



# Historic Preservation Board Regular Meeting Agenda

April 14, 2021 at 9:00 a.m.

City Hall Commission Chambers or Virtual Meeting  
401 S. Park Ave. | Winter Park, Florida

## Agenda Items

### 1. Call to Order and Approval of the February 10, 2021 meeting minutes.

### 2. Public Hearing Action Items

- COR 21-03 Request by Paul Bryan for APPROVAL to renovate and expand the existing one-story home at 807 Maryland Avenue located in the College Quarter Historic District. A variance is requested for a rear setback of 5 feet in lieu of the required 10 feet. Zoned: R-2. Parcel ID# 07-22-30-8760-00-172
- COR 21-04 Request of Zane Enterprises for APPROVAL to renovate and expand the one-story home at 1530 Wilbar Circle, individually designated on the Winter Park List of Historic Places. Zoned R-1A. Parcel ID# 32-21-30-4536-03-071

### 3. Planning Report and Board Updates

### 4. Upcoming Meeting Schedule

Next Regular Meeting: Wednesday, May 12, 2021 at 9:00 a.m.

## appeals & assistance

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she 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." (F.S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."

## **Historic Preservation Board Staff Report for April 14, 2021 Meeting**

COR #20-05 Request of Paul Bryan for: Approval to renovate and expand the existing home at 807 Maryland Avenue located in the College Quarter Historic District. Zoned: R-2. Parcel ID # 07-22-30-8760-00-172

### **Description of the Request**

In April 2018, Mr. Paul Bryan purchased the property at 807 Maryland Avenue, on the corner of Maryland and Huntington Avenues. The property is within the College Quarter Historic District. The previous address of this property was 461 Huntington and the existing home, built in 1941 of a Minimal Traditional architectural style is considered "contributing" to the District. However, when one looks at the condition and appearance of the existing home, it would be understandable to question the "contributing" nature of the structure. Rather than demolish and rebuild, the applicant is planning to maintain the existing structure and undertake a significant renovation and addition of the existing one-story structure.

The Historic Preservation Board may recall an earlier version of redevelopment for this property involving demolition of the existing home and a new two-story rebuild with a garage apartment which was reviewed in a work session on November 18, 2020. Following that work session, the applicant decided to down scale the project and undertake this renovation and addition to the existing one-story home, just as a two-bedroom, single-family home with no garage apartment component. The project will be in-compliance with the College Quarter Design Guidelines.

### **College Quarter Design Guidelines**

In 2003, when the College Quarter Historic District was created, also adopted were the College Quarter Design Guidelines (CQDG). This document contains the standards for determining whether construction is in conformance with the Historic District. It is the legal basis upon which the Historic Preservation Board (HPB) bases decisions concerning conformance with the District.

The CQDG is a lengthy, 77-page document, which contains the legal standards for construction, rehabilitation and repair, as well as recommendations on how to appropriately undertake such work. The CQDG outlines the seven types of architectural styles that are permitted in the District and provides local examples of such, that date from the 1920's-1950's. The existing home on this property is of a Minimal Traditional architectural style and the proposed renovations and expansions are in keeping with those design standards.

### **Minimal Traditional Architecture**

The Minimal Traditional architectural style was popular from 1935 to 1950, predominately because it was inexpensive to build in the era of the Depression and pre/post World War II. Buyers could not afford the ornamentation of Bungalows or Craftsman homes, so builders stripped down the homes to one-story simpler versions that became the predecessors of similar one-story tract housing popularized after WWII. It was the style of home bought by the 'blue collar' workers who could not afford the more attractive styles or multi-story homes with architectural styling that were bought by 'white collar' workers with more financial resources. In Winter Park, there are many neighborhoods with existing one-story Minimal Traditional homes.

## **Conformance to Minimal Traditional Architecture**

There are elements of the Minimal Traditional architectural style that are evident in the applicant's plans. Most importantly is maintaining the one-story scale of the home. The exterior of the home will have wood hardy-board horizontal siding and brick veneer siding. Wood siding and brick facades are common materials in the Minimal Traditional architectural style. The window fenestration proposed for this home also replicates the window styling of the Minimal Traditional style.

The Minimal Traditional architectural style and look of such homes, again due to the economics of the era and of the buyers in that 1935-1950 period, tend to be very 'plain jane' with very little ornamentation. In order to give this home more aesthetic appeal, the applicant is taking elements from the same time period, as in metal seam roof and an open front porch to enhance the aesthetic appeal and stay true to styling characteristic of the College Quarter district.

The College Quarter Design Guidelines also requires that "all new buildings should have the main entrance oriented to the street and in full view from the public right-of-way" and that "primary residential entries for new structures should face the street". The applicant's submission is in-compliance with that requirement.

## **Variances Requested**

The project is a new home of 2,048 sq. ft. in size with a front covered porch of 362 sq. ft. The home exceeds the minimum building setbacks with a 37-foot front setback to the porch (30 ft. required) and 8-foot interior side setback (7 feet required). The applicant is maintaining the existing street side setback of 7.7-9.8 feet. There is also 19.5 feet of unimproved right-of-way from the property line out to the curb of Huntington Avenue. The floor area ratio is 32% versus the permitted 55%. The impervious coverage is 43% versus the permitted 65%. There is one variance requested as part of this application:

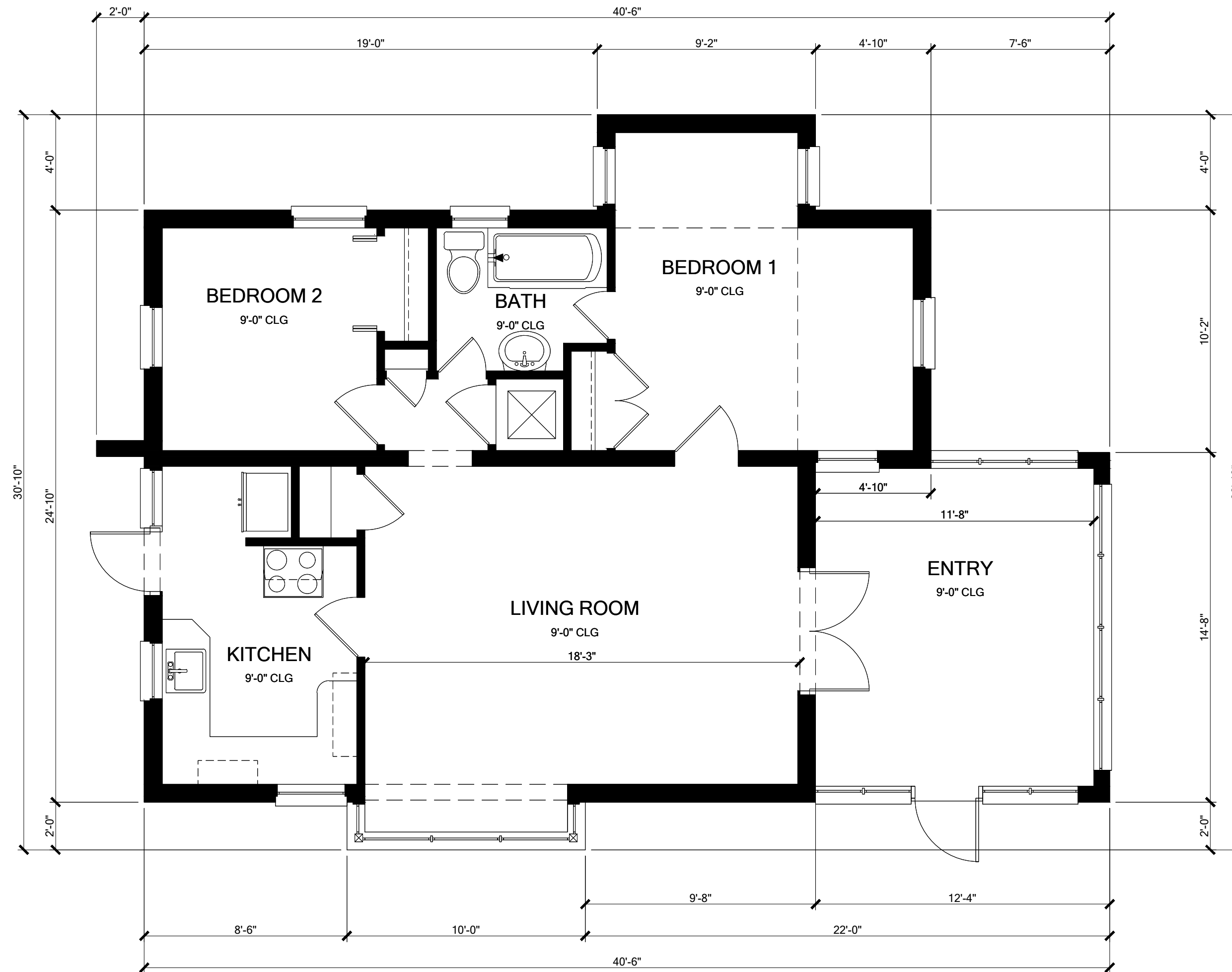
1. Variance for a rear setback of 5 feet in lieu of the required 10 feet for the attached one-story, two-car garage.

As the staff has indicated on prior applications, the historic designation, whether individually or within a district is ideally a win-win for both parties. The City is enabled to have architectural control to maintain the look and appearance of our architectural heritage and the property owner may be granted setback variances when deemed appropriate and not impacting the affected neighbors. In this case the affected neighbor has an existing older home at the same 5-foot setback, as requested from the same property line. That adjacent neighbor could also rebuild habitable living space, (subject to HPB approval) at a conforming 7-foot side setback, which is not materially different from the 5-foot setback requested however, in this circumstance only for a garage.

## **Staff Recommendation**

The applicant has produced a design that conforms to the aspects of the Minimal Traditional architectural style, which is one of the styles agreed upon in the College Quarter design guidelines. Other stylistic elements that have been added are consistent with historic architectural styling common-place within the College Quarter neighborhood. The five-foot setback variance for the garage is not impactful upon the neighboring property as that existing building is located at a similar side setback.

