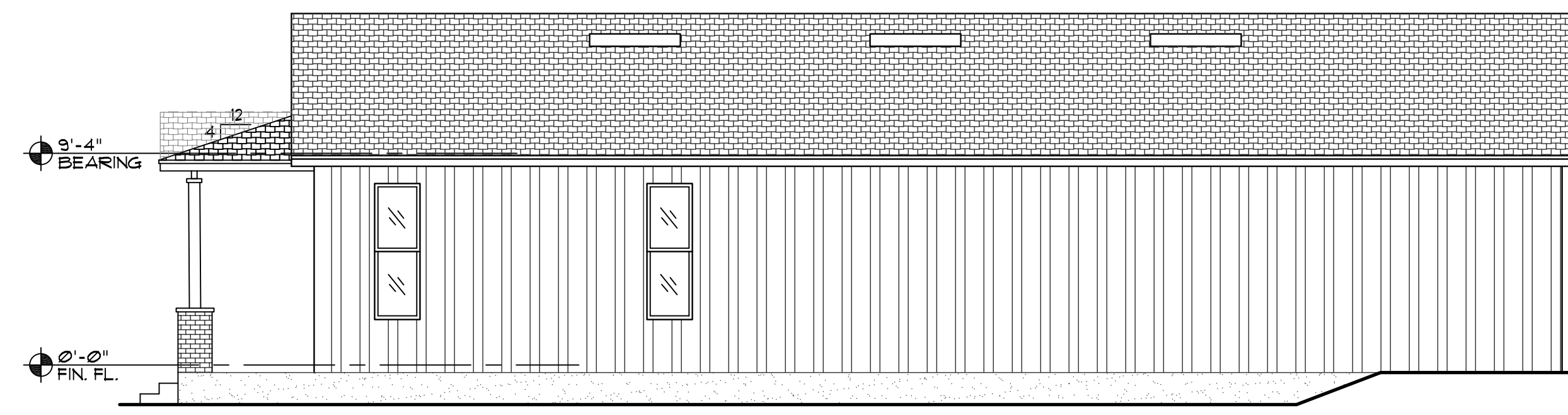
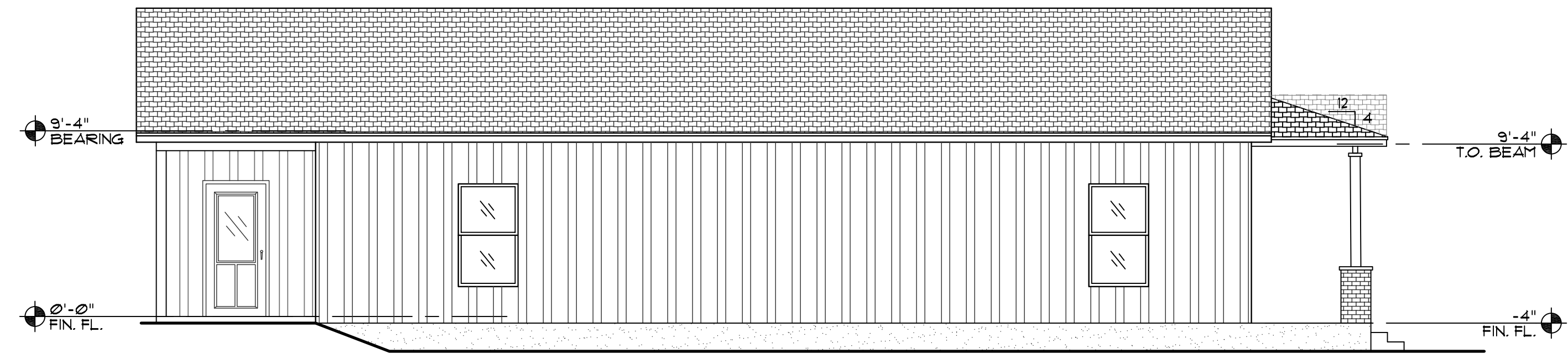
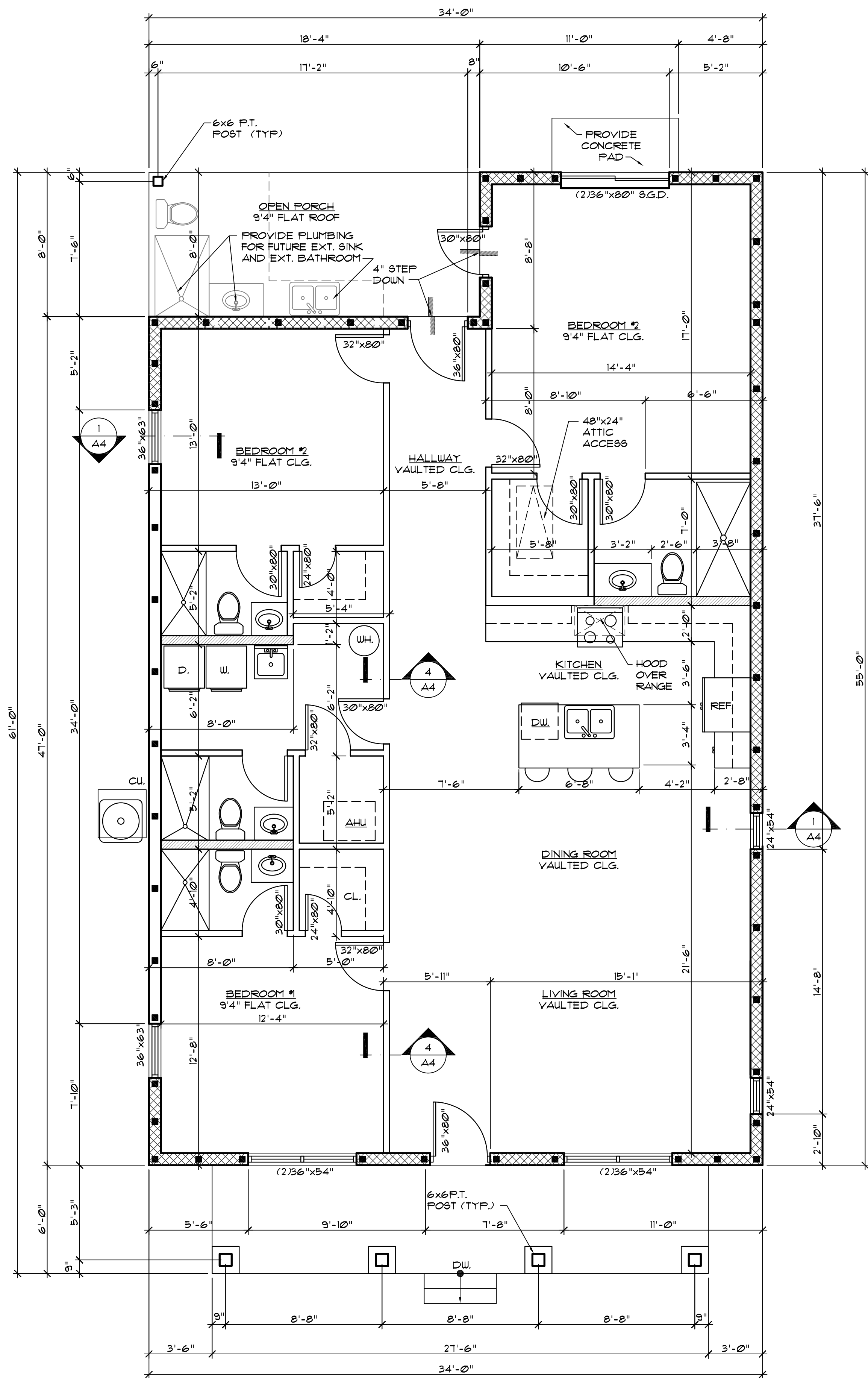
2026.01  
PROJECT NO.

