



# Historic Preservation Board Regular Meeting

## Agenda

**July 14, 2021 @ 9:00 am**

City Hall

401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/bpm](http://cityofwinterpark.org/bpm) and include virtual meeting instructions.

### assistance & appeals

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

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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).

### please note

Times are projected and subject to change.

- 
1. **Call to Order**
  2. **Consent Agenda**
    - a. [Approval of the June 9, 2021 Meeting Minutes](#) 1 minute
  3. **Staff Updates**
    - a. [Update on the Certified Local Government Application.](#) 5 minutes
  4. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
  5. **Action Items**
  6. **Public Hearings**
    - a. [HDA 21-05 Request of Matthew Kopkin and Danielle Roman to designate the property at 1434 Norfolk Avenue to the Winter Park Register of Historic Places.](#) 10 minutes
    - b. [COR 21-05 Request of Ron Scarpa to restore the 1941 existing cottage at 767 McIntyre Avenue and build a new two-story, residence to the rear.](#) 30 minutes
    - c. [COR #20-07 Request of Zach Mitchell: Approval to renovate and expand the existing home at 723 Maryland Avenue located in the College Quarter Historic District. Zoned: R-2.](#) 30 minutes
  7. **Board Comments**
  8. **Adjournment**



# Historic Preservation Board **agenda item**

item type Consent Agenda	meeting date July 14, 2021
prepared by Mary Bush	approved by
board approval Completed	
strategic objective	

## subject

Approval of the June 9, 2021 Meeting Minutes

## motion / recommendation

## background

## alternatives / other considerations

## fiscal impact

## ATTACHMENTS:

[June 9 HPB Draft Minutes.pdf](#)



# Historic Preservation Board Minutes

June 9, 2021 at 9:00 a.m.

401 S. Park Avenue | In-Person and Virtual | Winter Park, Florida

## 1. Call to Order

Vice-Chair Anne Sallee called the hybrid, in-person and virtual, meeting to order at 9:01 a.m. Present In-Person: Anne Sallee, Drew Henner, Aimee Spencer, N. Lee Rambeau, and Karen James. Present Virtually: John Skolfield. Absent: Wade Miller. Staff: Principal Planner, Jeff Briggs; and Recording Secretary, Mary Bush.

## 2. Approval of Minutes

Motion made by Anne Sallee, seconded by N. Lee Rambeau to approve the May 12, 2021 meeting minutes.

**Motion carried unanimously with a 5-0 vote. (John Skolfield was not present for the approval of the minutes. Wade Miller was not present for the meeting.)**

## 3. Staff Updates

Mr. Briggs advised the Board that a presentation by Staff and Chairman Skolfield regarding Historic Preservation month, which occurs in May, would be made to the City Commission that afternoon. All Board members were invited to attend. Mr. Briggs also noted that the City Commission adopted a new format for all Board meetings, which includes a citizen comment period regarding items that are not on the meeting agenda.

## 4. Citizen Comments

No one was present from the public.

## 5. Public Hearings

- COR 21-05 Request by Ron Scarpa for APPROVAL to renovate the existing one-story home at 767 McIntyre Avenue and add a new two-story residence in the rear yard subject to certain variance requests, located in the College Quarter Historic District. Parcel ID# 05-22-30-9400-96-120. **(Tabled until the July 14, 2021 HPB meeting)**

Mr. Briggs reminded the Board that at last month's regular Board meeting the applicant had requested the item to be continued. Since that time, the applicant has asked to table the item again until the July 14, 2021 regular Board meeting. Mr. Briggs explained that the applicant would like to get the plans modified and redrawn in accordance with the recommendations received at the Historic Preservation Board Work Session on May 26, 2021.

**Motion made by Drew Henner, seconded by Aimee Spencer, to table the item to the next scheduled regular meeting of the Historic Preservation Board on July 14, 2021.**

**Motion carried unanimously with a 5-0 vote. (John Skolfield was not present for the approval of the request. Wade Miller was not present for the meeting.)**

- COR 21-06 Request by Charles Hamilton for APPROVAL to construct additions including two (2), one-story accessory living units, swimming pool, pool cabana and a studio/workshop building on

the property at 450 Clarendon Avenue, zoned R-2, and individually designated historic property. Parcel ID# 07-22-30-8910-02-150.

Mr. Briggs provided a brief overview of the request and led discussion of the item. He reviewed the location map of the property, noting that if the property was not designated, three townhomes could be built on the lot or the lot could be split to build two single family houses. Mr. Briggs also noted that the applicant does not have plans to physically change anything about the original home except to possibly install a porte cochere on the side of the home to shelter the driveway. Mr. Briggs presented the site plan of the project and advised that the applicant would like to install a pool, pool cabana, and two combined one-story accessory living units on the side of the house. He noted that the accessory units are able to be rented under the R-2 zoning code. He also noted that the applicant would like to rebuild the existing deteriorated work shop and storage shed behind the home and requested a seven foot setback variance in lieu of the required ten foot setback.

**Staff recommendation was for approval.**

Mrs. Spencer requested that the window units of the accessory units mimic those of the original house. She advised to widen the center between where two windows exist on the accessory units.

The applicant, Charles Hamilton of 450 Clarendon Avenue, Winter Park, FL 32789 addressed the Board. Mr. Hamilton provided a brief presentation with details of his reasons for doing the project and his intentions for the use of the additions. He noted that he wanted to keep the added structures to scale and consistent with the look, feel, and character of the original house. Mr. Hamilton also noted that he wanted to preserve as much as possible of what is left of the existing work shop structure.

The Board briefly discussed and inquired with the applicant about the following:

- the surface material for the guest driveway,
- the building material for the workshop and storage,
- screening or fencing for the pool,
- kitchenettes in the accessory units,
- a plan to avoid stacking of parked guest and resident vehicles,
- rental use of accessory units,
- and overflow parking issues.

No one was present from the public.

**Motion made by John Skolfield, seconded by Aimee Spencer, to approve the request by Charles Hamilton for APPROVAL to construct additions including two (2), one-story accessory living units, swimming pool, pool cabana and a studio/workshop building on the property at 450 Clarendon Avenue, zoned R-2, and individually designated historic property pending review of compliance with the following condition:**

- **The applicant is required to have the window fenestration of the accessory units mimic the windows of the original house in proportion and distance.**

**Motion carried unanimously with a 6-0 vote. (Wade Miller was not present for the meeting.)**

## **6. Discussion Item**

Mr. Briggs briefly discussed applying for the Florida Certified Local Government Program (CLG). He noted that the City Commission provided positive feedback on it. He provided the Board with a copy of the Land Development Code regarding CLG performance and the draft of the City of Winter Park's CLG application. Mr. Briggs explained the application process and noted that the State provides review of draft applications to help ensure that the final application submitted can be processed without unnecessary delays. He added that together with the CLG application process will be an amendment to the Land Development Code regarding CLG performance to relieve staff of unnecessary program requirements.

Mr. Briggs indicated that he plans to get the draft application sent out to the State by the end of June. He is hopeful that the preliminary review will be completed by early July, which would allow for preparation of the final application and placement of the item on the Planning & Zoning Board's August regular meeting.

The Board briefly discussed and inquired about the following:

- a map corresponding to the areas of the City that will be considered in the CLG application;
- the advantages of being a CLG;
- other cities that are already CLGs;
- and the timeframe of the CLG approval process.

Mr. Briggs addressed the Board's inquiries and noted that becoming a CLG will make it easier and more beneficial for the City to receive Federal appropriations and other grants.

## **7. Board Updates and Comments:**

No Board updates and comments.

## **8. Upcoming Meeting Schedule**

Next HPB Regular Meeting: Wednesday, July 14, 2021 at 9:00 a.m.

Next HPB Work Session: Thursday, June 24, 2021 at 1:30 p.m.

Meeting adjourned at 9:52 a.m.

Respectfully Submitted,

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Mary Bush

Recording Secretary



# Historic Preservation Board **agenda item**

item type Staff Updates	meeting date July 14, 2021
prepared by Jeffrey Briggs	approved by Bronce Stephenson
board approval Completed	
strategic objective	

## subject

Update on the Certified Local Government Application.

## motion / recommendation

## background

## alternatives / other considerations

## fiscal impact



# Historic Preservation Board **agenda item**

item type Public Hearings	meeting date July 14, 2021
prepared by Jeffrey Briggs	approved by Bronce Stephenson
board approval Completed	
strategic objective	

## subject

HDA 21-05 Request of Matthew Kopkin and Danielle Roman to designate the property at 1434 Norfolk Avenue to the Winter Park Register of Historic Places.

## motion / recommendation

Approval of the request.

## background

Matthew Kopkin and Danielle Roman have voluntarily agreed to designate their home at 1434 Norfolk Avenue to the Winter Park Register of Historic Places. This home at 1424 Norfolk Avenue is an example of the Minimal Traditional architectural style applied to a residence as was popular when this home was built in 1947 along with many others in the Orwin Manor neighborhood. This one-story stucco wood frame dwelling has an attractive open front porch that adds aesthetic character and front yard appeal to the home.

This one-story home is a total of 1,542 square feet with 1,223 square feet of living space as a three-bedroom, one-bath residence with an detached one car garage of 319 square feet in the rear. While there are no plans to do so at this time, the home could be expanded to the rear as was approved by the Historic Preservation Board at 1375 Buckingham Road.

The Minimal Traditional architectural style was popular during the 1930's and 1940's across the nation. Many people coming out of the depression era had limited financial resources and these plain and simple homes were functional and popular for allowing home ownership. While those with more financial resources during that era might have been able to afford the Craftsman or Bungalow style homes with more exterior ornamentation, there were many young couples or blue-collar workers who built to the



Minimal Traditional style in order to achieve home ownership. Orwin Manor has many Minimal Traditional homes along with Spanish Mission styles that were also popular during that era.

In this current residential market environment that emphasizes tear downs and rebuilds, this designation will insure that the scale and character of the original Orwin Manor homes remains in place. 1424 Norfolk Avenue was originally constructed in 1947 as part of the Orwin Manor development, retains its original architectural integrity with period windows/shutters and wood siding and is qualified for listing on the Winter Park Register of Historic Places.

### [alternatives / other considerations](#)

### [fiscal impact](#)

ATTACHMENTS:

[Location Map and Pictures.pdf](#)

ATTACHMENTS:

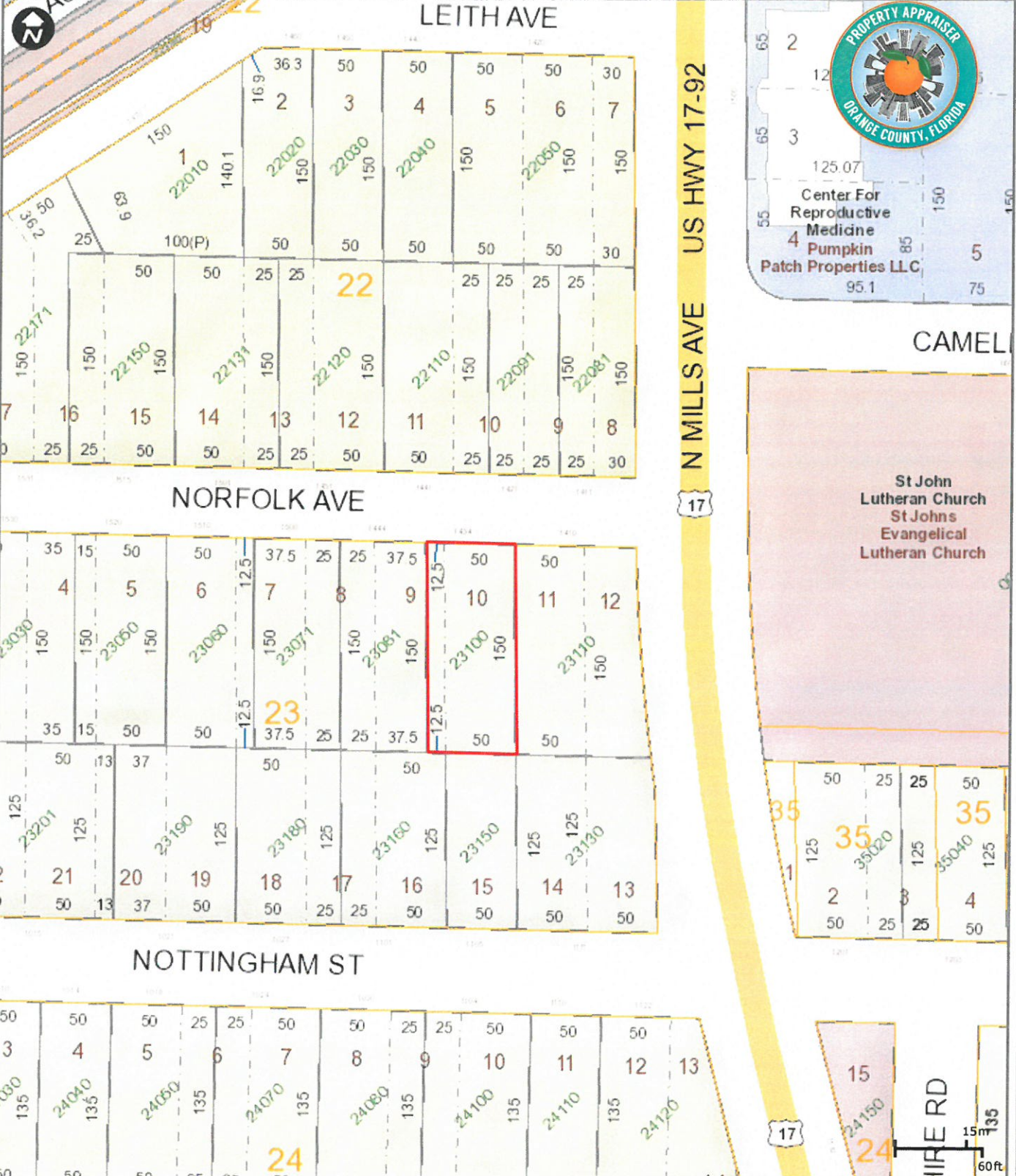
[Historic Designation Application.pdf](#)