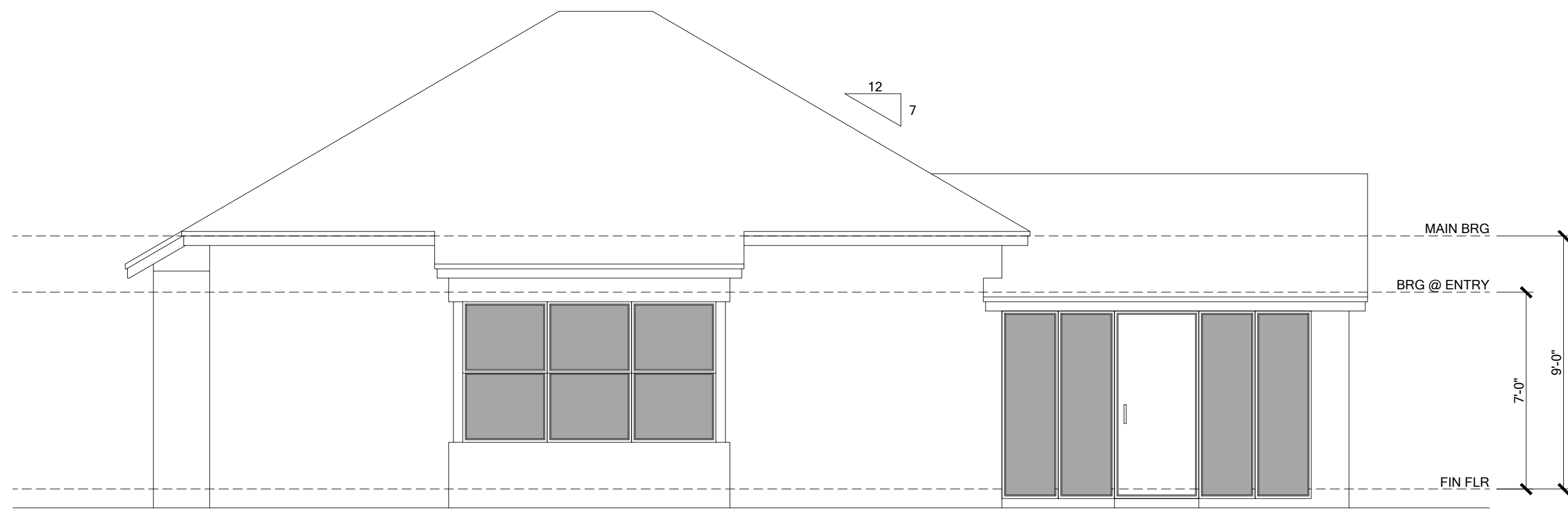
**THE STAFF RECOMMENDATION IS FOR APPROVAL OF THE PROPOSED BUILDING PROGRAM AND VARIANCE REQUESTED, AS PRESENTED.**



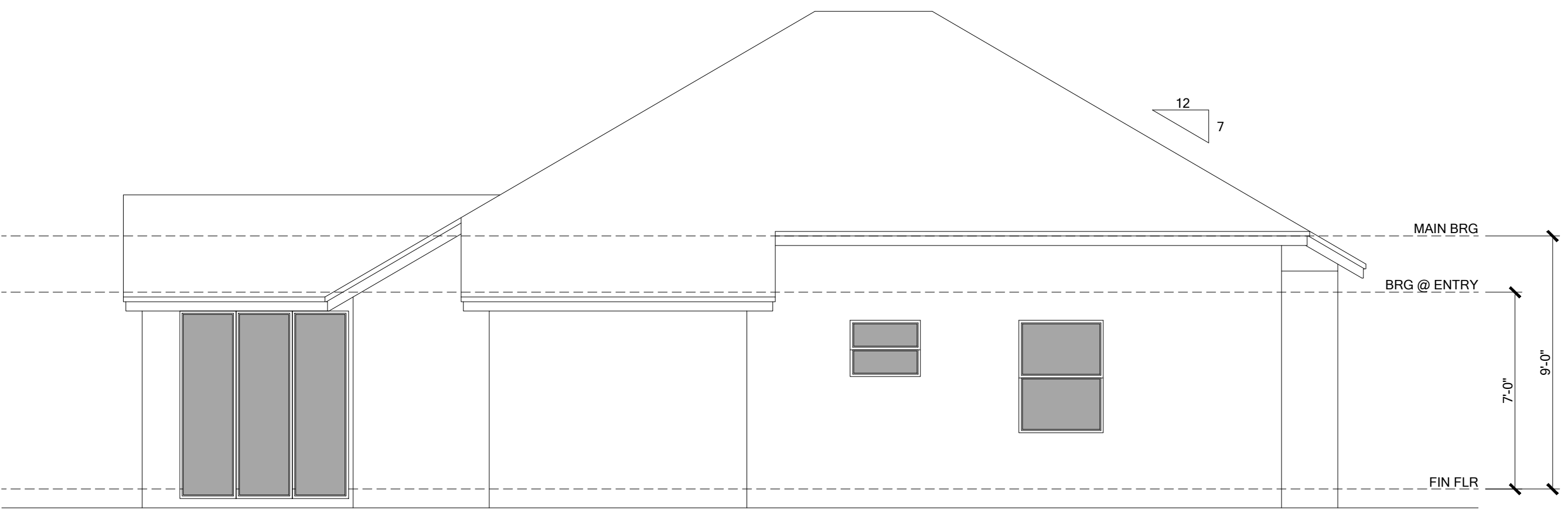
Client Signature: \_\_\_\_\_ / Date: \_\_\_\_\_  
Keesee Associates requires all plans and artwork to be approved prior to commencement of the next phase of work. The client's signature above authorizes Keesee Associates to proceed with work in accordance with the design agreement.

EXISTING FLOOR PLAN

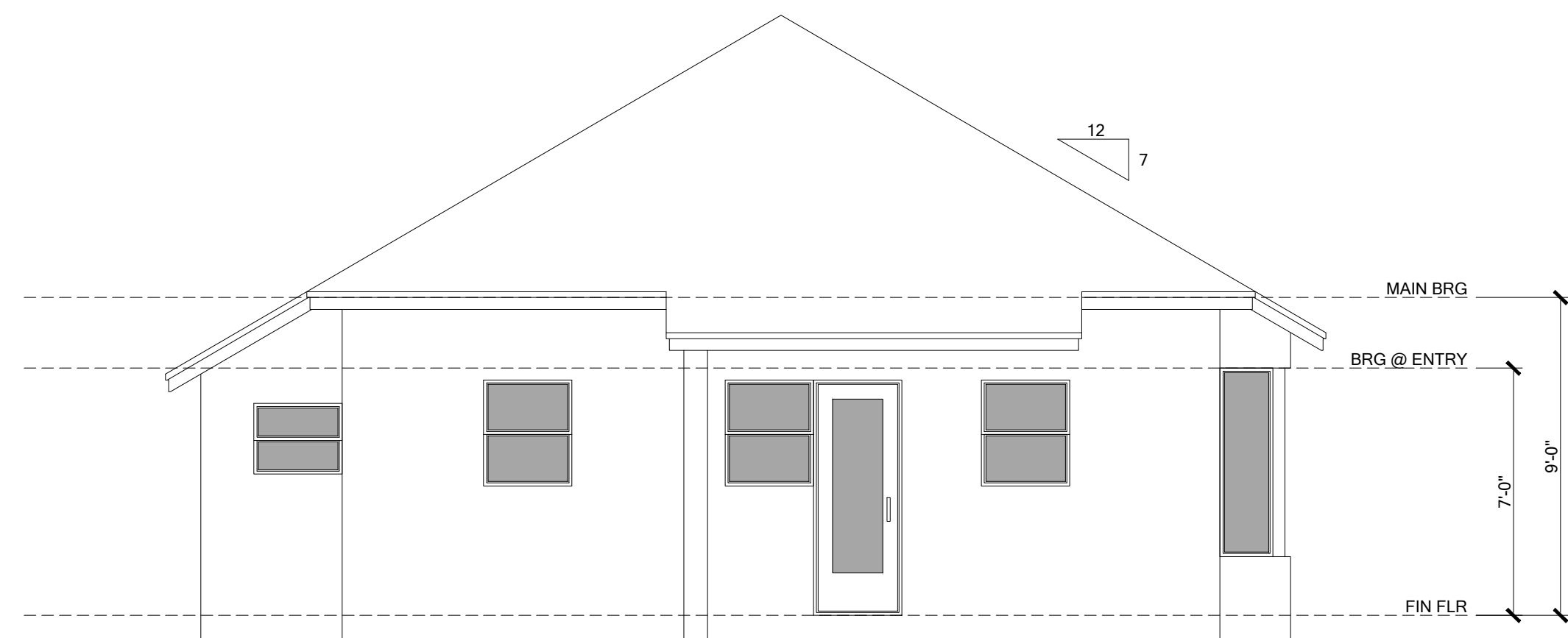
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1/4" = 1'



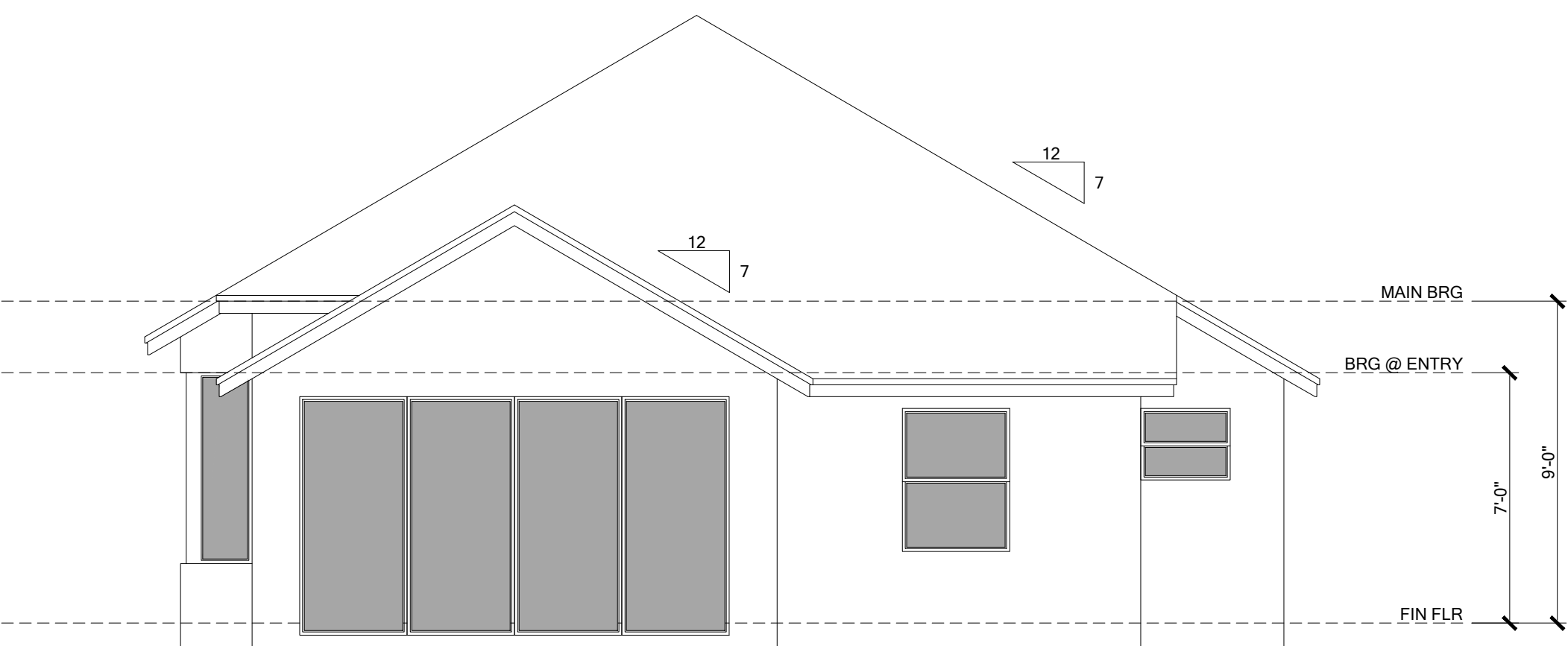
EXISTING LEFT ELEVATION  
SCALE: 1/4" = 1'



EXISTING RIGHT ELEVATION  
SCALE: 1/4" = 1'



