



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	February 2, 2021
ITEM NO:	#12 under New Business
PROJECT NAME AND NUMBER:	HP-21-00009, 506 NE 2 nd Street
APPLICATION TYPE:	Quasi-Judicial: Construct deck in front yard.
RECOMMENDATION:	Staff recommends approval of the application with the requested modifications to the front & side setback.
CITY PROJECT CONTACT:	Jason Simmons

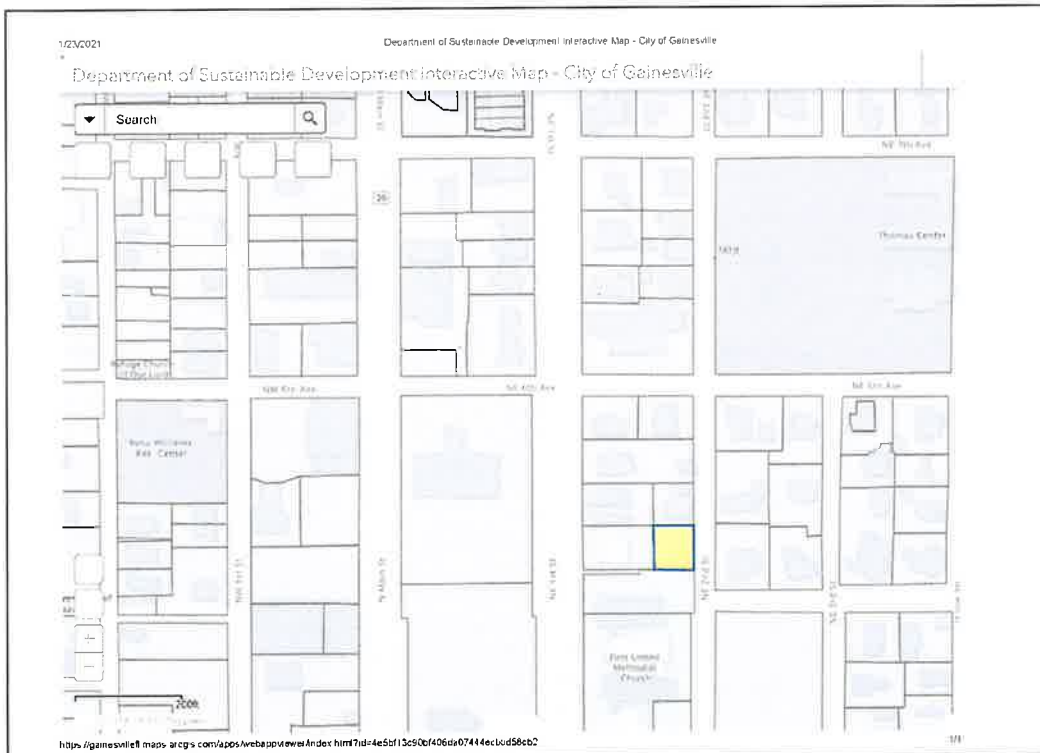


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Lawrence N. & Pamela B. Lahiff
Property Owner(s): Lawrence N. & Pamela B. Lahiff

SITE INFORMATION:

Address: 506 NE NE 2nd Street
Parcel Number(s): 14116-000-000
Existing Use(s): Single-Family Residential
Zoning Designation(s): Urban 4
Historic District Northeast Residential Historic District
Historic District Status: Contributing
Date of construction: c. 1928 per AL00575; 1930 per ACPA

PURPOSE AND DESCRIPTION:

Lawrence N. & Pamela B. Lahiff, owners. Certificate of Appropriateness to construct a deck in the front yard of an existing single-family dwelling with associated modifications to the front and south side setback. Located at 506 NE 2nd Street. This building is a contributing structure to the Northeast Residential Historic District.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing single-family dwelling is a one-story, contributing structure that was built circa 1928 according to the Florida Master Site File. It is a weatherboard covered bungalow that represents a typical Gainesville house of the 1920's. It is a wood frame structure with brick piers, a gable roof with cross gables for the secondary roof structure, novelty shingles, wood windows, and an arched entry hood with brackets over the front door. The building is approximately 1,113 square feet of total area and heated space.