ATTACHMENTS:

[Resolution\\_1434 Norfolk Avenue.doc](#)

**OCA Web Map**

- Major Roads
- Proposed Road
- Residential
- Commercial/Industrial Vacant Land
- Parks
- Lot Number
- Florida Turnpike
- Public Roads
- Brick Road
- Agriculture
- Agricultural Curtilage
- Lakes and Rivers
- Interstate 4
- Gated Roads
- Block Line
- Commercial/Institutional
- Hydro
- Building
- Block Number
- Road Under Construction
- Lot Line
- Governmental/Institutional/Misc
- Waste Land
- Parcel Dimension



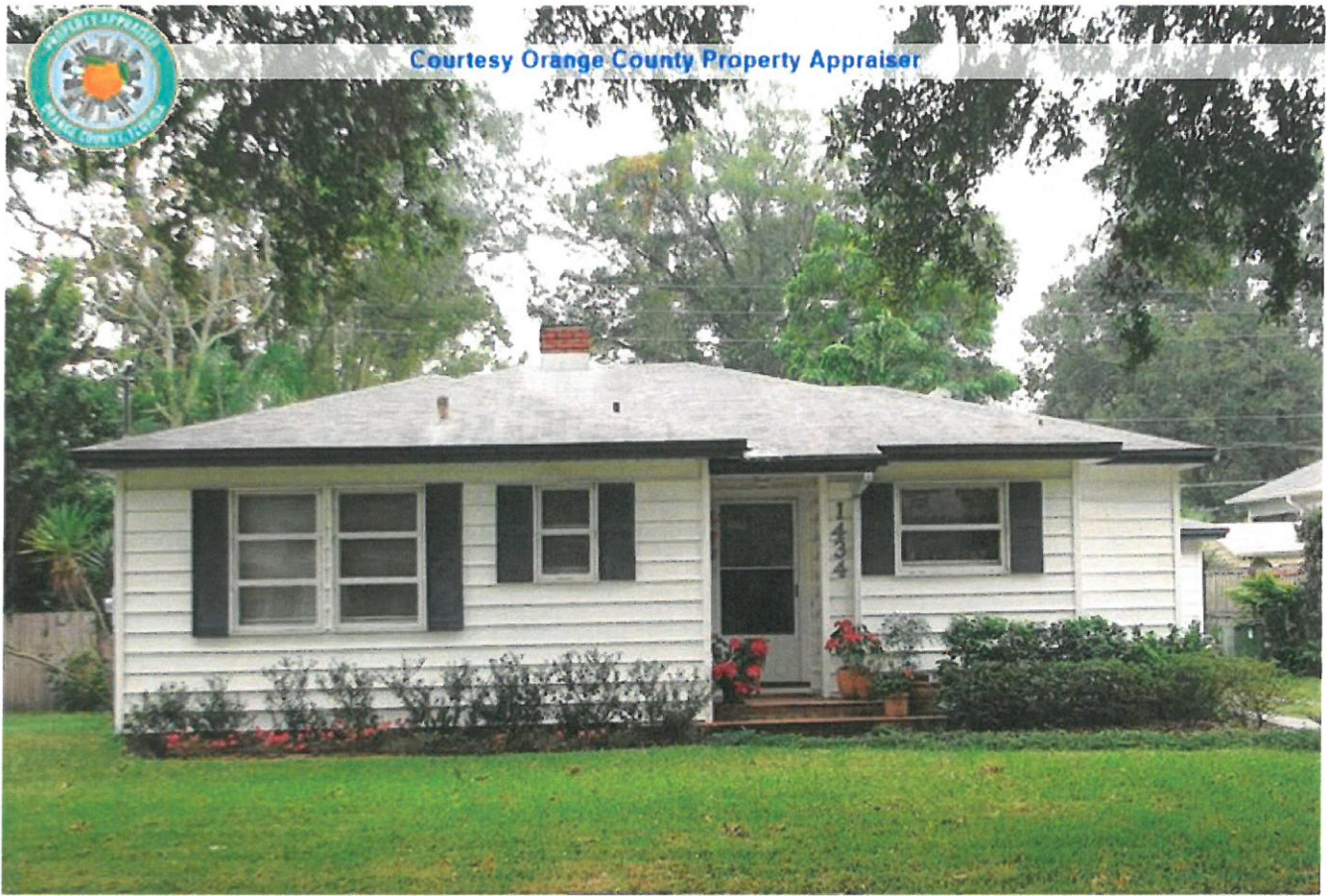
Created: 6/29/2021

This map is for reference only and is not a survey.

# Parcel Photos - 1434 Norfolk Ave



1434 NORFOLK AVE, WINTER PARK, FL 32789 6/20/2019 9:14 AM



292212643623100 01/18/2007



**City of Winter Park  
 Planning & Transportation Department  
 401 Park Avenue, South  
 Winter Park, Florida 32789  
 407-599-3440**

**City of Winter Park Historic Designation Application**

1. 1434 Norfolk Avenue Winter Park, FL 32789  
 Building address  
Matthew Kopkin 407-304-6355  
Danielle Roman Same as above 727-421-7134  
 Owner's name(s) Address Telephone

2. I, Matthew Kopkin, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

[Signature] 5/27/21  
 Owner's Signature Date

**Historic Preservation Board Office Use**

*Criteria for Designation*

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- B. Association with the lives of a person or persons significant in our past; or that
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or are likely to yield information important in prehistory or history.

\_\_\_\_\_  
 Legal description Year built

\_\_\_\_\_  
 Historic name of building (if any) Historic district name (if any)

**Date received:** \_\_\_\_\_ **HPC Meeting:** \_\_\_\_\_

**Case File No.:** \_\_\_\_\_ **Florida Master Site File No.:** OR- \_\_\_\_\_

Local Historic Landmark

Local Historic Resource

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1434 NORFOLK AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.**

**WHEREAS**, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

**WHEREAS**, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

**WHEREAS**, there is the desire foster awareness and civic pride in the accomplishments of the past; and

**WHEREAS**, the Winter Park Historic Preservation Board has determined and recommended that the property at 1434 Norfolk Avenue with the existing home built in 1947 is an example of the Minimal Traditional style architecture popular during that period.

**NOW, THEREFORE**, be it resolved by the City Commission of the City of Winter Park, Florida that:

**SECTION 1.** That the City Commission of the City of Winter Park hereby designates 1434 Norfolk Avenue as a historic resource on the Winter Park Register of Historic Places.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Phillip Anderson, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# Historic Preservation Board **agenda item**

item type Public Hearings	meeting date July 14, 2021
prepared by Jeffrey Briggs	approved by Bronce Stephenson
board approval Completed	
strategic objective	

## subject

COR 21-05 Request of Ron Scarpa to restore the 1941 existing cottage at 767 McIntyre Avenue and build a new two-story, residence to the rear.

## motion / recommendation

Staff recommendation is for approval of the site and building plans as submitted inclusive of the variances requested with modifications as may be recommended by the board.

## background

Ron Scarpa (owner) is requesting approval to restore the original cottage dwelling at 767 McIntyre Avenue, built in 1941 and to add a new two-story residence in the rear subject to several variances. This property is within the College Quarter historic district and the existing Minimal traditional cottage is deemed a “contributing” structure.

This property at 767 McIntyre Avenue is zoned R-2. That zoning allows for the development of two residential units. If this property were not in the College Quarter historic district, then the small 906 square foot cottage would be demolished and two modern townhouses would be built on this property just as what exists immediately adjacent to the south, and what exists immediately adjacent behind the property to the west and across the street that were all built in the 1986-1991 time period. The transition of this neighborhood to more contemporary townhouse development was part of the impetus for the neighborhood to vote to establish the College Quarter historic district in order that new construction replicate the architectural heritage of the area dominated with buildings from the 1920's-1940's.

Mr. Scarpa's vision is generally consistent with the Zoning Code allowances for a property zoned R-2 with preservation of the existing cottage home and a new second residence to

be built in a complimentary architectural style utilizing most of the zoning entitlements on the new second residence.

### **Development Plan Summary**

As the HPB is aware based upon our June 24<sup>th</sup> work session, the plans are to preserve the existing 1941 Minimal Traditional cottage of 935 square feet in size while adding a new open front entry porch to increase the street appeal of the structure plus a front circular driveway. Gary Hancock of Winter Park Design has provided preliminary plans and elevations.

Mr. Scarpa then desires to build a freestanding second two-story home to the rear of the 1941 cottage. That new residence would be 3,220 sq. ft. in size, inclusive of a new two car garage in the rear. Based upon the work session discussion, the plans have been modified to reduce the height of the new two-story residence to 26 feet (versus 30 feet prior). They have eliminated the 2 foot 'bump-outs' on the garage and increased the side setback of the main portion of the house to 9 feet (versus 7 feet prior).

There are three variances requested, that relate to the setbacks for the new two-story home. The required side setback (South Side) is 7 feet to the one-story component of the structure and 10 feet to the two-story component of the structure. The plans request a 9-foot setback for both floors.

The second setback variance is for the garage portion of the new home which has a rear setback (West side) at 5 feet in lieu of the 25-foot setback required for this two-story component of the structure. When the gable end faces the neighbor and the structure is taller than 17 feet, then it is deemed to be a two-story structure.

The third setback variance is the same scenario for the side setback for the garage which is at 5 feet in lieu of the required 10-foot setback. Staff is comfortable with these setback variances provided that the affected neighbor(s) are not in opposition.

A fourth variance is to provide one of the required parking spaces for the front existing



cottage in a new circular driveway within the front setback area. There is another parking space located behind that cottage and then the two required parking spaces for the new residence within the new two car garage.

### **Allowable Floor Area Ratio (FAR) and Impervious Coverage**

The Zoning Code provides an incentive for “single family dwellings” versus “duplex dwellings” by allowing 55% FAR and 65% impervious coverage for “single family dwellings” versus 50% FAR and 60% impervious coverage for “duplex dwellings”. While there would be two dwelling units on this property due to their separation into two “single family dwellings”, this plan utilizes the “single family dwelling” permissions with a 51% FAR (versus 55% max.) and 65% (max.) impervious coverage. Similarly, the building lot coverage proposed (footprint) is at 37.4% which is less than the permitted 40% maximum.

### **Summary and Recommendation**

One goal of our historic preservation district designations for contributing properties should be to allow for the owners to develop them to their permitted entitlements just as one can do for properties outside of a historic district. In that way a property owner is not penalized by having a contributing property within a historic district. This plan preserves and restores the existing cottage on the street front while allowing the owner to yield the potential of an R-2 property via the new residence in the rear.

With respect to the concerns about the size and scale of the homes, the existing live oak tree will help to screen much of that view. However, the burden is upon the applicant for those setback variances requested that the affected neighbors are in concurrence.

### **[alternatives / other considerations](#)**

#### **[fiscal impact](#)**

ATTACHMENTS:

[Picture of Existing Cottage.jpg](#)

ATTACHMENTS:

[Location map.pdf](#)

ATTACHMENTS:

[767 McIntyre Revised Plans June 2021.pdf](#)



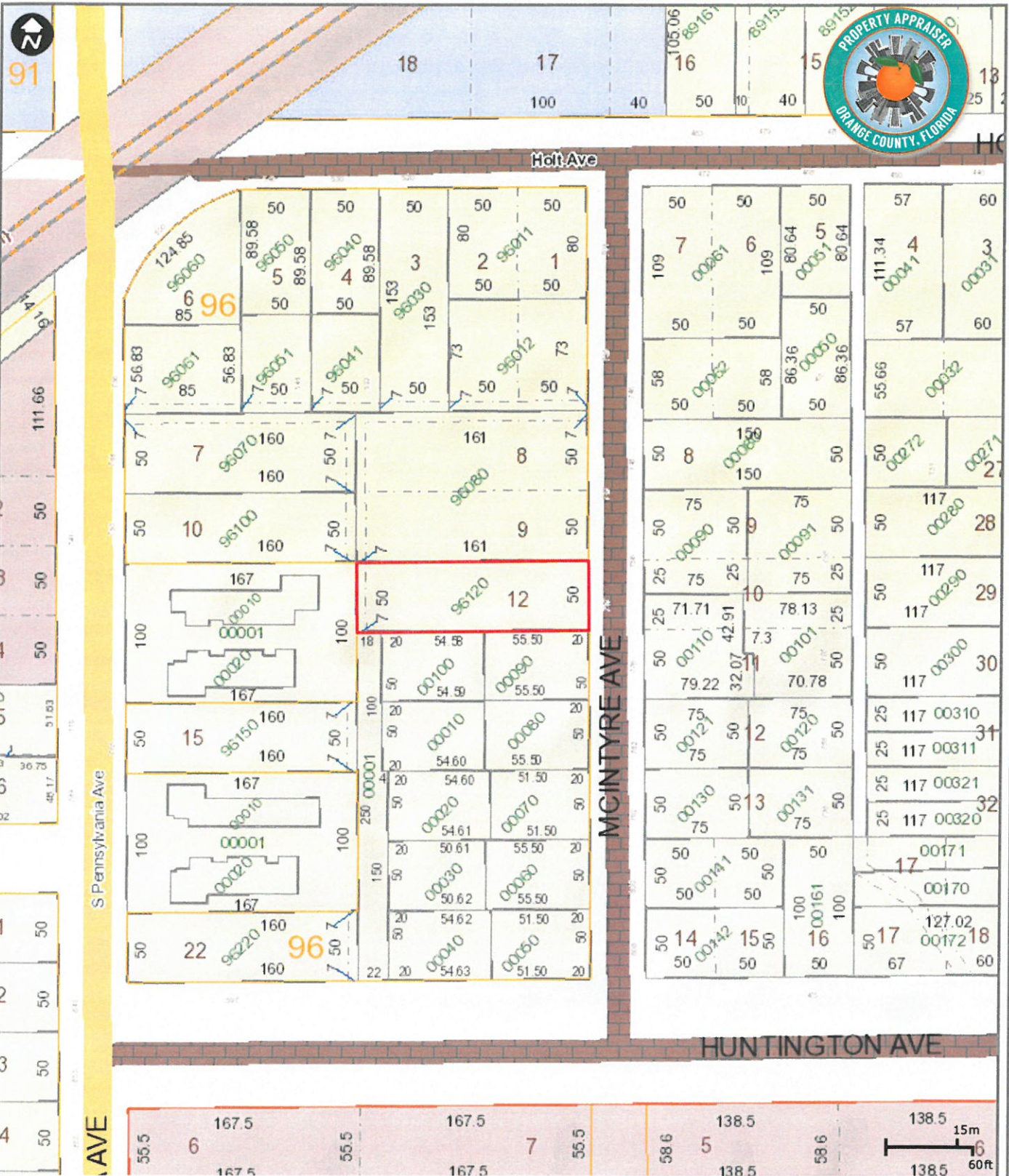
Courtesy Orange County Property Appraiser