DATE 01-26-26

**LG**  
DESIGN & DRAFTING LLC

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**PLUMBING FIXTURES:**

1. A TOILET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY.
2. A TOILET SHALL NOT BE SET CLOSER THAN 30" CENTER TO CENTER FROM ADJACENT FIXTURE.
3. CLEARANCE IN FRONT OF A TOILET SHALL NOT BE LESS THAN 21" TO ANY WALL, FIXTURE OR DOOR.

**WINDOW NOTES:**

1. ALL EGRESS WINDOW SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MIN. NET CLEAR WIDTH SHALL BE 20".
2. WINDOWS SHALL HAVE DIMENSIONAL MUNTINS MOUNTED TO THE EXTERIOR GLASS, AND EACH WINDOW UNIT MUST BE RECESSED AT LEAST 2 INCHES FROM THE EXTERIOR WALL SURFACE - NOT FLUSH MOUNTED. THESE SPECIFICATIONS SHOULD BE NOTED IN THE FLORIDA PRODUCT APPROVAL SHEET.

BUILDING AREA	
FLOOR A/C AREA	1,724 S.F.
FRONT PORCH	165 S.F.
REAR PORCH	141 S.F.
TOTAL UNDER ROOF	2,030 S.F.

WALL SCHEDULE	
SYMBOL	DESCRIPTION
	8" CMU WALL WITH 1/2" GYP BD. ON 1xPT. FURRING @24" O.C. AT INTERIOR & 1/2" STUCCO FINISH AT EXTERIOR (NO INTERIOR FINISH IN GARAGE)
	2x4 WOOD STUDS (UNO.) @24" O.C. WITH 1/2" GYP BD. EACH SIDE (INT. PARTITION)
	2x6 WOOD STUDS (UNO.) @24" O.C. WITH 1/2" GYP BD. EACH SIDE (INT. PARTITION)

PRODUCT APPROVAL		
PRODUCT	MANUFACTURER	PROD. APP. #
EXT. DOOR	JELD WEN	FL 125093
WINDOWS	FLY GEN WINDOWS	FL 140391
SIDING	JAMES HARDIE	FL 10411
ROOF SHINGLES	TAMKO	FL 103551
ROOF UNDERLAYMENT	GAF	FL 100201
SOFFIT	KAYCAN	FL 245642
OFF RIDGE VENT	MILLENNIUM METALS INC.	FL 256811
LINTEL	CAST CRETE	FL 1501

△	XX-XX-XX
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**REVISIONS**

DATE | ISSUE

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NEW RESIDENCE AT  
309 ARIANA STREET  
LAKELAND, FLORIDA

**PROJECT**

**A2**

**DRAWING**

DRAWN **LIZANDRA**

CHECK **J.O.**

2026.01

**PROJECT NO.**

DATE **01-26-26**

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NEW RESIDENCE AT  
309 ARIANA STREET  
LAKELAND, FLORIDA

PROJECT

DRAWING **A3**

DRAWN LIZANDRA

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2026.01  
PROJECT NO.

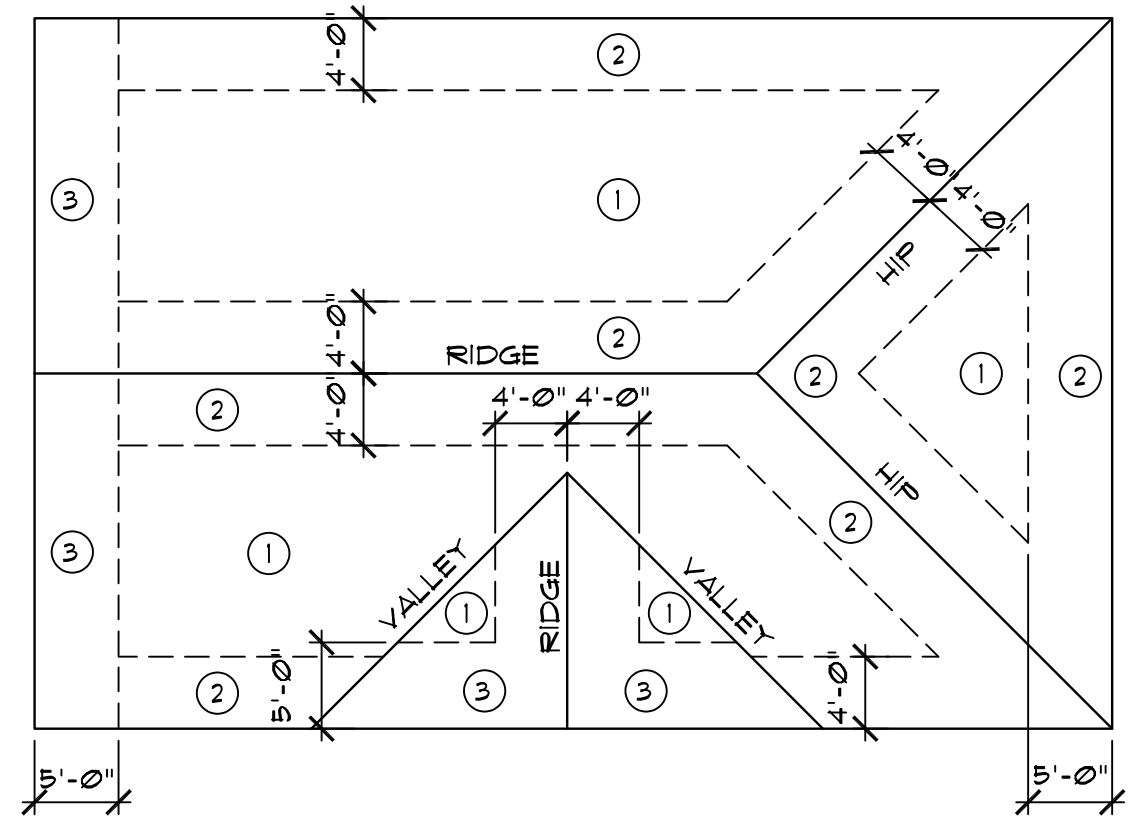
DATE 01-26-26

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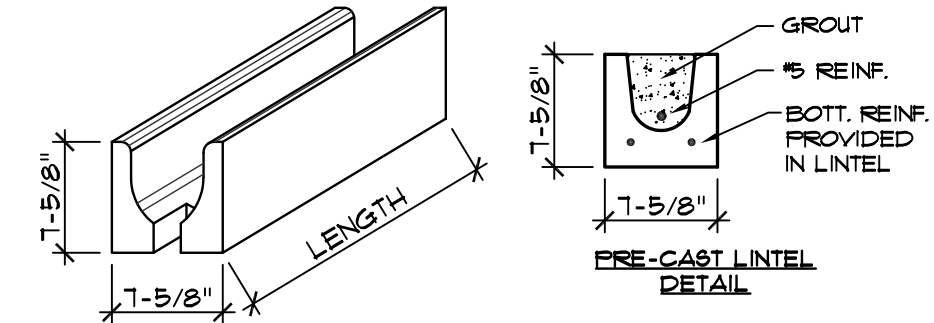
GENERAL ROOF NOTES:

1. NAILING ZONE-SHEATHING SHALL BE FASTENED TO ROOF W/8 COMMON OR 8d HOT DIPPED GALVANIZED BOX NAILS.
2. ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D225 OR ASTM D3462.
3. 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.
4. 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 CONFIRM WITH ASTM D3161.