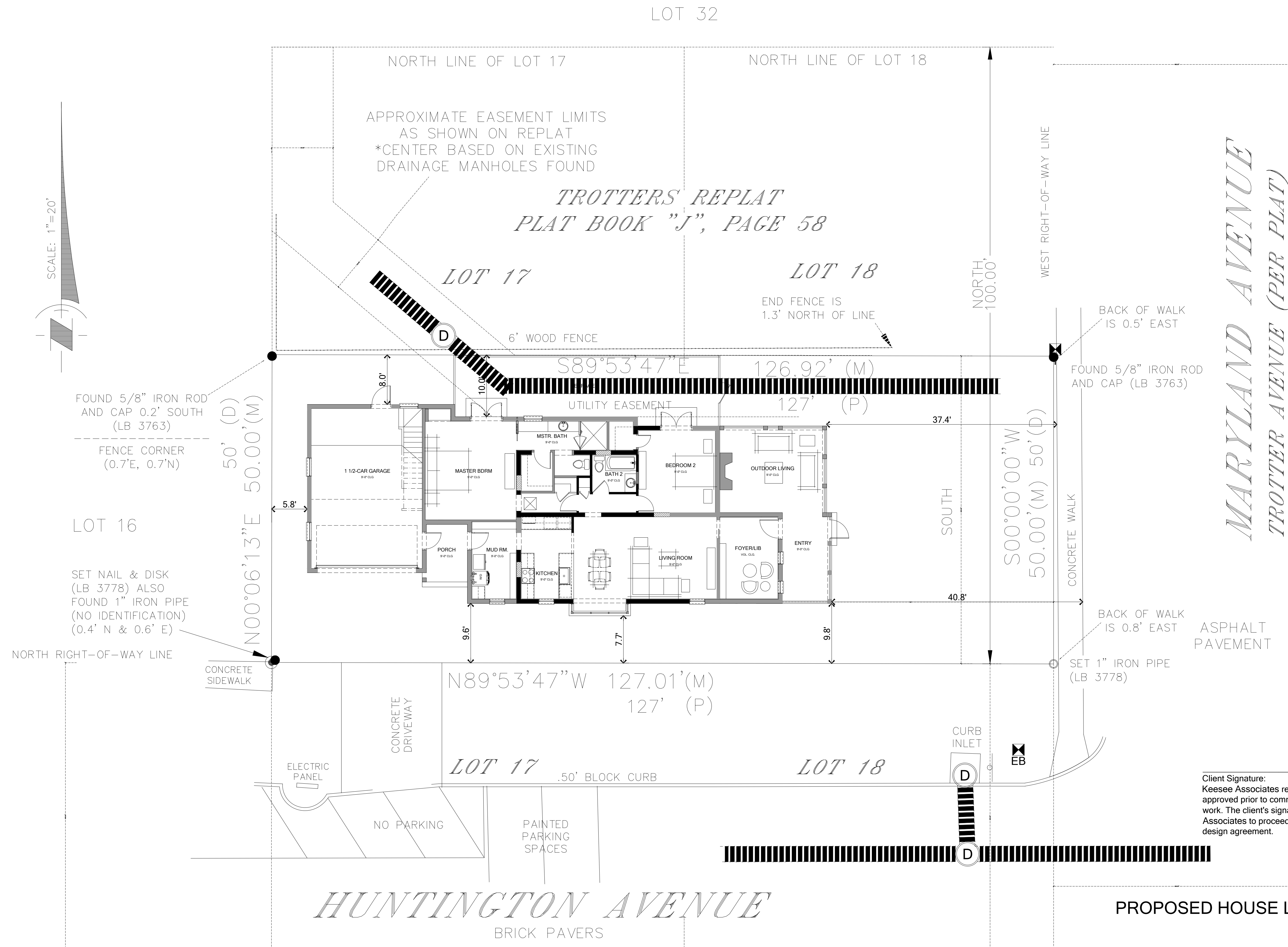
EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'

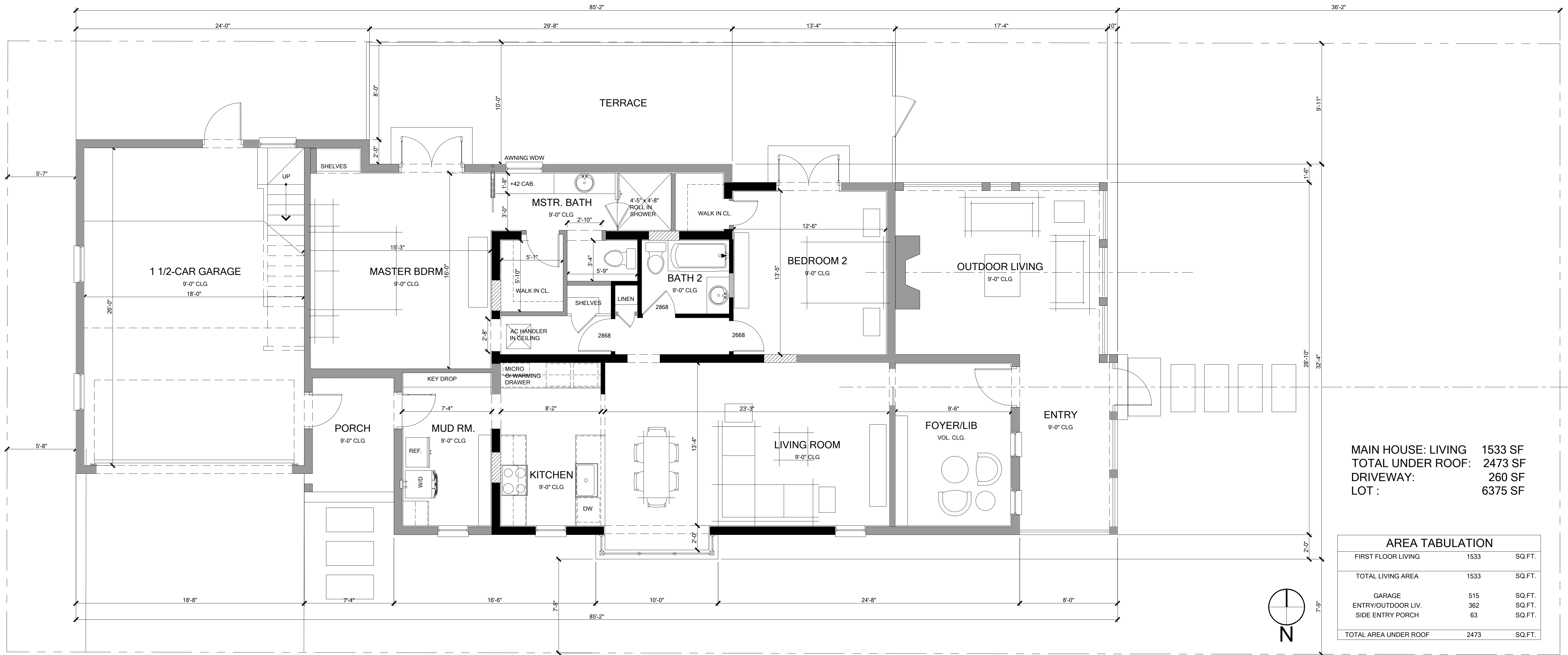


EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Keesee Associates requires all plans and artwork to be approved prior to commencement of the next phase of work. The client's signature above authorizes Keesee Associates to proceed with work in accordance with the design agreement.





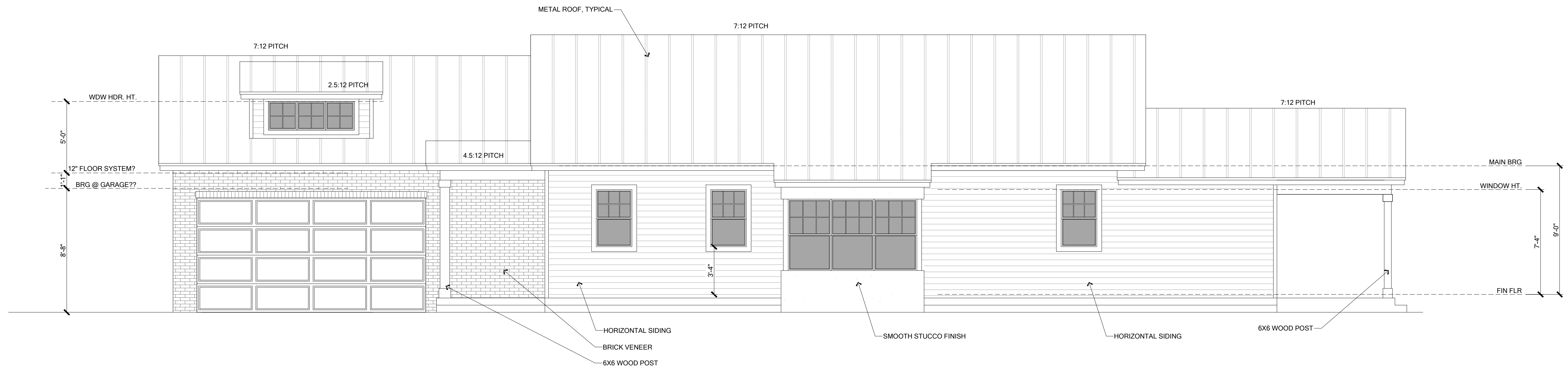


MAIN HOUSE: LIVING 1533 SF  
TOTAL UNDER ROOF: 2473 SF  
DRIVEWAY: 260 SF  
LOT : 6375 SF

AREA TABULATION		
FIRST FLOOR LIVING	1533	SQ.FT.
TOTAL LIVING AREA	1533	SQ.FT.
GARAGE	515	SQ.FT.
ENTRY/OUTDOOR LIV.	362	SQ.FT.
SIDE ENTRY PORCH	63	SQ.FT.
TOTAL AREA UNDER ROOF	2473	SQ.FT.