767 MCINTYRE AVE, WINTER PARK, FL 32789 1/10/2017 8:39 AM

**OCA Web Map**

- |  |                         |  |              |  |                                 |  |                          |  |                                   |  |                         |  |                     |
|--|-------------------------|--|--------------|--|---------------------------------|--|--------------------------|--|-----------------------------------|--|-------------------------|--|---------------------|
|  | Florida Turnpike        |  | Major Roads  |  | Proposed Road                   |  | Residential              |  | Commercial/Industrial Vacant Land |  | Parks                   |  | 6 Lot Number        |
|  | Interstate 4            |  | Public Roads |  | Brick Road                      |  | Agriculture              |  | Agricultural Curtilage            |  | Lakes and Rivers        |  | 06060 Parcel Number |
|  | Toll Road               |  | Gated Roads  |  | Block Line                      |  | Commercial/Institutional |  | Hydro                             |  | Building                |  | 3106 Parcel Address |
|  | Road Under Construction |  | Lot Line     |  | Governmental/Institutional/Misc |  | Waste Land               |  | E Block Number                    |  | 111.9 Parcel Dimensions |  |                     |



Created: 5/5/2021

This map is for reference only and is not a survey.

# SCARPA RESIDENCE



# WINTER PARK, FL

**WINTER PARK DESIGN**  
 221 CIRCLE DRIVE  
 WINTER PARK, FL 32787  
 PHONE: 407.844.8888  
 FAX: 407.844.7606

**T.S. CHEHAL**  
 PROFESSIONAL ENGINEER  
 531 S. STATE ROAD 434  
 ALTAMONTE SPRINGS, FL 32714  
 (407) 921-5857  
 LIC. NO. 0000748

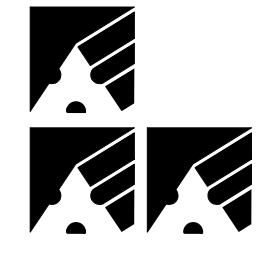
McIntyre  
 767 McIntyre Ave

DATE: 06/14/2023  
 SHEET: 0  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: 06/14/2023  
 SHEET: 0

0  
 SHEET: 0

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.  
 1. WIND SPEED = 139 MPH ULTIMATE WIND SPEED (WIND 139 MP (V40))  
 2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)  
 3. WIND EXPOSURE = CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



**GENERAL NOTES:**

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE W/ ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE W/ ALL APPLICABLE CODES & REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWING AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD IN THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED W/OUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL INCORPORATE ALL NECESSARY LOCAL/STATE/FEDERAL BUILDING, FIRE AND HANDICAP CODES INTO THE DESIGN AND BASE PROPOSAL FOR A COMPLETE TURN-KEY PROJECT.
- PROJECT SHALL BE TURNED OVER TO TENANT IN CLEAN CONDITION W/ ALL TRASH AND DEBRIS REMOVED FROM SITE. ALL WINDOWS AND GLASS CLEAN. ALL HORIZONTAL SURFACES DUSTED AND CLEANED. AND ALL TOILET AND PLUMBING FIXTURES CLEAN AND IN GOOD WORKING ORDER.
- CONTRACTOR SHALL HAIL ALL RUBBISH FROM SITE ON A REGULAR BASIS. DO NOT ALLOW TO ACCUMULATE.
- CONTRACTOR TO OBTAIN ALL PERMITS AND TO PAY FEES AND TAXES.
- DIMENSIONS INDICATED ON THE DRAWINGS IN REFERENCE TO EXISTING CONDITIONS ARE THE BEST AVAILABLE DATA OBTAINABLE, BUT ARE NOT GUARANTEED. BEFORE PROCEEDING W/ ANY WORK THAT IS DEPENDANT UPON THE DATA INVOLVED, THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, GRADES, LINES, LEVELS OR OTHER CONDITIONS OF LIMITATIONS AT THE SITE TO AVOID CONSTRUCTION ERRORS. IF ANY WORK IS PERFORMED BY THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS PRIOR TO ADEQUATE VERIFICATION OF APPLICABLE DATA, ANY RESULTANT EXTRA COST FOR ADJUSTMENT OF WORK AS REQUIRED TO CONFORM TO EXISTING LIMITATIONS SHALL BE ASSUMED BY THE CONTRACTOR W/OUT REIMBURSEMENT OR COMPENSATION BY THE OWNER.
- A DESIGNATED LOCATION FOR STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT SHALL BE DETERMINED BY OWNER AND IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR PERSONNEL ARE CONFINED TO AREAS OF BUILDING NECESSARY FOR COMPLETING THE WORK. FREE ACCESS TO ALL PARTS OF THE BUILDING IS NOT ALLOWED. ALL CONTRACTOR TOOL BOXES, CONTAINER, ETC., ARE SUBJECT TO OWNER'S INSPECTION CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, STORING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE ALL NEW EQUIPMENT BY THE CONTRACTOR. THIS SHALL ALSO APPLY TO ITEMS FURNISHED TO OWNER BY THE CONTRACTOR.

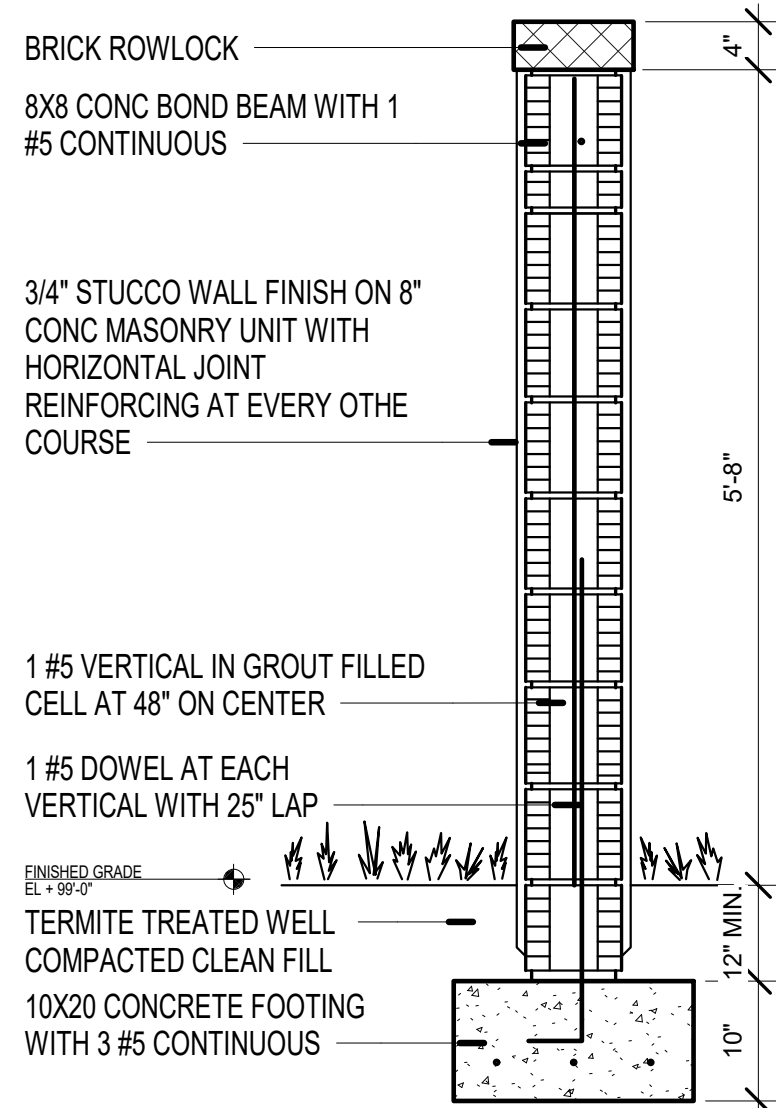
**CONTINUED:**

- ALL WIND LOAD CALCULATIONS & DESIGN CRITERIA ARE BASED ON A 'ENCLOSED' STRUCTURE. ANY BREACH OR PENETRATION, SUCH AS WINDOWS, DOORS, GARAGE DOORS, ETC., DURING STORM EVENT WILL COMPROMISE STRUCTURAL INTEGRITY. ALL DOOR AND WINDOW OPENINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
- ALL SHEAR WALLS MUST TRANSFER LOADS TO FLOOR JOISTS OR FOUNDATION. DIAPHRAGM SYSTEMS MUST BE ATTACHED TO END WALLS AND/OR SIDE WALLS. TRUSSES MUST BE CAPABLE OF TRANSFERRING LATERAL LOADS TO BEARING WALLS. TRUSSES, GIRDERS AND BEAM TIE DOWNS ARE SIZED PER UPLIFT REQUIREMENTS. ANY QUESTIONS AS TO SIZE, TYPE OR VALUE OF A NAIL, STRAP OR CLIP SHOULD BE VERIFIED BY STRUCTURAL ENGINEER.
- ALL WINDOWS TO COMPLY W/ THE 2020 FLORIDA BUILDING CODE 130 MPH WIND LOAD REQUIREMENT.
- SUBCONTRACTORS SHALL VERIFY ALL APPLICABLE DIMENSIONS AND FIXTURE LOCATIONS.
- ALL INTERIOR SLABS TO HAVE STEEL TROWEL FINISH. ALL EXTERIOR SLABS TO HAVE MEDIUM BROOM FINISH.
- REFER TO TUB/SHOWER MANUFACTURER FOR DRAIN LOCATION, PER OWNER'S SELECTION.
- ALL PLUMBING TO MEET LOCAL PLUMBING CODES.
- PROVIDE STUB-OUT FOR CUPBOARD AT REFRIGERATOR LOCATION. WINDOWS AND EXTERIOR DOORS SHALL COMPLY W/ SBC WIND LOAD REQUIREMENTS.
- USE GREENBOARD AT WET WALLS.
- PROVIDE BLOCKING AT 33"-36" AFF IN BATHROOM WALLS ABOVE WATER CLOSET, TUB/SHOWER FAUCETS AND TUB SOAP DISH FOR FUTURE GRAB BARS.
- CONTRACTOR TO PROVIDE SITE ADDRESS PER SECTION R-319 OF 2020 FBCR.
- FOAM PLASTIC MATERIALS TO MEET THE REQUIREMENTS OF THE 2020 FBCR.
- PROTECTION OF WOOD DECAY TO MEET THE REQUIREMENTS OF THE 2020 FBCR.
- PROVIDE HANDICAP ACCESSIBILITY PER SECTION R-320 OF THE 2020 FBCR.
- TERMITE TREATING AND PROTECTION TO MEET THE REQUIREMENT OF SECTION R-318 OF THE 2020 FBCR.
- FINISHED FLOOR TO MINIMUM 8" ABOVE GRADE. FINISHED FLOOR TO MINIMUM 12" ABOVE CROWN OF ROAD.
- THIS STRUCTURE MEETS THE REQUIREMENTS OF THE 2020 FBCR.