ZONE 1: USE 8d RING SHANK NAILS @6" O.C. EDGES & 6" FIELD.  
ZONE 2 & 3: USE 8d RING SHANK NAILS @4" O.C. EDGES & 6" FIELD.

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



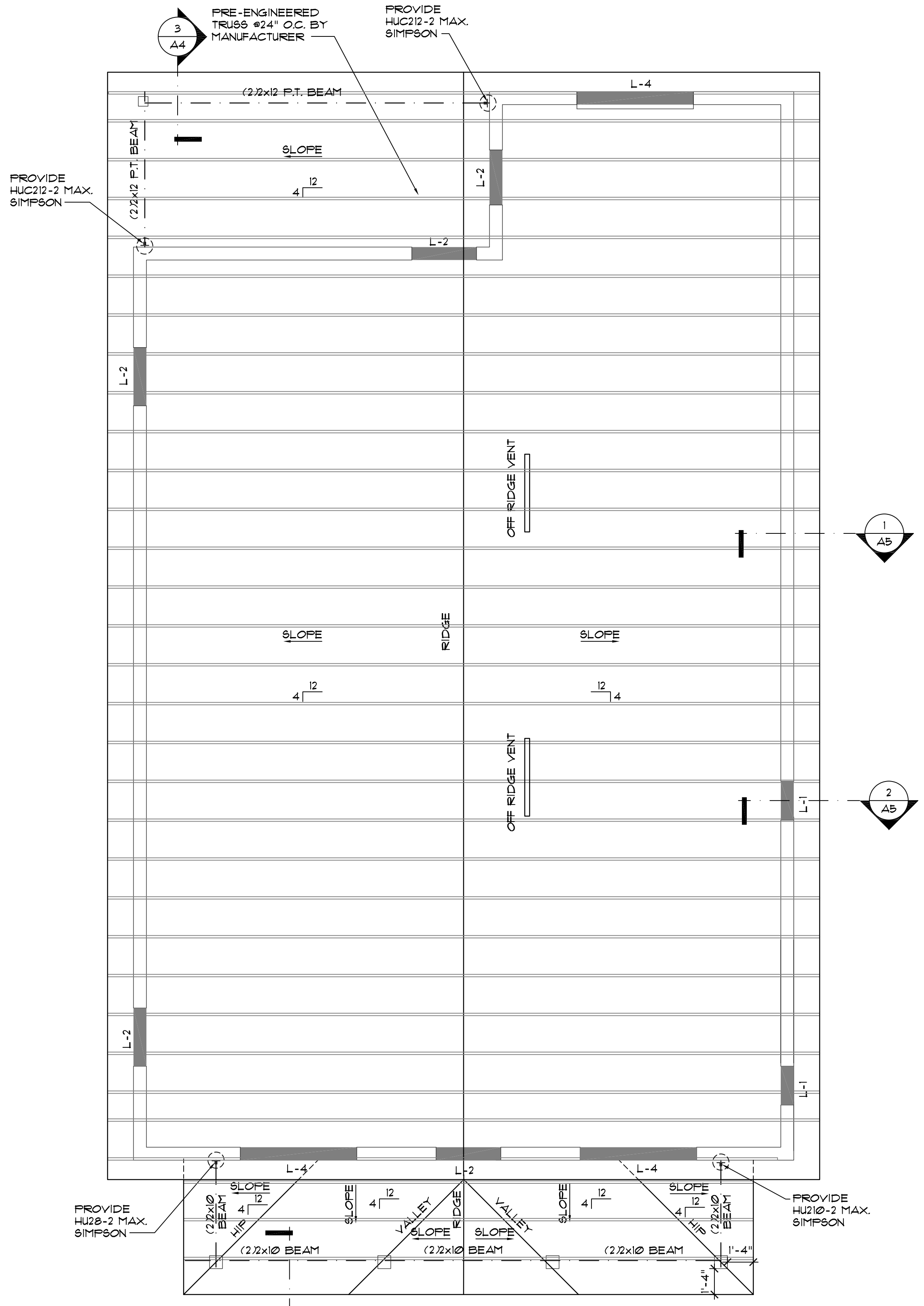
PRE-CAST LINTEL  
SCALE: N.T.S.

LINTEL SCHEDULE		
TYPE	CLEAR SPAN	LENGTH
L-1	2'-2"	3'-6"
L-2	3'-2"	4'-6"
L-3	4'-0"	5'-4"
L-4	6'-2"	7'-6"
L-5	7'-0"	8'-4"
L-6	8'-0"	9'-4"
L-7	9'-2"	10'-6"

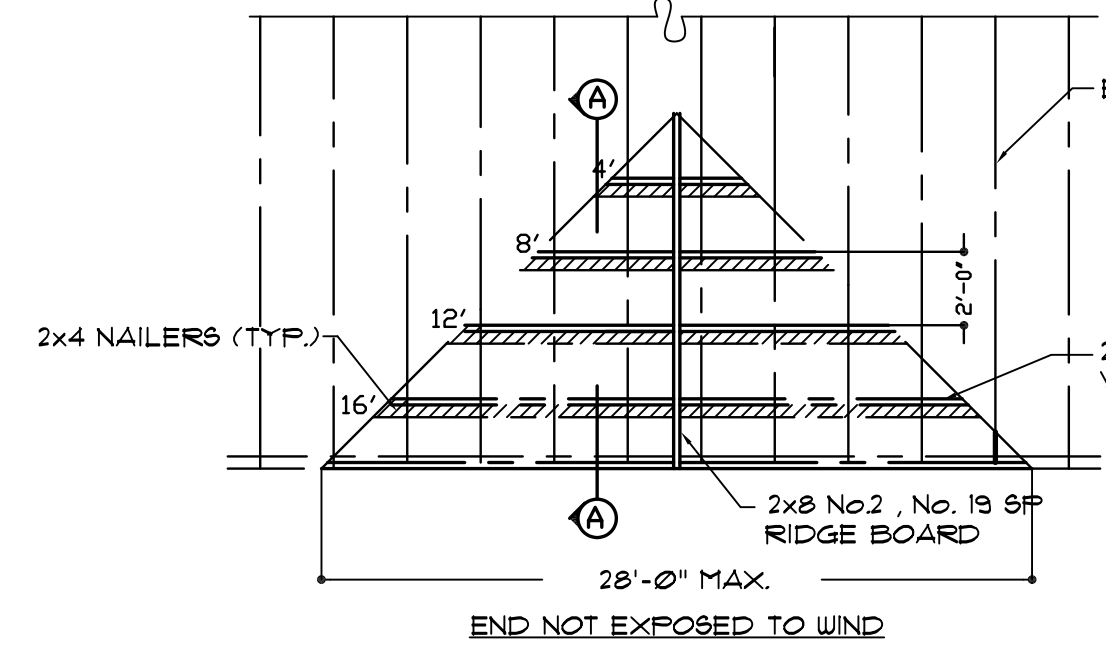
ROOF VENT CALCULATION (PER FBC-R 2026.3)	
MIN. VENT AREA = ATTIC AREA / 150	
ATTIC AREA	1655 SF.
MINIMUM VENT AREA	110 SF.
- 50% EXHAUST VENTS (NEAR RIDGE)	5.5 SF.
- 50% INTAKE VENTS (ON SOFFITS)	5.5 SF.