PROPOSED

The proposal under consideration with this application is the construction of a slightly raised wood deck around the southeast corner of the house. Landscape material would occupy the area between the deck and the fence on the east and south property lines. The proposal must receive

approval from the Historic Preservation Board because the deck is proposed for the front and front side yard of the building.

REVIEW

Decks can be staff approved if they meet certain conditions: The historic building on which the deck is to be built does not front on two or more streets; the deck is sited to the rear or rear sideyard of the building; and the deck must utilize simple designs that are mostly open. As indicated above the deck is sited on the front and front side yard of the building. The building does not front on two or more streets. As shown in Exhibit 3, the proposed deck is wood construction, with a proposed width of 6.7 feet, with little elevation above grade. The visual impact of the deck will be minimal, particularly since the existing fence will largely block the view of the deck from the street. No railing is proposed and the deck utilizes simple design that is open.

Zoning Modification Request

The deck as shown, would not meet the current front and side yard setback requirements for the Urban 4 zoning district, which requires 15 feet minimum to 20 feet maximum from the curb on the front and 5 feet minimum on the side yard. The deck will require a front yard setback reduction at the east property line to no less than 12 feet where 15 feet minimum to 20 feet maximum is required from the back of curb. The deck will require a side yard setback reduction at the south property line to no less than 4 feet.

Using the Land Development Code requirements as an additional basis for review: The modification "will not affect the public safety, health, or welfare of abutting property owners or the district;" the proposed change is "consistent with historic development, design patterns or themes in the historic district," as many historic accessory structures are close to or on rear yard property lines; and "the proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district." Lastly, per the Land Development Code, "*where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice will be provided to the adjacent property owner.*" As this pertains to the sideyard setback, the adjacent lot owner has been notified.

The request will not affect the public safety, health, or welfare of abutting property owners or the district. The proposal is for the front and front side yard elevation which is unusual and does not reflect a typical development pattern or design theme. However, the simple design of the deck will not detract from the aesthetic character of the house. The house only has a stoop at the front door with no porch, and the deck can provide an area for the owners to sit in the front to observe the street. As the deck is adjacent to the parking area of the adjacent First United Methodist Church property, staff recommends approval of the modification.

Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior’s Standards for Rehabilitation which serves as the basis for the City of Gainesville’s Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

RECOMMENDATION

Staff recommends approval of the application with the following conditions:

- The HPB approve the Modification of Existing Zoning Requirements, reducing the front yard setback from the 15 feet to 20 feet required to no less than 12 feet and reducing the south side yard setback from 5 feet to no less than 4 feet.
- Notify staff of any changes during construction.

LIST OF EXHIBITS:

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Auxiliary Structures***
- Exhibit 2** **COA Application**
- Exhibit 3** **Florida Master Site File AL00575, Pictures, Site Plan & Elevations**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE **HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES**, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Auxiliary Structures

Applicable Secretary Standards

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

New Garages, Carport, Accessory and Other Structures

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

Recommended

1. Use materials similar in size, proportion, and detail to the original.
2. If additional interior space is needed or desired, place the addition at the rear of the building site.

Not Recommended

1. Obscuring important features of the property with new auxiliary structures.
2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.

Staff Approval Guidelines

Decks that meet all of the following conditions can be approved by staff:

Historic building on which deck is to be built does not front on two or more streets;

Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and

Utilize simple designs that are mostly open;

New garages and carports that meet all of the following conditions can be approved by staff:

Structure does not front on two or more streets;

Is not attached to the historic building;

Does not exceed 1-story in height and 400 sq. ft. in area;

Sited to the rear or rear side yard of the building (i.e., behind the point midway between front and back of building);

Utilize materials and textures consistent with the principal building;

Roof type and pitch is similar to principal building.

Sheds that meet the italicized conditions can be approved by staff:

Is not to be attached to structure;

Does not exceed 8 feet in wall height and 200 sq. ft. in area.

Sited behind the rear wall line of the principal building; and comprised of materials compatible with main structure.

Board Approval Guidelines

Auxiliary structures that exceed the staff approval guidelines can be approved by the board on a case-by-case basis.