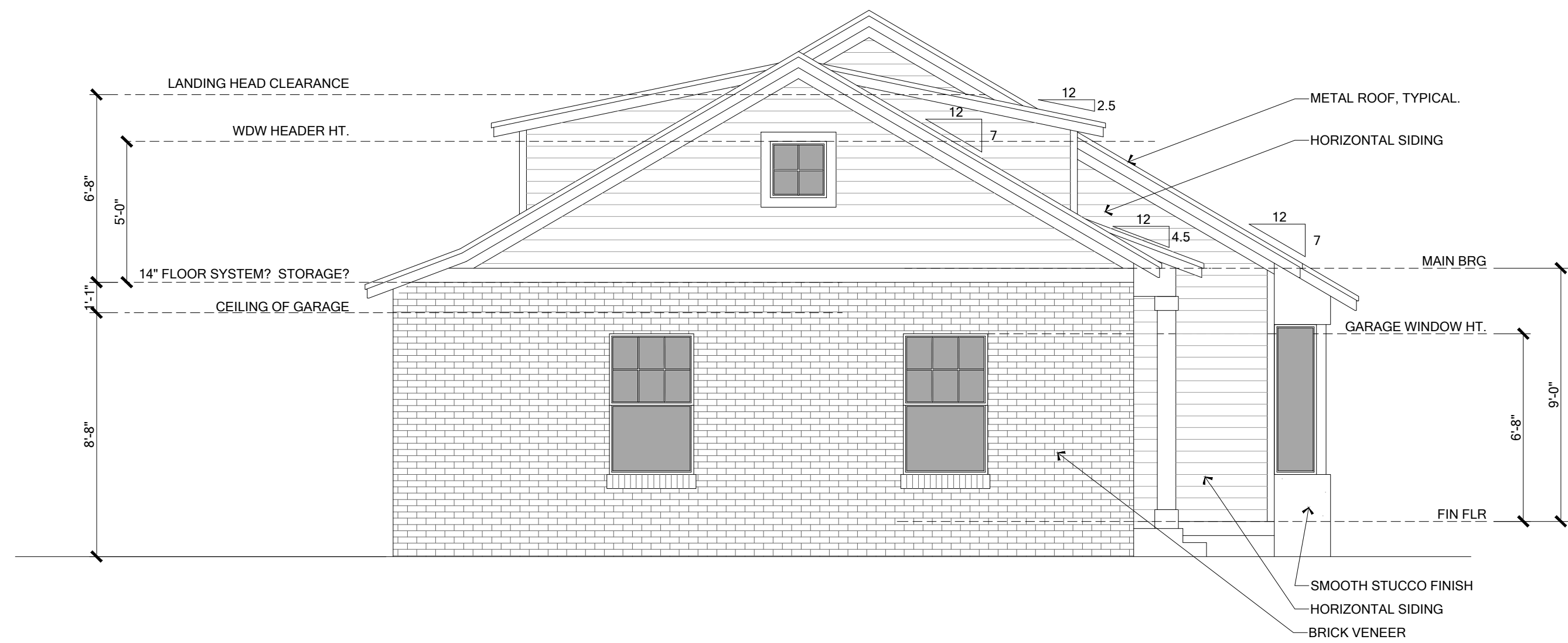
Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Keesee Associates requires all plans and artwork to be approved prior to commencement of the next phase of work. The client's signature above authorizes Keesee Associates to proceed with work in accordance with the design agreement.

PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'



LEFT ELEVATION

SCALE: 1/4" = 1'

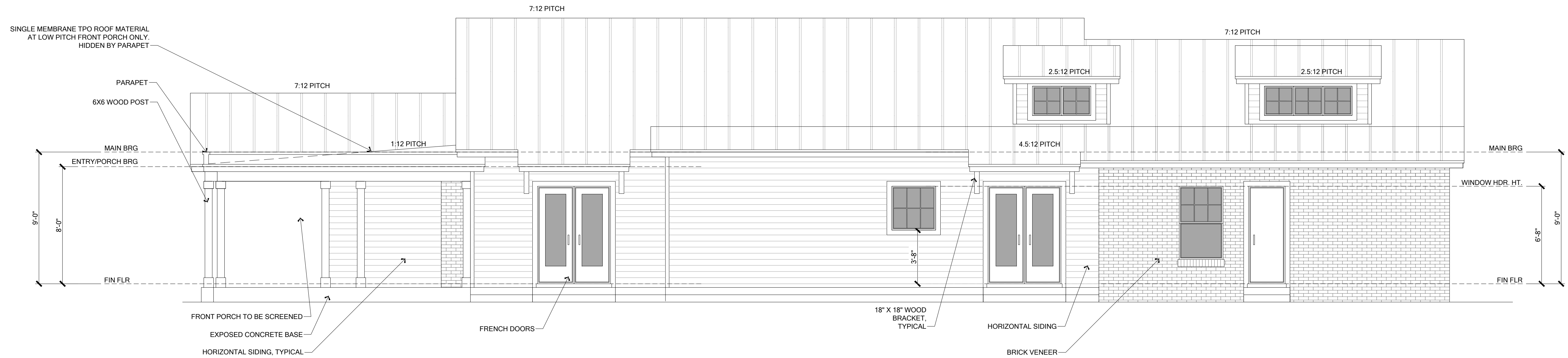


REAR ELEVATION

SCALE: 1/4" = 1'

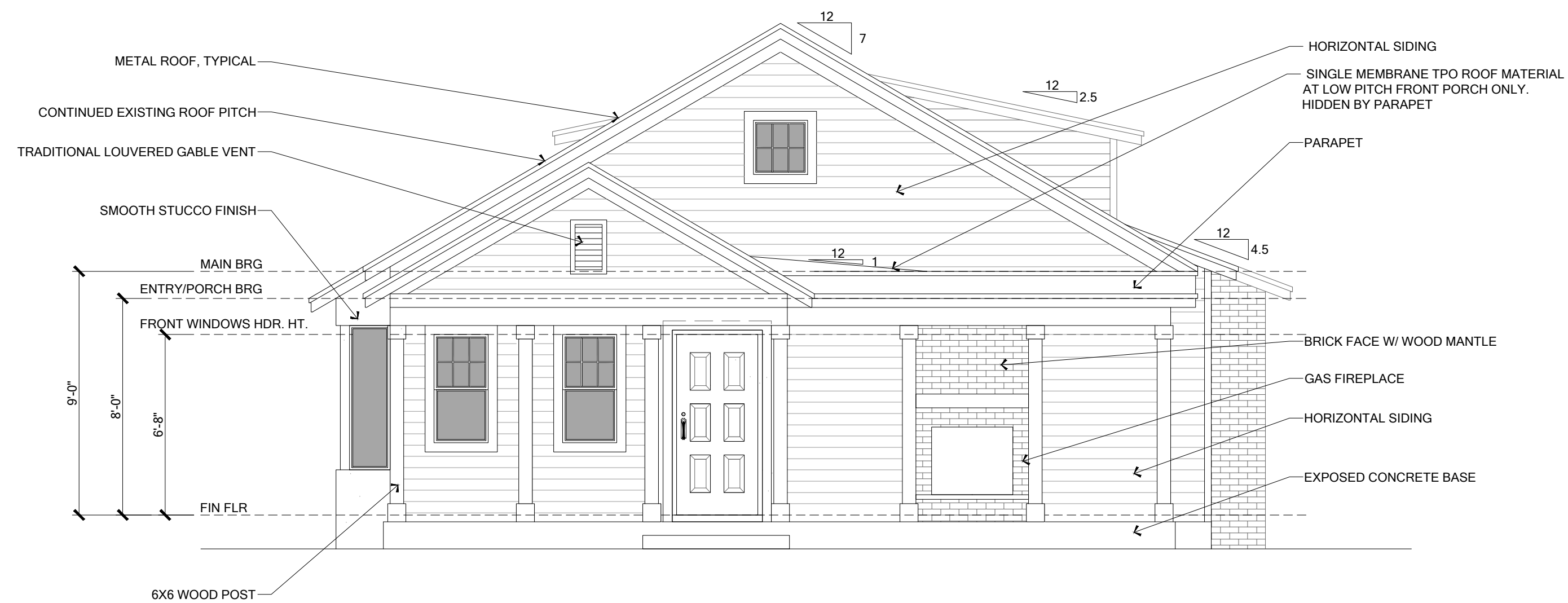
Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Keesee Associates requires all plans and artwork to be approved prior to commencement of the next phase of work. The client's signature above authorizes Keesee Associates to proceed with work in accordance with the design agreement.





RIGHT ELEVATION

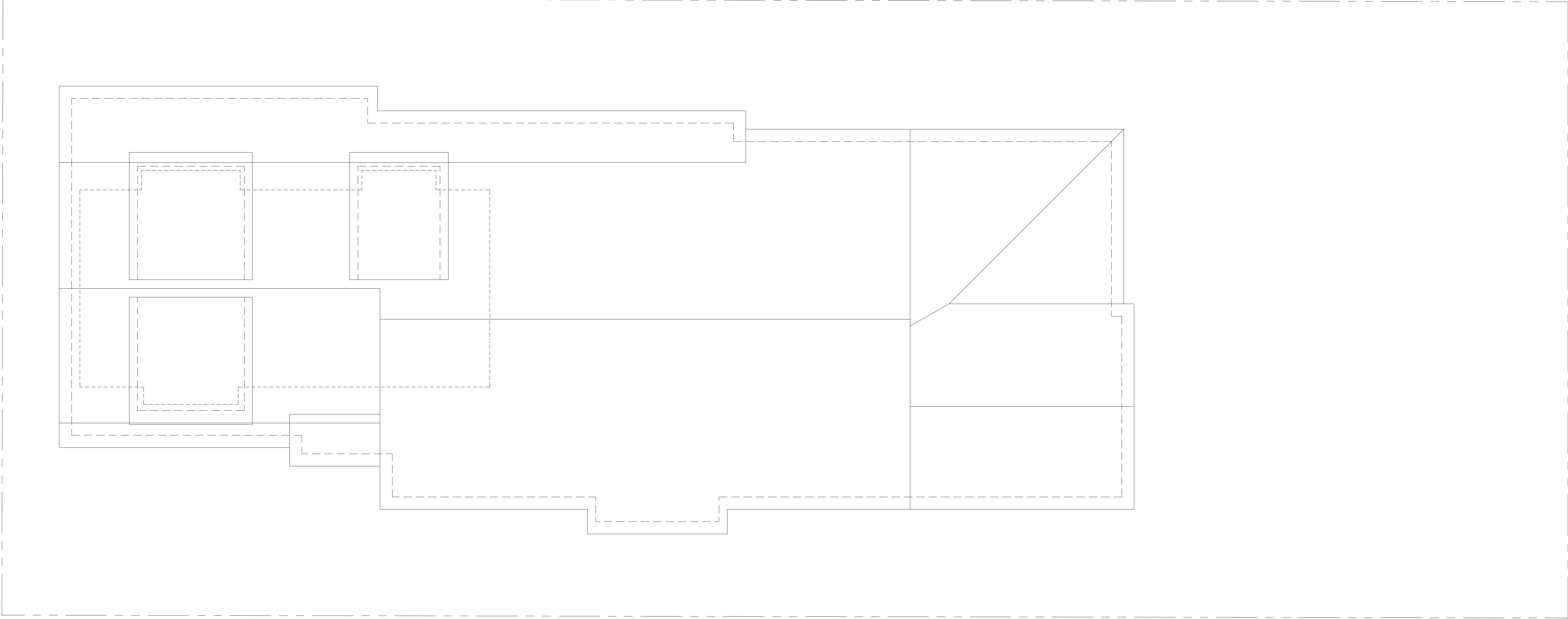
SCALE: 1/4" = 1'



Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Keesee Associates requires all plans and artwork to be approved prior to commencement of the next phase of work. The client's signature above authorizes Keesee Associates to proceed with work in accordance with the design agreement.

FRONT ELEVATION

SCALE: 1/4" = 1'



Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Keesee Associates requires all plans and artwork to be approved prior to commencement of the next phase of work. The client's signature above authorizes Keesee Associates to proceed with work in accordance with the design agreement.

**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'

## **Historic Preservation Board Staff Report for April 14, 2021 Meeting**

[COR 21-02. Request of Z Properties for renovations to the property at 1530 Wilbar Circle built in 1926 on the Winter Park Register of Historic Places.](#)

Zoned: R-1A Parcel ID # 32-21-30-4536-03-071

### **Background:**

Back in October 2020, the Historic Preservation Board (HPB) recommended approval of the request by Z Properties to designate the home at 1530 Wilbar Circle, built in 1926, to the Winter Park Register of Historic Places, contingent upon the subdivision/lot split of the overall property. Based upon that recommendation, the City Commission accepted the proposed lot split and designated the existing home.