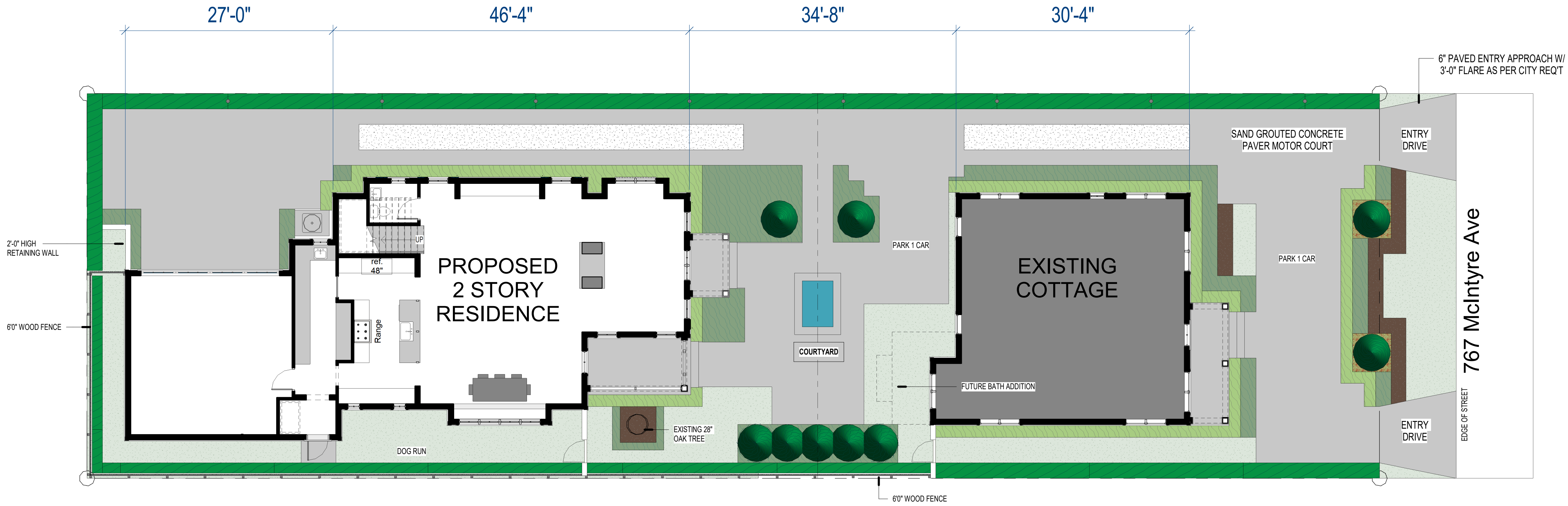
**TERMITE NOTE:**

R-318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, R-318 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF APPLICATION OF THE TERMITE PROTECTION TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF BUILDING TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE W/ RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." CONSUMER SERVICES."

- USE REGISTERED TERMITICIDES OR OTHER APPROVED METHODS.
- SOIL TREATMENTS FOR SUBTERRANEAN TERMITES.
- PROTECTION TO BE DONE AFTER ALL EXCAVATION, BACKFILLING, AND COMPACTION IS COMPLETE.
- DISTURBED SOIL TREATMENT MUST BE RETREATED.
- TREATMENT SHALL BE PROTECTED FROM RAINFALL BY 6 MIL VAPOR BARRIER. IF RAINFALL OCCURS BEFORE BARRIER PLACEMENT, SOIL MUST BE RETREATED.
- TREATMENT AROUND EXTERIOR OF FOUNDATION SHALL BE DONE AFTER REMOVAL OF CONCRETE OVER POURS OR ACCUMULATED MORTAR.
- TREATMENT APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE W/IN 1 FOOT OF PRIMARY STRUCTURE SIDEWALLS. VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION COMPLETION (INCLUDING LAND-SCAPING AND IRRIGATION/SPRINKLER INSTALLATION.)
- ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PER RULES AND LAWS ESTABLISHED FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-SLAB GRADE FLOORS SHALL NOT BE CELLULOSE-CONTAINING MATERIALS AND RECEIVE AN APPLICATION OF TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.



6 PRIVACY WALL SECTION1  
3/4" = 1'-0"



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

AREA CALCULATION	
ADDRESS	: 767 McIntyre Ave.
LOT AREA	: 8,400 SF
LOT WIDTH	: 50'-0"
EXISTING ZONING (S.F. DWELLING)	: R2
AVERAGE GRADE TOPO AT COTTAGE	: 85.75'
BUILDING AREA	
ALLOWED	: 3,360 (40%)
EXISTING COTTAGE	: 1,150
PROPOSED REAR COTTAGE (INCL. FUTURE PORCH/BATH)	: 1,990
TOTAL BUILDING	: 3,140 (37.4%)
FLOOR AREA RATIO	
ALLOWED	: 4,620 (55%)
EXISTING COTTAGE	: 1,075
PROPOSED REAR COTTAGE	: 3,220
TOTAL FAR	: 4,295 (51%)
IMPERVIOUS LOT COVERAGE	
ALLOWED	: 5,460 (65%)
EXISTING COTTAGE	: 1,150
PROPOSED REAR COTTAGE	: 1,990
HARDSCAPING	: 2,320
TOTAL FAR	: 5,460 (65%)
PROPOSED COTTAGE AREA	
1ST FLOOR LIVING	: 1,380
2ND FLOOR LIVING	: 1,355
TOTAL LIVING	: 2,735 SF
GARAGE	: 485
PORCHES	: 125
TOTAL BUILDING	: 3,345

**CODE COMPLIANCE:**  
 BUILDING  
 CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.  
 ELECTRICAL  
 ALL ELECTRICAL SHALL BE IN ACCORDANCE W/ THE 2020 NATIONAL ELECTRICAL CODE.  
 GAS  
 ALL GAS SHALL BE IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE GAS.  
 MECHANICAL  
 ALL MECHANICAL SHALL BE IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE MECHANICAL.  
 PLUMBING  
 ALL PLUMBING SHALL BE IN ACCORDANCE W/ THE 2020 FLORIDA BUILDING CODE PLUMBING CODE.



**T.S. CHEHAL**  
 PROFESSIONAL ENGINEER  
 551 S. STATE ROAD 434  
 ALTAMONTE SPRINGS, FL 32714  
 (407) 921-5657  
 LIC NO. 0006768

McIntyre  
 767 McIntyre Ave

DATE	26 / 14 / 2021
ASCE NUMBER	1529
REVISIONS	
BY	WPC
CHECKED	WPC

1  
 SHEET

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.  
 1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (VWIND) 139 MP (Vwind)  
 2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)  
 3. WIND EXPOSURE = CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL 6<sup>TH</sup> EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.

1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (V<sub>ult</sub>) AND 108 MPH (V<sub>asf</sub>)
2. RISK CATEGORY 2 CONSTRUCTION TYPE= SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE= CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40.

**GENERAL NOTES:**

1. ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 139 MPH WIND LOADS OF SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE AND THE ANCHORING REQUIREMENTS OF SECTIONS R612.8 AND R612.8.1 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL
2. WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/ CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
3. THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE USED AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA.
4. THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING TAKES PLACE.
5. ALL HABITABLE ROOMS TO MEET THE MINIMUM LIGHT AND VENTILATION REQUIREMENTS OF SECTION R303.1 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
6. STAIRS TO MEET THE REQUIREMENTS OF SECTION R311.7 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
7. PROVIDE SMOKE DETECTION AT ALL BEDROOMS (INSIDE & OUTSIDE) ADJACENT TO BEDROOM DOOR. ALSO PROVIDE SMOKE DETECTORS AT FIRST & SECOND FLOOR IN CLOSE PROXIMITY TO STAIRS AS PER SECTION R314 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
8. PROVIDE CARBON MONOXIDE ALARM WITH 10'-0" OF THE BEDROOMS AS PER SECTION R-315 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
9. GARAGE DOORS TO MEET THE REQUIREMENTS OF SECTION R-612.8.5 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
10. CONTRACTOR TO SUBMIT WIND TEST CERTIFICATION FOR OVERHEAD DOORS PER SECTION R-612.8.5 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.

**NOTE:**

**ATTIC ACCESS PER SECTION R-807 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.**  
 -NOT REQUIRED WHEN ATTIC SPACE IS LESS THAN 30" IN HEIGHT AT PEAK AND LESS THAN 30 SQ. FT.  
 -MINIMUM OPENING SHALL BE 20" X 30" AND BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION  
 -WHEN MECHANICAL EQUIPMENT IS INSTALLED IN ATTIC SPACE, ACCESS SHALL BE ACCORDING TO SECTION R-807 OF THE 2020 FLORIDA BUILDING CODE, MECHANICAL (VERIFY SIZE AND LOCATION W/ OWNER)

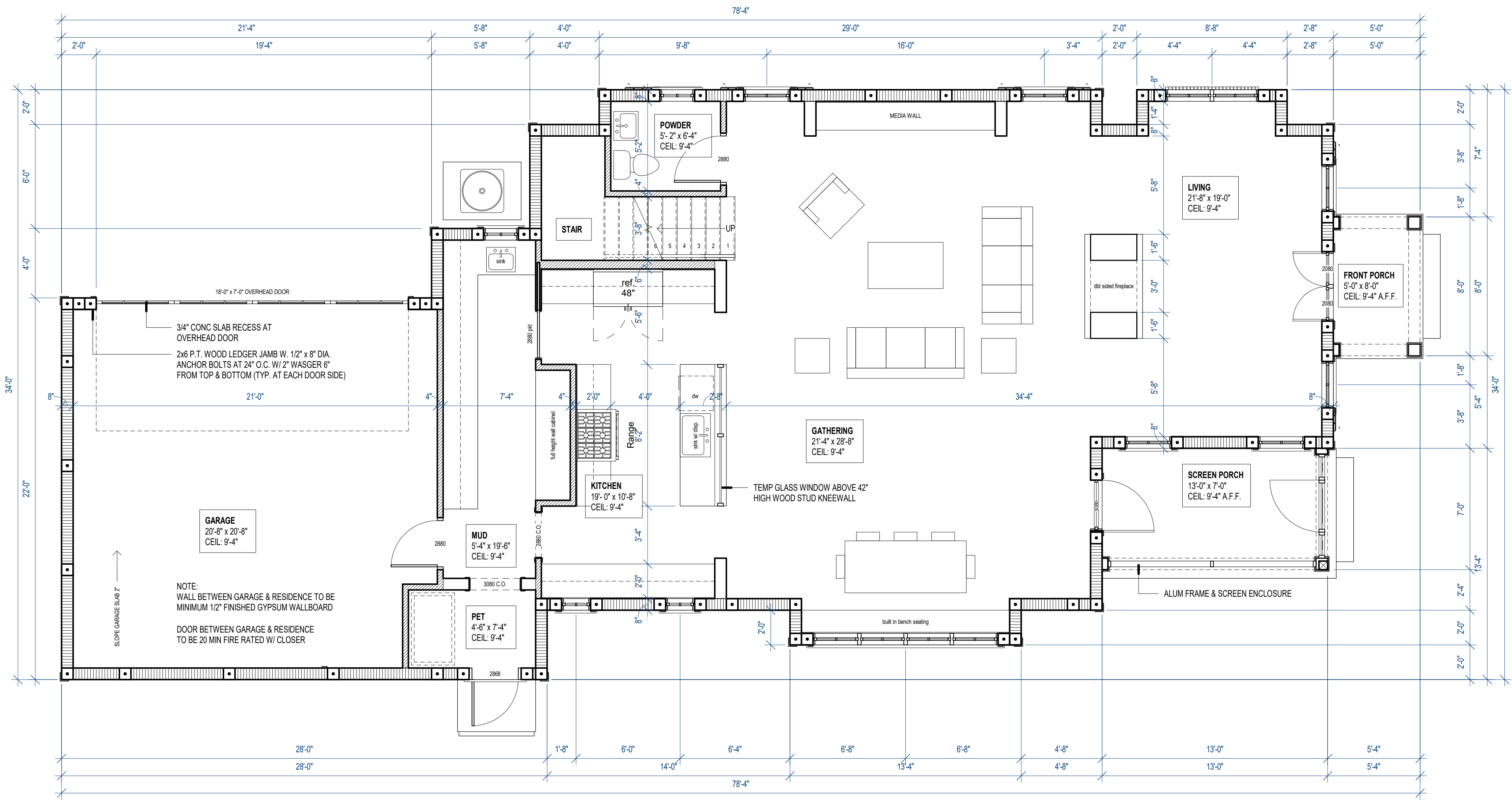
**NOTE:**

**HEARTH EXTENSION PER SECTION R1001.0(R1001.10/R-1001.9 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.**  
 -SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL  
 -FIREPLACE OPENINGS:  
 LESS THAN 6 SQ. FT = 16" FRONT, 8" SIDE 6 SQ. FT. OR LARGER = 20" FRONT, 12" SIDE  
 -EXTEND FROM FLOOR TO ELEVATED FIREBOX  
 (VERIFY DESIGN W/ OWNER)

**FLASHING NOTE:**

FLASHING: FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

**LOCATIONS:** FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS; INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.