In the University Heights Historic Districts, the board can approve new auxiliary or secondary structures that exceed the size of existing principal structures if they are compatible in materials, design details and scale with the existing contributing structure.

HISTORIC PRESERVATION BOARD (HPB)
Certificate of Appropriateness (COA) Application

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee	EZ Fee
Certificate of Appropriateness (COA): Staff Review	FREE	FREE
Certificate of Appropriateness (COA): Board Review - Single Family Structure or its Accessory Structure	\$127.50	\$63.75
Certificate of Appropriateness (COA): Board Review - All Other Structures	\$638.25	\$319.13
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA	\$473.25 + above applicable fee	\$473.25 + above applicable fee

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Gainesville Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

- New Construction Addition Alteration Demolition Fence
 Relocation Repair Re-roof Sign Request to lift demolition delay
 Other: Amendment to COA (HP ___ - ___)

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

- Staff Approval
 Board Approval: Conceptual or Final

PROPERTY INFORMATION: *Property information can be found at the [Alachua County Property Appraiser's Website](#)*

Historic District: Northeast (Duckpond) Southeast Pleasant Street
 University Heights (North) University Heights (South) Not in an HD
 Site Address 506 NE 2 Street Gainesville FL 32601
 Parcel ID #(s) ~~88263~~ 14116-000-006

OWNER OF RECORD	As recorded with the Alachua County Property Appraiser	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Owner(s) Name Lawrence N and Pamela B Lahiff		Applicant Name	
Company (if applicable)		Company (if applicable)	
Street Address 506 NE 2 Street		Street Address	
City State Zip Gainesville FL 32601		City State Zip	
Telephone Number 305-479-7854		Telephone Number	
E-Mail Address plahiff@bellsouth.net		E-Mail Address	

Historic Preservation Board Meetings are held the 1st Tuesday of the month at 5:30PM in the City Commission Chambers (200 E. University Ave.)

Application Deadline (12:30PM)	Dec 07 2020	Jan 04 2021	Feb 01 2021	Mar 01 2021	Apr 05 2021	May 03 2021	Jun 07 2021	Jul 02 2021	Aug 02 2021	Sep 03 2021	Oct 04 2021	Nov 01 2021
Meeting Date	Jan 05 2021	Feb 02 2021	Mar 02 2021	Apr 06 2021	May 04 2021	Jun 01 2021	Jul 06 2021	Aug 03 2021	Sep 07 2021	Oct 05 2021	Nov 02 2021	Dec 07 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 5 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).



CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPB as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Board during the conceptual design process. The HPB will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPB to seek final approval of their projects. There is no additional fee for this review above the Certificate of Appropriateness fee.



APPLICATION REQUIREMENTS

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, [Owner's Authorization for Agent Representation](#) form must be signed/ notarized and submitted as part of the application;
- For window replacement, a [Window Survey](#) must be completed.

PROJECT DESCRIPTION

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).

Slightly raised wood deck around the SE corner of house.

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



DID YOU REMEMBER...

- Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- Review the applicable Guidelines;
- Review the Secretary of the Interior's Standards;
- A pre-application meeting is required before a final application for Board Review can be processed. Please call 352 393-8686 to schedule an appointment.



Please see the City of Gainesville Code of Ordinances for detailed information:

- Historic preservation/conservation overlay* – see Sec. 30-4.28.
- Historic Preservation Board* – see Sec. 30-3.5.
- Variances* – see Sec. 30-3.55.

The Code of Ordinances is available for review at

www.municode.com



APPEALS

Board Decisions - Persons with standing, as defined in Section 30-3.58(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

Administrative Decisions - Persons with standing, as defined in Section 30-3.57(B) of the Land Development Code, may appeal a decision of the HPB, as outlined in Article III, Division 12 – *Appeals* of the land Development Code.

DEMOLITIONS (If Applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object.

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

RELOCATIONS (If Applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.)