The property at 1530 Wilbar Circle holds a 1926 Bungalow style home and at that time the applicant presented plans (attached) which depicted what they wanted to do with the existing home. The HPB agreed with the concept plan and the understanding was that the specific plans would be reviewed at a future time by the HPB, which is the purpose of this agenda item.

### **Summary of the Plans:**

The existing home is white stucco, which the applicant plans to continue. You will note that they are opening up the front porch, maintaining the existing window fenestration and French roof braces. Those are all important architectural design elements dating to the 1926 heritage. They also will maintain, for the most part, the roof vents on the street facing facades but staff notes that on the front façade the plans reduce them from three to one. Staff will propose maintaining that gable end facade as-is and three vents as exists today.

The major design issue concerns the proposed new two-story, detached garage. The plans shown to the HPB in October called for preserving the existing one-story garage and modifying the interior floor plan to create a "pool pavilion" or cabana area for a small pool contemplated in to the courtyard area between the home and the garage. The applicant is now requesting HPB approval to demolish the one-story garage and rebuild a two-story structure. They believe upon closer look, the existing garage (see pictures below) is non-functional and unusable. However, another motivation is to create the ability (with an internal stair) to have a bonus room (labeled as an attic, but will be, air-conditioned living space. If the use is solely as an 'attic; then one doesn't need windows on all four sides for the room. In order to have it function as living space and to maximize the square footage upstairs, every side is a gable end giving it the function and appearance of a two-story structure.

A gable end faces the street, which is what we see on the existing garage. However, now there is also a gable end facing the adjacent neighbor's property/home as well as the other sides. Today, the adjacent neighbor's view is only of the one-story garage wall and roof sloping away from the property line. It is minimally intrusive given that visible height and appearance.

The applicant is asking to rebuild the new two-story, two-car garage at a non-conforming 7-foot rear setback. This is a new variance that was not presented to the HPB in October 2020. At that time, the plans (shown below) maintained the existing one-story structure (no second floor). See Code excerpt below. The reason for this Code prohibition on gable ends facing the adjacent neighbor, is to prevent the mass and two-story height (and windows) of a gable end located just 7 feet from their property, which in this case, is the front yard of the neighbor's home. Staff's conditions of approval will remedy this situation.

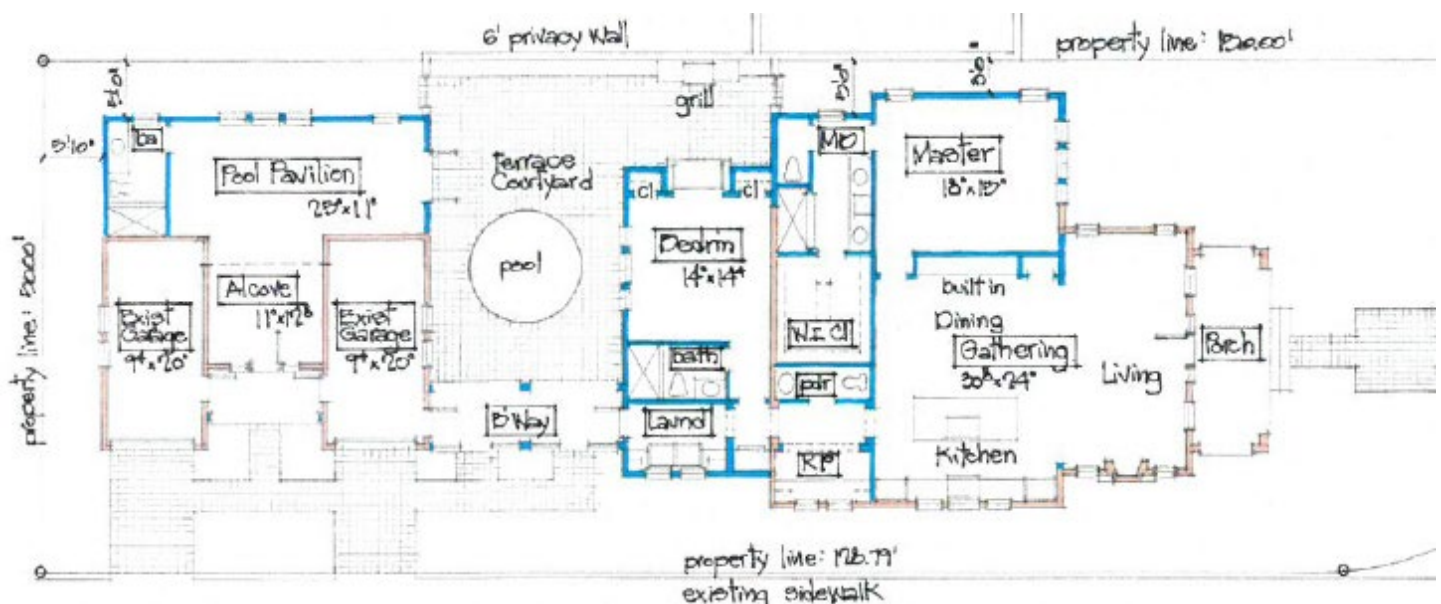
*d. Accessory buildings in rear yards: The exterior walls of accessory buildings shall not exceed 10.5 ft in height measured from natural grade to the roof sheathing surface unless placed at the same setback as required for the principal building. Additionally, accessory buildings located less than 10 feet from an interior side lot line must have a sloped or flat roof, e.g., the side wall adjacent to the lot line cannot be a gable end wall.*

### Summary:

With the exception of the roof design of the garage, the staff understands why a rebuild of the existing garage is desirable. The applicant can still get a smaller attic and/or bonus room while respecting the privacy of the neighbor and conforming to the Code. Otherwise, the design aspects of these plans and the materials indicated will maintain the authenticity of this 1926 Bungalow home.

### STAFF RECOMMENDATION IS FOR APPROVAL with the following conditions:

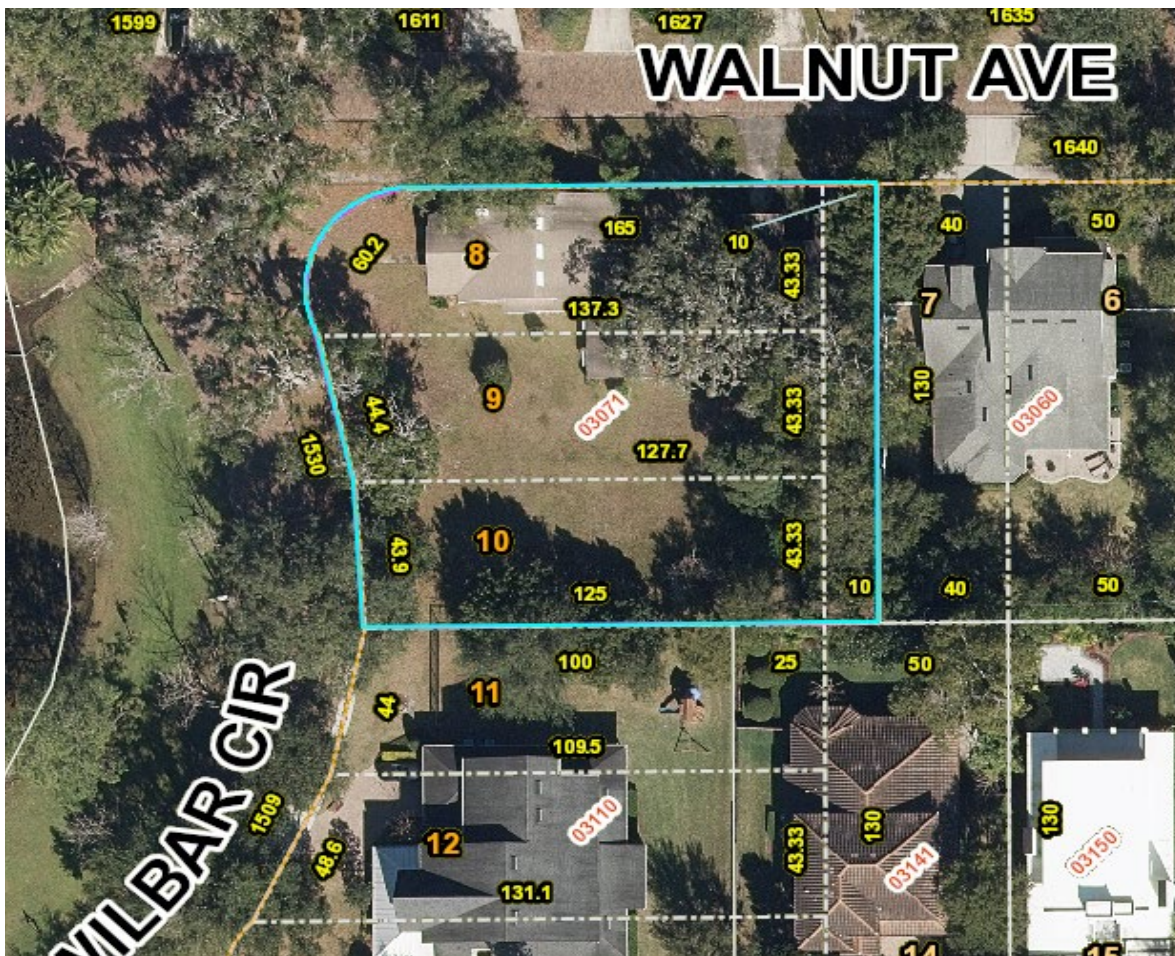
1. That the three vents on the front façade be retained.
2. That the new garage design be revised to only have gable ends facing the street (north) and interior (south) side of the structure.