ROOF CONNECTOR SCHEDULE		
TRUSS TO MASONRY	PROD. No	HET420
UPLIFT		1810 LB.
FASTENERS		16-10d x 1-1/2" TO TRUSS
TRUSS TO MASONRY	PROD. No	MTS16
UPLIFT		860 LB.
FASTENERS		(7)10d TO TRUSS (4 3/4" x 2-1/4" TITEN TO CMU)
GIRDER TO MASONRY (3 FLY)	PROD. No	HGT-3
UPLIFT		10530 LB.
FASTENERS		(16)10d SINKER TO GIRDER (2 3/4" BOLTS TO CMU)
GIRDER TO MASONRY (2 FLY)	PROD. No	VGT-2
UPLIFT		4940 LB.
FASTENERS		(16) 3/4" x 3" SDS TO STUD (1 3/8" TO CMU)
GIRDER TO FRAME	PROD. No	VGT-2
UPLIFT		4940 LB.
FASTENERS		(16) 3/4" x 3" SDS TO STUD (1 3/8" TO CMU)
TRUSS TO FRAME	PROD. No	H10A
UPLIFT		1140 LB.
FASTENERS		(9)10d x 1-1/2" TO TRUSS (9)10d x 1-1/2" TO PLATES
TRUSS TO FRAME	PROD. No	MTS16
UPLIFT		1000 LB.
FASTENERS		(14)10d NAILS TO FRAME (14)10d TO TRUSS

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

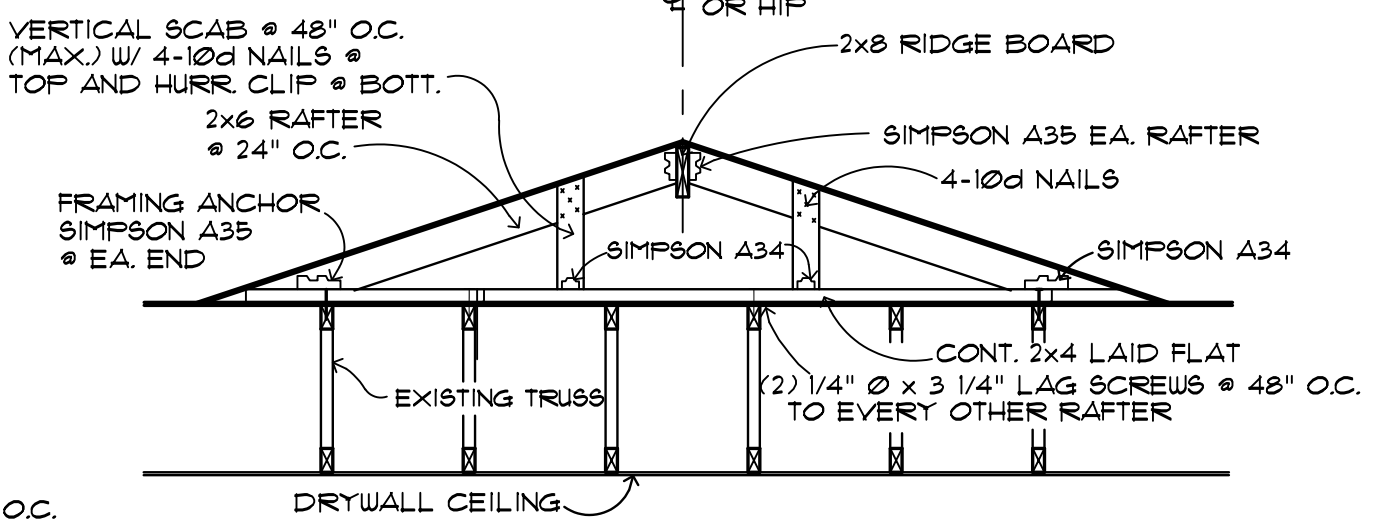
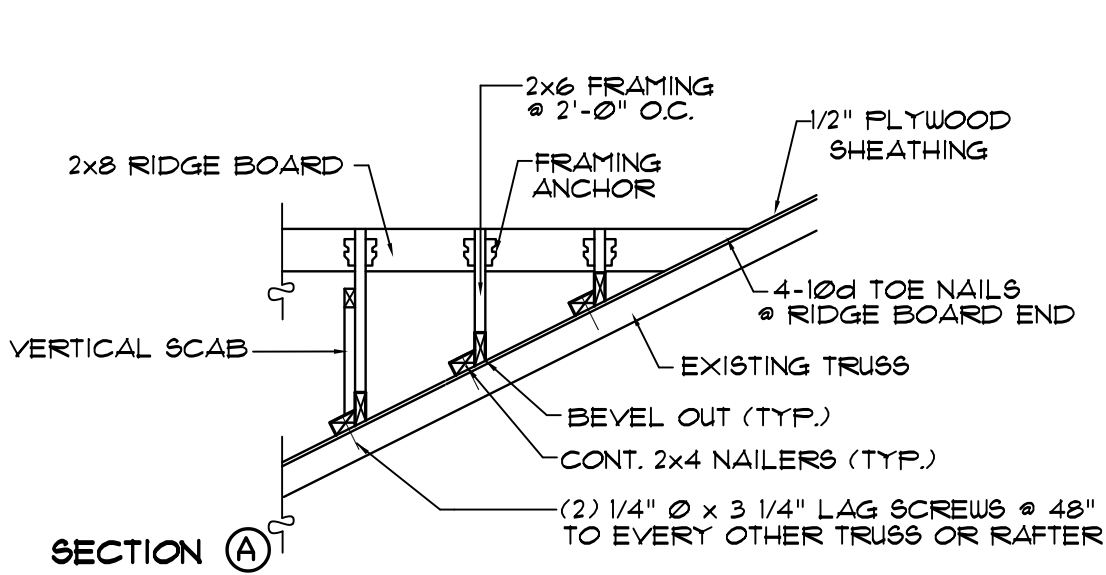


ROOF PLAN  
SCALE: 1/4" = 1'-0"



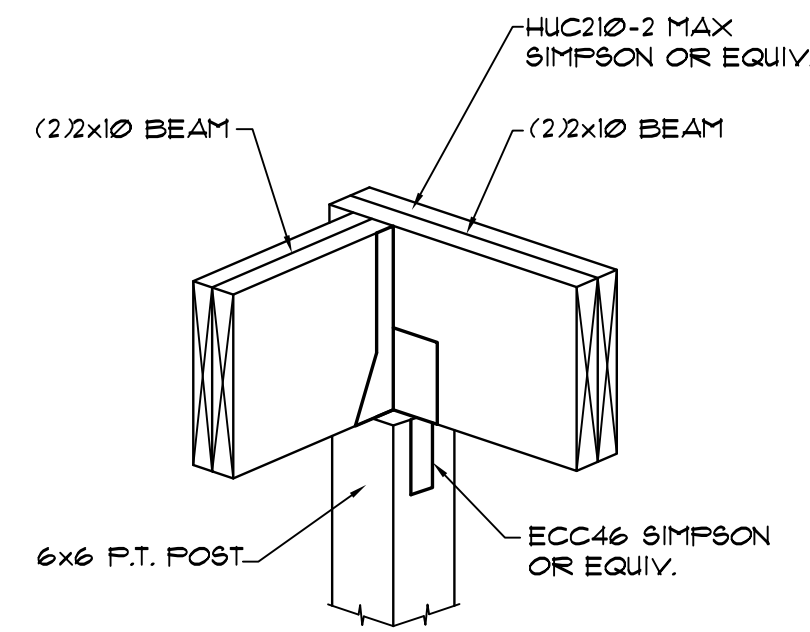
- NOTES:
- 1- CONN. 2x4 NAILER TO ROOF W/2-1/4" Ø x 3 1/4" LAG SCREWS @ 48" O.C. - TO EVERY OTHER TRUSS OR RAFTER
  - 2- CONN. 2x6 VALLEY FRAMING TO CONT. 2x4 @ ONE END AND 2x8 RIDGE BOARD @ OTHER END USING SIMPSON A-35 FRAMING ANCHOR (OR EQUIV.)
  - 3- ATTACH 2x4 VERT. SCAB TO 8', 12' AND 16' VALLEY FRAMING SPACED @ 48" O.C. MAX. AND CONN. W/4 10d NAILS @ TOP AND HURR. CLIP A34 @ BOTTOM
  - 4- VALLEY SECTION SHEATED AFTER FRAMING