AREA CALCULATION	
ADDRESS	: 767 McIntyre Ave.
LOT AREA	: 8,400 SF
LOT WIDTH	: 50'-0"
EXISTING ZONING (S.F. DWELLING)	: R2
AVERAGE GRADE TOPO AT COTTAGE	: 85.75'
BUILDING AREA	
ALLOWED	: 3,360 (40%)
EXISTING COTTAGE	: 1,150
PROPOSED REAR COTTAGE (INCL. FUTURE PORCH/BATH)	: 1,990
TOTAL BUILDING	: 3,140 (37.4%)
FLOOR AREA RATIO	
ALLOWED	: 4,620 (55%)
EXISTING COTTAGE	: 1,075
PROPOSED REAR COTTAGE	: 3,220
TOTAL FAR	: 4,295 (51%)
IMPERVIOUS LOT COVERAGE	
ALLOWED	: 5,460 (65%)
EXISTING COTTAGE	: 1,150
PROPOSED REAR COTTAGE	: 1,990
HARDSCAPING	: 2,320
TOTAL FAR	: 5,460 (65%)
PROPOSED COTTAGE AREA	
1ST FLOOR LIVING	: 1,380
2ND FLOOR LIVING	: 1,355
TOTAL LIVING	: 2,735 SF
GARAGE	: 485
PORCHES	: 125
TOTAL BUILDING	: 3,345



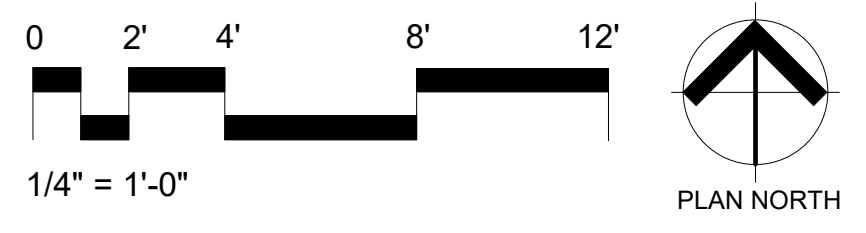
**T.S.CHEHAL**  
 PROFESSIONAL ENGINEER  
 551 S. STATE ROAD 434  
 ALTAMONTE SPRINGS  
 FLORIDA 32714  
 (407) 951-5557  
 LIC. NO. 0008768

McIntyre  
 767 McIntyre Ave

DATE	26/14/2021
SCALE	1/4" = 1'-0"
DESIGNER	TSCHEHAL
CHECKED	RCM

PROJECT	4
SHEET	4

**NOTE:** THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6<sup>TH</sup> EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.  
 1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (V<sub>ult</sub>) AND 108 MPH (V<sub>asf</sub>)  
 2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)  
 3. WIND EXPOSURE = CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



**GENERAL NOTES:**

- ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 139 MPH WIND LOADS OF SECTION 1609 OF THE 2020 FLORIDA BUILDING CODE AND THE ANCHORING REQUIREMENTS OF SECTIONS R612.6 AND R612.8.1 OF THE 2010 FLORIDA BUILDING CODE RESIDENTIAL.
- WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/ CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
- THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE USED AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA.
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- ALL HABITABLE ROOMS TO MEET THE MINIMUM LIGHT AND VENTILATION REQUIREMENTS OF SECTION R303.1 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
- STAIRS TO MEET THE REQUIREMENTS OF SECTION R311.7 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
- PROVIDE SMOKE DETECTION AT ALL BEDROOMS (INSIDE & OUTSIDE) ADJACENT TO BEDROOM DOOR. ALSO PROVIDE SMOKE DETECTORS AT FIRST & SECOND FLOOR IN CLOSE PROXIMITY TO STAIRS AS PER SECTION R314 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
- PROVIDE CARBON MONOXIDE ALARM W/IN 10'-0" OF THE BEDROOMS AS PER SECTION R-315 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
- GARAGE DOORS TO MEET THE REQUIREMENTS OF SECTION R-612.8.5 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
- CONTRACTOR TO SUBMIT WIND TEST CERTIFICATION FOR OVERHEAD DOORS PER SECTION R-612.8.5 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.

**NOTE:**

- ATTIC ACCESS PER SECTION R-807 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL**
- NOT REQUIRED WHEN ATTIC SPACE IS LESS THAN 30" IN HEIGHT AT PEAK AND LESS THAN 30 SQ. FT.
  - MINIMUM OPENING SHALL BE 20" X 30" AND BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION
  - WHEN MECHANICAL EQUIPMENT IS INSTALLED IN ATTIC SPACE, ACCESS SHALL BE ACCORDING TO SECTION R-807 OF THE 2010 FLORIDA BUILDING CODE, MECHANICAL (VERIFY SIZE AND LOCATION W/ OWNER)

**NOTE:**

- HANDRAILS PER SECTION R311.7 OF 2020 FLORIDA BUILDING CODE RESIDENTIAL**
- 34" TO 38" HIGH ABOVE LEADING EDGE OF TREAD-OPENINGS; INTERMEDIATE RAILS SHALL HAVE LESS THAN A 4" GAP
  - BOTTOM RAIL TO FLOOR SHALL BE LESS THAN A 2" GAP TRIANGLE AT TREAD, RISER, & RAIL LESS THAN 6" GAP
  - CROSS SECTION: CIRCULAR- 1-1/4" TO 2" DIAMETER NONCIRCULAR- EQUIVALENT GRASPABILITY EDGES= MIN 1/8" RADIUS
  - CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE A MIN 1-1/2" - MAY BE INTERRUPTED BY NEWL POST AT TURN
  - STRENGTH, DURABILITY, AND ATTACHMENT FOR 200# LOAD IN ANT DIRECTION
  - STAIRS SHALL BE ILLUMINATED AS PER SECT R303.6 (VERIFY DESIGN W/ OWNER)

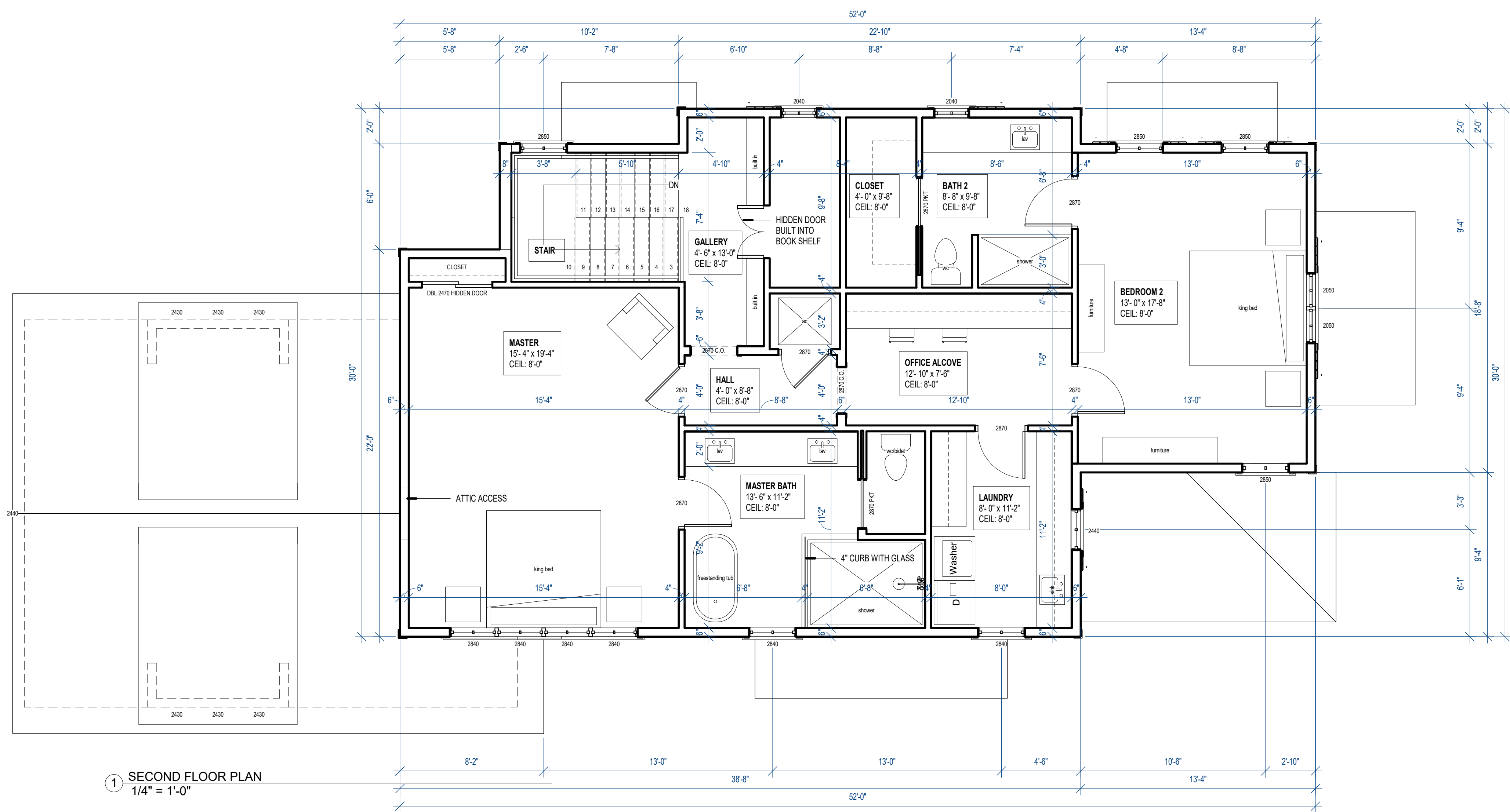
**FLASHING NOTE:**

**FLASHING:** FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

**LOCATIONS:** FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS; INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.

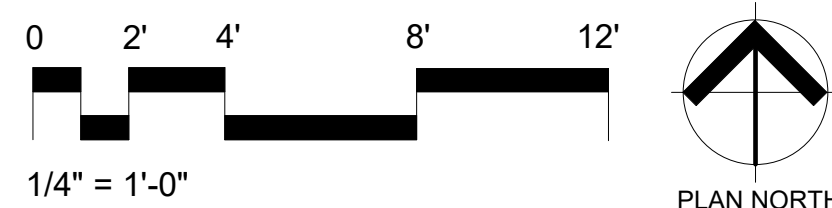
**NOTE:**

- GUARDRAILS PER SECTION R312.1 OF 2020 FLORIDA BUILDING CODE RESIDENTIAL**
- SHALL BE A MINIMUM OF 36" HIGH INTERMEDIATE RAILS SHALL HAVE LESS THAN A 4" GAP
  - BOTTOM RAIL TO FLOOR SHALL BE LESS THAN A 2" GAP
  - STRENGTH, DURABILITY, AND ATTACHMENT FOR 200# LOAD IN ANY DIRECTION (VERIFY DESIGN W/ OWNER)



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.  
 1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (WIND 139 MP (Vasd))  
 2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)  
 3. WIND EXPOSURE = CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

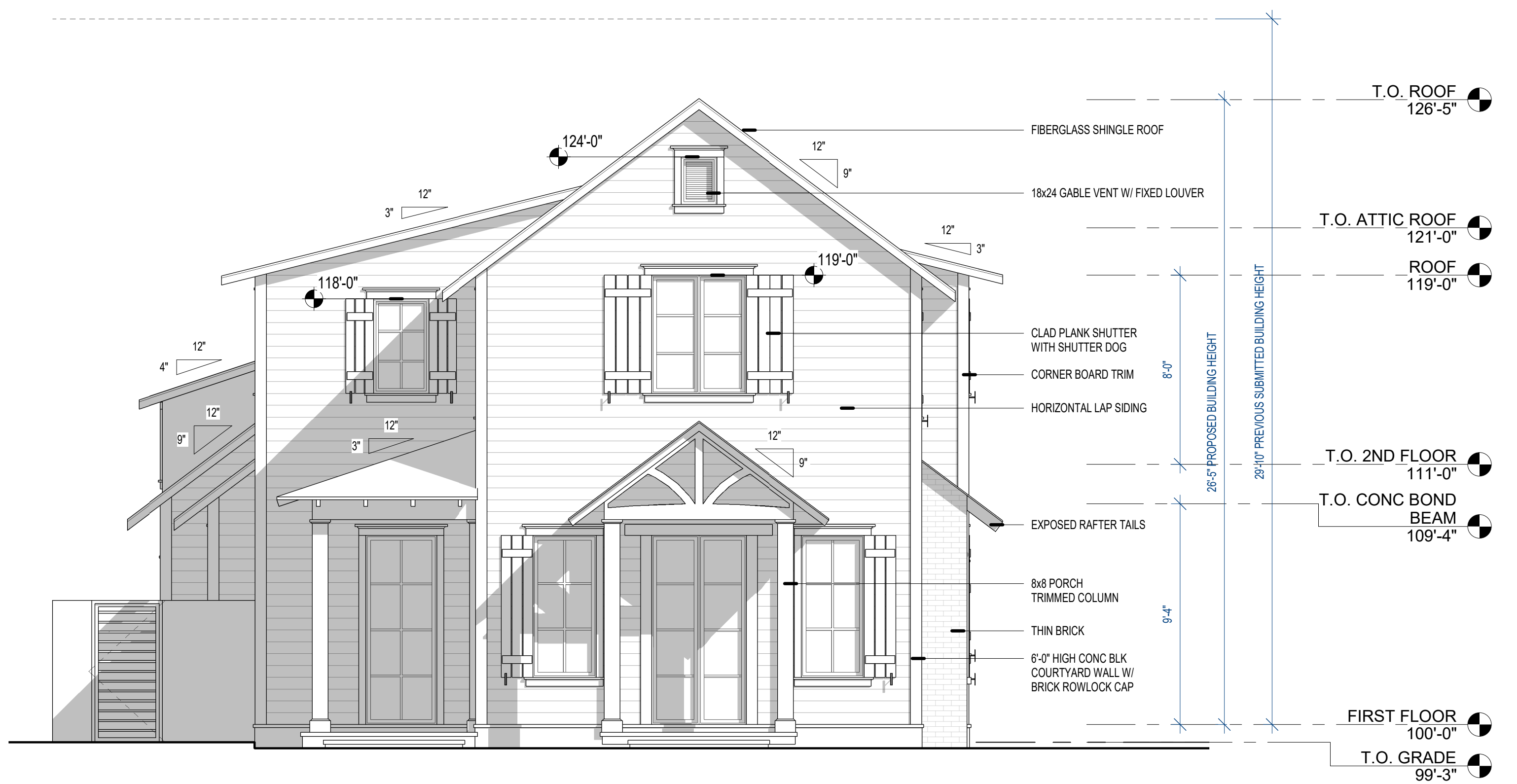


DATE 26/14/2021	DESIGN NUMBER 1329
CHECKED RCH	DRAWN WV

REVISIONS
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② ELEVATION - REAR COTTAGE LEFT SIDE  
1/4" = 1'-0"



① ELEVATION - REAR COTTAGE FRONT  
1/4" = 1'-0"

NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.

1. WIND SPEED= 135 MPH (ULTIMATE WIND SPEED (UWS) AND 105 MP (VWS)
2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40





**FLASHING NOTES:**  
 FLASHING: FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

**LOCATIONS:** FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS: INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.

- ROOF NOTES:**
- ATTACHMENT OF TILE ROOF TO MEET THE REQUIREMENT OF SECTION R-905.3 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
  - ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTIONS R-905.3.8, R-905.2.8.1, R-905.2.8.2 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
  - ATTIC VENTILATION REQUIREMENTS TO MEET SECTION R-806 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
  - CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MINIMUM OF ONE FOOT AWAY FROM RESIDENCE.