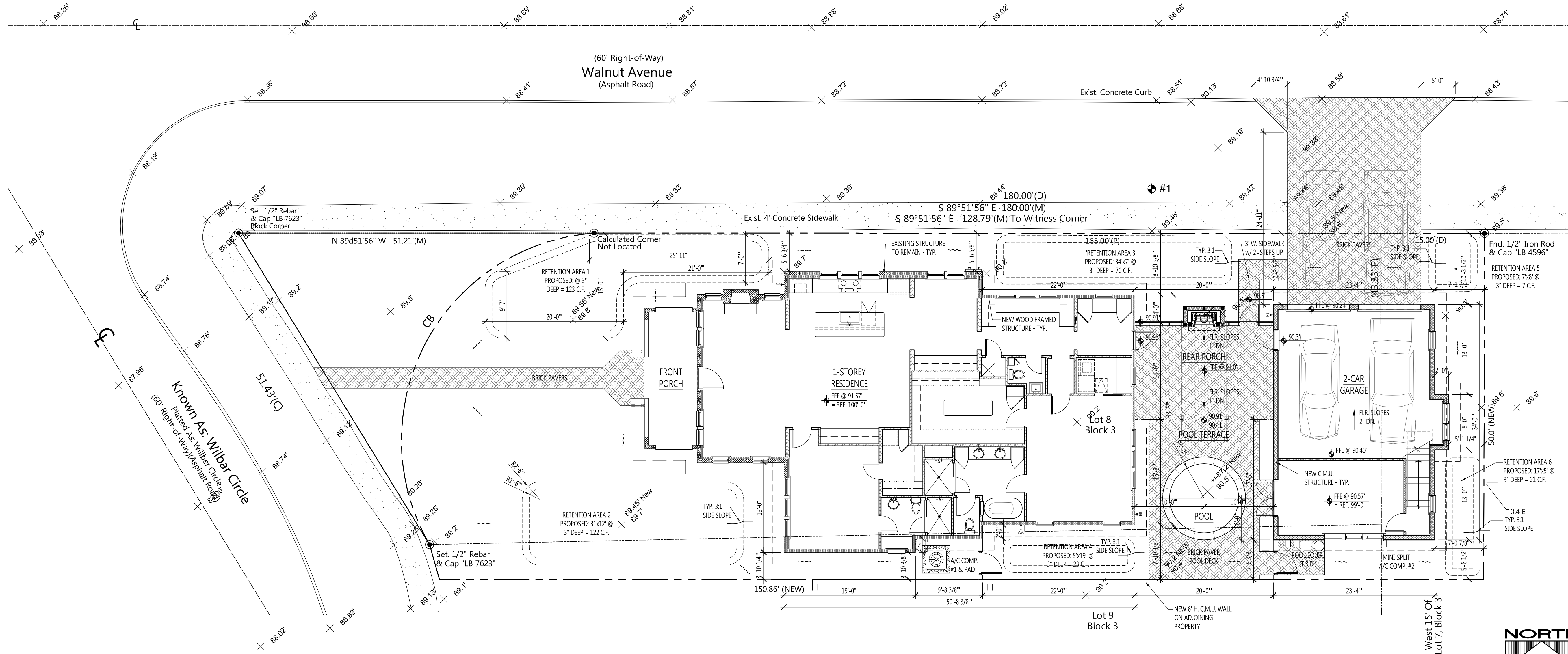












SITE COVERAGE CALCULATION		
<b>1st FLOOR SPACE SUMMARY:</b>		
LOT AREA		Area (Sq. Ft.)
		7,585
<b>IMPERVIOUS COVERAGE:</b>		
BUILDING FOOTPRINT (A/C & Covered Areas)		*3,441
DRIVEWAY/HARDSCAPE AREAS		**437
POOL & POOL DECK		396
TOTAL IMPERVIOUS AREAS (56.4%)		4,273
IMPERVIOUS ALLOWED @ 60% (IF 1 STORY) = 4,551 SQ. FT.		
*FIGURE INCLUDES AREA UNDER A/C, PORCHES, & GARAGE AS DEFINED BY FBC-B.		
**FIGURE INCLUDES WALKS/PAVERS, SITE WALLS & EQUIPMENT PADS.		

PROPOSED PROJECT - AREA TABULATION		
<b>FLOOR SPACE SUMMARY:</b>		
		Area (Sq. Ft.)
LIVING (Main House)		*2,184
LIVING (Exercise Studio)		*225
LIVING - TOTAL CONDITIONED SPACE	(1)	2,409
<b>UNCONDITIONED COVERED SPACE:</b>		
GARAGE		*584
FRONT PORCH		154
REAR PORCH		294
GARAGE ATTIC		533
TOTAL NON-CONDITIONED UNDER ROOF	(2)	1,565
GROSS AREA UNDER ROOF - TOTAL (1) + (2)	(A)	3,974
*INCLUDED IN FAR		

FLOOR AREA RATIO (FAR) CALCULATION		
<b>FLOOR SPACE SUMMARY:</b>		
		Area (Sq. Ft.)
LIVING (Total Conditioned)		2,409
GARAGE		584
<b>TOTAL AREA</b>		
		2,993
FAR (ALLOWED AT 43% - 3,262 SQ. FT.)		39.5%

FRONT YARD LANDSCAPE AREA CALCULATION		
TOTAL AREA: 1,522.8 S.F.		
MINIMUM % REQUIRED: 50% (761.4 S.F.)		
PROPOSED IMPERVIOUS: 8.2% (125 S.F.)		
PROPOSED PERVIOUS: 91.8% (1,398 S.F.)		

PROPOSED DRAINAGE CALCULATIONS		
TOTAL IMPERVIOUS AREA: 4,273 S.F.		
MINIMUM REQUIRED 1st INCH OF RAINFALL STORAGE: 0.0833		
REQUIRED: 356 C.F.		
PROPOSED: 366 C.F. (See Summary Below)		

SUMMARY - PROPOSED RETENTION VOLUME STORED		
AREA 1:	123 C.F.	
AREA 2:	122 C.F.	
AREA 3:	70 C.F.	
AREA 4:	23 C.F.	
AREA 5:	7 C.F.	
AREA 6:	21 C.F.	
TOTAL VOLUME STORED:	366 C.F.	

SPOT GRADE ELEVATION LEGEND		
DENOTES DIRECTION OF STORMWATER FLOW		

WINTER PARK DESIGN

IN COLLABORATION WITH

MARK STRAITE ARCHITECTS INCORPORATED

SEAL

Mark Kevin Straite, Lic. No. AR00399

151 Circle Drive  
Maitland  
Florida 32751  
Tel. 407.644.5020  
Fax. 407.644.7608  
mailto:msa@msafla.com

Lic. No. AA0003120

STATE OF FLORIDA  
REGISTERED ARCHITECT  
10399

1) The drawing has been signed, sealed & dated by Mark Kevin Straite, Licensee in Stormwater, and is a Digital Signature.  
2) This Electronic Seal & Digital Signature are in accordance with the Florida Administrative Code, Rule 61G-28.005.  
3) Printed copies of this document are not considered signed & sealed if the Digital Signature must be verified on any electronic images.  
4) Any other use of this information is prohibited without the expressed written consent of the subject.

Digitally Signed for Permit Submittal Only

PROJECT

## Z/Prperties

### RESIDENTIAL ALTERATIONS

1530 Wilbar Circle  
Winter Park, FL 32789

## CONSTRUCTION PERMIT DOCUMENTS - PROGRESS SET

COPYRIGHT © 2021 BY MARK STRAITE, ARCHITECTS, INCORPORATED. THIS DRAWING IS PROTECTED BY COPYRIGHT LAWS OF THE UNITED STATES. NO PART OF THIS DESIGN OR THIS DOCUMENT, INCLUDING ELECTRONIC MEDIA, MAY BE REPRODUCED, TRANSMITTED, COPIED, OR OTHERWISE USED FOR CONSTRUCTION PURPOSES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT. VIOLATORS WILL BE SUBJECT TO LEGAL PROSECUTION TO THE FULLEST EXTENT OF THE LAW.

CONSULTANT

CONSULTANT'S SEAL

REVISIONS

- No. 1
- No. 2
- No. 3
- No. 4

SHEET DATA

- Drawn By: MKS
- Checked: MKS
- Date: 4/5/21
- Project No: 20-543

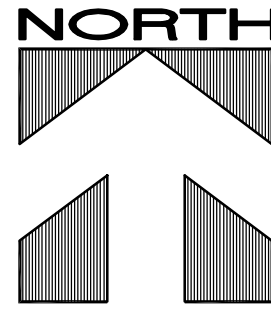
SHEET TITLE

SCALE: AS NOTED

SITE PLAN

SHEET NUMBER

of



SITE PLAN  
SCALE: 1/8" = 1'-0"

A1.1



GENERAL NOTES INTERIOR SPACES

THE FOLLOWING SHALL MEET THE REQUIREMENTS OF THE 7th ED. (2020) FLORIDA BUILDING CODE - RESIDENTIAL, SECTION R303.1.1. HABITABLE ROOMS SHALL MEET THE MINIMUM LIGHT AND VENTILATION REQUIREMENTS OF SECTION R303.1.1. PROVIDE SMOKE ALARM DETECTION AT BEDROOMS (INSIDE & OUTSIDE OF ROOM) ADJACENT TO BEDROOM DOOR PER SECTION R314. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLING UNITS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS - WIRELESS ALARMS ARE ALLOWED (R314.4; ALSO, SEE EXCEPTION). CARBON MONOXIDE ALARMS SHALL BE INSTALLED WITHIN 10 FT. OF EACH ROOM USED FOR SLEEPING PURPOSES PER SECTION R315. COMBINATION CARBON MONOXIDE/FIRE ALARMS ARE ACCEPTABLE (R314.7.4). ALSO SEE ELECTRICAL SHEET FOR LOCATIONS & ADDITIONAL INFORMATION).

FIREPLACE NOTES:

FACTORY-BUILT FIREPLACES SHALL COMPLY WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, EDITION AS NOTED HEREIN, SECTIONS R1004 & FACTORY-BUILT CHIMNEYS SHALL COMPLY WITH SECTION R1005.

R1004.1 GENERAL. FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL127.

R1004.2 HEARTH EXTENSIONS. HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA LISTED AND LABELED HEARTH EXTENSIONS SHALL COMPLY WITH UL 1618.

R1004.3 DECORATIVE SHROUDS. DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF THE CHIMNEYS FOR FACTORY-BUILT FIREPLACES EXCEPT WHERE SHROUDS ARE LISTED FOR USE WITH SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1004.4 UNVENTED GAS LOG HEATERS. AN UNVENTED GAS LOG HEATER SHALL NOT BE INSTALLED IN A FACTORY-BUILT FIREPLACE UNLESS THE FIREPLACE SYSTEM HAS BEEN SPECIFICALLY TESTED, LISTED AND LABELED FOR SUCH USE IN ACCORDANCE WITH UL 127.

EXTERIOR DOORS & WINDOWS NOTES

1. EXTERIOR DOOR AND WINDOW ASSEMBLIES AND INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS OF THE 7th ED. (2020) FLORIDA BUILDING CODE - RESIDENTIAL, SECTION R301 FOR WIND LOADS NOTED, HEREIN, AND THE ANCHORING REQUIREMENTS OF SECTIONS R609.7. 2. WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS. SHALL MEET DESIGN PRESSURE, AND SHALL BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA. 3. THE DESIGN PRESSURE SHOWN ON THE DRAWINGS IS TO BE USED AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA, AND THE GOVERNING PRESSURE IS THE NEGATIVE (dp=-) VALUE. SEE SHEET 50 FOR REQUIREMENTS.

4. THE BUILDER SHALL PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS INFORMATION SHALL BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING INSPECTION TAKES PLACE. 5. EXTERIOR WINDOWS AND DOORS SHALL BE TESTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY. CONTRACTOR SHALL PROVIDE TEST REPORTS COMPLYING WITH SECTION R-609.3 & R-609.8 OF THE 7th ED. (2020) FLORIDA BUILDING CODE - RESIDENTIAL.

6. CONTRACTOR SHALL SUBMIT WIND TEST CERTIFICATION FOR OVERHEAD DOORS PER SECTION R-609.4 OF THE 7th ED. (2020) FLORIDA BUILDING CODE - RESIDENTIAL.

EGRESS WINDOW & OPENING NOTES

1. EMERGENCY ESCAPE & RESCUE OPENINGS SHALL MEET THE FOLLOWING MINIMUM CRITERIA PER FBC- R, 7th ED. (2020), SECTION R310. A) OPENING AREA: SHALL BE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FEET. B) OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". C) OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". D) SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE FLOOR. E) OPERATIONAL CONSTRAINTS - EMERGENCY ESCAPE & RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

DWELLING-GARAGE FIRE PROTECTION NOTES:

DWELLING-GARAGE FIRE PROTECTION SHALL COMPLY WITH THE 7th ED. (2020) FLORIDA BUILDING CODE - RESIDENTIAL.

R302.5 DWELLING-GARAGE OPENING & PENETRATION PROTECTION. OPENINGS & PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.