NOTE:  
RIDGE BOARD SHALL BE AT LEAST 1 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

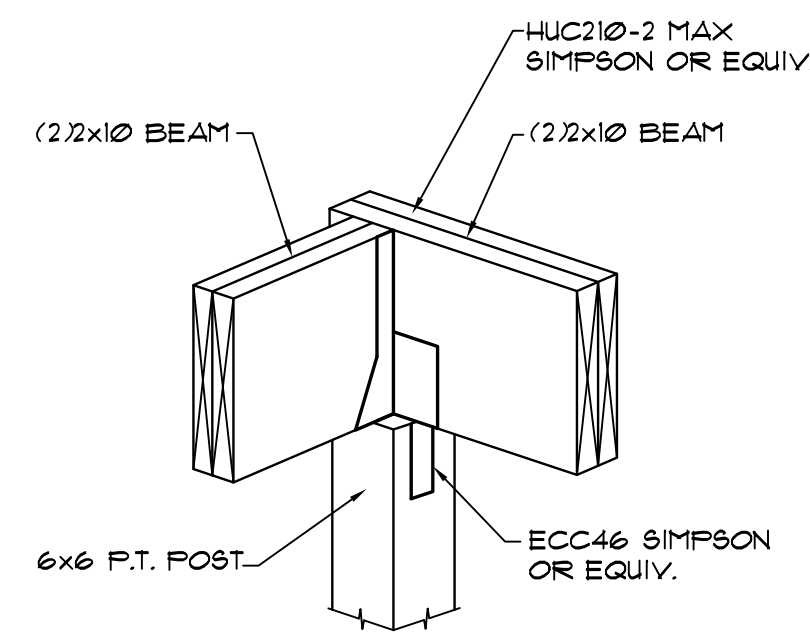


VALLEY DETAIL  
SCALE: N.T.S.

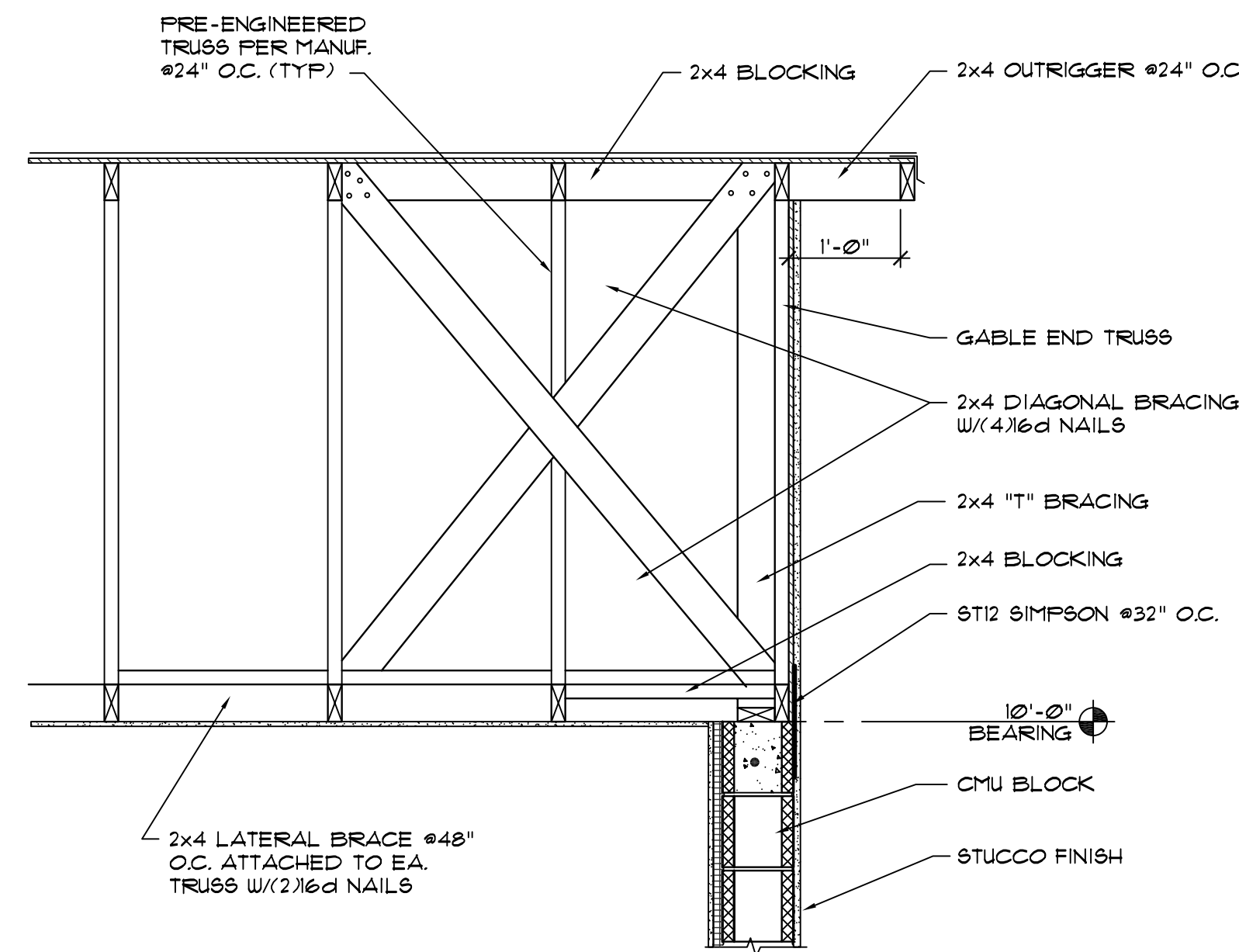
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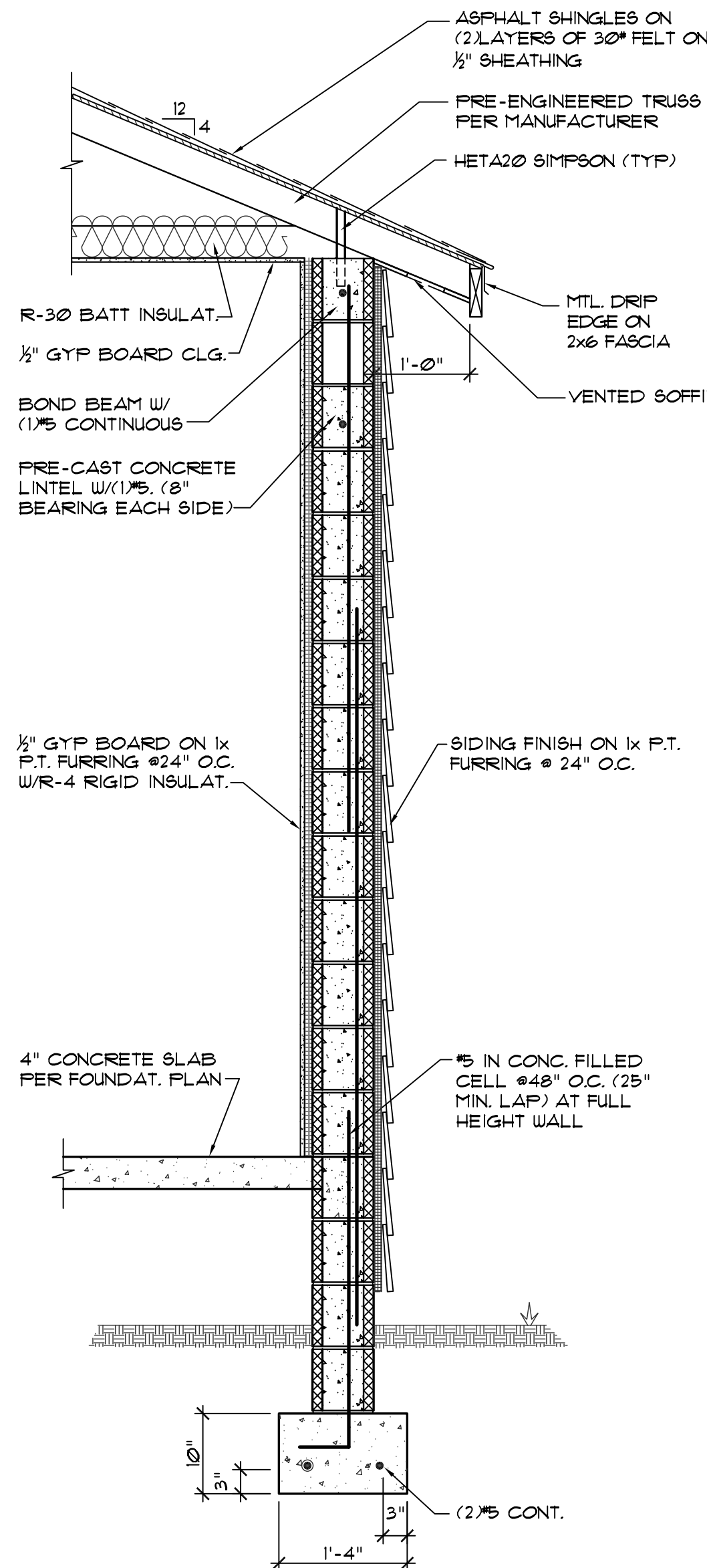
**CORNER BEAM/POST DETAIL**  
SCALE: N.T.S. FRONT PORCH