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-4.28(D) of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designee or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the development review board, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

<small>(select only those that apply)</small>	Required	Existing	Proposed
<input checked="" type="checkbox"/> <u>Front, Side, Or Rear Building Setback Line</u>	15'-20'; 5'	15'-20'; 5'	12'; 3.9'
<input type="checkbox"/> Building Height			
<input type="checkbox"/> Building Separation			
<input type="checkbox"/> Floor Area Ration			
<input type="checkbox"/> Maximum Lot Coverage			

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 the 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 Department of Sustainable Development 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 will be available on the City's website approximately one week before the Historic Preservation Board meeting.
5. I/We understand that the Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).
6. I/We understand that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPB before work commences on those changes. There will be no charge for a 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/or additional fees/penalties.
8. I/We understand that any decision of the HPB may be appealed to the City Commission. Petitions to appeal shall be presented within thirty (30) days after the decision of the HPB; otherwise the decision of the HPB will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.


1/13/2021

Applicant (Signature)

Date

Pamela and Lawrence Lahiff

Applicant (Print)



Please submit this application and all required supporting materials via email to cogplanning@cityofgainesville.org.

Once the application is received and deemed complete we will contact you regarding payment. For questions regarding application submission, please call 352 393-5022

TO BE COMPLETED BY CITY STAFF	Date Received <u>1/13/21</u>	Received By: <u>Jason Simmons</u>
HP 200 <u>21-00009</u>		<input type="checkbox"/> Staff Approval – No Fee <input checked="" type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring Board approval <input type="checkbox"/> Ad Valorem Tax Exemption <input type="checkbox"/> After-The-Fact Certificate of Appropriateness <input type="checkbox"/> Account No. 001-660-6680-3405 <input type="checkbox"/> Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/> Account No. 001-660-6680-1125 (Enterprise–Credit)
Zoning: <u>Urban 4</u>		
Contributing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Pre-Conference?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Enterprise Zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Request for Modification of Setbacks?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

City of Gainesville

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

Thomas Center - Building B
306 NE 6th Ave Gainesville, FL 32601
352.393.5022

www.cityofgainesville.org

HISTORIC PRESERVATION BOARD (HPB)

Owner's Authorization for Agent Representation

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Gainesville Department of Sustainable Development.

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF ALACHUA }

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization,

this _____ day of _____, 20_____,

by _____.

Notary Public

Printed Name

My Commission Expires

Personally Known
OR

Produced Identification ID Produced: _____

FDAHRM

Site No. _____



Site Name 506 N.E. 2nd St. 830== Survey Date 7804 820==

Instruction for locating (or address) 506 N.E. 2nd St.

Gainesville, FL 32601 813==

Location: _____ 868==

County: Alachua 808==

Owner of Site: Name: McDaniell, J. W.

Address: 3557 N.W. 10th Av.

Gainesville, FL 32605 902==

Occupant, Tenant, or Manager:

Name: Hundertmark, Elaine M. 904==

Type of Ownership private 848== Recording Date _____ 832==

Recorder:

Name & Title: Monroe, Elizabeth B. (Historic Sites Specialist)

Address: FDAHRM

Condition of Site: Integrity of Site: Original Use private residence 838==

Check one Check one or more Present Use private residence 850==

Excellent 863 Altered 858== Dates: Beginning +1928c 844==

Good 862 Unaltered 859==

Fair 863 Original Site 858== Culture/Phase American 840==

Deteriorated 863== Restored () Date () 858== Developmental Stage 20th century 842==

NR Classification Category: building 916==

Threats to Site:

Check one or more

Zoning () () 878== Transportation () () 878==

Development () () 878== Fill () () 878==

Deterioration () () 878== Dredge () () 878==

Borrowing () () 878==

Other (See Remarks below) 878==

Areas of Significance: architecture 910==

Significance:

This weatherboard covered bungalow represents a typical Gainesville house of the 1920's. It appears on the Sanborn Map of 1928.