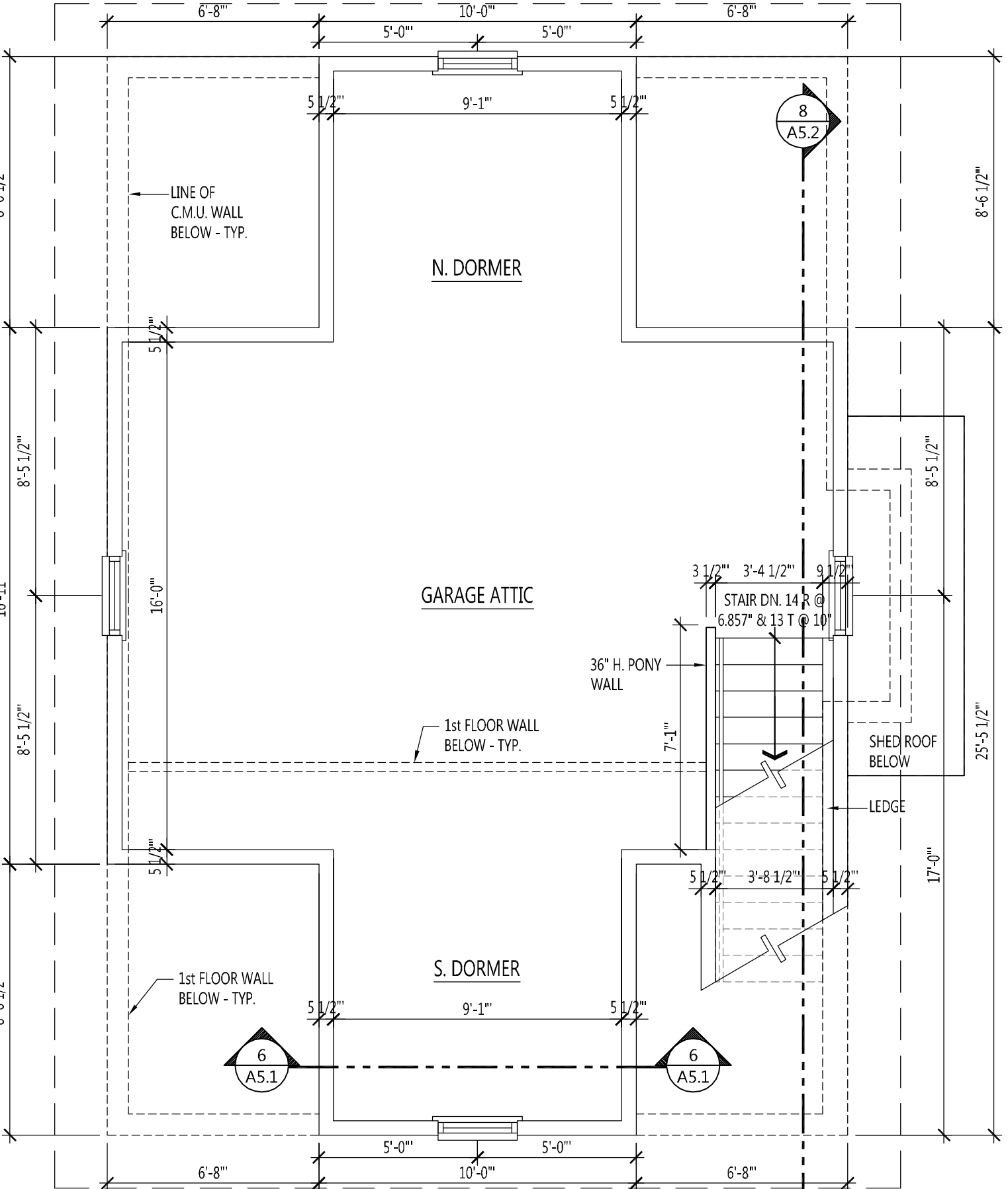
R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLINGS THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS).

R302.6 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO THE GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

ACCESSIBLE BATHROOM NOTE

FBC-R 7th ED. (2020), SECTION R320: ALL NEW SINGLE-FAMILY HOUSES SHALL PROVIDE AT LEAST ONE BATHROOM, LOCATED WITH MAXIMUM POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DOOR THAT HAS A 29" MIN. CLEAR OPENING.



GENERAL NOTES

- 1) THESE NOTES APPLY TO ALL FLOOR PLAN SHEETS.
- 2) WALL SIZE DIMENSIONS ARE GIVEN TO THE FACE OF STUD OR C.M.U. - FIELD ADJUST AS REQUIRED.
- 3) EXTERIOR WINDOW PLACEMENT IS GIVEN TO THE CENTERLINE OF WINDOW OPENING TO ALLOW FOR VARIATIONS WITH VARIOUS MANUFACTURER'S STANDARD UNITS. VERIFY EXACT SIZE WITH SELECTED UNIT - SEE ELEVATIONS (AS SERIES SHEETS) FOR NOMINAL SIZE. VERIFY EXACT SIZE OF SELECTED UNIT.
- 4) SEE INTERIOR DESIGN DRAWINGS (BY OTHERS - NOT INCLUDED W/ THIS PACKAGE) FOR FINISHES.
- 5) WALL BACKING/BLOCKING IS REQUIRED TO SUPPORT WALL MOUNTED SHELVES, CABINETS, ACCESSORIES, GRAB BARS, ETC. (IE DET. SHTS.).
- 6) BUILT-IN CASEWORK/DETAILING IS BY OWNER & CABINET MAKER.
- 7) FURNITURE/FURNISHINGS/EQUIPMENT WILL BE OWNER PROVIDED.
- 8) REFERENCED DETAILS ARE INTENDED TO BE TYPICAL & SIMILAR TO OTHER CONDITIONS, U.O.N.
- 9) SOUND ATTENUATING BATTS ARE REQUIRED IN STUD WALLS & ON TOP OF CEILINGS SURROUNDING TOILET ROOMS & ELSEWHERE AS NOTED.
- 10) PROVIDE WATER-RESISTANT GYPSUM BOARD ON TOILET ROOM WALLS, ADJACENT TO SINKS, & AT/AROUND SHOWERS (4" MIN. WIDTH).
- 11) PAVEMENT & GRADING ADJOINING BUILDING SHALL BE SLOPED TO SHED WATER @ 1/8" / FT. MIN. (U.O.N.) AWAY FROM BUILDING. RE A1.1 FOR GRADING CONDITIONS.
- 12) M.O. = NOMINAL MASONRY OPENING.
- 13) SECTION CUT LOCATIONS REPRESENT TYPICAL CONDITIONS.

WALL LEGEND

- 8" (NOM.) REINFORCED MASONRY WALL w/ STUCCO FINISH & SPRAY FOAM INSULATION IN CELLS @ EXTERIOR
- EXISTING EXTERIOR CLAY MASONRY WALL TO REMAIN w/ NEW STUCCO FINISH & SPRAY FOAM INSULATION; 2X4 FURRING & GYPSUM BOARD INTERIOR FINISH (NOTE: FIELD VERIFY - REMEDIAL WORK IS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF WALL - SEE STRUCTURAL)
- 6" (NOM.) WOOD FRAMED WALL w/ SPRAY FOAM INSULATION
- WOOD STUD w/ GYPSUM BOARD WALL
- WOOD STUD BEARING WALL
- PARTIAL HEIGHT STUD WALL (ELEVATION AS NOTED)

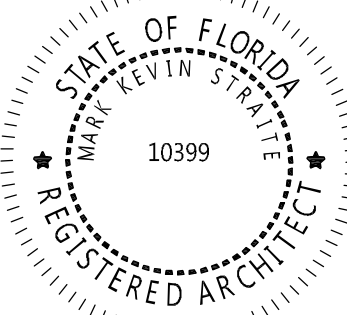
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 7th EDITION - FLORIDA BUILDING CODE - RESIDENTIAL, 7TH EDITION, SECTION R301 DESIGN CRITERIA AND ASSE 7-10. 1. WIND CATEGORY - C. 2. WIND SPEED - 140 MPH ULTIMATE WIND SPEED (UWS) AND 120 MPH (WAS). 3. CONSTRUCTION TYPE - SINGLE FAMILY RESIDENCE (S). 4. WIND EXPOSURE - CATEGORY C. 5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS +/- 0.18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0.

WINTER PARK DESIGN IN COLLABORATION WITH

MARK STRAITE ARCHITECTS INCORPORATED

SEAL

Mark Kevin Straite, Lic. No. AR0399



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CONSULTANT'S SEAL

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- No. 1
- No. 2
- No. 3
- No. 4

SHEET DATA

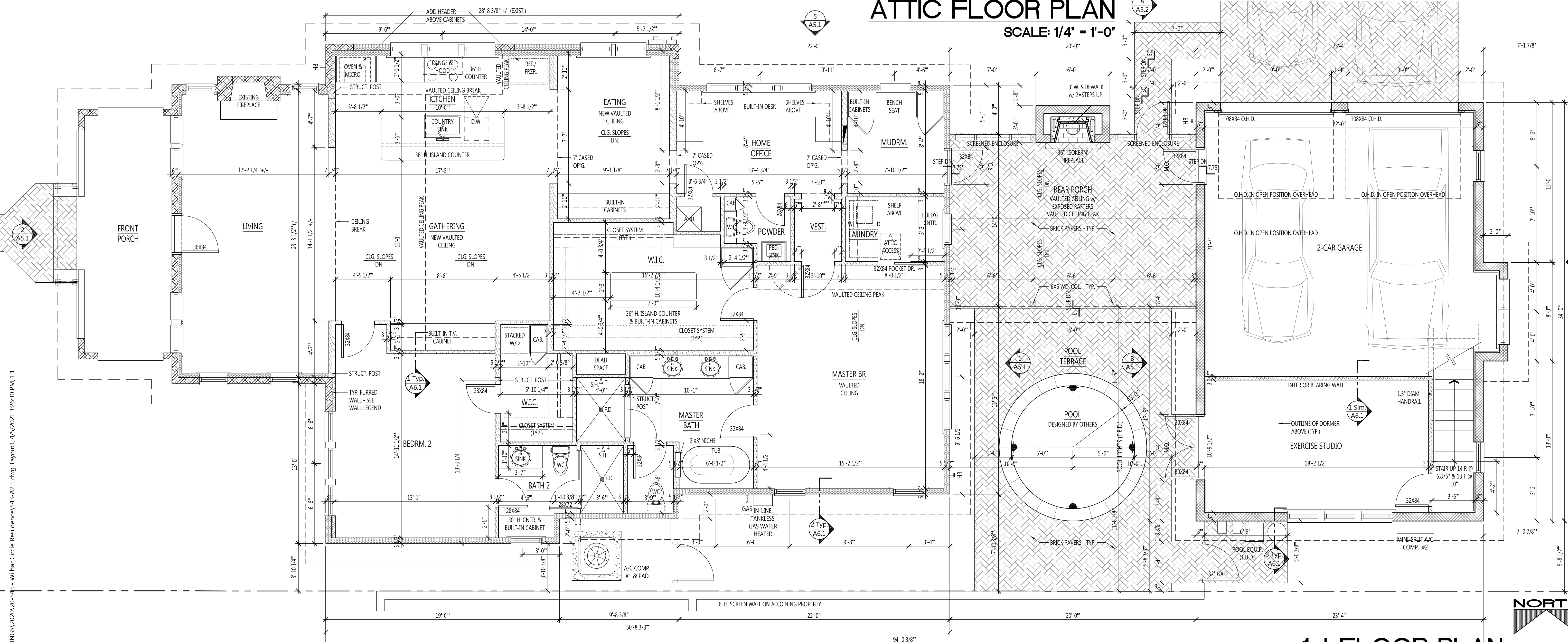
- Drawn By MKS
- Checked MKS
- Date 4/5/21
- Project No. 20.543