- NOTES:**
- ALL DOOR AND WINDOW ASSEMBLIES AND INSTALLATION TO MEET OR EXCEED THE REQUIREMENT OF THE 139 MPH WIND LOADS AND THE ANCHORING REQUIREMENTS OF SECTION R-612.8 & R-612.8.1 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL.
  - GARAGE DOORS TO MEET THE REQUIREMENTS OF SECTION R-612.8.5 FLORIDA BUILDING CODE RESIDENTIAL.
  - WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
  - THE DESIGN PRESSURE SHOWN ON THE FLOOR PLAN SHEET IS TO BE AS A GUIDELINE FOR PROPER WINDOW DESIGN CRITERIA.
  - THE BUILDER MUST PROVIDE ENGINEERED MATERIAL AND INSTALLATION DETAILS FROM THE MANUFACTURER OF THE DOORS (INCLUDING GARAGE DOOR) AND WINDOWS. THIS MUST BE AVAILABLE ON SITE IN THE INSPECTION BOX BEFORE FRAMING INSPECTION TAKES PLACE.

**FLASHING NOTES:**  
**BASE & CAP FLASHING:** BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S 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:** VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPE SHALL BE PERMITTED.

- FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED W/ METAL, THE VALLEY LINING SHALL BE AT LEAST 18 INCHES (457 MM) WIDE AND OF ANY OF THE CORROSION RESISTANT METALS IN TABLE 1507.3.9.2
- 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
- FOR CLOSED VALLEYS (VALLEY COVERED W/ SHINGLE) VALLEY LINING SHALL BE ONE OF THE FOLLOWING:
  - BOTH TYPES 1 AND 2 ABOVE, COMBINED
  - ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 224.
  - SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 1970.

**DRIP EDGE:** DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, AND OVERLAPPED A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 1/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK ON 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 CHIMNEY GREATER THAN 30 INCHES (762 MM) WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

**SIDWALL FLASHING:** FLASHING AGAINST THE VERTICAL SIDEWALL SHALL BE BY THE STEP FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF 4" HIGH AND 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 ON TO THE ROOF.

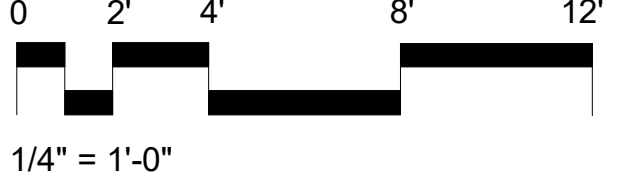


**ELEVATION - REAR COTTAGE RIGHT SIDE**  
 1/4" = 1'-0"



**ELEVATION - REAR COTTAGE REAR**  
 1/4" = 1'-0"

**NOTE:** THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION SECTION R901 DESIGN CRITERIA AND INCLUDING ASCE 7-10.  
 1. WIND SPEED = 139 MPH ULTIMATE WIND SPEED (V) AND 139 MP (Vadj)  
 2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (I)  
 3. WIND EXPOSURE = CATEGORY C  
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



DATE 26/14/2021	REVISIONS
DWG NUMBER 1329	DESIGNED BY RW
	CHECKED BY RCH

DATE 26/14/2021	REVISIONS
--------------------	-----------

**ROOF NOTES:**

1. ROOF FLASHING TO MEET THE REQUIREMENTS OF SECTIONS R-905.3.8, R-905.2.8.1, R-905.2.8.2 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL
2. ATTIC VENTILATION REQUIREMENTS TO MEET SECTION R-906 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL
3. CONDENSATE LINES AND ROOF DOWNSPOUTS TO DISCHARGE MINIMUM OF ONE FOOT AWAY FROM RESIDENCE

**ATTIC ACCESS NOTE:**

- ATTIC ACCESS PER SECTION R-807 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL**
1. NOT REQUIRED WHEN ATTIC SPACE IS LESS THAN 30" IN HEIGHT AT PEAK AND LESS THAN 30 SQ. FT.
  2. MINIMUM OPENING SHALL BE 20" X 30" AND BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION
  3. WHEN MECHANICAL EQUIPMENT IS INSTALLED IN ATTIC SPACE, ACCESS SHALL BE ACCORDING TO SECTION R-807 OF THE 2010 FLORIDA BUILDING CODE, MECHANICAL (VERIFY SIZE AND LOCATION W/ OWNER)

**ROOF VENT NOTE:**

- ROOF VENTING PER SECTION R-906 OF THE 2020 FLORIDA BUILDING CODE RESIDENTIAL**
1. VENTING SHALL PROVIDE CROSS VENTILATION OF ATTIC SPACE W/ WEATHER PROTECTED VENTS
  2. ALL VENTS SHALL BE SCREENED W/ MAXIMUM 1/4" OPENINGS, TO PREVENT INTRUSION OF BIRDS, SQUIRRELS, RODENTS, ETC.
  3. RATIO OF TOTAL NET FREE VENTILATION AREA TO THE AREA OF CEILING SHALL BE NOT LESS THAN 1/150
  4. OFF RIDGE VENTS TO BE ALUMINUM W/ SCREEN, PAINT TO MATCH ROOF

**FLASHING NOTES:**

**FLASHING:** FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE ENTERING THE WALL THROUGH THE JOINT IN THE COPING, THROUGH MOISTURE PERMEABLE MATERIAL, AT INTERSECTIONS W/ THE ROOF PLANE OR AT PARAPET WALL PENETRATIONS.

**LOCATIONS:** FLASHINGS SHALL BE INSTALLED AT (1) WALL & ROOF LOCATIONS; INTERSECTIONS, (2) AT GUTTERS, (3) WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND (4) AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION-RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 INCH (26 GAUGE/0.551 MM) GALVANIZED SHEET.

**FLASHING NOTES:**

**BASE & CAP FLASHING:** BASE AND CAP FLASHING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S 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. (3.78KG/M2). CAP FLASHING SHALL BE CORROSION RESISTANT METAL OF MINIMUM NOMINAL 0.019 INCH (0.483 MM) THICKNESS.

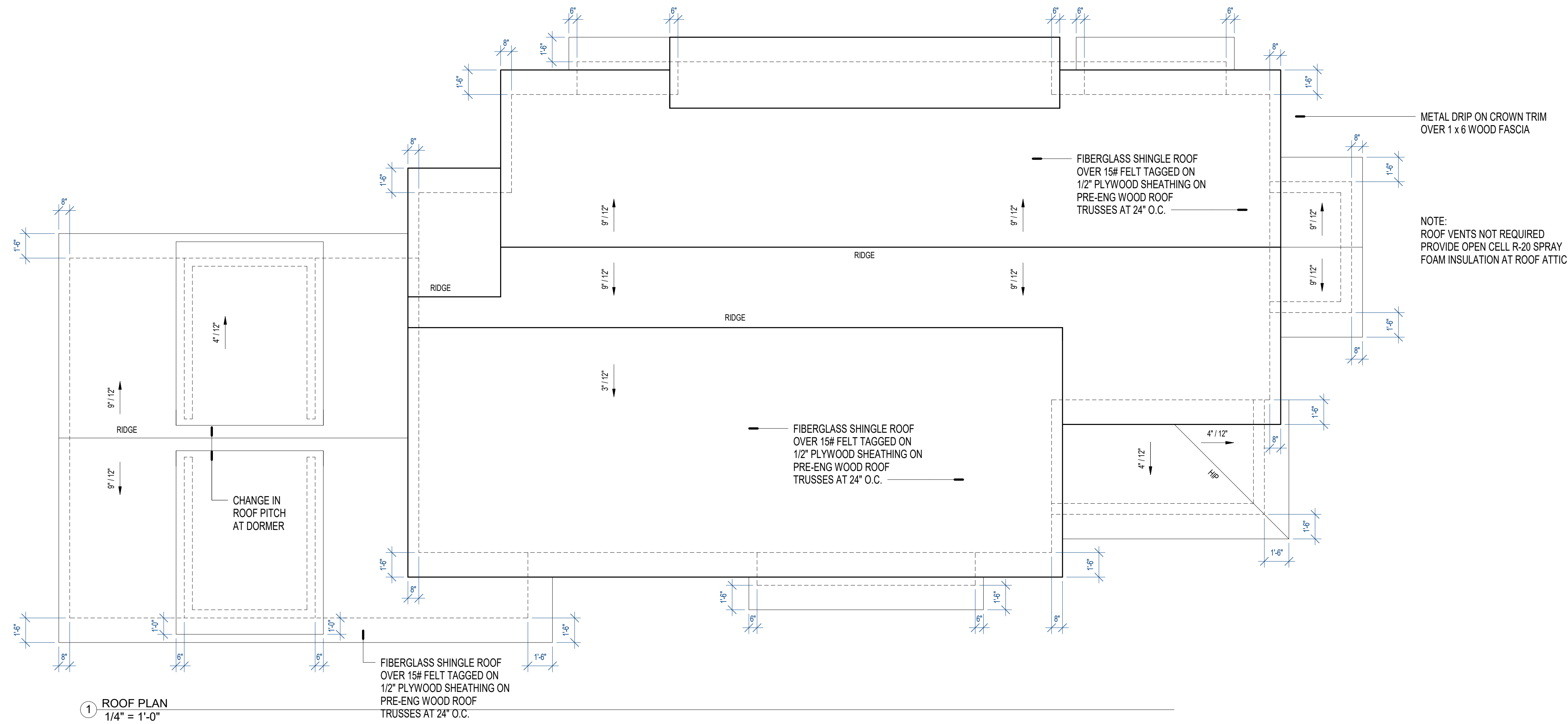
**VALLEYS:** AS NEEDED VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING ASPHALT SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPE SHALL BE PERMITTED.

1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED W/ 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 W/ 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 WIDE (914 MM) AND COMPLYING W/ ASTM D 224.
  - C. SPECIALTY UNDERLAYMENT AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING W/ ASTM D 1970.

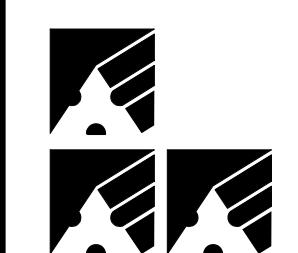
**DRIP EDGE:** DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES OF SHINGLE ROOFS, AND OVERLAPPED A MINIMUM OF 2 INCHES (51 MM). EAVE DRIP EDGES SHALL EXTEND 1/4 INCH (6.4 MM) BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES (51 MM). DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF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

**CRICKETS OR SADDLES:** A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY 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 AND 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 ON TO THE ROOF.

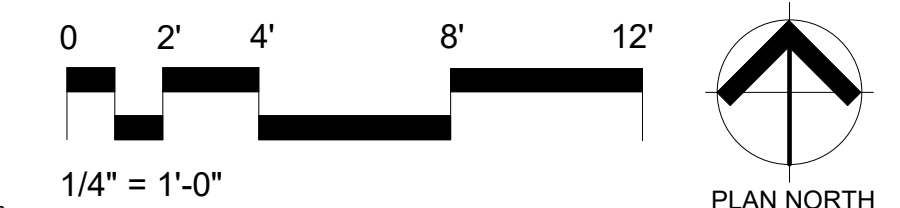


1 ROOF PLAN  
1/4" = 1'-0"



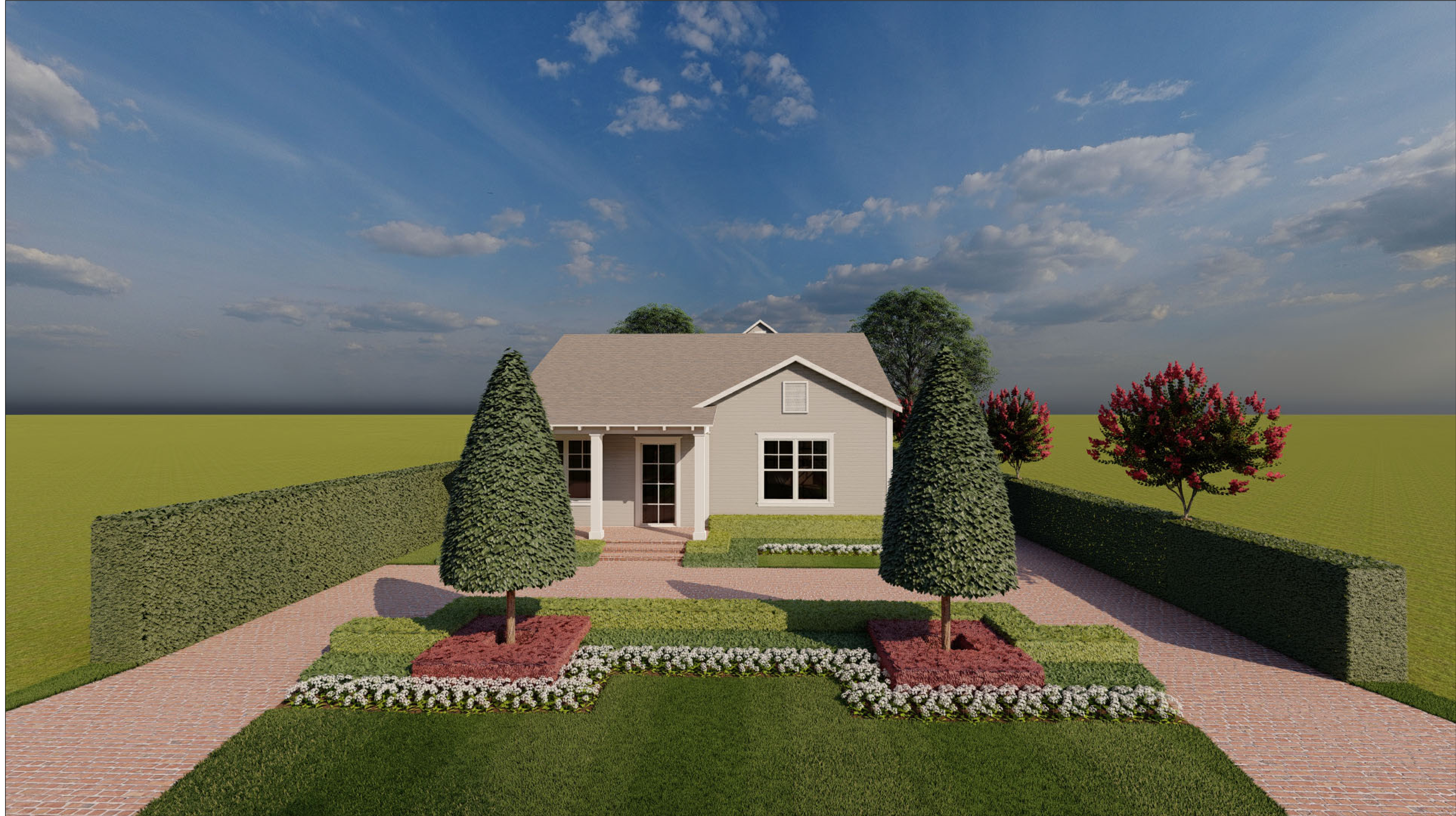
NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION SECTION R301 DESIGN CRITERIA AND INCLUDING ASCE 7-10.