911==

Photographic Record Numbers HGF 7-16 860==

ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Bungalow 964==
 PLAN TYPE rectangular, irregular 966==
 EXTERIOR FABRIC(S) weatherboard 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: gable 942==
 SECONDARY ROOF STRUCTURE(S): cross gables 942==
 CHIMNEY LOCATION: lateral slope 942==
 WINDOW TYPE: awning; casement, wood, 8 pane; DHS 6/1 942==
 CHIMNEY: 1 882==
 ROOF SURFACING: novelty shingles 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: arched entry hood, brackets 882==
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
 Latitude and Longitude: _____

LOCAT



Construct deck

Deck for the SE corner

Legend

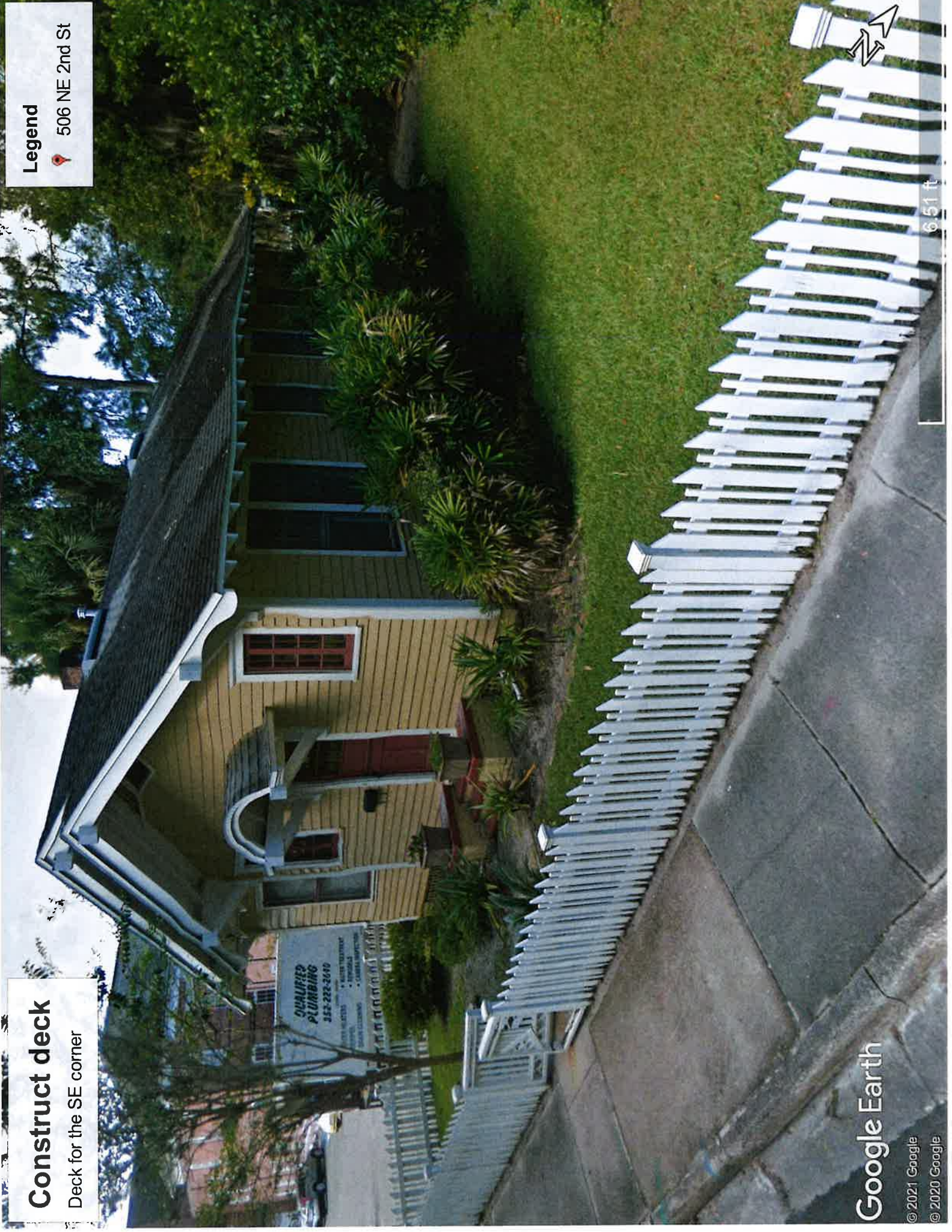


506 NE 2nd St

Google Earth

© 2021 Google
© 2020 Google

651 ft



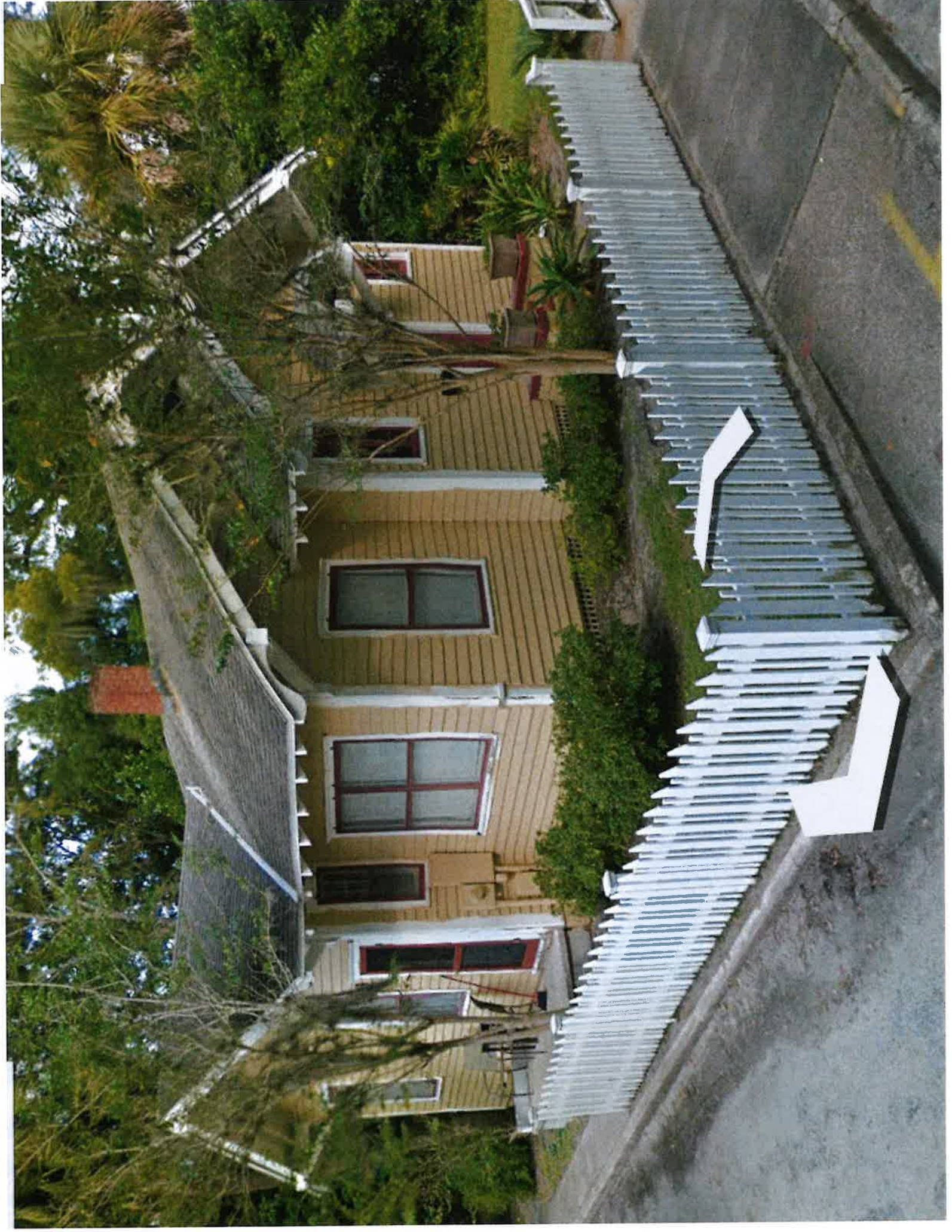


**QUALIFIED
PLUMBING**

352-222-2640

LICENSURE # 12345

- WATER HEATERS
- REPAIRS
- DRAIN CLEANING
- WATER TREATMENT
- REMODELS
- CAMERA INSPECTION

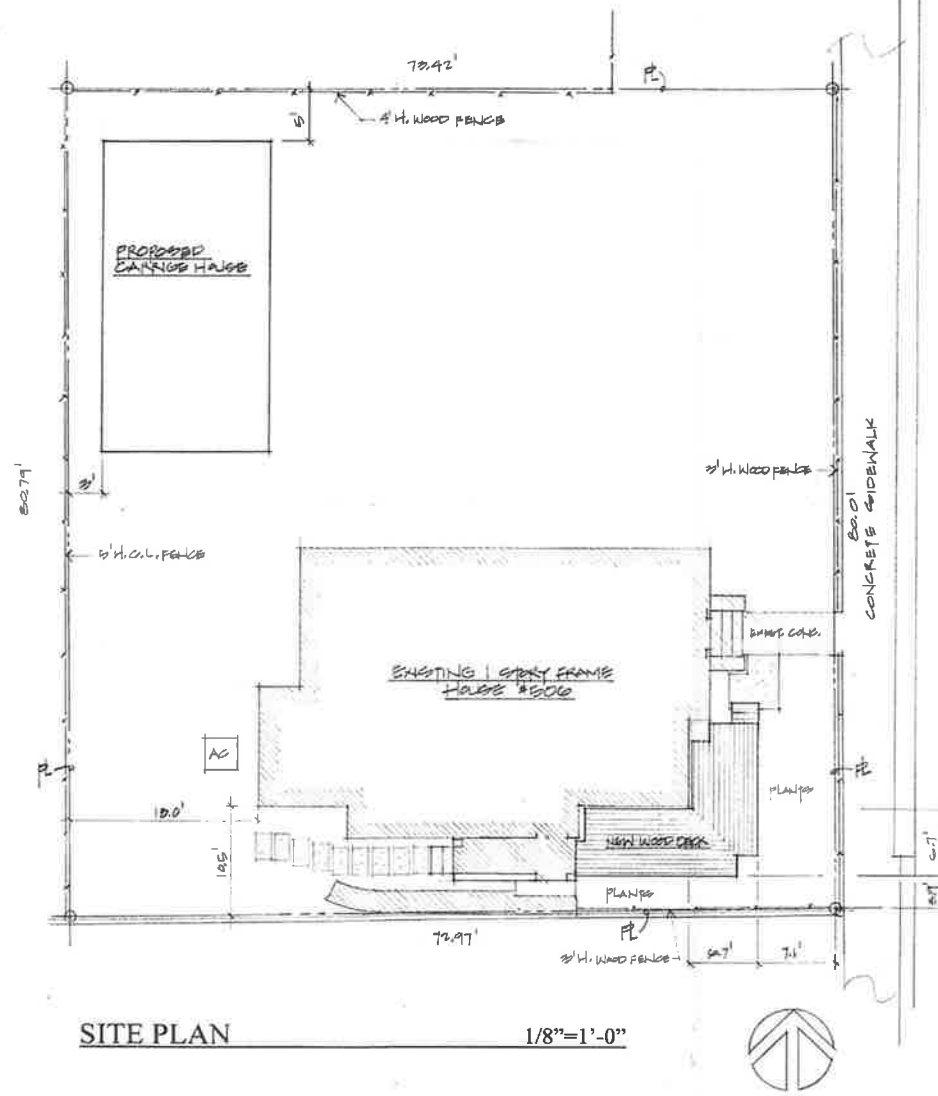


EAST ELEVATION

1/2"=1'-0"

SOUTH ELEVATION

1/2"=1'-0"



SITE PLAN

1/8"=1'-0"

N.E. 2ND STREET

REVISION	DATE

Proposed Wood Deck & Carriage House

Lahiff Residence - New Wood Deck
 500 NE 2nd Street, Gainesville, Florida 32601
 Contact : Stewart #786-210-6571

DATE
SITE NUMBER
PHASE
DRAWN BY

EARTHBOUND WORKS LLC
 2005 NW 27 Terrace, Coltonville, FL 32609
 Tel: 786-210-6571 E-mail: EarthboundWorksLLC@gmail.com

Florida Engineering Solutions Inc.
 12620 Cuddey Street, Suite 105
 San Antonio, FL 33576
 John Roy P.E.

SHEET NUMBER
A-1