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

SCALE: AS NOTED



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

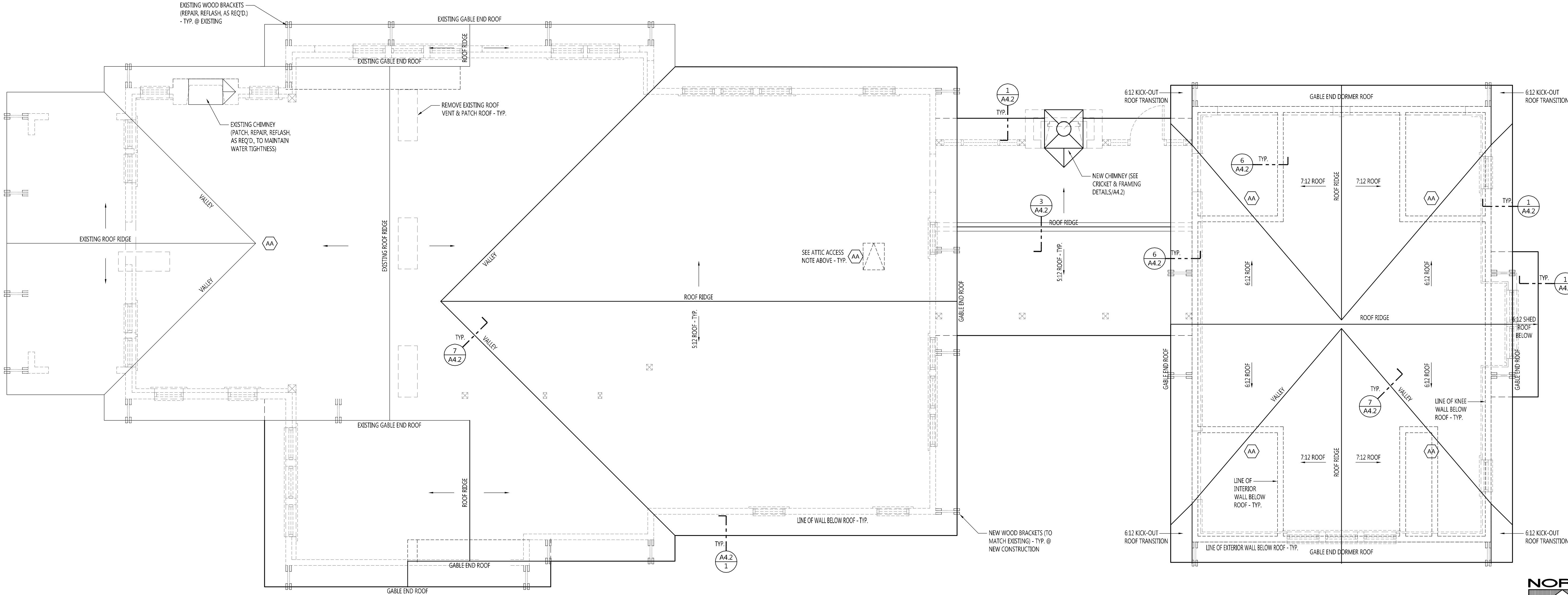
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### ROOF NOTES

- 1) ROOF COVERINGS SHALL COMPLY WITH SECTION R905, OF THE FLORIDA BUILDING CODE - RESIDENTIAL (FBC-R), 7th (2020) EDITION.
- 2) ROOF FLASHING SHALL COMPLY WITH FBC-R 703.4, R903.2 & R905.
- 3) A/C CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF ONE FOOT AWAY FROM BUILDING.
- 4) SOLID BLOCKING SHALL BE INSTALLED AT ROOF RIDGE.

### ROOF VENTILATION NOTE

ROOF VENTILATION SHALL COMPLY WITH SECTION R806 OF THE FBC-R AS FOLLOWS:

- VENTILATION REQUIREMENTS SHALL CONFORM WITH SECTION R806.1. ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDES OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF  $\frac{1}{16}$ " MINIMUM & A  $\frac{3}{4}$ " MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN  $\frac{3}{4}$ " SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF  $\frac{1}{16}$ " MINIMUM & A  $\frac{3}{4}$ " MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

- MINIMUM VENT AREA SHALL CONFORM WITH SECTION R806.2. THE MINIMUM NET FREE VENTILATION AREA SHALL BE  $\frac{1}{150}$  OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE  $\frac{1}{300}$  OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE NOTED CONDITIONS IN THE EXCEPTION ARE MET.

- VENT AND INSULATION CLEARANCE SHALL CONFORM WITH SECTION R806.3. NOT LESS THAN A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & THE ROOF SHEATHING & AT THE LOCATION OF THE VENT.

- INSTALLATION & WEATHER PROTECTION SHALL CONFORM WITH SECTION R806.4.

- OFF RIDGE VENTS SHALL BE ALUMINUM WITH SCREEN. COLOR TO MATCH ROOF.

- UNVENTED ATTIC & UNVENTED ENCLOSED RAFTER ASSEMBLIES SHALL CONFORM WITH SECTION R806.5.

- ROOF VENTILATION NOTE:  
SPRAY FOAM INSULATION IS USED AT UNDERSIDE OF ROOF IN ATTIC ABOVE CONDITIONED INTERIOR SPACES. THEREFORE, ROOF VENTS ARE NOT REQUIRED PER FBC-R, SECTION 806.5. UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES, OTHERWISE, USE LOW PROFILE ROOF RIDGE VENT (SEE DETAIL 3/A4.2) OVER UNCONDITIONED SPACES.

### GENERAL FLASHING NOTES

FLASHING: SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE STRUCTURE THROUGH JOINTS IN A WALL, COPING, MOISTURE PERMEABLE MATERIAL, OR AT INTERSECTIONS WITH A ROOF PLANE, PIPE OR MECHANICAL PENETRATION, OR AT PARAPET WALL PENETRATIONS.

LOCATIONS: FLASHINGS SHALL BE INSTALLED AT: 1) WALL & ROOF INTERSECTIONS, 2) ROOF PENETRATIONS, 3) EAVES/GUTTERS, 4) CHANGES IN ROOF SLOPE OR DIRECTION, AND AT WALL OPENINGS & PENETRATIONS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GA.) (0.553 MM) GALVANIZED SHEET.

BASE & CAP FLASHING FOR ROOF: BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. BASE FLASHING SHALL BE OF EITHER CORROSION- RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS OR MINERAL SURFACE ROLL ROOFING WEIGHING A MINIMUM OF 77 LB. PER 100 SQ. FT. (3.76KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

VALLEYS (SEE DETAILS, THIS SHEET FOR APPLICABLE METHOD): VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPE SHALL BE PERMITTED:

- 1) FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2.
- 2) FOR OPEN VALLEYS, VALLEY LINING OF TWO PILES OF MINERAL SURFACE ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE.
- 3) FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLE) VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
  - A. BOTH TYPES 1 AND 2 ABOVE, COMBINED.
  - B. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES (914 MM) AND COMPLYING WITH ASTM D 224.
  - C. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING WITH ASTM D 1970.

DRIP EDGE: DRIP EDGE SHALL BE INSTALLED AT EAVES AND GABLE ENDS OF SHINGLE ROOFS, AND SHALL OVERLAP A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 1/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK UP THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES (305 MM) ON CENTER.

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

SIDEWALL FLASHING: FLASHING AGAINST THE VERTICAL SIDEWALL SHALL BE BY THE STEP FLASHING METHOD THE FLASHING SHALL BE A MINIMUM OF 4" HIGH & 4" WIDE. AT THE END OF THE VERTICAL SIDEWALL, THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL AND ONTO THE ROOF.

### ATTIC ACCESS NOTE (AA)

ATTIC ACCESS SHALL COMPLY WITH SECTION R807 OF THE FBC-R AS FOLLOWS:

- BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO THE ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQ. FT.

- THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22" X 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM 22" WIDE X 30" HIGH. WHEN THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30" AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTIC.

M1305.1.2 APPLIANCES IN ROOMS.  
APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT OR SIMILAR SPACE SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24 INCHES (610 MM) WIDE AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE, PROVIDED THERE IS A LEVEL SERVICE SPACE OF NOT LESS THAN 30 INCHES (762 MM) DEEP AND THE HEIGHT OF THE APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM), AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN.

M1305.1.3 APPLIANCES IN ATTICS.  
ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE AND NOT MORE THAN 20 FEET (6096 MM) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 MM) WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN OF 20 INCHES BY 30 INCHES (508 MM BY 762 MM), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

EXCEPTIONS:

1. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
2. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET (1829 MM) HIGH AND 22 INCHES (559 MM) WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET (15 250 MM) LONG.

M1305.1.3.1 ELECTRICAL REQUIREMENTS.  
A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH SECTION E3401.1. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.

- FIELD VERIFY LOCATION(S) WITH OWNER.

NOTE: THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE FB EDITION - FLORIDA BUILDING CODE RESIDENTIAL, 7TH EDITION, SECTION 1603 DESIGN CRITERIA AND ASSE 7-10. 1. WIND SPEED - 140 MPH ULTIMATE WIND SPEED (140 and 120 MPH (140) & 120 CATEGORY I - CATEGORY II). 2. CONSTRUCTION TYPE - SINGLE FAMILY RESIDENCE (V). 3. WIND EXPOSURE - CATEGORY II. 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS +/-0.18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0.

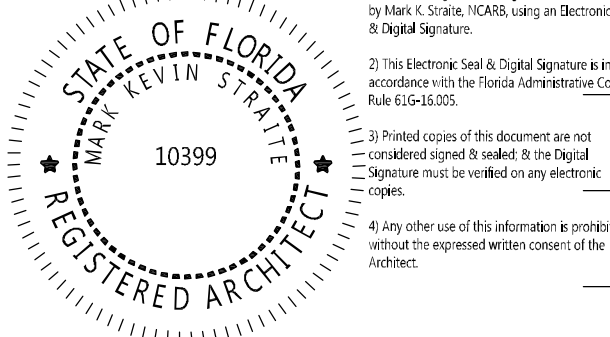
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Mark Kevin Straite, Lic. No. AP00390



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- No. 2
- No. 3
- No. 4

SHEET DATA

- Drawn By MKS
- Checked MKS
- Date 4/5/21
- Project No. 20-543

SHEET TITLE

SCALE: AS NOTED

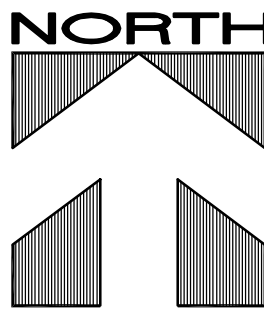
ROOF PLANS + NOTES

SHEET NUMBER

OF

ROOF PLAN

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



A4.1