1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (WIND) 139 MP (V&S)
2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
3. WIND EXPOSURE = CATEGORY C
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DATE 26 / 14 / 2021	DESIGNER TSC
DATE 13/20	CHECKED RCH

DATE 26 / 14 / 2021	DESIGNER TSC
DATE 13/20	CHECKED RCH



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NOTE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH EDITION SECTION R601 DESIGN CRITERIA AND INCLUDING ASCE 7-10.

1. WIND SPEED= 139 MPH ULTIMATE WIND SPEED (WIND 139 MP (V&S))
2. RISK CATEGORY 2 CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (V)
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4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDINGS IS .18 AND HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40



# Historic Preservation Board **agenda item**

item type Public Hearings	meeting date July 14, 2021
prepared by Jeffrey Briggs	approved by Bronce Stephenson
board approval Completed	
strategic objective	

## subject

COR #20-07 Request of Zach Mitchell: Approval to renovate and expand the existing home at 723 Maryland Avenue located in the College Quarter Historic District. Zoned: R-2.

## motion / recommendation

The two options for the Staff are Denial of the Variances and then build as designed or for Approval of the Project and Variances based on working with the Historic Preservation Board to:

1. Maintain the existing window fenestration of six over six and add shutters where appropriate.
2. Modify the roof height differential as the Historic Preservation Board may suggest.

## background

**Zenn Properties LLC (Zach Michell) purchased 723 Maryland Avenue in May 2021. It is a one-story Minimal Traditional single-family home built in 1948 of 1,588 square feet in size inclusive of a one-car garage. The property is within the College Quarter Historic District. The proposal is to build a 1,285 square foot one-story addition to the rear of the existing structure.**

## 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.

### **Variations Requested:**

**When the existing home was built in 1948, the side setbacks were 5 feet. The existing home has an existing side setback of 6.9 feet on the north side and 5.8 feet on the south side. The applicant is asking for side setback variances to be able to continue the house walls in line with what exists today versus having to indent the home to the current 7.5 side setbacks. They are also asking to waive the requirement for side yard articulation. Side yard articulation requires a bump-out or indent of two feet (in or out) and four feet wide in order to eliminate long flat blank walls.**

### **Conformance to Minimal Traditional Architecture**

There are elements of the Minimal Traditional architectural style that are evident in the applicant's plans. One is maintaining the one-story scale of the home. The exterior of the home is stucco walls and the windows with shutters are six over six fenestration.

The applicant is asking to change the window fenestration from six over six to four over four and to eliminate the shutters. Certainly, there are other Minimal Traditional homes with four over four and no shutters. However, the City does not require that renovations include authentic materials from the 1948 era. All we ask (especially in return for variances) is to make the exterior look the same as it looks now. Staff will recommend conformance to the current appearance.

The proposed roof on the addition is about three feet taller than the existing roof height. One reason is to increase the interior ceiling height from 8 feet to 9-foot ceilings. There are other design methods to achieve this increase for interior ceiling height. The applicant will have their architect at the meeting to discuss these options.

### **Neighbor Comments.**

Staff has heard from the one neighbor immediately to the south, Melinda Wright, at 737 Maryland Avenue. Her primary concern is maintaining the privacy buffer that exists now



between the two properties. She plans to attend our meeting. Otherwise staff has not heard from any other neighbors.

### **Staff Recommendation**

The applicant has produced a design that is simple and plain. In that respect it conforms to the aspects of the Minimal Traditional architectural style. As we have discussed often, there is little differentiation between the Minimal Traditional styling of the 1930's-1940's and today's simple flat stucco walled (inexpensive to build) modern production homes. When we are done with the plans as presented by the applicant, there will be nothing visually left that has any connection to the 1940's.

The applicant and architect have made no effort into making the exterior look of the new addition replicate the exterior look and appearance of the existing home. Something as simple as matching the window fenestration and shutters should be automatic but they do not desire to that. Similarly, there has been no effort from the applicant to refine the design to try to maintain a more compatible roof height other than present reasons why it doesn't work or they don't want to do anything different. There is nothing different about this design than if they were doing this addition outside of a historic district. All of this is fine if there were no variances. But if you expect this to be a partnership then the City is being asked to give variances with nothing in return.

### **alternatives / other considerations**

#### **fiscal impact**

ATTACHMENTS:

[Location Map and Pictures.pdf](#)

ATTACHMENTS:

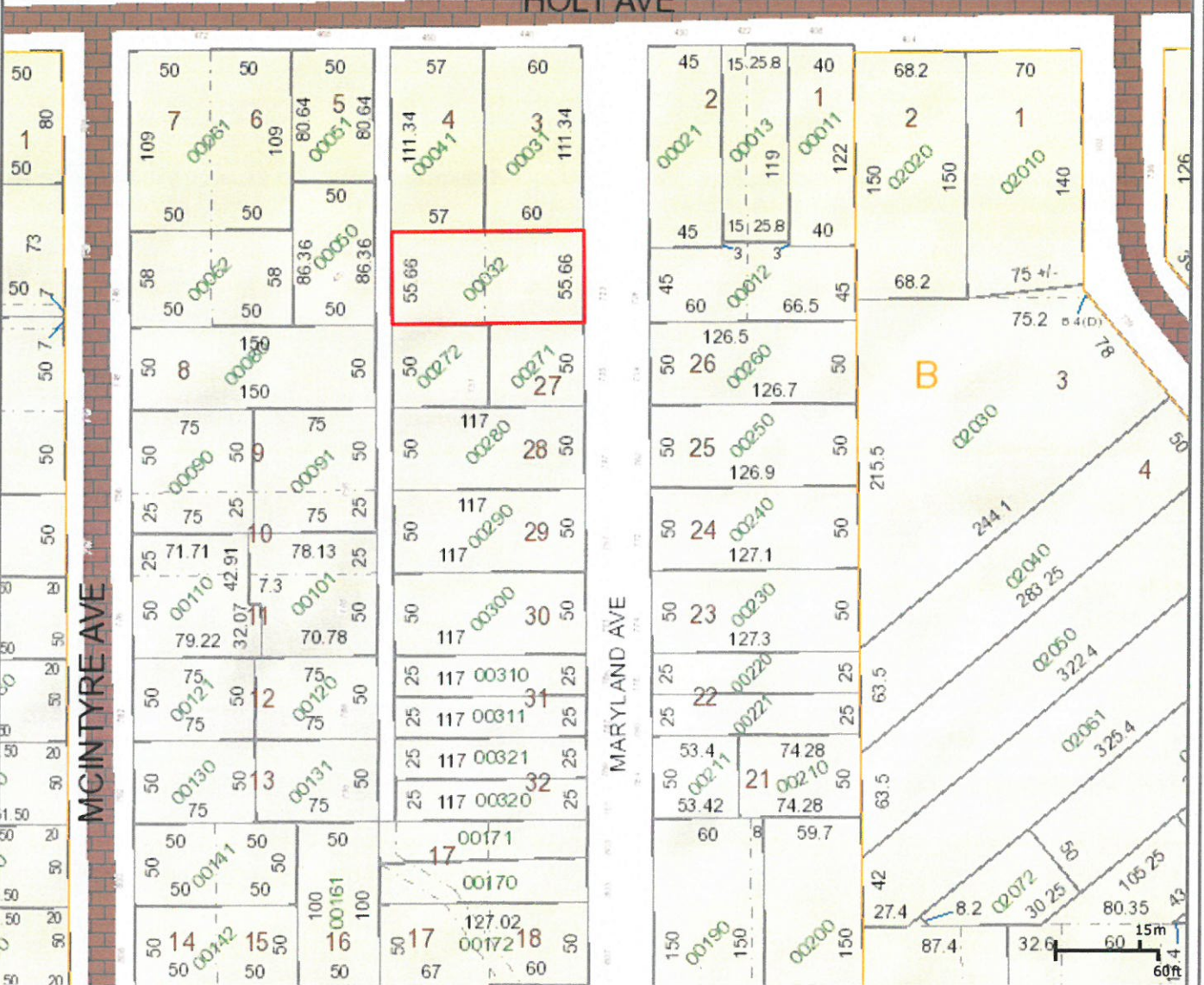
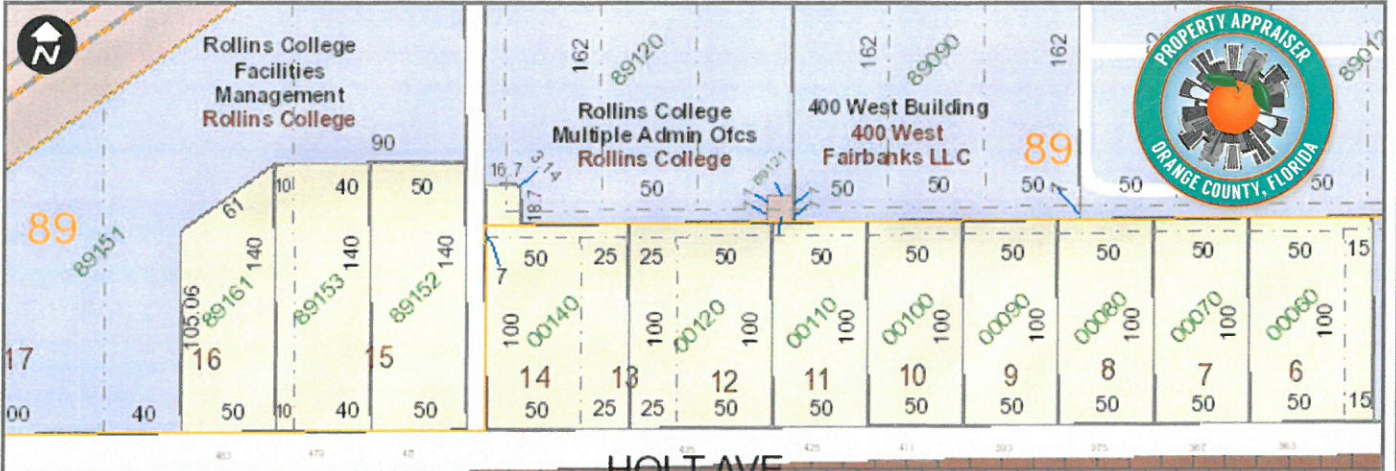
[Existing Survey and Proposed Site Plan.pdf](#)

ATTACHMENTS:

[Proposed floor plan and Elevations.pdf](#)

**OCA Web Map**

- Florida Turnpike
- Public Roads
- Interstate 4
- Toll Road
- Major Roads
- Proposed Road
- Brick Road
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial/Vacant Land
- Agricultural Curtilage
- Hydro
- Waste Land
- Parks
- Lakes and Rivers
- Building
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



Created: 6/29/2021

This map is for reference only and is not a survey.