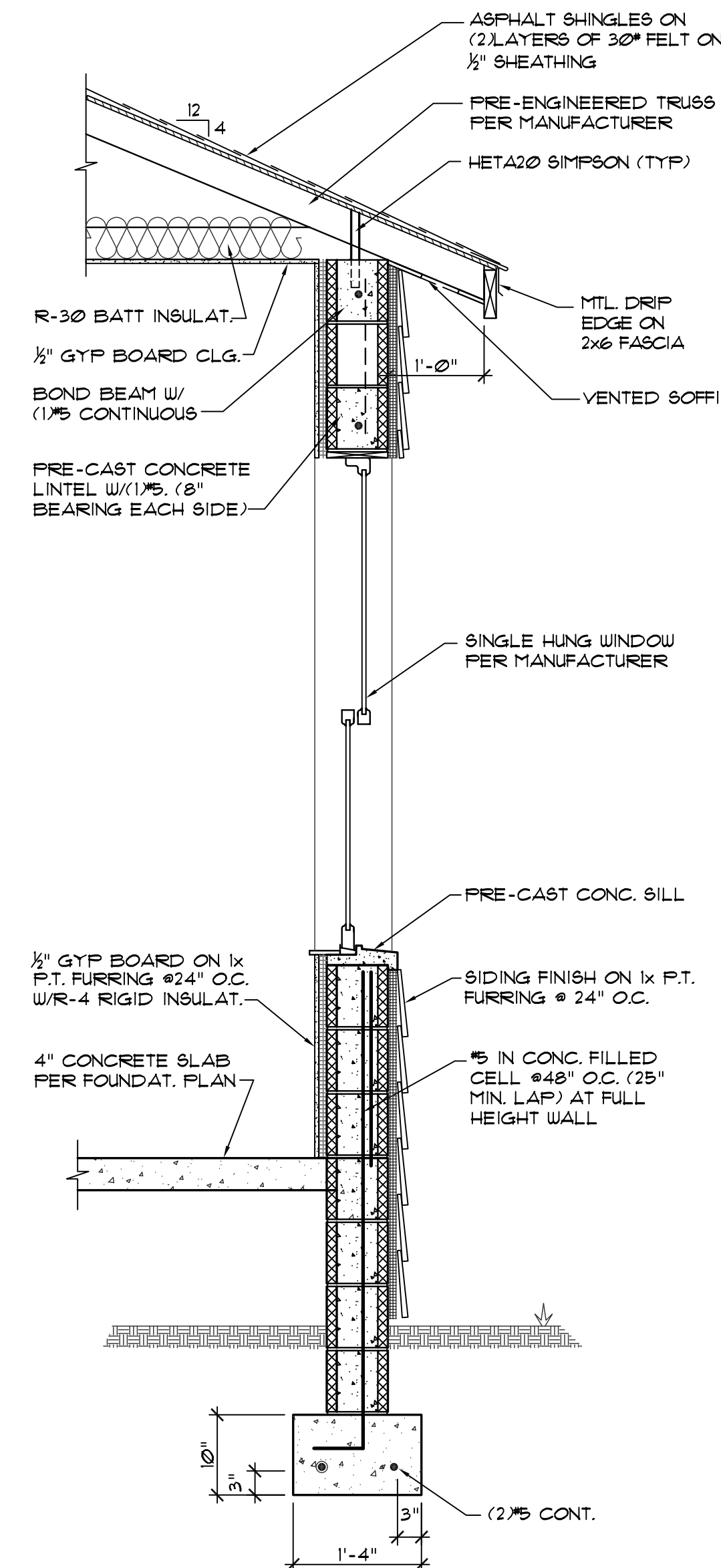
**CORNER BEAM/POST DETAIL**  
SCALE: N.T.S. BACK PORCH