# Parcel Photos - 723 Maryland Ave



723 MARYLAND AVE, WINTER PARK, FL 32789 12/28/2020 8:49 AM

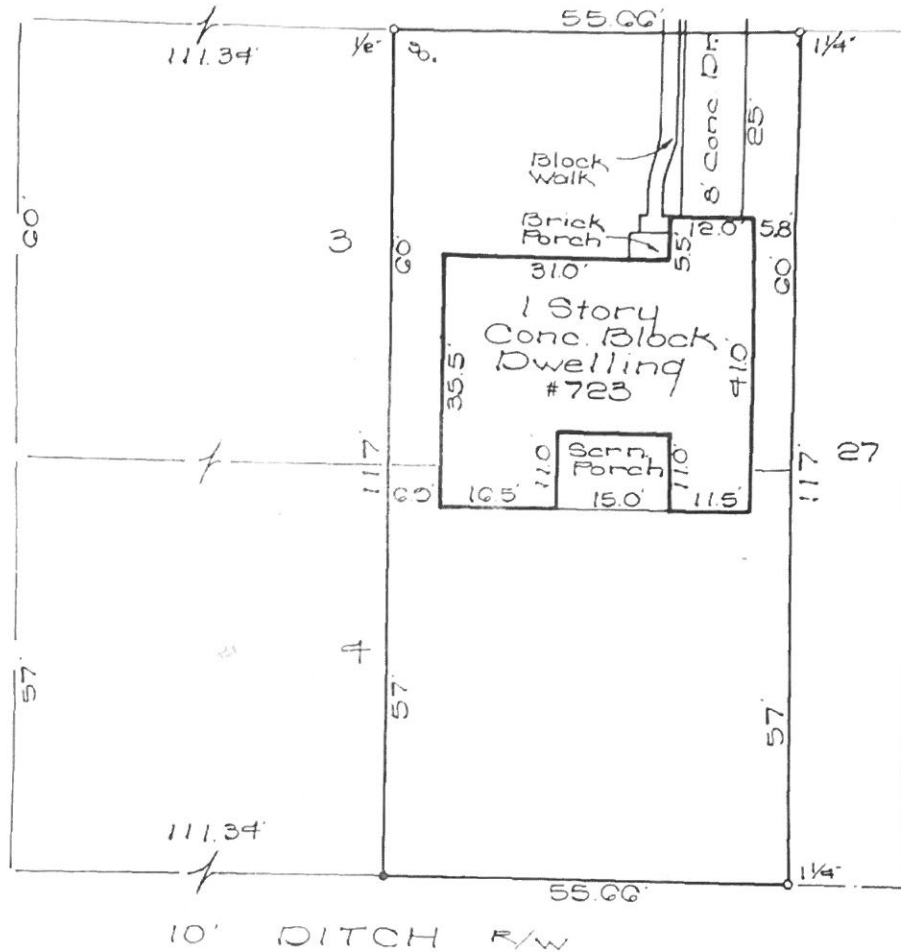


302207876000032 03/21/2006

Legal Description: The South 55.00' of LOTS 3 & 4 TROTTER'S REPLAT  
 Recorded in Plat Book J Page 58 of the Public Records of Orange County, Florida

MARYLAND AVENUE  
 A.K.A. TROTTER AVE.  
 40' R/W

HOLT AVENUE



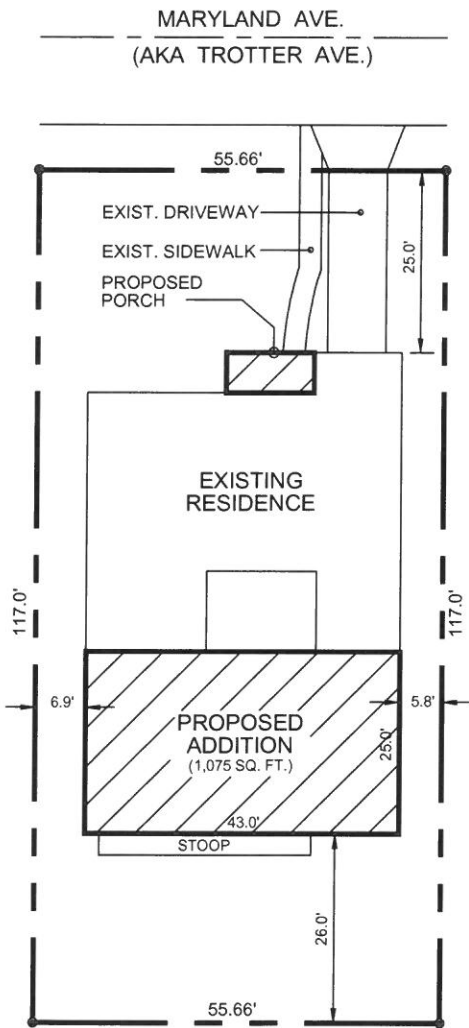
**SURVEYOR'S CERTIFICATION**

This is to certify that I have consulted the Federal Insurance Administration flood hazard boundary map and found that the building site on the above described property is not located in a special flood hazard area.

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA in accordance with CH. 21HH-6, Florida Administrative Code and that there is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.

The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record. No underground installations or improvements have been located except as noted.

<b>BOUNDARY SURVEY</b>		Date: June 7, 1986	<b>Southeastern Surveying and Mapping Corp.</b> 2601 WELLS AVENUE, SUITE 121 FERN PARK, FLORIDA 32730 CERT. NO. LB-2108
Certified to Stanley Katz Susan Katz & First Southern Title Services, Inc.		Job No.: 26800 Scale: 1"=20'	
		<b>LEGEND</b> ● = Iron Rod # LB-2108 ○ = Iron Pipe No # □ = Conc. Monument ⊙ = Nail & Disc. x = Cross Cut	 <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
		Revised:	



**SITE PLAN**  
Scale: 1"=20'

Lot Calculations:

Total Lot Area: 6,512sq ft

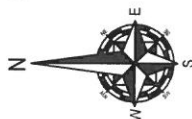
ISR Calculations:

ISR allowed: 4,233 sq. ft. (65%)

Existing home, front walkways, stoops Area: 2,044 sq ft

New addition area: 1,075 sq ft

Proposed ISR: 3,119 sq. ft (47.9%)



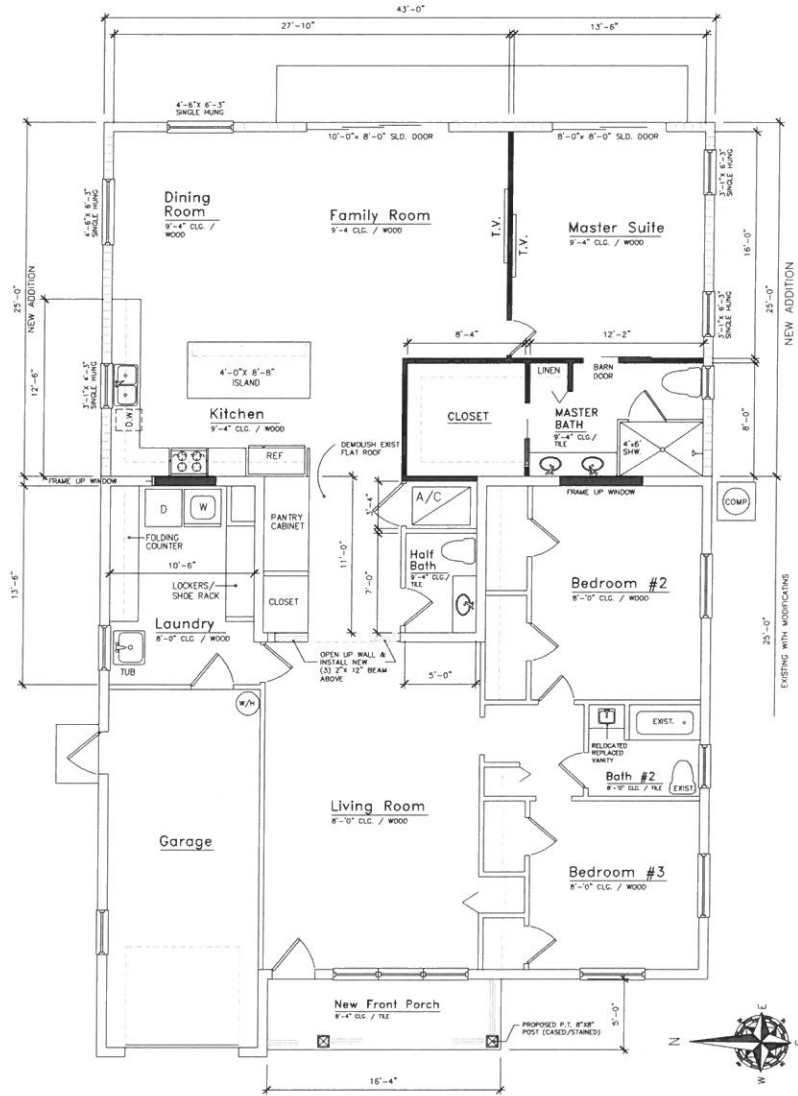


**LINETYPE (WALL) LEGEND**

- PROPOSED CONCRETE WALL
- 2"X PROPOSED WALL
- EXISTING TO REMAIN

**Area Tabulations**

Proposed Addition	1,075 sq. ft.
Existing Heated Area	1,129 sq. ft.
Converted Exist. Screen Rm. To Heated Area	165 sq. ft.
<b>Total Heated Area</b>	<b>2,369 sq. ft.</b>
Existing Garage	298 sq. ft.
New Front Porch	82 sq. ft.
<b>Total Area</b>	<b>2,749 sq. ft.</b>



Proposed Floor Plan  
SCALE: 1/4" = 1'-0"

ALLEN ARTHUR ARCHITECT L.L.C.  
LIC# AR0002831  
301 N. FERNCREEK AVE. ORLANDO, FL. 32803  
Email: allandra@mail.com  
PHONE: 407-898-8711  
FAX: 407-898-3770

RENOVATIONS PLANS

723 MARYLAND AVENUE  
WINTER PARK, FLORIDA

checked by  
A.E.O.  
date  
06-24-21  
scale  
AS-SHOWN  
job no.  
03479.21

drawing no.  
**A-1**  
SHEET 1 OF 2

ALLEN  
ARTHUR  
ARCHITECT  
L.L.C.

LIC# AR0002831

301 N. FERNCREEK AVE.  
ORLANDO, FL.  
32803

Email: allenarc@aol.com

PHONE: 407-898-8711  
FAX: 407-898-3770

a e a

RENOVATIONS PLANS

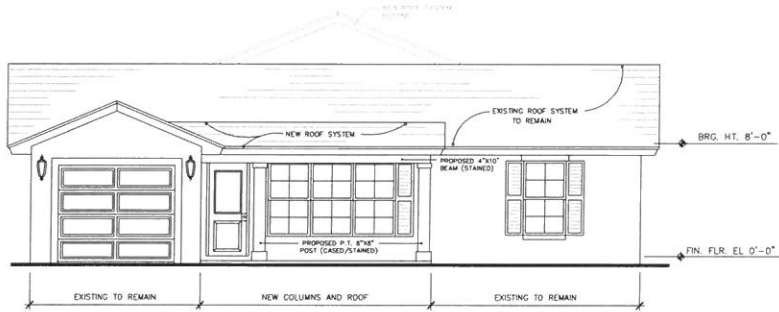
723 MARYLAND AVENUE  
WINTER PARK, FLORIDA

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O.E.A.  
date  
06-24-21  
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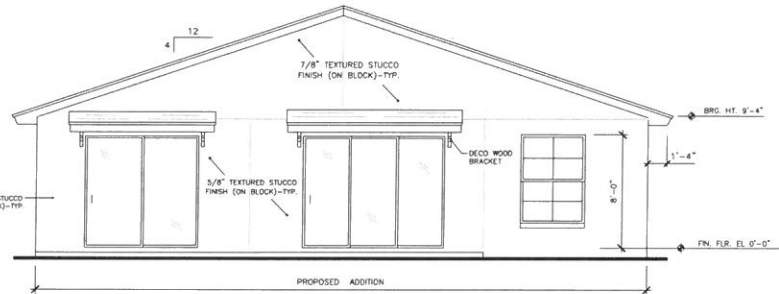
drawing no.

A-2

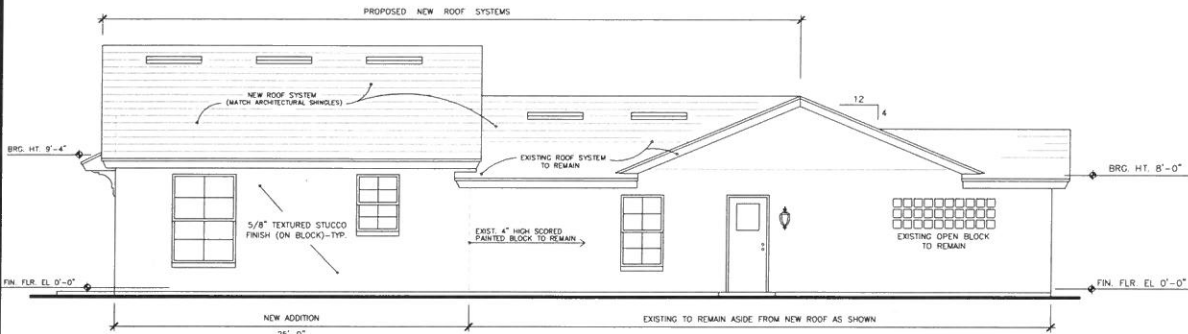
SHEET 2 OF 2



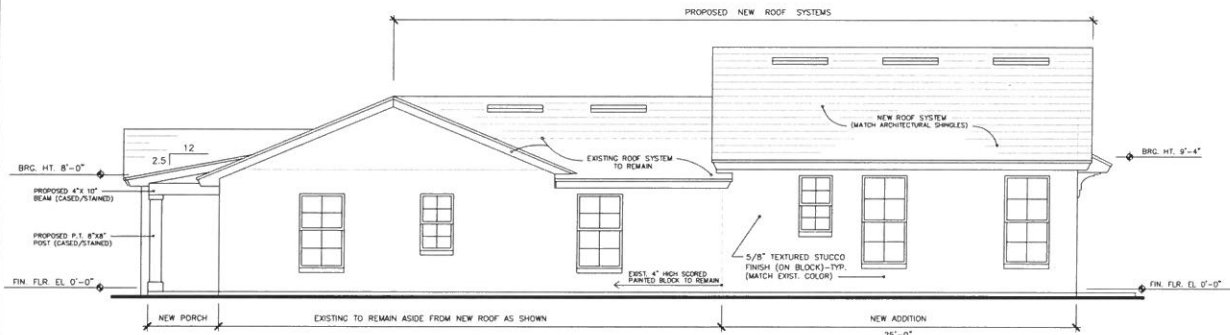
Front Elevation  
1/4" = 1'-0"



Rear Elevation  
1/4" = 1'-0"



Left Side Elevation  
1/4" = 1'-0"



Right Side Elevation  
1/4" = 1'-0"