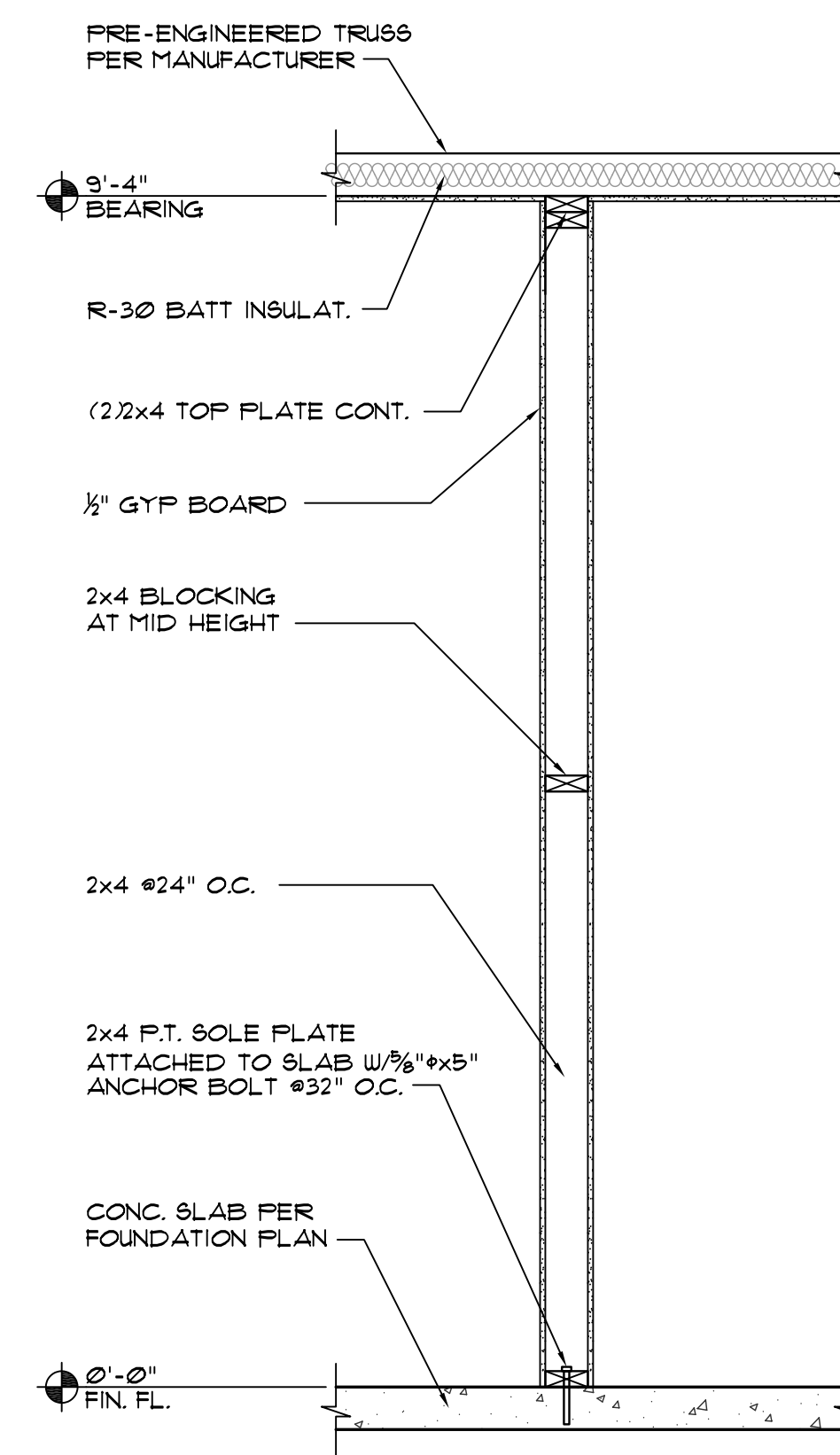
**GABLE END DETAIL**  
SCALE: N.T.S.



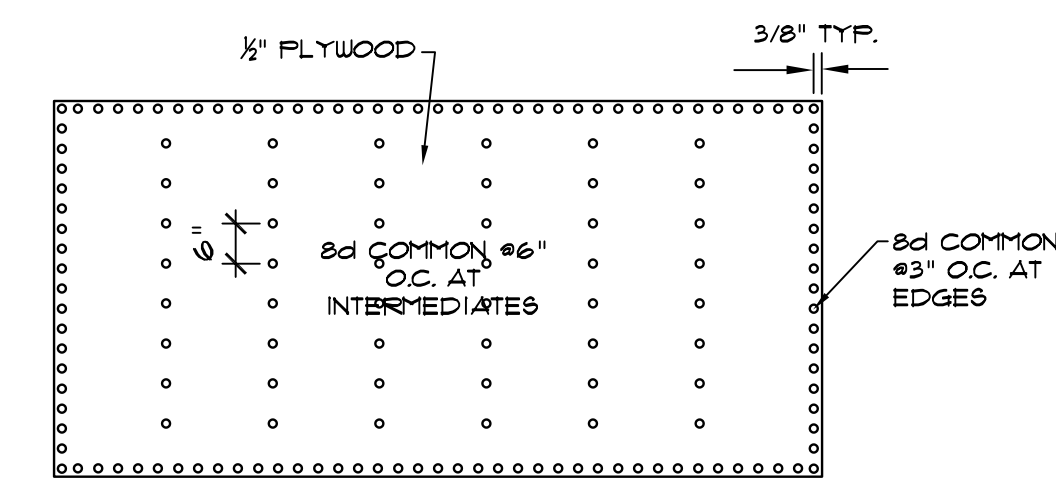
**1 EXTERIOR WALL SECTION**  
SCALE: 3/4"=1'-0"



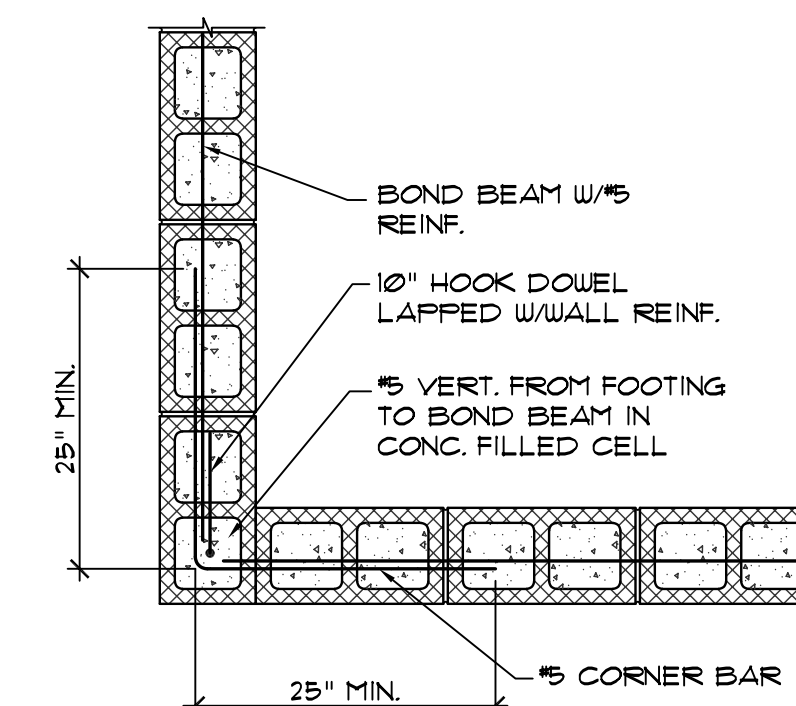
**2 EXTERIOR WALL SECTION**  
SCALE: 3/4"=1'-0"



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



**WALL SHEATHING NAILING PATTERN**  
SCALE: N.T.S.



**CORNER WALL REINF. PLAN DETAIL**  
SCALE: 3/4"=1'-0"

△	XX-XX-XX
REVISIONS	
DATE	ISSUE


NEW RESIDENCE AT  
309 ARIANA STREET  
LAKELAND, FLORIDA

PROJECT

**A4**  
DRAWING

DRAWN LIZANDRA

CHECK J.O.

2026.01  
PROJECT NO.

DATE 01-26-26

**LG**  
DESIGN & DRAFTING LLC  
1746 CRYSTAL LAKE DR  
LAKELAND, FL 33801  
PH. (786) 445-1655

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REVISIONS

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NEW RESIDENCE AT  
309 ARIANA STREET  
LAKELAND, FLORIDA

PROJECT

DRAWING **E1**

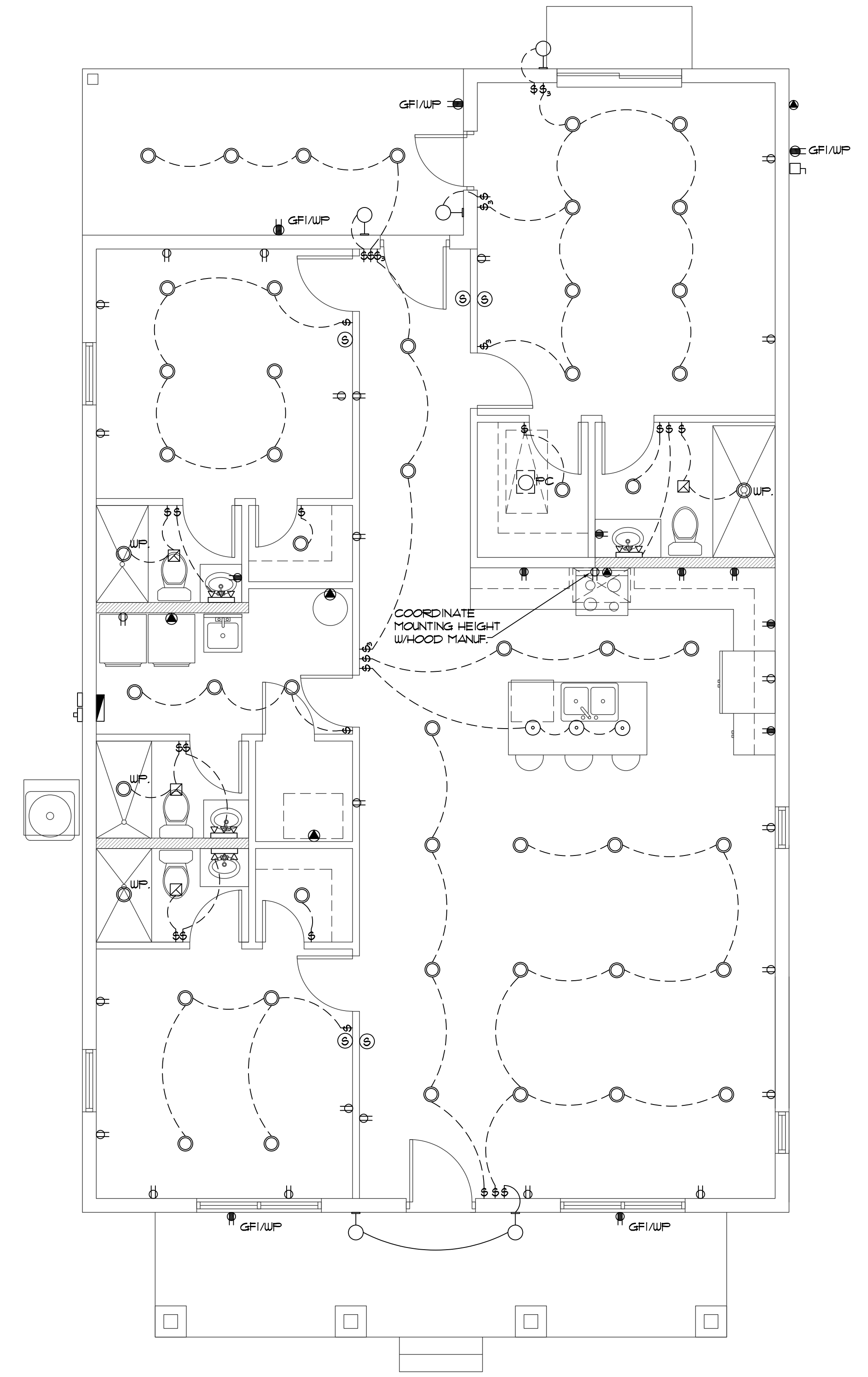
DRAWN LIZANDRA

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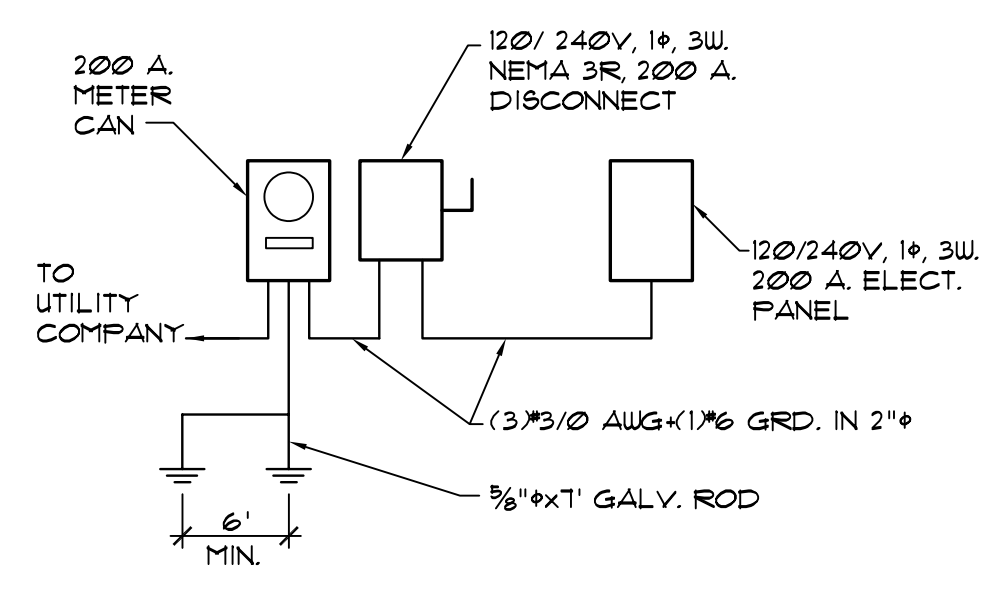


**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	FAN/LIGHT
	LIGHTING FIXTURE
	FULL CHAIN LIGHT
	RECESS CAN LIGHT
	PENDANT LIGHT
	WALL SCONCE
	VANITY LIGHT
	48" FLUORESCENT LIGHT
	SINGLE POLE SWITCH #48" AFF.
	3 WAY SWITCH #48" AFF.
	120V. RECEPT. #15" AFF. (UNO.)
	120V. GFI RECEPT. #42" AFF.
	120V. GFI RECEPTACLE # CEILING
	220V. RECEPTACLE
	EXHAUST FAN
	220V. DISCONNECT
	ELECTRICAL PANEL
	SMOKE DETECTOR
	SMOKE /CARBON MONOXIDE DETECTOR COMBO
	GFI
	WEATHER PROOF
	MOISTURE RESISTANT

**ELECTRICAL NOTES:**

- ALL ELECTRICAL WORK SHALL COMPLY WITH NEC 2020.
- ELECTRICAL PLAN ILLUSTRATES DESIGN INTENT ONLY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- 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 INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS (I.E. HARDWIRED WITH BATTERY BACKUP). ALL DETECTORS SHALL BE LOCATED AND INSTALLED PER APPLICABLE CODE AND PER MANUFACTURER'S INSTRUCTIONS. LOCATIONS SHALL INCLUDE, BUT NOT LIMITED TO ALL SLEEPING AREAS AND IMMEDIATE VICINITY OF BEDROOMS.



**ELECTRICAL RISER**  
SCALE: 1/8" = 1'-0"

This item has been electronically signed and sealed by Julio Ortega P.E. on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verify on any electronic copies.